1. CONSENTS AND CONDITIONS

    Documents:

    10 MILK ST ROOF.PDF
    22 LIBERTY ST ROOF.PDF
    56 WASHINGTON AVE ROOF.PDF

2. VIEWS REQUESTED FROM 5/20/2025 MEETING

    Documents:

    3 MILES COURT ROOF SOLAR.PDF
    88 SOMERSET RD ROOFTOP SOLAR.PDF

3. OLD BUSINESS 4/29/2025

    Documents:

    OB 20 MAIN ST SCONSET HDC REV POOL.PDF

4. OLD BUSINESS 5/13/2025

    Documents:

    OB 12 ANGOLA RETAINING WALL.PDF
    OB 68 SHAWKEMO_DWELLING.PDF

5. OLD BUSINESS 5/27/2025

    Documents:

    OB 18-26 SPARKS AVE.PDF
    OB 7 FOLGERS PERGOLA COMPLETE.PDF
    OB 11 PLEASANT ST GARAGE.PDF
    OB 11 PLEASANT ST GARAGE 1.PDF
    OB 11 PLEASANT ST ADDITION.PDF
    OB 11 PLEASANT ST ADDITION 1.PDF
    OB 34 LIBERTY ST- WINDOW-DOOR REPLACEMENT ON EAST ELEV.PDF
    OB 25 HUSSEY GUEST HOUSE.PDF
    OB 25 HUSSEY GARAGE.PDF
    OB 14 DUKES RD- GATE AND FENCE.PDF
    OB 37 CLIFF RD PARTIAL DEMO - ALTERATIONS.PDF

6. NEW BUSINESS 4/1/2025

    Documents:

    49 MEADOWVIEW DRIVE GATE.PDF

7. NEW BUSINESS 4/15/2025

    Documents:

    10 STRAIGHT WHARF HDC ADDITION 1 OF 2.PDF

10 STRAIGHT WHARF HDC ADDITION 2 OF 2.PDF
5 MEADER ST HDC SECONDARY DWELLING 4.4.2025.PDF

8. NEW BUSINESS 5/6/2025

Documents:

31 INDIA ST ALTERATION.PDF
19 LILY ST- CLOR CHANGE- UPDATED 05.07.2025.PDF
12 NEW ST HARDSCAPE.PDF
60 NOBADEER AVE ARBOR.PDF
3 POCHICK AVE MAIN HOUSE.PDF
3 POCHICK AVE GARAGE.PDF
3 POCHICK AVE POOL.PDF
3 POCHICK AVE PERGOLA.PDF
3 POCHICK AVE SHED.PDF
3 POCHICK AVE ACCESSORY STR 1.PDF
3 POCHICK AVE ACCESSORY STR 2.PDF
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
24 ARLINGTON ST SHED UPDATED 05.01.2025.PDF
6 FARGO DECK PORCH.PDF
2 DUKES ROAD-ADDITIONRENO.PDF
8 CANNONBURY LANE-NEW DWELLING.PDF
10 RUDDER ALTERATION.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
8 GOLFVIEW NEW DWELLING- UPDATED 05.19.2025.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- UPDATED 05.17.25.PDF
37 W CHESTER DRIVEWAY.PDF

9. NEW BUSINESS 5/20/25

Documents:

308 MADAKET RD POOL.PDF
308 MADAKET RD PERGOLA.PDF
35 PLEASANT ST GARAGE REVISIONS WINDOW DOOR.PDF
35 PLEASANT ST TEA HOUSE STUDIO ADDITION.PDF
31 EASY STREET- PICKET FENCE- UPDATED 05.22.2023.PDF
25 DUKES RD ROOFTOP SOLAR.PDF
45 BEACH GRASS - FENCE- UPDATED 05.14.2025.PDF
15 PILGRIM RD POOL.PDF

3,4,5 OLD SOUTH WHARF REV 11770 ROOF.PDF
6 ANGOLA ST ROOF CHANGE UPDATED 04.22.2025.PDF
15 BEAR ST REV TO COA 2024-08-10996.PDF
14 EASY ST RENEW 73030 -PARKING.PDF
3 CLARA DRIVE - HARDSCAPE UPDATED 05.14.2025.PDF
10 R ACADAMY LN MOVE SHED.PDF
10 R ACADAMY LN MOVE BUILDING.PDF
10 R ACADAMY LN NEW COTTAGE.PDF
42 FRIENDSHIP LN ADDITION.PDF
26 POCOMO RD POOL HARDSCAPE.PDF
26 POCOMO RD SHED.PDF
32 CHUCK HOLLOW RD GARAGE STUDIO.PDF
62 WANOMA WY MAIN HOUSE TRIM COLOR.PDF
62 WANOMA WY GARAGE TRIM COLOR.PDF
62 WANOMA WY COTTAGE TRIM COLOR.PDF
89 MAIN ST FENESTRATION.PDF
115 CLIFF RD MOVE OFF STUDIO.PDF
115 CLIFF RD MAIN HOUSE.PDF
115 CLIFF RD GARAGE GUEST HOUSE.PDF
115 CLIFF RD POOL HOUSE.PDF
115 CLIFF RD MOVE ON SITE.PDF
115 CLIFF RD POOL HARDSCAPE.PDF
28 SHIMMO POND REV MH.PDF
26 SOMERSET LN HDC NEW GARAGE, COTTAGE 5.10.2025.PDF
7 MAPLE LN REV. 7795.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°: 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.

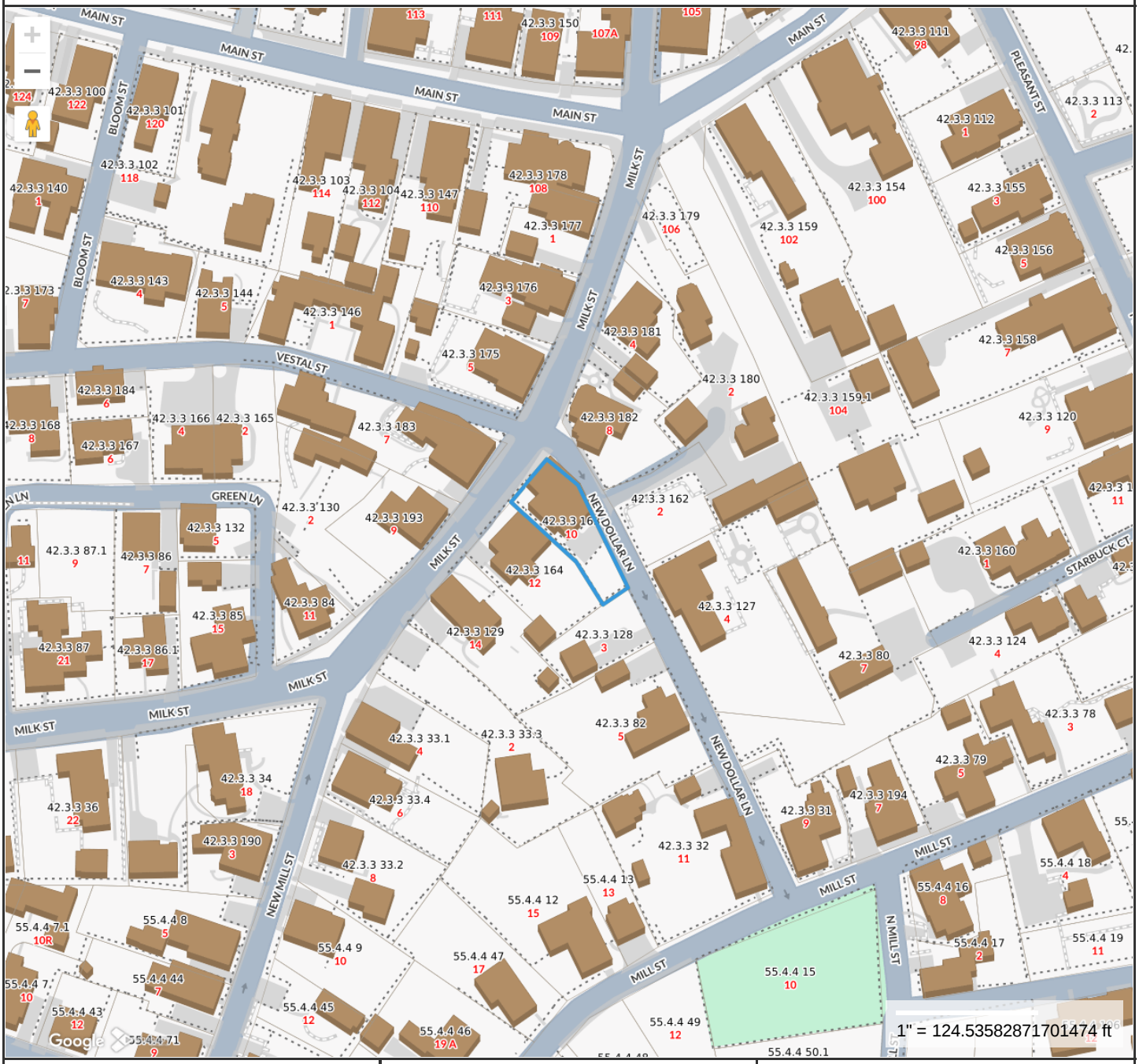
2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

--- 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: _____

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 _____

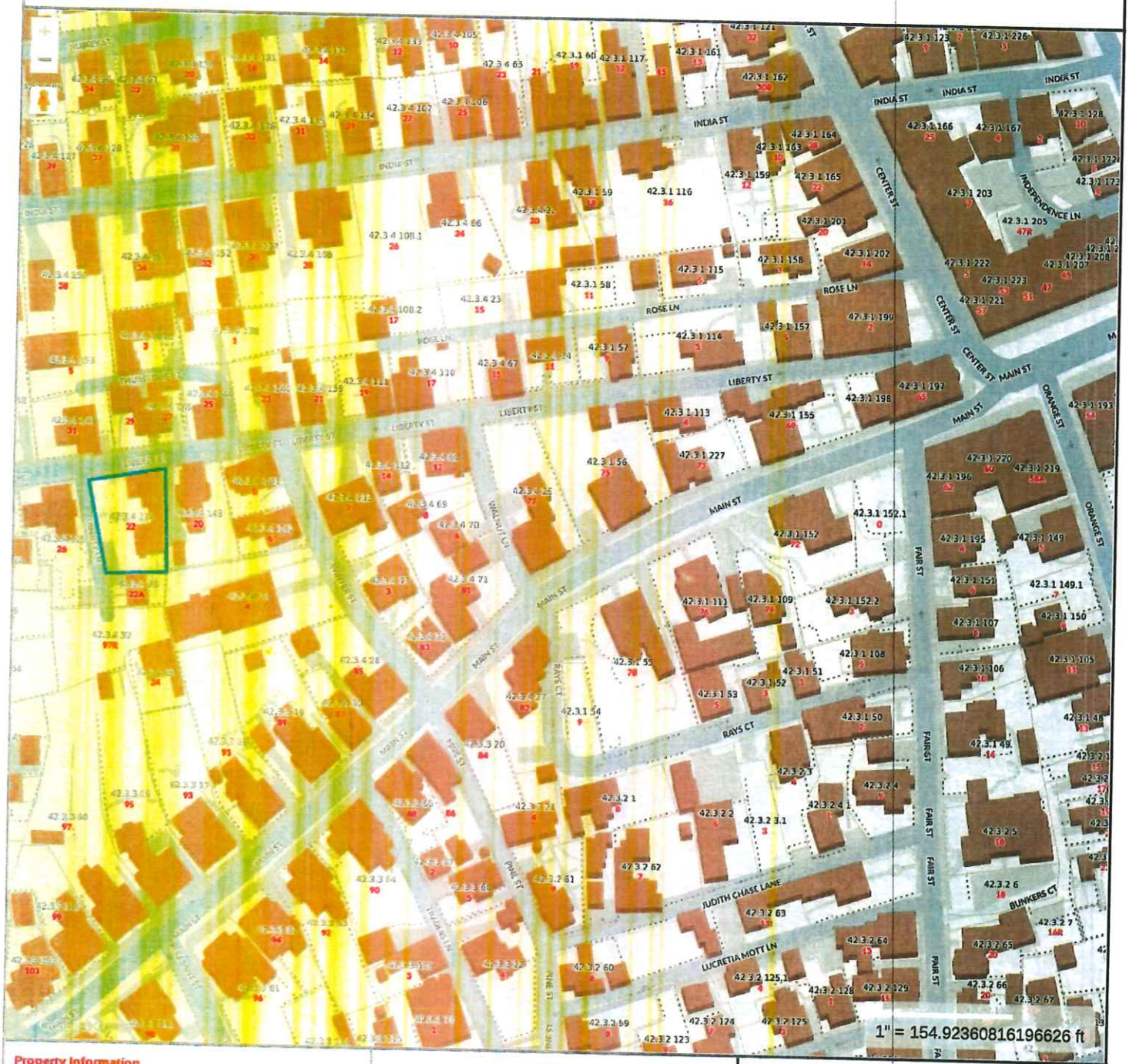
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

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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°: 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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof MOIRÉ BLACK (LOOK.)
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

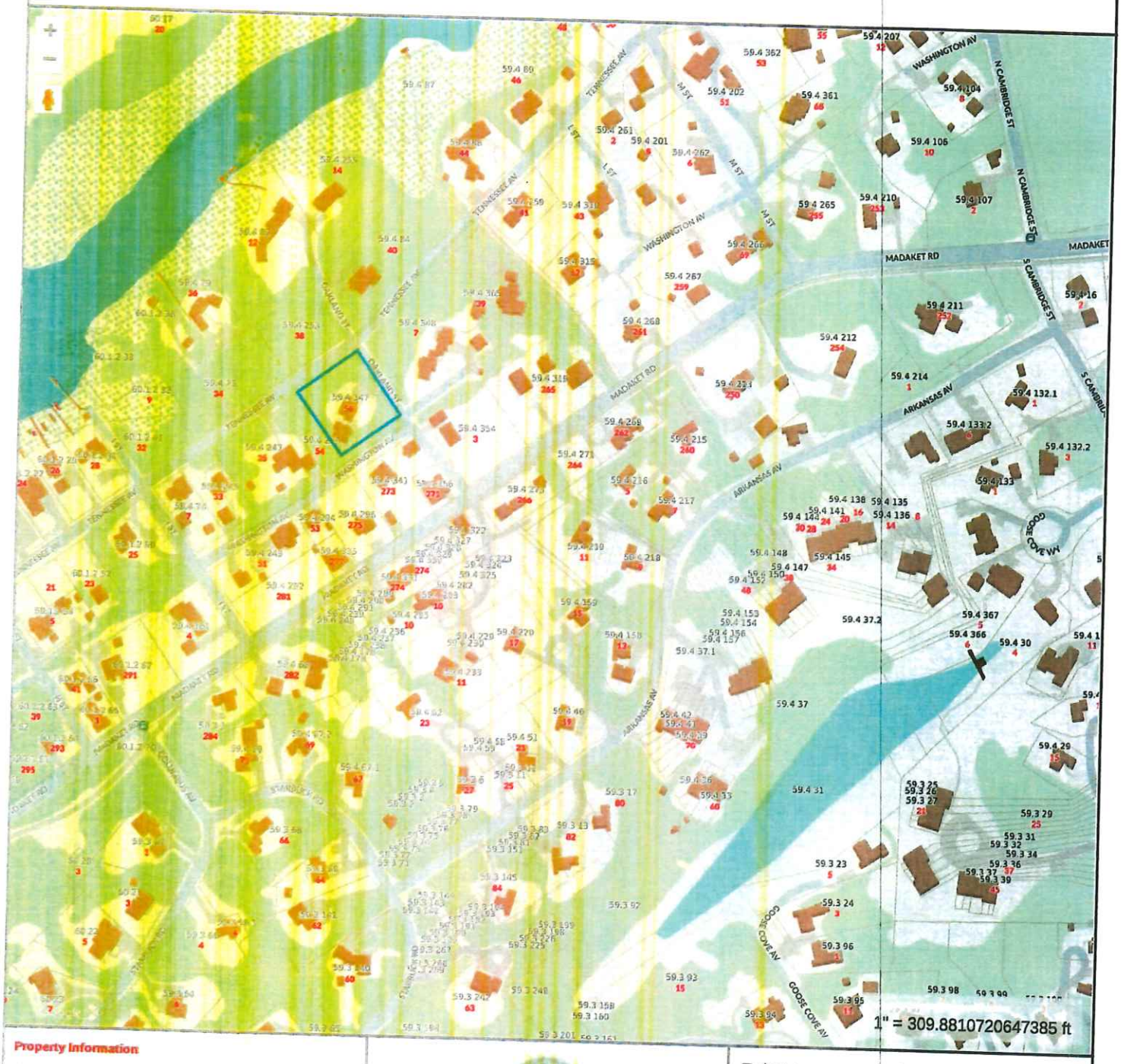
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 4/22/25 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

April 23, 2025



Property Information

Property ID	9206
Location	56 WASHINGTON AV
Owner	MADAKET MARINE LLC

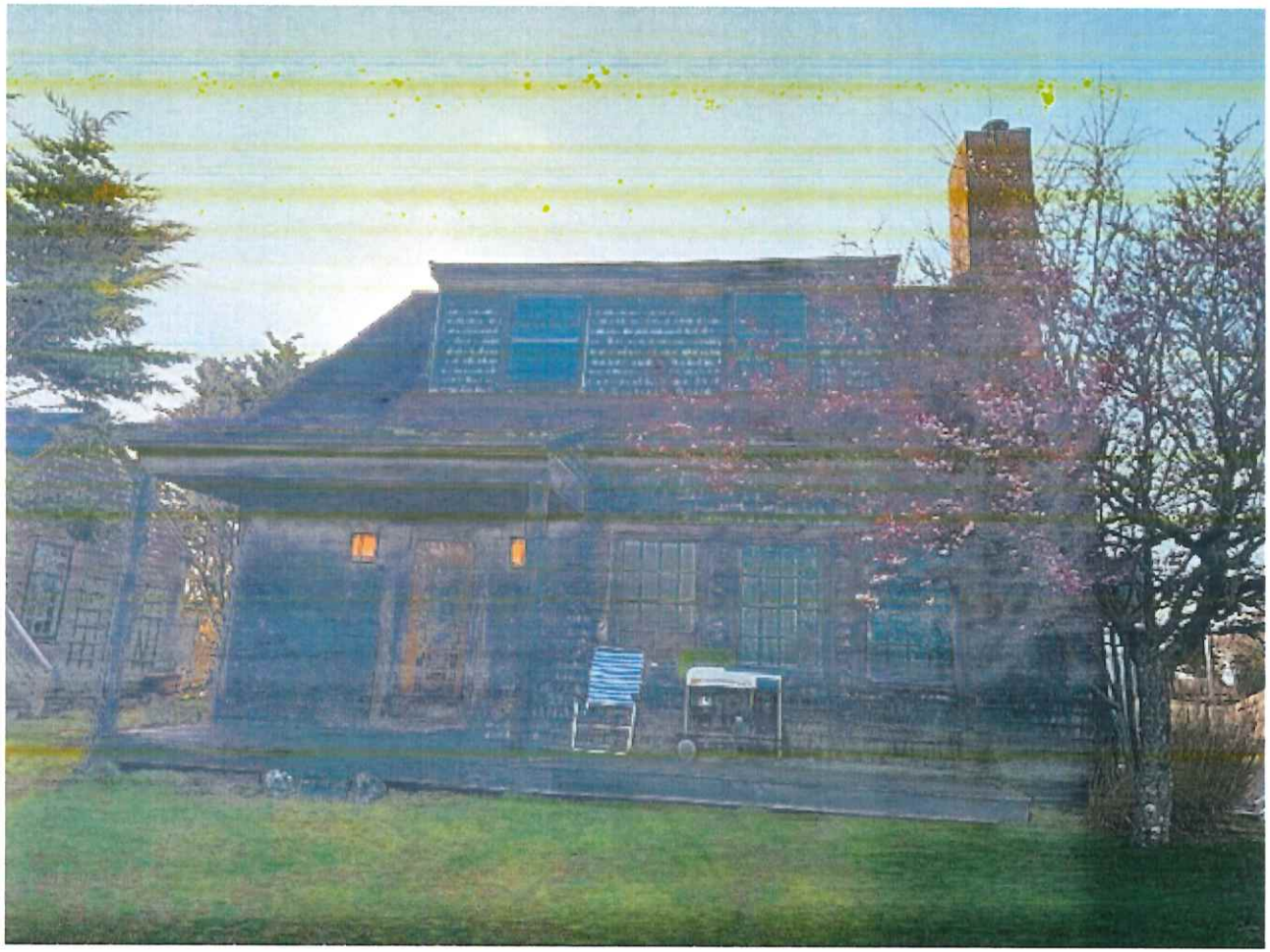
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/16/2024
Data updated Jan 1, 2025

RECEIVED
APR 23 2025
QV

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



Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554

Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Georgi Dimov

AS AGENT FOR ACK Beach LLC

STREET ADDRESS 3 Miles court

MAP/PARCEL 68 / 187.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/23/25

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

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

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

Signature

1/23/25
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 187.1

Street & Number of Proposed Work: 3 Miles court

Owner of record: HCK Beach LLC

Mailing Address: 3 Miles court

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

AGENT INFORMATION (if applicable)

Name: George DiNoV

Mailing Address: 3 Miles court, Nantucket MA

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: 2019

Original Builder:

REVISIONS* (describe)

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

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

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT, NANTUCKET, MA 02554

ASSESSOR'S #: 68_187_2

GENERAL NOTES

1.1.1 PROJECT NOTES:

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

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

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

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

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

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

1.2.1 SCOPE OF WORK:

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

1.3.1 WORK INCLUDES:

1.3.2 PV ROOF ATTACHMENTS - RESCOM RAPIDRAIL

1.3.3 PV RACKING SYSTEM INSTALLATION - RESCOM RAPIDRAIL

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

1.3.5 PV EQUIPMENT GROUNDING

1.3.6 PV SYSTEM WIRING TO A ROOF-MOUNTED JUNCTION BOX

1.3.7 PV LOAD CENTERS (IF INCLUDED)

1.3.8 PV METERING/MONITORING (IF INCLUDED)

1.3.9 PV DISCONNECTS

1.3.10 PV FINAL COMMISSIONING

1.3.11 (E) ELECTRICAL EQUIPMENT RETROFIT FOR PV

1.3.12 SIGNAGE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE

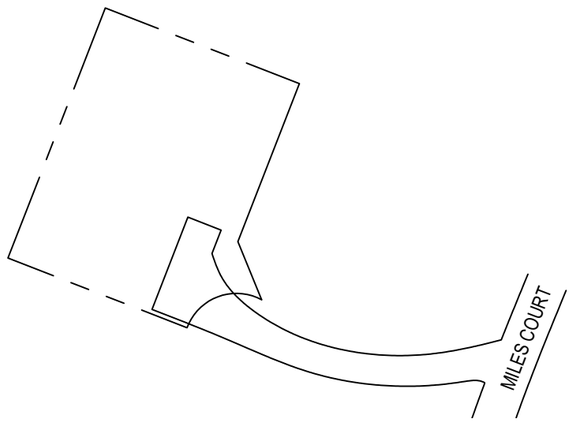
SCOPE OF WORK

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



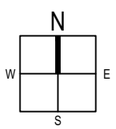
01 AERIAL PHOTO

NOT TO SCALE



02 PLOT MAP

NOT TO SCALE



SHEET LIST TABLE

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

PROJECT INFORMATION

OWNER

NAME:	GEORGI DIMOV
PHONE:	
E-MAIL:	

PROJECT MANAGER

NAME:	GEORGI DIMOV
PHONE:	5083326188

CONTRACTOR

NAME:	OWNER BUILDER
PHONE:	

AUTHORITIES HAVING JURISDICTION

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

DESIGN SPECIFICATIONS

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

APPLICABLE CODES & STANDARDS

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

CONTRACTOR

OWNER BUILDER

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT, NANTUCKET, MA 02554

APN: 68_187_2

ENGINEER OF RECORD

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

COVER PAGE

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

T-001.00

2.1.1 SITE NOTES:

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

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

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

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

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

2.2.1 EQUIPMENT LOCATIONS

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

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

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

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

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

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

2.3.1 STRUCTURAL NOTES:

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

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

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

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

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

2.4.1 GROUNDING NOTES:

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

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

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

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

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

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

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

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

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

2.5.1 INTERCONNECTION NOTES:

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

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

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

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

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

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

2.6.1 DISCONNECTION AND OVER-CURRENT PROTECTION NOTES:

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

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

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

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

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

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

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

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

2.7.1 WIRING & CONDUIT NOTES:

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

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

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

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

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

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

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

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

2.7.8 AC CONDUCTORS COLORED OR MARKED AS FOLLOWS:

PHASE A OR L1- BLACK

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

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

NEUTRAL- WHITE OR GRAY

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

CONTRACTOR

OWNER BUILDER

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

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

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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

NOTES

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

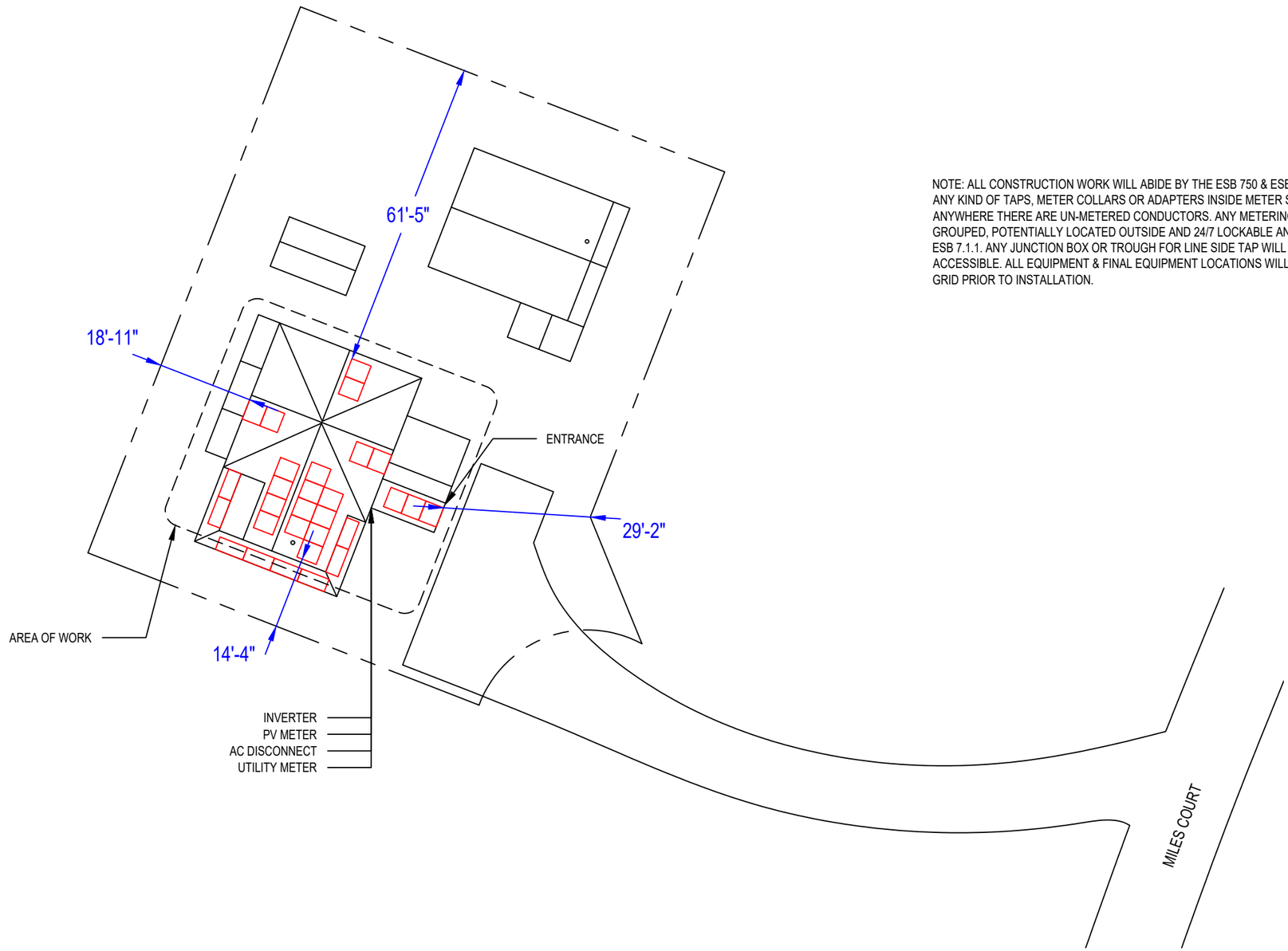
REVISIONS

G-001.00

GENERAL NOTES

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

—— – – – —— PROPERTY LINE



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

01 SITE PLAN

1/24" = 1'-0"

0 12' 24'

N
W E
S

CONTRACTOR

OWNER BUILDER

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

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ENGINEER OF RECORD

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

SITE PLAN

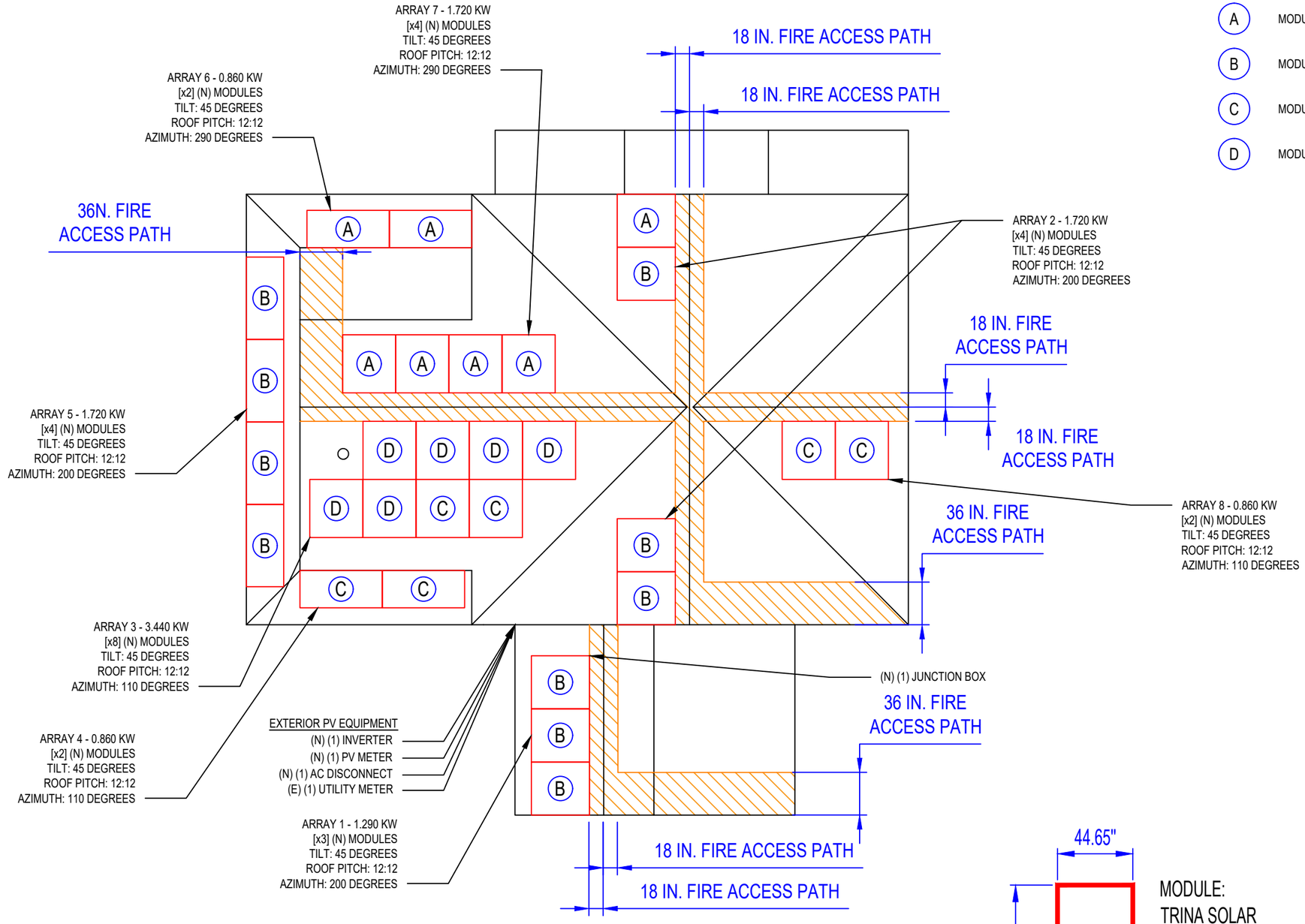
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

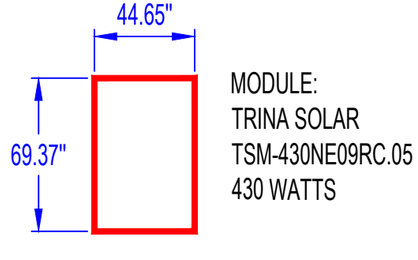
A-101.00



01 ELECTRICAL PLAN

1/8" = 1'-0"

0 4' 8'



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

GENERAL NOTES

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

FIRE CLEARANCE

A MODULE STRINGING

B MODULE STRINGING

C MODULE STRINGING

D MODULE STRINGING

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT,
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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

ELECTRICAL PLAN

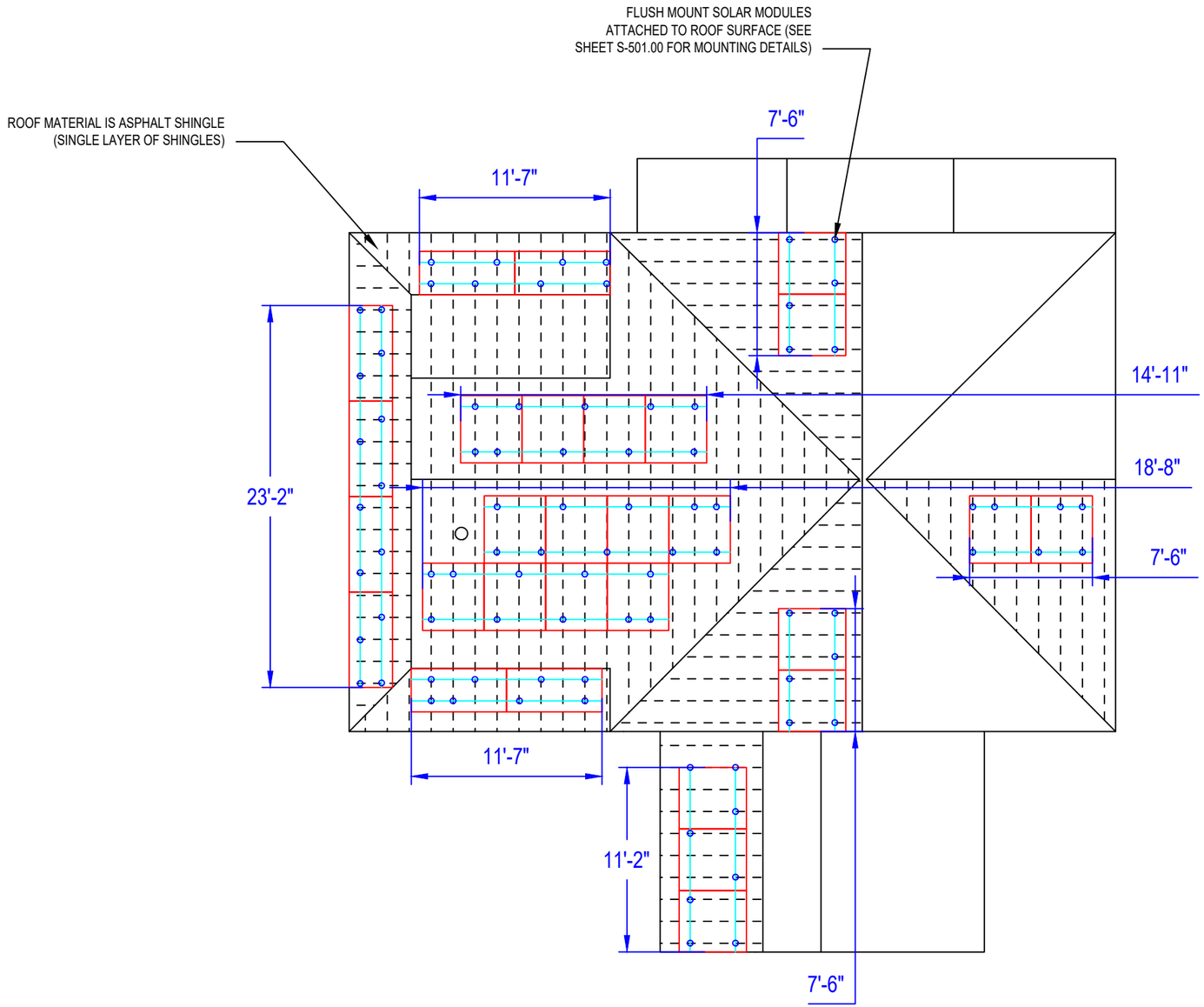
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

A-102.00



GENERAL NOTES

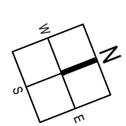
1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

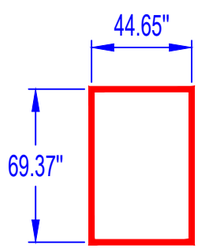
—— —— ROOF RAFTERS

01 SOLAR ATTACHMENT PLAN

1/8" = 1'-0"

0 4' 8'





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

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NEW PV SYSTEM: 12.470 kWp

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

SOLAR ATTACHMENT PLAN

DATE: 01.18.2025

DESIGN BY: E.K.

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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

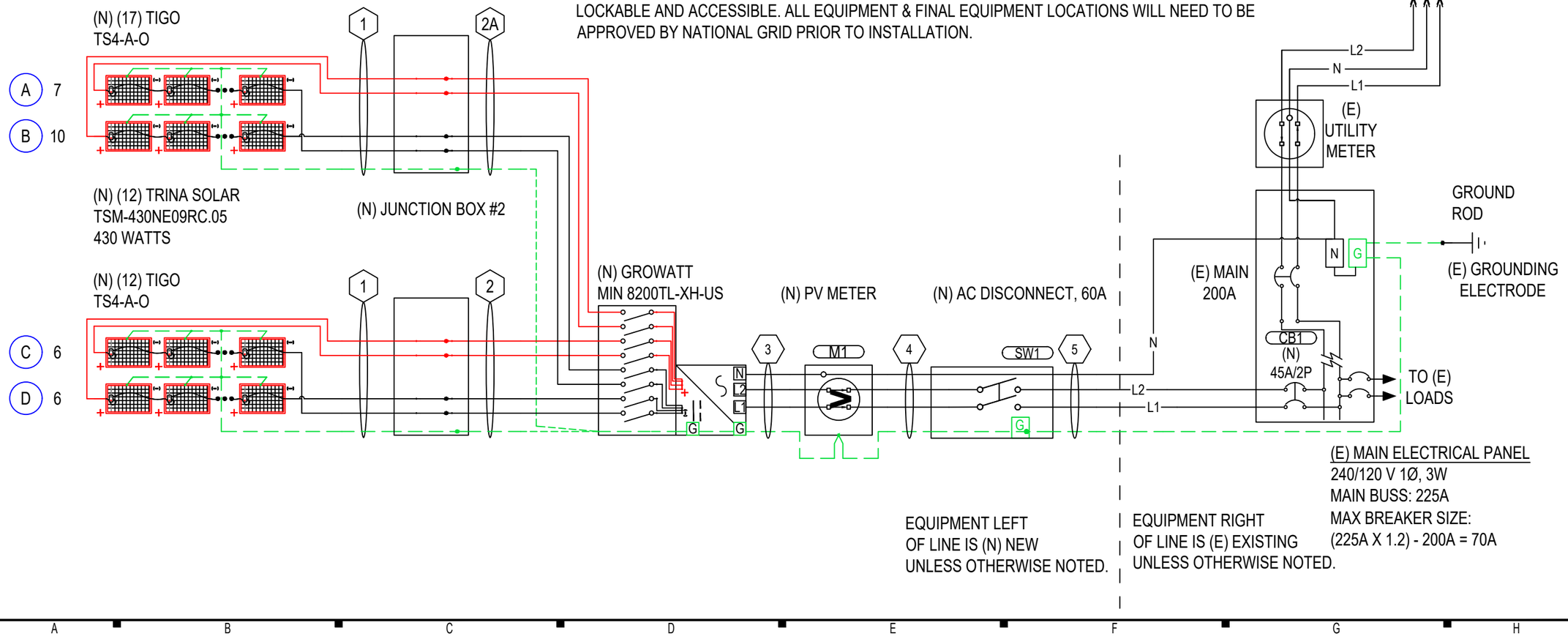
B MODULE STRINGING

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

OWNER BUILDER

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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

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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)

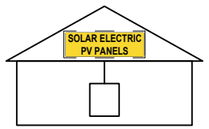
⚠ WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

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

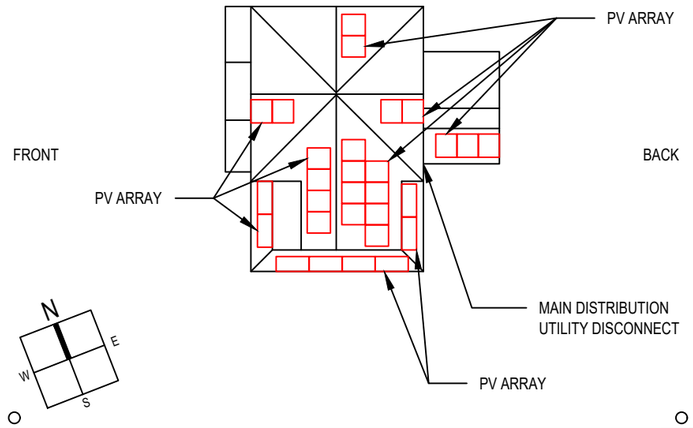
LABEL 12
AT EACH DC DISCONNECTING MEANS (3" X 4").
[NEC 690.53].

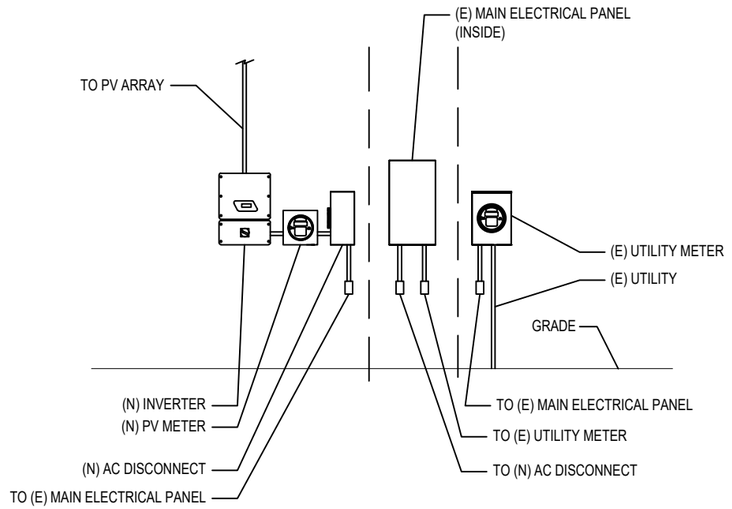
AC DISCONNECT
PHOTOVOLTAIC SYSTEM POWER SOURCE
RATED AC OUTPUT CURRENT 35 AMPS
NOMINAL OPERATING AC VOLTAGE 240 VOLTS

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
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DIMOV RESIDENCE

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ENGINEER OF RECORD

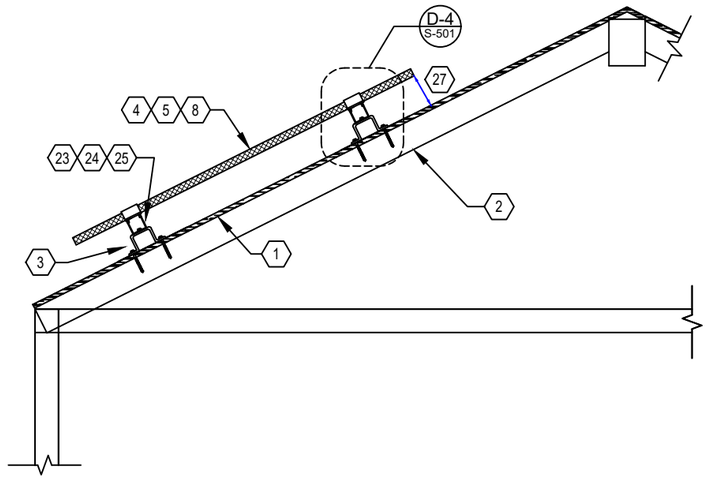
PAPER SIZE: 11" x 17" (ANSI B)

PLACARDS

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

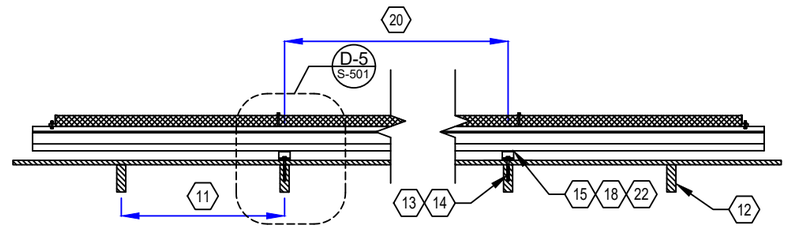
REVISIONS

E-603.00



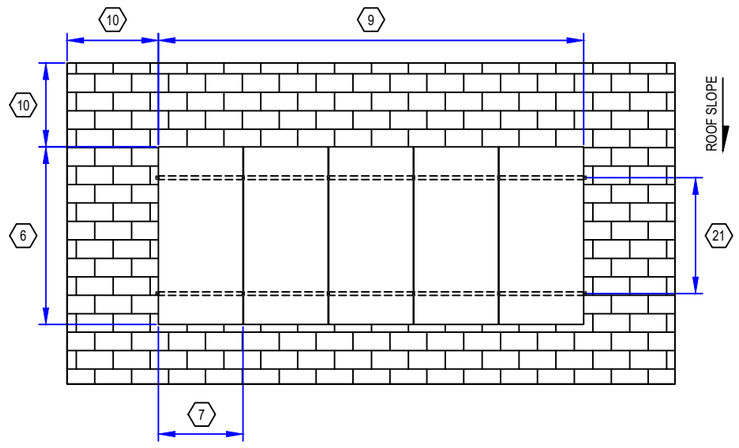
D1 RACKING DETAIL (TRANSVERSE)

NOT TO SCALE



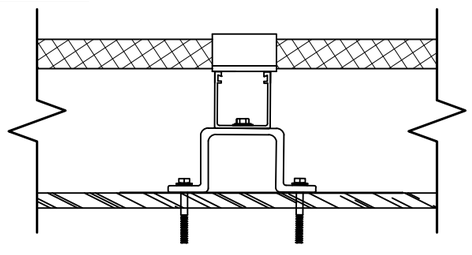
D2 RACKING DETAIL (LONGITUDINAL)

NOT TO SCALE



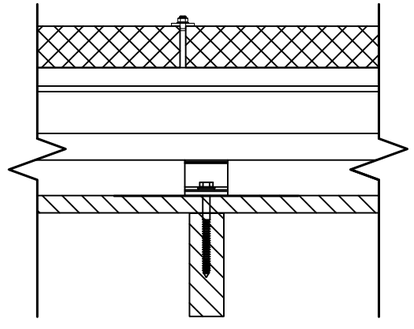
D3 RACKING DETAIL (TOP)

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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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

ASSEMBLY DETAILS

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

S-501.00

Vertex S+

BACKSHEET MONOCRYSTALLINE MODULE

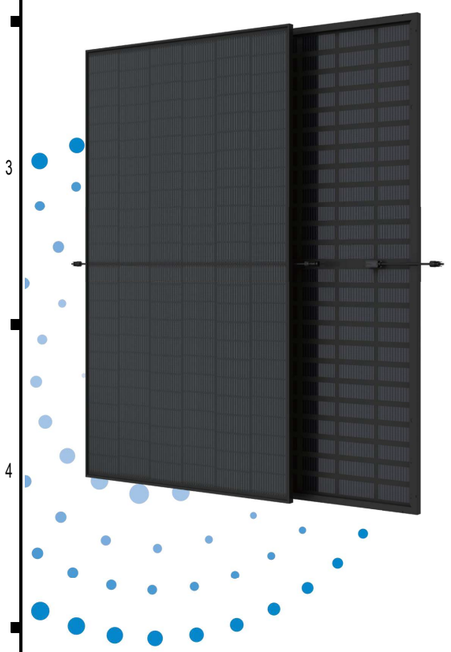
PRODUCT: TSM-NE09RC.05

PRODUCT RANGE: 400-430W

430W
MAXIMUM POWER OUTPUT

0~+5W
POSITIVE POWER TOLERANCE

21.5%
MAXIMUM EFFICIENCY



Small in size, bigger on power

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

High Reliability

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

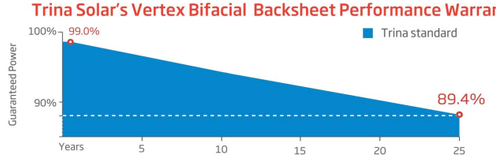
Ultra-low Degradation, longer warranty, higher output

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

Universal solution for residential and C&I rooftops

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

Trina Solar's Vertex Bifacial Backsheet Performance Warranty



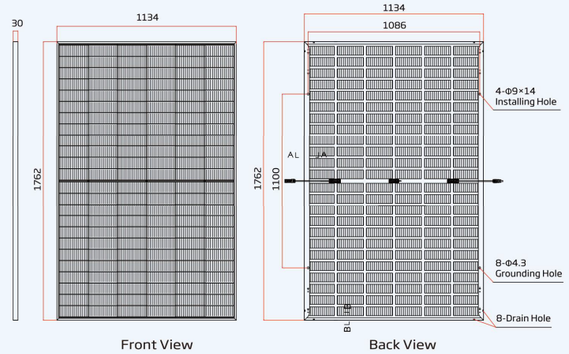
Comprehensive Products and System Certificates

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

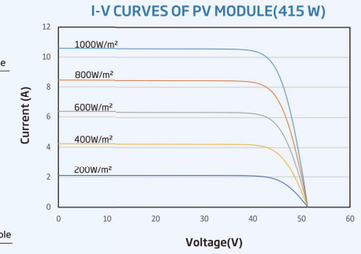
Trinasolar

Vertex S+ BACKSHEET MONOCRYSTALLINE MODULE

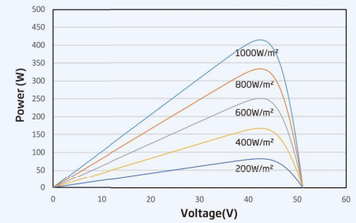
DIMENSIONS OF PV MODULE(mm)



I-V CURVES OF PV MODULE(415 W)



P-V CURVES OF PV MODULE(415W)



ELECTRICAL DATA (STC)

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

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

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

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

Power Bifaciality:65±10%.

ELECTRICAL DATA (NOCT)

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

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

MECHANICAL DATA

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

TEMPERATURE RATINGS

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

MAXIMUM RATINGS

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

WARRANTY

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

(Please refer to product warranty for details)

PACKAGING CONFIGURATION

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

Trinasolar

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

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Version number: TSM_NA_EN_2023_A

www.trinasolar.com

CONTRACTOR

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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

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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

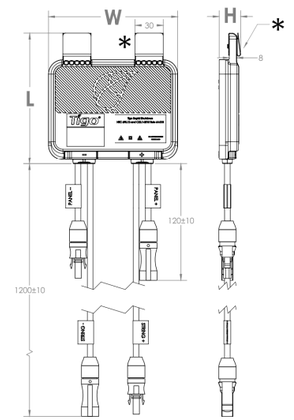
Configure and commission with your Android or iOS mobile device



TS4-A-O SPECIFICATIONS

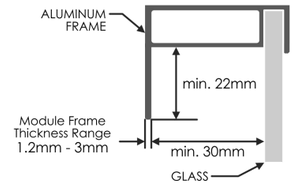
Environmental	
Operating Temperature Range	-40°C to +70°C (-40°F to +158°F)
Outdoor Rating	IP68, NEMA 3R
Maximum Elevation	2000m
Mechanical	
Dimensions	W=138.4mm, L= 139.7mm, H= 22.9mm
Weight	520g
Electrical	
Max Input Voltage (V_{OC} @ Lowest Temperature)	80V
Input Voltage Range	16 - 80V*
Maximum Cont. 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

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CHECKED BY: M.M.

REVISIONS

R-003.00



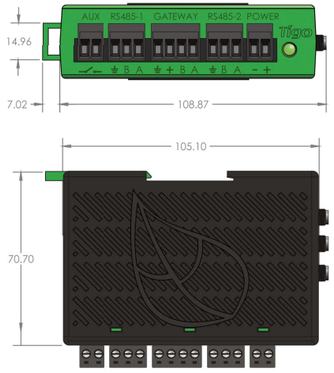
Cloud Connect Advanced (CCA) and Accessories Kit

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



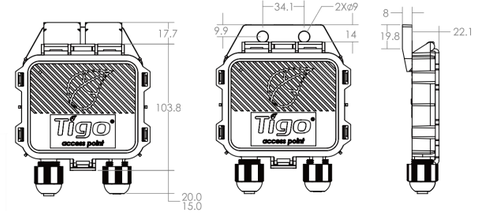
TAP

- 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

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

RESOURCE DOCUMENT

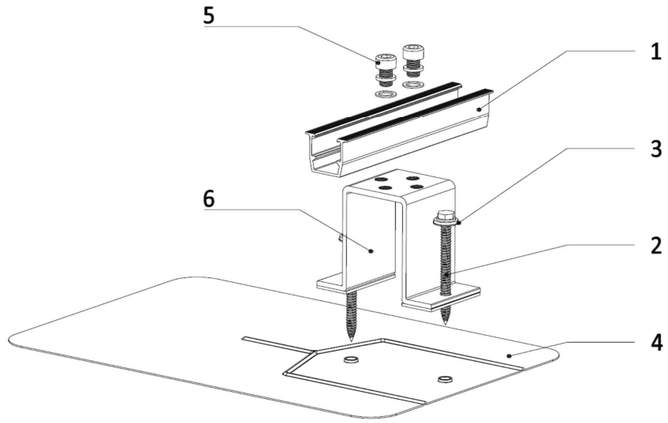
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

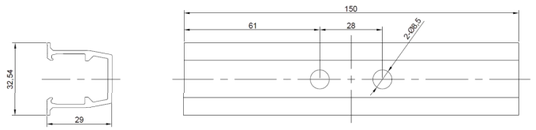
REVISIONS

R-004.00



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

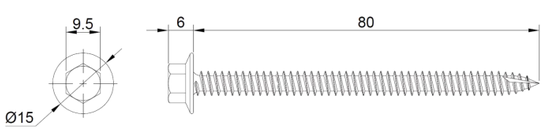
1) Rapid rail



Property	Value
Material	Aluminum
Finish	Anodization, AA10

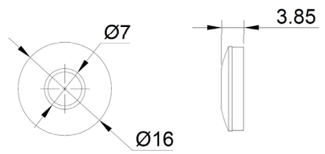
Pullout force	2080N
Compression load	1440N
Shear force	1960N

2) Self tapping screw



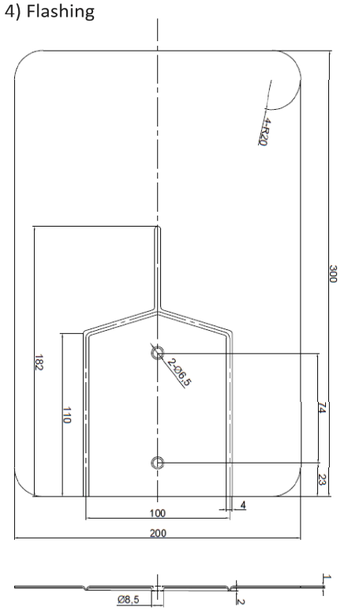
Property	Value
Material	Steel
Finish	Darcomet

3) Washer, EPDM backed



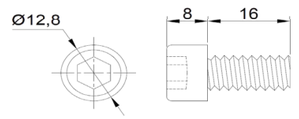
Property	Value
Material	Stainless steel
Finish	Clear

4) Flashing



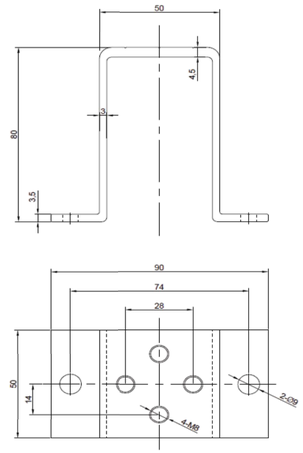
Property	Value
Material	Aluminum
Finish	Mill

5) Assy. bolt



Property	Value
Material	SUS304
Finish	Mill

6) Base



Property	Value
Material	Aluminum
Finish	Anodization, AA10

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

CONTRACTOR

OWNER BUILDER

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

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

RESOURCE DOCUMENT

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

R-005.00


TICCOMA WY
LOVERS LN
LOVERS LN
GREGLEN AV
GREGLEN AV
Sorry, we have no imagery here.
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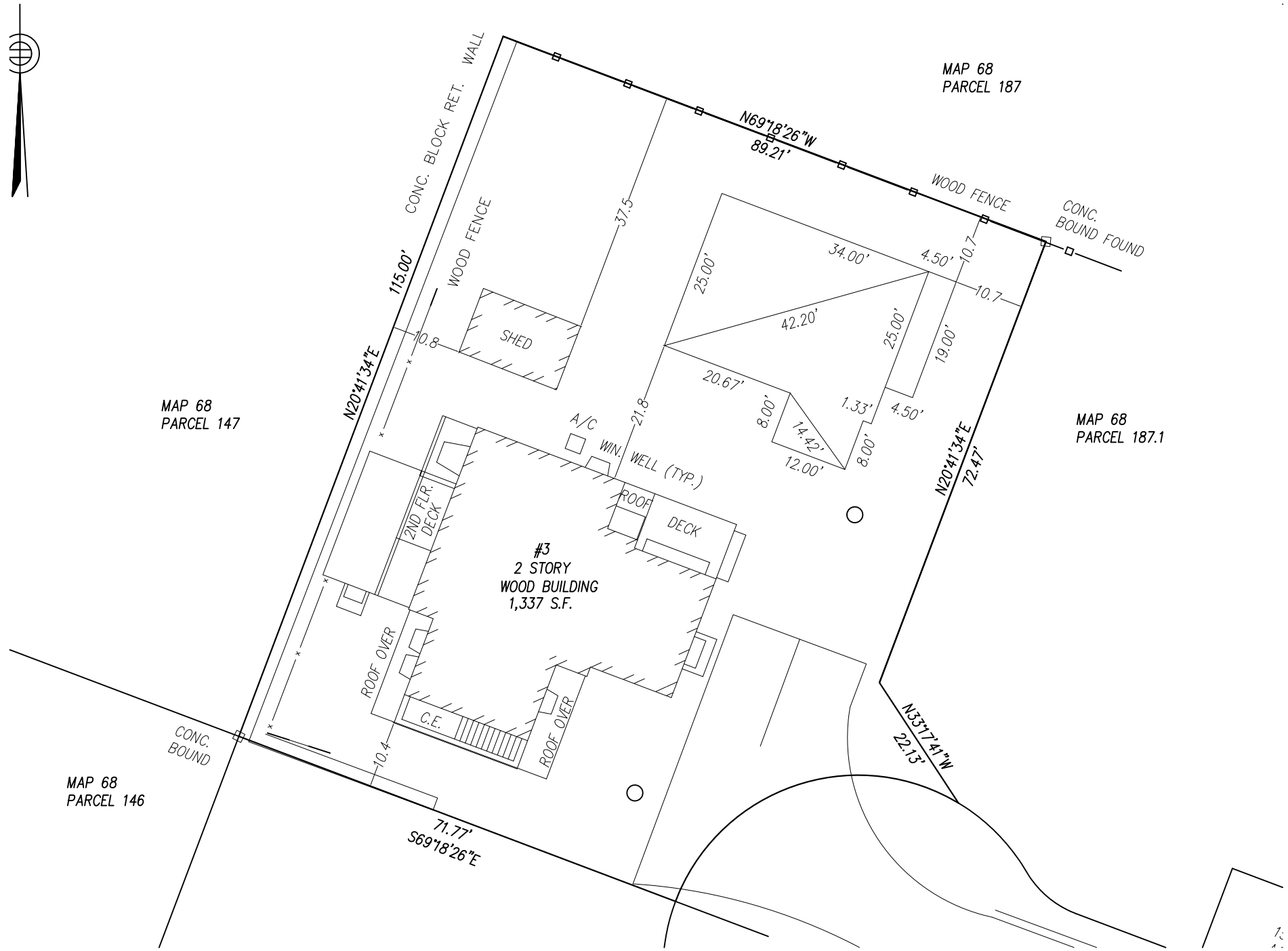
Keyboard shortcuts
Map data ©2024 Google
10 m
Terms
Report a map error


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












15
15



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°: 405

Street & Number of Proposed Work: 88 Somerset Road

Owner of record: Marty Ed Molly McGowan

Mailing Address: 88 Somerset Rd
Nantucket, Mass. 02554

Contact Phone #: (508) 221-1881 E-mail: sgippf@gmail.com

AGENT INFORMATION (if applicable)

Name: Jack Smart Solar Energy

Mailing Address: 61 Old South Rd #66
Nantucket Mass. 02554

Contact Phone #: (508) 257-1786 E-mail: caroline@jacksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ■ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 (16) all black solar pv modules to cottage rooftop

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

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

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

Additional Remarks

Historic Name: (describe)

Original Date:

Original Builder:

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

Doors* (type and material): ☐ TDL ☐ 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 May 5th, 2025 Signature of owner of record Caroline K. Wallace Signed under penalties of perjury

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

Docusign Envelope ID: F82BB7F5-12CA-49A9-A463-ED95662B0FD8

Sent via email to: hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC)
2 Fairgrounds Rd
Nantucket, MA 02554

Dear PLUS and the Historic District Commission,

I am the owner of the property located at 88 Somerset Rd (66 / 405)

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature Signed by: Martin McGowan 6E38D78F75A14C3...

Name Marty McGowan

Date 4/11/2025

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I **ACK Smart Solar Energy**

AS AGENT FOR **Marty & Holly McGowan**

STREET ADDRESS **88 Somerset Rd**

MAP/PARCEL **66 / 405**

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

May 5th, 2025

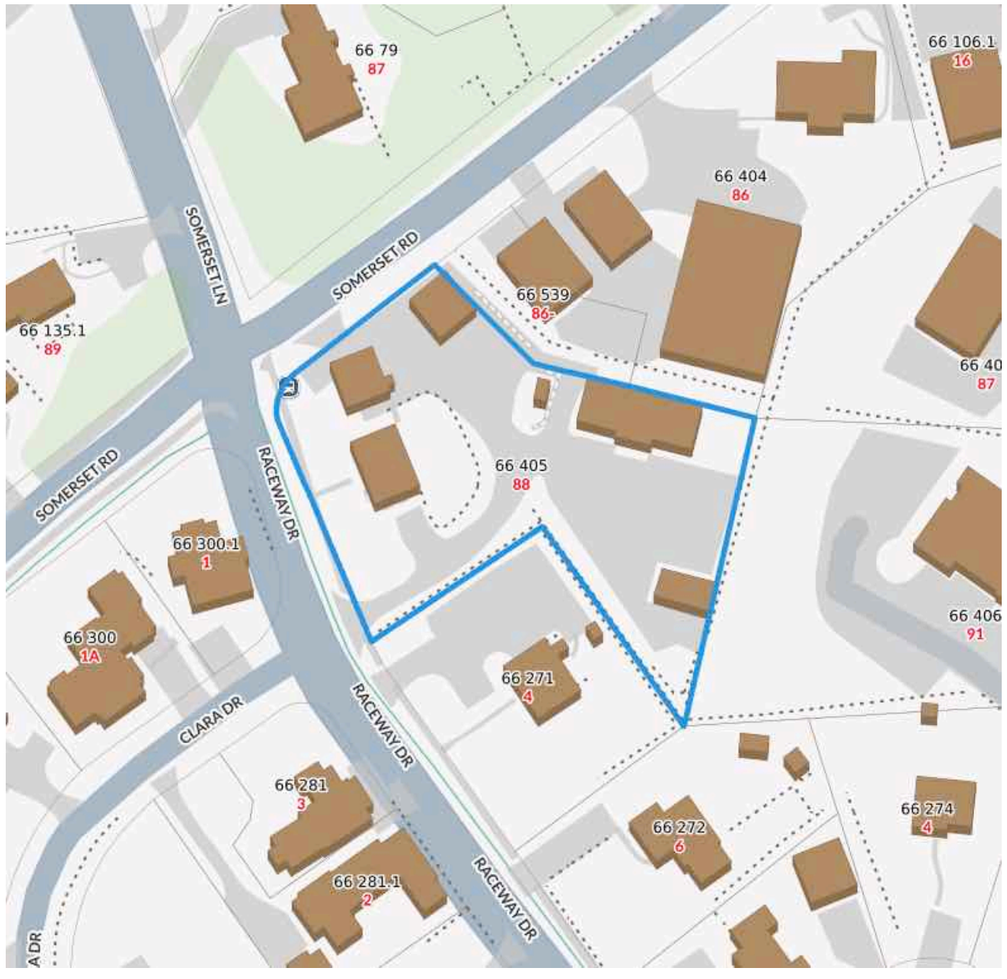
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

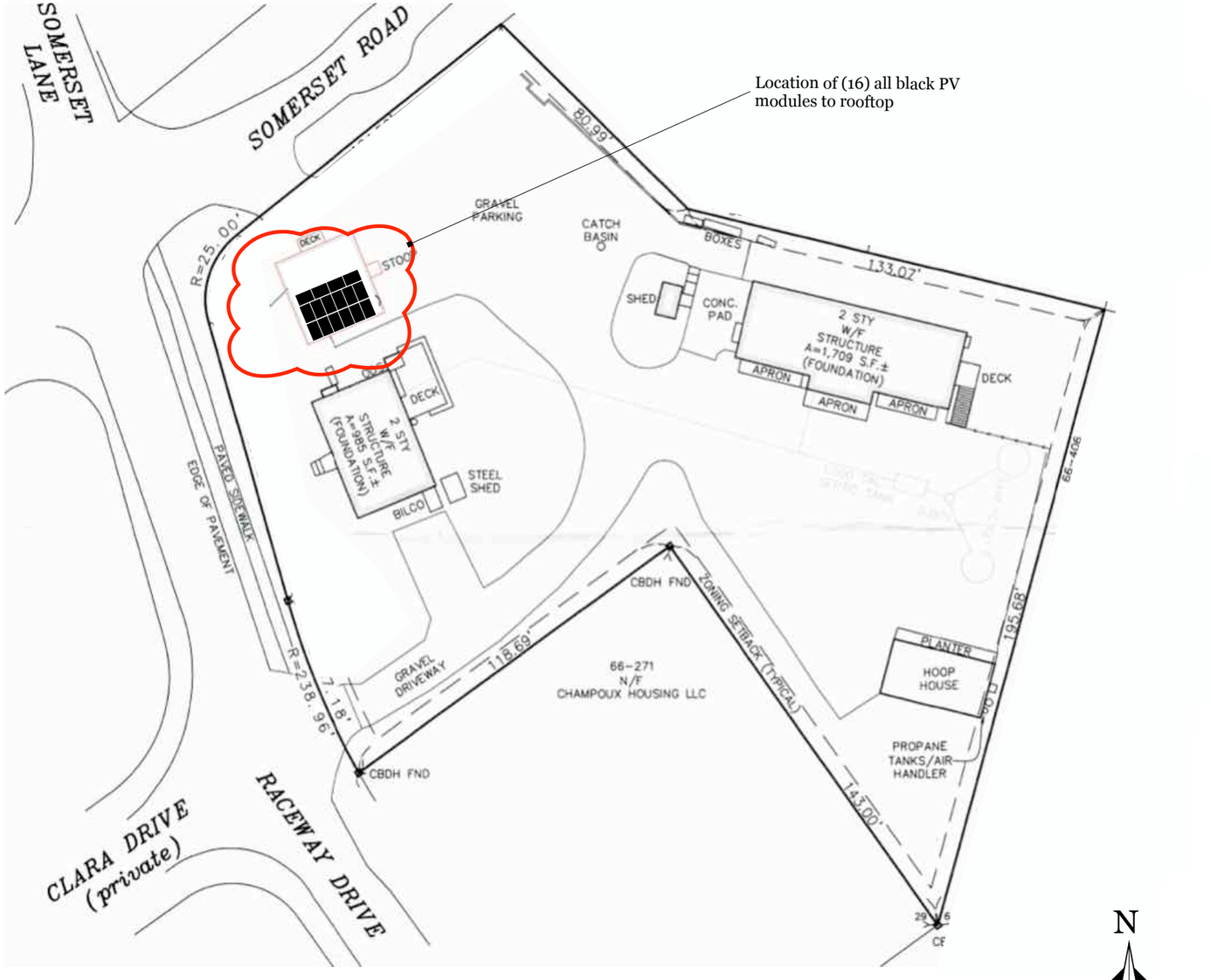
Signature

May 5th, 2025
Date

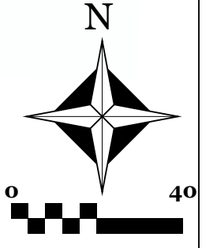


Locus Map
Scale: Not to scale

Zoning Class: RC2
Front Setback: 10ft
Side/Rear Setback: 5ft/5 ft



Site Plan
Scale: 1" = 40”



GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
6.96kW DC, 5.7kW AC

Owner:	Marty and Holly McGowan
Site Address:	88 Somerset Rd
City, State, Zip:	Nantucket, MA 02554
Map: 66	Parcel: 405

REVISIONS

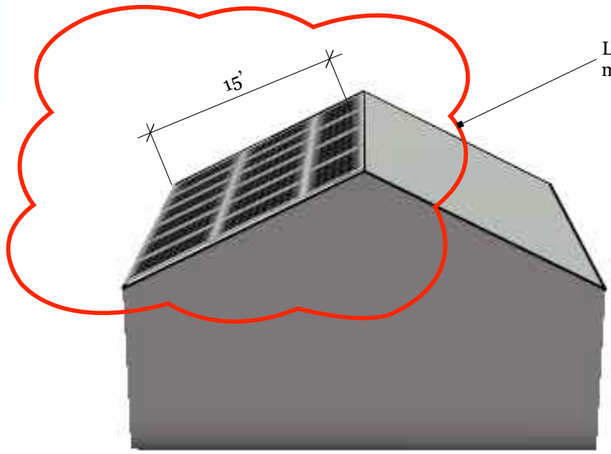
	MM/DD/YY	REMARKS
1	5/5/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

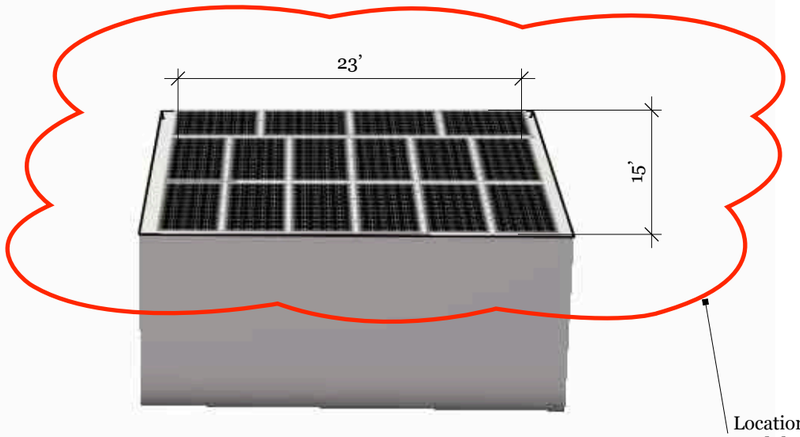
No changes to North Elevation



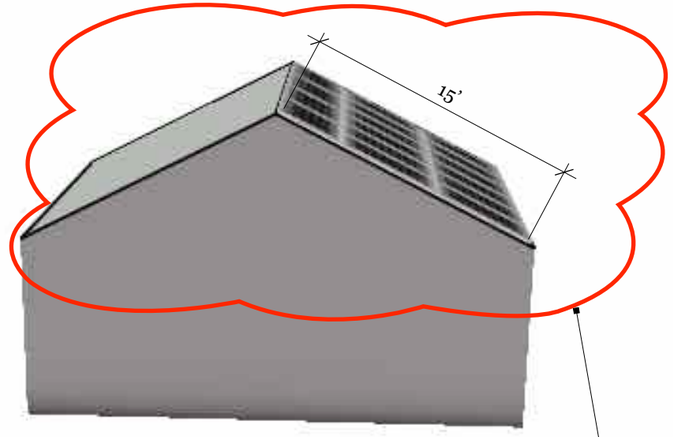
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
6.96kW DC, 5.7kW AC

Owner:	Marty and Holly McGowan
Site Address:	88 Somerset Rd
City, State, Zip:	Nantucket, MA 02554
Map: 66	Parcel: 405

REVISIONS

1	5/5/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02

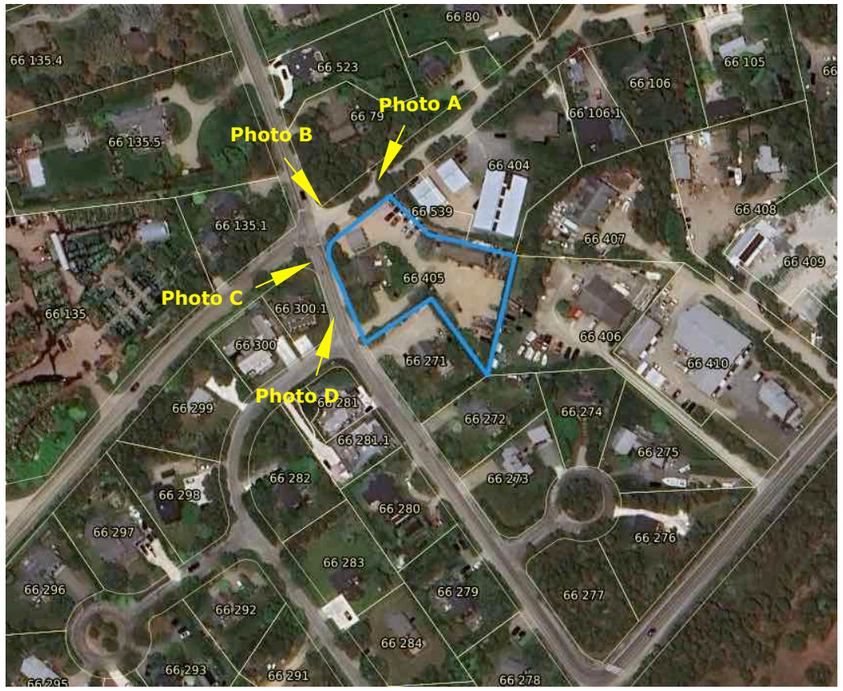



PHOTO A


PHOTO B


PHOTO C


PHOTO D

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
6.96kW DC, 5.7kW AC

Owner:	Marty and Holly McGowan
Site Address:	88 Somerset Rd
City, State, Zip:	Nantucket, MA 02554
Map: 66	Parcel: 405

REVISIONS

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2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

qcells

PRELIMINARY

410 - 430 Wp | 108 Cells
22.4 % 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 22.4 %.

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] 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)

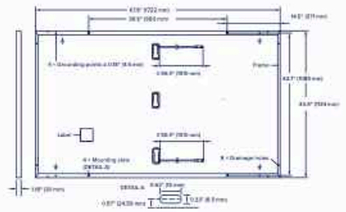
The ideal solution for:

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	47.2 lbs (21.4 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; (+) ≥ 59.4 in (1510 mm), (−) ≥ 59.4 in (1510 mm)
Connector	Stäubli MC4; IP68

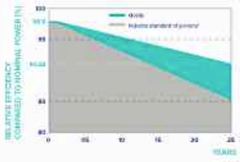


Electrical Characteristics

POWER CLASS			410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)							
Minimum	Power at MPP[1]	P_{MPP} [W]	410	415	420	425	430
	Short Circuit Current[1]	I_{SC} [A]	13.39	13.42	13.46	13.49	13.53
	Open Circuit Voltage[1]	V_{OC} [V]	38.58	38.61	38.64	38.67	38.70
	Current at MPP	I_{MPP} [A]	12.68	12.75	12.82	12.88	12.95
	Voltage at MPP	V_{MPP} [V]	32.32	32.55	32.77	32.98	33.20
	Efficiency[1]	η [%]	≥ 21.4	≥ 21.6	≥ 21.9	≥ 22.2	≥ 22.4
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]							
Minimum	Power at MPP	P_{MPP} [W]	310.0	313.8	317.6	321.4	325.2
	Short Circuit Current	I_{SC} [A]	10.79	10.82	10.84	10.87	10.90
	Open Circuit Voltage	V_{OC} [V]	36.61	36.63	36.66	36.69	36.71
	Current at MPP	I_{MPP} [A]	9.97	10.03	10.09	10.15	10.21
	Voltage at MPP	V_{MPP} [V]	31.09	31.29	31.48	31.66	31.85

[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

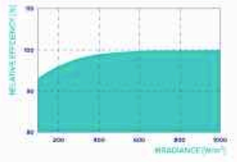


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

[1] 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]	20	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs / ft²]	75 (3600 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]	113 (5400 Pa)/75 (3600 Pa)		

[3] See Installation Manual

Qualifications and Certificates

Quality Controlled PV – TÜV Rheinland; IEC 61215:2016; IEC 61730:2016. This data sheet complies with DIN EN 50380.

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. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

qcells

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_410-430_2022-05_Rev01_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
6.96kW DC, 5.7kW AC

Owner:	Marty and Holly McGowan
Site Address:	88 Somerset Rd
City, State, Zip:	Nantucket, MA 02554
Map: 66	Parcel: 405

REVISIONS

1	5/5/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

ADDRESS: 20 MAIN STREET – 'SCONSET
DATE HEARD: MARCH 4, 2025
SITTING BOARD: RP/VO/AC/AM/CP

Historic District Commission

OLD BUSINESS CHECKLIST

73.3.1-50

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

4/24/25	~~Date~~ submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265): 20 MAIN ST-'SCONSET-2024-07-10839
N/A	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

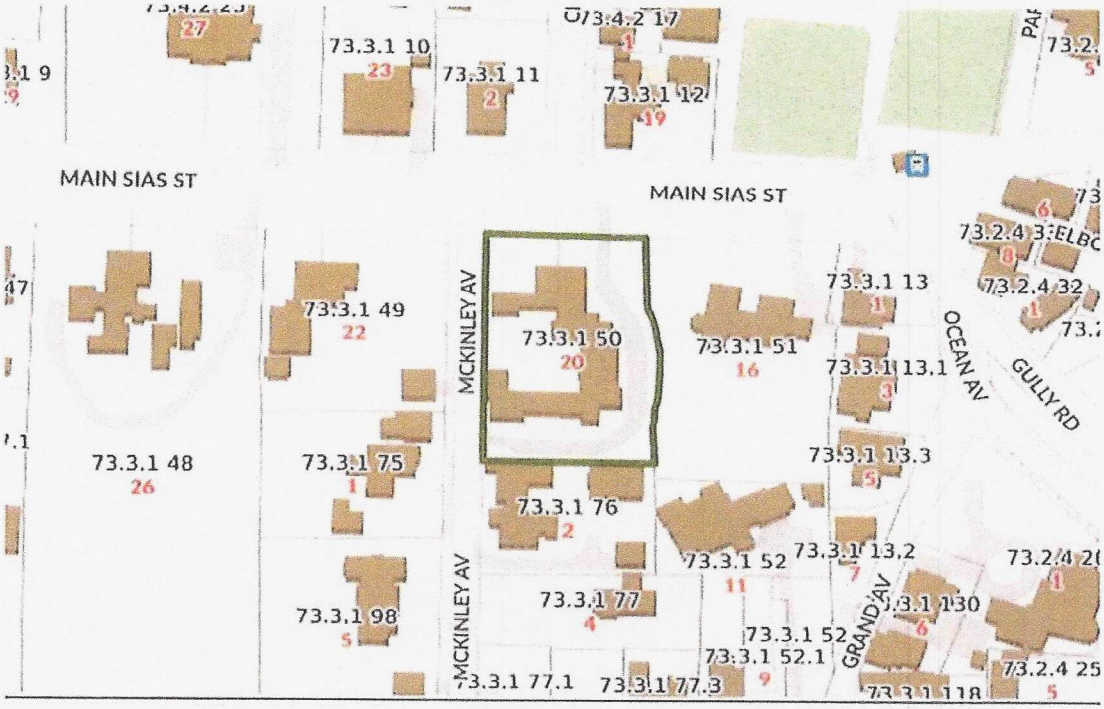
Signature: _____ Date: 4/23/2025

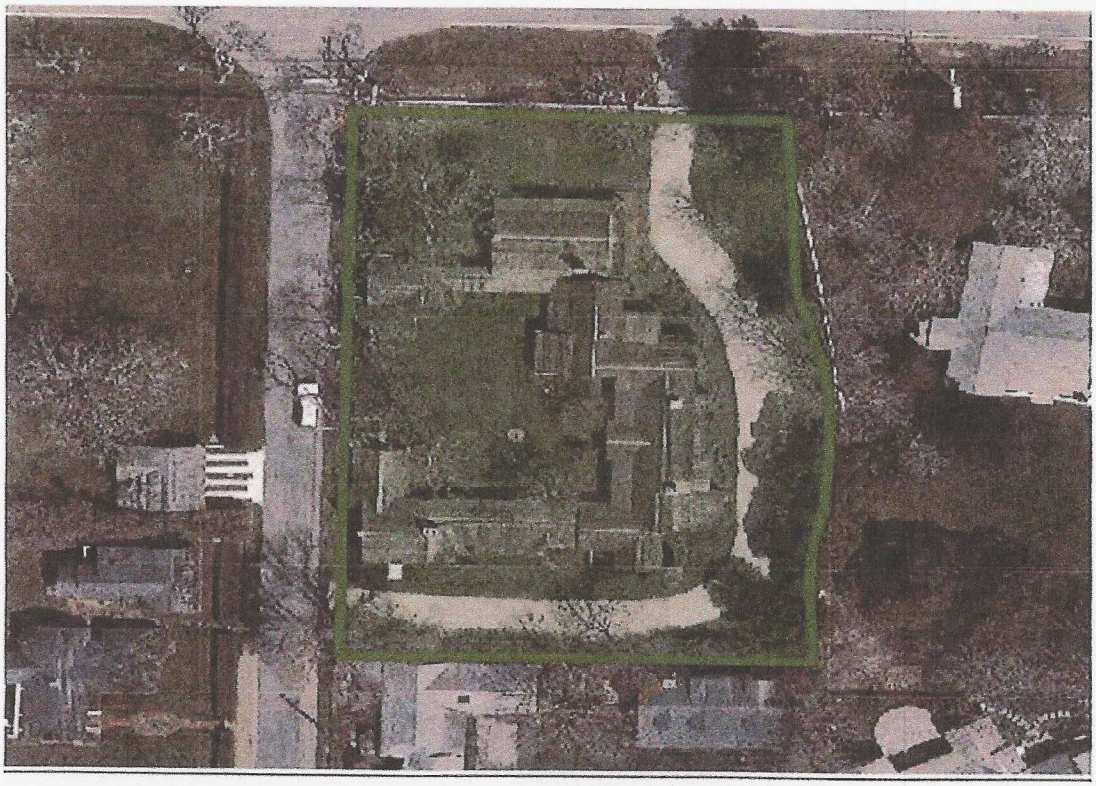

MAIN SIAS ST
MAIN SIA
MCKINLEY AV
163 Feet
73.3.1 50
20
7

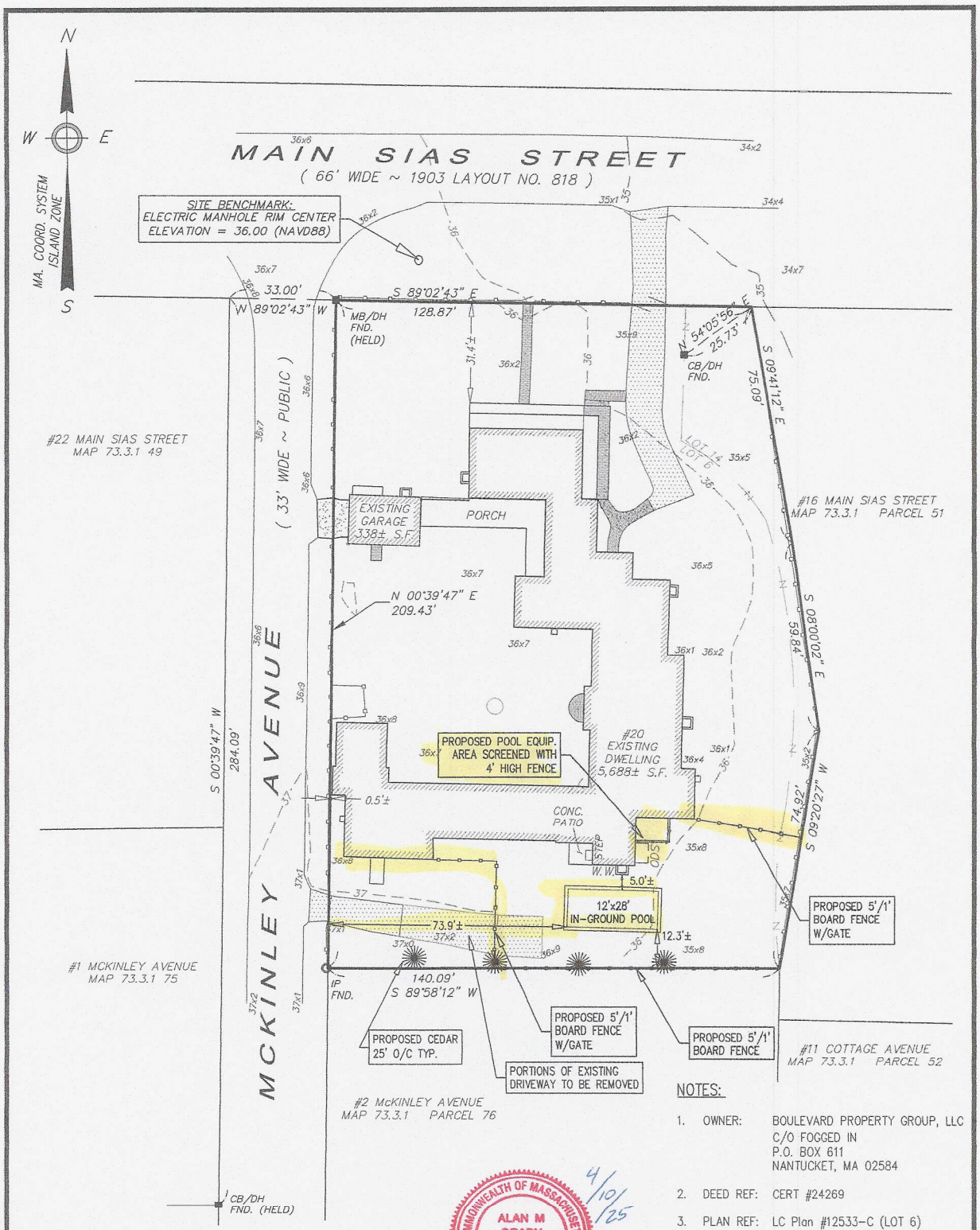




20 MAIN STREET SCONSET







ZONE: SR–10

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	10,000 s.f.	29,658± s.f.	29,658± s.f.
FRONTAGE:	75'	128.87'	128.87'
FRONT YARD:	15'	31.4'±	31.4'±
SIDE YARD:	5'	0.5'±	12.3'±
GROUND COVER:	25% (MAX)	20.3% (6,026± s.f.)	20.3% (6,026± s.f.)

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

4/10/25

Alan M Grady

NOTES:

1. OWNER: BOULEVARD PROPERTY GROUP, LLC
C/O FOGGED IN
P.O. BOX 611
NANTUCKET, MA 02584
2. DEED REF: CERT #24269
3. PLAN REF: LC Plan #12533-C (LOT 6)
LC Plan #12533-G (LOT 14)
4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS NO. 25019C-0114-G DATED 06/09/2014

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

PROPOSED POOL PLAN
IN NANTUCKET, MA

Prepared for:
BOULEVARD PROPERTY GROUP, LLC
#20 MAIN SIAS STREET
MAP 73.3.1 PARCEL 50

Revised:	Desc.:	By:
APRIL 10, 2025	POOL LOCATION	AMG
FEB. 13, 2025	POOL SIZE, EQUIPMENT & FENCE LOC.	ERC
SEPT. 4, 2024	REVISE POOL SIZE & ADD FENCE	ERC

Date:	Drawn:	Checked:
JULY 2, 2024	ERC/BEI	DFB/AMG

S:\Autocad Drawings\Nantucket\Main Street – Sias\20 Main Street\20 Main Street splandset Pool Plan Rev25.dwg

20 MAIN STREET – HARDSCAPE/POOL

POOL SIZE REDUCED FROM 16' X 32' TO 12' X 28'

ORIGINAL APPLICATION INFORMATION

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°. 50

Street & Number of Proposed Work: 20 MAIN STREET

Owner of record: BOULEVARD PROPERTY GROUP LLC

Mailing Address: C/O EGGEEN - PO BOX 611 NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 e-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East 12" X 28' West _____

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

Additional Remarks: NEW 16'X32' POOL W/ SMALL COPING - 5' FENCE

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 5' Type: 5/1 VERT BOARD 6' Length: +-41' 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 NATURAL/WHITE Shutters _____

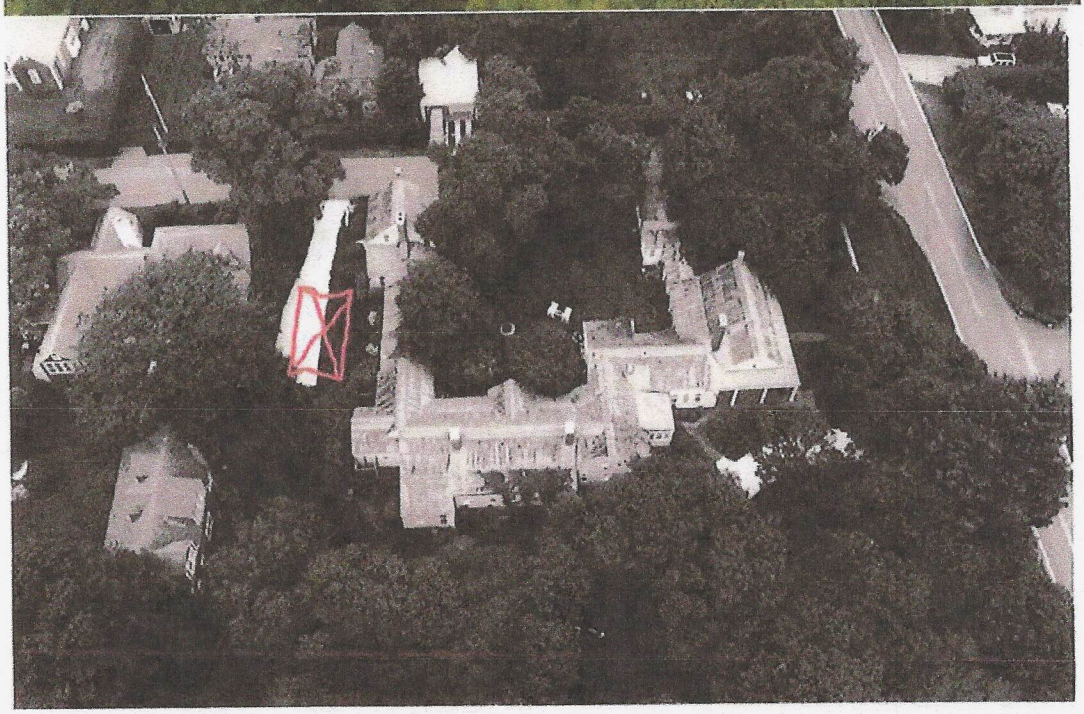
* Attach manufacturer's color samples if color is not from HDC approval list. TIME

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.

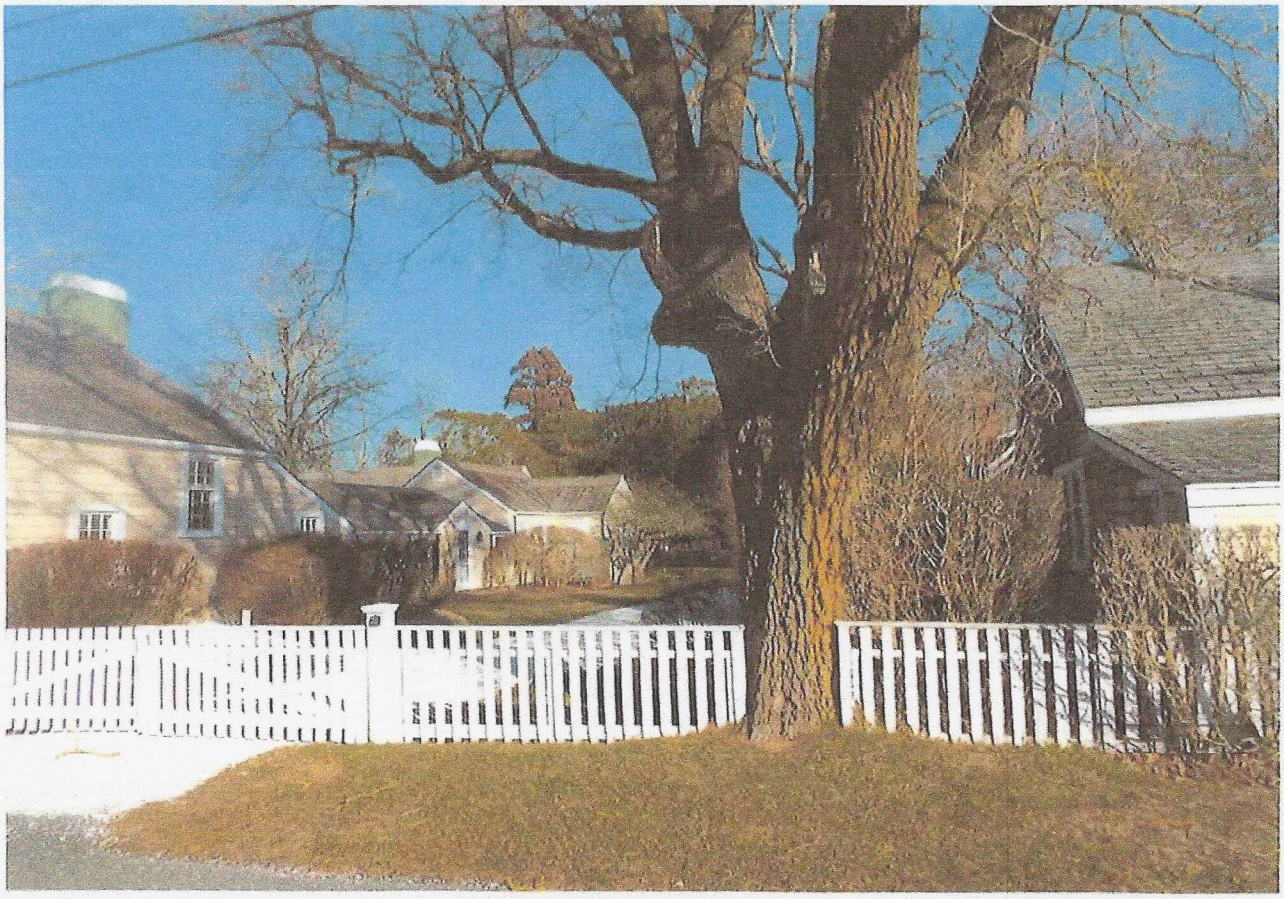
Date 11/14/2024 Signature of owner of record _____ Signed under penalties of perjury

20 MAIN STREET – NEW POOL/FENCING/SCREENING – 1827 DWELLING RENOVATED IN 2014









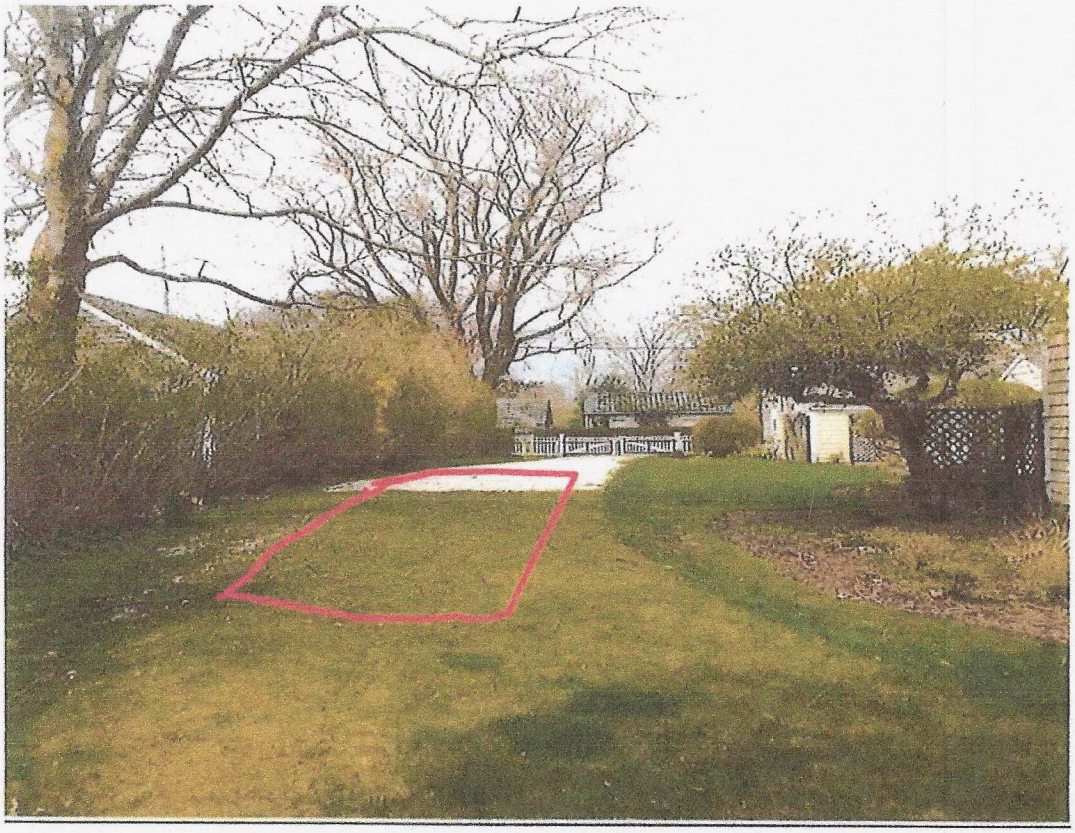








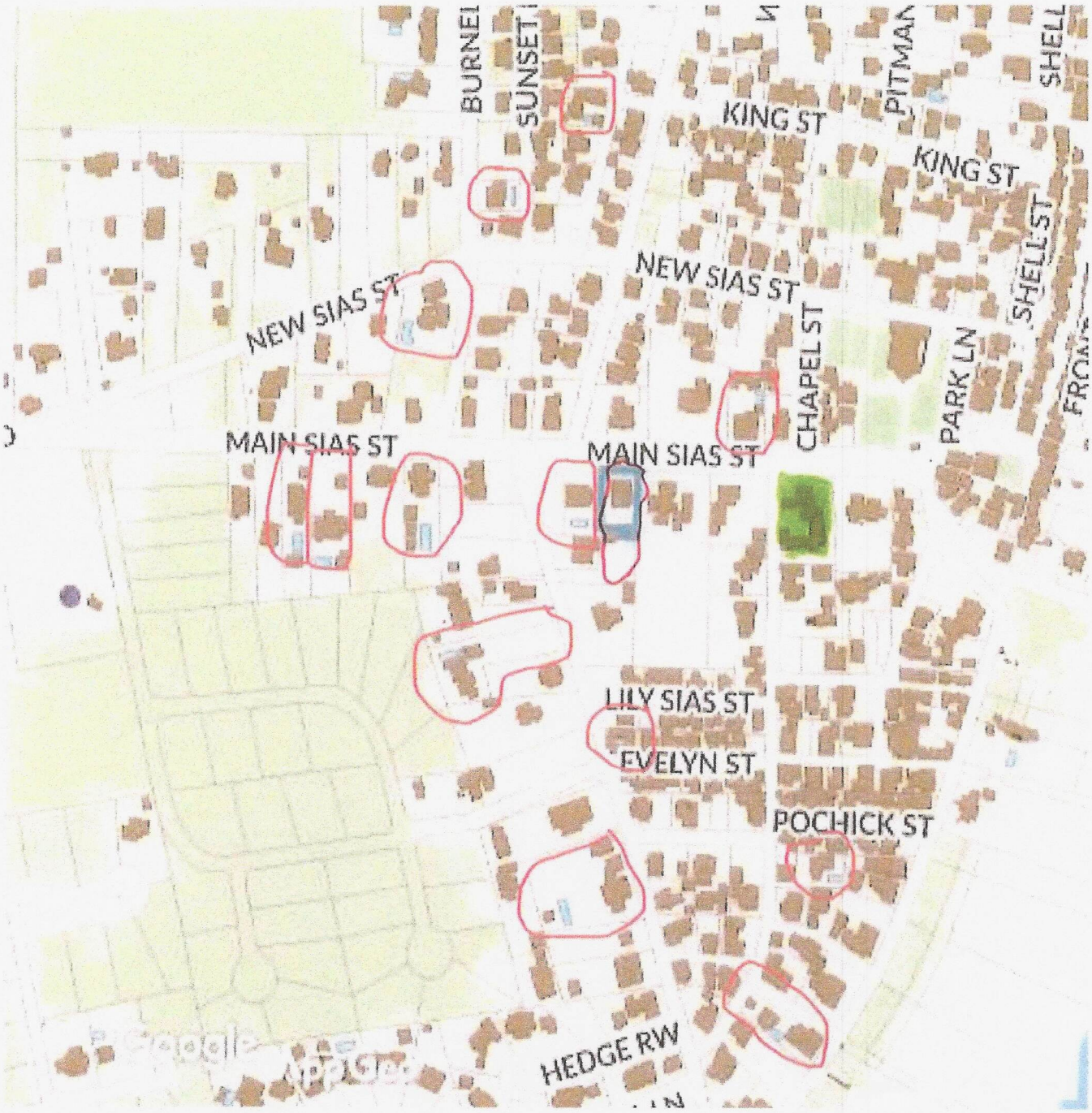
NEW LOCATION 2/24/2025 - 60' FROM ROAD



LOOKING REAR OF HOUSE TO MAIN STREET AND UNUSED DRIVEWAY



AREA POOLS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CHAPEL ST
PARK LN
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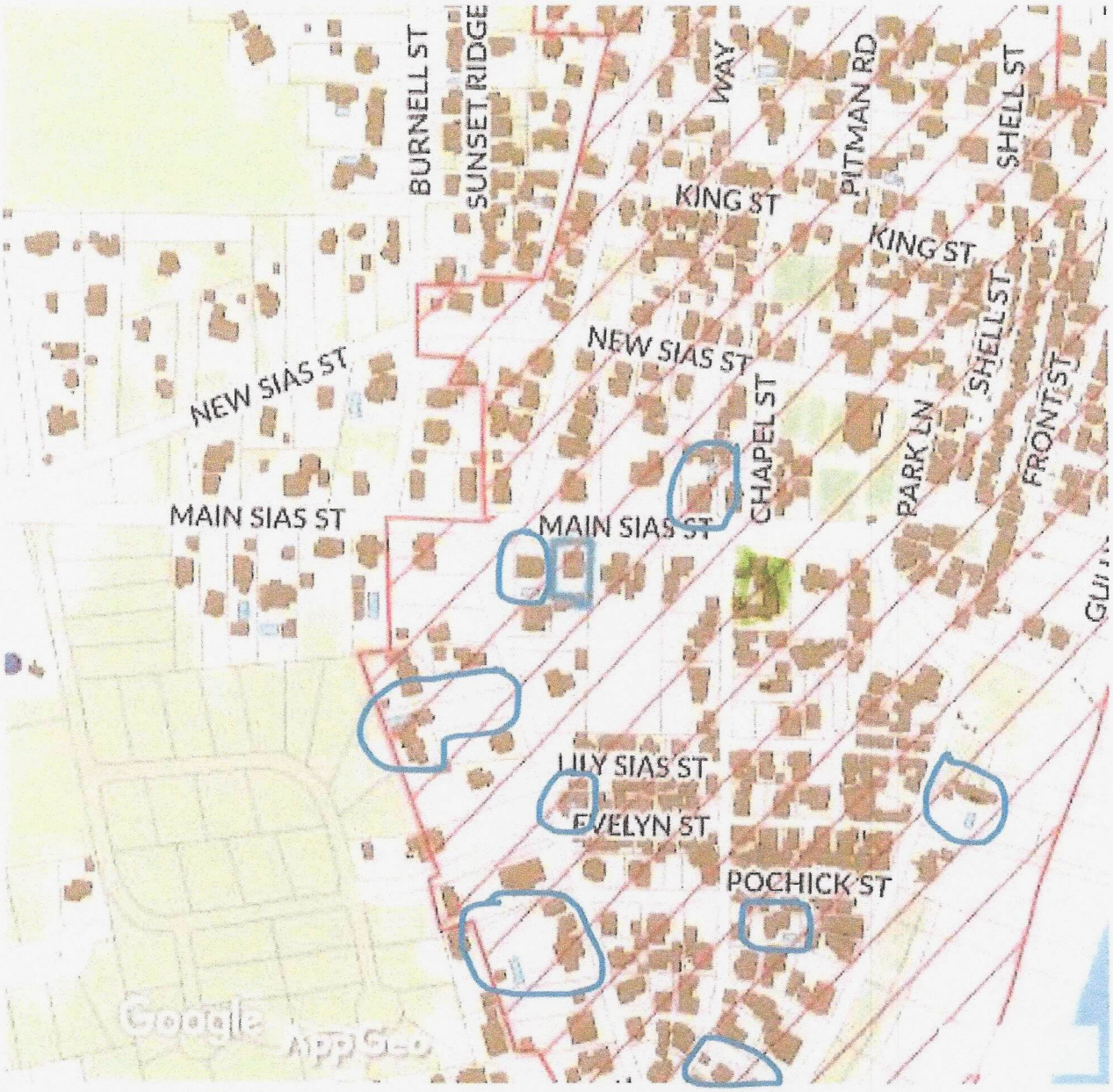
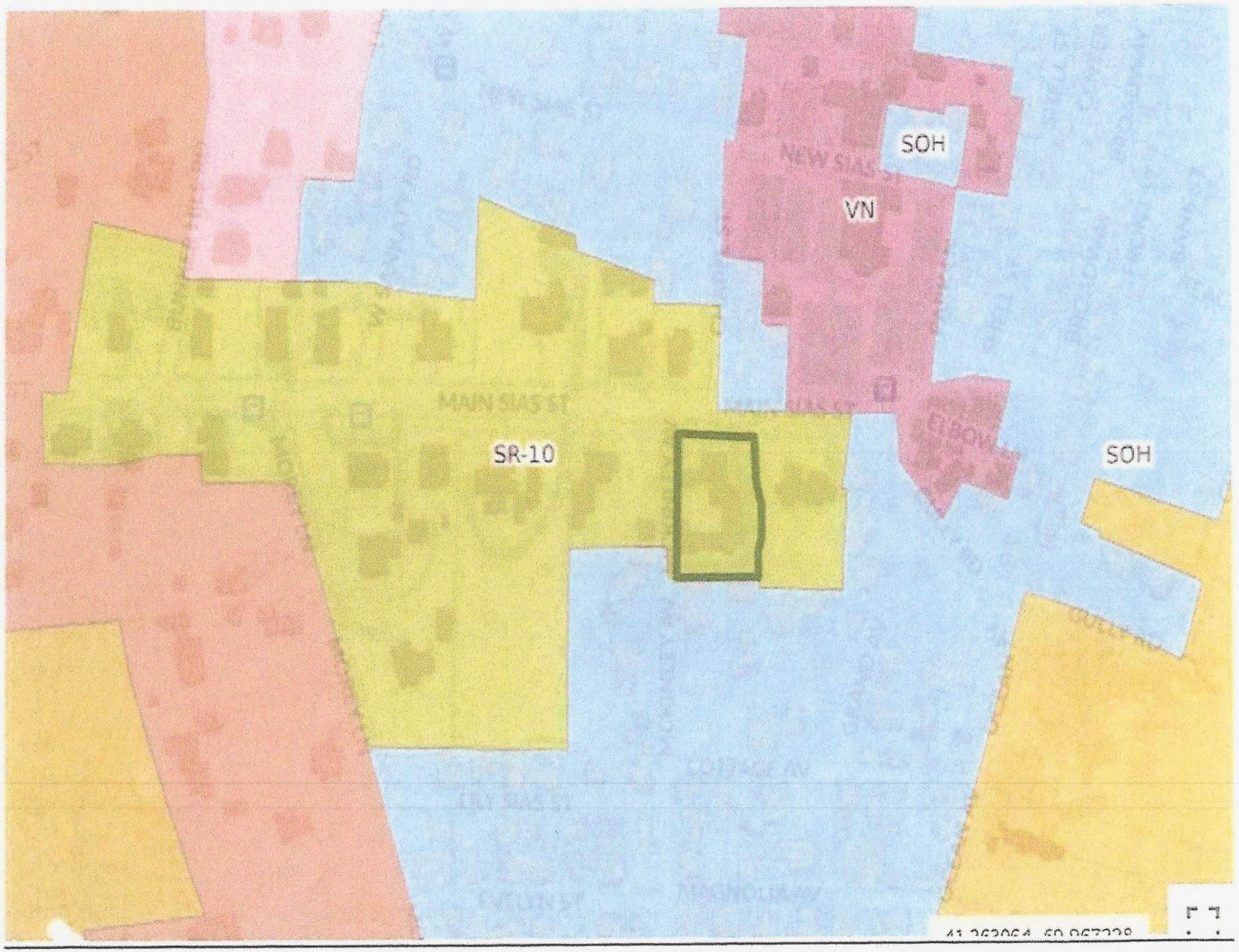
MAIN SIAS ST
LILY SIAS ST
EVELYN ST
POCHICK ST
HEDGE RW

28 MAIN STREET – SIASCONSET – OLD HISTORIC DISTRICT

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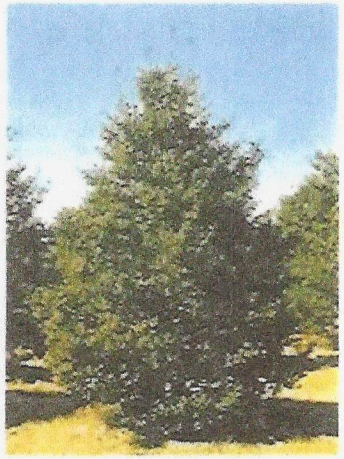
SOH



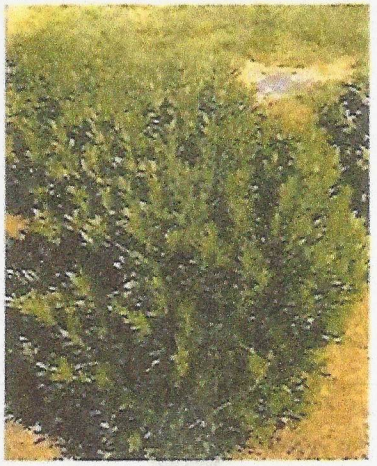
② COMMON BOXWOOD 4-B



① AMERICAN HOLLY 4-B



④ RHODODENDRON CUNNINGHAM'S WHITE



③ INKBERRY 'SHAMROCK' 4-B

atlantic

Evergreen Plant Photos

Pool at
28 Main St. Sconset
Nantucket, Ma. 02554

M: 73.3.1
P: 47
Zoning: SR-10
Front Setback: 15 Ft.
S&R Setback: 5 Ft.
Scale: As Noted
Plotted: 2/24/2021
Drawing No.:

HDC-F

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
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✓	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.

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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°: 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.

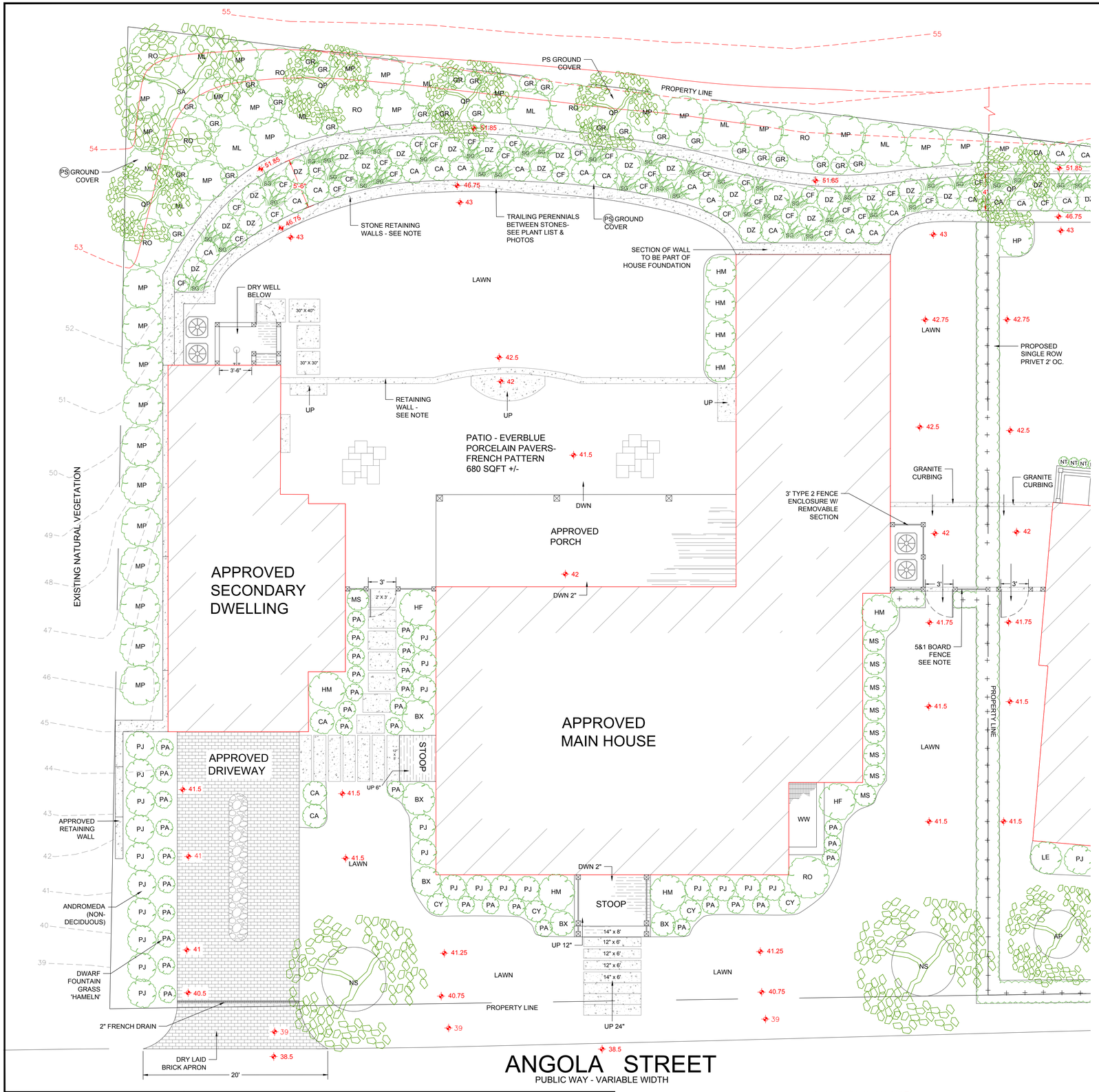
COLORS

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.

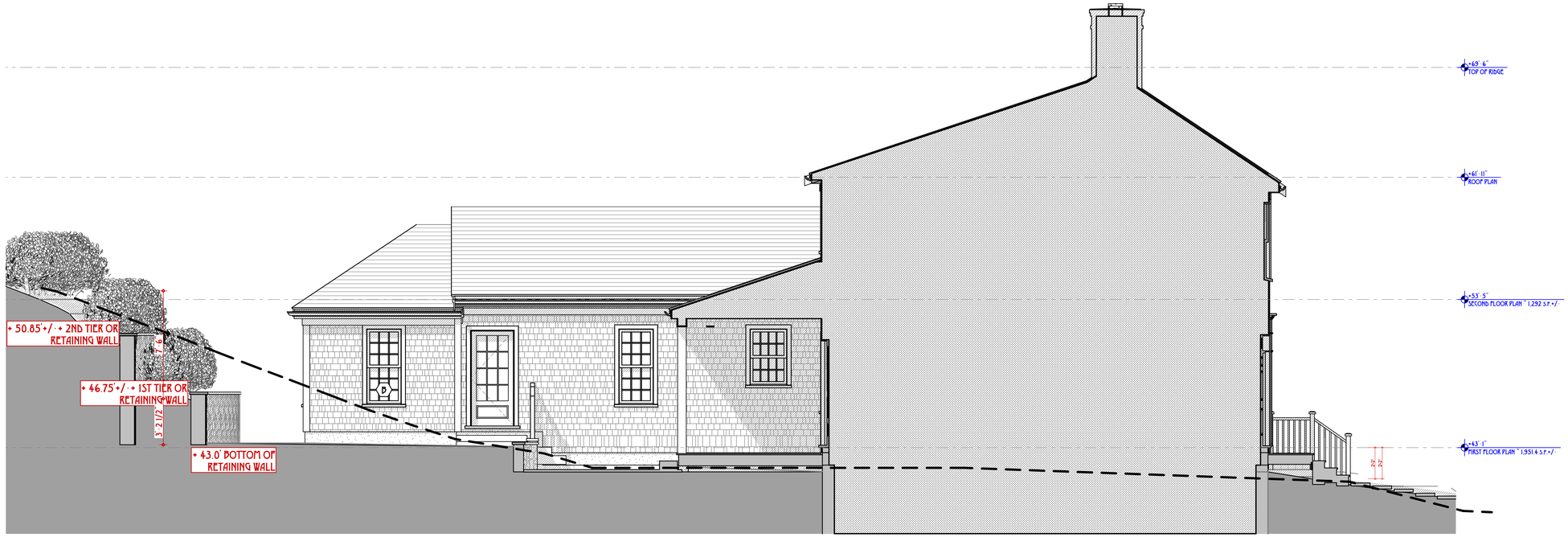
REVISIONS 4/14/25:
*REVISED RETAINING WALL DESIGN & LAYOUT.
*REVISED PLANT LIST
*MOVED SECONDARY DWELLING BACK & CHANGED FRONT STOOP TO WOOD TO MATCH APPROVED PLANS.
*REMOVED TRASH CLOSET.
*ADJUSTED TOPOGRAPHY.
*REMOVED FENCING AT TOP OF HILL.

KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

12 Angola Street
PROPOSED LANDSCAPE

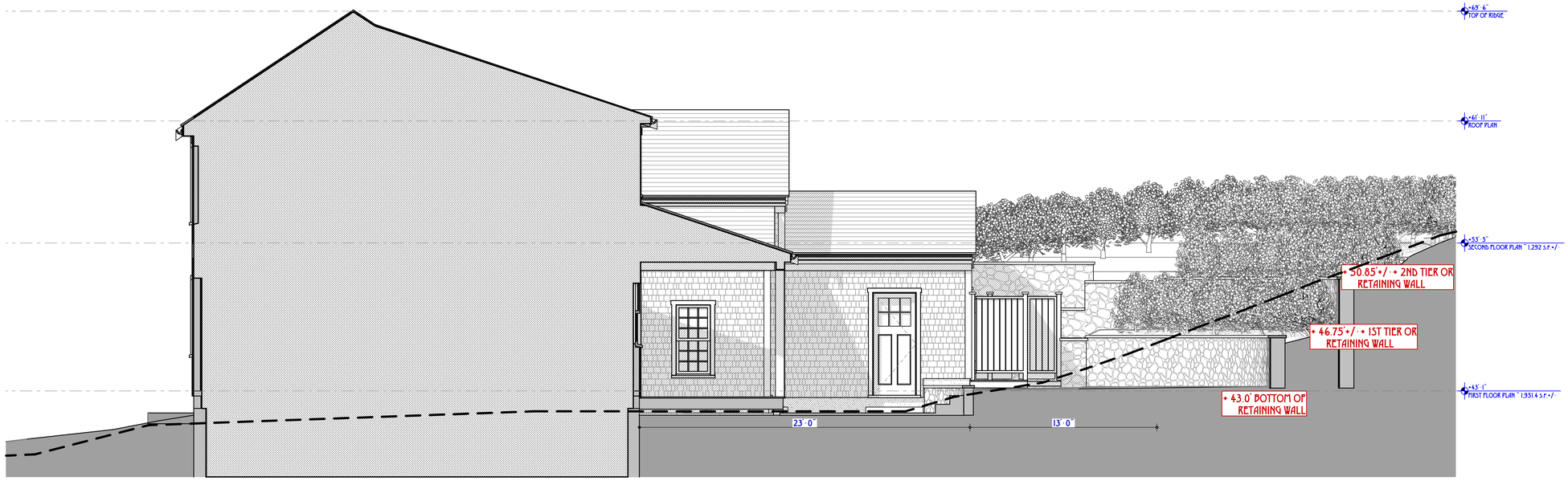
SCALE: 3/16" = 1'-0"
JOB: 12 Angola St.
DATE: 10/29/23
REVISIONS: 1/16/24
REVISIONS: 4/14/25

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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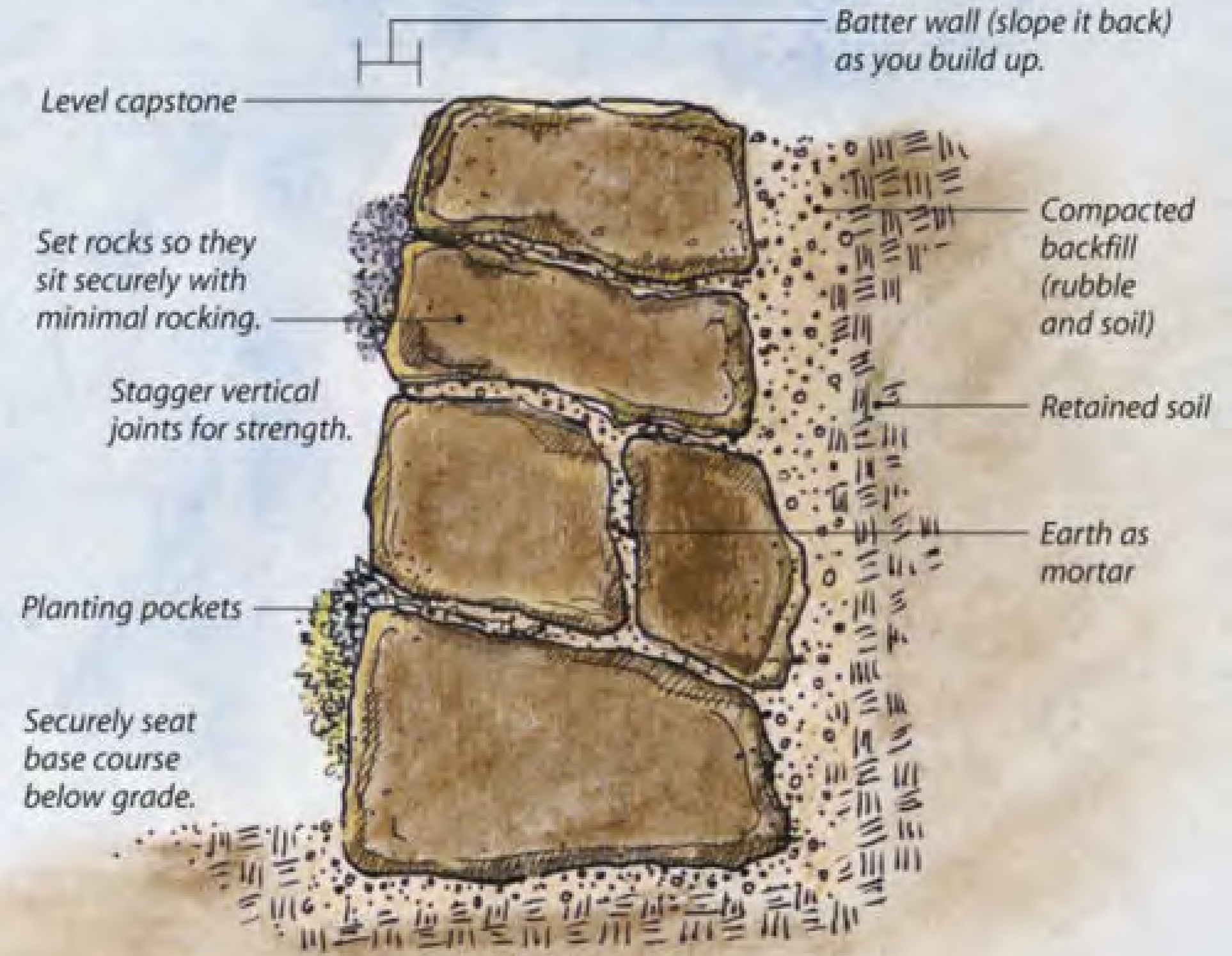
A-2.3

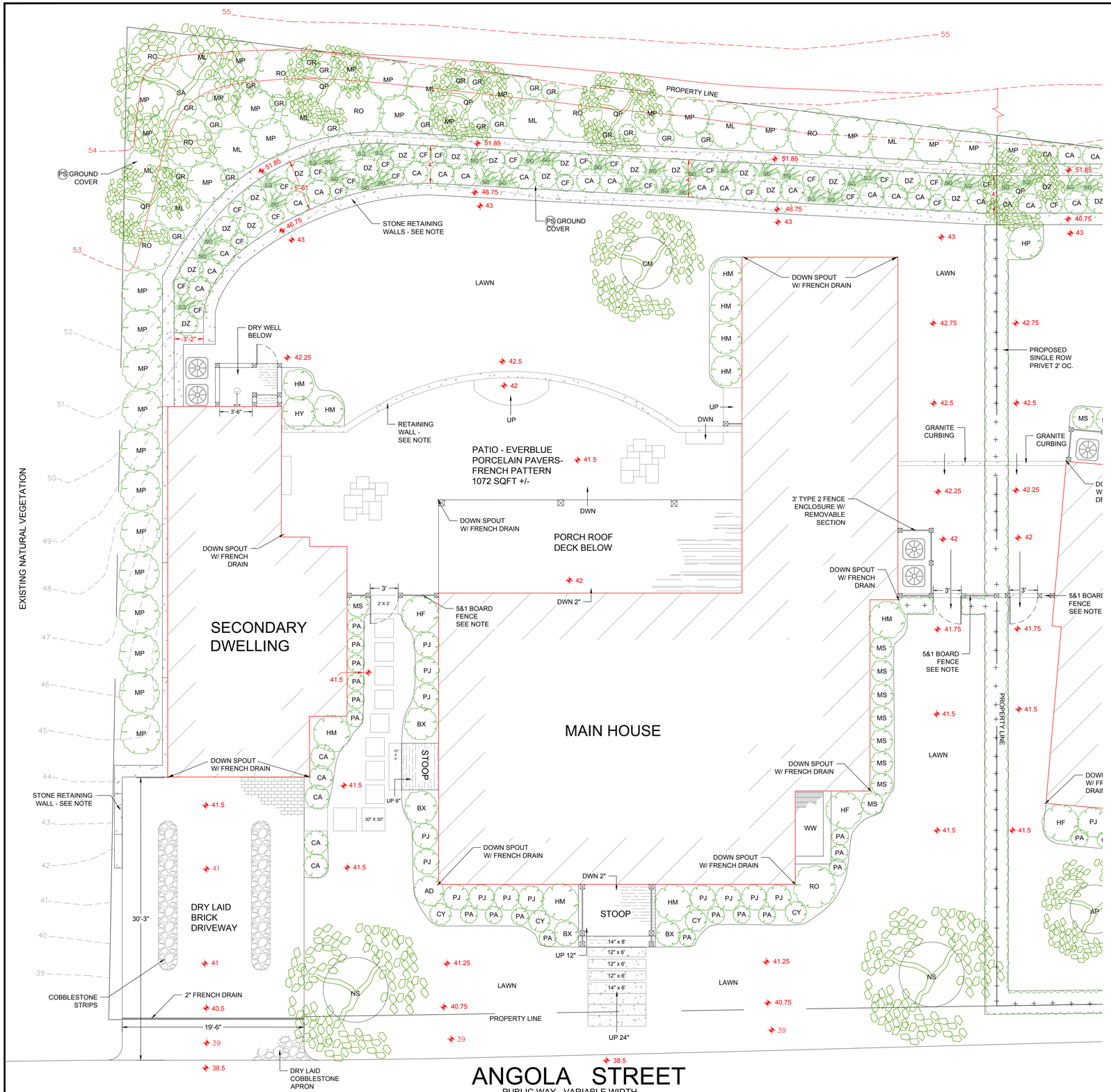
BITOLOAD: TOPHAM'S TMC-TMN LOCAL BITOLOAD BASIC FOR ARCH D 24/TEETH 12 ANGOLA 53/TEETH 12 ANGOLA 53 5.DWT

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

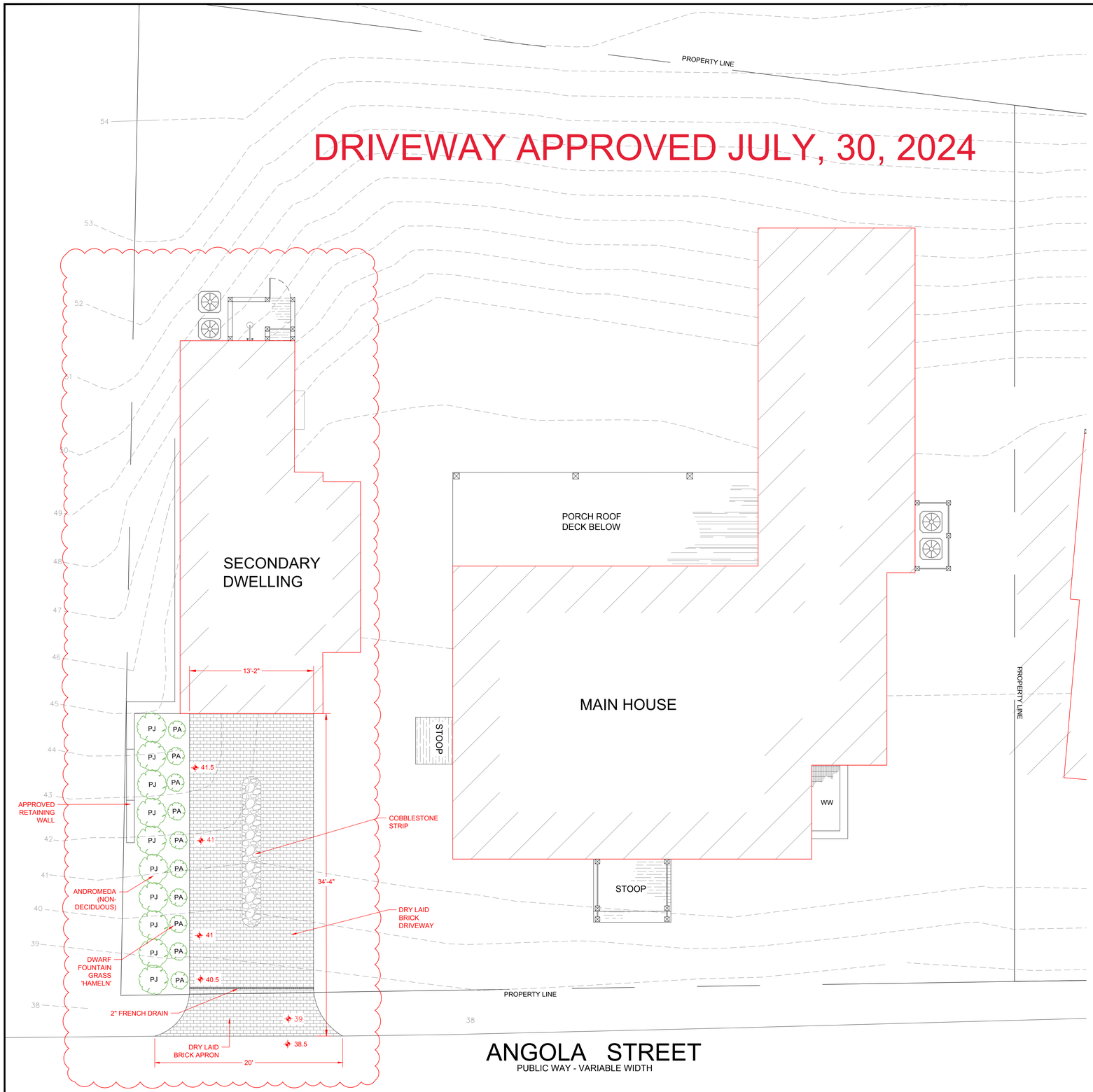
- Suggested to modify the intermediate tier of the yard by raising it a couple of steps (instead of a minor 6-inch lift) to effectively utilize the available space and reduce the slope's steepness.
- The overall approach to retaining walls is noted as too formal. There's an acknowledgment that the design's 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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NOTE:
THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

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

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.

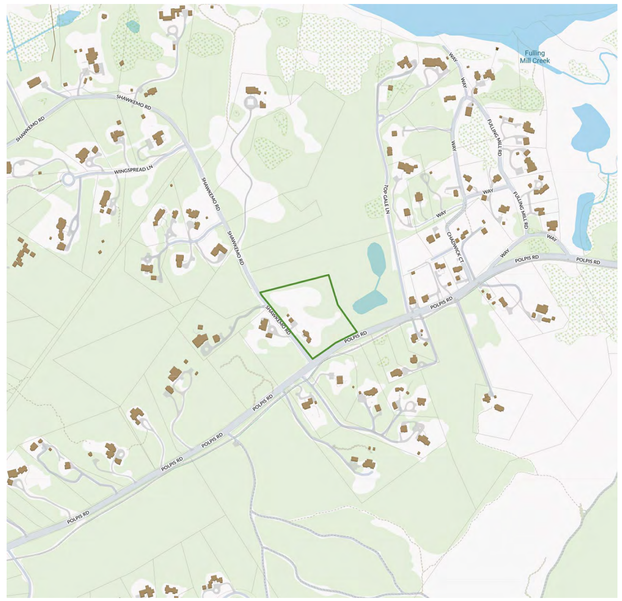
Motion to hold for site plan with proposed grade & two cross sections (Camp)
Carried 5-0 Oliver, Camp, Welch, Paul, McCleod (aye)

CNV SURF, LLC

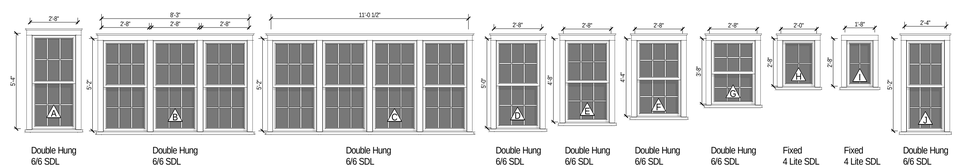
68 Shawkemo Rd
Nantucket, MA 02554

05.08.25

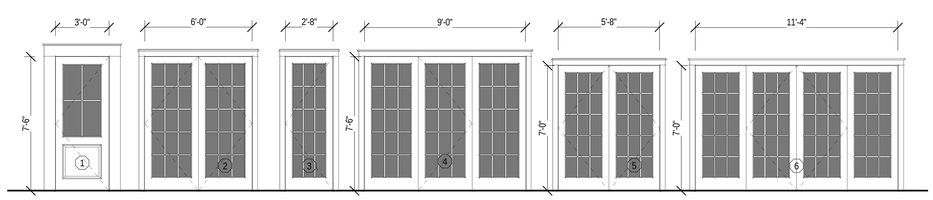
HDC Submission



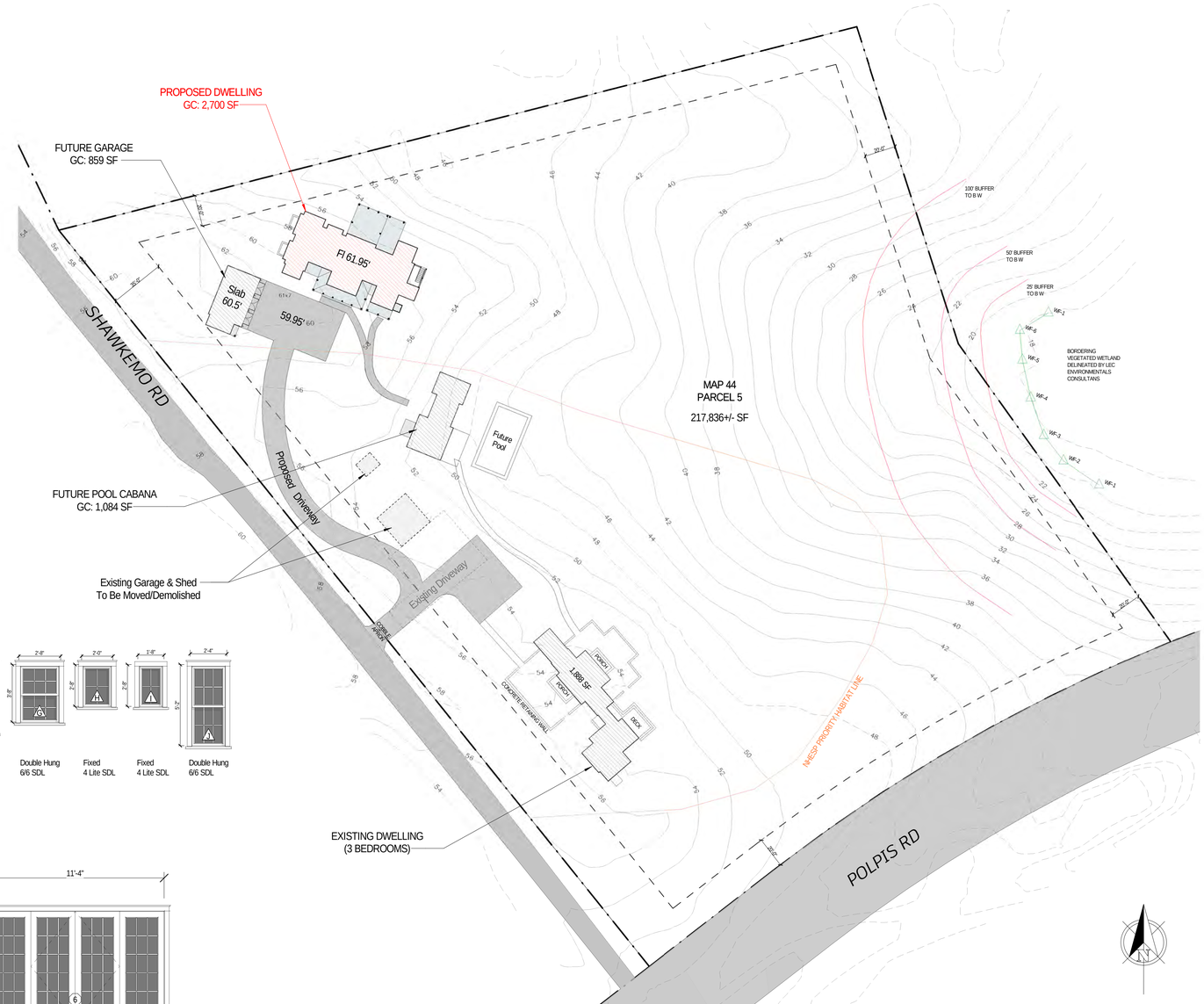
1 **Locus Map**
Not to Scale



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

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05.08.25

HDC Submission



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

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Revisions

First Floor Plan

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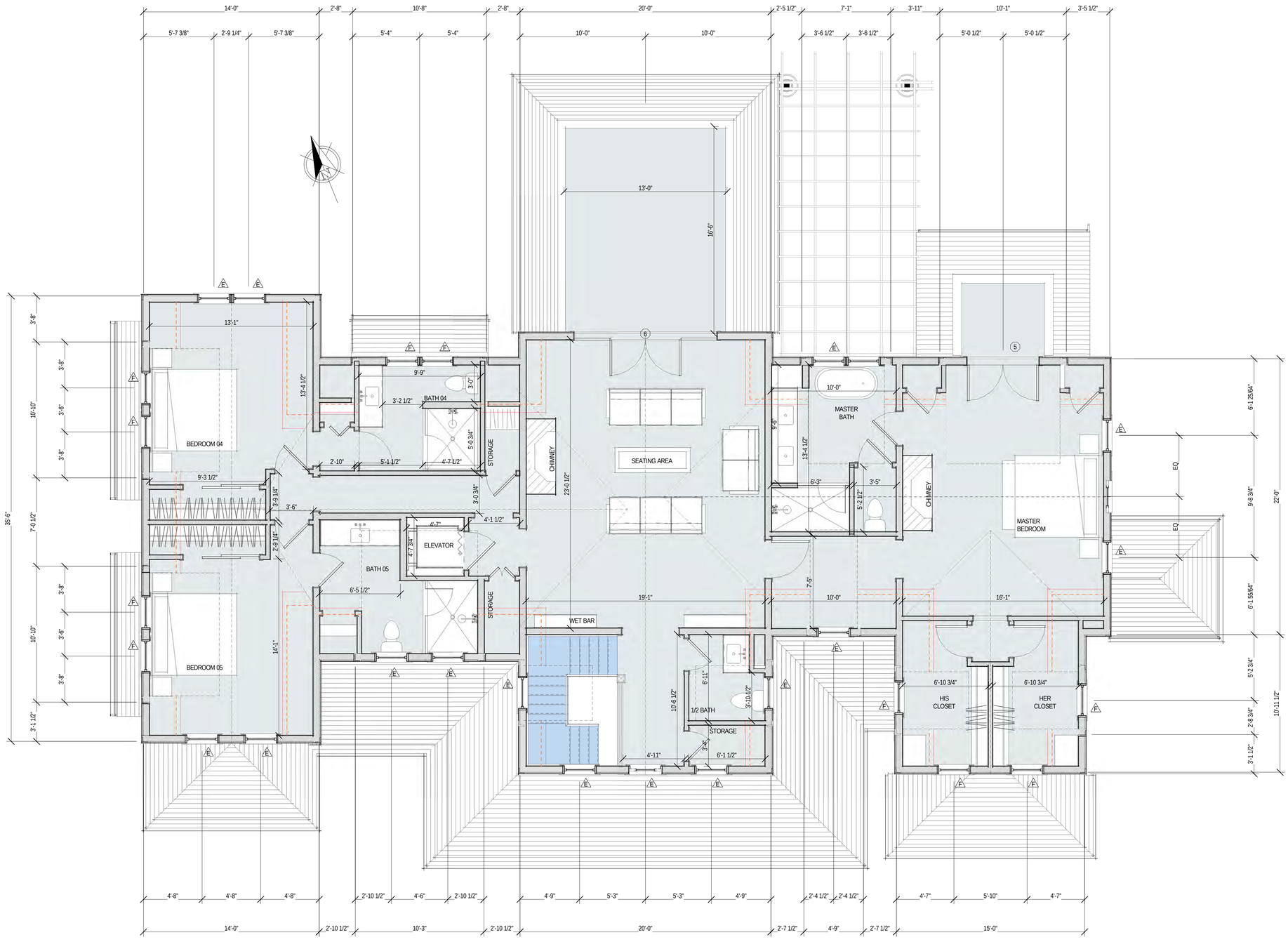
A.1.1
2433

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

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A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Second Floor Plan

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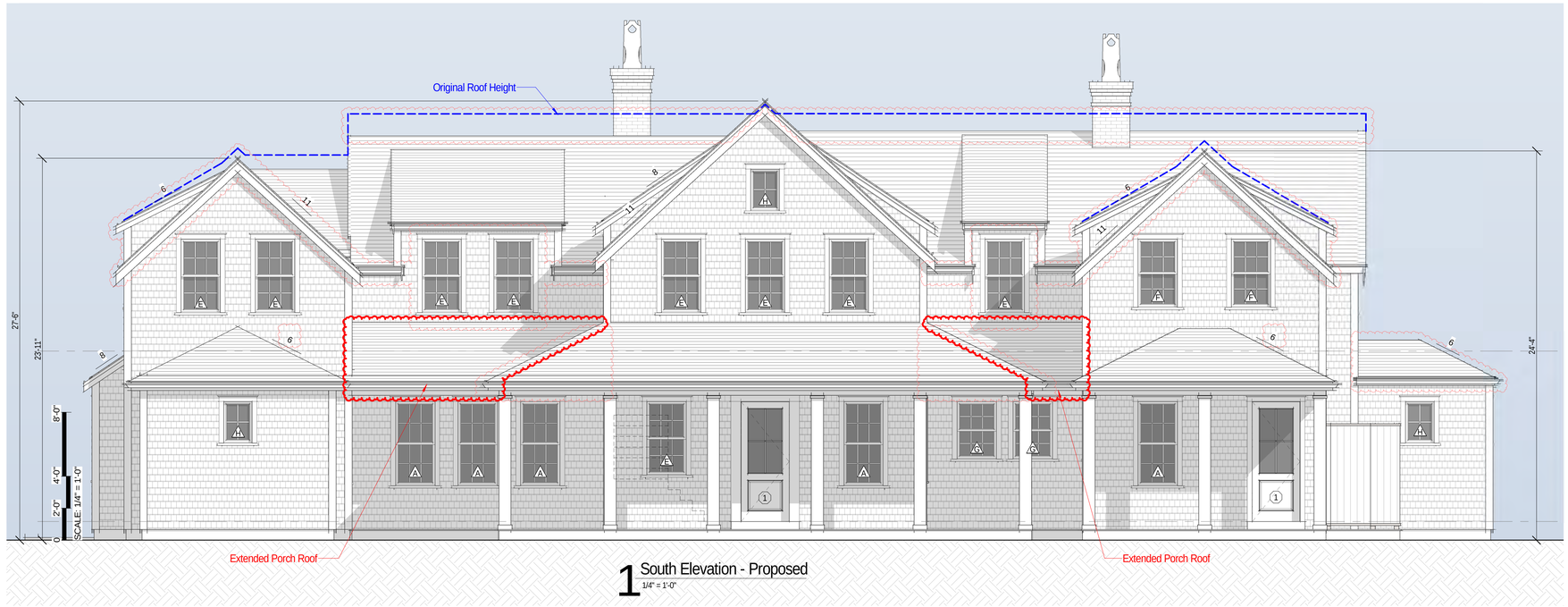
A.1.2

2433

05.08.25

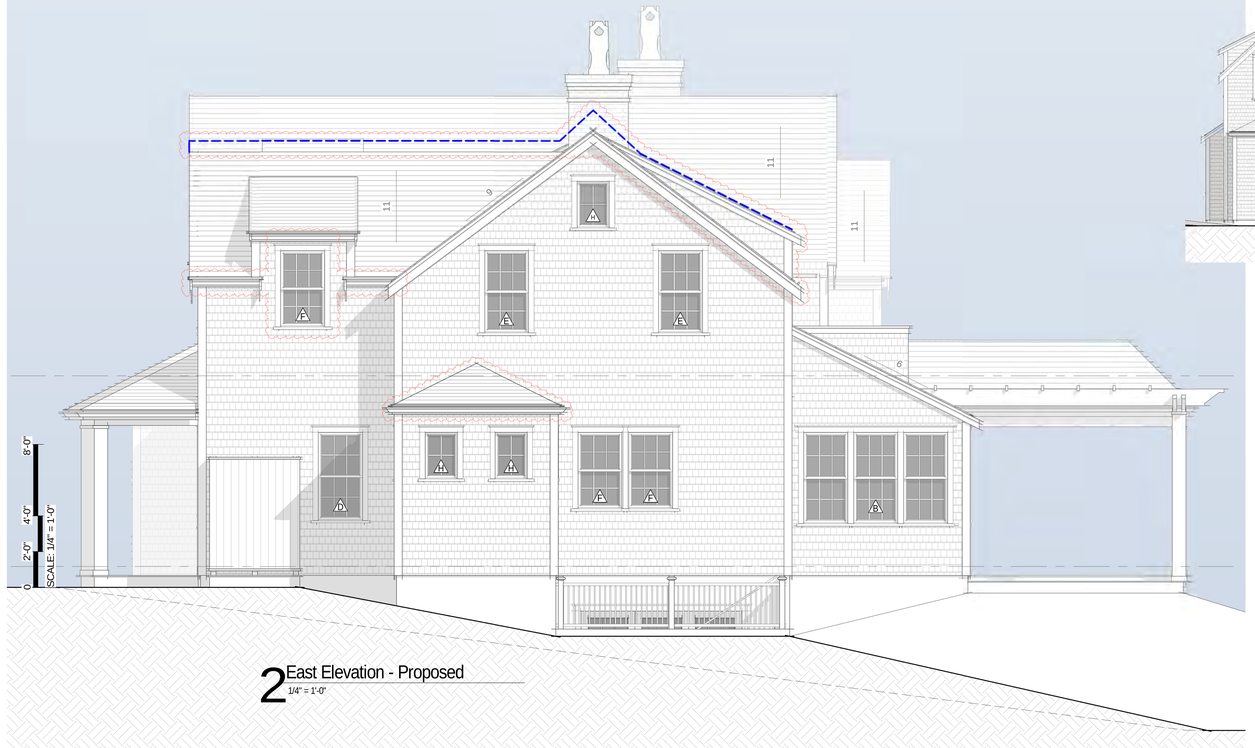
HDC Submission



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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68 Shawkemo Rd
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Revisions

Revision 1	Date 1

Exterior Elevations

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A.2.1

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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"

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CNV SURF, LLC

68 Shawkemo Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
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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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Architectural & Structural

Revisions

Perspectives

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P.0.1

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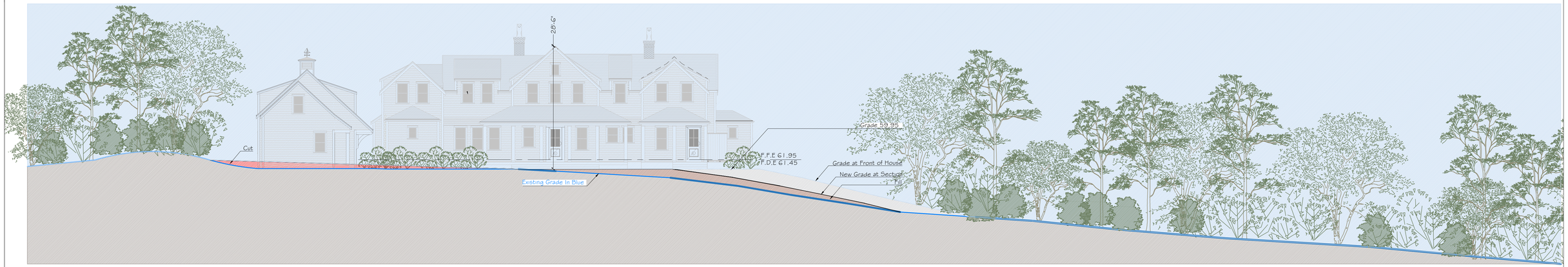
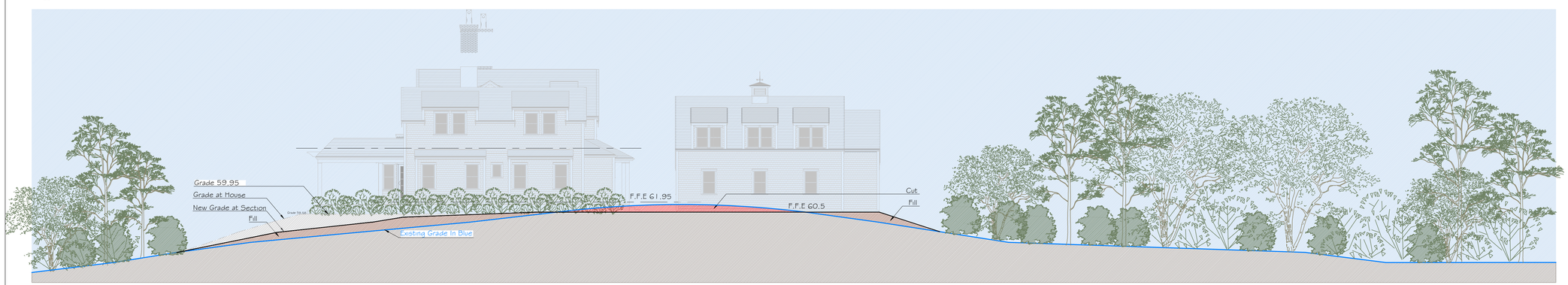
3 Detail Plan
Scale: 1/32"= 1'-0"



1 Section-Elevation 1
Scale: 3/32"= 1'-0"



2 Section-Elevation 2
Scale: 3/32"= 1'-0"

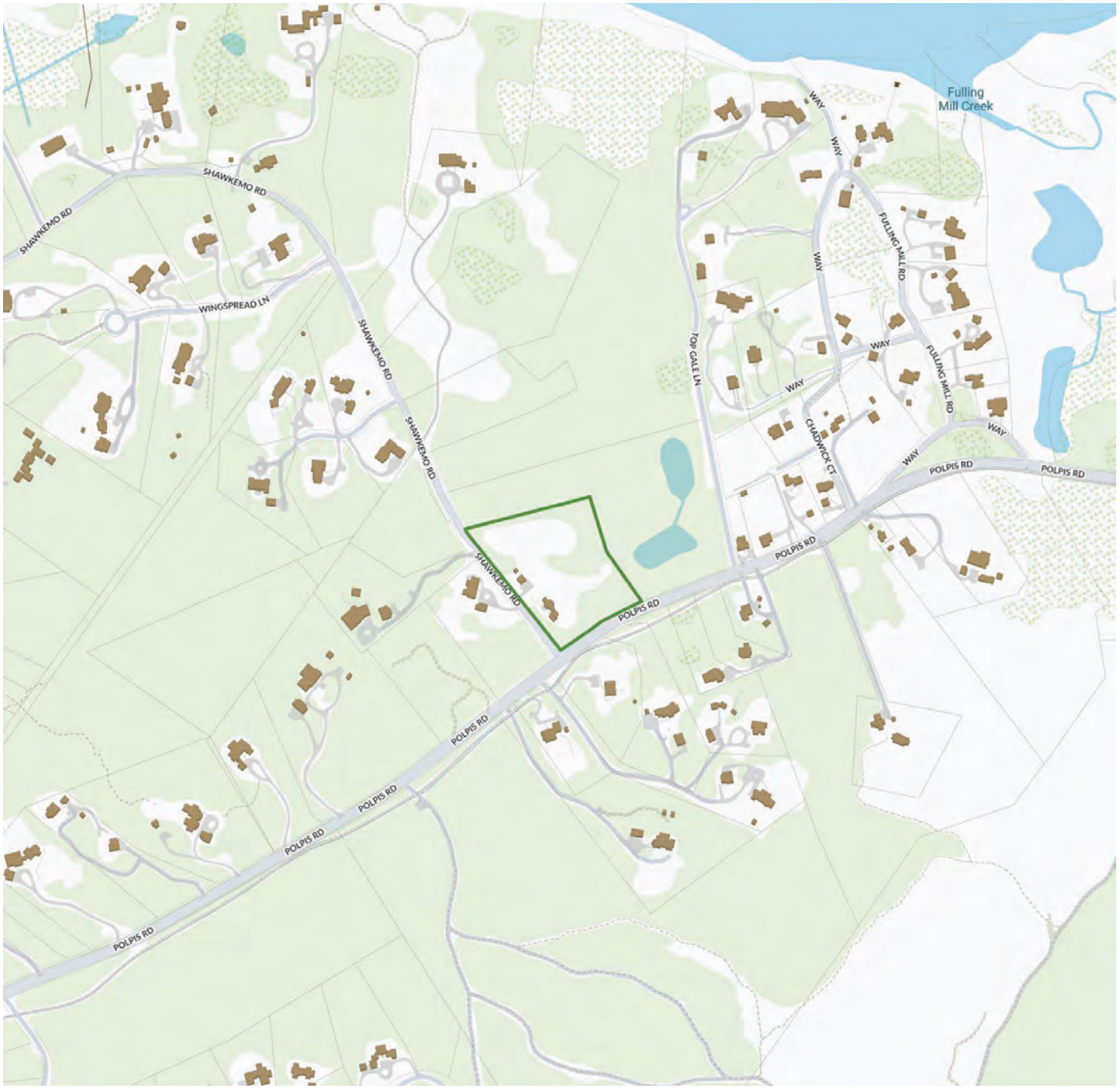
CNV SURF, LLC
68 SHAWKEMO ROAD
NANTUCKET
02554

Cross Sections
Scale: varies
5.8.2025
Page L.0

North

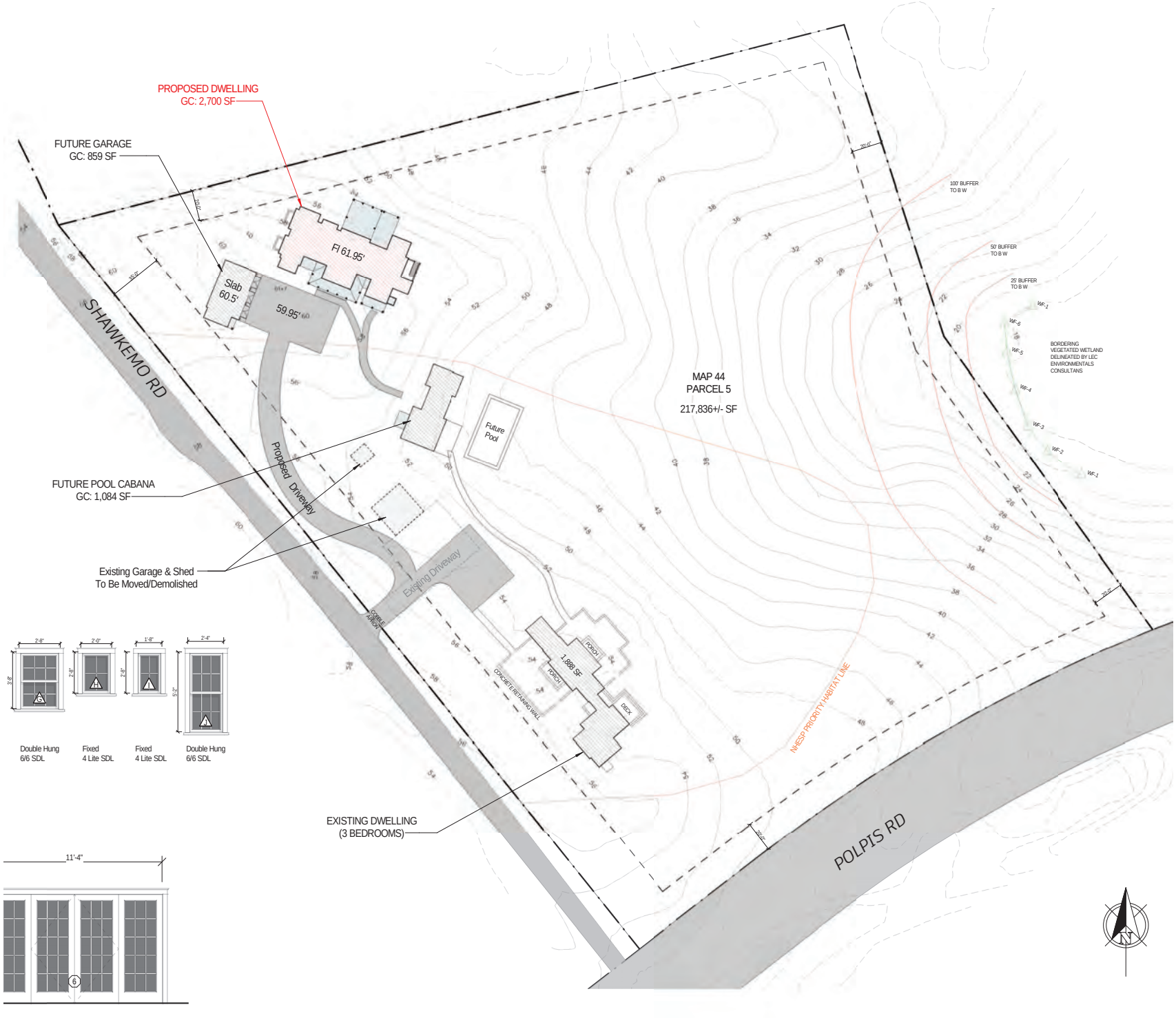
JARDINS INTL. LANDSCAPE ARCHITECTURE

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com

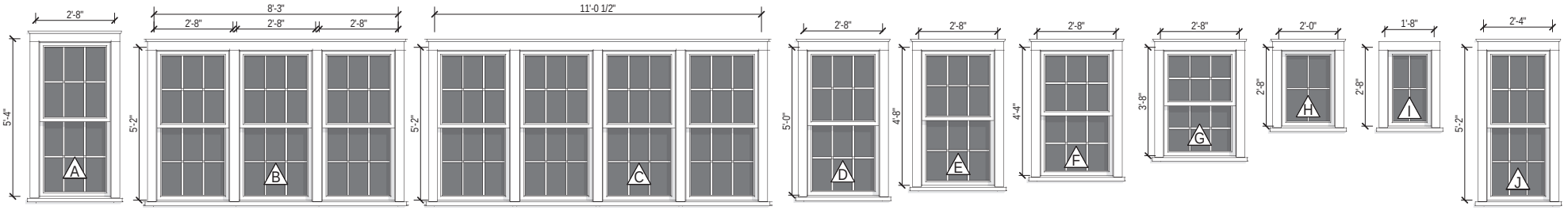


1 Locus Map

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

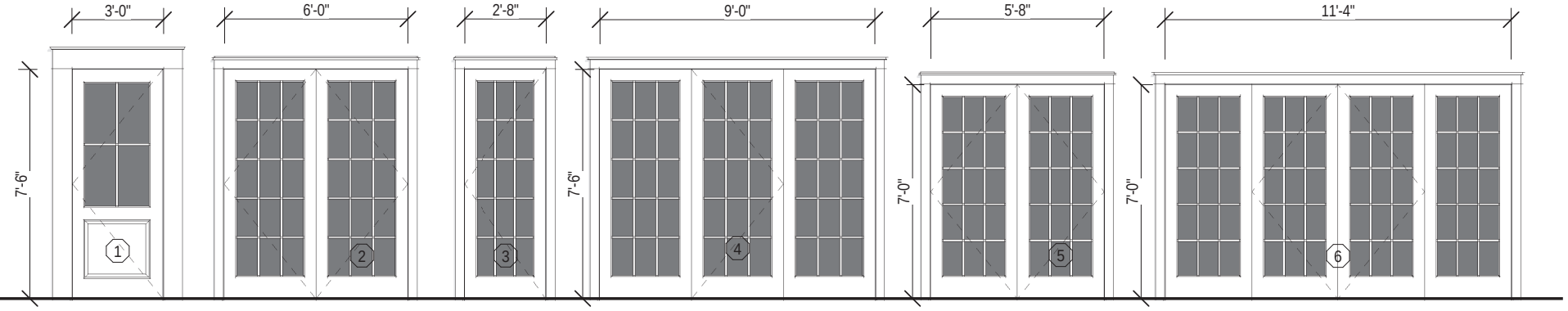
Fixed
4 Lite SDL

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

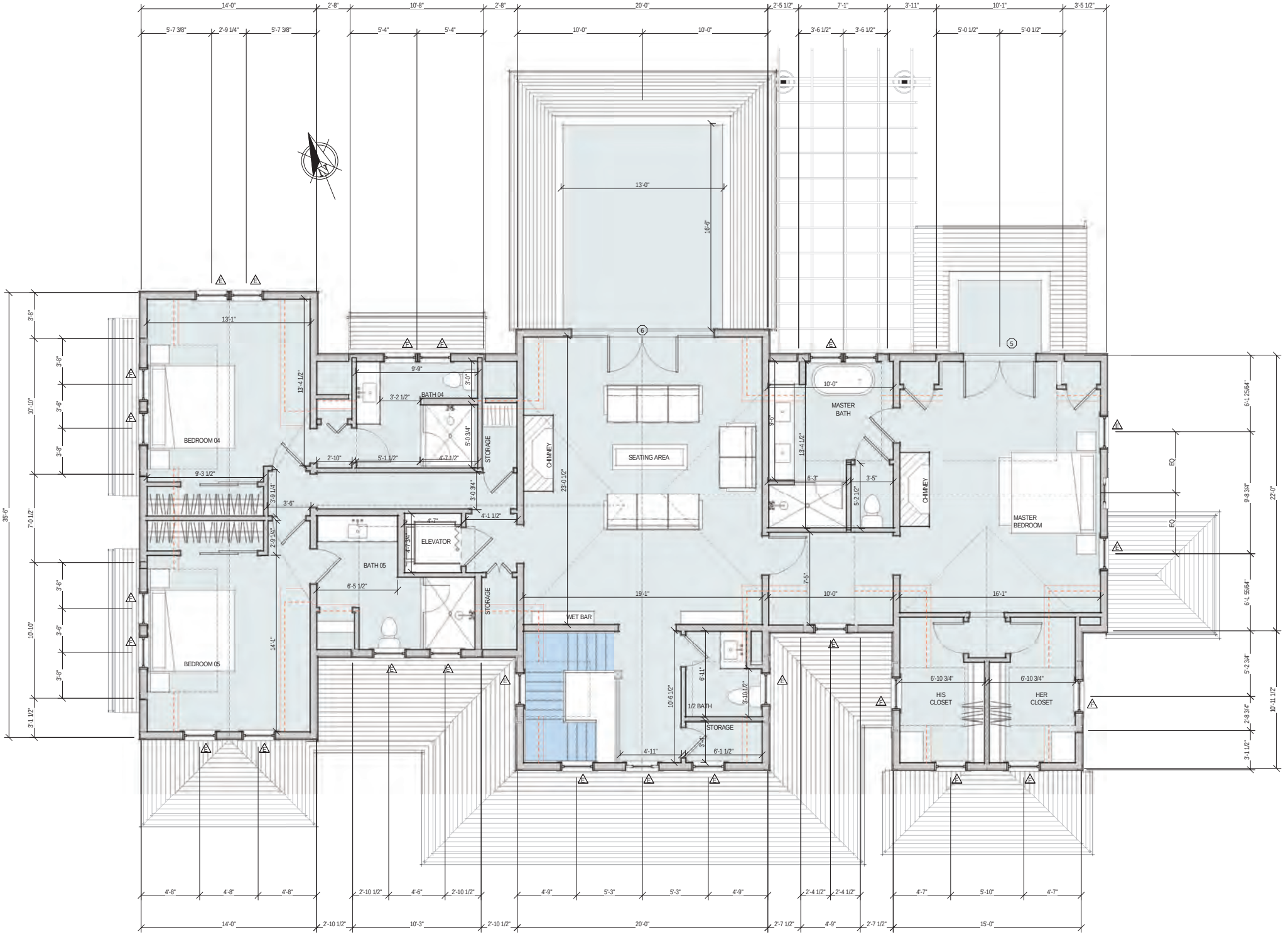
Single French Door
15 Lite SDL

Triple French Door
15 Lite SDL

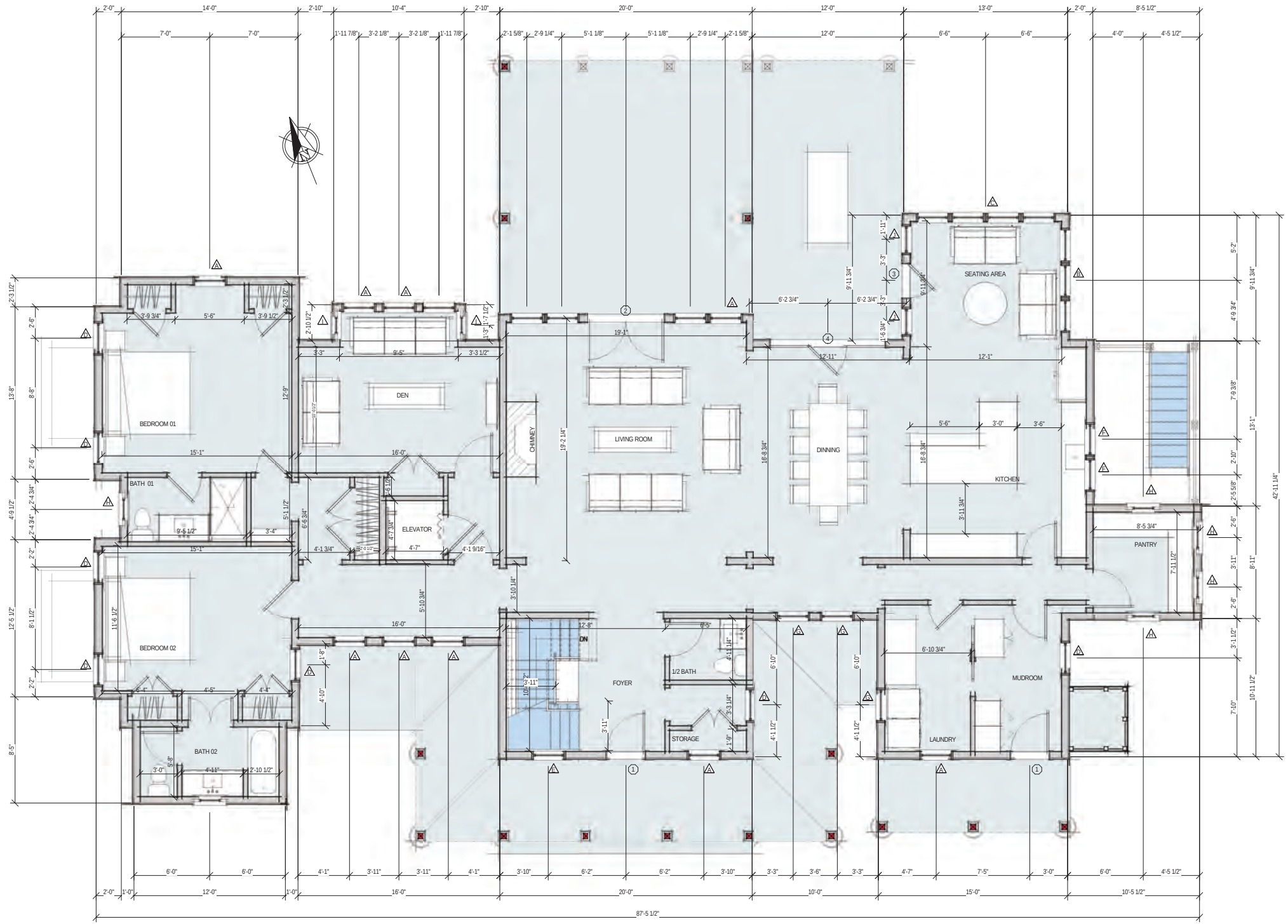
Double French Door
15 Lite SDL

3 Exterior Door Legend

1/4" = 1'-0"

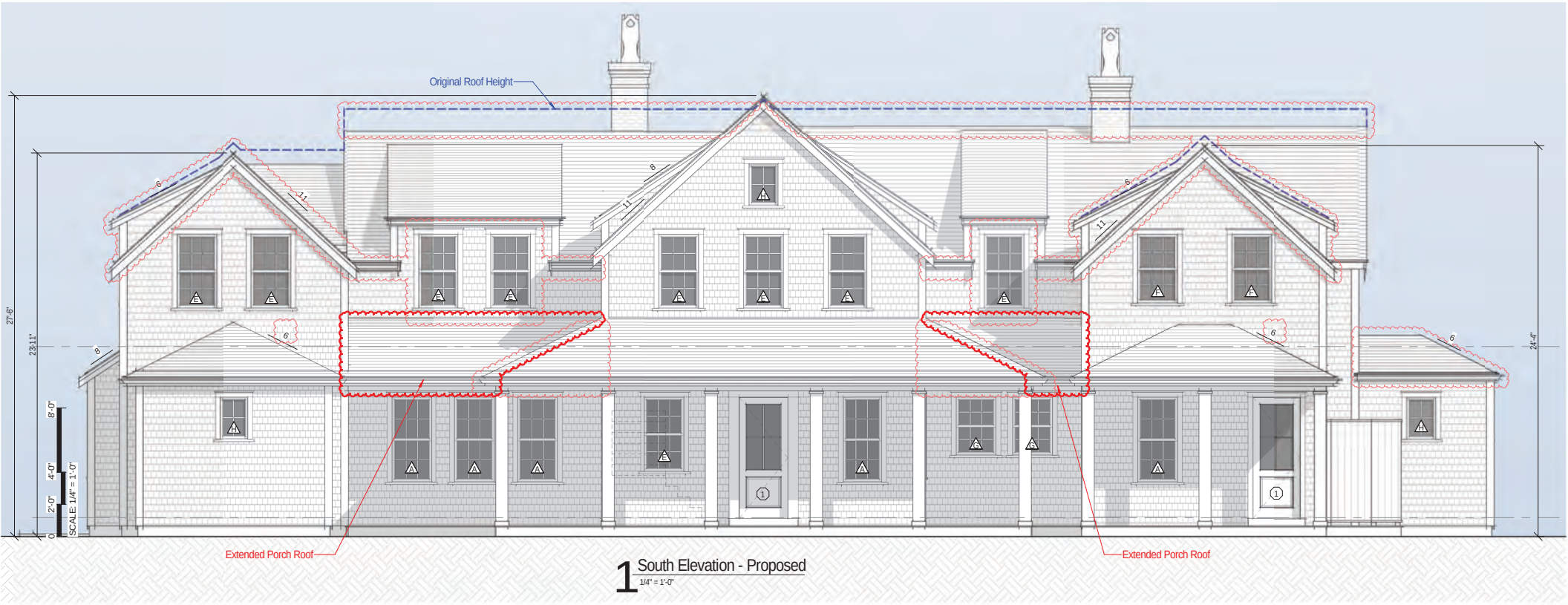


1 Second Floor Plan
1/4" = 1'-0"



1 First Floor Plan

1/4" = 1'-0"



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

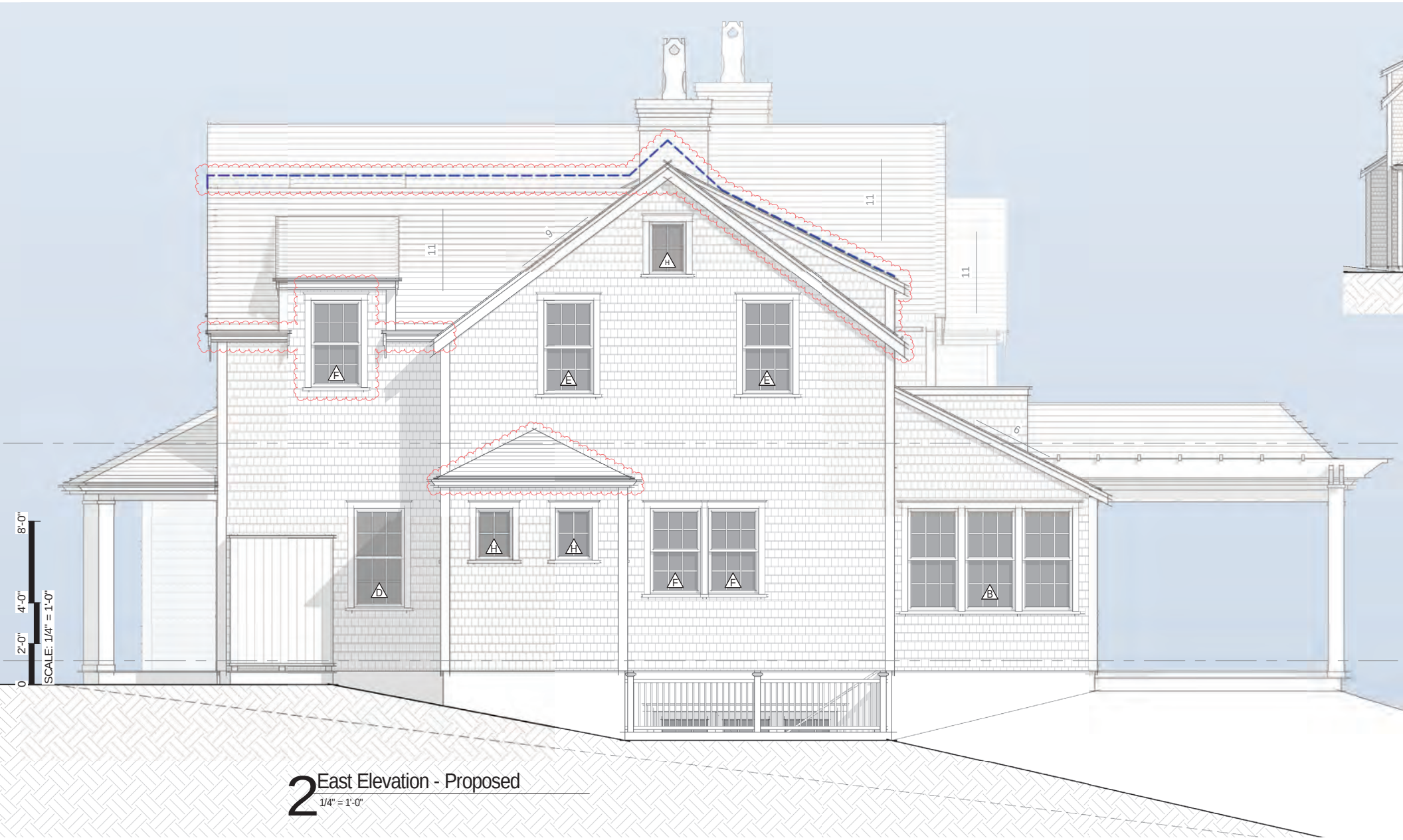


1 West Elevation - Proposed

1/4" = 1'-0"



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



2 East Elevation - Proposed

1/4" = 1'-0"

ADDRESS: 18-26 SPARKS AVENUE
DATE HEARD: 5/20/2025
SITTING BOARD: SW/RP/SC/AM/CP
NO ALTERNATE Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
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If your application was HOLD FOR REVISIONS:

5/22/25	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265): **18-26 SSPARKS AVENUE 2025-05-12393**
N/A	Copy of Minutes (application item circled)
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X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 5/22/2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION 231.2/231.1

TAX MAP N°: 55 PARCEL N°. 307/308/309

Street & Number of Proposed Work: 18A-26 SPARKS AVE. 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 - SEE 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

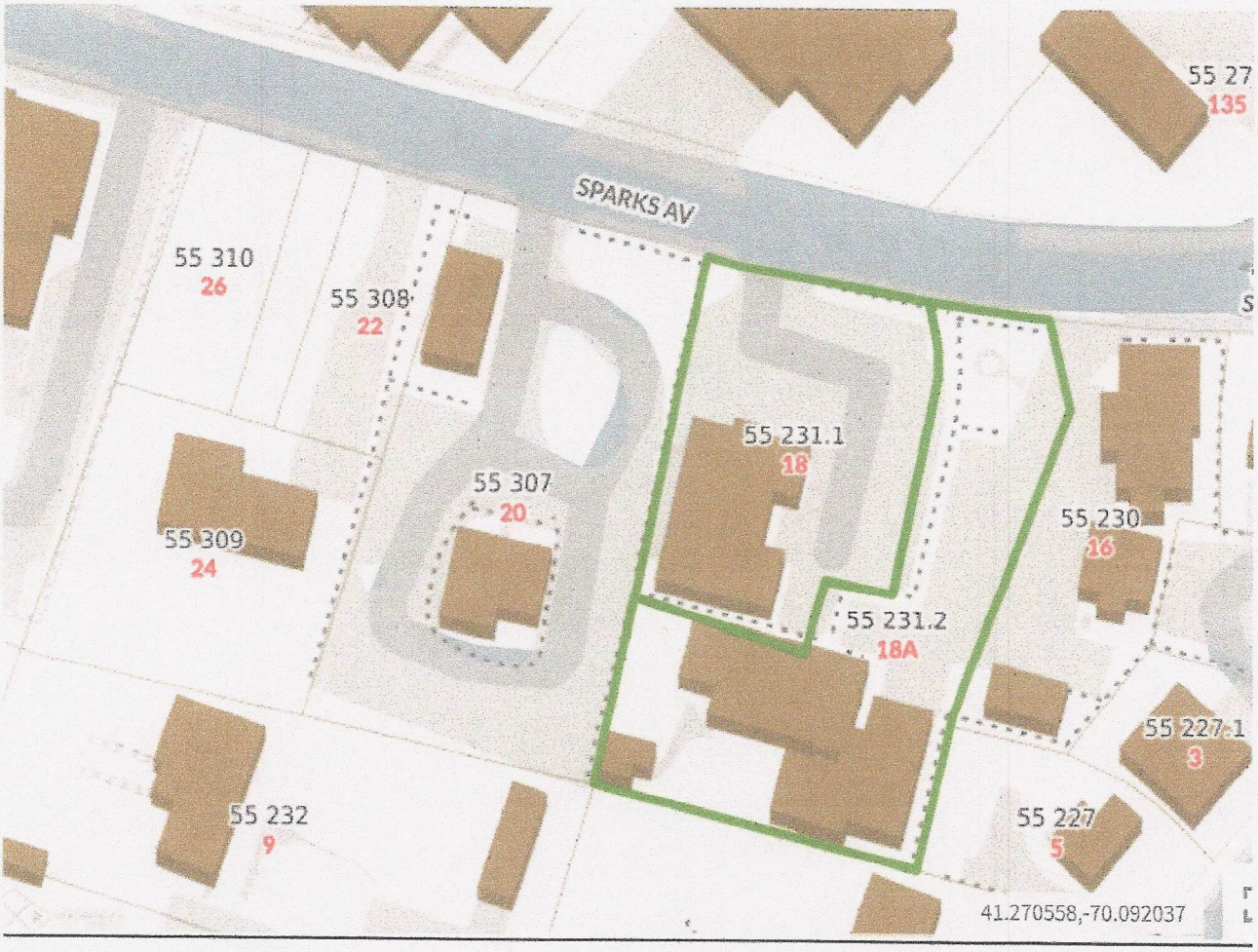
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NEW Shutters _____

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

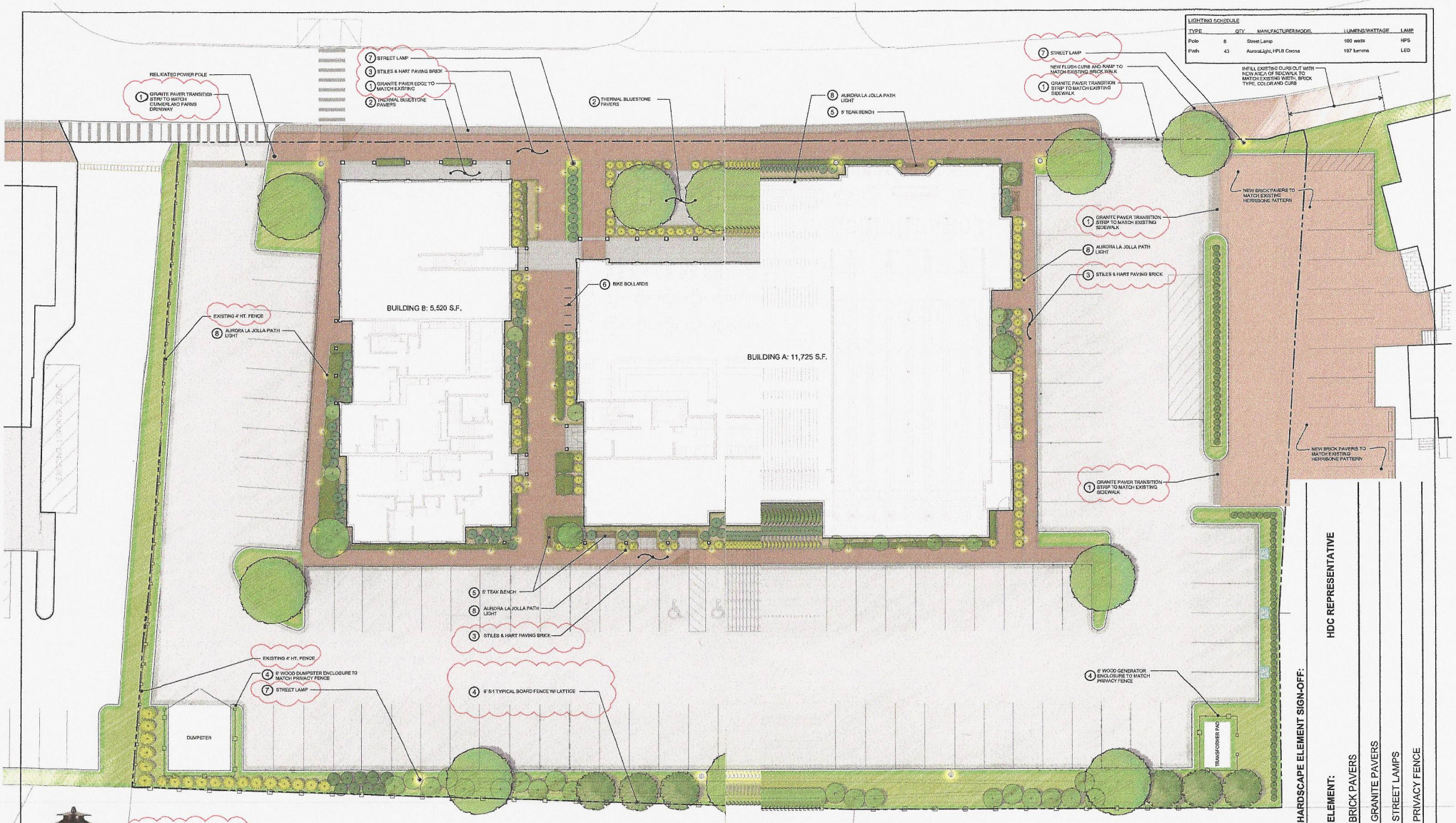
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 4/5/2023 Signature of owner of record _____ Signed under penalties of perjury

18A, 18, 20, 22, 24, 26 SPARKS AVENUE – HARDSCAPE








PATH LIGHT

8 7

STREET LAMP

6

BIKE BOLLARD

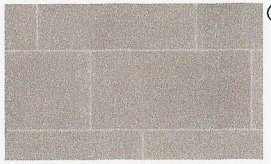

5' TEAK BENCH

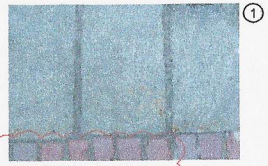
5 4

6' 5/1 BOARD FENCE W/ LATTICE

3

STILES & HART PAVING BRICK

2

THERMAL BLUESTONE PAVERS

1

GRANITE PAVER EDGE

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

HARDSCAPE SUBMISSION - Proposed

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: MAY 21, 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	4-6" 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	8'-10' BB	Full Form
TP	19	Thuja plicata 'Northern Spire'	Northern Spire Western Arborvitae	6'-7' BB	
GT	5	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust	4"-5" cal BB	

SHRUBS					
BmW	55	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 Hydrangea	#5	
HpB	22	Hydrangea paniculata 'Bobo'	Bobo Panicle Hydrangea	#5	
HpL	9	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	#5	
Ig5	16	Ilex glabra 'Gem Box'	Gem Box Ivkberry	#5	
Iv	5	Ilex verticillata 'Winter Red'	Winter Red Winterberry	3'-4' BB	
Iv5	1	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry	3'-4' BB	Male Pollinator
Lo	82	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	19	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, VINES,GROUNDCOVERS, GRASSES

PERENNIALS & VINES

ap	Astilbe ' Peach Blossom'
ab	Astilbe 'Bridal Veil'
cp	Clematis paniculata
df	Dianthus 'Firewitch'
ews	Echinacea 'White Swan'
ep	Echinacea 'Prairie Splendor'
hhr	Hemerocallis 'Happy Returns'
hpp	Heuchera 'Palace Purple'
hap	Hydrangea Climbing
pac	Penstmon 'Crazy Blue'
sbm	Salvia 'Blue Marvel'

GRASSES

hma	Hakonechloa m. 'Aureola'
peb	Pennisetum ' Burgundy Bunny'
pah	Pennisetum 'Hameln'

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING
RDA

Nitsch Engineering

LANDSCAPE SUBMISSION - Proposed

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

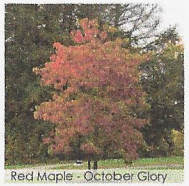
DATE: MAY 21, 2025 SCALE: 3/32" = 1'-0"

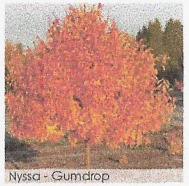
0 4 8 16 32

L002

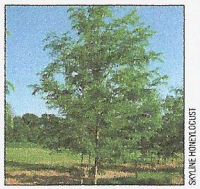
TREES:


American Sweetgum


Red Maple - October Glory


Nyssa - Gumdrop


Junior Giant Arborvitae



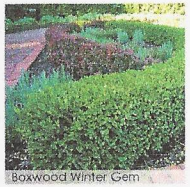

Kousa Snow Tower


Scotch Pine

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
AR	2	Acer rubrum 'October Joy'	October Glory Red Maple	4-5" cal BB	Straight Leader
CK	4	Cornus kousa 'Snow Tree'	Kousa Dogwood 'Snow Tower'	3-3.5" cal BB	Straight Leader
LS	10	Liquidambar styr. 'Slender Silouette	Slender Silouette American Sweetgum	2.5"-3" cal BB	Straight Leade:
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	18	Thuja plicata 'Northern Spire'	Northern Spire Western Arborvitae	8'-9" BB	
GT	3	Gleditsia triacanthos f. inermis 'Skyline'	Skyline Honeylocust	4"-5" cal BB	

SHRUBS:


Boxwood Winter Gem


Hydrangea - Endless Summer


Knockout Rose - Blushing Pink

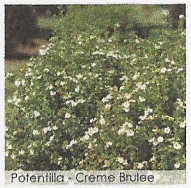

Winter Berry


Button Bush

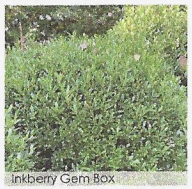

California Privet

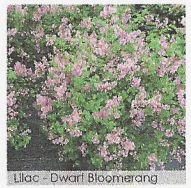

Hydrangea - Limelight

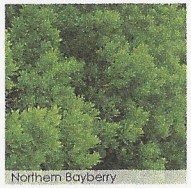

Lilac - Bloomerang


Potentilla - Creme Brulee


Hydrangea - Bobo


Inkberry Gem Box


Lilac - Dwarf Bloomerang


Northern Bayberry

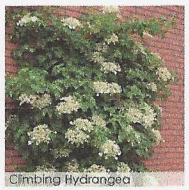
SHRUBS

BmW	65	Buxus m. 'Winter Gem'	Winter Gem Boxwood	18"-24" BB	
CaS	6	Cephalanthus occidentalis 'Sugar Shack'	Button Bush 'Sugar Shack'	#5	
Hal	19	Hydrangea arb. 'Invincibelle Wee White'	Invincibelle Wee White Hydrangea	#5	
Hm	18	Hydrangea macro. 'All Summer Beauty'	All Summer Beauty Hydrangea	#5	
HpB	22	Hydrangea paniculata 'Bobo'	Bobo Panicle Hydrangea	#5	
Hpl	9	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	#5	
IgG	16	Ilex glabra 'Gem Box'	Gem Box Inkberry	#5	
Iv	5	Ilex verticillata 'Winter Red'	Winter Red Winterberry	3'-4' BB	
IvS	1	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry	3'-4'BB	Male Pollinator
Lo	82	Ligustrum ovalifolium	California Privet	5'-6' BB	
My	10	Myrica pensylvanica	Northern Bayberry	3'-4' BB	
Pf	18	Potentilla fruticosa ' 'Creme Brulee'	Potentilla 'Creme Brulee'	#3	
Rk	16	Rosa 'Knockout ' Blushing'	Blushing Knockout Rose	#3	
So	3	Syringa 'Bloomerang'	Bloomerang Lilac	3'-4' BB	
SoD	14	Syringa 'Bloomerang Dwf Pink'	Lilac, Dwarf Pink Bloomerang	#7	

PERENNIALS:


Anemone - Jordan White

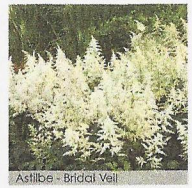

Astilbe - Peach Blossum

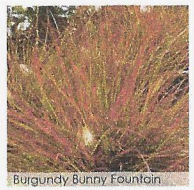

Climbing Hydrangea

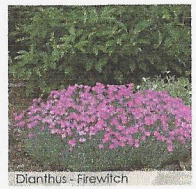

Dwarf Foutain Grass


Heuchera - Palace Purple


Salvia - Blue Marvel


Astilbe - Bridal Veil


Burgundy Bunny Fountain


Dianthus - Firewitch

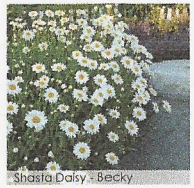

Anemone - September


Autumn Clematis


Dayilly - Happy Returns


Echinacea - Prairie Splendor


Japanese Forest Grass


Shasta Daisy - Becky


Echinacea - White Swan


Peroforskia - Crazy Blue

PERENNIALS, VINES /GROUNDCOVER/GRASSES

PERENNIALS & VINES	
ab	Astilbe ' Peach Blossom'
ab	Astilbe 'Bridal Veil'
cp	Clematis paniculata
df	Dianthus 'Firewitch'
ews	Echinacea 'White Swa.'
ep	Echinacea 'Prairie Splendor'
hhr	Hemerocallis 'Happy Returns'
hpp	Heuchera 'Palace Purple'
hap	Hydrangea Climbing
pac	Perofskia 'Crazy Blue'
sbm	Salva 'Blue Marvel'
GRASSES	
hms	Helenechtica m. 'Aurea'
pab	Pennesetum ' Burgundybunny'
pah	Pennisetum 'Hamelin'

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING
RDA

LANDSCAPE SUBMISSION - Proposed
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
DATE: MAY 21, 2025 SCALE: 3/32" = 1'-0"

LANDSCAPE ELEMENT SIGN-OFF:

ELEMENT: REPLACE RED OAK (QR) W/ SKYLINE HONEYLOCUST (GT)

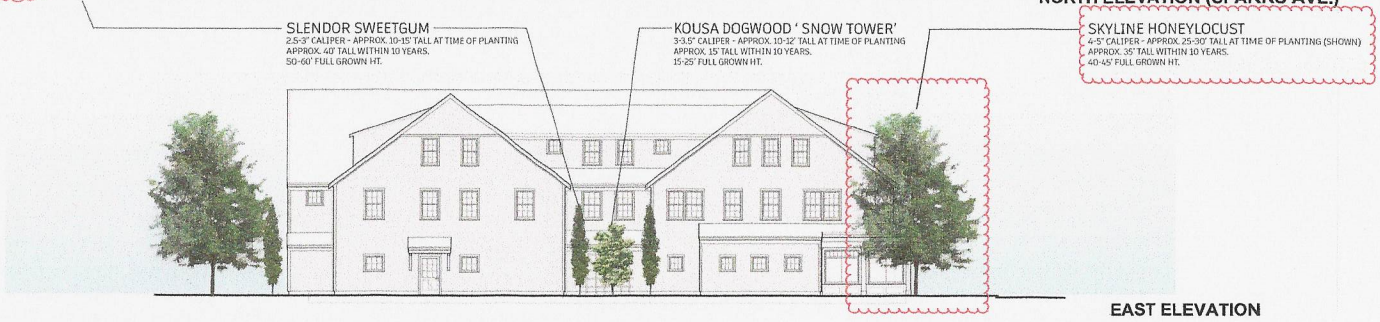
HDC REPRESENTATIVE

0 4 8 16 32

L003



NORTH ELEVATION (SPARKS AVE.)



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

LANDSCAPE ELEMENT SIGN-OFF:

HDC REPRESENTATIVE

ELEMENT:

REPLACE RED OAK (QR)
W/ SKYLINE HONEYLOCUST (GT)

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

LANDSCAPE SUBMISSION - Proposed

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: MAY 21, 2025 SCALE: NTS

0 4 8 16 32

L004

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: 05/08/2025
\	Address & HDC Case Number (ie HDC2020-05-0265): 7 Folger Lane
\	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.) SEE REVISIONS BUBBLED ON SHEET
\	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
\	One set reduced plans: 8 ½ x11
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	Submit documents to PLUS at 2 Fairgrounds Road
\	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: S.SAVAGE ON BEHALF OF WAPD Date: 7/25/2024

WORKSHOP/APD

—
39 West 38th Street, 7th Floor
New York, NY 10018
212 273 9712
—
workshopapd.com

HDC MEETING MINUTES

V. 2025.03.19

Meeting Date: May 06, 2025
Property: 7 Folger Ln
Nantucket, MA 02554

HDC Meeting Minutes
HDC Case No.

7 Folger Ln – Pergola

Adoption of Agenda:

- **Motion to Revise and Review** (Made By: Abby)
- Vote: Carried 5-0
- Sitting Board:
    - Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod
    - Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

WLF PERGOLA

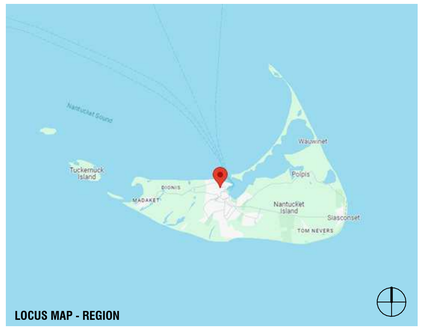
HDC REVISION

7 FOLGER LANE
NANTUCKET, MA 02554
05/08/2025

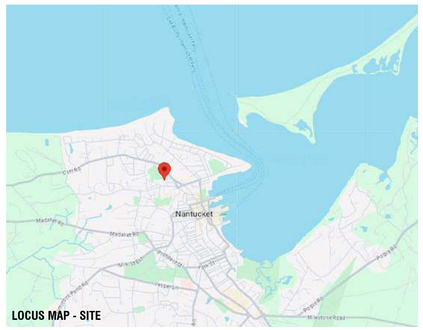
PERSPECTIVE VIEW

3D VIEW SHOWN FOR REFERENCE ONLY





LOCUS MAP - REGION



LOCUS MAP - SITE



LOCUS MAP - SITE

DRAWING INDEX

SHEET NUMBER	SHEET NAME	03/24/2025 - HDC SUBMISSION	05/08/2025 - HDC REVISION
HDC			
HDC-00	TITLE SHEET	•	•
HDC-01	EXISTING CONDITIONS	•	•
HDC-02	EXISTING SURVEY	•	•
HDC-03	SITE PLAN	•	•
HDC-04	EXISTING CONDITIONS	•	•
HDC-05	PERGOLA ELEVATIONS	•	•
HDC-06	PERGOLA PLANS	•	•

ZONING INFORMATION

Map / Parcel	42.4.4/33.3, Lot 3 & 4
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	31,758 SF
Allowable G.C.	40%
Max. G.C.	12,793 SF
Exisiting House G.C.	2,517 SF
Proposed Main House G.C.	2,668 SF
Proposed Garage G.C	672 SF
Total Proposed G.C.	3,340 SF

EXTERIOR COLORS

	SASH	TRIM
EXISTING COLORS	WHITE	WHITE
PROPOSED COLORS	COBBLESTONE	COBBLESTONE

WLF
PERGOLA

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th street, 6th Fl
New York, NY 10018
T: (646) 912-9867

MEP ENGINEER

--
--

SURVEYOR

BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION
2	05/08/2025	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	03/24/25
SCALE:	As indicated
PROJ. NO.	323029

TITLE SHEET

HDC-00

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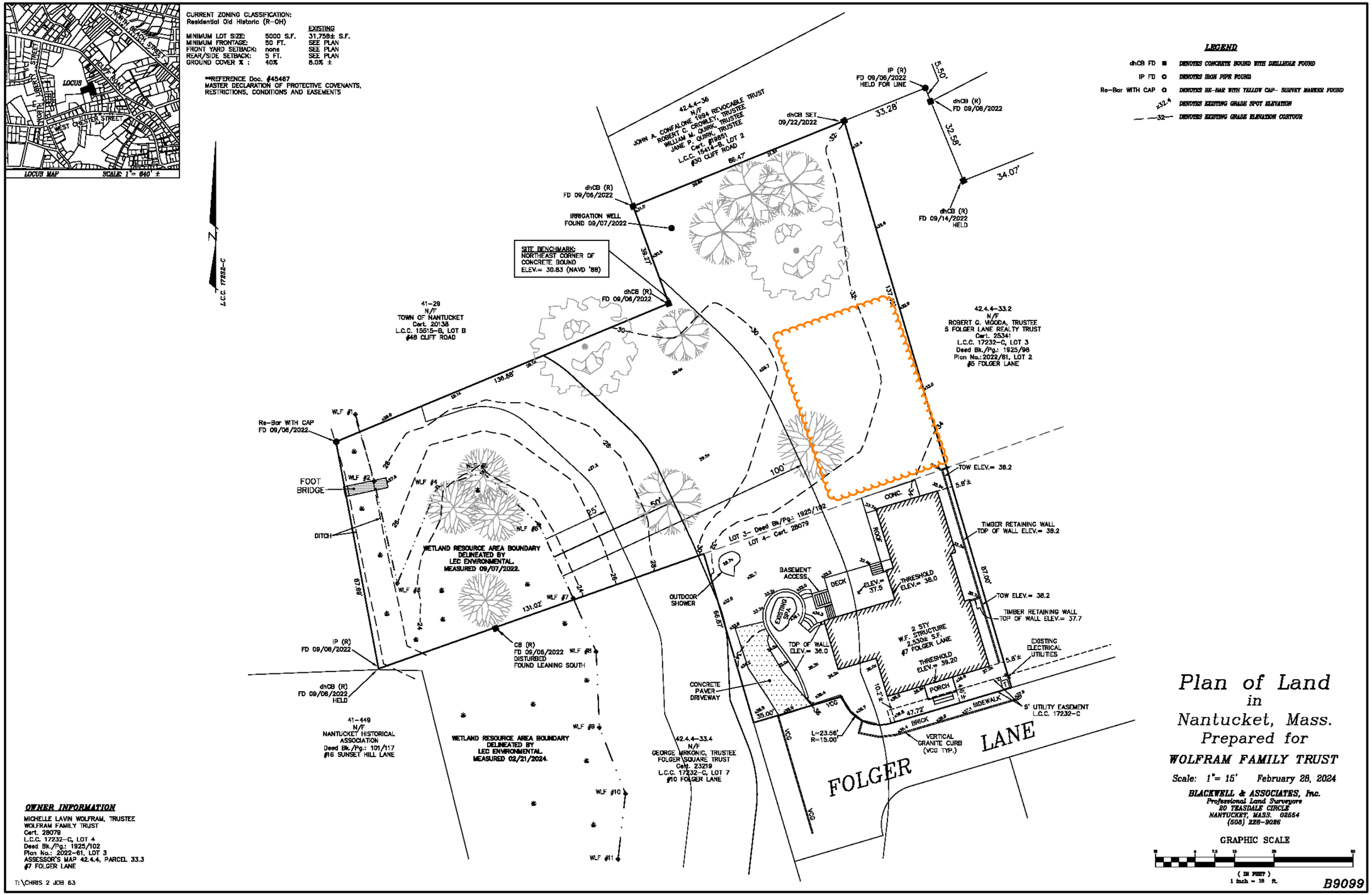

1 EXISTING CONDITIONS SURVEY (PERGOLA)
NTS

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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EXISTING SURVEY

HDC-02

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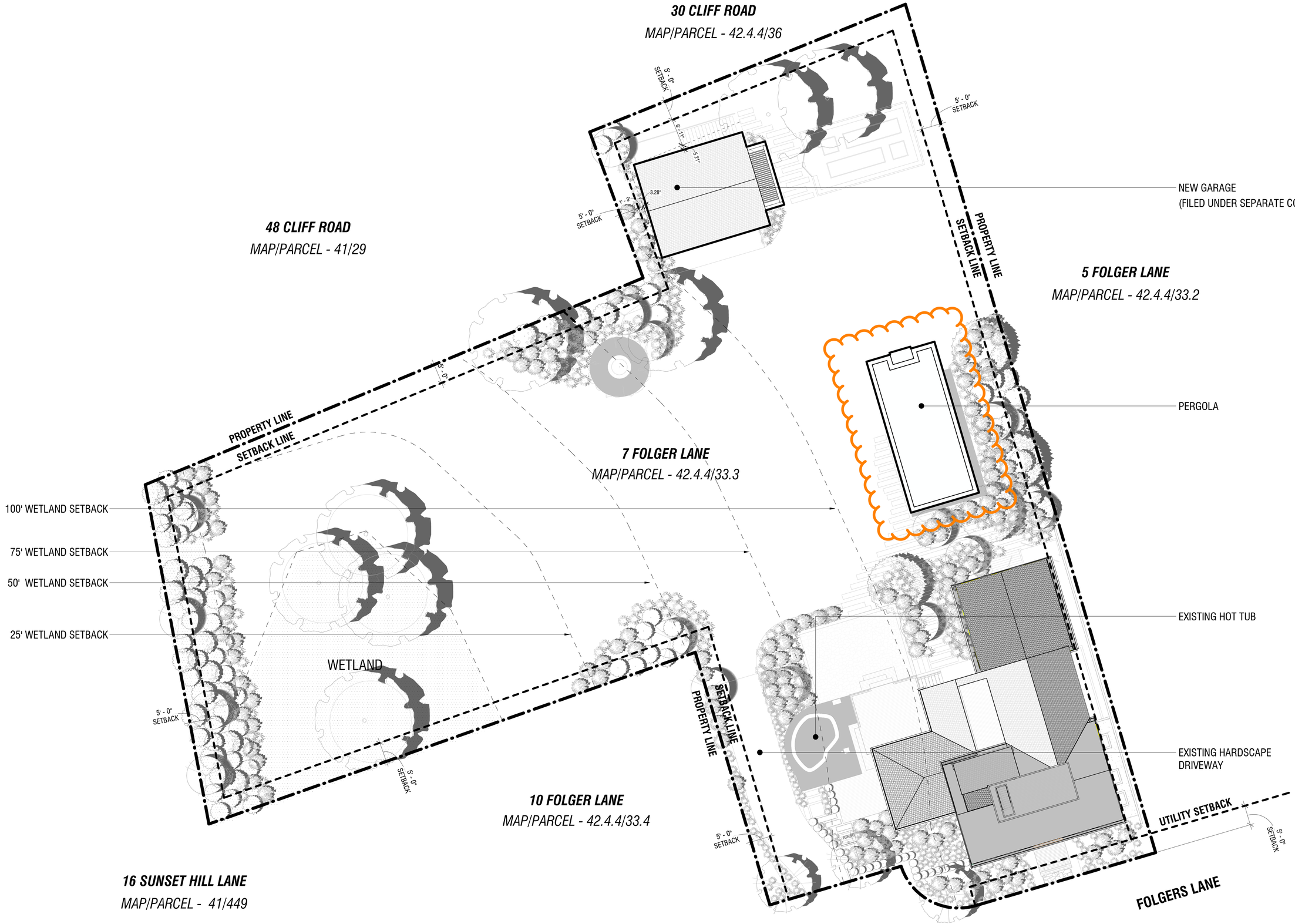

1 **SITE PLAN**
3/32" = 1'-0"

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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SITE PLAN

HDC-03

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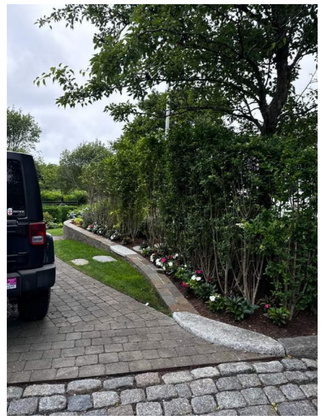
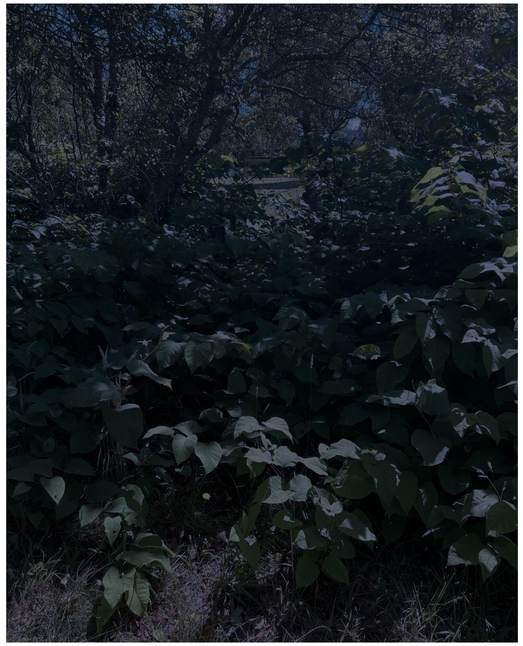
AERIAL VIEW



A. VIEW FROM END OF FOLGER LANE (PUBLIC WAY)
STRUCTURES ARE NOT VISIBLE FROM PUBLIC WAY



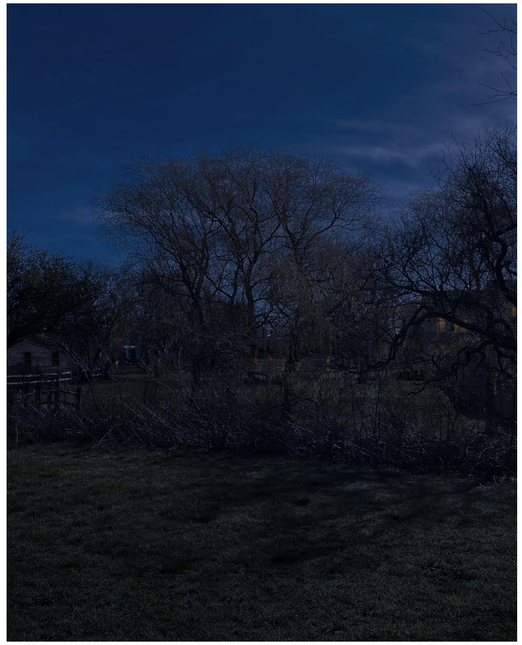
B. VIEW FROM COFFIN PARK (WITH FOLIAGE) **DAYTIME**



B. VIEW FROM COFFIN PARK (WITH FOLIAGE) **NIGHTTIME**



C. VIEW FROM COFFIN PARK (WITHOUT FOLIAGE) **DAYTIME**



C. VIEW FROM COFFIN PARK (WITHOUT FOLIAGE) **NIGHTTIME**

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION
2	05/08/2025	HDC REVISION

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DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	03/24/25
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-04

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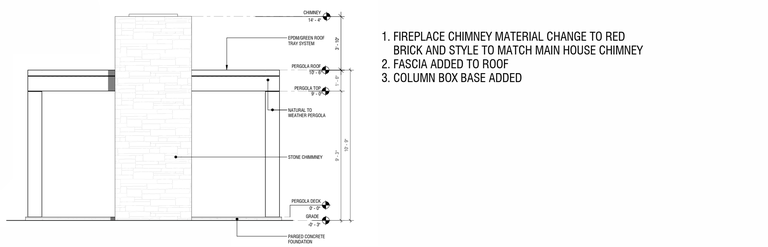
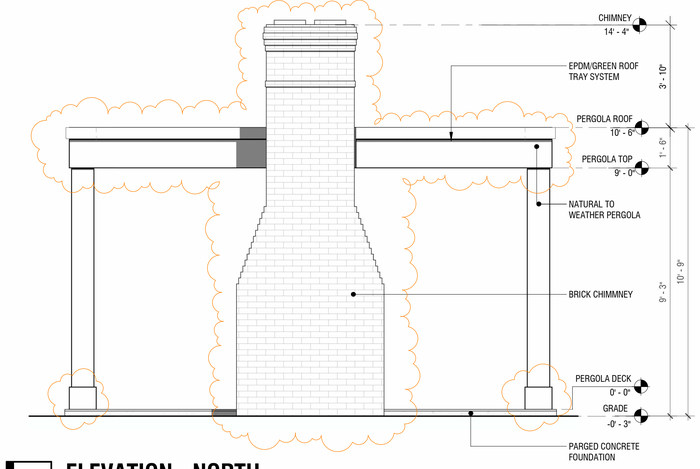
HDC SUBMISSION FOR PERGOLA - 03/24/2025



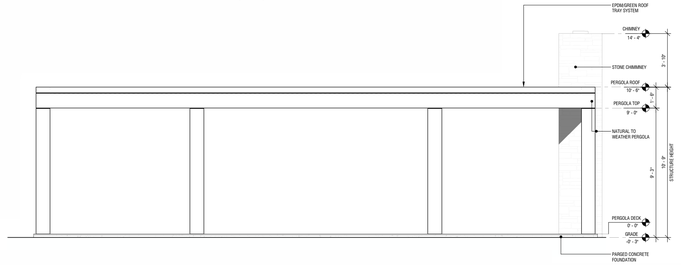
1. FIREPLACE CHIMNEY MATERIAL CHANGE TO RED BRICK AND STYLE TO MATCH MAIN HOUSE CHIMNEY
2. FASCIA ADDED TO ROOF
3. COLUMN BOX BASE ADDED



2 ELEVATION - NORTH

3/8" = 1'-0"

HDC SUBMISSION FOR PERGOLA - 03/24/2025



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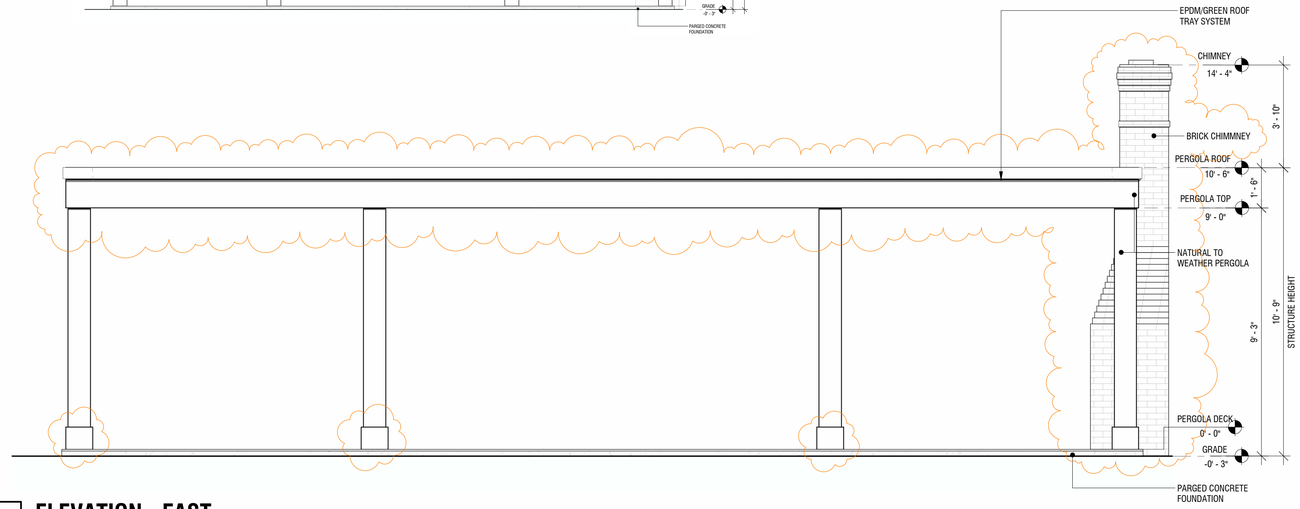
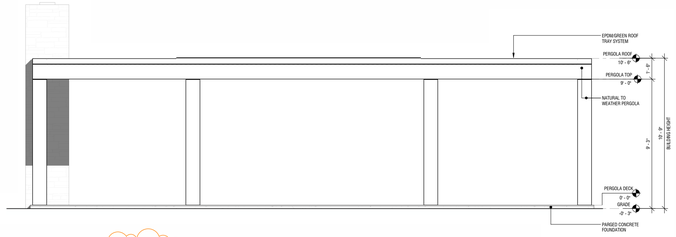


1 ELEVATION - EAST

3/8" = 1'-0"

HDC SUBMISSION FOR PERGOLA - 03/24/2025



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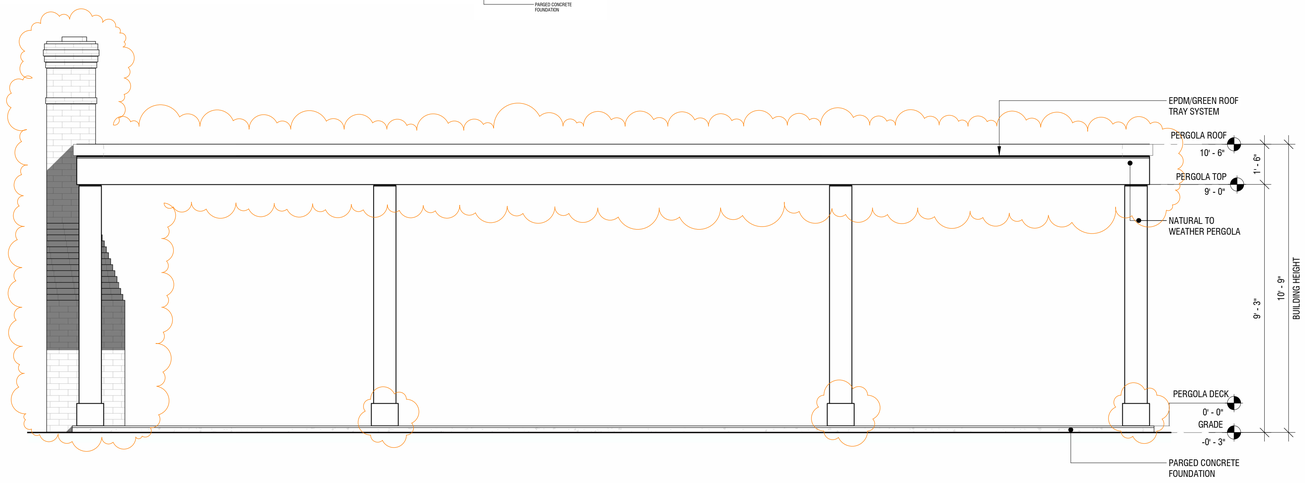
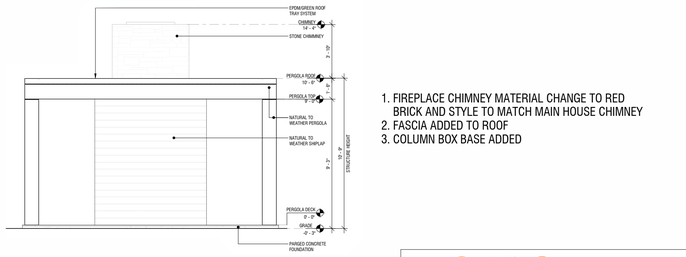


4 ELEVATION - WEST

3/8" = 1'-0"

HDC SUBMISSION FOR PERGOLA - 03/24/2025



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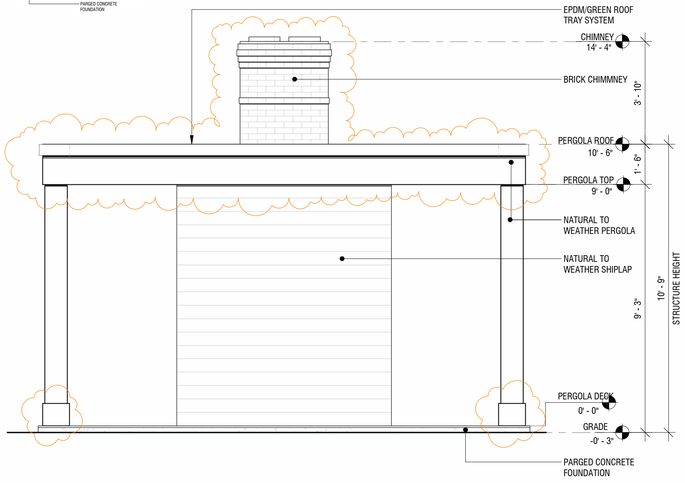

3 ELEVATION - SOUTH

3/8" = 1'-0"

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

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REVISIONS

	05/08/2025	HDC REVISION

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION
2	05/08/2025	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	03/24/25
SCALE:	3/8" = 1'-0"
PROJ. NO.	323029

PERGOLA ELEVATIONS

HDC-05

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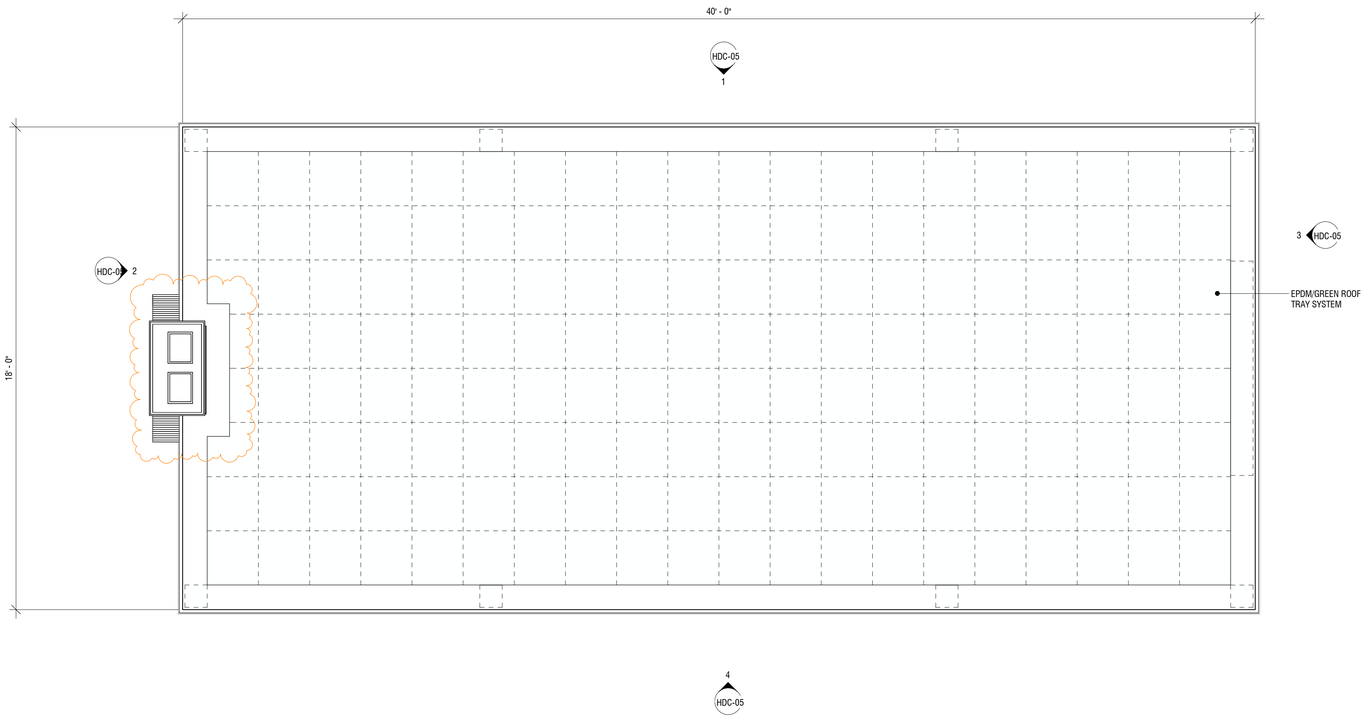
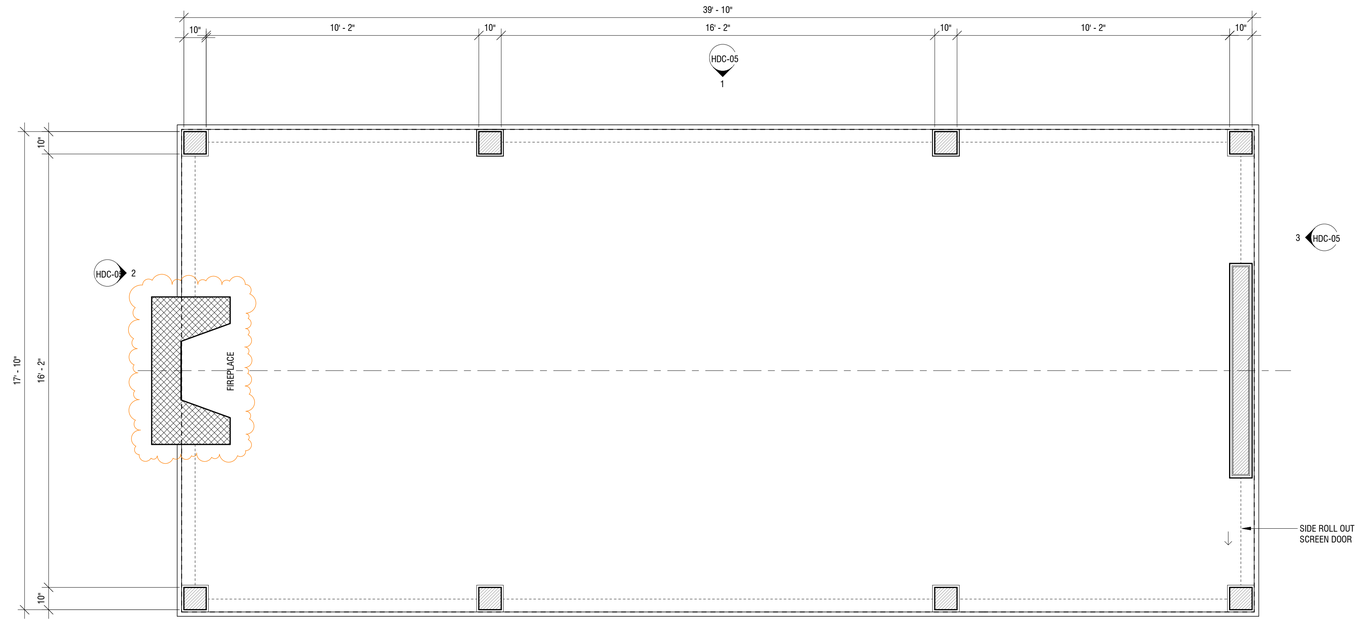
EPDM/GREEN ROOF TRAY SYSTEM
FOR REFERENCE



2 PERGOLA ROOF
3/8" = 1'-0"



1 PERGOLA PLAN
3/8" = 1'-0"

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MAIN HOUSE

7 FOLGER LANE
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REVISIONS

	05/08/2025	HDC REVISION

SIGN & SEAL

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PERGOLA PLANS

HDC-06

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ADDRESS: 11 Pleasant

11P - GARAGE

DATE HEARD: 5/6/2025

SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be included with your Old Business Submission.

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

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 5/8/25 via fedex
	Address & HDC Case Number (ie HDC2020-05-0265): not available yet
	Copy of Minutes (application item circled) not available yet
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

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Signature: _____ Date: 5/7/25

HDC REVISION 1

ISSUED: MAY 7, 2025

studioPPARK
architecture + design

CONTEXT PHOTOS



EAST FACADE FACING PLEASANT ST



N.E. CORNER FROM PLEASANT ST



S.E. CORNER FROM PLEASANT ST



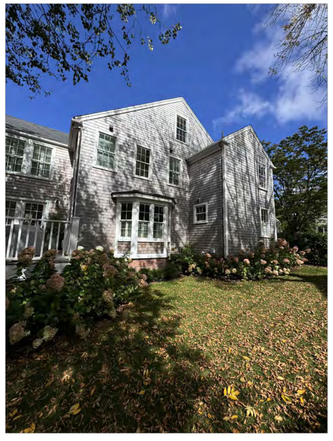
S.W. CORNER FROM STARBUCK CT



SIDE YARD AND SOUTH FACADE



SIDE YARD AND SOUTH FACADE

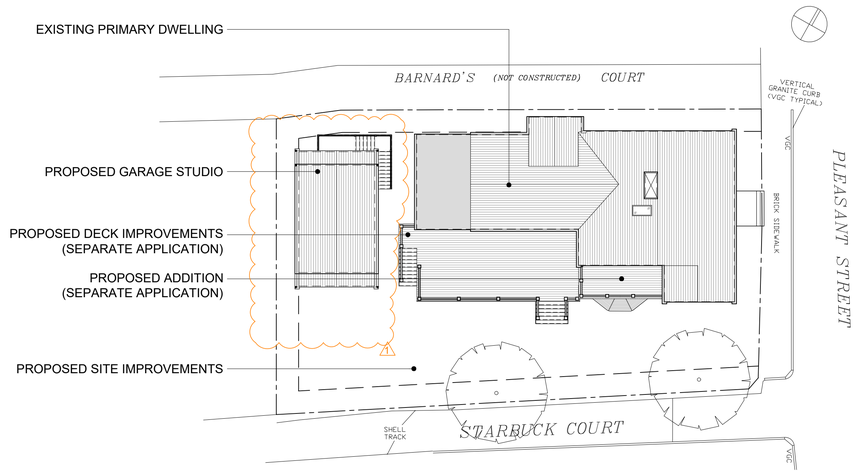


SOUTH FACADE

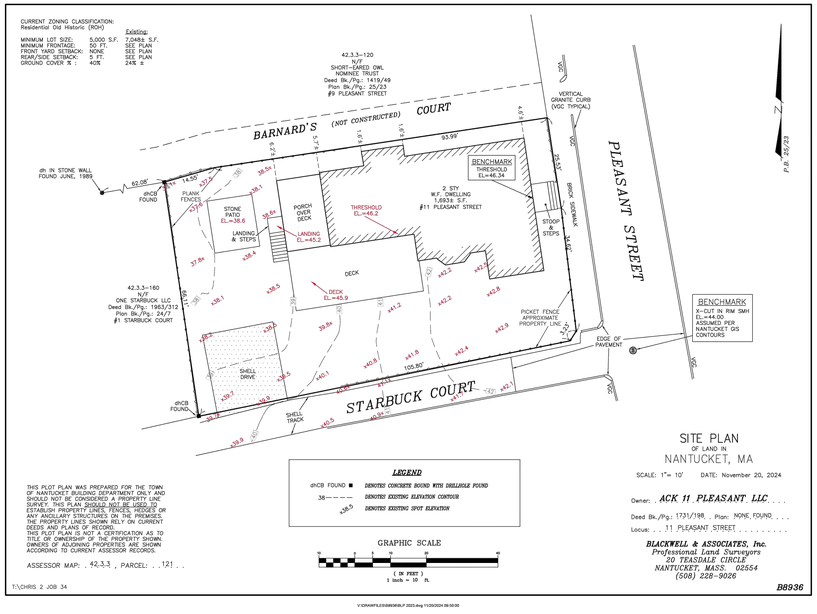


REAR YARD AND WEST FACADE

PROPOSED SITE PLAN - N.T.S.



EXISTING SURVEY - N.T.S.



LIST OF DRAWINGS

ARCHITECTURAL

T100	COVER SHEET
A100	FLOOR PLANS
A200	EXTERIOR ELEVATIONS

ZONING INFORMATION

PARCEL ID	42.3.3 121	
LOT ZONING	ROH	
FRONT YARD SETBACK	0'-0"	
SIDE / REAR YARD SETBACKS	5'-0"	
MINIMUM FRONTAGE	50'-0"	
MAX. BUILDING HEIGHT	30'-0"	
MINIMUM LOT SIZE	5,000 SF	
ACTUAL LOT SIZE	7,124 SF	
GROUND COVER	ALLOWABLE:	2,849 SF
	EXISTING:	1,681 SF
	PROPOSED NEW:	510 SF
	PROPOSED TOTAL:	2,191 SF

GIS LOCUS MAP - N.T.S.

Town and County of Nantucket, MA July 23, 2024



Property Information

Property ID 10066
Location 11 PLEASANT ST
Owner ACK 11 PLEASANT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 06/04/2024
Data updated Jan. 2021

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

11P
GARAGE STUDIO

11 PLEASANT ST
NANTUCKET, MA 02554

OWNER

ACK 11 PLEASANT LLC
11 PLEASANT ST
NANTUCKET, MA 02554

DESIGNER

STUDIO PPARK

JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

CONTRACTOR

SEAL

PROJECT DATA

MAP AND PARCEL 42.3.3 121

ISSUE

⚠ 25_0507 - HDC REVISION 1
25_0214 - ISSUED FOR HDC APPROVAL

COVER SHEET

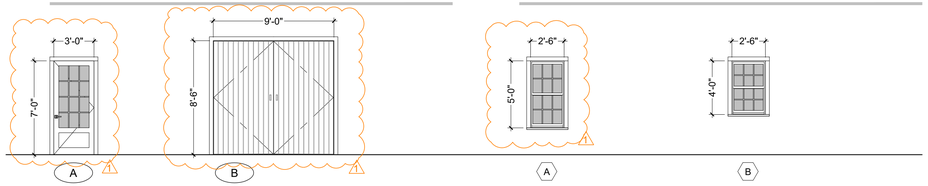
T100

NO:

GENERAL LEGEND

- DETAIL
- EXTERIOR ELEVATION (1/A200)
- INTERIOR ELEVATION
- ROOM DESIGNATION (NAME / ##)
- POCKET DOOR
- NEW PARTITIONS OR WALL FURRING
- MASONRY
- DOOR DESIGNATION SEE SCHEDULE (XX)
- WINDOW DESIGNATION (22)
- COMBINED SMOKE/ CO DETECTOR, SEE NOTES (SM)
- REVISION (1)
- SWINGING DOOR
- ELECTRICAL PANEL (EP.)
- NO WORK IN THIS AREA
- EXISTING TO BE REMOVED

DOOR TYPES



TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM

TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM

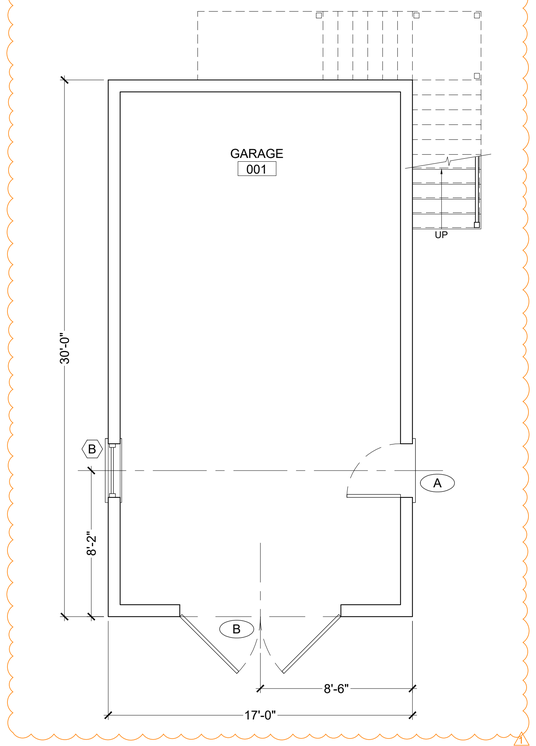
NOTES:
1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED
2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC...

WINDOW TYPES

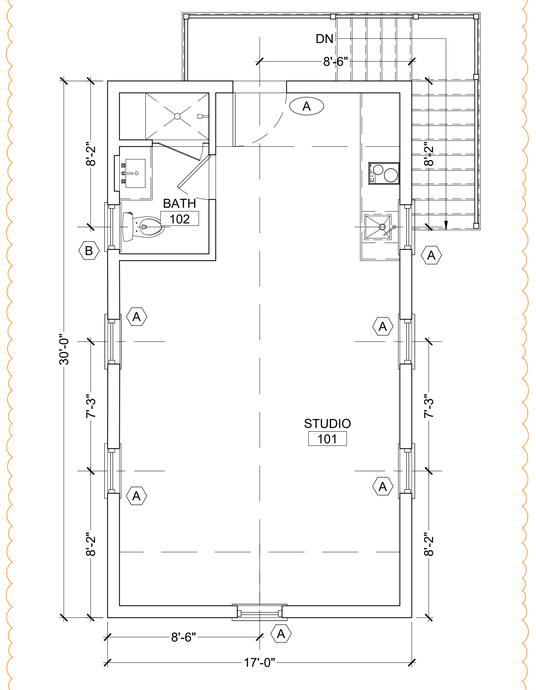
TYPE: 6/6 LITE
FINISH: WHITE
ACTION: D.HUNG
MFGR: GREEN MOUNTAIN SDL

TYPE: 6/6 LITE
FINISH: WHITE
ACTION: D.HUNG
MFGR: GREEN MOUNTAIN SDL

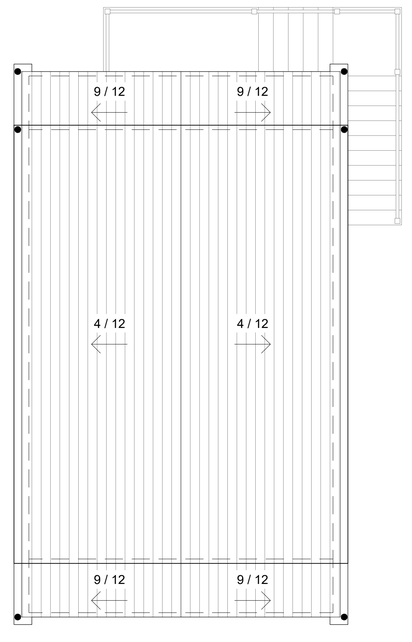
NOTES:
1. ALL WINDOWS TO BE SIMULATED DIVIDED LITE
2. ALL WINDOWS DIMENSIONED TO CENTER LINE
3. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL
4. FLASH AS PER MFGR'S SPECS.
5. TEMPER WINDOWS AS REQ. BY BODE
6. EXTERIOR FINISH: WHITE
7. INTERIOR FINISH: WHITE
8. ALL WINDOWS AND DOORS SPECIFIED IN THE OHD SUBJECT TO THE DISCRETION OF THE HDC



01 PROPOSED GROUND FLOOR PLAN
SCALE: **1/4" = 1'-0"**



02 PROPOSED FIRST FLOOR PLAN
SCALE: **1/4" = 1'-0"**



03 PROPOSED ROOF PLAN
SCALE: **1/4" = 1'-0"**

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architecture + design

11P
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MAP AND PARCEL 42.3.3 121

ISSUE

1 25_0507 - HDC REVISION 1
25_0214 - ISSUED FOR HDC APPROVAL

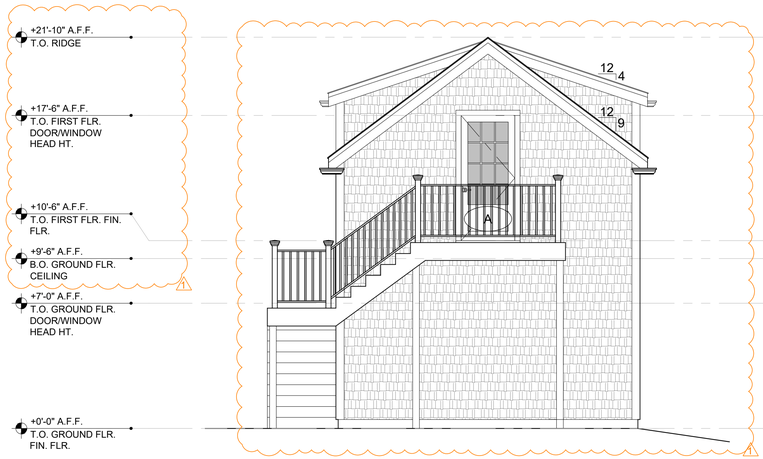
FLOOR PLANS

A100

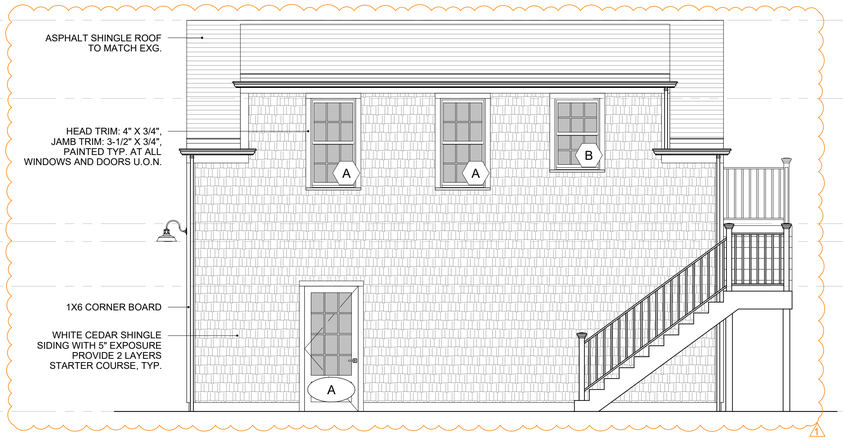
NO:

HDC REVISIONS TO PREVIOUS REVIEW:

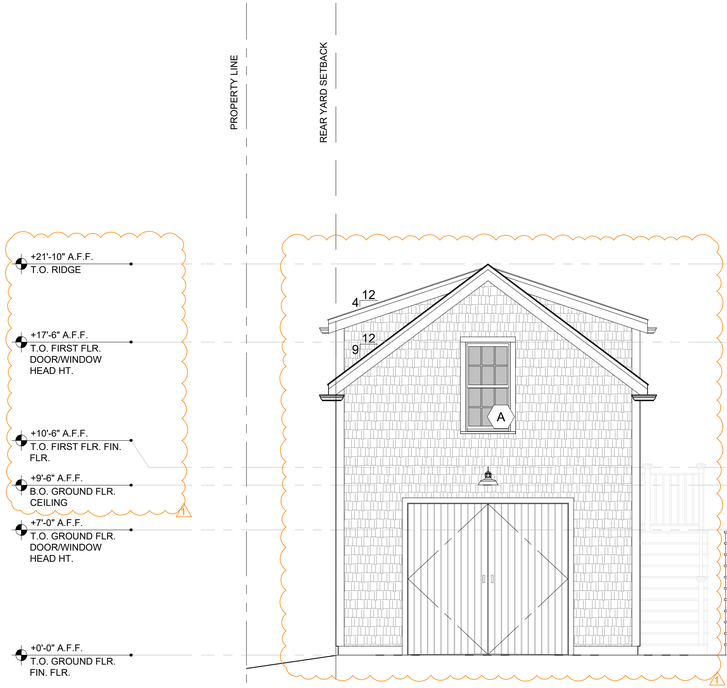
1. TYPICAL REVISION: BRIDGE CONNECTION TO MAIN HOUSE HAS BEEN OMITTED.
2. TYPICAL REVISION: ROOF LINE REVISED TO PROVIDE DORMERS.
3. TYPICAL REVISION: OVERALL BUILDING HEIGHT (RIDGE HEIGHT) REDUCED BY 41.75".
4. TYPICAL REVISION: FIRST FLOOR FIN. FLR. LOWERED BY 6".
5. EAST ELEVATION: QTY. 1 WINDOW (TYPE B) REMOVED ON GROUND FLOOR LEVEL.
6. WEST ELEVATION: QTY. 1 WINDOW (TYPE B) REMOVED ON GROUND FLOOR LEVEL.
7. SOUTH ELEVATION: GARAGE DOOR STYLE REVISED.
8. EAST ELEVATION: ALL WINDOWS ON THE FIRST FLOOR LEVEL HAVE BEEN REPOSITIONED.
9. WEST ELEVATION: ALL WINDOWS ON THE FIRST FLOOR LEVEL HAVE BEEN REPOSITIONED.
10. SOUTH ELEVATION: LIGHT FIXTURE ADDED ABOVE THE GARAGE DOOR.
11. SOUTH ELEVATION: QTY. 1 WINDOW (TYPE A) REMOVED ON FIRST FLOOR LEVEL.
12. TYPICAL REVISION: CIRCULATION VIA STAIRS REVISED TO THE NORTH AND EAST ELEVATIONS.
13. EAST ELEVATION: QTY. 1 EXTERIOR DOOR (TYPE A) REMOVED ON FIRST FLOOR LEVEL.
14. NORTH ELEVATION: QTY. 1 WINDOW (TYPE A) REPLACED WITH QTY. 1 EXTERIOR DOOR (TYPE A).
15. TYPICAL REVISION: WINDOW MFGR.'S REVISED TO MATCH EXG.



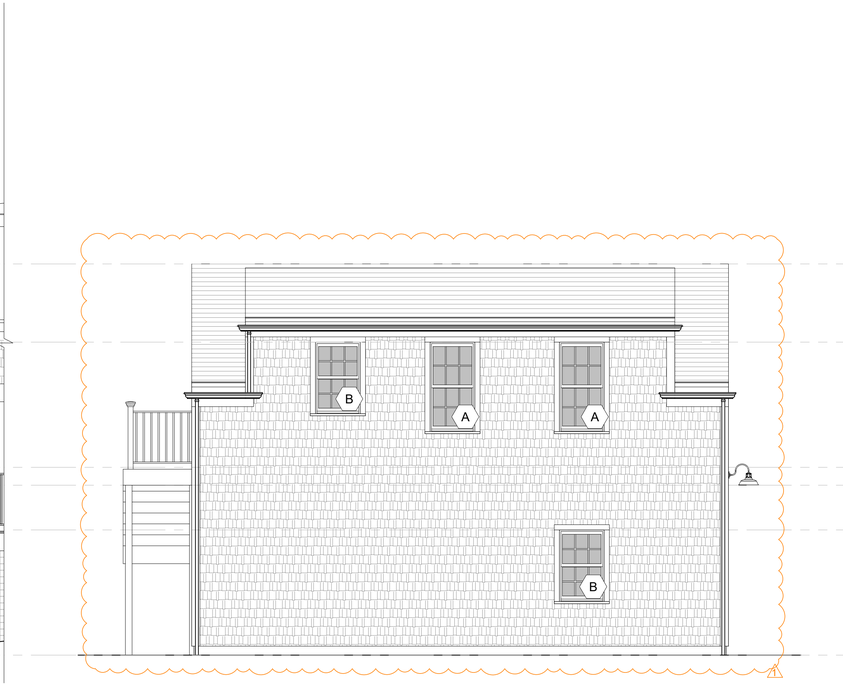
01 PROPOSED EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



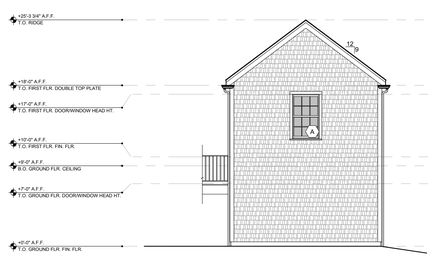
02 PROPOSED EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"



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



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



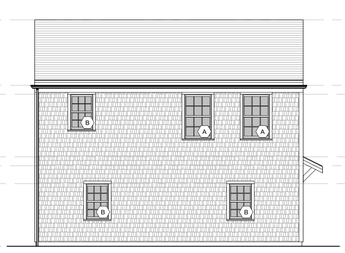
05 PREVIOUSLY REVIEWED EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



06 PREVIOUSLY REVIEWED EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



07 PREVIOUSLY REVIEWED EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



08 PREVIOUSLY REVIEWED EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

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11P
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MAP AND PARCEL 42.3.3 121

ISSUE

25_0507 - HDC REVISION 1
25_0214 - ISSUED FOR HDC APPROVAL

EXTERIOR ELEVATIONS

A200

NO:

ADDRESS: 11 Pleasant

11P - ADDITION

DATE HEARD: 5/6/2025

SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 5/8/25 via fedex
	Address & HDC Case Number (ie HDC2020-05-0265): not available yet
	Copy of Minutes (application item circled) not available yet
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 5/7/25

HDC REVISION 1

ISSUED: MAY 7, 2025

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architecture + design

CONTEXT PHOTOS



EAST FACADE FACING PLEASANT ST



N.E. CORNER FROM PLEASANT ST



S.E. CORNER FROM PLEASANT ST



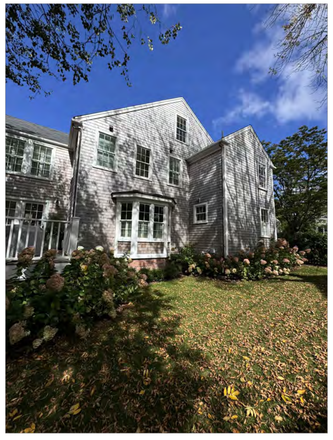
S.W. CORNER FROM STARBUCK CT



SIDE YARD AND SOUTH FACADE



SIDE YARD AND SOUTH FACADE

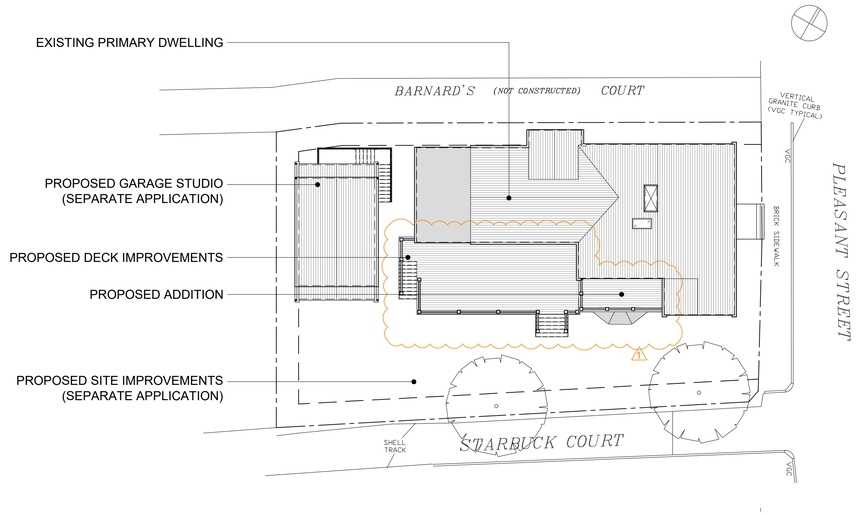


SOUTH FACADE

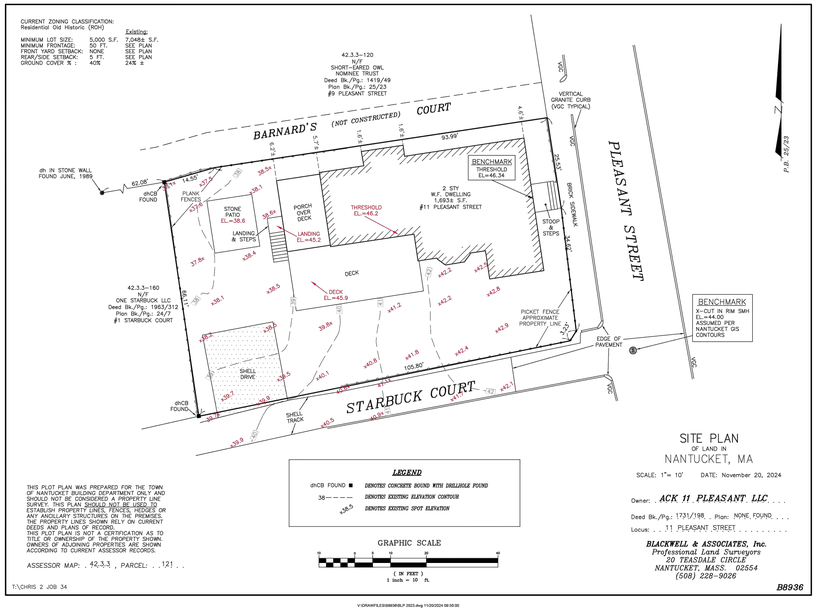


REAR YARD AND WEST FACADE

PROPOSED SITE PLAN - N.T.S.



EXISTING SURVEY - N.T.S.



LIST OF DRAWINGS

ARCHITECTURAL

T100	COVER SHEET
A100	FLOOR PLANS
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS

ZONING INFORMATION

PARCEL ID	42.3.3 121	
LOT ZONING	ROH	
FRONT YARD SETBACK	0'-0"	
SIDE / REAR YARD SETBACKS	5'-0"	
MINIMUM FRONTAGE	50'-0"	
MAX. BUILDING HEIGHT	30'-0"	
MINIMUM LOT SIZE	5,000 SF	
ACTUAL LOT SIZE	7,124 SF	
GROUND COVER	ALLOWABLE:	2,849 SF
	EXISTING:	1,681 SF
	PROPOSED NEW:	138 SF
	PROPOSED TOTAL:	1,819 SF

GIS LOCUS MAP - N.T.S.

Town and County of Nantucket, MA — July 23, 2024



Property Information

Property ID 10066
Location 11 PLEASANT ST
Owner ACK 11 PLEASANT LLC

MAP FOR REFERENCE ONLY
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Geometry updated 06/04/2024
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ADDITION

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NANTUCKET, MA 02554

OWNER

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11 PLEASANT ST
NANTUCKET, MA 02554

DESIGNER

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ISSUE

⚠ 25_0507 - HDC REVISION 1
25_0214 - ISSUED FOR HDC APPROVAL

COVER SHEET

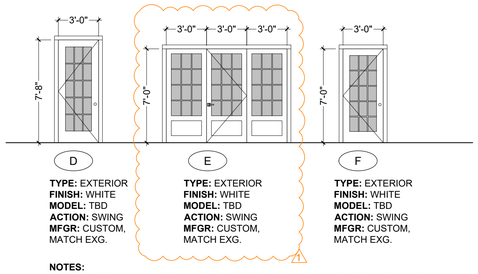
T100

NO:

GENERAL LEGEND

- DETAIL
- EXTERIOR ELEVATION (1/A200)
- INTERIOR ELEVATION
- NAME / ## — ROOM DESIGNATION
- POCKET DOOR
- NEW PARTITIONS OR WALL FURRING
- MASONRY
- XX — DOOR DESIGNATION SEE SCHEDULE
- 22 — WINDOW DESIGNATION
- SM — COMBINED SMOKE/ CO DETECTOR, SEE NOTES
- 1 — REVISION
- SWINGING DOOR
- EP. — ELECTRICAL PANEL
- NO WORK IN THIS AREA
- EXISTING TO BE REMOVED

DOOR TYPES

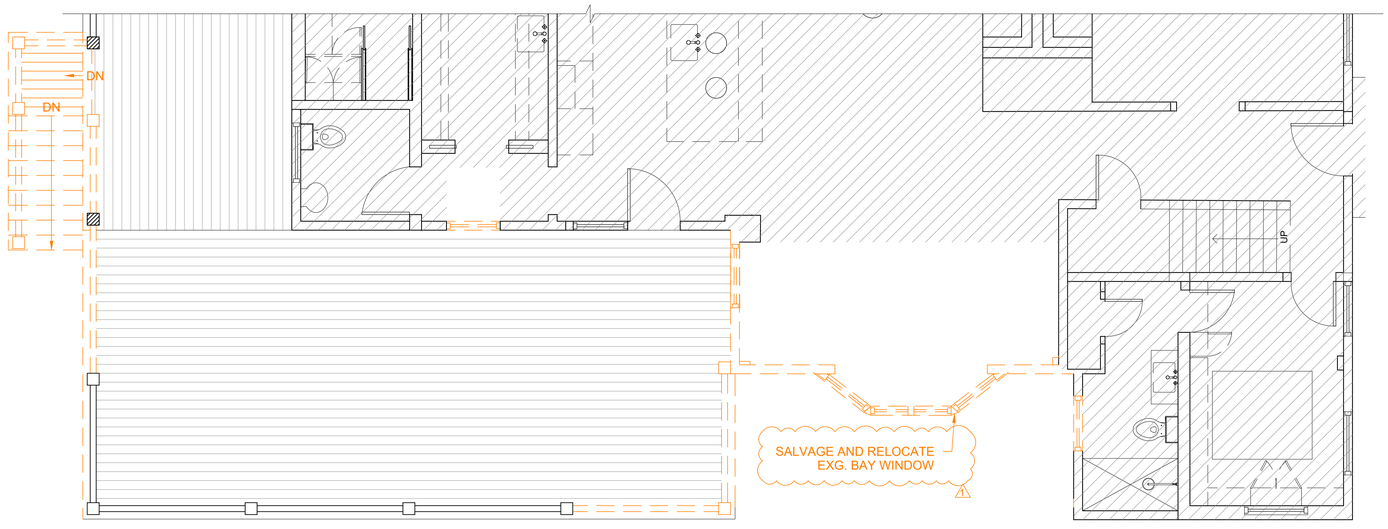


D
TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM, MATCH EXG.

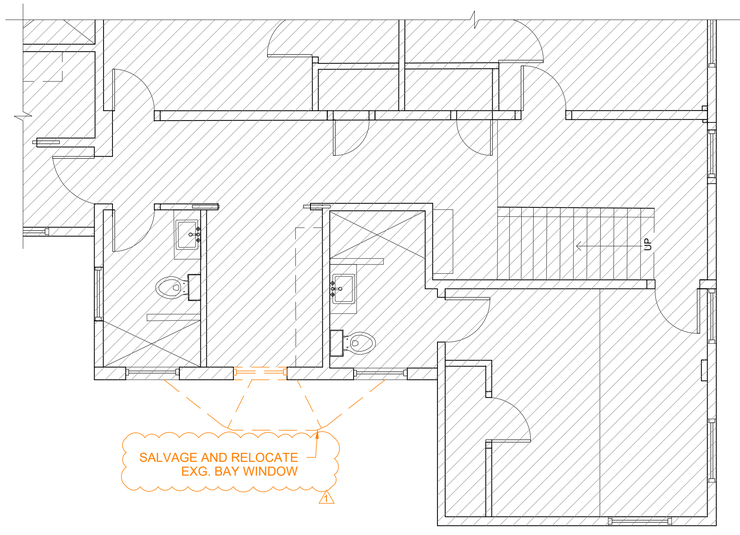
E
TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM, MATCH EXG.

F
TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM, MATCH EXG.

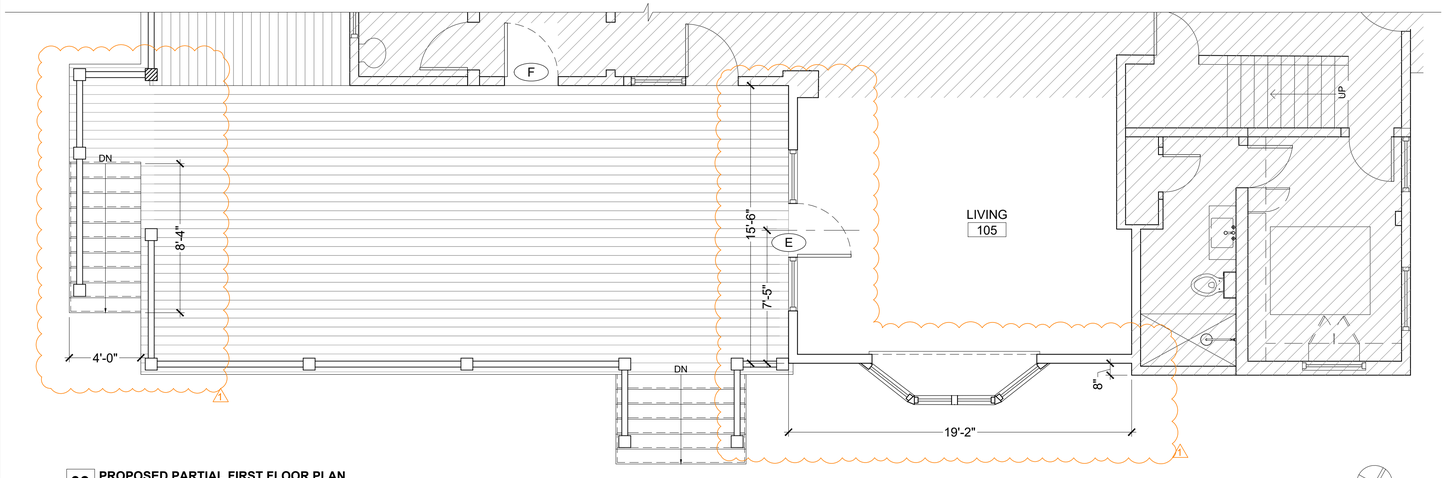
NOTES:
1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED
2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC...



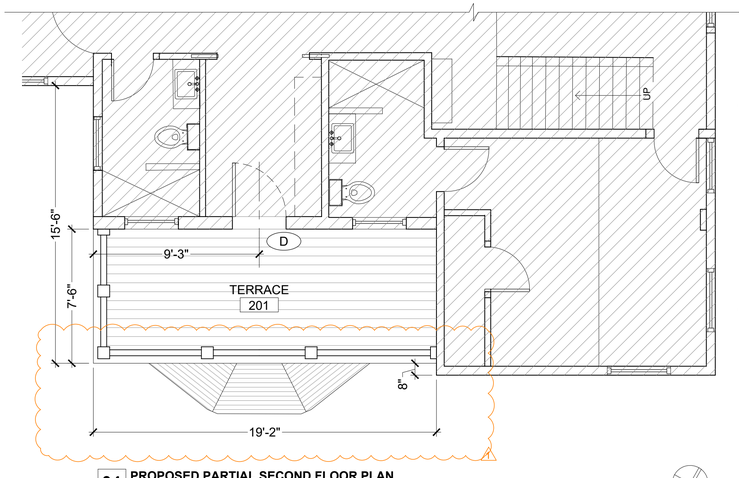
01 DEMO PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



02 DEMO PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



03 PROPOSED PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



04 PROPOSED PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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architecture + design

11P
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1 25_0507 - HDC REVISION 1
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FLOOR PLANS

A100

NO:

HDC REVISIONS TO PREVIOUS REVIEW:

1. TYPICAL REVISION: BRIDGE CONNECTION TO FUTURE GARAGE HAS BEEN OMITTED.
2. TYPICAL REVISION: SOUTH FACE OF ADDITION SETBACK 8" FROM PREVIOUSLY PROPOSED.
3. TYPICAL REVISION: EXG. BAY WINDOW TO BE SALVAGED AND RELOCATED.
4. ELEVATION WEST: DOOR TYPE E REVISED.



01 **DEMO EXTERIOR ELEVATION - SOUTH**
SCALE: **1/4" = 1'-0"**



02 **PREVIOUSLY REVIEWED EXTERIOR ELEVATION - SOUTH**
SCALE: **3/32" = 1'-0"**



03 **PROPOSED EXTERIOR ELEVATION - SOUTH**
SCALE: **1/4" = 1'-0"**

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EXTERIOR ELEVATIONS

A200

NO:

HDC REVISIONS TO PREVIOUS REVIEW:

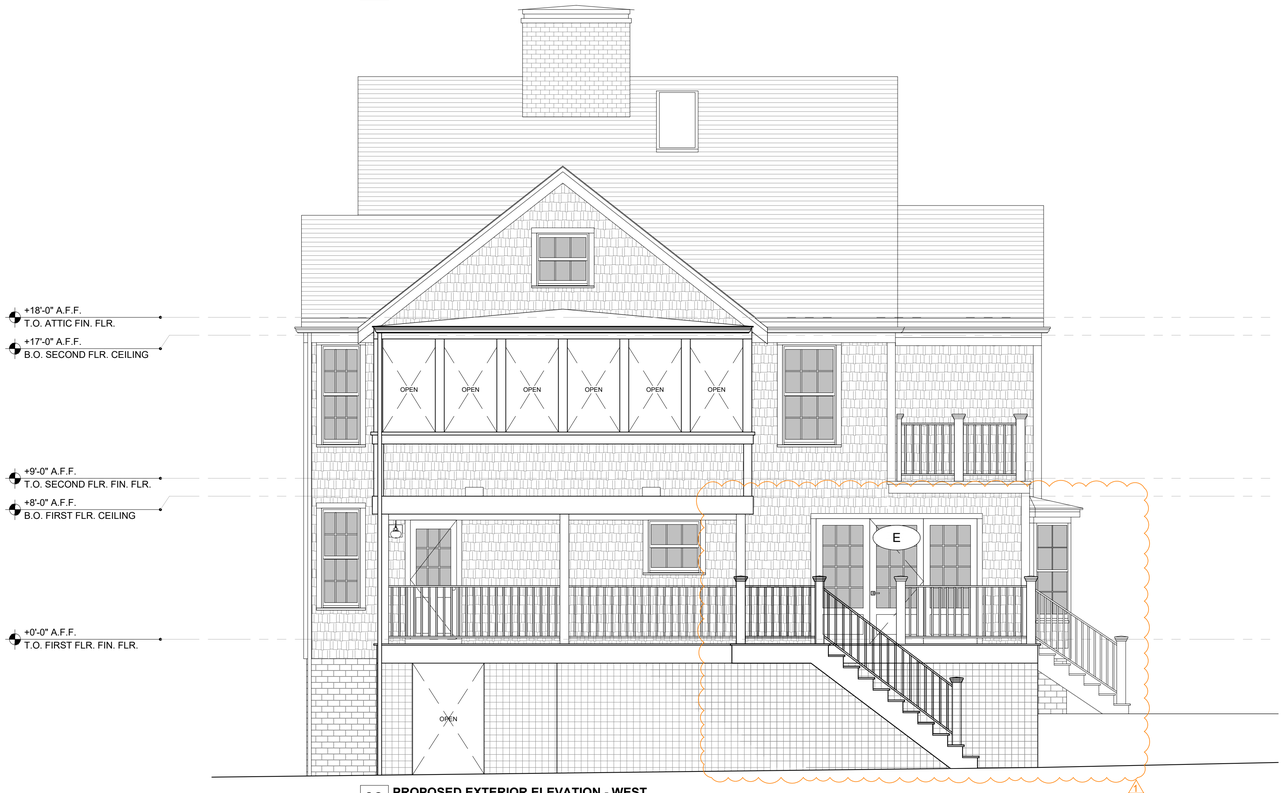
1. TYPICAL REVISION: BRIDGE CONNECTION TO FUTURE GARAGE HAS BEEN OMITTED.
2. TYPICAL REVISION: SOUTH FACE OF ADDITION SETBACK 8" FROM PREVIOUSLY PROPOSED.
3. TYPICAL REVISION: EXG. BAY WINDOW TO BE SALVAGED AND RELOCATED.
4. ELEVATION WEST: DOOR TYPE E REVISED.



01 **DEMO EXTERIOR ELEVATION - WEST**
SCALE: **1/4" = 1'-0"**



02 **PREVIOUSLY REVIEWED EXTERIOR ELEVATION - WEST**
SCALE: **3/32" = 1'-0"**



03 **PROPOSED EXTERIOR ELEVATION - WEST**
SCALE: **1/4" = 1'-0"**

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NANTUCKET, MA 02554

OWNER

ACK 11 PLEASANT LLC
11 PLEASANT ST
NANTUCKET, MA 02554

DESIGNER

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

CONTRACTOR

SEAL

PROJECT DATA

MAP AND PARCEL 42.3.3 121

ISSUE

25_0507 - HDC REVISION 1
25_0214 - ISSUED FOR HDC APPROVAL

EXTERIOR ELEVATIONS

A201

NO:

ADDRESS: 34 Liberty str
DATE HEARD: 4/15/2025
SITTING BOARD: SW | AC | VO | AM | JP alt CT, CP

RECEIVED
MAY 13 2025
By

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 3/13/25
	Address & HDC Case Number (ie HDC2020-05-0265): 34 Liberty str / 12161
	Copy of Minutes (application item circled) 4/15/2025 5:30 pm
	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

Window Survey

Date: 5/12/25
Sheet 1 of 1
Project: 34 Liberty St
Nantucket MA

Window #	Existing Type	Config.	Existing Conditions						Proposed Window Type	Config.	Remarks
			Repair Class			Sash					
			sash	frame	sill	orig	repl	unk.			
W 1	WD DH	8/8	IV	IV	IV			V	WD DH	8/8	Boston sash / Like-kind
W 2	WD DH	8/8	IV	IV	IV			V	WD DH	8/8	Boston sash / Like-kind
W 3	WD DH	8/8	IV	IV	IV			V	WD DH	8/8	Boston sash / Like kind
W 4	WD DH	8/8	IV	IV	IV			V	WD DH	8/8	Boston sash / Like kind
W 5	WD DH	8/8	IV	IV	IV			V	WD DH	8/8	Boston sash / Like kind
W 6	WD DH	12/12	IV	IV	IV			V	WD DH	12/12	Boston sash / Like kind
W 7	WD DH	12/12	IV	IV	IV			V	WD DH	12/12	Boston sash / Like-kind
W 8	WD DH	12/12	IV	IV	IV			V	WD DH	12/12	Boston sash / Like-kind
W 9	WD DH	12/12	IV	IV	IV			V	WD DH	12/12	Boston sash / Like-kind


5
4
3
2
1
9
8
7
6





#1 – windowsill and frame rotted. Top And bottom sashes not lining up. Water damages inside.





#2 – Fragile grills, loose glazing, fixed top sash. Bottom sash rotted





#3 – Window is hard to close. Frame is rotten and not square. Panels loose. Water damage





#4 Fixed Top and bottom sashes. Water damages. Use block to keep the window shut. Windowsill rotted. Loose glazing, panels loose





#5 – Fixed top sash, side jambs are rotten, fragile grills and glass panels.





#6 _ Fixed top and bottom sashes, fragile grills, window out of frame





#7 – Window is out frame, fragile grills and panels, water damage, rotten sill and window frame





#8 – Fixed top sash, side jambs and sill is rotten, bottom sash is rotten and fragile, water damage inside.





#9 – window is not square and doesn't close, water damage inside, rotted side jambs and sill, rotten and fragile grills.





Front door – Hard to close, rotten threshold, feel wind draft inside of the house, out of square

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.4 PARCEL N°. 82

Street & Number of Proposed Work: 34 Liberty str

Owner of record: JBL 34 Liberty LLC ETAL

Mailing Address: 231 Willow str
Yarmouth Port, MA 02675

Contact Phone #: 617 448-1685 E-mail: jbikezikian@comcast.net

AGENT INFORMATION (if applicable)

Name: SHUKHRAT AZIEV

Mailing Address: 11 Gold Star Dr
Nantucket, MA 02554

Contact Phone #: 508 360-8234 E-mail: ashukhrat@hotmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other Windows and Front Door, add storm windows on all windows

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation all windows and front door on east elevation only
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 4 sq Front wall ☐ Clapboard (exposure: _____ inches) Front ☑ 4 sq Side ☐ _____
☐ Other _____

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

Windows*: ☑ Double Hung ☐ Casement ☑ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Boston Sash Like-kind windows

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim match existing color Nantucket gray Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 2/12/2025 Signature of owner of record _____ Signed under penalties of perjury

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

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

REQUIRED WITH ALL APPLICATIONS:

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

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I SHUKHRAT AZIEV

AS AGENT FOR Jeffrey Bilezikian

STREET ADDRESS 34 Liberty str

MAP/PARCEL 42.3.4 82

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/12/25

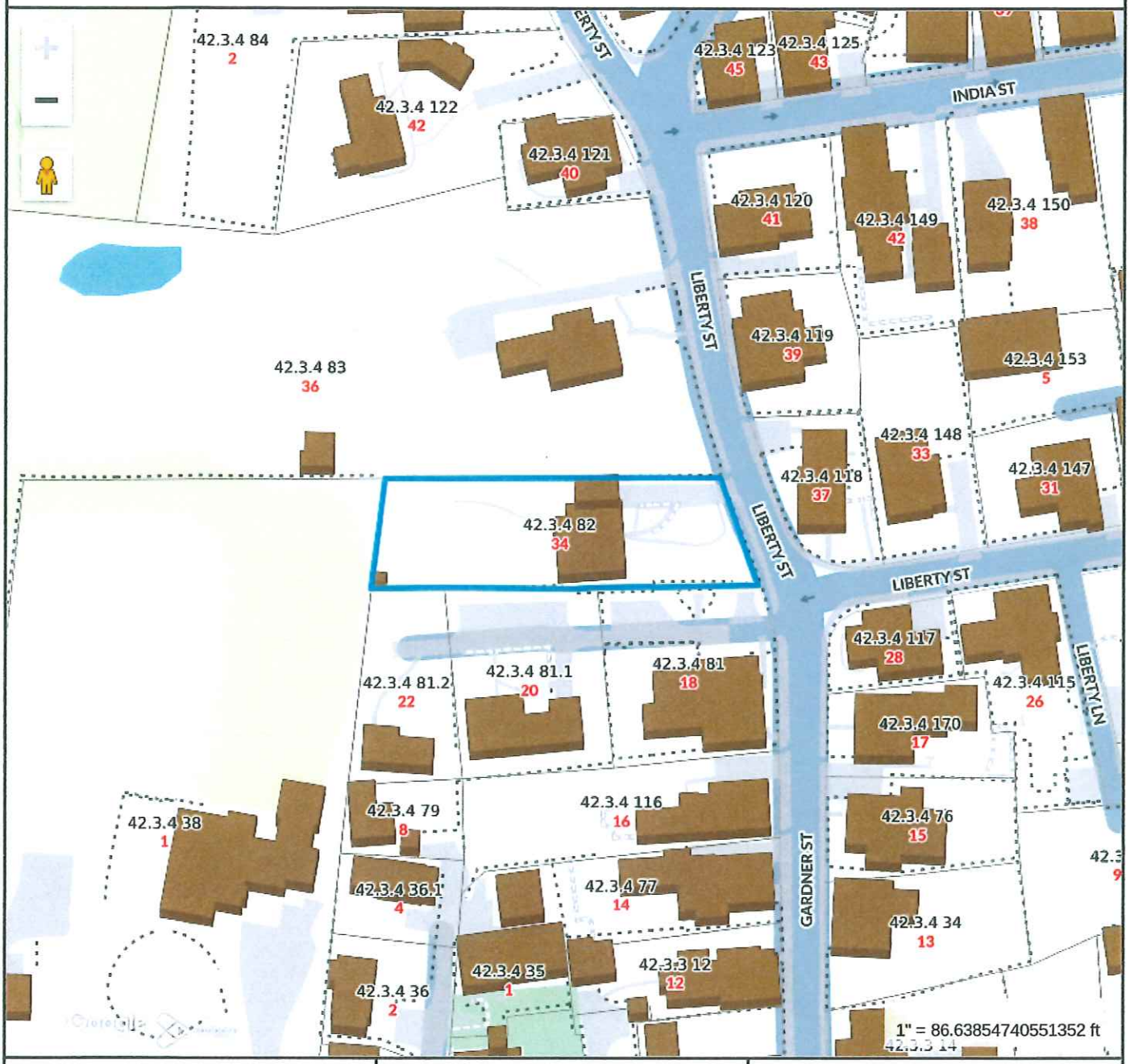
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Signature

2/12/25
Date



Property Information

Property ID	10196
Location	34 LIBERTY ST
Owner	JDB 34 LIBERTY LLC ETAL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

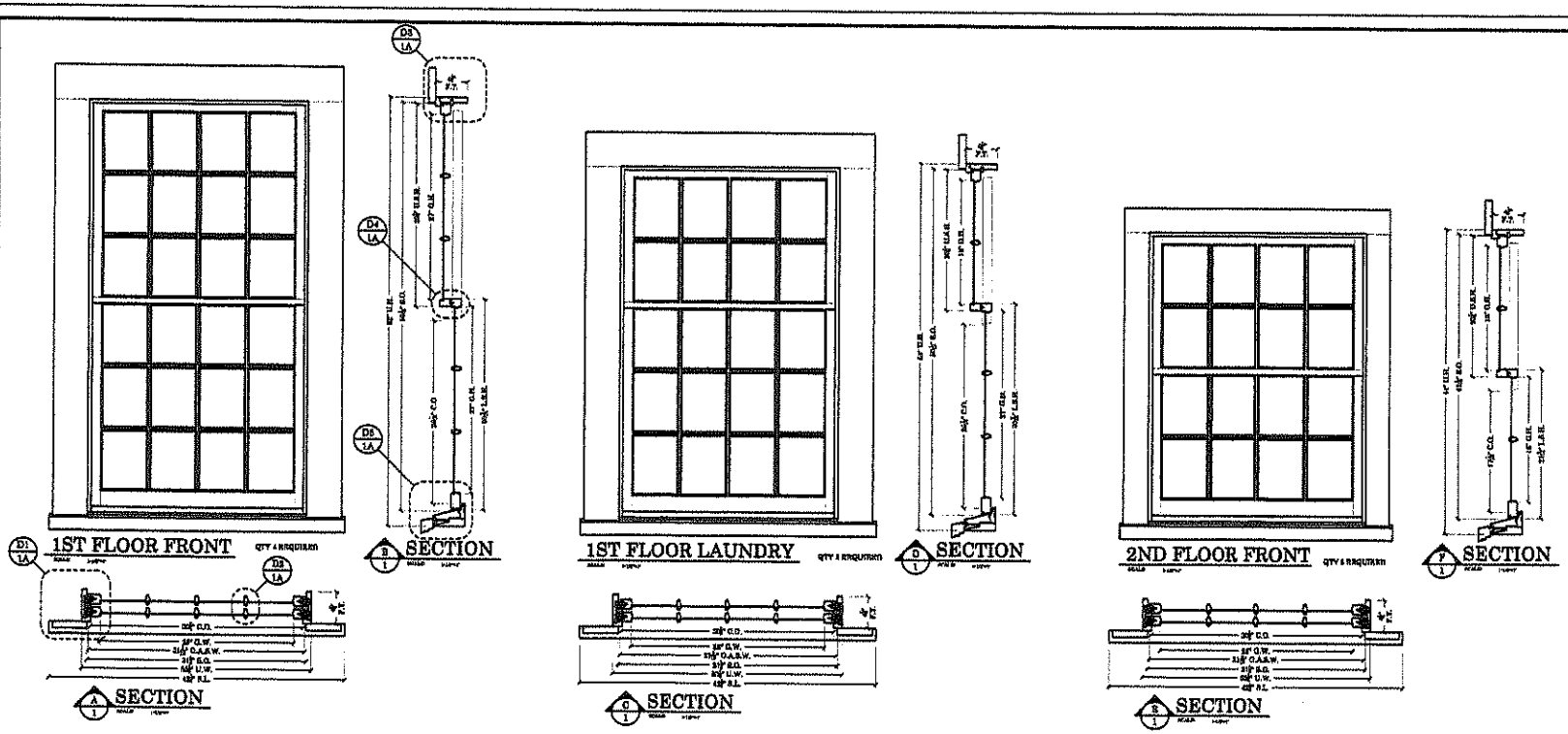
Geometry updated 10/16/2024
Data updated Jan. 2021

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









GENERAL NOTES

ALL FINISH & FINISH PREP (BY OTHERS)

GLASS SCHEDULE

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

MATERIAL AND FINISH SCHEDULE

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

SIGN OFF NOTES

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

APPROVED FOR MANUFACTURING

DEALER	DATE
CONTRACTOR	DATE
ARCHITECT	DATE

BOSTON SASH & DOOR
607 SPRING STREET
NORTH DIGHTON, MA 02764
PHONE # (508) 880-8808
WWW.BOSTONSASH.COM

HARDWARE

SUB./REVISION

34 LIBERTY STREET
NANTUCKET, MA

NANTUCKET R.B.U WINDOWS
ELEVATIONS SECTIONS & NOTES

SHEPLEY

JOE MURPHY

KEITH KUTHAN

25-121-D4

347798

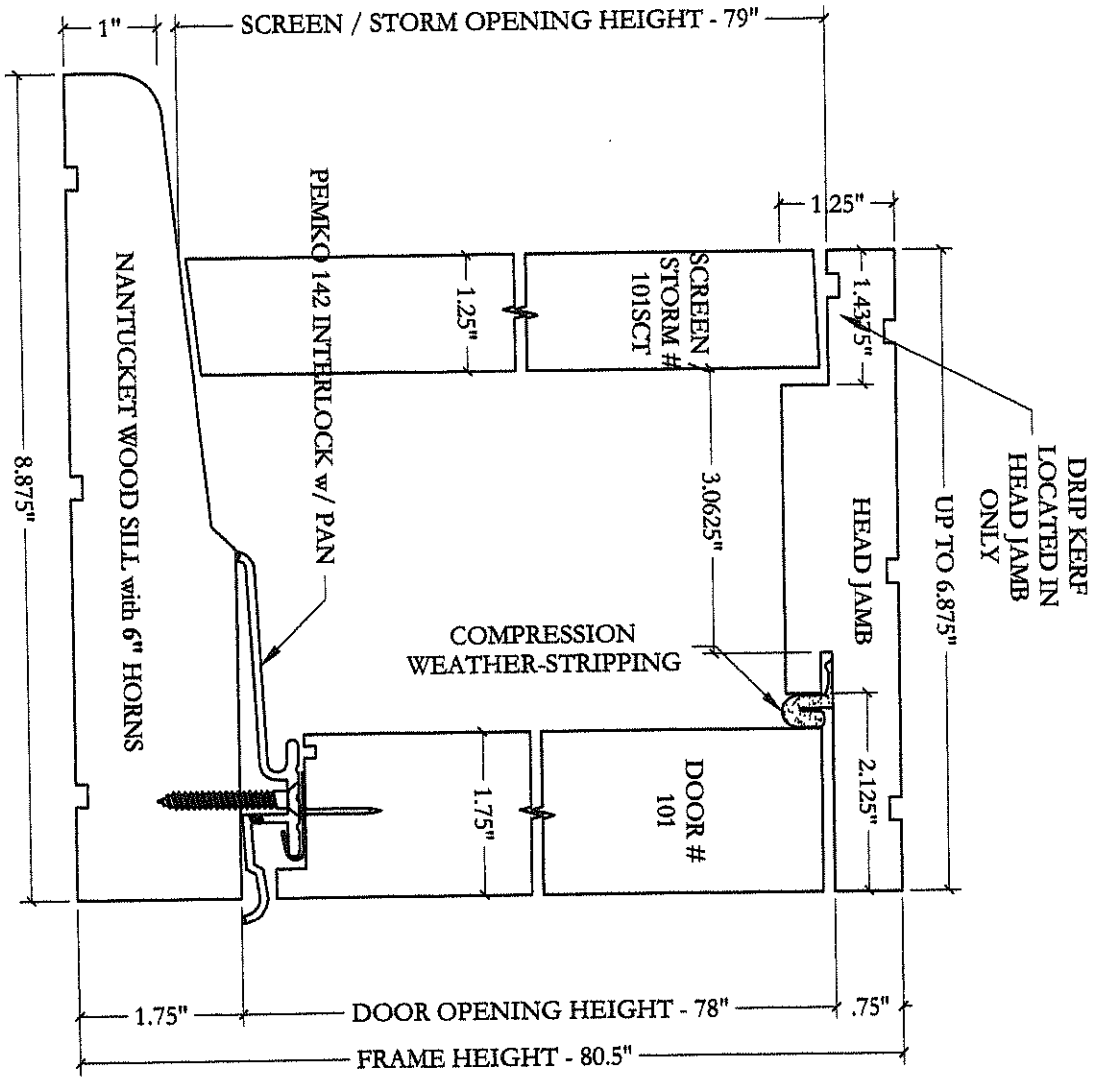
2/25/2025

1

NOTED

1 OF 2

EXTERIOR



Scale: HALF

INTERIOR

UPSTATE DOOR
DISTINCTIVE DOOR SOLUTIONS
Uniquely Crafted

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Last Revision Date: X/X/XX

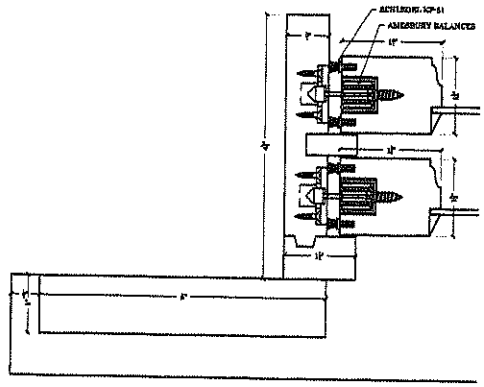
Customer: Shepley Wood Products
Job: 899COD
Approved: _____
Date: _____

Proposal No: 1028073

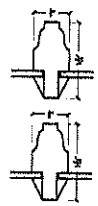
Drafter: Imahni Sinclair

Date: 2/21/25

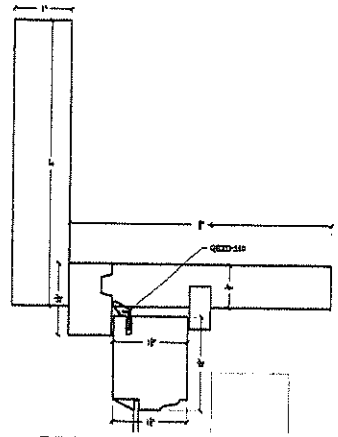
Page No: H1



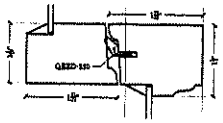
D1 1A DETAIL



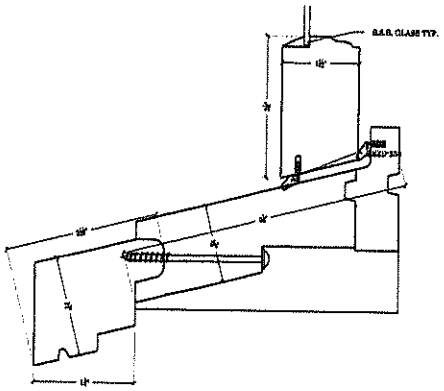
D2 1A DETAIL



D3 1A DETAIL



D4 1A DETAIL



D5 1A DETAIL

BOSTON SASH & DOOR

667 SPRING STREET
NORTH DIGHTON, MA 02764
PHONE # (508) 880-5808
WWW.BOSTONSASH.COM

HARDWARE

SUB./REVISION

34 LIBERTY STREET
NANTUCKET, MA

NANTUCKET B.S.U WINDOWS DETAILS

SHEPLEY

JOE MURPHY

KEITH KUTHAN

26-121-D4

347793

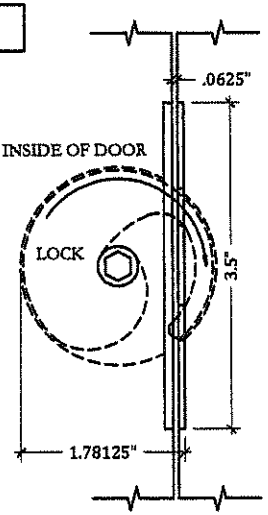
2/25/2025

1A

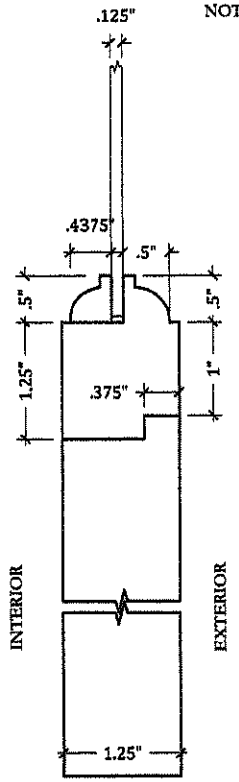
NOTED

1 OF 2

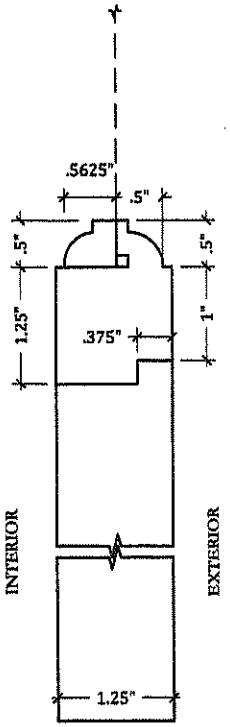
Scale: HALF



DETAIL: GIRO HARDWARE
NOTE: MOUNTED INSIDE OF DOOR



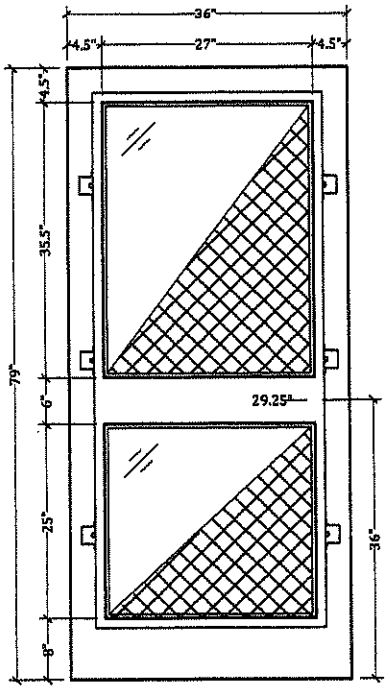
DETAIL: STILE @ STORM INSERT
PROFILE (S-OV-112)
STOPPED IN WITH SCREEN/STORM STOP
.125" **CLEAR** SAFETY GLASS

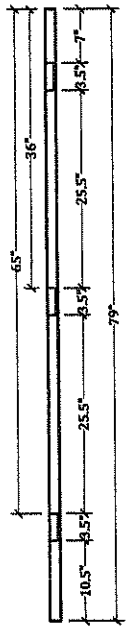


DETAIL: STILE @ SCREEN INSERT
PROFILE (S-OV-112)
STOPPED IN WITH SCREEN/STORM STOP
CHARCOAL FIBERGLASS SCREEN

Scale: 1/2" = 1'-0"

PREMIUM WRAPPING FOR SHIPPING





STANDARD
HINGE LAYOUT

LINE	DOOR	QTY	NOTE
200	101 SCT	1	DOWNSIZE AND BEVEL

STILES WITH MORTISE PREP: 1" OF WOOD IN STILE MUST BE LEFT TO MAINTAIN WARRANTY. IF STILE DIMENSION IS LESS THAN OUR STANDARD (4.5" ON INTERIOR DOORS, 5.5" ON EXTERIOR DOORS), THE MORTISE BOX MUST BE IDENTIFIED AND APPROVED BEFORE ORDERED.
UPSTATE DOOR DRAWING WILL BE USED TO MANUFACTURE PRODUCT.
ALL FLAT DIMENSIONS SHOWN PRIOR TO UPSTATE STANDARD PRE-HANG DOWNSIZING (IF APPLICABLE).
PRODUCTS MUST BE FINISHED WITHIN (1) WEEK OF DELIVERY FOR WARRANTY PURPOSES UNLESS FACTORY FINISHED AT UPSTATE DOOR.

UPSTATE DOOR
DISTINCTIVE DOOR SOLUTIONS
Uniquely Crafted

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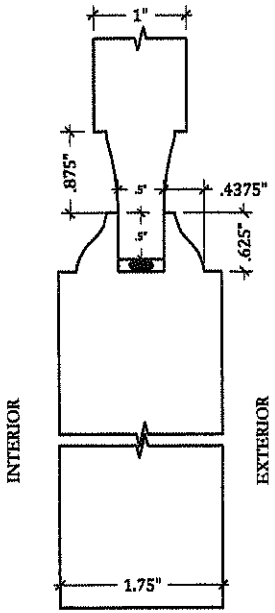
Last Revision Date: X/X/XX

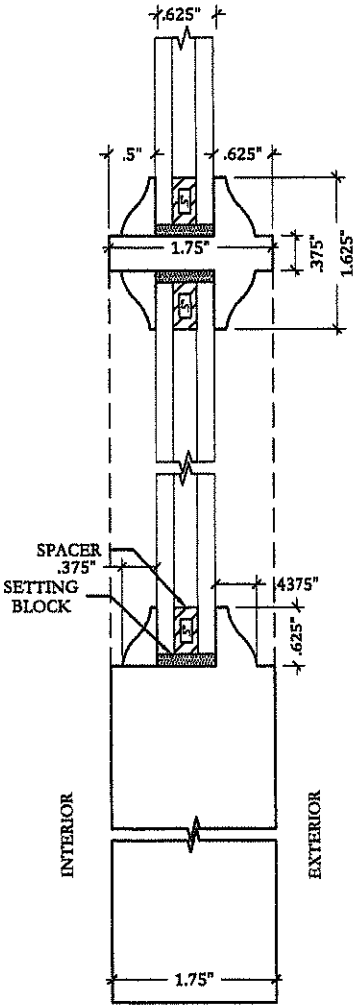
Customer: Shepley Wood Products
Job: 899COD
Approved:_____
Date: _____

Proposal No: 1028073
Drafter: Imahni Sinclair
Date: 2/21/25

Scale: HALF



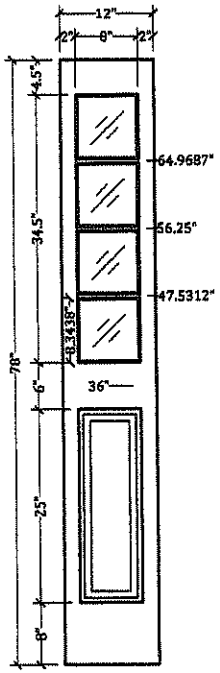
DETAIL: STILE @ PANEL
PROFILE (S-OG-121)
RAISED PANEL (P-DH-106)



DETAIL: STILE @ GLASS
PROFILE (S-OG-121)
1.625" TDL MUNTIN
.625" LOW E INSULATED SAFETY GLASS

Scale: 1/2" = 1'-0"

PREMIUM WRAPPING FOR SHIPPING



LINE	DOOR	QTY	NOTE
100	101 - FRONT DOOR SL	2	

STILES WITH MORTISE PREP. 1" OF WOOD IN STILE MUST BE LEFT TO MAINTAIN WARRANTY. IF STILE DIMENSION IS LESS THAN OUR STANDARD (4.5" ON INTERIOR DOORS, 5.5" ON EXTERIOR DOORS), THE MORTISE BOX MUST BE IDENTIFIED AND APPROVED BEFORE ORDERED.
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UPSTATE DOOR
DISTINCTIVE DOOR SOLUTIONS
Uniquely Crafted

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Last Revision Date: X/X/XX

Customer: Shepley Wood Products
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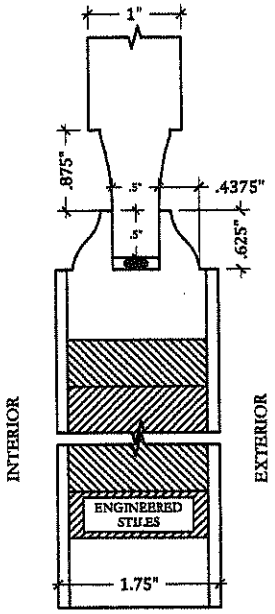
Date: 2/21/25

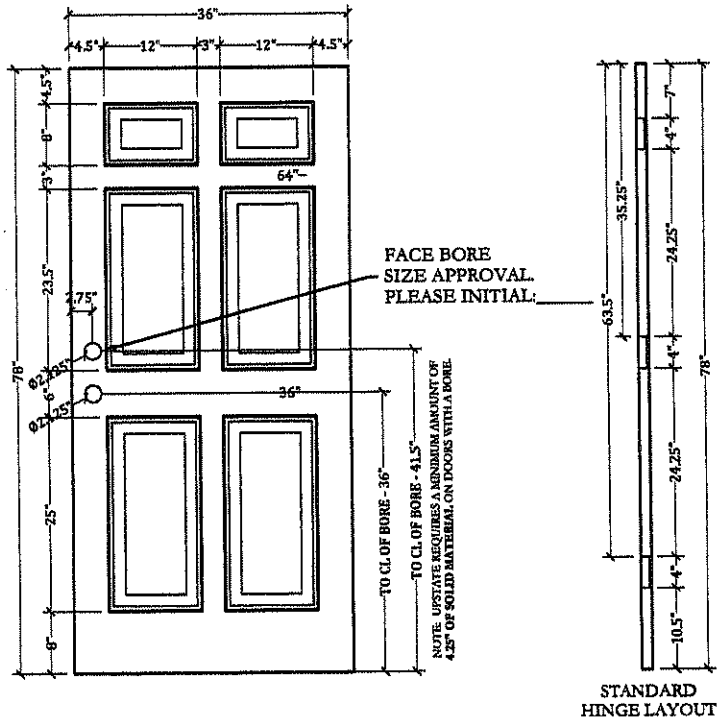
Scale: HALF



DETAIL: STILE @ PANEL
PROFILE (S-OG-121)
RAISED PANEL (P-DH-106)

Scale: 1/2" = 1'-0"

PREMIUM WRAPPING FOR SHIPPING



STANDARD
HINGE LAYOUT

LINE	DOOR	QTY	NOTE
100	101 - FRONT DOOR	1	

STILES WITH MORTISE PREP: 1" OF WOOD IN STILE MUST BE LEFT TO MAINTAIN WARRANTY. IF STILE DIMENSION IS LESS THAN OUR STANDARD (4.5" ON INTERIOR DOORS, 5.5" ON EXTERIOR DOORS), THE MORTISE BOX MUST BE IDENTIFIED AND APPROVED BEFORE ORDERED.
UPSTATE DOOR DRAWING WILL BE USED TO MANUFACTURE PRODUCT.
ALL FLAT DIMENSIONS SHOWN PRIOR TO UPSTATE STANDARD PRE-HANG DOWNSIZING (IF APPLICABLE).
PRODUCTS MUST BE FINISHED WITHIN (1) WEEK OF DELIVERY FOR WARRANTY PURPOSES UNLESS FACTORY FINISHED AT UPSTATE DOOR.

UPSTATE DOOR
DISTINCTIVE DOOR SOLUTIONS
Uniquely Crafted

COPYRIGHT © UPSTATE DOOR, INC. ALL RIGHTS RESERVED
Last Revision Date: X/X/XX

Customer: Shepley Wood Products
Job: 899COD
Approved:_____
Date: _____

Proposal No: 1028073
Drafter: Imahni Sinclair
Date: 2/21/25

Scale: 1/2" = 1'-0"

Proposal No: 1028073	Customer: Shepley Wood Products Job: 899COD Approved: _____ Date: _____
Drafter: Imahni Sinclair	
Date: 2/21/25	
Page No: 1	

UPSTATE DOOR
Distinctive Door Solutions
Uniquely Crafted

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Last Revision Date: X/X/XX











Window Survey

Date: 2/12/25
Sheet ____ of ____
Project: 34 Liberty St
Nantucket MA 02554

Window #	Existing Type	Config.	Existing Conditions						Proposed Window Type	Config.	Remarks
			Repair Class			Sash					
			sash	frame	sill	orig	repl	unk.			
3	WD DH	8/8	4	4	4				WD DH	8/8	
4	WD DH	12/12	4	4	4				WD DH	12/12	

ADDRESS: 25 Hussey St
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 4/15/2025
	Address & HDC Case Number (ie HDC2020-05-0265): 25 Hussey St;
	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 5/19/2025

STAFF REVIEW

Staff: HOLLY BACKUS, PP

Date: MAY 2025

Address: 25 HUSSEY ST –

Historic info: MH = C.1733 LEAN-TO BUILT FOR CALEB + ABEL GARDNER

* WESCO ACRE LOTS IN OHD

* GARAGE HDC SURVEY = NO DATE

Scope of Work: GUEST COTTAGE → W/ PARTIAL GARAGE RECONSTRUCTION

Staff Comments: THE VISIBILITY OFF HUSSEY ST, ISN'T THAT MUCH OF CONCERN - ITS THE VISIBILITY OF THIS STRUCTURE AT THE REAR OFF CROWN COURT, A HISTORIC STREET SHOWN ON THE WALLING MAP OF 1858. APPRECIATE THAT THE INTENT (I BELIEVE) IS TO RETAIN THAT PORTION OF THE EXISTING GARAGE THAT IS VISIBLE

* Staff Recommendations: DOWN THE DRIVEWAY. THAT VISUAL QUALITY IS APPRECIATED, HOWEVER, THE SIZE OF THE REST OF THE BUILDING IS RATHER LARGE. THE CUPOLA (IN THE WORDS OF OUR FRIEND - THE LATE JOHN MCLAUGHLIN) CAN TAKE A HIKE!! ☺ THE ROOF-LINE SHOULD BE SIMPLE + LOW. IF NOT LOW (SEEN FROM ACADEMY HILL) THAN

STAFF REVIEW

Pg. 2

Staff: _____

Date: _____

Address: 25 HUSSEY ST

Historic info: _____

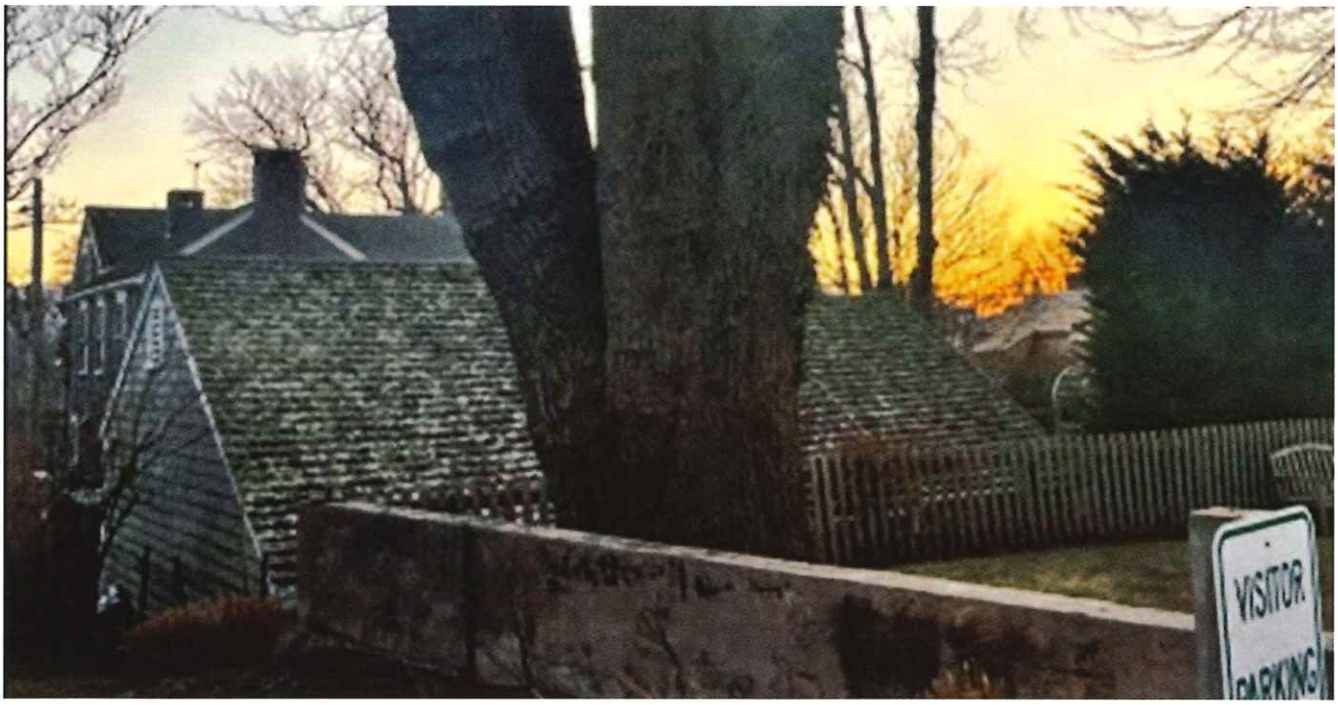
Scope of Work: GH (W PART OF GARAGE)

Staff Comments: IT SHOULD BE SIMPLER. HOWEVER, IT IS UNDERSTOOD ITS 21' TO THE RIDGE - THE GRADE IS DIFFERENT. - IT GOES UP FROM FRONT TO BACK.

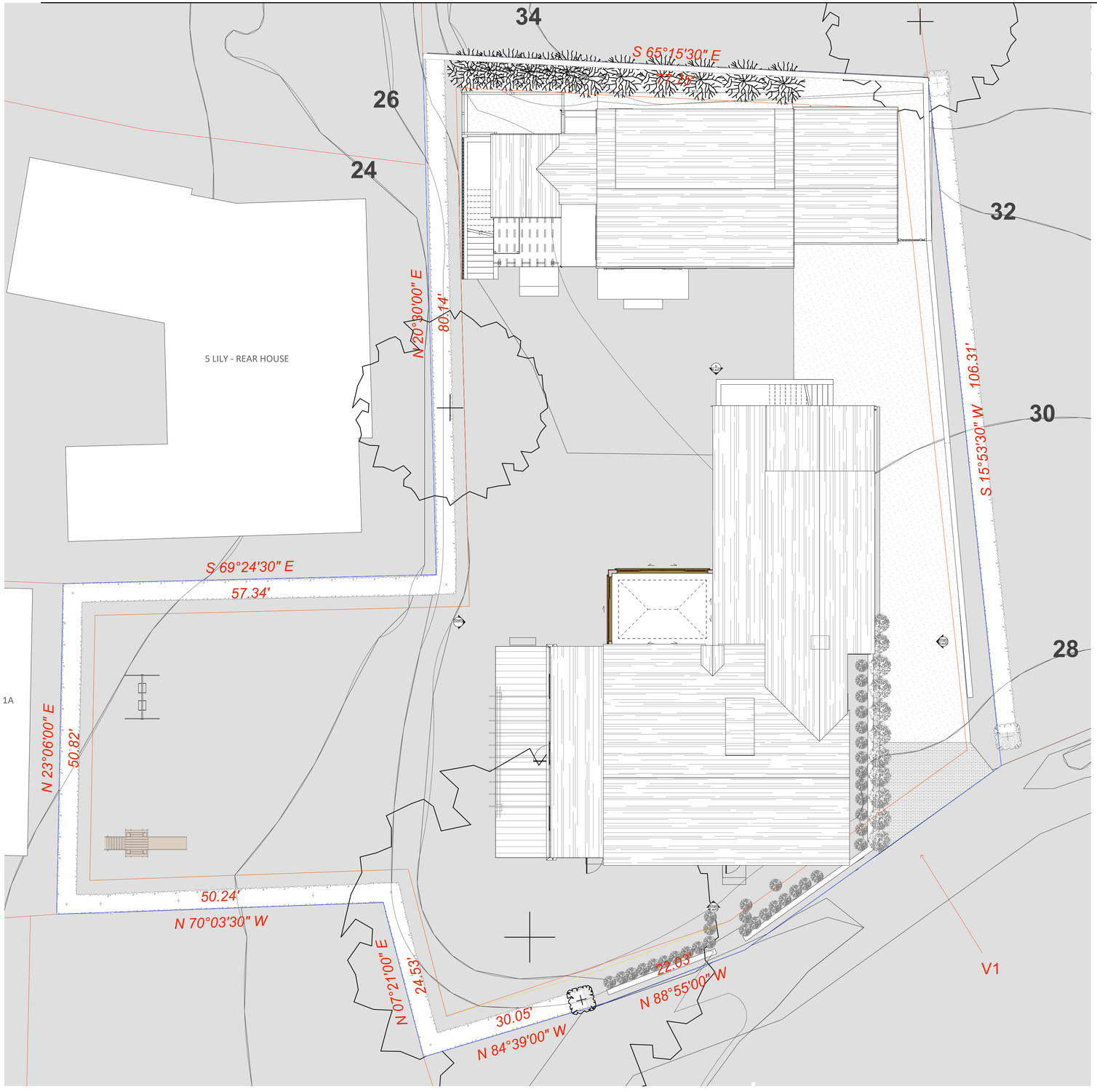
* THE GUEST HOUSE STRADDLES 8'+/- IN GRADE CHANGE + IS ESSENTIALLY THE TALLEST PART OF THE LOT - IN BUNIM (P6139) IT SHOULDN'T BE ON A HILL.

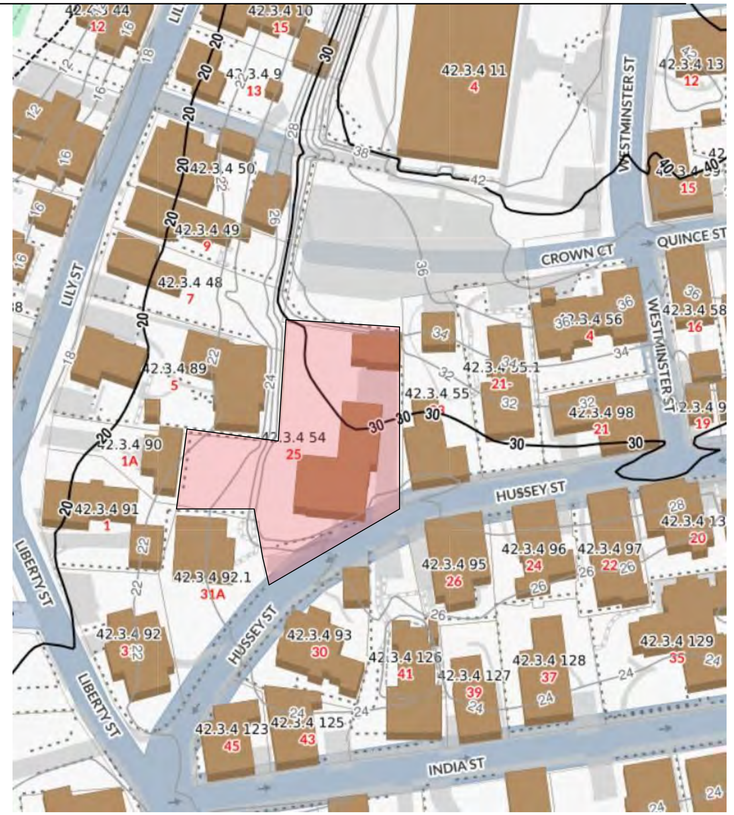
* Staff Recommendations: ① REMOVE THE CUPOLA ② PROVIDE MORE DETAIL ON THE GARAGE BEING REUSED/ RELOCATED (ON SITE PLAN + IN ELEVATIONS -). ③ REDUCE THE SIZE/SCALE OF THE BUILDING AS A WHOLE ④ SIMPLIFY TO ACCOMODATE THE HILL




VISITOR

25 HUSSEY ST







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5.19.2025

REVISIONS PLOTTED: 5/19/2025

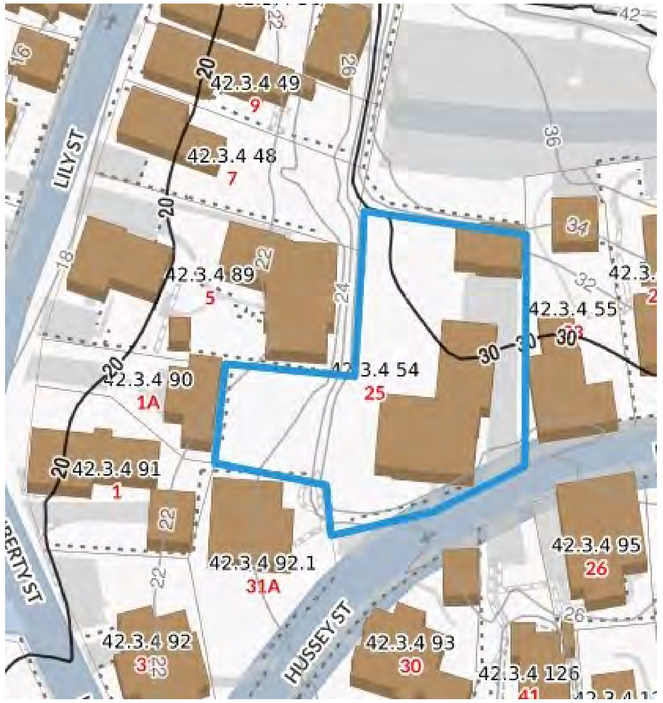
00.00.00 REVISION NOTE

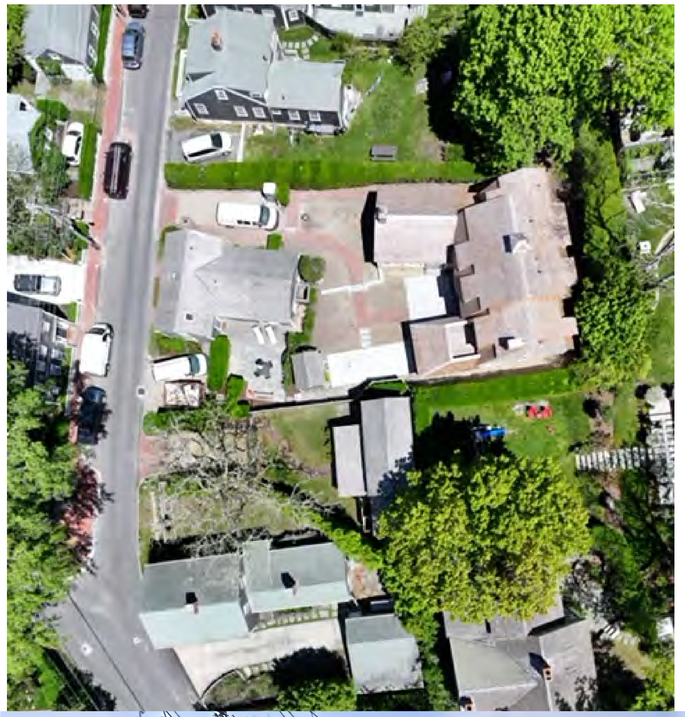
25 HUSSEY ST

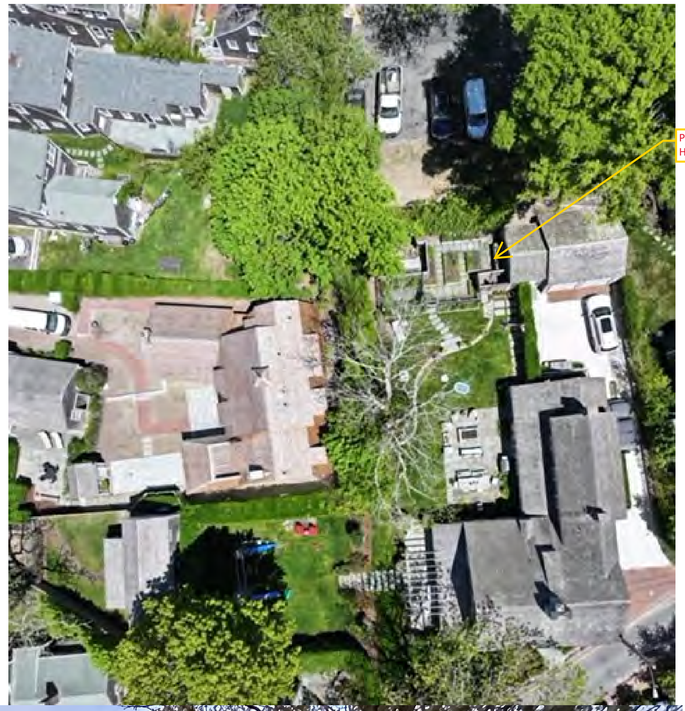
25 HUSSEY ST
NANTUCKET, MA 02554

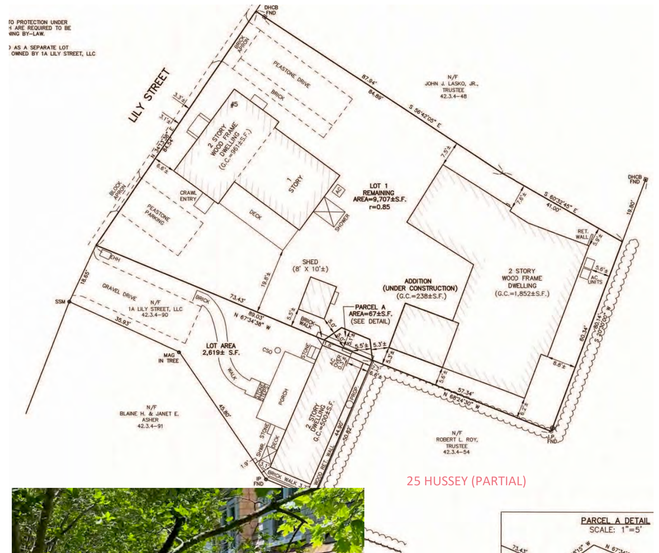
GUEST HOUSE
COVER SHEET

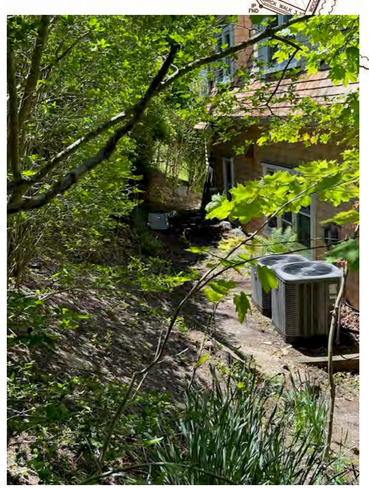
G0.0A

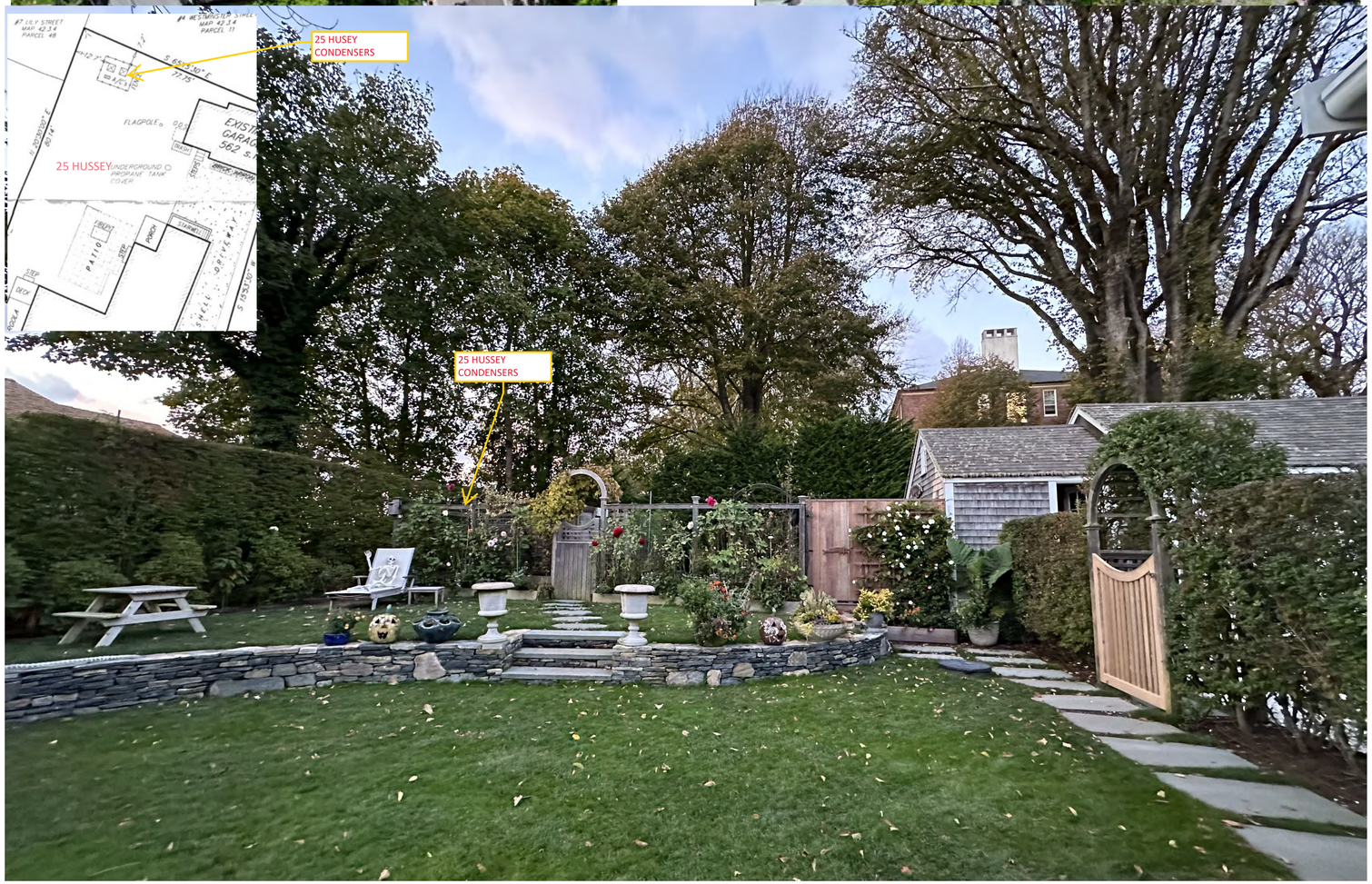












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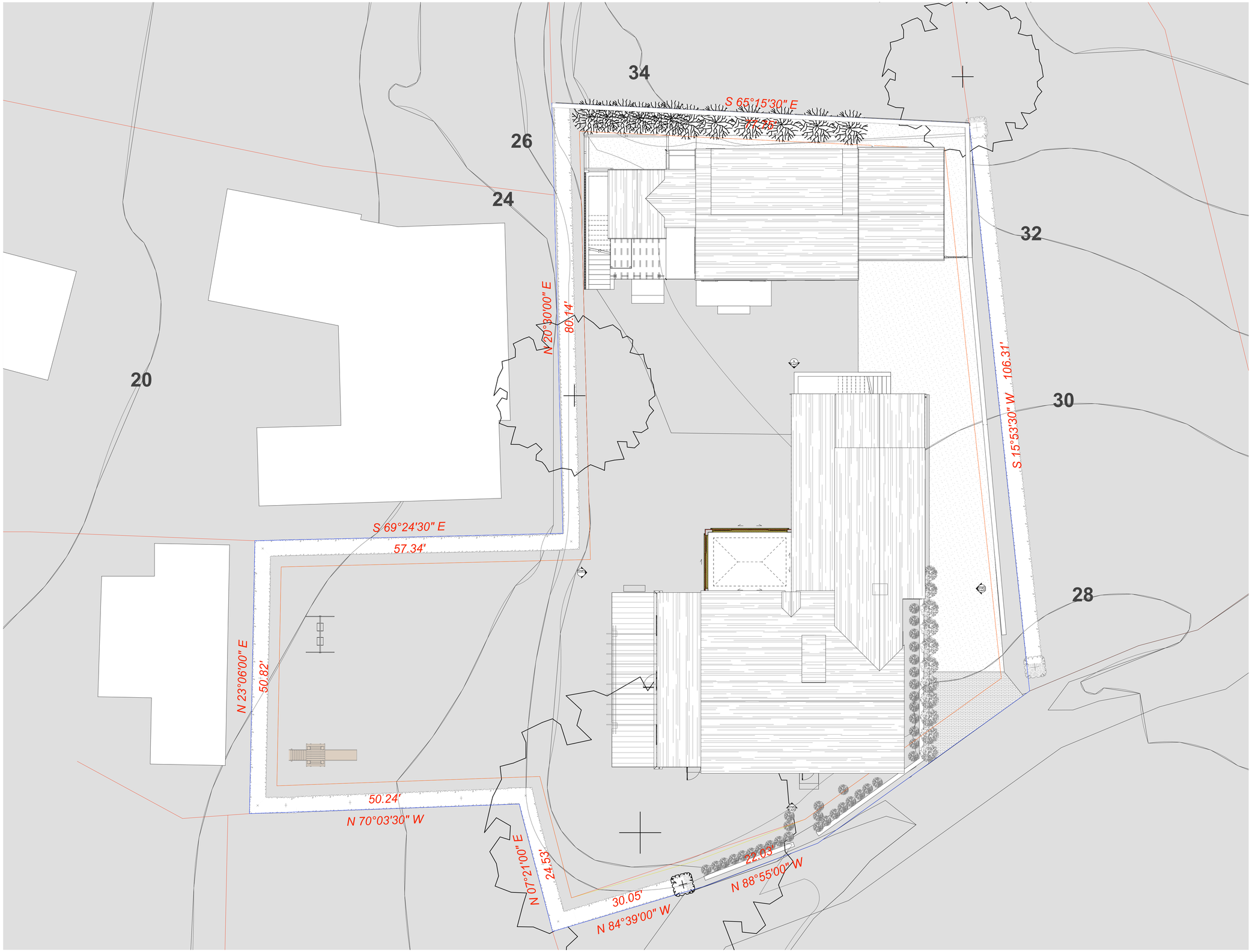
REVISIONS PLOTTED: 5/19/2025

25 HUSSEY ST
25 HUSSEY ST
NANTUCKET, MA 02554

PHOTOS

G0.0C



1. PROPOSED SITE
SCALE: 1/8" = 1'-0" (1)

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5.19.2025

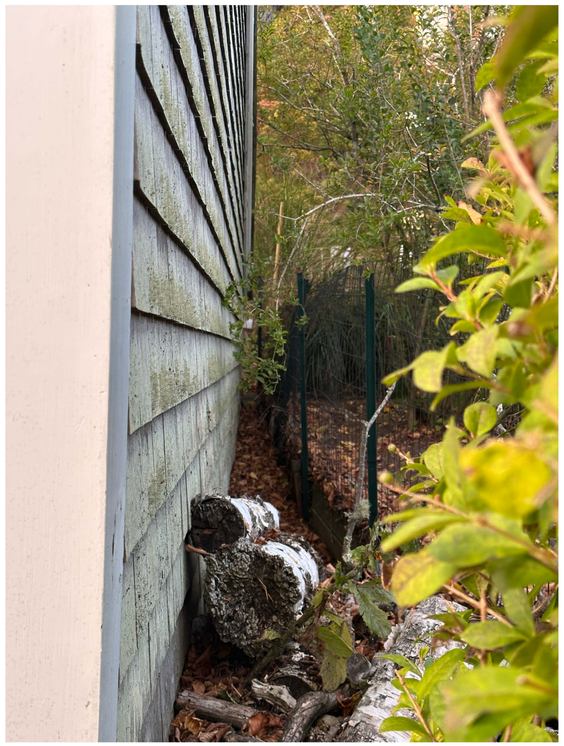
REVISIONS PLOTTED: 5/19/2025

25 HUSSEY ST
25 HUSSEY ST
NANTUCKET, MA 02554

SITE PLAN

G1.0













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5.19.2025

REVISIONS PLOTTED: 5/19/2025

25 HUSSEY ST
25 HUSSEY ST
NANTUCKET, MA 02554

PHOTOS

G0.0C

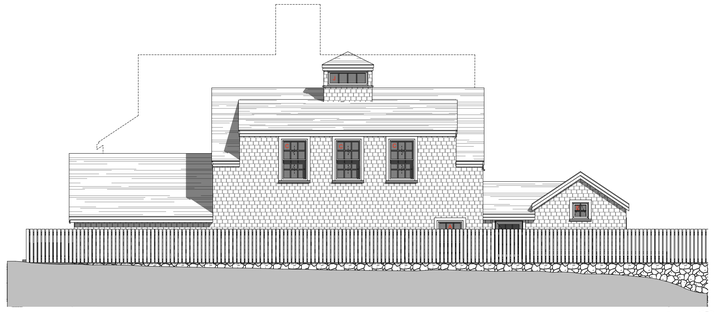
PRIOR SUBMISSION



SOUTH ELEVATION (S)
SCALE: 1/8" = 1'-0"



WEST ELEVATION (W)
SCALE: 1/8" = 1'-0"

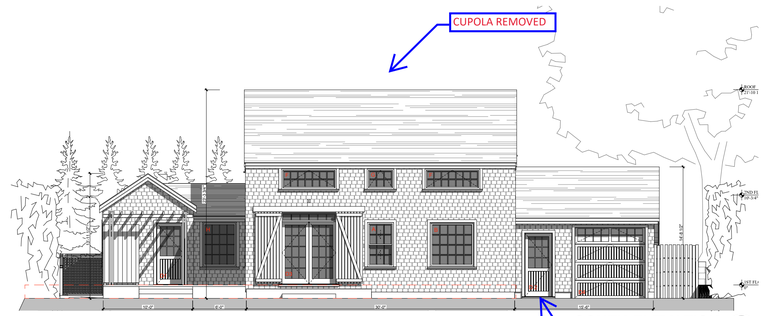


NORTH ELEVATION (N)
SCALE: 1/8" = 1'-0"

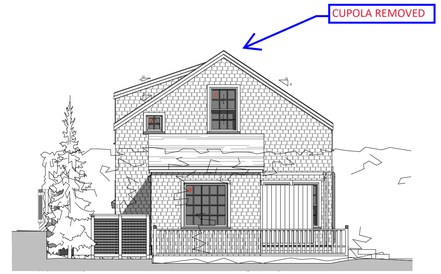


EAST ELEVATION (E)
SCALE: 1/8" = 1'-0"

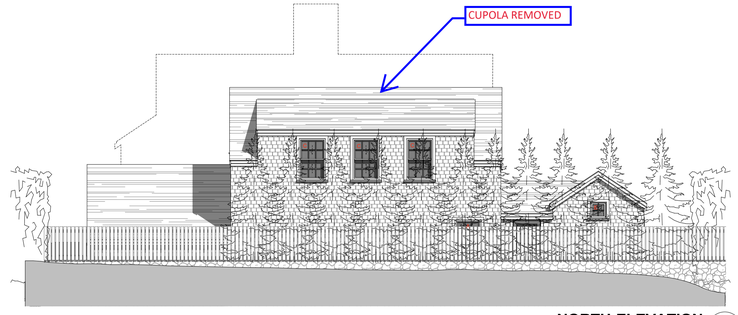
CURRENT SUBMISSION



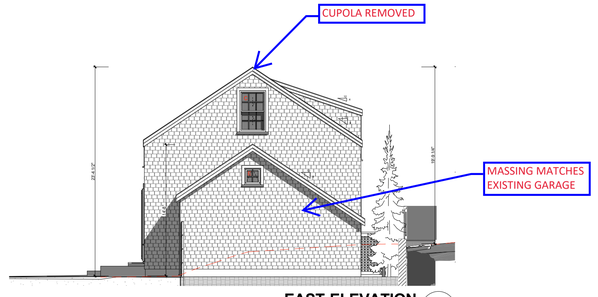
SOUTH ELEVATION (S)
SCALE: 1/8" = 1'-0"



WEST ELEVATION (W)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (N)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (E)
SCALE: 1/8" = 1'-0"

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5.19.2025

REVISIONS PLOTTED: 5/19/2025

00.00.00 REVISION NOTE

25 HUSSEY ST
25 HUSSEY ST
NANTUCKET, MA 02554

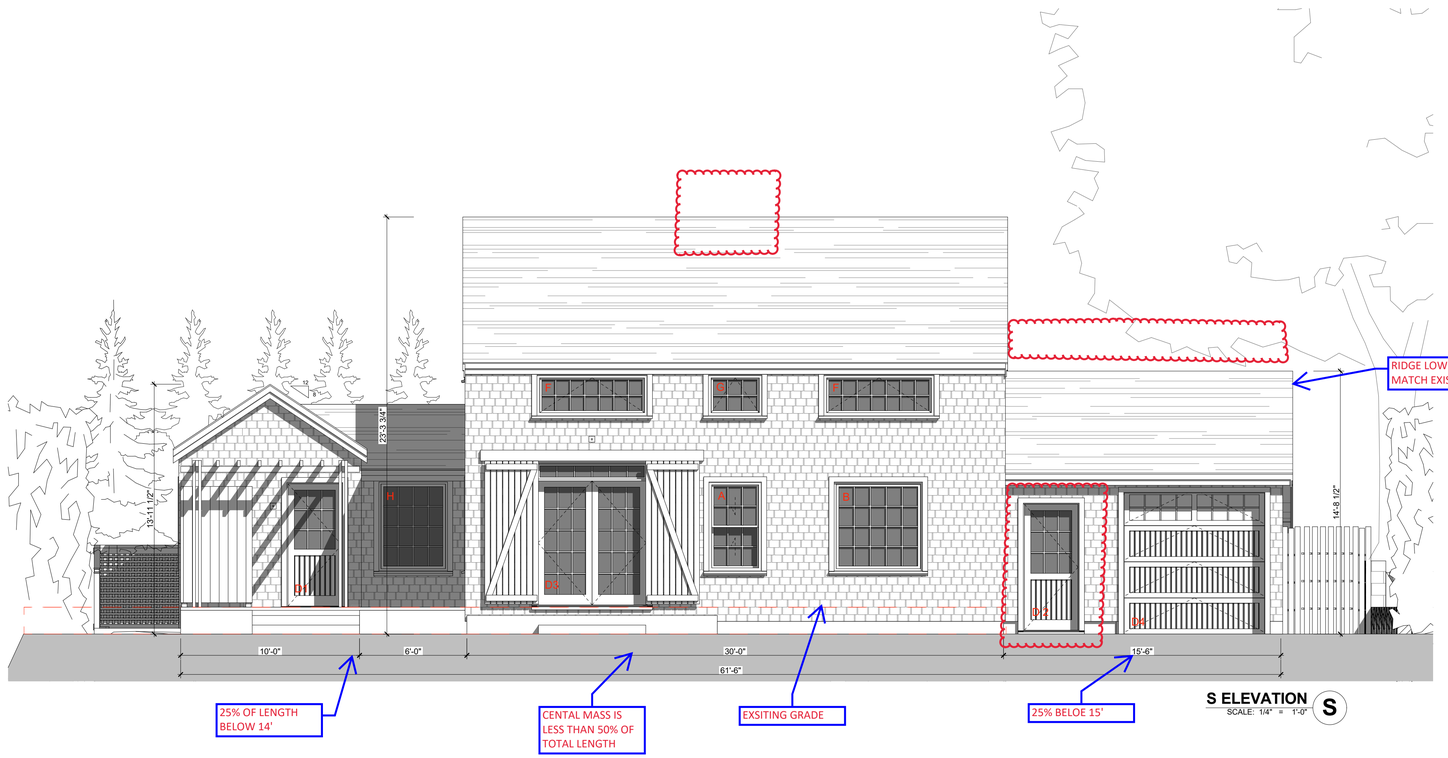
HDC
COMPARISON

N

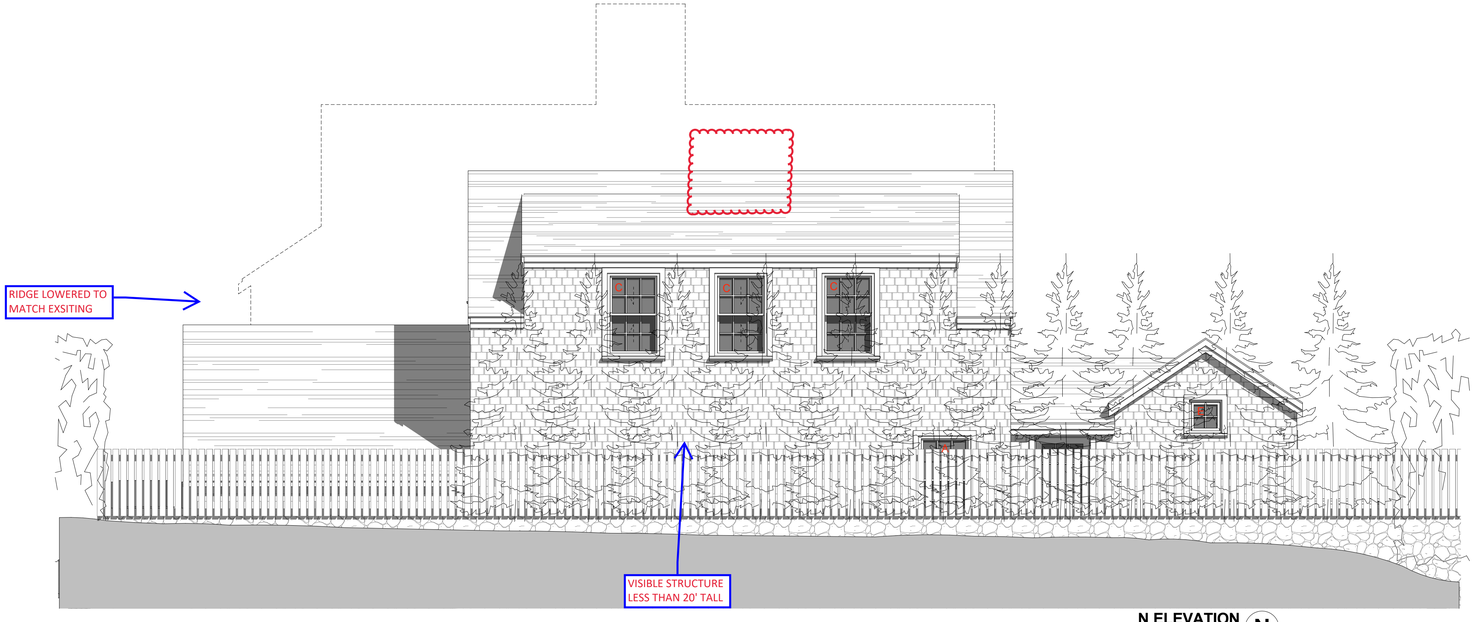
G0.0B



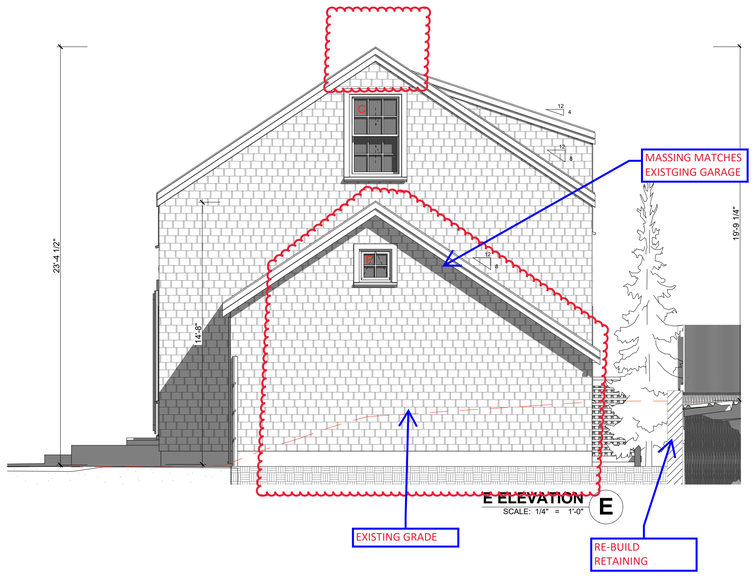
W ELEVATION
SCALE: 1/4" = 1'-0" W



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



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



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

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5.19.2025

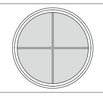
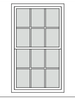
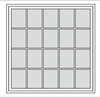
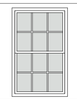
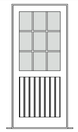
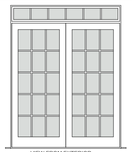
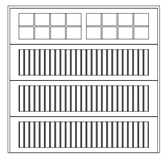
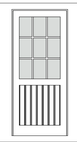
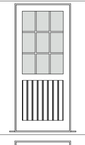
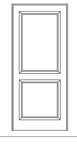
REVISIONS PLOTTED: 5/19/2025

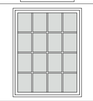
25 HUSSEY ST

25 HUSSEY ST
NANTUCKET, MA 02554

ELEVATIONS

G3.0

ID	View from Opening Side	Quantity	TYPE	UNIT SIZE	Leaf Dimensi...	TYPE	Note/Remarks
0A		1		4'-6"×4'-6"	---		PIVOT
A		4	A	2'-11 1/4"×4'-1...	---	UDHG2	
B		2	B	4'-11 1/4"×4'-1...	---	P PICTURE	
C		4	C	2'-11 1/4"×4'-7...	---	UDHG2	
D		1	D	3'-1 1/4"×4'-11...	---	UDHG2	
D1		2	Swing	3'-1 1/2"×6'-11...	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 1/4"×8'-0"	8'-3 1/8"×8'-3 3/64"	---	OVERHEAD DO...
D 01		1	Swing	3'-1 1/2"×7'-3 1/4"	3'-0"×7'-0"	---	SWINGS IN
D 2		1	Swing	3'-1 1/2"×7'-2"	3'-0"×7' 1/2"		SWING IN
D 02		1	Swing	3'-1 1/2"×7'-3 1/4"	3'-0"×7'-0"	---	SWINGS IN

ID	View from Opening Side	Quantity	TYPE	UNIT SIZE	Leaf Dimensi...	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	

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5.19.2025

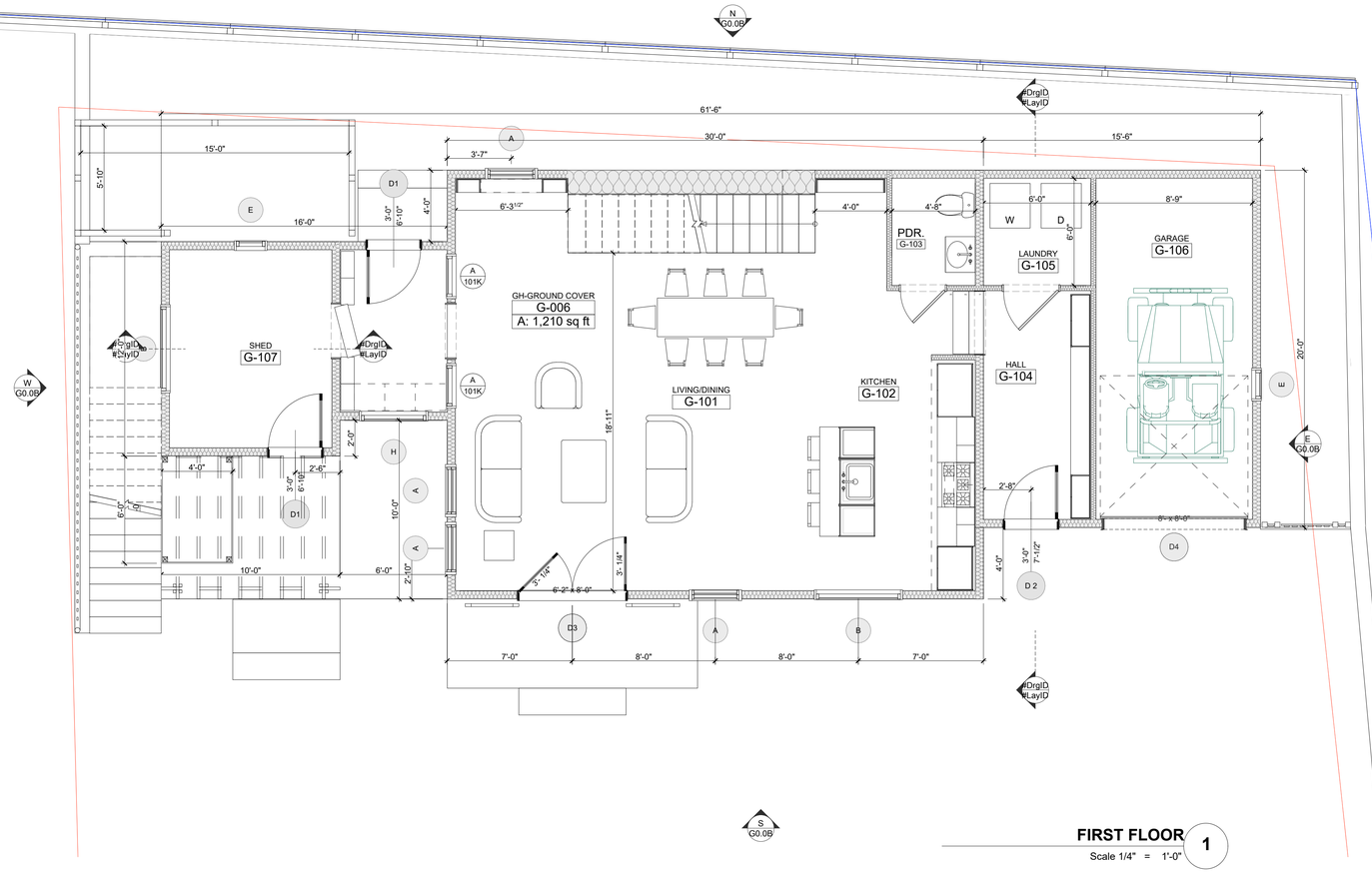
REVISIONS PLOTTED: 5/19/2025

25 HUSSEY ST

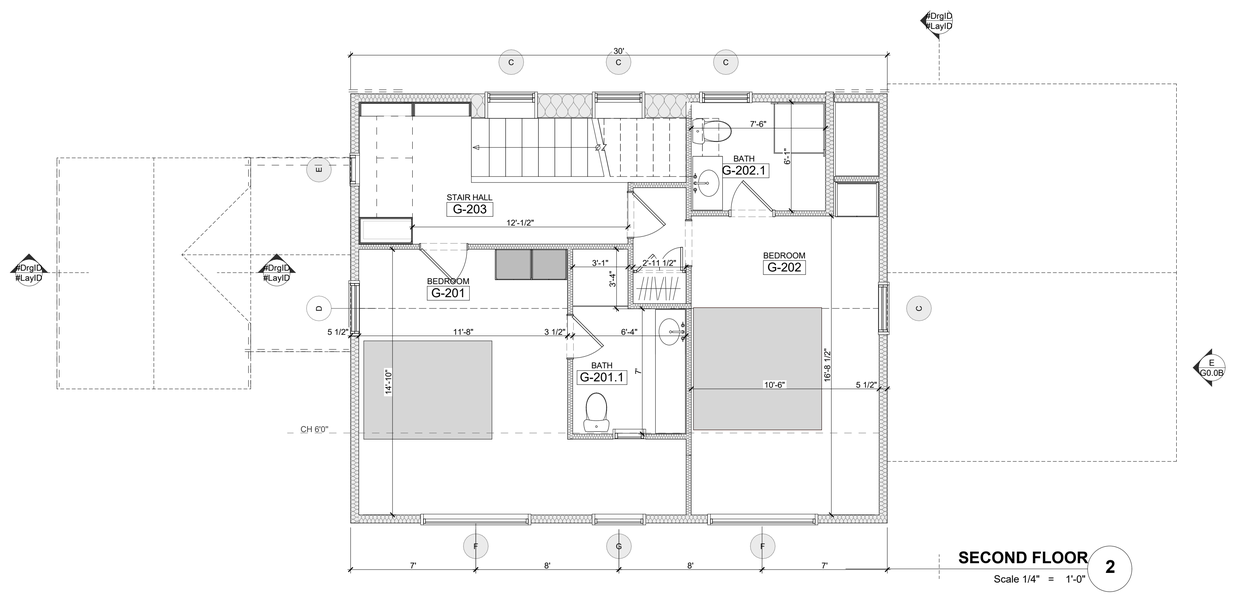
25 HUSSEY ST
NANTUCKET, MA 02554

DOOR & WINDOW SCHEDULE

G2.0



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



SECOND FLOOR
Scale 1/4" = 1'-0"
2

bpc

5.19.2025

REVISIONS PLOTTED: 5/19/2025

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

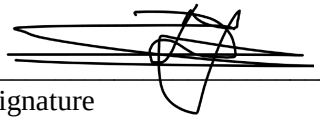
MAP/PARCEL 42.3.4/54

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

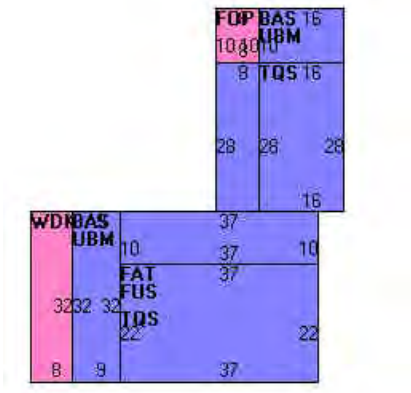
Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Luxurious
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Pine/Soft 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

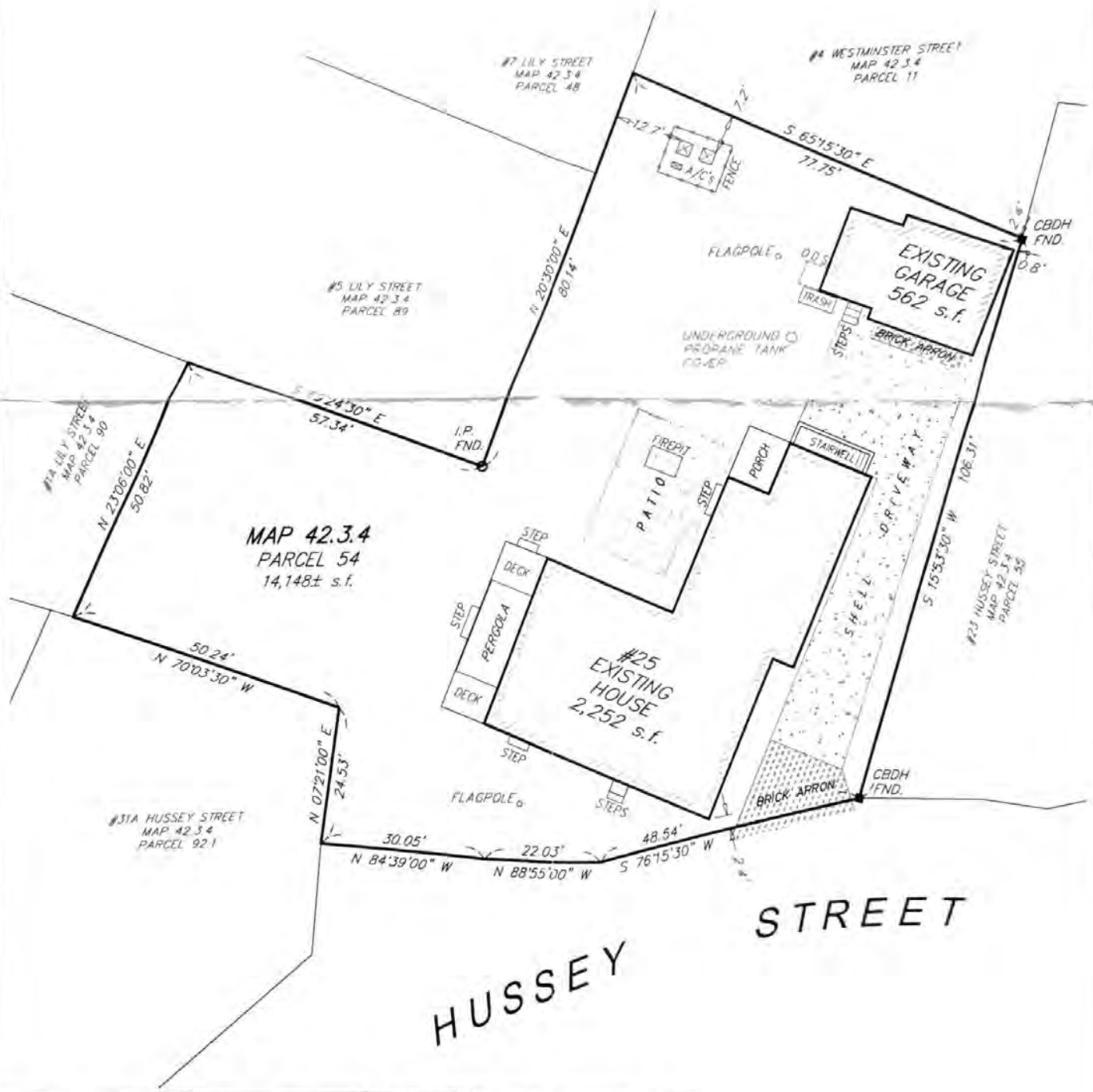
PROFESSIONAL LAND SURVEYOR

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

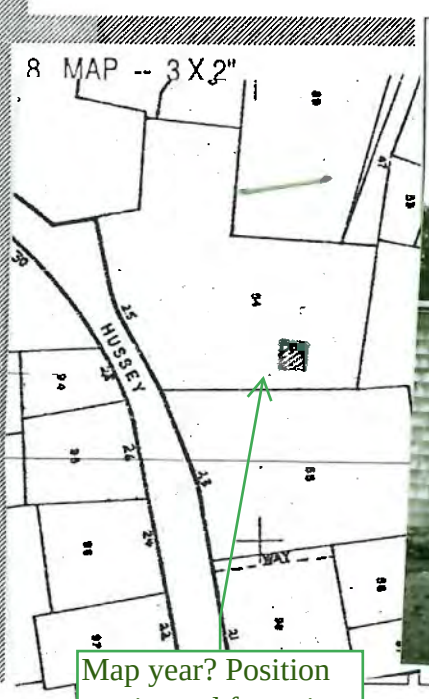
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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.

7021 2720 0002 1838 3455

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Street and Apt. No., or PO Box No.: 1400 Providence HGWY, Ste 1000
City, State, ZIP+4®: Norwood, MA 02062

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

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Street and Apt. No., or PO Box No.: 13160 Sabal Chase
City, State, ZIP+4®: Palm Beach Gardens, FL 33418

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

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Sent To: A & A Chadwick LLC
Street and Apt. No., or PO Box No.: 37 Center St
City, State, ZIP+4®: Nantucket, MA 02554

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Sent To: Sara M Mendrickson
Street and Apt. No., or PO Box No.: 1248 Zimmer Drive NE
City, State, ZIP+4®: Atlanta, GA 30306

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JAN 15 2025

Sent To: Anna Serafini + Anthony Adang
Street and Apt. No., or PO Box No.: P.O. Box 4580
City, State, ZIP+4®: Saratoga Springs, NY 12866

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

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Sent To: Mary Fracis Liddell
Street and Apt. No., or PO Box No.: 243 Lowell St
City, State, ZIP+4®: Andover, MA 01810

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

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JAN 15 2025

Sent To: Lucy Pearl LLC

Street and Apt. No., or PO Box No.: 16135 Old York Rd

City, State, ZIP+4®: Monkton, MD 21111

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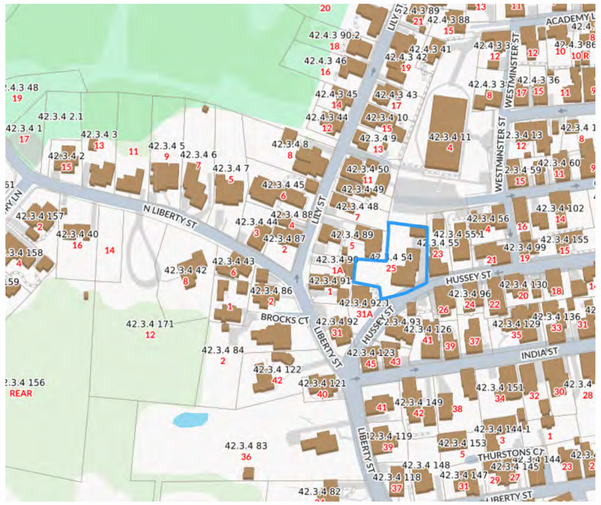
Sent To: Dorothy B Baker

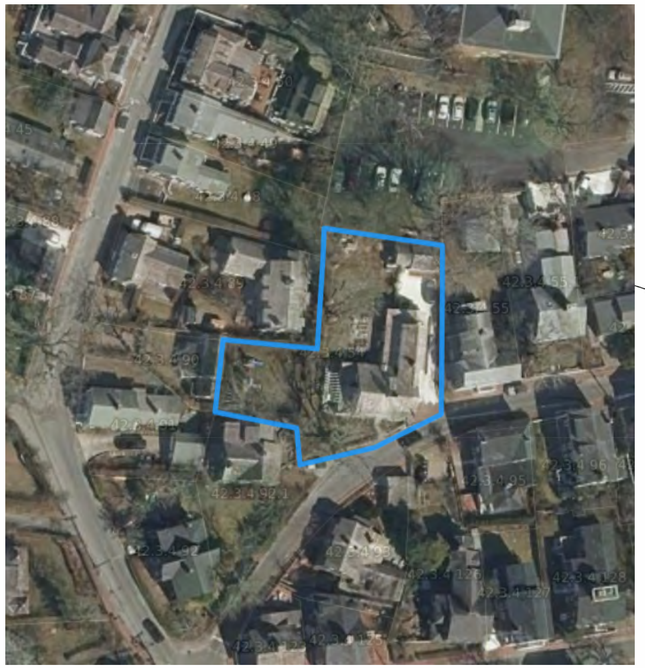
Street and Apt. No., or PO Box No.: 30 Mussey St

City, State, ZIP+4®: Nantucket, MA 02554

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



LOCUS MAP



AERIAL VIEW



bpc
ARCHITECTURE + INTERIOR DESIGN

125 Orange Street
Nantucket, MA 02554

P 508 228 2722

25 HUSSEY ST,
Nantucket, MA 02554
MAP / PARCEL
42.3.4 / 54

Surveyor: Nantucket Surveyors LLC
Contractor: Cheney Custom Homes LLC

ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

HDC DEMO

COVER
SCALE:NTS

C1.0
2025.01.15

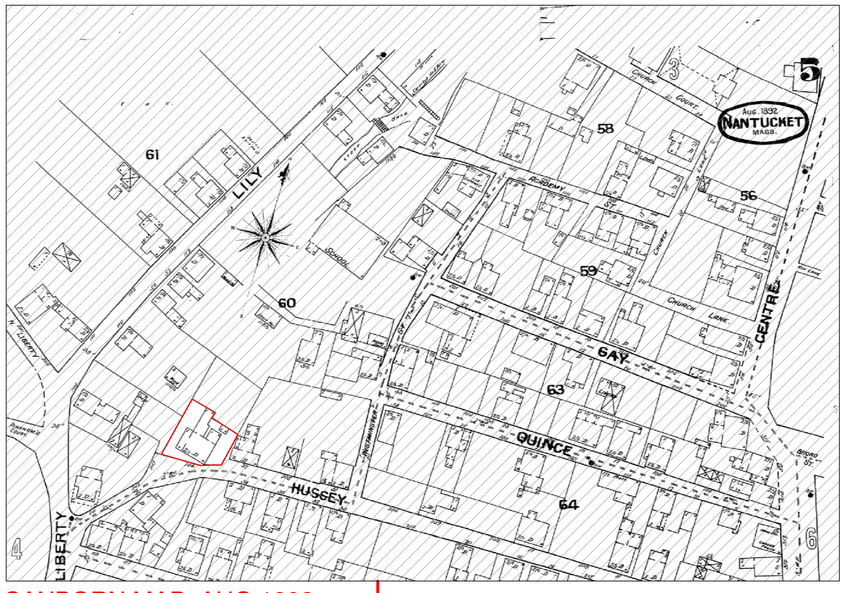
GARAGE TIMELINE



SANBORN MAP_OCT 1887



SANBORN MAP_JUL 1898



SANBORN MAP_AUG 1892

1880 — 1887 — 1890 — 1892 — 1898 — 1900s

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25 HUSSEY ST,
Nantucket, MA 02554
MAP / PARCEL
42.3.4 / 54

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Contractor: Cheney Custom Homes LLC

ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

HDC
DEMO

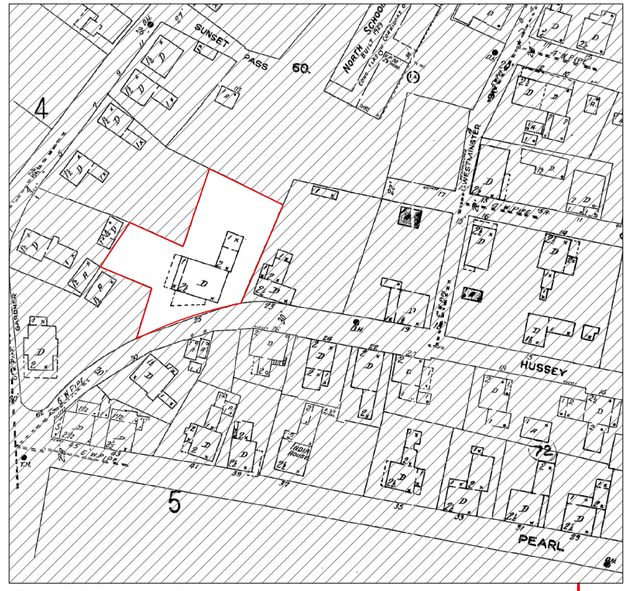
HISTORIC MAPS
SCALE:NTS

A0.0
2025.01.15

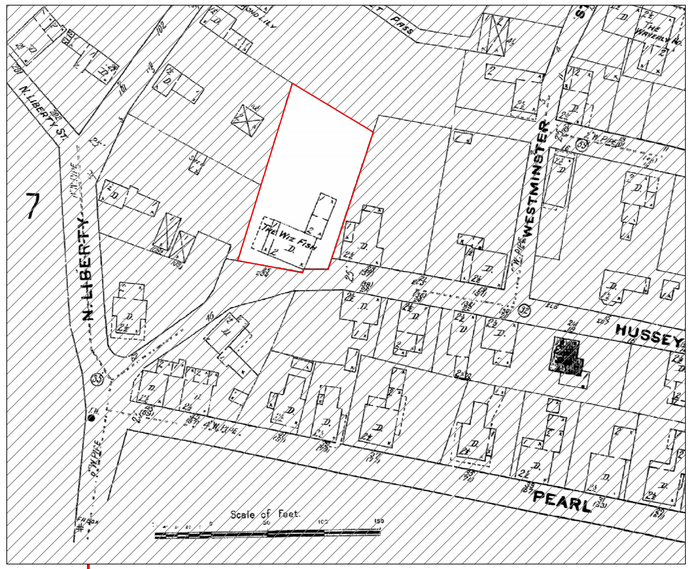
GARAGE TIMELINE



SANBORN MAP_OCT 1904



SANBORN MAP_JUL 1923



SANBORN MAP_AUG 1909

1900 | 1904 | 1909 | 1910 | 1920 | 1923

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Contractor: Cheney Custom Homes LLC

ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

HDC DEMO

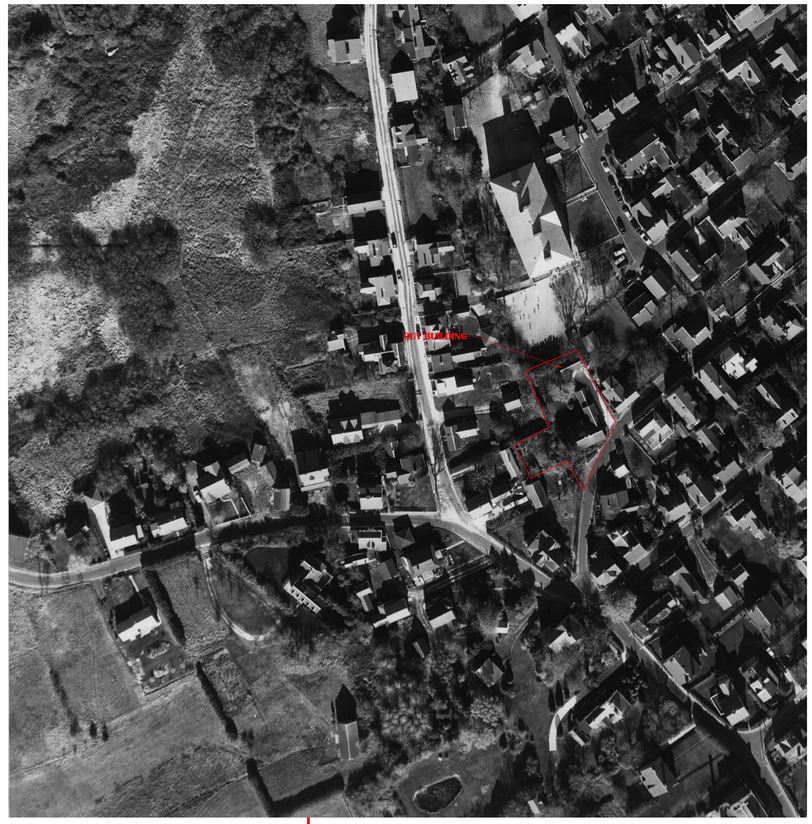
HISTORIC MAPS
SCALE:NTS

A0.1
2025.01.15

GARAGE TIMELINE



NHA_AERIAL _1940S



NHA_AERIAL _1957

1940

1950

1960

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ARCHITECTURE + INTERIOR DESIGN

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P 508 228 2722

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Nantucket, MA 02554
MAP / PARCEL
42.3.4 / 54

Surveyor: Nantucket Surveyors LLC
Contractor: Cheney Custom Homes LLC

ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

HDC DEMO

AERIALS
SCALE:NTS

A0.2
2025.01.15

S



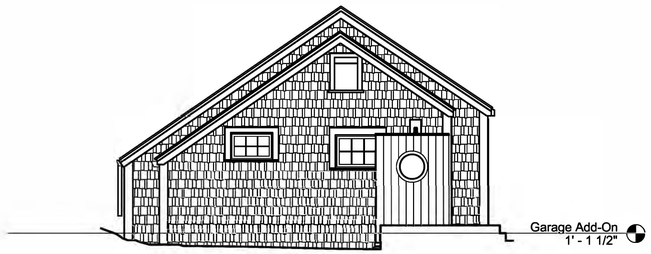


S EXISTING SOUTH ELEVATION
1/4"=1'-0"

W



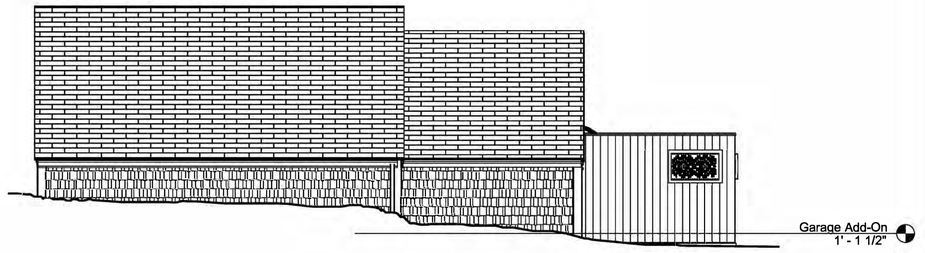




W EXISTING WEST ELEVATION
1/4"=1'-0"

N

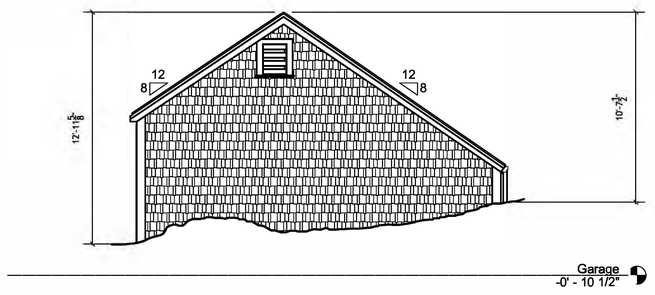




N EXISTING NORTH ELEVATION
1/4"=1'-0"

E





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

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ARCHITECTURE + INTERIOR DESIGN

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25 HUSSEY ST,
Nantucket, MA 02554
MAP / PARCEL
42.3.4 / 54

Surveyor: Nantucket Surveyors LLC
Contractor: Cheney Custom Homes LLC

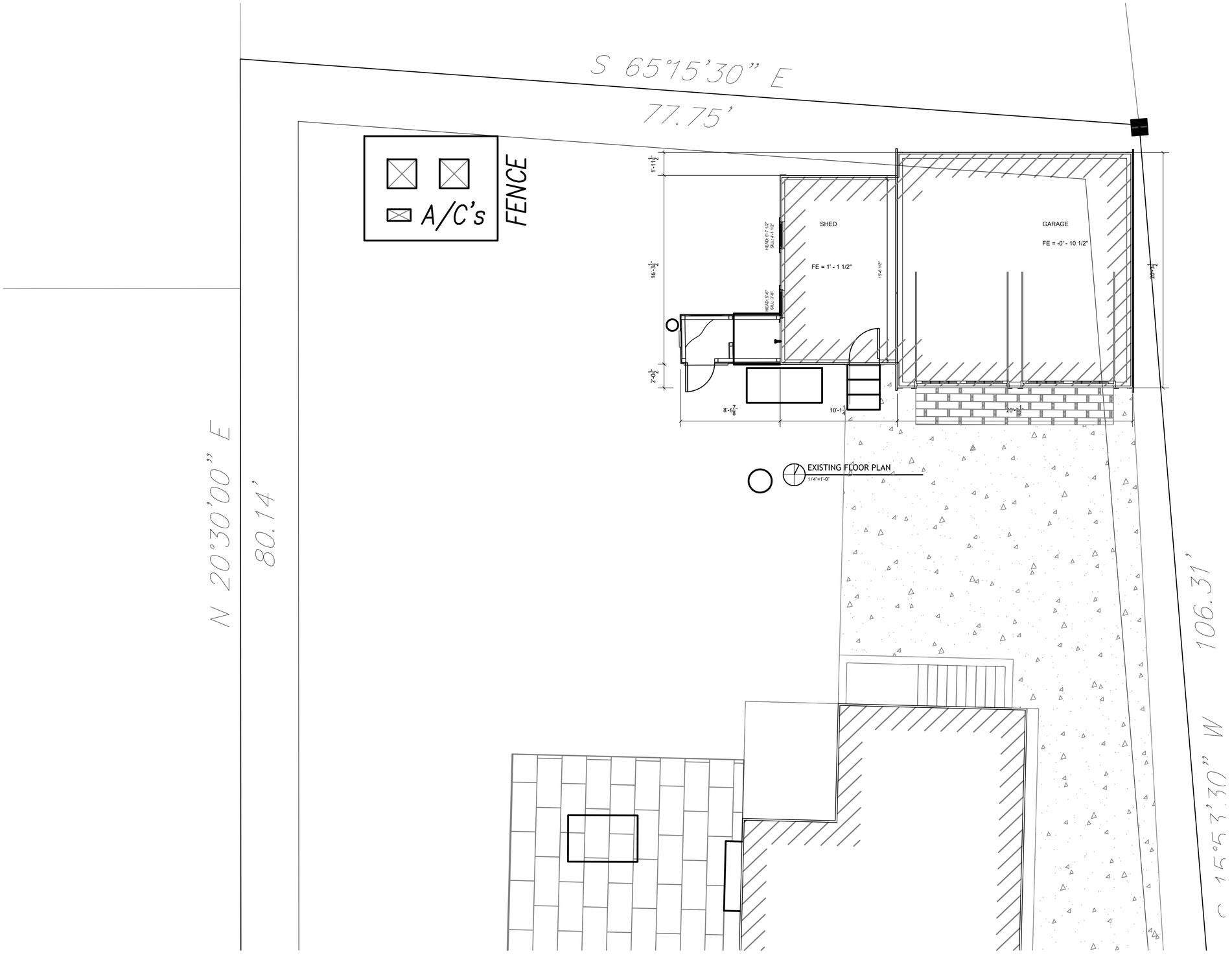
ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

HDC DEMO

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

A1.1
2025.01.15



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ARCHITECTURE + INTERIOR DESIGN

125 Orange Street
Nantucket, MA 02554

P 508 228 2722

25 HUSSEY ST,
Nantucket, MA 02554
MAP / PARCEL
42.3.4 / 54

Surveyor: Nantucket Surveyors LLC
Contractor: Cheney Custom Homes LLC

ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

HDC
DEMO

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

B1.1
2025.01.15

ADDRESS: 14 Dukes
DATE HEARD: 5/20/25
SITTING BOARD: SW, RP, VO, AE, 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): HDC2025-04-1238
	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

HDC2025-04-12381

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 60

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 3208

Date application received: 04/08/25 Fee Paid: $ 50.00

Must be acted on by: 06/14/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd 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 Wood Gate, Wire Fence Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

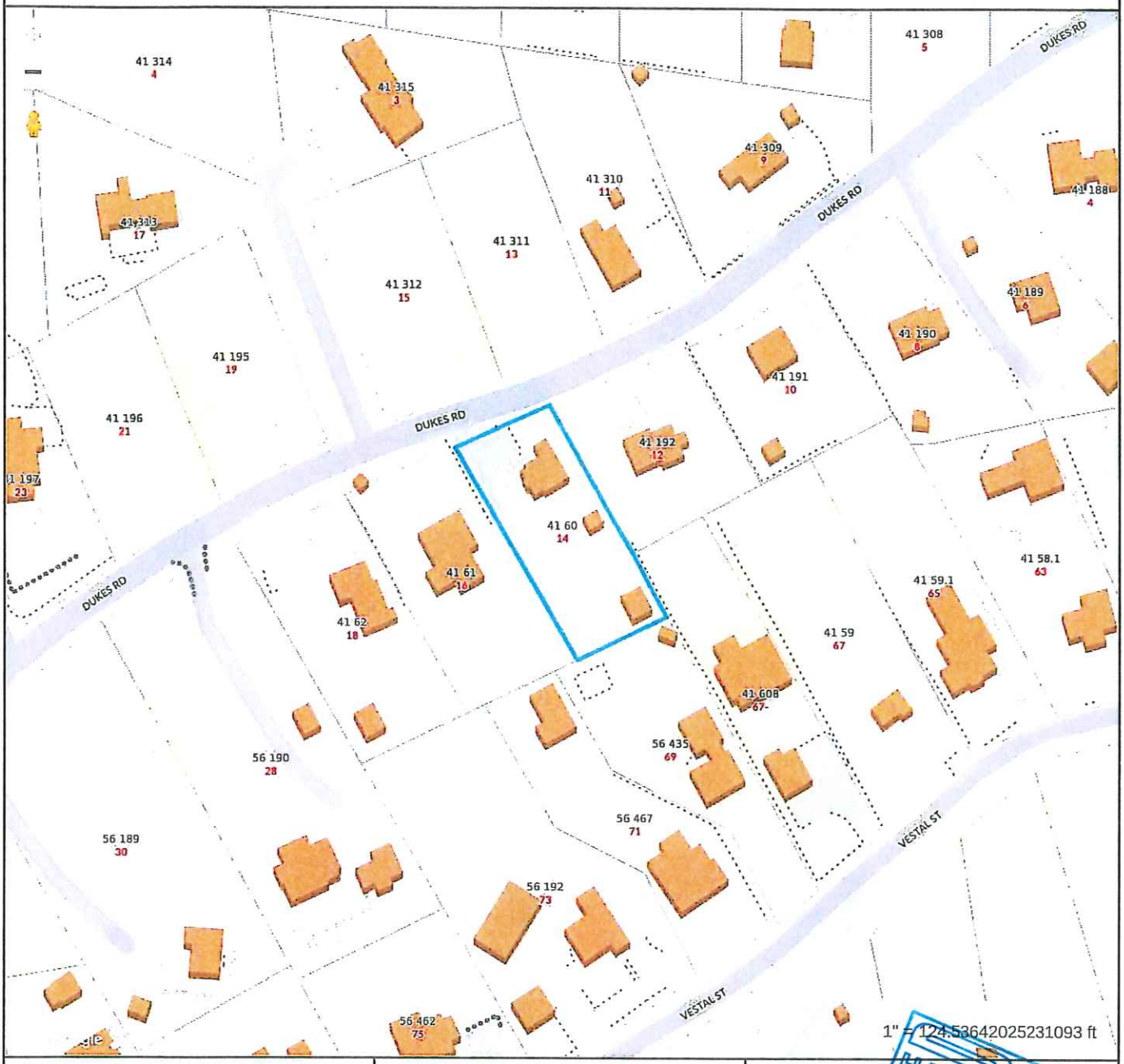
Sidewall _____ Clapboard (if applicable) _____ Roof _____

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.



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

Driveway Gate and Associated Fence proposal for 14 Dukes Rd MAP 41, Parcel 66 - REVISION

1. Gate to be situated 18' from Road Bed, 10' from property line

2. Two part gate, hinged to open inward

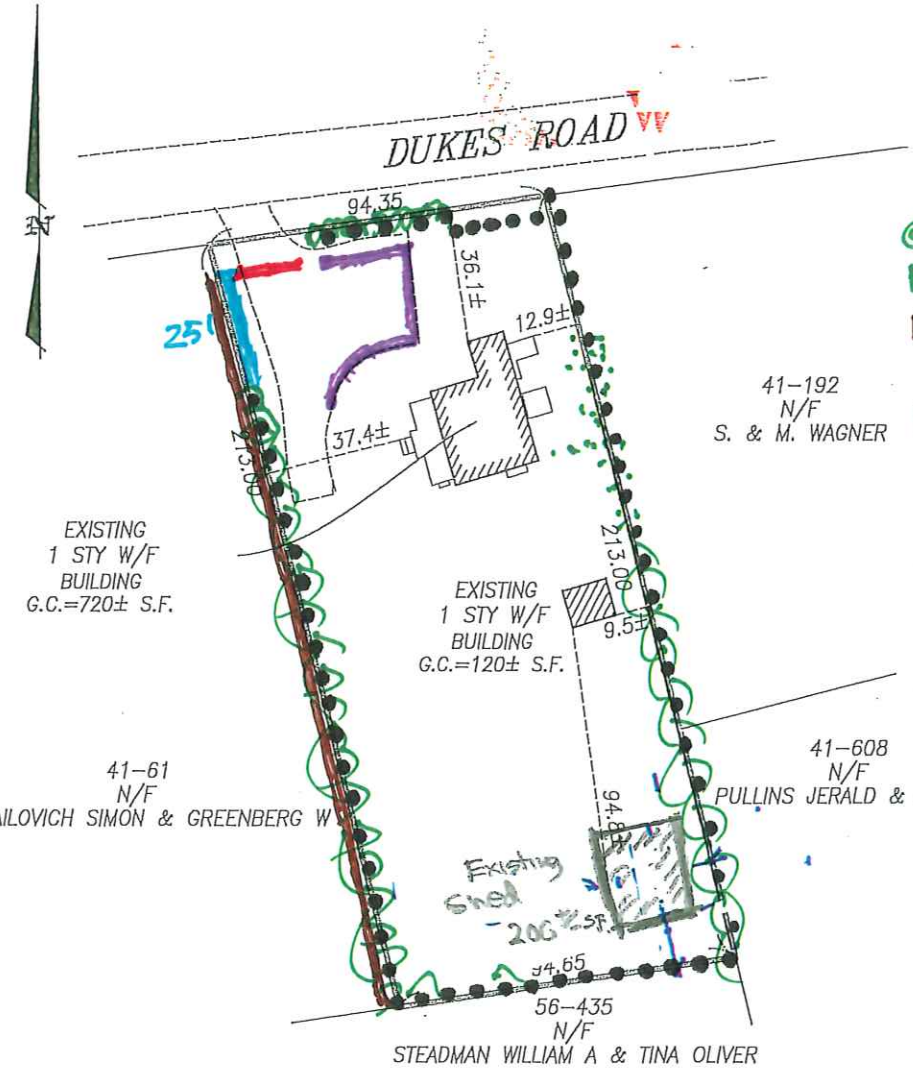
3. Construction materials: pressure treated (P.T.) posts, clad in cedar. Cedar Boards

4. Each half of gate 8' High, 8' wide
   TWO OPTIONS presented for (1) All Wood
   (2) Wires at Top

5. Gate needs to be integrated to existing fences. See Site map for details.
   This will Require a 25' Run of new fence as shown in Site Map.
   OPTION 1: Black wire, 7.5 feet high, on metal posts; Total 25', 3 posts required
   OPTION 2: Something else that HDC can approve that is high enough to thwart Deer entry.

CURRENT ZONING CLASSIFICATION:
Residential 20 (R–20)

		EXISTING:
MINIMUM LOT SIZE:	20,000 S.F.	20,017± S.F.
MINIMUM FRONTAGE:	75 FT.	SEE PLAN
FRONT YARD SETBACK:	30 FT.	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN
GROUND COVER % :	12.5%	SEE PLAN



GREEN Denotes Dense planting - primarily privet

BROWN Denotes Existing Split Rail

Black Denotes Existing Seven (7') Wire Fence, metal posts

Purple Denotes 3' wall surrounding parking area

Red denotes proposed gate, 18' from roadway 10' from property line

Blue denotes proposed fence extending to meet gate

I CERTIFY, AS OF : . . 6/17/2021 . . , THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Edward F. King

PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
EDWARD F. KING, JR. No. 45711 PROFESSIONAL LAND SURVEYOR

BUILDING LOCATION PLAN OF LAND IN NANTUCKET, MASS.

SCALE: 1"= 40' DATE: JUNE 17, 2021

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.

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

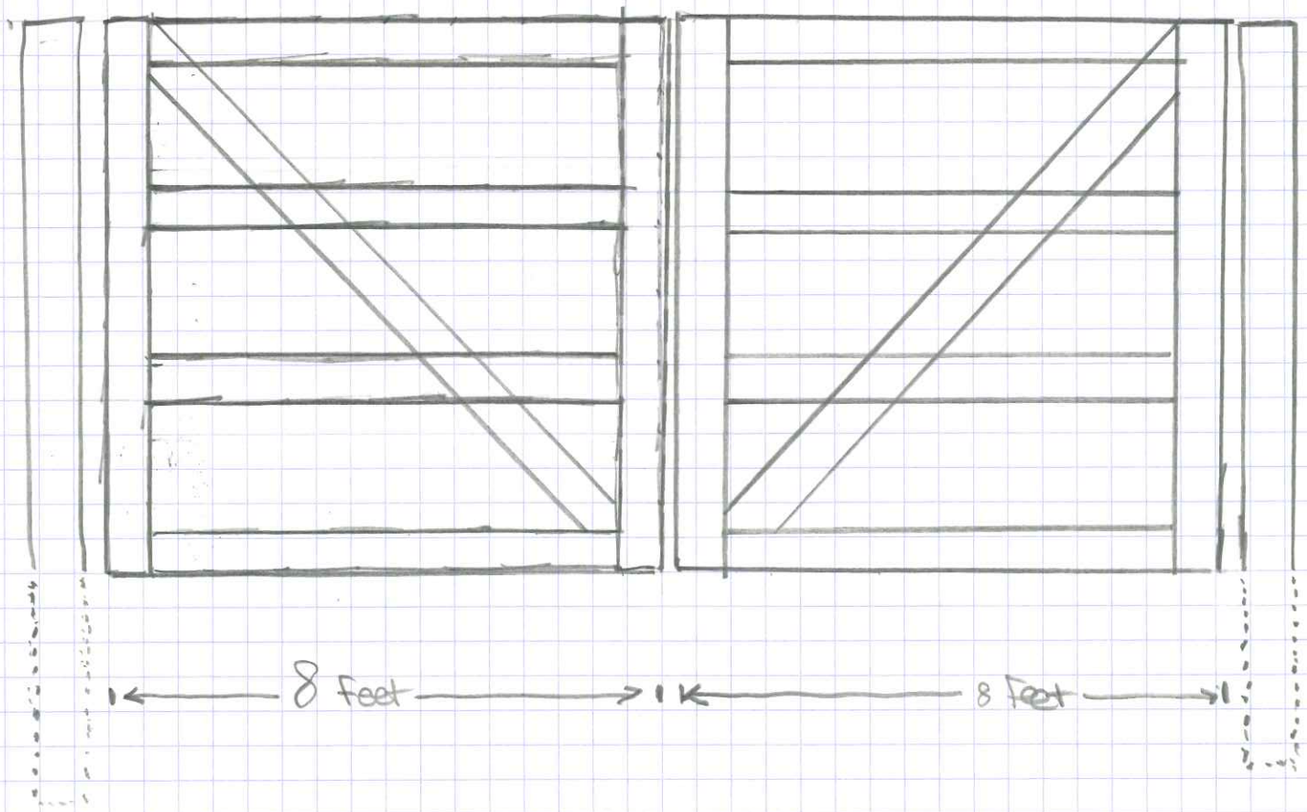
ASSESSOR MAP: . . 41. . , PARCEL: . 60. . .

K–684

FILE COPY

GATE CONSRUCTION: CEDAR BOARDS

Post Construction
Core of P.T.
Clad with Cedar



Posts, GATE
8' High

OPTION #1


WIRE TO BE ADDED FOR DEER
OPTION #2
WOOD UP TO 5'; WIRES ABOVE


EXAMPLE OF
8' x 8' GATES

NORTH EAST CORNER






4





LOOKING WEST



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: 5/20/2025

37 Cliff Rd Nom Trust / 37 Cliff Rd

Emeritus LTD

42.4.4 / 42

Partial Demo

Sitting Board: Pohl, Oliver, Camp, MacLeod

Chair: Welch

Pohl: No Objection to removal of garage. Concerned with the details of the pergola, feels it looks too space age.

Oliver: No Concerns

Camp: Ok with the removal of garage. Would like to see the design of the pergola toned down.

MacLeod: Agrees with changing to a more traditional pergola detail

Welch: Agrees with the traditional pergola details

Motion to Hold for Revisions (Pohl)

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°: 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



37 Cliff Road Alterations

Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission

Existing Conditions

Date: 04.07.25

emeritus

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



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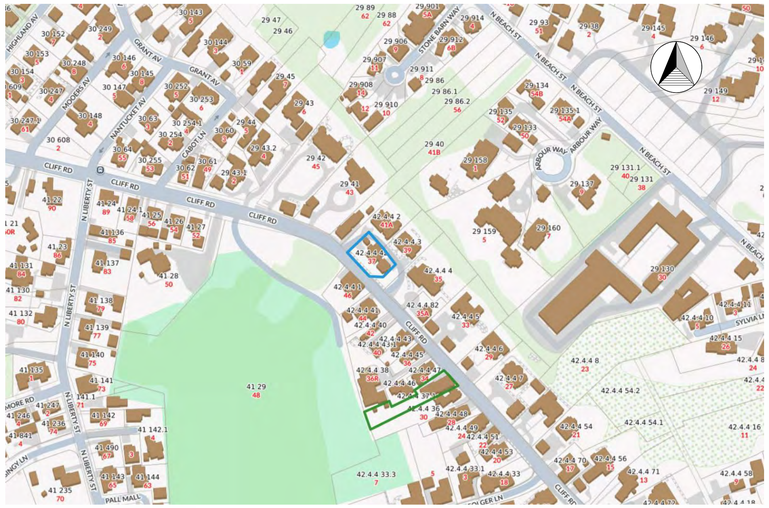
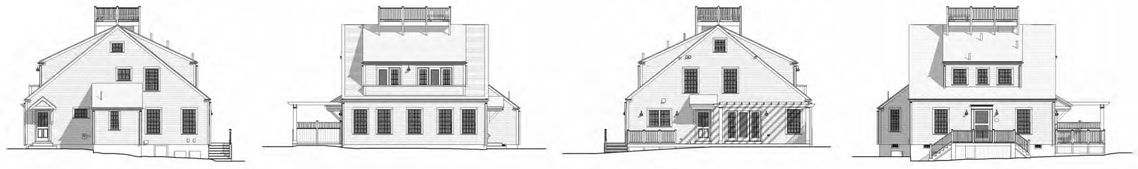
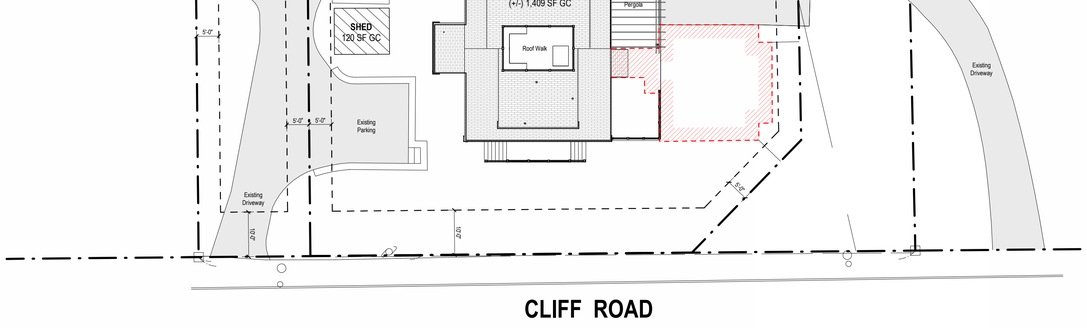
HDC Submission 05.22.25



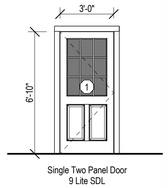
Locus Map



West Elevation | North Elevation | East Elevation | South Elevation



Site Plan
1/16" = 1'-0"



Single Two Panel Door
9 Lite SDL

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

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus
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www.emeritusltd.com

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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

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A.0.1 Cover Sheet
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

Revisions

Cover Sheet

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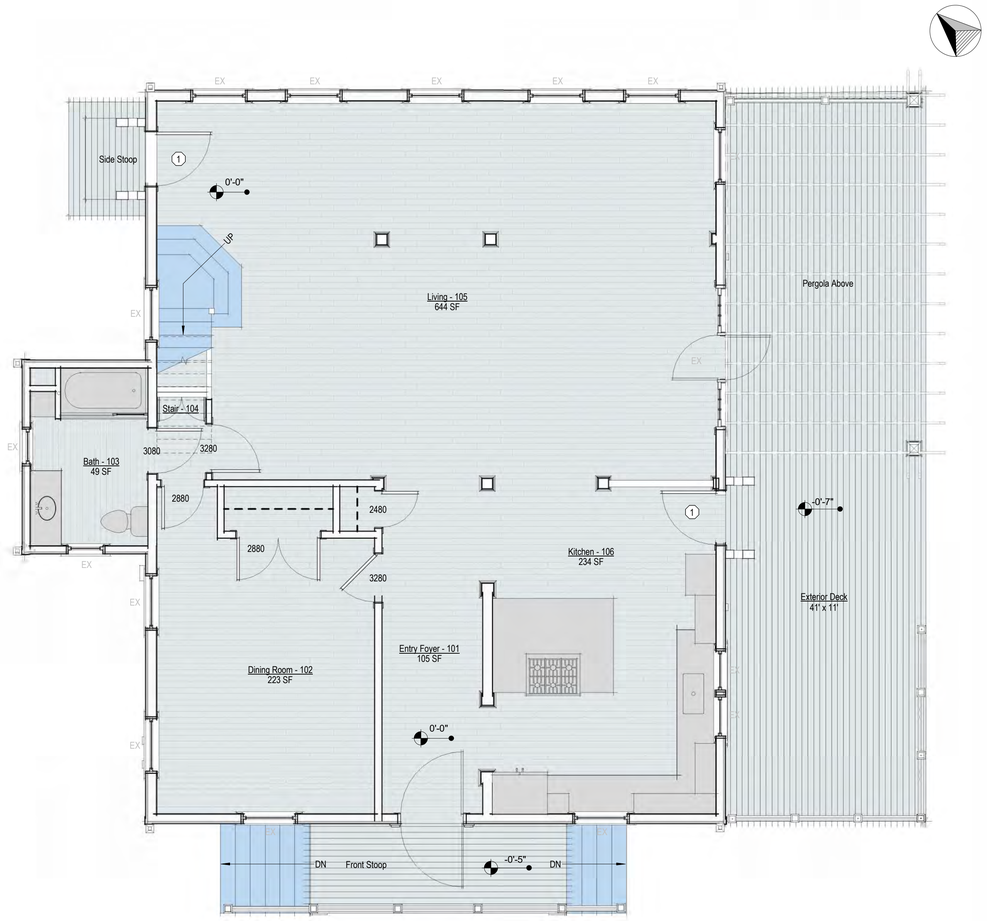
A.0.1

2511

HDC Submission 05.22.25



First Floor Plan - Proposed

1/4" = 1'-0"

2511

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Floor Plan

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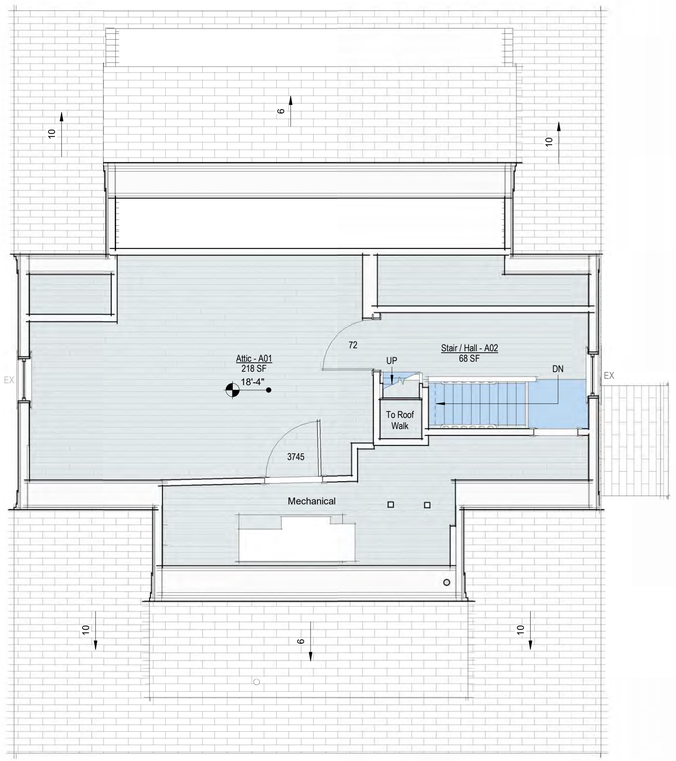
A.1.1

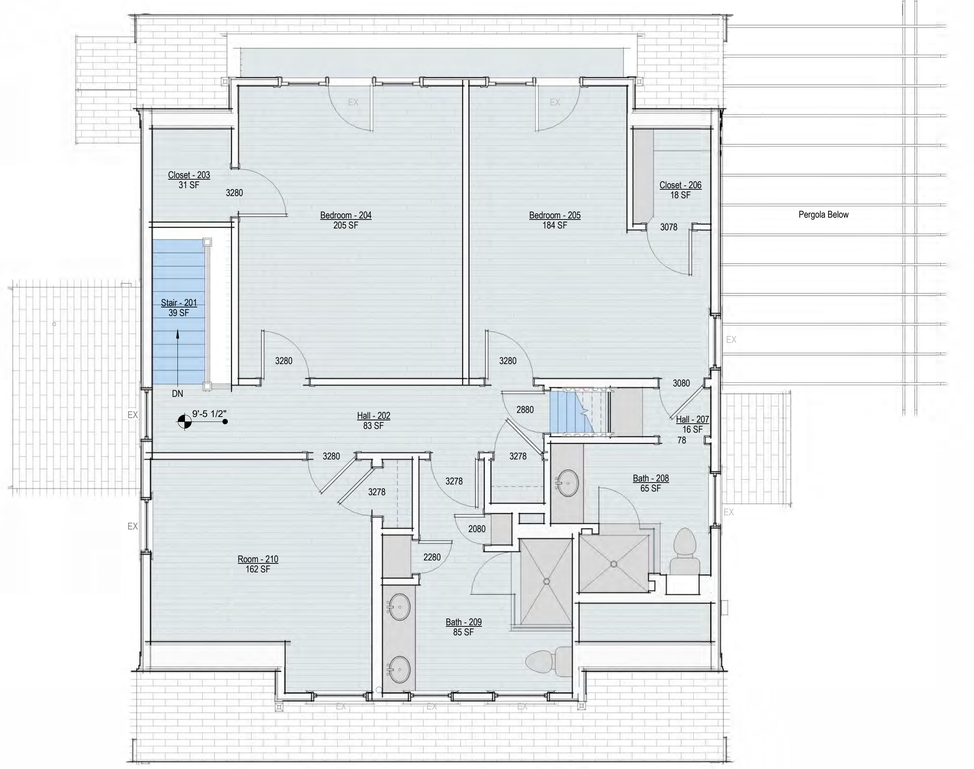
2511

HDC Submission 05.22.25



Attic Floor - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"

2511

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Floor Plans

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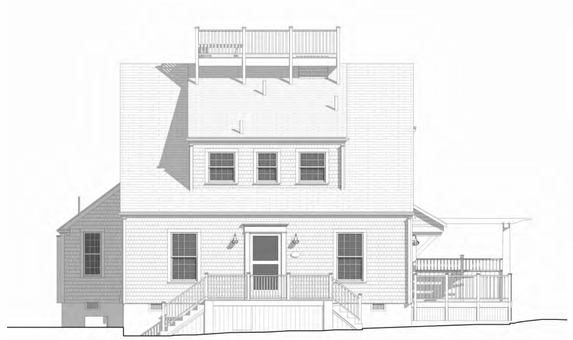
A.1.2

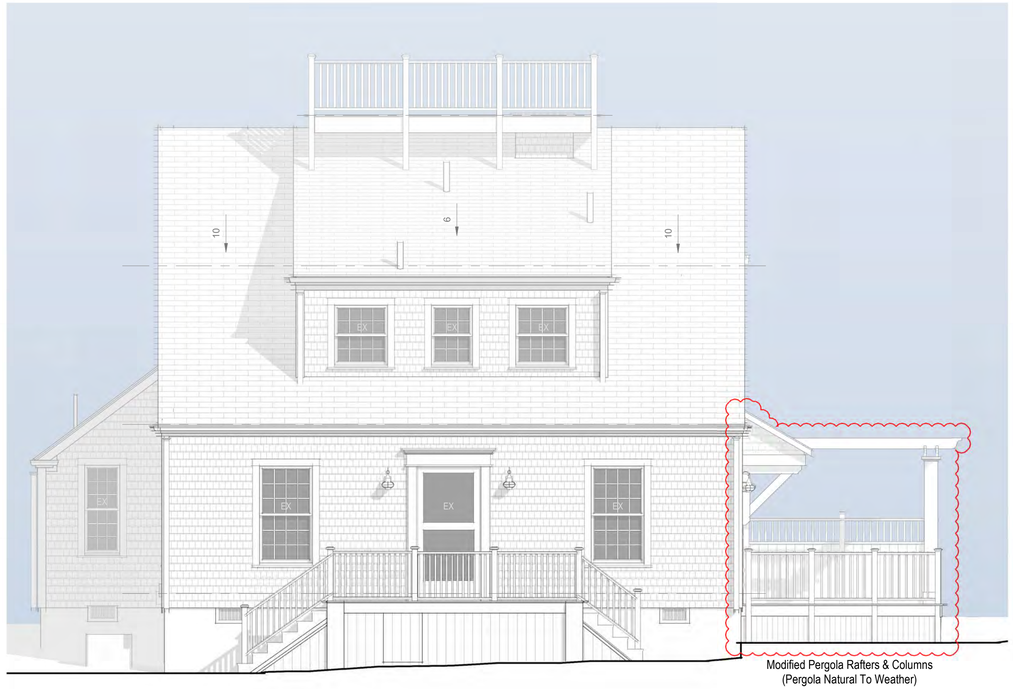
2511

HDC Submission 05.22.25



South Exterior Elevation - Previously Submitted

1/8" = 1'-0"



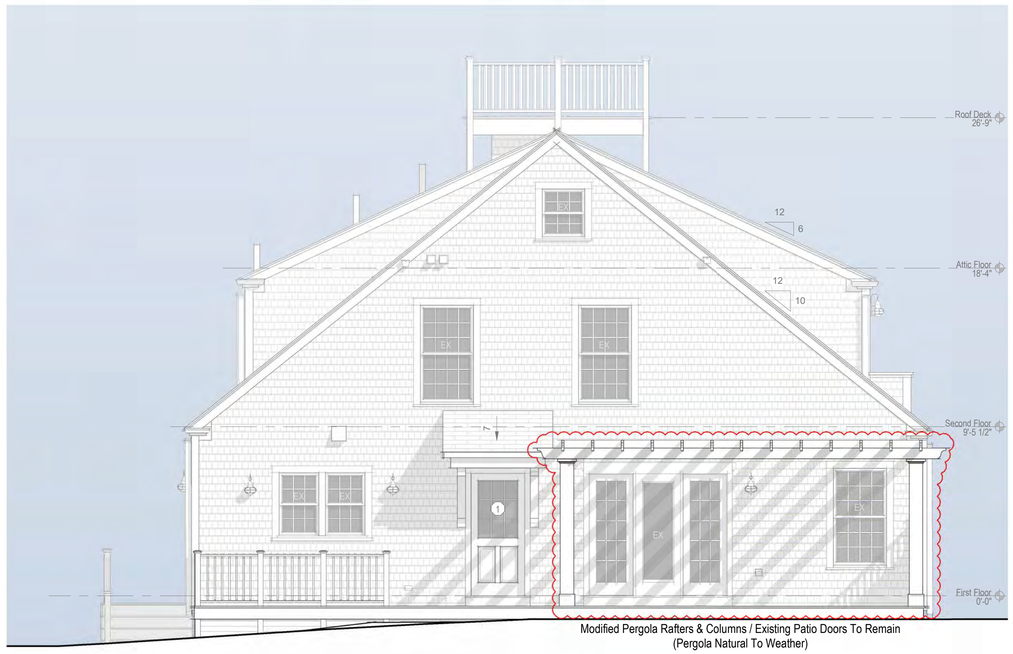
South Exterior Elevation - Proposed

1/4" = 1'-0"



East Exterior Elevation - Previously Submitted

1/8" = 1'-0"



East Exterior Elevation - Proposed

1/4" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus

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Exterior Elevations

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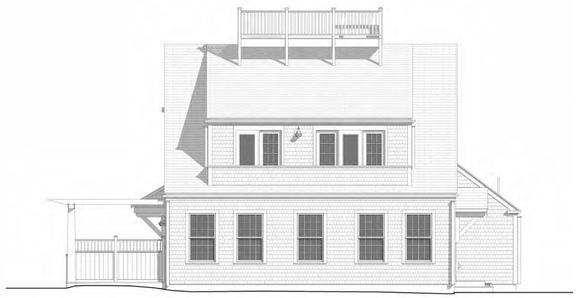
A.2.1

2511

HDC Submission 05.22.25



North Exterior Elevation - Previously Submitted

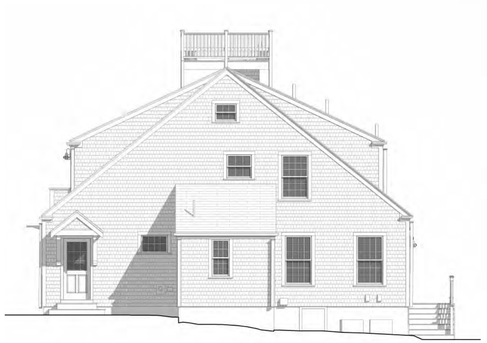
1/8" = 1'-0"



Modified Pergola Rafters & Columns
(Pergola Natural To Weather)

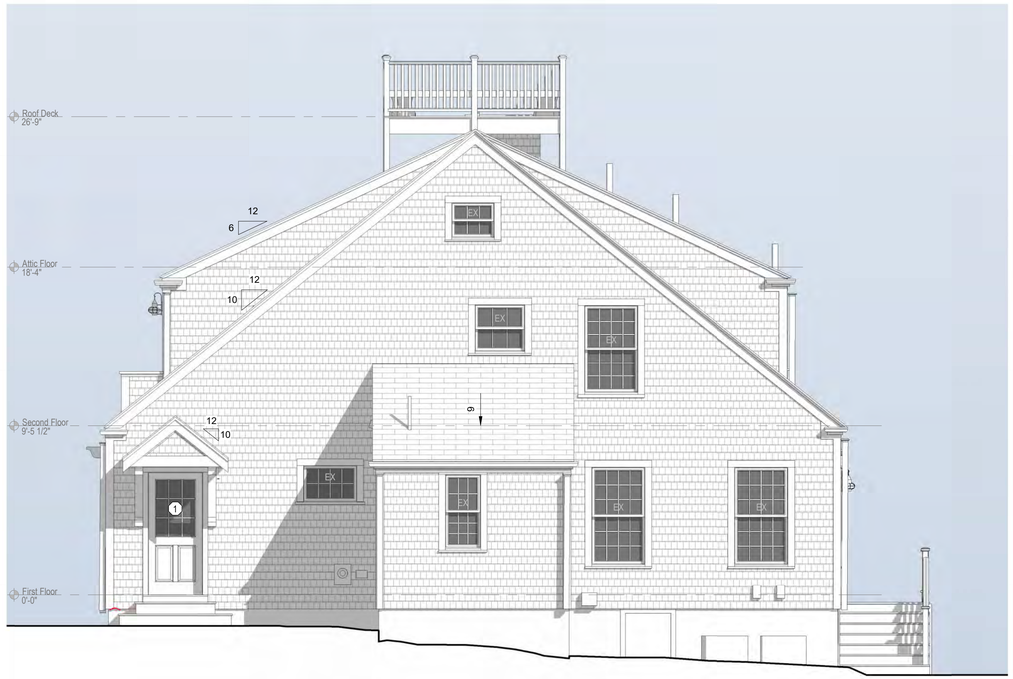
North Elevation - Proposed

1/4" = 1'-0"



West Exterior Elevation - Previously Submitted

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed

1/4" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus

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

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1 Cover Sheet
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

Revisions

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.2

2511

HDC Submission 05.22.25



2511

37 Cliff Road Alterations

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Revisions

Perspective View

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A.3.1

2511

HDC Submission 05.22.25



2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
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Revisions

Perspective View

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A.3.2

2511

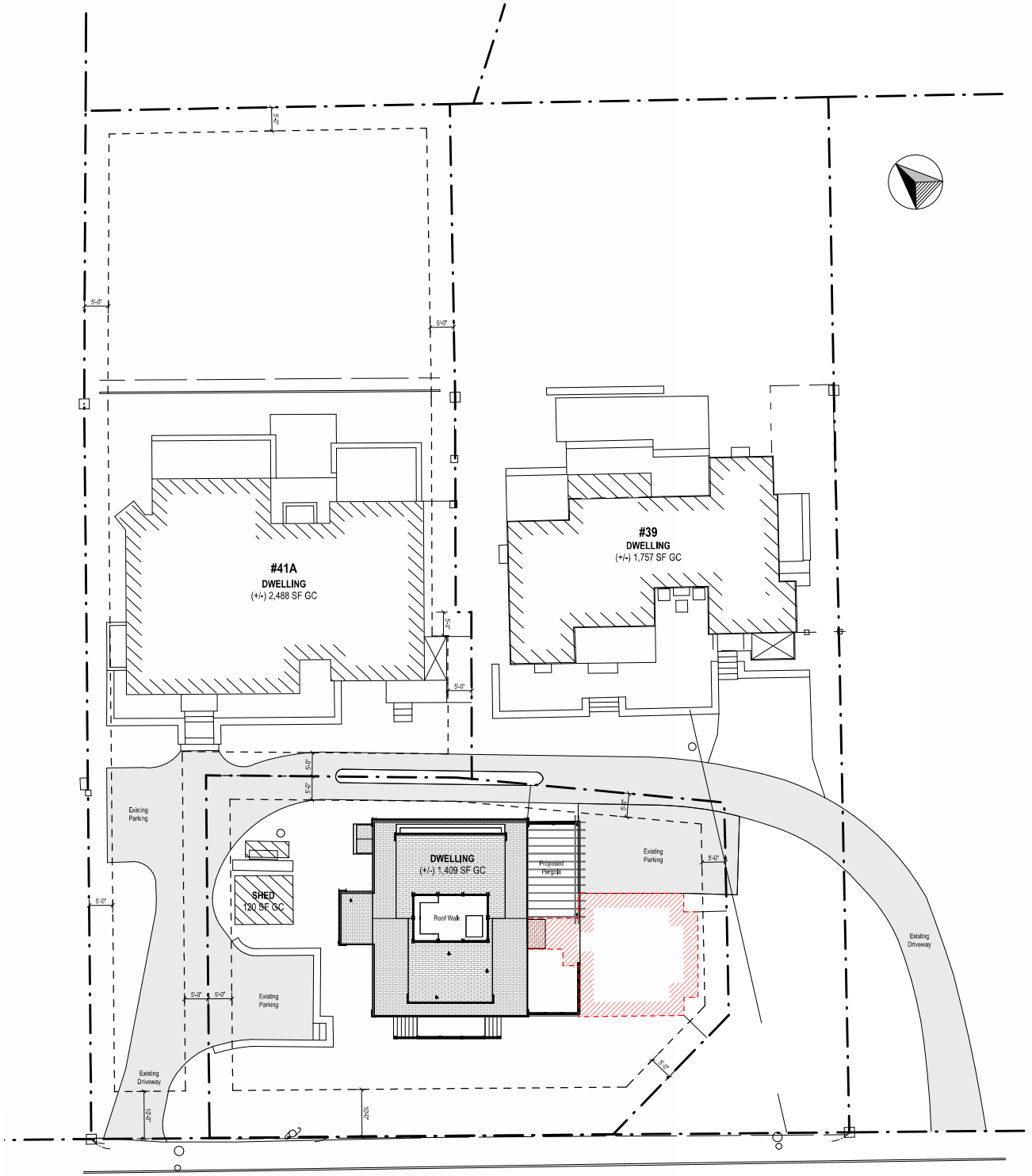
37 Cliff Road Alterations

Nantucket, MA 02554

05.22.25



Locus Map



Site Plan

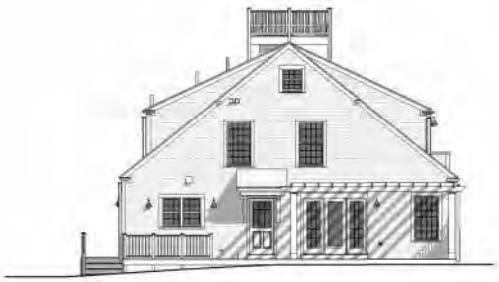
1/16" = 1'-0"



West Elevation



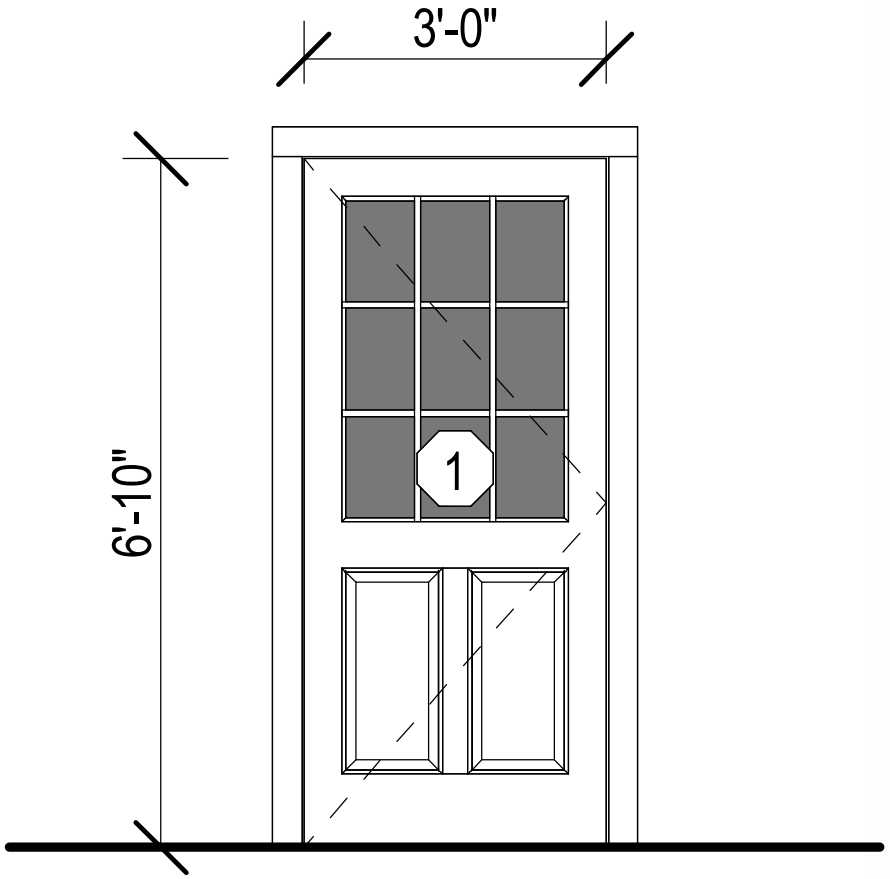
North Elevation



East Elevation



South Elevation



Single Two Panel Door
9 Lite SDL

Exterior Door Legend

1/4" = 1'-0"



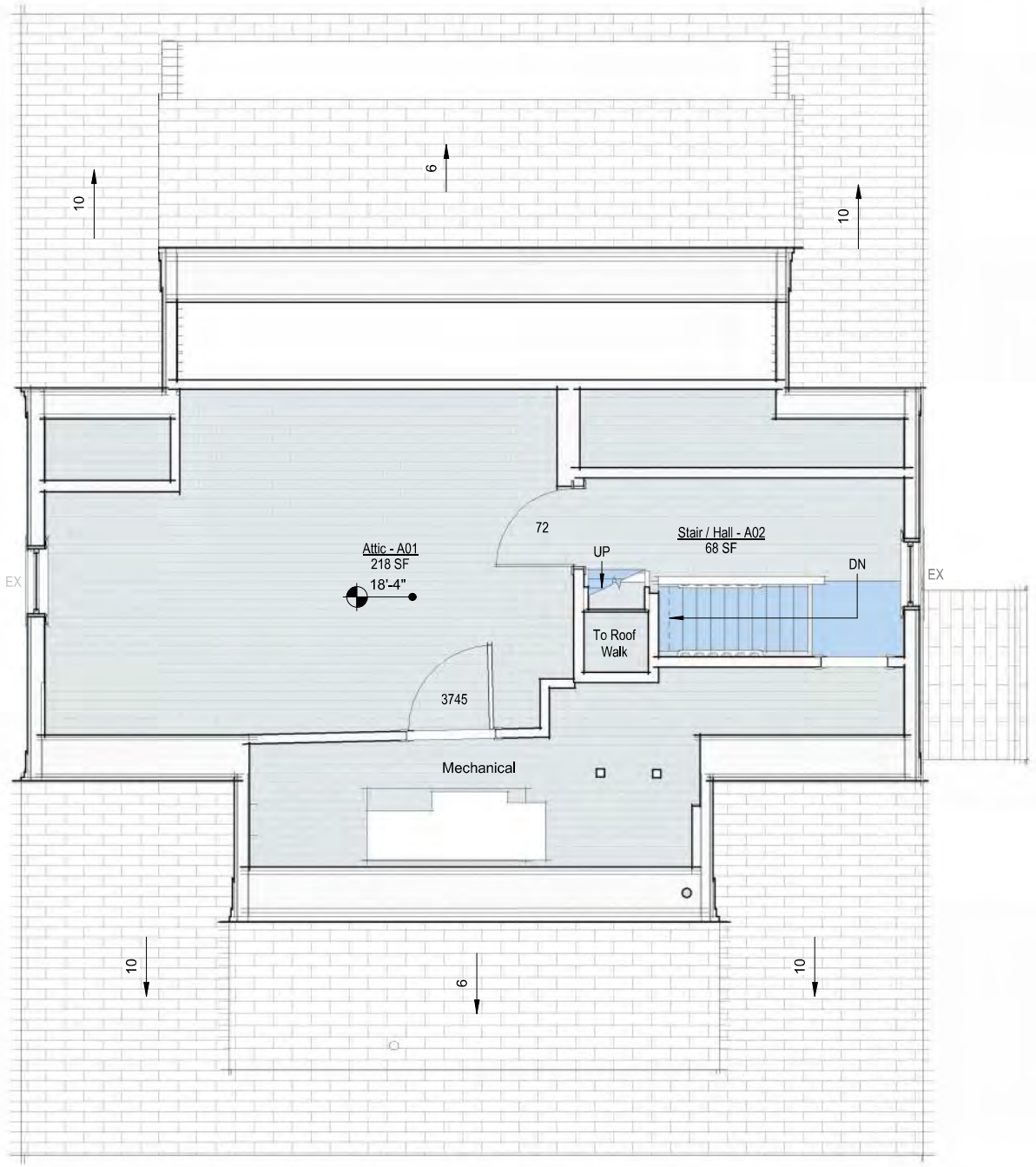
First Floor Plan - Proposed

1/4" = 1'-0"



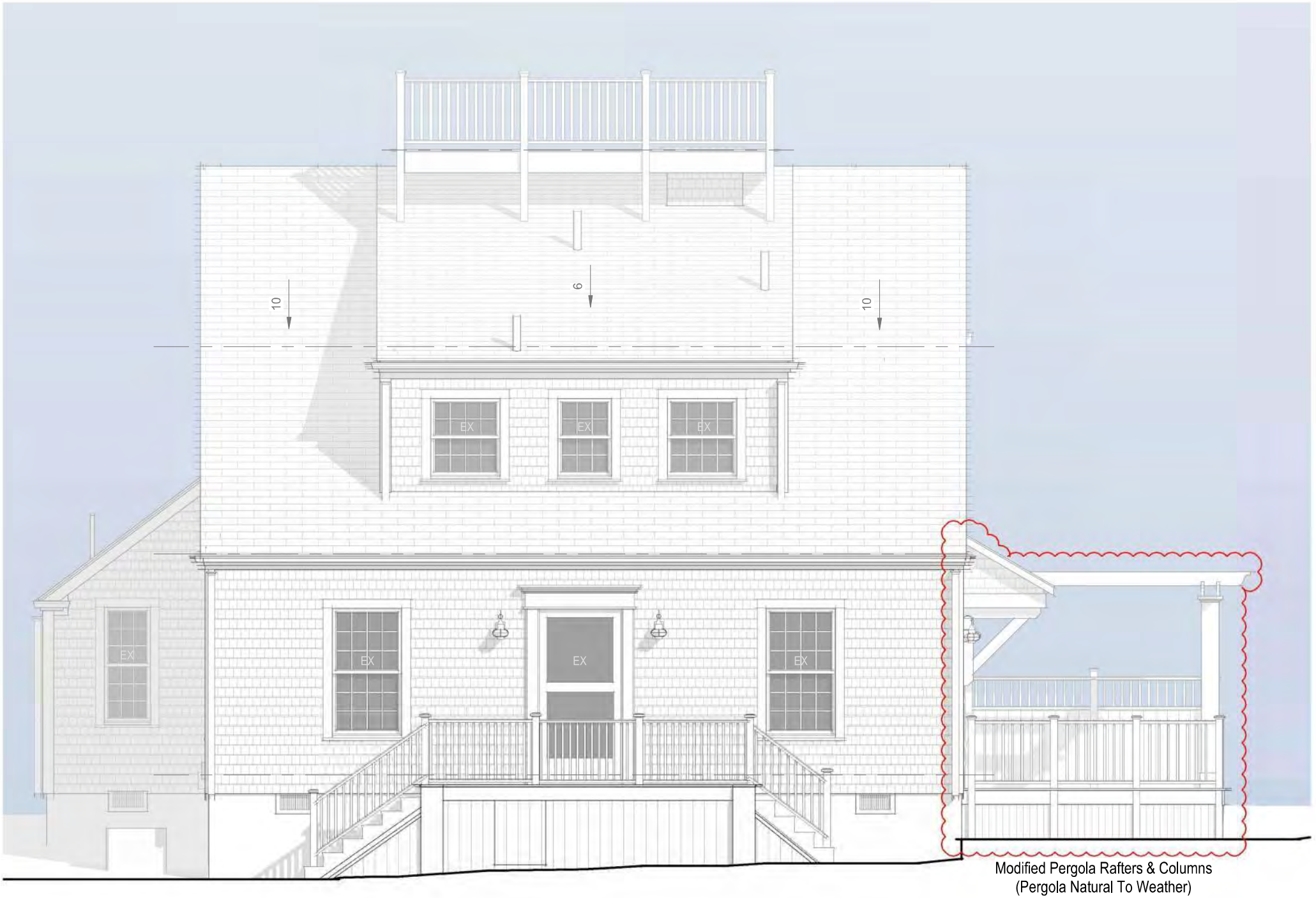
Second Floor Plan - Proposed

1/4" = 1'-0"



Attic Floor - Proposed

1/4" = 1'-0"



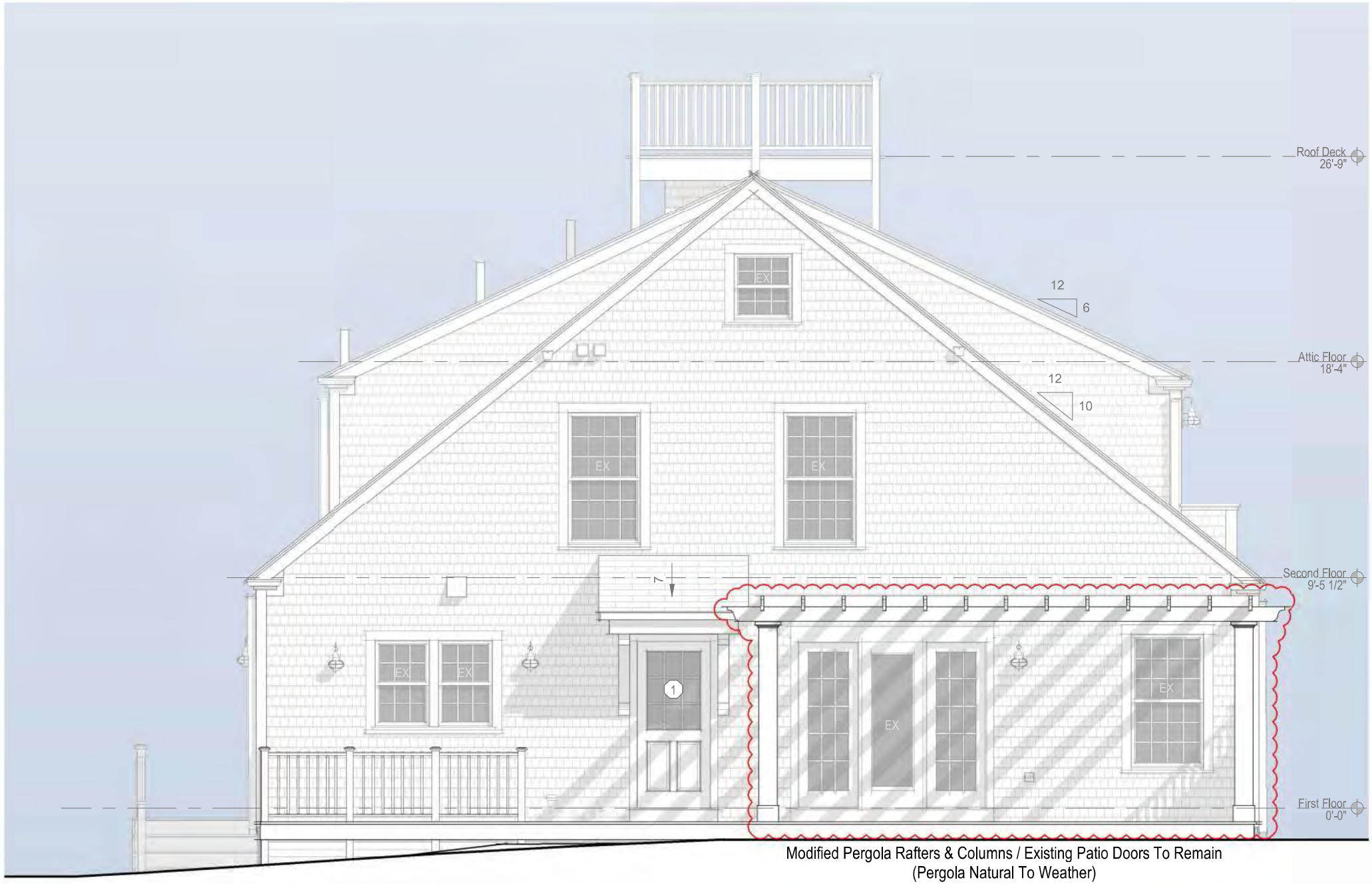
South Exterior Elevation - Proposed

1/4" = 1'-0"



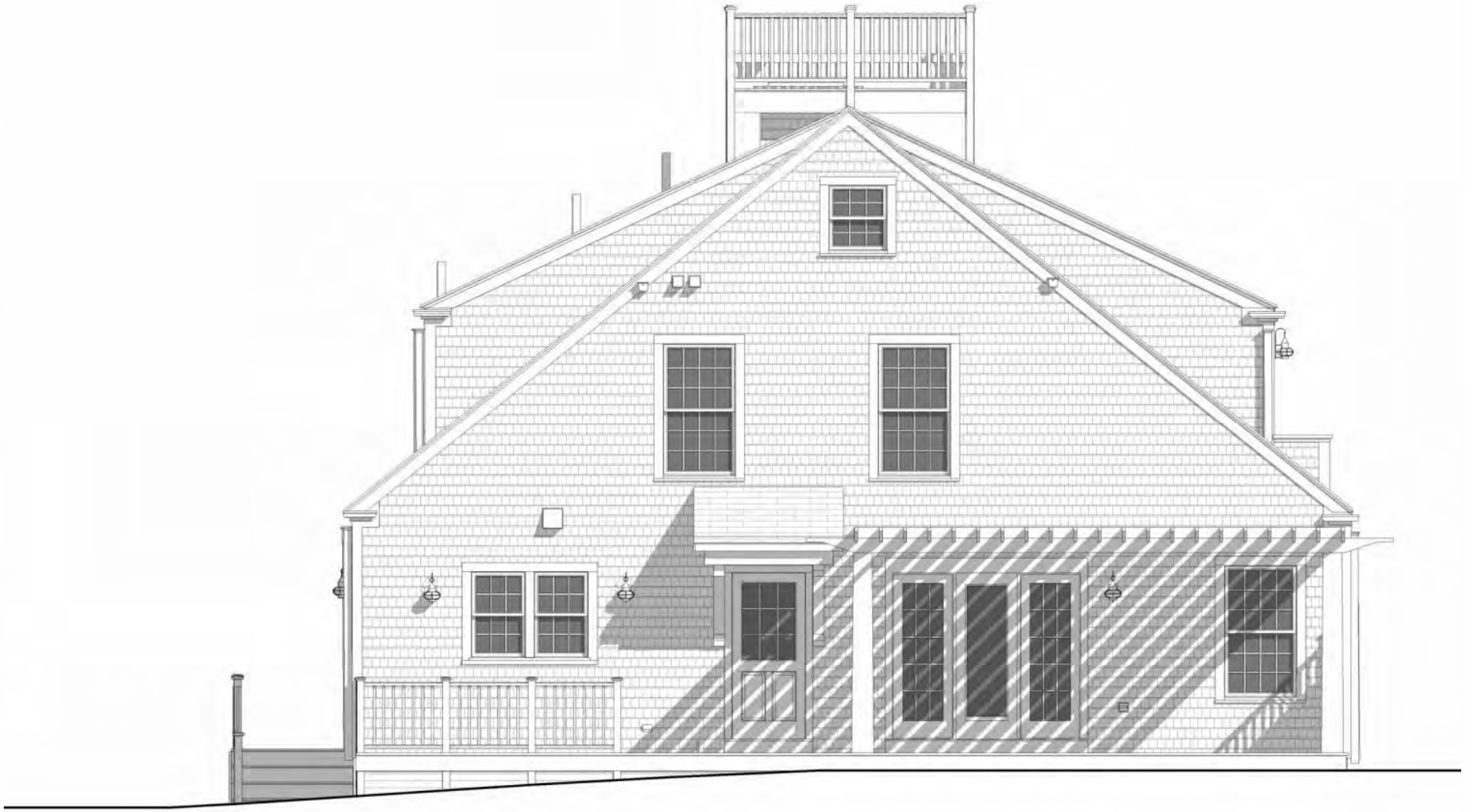
South Exterior Elevation - Previously Submitted

1/8" = 1'-0"



East Exterior Elevation - Proposed

1/4" = 1'-0"



East Exterior Elevation - Previously Submitted

1/8" = 1'-0"



Modified Pergola Rafters & Columns
(Pergola Natural To Weather)

North Elevation - Proposed

1/4" = 1'-0"



Modified Pergola Rafters & Columns
(Pergola Natural To Weather)

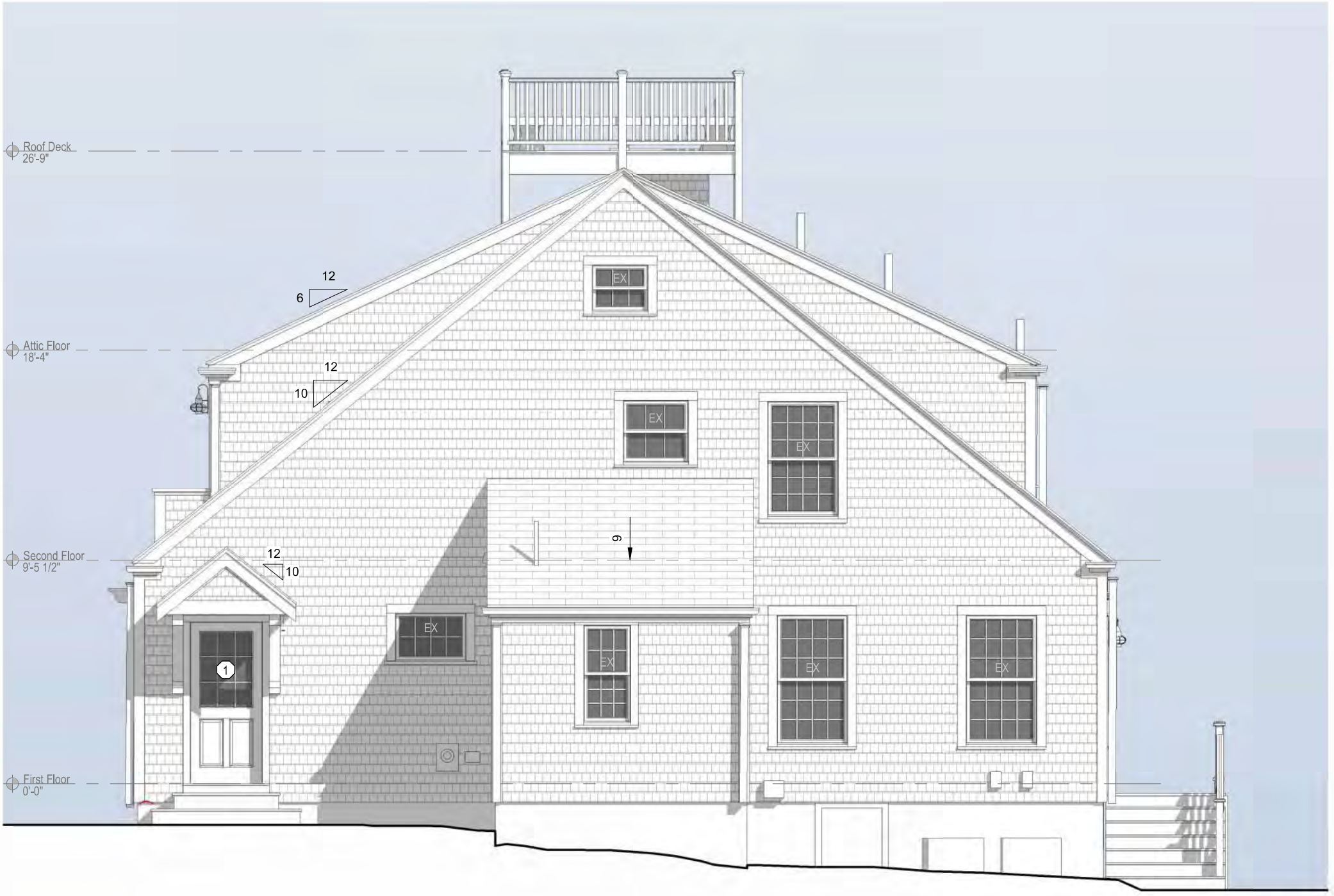
North Elevation - Proposed

1/4" = 1'-0"



North Exterior Elevation - Previously Submitted

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed

1/4" = 1'-0"



West Exterior Elevation - Previously Submitted

1/8" = 1'-0"





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

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

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

The certificate is valid for three years from 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.

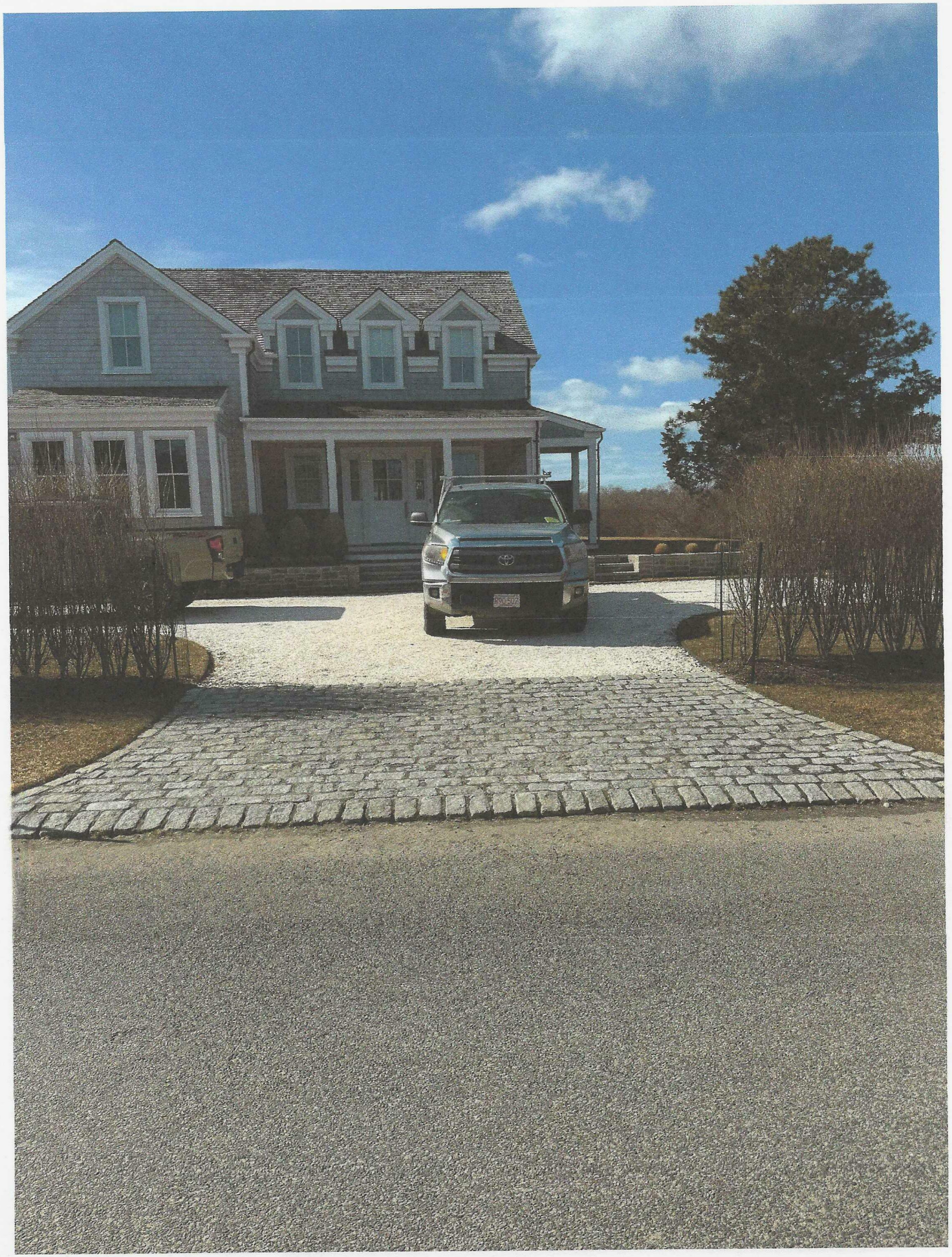
**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

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



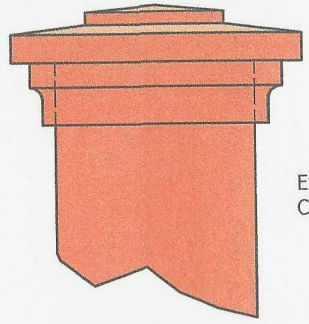



12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

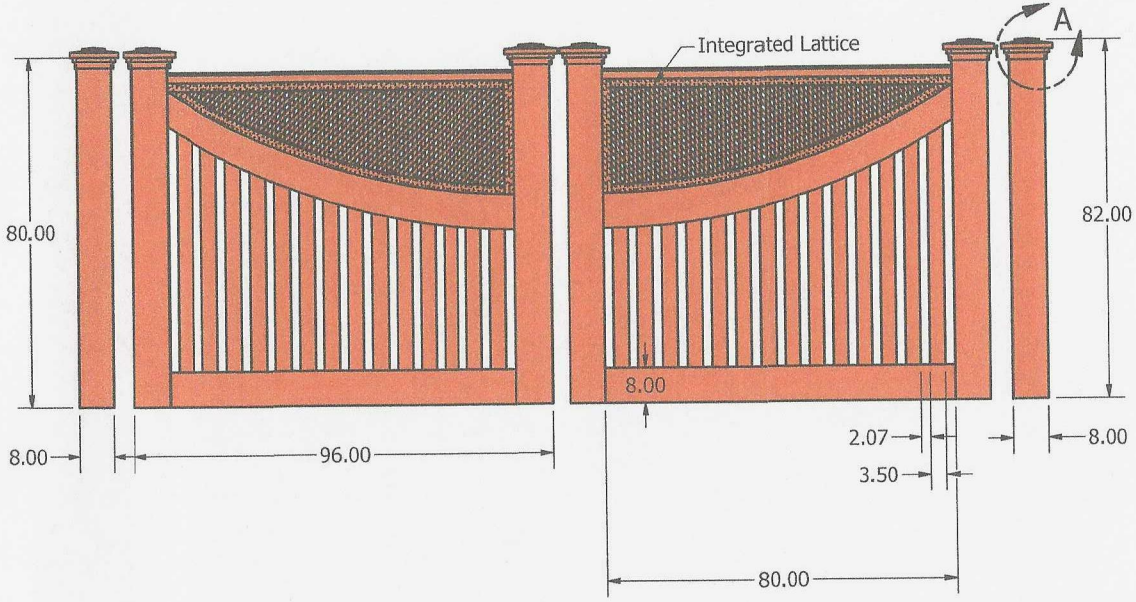

12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

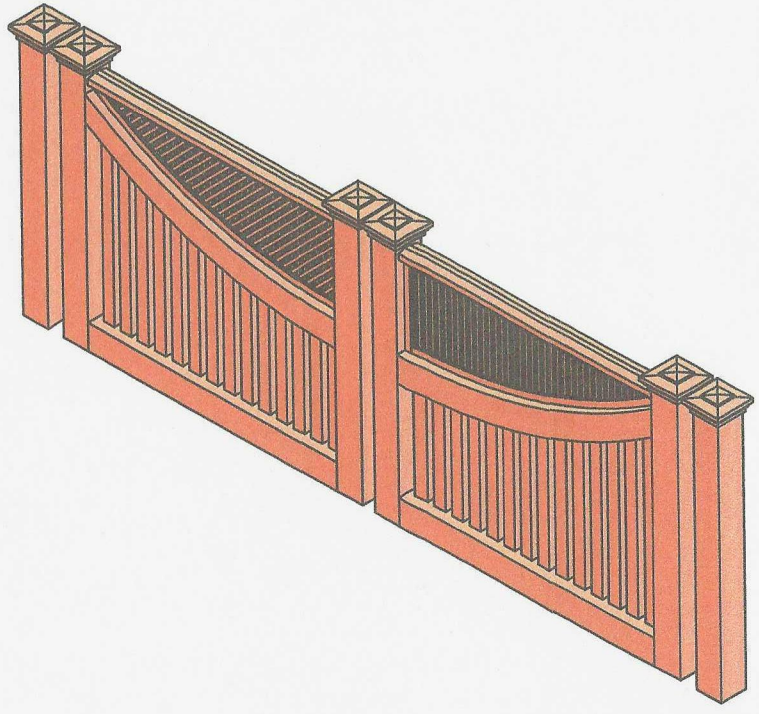

12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

DETAIL A



Example of a Harbor Post Cap
Can easily be changed if desired



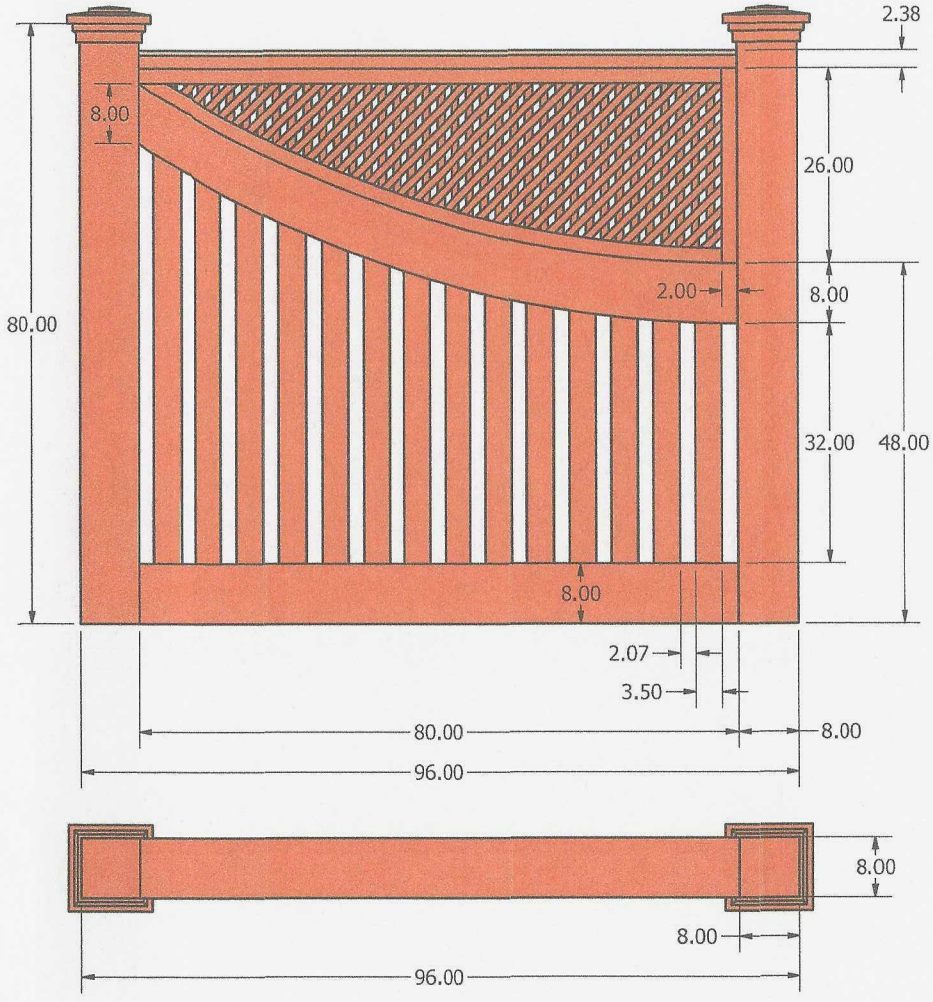


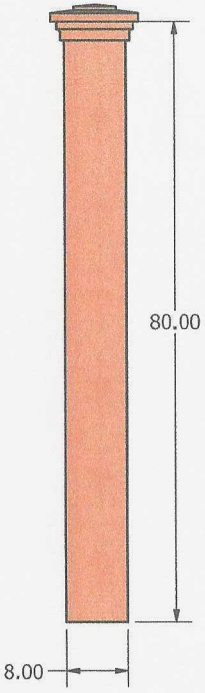


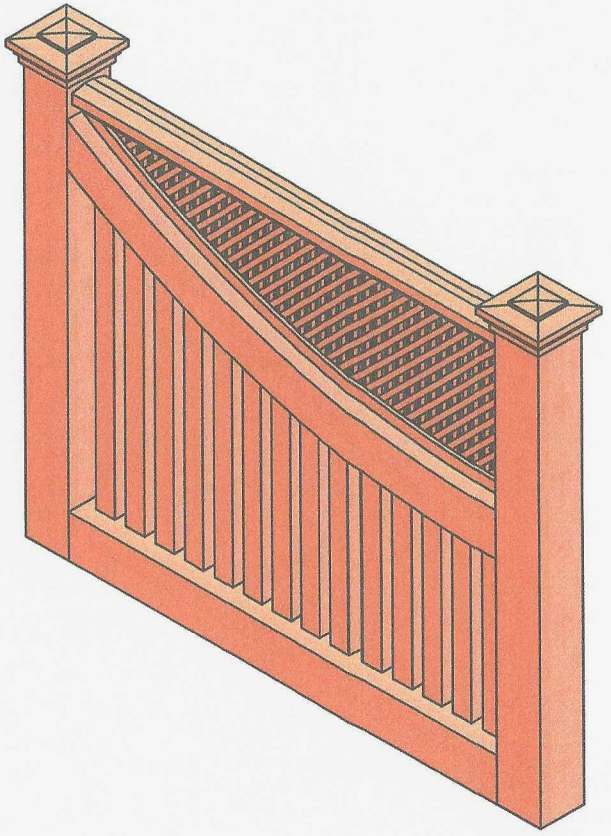
DO NOT SCALE

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



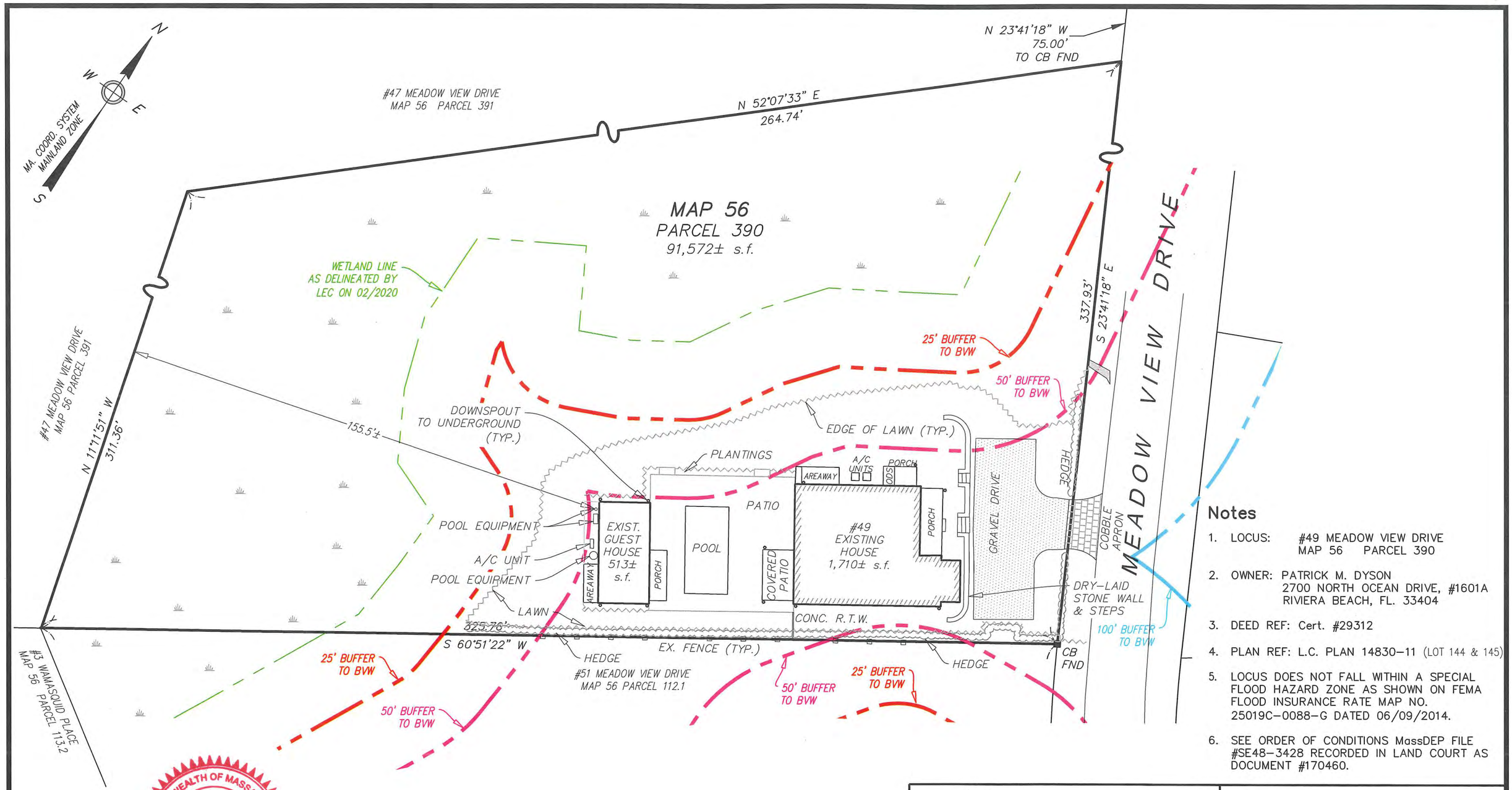




DO NOT SCALE

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3-1 PARCEL N°. 137

Street & Number of Proposed Work: 10 STRAIGHT WHARF

Owner of record: T&N STRAIGHT WHARF LLC

Mailing Address: 28 CLIFF ROAD
NANTUCKET, MA 02554

Contact Phone #: 508-325-3119 E-mail: KimGlowacki@comcast.net

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO Box 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: czarinaunda@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-02-10021
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 23' Sq. Footage 1st floor: 236SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10'3" Sq. footage 2nd floor: 236 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North — South 20'1 1/4" East — West 20'1 1/4"

Additional Remarks

Historic Name: AFTER 1898 - MAIN PORTION BY 1904 - ADDITIONS LATER

Original Date:

Original Builder:

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

NEW ADDITION ON WEST ELEVATION TO COMMERCIAL BUILDING - ICE CREAM SHOP - REMOVE SIDE FENCE THAT WAS APPROVED IN LOCATION OF NEW ADDITION.

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

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 6 /12 TWO Secondary Mass _____/12 Dormer 4 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X6 Rake 1X6 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☒ TDL ☐ SDL Front CUSTOM - CO. TYME Rear B/B TYME Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

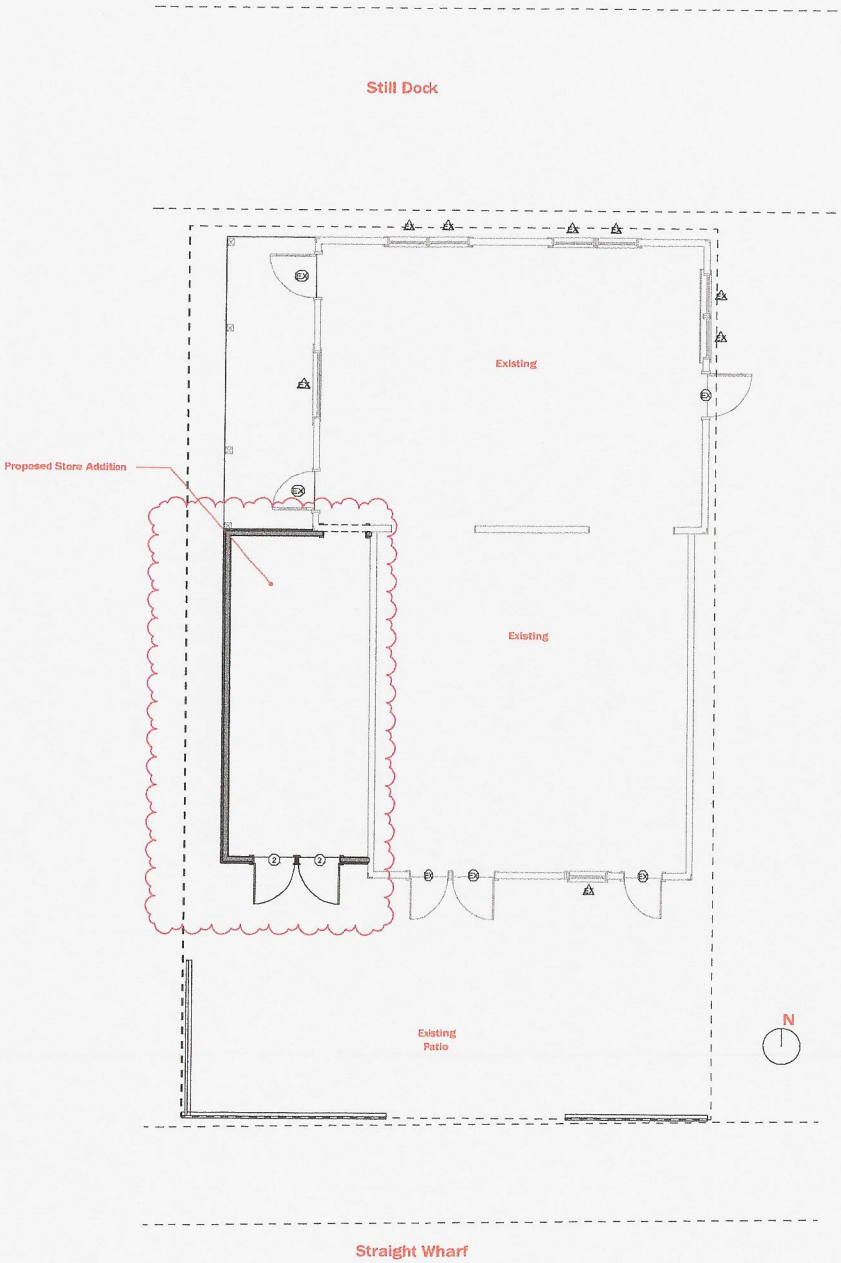
COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof BLACK TYME
Trim WHITE TYME Sash WHITE TYME Doors BLACK TYME
Deck _____ Foundation GRAY Fence _____ Shutters _____

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

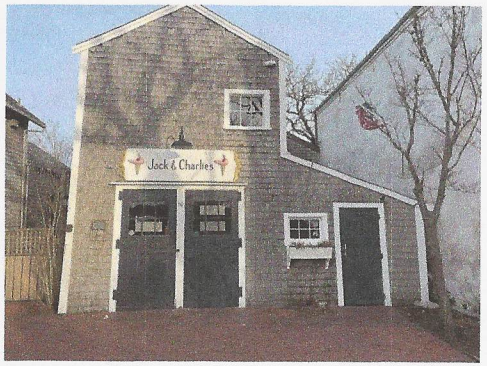
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 9/3/2025 Signature of owner of record _____ Signed under penalties of perjury

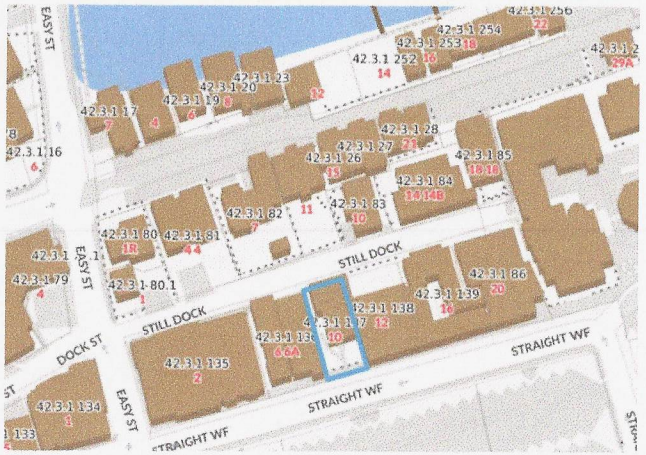


Site Plan - Proposed
1/4" = 1'-0"

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



Jack and Charlie's



Locus Map

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

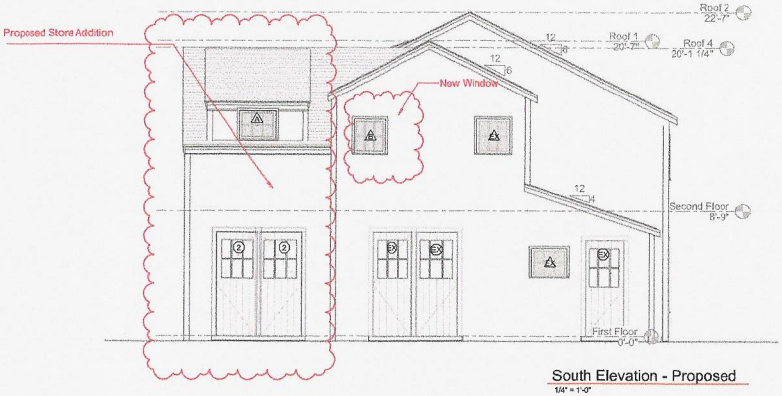
DA	02/18/25
PROJECT	2410052
T NO	
REVISION	DATE
1	Date 1

HDC Submission

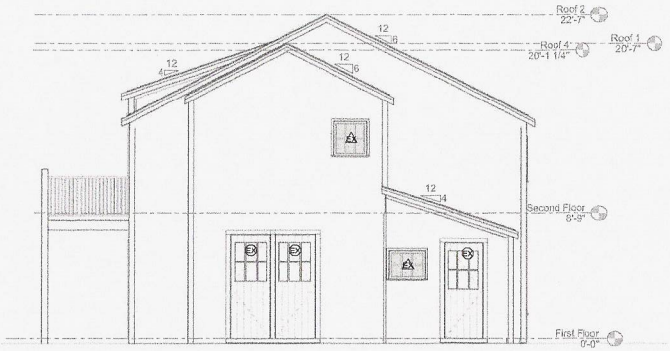
Survey and Locas Map

A.100

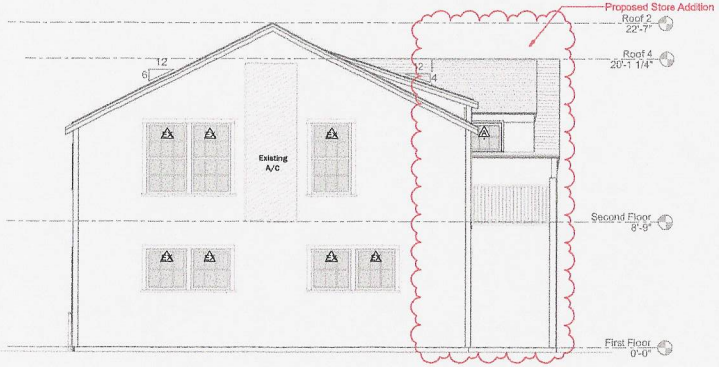
DRAWN BY: PFQ



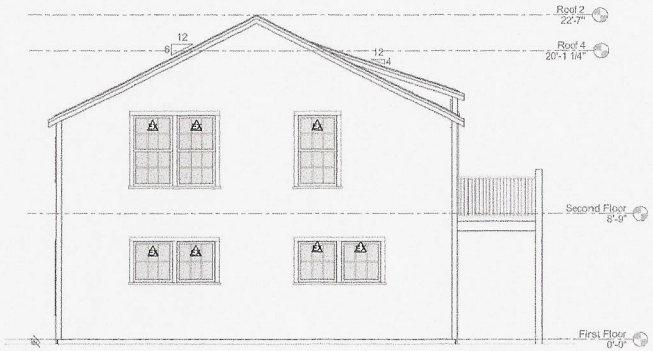
South Elevation - Proposed
1/4" = 1'-0"



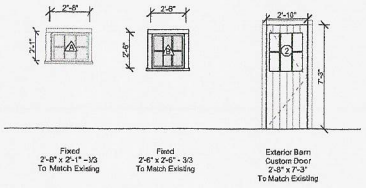
South Elevation - Existing
1/4" = 1'-0"



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

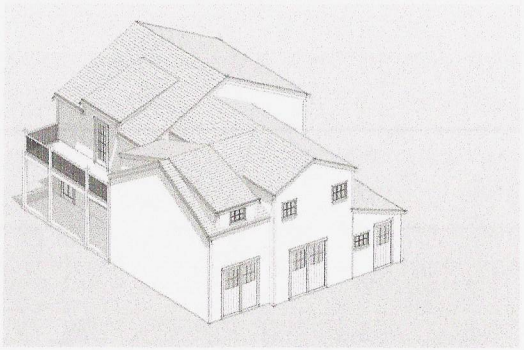


North Elevation - Existing
1/4" = 1'-0"

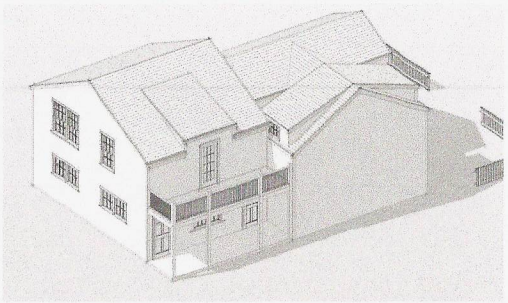


Window Legend
1/4" = 1'-0"

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



Southwest- Proposed



Northwest - Proposed

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

DA	02/18/25
PROJECT	2410052
REVISION	DATE
1	Date 1

NOTES:

HDC Submission

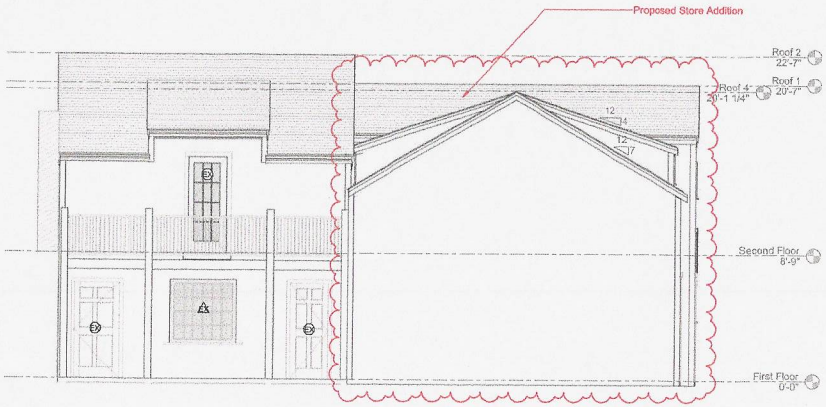
Building Elevations

A.150

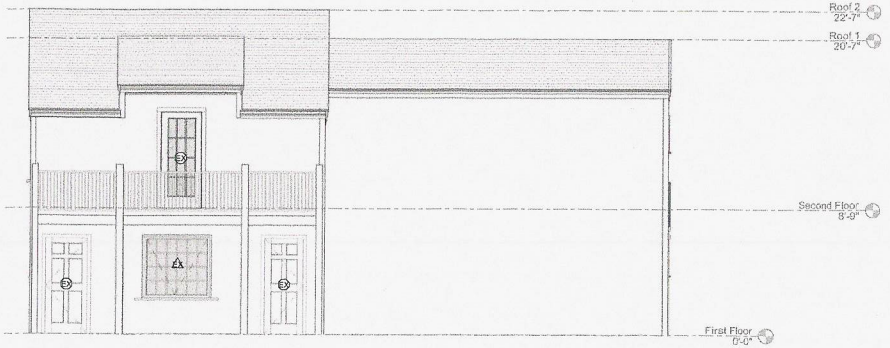
DRAWN BY: PFQ



East Elevation - No Change
1/4" = 1'-0"



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



West Elevation - Existing
1/4" = 1'-0"

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

DA	02/18/26
PROJEC	2410052
T NO	
REVISION	DATE
1	Date 1

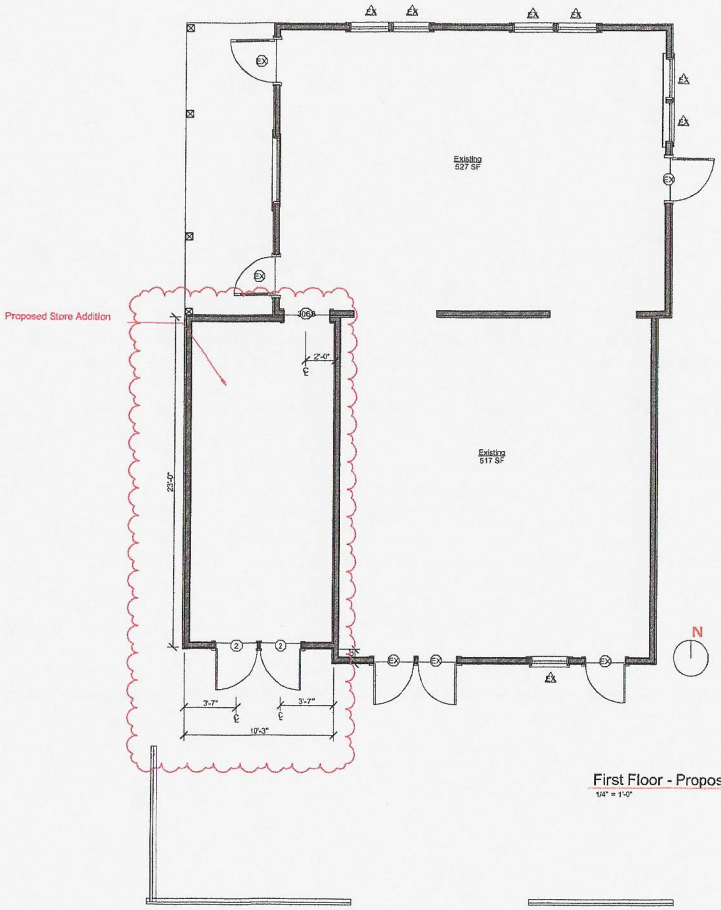
NOTES:

HDC Submission

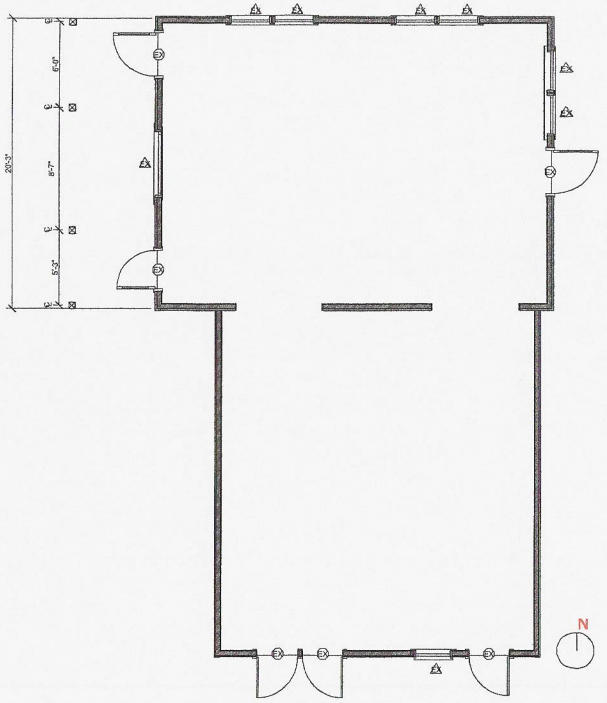
Building Elevations

A.151

DRAWN BY: PQ



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



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

Structures Unlimited

PROJ.
Jack and Charlie's

Nantucket, MA 02554

DATE 02/18/25
PROJECT NO 2410052
REVISION DATE
1 Date 1

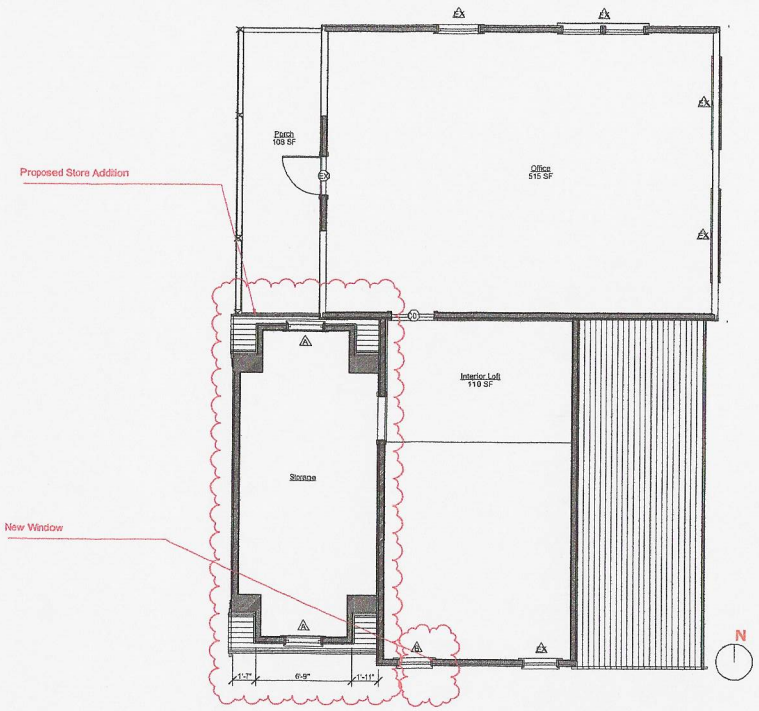
NOTES:

HDC Submission

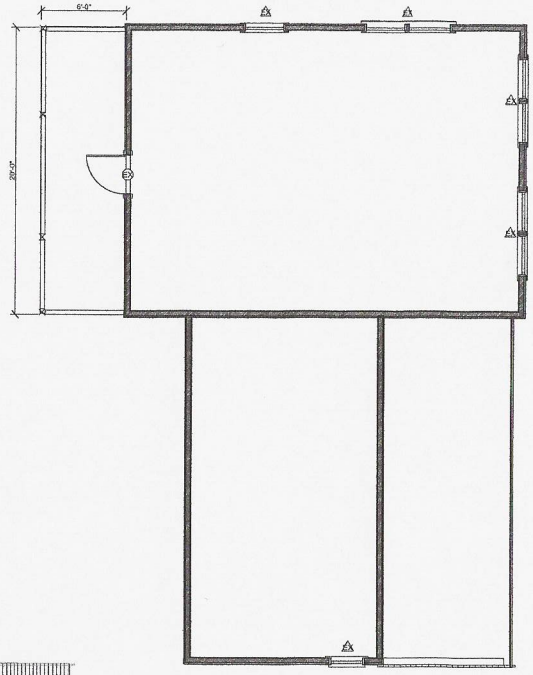
Floor Plans

A.250

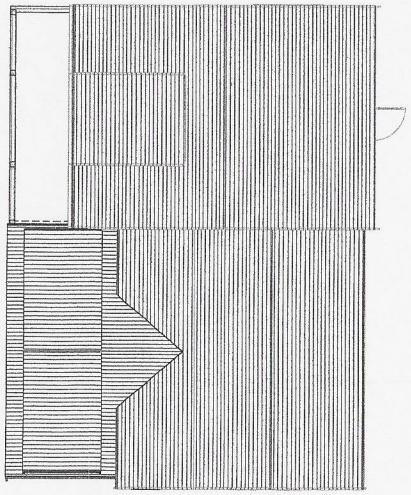
DRAWN BY: PO



Second Floor - Proposed
1/4" = 1'-0"



Second Floor - Existing
1/4" = 1'-0"



Roof - Proposed
3/16" = 1'-0"

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

DATE 02/18/25
PROJECT NO. 2410052
REVISION 1 DATE Date 1

NOTES:

HDC Submission

Floor Plans

A.251

DRAWN BY: PQ

PREVIOUS APPROVAL

CERTIFICATE NO: _____ DATE ISSUED: 3/19/24

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2024-02-10021

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

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

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

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

FOR OFFICE USE ONLY 1433

Date application received: 2/29/24 Fee Paid: $50

Must be acted on by: 4/26/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 137

Street & Number of Proposed Work: 10 STRAIGHT WHARF

Owner of record: TEN STRAIGHT WHARF LLC

Mailing Address: 28 CLIFF ROAD
NANTUCKET, MA 02554

Contact Phone #: 508-325-3119 E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO Box 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINA-LINDA @COMCAST.NET

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name:

Original Date: PARTIAL-1849

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation — REUSE EXISTING WINDOW ON WEST- MOVE TO SOUTH
3. West Elevation — ENCLOSE 6'X20.5' AREA UNDER EXISTING
4. North Elevation SECOND FLOOR DECK TO EXPAND INTERIOR COMMERCIAL SPACE

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

Windows*: ☐ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer REUSE EXISTING-MUST PANE WINDOW

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

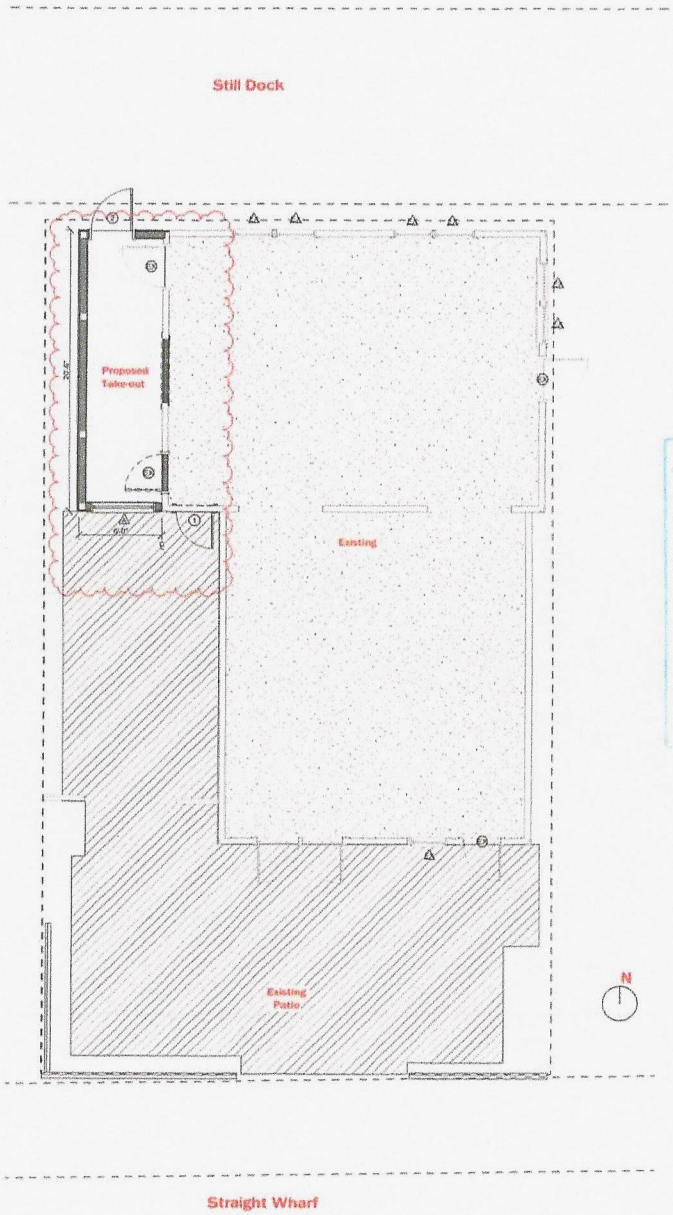
COLORS

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

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

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

Date 4/6/2024 Signature of owner of record _____ Signed under penalties of perjury



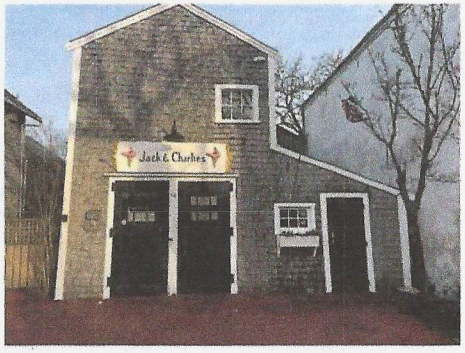
Site Plan - Proposed
1/4" = 1'-0"

Address: 10 Straight Wharf
Owner: 10 Straight Wharf LLC
Map/Parcel: 43.3.1 / 137 Zone: CDT
Min Lot: 3750 SF
Allowable G.C.: 75%
Lot Size: 2178 SF
Building SF: 1140 SF
Frontage: 35 FT / Actual: 34' - 8" FT
Existing G.C.: 1140 SF (52.3%)
Proposed G.C.: 1262 SF (58%)
Front / Side Setback: 0 FT
Rear Setback: 5 FT

HDC 2024 - 02 - 10021

Without HDC Approval

RECEIVED FEB 26 2024



Jack and Charlie's
1" = 20'-0"



Locus Map

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

DR.	02/15/24
PROJECT	2410028
REVISION	DATE
1	Date 1

NOTES

HDC Submission

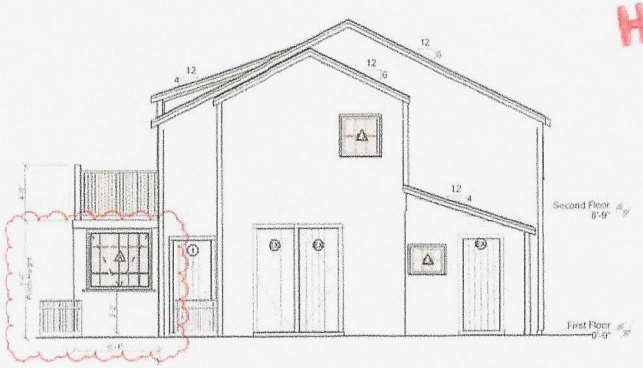
Survey and Locas Map

A.1.1

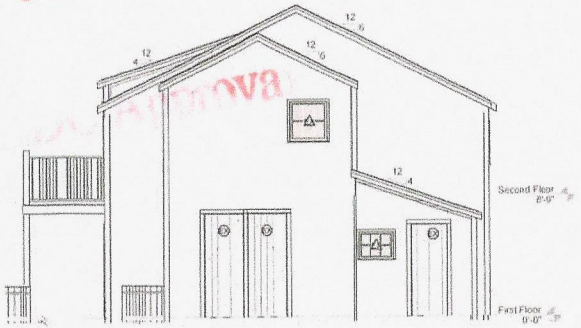
DRAWN Kim
CHECKED Chrisbacker

APPROVED

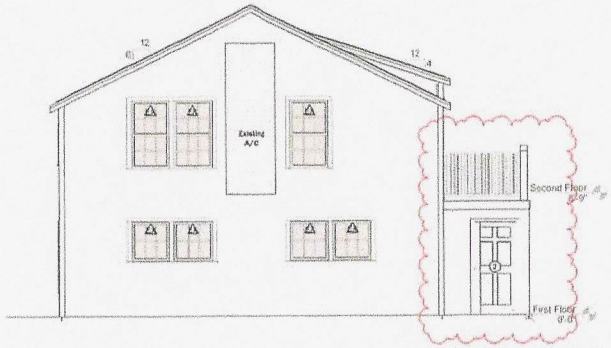
HDC 2024-02-10021



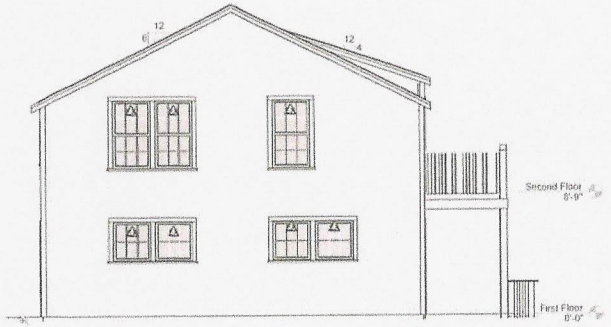
South Elevation - Proposed
1/4" = 1'-0"



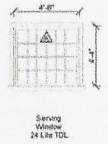
South Elevation - Existing
1/4" = 1'-0"



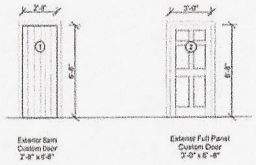
North Elevation - Proposed
1/4" = 1'-0"



North Elevation - Existing
1/4" = 1'-0"



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



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

FEB 26 2024

Structures Unlimited

FROM
Jack and Charlie's

Nantucket, MA 02554

DA	10/06/23
PROJECT	2410020
TWO	
REVISION	DATE
1	Date 1

NOTES

HDC Submission

Building Elevations

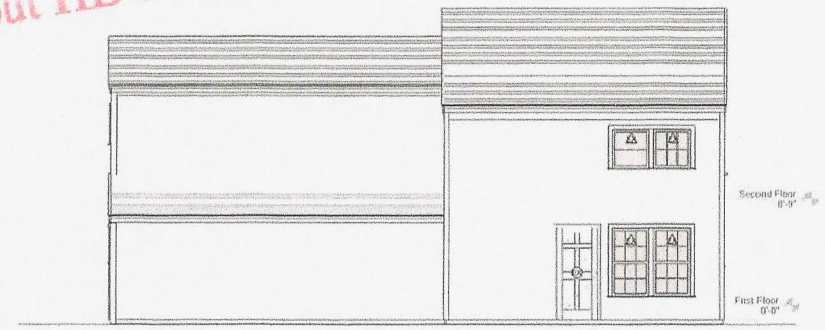
A.1.2

Drawn: Kim
Checked:

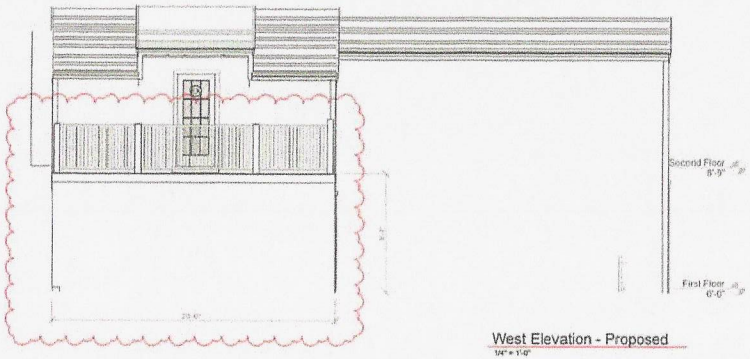
HDC 2024 -02-10021

Without HDC Approva

FEB 26 2024



East Elevation - No Change
1/4" = 1'-0"



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



West Elevation - Existing
1/4" = 1'-0"

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

DA	10/08/23
PROJECT	2410020
T NO	
REVISION	DATE
1	Date 1

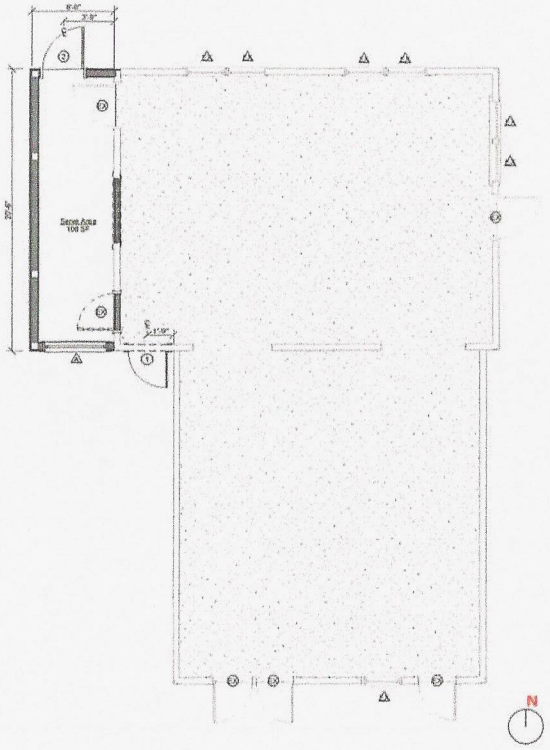
NOTES

HDC Submission

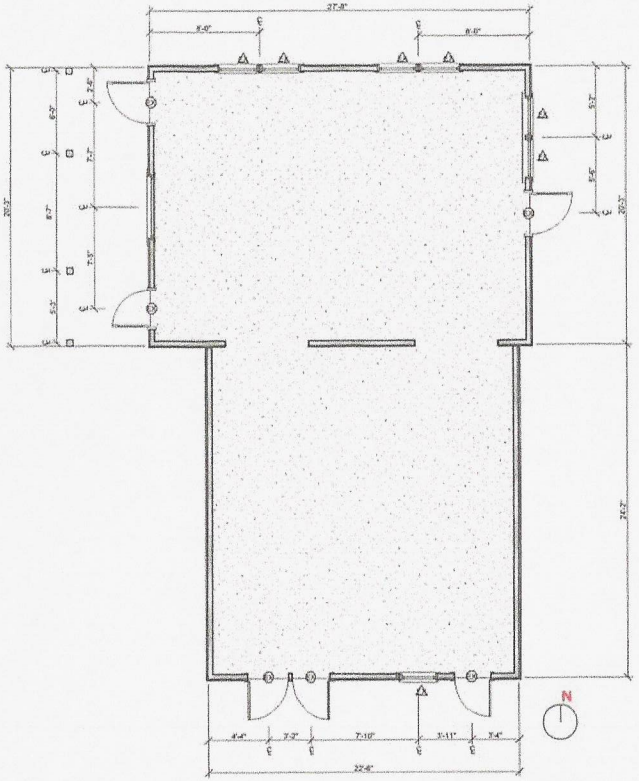
Building Elevations

A.1.3

DRAWN Kim



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



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

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

DR 10/08/23
PROJECT 2410028
2 NO
REVISION DATE

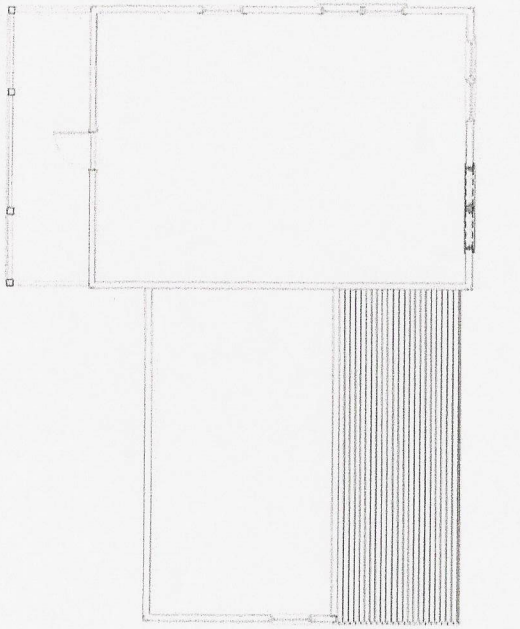
NOTES

HDC Submission

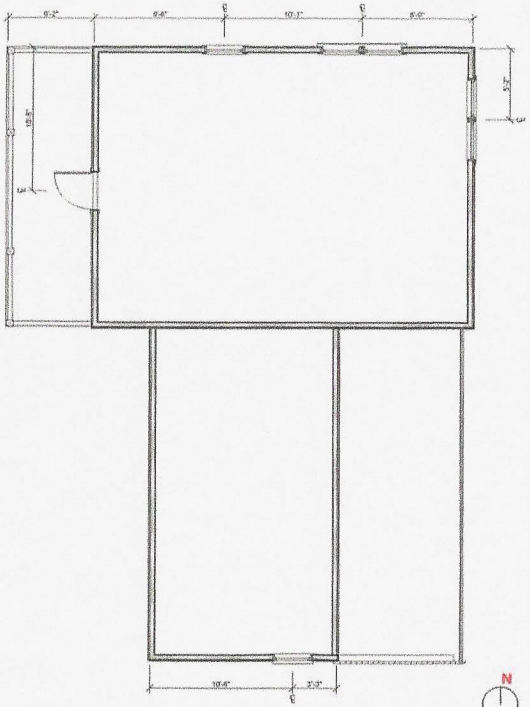
Floor Plans - First Floor

A.1.4

DRAWN Kim



Second Floor - Proposed



Second Floor - Existing

Structures Unlimited

PROJECT
Jack and Charlie's

Nantucket, MA 02554

DR	10/05/23
PROJECT	2410028
ENG	
REVISION	DATE

NOTES

HDC Submission

Floor Plans - Second Floor

A.1.5

DRAWN: Kim Chilvers

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... **10 Straight Wharf LLC**

MAILING ADDRESS..... **10 Straight Wharf LLC**

PROPERTY LOCATION..... **10 Straight Wharf**

ASSESSORS MAP/PARCEL..... **42.3.1 / 137**

SUBMITTED BY:..... **Structures Unlimited**

SEE ATTACHED PAGES

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

FEBRUARY 19, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.02.19 14:35:44 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4231	24		NANTUCKET EASTWIND LLC		49 MILK ST	NANTUCKET	MA	02554	11 OLD NORTH WF
4231	82		SIMBLARIS LAMPE LEAH TRST	OLDNAN REALTY TRUST	17 SMITHS POINT RD	MANCHESTER	MA	01944	7 OLD NORTH WF
4231	87		NIR SALEM ST LLC	C/O NEW ENGLAND DEVELOPMENT	75 PARK PLAZA #3	BOSTON	MA	02116	2 NEW WHALE ST
4231	136	1	GTKT LLC	C/O KELLI TRAINOR	5186 GLORIA AVE	ENCINO	CA	91436	6 STRAIGHT WF
4321	136	2	6 STRAIGHT WF	C/O KELLI TRAINOR	5186 GLORIA AVE	ENCINO	CA	91436	6 STRAIGHT WF
4321	136	3	RUBIN MARCIA P & HAROLD E		PO BOX 959	NANTUCKET	MA	02554	6 STRAIGHT WF
4231	138		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	12 STRAIGHT WF
Count:	**7**								

NANTUCKET EASTWIND LLC
49 MILK ST
NANTUCKET, MA 02554

SIMBLARIS LAMPE LEAH TRST
OLDNAN REALTY TRUST
17 SMITHS POINT RD
MANCHESTER, MA 01944

NIR SALEM ST LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLAZA #3
BOSTON, MA 02116

GTKT LLC
C/O KELLI TRAINOR
5186 GLORIA AVE
ENCINO, CA 91436

6 STRAIGHT WF
C/O KELLI TRAINOR
5186 GLORIA AVE
ENCINO, CA 91436

RUBIN MARCIA P & HAROLD E
PO BOX 959
NANTUCKET, MA O2554

NANTUCKET HISTORICAL ASSN
PO BOX 1016
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554 Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 10 STRAIGHT WHARF

Tax Map Number: 42.3.1 Parcel Numbers: 137

Owner of Record TEN STRAIGHT WHARF LLC

Description of Proposal: NEW ADDITION TO A COMMERCIAL BUILDING (ICE CREAM SHOP). THIS IS A RENOTICING AS THE MATTER WAS WITHDRAWN AND RESUBMITTED

Anticipated HDC Submission Date: MONDAY, 04/04/2025 FOR HEARING NOT BEFORE 04/15/2024

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

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

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


1938


1957

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-11-8
MAP/PARCEL#: 42.3.1-134

Recorded By: AEG Date: 10/17 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: ex 10 straight Wharf 2. BUILDING NAME: "The Little Gallery" Artists' Association of Nantucket

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Nantucket Historical Assoc

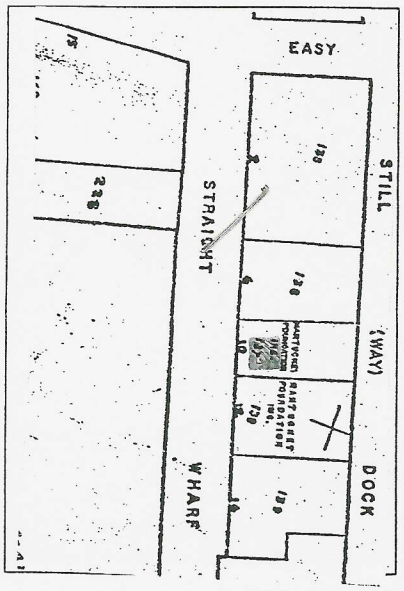
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
1966

6. USE: Original: Gallery Present: Gallery
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes ○ b. No
Interior accessible, explain: yes

8. MAP -- 3 X 2"





DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: none visible

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ✓ d. 2 ○ f. 3

16. ROOF SHAPE: ✓ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

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

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

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

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

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

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

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

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

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: double doors, 6 lts. each

26. NUMBER OF BAYS:

- ⊘ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ⊘ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: 6 lt. & 2 lt., 5 req.

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ⊘ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ⊘ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

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

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

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- ○ b. contributing
- ⊘ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ⊘ b. additive
- ⊘ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ○ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 2,080 SF ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

- ○ a. at sidewalk
- ○ b. 10 feet or less
- ○ c. 20 feet or less
- ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ○ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ○ d. residential
- ○ e. commercial
- ○ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

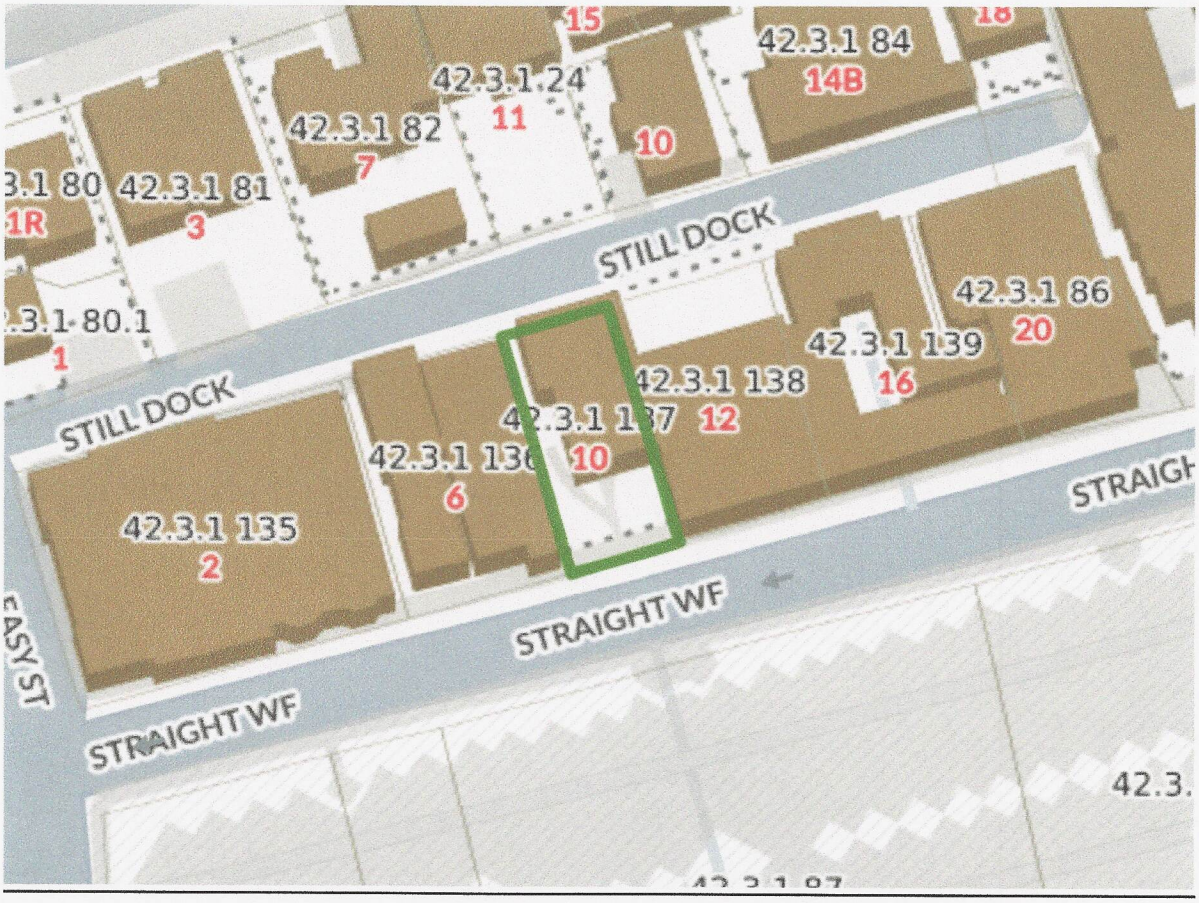
See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ○ h. deck
- ○ i. garage
- ○ j. greenhouse
- ○ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: _____

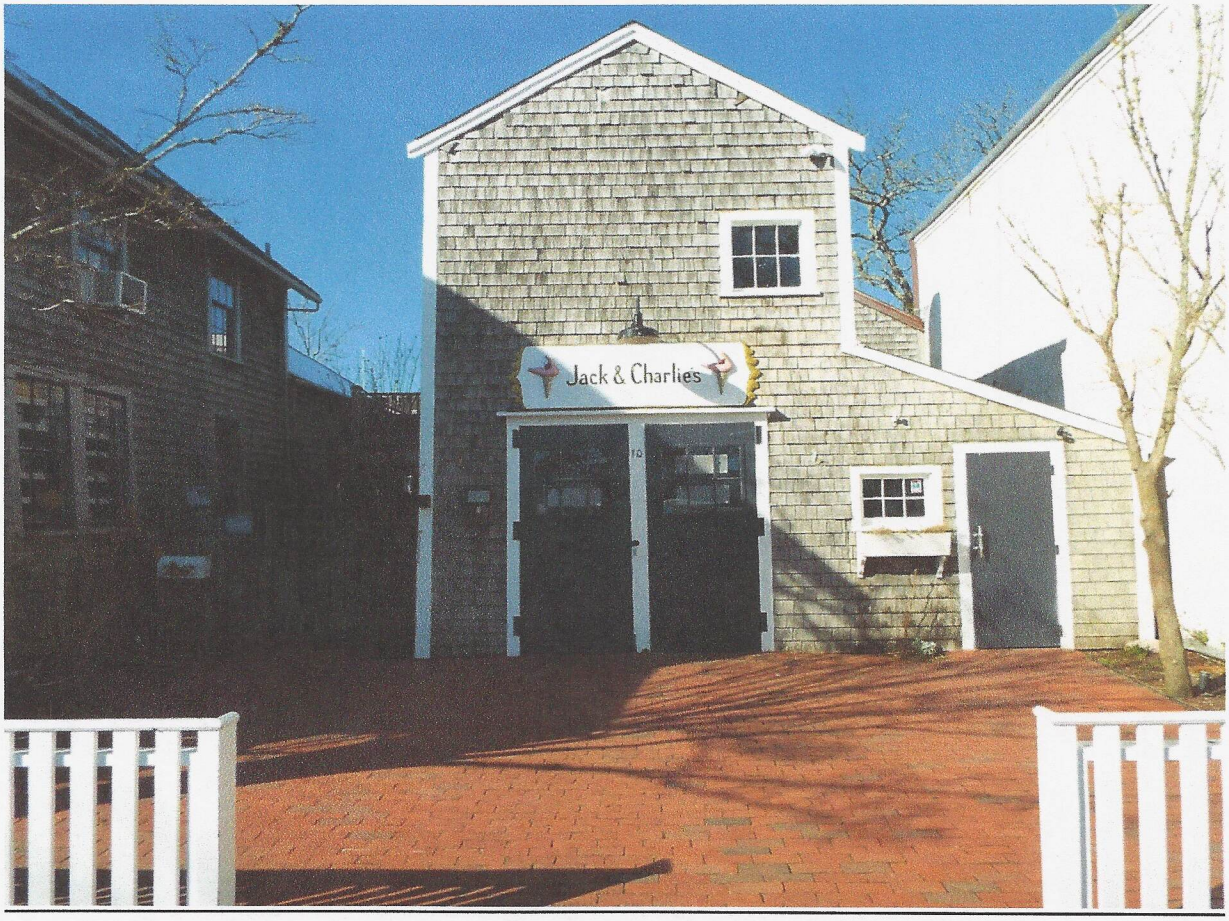
45. OTHER NOTABLE FEATURES: _____

(Building or site including interior features if known)

10 STRAIGHT WHARF – NEW ADDITION TO THED WEST/LEFT SIDE






Jack & Charlies


JACK + CHARLIE'S
ICE CREAM



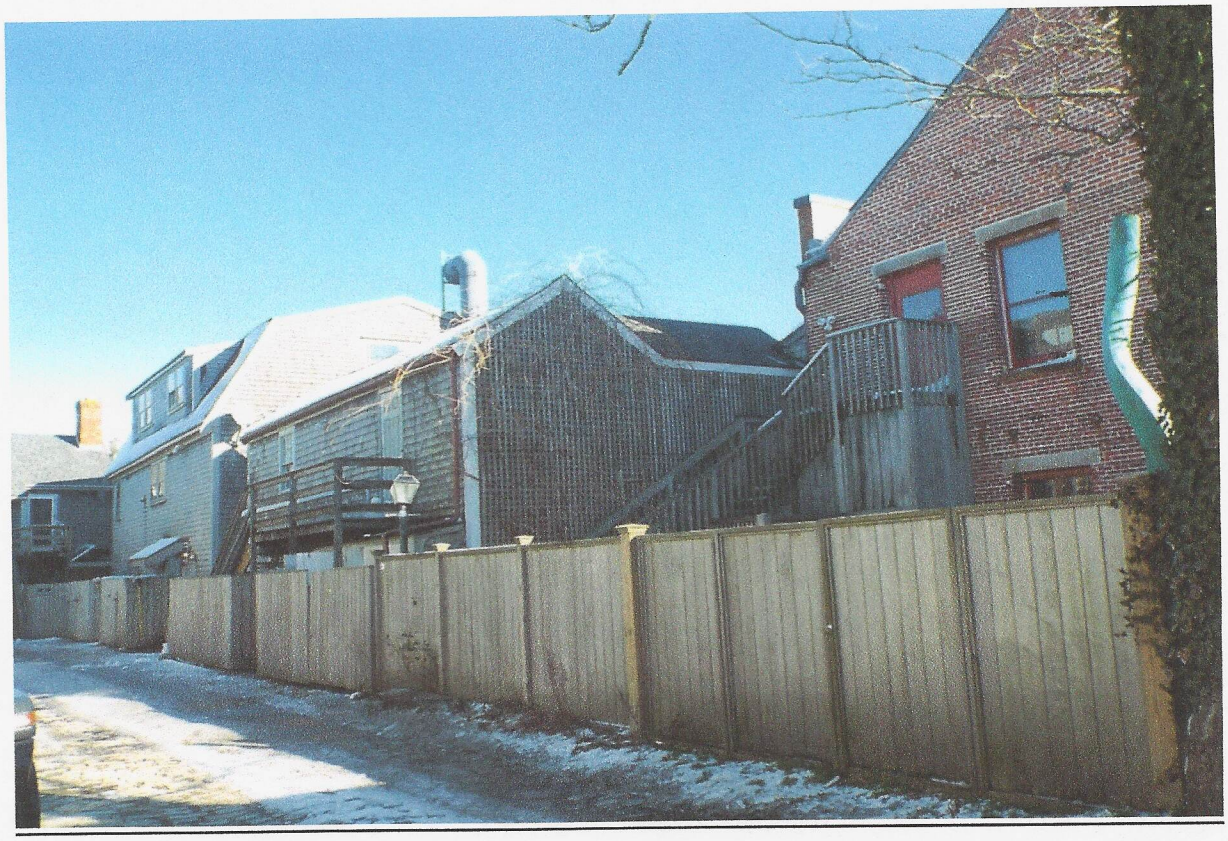




FROM STILL DOCK

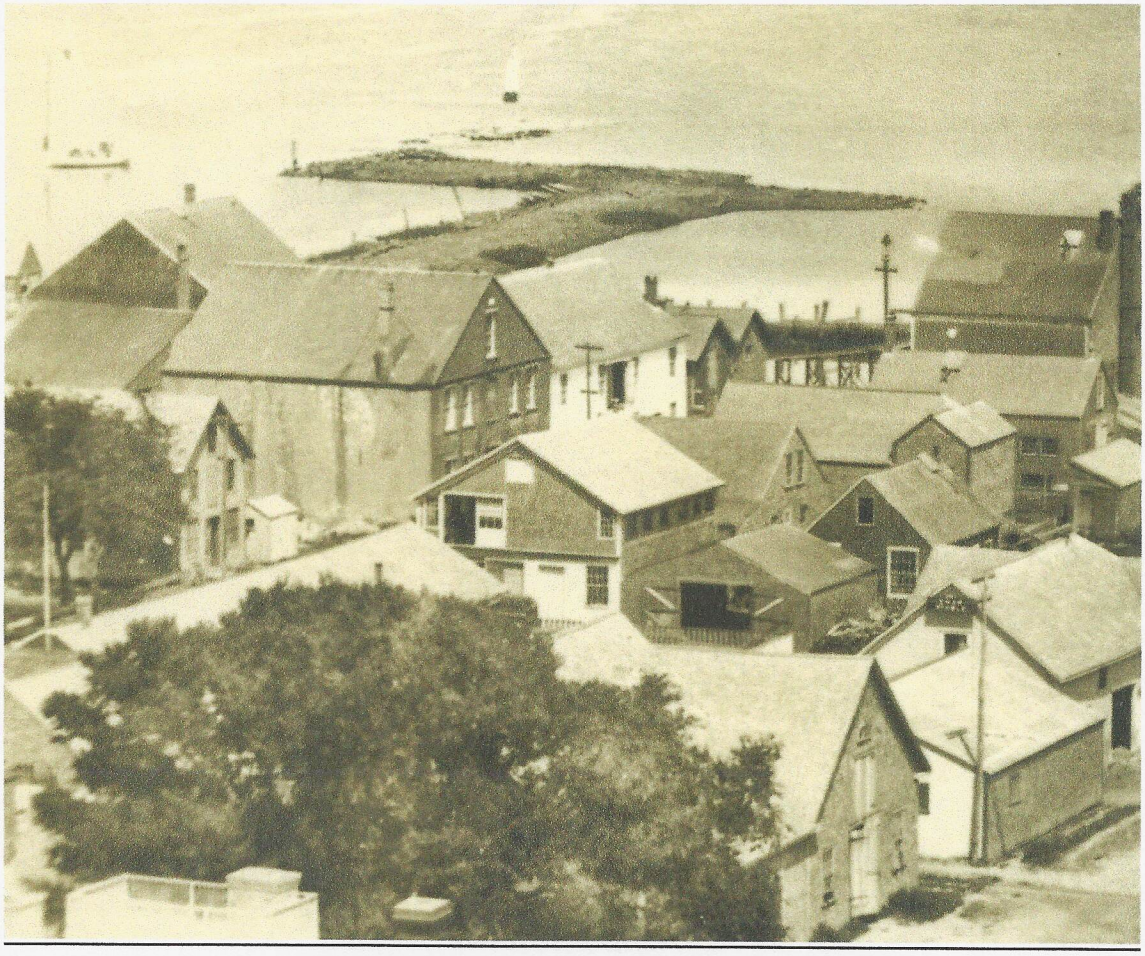


STILL DOCK



1890s NHA – NOT PRESENT





1944 NHA



1950s NHA



1966 NHA





1970s NHA



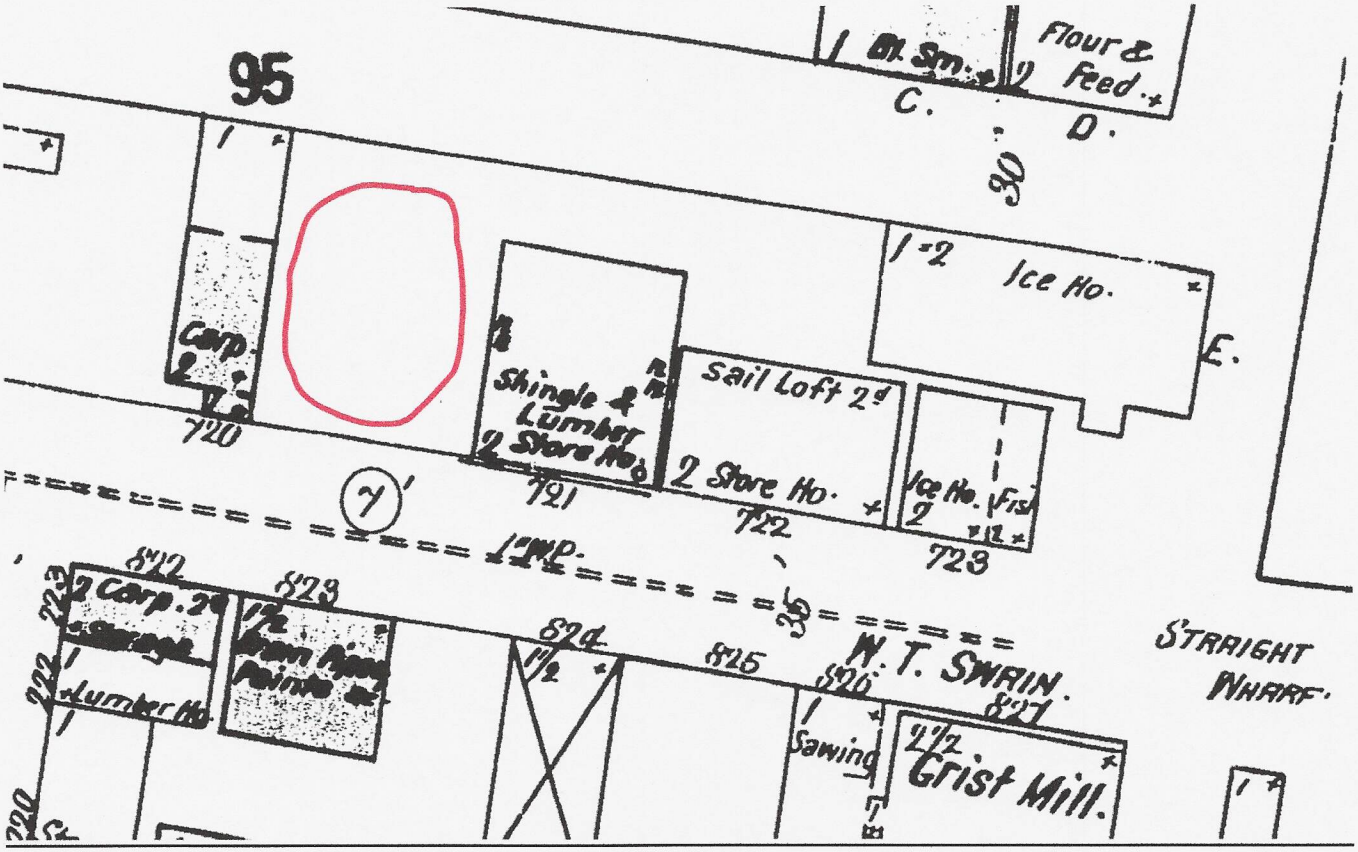
1986 NHA



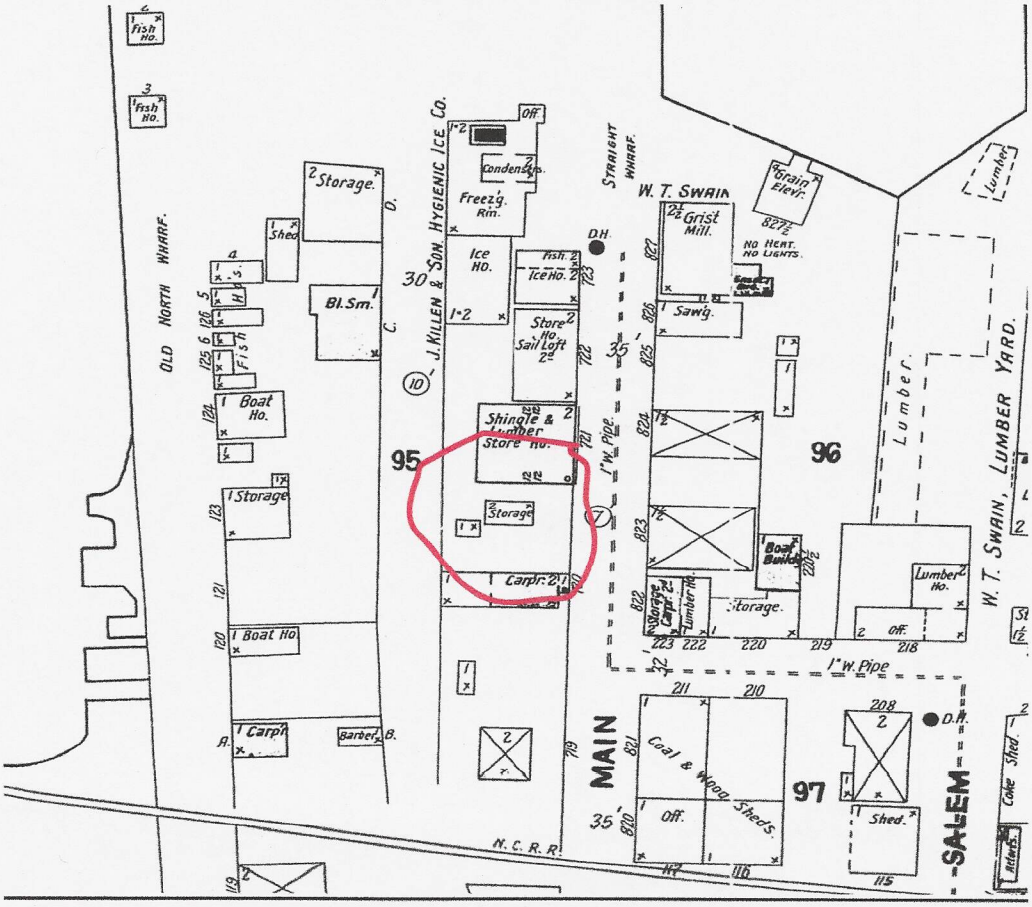
1985 NHA -REAR NORTH ELEVATION



1898 SANBORN MAP – NOT PRESENT



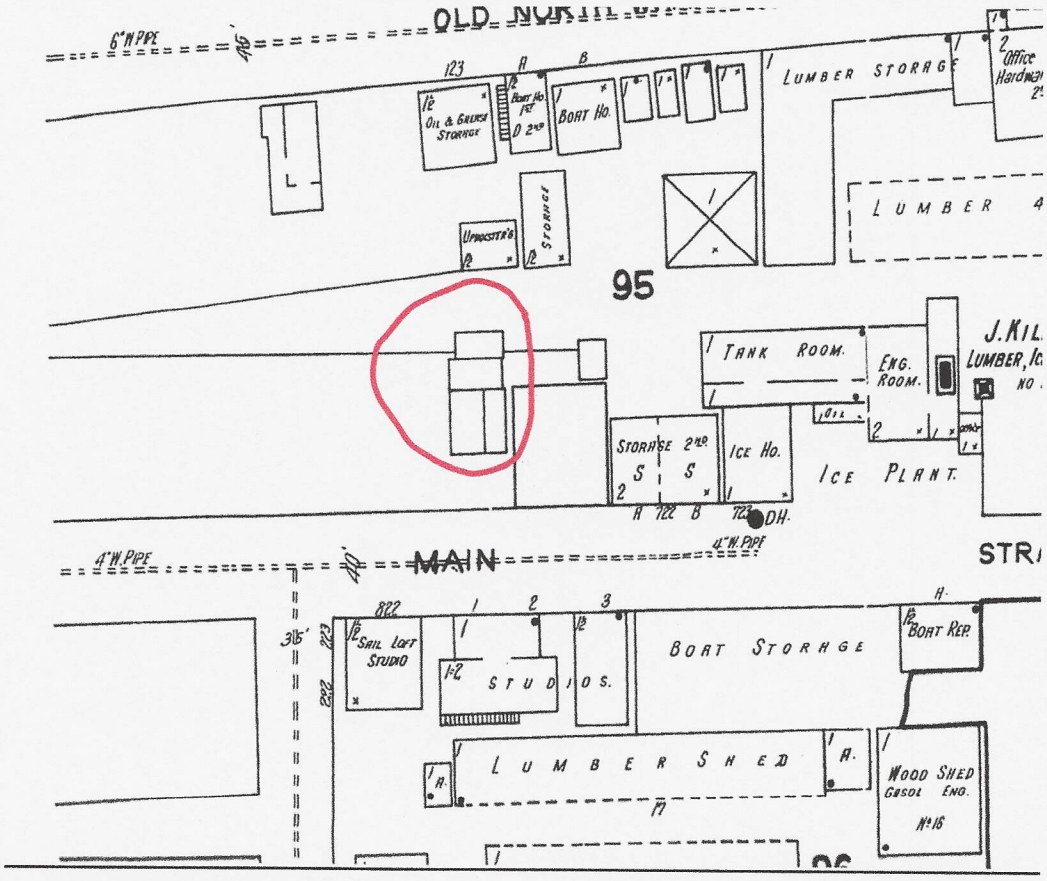
1904 SANBORN MAP – SMALLER "STORAGE" BUILDING PRESENT – NO LEAN-TO



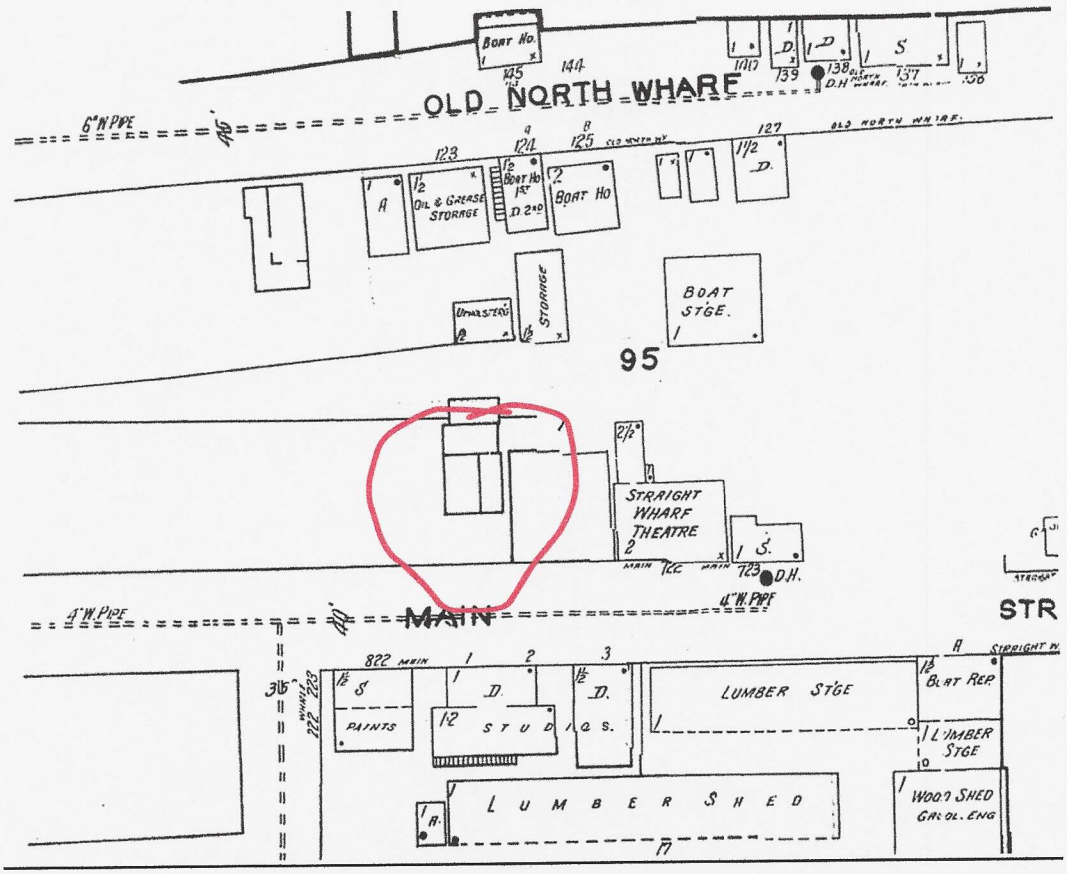
1909 SANBORN MAP – NO CHANGE



1923 SANBORN MAP – EAST SIDE LEAN-TO AND THE REAR ADDITION SHOWN



1949 SANBORN MAP



1935 NHA AERIAL PHOTOGRAPH



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.2.3 PARCEL N°. 40

Street & Number of Proposed Work: 5 MEADER STREET

Owner of record: KIM GLOWACKI

Mailing Address: 28 CLIFF ROAD
NANTUCKET, MA 02554

Contact Phone #: 508-325-3119 E-mail: KIMGLOWACKI@COMCAST.NET

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: @40 Sq. Footage 1st floor: 1034 SF Decks/Patio: Size: @40'X8' ☒ 1st floor ☐ 2nd floor
Width: @31.3 Sq. footage 2nd floor: 1034 SF Size 2X4.5X11 ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 25'/31'+ South 25'/31'+ East 25'/31'+ West 25'/31'+
FROM GRADE

Additional Remarks REVISIONS 1. East Elevation

Historic Name: NEW BUILD (describe) 2. South Elevation NEW SINGLE-FAMILY SECONDARY DWELLING

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

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

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer 4 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X6 Rake 1X6 Soffit (Overhang) 1X6 Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer [redacted] C/I / ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 9LT-WOOD Rear 10LT 2nd FLOOR Side 9LT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

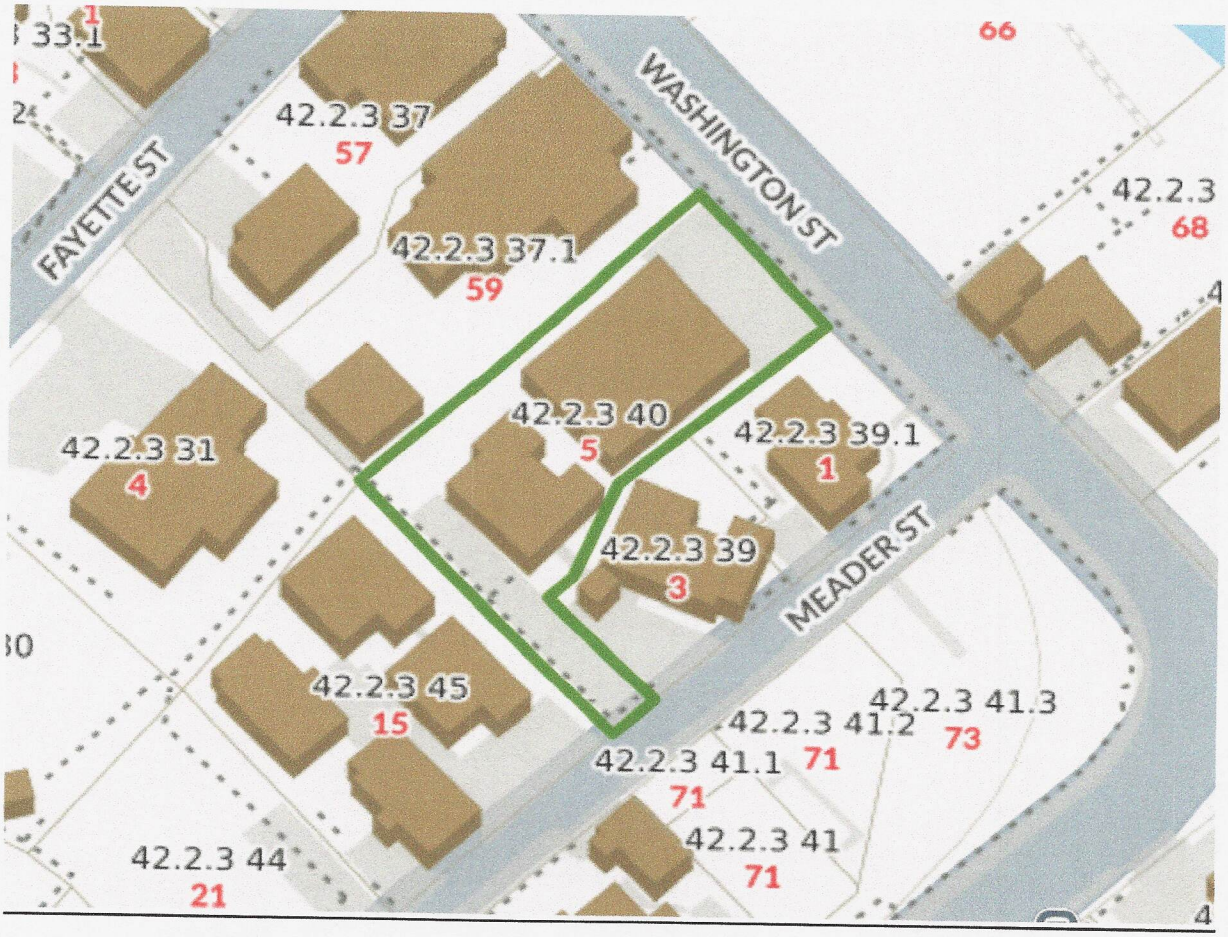
Sidewall NTW
Trim QUAKER GRAY
Deck NTW
Clapboard (if applicable) _____
Sash BLACK
Foundation CORE / PIERS / QUAKER GRAY / SKIRT
Roof GRAY TIME & MTH
Doors NTW
Fence RAIL - QUAKER GRAY Shutters _____

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

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

Date 3/27/2025 Signature of owner of record _____ Signed under penalties of perjury

5 MEADER STREET – NEW SECONDARY DWELLING



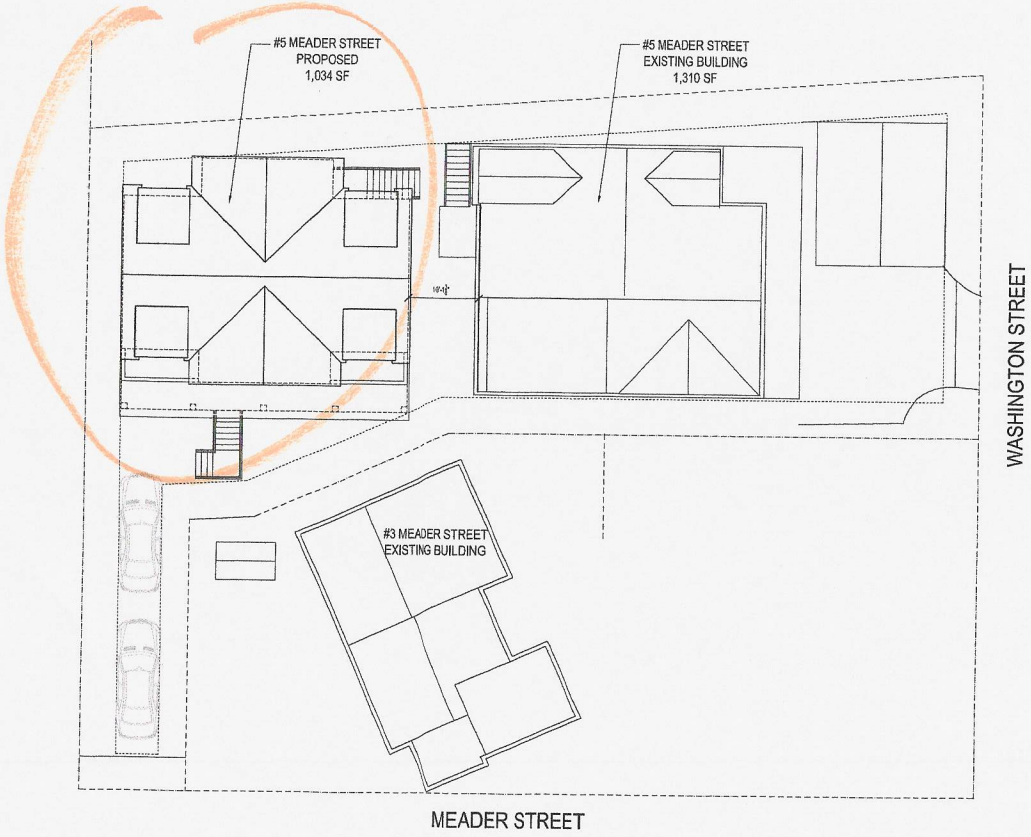


LOT SIZE= 6,810 SF

MAIN HOUSE FOOTPRINT= 1,310 SF

SECONDARY DWELLING FOOTPRINT: PROPOSED 1,034 SF
(MAX 1,048 SF, 20% SMALLER THAN MAIN HOUSE) 21%

LOT COVERAGE (MAX 40%, 2,724 SF): 1,310 SF +1,034 SF=2,344 SF
2,344 SF / 6,810 SF = 34%



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

PROJECT NORTH

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

ARCHITECTURAL DESIGN AND PRODUCTION CONSULTING

4 NUOVO DRIVE
SAGAMORE BEACH, MA 02562
508.737.1211
JWDADP.COM
jerry@jwdadp.com

REVISIONS
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JWD

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TITLE:

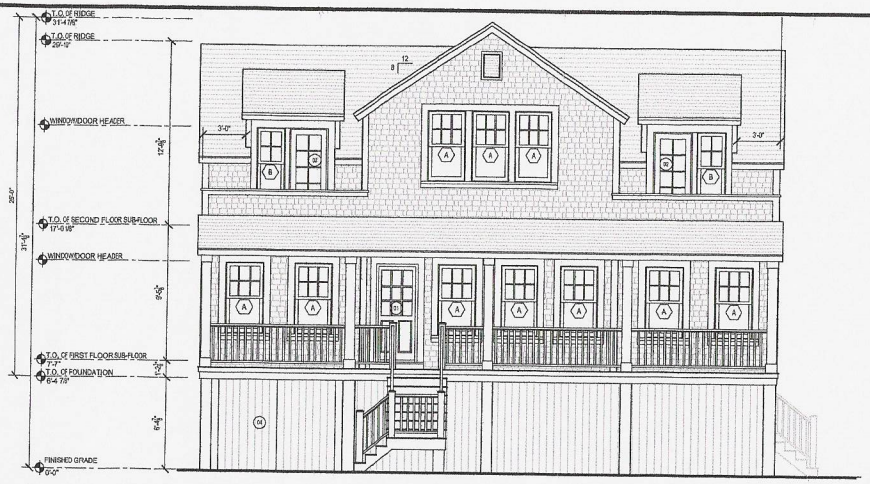
SITE SKETCH PLAN

File No.

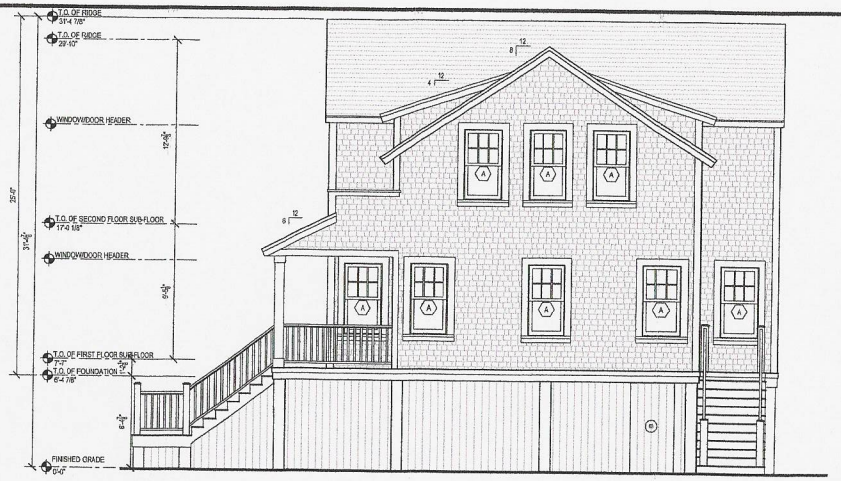
Date # 1234 - PLANS.dwg

Sheet No

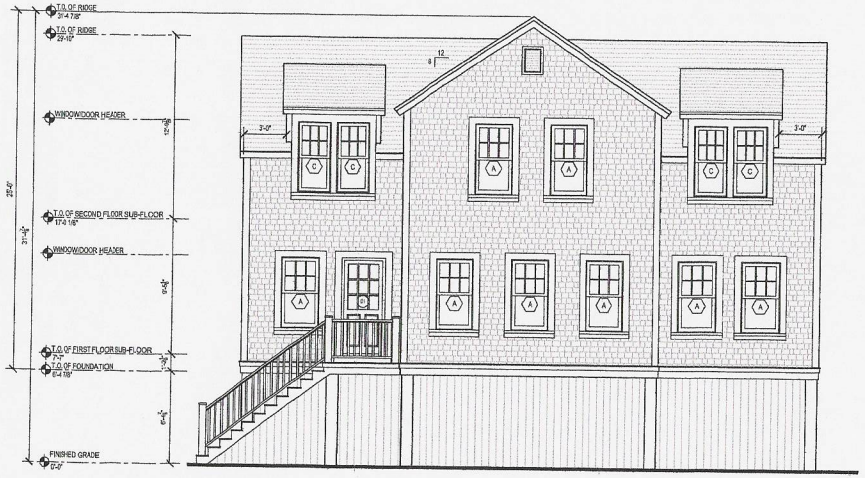
C-1



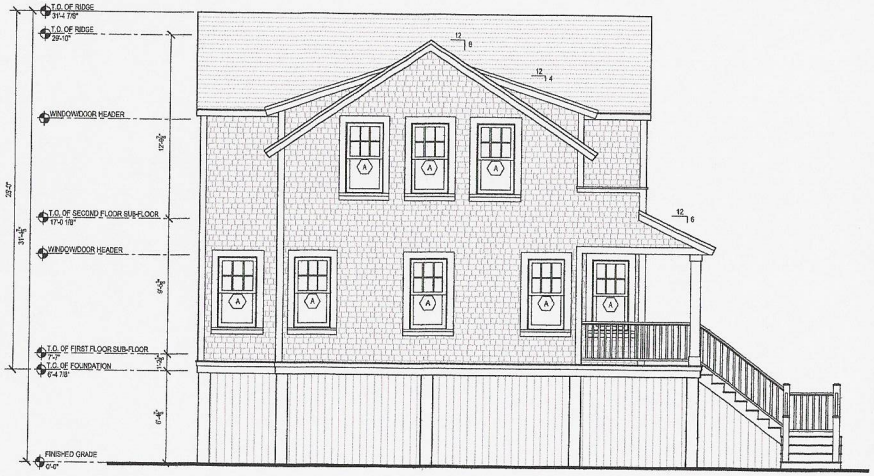
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



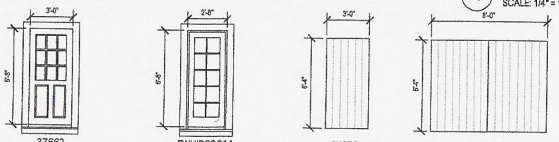
2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



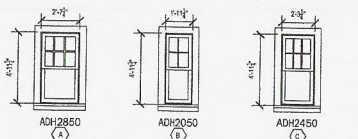
3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



PROPOSED WINDOWS

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

ARCHITECTURAL DESIGN AND PRODUCTION CONSULTING

4 NUOVO DRIVE
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508.737.1211
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jerry@jwdadp.com

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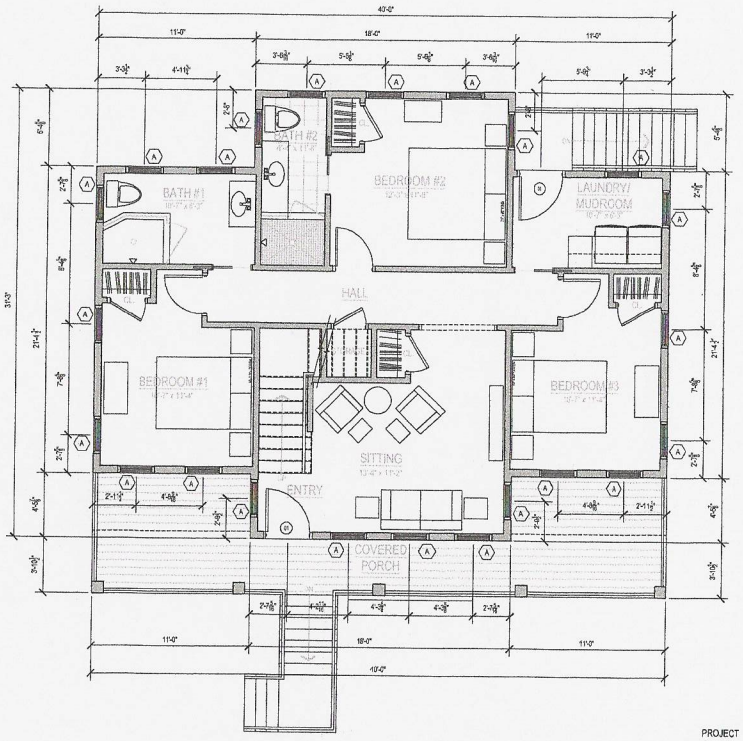
TITLE:
PROPOSED ELEVATIONS

File No.
Date # 1234 - PLANS.dwg
Sheet No
A-5



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

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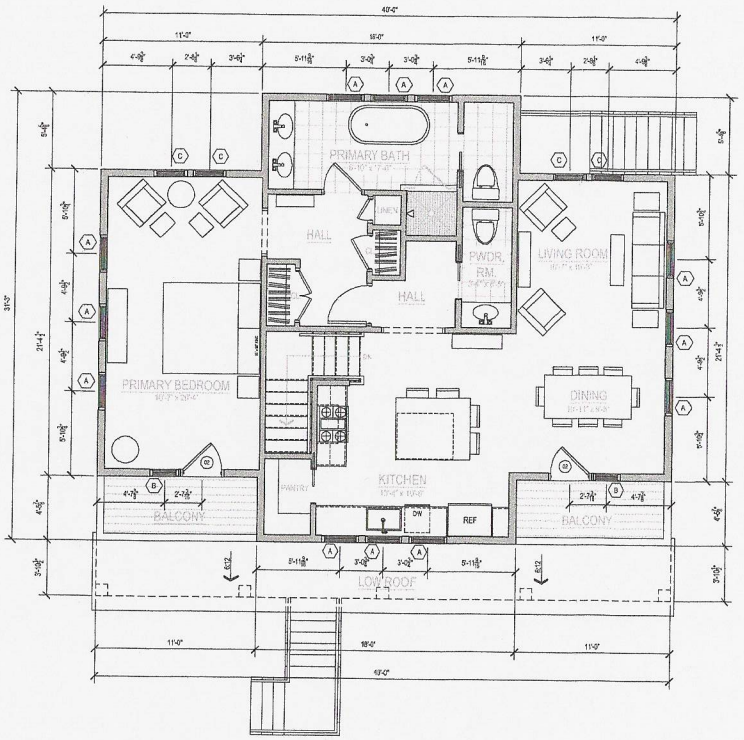
TITLE:

PROPOSED
FIRST FLOOR
PLAN

File No.
Date # 1234 - PLANS.dwg
Sheet No

A-2



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

HDC FILING 3/24/25

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NANTUCKET, MA 02554

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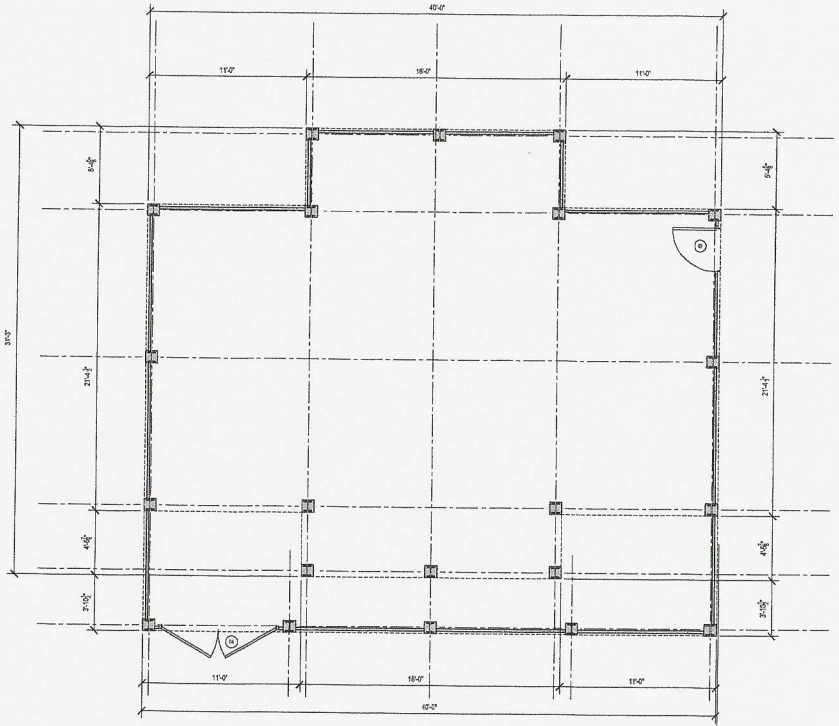
PROPOSED SECOND FLOOR PLAN

File No.
Date
1234 - PLANS.dwg
Sheet No

A-3



1 PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

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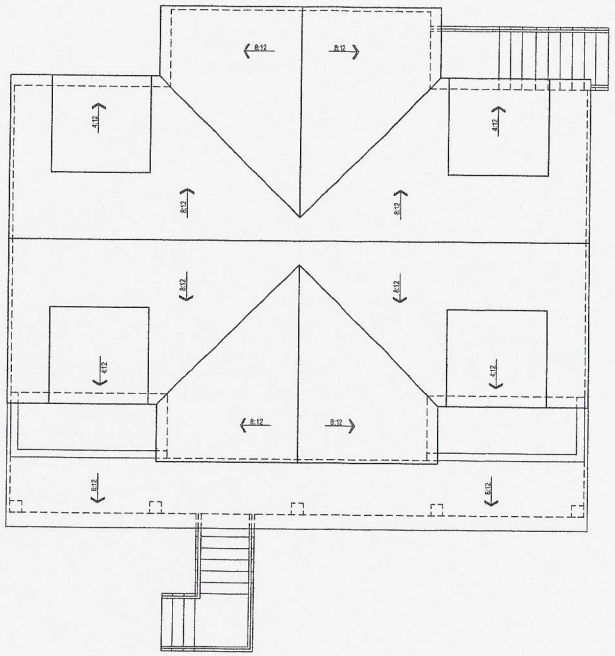
TITLE:

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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CONSULTING

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TITLE:

PROPOSED
ROOF PLAN

File No.
Date
1234 - PLANS.dwg
Sheet No

A-4

PRIMARY DWELLING ON LOT/EAST/SOUTH ELEVATION – FRONTS ON WASHINGTON ST.



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

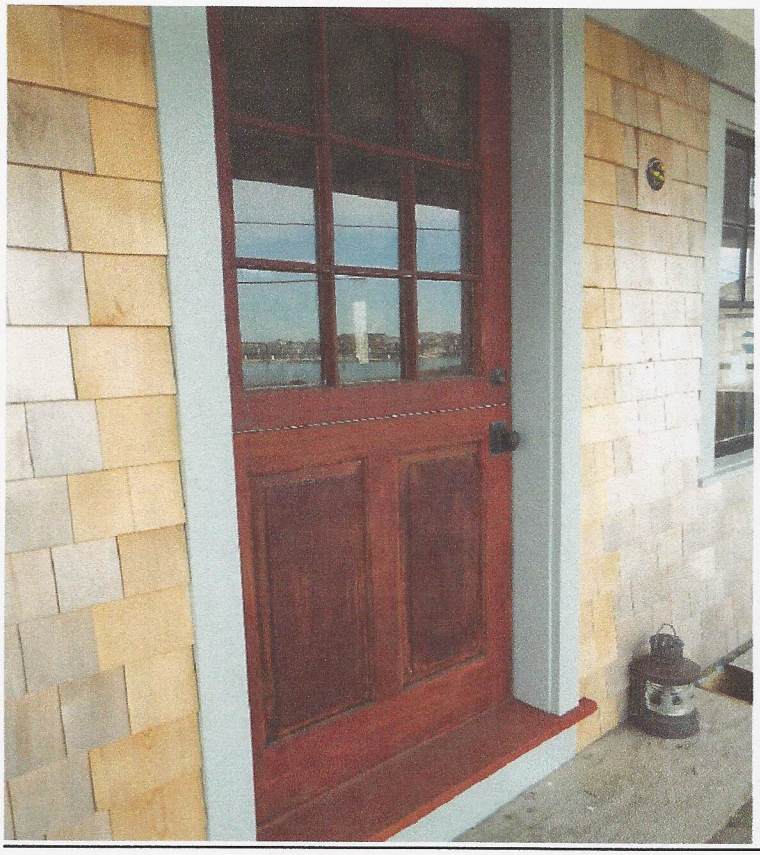




STAIR DETAIL ON MH TO BE MATCHED ON THE SECONDARY DWELLING



MH FRONT DOOR TO MATCH SECONDARY DWELLING



SIDE DOOR



FRONT SKIRT



MAIN HOUSE WINDOWS – 6/1 BLACK/TRIM – QUAKER GRAY



REAR COTTAGE ON LOCUS WITH AN HDC APPROVED DEMO/MOVE



VIEW BETWEEN MAIN HOUSE AND 1 MEADER ST. TOWARDS REAR SECONDARY DWELLING





ABUTTERS

3 MEADER STREET – RAISED FOUNDATION





15 A/B/C/D MEADER STREET



15A MEADER STREET – DIRECT ABUTTER



15 B MEADER STREET



15C MEADER STREET



15D MEADER STREET



57 WASHINGTON STREET



59 WASHINGTON STREET – DIRECT ABUTTER



TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... KIM GLOWACKI

MAILING ADDRESS..... 28 CLIFF RD NANTUCKET , MA 02554

PROPERTY LOCATION.... 5 MEADER ST.....

ASSESSORS MAP/PARCEL..... 4223/40

SUBMITTED BY:..... LINDA WILLIAMS

SEE ATTACHED PAGES

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

MARCH 25, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.25 10:42:00 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4223	14		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	66 WASHINGTON ST
4223	37	1	59 WASHINGTON STREET LLC		9 CHIEFTANS RD	GREENWICH	CT	06831	59 WASHINGTON ST
4223	39		WAGER SUSAN A		225 CENTRAL PARK WEST # 1122	NEW YORK	NY	10024	3 MEADER ST
4223	39	1	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	1 MEADER ST
4223	41		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	71 WASHINGTON ST
4223	45		PRESERVE ACK LLC		43 WINTER ST # 6	BOSTON	MA	02108	15 MEADER ST
Count:	6								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554 Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 5 MEADER STREET

Tax Map Number: 42.2.3 Parcel Numbers: 40

Owner of Record KIM GLOWACKI

Description of Proposal: NEW SECONDARY DWELLING

Anticipated HDC Submission Date: MONDAY, 04/04/2025 FOR HEARING NOT BEFORE 04/15/2024

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

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

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

7020 0640 0000 3224 5436



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- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Pos $9.68

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APR - 4 2025
USPS

04/04/2025

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59 WASHINGTON STREET LLC
9 CHIEFTANS RD
GREENWICH, CT 06831

Street ar

City, Sta

5 meadow

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

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- ☐ Adult Signature Restricted Delivery $

Post $0.73

Tot $9.68

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APR - 4 2025
USPS

04/04/2025

Ser
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225 CENTRAL PARK WEST # 1122
NEW YORK, NY 10024

Str

City

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- ☐ Adult Signature Required $ $0.00
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04/04/2025

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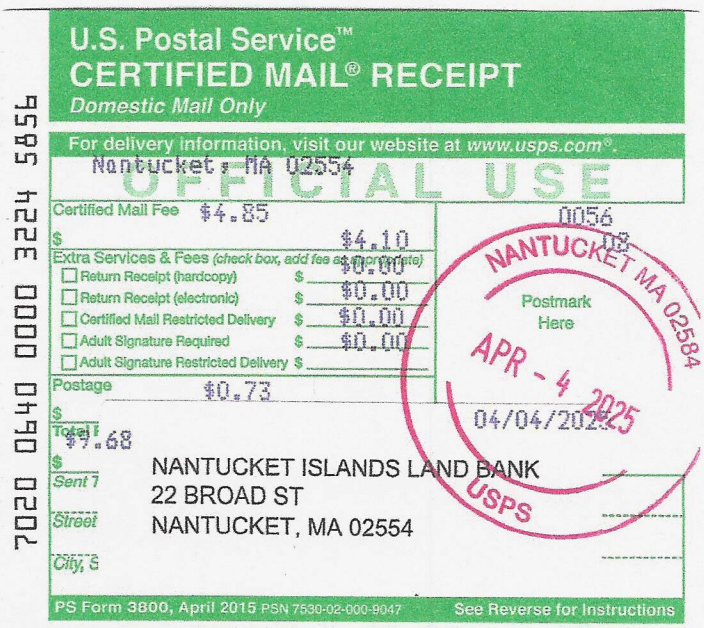
PRESERVE ACK LLC
43 WINTER ST # 6
BOSTON, MA 02108

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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Postage $0.73

Total $9.68

Postmark Here

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APR - 4 2025
USPS

04/04/2025

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NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

Street

City, S

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.4 PARCEL N°. 135

Street & Number of Proposed Work: 31 India Street

Owner of record: Blue Flag Development LLC

Mailing Address: 867 Boylston Street
Boston MA 02116

Contact Phone #: 508-680-2124 E-mail: Joan@FarawayHotels.com

AGENT INFORMATION (if applicable)

Name: Joan Guzman

Mailing Address: 29 Center Street
Nantucket MA 02554

Contact Phone #: 508-680-2124 E-mail: Joan@FarawayHotels.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☐ Other Like kind front door/side lights + trim

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

Window Casing _____ Door Frame 60 1/4" x 85-3/8 Columns/Posts: Round _____ Square _____

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 4/7/25 Signature of owner of record _____ Signed under penalties of perjury

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Joan Guzman

AS AGENT FOR Blue Flag Dev

STREET ADDRESS 31 India Street

MAP/PARCEL 42.3.4

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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

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

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

Signature Joan Guzman Date 4/7/25

LIKE - KIND Certificate #_____ Date Issued: _____

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

CERTIFICATE OF APPROPRIATENESS for **"Like-Kind"** Replacement only

Like-Kind is a repair or replacement of the exact building feature (ex: same material, color, size, etc.)

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *"Building with Nantucket in Mind"*, prior to submittal of application. Please refer to Page 2 for submittal requirements. Incomplete applications will not be reviewed by the HDC staff. *Should you have a question IF your application is a "like-kind," please discuss with Staff prior to submitting the application.*

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

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

PROPERTY DESCRIPTION

TAX MAP No: 42.3.4.135 PARCEL No: _____

Address of Proposed Work: 31 India Street

Date of building (if known): _____

Owner of Record: Blue Flag Development LLC

Mailing Address: 867 Boylston St

Boston MA 02116

Telephone: 508-680-2124

Email: JG@blueflagdev.com

AGENT INFORMATION

Name: Joan Guzman

Mailing Address: 29 Center St

Nantucket MA 02554

Telephone: 508-680-2124

Email: JG@blueflagdev.com

Previous Like-Kind COA #_____

For office use only

Date Application Received: _____ Fee: $25.00 ☐

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Staff Member: _____

Notes-Comments-Restrictions-Conditions: _____

Year of Building: _____ Name of Building: _____

DESCRIPTION OF REPLACEMENT WORK TO BE PERFORMED

___Fence repair /replacement ___ Gate repair/ replacement ___ Roof repair /replacement

____ Sidewall repair /replacement ___ Chimney repair / replacement ___ Foundation repair / replacement

___ Shutter repair / replacement ___Other: _____

DETAILS OF "LIKE-KIND" WORK TO BE PERFORMED

FENCE - Height: _____ Length: _____ Type: _____ Material: _____ Color: _____

GATE - Height: _____ Length: _____ Type: _____ Material: _____ Color: _____

Clapboard _____ Foundation _____ Roof _____ Shutters _____

Deck _____ Sidewall _____ Other _____

ROOF – Type: _____ Manufacturer (Roofing): _____ Material: _____ Color: _____

DESCRIPTION OF BUILDING of proposed roof work: _____

OTHER _____

(Please specify ALL details of proposed work)

Door is falling apart, it has been repaired in the past. Health Department asked for the door to be replaced we have 7 days to show Proof of Purchase for a new door.

We have a quote from Shelley to replace the door with a alike door.



Property Information

Property ID	10245
Location	31 INDIA ST
Owner	31 INDIA STREET LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

RECEIVED
APR 07 2025
By

SHEPLEY

Hyannis
Shepley
216 Thornton Drive
Hyannis, MA 02601
Phone: (508)-862-6200

QUOTE

0002453117

Account: BARDWIL 0009
Branch: HYA
Phone: ( )- -
Fax: ( )- -

Bill To: William D Barrington/NTKT CASH
Life House Hotel Nantucket
29 Center Street
Nantucket, MA 02554

Ship To: India Street
31 India Street
Nantucket, MA

PO:			**Ref:** Entry Door *Opt 2*			**Job:**	
Exp Delv Date:	11/21/23	**Sales**	Nantucket	**Type:**	WH	**Ship Via:**	
Activation Date:	11/21/23	**Agents**	Nantucket	**Quoted For:**	William Barr		
Close Date:	12/21/23		Trim Kapisky	**Quoted By:**	sjalbert	**Auth Chg:**	William Barrington 5082433780

QUANTITY	UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
		Please Allow 12-Week Lead Time --- *Unit to be built with Signature Door's "SureDoor" construction (10-year warranty). ---		
1	EA	3-0X6-7 RHIS: 1-3/4" Signature Collection Series Door 6-Panel, Tricoya (LVL Core), Single Door, No Glass, Raised Panel, SC-SL67 5-Lite Sidelights, (2) 11"X85" Sidelights, Std. 1" SDL Bar *Bronze Spacer and Bronze 5/8" Internal Muntins, 4-9/16" Sapele Exterior Jamb with Compression Weathersrip, Solid Wood Sill, Srd. Single Bore (2-3/4" Backset, 2-1/8" Dia. Facebore, 1" Edge Bore), Bronze US10R Square 4" Hinges, No Casing, Primed Interior/Primed Exterior Unit Rough Opening: 60-1/4" X 85-3/8" Unit Tip to Tip on Jamb: 59-1/2" X 85"	12,713.96/EA	12,713.96
		Subtotal		12,713.96
		Freight Out - Nantucket		762.84
		MA Sales Tax 6.25%		794.62
		This is an estimate only and not a guarantee of total job cost.This estimate based on the information provided to us and its accuracy is dependent on the accuracy and depth of that information. We ask that you review quantities and specifications contained herein with us prior to ordering so that we may supply you with complete correct materials. This estimate is good for 30 days from the date of activation shown on the quote. Any special order items are non returnable without prior approval and may be subject to handling charges if return is allowed. Accepted under the conditions outlined above. . by:_____ Date_____/____/____		

Payment Terms:
5% Contractor Cash Discount

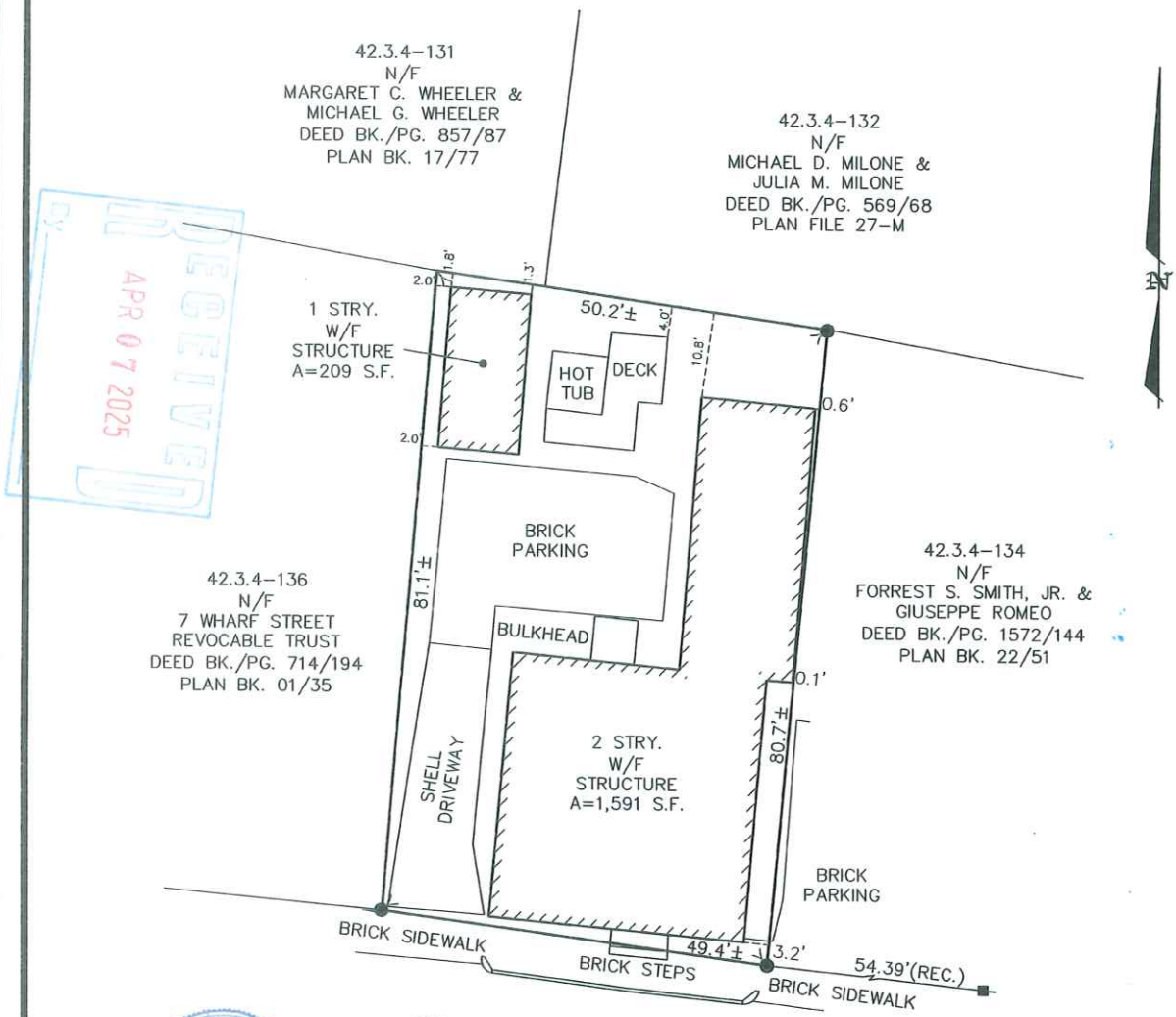
Total: **$14,271.42**

Printed: 11/21/23 11:39:05

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

		EXISTING
MINIMUM LOT SIZE:	5000 S.F.	4,026 S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	40%	44.7%

LEGEND
- ◉ DENOTES STEELE SURVEY MARKER FOUND
- ■ DENOTES CONCRETE BOUND WITH PK



RECEIVED
APR 07 2025
BY:

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No 35388
PROFESSIONAL LAND SURVEYOR

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 15' DATE: APRIL 13, 2021

Owner: *MAGNOLIA REALTY TRUST*

Deed Bk./Pg.: 597/246 Plan: NONE FOUND

Locus: #31 INDIA STREET

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: 42.3.4. , PARCEL: 135

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

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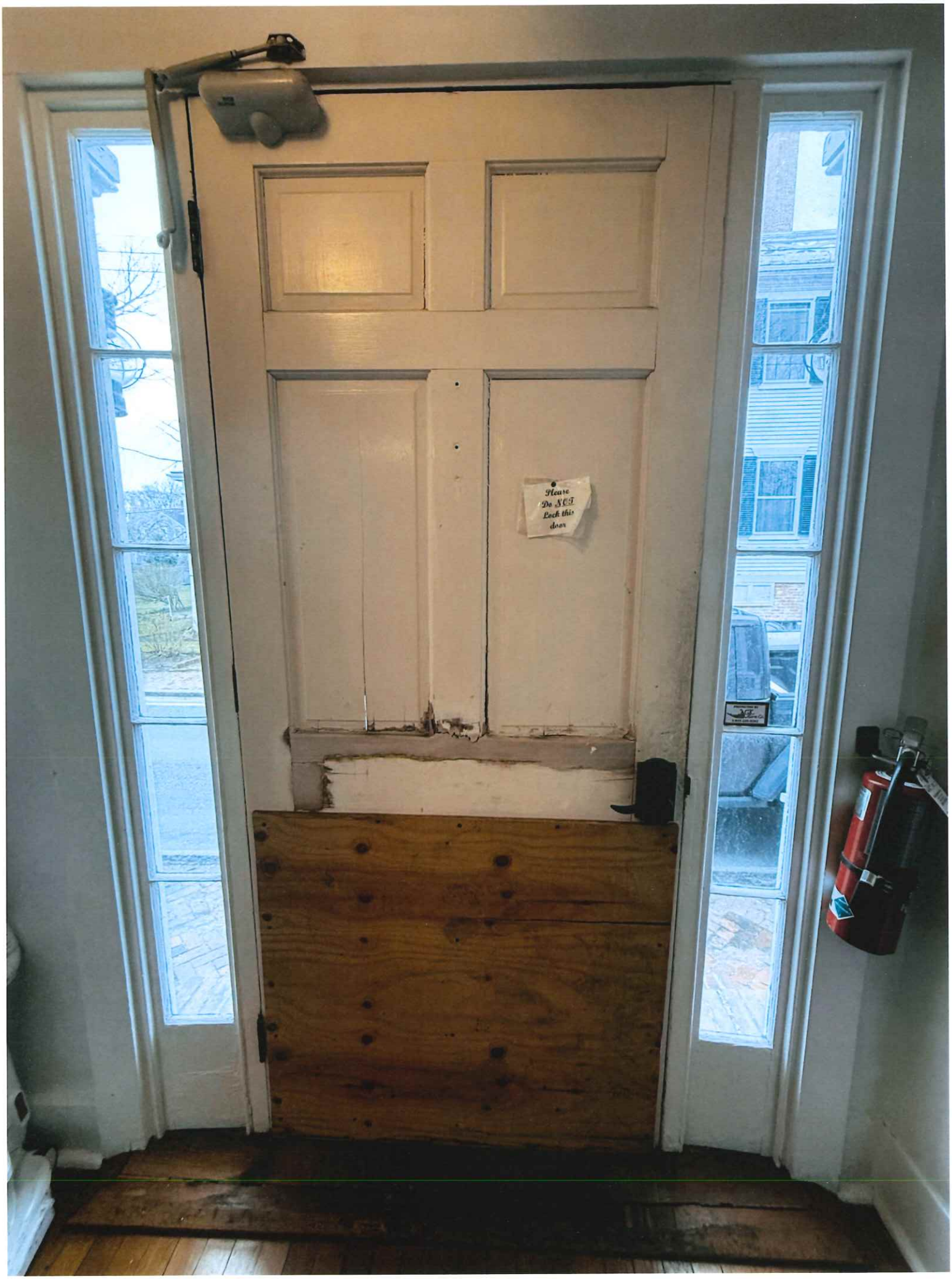
V:\DRAWFILES\B8906\BLP.dwg 4/13/2021 6:45:26 AM EDT

B8906


31

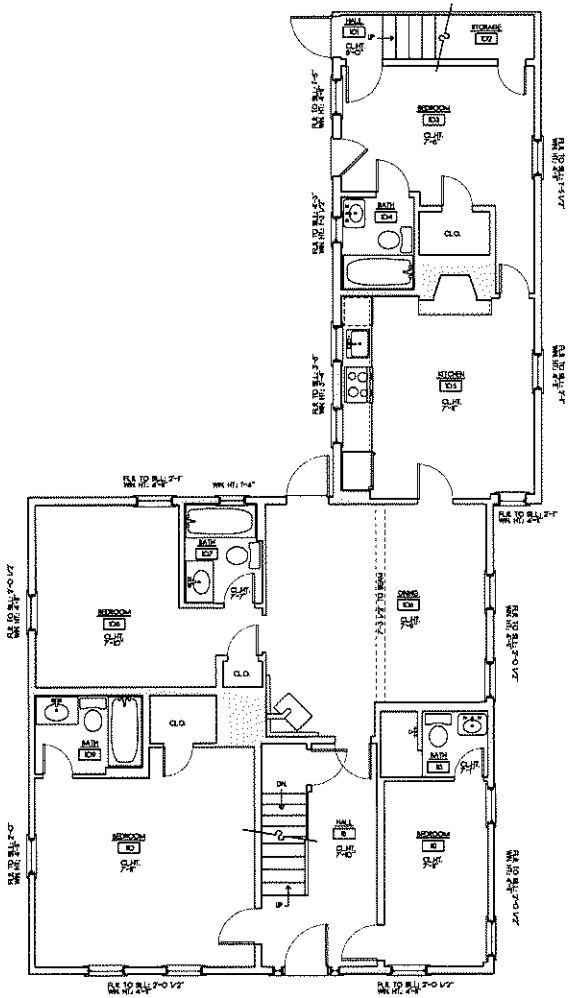

Please
Do NOT
Lock this
door


Please
Do NOT
Lock this
door

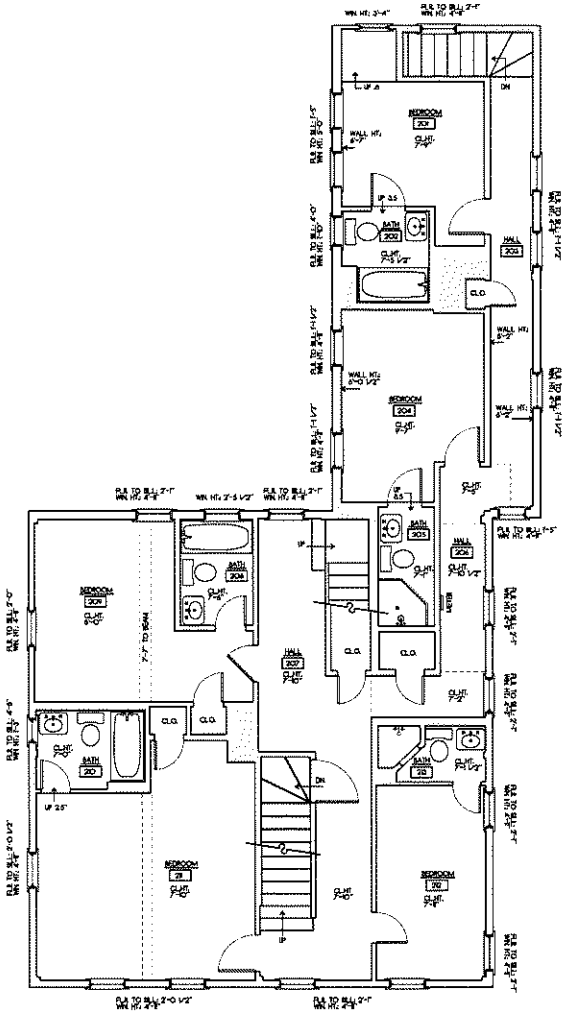




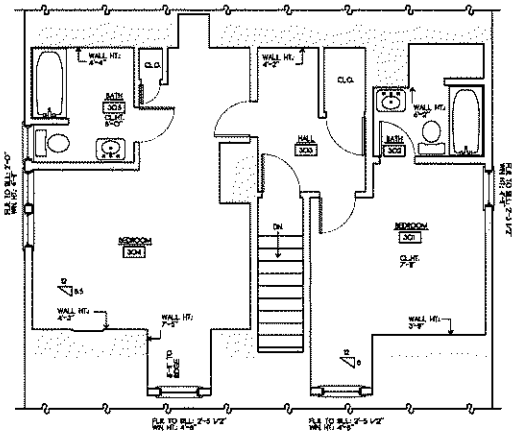




EXISTING FIRST FLOOR PLAN
SCALE 1/4"=1'-0"
1393 S.F.



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 _____

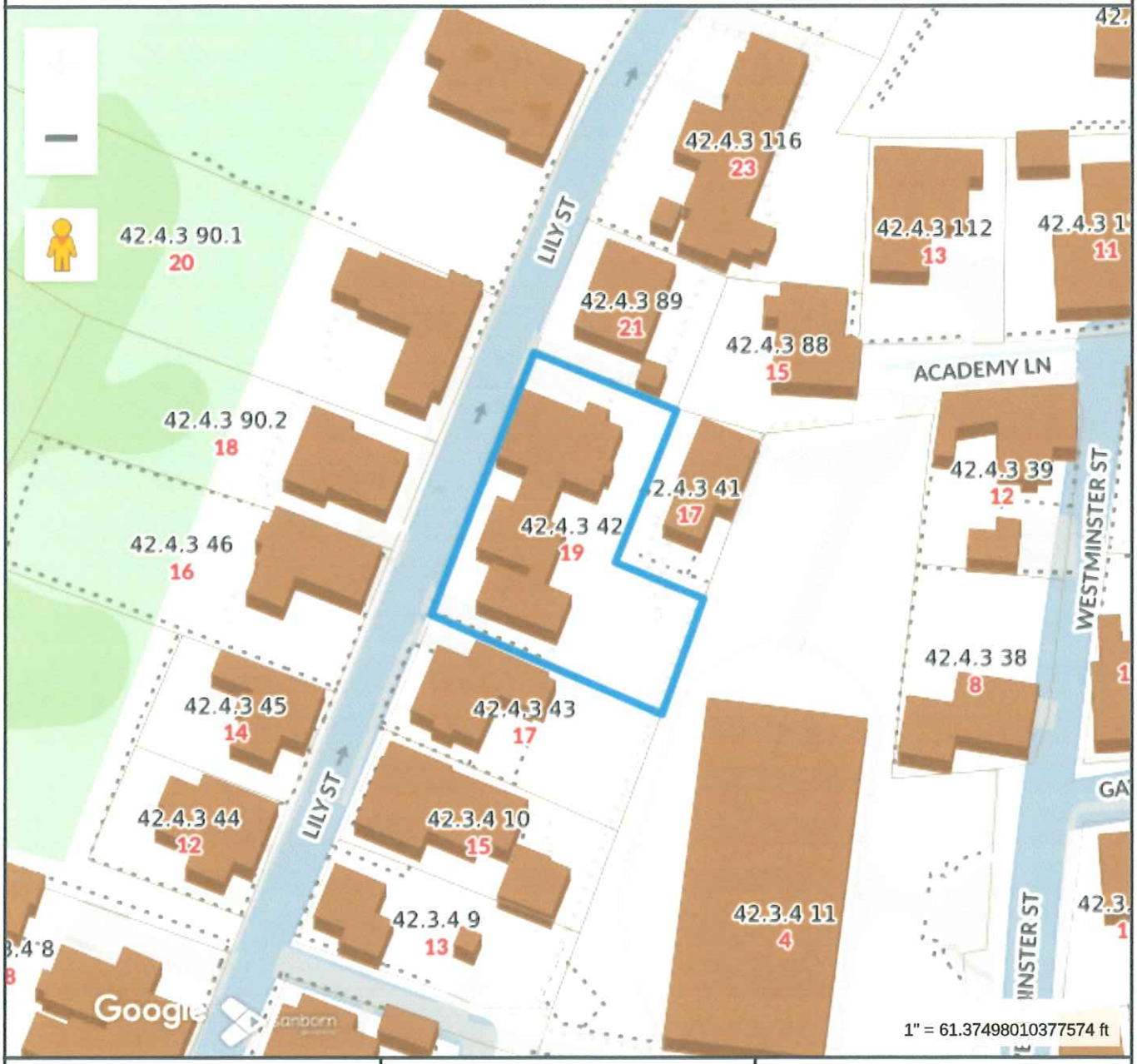
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

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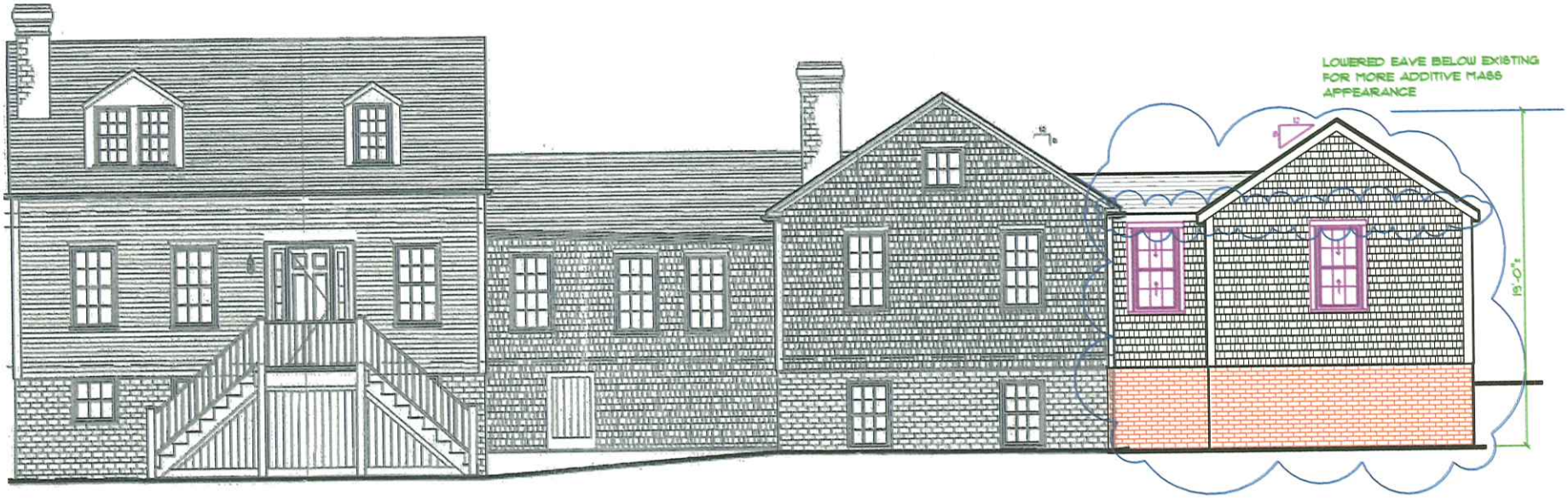
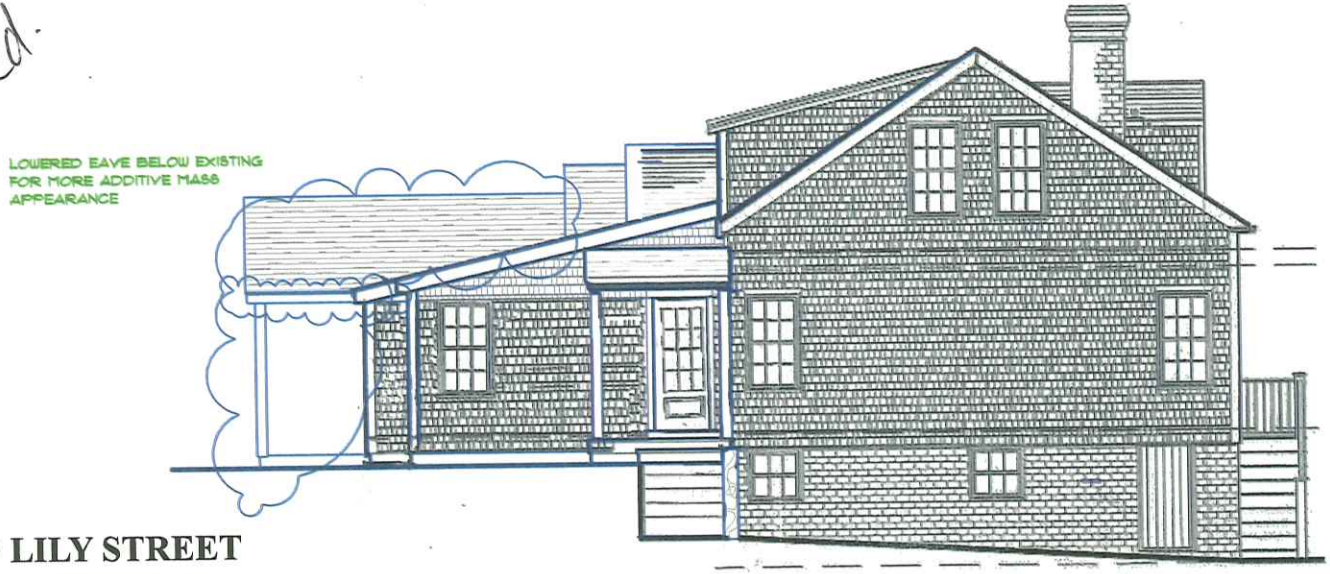
APR 07 2025
BY



FRONT (NORTH) ELEVATION

front clapboards to be painted.

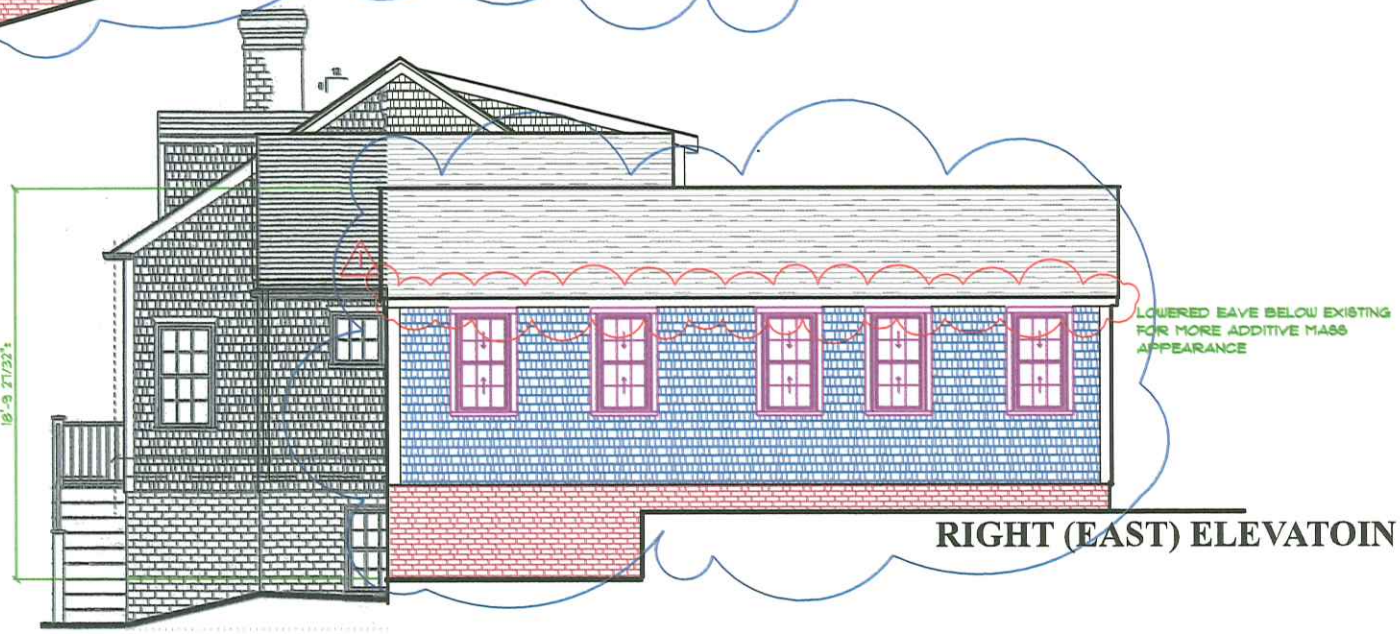


LEFT (WEST) ELEVATOIN

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)

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



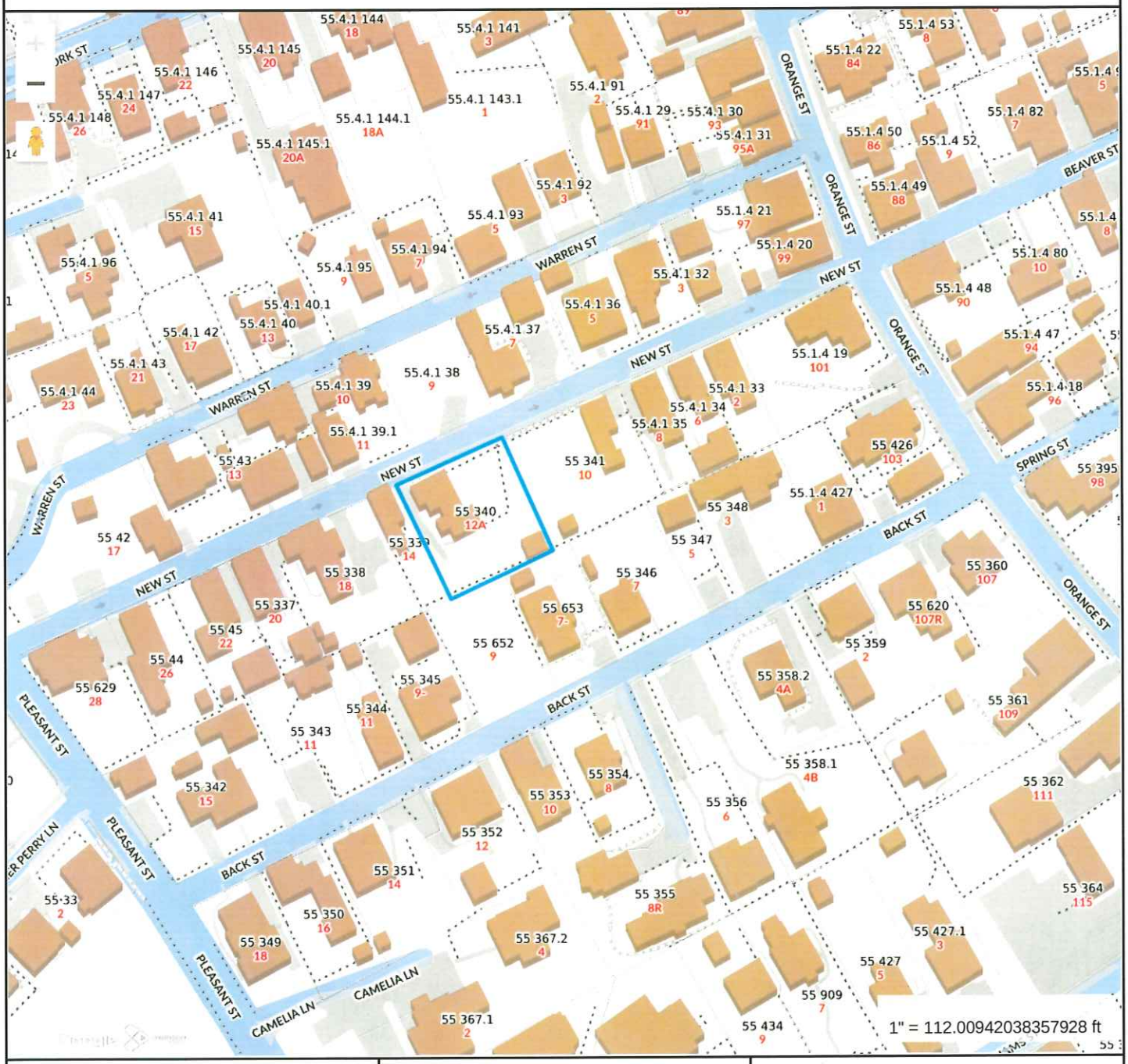
N

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 _____

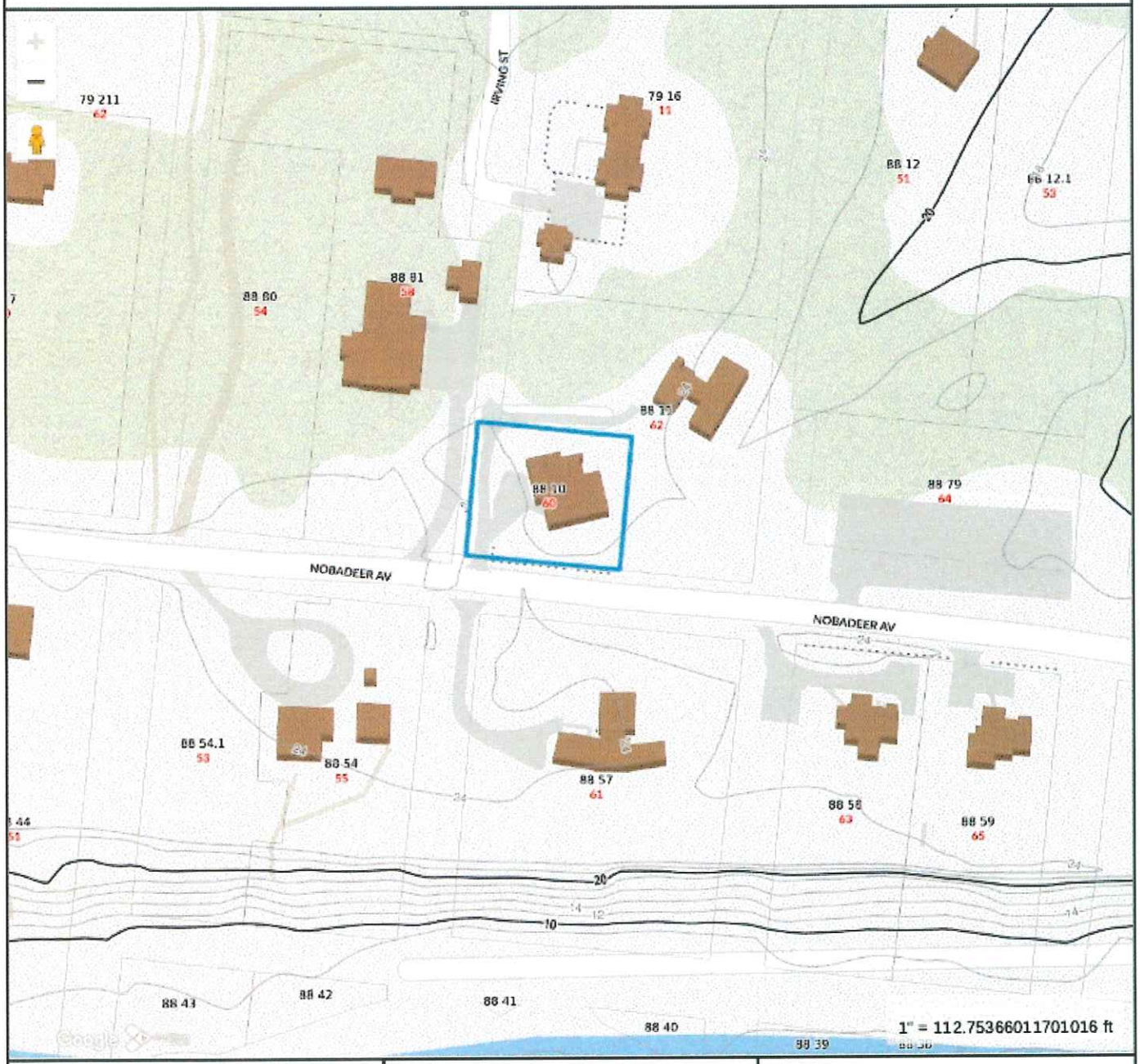
Attach manufacturer's color samples if color is not from HDC approval list.

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 ny 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

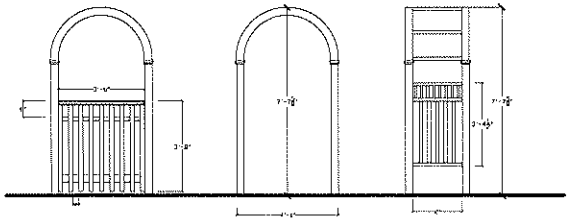
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

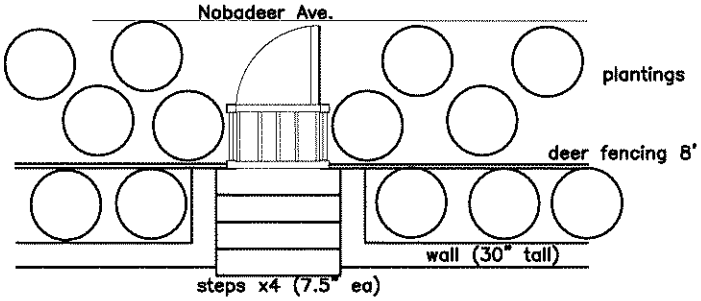
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

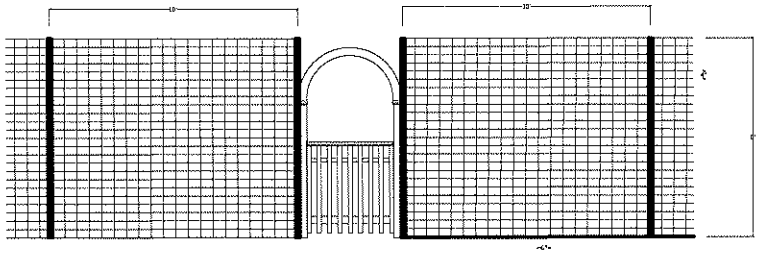
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Proposed Gate and Arbor





Lawn



Knight – Gate and Arbor
80 Nobadeer Ave
Montauket
MA

Knight Residence

5-Feb-'25

As Noted

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I SAMUEL TITONE (AS REPRESENTATIVE OF WORKSHOP/APD)

AS AGENT FOR 3 POCHICK SURFSIDE LLC

STREET ADDRESS 3 POCHICK AVE

MAP/PARCEL 80/232

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025.04.21

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Samuel W. Titone 2025.04.21

Signature AS REPRESENTATIVE OF WORKSHOP/APD Date

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

3PA - NEW PRIMARY DWELLING

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 232

Street & Number of Proposed Work: 3 POCHICK AVENUE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT NJ 07901

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: 7 NEW ST
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 120'-9" Sq. Footage 1st floor: 2,932 SF
Width: 23'-9" Sq. footage 2nd floor: 1,440 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size 23'-8" x 47'-0"" ☒ 1st floor ☐ 2nd floor
Size 9'-0" x 17'-4" ☒ 1st floor ☒ 2nd floor

$874.40

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

Height of ridge above final finish grade: North 28'-2" South 28'-2" East 28'-2" West 28'-2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim NATURAL Sash BLACK Doors BLACK
Deck 1X4 MAHOGANY Foundation PARGED Fence _____ Shutters _____

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

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

Date 04/21/2025 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER 3 POCHICK SURFSIDE LLC

MAILING ADDRESS 133 WHITTREDGE RD, SUMMIT, NJ 07901

PROPERTY LOCATION 3 POCHICK AV

ASSESSORS MAP/PARCEL 80 / 323

SUBMITTED BY: Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

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

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.23 11:41:10 -05'00'

January 23, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 3 POCHICK AV

Tax Map Number: 80 Parcel Number: 323

Owner of Record: 3 POCHICK SURFSIDE LLC

Description of Proposal: New primary dwelling, garage, gym, shed, landscape and hardscaping.

Anticipated HDC Submission Date: 4/7/2025

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
80	38		PAYTE J MICHAEL		1 WEWEEDER	NANTUCKET	MA	02554	1 WEWEEDER AV
80	39		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	SURFSIDE
80	103		VON PECHMANN FREDERICK & JANET		537 WEEPING WILLOW LN	ST AUGUSTINE	FL	32080	2 WEWEEDER AV
80	145		3 MASAQUET LLC	C/O ROPES & GRAY LLP	800 BOYLSTON ST	BOSTON	MA	02199	3 MASAQUET AV
80	293		SURFSIDE GARDENS LLC		PO BOX 611	NANTUCKET	MA	02554	1 POCHICK AV
Count:	**5**								

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3 MASAQUET LLC

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C/O ROPES & GRAY LLP

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BOSTON, MA 02199

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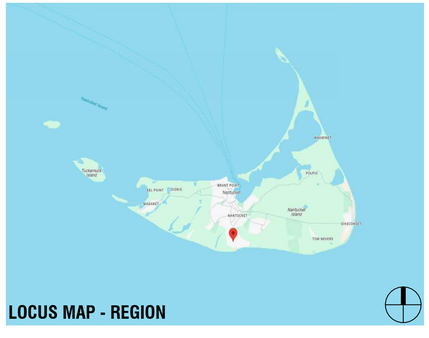
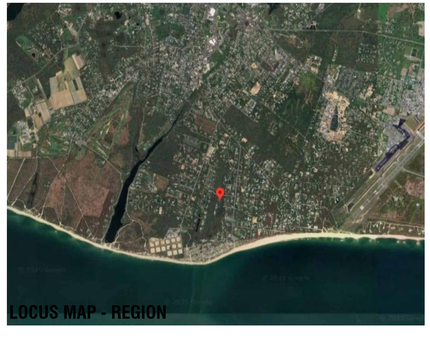
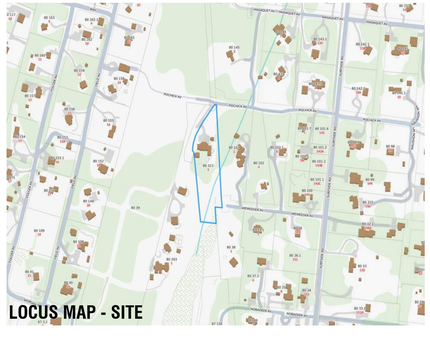
3PA MAIN HOUSE





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

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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, SUBCONTRACTORS, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHWORK REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A OOF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFEICIENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NALING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

DEFINITIONS

NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL. PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

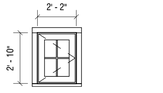
GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHAL

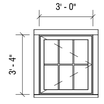
WINDOW TYPES



A TYPE: 4 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM



B TYPE: 4 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: FIXED
MFGR: CUSTOM



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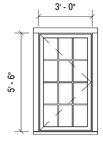
MODEL: CASEMENT
MFGR: CUSTOM



D TYPE: 12 LITE
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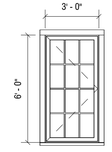
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM



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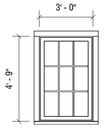
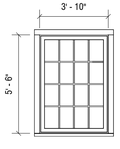
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM



F TYPE: 9 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: FIXED
MFGR: CUSTOM



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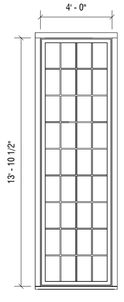
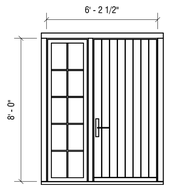
TRIM: NATURAL
MODEL: FIXED
MFGR: CUSTOM



H TYPE: 36 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: FIXED
MFGR: CUSTOM

DOOR TYPES



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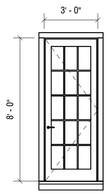
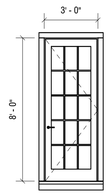
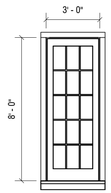
SASH: BLACK
TRIM: NATURAL
MODEL: SWING
MFGR: CUSTOM



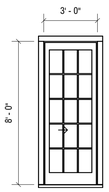
02 TYPE: 15 LITE - 1 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: SWING
MFGR: CUSTOM



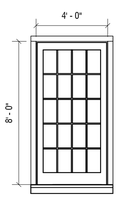
03 TYPE: 15 LITE - 1 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: SWING - OUT
MFGR: CUSTOM



04 TYPE: 15 LITE - 1 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: FIXED
MFGR: CUSTOM



05 TYPE: 15 LITE - 1 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: SLIDING
MFGR: CUSTOM



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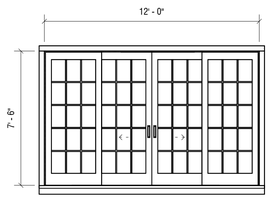
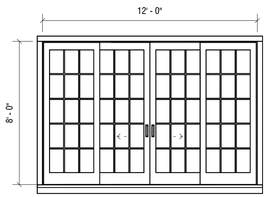
SASH: BLACK
TRIM: NATURAL
MODEL: FIXED
MFGR: CUSTOM



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

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SURVEYOR
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19 Old South Road, Nantucket, MA 02554
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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:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

WINDOW AND DOOR LEGENDS

HDC-02

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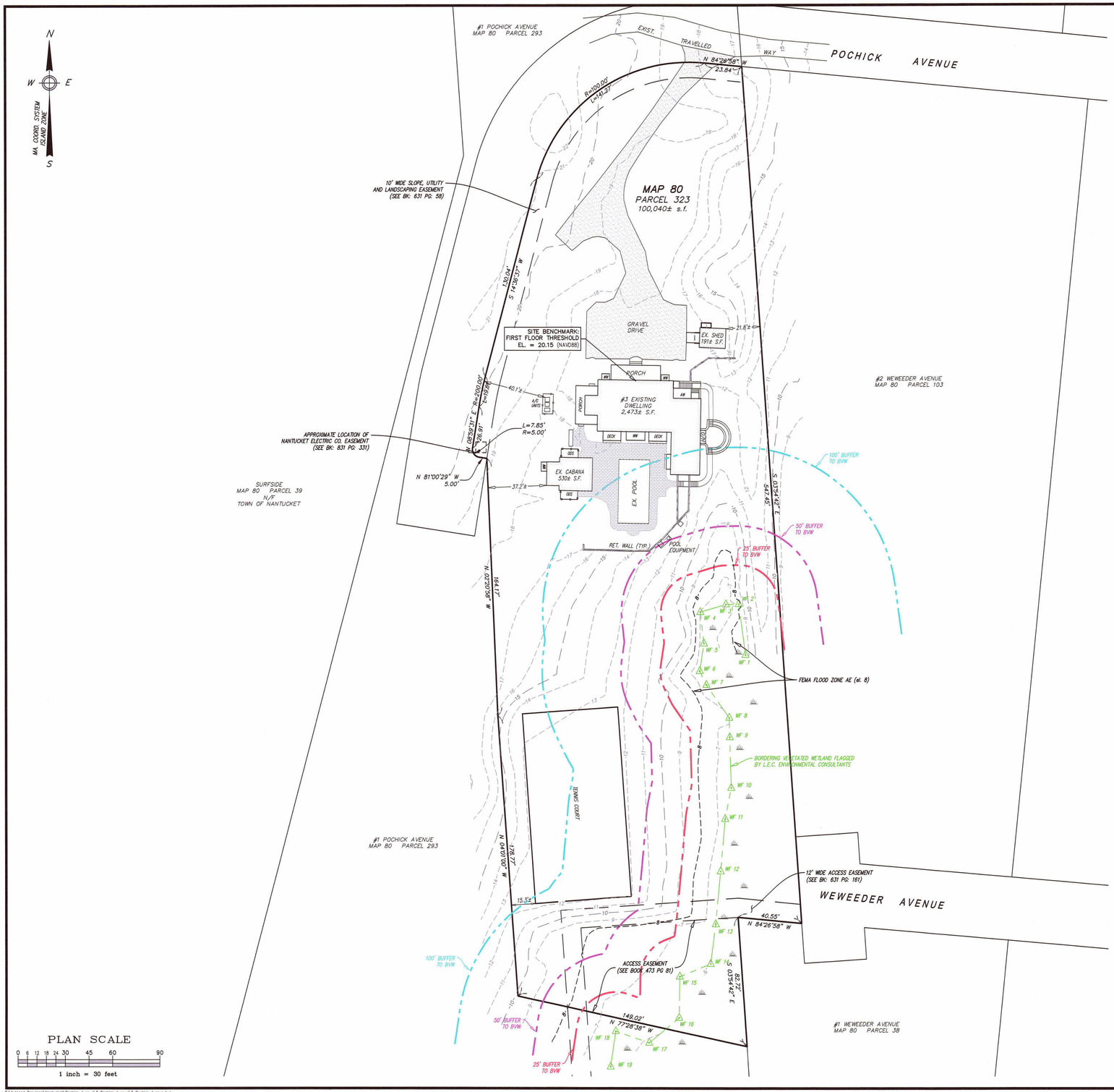


PLAN SCALE

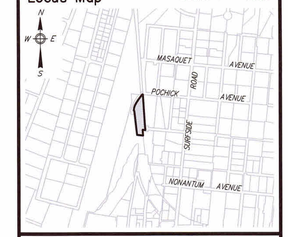
0 6 12 18 24 30 45 60 90

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

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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

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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01	04/21/2025	HDC SUBMISSION

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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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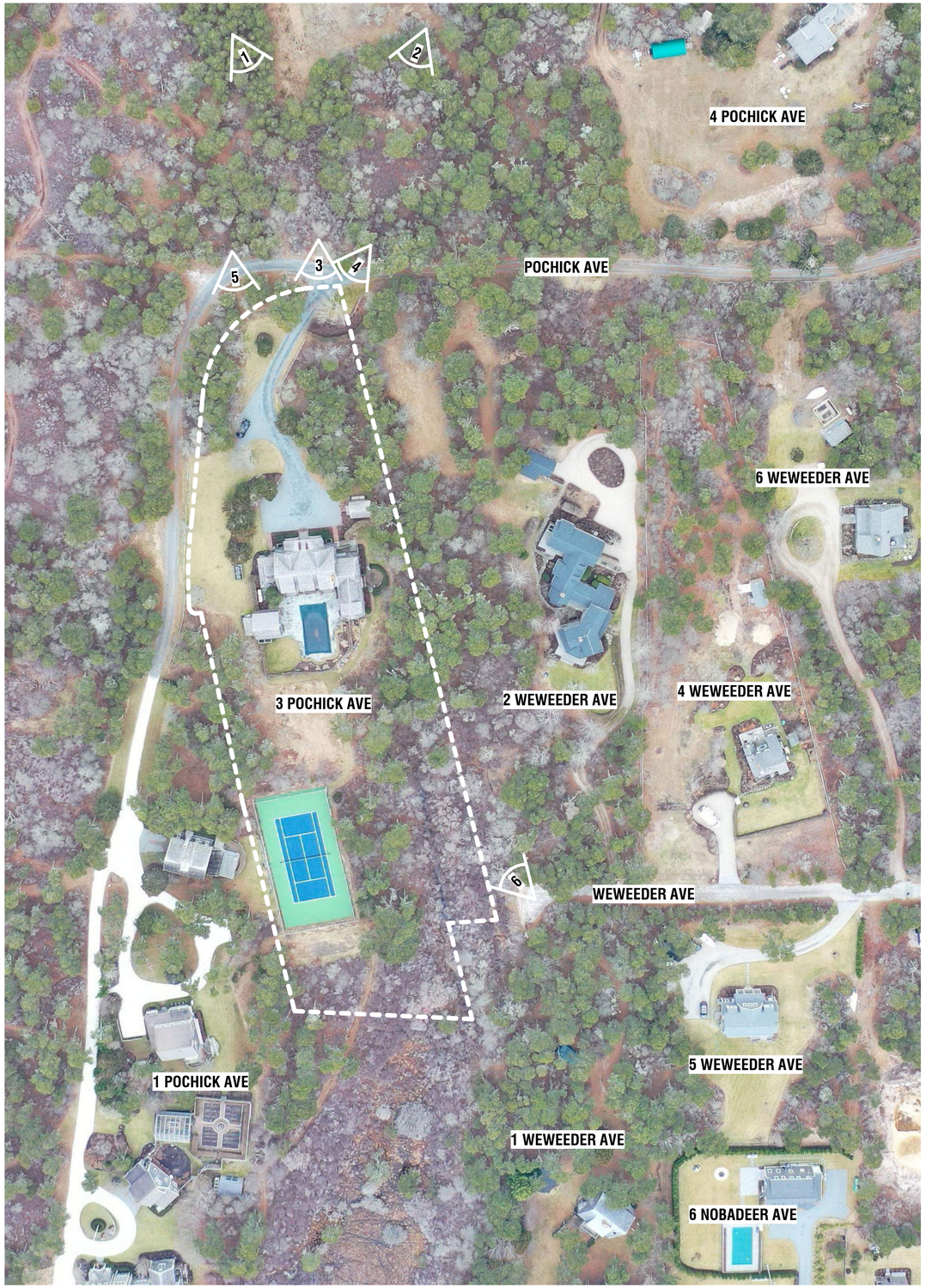



1. AERIAL VIEW - LOOKING SOUTHEAST



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

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS

HDC-04

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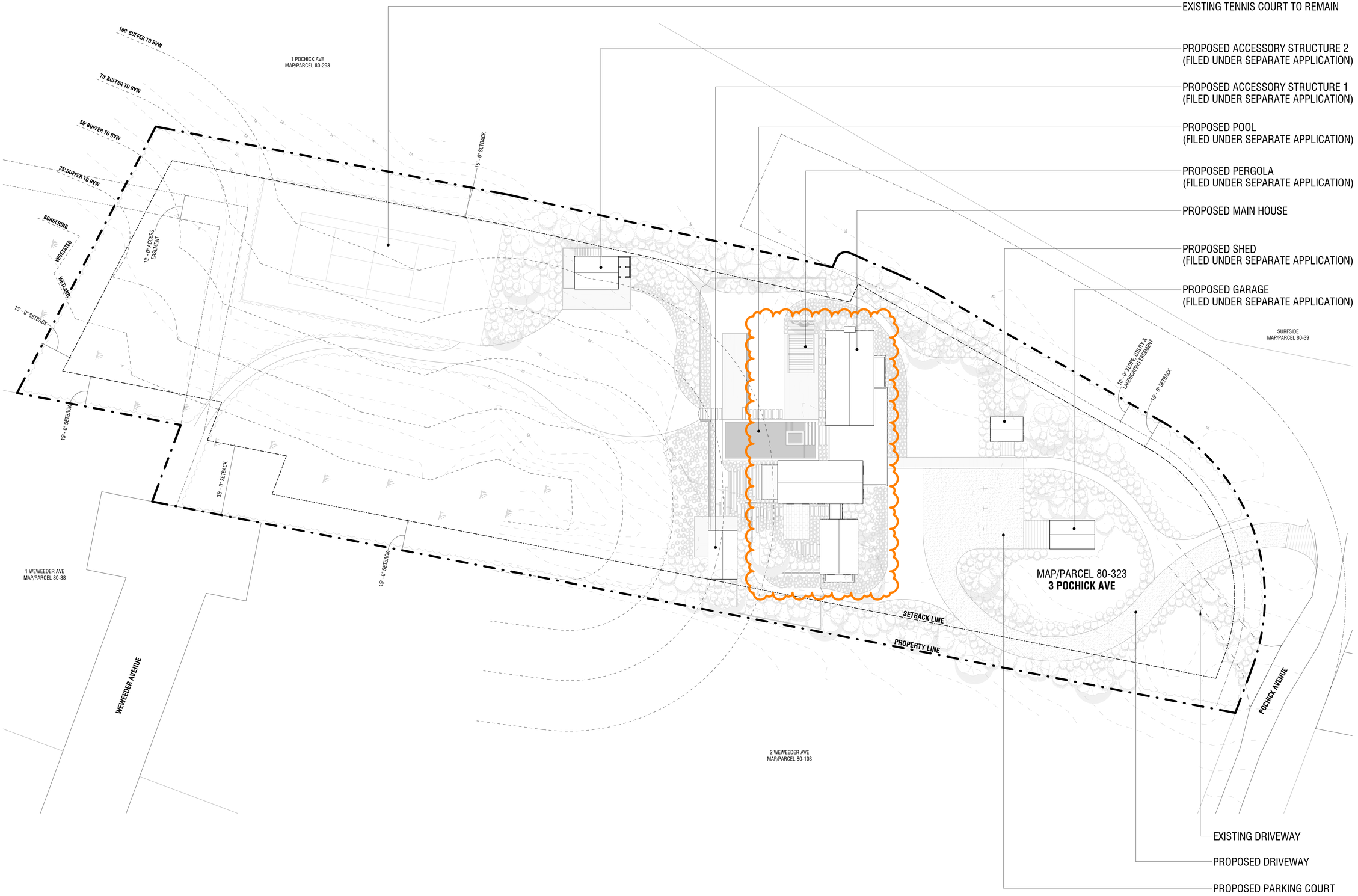

1 SITE PLAN

3/64" = 1'-0"

3PA

MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
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SCALE:	3/64" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

HDC-05

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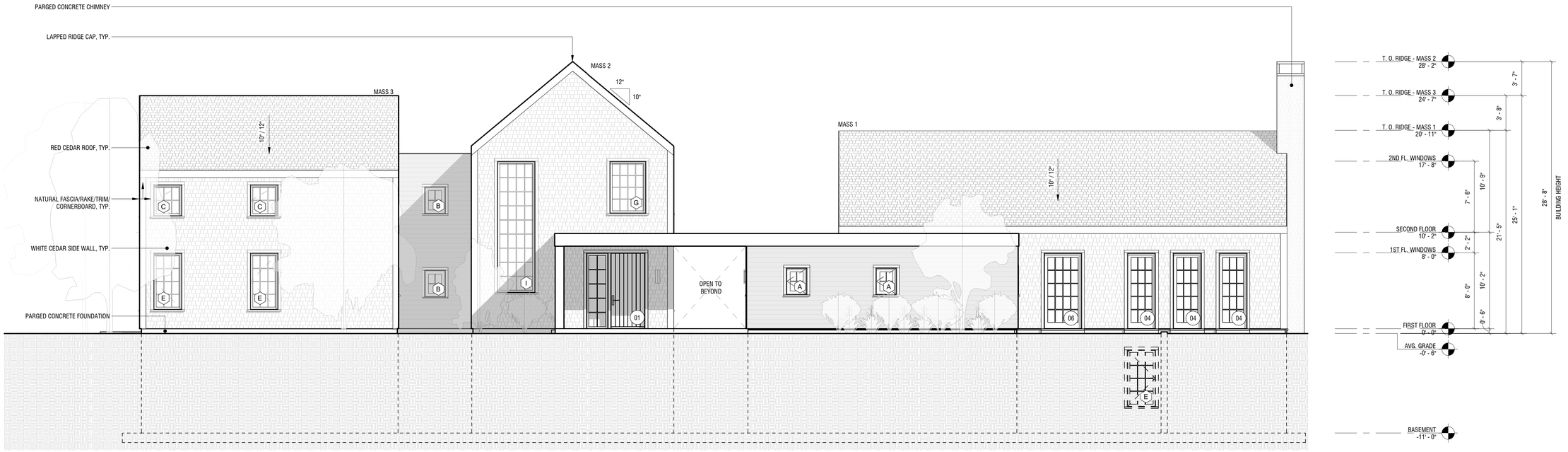
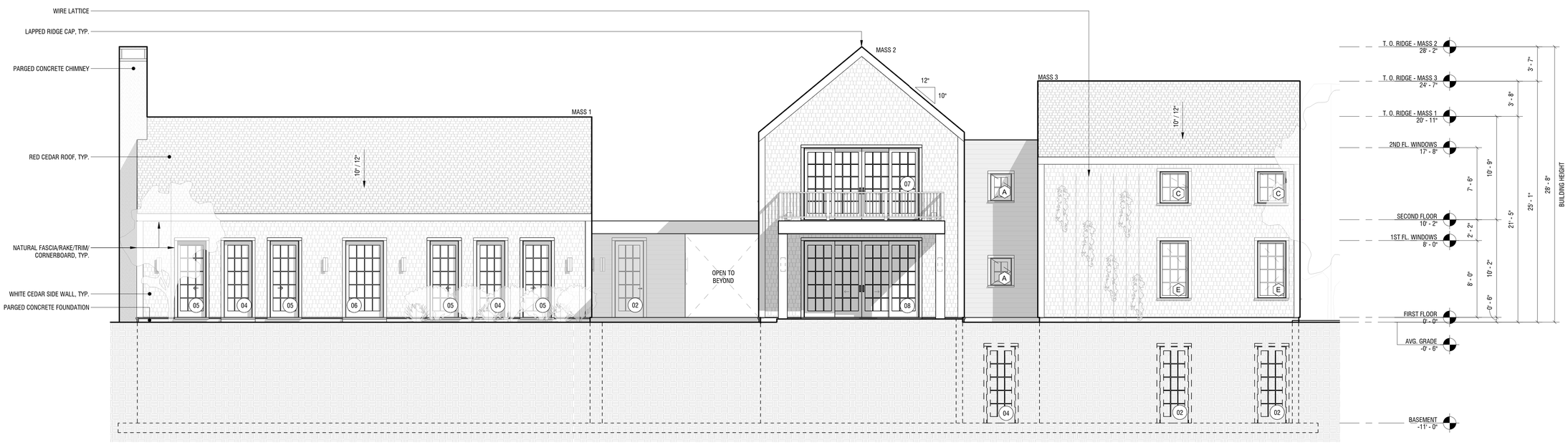


1 EXTERIOR ELEVATION - NORTH

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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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/PN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	PROJECT NUMBER

BUILDING ELEVATIONS

HDC-06

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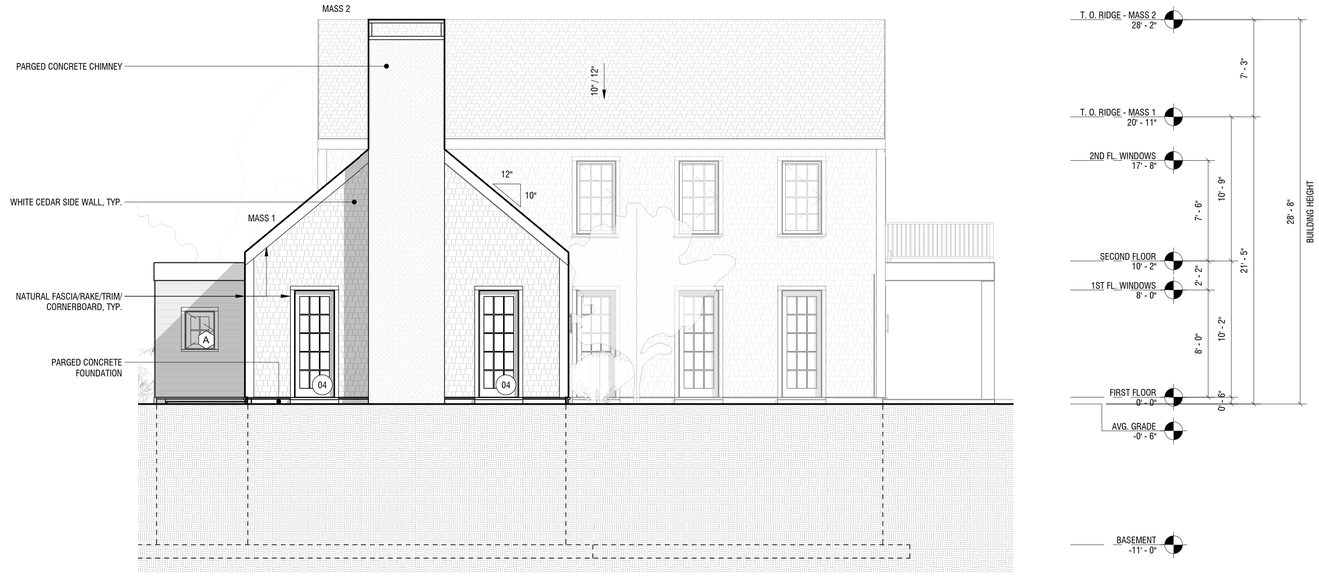

1 EXTERIOR ELEVATION - EAST

3/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST (MASS 3)

3/16" = 1'-0"

3PA

MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

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3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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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

BUILDING ELEVATIONS

HDC-07

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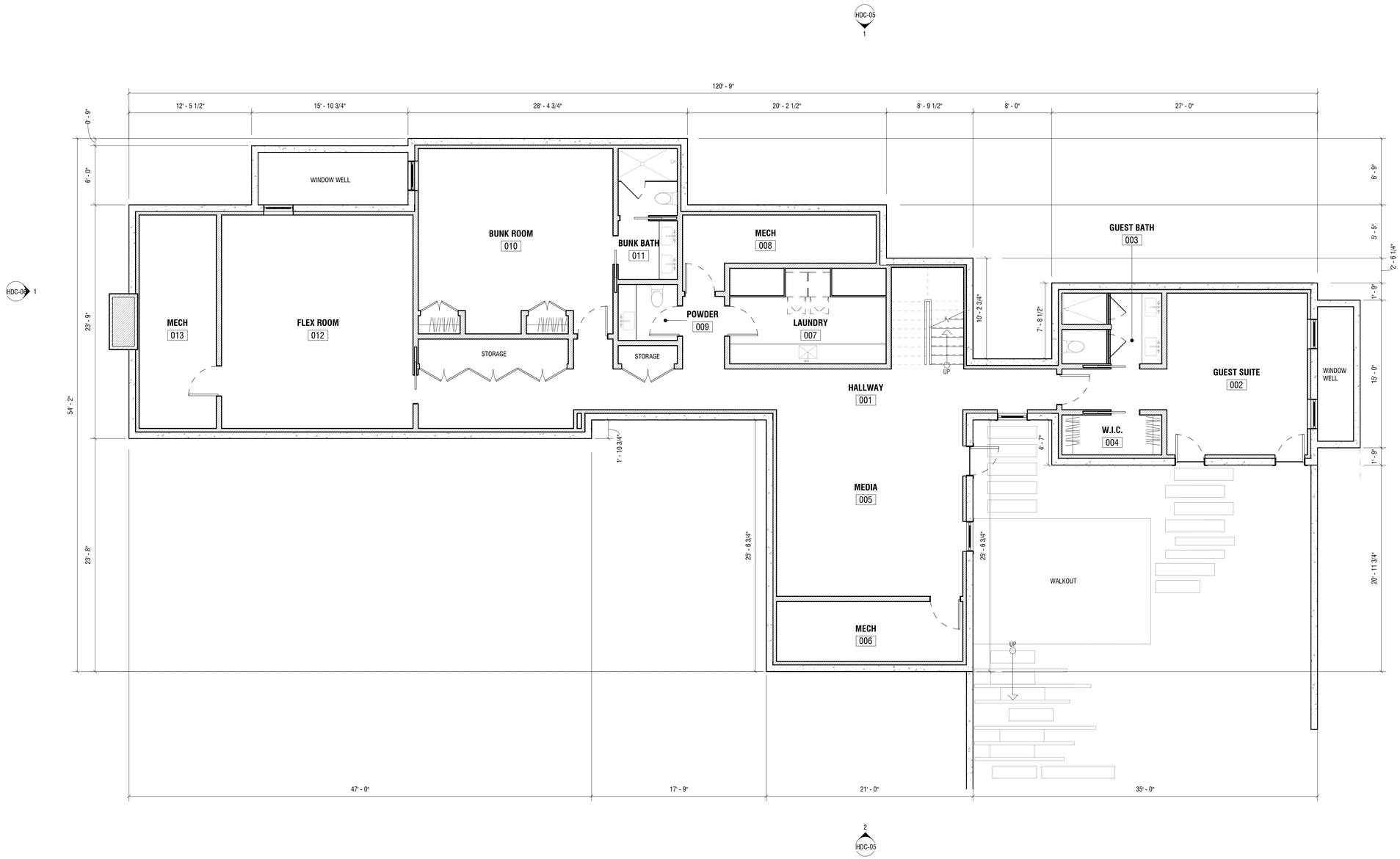

1 BASEMENT CONSTRUCTION PLAN

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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DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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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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SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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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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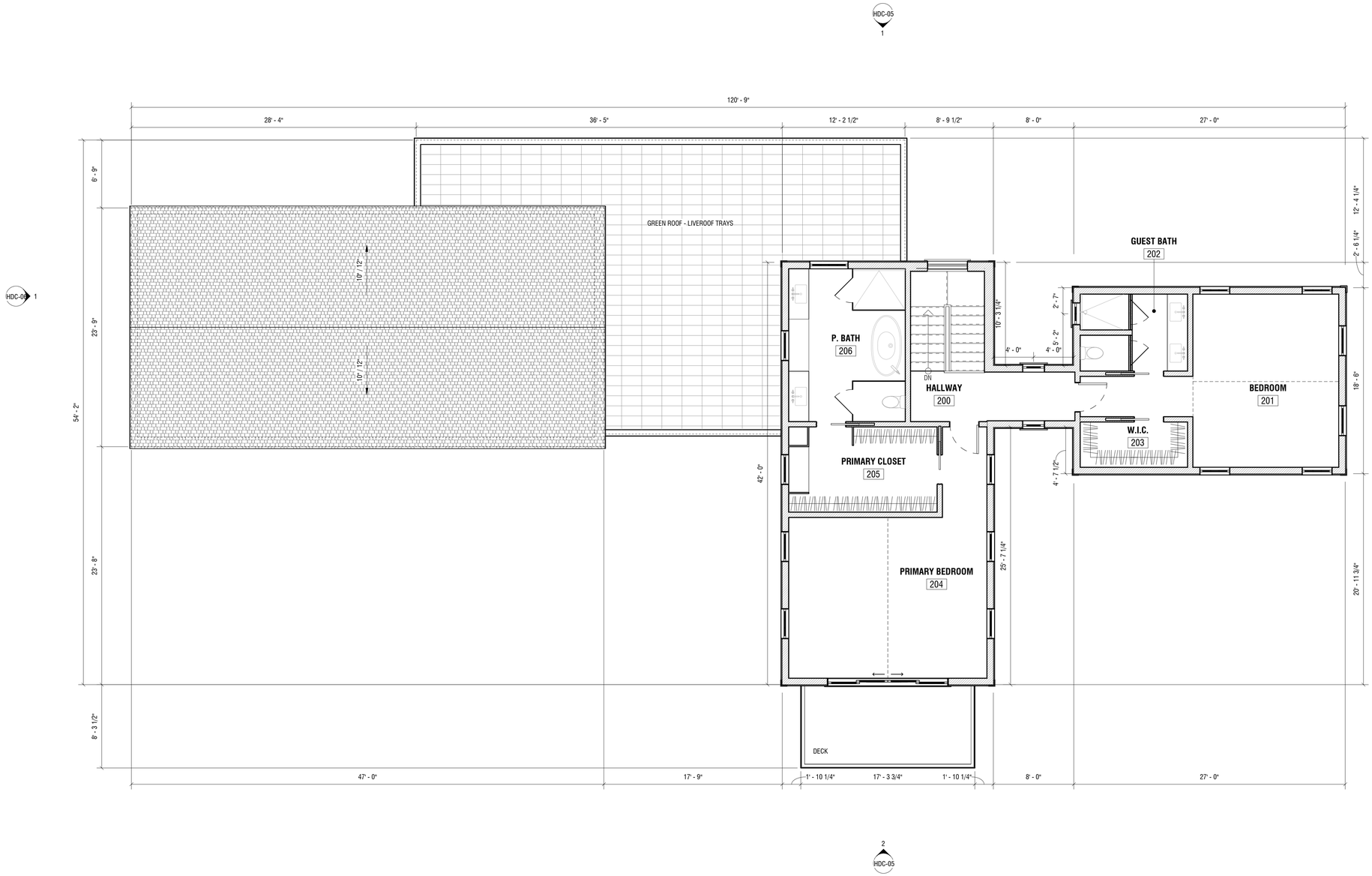

1 SECOND FLOOR CONSTRUCTION PLAN

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

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LANDSCAPE DESIGNER

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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:	3/16" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SECOND FLOOR CONSTRUCTION PLAN

HDC-10

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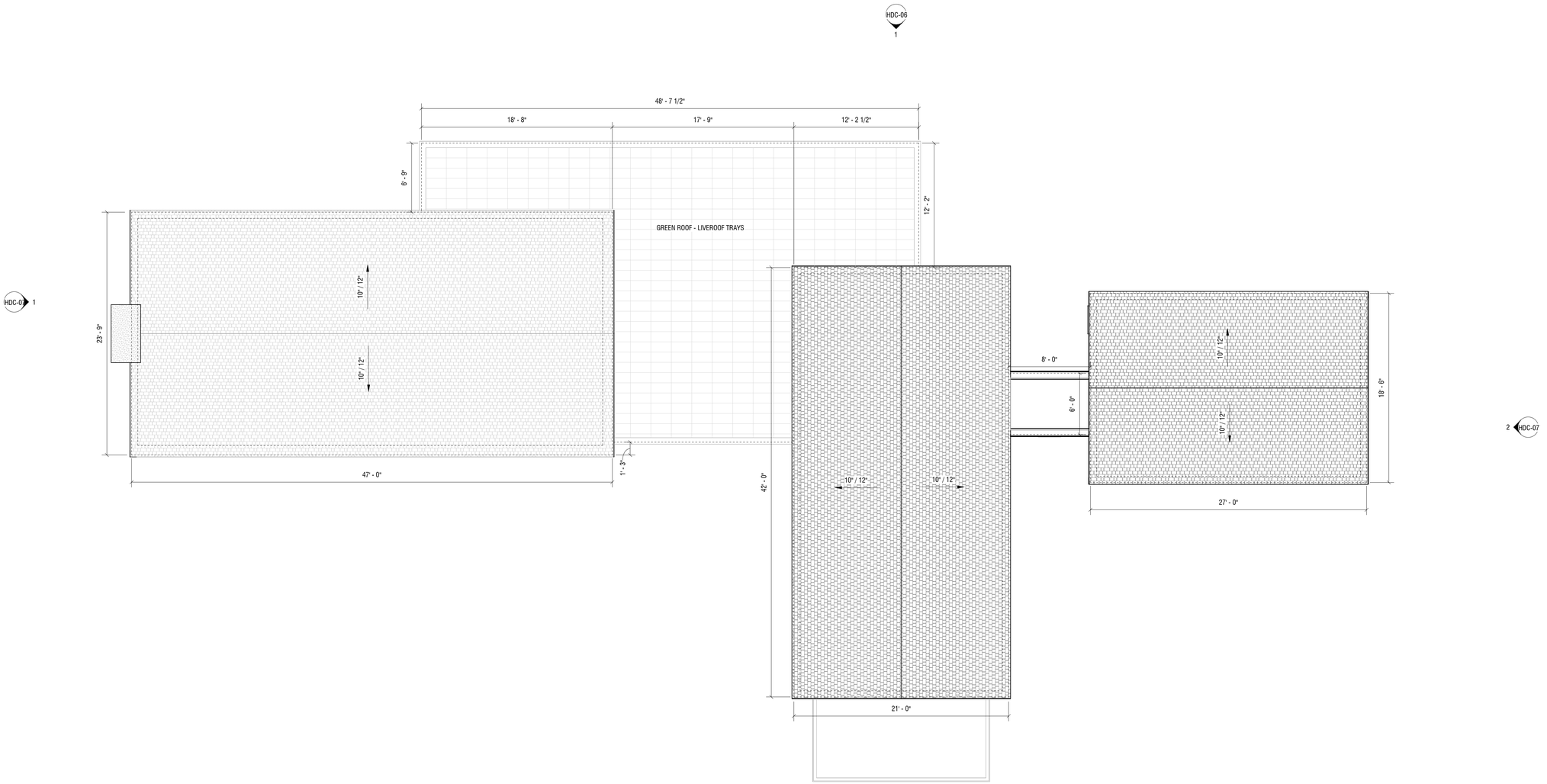

1 ROOF CONSTRUCTION PLAN

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

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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

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19 Old South Road, Nantucket, MA 02554
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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**								

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22 BROAD ST

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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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NANTUCKET, MA 02554

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3PA GARAGE

HDC SUBMISSION
GARAGE
04/21/2025

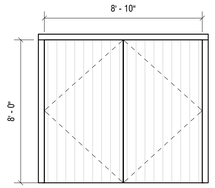


WINDOW TYPES



(1) TYPE: 4 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM

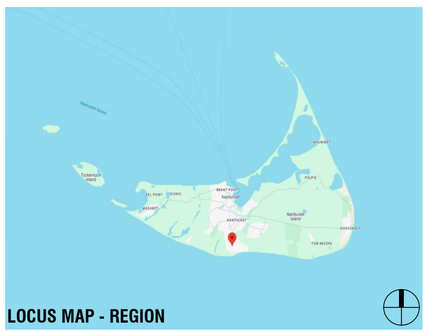
DOOR TYPES



(09) TYPE: GARAGE DOOR
SASH: BLACK
TRIM: NATURAL
MODEL: DOUBLE SWING
MFGR: CUSTOM

DRAWING INDEX - HDC

SHEET NUMBER	SHEET NAME	04/21/2025 - HDC SUBMISSION
HDC-00	TITLE SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	SITE SURVEY	•
HDC-03	EXISTING CONDITIONS	•
HDC-04	SITE PLAN	•
HDC-05	BUILDING ELEVATIONS & PLANS	•







ZONING INFORMATION

MAP/PARCEL	80/232
CURRENT ZONING	LUG-2
MIN. FRONTAGE	150 FT
FRONT SETBACK	35 FT
SIDE/READ SETBACK	15 FT
MAX. BUILDING HEIGHT	30 FT
LOT SIZE	100,040 SF
GROUND COVER ALLOWED	4%
GROUND COVER MAXIMUM	4,001 SF
PROPOSED MAIN HOUSE G.C.	2,935 SF
PROPOSED WELLNESS PAVILION G.C.	344 SF
PROPOSED OFFICE / GUEST HOUSE G.C.	336 SF
PROPOSED GARAGE / STUDIO G.C.	308 SF
PROPOSED SHED G.C. (NOT INCLUDED IN TOTAL PROPOSED G.C.)	(192 SF)
TOTAL PROPOSED G.C.	3,923 SF

EXTERIOR COLORS

SASH: BLACK
TRIM: NATURAL

3PA
GARAGE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER
AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

TITLE SHEET

HDC-00

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

CEDAR SHINGLE ROOFS AND SIDEWALLS:

MATERIAL SPECIFICATION:

A. WORKSHOP/APD STANDARD

- ROOF: WESTERN RED CEDAR SHINGLE - GRADE 1 OR A PERFECTION - 18" SHINGLE WITH 3/8" BUTT U.O.N.
- SIDEWALL: EASTERN WHITE CEDAR SHINGLE - GRADE A EXTRA CLEAR – 16" SHINGLE WITH 3/8" BUTT U.O.N.
- TRIM MATERIAL: RAKE, FASCIA, TRIM, AND SHINGLE-GROUND AT INSIDE CORNERS: A&BTR WESTERN RED CEDAR, PROVIDE 5/4 NOMINAL (1 1/16" ACTUAL) CORNER BOARDS, 1X NOMINAL (3/4" ACTUAL) RUNNING TRIM MINIMUM U.O.N. ALTERNATIVE THICKNESSES USED UPON REQUEST.

B. (ALTERNATIVE: ALASKAN YELLOW CEDAR CAN BE USED UPON REQUEST WHERE LENGTH OF WARRANTEE, SLOWER WEATHERING AND AVAILABILITY ARE FLAGGED FOR CONSIDERATION)

ROOFS:

1. ALL CEDAR ROOFS SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OUTLINED IN CMR 1507.8 AND THESE SPECIFICATIONS. IN THE CASE OF ANY CONFLICTS THE CODE SHALL GOVERN.
2. ALL SHINGLES TO BE OF NATURALLY DURABLE WESTERN RED CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR PERFECTION. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
3. PROVIDE FIRE-RETARDANT RATED SHINGLES WHERE REQUIRED BY TOWN OF NANTUCKET AND IN ACCORDANCE WITH CMR 1507.1 AND 1507.6. SEE CURRENT FIRE-RETARDANT MAPS FOR REQUIRED AREAS. MAINTAIN PROOF OF SHINGLE FIRE RATING INCLUDING MANUFACTURED UNIT, MANUFACTURER, TREATING COMPANY, AND TESTING AGENCY AND PROVIDE TO OWNER UPON COMPLETION OF PROJECT.
4. 5/8" TAPER SAWN SHINGLES WILL NOT BE ACCEPTED IN A ROOFING APPLICATION.
5. FASTENERS FOR WOOD SHINGLES SHALL BE MARINE GRADE 316 U.O.N. WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. EXPOSURE NOT TO EXCEED VALUES SHOWN IN TABLE 1507.8.7. CONFIRM EXPOSURE WITH ALL ROOF SLOPES. UNLESS OTHERWISE NOTED TYPICAL EXPOSURE TO BE 5" U.O.N.
7. SHINGLES TO BE INSTALLED OVER ADEQUATE UNDERLAYMENT AND SOLID SHEATHING. BREATHER UNDERLAYMENT PRODUCTS WILL NOT BE ACCEPTED.
8. ROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET. UNDERLAYMENT TO EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. DOES NOT APPLY TO ROOFS THAT DO NOT CONTAIN CONDITIONED SPACE.
9. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
10. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
11. PROVIDE COPPER ALGAE STRIPS EVERY 4' TO 5' DEPENDING ON ROOF SIZE.
12. FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE OF METAL, SHALL NOT BE LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL. VALLEY FLASHING SHALL EXTEND AT LEAST 11 INCHES FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1 INCH (25 MM) HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING.
13. PROVIDE MAXIMUM SHINGLE OVERHANG OF ¾" AT ALL EXTENTS AND A DOUBLE FULL BUTT STARTING COURSE.
14. PROVIDE LACED SHINGLE CAP AT ALL ROOF RIDGES U.O.N.

SIDEWALLS:

1. ALL SHINGLES TO BE OF NATURALLY DURABLE EASTERN WHITE CEDAR AND HAVE A MINIMUM GRADING OF 1, A,
OR EXTRA-CLEAR. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
2. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. TYPICAL EXPOSURE TO BE 5" U.O.N.
3. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
4. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
5. FASTENERS FOR WOOD SHINGLES SHALL BE CORROSION RESISTANT WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SHINGLE EXPOSURE AT SIDEWALLS CAN BE FEATHERED BY UP TO 1" PER COURSE TO A MINIMUM OF 4" AND MAXIMUM OF 6" TO OBTAIN CRITICAL DESIGN ALIGNMENTS AT BUILDING CORNERS, OPENINGS, TRIM, OR ADJACENT FINISHES (I.E., SHIPLAP JOINTS ETC.)
7. SHINGLES TO BE APPLIED OVER SUITABLE VAPOR BARRIER. ALL FELT BARRIERS TO BE RATED MINIMUM OF 30LB HEAVY DUTY OR APPROVED EQ.
8. WHERE TYPICAL WEAVED COTTAGE CORNERS ARE NOTED – GENERAL CONTRACTOR IS TO PROVIDE A MOCK-UP FOR REVIEW AND APPROVAL.

GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE CONSTRUCTION OF A NEW 1 6-STORY, 10,185 SF, SINGLE-FAMILY PRIMARY DWELLING, NEW 1 5-STORY, 3,844 SF SECONDARY DWELLING, AND A DETACHED SINGLE STORY, 540 SF GARAGE. GARAGE IS CONNECTED TO THE SECONDARY DWELLING WITH A COVERED BREEZEWAY. MAIN HOUSE, GUEST HOUSE, AND GARAGE ARE ALL CONNECTED WITH A FULL BASEMENT AND SHARE FOUNDATION WALLS & SLABS. 192 SF ZONING SHED TO BE USED AS A POOL CABANA IN THE LANDSCAPE.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED, THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWINGS, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED ARDUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE DOUBLE JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
9. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
10. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
11. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
12. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
13. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
14. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
15. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
16. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
17. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
18. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
19. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
20. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
21. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
22. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
23. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
24. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

DEFINITIONS

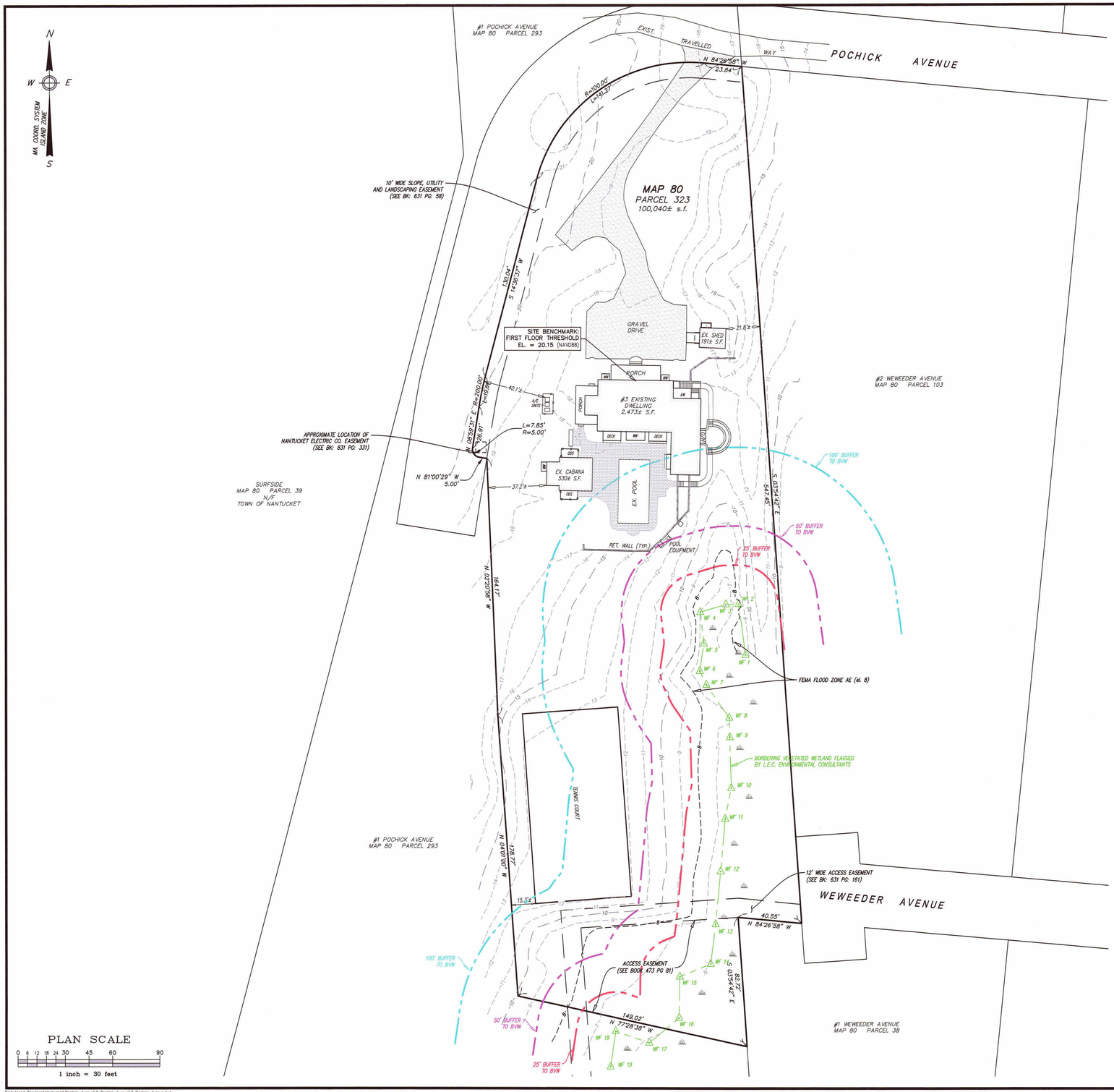
NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING;
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS INDICATED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP OF ALL FIXTURES AND TAP INTO ALL UTILITIES IS REQUIRED. CONTRACTOR SHALL INSTALL AND CHKK ALL PRESSURE REDUC



PLAN SCALE

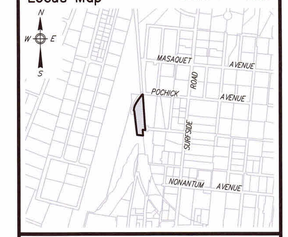
0 6 12 18 24 30 45 60 90

1 inch = 30 feet

S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

Locus Map

Scale: 1" = 1000'



Notes

1. LOCUS: #3 POCHICK AVENUE MAP 80 PARCEL 323
2. OWNER: 3 POCHICK SURFSIDE, LLC 133 WHITTREDGE RD. SUMMIT, NJ 07901
3. DEED REF: Bk: 1785 Pg: 222
4. PLAN REF: Plan No. 03–21 (LOT 3)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0151–G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG–2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	100,040± s.f.
FRONTAGE:	150'	354.52'
FRONT YARD:	35'	40.1'±
SIDE/REAR YARD:	15'	15.3'±
GROUND COVER:	4% (MAX) (4,002 s.f.)	3.0% (3,003± s.f.)

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

3/27/24

Prepared By:

BRACKEN ENGINEERING, INC

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(fax) 508.833.2282

19 OLD SOUTH ROAD
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(tel) 508.325.0044
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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

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
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DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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CHECKED BY:	ARK/MLW/SCS/PIN
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PROJ. NO.	PROJECT NUMBER

SITE SURVEY

HDC-02

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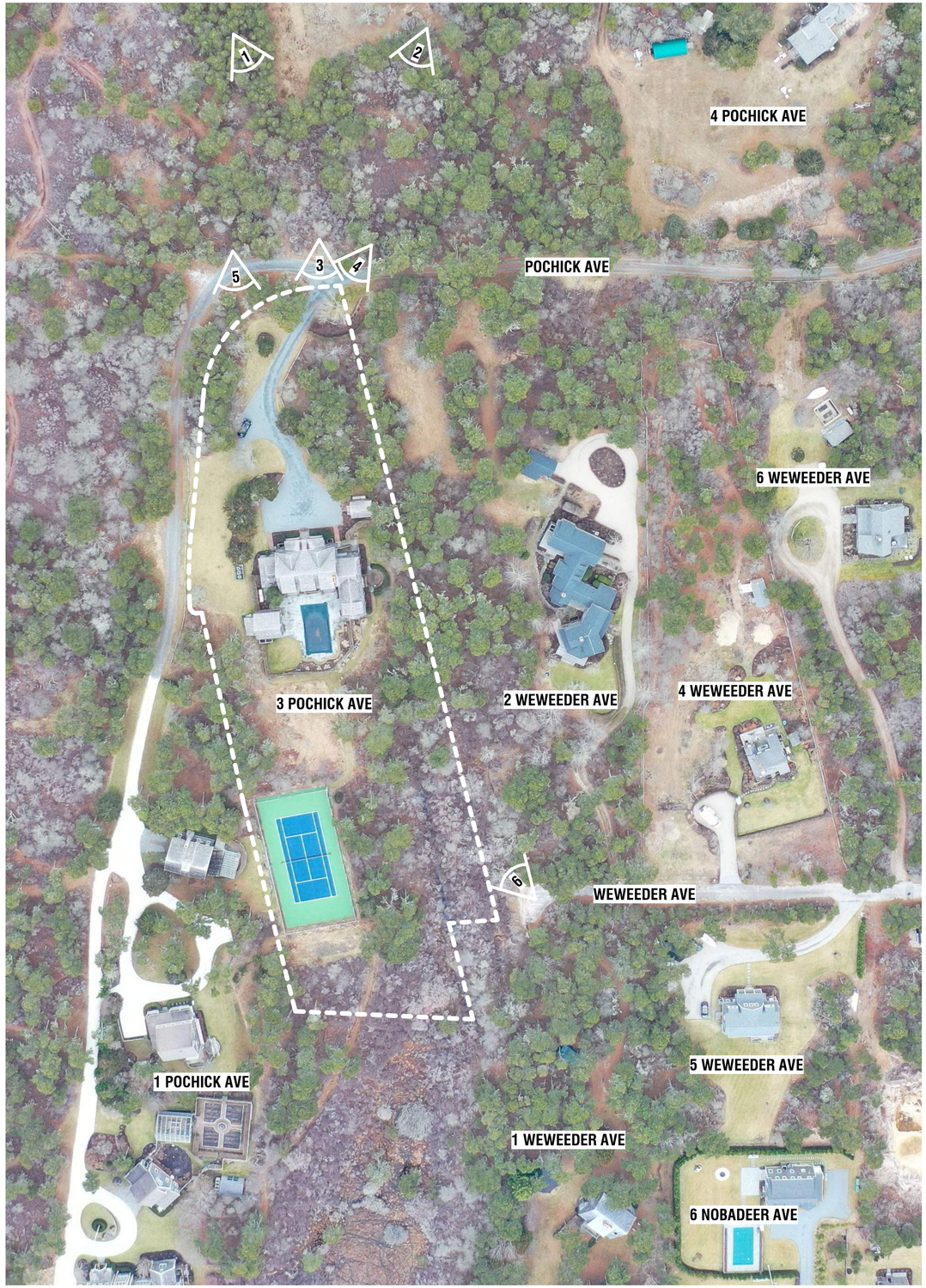



1. AERIAL VIEW - LOOKING SOUTHEAST



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

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NANTUCKET, MA 02554

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EXISTING CONDITIONS

HDC-03

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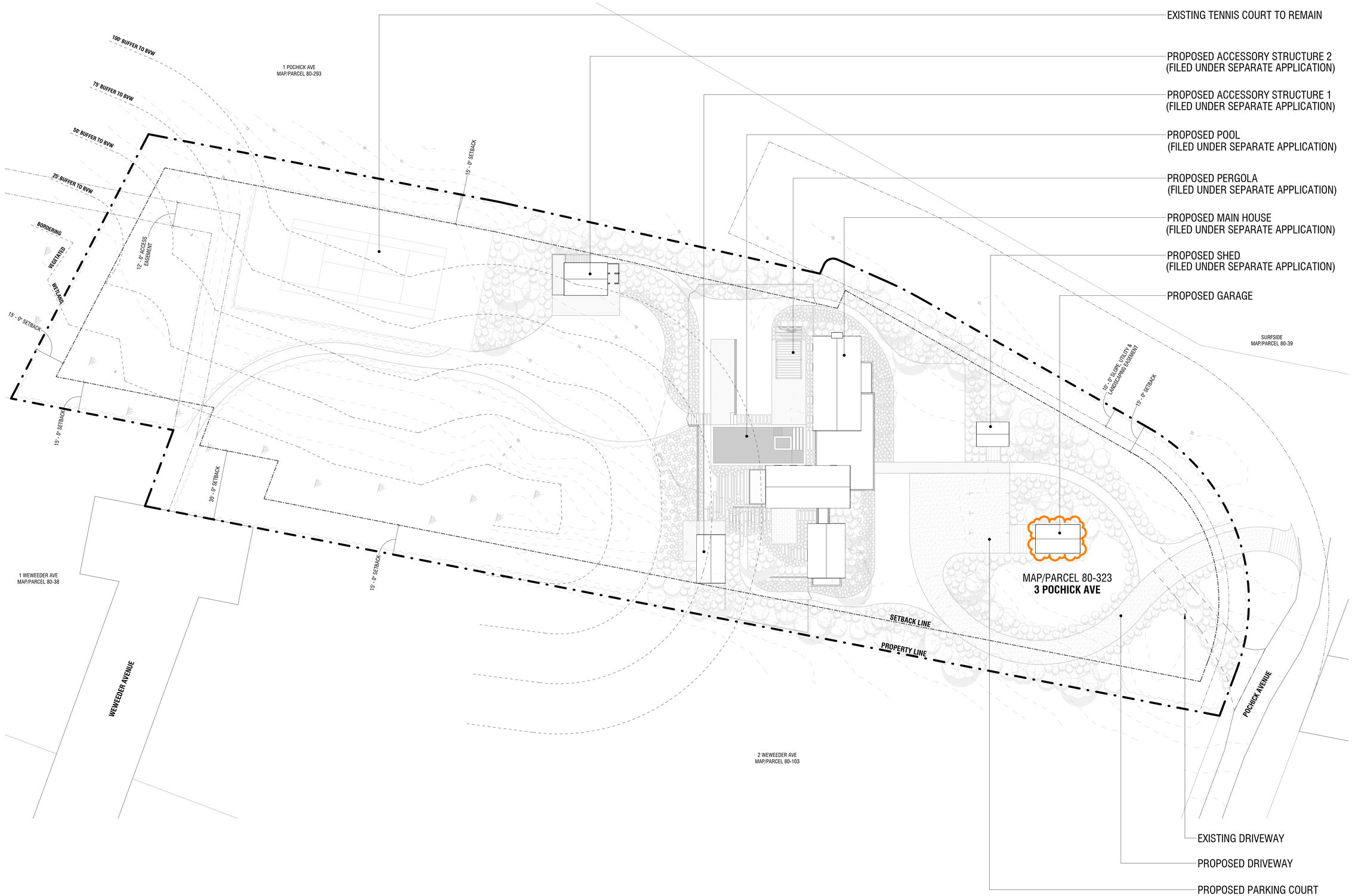

1 SITE PLAN

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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SITE PLAN

HDC-04

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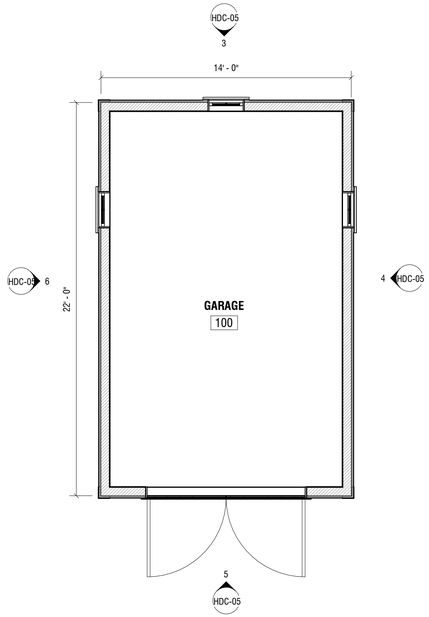
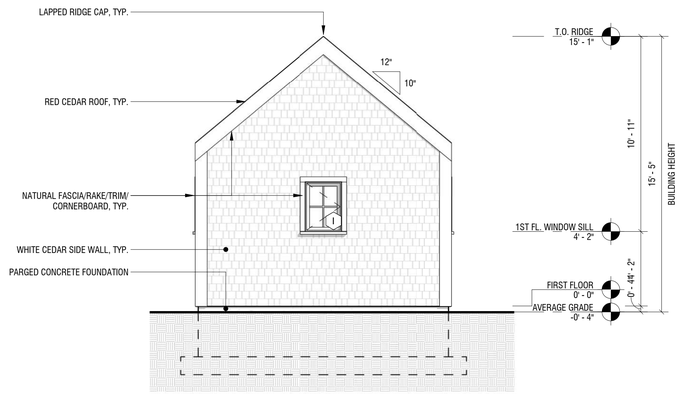


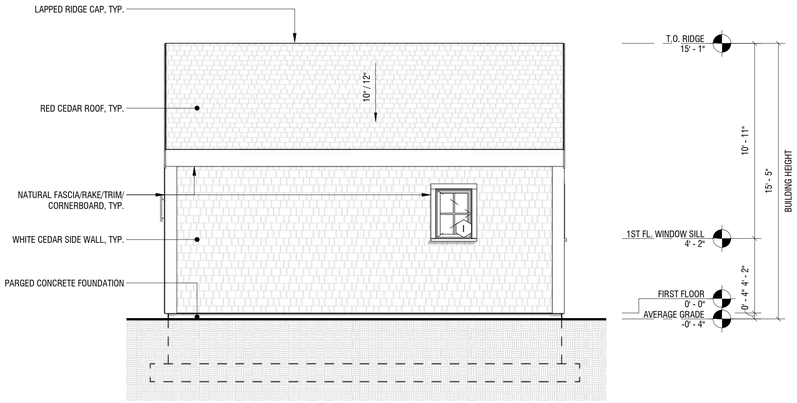
1 FIRST FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"



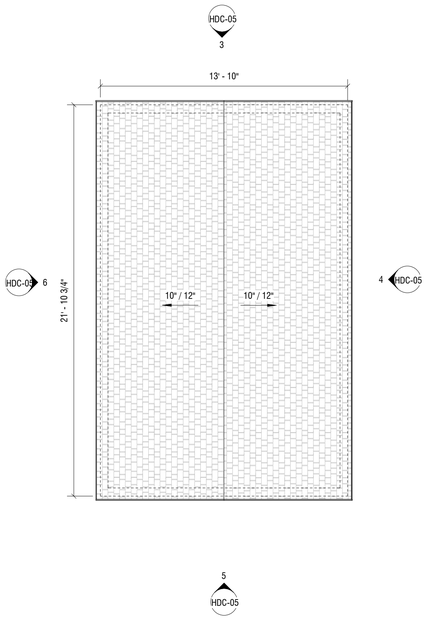
3 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



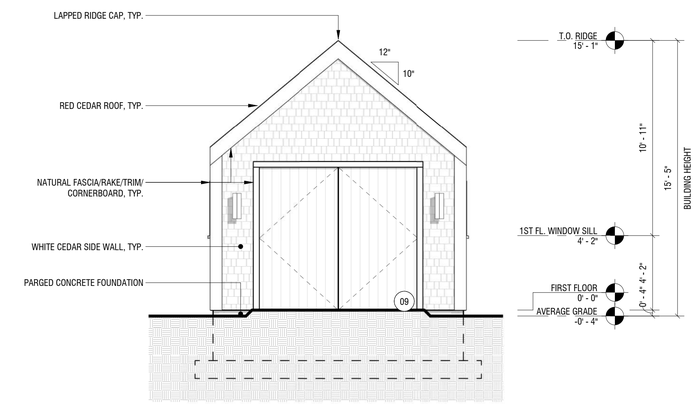
4 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



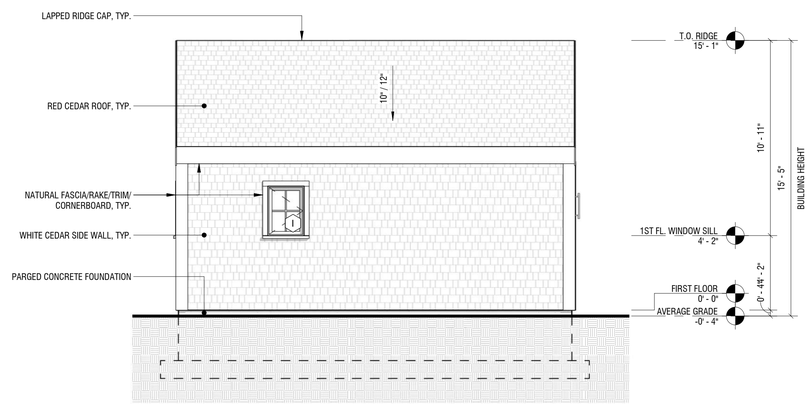
2 ROOF CONSTRUCTION PLAN

1/4" = 1'-0"



5 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



6 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

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GARAGE

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NANTUCKET, MA 02554

OWNER

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BUILDING ELEVATIONS & PLANS

HDC-05

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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

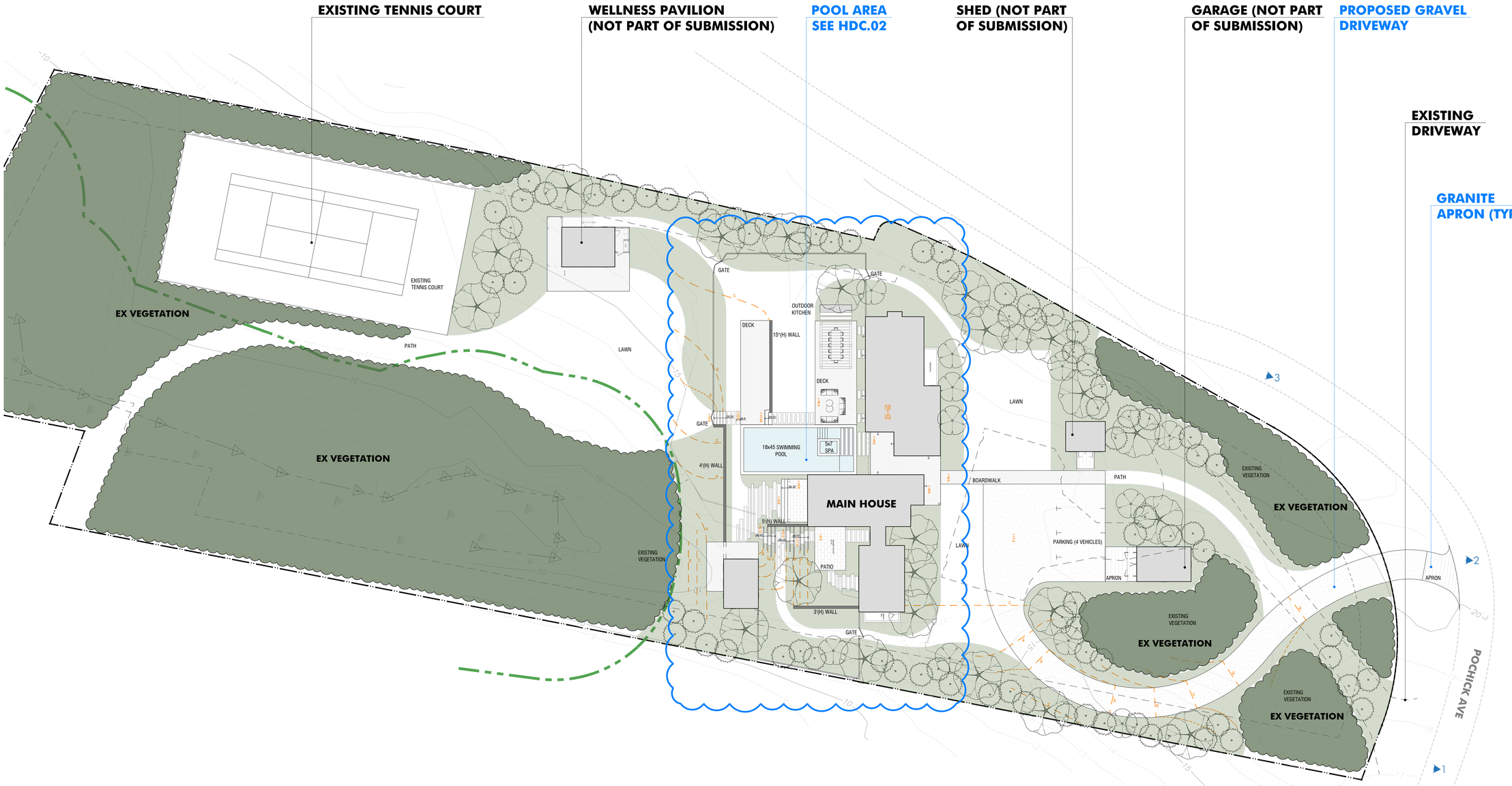


STREET VIEW 3



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

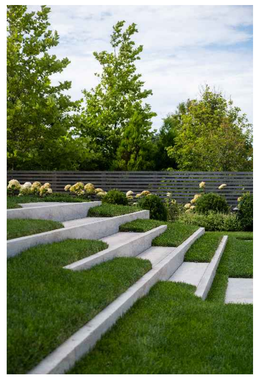


PARGED CONCRETE WALL

GRANITE RISERS AT GRADE

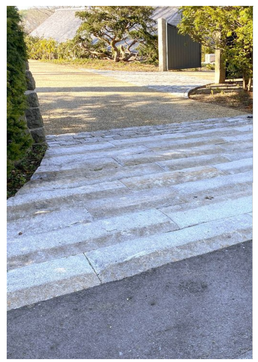


GRANITE PATIO



GRANITE APRON





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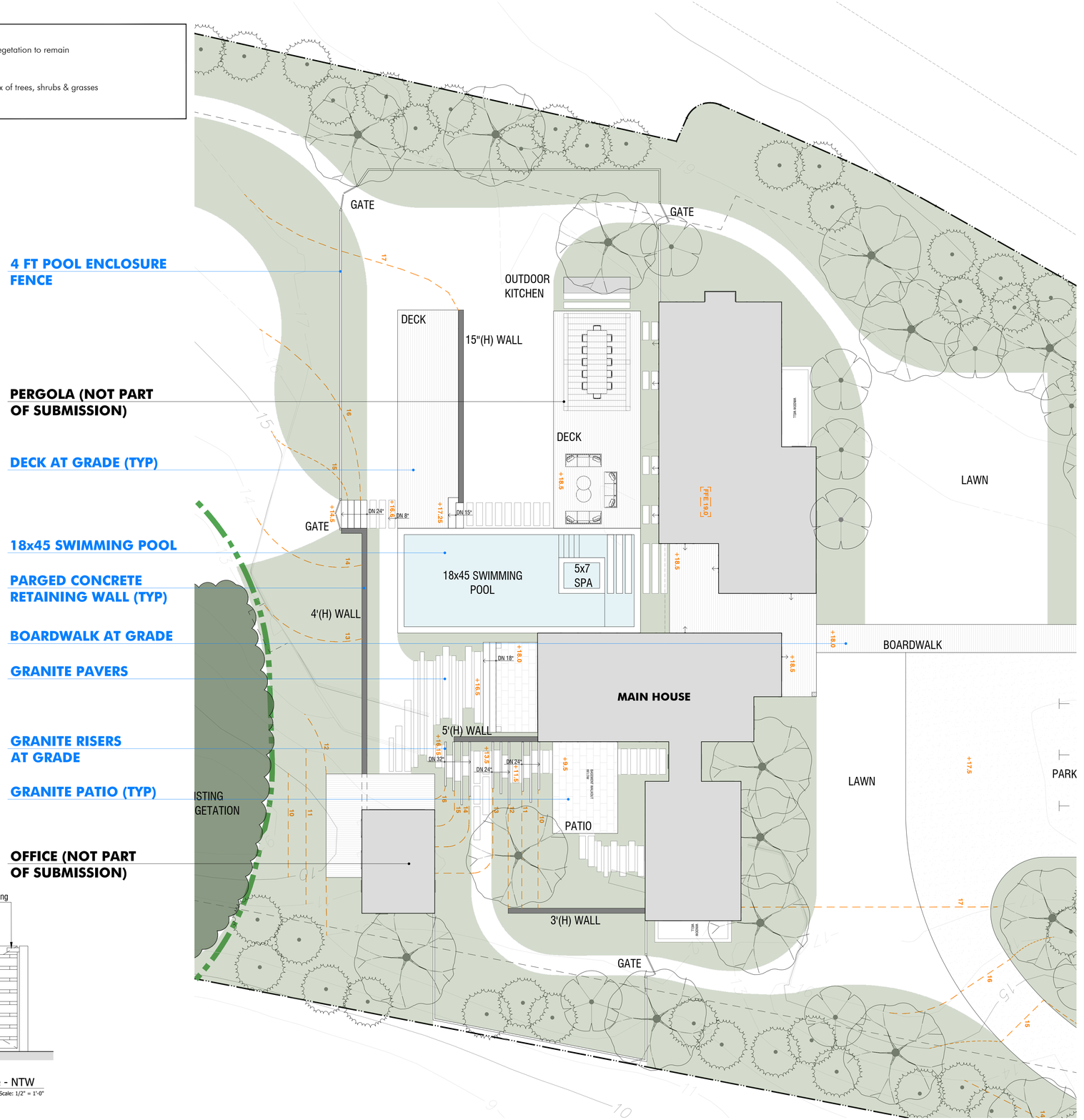

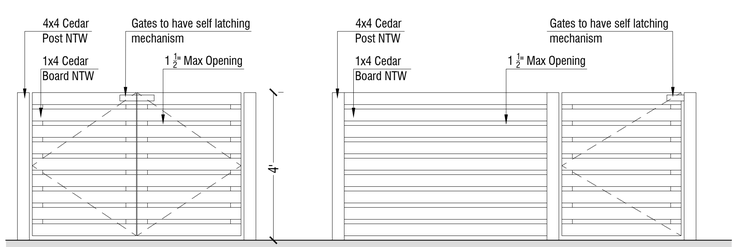

01 POOL ENCLOSURE: Double Gate
Scale: 1/2" = 1'-0"

02 POOL ENCLOSURE: 4' Picket Fence and Gate - NTW
Scale: 1/2" = 1'-0"

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HARDSCAPE & POOL

HDC SUBMISSION

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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

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(initial to indicate read and understand)

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CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

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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.

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GIS MAP: 80/323

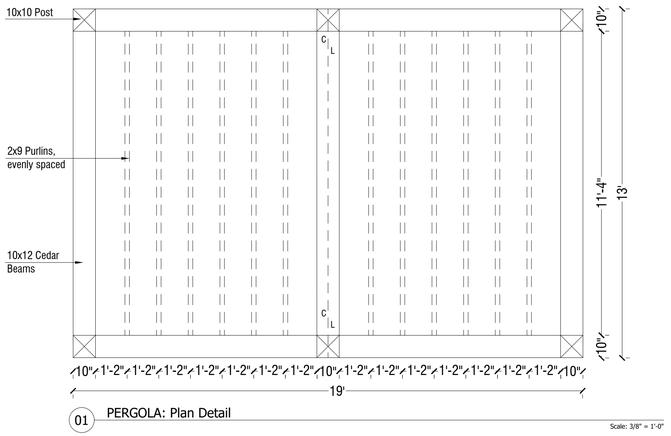


AERIAL MAP: 80/323



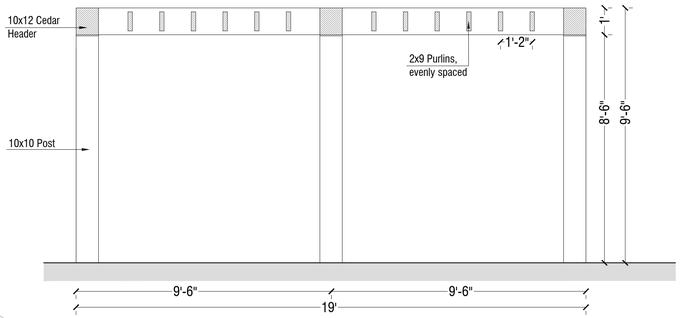
PLANT LEGEND

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
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OWNER

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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

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Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I SAMUEL TITONE (AS REPRESENTATIVE OF WORKSHOP/APD)

AS AGENT FOR 3 POCHICK SURFSIDE LLC

STREET ADDRESS 3 POCHICK AVE

MAP/PARCEL 80/232

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025.04.21

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Samuel W. Titone 2025.04.21

Signature AS REPRESENTATIVE OF WORKSHOP/APD Date

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

3PA - NEW SHED

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 232

Street & Number of Proposed Work: 3 POCHICK AVENUE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT NJ 07901

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: 7 NEW ST

NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 16'-0" Sq. Footage 1st floor: 196SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

$50

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

Height of ridge above final finish grade: North 13'-11" South 13'-11" East 13'-11" West 13'-11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 04/21/2025 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER 3 POCHICK SURFSIDE LLC

MAILING ADDRESS 133 WHITTREDGE RD, SUMMIT, NJ 07901

PROPERTY LOCATION 3 POCHICK AV

ASSESSORS MAP/PARCEL 80 / 323

SUBMITTED BY: Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

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

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.23 11:41:10 -05'00'

January 23, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 3 POCHICK AV

Tax Map Number: 80 Parcel Number: 323

Owner of Record: 3 POCHICK SURFSIDE LLC

Description of Proposal: New primary dwelling, garage, gym, shed, landscape and hardscaping.

Anticipated HDC Submission Date: 4/7/2025

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
80	38		PAYTE J MICHAEL		1 WEWEEDER	NANTUCKET	MA	02554	1 WEWEEDER AV
80	39		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	SURFSIDE
80	103		VON PECHMANN FREDERICK & JANET		537 WEEPING WILLOW LN	ST AUGUSTINE	FL	32080	2 WEWEEDER AV
80	145		3 MASAQUET LLC	C/O ROPES & GRAY LLP	800 BOYLSTON ST	BOSTON	MA	02199	3 MASAQUET AV
80	293		SURFSIDE GARDENS LLC		PO BOX 611	NANTUCKET	MA	02554	1 POCHICK AV
Count:	**5**								

9589 0710 5270 2355 1646 56

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

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

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1 WEWEEDER

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NANTUCKET, MA 02554

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VON PECHMANN FREDERICK & JANET

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537 WEEPING WILLOW LN

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

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 SHED

HDC SUBMISSION

SHED

04/21/2025

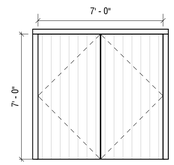


WINDOW TYPES



(A) TYPE: 4 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM

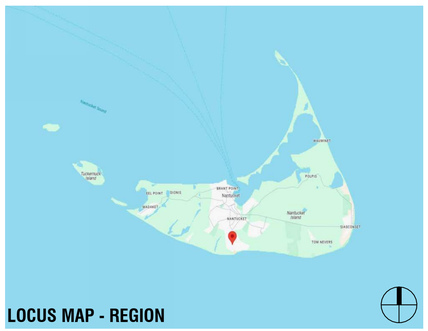
DOOR TYPES

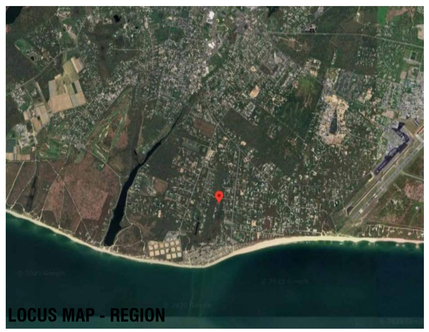


(16) TYPE: SHED DOOR
SASH: BLACK
TRIM: NATURAL
MODEL: DOUBLE SWING
MFGR: CUSTOM

DRAWING INDEX - HDC

SHEET NUMBER	SHEET NAME	04/21/2025 - HDC SUBMISSION
HDC-00	TITLE SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	SITE SURVEY	•
HDC-03	EXISTING CONDITIONS	•
HDC-04	SITE PLAN	•
HDC-05	BUILDING ELEVATIONS & PLANS	•







ZONING INFORMATION

MAP/PARCEL	80/232
CURRENT ZONING	LUG-2
MIN. FRONTAGE	150 FT
FRONT SETBACK	35 FT
SIDE/READ SETBACK	15 FT
MAX. BUILDING HEIGHT	30 FT
LOT SIZE	100,040 SF
GROUND COVER ALLOWED	4%
GROUND COVER MAXIMUM	4,001 SF
PROPOSED MAIN HOUSE G.C.	2,935 SF
PROPOSED WELLNESS PAVILION G.C.	344 SF
PROPOSED OFFICE / GUEST HOUSE G.C.	336 SF
PROPOSED GARAGE / STUDIO G.C.	308 SF
PROPOSED SHED G.C. (NOT INCLUDED IN TOTAL PROPOSED G.C.)	(192 SF)
TOTAL PROPOSED G.C.	3,923 SF

EXTERIOR COLORS

SASH: BLACK
TRIM: NATURAL

3PA

SHED

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

ARCHITECT

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

TITLE SHEET

HDC-00

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

CEDAR SHINGLE ROOFS AND SIDEWALLS:

MATERIAL SPECIFICATION:

A. WORKSHOP/APD STANDARD

- ROOF: WESTERN RED CEDAR SHINGLE - GRADE 1 OR A PERFECTION - 18" SHINGLE WITH 3/8" BUTT U.O.N.
- SIDEWALL: EASTERN WHITE CEDAR SHINGLE - GRADE A EXTRA CLEAR – 16" SHINGLE WITH 3/8" BUTT U.O.N.
- TRIM MATERIAL: RAKE, FASCIA, TRIM, AND SHINGLE-GROUND AT INSIDE CORNERS: A&BTR WESTERN RED CEDAR, PROVIDE 5/4 NOMINAL (1 1/16" ACTUAL) CORNER BOARDS, 1X NOMINAL (3/4" ACTUAL) RUNNING TRIM MINIMUM U.O.N. ALTERNATIVE THICKNESSES USED UPON REQUEST.

B. (ALTERNATIVE: ALASKAN YELLOW CEDAR CAN BE USED UPON REQUEST WHERE LENGTH OF WARRANTEE, SLOWER WEATHERING AND AVAILABILITY ARE FLAGGED FOR CONSIDERATION)

ROOFS:

1. ALL CEDAR ROOFS SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OUTLINED IN CMR 1507.8 AND THESE SPECIFICATIONS. IN THE CASE OF ANY CONFLICTS THE CODE SHALL GOVERN.
2. ALL SHINGLES TO BE OF NATURALLY DURABLE WESTERN RED CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR PERFECTION. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
3. PROVIDE FIRE-RETARDANT RATED SHINGLES WHERE REQUIRED BY TOWN OF NANTUCKET AND IN ACCORDANCE WITH CMR 1507.1 AND 1507.6. SEE CURRENT FIRE-RETARDANT MAPS FOR REQUIRED AREAS. MAINTAIN PROOF OF SHINGLE FIRE RATING INCLUDING MANUFACTURED UNIT, MANUFACTURER, TREATING COMPANY, AND TESTING AGENCY AND PROVIDE TO OWNER UPON COMPLETION OF PROJECT.
4. 5/8" TAPER SAWN SHINGLES WILL NOT BE ACCEPTED IN A ROOFING APPLICATION.
5. FASTENERS FOR WOOD SHINGLES SHALL BE MARINE GRADE 316 U.O.N. WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. EXPOSURE NOT TO EXCEED VALUES SHOWN IN TABLE 1507.8.7. CONFIRM EXPOSURE WITH ALL ROOF SLOPES. UNLESS OTHERWISE NOTED TYPICAL EXPOSURE TO BE 5" U.O.N.
7. SHINGLES TO BE INSTALLED OVER ADEQUATE UNDERLAYMENT AND SOLID SHEATHING. BREATHER UNDERLAYMENT PRODUCTS WILL NOT BE ACCEPTED.
8. ROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET. UNDERLAYMENT TO EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. DOES NOT APPLY TO ROOFS THAT DO NOT CONTAIN CONDITIONED SPACE.
9. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
10. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
11. PROVIDE COPPER ALGAE STRIPS EVERY 4' TO 5' DEPENDING ON ROOF SIZE.
12. FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE OF METAL, SHALL NOT BE LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL. VALLEY FLASHING SHALL EXTEND AT LEAST 11 INCHES FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1 INCH (25 MM) HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING.
13. PROVIDE MAXIMUM SHINGLE OVERHANG OF ¾" AT ALL EXTENTS AND A DOUBLE FULL BUTT STARTING COURSE.
14. PROVIDE LACED SHINGLE CAP AT ALL ROOF RIDGES U.O.N.

SIDEWALLS:

1. ALL SHINGLES TO BE OF NATURALLY DURABLE EASTERN WHITE CEDAR AND HAVE A MINIMUM GRADING OF 1, A,
OR EXTRA-CLEAR. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
2. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. TYPICAL EXPOSURE TO BE 5" U.O.N.
3. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
4. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
5. FASTENERS FOR WOOD SHINGLES SHALL BE CORROSION RESISTANT WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SHINGLE EXPOSURE AT SIDEWALLS CAN BE FEATHERED BY UP TO 1" PER COURSE TO A MINIMUM OF 4" AND MAXIMUM OF 6" TO OBTAIN CRITICAL DESIGN ALIGNMENTS AT BUILDING CORNERS, OPENINGS, TRIM, OR ADJACENT FINISHES (I.E., SHIPLAP JOINTS ETC.)
7. SHINGLES TO BE APPLIED OVER SUITABLE VAPOR BARRIER. ALL FELT BARRIERS TO BE RATED MINIMUM OF 30LB HEAVY DUTY OR APPROVED EQ.
8. WHERE TYPICAL WEAVED COTTAGE CORNERS ARE NOTED – GENERAL CONTRACTOR IS TO PROVIDE A MOCK-UP FOR REVIEW AND APPROVAL.

GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE CONSTRUCTION OF A NEW 1.5-STORY, 10,185 SF, SINGLE-FAMILY PRIMARY DWELLING, NEW 1.5-STORY, 3,844 SF SECONDARY DWELLING, AND A DETACHED SINGLE STORY, 540 SF GARAGE. GARAGE IS CONNECTED TO THE SECONDARY DWELLING WITH A COVERED BREEZEWAY. MAIN HOUSE, GUEST HOUSE, AND GARAGE ARE ALL CONNECTED WITH A FULL BASEMENT AND SHARE FOUNDATION WALLS & SLABS. 192 SF ZONING SHED TO BE USED AS A POOL CABANA IN THE LANDSCAPE.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE TO ACORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A ODF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION).
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED ⅝ BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

DEFINITIONS

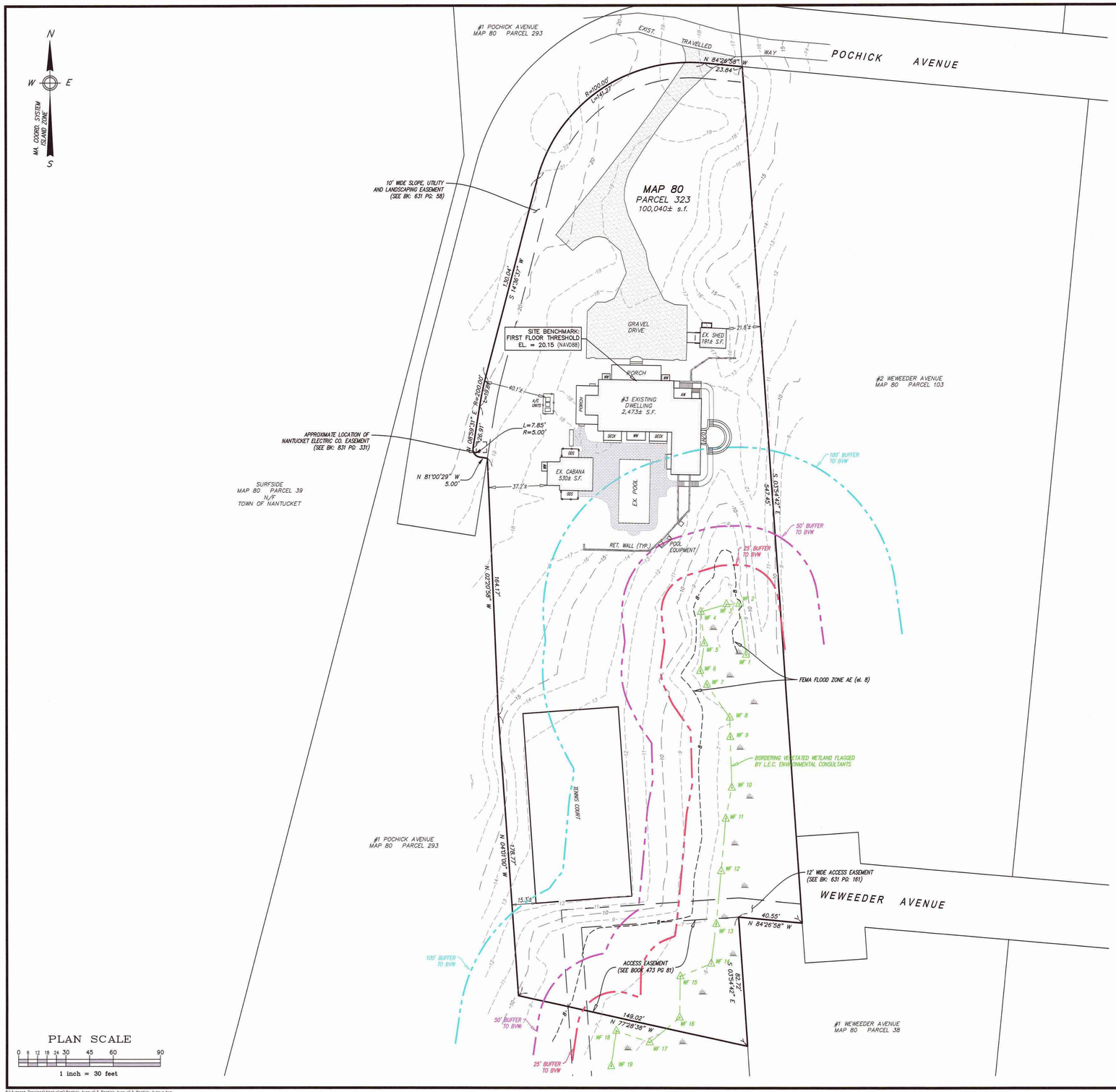
NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING;
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL



PLAN SCALE

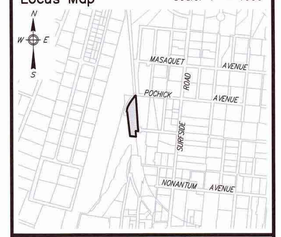
0 6 12 18 24 30 45 60 90

1 inch = 30 feet

S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

Locus Map

Scale: 1" = 1000'



Notes

1. LOCUS: #3 POCHICK AVENUE
   MAP 80 PARCEL 323
2. OWNER: 3 POCHICK SURFSIDE, LLC
   133 WHITTREDGE RD.
   SUMMIT, NJ 07901
3. DEED REF: Bk: 1785 Pg: 222
4. PLAN REF: Plan No. 03–21 (LOT 3)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0151–G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG–2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	100,040± s.f.
FRONTAGE:	150'	354.52'
FRONT YARD:	35'	40.1'±
SIDE/REAR YARD:	15'	15.3'±
GROUND COVER:	4% (MAX) (4,002 s.f.)	3.0% (3,003± s.f.)

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
3/27/24

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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
SHED

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER
AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	
PROJ. NO.	PROJECT NUMBER

SITE SURVEY

HDC-02

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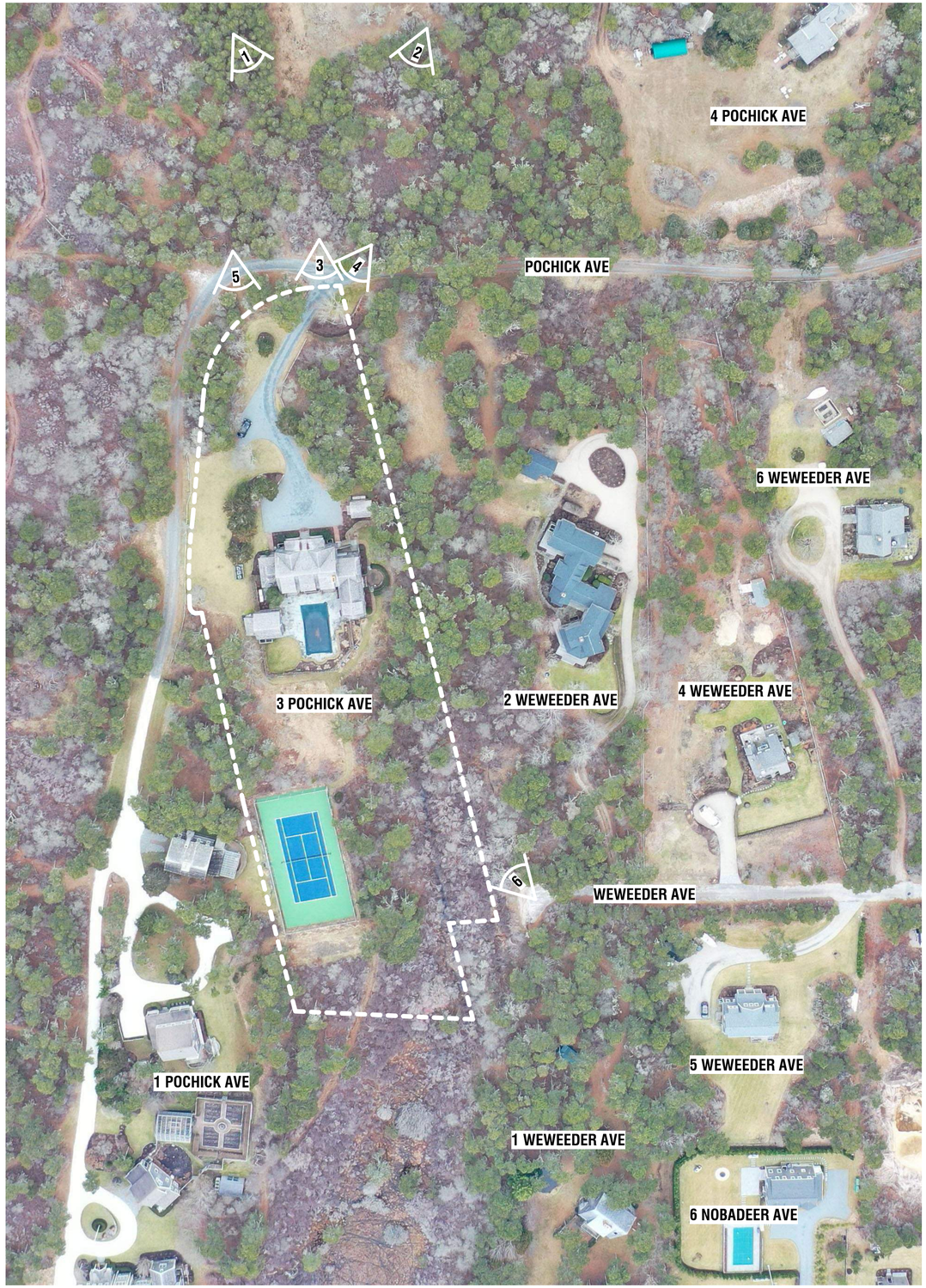



1. AERIAL VIEW - LOOKING SOUTHEAST



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

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DRAWING SET ISSUES

04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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SCALE:	
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS

HDC-03

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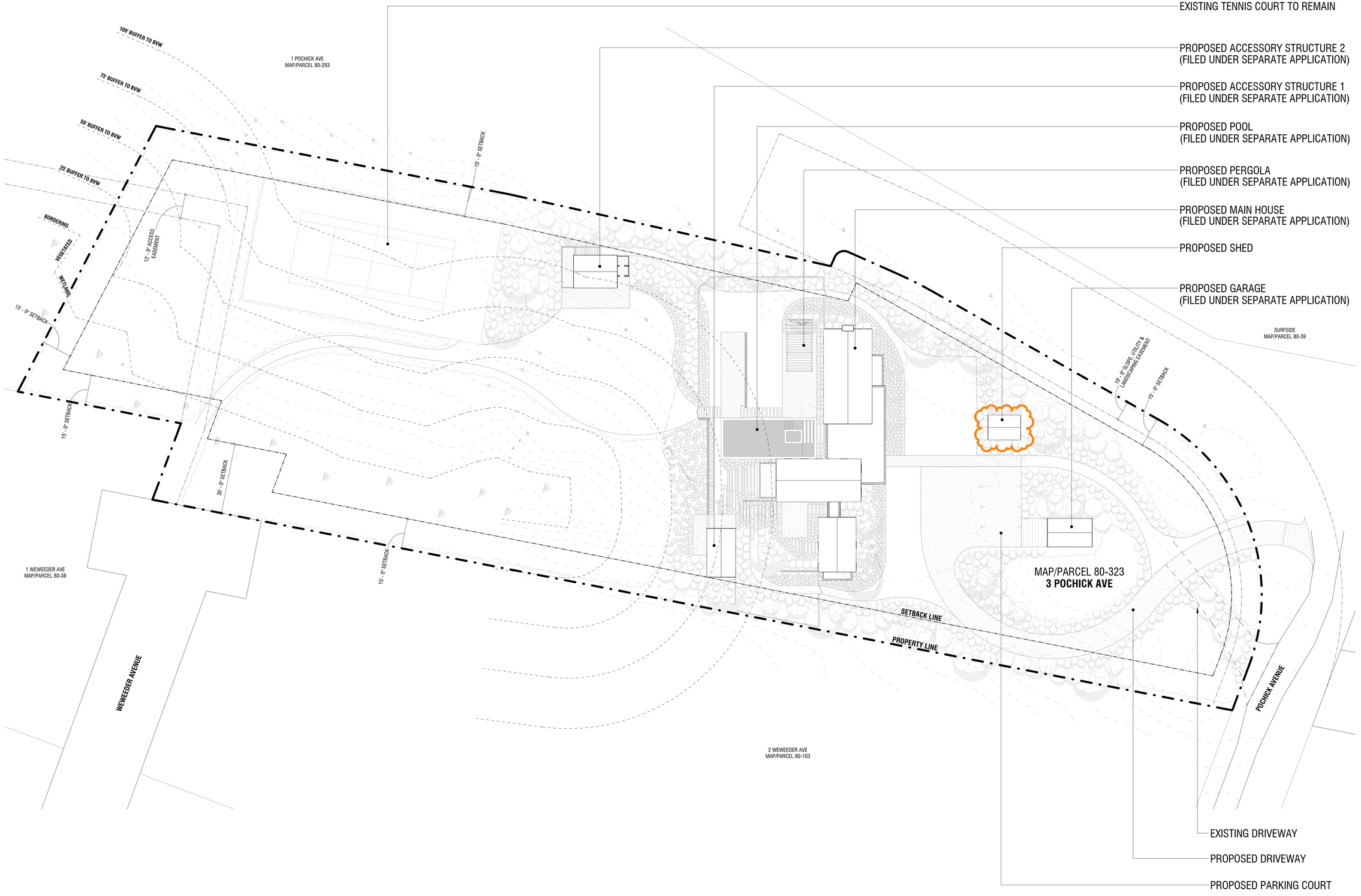

1 SITE PLAN

3/64" = 1'-0"

3PA

SHED

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

ARCHITECT

WORKSHOP/APD

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T: (508) 325-0044

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DRAWING SET ISSUES

04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	3/64" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

HDC-04

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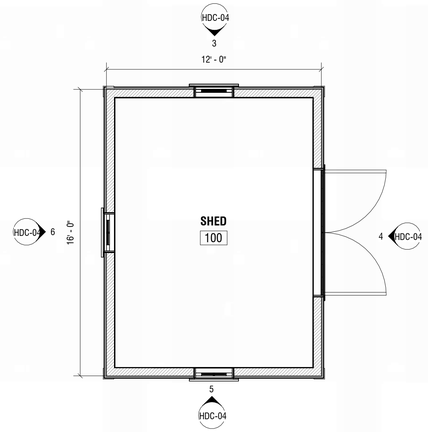
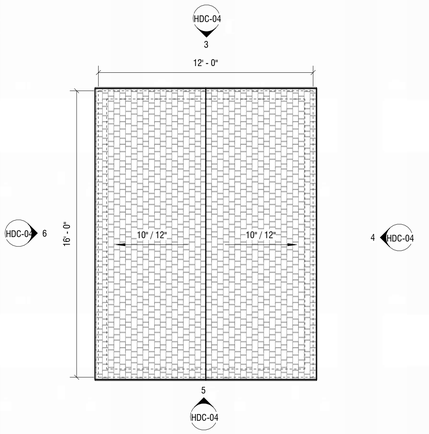


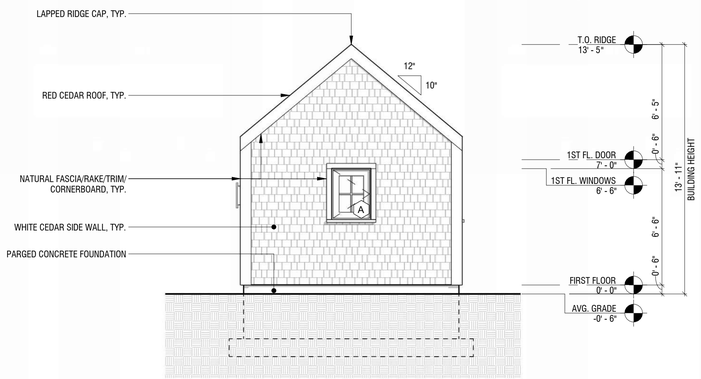
1 FIRST FLOOR - CONSTRUCTION PLAN

1/4" = 1'-0"



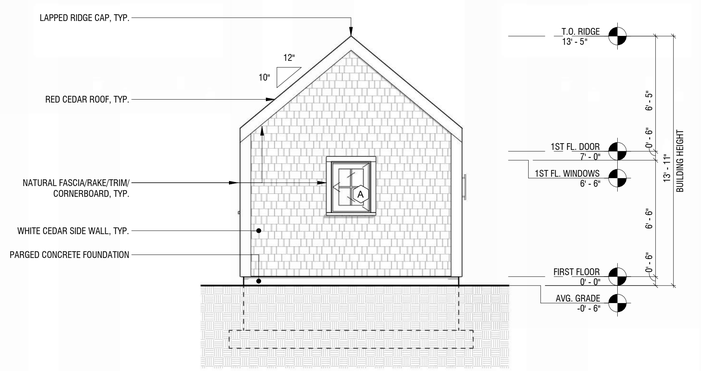
2 ROOF CONSTRUCTION PLAN

1/4" = 1'-0"



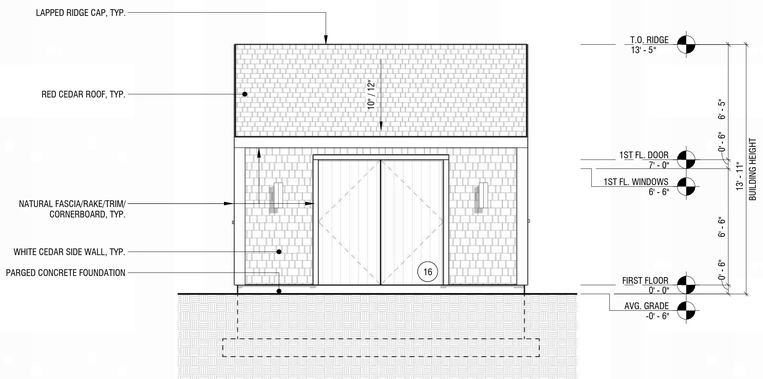
3 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



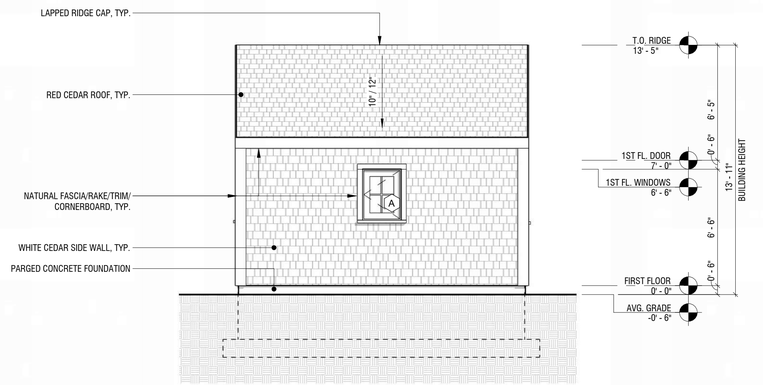
5 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



4 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



6 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

3PA

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OWNER

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T: (508) 325-0044

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SIGN & SEAL

DRAWING SET ISSUES

04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

BUILDING ELEVATIONS & PLANS

HDC-05

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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 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**								

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City, State, ZIP+4®
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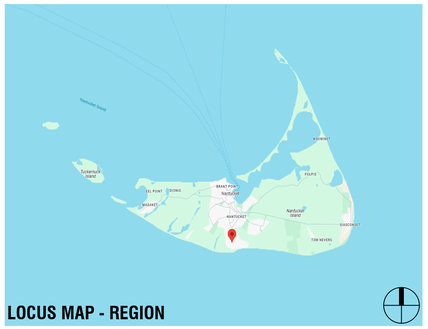
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CEDAR SHINGLE ROOFS AND SIDEWALLS:

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

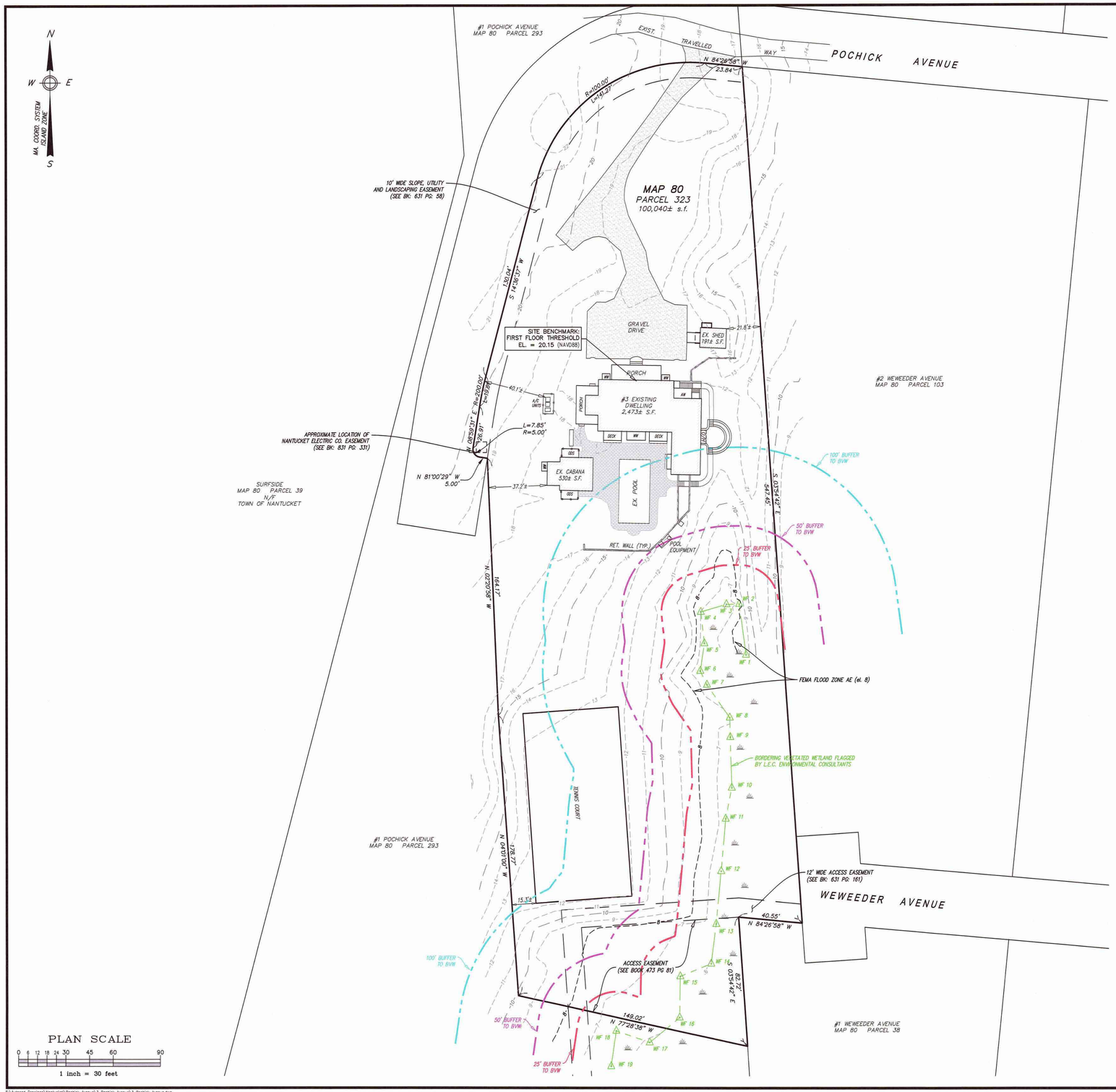
NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH 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

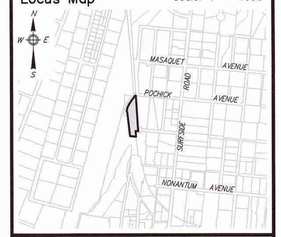
0 6 12 18 24 30 45 60 90

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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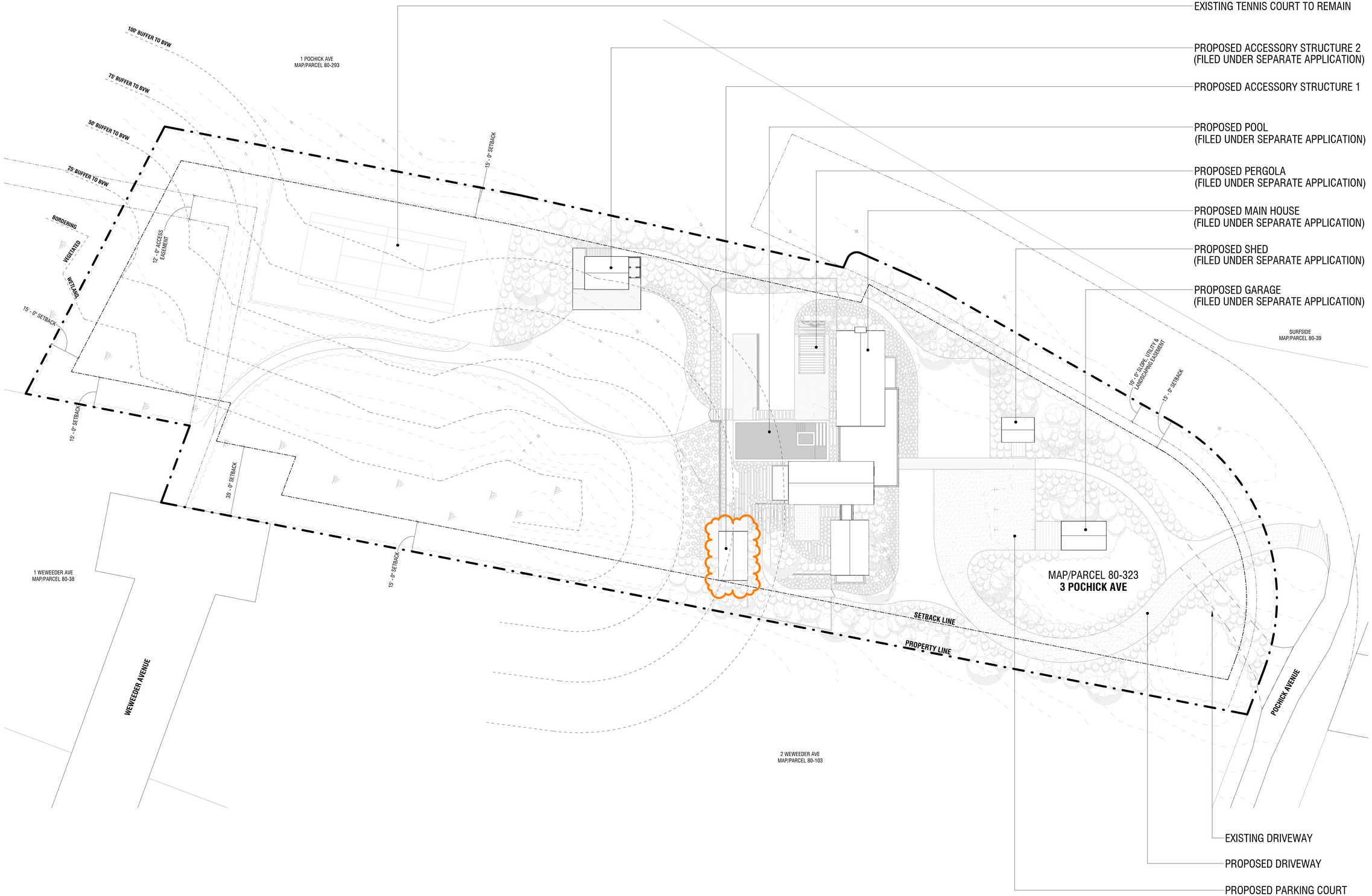

1 SITE PLAN

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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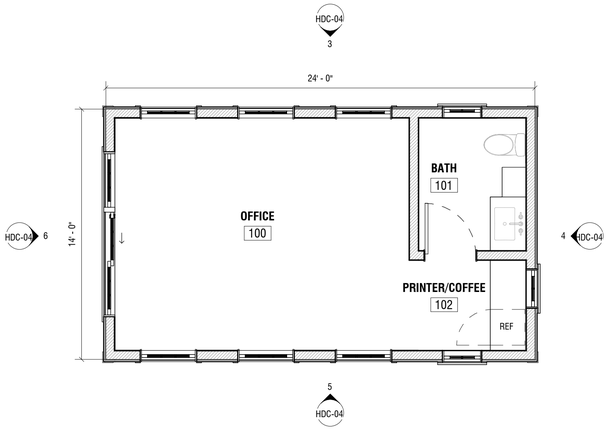
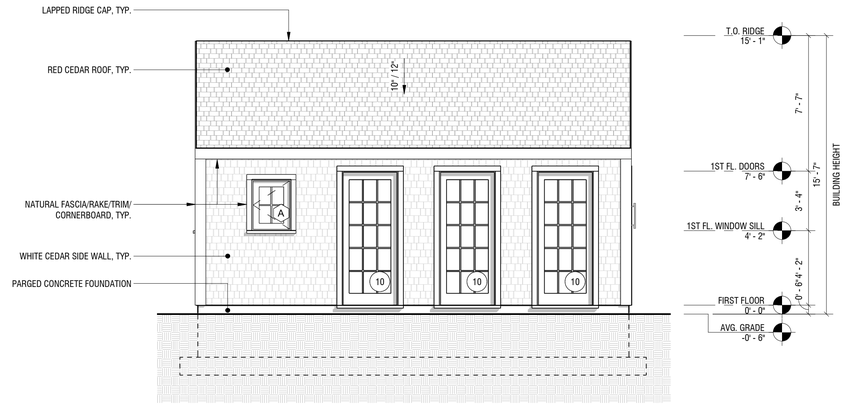


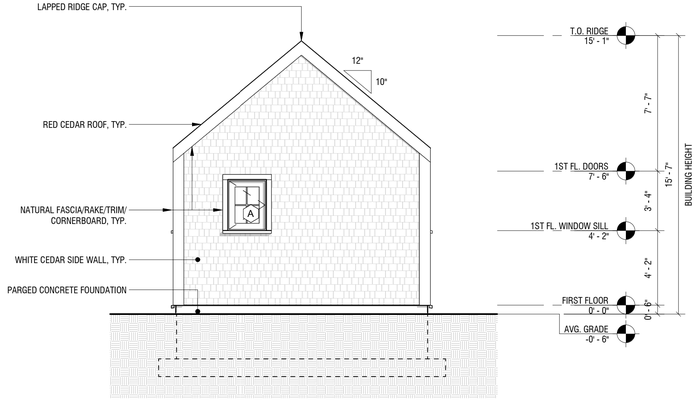
1 FIRST FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"



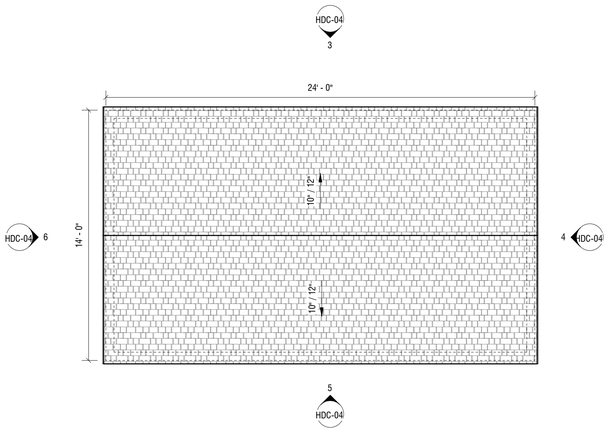
3 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



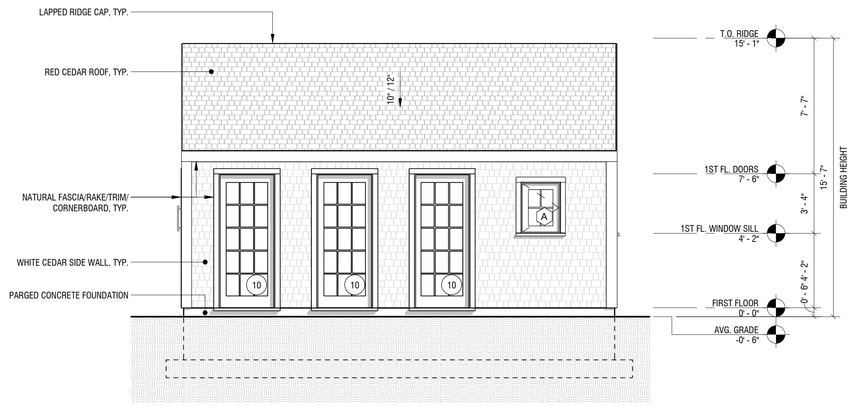
4 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



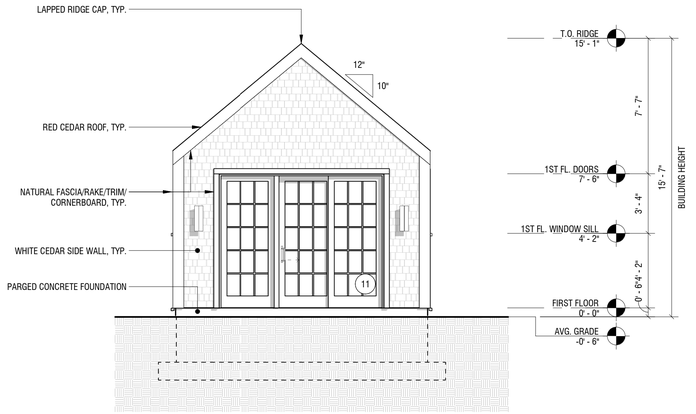
2 ROOF CONSTRUCTION PLAN

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

WORKSHOP/APD

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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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22 BROAD ST

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

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PAYTE J MICHAEL

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NANTUCKET, MA 02554

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537 WEEPING WILLOW LN

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

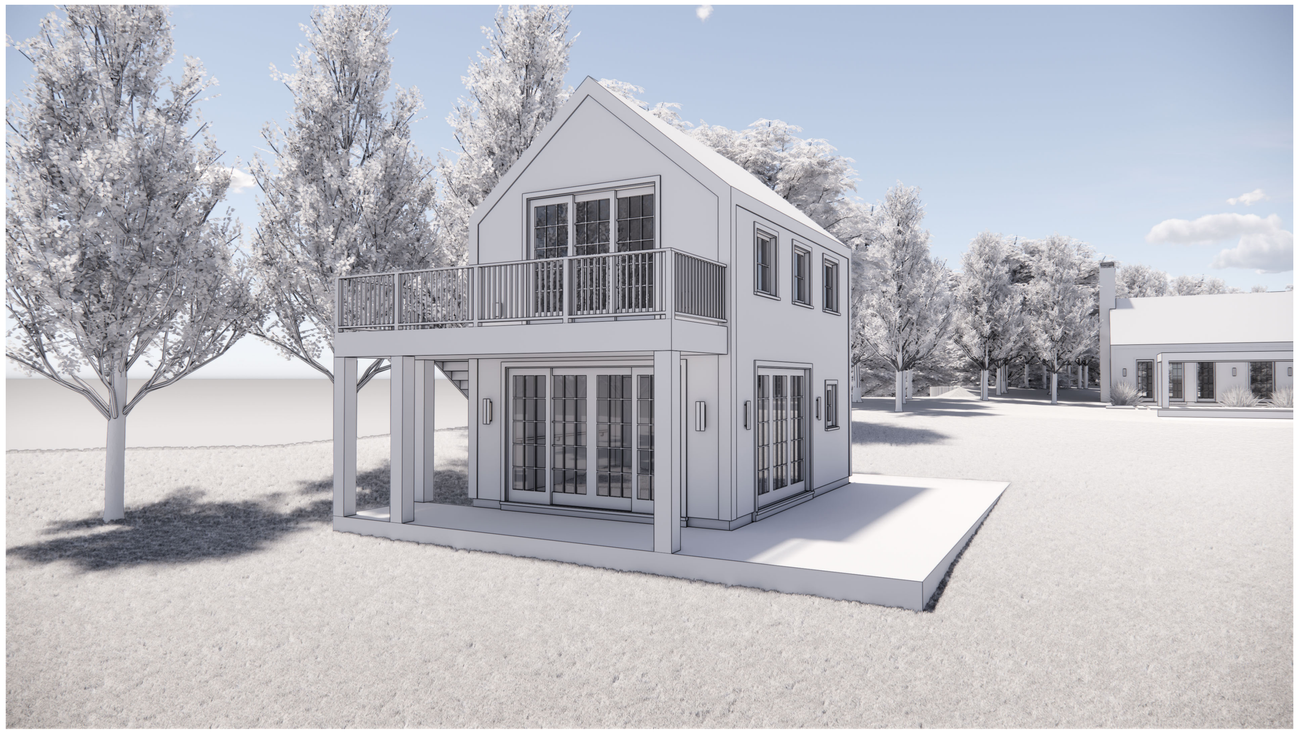
Street and Apt. No., or PO Box No.
PO BOX 611

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

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

3PA ACCESSORY STRUCTURE 2

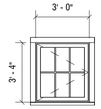
HDC SUBMISSION
ACCESSORY STRUCTURE 2
04/21/2025



WINDOW TYPES

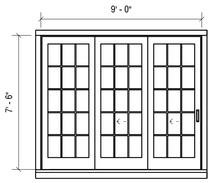


(A) TYPE: 4 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM



(C) TYPE: 6 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM

DOOR TYPES



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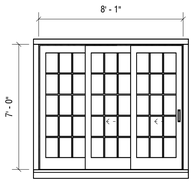
SASH: BLACK
TRIM: NATURAL
MODEL: FOLDING
MFGR: CUSTOM



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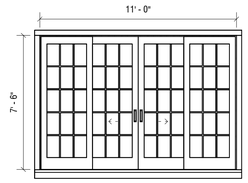
TRIM: NATURAL
MODEL: SLIDING
MFGR: CUSTOM



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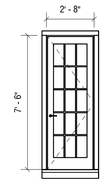
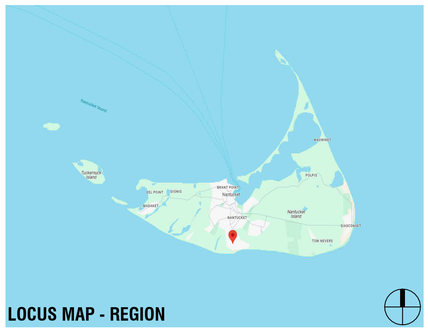
TRIM: NATURAL
MODEL: SLIDING
MFGR: CUSTOM

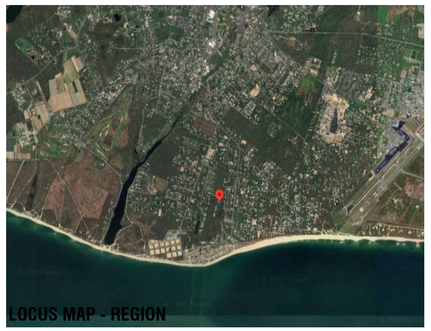


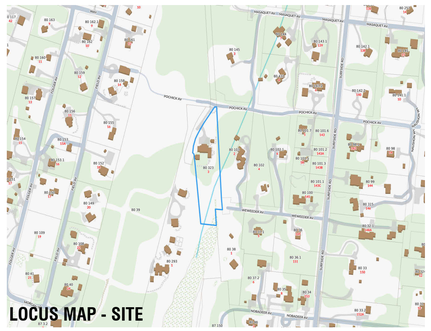
(15) TYPE: 15 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: SWING
MFGR: CUSTOM

DRAWING INDEX - HDC

SHEET NUMBER	SHEET NAME	04/21/2025 - HDC SUBMISSION
HDC-00	TITLE COVER	•
HDC-01	GENERAL NOTES	•
HDC-02	SITE SURVEY	•
HDC-03	SITE PLAN	•
HDC-04	BUILDING ELEVATIONS	•
HDC-05	CONSTRUCTION PLANS	•







ZONING INFORMATION

MAP/PARCEL	80/232
CURRENT ZONING	LUG-2
MIN. FRONTAGE	150 FT
FRONT SETBACK	35 FT
SIDE/READ SETBACK	15 FT
MAX. BUILDING HEIGHT	30 FT
LOT SIZE	100,040 SF
GROUND COVER ALLOWED	4%
GROUND COVER MAXIMUM	4,001 SF
PROPOSED MAIN HOUSE G.C.	2,935 SF
PROPOSED WELLNESS PAVILION G.C.	344 SF
PROPOSED OFFICE / GUEST HOUSE G.C.	336 SF
PROPOSED GARAGE / STUDIO G.C.	308 SF
PROPOSED SHED G.C. (NOT INCLUDED IN TOTAL PROPOSED G.C.)	(192 SF)
TOTAL PROPOSED G.C.	3,923 SF

EXTERIOR COLORS

SASH: BLACK
TRIM: NATURAL

3PA
ACCESSORY STRUCTURE 2
3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
--

STRUCTURAL ENGINEER
--

LANDSCAPE DESIGNER
AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

TITLE COVER

HDC-00

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

CEDAR SHINGLE ROOFS AND SIDEWALLS:

MATERIAL SPECIFICATION:

A. WORKSHOP/APD STANDARD

- ROOF: WESTERN RED CEDAR SHINGLE - GRADE 1 OR A PERFECTION - 18" SHINGLE WITH 3/8" BUTT U.O.N.
- SIDEWALL: EASTERN WHITE CEDAR SHINGLE - GRADE A EXTRA CLEAR – 16" SHINGLE WITH 3/8" BUTT U.O.N.
- TRIM MATERIAL: RAKE, FASCIA, TRIM, AND SHINGLE-GROUND AT INSIDE CORNERS: A&BTR WESTERN RED CEDAR, PROVIDE 5/4 NOMINAL (1 1/16" ACTUAL) CORNER BOARDS, 1X NOMINAL (3/4" ACTUAL) RUNNING TRIM MINIMUM U.O.N. ALTERNATIVE THICKNESSES USED UPON REQUEST.

B. (ALTERNATIVE: ALASKAN YELLOW CEDAR CAN BE USED UPON REQUEST WHERE LENGTH OF WARRANTEE, SLOWER WEATHERING AND AVAILABILITY ARE FLAGGED FOR CONSIDERATION)

ROOFS:

1. ALL CEDAR ROOFS SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OUTLINED IN CMR 1507.8 AND THESE SPECIFICATIONS. IN THE CASE OF ANY CONFLICTS THE CODE SHALL GOVERN.
2. ALL SHINGLES TO BE OF NATURALLY DURABLE WESTERN RED CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR PERFECTION. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
3. PROVIDE FIRE-RETARDANT RATED SHINGLES WHERE REQUIRED BY TOWN OF NANTUCKET AND IN ACCORDANCE WITH CMR 1507.1 AND 1507.6. SEE CURRENT FIRE-RETARDANT MAPS FOR REQUIRED AREAS. MAINTAIN PROOF OF SHINGLE FIRE RATING INCLUDING MANUFACTURED UNIT, MANUFACTURER, TREATING COMPANY, AND TESTING AGENCY AND PROVIDE TO OWNER UPON COMPLETION OF PROJECT.
4. 5/8" TAPER SAWN SHINGLES WILL NOT BE ACCEPTED IN A ROOFING APPLICATION.
5. FASTENERS FOR WOOD SHINGLES SHALL BE MARINE GRADE 316 U.O.N. WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. EXPOSURE NOT TO EXCEED VALUES SHOWN IN TABLE 1507.8.7. CONFIRM EXPOSURE WITH ALL ROOF SLOPES. UNLESS OTHERWISE NOTED TYPICAL EXPOSURE TO BE 5" U.O.N.
7. SHINGLES TO BE INSTALLED OVER ADEQUATE UNDERLAYMENT AND SOLID SHEATHING. BREATHER UNDERLAYMENT PRODUCTS WILL NOT BE ACCEPTED.
8. ROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET. UNDERLAYMENT TO EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. DOES NOT APPLY TO ROOFS THAT DO NOT CONTAIN CONDITIONED SPACE.
9. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
10. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
11. PROVIDE COPPER ALGAE STRIPS EVERY 4' TO 5' DEPENDING ON ROOF SIZE.
12. FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE OF METAL, SHALL NOT BE LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL. VALLEY FLASHING SHALL EXTEND AT LEAST 11 INCHES FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1 INCH (25 MM) HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING.
13. PROVIDE MAXIMUM SHINGLE OVERHANG OF ¾" AT ALL EXTENTS AND A DOUBLE FULL BUTT STARTING COURSE.
14. PROVIDE LACED SHINGLE CAP AT ALL ROOF RIDGES U.O.N.

SIDEWALLS:

1. ALL SHINGLES TO BE OF NATURALLY DURABLE EASTERN WHITE CEDAR AND HAVE A MINIMUM GRADING OF 1, A,
OR EXTRA-CLEAR. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
2. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. TYPICAL EXPOSURE TO BE 5" U.O.N.
3. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
4. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
5. FASTENERS FOR WOOD SHINGLES SHALL BE CORROSION RESISTANT WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SHINGLE EXPOSURE AT SIDEWALLS CAN BE FEATHERED BY UP TO 1" PER COURSE TO A MINIMUM OF 4" AND MAXIMUM OF 6" TO OBTAIN CRITICAL DESIGN ALIGNMENTS AT BUILDING CORNERS, OPENINGS, TRIM, OR ADJACENT FINISHES (I.E., SHIPLAP JOINTS ETC.)
7. SHINGLES TO BE APPLIED OVER SUITABLE VAPOR BARRIER. ALL FELT BARRIERS TO BE RATED MINIMUM OF 30LB HEAVY DUTY OR APPROVED EQ.
8. WHERE TYPICAL WEAVED COTTAGE CORNERS ARE NOTED – GENERAL CONTRACTOR IS TO PROVIDE A MOCK-UP FOR REVIEW AND APPROVAL.

GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE CONSTRUCTION OF A NEW 1.5-STORY, 10,185 SF, SINGLE-FAMILY PRIMARY DWELLING, NEW 1.5-STORY, 3,844 SF SECONDARY DWELLING, AND A DETACHED SINGLE STORY, 540 SF GARAGE. GARAGE IS CONNECTED TO THE SECONDARY DWELLING WITH A COVERED BREEZEWAY. MAIN HOUSE, GUEST HOUSE, AND GARAGE ARE ALL CONNECTED WITH A FULL BASEMENT AND SHARE FOUNDATION WALLS & SLABS. 192 SF ZONING SHED TO BE USED AS A POOL CABANA IN THE LANDSCAPE.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT IMPROMISING QUALITY.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC,)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" PRE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

DEFINITIONS

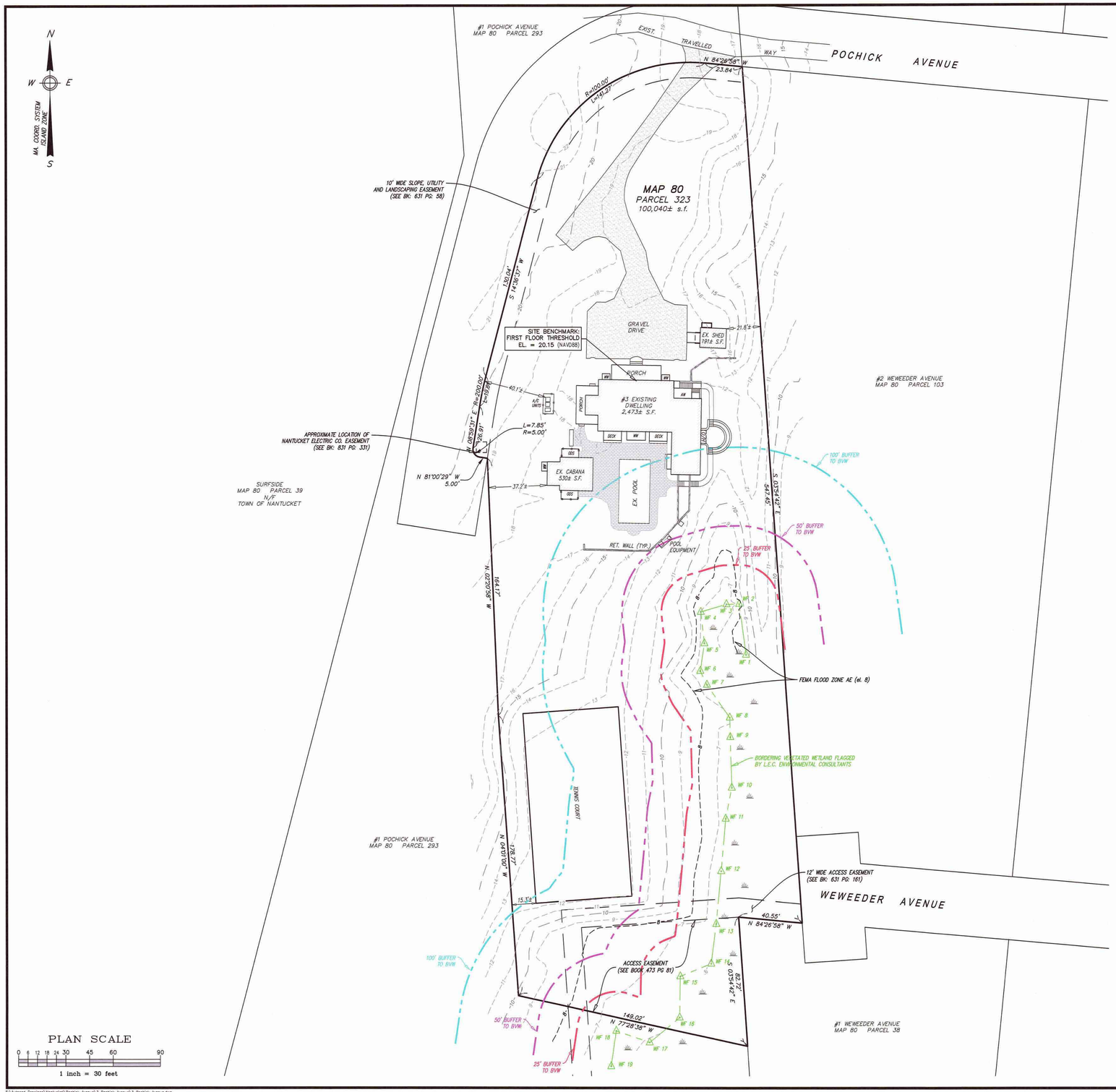
NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

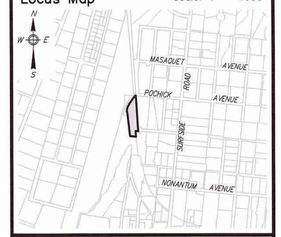
MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL



S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

Locus Map Scale: 1" = 1000'



Notes

1. LOCUS: #3 POCHICK AVENUE MAP 80 PARCEL 323
2. OWNER: 3 POCHICK SURFSIDE, LLC 133 WHITTREDGE RD. SUMMIT, NJ 07901
3. DEED REF: Bk: 1785 Pg: 222
4. PLAN REF: Plan No. 03–21 (LOT 3)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0151–G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG–2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	100,040± s.f.
FRONTAGE:	150'	354.52'
FRONT YARD:	35'	40.1'±
SIDE/REAR YARD:	15'	15.3'±
GROUND COVER:	4% (MAX) (4,002 s.f.)	3.0% (3,003± s.f.)

COMMONWEALTH OF MASSACHUSETTS ALAN M GRADY No. 37732 PROFESSIONAL LAND SURVEYOR
3/27/24

Prepared By:
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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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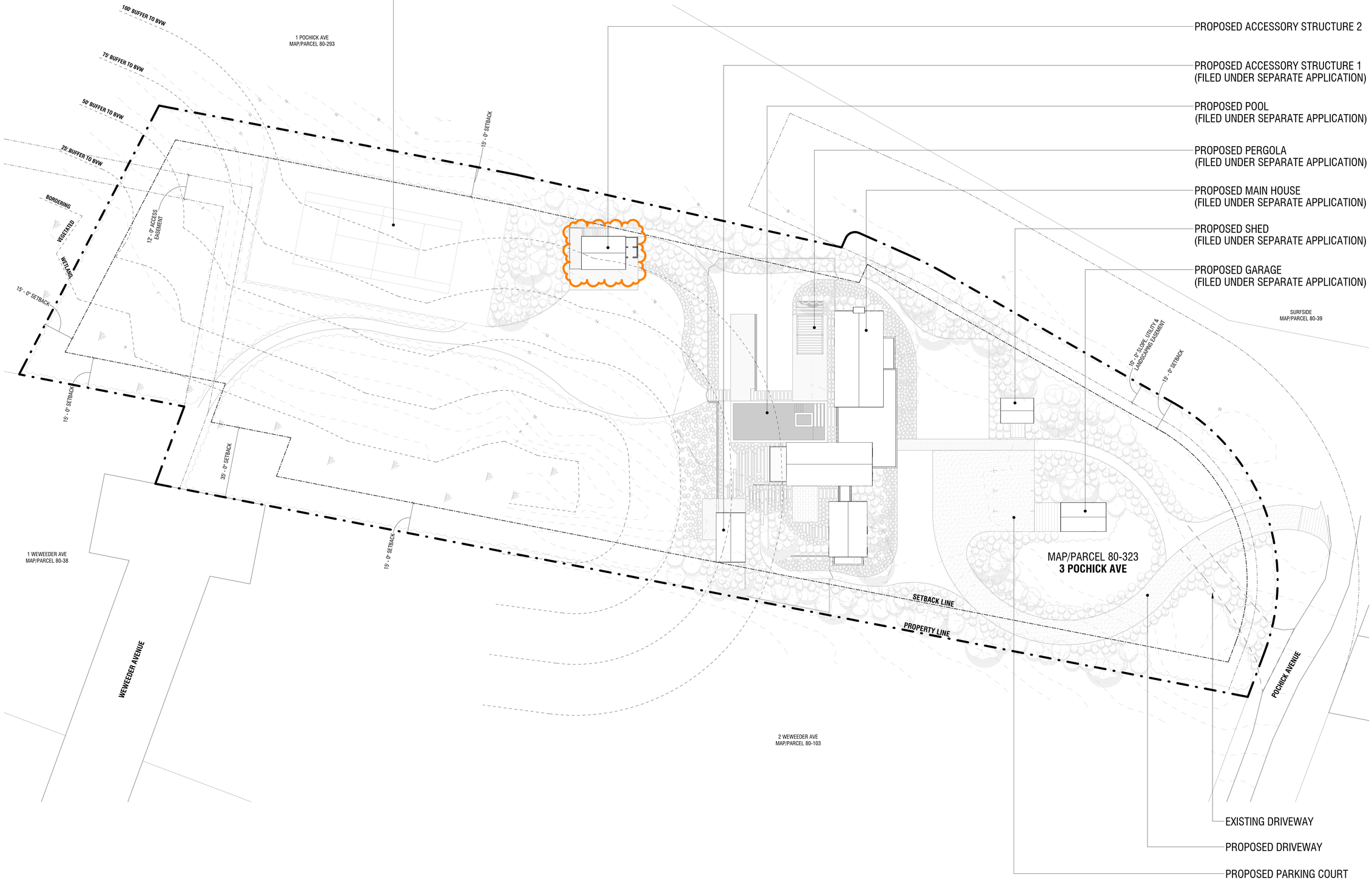

1 SITE PLAN

3/64" = 1'-0"

3PA

ACCESSORY STRUCTURE 2

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
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SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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CHECKED BY:	ARK/MLW/SCS/PIN
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SCALE:	3/64" = 1'-0"
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SITE PLAN

HDC-03

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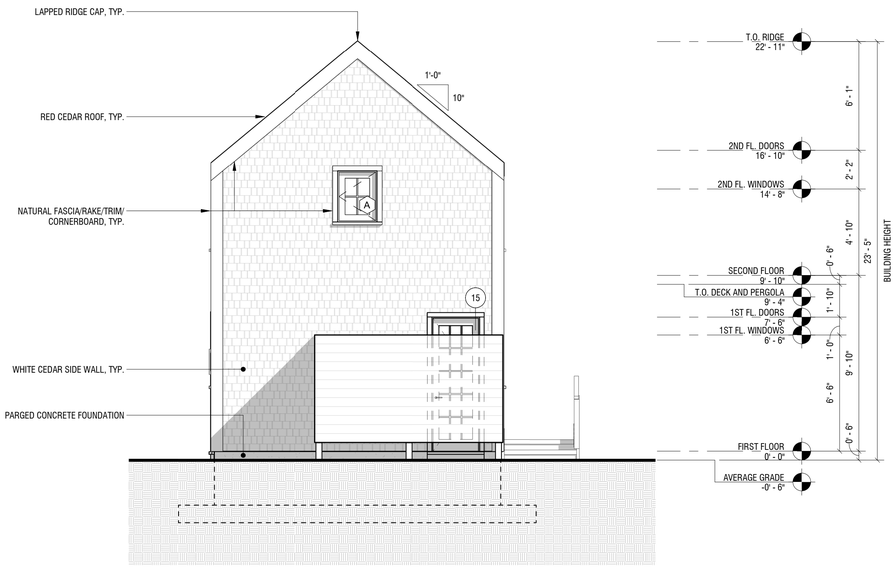


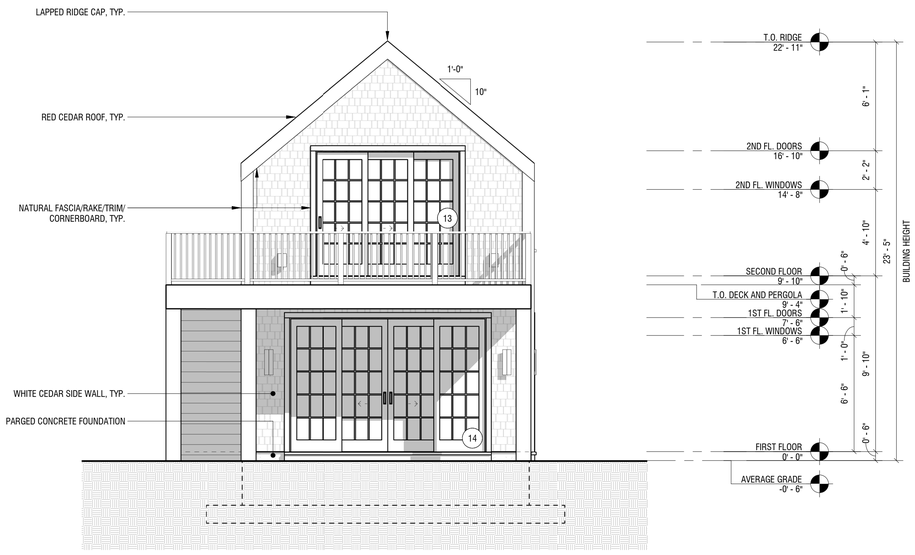
1 EXTERIOR ELEVATION - NORTH

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

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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

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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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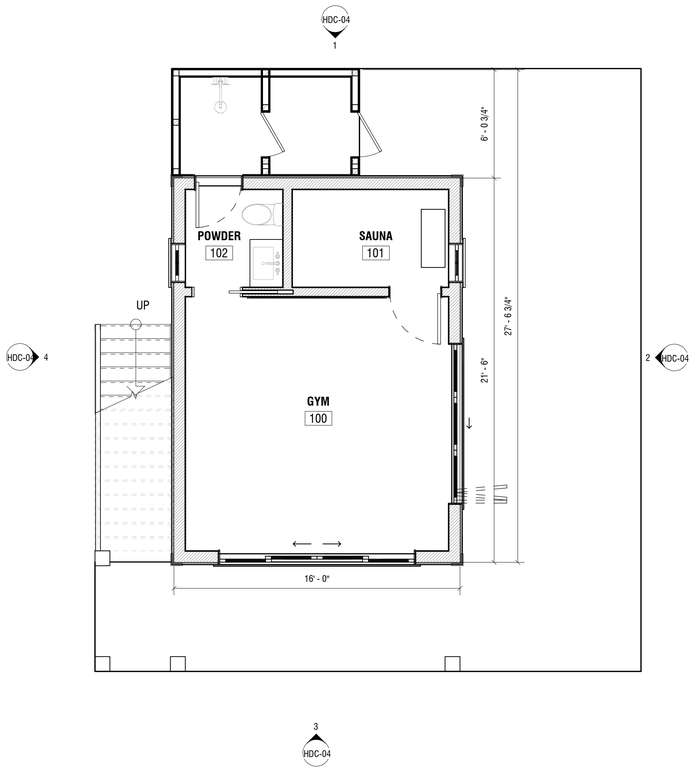
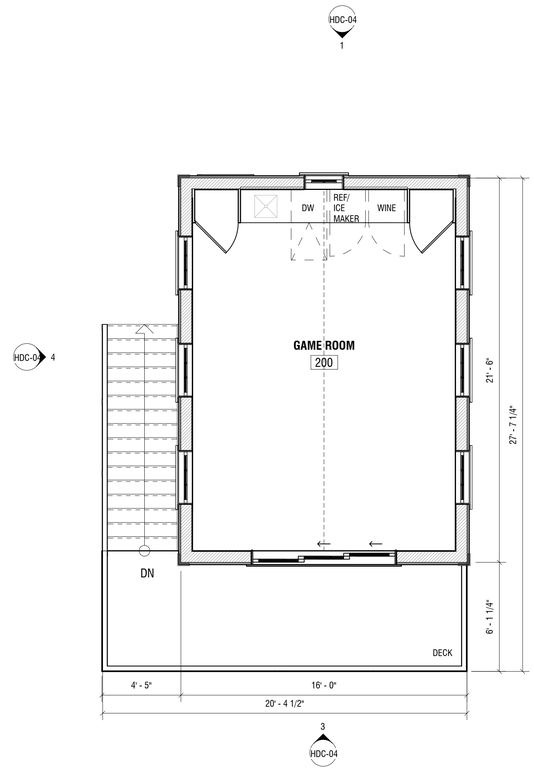


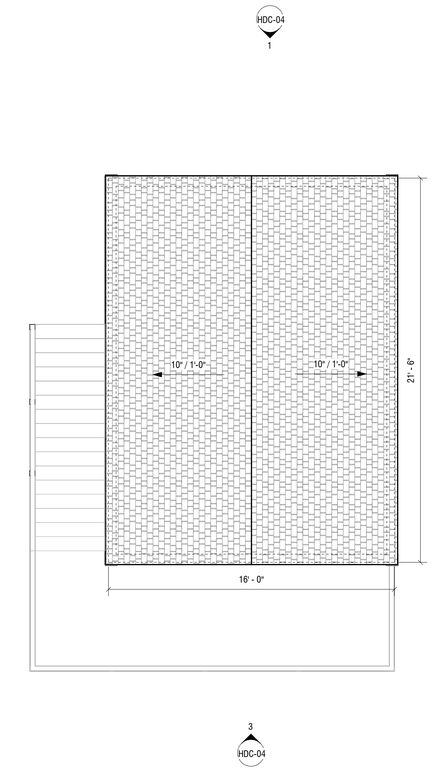
1 FIRST FLOOR CONSTRUCTION PLAN

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.

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

The certificate is valid for three years from 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.

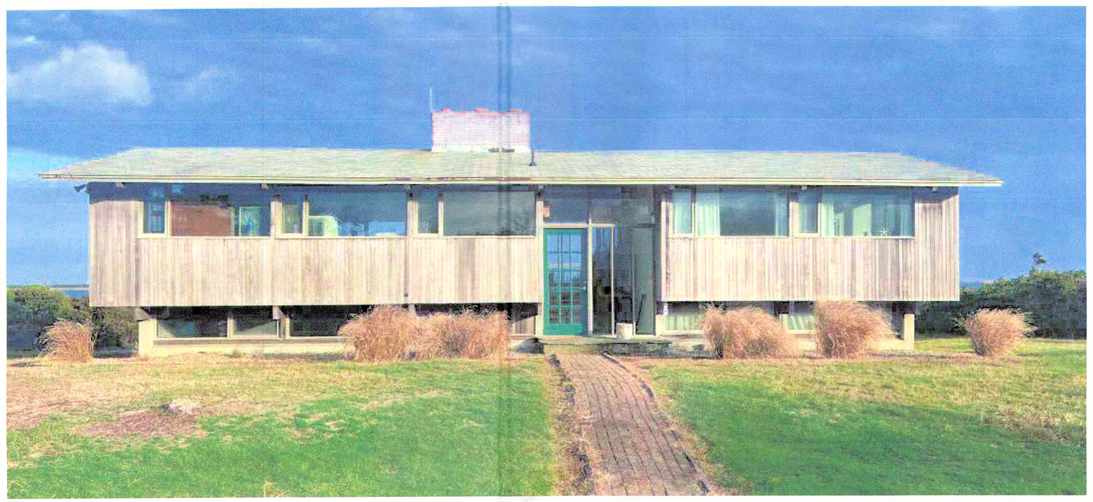
Date 11/5/24 Signature of owner of record [signature] Signed under penalties of perjury

Pocomo Point LLC

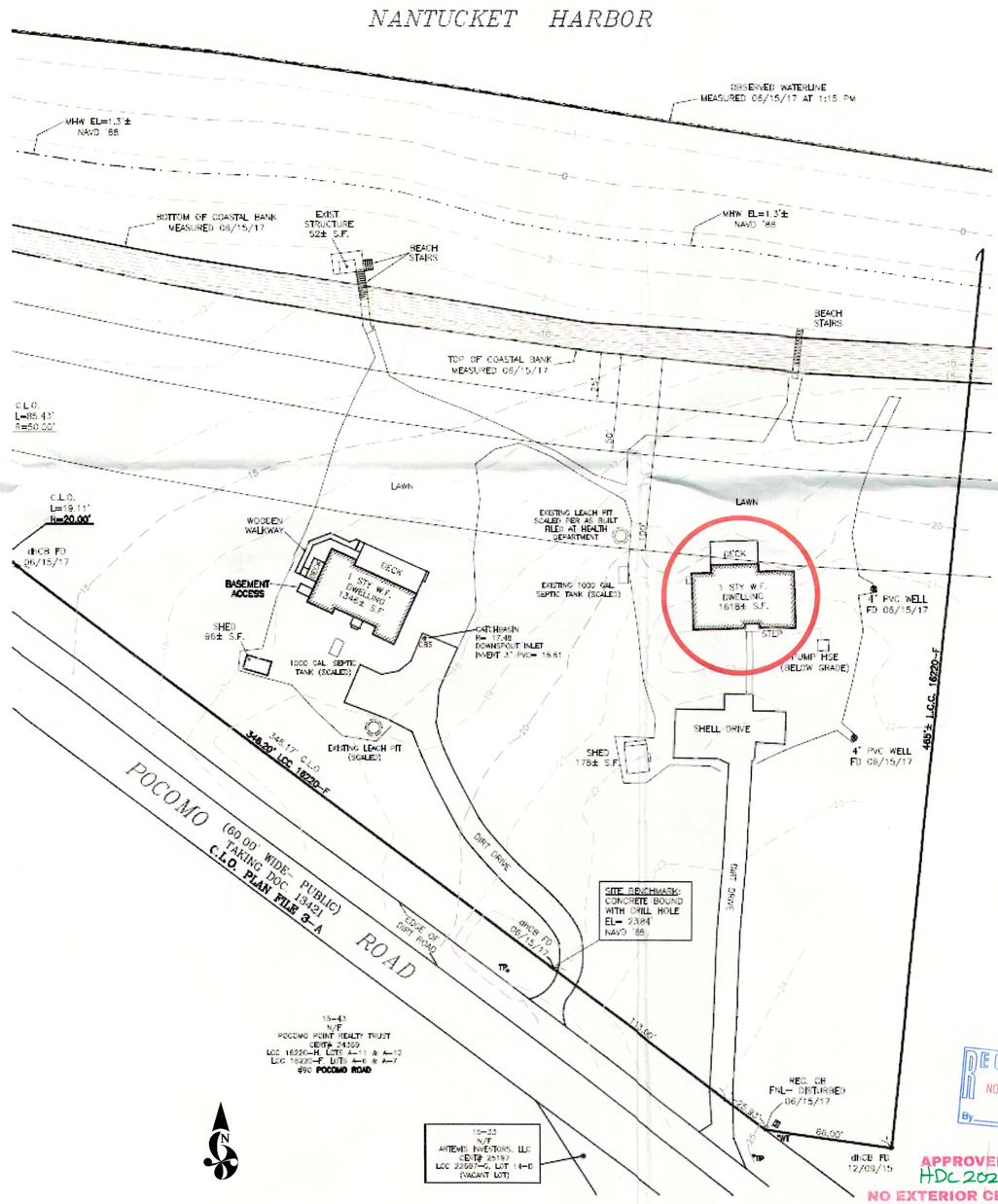
Move Off Approval

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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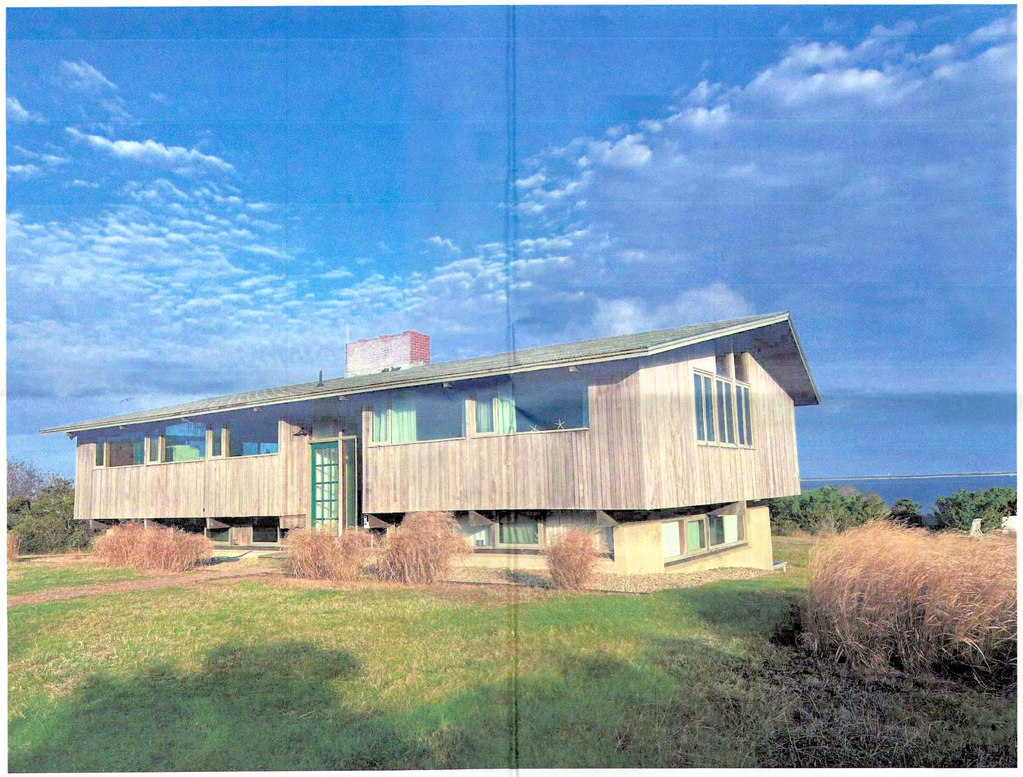
Move Off Approval



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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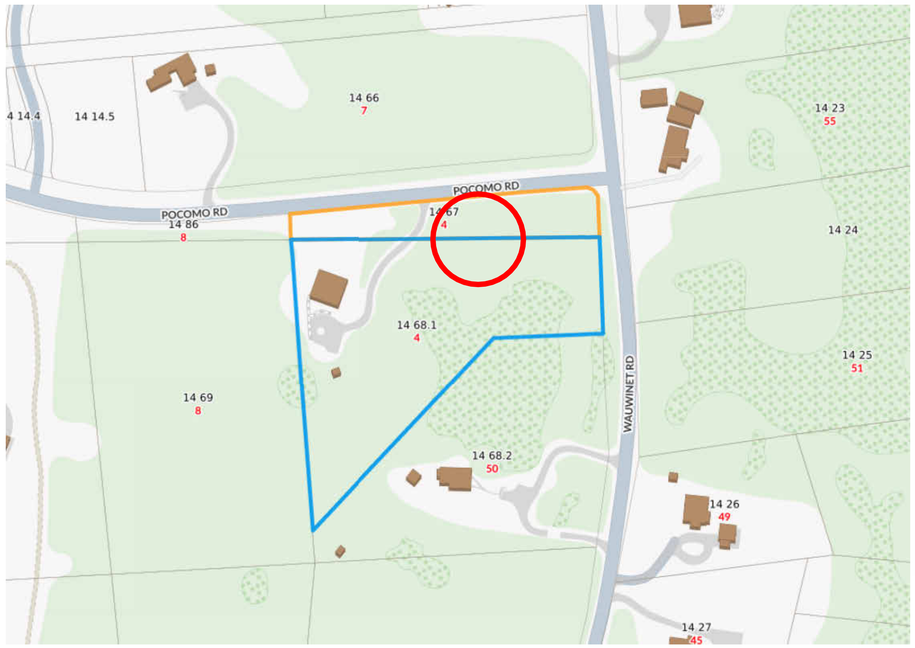
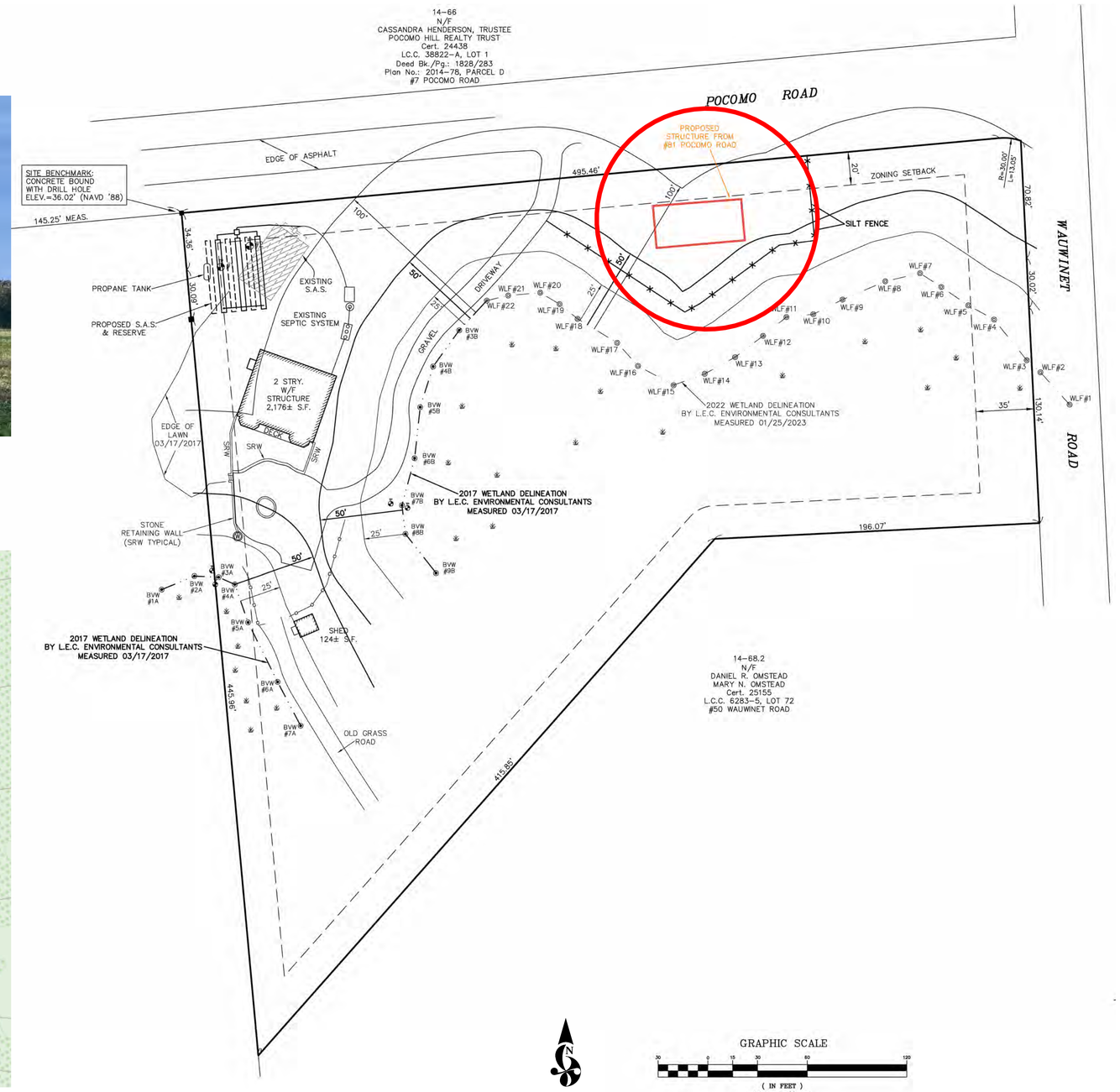
VTT 4 POCOMO LLC

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.

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

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

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

The certificate is valid for three years from 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).

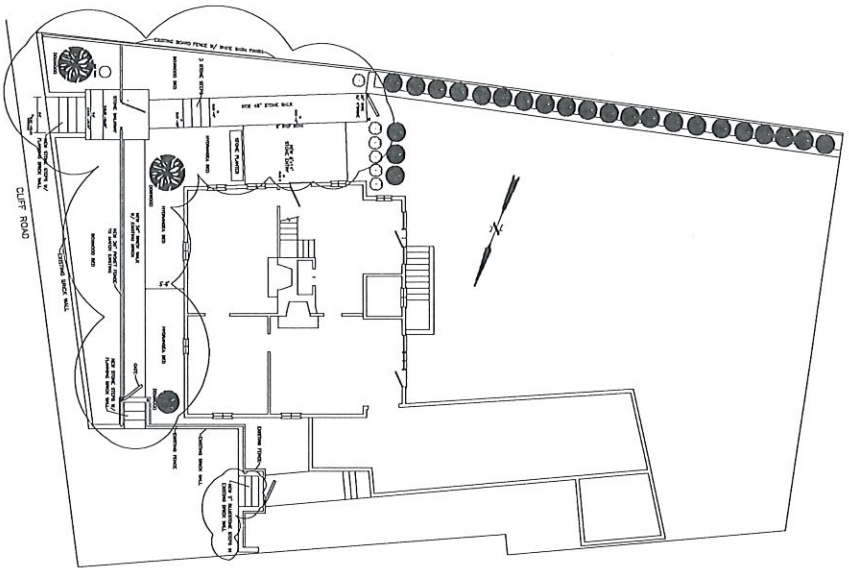
NA 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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.***

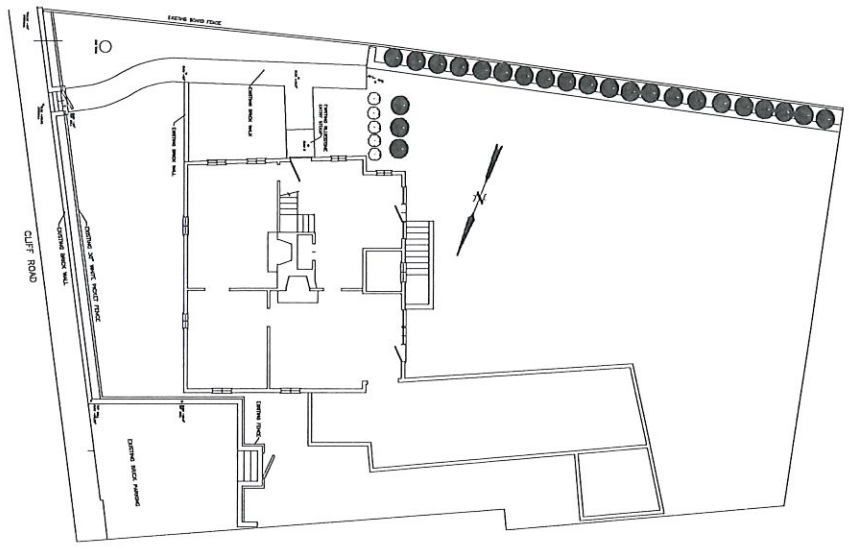
NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction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



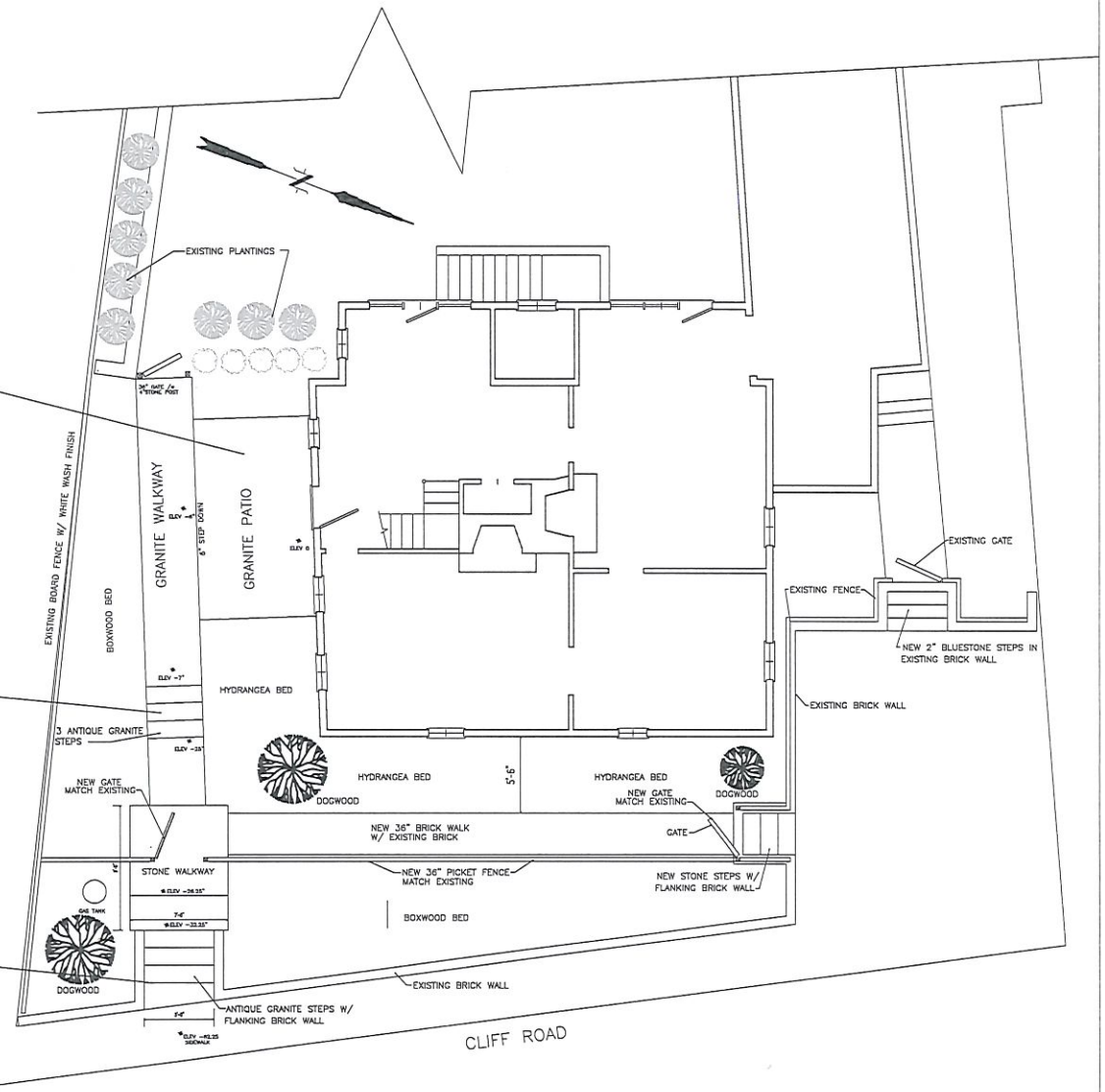
GRANITE PATIO @ ENTRY



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

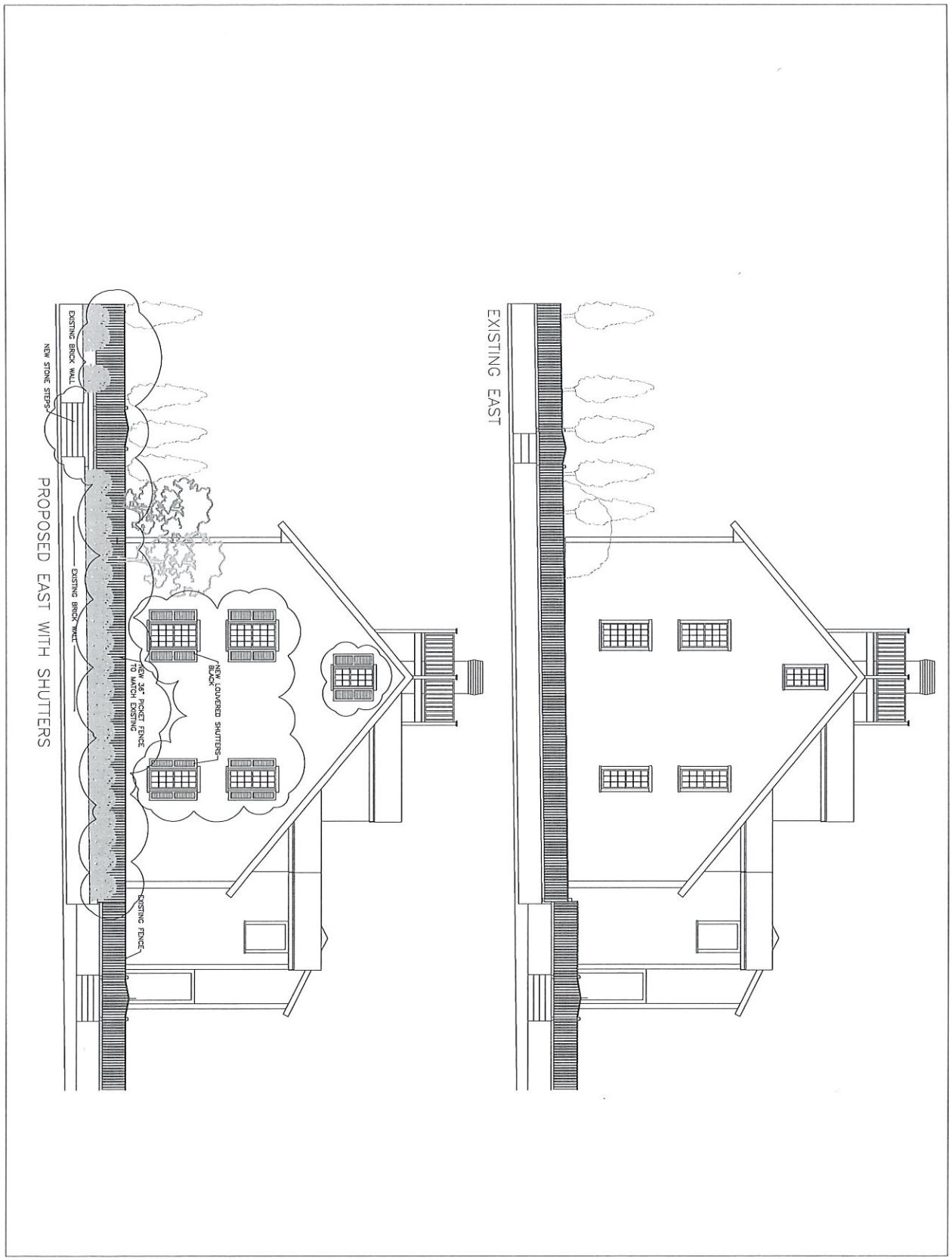
Notes
HDC APPL.
CERT. NO.

Title
PROPOSED PLAN

Date
4/3/2025

Scale
1/4"=1'0"

2



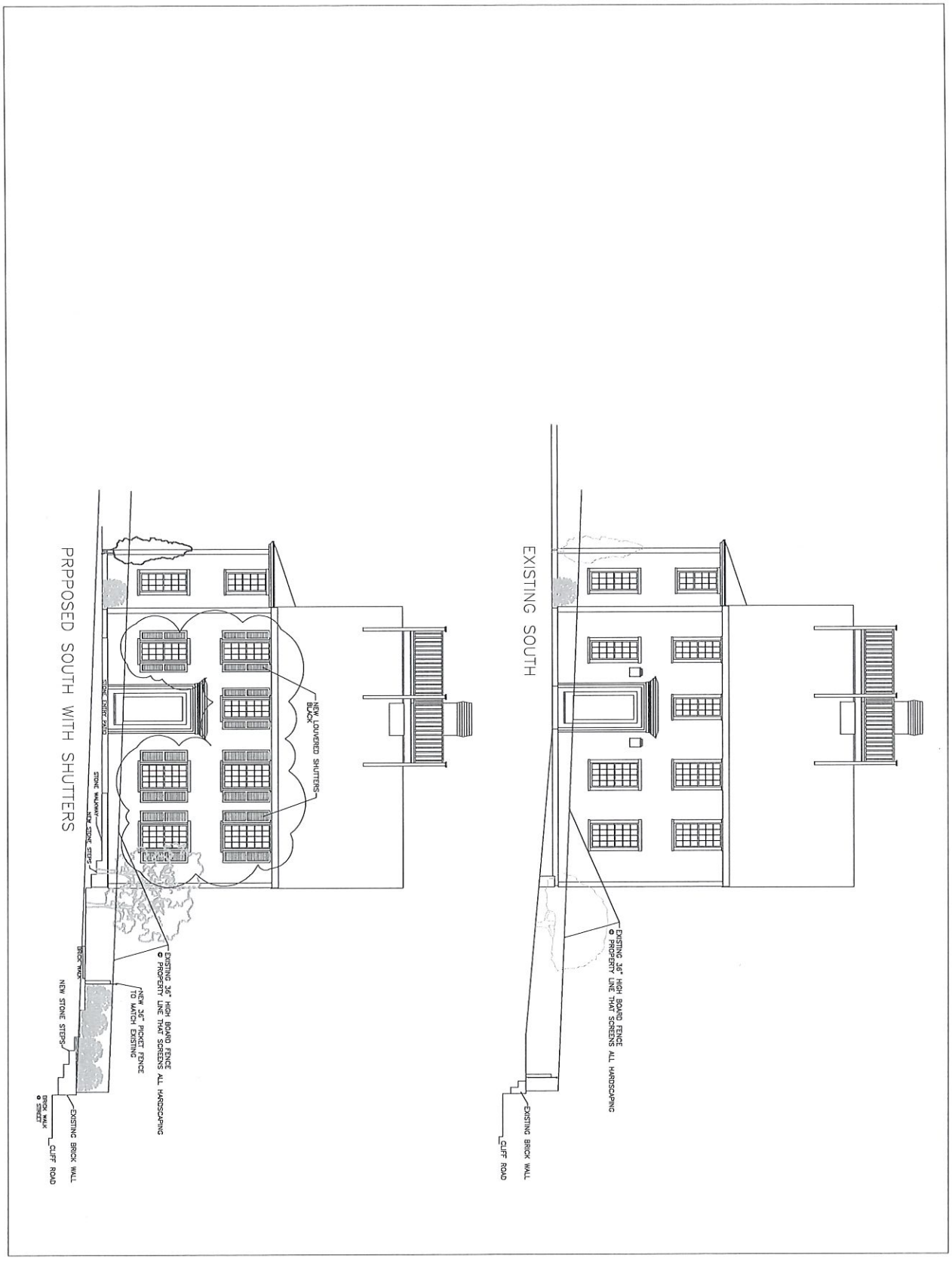
Project	PLATT RESIDENCE 20 CLIFF ROAD NANTUCKET, MA
Job No	LANDSCAPE PLAN
Notes	HDC APPL. CERT. NO.
Title	EAST ELEVATION
Date	2/5/2025
Scale	1/4"=1'0"
	3

SANDCASTLE CONSTRUCTION INC.

SCONSET GARDNER

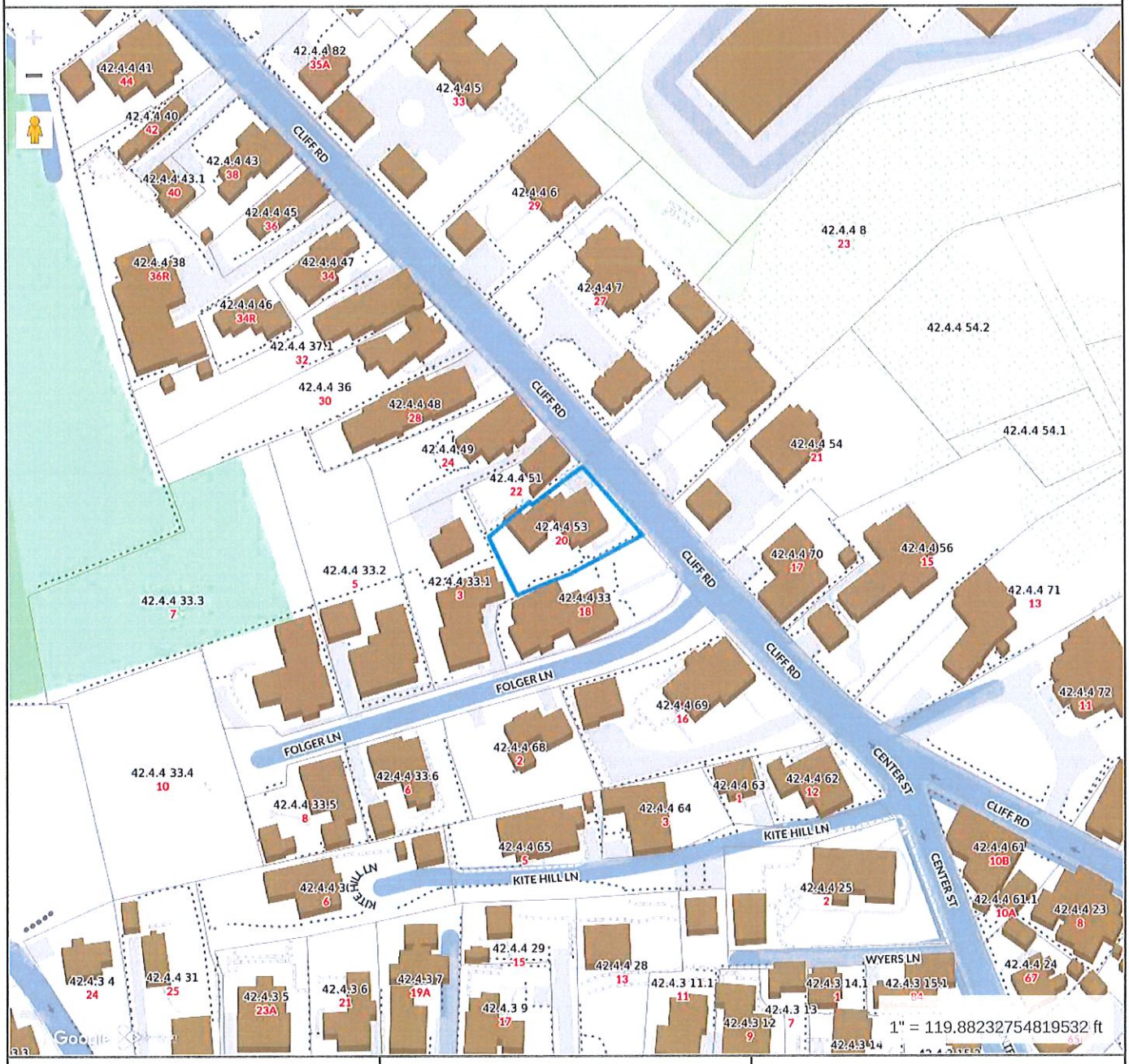
P.O. BOX 2113
NANTUCKET, MA
02584

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

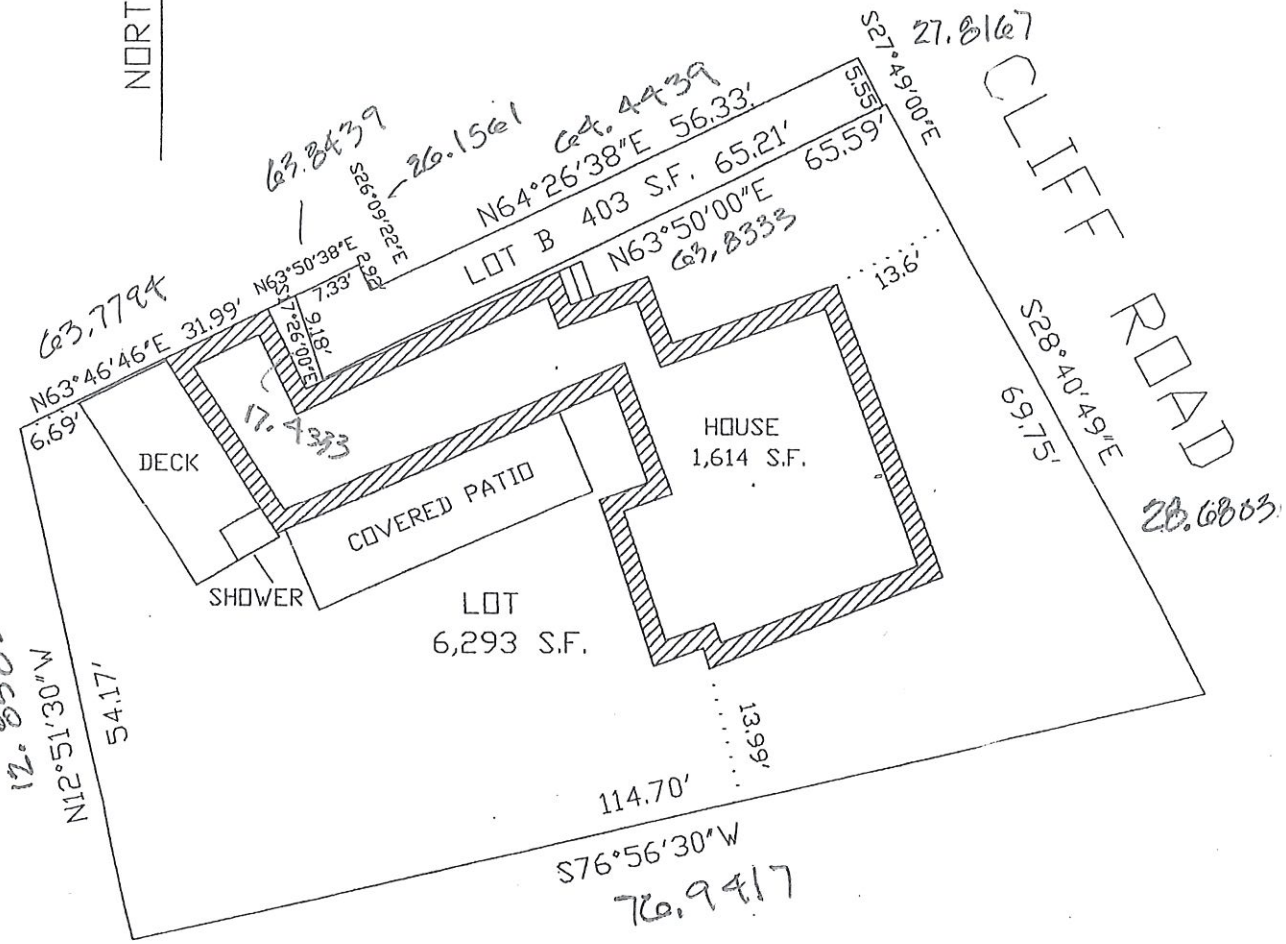
Property ID	10667
Location	20 CLIFF RD
Owner	20 CLIFF LLC

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

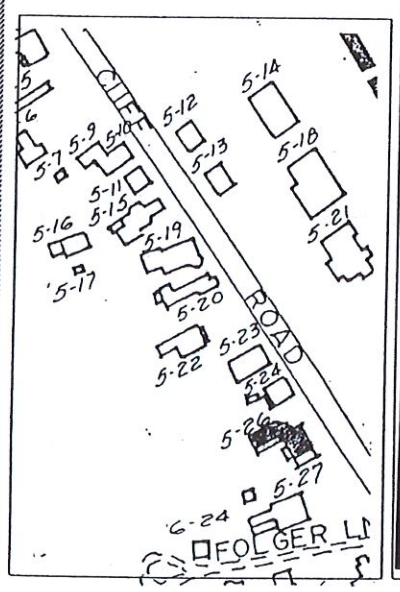
4. Present Owner: LEWIS, JOAN M

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

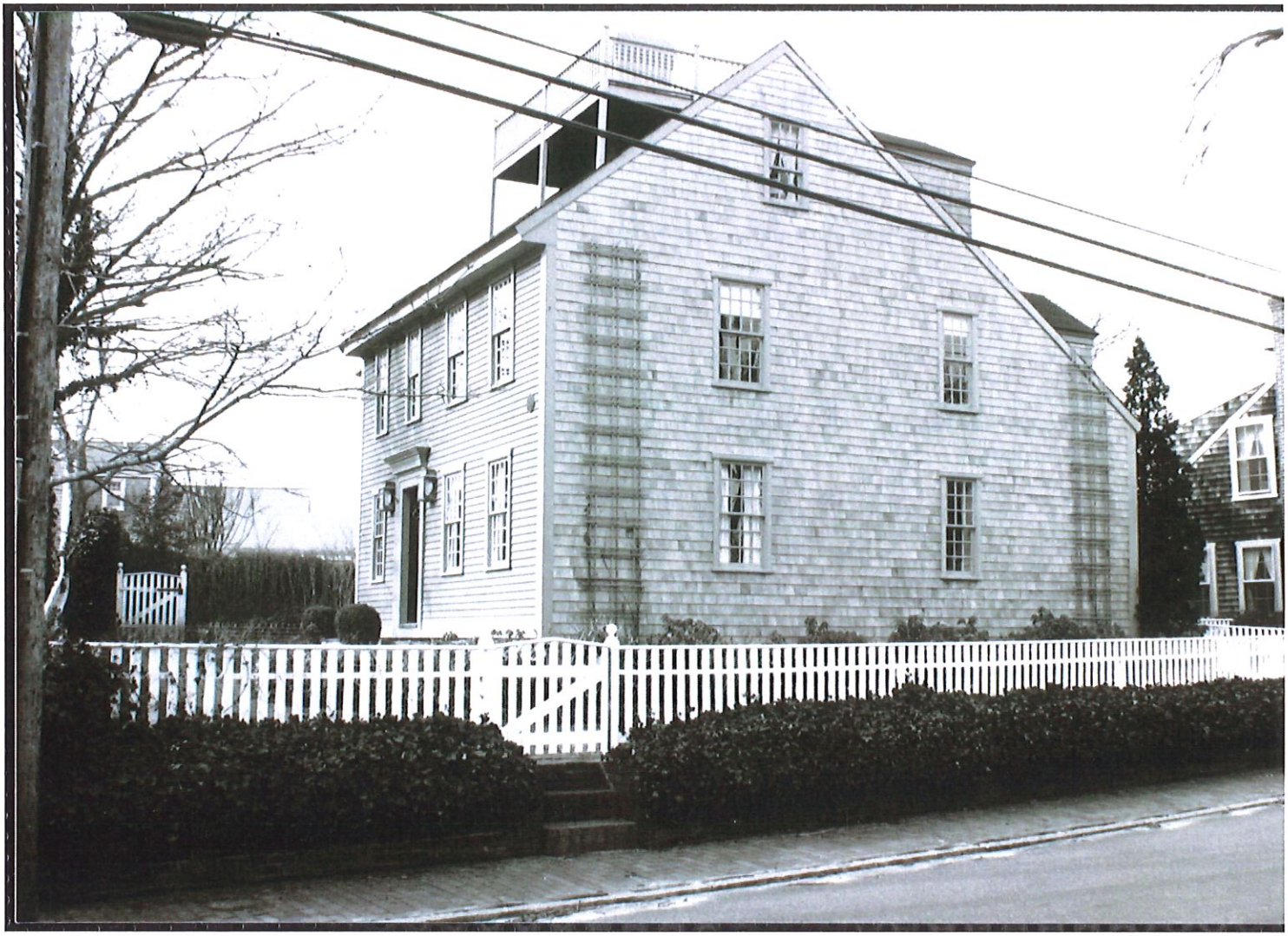


1880s



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

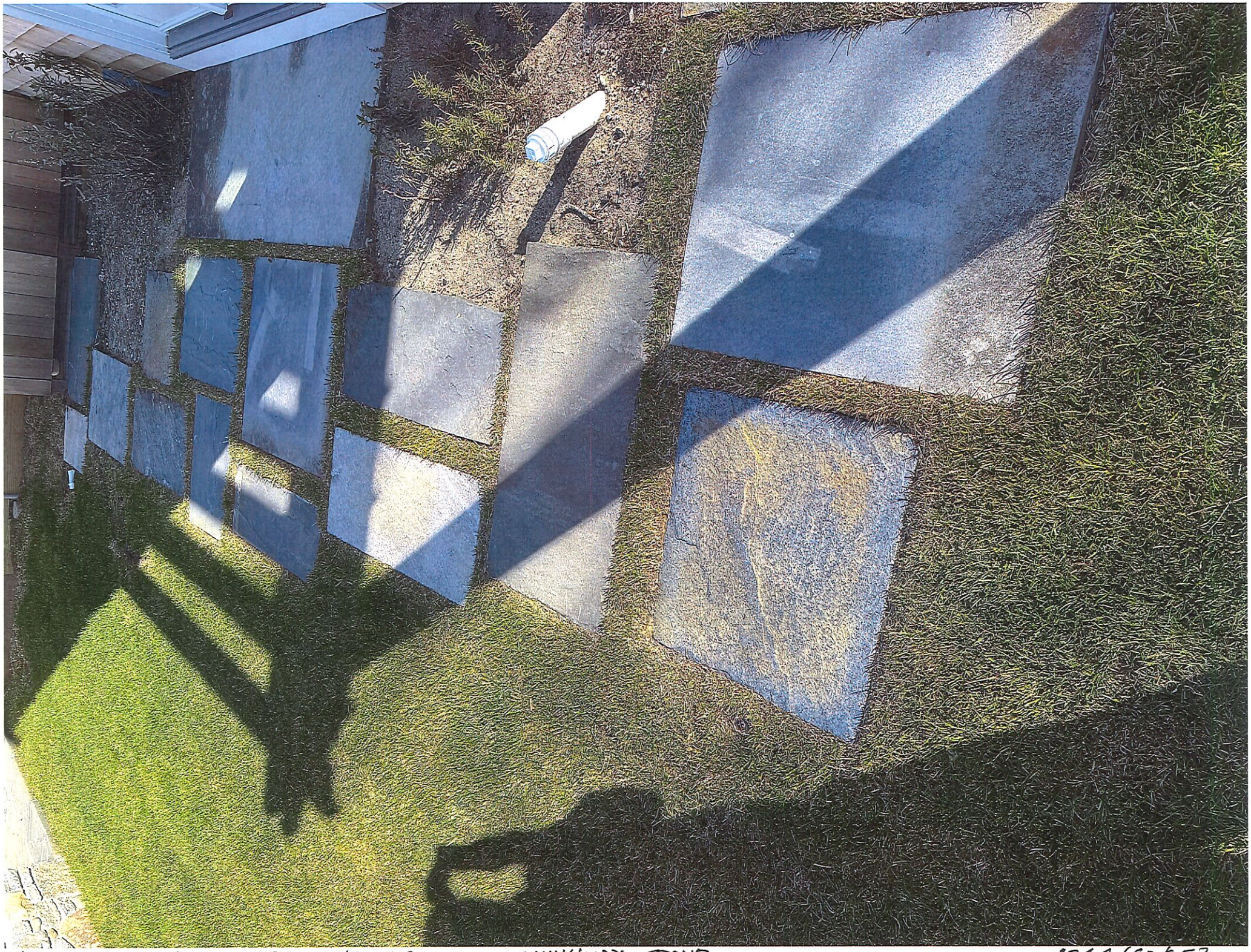


20 CHEF ROAD 20 CHEF LLC EAST 42.4.4/ 52 & 53





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.

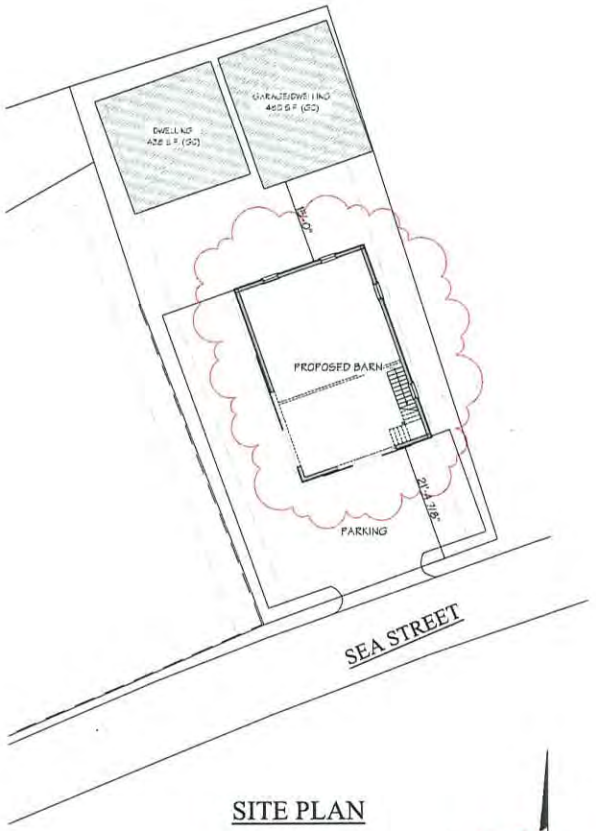
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

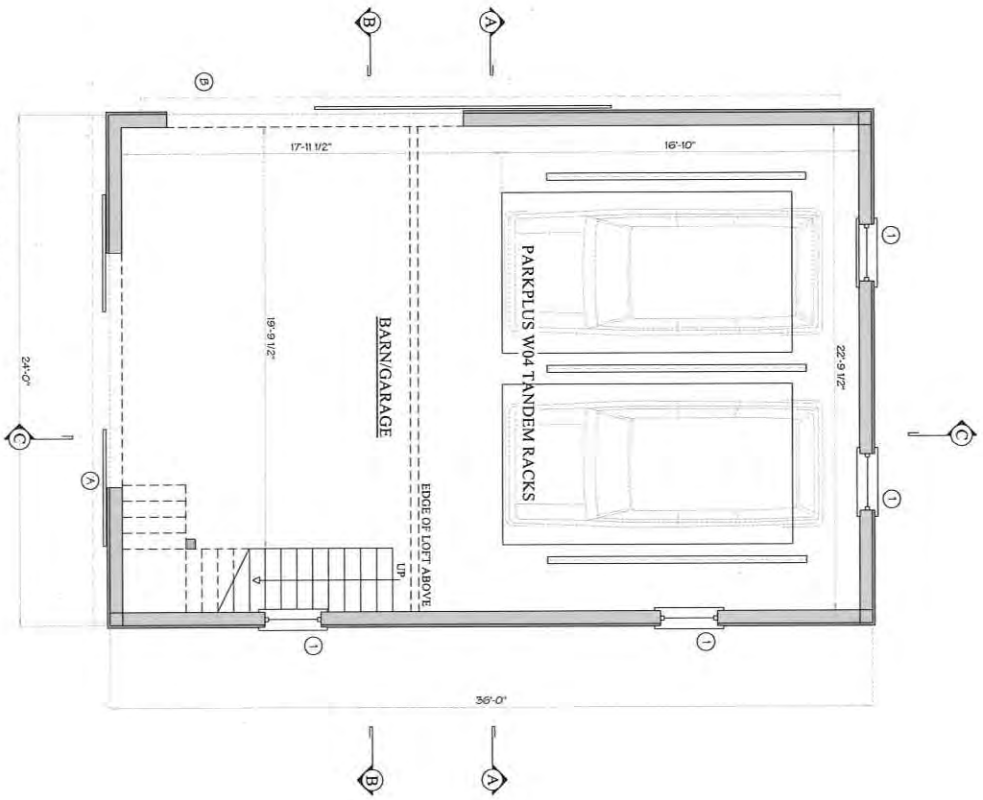
M/P: 42.4.2 / 5

8 SEA ST.
NANTUCKET, MA

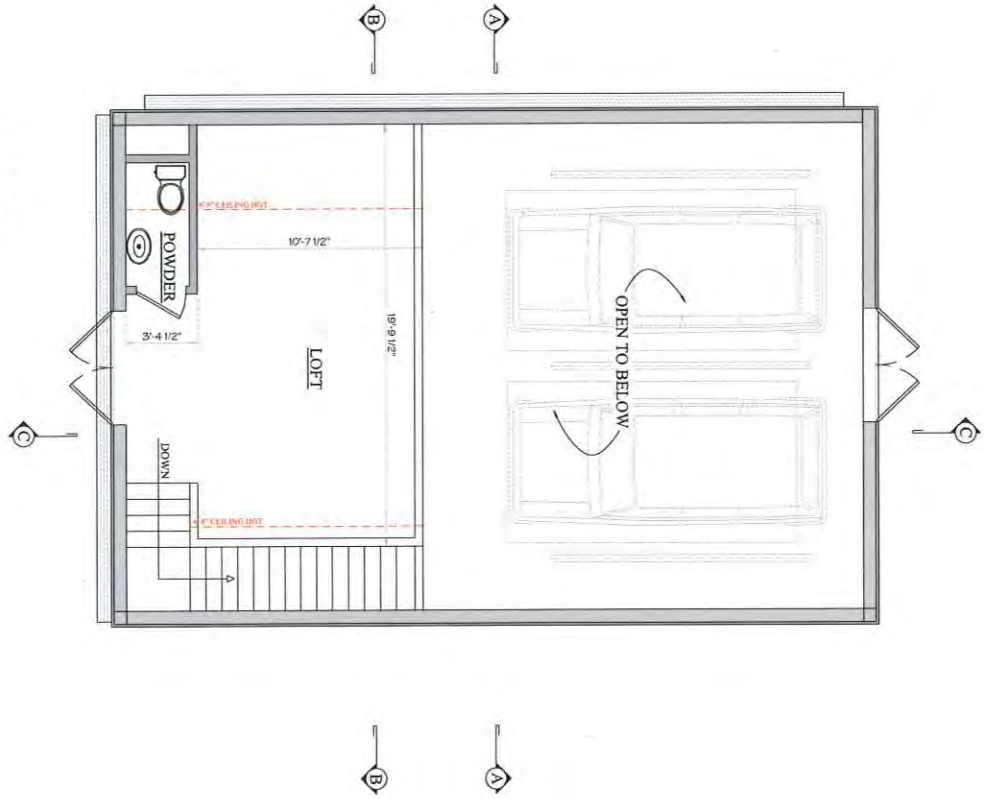
A

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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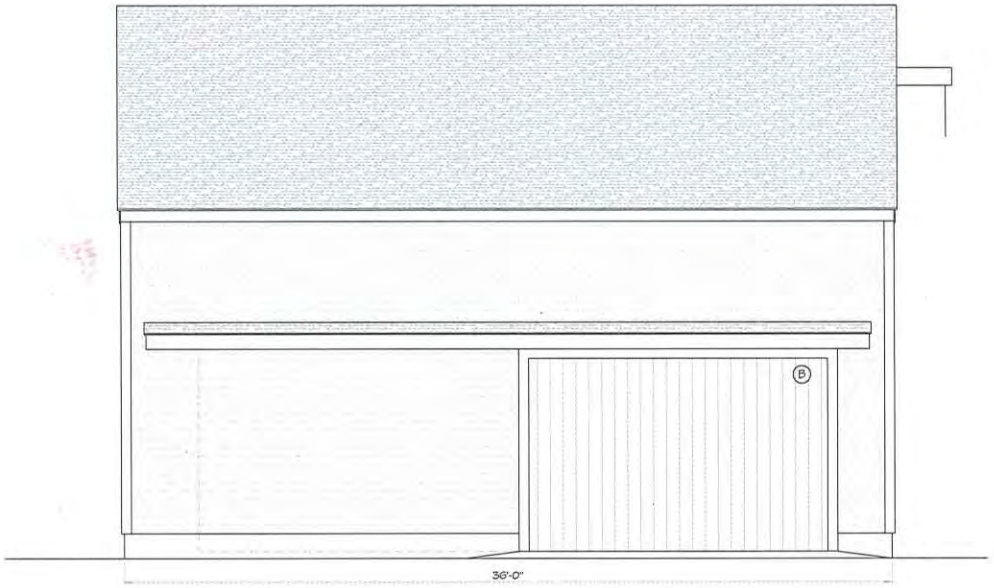
SOUTH ELEVATION

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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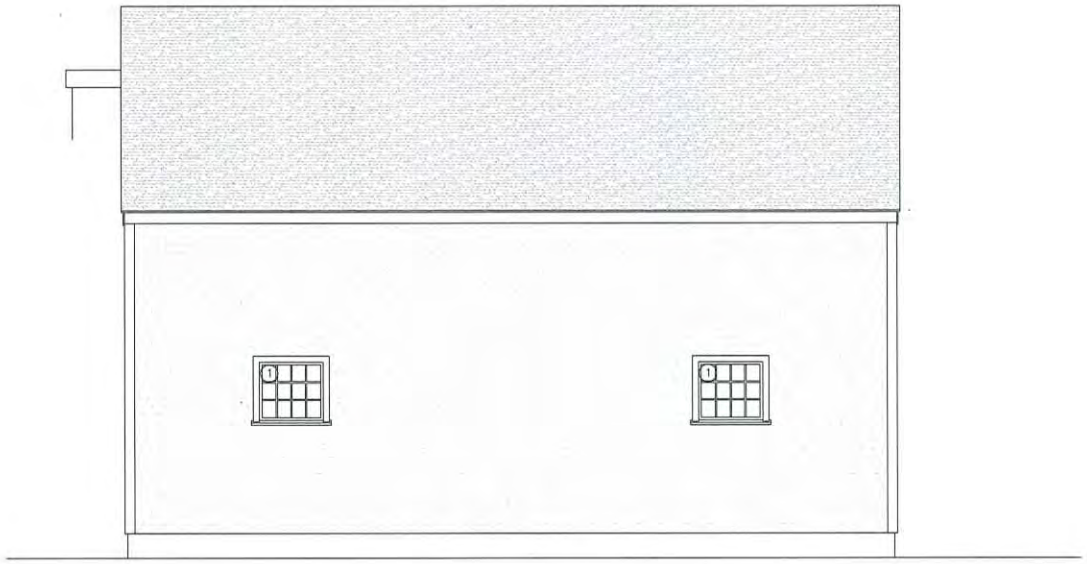
ELEVATIONS
DATE: 06/11/2024
SCALE: 1/4" = 1' 0"

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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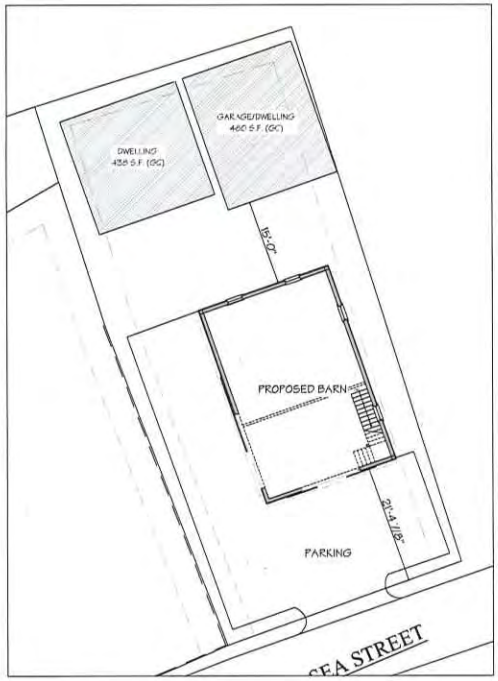
ATIC PLAN
DATE: 06/11/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

3

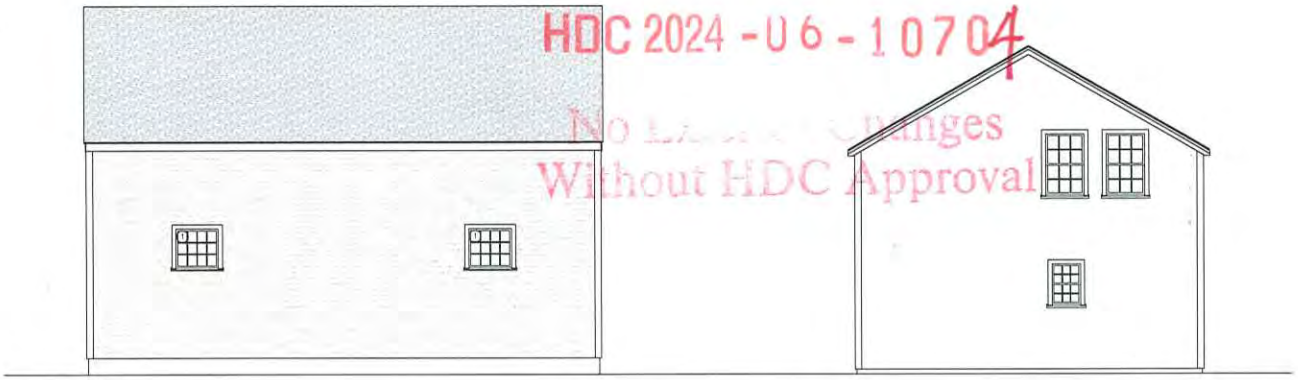




SOUTH ELEVATION - STREE VIEW



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

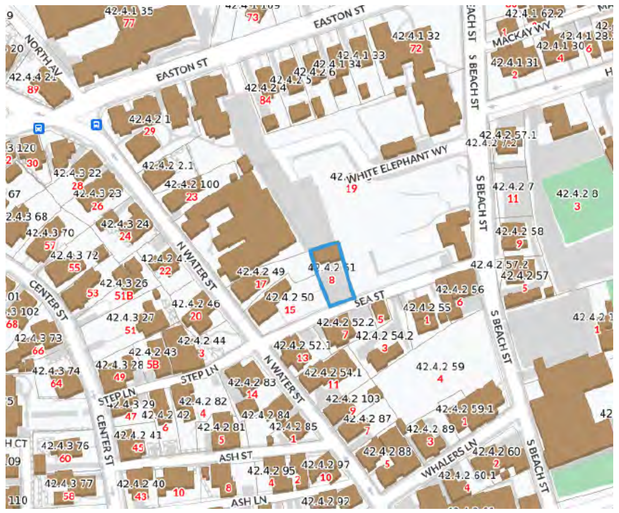
M/P: 42.4.2 / 51

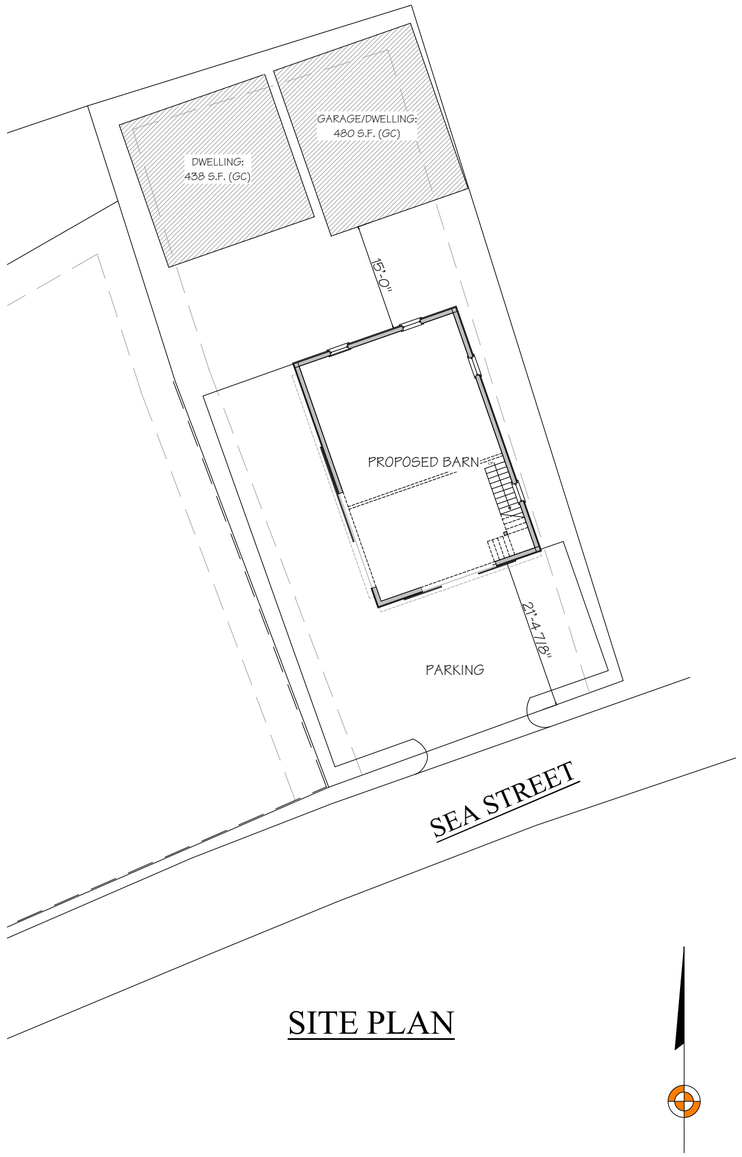
8 SEA ST.
NANTUCKET, MA

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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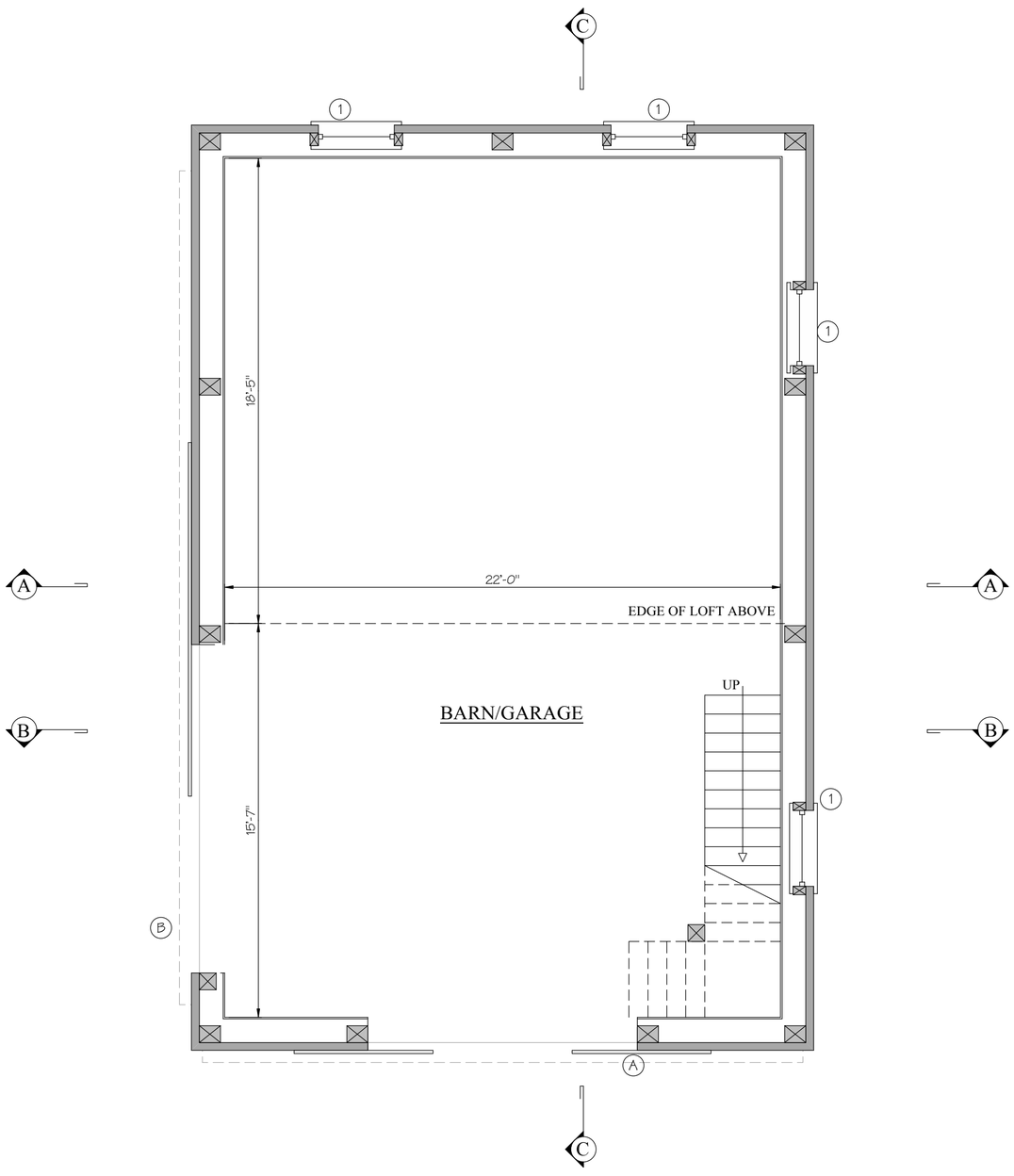
COVER SHEET
DATE: 04/14/2025
SCALE: AS NOTED

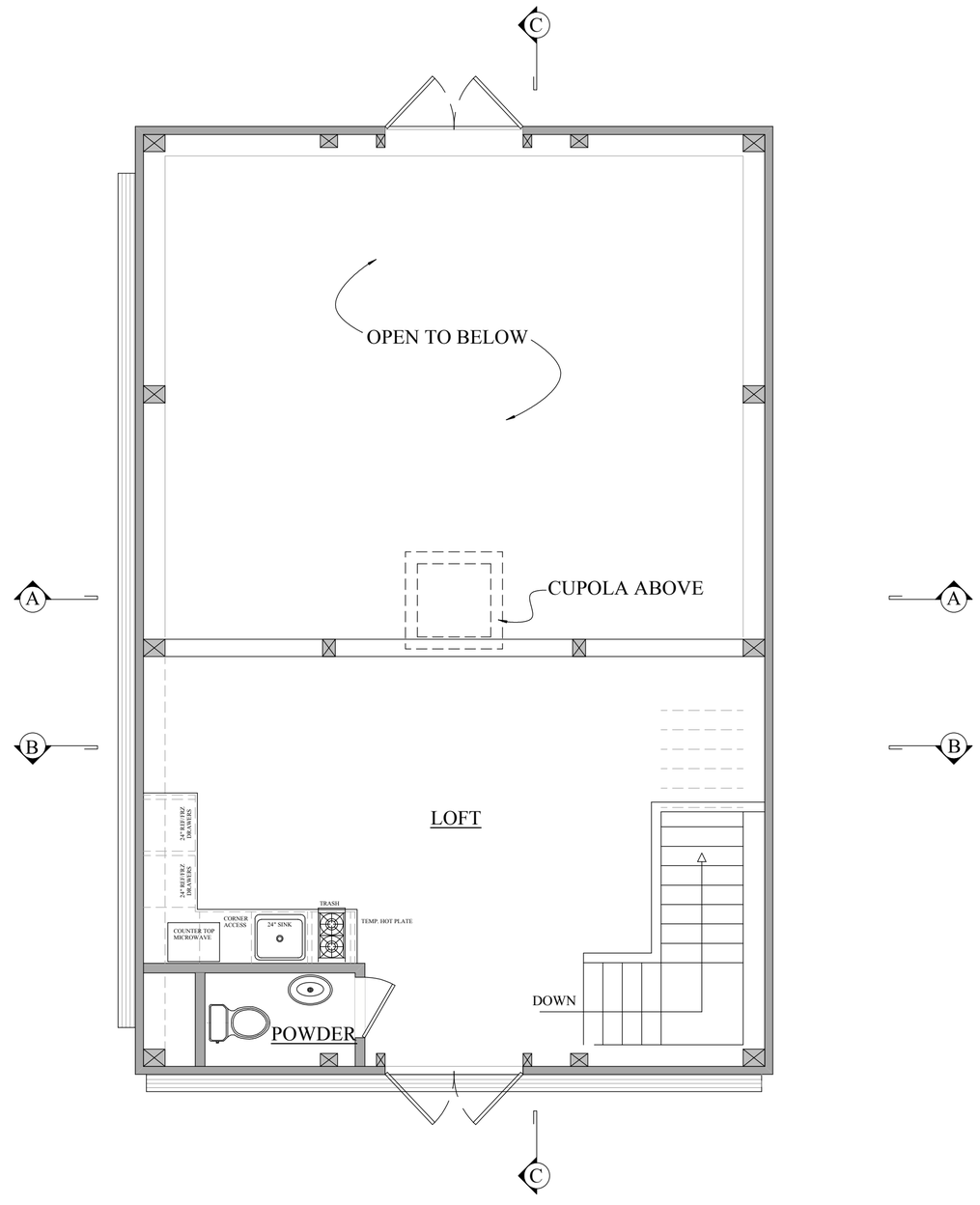
M/P: 42.4.2 / 5

8 SEA ST.
NANTUCKET, MA

A



FIRST FLOOR PLAN



LOFT PLAN

NOT FOR CONSTRUCTION

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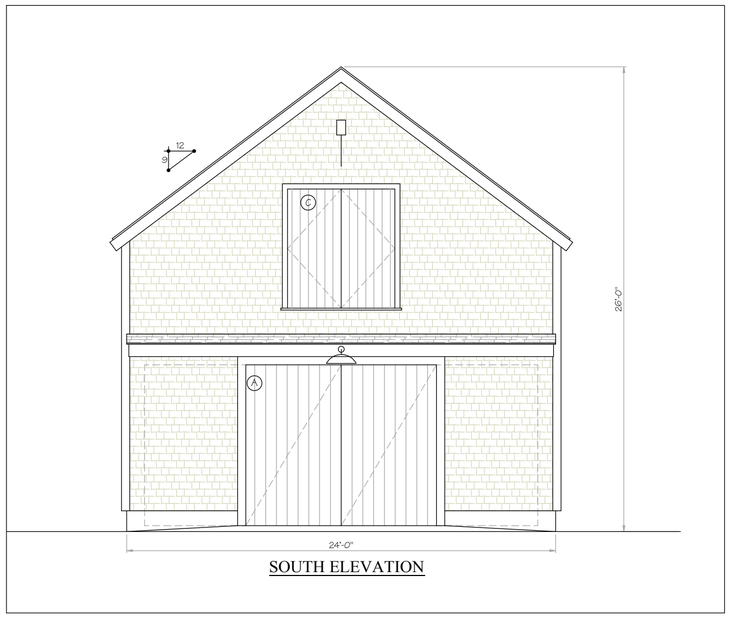
FLOOR PLANS
DATE: 04/14/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

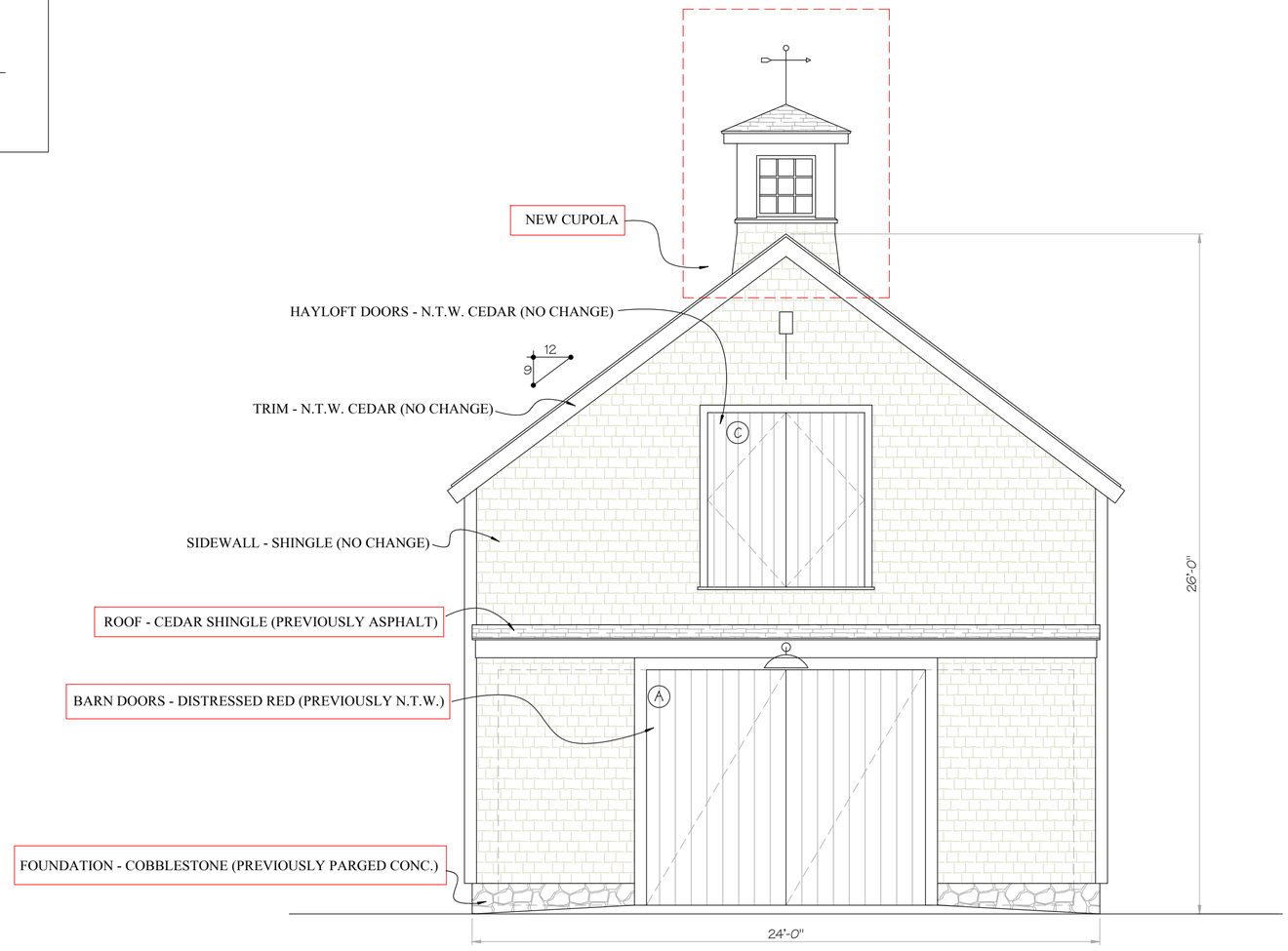
8 SEA ST.
NANTUCKET, MA

1



SOUTH ELEVATION

PREVIOUS APPROVAL



SOUTH ELEVATION

NOT FOR CONSTRUCTION

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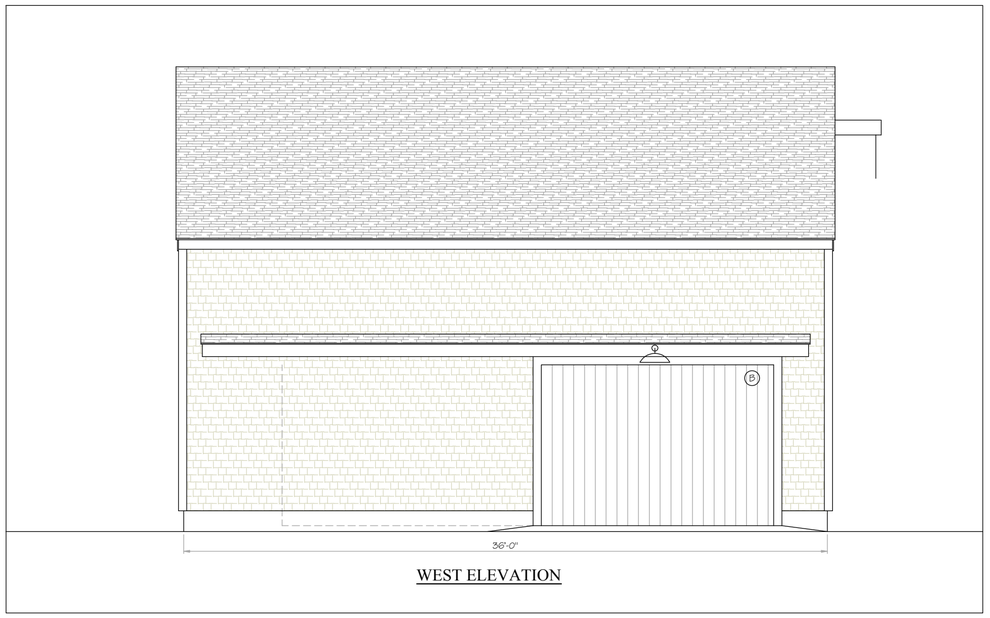
ELEVATIONS
DATE: 04/14/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

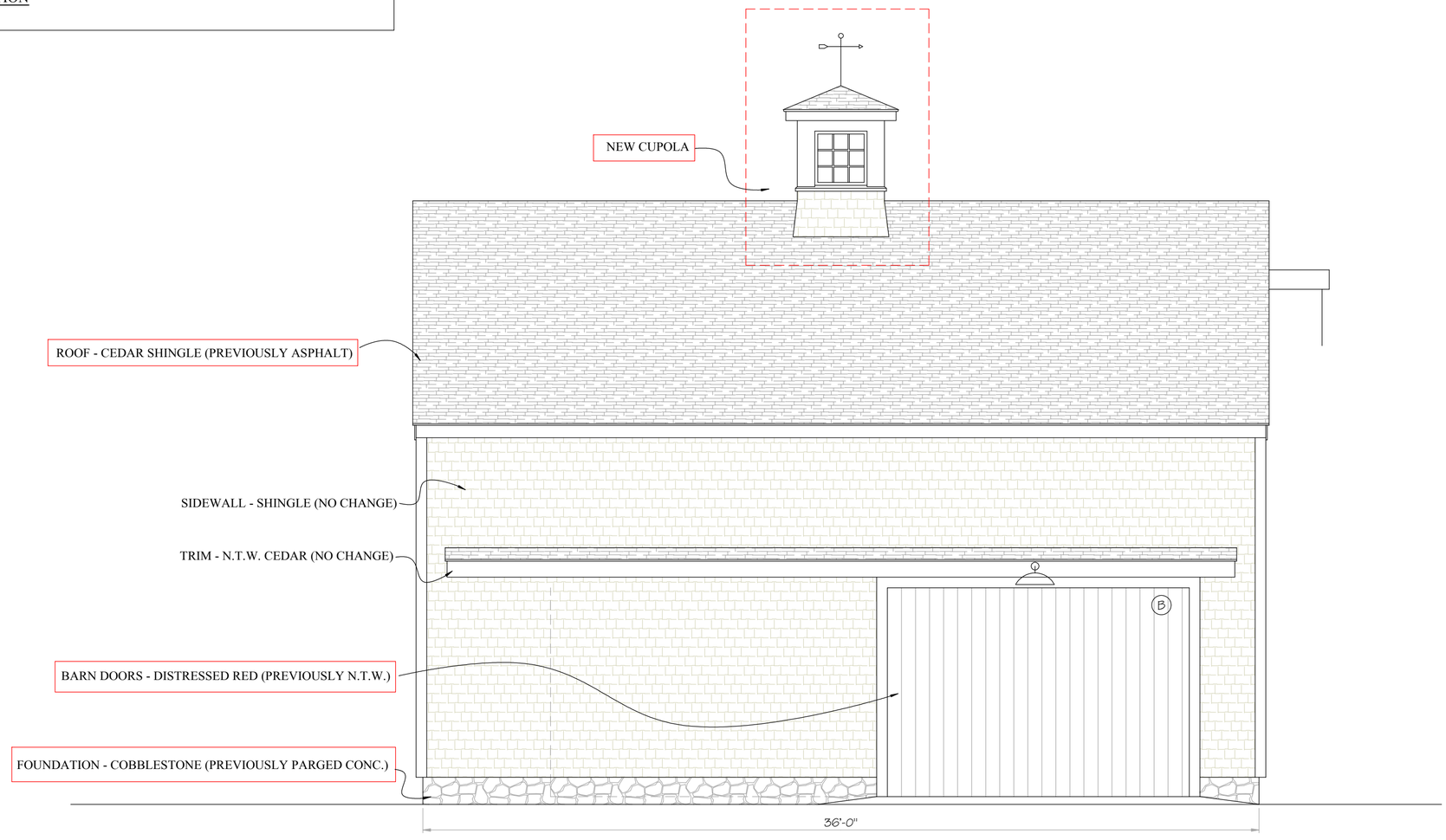
8 SEA ST.
NANTUCKET, MA

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

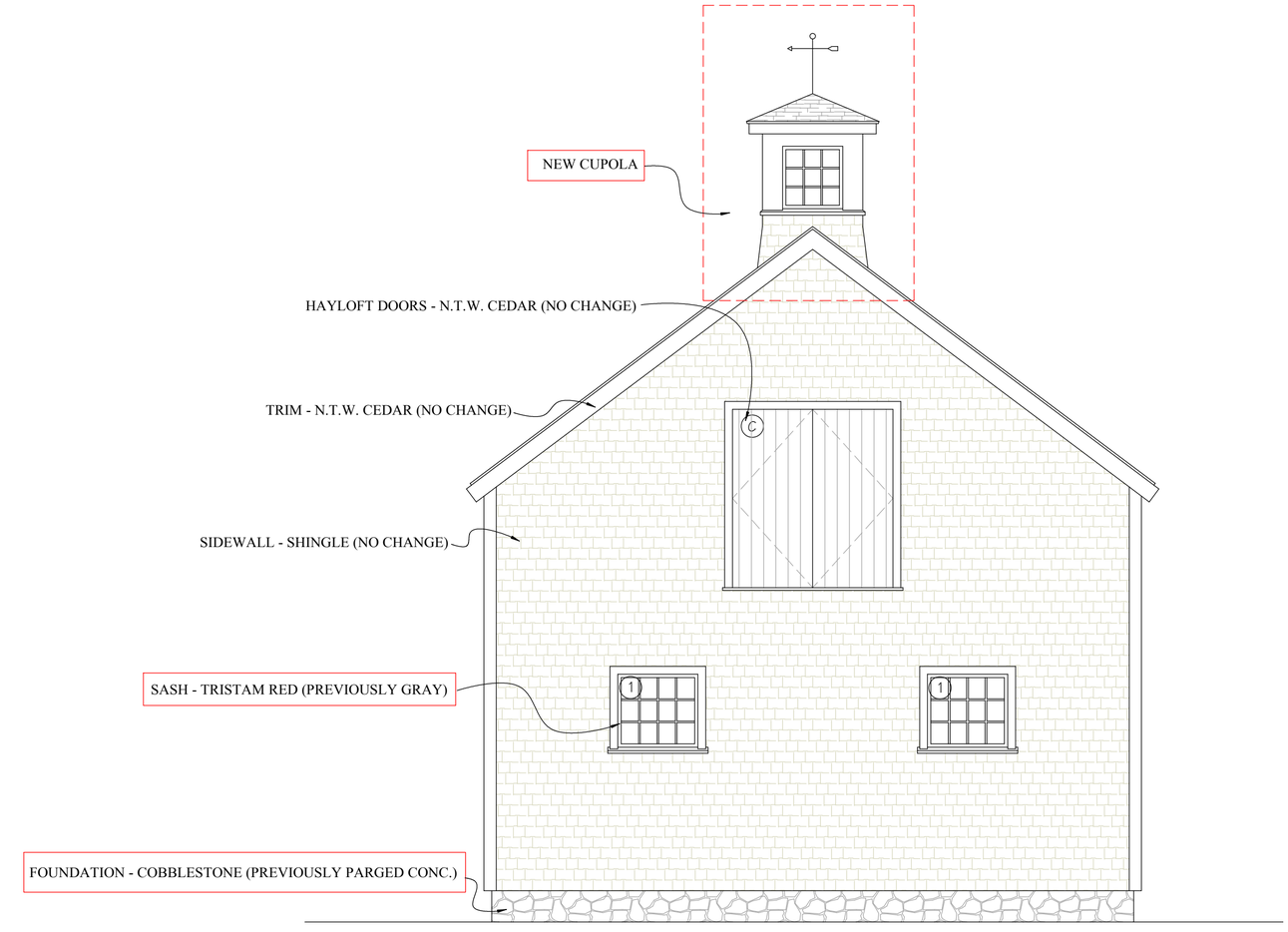
8 SEA ST.
NANTUCKET, MA

3



NORTH ELEVATION

PREVIOUS APPROVAL



NORTH ELEVATION

NOT FOR CONSTRUCTION

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(508) 228-2044 NORMANDRESIDENTIAL.COM

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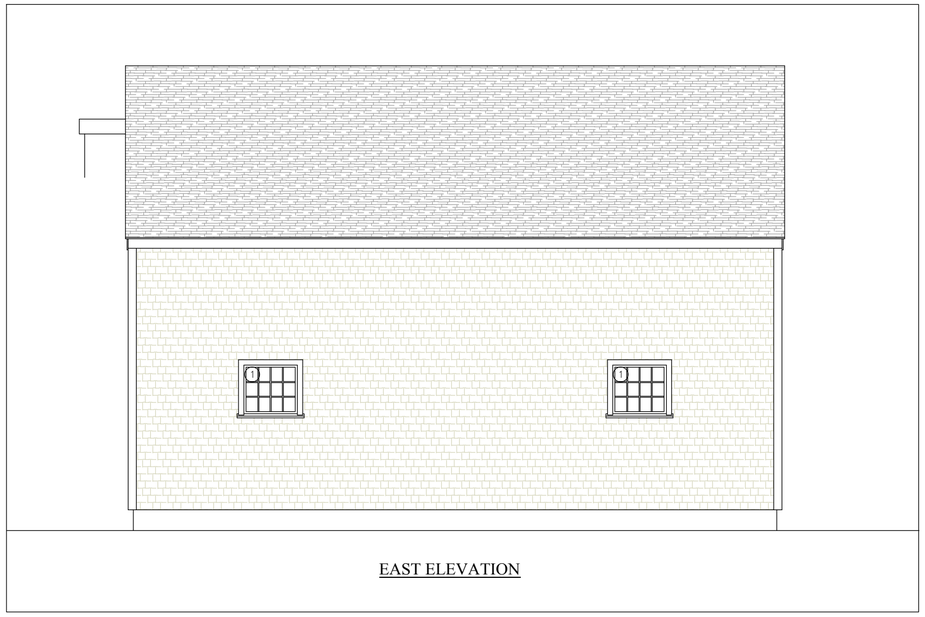
ELEVATION
DATE: 04/14/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

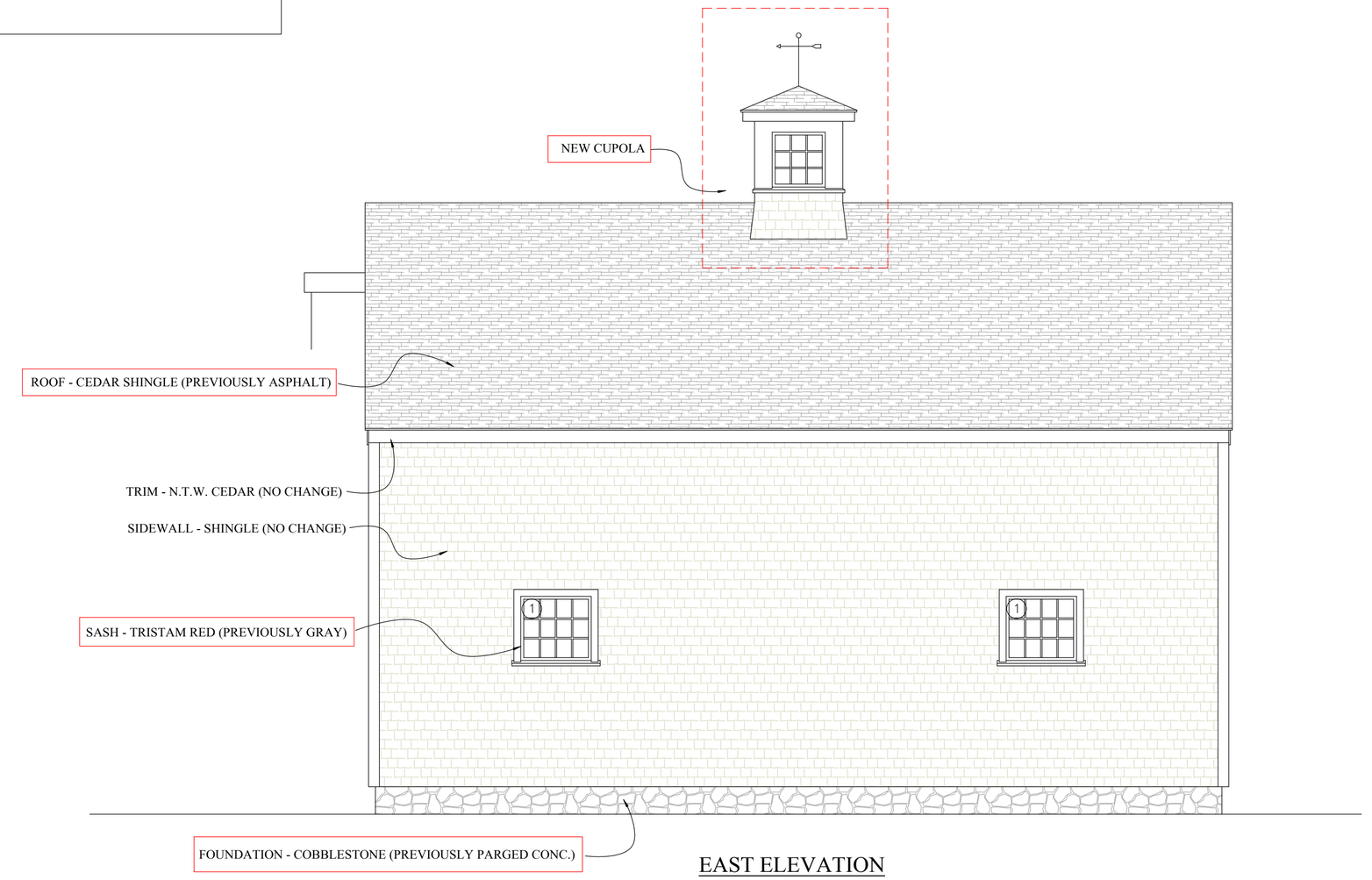
8 SEA ST.
NANTUCKET, MA

4



EAST ELEVATION

PREVIOUS APPROVAL



EAST ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
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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

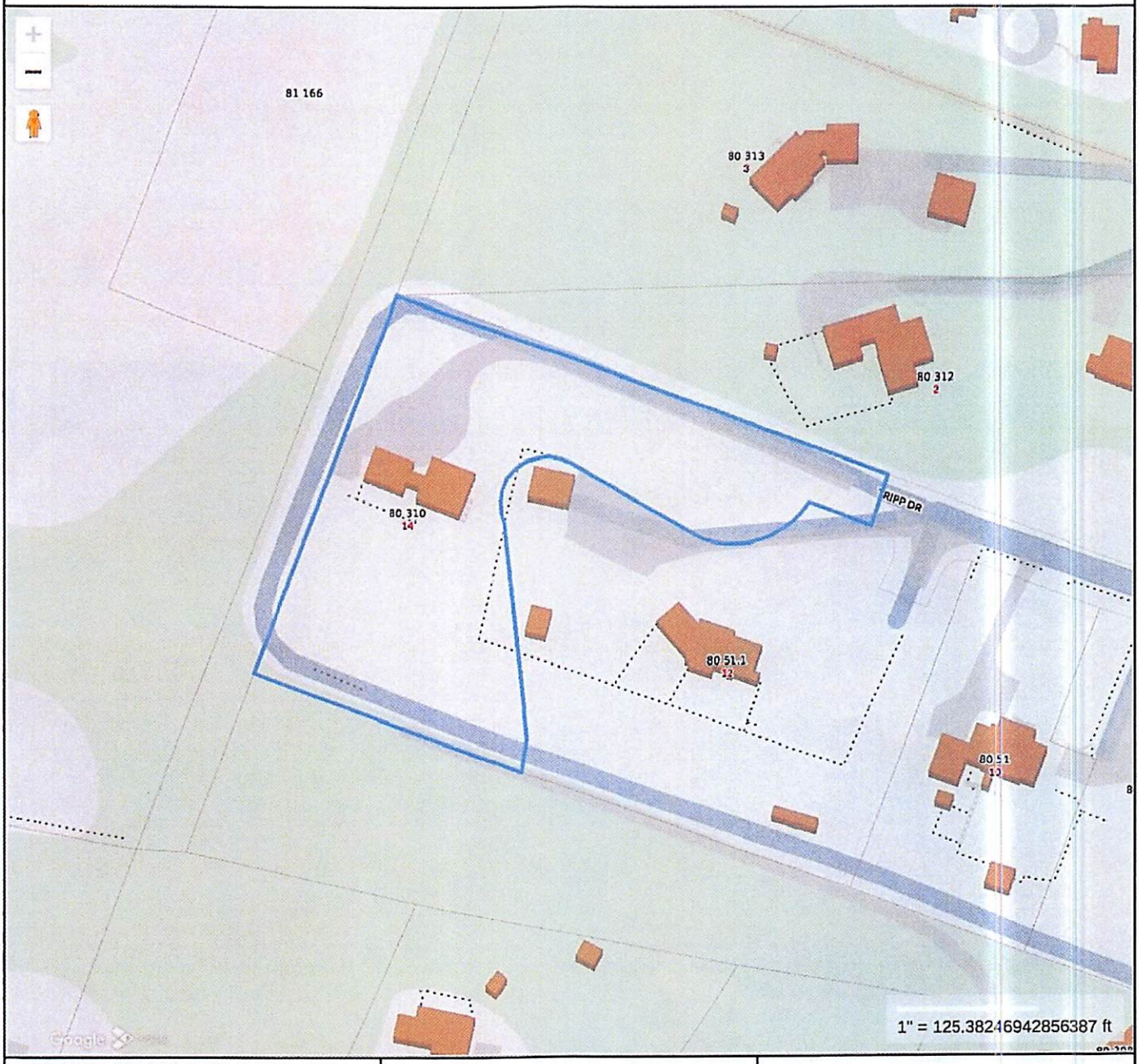
Deck _____ Foundation STONE VENEER & PARGED Fence _____ Shutters _____

* 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

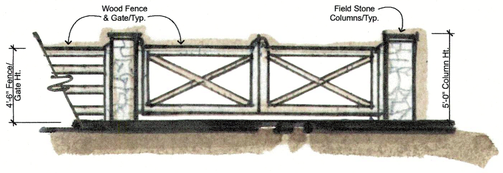
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

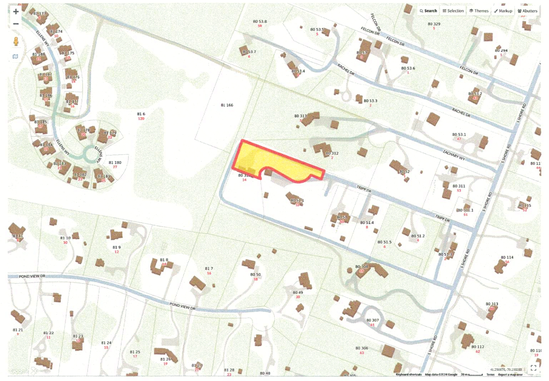


4 G-1.0 **Proposed Gate Elevation**

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

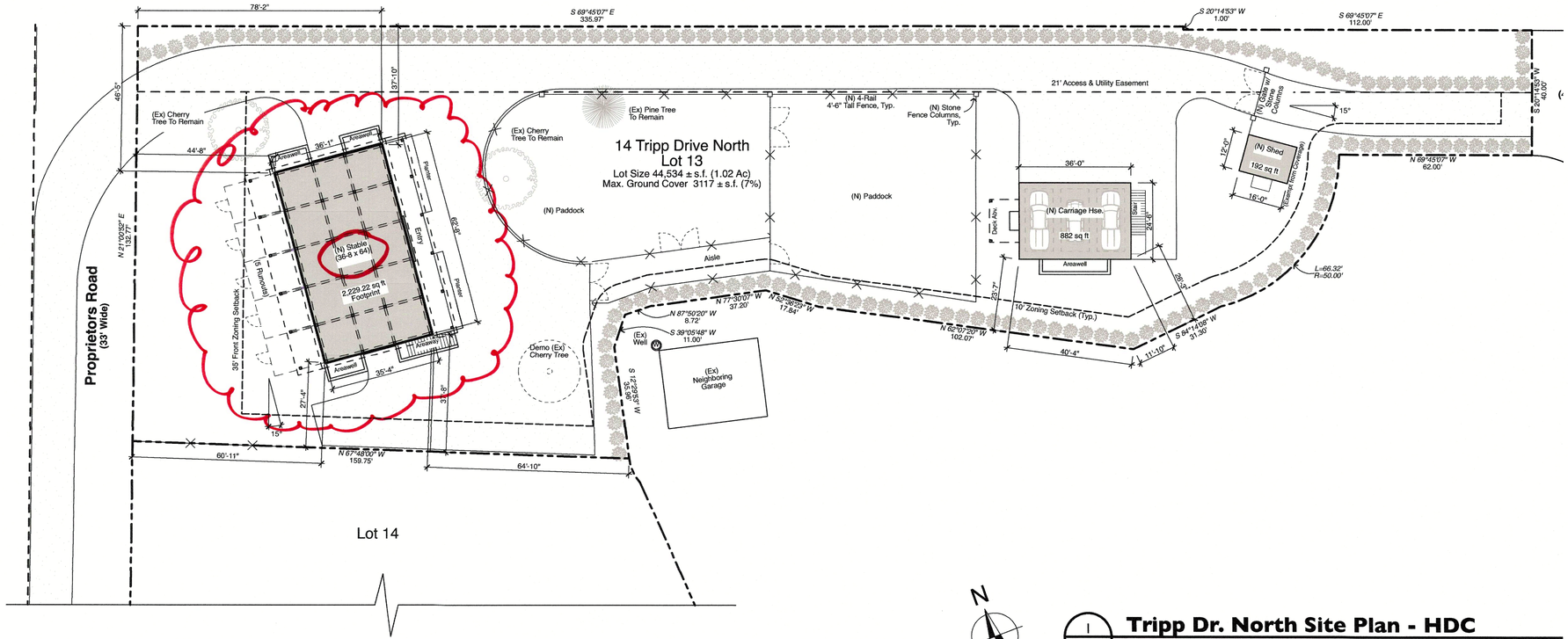
Sheet Index

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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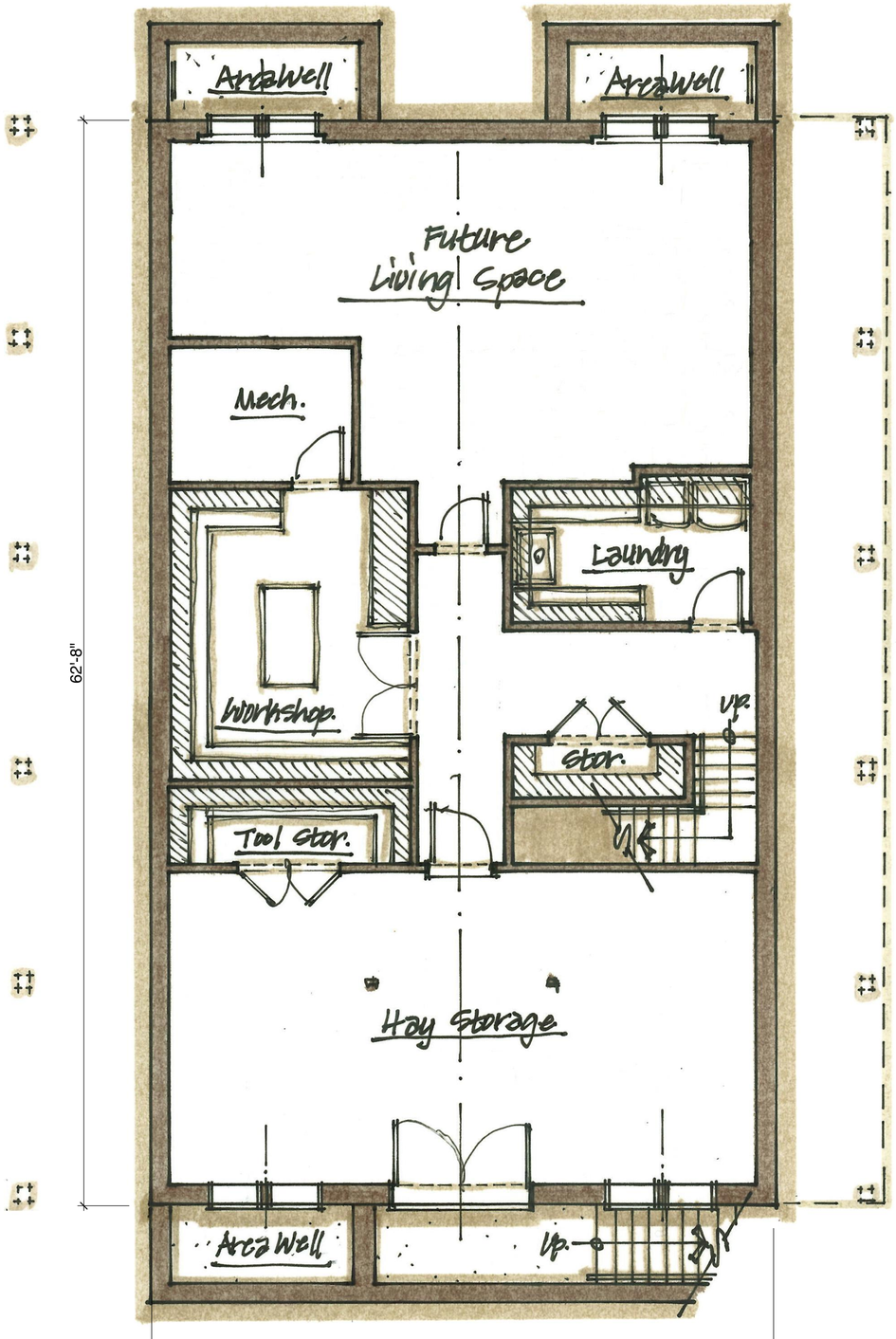
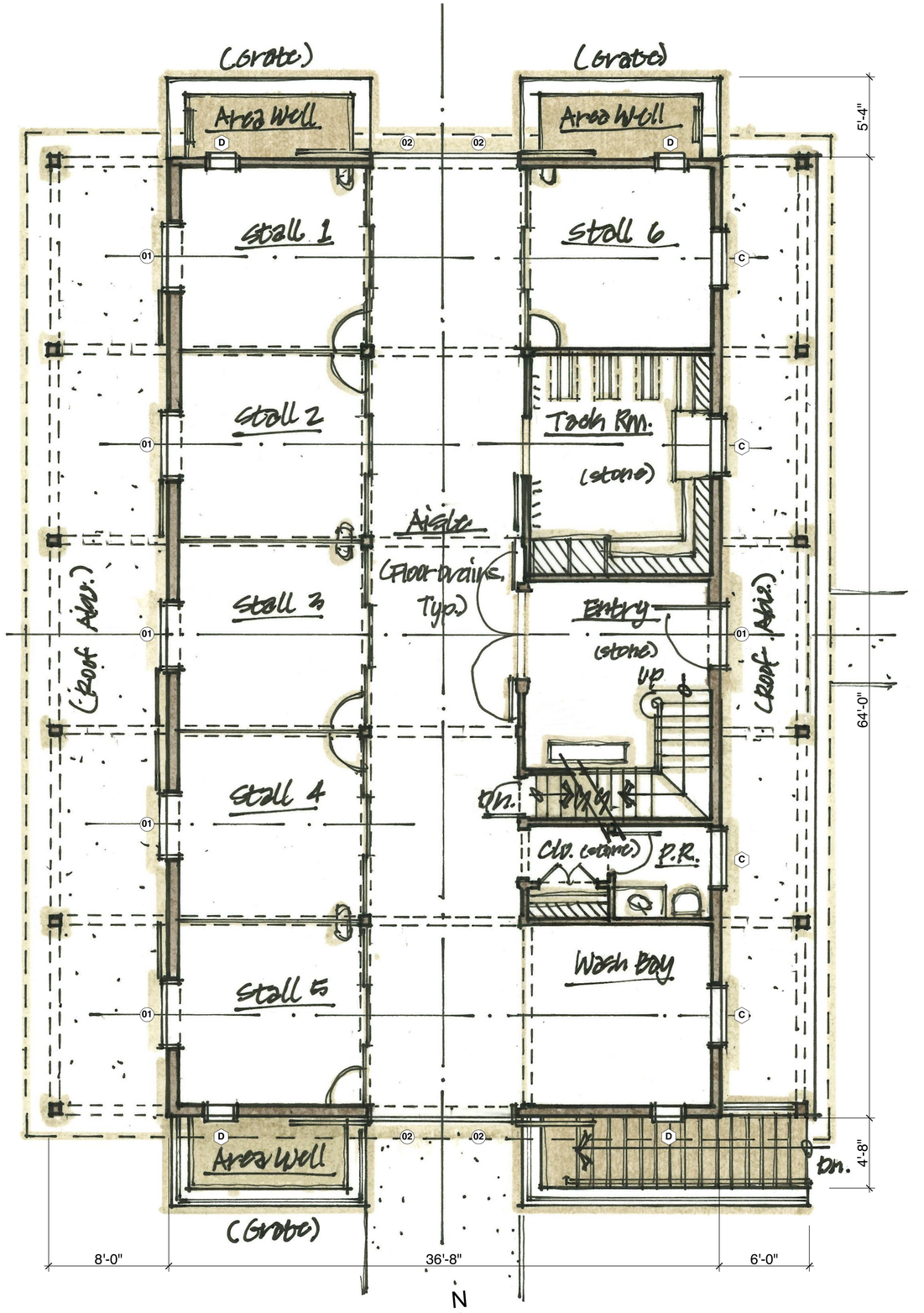
Tripp Road North Property - HDC: G-1.0 Site Plan, Locus Map, Project Directory, Sheet Index printed by Ryan Rushton at 8:44 AM on 4/3/25



N

2 A-1.0 **Stable Basement Plan - HDC**

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



N

1 A-1.0 **Stable First Floor Plan - HDC**

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

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SHEET:

A-1.0

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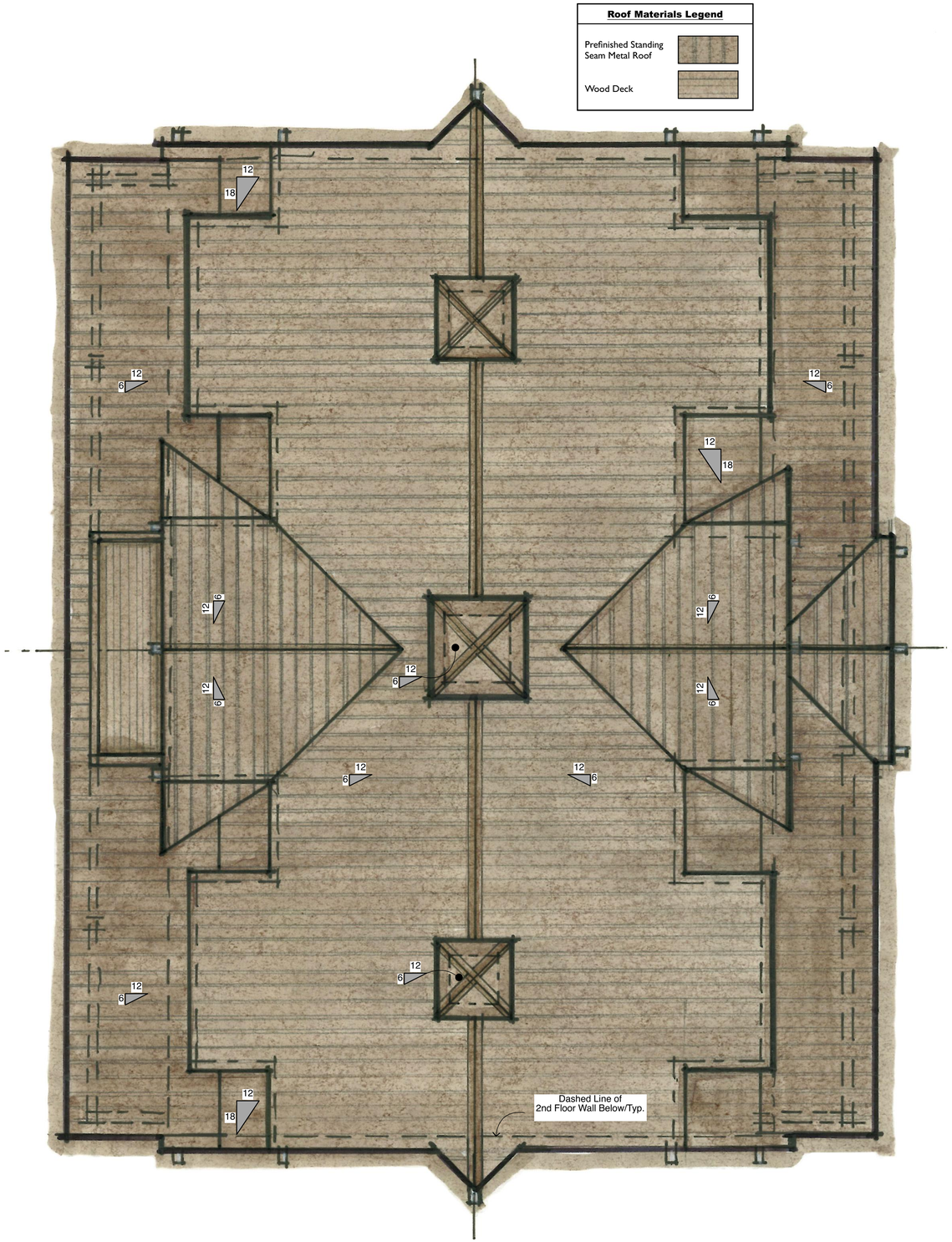
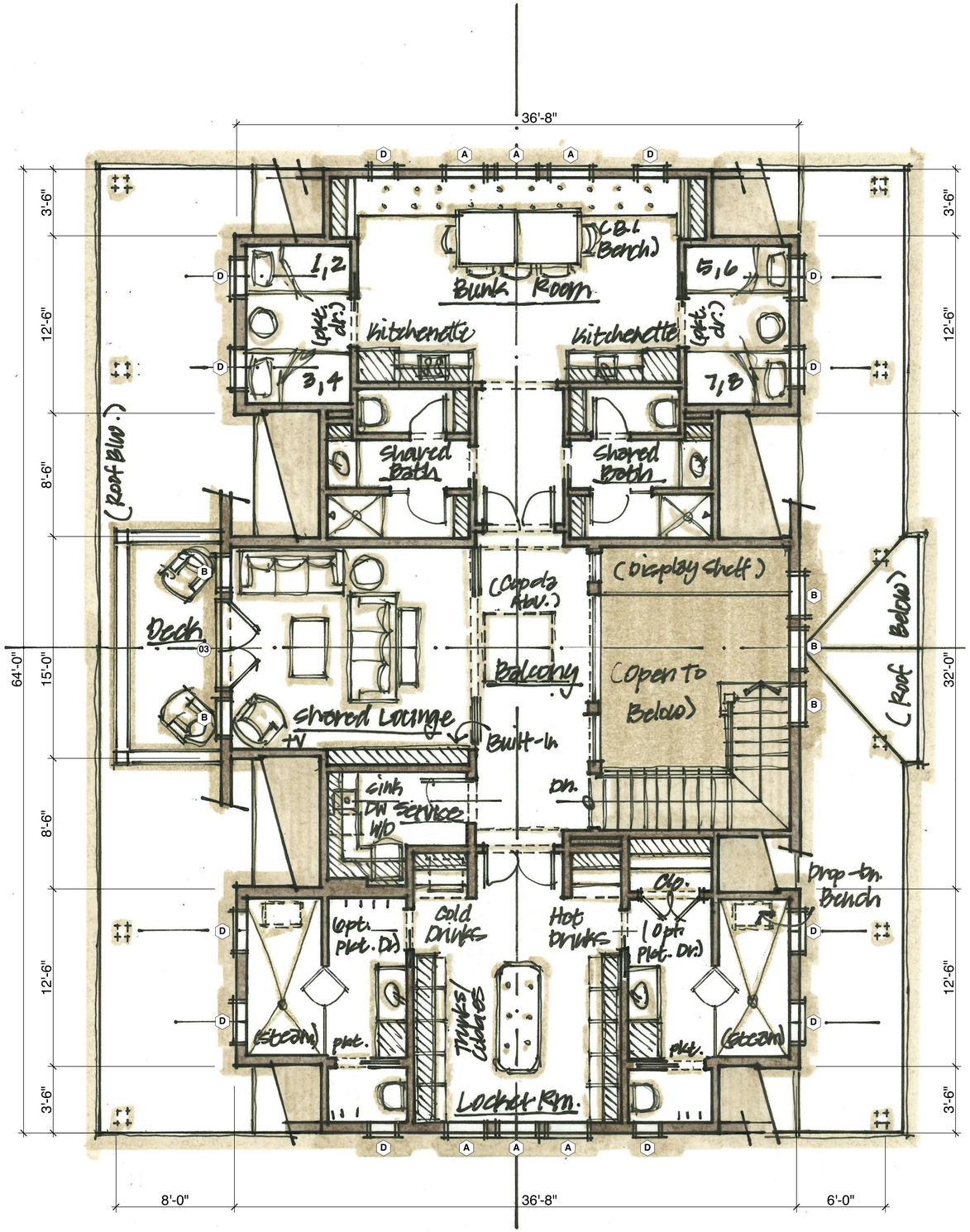


N

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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SHEET:
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DATE: 4/3/25

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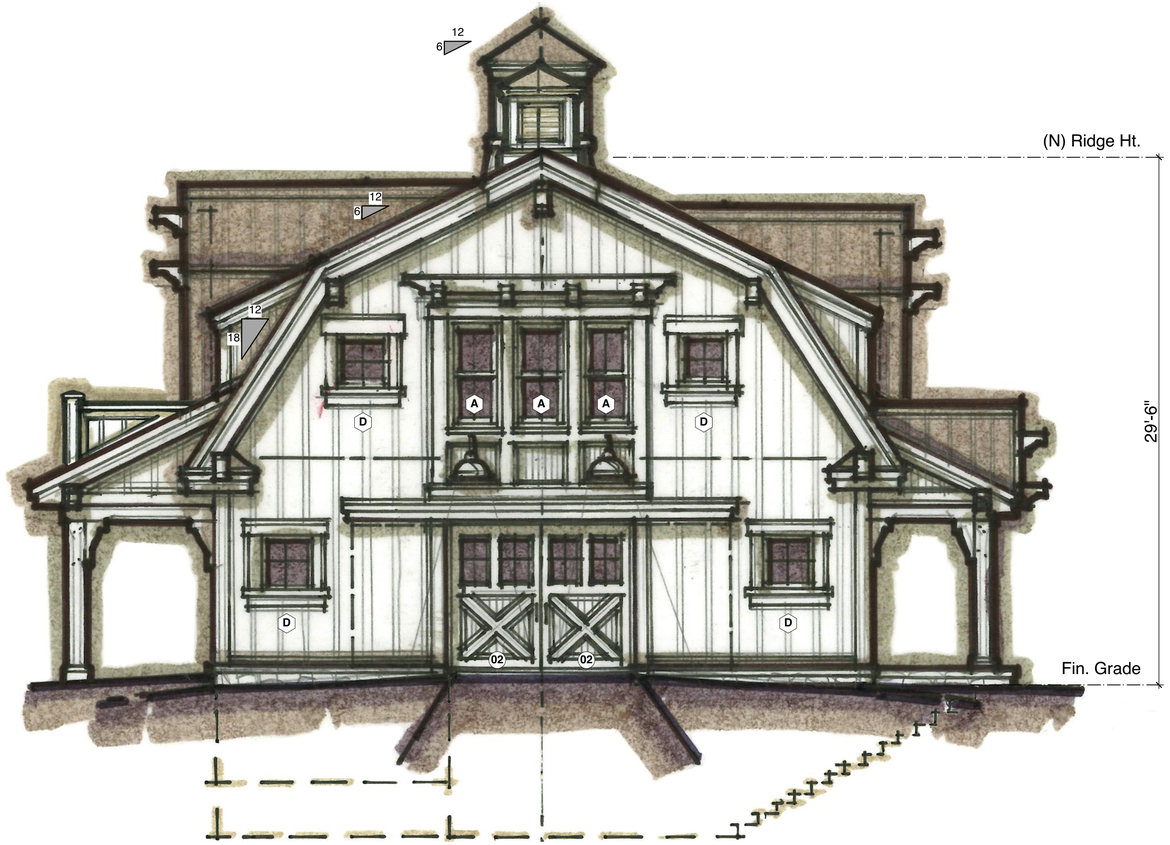


2 A-1.2 **Stable Left (South) Elevation - HDC**

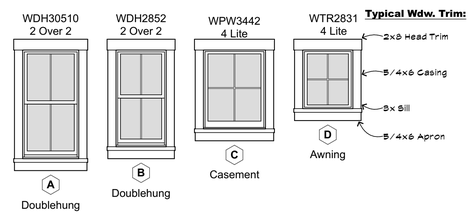
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

Materials Legend

Prefinished Standing Seam Metal Roof	
Wood Board & Batten Wall	
Wood T&G Wall	

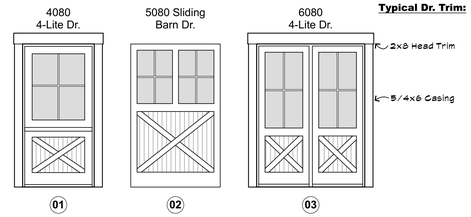
Stable Window Schedule



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



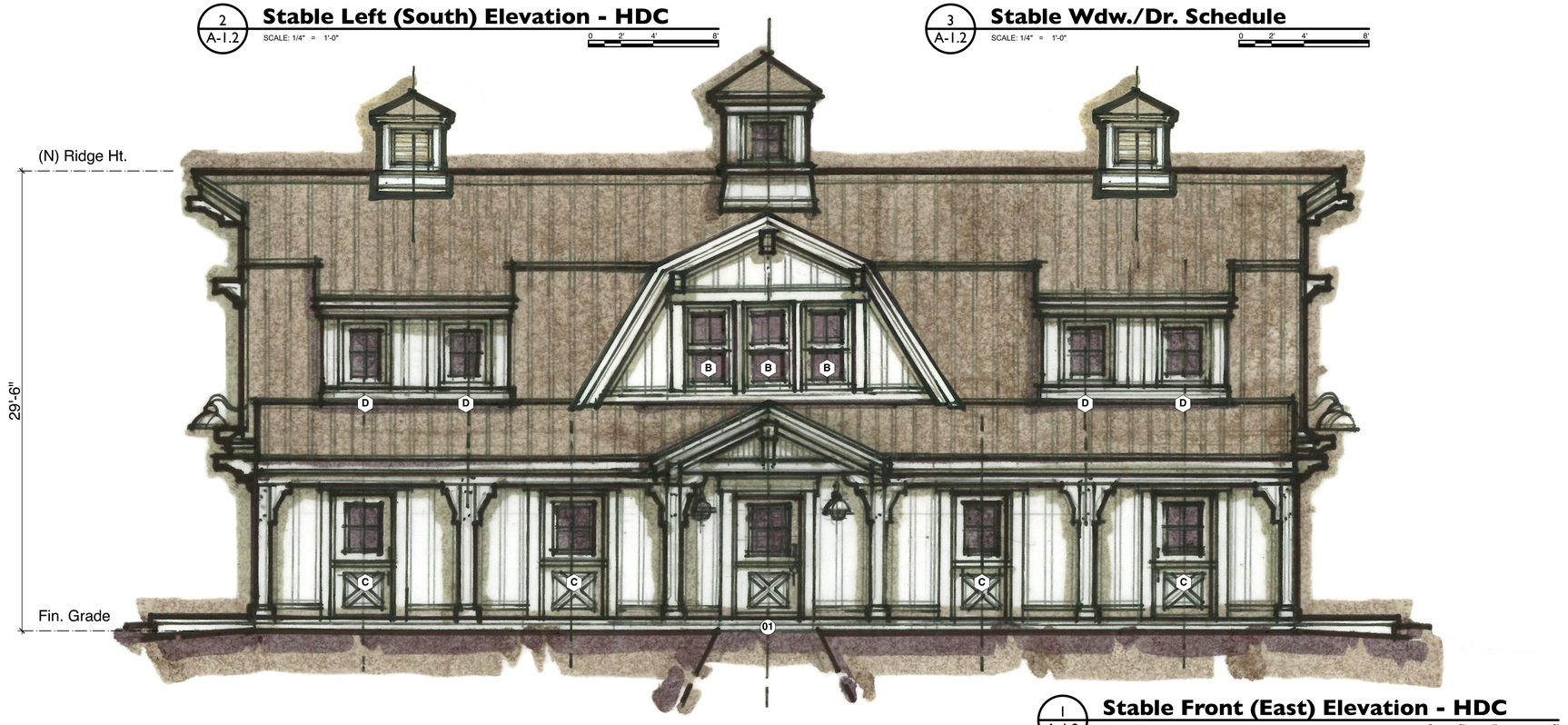
Door Specifications:

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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OFFICE: 508.825.8825
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14 Tripp Dr Nantucket MA 02554

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A-1.2
DATE: 4/3/25

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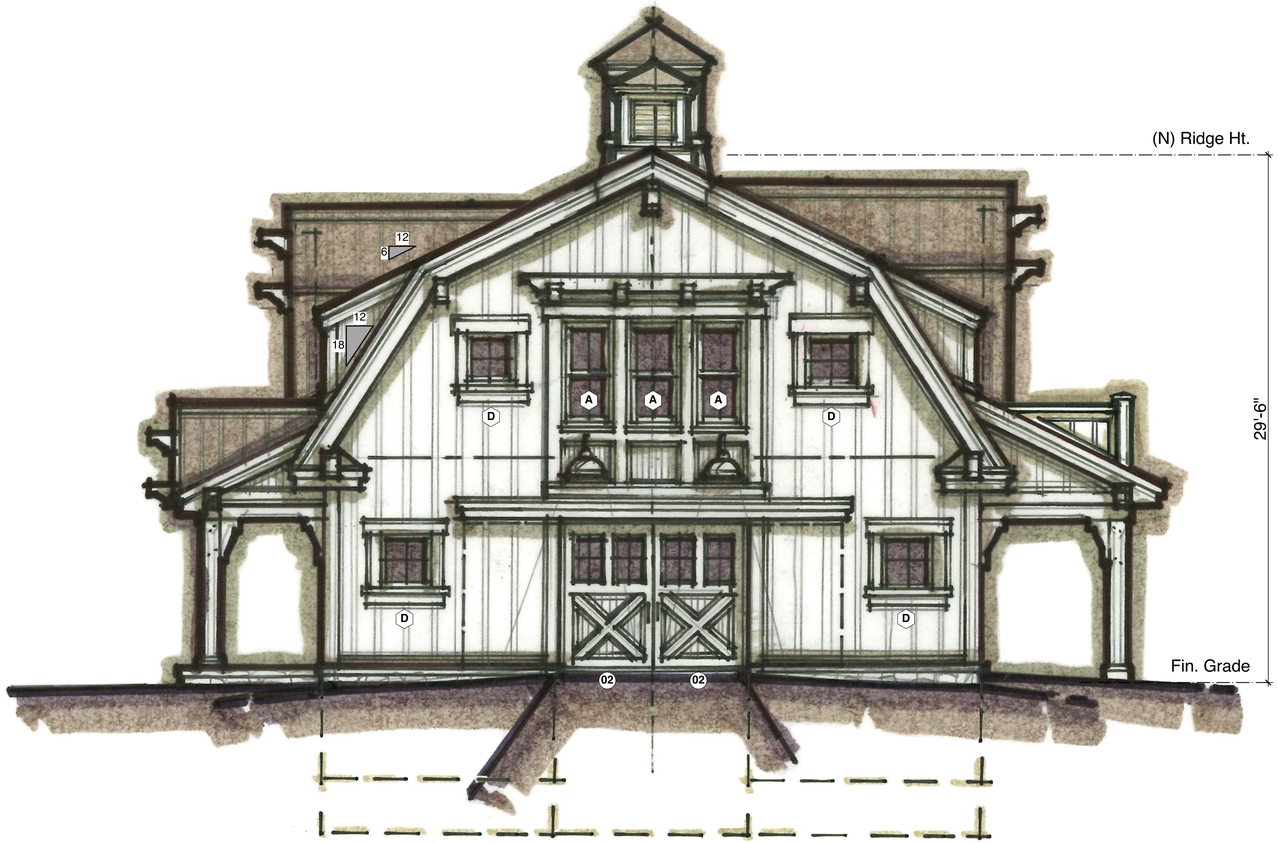

2 A-1.3 **Stable Right (North) Elevation - HDC**

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
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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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☑ Return Receipt (electronic)	$0.00
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
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$	
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$	

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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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City, State, ZIP+4®: NORFOLK, MA 02056

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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

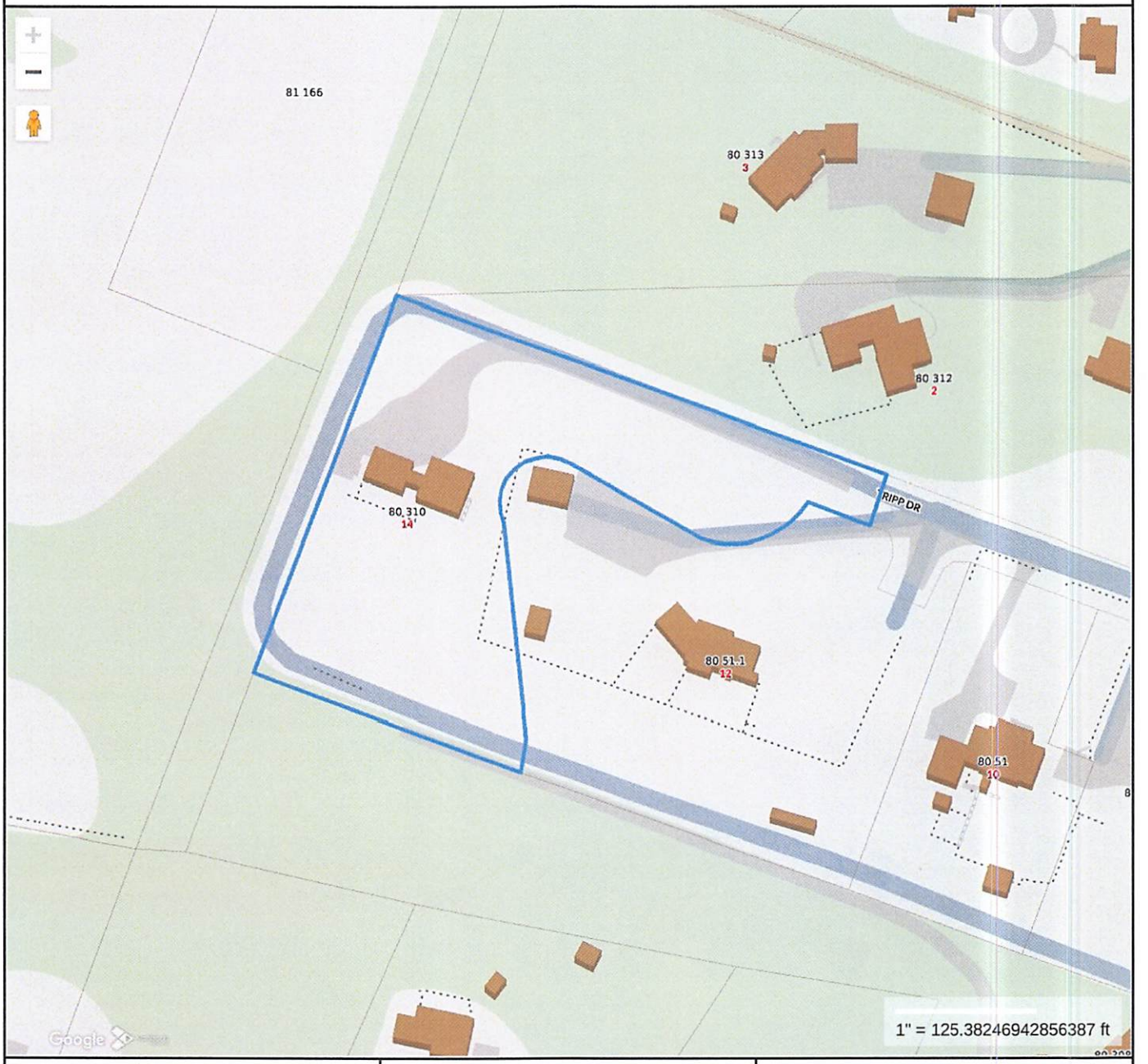
Deck NATURAL | Foundation STONE VENEER 8" | Fence _____ | Shutters _____

* 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

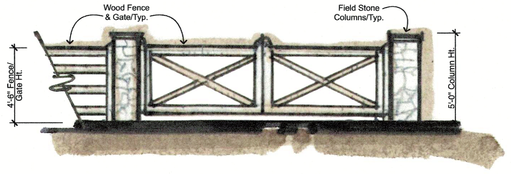
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

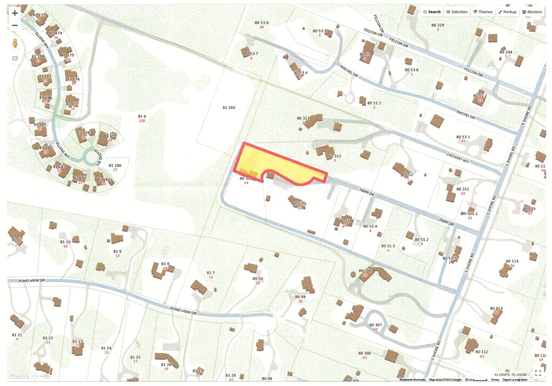


4 G-1.0 **Proposed Gate Elevation**

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

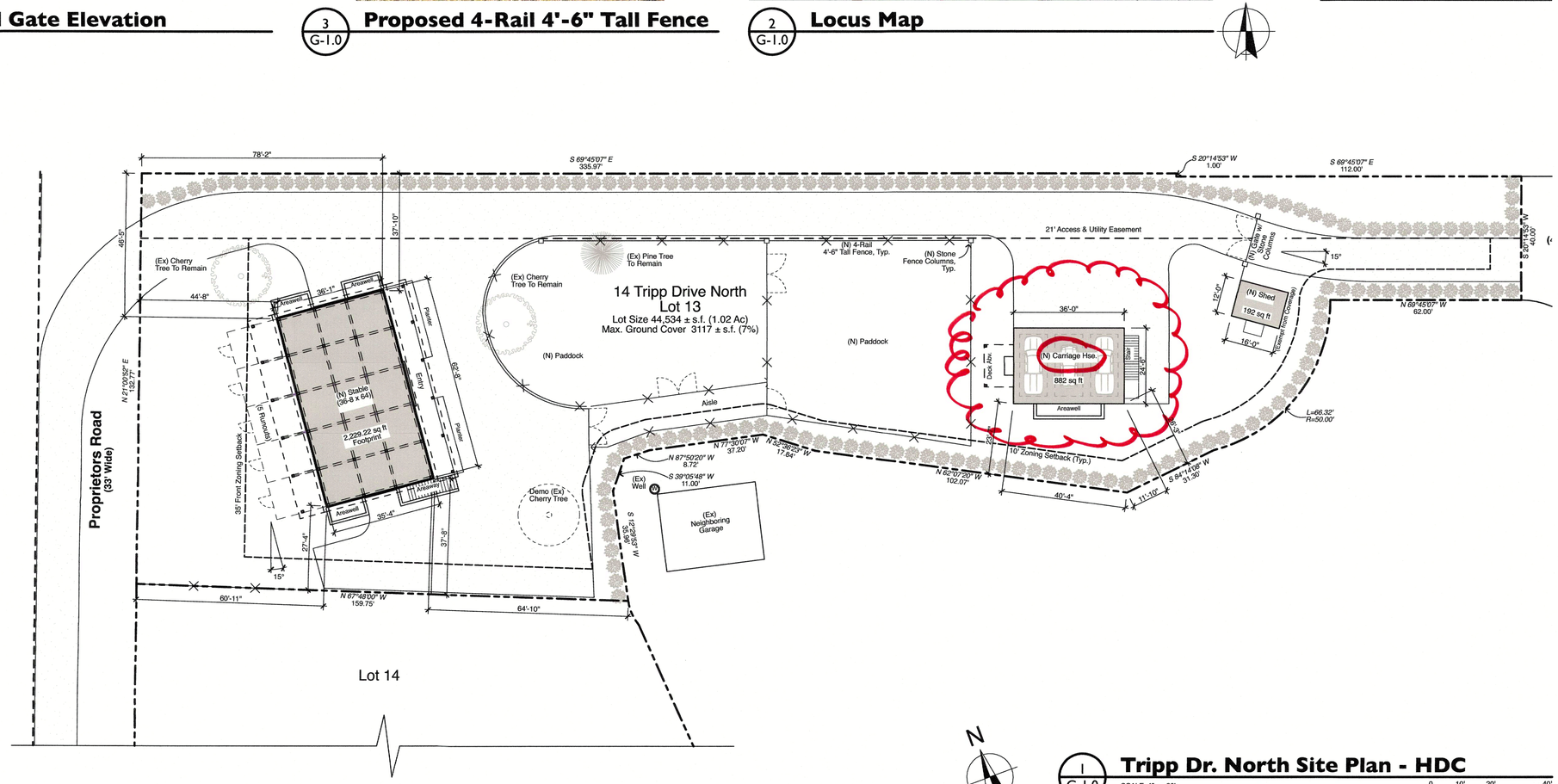
Sheet Index

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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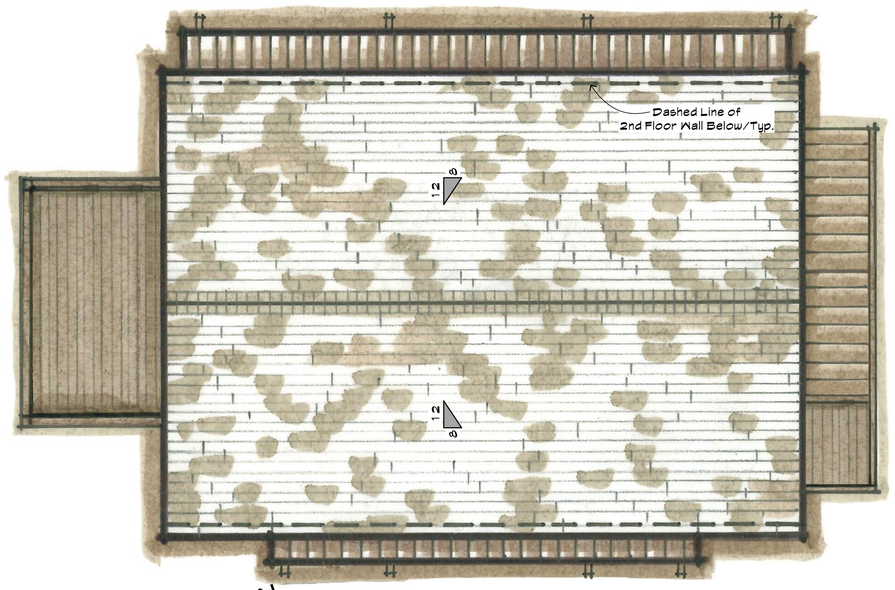
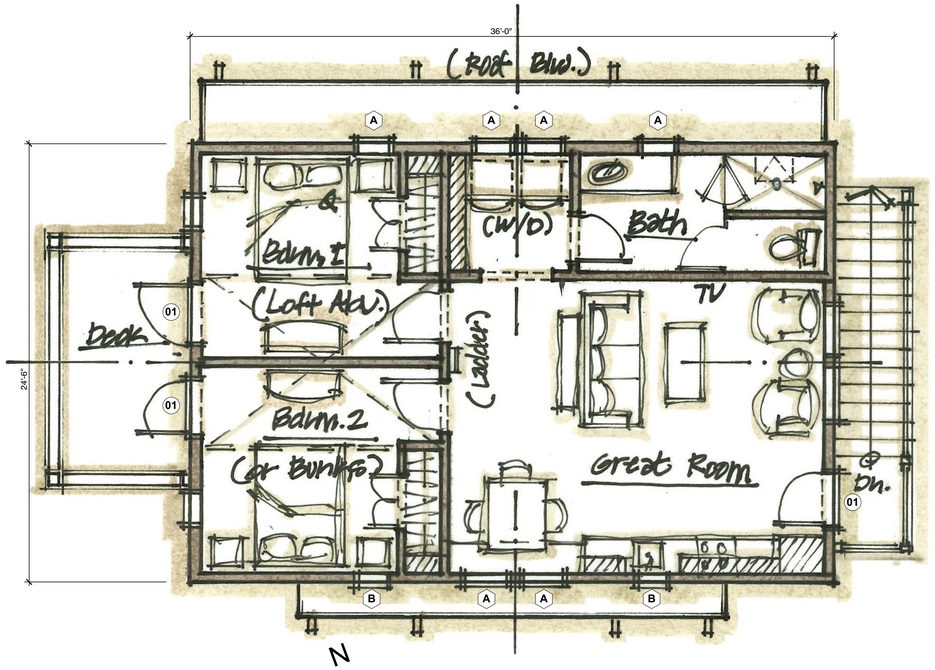
Tripp Road North Property - HDC: G-1.0 Site Plan, Locus Map, Project Directory, Sheet index printed by Ryan Rushton at 8:44 AM on 4/3/25



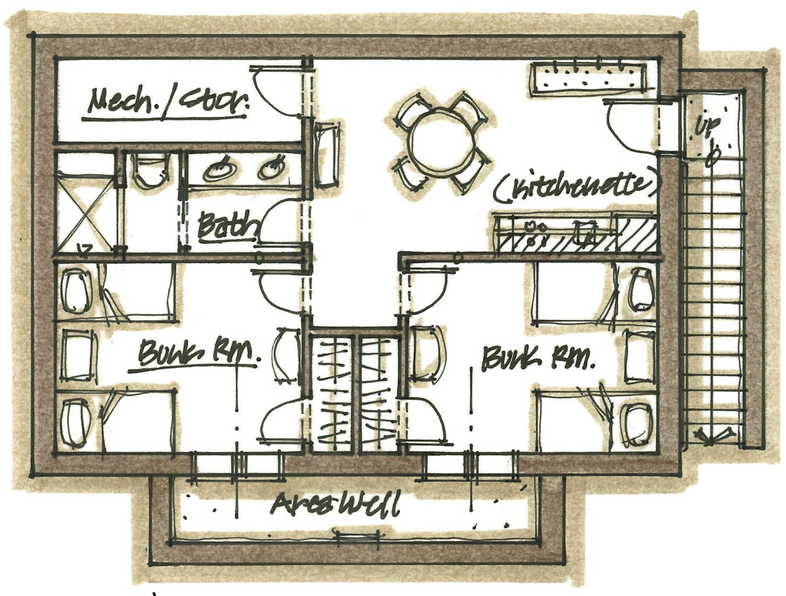
4 A.2.0 **Carriage Hse. Roof Plan - HDC**

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



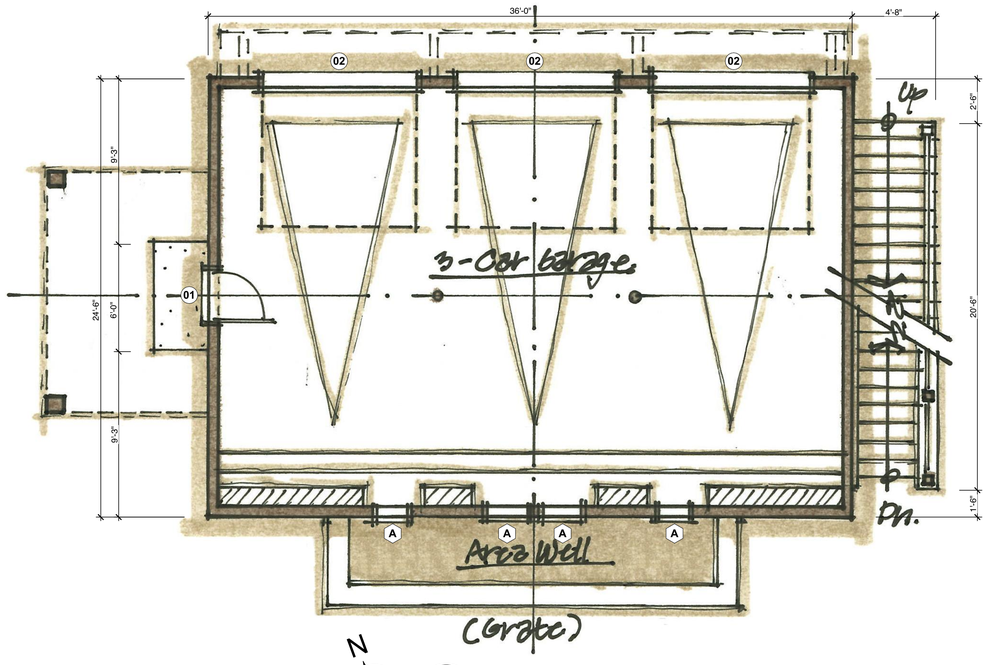
2 A.2.0 **Carriage Hse. Second Floor Plan - HDC**

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
STUDIO: 303.730.2757 FAX: 303.730.2774 WEB: WWW.EKMANDESIGN.COM
550 EAST 8TH AVENUE DENVER, CO 80203

Cottage & Castle, Inc.
Jamie Feeley • General Contractor
OFFICE: 508.835.8835
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA 02554

Tripp Road Properties Stables & Carriage House I - HDC A.2.0 Carriage House Floor Plans printed by Symm VoNesbo at 10:25 AM on 2/7/25

Issued :

14 Tripp Dr North

A Stable, Carriage House & Shed
for 14 Tripp Dr LLC

14 Tripp Dr Nantucket MA 02554

SHEET:

A.2.0

DATE: 2/7/25

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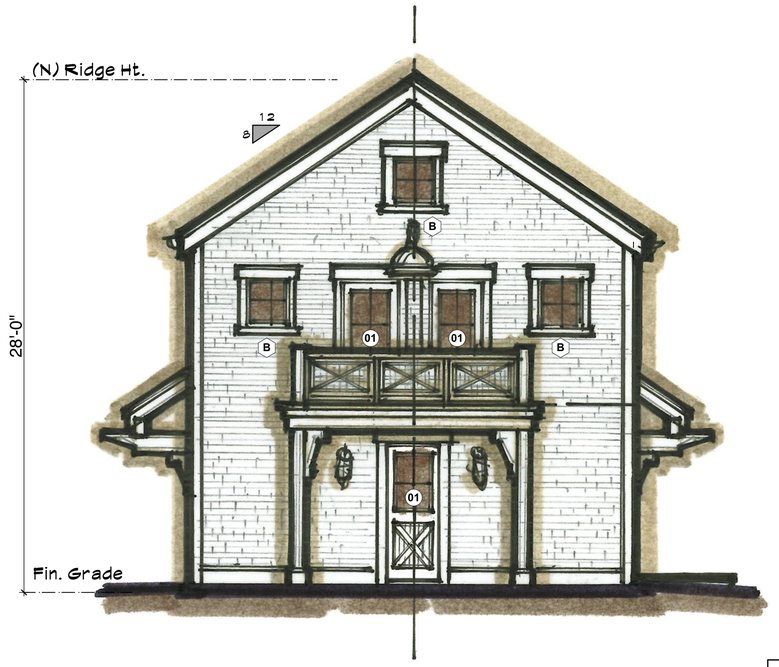
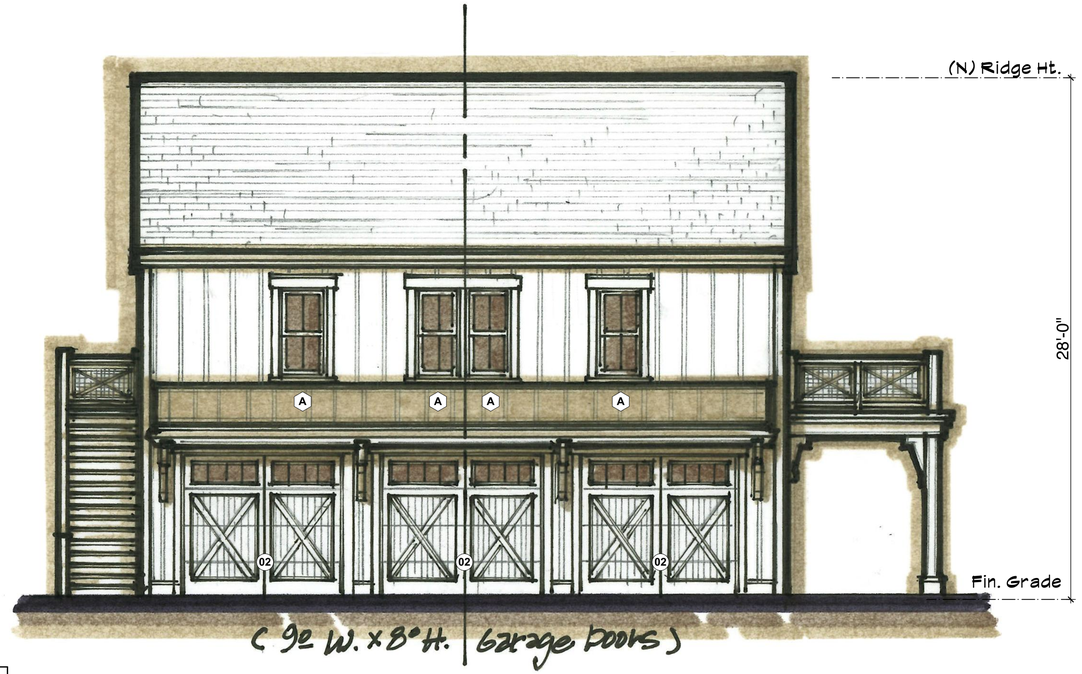
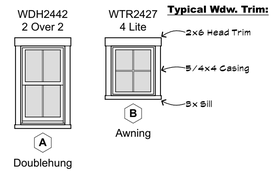


4 A.2.1 **Carriage Hse. Right (West) Elevation - HDC**
SCALE: 1/4" = 1'-0"



3 A.2.1 **Carriage Hse. Front (North) Elevation - HDC**
SCALE: 1/4" = 1'-0"

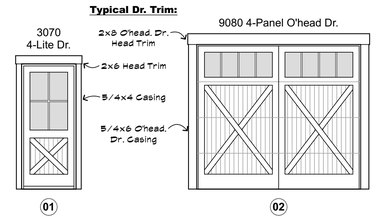
Carriage House Window Schedule



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

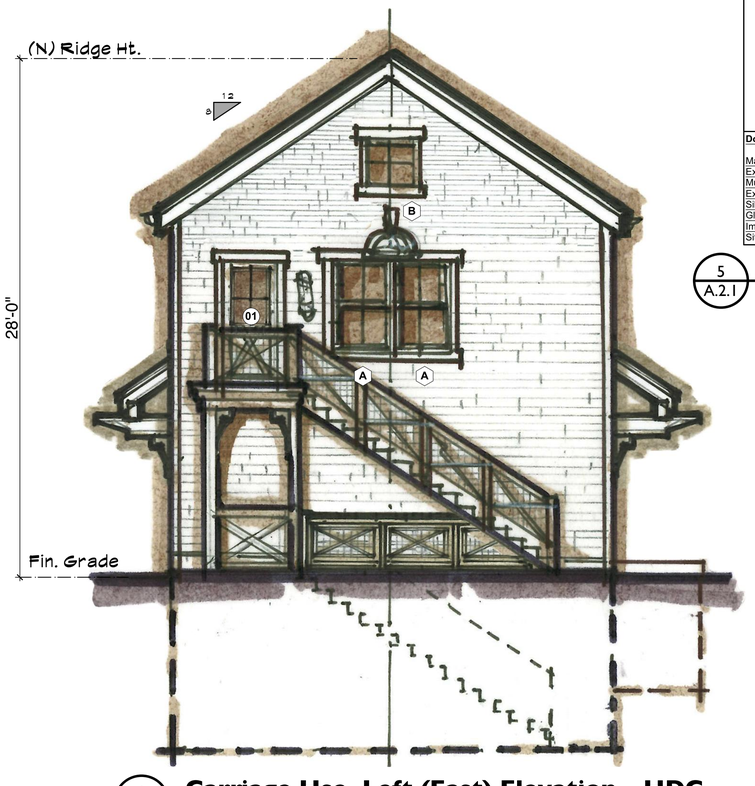
Carriage House Door Schedule



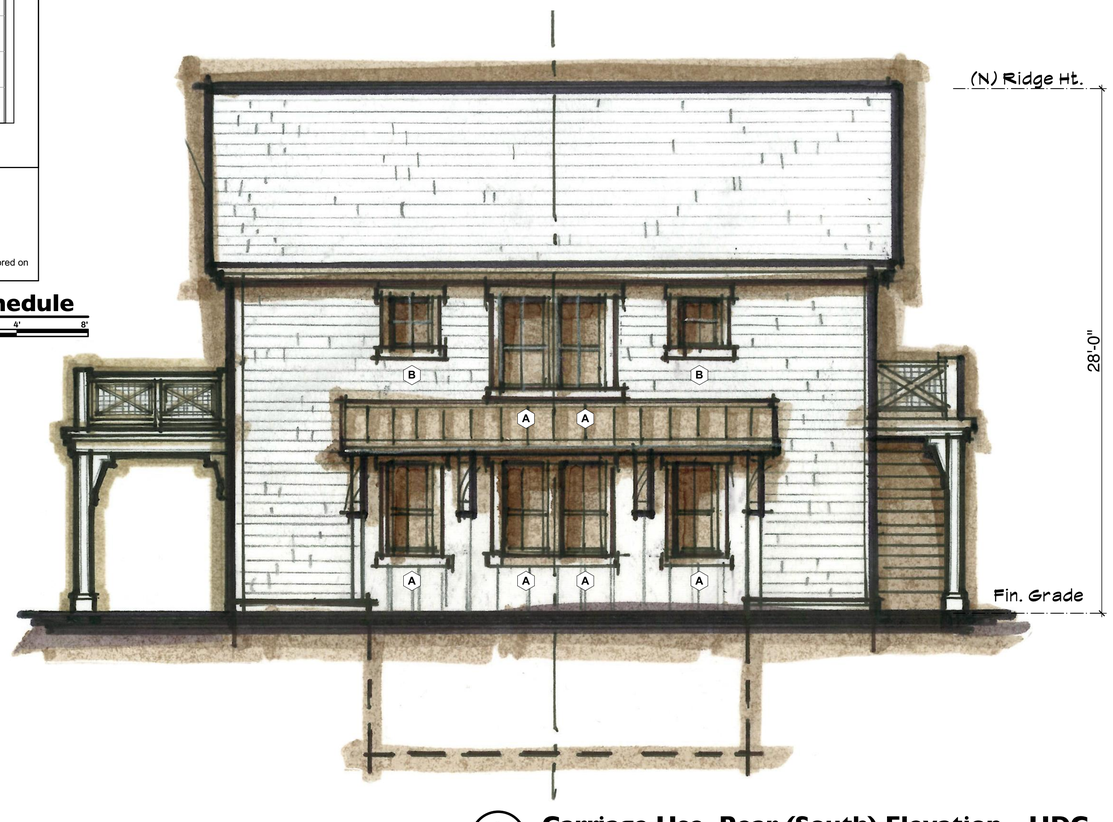
Door Specifications:

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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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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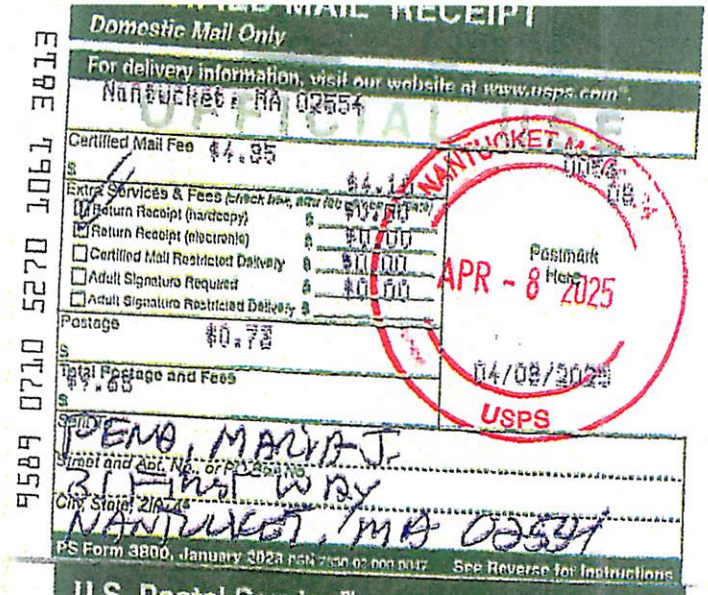

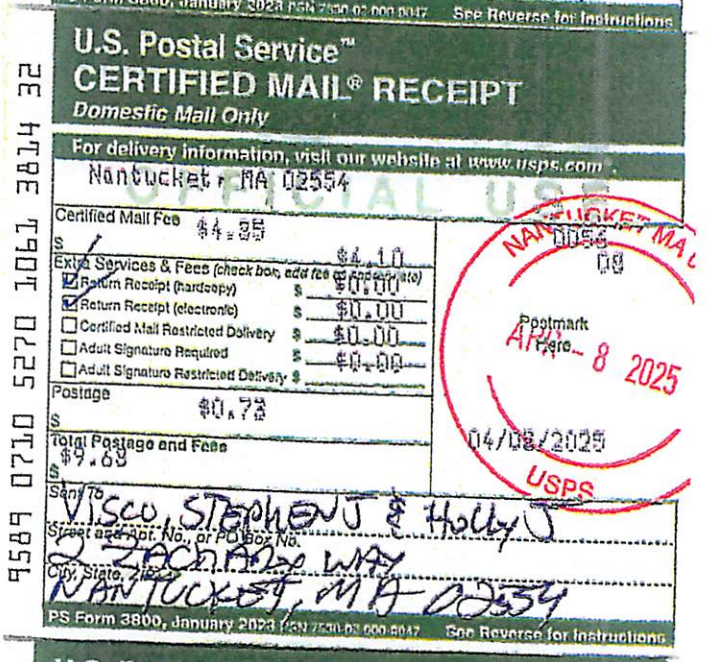

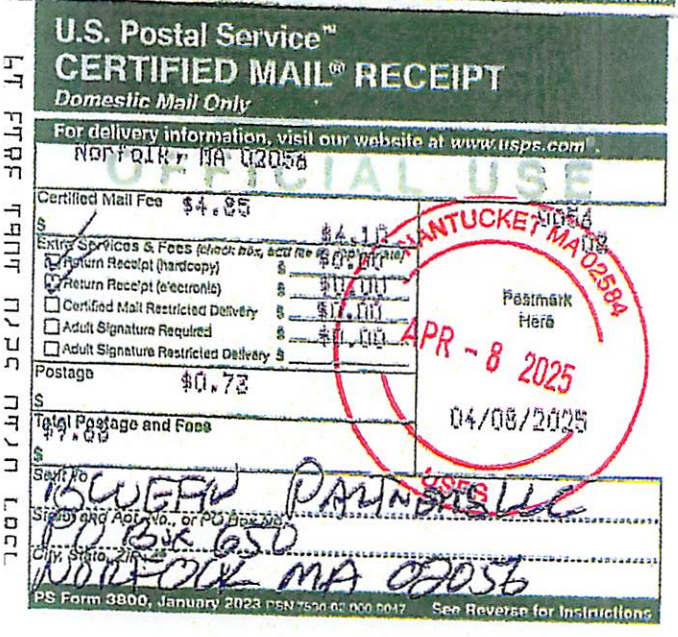

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- [ ] Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $9.68

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NANTUCKET MA 02584 APR - 8 2025 USPS

04/08/2025

Sent To: VISCO, STEPHEN J & HOLLY J

Street and Apt. No., or PO Box No.: 2 ZACHARY WAY

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

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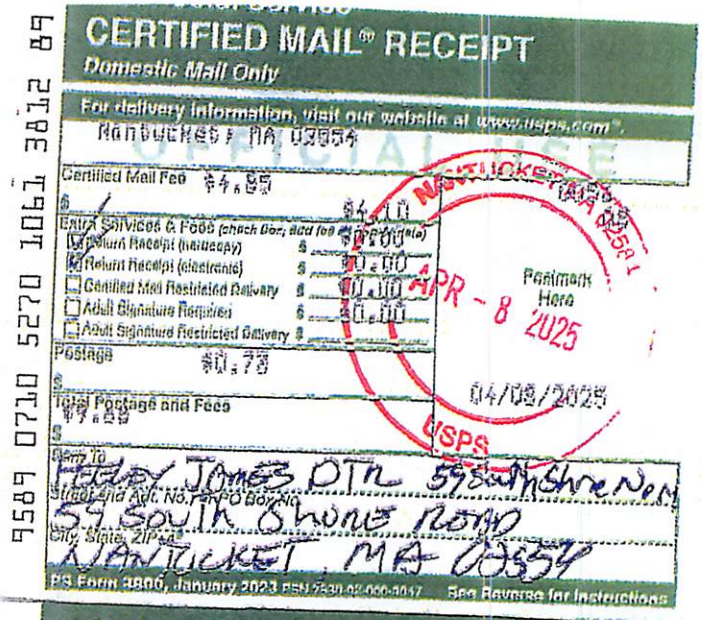

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- [x] Return Receipt (electronic) $ $0.00
- [ ] Certified Mail Restricted Delivery $ $0.00
- [ ] Adult Signature Required $ $0.00
- [ ] Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $

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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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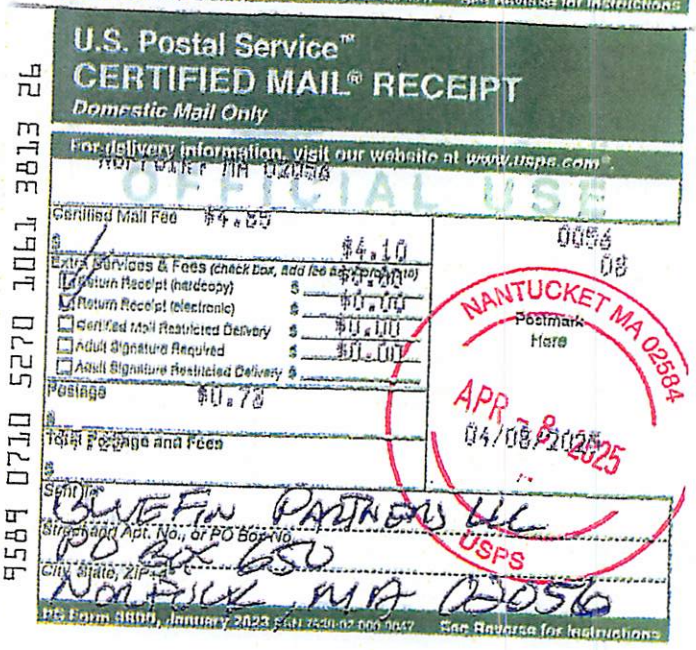
9589 0710 5270 1061 3813 19



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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: 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)

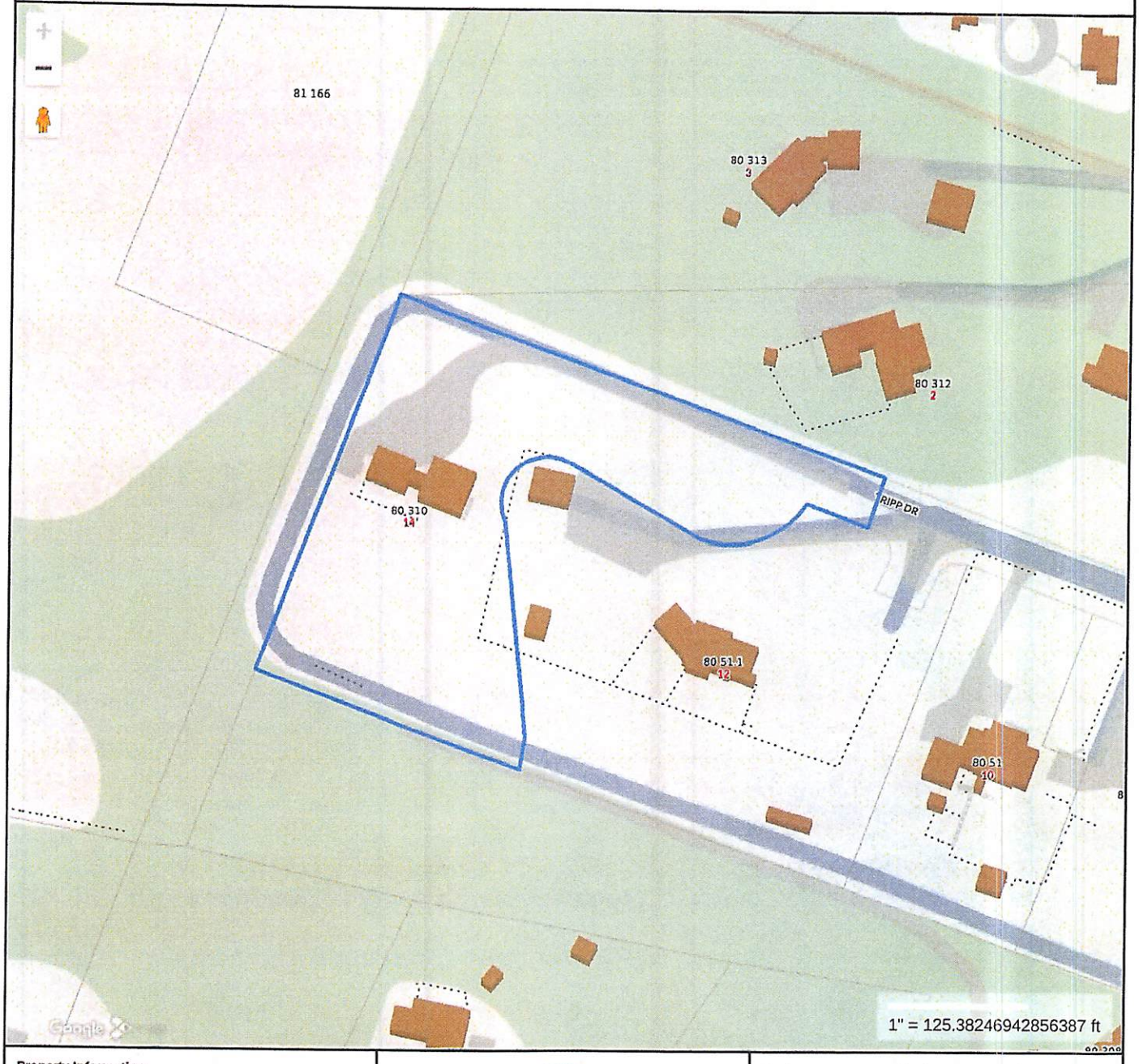
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*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

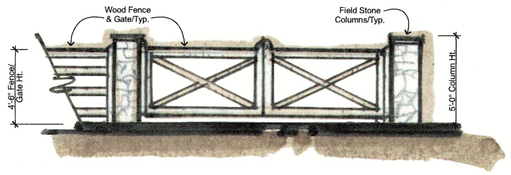
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

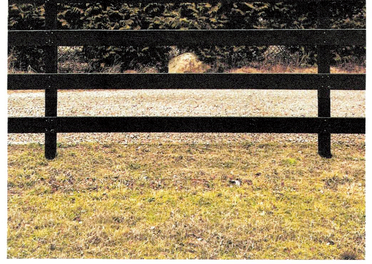

12 Tripp Dr
neighbors


neighbors all the
way over at Ellen's Way

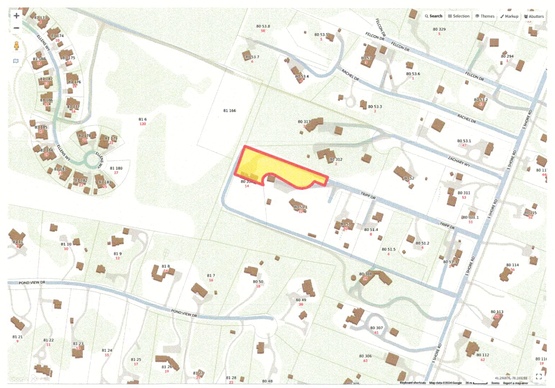


4 G-1.0 **Proposed Gate Elevation**

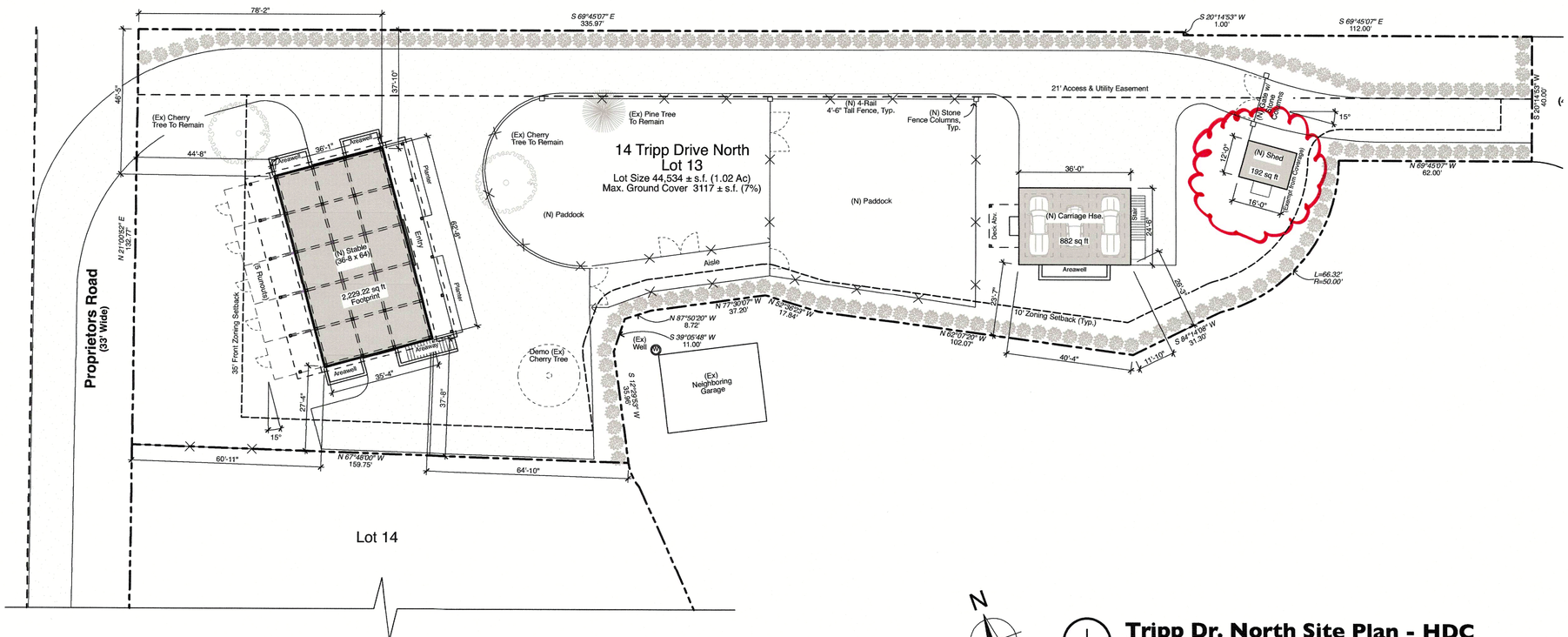
SCALE: 1/4" = 1'-0"



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

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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 508 825 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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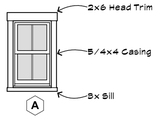
Tripp Road North Property - HDC: G-1.0 Site Plan, Locus Map, Project Directory, Sheet Index printed by Ryan Rushton at 8:44 AM on 4/9/25

Shed Window Schedule

WDH2036
2 Over 2

Typical Wdw. Trim:



Doublehung

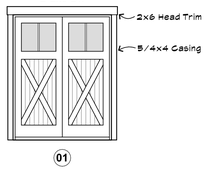
Window Specifications:

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:

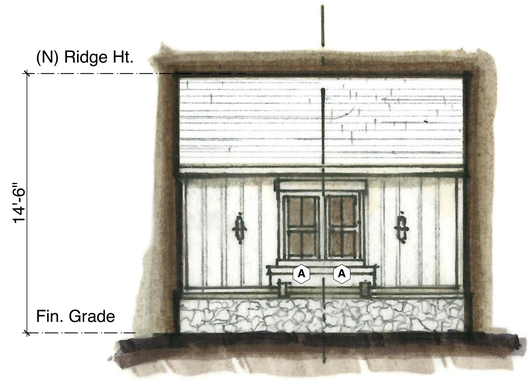
5670
2-Lite Dr.



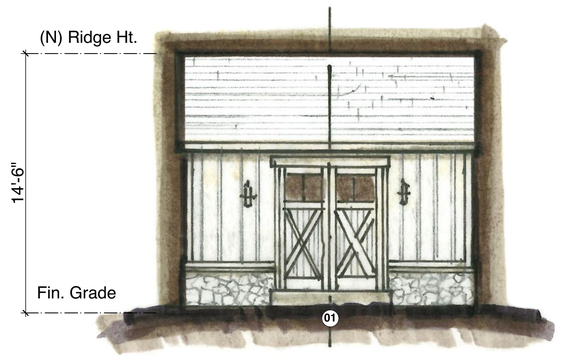
Door Specifications:

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

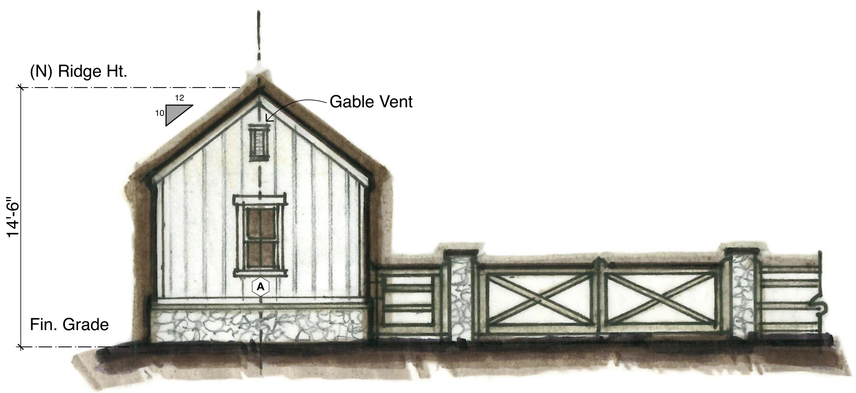
7 / A-3.0 **Shed Wdw./Dr. Schedule**
SCALE: 1/4" = 1'-0"



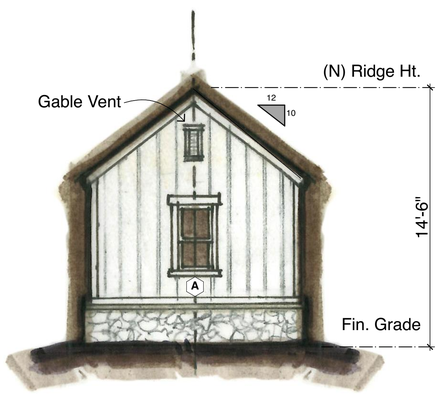
5 / A-3.0 **Shed Rear (North) Elevation - HDC**
SCALE: 1/4" = 1'-0"



4 / A-3.0 **Shed Front (South) Elevation - HDC**
SCALE: 1/4" = 1'-0"



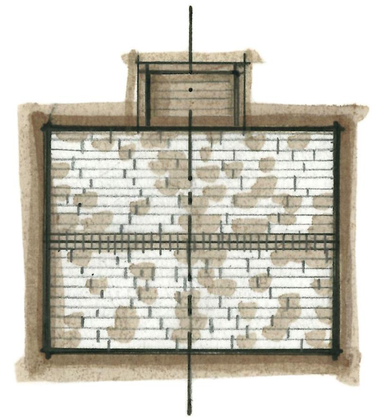
6 / A-3.0 **Shed Side (East) Elevation - HDC**
SCALE: 1/4" = 1'-0"



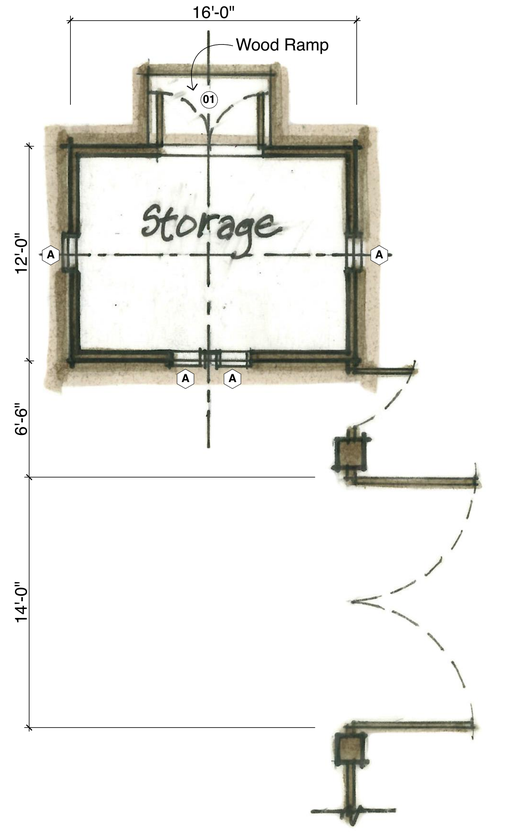
3 / A-3.0 **Shed Side (West) Elevation - HDC**
SCALE: 1/4" = 1'-0"

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"

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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

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SHEET:
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

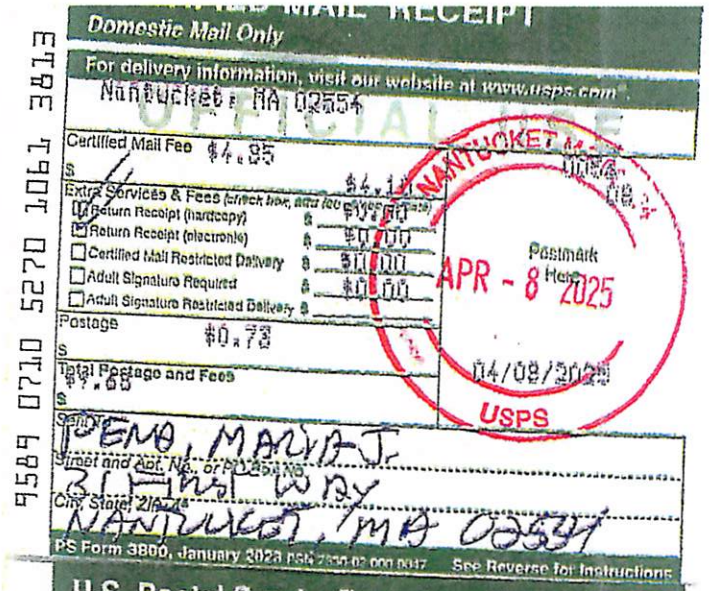
PENA MARIA J
31 FIRST WAY
NANTUCKET, MA 02554

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 $
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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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Total Postage and Fees $9.68

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Street and Apt. No., or PO Box No.: 2 ZACHARY WAY
City, State, ZIP+4®: NANTUCKET, MA 02554

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City, State, ZIP+4®: NORFOLK, MA 02056

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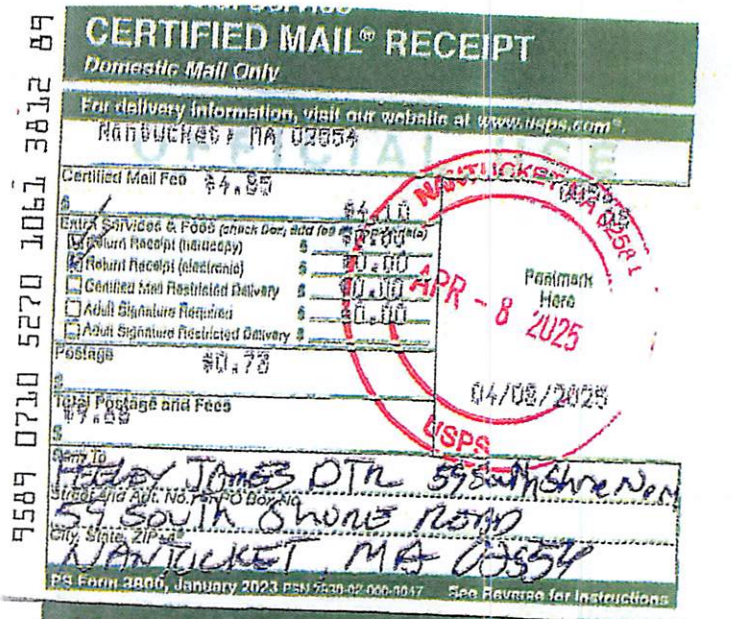

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☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $9.68

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Street and Apt. No., or PO Box No.: 59 SOUTH SHORE ROAD
City, State, ZIP+4®: NANTUCKET, MA 02554

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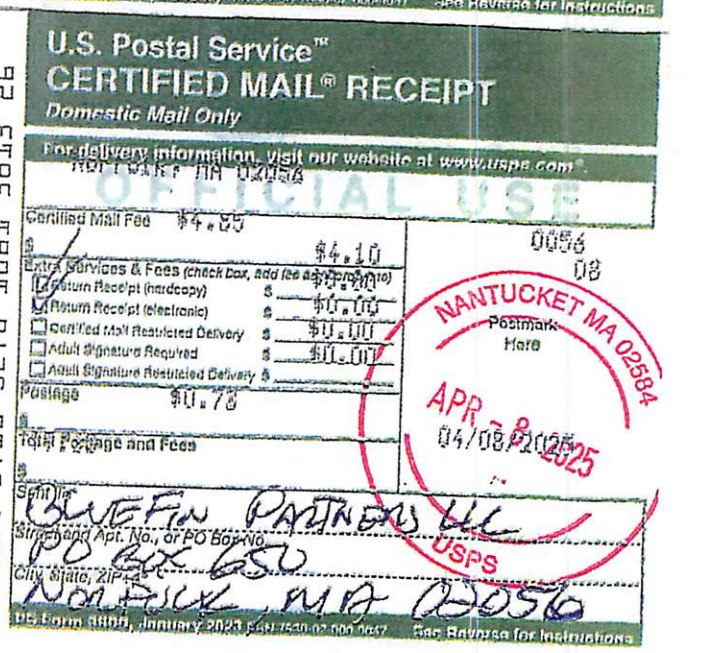

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13 MIZZENMAST - GARAGE APARTMENT

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

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Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I 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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Postage	$4.85
Certified Fee	$0.00
Return Reciept Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73
	$5.58

Postmark Here
0554 07 MA
APR 15 2025
04/15/2025

Sent To: Maltby/Keene
Street, Apt. No.; or PO Box No.: 18 Mizzenmast
City, State, ZIP+4: 02554

PS Form 3800, June 2002 — See Reverse for Instructions

7003 2260 0001 1629 2641

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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

7003 2260 0001 1629 2665

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Kansas City, MO 64116

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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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OFFICIAL USE

Postage	$4.85
Certified Fee	$0.00
Return Reciept Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73
	$5.58

Postmark Here
NANTUCKET MA 0554 07
APR 15 2025
04/15/2025

Sent To: Blackwell & Casey
Street, Apt. No.; or PO Box No.: 10 Keel
City, State, ZIP+4: 02554

PS Form 3800, June 2002 — See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

37 Washington Street
Nantucket, Massachusetts 02554
Telephone: 508.228.7231 Fax: 508.325.7572

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 13 MIZZENMAST ROAD

Tax Map Number: 66 Parcel Number: 378

Owner of Record: ACKTUALLY OURS LLC

Description of Proposal:

NEW GARAGE APARTMENT; 26 X 50;
1 1/2 STORY (CAPE STYLE)

submitted by: MEERBERGEN DESIGNS - 508.228.1388

Anticipated HDC Submission Date: April 16, 2025

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

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

If you have any questions, please contact the HDC office at 508.228.7231.



EXISTING DWELLING - FACING MIZZENMAST ROAD
NEW STRUCTURE WILL BE TO THE RIGHT (NORTH)



EXISTING DWELLING - FACING SOUTH



EXISTING DWELLING - FACING MIZZENMAST ROAD
NEW STRUCTURE WILL BE TO THE RIGHT (NORTH)



EXISTING DWELLING - REAR (WEST)
NEW STRUCTURE TO LEFT



EXISTING DWELLING - REAR (WEST)
NEW STRUCTURE TO LEFT



EXISTING DWELLING - NORTH
NEW STRUCTURE BLOCKS VIEW



5 LUFF ROAD



2 RUDDER LANE



6 TOPPING LIFT



11 KEEL LANE



14 MIZZENMAST



18 MIZZENMAST



8 MIZZENMAST



2 TOPPING LIFT



10 RUDDER LANE



14 RUDDER LANE

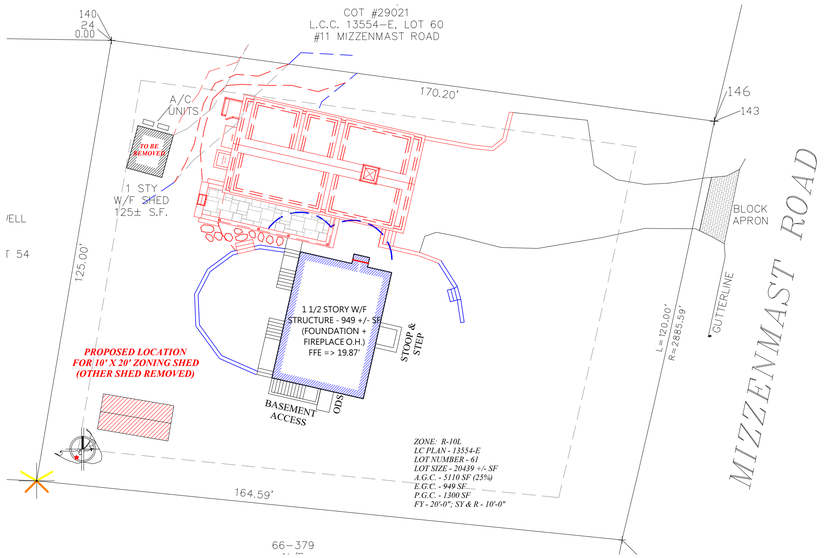


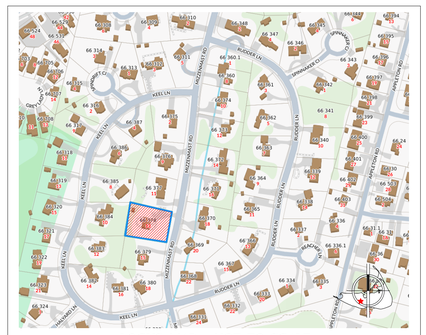
24 RUDDER LANE



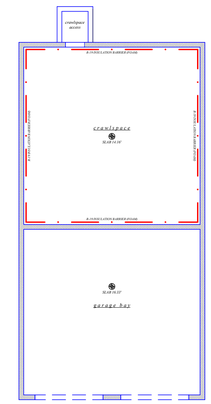
21 KEEL LANE

H.D.C. SUBMISSION

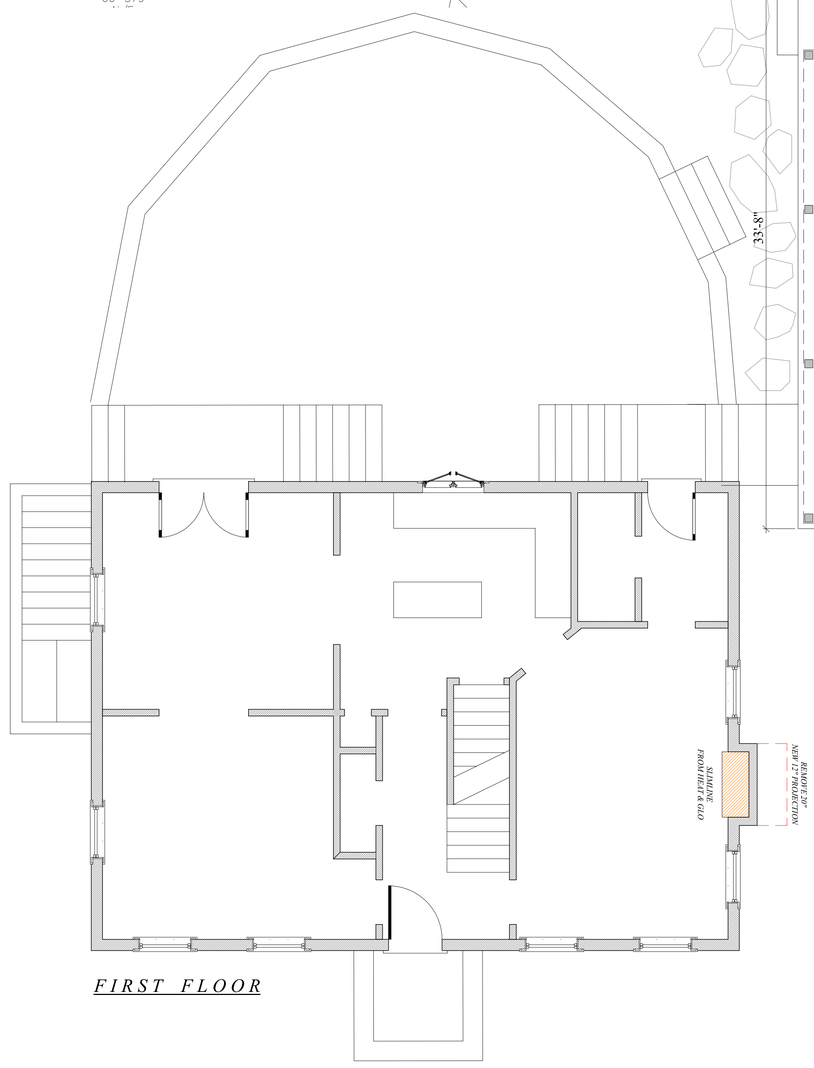




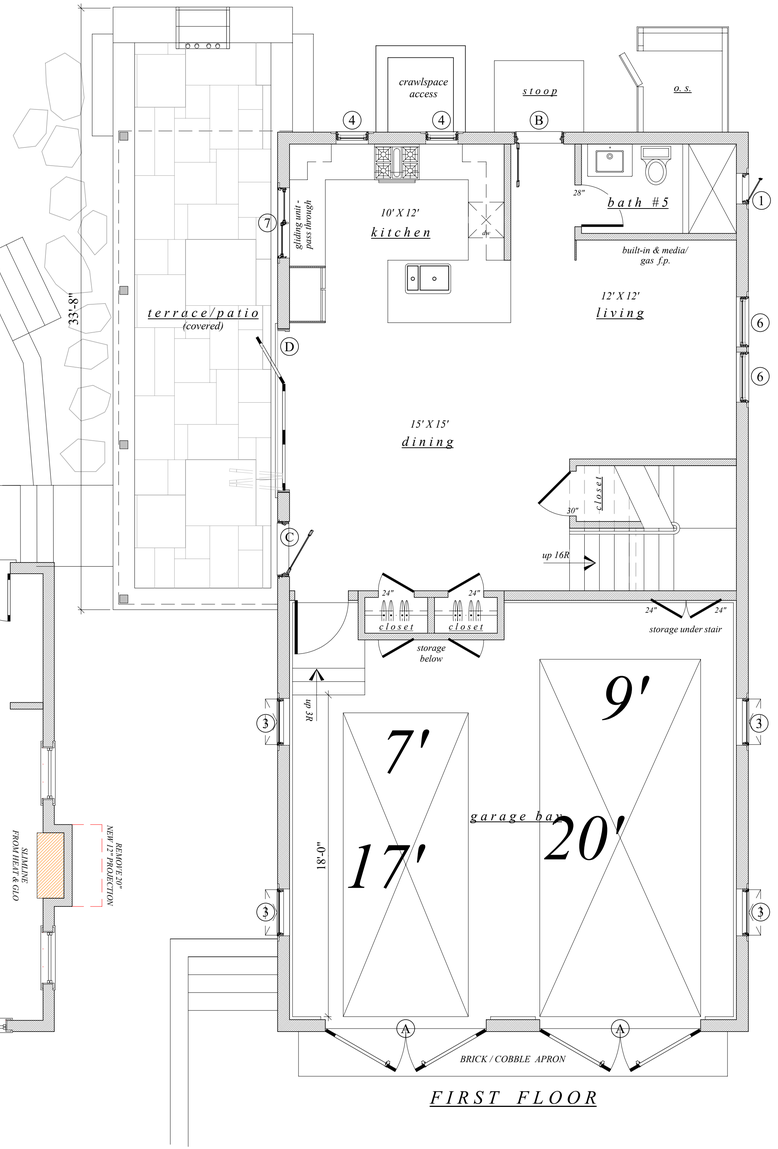
LOCUS MAP - NOT TO SCALE
13 MIZZENMAST - MAP 66; PCL 378



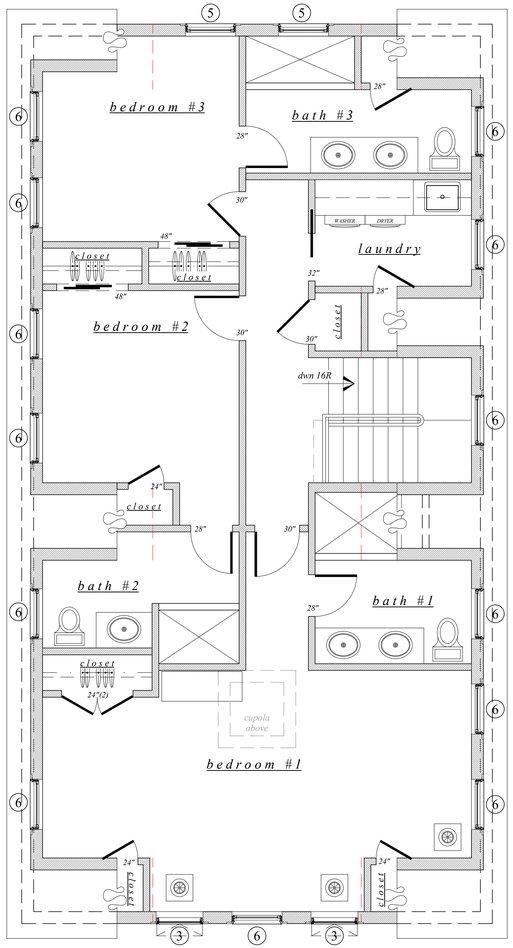
BASEMENT PLAN



FIRST FLOOR



FIRST FLOOR



SECOND FLOOR

1

MAP - 66
PCL - 378

NEW GARAGE APARTMENT
13 MIZZENMAST ROAD
NANTUCKET, MA

APRIL 15, 2025
FIRST ISSUE

FLOOR PLANS, SITE LOCUS
SCALE: 1/4" = 1'0", 1" = 20'0"
DATE: 09-11-2025

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

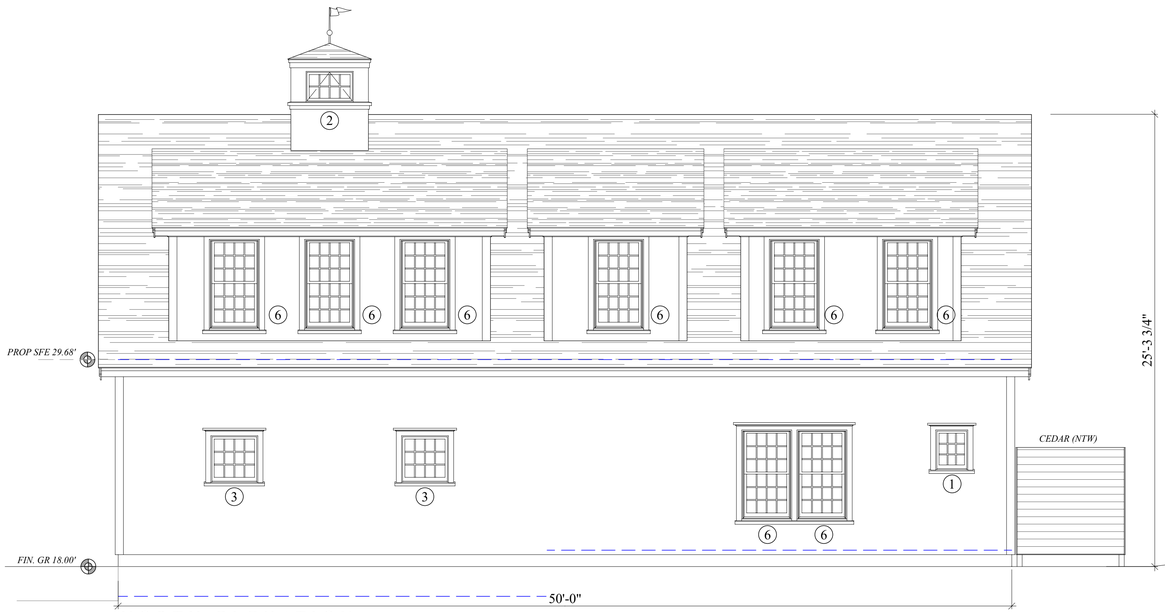
REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

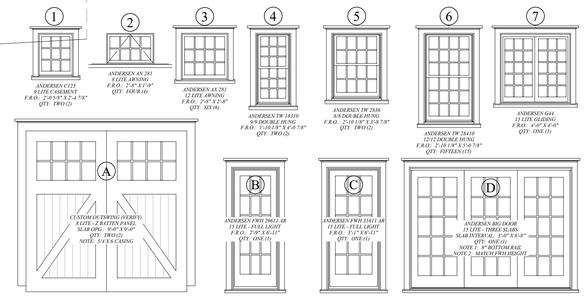
H.D.C. SUBMISSION



EAST ELEVATION
facing mizzenmast (visible)



NORTH ELEVATION
facing 11 mizzenmast (limited visibility)



2

MAP - 66
PCL - 378

NEW GARAGE APARTMENT
13 MIZZENMAST ROAD
NANTUCKET, MA

APRIL 15, 2025
ISSUE DATE

EAST & NORTH ELEVATIONS
SCALE: 1/4" = 1'0"
DATE: 09-11-2025

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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
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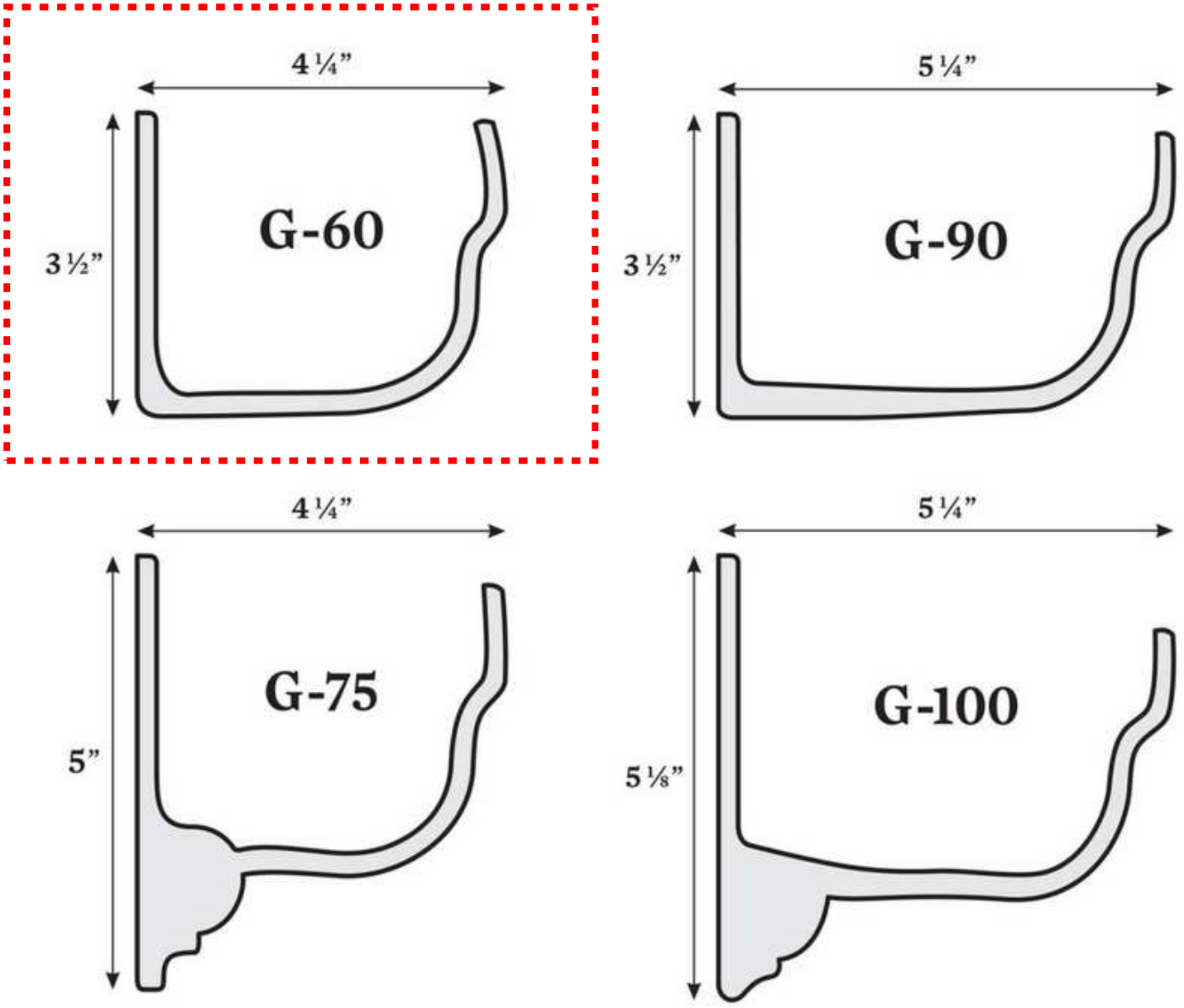
508.228.1388



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 _____

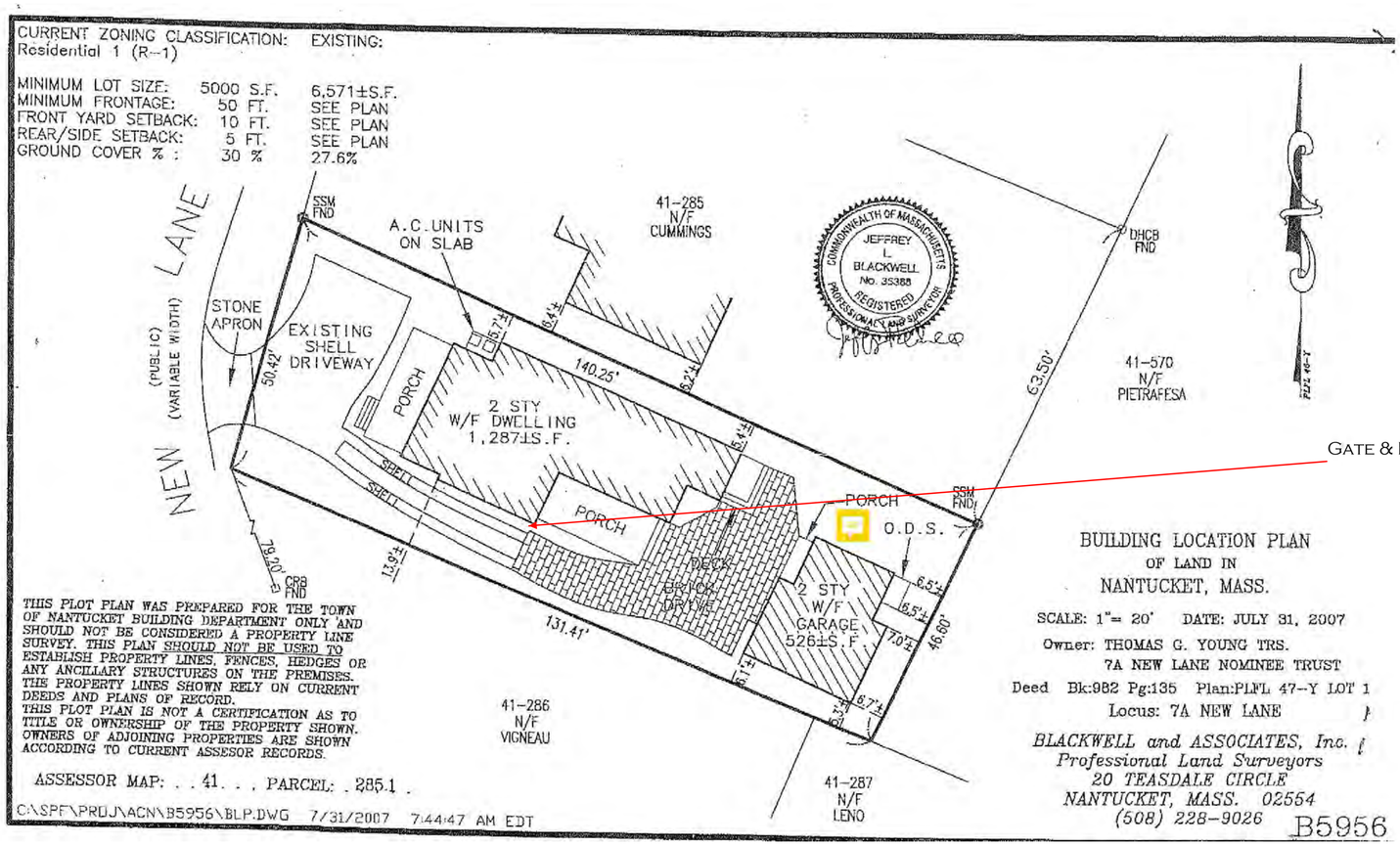
Deck _____ Foundation _____ Fence _____ Shutters _____

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

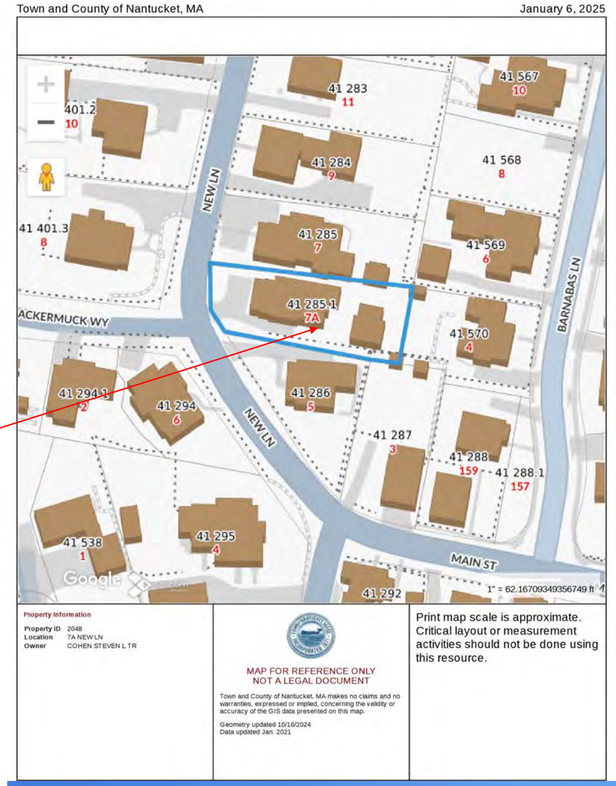
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

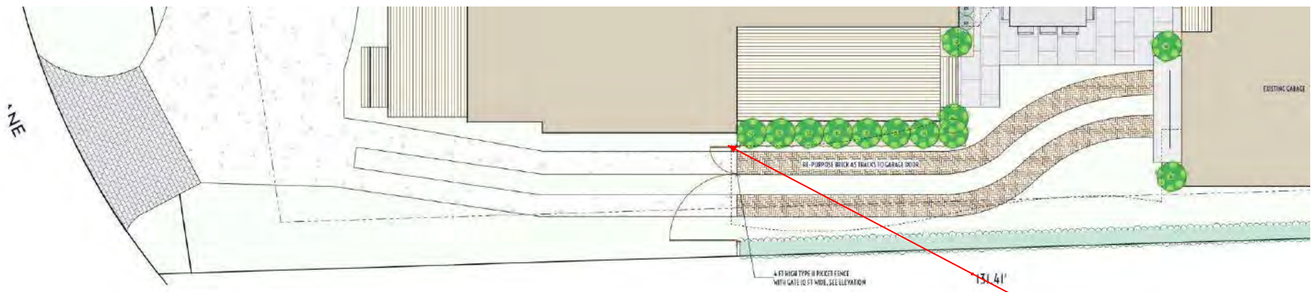
7A New Street / HDC Fence and Gate / Waterscapes by Jesse Dutra / 4 17 25



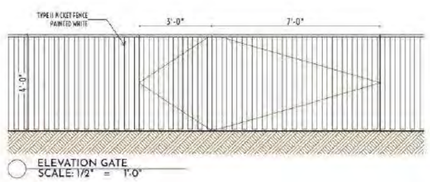
Gate & Fence Location







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.

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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°: 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

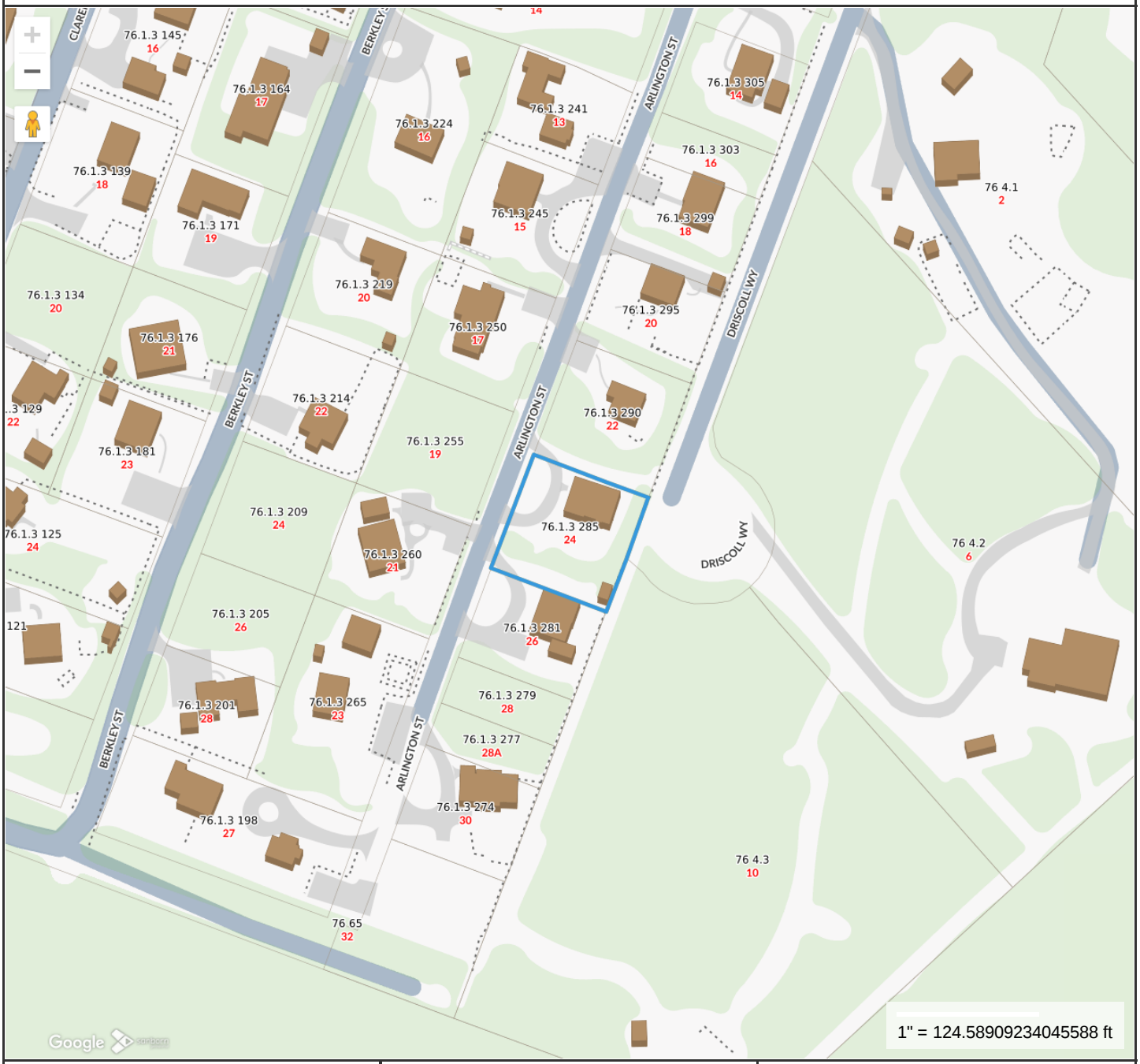
Trim NO TRIM Sash N/A Doors Dark gray

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

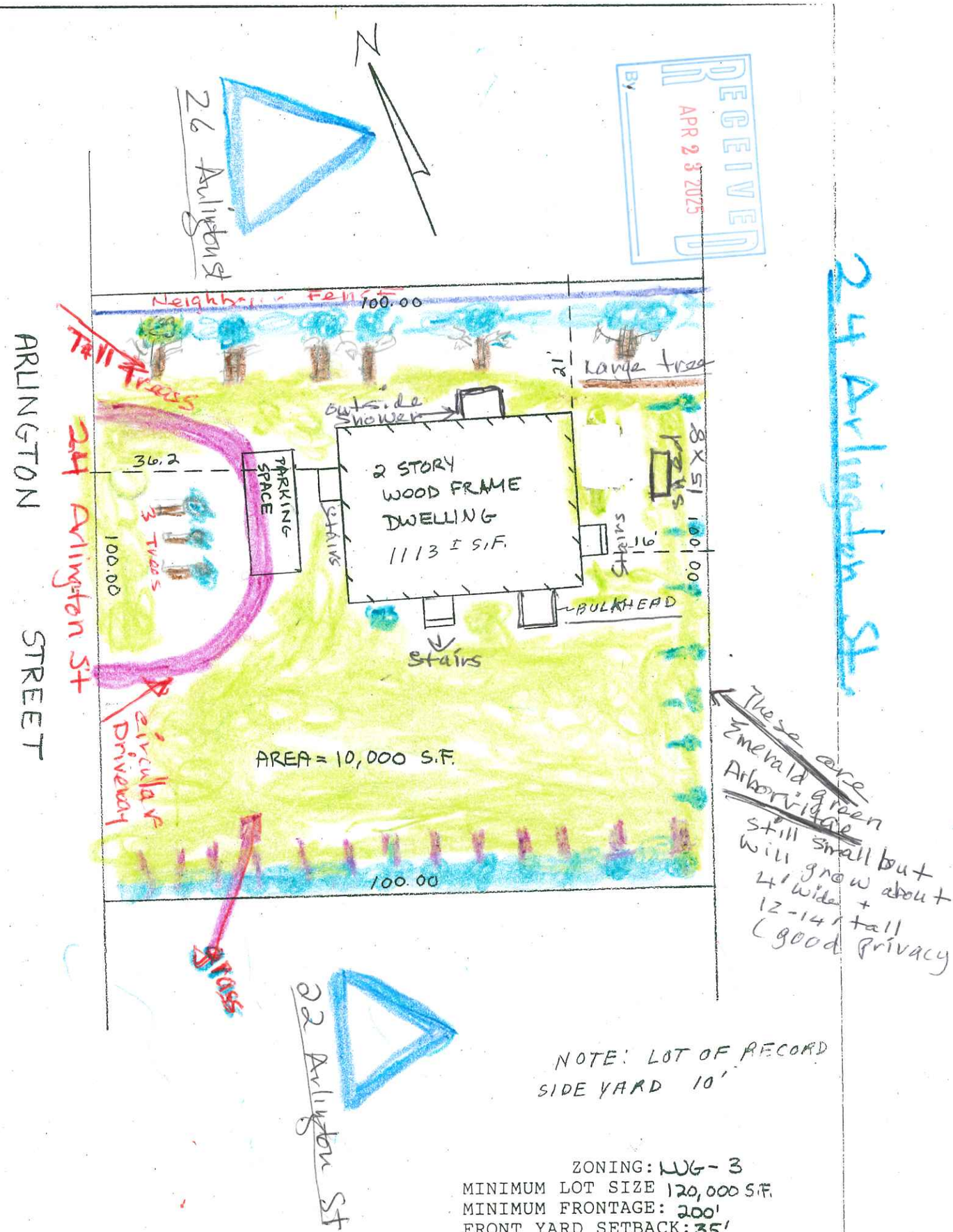


24 Arlington St

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

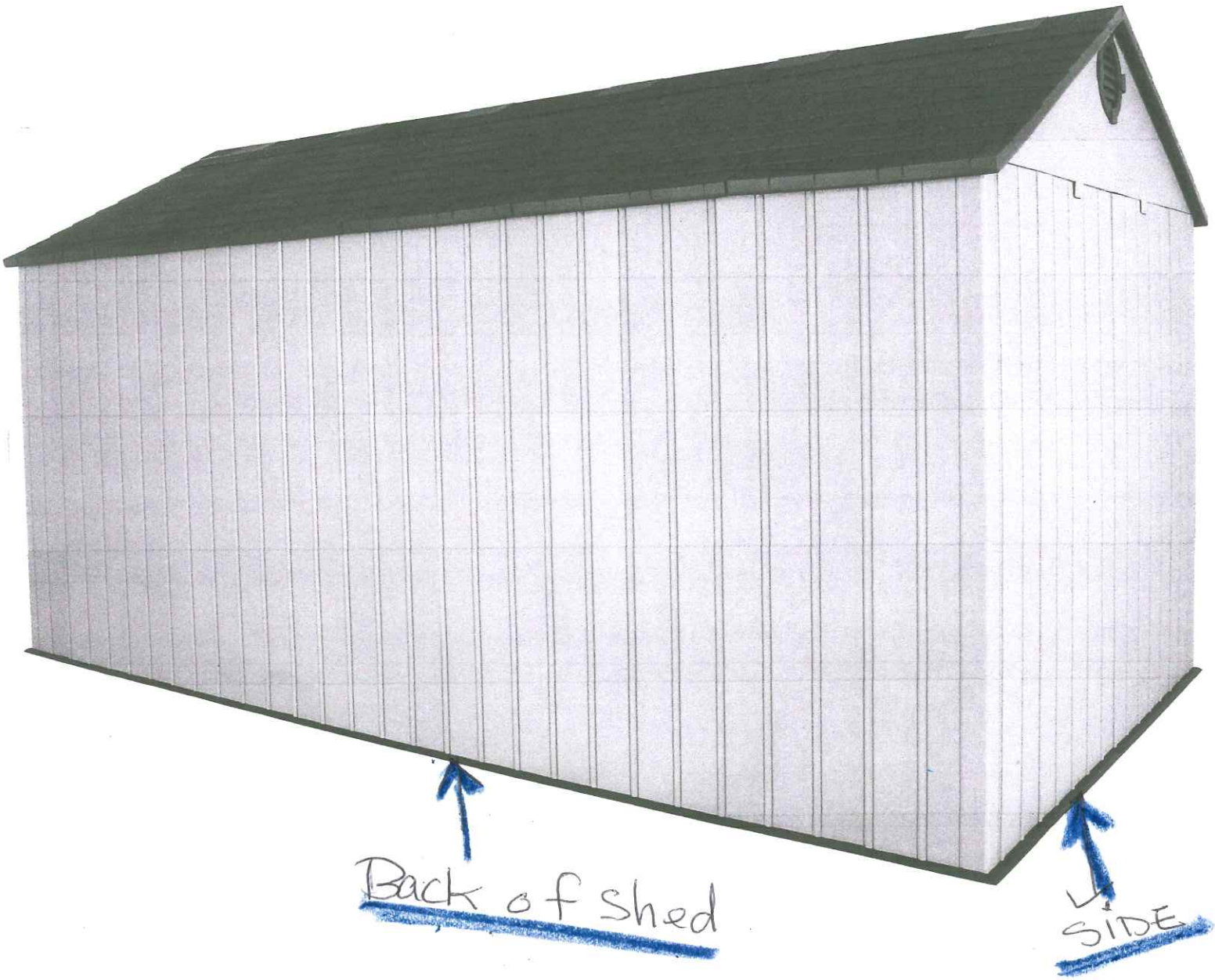
North and South Elevations



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

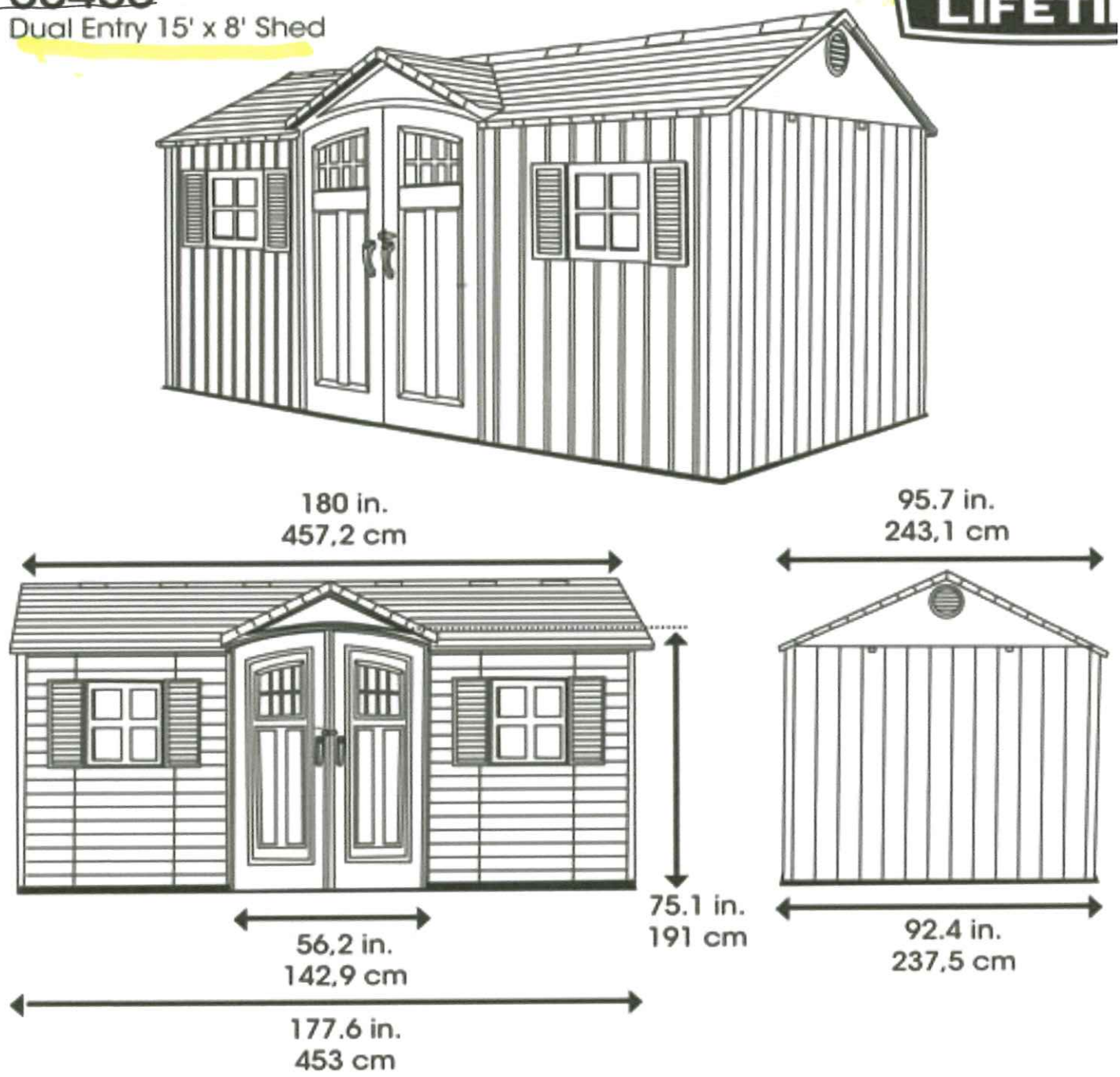
Specifications:

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: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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)

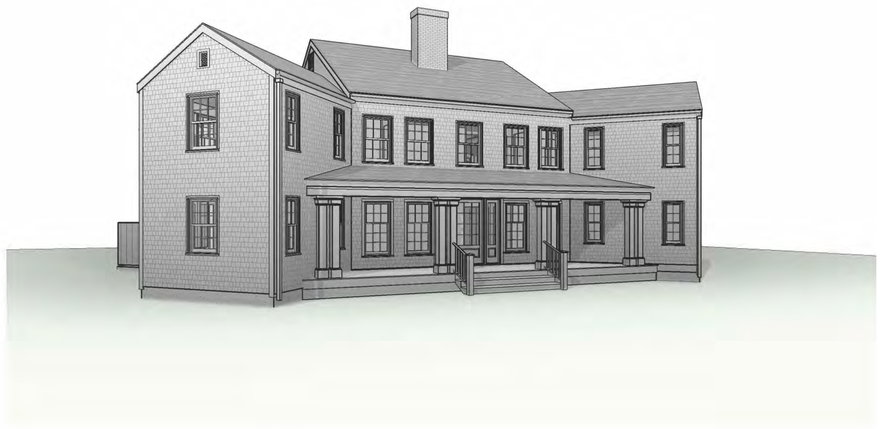
____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction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

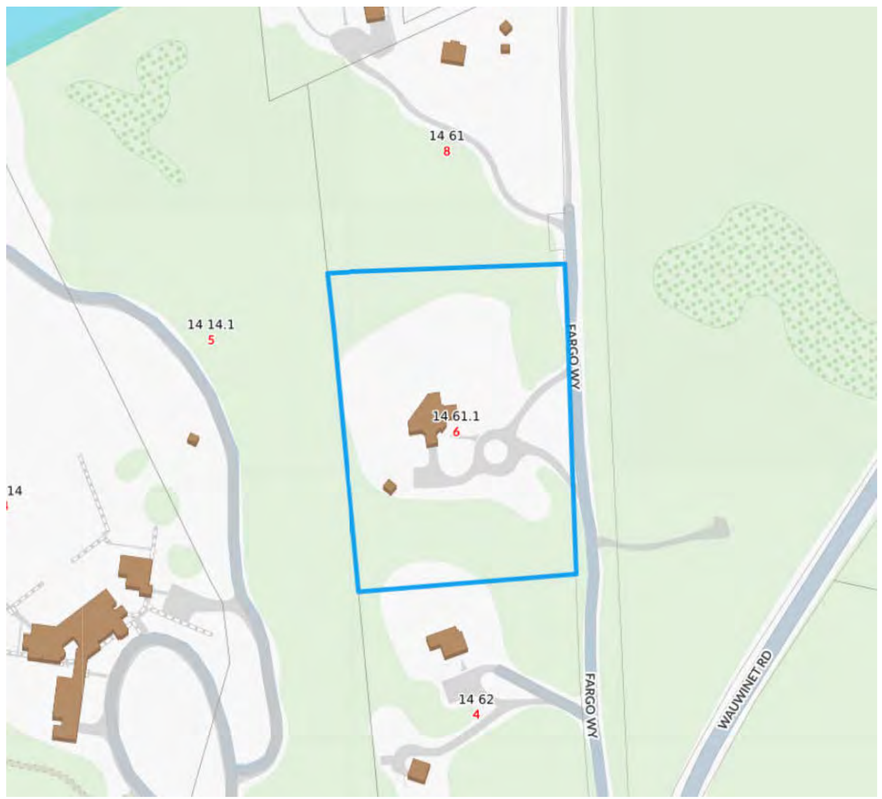
____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

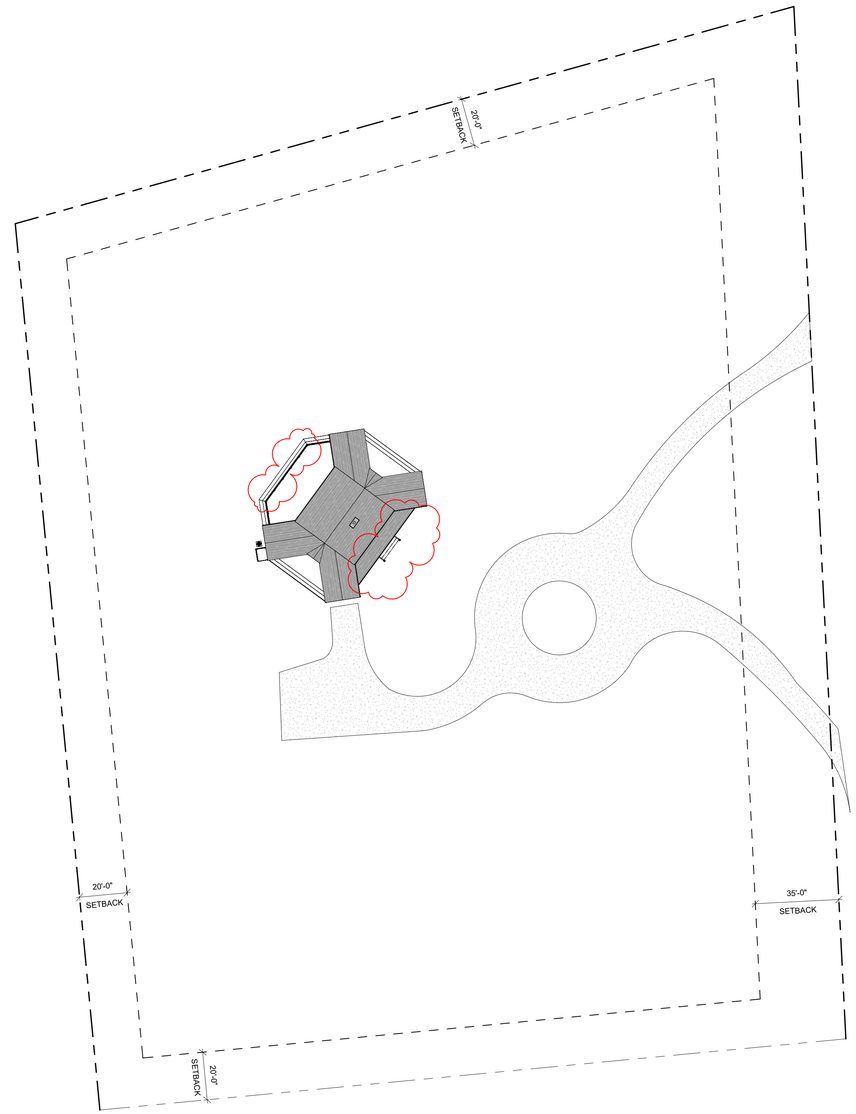
Peacock

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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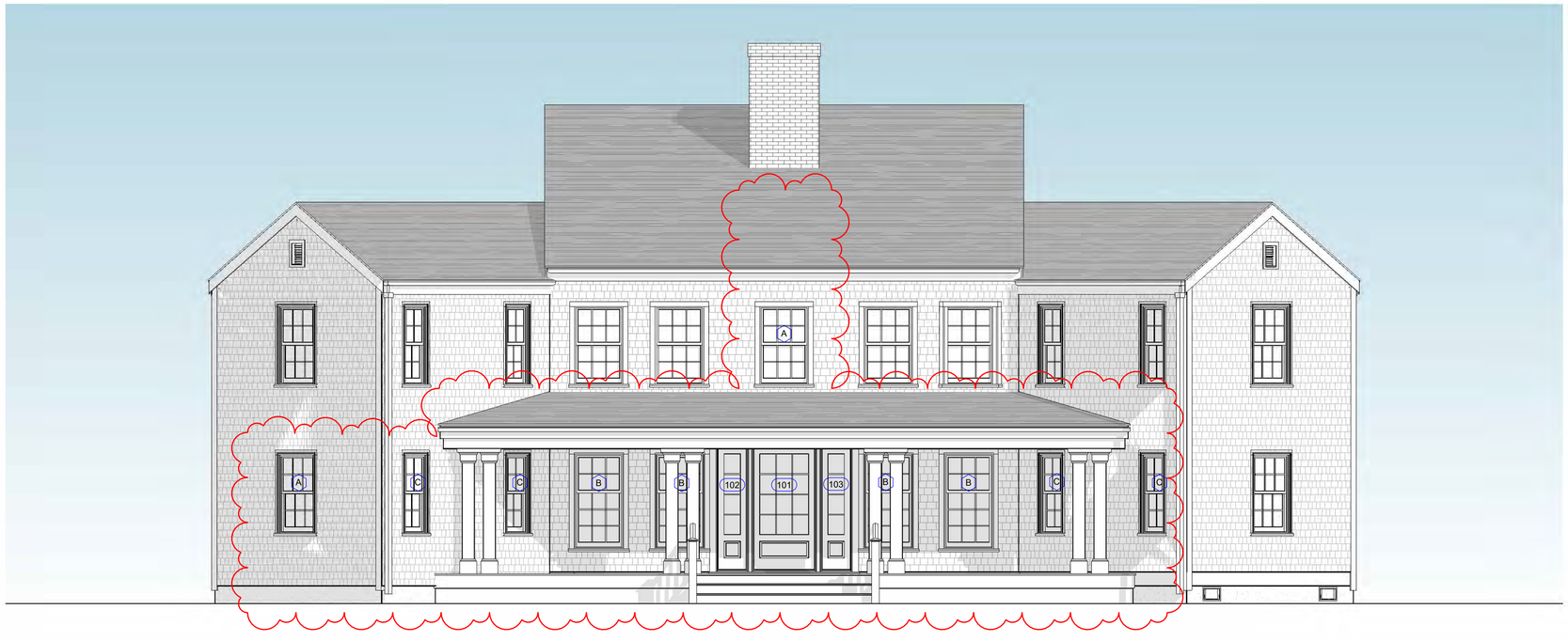
1 Existing Southeast Elevation
1/4" = 1'-0"

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

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1 Existing Northeast Elevation
1/4" = 1'-0"

EXISTING

PROPOSED



2 Northeast Elevation
1/4" = 1'-0"

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DD - Not For Construction

Peacock
6 Fargo Way, Nantucket, MA
Main House
HDC6 Northeast Elevation

#	Date	Note
2	2025.04.16	HDC Submission

HDC6

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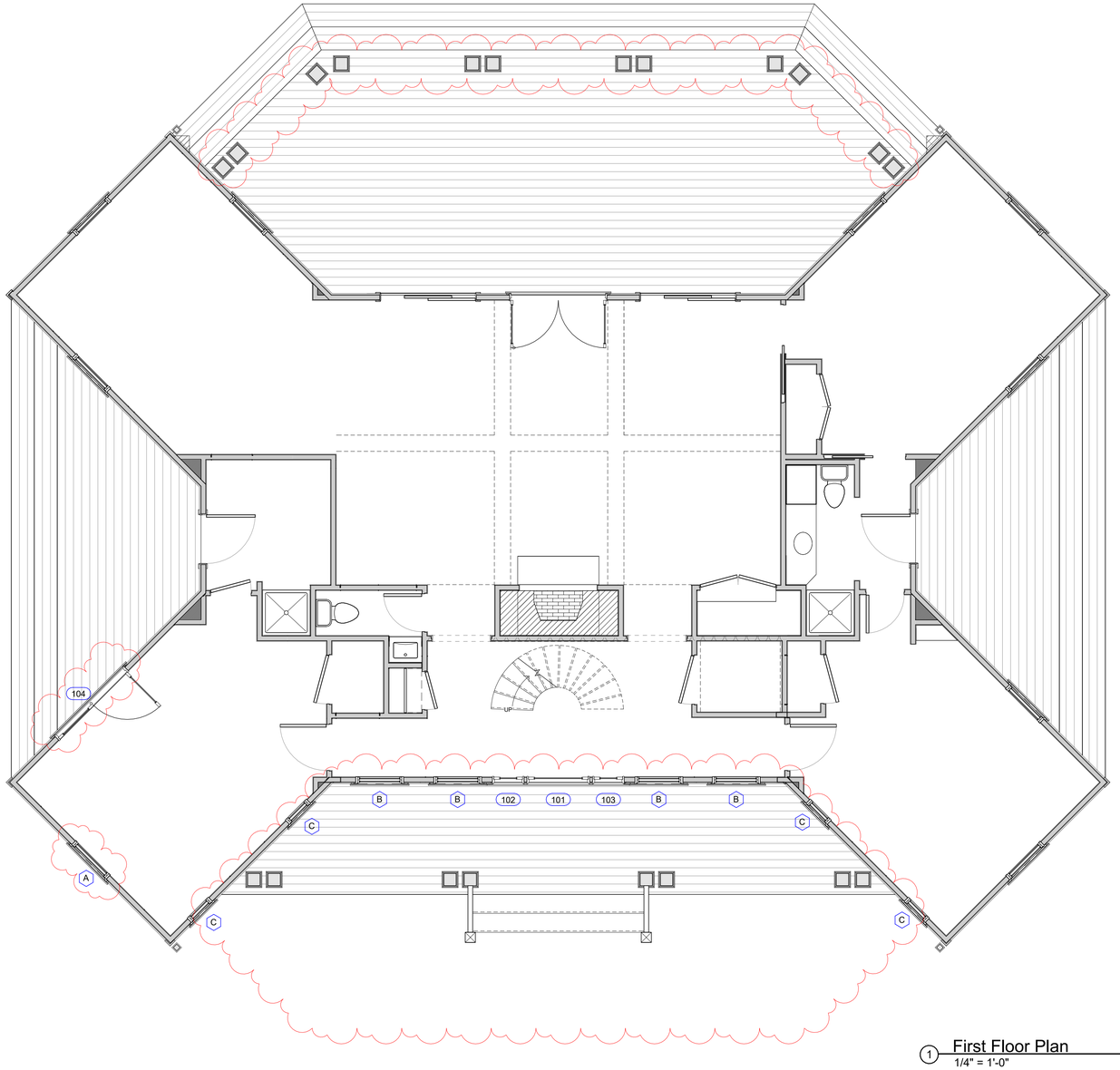
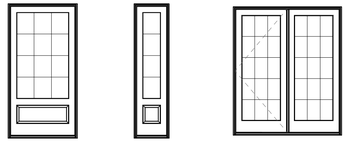
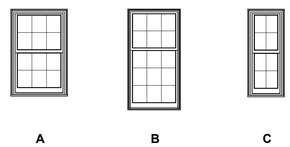


1 First Floor Plan
1/4" = 1'-0"



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

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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

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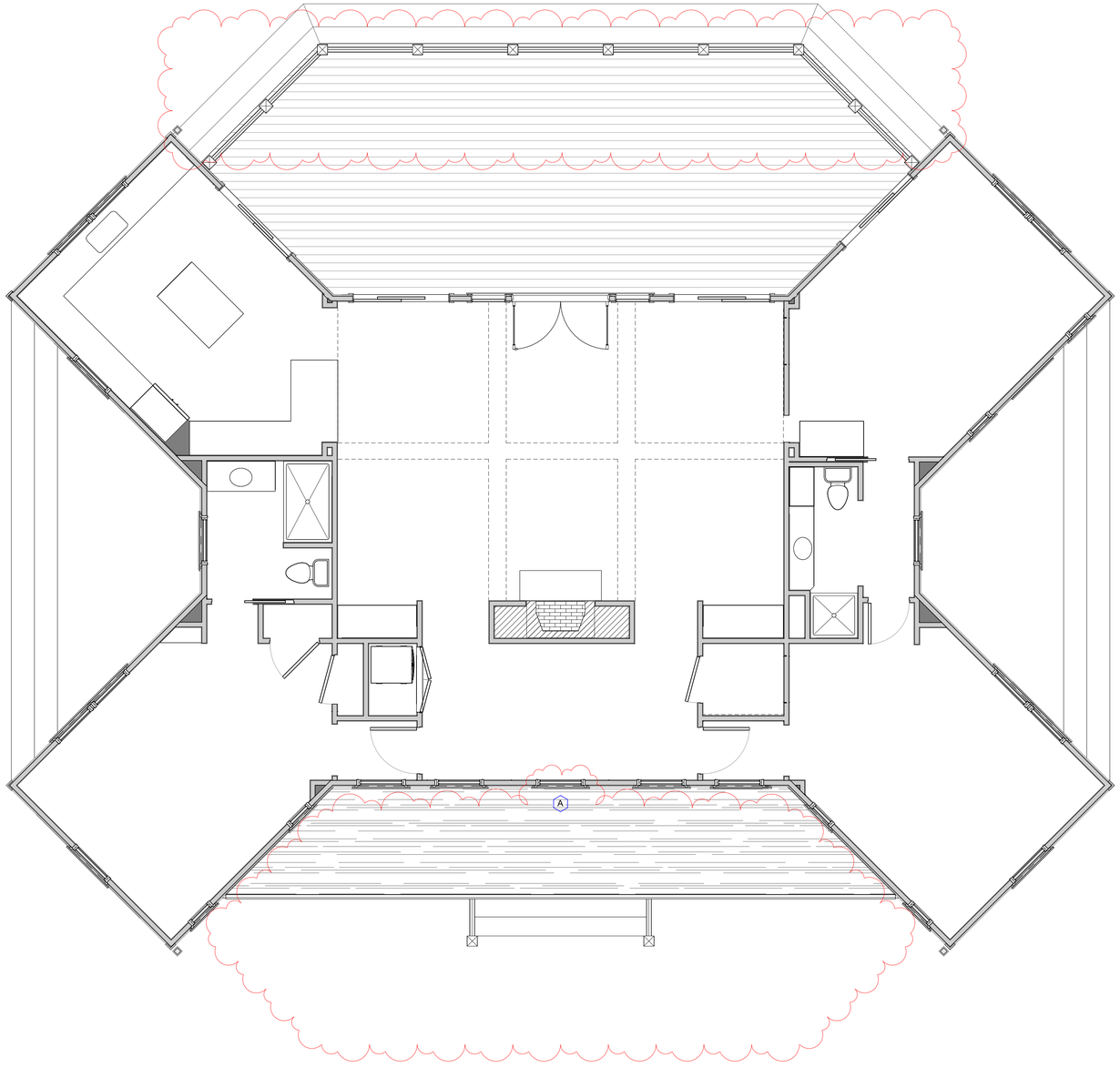

1 Second Floor Plan
1/4" = 1'-0"

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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30 Chatham Road #644
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City, State, ZIP+4®
Nantucket MA 02554

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

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

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City, State, ZIP+4®
Nantucket MA 02554

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PO Box 884
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Nantucket MA 02554

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City, State, ZIP+4®
Key Largo, FL 33037

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Date Stamp

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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

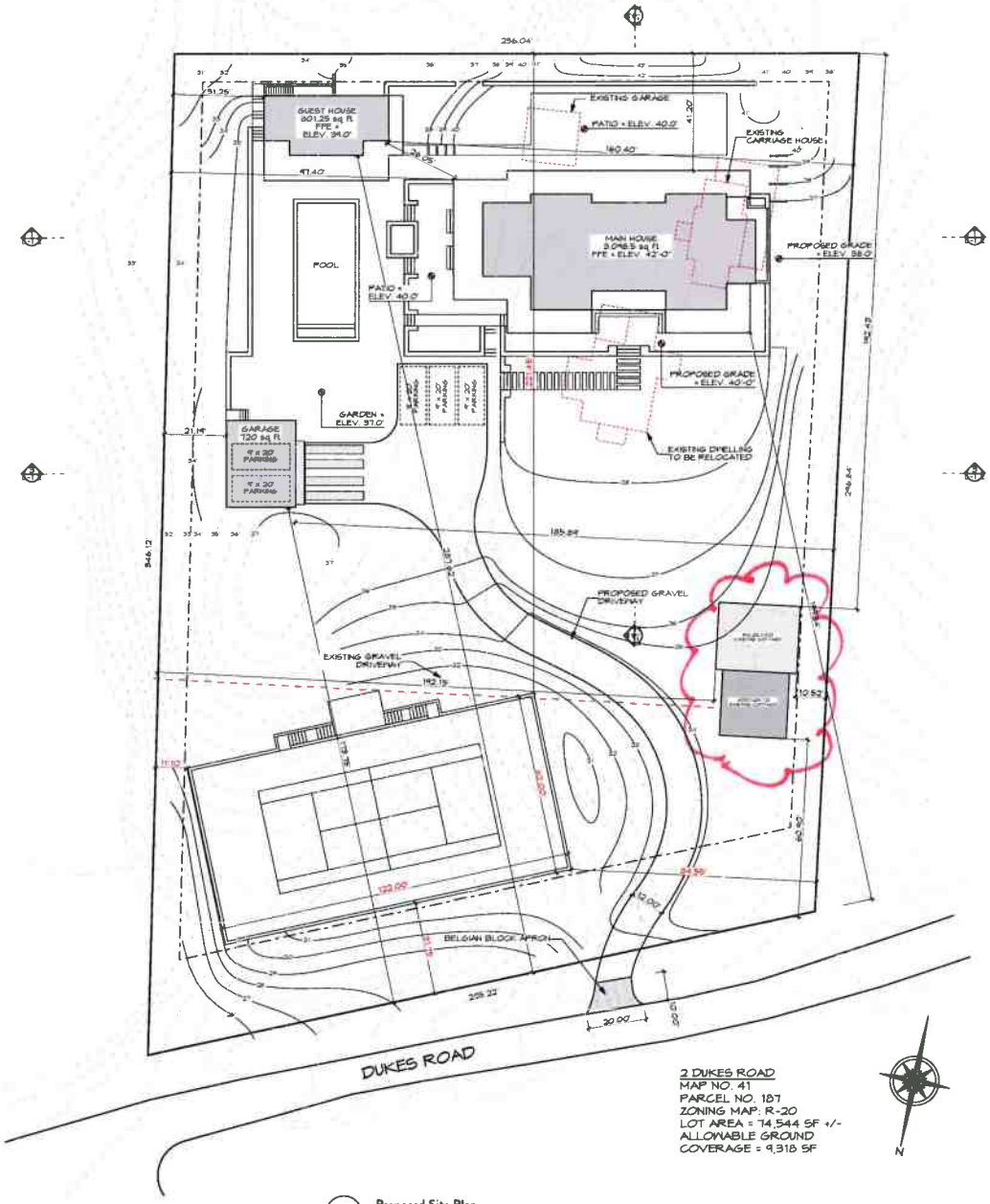
OLNEY KIMBERLEY DECOSTA TR
KDO TRUST
PO BOX 804
NANTUCKET, MA 02554

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

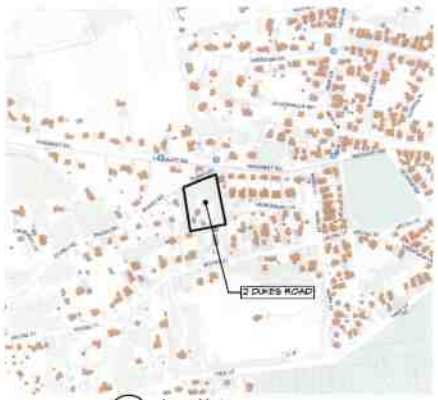
ERNST CHARLES A IV & KAREN G TRST
24 DOCKSIDE LN PMB 152
KEY LARGO, FL 33037

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:

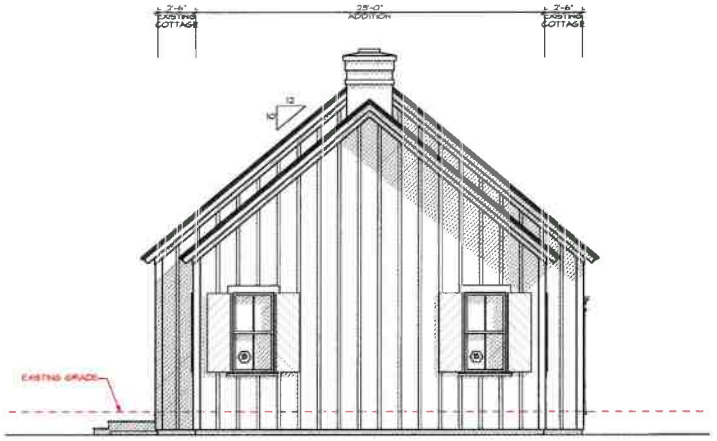
Site Plan

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



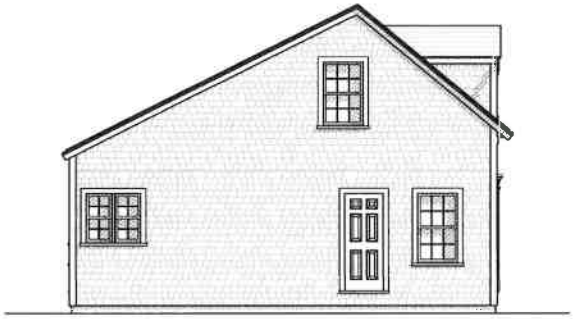
West Elevation
Scale: 1/4" = 1'-0"



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

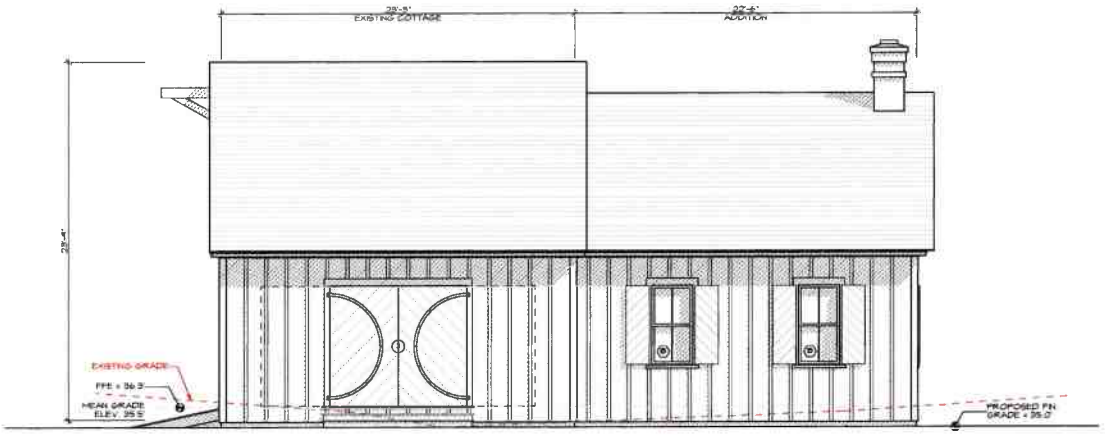
REVISIONS:

REVISED DATE:

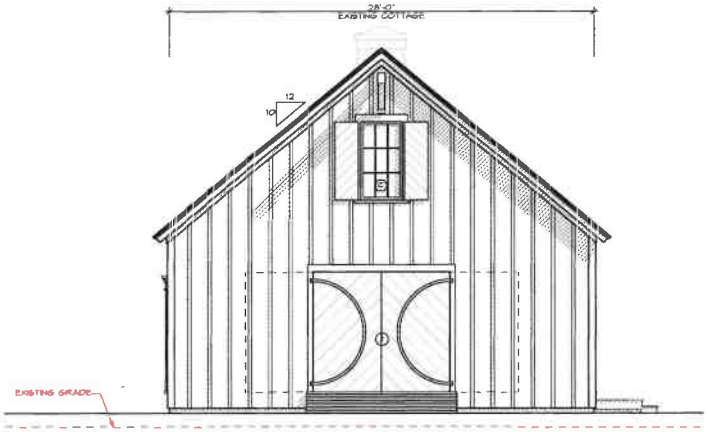
North & West Elevations

Barn
2 Dukes Road
Nantucket, MA 02554
MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: ISSUED: 4/22/25

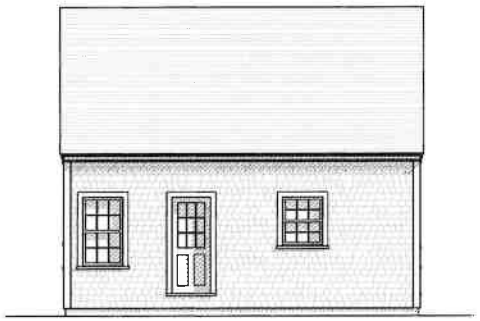
ID#
B-2.1



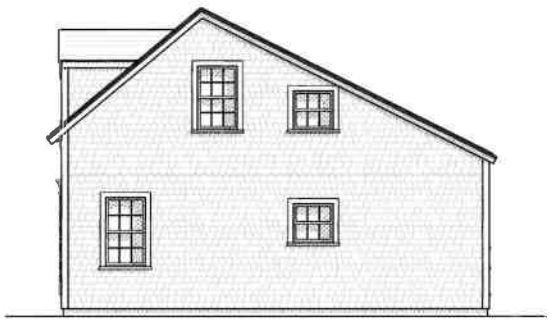
East Elevation
Scale: 1/4" = 1'-0"



South Elevation
Scale: 1/4" = 1'-0"



Existing East Elevation



Existing South Elevation

BOTTICELLI & POHL

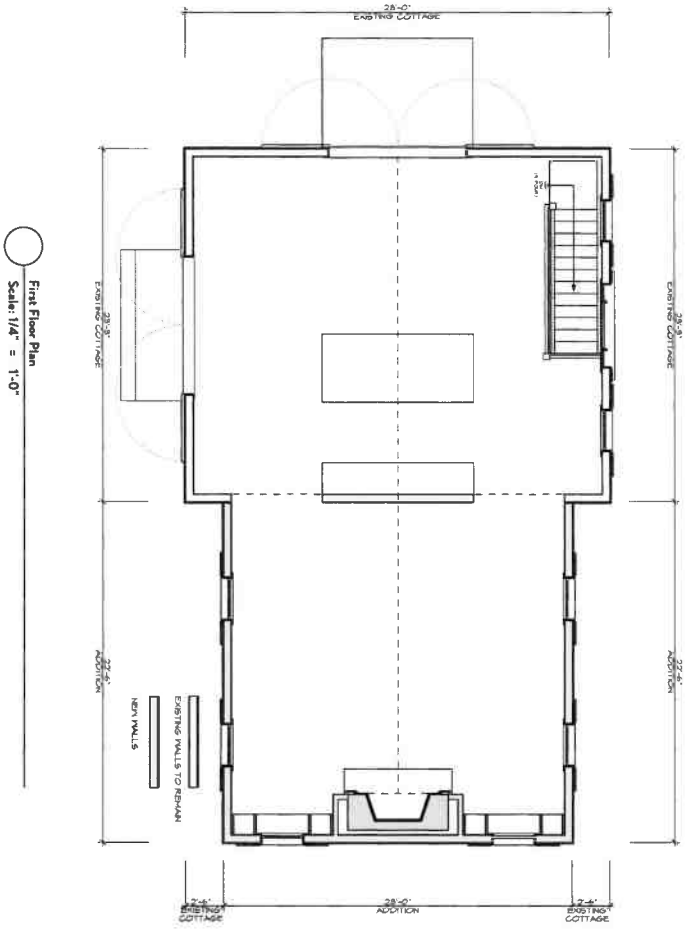
REVISIONS:

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

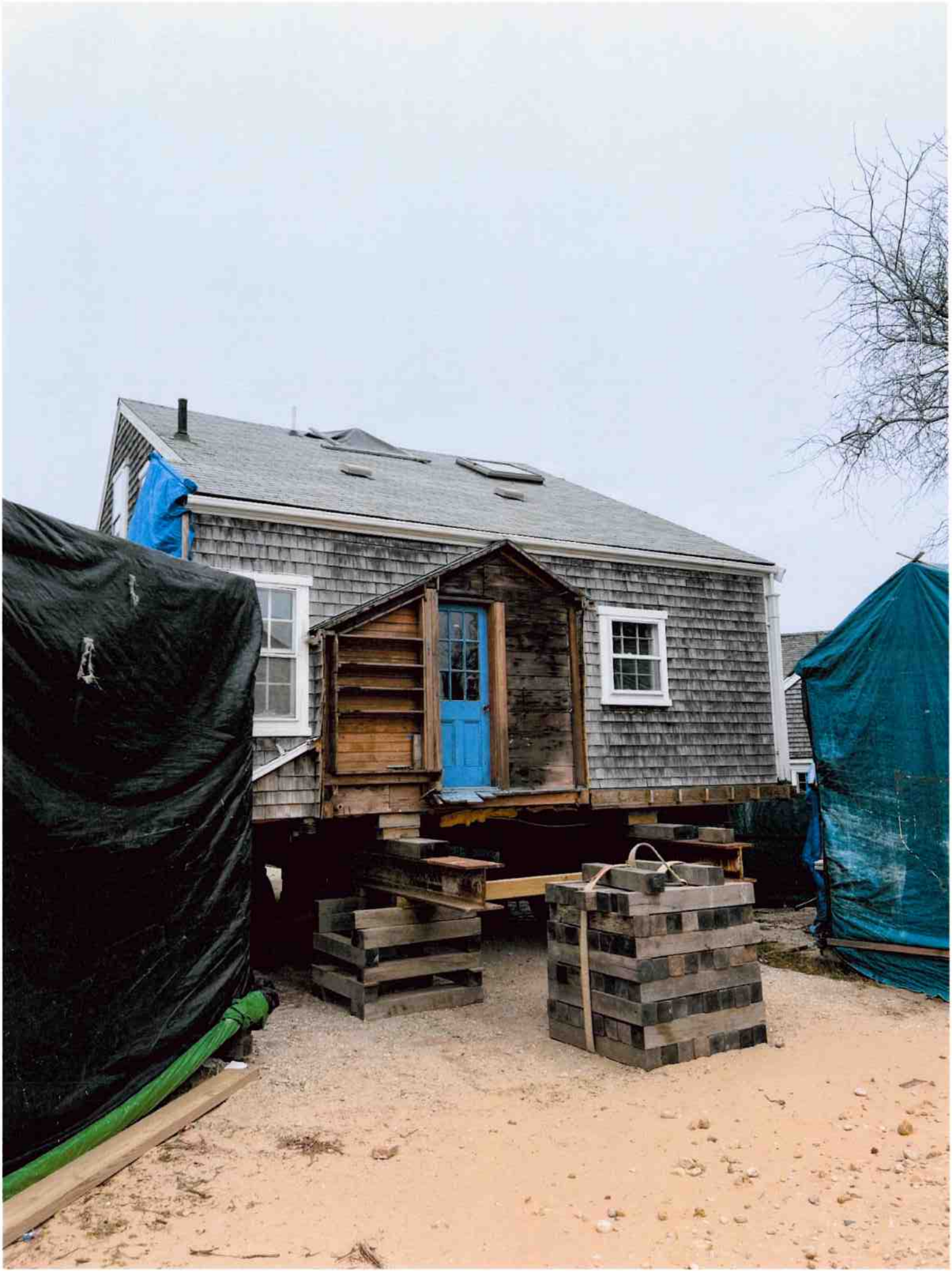
No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
EX-A	2	Double Hung	Boston Sash	N/A	2'-6 5/8" x 4'-5"	2'-9" x 4'-9"	6 over 6	9 x 12 glass size
B	6	Double Hung	Boston Sash	N/A	2'-9 1/2" x 5'-6"	TBD	2 over 2	match main house B size
C	1	Fixed Casement	Boston Sash	N/A	2'-10" x 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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Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Sead
Land Use Specialist
[illegible]

HDC Liaison
Holly Burbus
Preservation Board
[illegible]

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Dukes Road Trust

STREET ADDRESS 2 Dukes Road

MAP/PARCEL 41/187

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 23, 2025

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

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

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

[signature] 4/22/25

Signature Date

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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APR 23 2025

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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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APR 23 2025

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Street and Apt. No., or PO Box No.: 10 Easton Street
City, State, ZIP+4®: Nantucket, MA 02554

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

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Postage
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Total Postage and Fees
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APR 23 2025

Sent To: Iren Hollo + Nicole Emposimato TRS
Street and Apt. No., or PO Box No.: 281 Claremont Road
City, State, ZIP+4®: Bernardsville, NJ 07924

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

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- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fees
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APR 23 2025

Sent To: Brian + Toni Franz
Street and Apt. No., or PO Box No.: 22 Liberty Drive, Apt 10D
City, State, ZIP+4®: Boston, MA 02210

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

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APR 23 2025

Sent To: Iren Hollo + Nicole Emposimato TRS
Street and Apt. No., or PO Box No.: 281 Claremont Road
City, State, ZIP+4®: Bernardsville, NJ 07924

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

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 8 Cannonbury Lane

Tax Map Number: 74 Parcel Number: 8

Owner of Record: Robert + Katherine Hatcher

Description of Proposal: New Dwelling

Anticipated HDC Submission Date: April 28, 2025

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER Robert + Katherine Hatcher

MAILING ADDRESS 501 Underwood Drive Houston, TX 77024

PROPERTY LOCATION 8 Cannonbury Lane

ASSESSORS MAP/PARCEL 74/8

SUBMITTED BY: Botticelli + Pohl

SEE ATTACHED PAGES

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

April 10, 2025

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2025.04.10 16:17:36 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
74	1		U S COAST GUARD		10 EASTON ST	NANTUCKET	MA	02554	55 LOW BEACH RD
74	7		BRESCHER JOHN B TR	B&D REALTY TRUST	37 CENTER ST	NANTUCKET	MA	02554	6 CANNONBURY LN
74	9		FRANZ BRIAN & TONI		22 LIBERTY DR APT 10D	BOSTON	MA	02210	10 CANNONBURY LN
74	30		HOLLO IREN & EMPOSIMATO NICOLE TRS		281 CLAREMONT RD	BERNARDSVILLE	NJ	07924	5 CANNONBURY LN
74	31		HOLLO IREN & EMPOSIMATO NICOLE TRS		281 CLAREMONT RD	BERNARDSVILLE	NJ	07924	3 CANNONBURY LN
Count:	**5**								

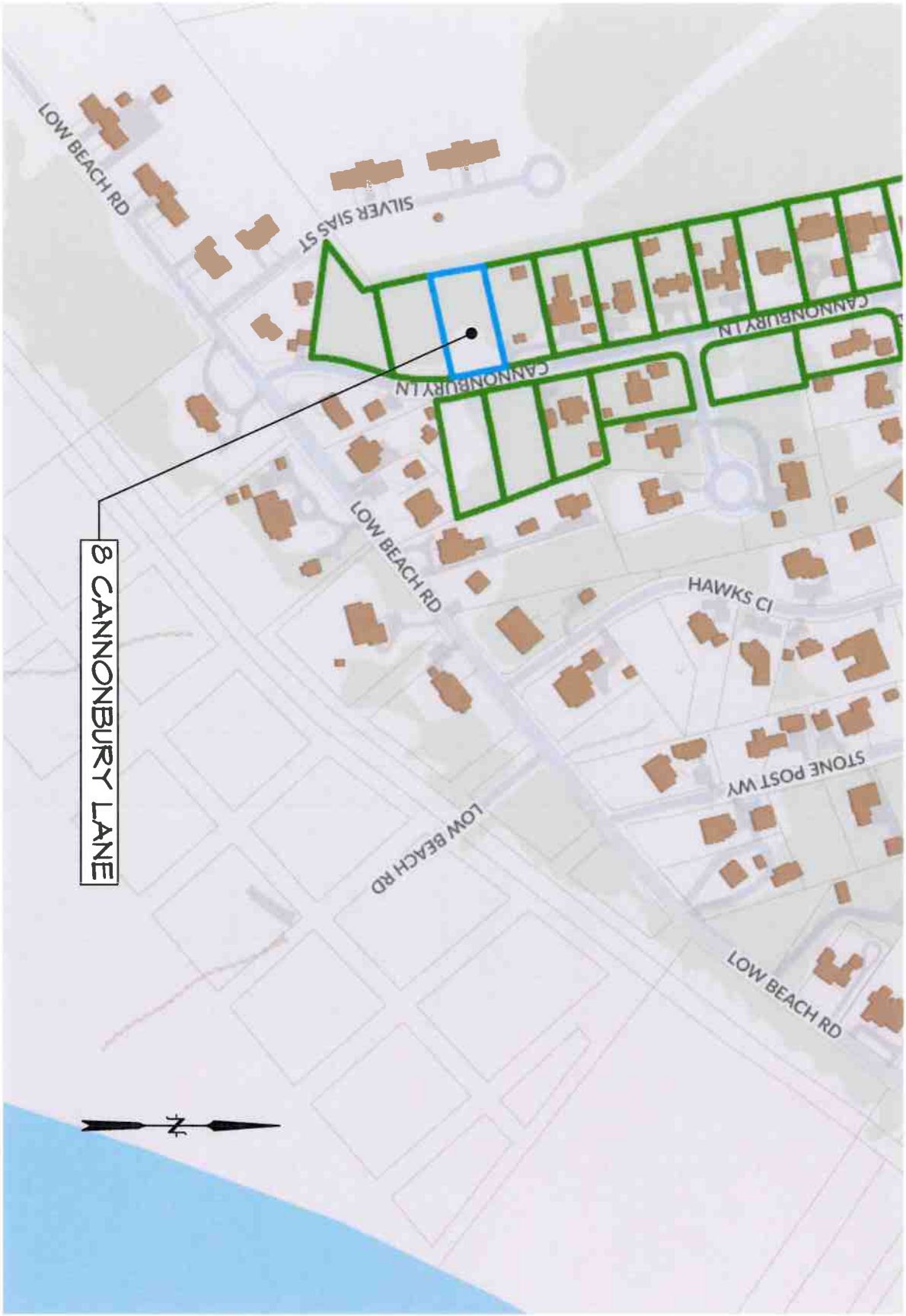
U S COAST GUARD
10 EASTON ST
NANTUCKET, MA 02554

BRESCHER JOHN B TR
B&D REALTY TRUST
37 CENTER ST
NANTUCKET, MA 02554

FRANZ BRIAN & TONI
22 LIBERTY DR APT 10D
BOSTON, MA 02210

HOLLO IREN & EMPOSIMATO NICOLE TRS
281 CLAREMONT RD
BERNARDSVILLE, NJ 07924

HOLLO IREN & EMPOSIMATO NICOLE TRS
281 CLAREMONT RD
BERNARDSVILLE, NJ 07924



ID #
L-1.1

Residence at
8 Cannonbury Lane
Nantucket, MA 02554

MAP NO: 74 ZONING INFO: SR-20
PARCEL NO: 8 PROJECT NO: XX ISSUED: 4/07/25

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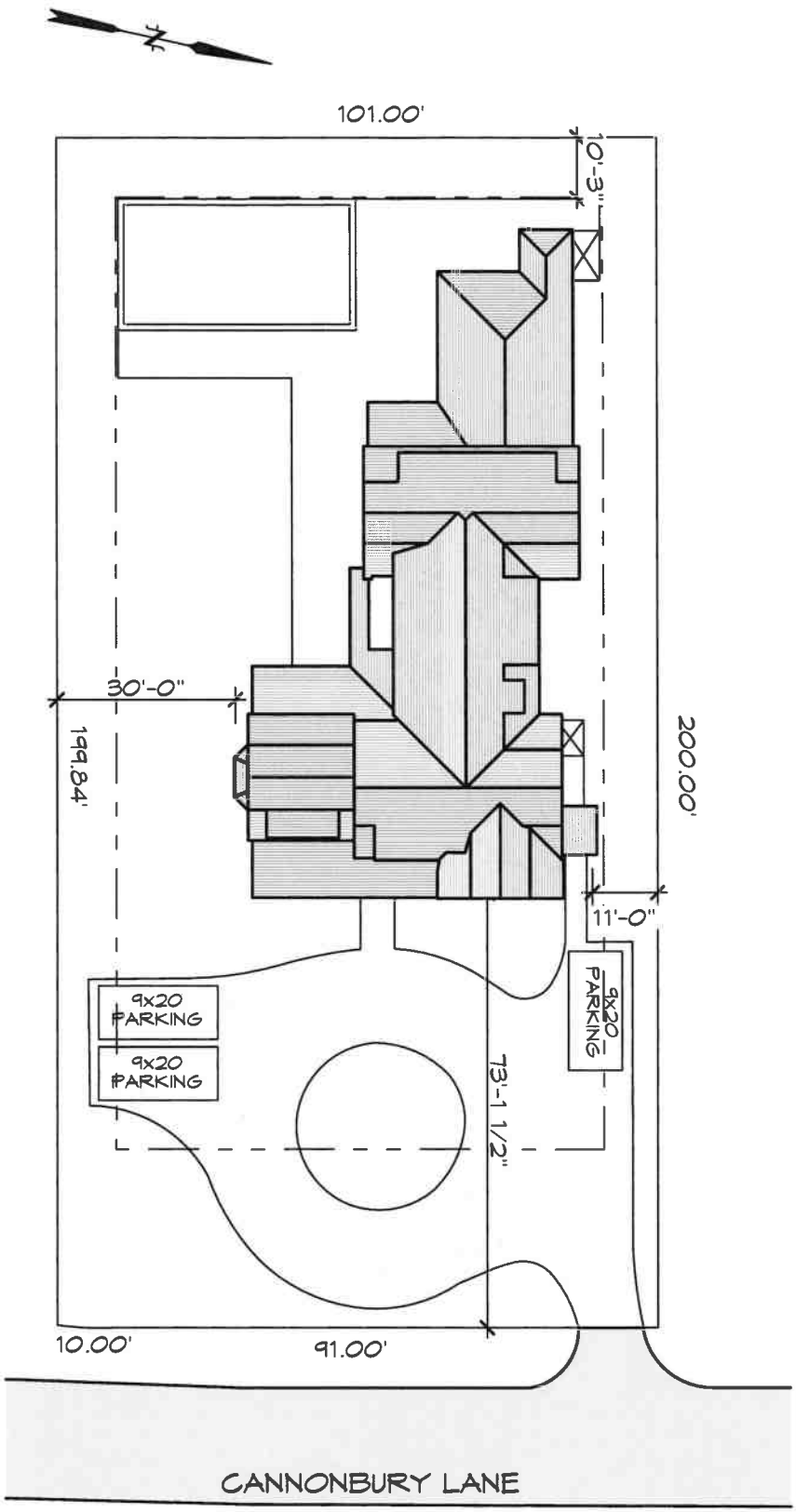
Locus Plan

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:

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
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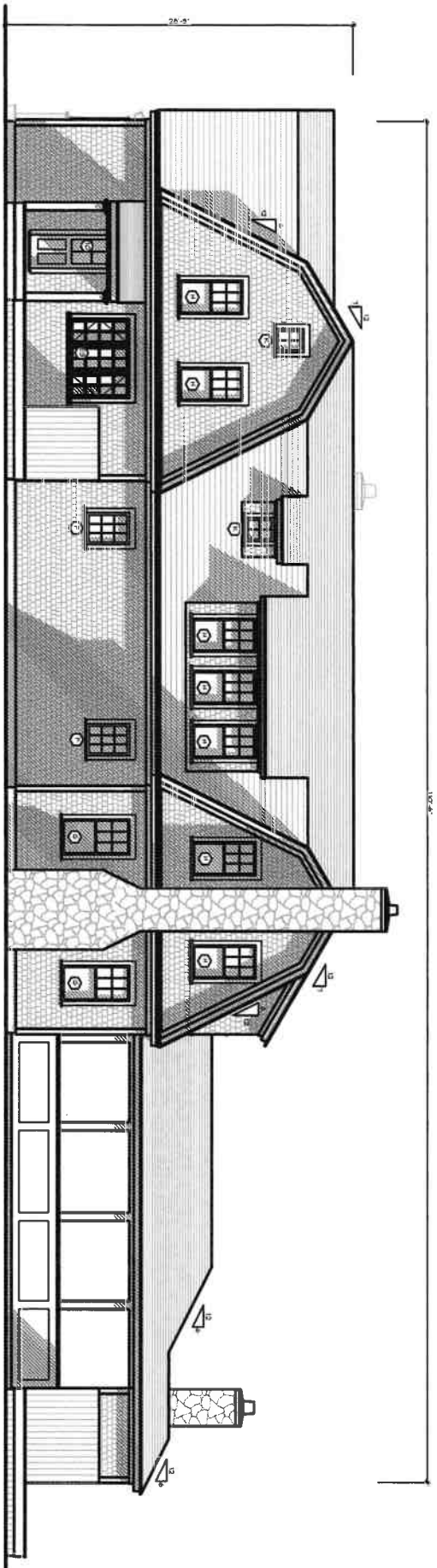

A-2.1

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:

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31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
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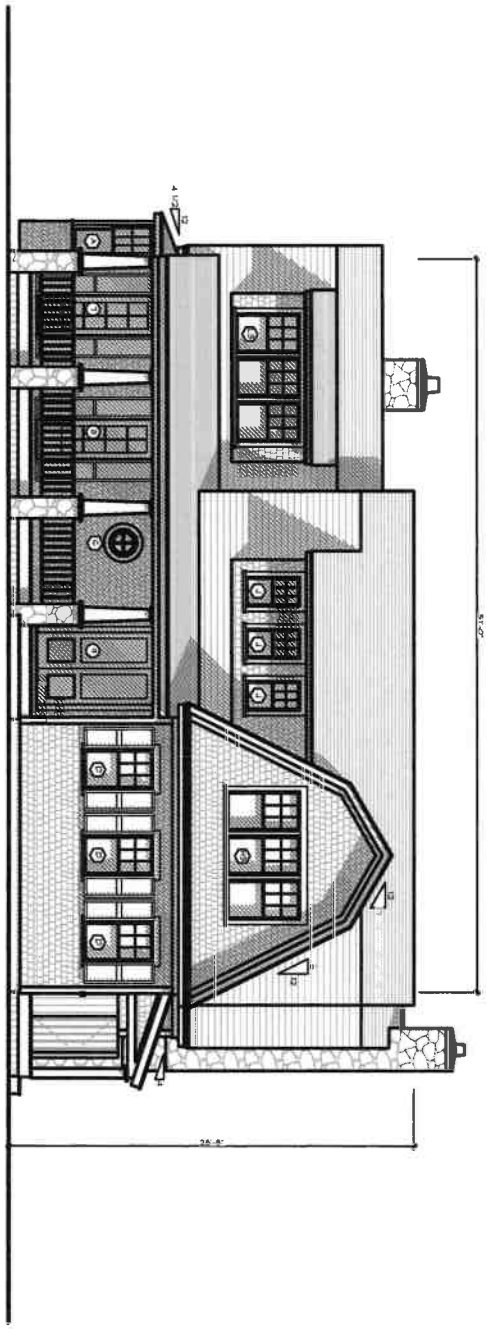

ID# A-2.2

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:

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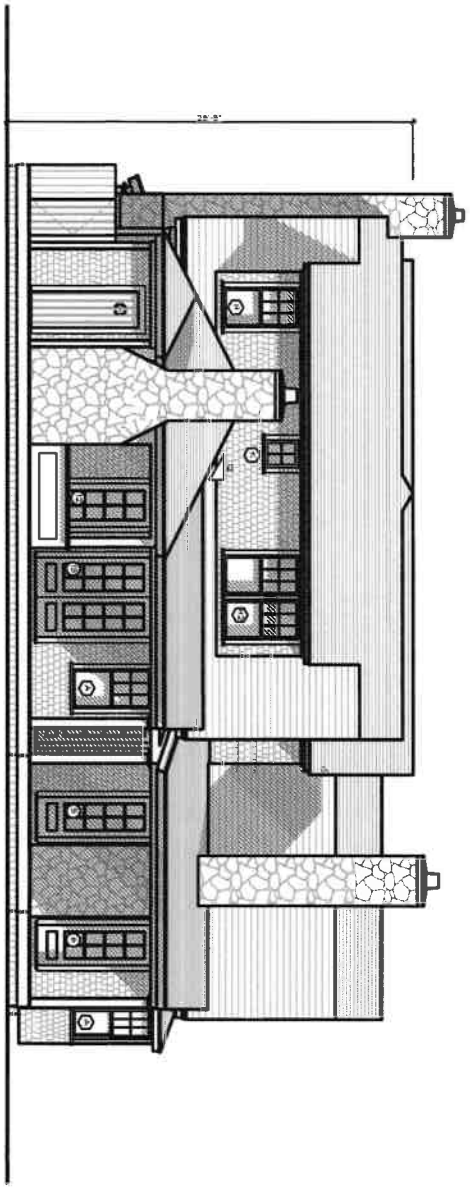
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



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:

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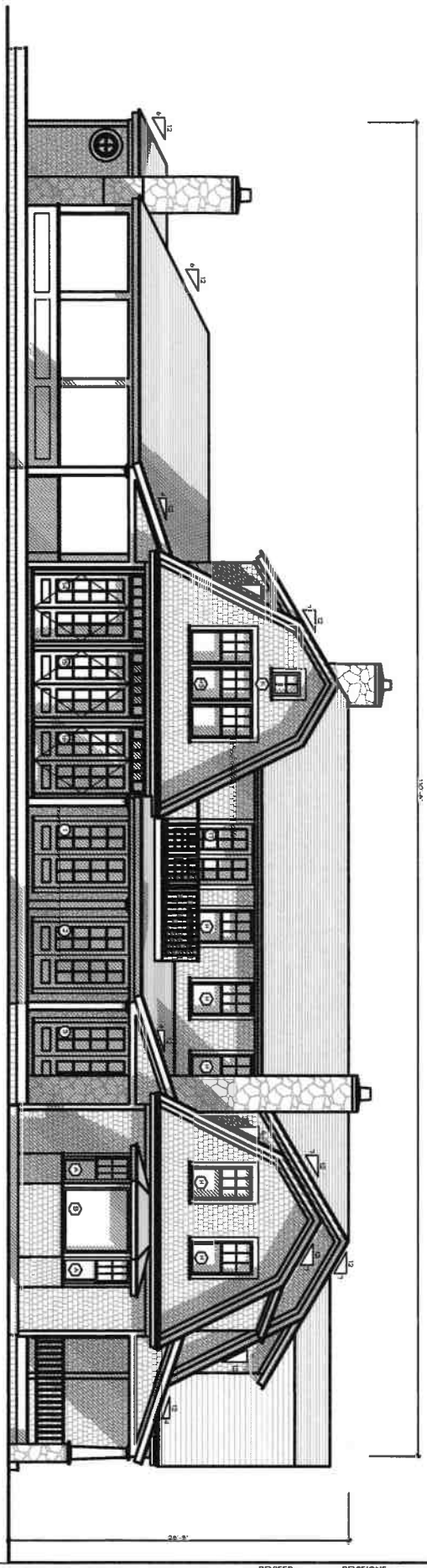
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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

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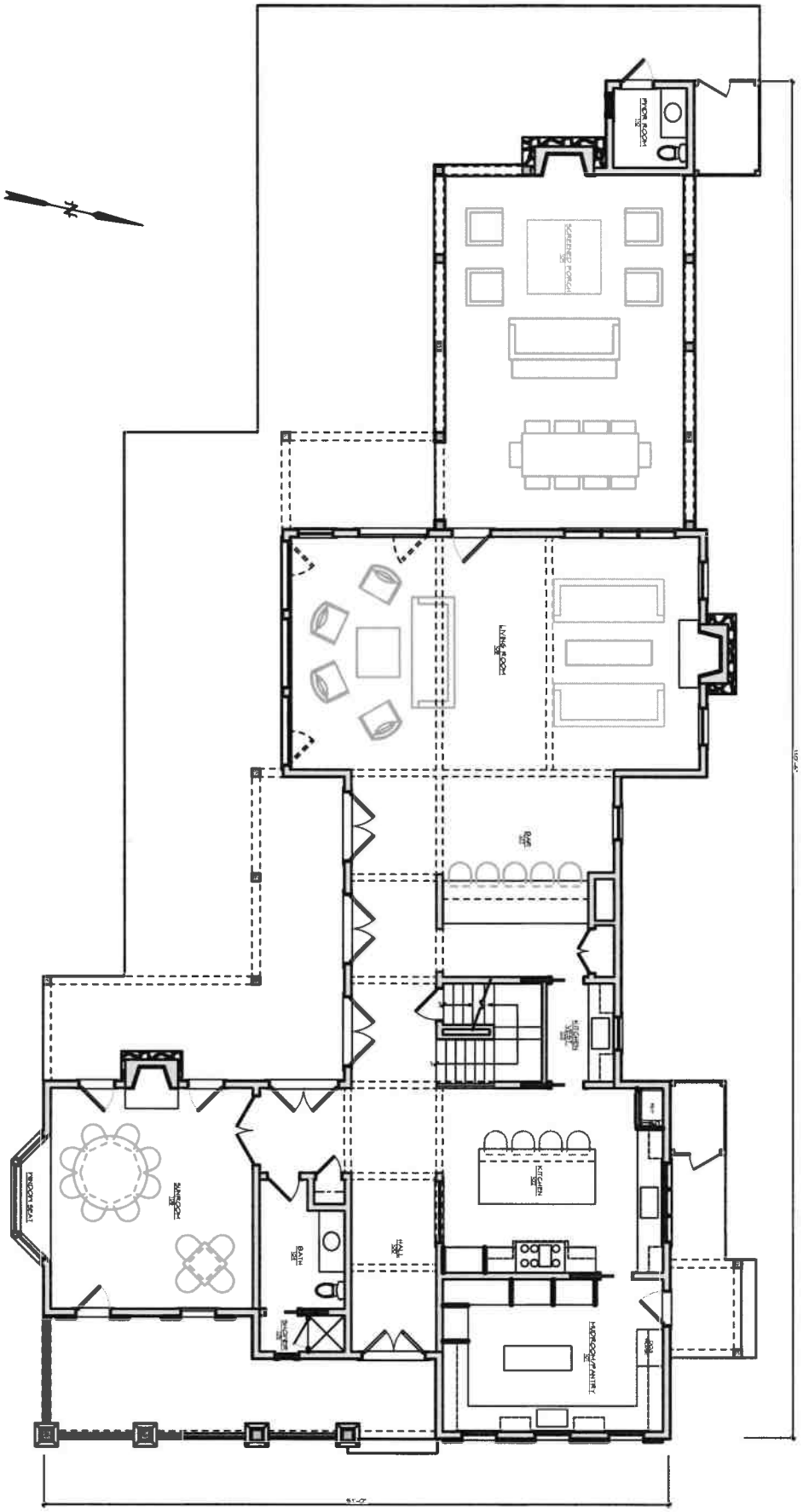
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



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

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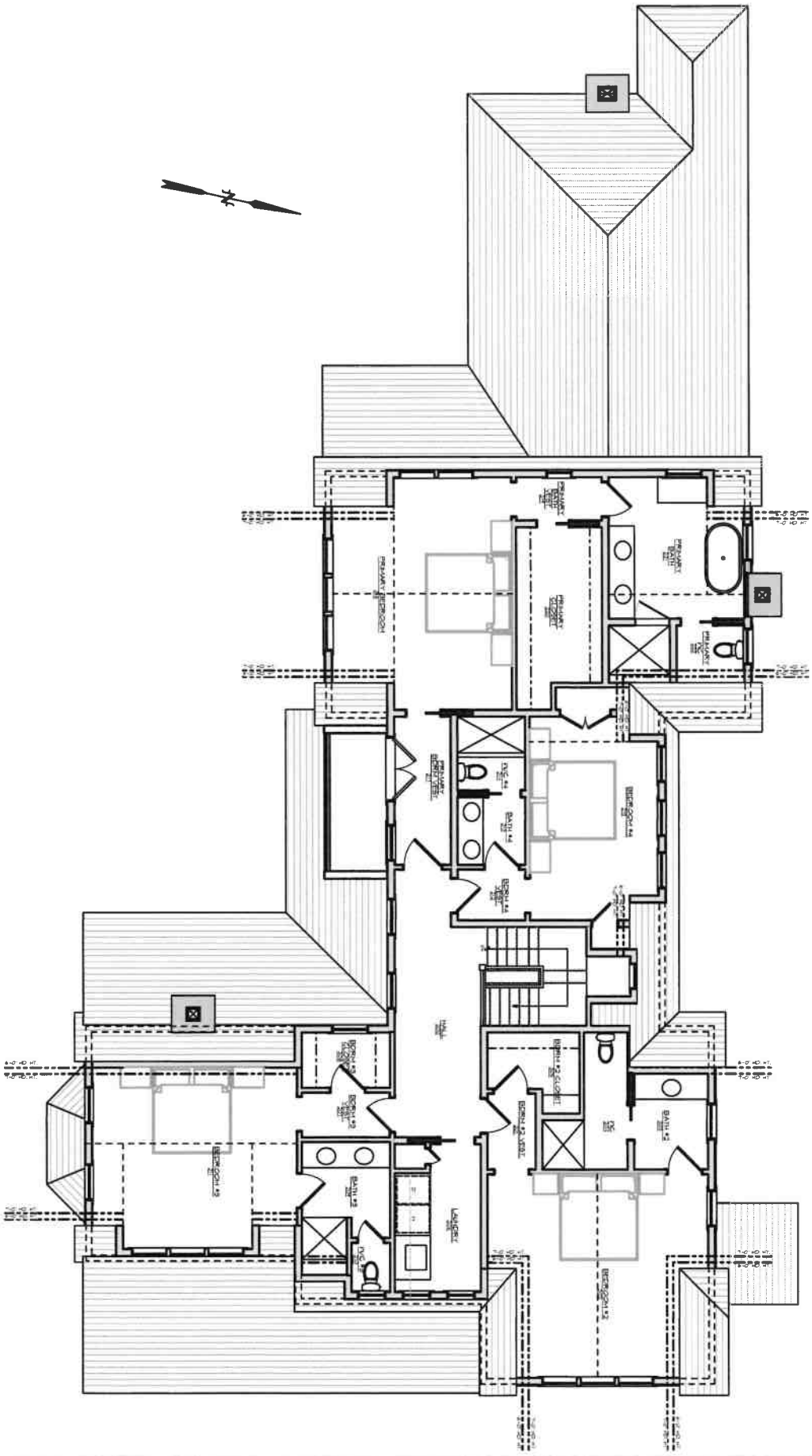

ID# A-1.2

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

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BOTTICELLIANDPOHL.COM

Residence at
8 Cannonbury Lane
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission

Revi

Build Depts

Notes:

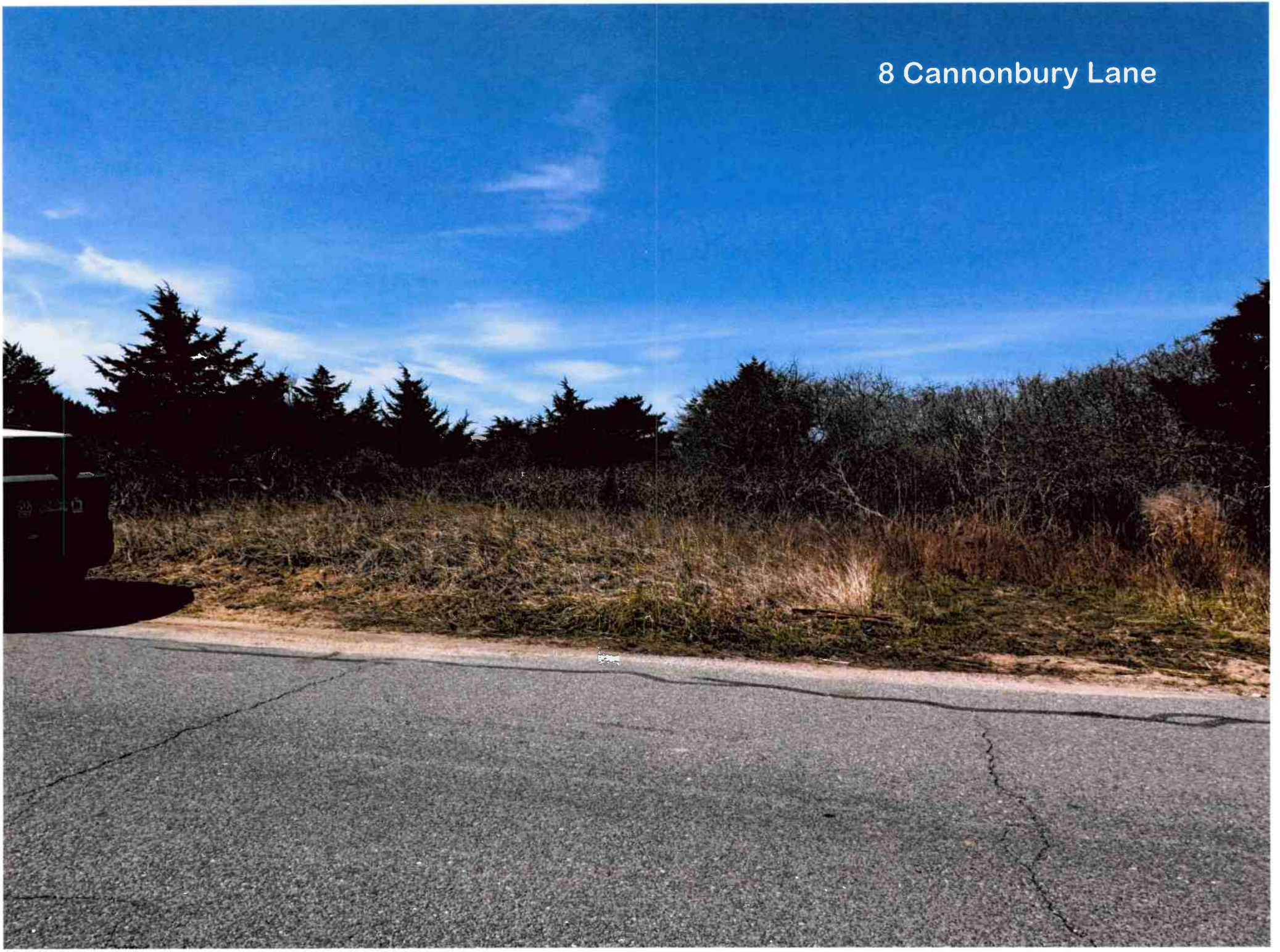
1. All windows to be custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass, U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass, U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qty.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A	3	Double Hung	Custom	N/A	2'-10" x 5'-8"	T.B.D.	6 over 1	
B	1	Picture	Custom	N/A	5'-6" x 5'-8"	T.B.D.	1	
C	2	Round Picture	Custom	N/A	2'-0" x 2'-0"	T.B.D.	4	
D	3	Double Hung	Custom	N/A	2'-10" x 5'-0"	T.B.D.	6 over 1	
E3	1	(3) Casement	Custom	N/A	(3) 2'-2" X 5'-0"	T.B.D.	6 ea.	3" Stud Pockets
F	2	Casement	Custom	N/A	2'-8" x 3'-8"	T.B.D.	9	
G	2	Double Hung	Custom	N/A	3'-0" x 5'-8"	T.B.D.	6 over 1	
G3	1	(3) Double Hung	Custom	N/A	(3) 3'-0" x 5'-8"	T.B.D.	6 over 1 ea.	3" Stud Pockets
H	14	Double Hung	Custom	N/A	2'-10" x 5'-4"	T.B.D.	6 over 1	
H2	1	(2) Double Hung	Custom	N/A	(2) 2'-10" x 5'-4"	T.B.D.	6 over 1 ea.	3" Stud Pockets
H3	2	(3) Double Hung	Custom	N/A	(3) 2'-10" x 5'-4"	T.B.D.	6 over 1 ea.	3" Stud Pockets
J	3	Double Hung	Custom	N/A	2'-2" x 4'-0"	T.B.D.	6 over 1	
K	4	Casement	Custom	N/A	2'-0" x 2'-6"	T.B.D.	4	
L3	1	(3) Double Hung	Custom	N/A	(3) 2'-10" x 4'-8"	T.B.D.	6 over 1	3" Stud Pockets

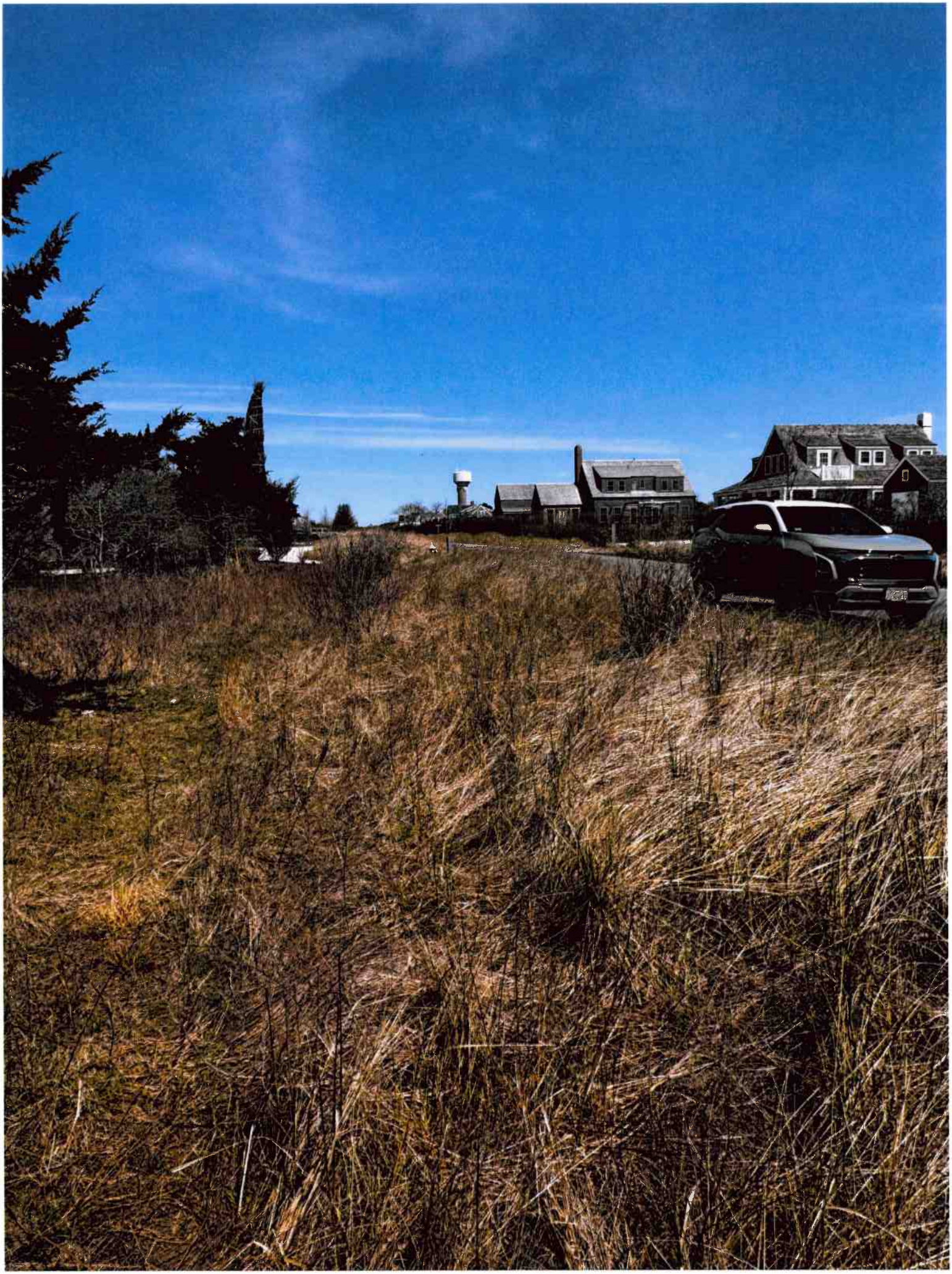
Door Schedule

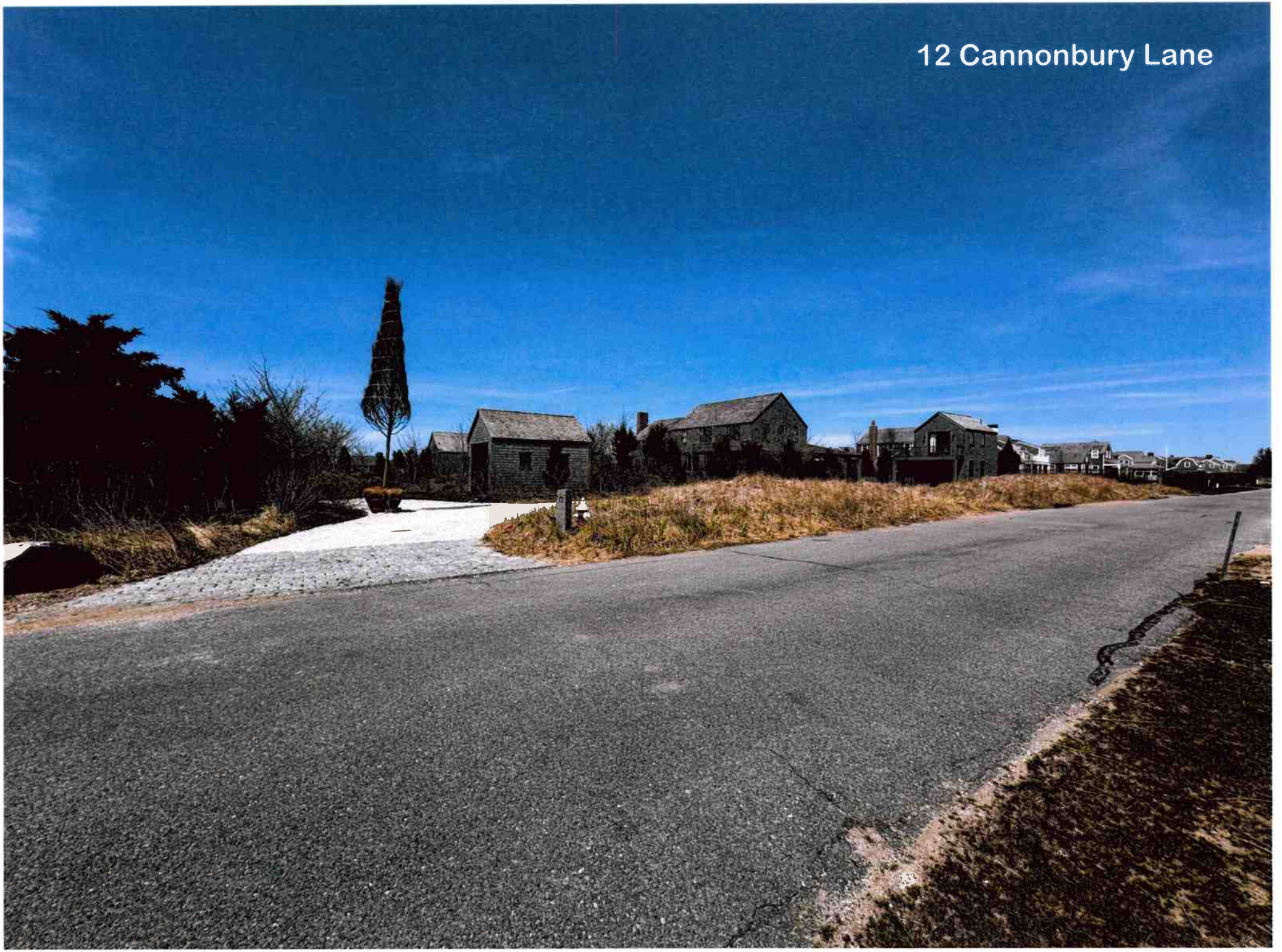
No.	Qty.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
2	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D	6	
3	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D	6	
4	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
5	1	Inswing French Door	Custom	N/A	2'-9" x 8'-0"	T.B.D.	8	Raised Panel
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
6	1	Inswing French Door	Custom	N/A	2'-9" x 8'-0"	T.B.D.	8	Raised Panel
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
7	1	Inswing French Door	Custom	N/A	2'-9" x 8'-0"	T.B.D.	8	Raised Panel
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
8	1	Inswing French Door	Custom	N/A	2'-9" x 8'-0"	T.B.D.	8	Raised Panel
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
9	1	Entry Door	Custom	N/A	(2) 2'-6" x 8'-0"	T.B.D.	1 ea.	Raised Panels
10	1	Side Door	Custom	N/A	2'-8" x 8'-0"	T.B.D.	4	Raised Panels
11	1	Side Door	Custom	N/A	2'-8" x 8'-0"	T.B.D.	T.B.D.	Vertical Siding
12	1	Inswing French Door	Custom	N/A	2'-9" x 8'-0"	T.B.D.	8	
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
13	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
14	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
15	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
16	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
17	1	Inswing French Doors	Custom	N/A	(2) 2'-6" x 7'-0"	T.B.D.	8 ea.	Raised Panels


8 Cannonbury Lane


8 Cannonbury Lane


8 Cannonbury Lane




12 Cannonbury Lane


7 & 9 Cannonbury Lane

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Bill Saad
Land Use Specialist
[illegible]

HDC LIBRARY
Holly Backus
Preservation Planner
[illegible]

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Robert + Katherine Hatcher

STREET ADDRESS 8 Cannonbury Lane

MAP/PARCEL 74/8

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 23, 2025

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

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

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

[signature] 4/23/25

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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.

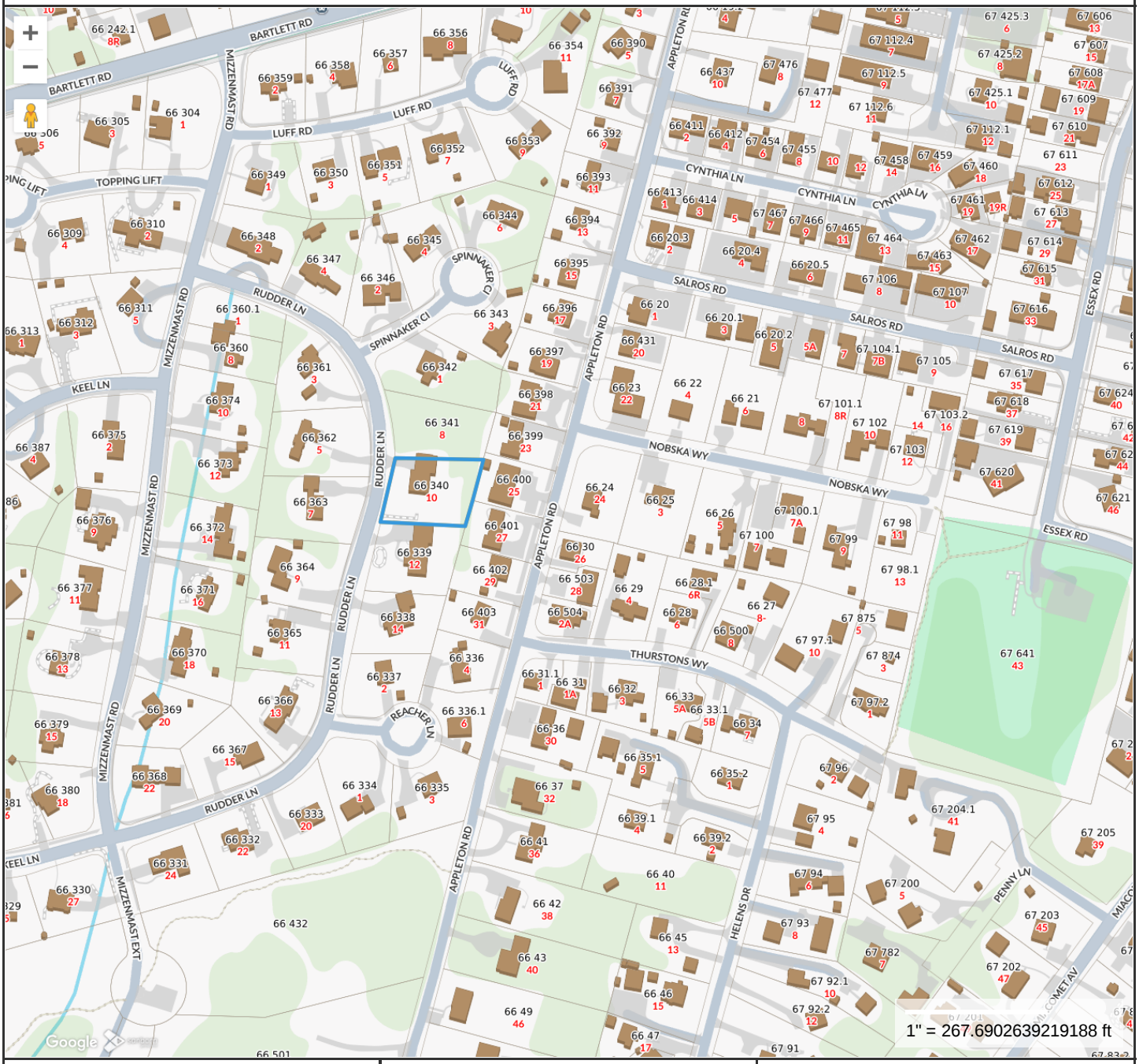
COLORS

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

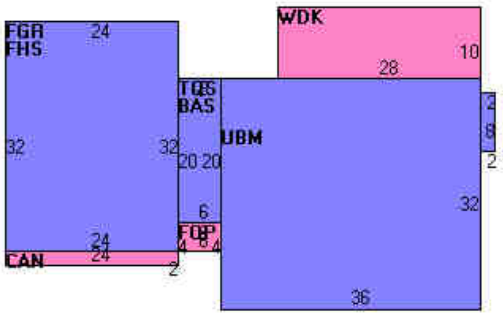
Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Carpet
Interior 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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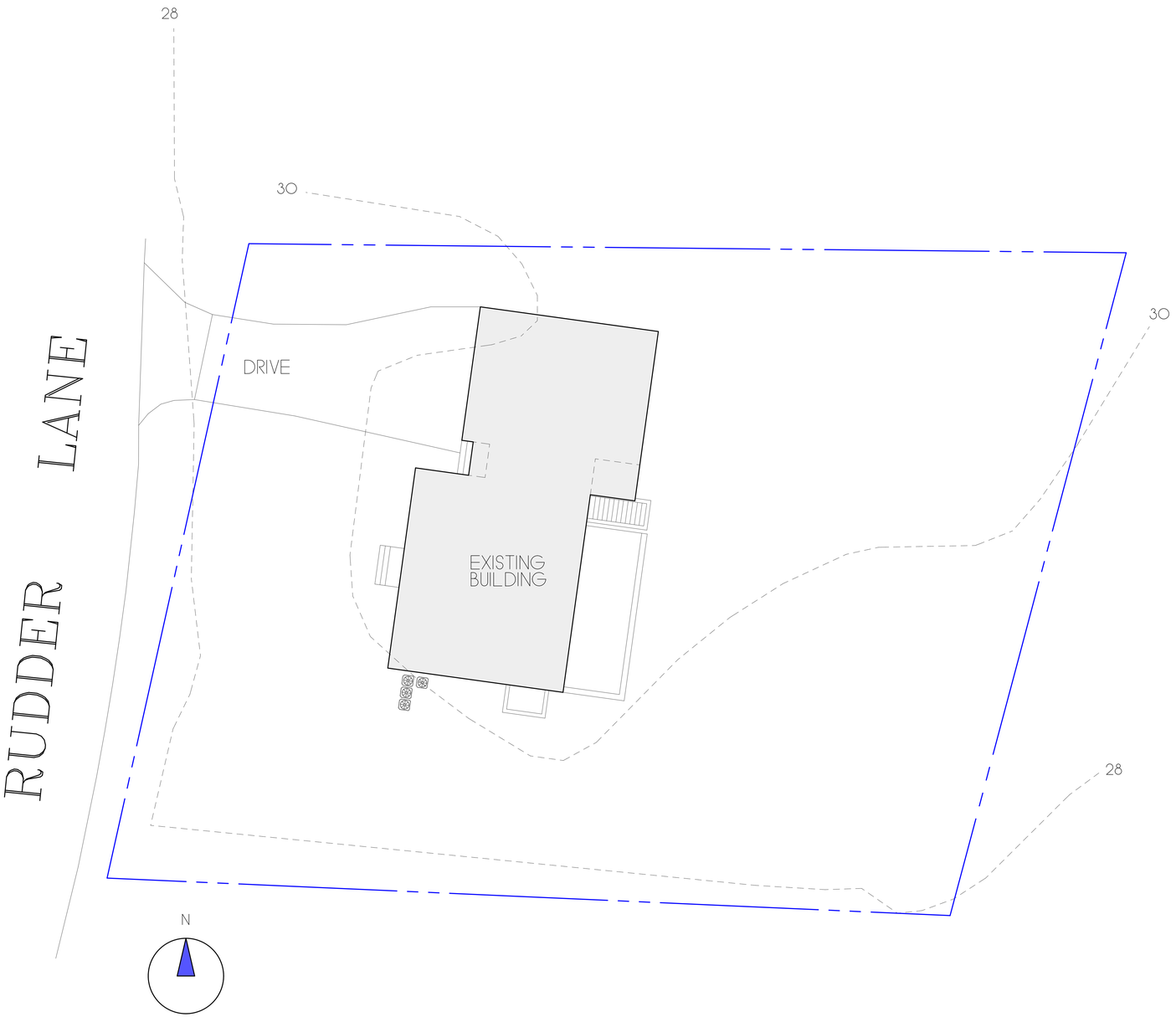
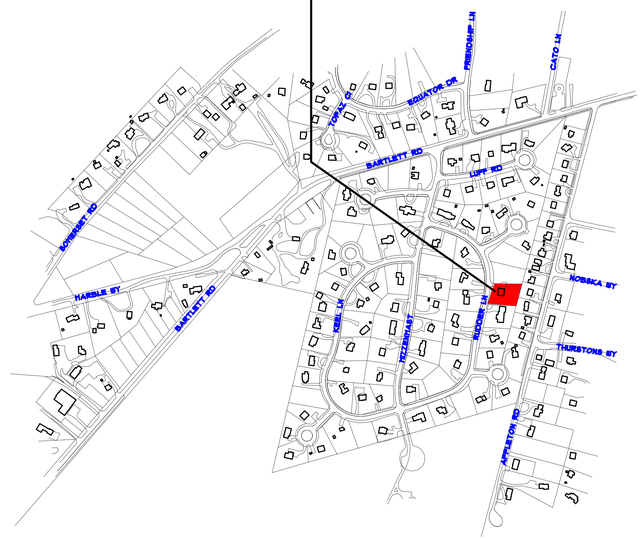


ZONING CLASSIFICATION: R 10L
MAP: 66 PARCEL: 340

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

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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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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

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

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

REQUIRED WITH ALL APPLICATIONS:

Site Address: 75 Hooper Farm Road

Full Size	8.5x11	Digital File	
✔	✔	✔	1. **Completed Application Form:** Description of ALL work must be indicated on application form.
✔	/	/	2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
✔	/	/	3. **Application Fee:** See back of application for fee schedule or call the office.
✔	✔	✔	4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
✔	✔	✔	5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
	✔		6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
	✔	✔	7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
		✔	8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

Not Applicable			1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
✔	✔	✔	2. **Exterior Elevations and Floor Plans (3 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
Not Applicable			3. **As-Built Plans (1copy):** of existing elevations
Not Applicable			4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
Not Applicable			5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
✔	✔	✔	6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
K M			7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
/	✔	✔	8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
Not Applicable			9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**
/	✔	✔	This Checklist ✔ ✔ Waiver of HDC 10 Day Hearing Requirement

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 329

Street & Number of Proposed Work: 75R Hooper Farm Rd.

Owner of record: Lentawski, James F + Priscilla

Mailing Address: PO Box 281, Nantucket MA 02554

Contact Phone #: 508 332 9454 E-mail: lentawski@gmail.com

AGENT INFORMATION (if applicable)

Name: Kris Meyna

Mailing Address: 24 Blueberry Ln
Nantucket MA 02584

Contact Phone #: 508 525 5500 E-mail: KrisMeyna@dreamlinemail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 473.40

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 35'6" Sq. Footage 1st floor: 1404
Width: 27'6"/13' Sq. footage 2nd floor: 963
Sq. footage 3rd floor: NA

Decks/Patio: Size: 5x25'6" ☑ 1st floor ☐ 2nd floor
Size: 13x15 ☑ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North 24'11" South 24'11" East 24'11" West 16'6"/24'11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9/12 Secondary Mass 10/12 Dormer 5/12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer And. 400

Doors* (type and material): ☐ TDL ☒ SDL Front And. 400 Rear And. 400 Side And. 400
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shells Walkways Shells Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof Charcoal Black
Trim NTW Sash Black Doors Black
Deck NTW Mahogany Foundation Gray Fence _____ Shutters _____

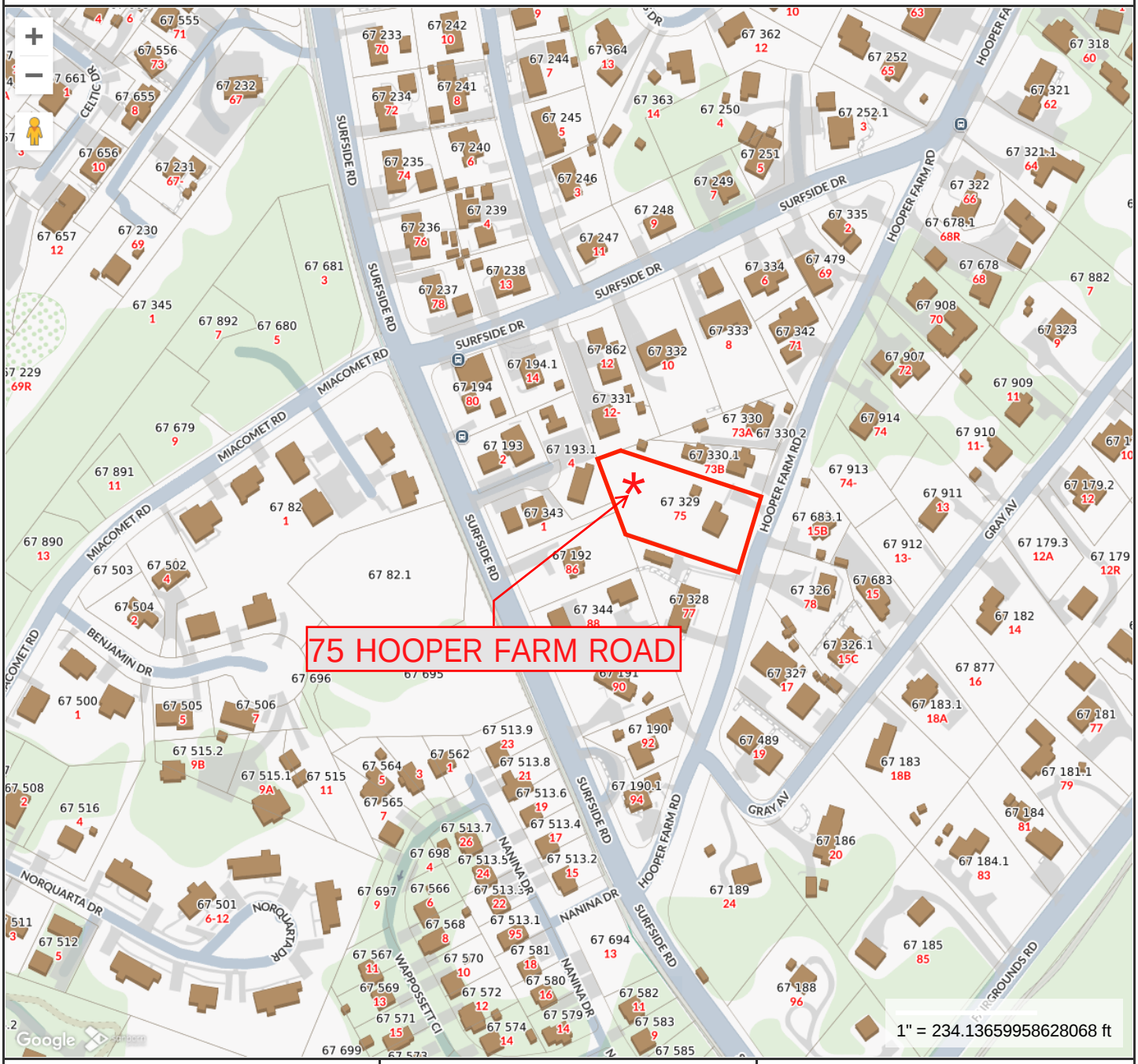
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 4/21/25 Signature of owner of record [signature] Signed under penalties of perjury

Town and County of Nantucket, MA

LOCUS- 75 HOOPER FARM ROAD



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



LOCUS MAP SCALE: 1"=1600'±

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL–10 (R–10)

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONT YARD SETBACK:	20 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER % :	25 %

" I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

DATE: 11–4–2024

PROFESSIONAL LAND SURVEYOR

" I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN 7–22–2024 AND 11–4–2024."

DATE: 11–4–2024

PROFESSIONAL LAND SURVEYOR

" I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY 6–22–1987 WITH THE EXCEPTION OF SOME TRAVERSE POINTS.

DATE: 11–4–2024

PROFESSIONAL LAND SURVEYOR

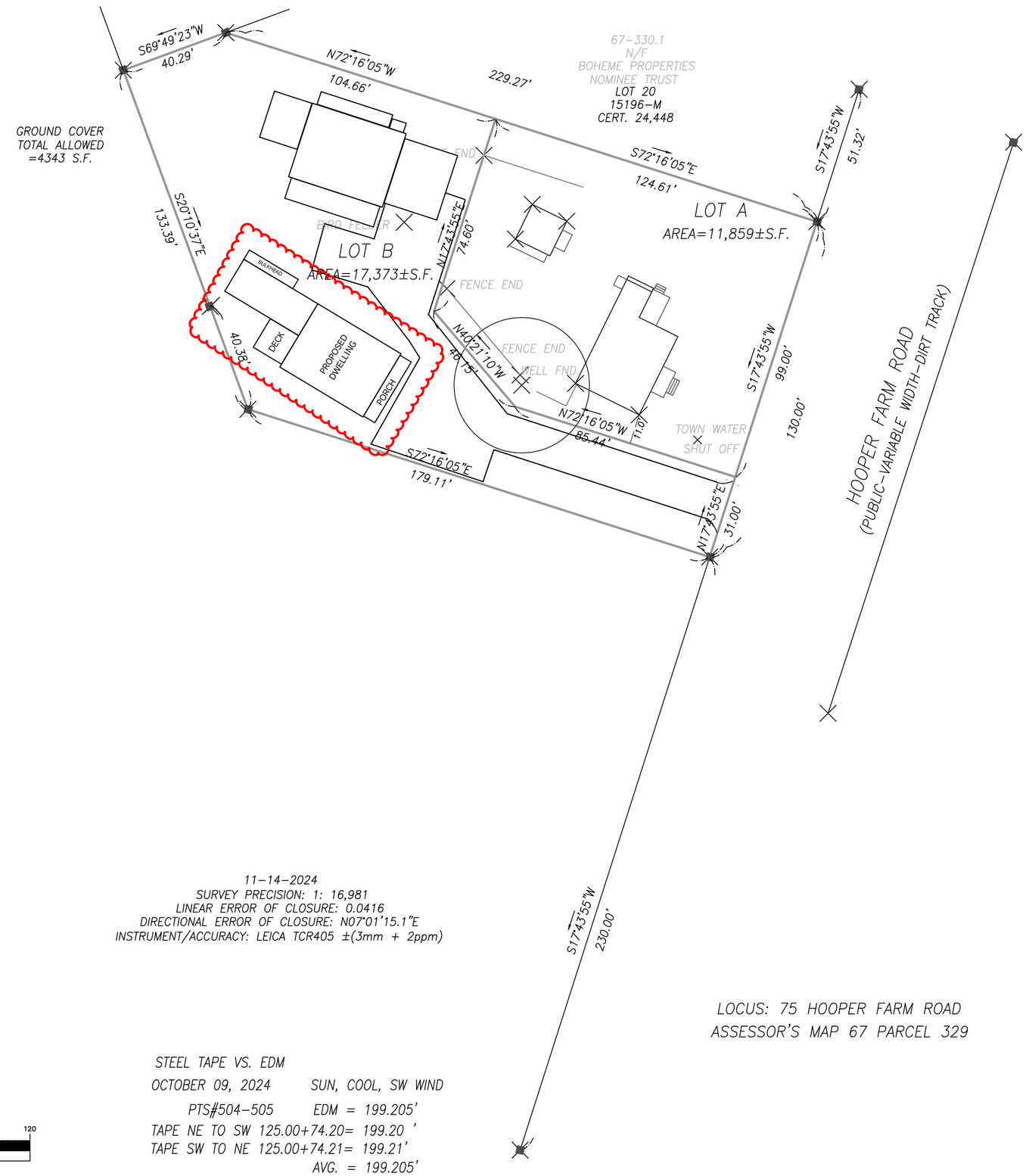
" I CERTIFY THAT I USE REDUNDANT MEASUREMENTS, DIRECT AND INDIRECT, FOR ALL MY ANGLES AND DISTANCES."

DATE: 11–4–2024

PROFESSIONAL LAND SURVEYOR

LEGEND

- DHCB FD. DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND
- CRB FD. DENOTES COUNTY ROAD BOUND FOUND
- SPK SET. DENOTES 12" GALVANIZED SPIKE SET



N

TOTAL AREA
29,232±S.F.

SPECIAL PERMIT REQUIRED
SEC. 138–E
REAR LOT SUBDIVISION

BEING A DIVSION
OF L.C. 37210–B, LOT 9
CREATING 2 LOTS

SUBDIVISION PLAN OF LAND IN NANTUCKET, MA.

SCALE: 1"=30' DATE: DEC. 16, 2024

PREPARED FOR:
PRISCILLA P. LENTOWSKI
CERT. 16303
L.C. 37210–B, LOT 9

MICHAEL CONNOLLY & ASSOC. INC.
PROFESSIONAL LAND SURVEYORS
150 SURFSIDE ROAD
NANTUCKET, MASSACHUSETTS 02554
508–228–8910

11–14–2024
SURVEY PRECISION: 1: 16,981
LINEAR ERROR OF CLOSURE: 0.0416
DIRECTIONAL ERROR OF CLOSURE: N07°01'15.1"E
INSTRUMENT/ACCURACY: LEICA TCR405 ±(3mm + 2ppm)

STEEL TAPE VS. EDM
OCTOBER 09, 2024 SUN, COOL, SW WIND
PTS#504–505 EDM = 199.205'
TAPE NE TO SW 125.00+74.20= 199.20 '
TAPE SW TO NE 125.00+74.21= 199.21'
AVG. = 199.205'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LOCUS: 75 HOOPER FARM ROAD
ASSESSOR'S MAP 67 PARCEL 329

TITLE: HDC HOUSE LOCATION DRAWING

DATE: 4/24/2025

REV: 1

SITE SKETCH FOR HDC SITING PURPOSES ONLY. LOCATION TO BE CONFIRMED BY HOMEOWNER AND GENERAL CONTRACTOR.

EAST



WEST



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

75R HOOPER FARM RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
ZACHARIAS

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45549
2-STORY

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 2/21/25
SCALE: 1/4"=1'-0"
FILENAME: 45549 PD2

SHEET:
ELEV-

SOUTH



NORTH



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

75R HOOPER FARM RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
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ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

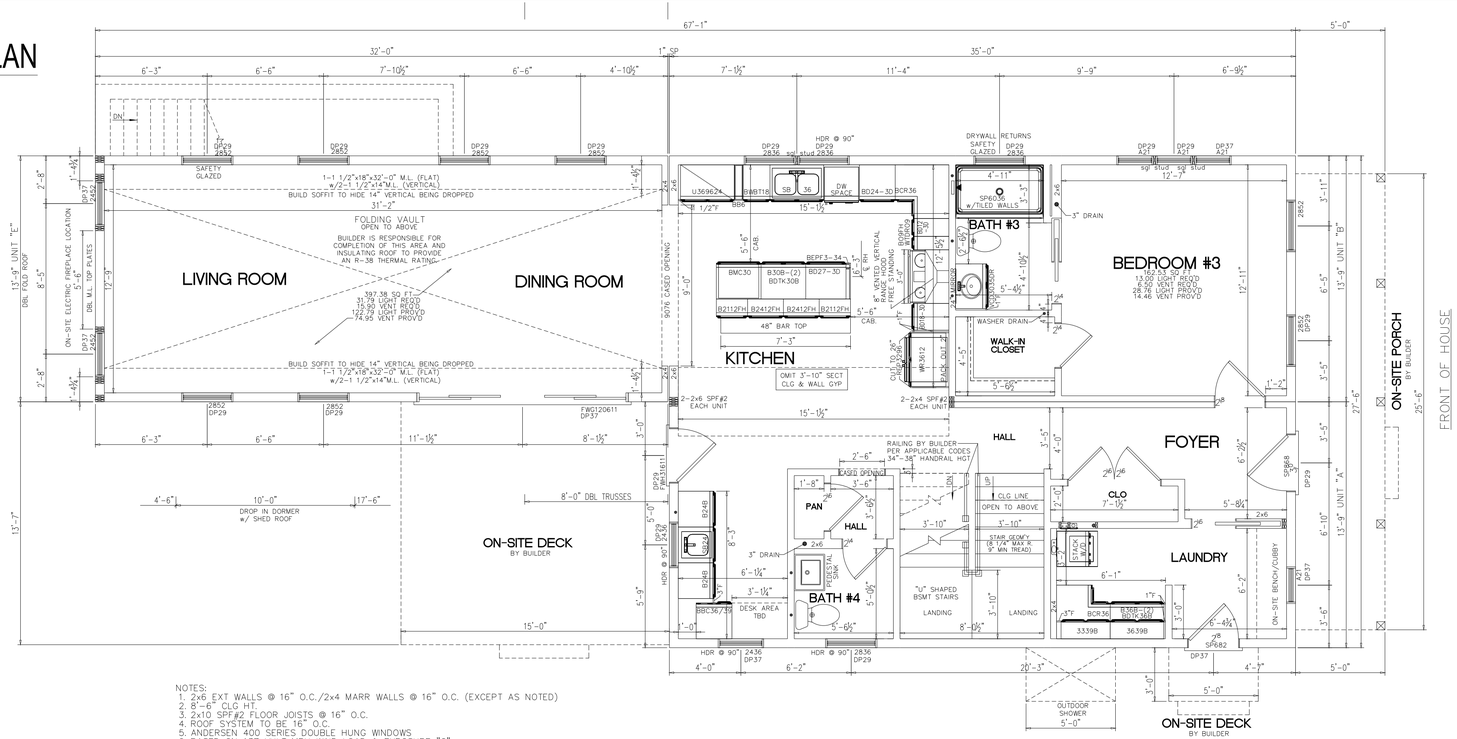
PROJECT:
45549
2-STORY

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 2/21/25
SCALE: 1/4"=1'-0"
FILENAME: 45549 PD2

SHEET:
ELEV- (2)

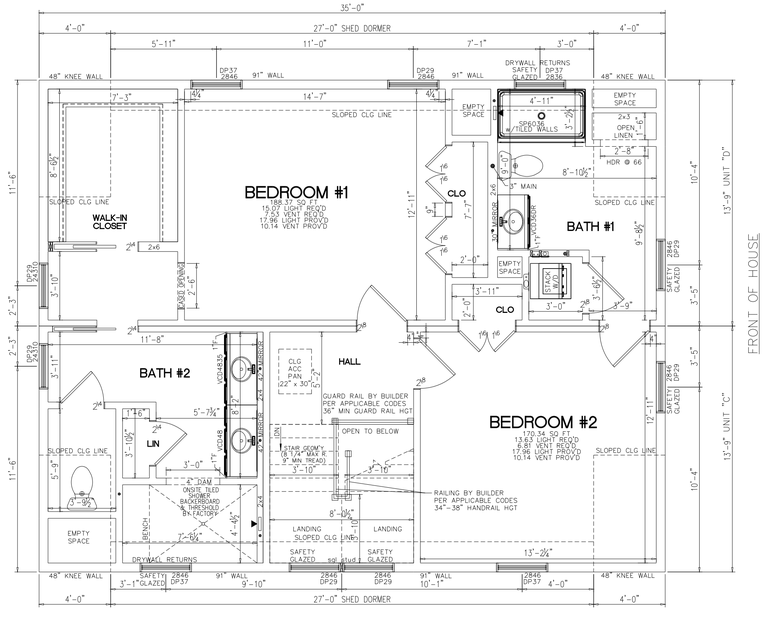
FIRST FLOOR PLAN



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

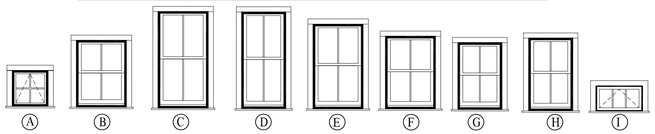
DRAWN BY: DLN
DATE: 2/21/25
SCALE: 1/4"=1'-0"
FILENAME: 45549 PD2

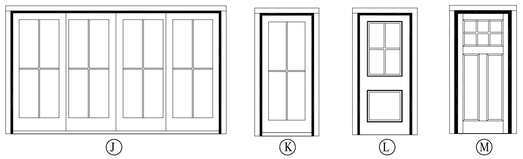
SHEET:
PLAN -

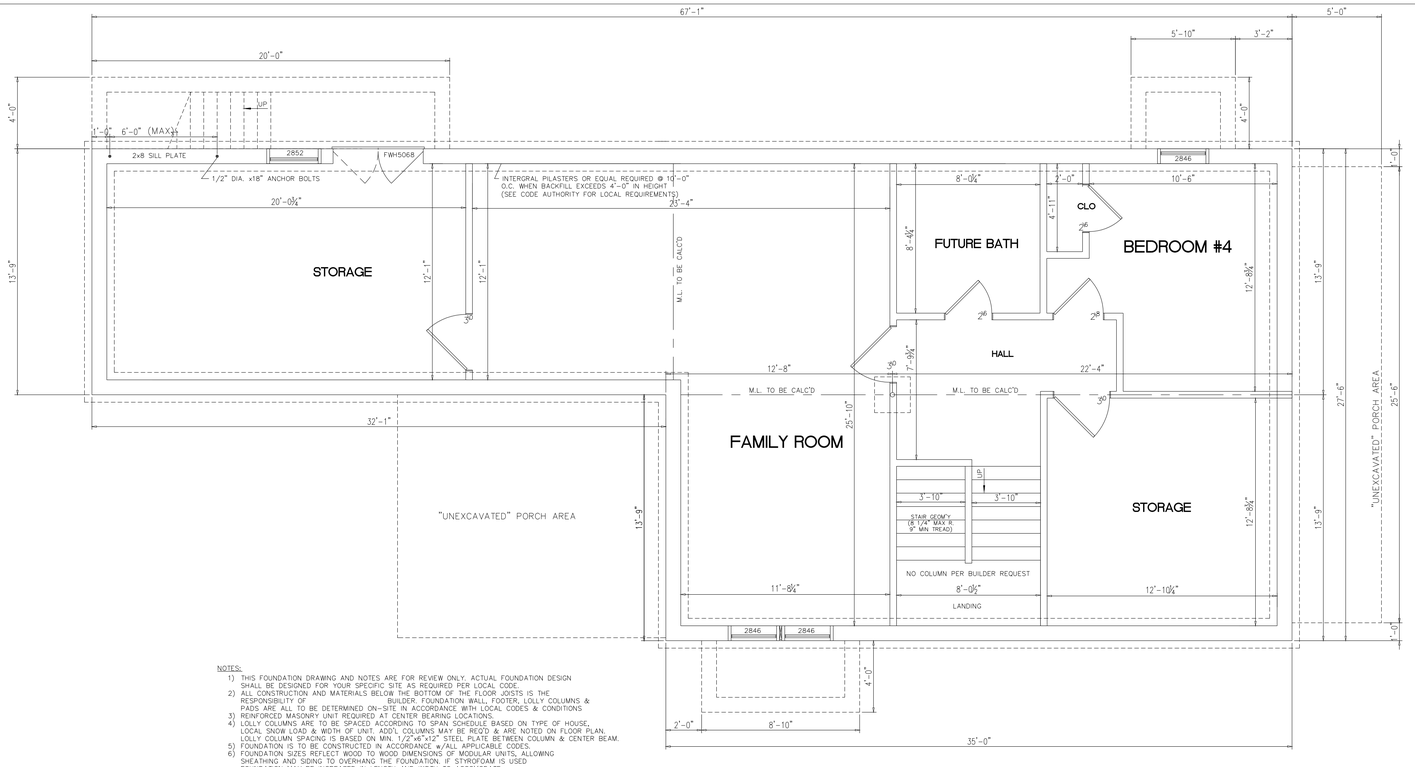
DOOR/WINDOW SCHEDULE

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

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

0056 02

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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

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04/22/2025

SURF ACK LLC
C/O PLATT GEOFFREY
1636 3RD AVE SUITE 314
NEW YORK, NY 10128

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North Andover, MA 01845

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☐ Adult Signature Restricted Delivery $
Postage $0.73
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Total $5.58
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04/22/2025

MIDDLETON FAMILY 2022 LIVING TRUST
141 COURTLAND DRIVE
NORTH ANDOVER, MA 01845

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

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04/22/2025

BURKE ELIZABETH N
86 SURFSIDE RD
NANTUCKET, MA 02554

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$
Total $5.58
$

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04/22/2025

SABRAH FOWZIE F
PO BOX 3108
NANTUCKET, MA 02554

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

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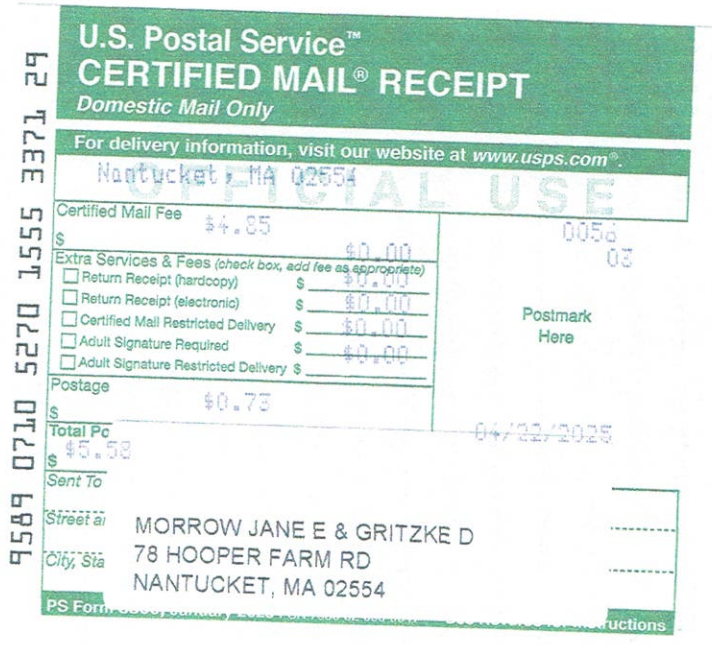
04/22/2025

PENOVA MILENA & JORDAN
76 HOOPER FARM RD
NANTUCKET, MA 02554

9589 0710 5270 1555 3371 29



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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $ $4.85

Extra Services & Fees *(check box, add fee as appropriate)*

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- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $ $0.73

Total Po $ $5.58

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04/22/2025

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Street a

City, Sta

MORROW JANE E & GRITZKE D
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NANTUCKET, MA 02554

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HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

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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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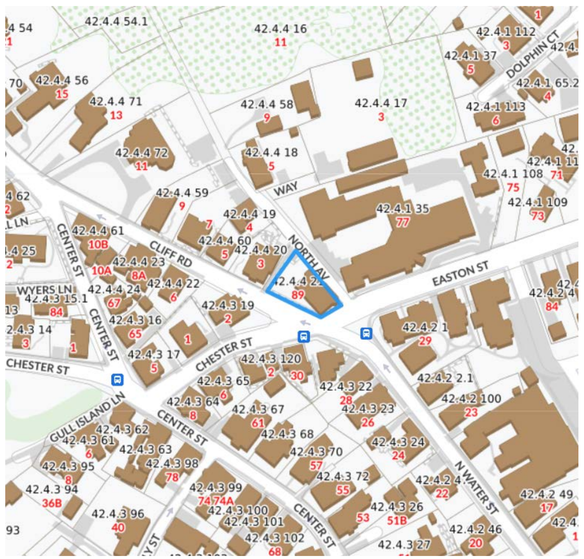

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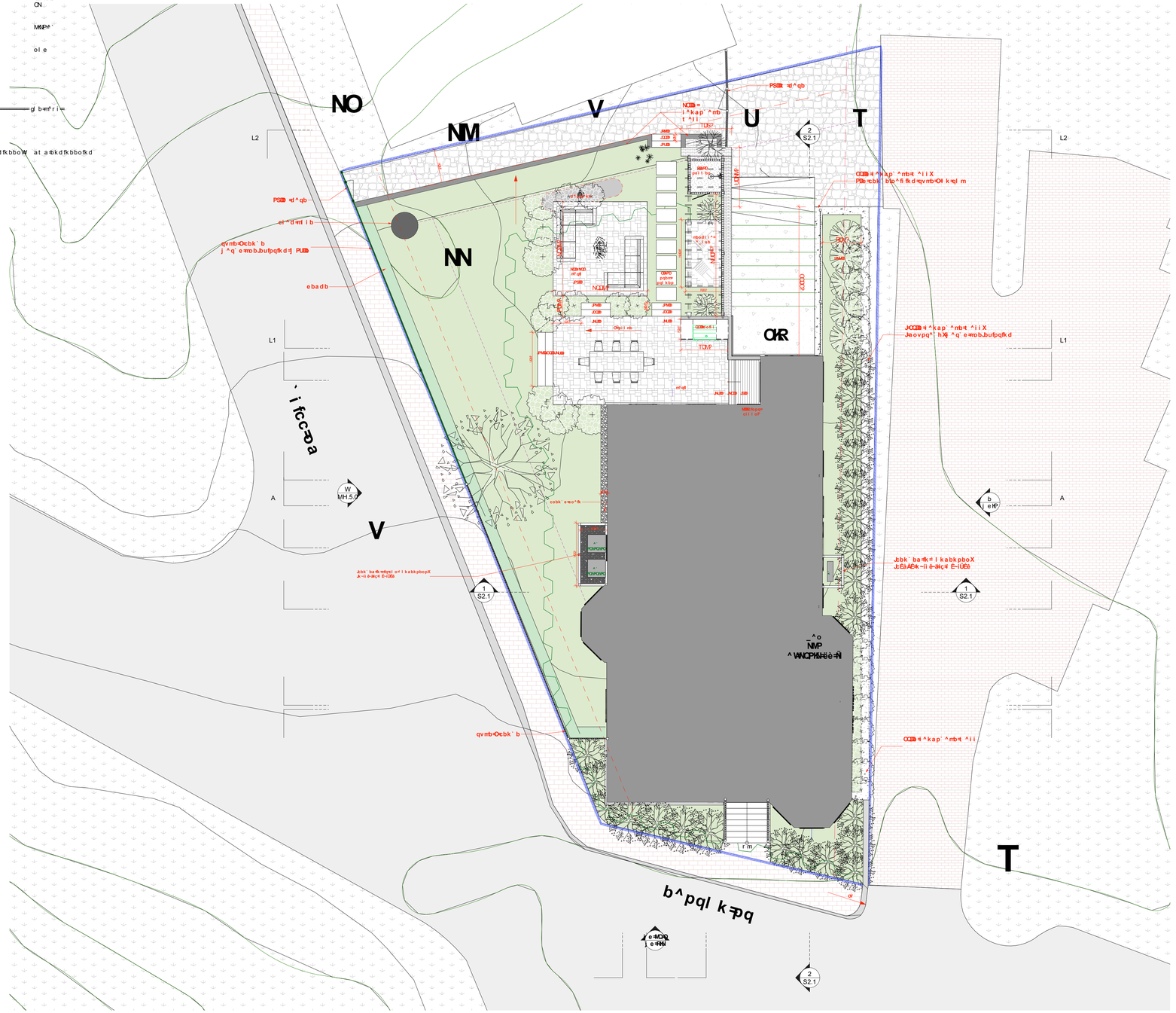

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04.19.2025

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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04.19.2025

REVISIONS PLOTTED: 4/20/2025

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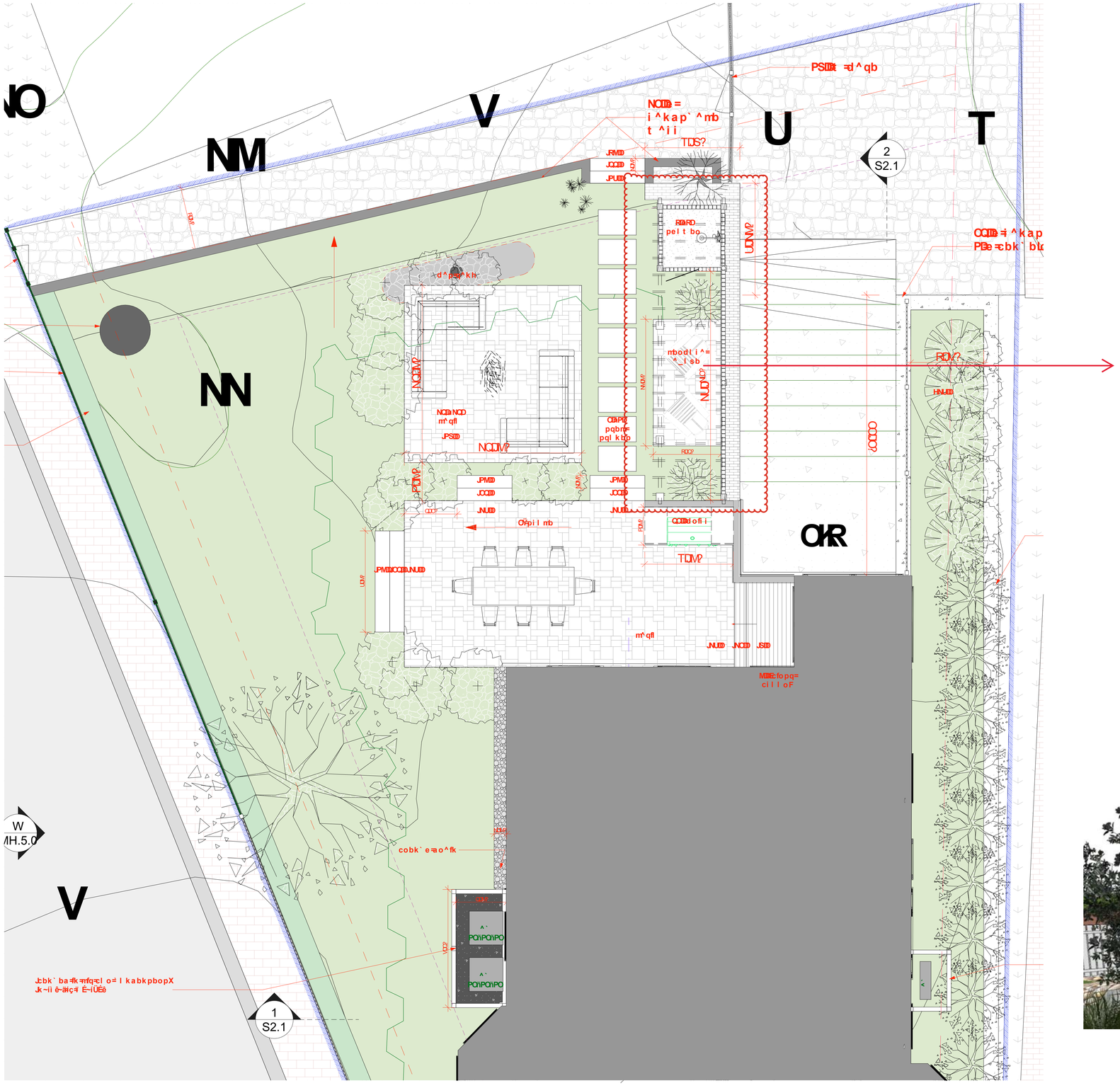
89 EASTON ST NOMINEE TRST

89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

SITE PLAN

MH.2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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.

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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.

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

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DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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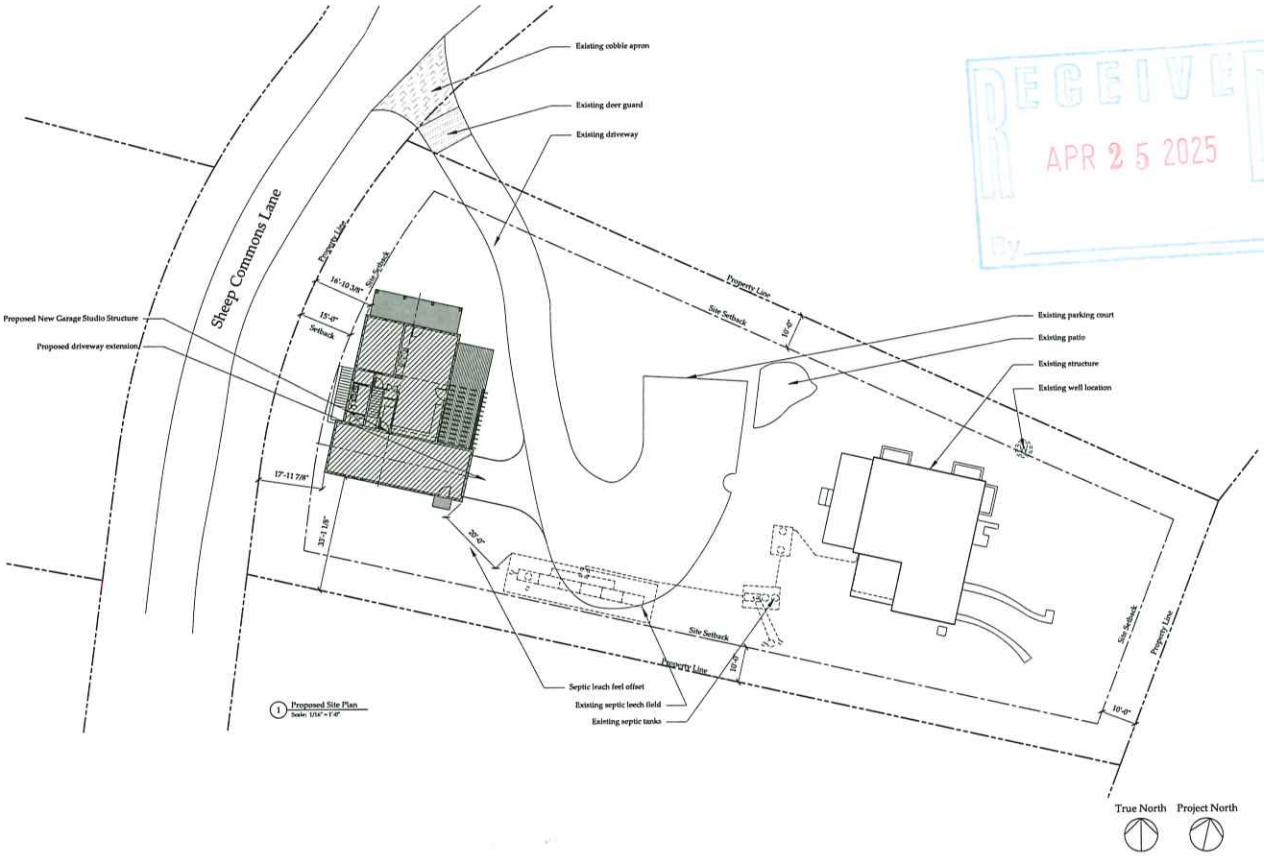
APR 25 2025
By







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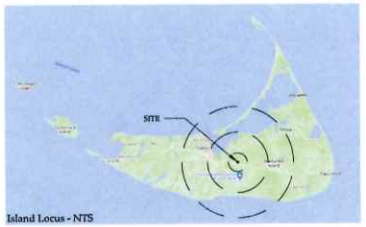
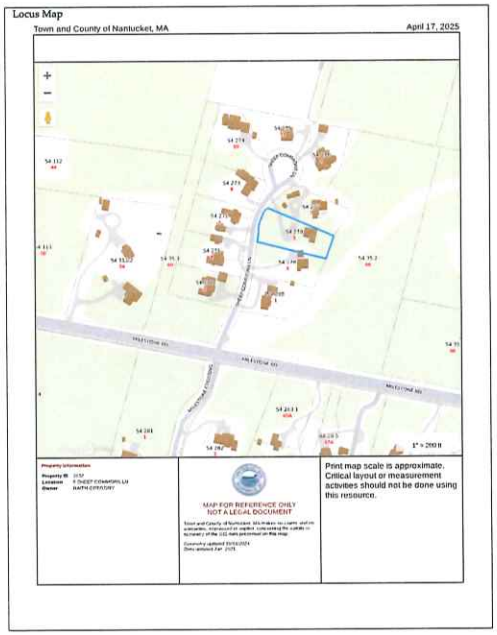
APR 25 2025
By





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

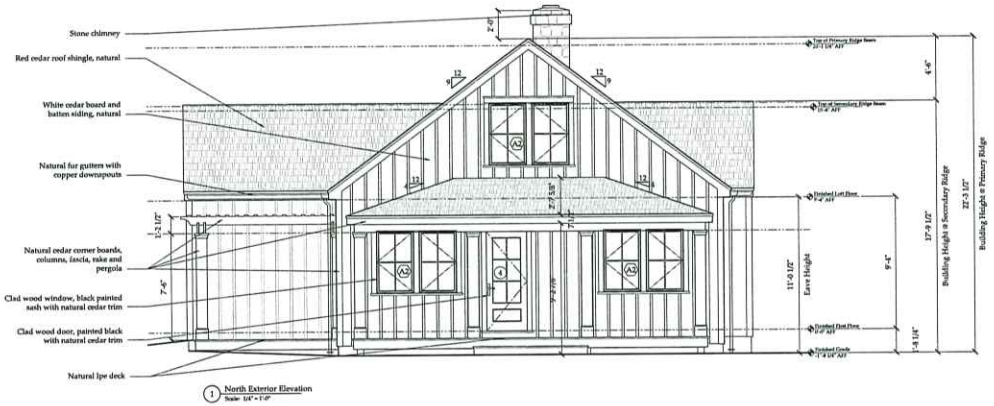
Proposed Site Plan
Locus Map
Zoning Information

PERMIT SET
*Issued for permit approval
*Do not scale drawings
*Notify architect of any discrepancies

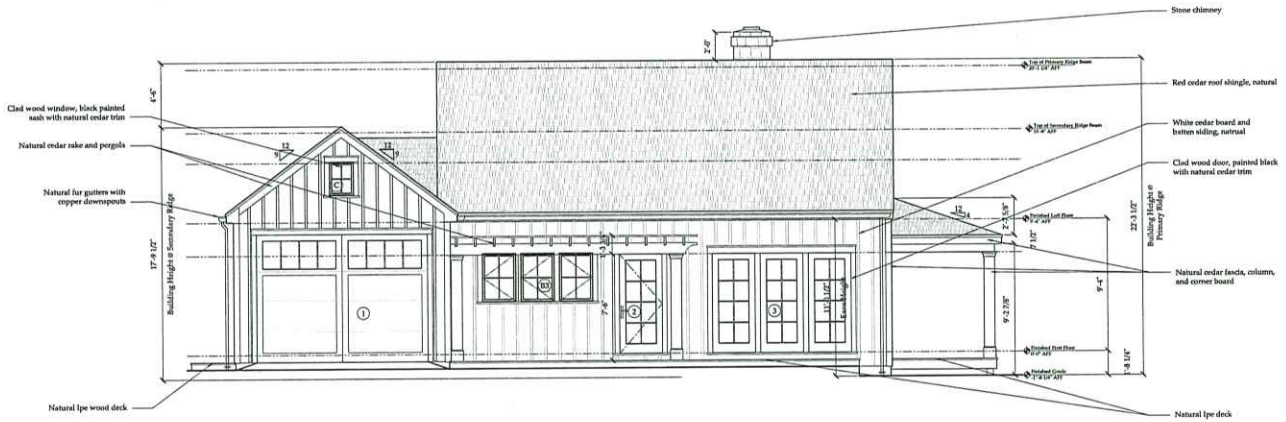
Issue Date:
04/24/25 HDC Revision 1

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

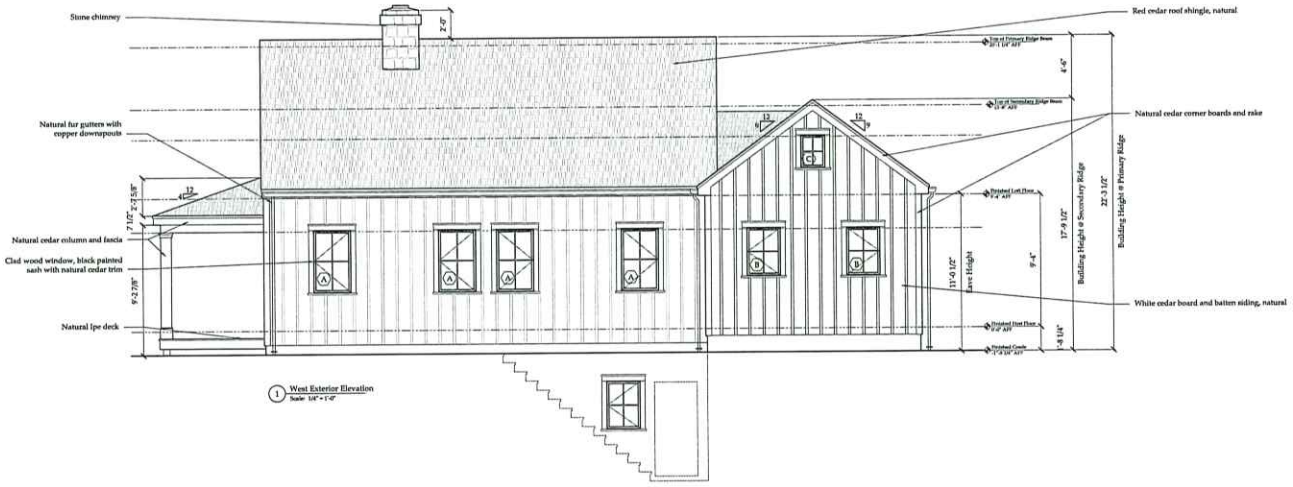
Proposed
North and East
Exterior Elevation

PERMIT SET
*Issued for permit approval
*Do not scale drawings
*Notify architect of any discrepancies

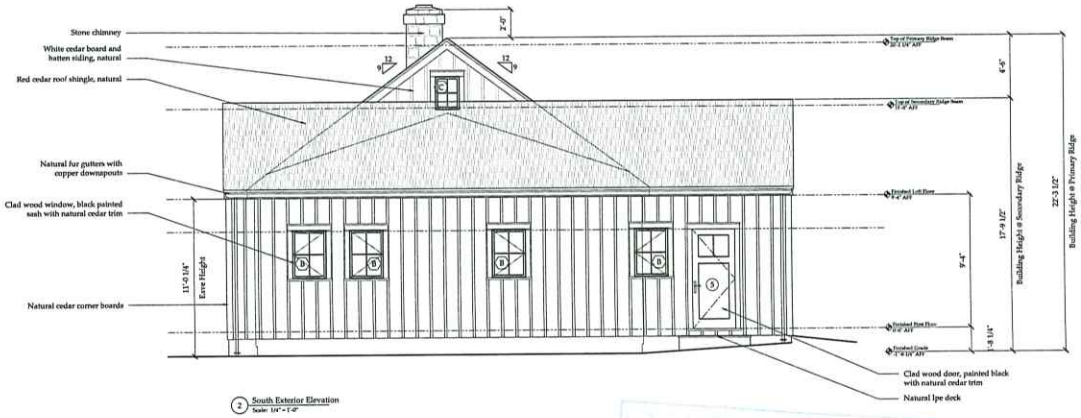
Issue Date:
04/24/25 HDC Revision 1

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

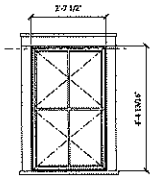
Proposed
West and South
Exterior Elevation

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

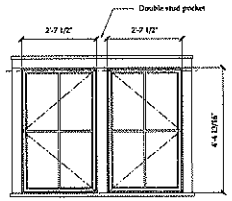
A3.2



A

Unit Specifications

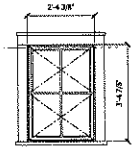
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad 4 Lite Crank Casement Window
Unit Code -	CW145
RO Size -	2'-8"w x 4'-5 1/16"h
Unit Size -	2'-7 1/2"w x 4'-4 13/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black 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

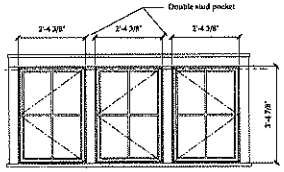
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad (2) 4 Lite Crank Casement Window
Unit Code -	CW148
RO Size -	(2) 2'-8"w x 4'-5 1/16"h
Unit Size -	(2) 2'-7 1/2"w x 4'-4 13/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B

Unit Specifications

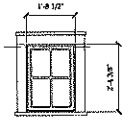
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad 4 Lite Crank Casement Window
Unit Code -	CW145
RO Size -	2'-4 7/8"w x 3'-5 5/16"h
Unit Size -	2'-4 3/8"w x 3'-4 13/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	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

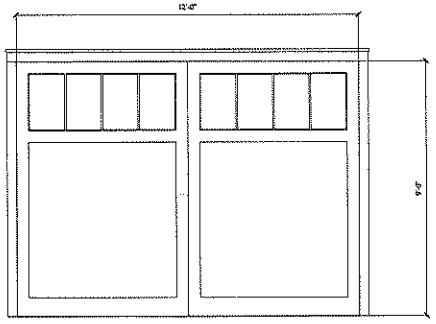


C

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 -	

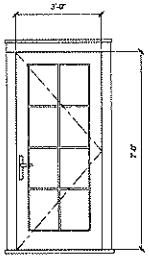
1 Window Types
Scale: 1/2" = 1'-0"



1

Unit Specifications

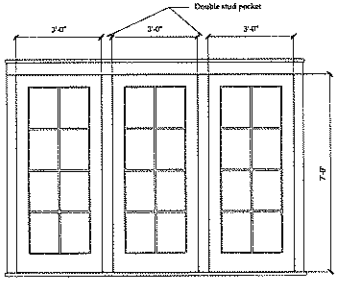
Manufacturer -	Designer Doors
Unit Type -	4 Line/1 Panel Overhead Door
Unit Code -	Custom
RO Size -	-
Unit Size -	12'-0"w x 9'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	N/A
Notes -	



2

Unit Specifications

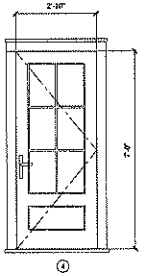
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Exterior Clad 8 Lite Door
Unit Code -	-
RO Size -	-
Unit Size -	3'-0"w x 7'-0"h Nominal
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Exterior Wood Swing
Notes -	



3

Unit Specifications

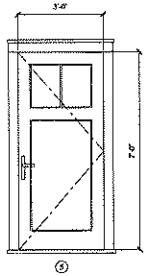
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Exterior Clad 8 Lite Fixed Door
Unit Code -	-
RO Size -	-
Unit Size -	(3) 3'-0"w x 7'-0"h Nominal
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" 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

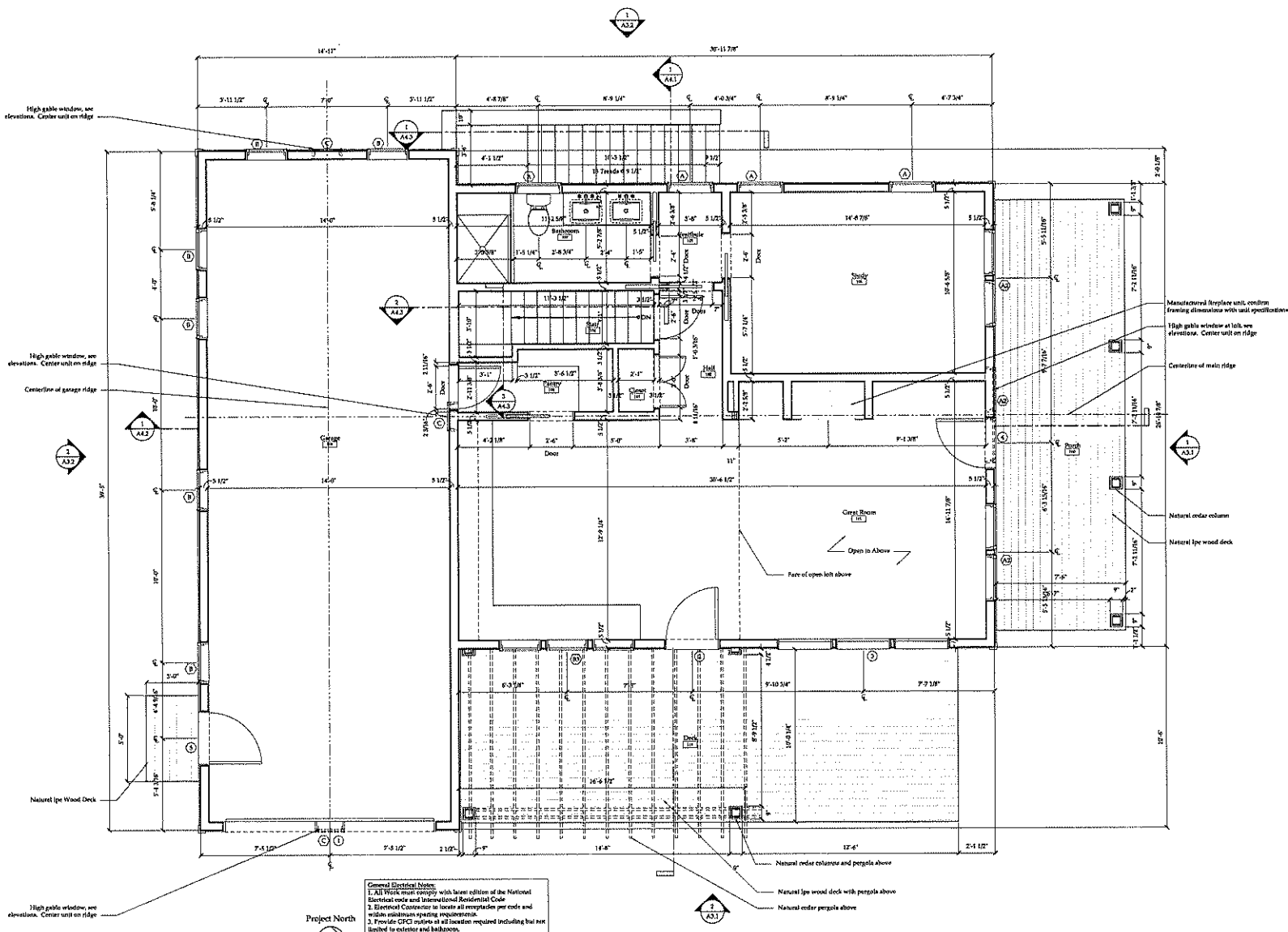
Proposed
Window and Door
Schedule

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

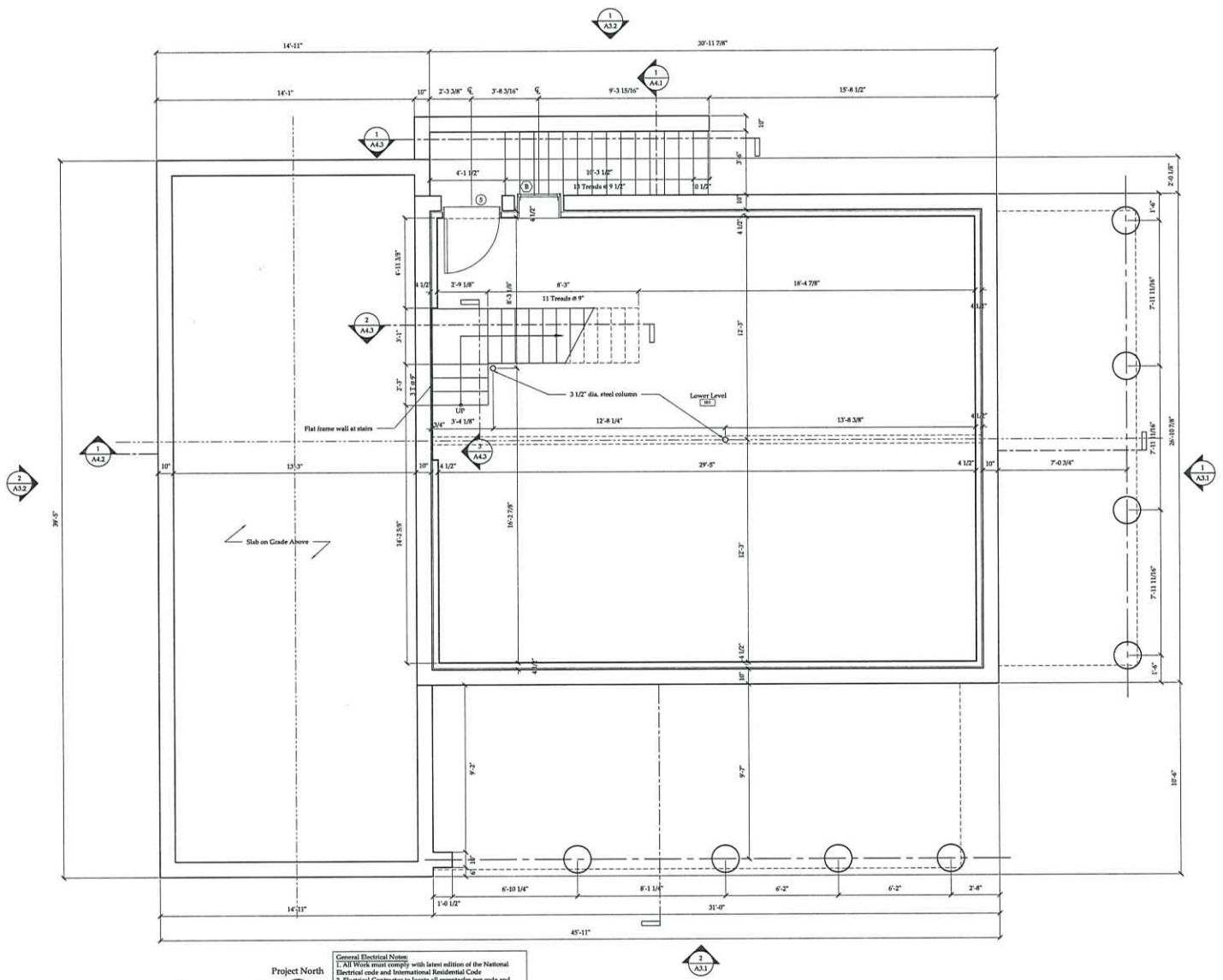
PERMIT SET
*Issued for permit approval
*Do not scale drawings
*Notify architect of any discrepancies

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

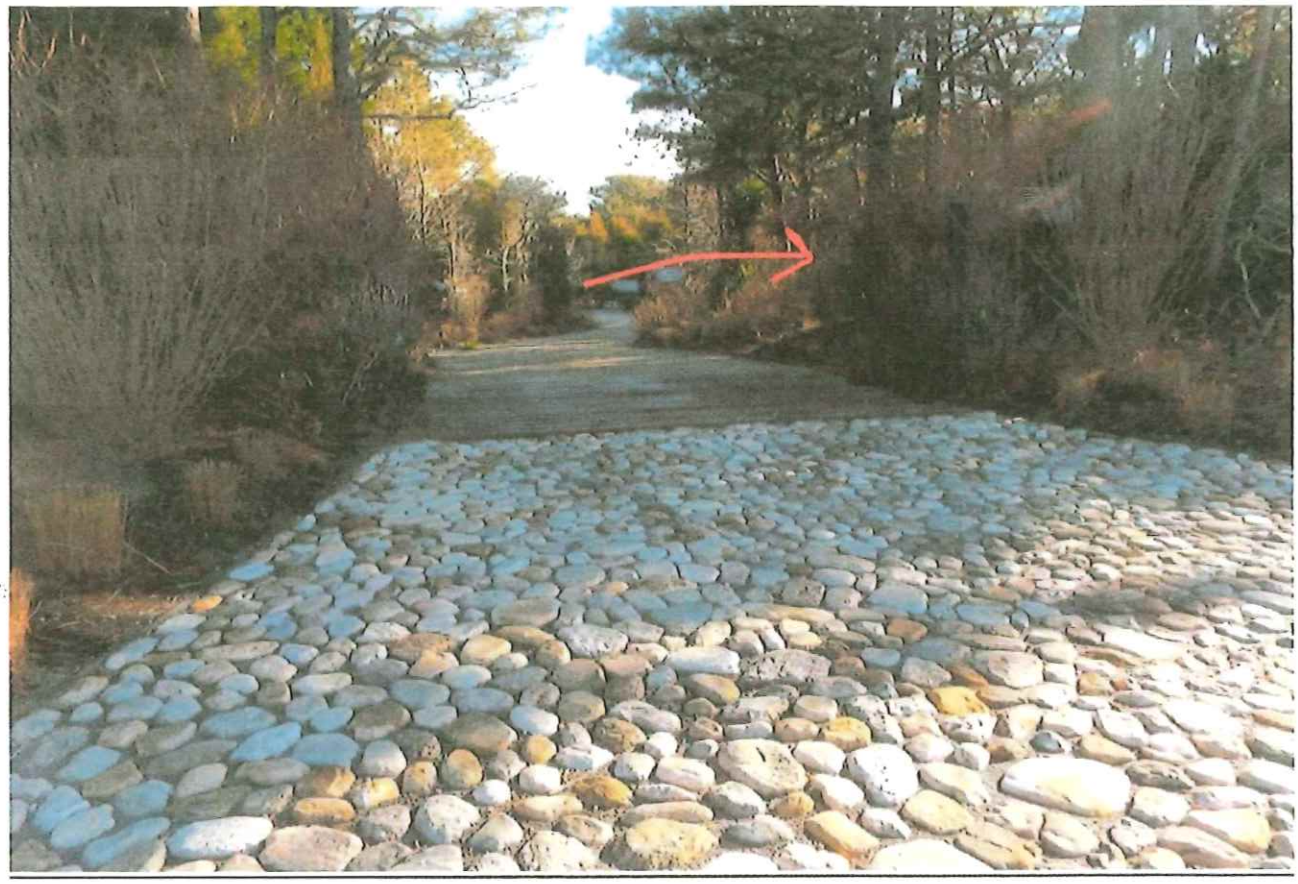
Issue Date:
04/24/25 HDC Revision 1

Project number: 24-66

A2.0


54277
54271













EXISTING DWELLING

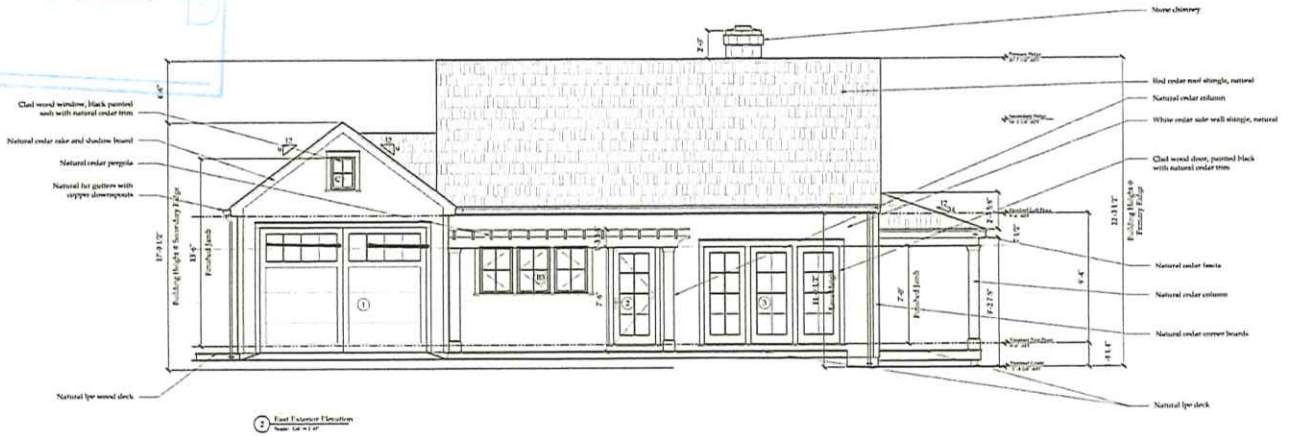
RECEIVED
APR 25 2025
By



Proposed



RECEIVED
APR 25 2025
By



Approved

Sheep Commons
Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

Proposed
North and East
Exterior Elevation

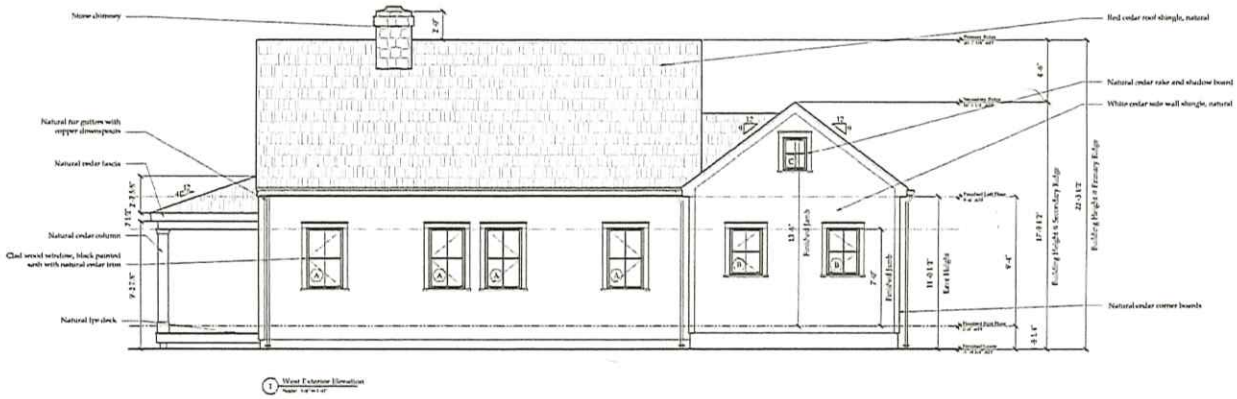
HDC APPLICATION SET
*Issued for HDC approval
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
02/04/2025 - HDC New Business Submission

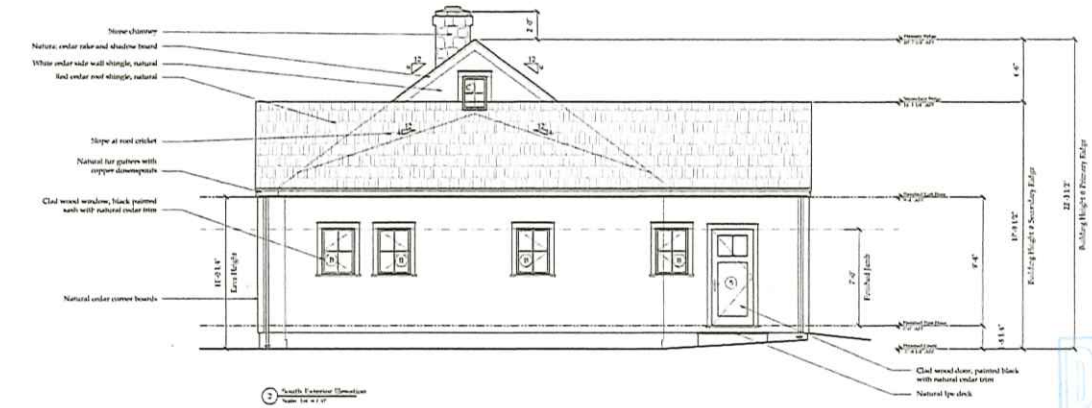
Project number: 2444

A3.1

Proposed



1 West Exterior Elevation



2 South Exterior Elevation

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APR 2 2025
BY

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

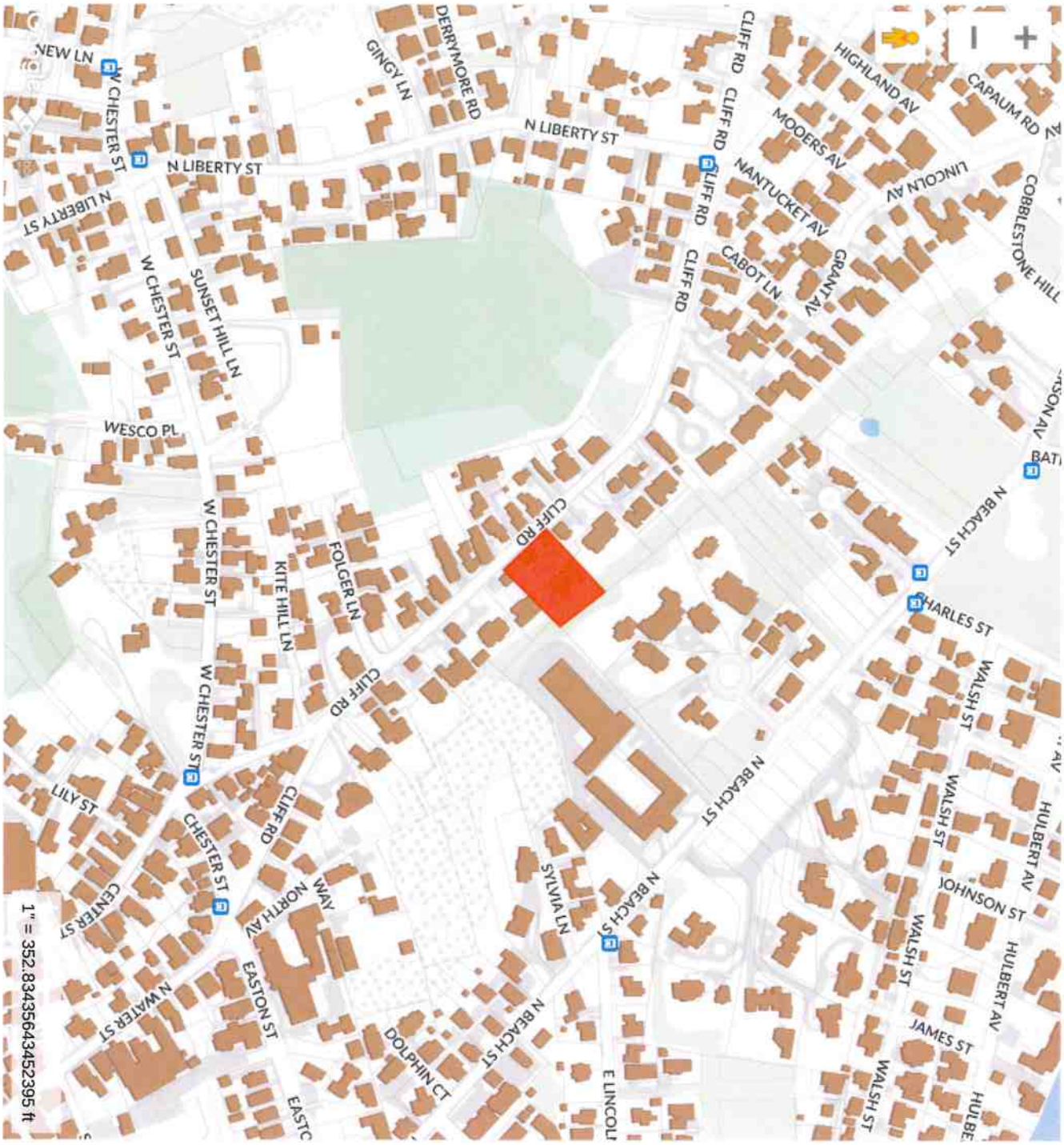
Trim White Sash White Doors White FRENCH

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.
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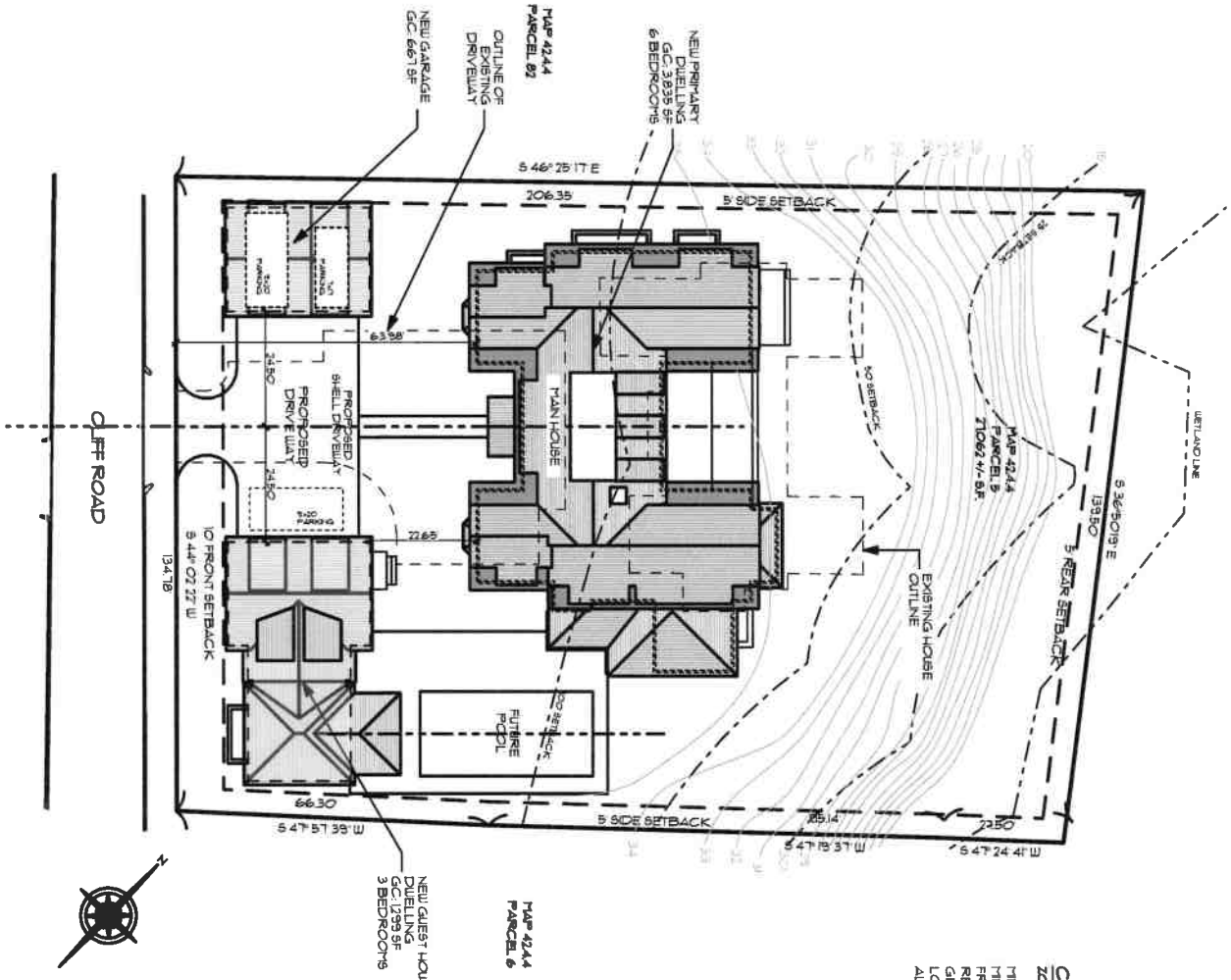
Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



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

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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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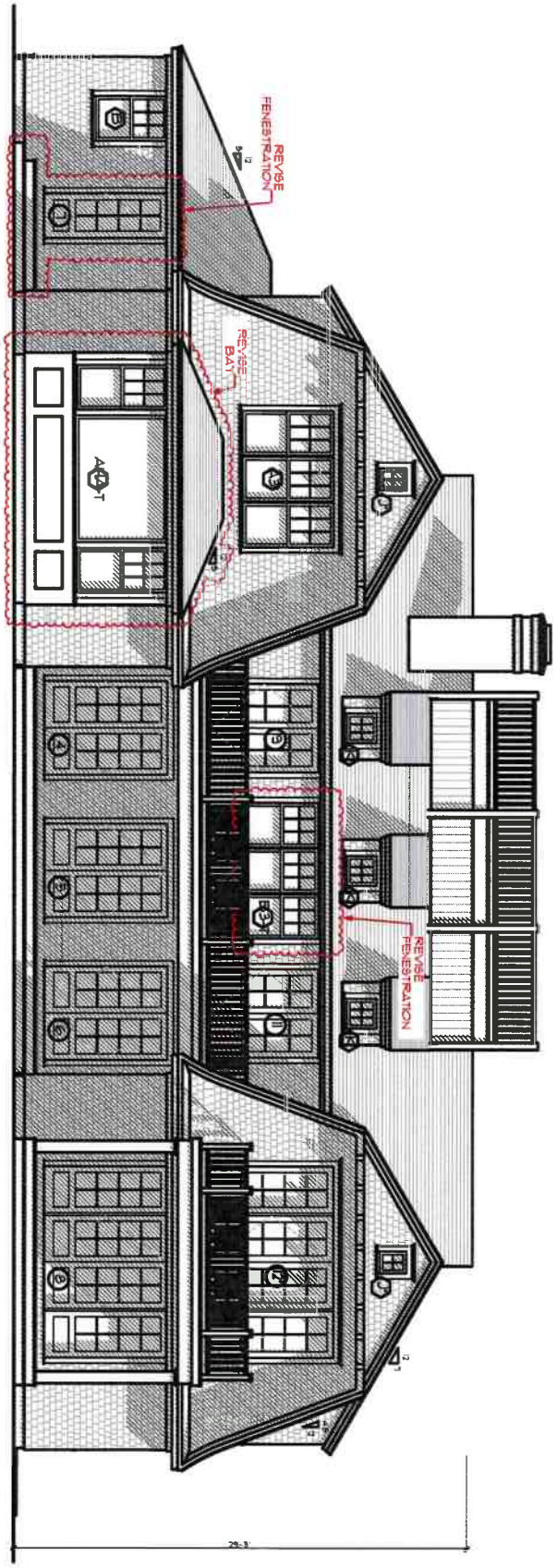
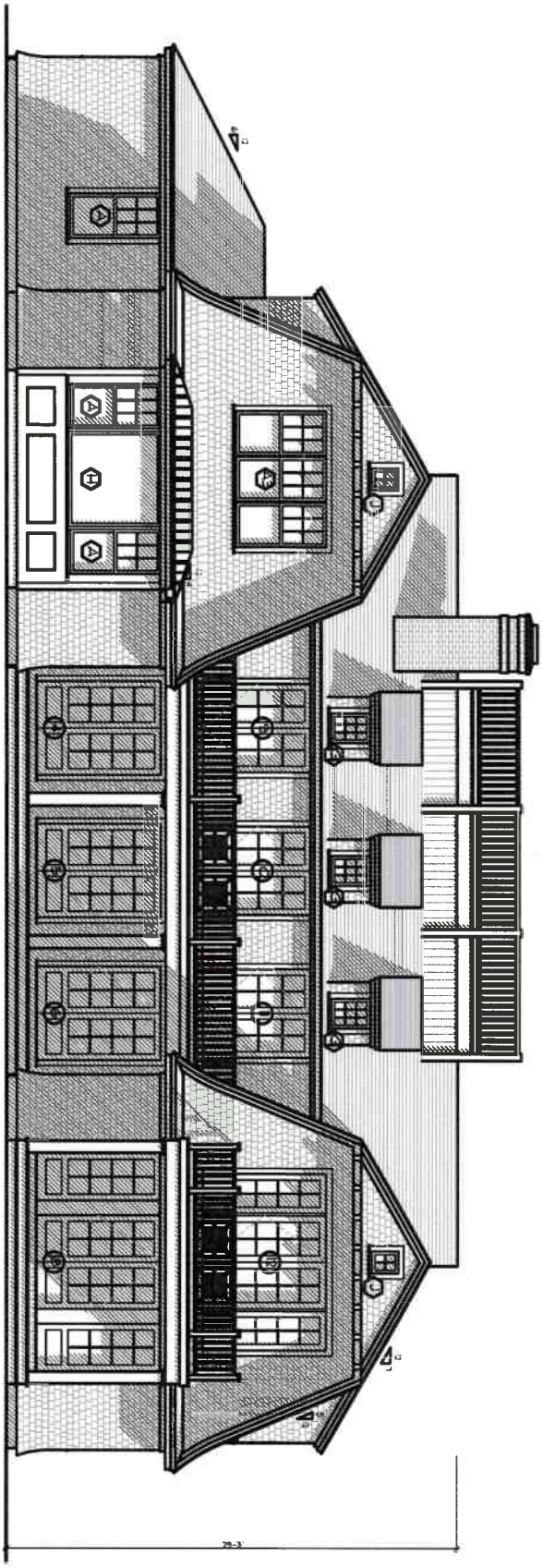
ID#
A-2.2



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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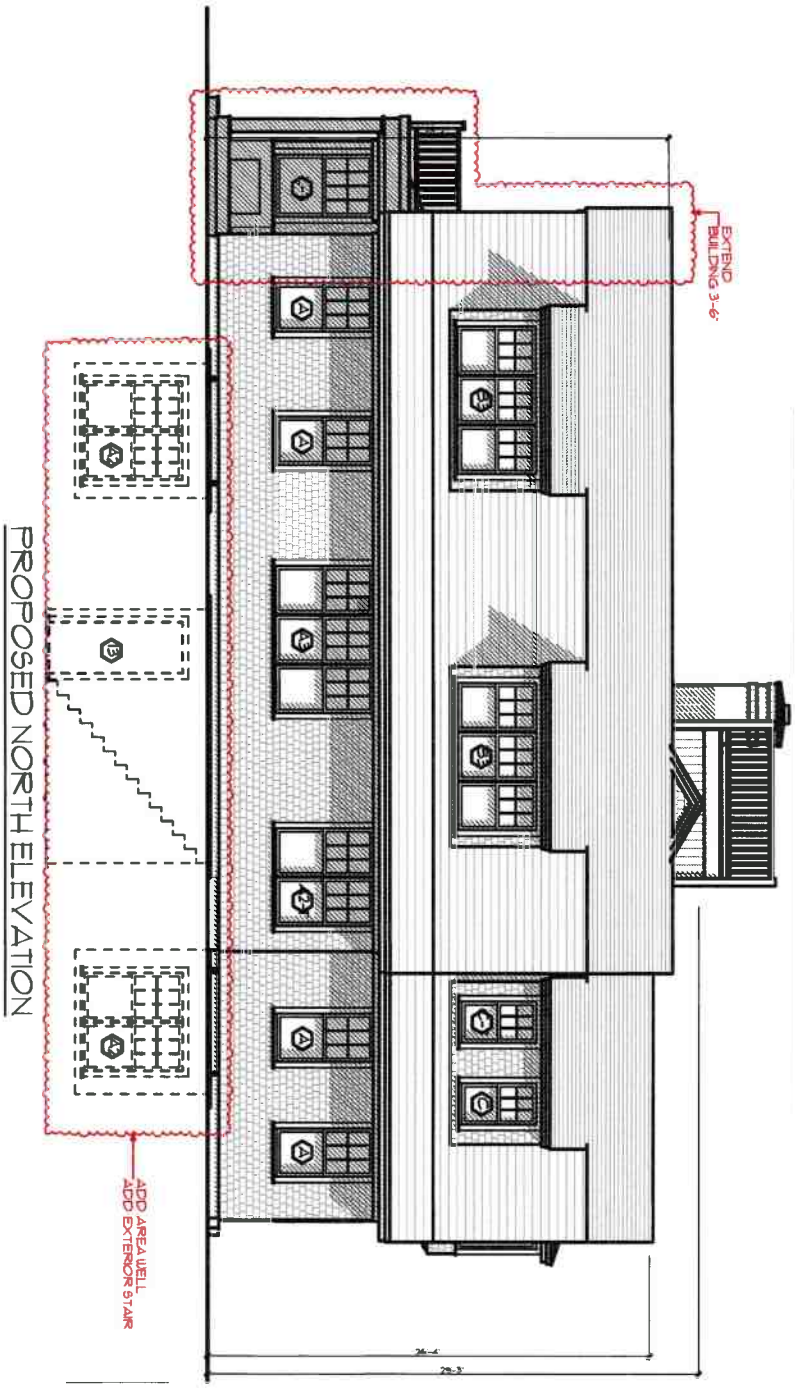
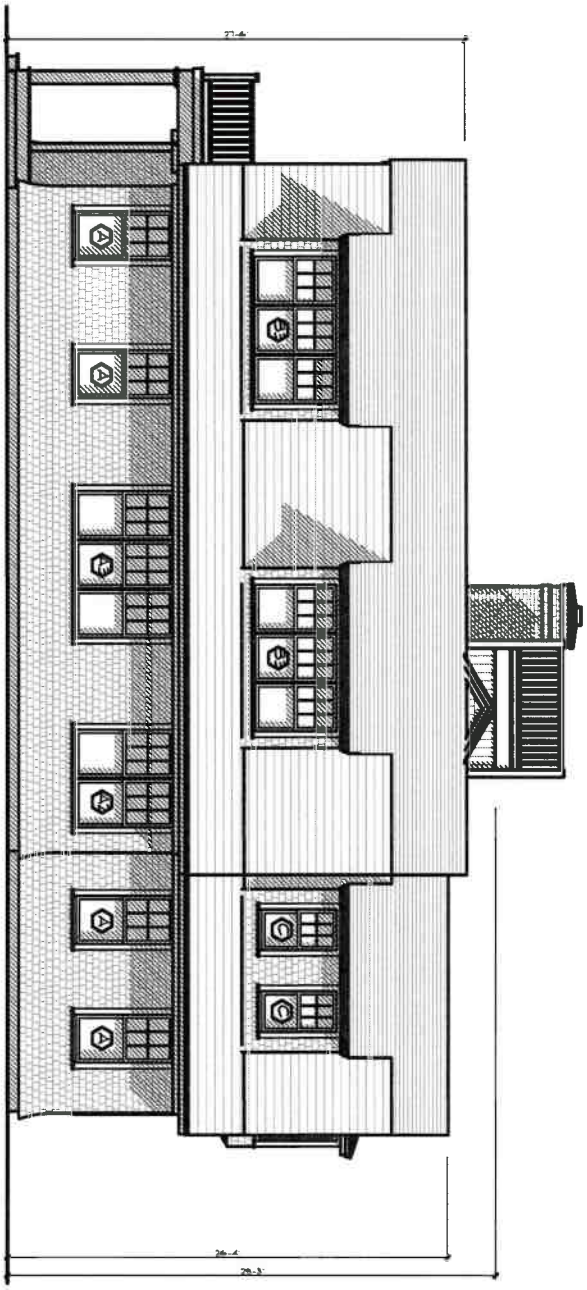


PROPOSED NORTH ELEVATION



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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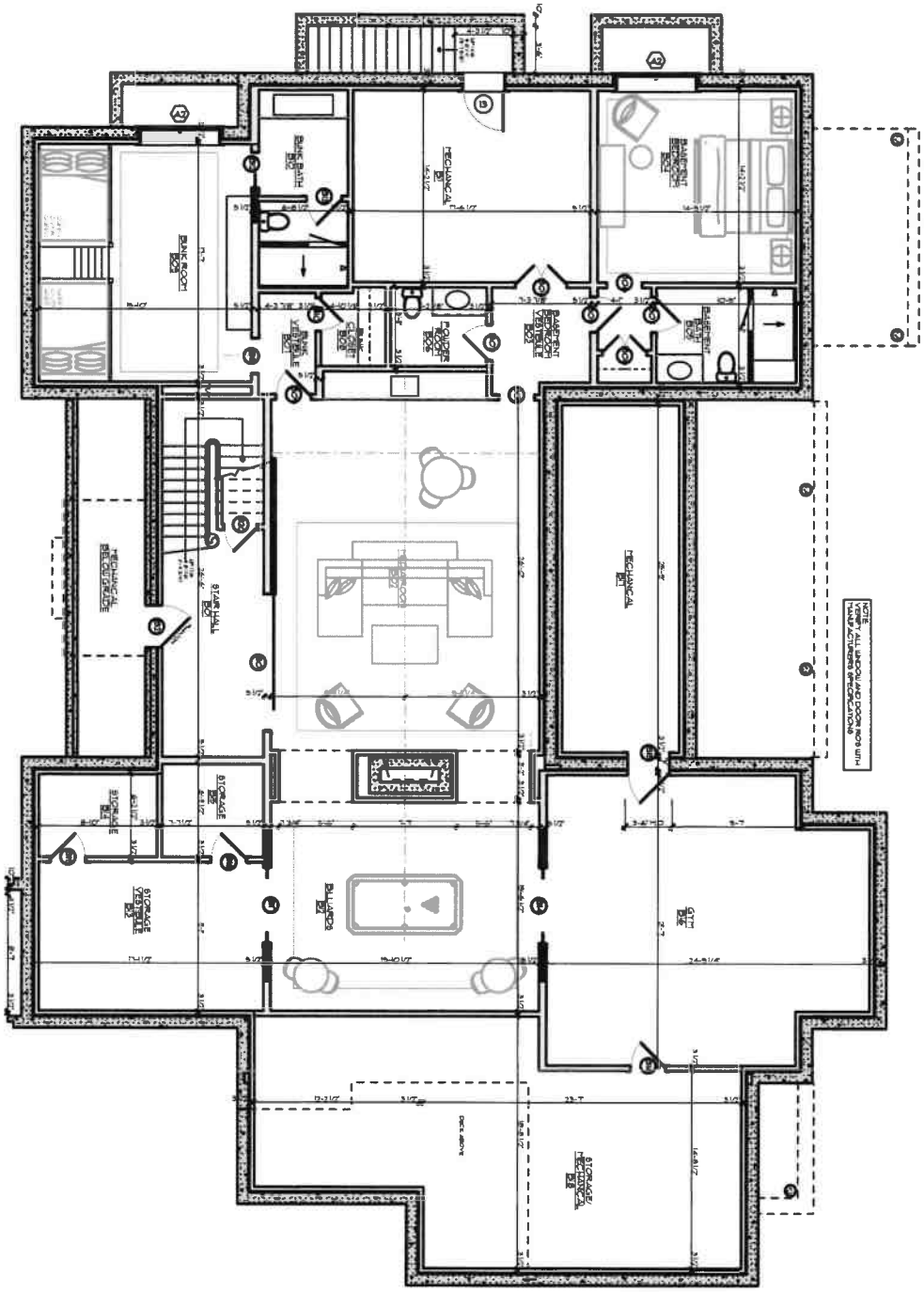

ID #
A-1.0

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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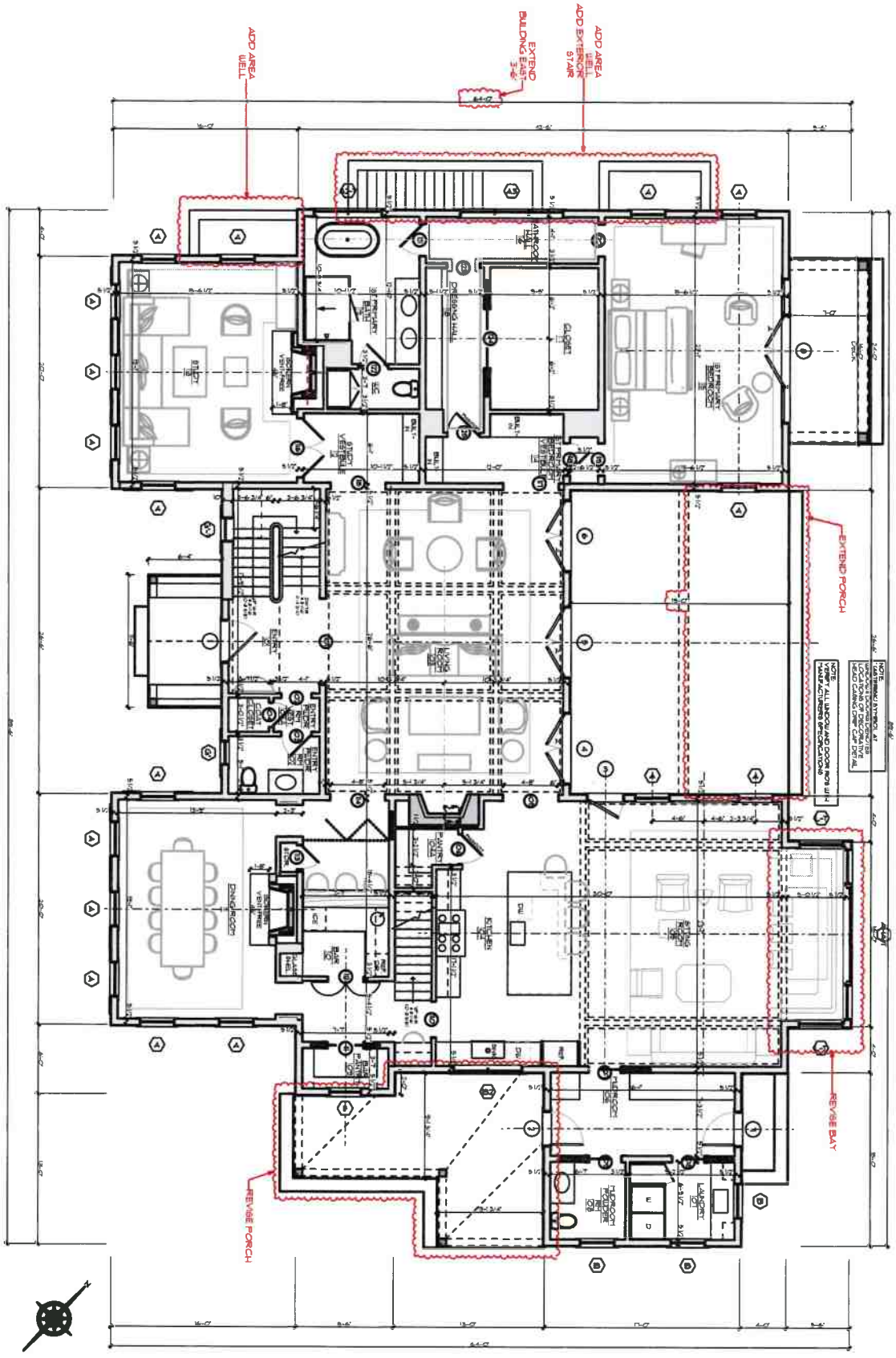
BOTTICELLIANDPOHL.COM



ID # **A-1.1b**

Residence at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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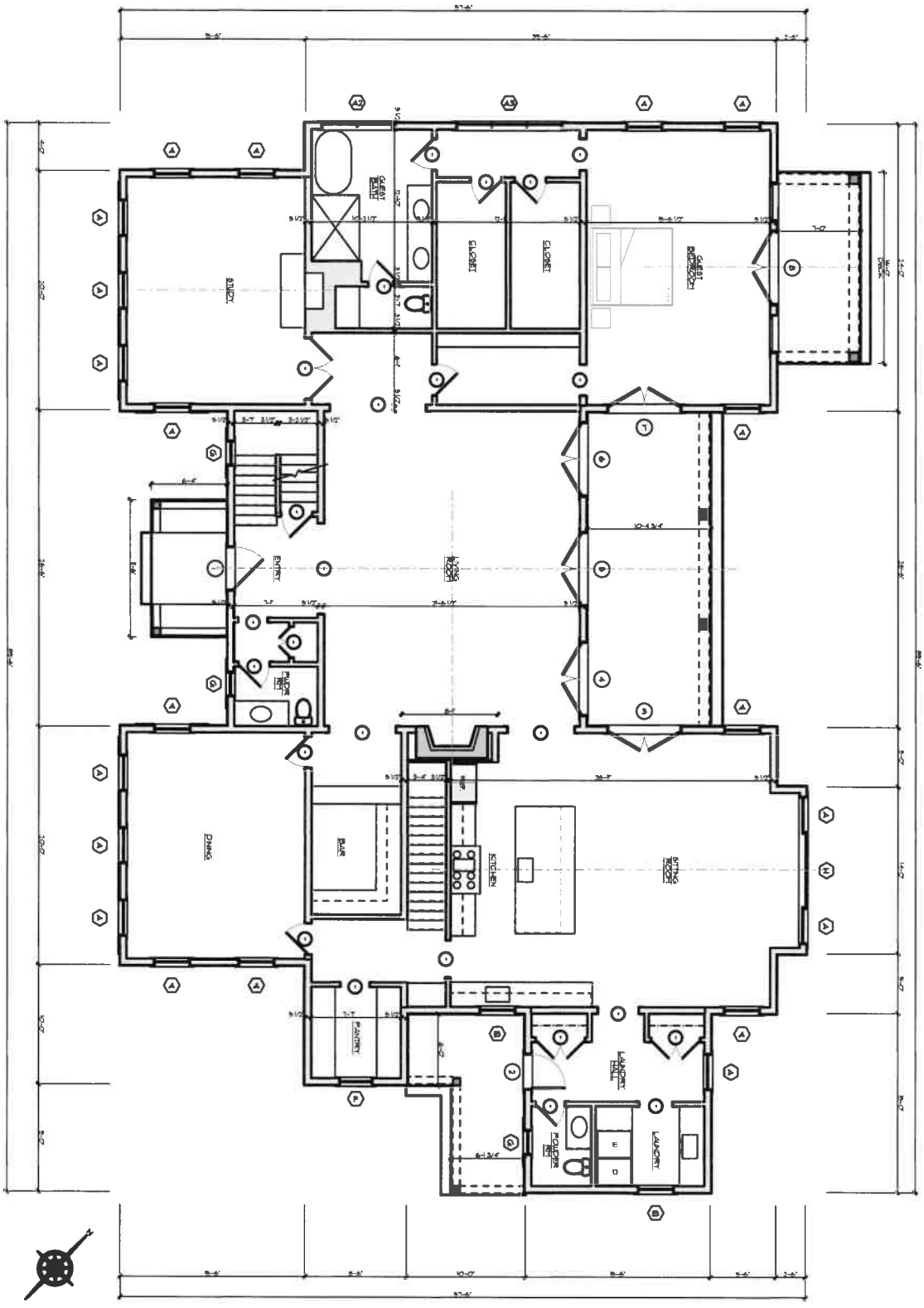
Proposed First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
BOTTICELLIANDPOHL.COM



ID#
A-1.1a

Residence at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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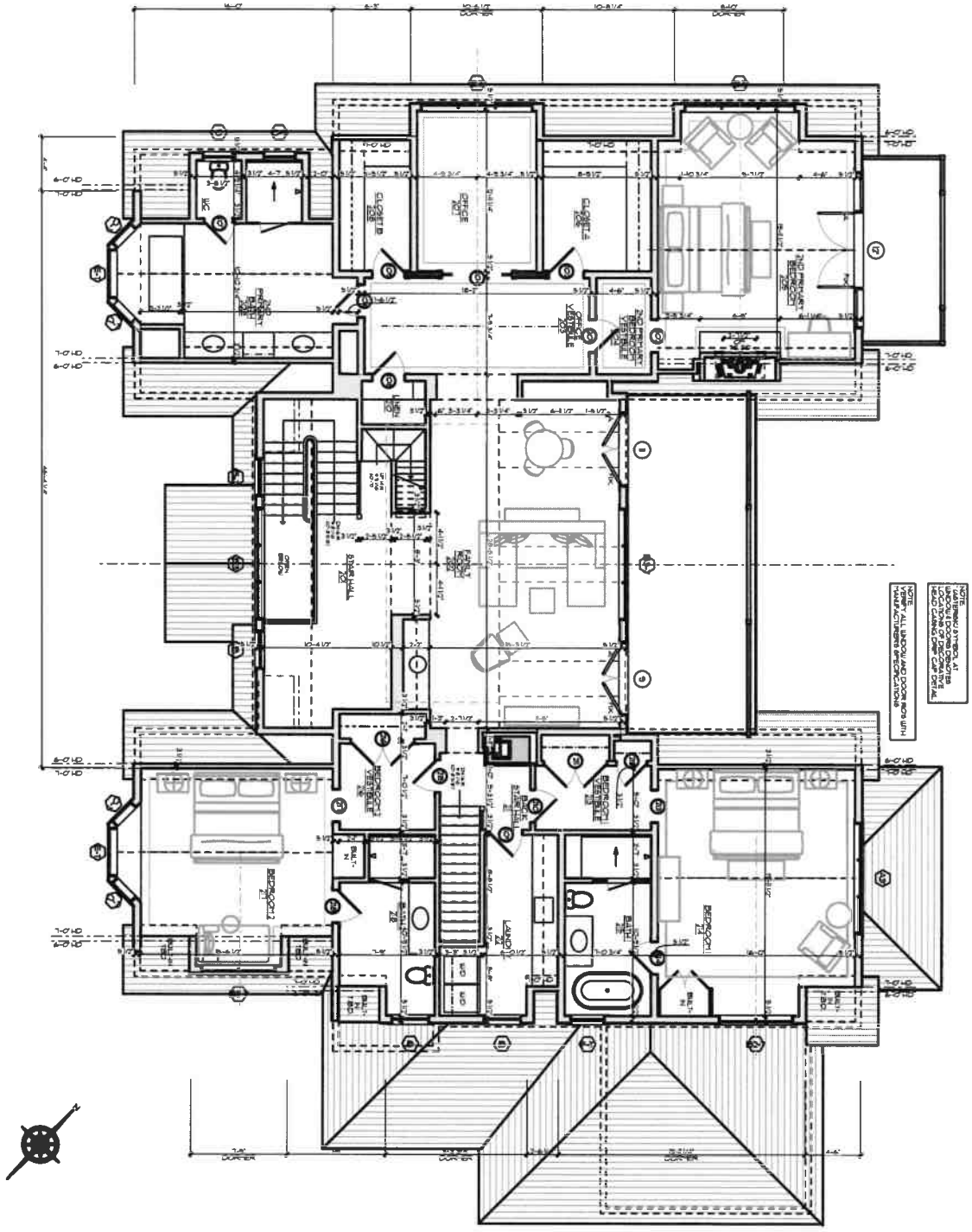
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Previously Approved First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-1.2b

Residence at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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Proposed Floor Plan

BOTTICELLI & POHL

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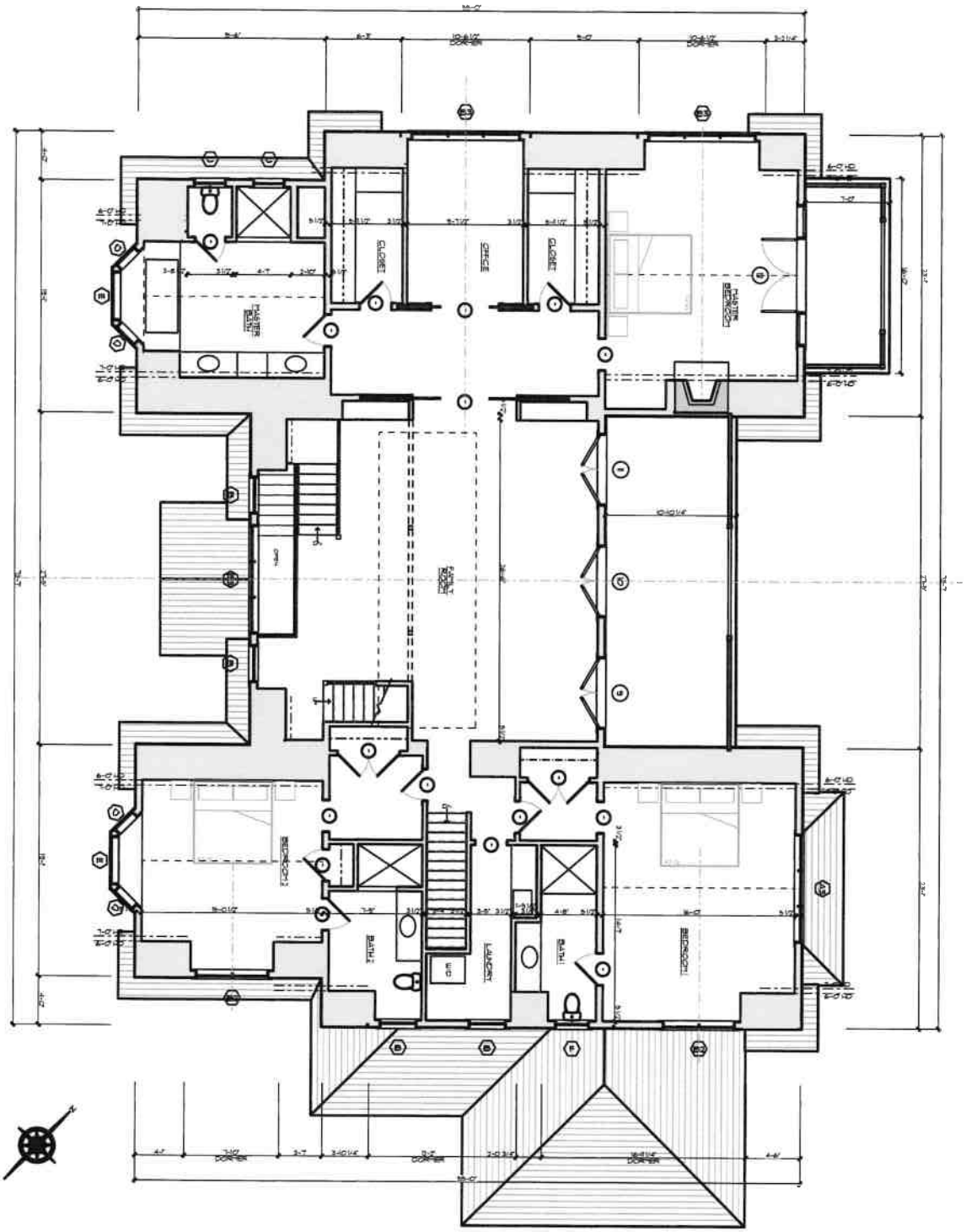

A-1.2a

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Wolen
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Sand
Land Use Specialist
[illegible]

HDC Liaison
Holly Backus
Preservation Planner
[illegible]

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 33 Cliff Road LLC

STREET ADDRESS 33 Cliff Road

MAP/PARCEL 42.4.4/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 25, 2025

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

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

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

[signature] 4/23/25

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°: 15

Street & Number of Proposed Work: 47 Hulbert Ave.

Owner of record: Scrambled LLC

Mailing Address: 100 Federal St. Flor 20
Boston, MA. 02110

Contact Phone #: 508.680.4806 E-mail: info@bpc-architecture.com

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: PO Box 822
Nantucket, MA. 02554

Contact Phone #: 508.228.2722 E-mail: joe@bpc-architecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 49'-8" Sq. Footage 1st floor: 963
Width: 45'-8" Sq. footage 2nd floor: 745 } No Change from Exist.
Sq. footage 3rd floor: 606 }

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

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

Height of ridge above final finish grade: North 26'-3" Existing South 36'-2" - Existing East 26'-> 30' West 26'-> 30'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation Fenestration Changes,
2. South Elevation Remove all Corner Bds. } All Elevations
3. West Elevation Fenestration changes
4. North Elevation Remove Railings on 1st Floor Decks

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 7/12 7 Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): Wood - 6x6

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☒ Other Boral
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other - Removing All Corner Bds
C. Dimensions: Fascia 5/4x8 Rake 5/4x8 5/4x3 Soffit (Overhang) _____ Corner boards N/A Frieze _____
Window Casing 5/4x4 Door Frame 5/4x6 Columns/Posts: Round _____ Square 8x8

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

Doors* (type and material): ☐ TDL ☐ SDL Front Wood Rear Single Lite - Wood Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Brick - Existing Walkways Brick - Existing Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) N/A Roof Natural
Trim White - Existing Sash White - Match Existing Doors Sandtrap White + Teal
Deck Natural Foundation Natural Fence White - Typ. Shutters _____

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

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

Date 4/29/25 Signature of owner of record _____ Signed under penalties of perjury

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

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

REQUIRED WITH ALL APPLICATIONS:

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Joe Paul of BPC Architecture

AS AGENT FOR Scrambled LLC

STREET ADDRESS 47 Hulbert Ave

MAP/PARCEL Map 29 / Parcel 15

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 28, 2025

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

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

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



Signature

4/27/2025

Date

47 HULBERT AVENUE





bpc ARCHITECTURE

04/28/25

REVISIONS:

BUILDING:

47 Hulbert Avenue
Nantucket, MA

SCALE:

COVER

C000



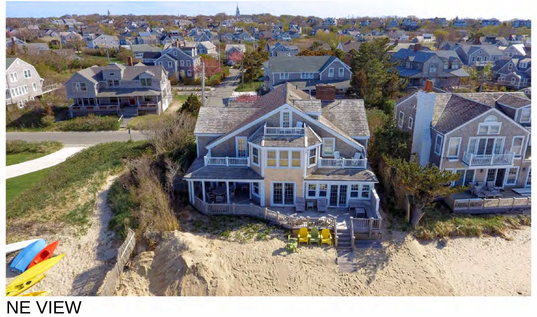
VICINITY MAP



STREET VIEW



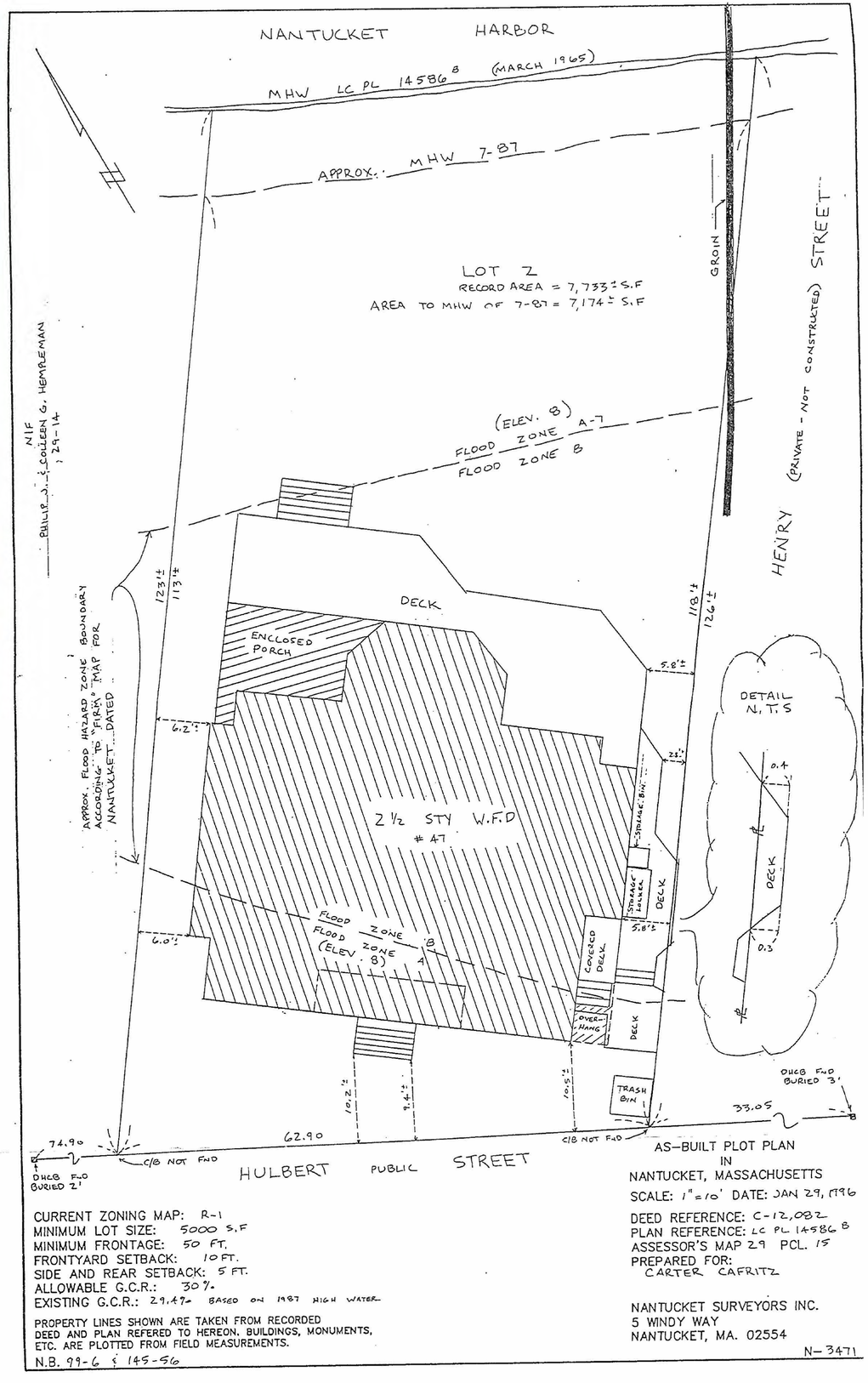
SW VIEW



NE VIEW



SE VIEW



CURRENT ZONING MAP: R-1
MINIMUM LOT SIZE: 5000 S.F
MINIMUM FRONTAGE: 50 FT.
FRONTYARD SETBACK: 10 FT.
SIDE AND REAR SETBACK: 5 FT.
ALLOWABLE G.C.R.: 30%
EXISTING G.C.R.: 29.4%± BASED ON 1987 HIGH WATER

PROPERTY LINES SHOWN ARE TAKEN FROM RECORDED DEED AND PLAN REFERED TO HEREON. BUILDINGS, MONUMENTS, ETC. ARE PLOTTED FROM FIELD MEASUREMENTS.

N.B. 99-6 & 145-56

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: JAN 29, 1996

DEED REFERENCE: C-12,082
PLAN REFERENCE: LC PL 14586 B
ASSESSOR'S MAP 29 PCL. 15
PREPARED FOR:
CARTER CAFRITZ

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

N-3471

bpc ARCHITECTURE

04/28/25

REVISIONS:

BUILDING:

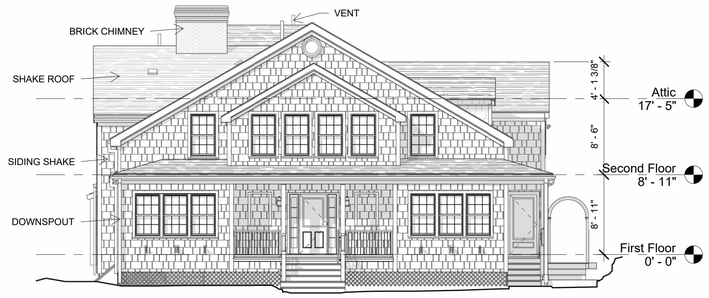
47 Hulbert Avenue

Nantucket, MA

SCALE:

EXISTING CONDITIONS

C001

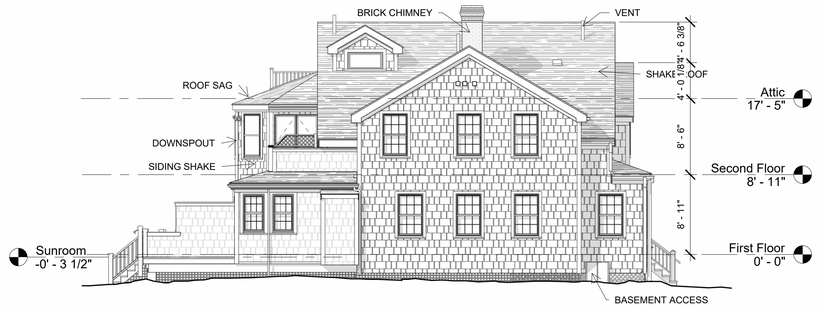


S | Existing South Exterior Elevation
Scale: 1/8" = 1'-0"

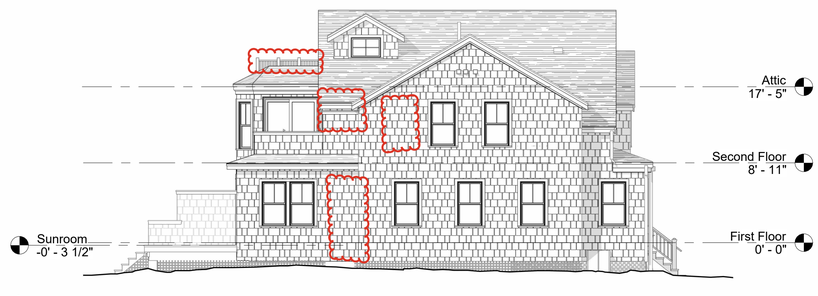


S. | Proposed South Elevation
Scale: 1/8" = 1'-0"

Replace existing 6/6 windows with 2/1 windows;
Change main entry porch;
Change main door.



W | Existing West Exterior Elevation
Scale: 1/8" = 1'-0"



W. | Proposed West Elevation
Scale: 1/8" = 1'-0"

Replace existing 6/6 windows with 2/1;

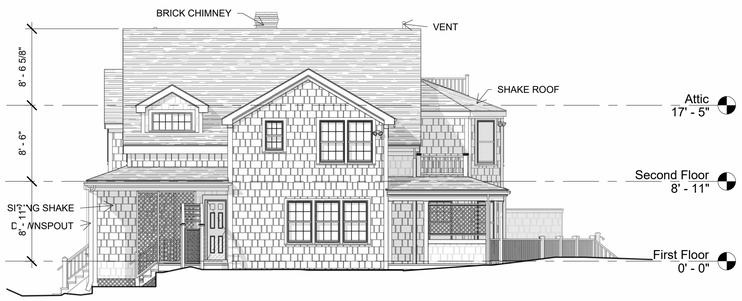


N | Existing North Exterior Elevation
Scale: 1/8" = 1'-0"



N. | Proposed North Elevation
Scale: 1/8" = 1'-0"

Replace existing 6/6 windows with 2/1;



E | Existing East Exterior Elevation
Scale: 1/8" = 1'-0"



E. | Proposed East Elevation
Scale: 1/8" = 1'-0"

Replace existing 6/6 windows with 2/1;

bpc ARCHITECTURE

04/27/25

REVISIONS:

BUILDING:

47 Hulbert Avenue

Nantucket, MA

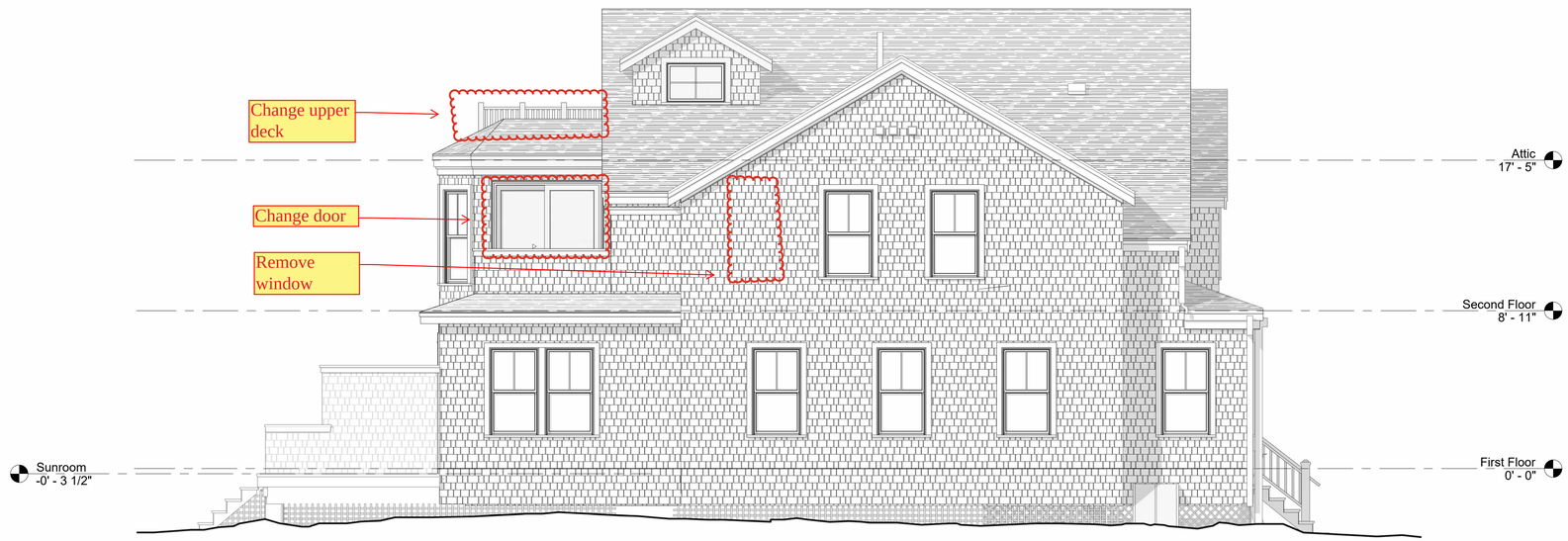
SCALE: 1/8" = 1'-0"

HDC Comparison

A000



S | South Elevation
Scale: 1/4" = 1'-0"



W | West Elevation
Scale: 1/4" = 1'-0"

bpc ARCHITECTURE

04/28/25

REVISIONS:

BUILDING:

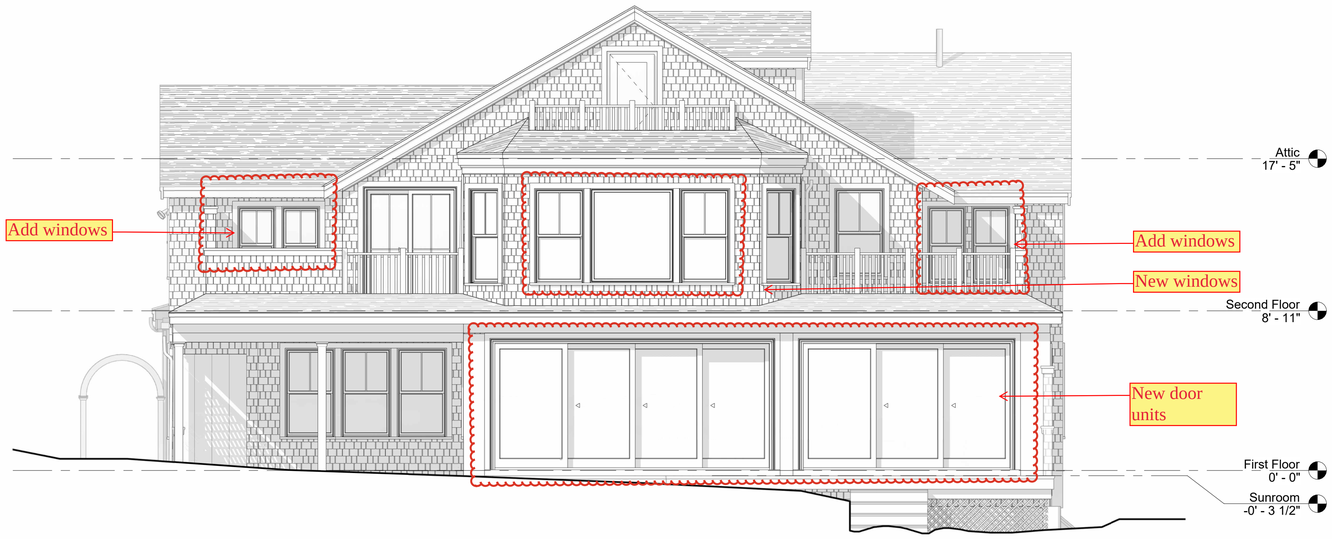
47 Hulbert Avenue

Nantucket, MA

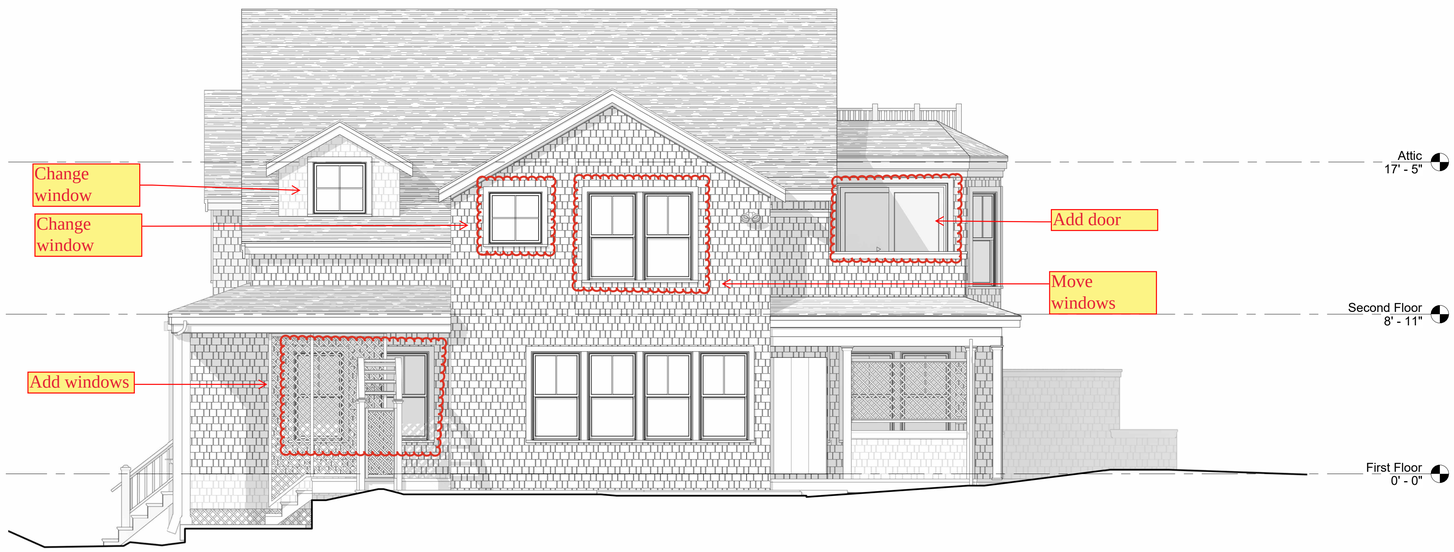
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS

A001



N | North Elevation
Scale: 1/4" = 1'-0"



E | East Elevation
Scale: 1/4" = 1'-0"

bpc ARCHITECTURE

04/28/25

REVISIONS:

BUILDING:

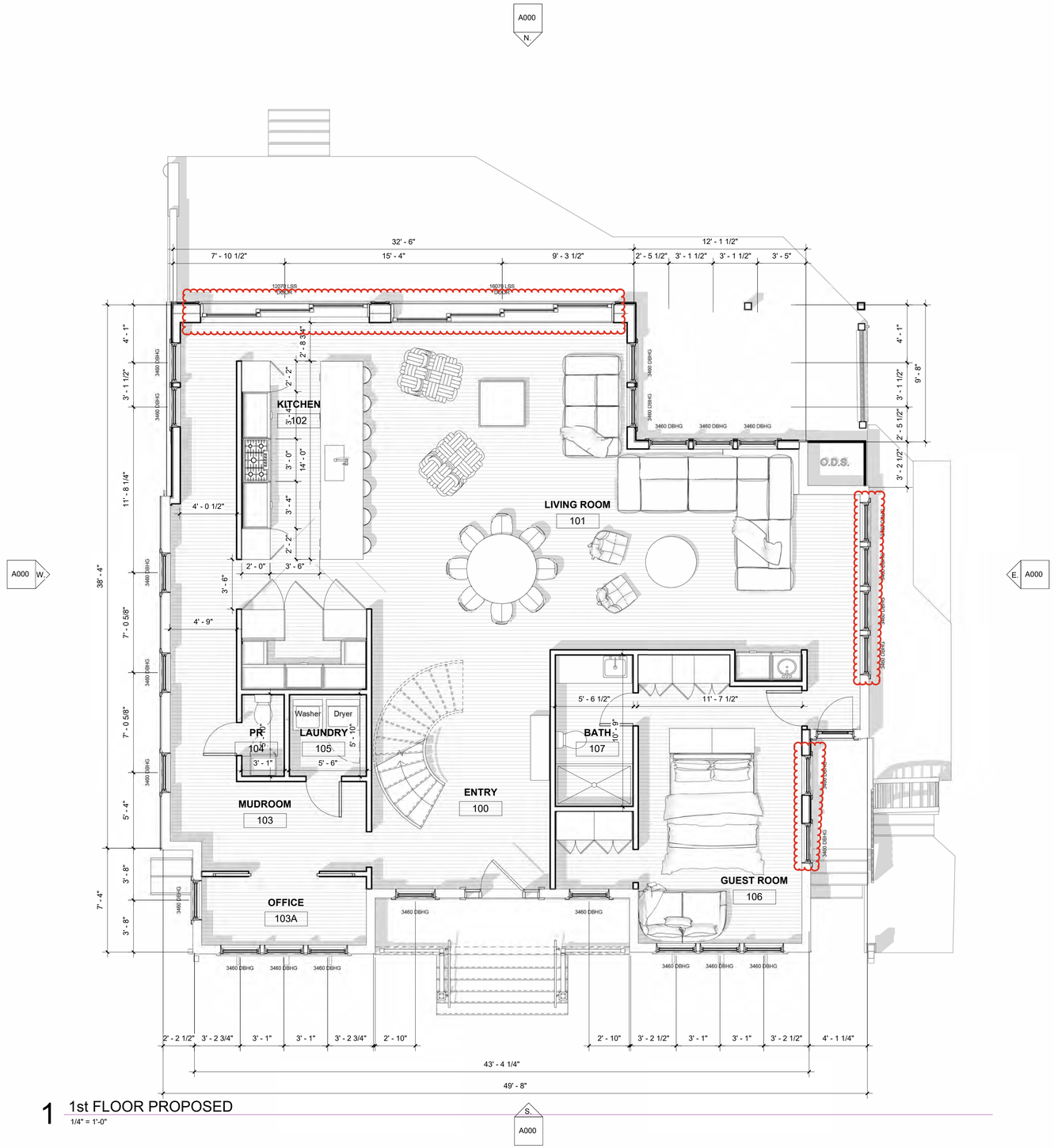
47 Hulbert Avenue

Nantucket, MA

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

PROPOSED ELEVATIONS

A002



1 1st FLOOR PROPOSED

1/4" = 1'-0"

bpc ARCHITECTURE

04/08/25

REVISIONS:

BUILDING:

47 Hulbert Avenue

Nantucket, MA

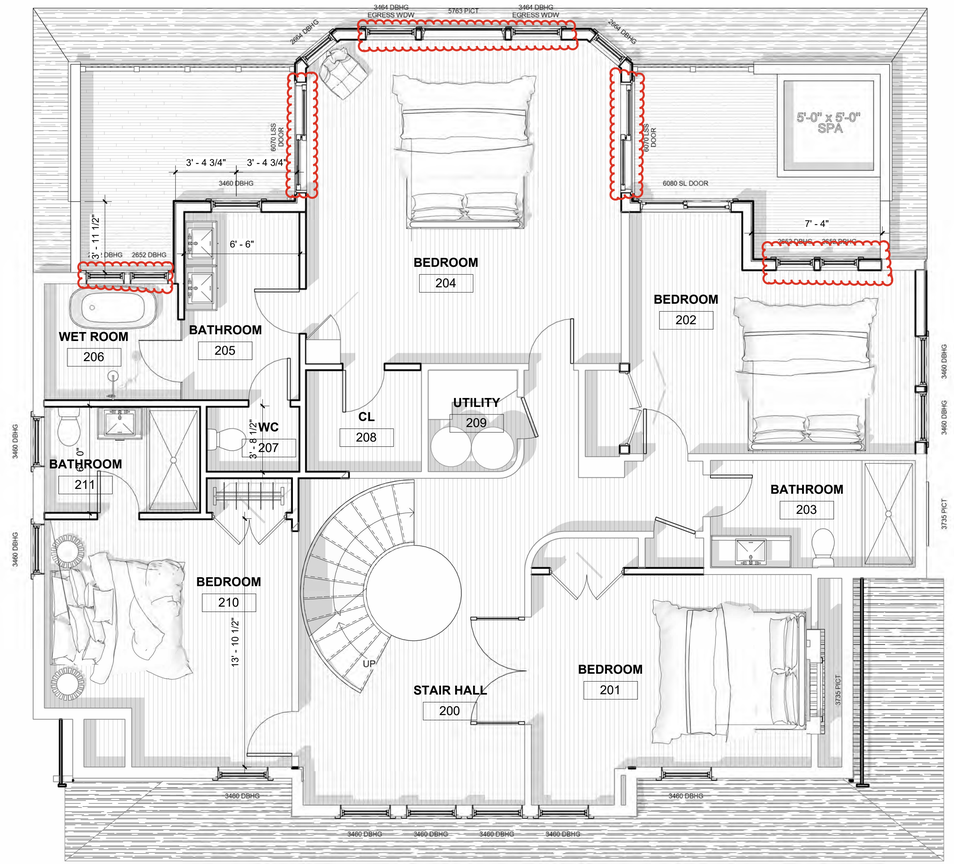
SCALE: 1/4" = 1'-0"

PROPOSED 1ST FLOOR

B101

A000 N.

A000 W.



E. A000

S. A000

2 2nd FLOOR PROPOSED
1/4" = 1'-0"

bpc ARCHITECTURE

04/28/25

REVISIONS:

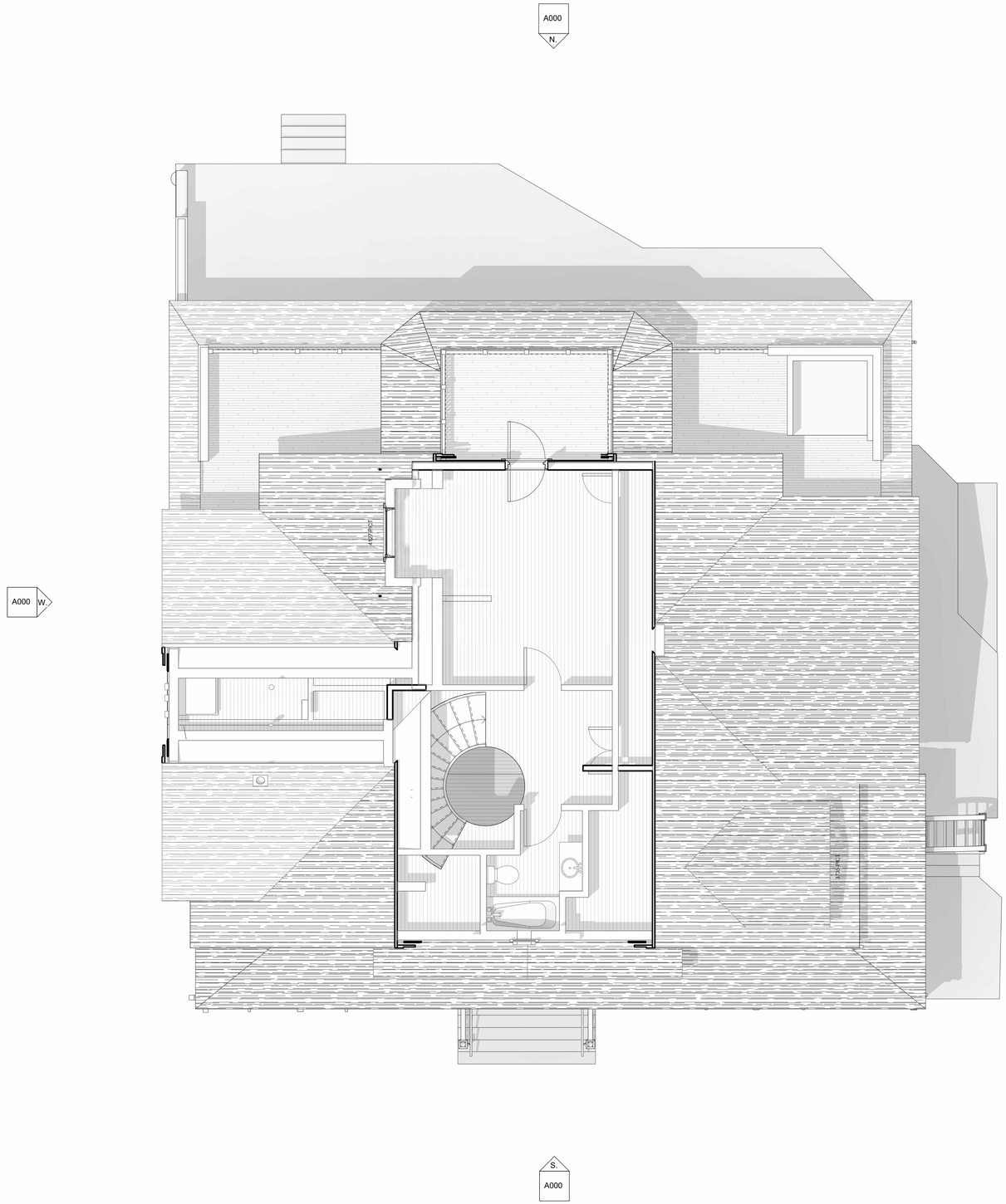
BUILDING:

47 Hulbert Avenue
Nantucket, MA

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

PROPOSED 2ND FLOOR

B102



bpc ARCHITECTURE

04/28/25

REVISIONS:

BUILDING:

47 Hulbert Avenue

Nantucket, MA

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

ATTIC

B103

Door Schedule									
Level	Family and Type	Type Mark	Function	Width	Height	Head Height	Rough Width	Rough Height	Count
Second Floor	CW_Door-Single-Glass: Glass Door	75	Exterior	2' - 4"	6' - 10"				1
75: 1									
First Floor	Door-Sliding-Marvin-Lift_and_Slide_Stacked_Uni_Directional-Ultimate_Wood: UWLSDSTK16070_0/0 No Muntins	359	Exterior	15' - 8 1/4"	7' - 1 1/4"	7' - 1 1/4"	15' - 9 1/4"	7' - 1 3/4"	1
359: 1									
First Floor	Door-Sliding-Marvin-Lift_and_Slide_Stacked_Uni_Directional-Ultimate_Wood: UWLSDSTK12070_0/0 No Muntins	361	Exterior	11' - 11"	7' - 1 1/4"	7' - 1 1/4"	12' - 0"	7' - 1 3/4"	1
361: 1									
First Floor	Door-Inswing-Andersen-A_Series-Single: 2' 8-1/8" x 6' 10-3/8"	382	Exterior	2' - 8 1/4"	6' - 10 1/2"	6' - 10 1/2"	2' - 9"	6' - 11"	1
382: 1									
Second Floor	Door-Sliding-Marvin-Lift_and_Slide_Stacked_Uni_Directional-Ultimate_Wood: UWLSDSTK6070_0/0	723	Exterior	6' - 1 3/4"	7' - 1 1/4"	7' - 1 1/4"	6' - 2 3/4"	7' - 1 3/4"	2
723: 2									
Second Floor	Door-Sliding-Marvin-2_Panel_Patio_Door-Ultimate_Wood: UWSPD5068 2/2	738	Exterior	5' - 0 3/4"	6' - 10"	6' - 10"	5' - 1 3/4"	6' - 10 1/2"	1
738: 1									
Attic	EX_Door-6: 2-6 x 5-10 No muntins	743	Exterior	2' - 6"	5' - 10"	5' - 10"			1
743: 1									

Window Schedule											
Level	Family and Type	Type Mark	Type	Operation	Width	Height	Head Height	Rough Width	Rough Height	Int Finish	Count
Second Floor	Window-Casement-Marvin-Picture-Elevate: ELCAP3735 4 lite	1137	ELCAP3735 4 lite		3' - 0"	2' - 11 1/4"	<varies>	3' - 1"	2' - 11 3/4"		2
Window-Casement-Marvin-Picture-Elevate: ELCAP3735 4 lite: 2											
Attic	Window-Casement-Marvin-Picture-Elevate: ELCAP4127 4 lite	1139	ELCAP4127 4 lite		3' - 4"	2' - 3 1/4"	5' - 6 1/4"	3' - 5"	2' - 3 3/4"		1
Window-Casement-Marvin-Picture-Elevate: ELCAP4127 4 lite: 1											
Second Floor	Window-Casement-Marvin-Picture-Elevate: ELCAP5763 No muntins	1133	ELCAP5763 No muntins		4' - 8"	5' - 3 1/4"	6' - 10"	4' - 9"	5' - 3 3/4"		1
Window-Casement-Marvin-Picture-Elevate: ELCAP5763 No muntins: 1											
Second Floor	Window-Double_Hung-Marvin-Elevate: ELDH2652 2/0	1143	ELDH2652 2/0		2' - 1 1/2"	4' - 3 3/4"	5' - 10"	2' - 2 1/2"	4' - 4 1/4"		4
Window-Double_Hung-Marvin-Elevate: ELDH2652 2/0: 4											
Second Floor	Window-Double_Hung-Marvin-Elevate: ELDH2664 2/0	1144	ELDH2664 2/0		2' - 1 1/2"	5' - 3 3/4"	6' - 10"	2' - 2 1/2"	5' - 4 1/4"		2
Window-Double_Hung-Marvin-Elevate: ELDH2664 2/0: 2											
<varies>	Window-Double_Hung-Marvin-Elevate: ELDH3460 2/0	1138	ELDH3460 2/0		2' - 9 1/2"	4' - 11 3/4"	6' - 10"	2' - 10 1/2"	5' - 0 1/4"		36
Window-Double_Hung-Marvin-Elevate: ELDH3460 2/0: 36											
Second Floor	Window-Double_Hung-Marvin-Elevate: ELDH3464 2/0	1141	ELDH3464 2/0		2' - 9 1/2"	5' - 3 3/4"	6' - 10"	2' - 10 1/2"	5' - 4 1/4"		2
Window-Double_Hung-Marvin-Elevate: ELDH3464 2/0: 2											

bpc ARCHITECTURE

04/28/25

REVISIONS:

BUILDING:

47 Hulbert Avenue

Nantucket, MA

SCALE:

D & W SCHEDULE

C100

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 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!\llSSION ERS

Ray Pohl
('hair

Abigail Camp
Vice-C1iair

l)ianeCoom

Val Oliver

folu f\ld.nuglill_n

ASSOCIArE
COl\fl\HSSIONERS

Jesse Dutra

Can'i l homewill

Siephen Welch

(.'1lhy 1·1}nt1
HOCCompliance
Coonli1 tor/L,mJ ll
Specirui,t
llllcld-m\
cfh'llll l.i'll.' 1.ll'll'l

Waiver of the HDC10 Day Hearing Requirement

I Timothy Holmes / SunWind, LLC

AS AGENT FOR Jill & Victor Ferrantella

STREET Address 18B Gray Avenue

MAP/PARCEL 67 / 183 UNDERSTAND

Understand that the ABOVE REFERENCED APPLICATION SUBMITTED ON

March 10, 2025

WILL Not BE REVIEWED BY HIST0RIC DISTRICICT COMMISSION,DUE INCREASED DEMAND; WITHIN THE 10DAY PERIOD AS REQUIRED BY:

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

AND I AGREE TO AWAIVEROF THE ABOVE MENTIONED REQUIREMENT.

Timothy Holmes President SunWind, LLC 4/16/2025
Signature Date

300 Cranberry Highway
Orleans, MA 02653
508-246-6350
tholmes@sunwindllc.com

Nantucket Historic District Commission
Certificate of Appropriateness Application
Proposed Solar System

Client: Jill & Victor Ferrantella
18B Gray Ave
Nantucket, MA 02554

Assessors Map Number: 55
Lot Number: 67 // 183

Property ID: 5495

Year Built: 1986

Use: 1010

Description: Single Fam M01

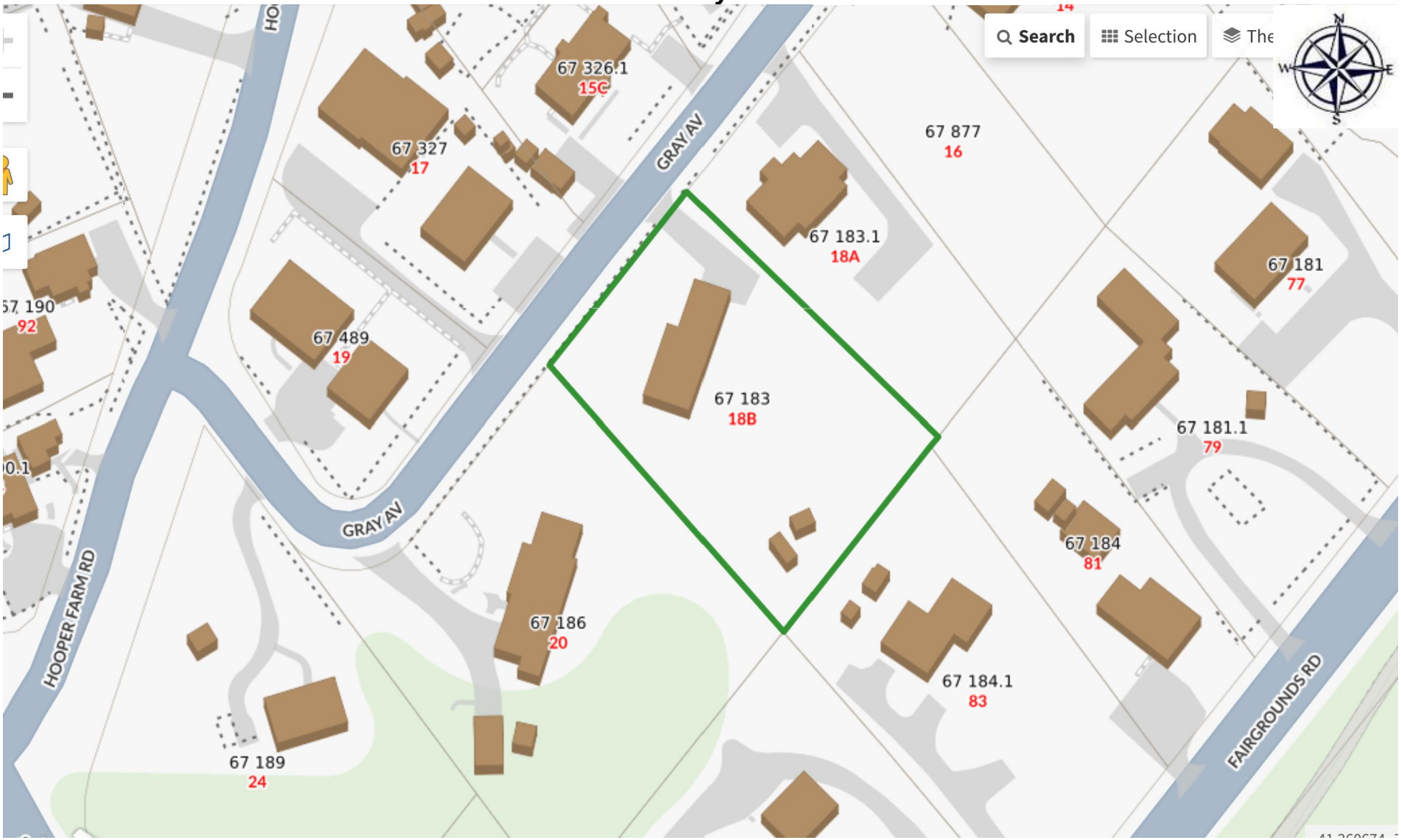
Zone: R10

Property Size: .55Acres

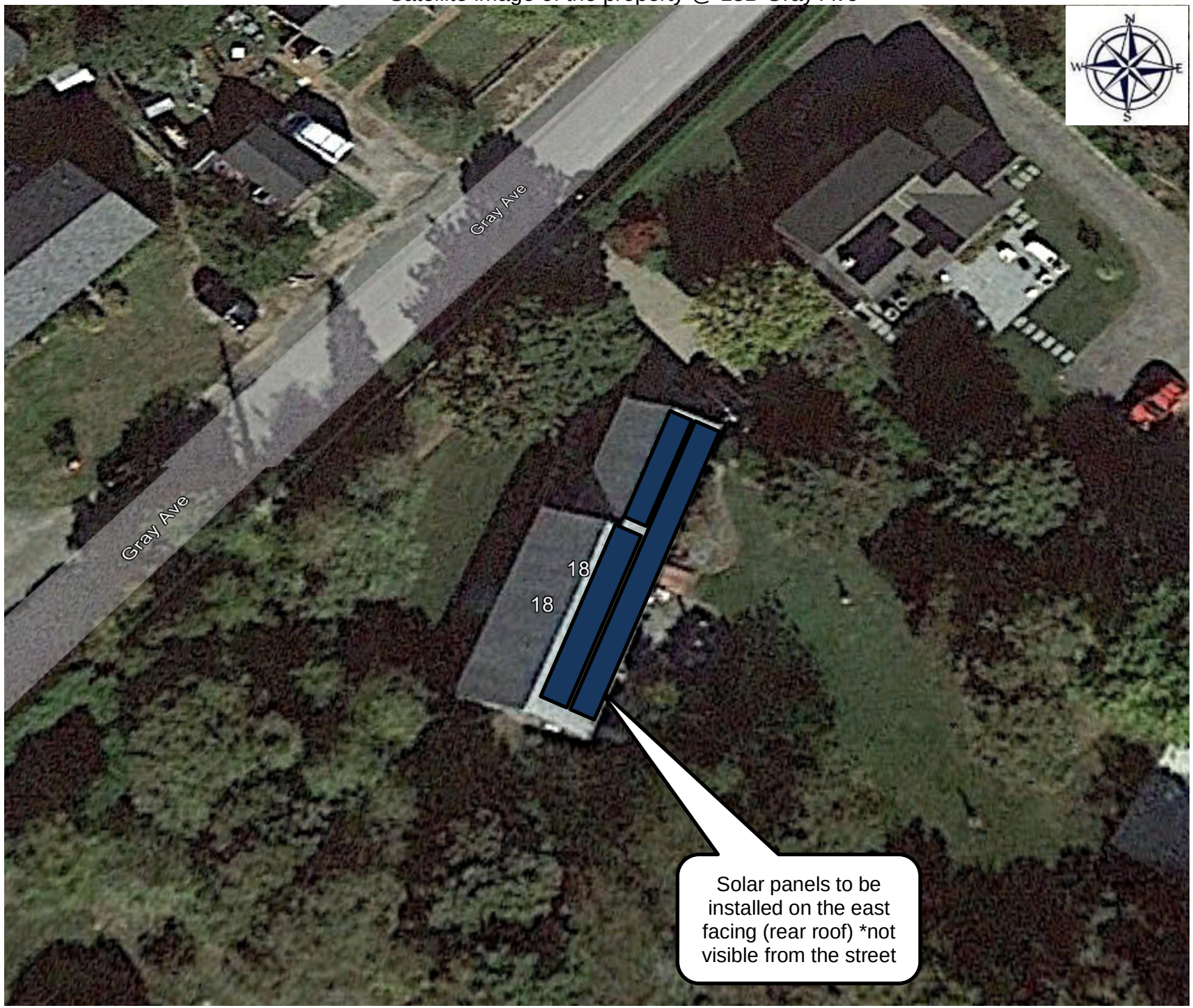
Locus Map: 18B Gray Ave



GIS MAP 18 Gray Ave



Satellite image of the property @ 18B Gray Ave



View of 18B Gray Ave from the street looking Northeast



18 B Gray Ave looking East-Southeast



18 B Gray Ave looking southeast

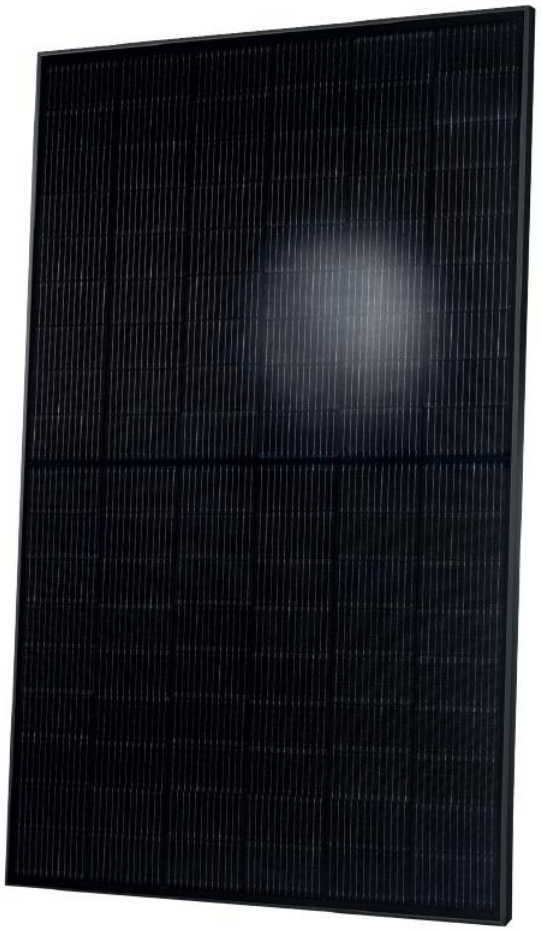


Q.TRON BLK M-G2+ SERIES

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.

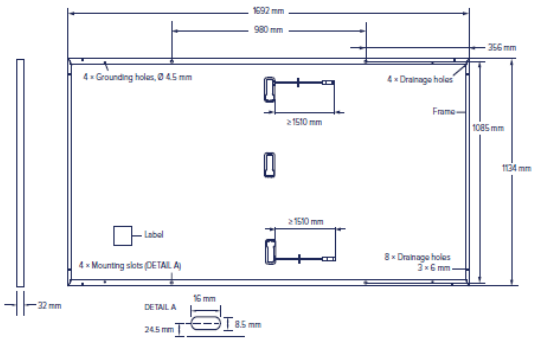
The ideal solution for:

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

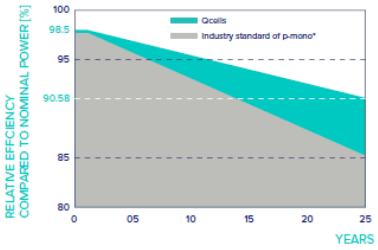


Electrical Characteristics

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

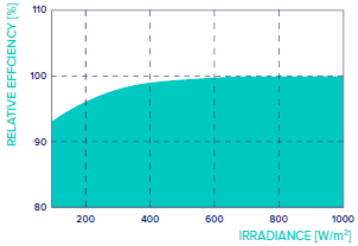


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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 2020**

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 192

Street & Number of Proposed Work: 8 Golfview

Owner of record: Daniel Murphy

Mailing Address: 100 Normandy Rd
Long Meadow MA 01106

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Siphon Architects

Mailing Address: PO Box 325
02554

Contact Phone #: 228 7820 E-mail: hello@sg-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation. House

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

Size of Structure or Addition: Length: 58' Sq. Footage 1st floor: 1480 SF
Width: 34' Sq. footage 2nd floor: 1400 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 800sf ☒ 1st floor ☐ 2nd floor
Size: 240 SF ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North ~~2'~~ 0-1' South 3' (cut in) East 0-3' West 0-3'

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9"± ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 9 /12 Dormer _____/12 Other 5/12 & 4/12 Porches

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) Copper

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☒ Other Boral/composite or cedar in select locations
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 1x2+ crown Rake match fascia Soffit (Overhang) 9" Corner boards 5/4x6 Frieze _____
Window Casing 5/4x4 5/4x6 w/cap Door Frame match windows Columns/Posts: Round ~~8x8~~ Square 8x8

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☒ SDL Front 6 Lite 2 Panel Rear French Side French
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell or Stone Walkways Shell or Stone Walls Stone if Required

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof NTW
Trim White Sash White Doors Front Folger Blue/Side white
Deck NTW Foundation NTW Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4-28-25 Signature of owner of record _____ Signed under penalties of perjury

Signed By G Aynes for Thomas Murphy



Property Information

Property ID	5008
Location	8 GOLFVIEW DR
Owner	MURPHY DANIEL P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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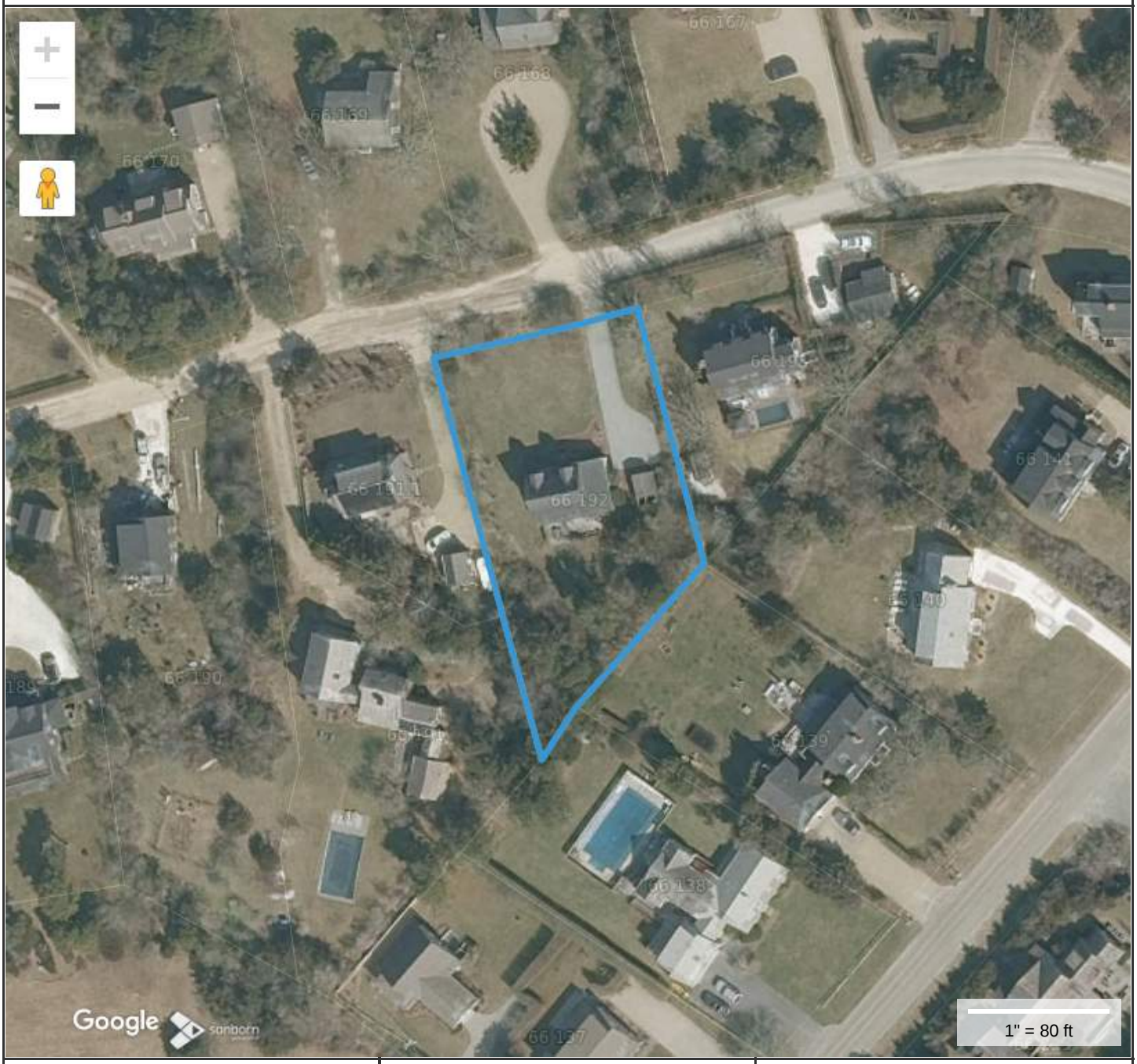
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

Property ID	5008
Location	8 GOLFVIEW DR
Owner	MURPHY DANIEL P

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Geometry updated 10/16/2024
Data updated Jan. 2021

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Murphy

8 Golfview Drive
Nantucket MA

Site Plan

66 / 192

No.	Description	Date

1

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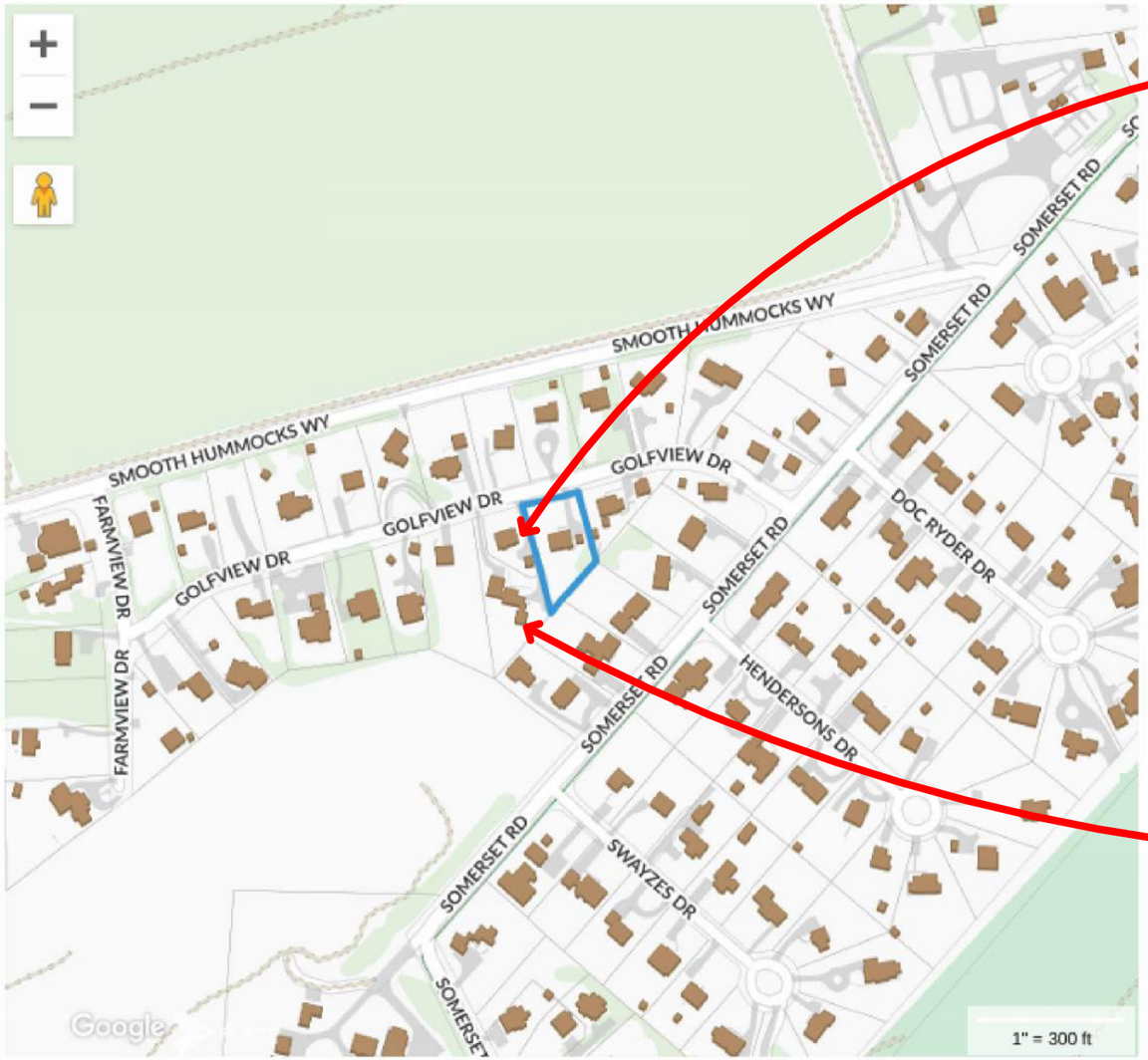





Murphy

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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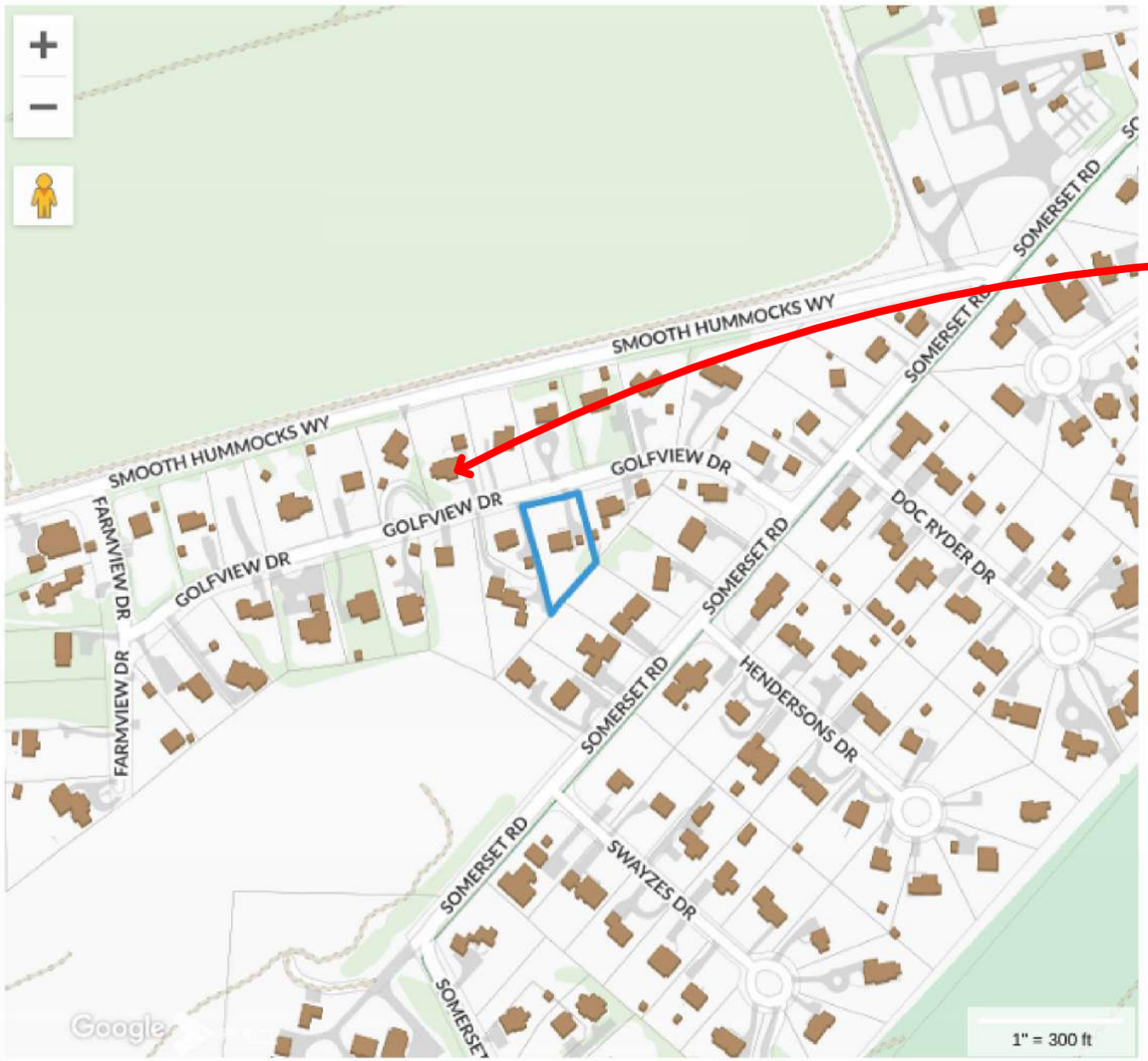



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Murphy

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Nantucket MA

Site Plan

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No.	Description	Date

4

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Murphy

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Site Plan

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No.	Description	Date

5

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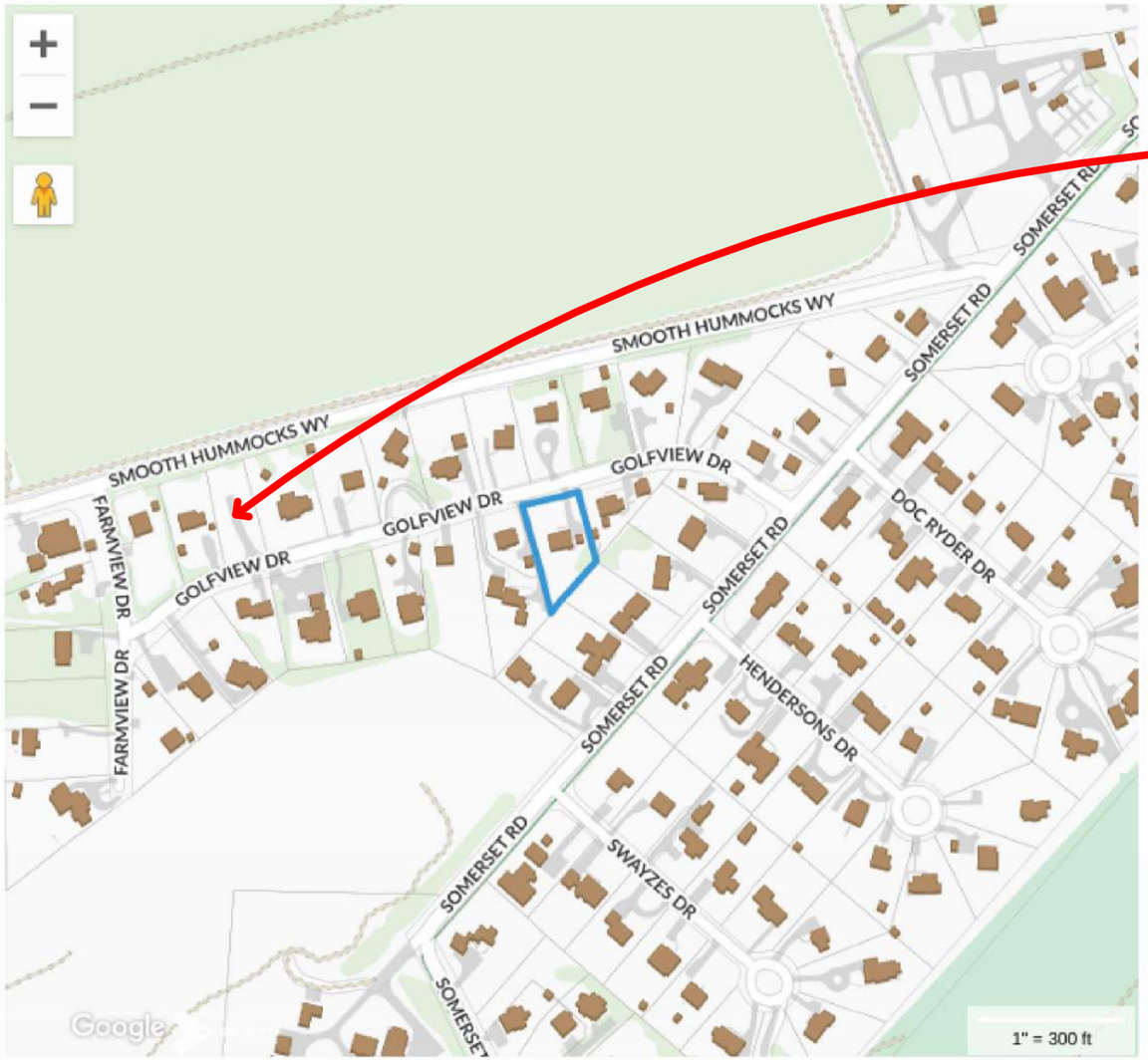



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Murphy

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Nantucket MA

Site Plan

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No.	Description	Date

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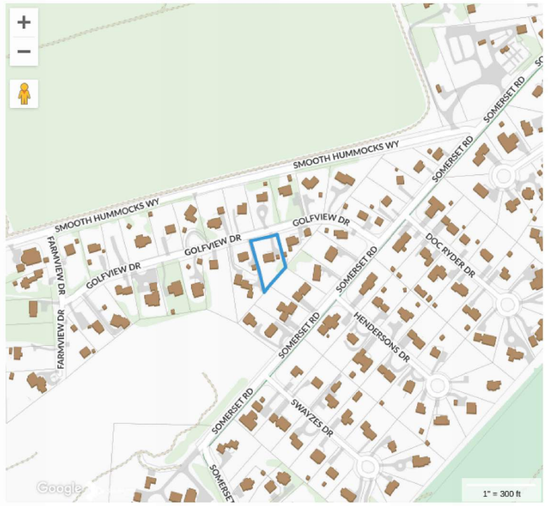

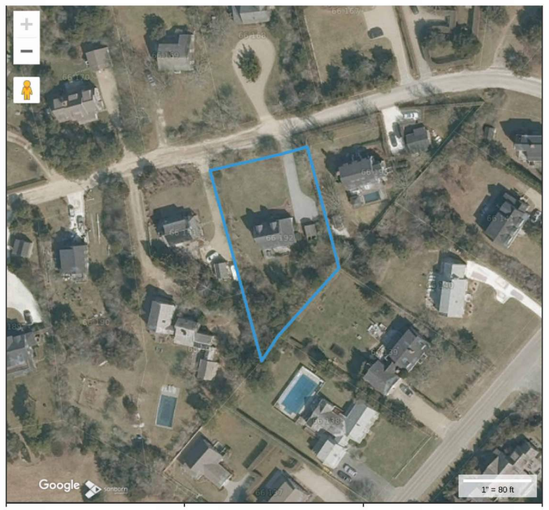

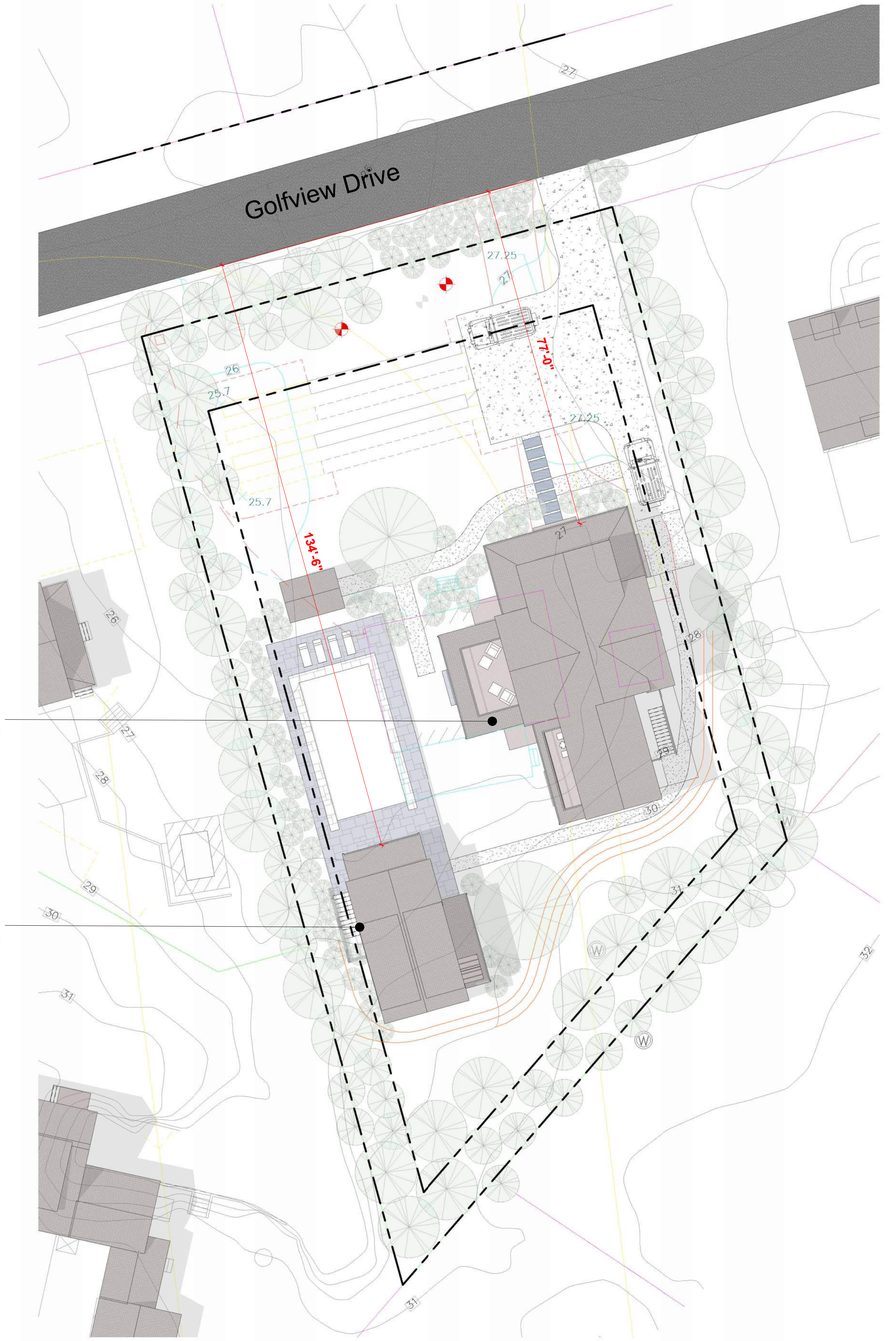

1 Site - HDC
1/16" = 1'-0"

HDC Submission

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Murphy

Project
Cisco Retreat

Location
8 Golfview Drive
Nantucket MA

66 / 192

Structure
Site Plan

#	Description	Date
5	HDC Submission	2025.04.28

HDC Site

HDC1.0

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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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gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Murphy

Project
Cisco Retreat

Location
8 Golfview Drive
Nantucket MA

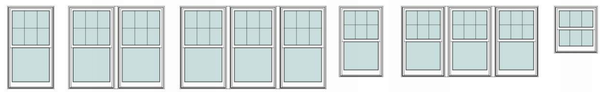
66 / 192

Structure
House

#	Description	Date
6	HDC Submission	2025.04.28

Elevations

HDC1.1



Elevations - Windows
1/4" = 1'-0"

Schedule - Windows - HDC

Type Mark	Manufacturer	Window Type	Model	Mulled Units	Mull Space	Rough Width	Rough Height	Cladding Material	Comments
A	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2624			2'-8 1/4"	4'-8"	Aluminum-Marvin-Stonewhite	
A2	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2624	2	2"	5'-5 1/2"	4'-8"	Aluminum-Marvin-Stonewhite	
A3	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2624	3	2"	8'-2 3/4"	4'-8"	Aluminum-Marvin-Stonewhite	
B	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2420			2'-6 1/4"	4'-0"	Aluminum-Marvin-Stonewhite	
B3	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2420	3	2"	7'-8 3/4"	4'-0"	Aluminum-Marvin-Stonewhite	
C	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2412			2'-6 1/4"	2'-8"	Aluminum-Marvin-Stonewhite	

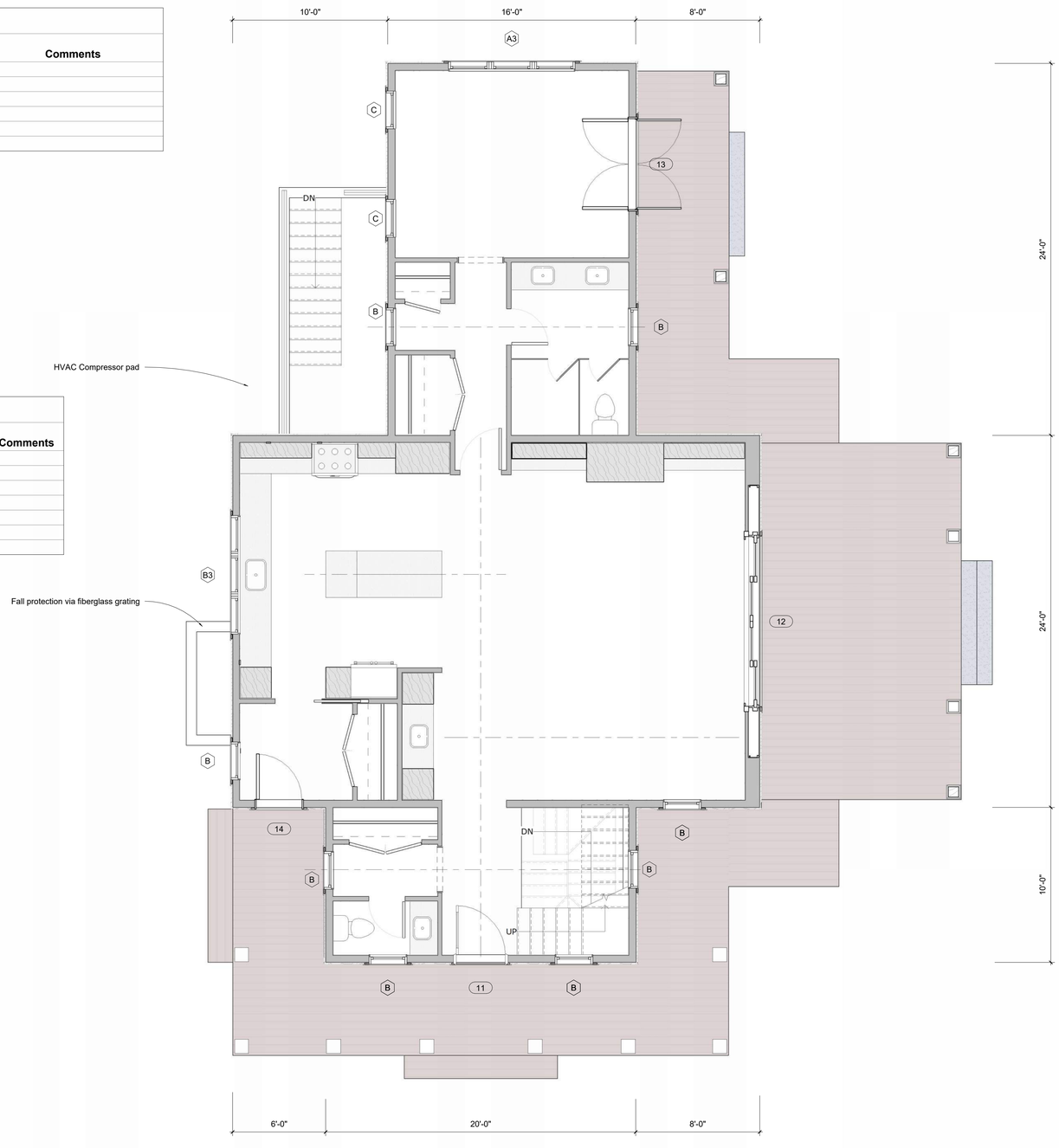
Elevations - Doors
1/4" = 1'-0"

Schedule - Doors - HDC

Mark	Manufacturer	Door Type	Model	Rough Width	Rough Height	Cladding Material	Function	Comments
01	Marvin Windows and Doors	Ultimate Inswing Door	UID 3070	3'-2 7/16"	7'-2 1/2"	Aluminum-Marvin-Stonewhite	Exterior	
11	Simpsons Door Company		77662	3'-6"	7'-2"		Exterior	
12	Marvin Windows and Doors	Ultimate Multi-Slide Door Pocket	UMSDPKT12070_PXX-XXP	17'-7 31/32"	7'-1 23/32"	Aluminum-Marvin-Stonewhite	Exterior	
13	Marvin Windows and Doors	Ultimate Inswing Door	UID 6070	6'-1 5/8"	7'-2 1/2"	Aluminum-Marvin-Stonewhite	Exterior	
14	Marvin Windows and Doors	Ultimate Inswing Door	UID 3070	3'-2 7/16"	7'-2 1/2"	Aluminum-Marvin-Stonewhite	Exterior	
21	Marvin Windows and Doors	Ultimate Inswing Door	UID 6068	6'-1 5/8"	6'-10 1/2"	Aluminum-Marvin-Stonewhite	Exterior	
22	Marvin Windows and Doors	Ultimate Multi-Slide Door Pocket	UMSDPKT12070_PXX-XXP	17'-7 31/32"	7'-1 23/32"	Aluminum-Marvin-Stonewhite	Exterior	

Notes - Doors and Windows

1. All exterior glazed openings to conform with the requirements of IRC2015 R308, Massachusetts amendments, and IBC2015 as applicable.
2. Place doors, then locate windows so that interior and exterior head casings will align between all units. Casings for interior doors to also align. Contact Architect to review discrepancies in field prior to final placement.
3. Impact protection for exterior glazing will be called out in the Door and Window Specifications
4. Regardless of manufacturer terminology TDL shall mean “True Divided Lite” glazing with individual panes of Single Strength Billet (SSB) glass separated by solid muntins. SDL shall mean “Simulated Divided Lite” glazing where a dual or triple pane glazing is divided in a simulated fashion by fixed interior and exterior muntins with internal spacer bars.
5. Contractor and supplier to identify locations where tempered glazing is required and order accordingly.
6. All units to have the manufacturer’s rating sticker in place for inspection by code official.
7. Mulled TDL units to have a stud pocket resulting in a 3.5” exterior mullion casing and SDL units to be factory mulled as tightly as allowed by manufacturer unless otherwise noted.
8. Contractor shall provide final itemized order to Architect for review prior to placing order for review of design intent compliance
9. Contractor shall compare quantities, operation, and specifications provided by the manufacturer against the Architectural drawings and review with Architect prior to finalizing order.
10. Glazing shall be cleaned and free from stickers, residue, paint splatter and the like. The installed units shall be inspected by the Contractor thoroughly for operation, weather tightness, and finish prior to the completion of the work.



1 Floor 1 - HDC
1/4" = 1'-0"

gryphon ARCHITECTS
The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Murphy

Project
Cisco Retreat

Location
8 Golfview Drive
Nantucket MA
66 / 192

Structure
House

#	Description	Date
6	HDC Submission	2025.04.28

Plans
HDC1.2

HDC Submission

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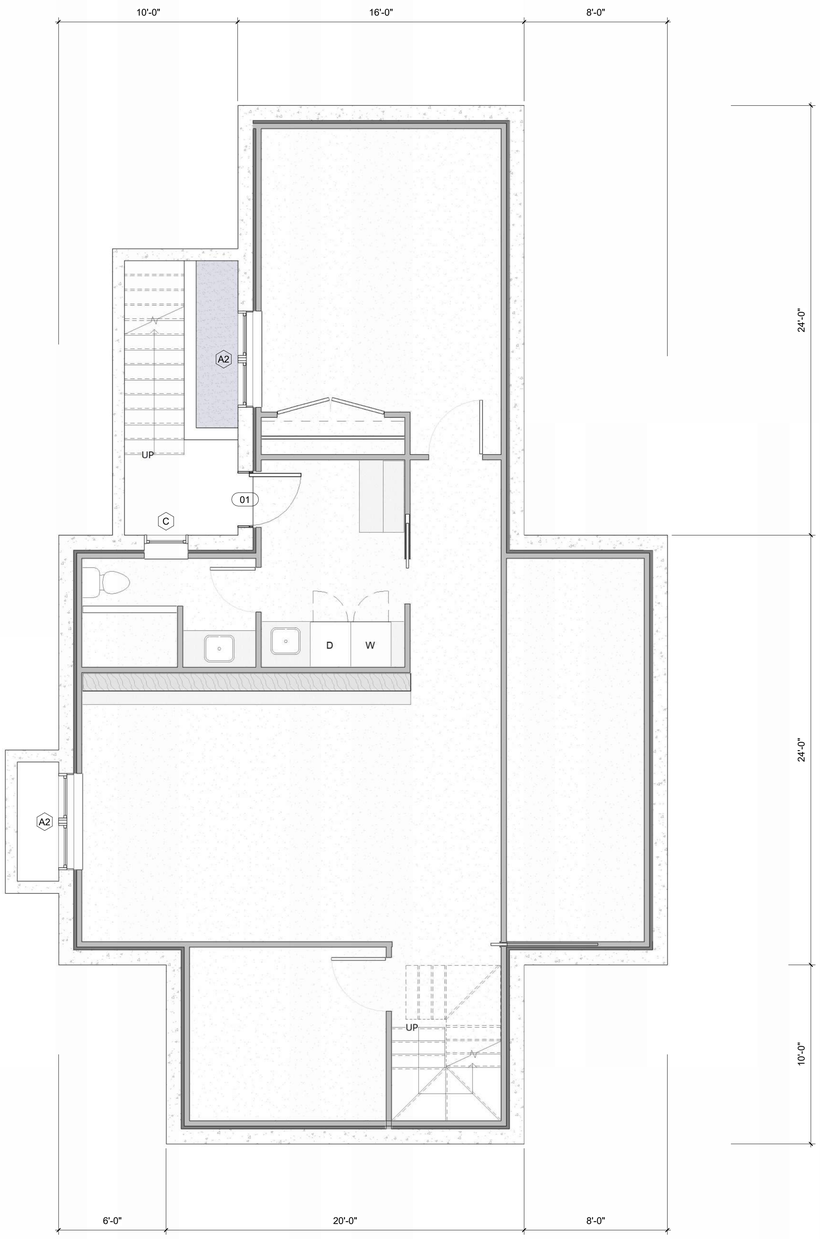
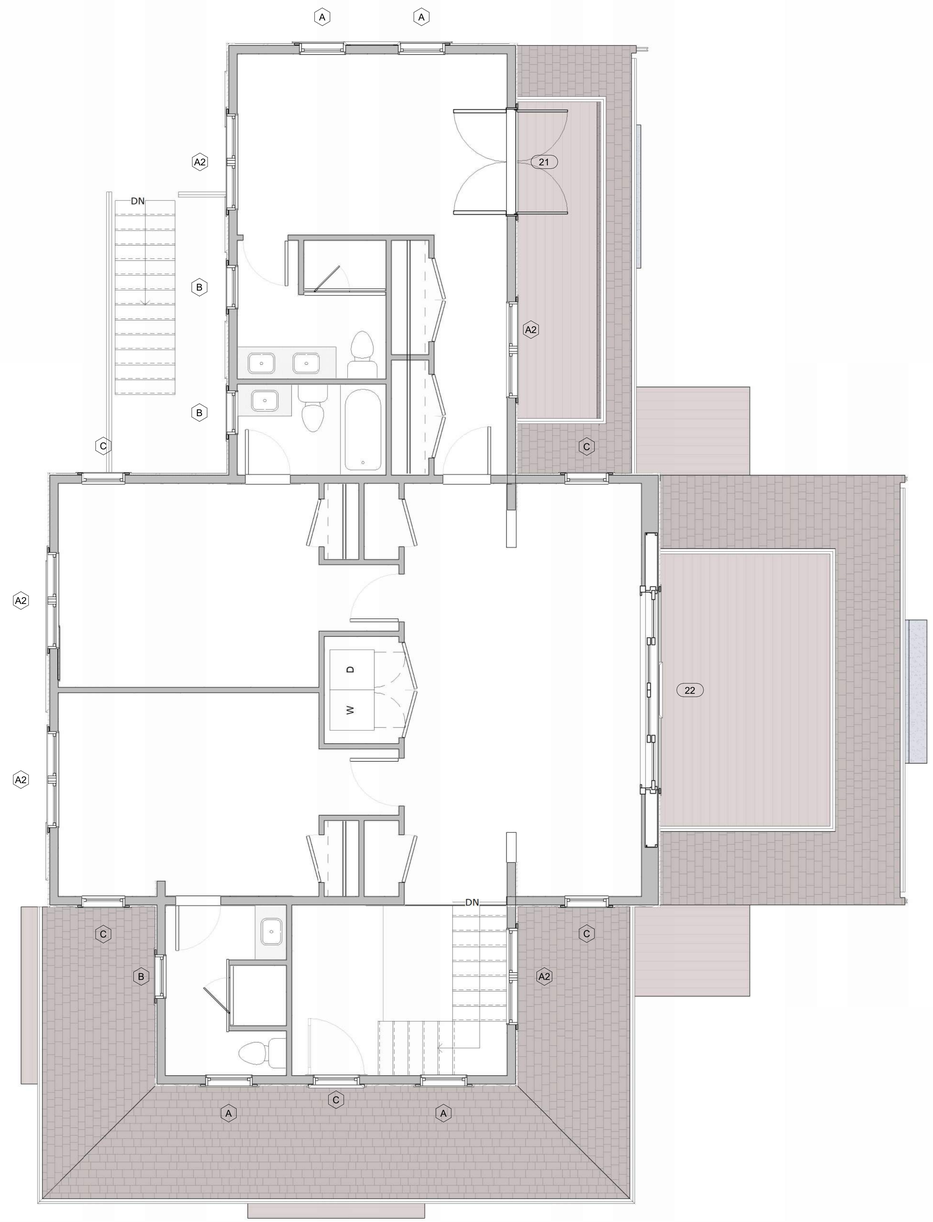


1 **Floor 0 - HDC**
1/4" = 1'-0"



2 **Floor 2 - HDC**
1/4" = 1'-0"

HDC Submission

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gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Murphy

Project
Cisco Retreat

Location
8 Golfview Drive
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66 / 192

Structure
House

#	Description	Date
6	HDC Submission	2025.04.28

Plans

HDC1.3

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 8 Golf View Drive

Tax Map Number: 66 Parcel Number: 192

Owner of Record: Daniel P Murphy

Description of Proposal: Move off/Demo existing house. New house and guest house.

Anticipated HDC Submission Date: 2024.10.21

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.10.17 13:29:43 -04'00'

Octobert 17, 2024
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
66	138		MAIER ROBERT C & BARBARA B		335 ESSEX STREET	SALEM	MA	01970	115 SOMERSET RD
66	139		CHAMBERS SAMUEL P & SUSAN T		113 SOMERSET RD	NANTUCKET	MA	02554	113 SOMERSET RD
66	168		HANDELSMAN SCOTT A		32 LAUREL PLACE	MONTCLAIR	NJ	07043	9 GOLFVIEW DR
66	169		BUDRIS ALAN E		PO BOX 742	CONCORD	MA	01742	11 GOLFVIEW DR
66	191		DEL COL WESLEY A & CAROLINE S		24 SAWYER RD	WELLESLEY	MA	O2481	10R GOLFVIEW DR
66	191	1	LYNCH RONALD & COBB LUCY		10 GOLFVIEW DR	NANTUCKET	MA	O2554	10 GOLFVIEW DR
66	193		GIBSON CHRISTOPHER & MARYBETH		4 GOLFVIEW DR	NANTUCKET	MA	02554	4 GOLFVIEW DR
Count:	**7**								

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MAIER ROBERT C & BARBARA B
335 ESSEX STREET
SALEM, MA 01970

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32 LAUREL PLACE
MONTCLAIR, NJ 07043

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CHAMBERS SAMUEL P & SUSAN T
113 SOMERSET RD
NANTUCKET, MA 02554

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LYNCH RONALD & COBB LUCY
10 GOLFVIEW DR
NANTUCKET, MA 02554

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Wellesley Hills, MA 02481

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24 SAWYER RD
WELLESLEY, MA 02481

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GIBSON CHRISTOPHER & MARYBETH
4 GOLFVIEW DR
NANTUCKET, MA 02554

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BUDRIS ALAN E
PO BOX 742
CONCORD, MA 01742

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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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°: 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

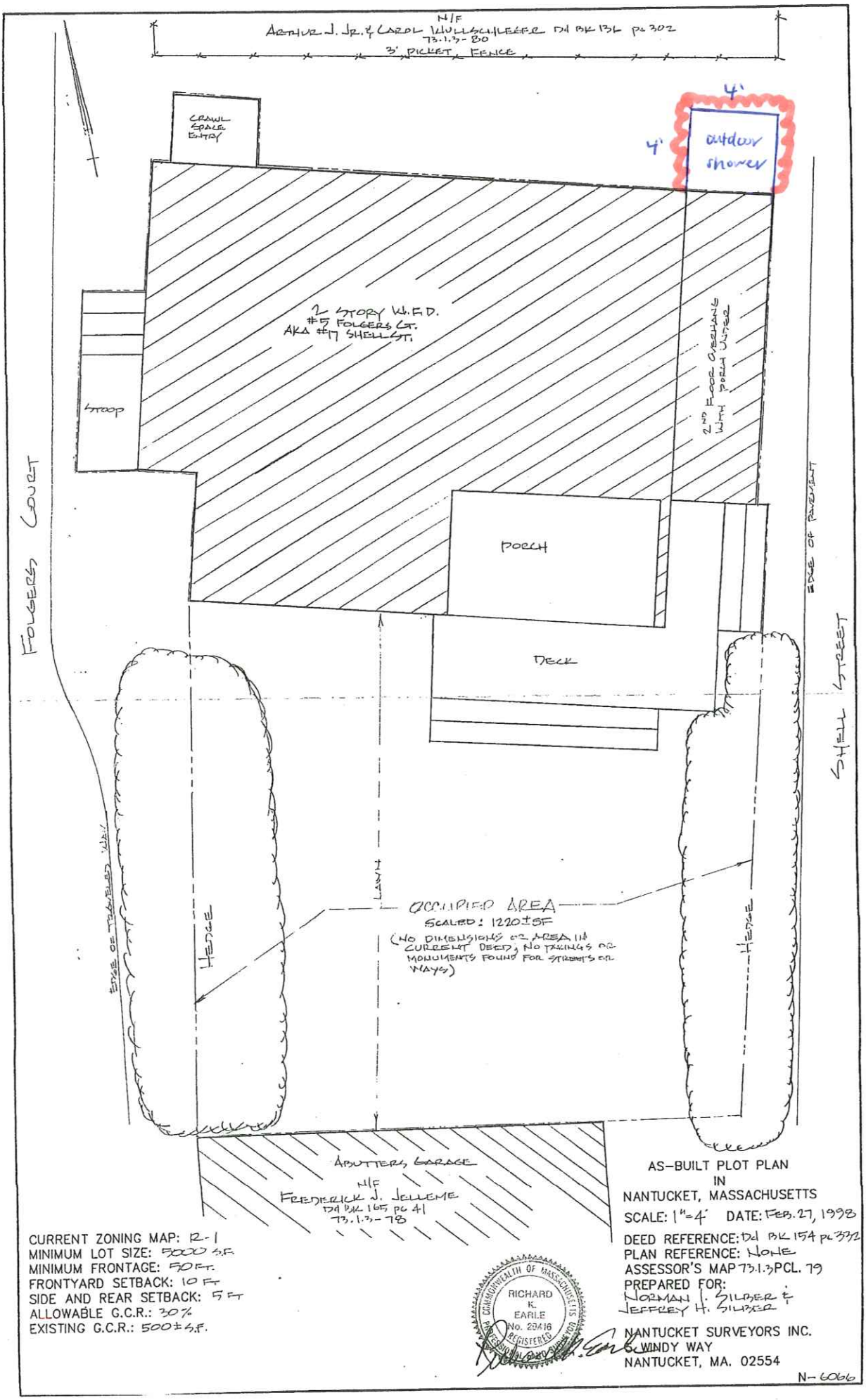
Property ID	11872
Location	5 FOLGERS CT
Owner	CARROLL CONNOR & MACKO ALEXANDRA

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.

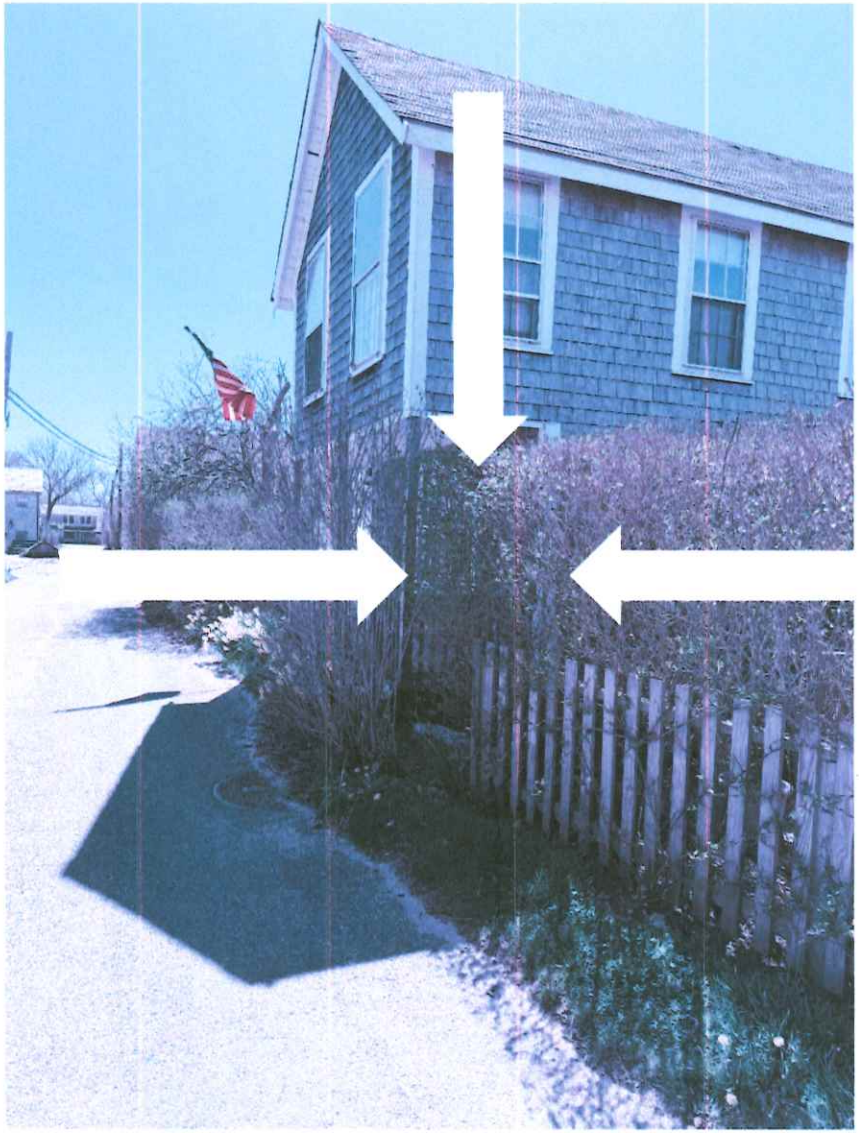
COMMONWEALTH OF MASSACHUSETTS
RICHARD K. EARLE
No. 29416
REGISTERED
PROFESSIONAL LAND SURVEYOR

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

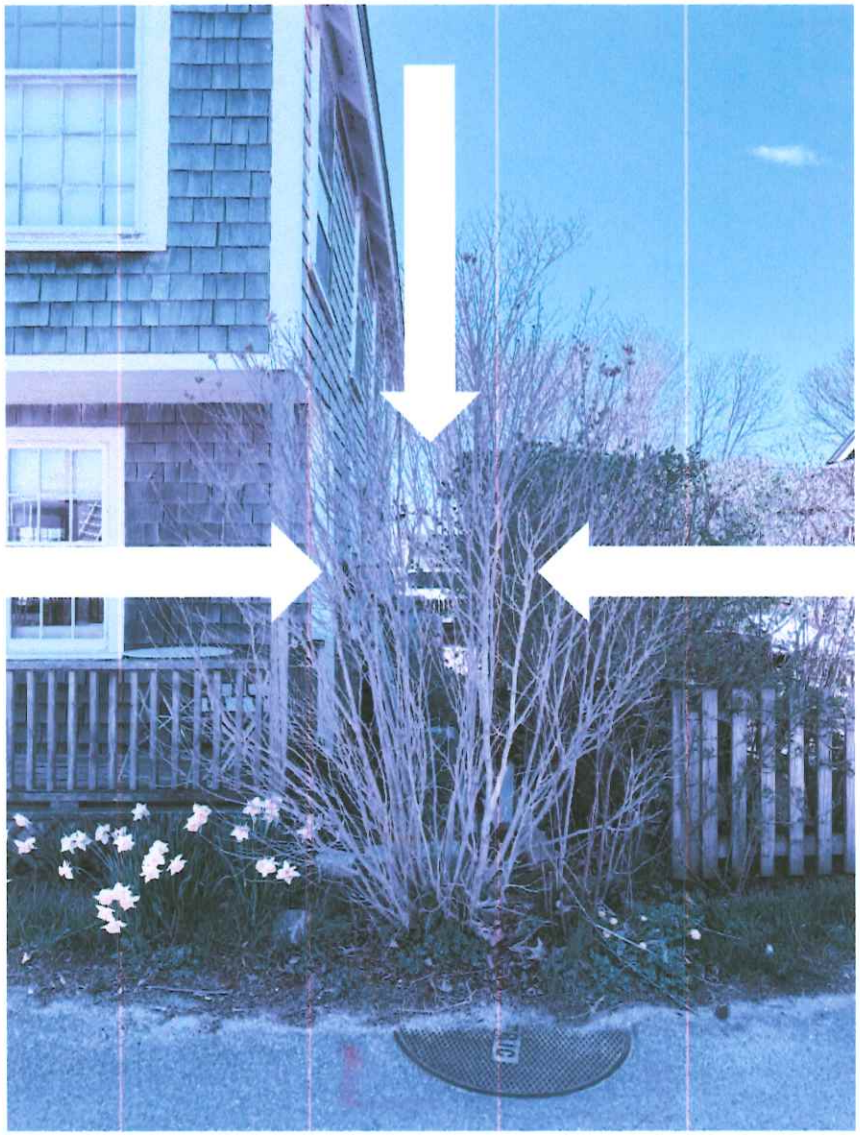
NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

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)

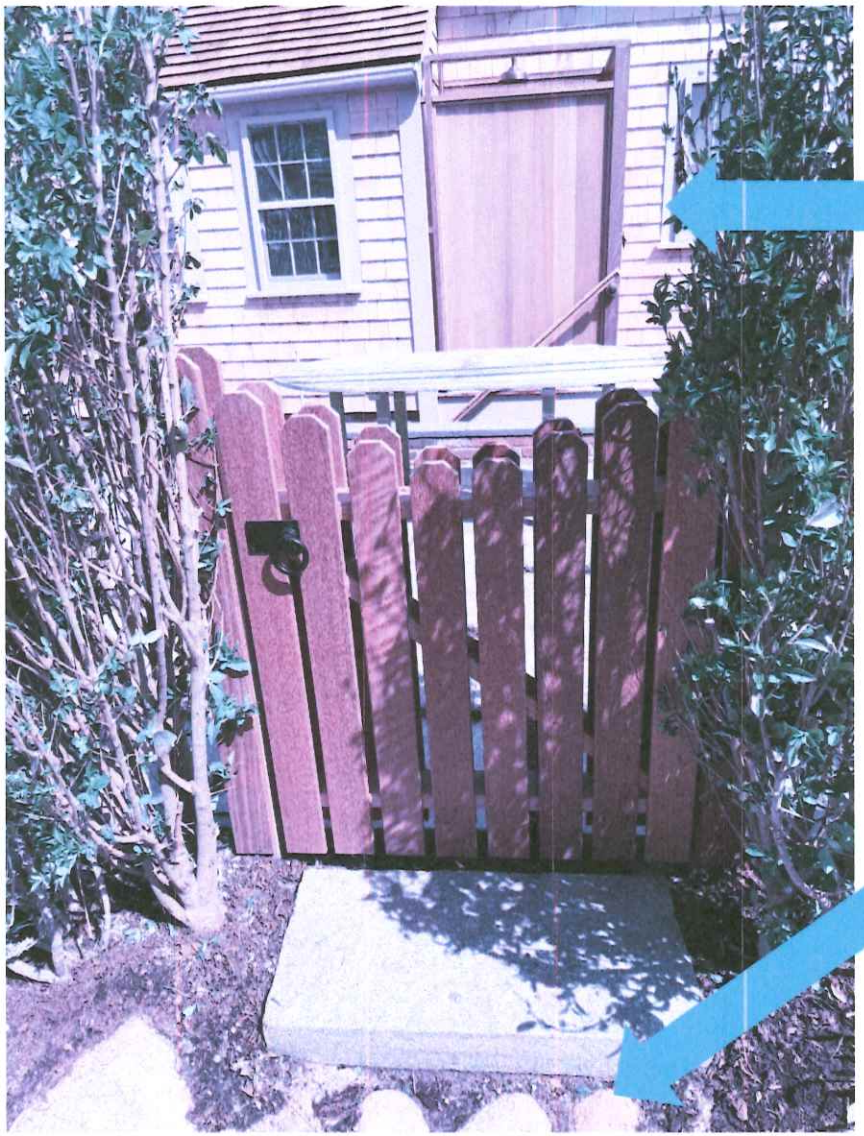
OUTDOOR SHOWER



SHELL STREET

References

Completed Outdoor Showers in Siasconset
(Photo 2 of 7)



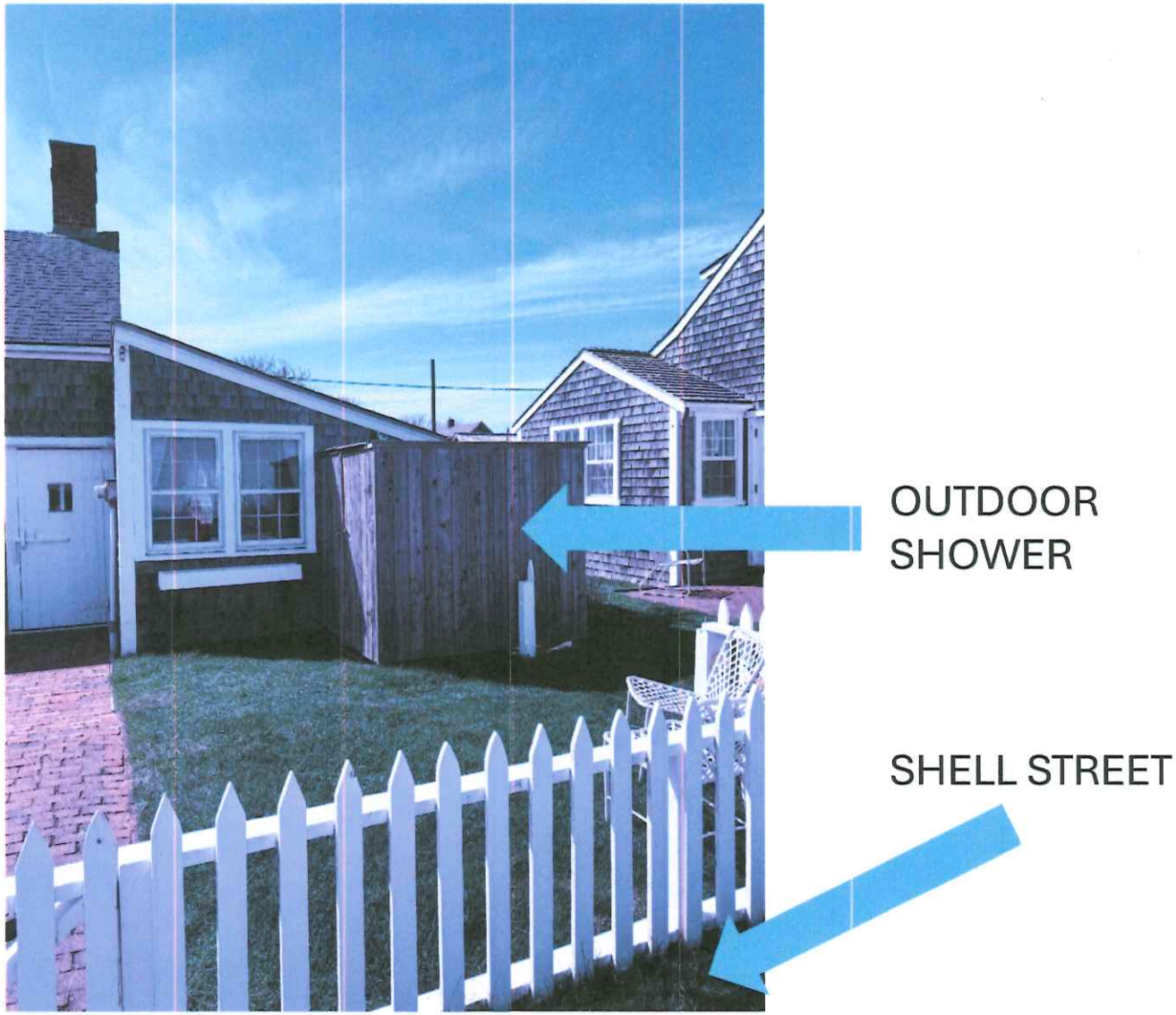
References
Completed Outdoor Showers in Siasconset
(Photo 3 of 7)



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.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BTP (Initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 72.2

Street & Number of Proposed Work: 27 Willard Street

Owner of record: 32 Hulbert Pearl et Trust; Steven Cohen Trustee

Mailing Address: 34 Main Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-12-11769
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation: Add side entry, Relocate chimney, Revise Porch roof + Fenestration
2. South Elevation: Revise Fenestration + Porch, add entry, Relocate chimney
3. West Elevation: Revise Dormer, Porch and fenestration.
4. North Elevation: Relocate chimney, Revise Fenestration + porches

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other Porch Roof 4/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side 6 Lite French
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 3/11/25

HDC 2024-12-11769

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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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.

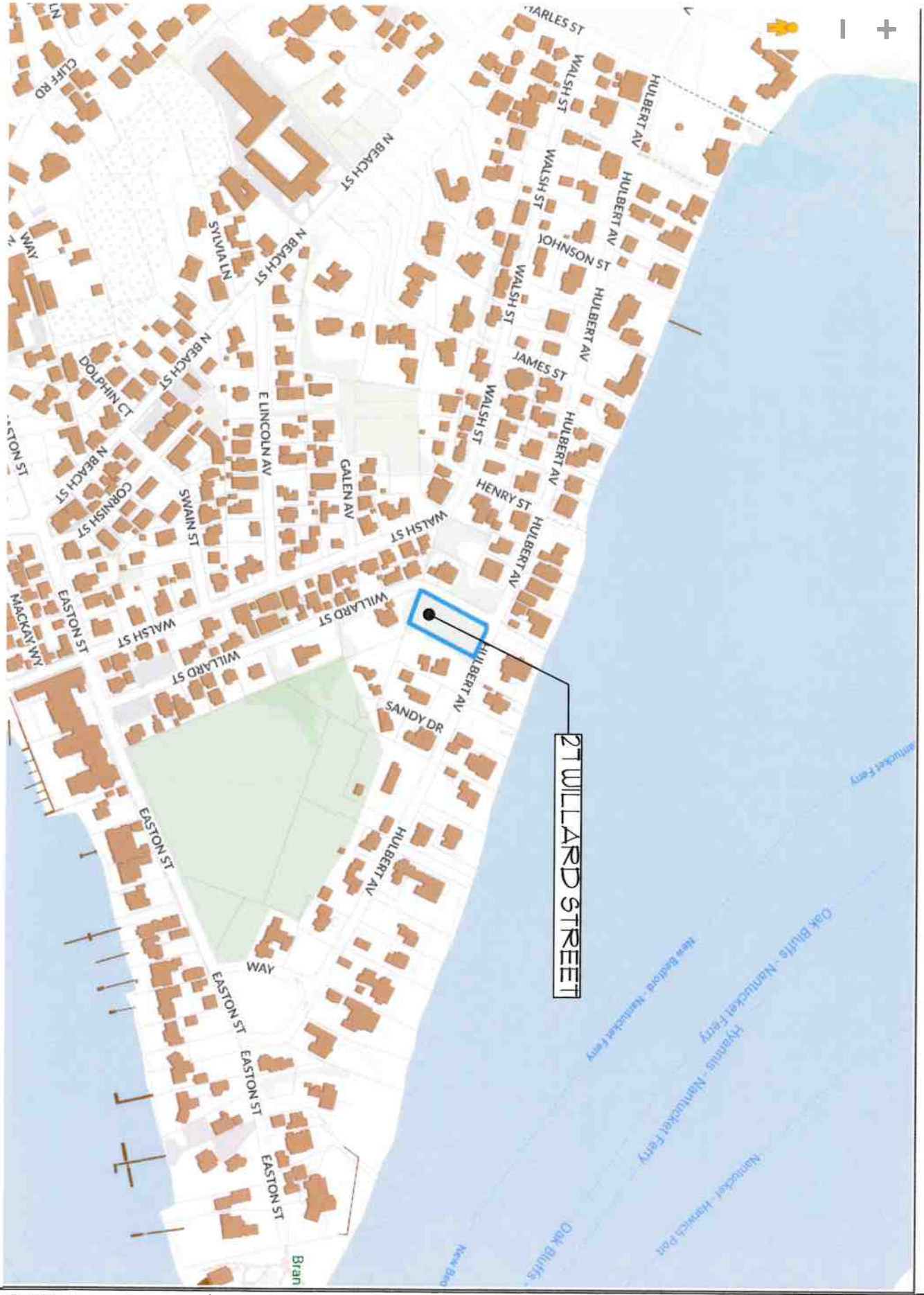
COLORS

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

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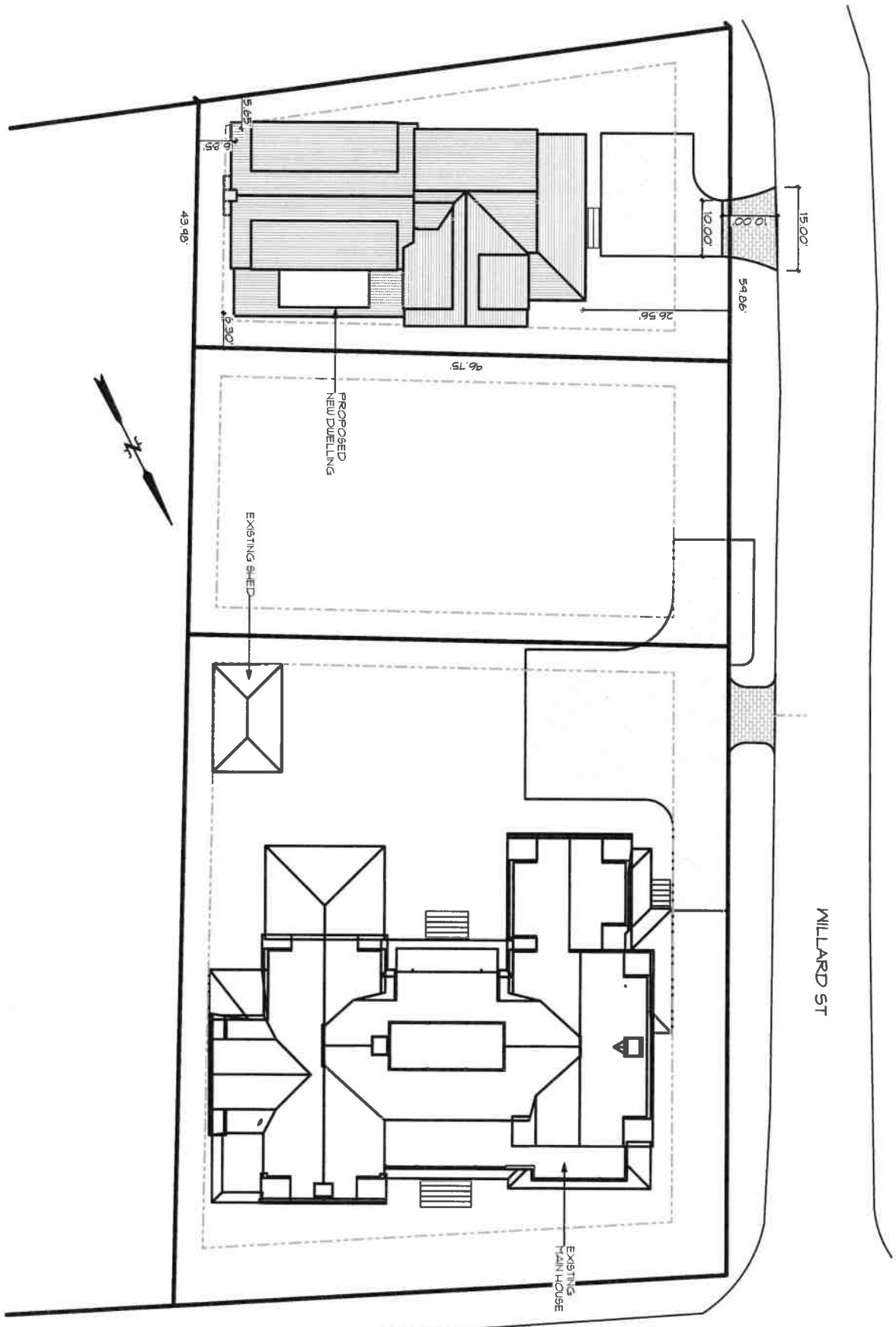
Locus Plan

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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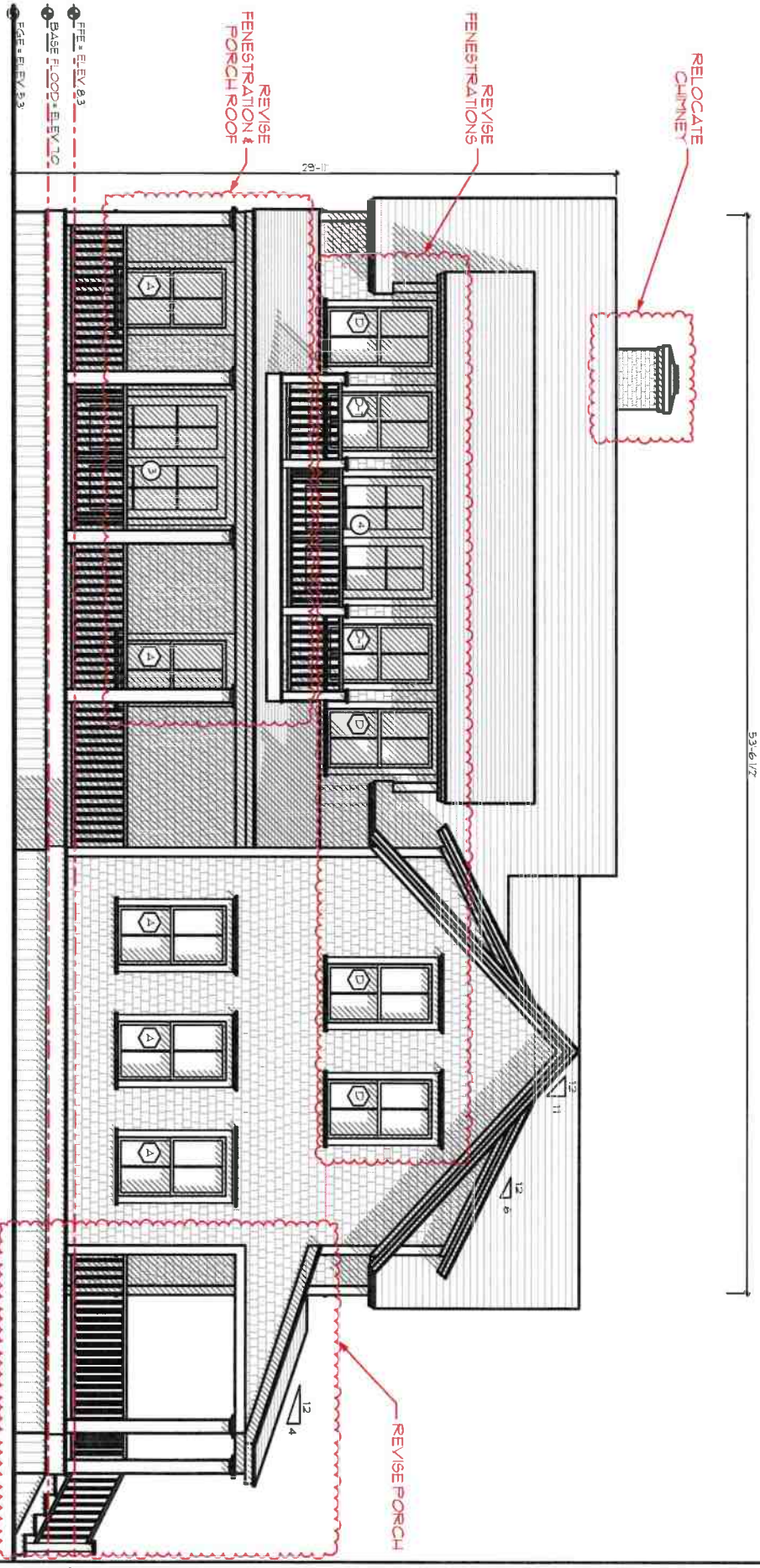
BOTTICELLIANDPOHL.COM



ID# A-2.1

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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North Elevation

DATE REVISIONS

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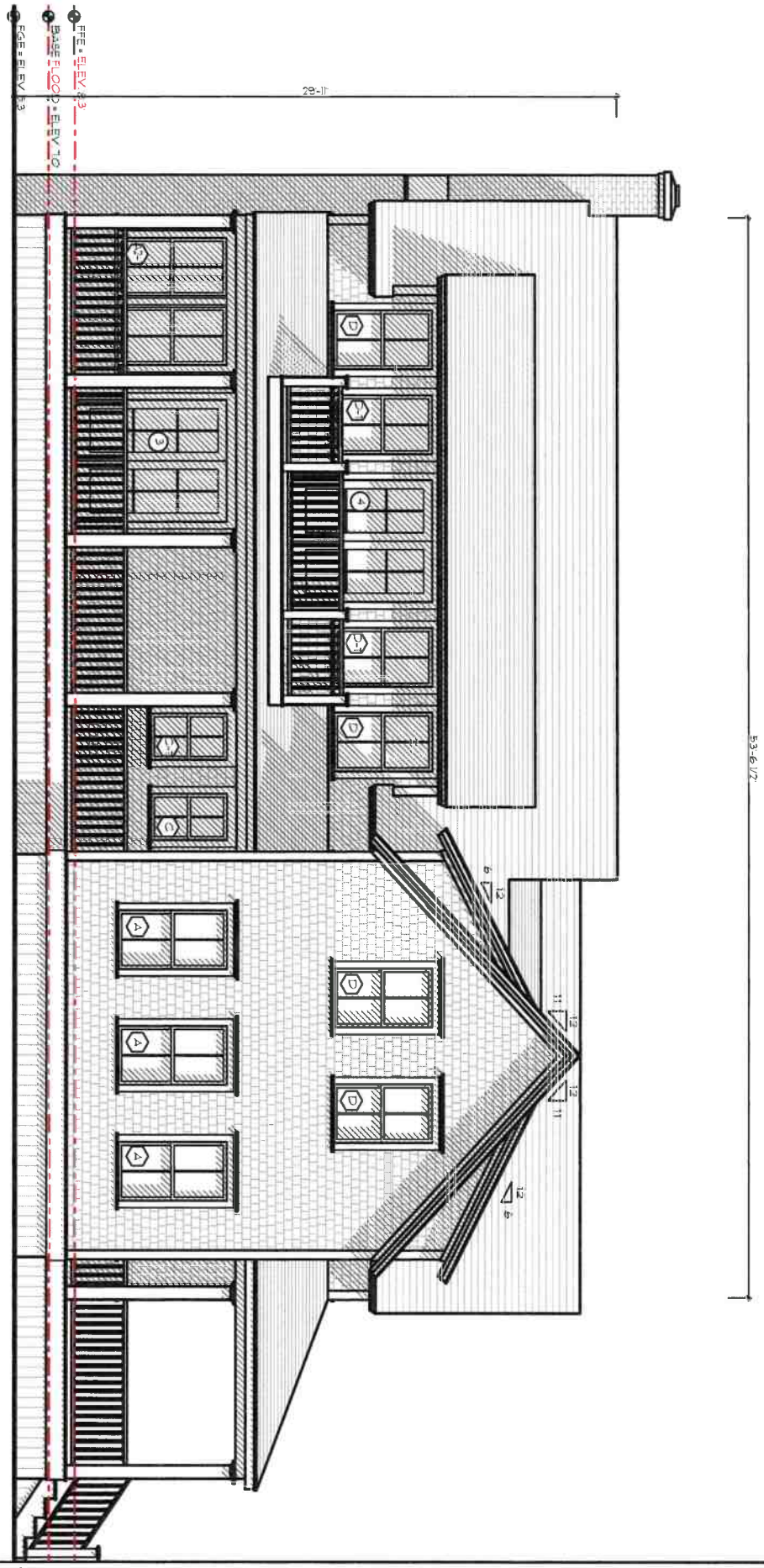

Previously Approved

A-2.1 ID#

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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North Elevation

DATE REVISIONS

BOTTICELLI & POHL

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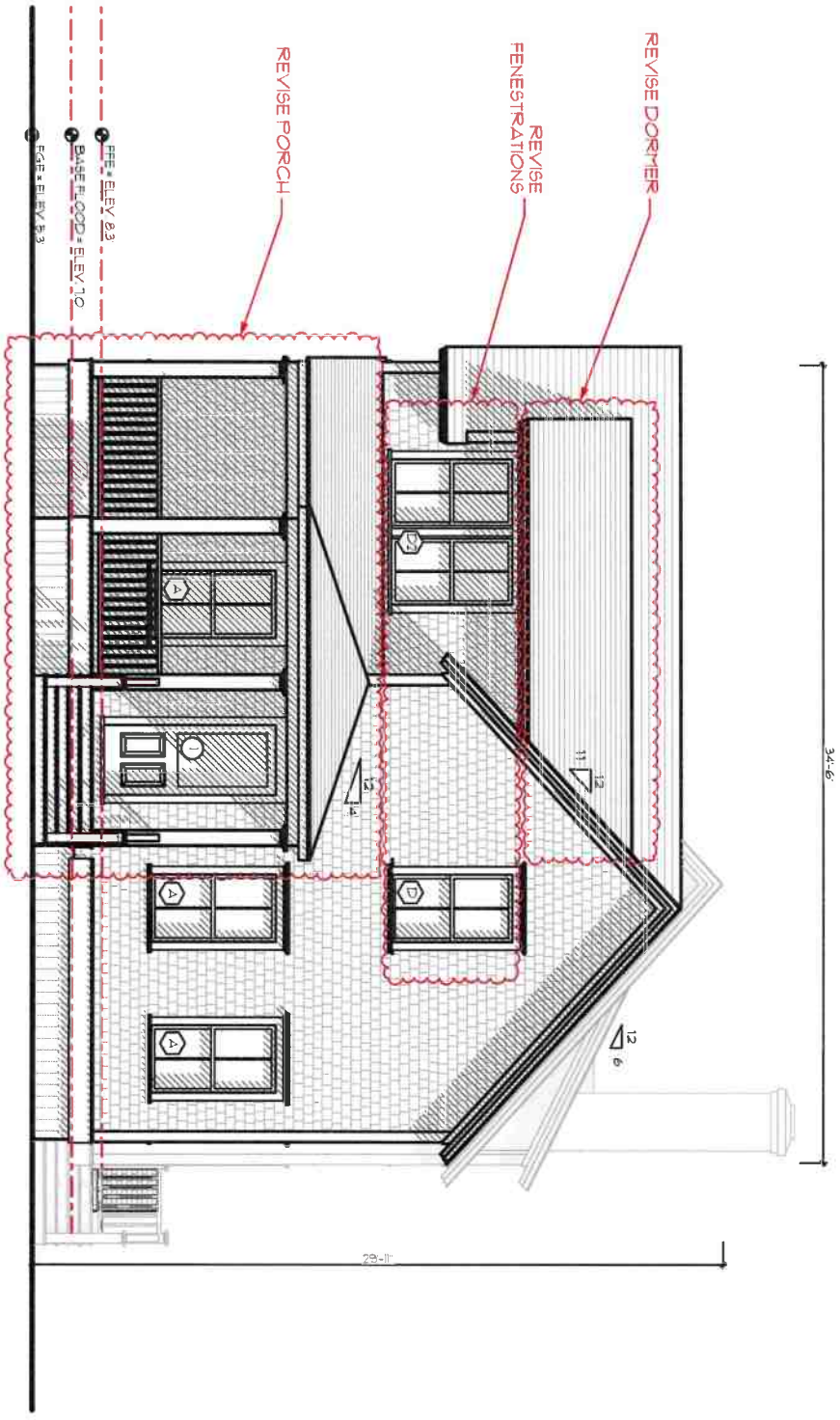
BOTTICELLIANDPOHL.COM



ID# A-2.2

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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West Elevation

DATE	REVISIONS

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
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BOTTICELLI & POHL

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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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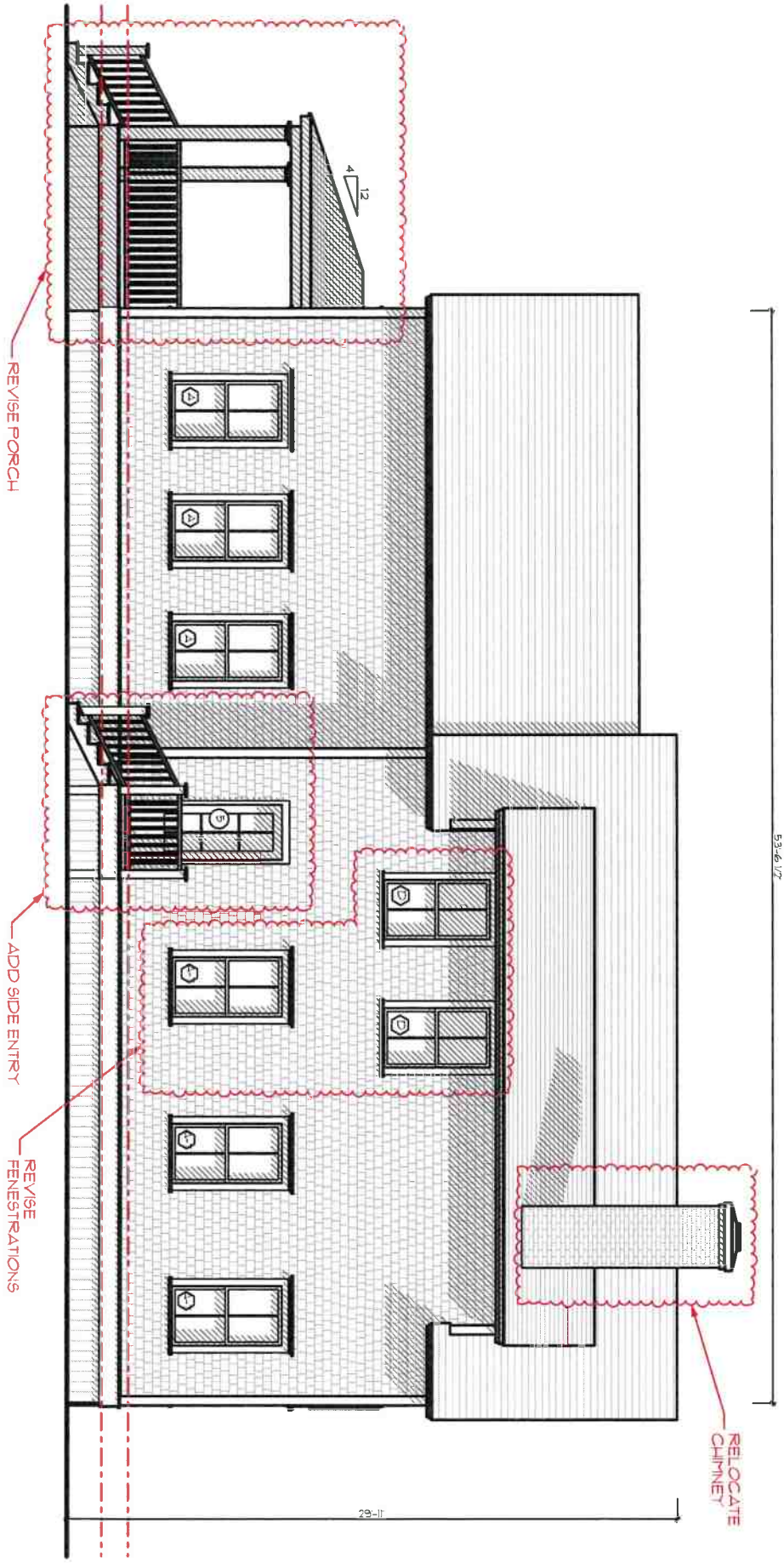
ID#
A-2.2



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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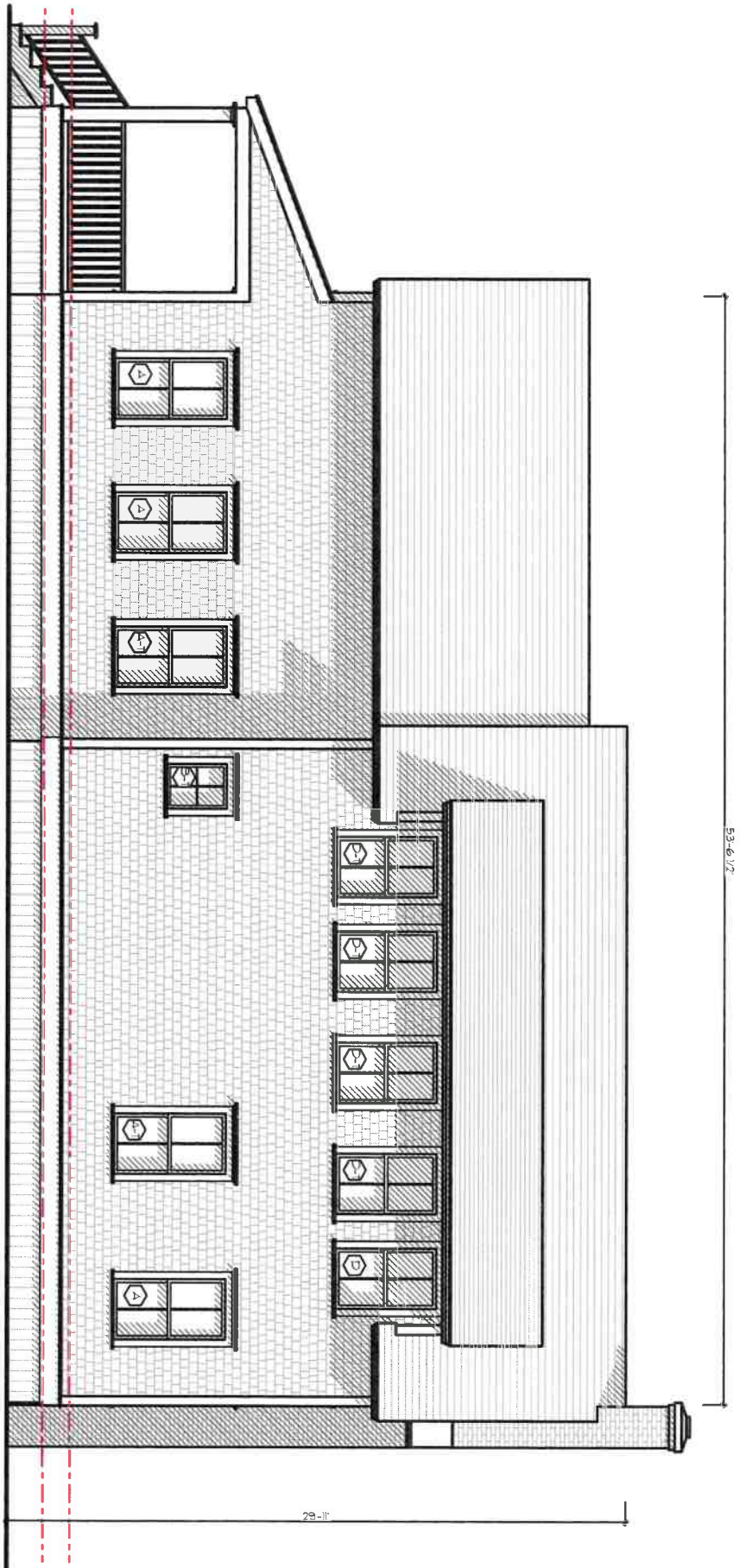
South Elevation

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-2.3

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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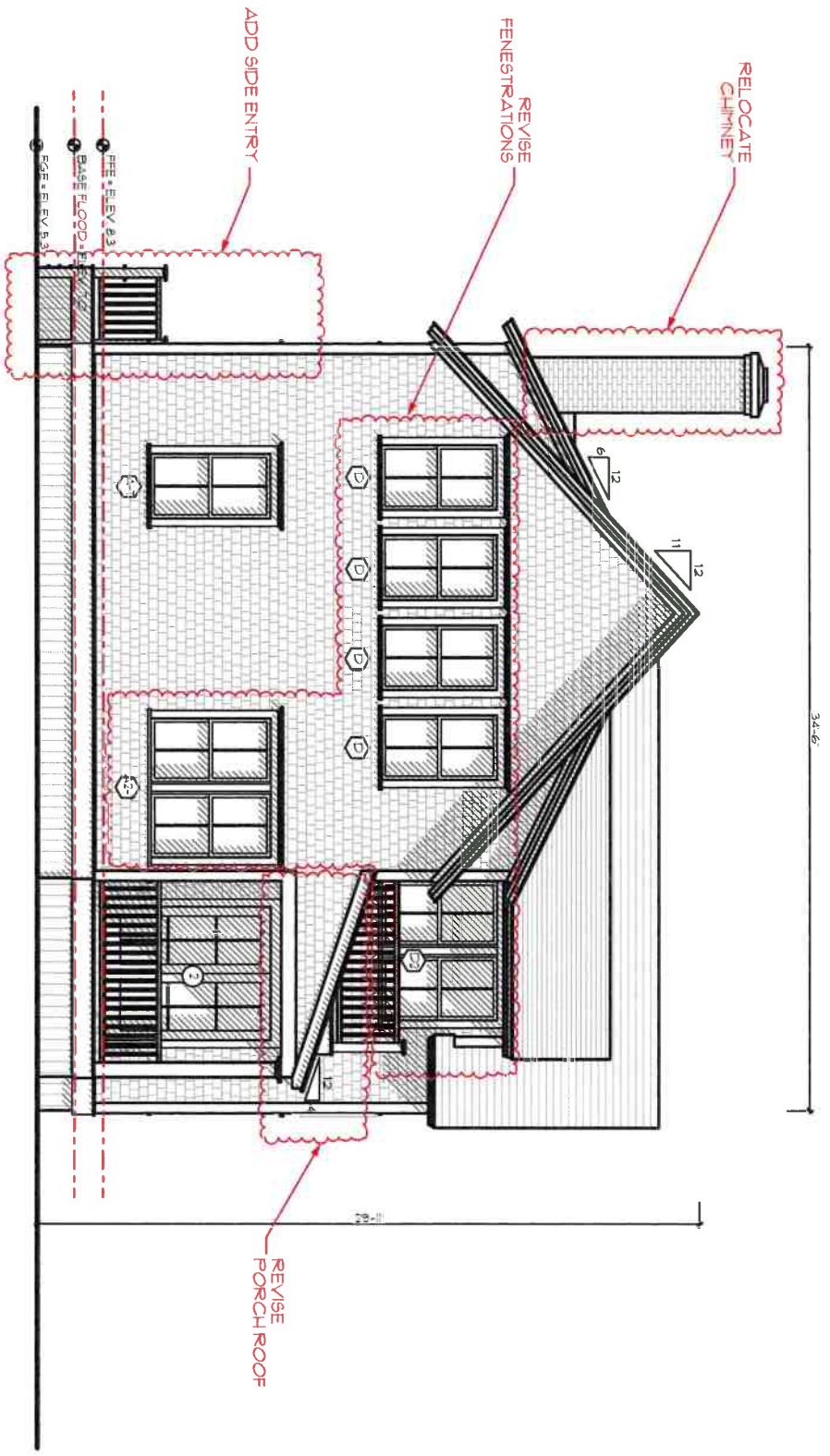
South Elevation

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455 | 31 STATE STREET, BOSTON, MA 02109 P 617 482 4543 | BOTTICELLIANDPOHL.COM



ID# A-2.4

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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East Elevation

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-2.4

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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East Elevation

DATE REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
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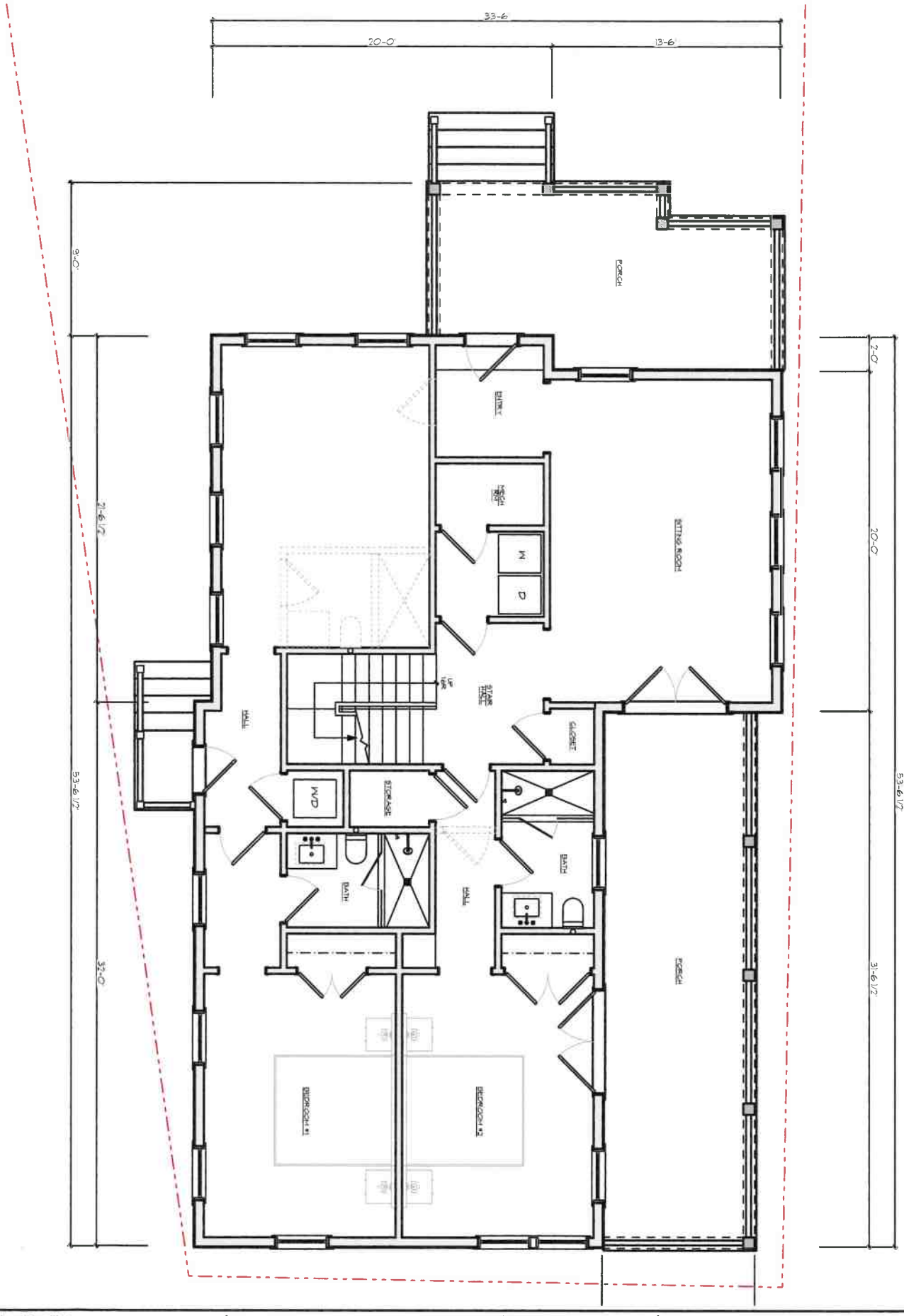


ID# A-1.1

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

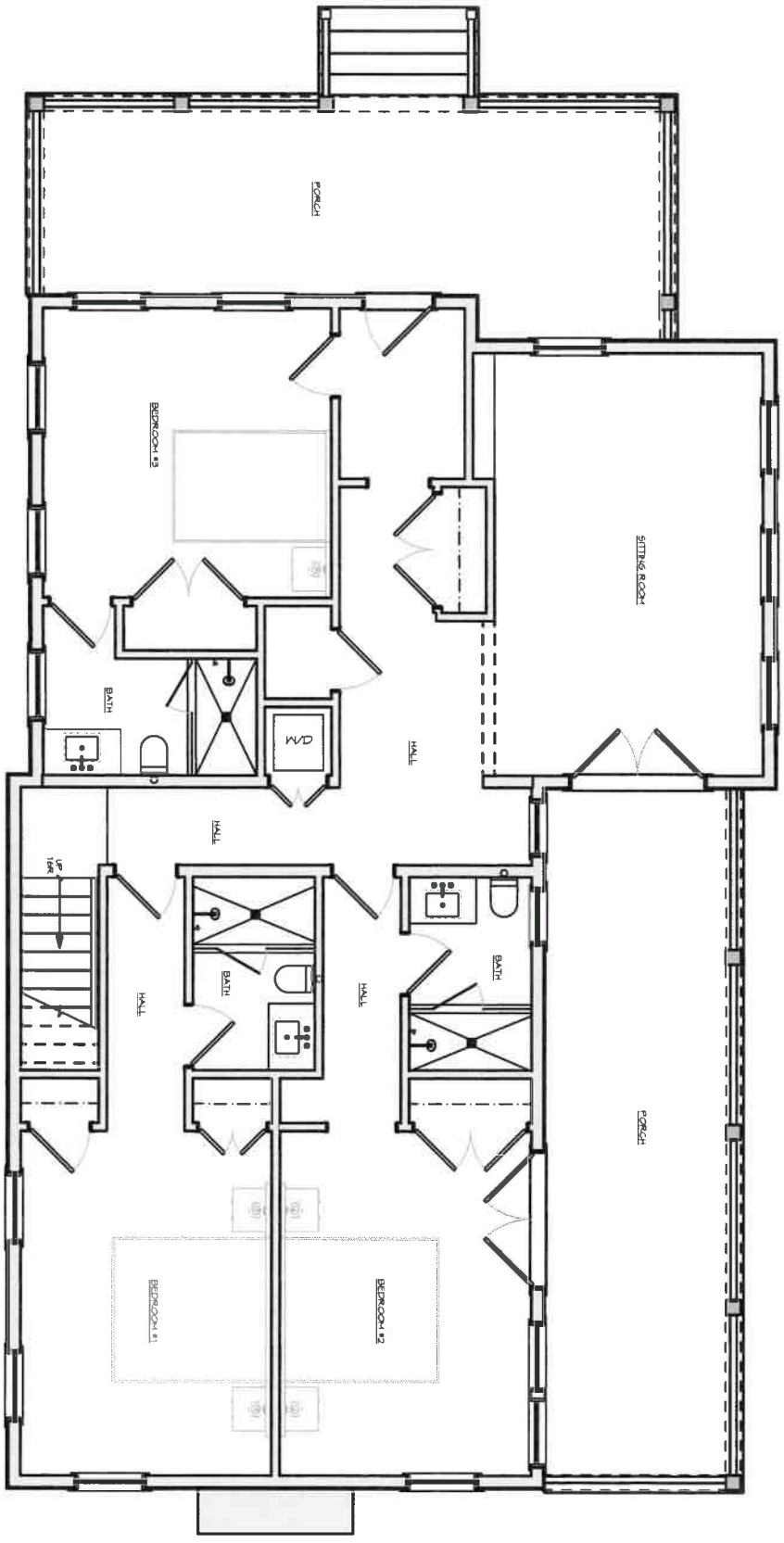
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-1.1

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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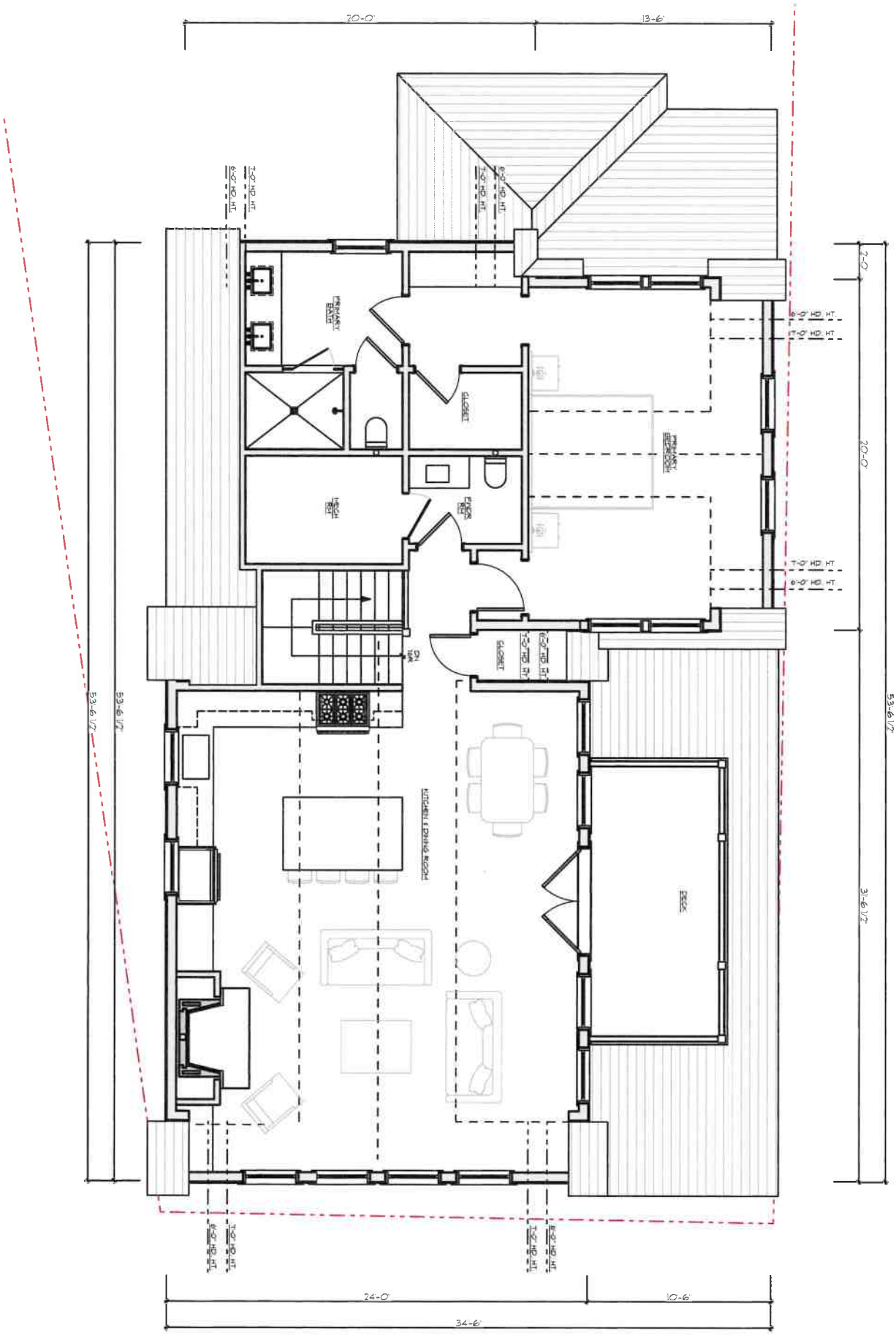

ID# A-1.2

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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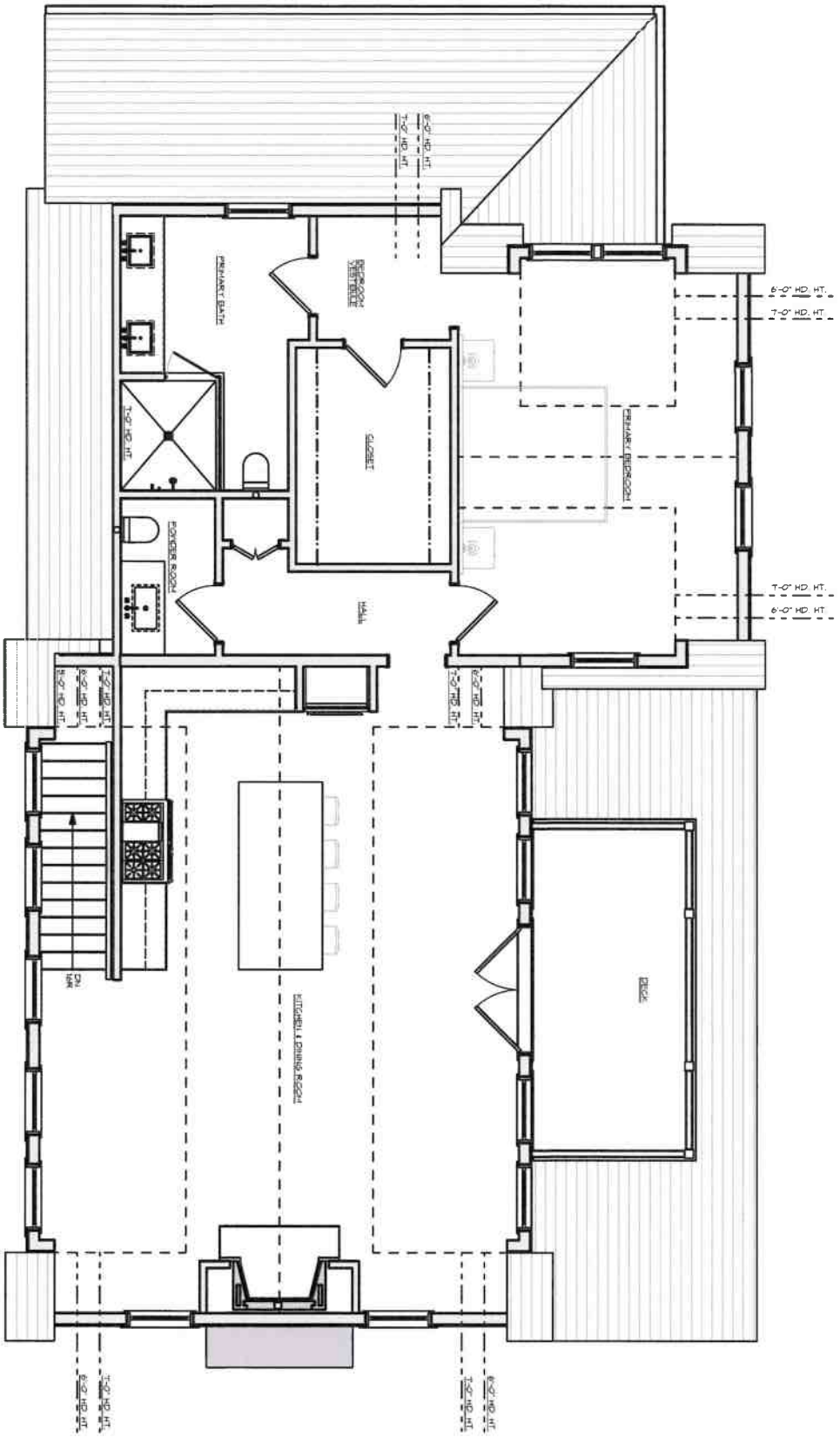
Second Floor Plan

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455 | 31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543 | BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-1.2

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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Second Floor Plan

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

New Dwelling
27 Willard St
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 12-23-2024, 04-28-2025

Building Dept. Sub:
Rev: 12-19-2024, 04-25-2025 PH

Window Schedule

No.	Qn.	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
A	15	Double Hung	Marvin	UWDH3230	3'-1 3/8" x 5'-7"	3'-2 3/8" x 5'-7 1/2"	2 over 2	
A2	1	(2) Double Hung	Marvin	(2) UWDH3230	(2) 3'-1 3/8" x 5'-7"	6'-6 1/4"" x 5'-7 1/2"	2 over 2 ea	single stud pocket
D	13	Double Hung	Marvin	UWDH3224	3'-1 3/8" x 5'-5"	3'-2 3/8" x 5'-5 1/2"	2 over 2	
D2	2	(2) Double Hung	Marvin	(2) UWDH3224	(2) 3'-1 3/8" x 5'-5"	6'-6 1/4" x 5'-5 1/2"	2 over 2 ea	single stud pocket

Door Schedule

No.	Qn.	Type	Manuf.	Model #	Door Size	Rough Opening	Lights	Comments
1	1	Front Door	Custom	N/A	3'-0" x 7'-6"	3'-1" x 7'-8 1/4"	1 LITE	1 Lite over 2 Solid Panels
2	1	Inswing French Doors	Custom	N/A	(2) 2'-6" x 7'-6"	5'-1" x 7'-8 1/4"	6 ea	
3	1	Inswing French Doors	Custom	N/A	(2) 3'-0" x 7'-6"	6'-1" x 7'-8 1/4"	6 ea	
4	1	Inswing French Doors	Custom	N/A	(2) 2'-6" x 7'-0"	5'-10" x 7'-2 1/4"	6 ea	
5	1	Side Door	Custom	N/A	2'-8" x 7'-6"	2'-10" x 7'-8 1/4"	6 ea	

Notes:

1. All windows will be Marvin, as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. DP 30 rating required. Low E 272 Argon glass. U-value .29.
2. All doors will be custom, as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. DP 30 rating required. Low E Argon glass. U-value =.29.
   All glazing to come with compliance sticker as required by local building codes.
3. Mill shop will provide shop drawings for all window and door units to architect for approval.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany storm/screen panels. Unless otherwise noted.
5. Provide all doors with custom mahogany storm/screen combo doors. Unless otherwise noted.
6. Provide tempered glass in all locations required by code.--NO ETCHED GLASS (TYP)

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

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ASSOCIATE COMMISSIONERS

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Connie Patten

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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

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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

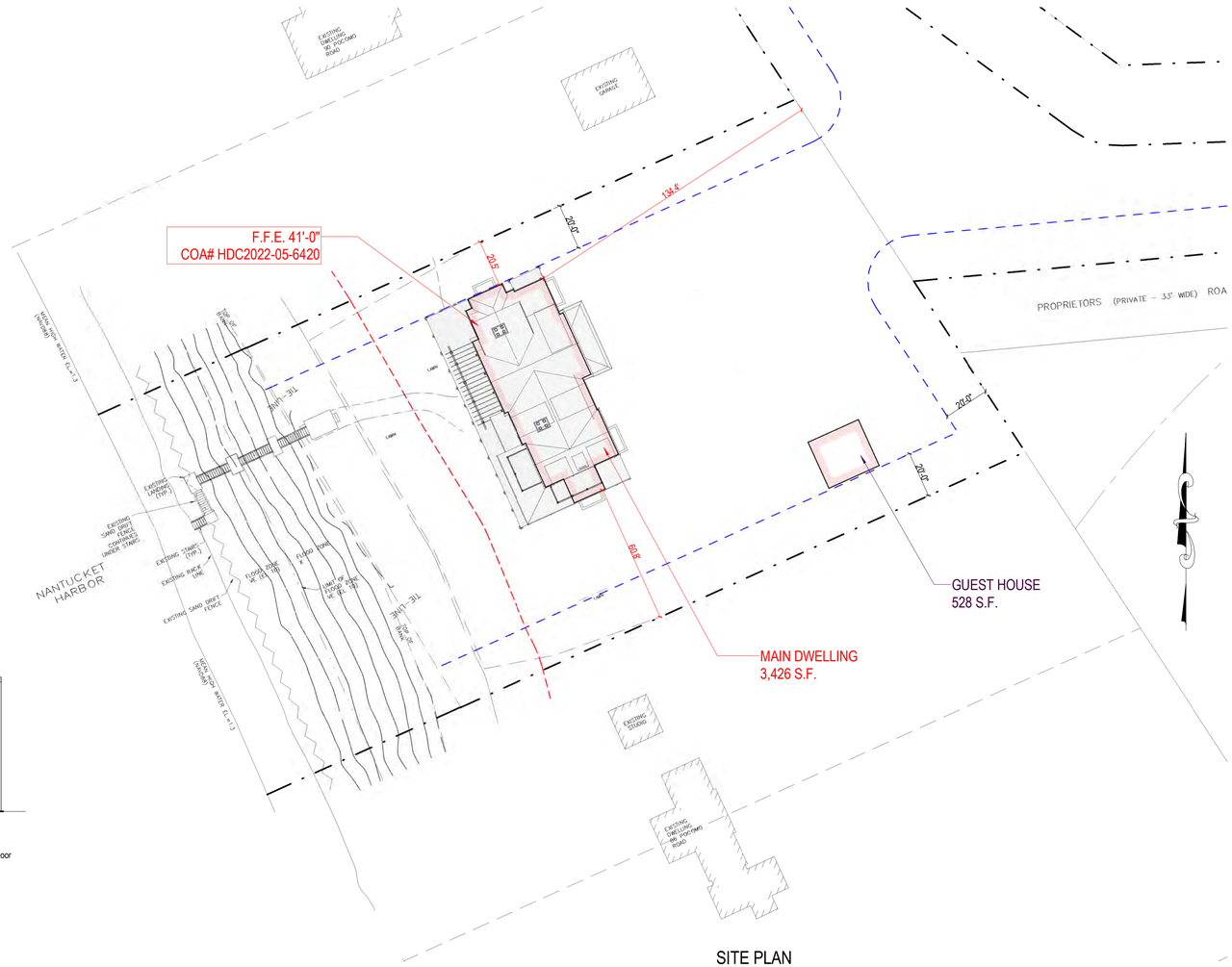
88 Pocomo Rd.
Nantucket, MA 02554

04.28.25



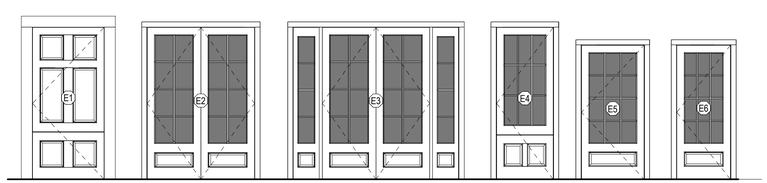
Locus Map





SITE PLAN

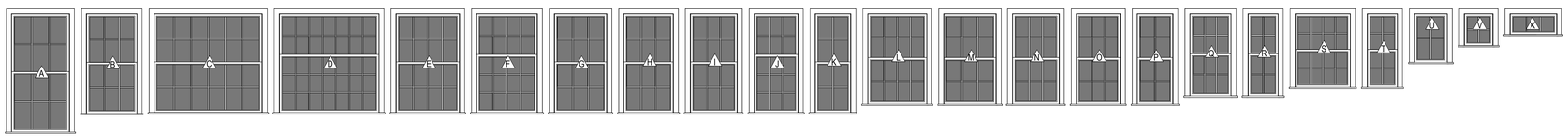
1" = 30'-0"



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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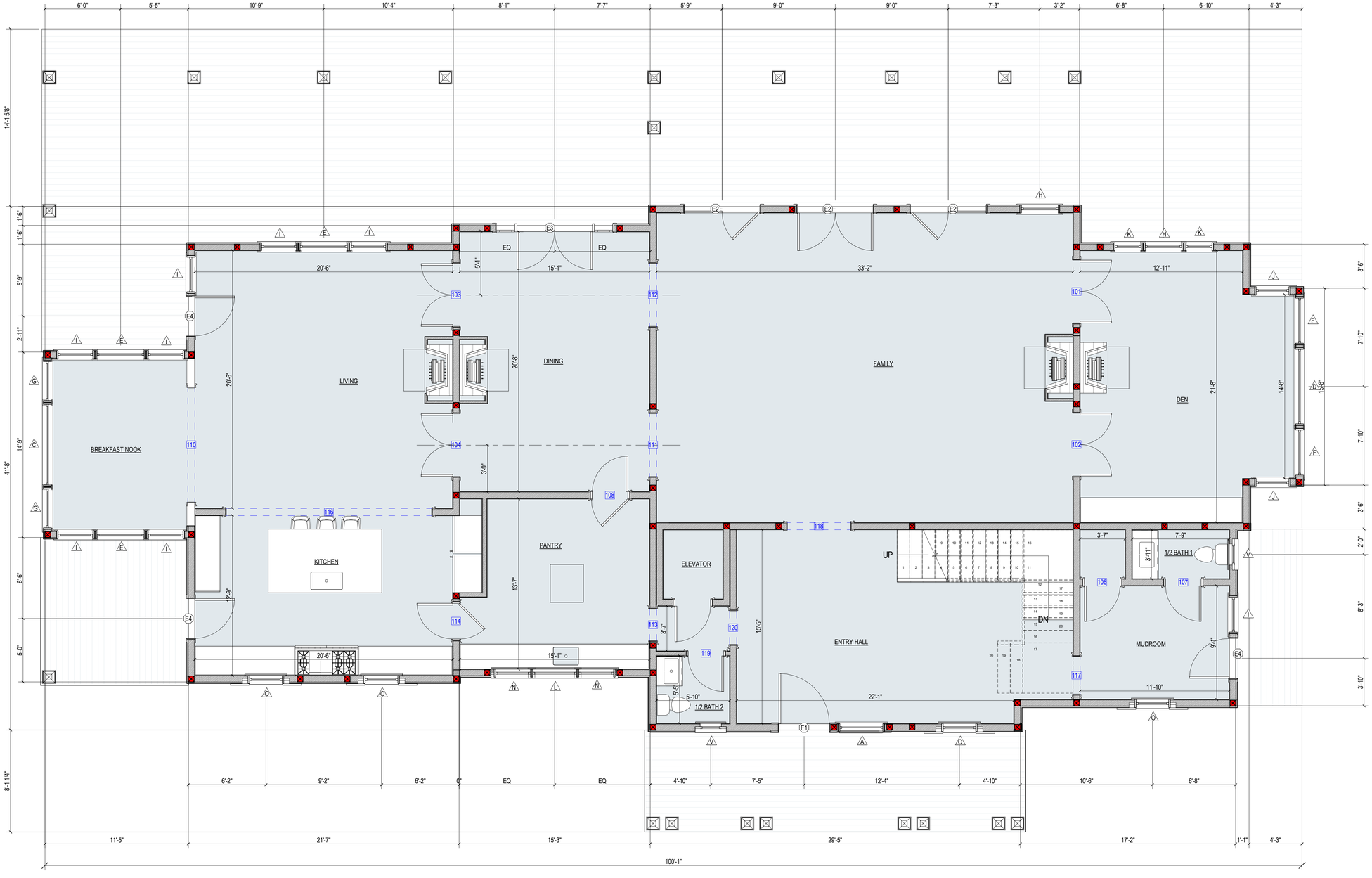
G.1.1
2405

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

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FIRST FLOOR PLAN

Site Information

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F.203 BUILDING ELEVATIONS
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S.103 LOWER ROOF FRAMING PLAN
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NEW YORK CITY USA No40 THOMPSON ST INTERIORS FURNITURE

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

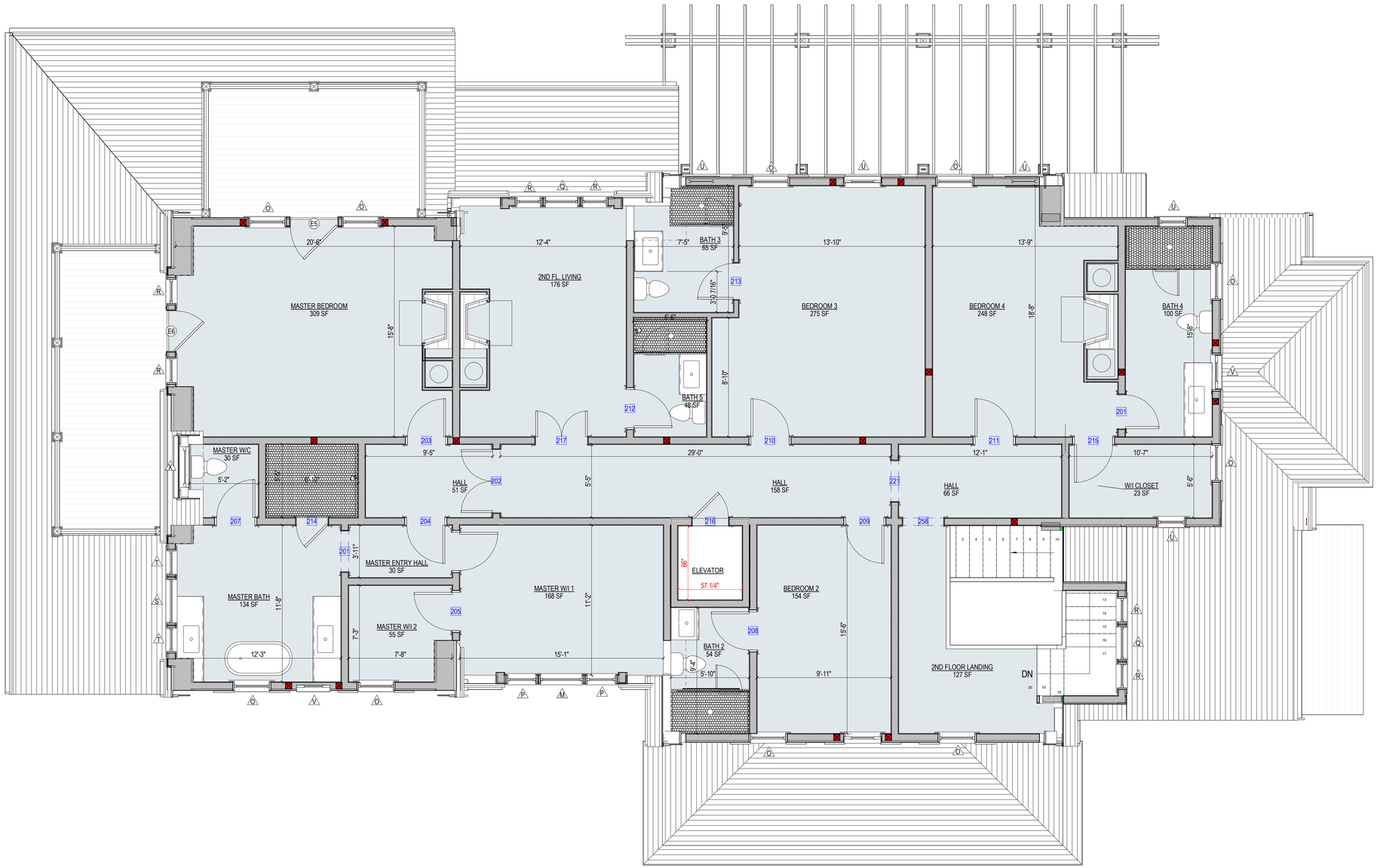
Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO DEFAN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.101
2405

04.28.25

HDC SUBMISSION



1 Second Floor Plan
1/4" = 1'-0"

1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

2405

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

SECOND FLOOR PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,429 MH & 528 GH
Total Proposed G.C.:	3,957 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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A.102
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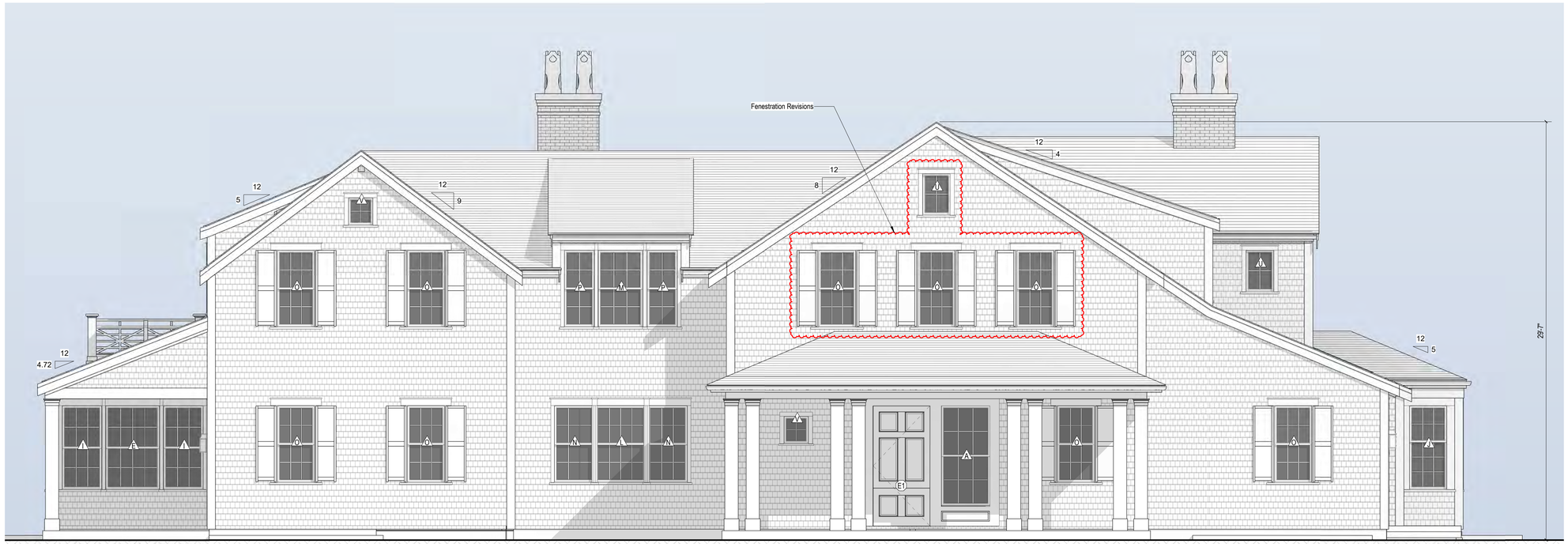

1 East Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"



East Elevation Prev. Approved HDC
1" = 10'-0"



North Elevation Prev. Approved HDC
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EXTERIOR ELEVATIONS

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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
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

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Revision 1 Date 1

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A.201
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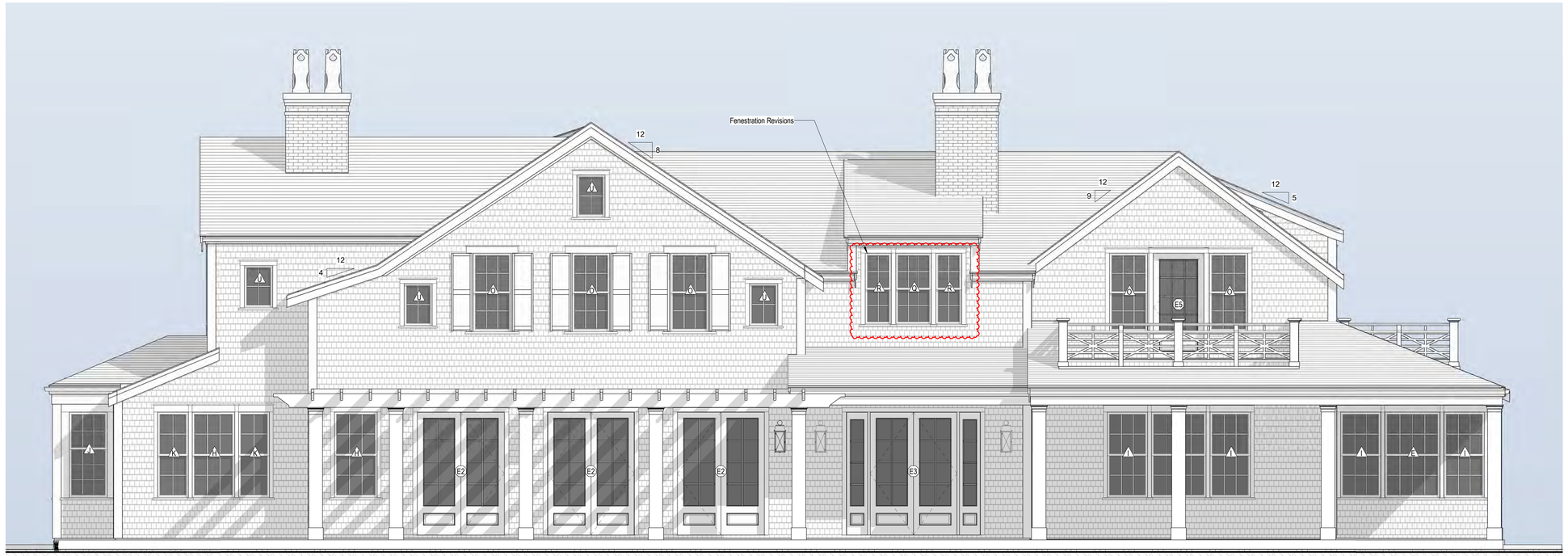

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2 South Elevation, No Change
3/16" = 1'-0"



West Elevation Prev. Approved HDC
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1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

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A.202
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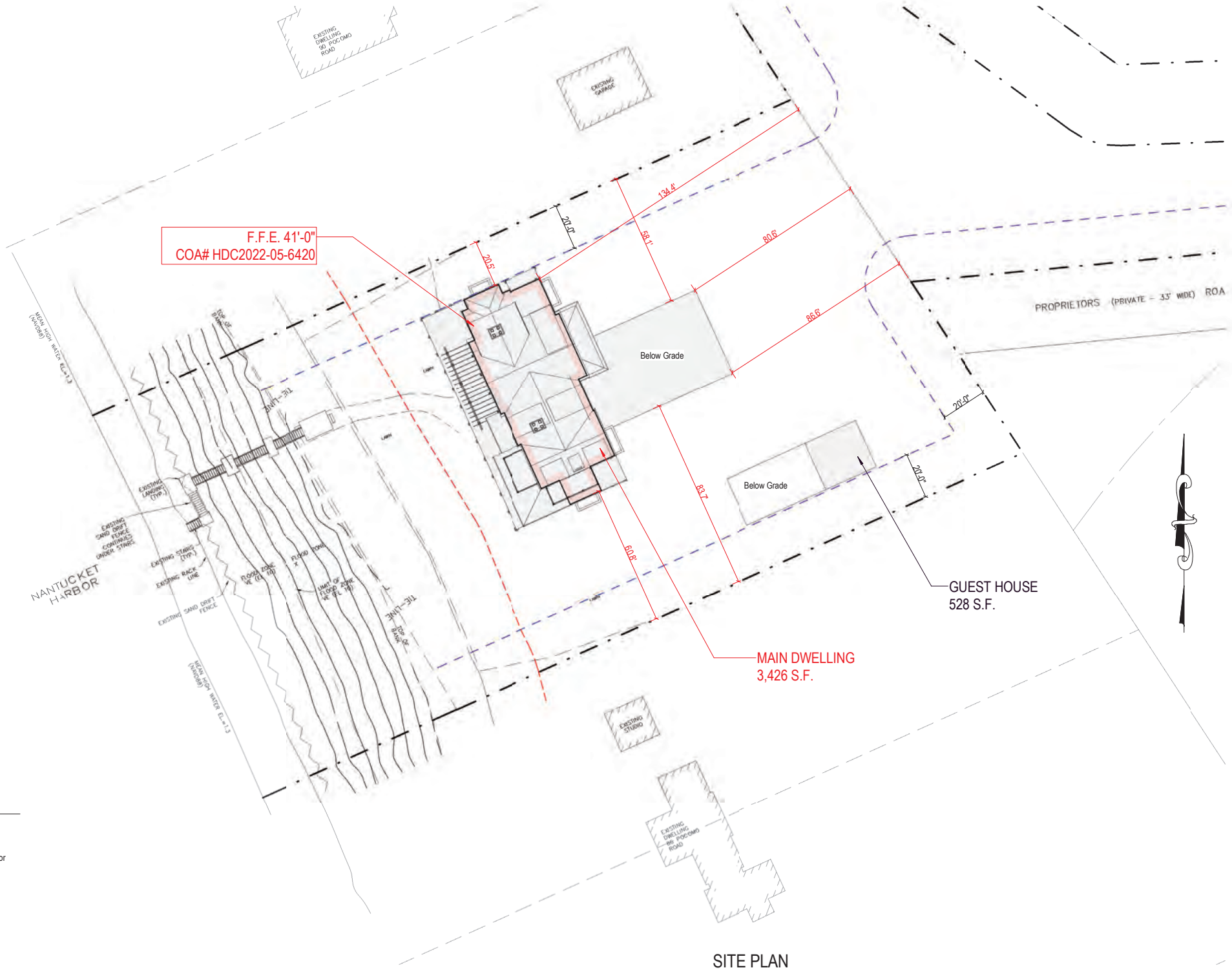
88 Pocomo Trust Residence

88 Pocomo Rd.
Nantucket, MA 02554



Locus Map

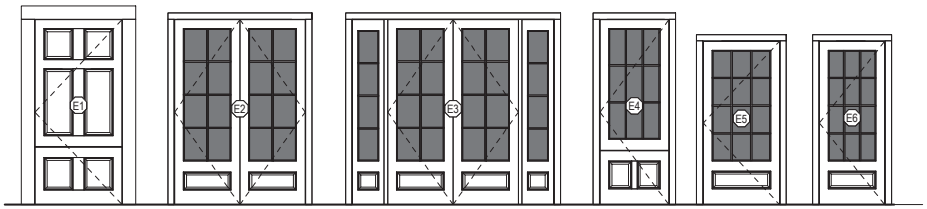


el Door

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

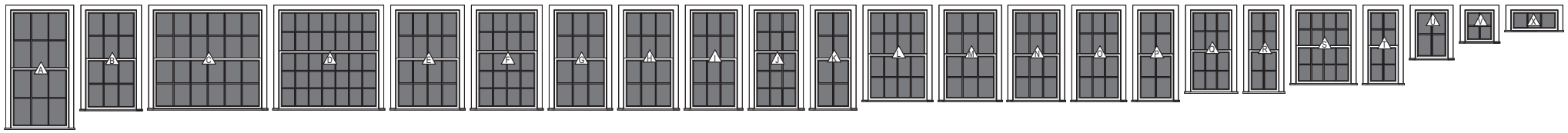
EXTERIOR DOOR SCHEDULE

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

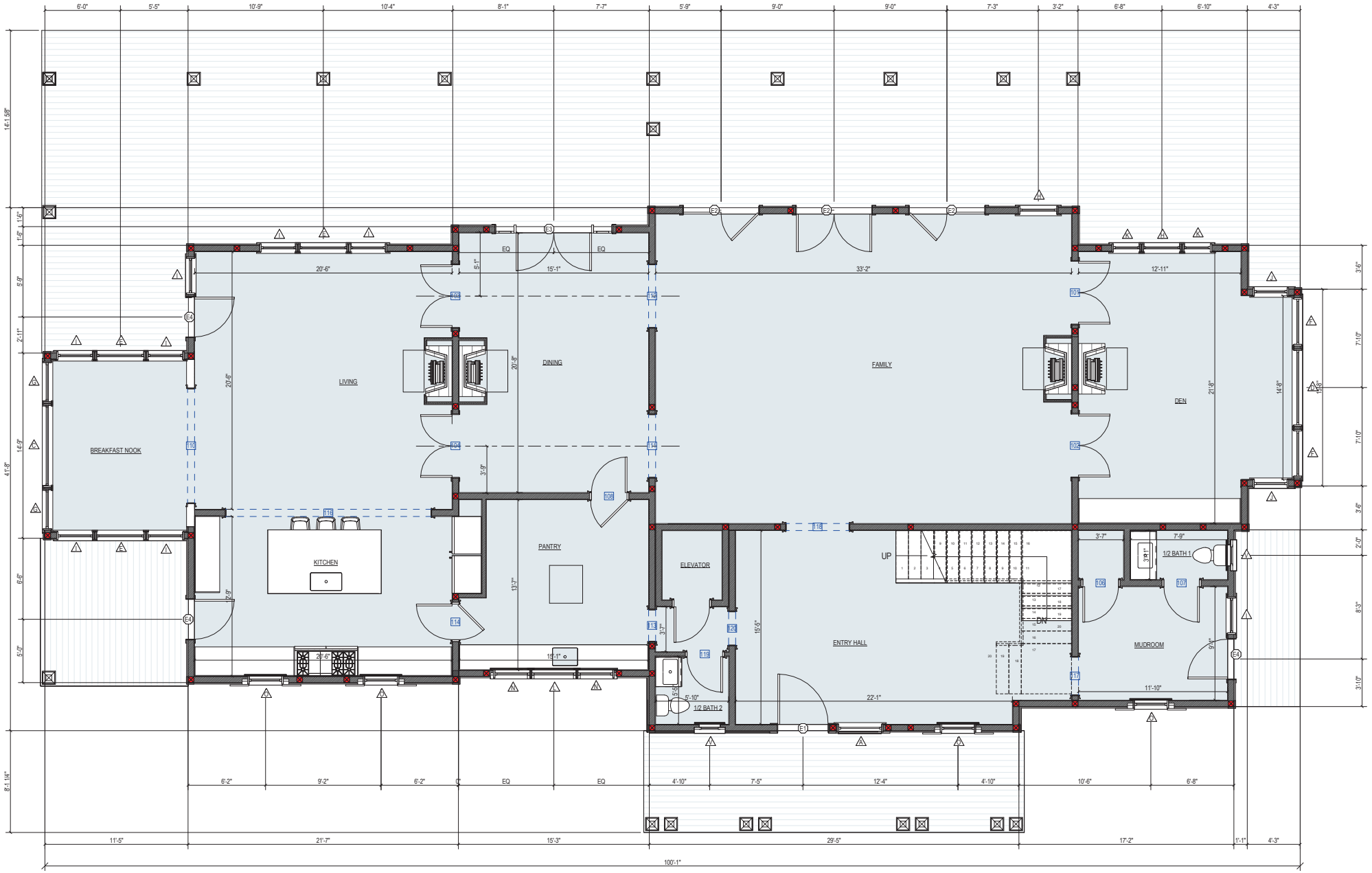
Casement
4 Lite SDL

Casement
4 Lite SDL

Awning
3 Lite SDL

Window Legend.

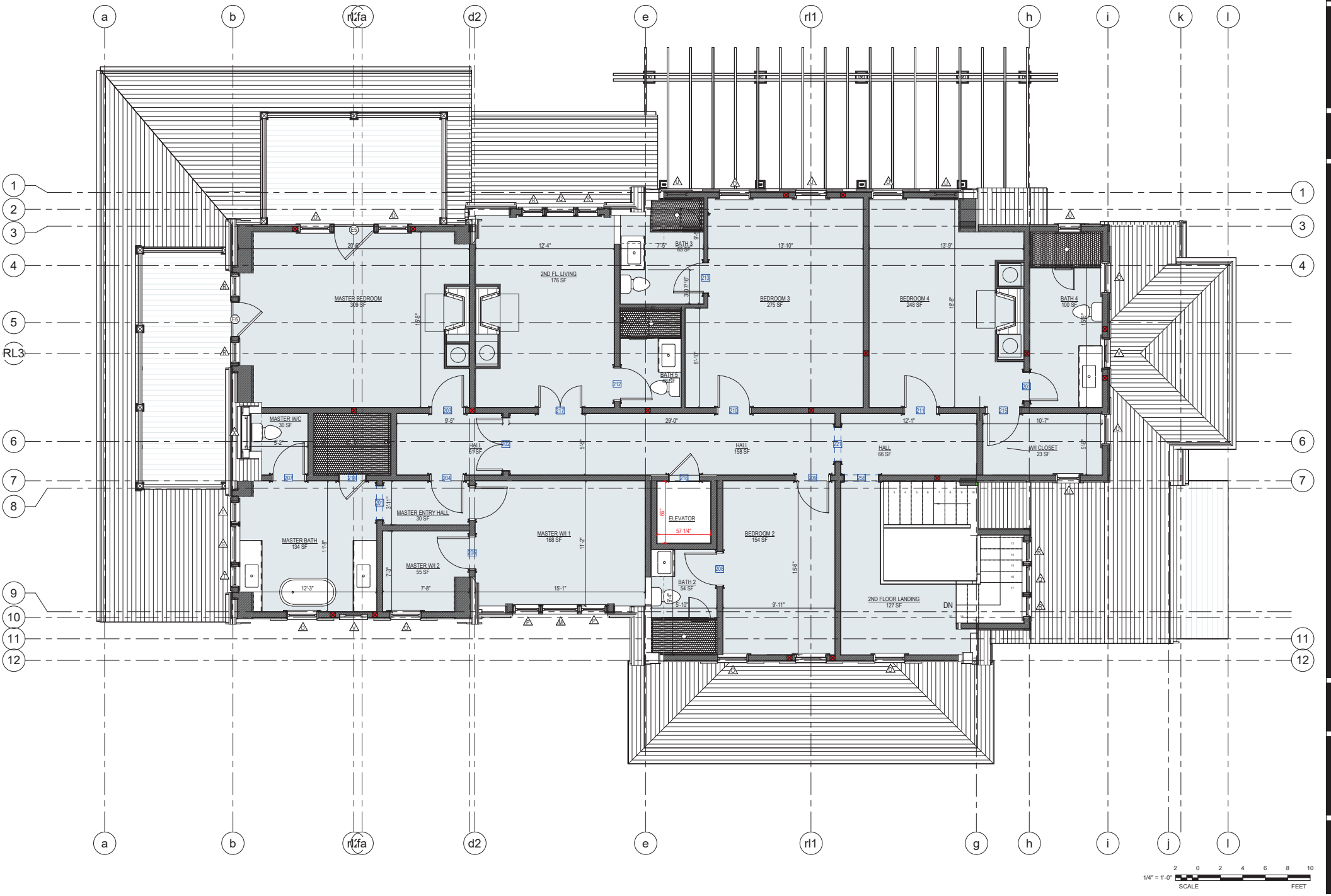
FOR SUBMISSION



1 First Floor Plan

1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET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RL3
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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



6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

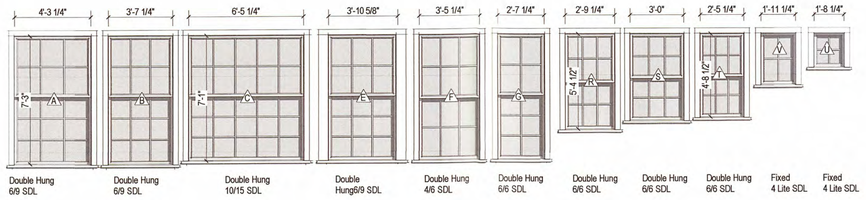
8 Lite 1 Panel Door W/Transome Lite SDL

8 Lite 1 Panel Double Door W/Transome Lite SDL

8 Lite 1 Panel Double Door W/Transome & Side Lights SDL

6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

Door Legend



Double Hung 6/9 SDL

Double Hung 6/9 SDL

Double Hung 10/15 SDL

Double Hung6/9 SDL

Double Hung 4/6 SDL

Double Hung 6/6 SDL

Double Hung 6/6 SDL

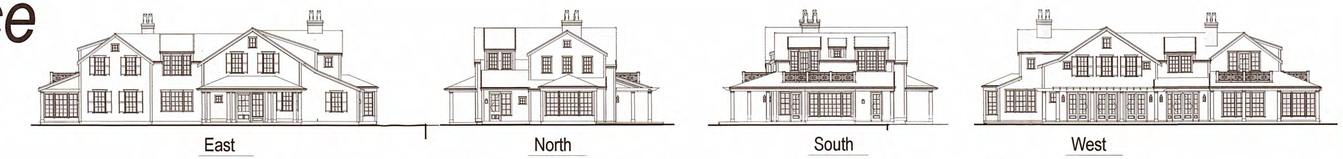
Double Hung 6/6 SDL

Double Hung 6/6 SDL

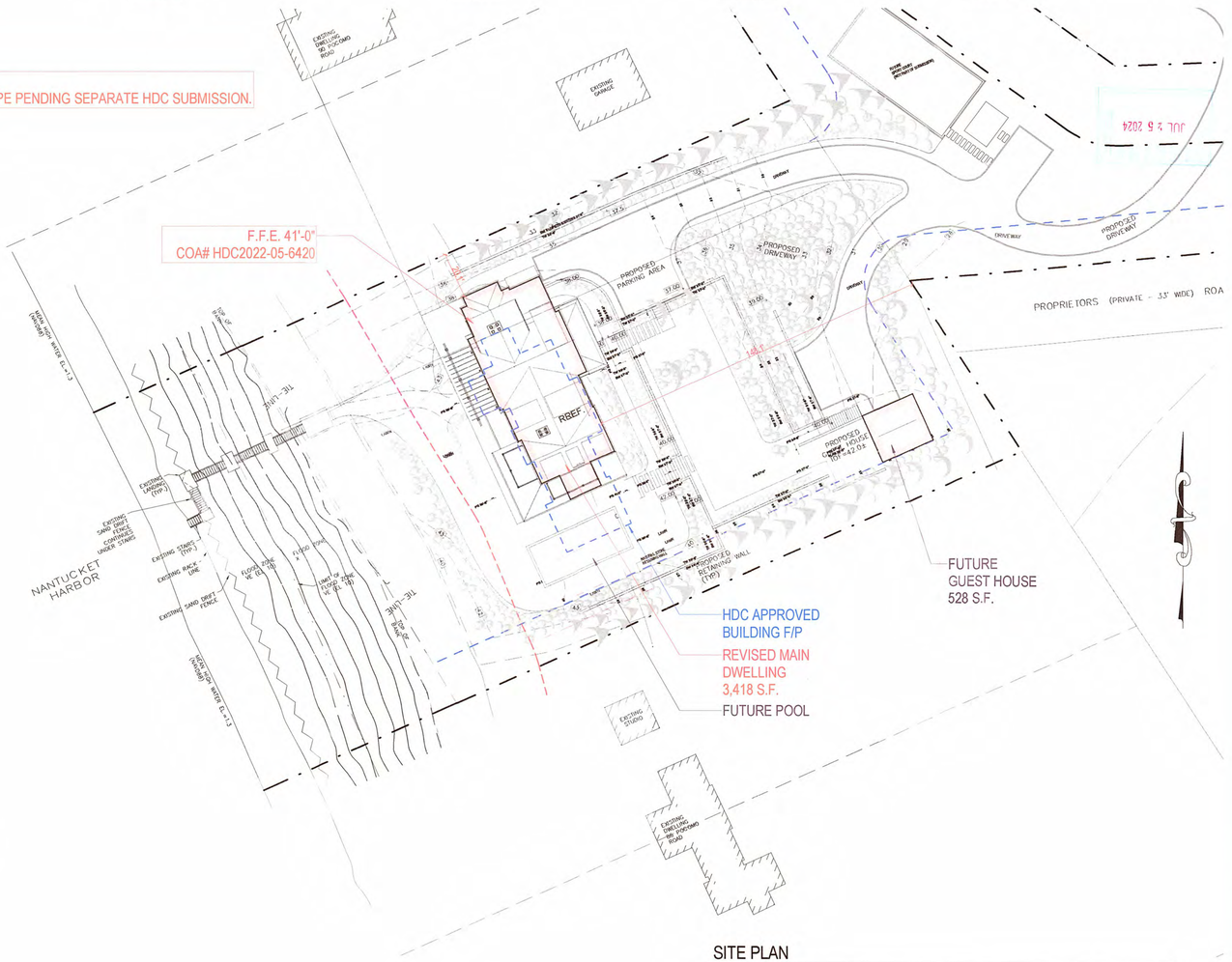
Fixed 4 Lite SDL

Fixed 4 Lite SDL

Window Legend.



NOTE:
HARDSCAPE PENDING SEPARATE HDC SUBMISSION.



SITE PLAN
1" = 30'-0"

2128

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A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

NEW YORK USA Nº40 THOMPSON ST INTERIORS FURNITURE

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

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APPROVED
HDC2024-04-10309
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

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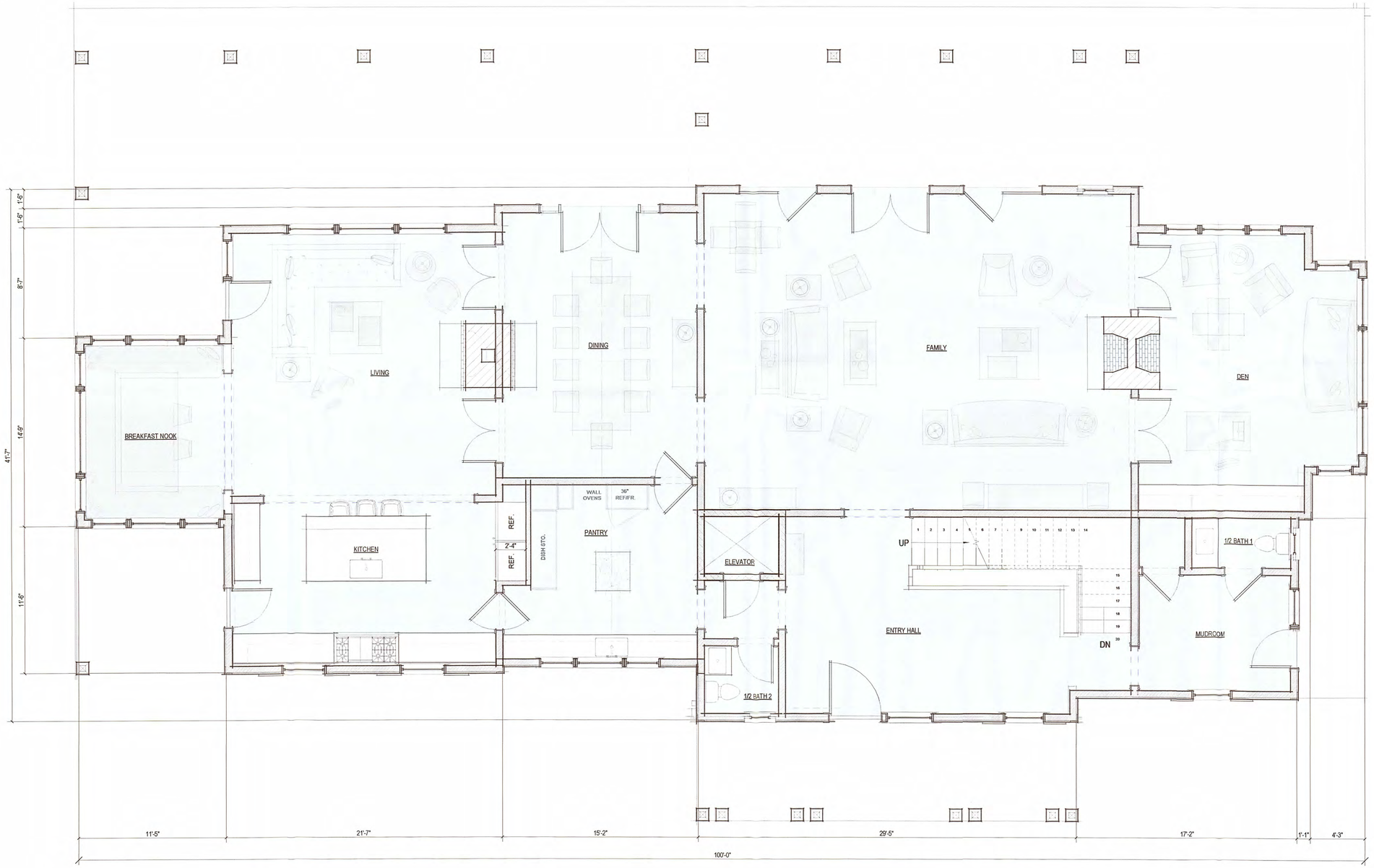
G.1.1
2128

06.14.24

PROGRESS SET



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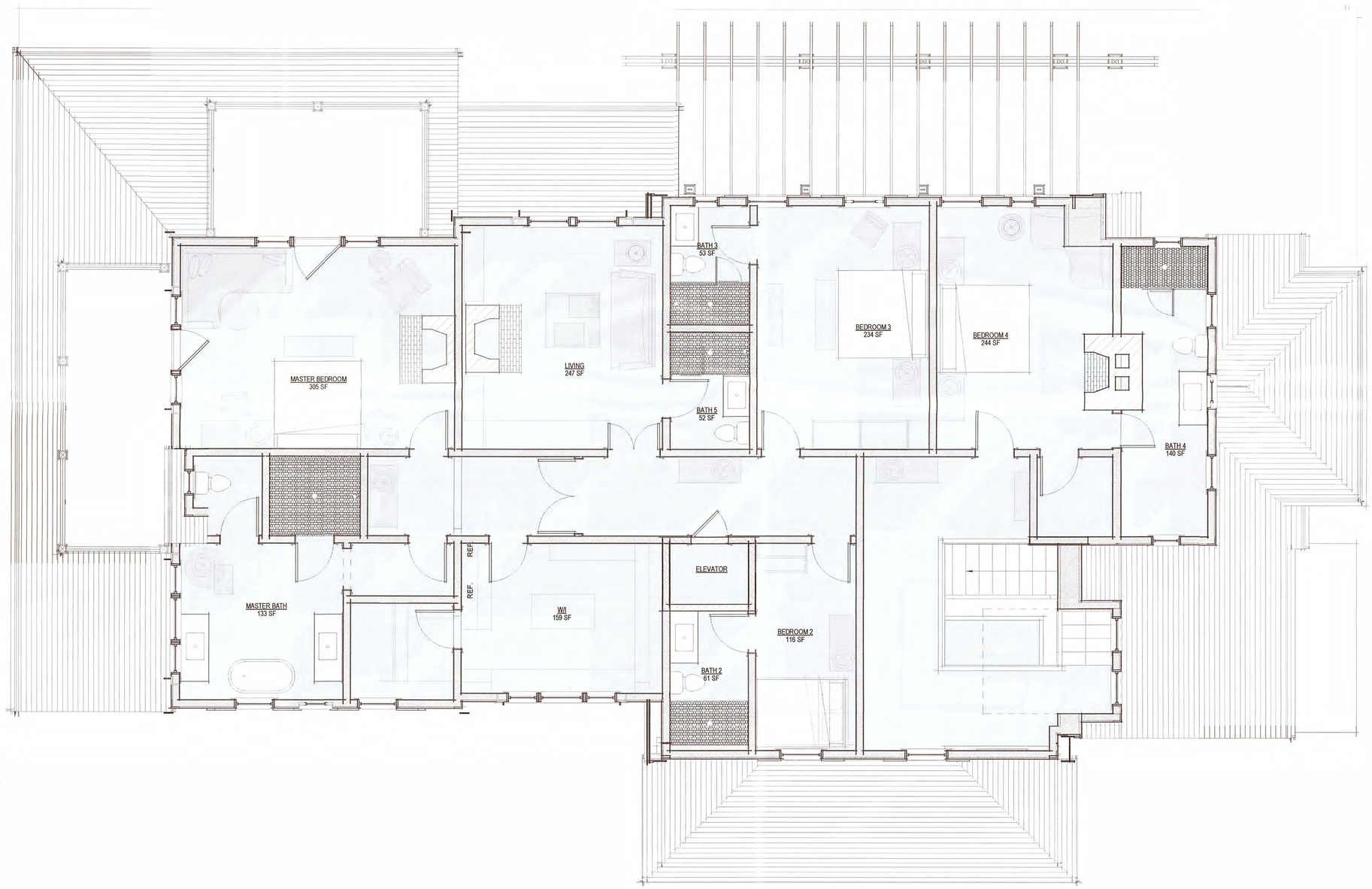
04.08.24

FOR REVIEW ONLY



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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

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

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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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
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Prev. HDC Subm. North Elevation
1" = 10'-0"

2128

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S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

APPROVED
HDC2024.04.10309
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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

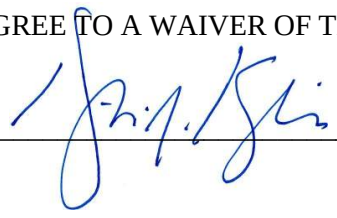
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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

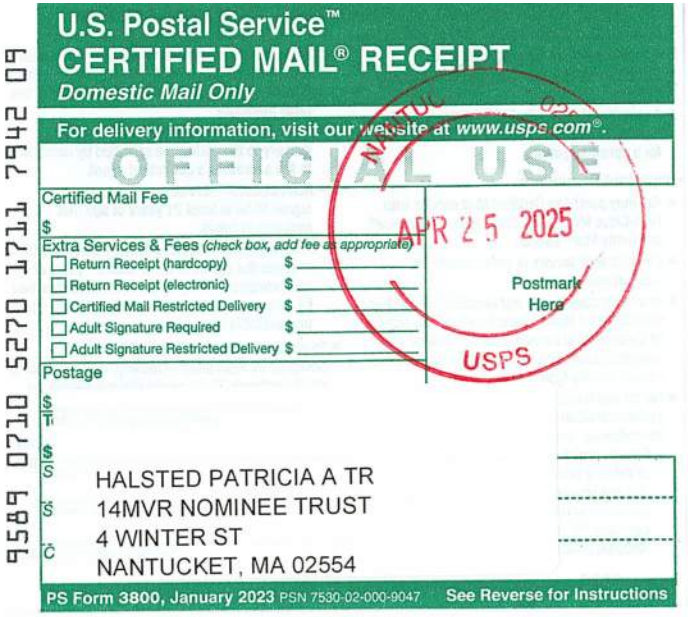
DATE

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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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

$

$

HALSTED PATRICIA A TR
14MVR NOMINEE TRUST
4 WINTER ST
NANTUCKET, MA 02554

APR 25 2025
Postmark Here
USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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$

$

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

NANTUCKET MA 02584
APR 25 2025
Postmark Here
USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1711 7941 93



12 Madequecham Valley Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	89 / 12
Current Zoning:	LUG-3
Minimum Frontage:	200 SF
Front Setback:	35'
Side/Rear Setback:	20'

Existing Conditions

Date: 04.28.26

emeritus

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508.325.4995
www.emeritusltd.com



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12 Madequecham Valley Road

Nantucket, MA 02554



West Elevation



North Elevation

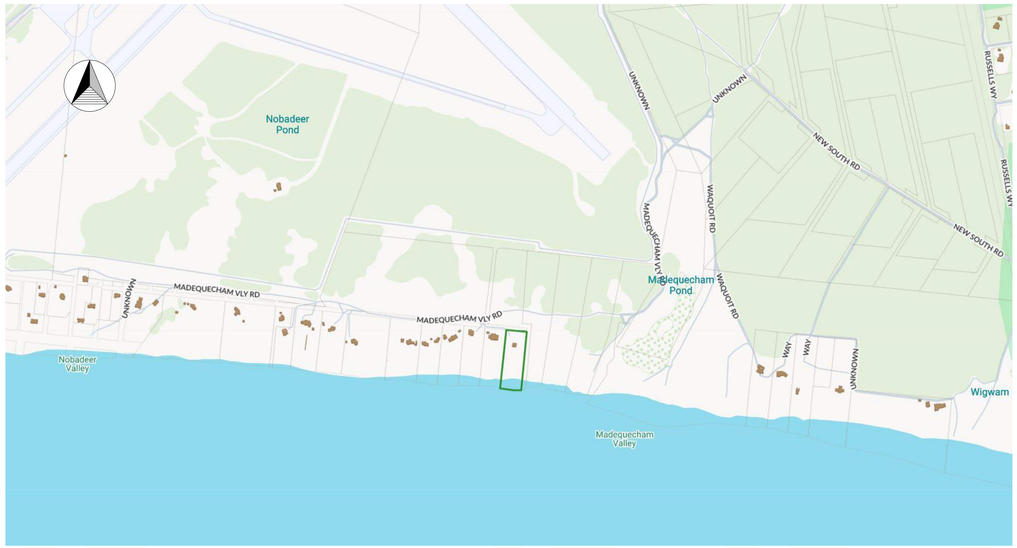


East Elevation

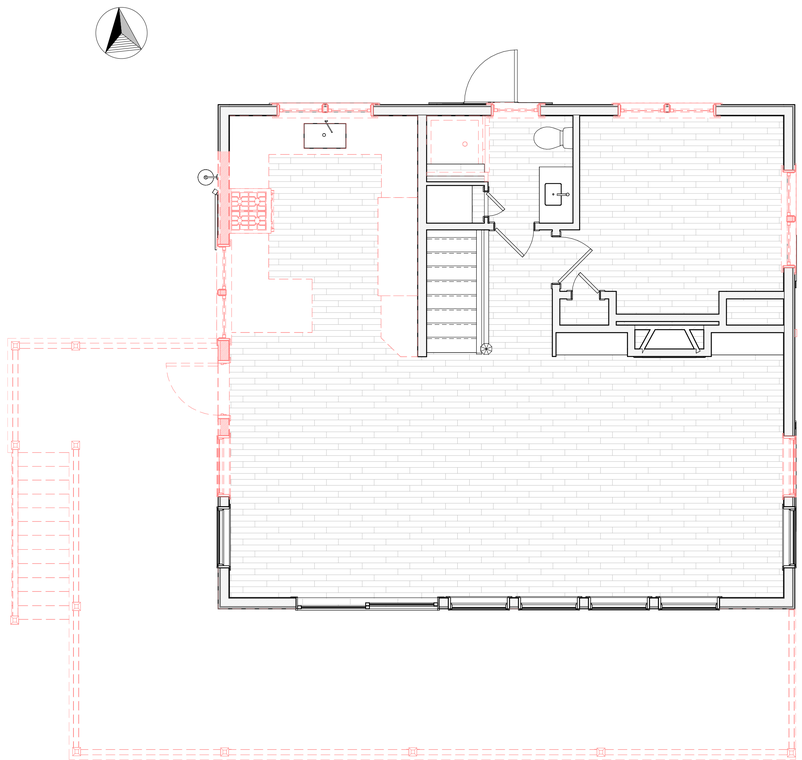


South Elevation

HDC Submission 04.28.26

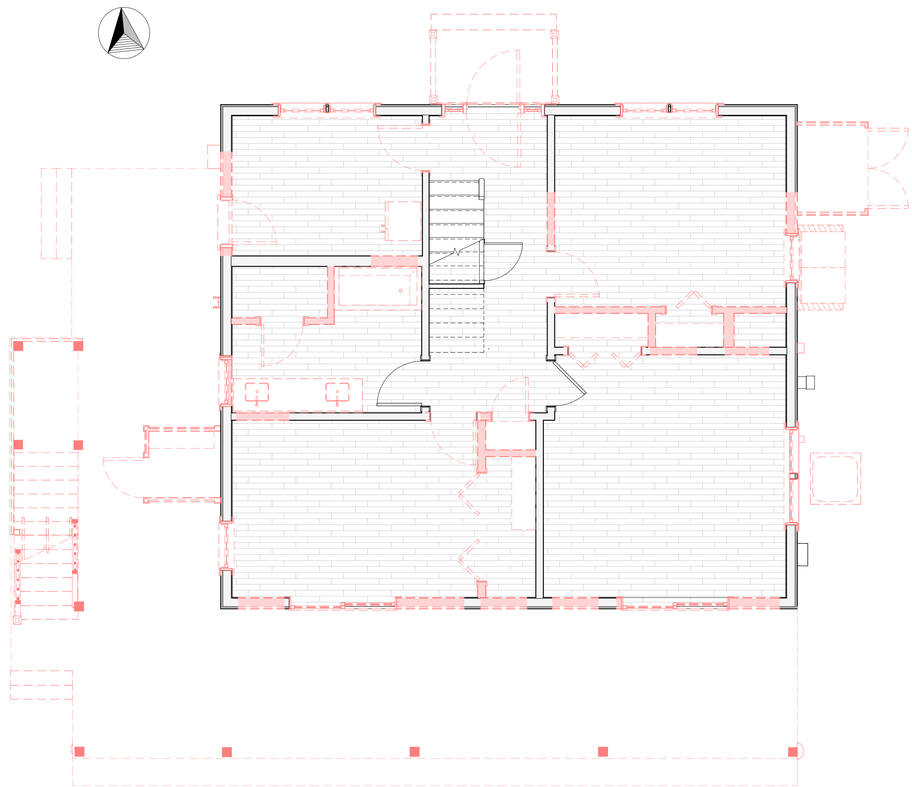

Nobadeer Pond
MADEQUECHAM VLY RD
MADEQUECHAM VLY RD
Nobadeer Valley
Madequecham Pond
Madequecham Valley
Wigwam
NEW SOUTH RD
NEW SOUTH RD
WAQUOIT RD
WAQUOIT RD
RUSSELLS WAY
RUSSELLS WAY
UNKNOWN
UNKNOWN
UNKNOWN

HDC Submission 04.28.26



Second Floor Plan - Demolition

1/4" = 1'-0"



First Floor Plan - Demolition

1/4" = 1'-0"

2439

12 Madequecham Valley Road

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	89 / 12
Current Zoning:	LUG-3
Minimum Frontage:	200 SF
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	76,278 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3%
Existing G.C.:	910 SF
Proposed G.C.:	365 SF
Total Proposed G.C.:	1,275 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
AD.1	Demolition Plans
AD.2	Demolition Elevations
A.1.1	Floor Plan
A.1.2	Floor Plan
A.1.3	Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Elevations
A.3.1	Perspective Views

Revisions

Demolition Plans

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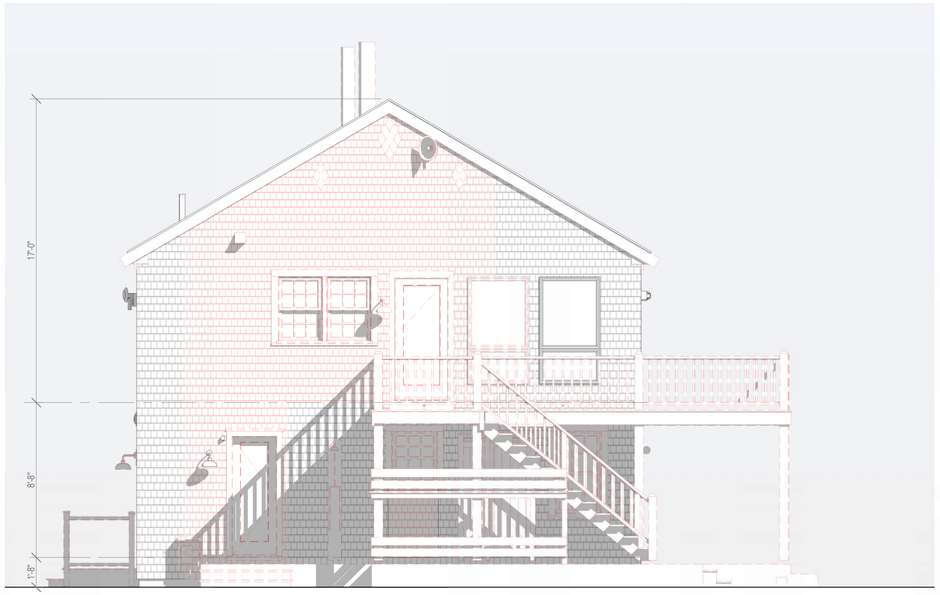
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

AD.1

2439

04.28.26

HDC Submission



West Exterior Elevation - Demolition

1/4" = 1'-0"



South Exterior Elevation - Demolition

1/4" = 1'-0"



East Exterior Elevation - Demolition

1/4" = 1'-0"



North Exterior Elevation -Demolition

1/4" = 1'-0"

2439

12 Madequecham Valley Road

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

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A.1.3 Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.3.1 Perspective Views

Revisions

Demolition Elevations

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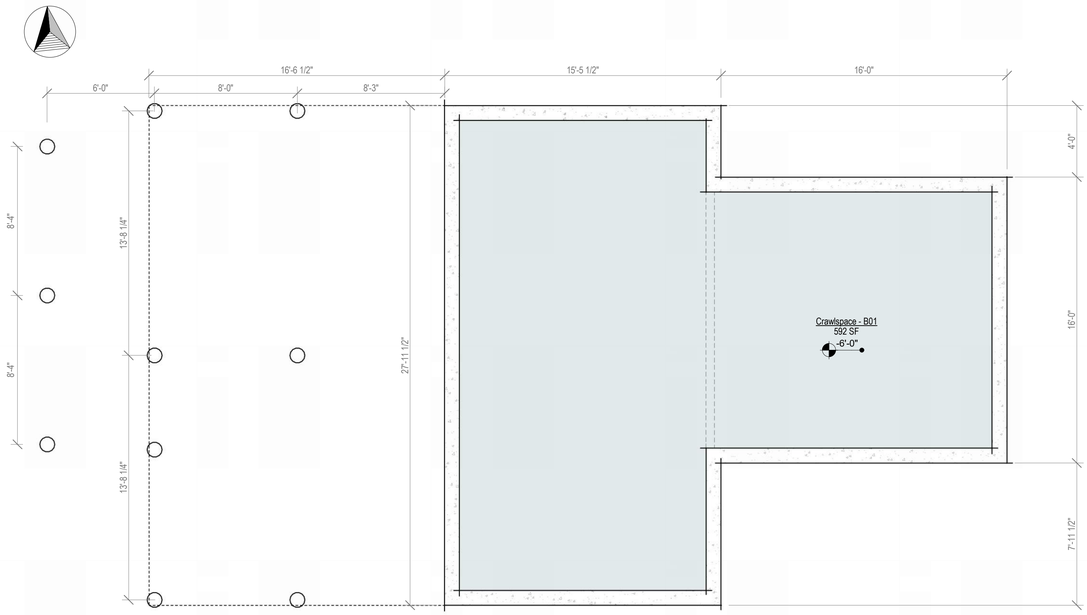
AD.2

2439

04.28.26

HDC Submission 01



Crawlspace Plan - Proposed

1/4" = 1'-0"

2439

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Revisions

Floor Plan

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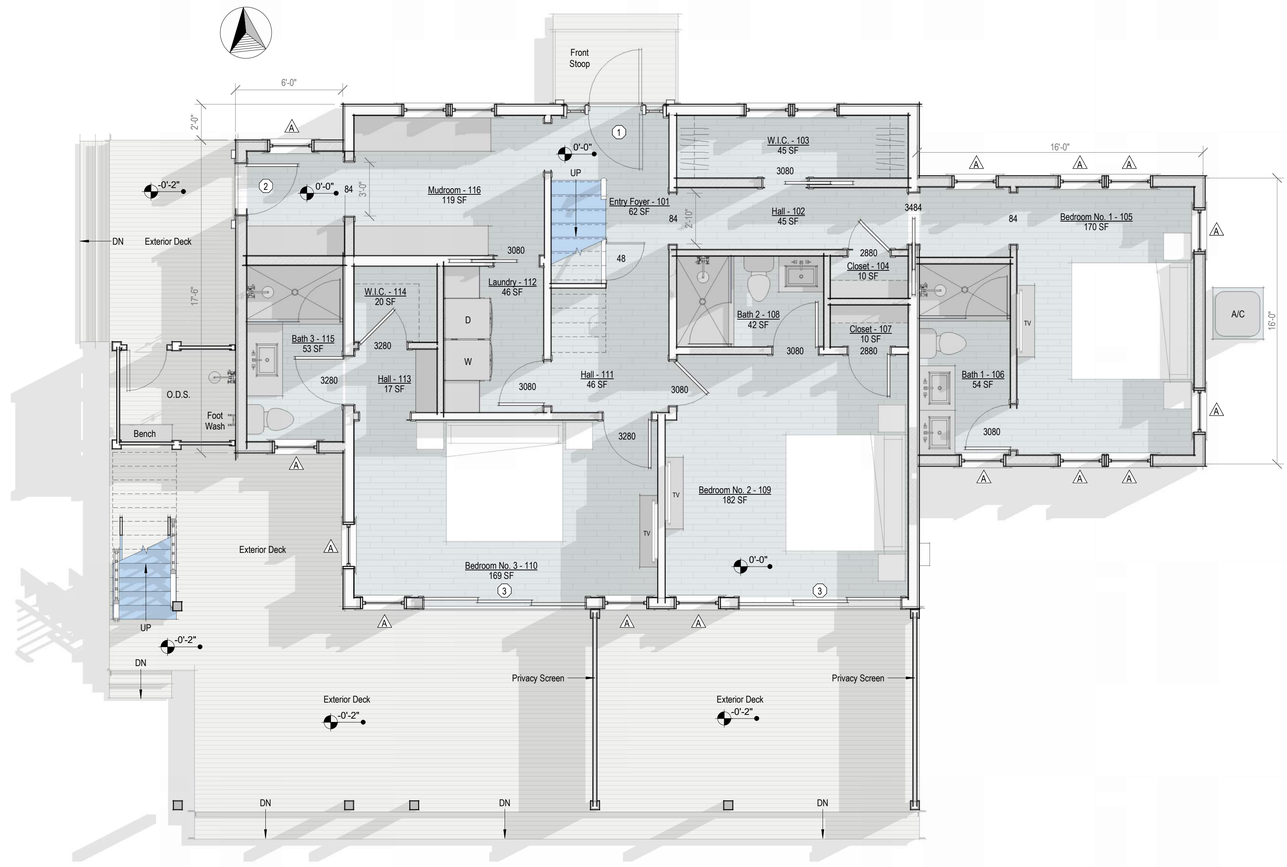
A.1.1

2439

04.28.26

HDC Submission



First Floor Plan - Proposed

1/4" = 1'-0"

2439

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A.1.2

2439

04.28.26

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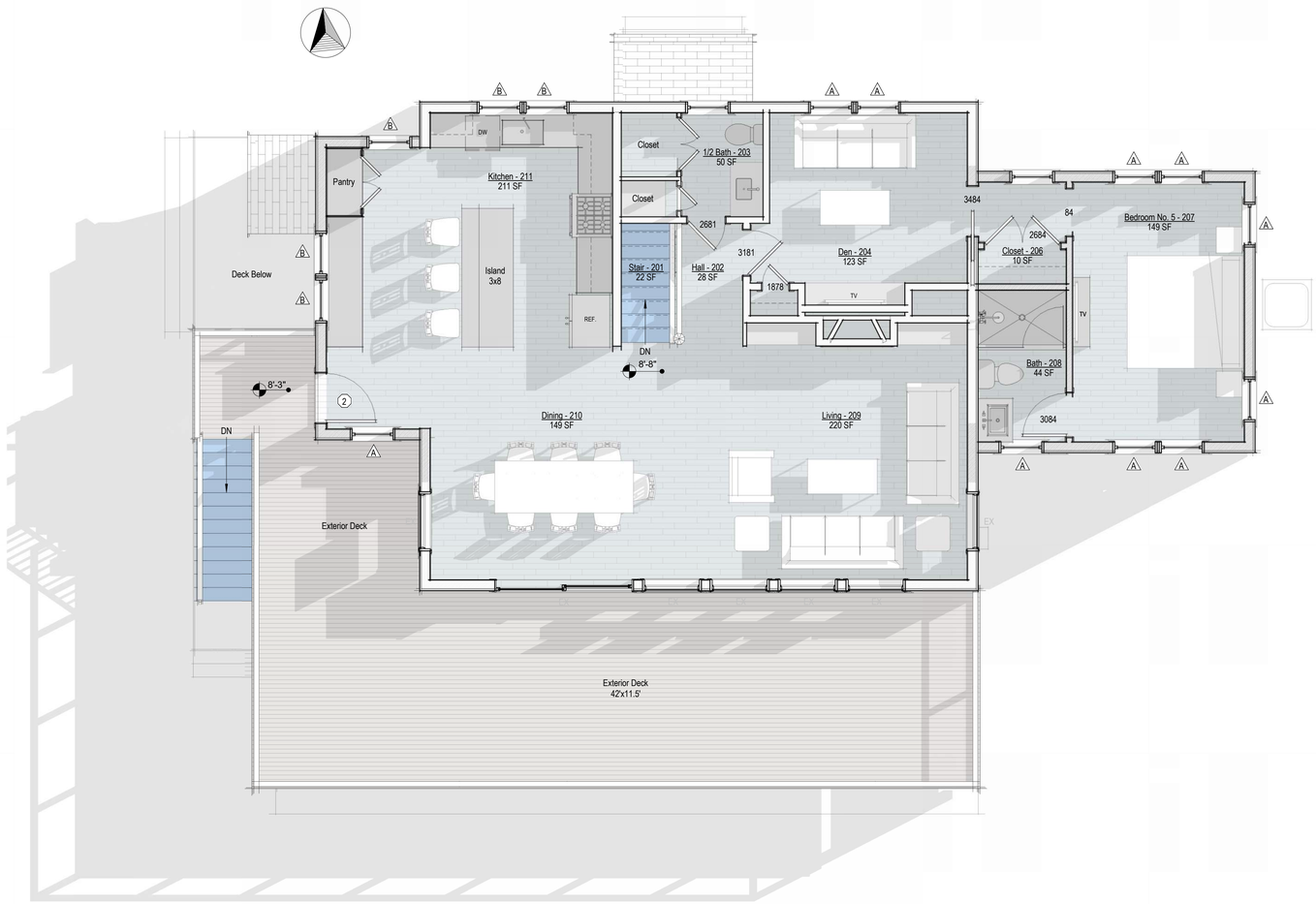

Second Floor Plan - Proposed

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

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Exterior Elevations

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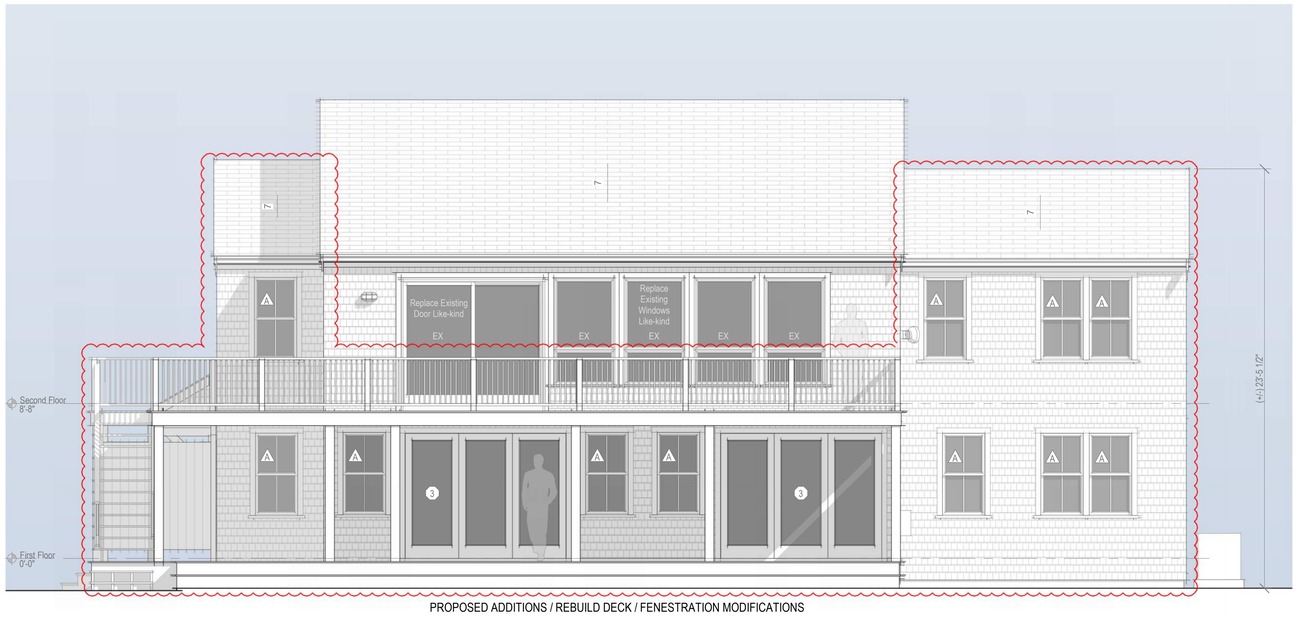
A.2.1

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"

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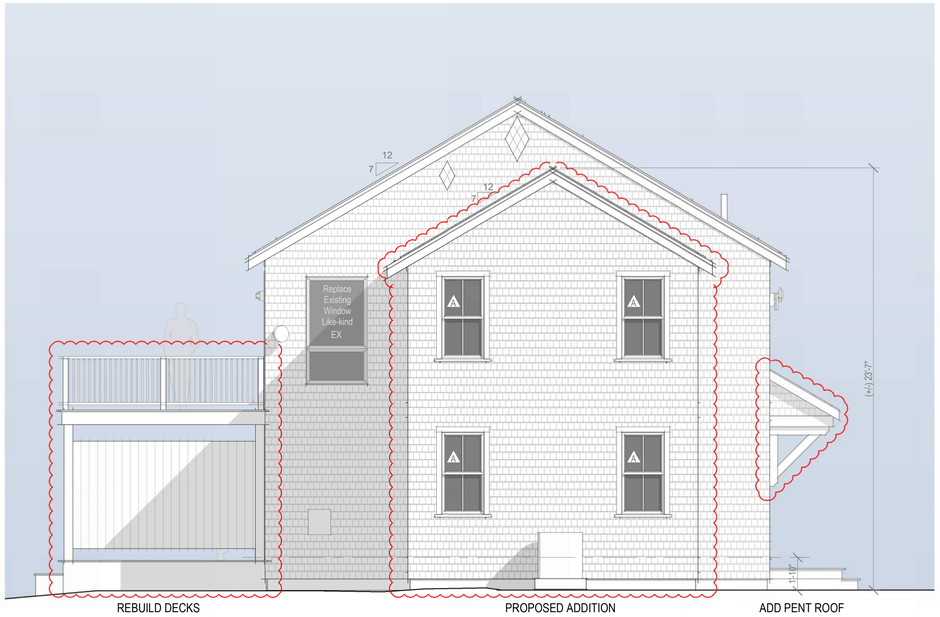
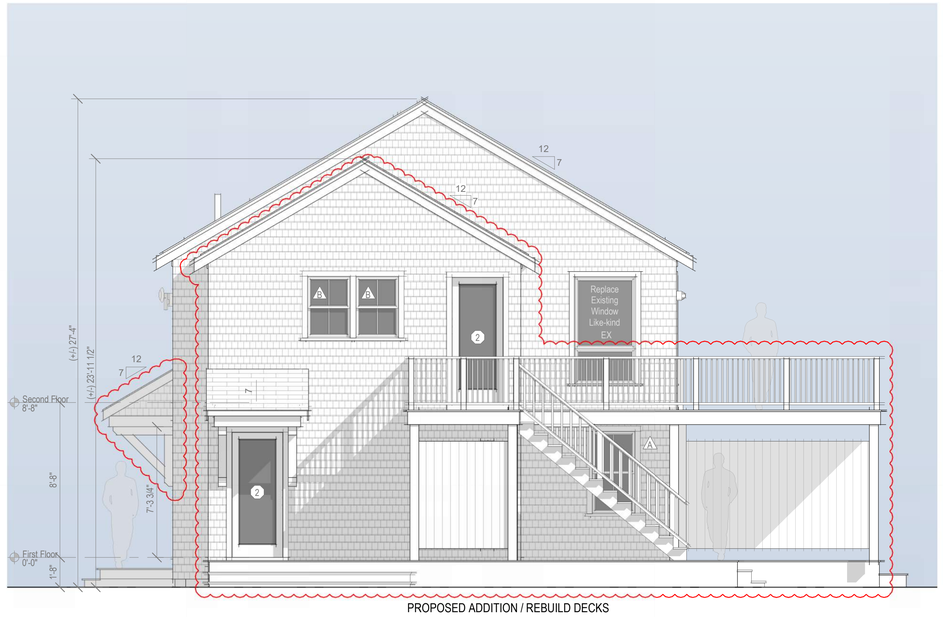
2439

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

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Exterior Elevations

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A.2.3

2439

04.28.26

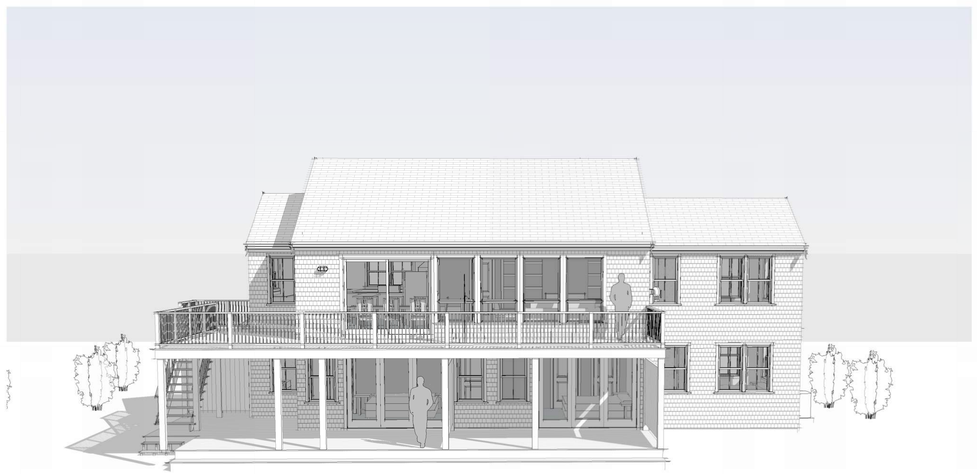
HDC Submission



View Looking Southwest



View Looking Southest



View Looking North



View Looking Northeast

2439

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Nantucket, MA 02554

emeritus

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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

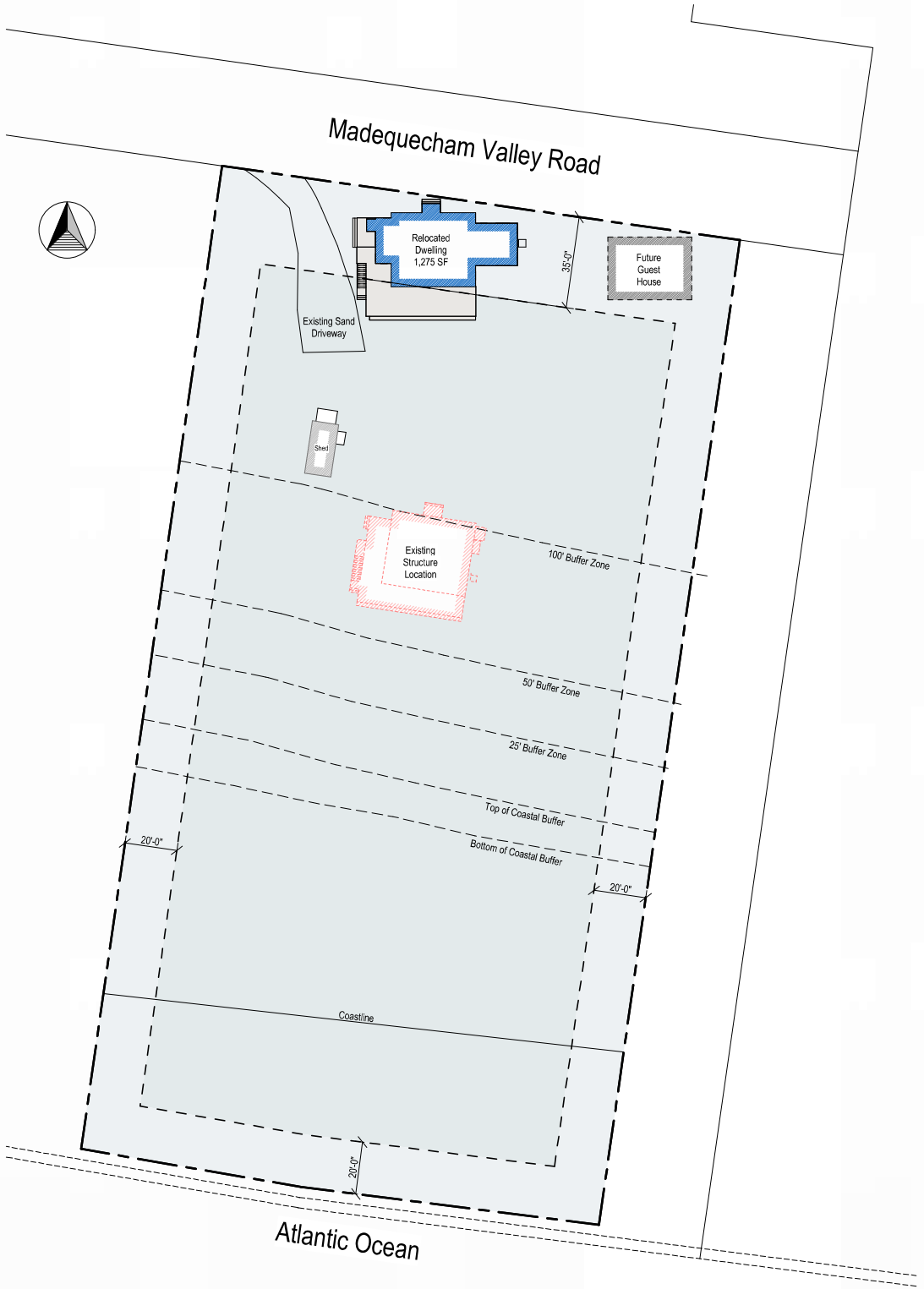
12 Madequecham Valley Road

Nantucket, MA 02554



Locus Map

04.28.26



Site Plan

1" = 30'-0"



West Elevation



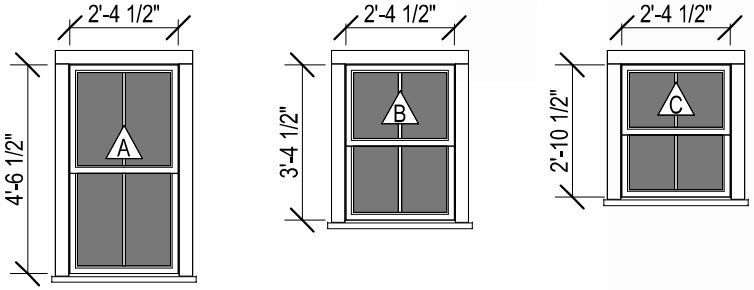
North Elevation



East Elevation



South Elevation



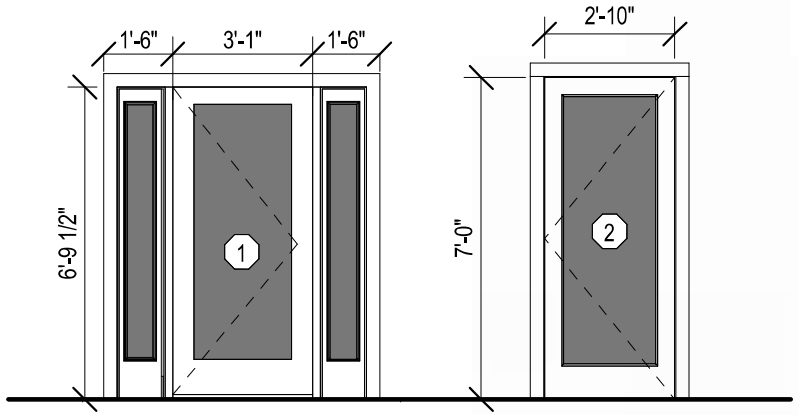
Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 Lite SDL

Window Legend

1/4" = 1'-0"

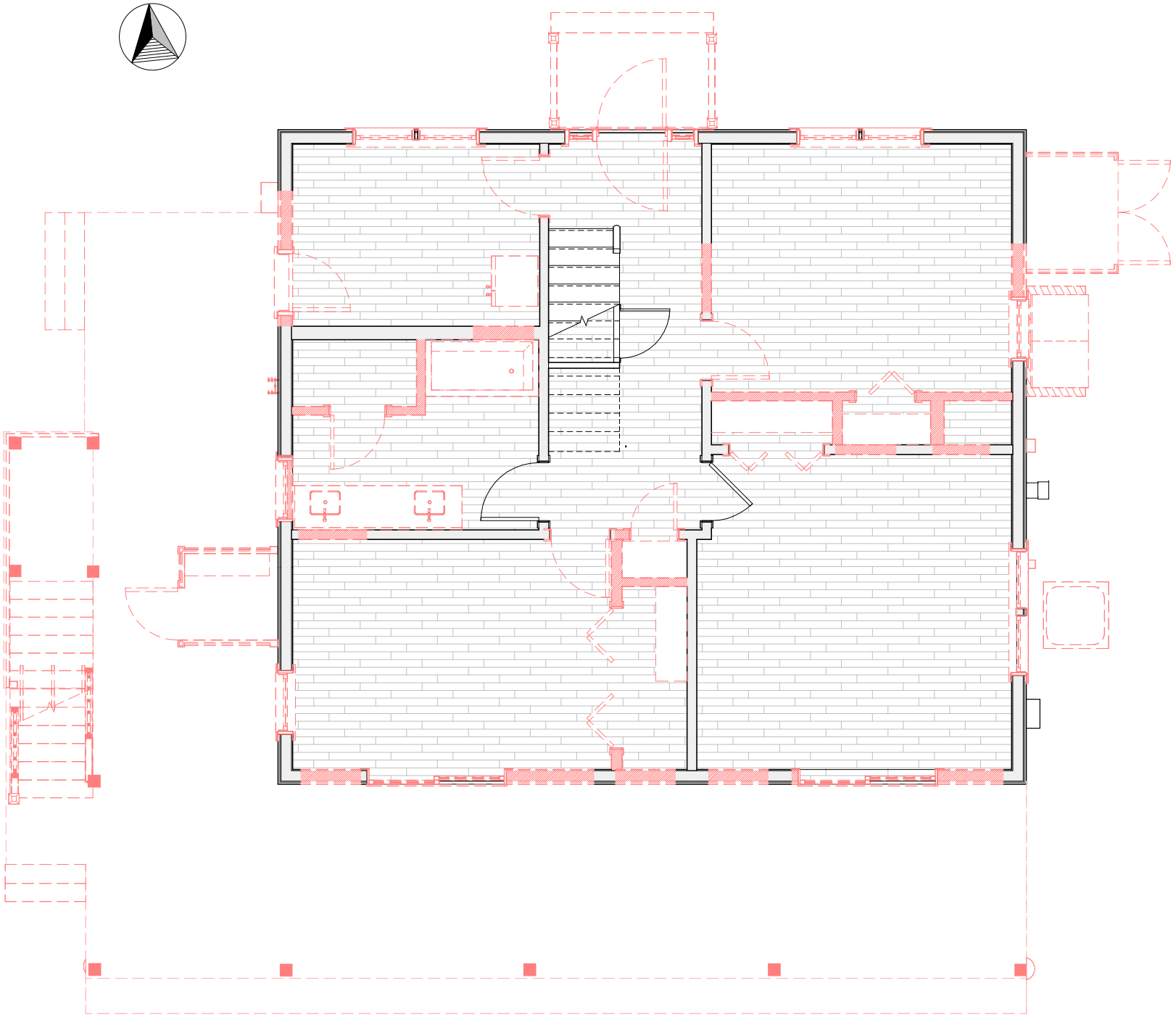


Single Panel Glass Door w/ Sidelites
2'-10" W. x 6'-8" H.

Single Panel Glass Door
2'-10" W. x 7'-0" H.

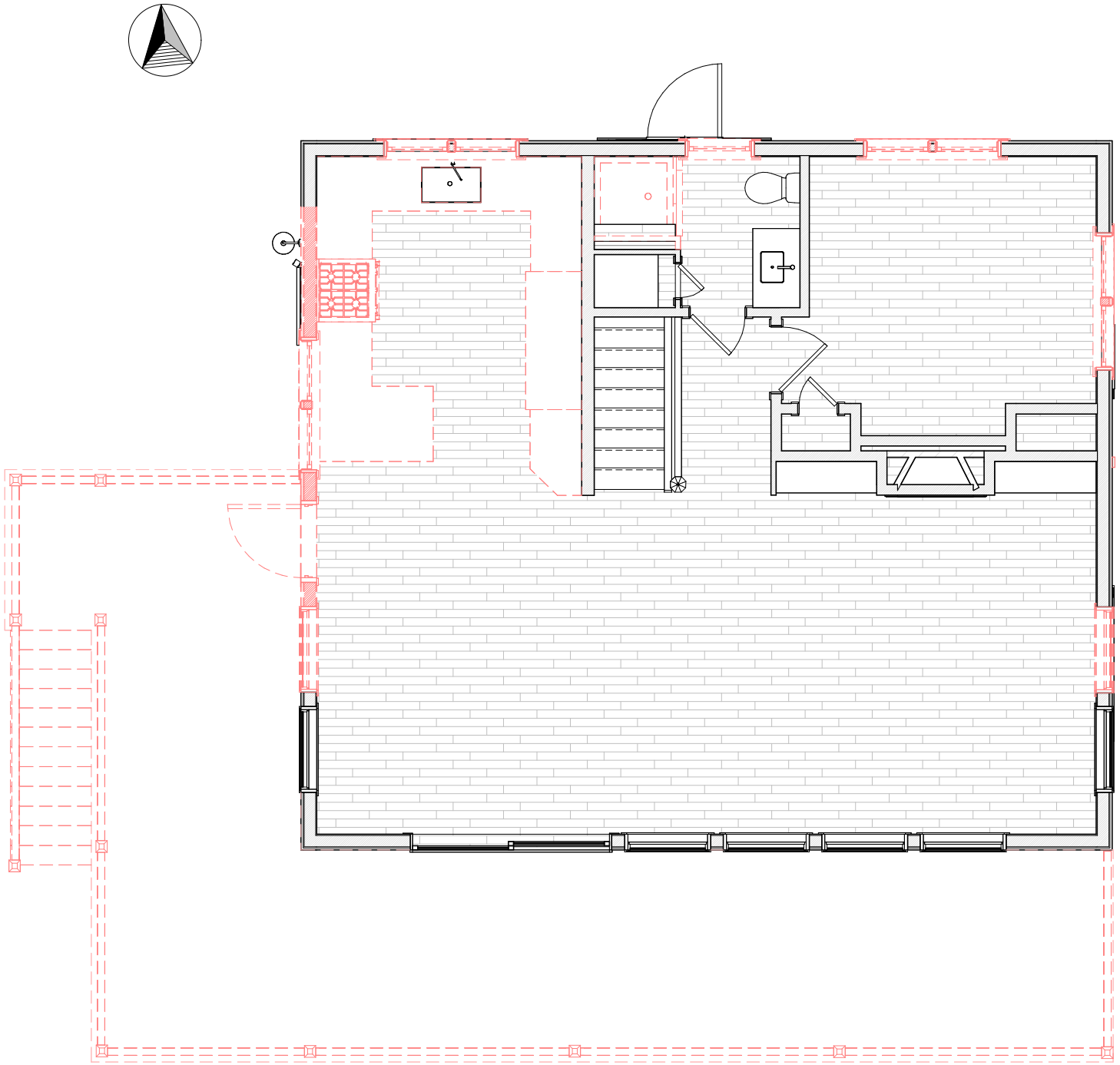
Exterior Door Legend

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"



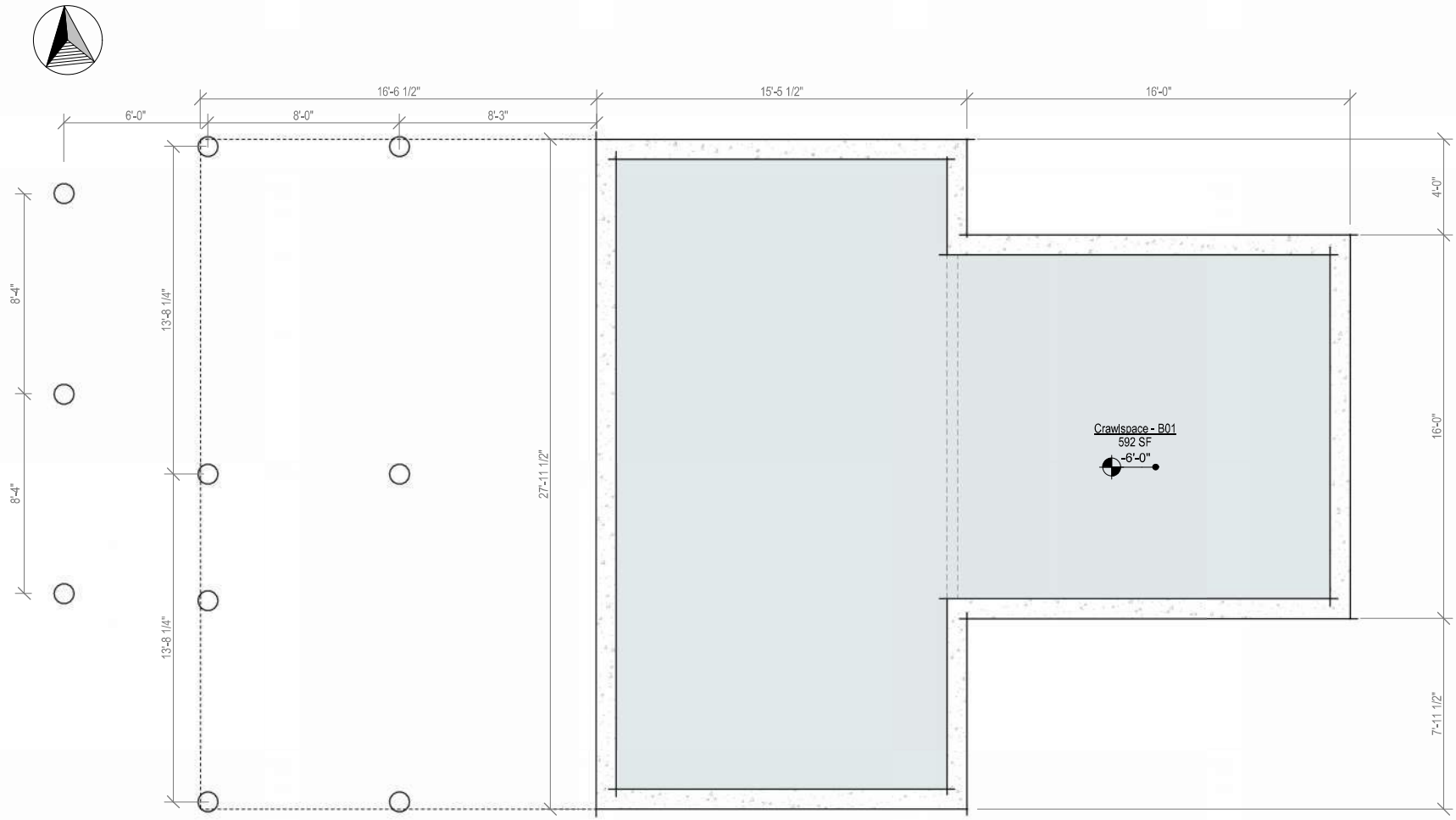
South Exterior Elevation - Demolition

1/4" = 1'-0"



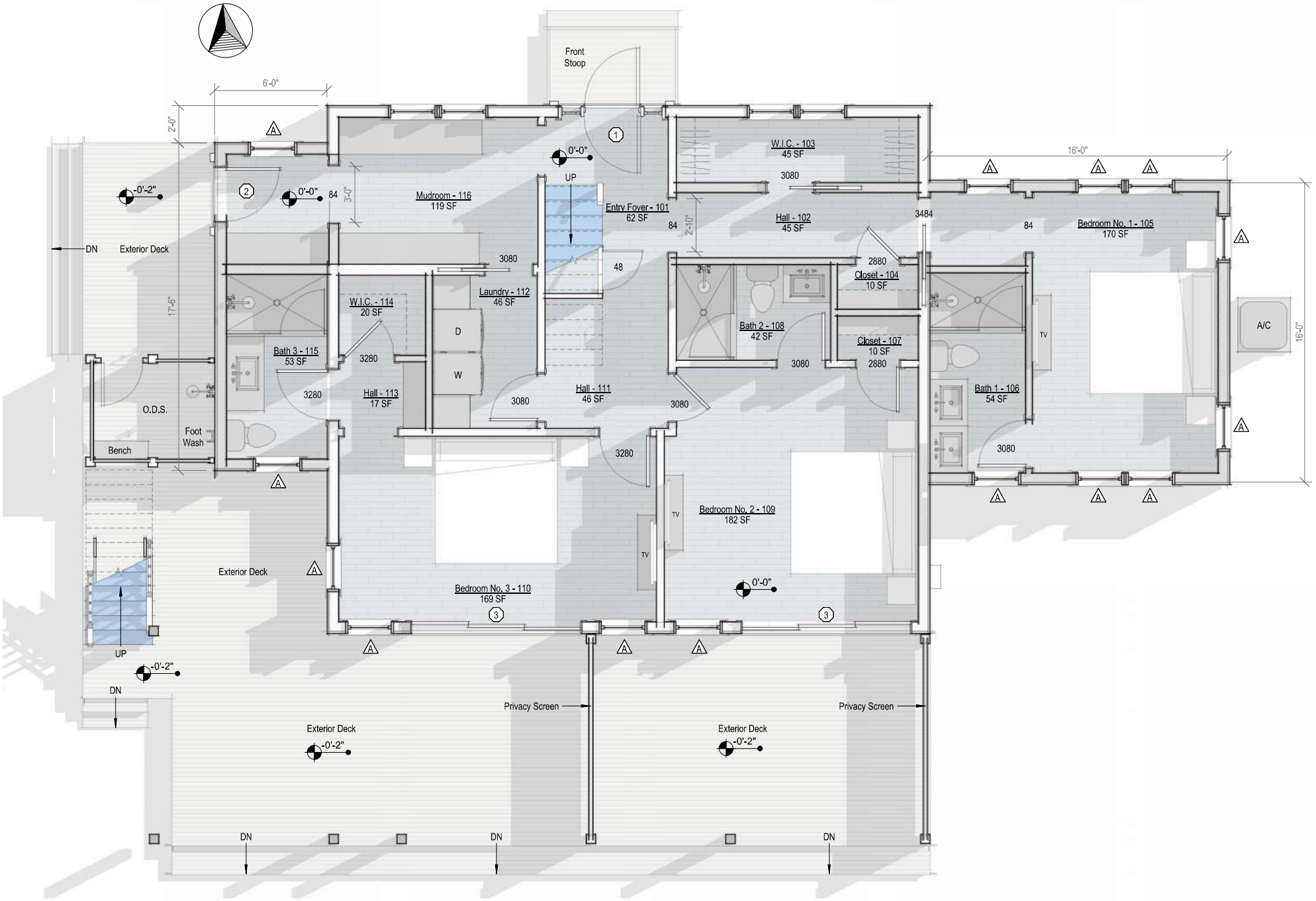
West Exterior Elevation - Demolition

1/4" = 1'-0"



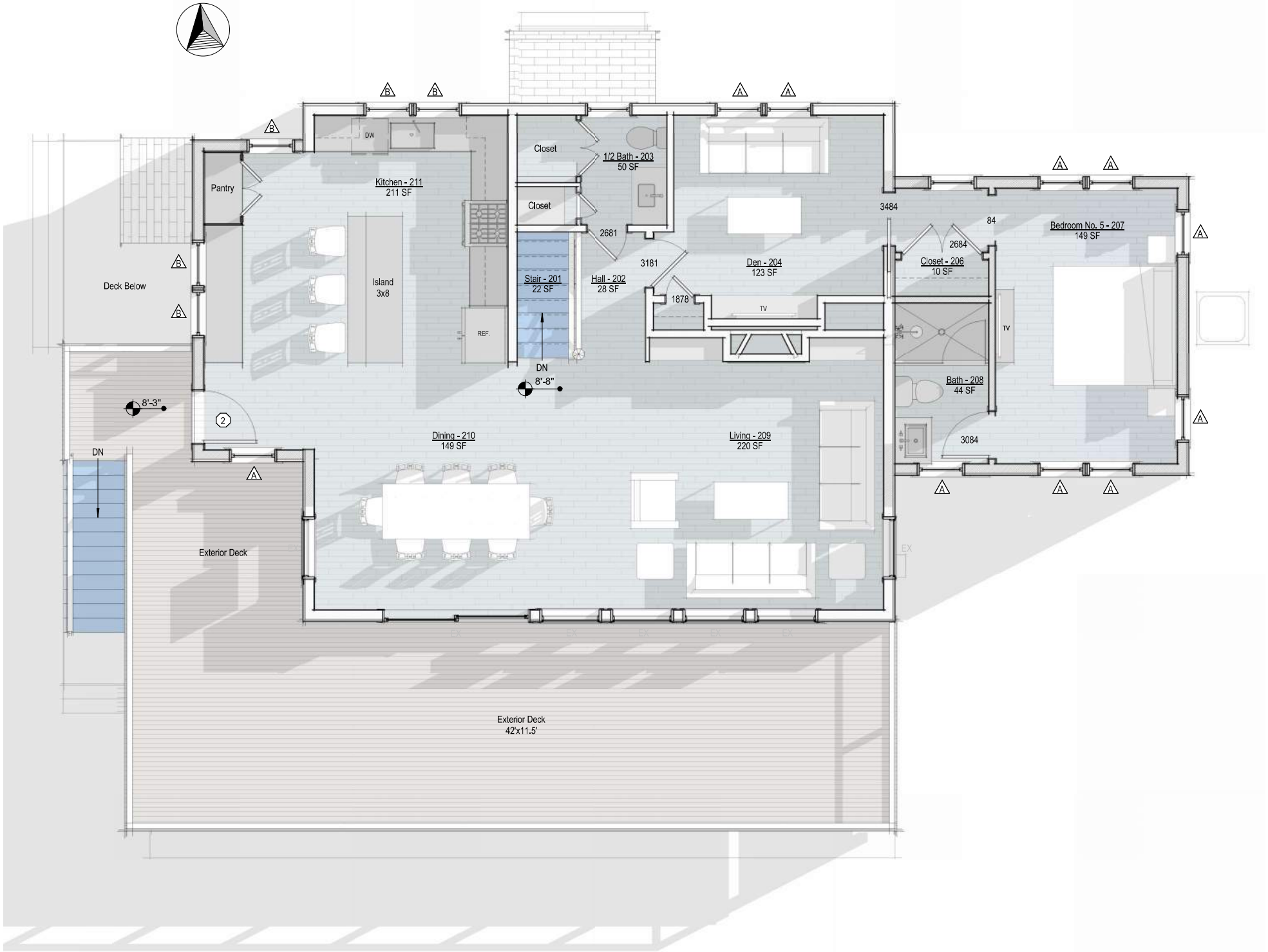
Crawlspace Plan - Proposed

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

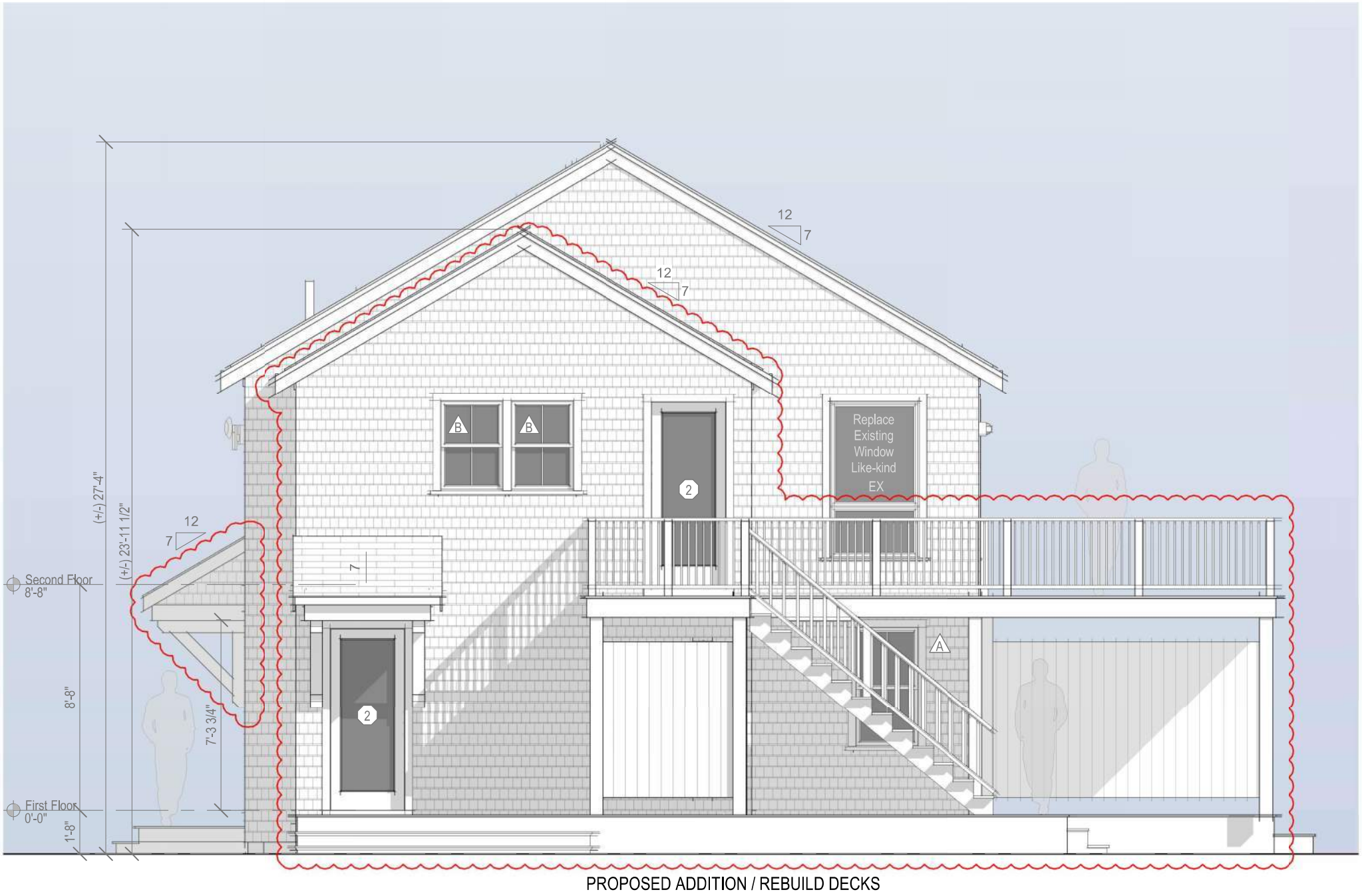
South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Existing

1/4" = 1'-0"



PROPOSED ADDITION / REBUILD DECKS

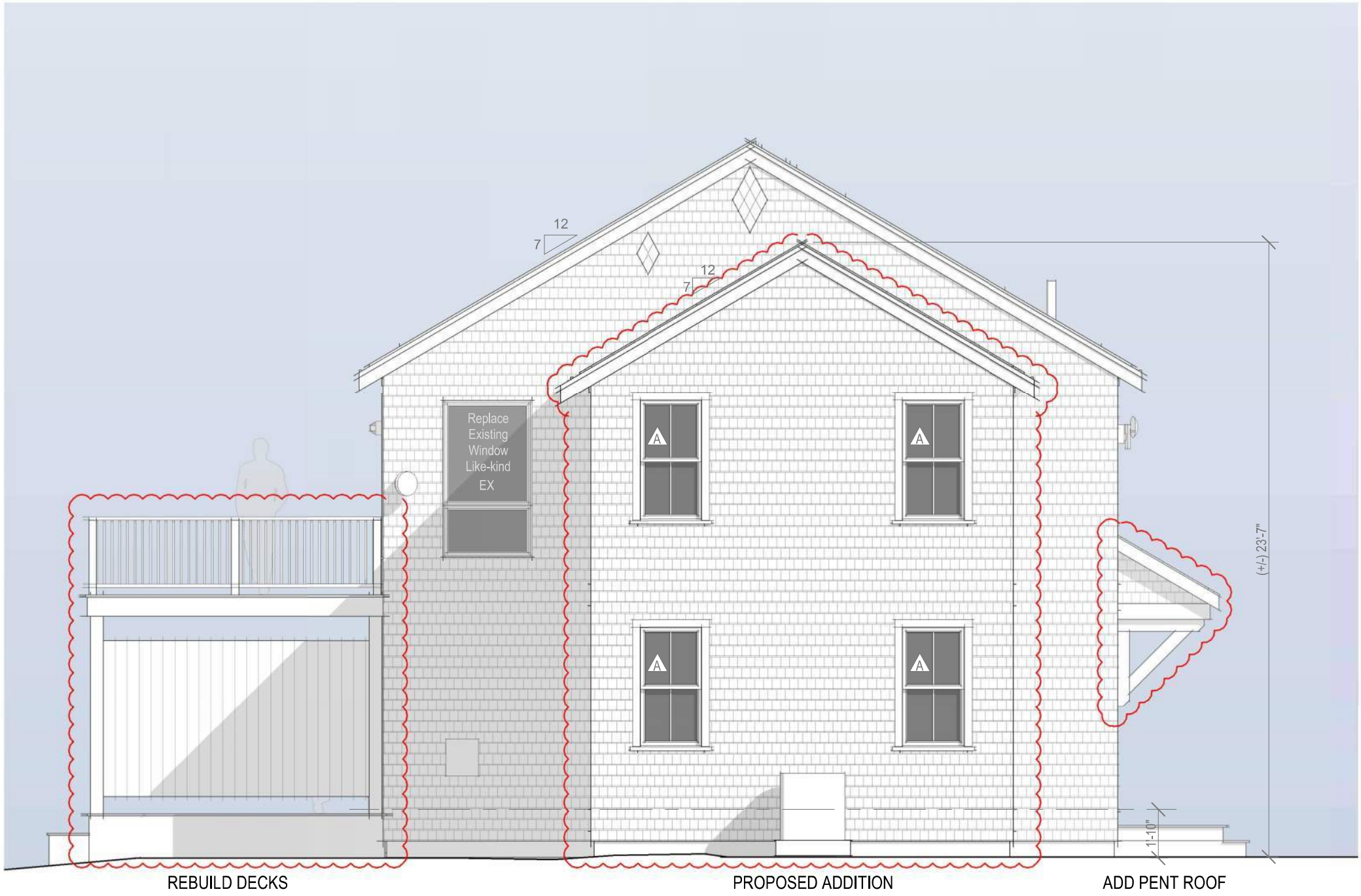
West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Existing

1/4" = 1'-0"



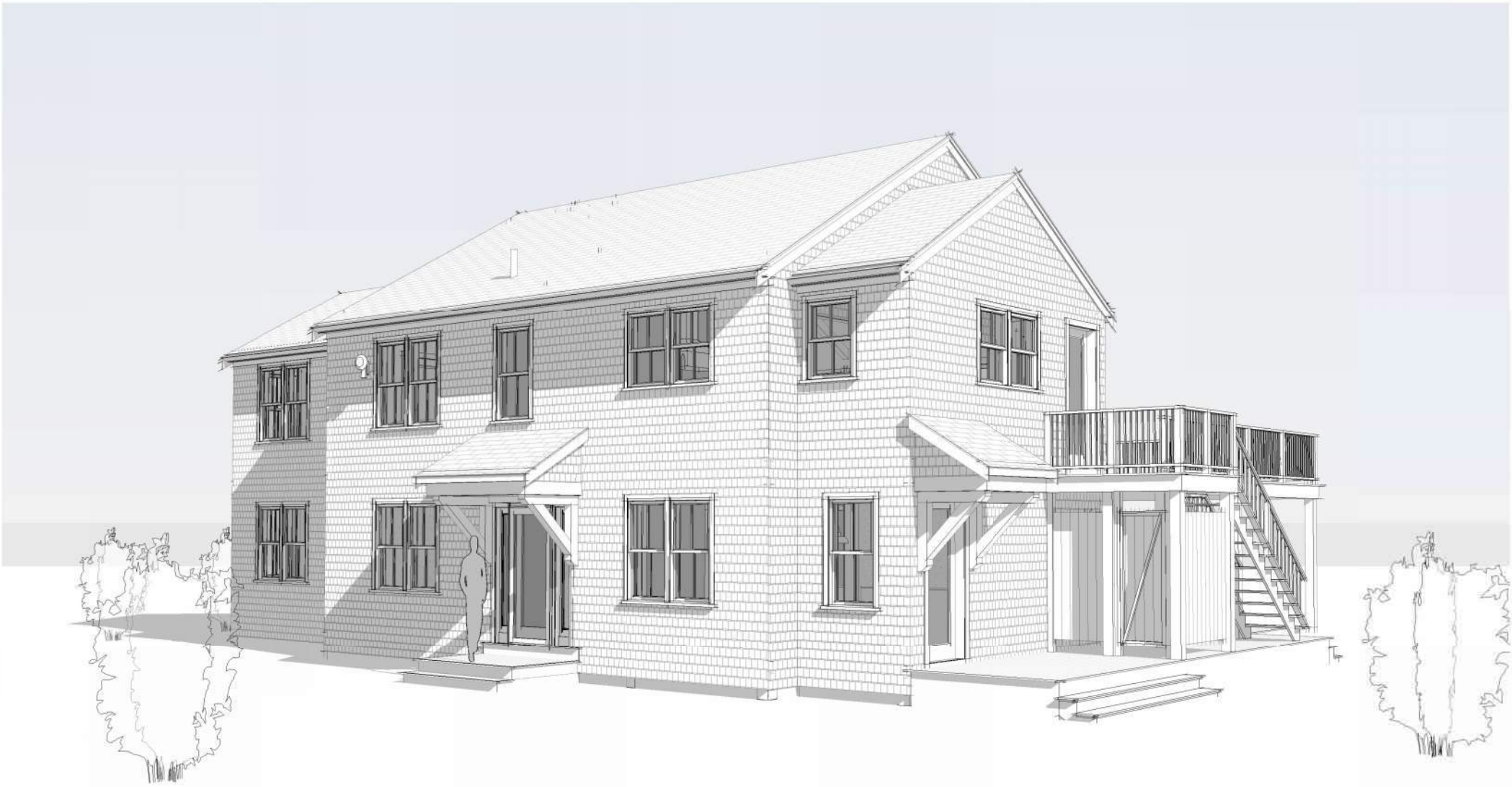
East Elevation - Proposed

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.

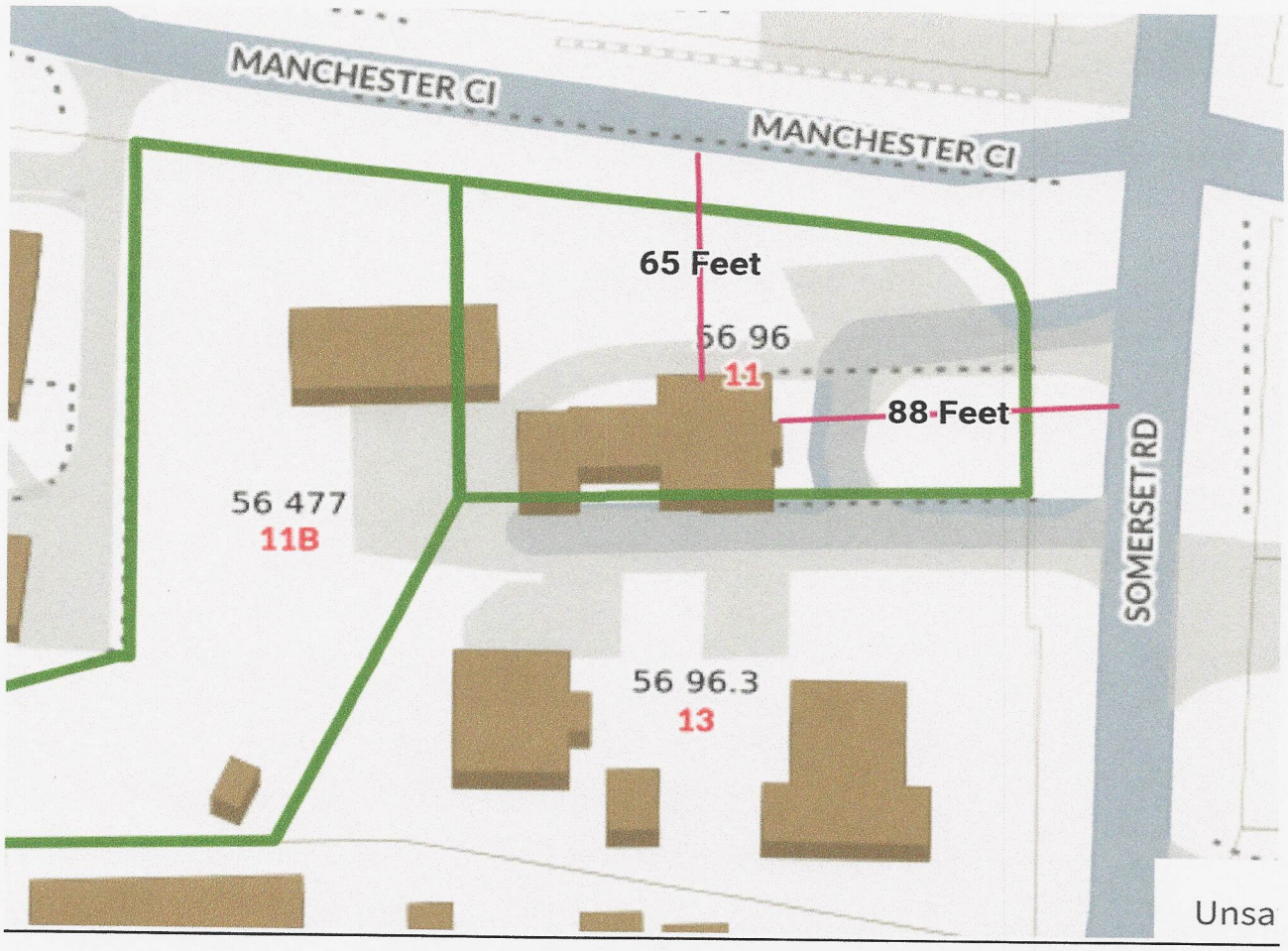
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

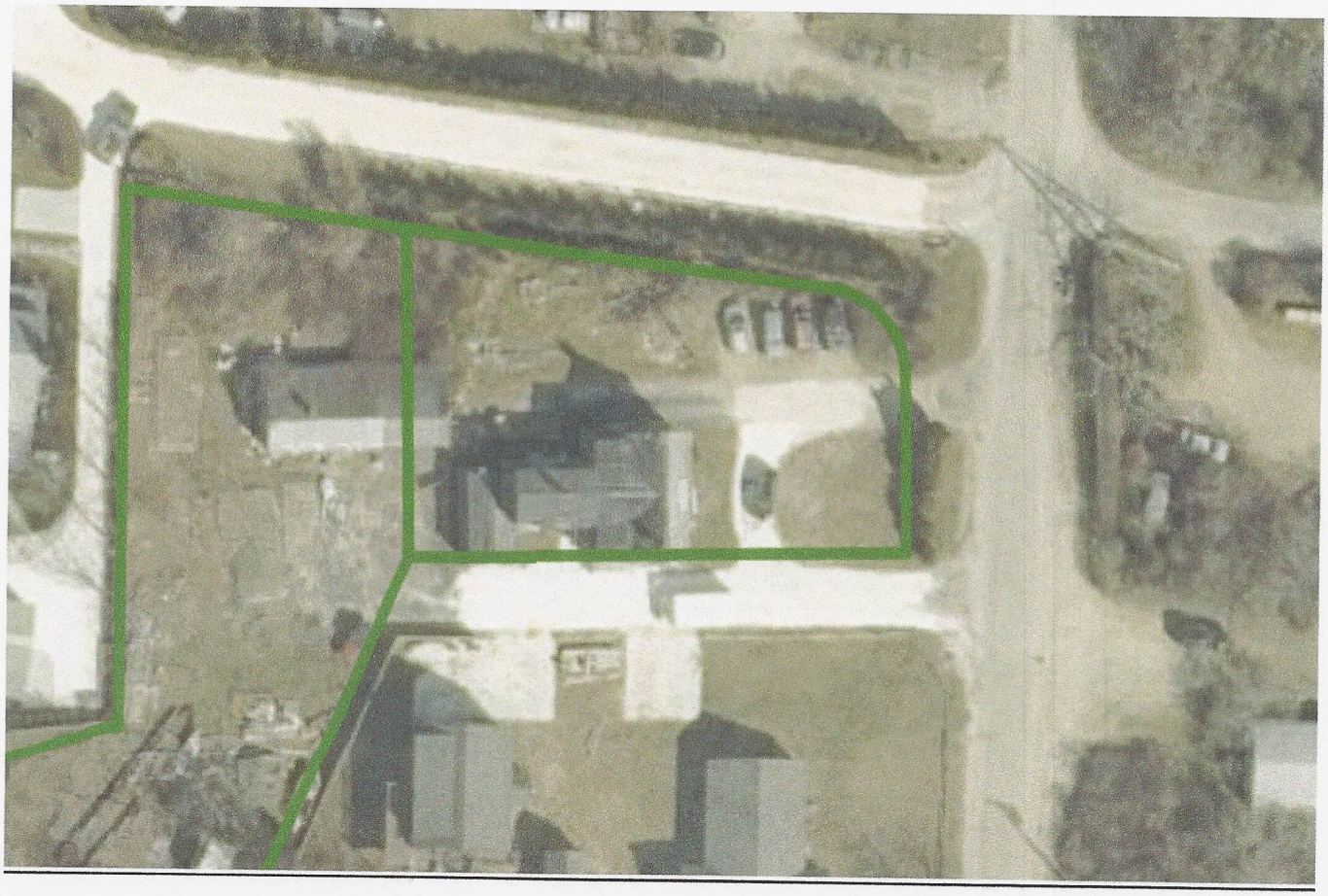
Date 4/27/2015 Signature of owner of record _____ Signed under penalties of perjury

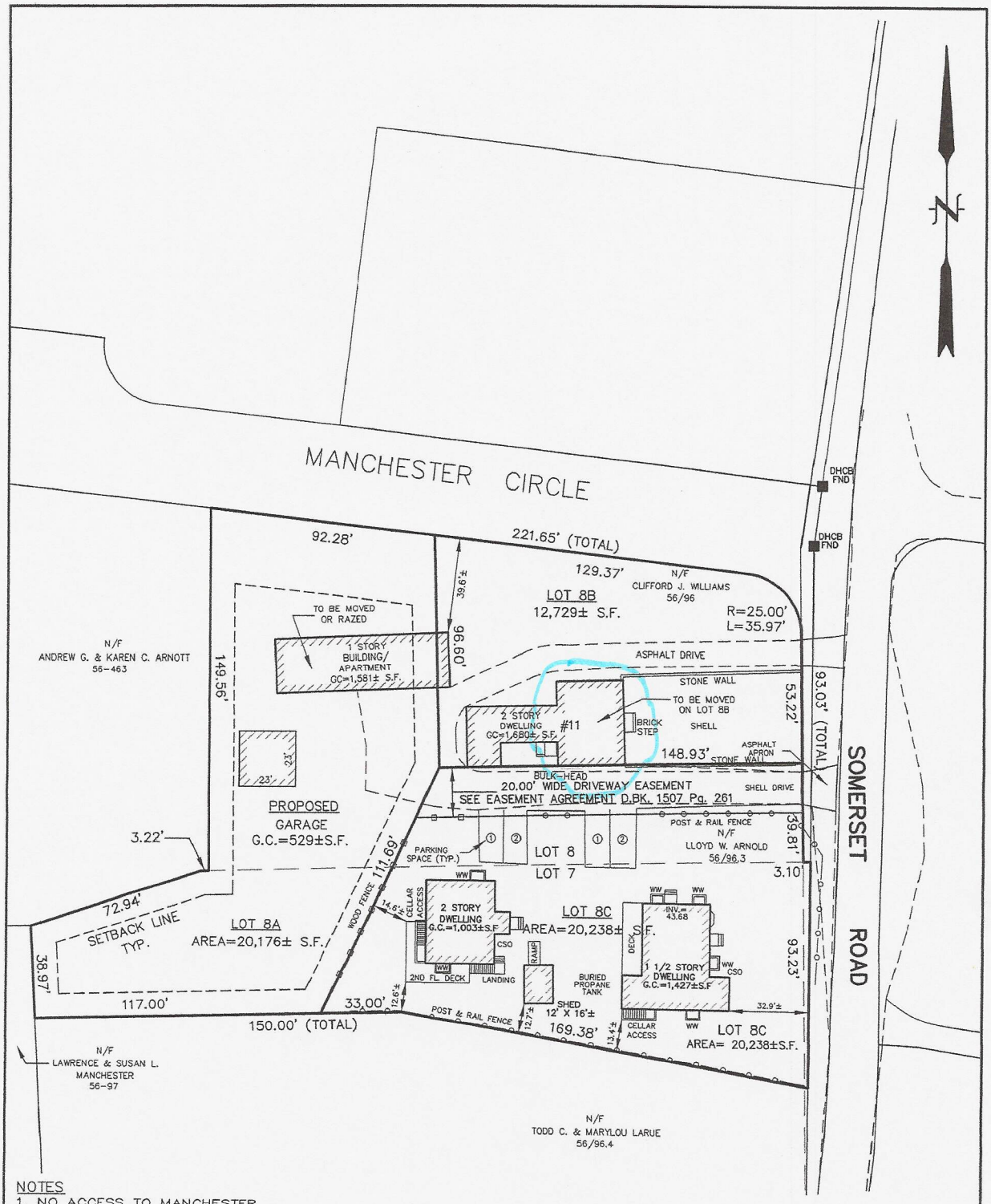
11 SOMERSET ROAD

- 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

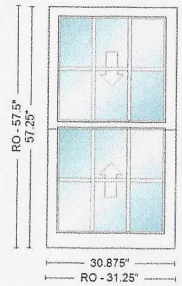
OWNER
Lawrence Owen

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

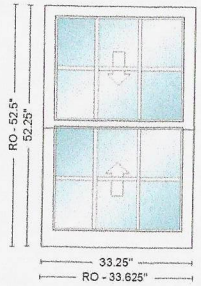
OWNER
Lawrence Owen

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

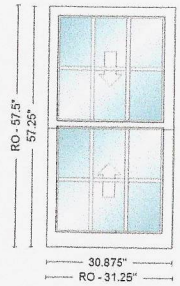
RO Size: 33 5/8" x 52 1/2"

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

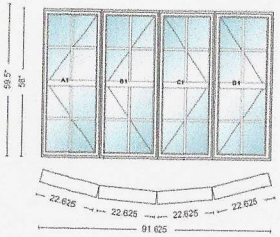
RO Size: 31 1/4" x 57 1/2"

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

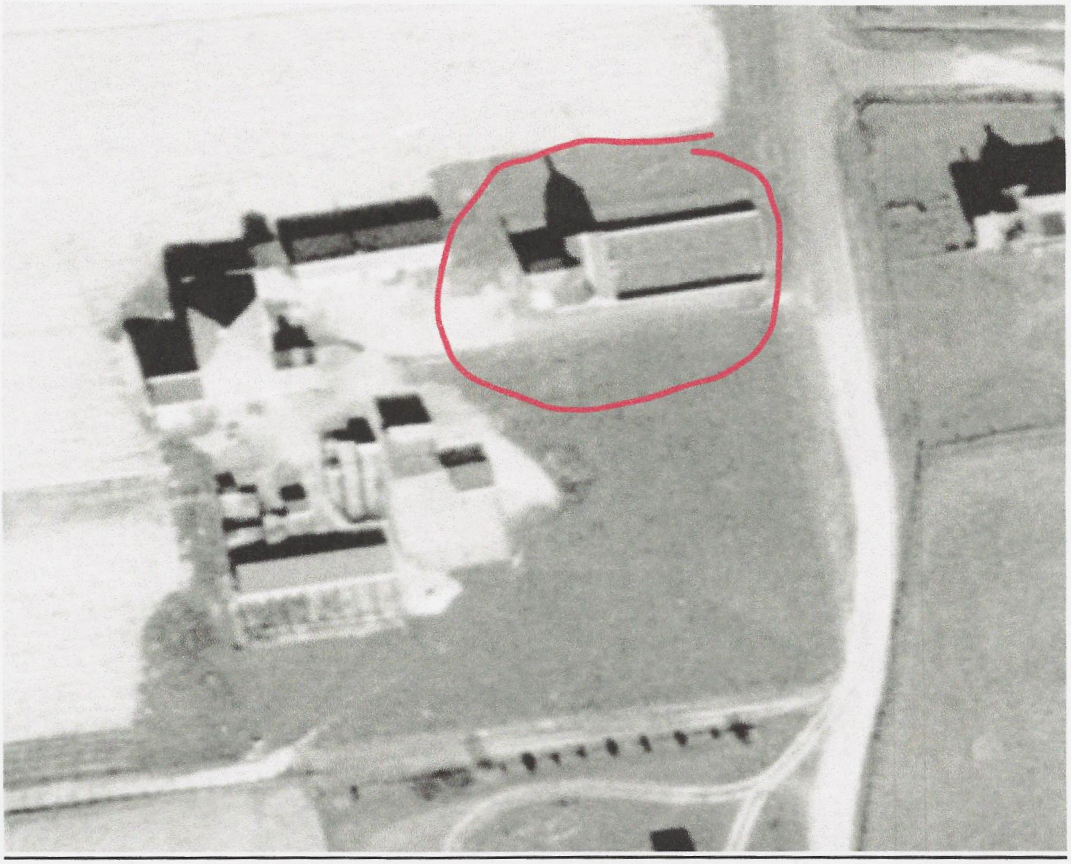
SUB-TOTAL:	$16,951.26
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$0.00
TOTAL:	$16,951.26

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









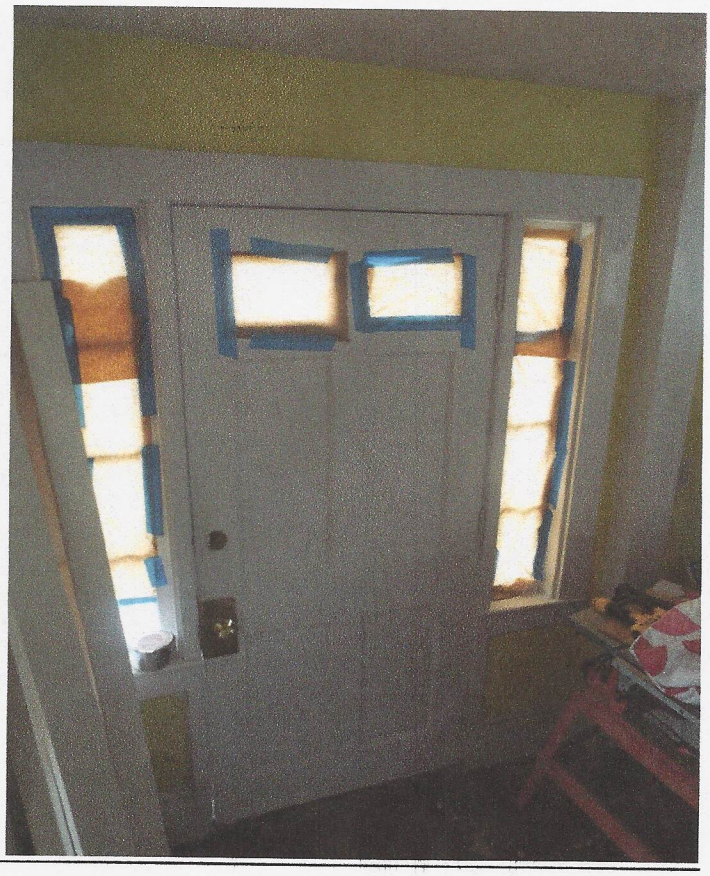




EAST FRONT ELEVATION







































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.

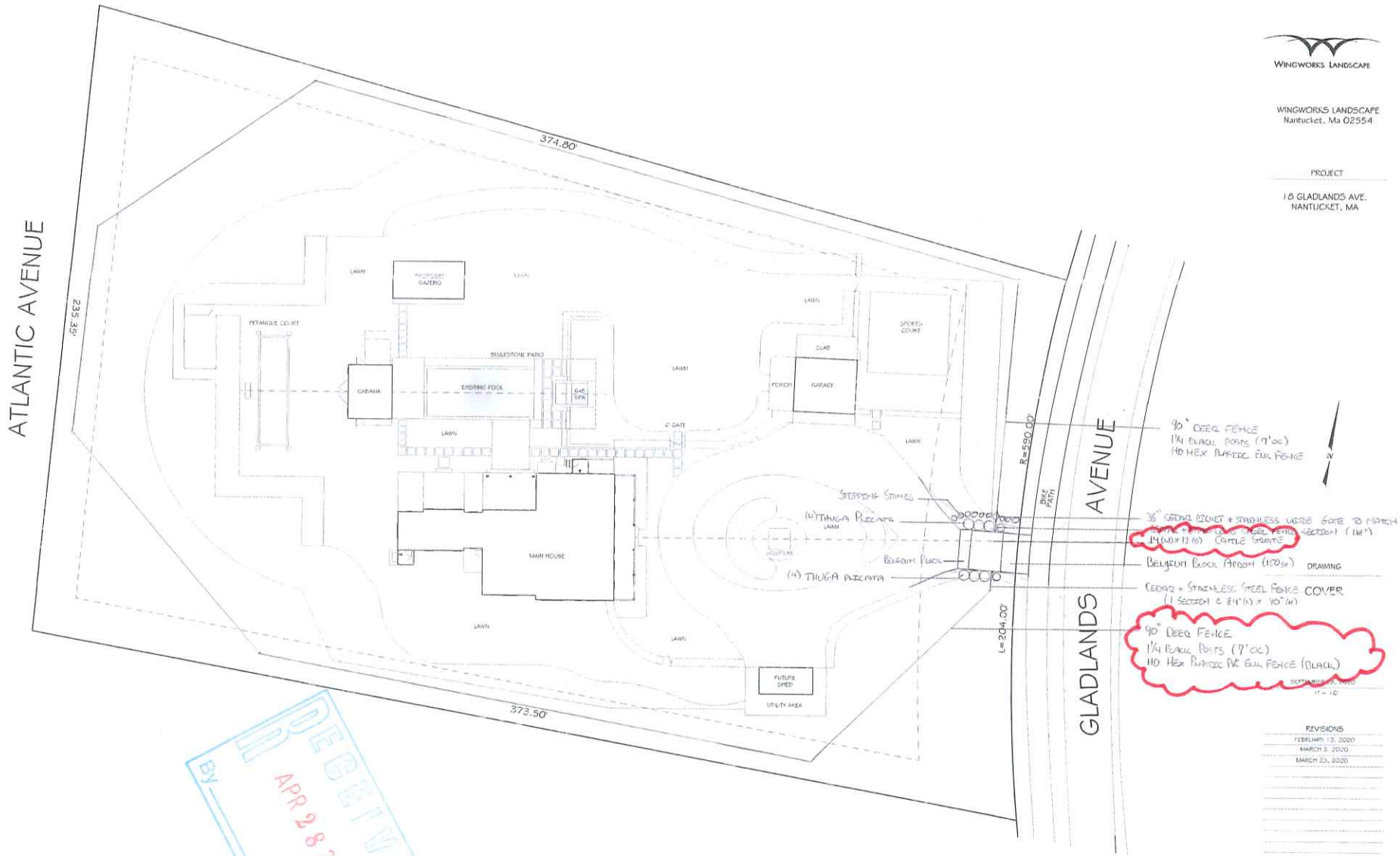
COLORS

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

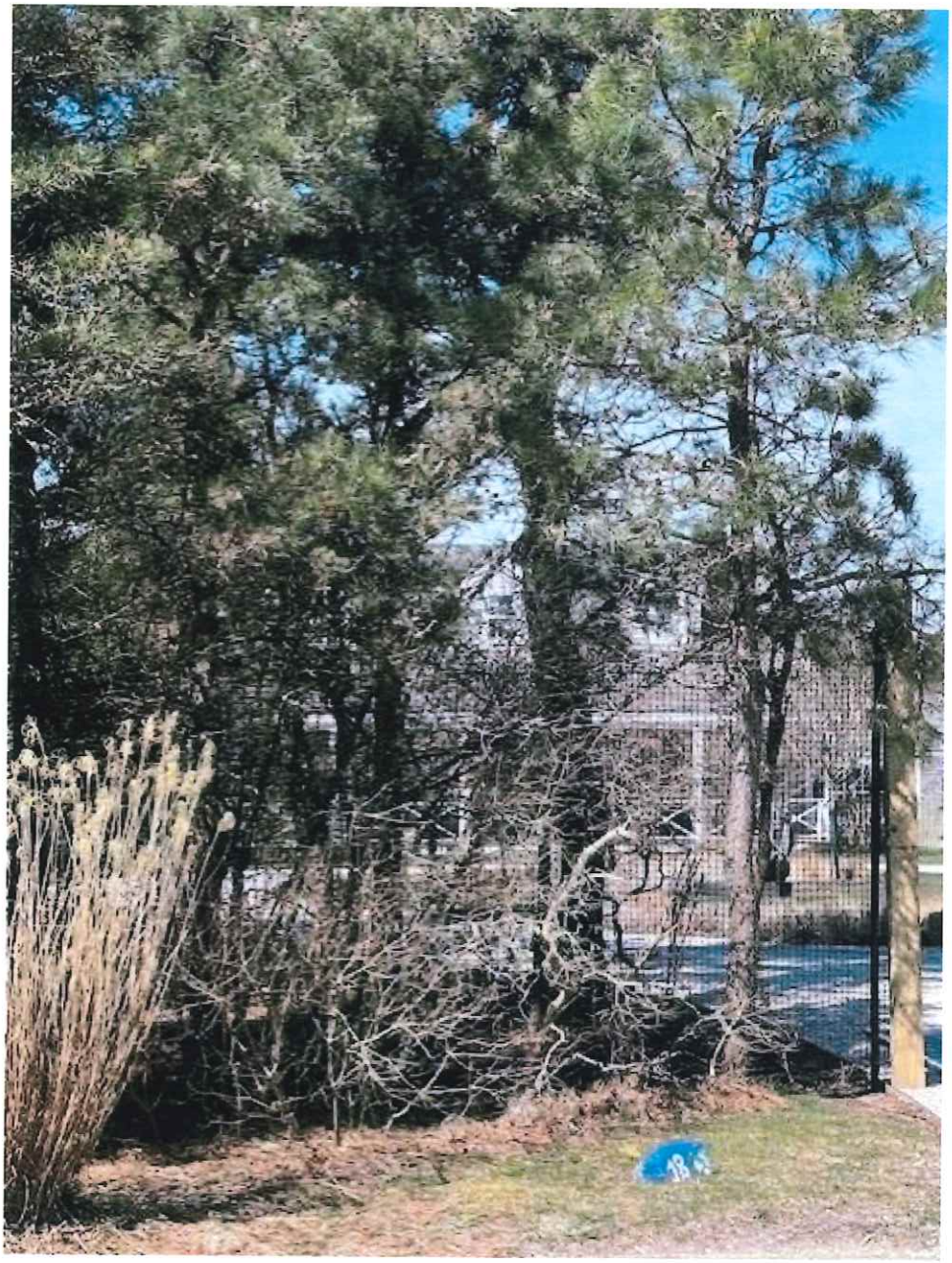
18 GLADLANDS AVE.
NANTUCKET, MA

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

DATE: 3/31/2025

BY CERTIFIED MAIL
AND BY FIRST CLASS MAIL

DEVILLEME JANE ANNE
CECILE TRUST, ETAL
157 E. 74TH ST, 6TH FLOOR
NEW YORK, NY 10021-3235

Re: 18 Gladlands Ave, Nantucket, Massachusetts Map 80/Parcel 221

VIOLATION NOTICE

To whom it may concern:

The Nantucket Historic District Commission (the "Commission") has discovered that you or your representatives are in violation of Section 5 of the Nantucket Historic District Act (the "Act") and Section 124-8 of the Nantucket Town Code (the "Town Code") at the property located at 18 Gladlands Avenue, Nantucket (the "Property"). The following activity is in violation of the foregoing sections because they were performed without approval by the Commission pursuant to a duly issued Certificate of Appropriateness:

1. Installation of a cattle grate.
2. Installation of wooden posts and wire fencing

The Commission hereby demands that you cease and desist from any further alteration and/or construction of exterior architectural features until you have received the necessary Certificate of Appropriateness from the Commission.

The Commission hereby further demands that you submit an application and plans for a Certificate of Appropriateness, forthwith, but no later than Monday April 28, 2025 for consideration at the Commission's May 6" 2025 meeting. Additionally, the Commission hereby demands that you properly secure the site and maintain the status quo pending the meeting with the Commission. Please contact the undersigned at (508) 325-7587 x 7050 if you have any questions.

Please be advised that the Town Code authorizes the Commission to impose a monetary penalty of $300 for a violation of any Town Code provision within the Commission's jurisdiction and that each day that the violation continues to exist shall be considered a separate violation. Please

be further advised that the Act also provides that any person who violates any provisions of the Act shall be guilty of a misdemeanor, and upon conviction thereof, shall be fined in an amount up to

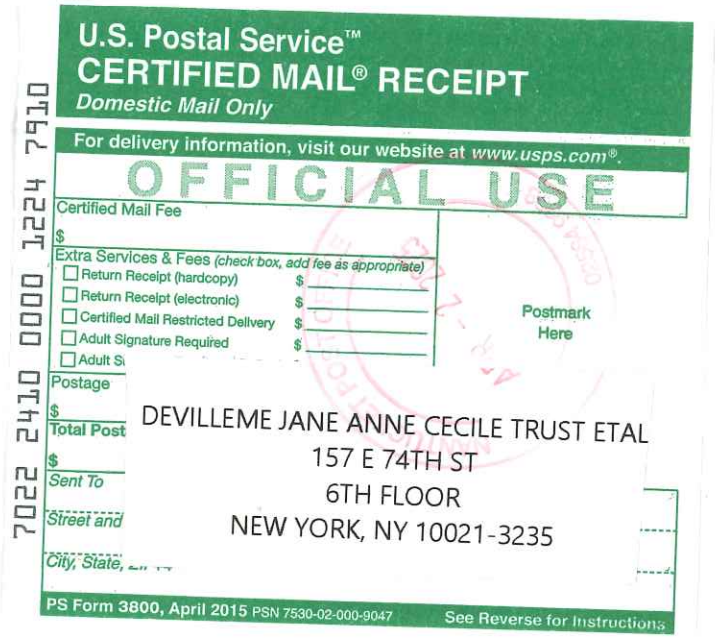
$500, and that each day a violation exists shall constitute a separate offense. The Act further provides that the Commission may seek injunctive relief against you in Nantucket Superior Court to remedy violations of the Act. No further notice will be provided prior to initiating enforcement litigation.

The Commission hopes that you will expeditiously comply with this notice so that it need not pursue the foregoing enforcement measures against you. I look forward to your prompt response.

Cathy Flynn

Cathy Flynn
Land Use Specialist
Planning and Land Use Services
Town of Nantucket
Nantucket, MA 02558
Email: cflynn@nantucket-ma.gov
Phone: 508-325-7587 x 7050

cc: Stephen Welch, Chair Nantucket Historic District Commission


U.S. Postal Service™
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Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
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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 S
Postage
$
Total Post
$
Sent To
Street and
City, State,
Postmark Here
DEVILLEME JANE ANNE CECILE TRUST ETAL
157 E 74TH ST
6TH FLOOR
NEW YORK, NY 10021-3235
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 2410 0000 1224 7910

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

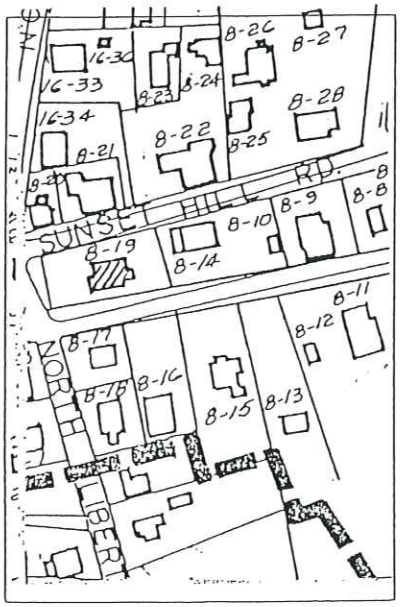
5. Ownership History:
Unknown

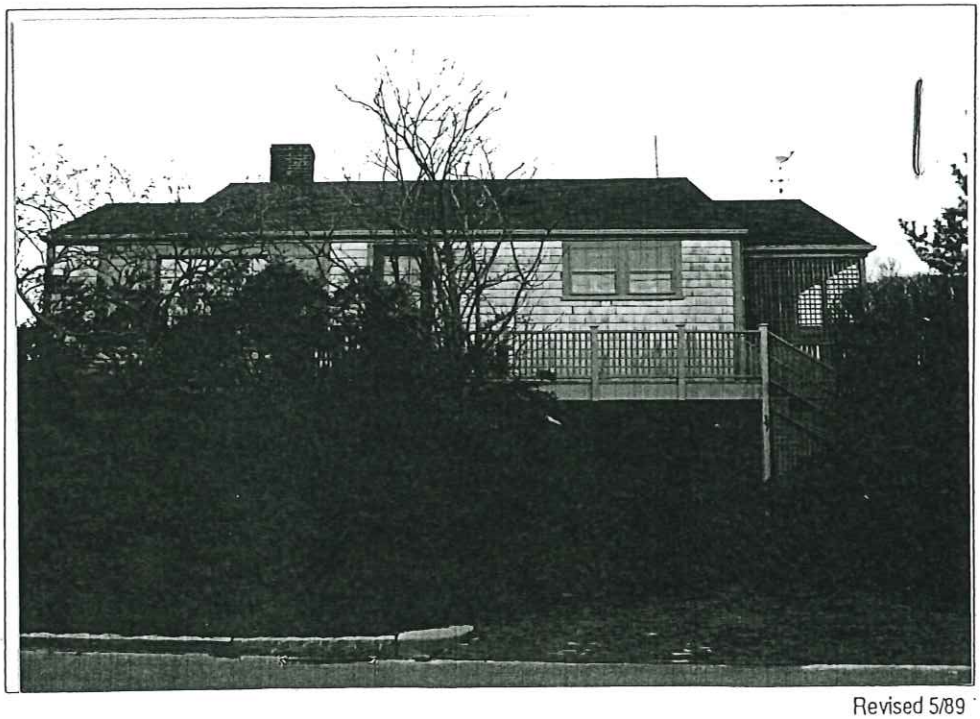
RECEIVED
APR 28 2025
By

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

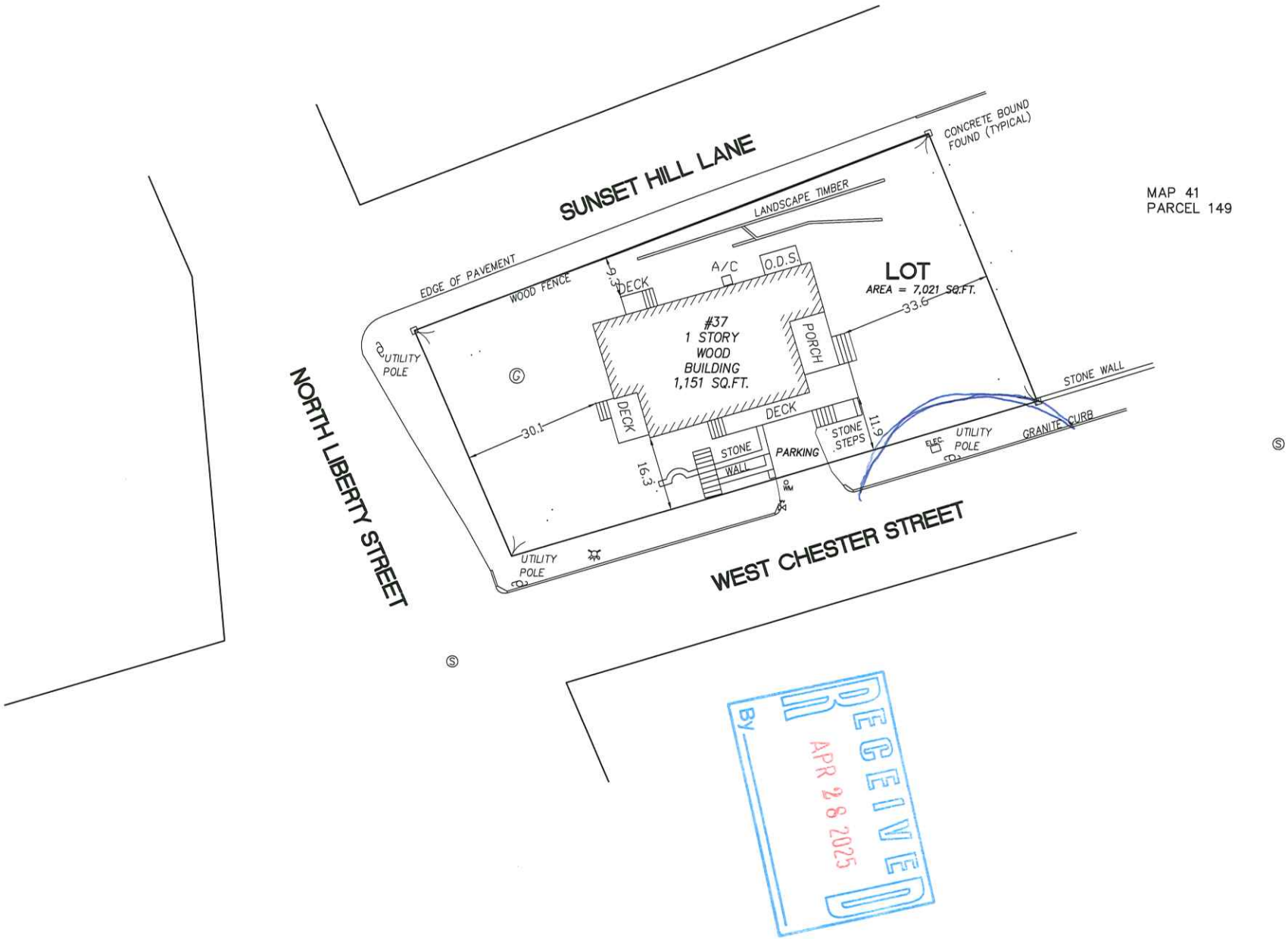
36. Porch: Side
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: Original Site
41. Alterations:
N/A

Survey/Film Roll #: NC8-19

SIGNIFICANCE

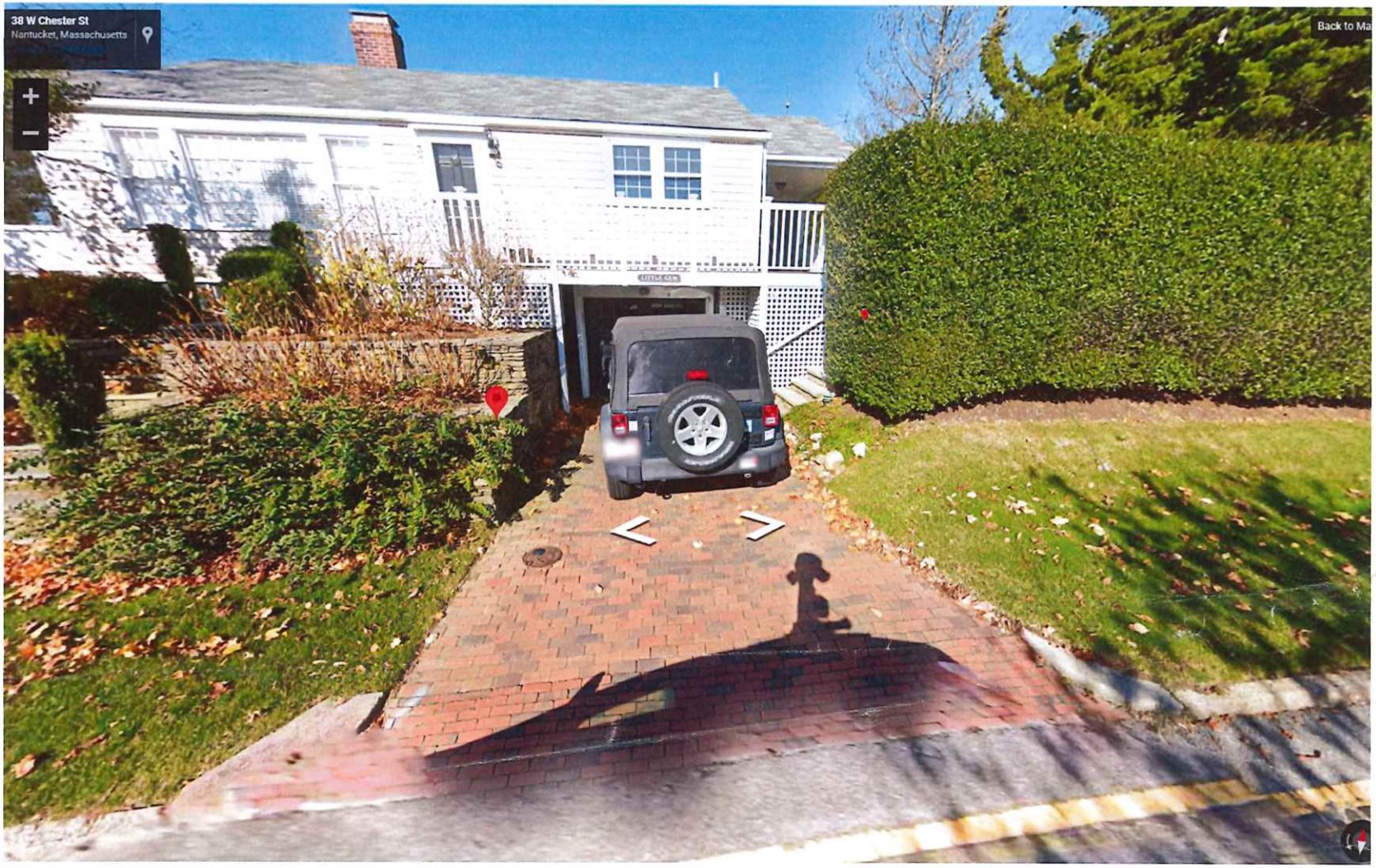
42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1953
Source: Wannacomet Water Company
Architect: Unknown Builder: Unknown
44. Building Type: Additive,Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Sanborn Maps,
Wannacomet Water Company



MAP 41
PARCEL 149

RECEIVED
By
APR 28 2025



37 W. CHESTER STREET South

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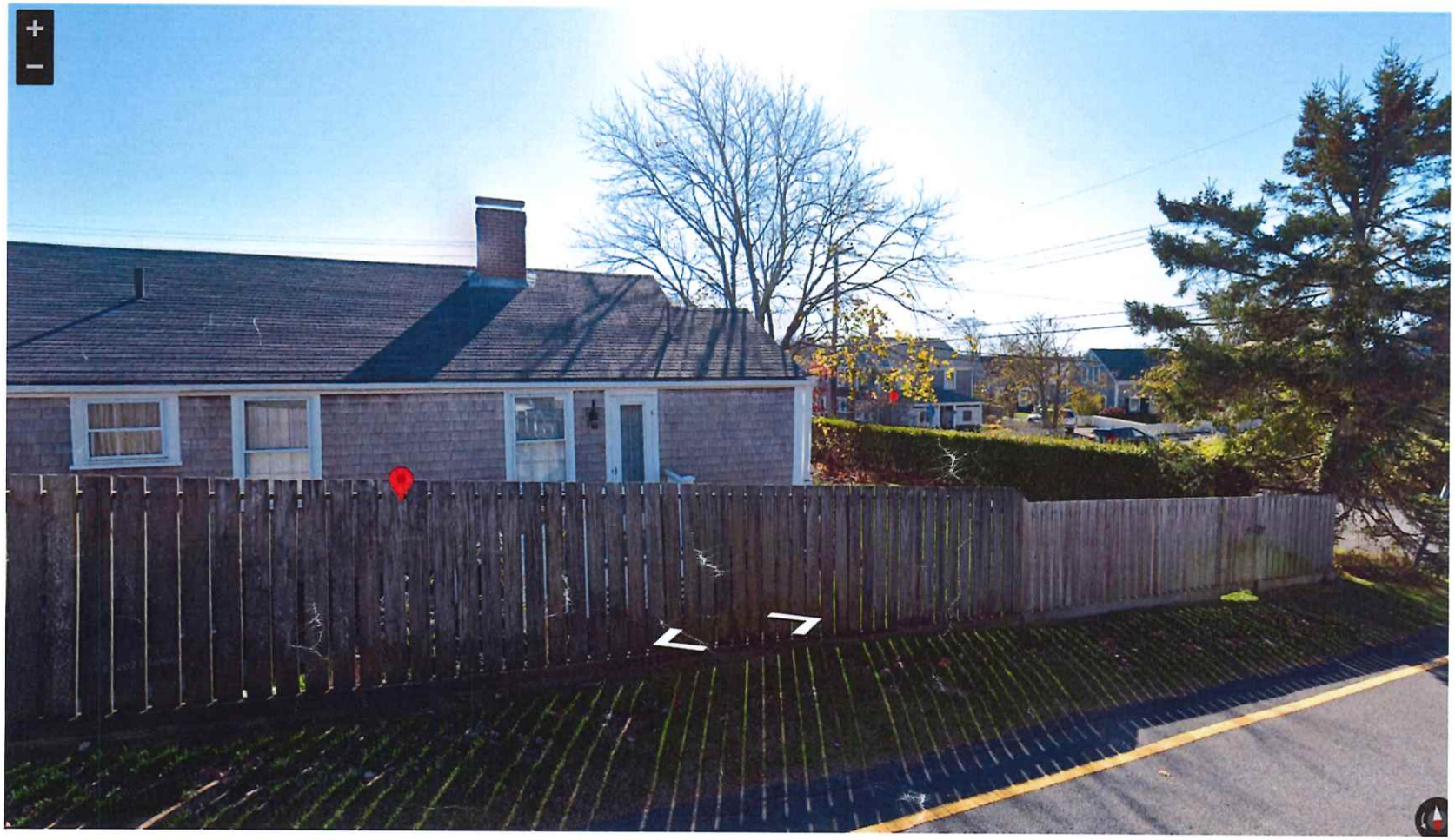
JAN 27 2025
By



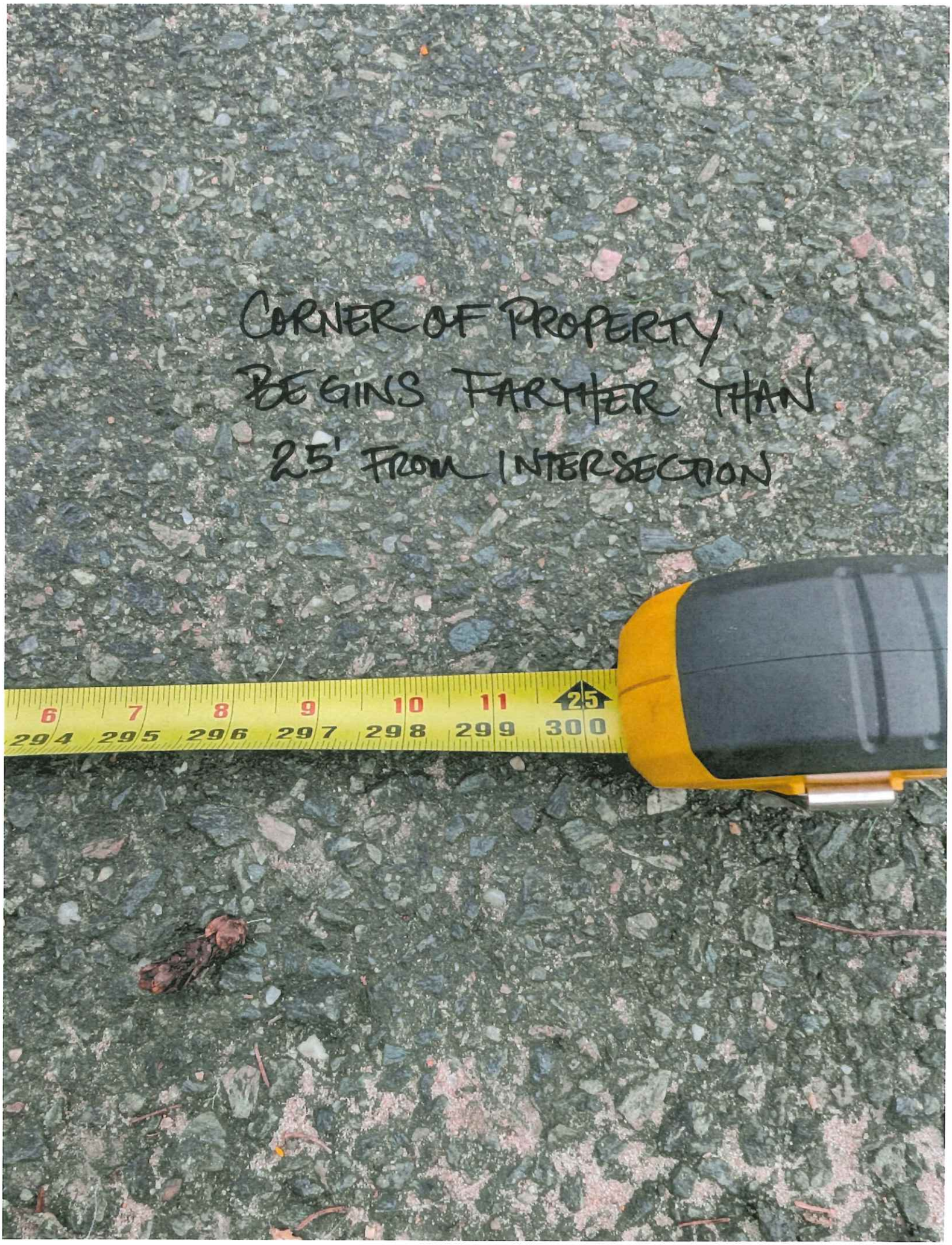
37 W. CHESTER STREET NORTH
(SUNSET HILL)
LANE

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

Planning 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. N/A **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. N/A **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. N/A **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. N/A **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. N/A **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. (initial to indicate read and understand) ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. N/A **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60 PARCEL N°. 2.1.67

Street & Number of Proposed Work: 30& Madaket Rd

Owner of record: 30& Madaket Holdings LLC

Mailing Address: 42 Popes Lane

Hingham, MA 02043

Contact Phone #: 781-264-1010 E-mail: jessiesanto@gmail.com

AGENT INFORMATION (if applicable)

Name: Blue Claw Associates CJT Newton

Mailing Address: 2557 Falmouth Rd

Osterville, MA 02655

Contact Phone #: 508-271-7750 E-mail: _____

jtn@blueclawassociates.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District LW-3) ☐ 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

22x40 in-ground pool with autocover and intergrated hot tub
1600 sf of pool patio and coping

Is there an HDC survey form for 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.

April 28, 2025

Town of Nantucket
Nantucket Historic District Commission
Nantucket, MA

Re: Sartor Residence - Nantucket, Massachusetts
To whom it may concern,

I hereby authorize JT Newton of Blue Claw Associates to sign all HDC application material regarding the HDC filing for:

308 Madaket Road
Map: 60
Parcel: 2.1 67

Thank you,

Jessie / Micheal Sartor
781-264-1010 / 781-264-1011

Date: 5-1-25

Jessie A Sartor

Date: 5/1/25







(508)-271-7750
P.O Box 277 Osterville, MA 02655
www.blueclawassociates.com

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 J.T. Newton (at Blue Claw Associates)

AS AGENT FOR Michael and Jessie Santos

STREET ADDRESS 308 Madaket Road

MAP/PARCEL 60/2.1.67

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

May 2, 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.

JT Newton 5/1/25

Signature Date

BLUE CLAW ASSOCIATES INC.

April 28, 2025

Town of Nantucket
Nantucket Historic District Commission
Nantucket, MA

Re: Sartor Residence - Nantucket, Massachusetts
To whom it may concern,

I hereby authorize JT Newton of Blue Claw Associates to sign all HDC application material regarding the HDC filing for:

308 Madaket Road
Map: 60
Parcel: 2.1 67

Thank you,

Jessie / Micheal Sartor
781-264-1010 / 781-264-1011

Date: 5-1-25

Jessa A Sartor

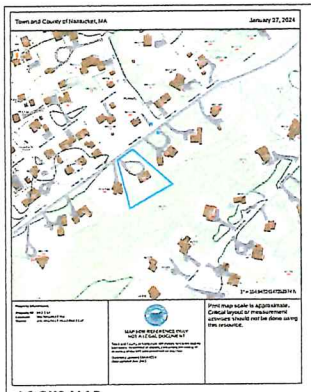
Date: 5/1/25



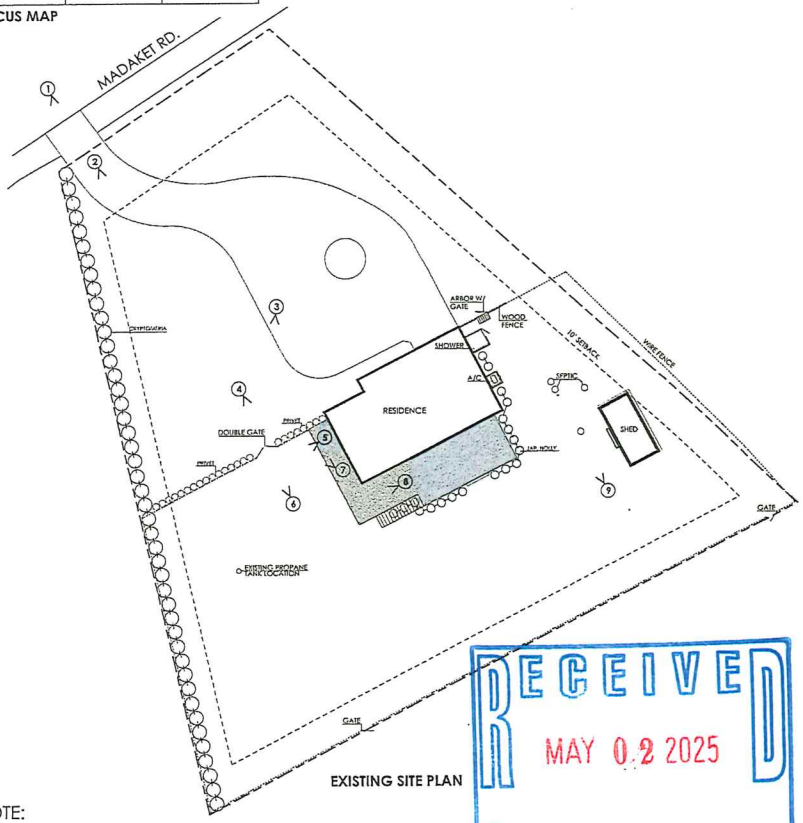




(508)-271-7750
P.O Box 277 Osterville, MA 02655
www.blueclawassociates.com



LOCUS MAP



EXISTING SITE PLAN

NOTE:
BASE INFORMATION TAKEN FROM "SITE PLAN" SHEET C.101
DATED 02-14-24 BY JB STUDIO RESIDENTIAL AND COMMERCIAL DESIGN

RECEIVED
MAY 02 2025
By



1 STREET VIEW 1



2 STREET VIEW 2



3 DRIVE VIEW



4 FRONT WEST SIDE VIEW



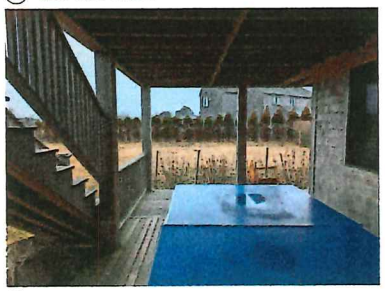
5 WEST SIDE VIEW



6 WEST SIDE VIEW 2



7 WEST SIDE VIEW 3



8 UNDER DECK VIEW



9 EAST SIDE VIEW

BLUE CLAW ASSOCIATES INC.
Osterville - Chatham - Nantucket
508-271-7750
www.blueclawassociates.com

N

DATE: APRIL 8, 2025

REVISIONS:
NO. DATE DESCRIPTION

SARTOR RSIDENCE
308 MADAKET ROAD
NANTUCKET, MA

Drawn By: JTN | Checked By:

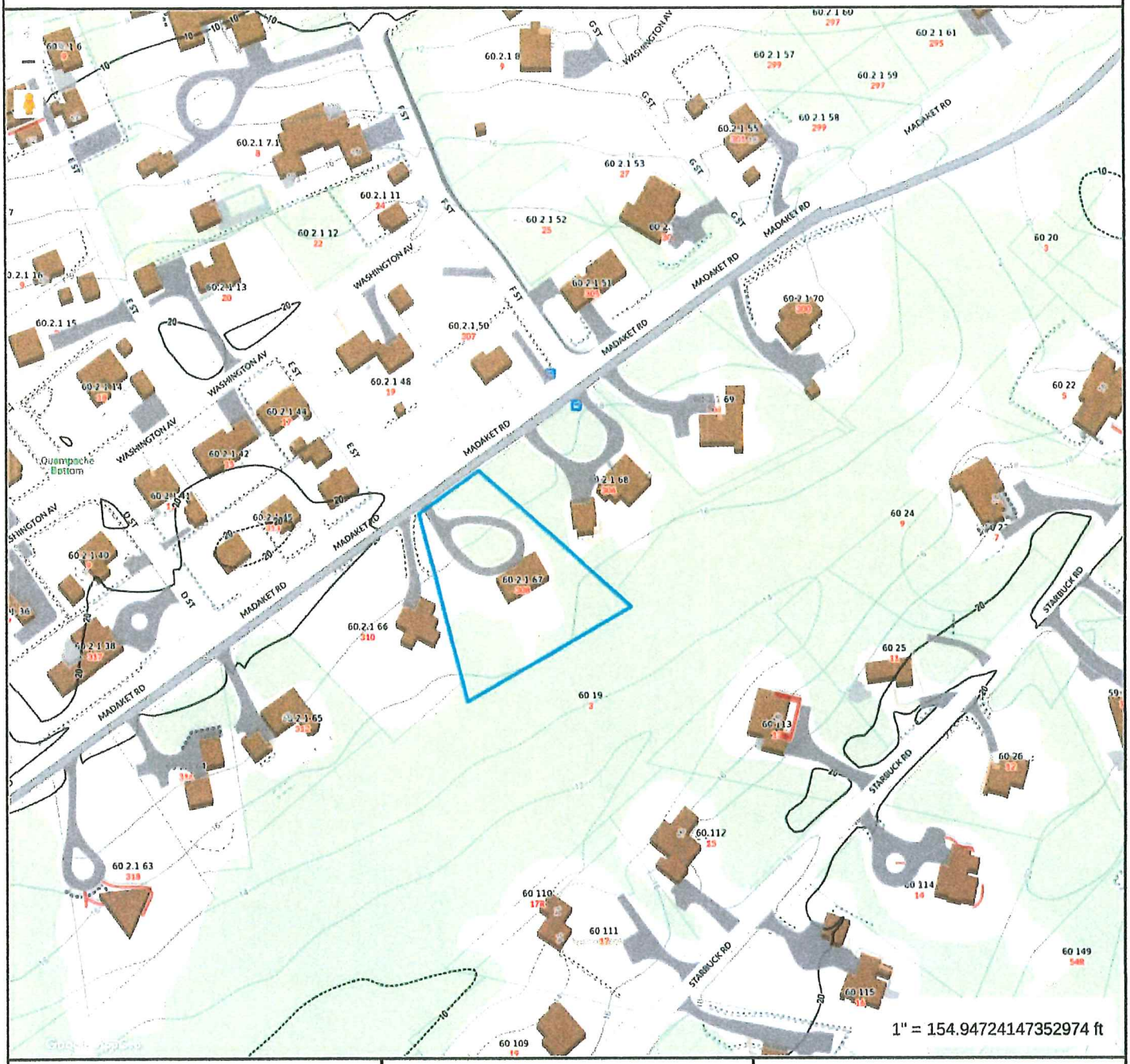
EXISTING SITE PLAN W/ PHOTOS

Scale: 1/16" = 1'-0"
0 8 16 32
SCALE IN FEET

Sheet:
HDC-1

Town and County of Nantucket, MA

January 27, 2024



Property Information

Property ID	60.2.1 67
Location	308 MADAKET RD
Owner	308 MADAKET HOLDINGS 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 01/08/2024
Data updated Jan 2021

RECEIVED
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By

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

LOCUS MAP



1 STREET VIEW 1



(2) STREET VIEW 2



3 DRIVE VIEW



4 FRONT WEST SIDE VIEW



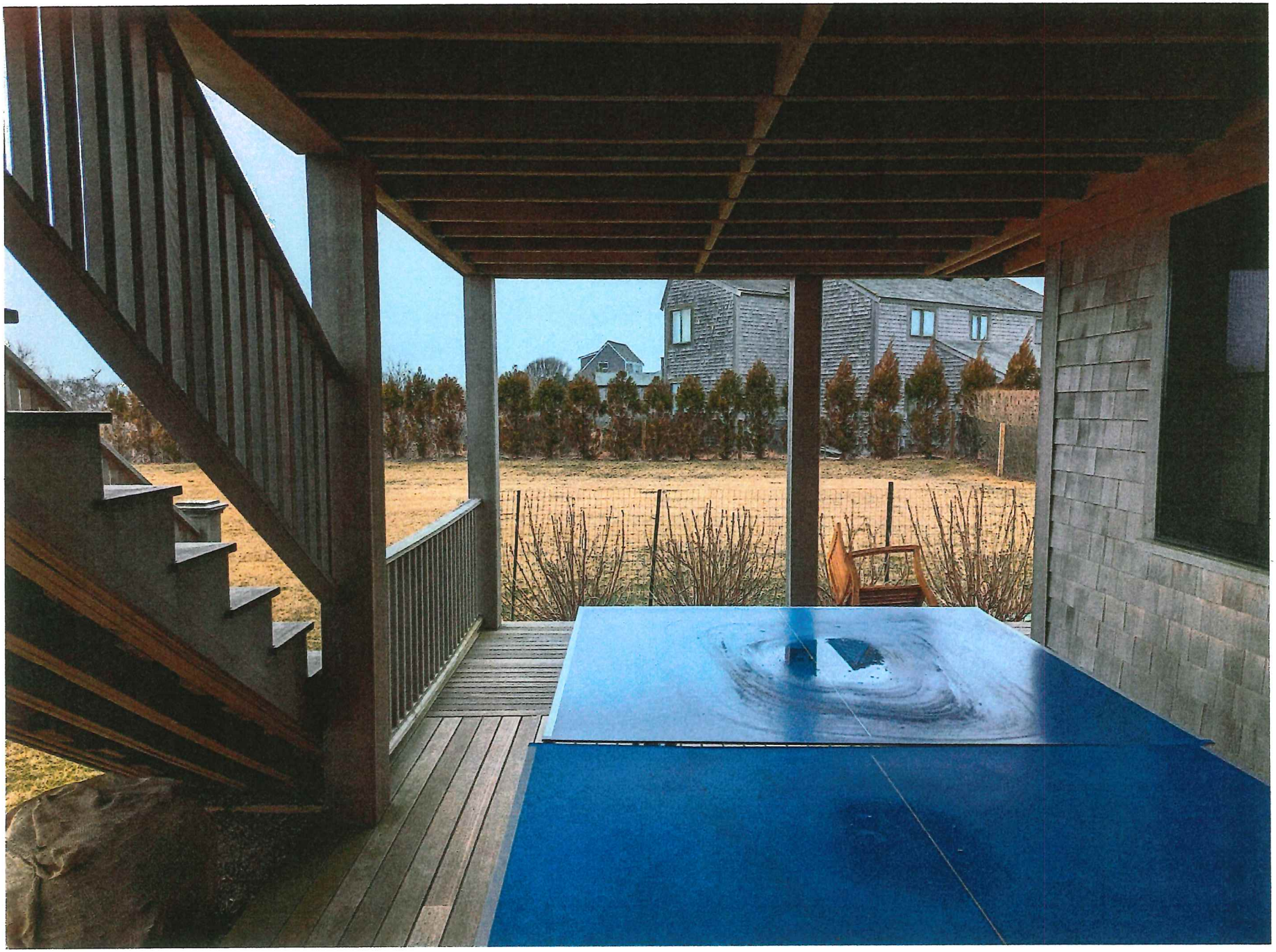
5 WEST SIDE VIEW



6 WEST SIDE VIEW 2

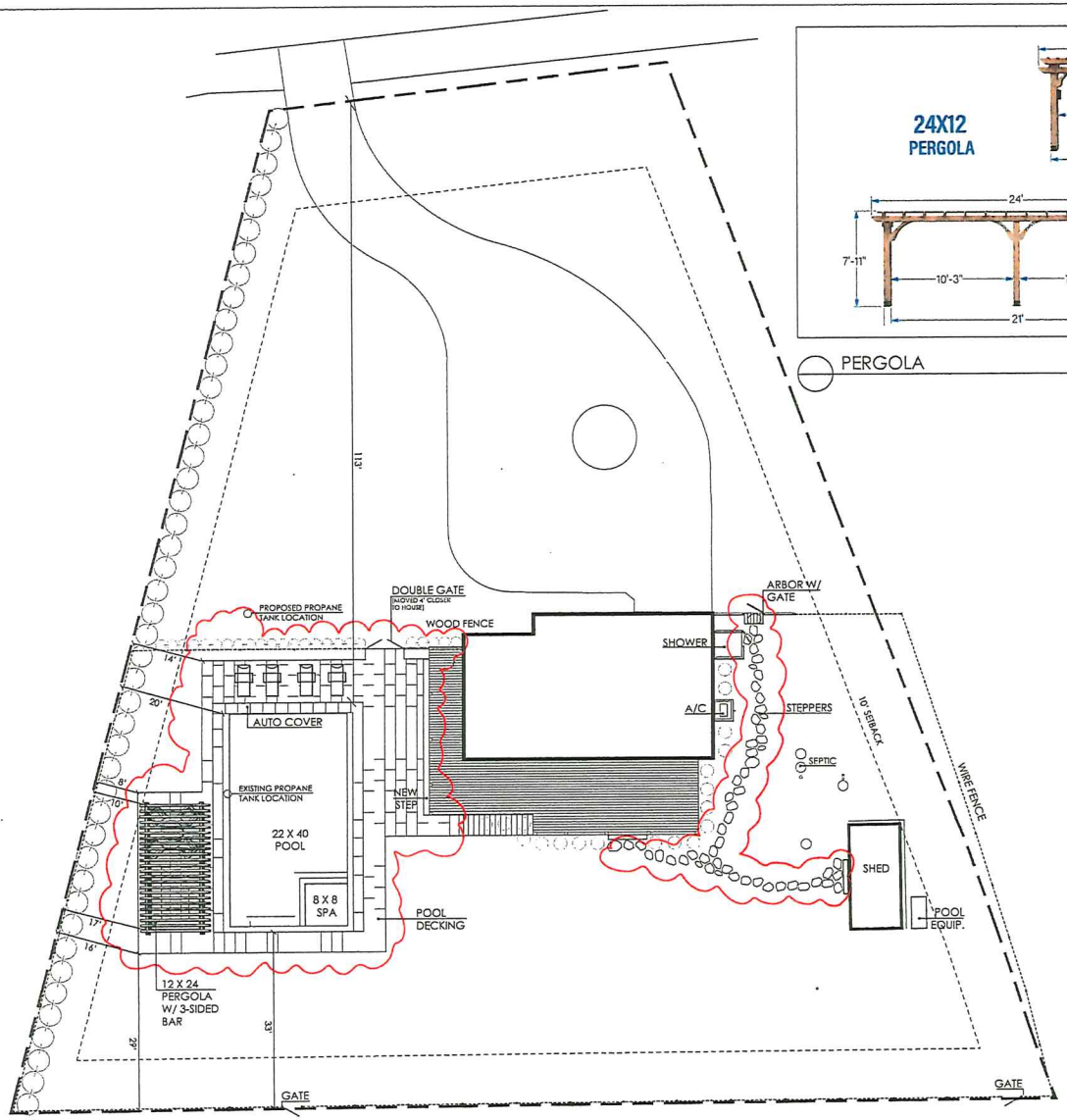


7 WEST SIDE VIEW 3

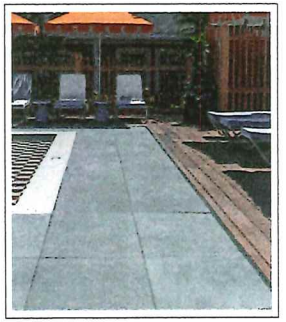


8 UNDER DECK VIEW

9 EAST SIDE VIEW



PERGOLA



POOL DECKING
EVERBLUE THERMAL BLUE PORCELAIN PAVER



POOL COPING AND POOL VAULT COVER
CHATHAM BLUE MIST GRANITE COPING



STEPPERS
TUMBLED IRREGULAR BLUESTONE FLAGGING

NOTE:
BASE INFORMATION TAKEN FROM "SITE PLAN" SHEET C.101
DATED 02-14-24 BY JB STUDIO RESIDENTIAL AND COMMERCIAL DESIGN

RECEIVED
MAY 02 2025
By

BLUE CLAW ASSOCIATES INC.
Osterville - Chatham - Nantucket
508-271-7750
www.blueclawassociates.com

DATE MARCH 8, 2025

REVISIONS:
NO. DATE DESCRIPTION

SARTOR RSIDENCE
308 MADAKET ROAD
NANTUCKET, MA

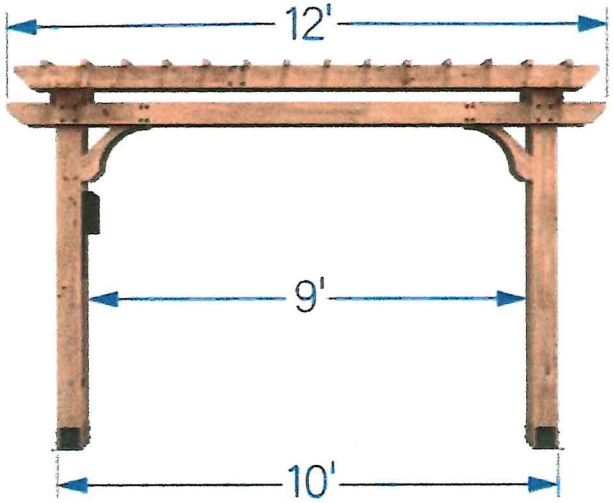
Drawn By: JTN Checked By:

HARDSCAPE & MATERIALS PLAN

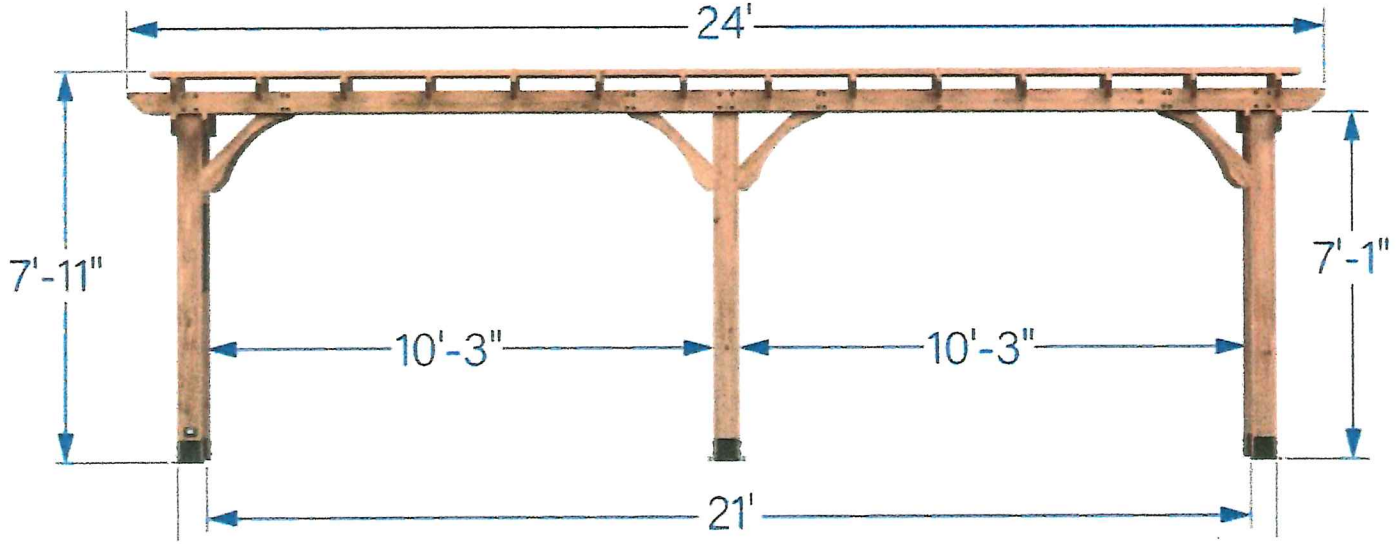
Scale: 1" = 10'-0"
0 10
SCALE IN FEET

Sheet:
HDC-2

24X12
PERGOLA



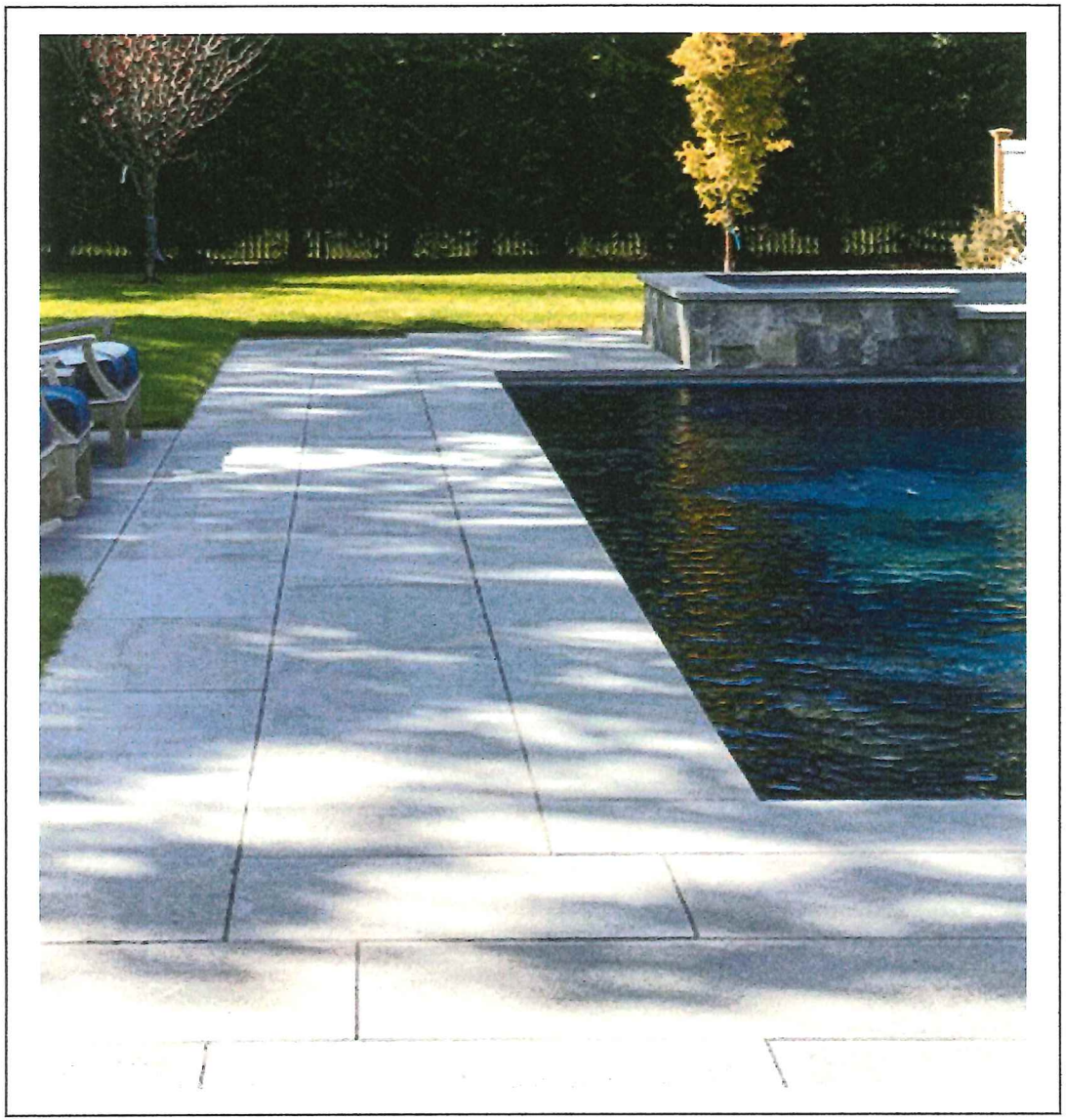
SIDE VIEW





POOL DECKING

EVERBLUE THERMAL BLUE PORCELAIN PAVER



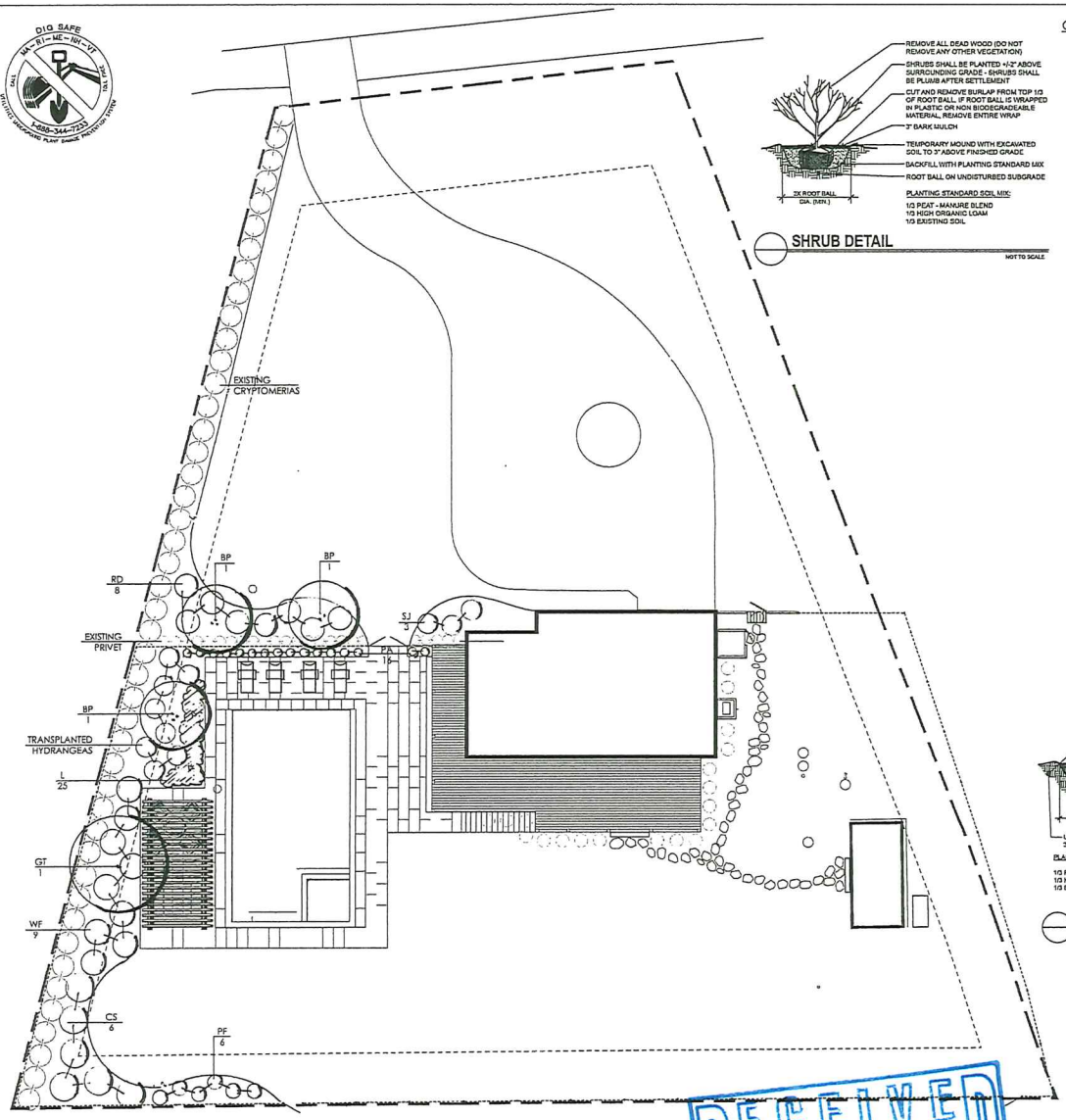
POOL COPING AND POOL VAULT COVER

CHATHAM BLUE MIST GRANITE COPING



STEPPERS

TUMBLED IRREGULAR BLUESTONE FLAGGING

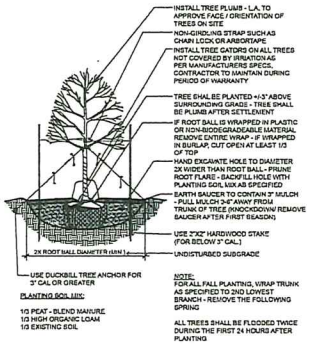


SHRUB DETAIL

NOT TO SCALE

GENERAL NOTES

1) NOTIFY DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION AT 1-800-DIG-SAFE.
2) CONTRACTOR TO OBTAIN ALL PERMITS FOR CONSTRUCTION.
3) LIMIT OF WORK LINE IS PROPERTY LINE UNLESS OTHERWISE INDICATED.
4) LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITIES OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICES 72 HOURS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE LANDSCAPE DESIGNER.
5) CONTRACTOR TO NOTIFY LANDSCAPE DESIGNER IF ADDITIONAL INFORMATION IS REQUIRED FOR BIDS OR CONSTRUCTION.
6) ALL EXISTING UTILITIES TO REMAIN OPERABLE DURING CONSTRUCTION. ANY NECESSARY TEMPORARY DISCONNECTIONS MUST BE COORDINATED WITH THE OWNER AND UTILITY CONCERNED. CONTRACTOR SHALL TERMINATE SERVICE ACCORDING TO UTILITY COMPANY SPECIFICATIONS.
7) CONTRACTOR TO REPAIR ANY DAMAGE TO UTILITY LINES OR STRUCTURES DURING CONSTRUCTION. DAMAGES SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER AND TO THE OWNER'S AND UTILITY COMPANY'S SATISFACTION.
8) STORAGE AREAS FOR CONTRACTOR'S EQUIPMENT, PARKING AND MATERIALS STOCKPILING SHALL BE IN THOSE AREAS APPROVED BY THE LANDSCAPE DESIGNER AND OWNER.
9) ALL AREAS OUTSIDE THE LIMIT OF WORK LINE SHALL BE PROTECTED AND RESTORED TO THEIR ORIGINAL CONDITION IF DAMAGED DURING CONSTRUCTION.
10) CONDUCT ALL OPERATIONS WITHIN MINIMUM INTERFERENCE TO STREETS, SIDEWALKS AND ACCESS TO THE SITE. PROVIDE, ERECT AND MAINTAIN BARRICADES AS NECESSARY TO PROTECT USER'S SAFETY.
11) CONTRACTOR TO MAINTAIN WORK SITE IN AN ORDERLY MANOR; KEEPING THE PREMISES AND SURROUNDING AREAS FREE FROM ACCUMULATION OF DEBRIS AND TRASH RELATED TO WORK.
12) CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS, THE CONTRACT DOCUMENTS AND THE OWNER.



TREE DETAIL

NOT TO SCALE

PLANTING NOTES

1) ALL PLANTS TO HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER SETTLEMENT AS TO THEIR ORIGINAL GRADE BEFORE DIGGING. LOCATE PLANT COLLAR TWO TO THREE INCHES HIGHER THAN PLANTING SOIL MIX TO INSURE CORRECT FINAL RELATIONSHIP.
2) APPLY AN APPROVED ANTI-DESICCANT TO ALL PLANTS IN LEAF AT PLANTING TIME AND TO ALL EVERGREENS BEFORE THEIR FIRST WINTER.
3) FLOOD ALL PLANTS WITH CLEAN WATER TWICE IN THE FIRST 24 HOURS AFTER PLANTING. CONTRACTOR TO ARRANGE FOR ALL PLANTS TO BE PLANTED WITHIN THREE DAYS AFTER DELIVERY TO THE SITE UNLESS OTHERWISE APPROVED BY LANDSCAPE DESIGNER.
4) NEVER CUT A LEADER.
5) TRIM ONLY BROKEN OR DEAD BRANCHES FROM EVERGREEN PLANTS.
6) THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS. DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
7) ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES BY 'THE AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BUY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8) ALL TREES SHALL HAVE 'BEST FACE' SIDE TAGGED AT NURSERY PRIOR TO DIGGING.
9) ALL PLANTS SHALL BALLED AND BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE APPROVED BY THE LANDSCAPE DESIGNER.
10) CONTRACTOR TO STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE DESIGNER.
11) LANDSCAPE DESIGNER TO APPROVE IN PLACE ALL SHRUBS, PERENNIALS AND VINES PRIOR TO PLANTING.
12) ALL TREES TO RECEIVE A MINIMUM OF THREE INCHES OF MULCH. ALL SHRUBS, VINES, AND GROUND COVERS TO RECEIVE A MINIMUM OF TWO INCHES OF MULCH.
13) WHERE SPECIFIED, CALIPER SIZE TO BE OVERRIDING FACTOR IN TREE SELECTION.
14) STAKE OR GUY ALL TREES AND LARGE EVERGREEN MATERIALS.
15) CONTRACTOR TO PROVIDE ONE YEAR GUARANTEE ON ALL MATERIAL. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO BEGIN AT FINAL ACCEPTANCE.
16) ALL PLANT MATERIAL SHALL BE INSTALLED PRIOR TO FINAL TOP-DRESSING AND SODDING/ SEEDING.
17) COORDINATE LANDSCAPE INSTALLATION WITH THE INSTALLATION OF UNDERGROUND SPRINKLER SYSTEM AND LANDSCAPE LIGHTING IF APPLICABLE.
18) NO PLANTING BEFORE THE ACCEPTANCE OF ROUGH GRADING.
19) CONTRACTOR TO PROVIDE SOIL TESTS IN AREAS DESIGNATED BY LANDSCAPE DESIGNER IN FIELD FOR EXISTING SOILS TO DETERMINE APPROPRIATE SOIL AMENDMENTS PRIOR TO THE DISTURBANCE OF SITE.
20) ALL PLANTING BEDS TO BE TREATED WITH PREEN AND GREEN OR APPROVED EQUAL TO PROHIBIT WEED GERMINATION AND GROWTH PRIOR TO SPREADING OF MULCH.
21) ALL PERENNIALS ARE TO BE PLANTED IN DAMP SOIL.
22) PLANT LIST: A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES, TYPES AND NAMES IS INCLUDED IN THIS SET OF DRAWINGS. IN THE EVENT OF DISCREPANCIES BETWEEN QUANTITIES OF PLANTS IN THE PLANT LIST AND THE QUANTITIES SHOWN ON THE DRAWINGS, THE PLAN SHALL GOVERN. WHEN MULTIPLE PLANT SPECIES ARE LISTED IN ONE PLANT CATEGORY, THE GOAL IS TO PROVE THE BEST PLANTS AVAILABLE AT THE TIME OF INSTALLATION. LANDSCAPE DESIGNER HAS THE RIGHT TO REJECT ANY PLANT THAT DOES NOT MEET THE SPECIFICATIONS LISTED IN THE PLANT TABLE.
23) PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY LANDSCAPE DESIGNER.
24) ALL DISTURBED AREAS TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS (REFER TO ENGINEER'S SOIL STABILIZATION AND EROSION CONTROL PLAN FOR FURTHER INFORMATION).
25) CONTRACTOR SHALL (IF APPLICABLE) REVIEW WITH CLIENT ALL IRRIGATION PROCEDURES AND PROCESSES (I.E. TIMERS, ZONES, ALL OTHER ITEMS INVOLVED WITH THE IRRIGATION SYSTEM).

Plant List for:

Sartor Residence

308 MAMadaket Road, Nantucket, MA

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BP	3	Betula papyrifera	Paper Birch (Clump)	12-14' HT
CS	6	Cornus stolonifera 'Arctic Fire'	Red Red-Osier Dogwood	5 GAL
GT	1	Gleditsia triacanthos var. inermis	Thornless Honeylocust	3" CAL
L	25	Lavandula 'Mustead Strain'	Mustead Strain Lavender	1 GAL
PA	16	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 GAL
PF	6	Potentilla fruticosa 'Happy Face'	Happy Face Yellow Potentilla	3 GAL
RD	8	Rhododendron 'Aglo'	Aglo Rhododendron	7 GAL
SJ	3	Spirea japonica 'Double Play Candy Corn'	Double Play Candy Corn Spirea	5 GAL
WF	9	Weigela florida 'Spilled Wine'	Spilled Wine Weigela	5 GAL

NOTE:

BASE INFORMATION TAKEN FROM "SITE PLAN" SHEET C.101
DATED 02-14-24 BY JB STUDIO RESIDENTIAL AND COMMERCIAL DESIGN

RECEIVED
MAY 02 2025
BY

BLUE CLAW ASSOCIATES INC.
Osterville - Chatham - Nantucket
508-271-7750
www.blueclawassociates.com

DATE: APRIL 20, 2025

REVISIONS:

NO.	DATE	DESCRIPTION

SARTOR RSIDENCE
308 MADAKET ROAD
NANTUCKET, MA

Drawn By: JTN | Checked By:

PLANTING PLAN

Scale: 1" = 10'-0"

Sheet:
HDC-3

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER...308 MADAKET HOLDINGS LLC.....

MAILING ADDRESS...42 POPES LANE HINGHAM, MA 02053.....

PROPERTY LOCATION...308 MADAKET RD.....

ASSESSORS MAP/PARCEL...6021/ / 67/ /.....

SUBMITTED BY:...JT NEWTON, BLUE CLAW ASSOCIATES
JTN@BLUECLAWASSOCIATES.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 30, 2025
DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.30 11:30:28 -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
60	19		BYRNE MICHAEL TR ETAL	MADAKET LAND TRUST	PO BOX 987	NANTUCKET	MA	02554	3 BALTIMORE ST
6021	48		MULLIN EILEEN ETAL		19 WASHINGTON AV	NANTUCKET	MA	02554	19 WASHINGTON AV
6021	66		SHERWOOD LLOYD & ELIZABETH J		108 EDGEMONT RD	SCARSDALE	NY	10583	310 MADAKET RD
6021	68		HASSOLD JANET A & ROBERT C		13722 LITTLE HARBOR CT	JACKSONVILLE	FL	32225	306 MADAKET RD
Count:	**4**								

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: 308 Madaket Rd

Tax Map Number: 60 Parcel Number: 2.1.67

Owner of Record: 308 Madaket Holdings LLC

Description of Proposal: 22x40 built in pool with integrated hot tub and 12x24 pergola

Anticipated HDC Submission Date: 5/2/25

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.

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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☐ Adult Signature Restricted Delivery	$	
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$		
Total Postage and Fees	$5.58	
$		

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05/01/2025

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Street and Apt. No., or PO Box No.: 13722 Little Harbor Ct

City, State, ZIP+4®: Jacksonville, FL 32225

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Certified Mail Restricted Delivery	$ $0.00	
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☐ Adult Signature Restricted Delivery	$	
Postage	$0.73	
$		
Total Postage and Fees	$5.58	
$		

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05/01/2025

Sent To: Micheal Byrne/Maddock Land Tru

Street and Apt. No., or PO Box No.: PO Box 987

City, State, ZIP+4®: Nantucket MA 02554

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☐ Adult Signature Required	$ $0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.73	
$		
Total Postage and Fees	$5.58	
$		

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05/01/2025

Sent To: Lloyd and Elizabeth Sherwood

Street and Apt. No., or PO Box No.: 105 Edgemont Rd

City, State, ZIP+4®: Scarsdale NY 10583

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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$	$0.00	
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 Postage and Fees	$5.58	
$		

Postmark Here: MARSTONS MILLS MA MAY 01 2025 02648 USPS

05/01/2025

Sent To: Eileen Mullin

Street and Apt. No., or PO Box No.: 19 Washington Ave

City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

   (initial to indicate read and understand)
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60 PARCEL N°. 2.1.67

Street & Number of Proposed Work: 308 Madaket Rd

Owner of record: 308 Madaket Holdings LLC

Mailing Address: 42 Popes Lane
Hingham, MA 02053

Contact Phone #: 781-264-1010 E-mail: jessiecarter@gmail.com

AGENT INFORMATION (if applicable)

Name: Blue Claw Associates

Mailing Address: 2557 Falmouth Rd
Osterville, MA 02655

Contact Phone #: 508-271-7250 E-mail: jth@blueclawassociates.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other 12x24 Pergola

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ 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.

5/6/25

BLUE CLAW ASSOCIATES INC.

April 28, 2025

Town of Nantucket
Nantucket Historic District Commission
Nantucket, MA

Re: Sartor Residence - Nantucket, Massachusetts
To whom it may concern,

I hereby authorize JT Newton of Blue Claw Associates to sign all HDC application material regarding the HDC filing for:

308 Madaket Road
Map: 60
Parcel: 2.1 67

Thank you,

Jessie / Micheal Sartor
781-264-1010 / 781-264-1011

Date: 5-1-25

Jessie A Sartor

Date: 5/1/25







(508)-271-7750
P.O Box 277 Osterville, MA 02655
www.blueclawassociates.com

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 J.T. Newton (at Blue Claw Associates)

AS AGENT FOR Michael and Jessie Sartor

STREET ADDRESS 308 Madaket Road

MAP/PARCEL 60/2.1.67

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

May 2, 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.

JT Newton 5/1/25

Signature Date

BLUE CLAW ASSOCIATES INC.

April 28, 2025

Town of Nantucket
Nantucket Historic District Commission
Nantucket, MA

Re: Sartor Residence - Nantucket, Massachusetts
To whom it may concern,

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Jessie / Micheal Sartor
781-264-1010 / 781-264-1011

Date: 5-1-25

Jessie A Sartor

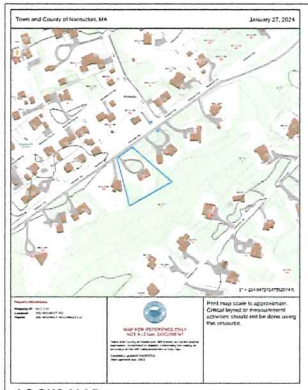
Date: 5/1/25







(508)-271-7750
P.O Box 277 Osterville, MA 02655
www.blueclawassociates.com



LOCUS MAP



(1) STREET VIEW 1



(2) STREET VIEW 2



(3) DRIVE VIEW



(4) FRONT WEST SIDE VIEW



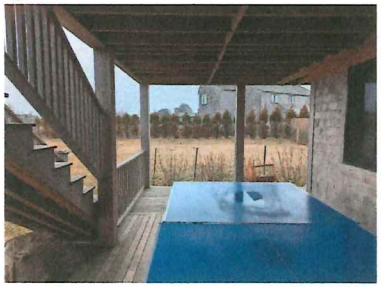
(5) WEST SIDE VIEW



(6) WEST SIDE VIEW 2



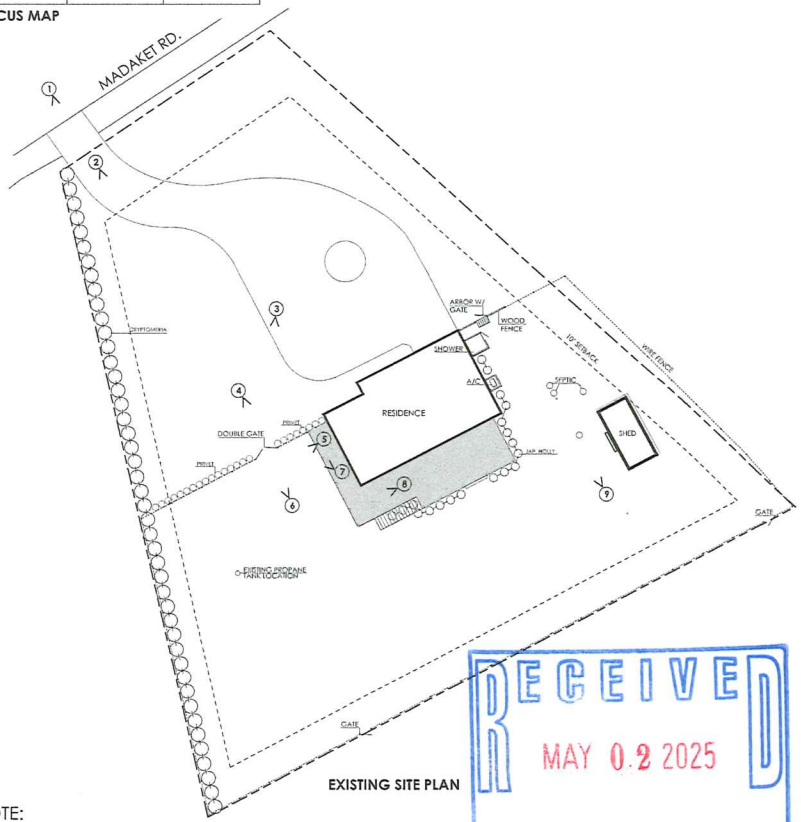
(7) WEST SIDE VIEW 3



(8) UNDER DECK VIEW



(9) EAST SIDE VIEW



EXISTING SITE PLAN

RECEIVED
MAY 02 2025
By

NOTE:
BASE INFORMATION TAKEN FROM "SITE PLAN" SHEET C.101
DATED 02-14-24 BY JB STUDIO RESIDENTIAL AND COMMERCIAL DESIGN

BLUE CLAW ASSOCIATES INC.
Osterville - Chatham - Nantucket
508-271-7750
www.blueclawassociates.com

DATE: APRIL 8, 2025

REVISIONS:
NO. DATE DESCRIPTION

SARTOR RSIDENCE
308 MADAKET ROAD
NANTUCKET, MA

Drawn By: JTN | Checked By:

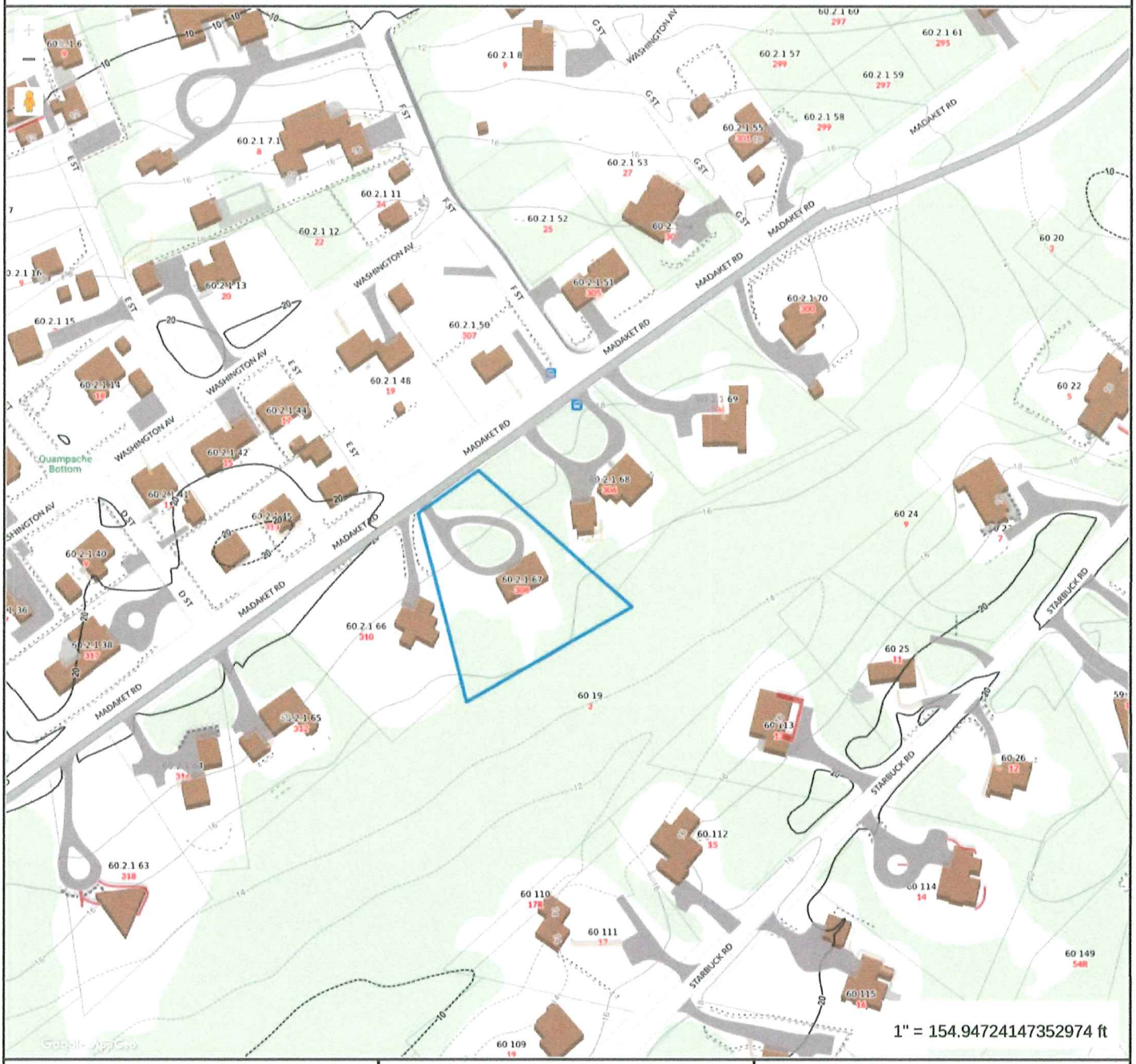
EXISTING SITE PLAN W/ PHOTOS

Scale: 1/16" = 1'-0"

Sheet: HDC-1

Town and County of Nantucket, MA

January 27, 2024



Property Information

Property ID	60.2.1 67
Location	308 MADAKET RD
Owner	308 MADAKET HOLDINGS 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 01/08/2024
Data updated Jan, 2021

RECEIVED
MAY 02 2025
By

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

LOCUS MAP



1 STREET VIEW 1



2 STREET VIEW 2



3 DRIVE VIEW



4 FRONT WEST SIDE VIEW



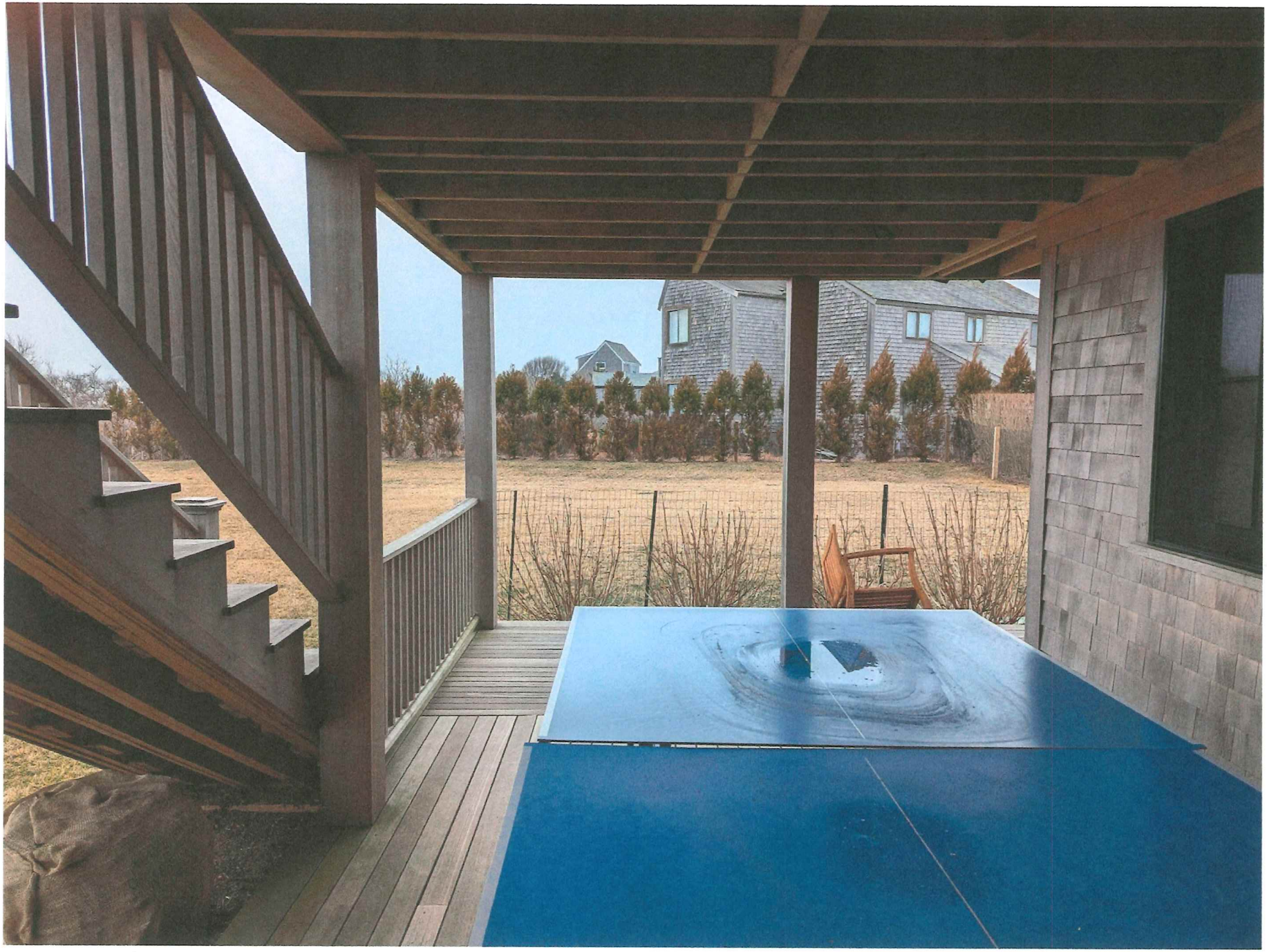
5 WEST SIDE VIEW



6 **WEST SIDE VIEW 2**



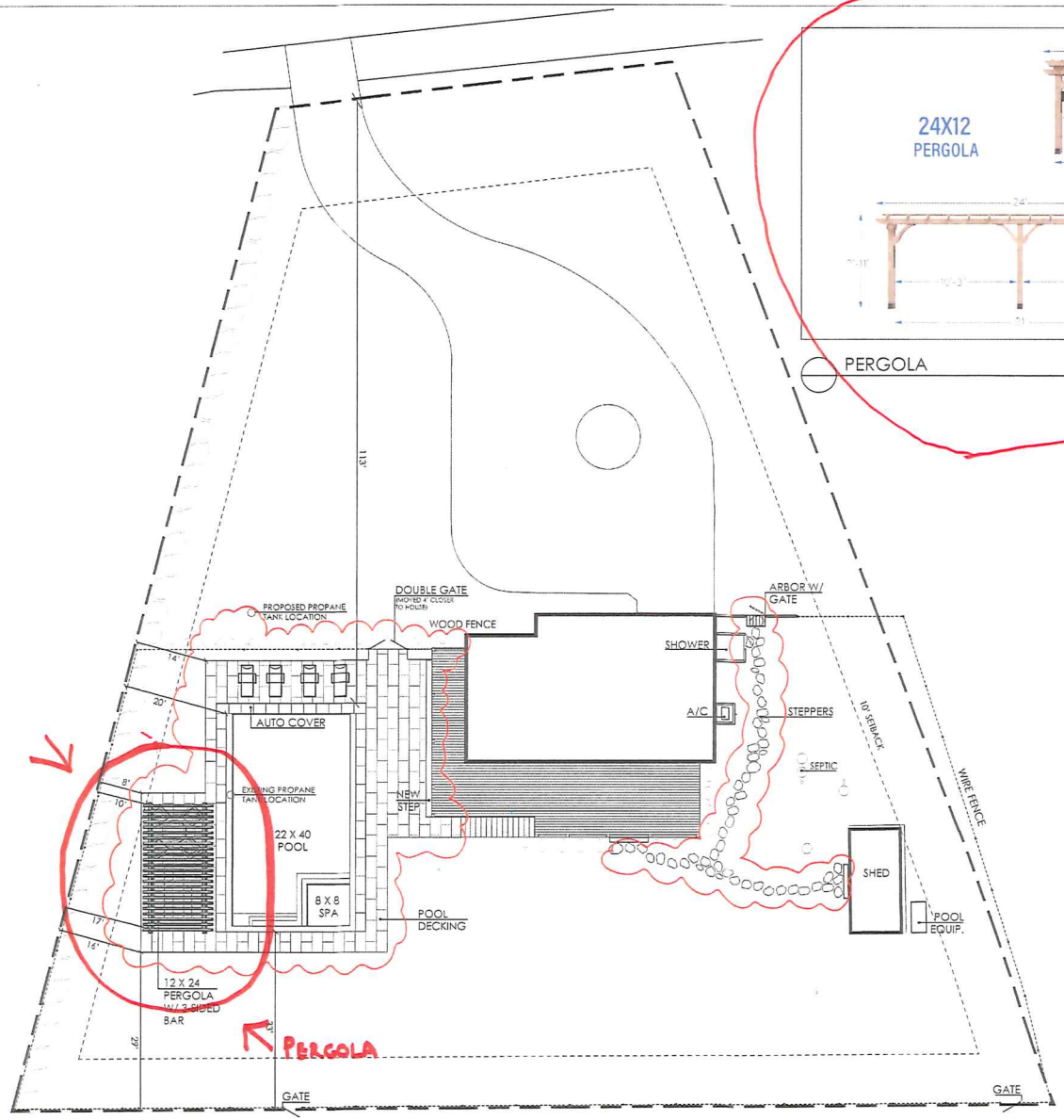
7 WEST SIDE VIEW 3



8 UNDER DECK VIEW



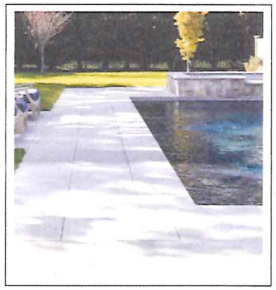
9 EAST SIDE VIEW



PERGOLA



POOL DECKING
EVERBLUE THERMAL BLUE PORCELAIN PAVER



POOL COPING AND POOL VAULT COVER
CHATHAM BLUE MIST GRANITE COPING



STEPPERS
TUMBLED IRREGULAR BLUESTONE FLAGGING

NOTE:
BASE INFORMATION TAKEN FROM "SITE PLAN" SHEET C.101
DATED 02-14-24 BY JB STUDIO RESIDENTIAL AND COMMERCIAL DESIGN

BLUE CLAW ASSOCIATES INC.
Osterville - Chatham - Nantucket
508-271-7750
www.blueclawassociates.com

DATE: MARCH 8, 2025

REVISIONS
NO. DATE DESCRIPTION

SARTOR RSIDENCE
308 MADAKET ROAD
NANTUCKET, MA

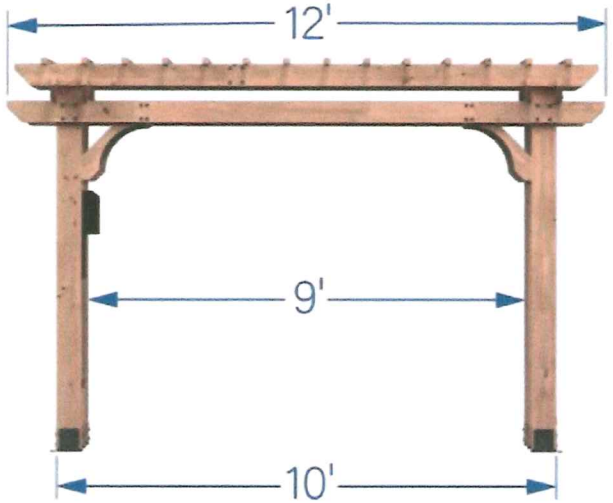
Drawn By: JTN | Checked By:

PERGOLA ~~HARDSCAPE~~ & ~~MATERIALS~~ PLAN

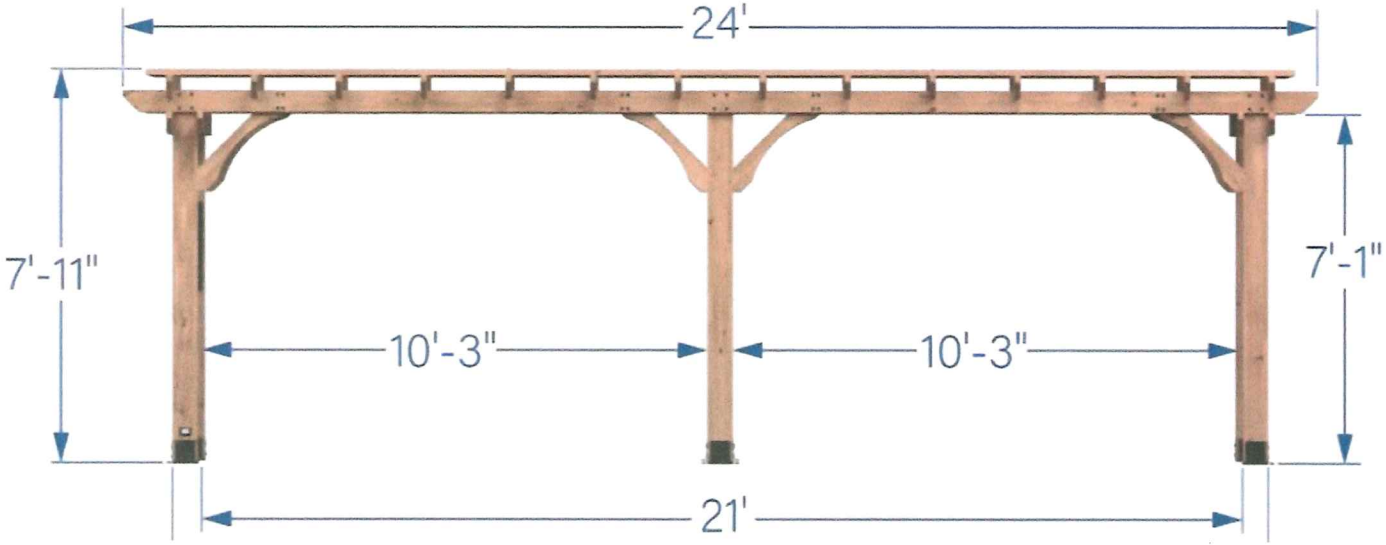
Scale: 1" = 10'-0"
0 10
SCALE IN FEET

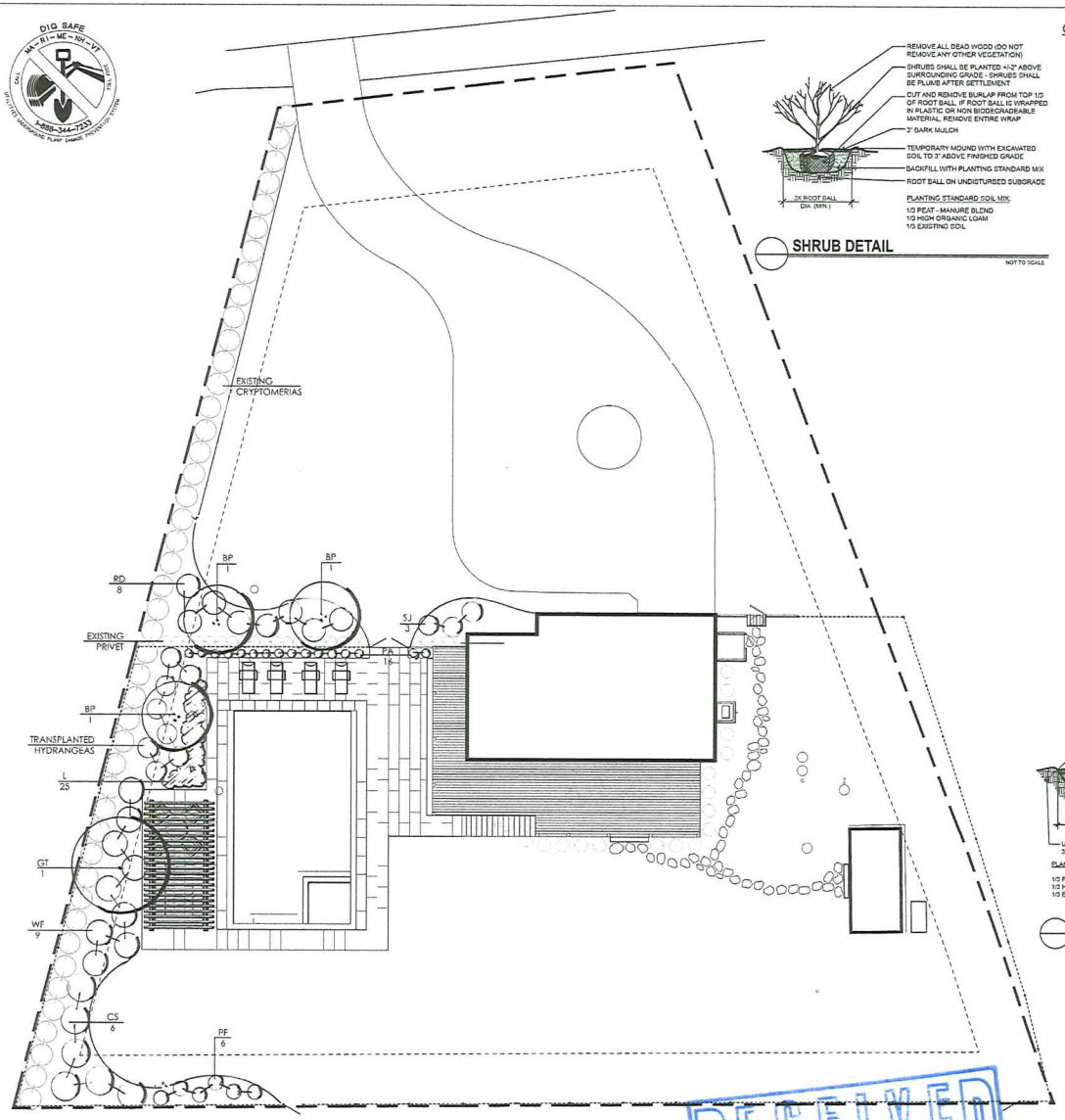
Sheet:
HDC-2

24X12
PERGOLA



SIDE VIEW



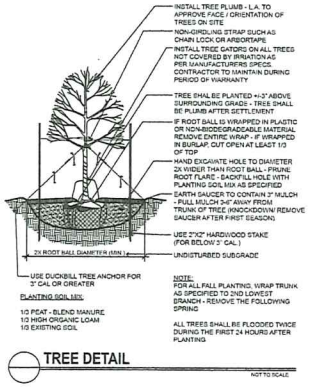


SHRUB DETAIL

NOT TO SCALE

GENERAL NOTES

1) NOTIFY DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION AT 1-800-DIG-SAFE.
2) CONTRACTOR TO OBTAIN ALL PERMITS FOR CONSTRUCTION.
3) LIMIT OF WORK LINE IS PROPERTY LINE UNLESS OTHERWISE INDICATED.
4) LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITIES OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICES 72 HOURS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE LANDSCAPE DESIGNER.
5) CONTRACTOR TO NOTIFY LANDSCAPE DESIGNER IF ADDITIONAL INFORMATION IS REQUIRED FOR BIDS OR CONSTRUCTION.
6) ALL EXISTING UTILITIES TO REMAIN OPERABLE DURING CONSTRUCTION. ANY NECESSARY TEMPORARY DISCONNECTIONS MUST BE COORDINATED WITH THE OWNER AND UTILITY CONCERNED. CONTRACTOR SHALL TERMINATE SERVICE ACCORDING TO UTILITY COMPANY SPECIFICATIONS.
7) CONTRACTOR TO REPAIR ANY DAMAGE TO UTILITY LINES OR STRUCTURES DURING CONSTRUCTION. DAMAGES SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER AND TO THE OWNER'S AND UTILITY COMPANY'S SATISFACTION.
8) STORAGE AREAS FOR CONTRACTOR'S EQUIPMENT, PARKING AND MATERIALS STOCKPILING SHALL BE IN THOSE AREAS APPROVED BY THE LANDSCAPE DESIGNER AND OWNER.
9) ALL AREAS OUTSIDE THE LIMIT OF WORK LINE SHALL BE PROTECTED AND RESTORED TO THEIR ORIGINAL CONDITION IF DAMAGED DURING CONSTRUCTION.
10) CONDUCT ALL OPERATIONS WITHIN MINIMUM INTERFERENCE TO STREETS, SIDEWALKS AND ACCESS TO THE SITE. PROVIDE, ERECT AND MAINTAIN BARRICADES AS NECESSARY TO PROTECT USER'S SAFETY.
11) CONTRACTOR TO MAINTAIN WORK SITE IN AN ORDERLY MANOR; KEEPING THE PREMISES AND SURROUNDING AREAS FREE FROM ACCUMULATION OF DEBRIS AND TRASH RELATED TO WORK.
12) CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS, THE CONTRACT DOCUMENTS AND THE OWNER.



TREE DETAIL

NOT TO SCALE

PLANTING NOTES

1) ALL PLANTS TO HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER SETTLEMENT AS TO THEIR ORIGINAL GRADE BEFORE DIGGING. LOCATE PLANT COLLAR TWO TO THREE INCHES HIGHER THAN PLANTING SOIL MIX TO INSURE CORRECT FINAL RELATIONSHIP.
2) APPLY AN APPROVED ANTI-DESICCANT TO ALL PLANTS IN LEAF AT PLANTING TIME AND TO ALL EVERGREENS BEFORE THEIR FIRST WINTER.
3) FLOOD ALL PLANTS WITH CLEAN WATER TWICE IN THE FIRST 24 HOURS AFTER PLANTING. CONTRACTOR TO ARRANGE FOR ALL PLANTS TO BE PLANTED WITHIN THREE DAYS AFTER DELIVERY TO THE SITE UNLESS OTHERWISE APPROVED BY LANDSCAPE DESIGNER.
4) NEVER CUT A LEADER.
5) TRIM ONLY BROKEN OR DEAD BRANCHES FROM EVERGREEN PLANTS.
6) THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS. DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
7) ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES BY 'THE AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BUY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8) ALL TREES SHALL HAVE 'BEST FACE' SIDE TAGGED AT NURSERY PRIOR TO DIGGING.
9) ALL PLANTS SHALL BALLED AND BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE APPROVED BY THE LANDSCAPE DESIGNER.
10) CONTRACTOR TO STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE DESIGNER.
11) LANDSCAPE DESIGNER TO APPROVE IN PLACE ALL SHRUBS, PERENNIALS AND VINES PRIOR TO PLANTING.
12) ALL TREES TO RECEIVE A MINIMUM OF THREE INCHES OF MULCH. ALL SHRUBS, VINES, AND GROUND COVERS TO RECEIVE A MINIMUM OF TWO INCHES OF MULCH.
13) WHERE SPECIFIED, CALIPER SIZE TO BE OVERRIDING FACTOR IN TREE SELECTION.
14) STAKE OR GUY ALL TREES AND LARGE EVERGREEN MATERIALS.
15) CONTRACTOR TO PROVIDE ONE YEAR GUARANTEE ON ALL MATERIAL. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO BEGIN AT FINAL ACCEPTANCE.
16) ALL PLANT MATERIAL SHALL BE INSTALLED PRIOR TO FINAL TOP-DRESSING AND SODDING/ SEEDING.
17) COORDINATE LANDSCAPE INSTALLATION WITH THE INSTALLATION OF UNDERGROUND SPRINKLER SYSTEM AND LANDSCAPE LIGHTING IF APPLICABLE.
18) NO PLANTING BEFORE THE ACCEPTANCE OF ROUGH GRADING.
19) CONTRACTOR TO PROVIDE SOIL TESTS IN AREAS DESIGNATED BY LANDSCAPE DESIGNER IN FIELD FOR EXISTING SOILS TO DETERMINE APPROPRIATE SOIL AMENDMENTS PRIOR TO THE DISTURBANCE OF SITE.
20) ALL PLANTING BEDS TO BE TREATED WITH PREEN AND GREEN OR APPROVED EQUAL TO PROHIBIT WEED GERMINATION AND GROWTH PRIOR TO SPREADING OF MULCH.
21) ALL PERENNIALS ARE TO BE PLANTED IN DAMP SOIL.
22) PLANT LIST: A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES, TYPES AND NAMES IS INCLUDED IN THIS SET OF DRAWINGS. IN THE EVENT OF DISCREPANCIES BETWEEN QUANTITIES OF PLANTS IN THE PLANT LIST AND THE QUANTITIES SHOWN ON THE DRAWINGS, THE PLAN SHALL GOVERN. WHEN MULTIPLE PLANT SPECIES ARE LISTED IN ONE PLANT CATEGORY, THE GOAL IS TO PROVE THE BEST PLANTS AVAILABLE AT THE TIME OF INSTALLATION. LANDSCAPE DESIGNER HAS THE RIGHT TO REJECT ANY PLANT THAT DOES NOT MEET THE SPECIFICATIONS LISTED IN THE PLANT TABLE.
23) PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY LANDSCAPE DESIGNER.
24) ALL DISTURBED AREAS TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS (REFER TO ENGINEER'S SOIL STABILIZATION AND EROSION CONTROL PLAN FOR FURTHER INFORMATION).
25) CONTRACTOR SHALL (IF APPLICABLE) REVIEW WITH CLIENT ALL IRRIGATION PROCEDURES AND PROCESSES (I.E. TIMERS, ZONES, ALL OTHER ITEMS INVOLVED WITH THE IRRIGATION SYSTEM).

Plant List for:

Sartor Residence

308 MAMadaket Road, Nantucket, MA

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BP	3	Betula papyrifera	Paper Birch (Clump)	12-14' HT
CS	6	Cornus stolonifera 'Arctic Fire'	Red Red-Osier Dogwood	5 GAL
GT	1	Gleditsia triacanthos var. inermis	Thornless Honeylocust	3" CAL
L	25	Lavandula 'Munstead Strain'	Munstead Strain Lavender	1 GAL
PA	16	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 GAL
PF	6	Potentilla fruticose 'Happy Face'	Happy Face Yellow Potentilla	3 GAL
RD	8	Rhododendron 'Aglo'	Aglo Rhododendron	7 GAL
SJ	3	Spiraea japonica 'Double Play Candy Corn'	Double Play Candy Corn Spiraea	5 GAL
WF	9	Weigela florida 'Spilled Wine'	Spilled Wine Weigela	5 GAL

NOTE:

BASE INFORMATION TAKEN FROM "SITE PLAN" SHEET C.101
DATED 02-14-24 BY JB STUDIO RESIDENTIAL AND COMMERCIAL DESIGN

RECEIVED
MAY 02 2025
BY

BLUE CLAW ASSOCIATES INC.
Osterville - Chatham - Nantucket
508-271-7750
www.blueclawassociates.com

DATE: APRIL 20, 2025

REVISIONS
NUM DATE DESCRIPTION

SARTOR RSIDENCE
308 MADAKET ROAD
NANTUCKET, MA

Drawn By: JTN | Checked By:

PLANTING PLAN

Scale: 1" = 10'-0"
0 5 10 20
SCALE IN FEET

Sheet:
HDC-3

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER... 308 MADAKET HOLDINGS LLC

MAILING ADDRESS... 42 POPES LANE HINGHAM, MA 02053

PROPERTY LOCATION... 308 MADAKET RD

ASSESSORS MAP/PARCEL... 6021/ / 67/ /

SUBMITTED BY:... JT NEWTON, BLUE CLAW ASSOCIATES
JTN@BLUECLAWASSOCIATES.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 30, 2025
DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.30 11:30:28 -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
60	19		BYRNE MICHAEL TR ETAL	MADAKET LAND TRUST	PO BOX 987	NANTUCKET	MA	02554	3 BALTIMORE ST
6021	48		MULLIN EILEEN ETAL		19 WASHINGTON AV	NANTUCKET	MA	02554	19 WASHINGTON AV
6021	66		SHERWOOD LLOYD & ELIZABETH J		108 EDGEMONT RD	SCARSDALE	NY	10583	310 MADAKET RD
6021	68		HASSOLD JANET A & ROBERT C		13722 LITTLE HARBOR CT	JACKSONVILLE	FL	32225	306 MADAKET RD
Count:	**4**								

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: 308 Madaket Rd

Tax Map Number: 60 Parcel Number: 2.1.67

Owner of Record: 308 Madaket Holdings LLC

Description of Proposal: 22x40 built in pool with integrated hot tub and 12x24 pergola

Anticipated HDC Submission Date: 5/2/25

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.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

9589 0710 5270 1280 9153 64

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Jacksonville, FL 32225

Certified Mail Fee $4.85
$ $0.00

Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $ $0.00
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City, State, ZIP+4®: Scarsdale NY 10583

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Sent To: Eileen Mullin

Street and Apt. No., or PO Box No.: 19 Washington Ave

City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 156

Street & Number of Proposed Work: 35 Pleasant ST

Owner of record: Tom & Lena Sansone

Mailing Address: 144 Green Ave
Madison NJ 07946

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325
02554

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: No change Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'0" South — East — West —

Height of ridge above final finish grade: North No change South — East — West —

Additional Remarks

Historic Name:

Original Date: 1923 - 1935

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Revise doors & windows
Remove outdoor shower

Is there an HDC survey form for 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 Craftsman Material Mahogany

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TME - NTW Clapboard (if applicable) _____ Roof _____
Trim TME - White Sash TME 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 5.1.2025 Signature of owner of record _____ Signed by GA under consent of owner 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:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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)

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.**

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: Garage

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ○ a. at sidewalk ○ b. 10 feet or less ○ c. 20 feet or less ○ d. other: ~60'

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

○ a.	densely built-up	○ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	○ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a. barn	○ b. privy	○ c. shop	○ d. arbor
○ e. carriage house	○ f. shed	○ g. gardens	○ h. deck
○ i. garage	○ j. greenhouse	○ k. fence	○ l. parking

○ m. scallop shanty n. landscape features: _____ o. other: house

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-37-19
MAP/PARCEL#: 55-41-156

Recorded By: AEG Date: 12/13 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 35 Pleasant St. 2. BUILDING NAME: _____

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: _____

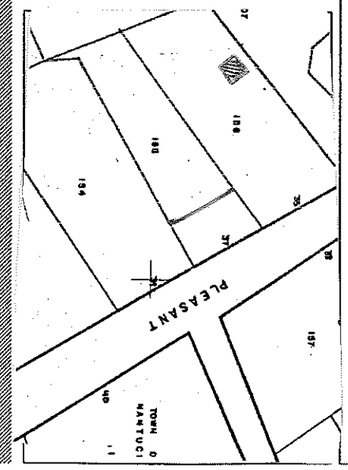
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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 -- 3X2"





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: _____

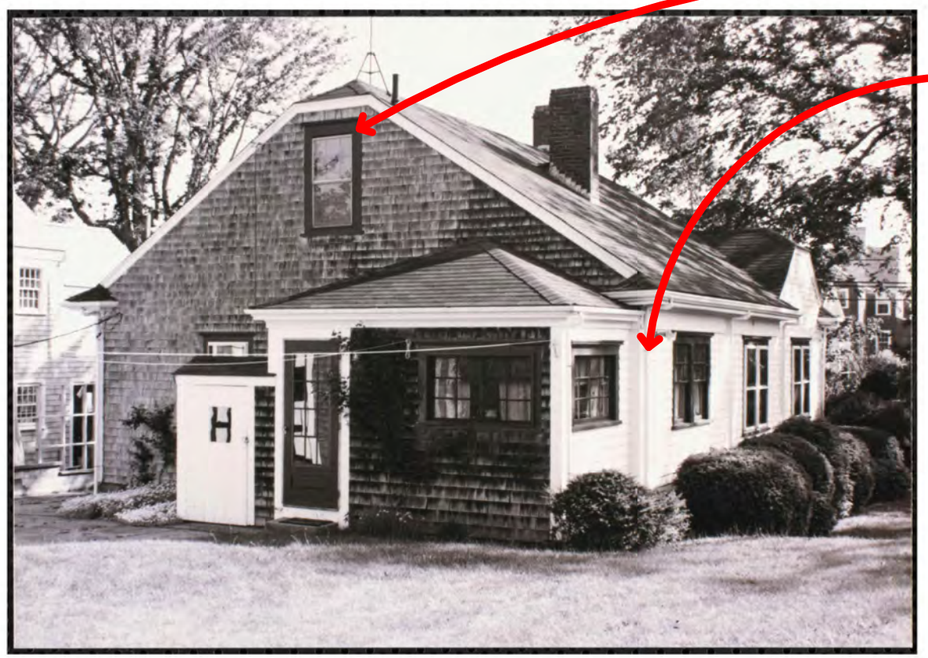
35. BUILDING TYPE:
○ a. box ○ c. gable front ✓ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: hip

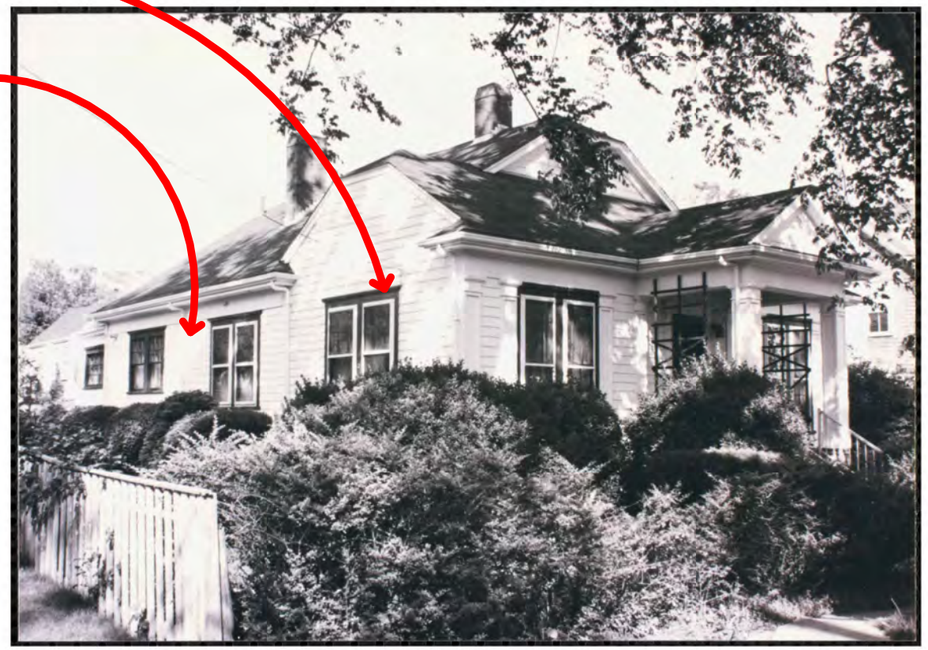




Darker trim color

More painted shingles





1992

Sansone

35 Pleasant Street
Nantucket MA

Site Plan 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCa

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WWW.GRYPHONARCHITECTS.COM 508 228 2820

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1920's

Sansone

35 Pleasant Street
Nantucket MA

Site Plan 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCb

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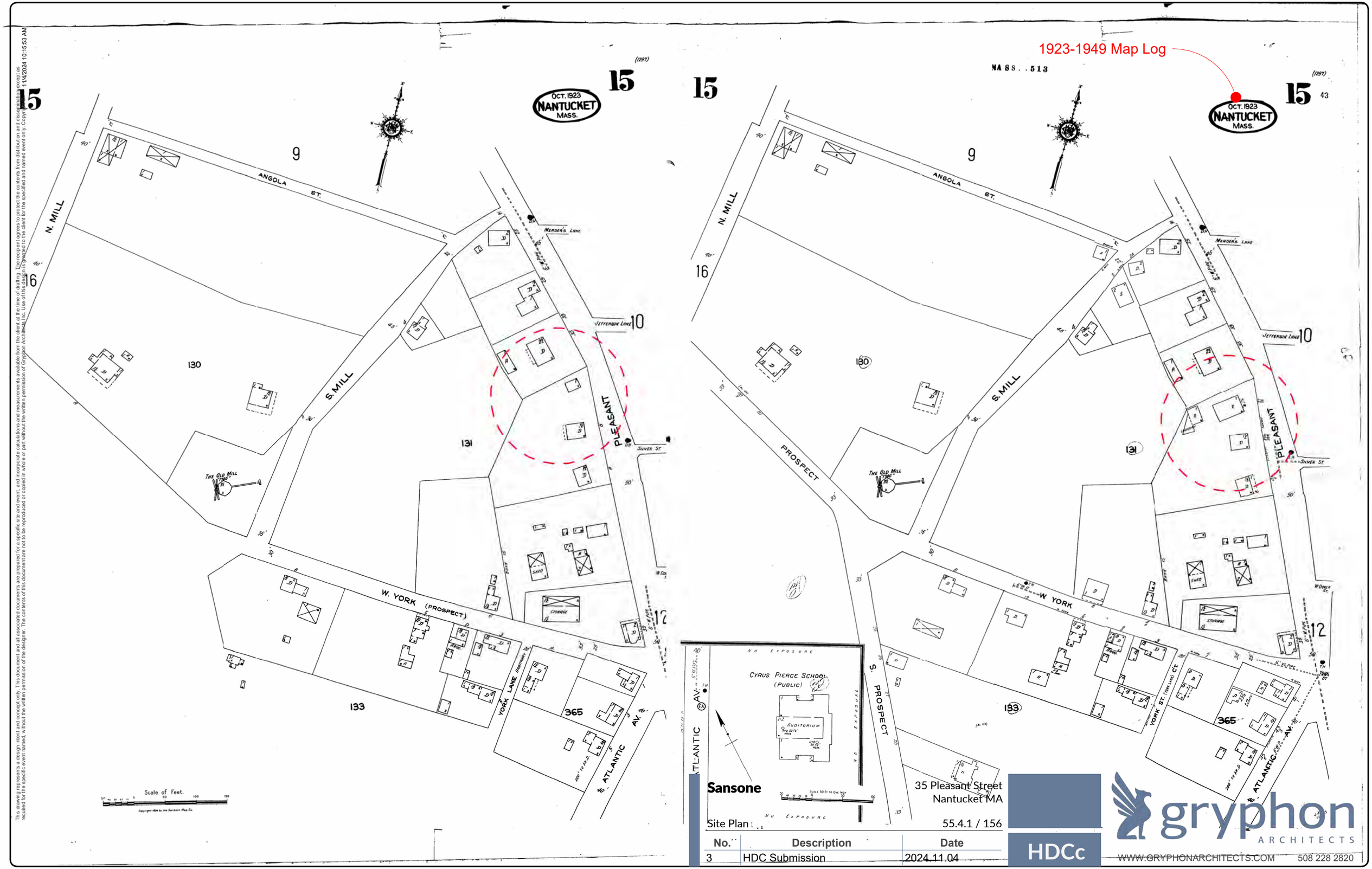

Sansone

35 Pleasant Street
Nantucket MA

Site Plan : 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCc

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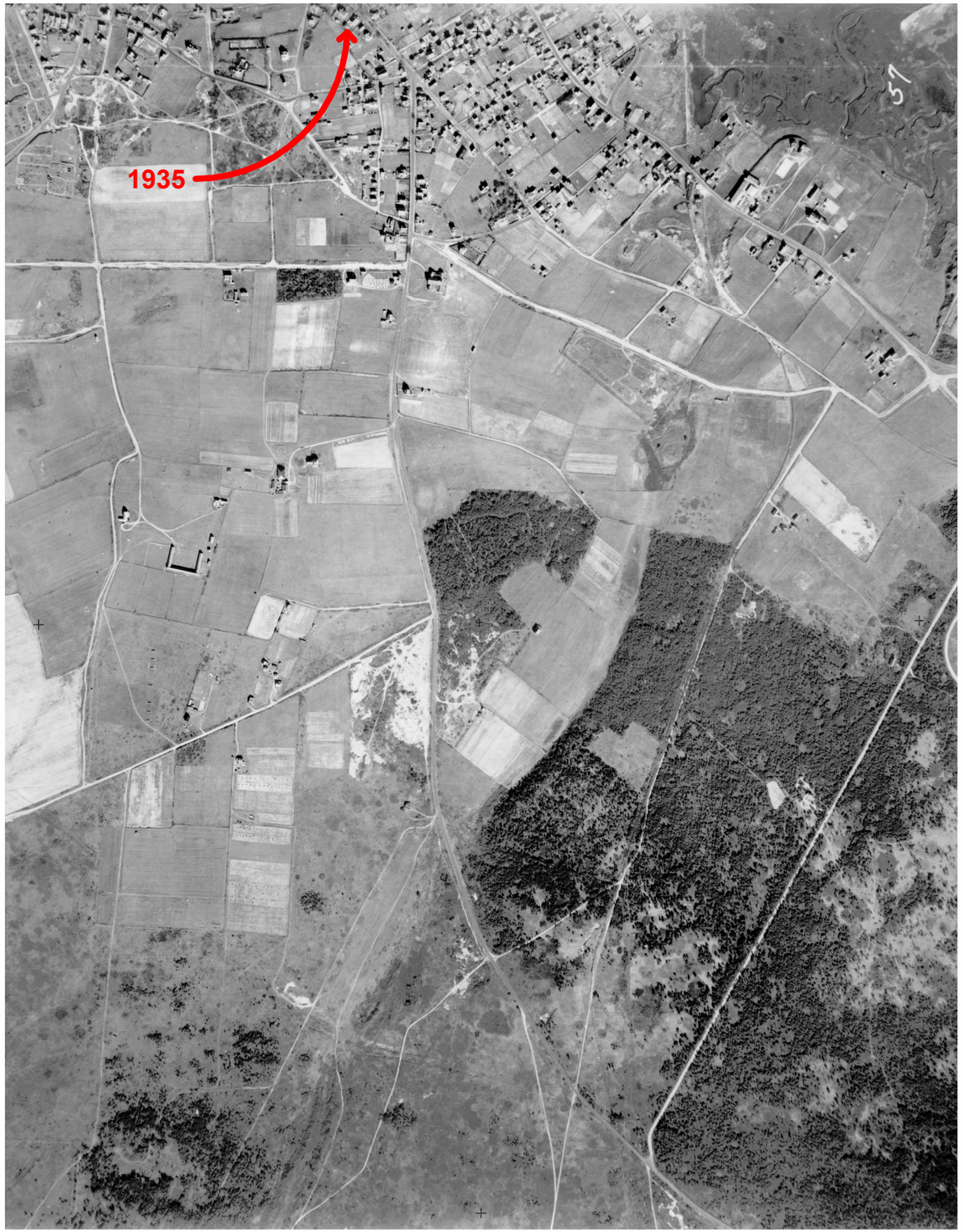



Sansone

35 Pleasant Street
Nantucket MA

Site Plan

55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCd

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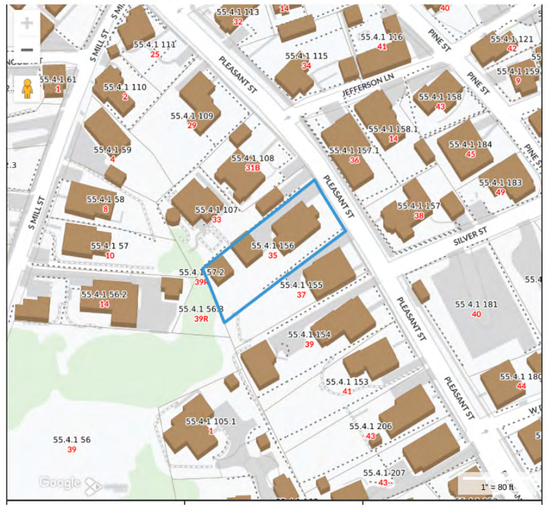



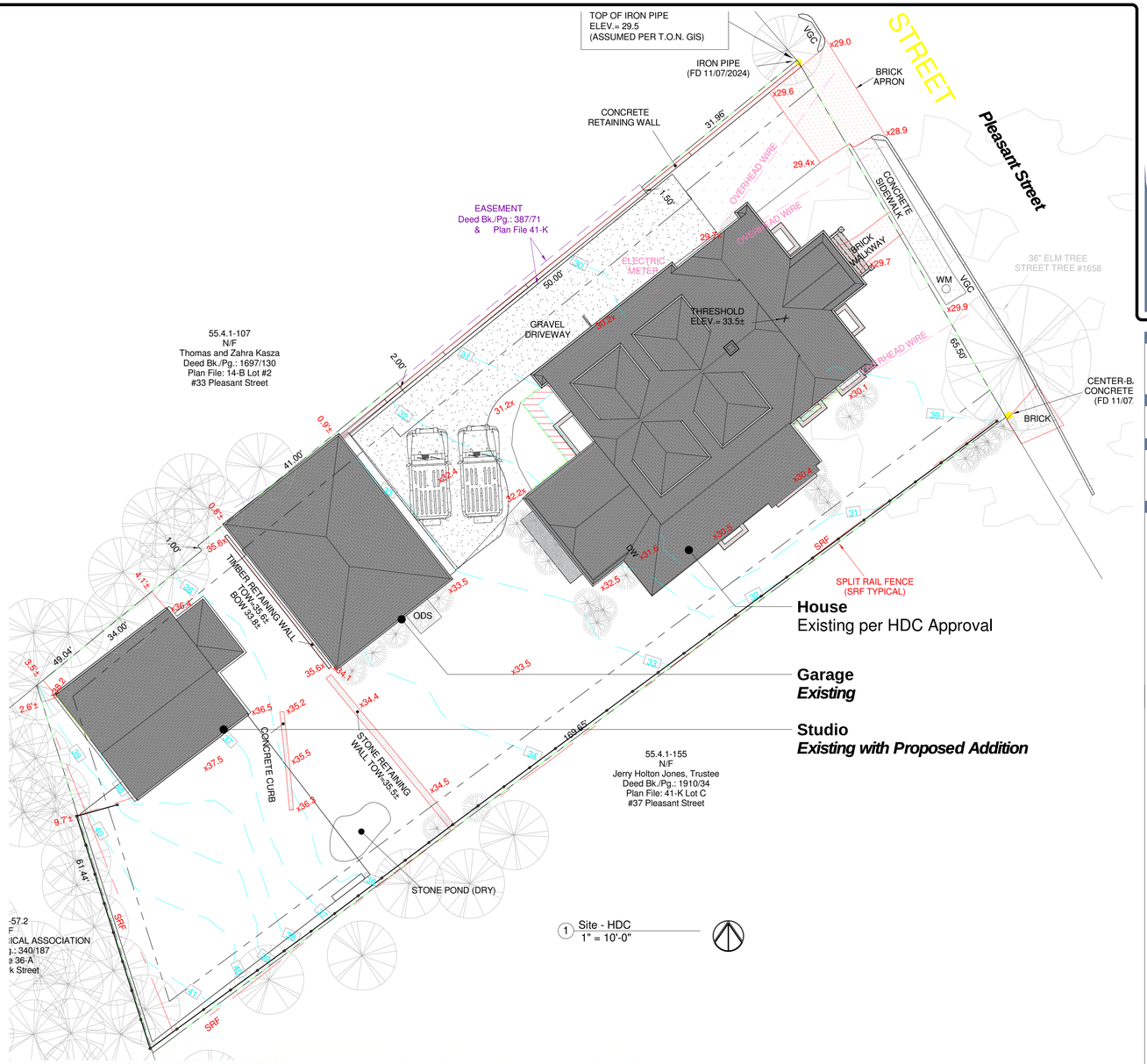

House
Existing per HDC Approval

Garage
Existing

Studio
Existing with Proposed Addition

1 Site - HDC
1" = 10'-0"









gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Sansone

Project
Pleasant Retreat

Location
35 Pleasant Street
Nantucket MA

55.4.1 / 156

Structure
Site Plan

#	Description	Date
15	HDC Submission	2025.05.12

Site

HDC1.0

HDC Submission

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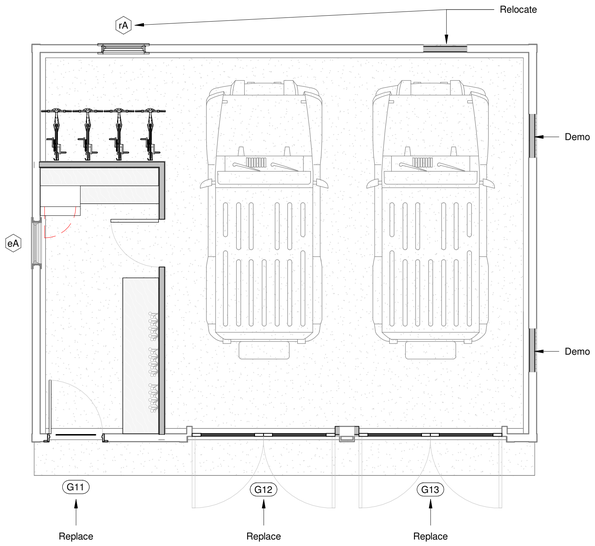
HDC Submission



5 **Floor 1 - HDC - Proposed**
1/4" = 1'-0"

Door Schedule - HDC

Mark	Manufacturer	Model	Rough Width	Rough Height	Function	Material	Finish	Phase Created	Comments
G11	Nantucket Millworks	9 Lite 1 Panel	3'-2"	6'-9"	Exterior	Mahogany	Painted White	New Construction	
G12	Nantucket Millworks	Garage	8'-0"	7'-0"	Exterior	Mahogany	Painted White	New Construction	
G13	Nantucket Millworks	Garage	8'-0"	7'-0"	Exterior	Mahogany	Painted White	New Construction	



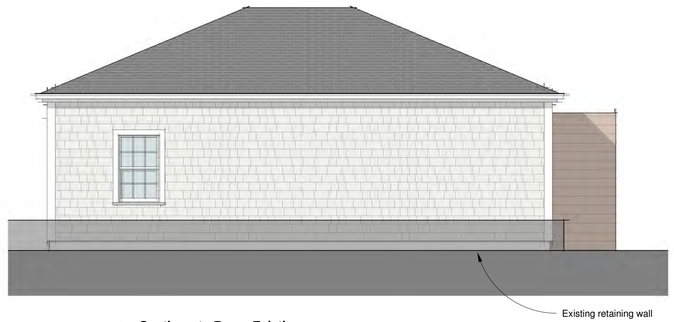
Existing



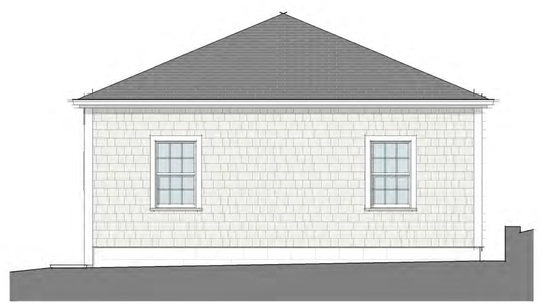
3 **Northeast - Entry - Existing**
1/4" = 1'-0"



4 **Southeast - Side Yard - Existing**
1/4" = 1'-0"

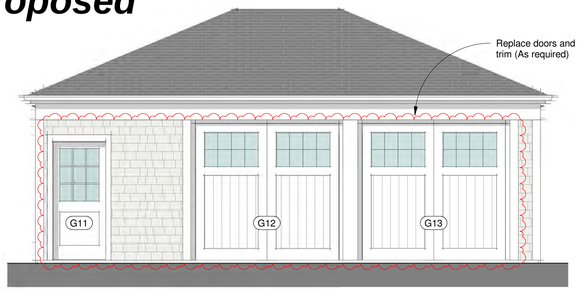


2 **Southwest - Rear - Existing**
1/4" = 1'-0"

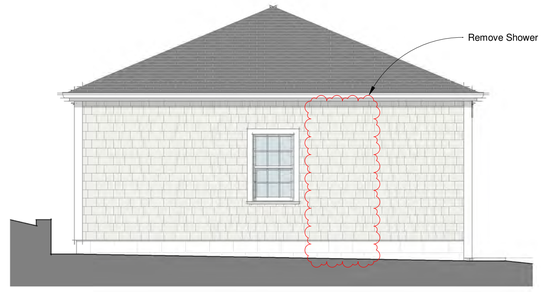


1 **Northwest - Side - Existing**
1/4" = 1'-0"

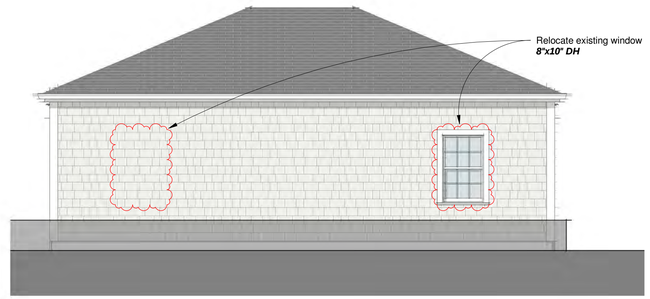
Proposed



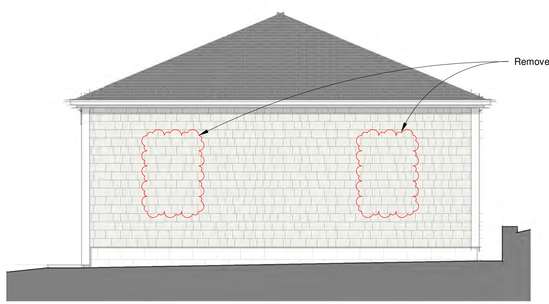
6 **Northeast - Entry - Proposed**
1/4" = 1'-0"



7 **Southeast - Side Yard - Proposed**
1/4" = 1'-0"



9 **Southwest - Rear - Proposed**
1/4" = 1'-0"



8 **Northwest - Side - Proposed**
1/4" = 1'-0"

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Sansone

Project
Pleasant Retreat

Location
35 Pleasant Street
Nantucket MA

55.4.1 / 156

Structure
Garage

#	Description	Date
2	HDC Submission	2025.05.12

Plans & Elevations

HDC1.1

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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°: 55.4.1 PARCEL N°. 156

Street & Number of Proposed Work: 35 pleasant ST

Owner of record: Tom & Lena Sanson

Mailing Address: 144 green Ave
Madison NJ

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects inc.

Mailing Address: PO Box 325
20554

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 10' Sq. Footage 1st floor: 50SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 5' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'-0" South — East — West —

Height of ridge above final finish grade: North No Change South — East — West —

Additional Remarks

Historic Name:

Original Date: Circa 1960's +/-

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation ◦ Add Hip Roof Addition to Existing Studio
3. West Elevation
4. North Elevation ◦ Revise fenestration

Is there an HDC survey form for 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 NTW 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 5.1.2025 Signature of owner of record Signed by GA Under Consent of owner 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:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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)

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.

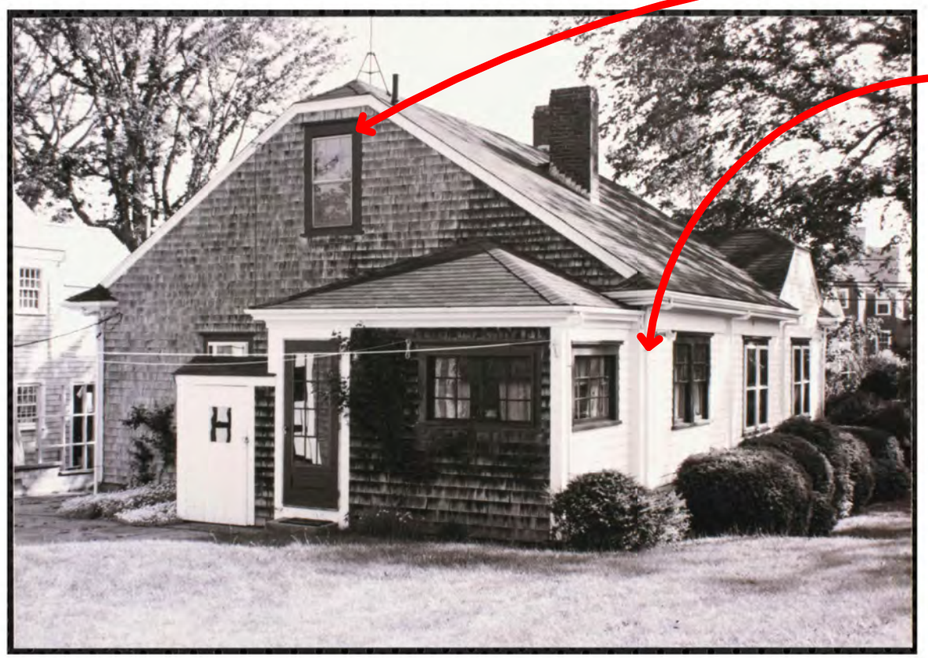
N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

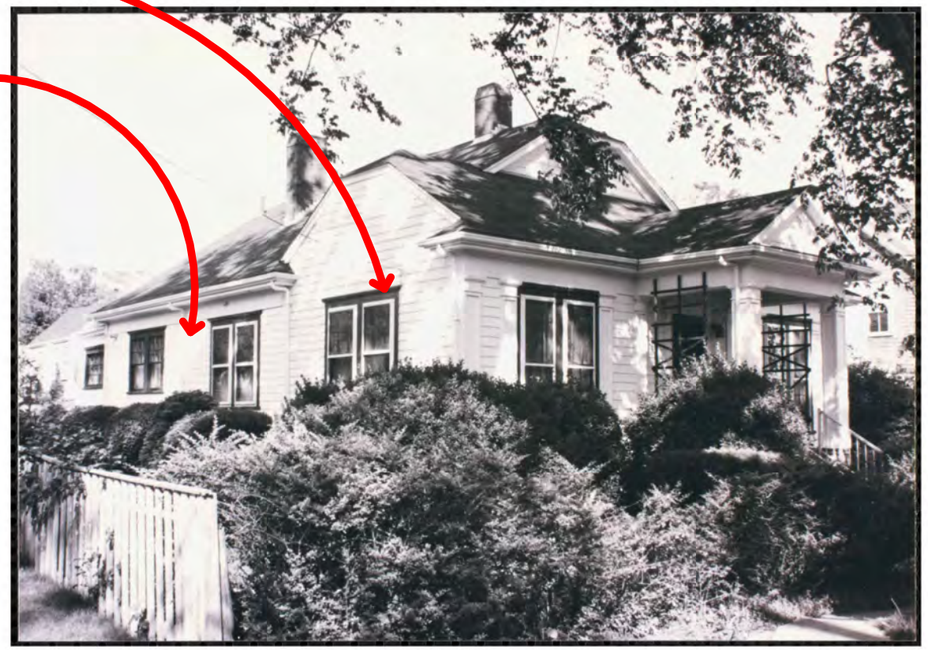




Darker trim color

More painted shingles





1992

Sansone

35 Pleasant Street
Nantucket MA

Site Plan 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCa

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WWW.GRYPHONARCHITECTS.COM 508 228 2820

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1920's

Sansone

35 Pleasant Street
Nantucket MA

Site Plan 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCb

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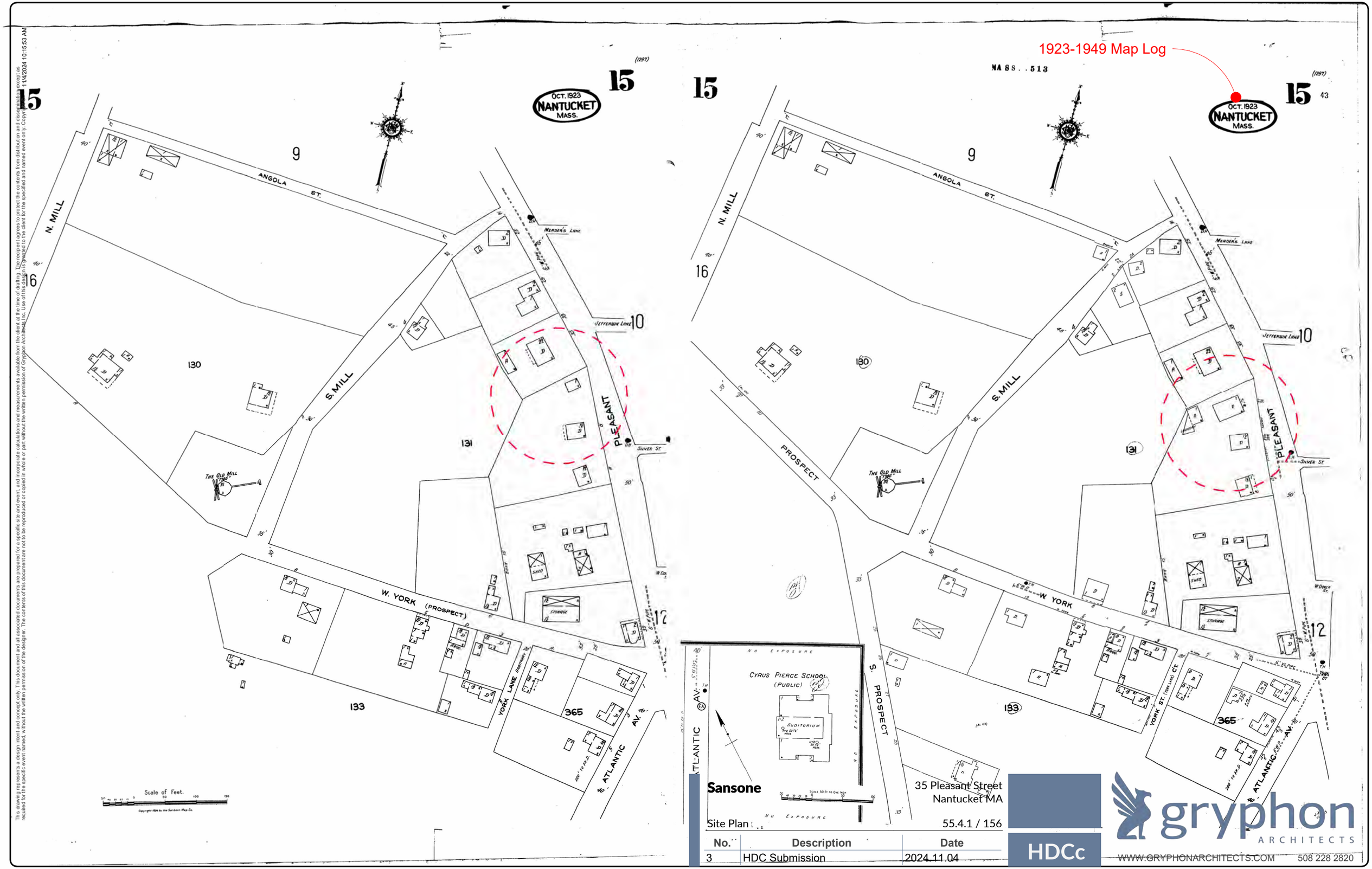
WWW.GRYPHONARCHITECTS.COM 508 228 2820



Sansone

35 Pleasant Street
Nantucket MA

Site Plan : 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCc

gryphon ARCHITECTS

WWW.GRYPHONARCHITECTS.COM 508 228 2820

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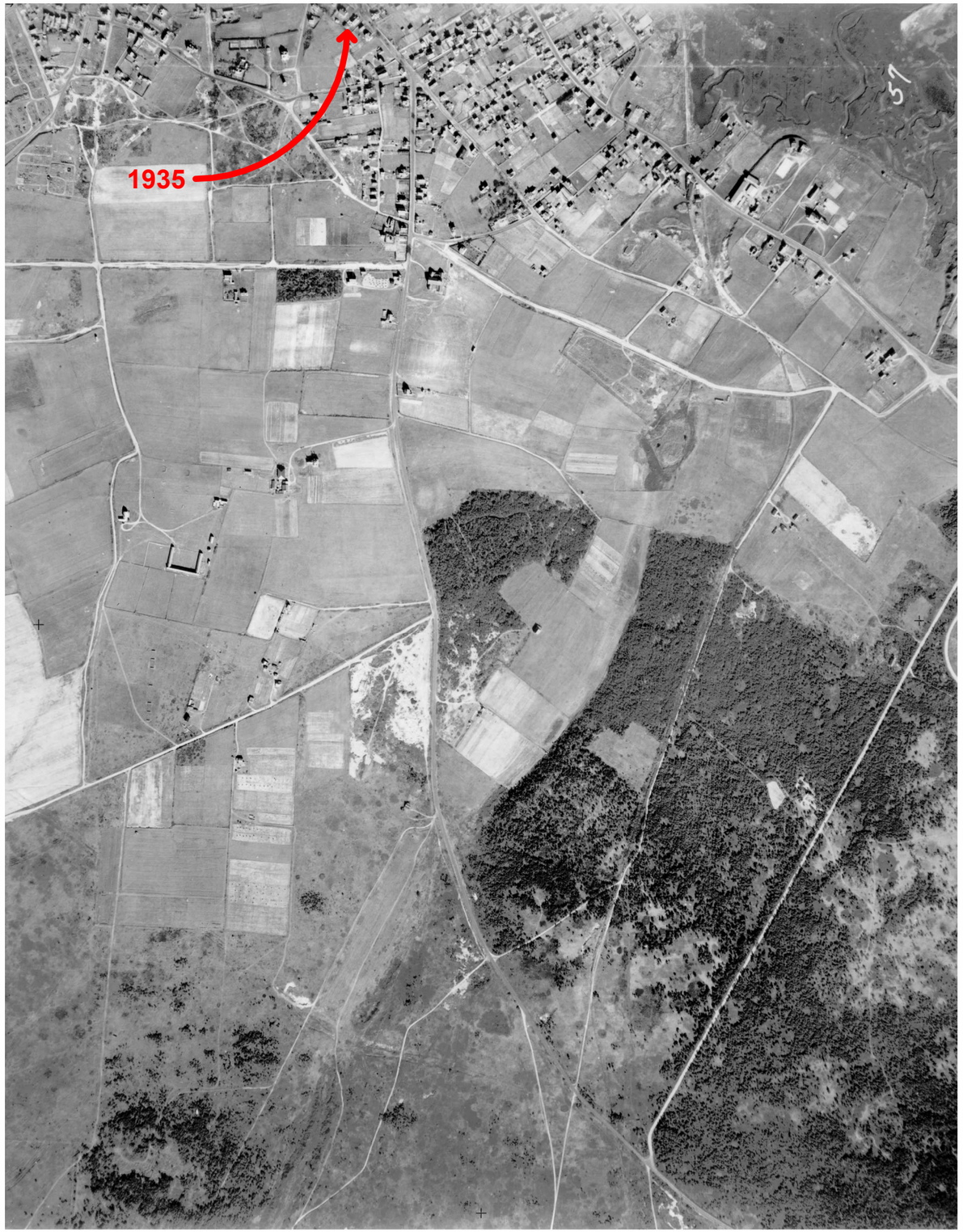



Sansone

35 Pleasant Street
Nantucket MA

Site Plan

55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCd

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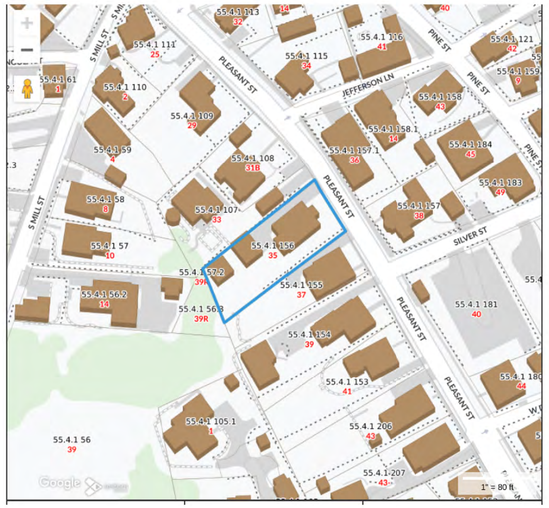



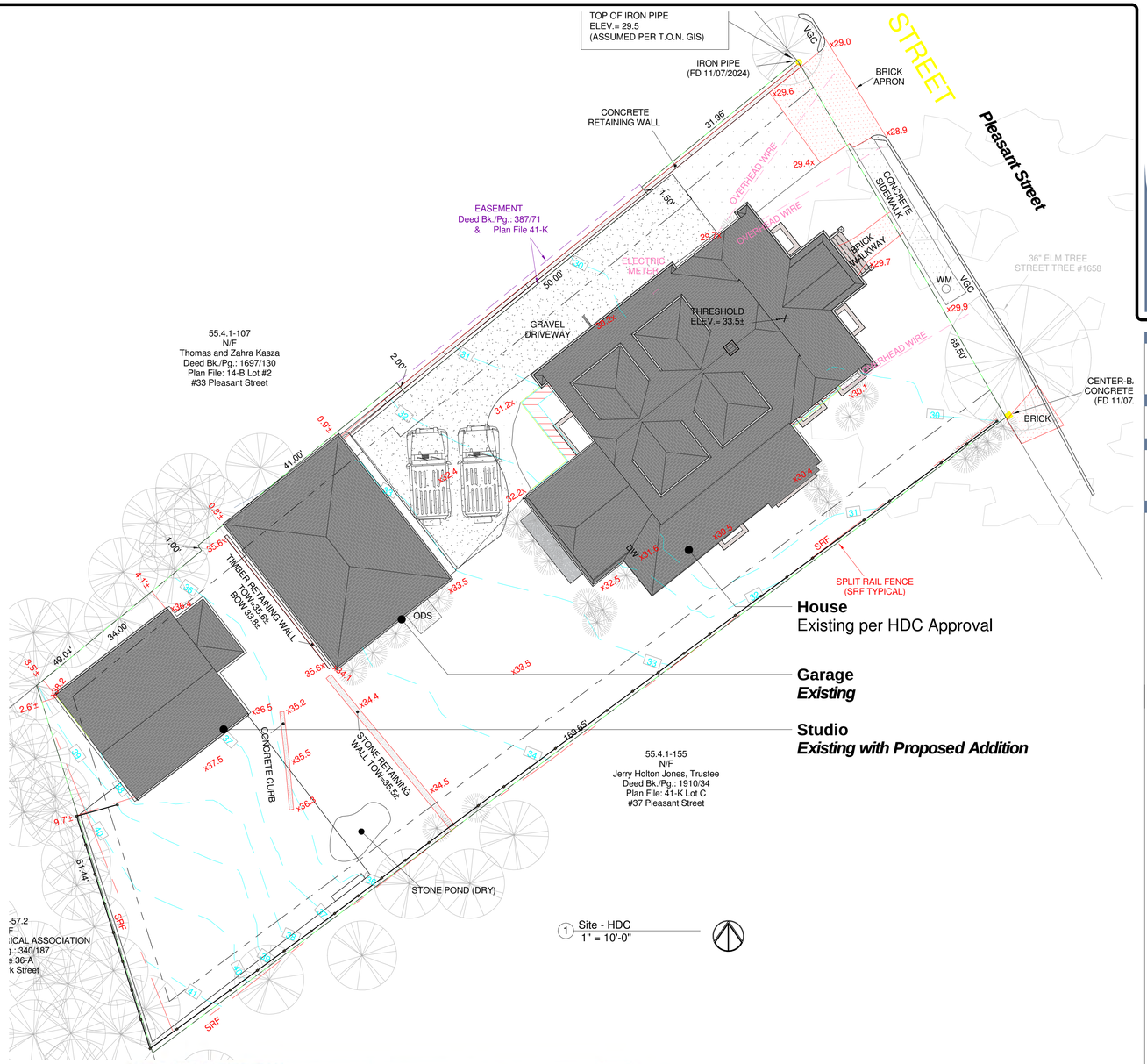









HDC Submission

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Sansone

Project
Pleasant Retreat

Location
35 Pleasant Street
Nantucket MA
55.4.1 / 156

Structure
Site Plan

#	Description	Date
15	HDC Submission	2025.05.12

Site

HDC1.0

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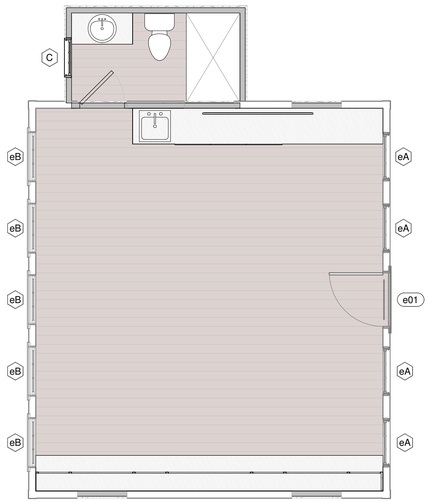
Existing | Proposed



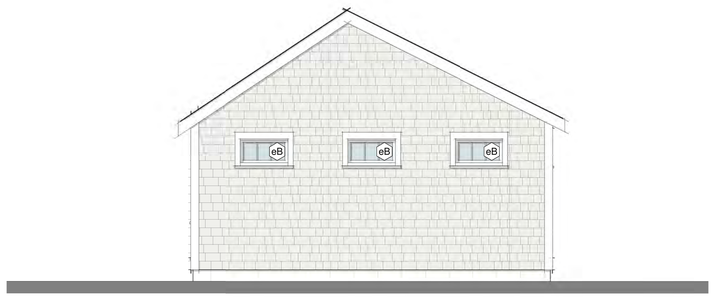
5 Floor 1 - Proposed - HDC
1/4" = 1'-0"

Window Schedule - HDC					
Type Mark	Manufacturer	Model	Rough Width	Rough Height	Comments
C	Brosco	7x9 - 6/6 - DH	2'-3"	3'-9"	White
eA	Brosco	9x12 - 6/6 - DH	2'-9"	4'-9"	Existing - No Change
eB	Brosco	9x12 - 3 Lite - Transom	2'-9"	1'-7 1/2"	Existing - No Change

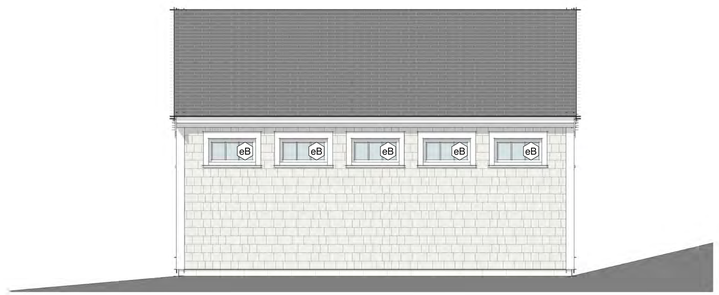




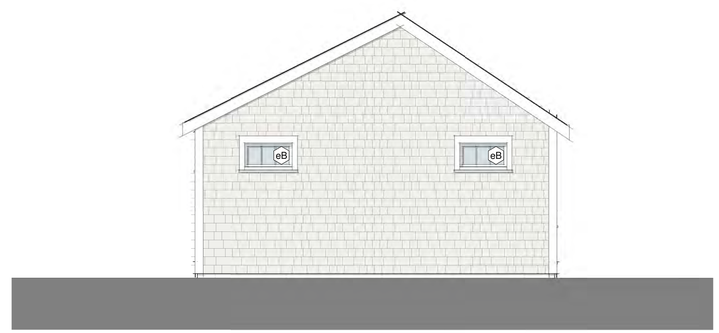
1 Southeast - Patio - Existing
1/4" = 1'-0"



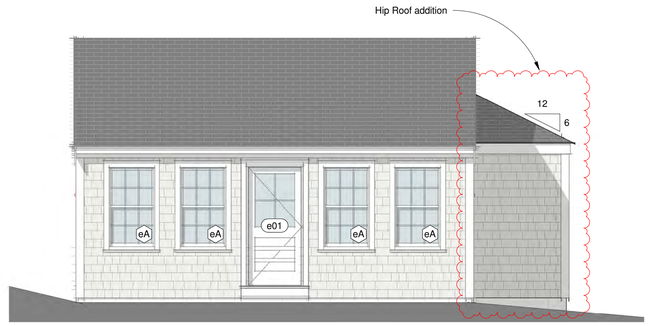
2 Northeast - Garage - Existing
1/4" = 1'-0"



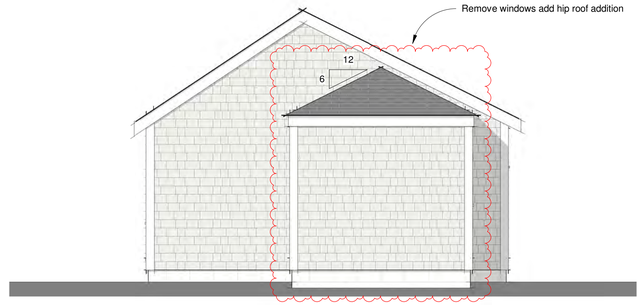
4 Northwest - Side - Existing
1/4" = 1'-0"



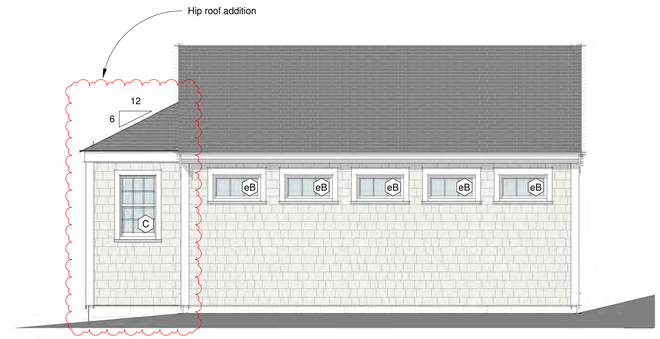
3 Southwest - Rear - Existing
1/4" = 1'-0"



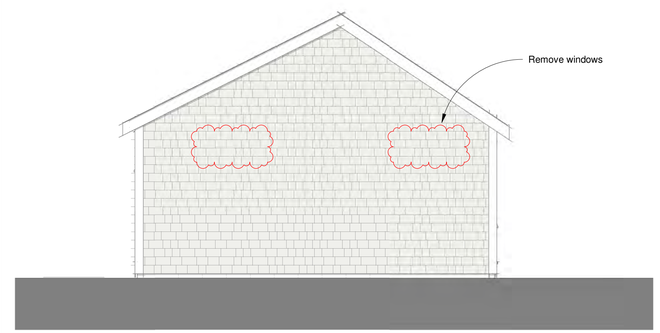
7 Southeast - Patio - Proposed
1/4" = 1'-0"



6 Northeast - Garage - Proposed
1/4" = 1'-0"



8 Northwest - Side - Proposed
1/4" = 1'-0"



9 Southwest - Rear - Proposed
1/4" = 1'-0"

HDC Submission

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2 Sanford Road, Suite 6
Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Sansone

Project
Pleasant Retreat

Location
35 Pleasant Street
Nantucket MA
55.4.1 / 156

Structure
Tea House

#	Description	Date
4	HDC Submission	2025.05.12

Plans & Elevations

HDC1.1

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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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The certificate is valid for three years from 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°. 16

Street & Number of Proposed Work: 31 Easy Street

Owner of record: Joseph V. Arno & Kenneth A. Gallickson, Trustees The Joseph V. Arno Nonnee Trust

Mailing Address: P.O. Box 2669

Nantucket, MA 02584

Contact Phone #: 508-228-3128 E-mail: kag@realelaw.com

AGENT INFORMATION (if applicable)

Name: Gaidar Folger

Mailing Address: 18 York Street

Nantucket, MA 02554

Contact Phone #: 508-325-1721 E-mail: gfolger@Comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☑ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 3', ~~Type II~~

Type: picket Type II

Length: see site plan

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 _____

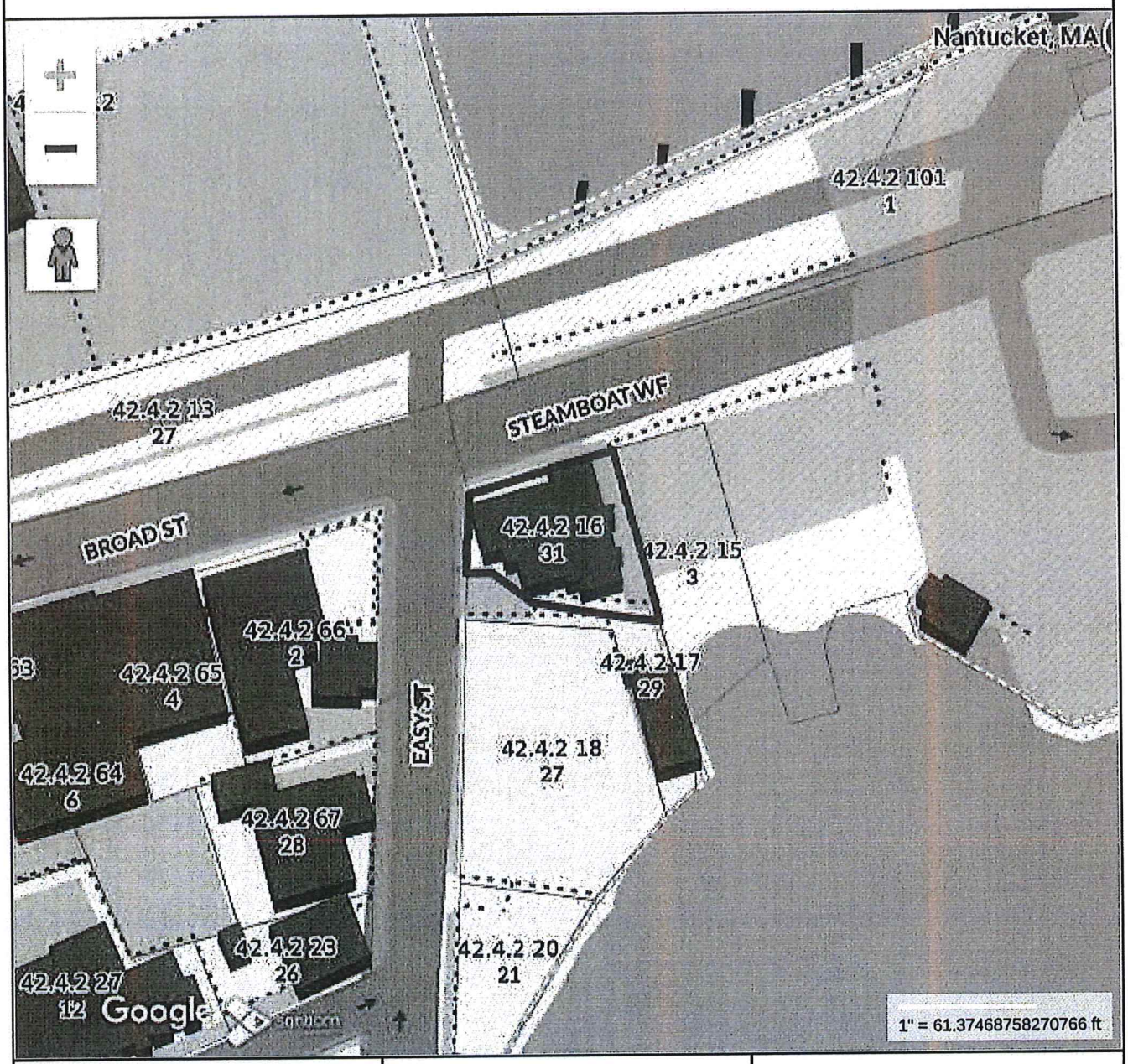
Deck _____ Foundation _____ Fence natural Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

or painted white

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/5/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

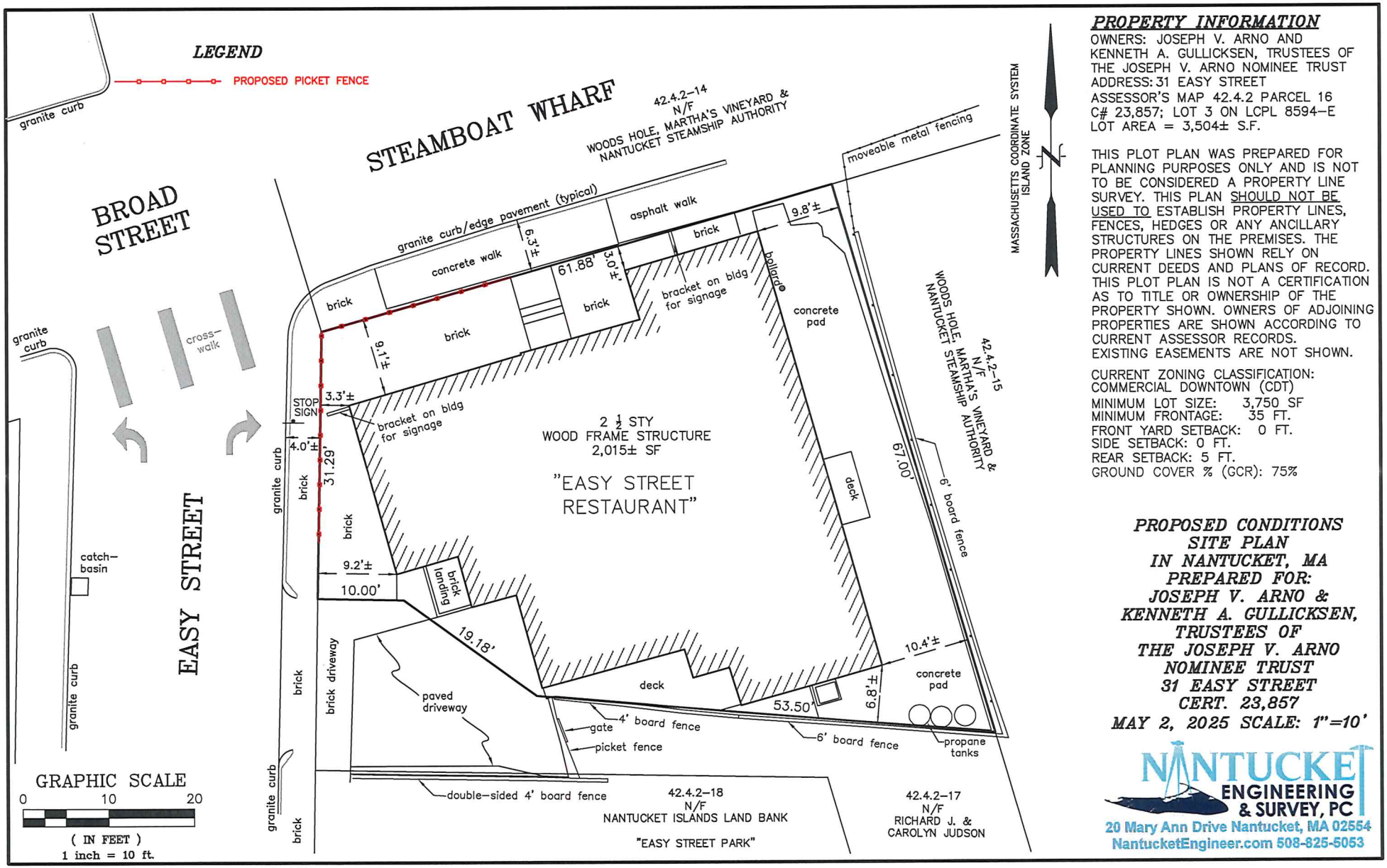
Property ID	10404
Location	31 EASY ST
Owner	ARNO JOSEPH V TRST ETAL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



PROPERTY INFORMATION

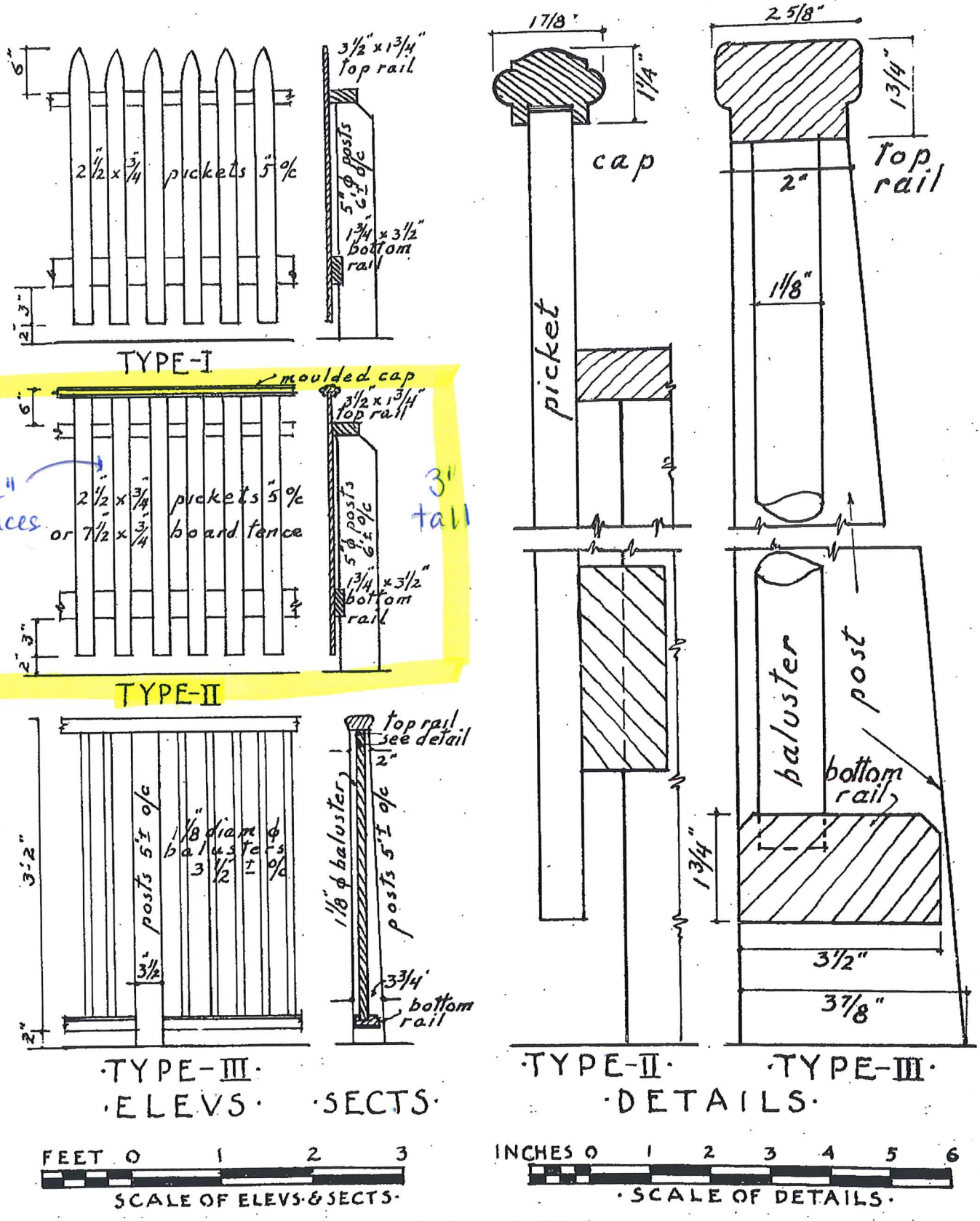
OWNERS: JOSEPH V. ARNO AND KENNETH A. GULLICKSEN, TRUSTEES OF THE JOSEPH V. ARNO NOMINEE TRUST
ADDRESS: 31 EASY STREET
ASSESSOR'S MAP 42.4.2 PARCEL 16
C# 23,857; LOT 3 ON LCPL 8594–E
LOT AREA = 3,504± S.F.

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. EXISTING EASEMENTS ARE NOT SHOWN.

CURRENT ZONING CLASSIFICATION: COMMERCIAL DOWNTOWN (CDT)
MINIMUM LOT SIZE: 3,750 SF
MINIMUM FRONTAGE: 35 FT.
FRONT YARD SETBACK: 0 FT.
SIDE SETBACK: 0 FT.
REAR SETBACK: 5 FT.
GROUND COVER % (GCR): 75%

PROPOSED CONDITIONS SITE PLAN IN NANTUCKET, MA PREPARED FOR: JOSEPH V. ARNO & KENNETH A. GULLICKSEN, TRUSTEES OF THE JOSEPH V. ARNO NOMINEE TRUST 31 EASY STREET CERT. 23,857 MAY 2, 2025 SCALE: 1"=10'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053


6"
2 1/2" x 3/4" pickets 5" o/c
2'-3"
TYPE-I
3 1/2" x 1 3/4" top rail
5" ϕ posts 6'-0" o/c
1 3/4" x 3 1/2" bottom rail
moulded cap
3 1/2" spaces
or 7 1/2" x 3/4" board fence
3'-0" tall
TYPE-II
3'-2"
1 1/8" diam ϕ balusters 3 1/2" o/c
posts 5'-0" o/c
2"
TYPE-III
top rail see detail
1 1/8" ϕ baluster
3 3/4"
bottom rail
·ELEVS· ·SECTS·
17/8"
1 1/4"
cap
picket
2 5/8"
1 3/4"
top rail
2"
1 1/8"
balluster
post
bottom rail
1 3/4"
3 1/2"
3 7/8"
·TYPE-II· ·TYPE-III·
·DETAILS·
FEET 0 1 2 3
SCALE OF ELEVS & SECTS
INCHES 0 1 2 3 4 5 6
SCALE OF DETAILS

·FENCES·






STOP

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 530.3

Street & Number of Proposed Work: 25 Dukes Road

Owner of record: Charles & Cynthia Lenhart

Mailing Address: P.O. Office Box # 2961
Nantucket, Mass. 02584

Contact Phone #: _____ E-mail: chuck.lenhart@comcast.net

AGENT INFORMATION (if applicable)

Name: ACK Smart Solar Energy

Mailing Address: 61 Old South Rd #500
Nantucket, Mass. 02554

Contact Phone # (508) 257-1786 E-mail: caroline@ackSmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other install (16) all black pv modules to new dwelling rooftop

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural black

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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: May 5th 2025 Signature of owner of record Caroline F. Wallace Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Docusign Envelope ID: 13265445-EF56-4BB8-B134-5452EAE722BE

Sent via email to: hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC)
2 Fairgrounds Rd
Nantucket, MA 02554

Dear PLUS and the Historic District Commission,

I am the owner of the property located at 25 Dukes Road (41 / 530.3)

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature DocuSigned by: Chuck Lenhart F8CABCD48ADC405...

Name Chuck Lenhart

Date 4/18/2025

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I **ACK Smart Solar Energy**

AS AGENT FOR **Chuck Lenhart**

STREET ADDRESS **25 Dukes Rd**

MAP/PARCEL **41 / 530.3**

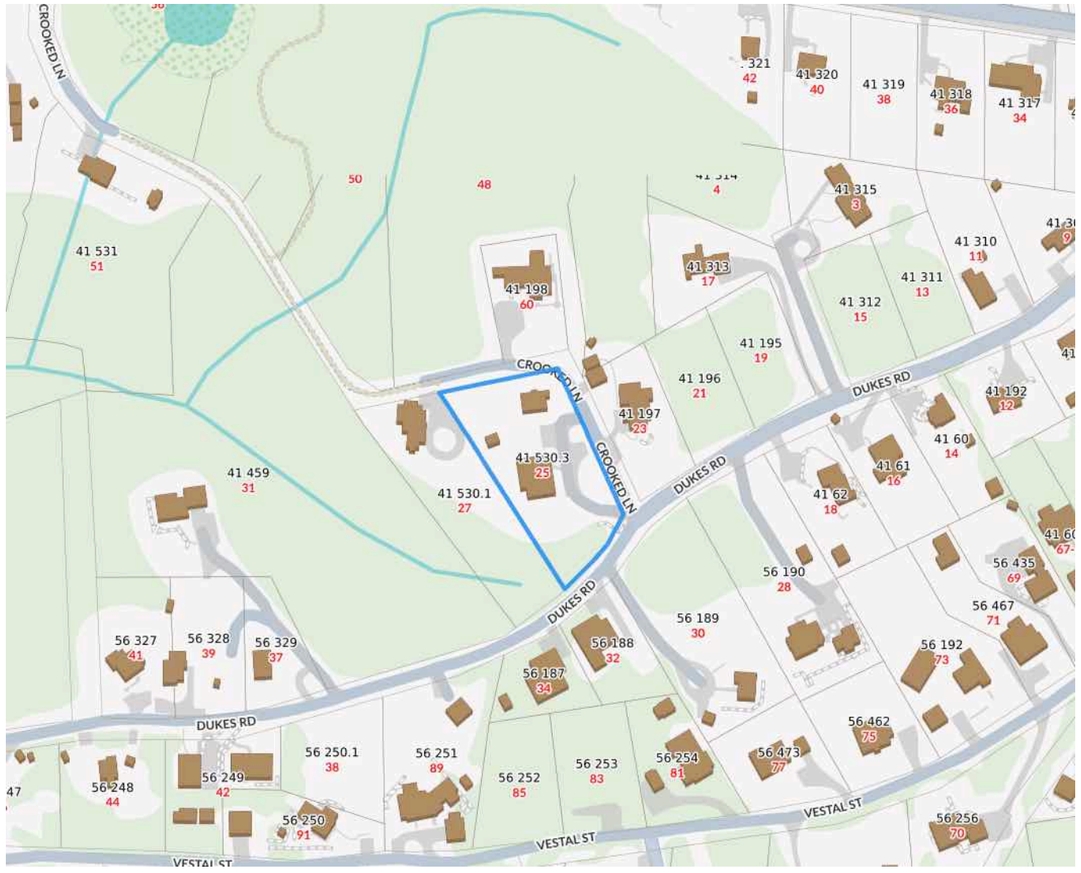
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON **May 5th, 2025**

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

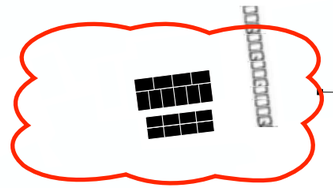
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date: **May 5th, 2025**



Locus Map
Scale: Not to scale

Zoning Class: R20
Front Setback: 30ft
Side/Rear Setback: 10ft/10 ft



PROPOSED LOCATION OF
(16) ALL BLACK SOLAR
PV MODULES TO ROOFTOP

Site Plan
Scale: 1" = 40”

N

0 40

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
7.04kW DC, 5.70kW AC

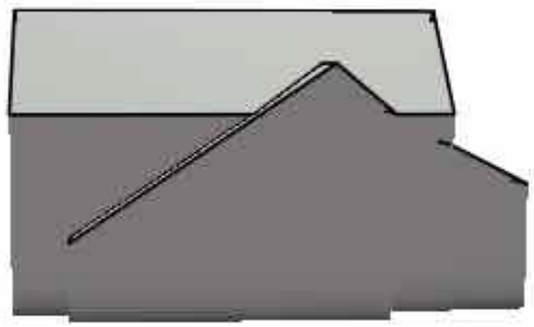
Owner:	Charles Lenhart
Site Address:	25 Dukes Road
City, State, Zip:	Nantucket, MA 02564
Map: 41	Parcel: 530.3

REVISIONS

	MM/DD/YY	REMARKS
1	5/1/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

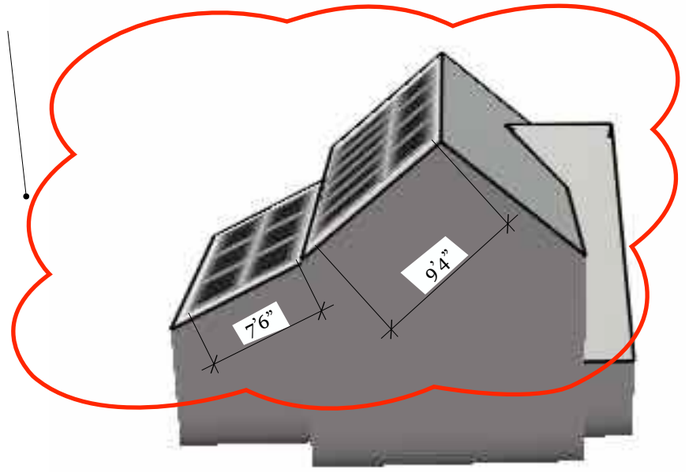
PV 01

NO CHANGES
TO NORTH ELEVATION

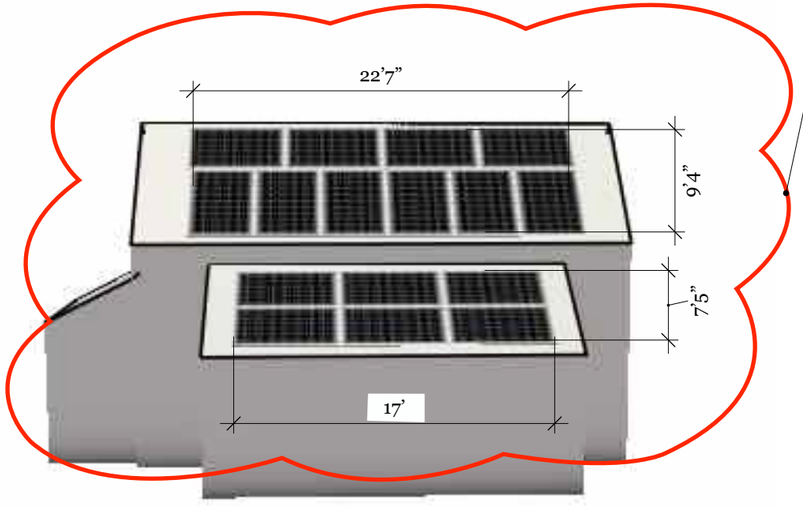


NORTH ELEVATION

PROPOSED LOCATION OF (16) ALL BLACK PV MODULES TO ROOFTOP

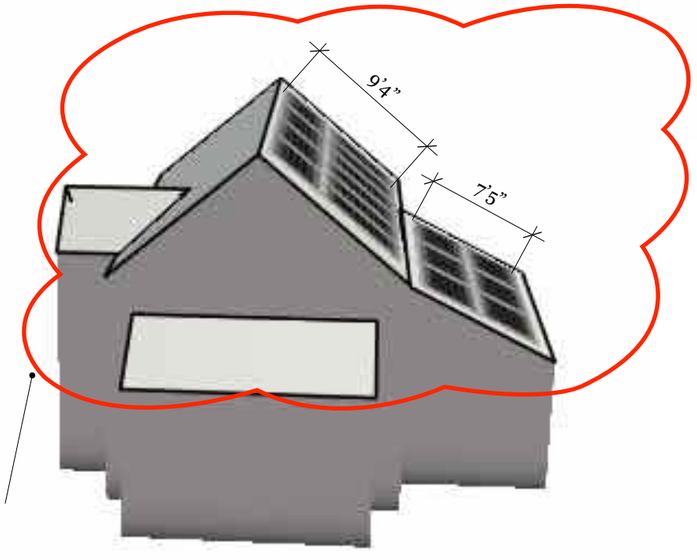


EAST ELEVATION



SOUTH ELEVATION

PROPOSED LOCATION OF (16) ALL BLACK PV MODULES TO ROOFTOP



PROPOSED LOCATION OF (16) ALL BLACK PV MODULES TO ROOFTOP

WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

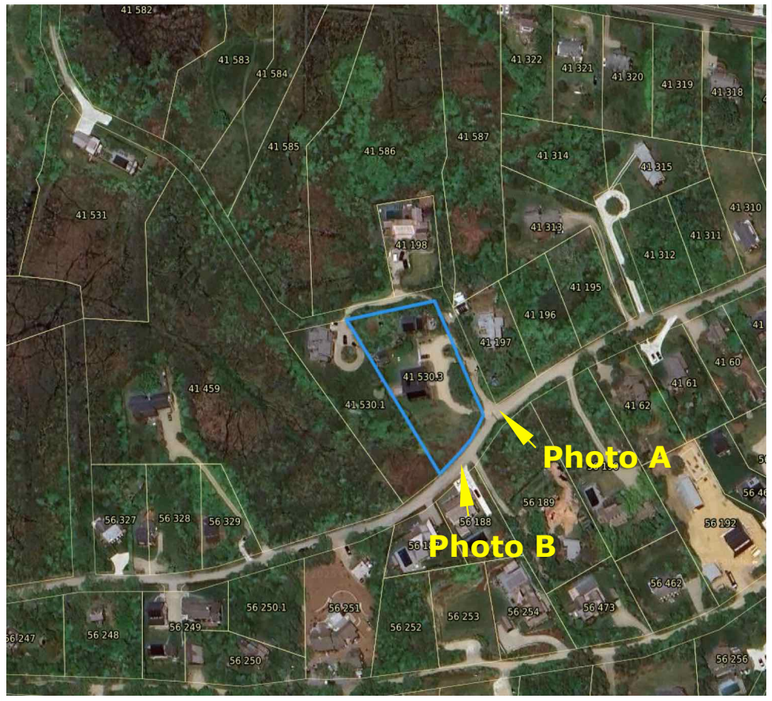
ROOFTOP SOLAR ARRAY
7.04kW DC, 5.70kW AC

Owner:	Charles Lenhart
Site Address:	25 Dukes Road
City, State, Zip:	Nantucket, MA 02564
Map: 41	Parcel: 530.3

REVISIONS

1	5/1/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



SOLAR HAS ALREADY BEEN APPROVED ON TWO BUILDING ON THIS PARCEL.

Photo A

Photo B

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
7.04kW DC, 5.70kW AC

Owner:	Charles Lenhart
Site Address:	25 Dukes Road
City, State, Zip:	Nantucket, MA 02564
Map: 41	Parcel: 530.3

REVISIONS

1	5/1/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

415 - 440 Wp | 108 Cells
22.5 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.5%.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty*.

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology*, Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (6000 Pa) and wind loads (2800 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

* See data sheet on rear for further information.

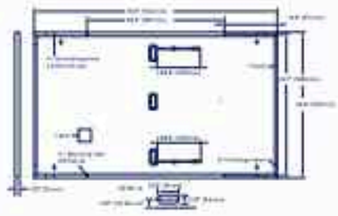
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	48.7 lbs (22.1 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09–2.98 in × 1.26–2.36 in × 0.59–0.71 in (53–75 mm × 32–60 mm × 15–18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥49.2 in (1250 mm), (–) ≥49.2 in (1250 mm)
Connector	Stäubli MC4; IP68

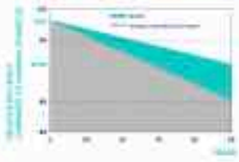


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC (POWER TOLERANCE +5W / –0W)								
Power at MPP¹	P_{MPP}	[W]	415	420	425	430	435	440
Short Circuit Current¹	I_{SC}	[A]	13.49	13.53	13.66	13.79	13.82	13.95
Open Circuit Voltage¹	V_{OC}	[V]	39.47	39.75	39.93	39.93	39.91	39.88
Current at MPP	I_{MPP}	[A]	12.82	12.91	12.98	13.08	13.12	13.20
Voltage at MPP	V_{MPP}	[V]	32.34	32.54	32.74	32.94	33.14	33.33
Efficiency¹	η	[%]	≥21.2	≥21.5	≥21.8	≥22.0	≥22.3	≥22.5
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT¹								
Power at MPP	P_{MPP}	[W]	312.7	317.5	321.2	325.0	328.8	332.6
Short Circuit Current	I_{SC}	[A]	10.87	10.90	11.00	11.07	11.14	11.20
Open Circuit Voltage	V_{OC}	[V]	36.50	36.77	37.04	37.31	37.58	37.84
Current at MPP	I_{MPP}	[A]	10.19	10.15	10.21	10.27	10.33	10.38
Voltage at MPP	V_{MPP}	[V]	30.67	31.29	31.46	31.68	31.84	32.03

¹Measurement tolerances P_{MPP} ±3%; I_{SC}; V_{OC} ±5% at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3; ²800 W/m², NMOT, spectrum AM 1.5

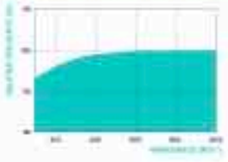
Qcells PERFORMANCE WARRANTY



At least 98.5% of nominal power during first year. Thereafter max. 0.33% degradation per year. At least 95.08% of nominal power up to 10 years. At least 85.56% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	-0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	-0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3°C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730	C / TYPE 2
Max. Design Load, Push / Pull²		[lbs/ft²]	50 (2400 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	-40°F up to +185°F (-40°C up to +85°C)
Max. Test Load, Push / Pull²		[lbs/ft²]	188 (9000 Pa) / 75 (3600 Pa)		

¹ See Installation Manual

Qualifications and Certificates

Quality Controlled PV – TÜV Rheinland, IEC 61215 (2016), IEC 61730 (2016), This data sheet complies with DIN EN 50380.

UL and California Energy Commission (CEC) listings pending.

Qcells pursues minimizing paper output in consideration of the global environment.

qcells

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
7.04kW DC, 5.70kW AC

Owner:	Charles Lenhart
Site Address:	25 Dukes Road
City, State, Zip:	Nantucket, MA 02564
Map: 41	Parcel: 530.3

REVISIONS

1	5/1/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

CERTIFICATE NO: HDC2024-12-11620 DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 357.2

Street & Number of Proposed Work: 45 BEACH GRASS RD

Owner of record: HAFSA LEWIS + CORBET ~~MURRAY~~ CAMPBELL

Mailing Address: PO BOX 2059 NANTUCKET, MA 02584

Contact Phone #: 603.793.6674 E-mail: HAFSALEWIS@GMAIL.com

AGENT INFORMATION (if applicable)

Name: HAFSA LEWIS | CORBET CAMPBELL

Mailing Address: (SAME)

Contact Phone #: " " E-mail: " "

FOR OFFICE USE ONLY

Date application received: 12/4/24 Fee Paid: $ 50.00 CASH

Must be acted on by: 2/15/25, 12/3/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 42 FT 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: 4FT

Type: ~~VINYL~~ - ~~WHITE~~ CEDAR

Length: 42 FEET (OF 3 SECTIONS)

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 11.22.24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

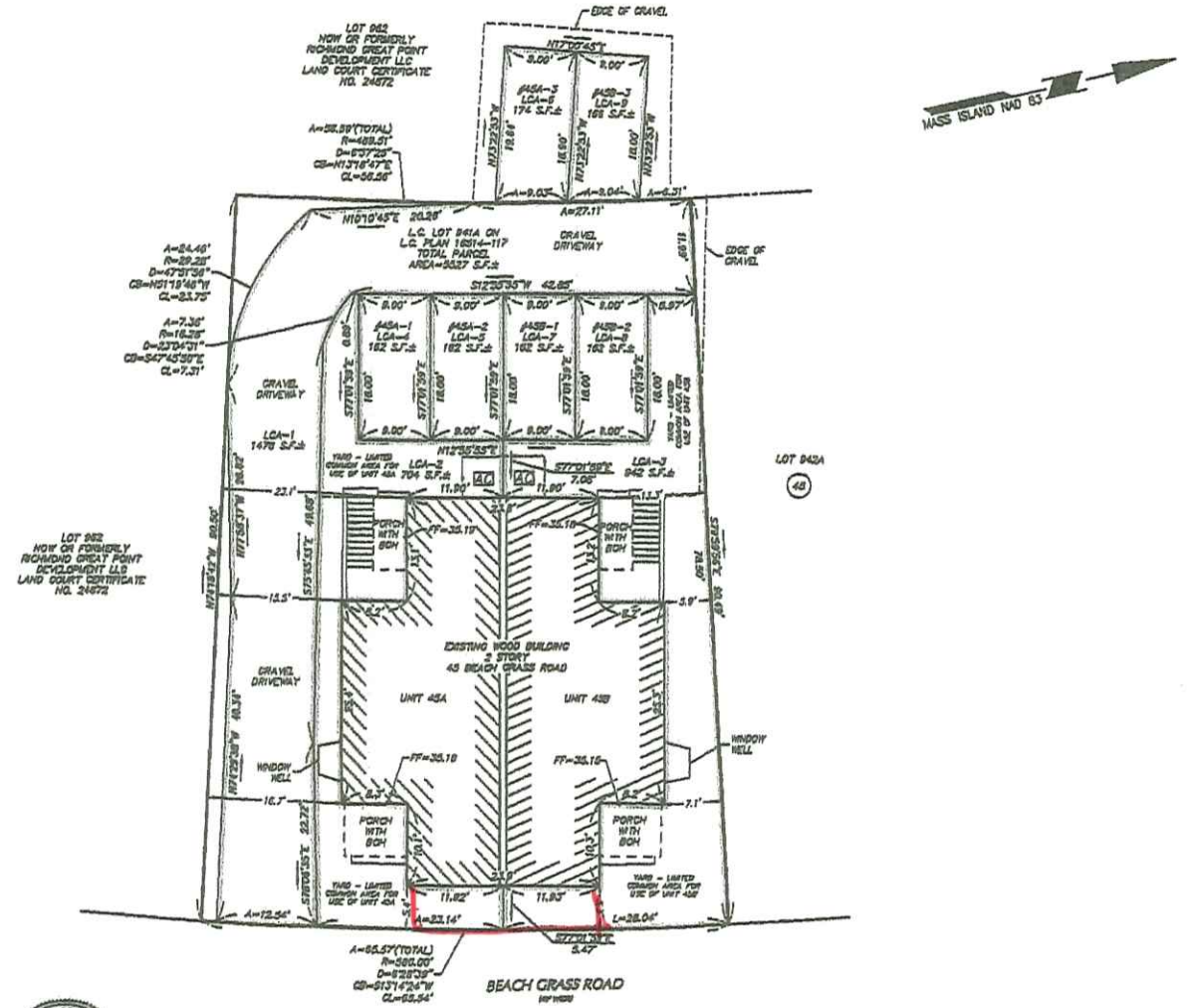
Property ID	191383
Location	45B BEACH GRASS RD
Owner	LEWIS HAFSA

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



I CERTIFY:

1. THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
2. THAT I HAVE CONFIRMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
3. THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN, AND FURTHER FULLY AND ACCURATELY DEPICTS, LOCATES, AND PROVIDES THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE USE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM OUTSIDE OF ANY BUILDING.

11/8/2021

ANDREW C. IVES — DATE SIGNED
PROFESSIONAL LAND SURVEYOR MASS STATE LIC. No. 50679

COMMONWEALTH OF MASSACHUSETTS — ANDREW C. IVES — No. 50679 — REGISTERED PROFESSIONAL LAND SURVEYOR

SCALE: 1 INCH = 10 FEET

Date	Description	No.
11/08/21	ADDRESSED COMMENTS	1

REVISIONS

LANGAN

Langan MA, Inc.
888 Boylston Street, Ste 510
Boston, MA 02199

T: 617.824.9100 F: 617.824.9101 www.langan.com

Project
45 BEACH GRASS ROAD
CONDOMINIUM
LOT NO. 1013
LAND COURT PLAN 16514-133

45 BEACH GRASS ROAD
NANTUCKET, MASSACHUSETTS 02554

Drawing Title
SITE PLAN

Project No. 140162001
Date JUNE 23, 2021
Drawn By JS
Checked By ACI

Drawing No. CP101
Sheet 1 of 2

LANGAN
PROJECT NO. 140162001

45A & 45B BEACH GRASS



sample fence NTW

Cap off



Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

15 Pilgrim Rd
Pool and Hardscape

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 2025.05.06 **Rev Jan 2024**

COPY: _____

NEW BUSINESS: _____

EMAIL: ☐

REQUIRED WITH ALL APPLICATIONS:

✅	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
✅	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
200 ck 0869	3.	**Application Fee:** See back of application for fee schedule or call the office.
✅	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
✅	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
✅	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
✅	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
✅	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
✅	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
✅	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR Two Pilgrims LLC

STREET ADDRESS 15 Pilgrim Rd

MAP/PARCEL 41/214

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025.05.12

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Alisha Kanney 2025.05.06

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°: 41 PARCEL N°. 214

Street & Number of Proposed Work: 15 PILGRIM RD.

Owner of record: TWO PILGRIMS LLC.

Mailing Address: PO BOX 2294
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R1) ☐ Roof ☐ Other PATIOS, OUTDOOR KITCHEN, FENCE, FIRE PIT 5'-0" x 3'-4"

Size of Structure or Addition: Length: 38'-0" Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 216 SF ☒ 1st floor ☐ 2nd floor

Width: 18'-0" Sq. footage 2nd floor: _____ BLUESTONE Size: 200 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
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 PEASTONE Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NTW CEDAR 4 FT HIGH Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2015.05.06 Signature of owner of record [signature] Signed under penalties of perjury


ENDLESS SUMMER HYDRANGEA


LITTLE LIME HYDRANGEA


PENNISETUM HAMELN


CREPE MYRTLE NATCHEZ


CLETHRA ALNIFOLIA


VIBURNUM DENTATUM


HONEY LOCUST


ALLIUM MILLENIUM


GAURA LINDHEIMERI


SALVIA VIOLET- PERENNIAL

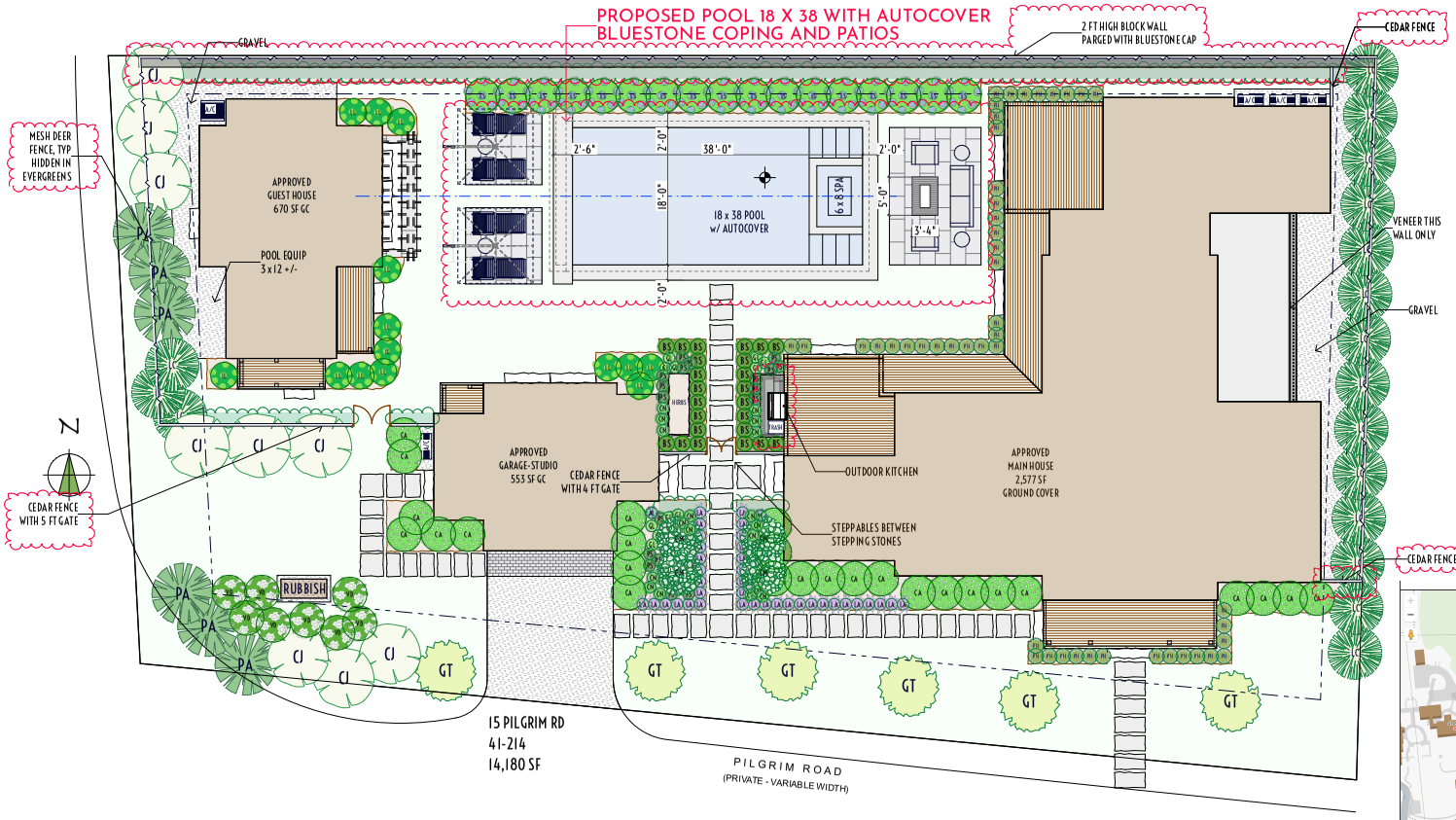

CALAMINT BLUE CLOUD


LAVENDER

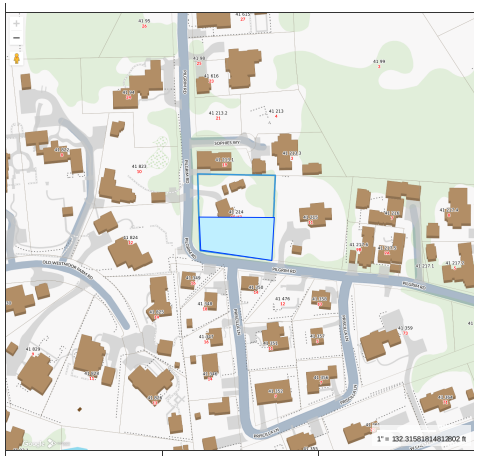

CRYPTOMERIA JAPONICA


NORWAY SPRUCE TREE


LEYLAND CYPRESS



1 HDC LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



17 HDC LOCUS M-41 P-214

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

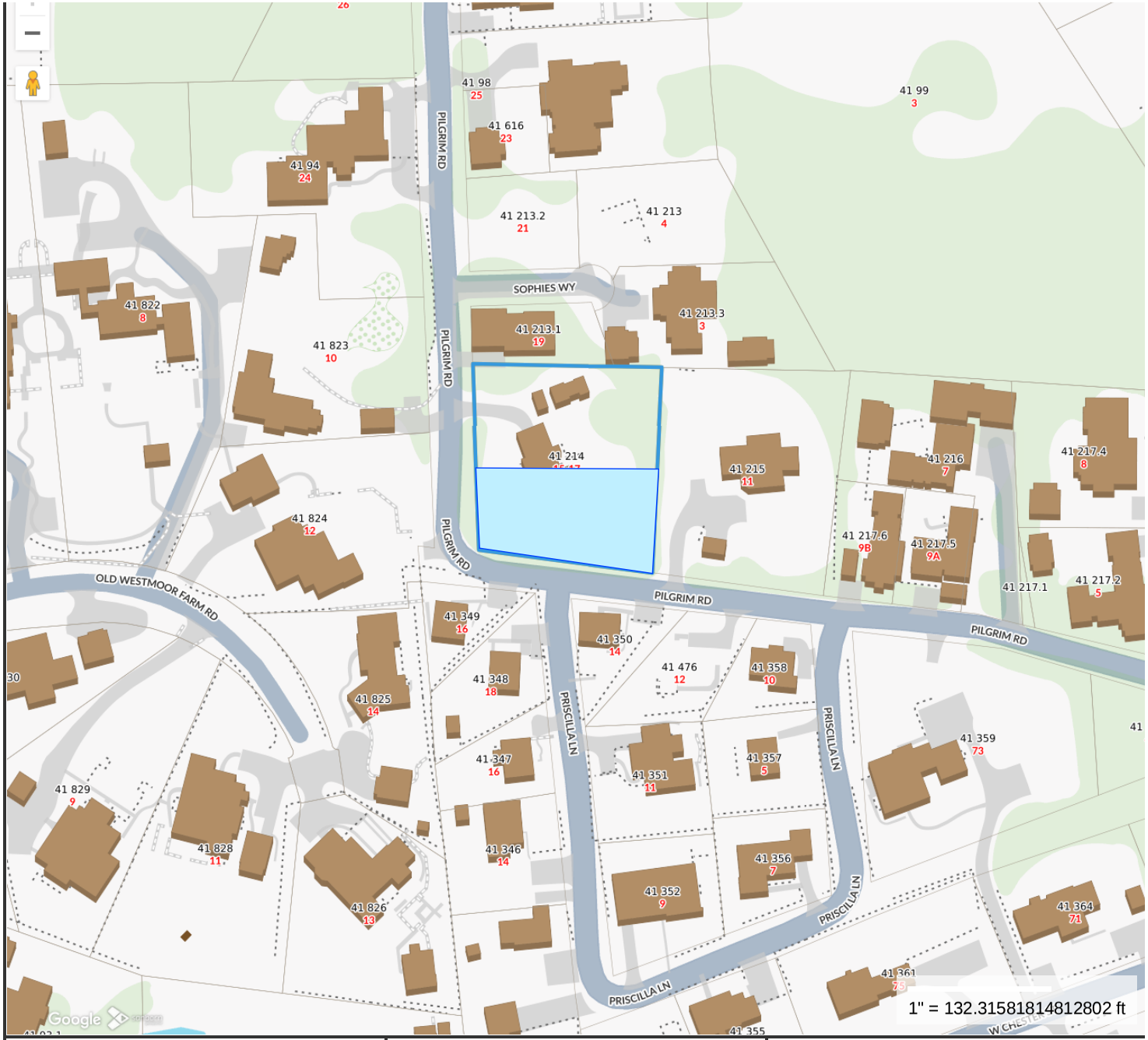
Landscape at
15 Pilgrim Rd
Nantucket, Ma.
02554

M: 41
P: 214
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 5/6/25
Drawing No.:

HDC-1

Surveyor	Contact
Dan Mulloy	LC

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



Property Information

Property ID	1969
Location	15-17 PILGRIM RD
Owner	TWO PILGRIMS LLC

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1 HDC LOCUS M-41 P-214

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
15 Pilgrim Rd
Nantucket, Ma.
02554
M: 41
P: 214
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 5/6/25
Drawing No.:
HDC-A

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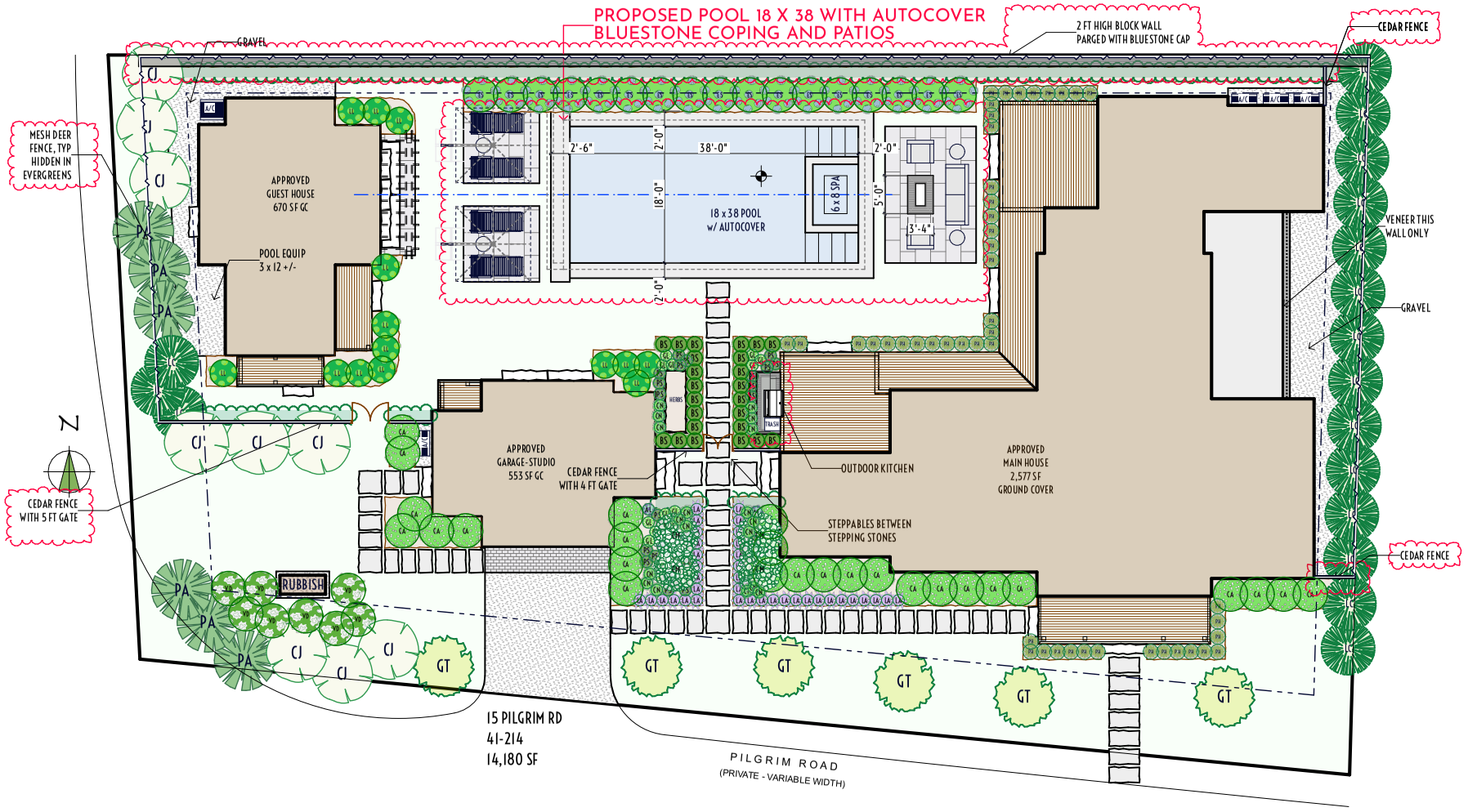


1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
15 Pilgrim Rd
Nantucket, Ma.
02554
M: 41
P: 214
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 5/6/25
Drawing No.:
HDC-B

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 15 PILGRIM RD VIEW 1



2 15 PILGRIM RD VIEW 2



3 15 PILGRIM RD VIEW 3



4 15 PILGRIM RD VIEW 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
15 Pilgrim Rd
Nantucket, Ma.
02554
M: 41
P: 214
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 5/6/25
Drawing No.:
HDC-C

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 POOL w: BLUESTONE COPING



2 COLONIAL STONE FIRE PIT



3 COLONIAL STONE OUTDOOR KITCHEN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
15 Pilgrim Rd
Nantucket, Ma.
02554
M: 41
P: 214
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 5/6/25
Drawing No.:
HDC-D

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.2.4 PARCEL N°. 2

Street & Number of Proposed Work: 3,4,5 Old South Wharf

Owner of record: NIB Retail LLC c/o William O'Brien

Mailing Address: 95 Park Plaza #3

Boston, MA 02116

Contact Phone #: 617-803-6669 E-mail: wobrien@nedevelopment.com

AGENT INFORMATION (if applicable)

Name: Paul Beaulieu

Mailing Address: 25 Mathewson Drive Suite 120

Weymouth, MA 02189

Contact Phone #: 508-926-4289 E-mail: pbeaulieu@mainstreetarchitects.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. HDC2024-12-117

☐ 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 "like in kind"

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles "like in kind" ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other "like in kind"

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side "like in kind"

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural "like in kind" Clapboard (if applicable) _____ Roof _____

Trim grey "like in kind" Sash _____ Doors grey "like in kind"

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 05/01/2025 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 Paul Beaulieu

AS AGENT FOR NIR Retail LLC c/o William O'Brien

STREET ADDRESS 3,4,5 old South Wharf

MAP/PARCEL ~~42~~ 42.2.4/2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

05/01/2025

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.

Paul Beaulieu 05/01/2025

Signature Date

Revision Narrative

During the re-install of new electric meter gear and cabinet to enclose them we had to adjust our cabinet access doors. There is a tree you can see in the picture that would be in the way with the raised, shifted gear and new access doors. We propose to build (3) double doors “like in kind” over the (2) double door “like in kind” we had previously approved through HDC.

3,4,5 Old South Wharf



Locus Map



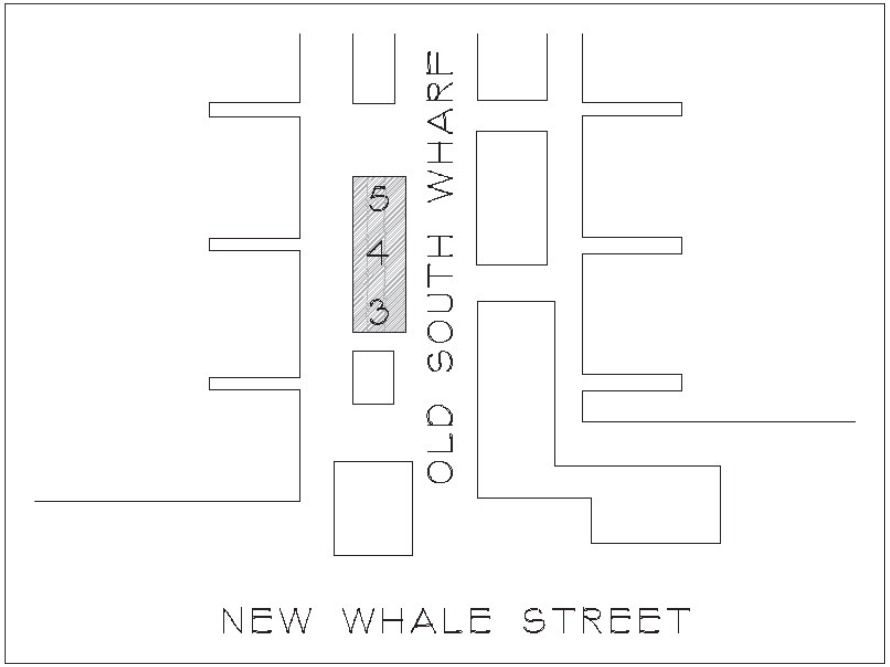
Existing East Elevation



South North Elevation

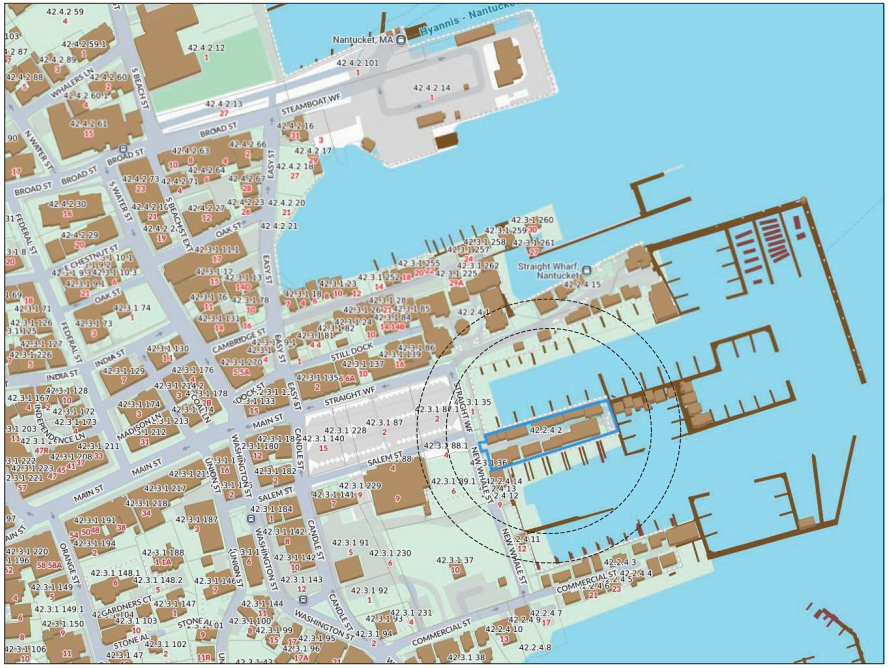


North South Elevation



SITE PLAN

NOT TO SCALE



LOCUS MAP

Scale 1/16" - 1'-0"

PROPOSED NEW ELECTRIC CABINET
3, 4, 5 Old South Wharf
Nantucket, MA
02554

ZONING INFORMATION

Map & Parcel:	42.2.4 / 2
Current Zoning:	CDT
Minimum Frontage:	35 ft.
Front Setback:	0 ft.
Side/Rear Setback	0ft / 5 ft

Main Street Architects
25 Mathewson Dr.
Suite 120
Weymouth, MA.
02189-2434
TEL: 781-331-4458
FAX: 781-331-4997

NIR
3, 4, 5 OLD SOUTH WHARF
NANTUCKET, MA
02554

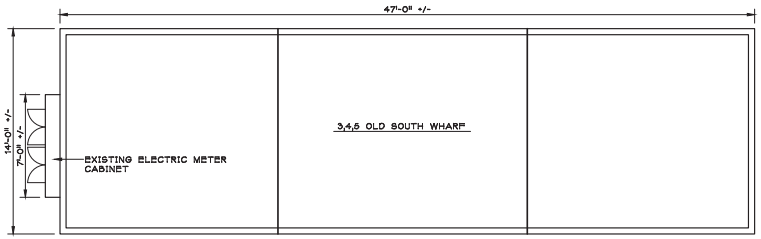
COVER SHEET

REVISIONS:
1 HDC SUBMITTAL 12/23/24

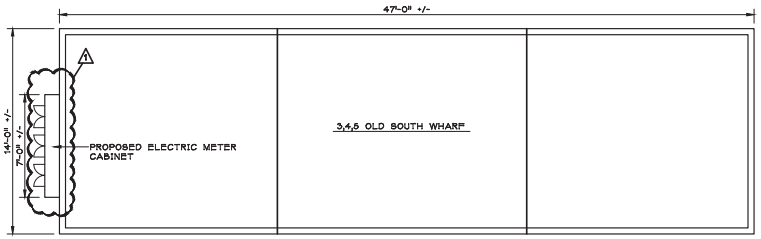
- [x] ISSUED FOR PERMITTING
- [ ] ISSUED FOR PRICING
- [ ] ISSUED FOR CONSTRUCTION

DATE: 12-23-24
SCALE: AS NOTED
DRAWN BY: CAD
JOB NO.: XXXX.XX

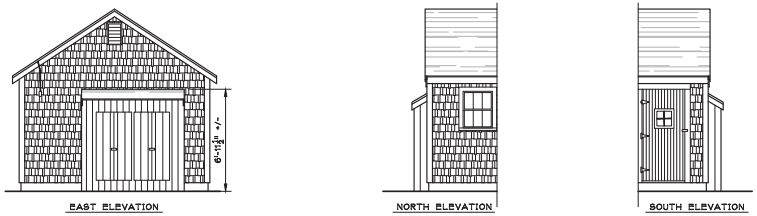
DRAWING NO:
C1



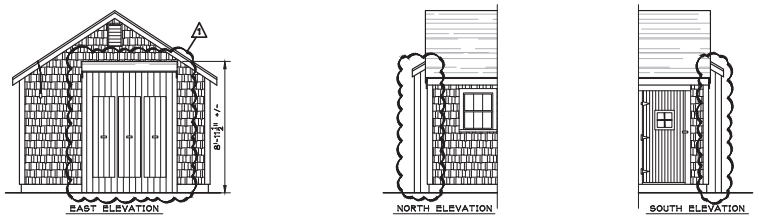
1 EX-1 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



3 EX-1 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



2 EX-1 EXISTING ELEVATIONS
SCALE: 1/4"=1'-0"



4 EX-1 PROPOSED ELEVATIONS
SCALE: 1/4"=1'-0"

Main Street Architects
25 Mathewson Dr.
Weymouth, Ma.
02189-2245
TELE: 781-331-4488
FAX: 781-331-4997

NIR
3,4,5 OLD SOUTH WHARF
NANTUCKET, MA

EXISTING FLOOR PLANS

REVISIONS:
HDC SUBMITTAL 12/23/24
1 REVISION 04/03/25

	ISSUED FOR PERMITTING
	ISSUED FOR PRICING
	ISSUED FOR CONSTRUCTION
DATE:	04/03/25
SCALE:	AS NOTED
DRAWN BY:	CAD
JOB NO.:	2023.52

REGISTERED ARCHITECT
No. 4396
EMBROKE
MASS.
COMMONWEALTH OF MASSACHUSETTS

DRAWING NO:
EX-1

CERTIFICATE NO: HDC2024-12-11770

DATE ISSUED: 1/7/25

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.2.4 PARCEL N°. 2

Street & Number of Proposed Work: 3,4,5 Old South Wharf

Owner of record: NIR Retail LLC

Mailing Address: 75 Park Plaza

Boston, MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Paul Beaulieu (Main Street Architects)

Mailing Address: 25 Matthewson Drive Suite 120

Weymouth, MA 02189

Contact Phone #: 781-331-4458 E-mail: pbeaulieu@mainstreet architects.net

FOR OFFICE USE ONLY 113684

Date application received: 12/26/24 Fee Paid: $ 50

Must be acted on by: 2/14/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Add date of construction to the COA (NHL DATA = C. 1969)

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Rebuild electric meter cabinet & raise on blocks for national electric code

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: C. 1969

Original Builder:

REVISIONS* (describe)

1. East Elevation new electric cabinet (see drawings)
2. South Elevation new electric cabinet (see drawings)
3. West Elevation no change
4. North Elevation new electric cabinet (see drawings)

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☑ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☑ Architectural "like in kind"

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☑ "like in kind" Painted

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other "like in kind"

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side "like in kind"

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Grey Clapboard (if applicable) _____ Roof Charcoal "like in kind"

Trim Grey 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 12/20/2024 Signature of owner of record _____ Signed under penalties of perjury

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-14-20
MAP/PARCEL#: 4224-002

Recorded By: AEG Date: 10/18 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: (3,4,5) C Old South Wharf 2. BUILDING NAME: Miss Wear Nielko Gallery Marina Clothing Co.

3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER:

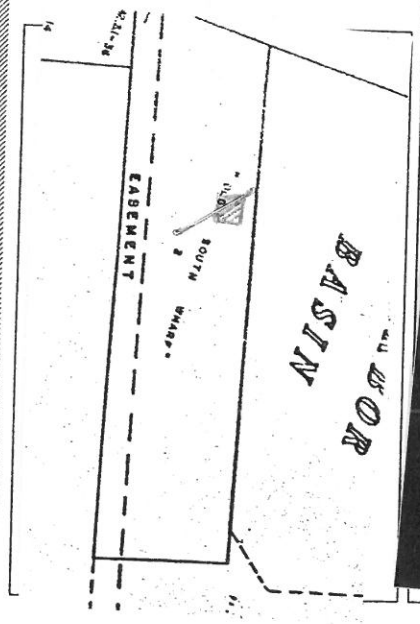
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

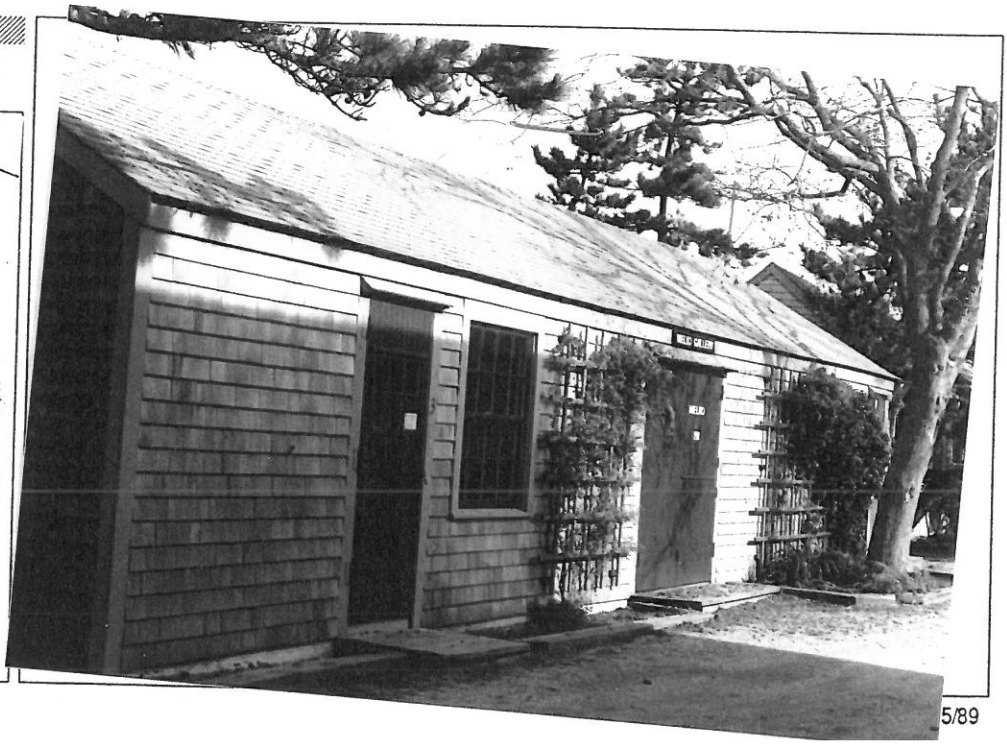
6. USE: Original: Present: Stores, gallery
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊘ a. Yes ○ b. No
Interior accessible, explain: yes

8. MAP -- 3 X 2"





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: 8/4

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	○ 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: ○ 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) _____

_____

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: _____ PARCEL N°. _____

Street & Number of Proposed Work: 6 Angola Street

Owner of record: Thomas Kruskal

Mailing Address: 136 Lincoln Road
Sudbury, MA 01776

Contact Phone #: 978-460-0190 E-mail: Kruskalt@gmail.com

AGENT INFORMATION (if applicable)

Name: Ronaldo Soriano

Mailing Address: 20 cedar street
Framingham, MA 01702

Contact Phone #: 508 348 4348 E-mail: info@hr-roofing.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 8 /12 Secondary Mass 8 /12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A

Leaders (material and size): N/A

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 GAF - Pewter Gray

Trim _____ Sash _____ Doors _____

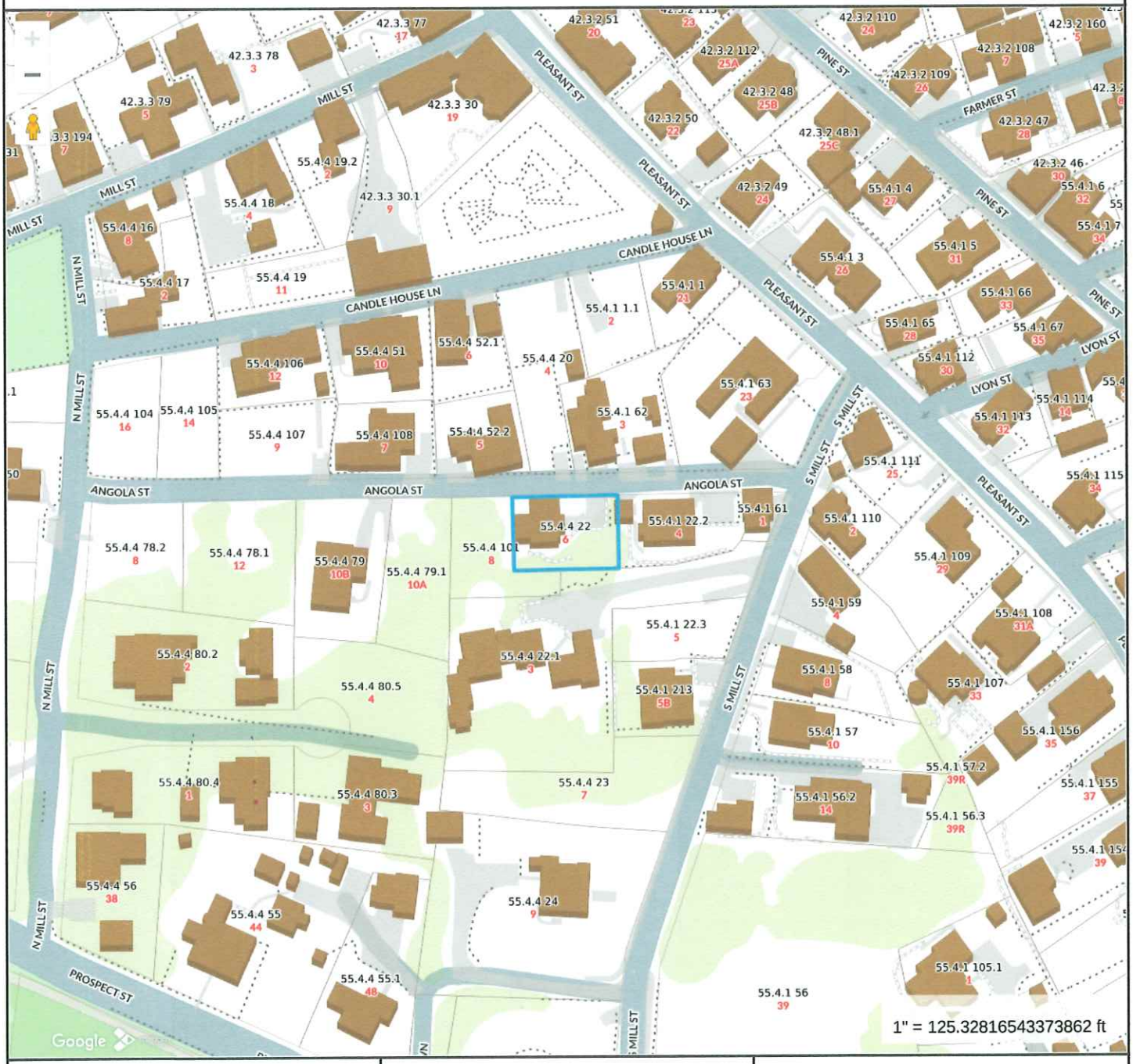
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/7/25 Signature of owner of record Thomas Kruskal Signed under penalties of perjury

6 angola



Property Information

Property ID	11121
Location	6 ANGOLA ST
Owner	BULKLEY DEBORAH W TRST ETAL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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




6



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: Rachel Solano Date: 03/27/25

PROPERTY OWNER AUTHORIZATION FORM

ROOFING
20 Cedar Street
Framingham MA 01702
508-348-4348

Property Address: 6 Angola Street

Property Owner's Name: Thomas Kruskal

Applicant's Name: **Ronaldo Solano**

Applicant's Company Name**: H&R Roofing**

I, Thomas Kruskal, authorize Ronaldo Solano/H&R Roofing to act on my behalf as the authorized agent for the Building Permit Application for the above referenced property.

Signed e-Signed by Thomas Kruskal Date 03/12/2025
(Signature of Property Owner)

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 378.6

Street & Number of Proposed Work: 15 BLOCK STREET

Owner of record: ISLAND ENERGY SERVICES

Mailing Address: 15 BLOCK STREET LLC

15 BLOCK ST NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL CANAL DESIGN INC.

Mailing Address: PO BOX 3057

NANTUCKET, MA 02584

Contact Phone #: (508) 326-4319 E-mail: ackvalco2@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-08-10996

☐ 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: 1980's

Original Builder: JOINT

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Change circles in windows to o/l

Is there an HDC survey form for 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 ANDERSEN WOODRIGHT AS APPROVED

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS (SAME AS APPROVED) WOODRIGHT

Sidewall _____ Clapboard (if applicable) _____ Roof _____

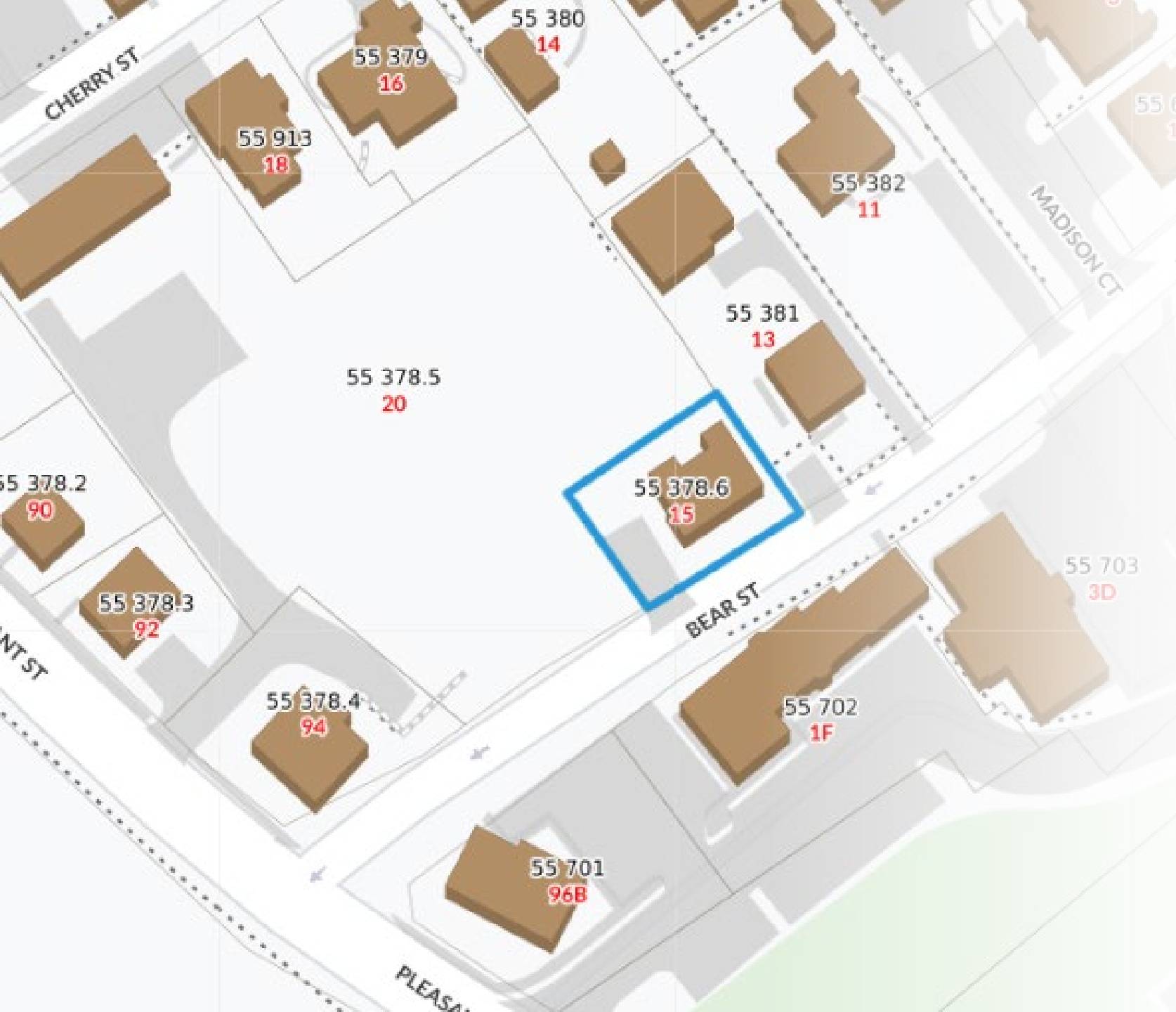
Trim WHITE Sash WHITE Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/6/25 Signature of owner of record _____ Signed under penalties of perjury



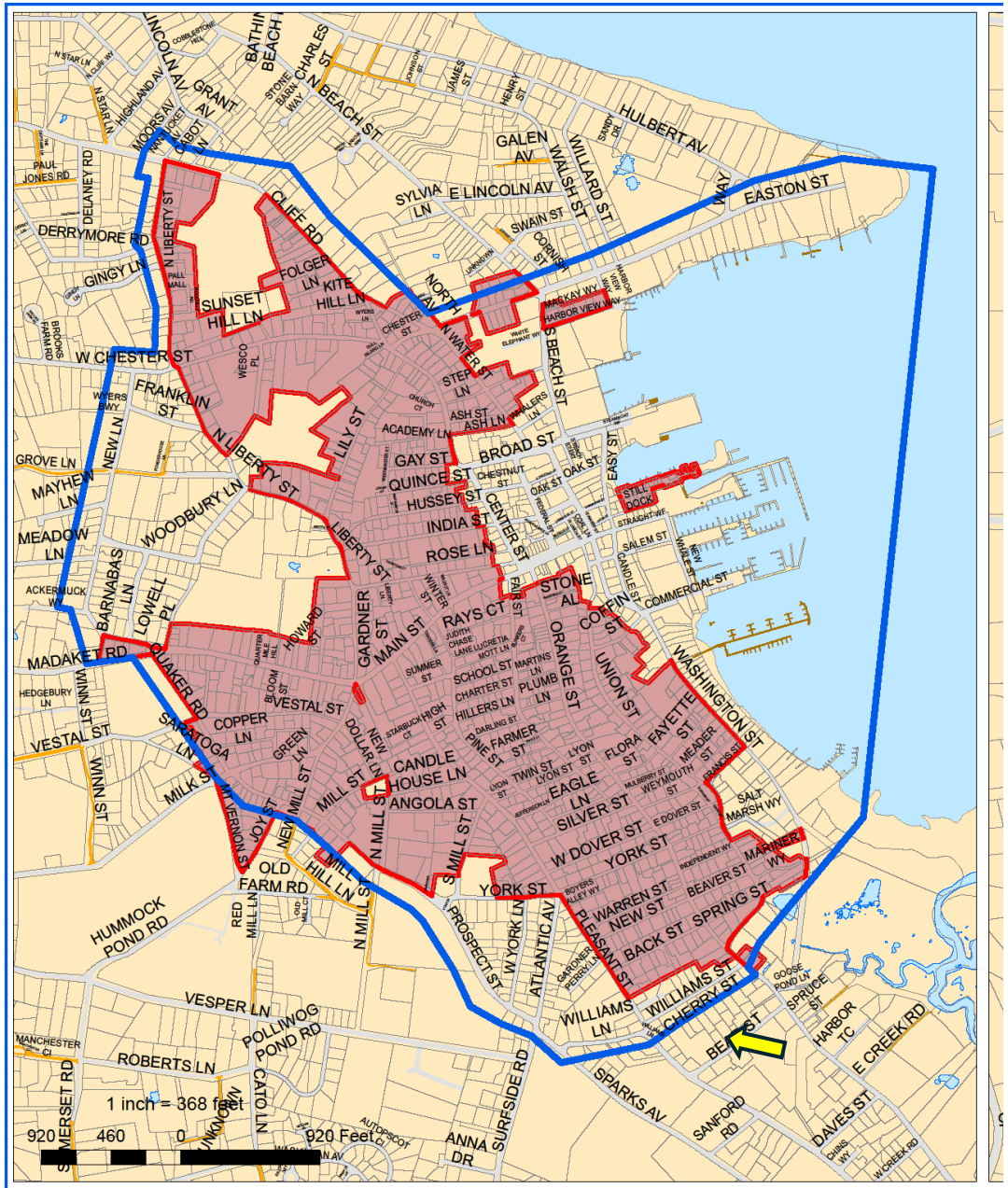
Island Energy Services

15 Bear Street

Rev to COA# 2024-08-10996

Change windows to 6/1

5-5-25



The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.

9/9/2020

Town of Nantucket

Building Information

Building 1 : Section 1

Year Built:	1982
Living Area:	1,303
Replacement Cost:	$812,302
Building Percent Good:	78
Replacement Cost Less Depreciation:	$477,600

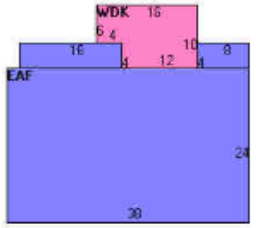
Building Attributes

Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Above Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

Building Photo

Building Layout



Building Sub-Areas (sq ft) Legend

Code	Description	Gross Area	Living Area
BAS	First Floor	984	984
EAF	Attic, Expansion, Finished	912	319
WDK	Deck, Wood	144	0
		2,040	1,303



West – Left elevation



Front (facing street) South



West – left elevation



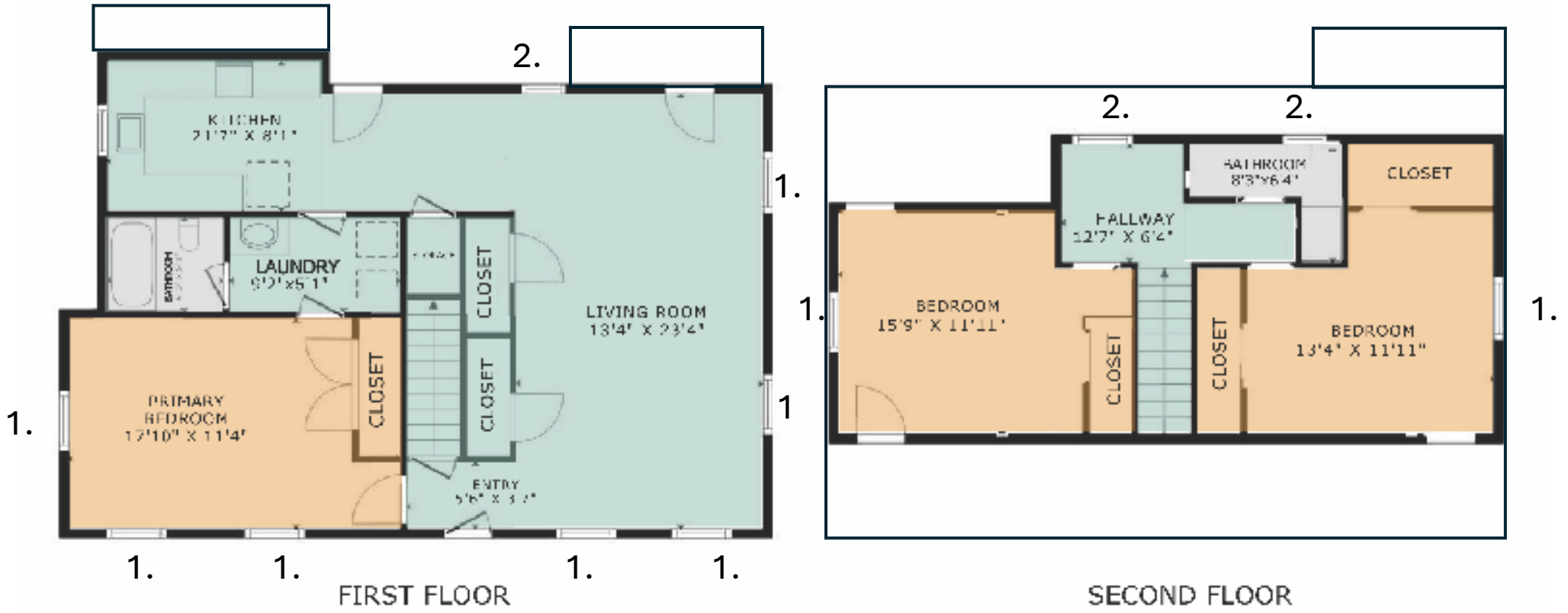
Rear- north elevation



Rear- North



Right- East



FLOOR PLANS | 15 BEAR STREET

GROSS INTERNAL AREA
FLOOR 1 867 sq.ft. FLOOR 2
505 sq.ft. TOTAL : 1,372 sq.ft.

Verify on site: (change to SDL)
Custom Anderson
1. 6/6 dhung 29”x 46 1/2”
2. 3/3 dhung 29”x 34”

PREVIOUSLY APPROVED
CERTIFICATE NO: 73030

DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a PREVIOUSLY APPROVED 9/12/19

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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PROPERTY DESCRIPTION

TAX MAP N°: 42 ~~31~~ PARCEL N°. 13

Street & Number of Proposed Work: 14 EASY STREET

Owner of record: JONATHAN RAITH

Mailing Address: 2 GOLD STAR DRIVE
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JONATHAN RAITH

Mailing Address: 2 GOLD STAR DRIVE
NANTUCKET, MA 02554

Contact Phone #: 508-325-2707 E-mail: jonathan@jonathanraith.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 73030
☐ Pool (Zoning District ____) ☐ Roof ☑ Other ADD BRICK PAVE PARKING RENEW PREVIOUSLY APPROVED

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways RED BRICK TO MATCH EXISTING 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 05·08·2025 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: 73080 DATE ISSUED: 9/12/19

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.

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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°: 42.3.1 PARCEL N°. 13

Street & Number of Proposed Work: 14 Easy St.

Owner of record: Jonathan Laith

Mailing Address: P.O. Box 1173
Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln.
Nantucket, MA, 02554

Contact Phone #: 508 325 4995 E-mail: matt@emeritus-development.com

FOR OFFICE USE ONLY 000127

Date application received: 9-4-19 Fee Paid: $ 50

Must be acted on by: 11-9-19

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: [signature]

Member: _____

Member: _____

Member: [signature] 9/12/19

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ 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 BRICK PAVED PARKING

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 260 BRICK TO MATCH EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

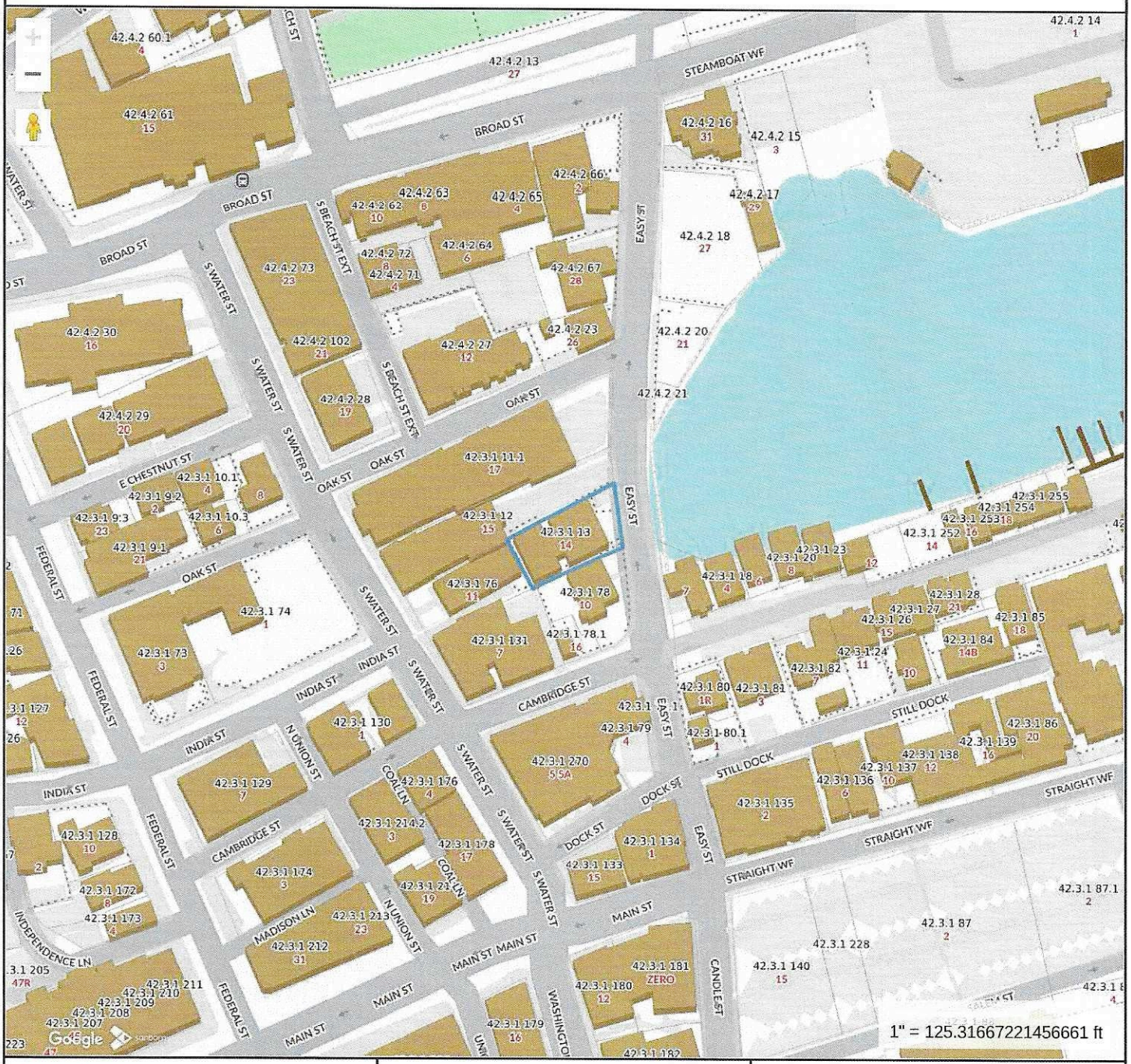
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission any revisions to this application will initiate a new sixty-day review period.

Date 09/04/19 Signature of owner of record [signature] Signed under penalties of perjury



Property Information

Property ID	9467
Location	14 EASY ST
Owner	14 EASY STREET LLC

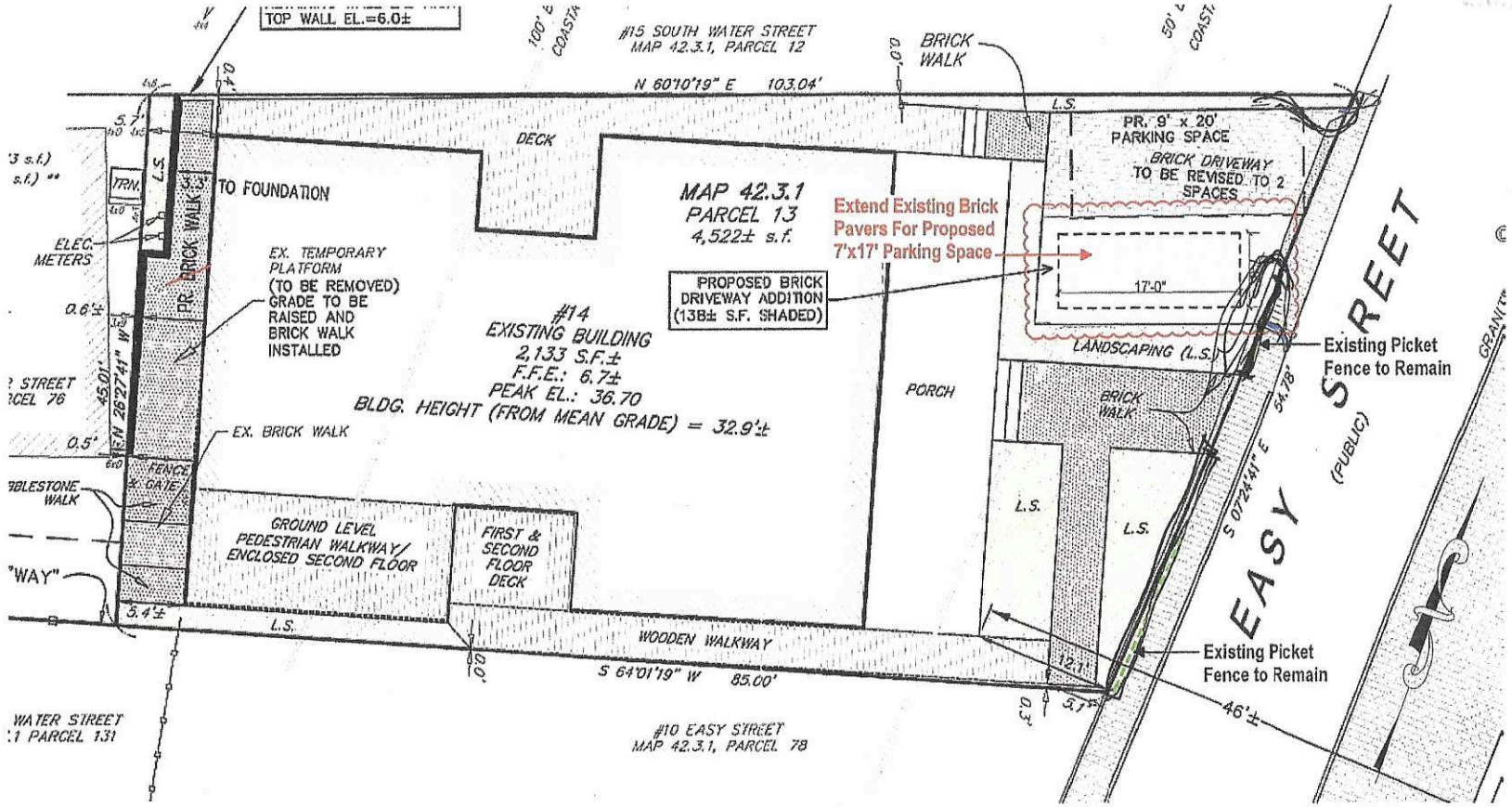
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

SEP 12 2019 #73030



HDC

Mixed Use Building
14 Easy Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1/13
Current Zoning:	RCDT
Minimum Frontage:	35'
Front Setback:	0
Side/Rear Setback:	0/5'

Site Plan with Parking Alterations
Scale: 3/32" = 1'-0"
09.04.19

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com


APPLICANT & JONATHAN RAITH
2 GOLD DRIVE
NANTUCKET, MA
02554
508-325-2707
PROJECT ADDRESS:
14 EASY STREET
NANTUCKET
PREVIOUSLY APPROVED CERT. #3030
9/12/19

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 JONATHAN RAITH

AS AGENT FOR _____

STREET ADDRESS 14 EAST CLIFF

MAP/PARCEL 42.3.1 / 13

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

MAY 8TH, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date: MAY 8TH, 2025

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

_____ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

_____ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

_____ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

_____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 299

Street & Number of Proposed Work: 5 Clara Drive

Owner of record: Ethan Fey

Mailing Address: PO Box 2685

Nantucket, MA 02584

Contact Phone #: 508 680 4469 E-mail: ethanfey@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

RECEIVED MAY 08 2025 By _____

Is there an HDC survey form for 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 3/4 Native gravel Walkways/Patio - Bluestone Walls CT Rounds (cobble)

* 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.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

RECEIVED
MAY 08 2025
By

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.

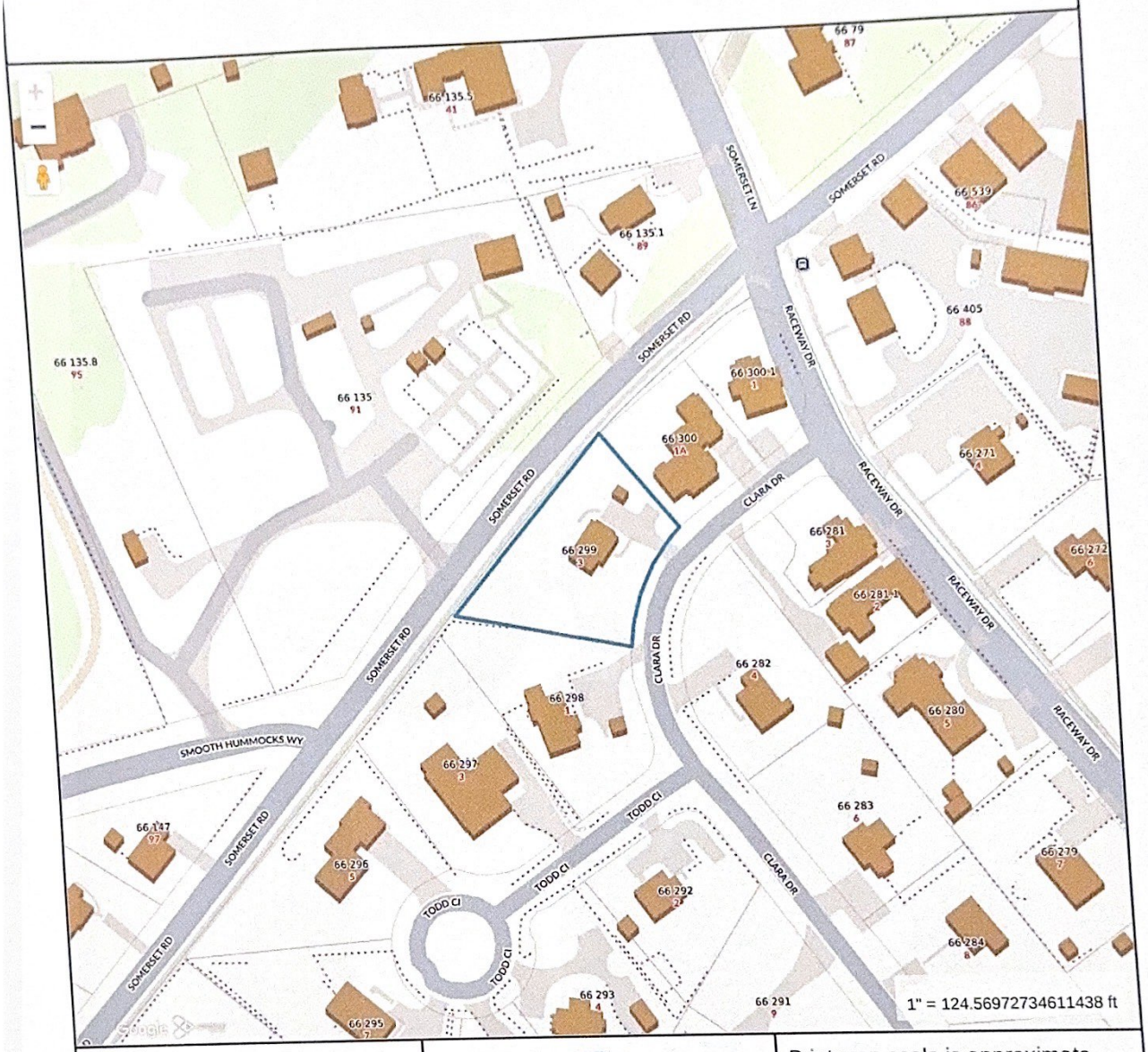
*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

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.

May 1, 2025

Town and County of Nantucket, MA



Property Information

Property ID 5115
Location 3 CLARA DR
Owner HORTON JOYCE A

RECEIVED
MAY 08 2025
By

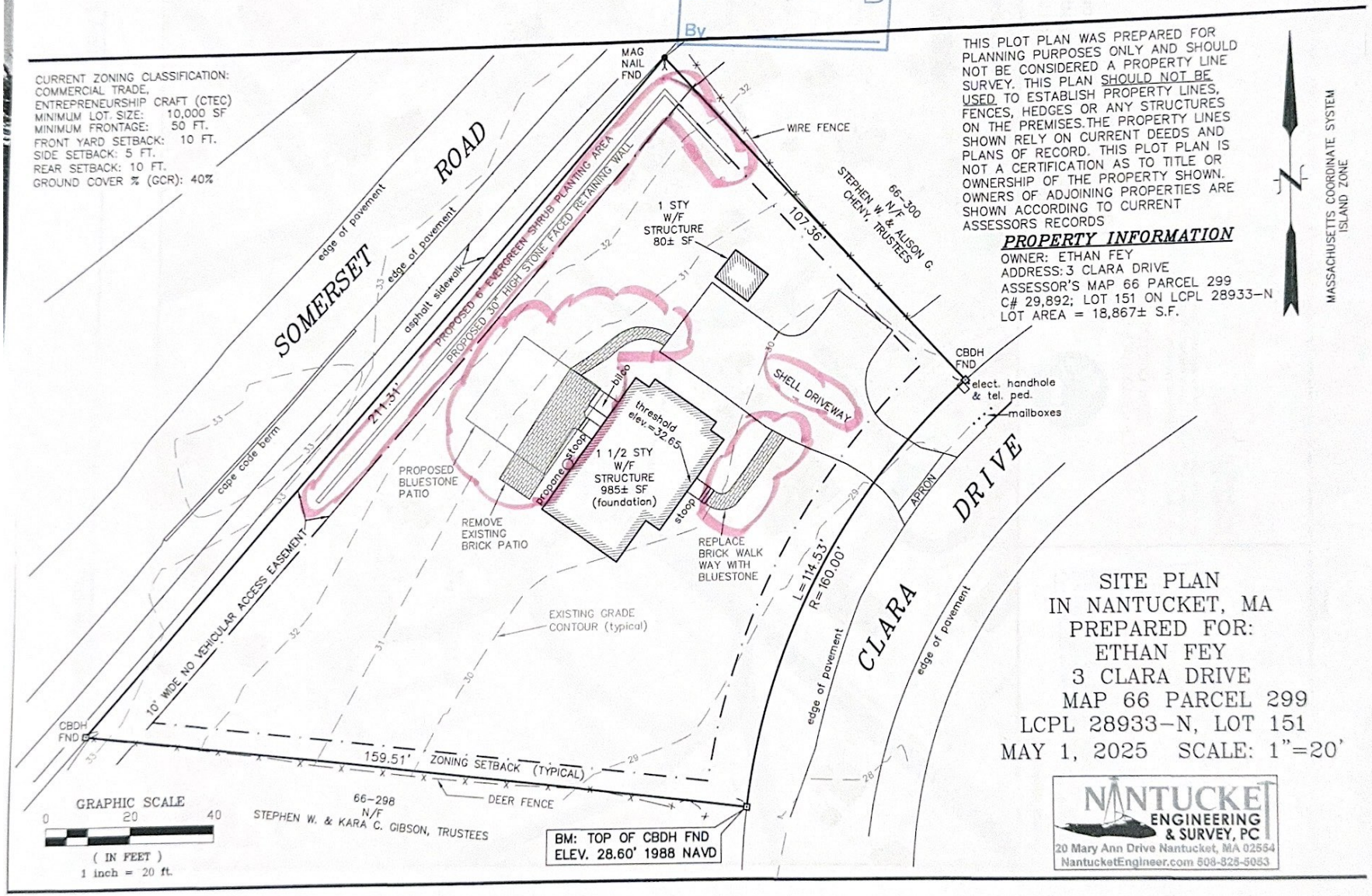
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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
MAY 08 2025
By



SITE PLAN
IN NANTUCKET, MA
PREPARED FOR:
ETHAN FEY
3 CLARA DRIVE
MAP 66 PARCEL 299
LCPL 28933-N, LOT 151
MAY 1, 2025 SCALE: 1"=20'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-828-5053








PRIVATE
PROPERTY
NO
TRESPASSING
BOSCH


PROPOSED 30" HIGH; 160' +/-
STONE FACED WALL (CT ROUNDS)

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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.

FOR OFFICE USE 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°: 42.4.3 PARCEL N°. 86.1

Street & Number of Proposed Work: 10 Academy Lane

Owner of record: Wytrzes, Leslie & Wayne

Mailing Address: 4444 Seabreeze Avenue
Palm Beach, Florida 33480

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornewill design llc

Mailing Address: 48 Dukes Road
Nantucket ma

Contact Phone #: 508 333 0702 E-mail: office@thornewill design.com

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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'-4 Sq. Footage 1st floor: 417 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 5'-6 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 8'-6 South 8'-6 East 8'-6 West 8'-6

Additional Remarks

REVISIONS* 1. East Elevation
(describe) 2. South Elevation
3. West Elevation
4. North Elevation

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 5 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 6x4 Soffit (Overhang) 0 Corner boards 1x4 Frieze _____
Window Casing 1x4 Door Frame 1x4 Columns /Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other 6 lite FIXED
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front Vert. board Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Nat Clapboard (if applicable) _____ Roof Nat
Trim White Sash White Doors White
Deck Nat Foundation Nat Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/6/25 Signature of owner of record Luke Thornewill for Leslie Wytrzes Signed under penalties of perjury

Shed Move on Site

10 Academy Lane

Nantucket , Massachusetts



West Perspective



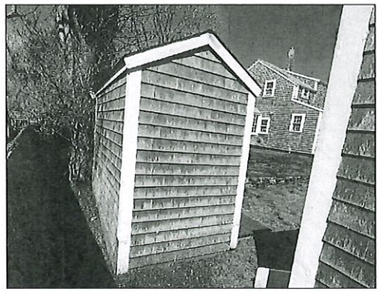
West Perspective



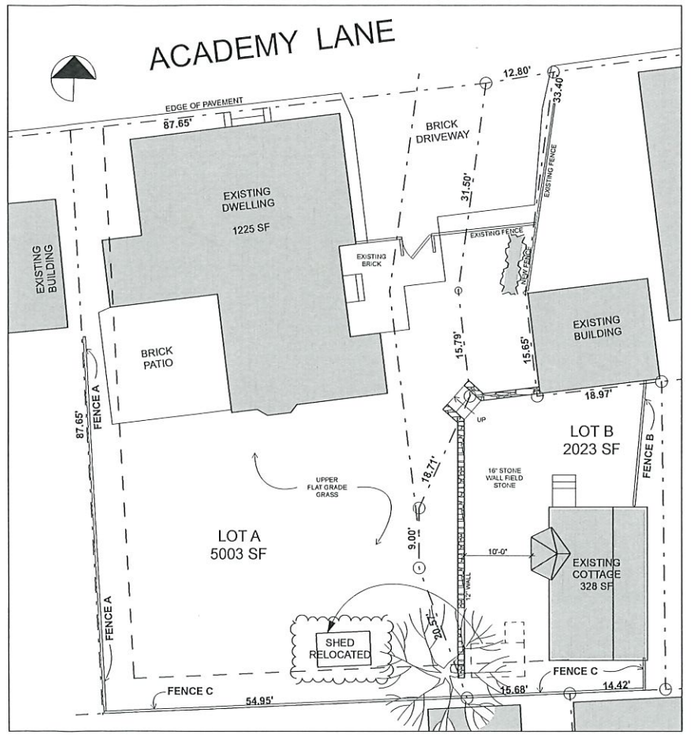
Shed



Northwest Perspective

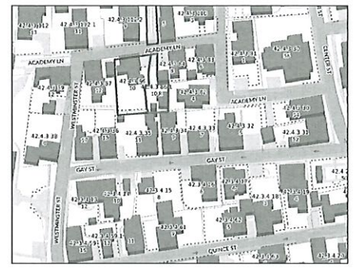


Shed



Site Plan- Existing

SCALE: 1" = 10'



Locus

ZONING INFORMATION
MAP 42.4.3 PARCEL 86
ZONING DISTRICT- ROH

		EXISTING
MINIMUM LOT SIZE:	5000 SF	2025 S.F.
MINIMUM FRONTAGE:	50 FT	SEE PLAN
FRONT YARD SETBACK:	NONE	SEE PLAN
REAR/SIDE SETBACK:	5 FT	SEE PLAN
GROUND COVER RATIO:	40% or 3263 SF	16 %

EXISTING HOUSE AREA- 1225 SF
EXISTING SHED- 40 SF
EXISTING COTTAGE AREA - 328 SF
TOTAL G.C. AREA = 2182 SF

ISSUES/REVISION DATE

SHED 5/05/25

Shed Move on Site
10 Academy Lane
Nantucket, Massachusetts

USE OF DRAWING
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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: PH
Checked by: LT

Sheet No:
A0.0
Contents:
Shed move

Planning 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
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emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Luke Thornewill

AS AGENT FOR Leslie Wytrzes

STREET ADDRESS 10 academy lane

MAP/PARCEL 42.4.3 / 86

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/9/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Luke Thornewill 5/9/25

Signature Date

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MAP

Image 5 of Sanborn Fire Insurance Map from Nantucket, Nantucket County, Massachusetts.

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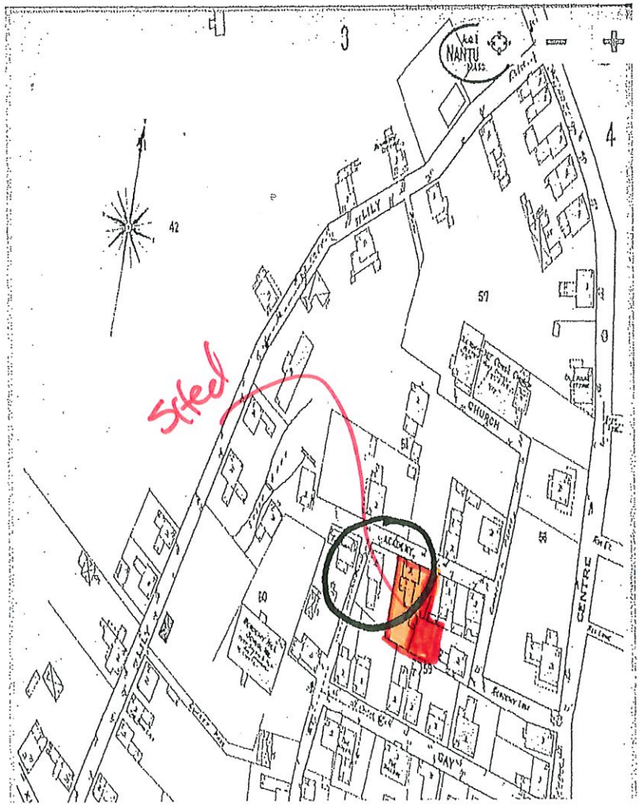

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MAP

Image 5 of Sanborn Fire Insurance Map from Nantucket, Nantucket County, Massachusetts.

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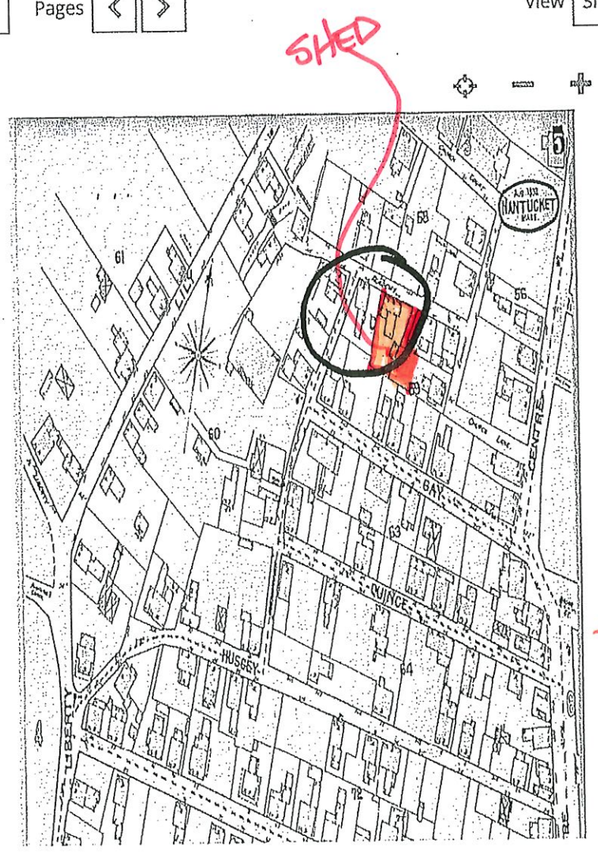


BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NHD-36-6
MAP/PARCEL#:

Recorded By: AEG Date: 9/21 Organization: NHDC

IDENTIFICATION:

1. STREET NAME & NO.: 10A Academy Lane shed 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ◉ b. private 4. PRESENT OWNER: Sanford, Julie C.

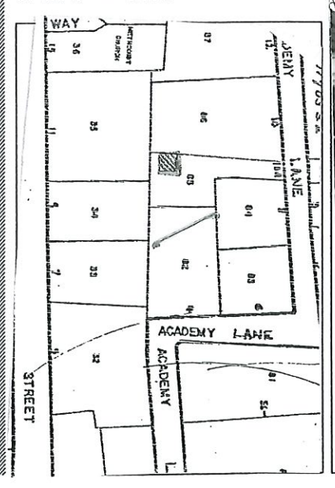
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: shed Present: shed
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ◉ a. Yes ○ b. No
Interior accessible, explain: NA

8. MAP -- 3 X 2"





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: vertical-flush boarding

26. NUMBER OF BAYS:

- ○ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: 2

27. WINDOW FRAME TYPE:

- ✓ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: 6 + fixed

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

being repaired at base, new step being added

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:

- O a. pre-1750, 2 1/2-story Lean-to
- O b. post-1750, 1 3/4-story Lean-to
- O c. Typical Nantucket 4-bay
- O d. 1 3/4 story, 3-bay
- O e. Federal
- O f. Greek Revival
- O g. Gothic Revival
- O h. Italianate
- O i. Second Empire
- O j. Queen Anne
- O k. Colonial Revival
- O l. Shingle style
- O m. Bungalow
- 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: _____
- 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: 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: ~40'

42. ORIENTATION TO STREET ADDRESS: O a. gabled ✓ b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ✓ a. densely built-up
- O b. scattered buildings
- O c. open land
- ✓ d. residential
- O e. commercial
- ✓ 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
- ✓ l. parking
- O m. scallop shanty
- n. landscape features: _____
- o. other: house, house and 10

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ◉ c. concrete blocks ○ 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

Planning 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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3. **As-Built Plans (1copy):** of existing elevations
4. N/A **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)
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9. N/A **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

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Nantucket, Massachusetts 02554
Telephone: 508.325.7587
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HDC Liaison
Holly Backus
Preservation Planner
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Waiver of the HDC 10 Day Hearing Requirement

I Luke Thornewill

AS AGENT FOR Leslie Wytrzes

STREET ADDRESS 10 Academy Lane

MAP/PARCEL 42.4.3 / 86

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/9/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Luke Thornewill 5/9/25

Signature Date

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-8-28
MAP/PARCEL#: 42.43-085

Recorded By: AEG Date: 9/21 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 10A Academy Lane (not on site) 2. BUILDING NAME: Pioneer

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Sanford, Julie C.

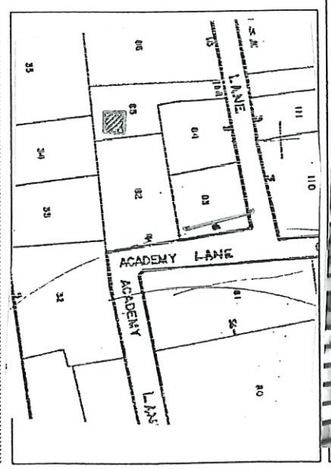
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: _____ Present: storage
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ① a. Yes ○ b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





5/89

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- O a. sidelights
- O b. transom
- O c. plank frame
- ⊘ d. flush frame
- O e. Federal
- O f. fanlight
- O g. blind fan
- O h. Greek Revival
- O i. recessed
- O j. other: vertical flush c" boarding

26. NUMBER OF BAYS:

- O a. three
- O b. four
- O c. five
- O d. N/A
- O e. other: 2

27. WINDOW FRAME TYPE:

- ⊘ a. flush
- O b. plank frame
- O c. bull-nose
- O d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- O a. 12/12
- O b. 9/9
- ⊘ c. 6/6
- O d. 2/2
- O e. casement
- O f. other: two on side

29. PORCH:

- O a. front
- O b. side
- O c. wrap

30. DETAILS:

(check several if appropriate)

- ⊘ a. corner boards (plain)
- O b. corner boards (beaded)
- O c. corner board (single)
- ⊘ d. entry stairs w. balustrade
- O e. blinds
- O f. watertable
- O g. pilasters
- ⊘ h. trellis
- O i. other: _____

removed

31. CONDITION:

- O a. excellent
- ⊘ b. good
- O c. fair
- O d. deteriorated

replacing front stairs

32. INTEGRITY:

- O a. original site
- O b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- O a. individually significant
- ⊘ b. contributing
- O c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- O a. box
- O b. additive
- ⊘ c. gable front
- O d. gable ell
- O e. side-gabled
- O f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	⊘ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

_____

_____

_____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 2,325 SF ○ 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: ~50'

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

⊘ a.	densely built-up	⊘ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	⊘ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a. barn	○ b. privy	○ c. shop	○ d. arbor
○ e. carriage house	⊘ f. shed	○ g. gardens	○ h. deck
○ i. garage	○ j. greenhouse	○ k. fence	⊘ l. parking

○ m. scallop shanty n. landscape features: _____ o. other: house #10

45. OTHER NOTABLE FEATURES: _____

(Building or site including interior features if known) _____

_____

DESCRIPTION:

10. FOUNDATION
O a. brick O b. rubblestone O c. concrete O d. other: concrete w/ painted plywood

11. STRUCTURAL SYSTEM
O a. post-and-beam O c. masonry load-bearing walls
O b. balloon wood frame O d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
(1) a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
(1) a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
(1) a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

15. NUMBER OF STORIES: (1) a. 1 O c. 1 3/4 O e. 2 1/2 O g. other: _____
O b. 1 1/2 O d. 2 O f. 3

16. ROOF SHAPE: (1) a. gable O c. hip O e. other: w/ hip bay
O b. gambrel O d. shed

17. ROOFING MATERIAL: (1) a. composition shingle O b. weathered cedar shinge O c. slate

18. ROOF FEATURES:
O a. roof walk O e. balustrade
O b. dormers on street facade O f. skylight
O c. dormers on side elevations O g. roof hatch
O d. dormers on rear elevation (1) h. cupola vent
O i. other: weathervane

19. DORMER ROOF(S): O a. gable O b. hip O c. shed O d. other: _____

20. CHIMNEY MATERIAL:
O a. brick, unpainted O c. brick, parged O e. concrete block
O b. brick, painted O d. rubblestone O f. metal

21. CHIMNEY POSITION: O a. center O b. off-center O c. end wall O d. other: _____

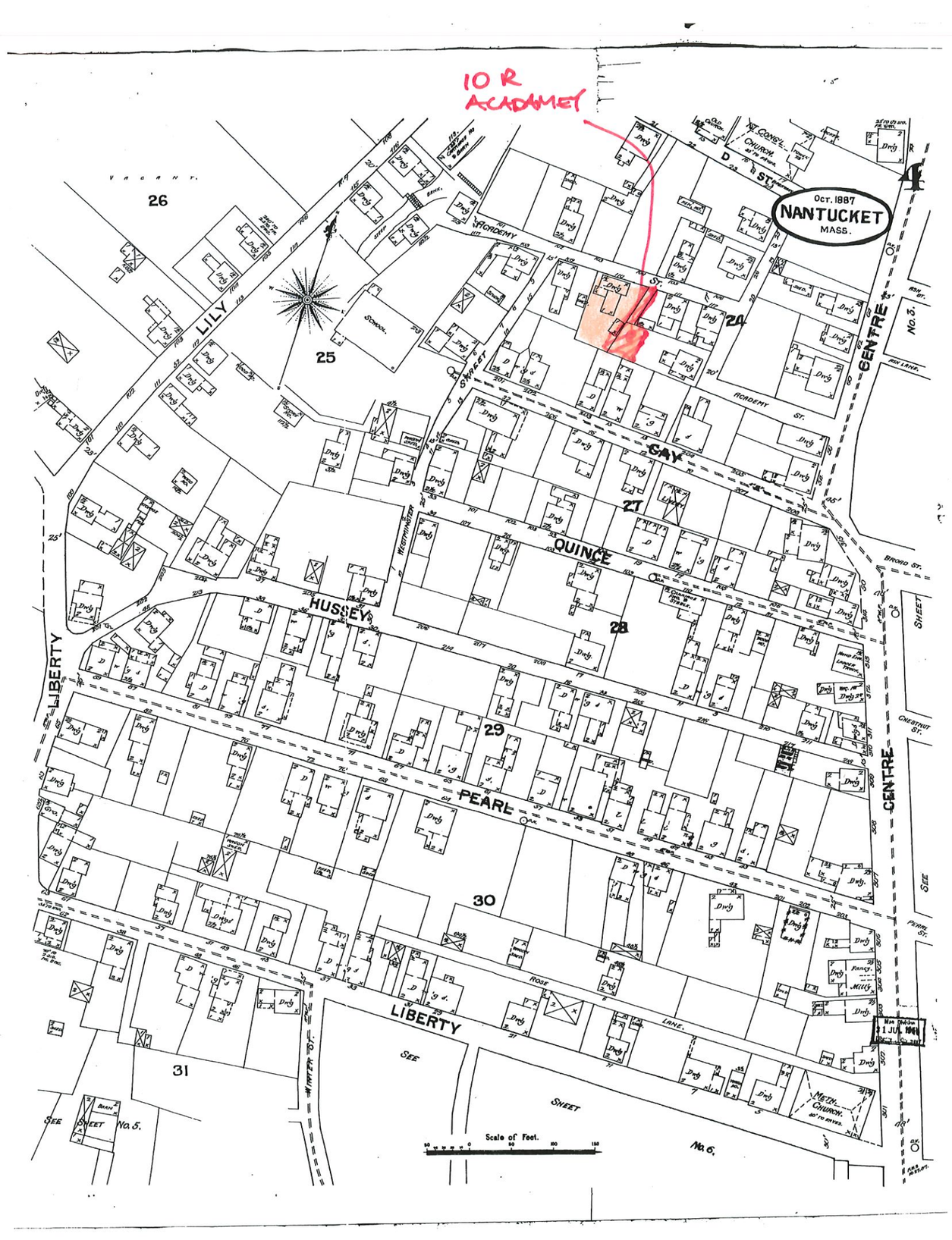
22. NUMBER OF CHIMNEYS: O a. one O b. two O c. three O d. other: _____

23. CHIMNEY FEATURES: O a. corbelling O b. chimney pots/owls O c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: O a. center (1) b. off-center

10 R ACADEMY

Oct. 1887
NANTUCKET
MASS.



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MAP

Image 5 of Sanborn Fire Insurance Map from Nantucket, Nantucket County, Massachusetts.

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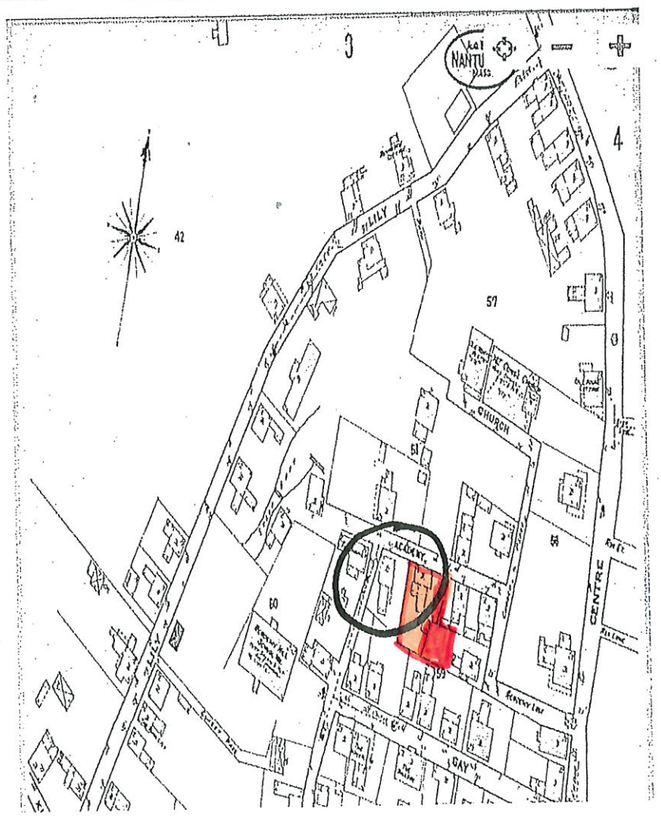
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MAP

Image 5 of Sanborn Fire Insurance Map from Nantucket, Nantucket County, Massachusetts.

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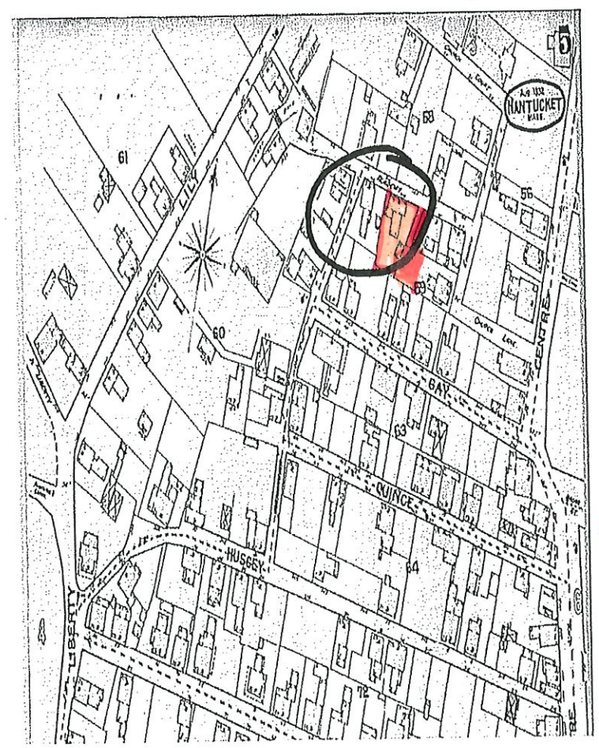

1892

10^R Academy approx.

No Cottage ~~House~~

MAIN HOUSE

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NHD-8-29
MAP/PARCEL#: 4243-886

Recorded By: AEG Date: 9/21 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 10 Academy Lane 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: Sanford, Julie C

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: dwelling Present: dwelling
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes ○ b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





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: pilasters, corner blocks 2 Hs, in door

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: [illegible]

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:

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
Lancaster O e.	Federal late	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: _____
- 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: 4,500 SF 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 c. 20 feet or less
O b. 10 feet or less O d. other: _____

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 d.	residential
O b.	scattered buildings	O e.	commercial
O c.	open land	O f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:
See form(s): _____

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: patio, ±10 ft + 10 ft shed	

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

_____

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

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○ 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

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23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER Wayne Wyterzes, Leslie Harlow

MAILING ADDRESS

PROPERTY LOCATION 10 Academy Lane

ASSESSORS MAP/PARCEL 42.4.3 86

SUBMITTED BY: Thornewell

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 22, 2025
DATE

Trudy Williams
Digitally signed by Trudy Williams
Date: 2025.04.22 08:34:02 -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: 10 Academy lane

Tax Map Number: 42.4.3 Parcel Number: 86

Owner of Record: Wayne & Leslie Wytrzes

Description of Proposal: DEMOLITION OR MOVE OFF
existing Cottage. 328 SQFT. ONE STORY.

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.

11 GAY STREET LLC
C/O PARDO GEORGIANA M
309 SOUTH MILDRED ST
CHARLES TOWN, WV 25414

FREED CARLA DE CRENY
15 GAY ST
NANTUCKET, MA 02554

WYTRZES LESLIE H & WAYNE J
444 SEABREEZE AVE
PALM BEACH, FL 33480

DERUYTER BENJAMIN & JACQUELINE
PO BOX 5255
NANTUCKET, MA 02554

HANSON ALEXANDER D & LAURA F
189 WOOSAMONSA RD
PENNINGTON, NJ 08534

ROGGEVEEN DIRK GARDINER
P.O. BOX 1827
NANTUCKET, MA 02554

DATE ISSUED: _____

CERTIFICATE NO: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 86.1

Street & Number of Proposed Work: 10 Academy Lane

Owner of record: Wytrzes, Wayne & Leslie

Mailing Address: 1444 Seabreeze Avenue
Palm Beach, FL. 33480

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornewill design llc

Mailing Address: 48 Dukes Rd
Nantucket, Ma

Contact Phone #: 508 333 0702 E-mail: office@thornewill design.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 22 Sq. Footage 1st floor: 328 SF
Width: 14 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" AFF South 14'6" AFF East 14'6" AFF West 14'6" AFF

Additional Remarks

Historic Name: Pioneer

Original Date: 1950

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 to 12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers ☐ Other _____

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 4 /12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 1X6 Soffit (Overhang) 0 Corner boards 1X6 Frieze 1X6
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer OLD

Doors* (type and material): ☒ TDL ☐ SDL Front old Rear _____ Side vert bd.
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

COLORS

* Note: Complete door and window schedules are required.

Sidewall Nat Clapboard (if applicable) _____ Roof Grey
Trim White Sash White Doors White
Deck Nat Foundation LATTICE NAT. Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Thornewill design llc for Leslie Wytrzes Signed under penalties of perjury



10 Acadamy lane - MAIN HOUSE



REAR - MAIN HOUSE



EXISTING COTTAGE 10 R








BEACH HOUSE





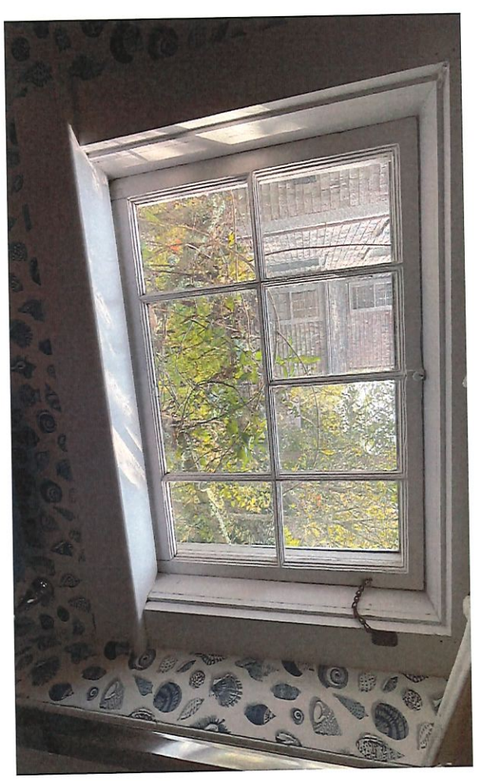


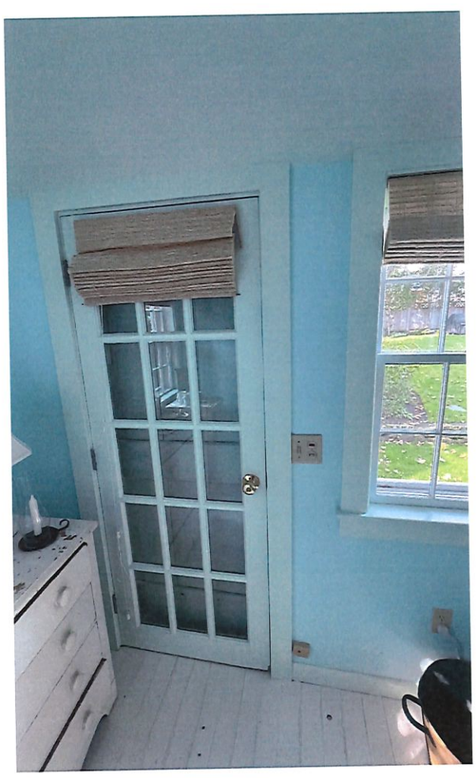














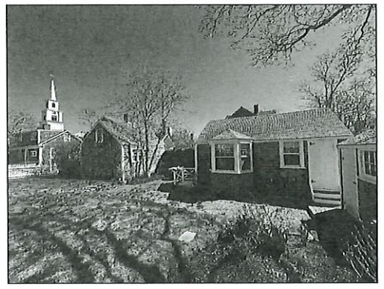




The Demolition or Move Off of the Cottage at

10 Academy Lane

Nantucket , Massachusetts



West Perspective



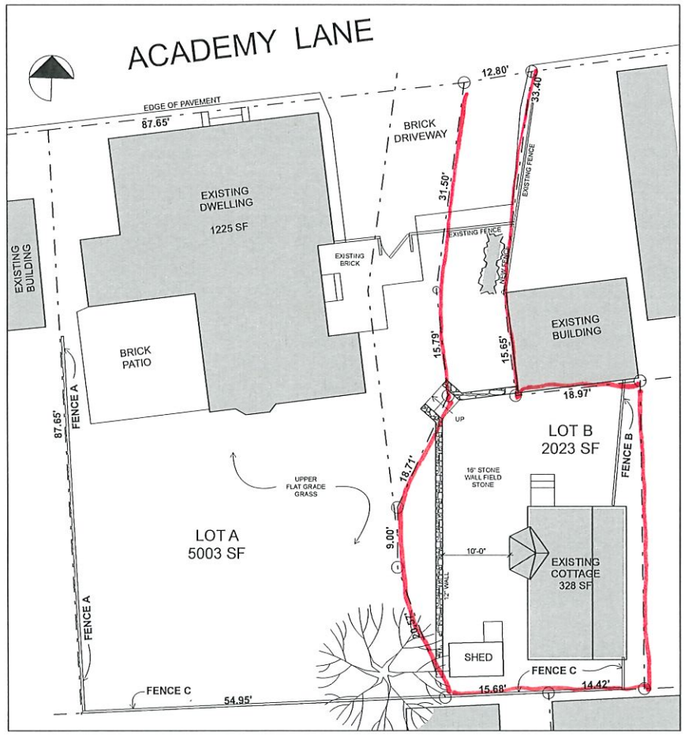
West Perspective



Northwest Perspective

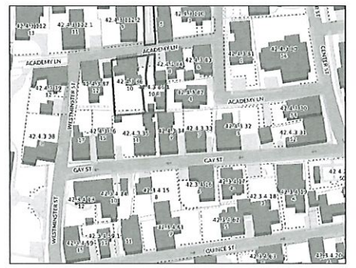


Northwest Perspective



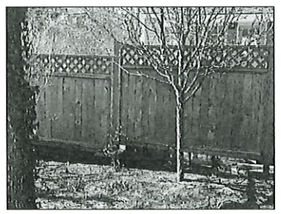
Site Plan- Existing

SCALE: 1" = 10'



Locus

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	FLOOR PLANS/ ELEVATIONS



Fence A

EXISTING WEST SIDE
5-6 FT HIGH FENCE W/ LATTICE



Fence B

7 FT HIGH LATTICE FENCE COVERED IN IVY
EXISTING REMOVED



Fence C

SOUTH PROPERTY LINE
4-6 FT HIGH SOLID CEDAR BOARD FENCE IN DISREPAIR

ZONING INFORMATION
MAP 42.4.3 PARCEL 86
ZONING DISTRICT- ROH

		EXISTING
MINIMUM LOT SIZE:	5000 SF	2025 S.F.
MINIMUM FRONTAGE:	50 FT	SEE PLAN
FRONT YARD SETBACK:	NONE	SEE PLAN
REAR/SIDE SETBACK:	5 FT	SEE PLAN
GROUND COVER RATIO:	40% or 3263 SF	16 %

EXISTING HOUSE AREA- 1225 SF
EXISTING SHED- 40 SF
EXISTING COTTAGE AREA - 328 SF
TOTAL G.C. AREA = 2182 SF

ISSUES/REVISION DATE	
AS BUILTS	4/29/25

The Demolition or Move Off
Drawings of the Cottage at
10 Academy Lane
Nantucket, Massachusetts

USE OF DRAWING

This drawing is the sole property of the Designer and is to be used for the identified project and site. The contents of this drawing are not to be sold, altered, transferred, copied, or reproduced without the expressed written permission of the Designer. This drawing is to be returned to the Designer upon request.

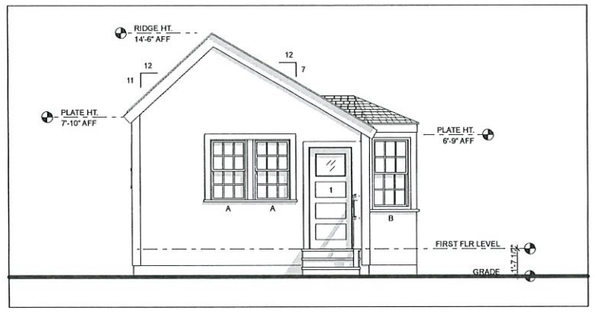
© Thornewill Design LLC 2025

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No.
Designed by LT
Drawn by FM
Checked by LT

Sheet No:
A0.0

Contents:
Cover- House



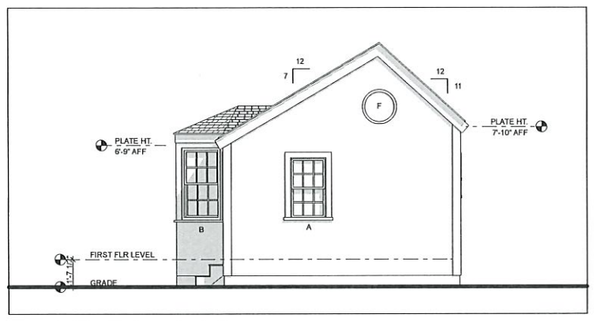
North Elevation- Existing

SCALE: 1/4" = 1'-0"



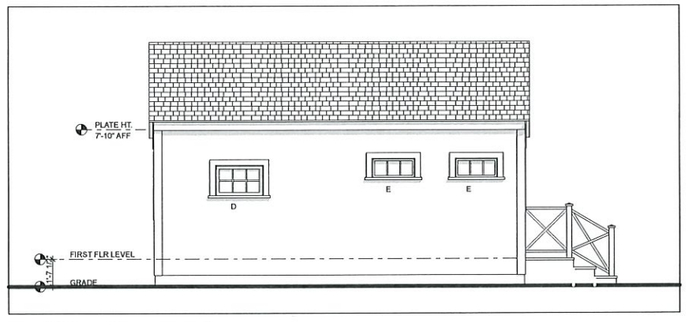
West Elevation- Existing

SCALE: 1/4" = 1'-0"



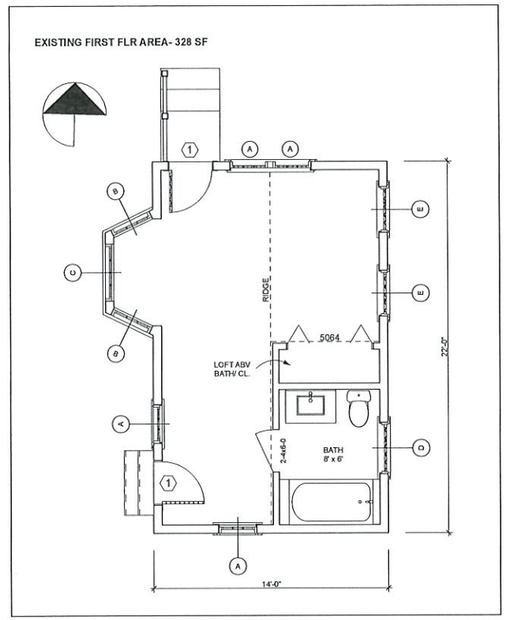
South Elevation- Existing

SCALE: 1/4" = 1'-0"



East Elevation- Existing

SCALE: 1/4" = 1'-0"



First Floor Plan- Existing

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE- EXISTING			
ID	#	UNIT DIMENSION	REMARKS
A	4	2'-3" x 3'-9"	WD, 6/6 DOUBLE HUNG
B	2	2'-6" x 4'-3"	WD, 6/6 DOUBLE HUNG
C	1	3'-4" x 4'-3"	WD, 8/8 DOUBLE HUNG
D	1	3'-0" x 2'-0"	WD, 6 LITE AWNING
E	2	2'-8" x 1'-0"	WD, 3 LITE AWNING
F	1	2'-0" DIA.	WD, CIRCULAR WINDOW

OLD PUTTY GLAZED TRUE DIVIDED LIGHT WINDOWS , SINGLE GLAZING

DOOR SCHEDULE- EXISTING			
ID	#	UNIT DIMENSION	REMARKS
1	1	2'-6" x 6'-0"	1 LITE ABV / 3 HORTIZONTAL PANELS BELOW
2	1	2'-6" x 6'-0"	VERTICAL PLANK

ISSUES/REVISION DATE

AS BUILTS 4/29/25

The Demolition or Move Off Drawings of the Cottage at

10 Academy Lane

Nantucket, Massachusetts

USE OF DRAWING

This drawing is the sole property of the Designer and is to be used for the identified project and site. The contents of this drawing are not to be sold, altered, transferred, copied, or reproduced without the expressed written permission of the Designer. This drawing is to be returned to the Designer upon request.

© Thornewill Design LLC 2025

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: FM
Checked by: LT

Sheet No:

A1.1

Contents:
First Floor Plan

Planning 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.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

KT 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS 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 Luke Thornewill

AS AGENT FOR Leslie Wytrzes

STREET ADDRESS 10 Academy Lane

MAP/PARCEL 42.4.3/86

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/9/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Luke Thornewill 5/9/25

Signature Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER Wayne Wytrzes, Leslie Harlow

MAILING ADDRESS.....

PROPERTY LOCATION 10 Academy Lane

ASSESSORS MAP/PARCEL 42.4.3 86

SUBMITTED BY: Thornewill

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 22, 2025
DATE

Trudy Williams
Digitally signed by Trudy Williams
Date: 2025.04.22 08:34:02 -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: 10 Academy lane

Tax Map Number: 42.4.3 Parcel Number: 86

Owner of Record: Wayne & Leslie Wytrzes

Description of Proposal: New 558 sf Cottage.
First Floor Bedroom, Living, Kitchen bath.
Basement Bedroom, den, bth.

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.

11 GAY STREET LLC
C/O PARDO GEORGIANA M
309 SOUTH MILDRED ST
CHARLES TOWN, WV 25414

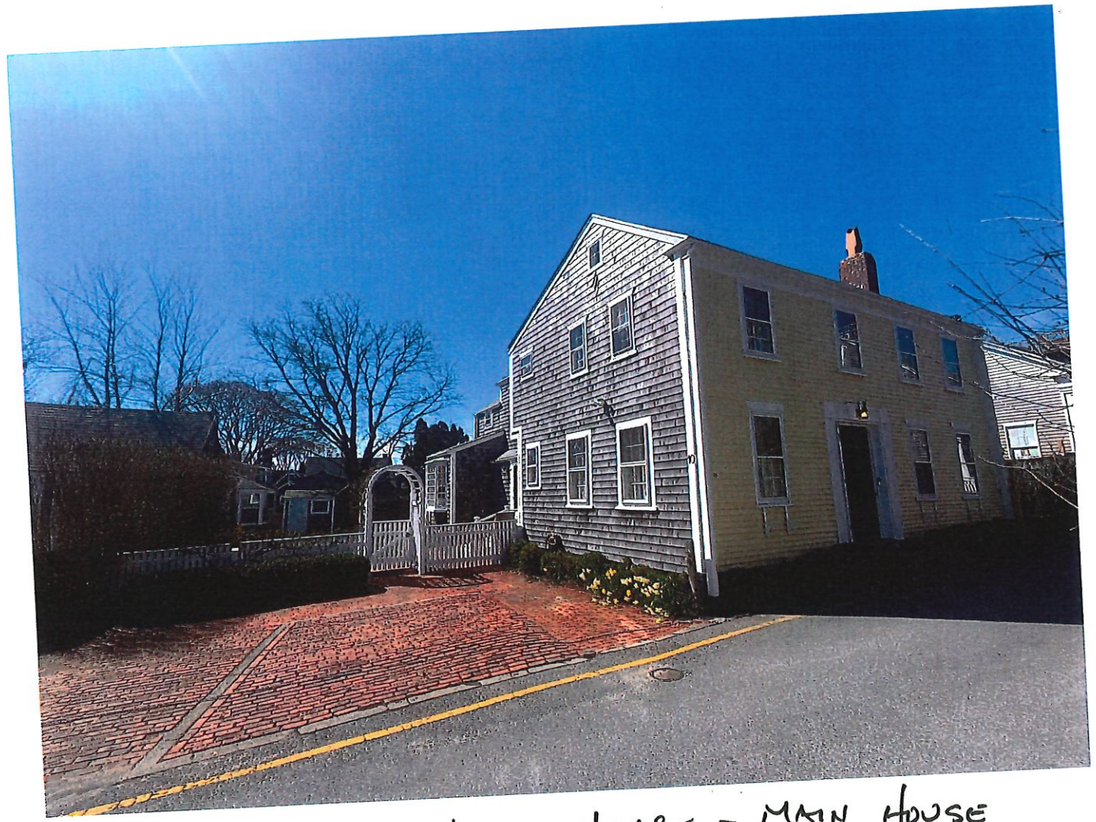
FREED CARLA DE CRENY
15 GAY ST
NANTUCKET, MA 02554

WYTRZES LESLIE H & WAYNE J
444 SEABREEZE AVE
PALM BEACH, FL 33480

DERUYTER BENJAMIN & JACQUELINE
PO BOX 5255
NANTUCKET, MA 02554

HANSON ALEXANDER D & LAURA F
189 WOOSAMONSA RD
PENNINGTON, NJ 08534

ROGGEVEEN DIRK GARDINER
P.O. BOX 1827
NANTUCKET, MA 02554



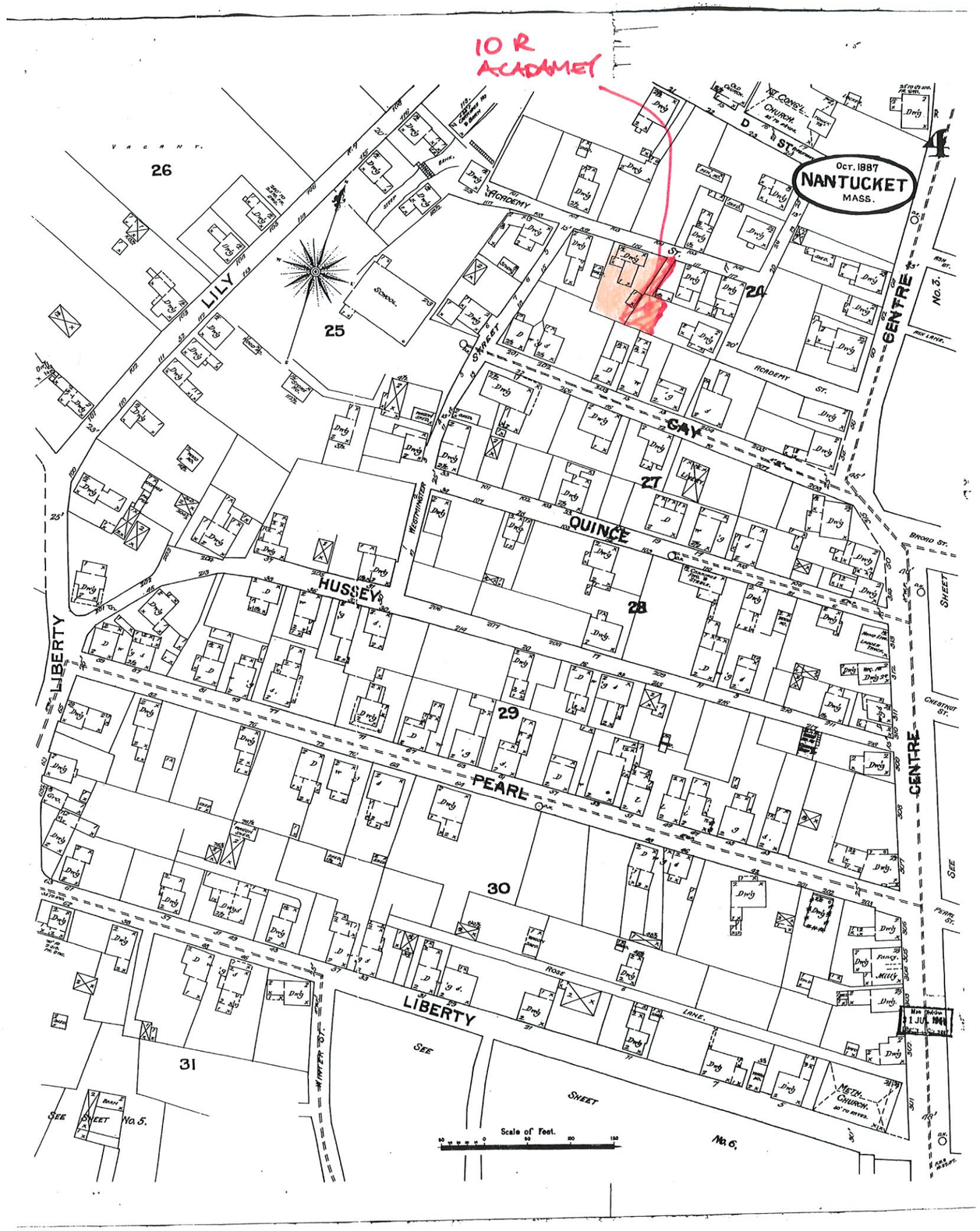
10 Acadamy lane - MAIN HOUSE



REAR - MAIN HOUSE



EXISTING COTTAGE 10R


10 R
ACADAMET
Oct. 1887
NANTUCKET
MASS.
26
25
24
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30
31
LILY
LIBERTY
HUSSEY
QUINCE
PEARL
CAY
CENTRE
ACADEMY
ST.
WESTMINSTER
STREET
D ST.
BROAD ST.
CHESTNUT ST.
PEARL ST.
ROSE
LANE.
WINTER ST.
SEE
SHEET
No. 5.
No. 6.
No. 3.
Scale of Feet.
METH. CHURCH.
Fancy Milly
1 JUL 1941

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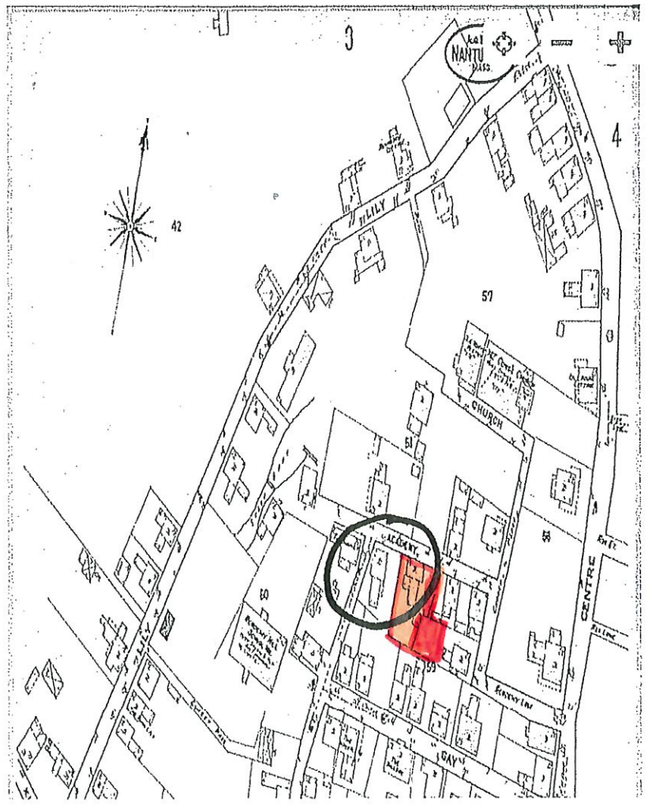
MAP

Image 5 of Sanborn Fire Insurance Map from Nantucket, Nantucket County, Massachusetts.

« About this Item

Image 5 of 21 Go Pages View Single Image Go



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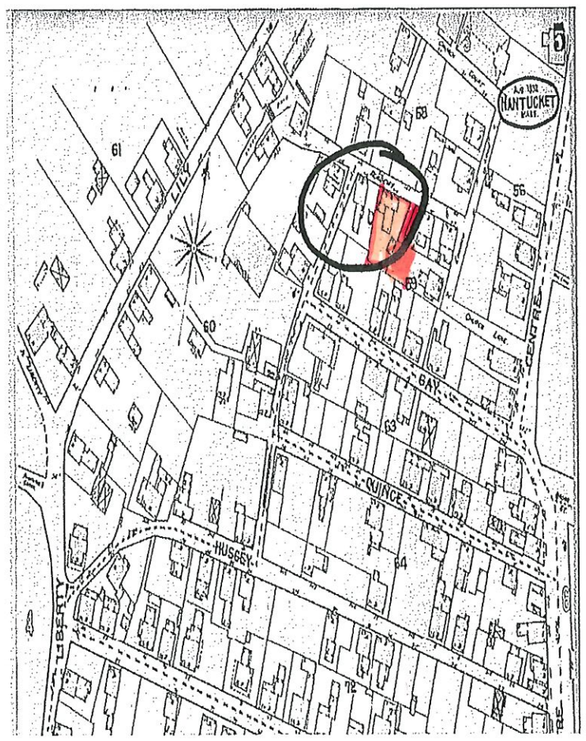
MAP

Image 5 of Sanborn Fire Insurance Map from Nantucket, Nantucket County, Massachusetts.

« About this Item

Image 5 of 11 Go Pages

View Single image Go



1892

10^R Academy approx.

No Cottage

‹ ›

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-8-29
MAP/PARCEL#: 4243-086

Recorded By: AEG Date: 9/21 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 10 Academy Lane 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: Sanford, Julie C

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: dwelling Present: dwelling
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes ○ b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





Revised 5/89

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ✓ a. sidelights
- O b. transom
- O c. plank frame
- O d. flush frame
- O e. Federal
- O f. fanlight
- O g. blind fan
- ✓ h. Greek Revival
- O i. recessed
- O j. other: pilasters, corner blocks, 2 l+s, in door

26. NUMBER OF BAYS:

- O a. three
- ✓ b. four
- O c. five
- O d. N/A
- O e. other: _____

27. WINDOW FRAME TYPE:

- O a. flush
- O b. plank frame
- ✓ c. bull-nose
- O d. other: glued knees on 1st floor

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- O a. 12/12
- O b. 9/9
- ✓ c. 6/6
- O d. 2/2
- O e. casement
- O f. other: _____

29. PORCH:

- O a. front
- O b. side
- O c. wrap

30. DETAILS:

(check several if appropriate)

- O a. corner boards (plain)
- ✓ b. corner boards (beaded)
- O c. corner board (single)
- O d. entry stairs w. balustrade
- O e. blinds
- O f. watertable
- O g. pilasters
- O h. trellis
- O i. other: _____

31. CONDITION:

- O a. excellent
- ✓ b. good
- O c. fair
- O d. deteriorated

32. INTEGRITY:

- O a. original site
- O b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- O a. individually significant
- ✓ b. contributing
- O c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- O a. box
- ✓ b. additive
- O c. gable front
- O d. gable ell
- ✓ e. side-gabled
- O f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
Lancaster ⊘ e.	Federal late	○ 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: 4,500 SF ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ⊘ a. at sidewalk (STAIRS) ○ 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: patio, ~110 SF + 10A shed

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

DESCRIPTION:

10. FOUNDATION
O a. brick O b. rubblestone O c. concrete O d. other: _____

11. STRUCTURAL SYSTEM
O a. post-and-beam O c. masonry load-bearing walls
O b. balloon wood frame O d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
O a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
O a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
O a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

15. NUMBER OF STORIES: O a. 1 O c. 1 3/4 O e. 2 1/2 O g. other: _____
O b. 1 1/2 O d. 2 O f. 3

16. ROOF SHAPE: O a. gable O c. hip O e. other: _____
O b. gambrel O d. shed

17. ROOFING MATERIAL: O a. composition shingle O b. weathered cedar shinge O c. slate

18. ROOF FEATURES:
O a. roof walk O e. balustrade
O b. dormers on street facade O f. skylight
O c. dormers on side elevations O g. roof hatch
O d. dormers on rear elevation O h. cupola
O i. other: _____

19. DORMER ROOF(S): O a. gable O b. hip O c. shed O d. other: _____

20. CHIMNEY MATERIAL: O a. brick, unpainted O c. brick, parged O e. concrete block
O b. brick, painted O d. rubblestone O f. metal

21. CHIMNEY POSITION: O a. center O b. off-center O c. end wall O d. other: _____

22. NUMBER OF CHIMNEYS: O a. one O b. two O c. three O d. other: _____

23. CHIMNEY FEATURES: O a. corbelling O b. chimney pots/owls O c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: O a. center O b. off-center

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

OTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

iis is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and esolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

e certificate is valid for three years from date of issuance. No structure may differ m the approved application. Violation may impede issuance of Certificate of cupancy.

PROPERTY DESCRIPTION

X MAP N°: 42.4.3 PARCEL N°. 86.1

eet & Number of Proposed Work: 10 Academy Lane

wner of record: Wytrzes, Wayne & Leslie

ailing Address: 444 Seabreeze Avenue
Palm Beach, FL 33480

ntact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

ame: Thornemill Design, LLC

ailing Address: 48 Dukes Rd
Nantucket, Ma

ntact Phone #: 508 333 0702 E-mail: office@thornemill design.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

ze of Structure or Addition: Length: 32 Sq. Footage 1st floor: 558

Width: 25 Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 22x6 ☒ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

fference between existing grade and proposed finish grade: North +12" partial South partial 12" East 0 West 12"

eight of ridge above final finish grade: North 16'-10 South 16'-10 East 16'0"; 11'2 West 16'10"; 11'2

dditional Remarks

REVISIONS*

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

istoric Name: (describe)

riginal Date:

riginal Builder:

there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

oundation: Height Exposed 8" ± ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 4 /12 Dormer _____/12 Other 1525/12

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) 6" Corner boards 6" Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Green Mountain

Doors* (type and material): ☐ TDL ☒ SDL Front 9 LITE Rear _____ Side dd 5 LITE

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Nat Clapboard (if applicable) _____ Roof Landmark CT. charcoal black

Trim White Sash White Doors White

Deck Nat Foundation Nat Fence White Shutters Black

Railing

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/30/25 Signature of owner of record Luke Thornemill for Leslie Wytrzes Signed under penalties of perjury



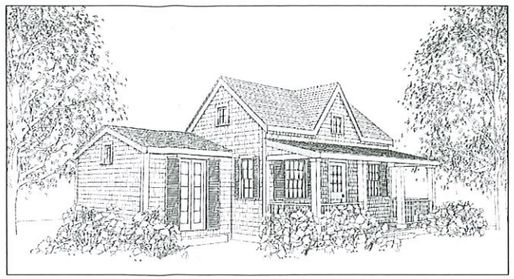
Main House- Left Abutter



Main House



Main House- Right Abutter



West Perspective

A New Cottage at
Leslie & Wayne Wytrzes

10 Academy Lane
Nantucket , Massachusetts



Main House- South Elevation



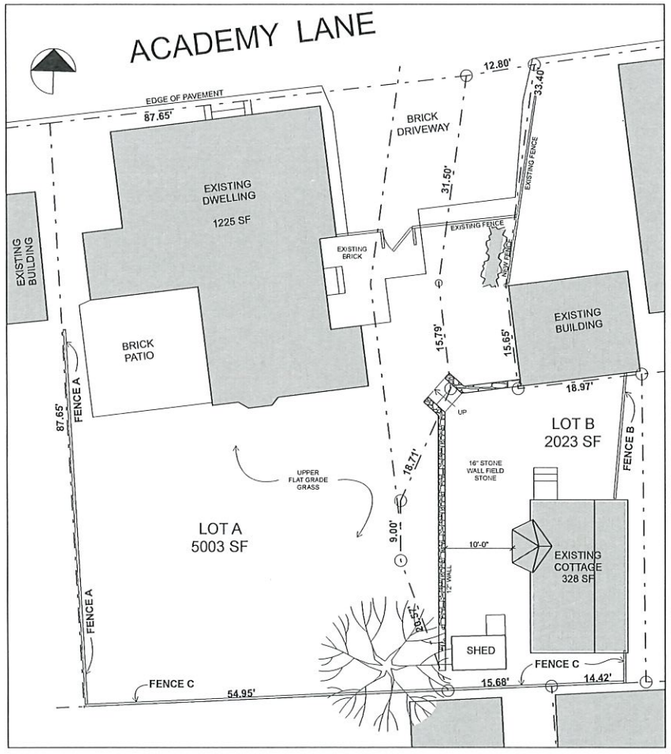
Existing Cottage



Existing Cottage

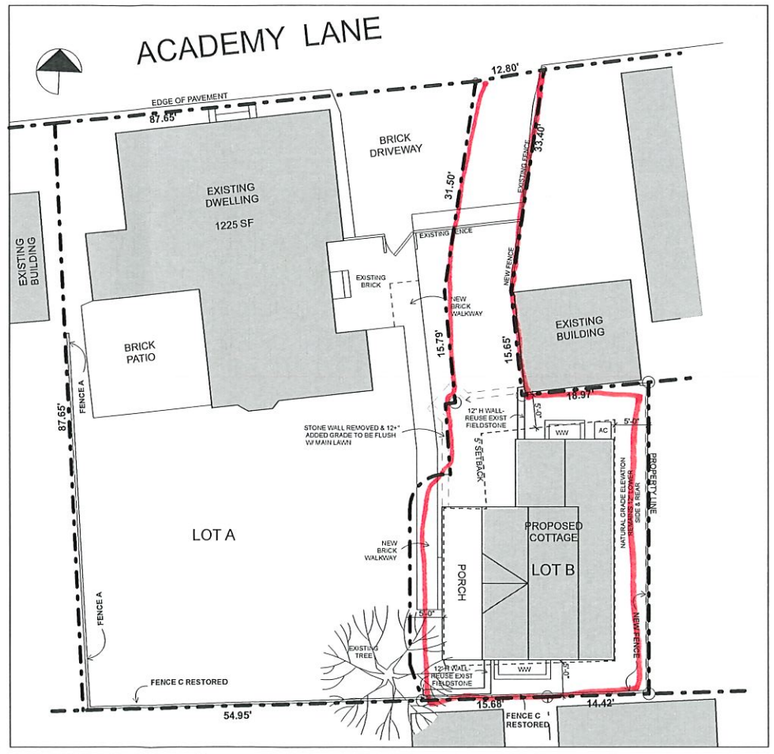


Existing Cottage- North



Site Plan- Existing

SCALE: 1" = 10'



Site Plan- Proposed

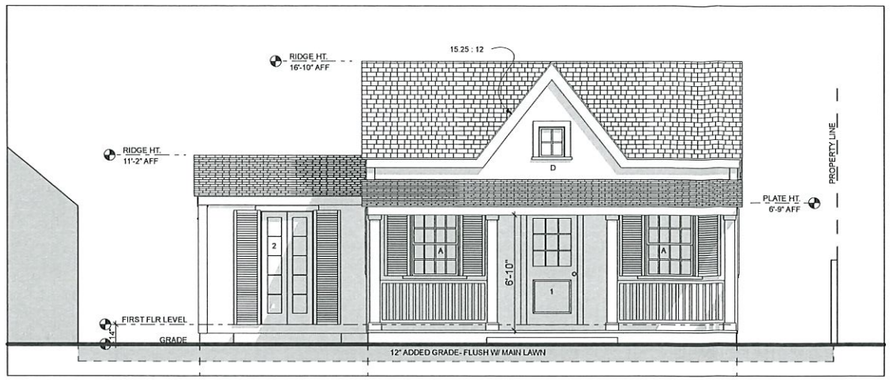
SCALE: 1" = 10'

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	FLOOR PLANS
	A2.1	ELEVATIONS
	A3.1	SECTIONS



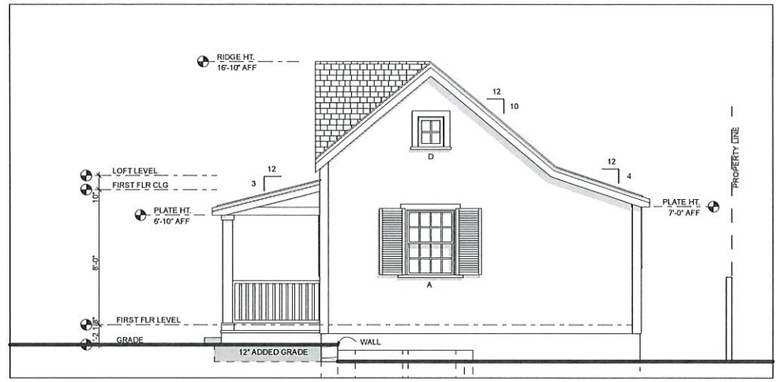
EXTERIOR MATERIALS LIST:

EXT. WALLS- WHITE CEDAR SHINGLES
CORNER BDS. - 5/4" x 6"- PNT WHITE
DR & WINDOW TRIM- 1 x 4- PNT WHITE
DECK- 1 x 4 MAHOGANY- NATURAL
8" POSTS- PNT WHITE
SHUTTERS- PNT BLACK
ROOF- ARCHITECTURAL ASPHALT SHINGLES, LANDMARK CERTAINTEED CHARCOAL BLACK OR RED CEDAR
EAVE- 1 x 8 PTD WHITE
FACIA- 1 x 8 PTD WHITE
RAKES- 1 x 8 W/ 3" SHADOW BD.- PTD WHITE
FOUNDATION WALL - POURED CONCRETE



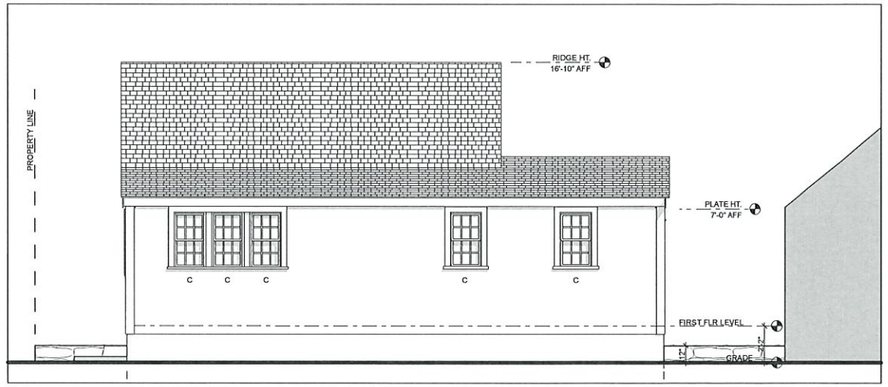
West Elevation- Proposed

SCALE: 1/4" = 1'-0"



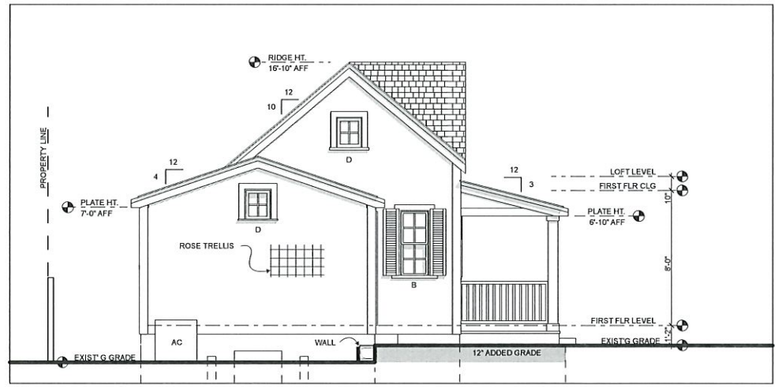
South Elevation- Proposed

SCALE: 1/4" = 1'-0"



East Elevation- Proposed

SCALE: 1/4" = 1'-0"



North Elevation- Proposed

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE- GREEN MOUNTAIN

ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS	UVALUE	SHGC
1	1	GREEN MOUNTAIN	3'-0" x 6'-8"		9 LITE ABV / 1 PANEL BELOW, WD, PNT WHITE INSWING	.30	.23
2	1	GREEN MOUNTAIN	3'-0" x 6'-8"		5 LITE (EA PANEL), WD, PNT WHITE INSWING	.30	.23

MAHOGANY WOOD PRIMED, THERMAL PANE, SDL W/ SPACERS, LOW E GLASS W/ ADDITIONAL WOOD STORM/ SCREEN COMBO UNIT ON EXTERIOR

WINDOW SCHEDULE- GREEN MOUNTAIN

ID	#	MANUFACTURER	UNIT DIMENSION	MIN ROUGH OPNG	REMARKS		
A	3	MDH3020	2'-11 5/16" x 4'-0 7/8"	3'-0 5/16" x 4'-1 3/8"	WD, 8/8 DOUBLE HUNG, SHUTTERS- 1'-6" x 4'-0"	.30	.23
B	1	MDH1620	1'-9 5/16" x 4'-0 7/8"	1'-10 5/16" x 4'-1 3/8"	WD, 4/4 DOUBLE HUNG, SHUTTERS- 11" x 4'-0"	.30	.23
C	5	MDH 2016	2'-1 5/16" x 3'-4 7/8"	2'-2 5/16" x 3'-5 3/8"	WD, 6/6 DOUBLE HUNG	.30	.23
D	4	MAW2024	1'-8" x 2'-0"	1'-9" x 2'-1 1/4"	WD, AWNING, 4 LITE	.30	.23
E	3	MDH 2422	2'-5 5/16" x 4'-4 7/8"	2'-6 5/16" x 4'-5 3/8"	WD, 1/1 DOUBLE HUNG, BASEMENT, EGRESS	.30	.23
TOTAL	16						

MAHOGANY WOOD SASH W/ 5/8" MUNTINS, THERMAL PANE, SDL, PAINT WHITE, ALUMINUM STORM SCREEN TRIPLE TRACK ON ALL WINDOWS TO EXTERIOR.
MANUFACTURER TO CONFIRM EGRESS. SIZE TO CODE PRIOR TO ORDER AND CONSTRUCTION

ISSUES/REVISION DATE

HDC 1 4/28/25

A New Cottage for
Leslie & Wayne Wytrzes
10 Academy Lane
Nantucket, Massachusetts

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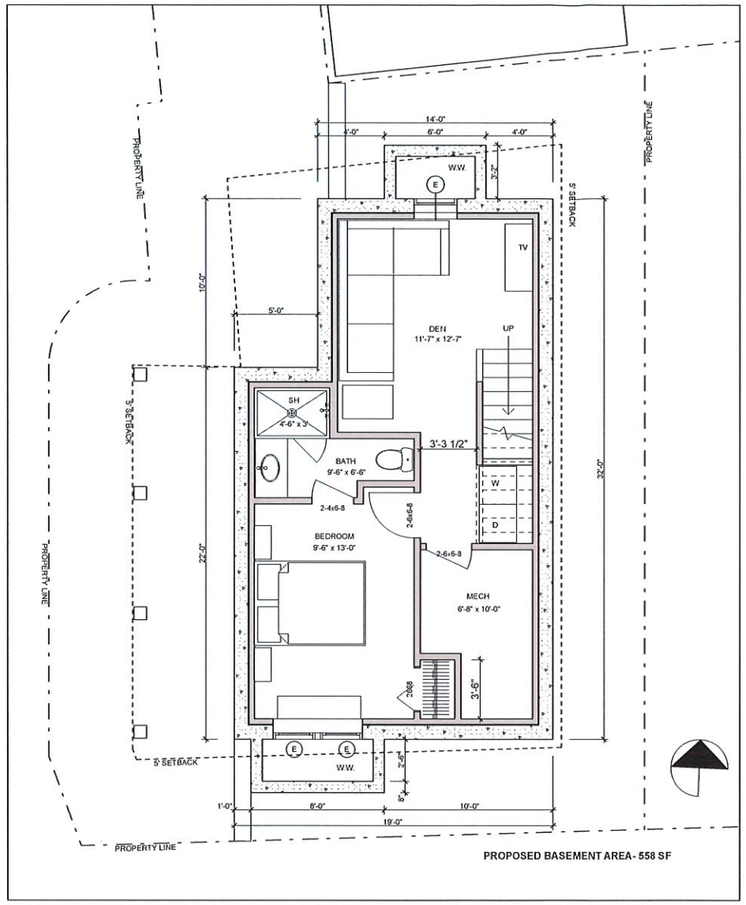
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by LT
Drawn by FH
Checked by LT

Sheet No:

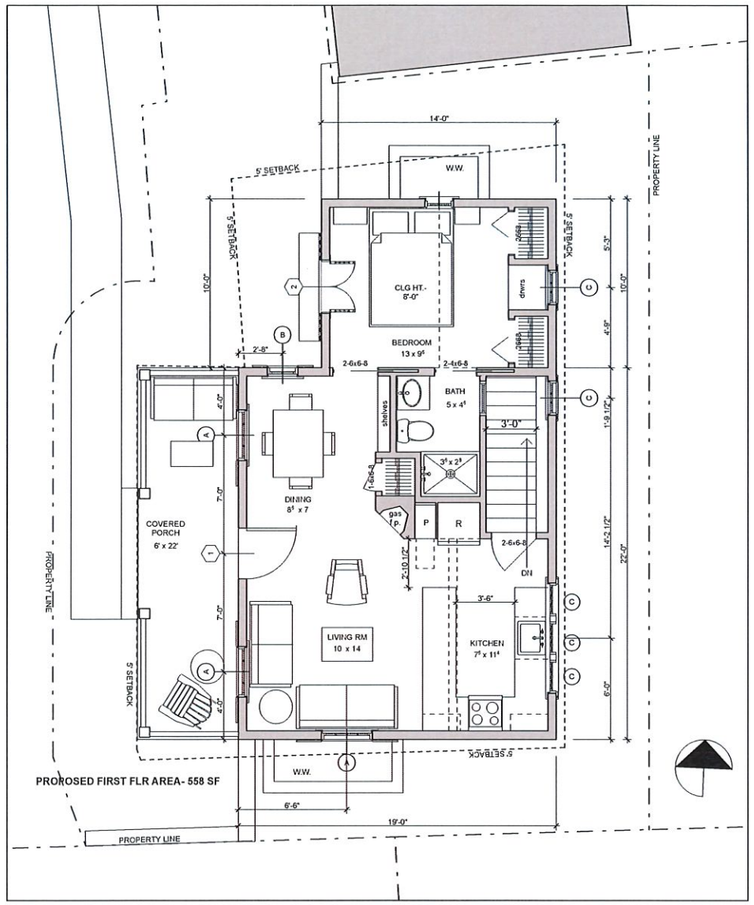
A2.1

Contents:
Elevations



Basement Floor Plan- Proposed

SCALE: 1/4" = 1'-0"



First Floor Plan- Proposed

SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE	
HDC 1	4/28/25

A New Cottage for
Leslie & Wayne Wytrzes
10 Academy Lane
Nantucket, Massachusetts

USE OF DRAWING

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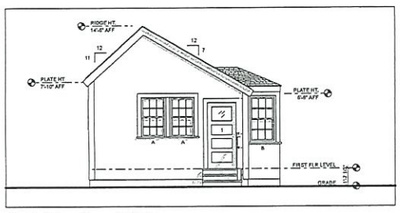
Project No:
Designed by: LT
Drawn by: FH
Checked by: LT

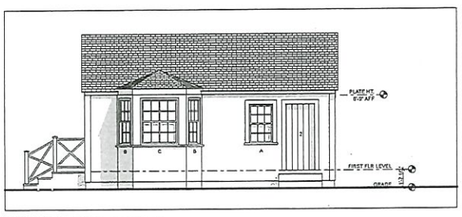
Sheet No:
A1.1

Contents:
First Floor Plan



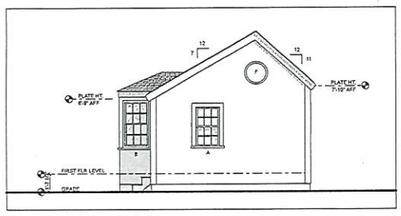
North Elevation- Existing

SCALE: 1/4" = 1'-0"



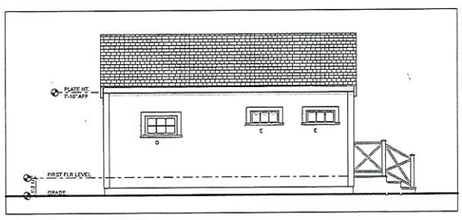
West Elevation- Existing

SCALE: 1/4" = 1'-0"



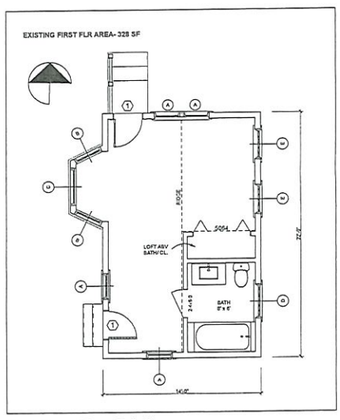
South Elevation- Existing

SCALE: 1/4" = 1'-0"



East Elevation- Existing

SCALE: 1/4" = 1'-0"



First Floor Plan- Existing

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE- EXISTING			
ID	#	UNIT DIMENSION	REMARKS
A	4	2'-3" x 3'-9"	WD, 6/6 DOUBLE HUNG
B	2	2'-6" x 4'-3"	WD, 6/6 DOUBLE HUNG
C	1	3'-4" x 4'-3"	WD, 8/8 DOUBLE HUNG
D	1	3'-0" x 2'-0"	WD, 6 LITE AWNING
E	2	2'-6" x 1'-0"	WD, 3 LITE AWNING
F	1	2'-0" DIA.	WD, CIRCULAR WINDOW

OLD PUTTY GLAZED TRUE DIVIDED LIGHT WINDOWS , SINGLE GLAZING

DOOR SCHEDULE- EXISTING			
ID	#	UNIT DIMENSION	REMARKS
1	1	2'-6" x 6'-0"	1 LITE ABV / 3 HORTIZONTAL PANELS BELOW
2	1	2'-6" x 6'-0"	VERTICAL PLANK

EXISTING
COTTAGE
BEING REPLACED

ISSUES/REVISION DATE

AS BUILTS 4/29/25

The Demolition or Move Off
Drawings of the Cottage at
10 Academy Lane
Nantucket, Massachusetts

USE OF DRAWINGS

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The Demolition or Move Off of the Cottage at

10 Academy Lane
Nantucket , Massachusetts



West Perspective



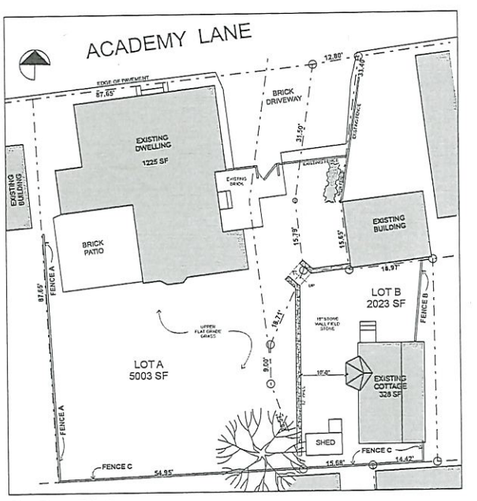
West Perspective



Northwest Perspective



Northwest Perspective

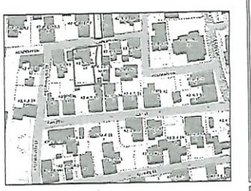


Site Plan- Existing

SCALE 1" = 10'

DRAWING INDEX

ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	FLOOR PLANS/ ELEVATIONS



Locus



Fence A

EXISTING WEST SIDE

6-8 FT HIGH FENCE W/ LATTICE



Fence B

7 FT HIGH LATTICE FENCE COVERED IN IVY

EXISTING REMOVED



Fence C

SOUTH PROPERTY LINE

4-6 FT HIGH SOLID CEDAR BOARD FENCE IN DISREPAIR

ZONING INFORMATION
MAP 42.4.3 PARCEL 86
ZONING DISTRICT- ROH

		EXISTING
MINIMUM LOT SIZE:	5000 SF	2025 S.F.
MINIMUM FRONTAGE:	50 FT	SEE PLAN
FRONT YARD SETBACK:	NONE	SEE PLAN
REAR/SIDE SETBACK:	5 FT	SEE PLAN
GROUND COVER RATIO:	40% or 3263 SF	16 %

EXISTING HOUSE AREA- 1225 SF
EXISTING SHED- 40 SF
EXISTING COTTAGE AREA - 328 SF
TOTAL G.C. AREA = 2182 SF

EXISTING COTTAGE

ISSUES/REVISION DATE
AS BUILTS 4/29/25

The Demolition or Move Off
Drawings of the Cottage at
10 Academy Lane
Nantucket, Massachusetts

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Sheet No:
A0.0

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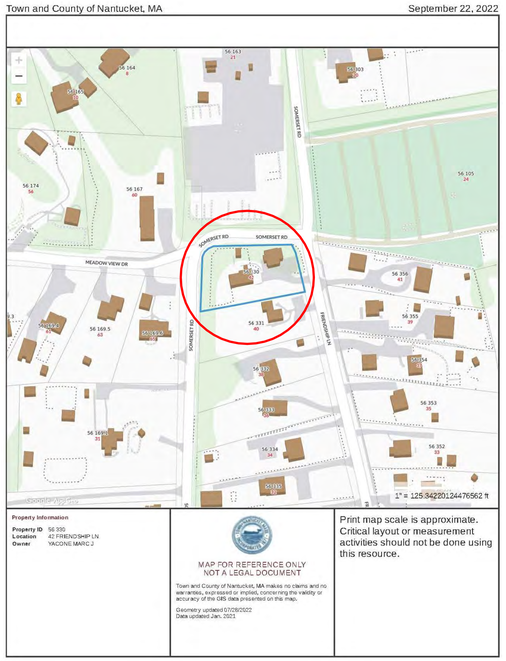
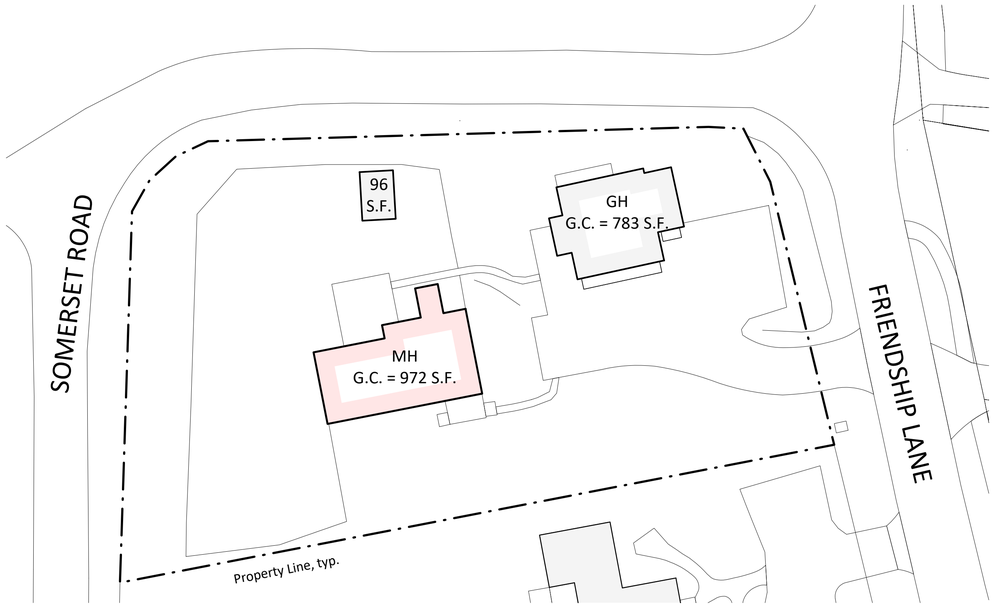


1 Locus Map

Not to Scale



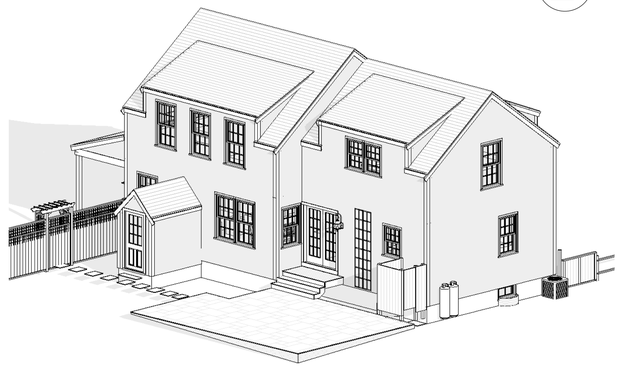
Google Map - Aerial View



2 Site plan

1" = 20'-0"





3D Model - Proposed







Street Views

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Cover Page

Sheet List

A-1.1	1st & 2nd Floor Plans
A-1.0	Basement & Roof Plan
A-2.1	Exterior Elevations
A-2.2	Exterior Elevations
C-1.0	Cover Page

Property & Zonning Info

District - R20
Min. Lot Size - 20,000 sq.ft.
Frontage - 75 ft.
Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 56 & 330
Lot Area - +/- 20,011 sq.ft.
Allowable G.C. - +/- 2,501 sq.ft.
Existing G.C. - +/- 972 sq.ft.
Available G.C. - +/- 746 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

C-1.0

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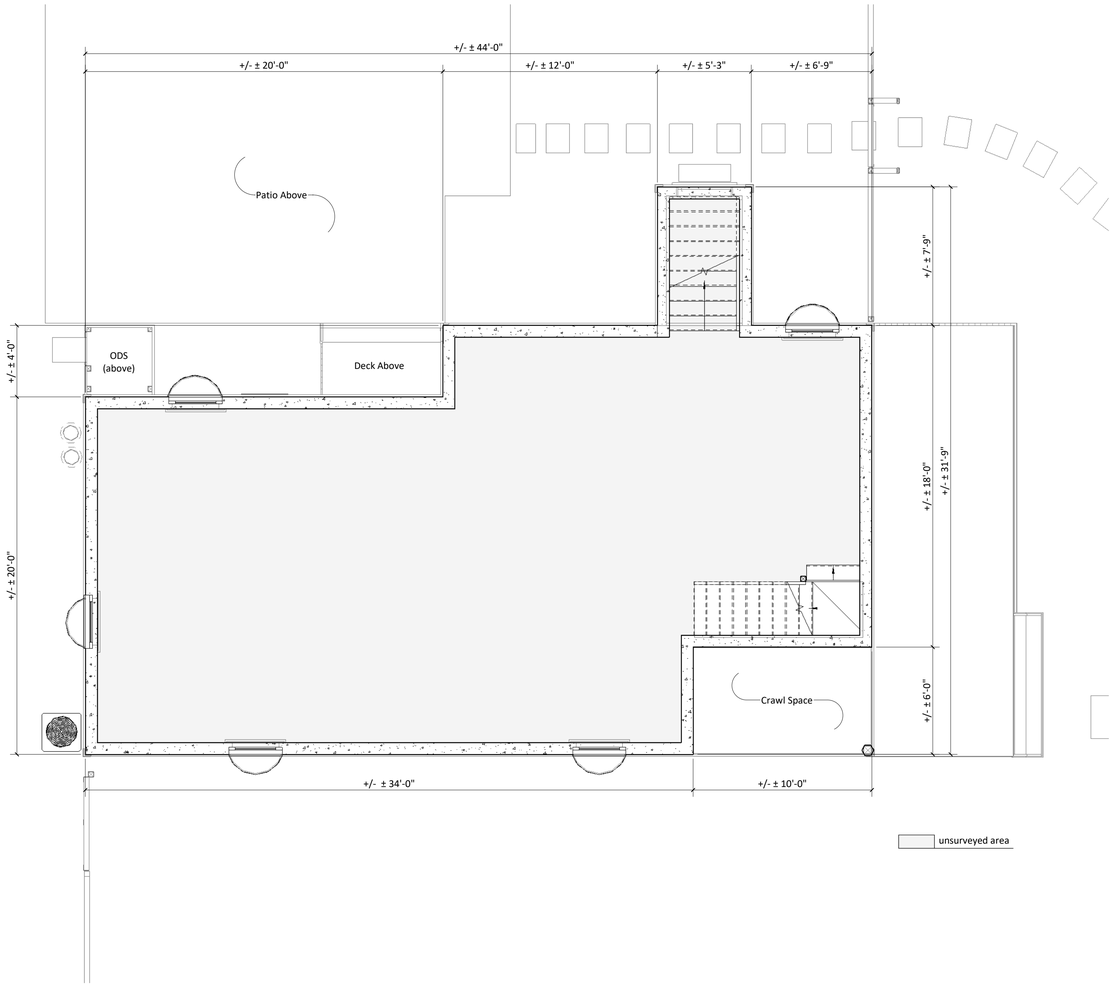
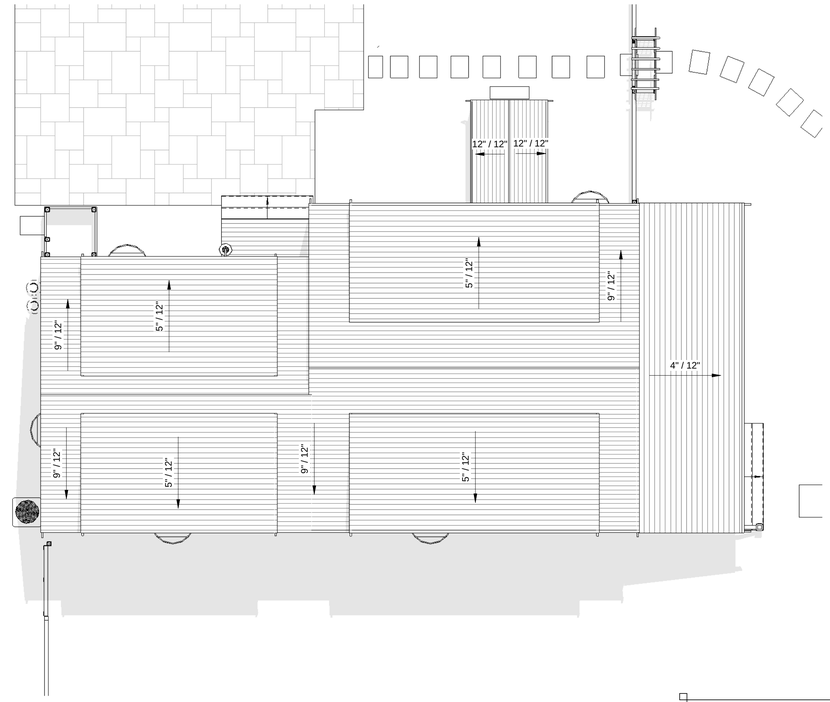


1 Basement Floor Plan
1/4" = 1'-0"



2 Roof Plan
3/16" = 1'-0"

Note: *The dimensions on this As-built drawing are only for reference and feasibility study! Due to the existing conditions and site limitations, discrepancies may occur. All dimensions taken from this set used for construction or any construction related fabrication should be verified in field!*

42 Friendship Ln., Nantucket, MA

Basement & Roof Plan

Sheet List

A-1.1	1st & 2nd Floor Plans
A-1.0	Basement & Roof Plan
A-2.1	Exterior Elevations
A-2.2	Exterior Elevations
C-1.0	Cover Page

Property & Zonning Info

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Frontage - 75 ft.
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Map & Parcel - 56 & 330
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Revisions

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A-1.0

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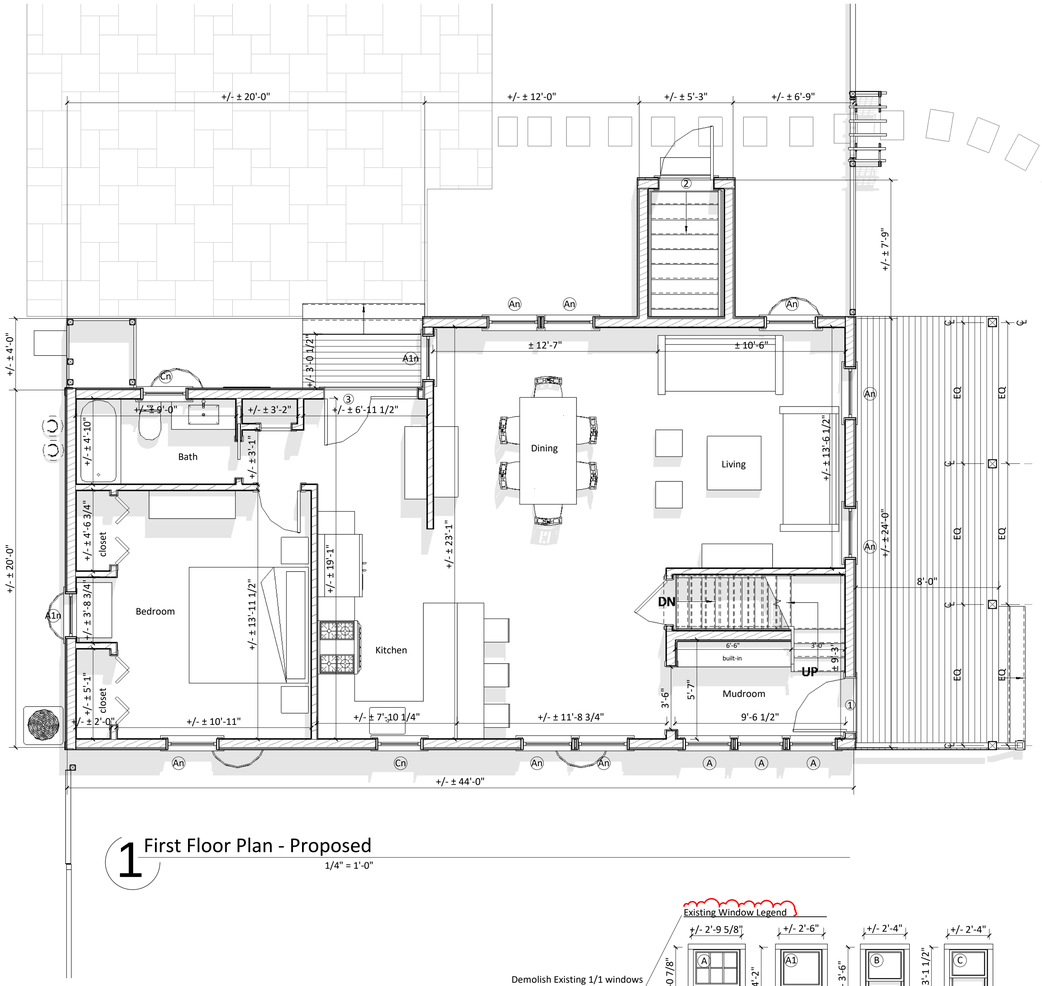
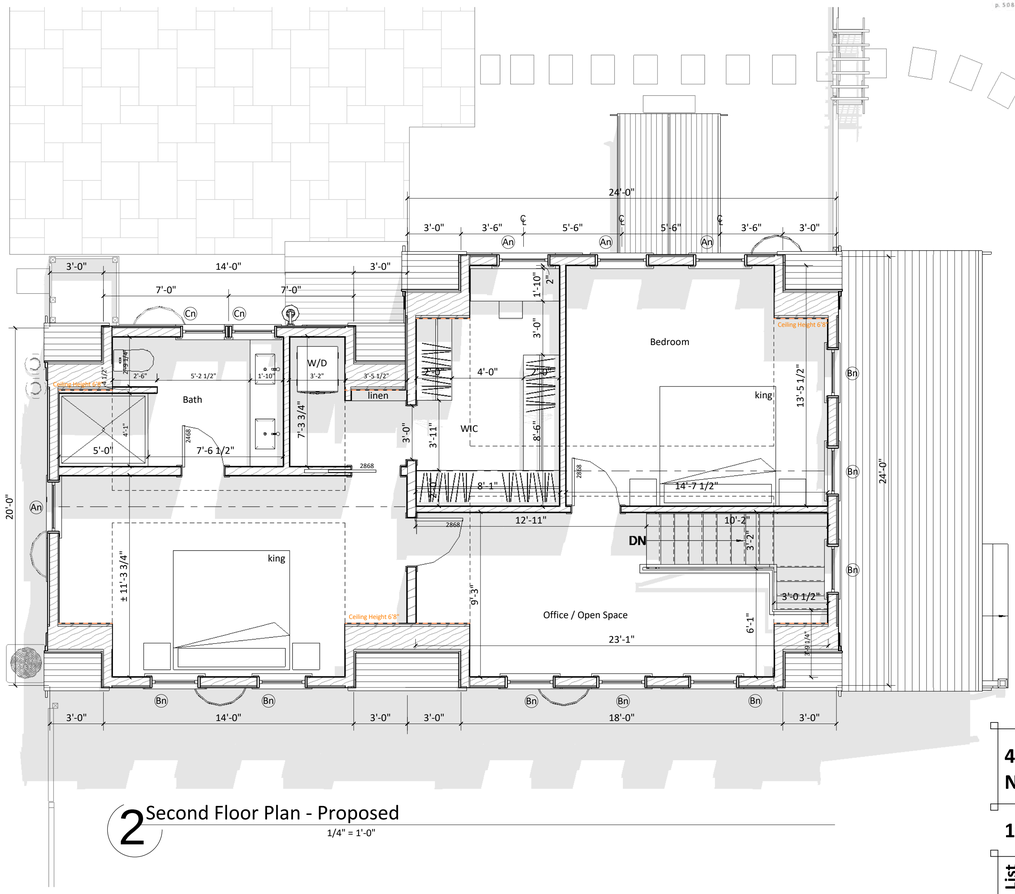
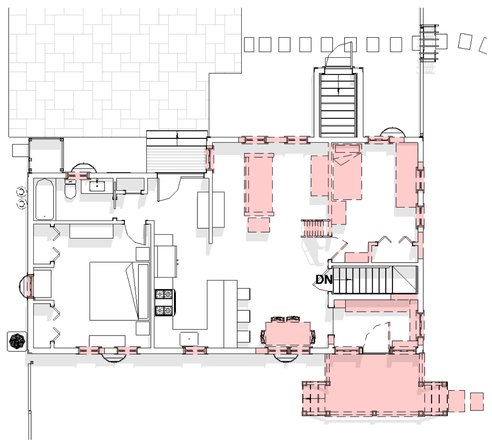


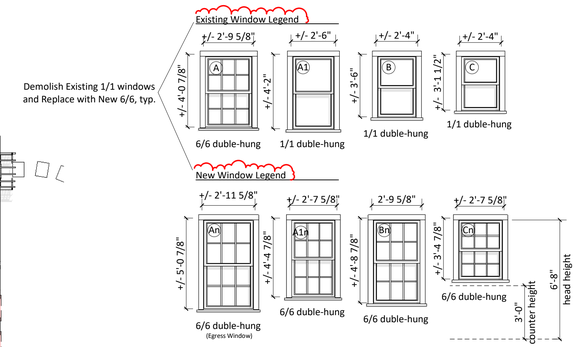
1 First Floor Plan - Proposed
1/4" = 1'-0"



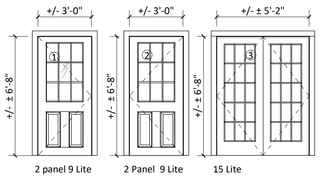
2 Second Floor Plan - Proposed
1/4" = 1'-0"



1e First Floor Plan - Existing / Demo
1/8" = 1'-0"



Window Legend
1/4" = 1'-0"



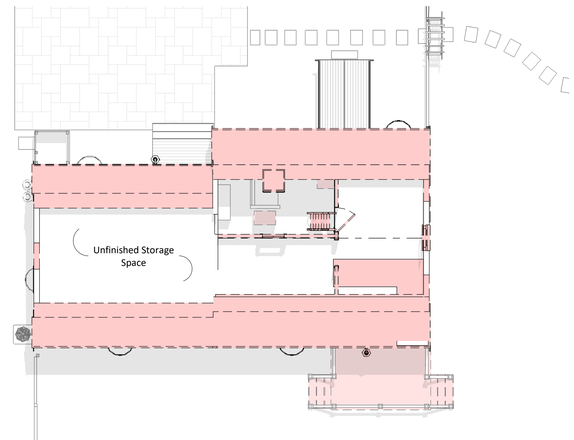
Door Legend
1/4" = 1'-0"

Note: *The dimensions on this As-built drawing are only for reference and feasibility study! Due to the existing conditions and site limitations, discrepancies may occur. All dimensions taken from this set used for construction or any construction related fabrication should be verified in field!*

Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verifiction in field is required prior to any construction work or window / door order!*

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
1	1	3'-0"	6'-8"
2	1	3'-0"	6'-8"
3	1	5'-2"	6'-8"

WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	3	2'-9 5/8"	4'-0 7/8"
A1n	2	2'-7 5/8"	4'-4 7/8"
An	12	2'-11 5/8"	5'-0 7/8"
Bn	8	2'-9 5/8"	4'-8 7/8"
Cn	4	2'-7 5/8"	3'-4 7/8"



2e Second Floor Plan - Existing / Demo
1/8" = 1'-0"

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42 Friendship Ln., Nantucket, MA

1st & 2nd Floor Plans

Sheet List

A-1.1	1st & 2nd Floor Plans
A-1.0	Basement & Roof Plan
A-2.1	Exterior Elevations
A-2.2	Exterior Elevations
C-1.0	Cover Page

Property & Zonning Info

District - R20
Min. Lot Size - 20,000 sq.ft.
Frontage - 75 ft.
Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 56 & 330
Lot Area - +/- 20,011 sq.ft.
Allowable G.C. - +/- 2,501 sq.ft.
Existing G.C. - +/- 972 sq.ft.
Available G.C. - +/- 746 sq.ft.

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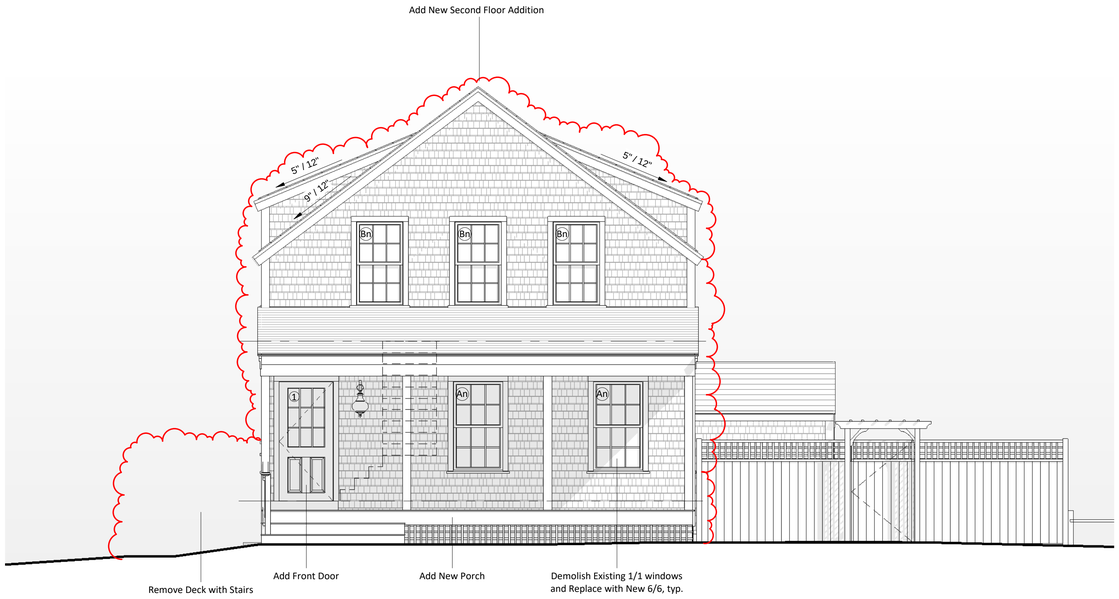
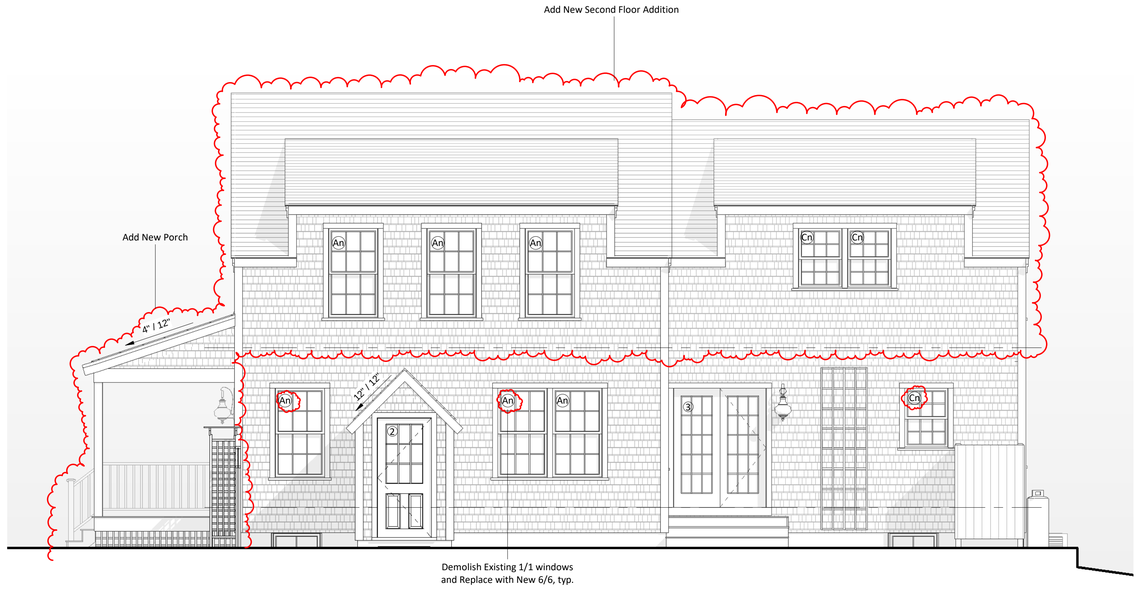
Revisions

A-1.1

42 Friendship Ln., Nantucket, MA



1 Proposed East Elevation
1/4" = 1'-0"



2 Proposed North Elevation
1/4" = 1'-0"



1e East Elevation - Existing / Demo
1/8" = 1'-0"



Existing East



2e North Elevation - Existing / Demo
1/8" = 1'-0"



Existing North

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Exterior Elevations

Sheet List

A-1.1	1st & 2nd Floor Plans
A-1.0	Basement & Roof Plan
A-2.1	Exterior Elevations
A-2.2	Exterior Elevations
C-1.0	Cover Page

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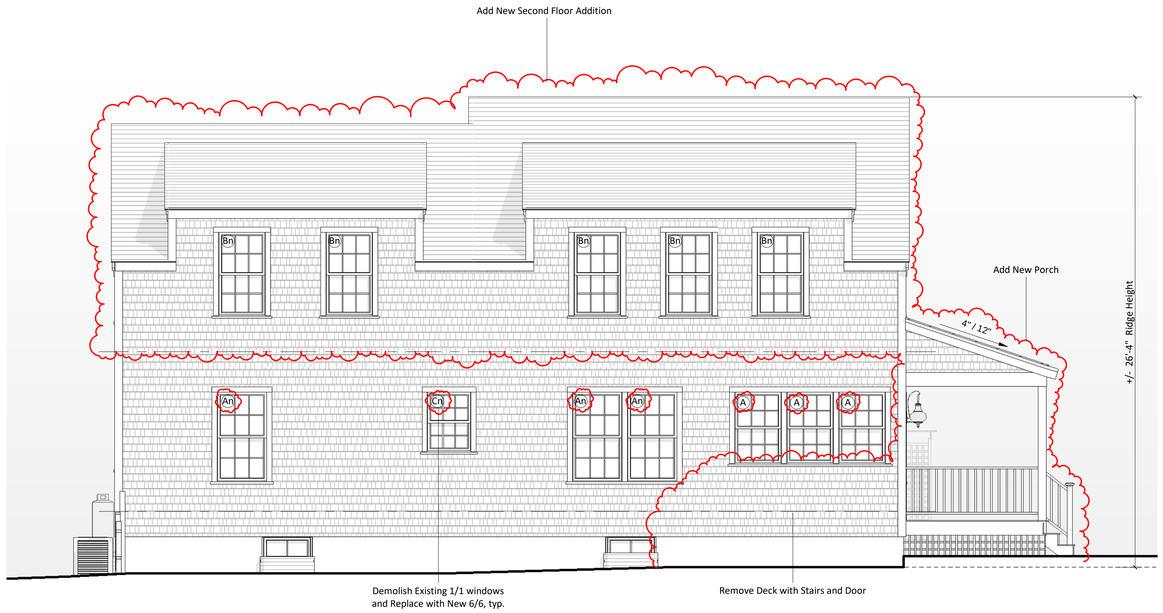
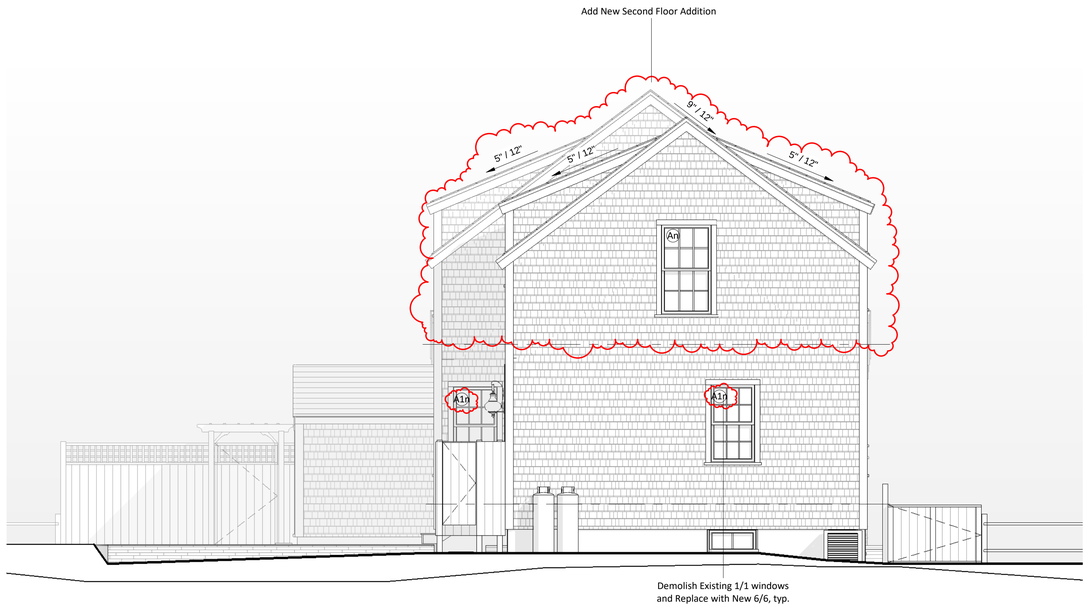
Revisions

A-2.1

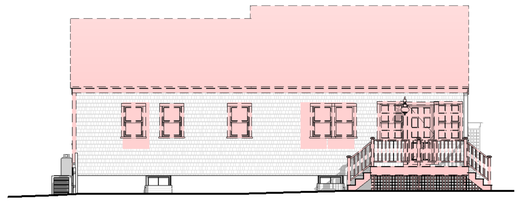
42 Friendship Ln., Nantucket, MA



1 Proposed South Elevation
1/4" = 1'-0"



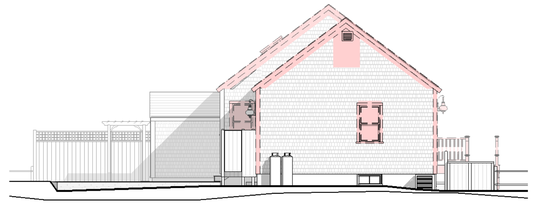
2 Proposed West Elevation
1/4" = 1'-0"



1e South Elevation - Existing / Demo
1/8" = 1'-0"



Existing South



2e West Elevation - Existing / Demo
1/8" = 1'-0"



Existing West

HDC Submission Only 05.12.2025

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173 e. dtanantucket@gmail.com

42 Friendship Ln., Nantucket, MA

Exterior Elevations

Sheet List

A-1.1	1st & 2nd Floor Plans
A-1.0	Basement & Roof Plan
A-2.1	Exterior Elevations
A-2.2	Exterior Elevations
C-1.0	Cover Page

Property & Zonning Info

District - R20
Min. Lot Size - 20,000 sq.ft.
Frontage - 75 ft.
Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 56 & 330
Lot Area - +/- 20,011 sq.ft.
Allowable G.C. - +/- 2,501 sq.ft.
Existing G.C. - +/- 972 sq.ft.
Available G.C. - +/- 746 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

A-2.2

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 330

Street & Number of Proposed Work: 42 Friendship Ln

Owner of record: Marc Yacono

Mailing Address: 42 Friendship Ln, Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Anton Dimov / DTA

Mailing Address: 25 Wapposset Cir., Nantucket MA, 02554

Contact Phone #: 774 325 2828 E-mail: dtanantucket@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 New 2nd Floor Addition, Add Front Porch & window change

Size of Structure or Addition: Length: ±44'0" Sq. Footage 1st floor: _____ Decks/Patio: Size: ±194SF ☐ 1st floor ☐ 2nd floor
Width: ±24'0" Sq. footage 2nd floor: ±972SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ±6" South ±6" East _____ West _____

Height of ridge above final finish grade: North ±26'4" South ±26'4" East ±26'4" West ±26'4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Add 2nd Floor Addition, Front Porch, Open deck
2. South Elevation —"—, change windows from 1/1 to 6/6
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 5 /12 Other Front 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 N/A Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4 x 4 Frieze N/A
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 6x6

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front 2 panel 9 lite Rear 15 lite (existing) Side 2 panel 9 lite (existing)
Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways N/A Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS (match existing G.H.)

Sidewall Natural Clapboard (if applicable) N/A Roof Black (match G.H.)
Trim Natural Sash Sandtone (match G.H.) Doors Sandtone (match G.H.) (Front); Sides & Rear (existing)
Deck Natural Foundation Natural 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 05/08/2025 Signature of owner of record _____ Signed under penalties of peri...

M.H. Addition

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev 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.

A.D. 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
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 Anton Dimov / DTA

AS AGENT FOR Marc Yacono

STREET ADDRESS 42 Friendship Ln

MAP/PARCEL 56 / 330

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

05/12/25

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 5/08/25

Date

EXISTING GUEST HOUSE - SOUTH




EXISTING GUEST HOUSE - EAST

EXISTING GUEST HOUSE - NORTH



EXISTING GUEST HOUSE - WEST



42 FRIENDSHIP LN

Location	42 FRIENDSHIP LN	**Mblu**	56/ / 330/ /
Acct#	00004314	**Owner**	YACONE MARC J
Assessment	$1,264,700	**PID**	4314
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$705,900	$558,800	$1,264,700

Owner of Record

Owner	YACONE MARC J	**Sale Price**	$785,000
Co-Owner		**Certificate**	
Address	42 FRIENDSHIP LN NANTUCKET, MA 02554	**Book & Page**	C0022044/0
		Sale Date	12/07/2005
		Instrument	1O

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
YACONE MARC J	$785,000		C0022044/0	1O	12/07/2005
MCGARVEY KEVIN M & TANYA	$0		C0016/0076	99	12/21/1993
MCGARVEY KEVIN M	$75,000		C0013/0988	1Q	03/09/1989

Building Information

Building 1 : Section 1

Year Built:	1994
Living Area:	2,325
Replacement Cost:	$578,552
Building Percent Good:	88
Replacement Cost Less Depreciation:	$509,100

Building Attributes	
Field	**Description**

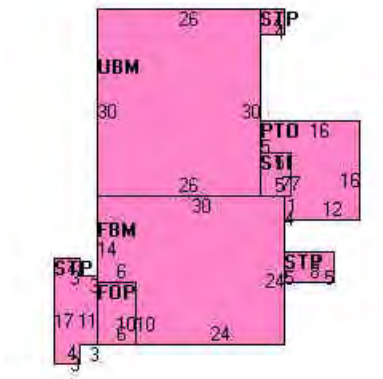
Style	Cape Cod
Model	Residential
Grade:	Above Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\49\41.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/4314_502

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,440	1,440
FBM	Basement, Finished	660	462
FHS	Half Story, Finished	456	228
EAU	Attic, Expansion, Unfinished	780	195
FOP	Porch, Open, Finished	60	0
PTO	Patio	205	0
STP	Stoop	192	0
UBM	Basement, Unfinished	780	0
		4,573	2,325

Building 2 : Section 1

Year Built: 2016
Living Area: 642
Replacement Cost: $194,495
Building Percent Good: 99

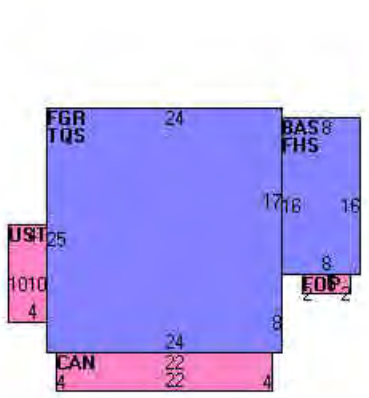
Building Photo

Building Photo
(https://images.vgsi.com/photos/NantucketMAPhotos//default.jpg)

Replacement Cost
Less Depreciation: $192,600

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style	Gar/Apt Res
Model	Residential
Grade:	Above Average
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Concr-Finished
Interior Flr 2	Carpet
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	Heat Pump
Total Bedrooms:	1
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/4314_117

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
TQS	Three Quarter Story	600	450
BAS	First Floor	128	128
FHS	Half Story, Finished	128	64
CAN	Canopy	88	0
FGR	Garage, Finished	600	0
FOP	Porch, Open, Finished	10	0
UST	Utility, Storage, Unfinished	40	0
		1,594	642

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1090

Land Line Valuation

Size (Acres) 0.46

Description	MULTI HSES M01	**Frontage**	0
Zone	R20	**Depth**	0
Neighborhood	400	**Assessed Value**	$558,800
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			96.00 S.F.	$1,200	1
WHPL	PERM HOTTUB			1.00 UNITS	$3,000	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$705,900	$558,800	$1,264,700
2021	$693,300	$588,200	$1,281,500
2020	$693,300	$588,200	$1,281,500
2018	$452,600	$421,500	$874,100
2017	$374,900	$401,900	$776,800

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1 North Driveway Entry From Road



2 Northeast Elevation From Road



3 Northeast Elevation From Site



4 West Elevation From Site

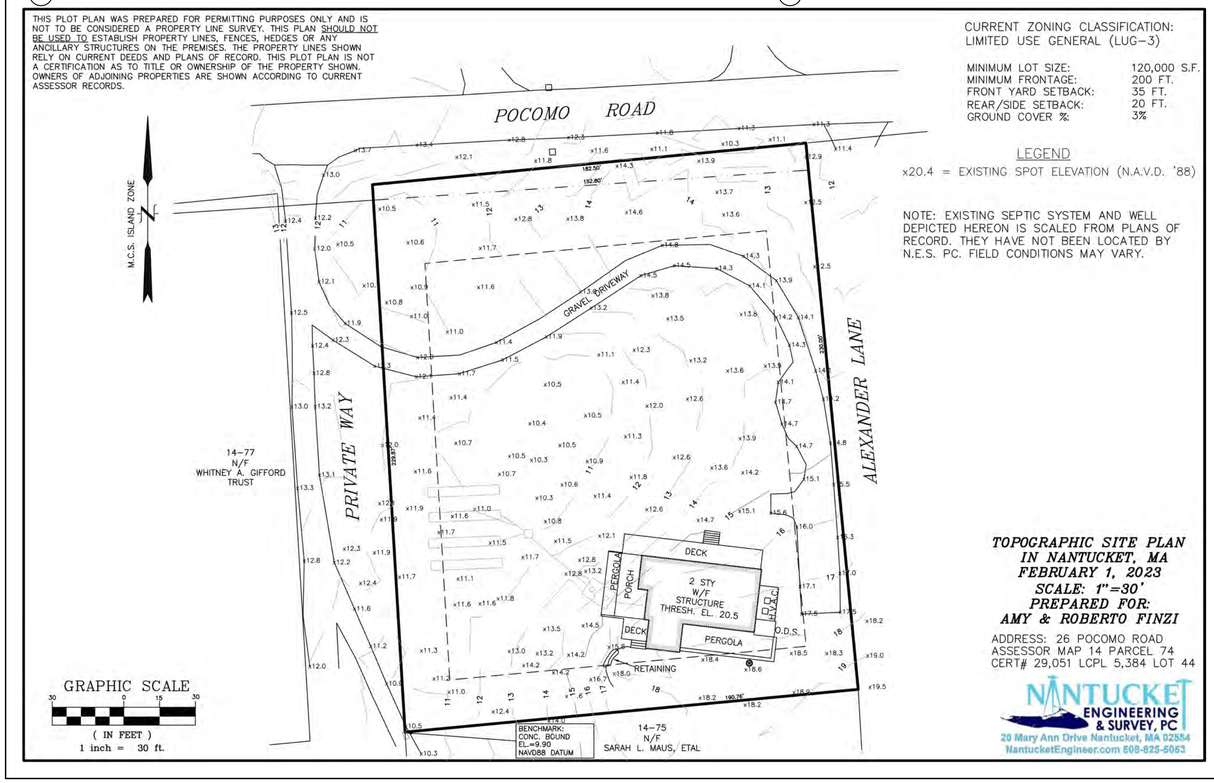


5 Southwest Elevation From Site



6 Southeast Elevation From Site

THIS PLOT PLAN WAS PREPARED FOR PERMITTING 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.



CURRENT ZONING CLASSIFICATION:
LIMITED USE GENERAL (LUG-3)

MINIMUM LOT SIZE:	120,000 S.F.
MINIMUM FRONTAGE:	200 FT.
FRONT YARD SETBACK:	35 FT.
REAR/SIDE SETBACK:	20 FT.
GROUND COVER %:	3%

LEGEND

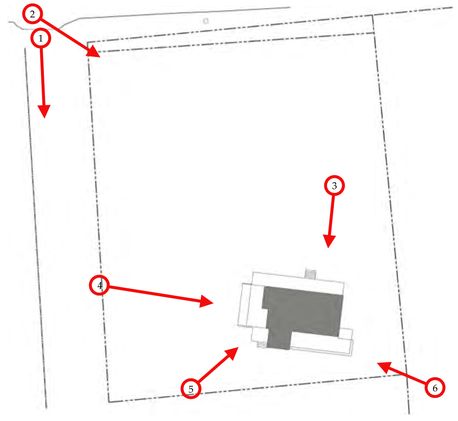
x20.4 = EXISTING SPOT ELEVATION (N.A.V.D. '88)

NOTE: EXISTING SEPTIC SYSTEM AND WELL DEPICTED HEREON IS SCALED FROM PLANS OF RECORD. THEY HAVE NOT BEEN LOCATED BY N.E.S. P.C. FIELD CONDITIONS MAY VARY.

TOPOGRAPHIC SITE PLAN
IN NANTUCKET, MA
FEBRUARY 1, 2023
SCALE: 1"=30'
PREPARED FOR:
AMY & ROBERTO FINZI

ADDRESS: 26 POCOMO ROAD
ASSESSOR MAP 14 PARCEL 74
CERT# 29,051 LCPL 5,384 LOT 44

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



7 Key Plan

SMITH & HUTTON
architecture • interior design

Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400

New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

www.smithhutton.com

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Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

Landscape HDC
Existing Photos
Existing Survey

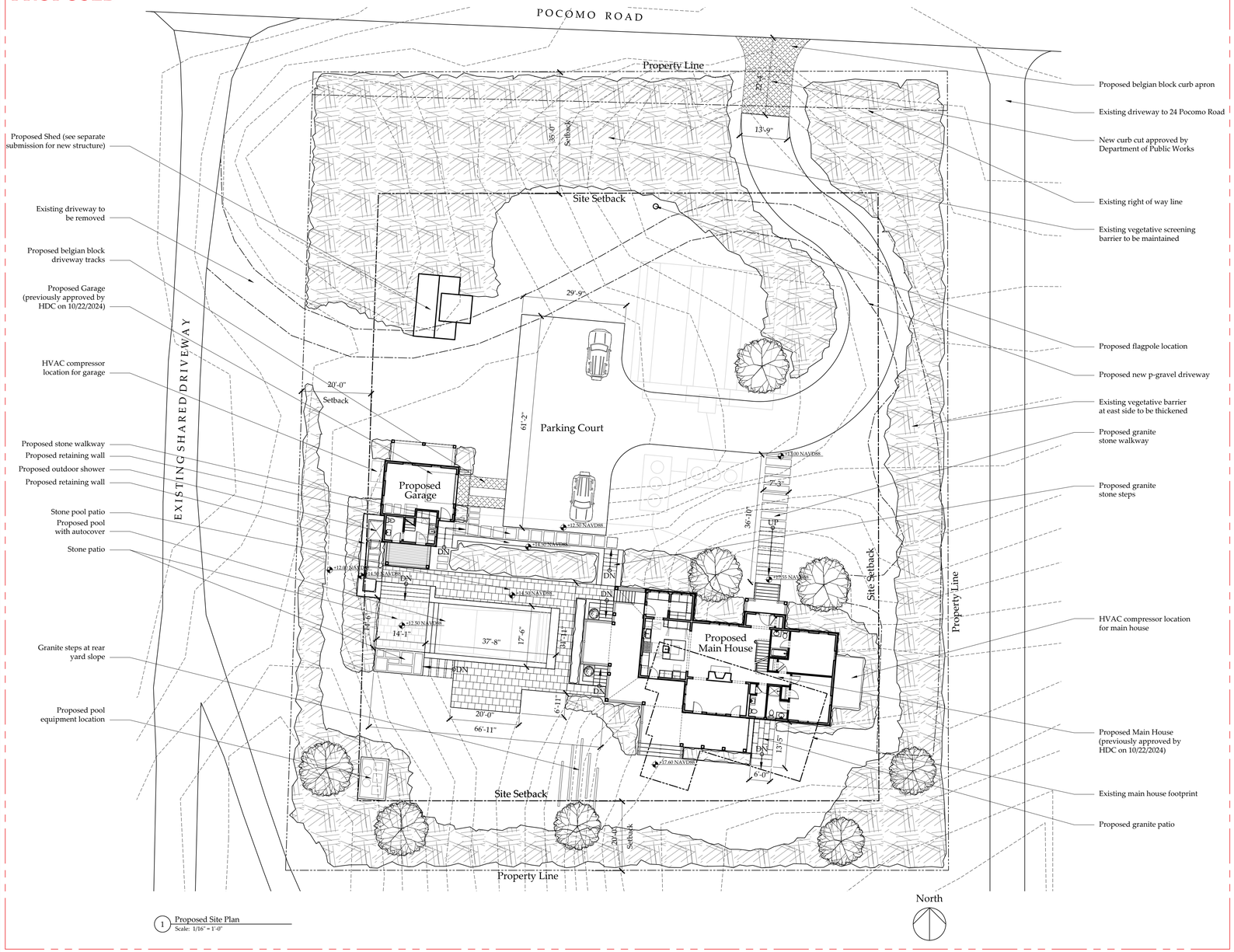
LANDSCAPE
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
05/20/2025 Landscape HDC New Business Meeting

Project number: 23-62

AL0.0

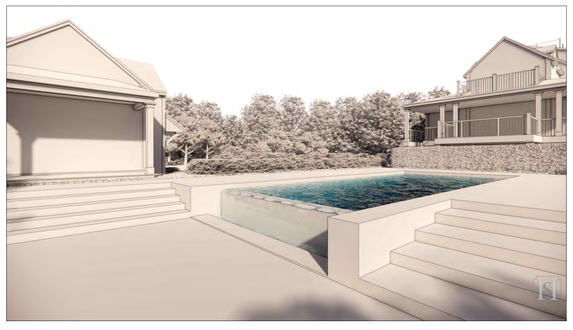
PROPOSED



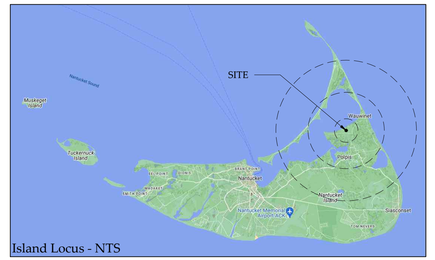
1 Proposed Site Plan
Scale: 1/16" = 1'-0"



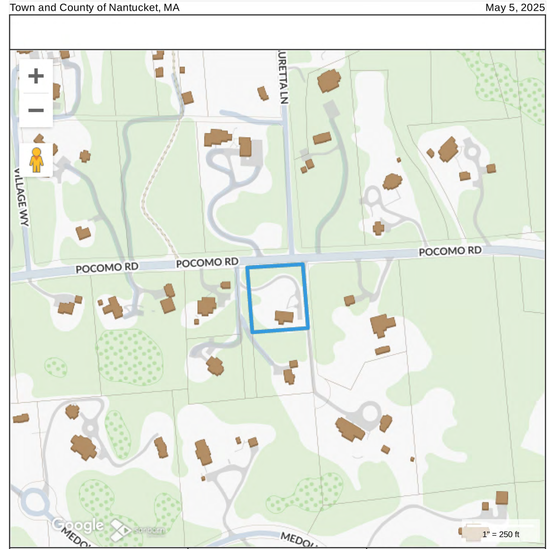
2 View of the Pool Patio looking Northwest



3 View of the Pool Patio looking Northeast



Locus Map



Zoning Information	
Assessor's Map and Parcel Number	14 74
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	42,688 S.F.
Front Setback	35 ft.
Side and Rear Setback	20 ft.
Allowable ground cover ratio	3%
Allowable ground cover	2,000 S.F. *
Existing Main House ground coverage	1,428 S.F.
Total Existing ground cover	1,428 S.F.
Proposed Main House ground coverage	1,505 S.F.
Proposed Garage ground coverage	440 S.F.
Total Proposed ground coverage	1,945 S.F.
Proposed Shed ground coverage	198 S.F. **
Minimum Frontage	200 ft.
Existing Frontage	125 ft. *

*Note: Allowable ground coverage and frontage modified per zoning code subdivision and deed allowances
**Note: Per Nantucket zoning code section 139-2, detached sheds under 200 S.F. are excluded from ground coverage requirements

26 Pocomo HDC Approvals

- Main House Approved: 10/22/2024
- Garage Approved: 10/22/2024
- Pool Hardscaping: Pending
- Shed: Pending

Landscape HDC Drawing List	
AL0.0	Existing Photos; Existing Site Survey
AL1.0	Proposed Site Plan; Locus; Zoning Information; Proposed 3D images

SMITH & HUTTON
architecture • interior design

Main Office
91 Chestnut Road, Suite B
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5 Woodbury Lane
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www.smithhutton.com

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Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

Landscape HDC
Proposed Site Plan
Locus
Zoning Information
Proposed 3D Images

LANDSCAPE
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
05/20/2025 Landscape HDC New Business Meeting

Project number: 23-62

AL1.0

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JS 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS 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°: 14-74 PARCEL N°. 76

Street & Number of Proposed Work: 26 Pocomo Rd

Owner of record: Roberto + Amy Finzi

Mailing Address: 75 Bank St, Apt 5F
New York, NY 10014

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Smith + Hutton LLC.

Mailing Address: 91 Chestnut Rd, Ste. B
Paoli, PA 19301

Contact Phone #: 610-644-4400 E-mail: chris@smithnhutton.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District LVG3) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/~~Patio~~: Size: 66'-11" x 30'-6" ☒ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Pool Size: 37'-8" x 17'-6" ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: Main House → 1970

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 660SF pool with stone patio and retaining walls
4. North Elevation New stone walkway to main house entry

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Pea Gravel, Belgian Block Apron Walkways Granite Stone Walls Stucco with Stone Cap

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record Amy Finzi 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 Jessica Stern

AS AGENT FOR Roberto and Amy Finzi

STREET ADDRESS 26 Pocomo Road

MAP/PARCEL 14-74 26

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

New Business Meeting → May 20th, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

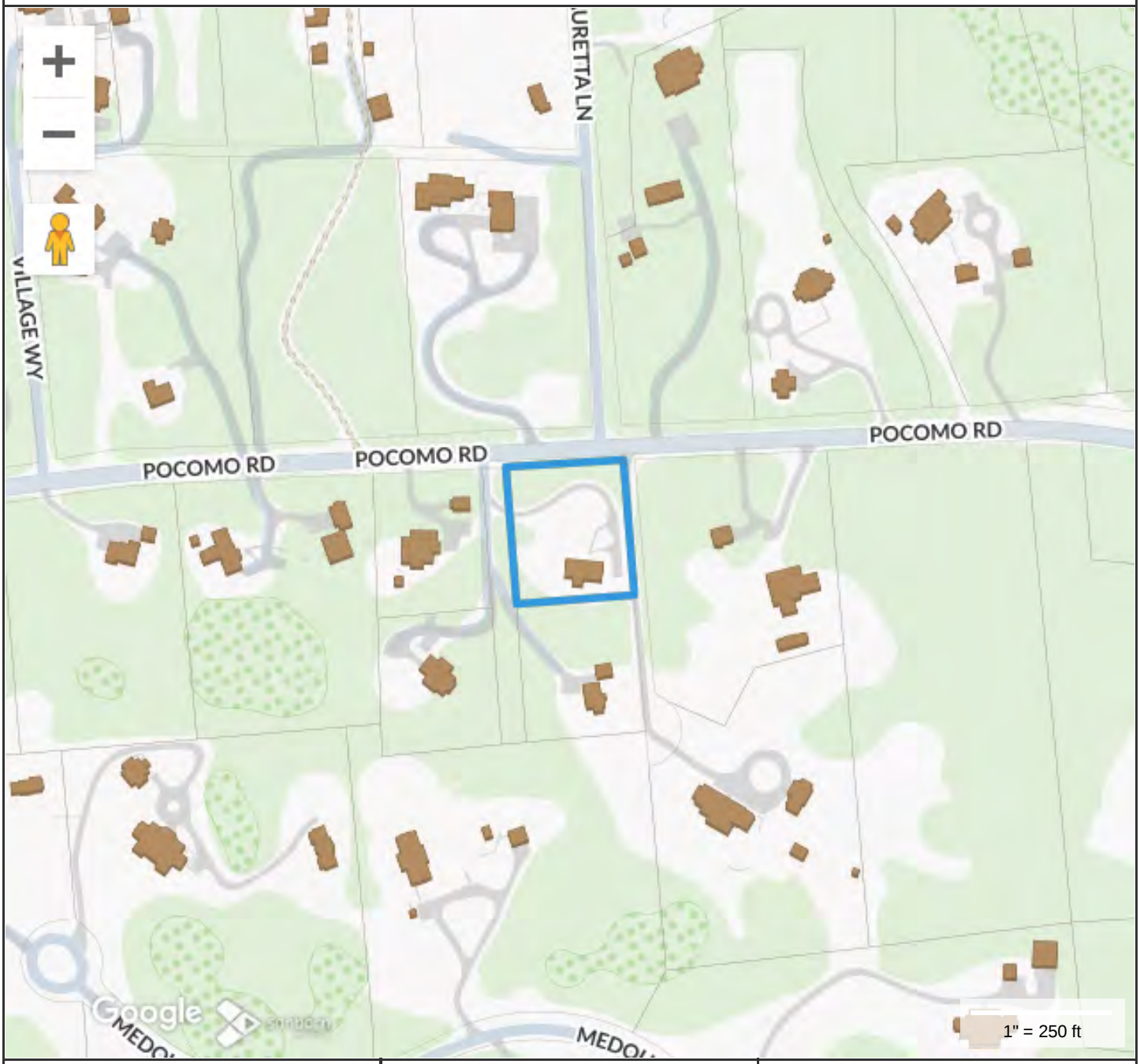
SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 05/01/2025 Date

Historic District Commission
Fee Schedule Effective June 1, 2016

Type of Work	Fee
New buildings, any addition to an existing building, any building being moved on a lot from a different lot, renovations of buildings in the Old Historic District	20% of the total interior square footage, excluding the basement. Minimum fee of $50.
Alterations (such as fenestration, paint color, and roof material, but not including additions) to an existing building or revisions to a previously issued Certificate of Appropriateness	$50
Demolition or building move on on same lot	$100
Swimming pool or game court	$200
Solar or wind installation	$100
Sign	$50
Hardscape	$50
All other structures	$50
Like-kind repair or replacement	$25
Extension of a previously issued Certificate of Appropriateness	$25



Property Information

Property ID	236
Location	26 POCOMO RD
Owner	FINZI ROBERTO & AMY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



1 North Driveway Entry From Road



4 West Elevation From Site



2 Northeast Elevation From Road



5 Southwest Elevation From Site



3 Northeast Elevation From Site



6 Southeast Elevation From Site

THIS PLOT PLAN WAS PREPARED FOR PERMITTING 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.

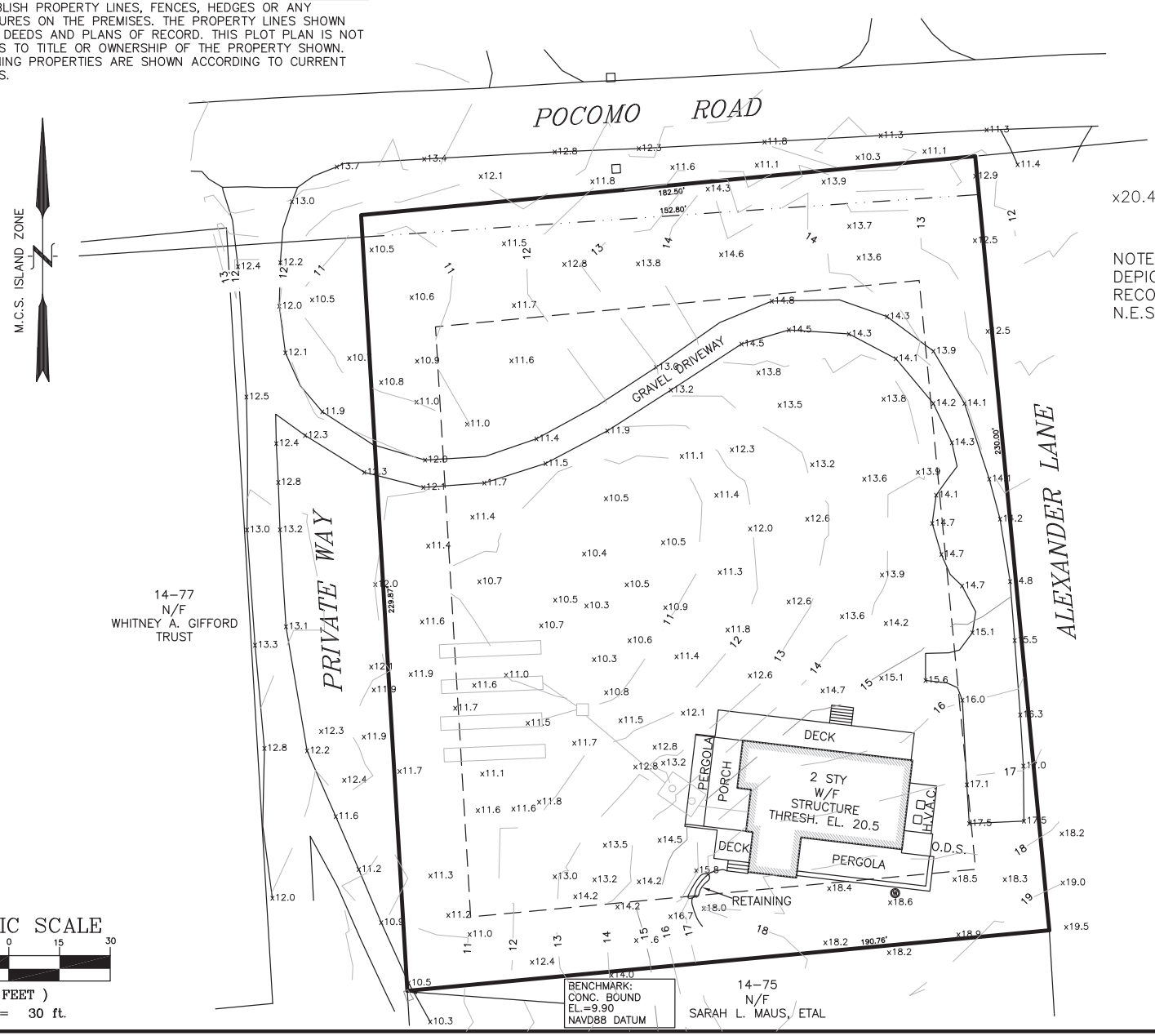
CURRENT ZONING CLASSIFICATION:
LIMITED USE GENERAL (LUG–3)

MINIMUM LOT SIZE:	120,000 S.F.
MINIMUM FRONTAGE:	200 FT.
FRONT YARD SETBACK:	35 FT.
REAR/SIDE SETBACK:	20 FT.
GROUND COVER %:	3%

LEGEND

x20.4 = EXISTING SPOT ELEVATION (N.A.V.D. '88)

NOTE: EXISTING SEPTIC SYSTEM AND WELL DEPICTED HEREON IS SCALED FROM PLANS OF RECORD. THEY HAVE NOT BEEN LOCATED BY N.E.S. PC. FIELD CONDITIONS MAY VARY.



GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

TOPOGRAPHIC SITE PLAN
IN NANTUCKET, MA
FEBRUARY 1, 2023
SCALE: 1"=30'
PREPARED FOR:
AMY & ROBERTO FINZI

ADDRESS: 26 POCOMO ROAD
ASSESSOR MAP 14 PARCEL 74
CERT# 29,051 LCPL 5,384 LOT 44

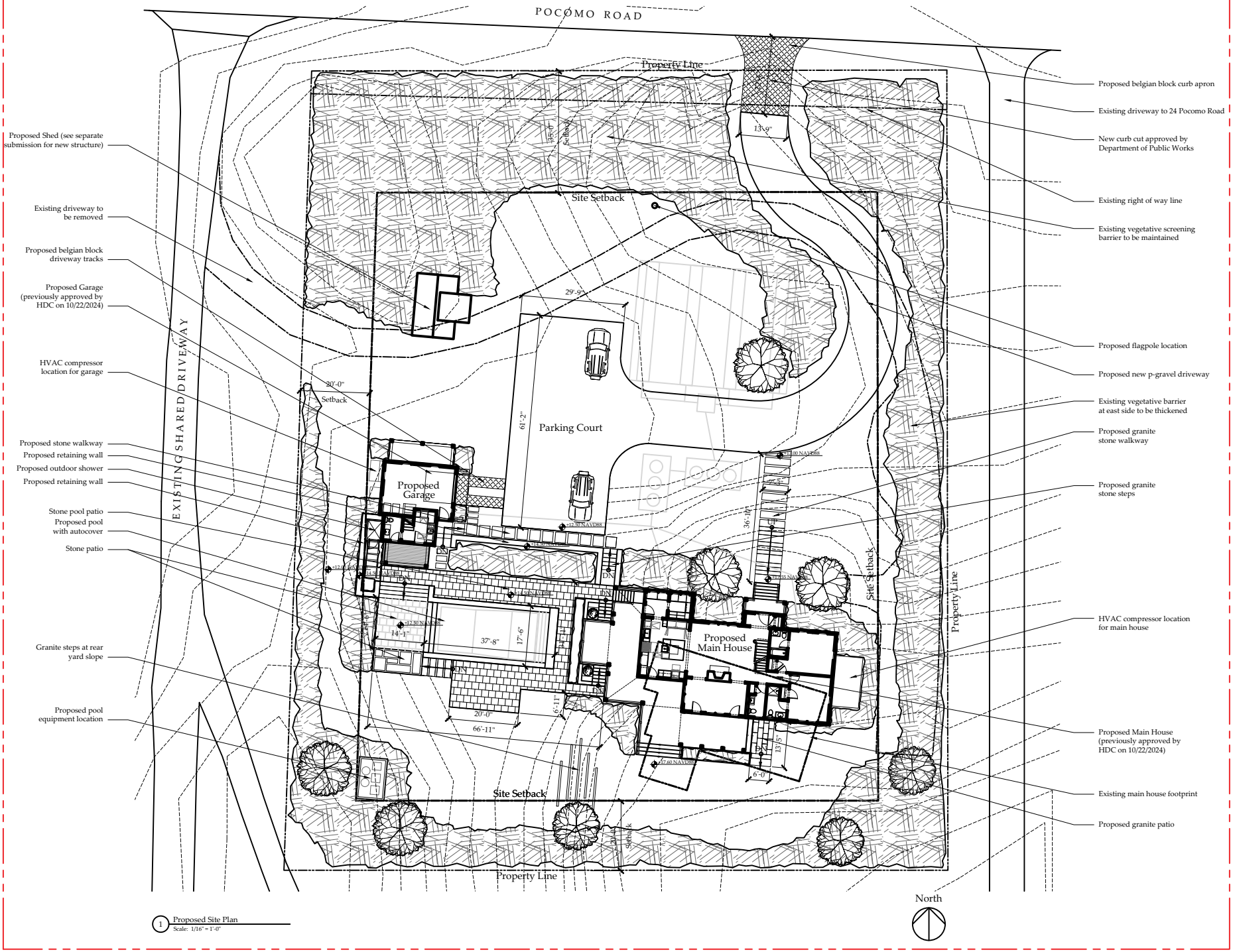
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

Zoning Information	
Assessor's Map and Parcel Number	14 74
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	42,688 S.F.
Front Setback	35 ft.
Side and Rear Setback	20 ft.
Allowable ground cover ratio	3%
Allowable ground cover	2,000 S.F. *
Existing Main House ground coverage	1,428 S.F.
Total Existing ground cover	1,428 S.F.
Proposed Main House ground coverage	1,505 S.F.
Proposed Garage ground coverage	440 S.F.
Total Proposed ground coverage	1,945 S.F.
Proposed Shed ground coverage	198 S.F. **
Minimum Frontage	200 ft.
Existing Frontage	125 ft. *

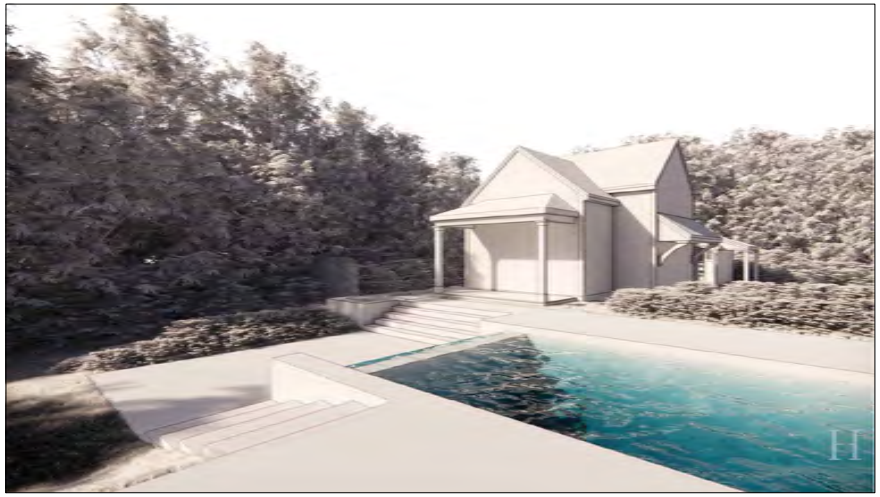
*Note: Allowable ground coverage and frontage modified per zoning code subdivision and deed allowances
**Note: Per Nantucket zoning code section 139-2, detached sheds under 200 S.F. are excluded from ground coverage requirements

Landscape HDC Drawing List	
AL0.0	Existing Photos; Existing Site Survey
AL1.0	Proposed Site Plan; Locus; Zoning Information; Proposed 3D images

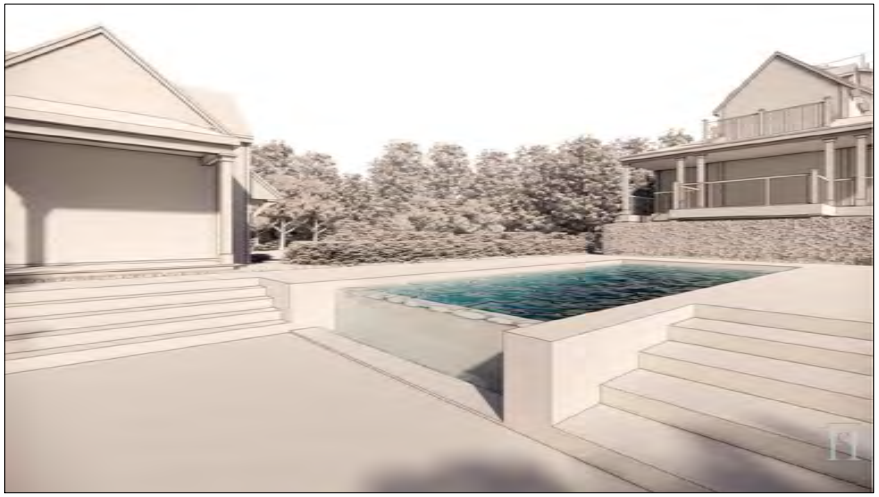
PROPOSED



1 Proposed Site Plan
Scale: 1/16" = 1'-0"



2 View of the Pool Patio looking Northwest



3 View of the Pool Patio looking Northeast



1 North Driveway Entry From Road



2 Northeast Elevation From Road



3 Northeast Elevation From Site



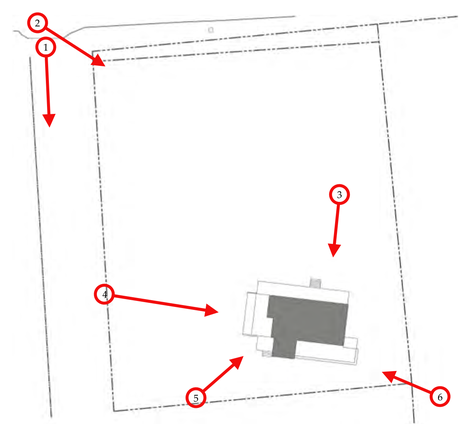
4 West Elevation From Site



5 Southwest Elevation From Site



6 Southeast Elevation From Site



7 Key Plan

SMITH & HUTTON
architecture • interior design

Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400

New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

www.smithhutton.com

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Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

Shed HDC
Existing Photos

SHED HDC SUBMISSION
*Issued for HDC Approval
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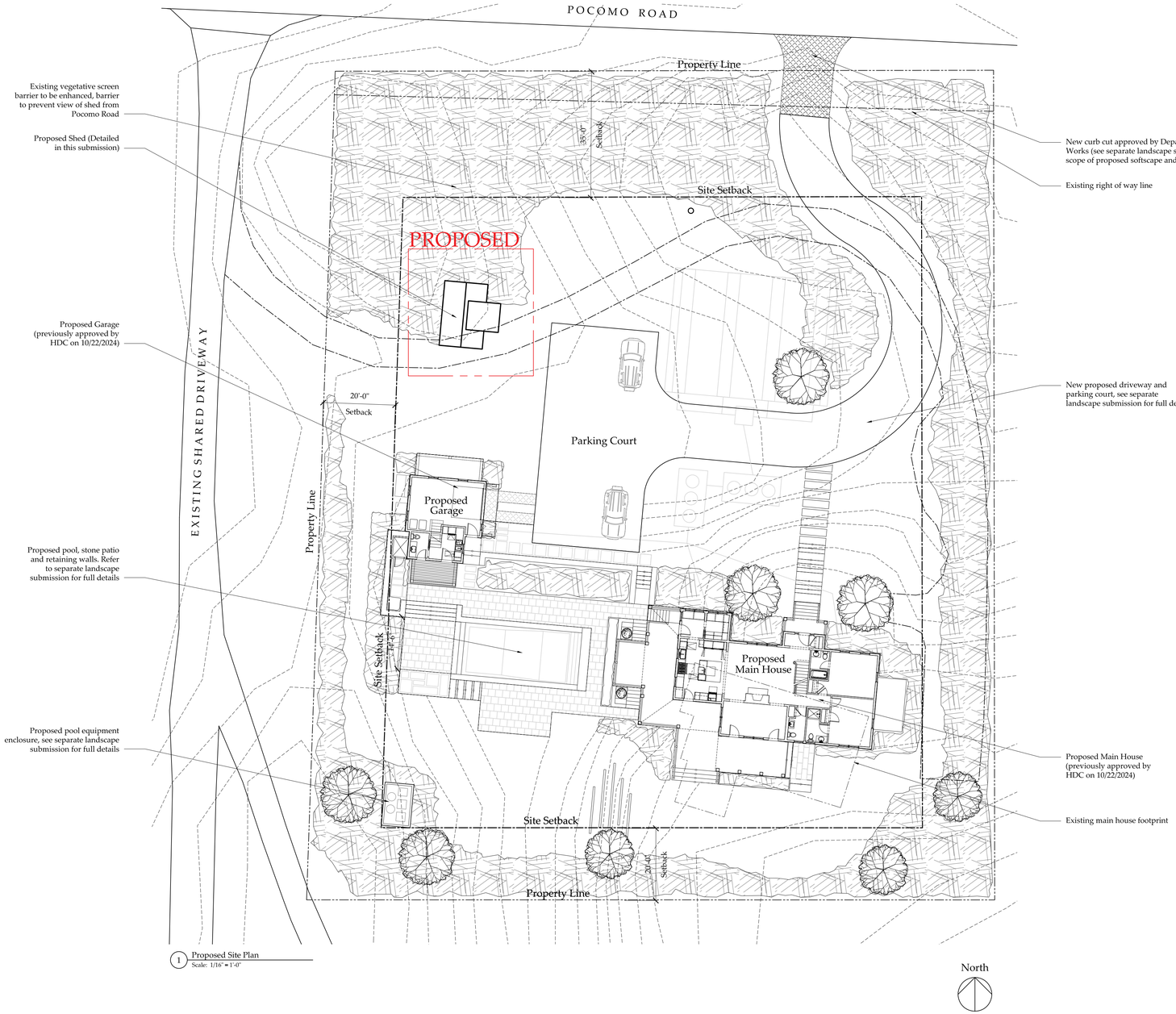
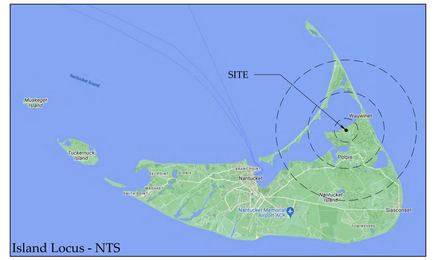
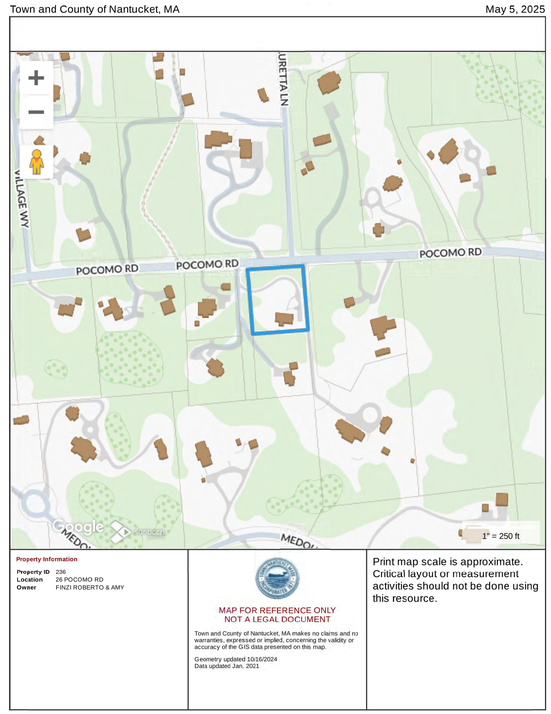
AS0.0



1 Proposed Site Plan
Scale: 1/16" = 1'-0"



Locus Map



Zoning Information

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Total Proposed ground coverage	1,945 S.F.
Proposed Shed ground coverage	198 S.F. **
Minimum Frontage	200 ft.
Existing Frontage	125 ft. *

*Note: Allowable ground coverage and frontage modified per zoning code subdivision and deed allowances
**Note: Per Nantucket zoning code section 139-2, detached sheds under 200 S.F. are excluded from ground coverage requirements

26 Pocomo HDC Approvals

- Main House Approved: 10/22/2024
- Garage Approved: 10/22/2024
- Pool Hardscaping: Pending
- Shed: Pending

Shed HDC Drawing List

AS0.0	Existing Photos
AS1.0	Proposed Site Plan; Locus; Zoning Information
AS2.1	Proposed Floor Plan; Proposed Elevations; Proposed Door

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Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

Shed HDC
Proposed Site Plan
Locus
Zoning Information

SHED CONSTRUCTION
HDC SUBMISSION
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*Notify architect of any discrepancies

Issue Date:
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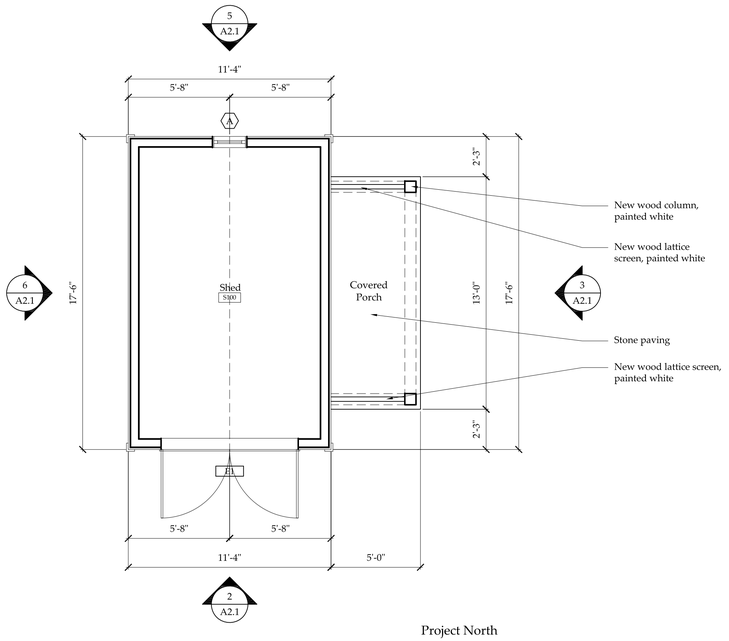
Project number: 23-62

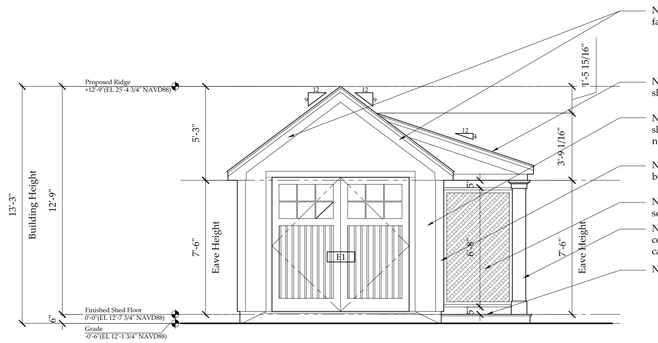
AS1.0

PROPOSED

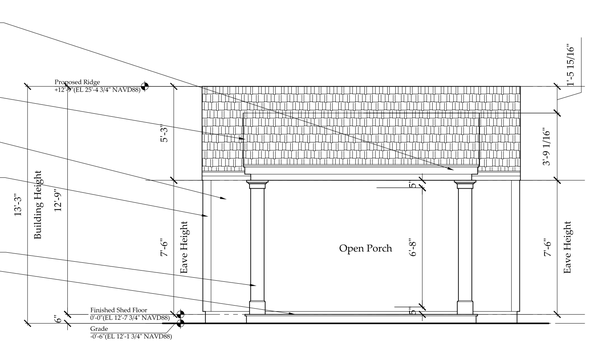


1 Proposed Shed Floor Plan
Scale: 1/4" = 1'-0"

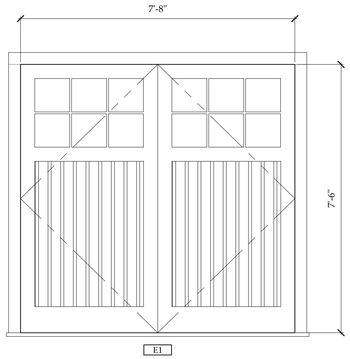
Project North



2 Proposed Shed South Elevation
Scale: 1/4" = 1'-0"

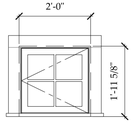


3 Proposed Shed East Elevation
Scale: 1/4" = 1'-0"



Unit Specifications

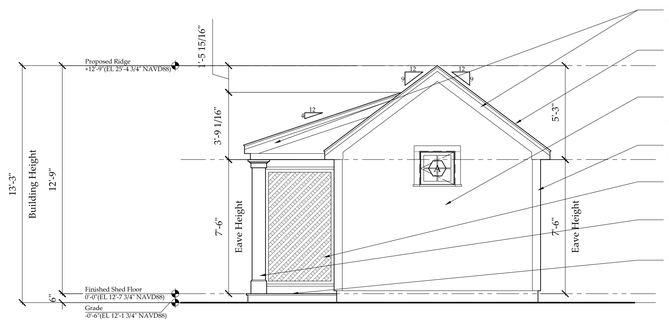
Manufacturer -	Nantucket Millworks
Unit Type -	French Wood Door with (2) 6 Lite transom windows
Unit Code -	Custom
RO Size -	n/a
Unit Size -	7'-8"W x 7'-6"H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	N/A
Notes -	-



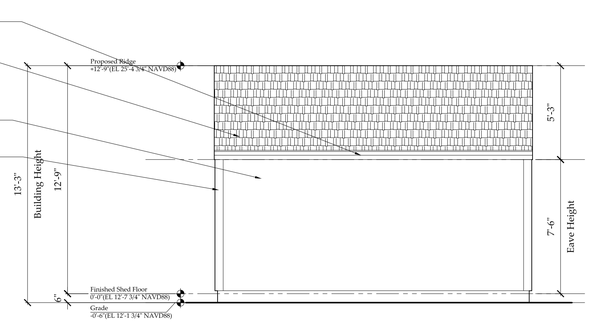
Unit Specifications

Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Casement 4 Lite Window
Unit Code -	UCA2424
RO Size -	2'-1"w x 1'-11 5/8"h
Unit Size -	2'-0"w x 1'-11 5/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	-

4 Proposed Window and Door
Scale: 1/2" = 1'-0"



5 Proposed Shed North Elevation
Scale: 1/4" = 1'-0"



6 Proposed Shed West Elevation
Scale: 1/4" = 1'-0"

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Pocomo Residence
26 Pocomo Road
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Shed HDC
Proposed Floor Plan
Proposed Elevations
Window and Door Schedule

SHED CONSTRUCTION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
05/20/2025 New Business Meeting

Project number: 23-62

AS2.1

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
X	Completed Application
X	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	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.
X	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.
X	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
X	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
X	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

SHED CHECKLIST

X	All documents MUST be legible. All sets MUST be collated and stapled.
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
X	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: _____ Date: 05/01/2025

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 14-74 PARCEL N°. 26

Street & Number of Proposed Work: 26 Pacomo Rd

Owner of record: Roberto + Amy Finzi

Mailing Address: 75 Bank St, Apt 5F
New York, NY 10014

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Smith + Hutton LLC.

Mailing Address: 91 Chestnut Rd, Ste. B
Paoli, PA 19301

Contact Phone #: 610-644-4400 E-mail: chris@smithnhutton.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 17'-10" Sq. Footage 1st floor: 198SF Decks/Patio: Size: 5' x 13' ☒ 1st floor ☐ 2nd floor
Width: 11'-8" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North n/a South n/a East n/a West n/a

Height of ridge above final finish grade: North ±12'-9" South ±12'-9" East ±12'-9" West ±12'-9"

Additional Remarks

Historic Name:

Original Date: Main House → 1970

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation — new 198 sf detached shed with open porch
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 _____

Roof Pitch: Main Mass 9 /12 Secondary Mass ____/12 Dormer ____/12 Other Porch: 4/12

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, to weather ☐ 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 5 1/2" Soffit (Overhang) 6 1/2" Corner boards 5 1/2" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round ____ Square 9"

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 Glite + WD. Panel Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall white cedar, natural to weather Clapboard (if applicable) _____ Roof Red cedar, natural
Trim white, painted Sash white, painted Doors white, painted
Deck stone paving Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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 Amy Finzi 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 Jessica Stern

AS AGENT FOR Roberto and Amy Finzi

STREET ADDRESS 26 Pocomo Road

MAP/PARCEL 14-74 26

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

New Business Meeting → May 20th, 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...

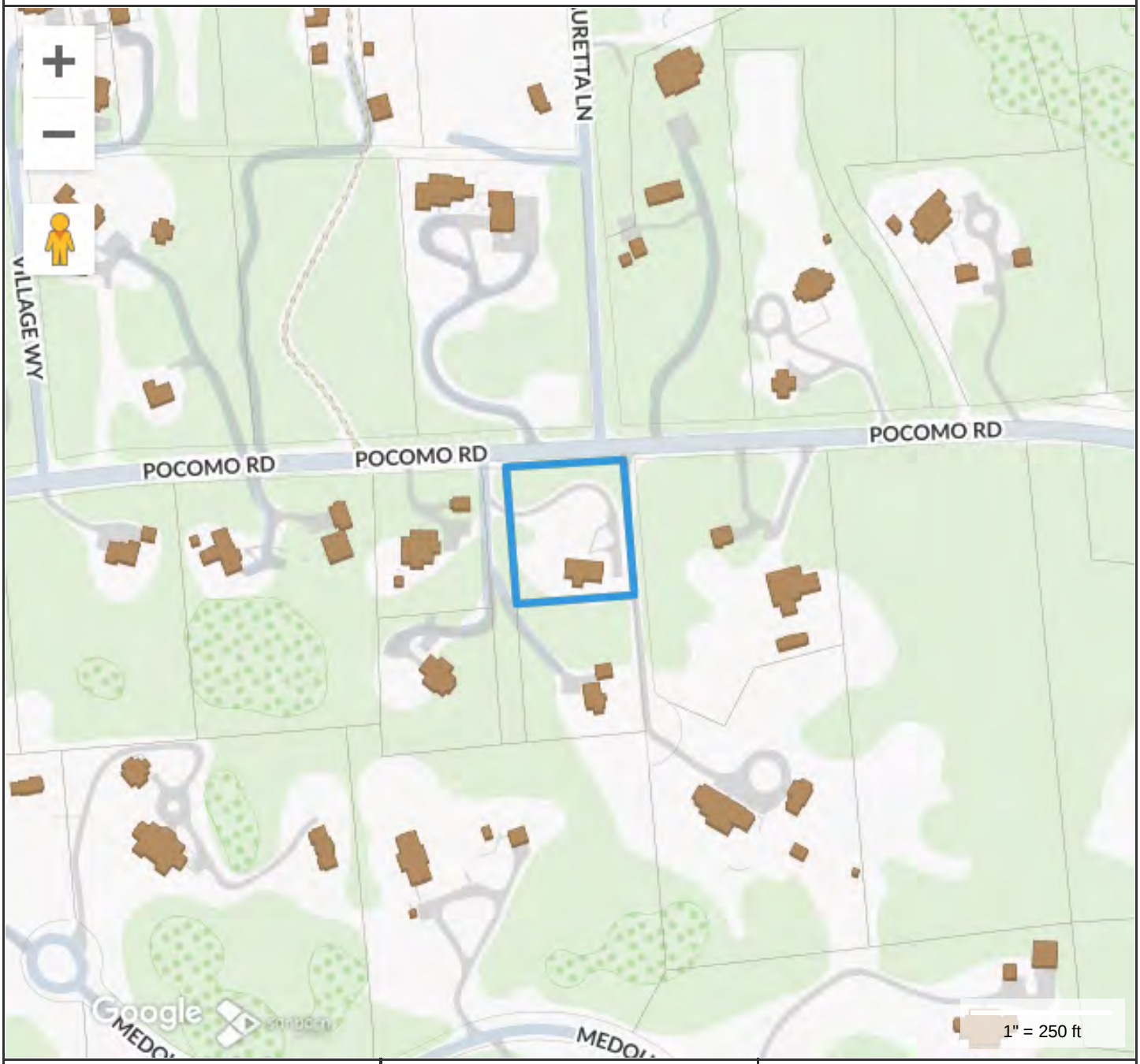
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 05/01/2025
Date

Historic District Commission
Fee Schedule Effective June 1, 2016

Type of Work	Fee
New buildings, any addition to an existing building, any building being moved on a lot from a different lot, renovations of buildings in the Old Historic District	20% of the total interior square footage, excluding the basement. Minimum fee of $50.
Alterations (such as fenestration, paint color, and roof material, but not including additions) to an existing building or revisions to a previously issued Certificate of Appropriateness	$50
Demolition or building move on on same lot	$100
Swimming pool or game court	$200
Solar or wind installation	$100
Sign	$50
Hardscape	$50
All other structures	$50
Like-kind repair or replacement	$25
Extension of a previously issued Certificate of Appropriateness	$25

20% of 198sf = 39.6 → $50 min.



Property Information

Property ID	236
Location	26 POCOMO RD
Owner	FINZI ROBERTO & AMY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



1 North Driveway Entry From Road



4 West Elevation From Site



2 Northeast Elevation From Road



5 Southwest Elevation From Site



3 Northeast Elevation From Site

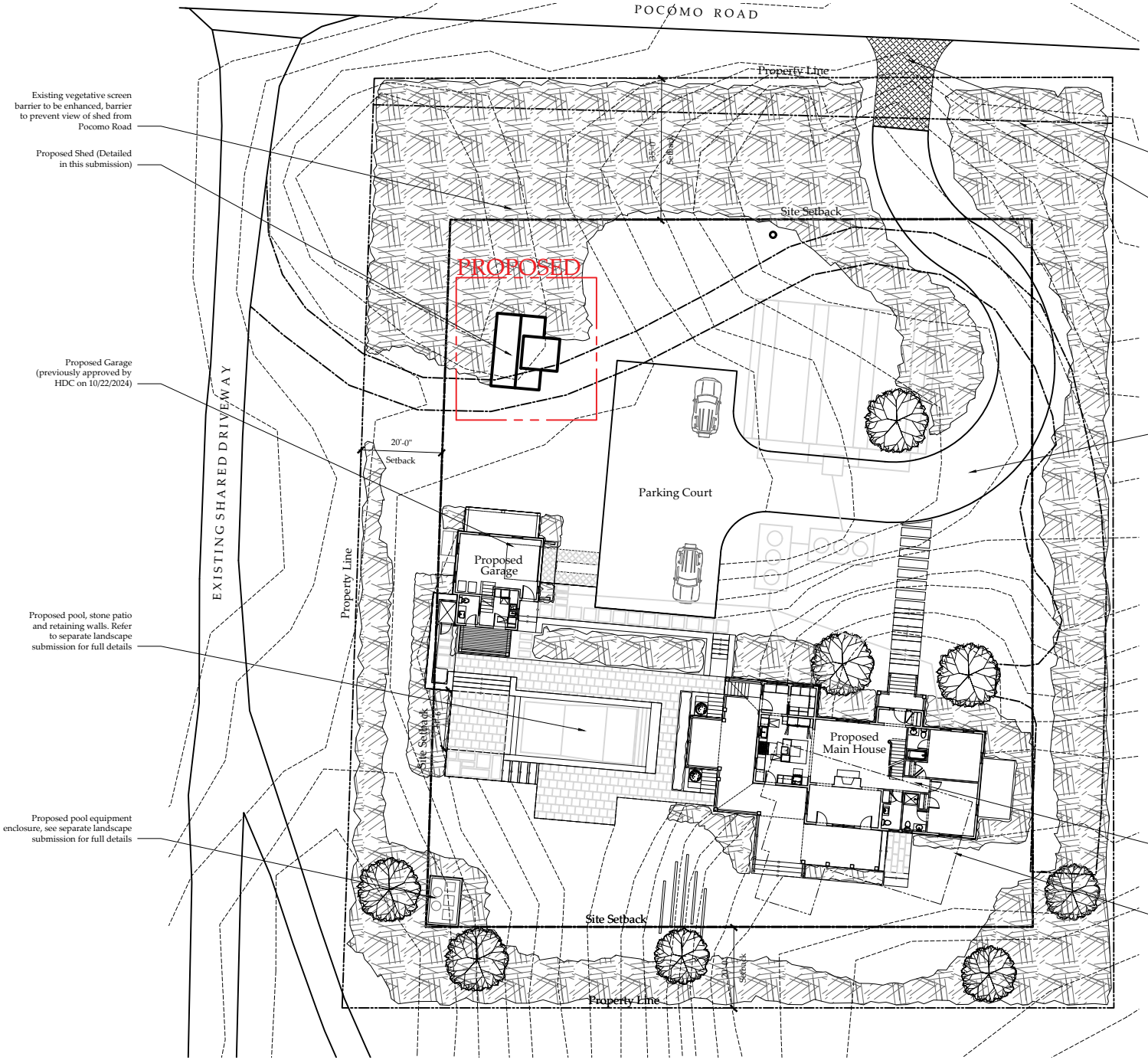


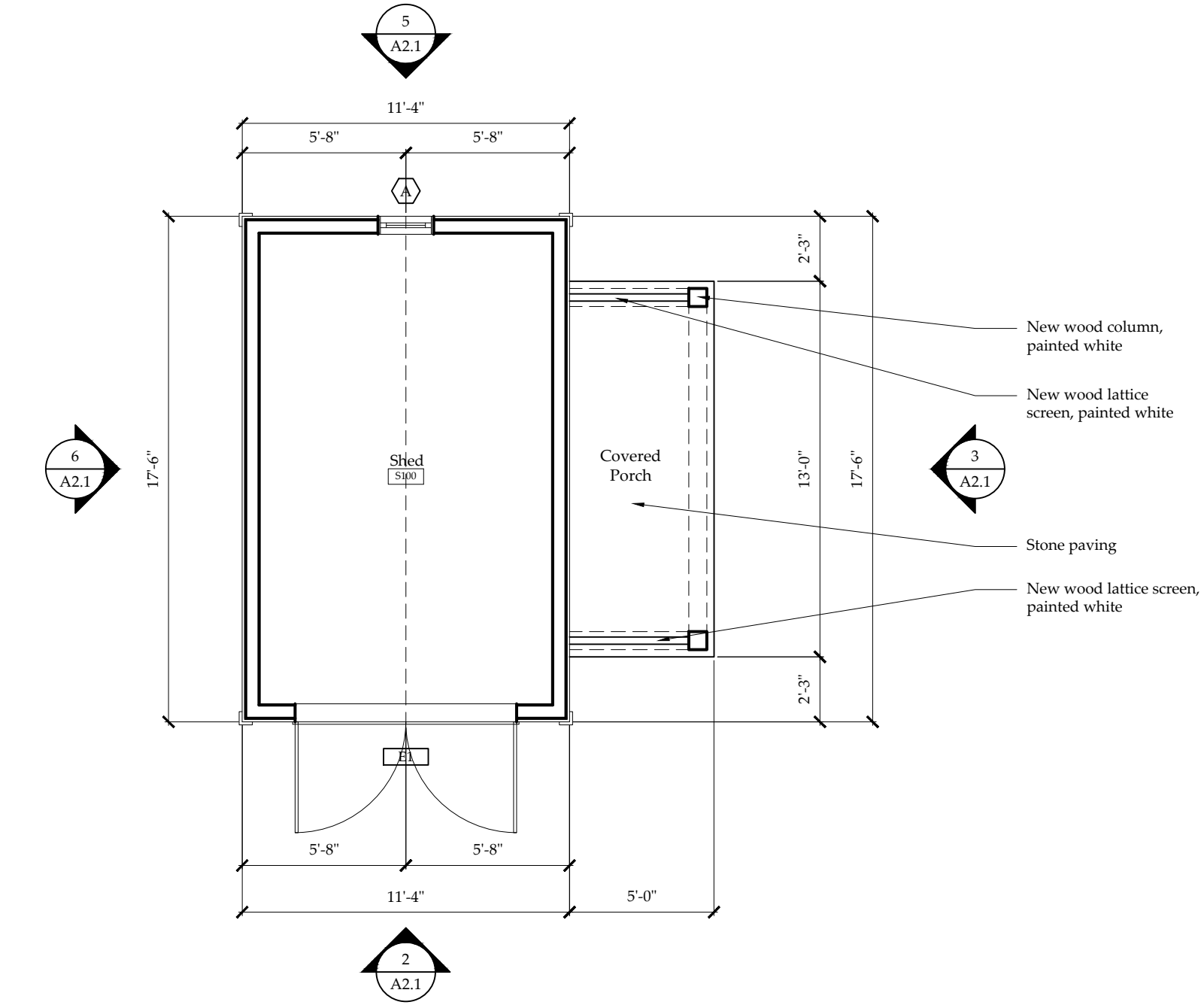
6 Southeast Elevation From Site

Zoning Information	
Assessor's Map and Parcel Number	14 74
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	42,688 S.F.
Front Setback	35 ft.
Side and Rear Setback	20 ft.
Allowable ground cover ratio	3%
Allowable ground cover	2,000 S.F. *
Existing Main House ground coverage	1,428 S.F.
Total Existing ground cover	1,428 S.F.
Proposed Main House ground coverage	1,505 S.F.
Proposed Garage ground coverage	440 S.F.
Total Proposed ground coverage	1,945 S.F.
Proposed Shed ground coverage	198 S.F. **
Minimum Frontage	200 ft.
Existing Frontage	125 ft. *

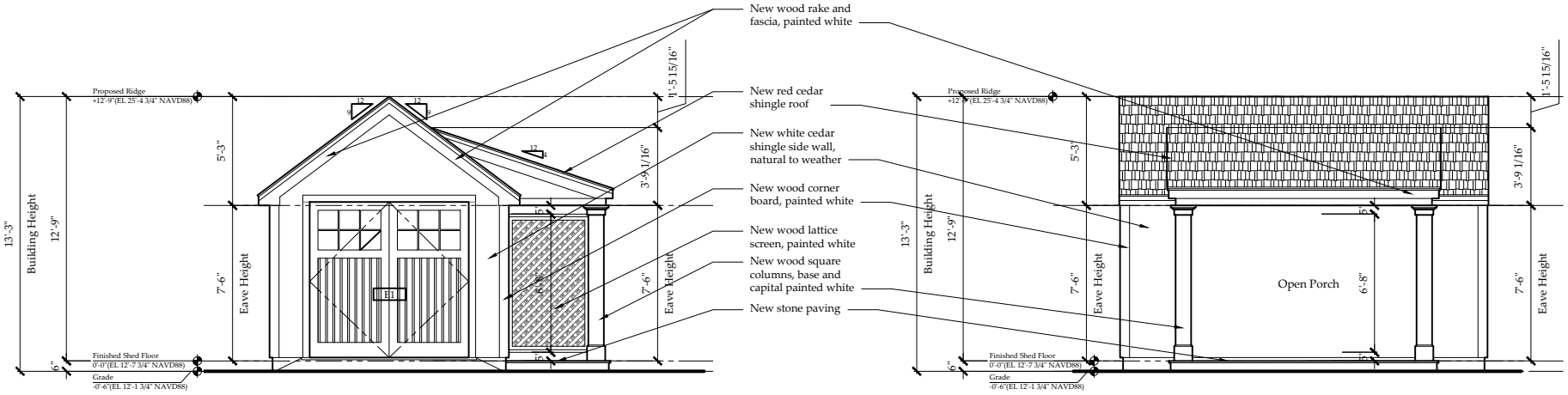
*Note: Allowable ground coverage and frontage modified per zoning code subdivision and deed allowances
**Note: Per Nantucket zoning code section 139-2, detached sheds under 200 S.F. are excluded from ground coverage requirements

Shed HDC Drawing List	
AS0.0	Existing Photos
AS1.0	Proposed Site Plan; Locus; Zoning Information
AS2.1	Proposed Floor Plan; Proposed Elevations; Proposed Door


POCOMO ROAD
Property Line
Existing vegetative screen barrier to be enhanced, barrier to prevent view of shed from Pocomo Road
Proposed Shed (Detailed in this submission)
New curb cut approved by Department of Public Works (see separate landscape submission for full scope of proposed softscape and hardscape)
Existing right of way line
Site Setback
PROPOSED
Proposed Garage (previously approved by HDC on 10/22/2024)
20'-0" Setback
Parking Court
New proposed driveway and parking court, see separate landscape submission for full details
EXISTING SHARED DRIVEWAY
Property Line
Proposed Garage
Proposed pool, stone patio and retaining walls. Refer to separate landscape submission for full details
Site Setback
Proposed Main House
Proposed pool equipment enclosure, see separate landscape submission for full details
Proposed Main House (previously approved by HDC on 10/22/2024)
Existing main house footprint
Site Setback
Property Line
Site Setback
1 Proposed Site Plan
Scale: 1/16" = 1'-0"
North

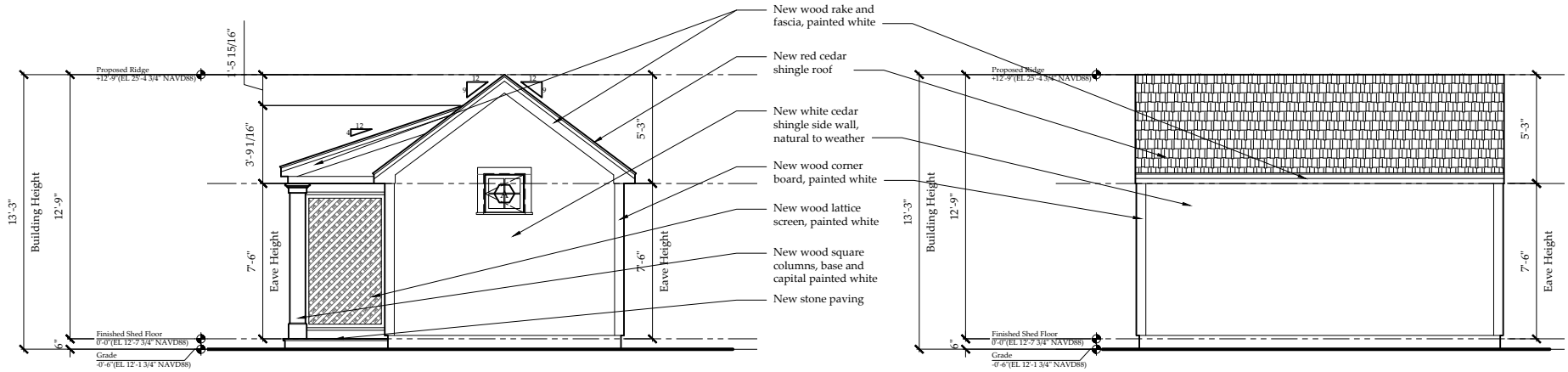


1 Proposed Shed Floor Plan
Scale: 1/4" = 1'-0"



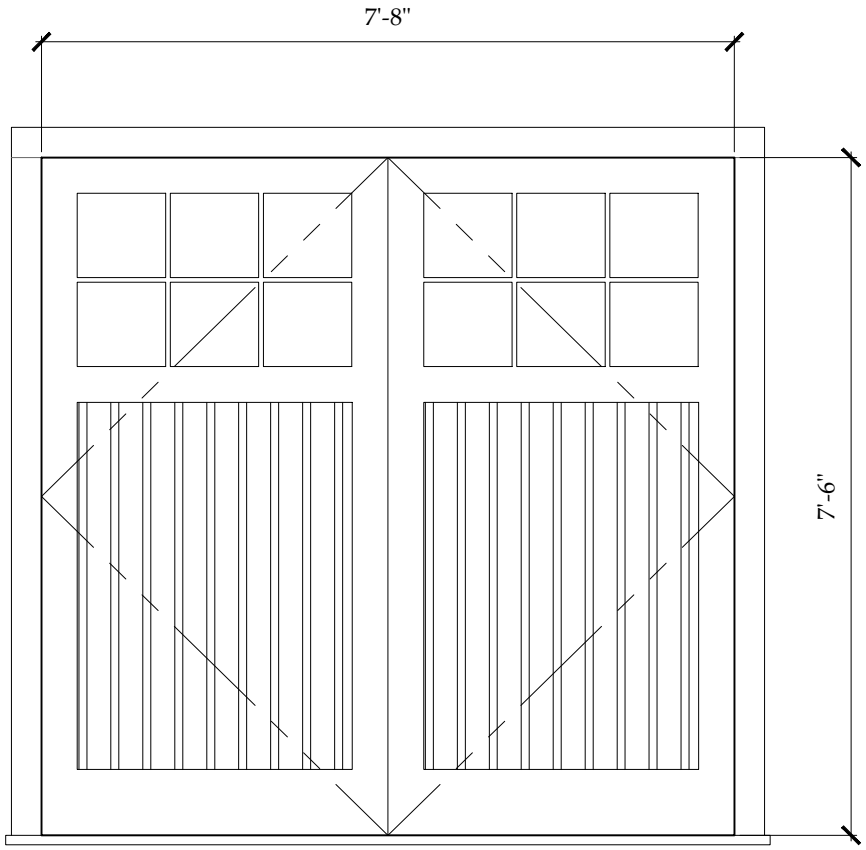
2 Proposed Shed South Elevation
Scale: 1/4" = 1'-0"

3 Proposed Shed East Elevation
Scale: 1/4" = 1'-0"



5 Proposed Shed North Elevation
Scale: 1/4" = 1'-0"

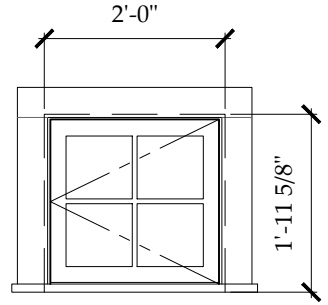
6 Proposed Shed West Elevation
Scale: 1/4" = 1'-0"



E1

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	French Wood Door with (2) 6 Lite transom windows
Unit Code -	Custom
RO Size -	n/a
Unit Size -	7'-8"W x 7'-6"H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	N/A
Notes -	-



A

Unit Specifications

Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Casement 4 Lite Window
Unit Code -	UCA2424
RO Size -	2'-1"w x 1'-11 5/8"h
Unit Size -	2'-0"w x 1'-11 5/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	-

4 Proposed Window and Door

Scale: 1/2" = 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°. 68

Street & Number of Proposed Work: 32 Chuck Hollow Rd.

Owner of record: 32 Chuck Hollow LLC

Mailing Address: 32 Chuck Hollow
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 775.2014 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: 26' Sq. Footage 1st floor: 572 s.f
Width: 22' Sq. footage 2nd floor: 572 s.f
Sq. footage 3rd floor: _____

Decks/Patio: Size: 6 x 19 ☐ 1st floor ☑ 2nd floor
Size: 6 x 23 ☑ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North 24' 0" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation New garage/studio
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12 /12 Secondary Mass _____/12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 8 Rake 1 x 8 Soffit (Overhang) _____ Corner boards 5/4 x 4 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 6 x 6

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☑ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☑ SDL Front 4 light 1 panel Rear _____ Side _____
Garage Door(s): Type Overhead Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation 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 5/6/2025 Signature of owner of record _____ Signed under penalties of perjury

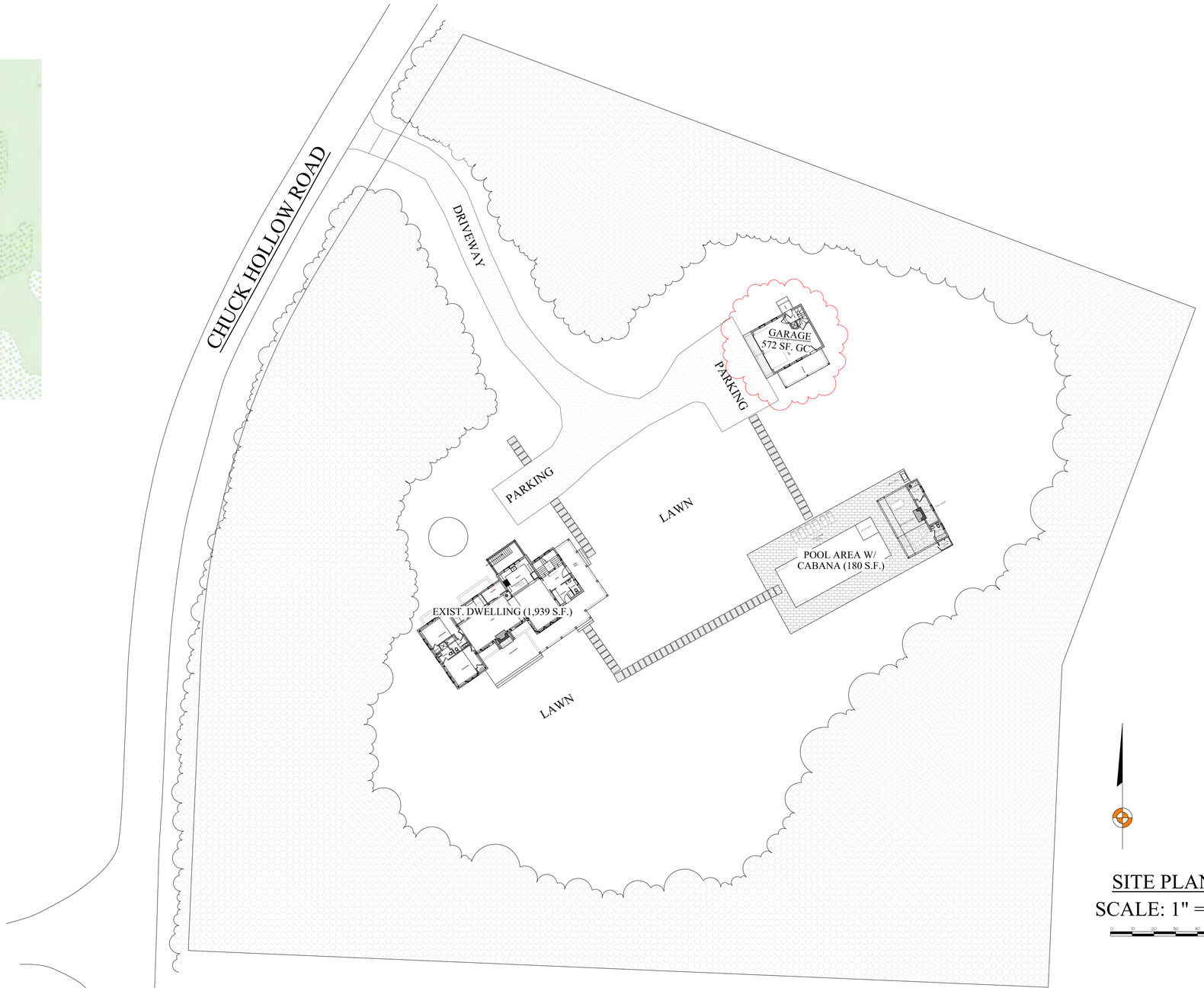

32





32 CHUCK HOLLOW LLC
NANTUCKET, MA 02554





SITE PLAN
SCALE: 1" = 25'

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

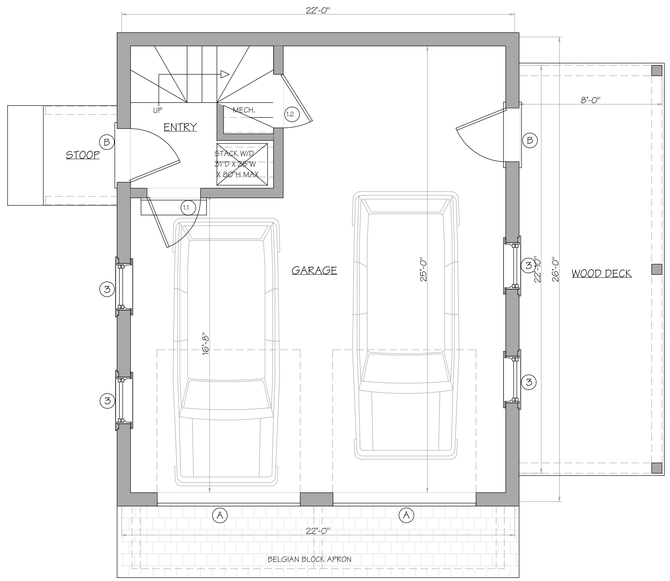
Design addition/ings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express written consent. All applicable copyright laws can and will be enforced.

COVER SHEET
DATE: 05/08/2025
SCALE: AS NOTED

M/P: 75 / 68

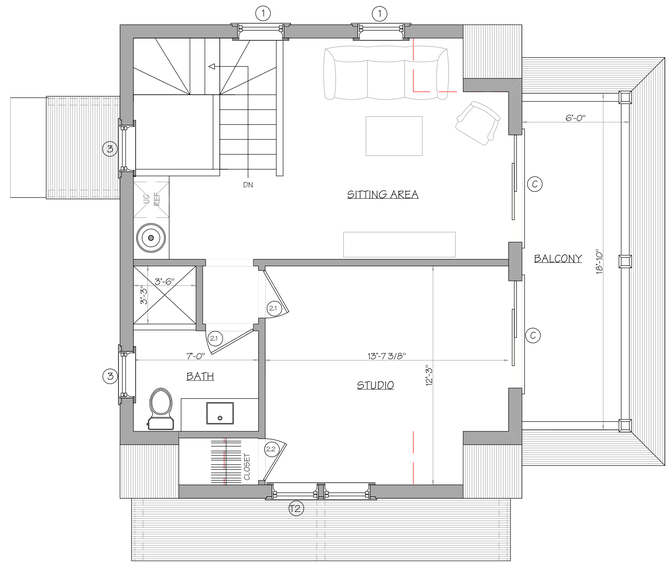
32 CHUCK HOLLOW LLC.
NANTUCKET, MA

A



FIRST FLOOR PLAN

572 SF. (GROUND COVER)



SECOND FLOOR PLAN

GARAGE NOTES:

- HEATED/WEATHERIZED/INSULATED
- GARAGE FLOOR TO BE ALL WEATHER EPOXY FLOORING
- LIFTMASTER - WIFI-ENABLED / MYQ GARAGE DOORS
- GARAGE DOOR TO BE INSULATED EXACT STYLE TBD

WINDOW/DOOR SCHEDULE GARAGE

	NUMBER	SASH/UNIT SIZE	ROUGH OPENING	MANUF.	TYPE	UNITS	MODEL NO.	NOTES	QUANT	
WINDOWS	1	2'-7 5/8" X 4'-4 7/8"	2'-8 1/8" X 4'-4 7/8"	ANDERSON	2/2 DBL. HUNG	SINGLE	TW2642		2	WINDOWS
	T2	2'-7 5/8" X 4'-8 7/8"	5'-7 3/8" X 4'-8 7/8"	ANDERSON	2/2 DBL. HUNG	DOUBLE	TW2646	3 1/2" TEMPERED STUD POCKET	1	
	3	2'-7 1/2" X 3'-4 13/16"	2'-8" X 3'-5 3/8"	ANDERSON	4 LT CASEMENT	SINGLE	CX135	RIGHT LEFT	6	
DOORS	A	8'-0" X 8'-0"	TBD	TBD		SINGLE	TBD	OVER HEAD	2	DOORS
	B	3'-0" X 6'-8"	TBD	TBD	4 LT 1 PL	SINGLE	TBD		2	
	C	6'-0" X 6'-8"	TBD	TBD	6 LT SLIDER	DOUBLE	TBD		2	

INTERIOR DOOR SCHEDULE GARAGE

FIRST FLOOR

NUMBER	UNIT SIZE	MANUF.	TYPE	UNITS	MODEL NO.	LOCATION	NOTES	QUANT
1.1	36" X 80"			SINGLE		GARAGE TO ENTRY	FIRE RATED	1
1.2	36" X 80"					MECH ROOM	MATCH TO MAIN HOUSE	1
SECOND FLOOR								
2.1	32" X 80"						MATCH TO MAIN HOUSE	2
2.2	28" X 80"						MATCH TO MAIN HOUSE	1

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 225-2044 NORMANDRESIDENTIAL.COM

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GARAGE/STUDIO PLANS
DATE: 05/08/2025
SCALE: 1/4" = 1'0"

M/P: 75 / 68

32 CHUCK HOLLOW LLC.
NANTUCKET, MA

1



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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GARAGE/STUDIO ELEVATIONS
DATE: 05/08/2025
SCALE: 1/4" = 1' 0"

M/P: 75 / 68

32 CHUCK HOLLOW LLC.
NANTUCKET, MA

2

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER 32 Chuck Hollow LLC

MAILING ADDRESS 32 Chuck Hollow Nantucket

PROPERTY LOCATION 32 Chuck Hollow

ASSESSORS MAP/PARCEL 75/68

SUBMITTED BY: Normand Residential

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.

MAY 8, 2025
DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.05.08 11:59:09 -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: 32 Chuck Hollow

Tax Map Number: 75 Parcel Number: 68

Owner of Record: 32 Chuck Hollow Rd.

Description of Proposal: New Garage / Studio

Anticipated HDC Submission Date: 5/9/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

BELL LEANNE M TR
PO BOX 712
SIASCONSET, MA 02564

QUIRK EILEEN E
PO BOX 276
SIASCONSET, MA 02564

ROSENSTEIN JAY N CPA TR
JUSTIIN & SANDRA STRAUSS IRRV TRUST
PO BOX 9567
PROVIDENCE, RI 02940-9567

LAZOWSKI DAVID & DANA TRS
DAVID L FAM TRUST & DANA L FAM TRUST
432 WASHINGTON STREET
BROOKLINE, MA 02446

9589 0710 5270 1006 2242 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	0554 07
$ $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	Postmark Here
$	
Total Postage and Fees $5.58	05/08/2025
$	

Sent To: Nantucket Conservation Foundation
Street and Apt. No., or PO Box No.: PO Box 13
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2242 99

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
Brookline, MA 02446

OFFICIAL USE

Certified Mail Fee $4.85	0554 07
$ $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	Postmark Here
$	
Total Postage and Fees $5.58	05/08/2025
$	

Sent To: Lazowski Trst, David Fam / Dana Fam
Street and Apt. No., or PO Box No.: 432 Washington Street
City, State, ZIP+4®: Brookline, MA 02446

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2243 05

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Siasconset, MA 02564

OFFICIAL USE

Certified Mail Fee $4.85	0554 07
$ $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	Postmark Here
$	
Total Postage and Fees $5.58	05/08/2025
$	

Sent To: Eileen E Quirk
Street and Apt. No., or PO Box No.: PO Box 276
City, State, ZIP+4®: Siasconset, MA 02564

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

9589 0710 5270 1006 2242 75

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Providence, RI 02940

OFFICIAL USE

Certified Mail Fee $4.85	0554 07
$ $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	Postmark Here
$	
Total Postage and Fees $5.58	05/08/2025
$	

Sent To: Rosenstein & Strauss Trusts
Street and Apt. No., or PO Box No.: PO Box 9567
City, State, ZIP+4®: Providence, RI 02940-9567

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2242 82

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Siasconset, MA 02564

OFFICIAL USE

Certified Mail Fee $4.85	0554 07
$ $0.00	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	
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☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.73	Postmark Here
$	
Total Postage and Fees $5.58	05/08/2025
$	

Sent To: Leanne Bell Trust
Street and Apt. No., or PO Box No.: PO Box 712
City, State, ZIP+4®: Siasconset MA 02564

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instruction

Planning 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.

$220.00 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).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Norman

AS AGENT FOR 32 Chuck Hollow LLC

STREET ADDRESS 32 Chuck Hollow

MAP/PARCEL 75/66

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

5/9/2025

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

5/6/25
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°: 92 PARCEL N°. 16.

Street & Number of Proposed Work: 62 WAMOMA Way.

Owner of record: West N SHORE 2 LLC

Mailing Address: _____

Contact Phone #: 203 9485847 E-mail: Brett@westfamily mail.com.

AGENT INFORMATION (if applicable)

Name: Talissa Kunzler.

Mailing Address: PO Box 2196 Nantucket, MA. 02584

Contact Phone #: 561 232 9306 E-mail: TalissaKunzlee@hotmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other Main House color change from gray to white / Trims, windows, window walk.

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 from gray to White (Benjamin ~~Moore~~) Moore.

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 05/09/2025 Signature of owner of record _____ Signed under penalties of perjury

Historic District Commission
COLOR CHANGE CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
	Completed application -Application Fee- $50.00; cash or check made out to the Town of Nantucket.
Y	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Exterior Elevations (3 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 3copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
	Pictures: (3 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application
	Colors (3 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
	All documents MUST be legible. All sets MUST be collated and stapled.

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 Talissa Kunzler

AS AGENT FOR West ASHORED LLC

STREET ADDRESS 62 WAMOMA Way.

MAP/PARCEL 92/16

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

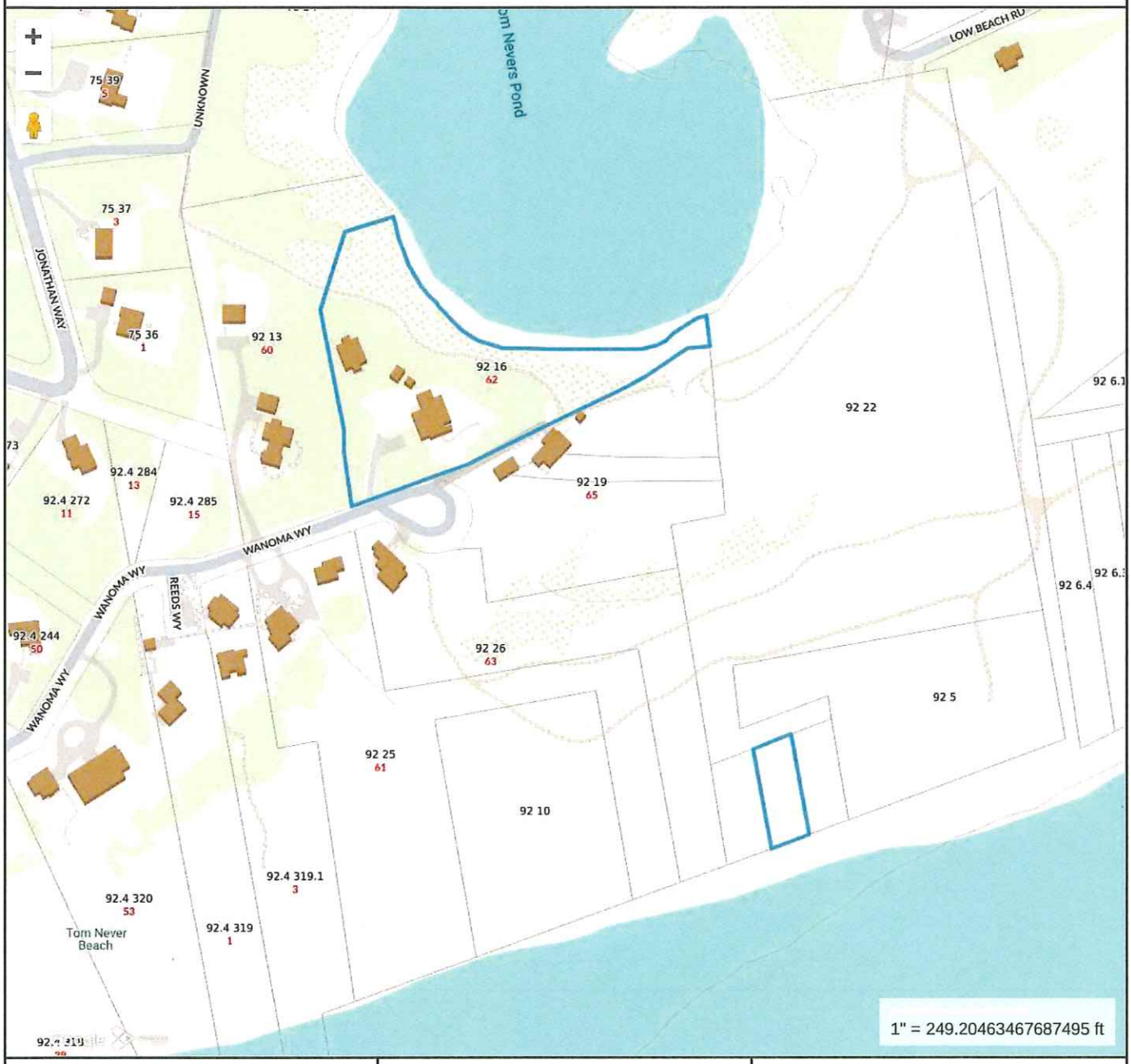
05/09/2025

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 05/09/2025 Date



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.









CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for 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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Contact Phone #: 2039485847 E-mail: Brett@westfamilymail.com.

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Name: Talissa Kunzler.

Mailing Address: PO Box 2196 Nantucket, MA. 02584.

Contact Phone #: 561 232 9306 E-mail: Talissa Kunzlee@hotmail.com.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other Garage / Color change from gray to white / Trims, Doors and windows.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other from gray to white (Benjamin Moore)

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

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Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

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Historic District Commission
COLOR CHANGE CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

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Y / N	
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	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Exterior Elevations (3 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 3copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
	Pictures: (3 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application
	Colors (3 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
	All documents MUST be legible. All sets MUST be collated and stapled.

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 Talissa Kunzler.

AS AGENT FOR West ASHORED LLC.

STREET ADDRESS 62 WANOMA WAY.

MAP/PARCEL 92 / 16.

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

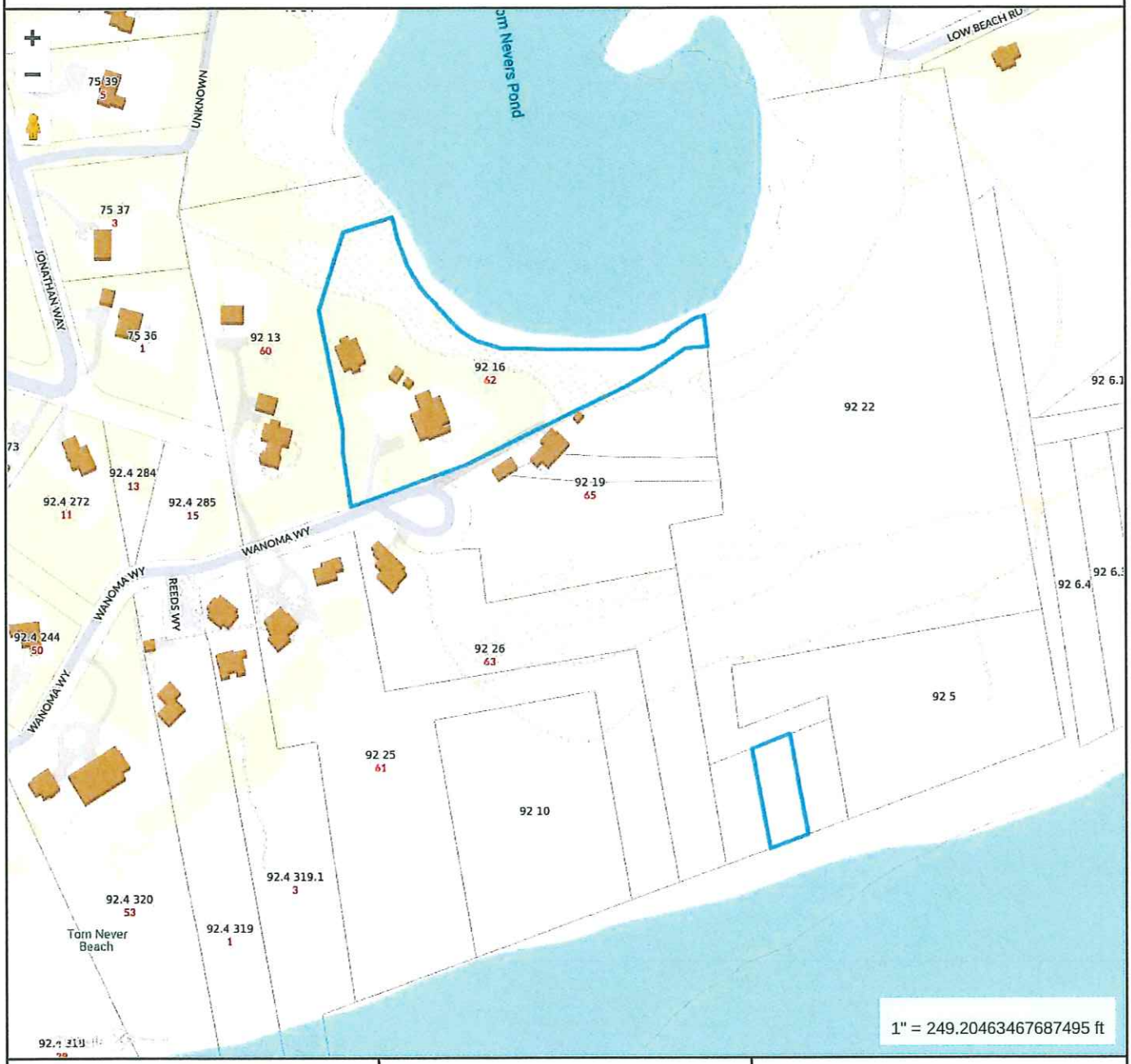
05/09/2025

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 05/09/2025 Date



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.







CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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: _____

Contact Phone #: 2039485847 E-mail: BRETT@westfamilymail.com.

AGENT INFORMATION (if applicable)

Name: Talissa Kunzler.

Mailing Address: PO Box 2196 Nantucket, MA. 02584.

Contact Phone #: 5612329306 E-mail: TalissaKunzler@hotmail.com.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other Cottage / Color change from gray to white / Trims, windows.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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 From gray to white (Benjamin Moore)

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 05/09/2025. Signature of owner of record _____ Signed under penalties of perjury

Historic District Commission
COLOR CHANGE CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
	Completed application -Application Fee- $50.00; cash or check made out to the Town of Nantucket.
	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Exterior Elevations (3 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 3copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
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MAP/PARCEL 92 / 16.

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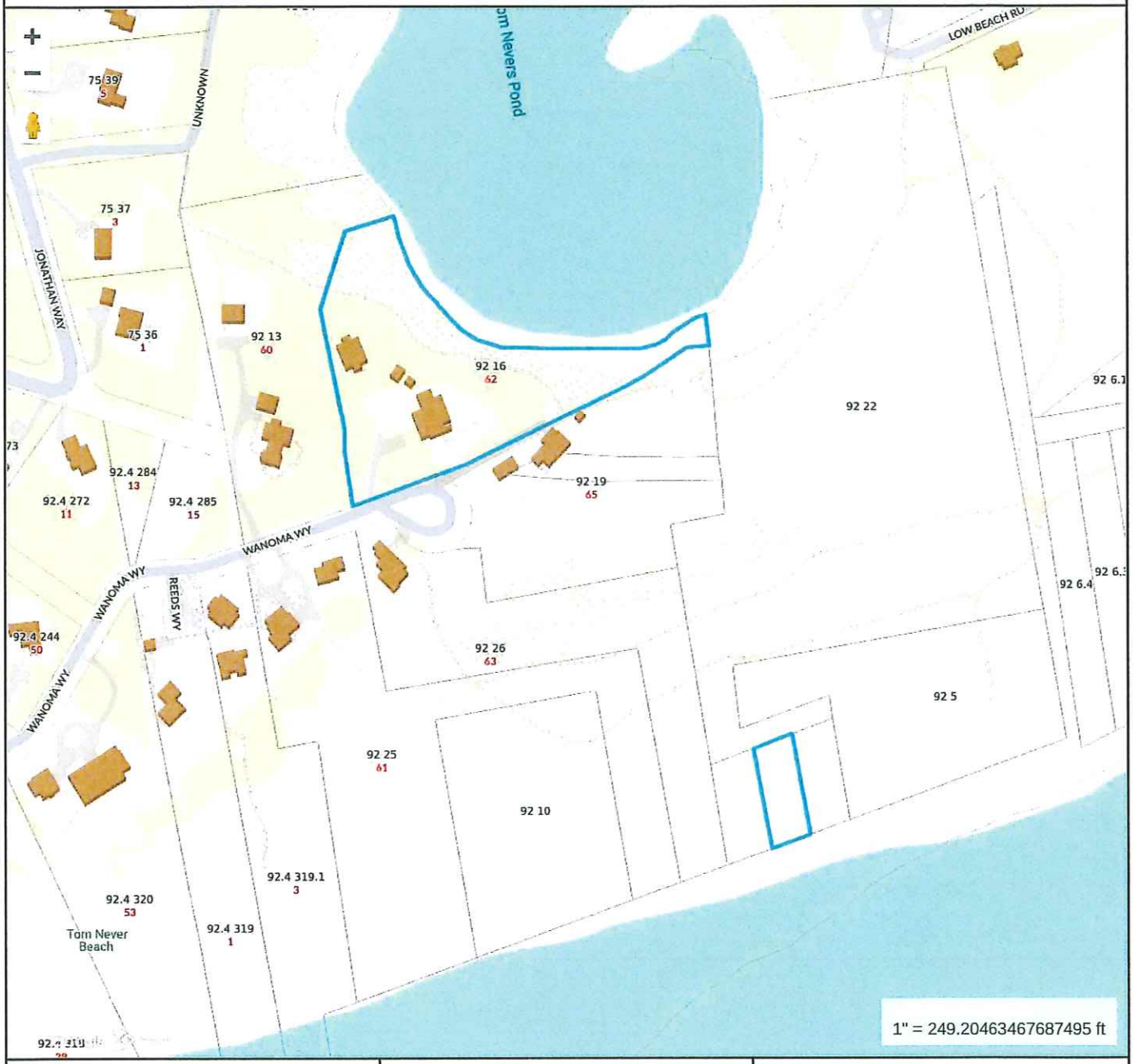
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 05 / 09 / 2025
Date



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Location	62 WANOMA WY
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Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.





CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

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PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 19

Street & Number of Proposed Work: 89 Main St.

Owner of record: Hillary Hedges & Jeffrey Rayport

Mailing Address: 247 Commonwealth Ave. #E
Boston MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: Po Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Fenestration changes

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: "Thaddeus Coffin House" (describe)

Original Date: 1750

Original Builder: Benjamin Bunker

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS*
1. East Elevation
2. South Elevation *Fenestration changes
3. West Elevation - Extend existing deck
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 Velux Rough Opening 2x3 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 _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
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 Green Mountain

Doors* (type and material): ☐ TDL ☐ 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 _____
Trim White Sash White Doors TMF
Deck TMF Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/6/2025 Signature of owner of record _____ Signed under penalties of perjury

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-13-4
MAP/PARCEL#: 4233-019

Recorded By: AEG Date: 9/21 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 89 Main St. 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ☑ b. private 4. PRESENT OWNER: Mack, Norman E 2nd

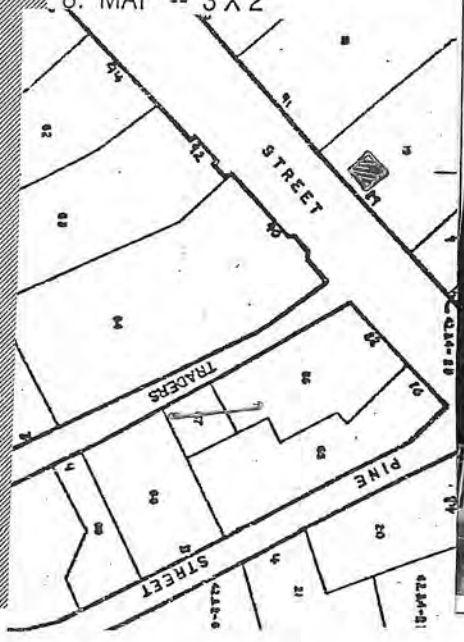
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
First record of house is sale in 1834 by heirs of Sylvanus Macy to Jared Coffin. $3500. Recorded that it was homestead of Macy on his death in 1833. Thought to be built between 1746-1750 by Thaddeus Coffin. 1845-to Robert F. Gardner for $2700. 1846-to George B. Cartwright, then inherited by Charles W. Cartwright. 1872-to John H. McLarren for $1500. 1873-to John M. Bovey for $1900. 1875-to Vinal W. Brown. 1885-to Sarah M. Richardson. 1925-Richardson heirs to Ruth H. Marshall. 1960-Marshall's heirs. 1965-to Emily Fordyce Ewing. -Habs

6. USE: Original: Present: Dwelling
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ☑ a. Yes ○ b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





d 5/89

DESCRIPTION:

10. FOUNDATION
O a. brick O b. rubblestone O c. concrete O d. other: _____

11. STRUCTURAL SYSTEM
O a. post-and-beam O c. masonry load-bearing walls
O b. balloon wood frame O d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
O a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
O a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
O a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

15. NUMBER OF STORIES: O a. 1 O c. 1 3/4 O e. 2 1/2 O g. other: _____
O b. 1 1/2 O d. 2 O f. 3

16. ROOF SHAPE: O a. gable O c. hip O e. other: _____
O b. gambrel O d. shed

17. ROOFING MATERIAL: O a. composition shingle O b. weathered cedar shinge O c. slate

18. ROOF FEATURES:
O a. roof walk O e. balustrade
O b. dormers on street facade O f. skylight
O c. dormers on side elevations O g. roof hatch
O d. dormers on rear elevation O h. cupola
O i. other: _____

19. DORMER ROOF(S): O a. gable O b. hip O c. shed O d. other: _____

20. CHIMNEY MATERIAL: O a. brick, unpainted O c. brick, parged O e. concrete block
O b. brick, painted O d. rubblestone O f. metal

21. CHIMNEY POSITION: O a. center O b. off-center O c. end wall O d. other: _____

22. NUMBER OF CHIMNEYS: O a. one O b. two O c. three O d. other: _____

23. CHIMNEY FEATURES: O a. corbelling O b. chimney pots/owls O c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: O a. center O 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: pilasters

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 roof-screen

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: 1740s; 1775, 1926 SOURCE: Lancaster -
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ○ b. additive
- ○ c. gable front
- ○ d. gable ell
- ✓ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
⊘ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: 1875 raised to 2 full stories. Sylvanus, great-great grandson of Thomas Macy - 1st settler. house 2 family for 70 yrs. Sylvanus' grandson, Rowland Hussey Macy, founded N.Y. store R.H. Macy's. He went to sea at 14, on the whaleship Emily Morgan & 1st foreign sail. Island of Penikese, Macy's trademark star. had a red star tattooed on back of his hand. Macy's trademark was red star.

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:	#921.
⊘ h.	NHA plaque records:	
⊘ i.	other:	NHA files

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .27 AC ○ 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:	hedge, grass	

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____



George B. Cartwright



89 Main Street

Benjamin Bunker c. 1750; enlarged by Silvanus Macy, 1801

Many houses on Main Street have long been associated with the first owner of the property; since the 1870s the house at 89 Main Street has been called the "Thaddeus Coffin House," leading many subsequent admirers of the house to assume that it was built by him. Although retired whaling master Thaddeus Coffin (1789–1876) did live at 89 Main Street in the 1860s and '70s—when Charles and George B. Cartwright, his wife's brothers, owned the property—the original house at 89 Main Street was built by Benjamin Bunker, whose father, Jabez Bunker, owned considerable property in the area.

Benjamin Bunker built a small three-bay house on family land in the mid-eighteenth century; structural evidence suggests that the original house was a lean-to, with a long sloping roof on the north side. In a somewhat unusual arrangement, the original entry appears to have been on the west side of the house rather than on the south.

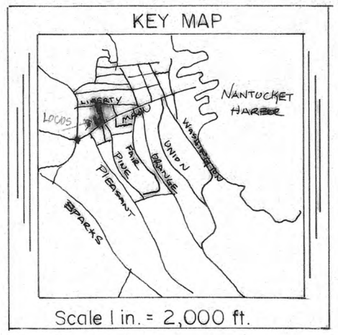
Benjamin Bunker sold the house to Caleb Macy in 1798 and Caleb bequeathed it to his two sons, Obed and Sylvanus, who were partners in business and close friends. Sylvanus moved into the house in 1799; his brother Obed, journal-keeper extraordinaire, records May 5, 1801, that "Jonathan Swain Jr. & Co. began to frame Silvanus house." Whether it was altered to its five-bay symmetrical façade then, or later, the outline of the main mass of the house appears on the 1833 *Map of the Town of Nantucket* in the configuration we see today; the two-story addition in the rear of the house was added in 1875.

Silvanus Macy (1756–1833) is a notable figure in the history of Nantucket. A staunch traditionalist—Quaker and Democrat—he publicly butted heads with local Congregationalists and Federalists in the 1795 Nantucket Bank robbery scandal and the 1811 "commons" controversy, when a group of petitioners sought to introduce private ownership to the commonly held lands on the island. His brother Obed, who wrote the first history of Nantucket in 1835, chose not to discuss either topic.

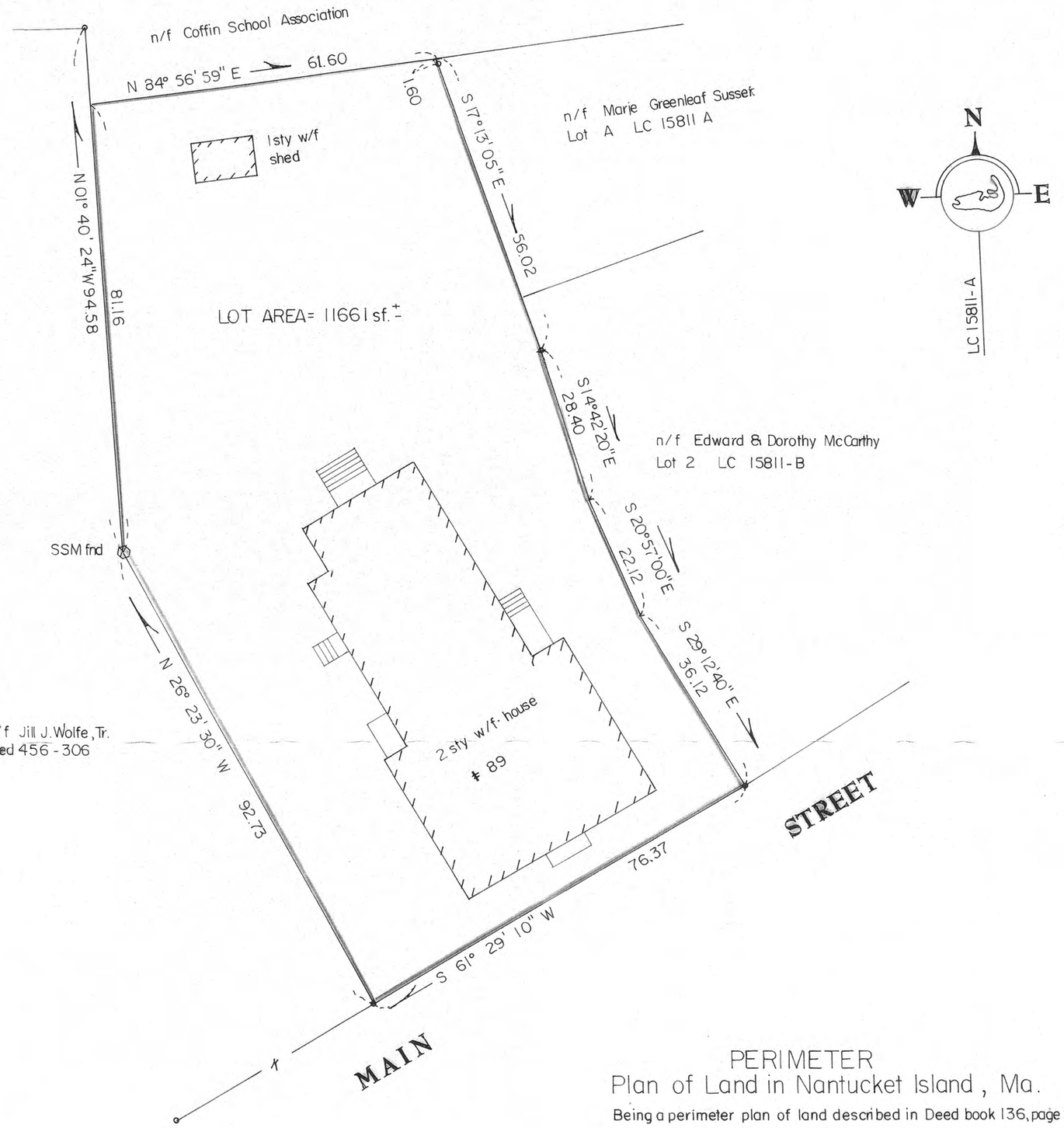

Jeep
8657 SR
2FNT 72







Tax map 42.3.3, parcel 19
Zone . . . ROH
Minimum lot size . . . 5000 sf.
Minimum frontage . . . 50 ft.
Frontyard setback . . . none
Sideline setback . . . 5 ft.
Ground cover ratio . . . 50%



PERIMETER
Plan of Land in Nantucket Island, Ma.
Being a perimeter plan of land described in Deed book 136, page 504

Scale 1 in. = 15 ft. November 13, 2000

AS PREPARED FOR
RICHARDSON T. MERRIMAN

NANTUCKET REGISTRY
OF DEEDS
Date: NOV. 13, 2000
Time: 2:00 PM
Plan No: 00-23
Joanne L. Kelley
Attest: Register

LEGEND

o Denotes iron pipe (IP) found.

I hereby certify that the property lines shown on this plan are the lines dividing existing ownerships, and the lines of the streets and ways shown are those of public or private streets or ways already established, and that no new lines for division of existing ownership or for new ways are shown. This is not a certification as to the title or ownership of the property shown. Owners of adjoining properties are shown according to current assessor's records.
I certify that the preparation of this plan is in accordance with the rules and regulations of the Registers of Deeds.

Date 11-13-00

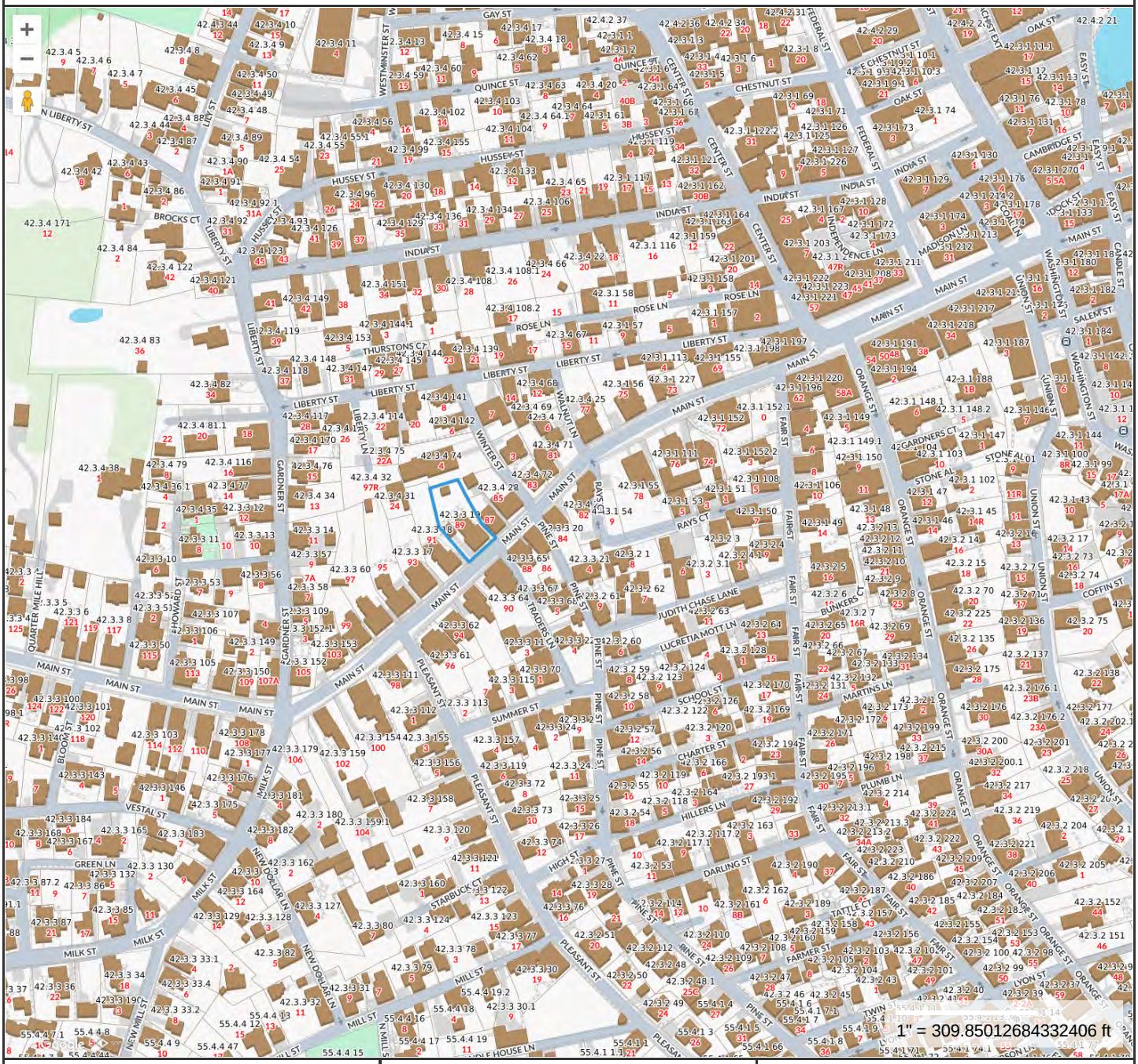
Charles dW Hart
Professional Land Surveyor

CHARLES W. HART & ASSOC., INC.
PROFESSIONAL LAND SURVEYORS
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

SCALE: 1" = 15'
0' 5 10 15 30 feet

DATE: November 13, 2000	SHEET
DRAWN: D.E.N.	1
CHECKED: C.W.H.	
FIELD BOOK: 44-1	
JOB NO.: H 6040	OF 1

087512
MAKEPEACE



Property Information

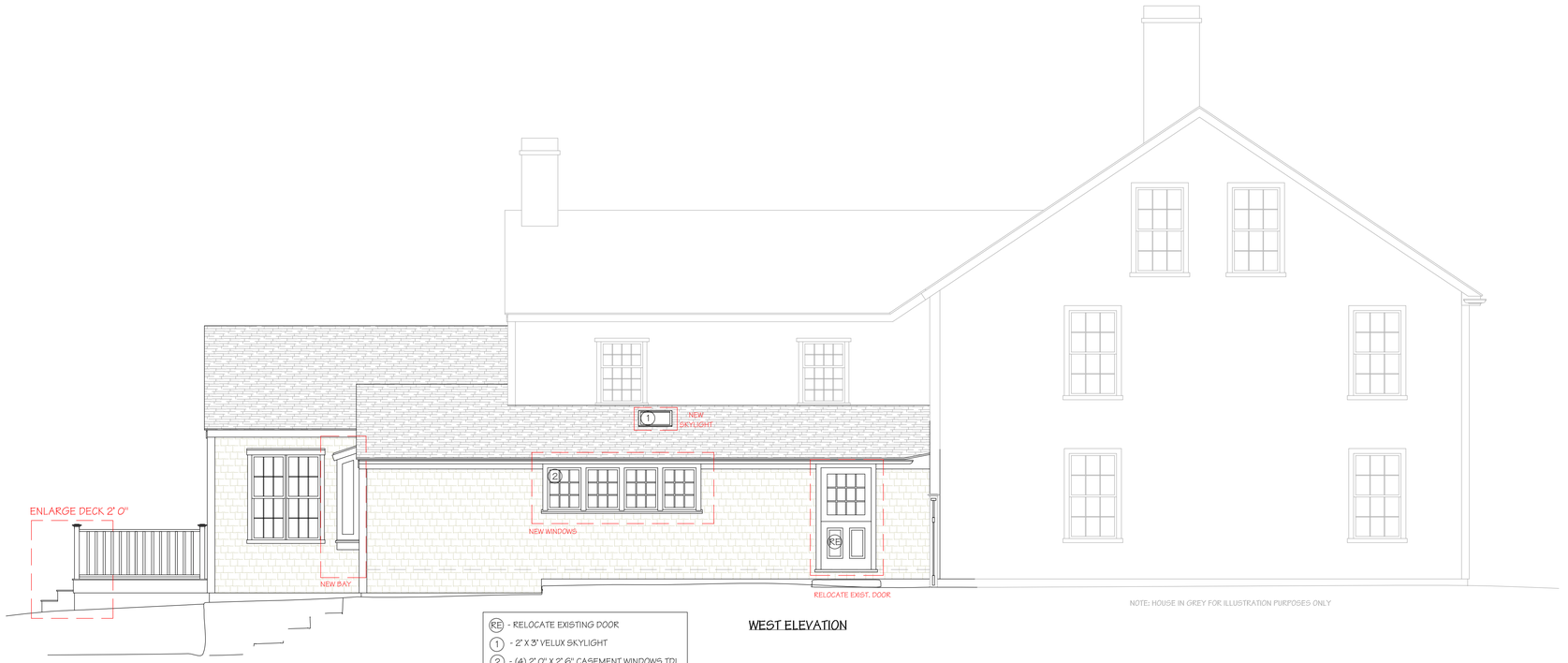
Property ID	9963
Location	89 MAIN ST
Owner	HEDGES HILLARY C & RAYPORT JEFFREY F

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

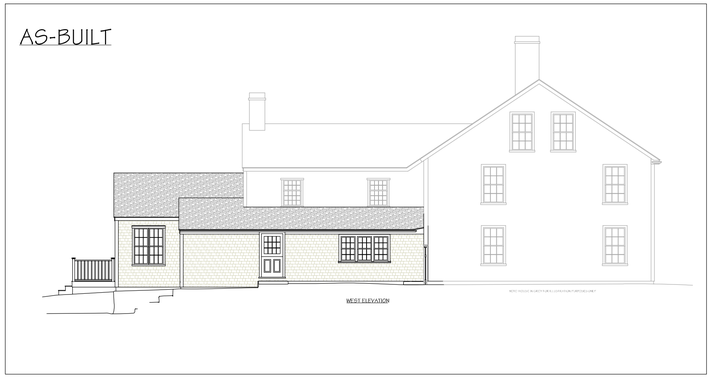
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



RE - RELOCATE EXISTING DOOR
1 - 2' X 3' VELUX SKYLIGHT
2 - (4) 2' 0" X 2' 6" CASEMENT WINDOWS TDL
3 - 4' 0" X 4' 6" PICTURE WINDOW TDL

WEST ELEVATION







NORTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All applicable copyright laws are and will be retained.

ELEVATIONS
DATE: 05/07/2025
SCALE: 1/4" = 1' 0"

M/P: 42.3.3 / 19

THE HEDGES RAYPORT RESIDENCE
89 MAIN ST.
NANTUCKET, MA

2



NOTE: HOUSE IN GREY FOR ILLUSTRATION PURPOSES ONLY

EAST ELEVATION



SOUTH ELEVATION

NOTE: THIS ELEVATION FOR ILLUSTRATION PURPOSES ONLY

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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ELEVATIONS
DATE: 05/07/2025
SCALE: 1/4" = 1' 0"

M/P: 42.3.3 / 19

THE HEDGES RAYPORT RESIDENCE
89 MAIN ST.
NANTUCKET, MA

3

May 8, 2025

Town of Nantucket, Historic District Commission, I allow Benjamin Normand to sign applications and represent said applications for my property at 89 Main St.

Hillary Rayport

Hillary Rayport
Owner

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 Hillary Hodges & Jeffrey Rayport

STREET ADDRESS 69 Main St.

MAP/PARCEL 42.3.3/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/9/2025

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 5/6/2025 Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$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:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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.**

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 7

Street & Number of Proposed Work: 115 CLIFF RD.

Owner of record: VIRGINIA DAVIS IRWIN

Mailing Address: 23 WILD DUCK RD.
WILTON, CT. 06897

Contact Phone #: (203) 594-2031 E-mail CHRIS@IRWINE.gmail.com

AGENT INFORMATION (if applicable)

Name: VAN OLMEN DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 325-4319 E-mail: ack@valorecgrail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 100.00

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 OR ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other STUDIO EXISTING ON SITE

Size of Structure or Addition: Length: 24'-7 1/4" Sq. Footage 1st floor: 622SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 33'-9" Sq. footage 2nd floor: — Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2009

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 (AS EXISTING)

Sidewall NTW Clapboard (if applicable) _____ Roof BROWN

Trim GREY Sash WHITE / GREY Doors GREY

Deck NTW Foundation GREY Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/9/25 Signature of owner of record _____ Signed under penalties of perjury

POWER OF AGENCY- LIMITED

Date: MAY 8, 2025

I, VIRGINIA D IRWIN of 12 MAPLE ST, NEW CANAAN, CT 06840, hereby appoint and allow V**al Oliver Design Inc of 3B Newtown Rd on Nantucket, MA 02584** to act in my capacity to do any and/or all of the following:

Apply to the Historic District Commission, the Building Dept for a permit, and seek any approvals and process work on my behalf for any/all work to be performed at my property at 115 CLIFF RD. **on Nantucket Island, Mass.**

Signed: Virginia D. Irwin

Owner of record for Aforementioned Property

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Joe Paul

Carrie Thornewill

Connie Patten

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@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 val oliver design inc

AS AGENT FOR Irwin Virginia Davis

STREET ADDRESS 115 Cliff Road, Nantucket, MA 02554

MAP/PARCEL 41 / 7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025-05-12

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.

Val Oliver — Signature

2025-05-12 — 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: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58

Postmark Here
04/22/2025
USPS

Sent To: Nantucket Conservation Found. I
Street and Apt. No., or PO Box No.: P.O. Box 13
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 3502 5980

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CERTIFIED MAIL® RECEIPT
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Nantucket, MA 02554

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58

Postmark Here
04/22/2025
USPS

Sent To: Nantucket Conservation Found. I
Street and Apt. No., or PO Box No.: PO Box 13
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 3502 6031

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Boca Grande, FL 33921

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58

Postmark Here
04/22/2025
USPS

Sent To: Middle Bear LLC c/o Eric Hatch
Street and Apt. No., or PO Box No.: P.O. Box 1828
City, State, ZIP+4®: Boca Grande, FL 33921

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Sent To: Glidden Richard J TR / Responsi Realty Trust
Street and Apt. No., or PO Box No.: 37 Center Street
City, State, ZIP+4®: Nantucket, MA 02554

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TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... IRWIN VIRGINIA DAVIS

MAILING ADDRESS..... 23 WILD DUCK ROAD, WILTON, CT 06897

PROPERTY LOCATION..... 115 CLIFF ROAD

ASSESSORS MAP/PARCEL..... 41/7

SUBMITTED BY:..... BROOKS AND FALOTICO

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 14 , 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.14 16:07:47 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

123 CLIFF RD NOM TRST
LUSTIG MATTHEW
30 ROCKERFELLER PLAZA
NEW YORK, NY 10112

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

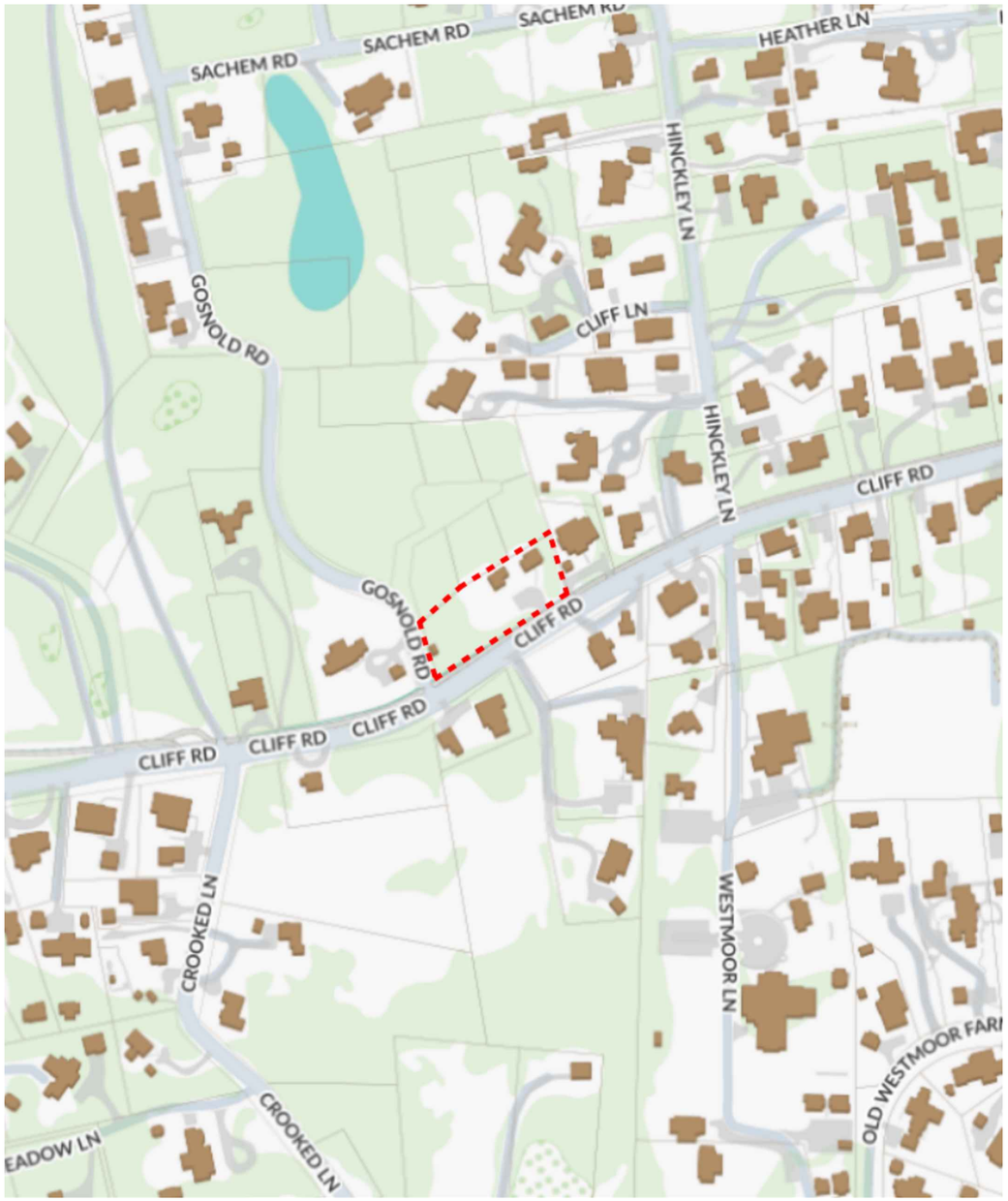
FIREMENICH JOHAN ETAL
FIREMENICH EMILY ETAL
237 MOUNTAIN VIEW RD
PRINCETON, NJ 08540

GLIDDEN RICHARD J TR
ROPPONGI REALTY TRUST
37 CENTER STREET
NANTUCKET, MA 02554

MIDDLE BEAR LLC
C/O ERIC HOLCH
PO BOX 1828
BOCA GRANDE, FL 33921

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
30	79		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	CLIFF RD
41	3		123 CLIFF RD NOM TRST	LUSTIG MATTHEW	30 ROCKERFELLER PLAZA	NEW YORK	NY	10112	123 CLIFF RD
41	5		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	3 GOSNOLD RD
41	6		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	3 GOSNOLD RD
41	9		FIREMENICH JOHAN ETAL	FIREMENICH EMILY ETAL	237 MOUNTAIN VIEW RD	PRINCETON	NJ	08540	113 CLIFF RD
41	84		GLIDDEN RICHARD J TR	ROPPONGI REALTY TRUST	37 CENTER STREET	NANTUCKET	MA	02554	124 CLIFF RD
41	88		MIDDLE BEAR LLC	C/O ERIC HOLCH	PO BOX 1828	BOCA GRANDE	FL	33921	114 CLIFF RD
Count:	**7**								



N



EX 1 FRONT STUDIO ELEVATION



EX 2 RIGHT STUDIO ELEVAITON



EX 3 REAR STUDIO ELEVATION



EX 4 LEFT STUDIO ELEVATION

BROOKS & FALOTICO ASSOCIATES, LLP
ARCHITECTURE · DESIGN
WWW.BROOKSANDFALOTICO.COM
199 ELM STREET NEW CANAAN, CT 06840
PHONE 203 966 8440
INFO@BROOKSANDFALOTICO.COM

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Do not scale drawings. Written dimensions shall take precedence over scaled dimensions. The Architect must be notified of any discrepancies or exclusions from the drawings prior to work being executed.

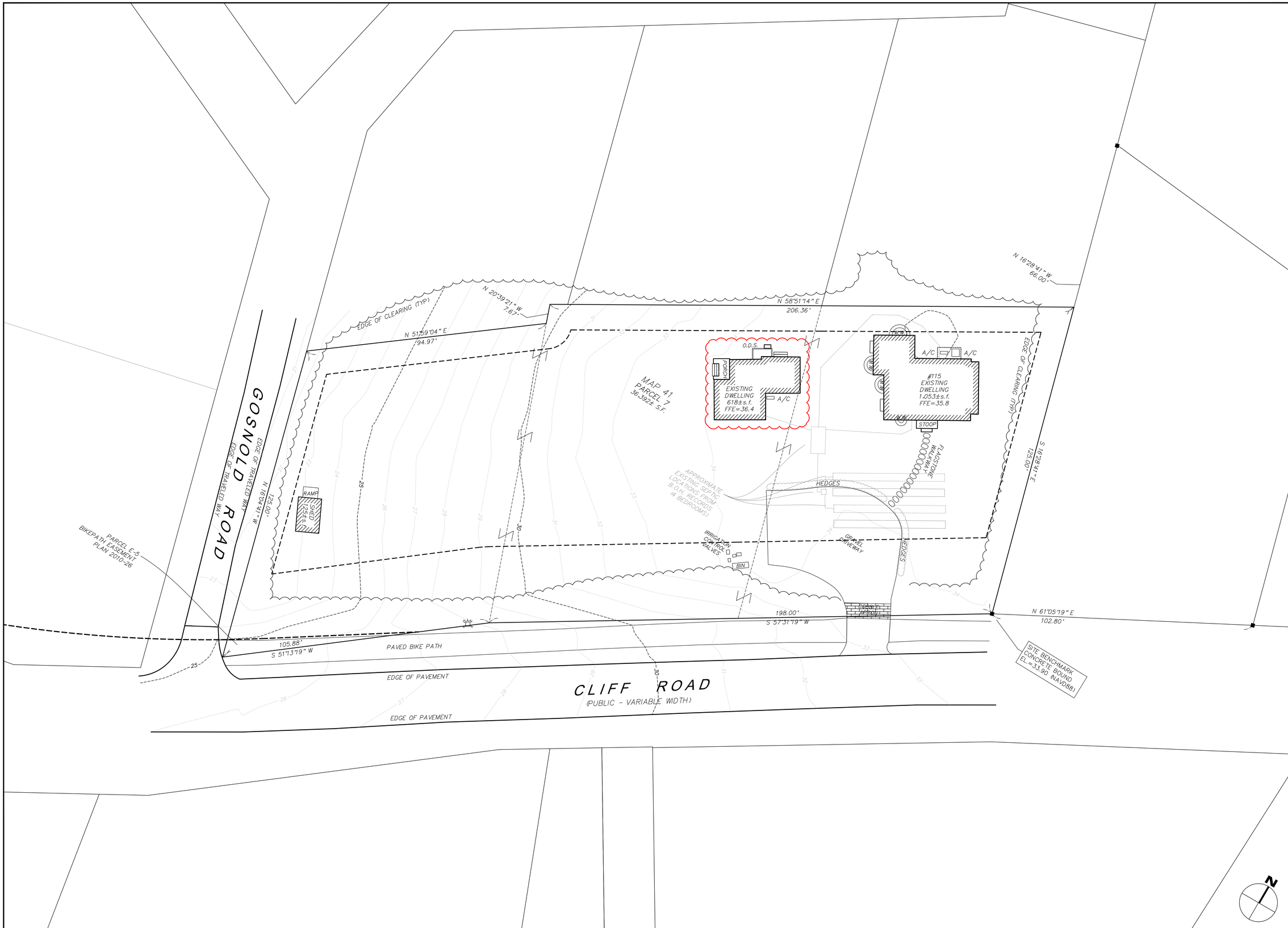
REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

STUDIO DEMO / MOVE OFF LOCUS / EXISTING PHOTOS

SCALE: N/A

HDC 1



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REV. # DATE:
DESCRIPTION:

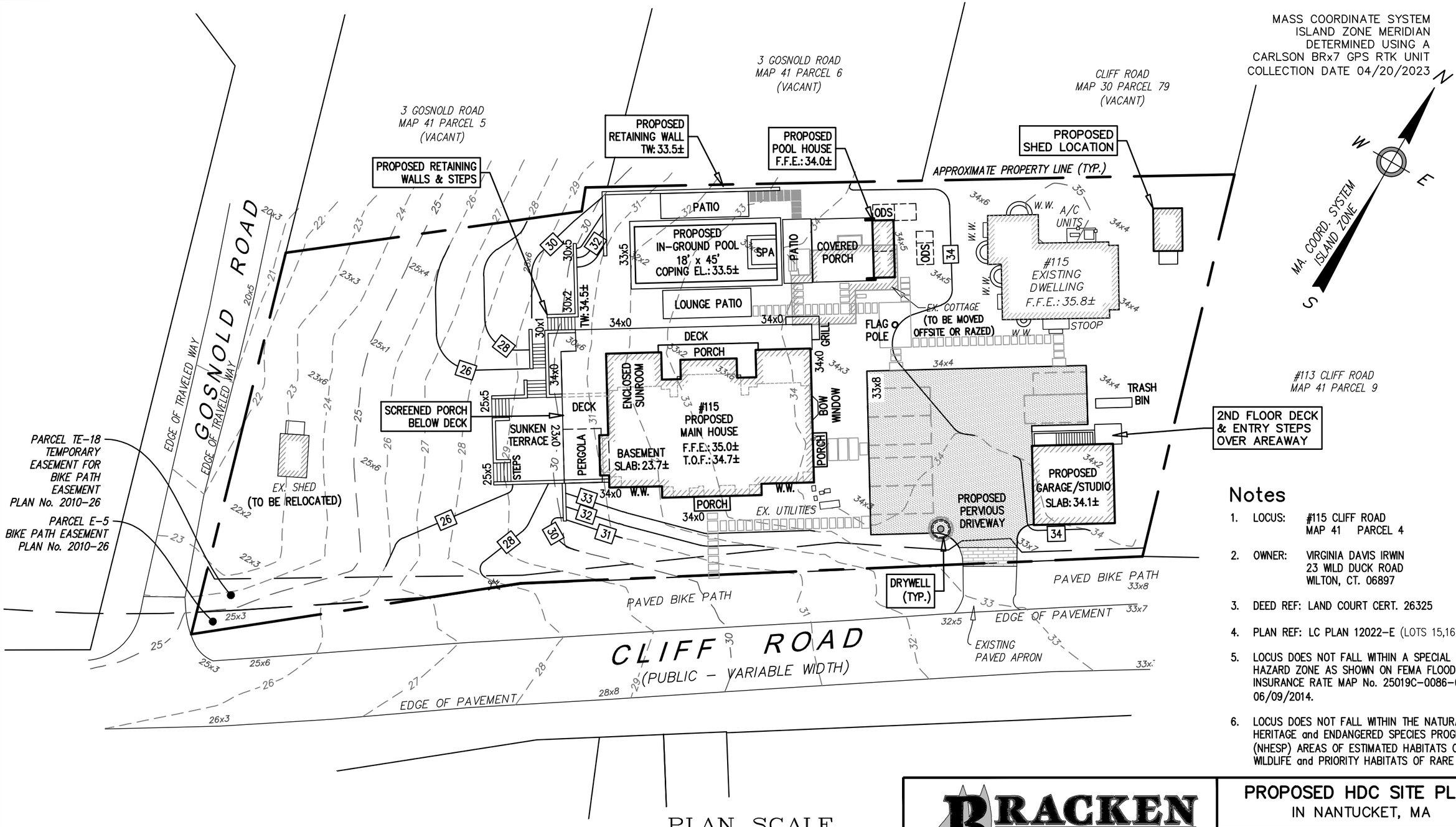
IRWIN RESIDENCE

115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

STUDIO DEMO / MOVE OFF SITE PLAN

SCALE: 1/16" = 1'

HDC 2



Notes

1. LOCUS: #115 CLIFF ROAD
   MAP 41 PARCEL 4
2. OWNER: VIRGINIA DAVIS IRWIN
   23 WILD DUCK ROAD
   WILTON, CT. 06897
3. DEED REF: LAND COURT CERT. 26325
4. PLAN REF: LC PLAN 12022-E (LOTS 15,16,17)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-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.

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

Date:	Drawn:	Checked:
APRIL 24, 2025	ERC/BEI	AMG/DFB

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

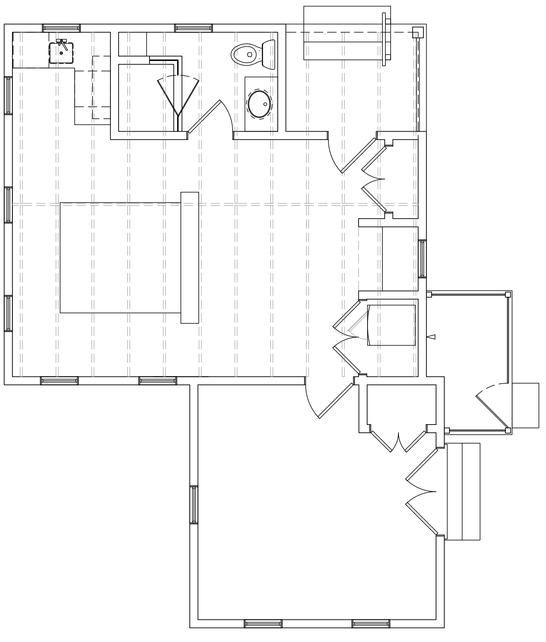
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

PROPOSED HDC SITE PLAN
IN NANTUCKET, MA

Prepared for:

CHRIS IRWIN
#115 CLIFF ROAD
MAP 41 PARCEL 7

S:\Autocad Drawings\Nantucket\Cliff Road\115 Cliff Road\115 Cliff Rd - Site Plan HDC.dwg



N

HDC 3

STUDIO DEMO / MOVE OFF
FIRST FLOOR PLAN

SCALE: 1/4" = 1'

IRWIN RESIDENCE

115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

REV. # DATE:
DESCRIPTION:

BROOKS & FALOTICO ASSOCIATES, LLP
ARCHITECTURE · DESIGN

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee:** See back of application for fee schedule or call the office.

4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 7

Street & Number of Proposed Work: 115 CLIFF ROAD

Owner of record: VIRGINIA DAVIS IRWIN

Mailing Address: 23 WILD DUCK RD.
WILTON, CT. 06897

Contact Phone #: (203) 594-2031 E-mail: chris@irwinegral.com

AGENT INFORMATION (if applicable)

Name: VAL OLIVER DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 325-4719 E-mail: acdvalue@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 976.80

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 45'-1 3/4" Sq. Footage 1st floor: 2746 → 4884 SF
Width: 67'-7" Sq. footage 2nd floor: 2138
Sq. footage 3rd floor: _____

Decks/Patio: Size: SEE PLAN NW ☒ 1st floor ☐ 2nd floor
Size: 10'x16'± MAX ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North 0" South 6"± East -1'-0" West -7'-0"

Height of ridge above final finish grade: North 27'-7 3/4" South 28'-1 3/4" East 27'-7 3/4" West 38'-7 3/4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 10"– ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 21 /12 Secondary Mass 45/6 /12 Dormer 45/6 /12 Other CANTILEVER

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, 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 1X6 Rake 1X6 Soffit (Overhang) 15" Corner boards 1X6 Frieze 1X8
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 8"x8"

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 FRENCH Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls STONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) — Roof NEW
Trim WHITE Sash WHITE Doors NEWPORT BLUE FRONT; REST - WHITE
Deck NATURAL Foundation CONCRETE W/ STONE VENEER Fence — Shutters NEWPORT 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 5/9/25 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

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Joe Paul

Carrie Thornewill

Connie Patten

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@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 val oliver design inc

AS AGENT FOR Irwin Virginia Davis

STREET ADDRESS 115 Cliff Road, Nantucket, MA 02554

MAP/PARCEL 41 / 7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025-05-12

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.

Val Oliver — 2025-05-12

Signature — Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.



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City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Boca Grande, FL 33921

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- Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

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Sent To: Middle Bear LLC c/o Eric Hoch
Street and Apt. No., or PO Box No.: P.O. Box 1828
City, State, ZIP+4®: Boca Grande, FL 33921

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 3502 6024



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Nantucket, MA 02554

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- Adult Signature Restricted Delivery $

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Total Postage and Fees $5.58

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Sent To: Nantucket Conservation Found 1
Street and Apt. No., or PO Box No.: PO Box 13
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 3502 6048



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New York, NY 10112

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

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Sent To: 123 Cliff Rd NDM Trust / Justis, Matthew
Street and Apt. No., or PO Box No.: 350 Hackensack Plaza
City, State, ZIP+4®: New York, NY 10112

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 3502 6017



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Princeton, NJ 08540

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here
04/22/2025
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Sent To: Firemen's John Etal / Firemen's Family Etal
Street and Apt. No., or PO Box No.: 237 Mountain View Road
City, State, ZIP+4®: Princeton, NJ 08540

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 3502 6055



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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here
04/22/2025
USPS

Sent To: Glidden Richard J TR / Roppongi Realty Trust
Street and Apt. No., or PO Box No.: 37 Center Street
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 3502 6000

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... IRWIN VIRGINIA DAVIS

MAILING ADDRESS..... 23 WILD DUCK ROAD, WILTON, CT 06897

PROPERTY LOCATION..... 115 CLIFF ROAD

ASSESSORS MAP/PARCEL..... 41/7

SUBMITTED BY:..... BROOKS AND FALOTICO

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 14 , 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.14 16:07:47 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

123 CLIFF RD NOM TRST
LUSTIG MATTHEW
30 ROCKERFELLER PLAZA
NEW YORK, NY 10112

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

FIREMENICH JOHAN ETAL
FIREMENICH EMILY ETAL
237 MOUNTAIN VIEW RD
PRINCETON, NJ 08540

GLIDDEN RICHARD J TR
ROPPONGI REALTY TRUST
37 CENTER STREET
NANTUCKET, MA 02554

MIDDLE BEAR LLC
C/O ERIC HOLCH
PO BOX 1828
BOCA GRANDE, FL 33921

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
30	79		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	CLIFF RD
41	3		123 CLIFF RD NOM TRST	LUSTIG MATTHEW	30 ROCKERFELLER PLAZA	NEW YORK	NY	10112	123 CLIFF RD
41	5		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	3 GOSNOLD RD
41	6		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	3 GOSNOLD RD
41	9		FIREMENICH JOHAN ETAL	FIREMENICH EMILY ETAL	237 MOUNTAIN VIEW RD	PRINCETON	NJ	08540	113 CLIFF RD
41	84		GLIDDEN RICHARD J TR	ROPPONGI REALTY TRUST	37 CENTER STREET	NANTUCKET	MA	02554	124 CLIFF RD
41	88		MIDDLE BEAR LLC	C/O ERIC HOLCH	PO BOX 1828	BOCA GRANDE	FL	33921	114 CLIFF RD
Count:	**7**								

POWER OF AGENCY- LIMITED

Date: MAY 8, 2025

I, VIRGINIA D IRWIN of 12 MAPLE ST, NEW CANAAN CT 06840, hereby appoint and allow V**al Oliver Design Inc of 3B Newtown Rd on Nantucket, MA 02584** to act in my capacity to do any and/or all of the following:

Apply to the Historic District Commission, the Building Dept for a permit, and seek any approvals and process work on my behalf for any/all work to be performed at my property at 115 CLIFF RD. **on Nantucket Island, Mass.**

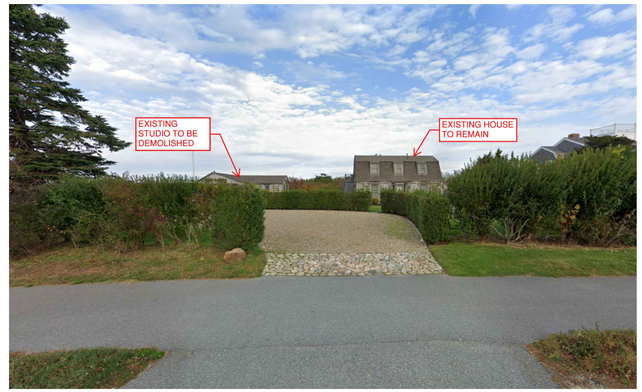
Signed: Virginia D. Irwin

Owner of record for Aforementioned Property





EX 1 EXISTING CORNER OF CLIFF AND GOSNOLD



EX 2 EXISTING VIEW FROM CLIFF ROAD



REF STONE VENEER AND WALL REFERENCE



EX 3 EXISTING VIEW WEST ON CLIFF ROAD

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PHONE 203 966 8440
INFO@BROOKSANDFALOTICO.COM

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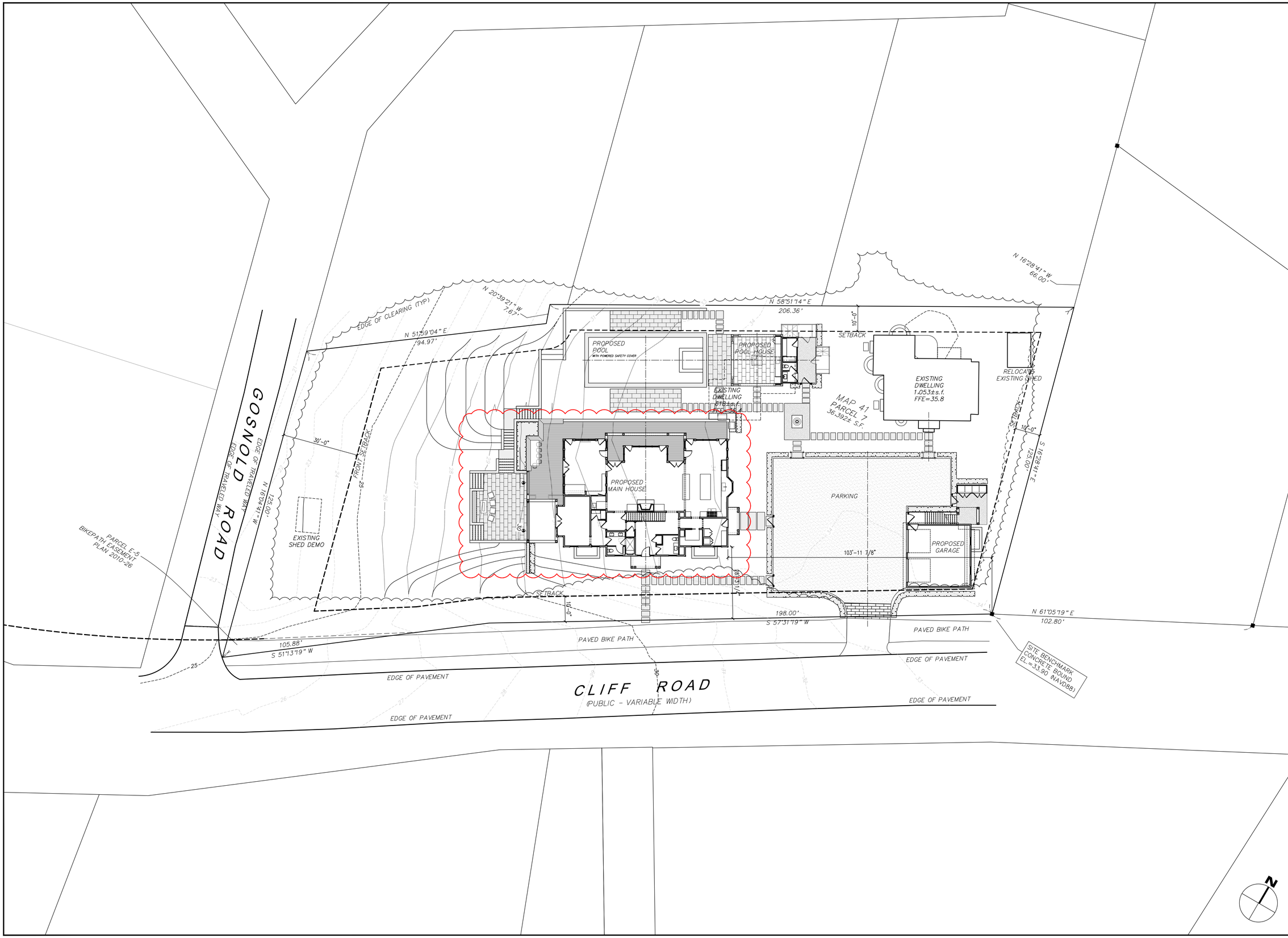
REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

MAIN HOUSE
LOCUS / EXISTING PHOTOS

SCALE: N/A

HDC 1



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REV. # DATE:
DESCRIPTION:

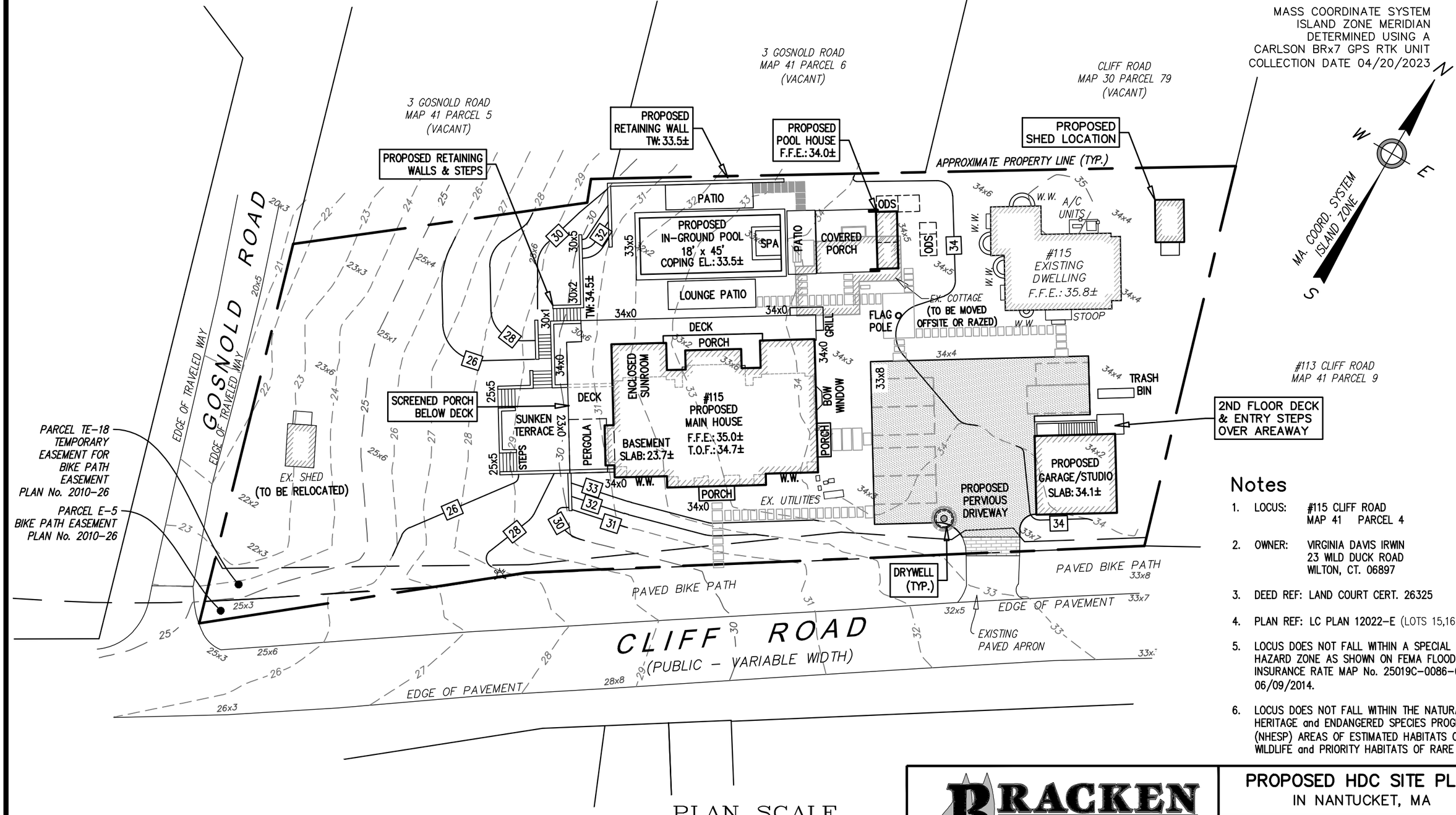
IRWIN RESIDENCE

115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

MAIN HOUSE
SITE PLAN

SCALE: 1/16" = 1'

HDC 2



Notes

1. LOCUS: #115 CLIFF ROAD
   MAP 41 PARCEL 4
2. OWNER: VIRGINIA DAVIS IRWIN
   23 WILD DUCK ROAD
   WILTON, CT. 06897
3. DEED REF: LAND COURT CERT. 26325
4. PLAN REF: LC PLAN 12022-E (LOTS 15,16,17)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-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.

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

Date:	Drawn:	Checked:
APRIL 24, 2025	ERC/BEI	AMG/DFB

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

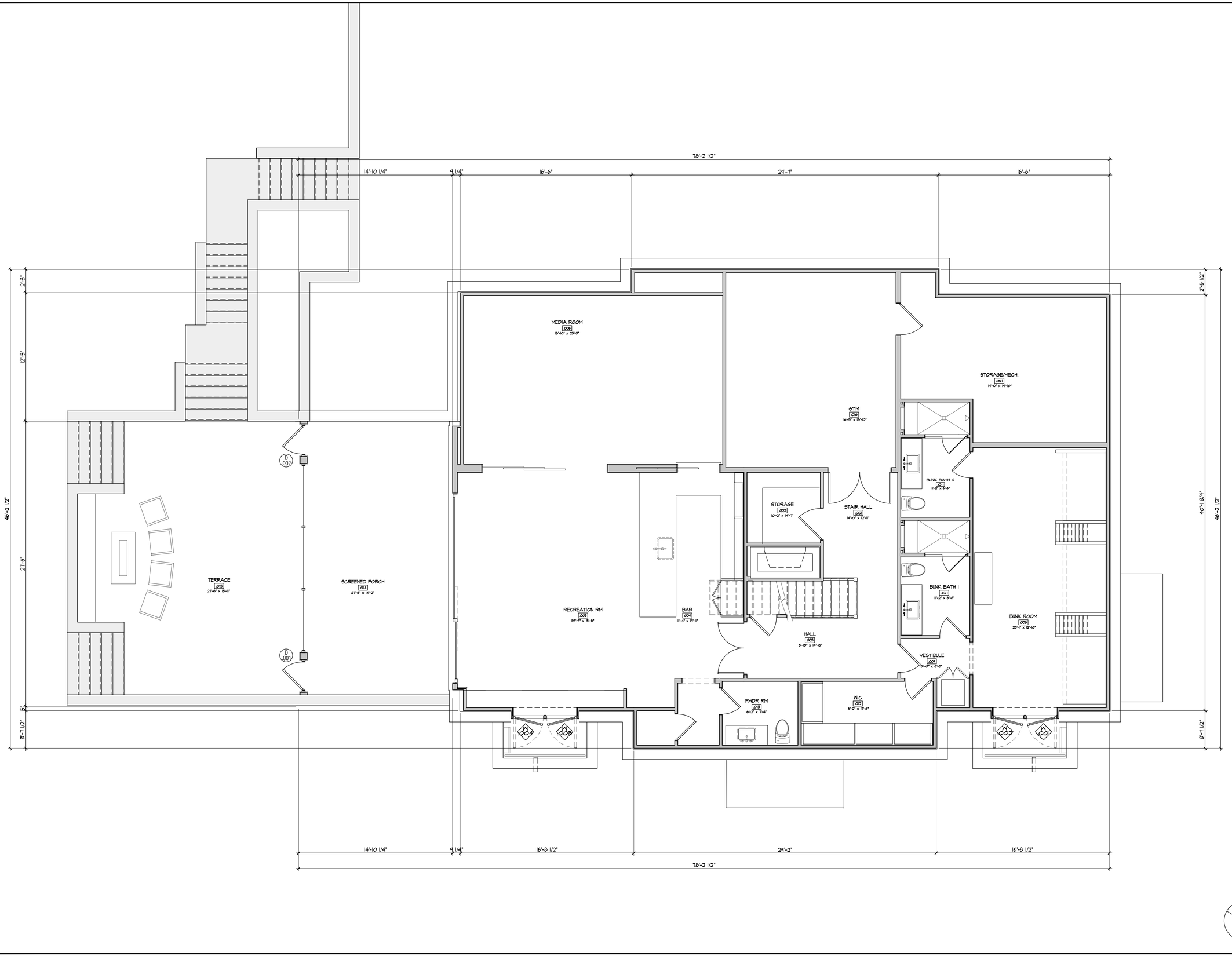
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

PROPOSED HDC SITE PLAN
IN NANTUCKET, MA

Prepared for:

CHRIS IRWIN
#115 CLIFF ROAD
MAP 41 PARCEL 7

S:\Autocad Drawings\Nantucket\Cliff Road\115 Cliff Road\115 Cliff Rd - Site Plan HDC.dwg



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REV. # DATE:
DESCRIPTION:

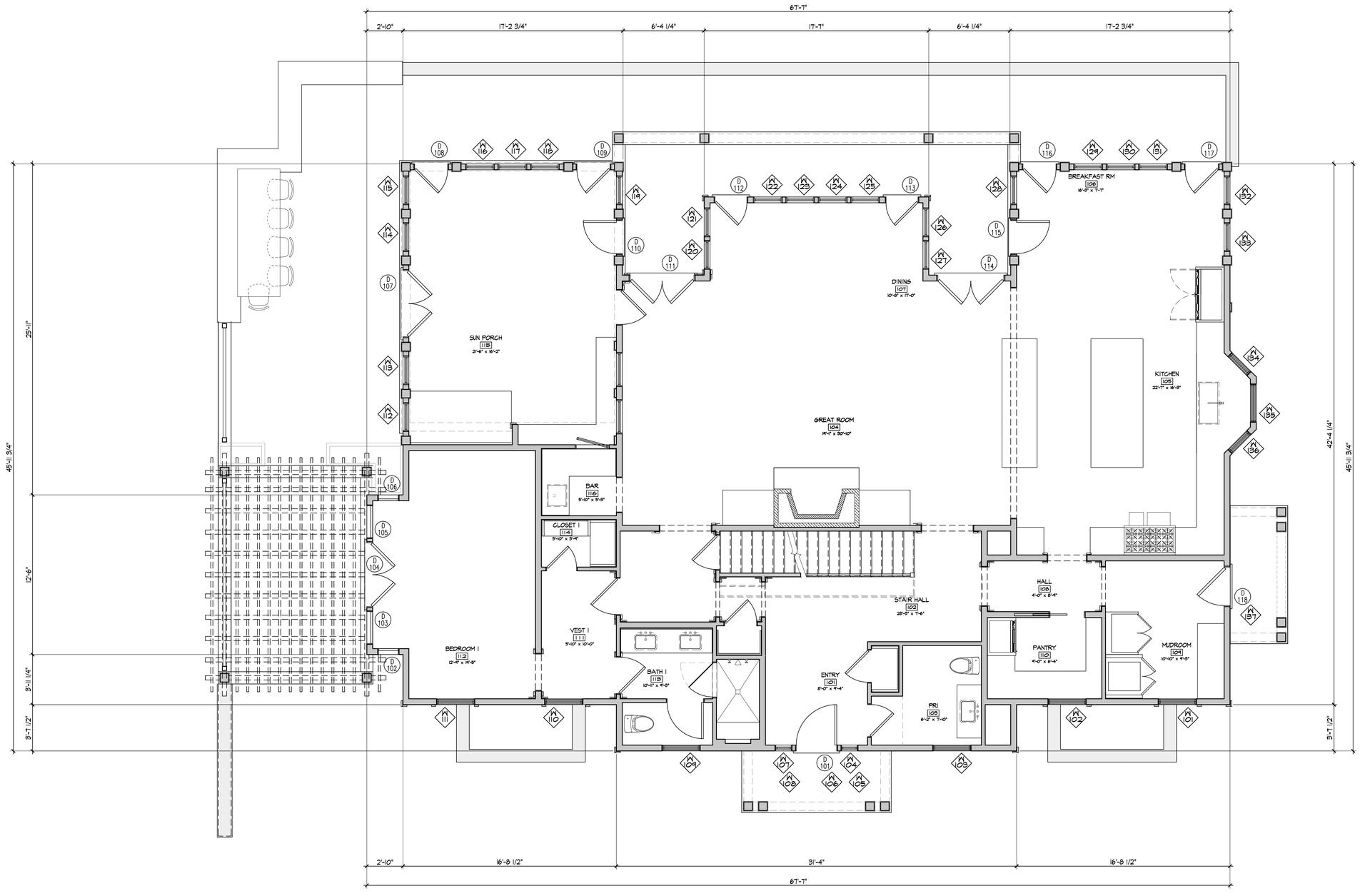
IRWIN RESIDENCE

115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

MAIN HOUSE
BASEMENT PLAN

SCALE: 1/4" = 1'-0"

HDC 3



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REV. # DATE:
DESCRIPTION:

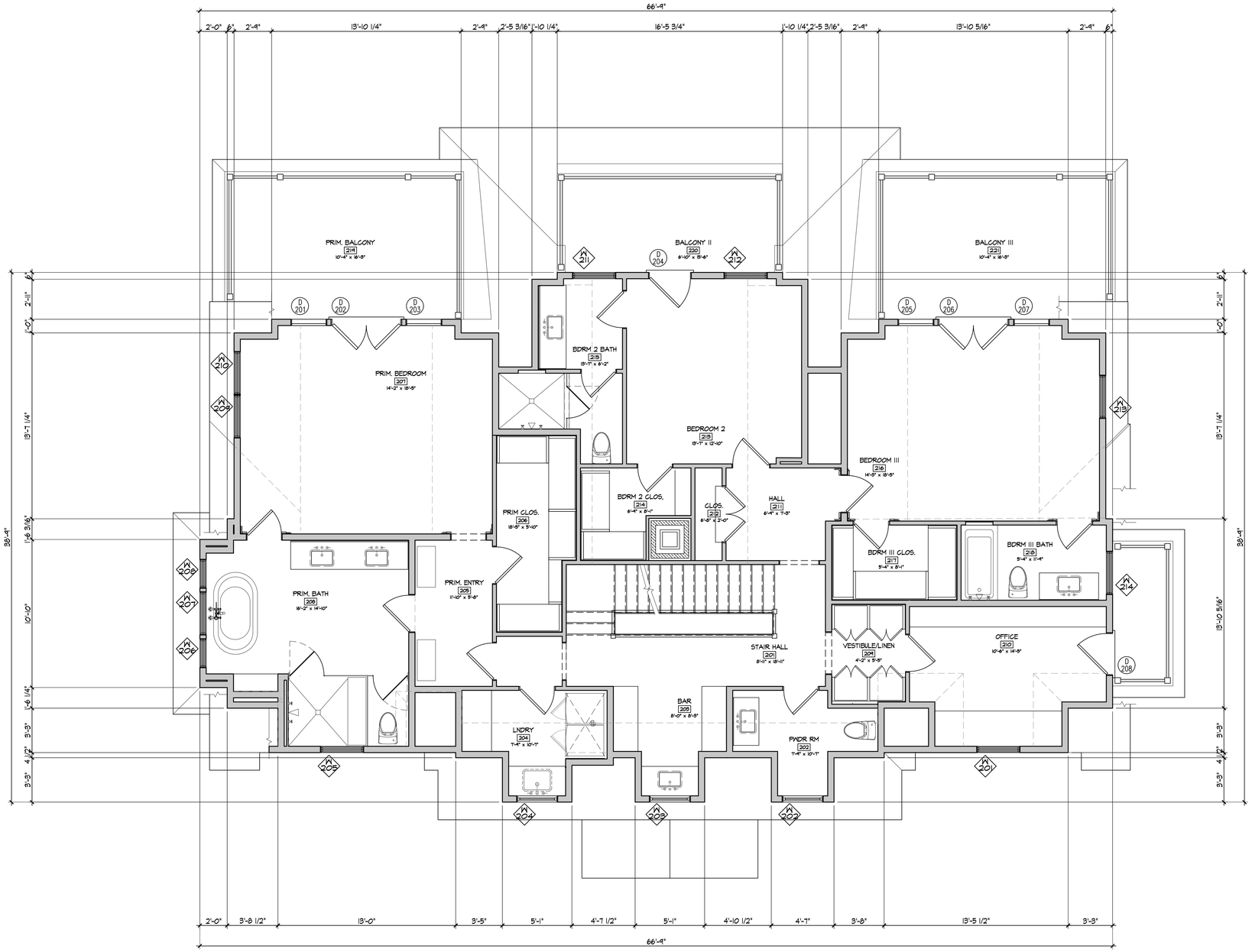
IRWIN RESIDENCE

115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

MAIN HOUSE
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

HDC 4



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REV. # DATE:
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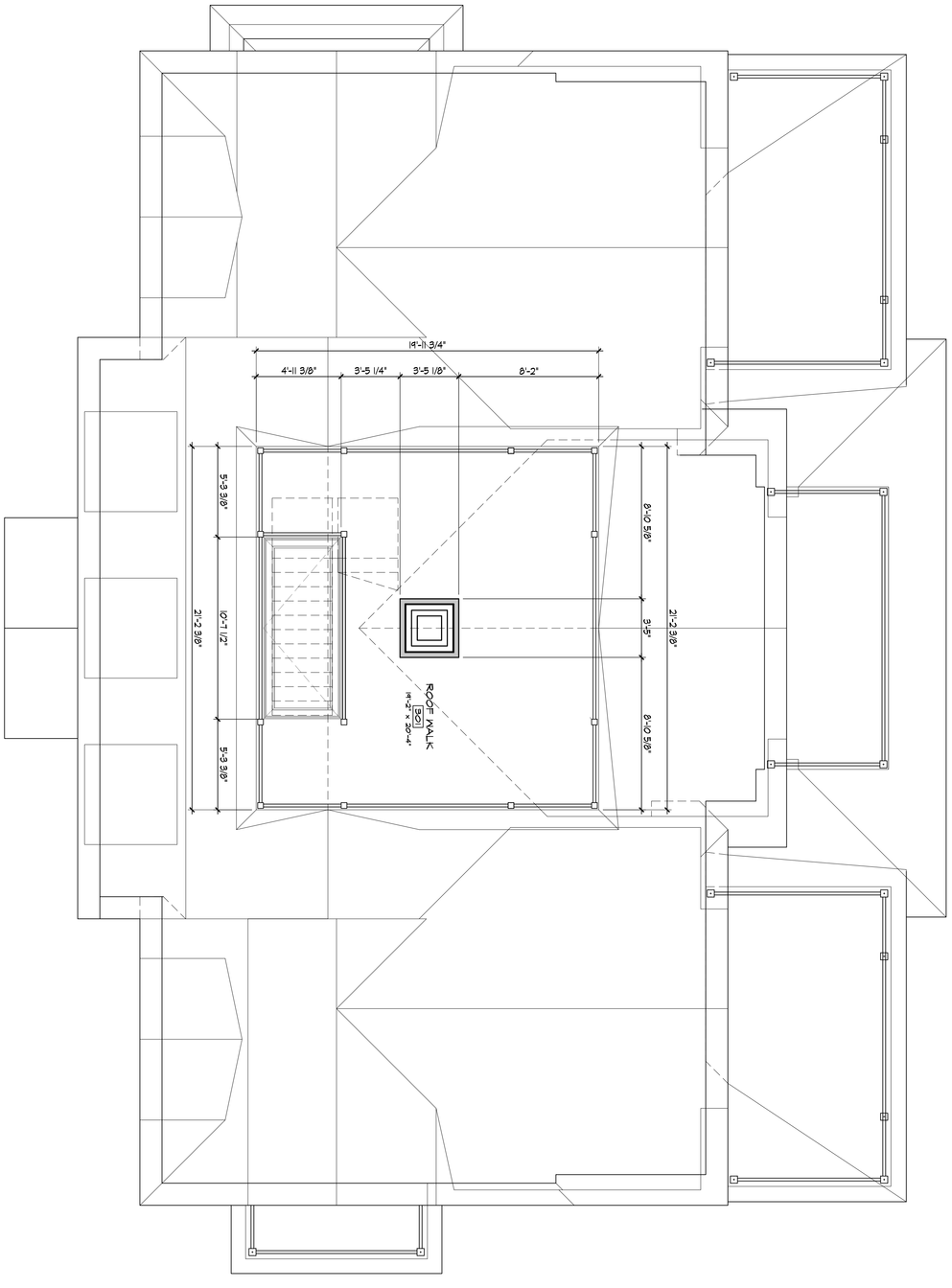
IRWIN RESIDENCE

115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

MAIN HOUSE
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

HDC 5



N

HDC 6

MAIN HOUSE
ROOF PLAN

SCALE: 1/4" = 1'-0"

IRWIN RESIDENCE

115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

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1 SOUTH ELEVATION - FACING CLIFF ROAD
1/4"=1'-0"

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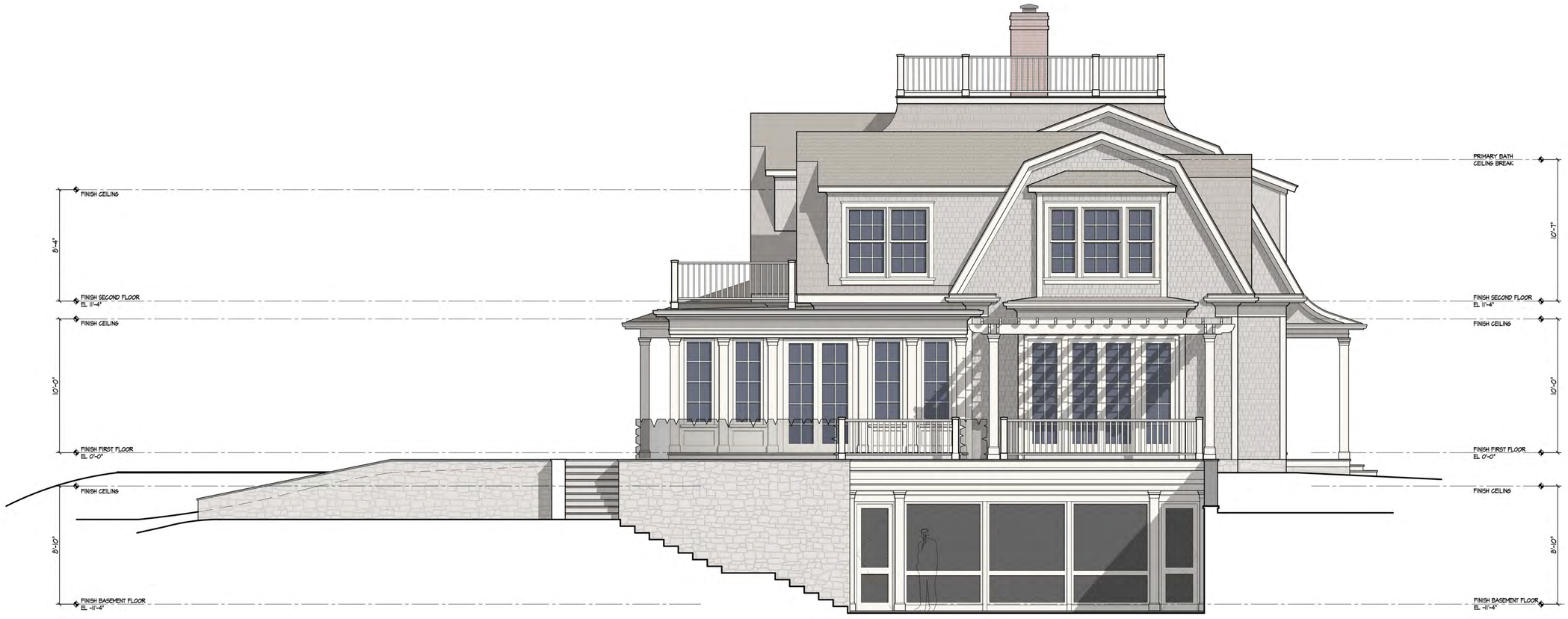
REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

MAIN HOUSE
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

HDC 7



2 WEST ELEVATION
1/4"=1'-0"

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REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

MAIN HOUSE
EAST ELEVATION

SCALE: 1/4" = 1'-0"

HDC 8



3 NORTH ELEVATION
1/4"=1-'0"

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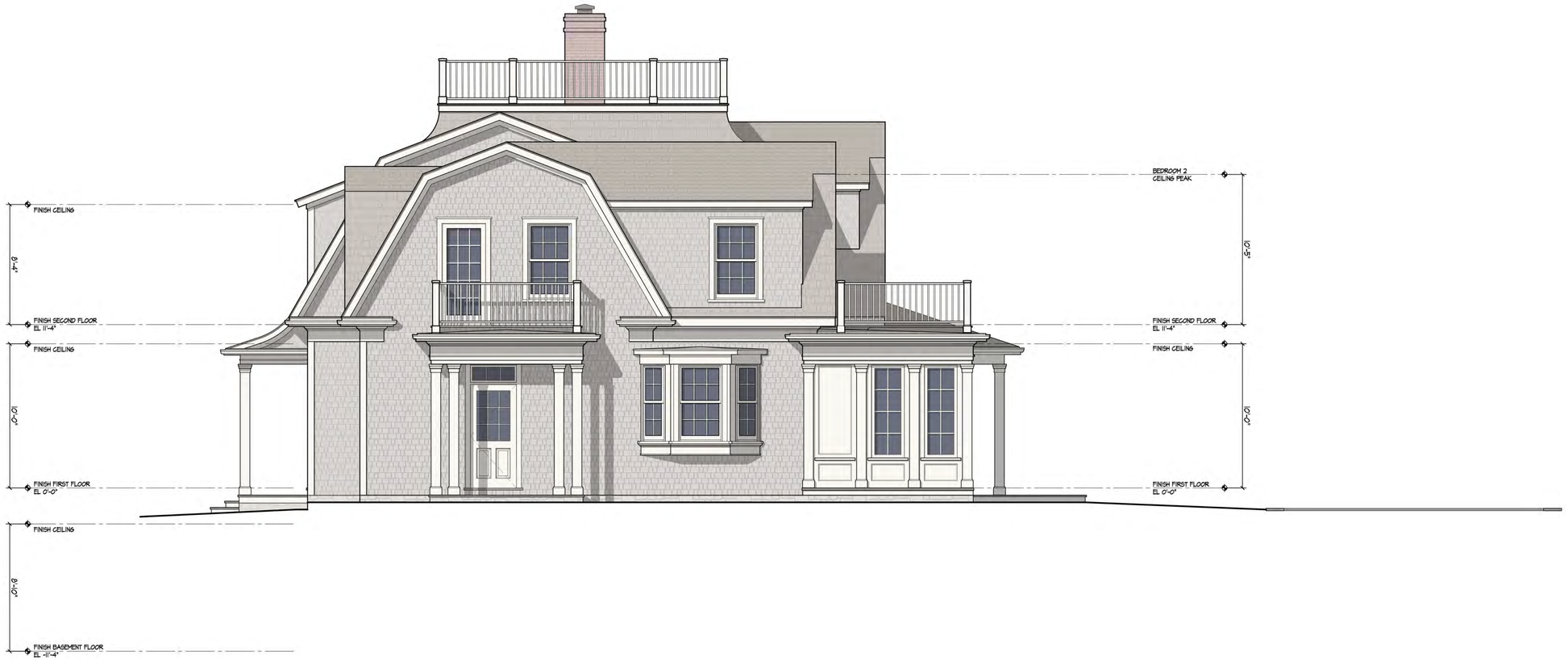
REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

MAIN HOUSE
NORTH ELEVATION

SCALE: 1/4" = 1'-0"

HDC 9



4 EAST ELEVATION
1/4"=1'-0"

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DESCRIPTION:

IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

MAIN HOUSE
NORTH ELEVATION

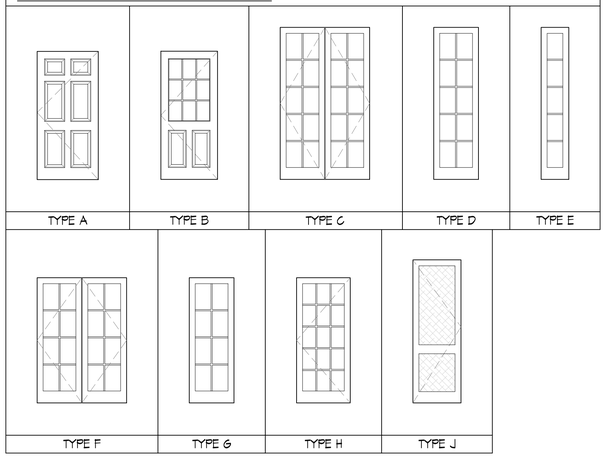
SCALE: 1/4" = 1'-0"

HDC 10

DOOR SCHEDULE

LOCATION INFORMATION			DOOR SPECIFICATION						
TAG ID	RM #	RM NAME	DOOR TYPE	DOOR SIZE (WxH)	MATERIAL	SWING	GLAZING	Manufacturer	NOTES
001	014	SCREENED PORCH	TYPE J - HINGED SINGLE SCREEN - EXTERIOR	32.25 x 96	--	LEFT	N/A	CUSTOM	--
002	014	SCREENED PORCH	TYPE J - HINGED SINGLE SCREEN - EXTERIOR	32.25 x 96	--	RIGHT	N/A	CUSTOM	--
101	101	ENTRY	TYPE A - ENTRY DOOR - EXTERIOR	38 x 86	--	RIGHT	N/A	CUSTOM	--
102	112	BEDROOM 1	TYPE E - SINGLE FIXED - EXTERIOR	18.563 x 102	--	RIGHT	--	CUSTOM	--
103	112	BEDROOM 1	TYPE D - HINGED SINGLE - EXTERIOR	30 x 102	--	LEFT	--	CUSTOM	--
104	112	BEDROOM 1	TYPE C - HINGED DOUBLE - EXTERIOR	2 @ 30 x 102	--	NA	--	CUSTOM	--
105	112	BEDROOM 1	TYPE D - HINGED SINGLE - EXTERIOR	30 x 102	--	RIGHT	--	CUSTOM	--
106	112	BEDROOM 1	TYPE E - SINGLE FIXED - EXTERIOR	18.563 x 102	--	LEFT	--	CUSTOM	--
107	115	SUN PORCH	TYPE C - HINGED DOUBLE - EXTERIOR	2 @ 31 x 102	--	NA	--	CUSTOM	--
108	115	SUN PORCH	TYPE D - HINGED SINGLE - EXTERIOR	31 x 102	--	RIGHT	--	CUSTOM	--
109	115	SUN PORCH	TYPE D - HINGED SINGLE - EXTERIOR	31 x 102	--	LEFT	--	CUSTOM	--
110	115	SUN PORCH	TYPE D - HINGED SINGLE - EXTERIOR	31 x 102	--	RIGHT	--	CUSTOM	--
111	104	GREAT ROOM	TYPE C - HINGED DOUBLE - EXTERIOR	2 @ 30 x 102	--	NA	--	CUSTOM	--
112	145	DINING	TYPE D - HINGED SINGLE - EXTERIOR	30 x 102	--	RIGHT	--	CUSTOM	--
113	145	DINING	TYPE D - HINGED SINGLE - EXTERIOR	30 x 102	--	LEFT	--	CUSTOM	--
114	104	GREAT ROOM	TYPE C - HINGED DOUBLE - EXTERIOR	2 @ 31 x 102	--	NA	--	CUSTOM	--
115	106	BREAKFAST RM	TYPE D - HINGED SINGLE - EXTERIOR	31 x 102	--	LEFT	--	CUSTOM	--
116	106	BREAKFAST RM	TYPE D - HINGED SINGLE - EXTERIOR	31 x 102	--	RIGHT	--	CUSTOM	--
117	106	BREAKFAST RM	TYPE D - HINGED SINGLE - EXTERIOR	31 x 102	--	LEFT	--	CUSTOM	--
118	109	MUDROOM	TYPE B - SIDE ENTRY - EXTERIOR	36 x 86	--	RIGHT	--	CUSTOM	--
201	207	PRIM. BEDROOM	TYPE G - HINGED SINGLE - EXTERIOR	30 x 84	--	LEFT	--	CUSTOM	--
202	207	PRIM. BEDROOM	TYPE F - HINGED DOUBLE - EXTERIOR	2 @ 30 x 84	--	NA	--	CUSTOM	--
203	207	PRIM. BEDROOM	TYPE G - HINGED SINGLE - EXTERIOR	30 x 84	--	RIGHT	--	CUSTOM	--
204	213	BEDROOM 2	TYPE H - HINGED SINGLE - EXTERIOR	36 x 84	--	RIGHT	--	CUSTOM	--
205	216	BEDROOM III	TYPE G - HINGED SINGLE - EXTERIOR	30 x 84	--	LEFT	--	CUSTOM	--
206	216	BEDROOM III	TYPE F - HINGED DOUBLE - EXTERIOR	2 @ 30 x 84	--	NA	--	CUSTOM	--
207	216	BEDROOM III	TYPE G - HINGED SINGLE - EXTERIOR	30 x 84	--	RIGHT	--	CUSTOM	--
208	210	OFFICE	TYPE H - HINGED SINGLE - EXTERIOR	36 x 84	--	LEFT	--	CUSTOM	--

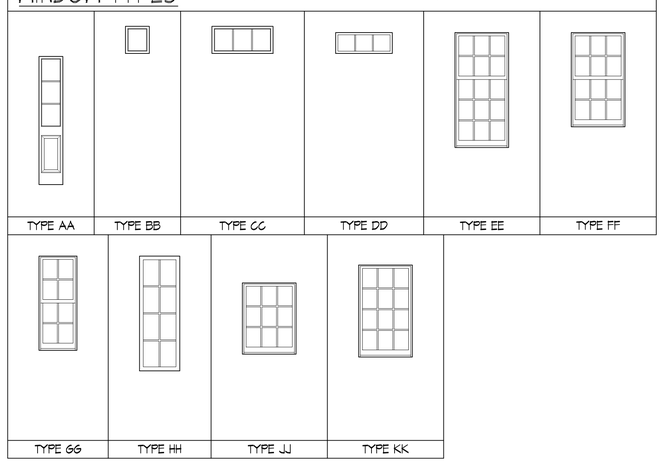
EXTERIOR DOOR TYPES NOT TO SCALE - FOR DIAGRAM PURPOSES ONLY



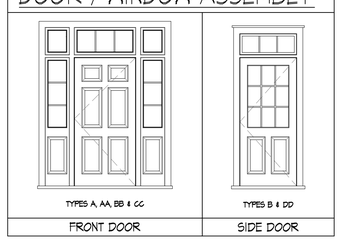
WINDOW SCHEDULE

TAG ID	RM #	RM NAME	WINDOW TYPE	FRAME SIZE		GLAZING	FINISH	Manufacturer	Model	NOTES
				WIDTH	HEIGHT					
001	008	BUNK ROOM	TYPE KK - PUSH-OUT CASEMENT	3'-0"	5'-1 3/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
002	008	BUNK ROOM	TYPE KK - PUSH-OUT CASEMENT	3'-0"	5'-1 3/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
003	005	RECREATION RM	TYPE KK - PUSH-OUT CASEMENT	3'-0"	5'-1 3/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
004	005	RECREATION RM	TYPE KK - PUSH-OUT CASEMENT	3'-0"	5'-1 3/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
101	109	MUDROOM	TYPE EE - DOUBLE HUNG - COTTAGE	3'-0"	6'-5 1/8"	--	--	MARVIN	ULTIMATE - CUSTOM	--
102	110	PANTRY	TYPE EE - DOUBLE HUNG - COTTAGE	3'-0"	6'-5 1/8"	--	--	MARVIN	ULTIMATE - CUSTOM	--
103	103	PRI	TYPE EE - DOUBLE HUNG - COTTAGE	3'-0"	6'-5 1/8"	--	--	MARVIN	ULTIMATE - CUSTOM	--
104	101	ENTRY	TYPE AA - SIDELIGHT	1'-4"	7'-2"	--	--	MARVIN	ULTIMATE - CUSTOM	--
105	101	ENTRY	TYPE BB - TRANSOM	1'-4"	1'-6 1/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
106	101	ENTRY	TYPE CC - TRANSOM	3'-5"	1'-6 1/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
107	101	ENTRY	TYPE AA - SIDELIGHT	1'-4"	7'-2"	--	--	MARVIN	ULTIMATE - CUSTOM	--
108	101	ENTRY	TYPE BB - TRANSOM	1'-4"	1'-6 1/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
109	113	BATH 1	TYPE EE - DOUBLE HUNG - COTTAGE	3'-0"	6'-5 1/8"	--	--	MARVIN	ULTIMATE - CUSTOM	--
110	111	VEST 1	TYPE EE - DOUBLE HUNG - COTTAGE	3'-0"	6'-5 1/8"	--	--	MARVIN	ULTIMATE - CUSTOM	--
111	112	BEDROOM 1	TYPE EE - DOUBLE HUNG - COTTAGE	3'-0"	6'-5 1/8"	--	--	MARVIN	ULTIMATE - CUSTOM	--
112	115	SUN PORCH	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
113	115	SUN PORCH	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
114	115	SUN PORCH	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
115	115	SUN PORCH	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
116	115	SUN PORCH	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
117	115	SUN PORCH	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
118	115	SUN PORCH	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
119	115	SUN PORCH	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
120	145	DINING	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
121	145	DINING	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
122	145	DINING	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
123	145	DINING	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
124	145	DINING	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
125	145	DINING	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
126	145	DINING	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
127	145	DINING	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
128	106	BREAKFAST RM	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
129	106	BREAKFAST RM	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
130	106	BREAKFAST RM	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
131	106	BREAKFAST RM	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
132	106	BREAKFAST RM	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
133	106	BREAKFAST RM	TYPE HH - CASEMENT	2'-3"	6'-5"	--	--	MARVIN	ULTIMATE - CUSTOM	--
134	105	KITCHEN	TYPE GG - DOUBLE HUNG	2'-1 1/2"	5'-3 1/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
135	105	KITCHEN	TYPE FF - DOUBLE HUNG	3'-0"	5'-3 1/4"	--	--	MARVIN	ULTIMATE - UWDH228	--
136	105	KITCHEN	TYPE GG - DOUBLE HUNG	2'-1 1/2"	5'-3 1/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
137	109	MUDROOM	TYPE DD - TRANSOM	3'-2"	1'-6 1/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
201	210	OFFICE	TYPE FF - DOUBLE HUNG	3'-2"	5'-0"	--	--	MARVIN	ULTIMATE - UWDH228	--
202	202	PYDR RM	TYPE JJ - CASEMENT	3'-0"	3'-11 7/8"	--	--	MARVIN	ULTIMATE - CUSTOM	--
203	203	BAR	TYPE JJ - CASEMENT	3'-0"	3'-11 7/8"	--	--	MARVIN	ULTIMATE - CUSTOM	--
204	204	LNDRY	TYPE JJ - CASEMENT	3'-0"	3'-11 7/8"	--	--	MARVIN	ULTIMATE - CUSTOM	--
205	208	PRIM. BATH	TYPE FF - DOUBLE HUNG	3'-2"	5'-0"	--	--	MARVIN	ULTIMATE - UWDH228	--
206	208	PRIM. BATH	TYPE GG - DOUBLE HUNG	2'-1 1/2"	5'-3 1/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
207	208	PRIM. BATH	TYPE FF - DOUBLE HUNG	3'-2"	5'-0"	--	--	MARVIN	ULTIMATE - UWDH228	--
208	208	PRIM. BATH	TYPE GG - DOUBLE HUNG	2'-1 1/2"	5'-3 1/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
209	207	PRIM. BEDROOM	TYPE FF - DOUBLE HUNG	3'-2"	5'-0"	--	--	MARVIN	ULTIMATE - UWDH228	--
210	207	PRIM. BEDROOM	TYPE FF - DOUBLE HUNG	3'-2"	5'-0"	--	--	MARVIN	ULTIMATE - UWDH228	--
211	215	BDRM 2 BATH	TYPE FF - DOUBLE HUNG	3'-2"	5'-0"	--	--	MARVIN	ULTIMATE - UWDH228	--
212	213	BEDROOM 2	TYPE FF - DOUBLE HUNG	3'-2"	5'-0"	--	--	MARVIN	ULTIMATE - UWDH228	--
213	216	BEDROOM III	TYPE FF - DOUBLE HUNG	3'-2"	5'-0"	--	--	MARVIN	ULTIMATE - UWDH228	--
214	218	BDRM III BATH	TYPE FF - DOUBLE HUNG	3'-2"	5'-0"	--	--	MARVIN	ULTIMATE - UWDH228	--

WINDOW TYPES NOT TO SCALE - FOR DIAGRAM PURPOSES ONLY



DOOR / WINDOW ASSEMBLY



BROOKS & FALOTICO ASSOCIATES, LLP
ARCHITECTURE · DESIGN
WWW.BROOKSANDFALOTICO.COM
199 ELM STREET NEW CANAAN, CT 06840
PHONE: 203 966 8440
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These drawings and specifications, including the plans and arrangements represented thereon, are the property of the Architect. The Architect to the Author of these documents shall retain all common law, statutory and other reserved rights including copyright. No part thereof shall be copied, disclosed or used in connection with any other project without the specific written consent of the Architect.
Do not scale drawings. Written dimensions shall take precedence over scaled dimensions. The Architect must be notified of any discrepancies or exclusions from the drawings prior to work being executed.

REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

MAIN HOUSE
WINDOW / DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

HDC 11

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee:** See back of application for fee schedule or call the office.

4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 7

Street & Number of Proposed Work: 115 CLIFF ROAD

Owner of record: VIRGINIA DAVIS IRWIN

Mailing Address: 23 WILD DUCK ROAD
WILTON CT. 06897

Contact Phone #: (203) 594-2021 E-mail: CHRIS@IRWINE.gmail.com

AGENT INFORMATION (if applicable)

Name: VAN OSDEL-PERKINS INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 376-4279 E-mail: advallc@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 241.40

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 (OVER) ☐ Driveway/Apron ☐ Commercial ☐ 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: 31'-5" Sq. Footage 1st floor: 1035 sf. Decks/Patio: Size: 8'-8"x 6'-8" ☐ 1st floor ☒ 2nd floor

Width: 28'-6" Sq. footage 2nd floor: 572 sf. (1207 sf) Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ~~20"~~ - South Ø East Ø West Ø

Height of ridge above final finish grade: North 22'-4½" South 22'-4½" East 22'-4½" West 22'-4½"

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" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other PARGED

Roof Pitch: Main Mass 21 /12 Secondary Mass 45/0 /12 Dormer 45/0 /12 Other CANTILEVER

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, 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 1x10 Rake 1x6 Soffit (Overhang) 15" Corner boards 1x6 Frieze 1x8

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 8"x8"

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side 9 LIGHT DOOR

Garage Door(s): Type 2 LIGHT OVERHEAD Material WOOD

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 WHITE Sash WHITE Doors WHITE

Deck NTW Foundation GRAY Fence — Shutters NEWPORT 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 5/9/25 Signature of owner of record _____ Signed under penalties of perjury

POWER OF AGENCY- LIMITED

Date: MAY 8, 2025

I, VIRGINIA D IRWIN of 12 MAPLE ST, NEW CANAAN CT 06840, hereby appoint and allow V**al Oliver Design Inc of 3B Newtown Rd on Nantucket, MA 02584** to act in my capacity to do any and/or all of the following:

Apply to the Historic District Commission, the Building Dept for a permit, and seek any approvals and process work on my behalf for any/all work to be performed at my property at 115 CLIFF RD. **on Nantucket Island, Mass.**

Signed: Virginia D. Irwin

Owner of record for Aforementioned Property

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Joe Paul

Carrie Thornewill

Connie Patten

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@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 val oliver design inc

AS AGENT FOR Irwin Virginia Davis

STREET ADDRESS 115 Cliff Road, Nantucket, MA 02554

MAP/PARCEL 41 / 7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025-05-12

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.

Val Oliver — 2025-05-12

Signature — Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... IRWIN VIRGINIA DAVIS

MAILING ADDRESS..... 23 WILD DUCK ROAD, WILTON, CT 06897

PROPERTY LOCATION..... 115 CLIFF ROAD

ASSESSORS MAP/PARCEL..... 41/7

SUBMITTED BY:..... BROOKS AND FALOTICO

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 14 , 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.14 16:07:47 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET



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City, State, ZIP+4®: Boca Grande, FL 33921

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Sent To: Glidden Richard J TR / Roppongi Realty Trust
Street and Apt. No., or PO Box No.: 37 Center Street
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 3502 6000

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

123 CLIFF RD NOM TRST
LUSTIG MATTHEW
30 ROCKERFELLER PLAZA
NEW YORK, NY 10112

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

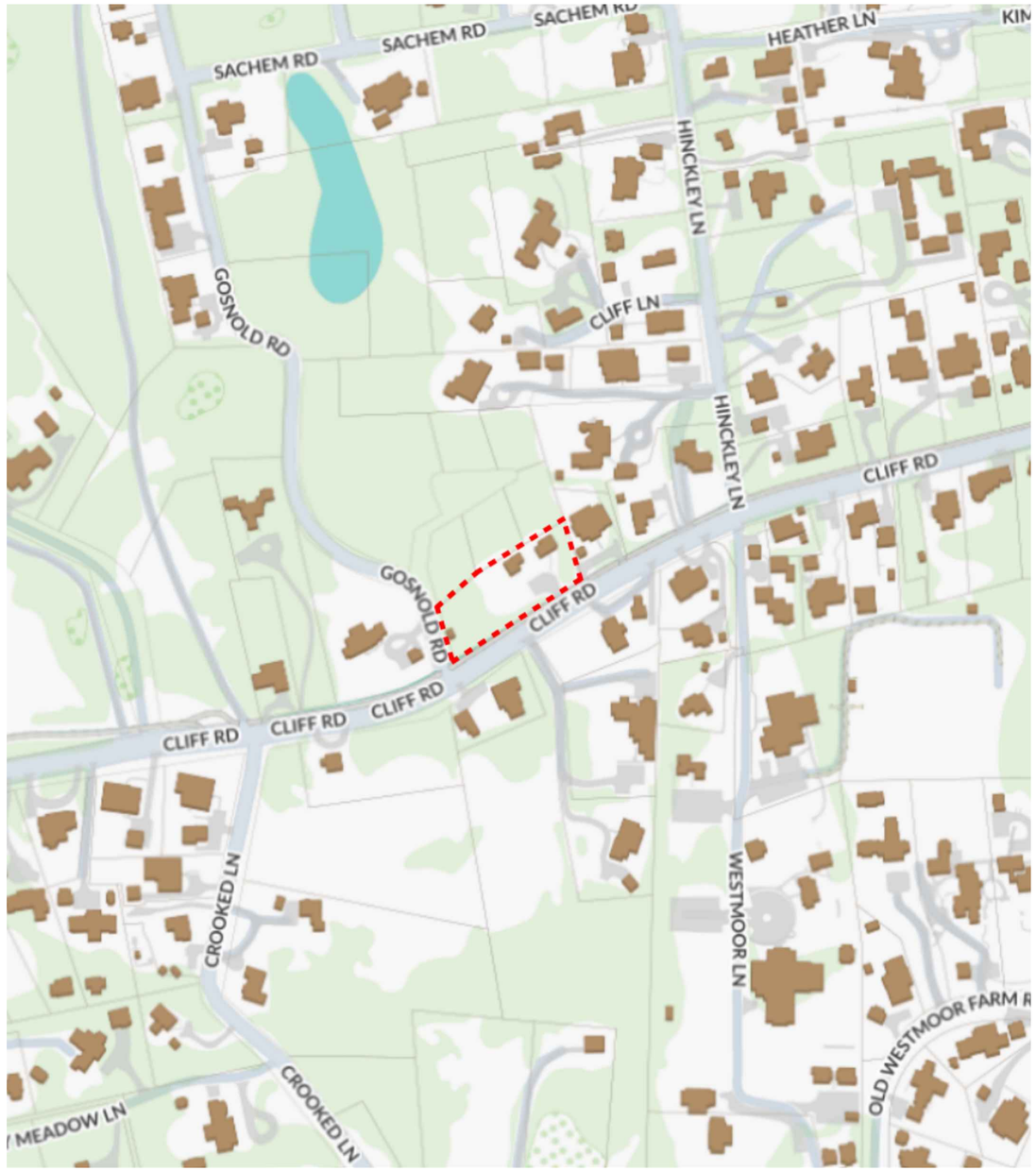
FIREMENICH JOHAN ETAL
FIREMENICH EMILY ETAL
237 MOUNTAIN VIEW RD
PRINCETON, NJ 08540

GLIDDEN RICHARD J TR
ROPPONGI REALTY TRUST
37 CENTER STREET
NANTUCKET, MA 02554

MIDDLE BEAR LLC
C/O ERIC HOLCH
PO BOX 1828
BOCA GRANDE, FL 33921

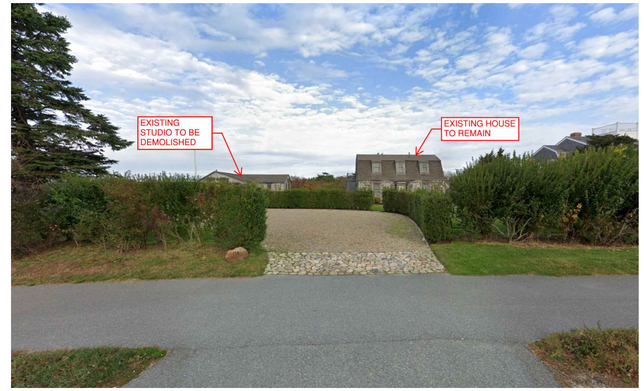
Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
30	79		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	CLIFF RD
41	3		123 CLIFF RD NOM TRST	LUSTIG MATTHEW	30 ROCKERFELLER PLAZA	NEW YORK	NY	10112	123 CLIFF RD
41	5		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	3 GOSNOLD RD
41	6		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	3 GOSNOLD RD
41	9		FIREMENICH JOHAN ETAL	FIREMENICH EMILY ETAL	237 MOUNTAIN VIEW RD	PRINCETON	NJ	08540	113 CLIFF RD
41	84		GLIDDEN RICHARD J TR	ROPPONGI REALTY TRUST	37 CENTER STREET	NANTUCKET	MA	02554	124 CLIFF RD
41	88		MIDDLE BEAR LLC	C/O ERIC HOLCH	PO BOX 1828	BOCA GRANDE	FL	33921	114 CLIFF RD
Count:	**7**								





EX 1 EXISTING CORNER OF CLIFF AND GOSNOLD



EX 2 EXISTING VIEW FROM CLIFF ROAD



EX 3 EXISTING VIEW WEST ON CLIFF ROAD

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REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE

115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

GARAGE
LOCUS / EXISTING PHOTOS

SCALE: N/A

HDC 1

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REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE

115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

GARAGE
SITE PLAN

SCALE: 1/16" = 1'

HDC 2

GOSNOLD ROAD
(PUBLIC - VARIABLE WIDTH)

CLIFF ROAD
(PUBLIC - VARIABLE WIDTH)

EDGE OF TRAVELED WAY

EDGE OF CLEARING (TYP)

N 20°39'21" W
7.67'

N 51°59'04" E
94.97'

N 16°28'41" W
66.00'

N 58°51'14" E
206.36'

S 16°04'41" W
125.00'

PROPOSED POOL
WITH POWERED SAFETY COVER

PROPOSED POOL HOUSE

EXISTING DWELLING
678±s.f.
FFE=36.4

MAP 41
PARCEL 7
36,392± S.F.

EXISTING DWELLING
1,053±s.f.
FFE=35.8

RELOCATE EXISTING SHED

10'-0" SETBACK

30'-0" FRONT SETBACK

PROPOSED MAIN HOUSE

PARKING

PROPOSED GARAGE

EXISTING SHED DEMO

SETBACK

10'-0" SETBACK

S 16°04'41" E
125.00'

198.00'
S 57°31'19" W

N 61°05'19" E
102.80'

105.88'
S 51°13'19" W

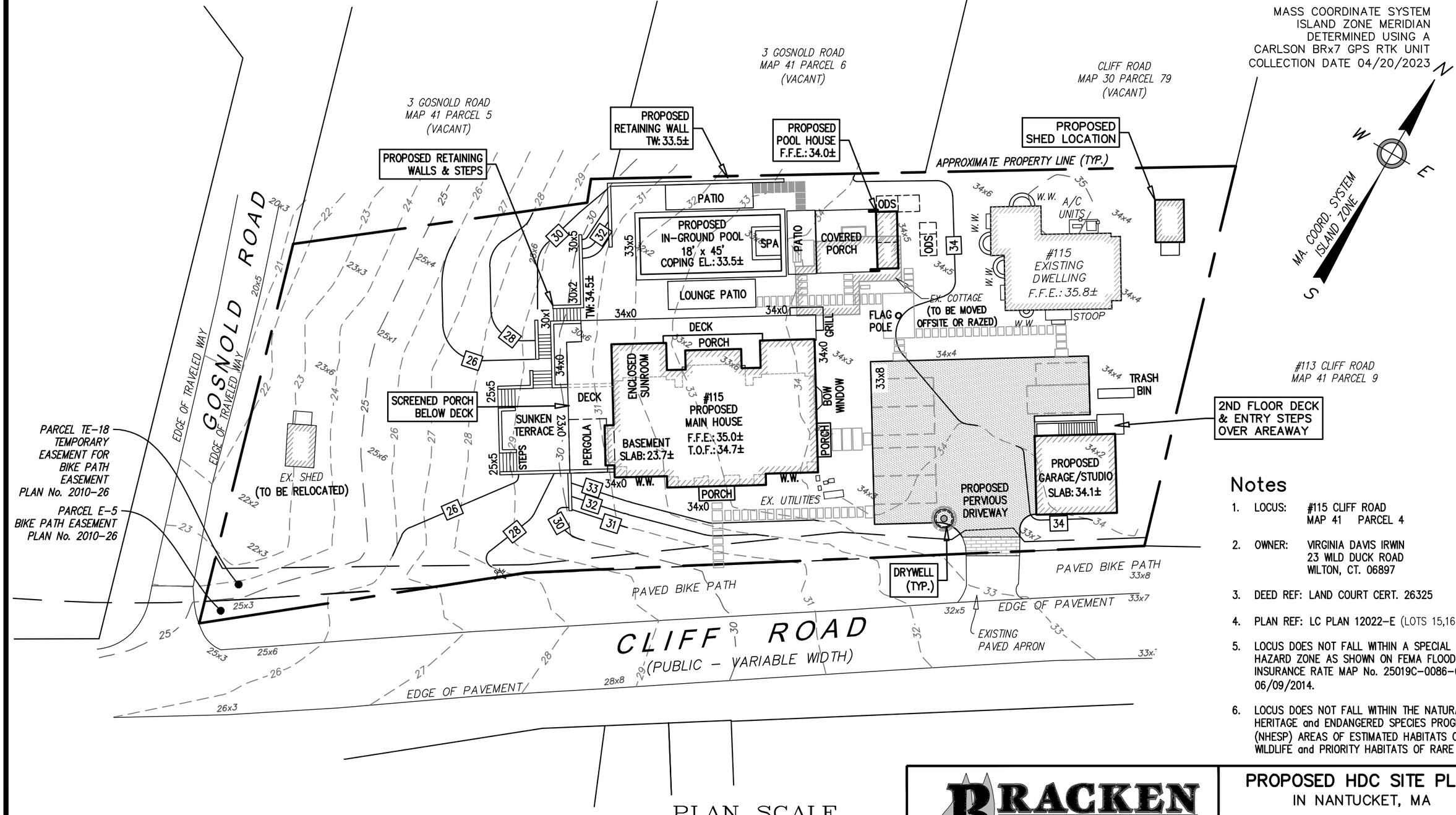
PARCEL E-5
BIKEPATH EASEMENT
PLAN 2010-26

PAVED BIKE PATH

EDGE OF PAVEMENT

SITE BENCHMARK
CONCRETE ROUND
EL.=33.90 (NAVD88)

N



Notes

1. LOCUS: #115 CLIFF ROAD
   MAP 41 PARCEL 4
2. OWNER: VIRGINIA DAVIS IRWIN
   23 WILD DUCK ROAD
   WILTON, CT. 06897
3. DEED REF: LAND COURT CERT. 26325
4. PLAN REF: LC PLAN 12022-E (LOTS 15,16,17)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-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.

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

Date:	Drawn:	Checked:
APRIL 24, 2025	ERC/BEI	AMG/DFB

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

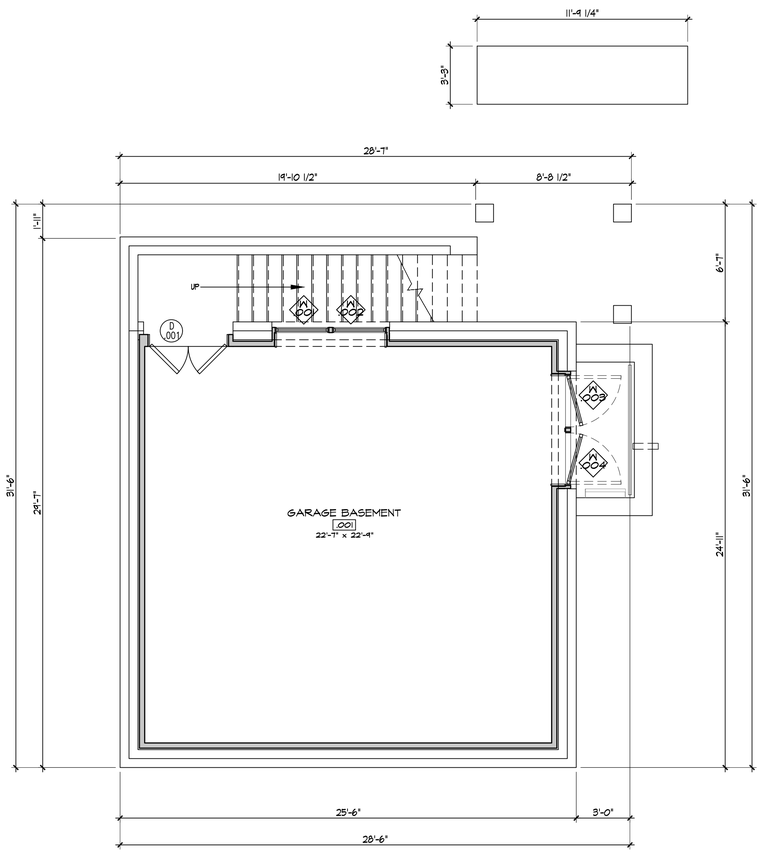
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

PROPOSED HDC SITE PLAN
IN NANTUCKET, MA

Prepared for:

CHRIS IRWIN
#115 CLIFF ROAD
MAP 41 PARCEL 7

S:\Autocad Drawings\Nantucket\Cliff Road\115 Cliff Road\115 Cliff Rd - Site Plan HDC.dwg



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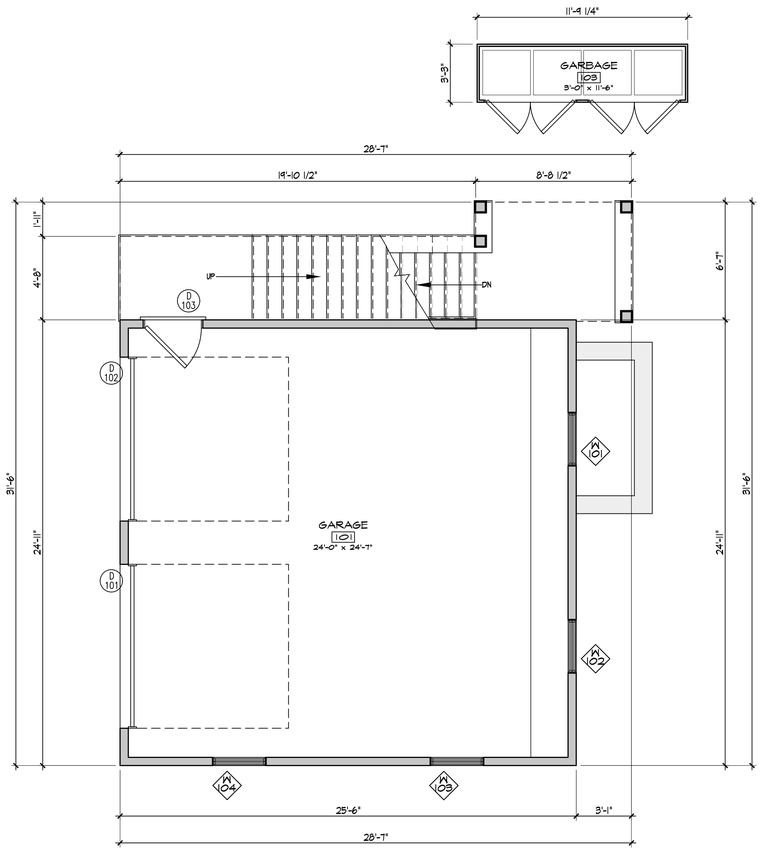
REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

GARAGE
BASEMENT PLAN

SCALE: 1/4" = 1'-0"

HDC 3



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REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE

115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

GARAGE
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

HDC 4

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REV. # DATE:
DESCRIPTION:

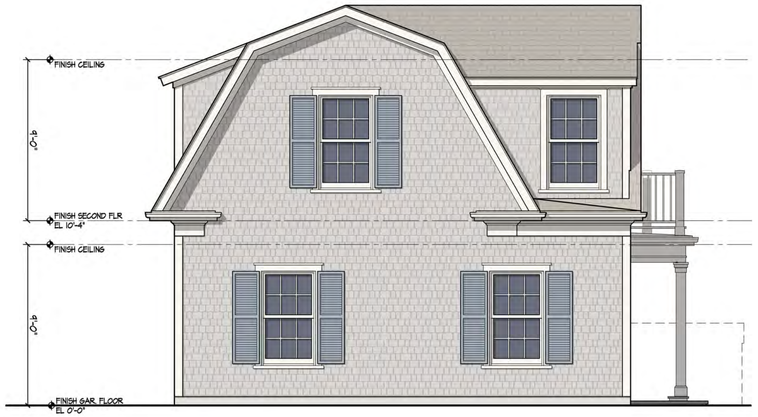
IRWIN RESIDENCE

115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

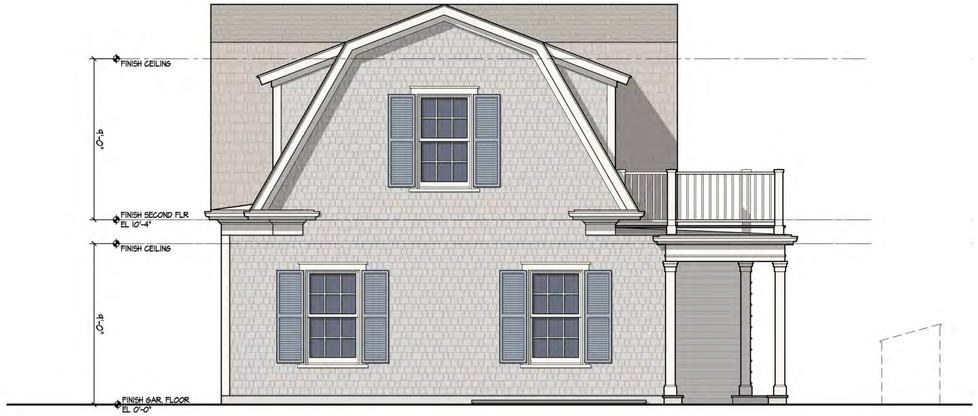
GARAGE
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

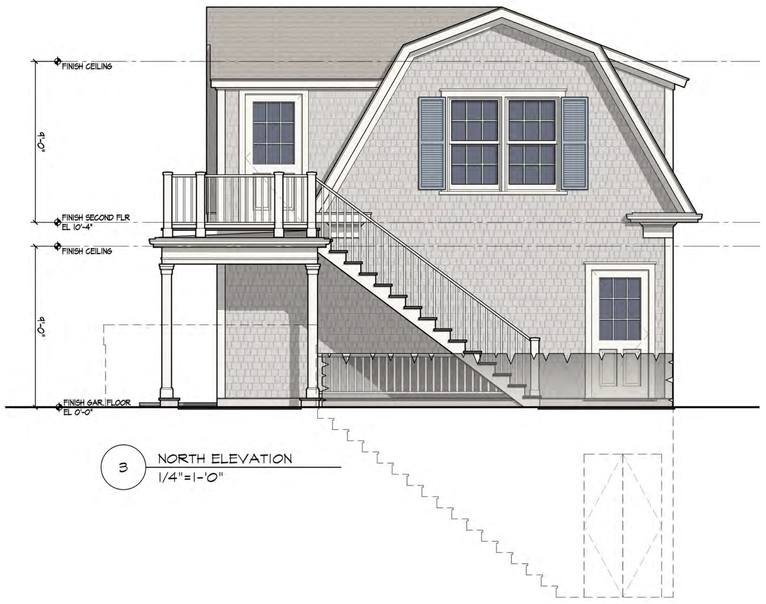
HDC 5



1 SOUTH ELEVATION - FACING CLIFF ROAD
1/4"=1'-0"



2 EAST ELEVATION
1/4"=1'-0"



3 NORTH ELEVATION
1/4"=1'-0"



4 WEST ELEVATION
1/4"=1'-0"



5 GARBAGE - SOUTH ELEVATION
1/4"=1'-0"



6 GARBAGE - EAST ELEVATION
1/4"=1'-0"



7 GARBAGE - NORTH ELEVATION
1/4"=1'-0"



8 GARBAGE - WEST ELEVATION
1/4"=1'-0"

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IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

GARAGE ELEVATIONS

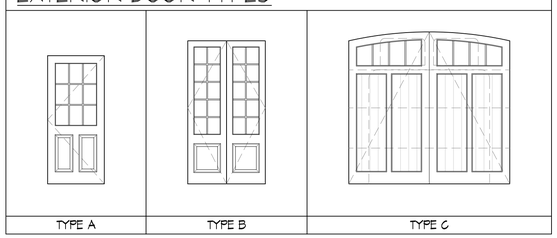
SCALE: 1/4" = 1'-0"

HDC 6

DOOR SCHEDULE

LOCATION INFORMATION			DOOR SPECIFICATION						
TAG ID	RM #	RM NAME	DOOR TYPE	DOOR SIZE (WxH)	MATERIAL	SWING	GLAZING	Manufacturer	NOTES
001	001	GARAGE BASEMENT	TYPE B - HINGED DOUBLE - EXTERIOR	2 @ 26 x 96	--	NA	--	CUSTOM	--
101	101	GARAGE	TYPE C - OVERHEAD GARAGE - EXTERIOR	108 x 102	--	NA	--	CUSTOM	--
102	101	GARAGE	TYPE C - OVERHEAD GARAGE - EXTERIOR	108 x 102	--	NA	--	CUSTOM	--
103	101	GARAGE	TYPE A - SIDE ENTRY - EXTERIOR	38 x 86	--	RIGHT	--	CUSTOM	--
201	201	ENTRY	TYPE A - SIDE ENTRY - EXTERIOR	38 x 86	--	LEFT	--	CUSTOM	--

EXTERIOR DOOR TYPES NOT TO SCALE - FOR DIAGRAM PURPOSES ONLY

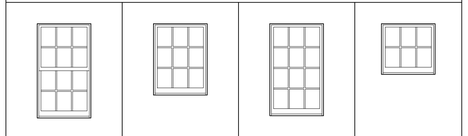


TYPE A | TYPE B | TYPE C

WINDOW SCHEDULE

TAG ID	RM #	RM NAME	WINDOW TYPE	FRAME SIZE		GLAZING	FINISH	Manufacturer	Model	NOTES
				WIDTH	HEIGHT					
001	001	GARAGE BASEMENT	TYPE DD - CASEMENT	3'-0"	2'-10"	--	--	MARVIN	ULTIMATE - CUSTOM	--
002	001	GARAGE BASEMENT	TYPE DD - CASEMENT	3'-0"	2'-10"	--	--	MARVIN	ULTIMATE - CUSTOM	--
003	001	GARAGE BASEMENT	TYPE CC - PUSH-OUT CASEMENT	3'-0"	5'-1 3/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
004	001	GARAGE BASEMENT	TYPE CC - PUSH-OUT CASEMENT	3'-0"	5'-1 3/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
101	101	GARAGE	TYPE AA - DOUBLE HUNG	3'-0"	5'-3 1/4"	--	--	MARVIN	ULTIMATE - UMDH3228	--
102	101	GARAGE	TYPE AA - DOUBLE HUNG	3'-0"	5'-3 1/4"	--	--	MARVIN	ULTIMATE - UMDH3228	--
103	101	GARAGE	TYPE AA - DOUBLE HUNG	3'-0"	5'-3 1/4"	--	--	MARVIN	ULTIMATE - UMDH3228	--
104	101	GARAGE	TYPE AA - DOUBLE HUNG	3'-0"	5'-3 1/4"	--	--	MARVIN	ULTIMATE - UMDH3228	--
201	202	BATH	TYPE AA - DOUBLE HUNG	3'-0"	5'-3 1/4"	--	--	MARVIN	ULTIMATE - UMDH3228	--
202	204	BEDROOM	TYPE AA - DOUBLE HUNG	3'-0"	5'-3 1/4"	--	--	MARVIN	ULTIMATE - UMDH3228	--
203	204	BEDROOM	TYPE BB - CASEMENT	3'-0"	3'-11 7/8"	--	--	MARVIN	ULTIMATE - CUSTOM	--
204	204	BEDROOM	TYPE BB - CASEMENT	3'-0"	3'-11 7/8"	--	--	MARVIN	ULTIMATE - CUSTOM	--
205	203	OFFICE	TYPE BB - CASEMENT	3'-0"	3'-11 7/8"	--	--	MARVIN	ULTIMATE - CUSTOM	--
206	203	OFFICE	TYPE AA - DOUBLE HUNG	3'-0"	5'-3 1/4"	--	--	MARVIN	ULTIMATE - UMDH3228	--
207	203	OFFICE	TYPE AA - DOUBLE HUNG	3'-0"	5'-3 1/4"	--	--	MARVIN	ULTIMATE - UMDH3228	--
208	202	BATH	TYPE AA - DOUBLE HUNG	3'-0"	5'-3 1/4"	--	--	MARVIN	ULTIMATE - UMDH3228	--

WINDOW TYPES NOT TO SCALE - FOR DIAGRAM PURPOSES ONLY



TYPE AA | TYPE BB | TYPE CC | TYPE DD

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REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

GARAGE
WINDOW / DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

HDC 7

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee:** See back of application for fee schedule or call the office.

4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 7

Street & Number of Proposed Work: 115 CLIFF RD.

Owner of record: VIRGINIA DAVIS IRWIN

Mailing Address: 23 WILD DUCK RD.
WILTON, CT. 06897

Contact Phone #: (203) 594-2031 E-mail: CHRIS@IRWINE@gmail.com

AGENT INFORMATION (if applicable)

Name: VAN OLIVER ASSOCIATES INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-2719 E-mail: acvanoliver@email.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other POOL HOUSE

Size of Structure or Addition: Length: 20'-0" Sq. Footage 1st floor: 115 SF. Decks/Patio: Size: PATIO ☒ 1st floor ☐ 2nd floor
Width: 20'-1½" Sq. footage 2nd floor: — Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North 19'-10½" South 19'-10½" East 19'-10½" West 19'-10½"

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" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) _____ ☐ Other PARGED

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, 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 1x6 Rake 1x6 Soffit (Overhang) 15" Corner boards 1x6 Frieze 1x6
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 8"x8"

Windows*: ☐ Double Hung ☐ Casement ☒ All Wood ☒ Other FIXED
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side 6 LIGHT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls STONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof NTW
Trim WHITE Sash WHITE Doors WHITE
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 5/9/25 Signature of owner of record _____ Signed under penalties of perjury

POWER OF AGENCY- LIMITED

Date: MAY 8, 2025

I, VIRGINIA D IRWIN of 12 MAPLE ST, NEW CANAAN CT 06840, hereby appoint and allow V**al Oliver Design Inc of 3B Newtown Rd on Nantucket, MA 02584** to act in my capacity to do any and/or all of the following:

Apply to the Historic District Commission, the Building Dept for a permit, and seek any approvals and process work on my behalf for any/all work to be performed at my property at 115 CLIFF RD. **on Nantucket Island, Mass.**

Signed: Virginia D. Irwin

Owner of record for Aforementioned Property

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Joe Paul

Carrie Thornewill

Connie Patten

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@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 val oliver design inc

AS AGENT FOR Irwin Virginia Davis

STREET ADDRESS 115 Cliff Road, Nantucket, MA 02554

MAP/PARCEL 41 / 7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025-05-12

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.

Val Oliver — 2025-05-12

Signature — Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.



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Postage $0.73

Total Postage and Fees $5.58

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Sent To: Nantucket Conservation Found 1
Street and Apt. No., or PO Box No.: P.O. Box 13
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 3502 5980



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- Adult Signature Required $0.00
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Postage $0.73

Total Postage and Fees $5.58

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USPS

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Postage $0.73

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City, State, ZIP+4®: Nantucket MA 02554

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Street and Apt. No., or PO Box No.: 350 Hackensack Plaza
City, State, ZIP+4®: New York, NY 10112

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Princeton, NJ 08540

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Street and Apt. No., or PO Box No.: 237 Mountain View Road
City, State, ZIP+4®: Princeton, NJ 08540

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To: Glidden Richard J TR / Roppongi Realty Trust
Street and Apt. No., or PO Box No.: 37 Center Street
City, State, ZIP+4®: Nantucket, MA 02554

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7022 0410 0000 3502 6000

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... IRWIN VIRGINIA DAVIS

MAILING ADDRESS..... 23 WILD DUCK ROAD, WILTON, CT 06897

PROPERTY LOCATION..... 115 CLIFF ROAD

ASSESSORS MAP/PARCEL..... 41/7

SUBMITTED BY:..... BROOKS AND FALOTICO

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 14 , 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.14 16:07:47 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

123 CLIFF RD NOM TRST
LUSTIG MATTHEW
30 ROCKERFELLER PLAZA
NEW YORK, NY 10112

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

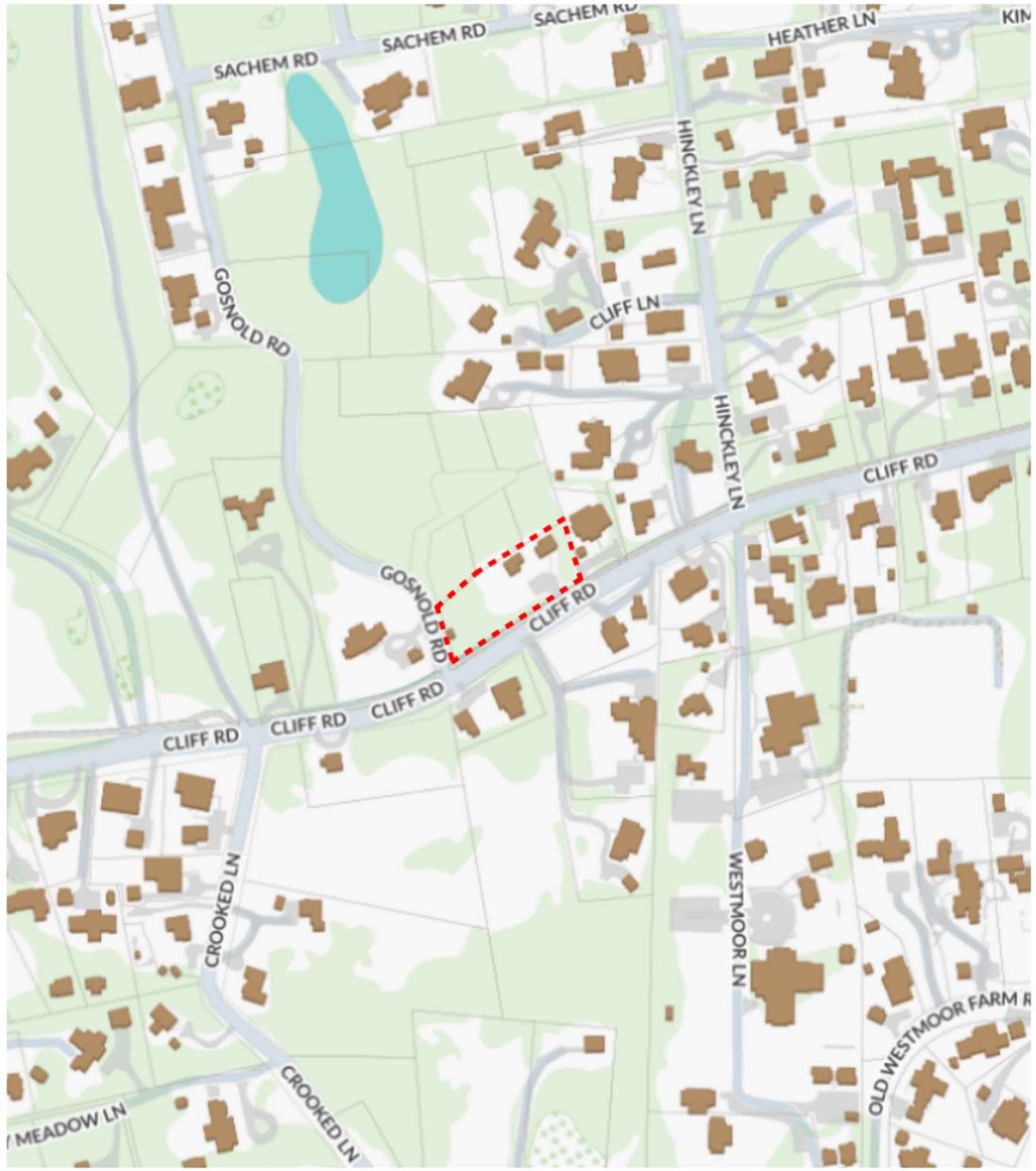
FIREMENICH JOHAN ETAL
FIREMENICH EMILY ETAL
237 MOUNTAIN VIEW RD
PRINCETON, NJ 08540

GLIDDEN RICHARD J TR
ROPPONGI REALTY TRUST
37 CENTER STREET
NANTUCKET, MA 02554

MIDDLE BEAR LLC
C/O ERIC HOLCH
PO BOX 1828
BOCA GRANDE, FL 33921

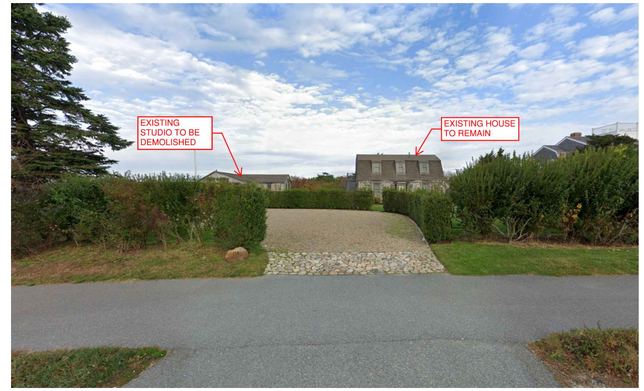
Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
30	79		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	CLIFF RD
41	3		123 CLIFF RD NOM TRST	LUSTIG MATTHEW	30 ROCKERFELLER PLAZA	NEW YORK	NY	10112	123 CLIFF RD
41	5		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	3 GOSNOLD RD
41	6		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	3 GOSNOLD RD
41	9		FIREMENICH JOHAN ETAL	FIREMENICH EMILY ETAL	237 MOUNTAIN VIEW RD	PRINCETON	NJ	08540	113 CLIFF RD
41	84		GLIDDEN RICHARD J TR	ROPPONGI REALTY TRUST	37 CENTER STREET	NANTUCKET	MA	02554	124 CLIFF RD
41	88		MIDDLE BEAR LLC	C/O ERIC HOLCH	PO BOX 1828	BOCA GRANDE	FL	33921	114 CLIFF RD
Count:	**7**								





EX 1 EXISTING CORNER OF CLIFF AND GOSNOLD



EX 2 EXISTING VIEW FROM CLIFF ROAD



EX 3 EXISTING VIEW WEST ON CLIFF ROAD

BROOKS & FALOTICO ASSOCIATES, LLP
ARCHITECTURE · DESIGN
WWW.BROOKSANDFALOTICO.COM
199 ELM STREET NEW CANAAN, CT 06840
PHONE 203 966 8440
INFO@BROOKSANDFALOTICO.COM

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Do not scale drawings. Written dimensions shall take precedence over scaled dimensions. The Architect must be notified of any discrepancies or exclusions from the drawings prior to work being executed.

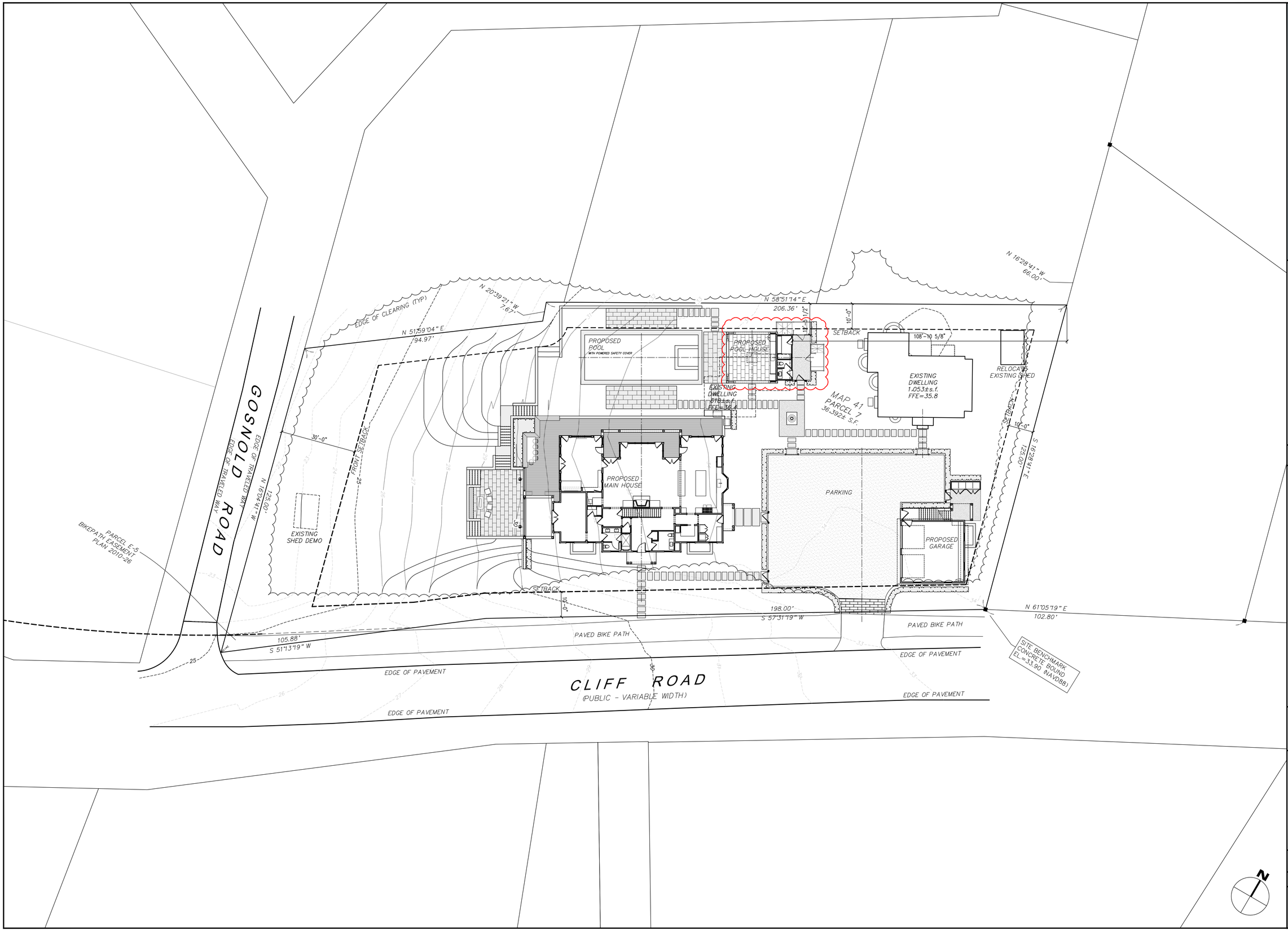
REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

POOL HOUSE
LOCUS / EXISTING PHOTOS

SCALE: N/A

HDC 1



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ARCHITECTURE · DESIGN
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REV. # DATE:
DESCRIPTION:

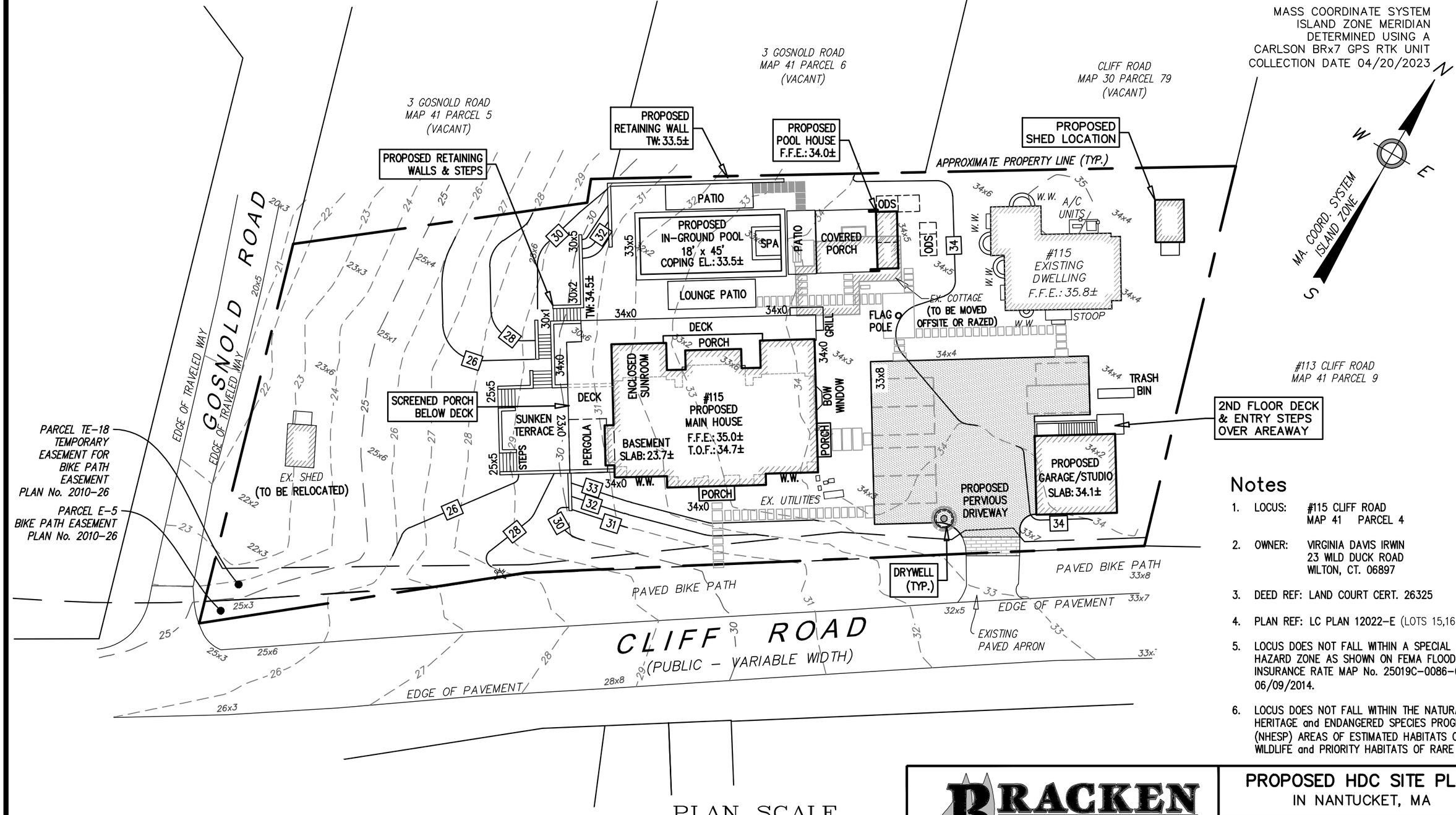
IRWIN RESIDENCE

115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

POOL HOUSE
SITE PLAN

SCALE: 1/16" = 1'

HDC 2



Notes

1. LOCUS: #115 CLIFF ROAD
   MAP 41 PARCEL 4
2. OWNER: VIRGINIA DAVIS IRWIN
   23 WILD DUCK ROAD
   WILTON, CT. 06897
3. DEED REF: LAND COURT CERT. 26325
4. PLAN REF: LC PLAN 12022-E (LOTS 15,16,17)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-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.

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

Date:	Drawn:	Checked:
APRIL 24, 2025	ERC/BEI	AMG/DFB

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

PROPOSED HDC SITE PLAN
IN NANTUCKET, MA

Prepared for:

CHRIS IRWIN
#115 CLIFF ROAD
MAP 41 PARCEL 7

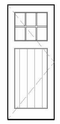
S:\Autocad Drawings\Nantucket\Cliff Road\115 Cliff Road\115 Cliff Rd - Site Plan HDC.dwg

DOOR SCHEDULE

LOCATION INFORMATION			DOOR SPECIFICATION						
TAG ID	RM #	RM NAME	DOOR TYPE	DOOR SIZE (WxH)	MATERIAL	SWING	GLAZING	Manufacturer	NOTES
101	102	POOL BATH	TYPE A - SINGLE HINGED - EXTERIOR	32 x 80	--	LEFT	--	CUSTOM	--
102	108	POOL STORAGE	TYPE A - SINGLE HINGED - EXTERIOR	32 x 80	--	RIGHT	--	CUSTOM	--

DOOR TYPES

NOT TO SCALE - FOR DIAGRAM PURPOSES ONLY



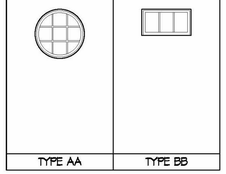
TYPE A

WINDOW SCHEDULE

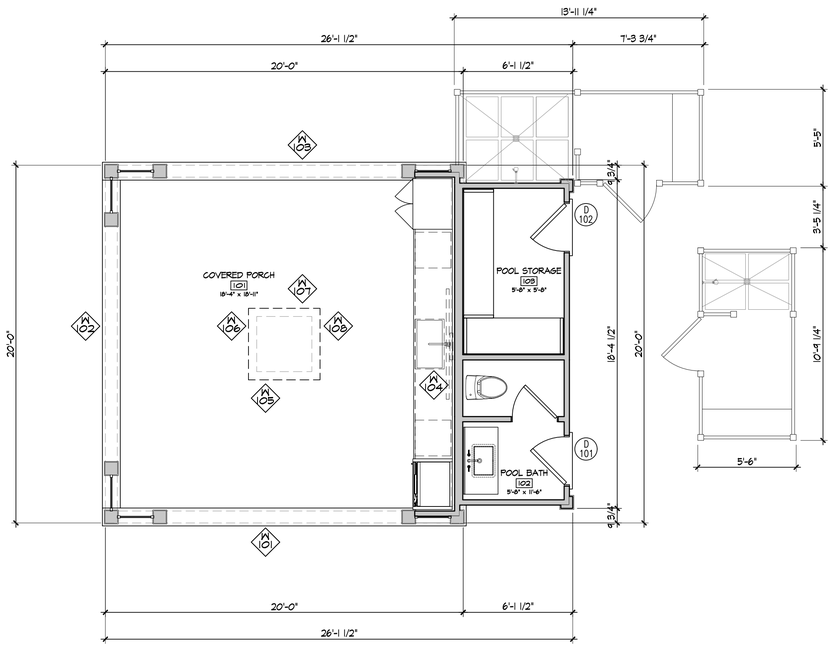
TAG ID	RM #	RM NAME	WINDOW TYPE	FRAME SIZE		GLAZING	FINISH	Manufacturer	Model	NOTES
				WIDTH	HEIGHT					
101	101	COVERED PORCH	TYPE AA - FULL CIRCLE	3'-0"	3'-0"	--	--	MARVIN	ULTIMATE - CUSTOM	--
102	101	COVERED PORCH	TYPE AA - FULL CIRCLE	3'-0"	3'-0"	--	--	MARVIN	ULTIMATE - CUSTOM	--
103	101	COVERED PORCH	TYPE AA - FULL CIRCLE	3'-0"	3'-0"	--	--	MARVIN	ULTIMATE - CUSTOM	--
104	101	COVERED PORCH	TYPE AA - FULL CIRCLE	3'-0"	3'-0"	--	--	MARVIN	ULTIMATE - CUSTOM	--
105	101	COVERED PORCH	TYPE BB - FIXED	3'-0"	1'-1 1/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
106	101	COVERED PORCH	TYPE BB - FIXED	3'-0"	1'-1 1/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
107	101	COVERED PORCH	TYPE BB - FIXED	3'-0"	1'-1 1/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
108	101	COVERED PORCH	TYPE BB - FIXED	3'-0"	1'-1 1/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--

WINDOW TYPES

NOT TO SCALE - FOR DIAGRAM PURPOSES ONLY



TYPE AA | TYPE BB



BROOKS & FALOTICO ASSOCIATES, LLP
ARCHITECTURE · DESIGN
WWW.BROOKSANDFALOTICO.COM
199 ELM STREET NEW CANAAN, CT 06840
PHONE 203 966 8440
INFO@BROOKSANDFALOTICO.COM

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Do not scale drawings. Written dimensions shall take precedence over scaled dimensions. The Architect must be notified of any discrepancies or exclusions from the drawings prior to work being executed.

REV. # DATE:
DESCRIPTION:

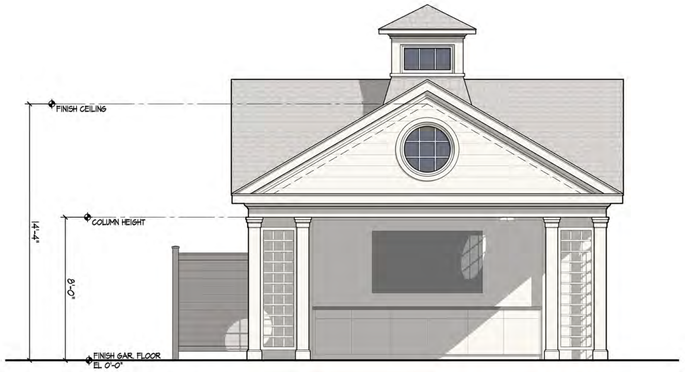
IRWIN RESIDENCE

115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

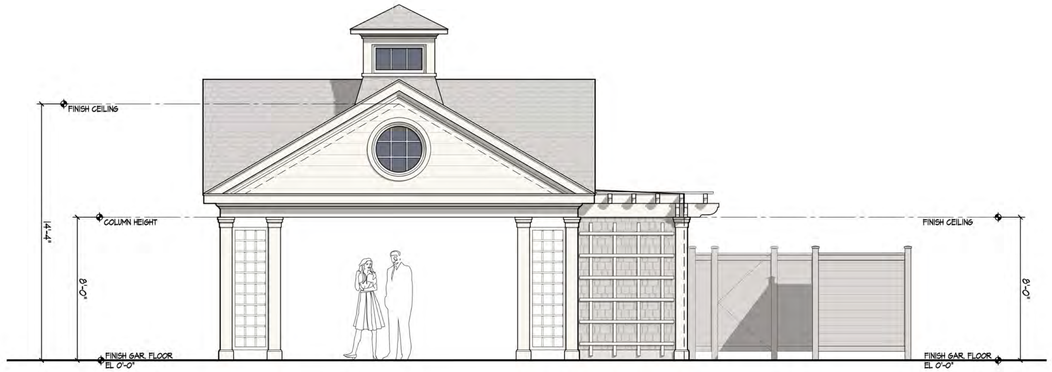
POOL HOUSE
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

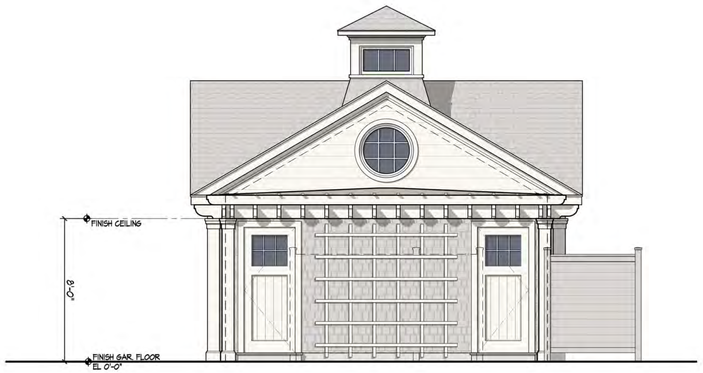
HDC 3



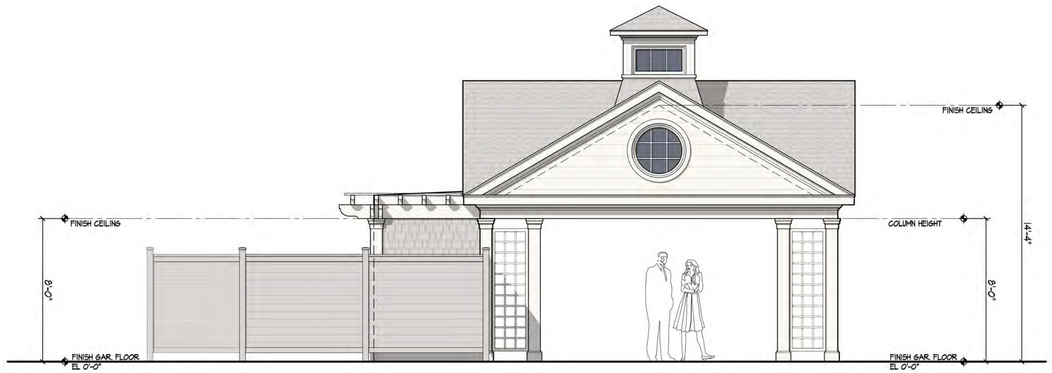
1 EAST ELEVATION
1/4"=1'-0"



2 SOUTH ELEVATION
1/4"=1'-0"



3 WEST ELEVATION
1/4"=1'-0"



4 NORTH ELEVATION
1/4"=1'-0"

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REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

POOL HOUSE
ELEVATIONS

SCALE: 1/4" = 1'-0"

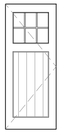
HDC 4

DOOR SCHEDULE

LOCATION INFORMATION			DOOR SPECIFICATION						
TAG ID	RM #	RM NAME	DOOR TYPE	DOOR SIZE (WxH)	MATERIAL	SWING	GLAZING	Manufacturer	NOTES
101	102	POOL BATH	TYPE A - SINGLE HINGED - EXTERIOR	32 x 80	--	LEFT	--	CUSTOM	--
102	103	POOL STORAGE	TYPE A - SINGLE HINGED - EXTERIOR	32 x 80	--	RIGHT	--	CUSTOM	--

DOOR TYPES

NOT TO SCALE - FOR DIAGRAM PURPOSES ONLY



TYPE A

WINDOW SCHEDULE

TAG ID	RM #	RM NAME	WINDOW TYPE	FRAME SIZE		GLAZING	FINISH	Manufacturer	Model	NOTES
				WIDTH	HEIGHT					
101	101	COVERED PORCH	TYPE AA - FULL CIRCLE	3'-0"	3'-0"	--	--	MARVIN	ULTIMATE - CUSTOM	--
102	101	COVERED PORCH	TYPE AA - FULL CIRCLE	3'-0"	3'-0"	--	--	MARVIN	ULTIMATE - CUSTOM	--
103	101	COVERED PORCH	TYPE AA - FULL CIRCLE	3'-0"	3'-0"	--	--	MARVIN	ULTIMATE - CUSTOM	--
104	101	COVERED PORCH	TYPE AA - FULL CIRCLE	3'-0"	3'-0"	--	--	MARVIN	ULTIMATE - CUSTOM	--
105	101	COVERED PORCH	TYPE BB - FIXED	3'-0"	1'-7 1/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
106	101	COVERED PORCH	TYPE BB - FIXED	3'-0"	1'-7 1/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
107	101	COVERED PORCH	TYPE BB - FIXED	3'-0"	1'-7 1/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--
108	101	COVERED PORCH	TYPE BB - FIXED	3'-0"	1'-7 1/4"	--	--	MARVIN	ULTIMATE - CUSTOM	--

WINDOW TYPES

NOT TO SCALE - FOR DIAGRAM PURPOSES ONLY



TYPE AA



TYPE BB

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REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

POOL HOUSE
WINDOW / DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

HDC 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 Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 7

Street & Number of Proposed Work: 115 CLIFF ROAD

Owner of record: VIRGINIA DAVIS IRWIN

Mailing Address: 23 WILD DUCK RD.
WILTON, CT. 06897

Contact Phone #: (203) 966-8440 E-mail: chris@irwinc.gmail.com

AGENT INFORMATION (if applicable)

Name: VAL OLIVER DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4219 E-mail: oliver@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50[illegible]

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other ON SITE

Size of Structure or Addition: Length: 13'-0 3/4" Sq. Footage 1st floor: 125 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 9'-2 3/4" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

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 _____

BUILDING SITE
EXISTING
MOVED ON

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW (EXISTING) Clapboard (if applicable) _____ Roof BROWN ASPHALT

Trim CEDAR Sash CEDAR Doors NTW

Deck — Foundation PIERS Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/9/25 Signature of owner of record _____ Signed under penalties of perjury

POWER OF AGENCY- LIMITED

Date: MAY 8, 2025

I, VIRGINIA D IRWIN of 12 MAPLE ST, NEW CANAAN, CT 06840, hereby appoint and allow V**al Oliver Design Inc of 3B Newtown Rd on Nantucket, MA 02584** to act in my capacity to do any and/or all of the following:

Apply to the Historic District Commission, the Building Dept for a permit, and seek any approvals and process work on my behalf for any/all work to be performed at my property at 115 CLIFF RD. **on Nantucket Island, Mass.**

Signed: Virginia D. Irwin

Owner of record for Aforementioned Property

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Joe Paul

Carrie Thornewill

Connie Patten

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@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 val oliver design inc

AS AGENT FOR Irwin Virginia Davis

STREET ADDRESS 115 Cliff Road, Nantucket, MA 02554

MAP/PARCEL 41 / 7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025-05-12

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.

Val Oliver — Signature

2025-05-12 — 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: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

123 CLIFF RD NOM TRST
LUSTIG MATTHEW
30 ROCKERFELLER PLAZA
NEW YORK, NY 10112

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

FIREMENICH JOHAN ETAL
FIREMENICH EMILY ETAL
237 MOUNTAIN VIEW RD
PRINCETON, NJ 08540

GLIDDEN RICHARD J TR
ROPPONGI REALTY TRUST
37 CENTER STREET
NANTUCKET, MA 02554

MIDDLE BEAR LLC
C/O ERIC HOLCH
PO BOX 1828
BOCA GRANDE, FL 33921

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... IRWIN VIRGINIA DAVIS

MAILING ADDRESS..... 23 WILD DUCK ROAD, WILTON, CT 06897

PROPERTY LOCATION..... 115 CLIFF ROAD

ASSESSORS MAP/PARCEL..... 41/7

SUBMITTED BY:..... BROOKS AND FALOTICO

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 14 , 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.14 16:07:47 -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
30	79		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	CLIFF RD
41	3		123 CLIFF RD NOM TRST	LUSTIG MATTHEW	30 ROCKERFELLER PLAZA	NEW YORK	NY	10112	123 CLIFF RD
41	5		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	3 GOSNOLD RD
41	6		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	3 GOSNOLD RD
41	9		FIREMENICH JOHAN ETAL	FIREMENICH EMILY ETAL	237 MOUNTAIN VIEW RD	PRINCETON	NJ	08540	113 CLIFF RD
41	84		GLIDDEN RICHARD J TR	ROPPONGI REALTY TRUST	37 CENTER STREET	NANTUCKET	MA	02554	124 CLIFF RD
41	88		MIDDLE BEAR LLC	C/O ERIC HOLCH	PO BOX 1828	BOCA GRANDE	FL	33921	114 CLIFF RD
Count:	**7**								

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Nantucket, MA 02554

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- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58

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04/22/2025
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City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Boca Grande, FL 33921

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- Adult Signature Required $0.00
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Street and Apt. No., or PO Box No.: P.O. Box 1828
City, State, ZIP+4®: Boca Grande, FL 33921

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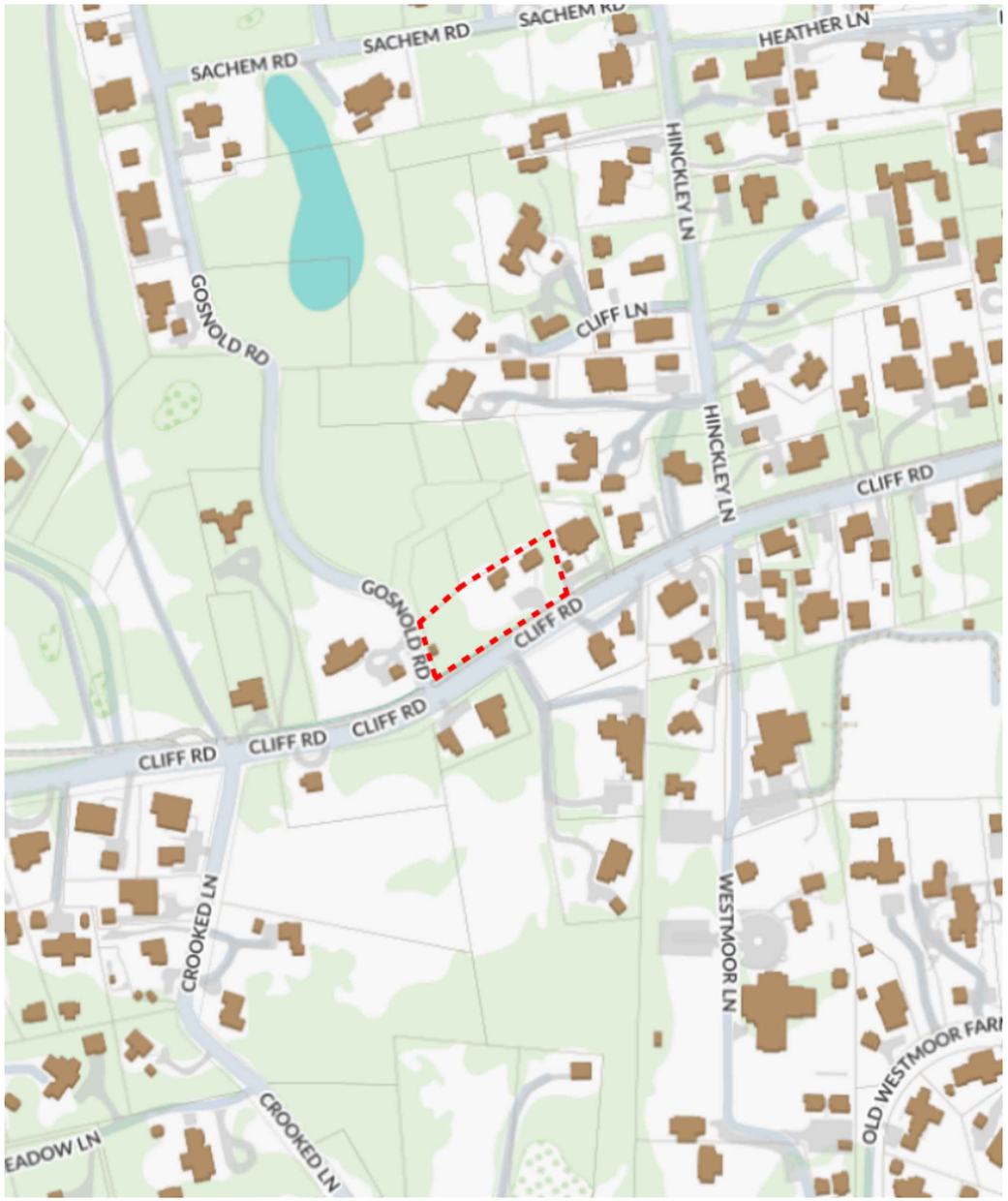



EX 1 SHED SOUTH AND EAST ELEVATION



EX 2 SHED EAST ELEVATION



EX 3 SHED SOUTH AND WEST ELEVATION

BROOKS & FALOTICO ASSOCIATES, LLP
ARCHITECTURE · DESIGN
WWW.BROOKSANDFALOTICO.COM
199 ELM STREET NEW CANAAN, CT 06840
PHONE 203 966 8440
INFO@BROOKSANDFALOTICO.COM

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Do not scale drawings. Written dimensions shall take precedence over scaled dimensions. The Architect must be notified of any discrepancies or exclusions from the drawings prior to work being executed.

REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

SHED RELOCATION
LOCUS / EXISTING PHOTOS

SCALE: N/A

HDC 1

BROOKS & FALOTICO ASSOCIATES, LLP
ARCHITECTURE · DESIGN
WWW.BROOKSANDFALOTICO.COM
199 ELM STREET NEW CANAAN, CT 06840
PHONE 203 966 8440
INFO@BROOKSANDFALOTICO.COM

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Do not scale drawings. Written dimensions shall take precedence over scaled dimensions. The Architect must be notified of any discrepancies or exclusions from the drawings prior to work being executed.

REV. # DATE:
DESCRIPTION:

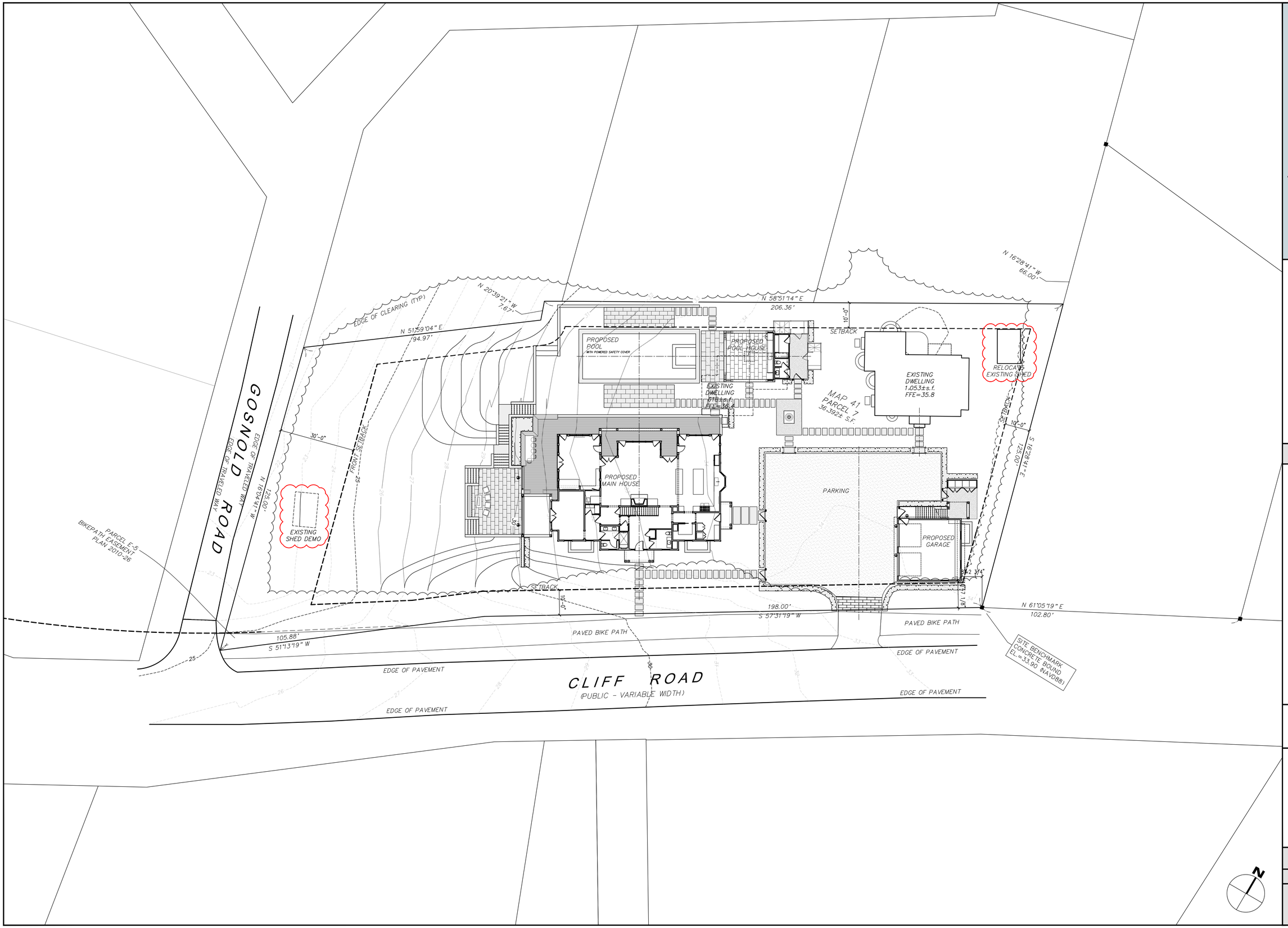
IRWIN RESIDENCE

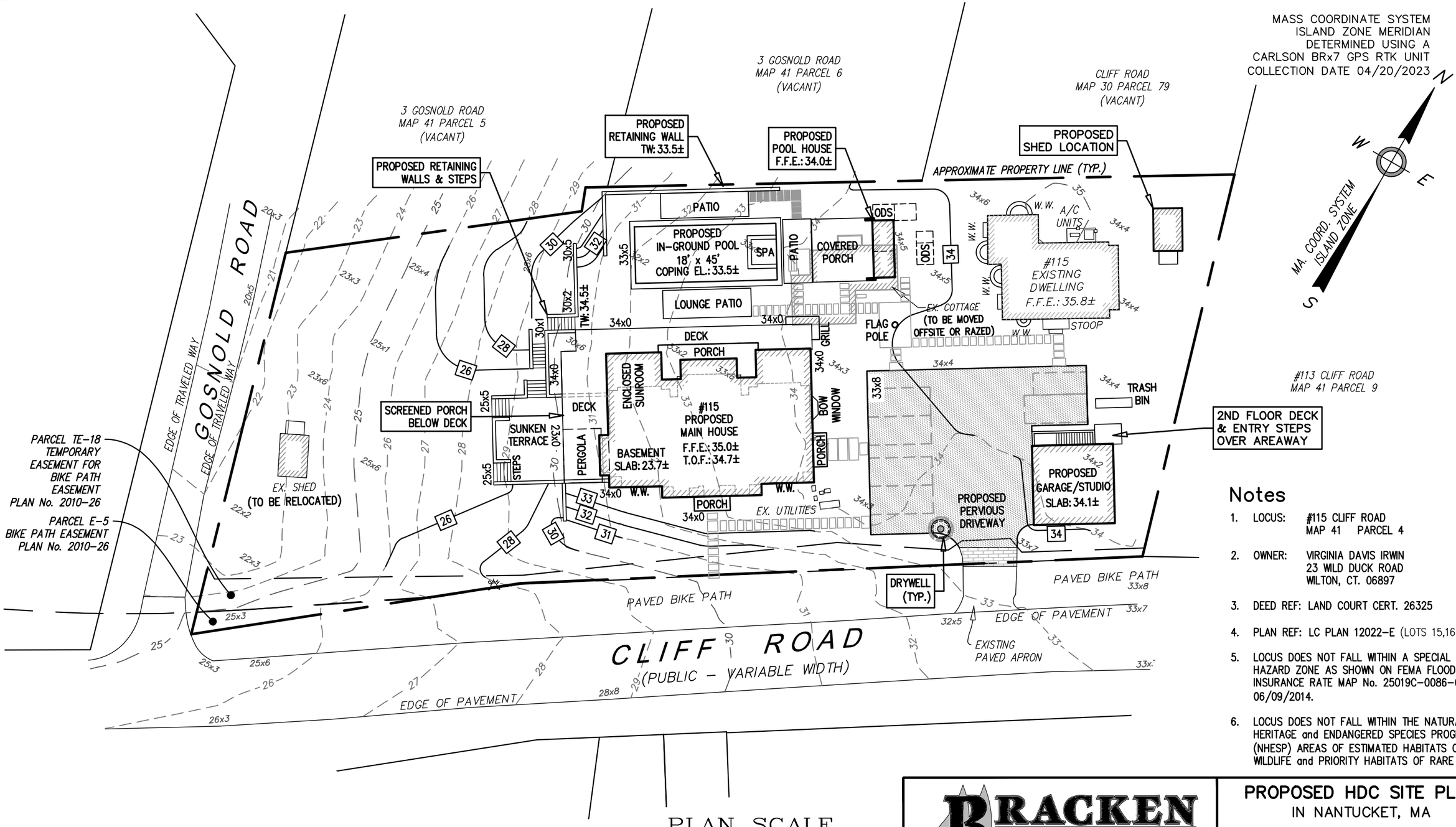
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

SHED RELOCATION
SITE PLAN

SCALE: 1/16" = 1'

HDC 2





Notes

1. LOCUS: #115 CLIFF ROAD
   MAP 41 PARCEL 4
2. OWNER: VIRGINIA DAVIS IRWIN
   23 WILD DUCK ROAD
   WILTON, CT. 06897
3. DEED REF: LAND COURT CERT. 26325
4. PLAN REF: LC PLAN 12022-E (LOTS 15,16,17)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-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.

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

Date:	Drawn:	Checked:
APRIL 24, 2025	ERC/BEI	AMG/DFB

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

PROPOSED HDC SITE PLAN
IN NANTUCKET, MA

Prepared for:

CHRIS IRWIN
#115 CLIFF ROAD
MAP 41 PARCEL 7

S:\Autocad Drawings\Nantucket\Cliff Road\115 Cliff Road\115 Cliff Rd - Site Plan HDC.dwg

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 7

Street & Number of Proposed Work: 115 CLIFF RD.

Owner of record: VIRGINIA IRWIN DAVIS

Mailing Address: 223 WILD DUCK RD.
WILTON, CT. 06897

Contact Phone #: (203) 594-2031 E-mail: chrisjirwin@gmail.com

AGENT INFORMATION (if applicable)

Name: VAL OLIVIA DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: actualore@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 200.00

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 R-20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 45'-0" Sq. Footage 1st floor: _____

Width: 12'-0" Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: AROUND POOL ☒ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways BLUESTONE Walls STONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/9/25 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

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Joe Paul

Carrie Thornewill

Connie Patten

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@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 val oliver design inc

AS AGENT FOR Irwin Virginia Davis

STREET ADDRESS 115 Cliff Road, Nantucket, MA 02554

MAP/PARCEL 41 / 7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025-05-12

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.

Val Oliver — Signature

2025-05-12 — 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: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... IRWIN VIRGINIA DAVIS

MAILING ADDRESS..... 23 WILD DUCK ROAD, WILTON, CT 06897

PROPERTY LOCATION..... 115 CLIFF ROAD

ASSESSORS MAP/PARCEL..... 41/7

SUBMITTED BY:..... BROOKS AND FALOTICO

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 14 , 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.14 16:07:47 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

123 CLIFF RD NOM TRST
LUSTIG MATTHEW
30 ROCKERFELLER PLAZA
NEW YORK, NY 10112

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

FIREMENICH JOHAN ETAL
FIREMENICH EMILY ETAL
237 MOUNTAIN VIEW RD
PRINCETON, NJ 08540

GLIDDEN RICHARD J TR
ROPPONGI REALTY TRUST
37 CENTER STREET
NANTUCKET, MA 02554

MIDDLE BEAR LLC
C/O ERIC HOLCH
PO BOX 1828
BOCA GRANDE, FL 33921

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
30	79		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	CLIFF RD
41	3		123 CLIFF RD NOM TRST	LUSTIG MATTHEW	30 ROCKERFELLER PLAZA	NEW YORK	NY	10112	123 CLIFF RD
41	5		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	3 GOSNOLD RD
41	6		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	3 GOSNOLD RD
41	9		FIREMENICH JOHAN ETAL	FIREMENICH EMILY ETAL	237 MOUNTAIN VIEW RD	PRINCETON	NJ	08540	113 CLIFF RD
41	84		GLIDDEN RICHARD J TR	ROPPONGI REALTY TRUST	37 CENTER STREET	NANTUCKET	MA	02554	124 CLIFF RD
41	88		MIDDLE BEAR LLC	C/O ERIC HOLCH	PO BOX 1828	BOCA GRANDE	FL	33921	114 CLIFF RD
Count:	**7**								

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City, State, ZIP+4®: New York, NY 10112

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Street and Apt. No., or PO Box No.: 237 Mountain View Road
City, State, ZIP+4®: Princeton, NJ 08540

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 3502 6055

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Nantucket, MA 02554

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- Adult Signature Restricted Delivery $

Postage $0.73
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Postmark Here
04/22/2025
USPS

Sent To: Glidden Richard J TR / Responsi Realty Trust
Street and Apt. No., or PO Box No.: 37 Center Street
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 3502 6000

Chris Moran

From: Virginia Irwin <virginiadirwin@hotmail.com>
Sent: Tuesday, April 22, 2025 3:59 PM
To: Chris Moran
Cc: chris irwin
Subject: Re: 115 Cliff Road - HDC submission agent

As the owner of record of the property located at 115 Cliff Rd. Nantucket, I authorize Brooks and Falotico Associates to sign applications on my behalf.
Sincerely, Virginia D. Irwin

Sent from my iPad

On Apr 22, 2025, at 3:16 PM, Chris Moran <chris@brooksandfalotico.com> wrote:

Hi Chris and Virginia,

I hope you are doing well. To submit to HDC, we need written authorization to act as your agent. Can you please respond to this email with the following:

As the owner of record of the property located at 115 Cliff Road, I authorize Brooks and Falotico Associates to sign applications on my behalf.

Best,

We found that Virginia Davis Irwin is the owner of record. Chris and Virginia are copied on the email and need the email from the owner of record. This email approving us as agents will be part of the HDC submittal, and we have confirmed they accept in email form.

Thank you,
Chris

Christopher P. Moran, AIA
Senior Project Manager

BROOKS & FALOTICO
Brooks & Falotico Associates
199 Elm Street
New Canaan, CT 06840
P: (203) 966 8440
Direct: (203) 993 6091
www.brooksandfalotico.com
Instagram: @brooksandfalotico

POWER OF AGENCY- LIMITED

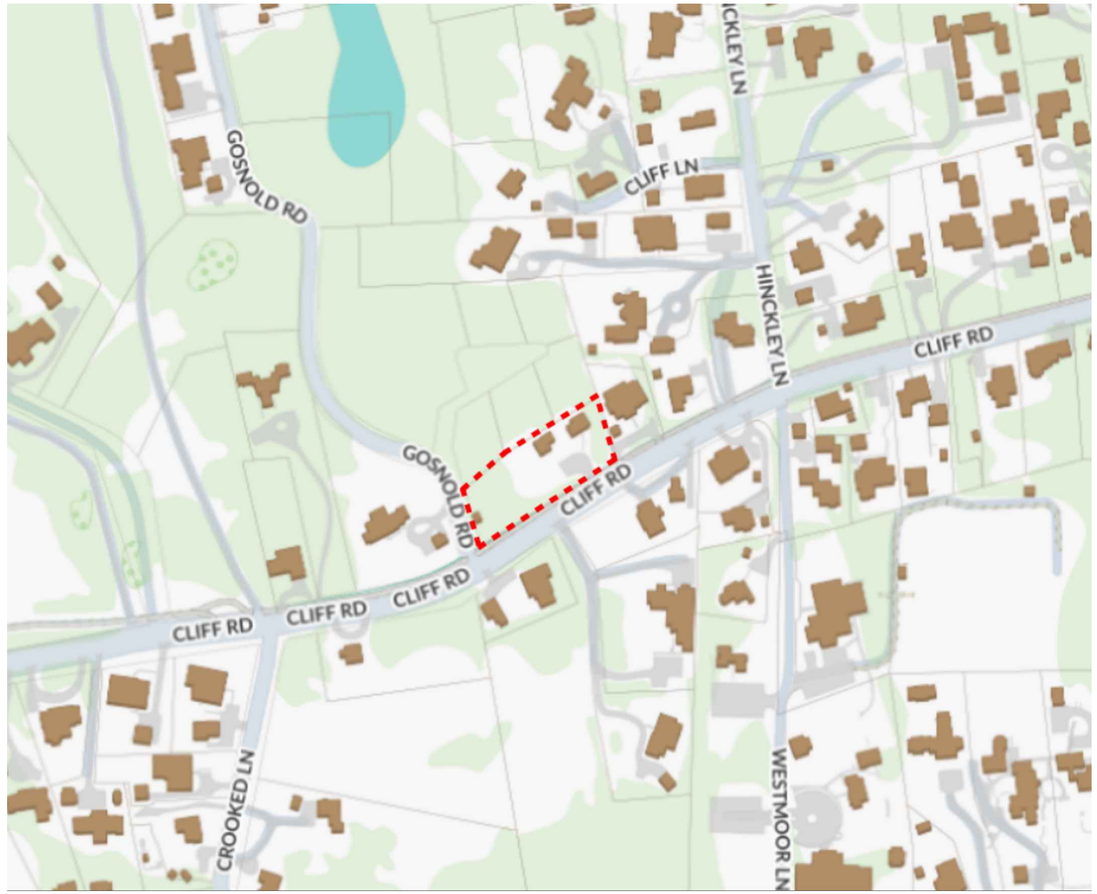
Date: MAY 8, 2025

I, VIRGINIA D IRWIN of 12 MAPLE ST, NEW CANAAN, CT 06840, hereby appoint and allow V**al Oliver Design Inc of 3B Newtown Rd on Nantucket, MA 02584** to act in my capacity to do any and/or all of the following:

Apply to the Historic District Commission, the Building Dept for a permit, and seek any approvals and process work on my behalf for any/all work to be performed at my property at 115 CLIFF RD. **on Nantucket Island, Mass.**

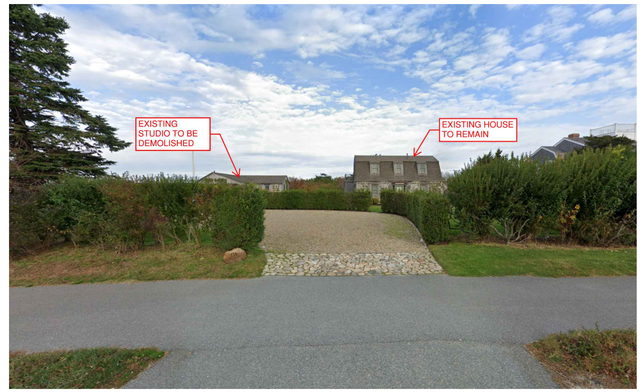
Signed: Virginia D. Irwin

Owner of record for Aforementioned Property





EX 1 EXISTING CORNER OF CLIFF AND GOSNOLD



EX 2 EXISTING VIEW FROM CLIFF ROAD



REF PATIO BLUESTONE REFERENCE



EX 3 EXISTING VIEW WEST ON CLIFF ROAD

BROOKS & FALOTICO ASSOCIATES, LLP
ARCHITECTURE · DESIGN
WWW.BROOKSANDFALOTICO.COM
199 ELM STREET NEW CANAAN, CT 06840
PHONE 203 966 8440
INFO@BROOKSANDFALOTICO.COM

These drawings and specifications, including the electronic representations thereof, are the property of the Architect. The Architect or Author of these documents shall retain all common law, statutory and other reserved rights including copyright. No part thereof shall be copied, disclosed or used in connection with any other project without the specific written permission of the Architect.
Do not scale drawings. Written dimensions shall take precedence over scaled dimensions. The Architect must be notified of any discrepancies or exclusions from the drawings prior to work being executed.

REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

POOL AND HARDSCAPE
LOCUS / EXISTING PHOTOS

SCALE: N/A

HDC 1

BROOKS & FALOTICO ASSOCIATES, LLP
ARCHITECTURE · DESIGN
WWW.BROOKSANDFALOTICO.COM
199 ELM STREET NEW CANAAN, CT 06840
PHONE 203 966 8440
INFO@BROOKSANDFALOTICO.COM

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Do not scale drawings. Written dimensions shall take precedence over scaled dimensions. The Architect must be notified of any discrepancies or exclusions from the drawings prior to work being executed.

REV. # DATE:
DESCRIPTION:

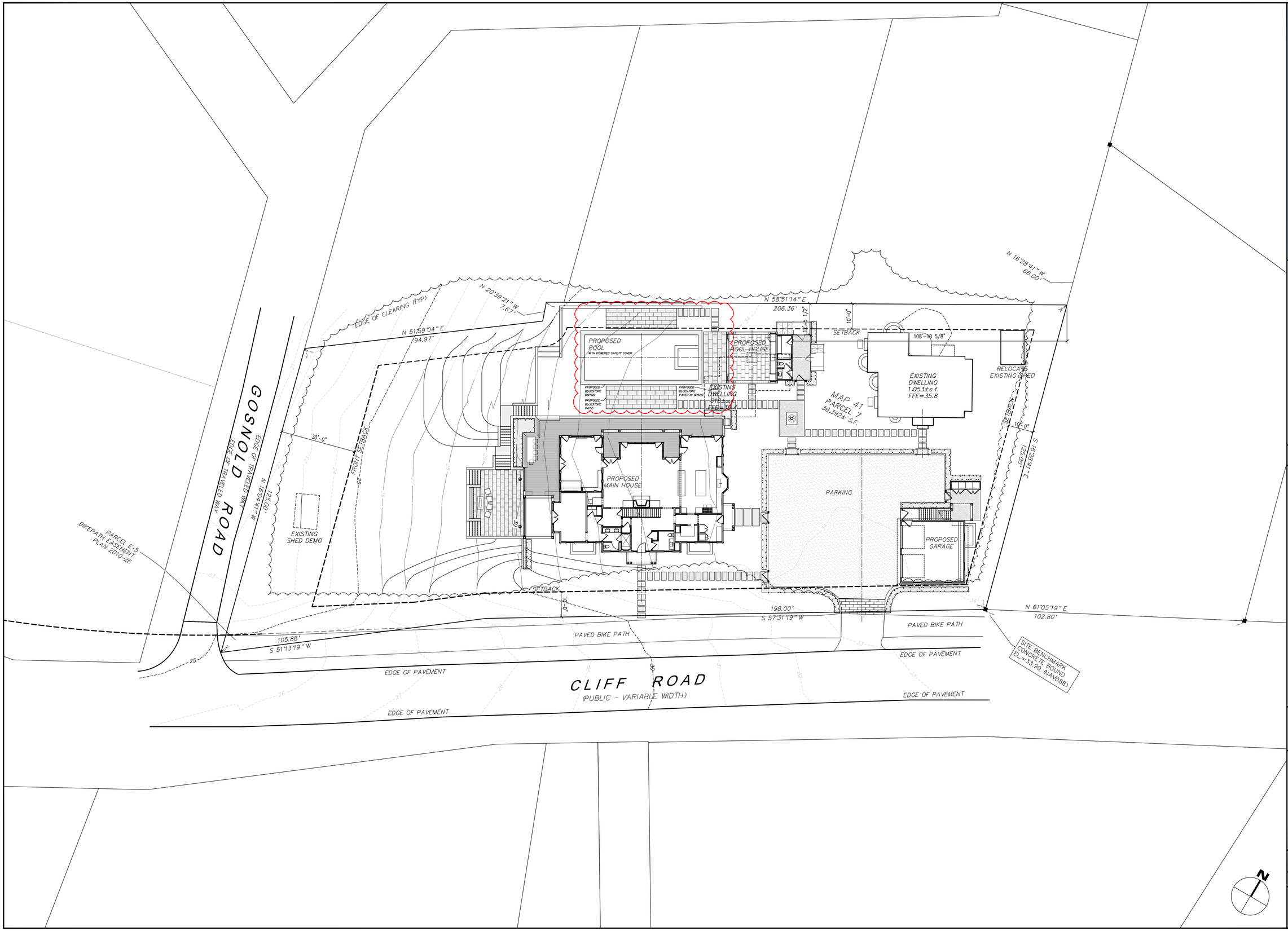
IRWIN RESIDENCE

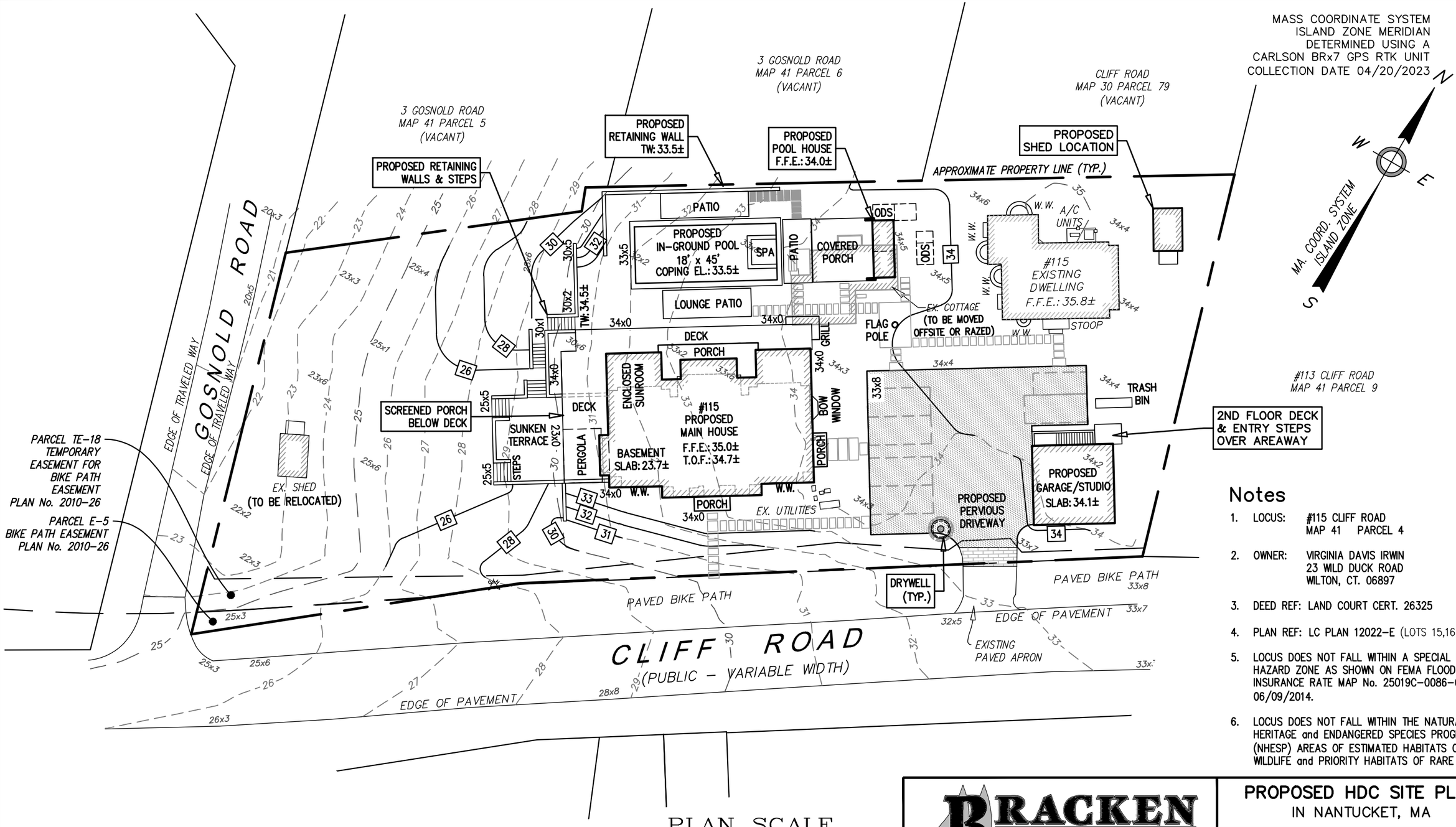
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

POOL AND HARDSCAPE SITE PLAN

SCALE: 1/16" = 1'

HDC 2





Notes

1. LOCUS: #115 CLIFF ROAD
   MAP 41 PARCEL 4
2. OWNER: VIRGINIA DAVIS IRWIN
   23 WILD DUCK ROAD
   WILTON, CT. 06897
3. DEED REF: LAND COURT CERT. 26325
4. PLAN REF: LC PLAN 12022-E (LOTS 15,16,17)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-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.

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

Date:	Drawn:	Checked:
APRIL 24, 2025	ERC/BEI	AMG/DFB

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

PROPOSED HDC SITE PLAN
IN NANTUCKET, MA

Prepared for:

CHRIS IRWIN
#115 CLIFF ROAD
MAP 41 PARCEL 7

S:\Autocad Drawings\Nantucket\Cliff Road\115 Cliff Road\115 Cliff Rd - Site Plan HDC.dwg

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 167

Street & Number of Proposed Work: 28 Shimmo Pond Rd.

Owner of record: Dream North LLC

Mailing Address: PO Box 822
Nantucket, MA. 02554

Contact Phone #: 508.680.4806 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: 4 Partmouth St.
Nantucket, MA. 02554

Contact Phone #: 508.228.2722 E-mail: pe@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. HPC 2024-12-1170
☐ 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 No change South No change East No Change West No Change

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation /South East → omit window → change Triple to Double
2. South Elevation widen gable / Adjust window size
3. ~~West~~ North/East wrap porch, omit 2nd Fl. windows
4. North Elevation /North west - omit 2nd Fl. window, omit Pergola

Is there an HDC survey form for 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 8:15 /12 _____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 Natural - Approved
Trim White - already Approved Sash White - Already Approved Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/10/25 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 Joseph Paul of BPC Architecture

AS AGENT FOR Dream North LLC

STREET ADDRESS 28 Shimmo Pond Rd

MAP/PARCEL 43/167

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 05/12/2025

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…

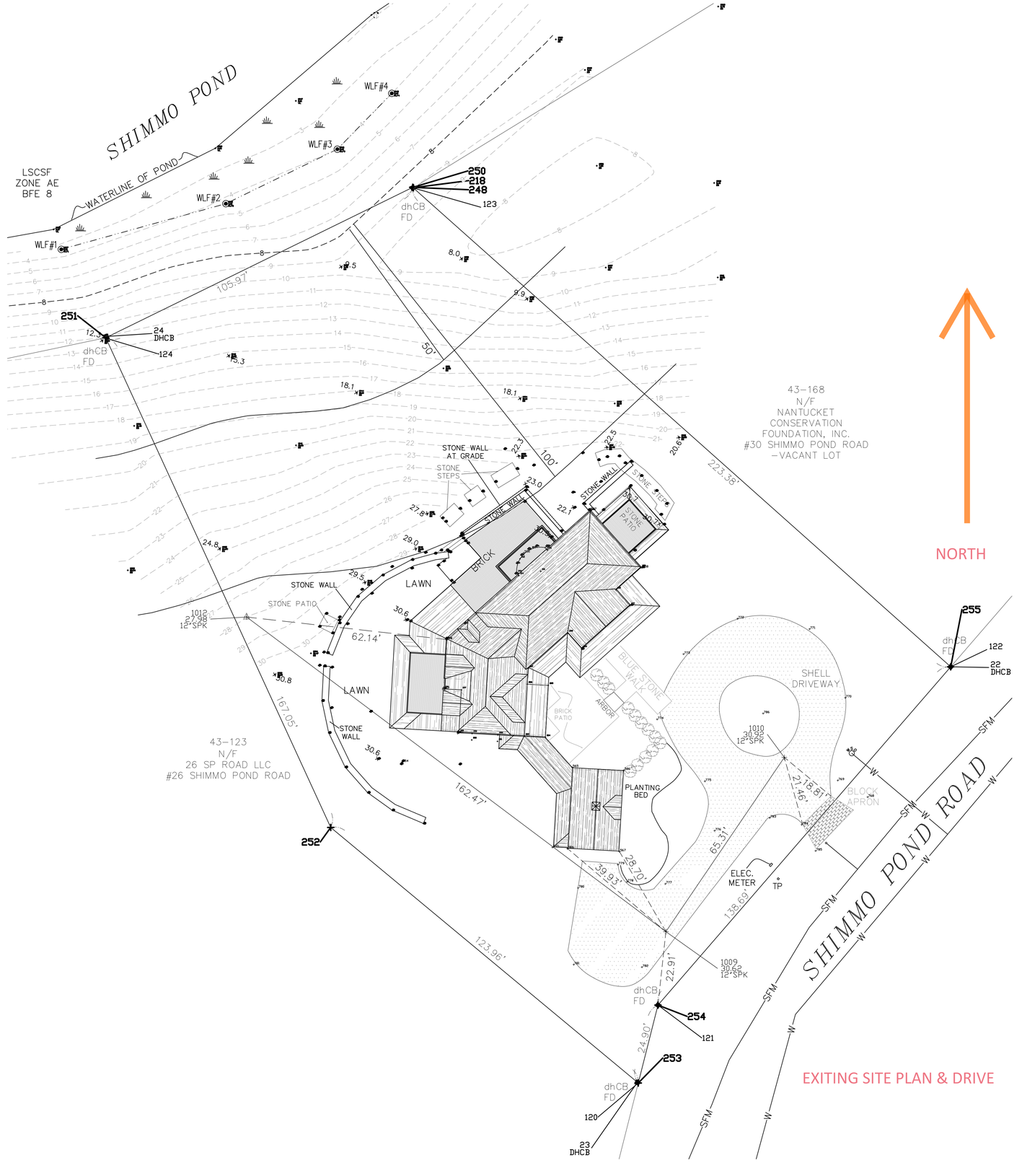
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

05/12/2025
Date





WINDOW SCHEDULE					
#	QTY	MODEL NUMBER		WINDOW SIZE	DESCRIPTION
A	6	ANDERSEN A SERIES	ADH2444	2'-4" x 4'-4"	6/1 DOUBLE HUNG WINDOW
B	9	ANDERSEN A SERIES	ADH2648	2'-6" x 4'-8"	6/1 DOUBLE HUNG WINDOW
C	9	ANDERSEN A SERIES	ADH3048	3'-0" x 4'-8"	8/1 DOUBLE HUNG WINDOW
D	5	ANDERSEN A SERIES	ADH3054	3'-0" x 5'-4"	8/1 DOUBLE HUNG WINDOW
E	0	ANDERSEN A SERIES	ADH2468C	2'-4" x 6'-8"	6/1 DOUBLE HUNG WINDOW: COTTAGE STYLE
F	9	ANDERSEN A SERIES	ADH3068C	3'-0" x 6'-8"	8/1 DOUBLE HUNG WINDOW: COTTAGE STYLE
G	1	ANDERSEN A SERIES	APW5440	5'-4" x 4'-0"	21 LITE PICTURE WINDOW
H	1	ANDERSEN A SERIES	APW5458	5'-4" x 5'-8"	35 LITE PICTURE WINDOW
I	0	ANDERSEN A SERIES	ATV2626	2'-6" x 2'-6"	6 LITE AWNING WINDOW
J	3	ANDERSEN A SERIES	ATV3028	3'-0" x 2'-8"	8 LITE AWNING WINDOW
K	1	ANDERSEN A SERIES	ATV3026	3'-0" x 2'-6"	8 LITE AWNING WINDOW
L	0	ANDERSEN A SERIES	ATV1828	1'-8" x 2'-8"	4 LITE AWNING WINDOW
M	GH				6 LITE AWNING WINDOW
N	1	ANDERSEN A SERIES	ADH1854	1'-8" x 5'-4"	4/1 DOUBLE HUNG WINDOW
O	2	ANDERSEN A SERIES	ADH2454C	2'-4" x 5'-4"	6/1 DOUBLE HUNG WINDOW: COTTAGE STYLE
P	1	ANDERSEN A SERIES	ADH2044	2'-0" x 4'-4"	6/1 DOUBLE HUNG WINDOW
T	2	ANDERSEN A SERIES	ADH2854	2'-8" x 5'-4"	6/1 DOUBLE HUNG WINDOW

DOOR SCHEDULE				
#	QTY	MODEL NUMBER	SIZE	DESCRIPTION
1	1	LEPAGE	16'-0" X 7'-2"	LIFT & SLIDE GLIDING UNIT (4 PANELS) - MATCH WINDOW MUNTINS
2	1	LEPAGE	16'-0" X 8'-8"	LIFT & SLIDE GLIDING UNIT (4 PANELS) - MATCH WINDOW MUNTINS
3	2	LEPAGE	9'-0" X 8'-8"	SLIDER W/ FIXED LIGHT (3 PANELS) - MATCH WINDOW MUNTINS
4	1	LEPAGE	5'-0" X 8'-6"	SLIDER W/ FLANKING WINDOWS - MATCH WINDOW MUNTINS
5	2	LEPAGE	2'-4" X 7'-2"	HINGED DOOR W/ MUNTINS TO MATCH WINDOWS
6	1	LEPAGE	2'-8" X 7'-2"	HINGED DOOR W/ MUNTINS TO MATCH WINDOWS
7	1	EXISTING	6'-0" X 8'-0"	FRONT ENTRY DOOR, TRANSOM & SIDELIGHTS TO REMAIN
8	1	LEPAGE	2'-8" X 7'-0"	1 LIGHT HINGED DOOR (POWDER HALL)
9	GH	LEPAGE	3'-0" X 6'-8"	6 LIGHT, WOOD 2 PANEL DOOR
10	1	LEPAGE	2'-8" X 7'-4"	1 LIGHT HINGED DOOR (PANTRY HALL)
11	1	LEPAGE	2'-6" X 7'-4"	1 LIGHT HINGED DOOR (MUDROOM)
12	1	LEPAGE	8'-0" X 7'-2"	SLIDING DOOR

bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 SHIMMO POND RD
NANTUCKET, MA

DREAM NORTH

MAP & PARCEL:
ZONE:

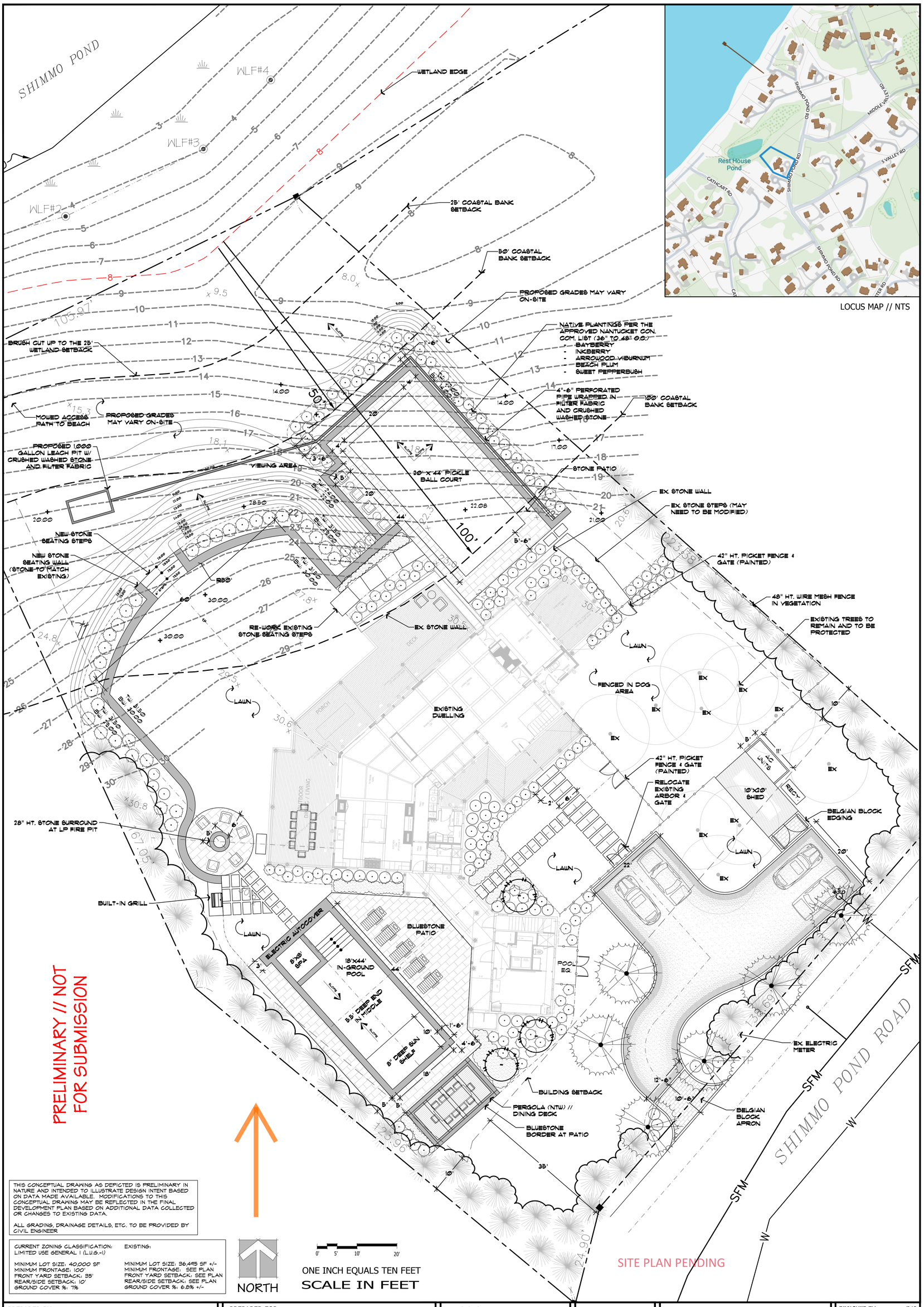
PROPOSED SITE PLAN

HDC

SITE
SCALE:1/16"=1'-0"

C1.1

MAY 9, 2025



LOCUS MAP // NTS

PRELIMINARY // NOT FOR SUBMISSION

THIS CONCEPTUAL DRAWING AS DEPICTED IS PRELIMINARY IN NATURE AND INTENDED TO ILLUSTRATE DESIGN INTENT BASED ON DATA MADE AVAILABLE. MODIFICATIONS TO THIS CONCEPTUAL DRAWING MAY BE REFLECTED IN THE FINAL DEVELOPMENT PLAN BASED ON ADDITIONAL DATA COLLECTED OR CHANGES TO EXISTING DATA.

ALL GRADING, DRAINAGE DETAILS, ETC. TO BE PROVIDED BY CIVIL ENGINEER

CURRENT ZONING CLASSIFICATION: LIMITED USE GENERAL 1 (LUG-1)	EXISTING:
MINIMUM LOT SIZE: 40,000 SF	MINIMUM LOT SIZE: 96,495 SF +/-
MINIMUM FRONTAGE: 100'	MINIMUM FRONTAGE: SEE PLAN
FRONT YARD SETBACK: 35'	FRONT YARD SETBACK: SEE PLAN
REAR/SIDE SETBACK: 10'	REAR/SIDE SETBACK: SEE PLAN
GROUND COVER %: 7%	GROUND COVER %: 6.8% +/-

NORTH

0' 5' 10' 20'

ONE INCH EQUALS TEN FEET

SCALE IN FEET

SITE PLAN PENDING

PREPARED BY:
RIDGEVALE DEVELOPMENT
32 Deep Wood Drive
Forestdale, Massachusetts 02644
P: 508.472.8940

PREPARED FOR:
Dream North
28 Shimmo Pond Road
Nantucket, Massachusetts 02554

REVISIONS
1.

LANDSCAPE PLAN

(HDC SUBMISSION)

DESIGNED BY:	RJC
DRAFTED BY:	RJC
CHECKED BY:	JF & RF
MAP:	43
PARCEL:	167
DATE:	24 MAR. 2025
PROJECT NO.:	1049

L-1.0

APPROVED



EAST ELEVATION
1/4"=1'-0"

SOUTH - EAST ELEVATION
1/4"=1'-0"

PROPOSED



EAST ELEVATION
1/4"=1'-0"

SOUTH - EAST ELEVATION
1/4"=1'-0"

bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 SHIMMO POND RD
NANTUCKET, MA

DREAM NORTH

MAP & PARCEL:
ZONE:

ELEVATION
APPROVED & PROPOSED

HDC

ELEVATIONS
SCALE:1/4"=1'-0"

A1.1

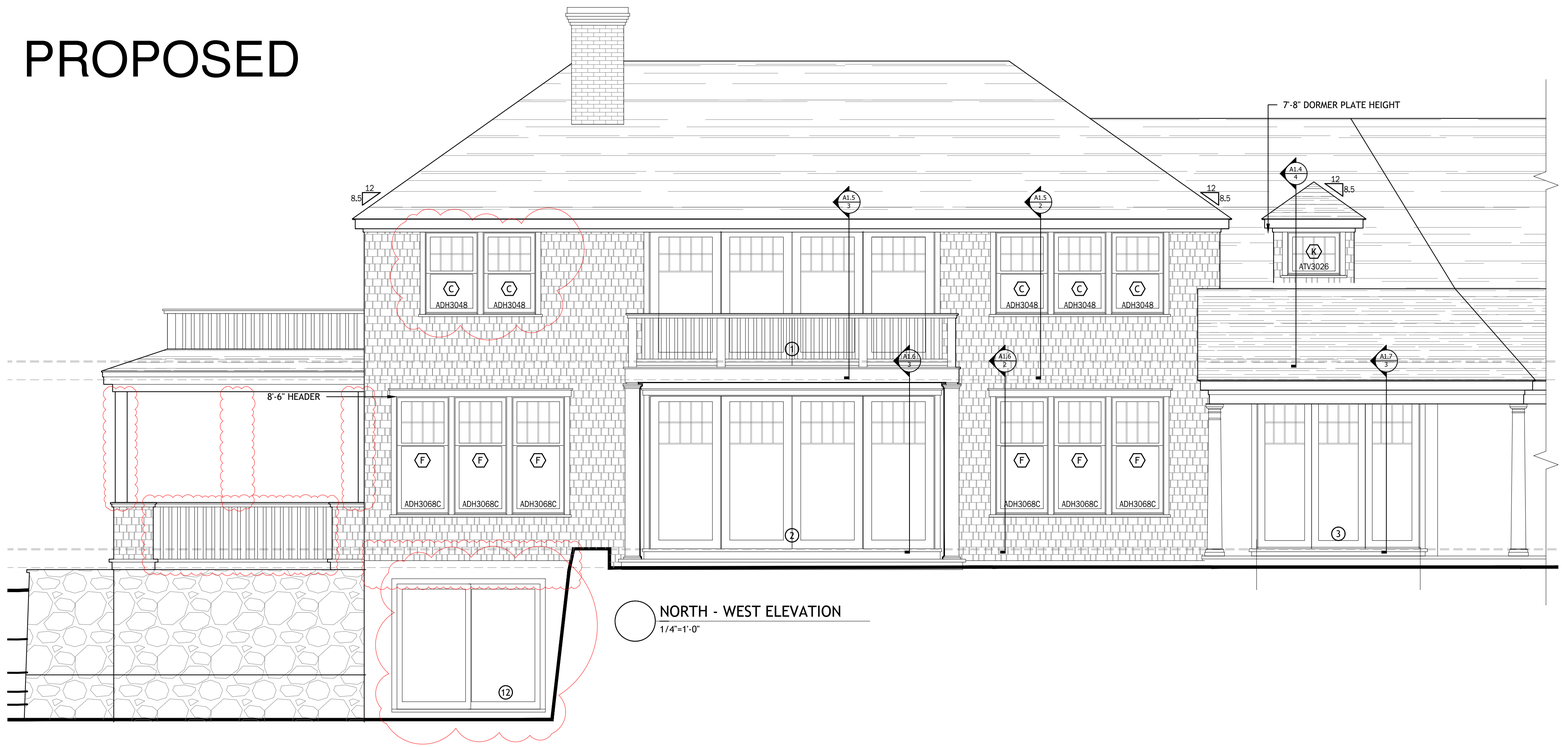
MAY 9, 2025

APPROVED



NORTH - WEST ELEVATION
1/4"=1'-0"

PROPOSED



NORTH - WEST ELEVATION
1/4"=1'-0"

bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 SHIMMO POND RD
NANTUCKET, MA

DREAM NORTH

MAP & PARCEL:
ZONE:

ELEVATION
APPROVED & PROPOSED

HDC

ELEVATIONS
SCALE:1/4"=1'-0"

A1.2

MAY 9, 2025

APPROVED



SOUTH ELEVATION
1/4"=1'-0"

APPROVED



NORTH - EAST ELEVATION
1/4"=1'-0"

PROPOSED



SOUTH ELEVATION
1/4"=1'-0"

PROPOSED



NORTH - EAST ELEVATION
1/4"=1'-0"

bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 SHIMMO POND RD
NANTUCKET, MA

DREAM NORTH

MAP & PARCEL:
ZONE:

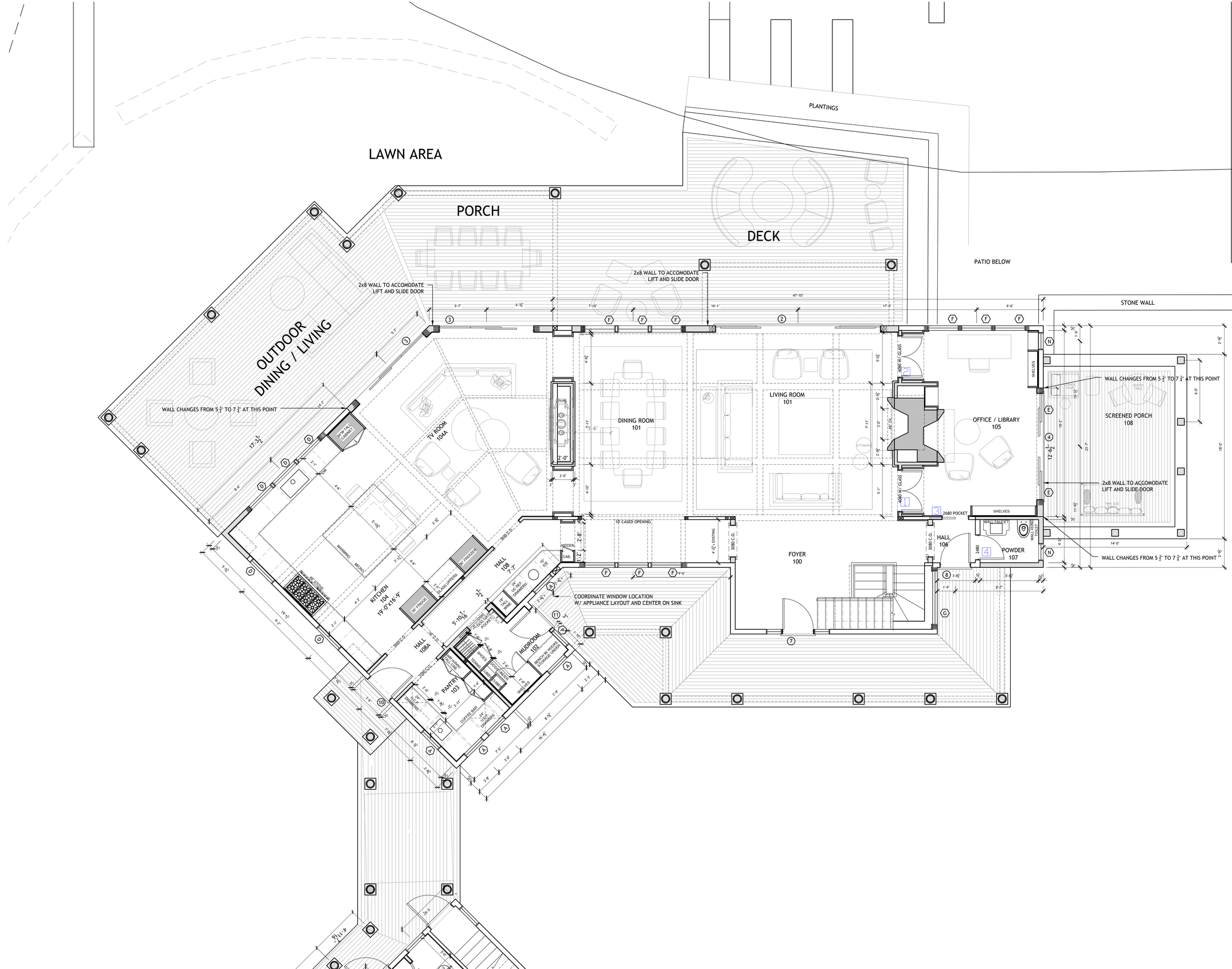
ELEVATION
APPROVED & PROPOSED

HDC

ELEVATIONS
SCALE:1/4"=1'-0"

A1.3

MAY 9, 2025



bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 SHIMMO POND RD
NANTUCKET, MA

DREAM NORTH

MAP & PARCEL:
ZONE:

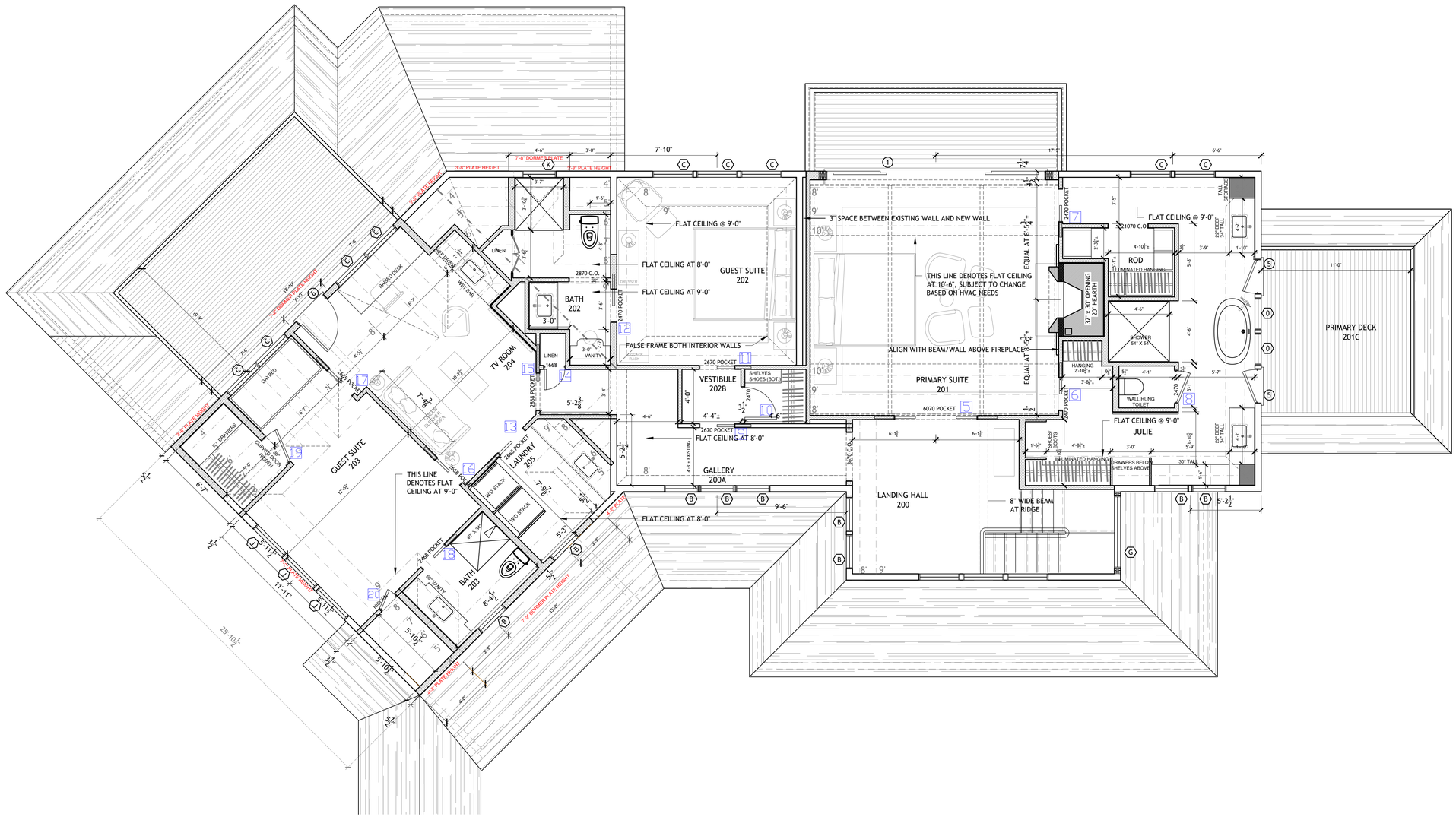
PROPOSED 1ST FLOOR

CD

FLOOR PLAN
SCALE:1/4"=1'-0"

A2.1

MAY 9, 2025



bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 SHIMMO POND RD
NANTUCKET, MA

DREAM NORTH

MAP & PARCEL:
ZONE:

PROPOSED 2ND FLOOR

CD

FLOOR PLAN
SCALE:1/4"=1'-0"

A2.2

MAY 9, 2025

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 10

Street & Number of Proposed Work: 26 SOMERSET LANE

Owner of record: RH 26 SOMERSET ACK LLC

Mailing Address: 34 BEECH ROAD
BROOKLINE, MA 02446

Contact Phone #: 617-593-6374 E-mail: CARINALINDA@COMCAST.NET

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 340.60

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 42'4" Sq. Footage 1st floor: 958 SF
Width: 27' Sq. footage 2nd floor: 745 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 19'X4' ☐ 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' 4" South 21' 4" East 21' 4" West 21' 4"

Additional Remarks

Historic Name: NEW CONSTRUCTION (describe) NEW GARAGE/COTTAGE

Original Date:

Original Builder:

REVISIONS*
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 _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 4 /12 Other 4/12 - PENT ROOFS

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: RAIL FOR 2nd FL
Type: STAIRS - 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 1x6 Rake 1x6 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square 6x6

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Loloi

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear BB/NTW Side SLT
Garage Door(s): Type TBA VERT B/B Material WOOD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

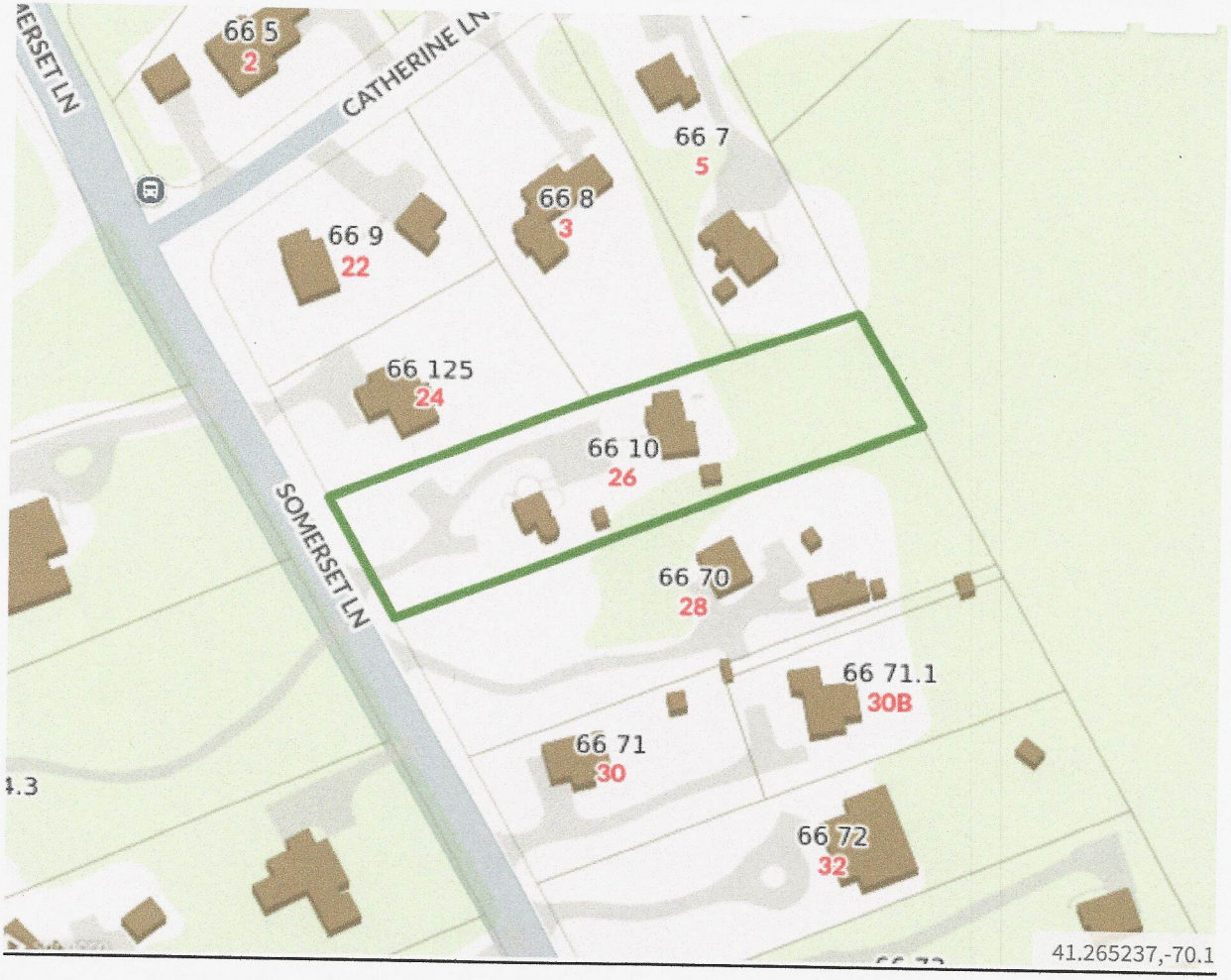
Sidewall NTW
Trim NANTUCKET GRAY
Deck NTW
Clapboard (if applicable) _____
Sash PLATINUM GRAY
Foundation GRAY
Roof NTW
Doors NANT GRAY / GARAGE DR
Fence SIDE-NTW
Shutters NTW

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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

26 SOMERSET LANE – REVISIONS TO CABANA – NEW GARAGE/COTTAGE








24
26 Somerset Ln
Recently viewed
Somerset Ln
Somerset Ln
28
30B
Google

For 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 MISUNDERSTANDINGS OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL 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:

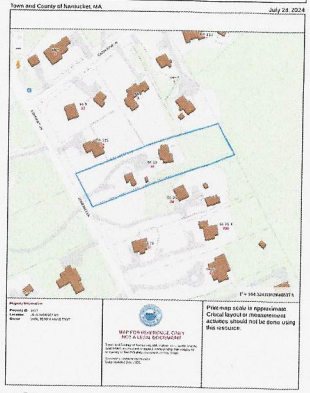
Map & Parcel	56 34/7/8	Lot Size	~40,200 sq. ft.
District/Zoning	R-20	Allowable Ground Coverage	5,025 sq. ft.
Minimum Lot Size	20,000 sq.ft.	Existing Ground Coverage	1,614 sq. ft.
Frontage	75 ft.	Proposed Main House Ground Coverage	2,954 sq. ft.
Ground Cover Ratio	12.5%	Proposed Garage/Guest House Ground	958 sq. ft.
Front Setback	30 ft.	Proposed Pavilion Ground Coverage	121 sq. ft.
Side/Rear Setback	10 ft.	Total Proposed Ground Coverage	4033 sq. ft.



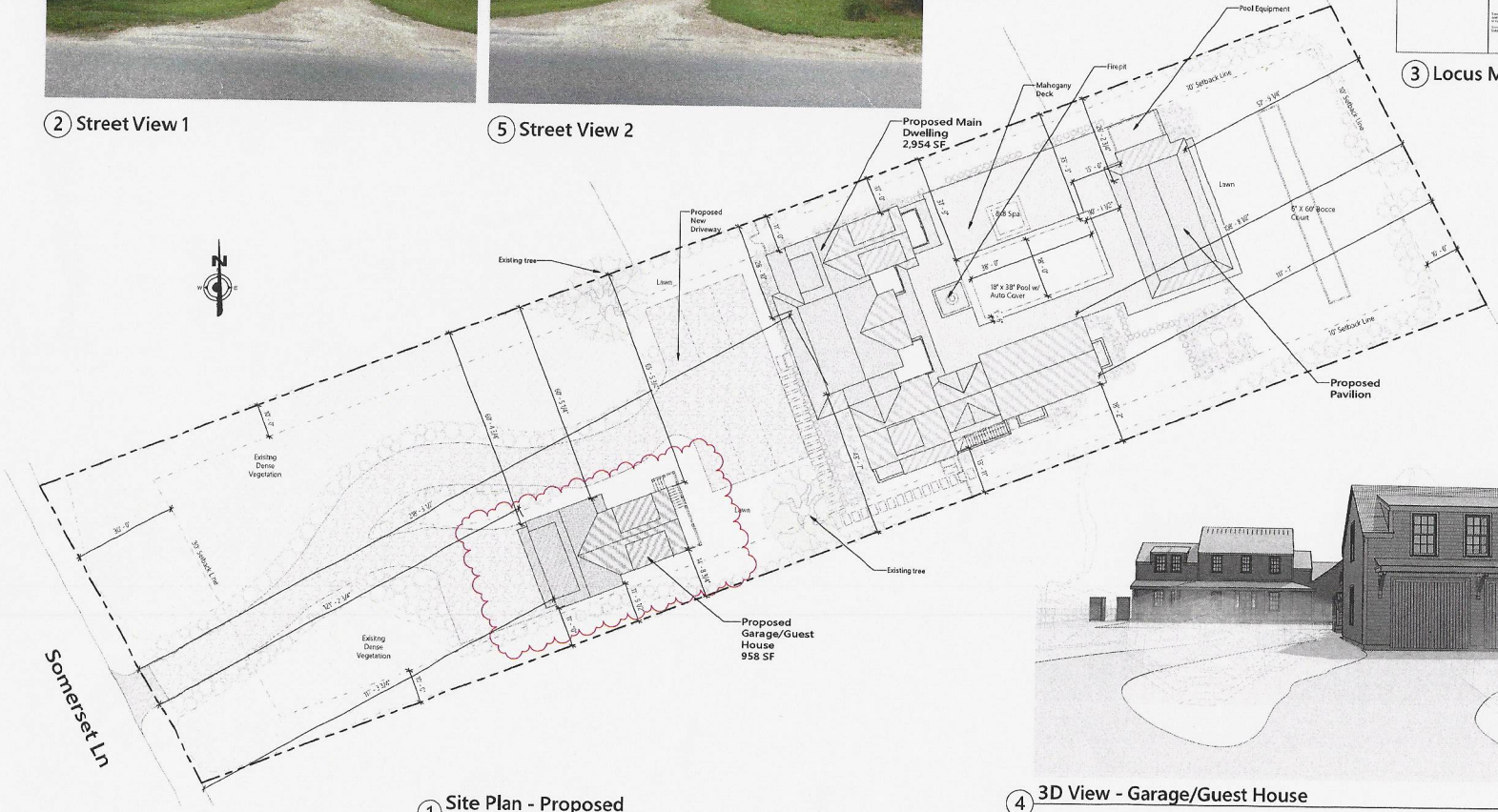
2 Street View 1



5 Street View 2



3 Locus Map



1 Site Plan - Proposed
1/16" = 1'-0"

4 3D View - Garage/Guest House

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project
26 Somerset Ln
Garage/Guest House
Nantucket, MA 02554

Sheet
Site Plan

Date
04.26.2025

Revisions

C.101

Scale
As indicated

4/26/2025 2:14:00 PM

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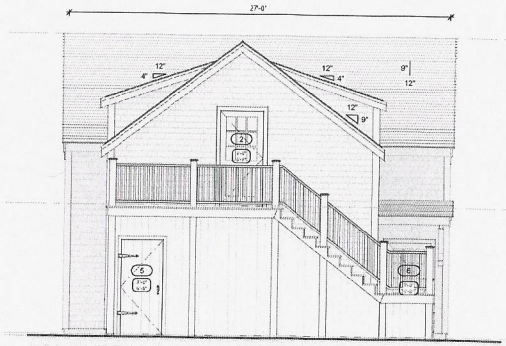
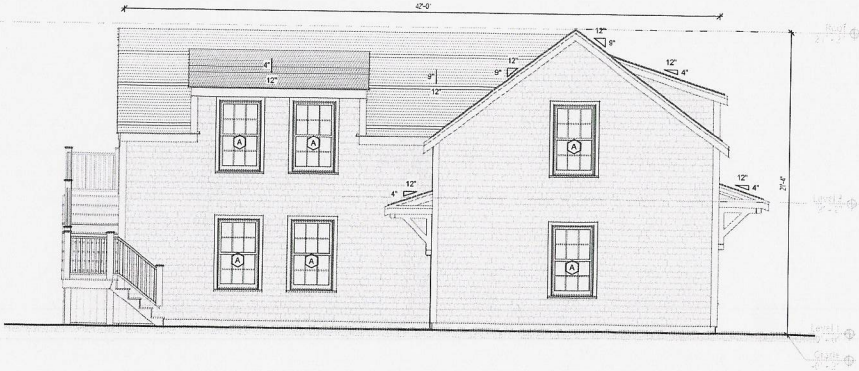
1 Proposed South Elevation
1/4" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"



3 Proposed West Elevation
1/4" = 1'-0"



4 Proposed North Elevation
1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Ln
Garage/Guest House
Nantucket MA 02554

Sheet
Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.101 Exterior Elevations
A.103 Floor Plans
Grand total: 3

Date
04.26.2025

Revisions

A.101

Scale 1/4" = 1'-0"

4/26/2025 10:31 PM

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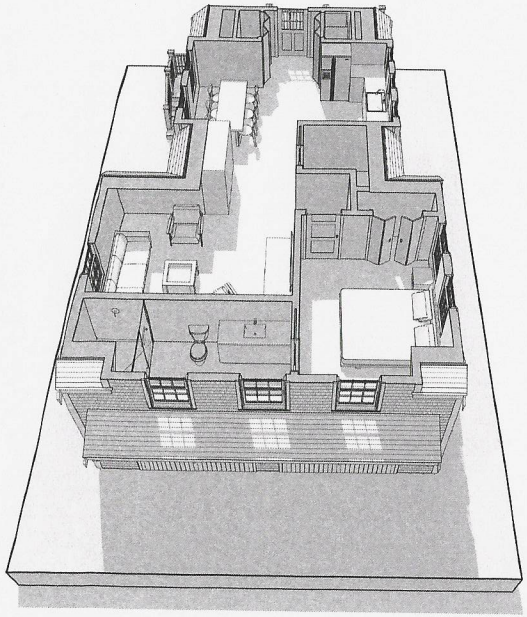
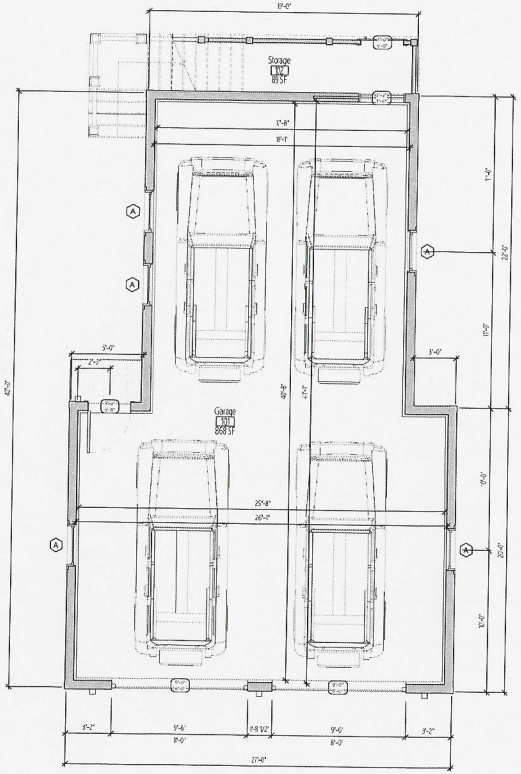
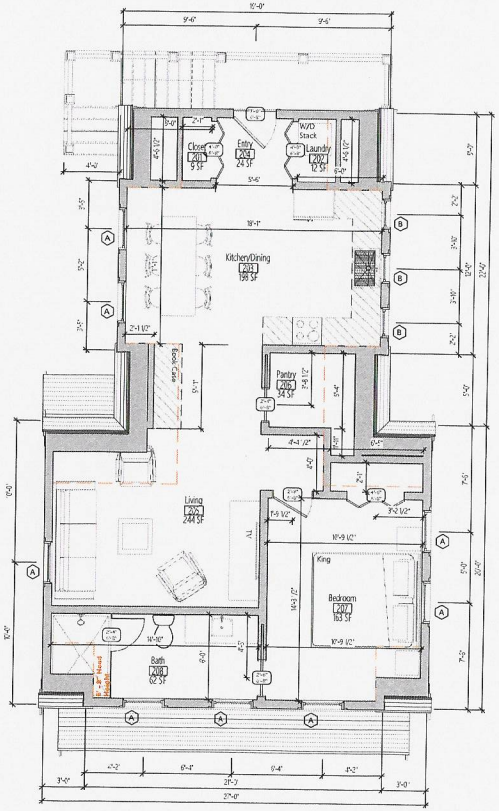


3 2nd Floor View

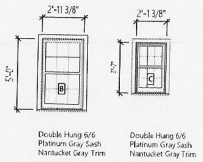
Room Schedule				
Room Number	Room Type	Area	Perimeter	Comments
101	Garage	868 SF	132' - 8"	
102	Storage	89 SF	57' - 0"	
Level 1: 2		957 SF		
201	Closet	9 SF	12' - 9 1/4"	
202	Laundry	12 SF	14' - 0 3/4"	
203	Kitchen/Dining	198 SF	58' - 0"	
204	Entry	24 SF	19' - 6 3/4"	
205	Living	244 SF	74' - 2"	
206	Pantry	34 SF	26' - 3"	
207	Bedroom	163 SF	70' - 11"	
208	Bath	62 SF	32' - 9 1/4"	
Level 2: 8 : 10		745 SF 1702 SF		



1 Level 1
1/4" = 1'-0"



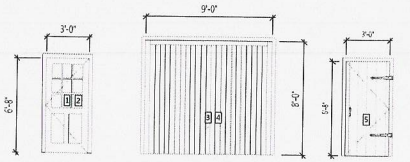
2 Level 2
1/4" = 1'-0"



Double Hung 6/6 Platinum Gray Sash Nantucket Gray Trim

Double Hung 6/6 Platinum Gray Sash Nantucket Gray Trim

Window Schedule
1/4" = 1'-0"



Single, Inswing Door 9 Lite/2 Panel Tristam's Red Sash Tristam's Red Trim

Garage door Tristam's Red Sash Tristam's Red Trim

Barn Door Tristam's Red Sash Tristam's Red Trim

Door Schedule
1/4" = 1'-0"

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JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Ln Garage/Guest House

Nantucket MA 02554

Sheet

Floor Plans

SHEET INDEX

C.101 Site Plan
A.101 Exterior Elevations
A.103 Floor Plans
Grand total: 3

Date

04.26.2025

Revisions

A.103

Scale 1/4" = 1'-0"

4/26/2025 2:10:37 PM

7 Maple Lane (Previously Lot 8): 67 / 303.6 (Dwelling)

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)
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.

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 7 Maple LLC

STREET ADDRESS 7 Maple Lane

MAP/PARCEL 67 / 303.6

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 05.12.25

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

05.09.25
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 303.6

Street & Number of Proposed Work: 7 Maple Lane

Owner of record: 7 Maple LLC

Mailing Address: PO Box 23820
Vero Beach, FL 32961

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508) 3254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-19-1705
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Revise porch, dormer + fenestration. Add chimney

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: +52 Sf
Width: _____ Sq. footage 2nd floor: +104 Sf
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 26'-4" South " " East " " West " "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Relocated back porch + added chimney
2. South Elevation Revised side gable + walkout
3. West Elevation Revised shed dormers to gable & revised porch
4. North Elevation Relocated porch & revised fenestration

color change white to pebble gray

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 9" 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 Pebble gray Sash Pebble Gray Doors Pebble Gray
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 5/2/25 Signature of owner of record _____ Signed under penalties of perjury

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the

signature of the owner of record for 7 Maple Lane on the following statement:

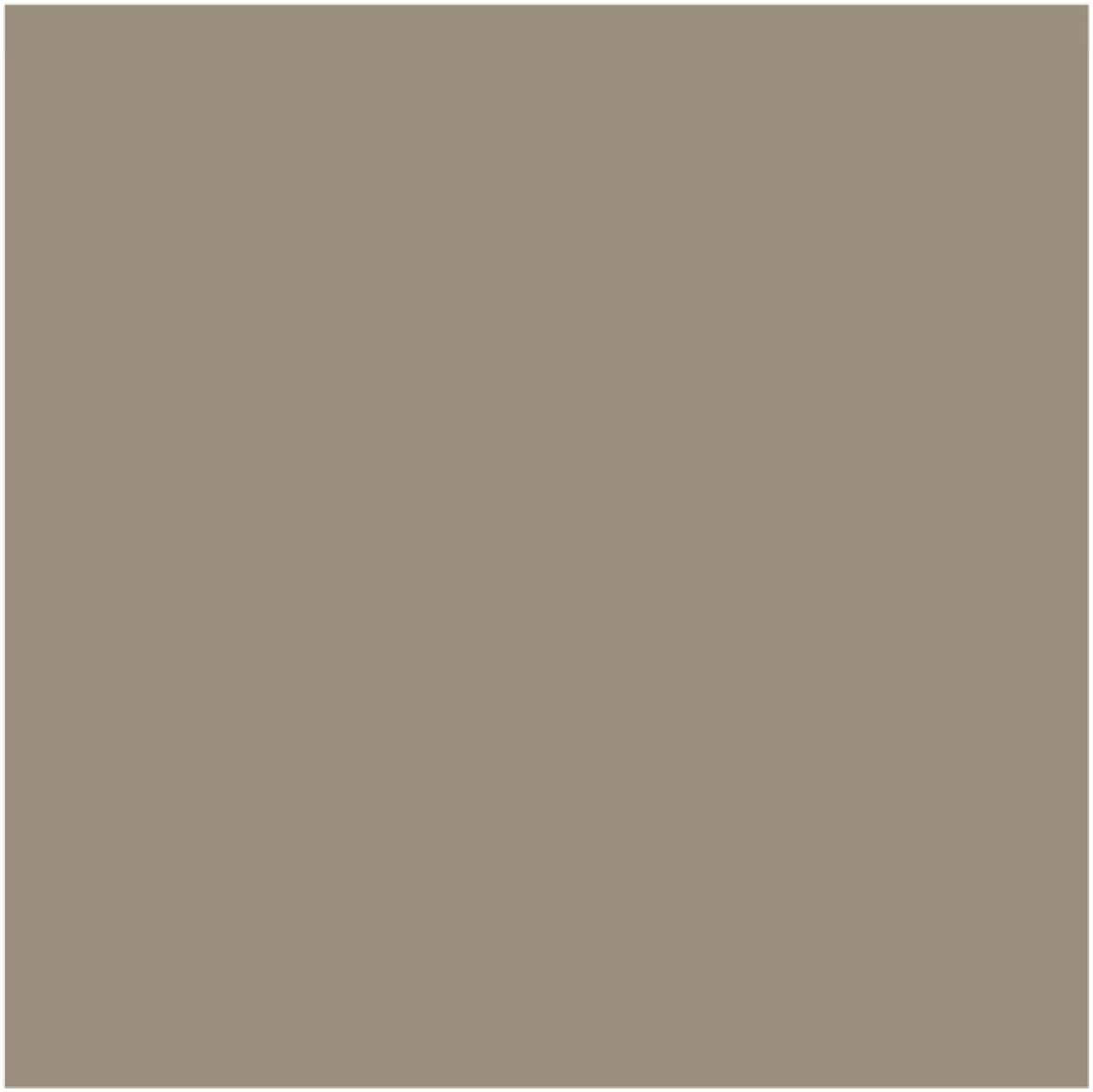
I ROBERT PUTNAM, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)
MANAGER OF 7 MAPLE LLC
behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District

Commission.

Robert Putnam 5-8-2025

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995



Pebble Gray

7 Maple LLC

7 Maple Lane
Nantucket, MA 02554

05.12.25



West



South



East

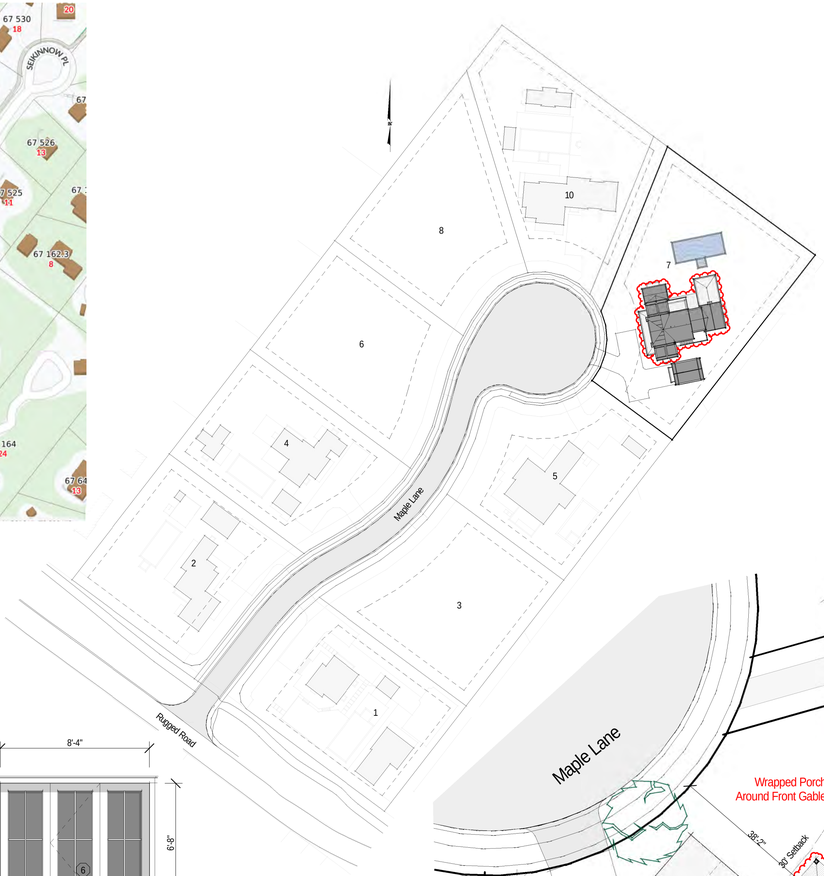


North



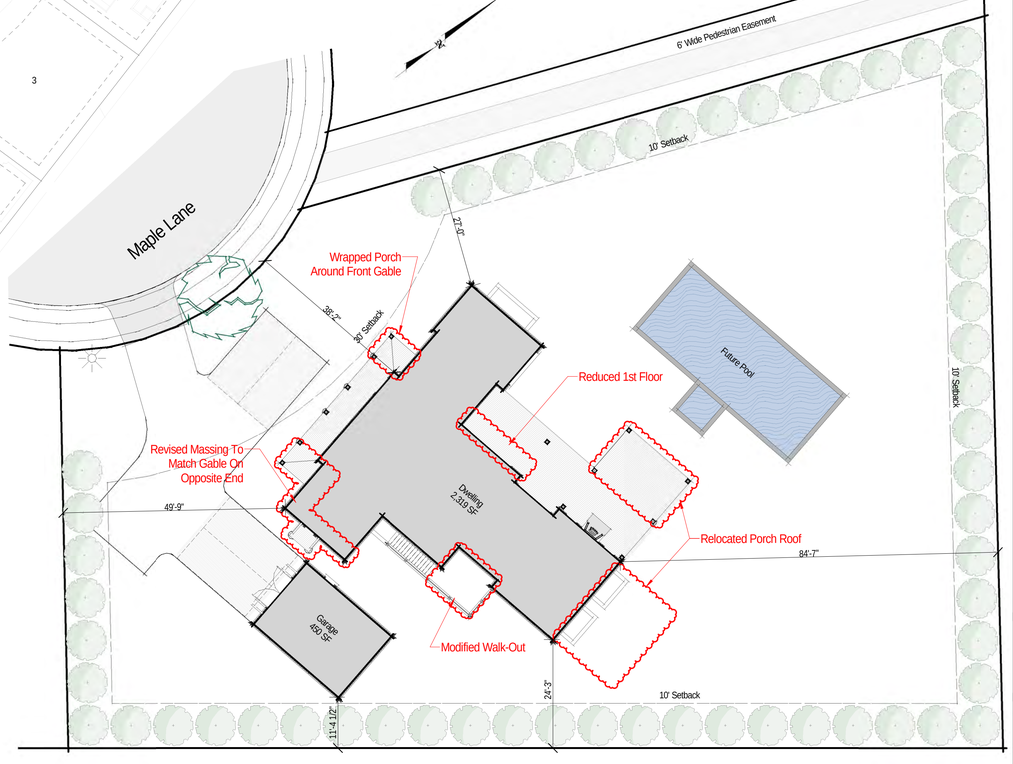
Locus Map

Not to Scale



Overall Site Study

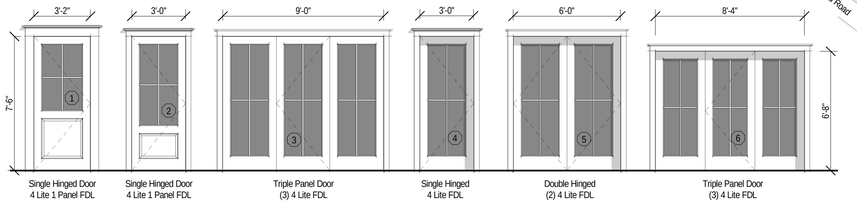
1/64" = 1'-0"



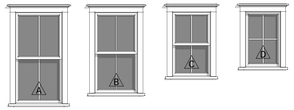
Site Plan

1/16" = 1'-0"

HDC Submission



Single Hinged Door 4 Lite 1 Panel FDL | Single Hinged Door 4 Lite 1 Panel FDL | Triple Panel Door (3) 4 Lite FDL | Single Hinged 4 Lite FDL | Double Hinged (2) 4 Lite FDL | Triple Panel Door (3) 4 Lite FDL



Double Hung 2/2 FDL | Double Hung 2/2 FDL | Double Hung 2/2 FDL | Fixed 4 Lite FDL

Window & Door Legend

1/4" = 1'-0"

WINDOW SCHEDULE

WINDOW	QUALITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	18	34"	62"	TBD			≥ 30
B	32	31"	55"	" "			≥ 30
C	3	28"	44"	" "			≥ 30
D	5	26"	38"	" "			≥ 30

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	1	39-1/2"	92-1/2"	Upstate	Custom	4 Light 1 Panel	≥ 30
2	1			Upstate	" "	4 Light 1 Panel	≥ 30
3	2	108"	90"	Andersen	" "	Full Divided Light	≥ 30
4	3			Andersen	" "	Full Divided Light	≥ 30
6	1			Andersen	" "	Full Divided Light	≥ 30
7	1			Andersen	" "	Full Divided Light	≥ 30

WINDOW & DOOR NOTES

1. Windows w/ DP Rating of 30 or Greater Required
2. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
3. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
4. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
5. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per HERS Calculation
6. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
7. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
8. The Unit Measurements Given In this Document Are For A Guide Only
9. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing

2514

7 Maple LLC

7 Maple Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	67 / 303
Current Zoning:	R2
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	27,288 SF +/-
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 3,411 SF +/-
Proposed G.C.:	2,319 SF
Total Proposed G.C.:	2,769 SF +/-

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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A.2.3 Exterior Perspectives
A.2.4 Street Photos

Revisions

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G.1.1

2514

05.12.25

HDC Submission



1 First Floor Plan
1/4" = 1'-0"

2514

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First Floor Plan

Site Information

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Current Zoning:	R2
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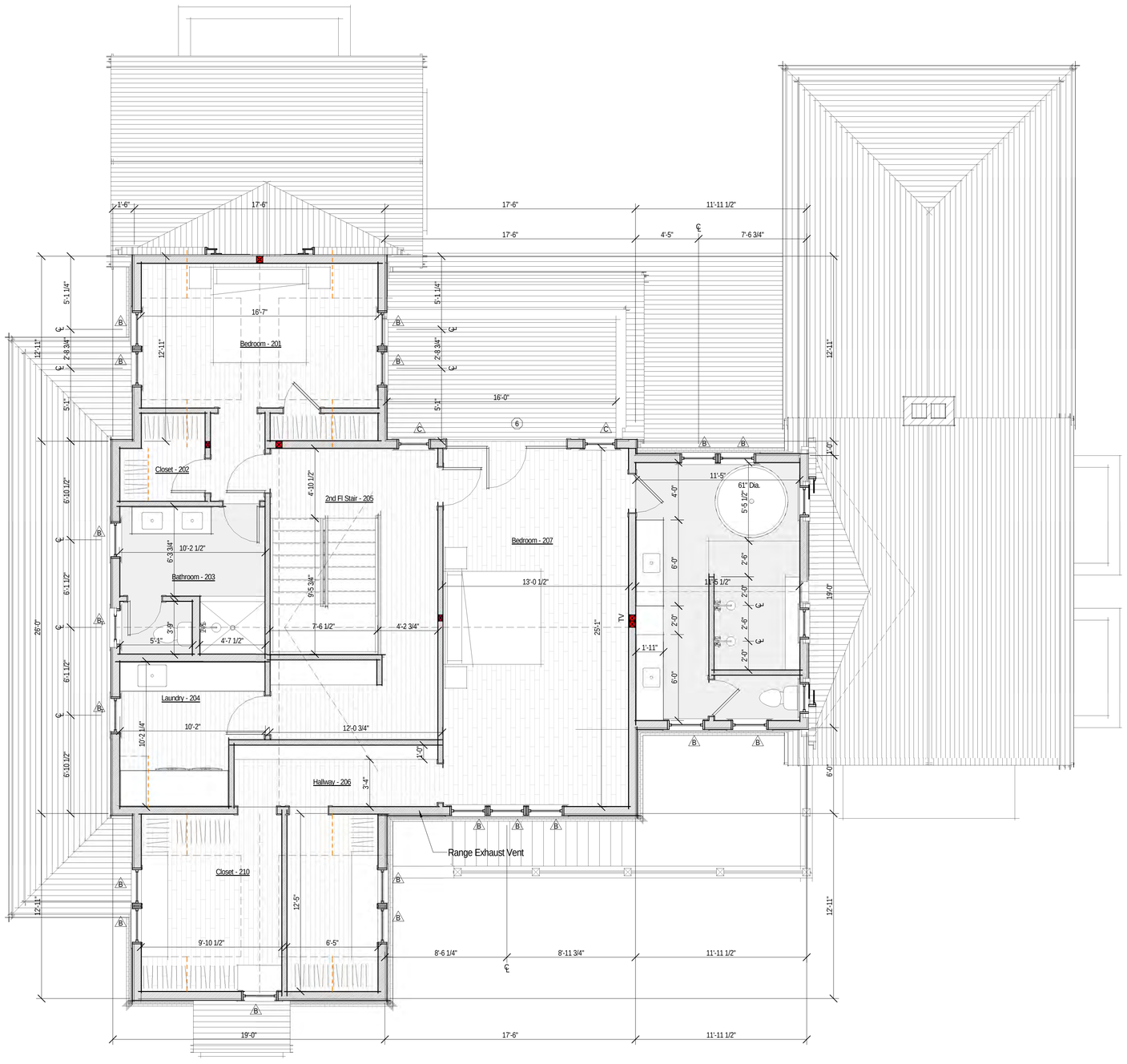
A.1.1

2514

05.12.25

HDC Submission



1 Second Floor Plan
1/4" = 1'-0"

2514

7 Maple LLC

7 Maple Lane
Nantucket, MA 02554

8 Williams Lane
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Second Floor Plan

Site Information

Map & Parcel:	67 / 303
Current Zoning:	R2
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	27,288 SF +/-
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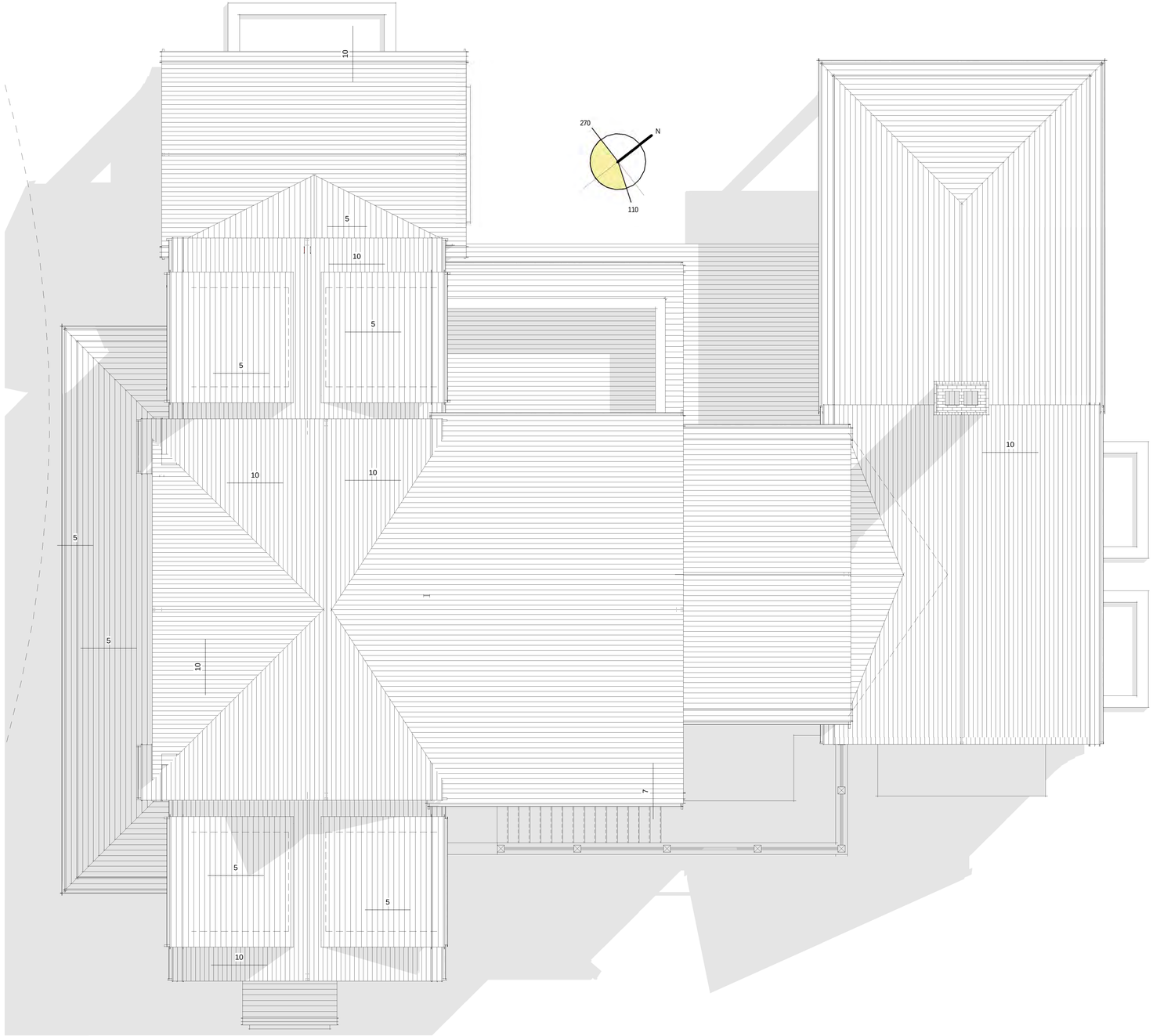
A.1.2

2514

05.12.25

HDC Submission



1 Roof Plan
1/4" = 1'-0"

2514

7 Maple LLC

7 Maple Lane
Nantucket, MA 02554

8 Williams Lane
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508.325.4995
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Roof Plan

Site Information

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Current Zoning:	R2
Minimum Frontage:	75'
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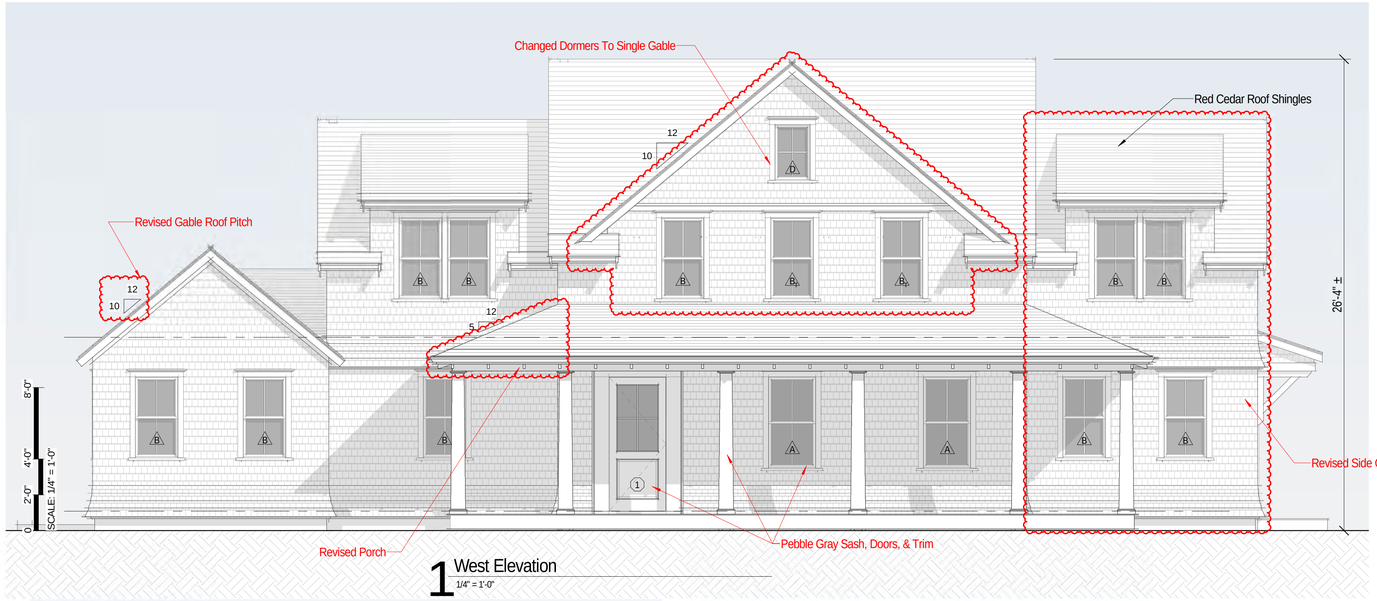
A.1.3

2514

05.12.25

HDC Submission



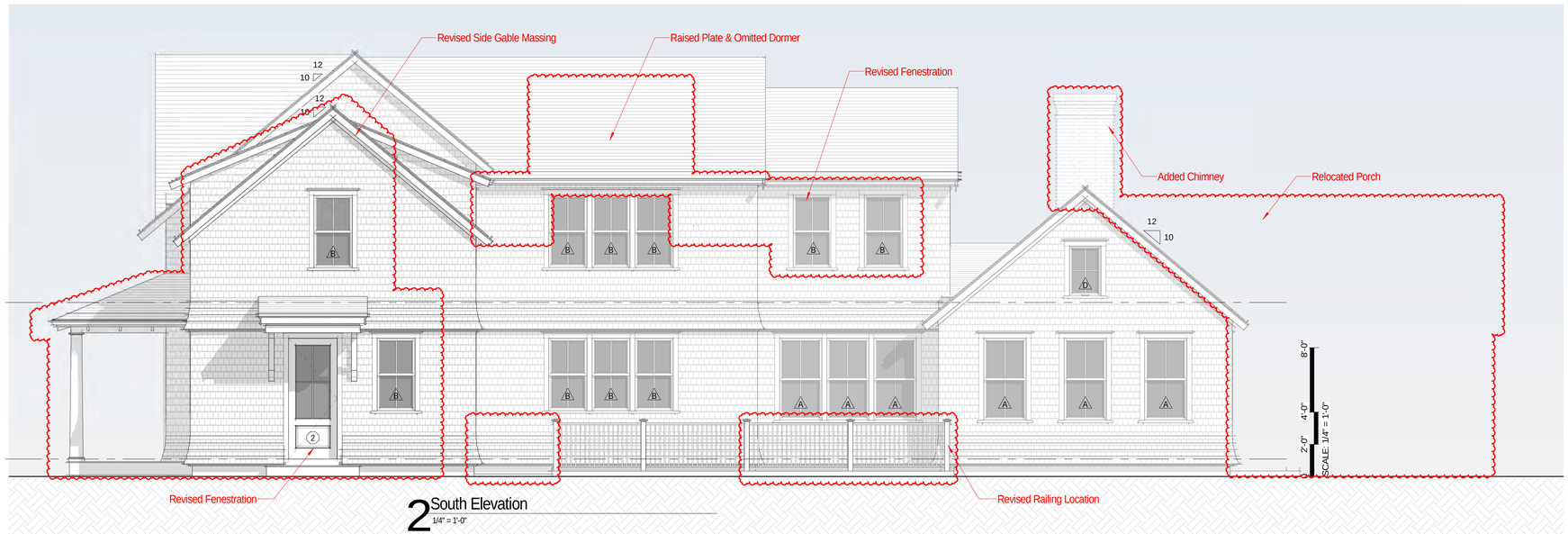
1 West Elevation
1/4" = 1'-0"



Previously Submitted West Elevation
1/8" = 1'-0"



Previously Submitted South Elevation
1/8" = 1'-0"



2 South Elevation
1/4" = 1'-0"

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Exterior Elevations

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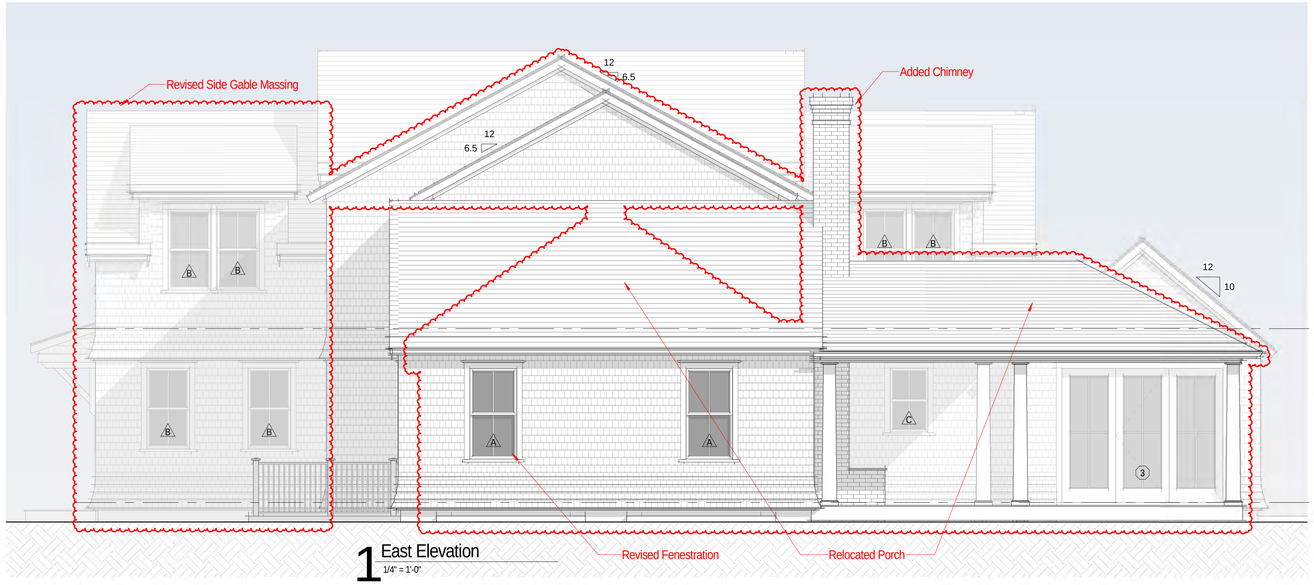
A.2.1
2514

05.12.25

HDC Submission



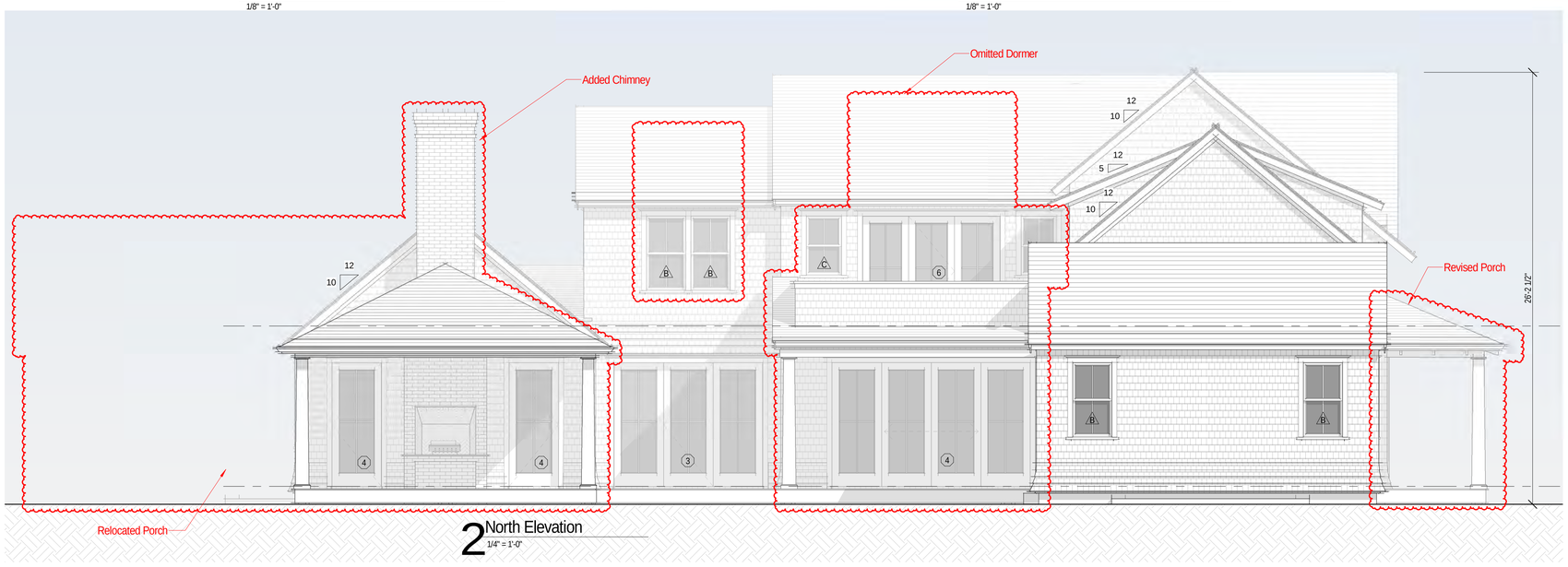
1 East Elevation
1/4" = 1'-0"



Previously Approved East Elevation
1/8" = 1'-0"



Previously Approved North Elevation
1/8" = 1'-0"



2 North Elevation
1/4" = 1'-0"

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7 Maple LLC

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Exterior Elevations

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A.2.2

2514

05.12.25

HDC Submission



Exterior Perspective (A)



Exterior Perspective (B)



Exterior Perspective (C)

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Exterior Perspectives

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A.2.3

2514

05.12.25

HDC Submission



10



7



8



5



4



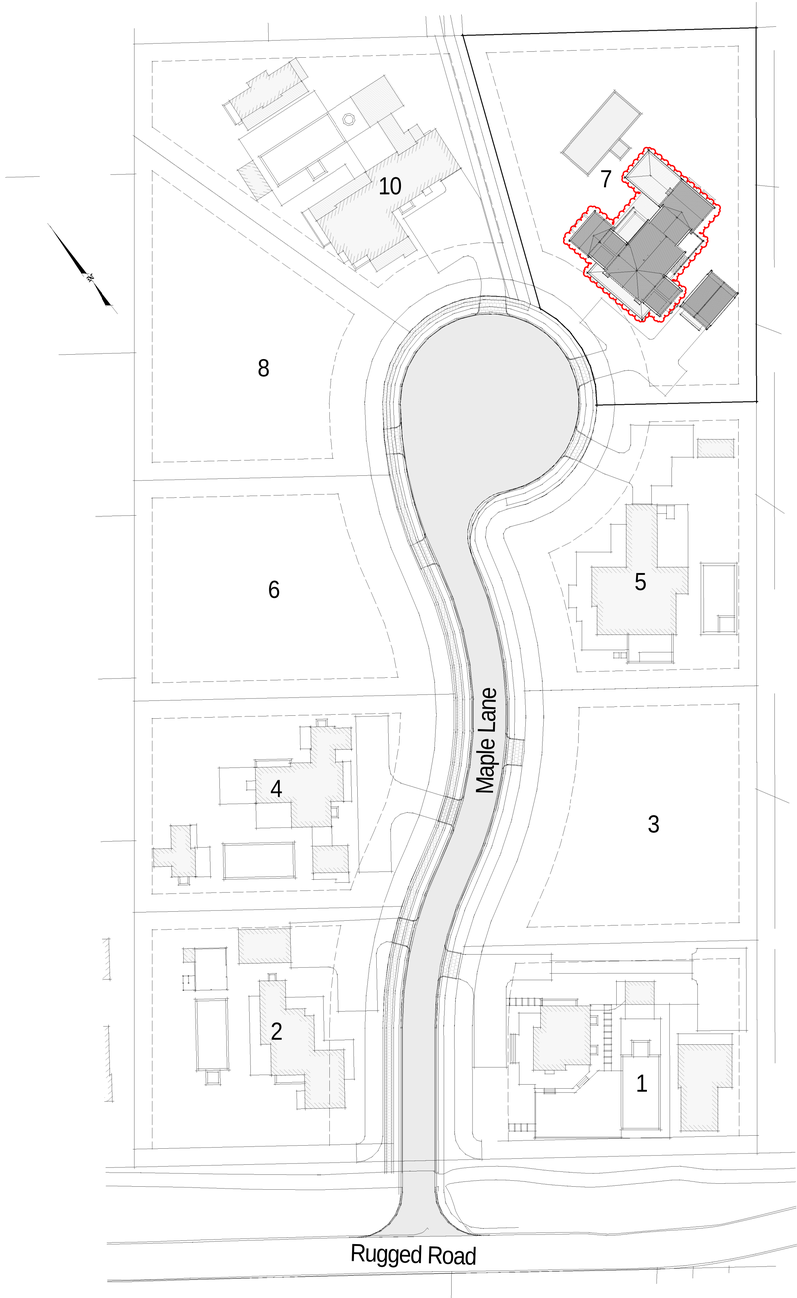
3



2



1



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Street Photos

Site Information

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A.2.4

2514

CERTIFICATE NO: _____ DATE ISSUED: 4/11/23

HDC23-11-TTH 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°: 67 PARCEL N°. 303

Street & Number of Proposed Work: MAPLE LANE LOT 8

Owner of record: 8 MAPLE ~~LANE~~ LLC

Mailing Address: _____

Nantucket MA 02554

Contact Phone #: 325-4995 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emerius LLC

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: ~~[illegible]~~ 6/30/23

Extended to: _____

Approved: [signature] Disapproved: _____

Chairman: _____

Member: _____

Member: [signature]

Member: [signature]

Member: _____

Notes - Comments - Restrictions - Conditions

WEST (LEFT ELEVATION) CROSS GABLE - REMOVES THRU ~~STAFF~~

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 66' Sq. Footage 1st floor: 2,265 SF Decks/Patio: Size: 12'X47' ☑ 1st floor ☐ 2nd floor

Width: 61'-10" Sq. footage 2nd floor: 1,524 SF 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 14'-11" +/- South 28'-2" +/- East 18'-9" +/- West 28'-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 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11/12 Secondary Mass 11/12 Dormer 7.5/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 8" Rake 6" Soffit (Overhang) 8" Corner boards _____ Frieze 4"

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White

Deck Natural Foundation Natural Fence _____ Shutters _____

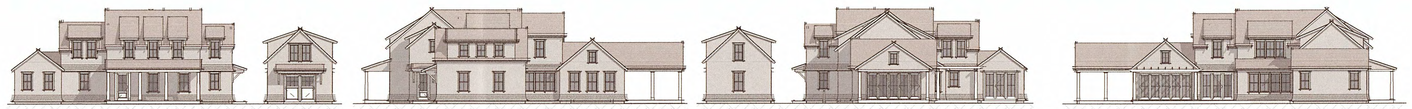
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/2/23 Signature of owner of record [signature] Signed under penalties of perjury

8 Maple LLC

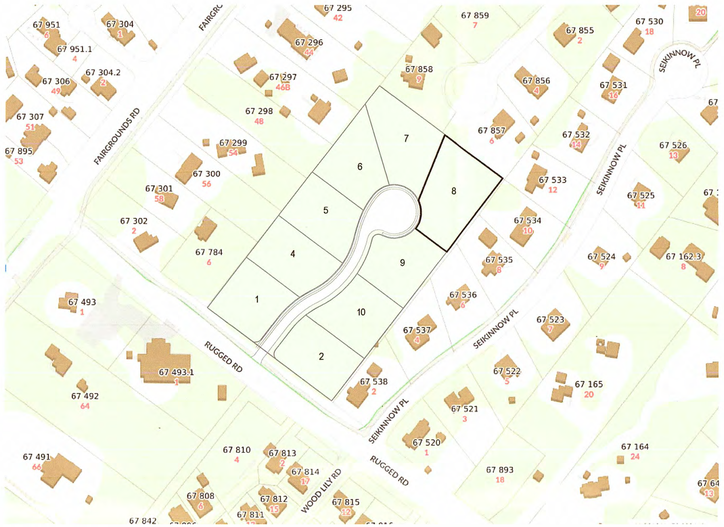
Maple Lane - Lot 8
Nantucket, MA 02554



West | South | East | North

04.12.23

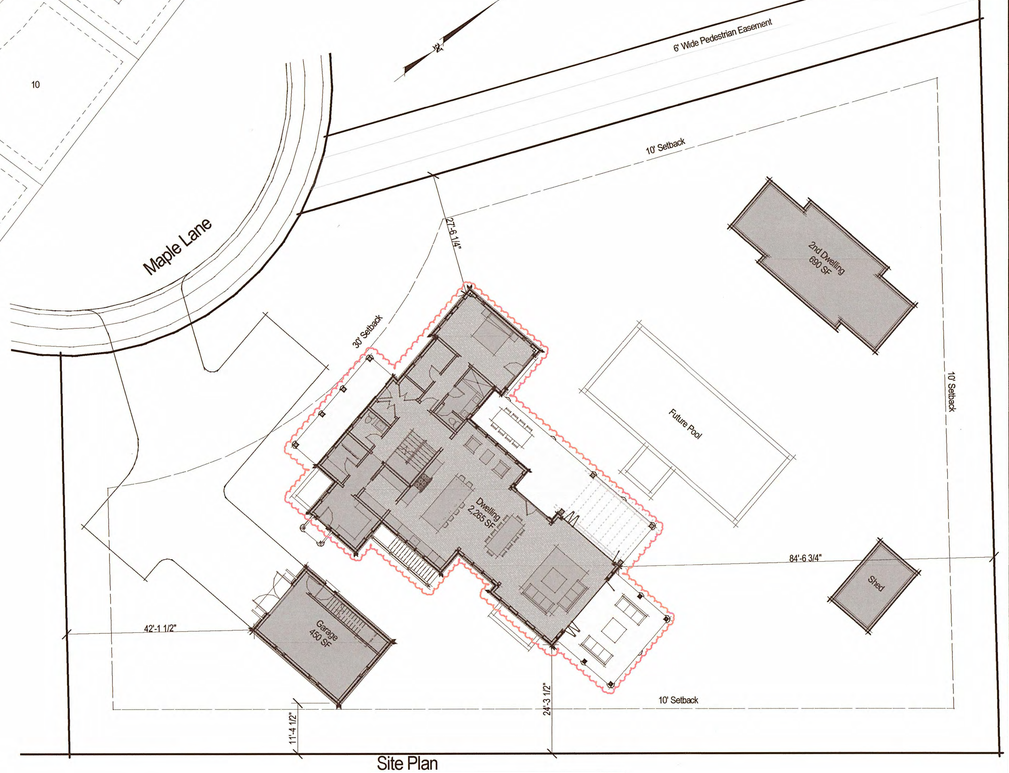
HDC Approval Through Staff



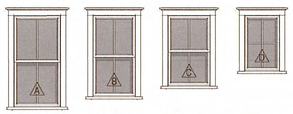
Locus Map
Not to Scale



Overall Site Study
1/64" = 1'-0"



Site Plan
1/16" = 1'-0"

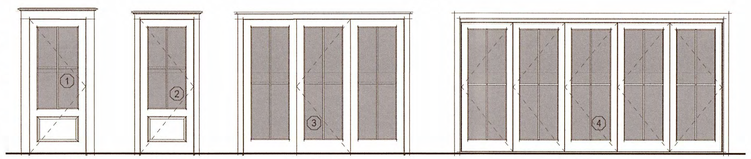


Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 SDL

Fixed
4 Lite SDL



Single Hinged Door
4 Lite 1 Panel SDL

Single Hinged Door
4 Lite 1 Panel SDL

Triple Sliding Door
(3) 4 Lite SDL

Bi-Fold Door
(5) 4 Lite SDL

Window & Door Legend
1/4" = 1'-0"

WINDOW & DOOR NOTES

1. Windows w/ DP Rating of 30 or Greater Required
2. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
3. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
4. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
5. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per HERS Calculation
6. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
7. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
8. The Unit Measurements Given In this Document Are For A Guide Only
9. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing

2231

8 Maple LLC

Maple Lane - Lot 8
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	67 / 303
Current Zoning:	R2
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	27,288 SF +/-
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 3,411 SF +/-
Proposed G.C.:	2,322 SF
Total Proposed G.C.:	XXXX SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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A.1.0 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
F.1.1 Foundation Plan
F.1.2 Foundation Details
S.1.1 First Floor Framing Plan
S.1.2 Second Floor Framing Plan
S.1.3 Roof Framing Plan
S.2.1 Building Sections
S.2.2 Building Sections
S.2.3 Shear Wall Diagram

APPROVED
HDC2023.017795
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED
APR 21 2023
By

Revisions

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G.1.1
2231

04.12.23

HDC Approval Through Staff



1 West Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"

RECEIVED
APR 21 2023

APPROVED
ITEM 2023-01-7795
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

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8 Maple LLC

Maple Lane - Lot 8
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4996
www.emeritusltd.com
emeritus

Exterior Elevations

Site Information

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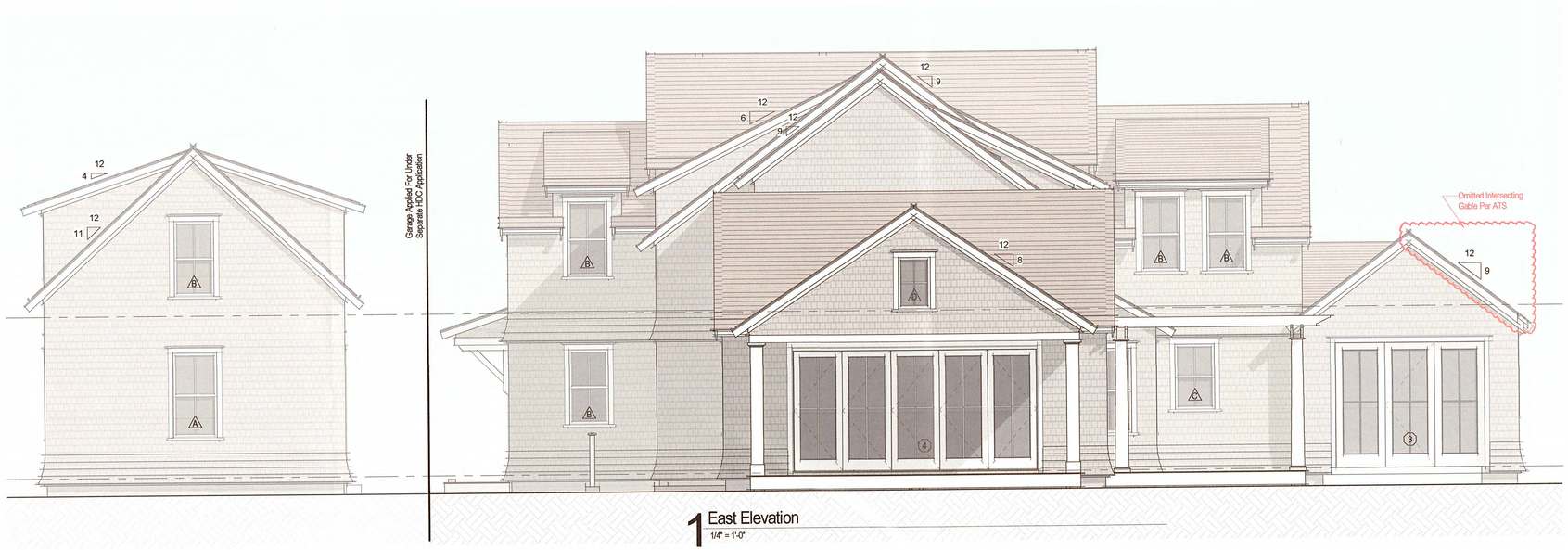
A.2.1

2231

04.12.23

HDC Approval Through Staff



1 East Elevation
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1/4" = 1'-0"

RECEIVED
APR 21 2023
By

APPROVED
HDC-2023-01-7995
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Revisions

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A.2.2
2231

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 7 Maple Lane

Tax Map Number: 67 Parcel Number: 303.6

Owner of Record: 7 Maple LLC

Description of Proposal: Revisions to previously approved dwelling

Anticipated HDC Submission Date: 5/12/25

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....7 Maple LLC.....

MAILING ADDRESS.....PO BOX 23820, VERO BEACH, FL 32961.....

PROPERTY LOCATION.....7 Maple Lane.....

ASSESSORS MAP/PARCEL.....67 / 303.6.....

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.

MAY 8, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.05.08 14:31:19 -04:00

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
67	303	4	LASOTA STEPHEN & KATHY		610 FAIRWAY TERRACE	NAPLES	FL	34103	8 MAPLE LN
67	303	5	WESTPORT TRUST LLC		3 RUSSETT LANE	WINCHESTER	MA	01890	10 MAPLE LN
67	303	7	FRAZIER DALTON T & JENNIFER M		19 CENTER ST	NANTUCKET	MA	02554	5 MAPLE LN
67	534		HULL PETER & JEANETTE		4030 CHABLIS ST SW	VERO BEACH	FL	32968	10 SEIKINNOW PL
67	535		CEBULA JOSEPH A JR TRST ETAL		8 SEIKINNOW PL	NANTUCKET	MA	02554	8 SEIKINNOW PL
67	536		ASCHE DIANE C TR		PO BOX 453	NANTUCKET	MA	02554	6 SEIKINNOW PL
67	857		CARSON SCOTT C & ERIN M TRS	CARSON REALTY TRUST	6 CACHALOT LANE	NANTUCKET	MA	02554	6 CACHALOT LN
Count:	**7**								


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See Reverse for Instructions



Locus Map

Not to Scale

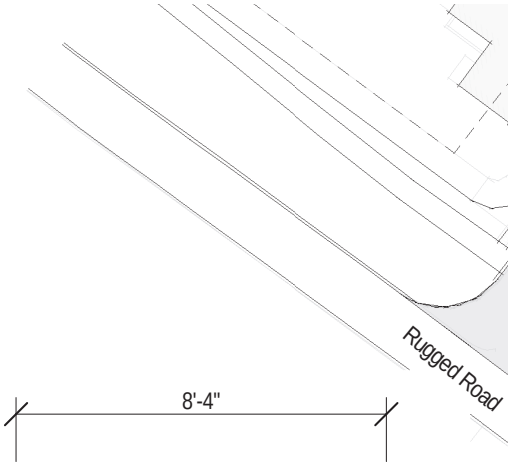


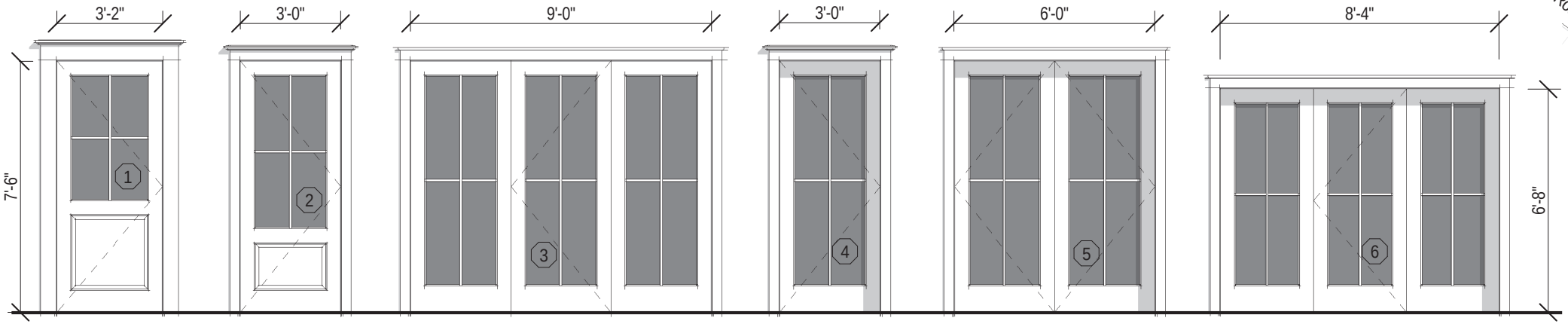
Double Hung
2/2 FDL

Double Hung
2/2 FDL

Double Hung
2/2 FDL

Fixed
4 Lite FDL





Single Hinged Door
4 Lite 1 Panel FDL

Single Hinged Door
4 Lite 1 Panel FDL

Triple Panel Door
(3) 4 Lite FDL

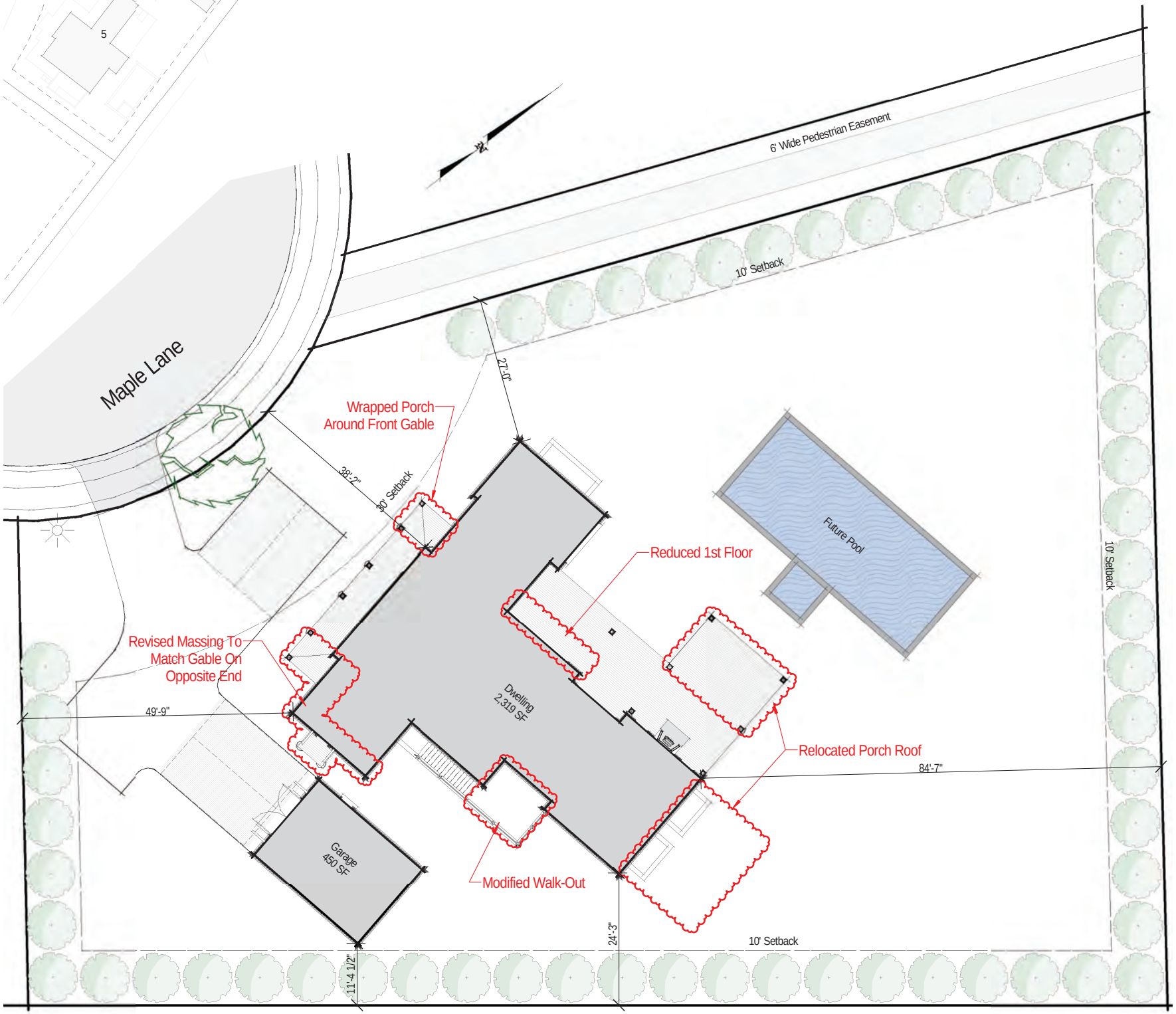
Single Hinged
4 Lite FDL

Double Hinged
(2) 4 Lite FDL

Triple Panel Door
(3) 4 Lite FDL

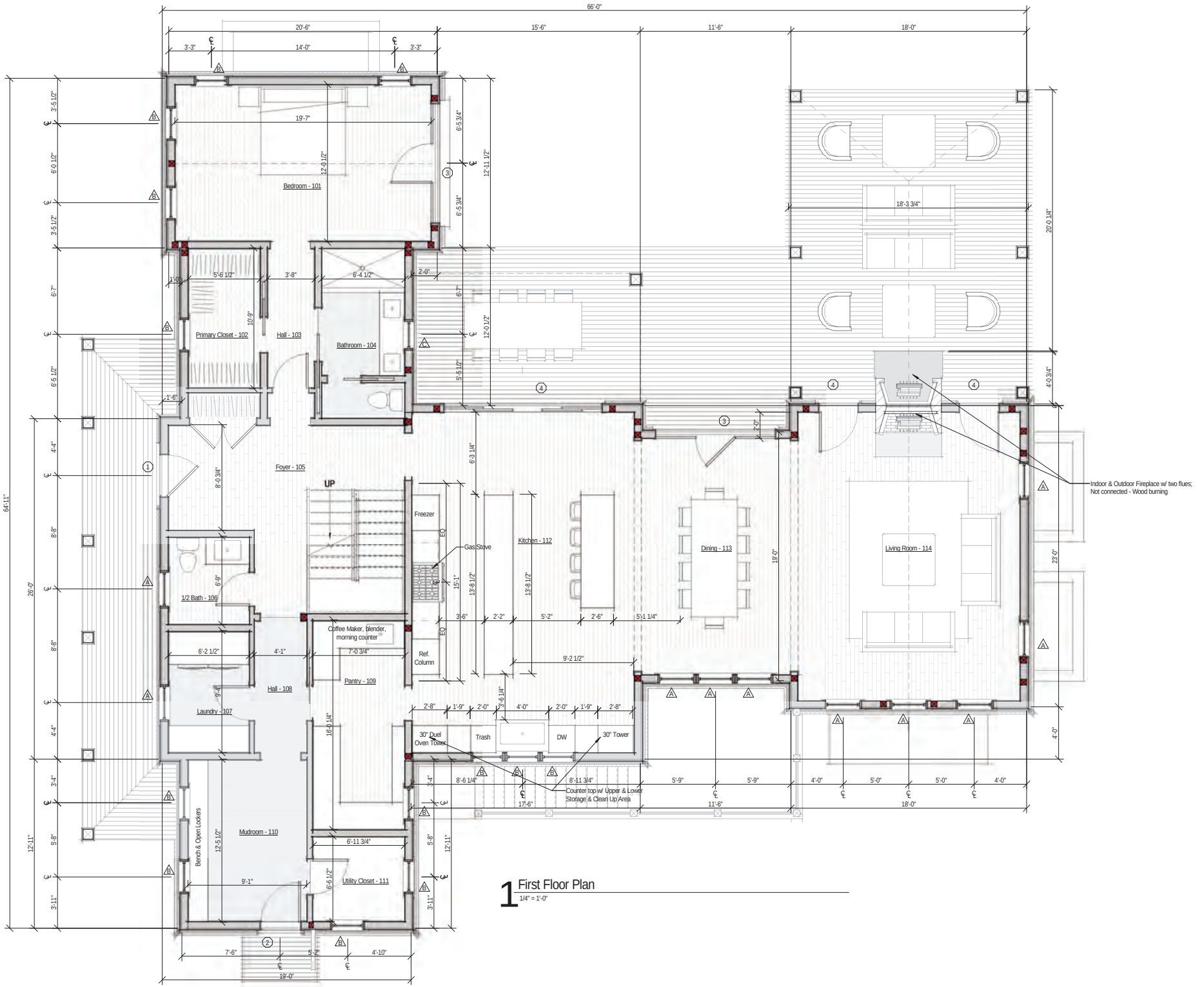
Window & Door Legend

1/4" = 1'-0"

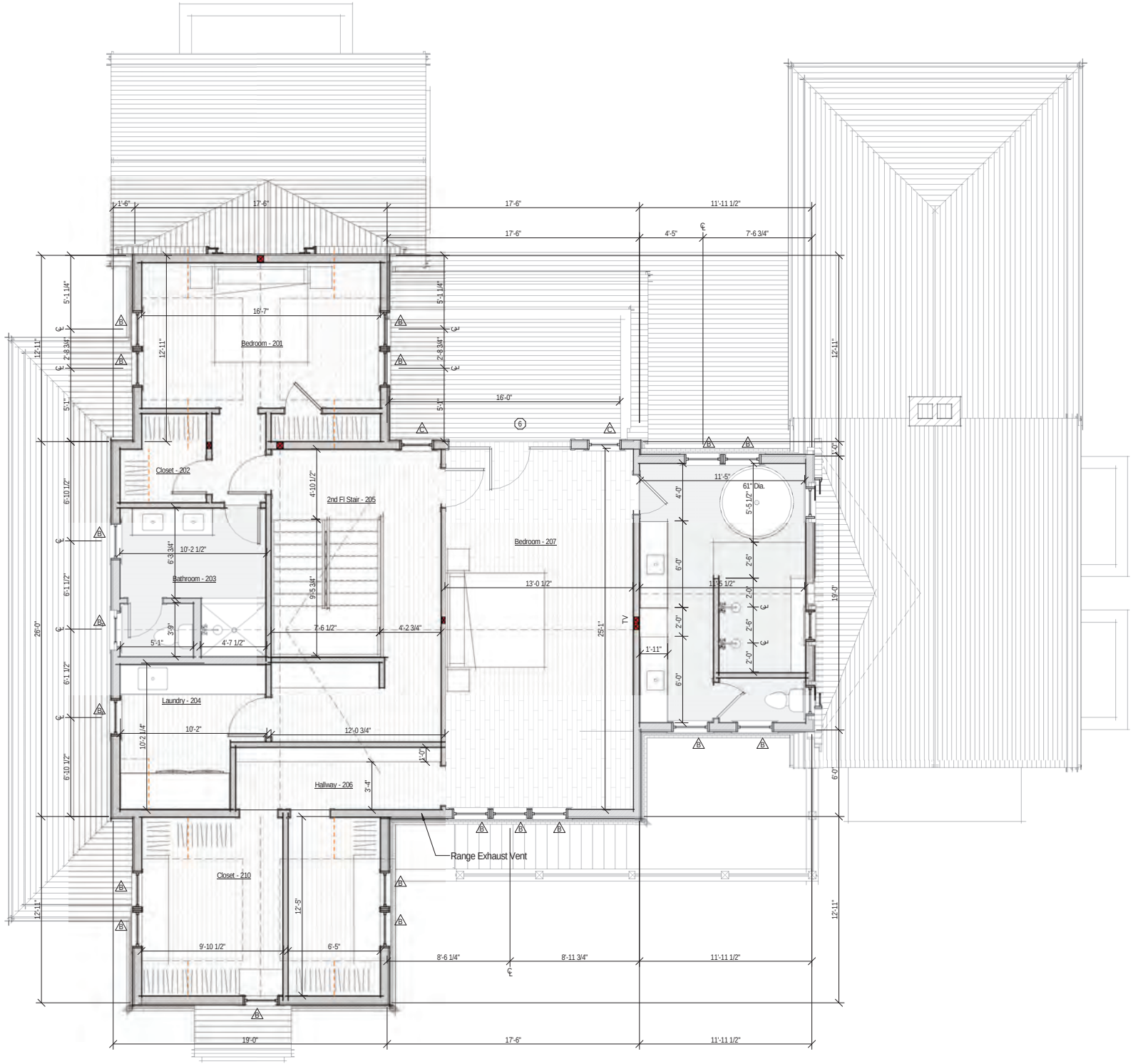


Site Plan

1/16" = 1'-0"



1 First Floor Plan
1/4" = 1'-0"

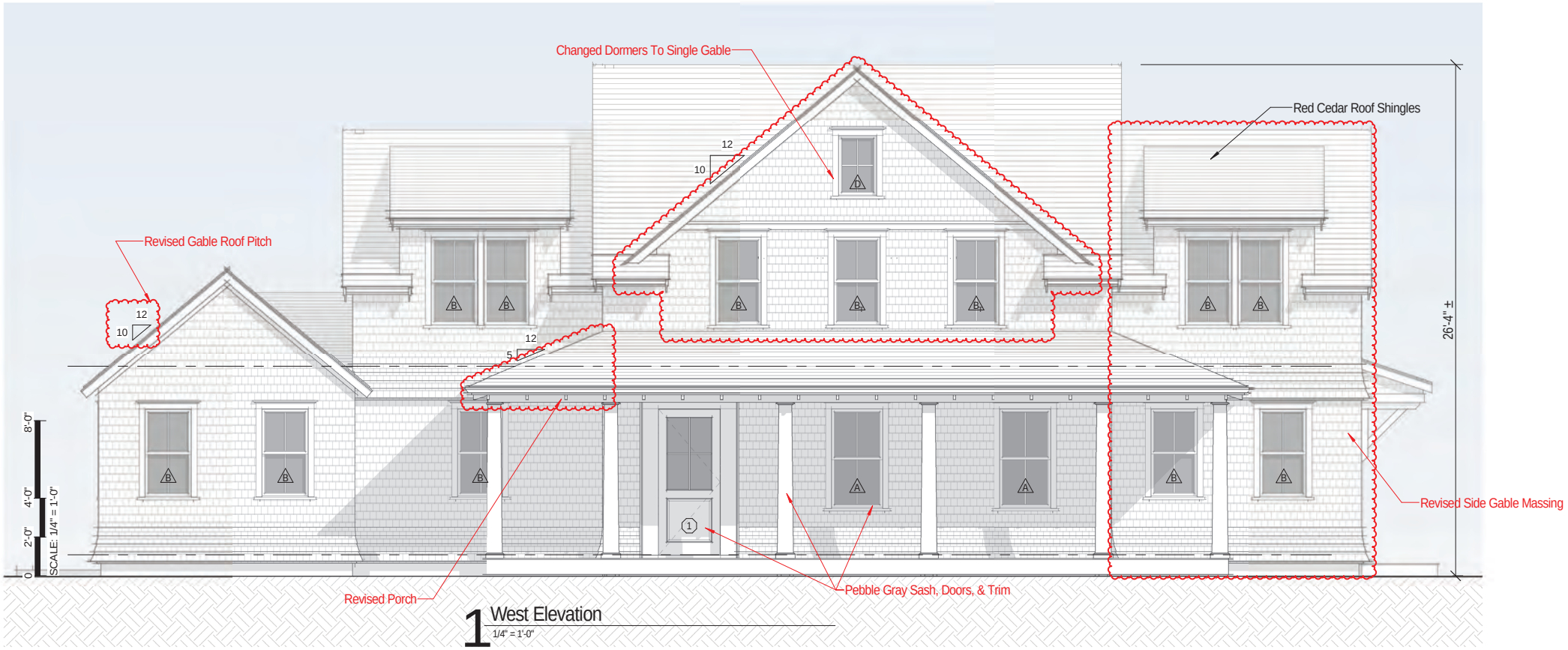


1 Second Floor Plan

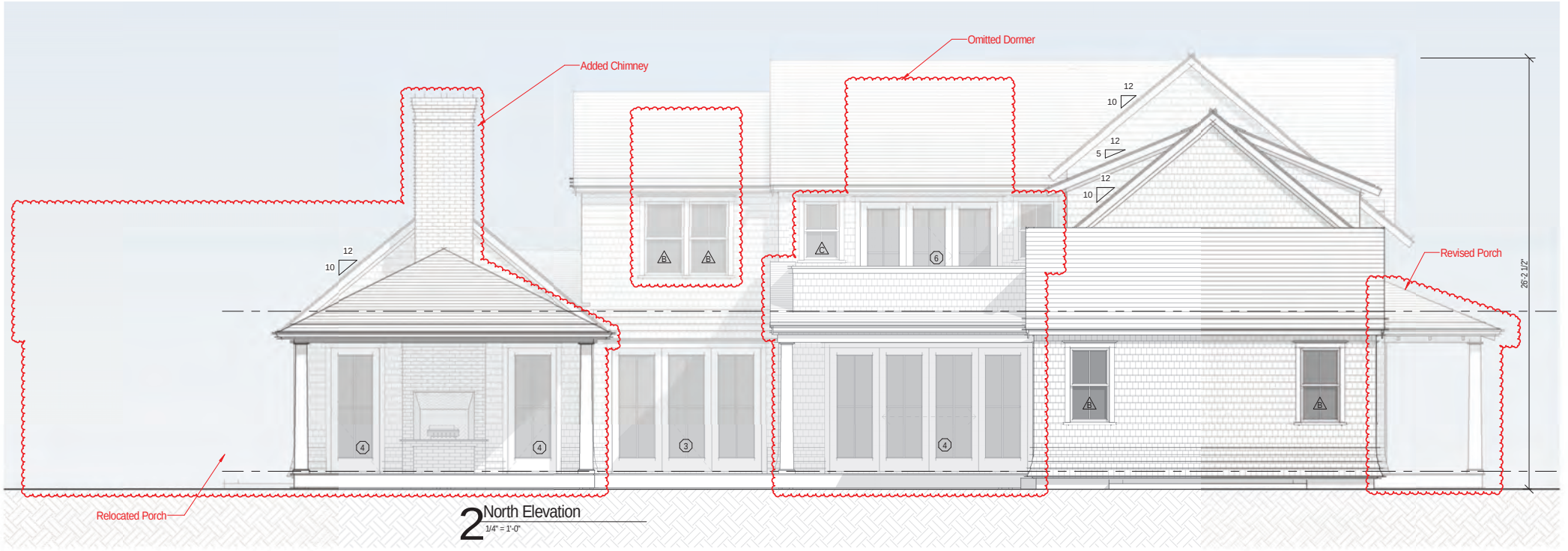
1/4" = 1'-0"



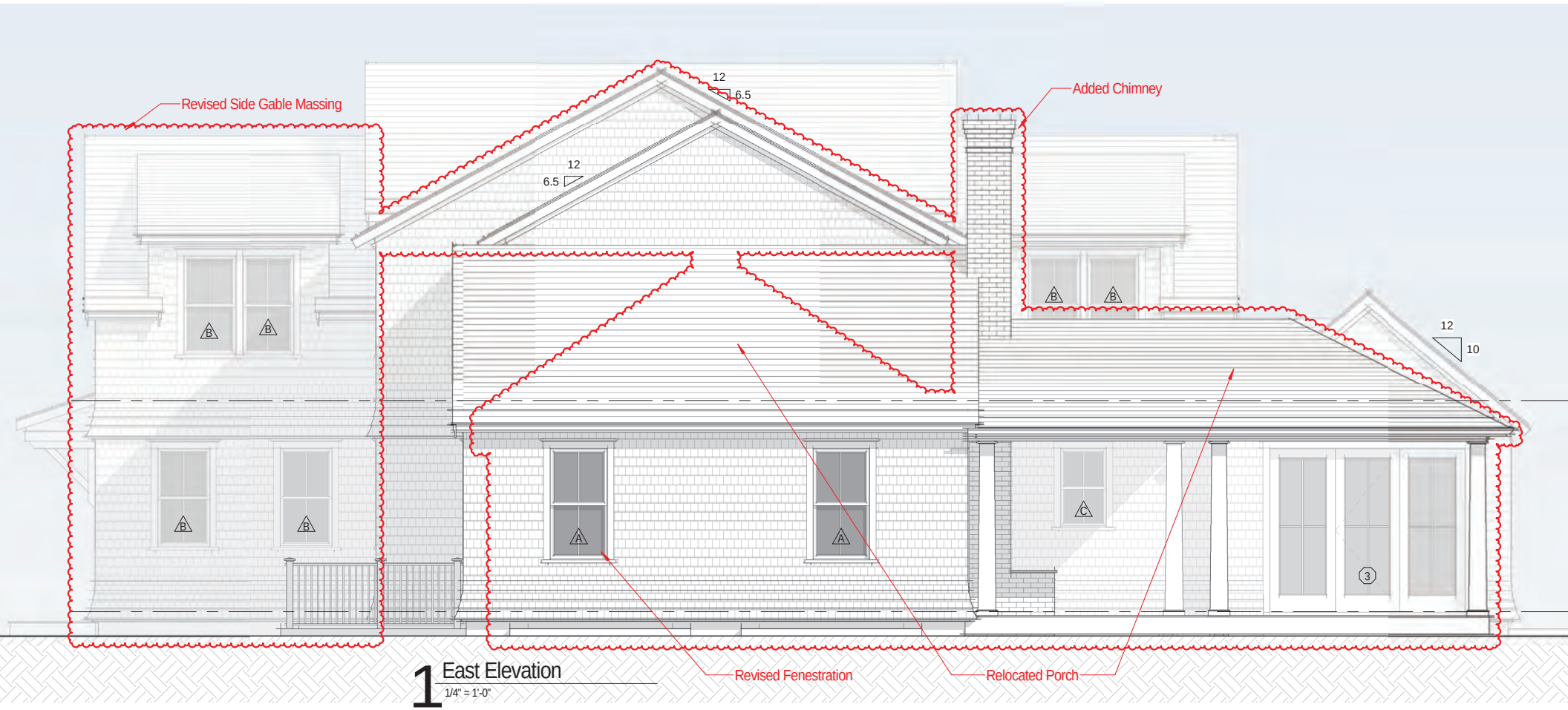
1 Roof Plan
1/4" = 1'-0"



1 West Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"



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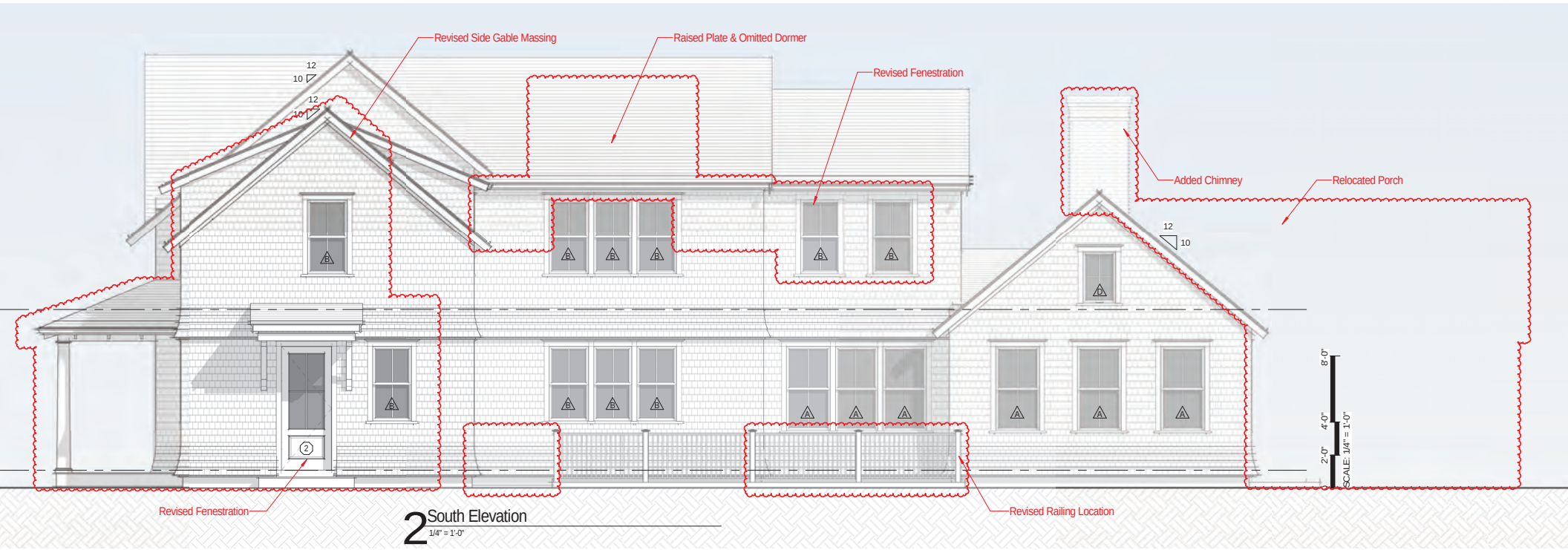

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