1. CONSENTS

    Documents:

        10 CATO LN MAIN HOUSE- UPDATED 05.15.25.PDF
        10 CATO LN GUEST HOUSE- UPDATED 05.15.25.PDF
        36 LONG POND DR FENCE.PDF
        54 WASHINGTON ST HISTORIC DETERMINATION.PDF
        HDC2025-05-12688 HISTORIC DETERMINATION 14 SILVER STREET.PDF

2. CONSENT WITH CONDITIONS

    Documents:

        253 MADAKET RD REV 7871 -2ND DWELLING COLOR CHAG- UPDATED 05.23.25.PDF

3. SIGNS

    Documents:

        5 CHESTNUT ST_PROJECTING SIGN_THE VAULT NANTUCKET REV.PDF
        1 CAMBRIDGE ST_PROJECTING SIGN_MARISSA COLLECTIONS.PDF
        1 CAMBRIDGE ST WALL SIGN.PDF
        9B BAYBERRY CT _WALL SIGN 2.PDF
        33 MAIN ST_PROJECTING SIGN_BEACHKREW REV.PDF
        34 MAIN ST_WALL SIGN_ ELLSWORTH IVEY REV.PDF
        STRAIGHT WHARF_WALL SIGN_BAGEL BAR.PDF
        137A ORANGE ST_WALL SIGN_BALDWIN GROUP INSURANCE REV.PDF
        137A ORANGE ST PROJECTING SIGN_BALDWIN GROUP INSURANCE REV.PDF
        31 FAIRGROUNDS_ROCK SIGN_WIGGLES WAY.PDF
        MAIN STREET MULTIPLE LOCATIONS_TEMPRARY SIGN_NFF25.PDF
        12 OAK ST_TEMPRARY SIGN_NFF25.PDF
        17 S WATER ST_TEMPORARY SIGN_NFF25.PDF
        5 N WATER_TEMPORARY SIGN_NFF25.PDF
        10 SURFSIDE RD_TEMPORARY SIGN_NFF25.PDF
        5 N WATER ST_WALL SIGN_NPAC.PDF

4. VIEW FROM 5/27/2025

    Documents:

        19 LILY ST- CLOR CHANGE- UPDATED 05.07.2025.PDF

5. NEW BUSINESS 4/1/2025

    Documents:

        49 MEADOWVIEW DRIVE GATE.PDF

6. 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

7. 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 WAY GATE.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

8. NEW BUSINESS 5/20/2025

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
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 RD POOL.PDF
220 MILESTONE RD MOVE DEMO BARN.PDF
220 MILESTONE RD MOVE BUILDING.PDF
220 MILESTONE RD COMMERCIAL BUILDING.PDF
8 SHIMMO POND RD FENCE.PDF
26 SOMERSET LN HDC NEW GARAGE, COTTAGE 5.10.2025.PDF
7 MAPLE LN REV. 7795.PDF

9. NEW BUSINESS 6/3/2025

Documents:

1 EAST LINCOLN AVE HARDSCAPE.PDF
1 EAST LINCOLN AV RISE BUILDING.PDF
12 SCOTTS WAY SHED UPDATED 3.10..25-COMBINED_.PDF
27 WOODBURY LANE LK WIDOWS WALK AND ROOF.PDF
71 POCOMO RD-CHIMNEY-WINDOWS- UPDATED 05.27.25.PDF
15 MARSH HAWKE HARDSCAPE.PDF
38 PINE ST REV 11443 ELIM ADDITION.PDF
6 BAYBERRY LN RENEW COA HC2021-07-4217.PDF
6 BAYBERRY LN COLOR CHANGE.PDF
19 N WATER STREET BUILDING ALTERATION.PDF
19 N WATER STREET, NANTUCKET - HARDSCAPES.PDF
28 INDIA STREET RENEW COA 5776.PDF
28 SHIMMO POND RD SHED.PDF
3 STEPS LN ARBOR.PDF
2 SPEARHEAD BLD B REV 11952 DOOR COLOR CHANGE.PDF
2 SPEARHEAD BLD A REV 11954 COLOR CHANGE.PDF
15 FAIR ST ALTERATION DOOR CHANGE.PDF
7 PLESANT ST ADDITION AND FENESTRATION CHANGES.PDF
30 COFFIN SIAS ST MOVE BUILDING.PDF
32 DUKES ROAD SHED.PDF
74 MAIN STREET- 26 SF REAR ADDITION- UPDATED 5.27.25.PDF
4 WEWEEDER AVE TRIM REV. 11455.PDF
4 VINECLIFF FENCE.PDF
11 PLEASANT HARDSCAPE.PDF
5 MOBY WAY REV. 10709.PDF

10 SUN ISLAND RD TRASH ENCOLSURE COLOR CHANGE.PDF
32 FLINTLOCK MH REV. 2024-07-10766.PDF
2 DUKES ROAD NEW POOL EQUIPMENT SHED.PDF
2 DUKES ROAD REV 10172 MH FENS REVS.PDF
35 EEL POINT ROAD REV 11934 ALTERATIONS.PDF
20 DERRYMORE NEW DORMERS.PDF
10 GRAY AV CABANA.PDF
13 HAWKS CIRCLE SECONDARY DWELLING.PDF
332 MADAKET RD SHED.PDF
11 DAVIS LN SHED.PDF
11 DAVIS LN MH REV 11541 ALTERATIONS.PDF
11 MYLES STANDISH ST. 2ND FLR DECK UPDATED 05.27.25.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°: 55 PARCEL N°. 125

Street & Number of Proposed Work: 10 CATO LANE

Owner of record: ALFRED SUNFORD, LLC

Mailing Address: 300 PIER 4 BLVD
BOSTON, MA 02210

Contact Phone #: 617-216-3870 E-mail: TS@ALFREDSUNFORD.COM

AGENT INFORMATION (if applicable)

Name: RIDGEVALE DEVELOPMENT, LLC

Mailing Address: 32 DEEP WOOD DRIVE
FALMOUTH, MA 02644

Contact Phone #: 508-472-8940 E-mail: RCC@RIDGEVALE DEVELOPMENT.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 40'11 5/8" Sq. Footage 1st floor: 1787 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 54'10 13/16" Sq. footage 2nd floor: 1340 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ~~25'11~~ 0" South ~~25'11~~ 0' East ~~25'11~~ 0' West ~~25'11~~ 0'

Height of ridge above final finish grade: North 25'11" South 25'11" East 25'11" West 25'11"

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 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) ROBINSON ☒ Other THIN BRICK

Roof Pitch: Main Mass 10 /12 Secondary Mass 6 /12 Dormer 4 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim A Wood ☐ Pine ☐ Redwood ☒ Cedar ☒ Other ~~PAINTED~~
B Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4x6 Frieze _____
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round ____ Square 8"x8"

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim QUAKER GREY Sash BLACK Doors ~~QUAKER GREY~~ QUAKER GREY
Deck 1x4 MAHOGANY Foundation CONCRETE Fence _____ Shutters _____

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

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

Date 5-12-2025 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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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 Richard J. Craddock

AS AGENT FOR Alfred Sanford

STREET ADDRESS 10 Cato Lane

MAP/PARCEL 55/125

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

5-12-2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Signature

5-12-2025
Date

10 Cato Lane - Main House

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone 508 325 7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 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 ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 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 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 Cato Lane

Tax Map Number: 55 Parcel Number: 125

Owner of Record: Alfred Sanford, LLC.

Description of Proposal: New Main House and Guest House

Anticipated HDC Submission Date: May 12, 2025

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Alfred Sandford, LLC.

MAILING ADDRESS..... 300 Pier 4 BLVD, Boston, MA 02210

PROPERTY LOCATION..... 10 Cato Lane

ASSESSORS MAP/PARCEL..... 55 // 125

SUBMITTED BY:..... Richard J. Craddock

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 15, 2025
DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.05.15 08:25:47 -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
55	126		WATTS BRETT T & ALEXIA H		33 VESPER LANE	NANTUCKET	MA	02554	33 VESPER LN
55	128		MACVICAR -WELCH CHRISTINA L TRST	ALAN R MACVICAR TRUST 2005	38 VESPER LANE	NANTUCKET	MA	02554	38 VESPER LN
55	663		MEDEIROS LYNN M		31 VESPER LN	NANTUCKET	MA	02554	8 CATO LN
55	908		ACK 33.5 VESPER LANE LLC		12 POND VIEW DR	NANTUCKET	MA	02554	33- VESPER LN
56	19		CATHOLIC CEMETERY		BOX 1168	NANTUCKET	MA	02554	VESPER LN
Count:	**5**								


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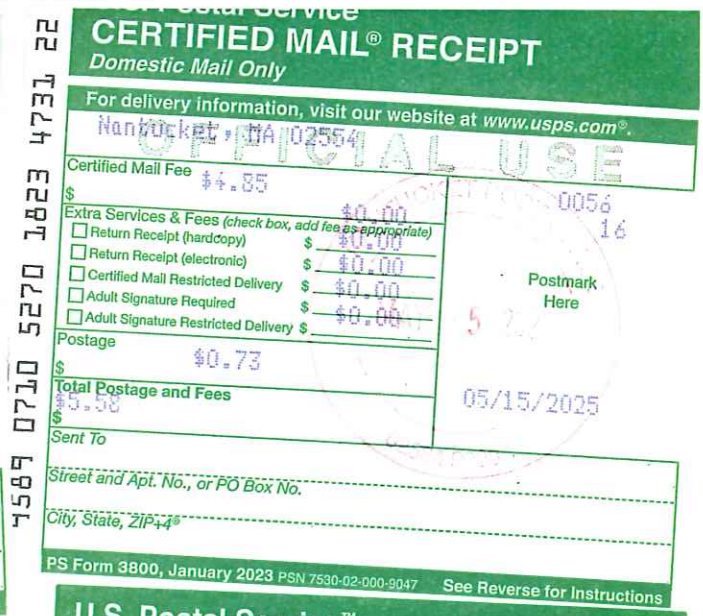
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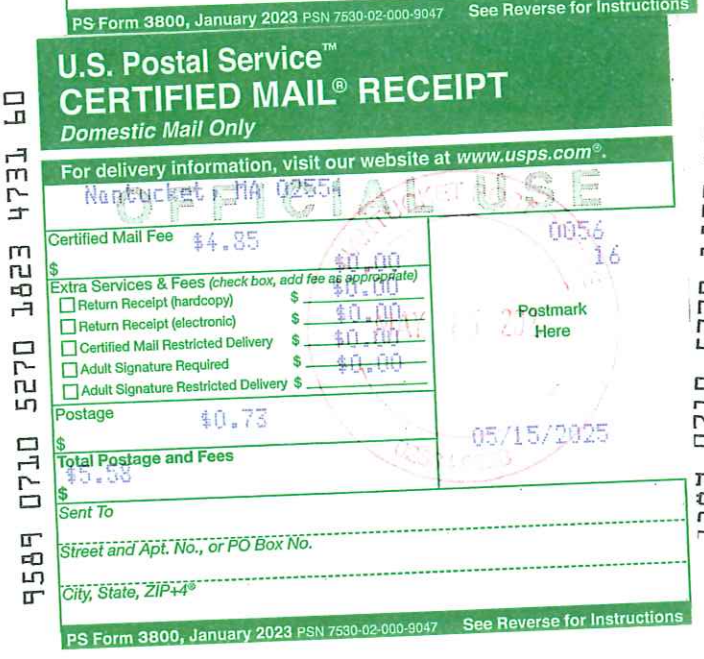
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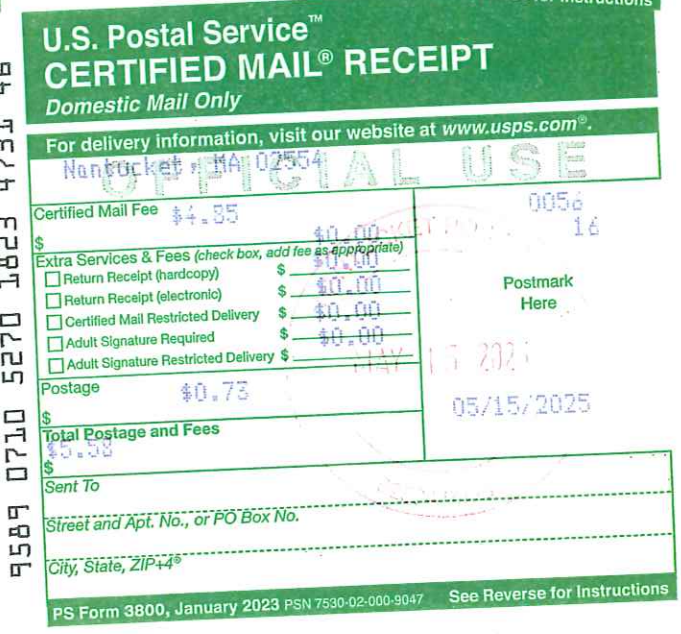
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33 VESPER LANE
NANTUCKET, MA 02554

MACVICAR -WELCH CHRISTINA L TRST
ALAN R MACVICAR TRUST 2005
38 VESPER LANE
NANTUCKET, MA 02554

MEDEIROS LYNN M
31 VESPER LN
NANTUCKET, MA 02554

ACK 33.5 VESPER LANE LLC
12 POND VIEW DR
NANTUCKET, MA 02554

CATHOLIC CEMETERY
BOX 1168
NANTUCKET, MA 02554

N/F
RICARDO PRATS GENDRAU TRUST

DEED BK.1768/PG.241
PLAN NO. 2003-18 (LOT 4)

MAP 55 PARCEL 660
2 CATO LANE

N/F
ANDREW P. EKLUND

DEED BK.1643/PG.194
PLAN NO. 2003-18 (LOT 3)

MAP 55 PARCEL 661
4 CATO LANE

N/F
WILLIAM J. MEDEIROS

DEED BK.826/PG.69
PLAN NO. 2003-18 (LOT 2)

MAP 55 PARCEL 662
6 CATO LANE

6 Cato Lane

8 Cato Lane

10 Cato Lane

35 Vesper Lane

N/F
NANTUCKET ISLANDS LAND BANK

DEED BK.1980/PG.105
PLAN BK.24/PG.84 (LOT 15)

MAP 55 PARCEL 1
29 VESPER LANE

N/F
BRETT T. &
ALEXIA H. WATTS

DEED BK.1493/PG.112
PLAN NO. 2008-6 (LOT 2)

MAP 55 PARCEL 126
33 VESPER LANE

N/F
ACK 33.5 VESPER LANE, LLC

DEED BK.1798/PG.150
PLAN NO. 2008-6 (LOT 1)
PLAN NO. 2025-?? (LOT 4)

MAP 55 PARCEL 908
33.5 VESPER LANE

N/F
CATHOLIC CEMETERY

MAP 56 PARCEL 19

N/F
THOMAS B. &
CHRISTINA B. WIGGINS

CERTIFICATE #26135
L.C. PLAN 39921-B (LOT 2)

DEED BK.1548/PG.220
PLAN NO. 2002-53 (LOT 4)

MAP 55 PARCEL 123
40 VESPER LANE

N/F
ALAN R. MacVICAR TRUST-2005

DEED BK.958/PG.340

MAP 55 PARCEL 128
38 VESPER LANE

CRB (Fnd)

REBAR (Fnd)

S01°48'19"W 51.50'

APPROXIMATE LOCATION OF SEWER GATE BOX

APPROXIMATE LOCATION OF 2" SEWER FORCE MAIN

APPROXIMATE LOCATION OF 10" SEWER FORCE MAIN

S80°53'20"E 100.00'

STOCKADE FENCE

CABLE PEDESTAL

N01°48'19"E 50.43'

S01°48'19"W 50.43'

GRAVEL WAY

EXISTING CONTAINER TO BE REMOVED

CB/DH (Set)

S80°53'20"E 100.00'

LOT 1
AREA
7,501 S.F.

CATO LANE
PRIVATE - VARIABLE WIDTH

N01°37'38"E 344.73'

N01°48'19"E 75.70'

S01°48'19"W 50.43'

GRAVEL DRIVEWAY

CB/DH (Fnd)

POST AND RAIL FENCE

S80°53'20"E 49.40'

80°53'20"W 0.30'

49.70'

OUTDOOR SHOWER

GRANITE STEPS

BASEMENT STAIRWELL

SHED

EXISTING COTTAGE
1½ STORY/WOOD
F.FL.=44.04
G.C.=440 S.F.

STONE PATIO

PICKET FENCE

CONCRETE SLAB

CONCRETE PAD

DECK

25.27'

99.70'
N80°53'20"W

4" PVC

EXISTING DWELLING
2 STORY/WOOD

WOOD RETAINING WALL

CB/DH (Fnd)
100' FROM VESPER LANE & 0.30' EAST

4" PVC PIPE BETWEEN SEWER MANHOLE AND DWELLING

APPROXIMATE LOCATION OF 2" SEWER FORCE MAIN

LOT 2
AREA
7,501 S.F.

N01°48'19"E 75.85'

S01°48'19"W 120.71'

75.85'

EXISTING BUILDINGS TO BE REMOVED

FLAG POLE

EXISTING GARAGE
1 STORY/WOOD

BASEMENT STAIRWELL

GRANITE DECK

EXISTING DWELLING
2 STORY/WOOD
F.FL.=46.54
G.C.=1,138 S.F.
33.5 VESPER LANE

DECK W/ODORS

SHELL DRIVEWAY

152.00'

EXISTING DWELLING
33 VESPER LANE

99.70'
N80°53'20"W

CONCRETE PAD

CONC. APRON

TELEPHONE PEDESTAL

EXISTING DWELLING
1 STORY/WOOD
G.C.=727 S.F.
35 VESPER LANE

LOT 3
AREA
5,031 S.F.

GRAVEL DRIVEWAY

CONC.

DECK

STEP

WINDOW WELL

GRANITE DECK

OVERHANG

STOCKADE FENCE

N01°48'19"E 50.88'

34.9'

27.7'

18.5'

50.88'

SHELL DRIVEWAY

S00°43'12"W 31.36'

TRASH BINS

POST AND RAIL FENCE

UNDERGROUND PROPANE TANK ACCESS COVER

99.70'
N80°53'20"W

50.30'
N80°53'20"W

50.00'
N80°53'20"W

CABLE PEDESTAL

UP

S82°48'04"W 31.01'

MAILBOX

10" FM

FLOW

APPROXIMATE LOCATION OF 10" SEWER FORCE MAIN

ELECTRIC HAND HOLES

BRICK APRON

APPROXIMATE LOCATION OF 8" WATER LINE

BIT. CONC. ROAD

VESPER (PUBLIC - VARIABLE WIDTH) LANE

4" PVC PIPE BETWEEN SEWER MANHOLE AND DWELLING

S04°01'59"W 38.69'

RIM=45.74
4" INV.=39.54
BOTTOM=37.14

UP W/LIGHT

UP W/TRANSFORMER

IRON PIPE (Fnd)

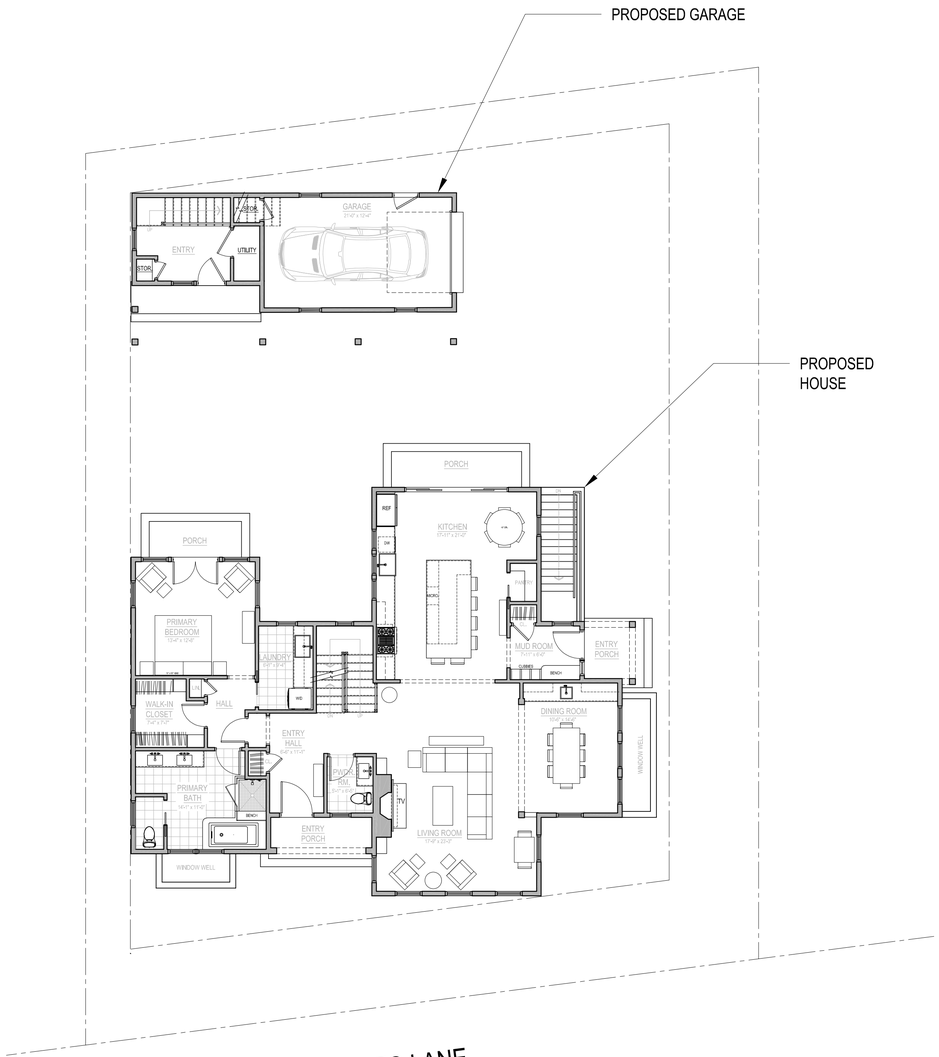
S52°28'36"E 49.25'

CRB (Fnd)

LOT SIZE= 7,500 SF

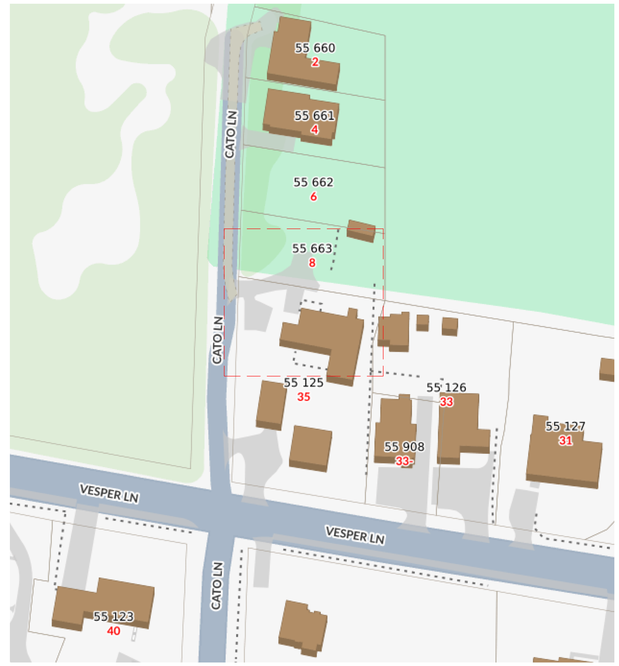
MAIN HOUSE FOOTPRINT= 1,876 SF
GARAGE/GUEST BEDROOM= 482 SF

LOT COVERAGE (MAX 40%, 2,724 SF): 1,876 SF +482 SF=2,358 SF
2,358 SF / 7,500 SF = 31.4%



1 SITE SKETCH PLAN
SCALE: 1/4" = 1'-0"

PROJECT NORTH



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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

HDC FILING 5/12/25

RESIDENCE FOR:
10 CATO LANE
NANTUCKET, MA

ARCHITECTURAL DESIGN AND PRODUCTION CONSULTING

4 NUOVO DRIVE
SAGAMORE BEACH, MA 02562
508.737.1211
JWDADP.COM
jerry@jwdadp.com

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TITLE:

SITE SKETCH PLAN

File No.

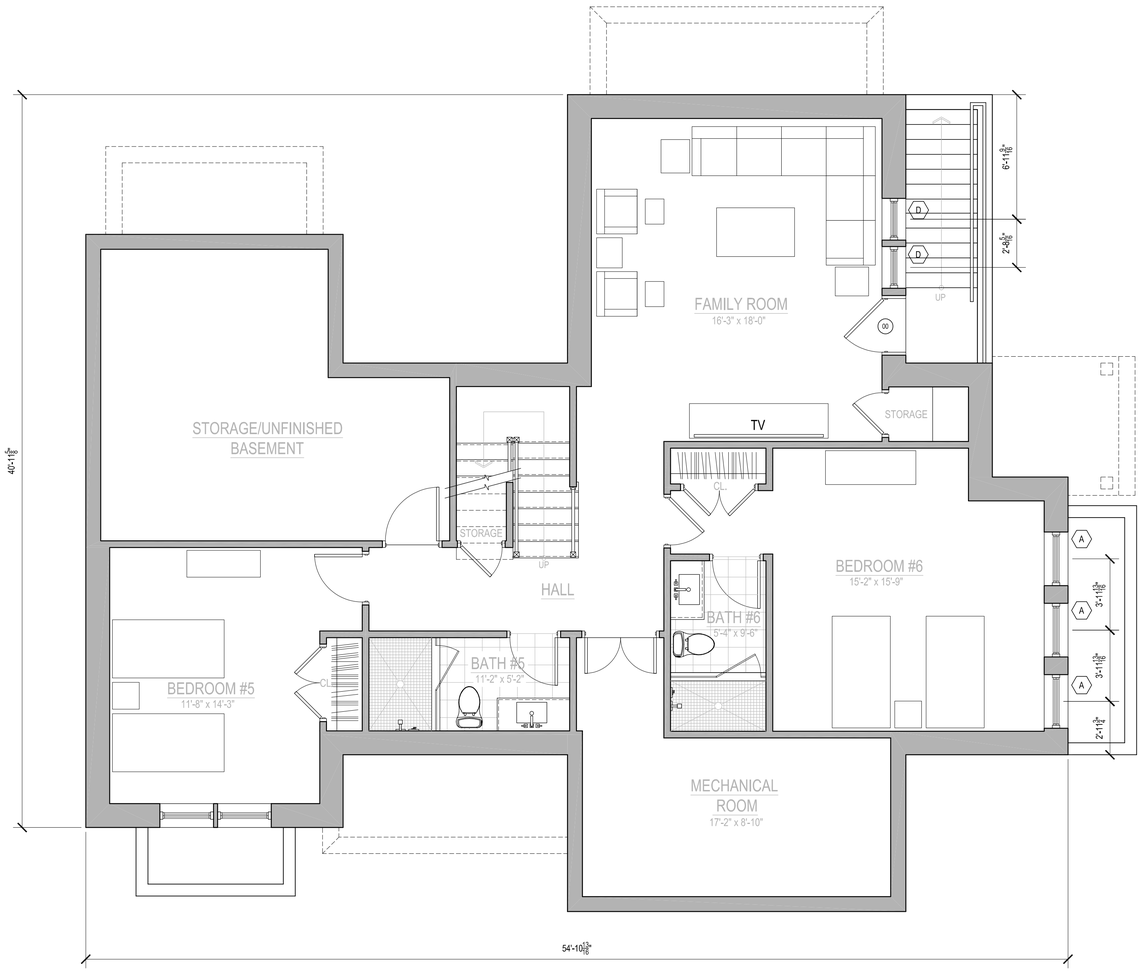
Date # 1234 - PLANS.dwg

Sheet No

C-1

SQUARE FOOTAGE

FINISHED FIRST FLOOR	1,787 SF
FINISHED SECOND FLOOR	1,340 SF
FINISHED LOWER LEVEL	1,233 SF
TOTAL FINISHED	4,360 SF
GUEST HOUSE FIRST AND SECOND FLOOR FINISHED	637 SF
GARAGE	293 SF



PROJECT NORTH

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

HDC FILING 5/12/25

RESIDENCE FOR:
10 CATO LANE
NANTUCKET, MA

ARCHITECTURAL DESIGN AND PRODUCTION CONSULTING

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TITLE:

PROPOSED LOWER LEVEL PLAN

File No.

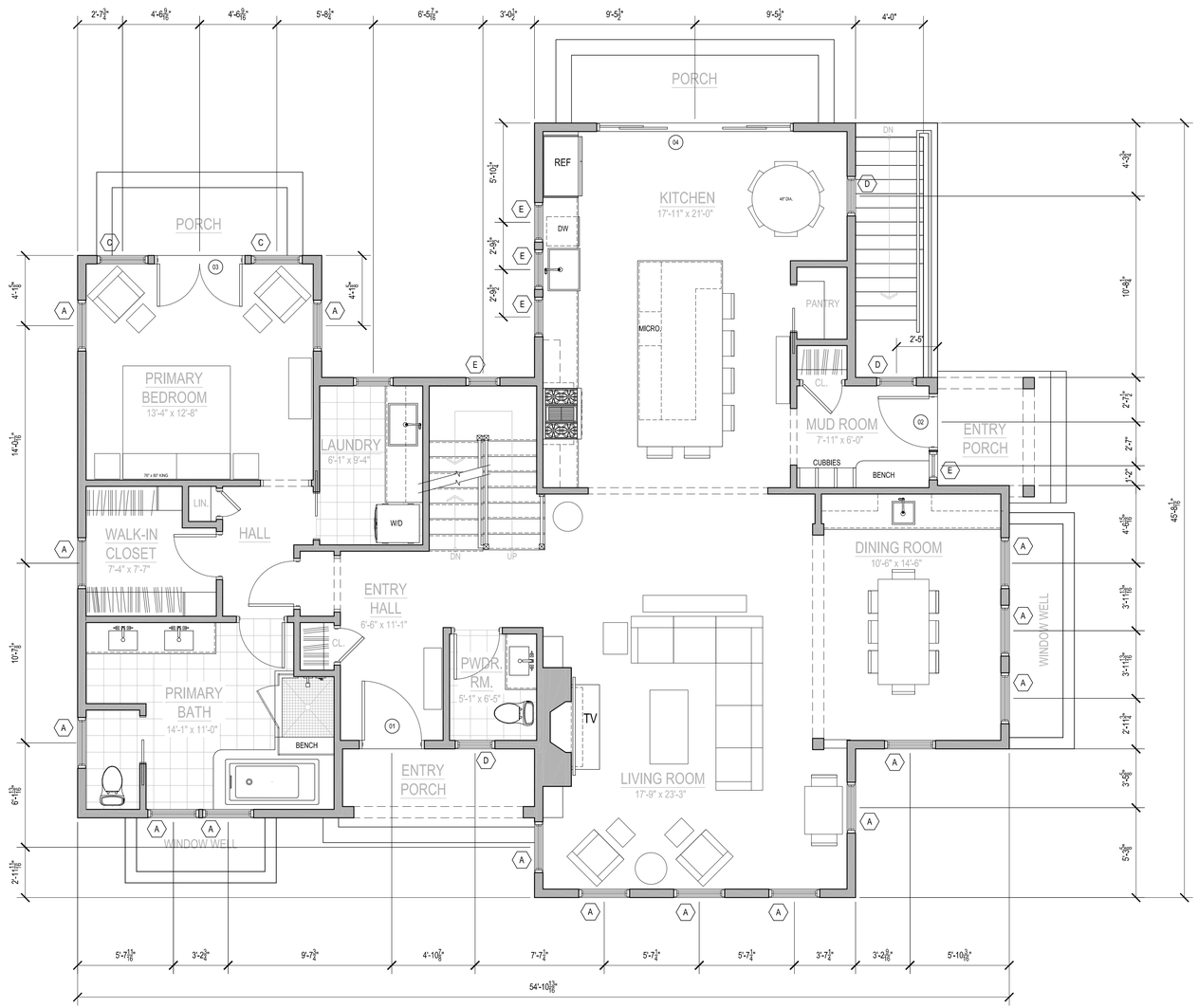
Date # 1234 - PLANS.dwg

Sheet No

A-0

SQUARE FOOTAGE

FINISHED FIRST FLOOR	1,787 SF
FINISHED SECOND FLOOR	1,340 SF
FINISHED LOWER LEVEL	1,233 SF
TOTAL FINISHED	4,360 SF
GUEST HOUSE FIRST AND SECOND FLOOR FINISHED	637 SF
GARAGE	293 SF



PROJECT NORTH

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

HDC FILING 5/12/25

RESIDENCE FOR:
10 CATO LANE
NANTUCKET, MA

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TITLE:

PROPOSED FIRST FLOOR PLAN

File No.

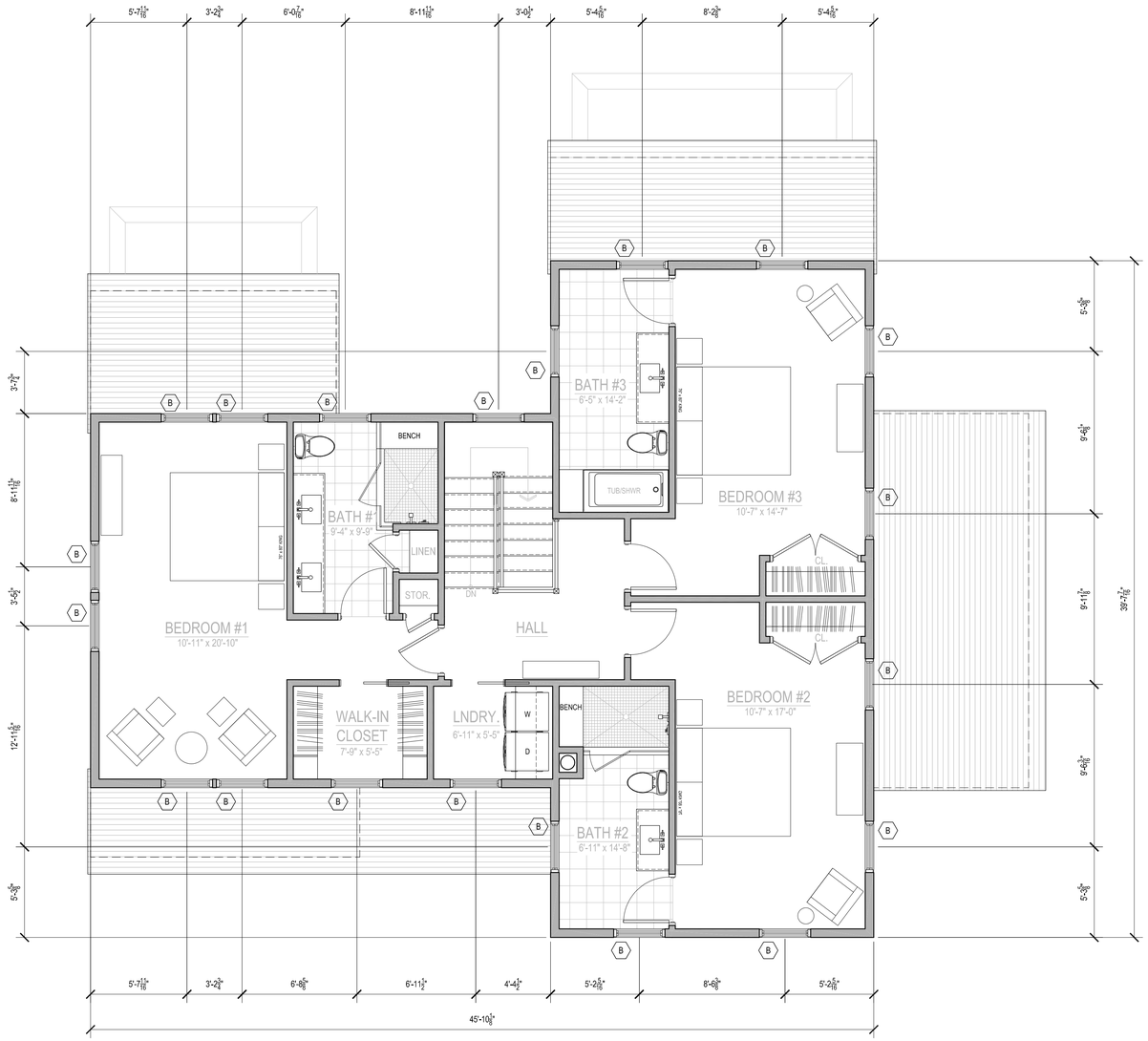
Date # 1234 - PLANS.dwg

Sheet No

A-1

SQUARE FOOTAGE

FINISHED FIRST FLOOR	1,787 SF
FINISHED SECOND FLOOR	1,340 SF
FINISHED LOWER LEVEL	1,233 SF
TOTAL FINISHED	4,360 SF
GUEST HOUSE FIRST AND SECOND FLOOR FINISHED	637 SF
GARAGE	293 SF



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

HDC FILING 5/12/25

RESIDENCE FOR:
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TITLE:

PROPOSED SECOND FLOOR PLAN

File No.

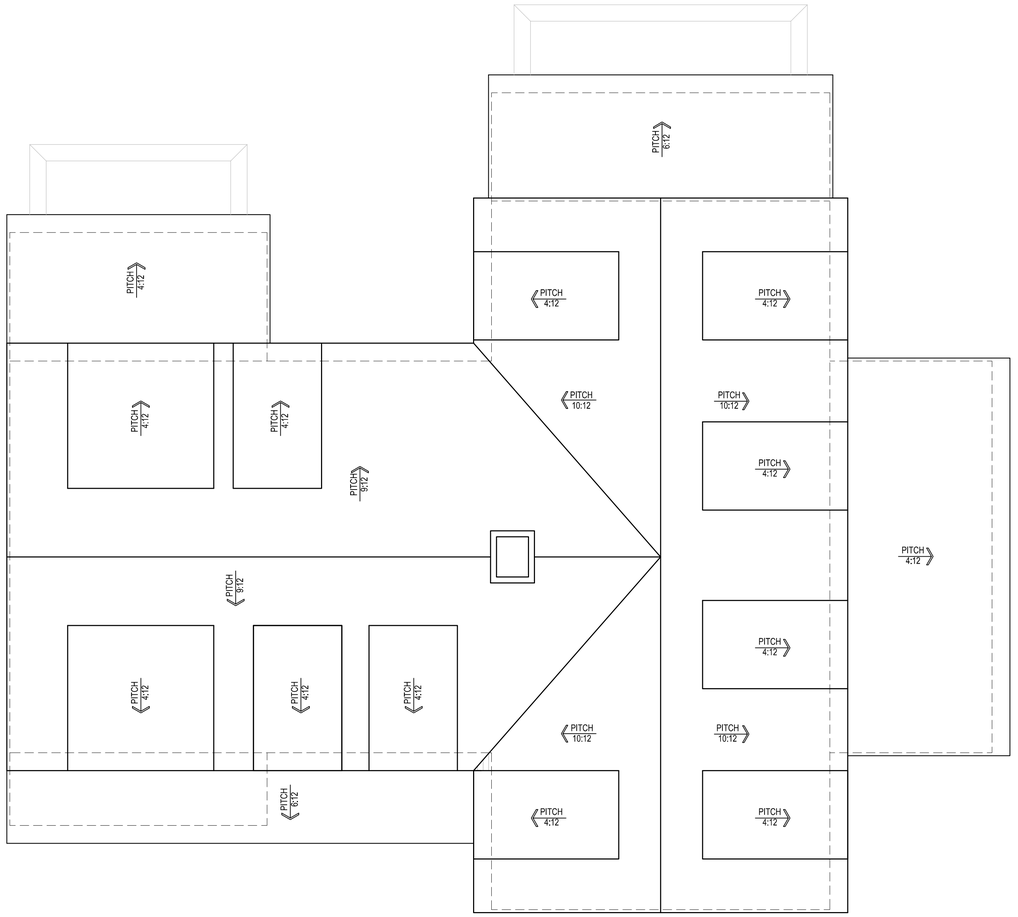
Date # 1234 - PLANS.dwg

Sheet No

A-2

SQUARE FOOTAGE

FINISHED FIRST FLOOR	1,787 SF
FINISHED SECOND FLOOR	1,340 SF
FINISHED LOWER LEVEL	1,233 SF
TOTAL FINISHED	4,360 SF
GUEST HOUSE FIRST AND SECOND FLOOR FINISHED	637 SF
GARAGE	293 SF



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

HDC FILING 5/12/25

RESIDENCE FOR:
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NANTUCKET, MA

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TITLE:

PROPOSED ROOF PLAN

File No.

Date # 1234 - PLANS.dwg

Sheet No

A-3



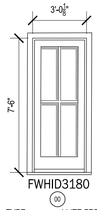
1 PROPOSED WEST ELEVATION (FRONT)

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



2 PROPOSED SOUTH ELEVATION (RIGHT SIDE)

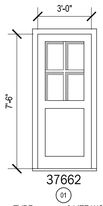
SCALE: 1/4" = 1'-0"



FWHID3180

00

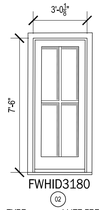
TYPE: 4 LITE FRENCH DOOR, SDL
TRIM: GRAY
PANEL: BLACK
MFG: ANDERSEN
MODEL#: FWHID29611
SIZE: 3'-0 1/8" x 7'-6"



37662

01

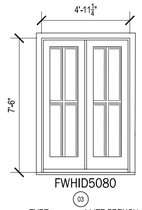
TYPE: 9 LITE WOOD ENTRY DOOR, SDL
TRIM: GRAY
DOOR: STAIN
MFG: SIMPSON
MODEL#: 7944
SIZE: 3'-0" x 7'-6"



FWHID3180

02

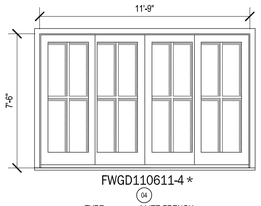
TYPE: 4 LITE FRENCH DOOR, SDL
TRIM: GRAY
PANEL: BLACK
MFG: ANDERSEN
MODEL#: FWHID29611
SIZE: 3'-0 1/8" x 7'-6"



FWHID5080

03

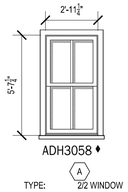
TYPE: 4 LITE FRENCH DOOR, SDL
TRIM: GRAY
PANEL: BLACK
MFG: ANDERSEN
MODEL#: FWHID29611
SIZE: 4'-111/4" x 7'-6" PR.



FWGD110611-4 *

04

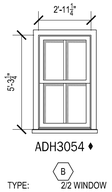
TYPE: 4 LITE FRENCH DOOR, SDL 4 PANEL
TRIM: GRAY
PANEL: BLACK
MFG: ANDERSEN
MODEL#: FWHID29611
SIZE: 11'-9" x 7'-6" PR.



ADH3058 ♦

A

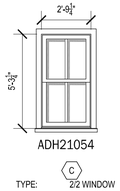
TYPE: 2/2 WINDOW 4 LITE SDL
TRIM: GRAY
SASH: BLACK
MFG: ANDERSEN
MODEL#: ADH2850
SIZE: 2'-11 7/8" x 5'-7 1/4"



ADH3054 ♦

B

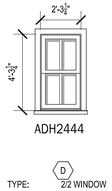
TYPE: 2/2 WINDOW 4 LITE SDL
TRIM: GRAY
SASH: BLACK
MFG: ANDERSEN
MODEL#: ADH2850
SIZE: 2'-11 7/8" x 5'-3 1/4"



ADH21054

C

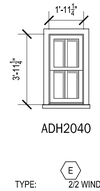
TYPE: 2/2 WINDOW 4 LITE SDL
TRIM: GRAY
SASH: BLACK
MFG: ANDERSEN
MODEL#: ADH2850
SIZE: 2'-3 3/4" x 4'-3 1/4"



ADH2444

D

TYPE: 2/2 WINDOW 4 LITE SDL
TRIM: GRAY
SASH: BLACK
MFG: ANDERSEN
MODEL#: ADH2850
SIZE: 2'-3 3/4" x 4'-3 1/4"



ADH2040

E

TYPE: 2/2 WINDOW 4 LITE SDL
TRIM: GRAY
SASH: BLACK
MFG: ANDERSEN
MODEL#: ADH2850
SIZE: 2'-3 3/4" x 4'-3 1/4"

HDC FILING 5/12/25

RESIDENCE FOR:

10 CATO LANE
NANTUCKET, MA

ARCHITECTURAL DESIGN AND PRODUCTION CONSULTING

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TITLE:

PROPOSED WEST AND SOUTH ELEVATIONS

File No.

Date # 1234 - PLANS.dwg

Sheet No

A-4



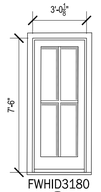
1 PROPOSED EAST ELEVATION (REAR)

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



2 PROPOSED NORTH ELEVATION (LEFT SIDE)

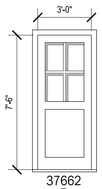
SCALE: 1/4" = 1'-0"



FWHID3180

00

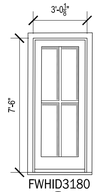
TYPE: 4 LITE FRENCH DOOR, SDL
TRIM: GRAY
PANEL: BLACK
MFG: ANDERSEN
MODEL#: FWHID29611
SIZE: 3'-0 1/8" x 7'-6"



37662

01

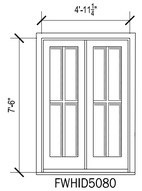
TYPE: 9 LITE WOOD ENTRY DOOR, SDL
TRIM: GRAY
DOOR: STAIN
MFG: SIMPSON
MODEL#: 7944
SIZE: 3'-0" x 7'-6"



FWHID3180

02

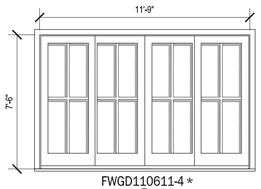
TYPE: 4 LITE FRENCH DOOR, SDL
TRIM: GRAY
PANEL: BLACK
MFG: ANDERSEN
MODEL#: FWHID29611
SIZE: 3'-0 1/8" x 7'-6"



FWHID5080

03

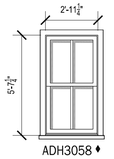
TYPE: 4 LITE FRENCH DOOR, SDL
TRIM: GRAY
PANEL: BLACK
MFG: ANDERSEN
MODEL#: FWHID29611
SIZE: 4'-111/4" x 7'-6" PR.



FWGD110611-4 *

04

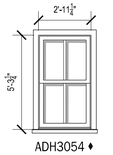
TYPE: 4 LITE FRENCH DOOR, SDL 4 PANEL
TRIM: GRAY
PANEL: BLACK
MFG: ANDERSEN
MODEL#: FWHID29611
SIZE: 11'-9" x 7'-6" PR.



ADH3058 ♦

A

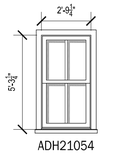
TYPE: 2/2 WINDOW 4 LITE SDL
TRIM: GRAY
SASH: BLACK
MFG: ANDERSEN
MODEL#: ADH2850
SIZE: 2'-11 1/2" x 5'-7 1/2"



ADH3054 ♦

B

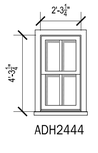
TYPE: 2/2 WINDOW 4 LITE SDL
TRIM: GRAY
SASH: BLACK
MFG: ANDERSEN
MODEL#: ADH2850
SIZE: 2'-11 1/2" x 5'-3 3/4"



ADH21054

C

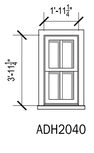
TYPE: 2/2 WINDOW 4 LITE SDL
TRIM: GRAY
SASH: BLACK
MFG: ANDERSEN
MODEL#: ADH2850
SIZE: 2'-9 1/4" x 4'-3 3/4"



ADH2444

D

TYPE: 2/2 WINDOW 4 LITE SDL
TRIM: GRAY
SASH: BLACK
MFG: ANDERSEN
MODEL#: ADH2850
SIZE: 2'-3" x 4'-3 3/4"



ADH2040

E

TYPE: 2/2 WINDOW 4 LITE SDL
TRIM: GRAY
SASH: BLACK
MFG: ANDERSEN
MODEL#: ADH2850
SIZE: 2'-3" x 4'-3 3/4"

HDC FILING 5/12/25

RESIDENCE FOR:
10 CATO LANE
NANTUCKET, MA

ARCHITECTURAL DESIGN AND PRODUCTION CONSULTING

4 NUOVO DRIVE
SAGAMORE BEACH, MA 02562
508.737.1211
JWDADP.COM
jerry@jwdadp.com

REVISIONS

1		
2		
3		
4		
5		
6		DRAWN BY
7		JWD

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TITLE:

PROPOSED EAST AND NORTH ELEVATIONS

File No.

Date # 1234 - PLANS.dwg

Sheet No

A-5

35 Vesper Lane // Existing Photos) // Map: 55 // Parcel: 125 (This lot has been subdivided into two lots (35 Vesper Lane & 10 Cato Lane)



View from Vesper Lane



View from Vesper Lane



View of Existing Cottage & Garage on 35 Vesper Lane



View of Existing Main House on 35 Vesper Lane

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 125

Street & Number of Proposed Work: 10 CATO LANE

Owner of record: ALFRED STANFORD, LLC

Mailing Address: 300 PIER 4 BLVD

BOSTON, MA 02210

Contact Phone #: 617-216-3870 E-mail: JS@ALFREDSTANFORD.COM

AGENT INFORMATION (if applicable)

Name: RIDGEVALLE DEVELOPMENT, LLC

Mailing Address: 32 DEEP WOOD DRIVE

FORESTDALE, MA 02644

Contact Phone #: 508-472-8940 E-mail: RC@RIDGEVALLE 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/GH ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

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

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

Size of Structure or Addition: Length: 30'3½" Sq. Footage 1st floor: 293 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 13'4" Sq. footage 2nd floor: 637 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 20'8⅜" South 20'8⅜" East 20'8⅜" West 20'8⅜"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

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 5/4x6 Frieze _____

Window Casing 5/4x4" Door Frame 5/4x4 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 _____

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

Garage Door(s): Type OVERHEAD (PAINTED) Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL

Trim QUAKER GREY Sash BLACK Doors QUAKER GREY

Deck 1x4 MAHOGANY Foundation CONCRETE Fence _____ Shutters _____

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

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

Date 5/12/2025 Signature of owner of record _____ Signed under penalties of perjury

10 C 12 TO LIZZIE - GUEST HOUSE

Planning and Land Use Services
2 Fairgrounds Road, Nantucket Massachusetts 02554
Telephone 508 325 7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 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 authonzation 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 ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
	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
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 Richard J. Comstock

AS AGENT FOR Alfred Szanfard

STREET ADDRESS 10 Cato Lane

MAP/PARCEL 55 | 125

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

5-12-2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Signature

5-12-2025
Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 10 Cato Lane

Tax Map Number: 55 Parcel Number: 125

Owner of Record: Alfred Sanford, LLC.

Description of Proposal: New Main House and Guest House

Anticipated HDC Submission Date: May 12, 2025

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Alfred Sandford, LLC.

MAILING ADDRESS..... 300 Pier 4 BLVD, Boston, MA 02210

PROPERTY LOCATION..... 10 Cato Lane

ASSESSORS MAP/PARCEL..... 55 // 125

SUBMITTED BY:..... Richard J. Craddock

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 15, 2025
DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.05.15 08:25:47 -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
55	126		WATTS BRETT T & ALEXIA H		33 VESPER LANE	NANTUCKET	MA	02554	33 VESPER LN
55	128		MACVICAR -WELCH CHRISTINA L TRST	ALAN R MACVICAR TRUST 2005	38 VESPER LANE	NANTUCKET	MA	02554	38 VESPER LN
55	663		MEDEIROS LYNN M		31 VESPER LN	NANTUCKET	MA	02554	8 CATO LN
55	908		ACK 33.5 VESPER LANE LLC		12 POND VIEW DR	NANTUCKET	MA	02554	33- VESPER LN
56	19		CATHOLIC CEMETERY		BOX 1168	NANTUCKET	MA	02554	VESPER LN
Count:	**5**								



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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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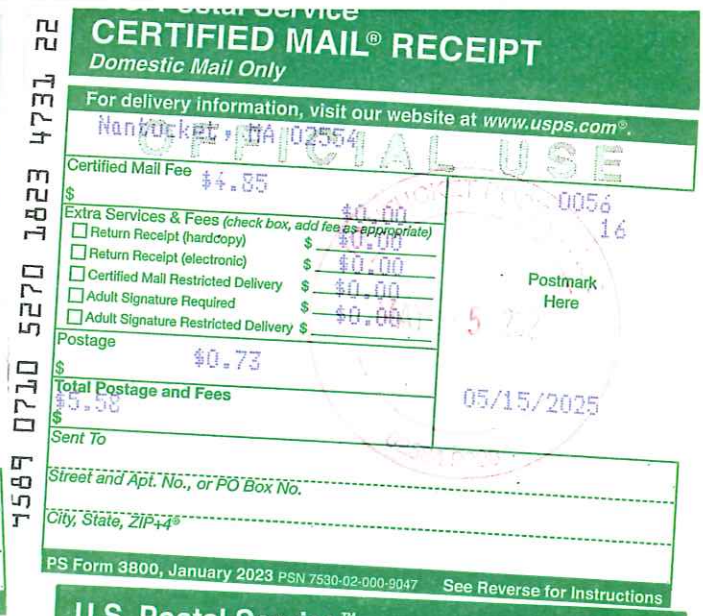

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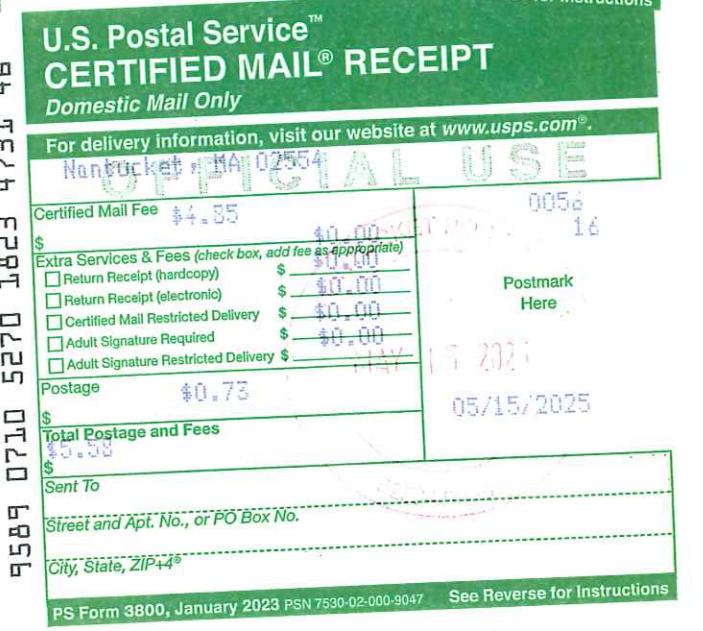

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9589 0710 5270 1823 4731 46

WATTS BRETT T & ALEXIA H
33 VESPER LANE
NANTUCKET, MA 02554

MACVICAR -WELCH CHRISTINA L TRST
ALAN R MACVICAR TRUST 2005
38 VESPER LANE
NANTUCKET, MA 02554

MEDEIROS LYNN M
31 VESPER LN
NANTUCKET, MA 02554

ACK 33.5 VESPER LANE LLC
12 POND VIEW DR
NANTUCKET, MA 02554

CATHOLIC CEMETERY
BOX 1168
NANTUCKET, MA 02554

N/F
RICARDO PRATS GENDRAU TRUST

DEED BK.1768/PG.241
PLAN NO. 2003-18 (LOT 4)

MAP 55 PARCEL 660
2 CATO LANE

N/F
ANDREW P. EKLUND

DEED BK.1643/PG.194
PLAN NO. 2003-18 (LOT 3)

MAP 55 PARCEL 661
4 CATO LANE

N/F
WILLIAM J. MEDEIROS

DEED BK.826/PG.69
PLAN NO. 2003-18 (LOT 2)

MAP 55 PARCEL 662
6 CATO LANE

6 Cato Lane

8 Cato Lane

10 Cato Lane

35 Vesper Lane

N/F
NANTUCKET ISLANDS LAND BANK

DEED BK.1980/PG.105
PLAN BK.24/PG.84 (LOT 15)

MAP 55 PARCEL 1
29 VESPER LANE

N/F
BRETT T. &
ALEXIA H. WATTS

DEED BK.1493/PG.112
PLAN NO. 2008-6 (LOT 2)

MAP 55 PARCEL 126
33 VESPER LANE

N/F
ACK 33.5 VESPER LANE, LLC

DEED BK.1798/PG.150
PLAN NO. 2008-6 (LOT 1)
PLAN NO. 2025-?? (LOT 4)

MAP 55 PARCEL 908
33.5 VESPER LANE

N/F
CATHOLIC CEMETERY

MAP 56 PARCEL 19

N/F
THOMAS B. &
CHRISTINA B. WIGGINS

CERTIFICATE #26135
L.C. PLAN 39921-B (LOT 2)

DEED BK.1548/PG.220
PLAN NO. 2002-53 (LOT 4)

MAP 55 PARCEL 123
40 VESPER LANE

N/F
ALAN R. MacVICAR TRUST-2005

DEED BK.958/PG.340

MAP 55 PARCEL 128
38 VESPER LANE

CRB (Fnd)

REBAR (Fnd)

S01°48'19"W 51.50'

APPROXIMATE LOCATION OF SEWER GATE BOX

APPROXIMATE LOCATION OF 2" SEWER FORCE MAIN

APPROXIMATE LOCATION OF 10" SEWER FORCE MAIN

S80°53'20"E 100.00'

STOCKADE FENCE

CABLE PEDESTAL

N01°48'19"E 50.43'

S01°48'19"W 50.43'

GRAVEL WAY

EXISTING CONTAINER TO BE REMOVED

CB/DH (Set)

S80°53'20"E 100.00'

LOT 1
AREA
7,501 S.F.

CATO LANE
PRIVATE - VARIABLE WIDTH

N01°37'38"E 344.73'

N01°48'19"E 75.70'

S01°48'19"W 50.43'

GRAVEL DRIVEWAY

CB/DH (Fnd)

POST AND RAIL FENCE

S80°53'20"E 49.40'

80°53'20"W 0.30'

49.70'

OUTDOOR SHOWER

GRANITE STEPS

BASEMENT STAIRWELL

SHED

EXISTING COTTAGE
1½ STORY/WOOD
F.FL.=44.04
G.C.=440 S.F.

STONE PATIO

PICKET FENCE

CONCRETE SLAB

CONCRETE PAD

DECK

25.27'

99.70'
N80°53'20"W

4" PVC

EXISTING DWELLING
2 STORY/WOOD

WOOD RETAINING WALL

CB/DH (Fnd)
100' FROM VESPER LANE & 0.30' EAST

4" PVC PIPE BETWEEN SEWER MANHOLE AND DWELLING

APPROXIMATE LOCATION OF 2" SEWER FORCE MAIN

LOT 2
AREA
7,501 S.F.

N01°48'19"E 75.85'

S01°48'19"W 120.71'

75.85'

EXISTING BUILDINGS TO BE REMOVED

FLAG POLE

EXISTING GARAGE
1 STORY/WOOD

BASEMENT STAIRWELL

GRANITE DECK

EXISTING DWELLING
2 STORY/WOOD
F.FL.=46.54
G.C.=1,138 S.F.
33.5 VESPER LANE

DECK W/ODORS

SHELL DRIVEWAY

152.00'

EXISTING DWELLING
33 VESPER LANE

99.70'
N80°53'20"W

CONCRETE PAD

CONC. APRON

TELEPHONE PEDESTAL

EXISTING DWELLING
1 STORY/WOOD
G.C.=727 S.F.
35 VESPER LANE

LOT 3
AREA
5,031 S.F.

GRAVEL DRIVEWAY

CONC.

DECK

STEP

WINDOW WELL

GRANITE DECK

OVERHANG

STOCKADE FENCE

N01°48'19"E 50.88'

34.9'

27.7'

18.5'

50.88'

SHELL DRIVEWAY

S00°43'12"W 31.36'

TRASH BINS

POST AND RAIL FENCE

UNDERGROUND PROPANE TANK ACCESS COVER

99.70'
N80°53'20"W

50.30'
N80°53'20"W

50.00'
N80°53'20"W

CABLE PEDESTAL

UP

S82°48'04"W 31.01'

MAILBOX

10" FM

FLOW

APPROXIMATE LOCATION OF 10" SEWER FORCE MAIN

ELECTRIC HAND HOLES

BRICK APRON

APPROXIMATE LOCATION OF 8" WATER LINE

BIT. CONC. ROAD

VESPER (PUBLIC - VARIABLE WIDTH) LANE

4" PVC PIPE BETWEEN SEWER MANHOLE AND DWELLING

S04°01'59"W 38.69'

RIM=45.74
4" INV.=39.54
BOTTOM=37.14

UP W/LIGHT

UP W/TRANSFORMER

IRON PIPE (Fnd)

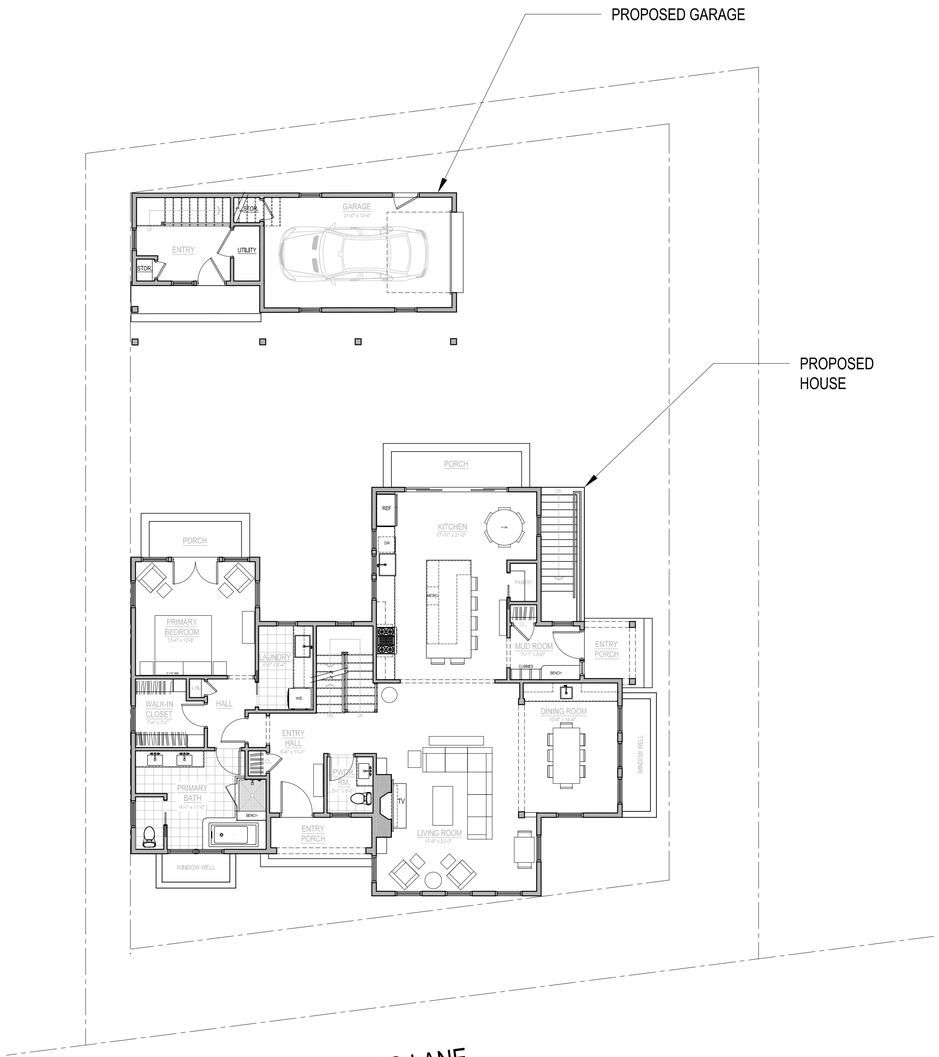
S52°28'36"E 49.25'

CRB (Fnd)

LOT SIZE= 7,500 SF

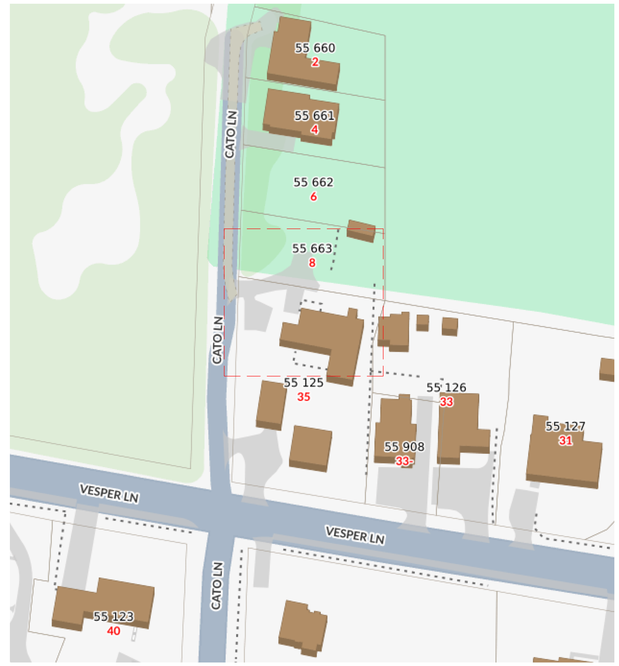
MAIN HOUSE FOOTPRINT= 1,876 SF
GARAGE/GUEST BEDROOM= 482 SF

LOT COVERAGE (MAX 40%, 2,724 SF): 1,876 SF +482 SF=2,358 SF
2,358 SF / 7,500 SF = 31.4%



1 SITE SKETCH PLAN
SCALE: 1/4" = 1'-0"

PROJECT NORTH



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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

HDC FILING 5/12/25

RESIDENCE FOR:
10 CATO LANE
NANTUCKET, MA

ARCHITECTURAL DESIGN AND PRODUCTION CONSULTING

4 NUOVO DRIVE
SAGAMORE BEACH, MA 02562
508.737.1211
JWDADP.COM
jerry@jwdadp.com

REVISIONS

1		
2		
3		
4		
5		
6		DRAWN BY
7		JWD

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TITLE:

SITE SKETCH PLAN

File No.

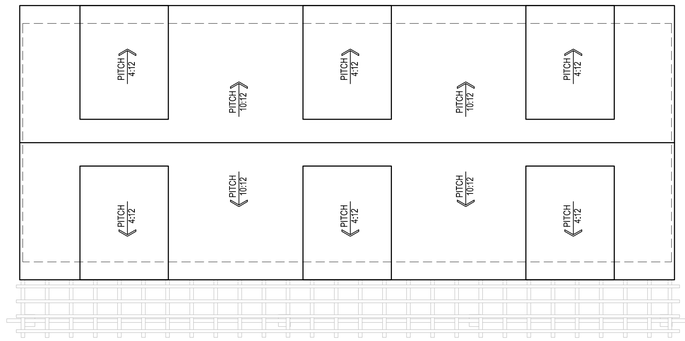
Date # 1234 - PLANS.dwg

Sheet No

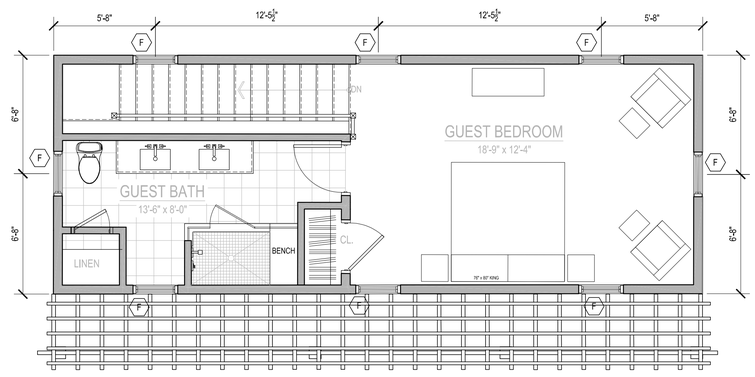
C-1

SQUARE FOOTAGE

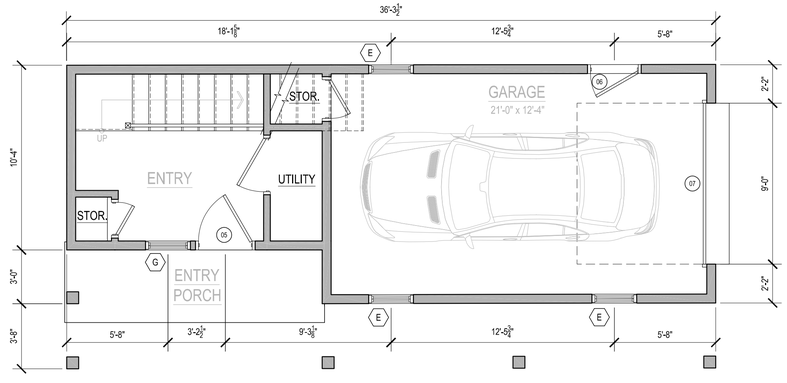
FINISHED FIRST FLOOR	1,787 SF
FINISHED SECOND FLOOR	1,340 SF
FINISHED LOWER LEVEL	1,233 SF
TOTAL FINISHED	4,360 SF
GUEST HOUSE FIRST AND SECOND FLOOR FINISHED	637 SF
GARAGE	293 SF



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



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



PROJECT NORTH

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

HDC FILING 5/12/25

RESIDENCE FOR:
10 CATO LANE
NANTUCKET, MA

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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TITLE:

GARAGE FLOOR PLANS

File No.

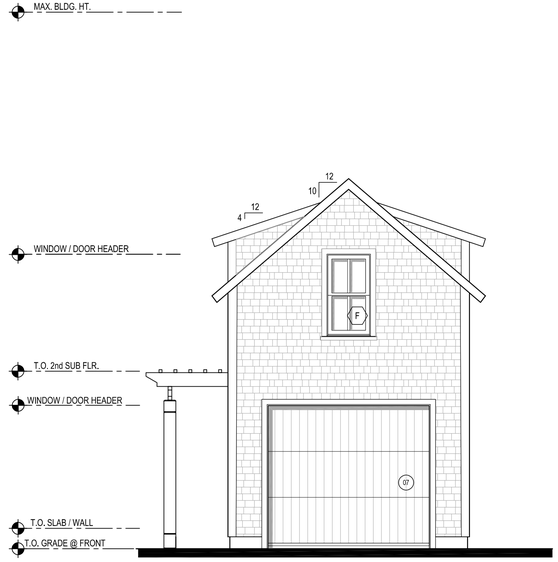
Date # 1234 - PLANS.dwg

Sheet No

A-6



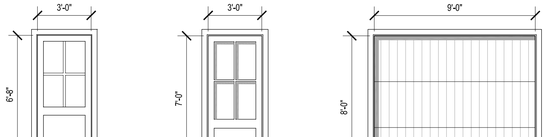
1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

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

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



37662 (05)

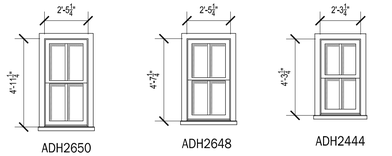
TYPE:	4 LITE WOOD ENTRY DOOR, SDL
TRIM:	GRAY
DOOR:	STAIN
MFG:	SIMPSON
MODEL#:	
SIZE:	3'-0" x 6'-8"

37663 (06)

TYPE:	4 LITE WOOD ENTRY DOOR, SDL
TRIM:	GRAY
DOOR:	STAIN
MFG:	SIMPSON
MODEL#:	
SIZE:	3'-0" x 7'-0"

(07)

TYPE:	GARAGE
TRIM:	GRAY
DOOR:	GRAY
MFG:	OVERHEAD
MODEL#:	
SIZE:	3'-0" x 7'-0"



ADH2650 (E)

TYPE:	2/2 WINDOW 4 LITE SDL
TRIM:	GRAY
SASH:	BLACK
MFG:	ANDERSEN
MODEL#:	ADH2850
SIZE:	2'-5 1/4" x 4'-11 1/4"

ADH2648 (F)

TYPE:	2/2 WINDOW 4 LITE SDL
TRIM:	GRAY
SASH:	BLACK
MFG:	ANDERSEN
MODEL#:	ADH2850
SIZE:	2'-5 1/4" x 4'-7 1/4"

ADH2444 (G)

TYPE:	2/2 WINDOW 4 LITE SDL
TRIM:	GRAY
SASH:	BLACK
MFG:	ANDERSEN
MODEL#:	ADH2850
SIZE:	2'-3 1/4" x 4'-3 1/4"

HDC FILING 5/12/25

RESIDENCE FOR:
10 CATO LANE
NANTUCKET, MA

ARCHITECTURAL
DESIGN
AND PRODUCTION
CONSULTING

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jerry@jwdadp.com

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TITLE:

GARAGE ELEVATIONS

File No.

Date # 1234 - PLANS.dwg

Sheet No

A-7

35 Vesper Lane // Existing Photos) // Map: 55 // Parcel: 125 (This lot has been subdivided into two lots (35 Vesper Lane & 10 Cato Lane)



View from Vesper Lane



View from Vesper Lane



View of Existing Cottage & Garage on 35 Vesper Lane



View of Existing Main House on 35 Vesper Lane

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2025-05-12661

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

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

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

The certificate is valid for three years from 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°. 117

Street & Number of Proposed Work: 36 LONG POND DRIVE

Owner of record: PHILIP LOSURDO & SUZANNE BONGETTE

Mailing Address: 98 PROSPECT ST.
SHERBORN, MA 01770

Contact Phone #: 978-815-8223 E-mail: smbongette@comcast.net

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/19/25 Fee Paid: $ 50 2076

Must be acted on by: 8/2/25

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: 6'
Type: CEDAR BOARD - NTW
Length: 140'

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

Doors* (type and material): ☐ TDL ☐ 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 CEDAR - NTW Shutters _____

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

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

Date 5/9/25 Signature of owner of record _____ Signed under penalties of perjury

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

*Refer to the HDC Policies and Procedures for Applicants for further information:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
Y	Completed application -Application Fee- $50.00.
Y	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
Y	Site Plan- 4 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: - ------X--------X------X----- --------X----X----------
Y	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with driveway material/fences/gates/arbors/curbing in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
Y	Hardscape/Driveway/Fence/Gate/Arbor/Curbing: 4 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
	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.

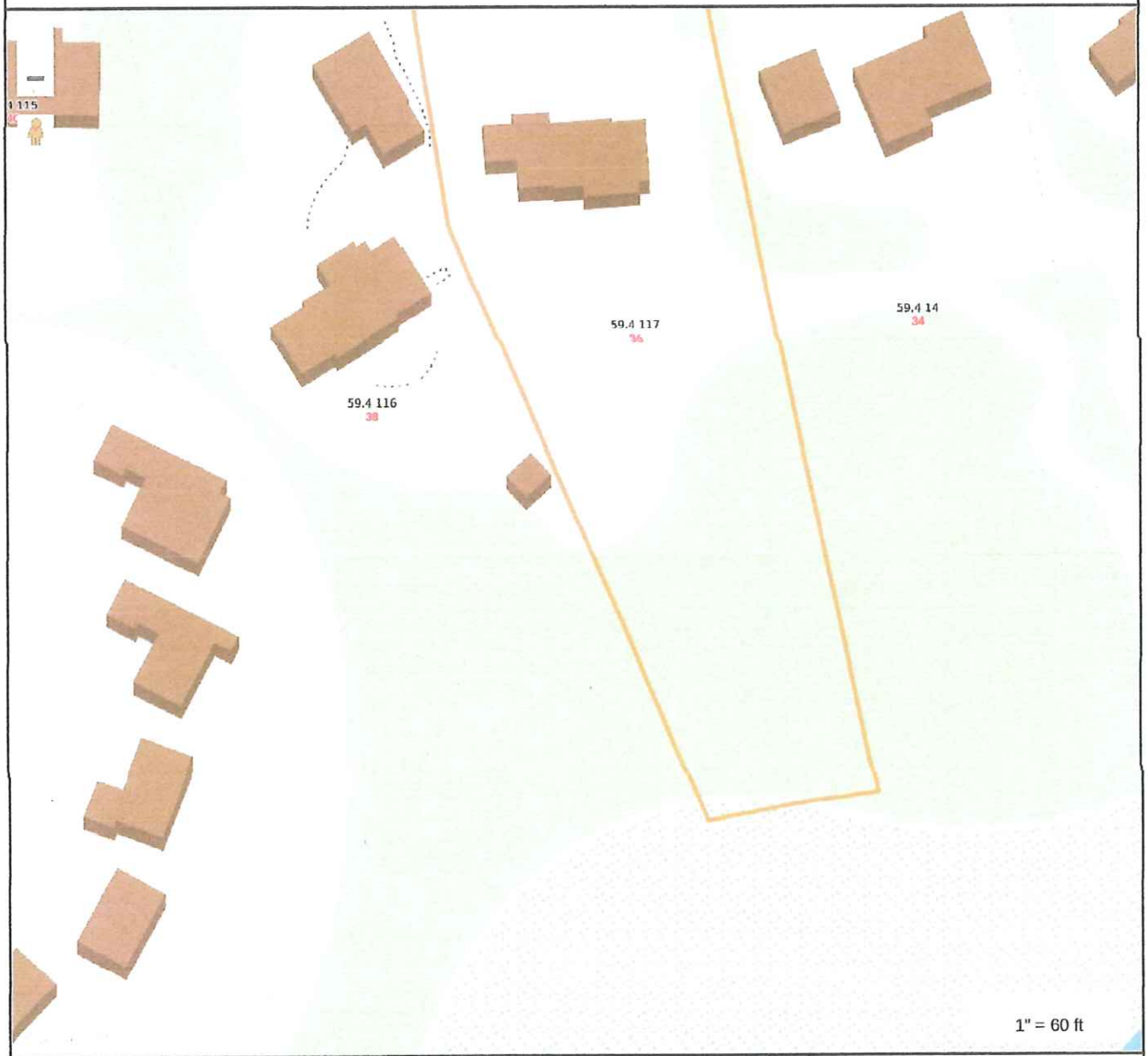
**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

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: 5/9/25

36 Long Pond Drive

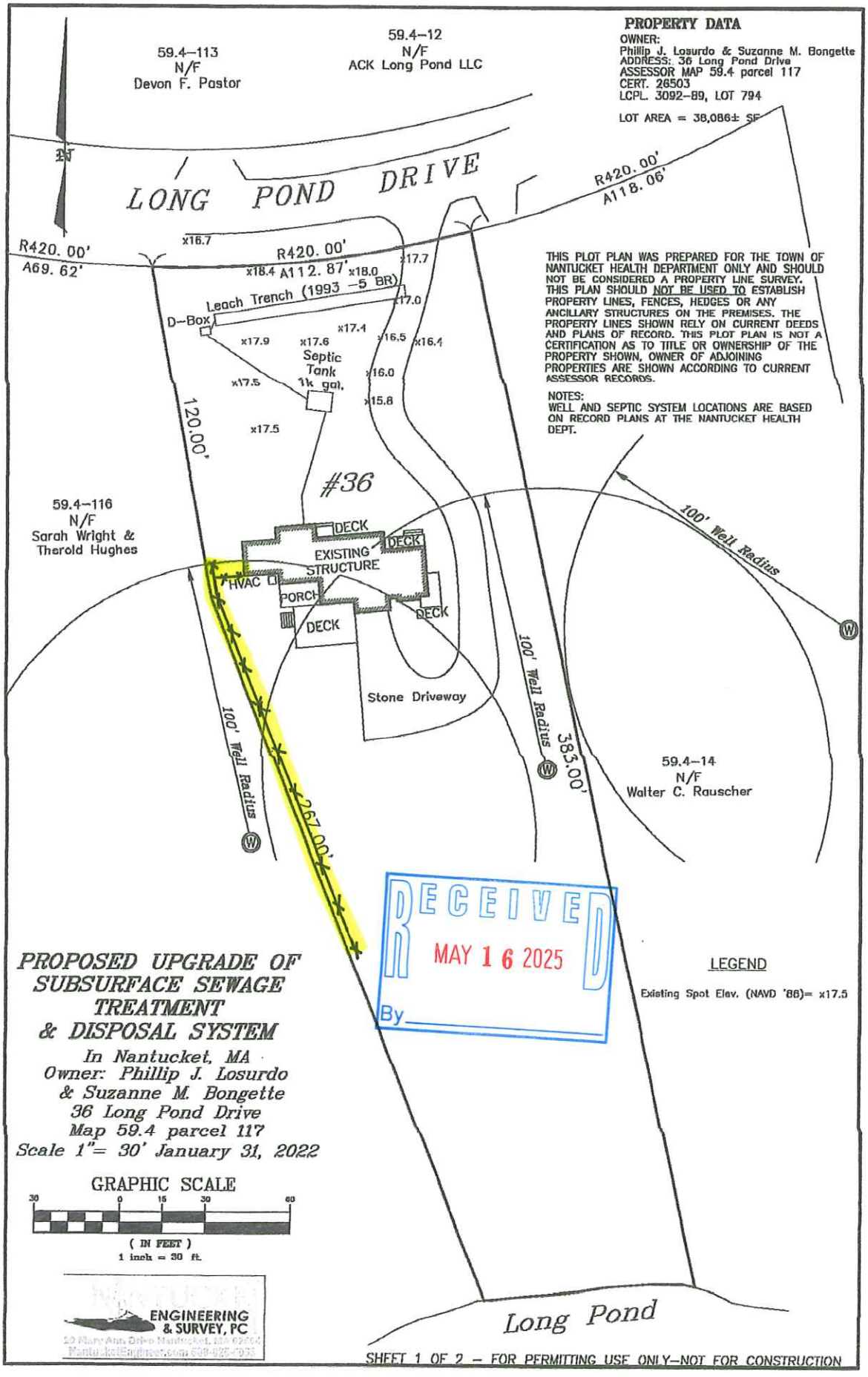


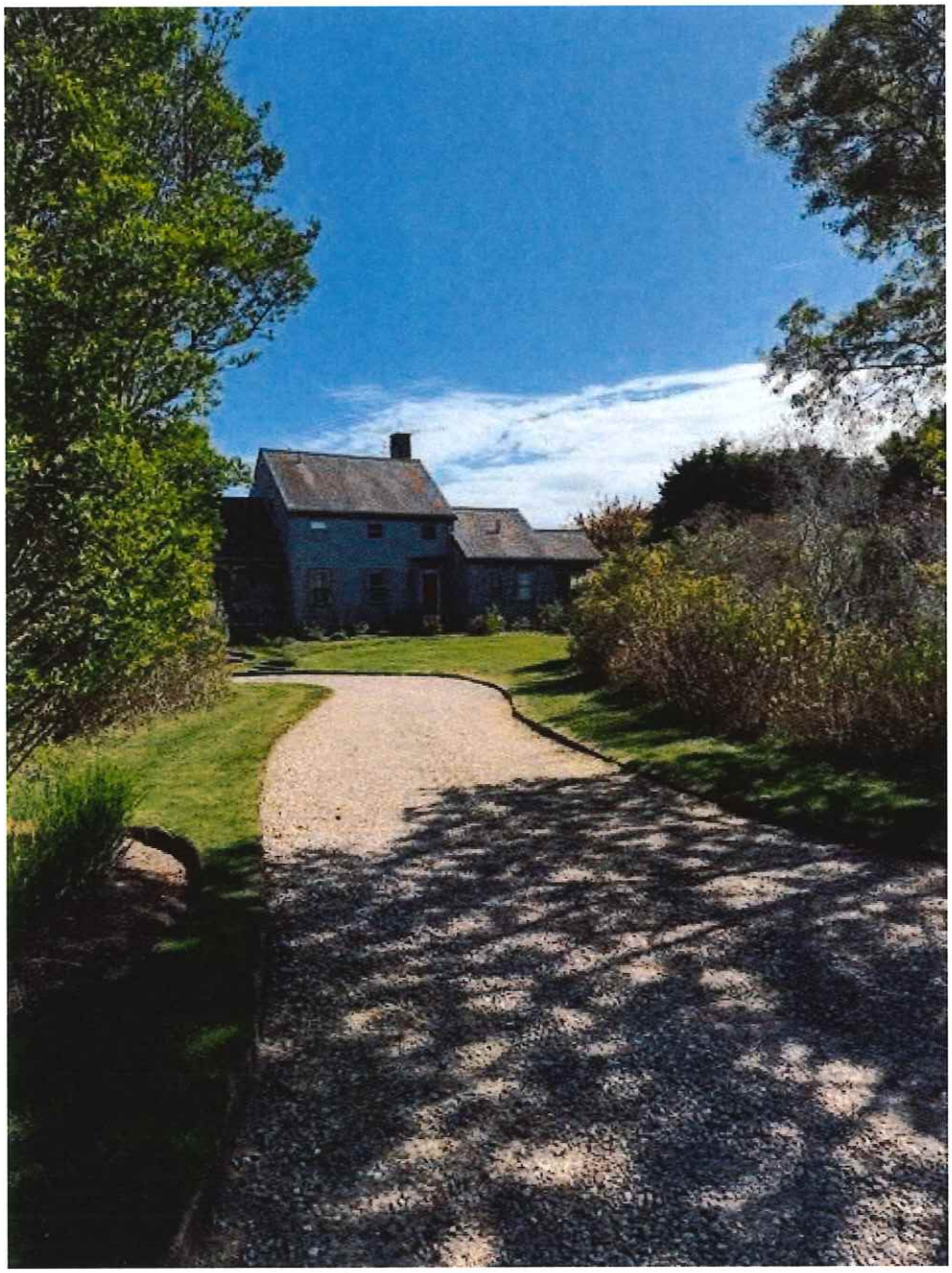
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

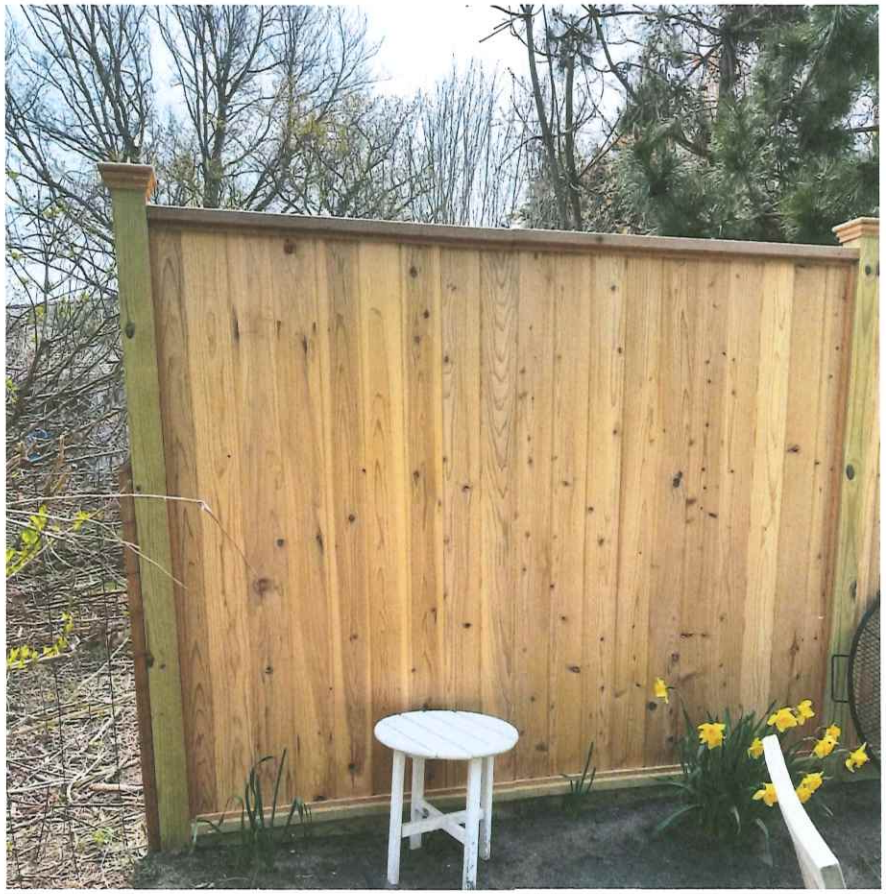
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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 DATA
OWNER:
Phillip J. Losurdo & Suzanne M. Bongette
ADDRESS: 36 Long Pond Drive
ASSESSOR MAP 59.4 parcel 117
CERT. 26503
LCPL. 3092-89, LOT 794
LOT AREA = 38,086± SF
59.4-113
N/F
Devon F. Pastor
59.4-12
N/F
ACK Long Pond LLC
LONG POND DRIVE
R420.00'
A118.06'
R420.00'
A69.62'
R420.00'
x18.4 A112.87' x18.0
x16.7
x17.7
x17.0
Leach Trench (1993 -5 BR)
D-Box
x17.9
x17.6
Septic Tank 1k gal.
x17.4
x16.5
x16.4
x16.0
x15.8
x17.5
x17.5
120.00'
#36
THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET HEALTH 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, OWNER OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.
NOTES:
WELL AND SEPTIC SYSTEM LOCATIONS ARE BASED ON RECORD PLANS AT THE NANTUCKET HEALTH DEPT.
59.4-116
N/F
Sarah Wright & Therold Hughes
DECK
EXISTING STRUCTURE
DECK
HVAC
PORCH
DECK
DECK
Stone Driveway
100' Well Radius
100' Well Radius
100' Well Radius
383.00'
267.00'
59.4-14
N/F
Walter C. Rauscher
RECEIVED
MAY 16 2025
By
LEGEND
Existing Spot Elev. (NAVD '88)= x17.5
PROPOSED UPGRADE OF SUBSURFACE SEWAGE TREATMENT & DISPOSAL SYSTEM
In Nantucket, MA
Owner: Phillip J. Losurdo & Suzanne M. Bongette
36 Long Pond Drive
Map 59.4 parcel 117
Scale 1"= 30' January 31, 2022
GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.
ENGINEERING & SURVEY, PC
Long Pond
SHEET 1 OF 2 - FOR PERMITTING USE ONLY-NOT FOR CONSTRUCTION





36 Long Pond Drive
Proposed fence design
6' cedar fence NTW

Certificate of Appropriateness #_____ Date Issued: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a
CERTIFICATE OF APPROPRIATENESS for **"HISTORIC DETERMINATION" ONLY.**

NOTE: It is strongly recommended that the applicant be familiar with the history of the structure before submitting. Historic Determination letters are only for contributing structures (building, structure, site, feature, object) within a local or National Register historic district that contributes to the character of the district, was built during the district's period of significance, and adds to the historical integrity or architectural qualities that make the historic district significant.
See reverse side of application for *Research Resources for Historic Structures.*

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.

PROPERTY DESCRIPTION

TAX MAP #: 55.4.1 PARCEL #: 182

Address of Proposed Work: 14 Silver Street

Owner of Record: Beach Bucket LLC

Mailing Address: 13 West Dover Street, Nantucket, MA 02554

Telephone: 508.360.7777

Email: chandra@maurypeople.com

AGENT INFORMATION

Name: Emeritus, LTD.

Mailing Address: 8 Williams Lane
Nantucket, MA 02554

Telephone: 508.325.4995

Email: admin@emeritusdevelopment.com

For office use only

Date Application Received: _____ Fee: $50.00 ☐

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Staff Member: _____

Letter Issued Date: _____ _____

***Please be advised that it is up to the applicant to provide a copy of the approval letter to the Building Department. ***

Historic Name of Building: George Myrick House

Original Date of Construction: Circa 1830

HDC Survey? X **Yes** ____ **No** ***How is the structure rated?*** **Individually Significant** _____ **Contributing** X **Unknown** _____

REASON FOR HISTORIC DETERMINATION REQUEST (check all that apply)

☐ **Resilient Nantucket Design Guidelines (elevating historic structure)**

☐ **Historic Tax Credit Application (after review from the Historical Commission)**

☐ **Preservation Easement**

☐ **Community Preservation Committee Applicant (for said structure)**

☒ **DOER Stretch Energy Code**

☐ **Other Building Code(s) – List here:** _____

COA # of work associated with Historic Determination request: _____
ATS Submission for COA Concurrent with Historic Determination

DESCRIPTION of proposed/approved work: Addition & Alterations

REQUIRED WITH ALL HISTORIC DETERMINATION APPLICATIONS:

☒ **Completed Application Form and historic documentation: (**See below for research resources)

☒ **Historic Documentation:** Copy of HDC Survey (if available), Date of Construction, Aerial Maps, Historic Photographs, Sanborn Insurance Maps, secondary source history (from Nantucket Architectural books), etc.

☒ **As-built Drawings:** (include all elevations, floor plans, and any significant detailing.)

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

☒ **Application Fee:** $50.00. If paying by check, please make payable to the Town of Nantucket.

☒ **Locus Map (1 copy):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

☒ **Colored Photographs (Existing):** Photographs must be clear and labeled with application address or contextual address. Please include **ENTIRE** elevation of house, as applicable, and indicate the cardinal points (north, south, east, or west

☒ **Electronic submission:** All documents (application, locus map, photographs, historic information, etc.) must be in one PDF and emailed to the HDC office at hdcsubmissions@nantucket-ma.gov.

Research Resources for Historic Structures

- **Nantucket Historical Association (NHA)**
  Collections can be accessed online at www.nha.org. or NHA Research Library at 508-228-1655, 7 Fair Street.
- **Historic American Buildings Survey (HABS)**
  The Historic American Buildings Survey (HABS) and the Historic American Engineering Record (HAER) collections are among the largest and most heavily used in the Prints and Photographs Division of the Library of Congress. Since 2000, documentation from the Historic American Landscapes Survey (HALS) has been added to the holdings. The collections document achievements in architecture, engineering, and landscape design in the United States and its territories through a comprehensive range of building types, engineering technologies, and landscapes.
  https://www.loc.gov/pictures/collection/hh/
- **Atheneum Reference Collection** https://nantucketatheneum.org/#explore Or 508-228-1110, Lower India Street
- **Nantucket Preservation Trust (NPT)**
  The Nantucket *Preservation Trust is the local non-profit organization for historic preservation on the island. They have some house histories available on their website and can also assist individuals with historic research projects.* https://www.nantucketpreservation.org/ Or 508-882-1387, 11 Centre Street
- **Preservation Institute: Nantucket (PIN)** *Originally initiated in 1969 and officially conceived in 1972, PIN is the United States oldest, continually operating applied learning program in the field of historic preservation. They work to produce projects on the architecture and history of the island. Past projects have included the HABS documentation of local buildings, on file with the Nantucket Historical Association.*
  https://dcp.ufl.edu/historic-preservation/pin/ at 508-228-2429, 11 Center Street
- **Nantucket Cultural Resource Map** Nantucket Historic House Interiors Survey *The Nantucket Cultural Resource Map is a University of Florida Preservation Institute Nantucket (PIN) and Nantucket Preservation Trust (NPT), Community Preservation Committee CPC funded project. It identifies and provides digital information on individual buildings, streetscapes, and other components of the historic Nantucket Town documented by PIN. This information is available to the public for educational purposes and can be used for HDC applications.*
- **Massachusetts Historical Commission's Massachusetts Cultural Resource Information System Maps (MACRIS)**
  The database is searchable by address for historic surveys throughout Massachusetts: https://maps.mhc-macris.net/
- **Historic District Commission files:** *There are "1988-1989" historic surveys on many of the buildings in the core district, as well as the core Sconset area, the Quidnet area, the Madaket area, the Surfside area, and Wauwinet area. These files can be researched by asking the staff. New historic surveys are being added to our inventory and MACRIS as a member of the Certified Local Government (CLG) Federal Preservation Program. More information can be found here:* https://nantucket-ma.gov/2655/Preservation-Planning
- **Nantucket National Historic Landmark (NHL) Update:** https://www.nantucket-ma.gov/DocumentCenter/View/37711/National-Historic-Landmark-Registration-Report-PDF
- **Nantucket National Historic Landmark (NHL) Data Sheet:** https://www.nantucket-ma.gov/DocumentCenter/View/37106/National-Historic-Landmark-List-of-Structures-PDF

OWNER AUTHORIZATION:

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that should the application need supplemental information in order to be accurately reviewed, I will provide it when requested.

Date: _____ Print: _____

Signature: _____

Docusign Envelope ID: 7B492891-933C-4587-9306-4D8AFAD3AD4C

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 14 Silver St on the following statement:

I Chandra Miller, 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)

DocuSigned by:
Chandra Miller
9C07AC739A2B48A...

11/21/2024

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 182

Street & Number of Proposed Work: 14 Silver St.

Owner of record: Beach Bucket LLC

Mailing Address: 13 West Dover St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☑ Other New Foundation and Relocation of Existing Structure on Lot.

Size of Structure or Addition: Length: 21'-7" Sq. Footage 1st floor: 509 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 24'-6" Sq. footage 2nd floor: 337 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 8" (+/-) South 8" (+/-) East 8" (+/-) West 8" (+/-)

Height of ridge above final finish grade: North 22'-9" (+/-) South 21'-2" (+/-) East 21'-0" (+/-) West 21'-2" (+/-)

Additional Remarks

Historic Name:

Original Date: Built before 1982 per Sanborn maps

Original Builder:

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

REVISIONS* (describe)

1. East Elevation Relocate Structure on new foundation/Addition
2. South Elevation "
3. West Elevation "
4. North Elevation "

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed Varies ☐ Block ☐ Block Parged ☑ Brick (type) Red ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 7 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) Metal Painted

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) N/A Corner boards 6" Frieze n/a

Window Casing 5" Door Frame 5" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed/Awning

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

Doors* (type and material): ☐ TDL ☑ SDL Front 2 Panel 9 Light Rear 1 Panel 4 Lite Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Asphalt - Grey

Trim White Sash White Doors White

Deck Natural Foundation Brick Fence _____ Shutters n/a

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

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

Date 12/30/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	11079
Location	14 SILVER ST
Owner	BEACH BUCKET LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

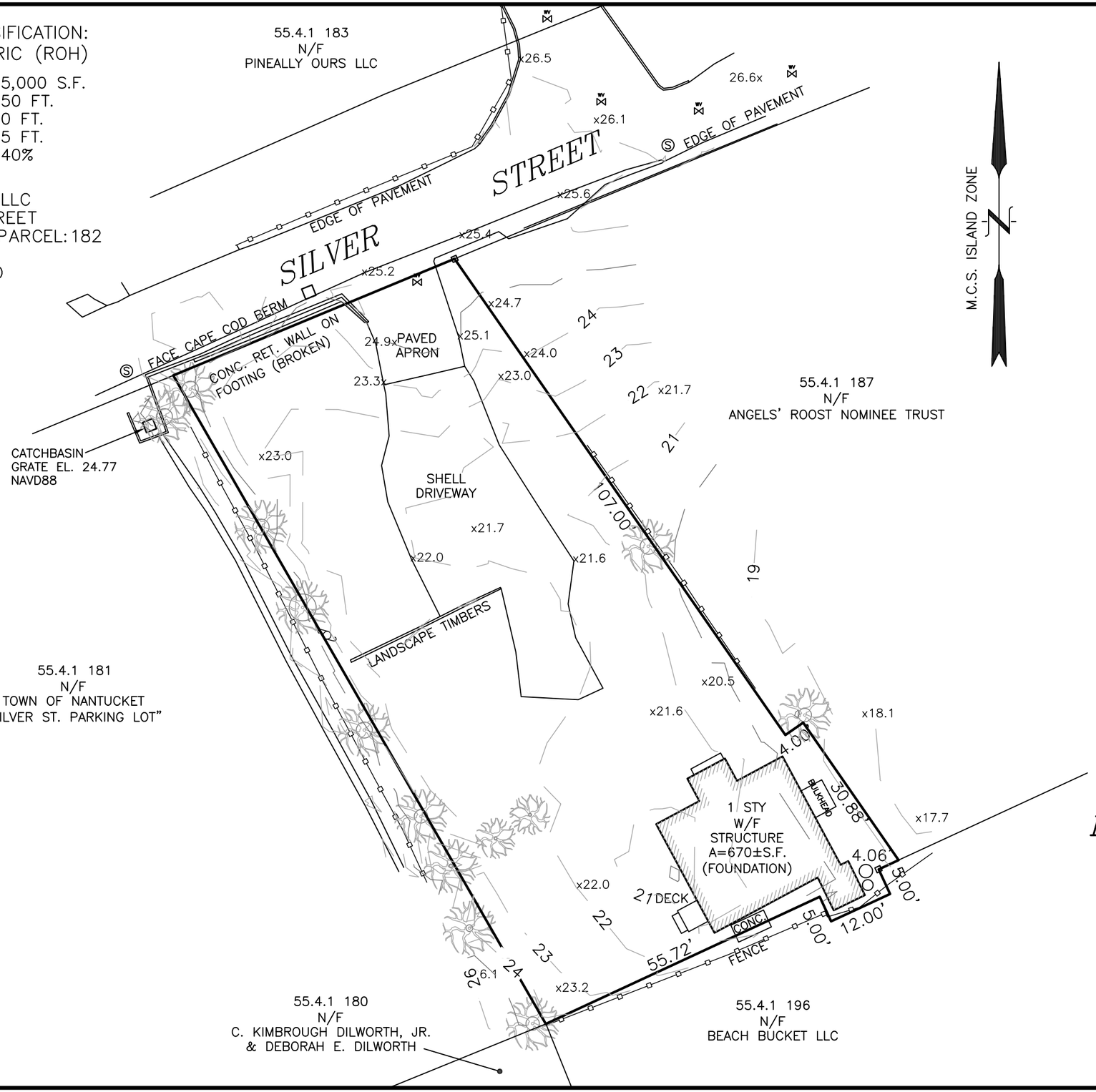
Geometry updated 10/16/2024
Data updated Jan. 2021

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

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL OLD HISTORIC (ROH)

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	0 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	40%

OWNER: BEACH BUCKET LLC
ADDRESS: 14 SILVER STREET
ASSESSOR MAP: 55.4.1 PARCEL: 182
BK: 1,952, PG: 275
NO RECORD PLAN FOUND



THIS PLOT PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

PLAN OF LAND IN NANTUCKET, MA

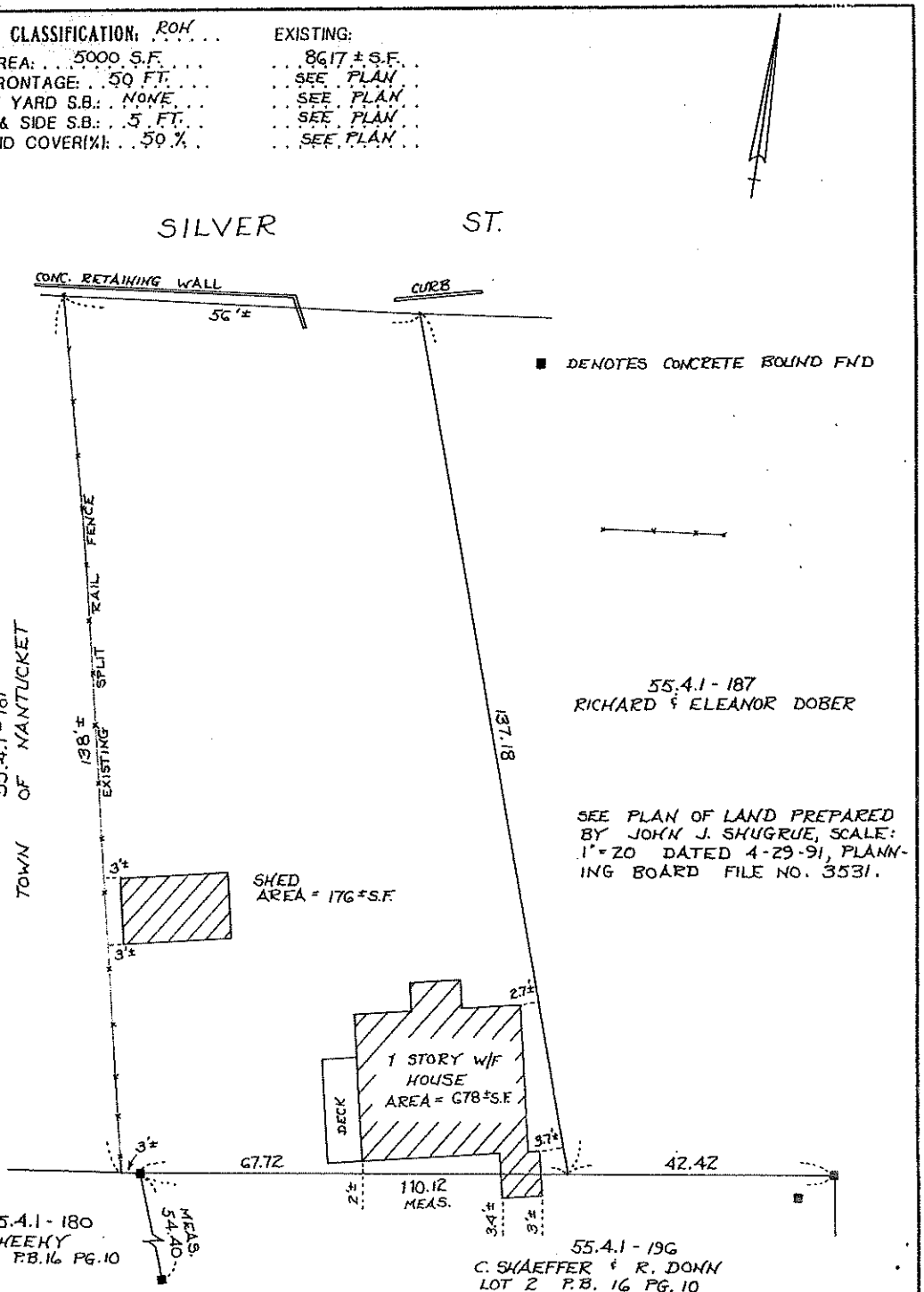
PREPARED FOR: BEACH BUCKET LLC

14 SILVER STREET
MAP 55.4.1 PARCEL 182

SEPTEMBER 10, 2024
SCALE: 1"=20'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

ZONING CLASSIFICATION: ROH	EXISTING:
MIN. AREA: 5000 S.F.	8617 ± S.F.
MIN. FRONTAGE: 50 FT.	SEE PLAN
FRONT YARD S.B.: NONE	SEE PLAN
REAR & SIDE S.B.: 5 FT.	SEE PLAN
GROUND COVER(%): 50 %	SEE PLAN



TO: CITIBANK MORTGAGE, INC.

AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: C, DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 250230-00 11 C, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 3, 1986.

THIS PLOT PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS OF THE TOWN OF NANTUCKET.

FBK:

NOT TO BE RECORDED.

MORTGAGE PLOT PLAN

OF LAND IN

NANTUCKET, MASS.

SCALE: 1": 20' DATE: OCT. 10, 1991

Owner: MARIE C. BLASI ET AL

Deed: BK. 177 PG. 180 Plan: NONE FOUND

Tax Map: 55.4.1 - 182 Locus: 14 SILVER ST.

HART-BLACKWELL & ASSOCIATES, Inc.
6 YOUNGS WAY
NANTUCKET, MASS. 02554
(508) 228-5292

HB- 3074

C:\JOBS\HB\MPP

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
55.4.1 / 182	Nantucket	NAN.C, D	NAN.3331

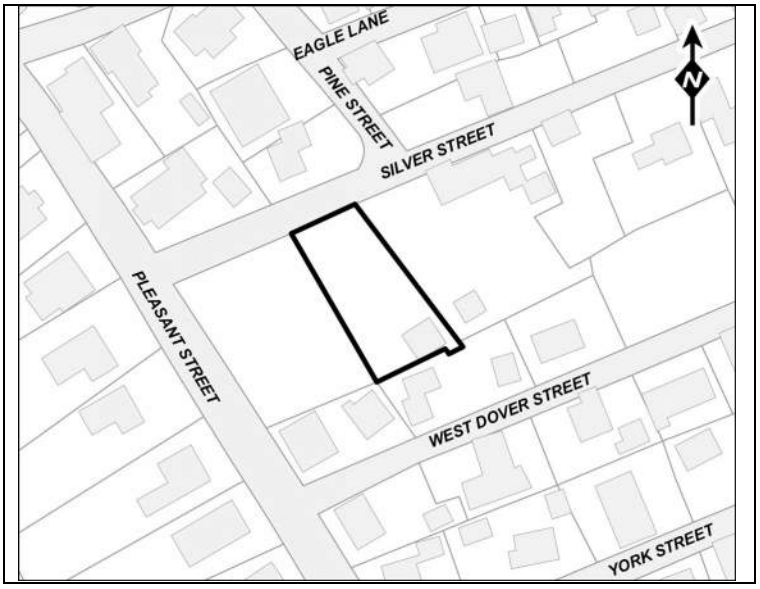
LHD 6/4/1970 NRDIS NHL 11/13/1966

Photograph



Photo 1. 14 Silver Street, looking southeast.

Locus Map



Recorded by: E. Boyce, K. Whitehill, V. Adams; PAL

Organization: Nantucket Historical Commission

Date (*month / year)*: April 2024

Town/City: Nantucket

Place: *(neighborhood or village)*: Nantucket Town (Fish Lots)

Address: 14 Silver Street

Historic Name: George Myrick House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: ca. 1830

Source: NCRD: 1823:27/245; 1832:32/356

Style/Form: No Style/Cape

Architect/Builder: Josiah Gorham (builder)

Exterior Material:

Foundation: Brick

Wall/Trim: Wood shingles/Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures: None

Major Alterations *(with dates):* replacement wood clapboards and wood-shingle siding, late 20th–early 21st c.; replacement wood sash windows, late 20th–early 21st c.; asphalt-shingle roof, late 20th–early 21st c.

Condition: Good

Moved: no ☒ **yes** ☐ **Date:**

Acreage: 0.20 acres

Setting: The building occupies a rectangular shaped parcel on the south side of Silver Street near the intersection of Pleasant Street. It is bounded by the road to the north and 18th and 19th century residential properties to the east, south and a vacant lot to west. The dwelling sits on the south boundary of the property and trees line both the east and west boundaries.

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

The George Myrick House, 14 Silver Street (ca. 1830, NAN.3331) is a north-facing, 1-story, 5-bay-by-1-bay, symmetrical, wood-frame, astylistic Cape-type dwelling. It has a side-gable roof covered in asphalt shingles pierced by a brick chimney at the center ridgeline. A shed-roof ell extends across the south, rear elevation. The walls are clad with wood shingles and rest on a brick foundation. The centered entrance is set in a small 1-bay-by-1-bay enclosed porch flanked by two windows to the east and west and consists of a 9-light paneled wood door framed by wood panels. Fenestration throughout consists of double-hung, 2/2 wood sash set within plank frames.

The George Myrick House is a good example of a modest, astylistic Cape-type dwelling on Nantucket. The building retains its original orientation, form, massing, and fenestration. Alterations include historically appropriate wood shingle siding and wood sash windows replacements, and the installation of asphalt-shingle roof sheathing in the late 20th or early 21st centuries.

HISTORICAL NARRATIVE

Silver Street is three blocks from Nantucket Harbor and runs east-west extending southwest from Orange Street before terminating at Pleasant Street. The street sits within the Fish Lots neighborhood of the Nantucket Historic District (NAN.D, LHD 6/4/1970, NRDIS NHL 11/13/1966). The neighborhood developed west of the waterfront from initial layout in 1717 to the early 19th century as Nantucket's commercial and whaling interests expanded and contains many fine examples of 18th and 19th century houses, which today are primarily summer residences (Chase-Harrell and Pfeiffer 2012).

The George Myrick House, 14 Silver Street (ca. 1830, NAN.3331), was likely constructed around 1830 during the ownership of housewright Josiah Gorham (1793–1871), who purchased the property in 1823 and sold it in 1832 (NCRD 1823:27/245; 1832:32/356). Josiah Gorham was born in Barnstable to Jonathan Gorham (1753–1810) and Mary Davis (1757–1839). Josiah Gorham sold the property to Jacob Jones, a "black man of trades," in 1832 (NCRD 1832:32/356). Jacob Jones (1790–1859) was born in Virginia (Federal Mortality schedules) or Maryland (U.S Census 1850). He married Betsy Ann Jonson in 1817, and in 1850, he was engaged in fishing (U.S. Census). Jones sold the property to Samuel Smith, a "black man and laborer," in 1833, who immediately sold it to George Myrick (NCRD 1831:32/511). Jacob Jones reacquired the property in 1851 but died a few years later and was interred in the "Colored Cemetery" (NCRD 1851:49/429; NHA 2002).

By 1882 Eva Frances Gilbert owned the property, but it is unclear when she obtained it, only that her estate sold the property to Estelle R. Babcock the same year (NCRD 1882:68/290). The property remained in the Babcock family until 1890 when it was purchased by Ellen C. Ayers (NCRD 1882:68/291: 1890:74/111). The property remained in the Ayers family until 1905 when it was purchased by Matthew Dias (NCRD 1905:86/286). The property changed hands several times over the next 20 years before being purchased by James K. Glidden in 1923 (NCRD 1917:97/151; 1922:100/328; 1922:100/387; 1923100/477; 1923:101/68; 1923:101/170). Dianne T. Parlow Whelden purchased the property in 1964 (NCRD 1964:126/164). Dianne T. Parlow Whelden owned the property until 1986, when it was bought by Jean Adriano (NCRD 1967:131/40; 1974:146/327; 1974:177/180; 1986:86P/42). The current owner, Beach Bucket LLC, bought the property in 2023 (NCRD 2021:1864/49; 2023:1952/270). The property is used as a seasonal residence.

BIBLIOGRAPHY and/or REFERENCES

A. G. Souza Associates. *Nantucket Island Architectural and Cultural Resource Survey.* On file, Massachusetts Historical Commission, Boston, MA, 1989.

Allen, Daniel and Daniel P. Macy. *Nantucket, Proprietors Plat Maps.* 1821. On file, The Public Archaeology Laboratory, Inc., Pawtucket, RI.

Booker, Margaret, Rose Gonnella, and Patricia Butler. *Sea Captains' Houses and Rose-Covered Cottages: The Architectural Heritage of Nantucket Island.* Universal Publishing: Nantucket, MA, 2003.

36. STYLE OF ARCHITECTURE:

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

O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:
- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- O c. Lancaster, The Architecture of Historic Nantucket, page: 225
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- O f. NHA photos: _____
- O g. HABS research: _____
- O h. NHA plaque records: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .20A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: O a. at sidewalk O b. 10 feet or less O c. 20 feet or less O d. other: ~50'

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

43. SURROUNDINGS: (check several if appropriate)
- O a. densely built-up
- O b. scattered buildings
- O c. open land
- O d. residential
- O e. commercial
- O f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:
See form(s): _____

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

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-30-3
MAP/PARCEL#: 55 41-182

Recorded By: AEG Date: 11/88 Organization: HDC

IDENTIFICATION:

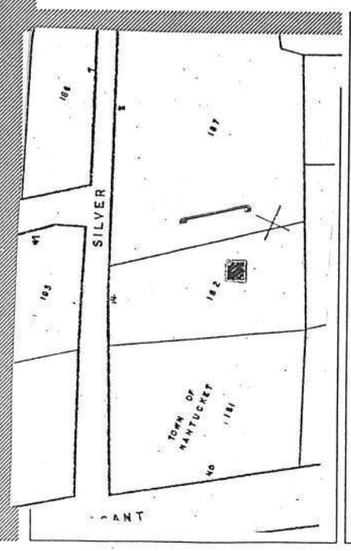
1. STREET NAME & NO.: 14 Silver st. 2. BUILDING NAME: _____

3. OWNERSHIP: O a. public O b. private 4. PRESENT OWNER: Wheldon, Dianne T. + Blasi, Marie C.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built before 1892 - Sanborn maps

6. USE: Original: dwelling Present: dwelling
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:
Exterior visible from public road: O a. Yes O b. No
Interior accessible, explain: no





Revised 5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: not visible

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SIGNIFICANCE:

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

34. DATE OF INITIAL CONSTRUCTION: before 1892 SOURCE: Sanborn maps.
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
○ a. box ○ c. gable front ✓ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____

$17.95

The Architecture of Historic Nantucket

By Clay Lancaster

Introduction by James C. Massey
Director of the Department of Historic Properties,
The National Trust for Historic Preservation
Former Chief of the Historic American Buildings Survey, National Park Service

Nantucket Island, famous home port of the great, global whaling fleet of the 18th to mid-19th centuries, has been inhabited for some 9,000 years, and this book sketches its history, reviews the settlement and buildup of the migrant European culture, and concentrates on the ample array of architecture surviving from the last quarter of the 17th century onward. With the collapse of the market for whale oil around 1870, Nantucket lost the industry which provided its major source of wealth, and new building came to an abrupt standstill. As a result, the old town of Nantucket has remained more or less intact—one of the best preserved communities in the United States and a living architectural museum with about 800 buildings dating from before the time of the Civil War.

The book is divided into three major sections, each considering Nantucket from a different angle. Part One gives a history of the island, analyzes and discusses the various architectural styles, and points out significant existing examples. Part Two treats Nantucket Town street by street, and can be used as a walking tour guide. The streets are described historically and physically, each followed by notes on individual landmarks aligning it, including known facts concerning their period, builder, original architectural features and subsequent alterations. Part Three contains appendices classifying all of the historic buildings according to their styles and characteristics. This section also includes a comprehensive bibliography of relevant books, albums, photograph collections, and articles on Nantucket architecture; and there is a glossary of architectural terms.

Illustrations are an important feature of this book, consisting of maps, restoration perspective drawings and floor plans, recent photographs, and many charming vintage camera impressions newly printed from old glass-plate negatives.

This is one of the most comprehensive studies of the architecture of any concise cultural region in America and undoubtedly will serve as model for other similar studies in the future.

existence in 1799 by Isaac Coffin, Rose Lane runs from Centre Street along the north flank of the h.

ıg

eved built as counting house for Paul West after 1815, when he became owner of 5 Liberty Street. ory shingle, 3-bayed façade, 12/12-paned windows 1st story, 8/12-paned windows above. In 1940s ed from site 100 feet or so to the east. (Charles P. Flanagan)

ane

aker Road, connecting Milk and the extension of Vestal, Saratoga Lane takes the early nineteenth- · Quaker Road, Saratoga Street, formerly called Grave Street. Saratoga Lane is hardly more than

eet

Charter and Mott Lane, School Street is one of the series later cut through the west range of the ting Fair with Pine Street. Its name derives from the Benjamin Coffin house and school formerly e street on Pine.[1] All six buildings listed below are shown on the 1833–34 Coffin map.

courtesy Charles Clark Coffin, great- great- great-grandson of the schoolmaster, Benjamin Coffin.

ngs

ginally typical Nantucket house. 2½-story shingle, ridge chimney, now has 3-bayed façade, pilas- ed Greek Revival doorway, 6/6-paned windows. Modern porch.

er typical Nantucket house. 2½-story shingle, ridge chimney, 4-bayed façade, doorway with nsom, 6/6-paned windows.

-story clapboard front, shingle sides, 2 chimneys on west end, 3-bayed façade, pilastered Greek vival doorway, 6/6-paned windows.

-story clapboard front, shingle sides, high brick basement, end chimneys, 5-bayed façade, center r with transom, wood stoop, 6/6-paned windows.

e 18th-century type. 2½-story shingle, ridge chimney, center doorway flanked by 2 windows each e, 3 windows 2nd story, 12/12-paned windows (modern).

e 18th-century or early 19th-century house with addition. 2½-story shingle, ridge chimney. iginal house 3-bayed west section, 2 rooms deep; single room attached east end, making 5-bayed ade with center doorway, 12/12-paned windows (modern).

t

portant street than at present, in the eighteenth century, according to the Isaac Coffin survey, ward to the lighthouse on Brant Point. On the William Coffin map of 1833-34, Sea Street is rt stretch off North Water, terminating against a house facing north on a court branching inland ch Street. The house burned in the Great Fire of 1846, and Sea Street was lengthened to South ually a continuation of Step Lane, which ascends the bank to Centre Street.

Silver Street

The Silver Street listed in the Isaac Coffin 1799 survey is what now is Copper Lane, connecting Milk and Quaker Road. The present Silver Street must have come into existence soon afterward to connect the dangling end of Pine with Pleasant and Orange. Throughout most of the nineteenth century, Nantucket had two Silver streets, or until the name of the other was changed to Copper.

Historic Buildings

4 Greek Revival period. 1¾-story clapboard front, shingle sides, rock foundations, 3-bayed gabled façade, pilastered doorway, later 2/1-paned windows.

7 Built *ca.* 1820. 1¾-story shingle on brick basement full story above ground in front, ridge chimney, 3-bayed façade, late 19th-century 2/2-paned windows.

8 Shingled building, built before 1834 as barn. Converted into modern residence.

14 Lean-to house. 1¾-story shingle, ridge chimney (new), 5-bayed façade, center door with enclosed entrance pent, much later 2/2-paned windows.

South Beach Street

South Beach Street dates from the early part of the nineteenth century and is shown on the William Coffin 1833–34 maps as North Beach, the present North Beach similarly designated. Perhaps the broken, unlabeled continuation below Broad was meant to be called South Beach. Today's South Beach is east of North Water and connects Broad to Easton Street.

Historic Buildings

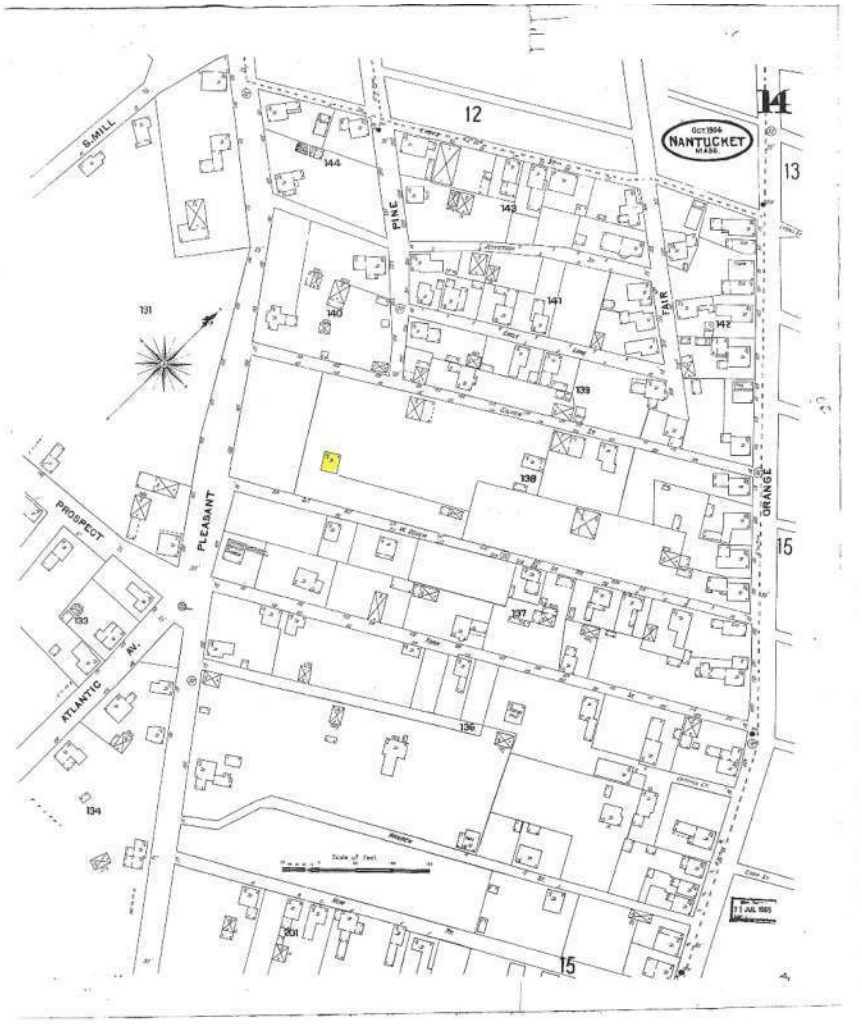
2 Moved from northeast corner Broad and North Water in 1920s, main block of house faces south. 2½-story clapboard, presumably had 2 ridge chimneys, 5-bayed façade, Greek Revival doorway with sidelights and distyle portico (columns modern), 6/6-paned windows. Later addition fronting on South Beach Street. (Robert L. White; N. H. A. *Photo Albums*, Book 1, p. /2/)

South Mill Street

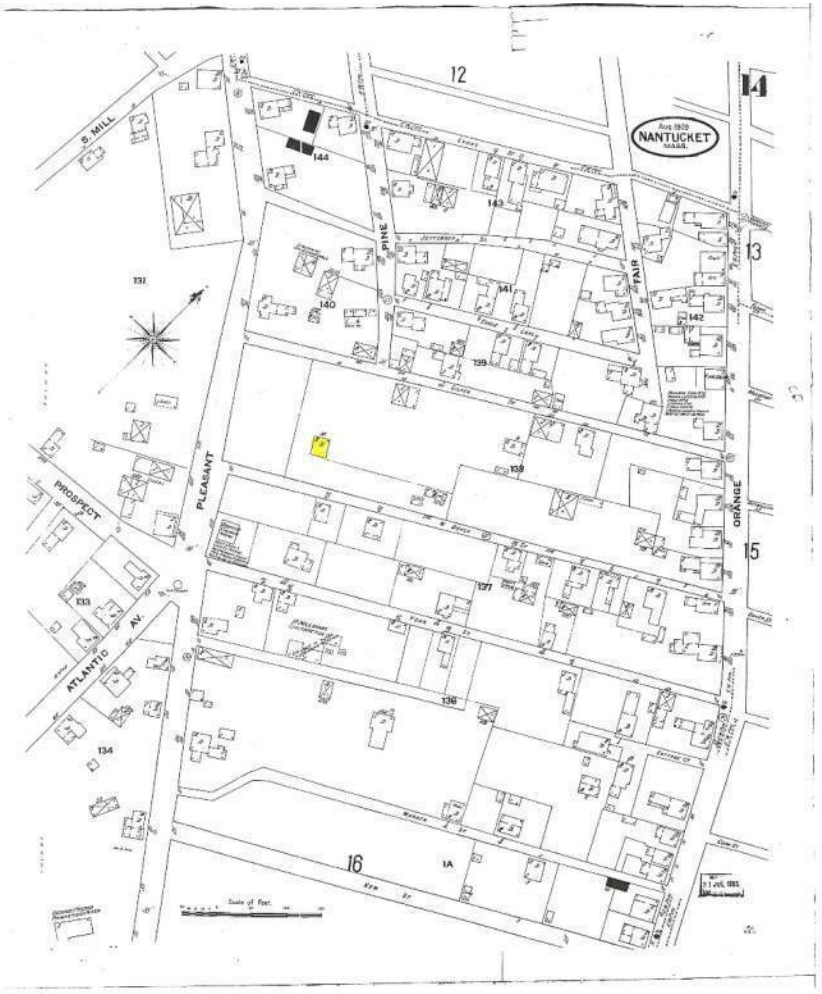
South Mill bears southwest from Pleasant Street across from and a little above the end of Lyon Street. It begins to the rear of the Stephen Chase house and extends to the old mill, at the junction of Prospect and South Prospect streets, both structures built about 1746. South Mill Street dates from this period.

Historic Building

X WINDMILL, built 1746 by Nathan Wilbur. Shingled octagonal battered form on rock foundations. Said to have been constructed of timbers of wrecked ships. Lone survivor of 5 windmills serving Nantucket Town, easternmost of 4 on Popsquatchett Hills. Purchased by Caroline French in 1897 and presented to Nantucket Historical Association. Subsequently repaired in 1913–14, 1935–36, 1949–50, and 1952 (after main shaft and 4 vanes destroyed). Still occasionally used for grinding corn. Museum open to public. (E. A. Stackpole, *Rambling,* pp. 63–64, illus. p. 65; *Proceedings,* 1940, p. 20, illus. facing p. 20; *Historic Nantucket,* July 1953, p. 59; *ibid.,* Oct. 1970, pp. 12–15; G. A. Fowlkes, *Mirror of Nantucket,* p. 119; H. Morrison, *Early American Architecture,* photo p. 93; E. U. Crosby, *Ninety Five Per Cent,* photo p. 116; A. E. Poor, *Colonial Architecture,* pl. 54; *H. A. B. S.* #141)



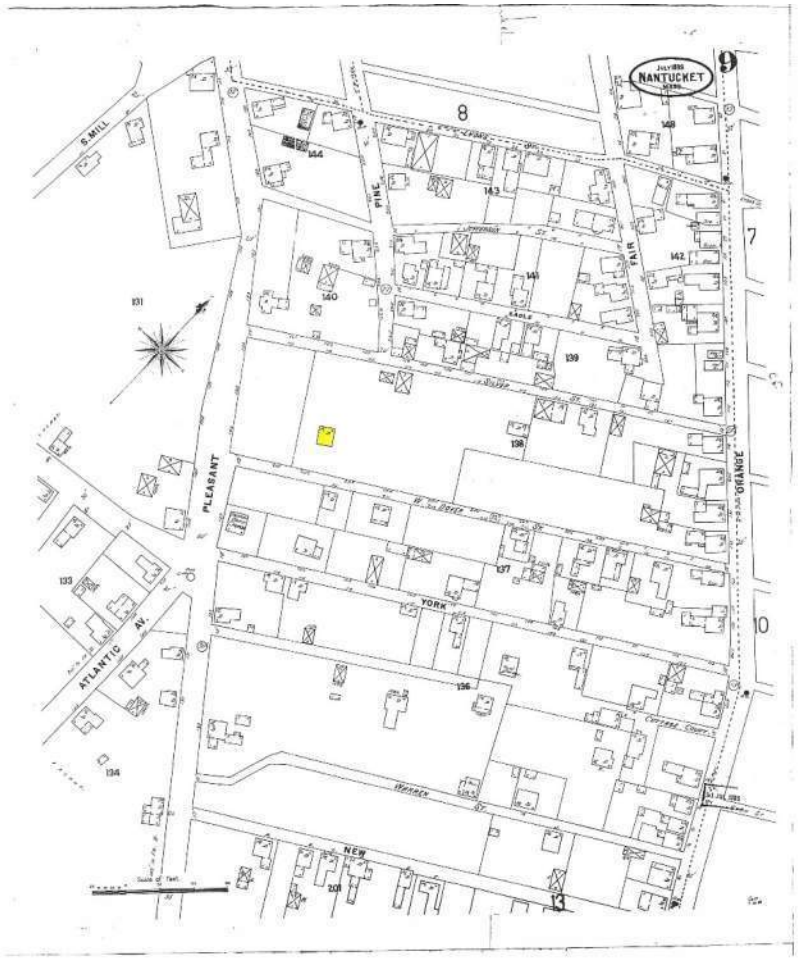
Sanborn Map 1904



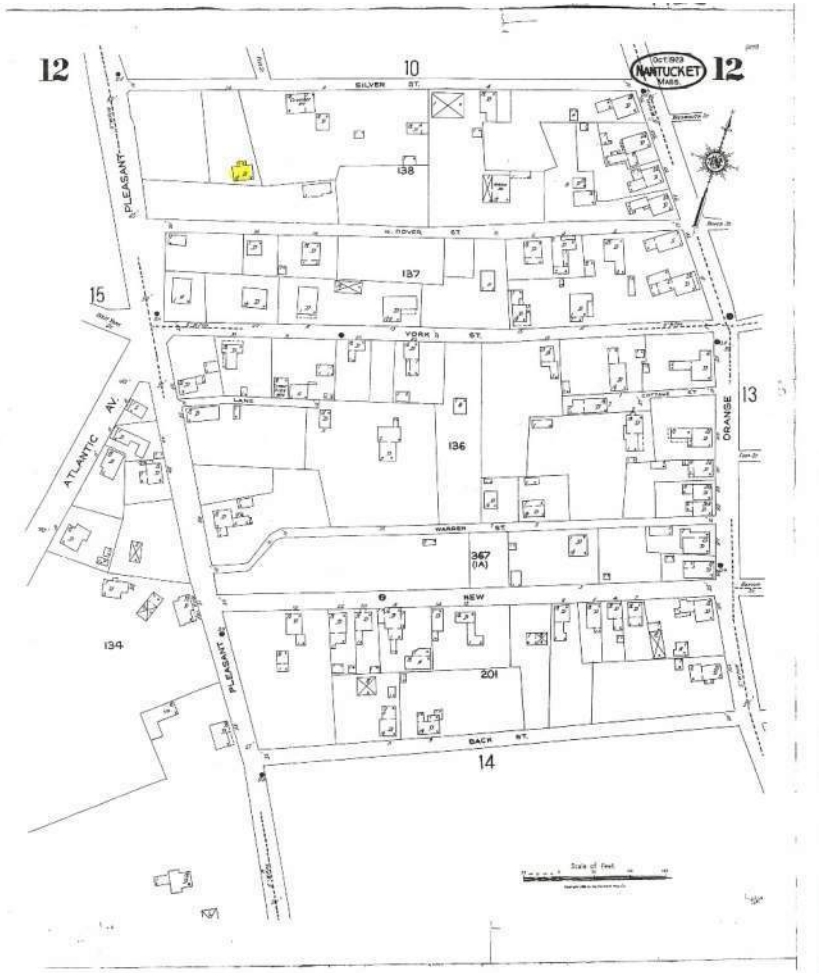
Sanborn Map 1909



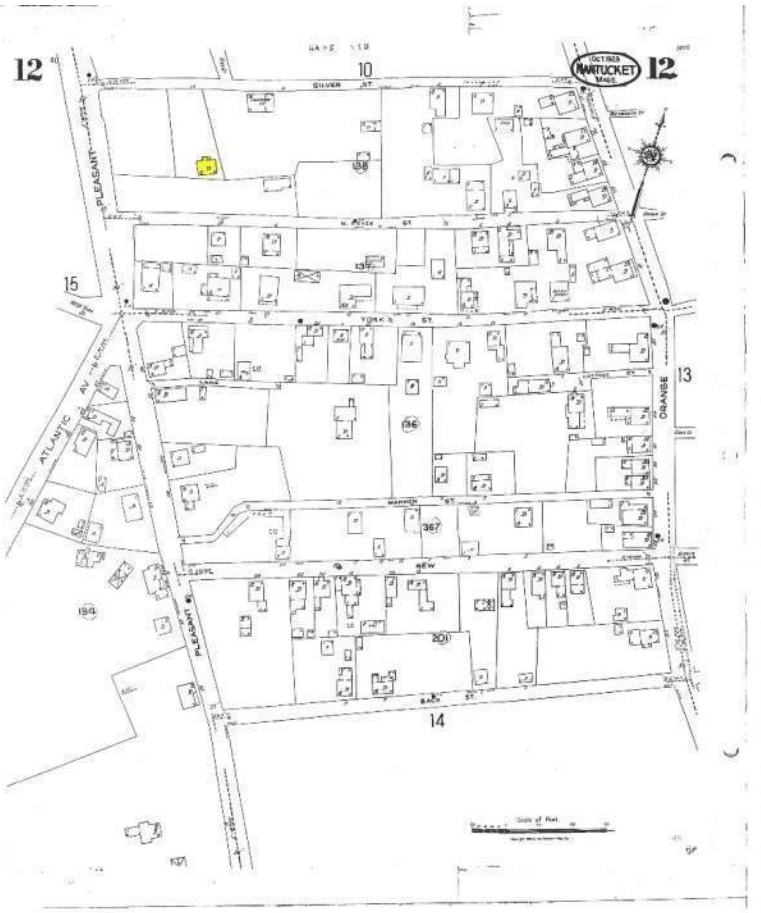
Sanborn Map 1892



Sanborn Map 1898



Sanborn Map 1923



Sanborn Map 1923-1949



View Facing North

14 Silver Street
Nantucket, MA 02554

emeritus



View Facing East

14 Silver Street
Nantucket, MA 02554

emeritus



View Facing South

14 Silver Street
Nantucket, MA 02554

emeritus



View Facing West

14 Silver Street
Nantucket, MA 02554

emeritus



View Facing Northwest

14 Silver Street
Nantucket, MA 02554

emeritus

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PHOTOGRAPHS



Photo 2. 14 Silver Street, looking southeast.

CERTIFICATE NO: _____ DATE ISSUED: 5/13/25

HDC2024-12-11784

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 182

Street & Number of Proposed Work: 14 Silver St.

Owner of record: Beach Bucket LLC

Mailing Address: 13 West Dover St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: 12/30/24 Fee Paid: $ ~~369.20~~ 884.45

Must be acted on by: 4/1/25 ~~3/31/25~~ 5/31/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

APPROVED

EXHIBIT A

NORTH - BUMP 16" LESS WIDTH AND HIP ROOF. BOSTON CASUAL SDL; WINDOW SURVEY OF EXISTING; SURVEY FORMS ADDED TO FILE AND. SEPARATE HISTORIC DETERMINATION FOR DEMO TO BE RATIFIED BY AN HDC MTG IN FUTURE.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other New Foundation and Relocation of Existing Structure on Lot.

Size of Structure or Addition: Length: 21'-7" Sq. Footage 1st floor: 509 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 24'-6" Sq. footage 2nd floor: 337 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 8" (+/-) South 8" (+/-) East 8" (+/-) West 8" (+/-)

Height of ridge above final finish grade: North 22'-9" (+/-) South 21'-2" (+/-) East 21'-0" (+/-) West 21'-2" (+/-)

Additional Remarks

Historic Name:

Original Date: Built before 1982 per Sanborn maps

Original Builder:

REVISIONS* (describe)

1. East Elevation Relocate Structure on new foundation/Addition
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 Varies ☐ Block ☐ Block Parged ☑ Brick (type) Red ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 7 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) Metal Painted

Leaders (material and size): _____

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

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) N/A Corner boards 6" Frieze n/a
Window Casing 5" Door Frame 5" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed/Awning
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer (Boston Casual)

Doors* (type and material): ☐ TDL ☑ SDL Front 2 Panel 9 Light Rear 1 Panel 4 Lite Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Asphalt - Grey
Trim White Sash White Doors White
Deck Natural Foundation Brick Fence _____ Shutters n/a

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

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

Date 12/30/24 Signature of owner of record _____ Signed under penalties of perjury

EXHIBIT A



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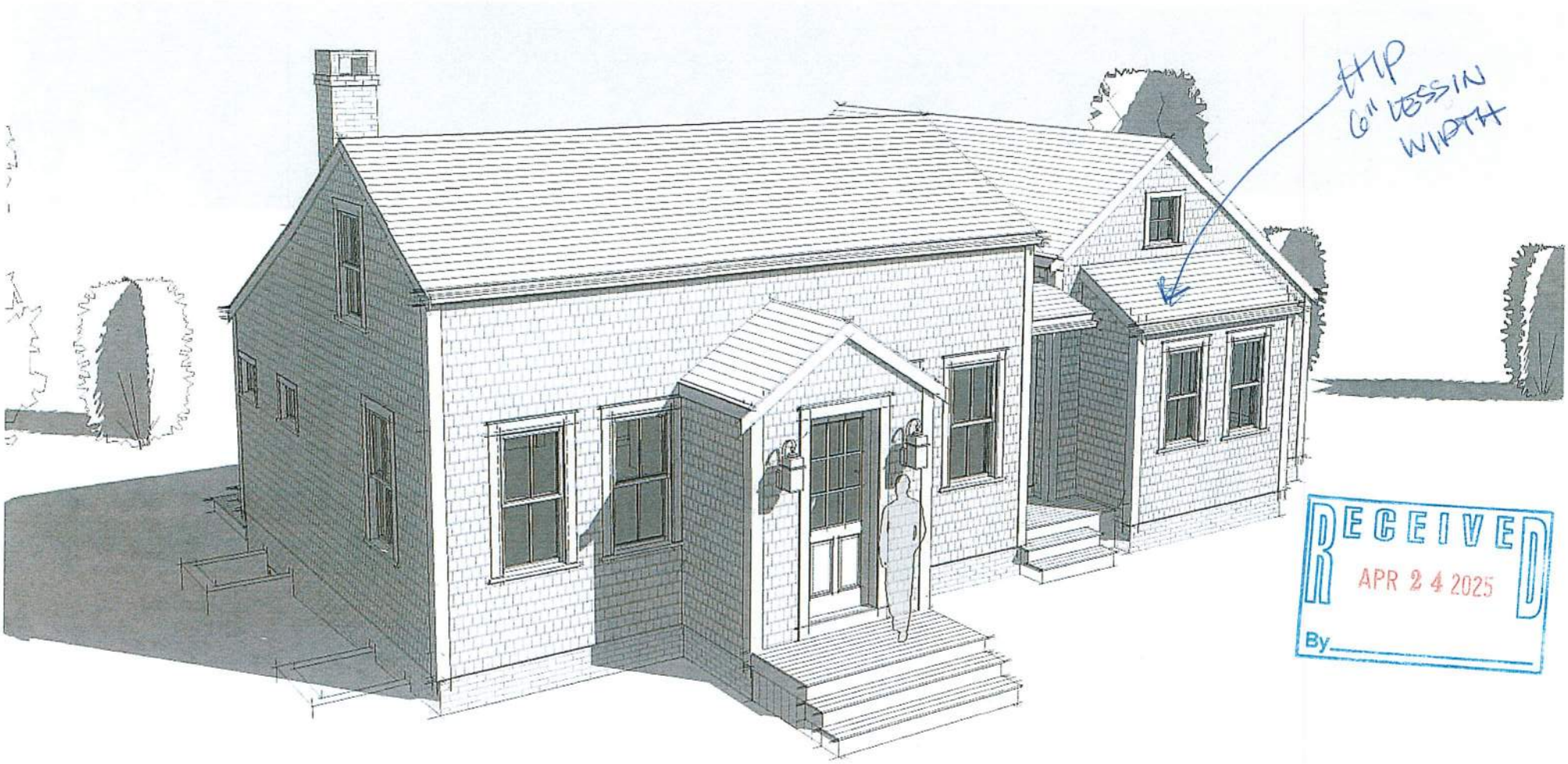
APR 24 2025
By

View Facing Southeast

EXHIBIT A



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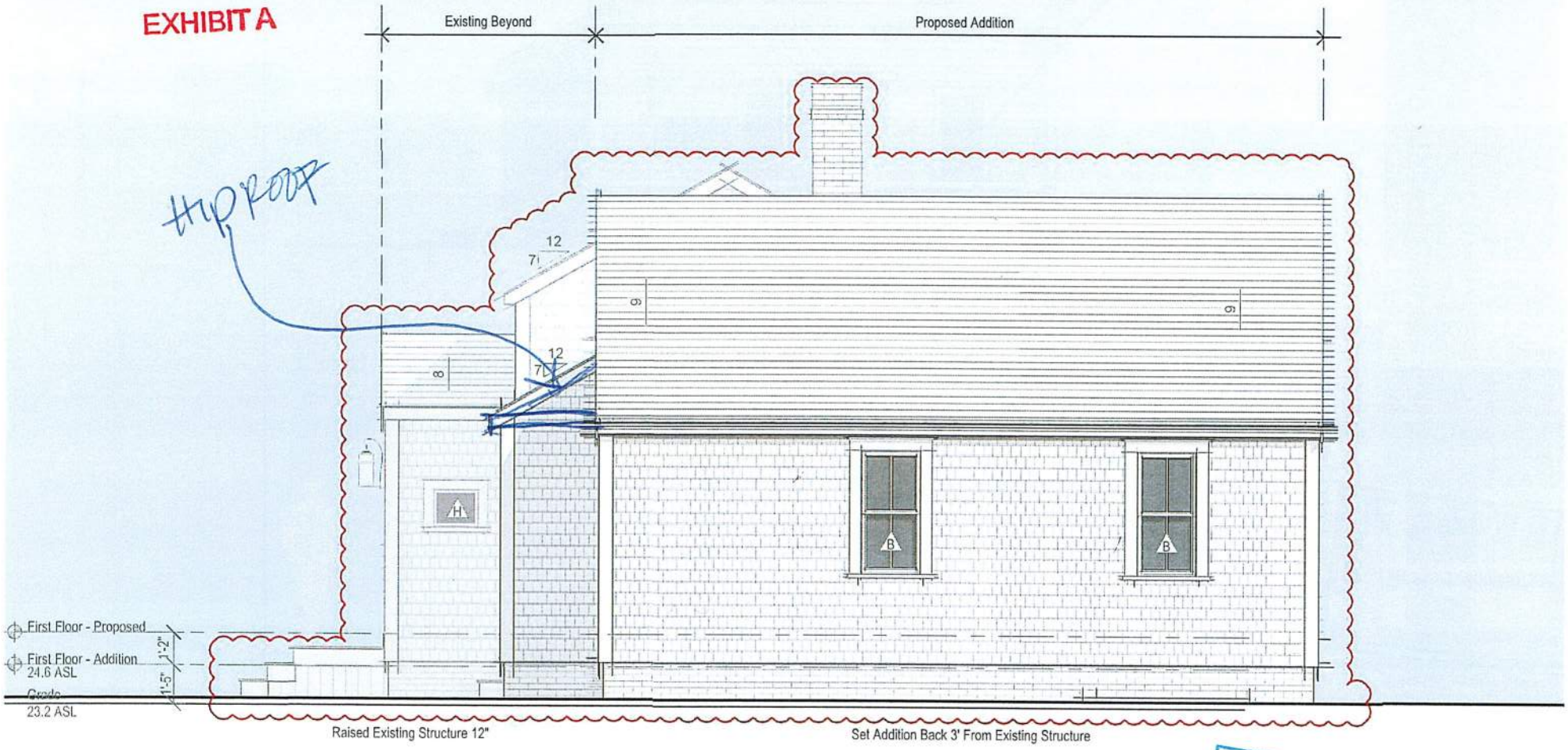
View Facing Southwest

EXHIBIT A

EXHIBIT A



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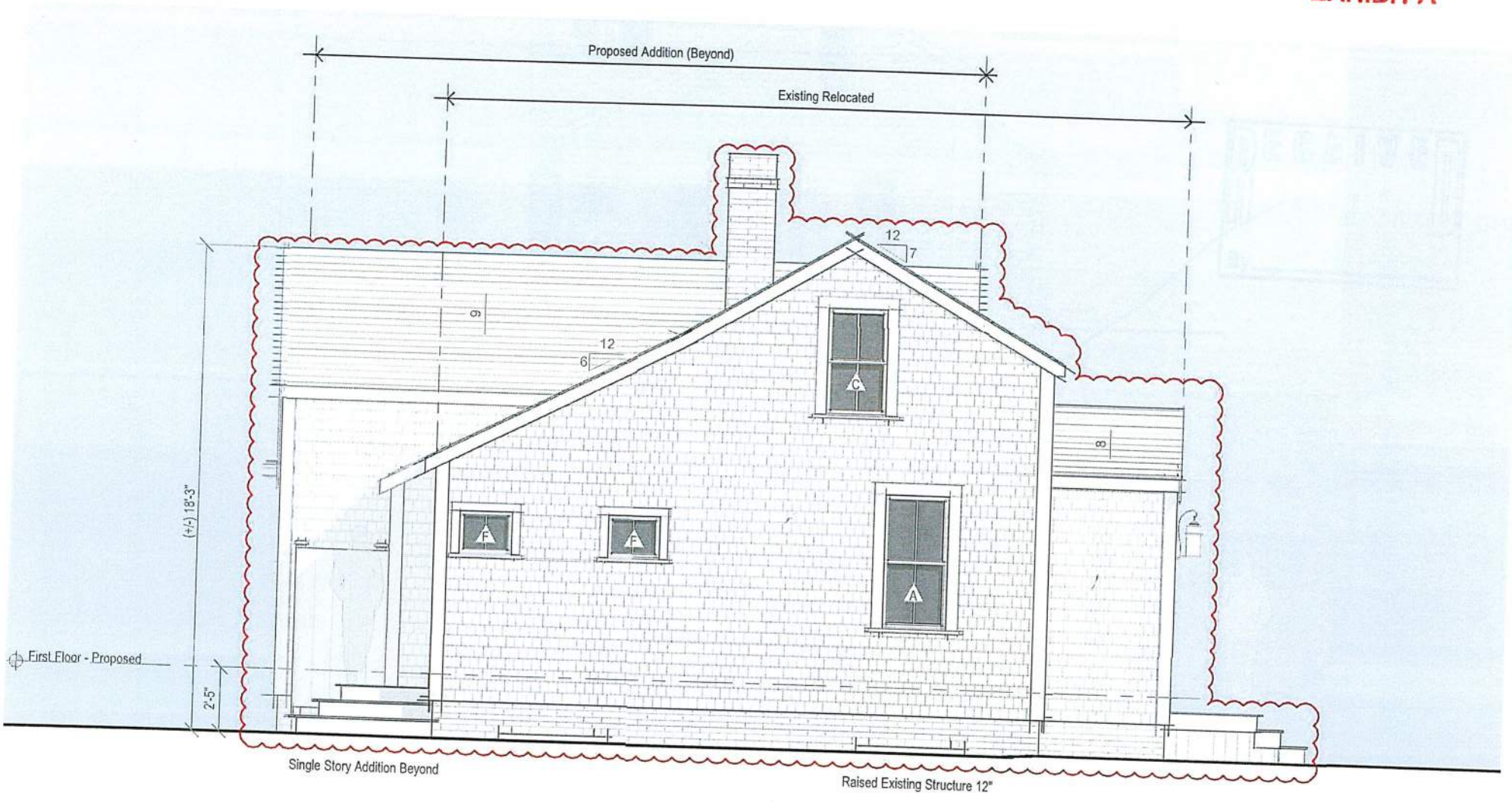
West Elevation - Proposed

1/4" = 1'-0"

EXHIBIT A



East Elevation - Proposed

1/4" = 1'-0"

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APR 24 2025
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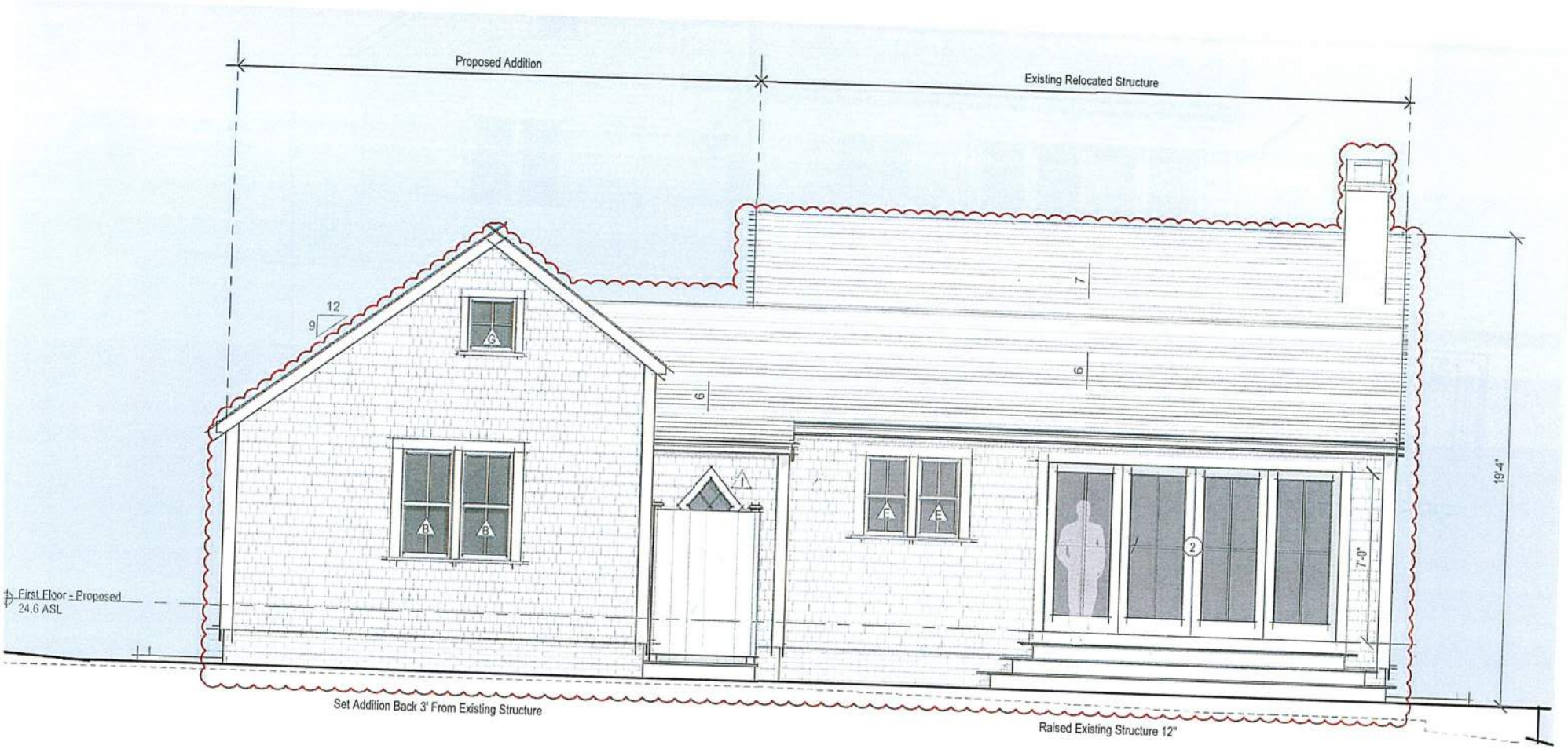

South Elevation - Proposed

1/4" = 1'-0"

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APR 24 2025
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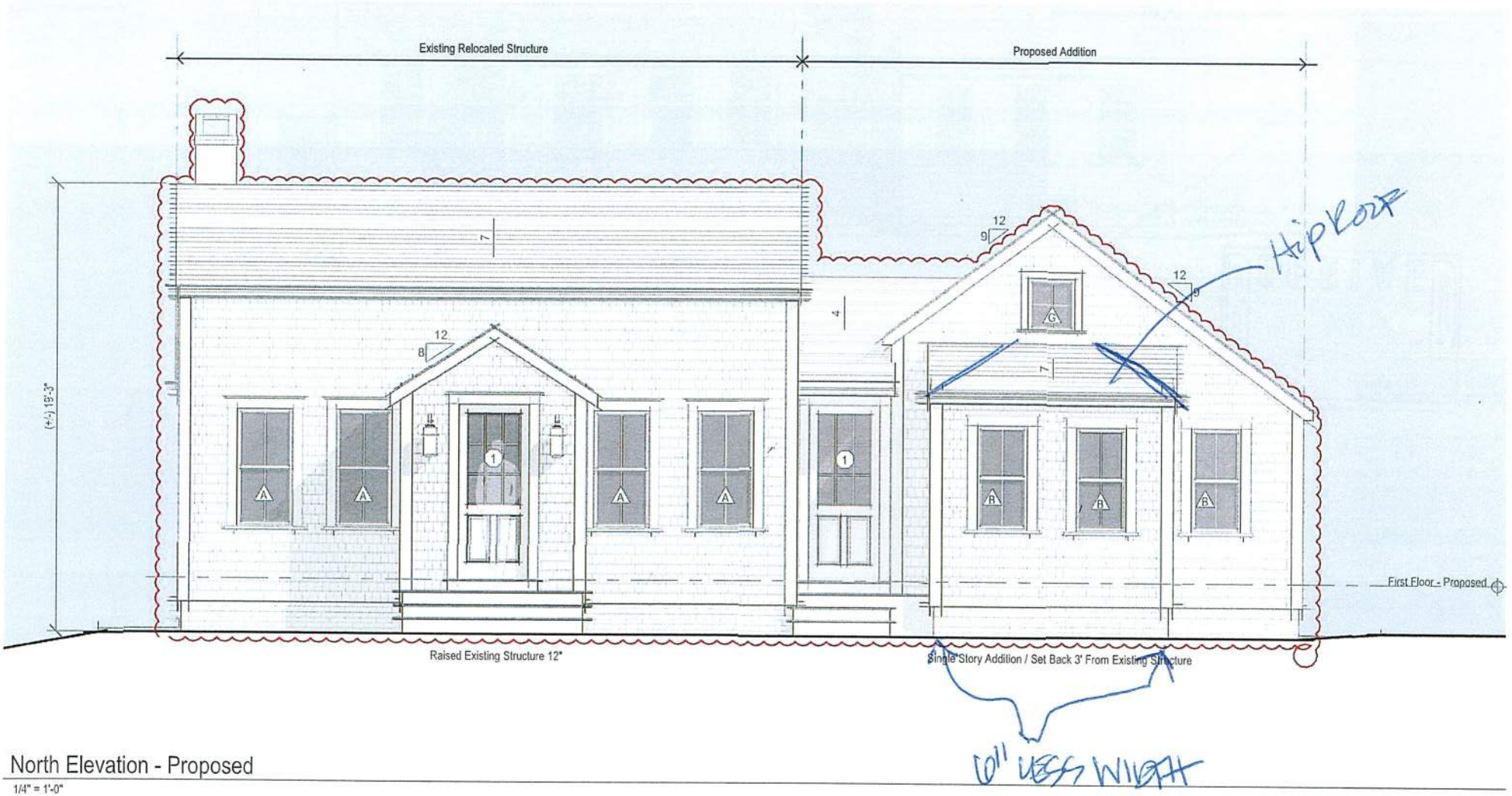
EXHIBIT A



North Elevation - Proposed

1/4" = 1'-0"

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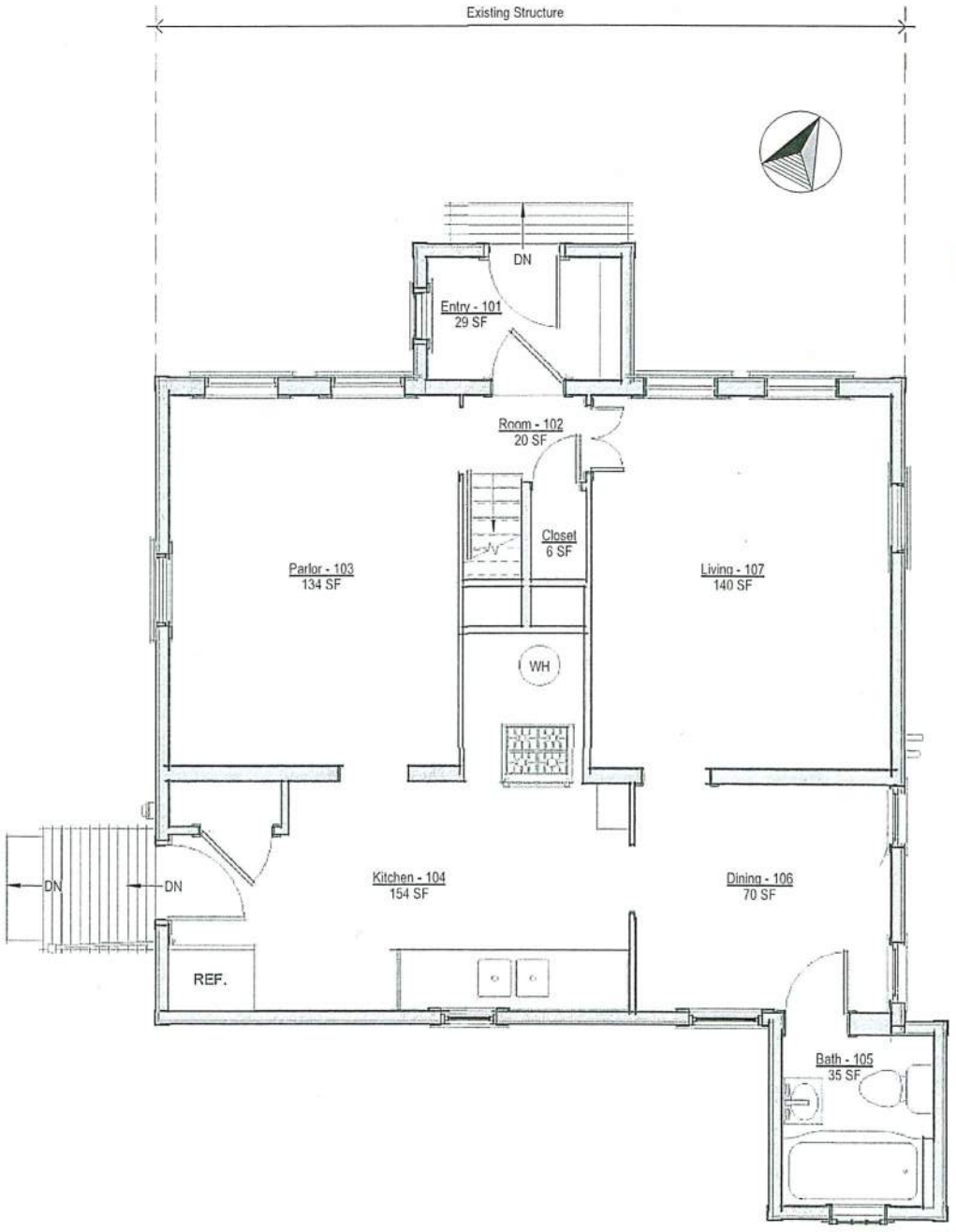
EXHIBIT A

EXISTING WINDOW SURVEY



First Floor Plan - Existing

1/4" = 1'-0"

EXHIBIT A

WINDOWS - BOSTON CAST



East Elevation



North Elevation



South Elevation



West Elevation

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APR 24 2025
By

EXHIBIT A

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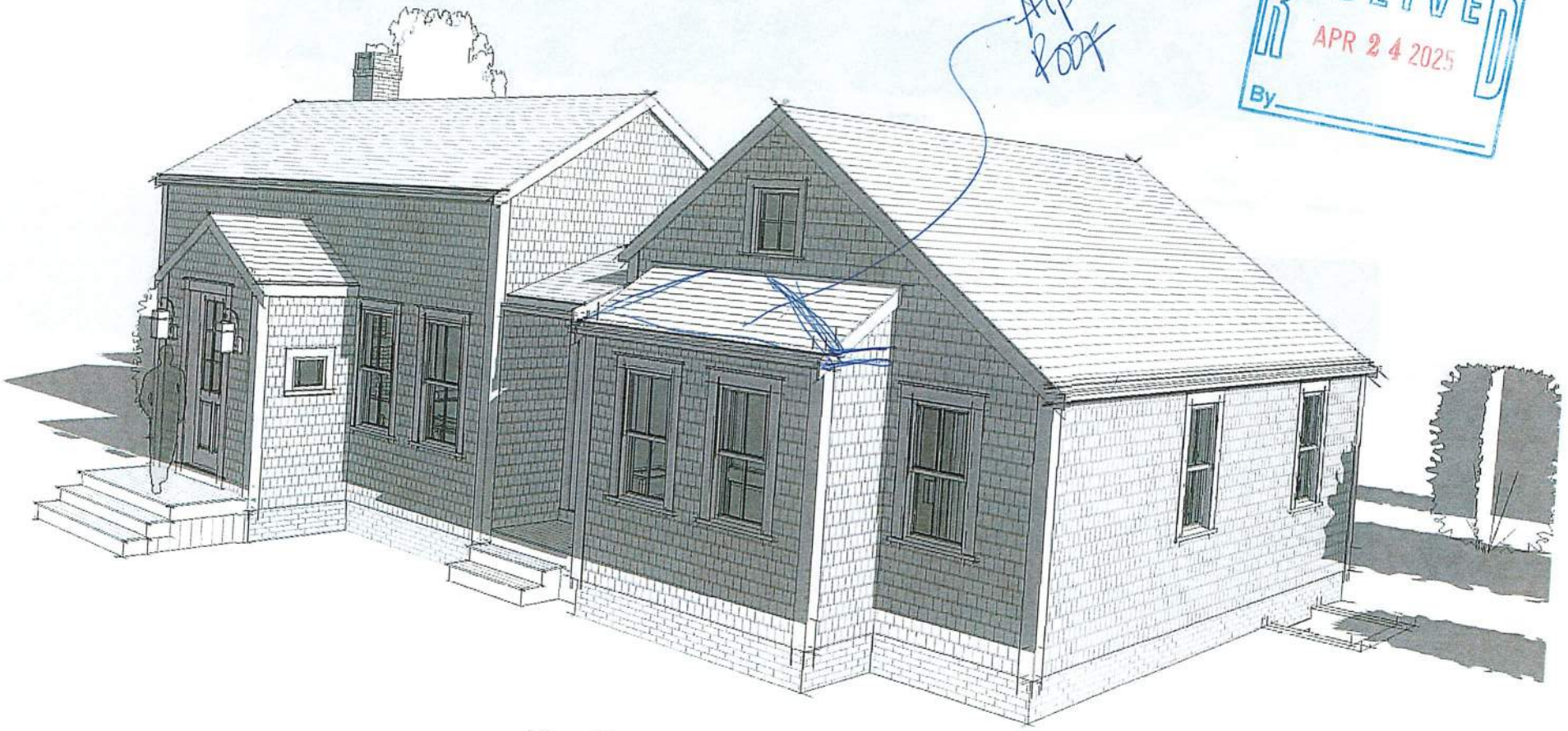
APR 24 2025
By



View Facing South

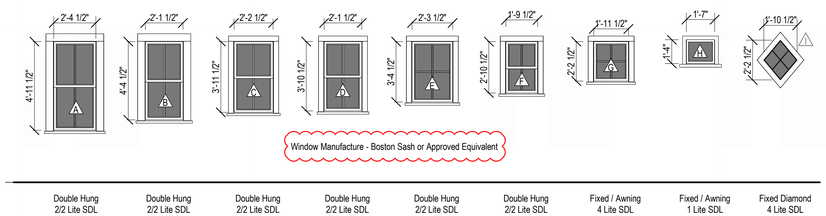
14 Silver Street

Nantucket, MA 02554

HDC Historic Determination 05.27.25

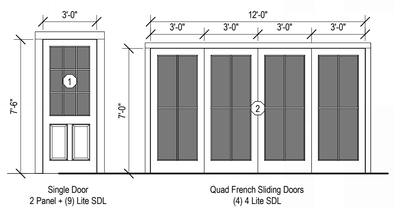


Locus Map



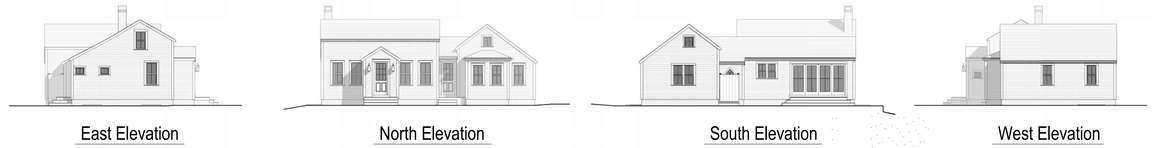
Window Legend

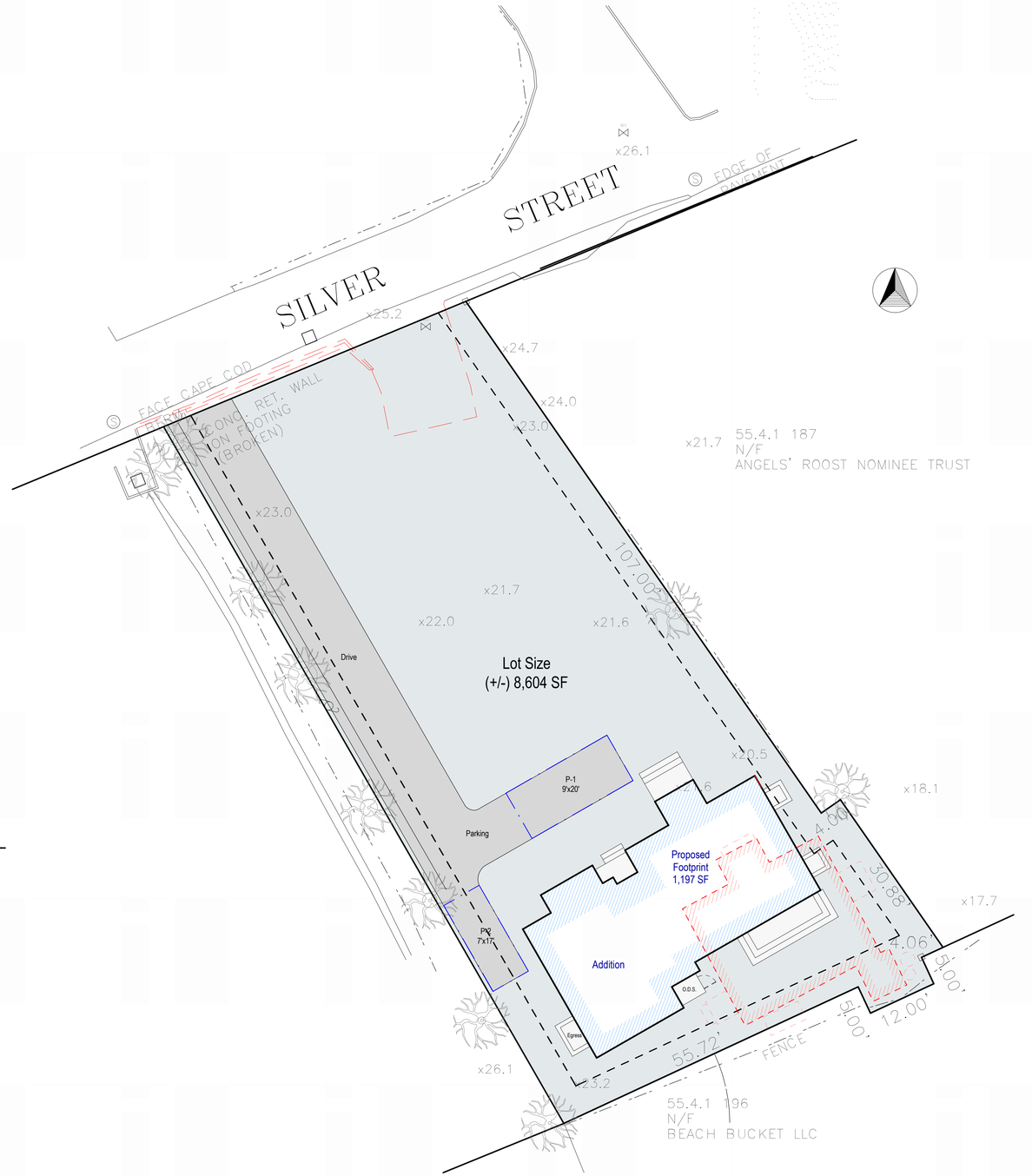
1/4" = 1'-0"



Exterior Door Legend

1/4" = 1'-0"





Site Plan

3/32" = 1'-0"

2431

14 Silver Street

Nantucket, MA 02554

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

Site Information

Map & Parcel:	55.4.1 / 182
Current Zoning:	ROH
Minimum Frontage:	50 FT
Front Setback:	0 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 8,604 sf
Min. Lot Size:	5,000 SF
Allowable G.C.:	40%
Existing G.C.:	627 SF / 43 SF Demo
Proposed G.C.:	613 SF
Total Proposed G.C.:	1,197 SF

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A.1.1 First Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.4.1 Perspective Views

Revisions

Cover Sheet

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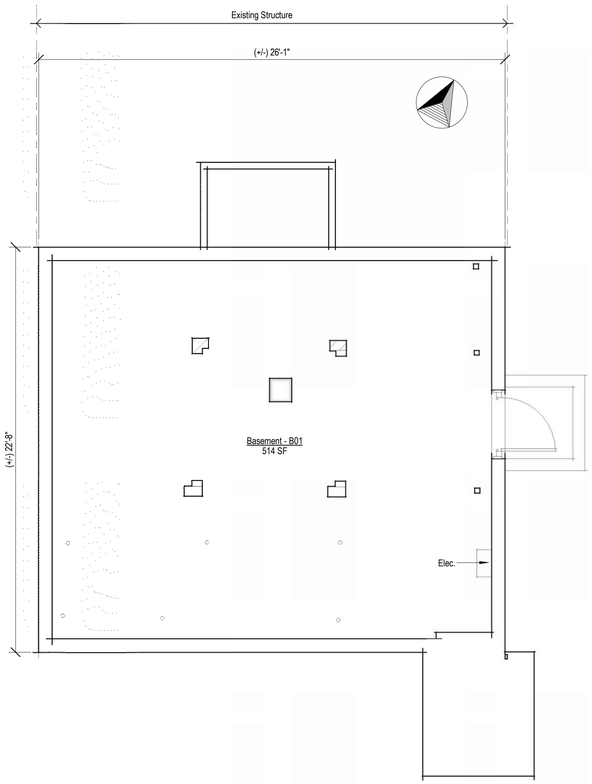
A.0.1

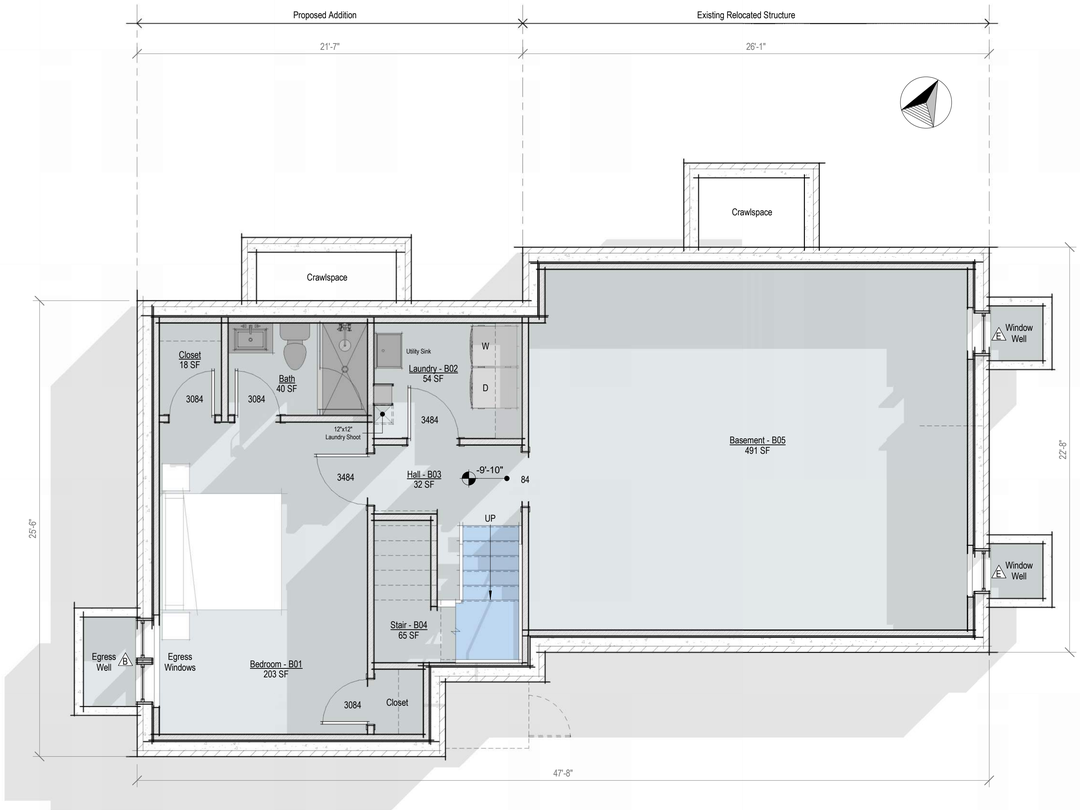
2431

HDC Historic Determination 05.27.25



Basement Plan - Existing

1/4" = 1'-0"



Basement Plan - Proposed

1/4" = 1'-0"

2431

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Basement Plans

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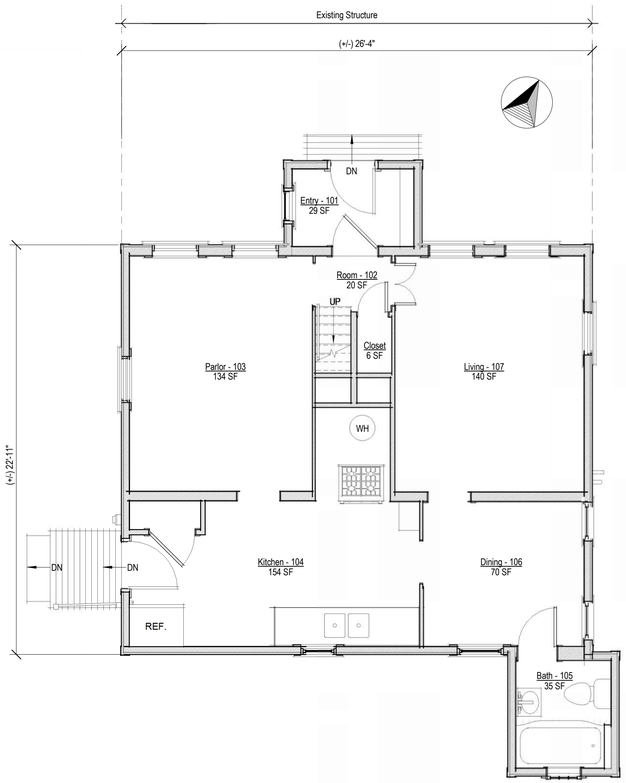
A.1.0

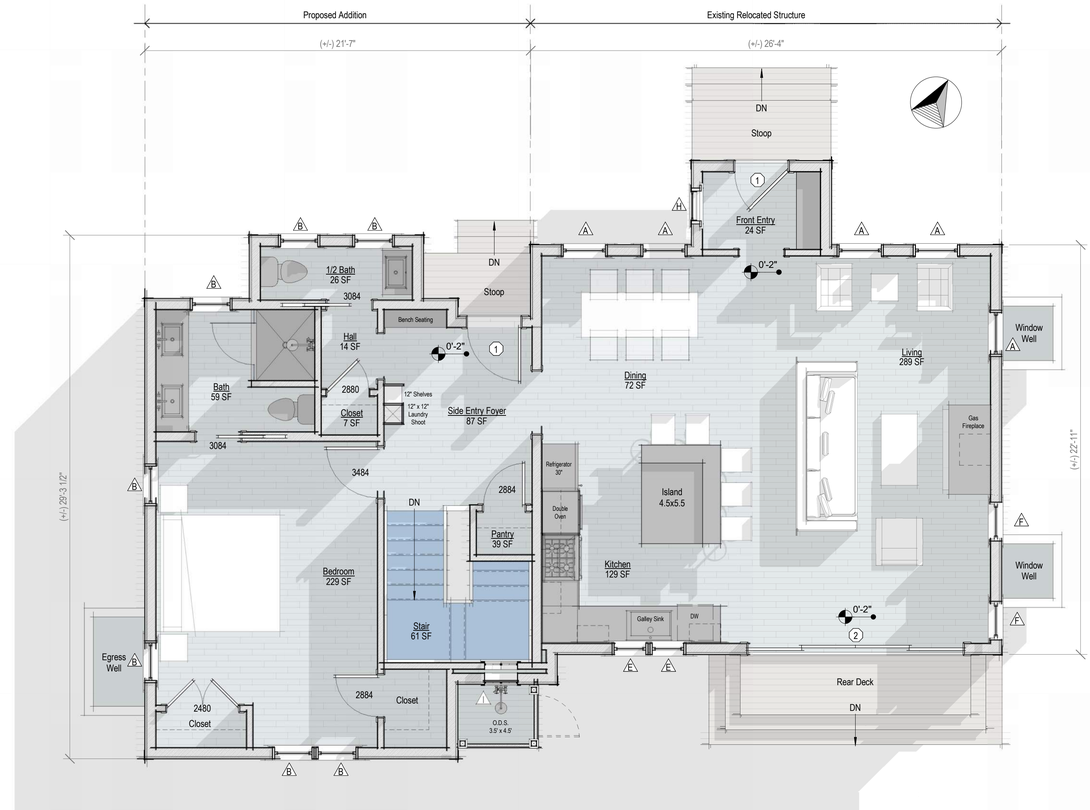
2431

HDC Historic Determination 05.27.25



First Floor Plan - Existing

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"

2431

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A.1.1

2431

HDC Historic Determination 05.27.25



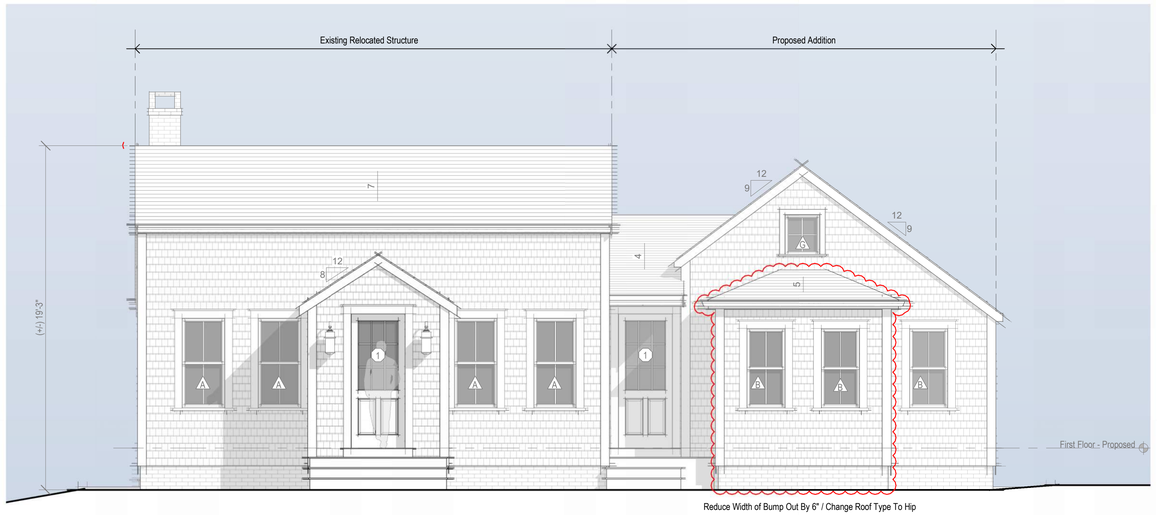
North Elevation - Previously Submitted

1/8" = 1'-0"



North Exterior Elevation - Existing

1/8" = 1'-0"



Reduce Width of Bump Out By 6" / Change Roof Type To Hip

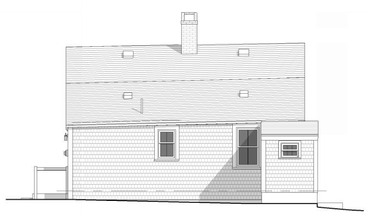
North Elevation - Proposed

1/4" = 1'-0"



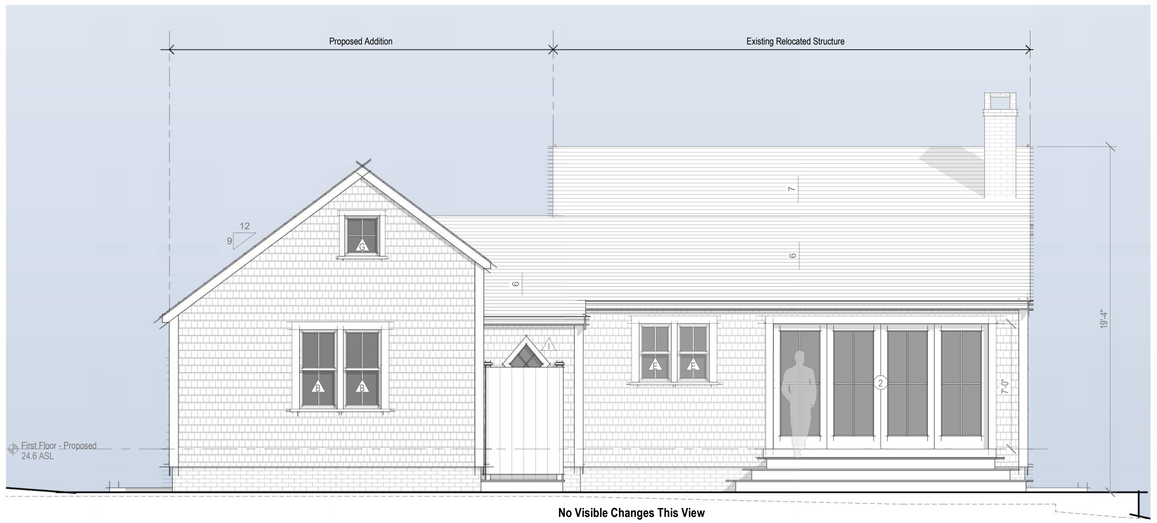
South Elevation - Previously Submitted

1/8" = 1'-0"



South Exterior Elevation - Existing

1/8" = 1'-0"



No Visible Changes This View

South Elevation - Proposed

1/4" = 1'-0"

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Exterior Elevations

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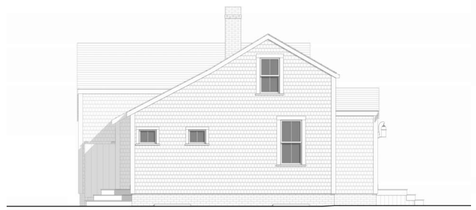
A.2.1

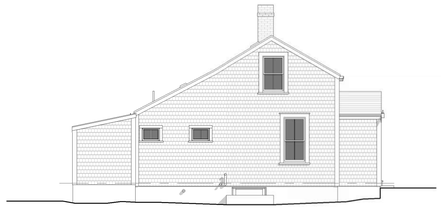
2431

HDC Historic Determination 05.27.25



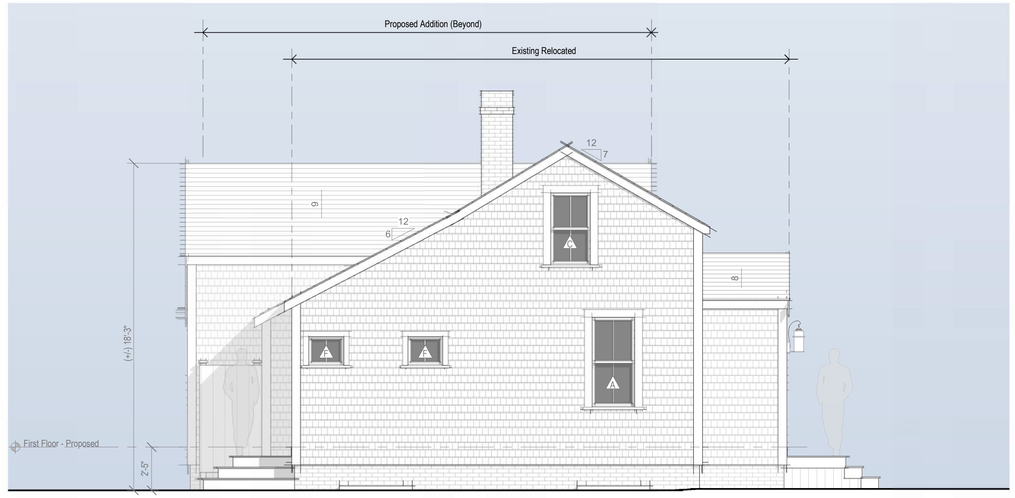
East Elevation - Previously Submitted

1/8" = 1'-0"



East Exterior Elevation - Existing

1/8" = 1'-0"



No Visible Changes This View

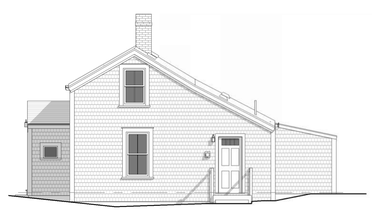
East Elevation - Proposed

1/4" = 1'-0"



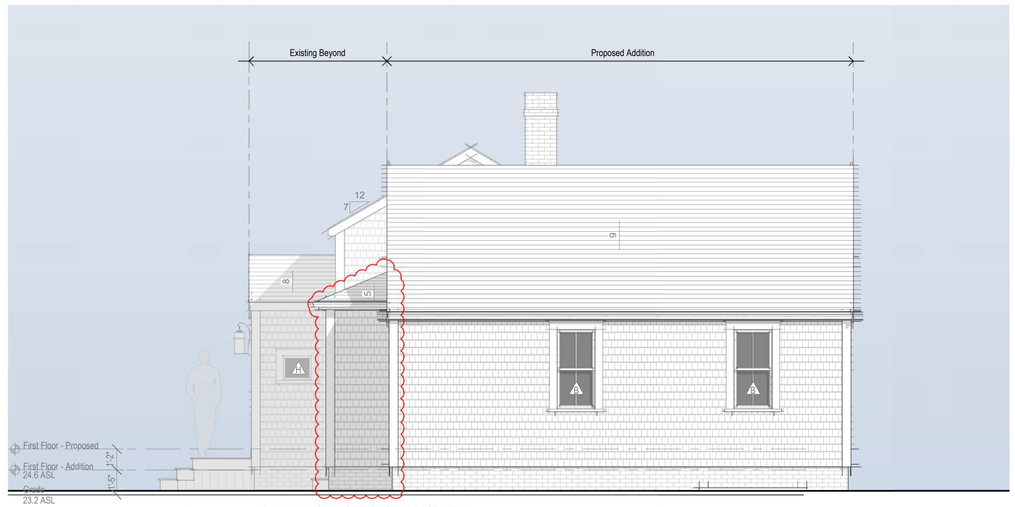
West Elevation - Previously Submitted

1/8" = 1'-0"



West Exterior Elevation - Existing

1/8" = 1'-0"



Reduce Width of Bump Out By 6" / Change Roof Type To Hip

West Elevation - Proposed

1/4" = 1'-0"

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Revisions

Exterior Elevations

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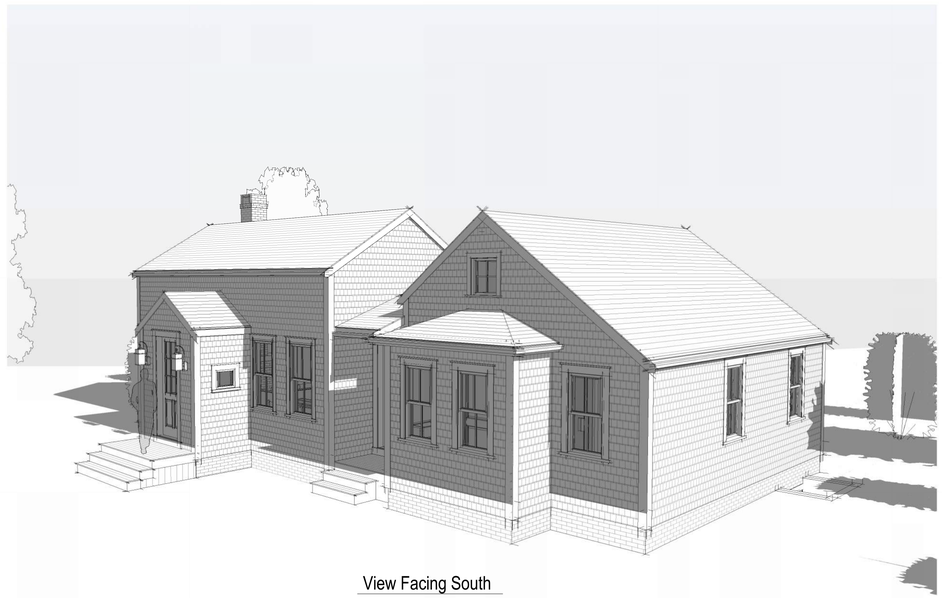
A.2.2

2431

HDC Historic Determination 05.27.25



View Facing South



View Facing Southeast



View Facing Southwest

2431

14 Silver Street

Nantucket, MA 02554

emeritus
8 Williams Lane
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Site Information

Map & Parcel:	55.4.1 / 182
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Perspective Views

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A.4.1

2431

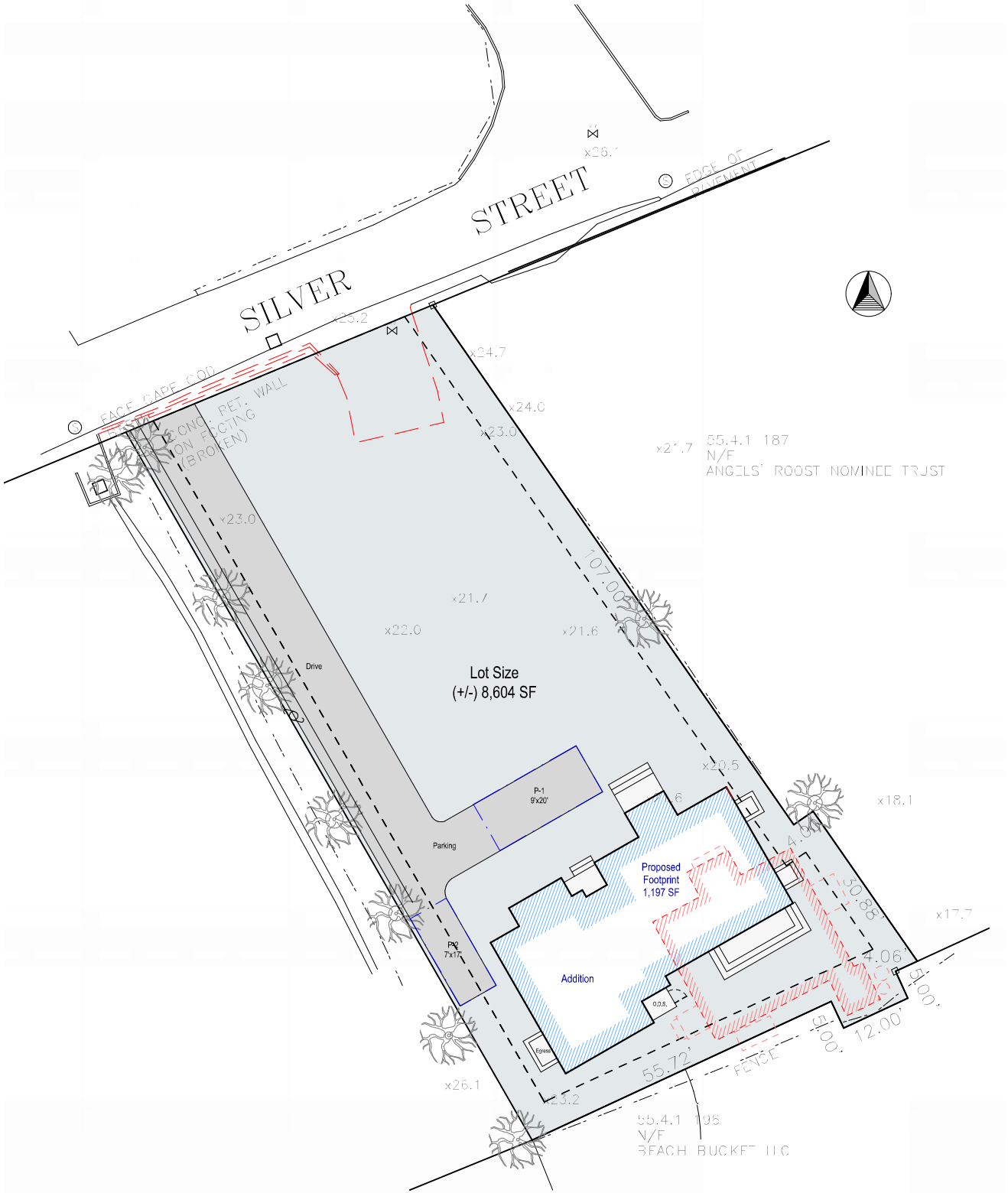
14 Silver Street

Nantucket, MA 02554



05.27.25

Locus Map



Site Plan

3/32" = 1'-0"



East Elevation



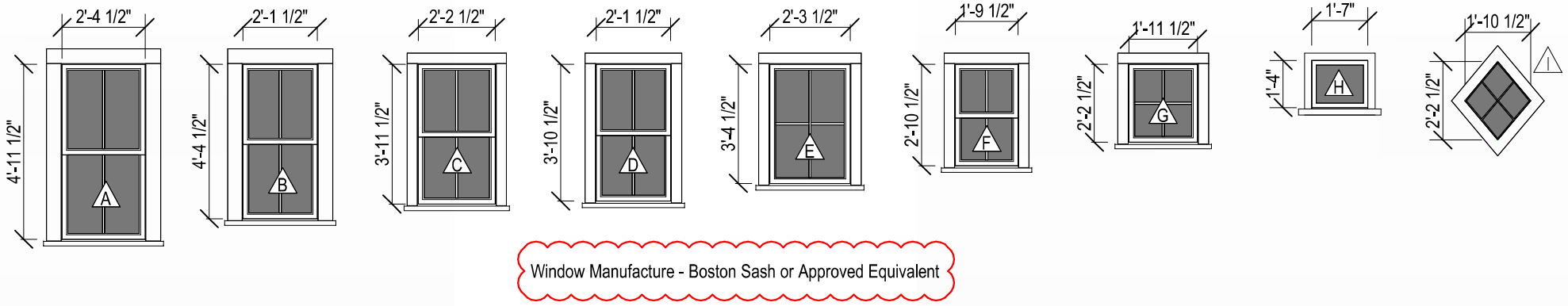
North Elevation



South Elevation



West Elevation

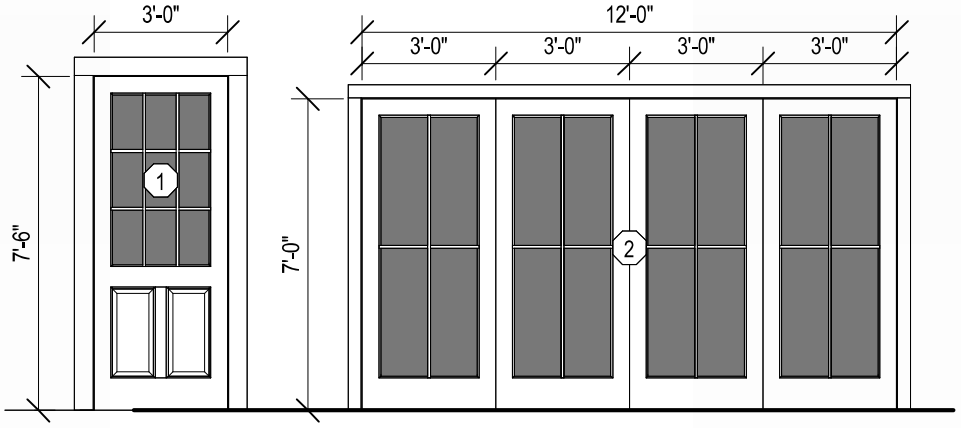


Window Manufacture - Boston Sash or Approved Equivalent

A	B	C	D	E	F	G	H	I
Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Fixed / Awning 4 Lite SDL	Fixed / Awning 1 Lite SDL	Fixed Diamond 4 Lite SDL

Window Legend

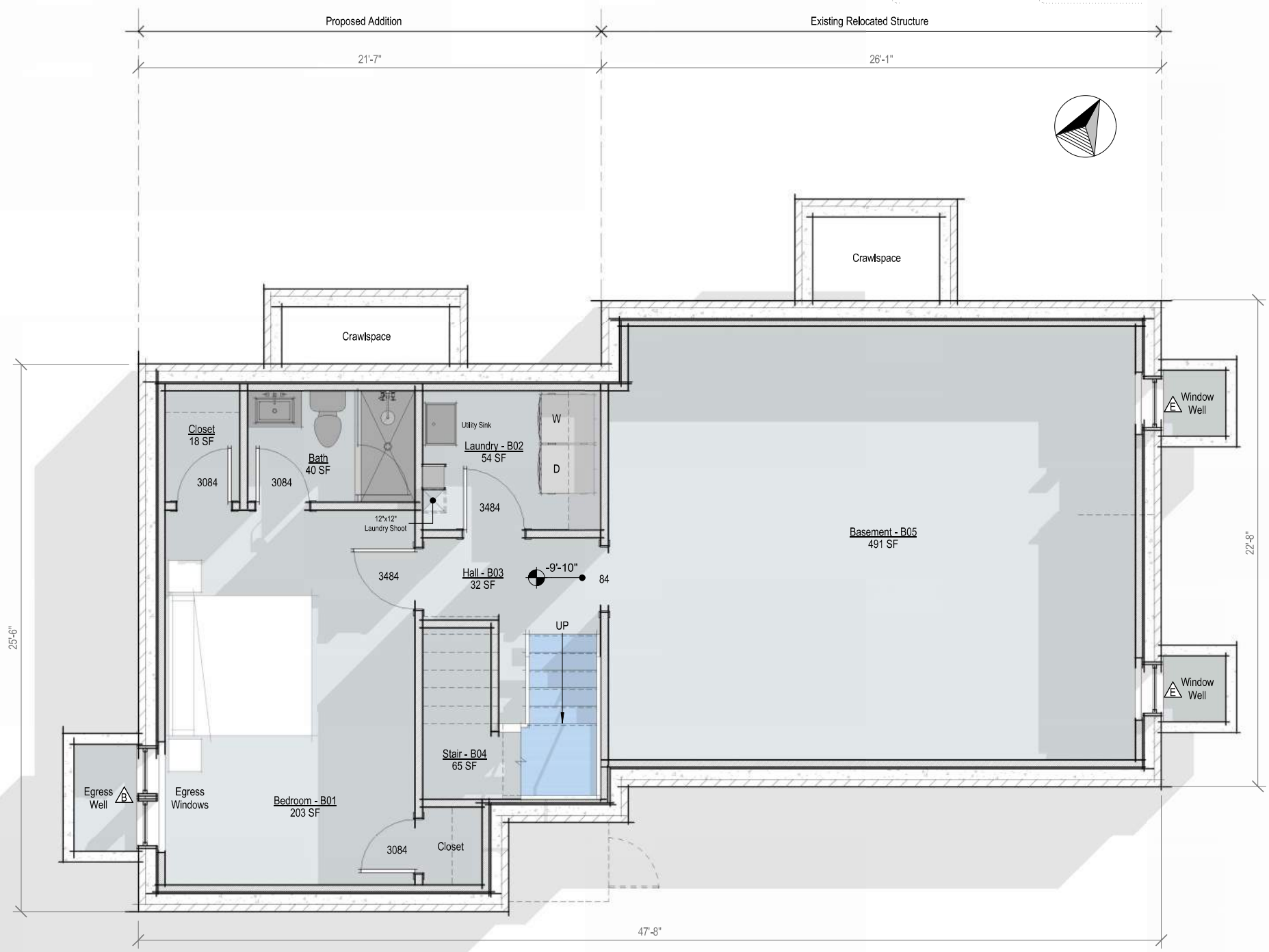
1/4" = 1'-0"



1	2
Single Door 2 Panel + (9) Lite SDL	Quad French Sliding Doors (4) 4 Lite SDL

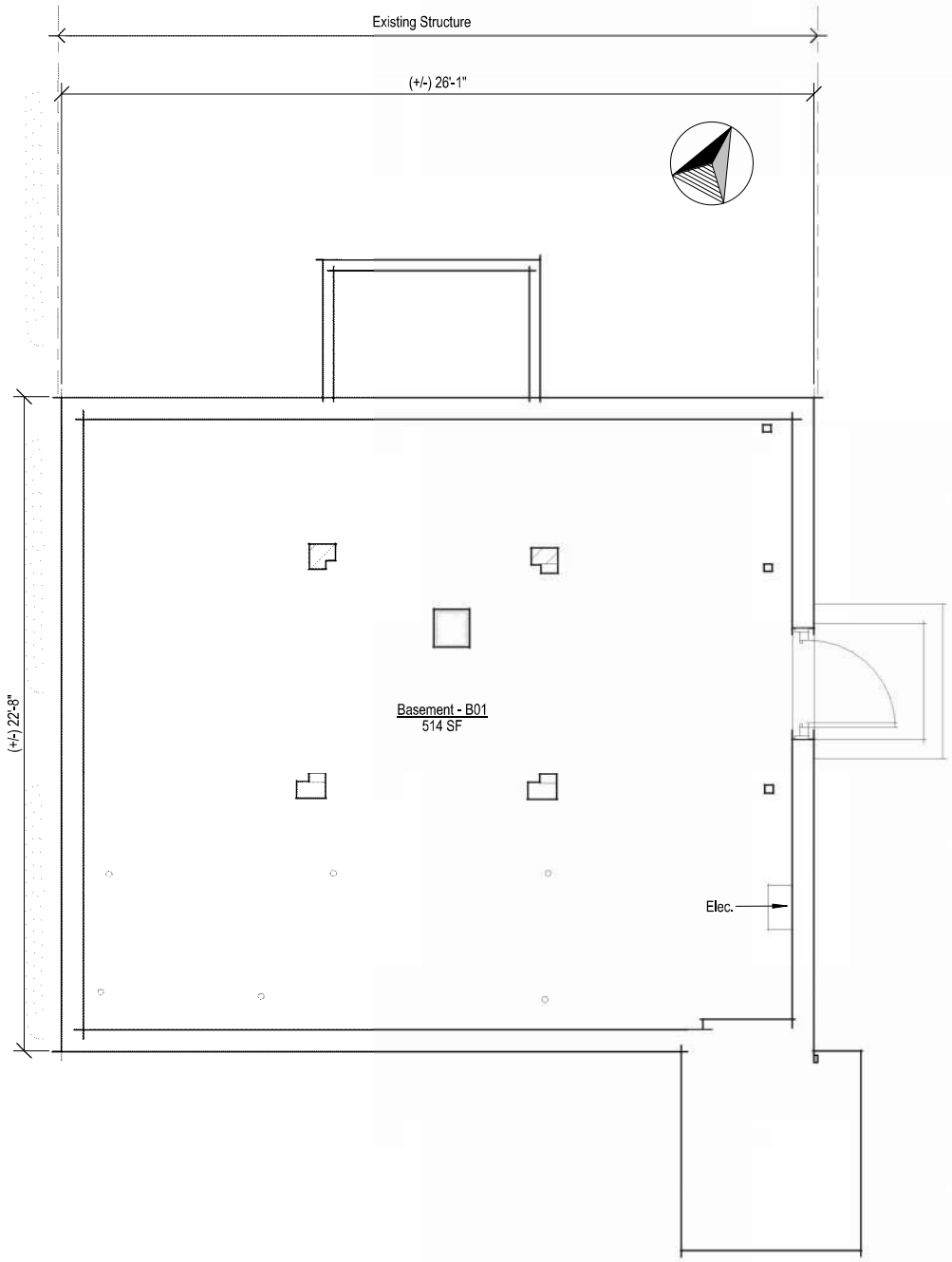
Exterior Door Legend

1/4" = 1'-0"



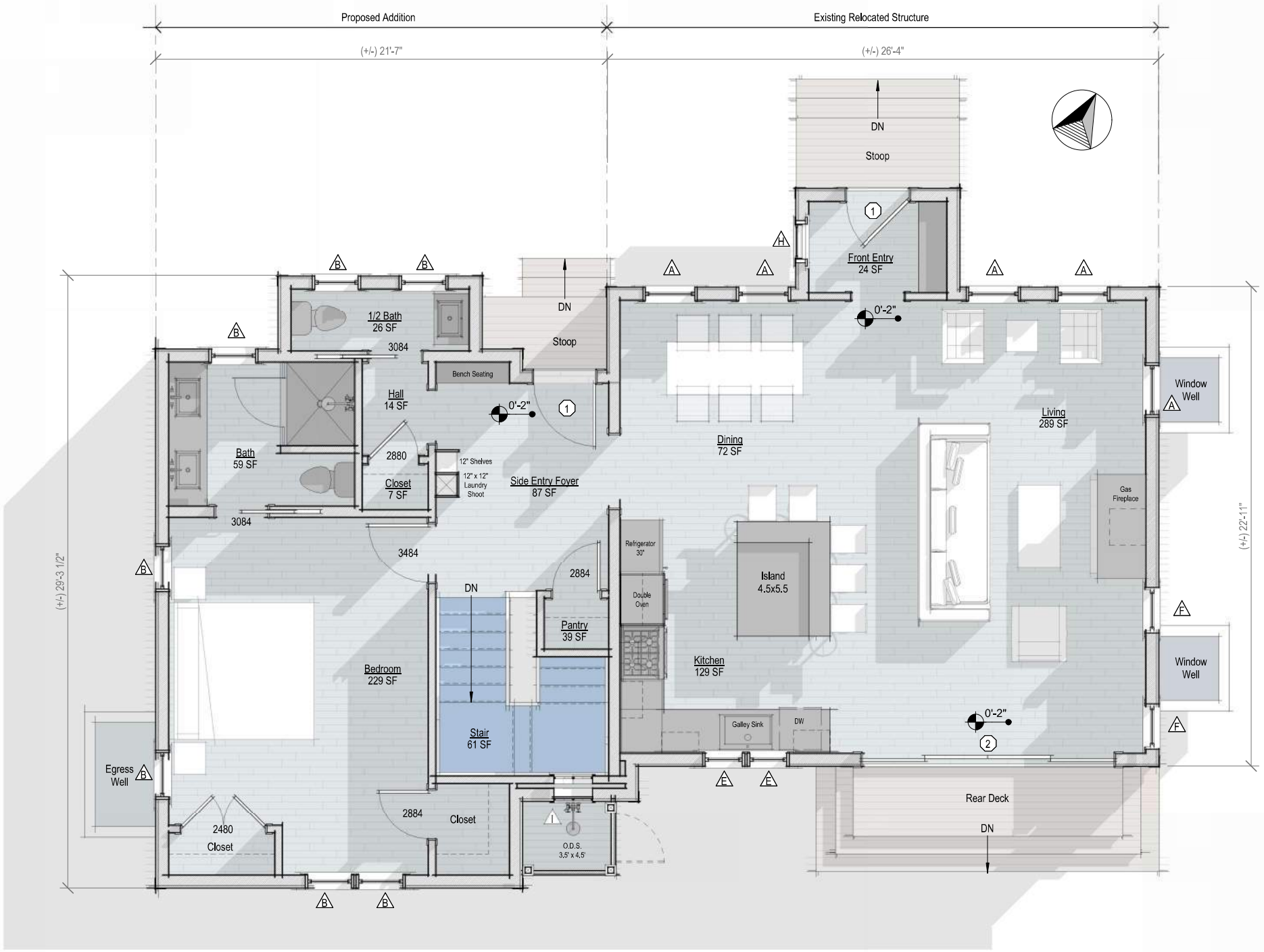
Basement Plan - Proposed

1/4" = 1'-0"



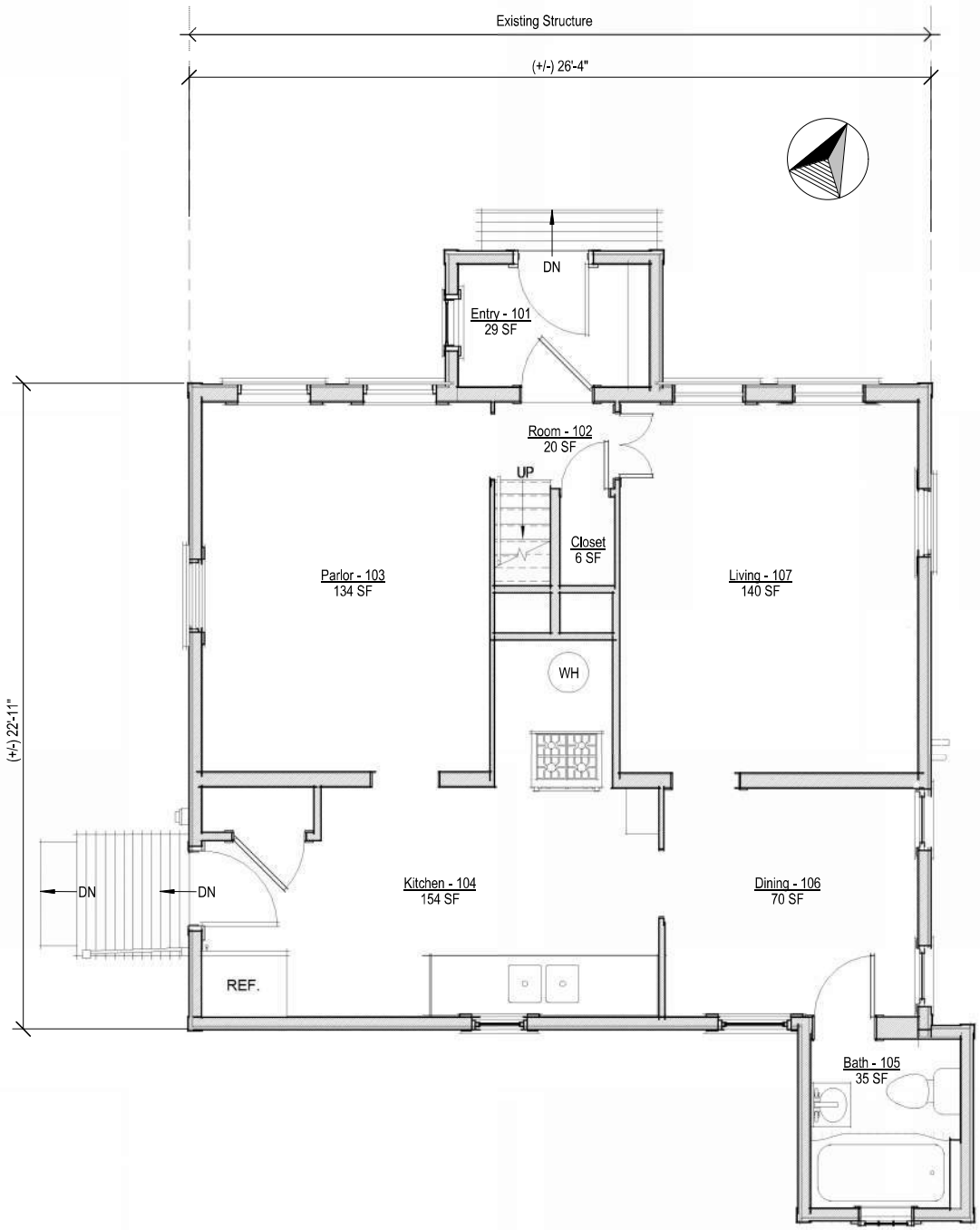
Basement Plan - Existing

1/4" = 1'-0"



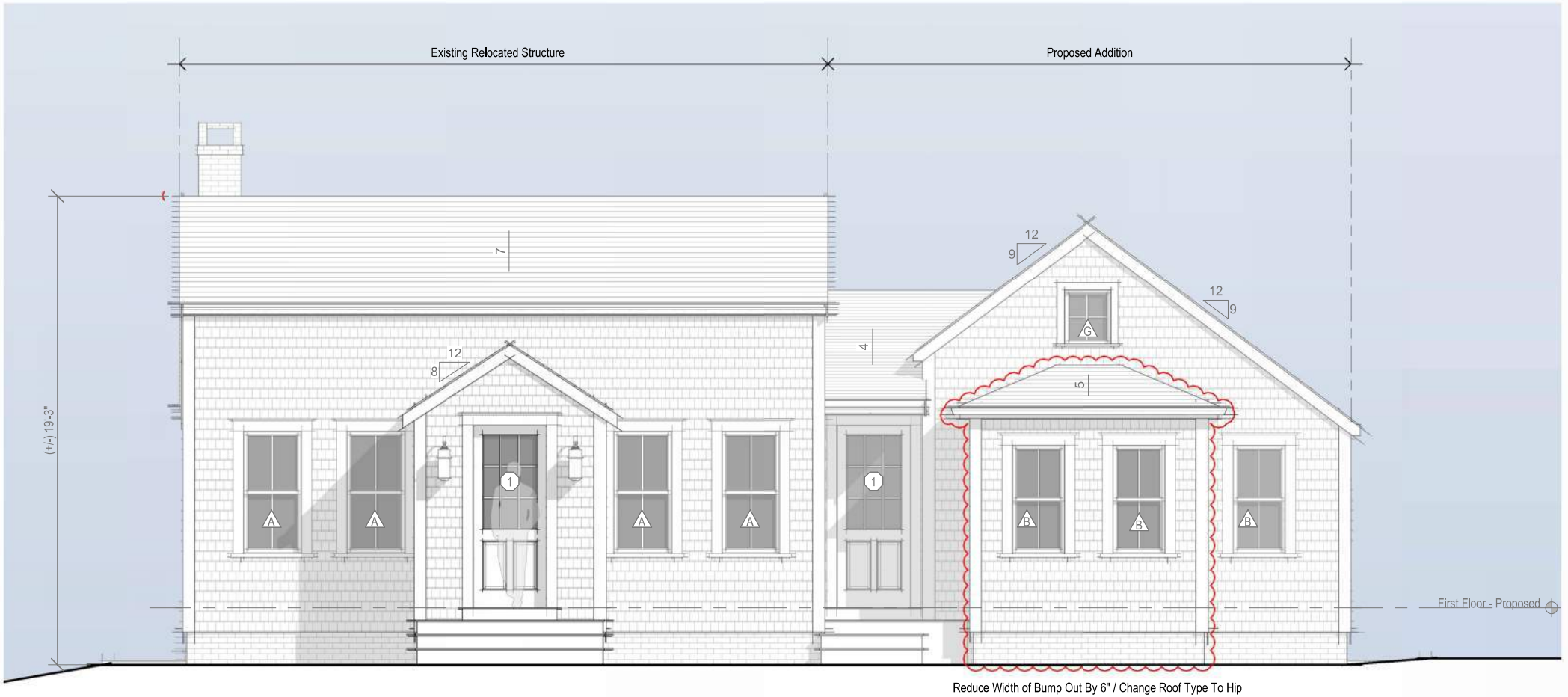
First Floor Plan - Proposed

1/4" = 1'-0"



First Floor Plan - Existing

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



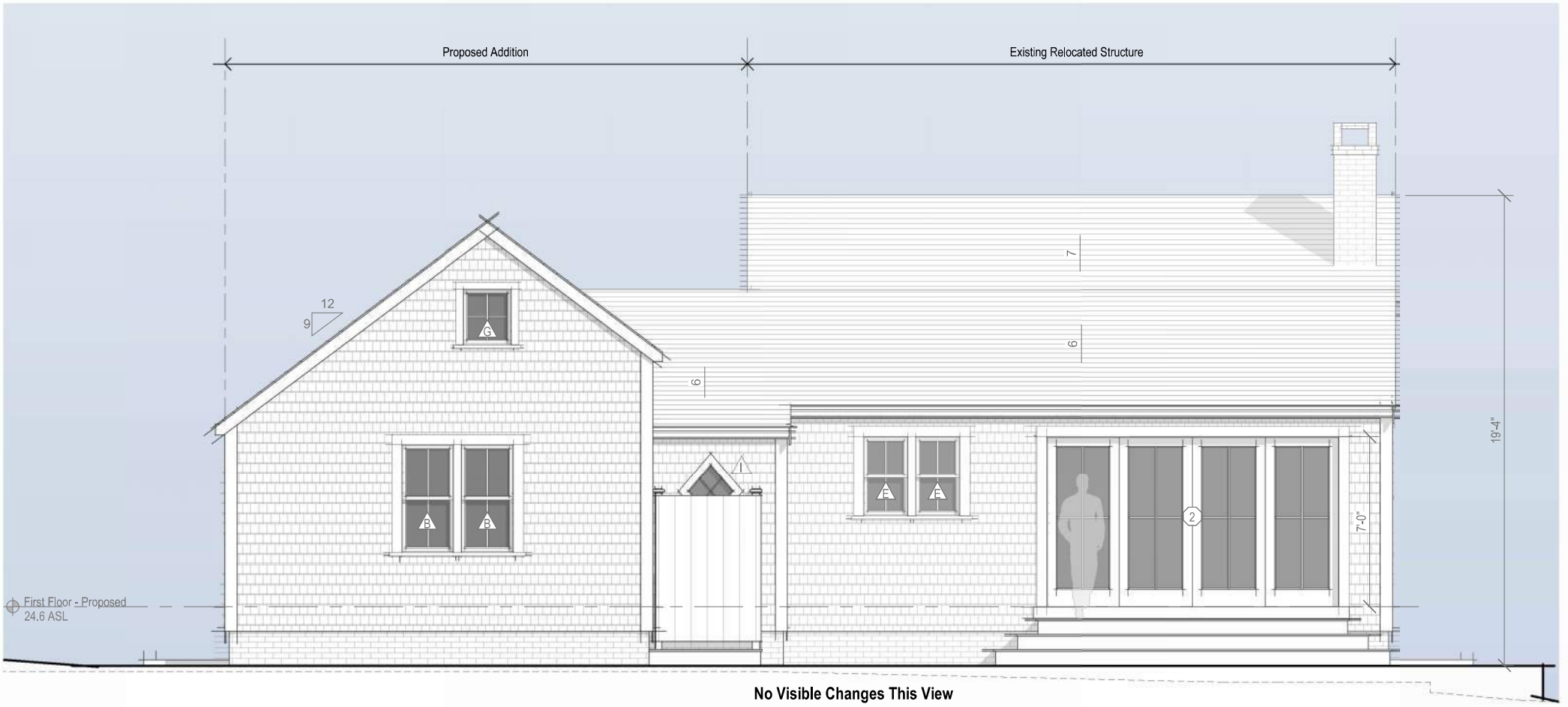
North Elevation - Previously Submitted

1/8" = 1'-0"



North Exterior Elevation - Existing

1/8" = 1'-0"



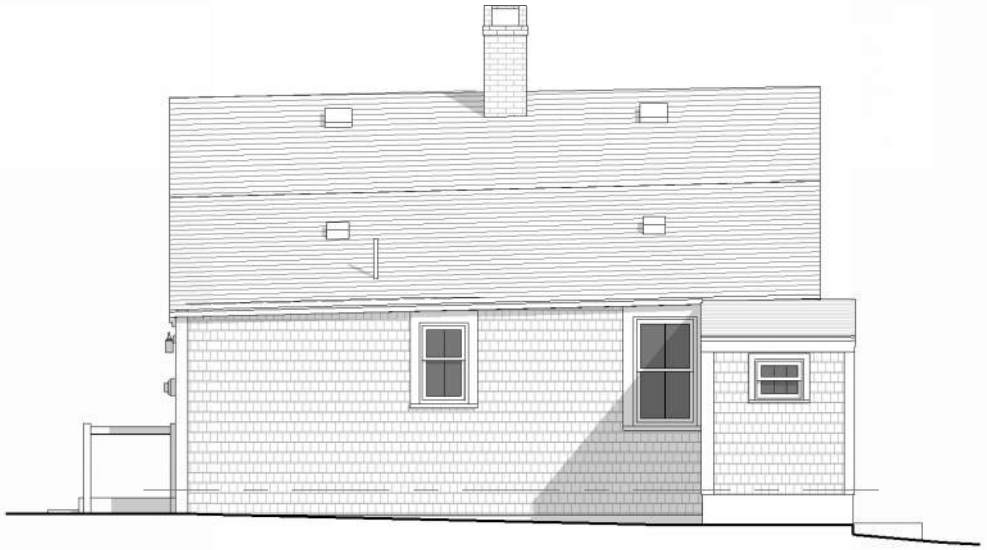
South Elevation - Proposed

1/4" = 1'-0"



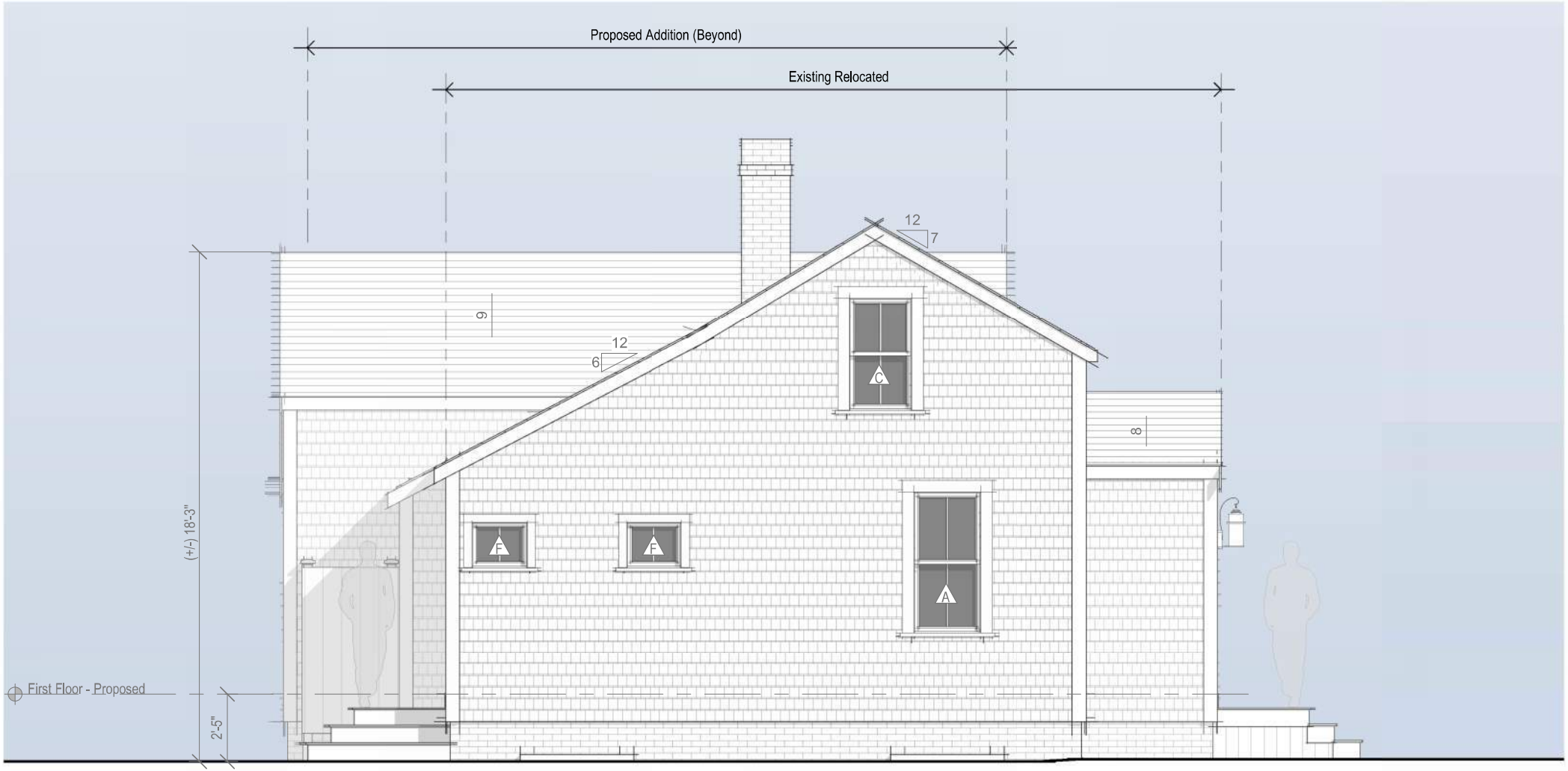
South Elevation - Previously Submitted

1/8" = 1'-0"



South Exterior Elevation - Existing

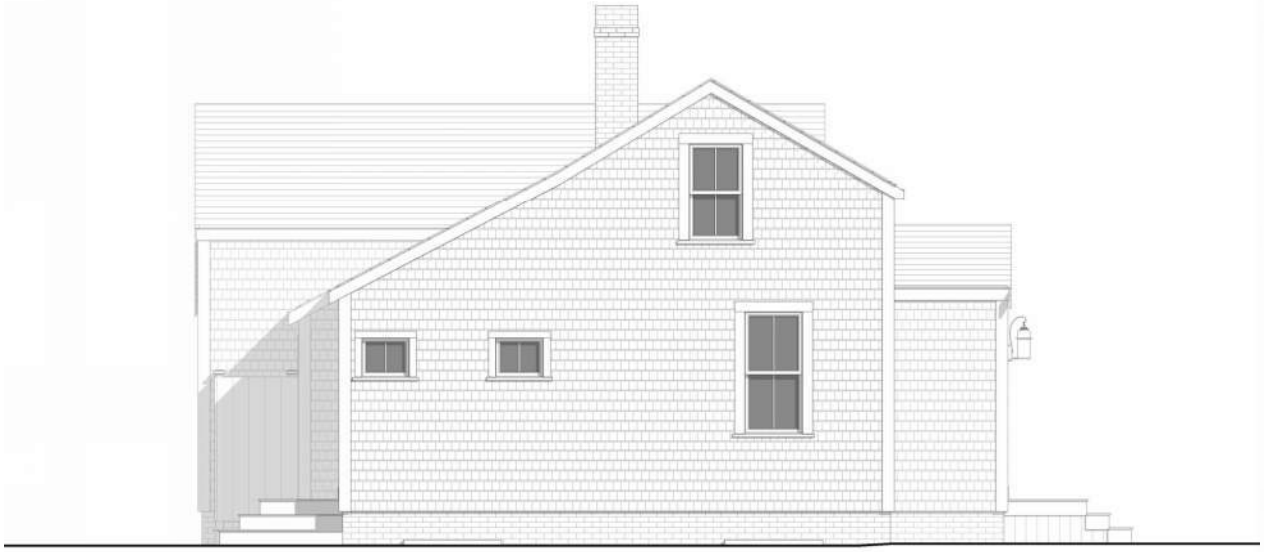
1/8" = 1'-0"



No Visible Changes This View

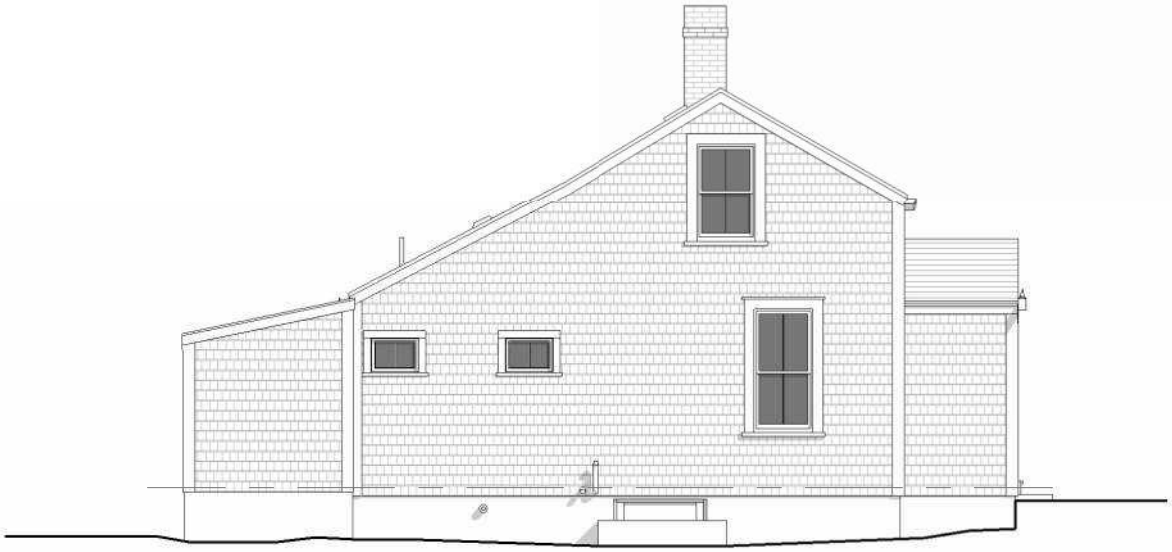
East Elevation - Proposed

1/4" = 1'-0"



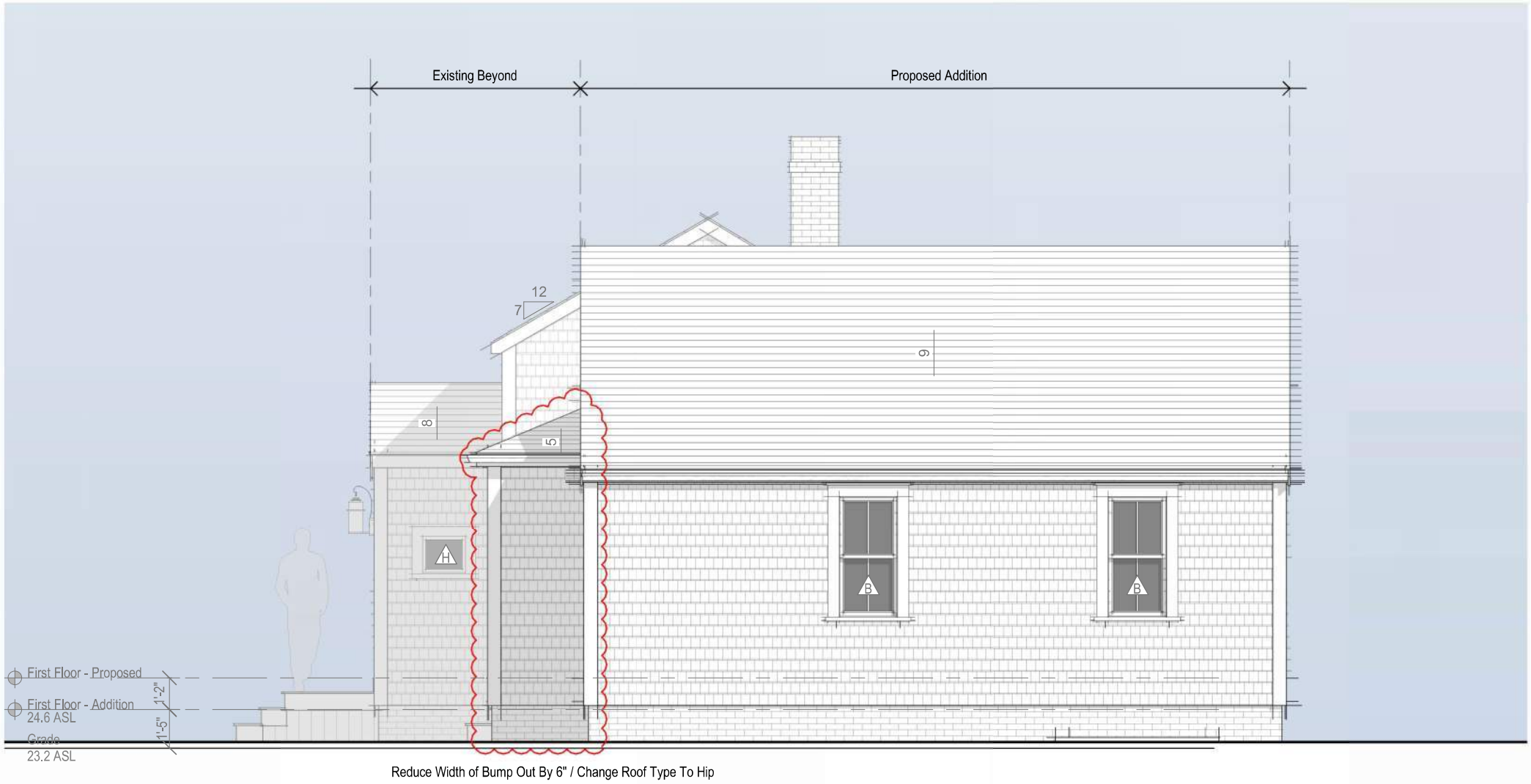
East Elevation - Previously Submitted

1/8" = 1'-0"



East Exterior Elevation - Existing

1/8" = 1'-0"



Reduce Width of Bump Out By 6" / Change Roof Type To Hip

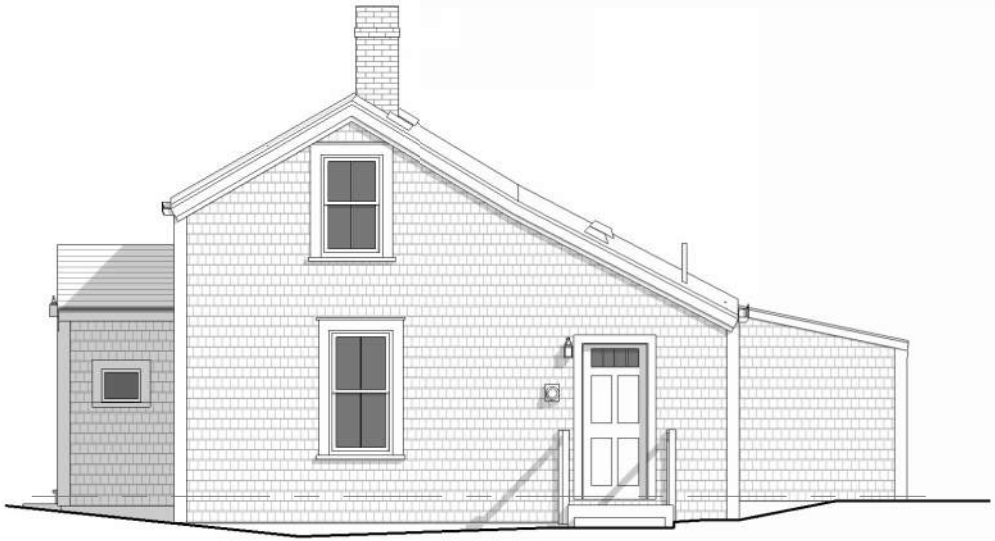
West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Submitted

1/8" = 1'-0"



West Exterior Elevation - Existing

1/8" = 1'-0"



View Facing Southwest



View Facing Southeast



View Facing South

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o UNR, 02554

AS AGENT FOR Anne Brynn & Joshua Malitsky

STREET ADDRESS 253 Madaket Road

MAP/PARCEL 59.4 / 210

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/10/25

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

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

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

Signature Victoria Ewing Date 3/10/25

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 59.4 PARCEL N°. 210

Street & Number of Proposed Work: 253 MADAKET ROAD

Owner of record: ANNE BRYNN, JOSHUA MALITSKY

Mailing Address: 253 MADAKET ROAD
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-02-7871

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim 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 3/10/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	9139
Location	253 MADAKET RD
Owner	BRYNN ANNE & MALITSKY JOSHUA

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.







STAFF

IV. CONSENT WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Mark Poor **01-7833**	8 Deer Run Rd	Solar ground array	57/14.3	ACK Smart
	• Due to no visibility in perpetuity				
2.	J. Malitsky & A. Bryn **02-7871**	253 Madaket rd.	New 2nd dwelling	59.4/210	LINK
	• Colors to match existing MH				

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Thornewill, Patten
Recused	None
Documentation	None
Representing	None
Public	None
Concerns	No concerns.
Motion	**Motion to Approve through Staff per noted conditions (Coombs)**
Vote	Carried unanimously — Certificate # **HDC2023-01-(as noted)**

V. NEW BUSINESS 01/10/23

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Susan Genthner **02-7870**	128 Surfside Rd	New 2nd dwelling rev 10-7333	80/229.1	Val Oliver

Voting	Pohl, Welch, Coombs, Camp, Thornewill
Alternates	Patten
Recused	Oliver
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.
Representing	Val Oliver
Public	None
Concerns	**Welch** – Concerned the structure is too close to the property line. **Thornewill** – Agrees with Welch. **Camp** – In favor of comments that were made by the board. **Coombs** – Also in favor of comments that were made by the board. **Pohl** – Believes that structure would not be viewed from the street.
Motion	Motion to Disapprove (Welch)
Vote	Not carried 1-4 // Pohl, Coombs, Camp, Thornewill opposed
Motion	**Motion to Hold for Representation and more information (Camp)**
Vote	Carried 4-1// Welch opposed — Certificate # **HDC2023-02-7870**

2.	Kerlin & Jason Hempel **01-7761**	17 Orange St	Windows chng	42.3.2/12	**Linda Williams

Voting	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Thornewill, Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.
Representing	Linda Williams
Public	**Lucy** - HSAG is against the addition of the roof walk. The third-floor mechanical equipment platform will be visible from St. Paul's and after recent discussion of retaining historic material and character HSAG believes that is a good enough reason not to allow it. HSAG thinks the chimney is historic and should not be removed. **Mr. Goduti** (abutters at 15 Orange St) – Is concerned about the roof walk and refers to previous denials by the HDC board on roof walks previously proposed on this property. Is also concerned about rear deck proposed which is on a roofline shared with his property as well the mechanical equipment platform proposed which is higher than any other such equipment in the block houses.
Concerns	**Backus** – No concerns. **Pohl** – Concerned about roof walk also due to not setting a precedence. Suggest bottom portion of third floor utility contraption should be shingled and top portion to be balustrades. **Welch** – Suggest windows on the second-floor balcony should be replaced by a single wide door. Thinks three small windows on first floor should be reworked. **Camp** – Is opposed to the roof walk, believes it would set a bad precedence. Is concerned about the third-floor equipment platform and believes windows on the second floor should be replaced by French doors on West Elevation. **Coombs** – Concerned about the roof walk and agrees with the single door on the second-floor balcony on the West Elevation. **Oliver** – Is opposed to roof walk due to not setting a precedence.
Motion	**Motion to Approve through Staff with no roof walk, the third-floor utility contraption to be partially shingled on the bottom and have typical balustrade on the top portion. On the west elevation the door on the second floor to become a single door. The deck to downsize, two feet across and two feet deep. The three small windows on the first floor to become three over three double hung. All per exhibit A. (Oliver)**
Vote	Carried unanimously — Certificate # **HDC2023-01-7761**

PROPOSED

CERTIFICATE NO: _____ DATE ISSUED: 2/14/23

HDC2023-02-7871

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 210

Street & Number of Proposed Work: 253 MADAKET RD

Owner of record: Lost-MALITSKY / Anne Brynn

Mailing Address: 253 MADAKET RD
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK Permitting & Design

Mailing Address: PO Box 01001
NANTUCKET MA 02554

Contact Phone #: (508) 221-0274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: 2/1/23 Fee Paid: $ 259.20

Must be acted on by: 2/17/23

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

ATS- Colors to match existing house.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ 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'+/- Sq. Footage 1st floor: 1296+/-SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 29'+/- Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 14'+/- South 14'+/- East 14'+/- West 14'+/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 9 /12 Secondary Mass ____/12 Dormer ____/12 Other _____

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ 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) _____ Corner boards 1x8 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round ____ Square ✓

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

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

Doors* (type and material): ☐ TDL ☑ SDL Front 6LT 2PANEL Rear _____ Side 15 LT SLIDER

Garage Door(s): Type _____ Material _____ 9LT 2PANEL

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTN Clapboard (if applicable) _____ Roof MOIRE BLACK

Trim TIMBERTEX (WHITE) Sash _____ Doors _____

Deck NTN Foundation _____ Fence _____ Shutters _____

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

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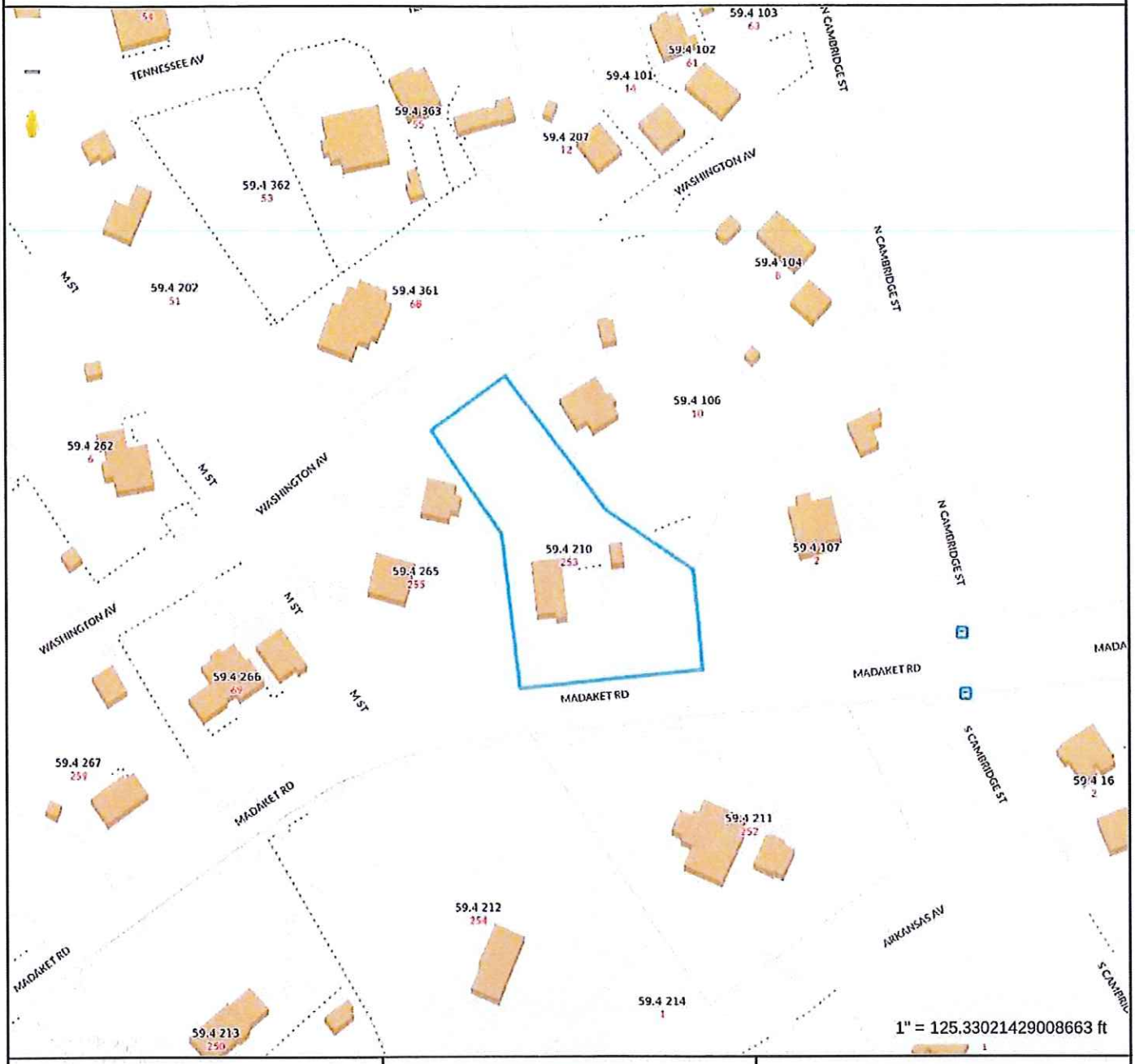
Date Signature of owner of record Signed under penalties of perjury



Property Information

Property ID	59.4 210
Location	253 MADAKET RD
Owner	BRYNN ANNE & MALITSKY JOSHUA

RECEIVED
JAN 30 2023
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 11/14/2022
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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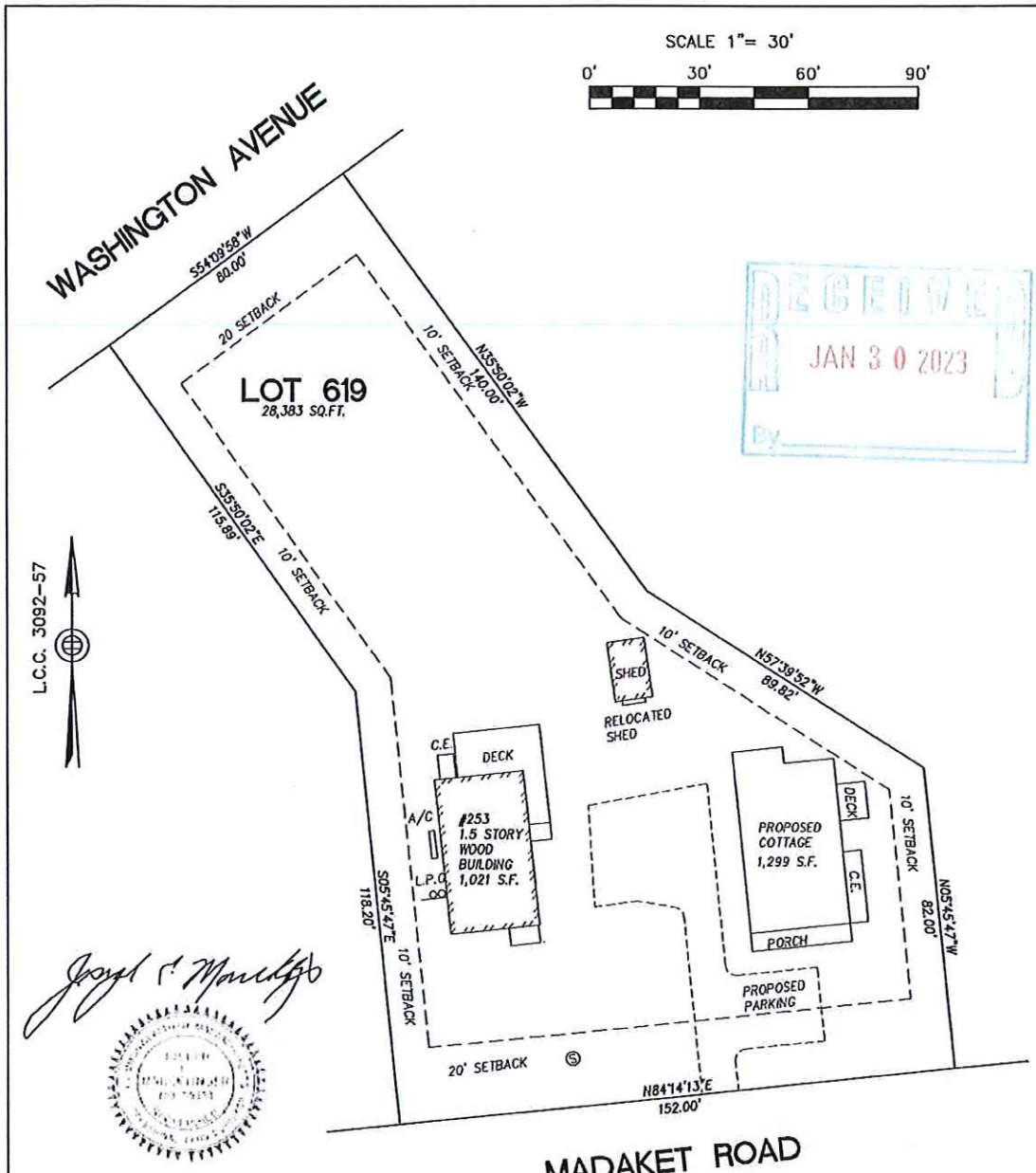
FEB 2 2023
By



RECEIVED
JAN 30 2023
By

APPROVED
HDC 2023-02-7871

ZONING CLASSIFICATION: VR

MINIMUM LOT SIZE = 20,000 SQ. FT.
MINIMUM FRONTAGE = 100 FT.
FRONT YARD SETBACK = 20 FT.
REAR YARD SETBACK = 10 FT.
SIDE YARD SETBACK = 10 FT.
GROUND COVER RATIO = 10%

PROPOSED GROUND COVER RATIO = 8.2%

PROPOSED PERMIT
NANTUCKET, MA.
253 MADAKET ROAD
(NANTUCKET COUNTY)
SCALE 1 IN.= 30 FT
JANUARY 8, 2023

CERT.: 27076 L.C.C. 3092-57
ASSESSORS MAP 59.4, PARCEL 210

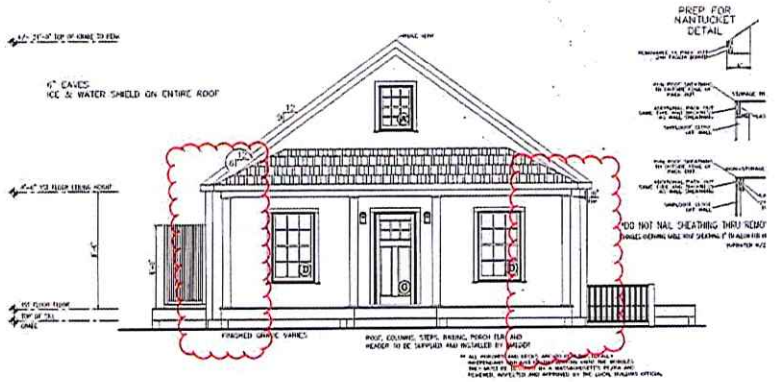
OWNERS: JOSHUA MALITSKY & ANNE BRYN

J. MARCKLINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

RECEIVED
JAN 30 2023
By

FRONT ELEVATION NEW

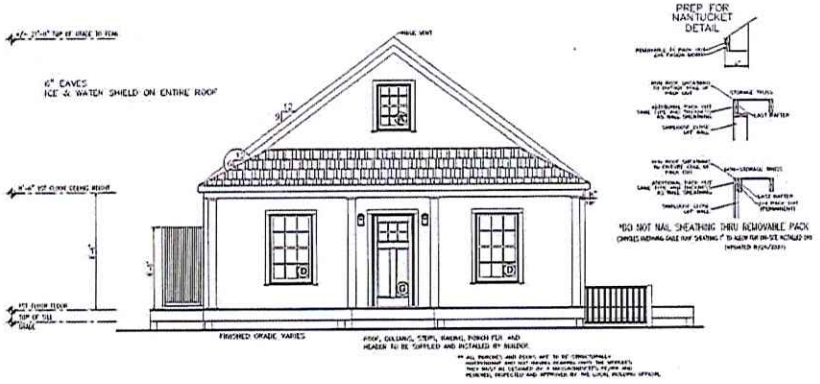
SOUTH



ADDITIONAL
HDC 2023-02-7871

FRONT ELEVATION OLD

SOUTH



NOTES:

RECEIVED
FEB 03 2023

253 MADAKET ROAD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
MALITSKY

ENGINEER'S / ARCHITECT'S SEAL

253
MADAKET
ROAD

APPROVERS SEAL

MODIFICATIONS

PROJECT:
44281
RANCH

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 11/28/22
SCALE: 1/4"=1'-0"
FILENAME: 44281

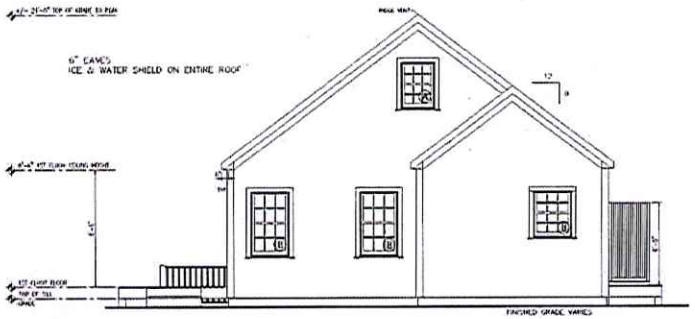
SHEET:
OLD-NEW

RECEIVED
JAN 30 2023
By

APPROVED
HDC 2023-02-7871

REAR ELEVATION

NORTH



NOTES:

253 MADAKET ROAD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
MALITSKY

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
44281
RANCH

TITLE:
ELEVATIONS

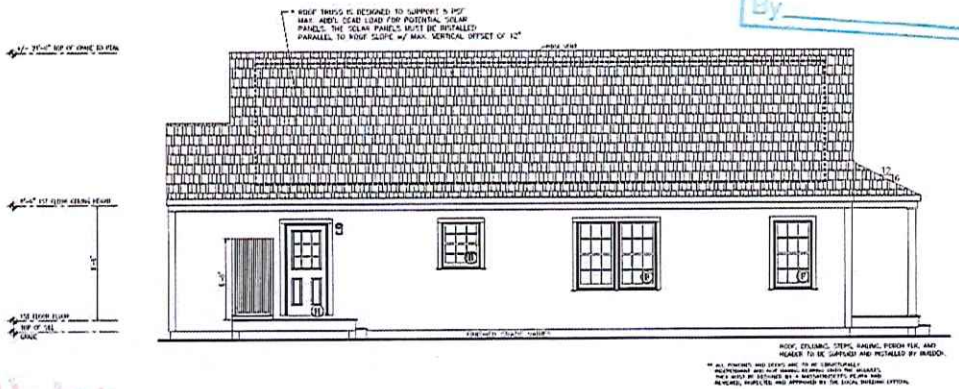
DRAWN BY: DLN
DATE: 11/28/22
SCALE: 1/4"=1'-0"
FILENAME: 44281

SHEET:
ELEV- (1)

RECEIVED
FEB 02 2023
By

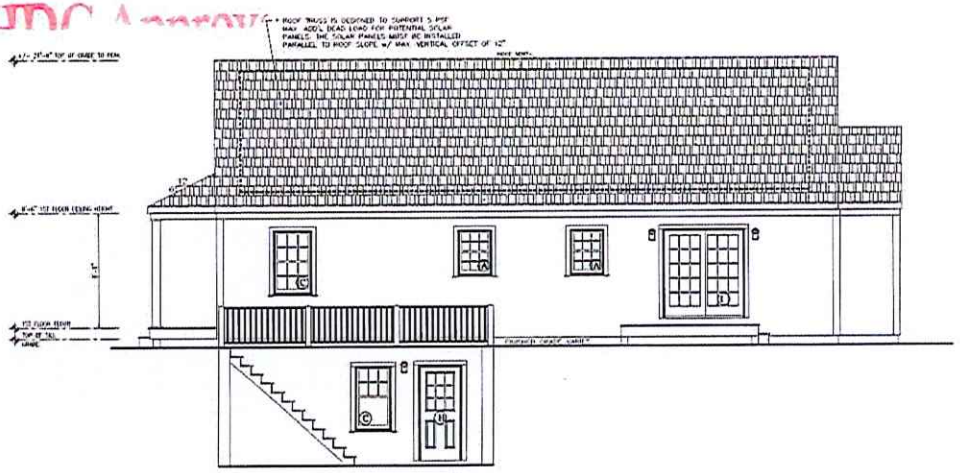
LEFT ELEVATION

WEST



RIGHT ELEVATION

EAST



NOTES:

RECEIVED
JAN 30 2023
By

APPROVED
HDC 2023-02-7871
Without HDC Approval

RECEIVED
FEB 09 2023

253 MADAKET ROAD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER: DREAMLINE MODULAR

CUSTOMER/PROJECT: MALITSKY

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

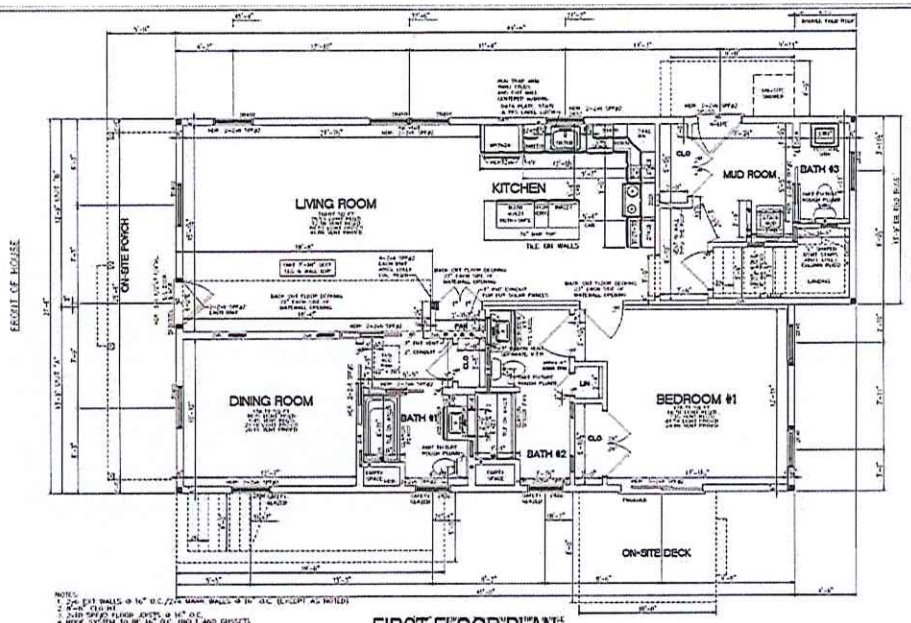
PROJECT: 44281 RANCH

TITLE: ELEVATIONS

DRAWN BY: DLN
DATE: 11/28/22
SCALE: 1/4"=1'-0"
FILENAME: 44281

SHEET: ELEV-(2)

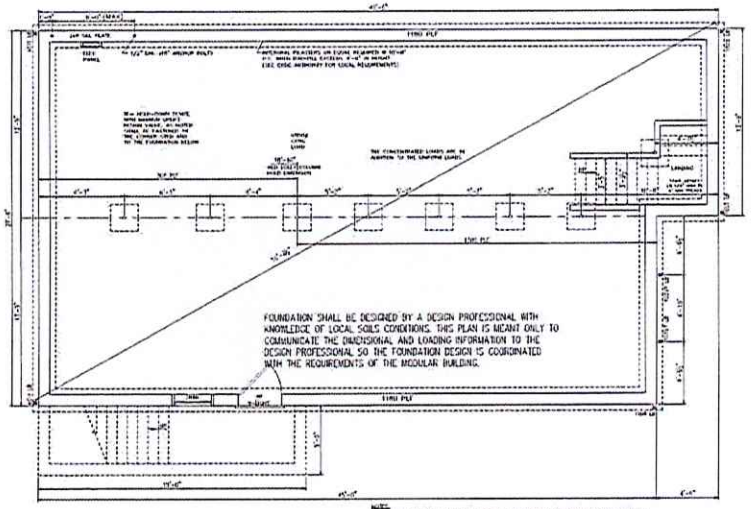
RECEIVED
JAN - 0
By



FIRST FLOOR PLAN

SQUARE FOOTAGE:	
FIRST FLOOR:	1,299 SQ. FT.
SECOND FLOOR	SQ. FT.
BONUS ROOM:	- SQ. FT.
GARAGE	- SQ. FT.
TOTAL:	1,299 SQ. FT.
OVERALL SIZE	27'-6"x48'-6"
MODEL:	RANCH

FOUNDATION



THE BUILDER'S RESPONSIBILITY IS TO DESIGN THE FOUNDATION TO THE USERD LOADS. THE FOUNDATION MUST BE INSPECTED & APPROVED BY THE LOCAL BUILDING OFFICIAL.

DOOR/WINDOW SCHEDULE

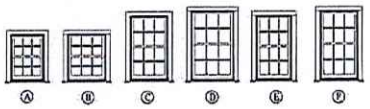
44267 DOOR/WINDOW SCHEDULE

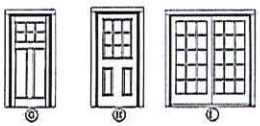
WINDOWS - ANDERSEN 400 SERIES - SIMULATED DIVIDED LITES w/ WHITE / WHITE

MARK/TYPE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"R" VALUE	TOT FT AREA	TOT FT VENT
(A)	A	35 1/8" x 41 1/8"	ANDERSEN 400	CN WINDOW	36	9.99	5.00	1.94
(B)	B	29 1/8" x 41 1/8"	ANDERSEN 400	CN WINDOW	36	8.34	5.00	1.74
(C)	C	35 1/8" x 76 1/8"	ANDERSEN 400	CN WINDOW	36	19.19	8.50	5.80
(D)	D	59 1/2" x 41 1/8"	ANDERSEN 400	CN WINDOW	36	16.81	11.41	5.20
(E)	E	71 1/2" x 76 1/8"	ANDERSEN 400	CN WINDOW	36	37.66	9.36	4.65
(F)	F	35 1/8" x 65 7/8"	ANDERSEN 400	CN WINDOW	36	16.29	9.25	5.47

DOORS

(G)	G	36 1/4"x81 3/4"	ANDERSEN WILLIAMS	36" 6-LITE DOOR	40	22.13	1.5	19.25
(H)	H	36 1/4"x81 3/4"	ANDERSEN WILLIAMS	36" HALFLITE DOOR	40	22.13	5.33	19.25
(I)	I	72" x 81"	ANDERSEN	SLIDING PATIO DOOR	50	39.38	23.99	34.32





BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
MALITSKY

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
44281
RANCH

TITLE:
FLOOR PLANS
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 11/28/22
SCALE: 1/4"=1'-0"
FILENAME: 44281

SHEET:
PLAN -

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

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

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

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

Owner of Building: Christoper Stanley Skehel

Mailing Address: 5 Chestnut

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

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

Signature of Owner of Record

Agent/Owner of Business

Name: Cara Marquis

Mailing Address: 19 Main St

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

FOR OFFICE USE ONLY

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

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

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

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

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

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

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

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

G. WORDING ON SIGN
the Vault nantucket

H. SIZE OF SIGN
24 x 27

I. SHAPE OF SIGN
rectangular

J. LOCATION OF SIGN ON BUILDING
Front

K. TYPE OF SUPPORT BRACKETS
Black

L. TYPE OF LIGHTING AND LOCATION (if any)

RECEIVED APR 22 2025 By

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

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

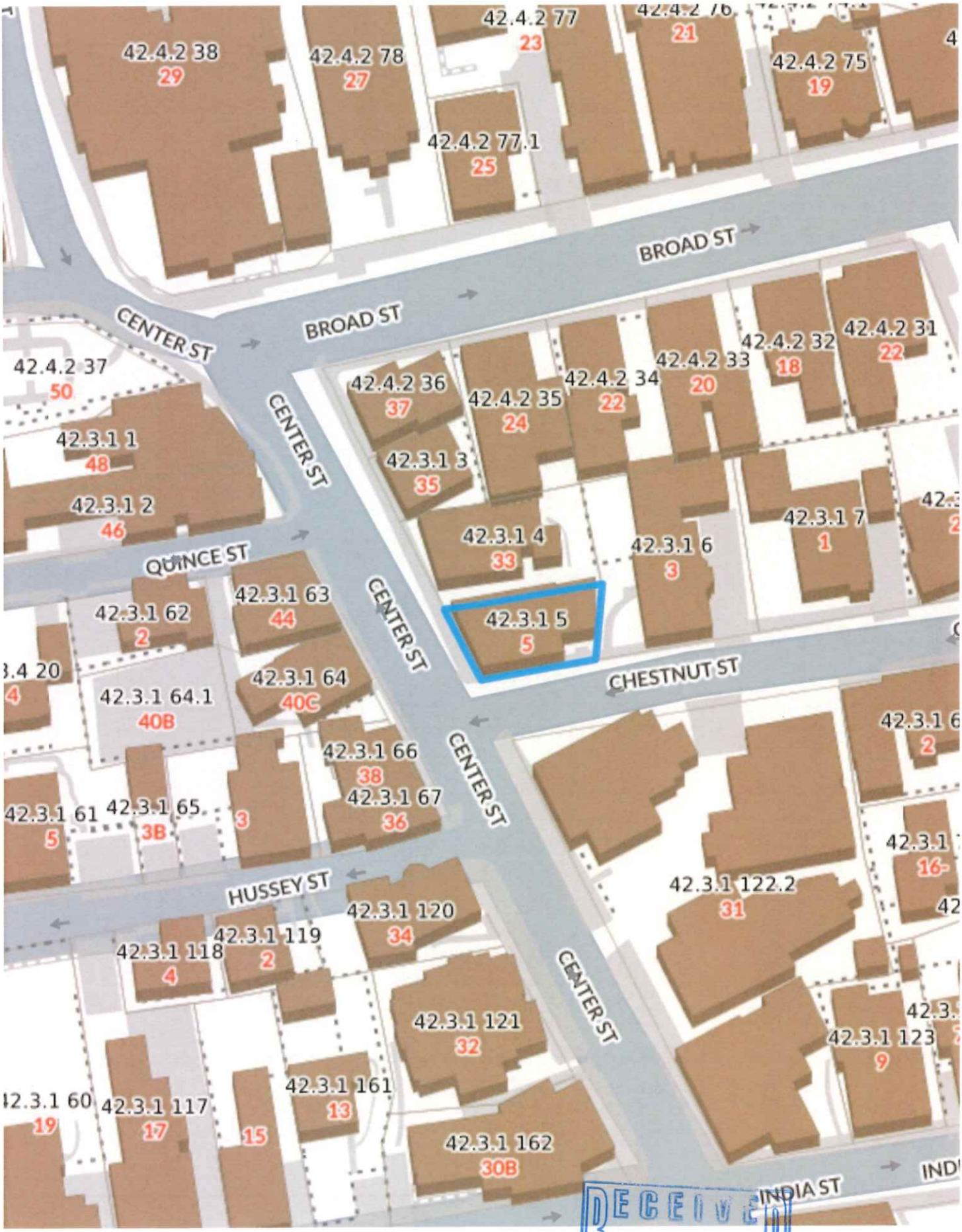
This checklist MUST be submitted with your application.

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

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

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

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



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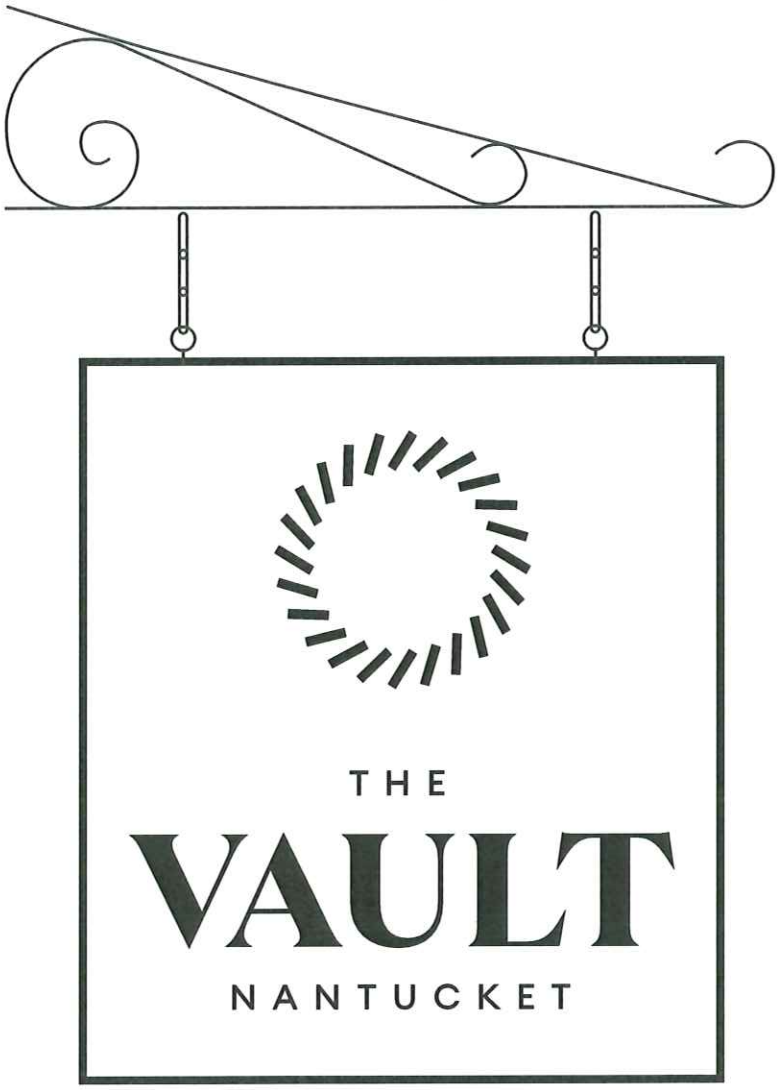
APR 22 2025
By

Blade Sign for The Vault
5 Chestnut Street

24”x27”



HEX #ffffff

HEX #000000

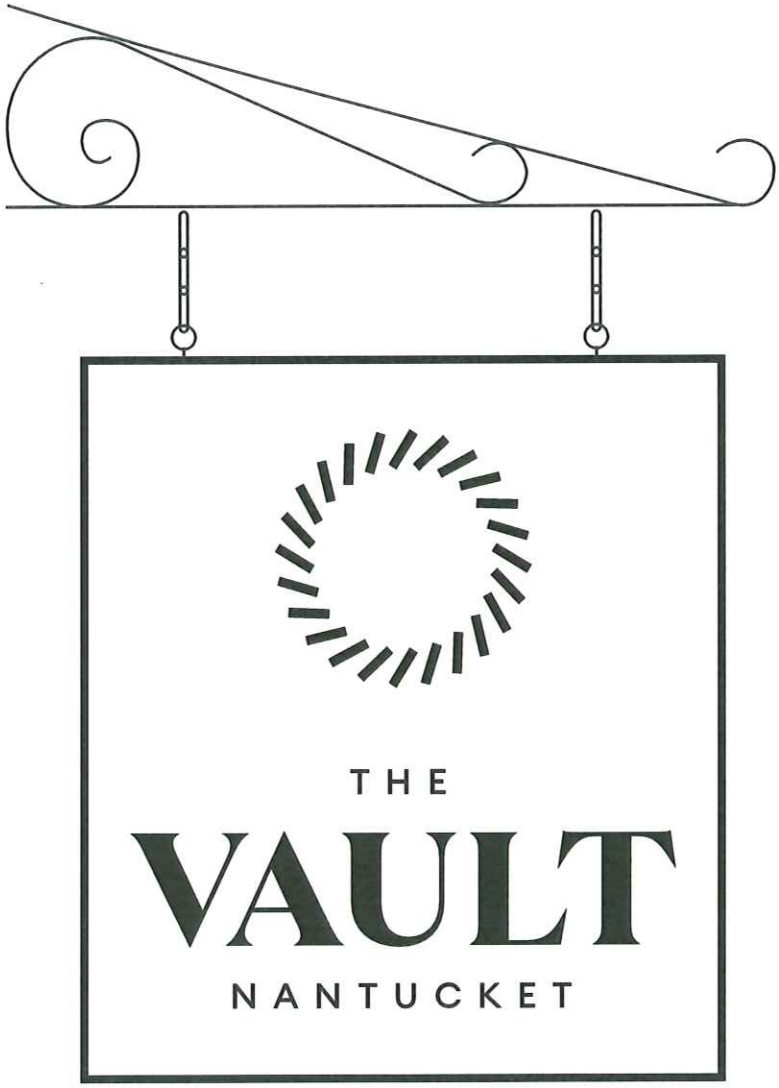
RECEIVED
APR 22 2025
By



RECEIVED
APR 22 2025
By

Blade Sign for The Vault
5 Chestnut Street

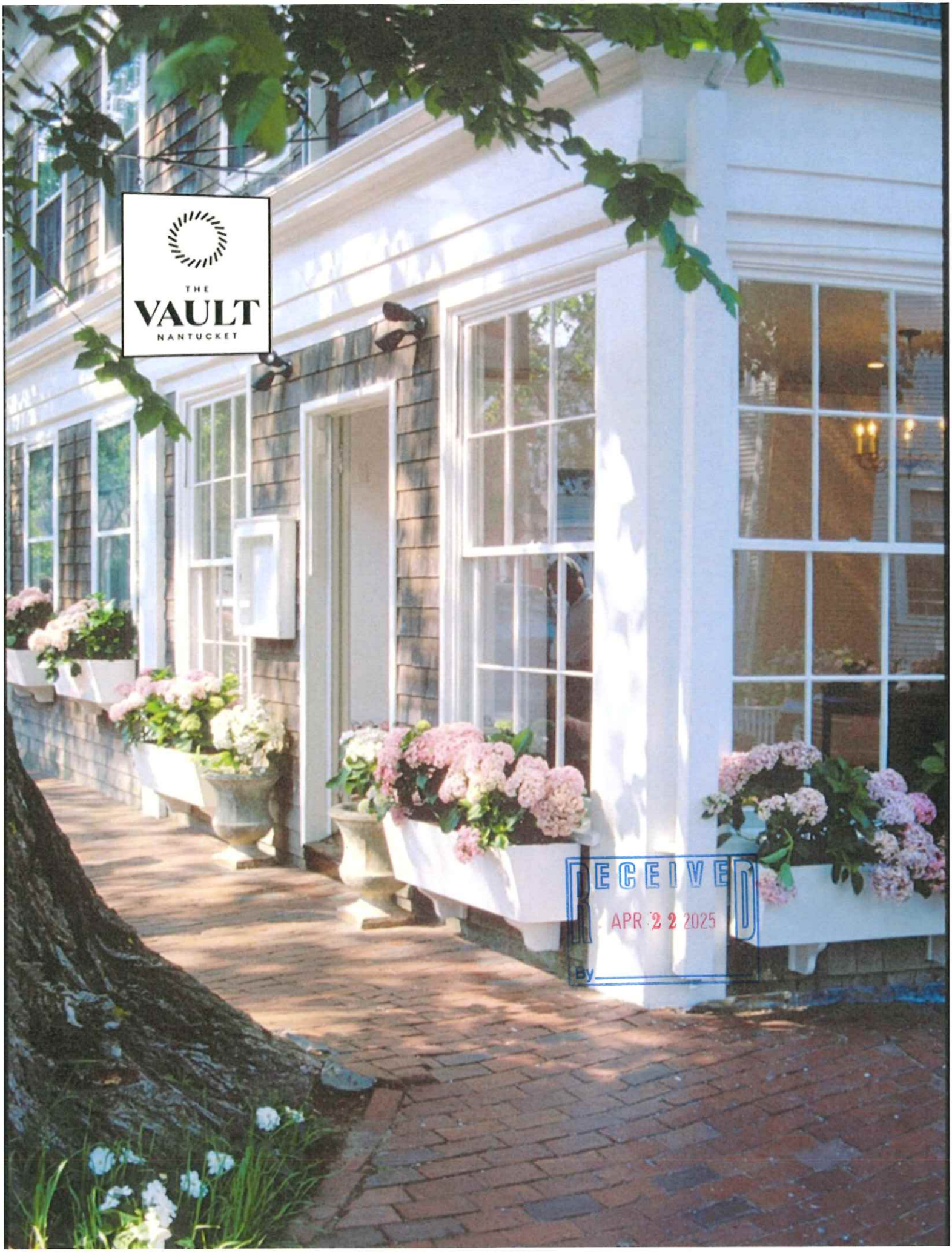
24”x27”

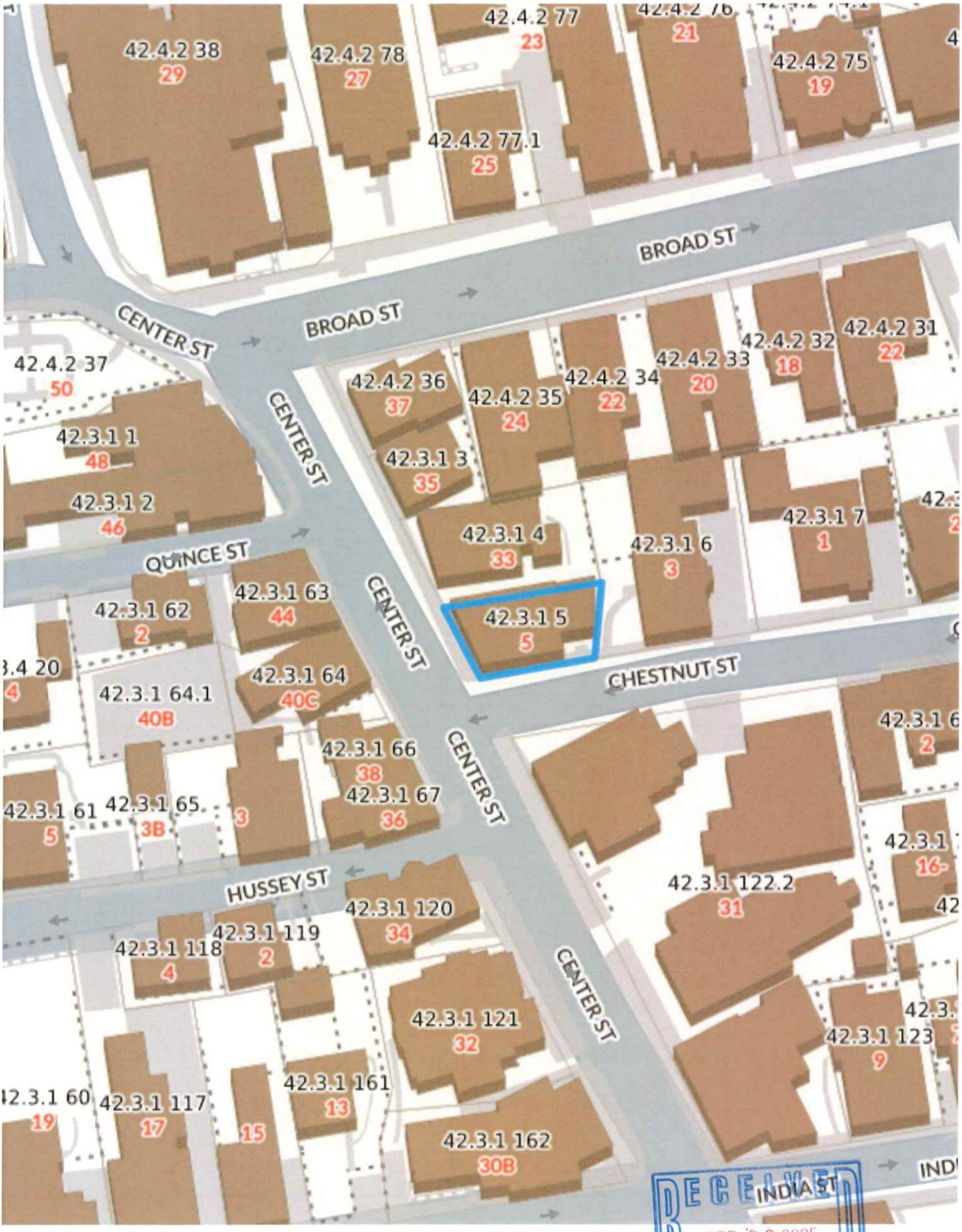


HEX #ffffff

HEX #000000

RECEIVED
APR 22 2023
By


THE
VAULT
NANTUCKET
RECEIVED
APR 22 2025
By



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APR 22 2025
By

REVISION

THE VAULT
NANTUCKET

Nantucket's Premier Jewelry Store
by
Katherine Jetter



World Renowned Designers

•Cadar•David Webb•Dru•Eva Fehren•Feral•Fernando Jorge•
•Graziela•Goshwara•Hoorsenbuhs•IsabelleFa•Katherine Jetter•
•Kwiat•Melissa Kaye•Moritz Glik•Octavia Elizabeth•ONDYN•
•Robinson Pelham•Silvia Furmanovich•Single Stone•Sorellina•
•Sydney Evan•Victor Velyan•Walters Faith•

Located in Hotel Pippa
33 Centre Street

www.thevaultnantucket.com
@thevaultnantucket

Mon-Sat 10 a.m. - 6 p.m.
(508) 825-6764

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SILVIA FURMANOVICH

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www.thevaultnantucket.com

Nantucket

33 Centre Street

Nantucket, MA 02554

Monday - Saturday

10am - 6pm

(508) 825-6764

Certificate No. _____ Date Issued _____

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

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

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

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

Signature of Owner of Record

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

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

RECEIVED
APR 28 2025
By _____

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

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

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

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

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

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

G. WORDING ON SIGN
MARISSA COLLECTIONS

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

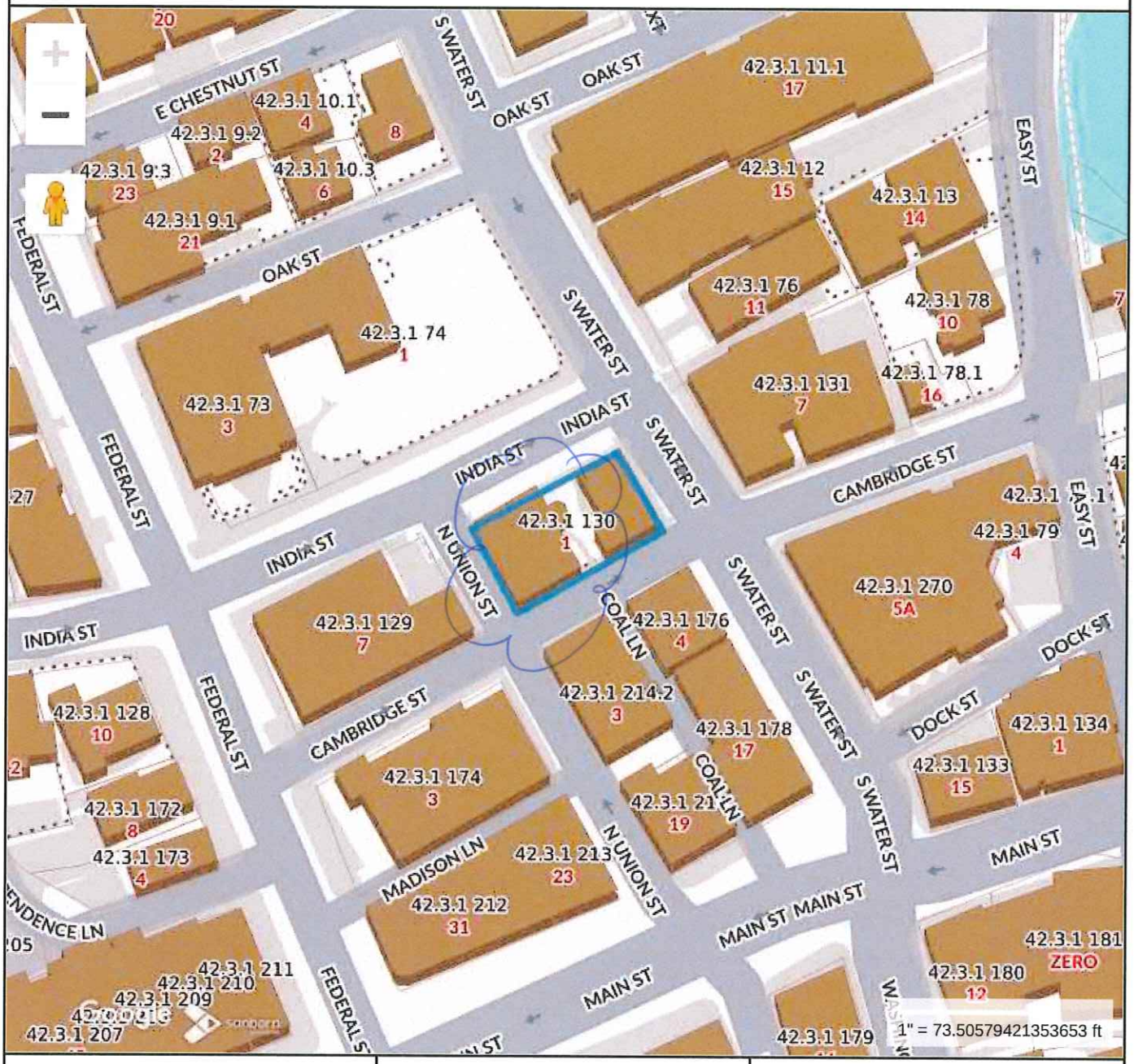
I. SHAPE OF SIGN
RECTANGLE

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

K. TYPE OF SUPPORT BRACKETS
SEE PHOTO

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

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



Property Information

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

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

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APR 28 2025
By

@ CAMBRIDGE ST. DOOR



RECEIVED
APR 28 2025
By



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

COLORS: PINK W/ WHITE



RECEIVED
APR 28 2025
By








SIDEWALK
CLOSED


SIDEWALK
CLOSED




DANGER
CONSTRUCTION
AREA
KEEP OUT

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION
Nantucket, Massachusetts for
CERTIFICATE OF APPROPRIATENESS
for Erection or Display of a
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TAX MAP #: 42.3.1 PARCEL #: 130.2
Street & Number of Proposed Sign: 1 CAMBRIDGE ST
Owner of Building: ZERO INDIA STREET LLC
Mailing Address: 121 KERCHEVAL AVE.
GROSSE POINTE FARMS, MI
Telephone: _____ (on island) 48236 ~~(off island)~~

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

Signature of Owner of Record

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

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

RECEIVED
APR 28 2025
By _____

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

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

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

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

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

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

G. WORDING ON SIGN
MARISSA COLLECTIONS

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

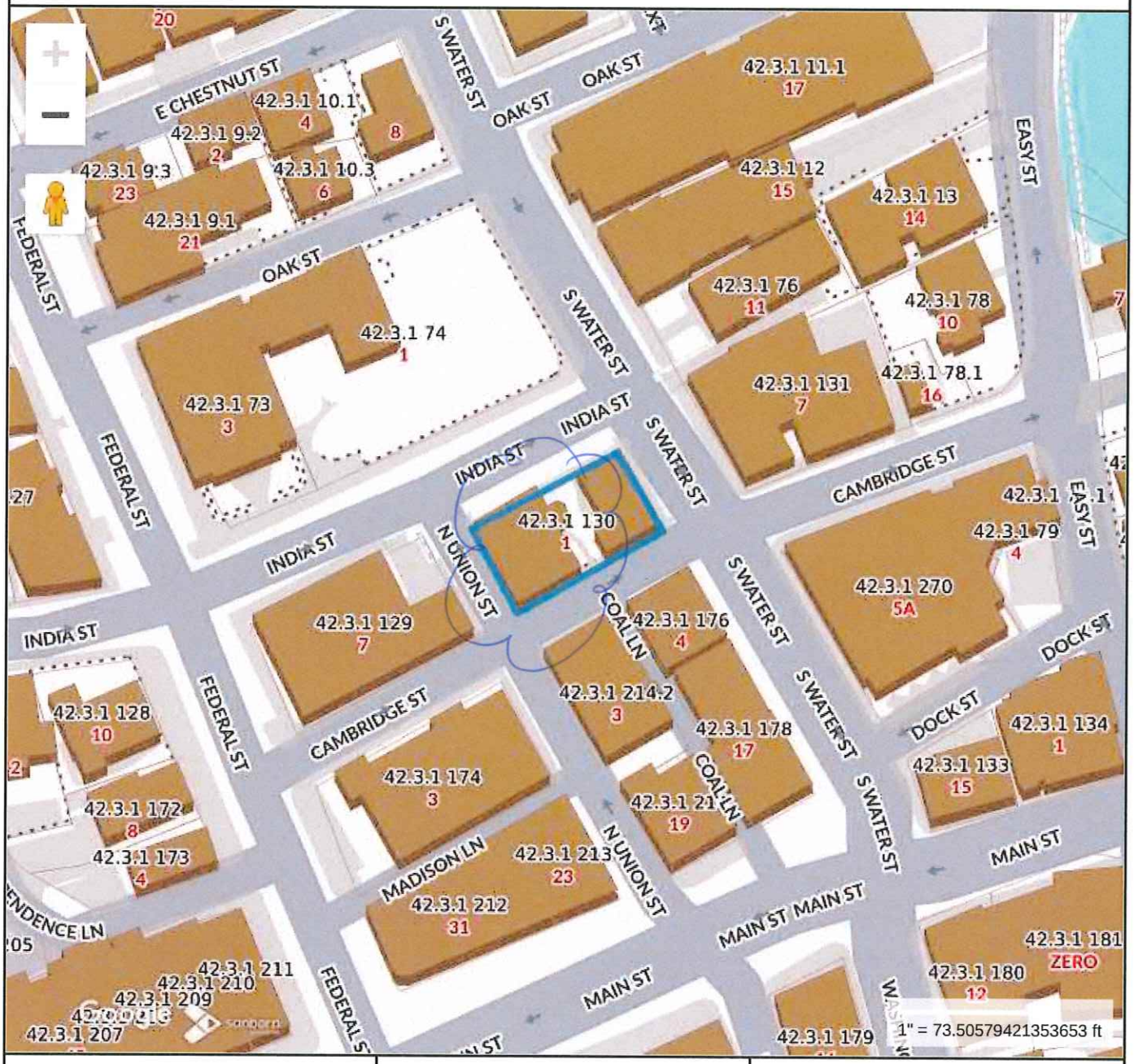
I. SHAPE OF SIGN
RECTANGLE

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

K. TYPE OF SUPPORT BRACKETS
SEE PHOTO

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

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



Property Information

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

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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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.

RECEIVED
APR 28 2025
By

@ CAMBRIDGE ST. DOOR



RECEIVED
APR 28 2025
By



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

COLORS: PINK W/ WHITE



RECEIVED
APR 28 2025
By

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

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

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

_____
Signature of Owner of Record

Agent/Owner of Business

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

FOR OFFICE USE ONLY

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

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

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

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

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

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

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

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

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

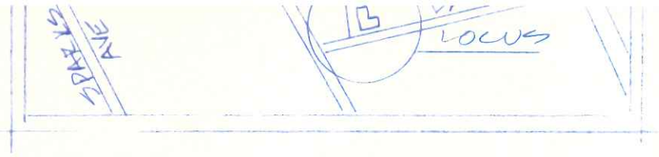
I. SHAPE OF SIGN
RECTANGLE

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

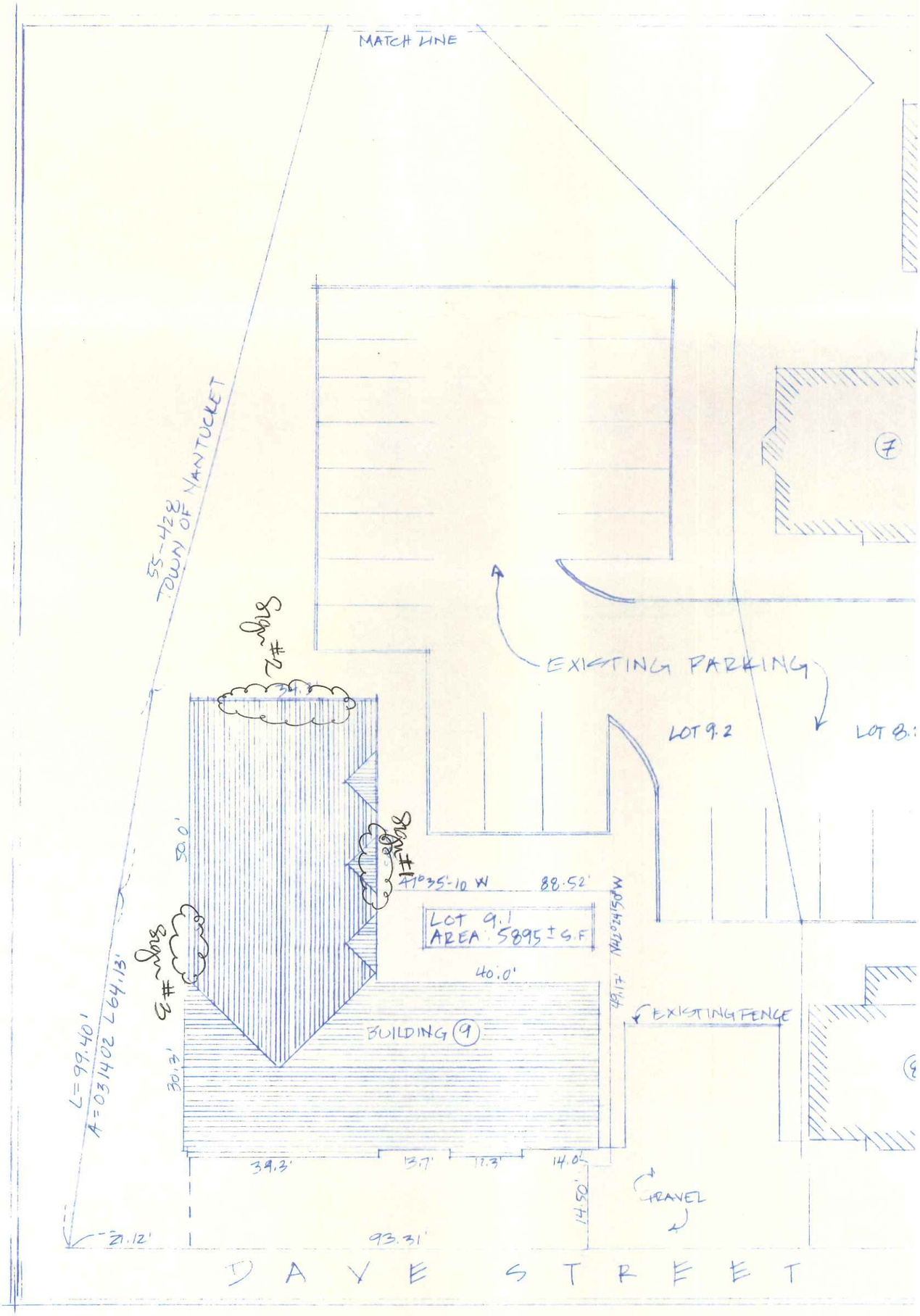
K. TYPE OF SUPPORT BRACKETS
N/A

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

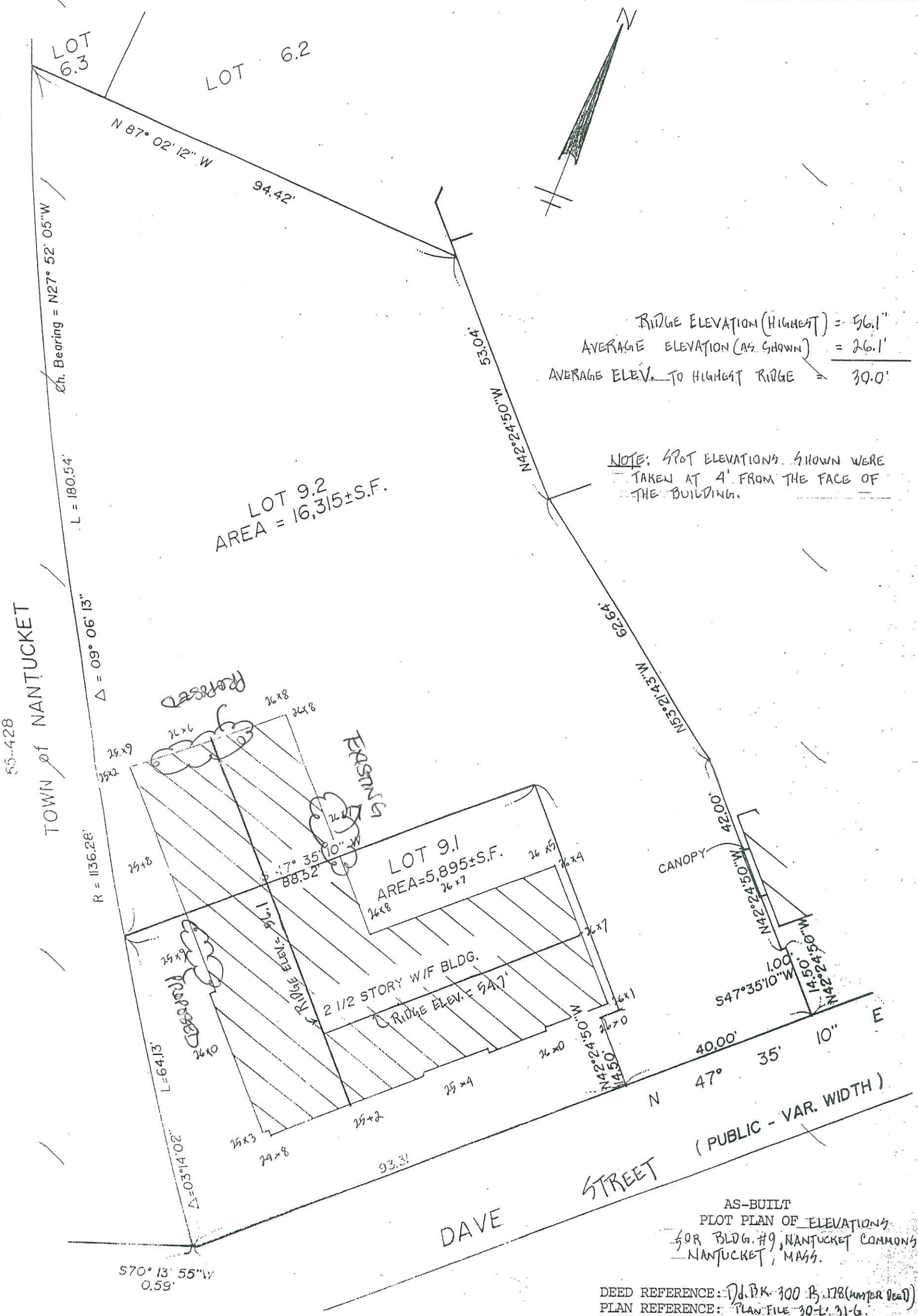
Date: 4/7/25 Signature of Applicant _____ Signed under penalties of perjury



1/S1 LOCUSPLAN



2/S1 SITE PLAN



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

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

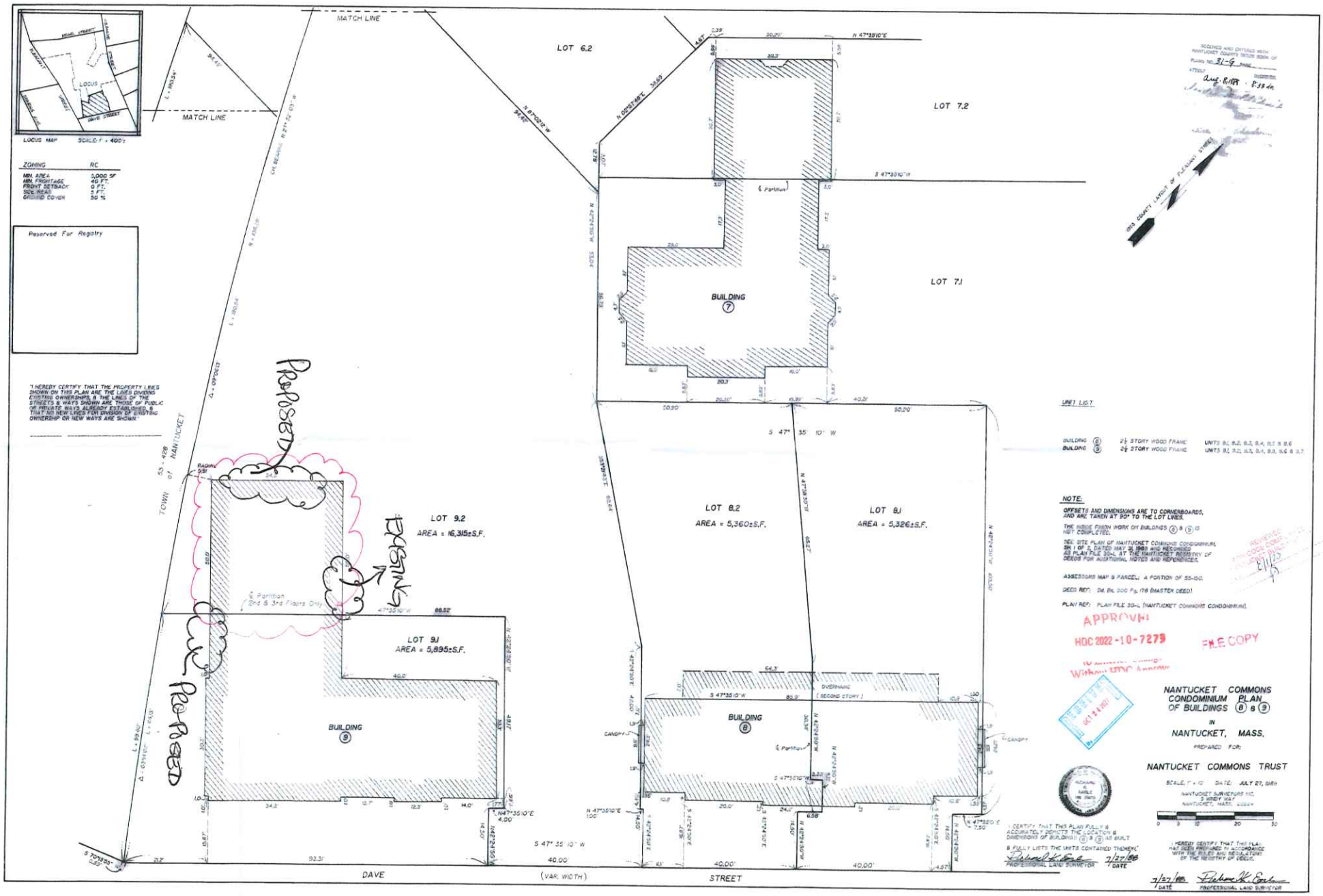
NANTUCKET SURVEYORS, INC.
P.O. BOX 937
NANTUCKET, MASS. 02554

N-1601

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

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

Richard K. Earle



SHEET 2 OF 2 N-1601-2



COMMUNITY
FOUNDATION
—FOR NANTUCKET—

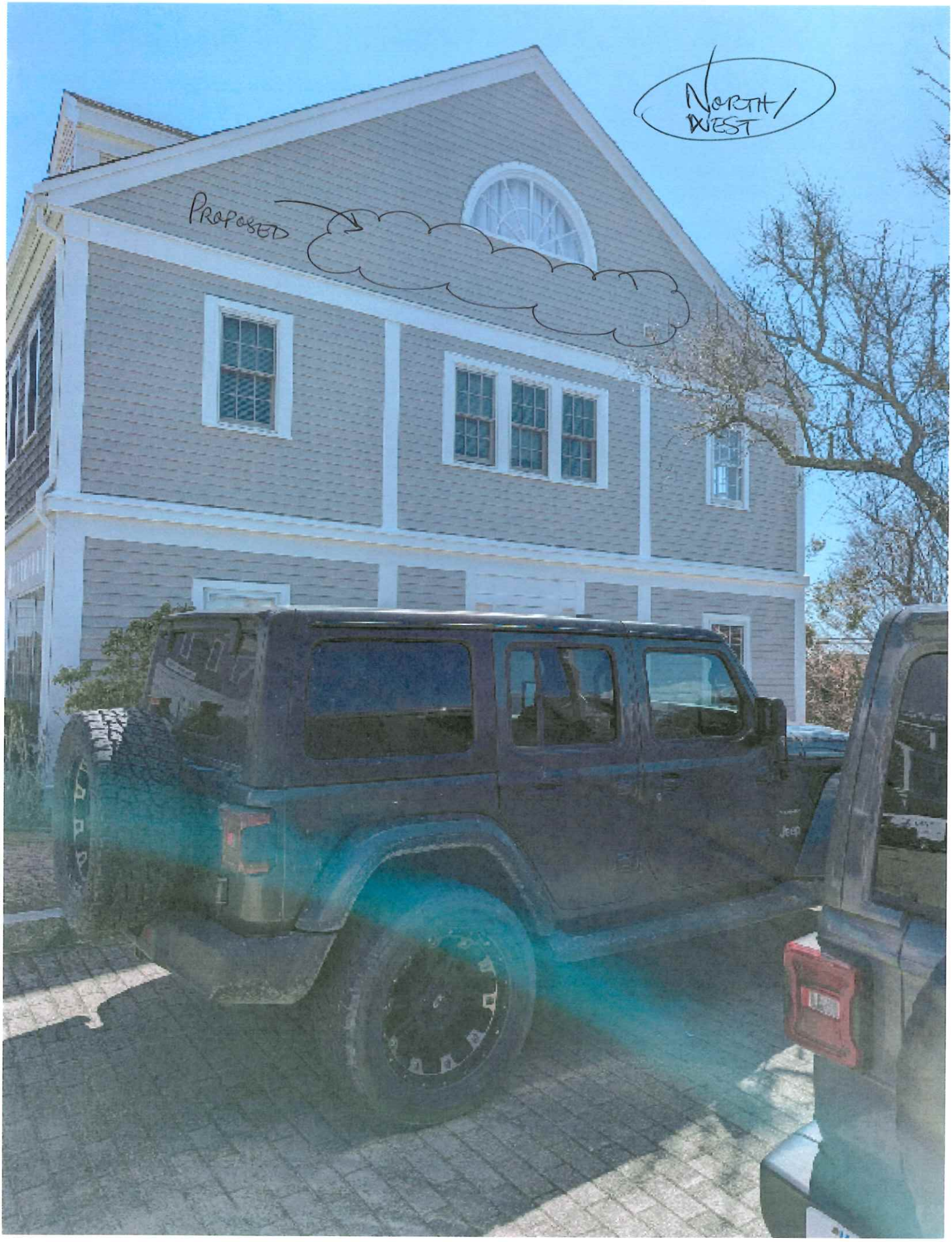


COMMUNITY FOUNDATION

—FOR NANTUCKET—

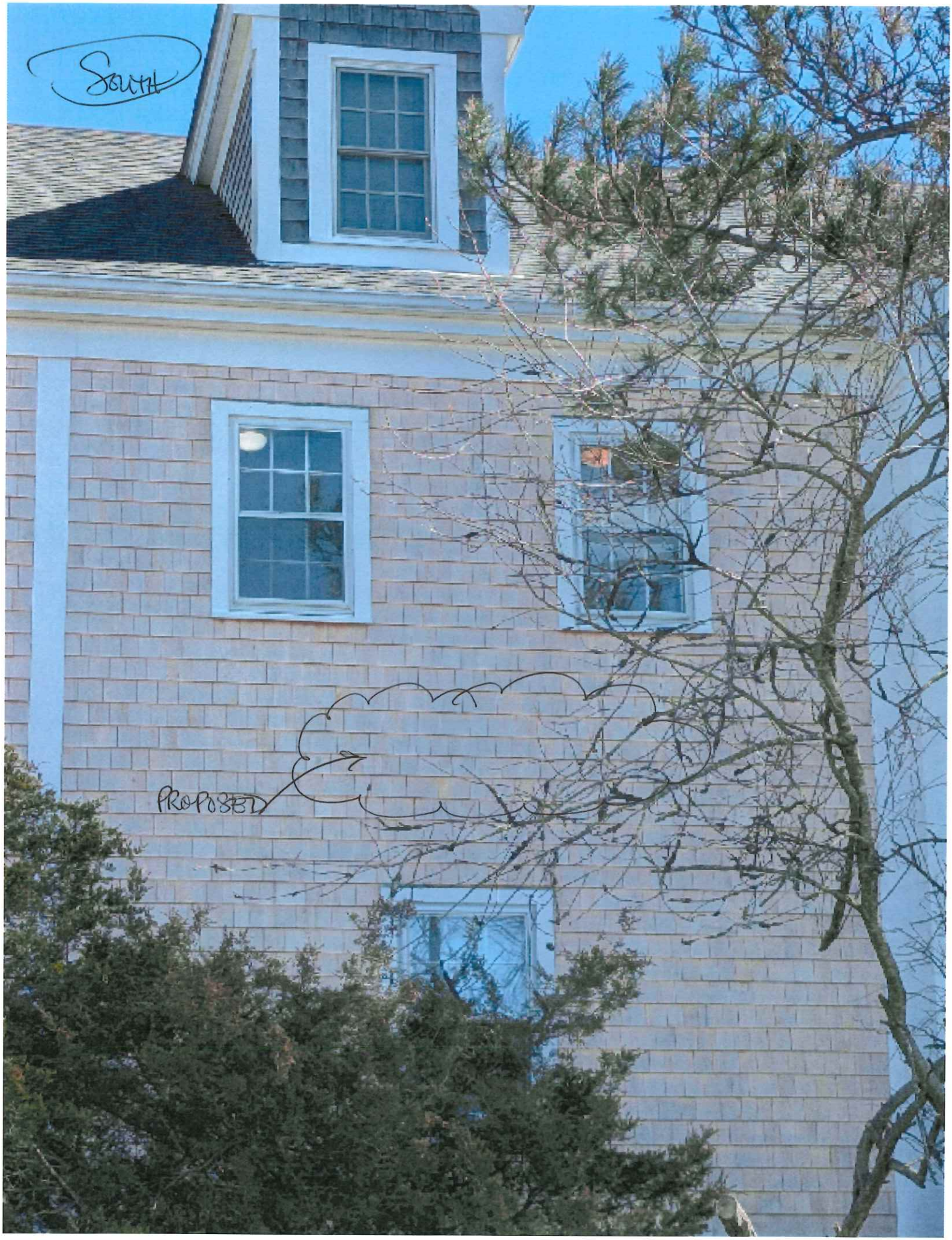

COMMUNITY FOUNDATION
FOR NANTUCKET
REPLACE EXISTING
NORTH
9B


NORTH
REPLACE EXISTING
9B


NORTH/
WEST
PROPOSED


MARINE Home Center
MARINE
6


CAPE COD 5


SOUTH
PROPOSED


South
PROPOSED


SOUTH
PROPOSED

Certificate No. _____ Date Issued _____

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

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

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

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

_____
Signature of Owner of Record

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

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

RECEIVED
APR 28 2025
By:

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

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

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

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

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

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

G. WORDING ON SIGN
BEACHKREW

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

I. SHAPE OF SIGN
RECTANGLE

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

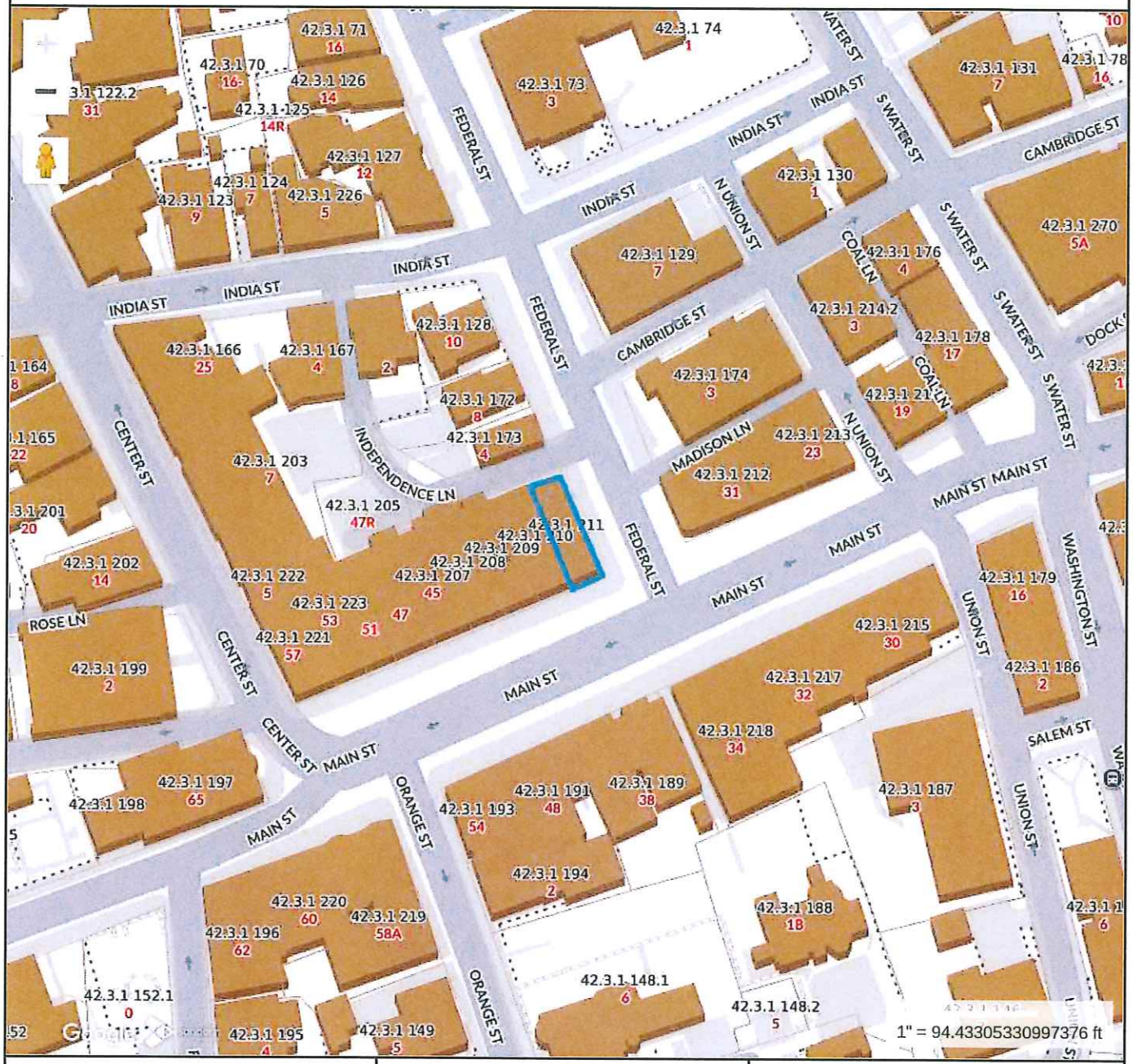
K. TYPE OF SUPPORT BRACKETS
EXISTING / SEE PHOTO

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

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

Town and County of Nantucket, MA

April 28, 2025



Property Information

Property ID	9676
Location	33 MAIN ST
Owner	CLACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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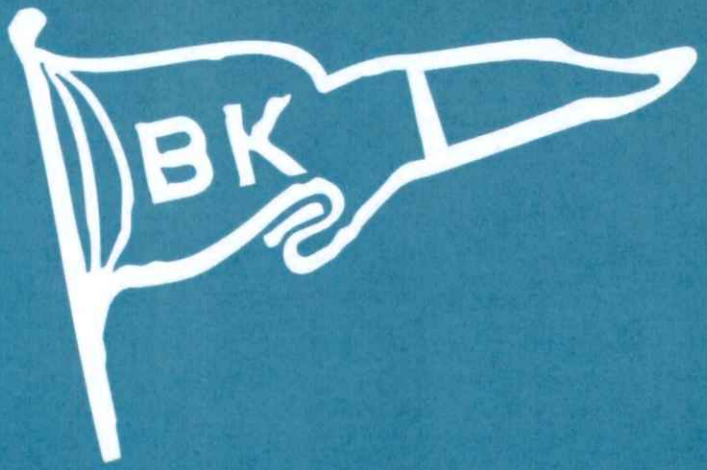
Geometry updated 10/16/2024
Data updated Jan. 2021

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

RECEIVED
APR 28 2025
By



OPTION 02A



BEACHKREW

PMS

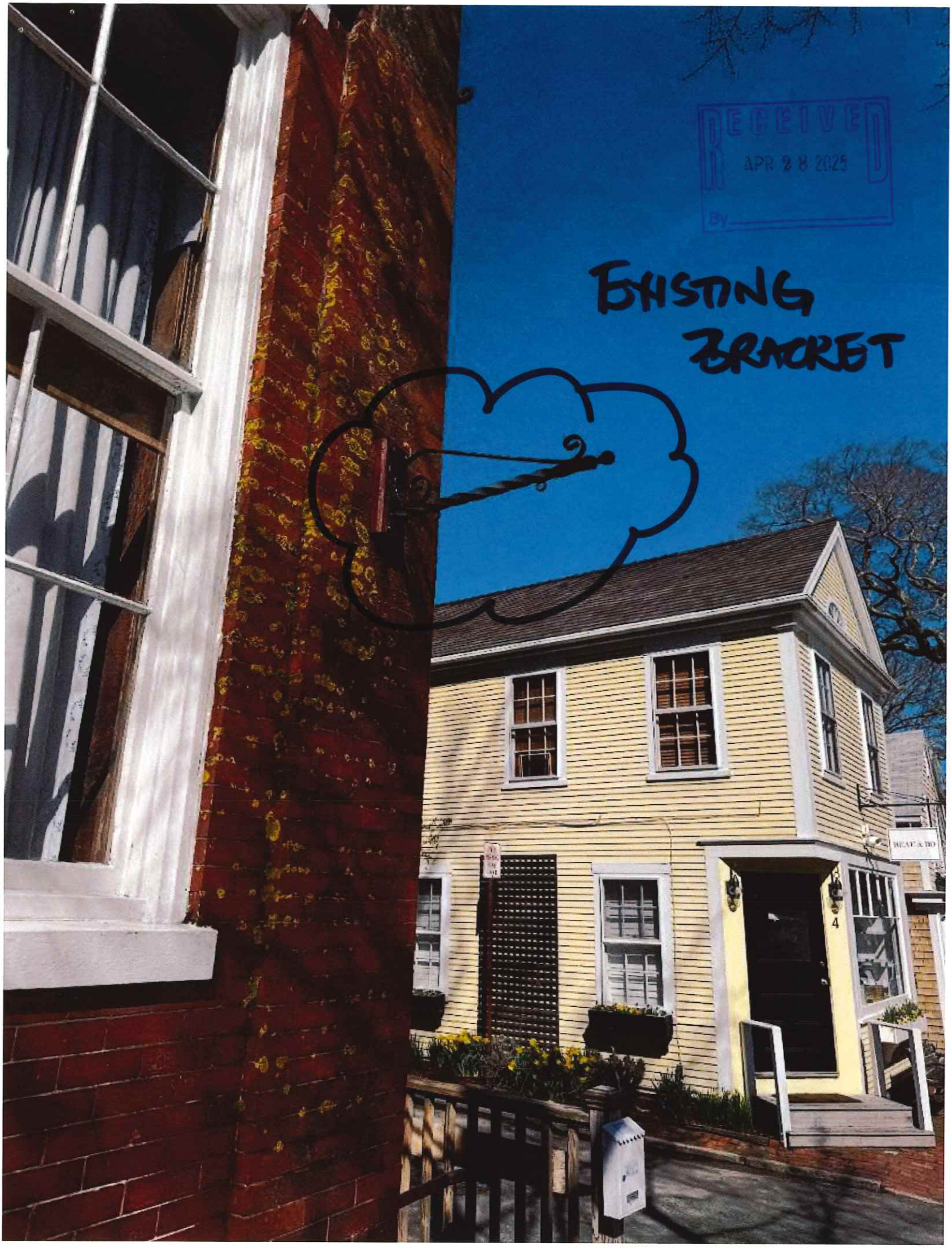
2149 C

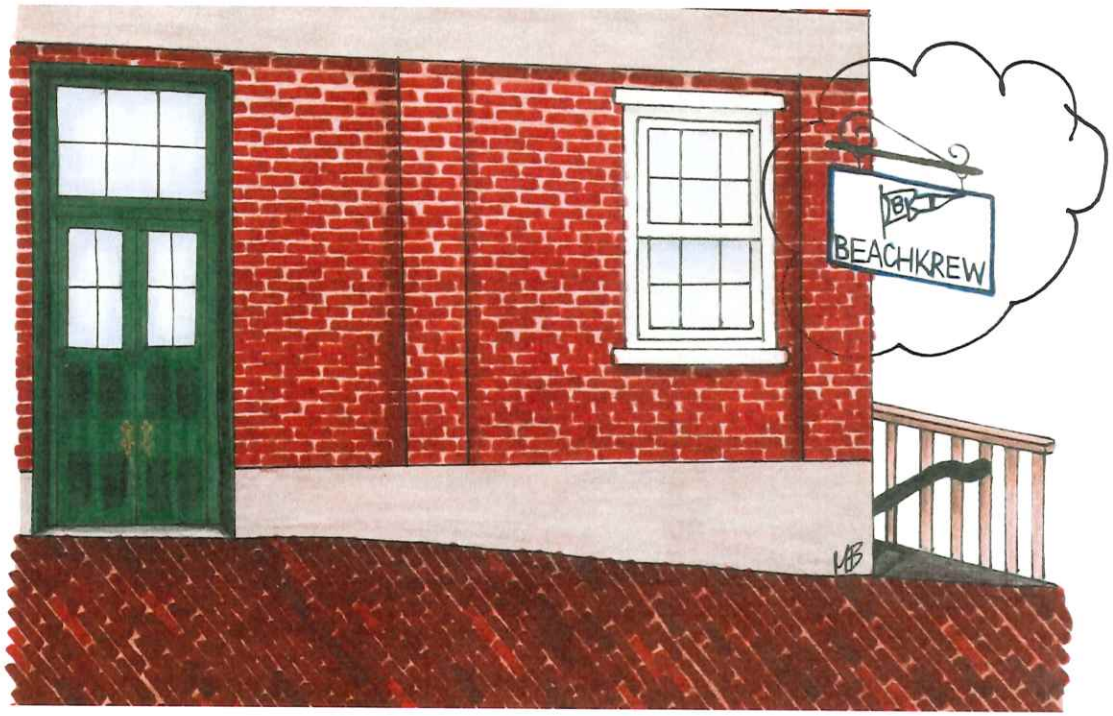
CMYK

YK 70, 33, 8, 7

RECEIVED
APR 28 2025
By


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

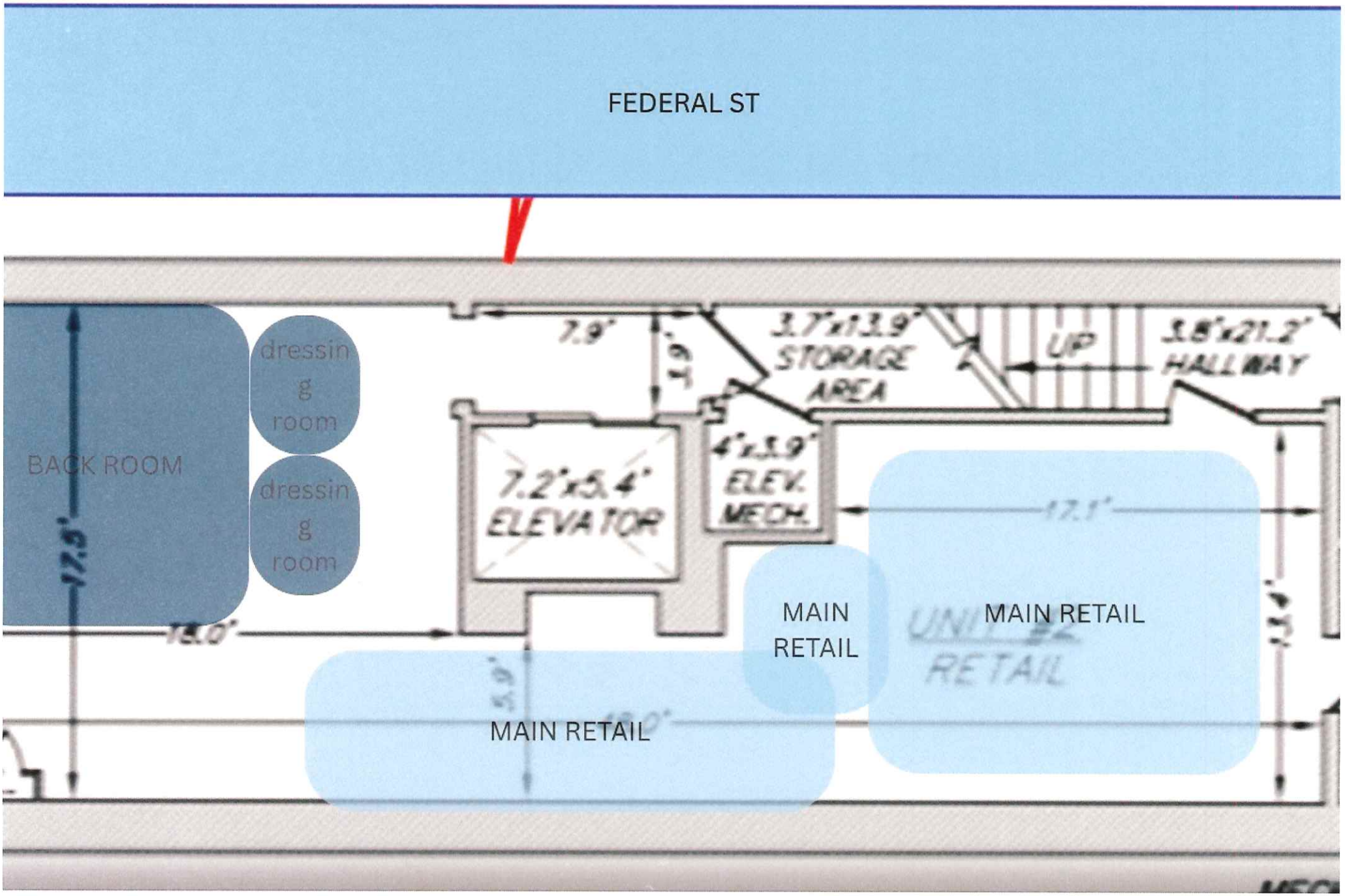

RECEIVED
APR 2 8 2025
By
EXISTING
BRACKET
4



RECEIVED
APR 28 2025
By

EXISTING BRACKET LOCATION
OPTION #2

UPDATE


FEDERAL ST
BACK ROOM
dressing room
dressing room
7.9'
3.7'x13.9'
STORAGE AREA
UP
5.8'x21.2'
HALLWAY
7.2'x5.4'
ELEVATOR
4'x3.9'
ELEV. MECH.
17.1'
MAIN RETAIL
MAIN RETAIL
MAIN RETAIL

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

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

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

_____
Signature of Owner of Record

Agent/Owner of Business

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

FOR OFFICE USE ONLY

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

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

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

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

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

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

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

G. WORDING ON SIGN
ELLSWORTH + IVEY

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

I. SHAPE OF SIGN RECTANGLE

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

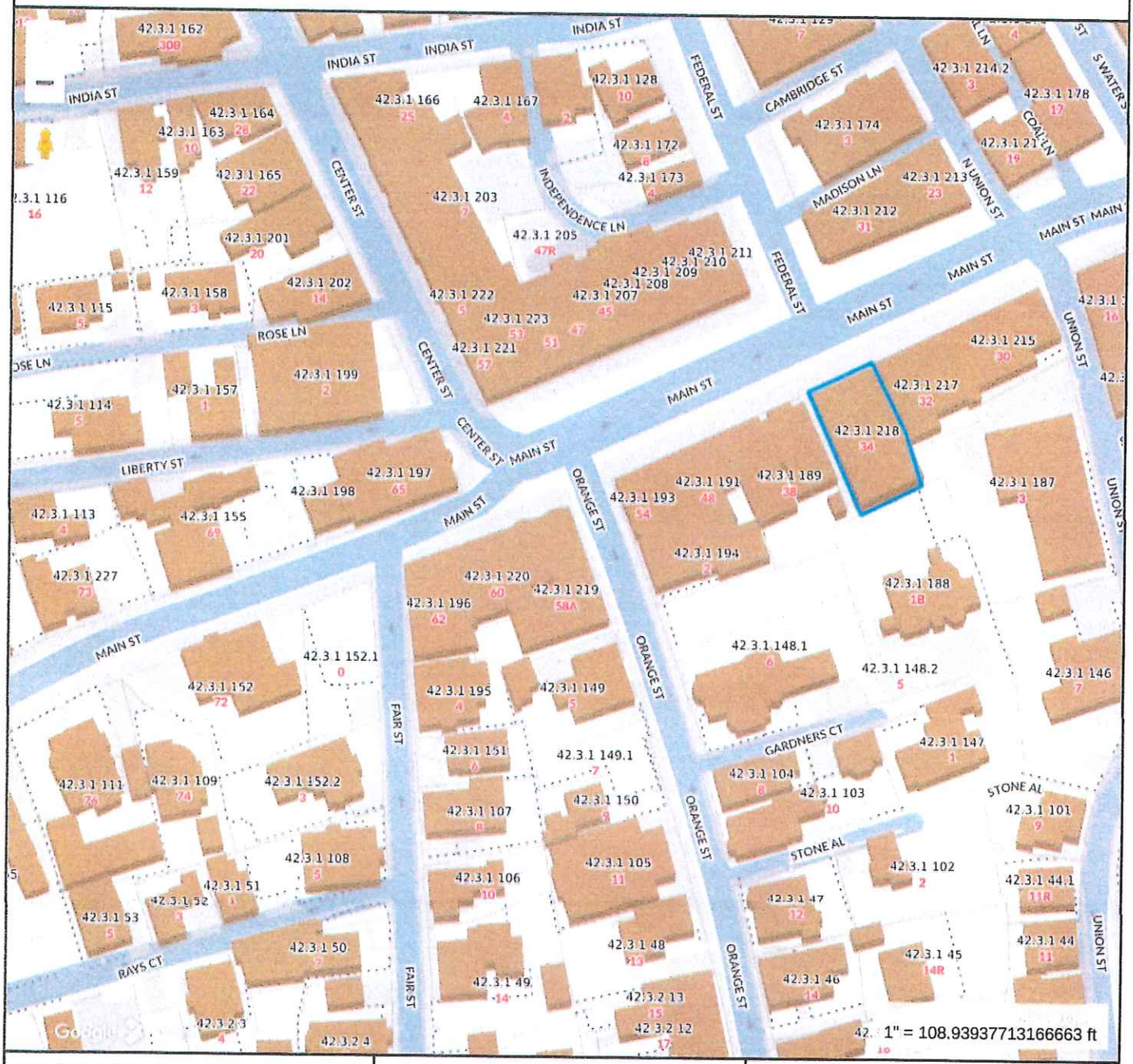
K. TYPE OF SUPPORT BRACKETS
N/A

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

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

Town and County of Nantucket, MA

March 12, 2025



Property Information

Property ID	9685
Location	34 MAIN ST
Owner	NIR RETAIL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

ellsworth+ivey




ellsworth+ivey






ellsworth+ivey


ellsworth+ivey


or
The Whale






SOUTHERN TIDE




Cohen & Cohen


SOUTHERN TIDE


VIS-A-VIS
SALE

REVISION

Revision

ellsworth + ivey

Certificate No. _____ Date Issued _____

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

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

TAX MAP #: 42.2.4 PARCEL #: 15
Street & Number of Proposed Sign: STRAIGHT WHARF
Owner of Building: NR RETAIL LLC. NEDEV
Mailing Address: 75 PARK PLAZA #3 ACCT DPT
BOSTON, MA 02116
Telephone: _____ (on island) _____ (off island)
I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

_____
Signature of Owner of Record

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

Agent/Owner of Business
Name: LINK 02554
Mailing Address: PO BOX 1004
NANTUCKET, MA 02554
Telephone: ~~(508) 221-8314~~ (on island) ~~LINK 02554~~ LINK.02554 @ gmail.com (off island)

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

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

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

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

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

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

G. WORDING ON SIGN
BAGEL BAR
SMOOTHIES, SCHMEARS & BEERS

H. SIZE OF SIGN _____ x 4' ROUND

I. SHAPE OF SIGN ROUND / CIRCLE

J. LOCATION OF SIGN ON BUILDING
FIRST FLR / GABLE END

K. TYPE OF SUPPORT BRACKETS
WALL

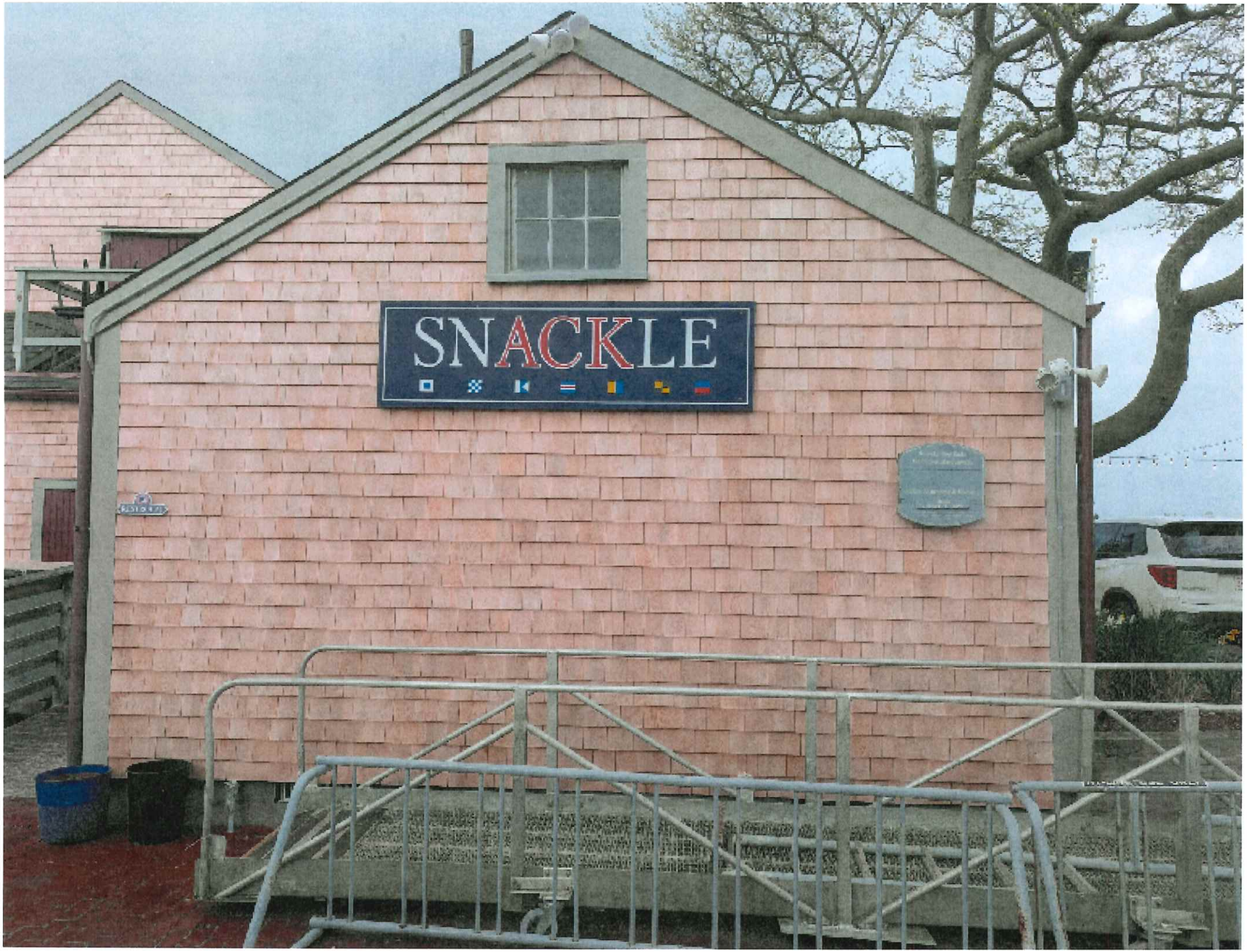
L. TYPE OF LIGHTING AND LOCATION (if any)
EXISTING / SEE PHOTO

Date: 5/12/25 Signature of Applicant _____ Signed under penalties of perjury

bagelBAR

SMOOTHIES, SCHMEARS & BEERS


SNACKLE


SNACKLE



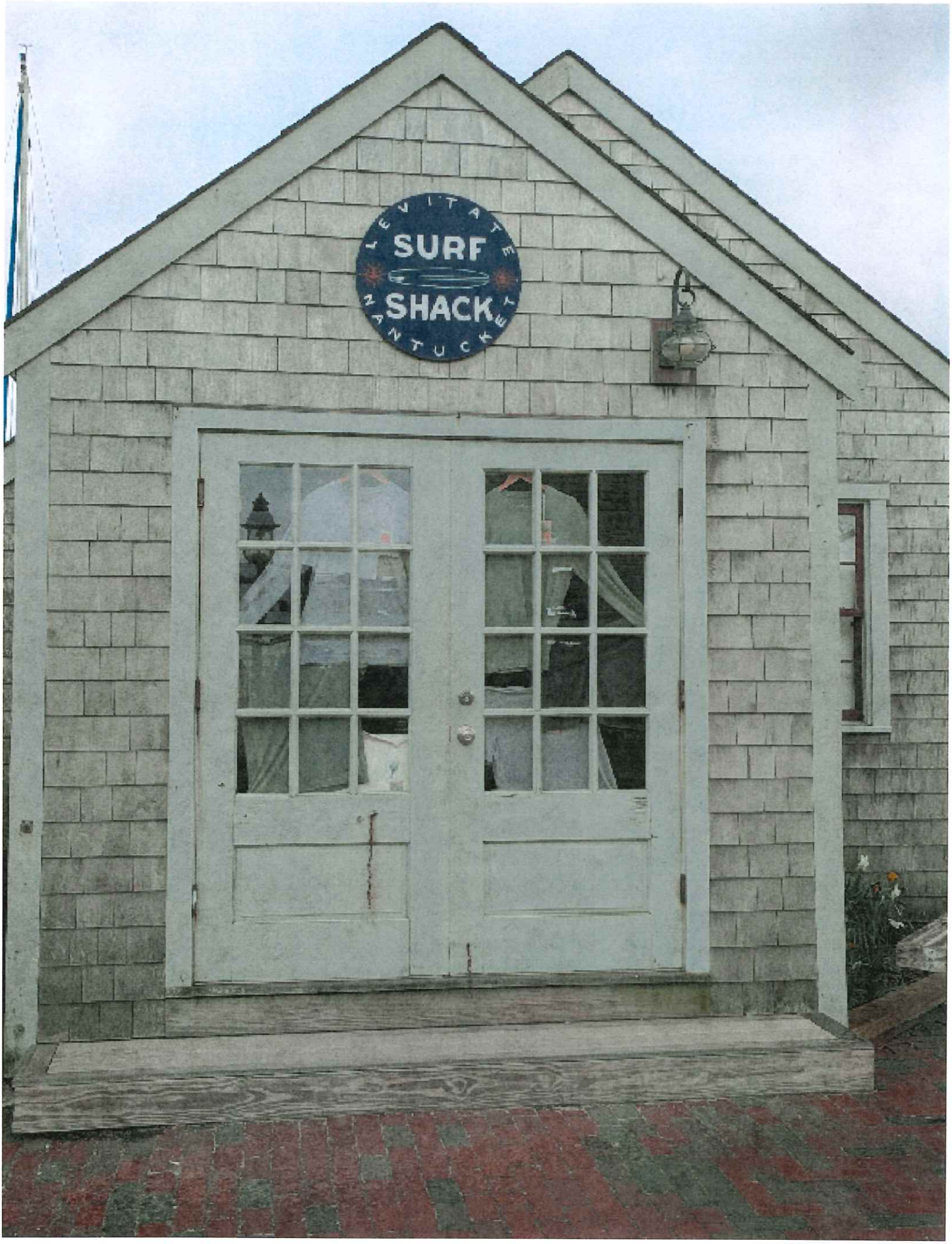

SNACKLE




CAN


lemon & line


Hyannis
High Speed
Ferry
BOARDING
SHIP
TO
SHORE
Captain's
View
PRIORITY
PRE-
BOARDING


LEVITATE
SURF
SHACK
NANTUCKET

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 55 PARCEL #: 665

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

Owner of Building: Charles & Cynthia Lenhart

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

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

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

Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: Plymouth Sign Co Inc.

Mailing Address: PO Box 134
South Yarmouth, MA 02664

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

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

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

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

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

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

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

G. WORDING ON SIGN
THE BALDWIN GROUP - LOGO

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

I. SHAPE OF SIGN Rectangle

J. LOCATION OF SIGN ON BUILDING
FRONT FACING STREET

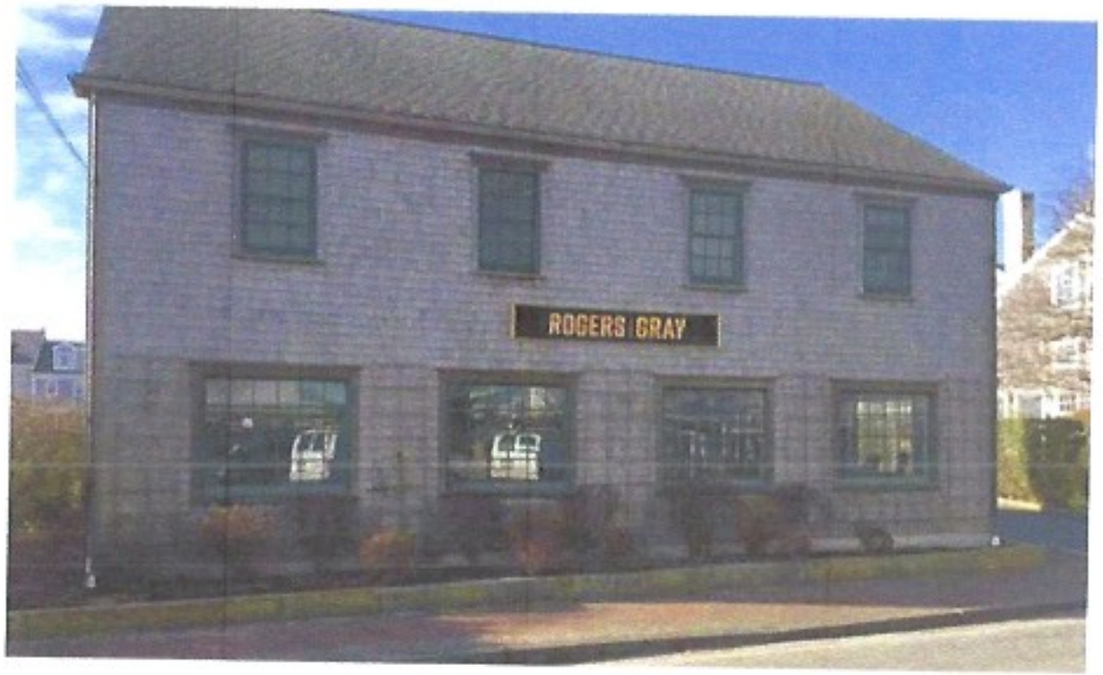
K. TYPE OF SUPPORT BRACKETS
Lagged / screwed to bldg.

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

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

G. Michael Caggiano Jr
Plymouth Signe Comcast Net

EXISTING



PROPOSED



ROGERS | GRAY

The Baldwin Group

120" x 18.5"
15.5 sq. ft.

Plymouth Sign Co., Inc. Since 1956

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

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

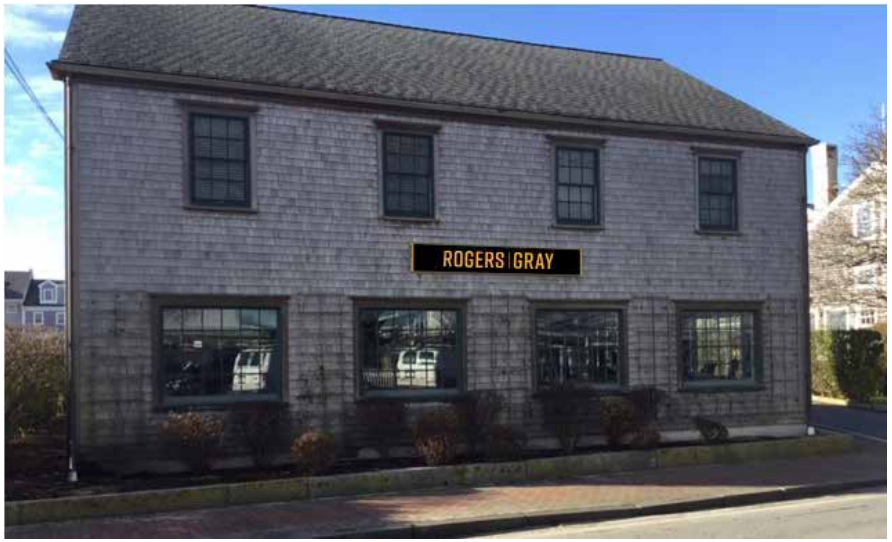
APPROVED BY: DATE:

P.O.:

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

REVISIONS

EXISTING



PROPOSED



The Baldwin Group

120″ x 18.5″
15.5 sq ft

Plymouth Sign Co., Inc. Since 1956
63 OLD MAIN STREET S. YARMOUTH, MA 02664
(508) 398-2721 EMAIL: plymouthsign@comcast.net
www.plymouthsigncompany.com

CUSTOMER:	BALDWIN GROUP
DATE:	5/15/2025
LOCATION:	NANTUCKET
DRAWN BY:	DJD

APPROVED BY: **DATE:**

P.O.:

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Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

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for Erection or Display of a

SIGN

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

TAX MAP #: 55 PARCEL #: 665

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

Owner of Building: Charles & Cynthia Lenhart

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

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

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

Agent

Signature of Owner of Record

Agent/Owner of Business

Name: Plymouth Sign Co Inc.

Mailing Address: PO Box 134
South Yarmouth, MA 02664

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

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

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

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

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

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

Rated edge

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

G. WORDING ON SIGN
Logo The Building Group
Insured

H. SIZE OF SIGN
14 x 20

I. SHAPE OF SIGN Rectangle

J. LOCATION OF SIGN ON BUILDING
next to front door

K. TYPE OF SUPPORT BRACKETS
Scroll Bracket

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

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

plymouthsign@comcast.net
Co-Michael Caggiano I

EXISTING

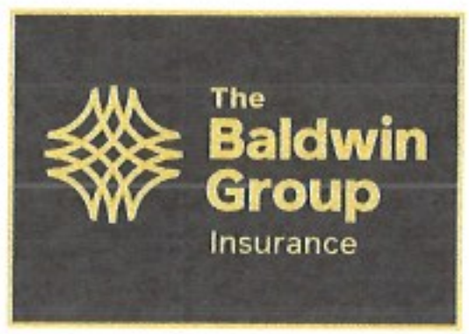


PROPOSED





14"



20"

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

Same size
Same location
as previous

Plymouth Sign Co., Inc. Since 1956

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

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

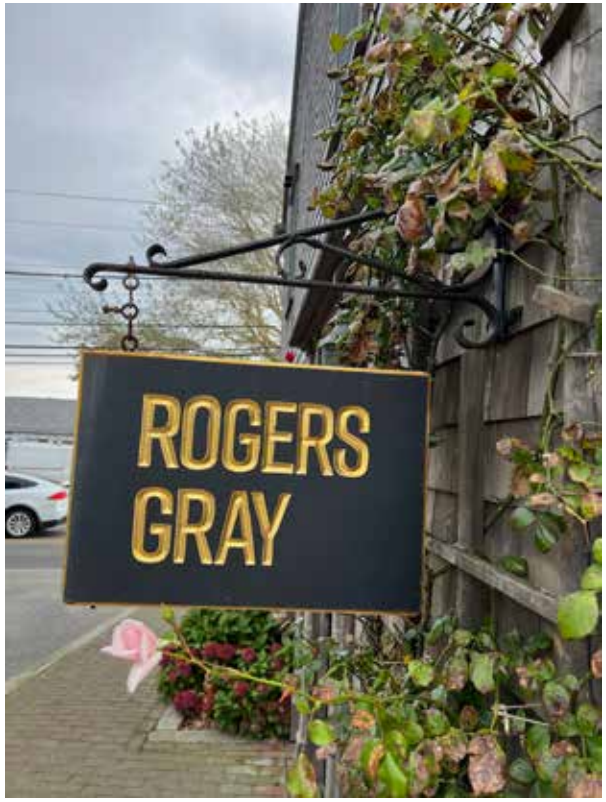
APPROVED BY: DATE:

P.O.:

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

REVISIONS

EXISTING



PROPOSED



The
Baldwin
Group
Insurance

20″ x 14″
1.9 sq ft

Plymouth Sign Co., Inc. Since 1956

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

CUSTOMER:	BALDWIN GROUP
DATE:	5/15/2025
LOCATION:	NANTUCKET
DRAWN BY:	DJD

APPROVED BY: **DATE:**

P.O.:

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Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 67 PARCEL #: 149
Street & Number of Proposed Sign: 31 Fairgrounds Rd
Owner of Building: NHA Properties Inc.
Mailing Address: PO Box 3149 Nantucket MA 02584
Telephone: 508-228-4422 (on island) — (off island)

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

_____
Signature of Owner of Record

Agent/Owner of Business

Name: Maria Parko/Assistant Director
Mailing Address: PO Box 3149 Nantucket MA 02584
Telephone: 508-228-4422 (on island) — (off island)

FOR OFFICE USE ONLY

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

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

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

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

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

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

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

G. WORDING ON SIGN Wiggles Way

H. SIZE OF SIGN rock itself 30" wide x 20" tall

I. SHAPE OF SIGN natural granite

J. LOCATION OF SIGN ON BUILDING
Front entrance on the ground

K. TYPE OF SUPPORT BRACKETS
none

L. TYPE OF LIGHTING AND LOCATION (if any)
none

Date: 5/15/2025 Signature of Applicant _____ Signed under penalties of perjury

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

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

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

Historic District Commission
SIGN CHECKLIST

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

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

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

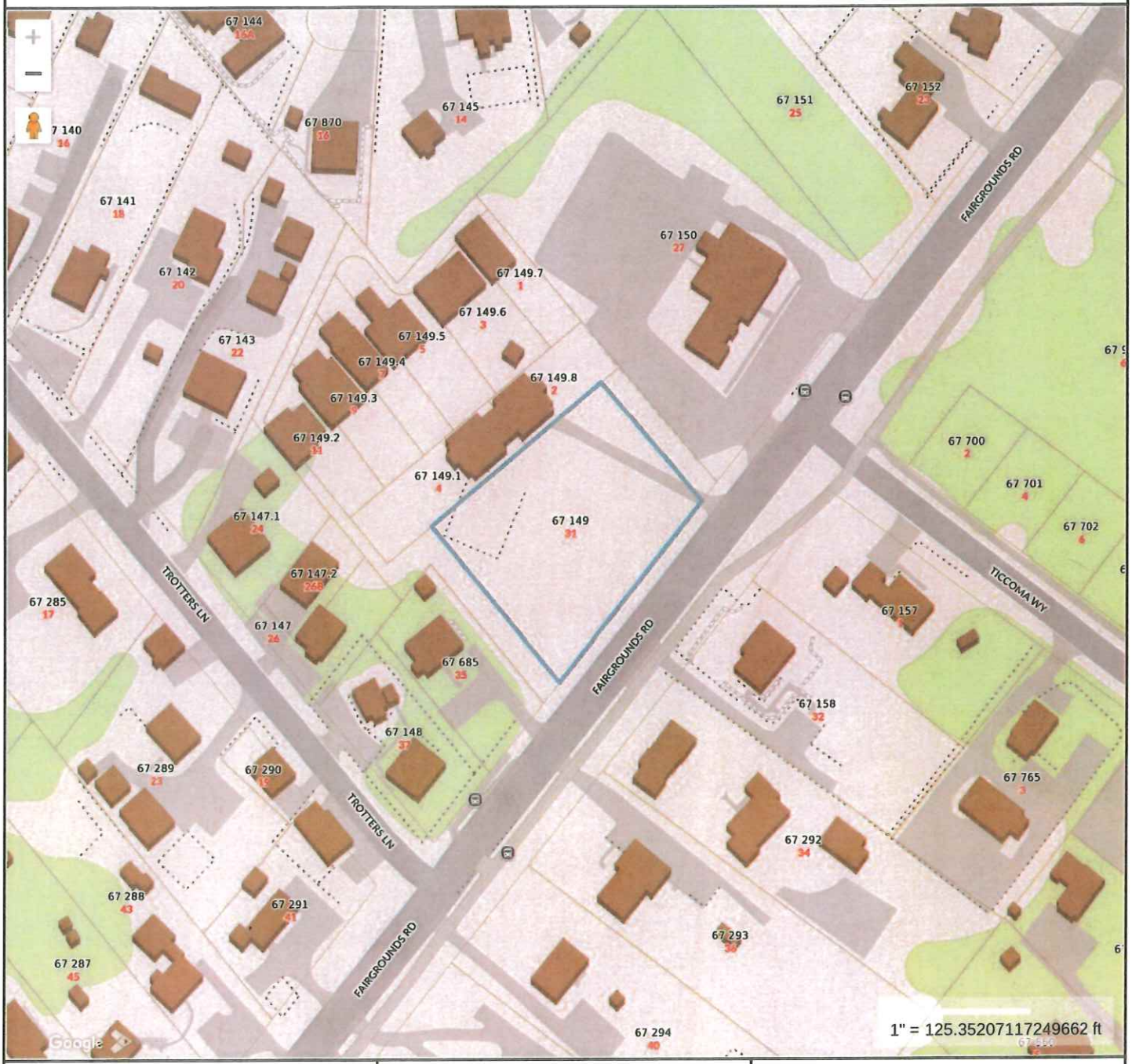
Work on any sign shall not be started until the Certificate of Appropriateness has been issued by the Historic District Commission

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 5/15/2025



Property Information

Property ID	5457
Location	31 FAIRGROUNDS RD
Owner	NHA PROPERTIES INC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

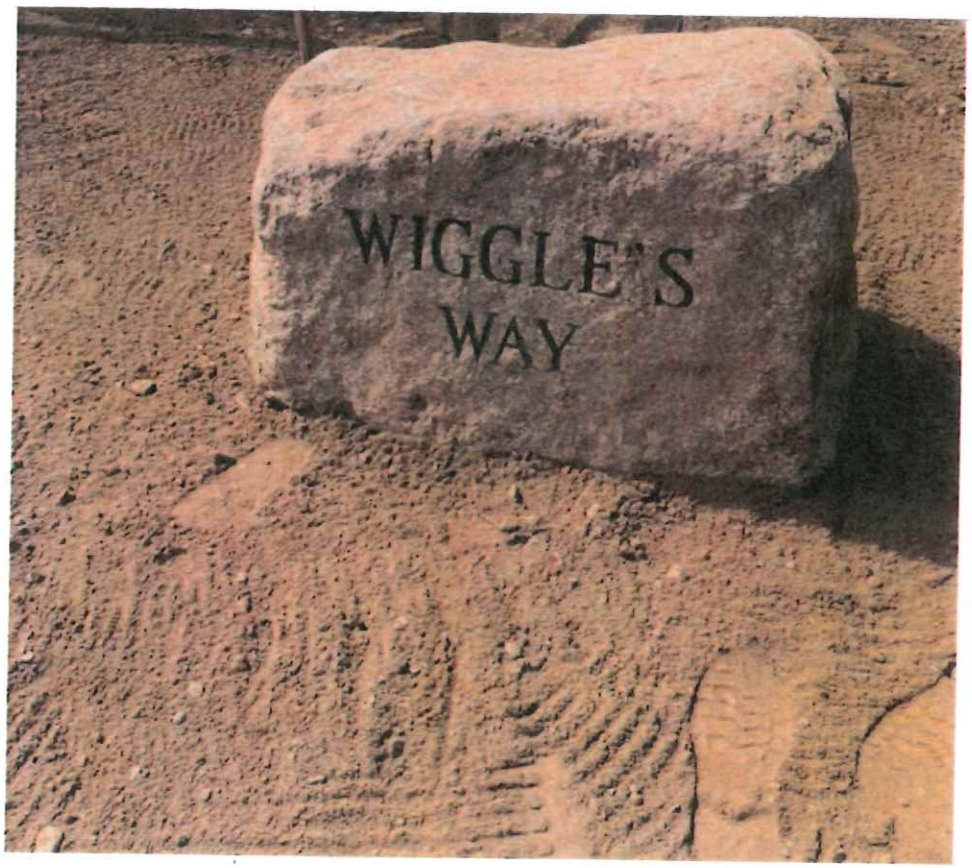
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Letter dimensions: 1 ft 8.5"

3.5-4"

WIGGLE'S

2-2.5"



4. Specific sign types (cont.)

4.8 Monument signs/rock signs
Rock signs must be applied for and may be approvable if the following conditions are met:

The rock sign:
a. must be in a rural or semi-rural setting (i.e., outside of the OHD and SOHD);
b. space allocated for lettering must not exceed three (3) square feet in area (defined as the maximum height by the maximum width) and the lettering may be no more than three (3) inches in height;
c. must not exceed three feet in height as measured from the average grade of the surrounding area;
d. must be securely installed;
e. must not be placed in or on the street, sidewalk or municipal utility easement;
f. may not be used in combination with other signs;
g. graphics and text must comply with the relevant general guidelines from Section 3.



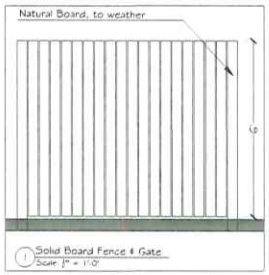


Bus Stop & Open Space Public Benches

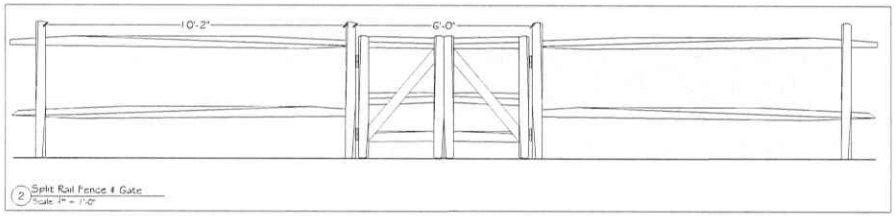




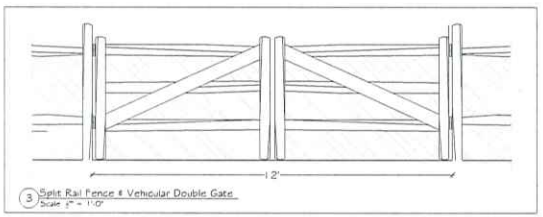
12" Cobblestone Curb Band



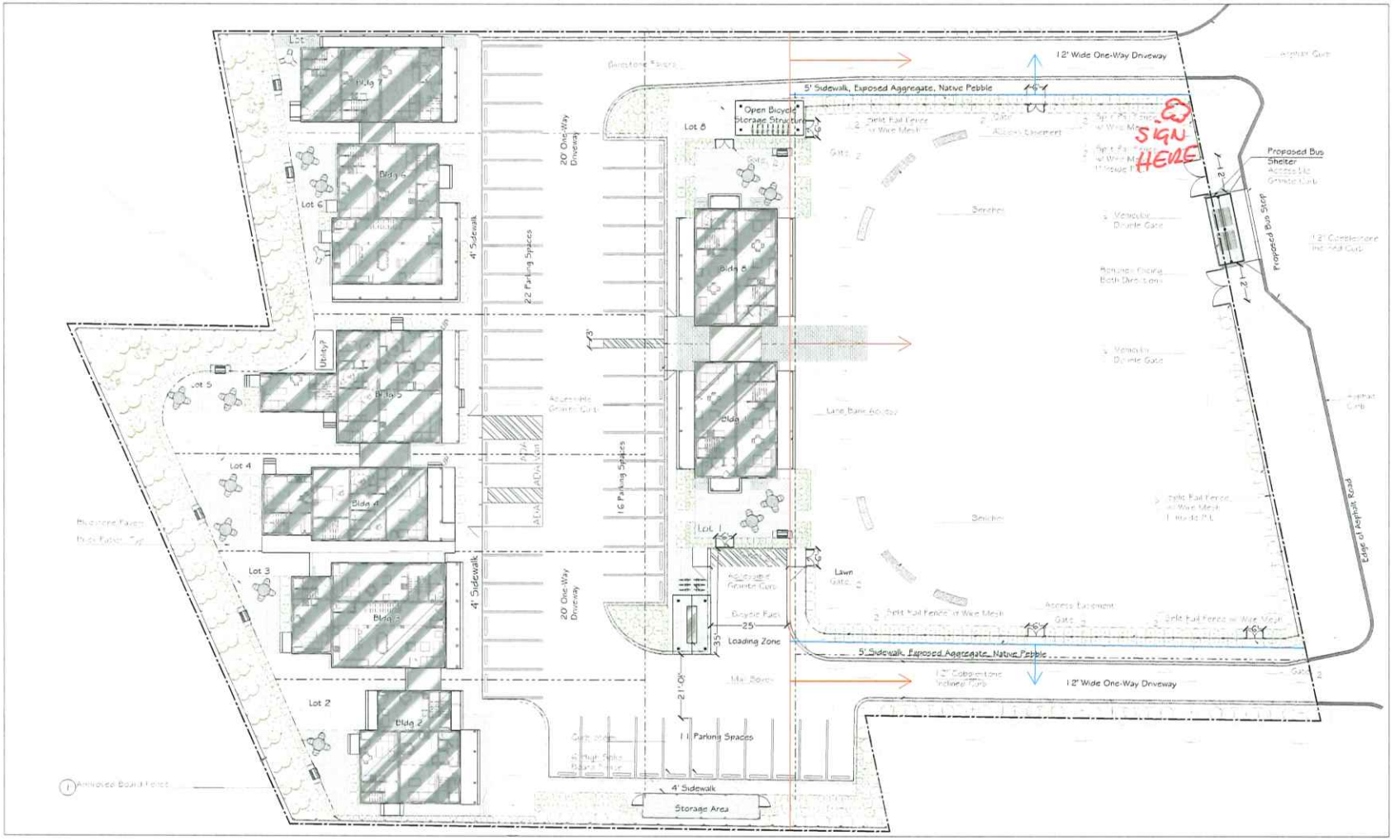
1 Solid Board Fence & Gate
Scale: 1" = 1'-0"



2 Split Rail Fence & Gate
Scale: 1" = 1'-0"



3 Split Rail Fence & Vehicular Double Gate
Scale: 1" = 1'-0"



31 Fairgrounds Road
Nantucket, MA
02554

Schematic Plan - Site Furnishings
Scale: 1" = 1'
2.15.2024
Page L.1.5

North

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

Historic District Commission

SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

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

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

Historic District Commission
SIGN CHECKLIST

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Affidavit Certifying Completeness of Application

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Signature: _____ Date: 5/23/25

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: _____ PARCEL #: 51, 41, 33, 25, 17, 46, 34, 30, 16

Street & Number of Proposed Sign: 15 MAIN ST

Owner of Building: _____

Mailing Address: _____

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

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

_____
Signature of Owner of Record

Agent/Owner of Business

Name: NANTUCKET FILM FESTIVAL

Mailing Address: 228 PARK AVE S #83799 NY, NY, 10003

Telephone: 9142603890 (on island) _____ (off island)

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

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

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

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

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

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

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

G. WORDING ON SIGN
NANTUCKET FILM FESTIVAL
JUNE 25-30

H. SIZE OF SIGN 19 x 34

I. SHAPE OF SIGN RECTANGLE

J. LOCATION OF SIGN ON BUILDING LAMP POST

K. TYPE OF SUPPORT BRACKETS FIBERGLASS POLE & METAL BRACKET

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

Date: 5/27/25 Signature of Applicant _____ Signed under penalties of perjury

Nantucket Film Festival
Main Street – Lamp Posts
June 23 - 30, 2025

19"





34"

April 24, 2025

C. Elizabeth Gibson
Nantucket Town Manager
16 Broad Street, First Floor
Nantucket, MA 02554

Dear C. Elizabeth Gibson and Select Board,

As the Executive Director of the Nantucket Film Festival, I am writing to request approval for hanging street banners on Main Street and in front of the Dreamland Theater, located at 17 South Water Street, during our 30th Anniversary festival. We received permission to do this in 2015 for our then-20th Anniversary. While they will be new banners, they will be similar to the ones hung in 2015: (7) 18" x 24" Navy fabric banners with white stitching. The Festival runs from Wednesday, June 25, through Monday, June 26, and we are asking to hang the banners starting Tuesday, June 24, 2025.

Thank you for your consideration.

Sincerely,

Mystelle Brabbée

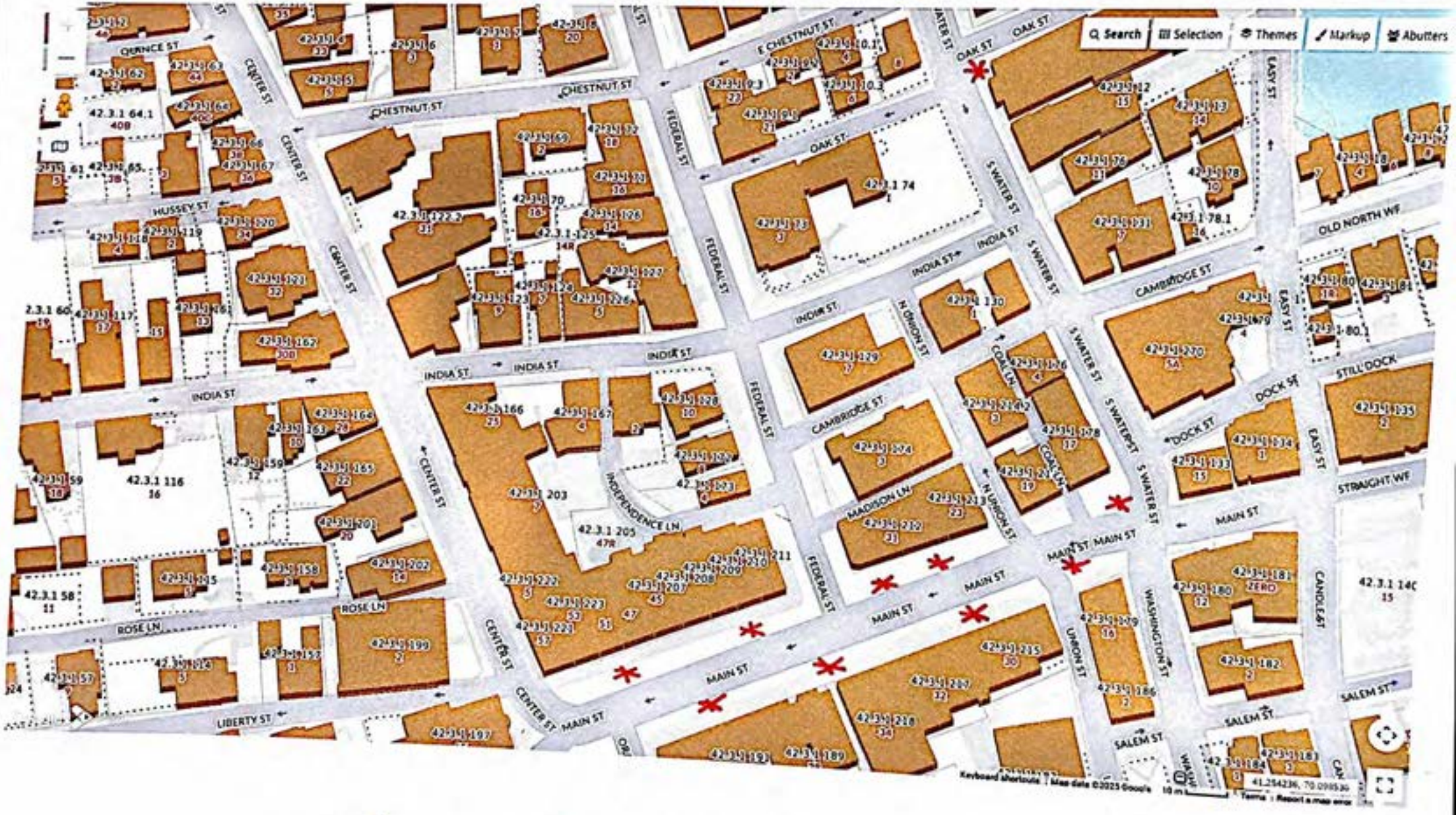
Executive Director

NANTUCKET FILM FESTIVAL
PRESENTED BY BANK OF AMERICA

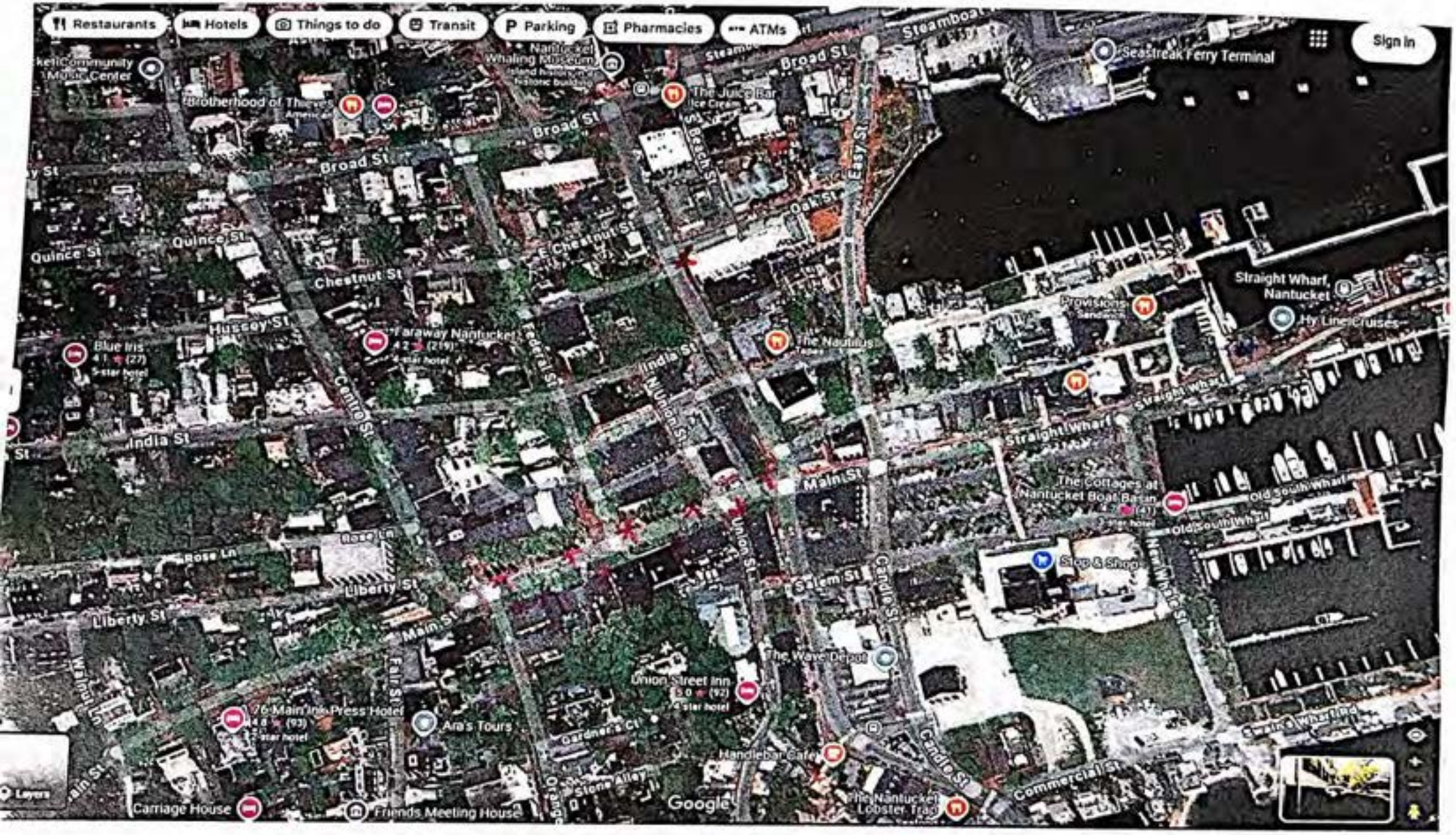
Board of Directors
Jill Burkhart
Jonathan Burkhart
Donick Cary
Samuel Cox
Elisabeth English
Ginny Grenham
Cindy Jones
Deborah Kirk Kahn
Jill Karp
Katy Knox
Kathleen Matthews
Milan Popelka
Marc Resteghini
Alice Rogoff
Lois Romano
Steve Samuels
Felix Sanchez
Tom Scott
Carter Stewart
Ben Stiller
Rhoda H. Weinman

Executive Director
Mystelle Brabbée

Festival Producer
Jaclyn Rose Wohl



*- LAMP POST LOCATION



* - LAMPPOST LOCATION

Historic District Commission

SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

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Historic District Commission
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Signature: _____ Date: 5/23/25

Certificate No. _____ Date Issued _____

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CERTIFICATE OF APPROPRIATENESS
for Erection or Display of a
SIGN

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TAX MAP #: 12 PARCEL #: 42.4.2.27
Street & Number of Proposed Sign: 12 OAK ST.
Owner of Building: DOUGLAS ELLIMAN REAL ESTATE
Mailing Address: 12 OAK ST
NANTUCKET, MA 02554
Telephone: _____ (on island) _____ (off island)

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

_____
Signature of Owner of Record

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

Agent/Owner of Business
Name: NANTUCKET FILM FESTIVAL
Mailing Address: 228 PARK AVE S. #83799
NY, NY 10003
Telephone: 646-480-9[illegible] (on island) 9142603840 (off island)

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

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

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

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

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

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

G. WORDING ON SIGN
NANTUCKET FILM FESTIVAL

H. SIZE OF SIGN
34 x 20

I. SHAPE OF SIGN
RECTANGLE

J. LOCATION OF SIGN ON BUILDING
FRONT, ABOVE DOOR

K. TYPE OF SUPPORT BRACKETS
LINE & HOOK

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

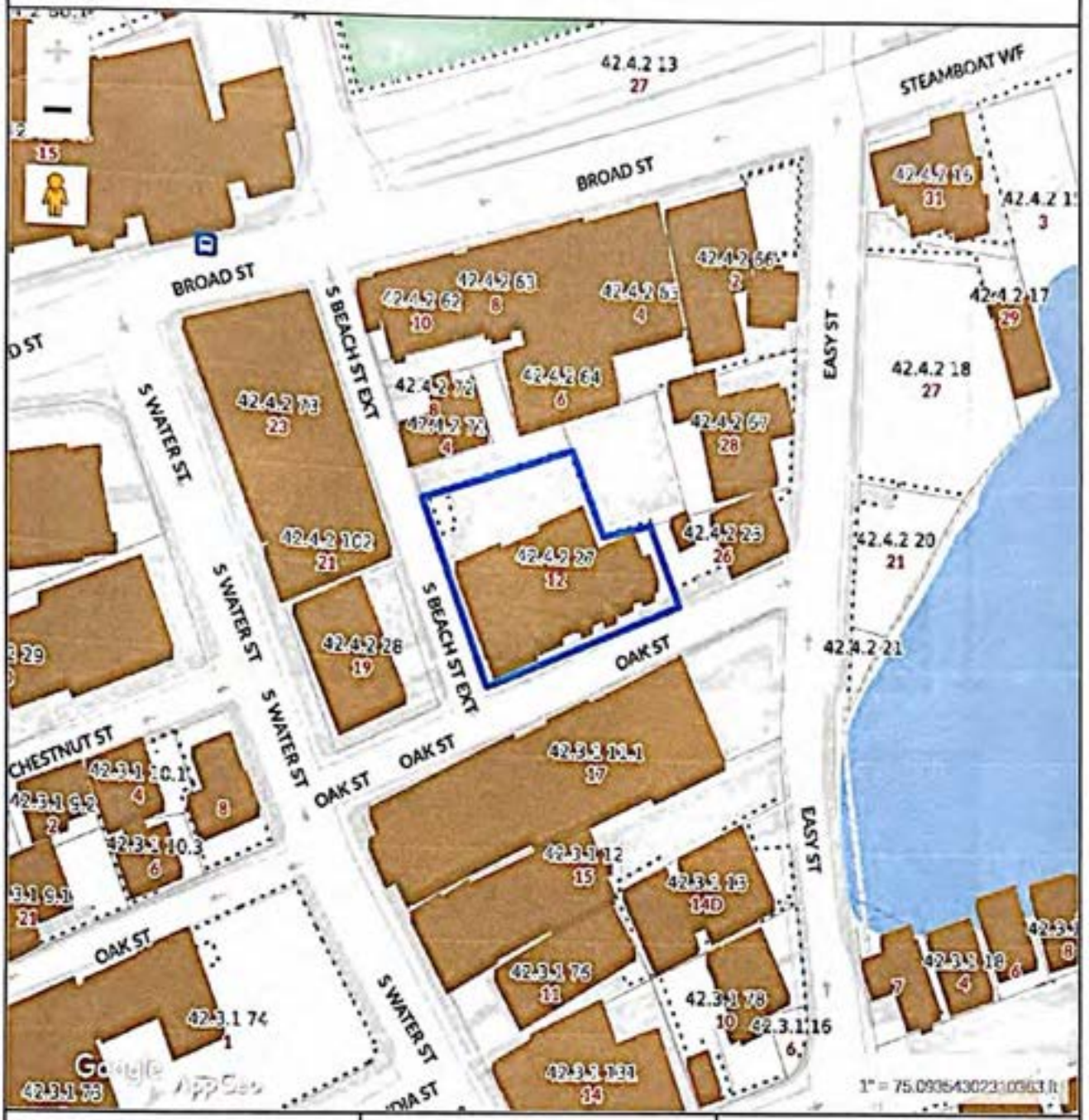
Date: 5/7/25 Signature of Applicant _____ Signed under penalties of perjury

Nantucket Film Festival
12 Oak Street – Box Office
June 14 - 30, 2025





12 Oak Street



Property Information

Property ID	42.4.2 27
Location	12 OAK ST
Owner	4ACK LLC

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Geometry updated 05/31/2022
Data updated Jun. 2021

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Historic District Commission

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2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

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TAX MAP #: _____ PARCEL #: 42.3.1.11.1
Street & Number of Proposed Sign: 17 S WATER ST
Owner of Building: NANTUCKET DREAMLAND
Mailing Address: 17 S WATER ST
NANTUCKET, MA 02554
Telephone: _____ (on island) _____ (off island)

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

_____
Signature of Owner of Record

Agent/Owner of Business

Name: NANTUCKET FILM FESTIVAL
Mailing Address: 228 PARK AVE S #83799
NY, NY 10003
Telephone: 9142603840 (on island) 6464801900 (off island)

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____
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Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
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7. Other (specify) _____

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2. Moulding
3. Beveled
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2. Painted
3. Incised
4. Carved

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

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

G. WORDING ON SIGN
NANTUCKET FILM FESTIVAL

H. SIZE OF SIGN 48 x 20

I. SHAPE OF SIGN
RECTANGLE

J. LOCATION OF SIGN ON BUILDING
SIDES OF MARQUEE

K. TYPE OF SUPPORT BRACKETS
LINE & HOOK

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

Date: 5/7/25 Signature of Applicant _____ Signed under penalties of perjury

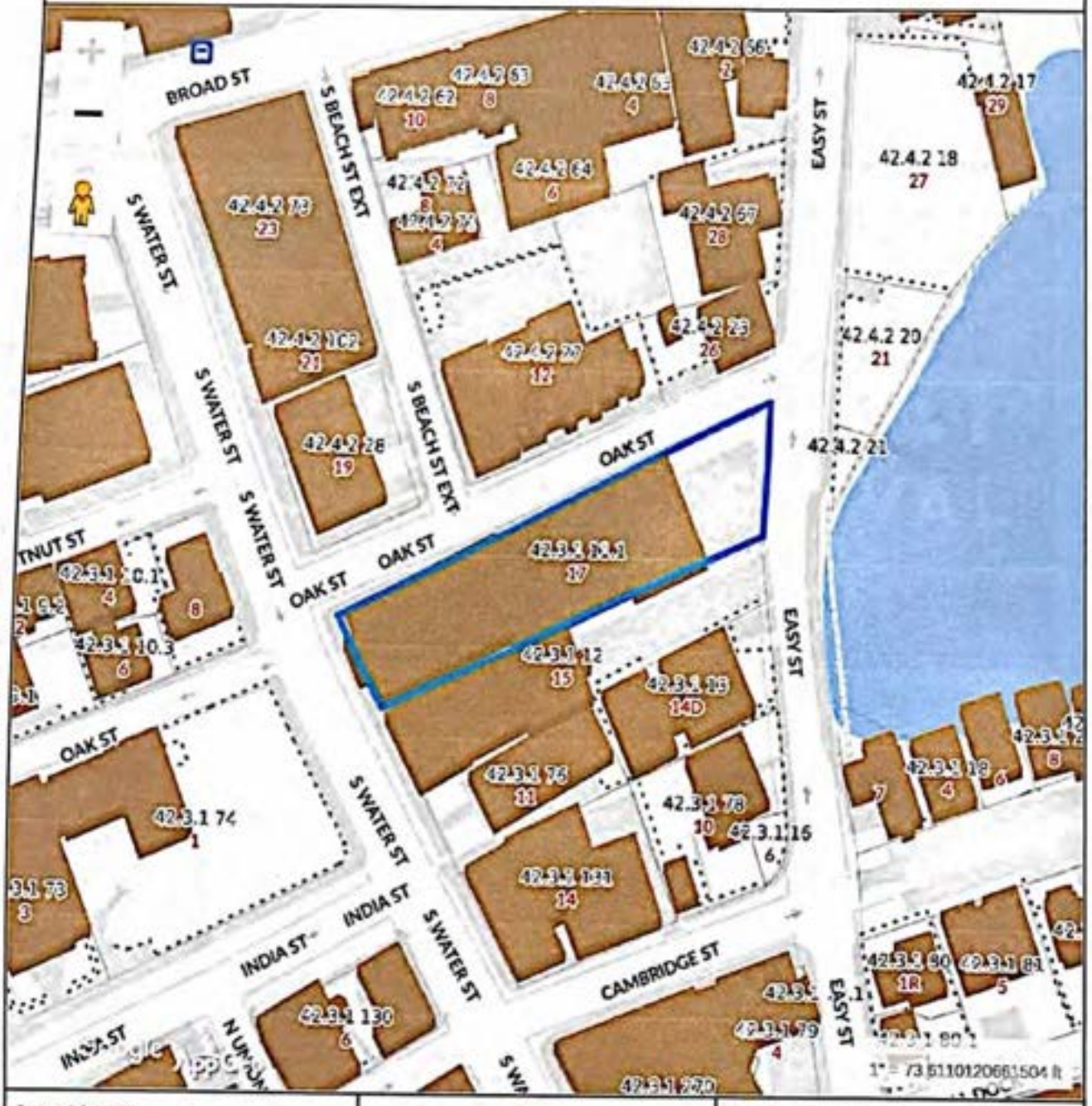
Nantucket Film Festival
17 S Water Street –Dreamland
June 24-30







17 S Water Street



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Property ID	42.3.1.11.1
Location	17 S WATER ST
Owner	NANTUCKET DREAMLAND FOUNDATION

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	Signed Affidavit- see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

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

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 5/23/25

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: _____ PARCEL #: 42.4.288
Street & Number of Proposed Sign: 5 N WATER ST
Owner of Building: NANTUCKET PERFORMING ARTS
Mailing Address: 5 N WATER ST
NANTUCKET MA 02554
Telephone: _____ (on island) _____ (off island)

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

_____
Signature of Owner of Record

Agent/Owner of Business

Name: NANTUCKET FILM FESTIVAL
Mailing Address: 228 PARK AVE #83799
NY NY 10003
Telephone: 9142603840 (on island) 6464880190 (off island)

FOR OFFICE USE ONLY

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

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

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

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

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

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

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

G. WORDING ON SIGN
NANTUCKET FILM FESTIVAL

H. SIZE OF SIGN 48 x 20

I. SHAPE OF SIGN
RECTANGLE

J. LOCATION OF SIGN ON BUILDING
SIDE OF BUILDING

K. TYPE OF SUPPORT BRACKETS
LINE & HOOK

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

Date: 5/7/25 Signature of Applicant _____ Signed under penalties of perjury

Nantucket Film Festival
5 N Water Street – Nantucket Performing Arts Center
June 24-30

48″

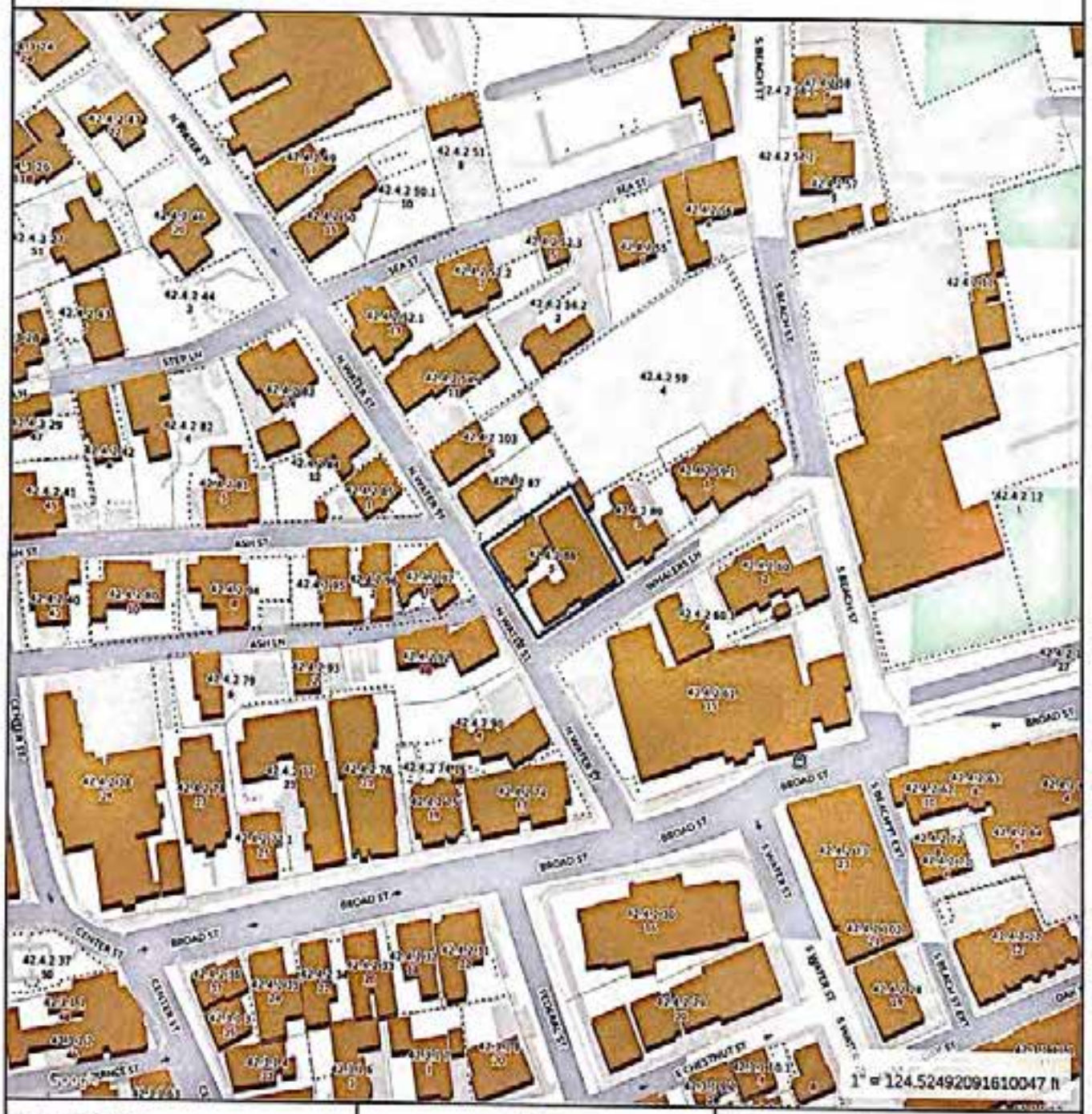


24″



Town and County of Nantucket, MA

May 27, 2025



Property Information

Property ID	10470
Location	5 N WATER ST
Owner	NANTUCKET THEATRE PROJECT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

Historic District Commission

SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

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

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

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

Historic District Commission
SIGN CHECKLIST

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

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 5/23/25

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: _____ PARCEL #: 55 137
Street & Number of Proposed Sign: 10 SURFSIDE RD.
Owner of Building: NANTUCKET PUBLIC SCHOOLS
Mailing Address: 10 SURFSIDE RD.
NANTUCKET MA 02554
Telephone: _____ (on island) _____ (off island)

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

_____
Signature of Owner of Record

Agent/Owner of Business

Name: NANTUCKET FILM FESTIVAL
Mailing Address: 228 PARK AVE S #83799
NY, NY 10003
Telephone: 9142603840 (on island) (646) 480 1900 (off island)

FOR OFFICE USE ONLY

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

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

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

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

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

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

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

G. WORDING ON SIGN
NANTUCKET FILM FESTIVAL

H. SIZE OF SIGN 98 x 29

I. SHAPE OF SIGN
RECTANGLE

J. LOCATION OF SIGN ON BUILDING
FRONT, NEAR AUDITORIUM HANGING OFF THE AWNING

K. TYPE OF SUPPORT BRACKETS
LINE & HOOKS

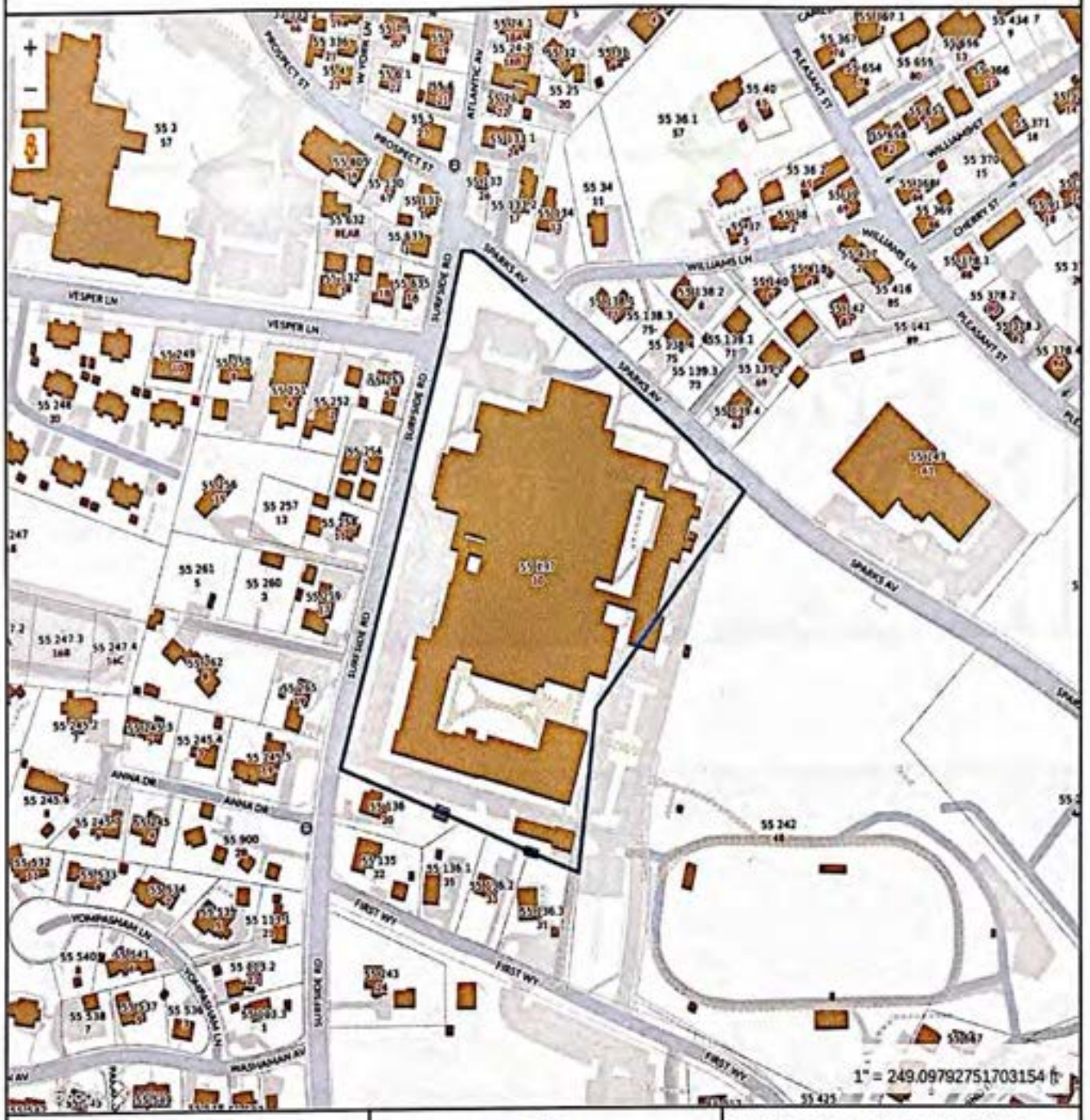
L. TYPE OF LIGHTING AND LOCATION (if any)
N/A

Date: 5/7/25 Signature of Applicant _____ Signed under penalties of perjury

Nantucket Film Festival
10 Surfside Road –NHS
June 28







Property Information

Property ID	3325
Location	10 SURFSIDE RD
Owner	NANTUCKET TOWN OF

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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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 HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

RECEIVED
MAY 27 2025
By _____

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

TAX MAP #: 42.4.2 PARCEL #: 88
Street & Number of Proposed Sign: 5 N WATER ST
Owner of Building: NANTUCKET PERFORMING ARTS CENTER
Mailing Address: 5 N WATER ST
NANTUCKET MA 02554
Telephone: 508-680-0003 (on island) _____ (off island)

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

_____
Signature of Owner of Record

Agent/Owner of Business

Name: SAME
Mailing Address: _____
_____
Telephone: _____ (on island) _____ (off island)

FOR OFFICE USE ONLY

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

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

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

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

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

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

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

G. WORDING ON SIGN
NANTUCKET PERFORMING ARTS CENTER

H. SIZE OF SIGN
16" x 160"

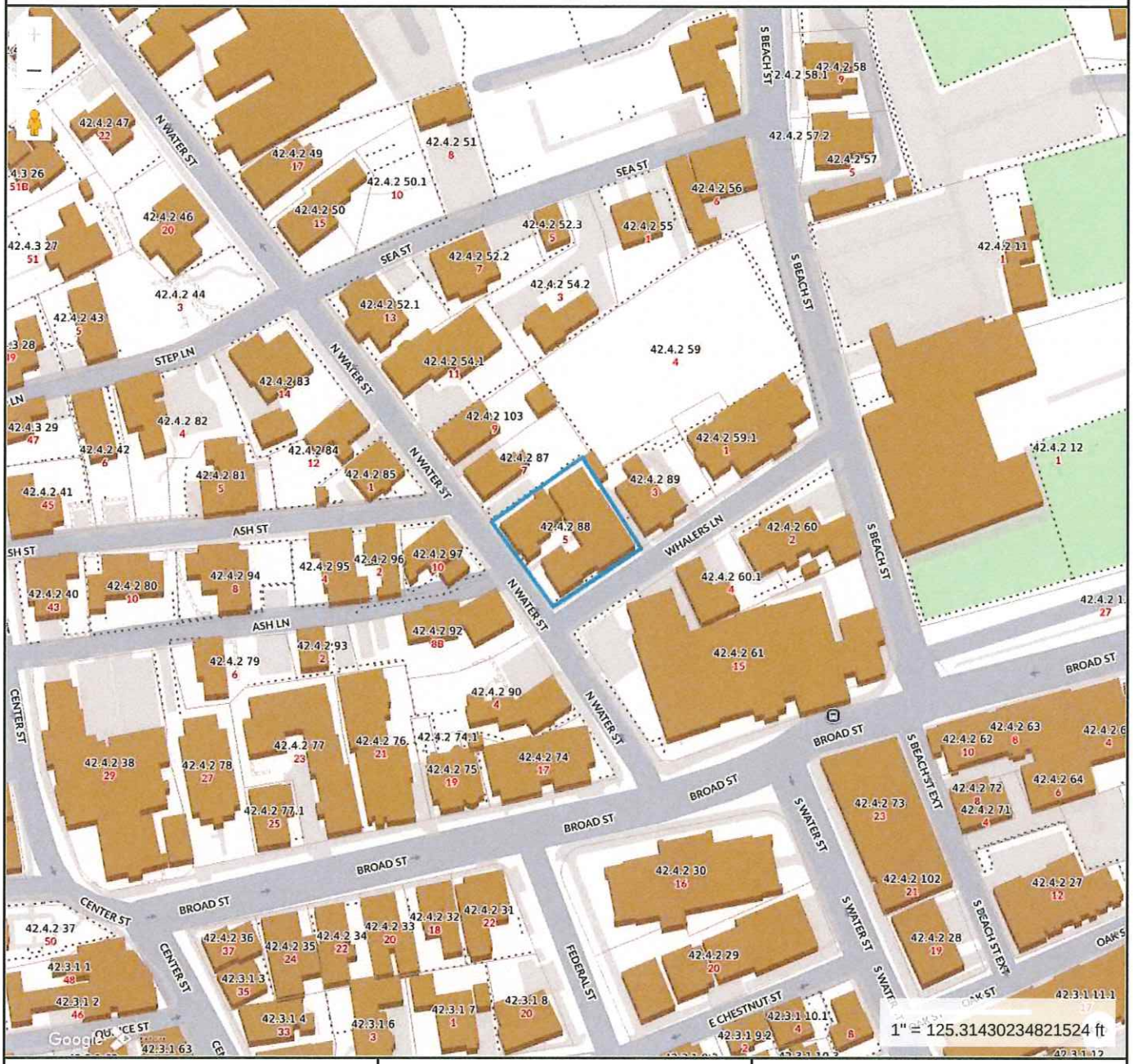
I. SHAPE OF SIGN
RECTANGLE

J. LOCATION OF SIGN ON BUILDING
(1) EXTERIOR OF BUILDING - WHALERS LANE
(2) COURTYARD - MAIN ENTRANCE

K. TYPE OF SUPPORT BRACKETS
_____

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

Date: _____ Signature of Applicant _____ Signed under penalties of perjury



Property Information

Property ID	10470
Location	5 N WATER ST
Owner	NANTUCKET THEATRE PROJECT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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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.

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MAY 27 2025
By

RECEIVED
MAY 27 2025
By



RECEIVED
MAY 27 2025
By



HC Benjamin Moore® HC
HC-157
Narragansett Green
HC-158
Newburg Green
WHITE HERON Theatre Company

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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 _____

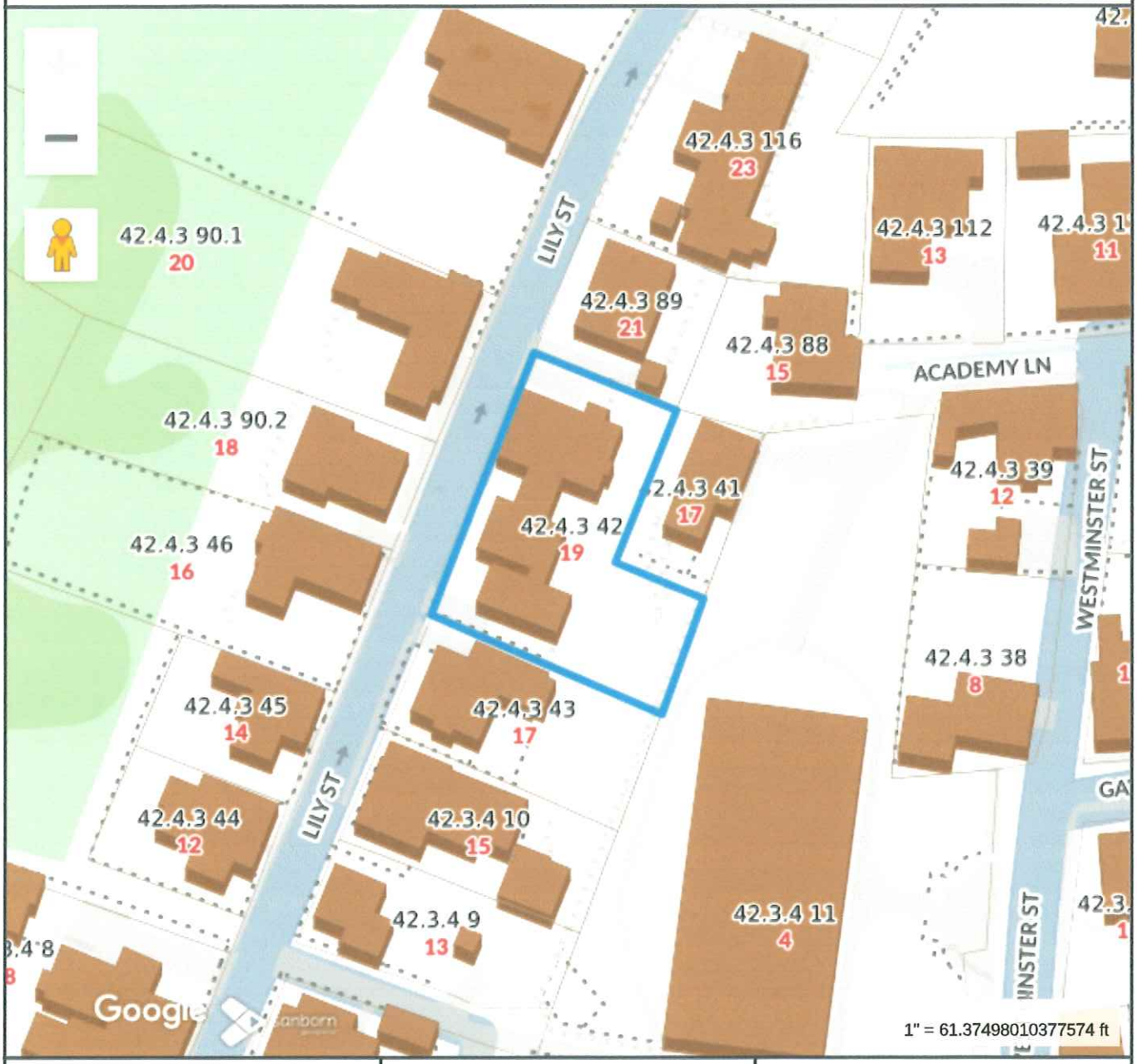
* Attach manufacturer's color samples if color is not from HDC approval list.

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

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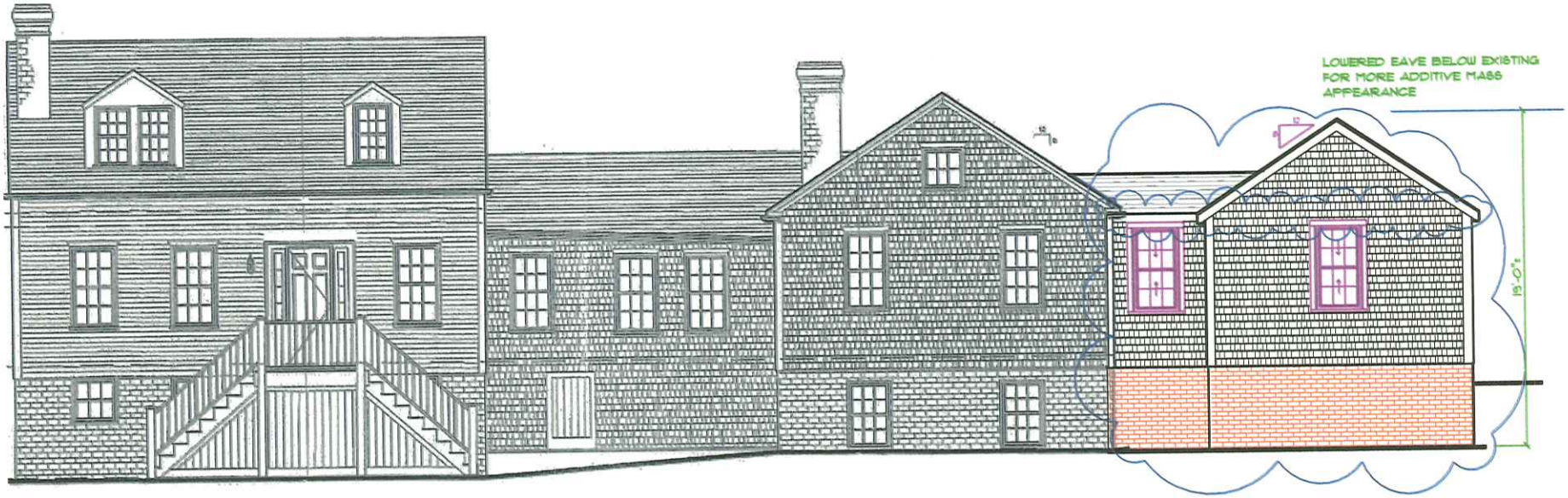
Geometry updated 10/16/2024
Data updated Jan. 2021

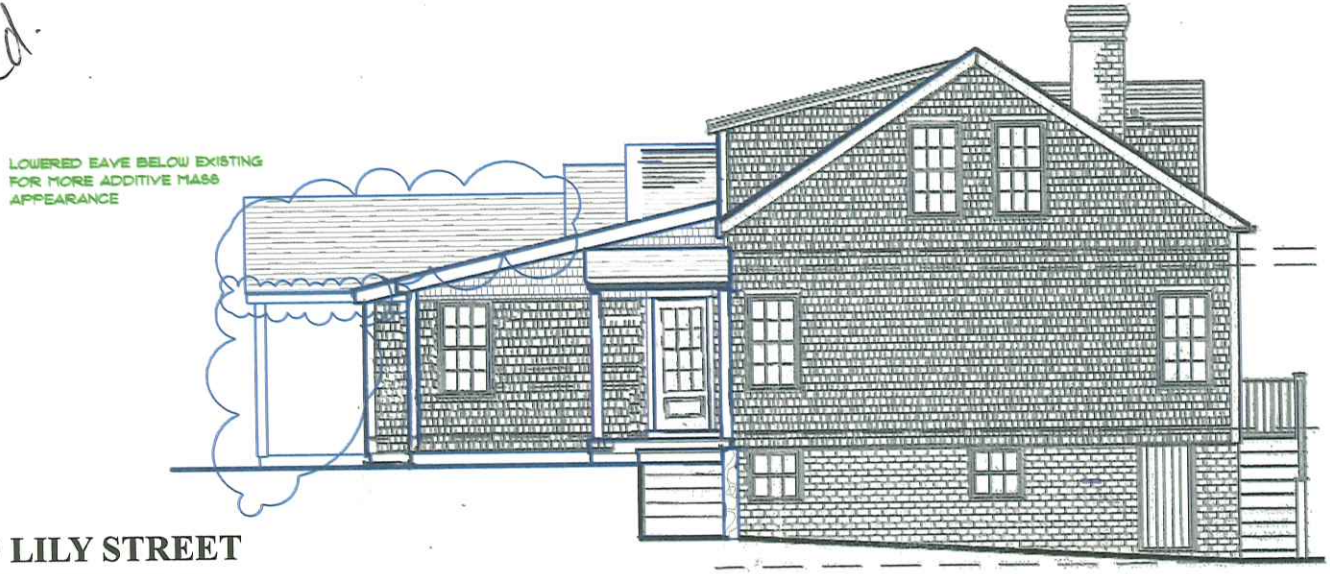
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
APR 07 2025
BY



FRONT (NORTH) ELEVATION

front clapboards to be painted.

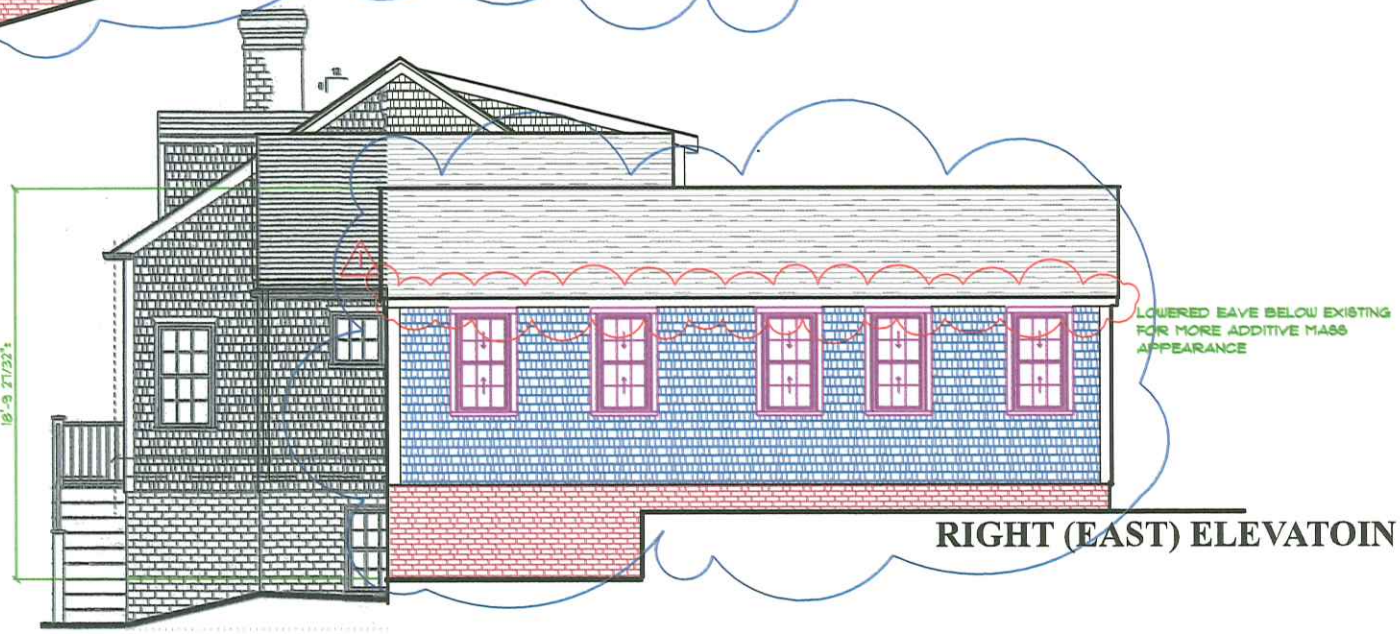


LEFT (WEST) ELEVATOIN

PAGNAM- 19 LILY STREET
PROPOSED ADDITION
STAFF APPROVAL COA 71736

REAR (SOUTH) ELEVATION





RIGHT (EAST) ELEVATOIN

PAGNAM- 19 1
PROPOSED
STAFF APPROV

Nantucket Fog

AC-22

Also known as Santorini Blue 1634. This color is part of America's Colors. A concise collection of soft neutrals features a snapshot in color of America's most popular, well-traveled regions. Geographically inspired with tones that are welcoming, America's Colors' palette of 42 subtle colors delivers a collection ranging from the pale gray tones of our beautiful coastlines to the rich, clay earthtones of the Southwest desert.

LRV ⓘ
45.02



19 Lily Street Front Photos (color for approval is the bottom color painted to the left of the front door)





Front clapboards to be painted.

Nantucket Fog is the 3rd color next to the window



17 and 15 Lily Street (next door)



18 Lily Street (across the street)



21 Lily Street (next door)

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

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

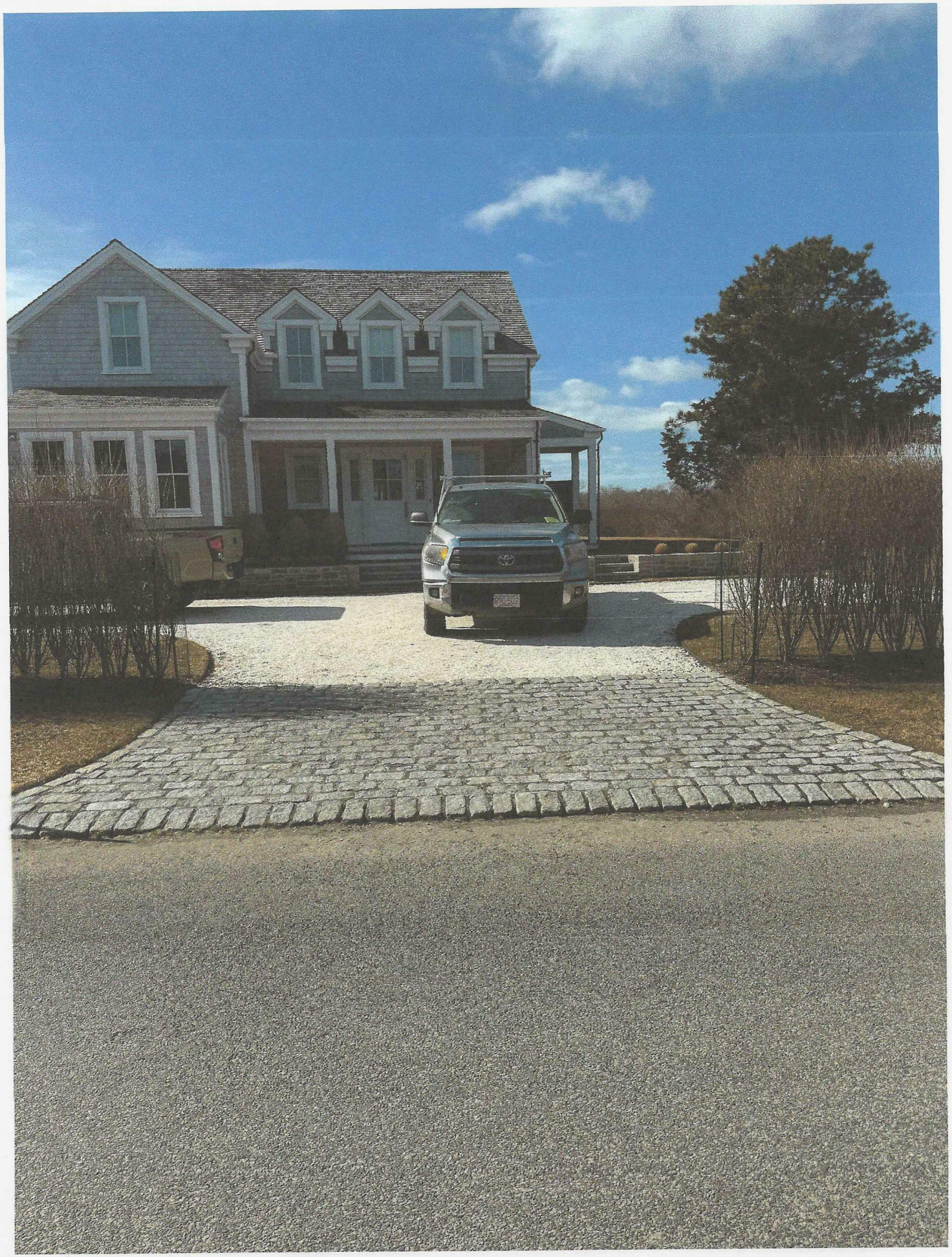
**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

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



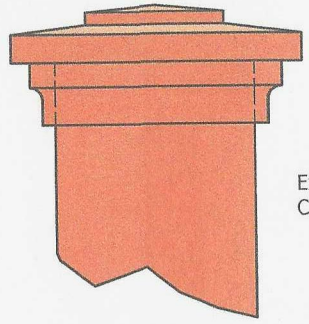



12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

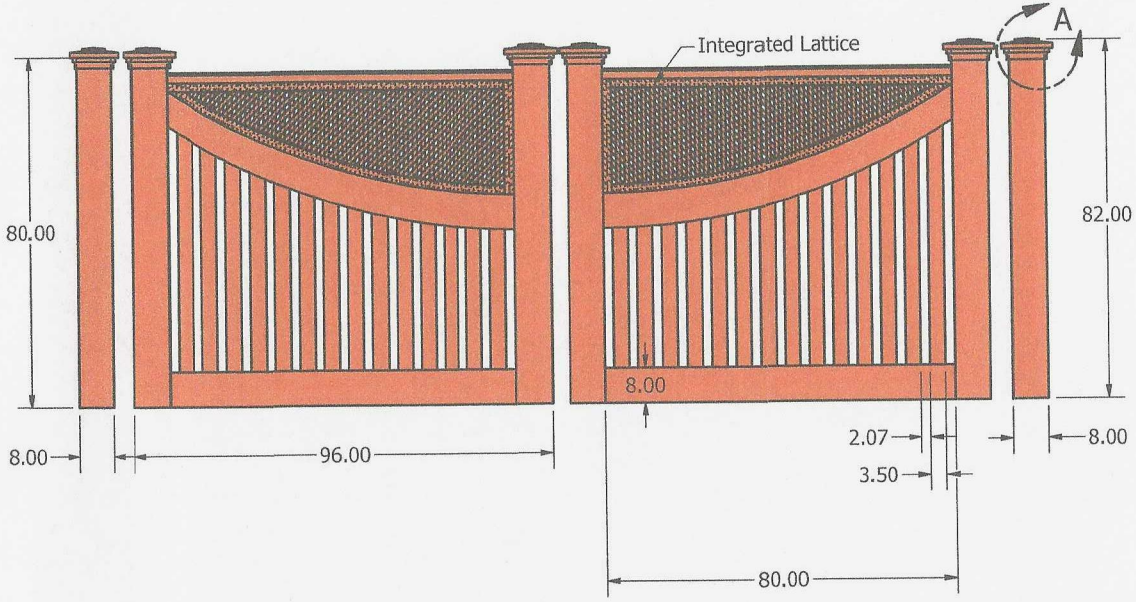

12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

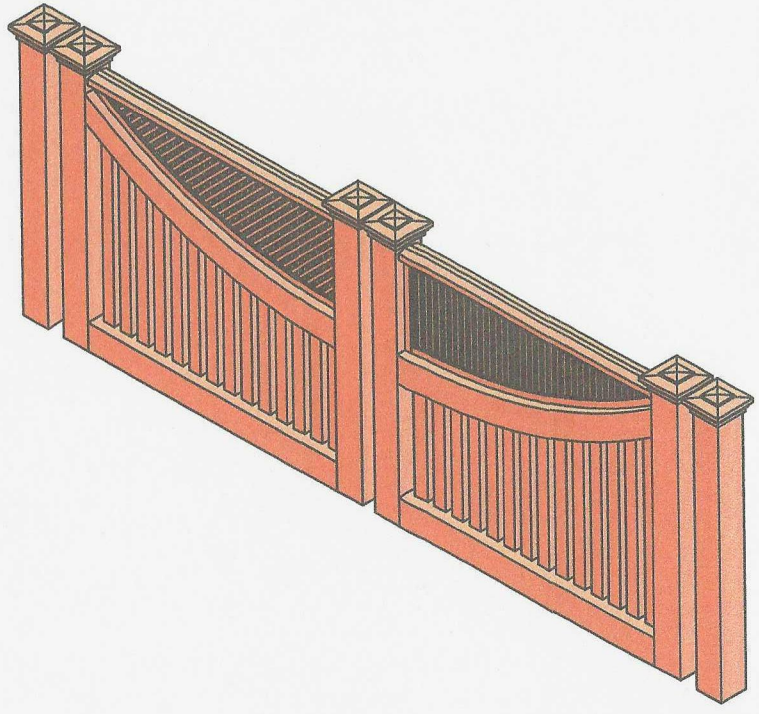

12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

DETAIL A



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



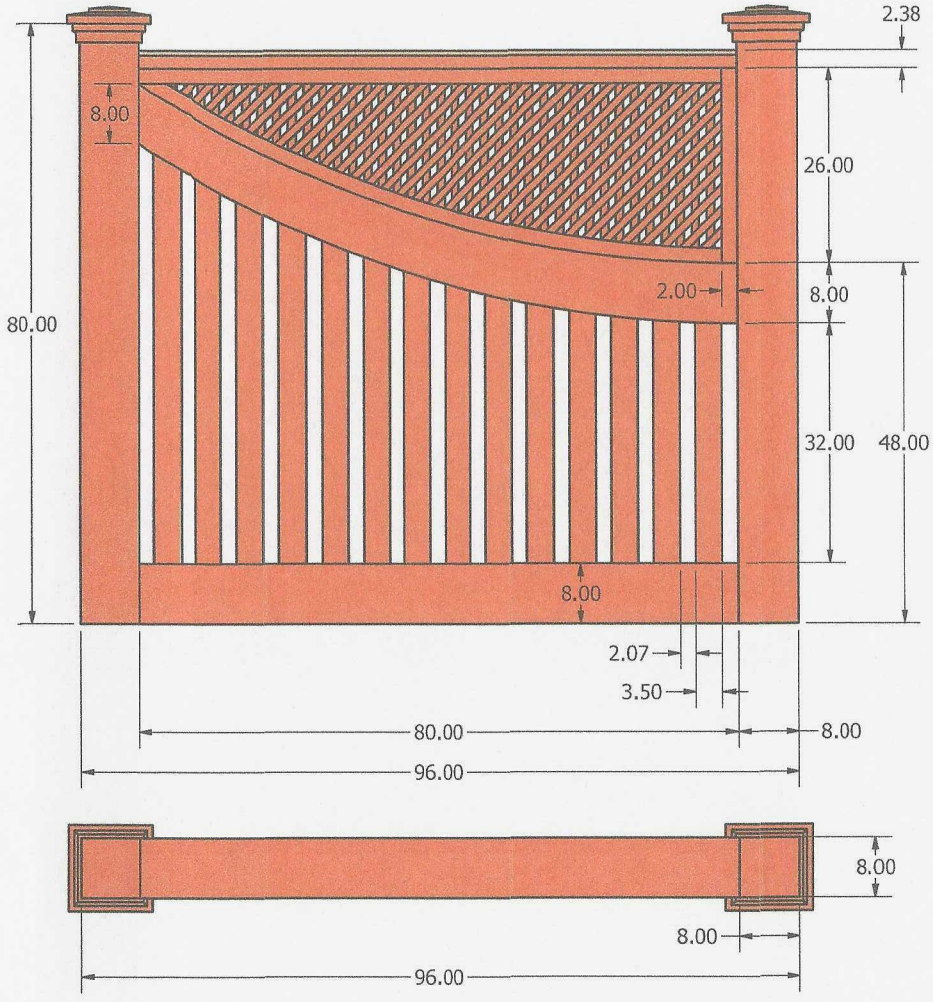


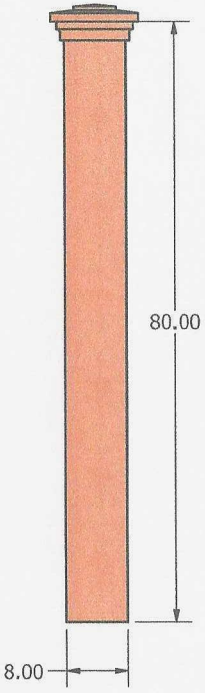


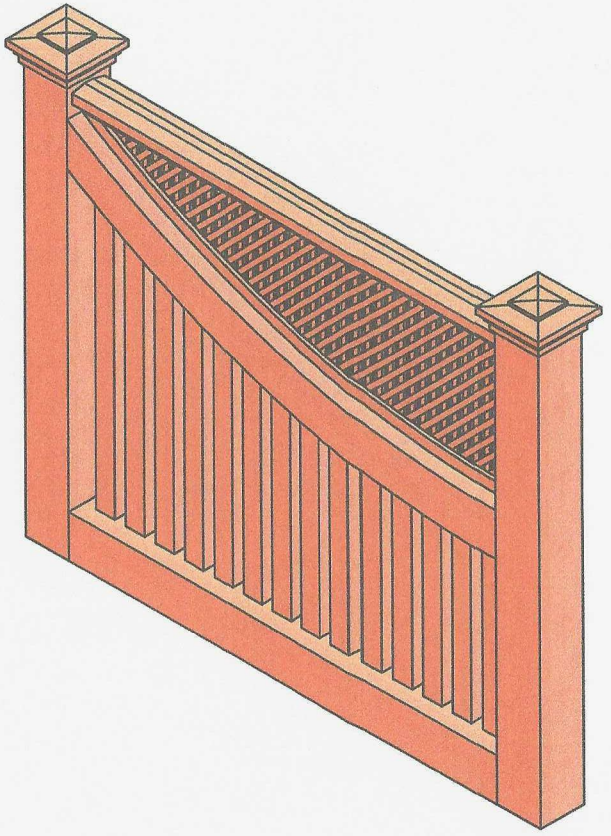
DO NOT SCALE

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



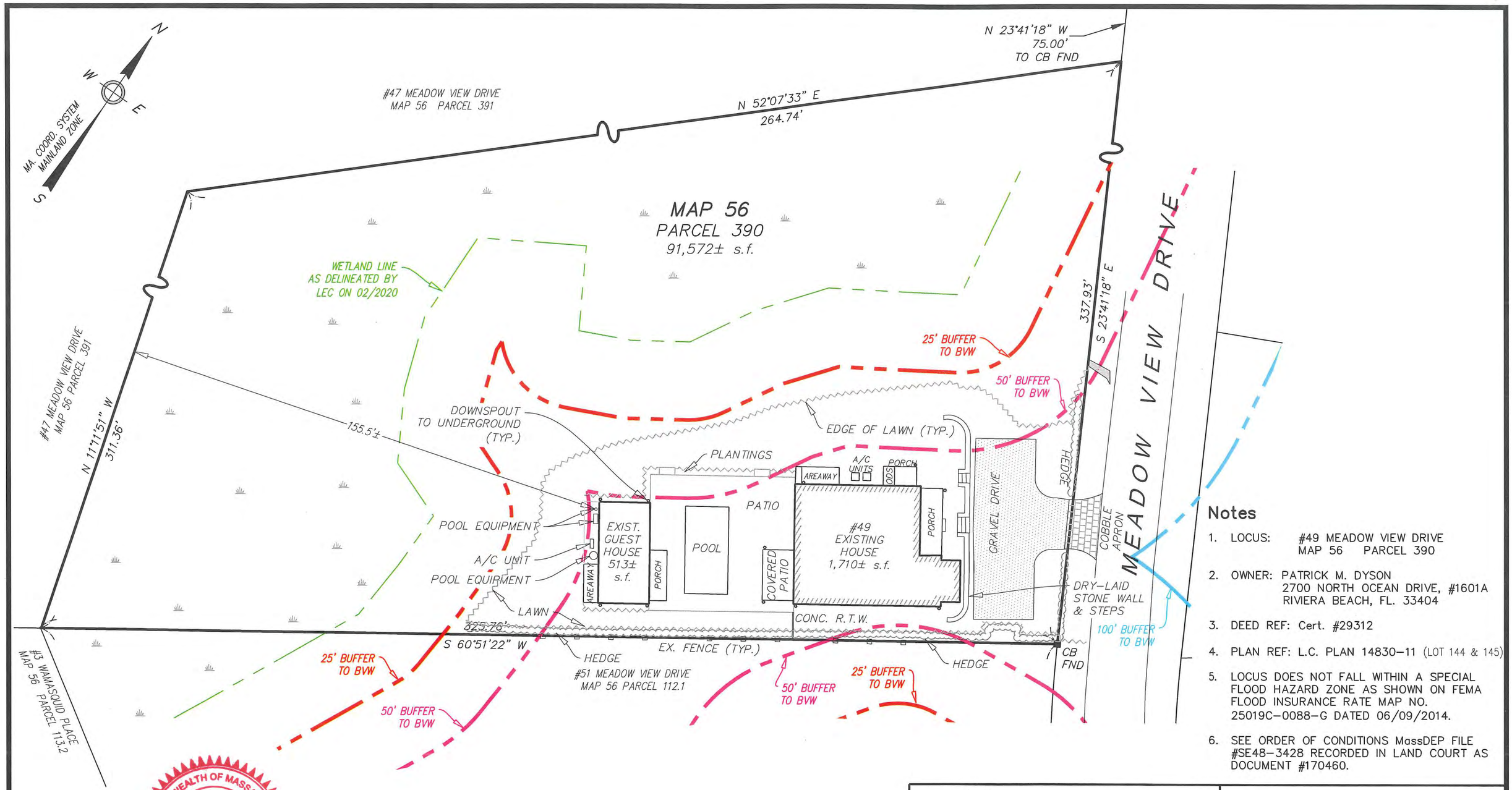




DO NOT SCALE

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.

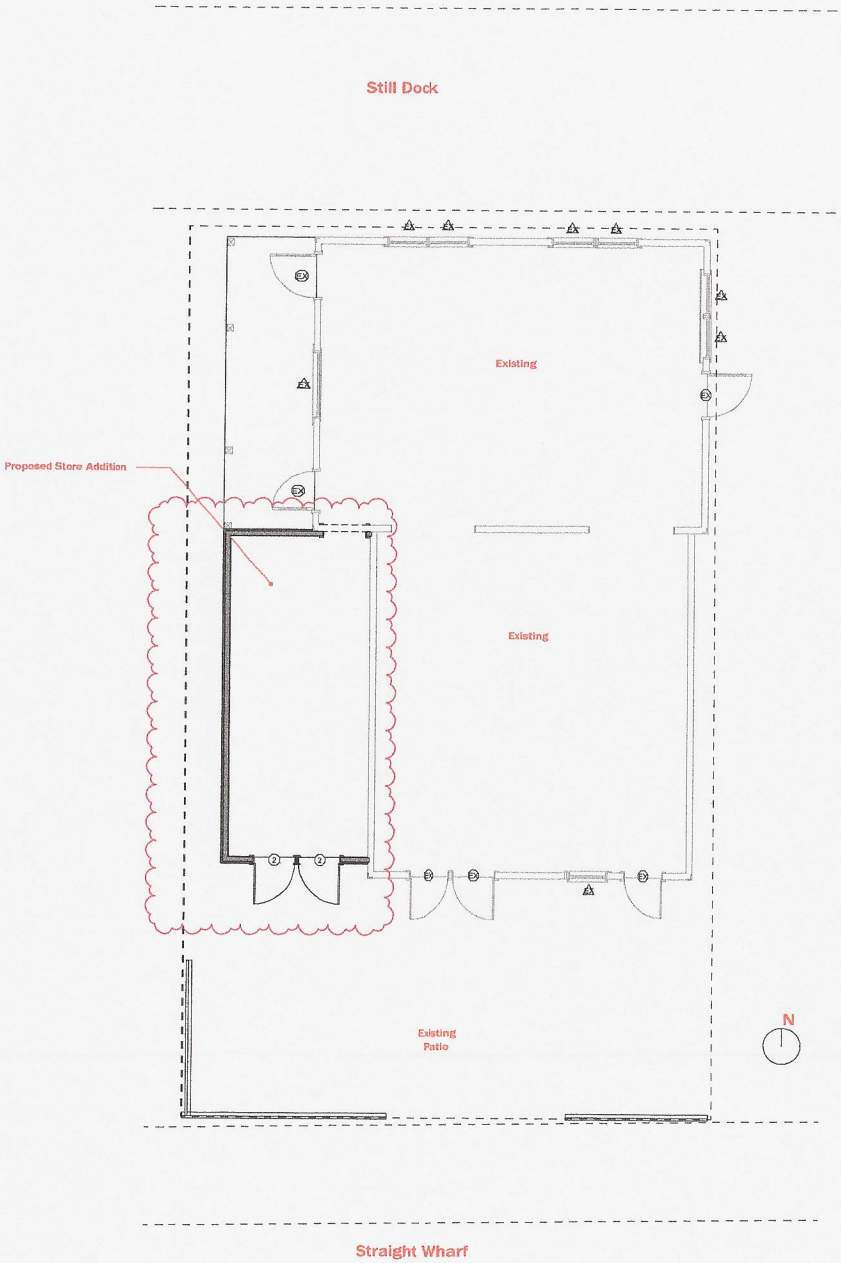
COLORS

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.

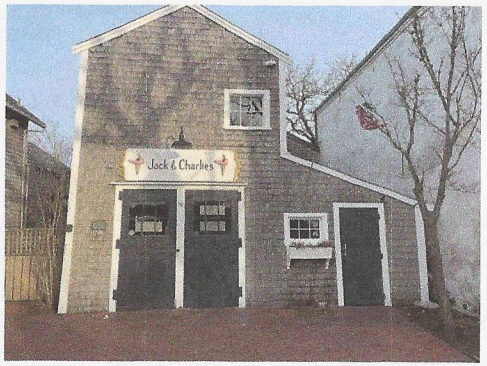
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

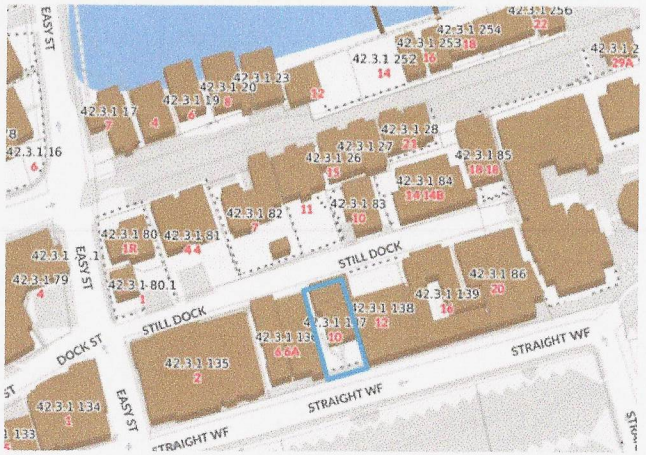


Site Plan - Proposed
1/4" = 1'-0"

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

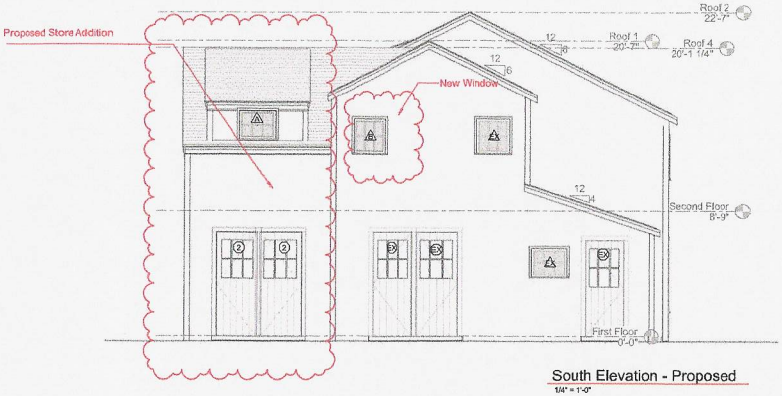
DA	02/18/25
PROJECT	2410052
T NO	
REVISION	DATE
1	Date 1

HDC Submission

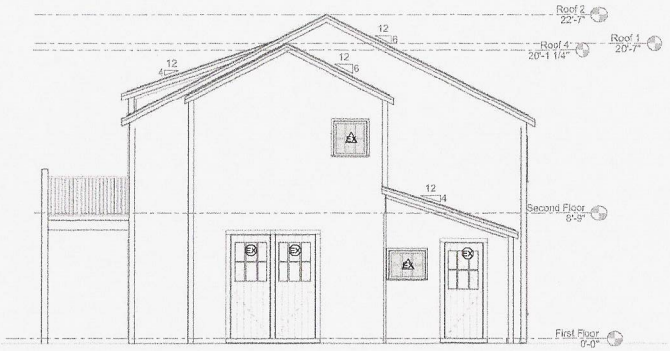
Survey and Locas Map

A.100

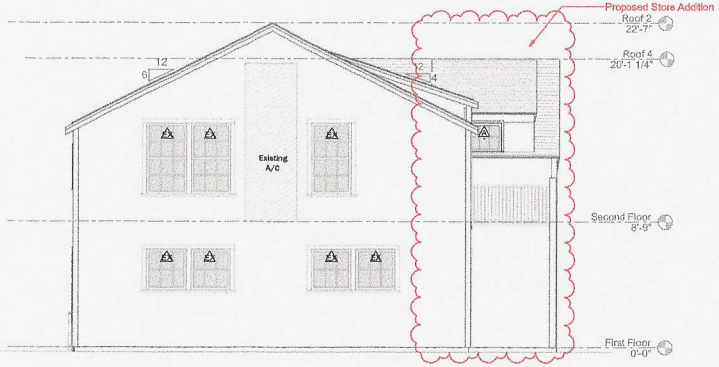
DRAWN BY: PFQ



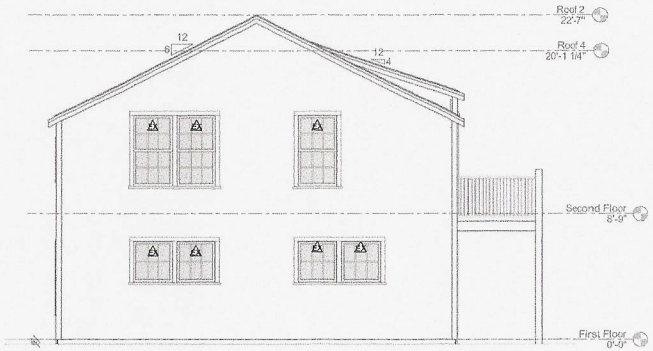
South Elevation - Proposed
1/4" = 1'-0"



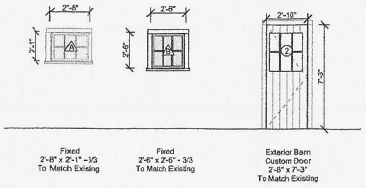
South Elevation - Existing
1/4" = 1'-0"



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

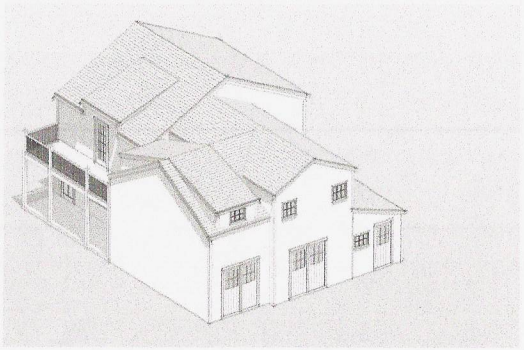


North Elevation - Existing
1/4" = 1'-0"

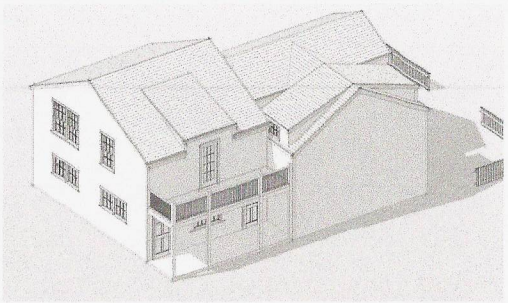


Window Legend
1/4" = 1'-0"

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

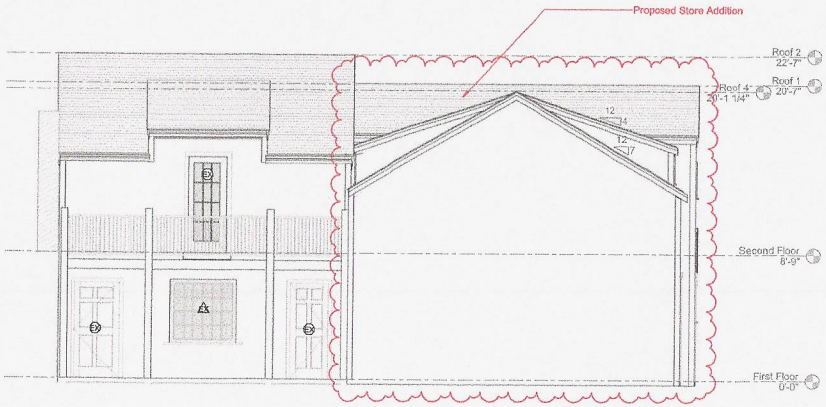
Building Elevations

A.150

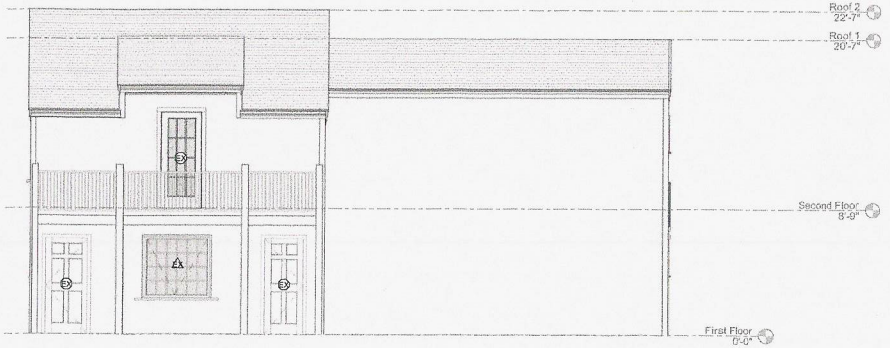
DRAWN BY: PFQ



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

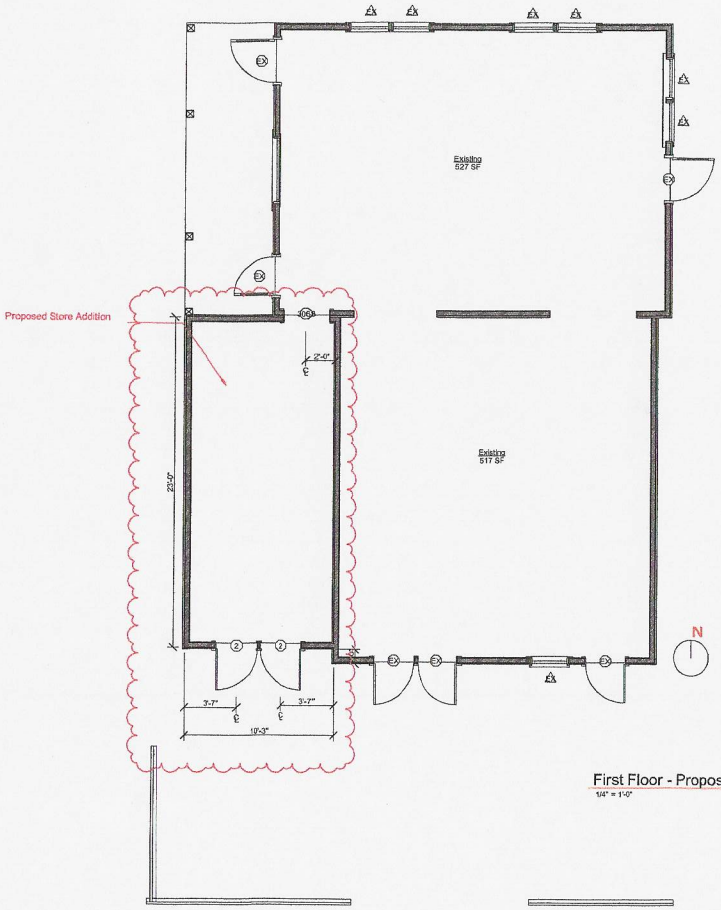
NOTES:

HDC Submission

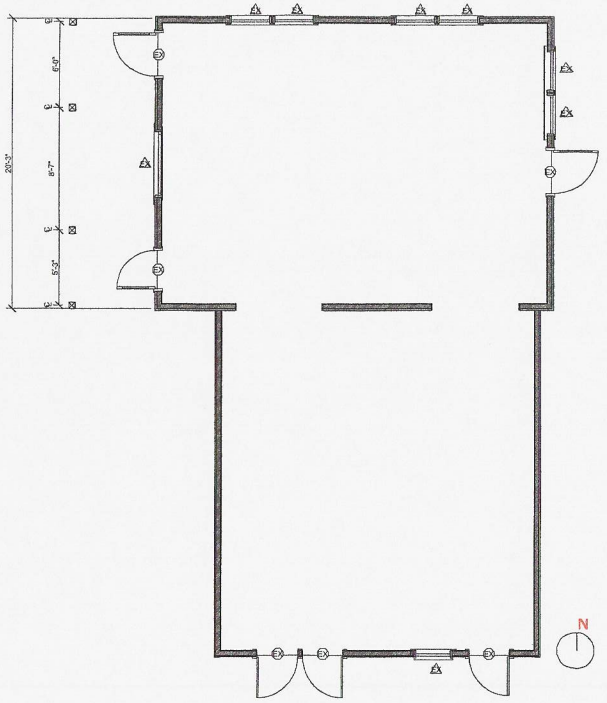
Building Elevations

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

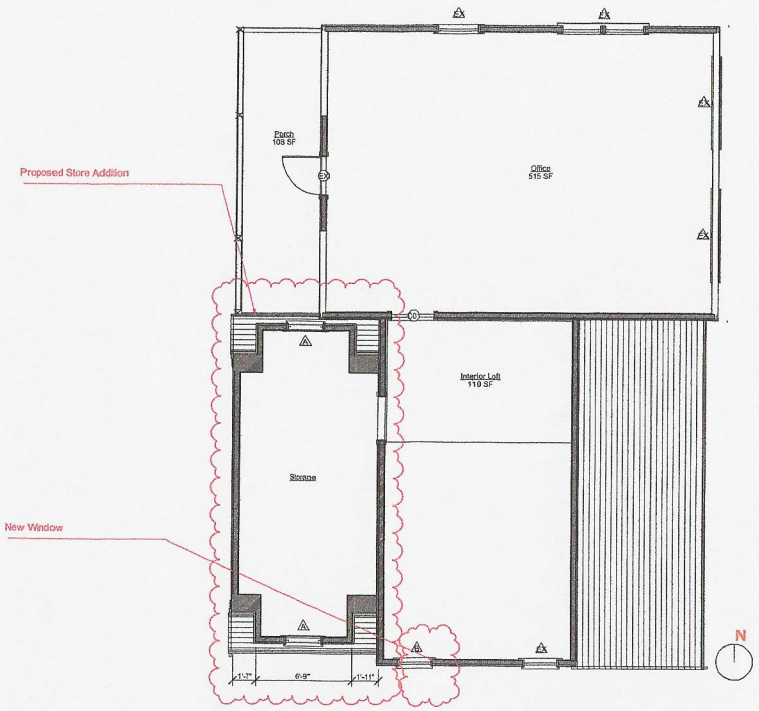
NOTES:

HDC Submission

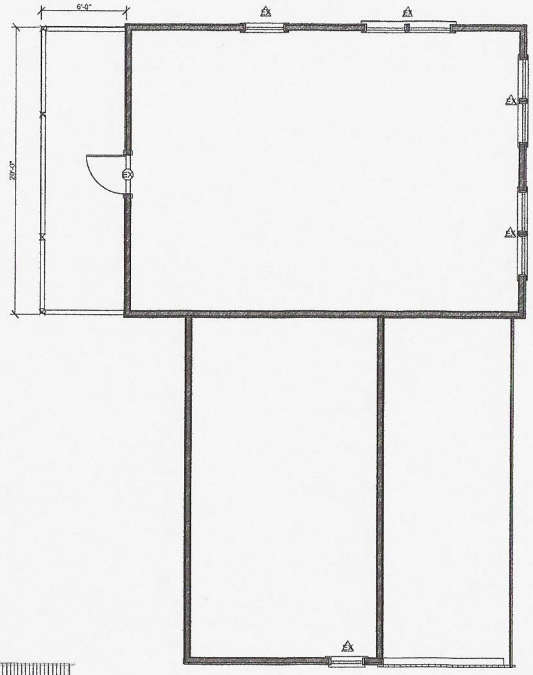
Floor Plans

A.250

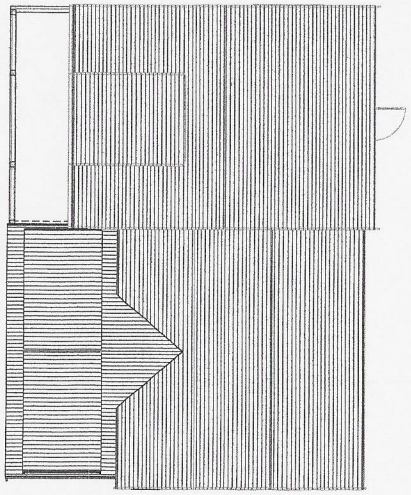
DRAWN BY: PO



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.

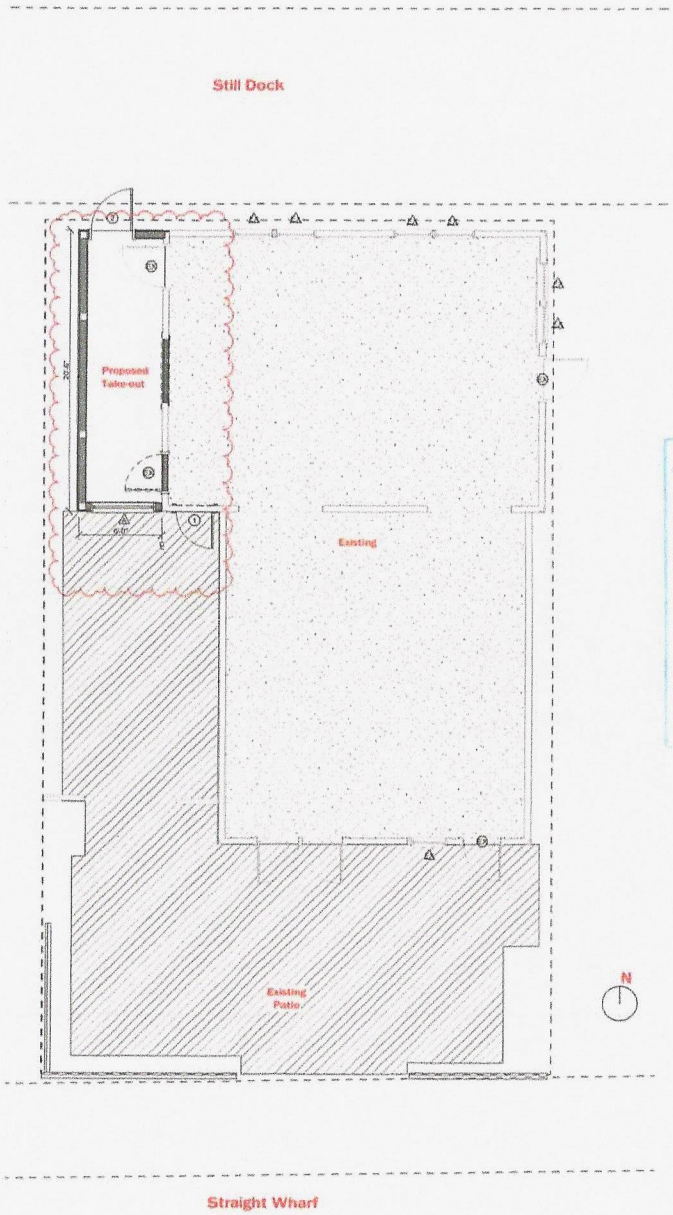
COLORS

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



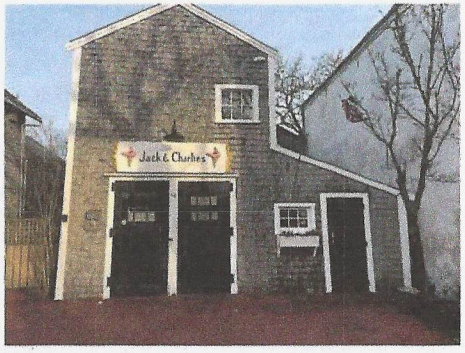
Site Plan - Proposed
1/4" = 1'-0"

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

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

NOTES

HDC Submission

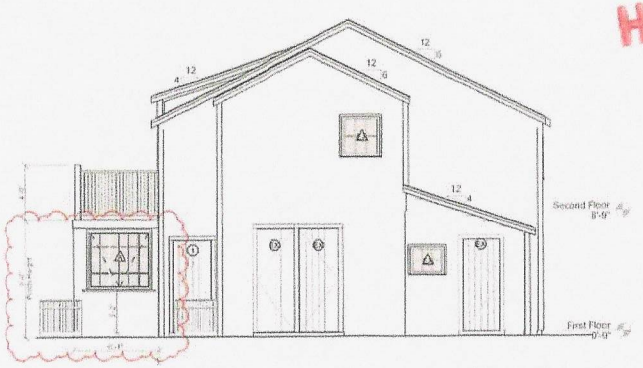
Survey and Locas Map

A.1.1

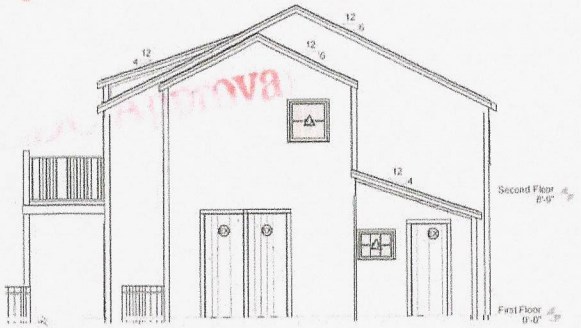
DRAWN Kim
CHECKED Chrisbacker

APPROVED

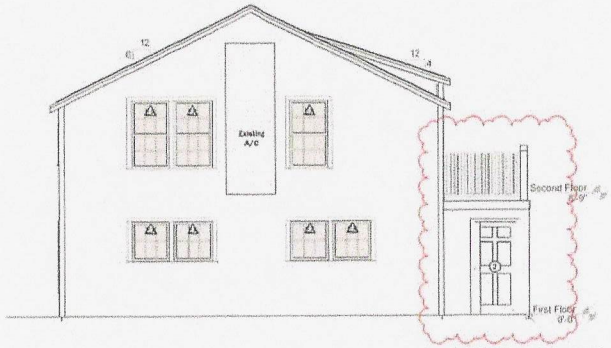
HDC 2024-02-10021



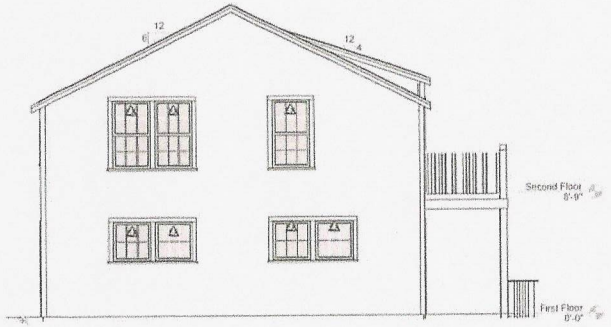
South Elevation - Proposed
1/4" = 1'-0"



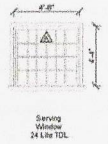
South Elevation - Existing
1/4" = 1'-0"



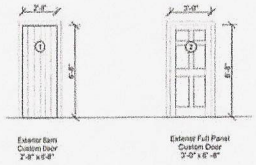
North Elevation - Proposed
1/4" = 1'-0"



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



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



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

FEB 26 2024

Structures Unlimited

FROM
Jack and Charlie's

Nantucket, MA 02554

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

NOTES

HDC Submission

Building Elevations

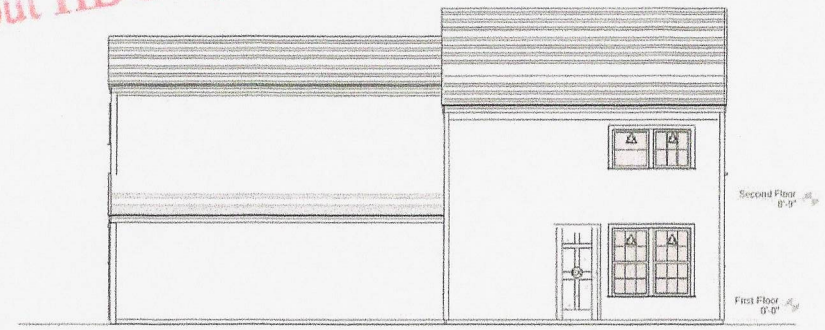
A.1.2

Drawn: Kim
Checked:

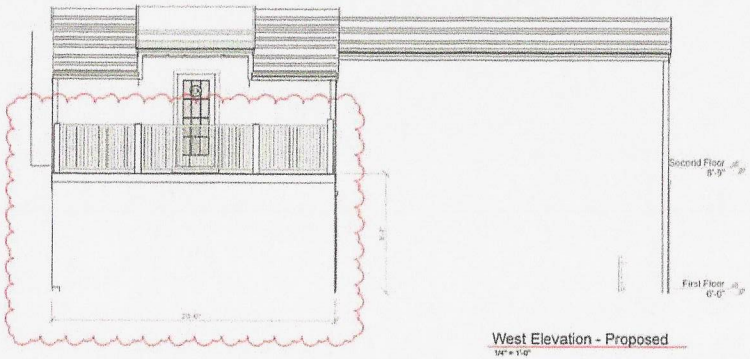
HDC 2024 -02-10021

Without HDC Approva

FEB 26 2024



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



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



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

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

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

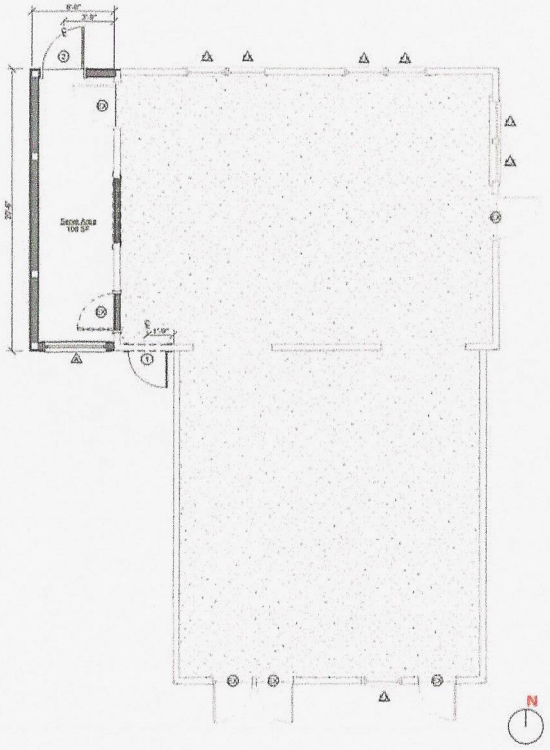
NOTES

HDC Submission

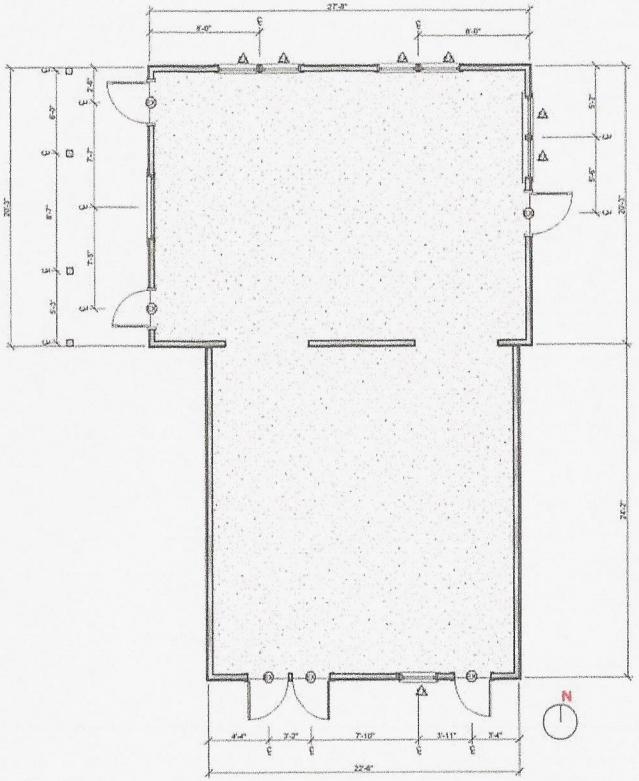
Building Elevations

A.1.3

DRAWN Kim



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



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

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

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

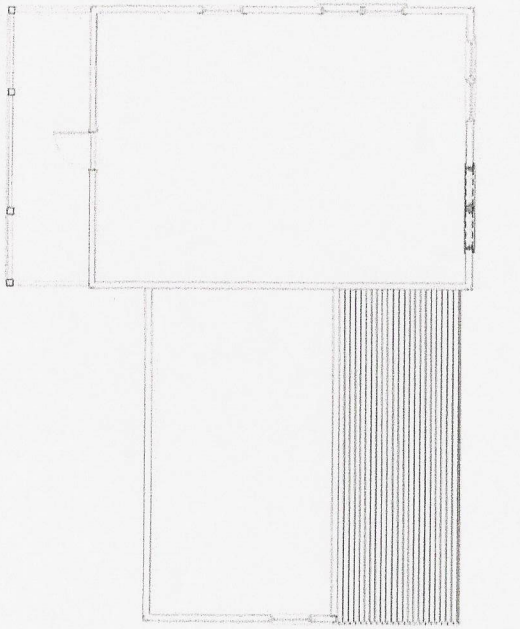
NOTES

HDC Submission

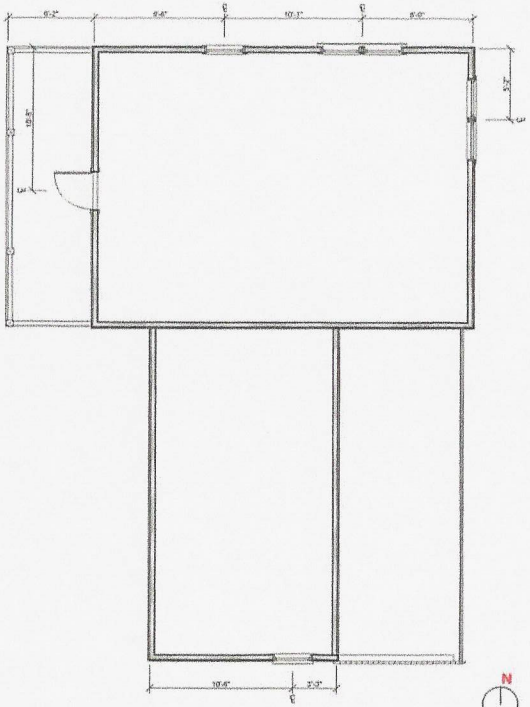
Floor Plans - First Floor

A.1.4

DRAWN Kim



Second Floor - Proposed



Second Floor - Existing

Structures Unlimited

PROJECT
Jack and Charlie's

Nantucket, MA 02554

DR	10/05/23
PROJECT	2410028
ENG	
REVISION	DATE

NOTES

HDC Submission

Floor Plans - Second Floor

A.1.5

DRAWN: Kim Chilvers

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

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

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

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

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

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

SEE ATTACHED PAGES

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

FEBRUARY 19, 2025

DATE

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

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

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

NANTUCKET EASTWIND LLC
49 MILK ST
NANTUCKET, MA 02554

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

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

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

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

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

NANTUCKET HISTORICAL ASSN
PO BOX 1016
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554 Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 10 STRAIGHT WHARF

Tax Map Number: 42.3.1 Parcel Numbers: 137

Owner of Record TEN STRAIGHT WHARF LLC

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

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

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

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

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


1938


1957

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

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

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

IDENTIFICATION:

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

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

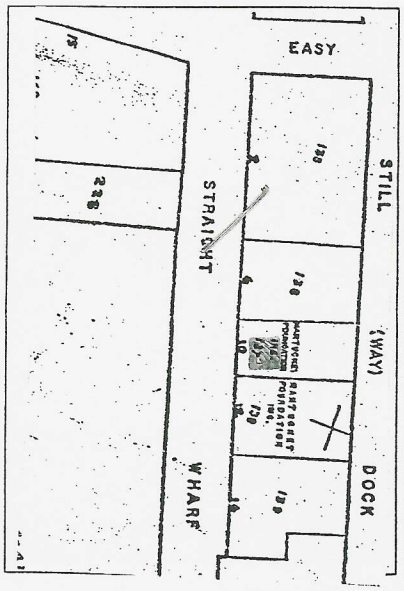
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
1966

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

7. ACCESSIBILITY TO PUBLIC:

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

8. MAP -- 3 X 2"





DESCRIPTION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

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

26. NUMBER OF BAYS:

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

27. WINDOW FRAME TYPE:

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

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

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

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:

(check several if appropriate)

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

31. CONDITION:

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

32. INTEGRITY:

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

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

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

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

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

35. BUILDING TYPE:

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

36. STYLE OF ARCHITECTURE:

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

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

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

GENERAL SETTING AND ORIENTATION OF BUILDING:

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

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

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

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

43. SURROUNDINGS: (check several if appropriate)

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

44. RELATED OUTBUILDINGS AND PROPERTY:

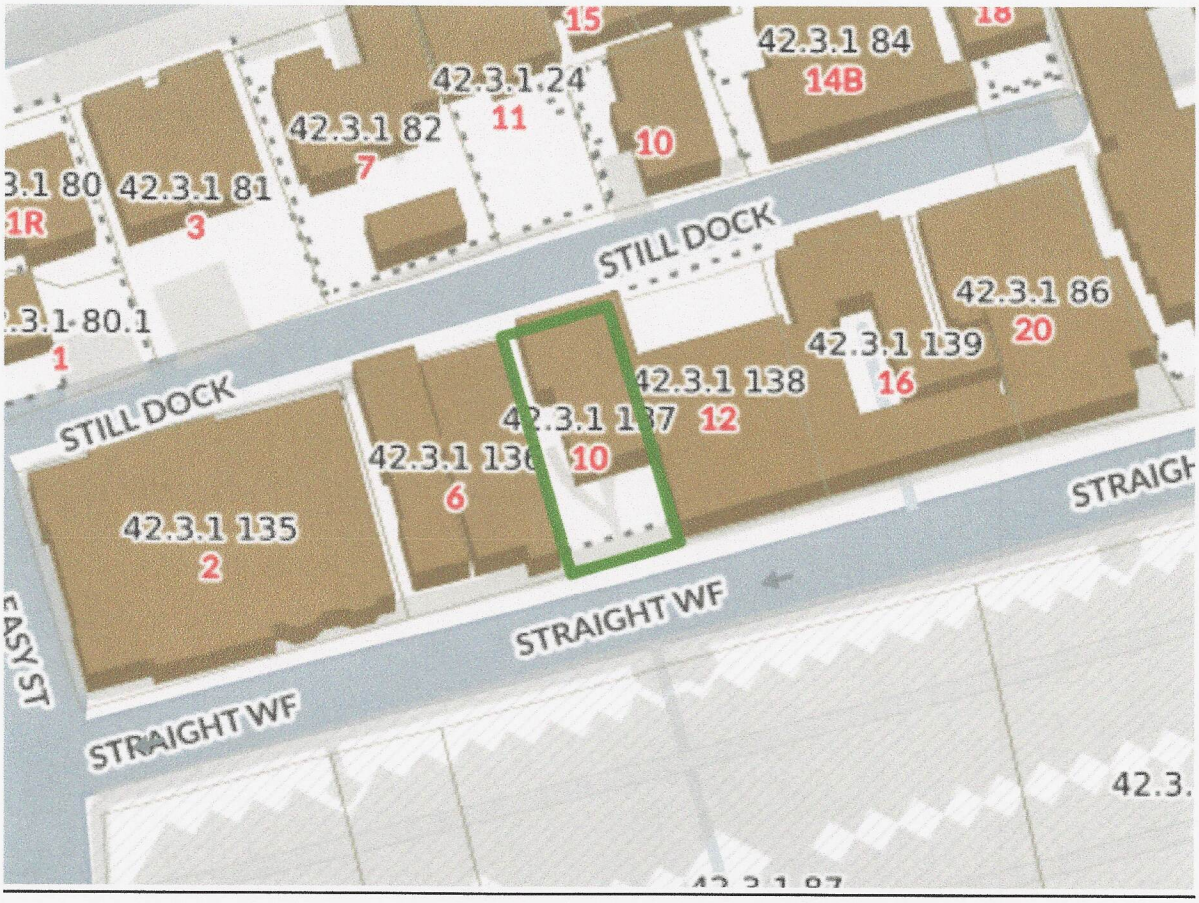
See form(s): _____

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

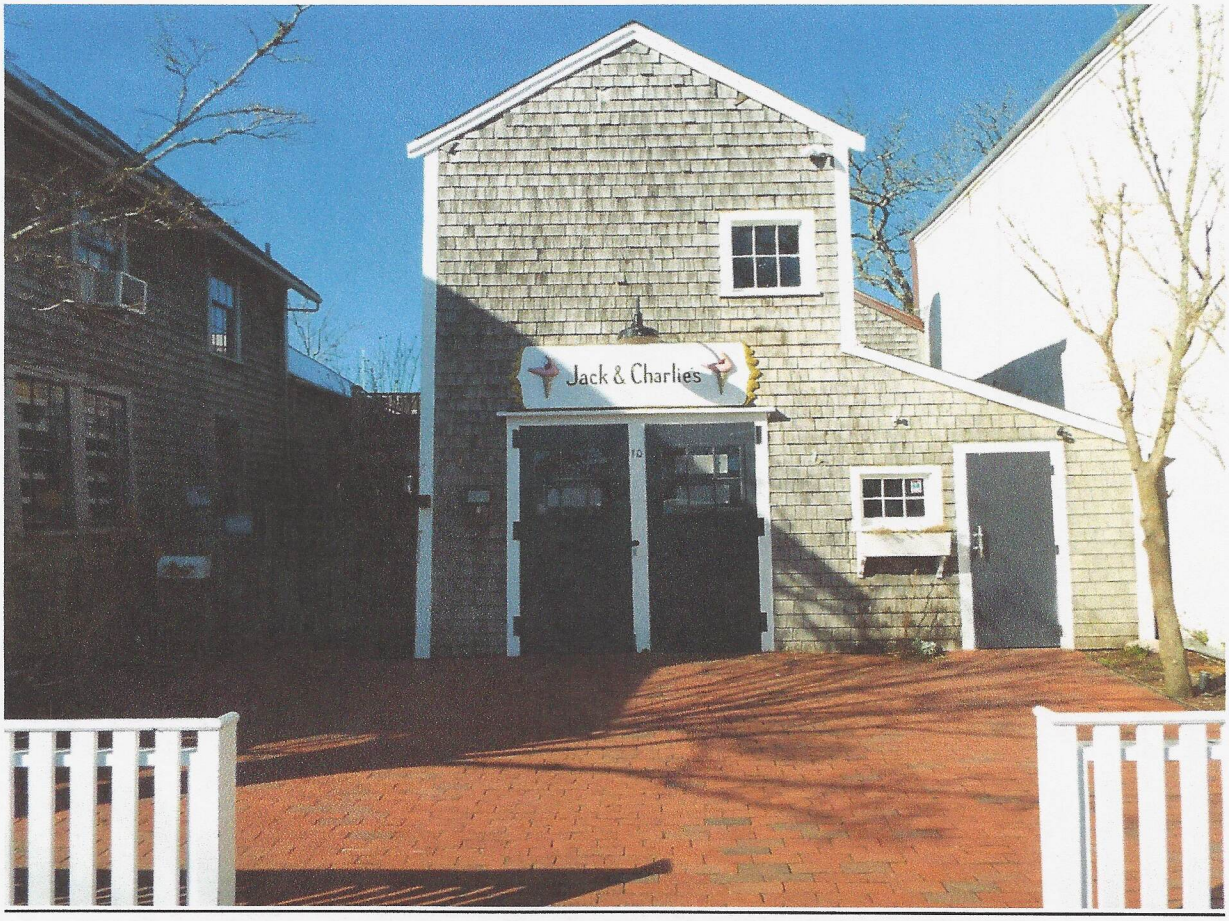
45. OTHER NOTABLE FEATURES: _____

(Building or site including interior features if known)

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






Jack & Charlies


JACK + CHARLIE'S
ICE CREAM



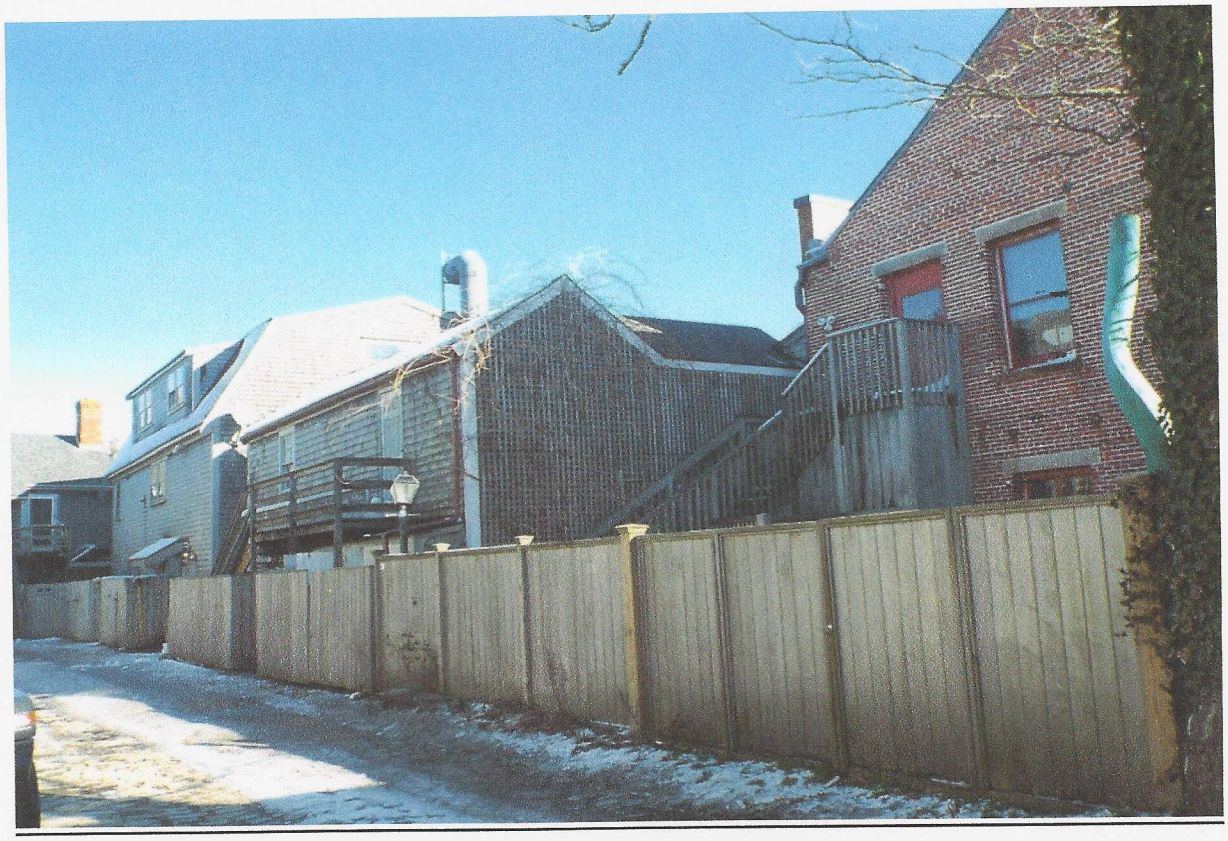




FROM STILL DOCK

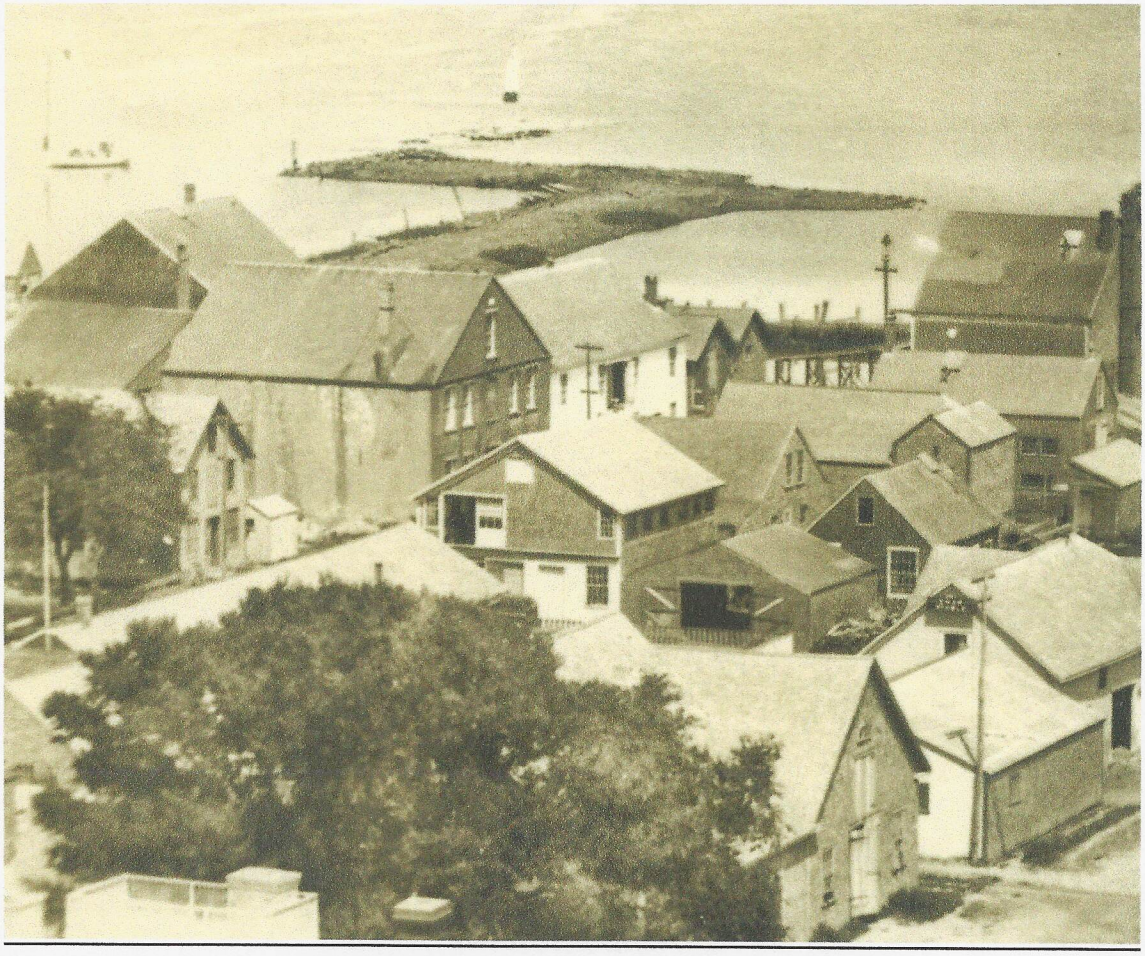


STILL DOCK



1890s NHA – NOT PRESENT





1944 NHA



1950s NHA



1966 NHA





1970s NHA



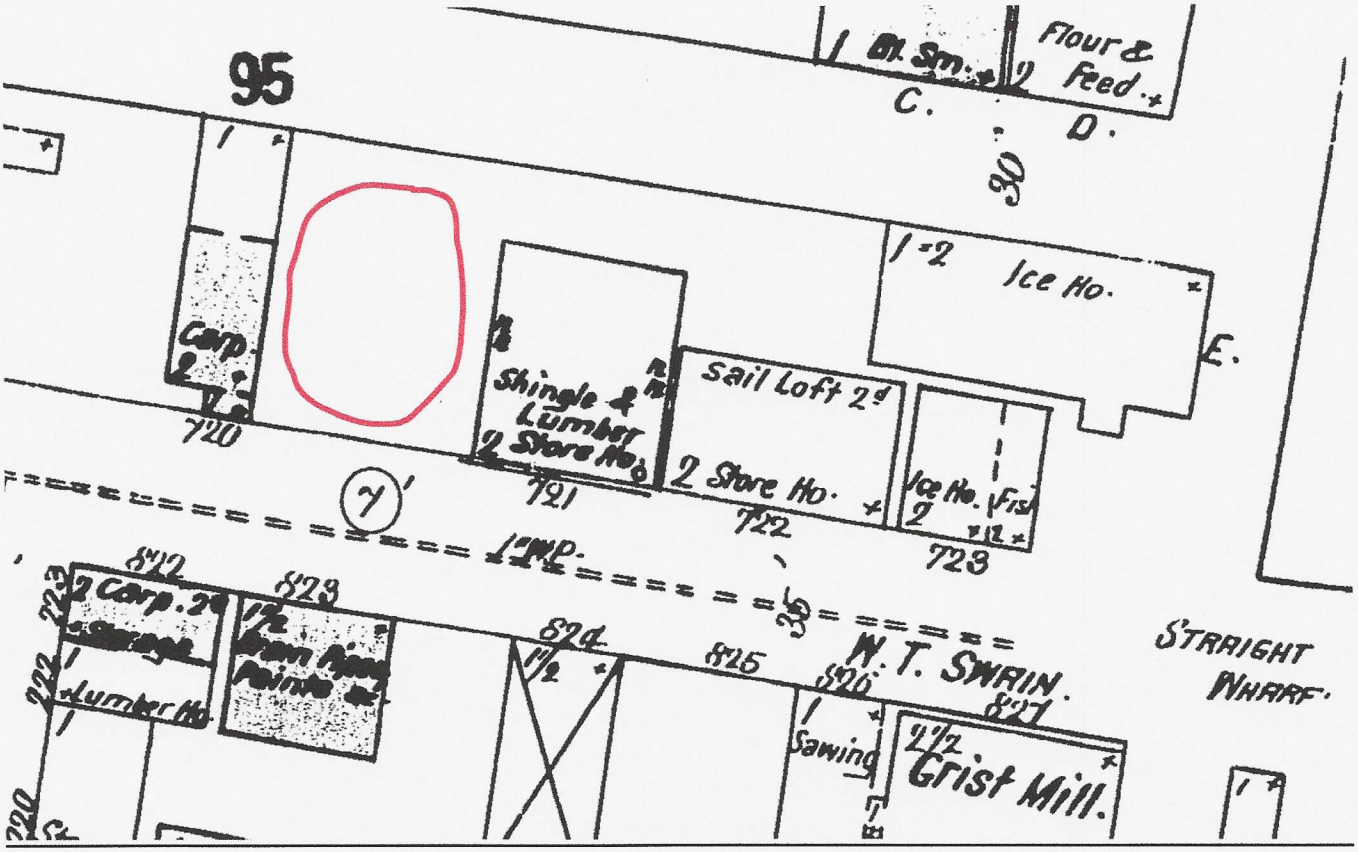
1986 NHA



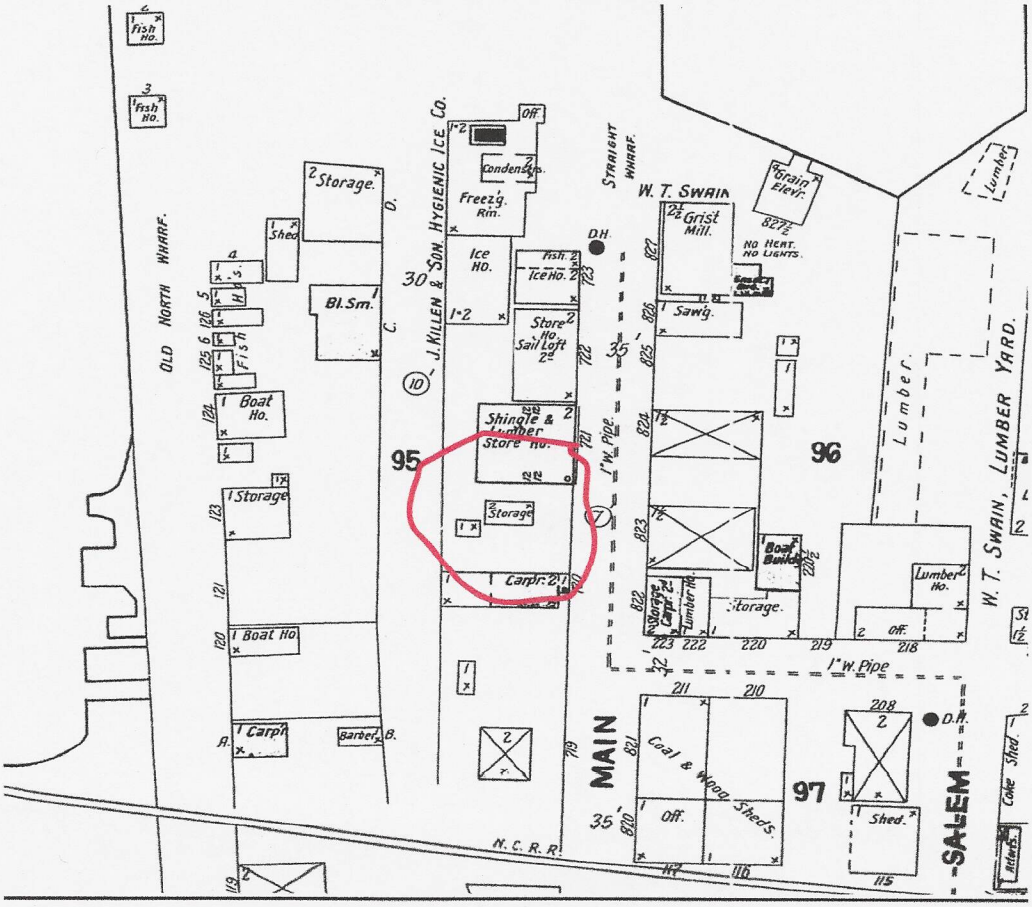
1985 NHA -REAR NORTH ELEVATION



1898 SANBORN MAP – NOT PRESENT



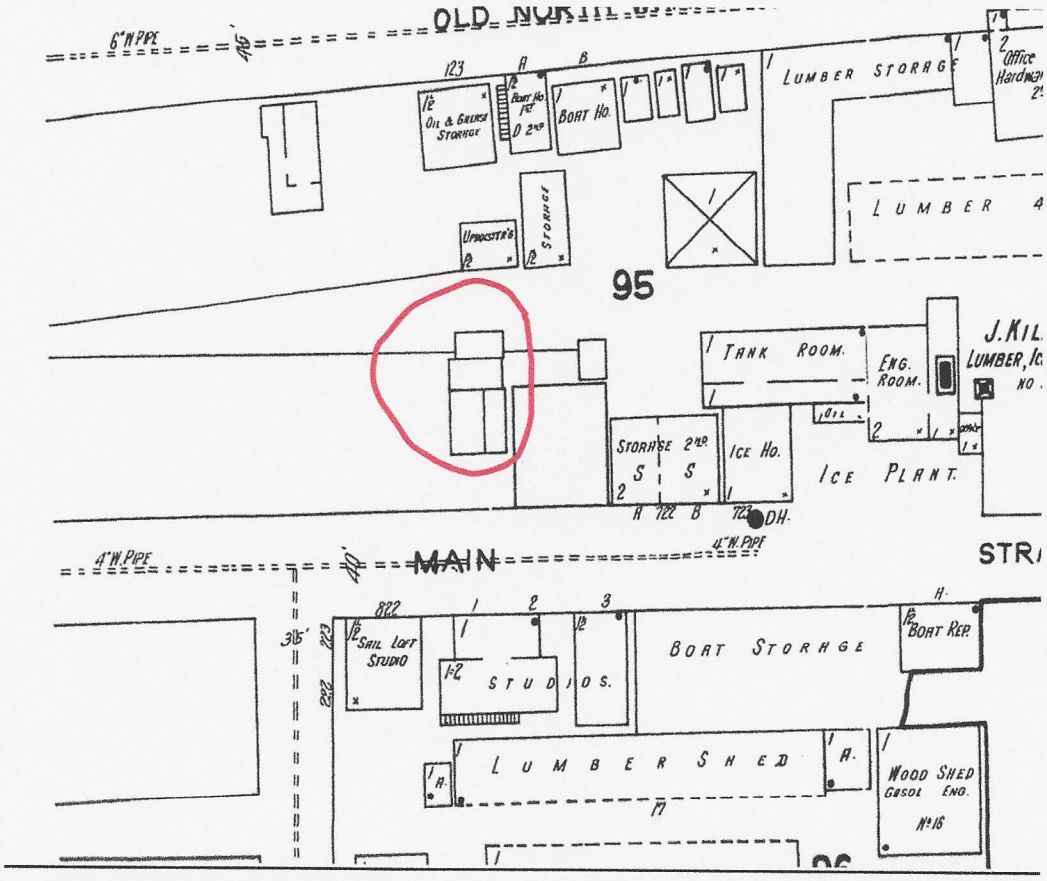
1904 SANBORN MAP – SMALLER "STORAGE" BUILDING PRESENT – NO LEAN-TO



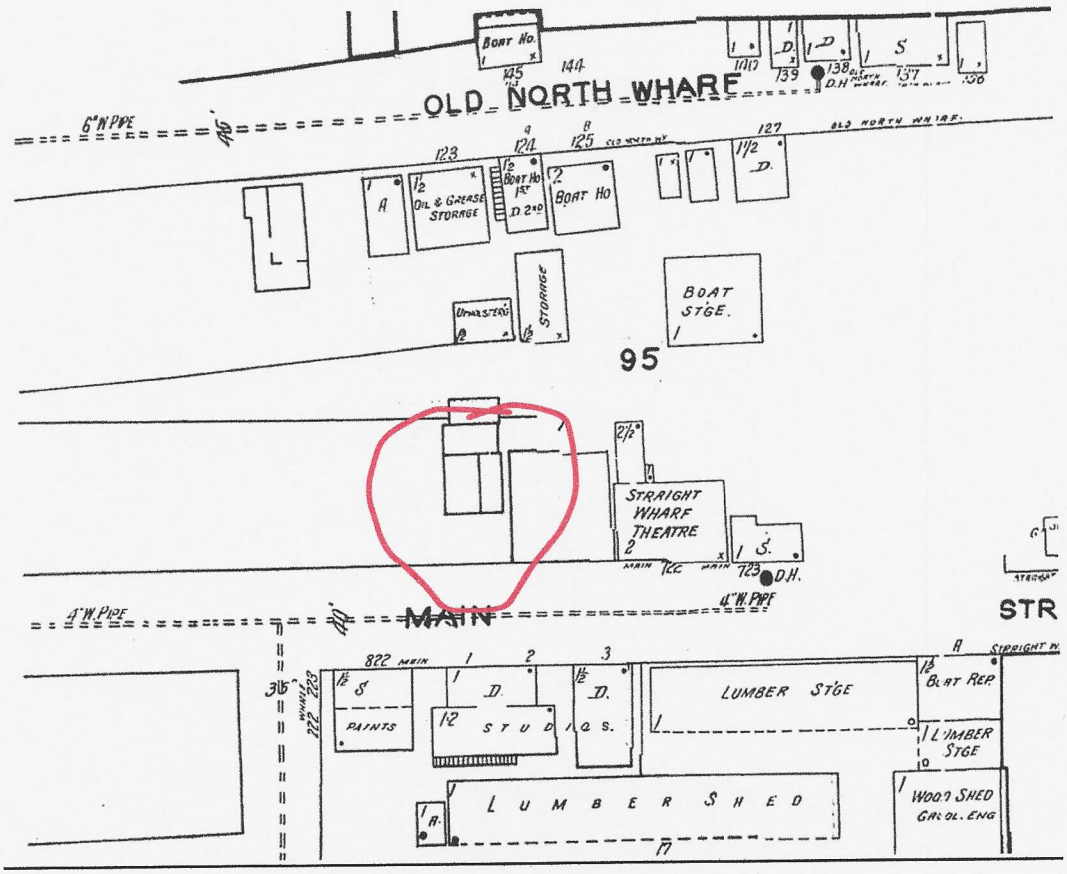
1909 SANBORN MAP – NO CHANGE



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



1949 SANBORN MAP



1935 NHA AERIAL PHOTOGRAPH



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.2.3 PARCEL N°. 40

Street & Number of Proposed Work: 5 MEADER STREET

Owner of record: KIM GLOWACKI

Mailing Address: 28 CLIFF ROAD
NANTUCKET, MA 02554

Contact Phone #: 508-325-3119 E-mail: KIMGLOWACKI@COMCAST.NET

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: @40 Sq. Footage 1st floor: 1034 SF Decks/Patio: Size: @40'X8' ☒ 1st floor ☐ 2nd floor
Width: @31.3 Sq. footage 2nd floor: 1034 SF Size 2X4.5X11 ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 25'/31'+ South 25'/31'+ East 25'/31'+ West 25'/31'+
FROM GRADE

Additional Remarks REVISIONS 1. East Elevation

Historic Name: NEW BUILD (describe) 2. South Elevation NEW SINGLE-FAMILY SECONDARY DWELLING

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

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

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer 4 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer [redacted] C/I / ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 9LT-WOOD Rear 10LT 2nd FLOOR Side 9LT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

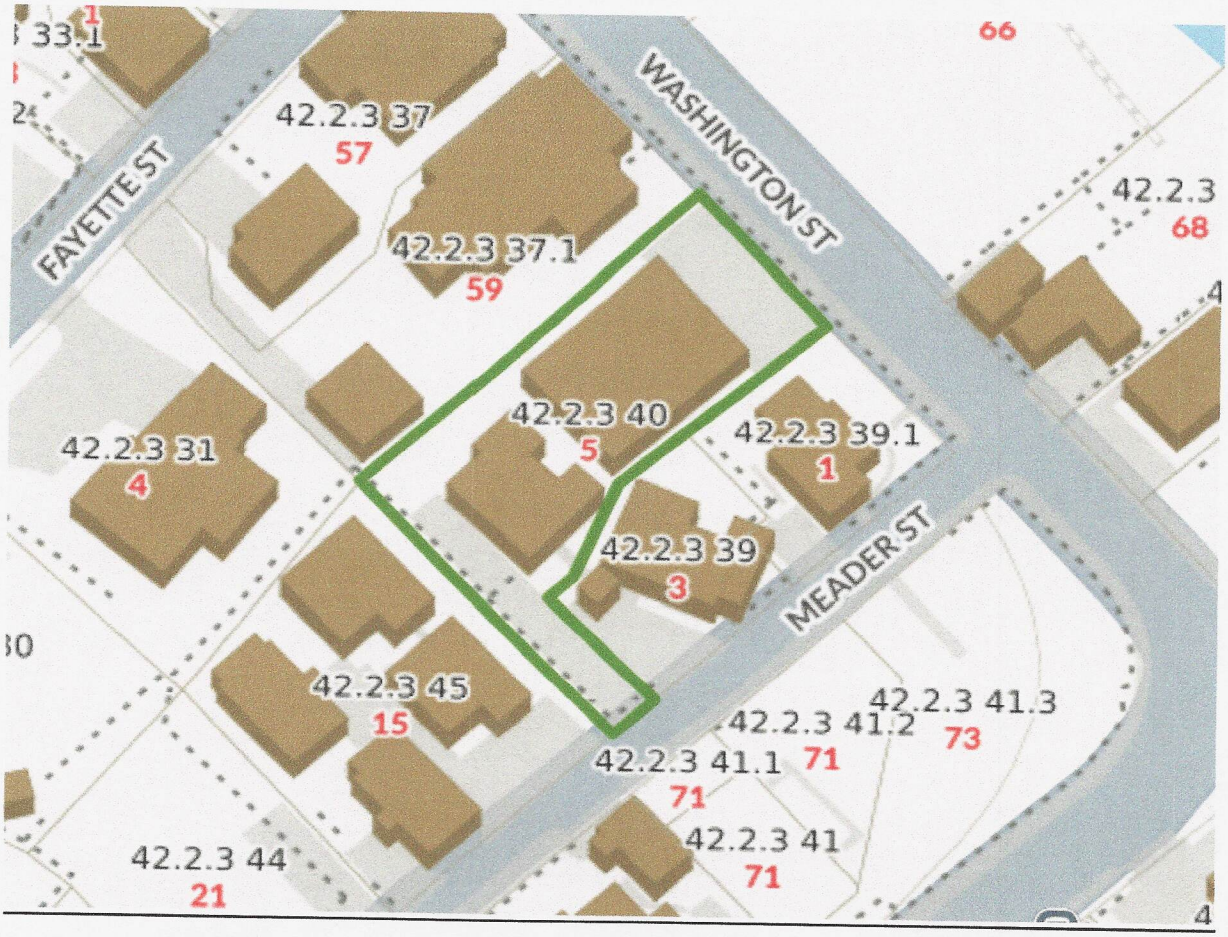
Sidewall NTW
Trim QUAKER GRAY
Deck NTW
Clapboard (if applicable) _____
Sash BLACK
Foundation CORE / PIERS / QUAKER GRAY / SKIRT
Roof GRAY TIME & MTH
Doors NTW
Fence RAIL - QUAKER GRAY Shutters _____

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

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

Date 3/27/2025 Signature of owner of record _____ Signed under penalties of perjury

5 MEADER STREET – NEW SECONDARY DWELLING



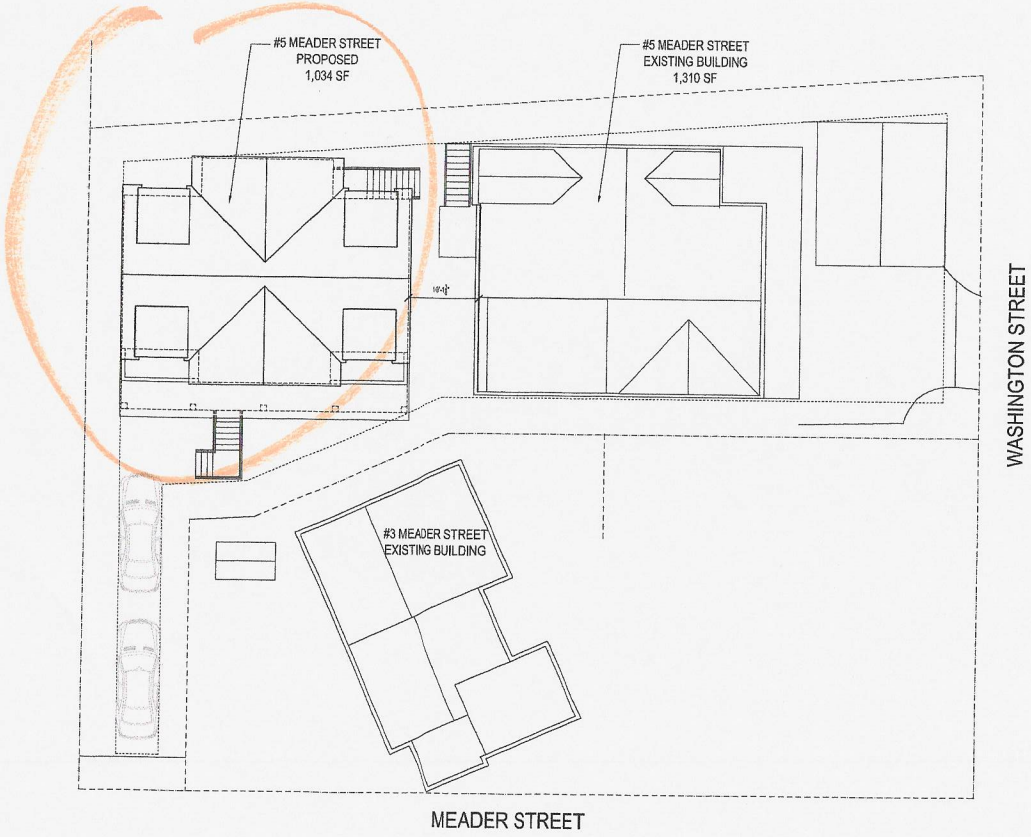


LOT SIZE= 6,810 SF

MAIN HOUSE FOOTPRINT= 1,310 SF

SECONDARY DWELLING FOOTPRINT: PROPOSED 1,034 SF
(MAX 1,048 SF, 20% SMALLER THAN MAIN HOUSE) 21%

LOT COVERAGE (MAX 40%, 2,724 SF): 1,310 SF +1,034 SF=2,344 SF
2,344 SF / 6,810 SF = 34%



1 SITE SKETCH PLAN
SCALE: 1/8" = 1'-0"

PROJECT NORTH

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

ARCHITECTURAL DESIGN AND PRODUCTION CONSULTING

4 NUOVO DRIVE
SAGAMORE BEACH, MA 02562
508.737.1211
JWDADP.COM
jerry@jwdadp.com

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TITLE:

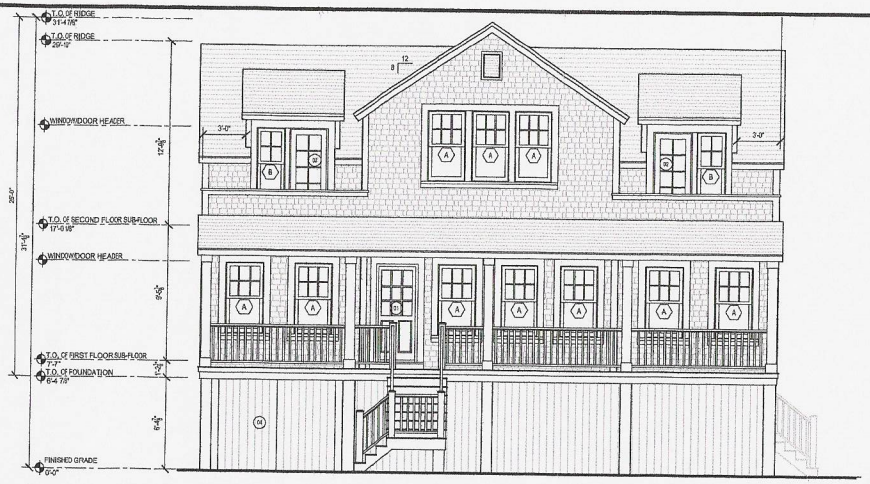
SITE SKETCH PLAN

File No.

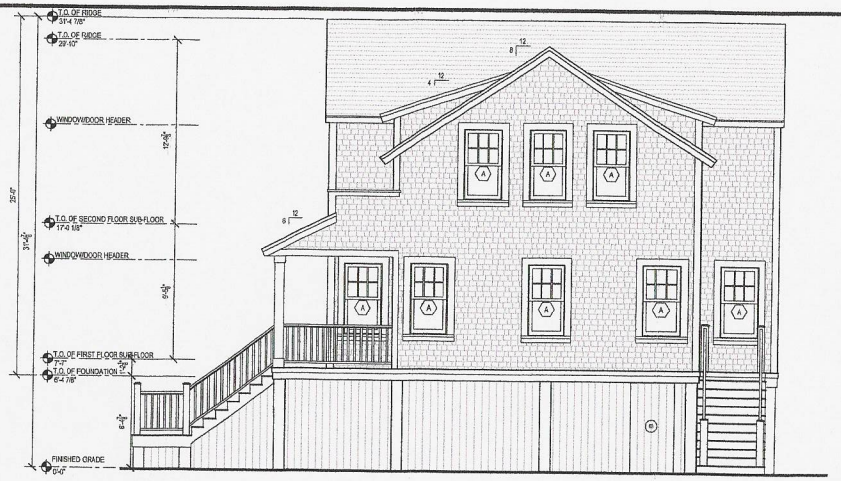
Date # 1234 - PLANS.dwg

Sheet No

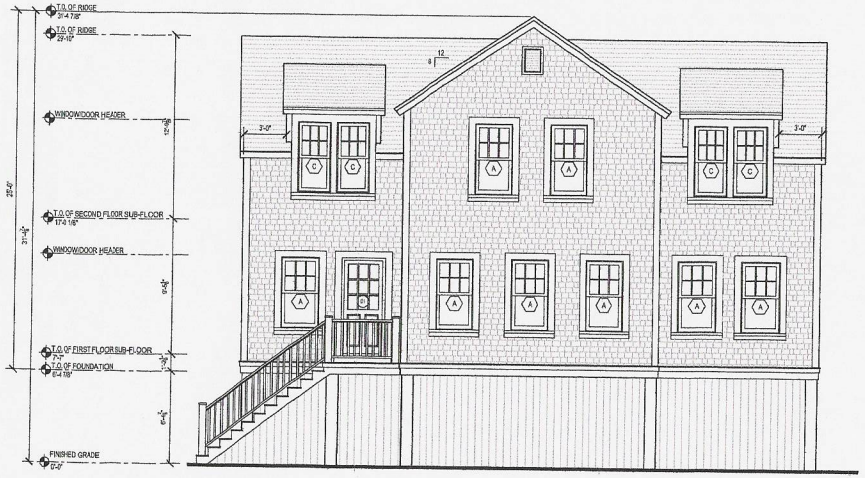
C-1



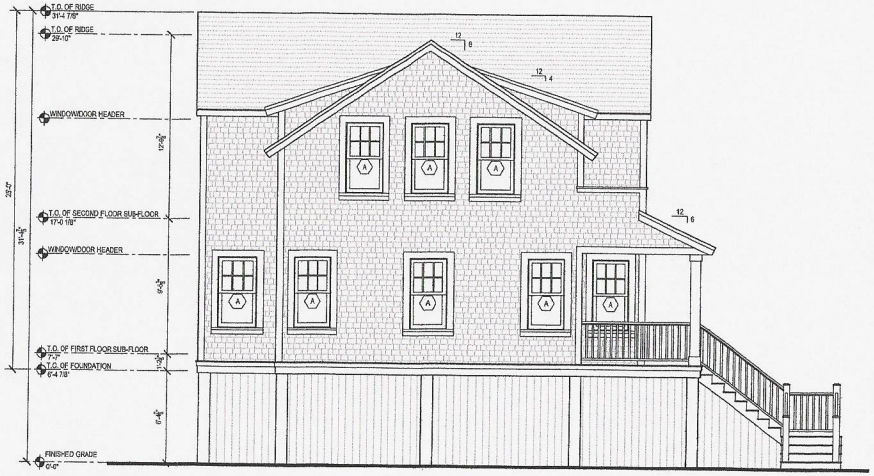
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



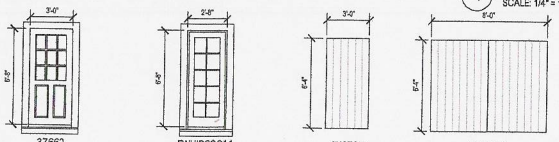
2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



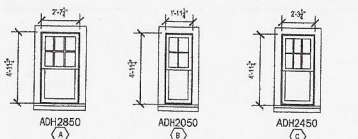
3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



PROPOSED WINDOWS

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PROPOSED ELEVATIONS

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Date # 1234 - PLANS.dwg
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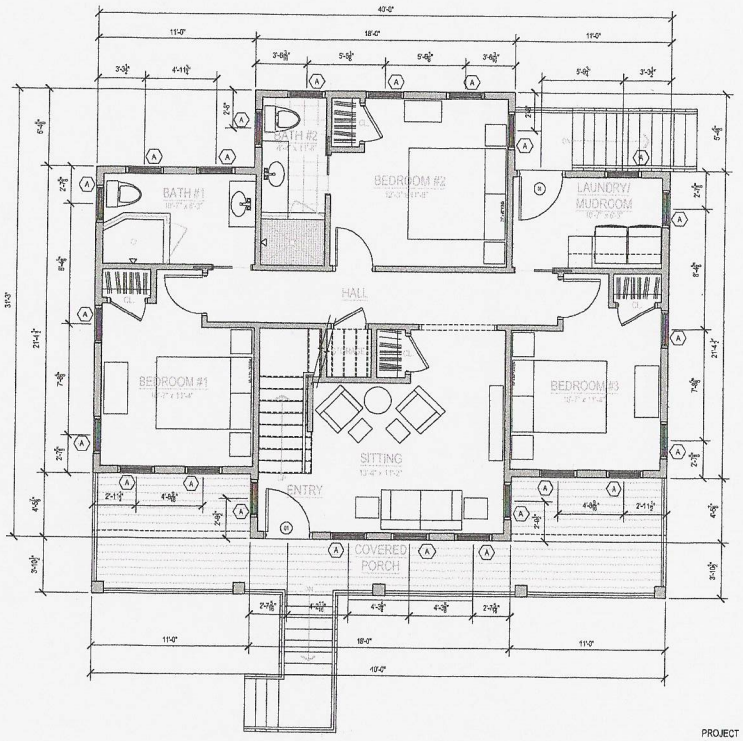
A-5



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

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TITLE:

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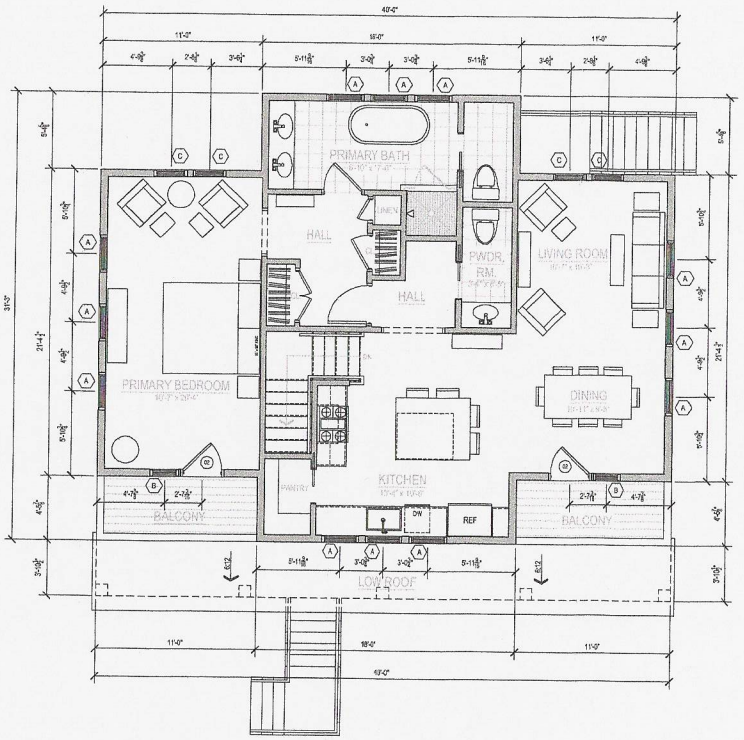
FIRST FLOOR
PLAN

File No.
Date # 1234 - PLANS.dwg
Sheet No

A-2



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

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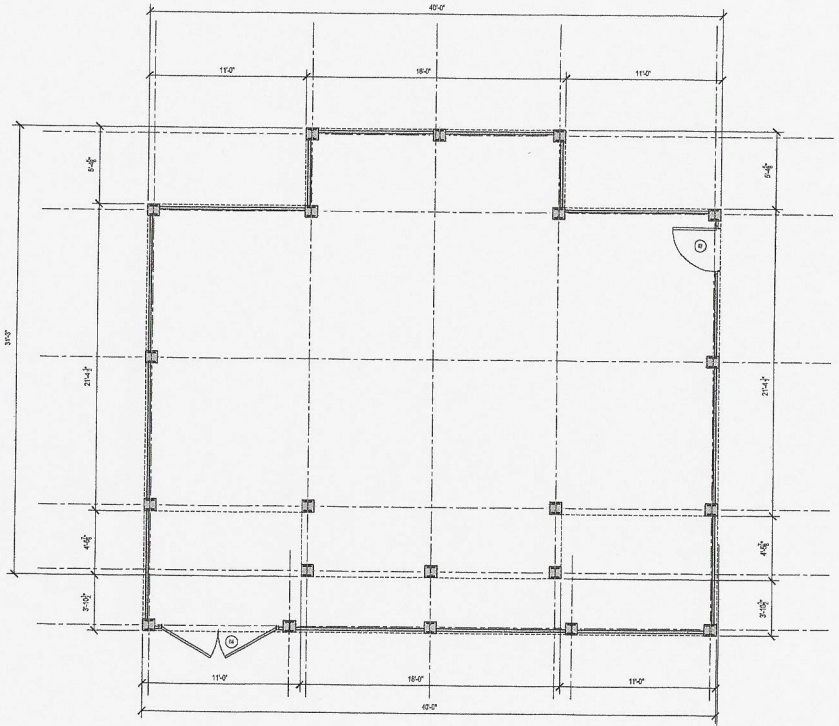
A-3



1 PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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PLAN

File No.
Date
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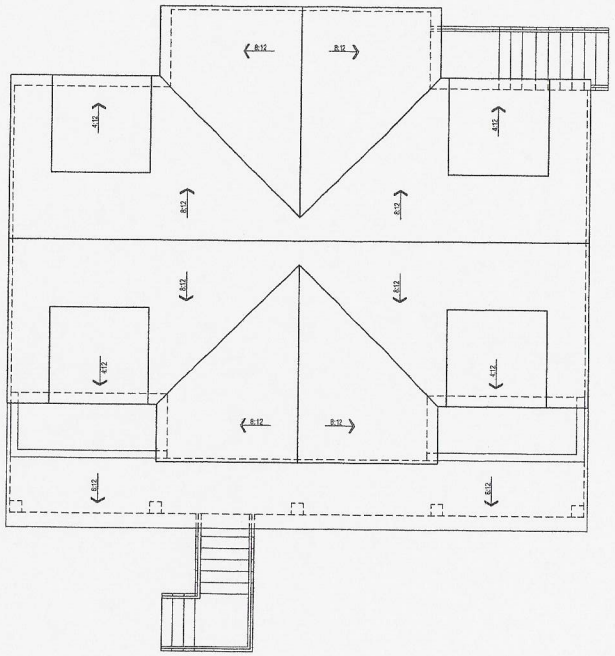
A-1



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

PROJECT NORTH

HDC FILING 3/24/25

RESIDENCE FOR:
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NANTUCKET, MA 02554

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ROOF PLAN

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Date
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Sheet No

A-4

PRIMARY DWELLING ON LOT/EAST/SOUTH ELEVATION – FRONTS ON WASHINGTON ST.



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

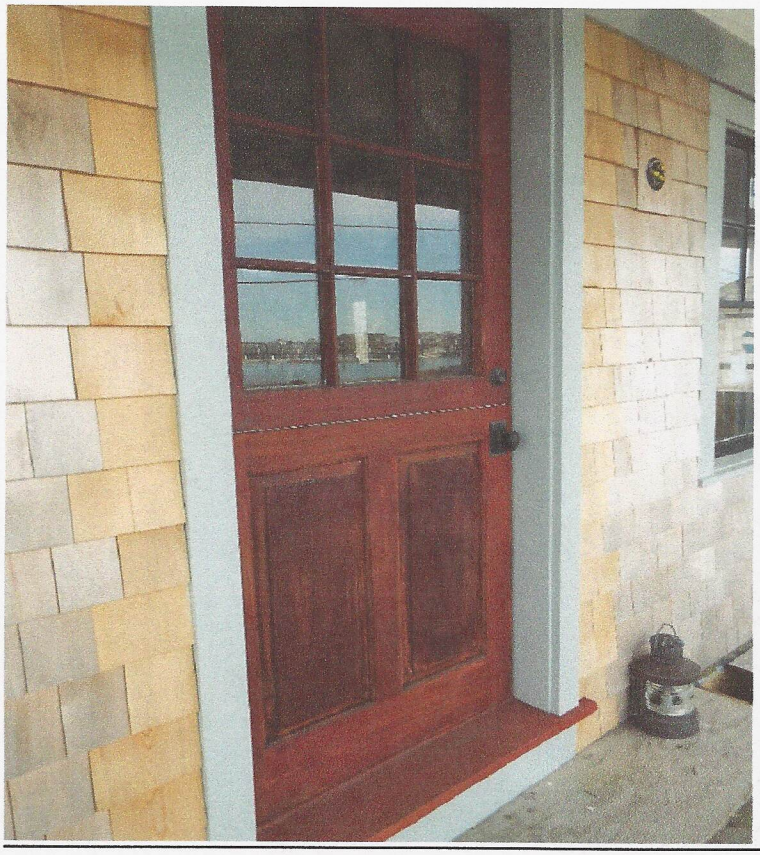




STAIR DETAIL ON MH TO BE MATCHED ON THE SECONDARY DWELLING



MH FRONT DOOR TO MATCH SECONDARY DWELLING



SIDE DOOR



FRONT SKIRT



MAIN HOUSE WINDOWS – 6/1 BLACK/TRIM – QUAKER GRAY



REAR COTTAGE ON LOCUS WITH AN HDC APPROVED DEMO/MOVE



VIEW BETWEEN MAIN HOUSE AND 1 MEADER ST. TOWARDS REAR SECONDARY DWELLING





ABUTTERS

3 MEADER STREET – RAISED FOUNDATION





15 A/B/C/D MEADER STREET



15A MEADER STREET – DIRECT ABUTTER



15 B MEADER STREET



15C MEADER STREET



15D MEADER STREET



57 WASHINGTON STREET



59 WASHINGTON STREET – DIRECT ABUTTER



TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... KIM GLOWACKI

MAILING ADDRESS..... 28 CLIFF RD NANTUCKET , MA 02554

PROPERTY LOCATION.... 5 MEADER ST.....

ASSESSORS MAP/PARCEL..... 4223/40

SUBMITTED BY:..... LINDA WILLIAMS

SEE ATTACHED PAGES

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

MARCH 25, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.25 10:42:00 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4223	14		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	66 WASHINGTON ST
4223	37	1	59 WASHINGTON STREET LLC		9 CHIEFTANS RD	GREENWICH	CT	06831	59 WASHINGTON ST
4223	39		WAGER SUSAN A		225 CENTRAL PARK WEST # 1122	NEW YORK	NY	10024	3 MEADER ST
4223	39	1	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	1 MEADER ST
4223	41		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	71 WASHINGTON ST
4223	45		PRESERVE ACK LLC		43 WINTER ST # 6	BOSTON	MA	02108	15 MEADER ST
Count:	6								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554 Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 5 MEADER STREET

Tax Map Number: 42.2.3 Parcel Numbers: 40

Owner of Record KIM GLOWACKI

Description of Proposal: NEW SECONDARY DWELLING

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

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

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

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

7020 0640 0000 3224 5436



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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Greenwich, CT 06831

OFFICIAL USE

Certified Mail Fee $4.85 | 0056 08

$ $4.10

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Pos $9.68

Postmark Here

NANTUCKET MA 02584
APR - 4 2025
USPS

04/04/2025

Sent To
59 WASHINGTON STREET LLC
9 CHIEFTANS RD
GREENWICH, CT 06831

Street ar

City, Sta

5 meadow

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

7020 0640 0000 3224 5863



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- ☐ Return Receipt (hardcopy) $ $0.00
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- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Post $0.73

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Postmark Here

NANTUCKET MA 02584
APR - 4 2025
USPS

04/04/2025

Ser
WAGER SUSAN A
225 CENTRAL PARK WEST # 1122
NEW YORK, NY 10024

Str

City

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

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Boston, MA 02108

OFFICIAL USE

Certified Mail Fee $4.85 | 0056 08

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- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
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NANTUCKET MA 02584
APR - 4 2025
USPS

04/04/2025

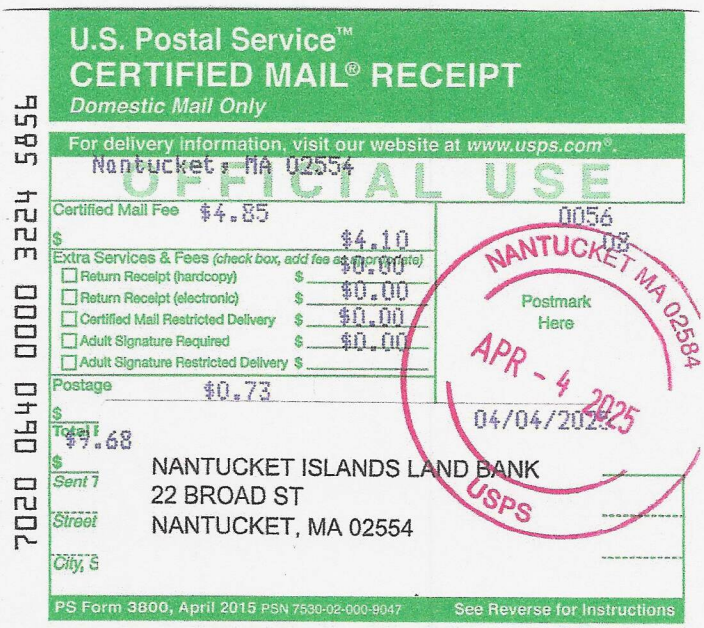
Sent
PRESERVE ACK LLC
43 WINTER ST # 6
BOSTON, MA 02108

Stre

City,

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

7020 0640 0000 3224 5856



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

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 | 0056 08

$ $4.10

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total $9.68

Postmark Here

NANTUCKET MA 02584
APR - 4 2025
USPS

04/04/2025

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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

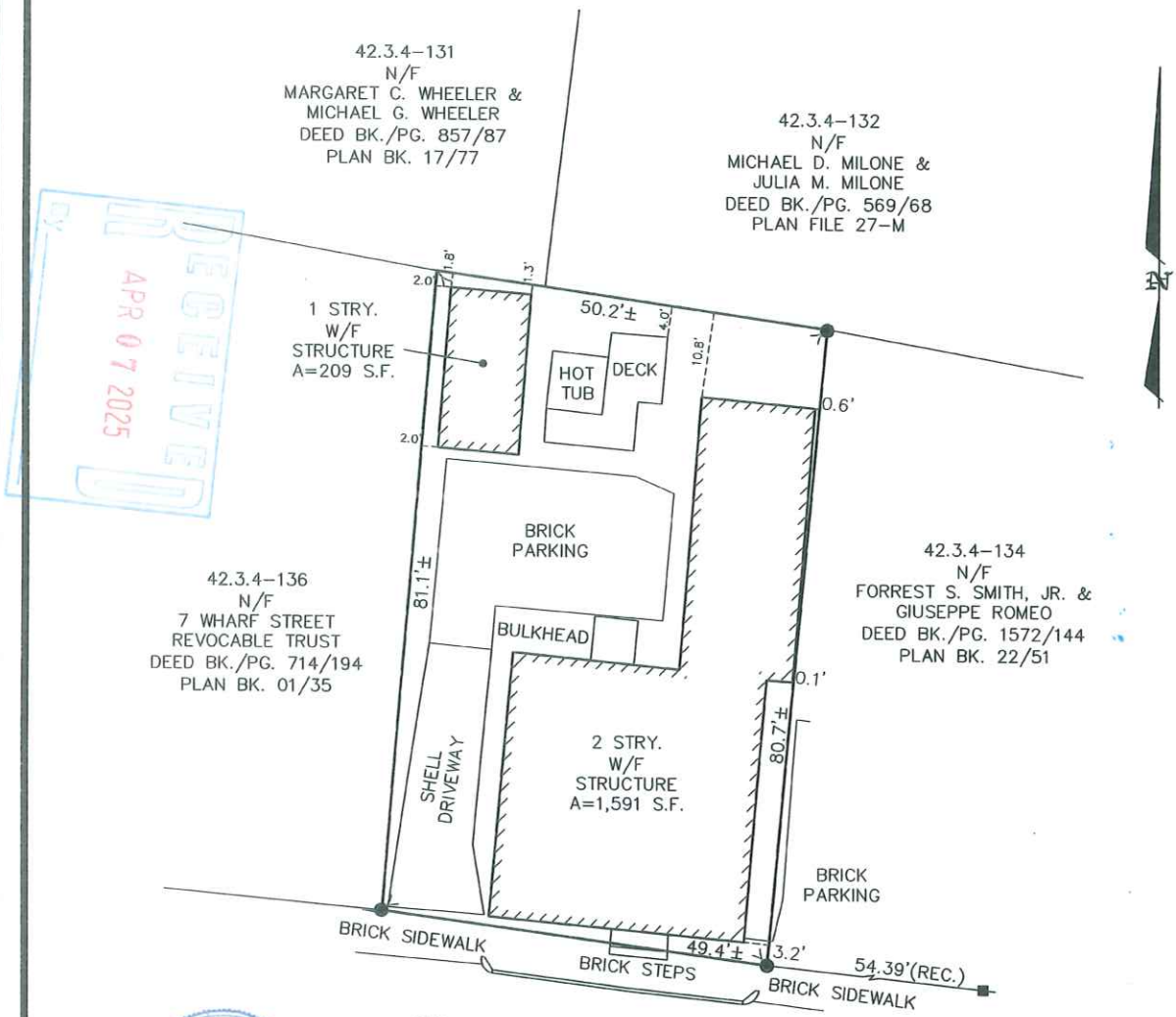
Total: **$14,271.42**

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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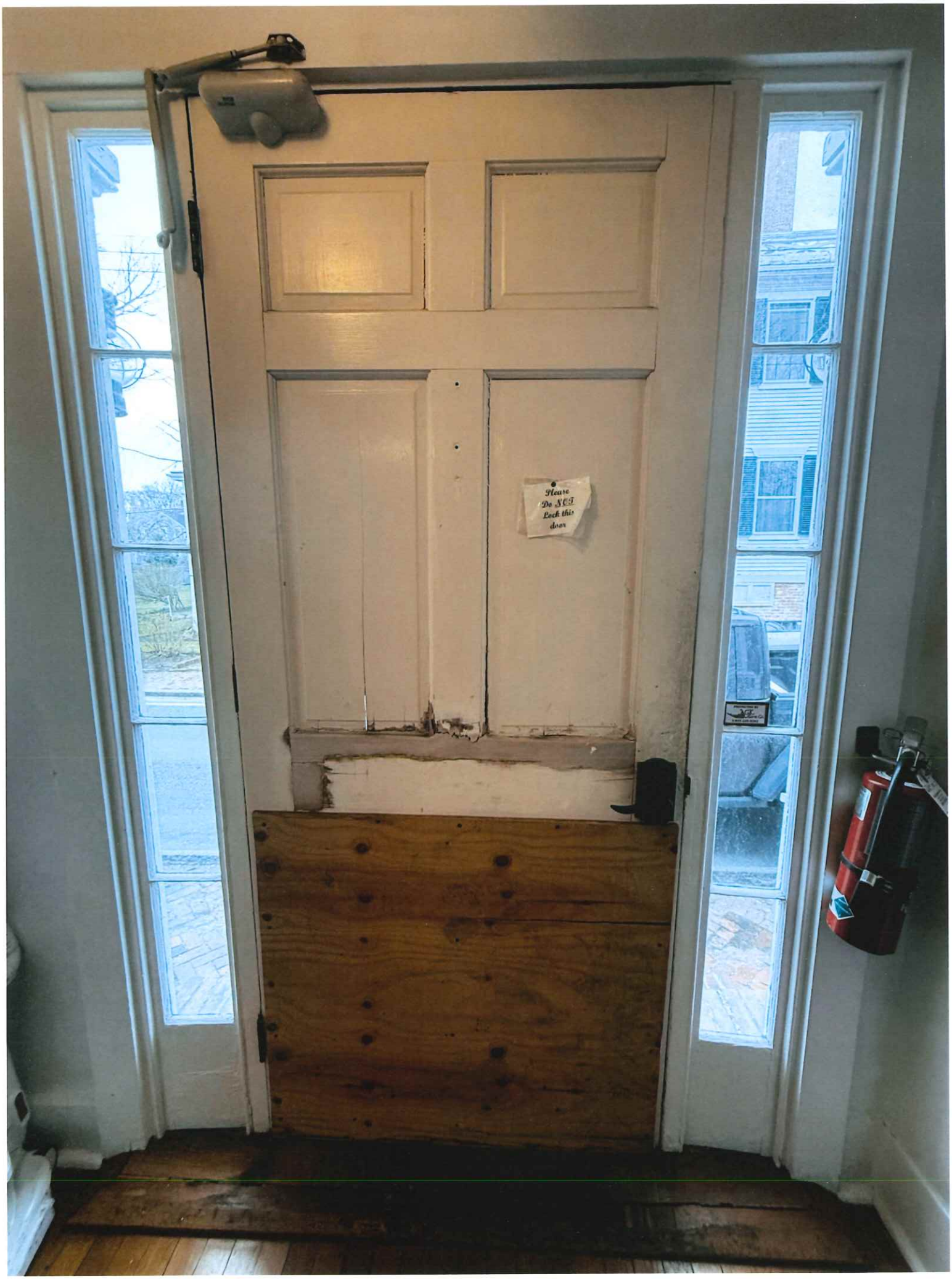
B8906


31

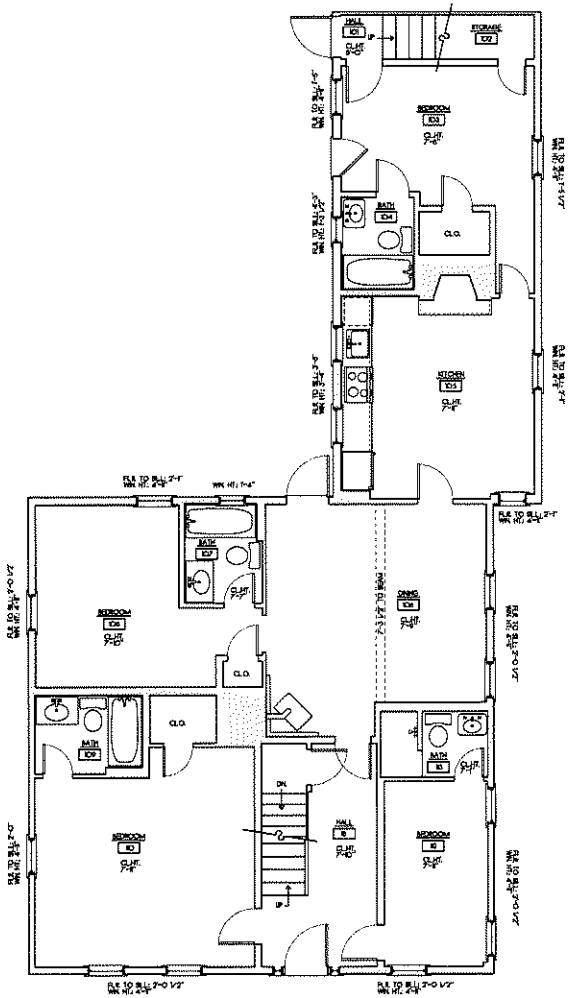

Please
Do NOT
Lock this
door


Please
Do NOT
Lock this
door

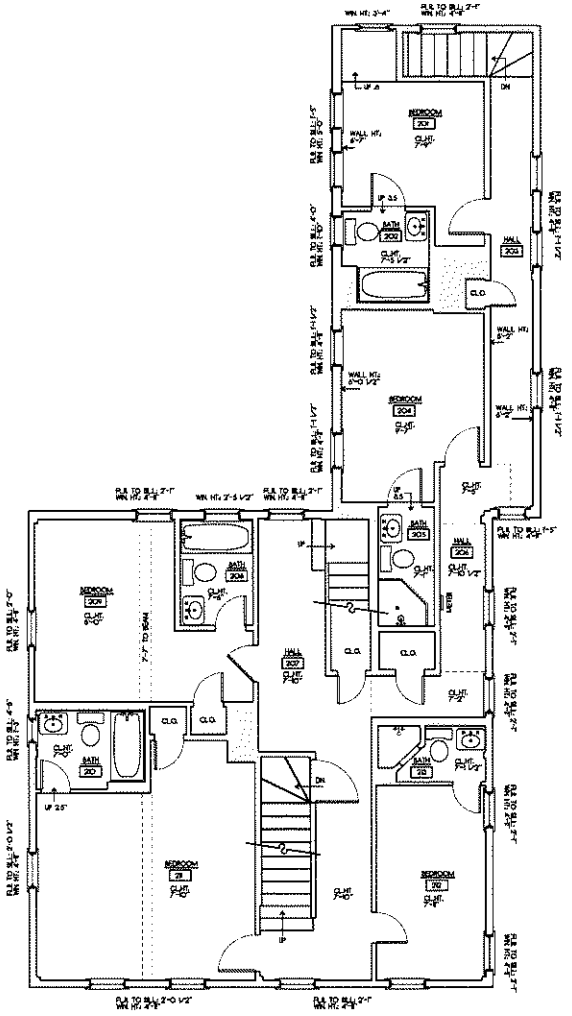




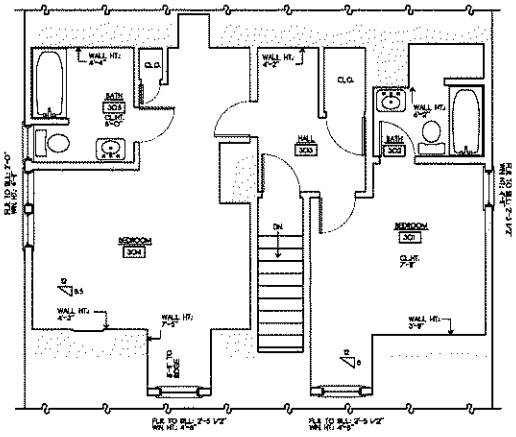




EXISTING FIRST FLOOR PLAN
SCALE 1/4"=1'-0"
1393 S.F.



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.

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PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 42

Street & Number of Proposed Work: 19 Lily Street.

Owner of record: Elizabeth Pagnam

Mailing Address: 19 Lily St.
Nantucket, MA 02554

Contact Phone #: 774-437-8188 E-mail: cjp454@gmail.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

RECEIVED APR 07 2025 BY

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

BM AC-22

Sidewall _____ Clapboard (if applicable) Nantucket Fog Roof _____

Trim _____ Sash also known as Doors Front Door - Hamilton Blue

Deck _____ Foundation Santorini Blue Fence _____ Shutters _____

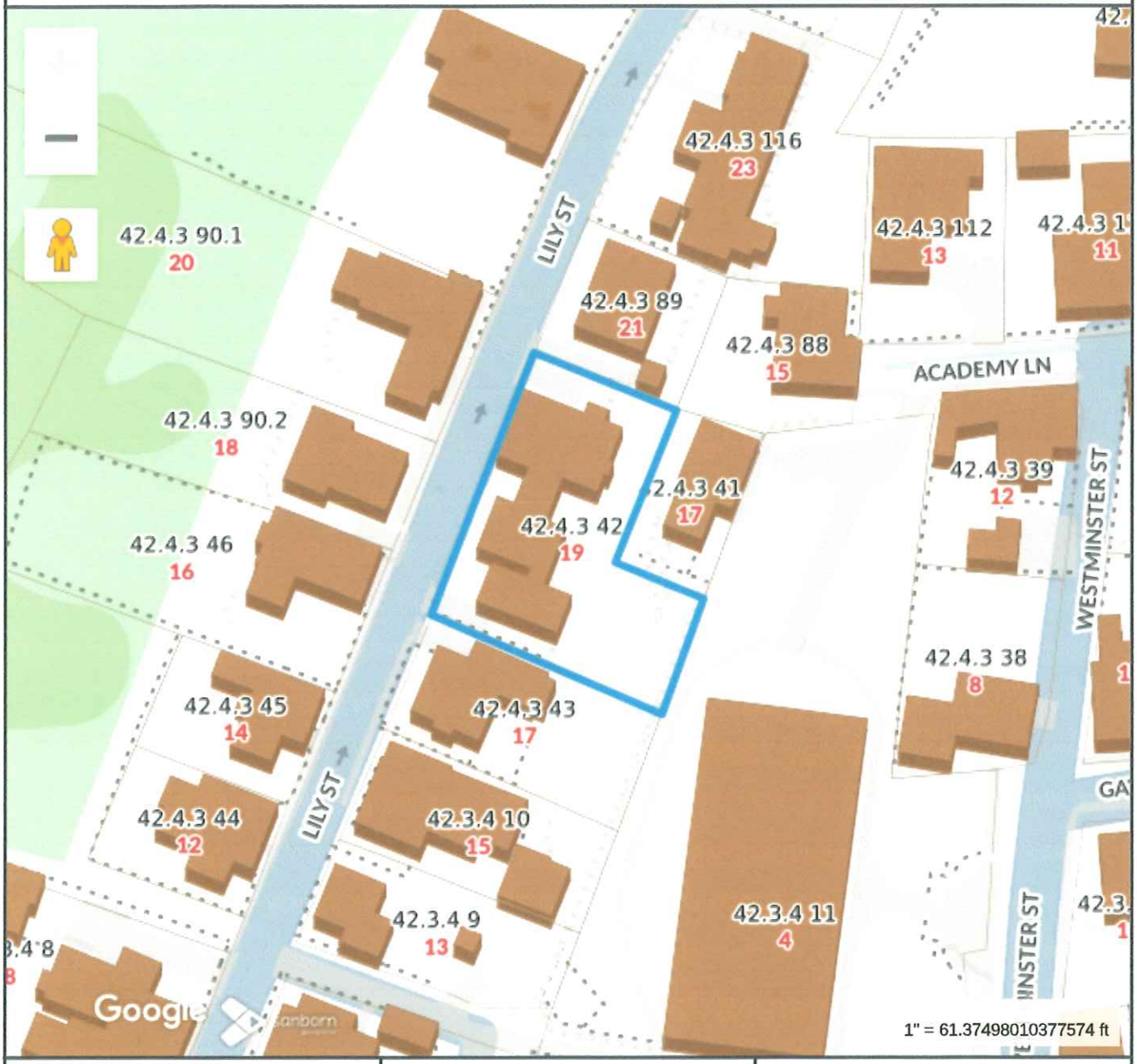
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 4/5/2025 Signature of owner of record Elizabeth Pagnam Signed under penalties of perjury

Town and County of Nantucket, MA

April 5, 2025



Property Information

Property ID	10532
Location	19 LILY ST
Owner	PAGNAM ELIZABETH B

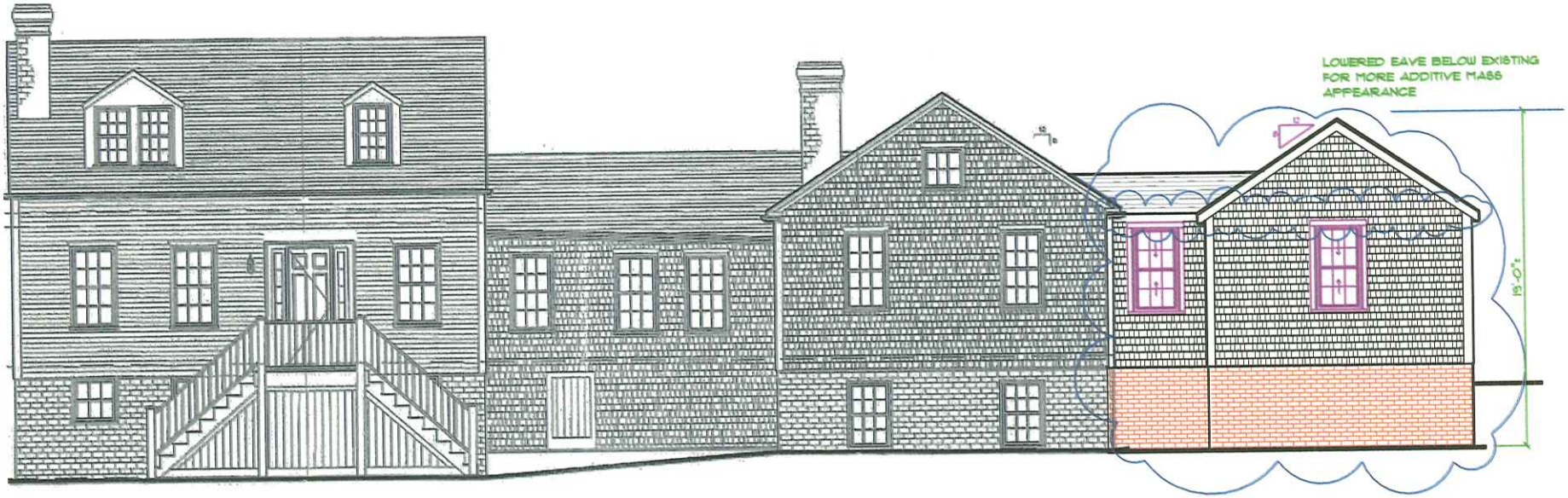
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

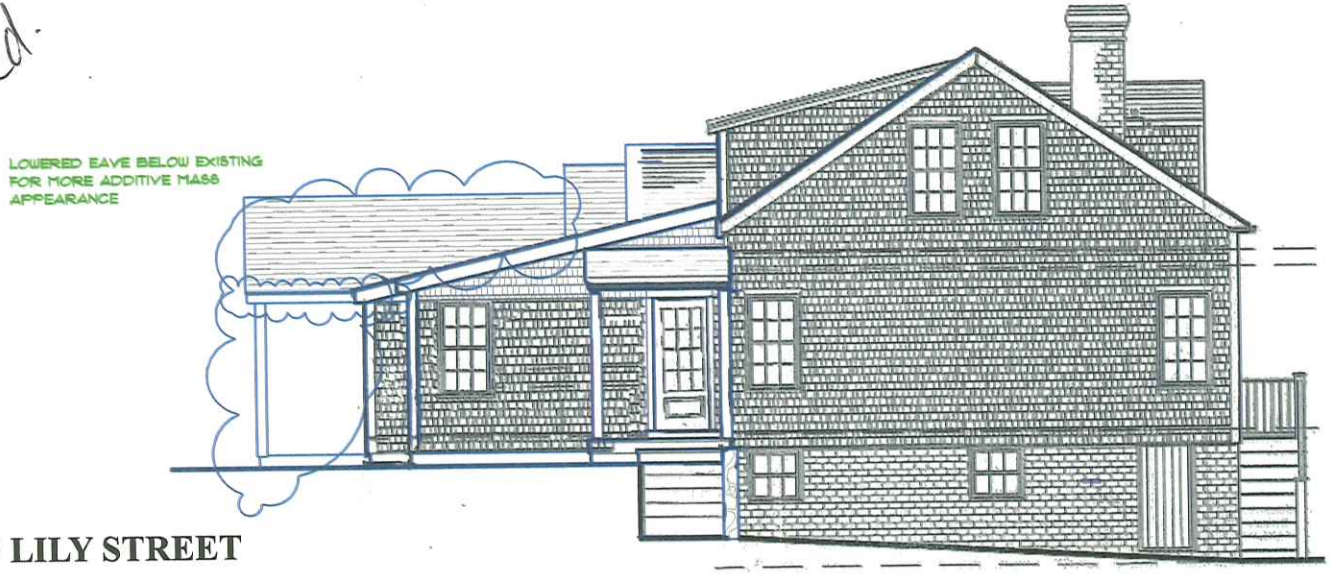
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
APR 07 2025
BY



FRONT (NORTH) ELEVATION

front clapboards to be painted.

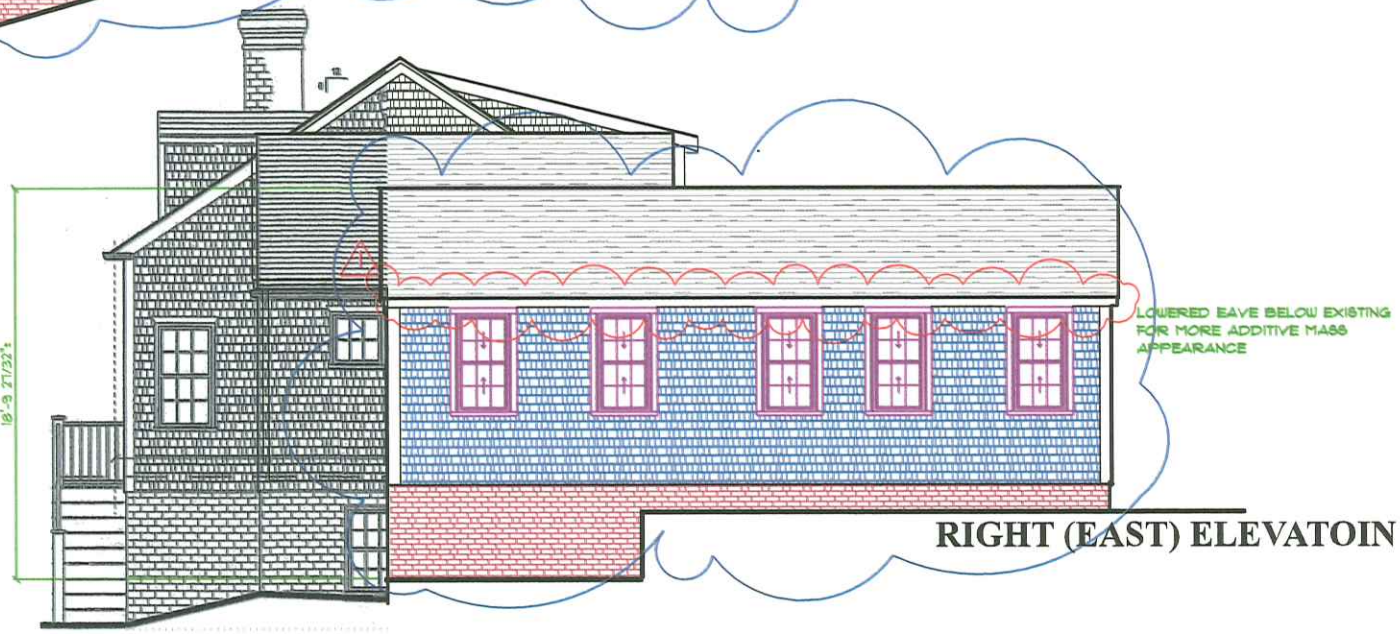


LEFT (WEST) ELEVATOIN

PAGNAM- 19 LILY STREET
PROPOSED ADDITION
STAFF APPROVAL COA 71736

REAR (SOUTH) ELEVATION





RIGHT (EAST) ELEVATOIN

PAGNAM- 19 1
PROPOSED
STAFF APPROV

Nantucket Fog

AC-22

Also known as Santorini Blue 1634. This color is part of America's Colors. A concise collection of soft neutrals features a snapshot in color of America's most popular, well-traveled regions. Geographically inspired with tones that are welcoming, America's Colors' palette of 42 subtle colors delivers a collection ranging from the pale gray tones of our beautiful coastlines to the rich, clay earthtones of the Southwest desert.

LRV ⓘ
45.02



19 Lily Street Front Photos (color for approval is the bottom color painted to the left of the front door)





Front clapboards to be painted.

Nantucket Fog is the 3rd color next to the window



17 and 15 Lily Street (next door)



18 Lily Street (across the street)



21 Lily Street (next door)

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



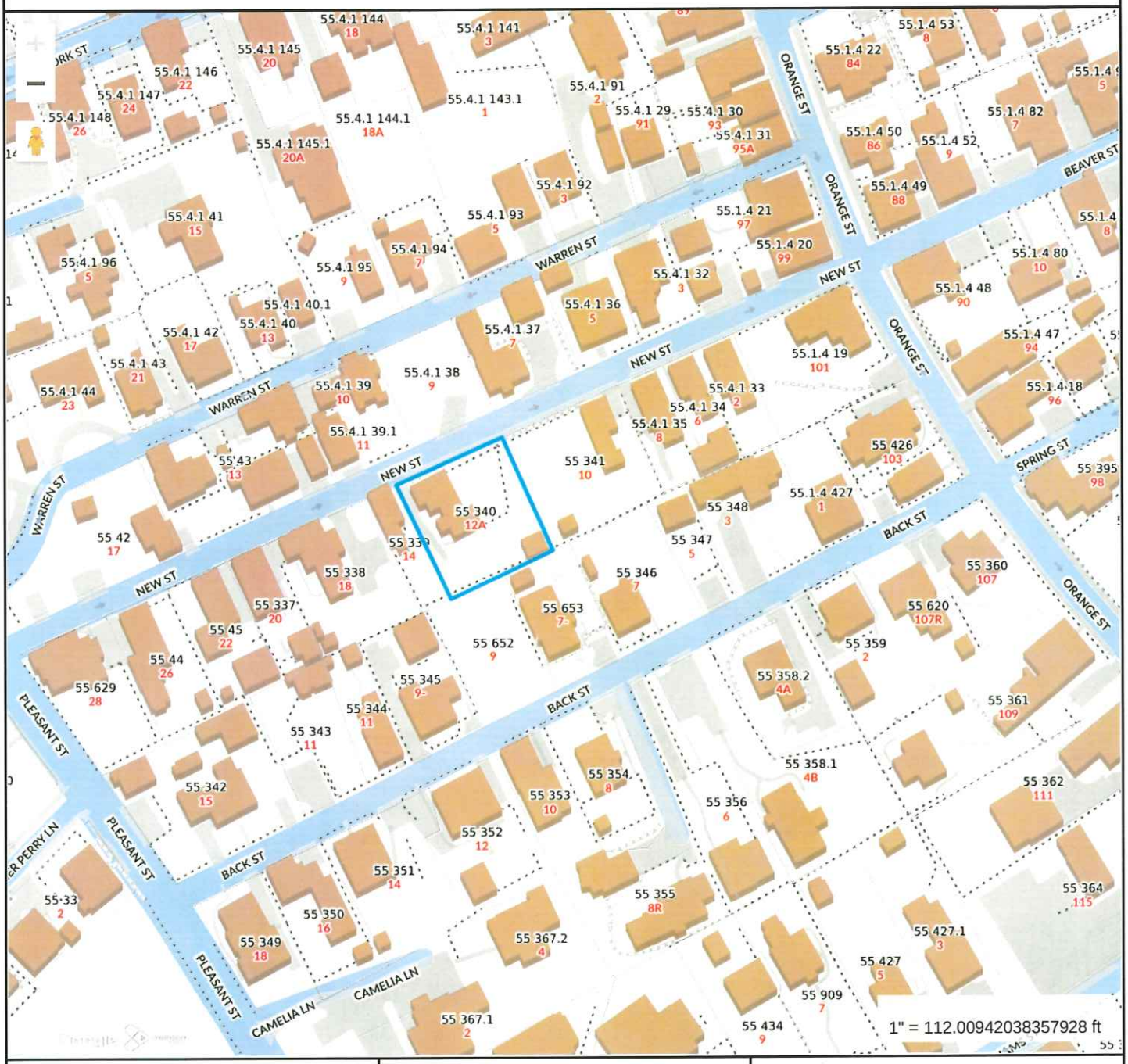
N

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 _____

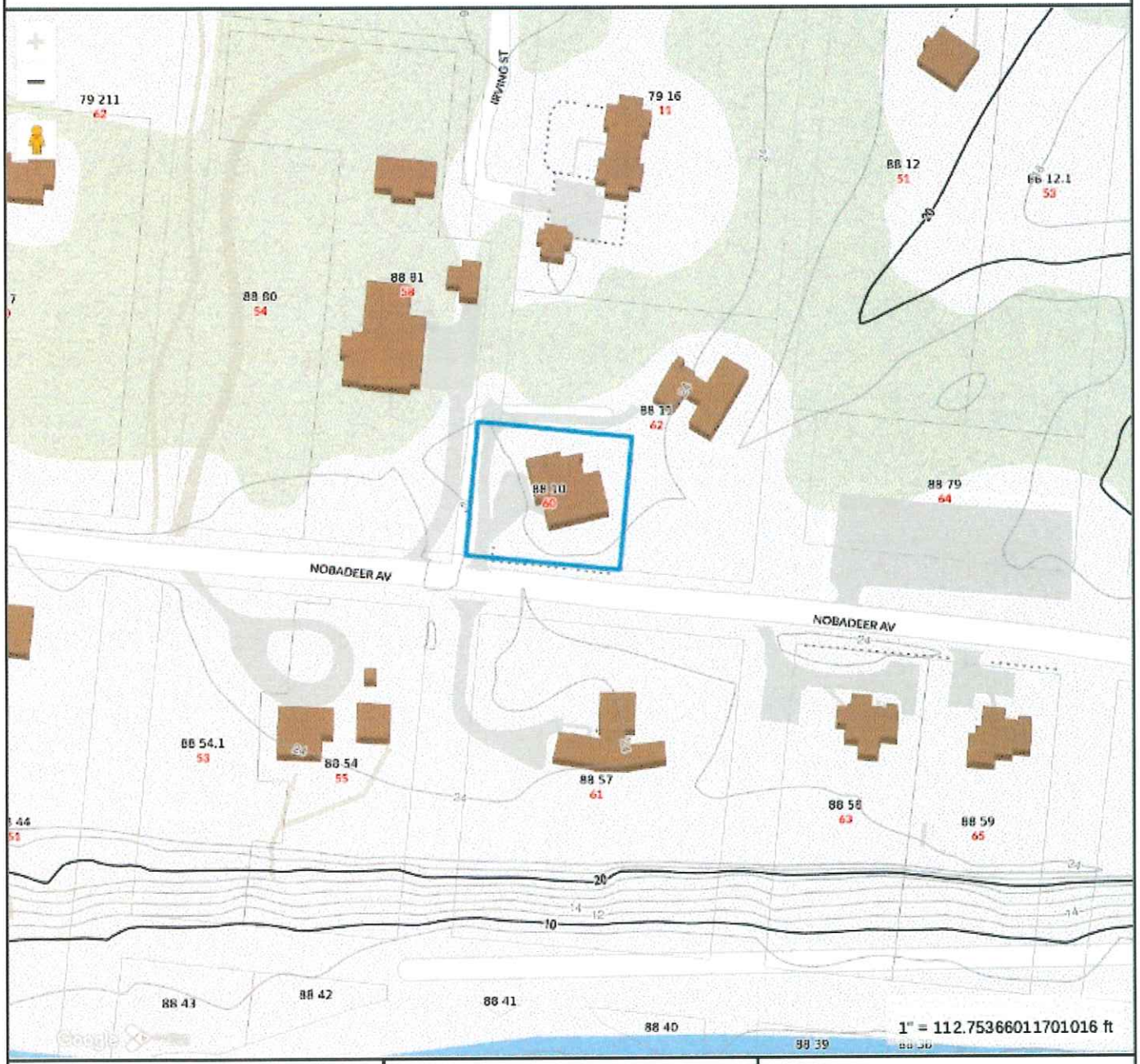
Attach manufacturer's color samples if color is not from HDC approval list.

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

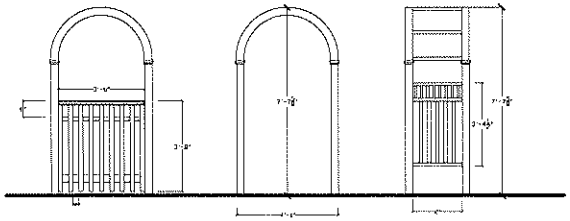
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

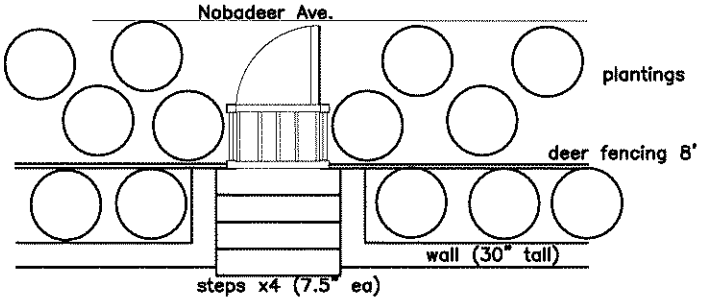
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

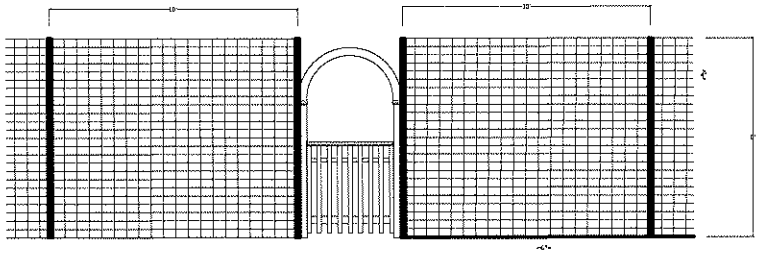
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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**								

9589 0710 5270 2355 1646 56

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

Postage
$

Total Postage and Fees
$

Postmark Here

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NANTUCKET ISLANDS LAND BANK

Street and Apt. No., or PO Box No.
22 BROAD ST

City, State, ZIP+4®
NANTUCKET, MA 02554

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PAYTE J MICHAEL

Street and Apt. No., or PO Box No.
1 WEWEEDER

City, State, ZIP+4®
NANTUCKET, MA 02554

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VON PECHMANN FREDERICK & JANET

Street and Apt. No., or PO Box No.
537 WEEPING WILLOW LN

City, State, ZIP+4®
ST AUGUSTINE, FL 32080

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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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- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fees
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SURFSIDE GARDENS LLC

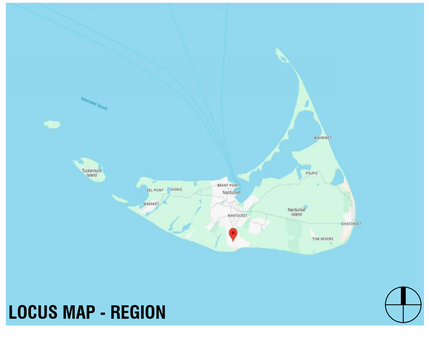
Street and Apt. No., or PO Box No.
PO BOX 611

City, State, ZIP+4®
NANTUCKET, MA 02554

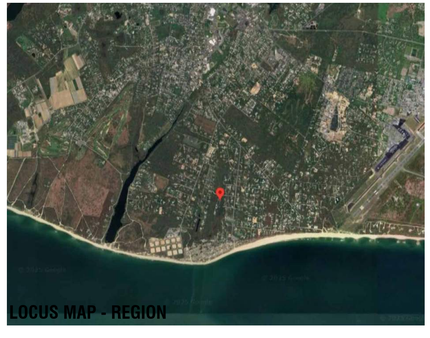
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

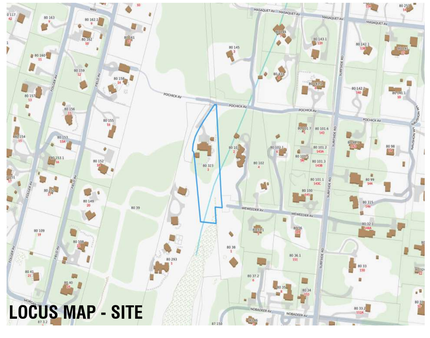
3PA MAIN HOUSE





LOCUS MAP - REGION


LOCUS MAP - REGION


LOCUS MAP - SITE

HDC SUBMISSION
MAIN HOUSE
04/21/2025

DRAWING INDEX - HDC

SHEET NUMBER	SHEET NAME	04/21/2025 - HDC SUBMISSION
HDC-00	TITLE SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	WINDOW AND DOOR LEGENDS	•
HDC-03	SITE SURVEY	•
HDC-04	EXISTING CONDITIONS	•
HDC-05	SITE PLAN	•
HDC-06	BUILDING ELEVATIONS	•
HDC-07	BUILDING ELEVATIONS	•
HDC-08	BASEMENT CONSTRUCTION PLAN	•
HDC-09	FIRST FLOOR CONSTRUCTION PLAN	•
HDC-10	SECOND FLOOR CONSTRUCTION PLAN	•
HDC-11	ROOF CONSTRUCTION PLAN	•

ZONING INFORMATION

MAP/PARCEL	80/232
CURRENT ZONING	LUG-2
MIN. FRONTAGE	150 FT
FRONT SETBACK	35 FT
SIDE/READ SETBACK	15 FT
MAX. BUILDING HEIGHT	30 FT
LOT SIZE	100,040 SF
GROUND COVER ALLOWED	4%
GROUND COVER MAXIMUM	4,001 SF
PROPOSED MAIN HOUSE G.C.	2,935 SF
PROPOSED WELLNESS PAVILION G.C.	344 SF
PROPOSED OFFICE / GUEST HOUSE G.C.	336 SF
PROPOSED GARAGE / STUDIO G.C.	308 SF
PROPOSED SHED G.C. (NOT INCLUDED IN TOTAL PROPOSED G.C.)	(192 SF)
TOTAL PROPOSED G.C.	3,923 SF

EXTERIOR COLORS

SASH: BLACK
TRIM: NATURAL

3PA
MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

CONTRACTOR

STRUCTURAL ENGINEER

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

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

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

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

TITLE SHEET

HDC-00

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

CEDAR SHINGLE ROOFS AND SIDEWALLS:

MATERIAL SPECIFICATION:

A. WORKSHOP/APD STANDARD

- ROOF: WESTERN RED CEDAR SHINGLE - GRADE 1 OR A PERFECTION - 18" SHINGLE WITH 3/8" BUTT U.O.N.
- SIDEWALL: EASTERN WHITE CEDAR SHINGLE - GRADE A EXTRA CLEAR – 16" SHINGLE WITH 3/8" BUTT U.O.N.
- TRIM MATERIAL: RAKE, FASCIA, TRIM, AND SHINGLE-GROUND AT INSIDE CORNERS: A&BTR WESTERN RED CEDAR, PROVIDE 5/4 NOMINAL (1 1/16" ACTUAL) CORNER BOARDS, 1X NOMINAL (3/4" ACTUAL) RUNNING TRIM MINIMUM U.O.N. ALTERNATIVE THICKNESSES USED UPON REQUEST.

B. (ALTERNATIVE: ALASKAN YELLOW CEDAR CAN BE USED UPON REQUEST WHERE LENGTH OF WARRANTEE, SLOWER WEATHERING AND AVAILABILITY ARE FLAGGED FOR CONSIDERATION)

ROOFS:

1. ALL CEDAR ROOFS SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OUTLINED IN CMR 1507.8 AND THESE SPECIFICATIONS. IN THE CASE OF ANY CONFLICTS THE CODE SHALL GOVERN.
2. ALL SHINGLES TO BE OF NATURALLY DURABLE WESTERN RED CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR PERFECTION. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
3. PROVIDE FIRE-RETARDANT RATED SHINGLES WHERE REQUIRED BY TOWN OF NANTUCKET AND IN ACCORDANCE WITH CMR 1507.1 AND 1507.6. SEE CURRENT FIRE-RETARDANT MAPS FOR REQUIRED AREAS. MAINTAIN PROOF OF SHINGLE FIRE RATING INCLUDING MANUFACTURED UNIT, MANUFACTURER, TREATING COMPANY, AND TESTING AGENCY AND PROVIDE TO OWNER UPON COMPLETION OF PROJECT.
4. 5/8" TAPER SAWN SHINGLES WILL NOT BE ACCEPTED IN A ROOFING APPLICATION.
5. FASTENERS FOR WOOD SHINGLES SHALL BE MARINE GRADE 316 U.O.N. WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. EXPOSURE NOT TO EXCEED VALUES SHOWN IN TABLE 1507.8.7. CONFIRM EXPOSURE WITH ALL ROOF SLOPES. UNLESS OTHERWISE NOTED TYPICAL EXPOSURE TO BE 5 " U.O.N.
7. SHINGLES TO BE INSTALLED OVER ADEQUATE UNDERLAYMENT AND SOLID SHEATHING. BREATHER UNDERLAYMENT PRODUCTS WILL NOT BE ACCEPTED.
8. ROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET. UNDERLAYMENT TO EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. DOES NOT APPLY TO ROOFS THAT DO NOT CONTAIN CONDITIONED SPACE.
9. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
10. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
11. PROVIDE COPPER ALGAE STRIPS EVERY 4' TO 5' DEPENDING ON ROOF SIZE.
12. FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE OF METAL, SHALL NOT BE LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL. VALLEY FLASHING SHALL EXTEND AT LEAST 11 INCHES FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1 INCH (25 MM) HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING.
13. PROVIDE MAXIMUM SHINGLE OVERHANG OF ¾" AT ALL EXTENTS AND A DOUBLE FULL BUTT STARTING COURSE.
14. PROVIDE LACED SHINGLE CAP AT ALL ROOF RIDGES U.O.N.

SIDEWALLS:

1. ALL SHINGLES TO BE OF NATURALLY DURABLE EASTERN WHITE CEDAR AND HAVE A MINIMUM GRADING OF 1, A,
OR EXTRA-CLEAR. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
2. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. TYPICAL EXPOSURE TO BE 5" U.O.N.
3. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
4. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
5. FASTENERS FOR WOOD SHINGLES SHALL BE CORROSION RESISTANT WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SHINGLE EXPOSURE AT SIDEWALLS CAN BE FEATHERED BY UP TO 1" PER COURSE TO A MINIMUM OF 4" AND MAXIMUM OF 6" TO OBTAIN CRITICAL DESIGN ALIGNMENTS AT BUILDING CORNERS, OPENINGS, TRIM, OR ADJACENT FINISHES (I.E., SHIPLAP JOINTS ETC.)
7. SHINGLES TO BE APPLIED OVER SUITABLE VAPOR BARRIER. ALL FELT BARRIERS TO BE RATED MINIMUM OF 30LB HEAVY DUTY OR APPROVED EQ.
8. WHERE TYPICAL WEAVED COTTAGE CORNERS ARE NOTED – GENERAL CONTRACTOR IS TO PROVIDE A MOCK-UP FOR REVIEW AND APPROVAL.

GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE CONSTRUCTION OF A NEW 1.5-STORY, 10,185 SF, SINGLE-FAMILY PRIMARY DWELLING, NEW 1.5-STORY, 3,844 SF SECONDARY DWELLING, AND A DETACHED SINGLE STORY, 540 SF GARAGE. GARAGE IS CONNECTED TO THE SECONDARY DWELLING WITH A COVERED BREEZEWAY. MAIN HOUSE, GUEST HOUSE, AND GARAGE ARE ALL CONNECTED WITH A FULL BASEMENT AND SHARE FOUNDATION WALLS & SLABS. 192 SF ZONING SHED TO BE USED AS A POOL CABANA IN THE LANDSCAPE.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTORS, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHWORK REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A OOF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFEICIENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NALING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

DEFINITIONS

NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL. PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

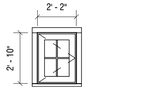
GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHAL

WINDOW TYPES



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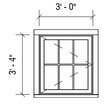

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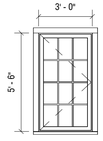

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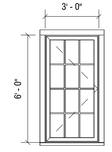

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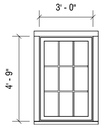

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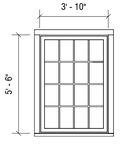
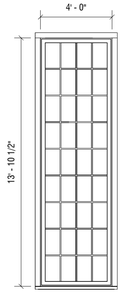
MFGR: CUSTOM

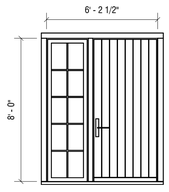


G TYPE: 16 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: FIXED
MFGR: CUSTOM

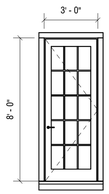


H TYPE: 36 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: FIXED
MFGR: CUSTOM

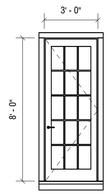
DOOR TYPES



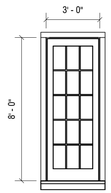
01 TYPE: ENTRY DOOR W/ SIDE LITE
SASH: BLACK
TRIM: NATURAL
MODEL: SWING
MFGR: CUSTOM



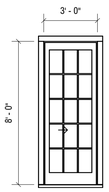
02 TYPE: 15 LITE - 1 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: SWING
MFGR: CUSTOM



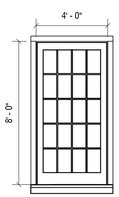
03 TYPE: 15 LITE - 1 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: SWING - OUT
MFGR: CUSTOM



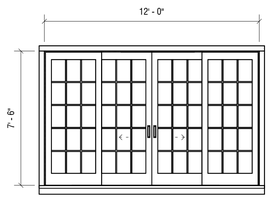
04 TYPE: 15 LITE - 1 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: FIXED
MFGR: CUSTOM



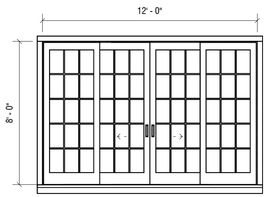
05 TYPE: 15 LITE - 1 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: SLIDING
MFGR: CUSTOM



06 TYPE: 20 LITE - 1 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: FIXED
MFGR: CUSTOM



07 TYPE: 15 LITE - 4 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: SLIDING
MFGR: CUSTOM



08 TYPE: 15 LITE - 4 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: SLIDING
MFGR: CUSTOM

3PA
MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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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
T: (508) 325-0044

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01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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SHEET FIRST ISSUE:	04/21/2025
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PROJ. NO.	PROJECT NUMBER

WINDOW AND DOOR LEGENDS

HDC-02

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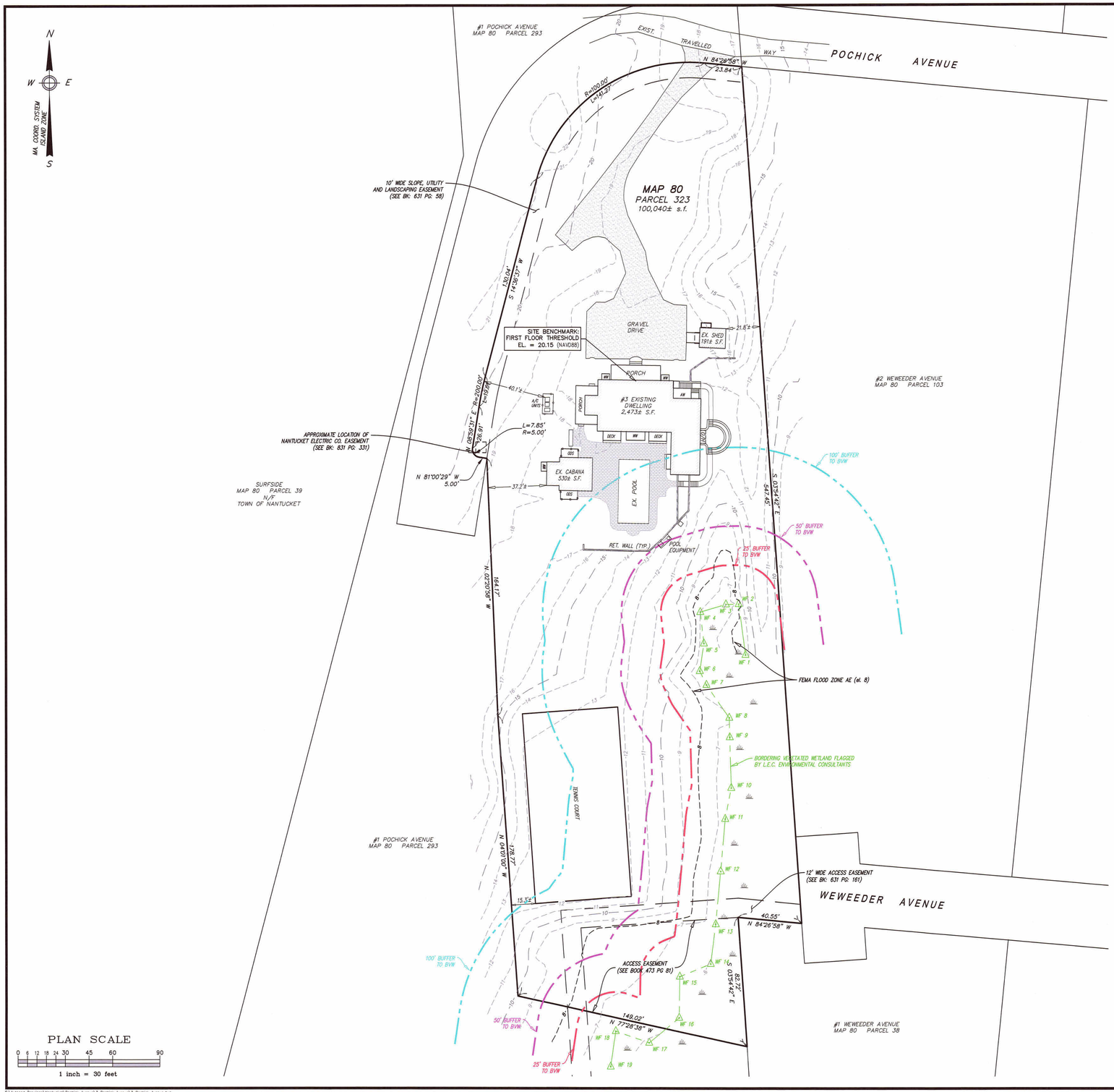


PLAN SCALE

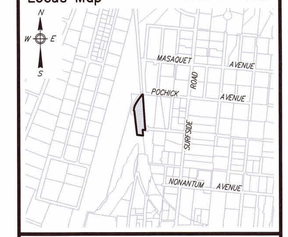
0 6 12 18 24 30 45 60 90

1 inch = 30 feet

S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

Locus Map

Scale: 1" = 1000'



Notes

1. LOCUS: #3 POCHICK AVENUE MAP 80 PARCEL 323
2. OWNER: 3 POCHICK SURFSIDE, LLC 133 WHITTREDGE RD. SUMMIT, NJ 07901
3. DEED REF: Bk: 1785 Pg: 222
4. PLAN REF: Plan No. 03–21 (LOT 3)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0151–G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG–2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	100,040± s.f.
FRONTAGE:	150'	354.52'
FRONT YARD:	35'	40.1'±
SIDE/REAR YARD:	15'	15.3'±
GROUND COVER:	4% (MAX) (4,002 s.f.)	3.0% (3,003± s.f.)

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

3/27/24

Prepared By:

BRACKEN ENGINEERING, INC

49 HERRING POND ROAD
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(fax) 508.833.2282

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

EXISTING CONDITIONS PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

3 POCHICK SURFSIDE LLC

#3 POCHICK AVENUE
MAP 80 PARCEL 323

No.	Date	Revision Description	By
–	–	–	–

Date: MARCH 27, 2024 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 1 of 1

3PA

MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

ARCHITECT

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SITE SURVEY

HDC-03

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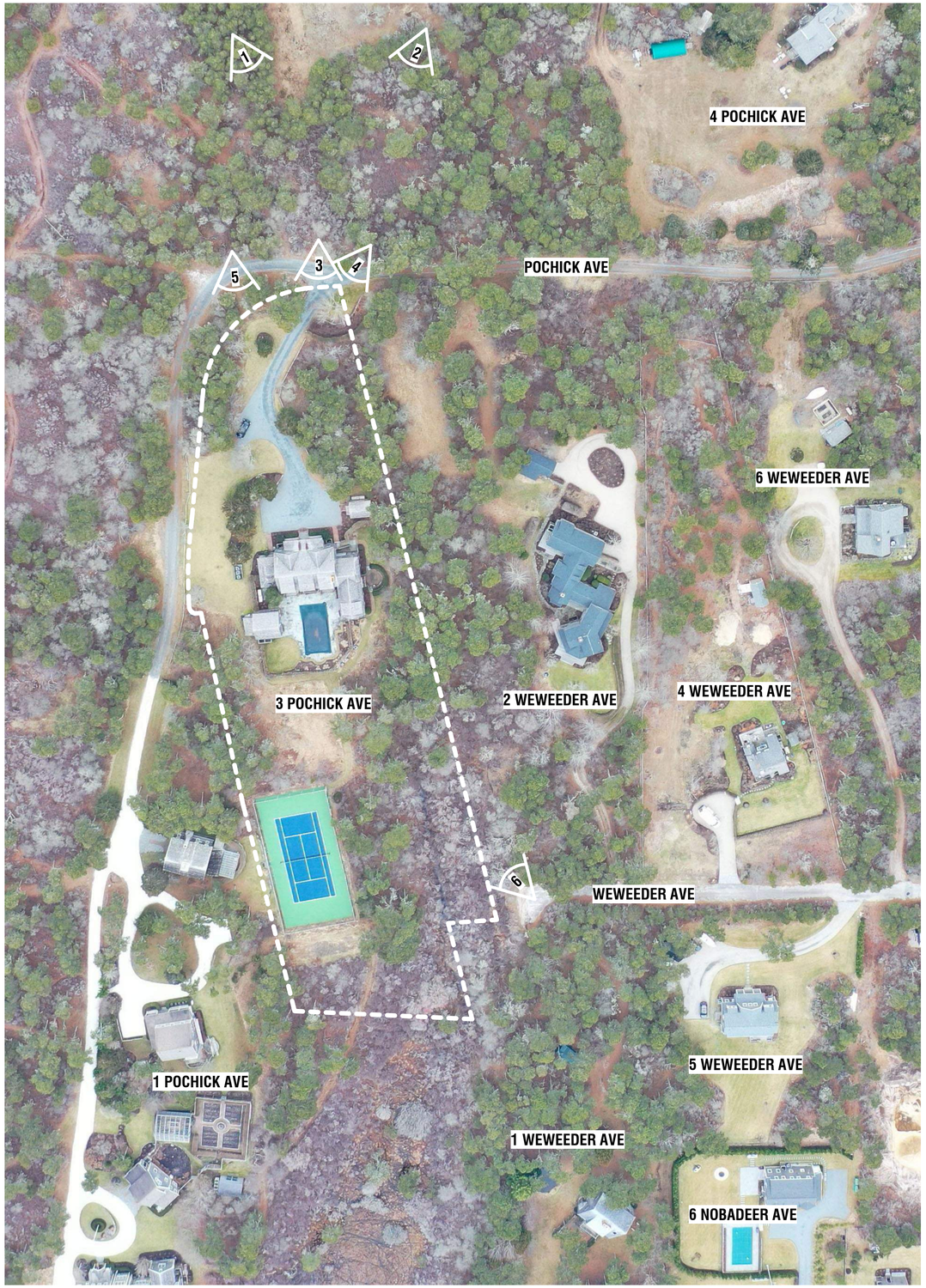



1. AERIAL VIEW - LOOKING SOUTHEAST



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

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EXISTING CONDITIONS

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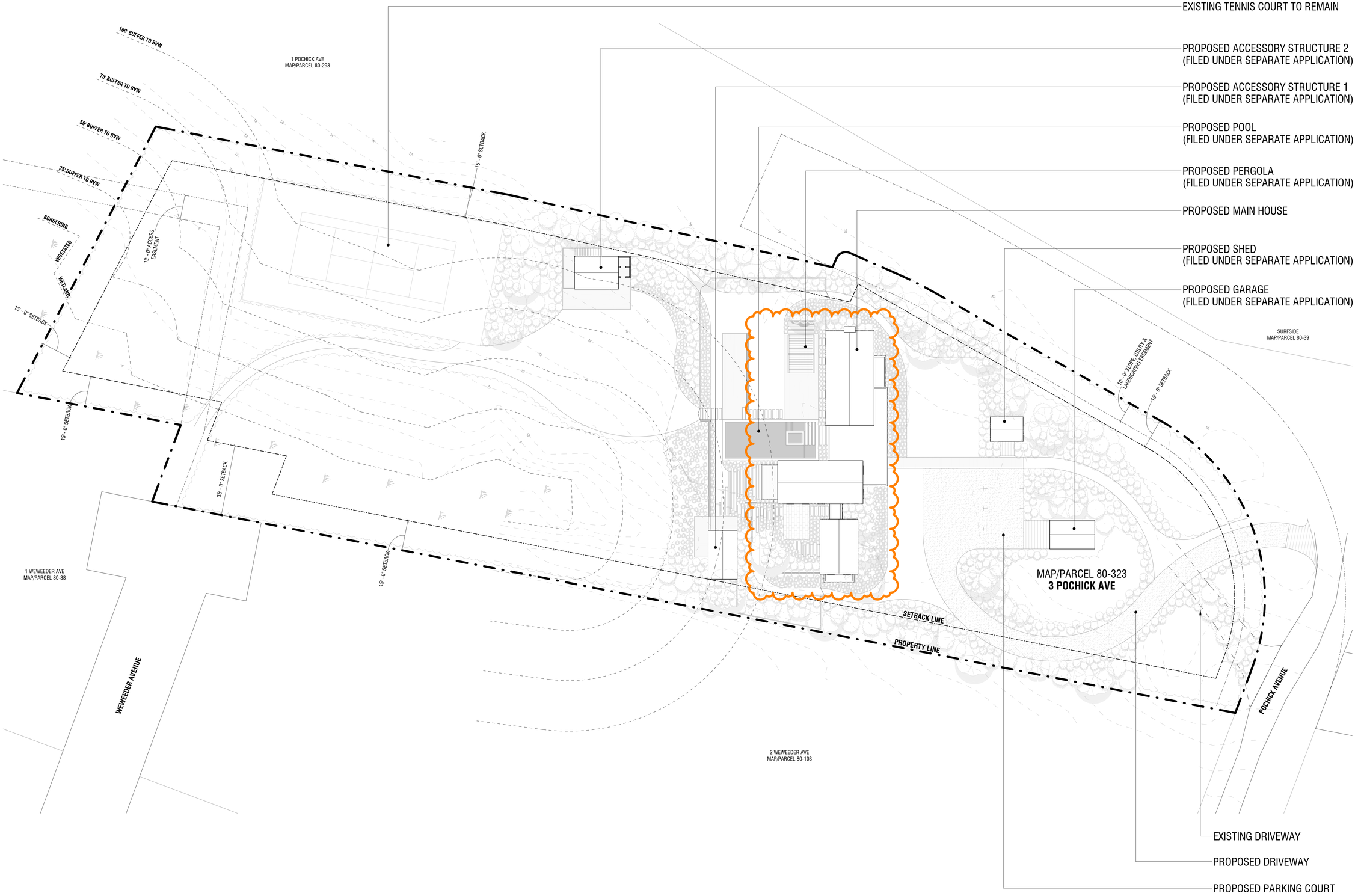

1 SITE PLAN

3/64" = 1'-0"

3PA

MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
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SITE PLAN

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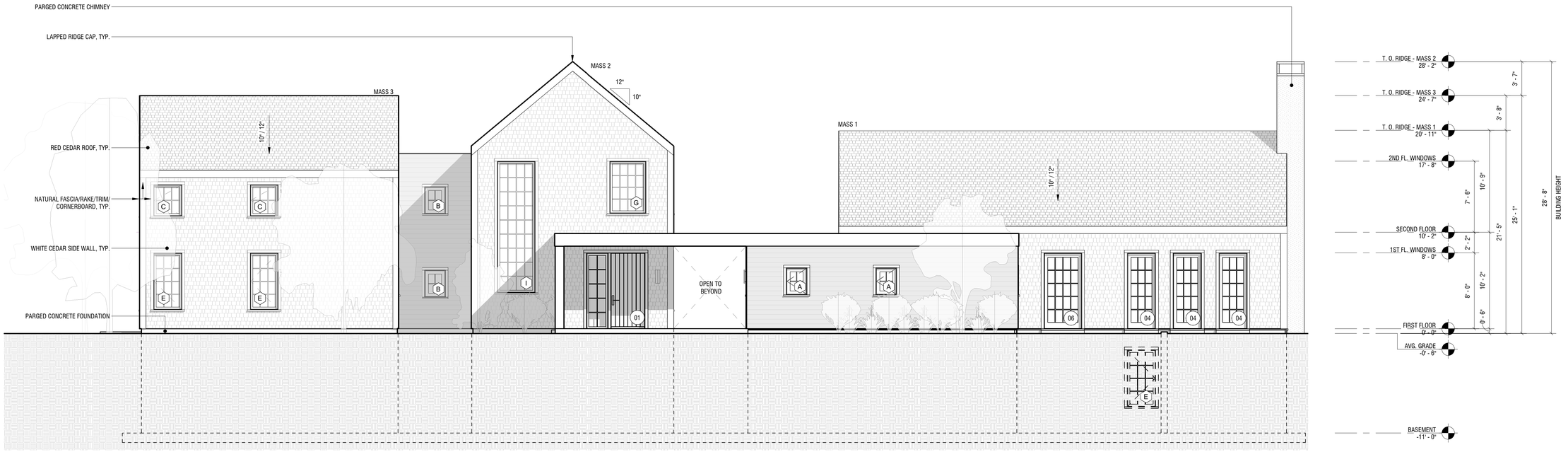
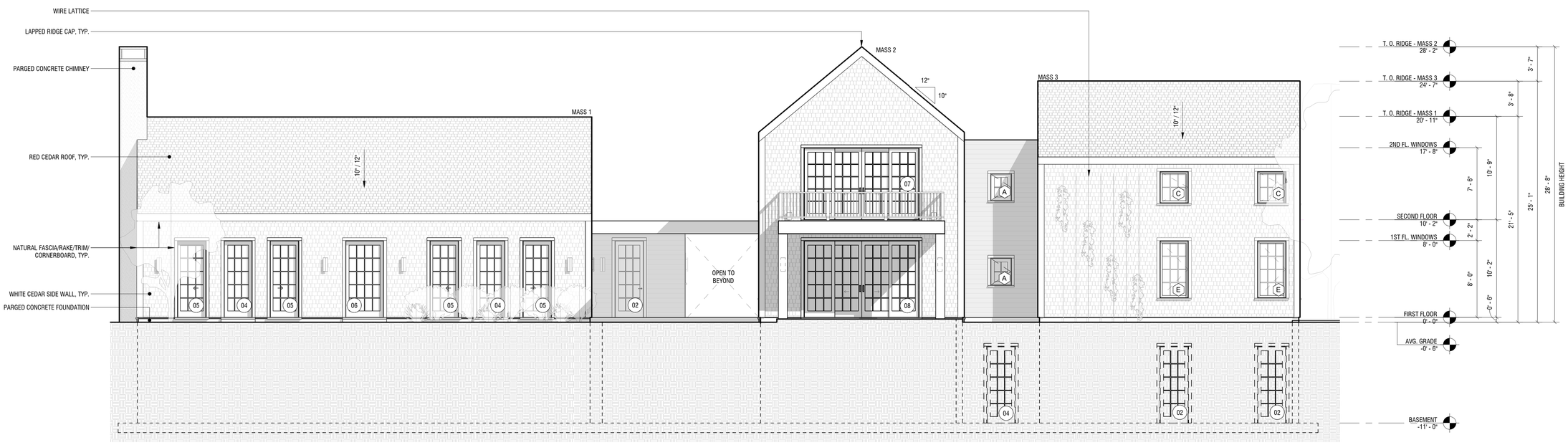


1 EXTERIOR ELEVATION - NORTH

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

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BUILDING ELEVATIONS

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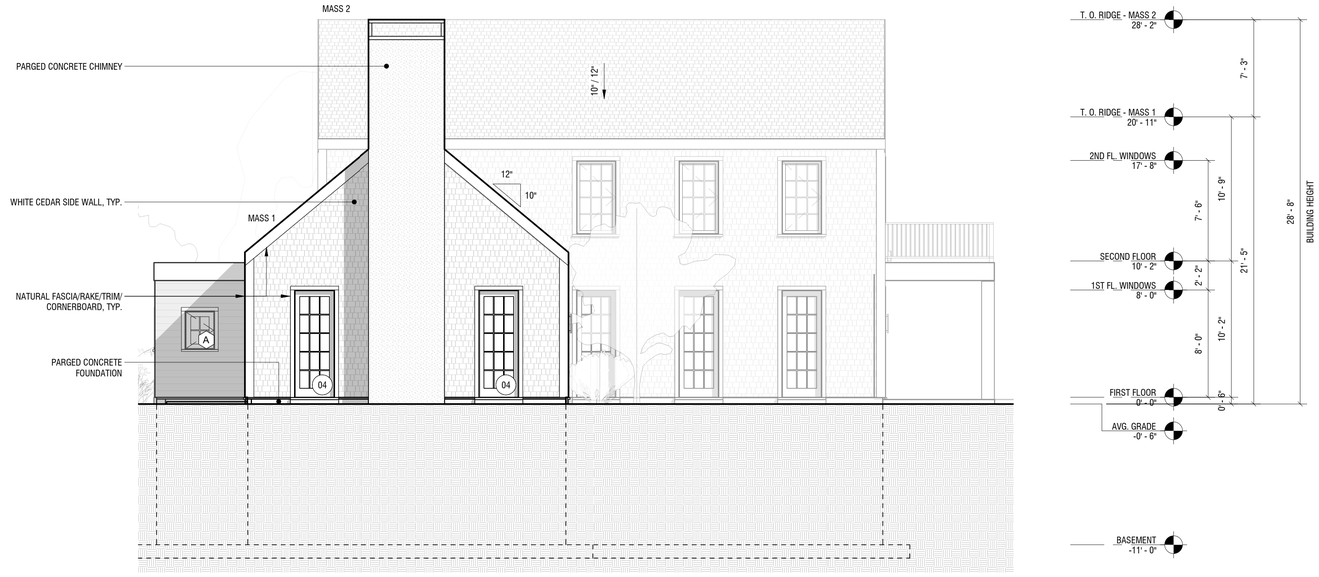

1 EXTERIOR ELEVATION - EAST

3/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST (MASS 3)

3/16" = 1'-0"

3PA

MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

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BUILDING ELEVATIONS

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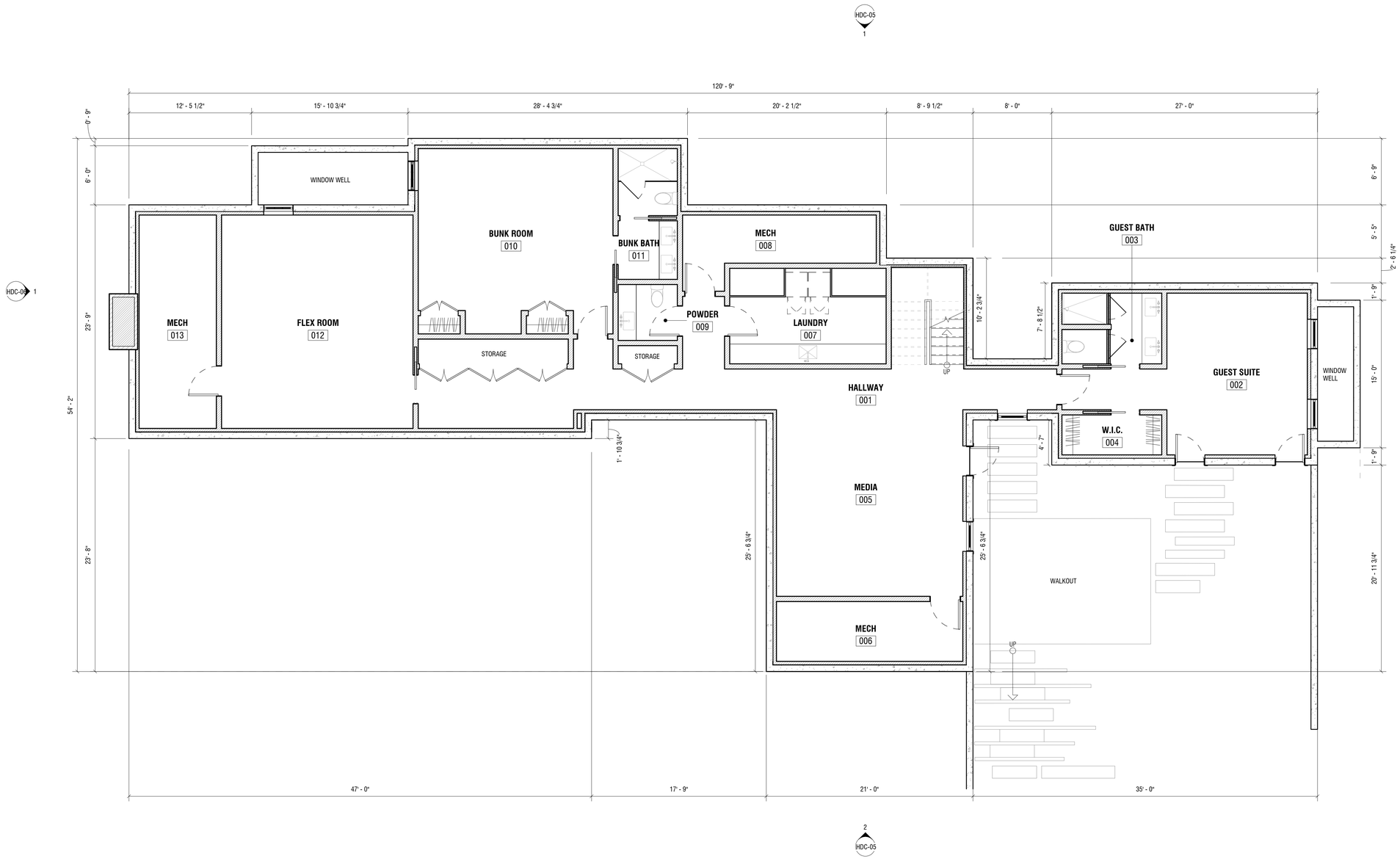

1 BASEMENT CONSTRUCTION PLAN

3/16" = 1'-0"

3PA

MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
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BASEMENT CONSTRUCTION PLAN

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1 FIRST FLOOR CONSTRUCTION PLAN

3/16" = 1'-0"

3PA

MAIN HOUSE

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NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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FIRST FLOOR CONSTRUCTION PLAN

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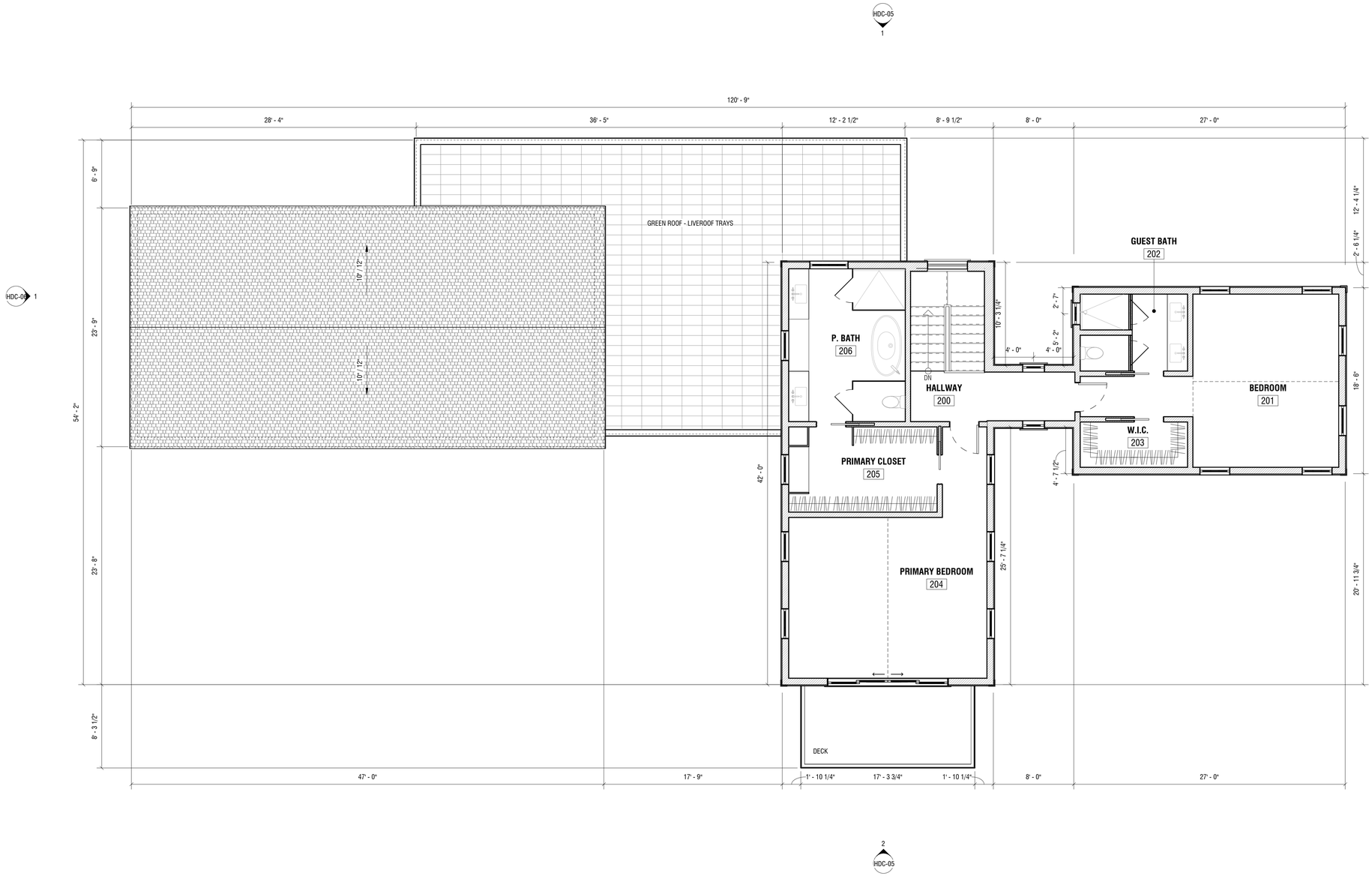

1 SECOND FLOOR CONSTRUCTION PLAN

3/16" = 1'-0"

3PA

MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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SECOND FLOOR CONSTRUCTION PLAN

HDC-10

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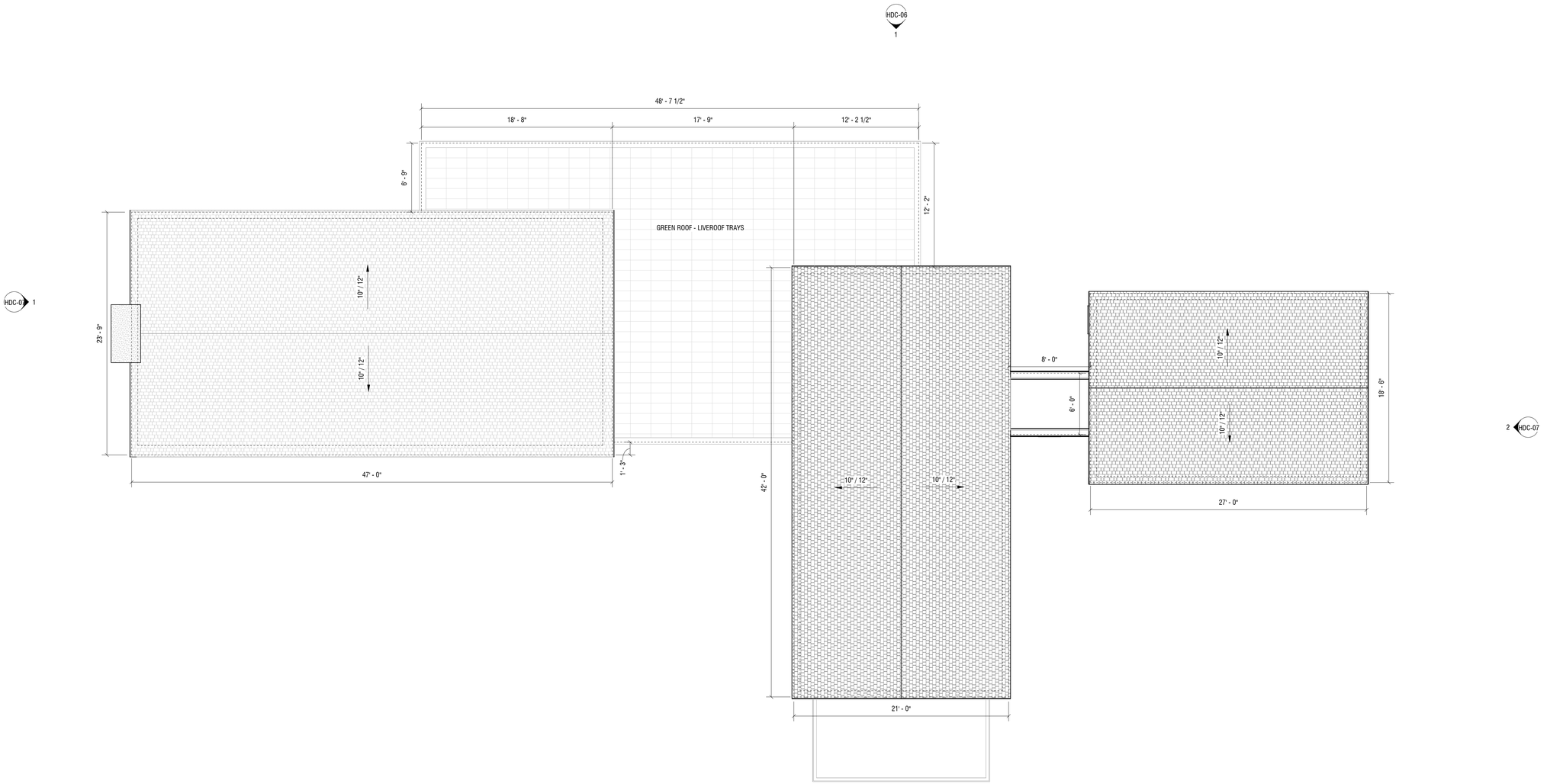

1 ROOF CONSTRUCTION PLAN

3/16" = 1'-0"

3PA

MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2024
SCALE:	3/16" = 1'-0"
PROJ. NO.	PROJECT NUMBER

ROOF CONSTRUCTION PLAN

HDC-11

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I SAMUEL TITONE (AS REPRESENTATIVE OF WORKSHOP/APD)

AS AGENT FOR 3 POCHICK SURFSIDE LLC

STREET ADDRESS 3 POCHICK AVE

MAP/PARCEL 80/232

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025.04.21

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Samuel W. Titone 2025.04.21

Signature AS REPRESENTATIVE OF WORKSHOP/APD Date

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

3PA - NEW GARAGE

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 232

Street & Number of Proposed Work: 3 POCHICK AVENUE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT NJ 07901

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: 7 NEW ST
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 14'-0" Sq. Footage 1st floor: 308SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 22'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

$61.60

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

Height of ridge above final finish grade: North 15'-5" South 15'-5" East 15'-5" West 15'-5"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim NATURAL Sash BLACK Doors BLACK
Deck _____ Foundation PARGED Fence _____ Shutters _____

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

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

Date 04/21/2025 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER 3 POCHICK SURFSIDE LLC

MAILING ADDRESS 133 WHITTREDGE RD, SUMMIT, NJ 07901

PROPERTY LOCATION 3 POCHICK AV

ASSESSORS MAP/PARCEL 80 / 323

SUBMITTED BY: Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

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

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.23 11:41:10 -05'00'

January 23, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 3 POCHICK AV

Tax Map Number: 80 Parcel Number: 323

Owner of Record: 3 POCHICK SURFSIDE LLC

Description of Proposal: New primary dwelling, garage, gym, shed, landscape and hardscaping.

Anticipated HDC Submission Date: 4/7/2025

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
80	38		PAYTE J MICHAEL		1 WEWEEDER	NANTUCKET	MA	02554	1 WEWEEDER AV
80	39		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	SURFSIDE
80	103		VON PECHMANN FREDERICK & JANET		537 WEEPING WILLOW LN	ST AUGUSTINE	FL	32080	2 WEWEEDER AV
80	145		3 MASAQUET LLC	C/O ROPES & GRAY LLP	800 BOYLSTON ST	BOSTON	MA	02199	3 MASAQUET AV
80	293		SURFSIDE GARDENS LLC		PO BOX 611	NANTUCKET	MA	02554	1 POCHICK AV
Count:	**5**								

9589 0710 5270 2355 1646 56

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- ☐ Certified Mail Restricted Delivery $
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Total Postage and Fees
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22 BROAD ST

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NANTUCKET, MA 02554

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PAYTE J MICHAEL

Street and Apt. No., or PO Box No.
1 WEWEEDER

City, State, ZIP+4®
NANTUCKET, MA 02554

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VON PECHMANN FREDERICK & JANET

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537 WEEPING WILLOW LN

City, State, ZIP+4®
ST AUGUSTINE, FL 32080

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MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
3 MASAQUET LLC

Street and Apt. No., or PO Box No.
C/O ROPES & GRAY LLP

City, State, ZIP+4®
800 BOYLSTON ST
BOSTON, MA 02199

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

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Postage
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Total Postage and Fees
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Sent To
SURFSIDE GARDENS LLC

Street and Apt. No., or PO Box No.
PO BOX 611

City, State, ZIP+4®
NANTUCKET, MA 02554

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

3PA GARAGE

HDC SUBMISSION
GARAGE
04/21/2025

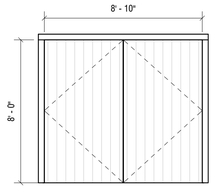


WINDOW TYPES



(1) TYPE: 4 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM

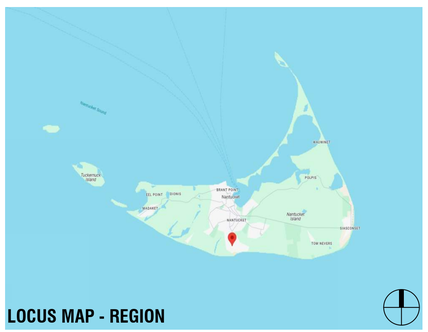
DOOR TYPES



(09) TYPE: GARAGE DOOR
SASH: BLACK
TRIM: NATURAL
MODEL: DOUBLE SWING
MFGR: CUSTOM

DRAWING INDEX - HDC

SHEET NUMBER	SHEET NAME	04/21/2025 - HDC SUBMISSION
HDC-00	TITLE SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	SITE SURVEY	•
HDC-03	EXISTING CONDITIONS	•
HDC-04	SITE PLAN	•
HDC-05	BUILDING ELEVATIONS & PLANS	•







ZONING INFORMATION

MAP/PARCEL	80/232
CURRENT ZONING	LUG-2
MIN. FRONTAGE	150 FT
FRONT SETBACK	35 FT
SIDE/READ SETBACK	15 FT
MAX. BUILDING HEIGHT	30 FT
LOT SIZE	100,040 SF
GROUND COVER ALLOWED	4%
GROUND COVER MAXIMUM	4,001 SF
PROPOSED MAIN HOUSE G.C.	2,935 SF
PROPOSED WELLNESS PAVILION G.C.	344 SF
PROPOSED OFFICE / GUEST HOUSE G.C.	336 SF
PROPOSED GARAGE / STUDIO G.C.	308 SF
PROPOSED SHED G.C. (NOT INCLUDED IN TOTAL PROPOSED G.C.)	(192 SF)
TOTAL PROPOSED G.C.	3,923 SF

EXTERIOR COLORS

SASH: BLACK
TRIM: NATURAL

3PA
GARAGE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

CONTRACTOR

STRUCTURAL ENGINEER

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

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

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

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

TITLE SHEET

HDC-00

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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 6-STORY, 10,185 SF, SINGLE-FAMILY PRIMARY DWELLING, NEW 1 5-STORY, 3,844 SF SECONDARY DWELLING, AND A DETACHED SINGLE STORY, 540 SF GARAGE. GARAGE IS CONNECTED TO THE SECONDARY DWELLING WITH A COVERED BREEZEWAY. MAIN HOUSE, GUEST HOUSE, AND GARAGE ARE ALL CONNECTED WITH A FULL BASEMENT AND SHARE FOUNDATION WALLS & SLABS. 192 SF ZONING SHED TO BE USED AS A POOL CABANA IN THE LANDSCAPE.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED, THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWINGS, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED ARDUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE DOUBLE JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
9. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
10. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
11. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
12. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
13. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
14. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
15. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
16. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
17. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
18. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
19. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
20. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
21. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
22. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
23. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
24. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

DEFINITIONS

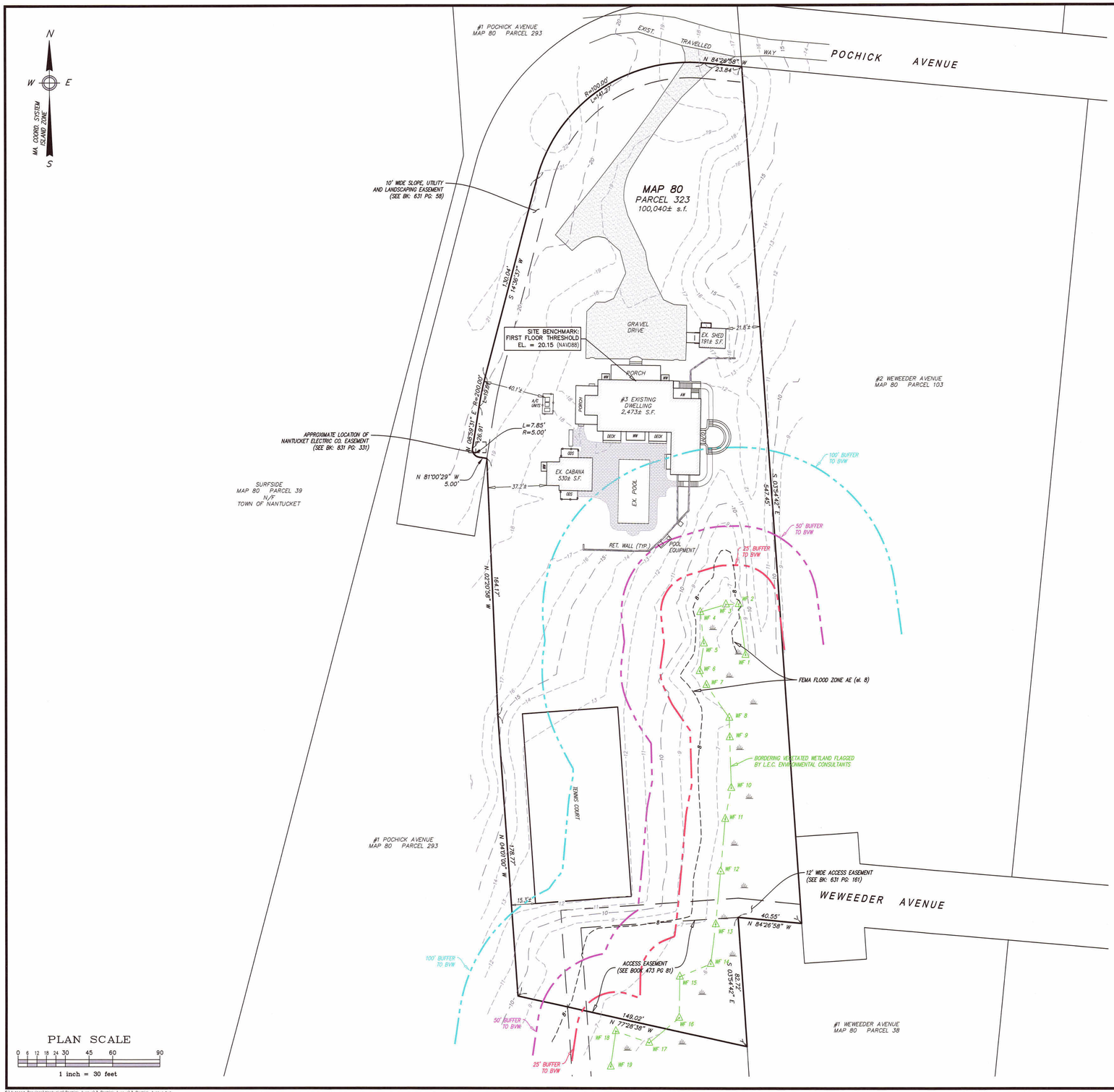
NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING;
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS INDICATED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP OF ALL FIXTURES AND TAP INTO ALL UTILITIES IS REQUIRED. CONTRACTOR SHALL INSTALL AND CHKK ALL PRESSURE REDUC



PLAN SCALE

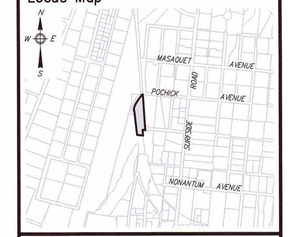
0 6 12 18 24 30 45 60 90

1 inch = 30 feet

S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

Locus Map

Scale: 1" = 1000'



Notes

1. LOCUS: #3 POCHICK AVENUE MAP 80 PARCEL 323
2. OWNER: 3 POCHICK SURFSIDE, LLC 133 WHITTREDGE RD. SUMMIT, NJ 07901
3. DEED REF: Bk: 1785 Pg: 222
4. PLAN REF: Plan No. 03–21 (LOT 3)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0151–G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG–2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	100,040± s.f.
FRONTAGE:	150'	354.52'
FRONT YARD:	35'	40.1'±
SIDE/REAR YARD:	15'	15.3'±
GROUND COVER:	4% (MAX) (4,002 s.f.)	3.0% (3,003± s.f.)

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

3/27/24

Prepared By:

BRACKEN ENGINEERING, INC

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

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

EXISTING CONDITIONS PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared For:

3 POCHICK SURFSIDE LLC

#3 POCHICK AVENUE
MAP 80 PARCEL 323

No.	Date	Revision Description	By
–	–	–	–

Date: MARCH 27, 2024 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 1 of 1

3PA

GARAGE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

ARCHITECT

WORKSHOP/APD

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

CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

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

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

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

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	
PROJ. NO.	PROJECT NUMBER

SITE SURVEY

HDC-02

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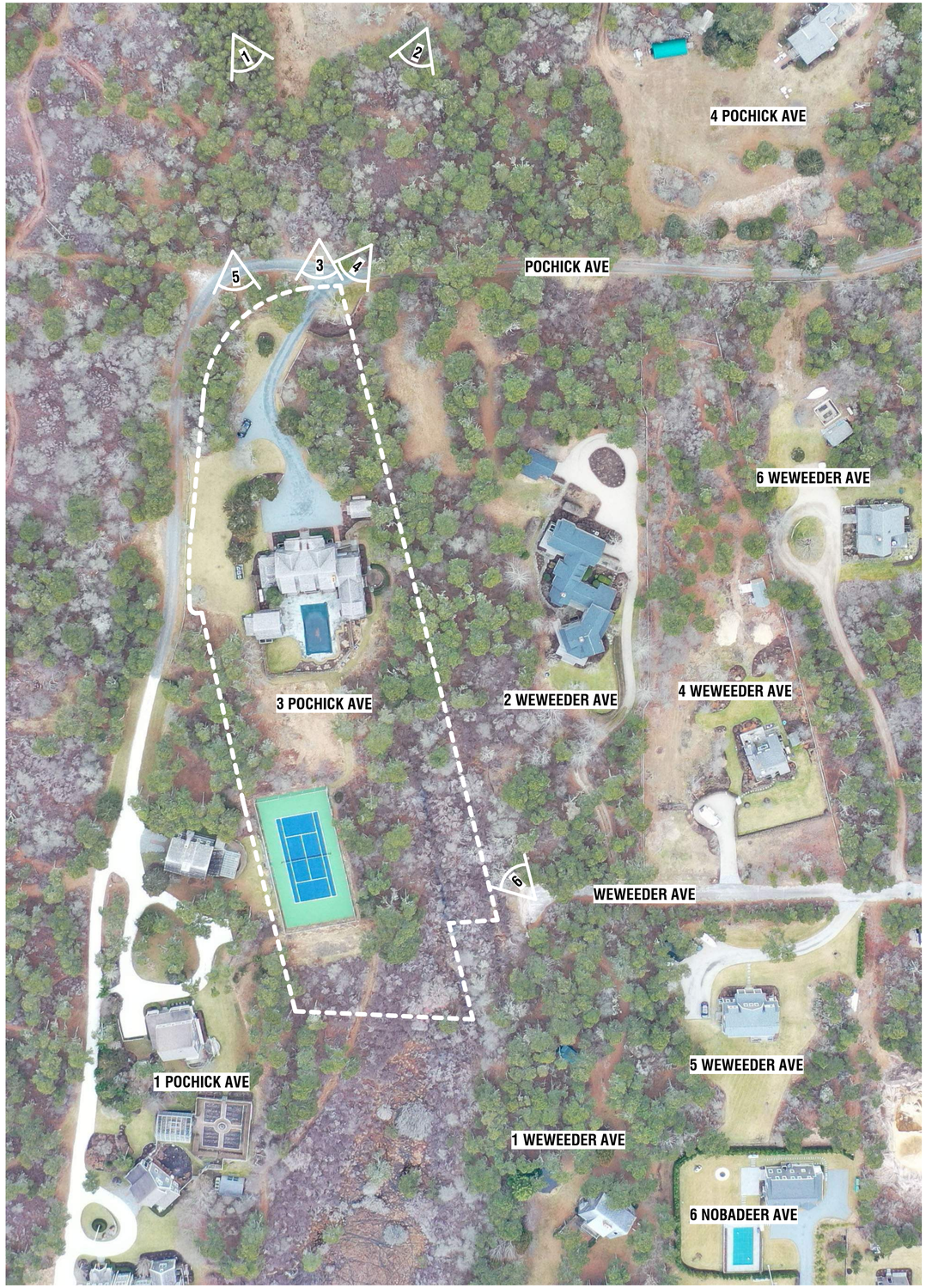



1. AERIAL VIEW - LOOKING SOUTHEAST



2. AERIAL VIEW - LOOKING SOUTHWEST



3. STREET VIEW - FROM POCHICK AVE



4. STREET VIEW - FROM POCHICK AVE



5. STREET VIEW - FROM POCHICK AVE



6. STREET VIEW - FROM WEWEEDER AVE

3PA

GARAGE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS

HDC-03

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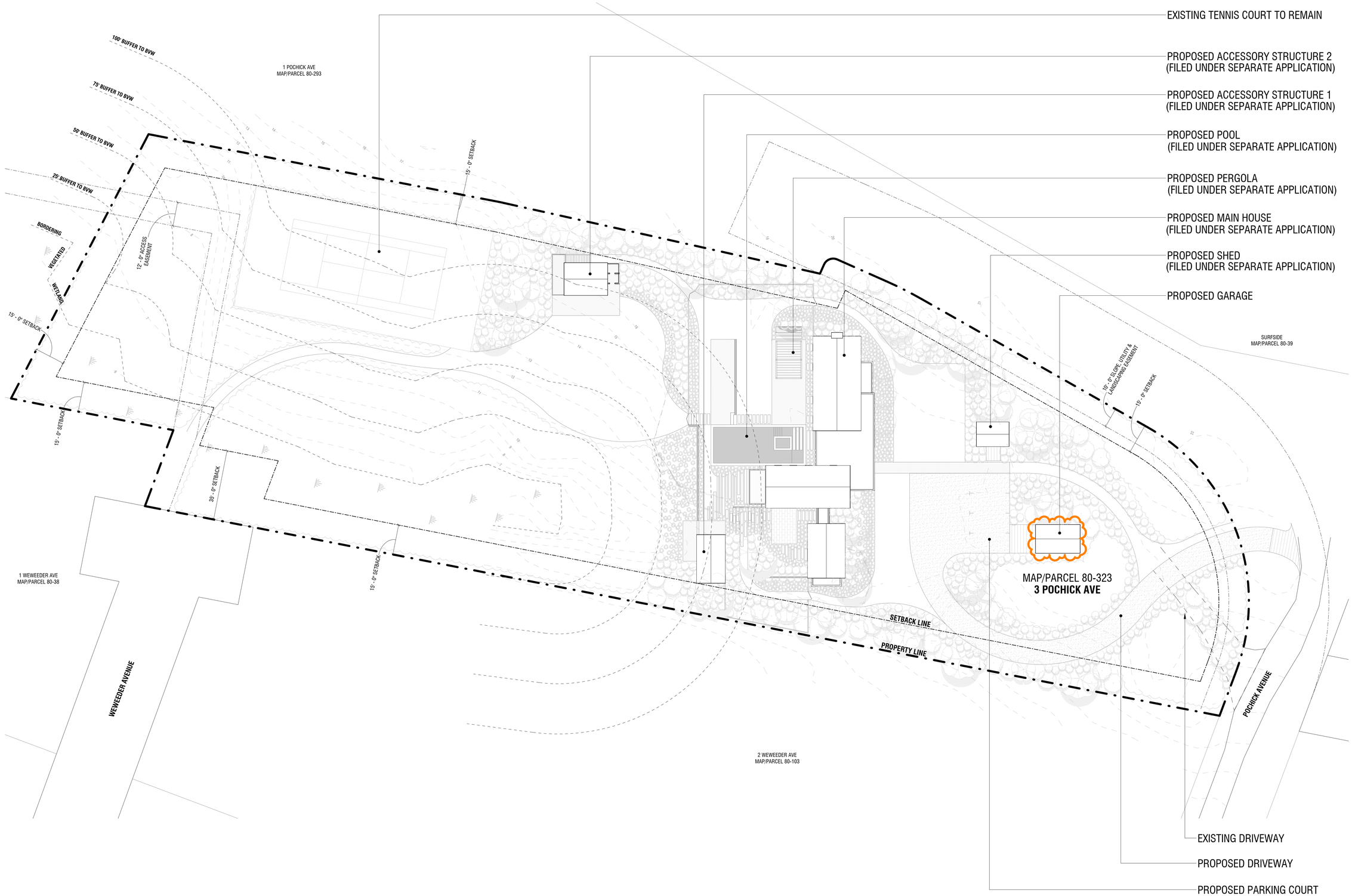

1 SITE PLAN

3/64" = 1'-0"

3PA

GARAGE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
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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:	3/64" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

HDC-04

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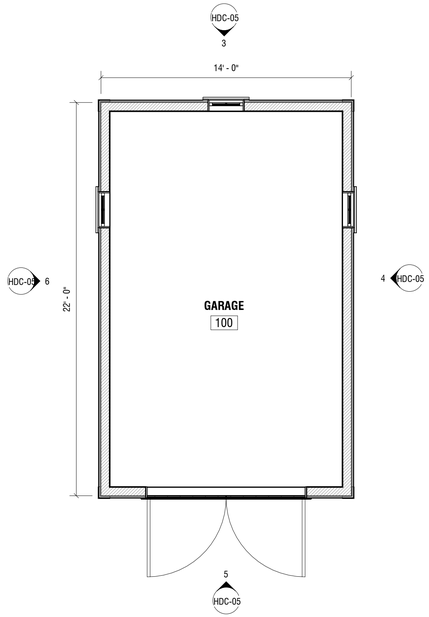
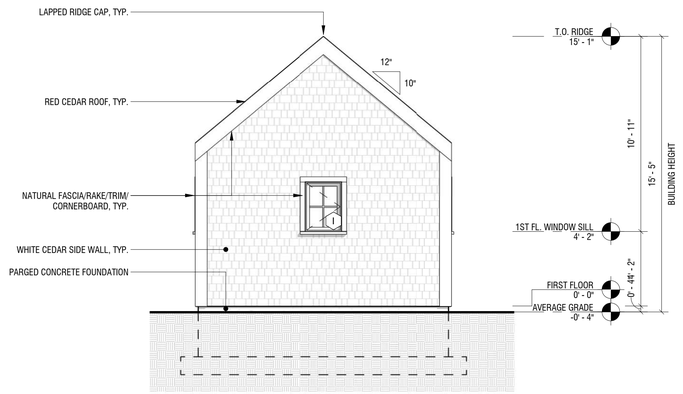


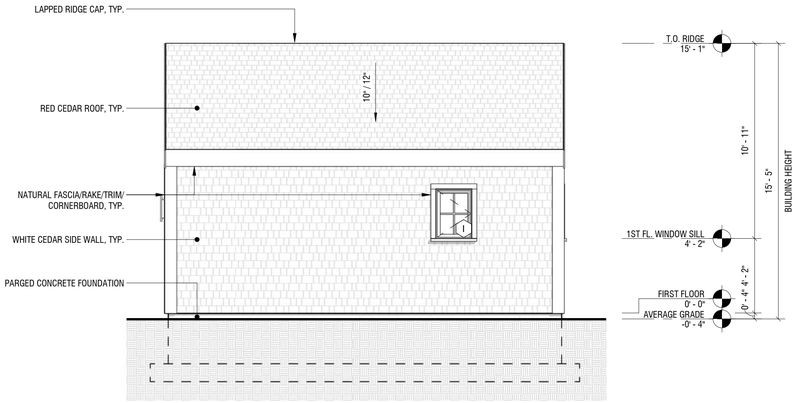
1 FIRST FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"



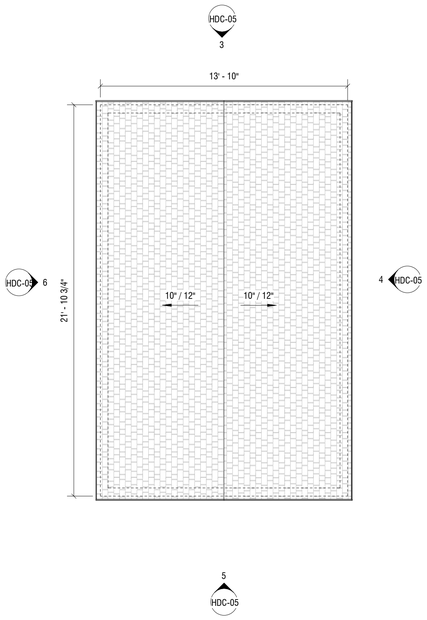
3 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



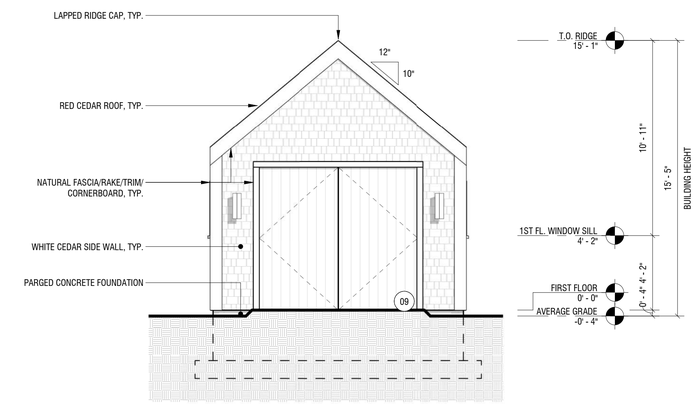
4 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



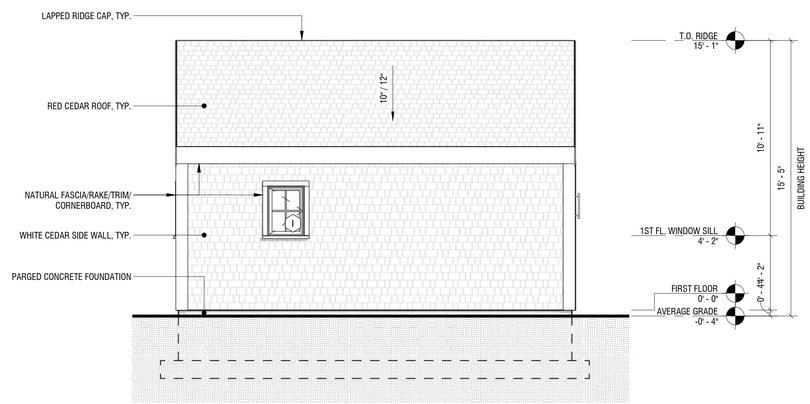
2 ROOF CONSTRUCTION PLAN

1/4" = 1'-0"



5 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



6 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

3PA

GARAGE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

ARCHITECT

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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

BUILDING ELEVATIONS & PLANS

HDC-05

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR 3 Pochick Surfside LLC

STREET ADDRESS 3 Pochick Ave

MAP/PARCEL 80/323

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

04/21/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Miroslava Ahern 04/04/2025

Signature Date

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 323

Street & Number of Proposed Work: 3 POCHICK AVE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT, NJ 07901

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY
NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☑ Fence ☑ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☑ Pool (Zoning District LUG2) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 45' Sq. Footage 1st floor: _____
Width: 18' Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 510 SF ☐ 1st floor ☐ 2nd floor
Size: 708 SF ☐ 1st floor ☐ 2nd floor
227 SF

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 4 FT
Type: HORIZONTAL
Length: 245 LF

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways GRAVEL Walkways GRANITE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required. APRON: GRANITE

COLORS

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

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

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

Date 04/04/2025 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 80/323



AERIAL MAP: 80/323



STREET VIEW 1



STREET VIEW 2

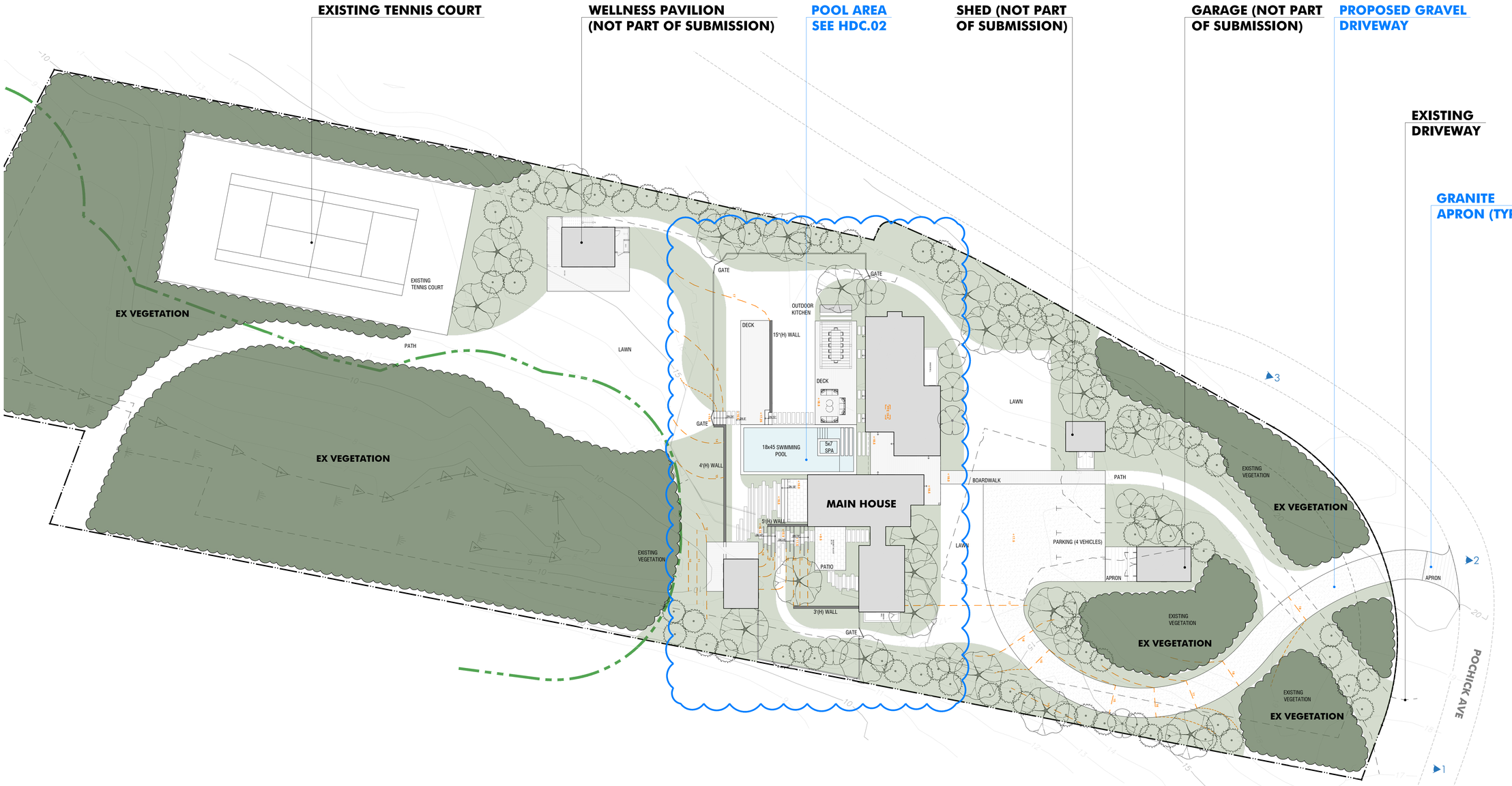


STREET VIEW 3



PLANT LEGEND

SYMBOL	NAME
	Existing vegetation to remain
	Native mix of trees, shrubs & grasses



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

3PA RESIDENCE

3 POCHICK AVE,
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD,
SUMMIT, NJ 07901

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

NAME
Address

PROPERTY INFO

ZONE: LUG-2
MAP / PARCEL: 80/323
LOT SIZE:
MIN. LOT SIZE: 80,000 SF

FRONTAGE: 150 FT
FRONT SETBACK: 35 FT
SIDE SETBACK: 15 FT

GROUND COVER:
MAX G.C.: 4%

REVISIONS

NO.	DATE	PROJECT PHASE

HARDSCAPE & POOL

HDC SUBMISSION

NOTES

DRAWING INFO

DATE	APRIL 4, 2025
SCALE	1"=20'-0"
DRAWN BY	VS

ISSUES

DATE	SET NAME

HDC-01

POOL & DECK AT GRADE

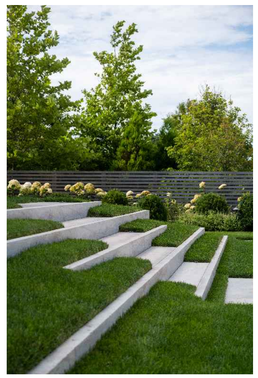


PARGED CONCRETE WALL

GRANITE RISERS AT GRADE

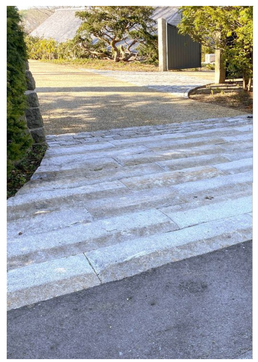


GRANITE PATIO



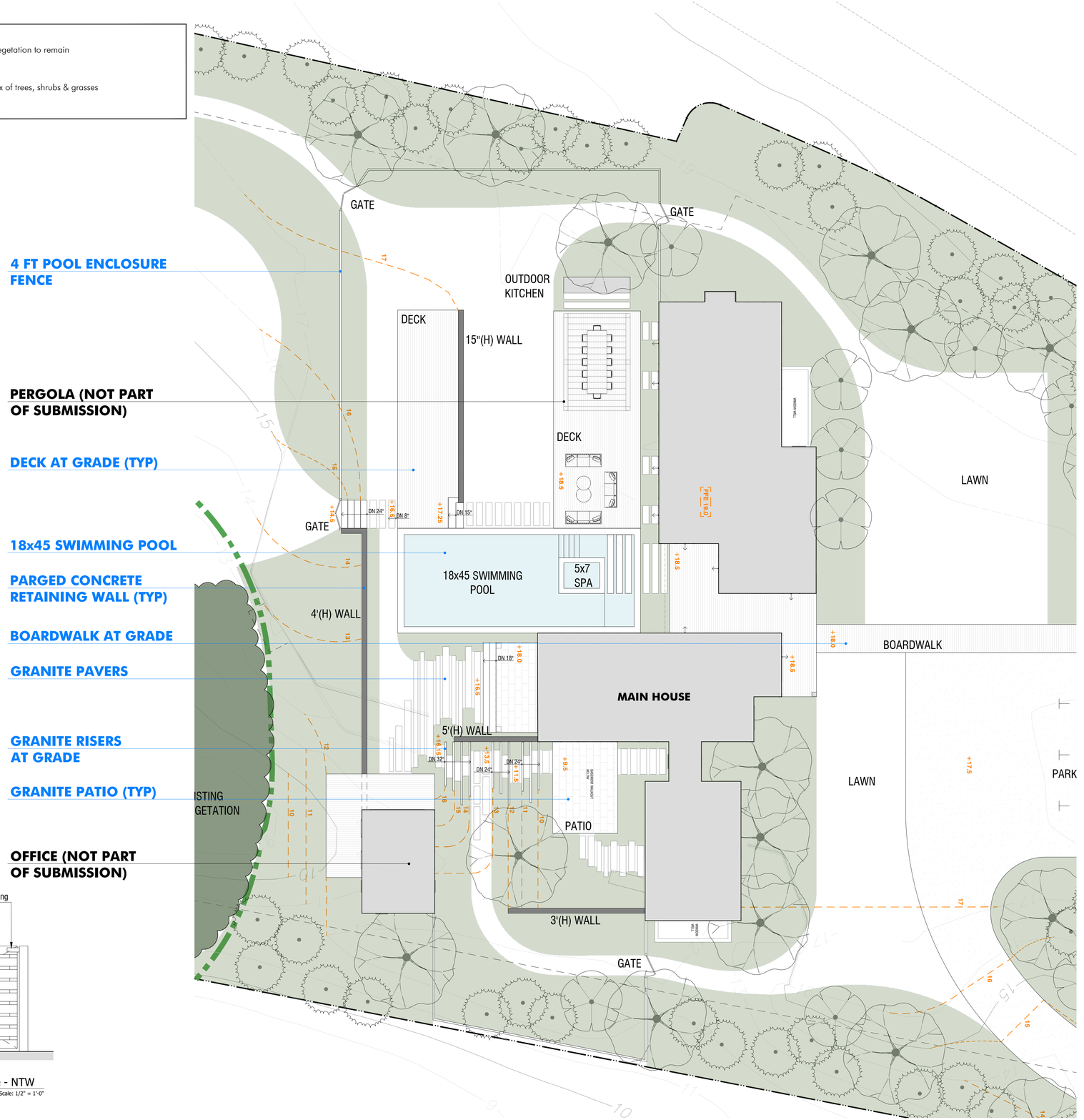
GRANITE APRON

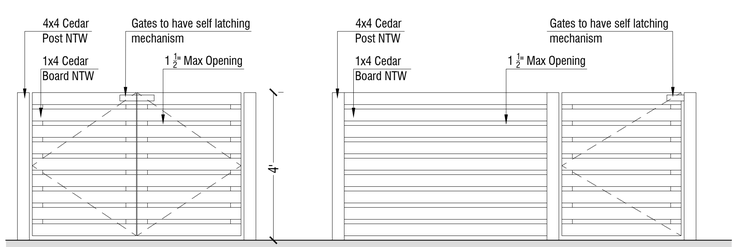




PLANT LEGEND

SYMBOL	NAME
	Existing vegetation to remain
	Native mix of trees, shrubs & grasses





01 POOL ENCLOSURE: Double Gate
Scale: 1/2" = 1'-0"

02 POOL ENCLOSURE: 4' Picket Fence and Gate - NTW
Scale: 1/2" = 1'-0"

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

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ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

NAME
Address

PROPERTY INFO

ZONE: LUG-2
MAP / PARCEL: 80/323
LOT SIZE:
MIN. LOT SIZE: 80,000 SF

FRONTAGE: 150 FT
FRONT SETBACK: 35 FT
SIDE SETBACK: 15 FT

GROUND COVER:
MAX G.C.: 4%

REVISIONS

NO.	DATE	PROJECT PHASE

HARDSCAPE & POOL

HDC SUBMISSION

NOTES

DRAWING INFO

DATE	APRIL 4, 2025
SCALE	1"=10'-0"
DRAWN BY	VS

ISSUES

DATE	SET NAME

HDC-02

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR 3 Pochick Surfside LLC

STREET ADDRESS 3 Pochick Ave

MAP/PARCEL 80/323

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

04/21/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Miroslava Ahern 04/04/2025

Signature Date

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 323

Street & Number of Proposed Work: 3 POCHICK AVE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT, NJ 07901

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY
NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 19' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 13' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 04/04/2025 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 80/323

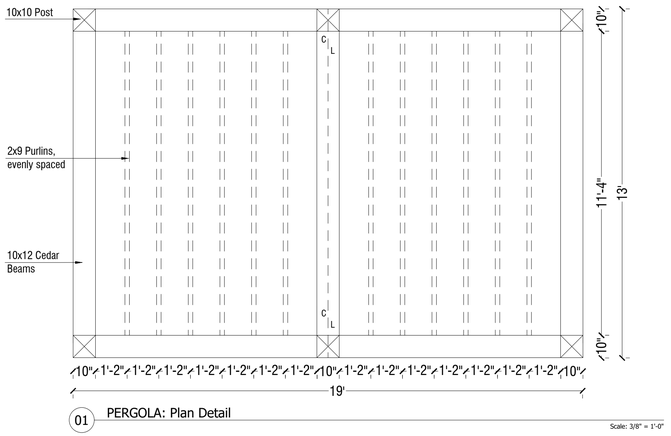


AERIAL MAP: 80/323



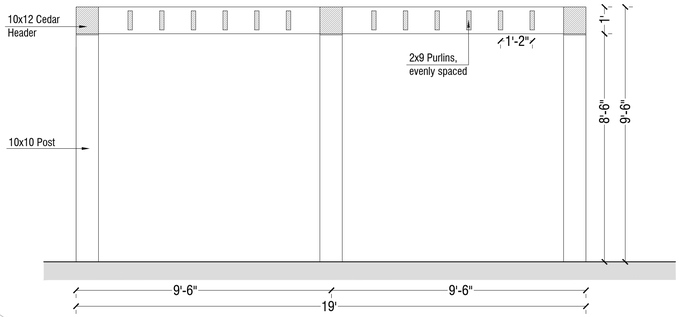
PLANT LEGEND

SYMBOL	NAME
	Existing vegetation to remain
	Native mix of trees, shrubs & grasses



01 PERGOLA: Plan Detail

Scale: 3/8" = 1'-0"



02 PERGOLA: Section

Scale: 3/8" = 1'-0"

13'x19' PERGOLA

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

3PA RESIDENCE

3 POCHICK AVE,
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD,
SUMMIT, NJ 07901

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

NAME
Address

PROPERTY INFO

ZONE: LUG-2
MAP / PARCEL: 80/323
LOT SIZE:
MIN. LOT SIZE: 80,000 SF

FRONTAGE: 150 FT
FRONT SETBACK: 35 FT
SIDE SETBACK: 15 FT

GROUND COVER:
MAX G.C.: 4%

REVISIONS

NO.	DATE	PROJECT PHASE

PERGOLA

HDC SUBMISSION

NOTES

DRAWING INFO

DATE	APRIL 4, 2025
SCALE	1"=20'-0"
DRAWN BY	VS

ISSUES

DATE	SET NAME

HDC-01

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I SAMUEL TITONE (AS REPRESENTATIVE OF WORKSHOP/APD)

AS AGENT FOR 3 POCHICK SURFSIDE LLC

STREET ADDRESS 3 POCHICK AVE

MAP/PARCEL 80/232

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025.04.21

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Samuel W. Titone 2025.04.21

Signature AS REPRESENTATIVE OF WORKSHOP/APD Date

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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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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Domestic Mail Only

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

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
NANTUCKET ISLANDS LAND BANK

Street and Apt. No., or PO Box No.
22 BROAD ST

City, State, ZIP+4®
NANTUCKET, MA 02554

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

9589 0710 5270 2355 1646 63

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
PAYTE J MICHAEL

Street and Apt. No., or PO Box No.
1 WEWEEDER

City, State, ZIP+4®
NANTUCKET, MA 02554

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

9589 0710 5270 2355 1646 49

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

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

OFFICIAL USE

Certified Mail Fee
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3PA SHED

HDC SUBMISSION

SHED

04/21/2025

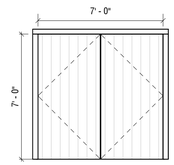


WINDOW TYPES



(A) TYPE: 4 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM

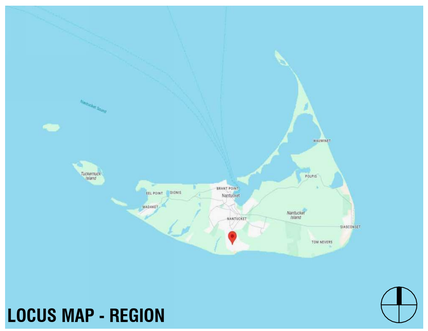
DOOR TYPES

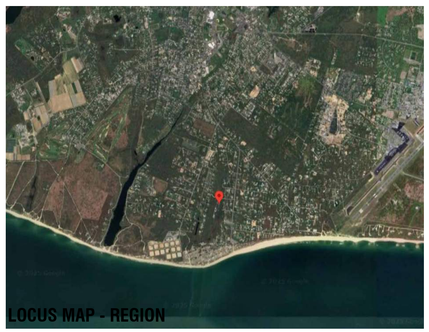


(16) TYPE: SHED DOOR
SASH: BLACK
TRIM: NATURAL
MODEL: DOUBLE SWING
MFGR: CUSTOM

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

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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 JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE TO ACORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A ODF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION).
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED ⅝ BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

DEFINITIONS

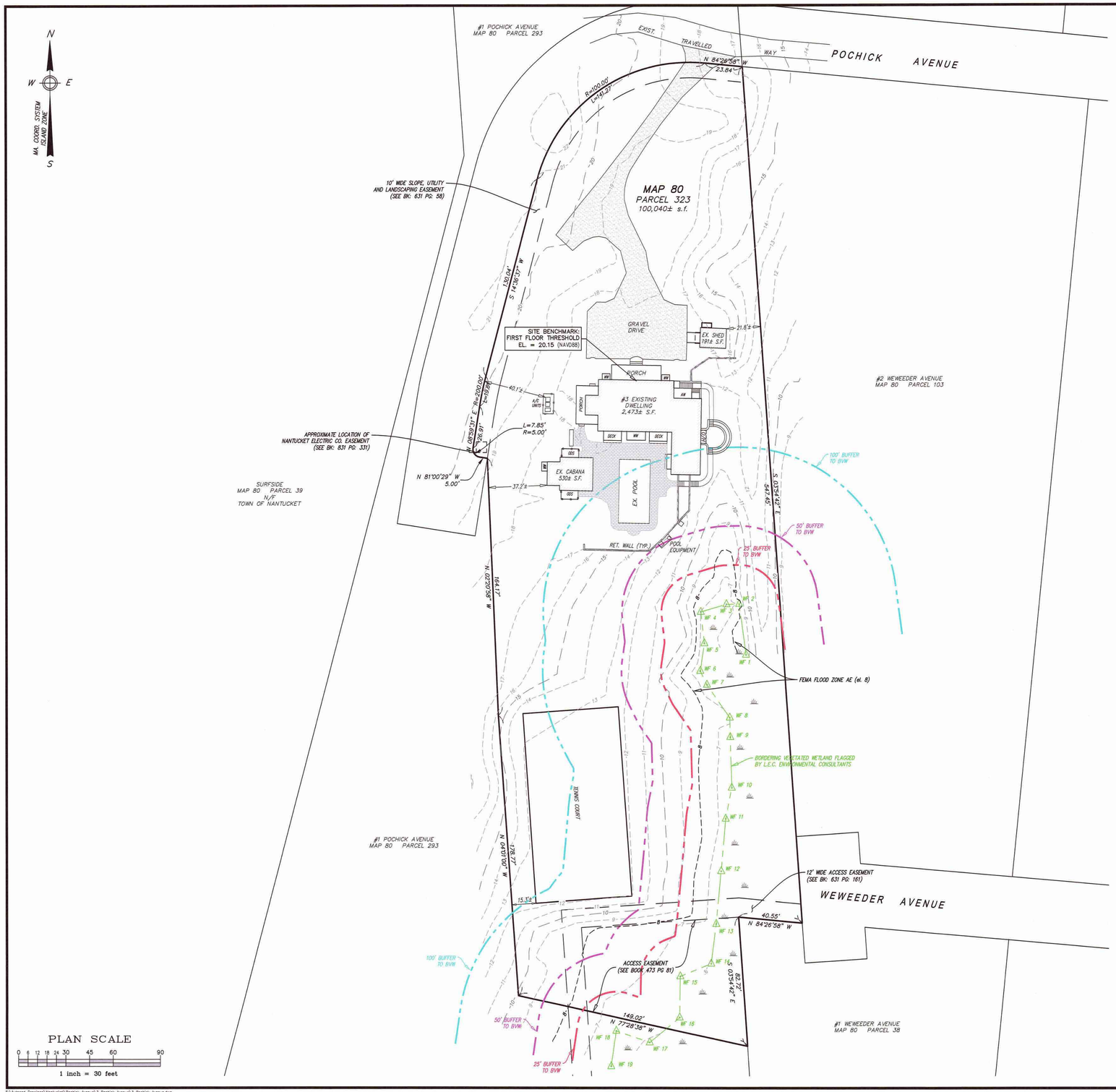
NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING;
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL



PLAN SCALE

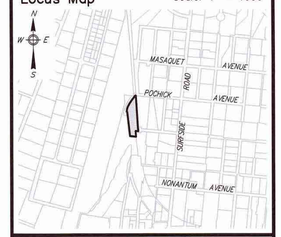
0 6 12 18 24 30 45 60 90

1 inch = 30 feet

S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

Locus Map

Scale: 1" = 1000'



Notes

1. LOCUS: #3 POCHICK AVENUE
   MAP 80 PARCEL 323
2. OWNER: 3 POCHICK SURFSIDE, LLC
   133 WHITTREDGE RD.
   SUMMIT, NJ 07901
3. DEED REF: Bk: 1785 Pg: 222
4. PLAN REF: Plan No. 03–21 (LOT 3)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0151–G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG–2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	100,040± s.f.
FRONTAGE:	150'	354.52'
FRONT YARD:	35'	40.1'±
SIDE/REAR YARD:	15'	15.3'±
GROUND COVER:	4% (MAX) (4,002 s.f.)	3.0% (3,003± s.f.)

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
3/27/24

Prepared By:
BRACKEN ENGINEERING, INC.
40 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.326.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared For:

3 POCHICK SURFSIDE LLC

#3 POCHICK AVENUE
MAP 80 PARCEL 323

No.	Date	Revision Description	By
–	–	–	–

Date: MARCH 27, 2024 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 1 of 1

3PA
SHED

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

CONTRACTOR

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LANDSCAPE DESIGNER
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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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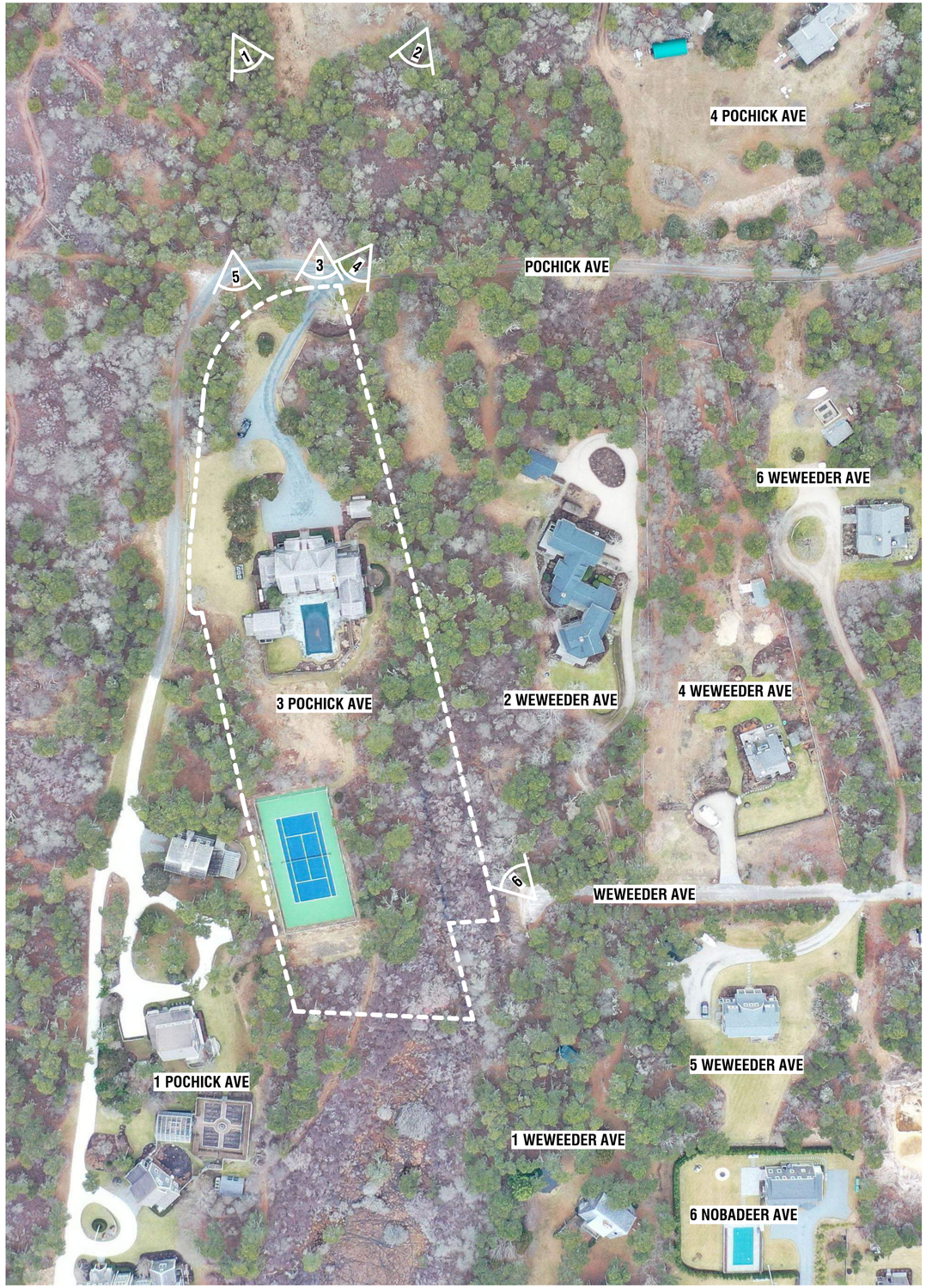



1. AERIAL VIEW - LOOKING SOUTHEAST



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

3PA

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NANTUCKET, MA 02554

OWNER

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PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS

HDC-03

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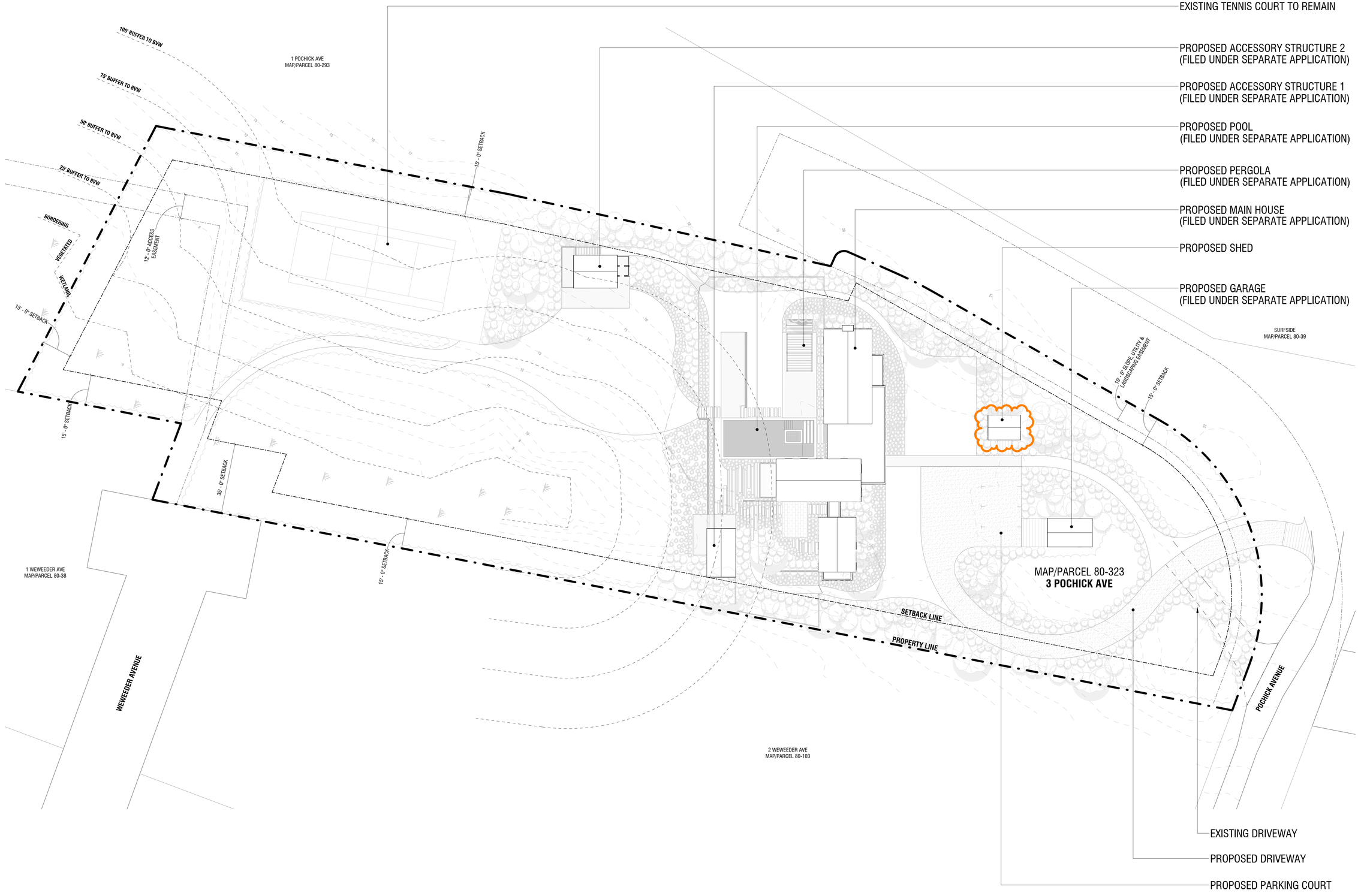

1 SITE PLAN

3/64" = 1'-0"

3PA

SHED

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

ARCHITECT

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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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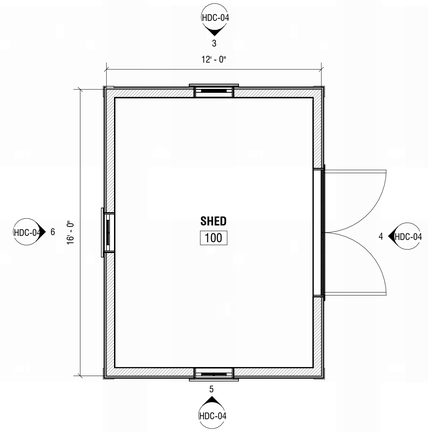
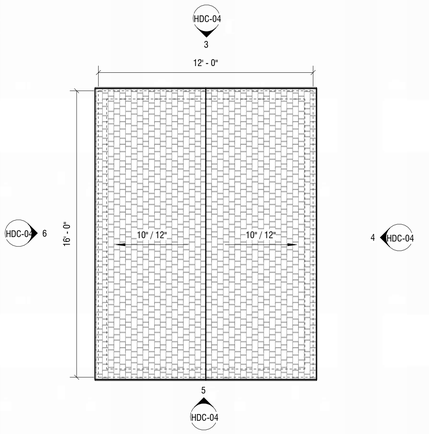


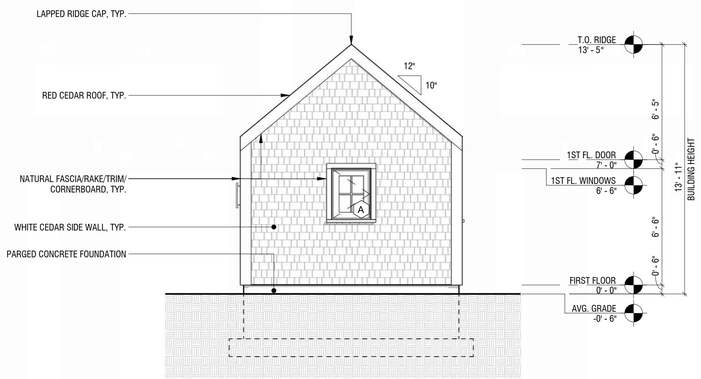
1 FIRST FLOOR - CONSTRUCTION PLAN

1/4" = 1'-0"



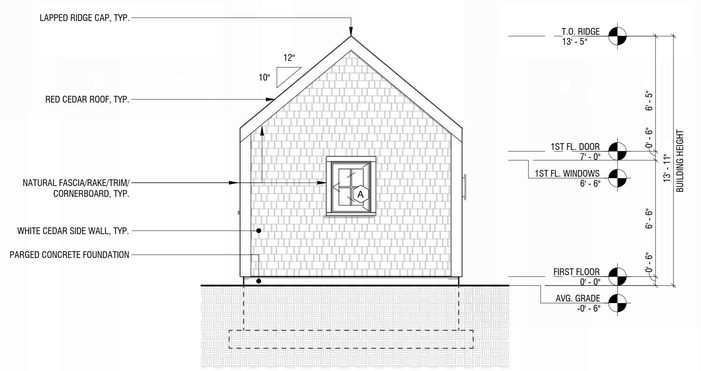
2 ROOF CONSTRUCTION PLAN

1/4" = 1'-0"



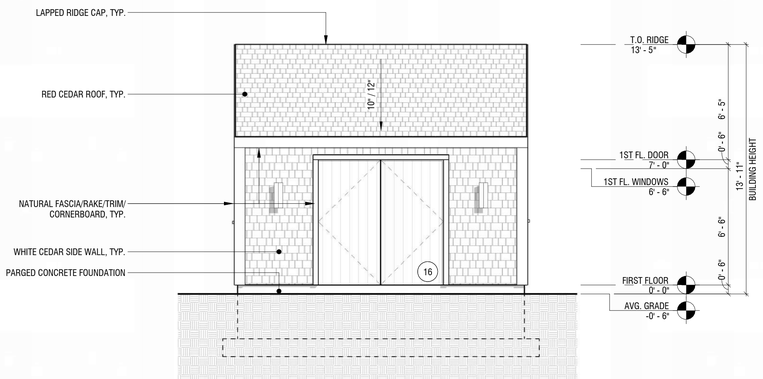
3 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



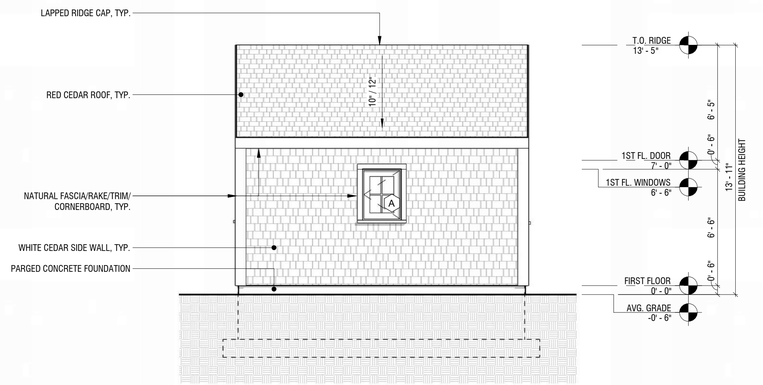
5 EXTERIOR ELEVATION - SOUTH

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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3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

ARCHITECT

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SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

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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PAYTE J MICHAEL

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City, State, ZIP+4®
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ST AUGUSTINE, FL 32080

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3 MASAQUET LLC

Street and Apt. No., or PO Box No.
C/O ROPES & GRAY LLP

City, State, ZIP+4®
800 BOYLSTON ST
BOSTON, MA 02199

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SURFSIDE GARDENS LLC

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City, State, ZIP+4®
NANTUCKET, MA 02554

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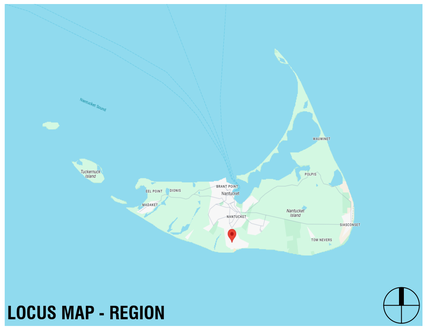
3PA ACCESSORY STRUCTURE 1

HDC SUBMISSION
ACCESSORY STRUCTURE 1
04/21/2025




Martha's Vineyard
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Tuckernuck Island
EDGARTOWN
OAK BLUFFS
VINEYARD HAVEN
WEST TISBURY
CHILMARK
MENEMSHA
GAY HEAD
ALDEN
GAY HEAD MOSHUP TRAIL
TOM NEVERS
SQUIBNOCKET
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NANTUCKET
MADAKET
SIASCONSET
Nantucket Harbor
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SESACHACHA POND
SESACHACHA
BRANT POINT
NAUSHOP
SURFSIDE
SURFSIDE BEACH
SURFSIDE BEACH
SURFSIDE BEACH

CEDAR SHINGLE ROOFS AND SIDEWALLS:

MATERIAL SPECIFICATION:

A. WORKSHOP/APD STANDARD

- ROOF: WESTERN RED CEDAR SHINGLE - GRADE 1 OR A PERFECTION - 18" SHINGLE WITH 3/8" BUTT U.O.N.
- SIDEWALL: EASTERN WHITE CEDAR SHINGLE – GRADE A EXTRA CLEAR – 16" SHINGLE WITH 3/8" BUTT U.O.N.
- TRIM MATERIAL: RAKE, FASCIA, TRIM, AND SHINGLE-GROUND AT INSIDE CORNERS: A&BTR WESTERN RED CEDAR, PROVIDE 5/4 NOMINAL (1 1/16" ACTUAL) CORNER BOARDS, 1X NOMINAL (3/4" ACTUAL) RUNNING TRIM MINIMUM U.O.N. ALTERNATIVE THICKNESSES USED UPON REQUEST.

B. (ALTERNATIVE: ALASKAN YELLOW CEDAR CAN BE USED UPON REQUEST WHERE LENGTH OF WARRANTEE, SLOWER WEATHERING AND AVAILABILITY ARE FLAGGED FOR CONSIDERATION)

ROOFS:

1. ALL CEDAR ROOFS SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OUTLINED IN CMR 1507.8 AND THESE SPECIFICATIONS. IN THE CASE OF ANY CONFLICTS THE CODE SHALL GOVERN.
2. ALL SHINGLES TO BE OF NATURALLY DURABLE WESTERN RED CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR PERFECTION. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
3. PROVIDE FIRE-RETARDANT RATED SHINGLES WHERE REQUIRED BY TOWN OF NANTUCKET AND IN ACCORDANCE WITH CMR 1507.1 AND 1507.6. SEE CURRENT FIRE-RETARDANT MAPS FOR REQUIRED AREAS. MAINTAIN PROOF OF SHINGLE FIRE RATING INCLUDING MANUFACTURED UNIT, MANUFACTURER, TREATING COMPANY, AND TESTING AGENCY AND PROVIDE TO OWNER UPON COMPLETION OF PROJECT.
4. 5/8" TAPER SAWN SHINGLES WILL NOT BE ACCEPTED IN A ROOFING APPLICATION.
5. FASTENERS FOR WOOD SHINGLES SHALL BE MARINE GRADE 316 U.O.N. WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. EXPOSURE NOT TO EXCEED VALUES SHOWN IN TABLE 1507.8.7. CONFIRM EXPOSURE WITH ALL ROOF SLOPES. UNLESS OTHERWISE NOTED TYPICAL EXPOSURE TO BE 5" U.O.N.
7. SHINGLES TO BE INSTALLED OVER ADEQUATE UNDERLAYMENT AND SOLID SHEATHING. BREATHER UNDERLAYMENT PRODUCTS WILL NOT BE ACCEPTED.
8. ROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET. UNDERLAYMENT TO EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. DOES NOT APPLY TO ROOFS THAT DO NOT CONTAIN CONDITIONED SPACE.
9. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
10. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
11. PROVIDE COPPER ALGAE STRIPS EVERY 4' TO 5' DEPENDING ON ROOF SIZE.
12. FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE OF METAL, SHALL NOT BE LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL. VALLEY FLASHING SHALL EXTEND AT LEAST 11 INCHES FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1 INCH (25 MM) HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING.
13. PROVIDE MAXIMUM SHINGLE OVERHANG OF ¾" AT ALL EXTENTS AND A DOUBLE FULL BUTT STARTING COURSE.
14. PROVIDE LACED SHINGLE CAP AT ALL ROOF RIDGES U.O.N.

SIDEWALLS:

1. ALL SHINGLES TO BE OF NATURALLY DURABLE EASTERN WHITE CEDAR AND HAVE A MINIMUM GRADING OF 1, A,
OR EXTRA-CLEAR. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
2. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. TYPICAL EXPOSURE TO BE 5" U.O.N.
3. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
4. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
5. FASTENERS FOR WOOD SHINGLES SHALL BE CORROSION RESISTANT WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SHINGLE EXPOSURE AT SIDEWALLS CAN BE FEATHERED BY UP TO 1" PER COURSE TO A MINIMUM OF 4" AND MAXIMUM OF 6" TO OBTAIN CRITICAL DESIGN ALIGNMENTS AT BUILDING CORNERS, OPENINGS, TRIM, OR ADJACENT FINISHES (I.E., SHIPLAP JOINTS ETC.)
7. SHINGLES TO BE APPLIED OVER SUITABLE VAPOR BARRIER. ALL FELT BARRIERS TO BE RATED MINIMUM OF 30LB HEAVY DUTY OR APPROVED EQ.
8. WHERE TYPICAL WEAVED COTTAGE CORNERS ARE NOTED – GENERAL CONTRACTOR IS TO PROVIDE A MOCK-UP FOR REVIEW AND APPROVAL.

GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE CONSTRUCTION OF A NEW 1.5-STORY, 10,185 SF, SINGLE-FAMILY PRIMARY DWELLING, NEW 1.5-STORY, 3,844 SF SECONDARY DWELLING, AND A DETACHED SINGLE STORY, 540 SF GARAGE. GARAGE IS CONNECTED TO THE SECONDARY DWELLING WITH A COVERED BREEZEWAY. MAIN HOUSE, GUEST HOUSE, AND GARAGE ARE ALL CONNECTED WITH A FULL BASEMENT AND SHARE FOUNDATION WALLS & SLABS. 192 SF ZONING SHED TO BE USED AS A POOL CABANA IN THE LANDSCAPE.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE. SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS. CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED ⅞ BOILED LINSEED OIL/50 ⅞ CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

DEFINITIONS

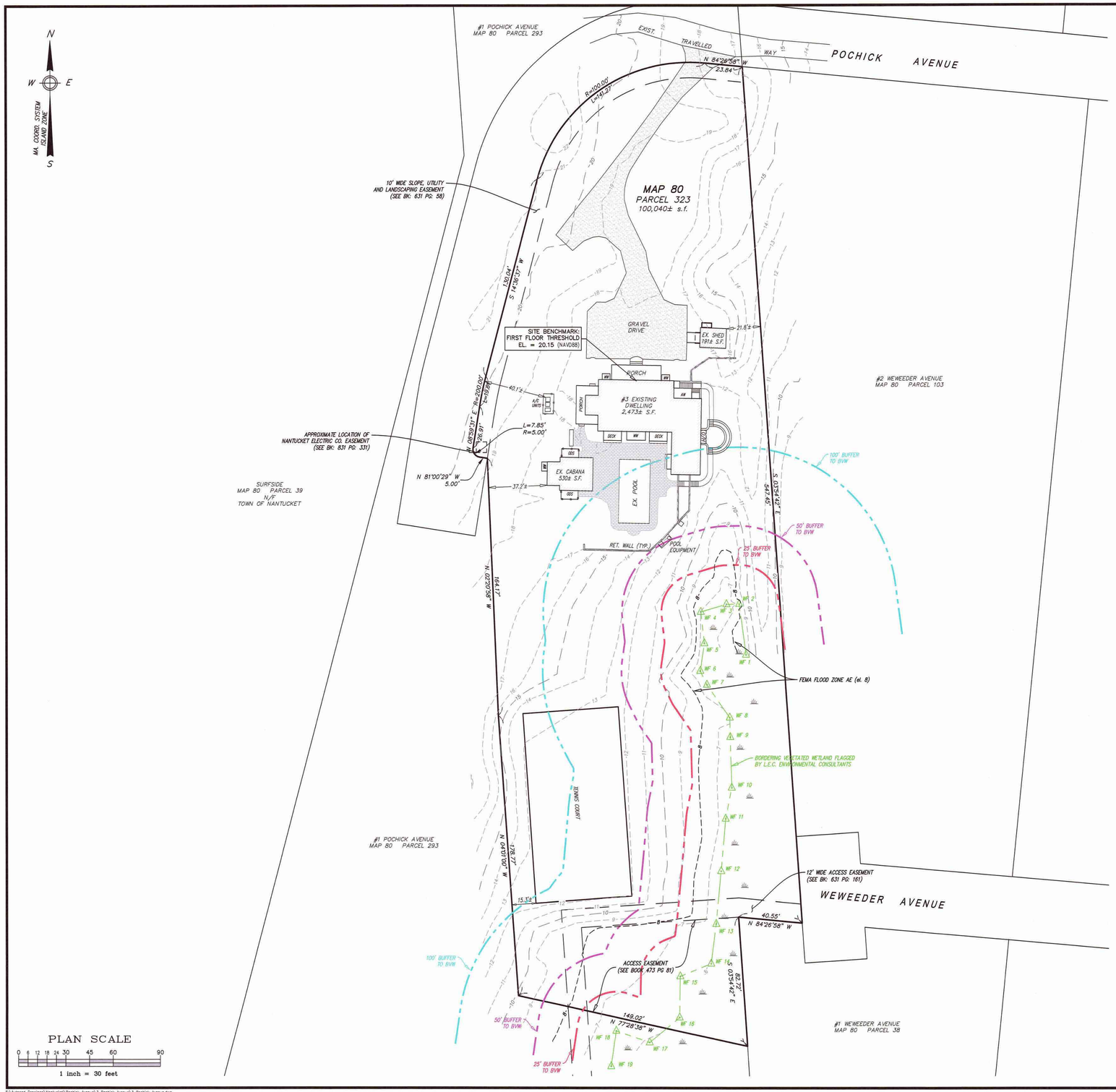
NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS



PLAN SCALE

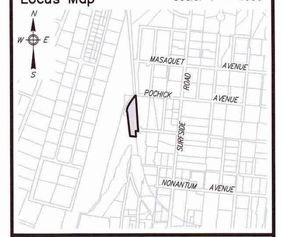
0 6 12 18 24 30 45 60 90

1 inch = 30 feet

S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

Locus Map

Scale: 1" = 1000'



Notes

1. LOCUS: #3 POCHICK AVENUE
   MAP 80 PARCEL 323
2. OWNER: 3 POCHICK SURFSIDE, LLC
   133 WHITTREDGE RD.
   SUMMIT, NJ 07901
3. DEED REF: Bk: 1785 Pg: 222
4. PLAN REF: Plan No. 03–21 (LOT 3)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0151–G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG–2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	100,040± s.f.
FRONTAGE:	150'	354.52'
FRONT YARD:	35'	40.1'±
SIDE/REAR YARD:	15'	15.3'±
GROUND COVER:	4% (MAX) (4,002 s.f.)	3.0% (3,003± s.f.)

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
3/27/24

Prepared By:
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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 1

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
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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:	ARL/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	
PROJ. NO.	PROJECT NUMBER

SITE SURVEY

HDC-02

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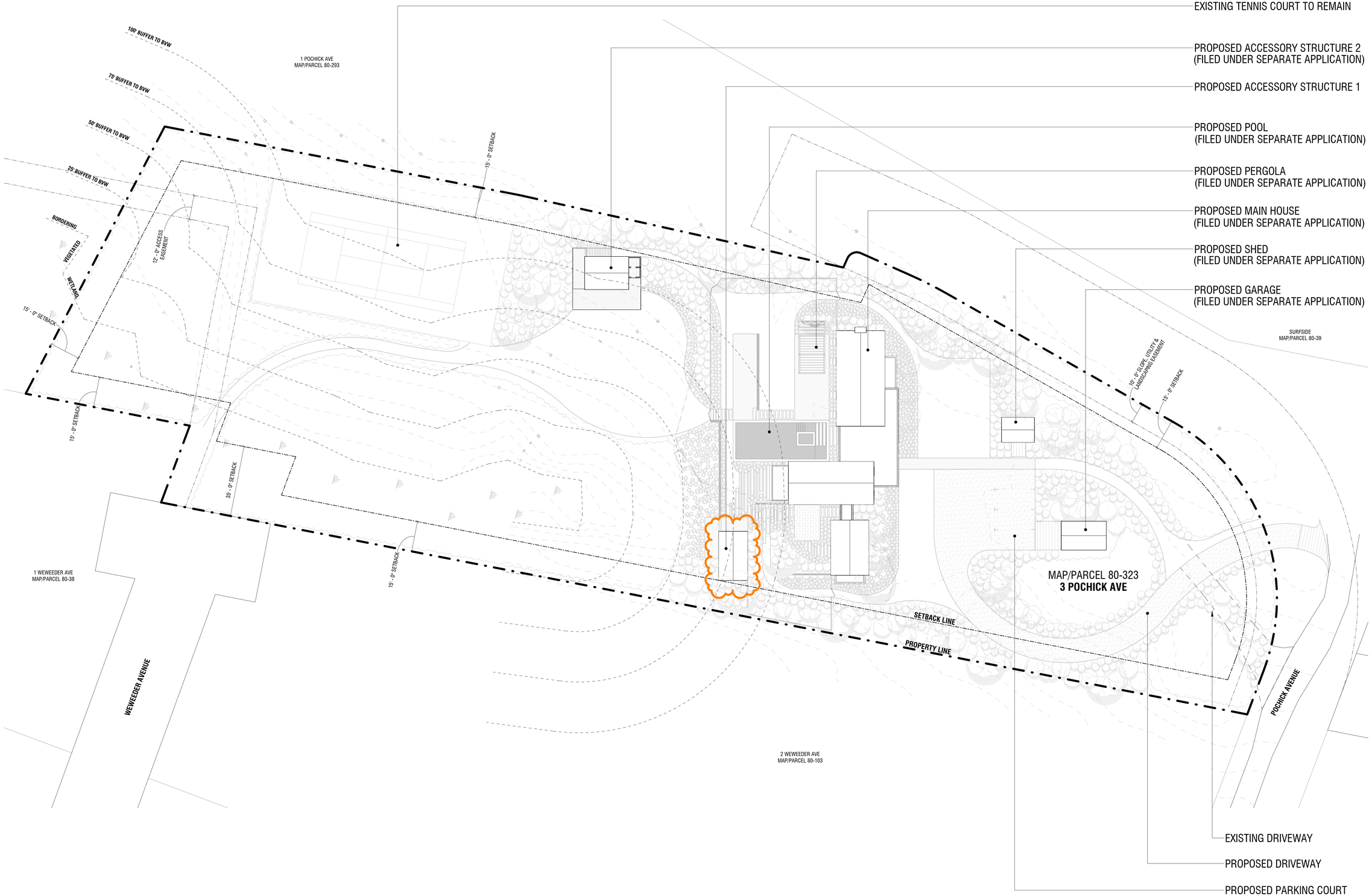

1 SITE PLAN

3/64" = 1'-0"

3PA

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3 POCHICK AVENUE
NANTUCKET, MA 02554

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CHECKED BY:	ARL/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	3/64" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

HDC-03

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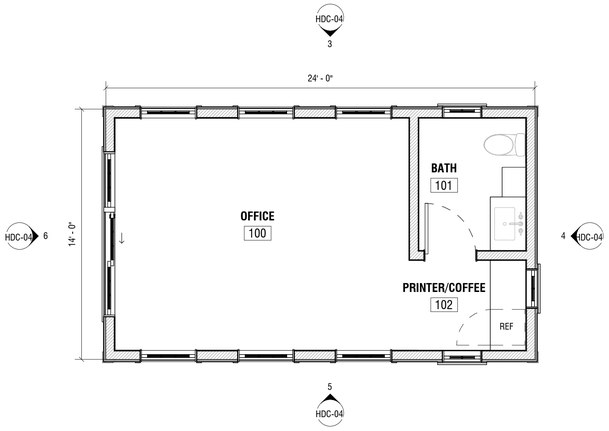
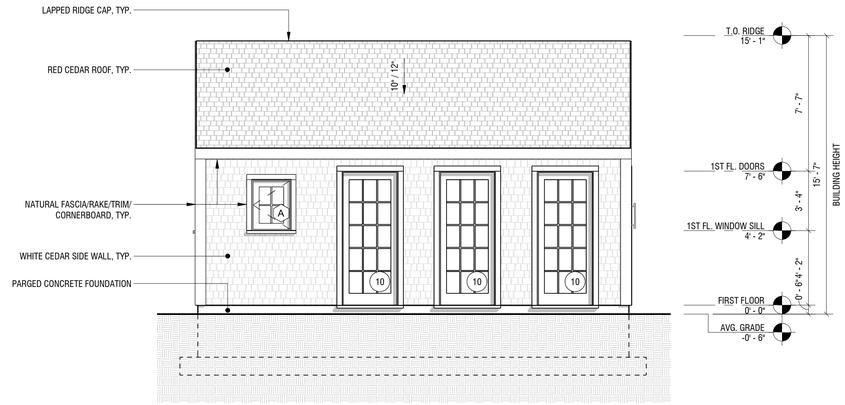


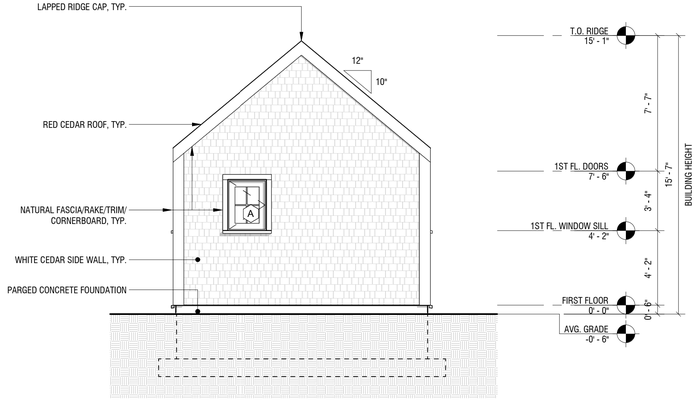
1 FIRST FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"



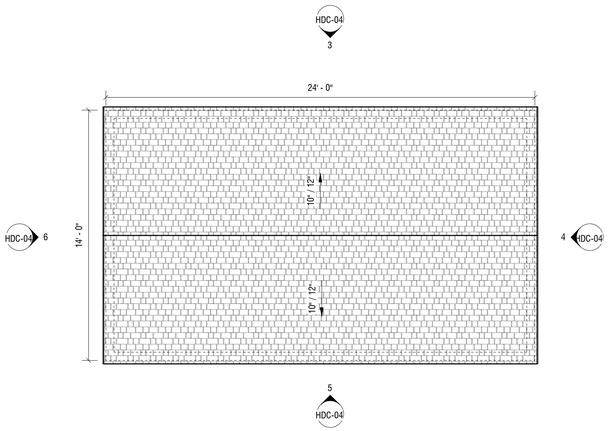
3 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



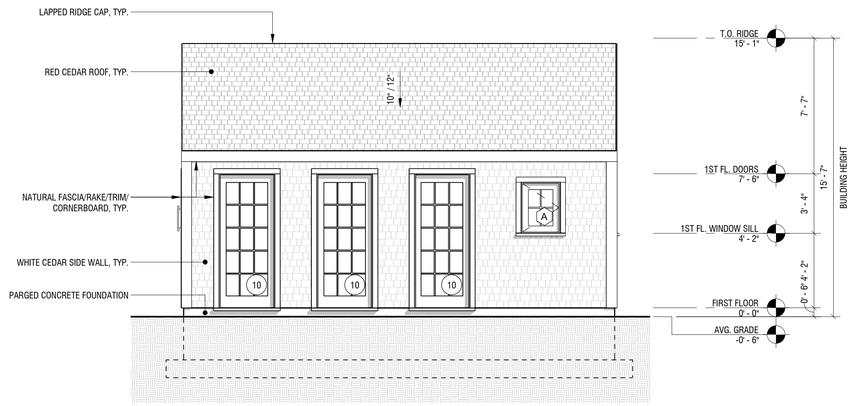
4 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



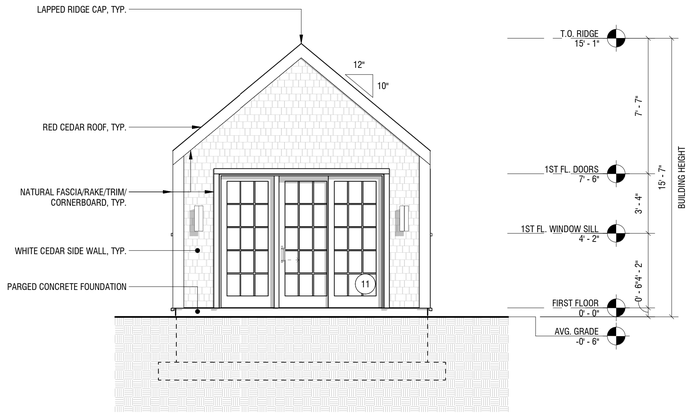
2 ROOF CONSTRUCTION PLAN

1/4" = 1'-0"



5 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



6 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

3PA

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DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARL/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

BUILDING ELEVATIONS & PLANS

HDC-04

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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**								

9589 0710 5270 2355 1646 56

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
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Postage
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Total Postage and Fees
$

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22 BROAD ST

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NANTUCKET, MA 02554

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PAYTE J MICHAEL

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537 WEEPING WILLOW LN

City, State, ZIP+4®
ST AUGUSTINE, FL 32080

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Sent To
3 MASAQUET LLC

Street and Apt. No., or PO Box No.
C/O ROPES & GRAY LLP

City, State, ZIP+4®
800 BOYLSTON ST
BOSTON, MA 02199

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

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
SURFSIDE GARDENS LLC

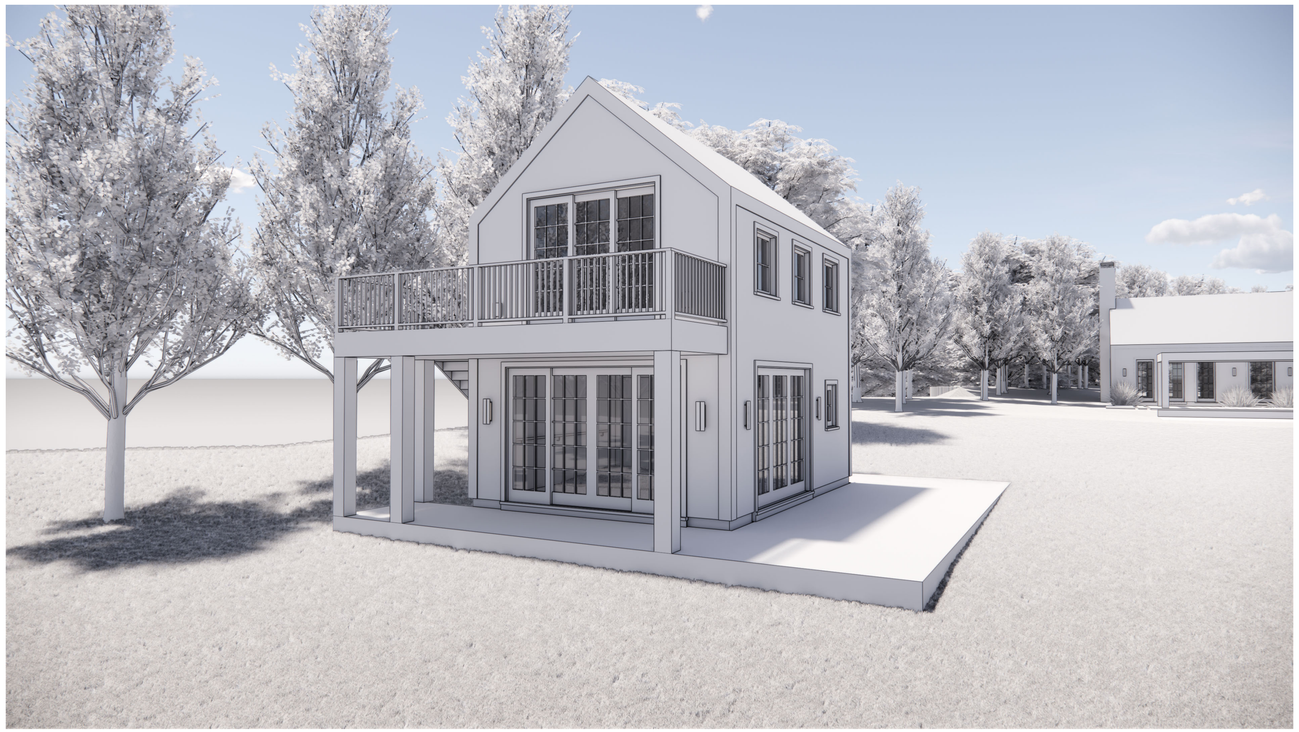
Street and Apt. No., or PO Box No.
PO BOX 611

City, State, ZIP+4®
NANTUCKET, MA 02554

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

3PA ACCESSORY STRUCTURE 2

HDC SUBMISSION
ACCESSORY STRUCTURE 2
04/21/2025



WINDOW TYPES



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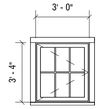
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM



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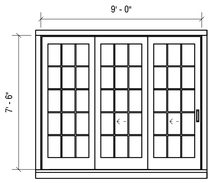
MODEL: CASEMENT
MFGR: CUSTOM

DOOR TYPES



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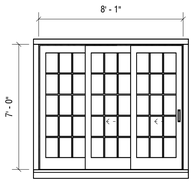

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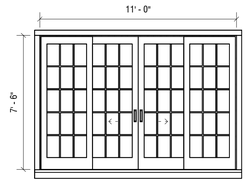

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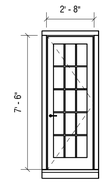

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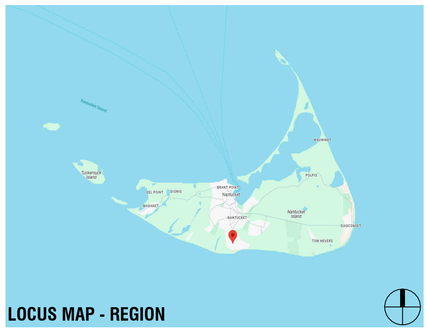
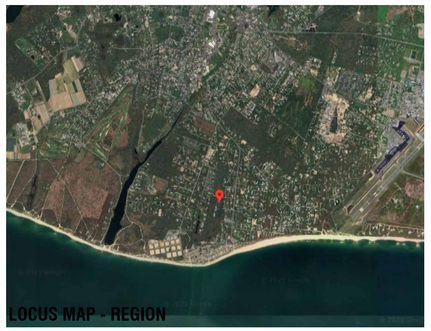
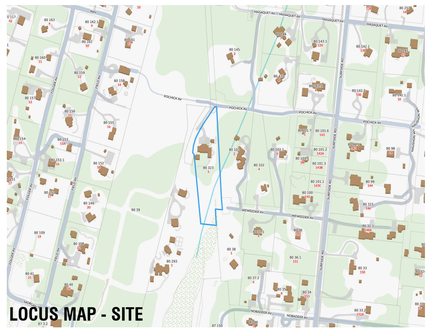
TRIM: NATURAL
MODEL: SWING
MFGR: CUSTOM

DRAWING INDEX - HDC

SHEET NUMBER	SHEET NAME	04/21/2025 - HDC SUBMISSION
HDC-00	TITLE COVER	•
HDC-01	GENERAL NOTES	•
HDC-02	SITE SURVEY	•
HDC-03	SITE PLAN	•
HDC-04	BUILDING ELEVATIONS	•
HDC-05	CONSTRUCTION PLANS	•







ZONING INFORMATION

MAP/PARCEL	80/232
CURRENT ZONING	LUG-2
MIN. FRONTAGE	150 FT
FRONT SETBACK	35 FT
SIDE/READ SETBACK	15 FT
MAX. BUILDING HEIGHT	30 FT
LOT SIZE	100,040 SF
GROUND COVER ALLOWED	4%
GROUND COVER MAXIMUM	4,001 SF
PROPOSED MAIN HOUSE G.C.	2,935 SF
PROPOSED WELLNESS PAVILION G.C.	344 SF
PROPOSED OFFICE / GUEST HOUSE G.C.	336 SF
PROPOSED GARAGE / STUDIO G.C.	308 SF
PROPOSED SHED G.C. (NOT INCLUDED IN TOTAL PROPOSED G.C.)	(192 SF)
TOTAL PROPOSED G.C.	3,923 SF

EXTERIOR COLORS

SASH: BLACK
TRIM: NATURAL

3PA
ACCESSORY STRUCTURE 2
3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

CONTRACTOR
--

STRUCTURAL ENGINEER
--

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

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

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

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

TITLE COVER

HDC-00

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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 TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT IMPROMISING QUALITY.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC,)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" PRE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

DEFINITIONS

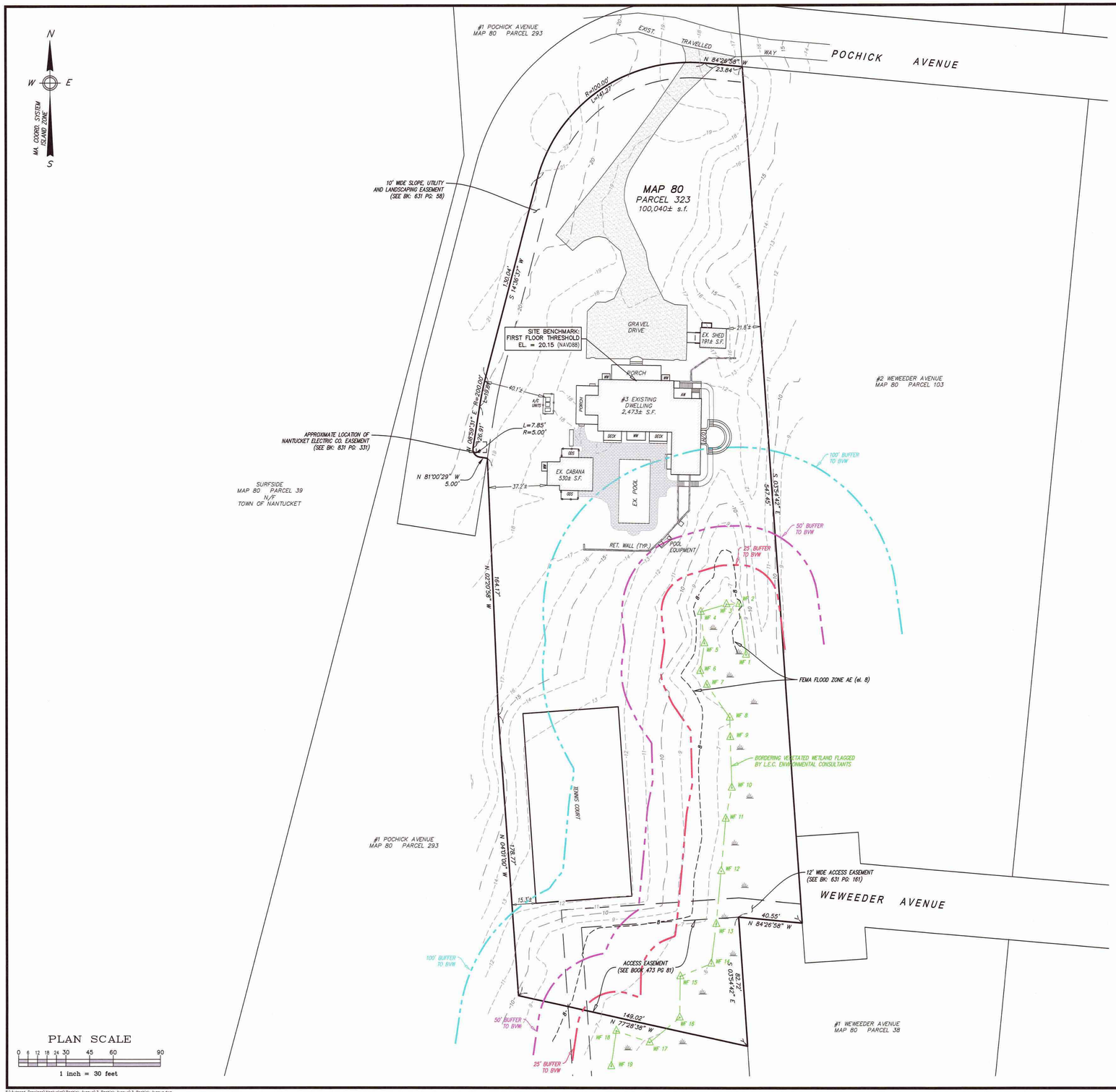
NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

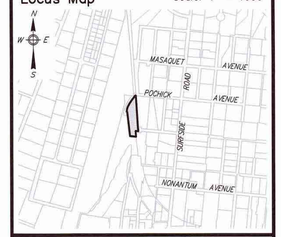
MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL



S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

Locus Map Scale: 1" = 1000'



Notes

1. LOCUS: #3 POCHICK AVENUE MAP 80 PARCEL 323
2. OWNER: 3 POCHICK SURFSIDE, LLC 133 WHITTREDGE RD. SUMMIT, NJ 07901
3. DEED REF: Bk: 1785 Pg: 222
4. PLAN REF: Plan No. 03–21 (LOT 3)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0151–G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG–2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	100,040± s.f.
FRONTAGE:	150'	354.52'
FRONT YARD:	35'	40.1'±
SIDE/REAR YARD:	15'	15.3'±
GROUND COVER:	4% (MAX) (4,002 s.f.)	3.0% (3,003± s.f.)

COMMONWEALTH OF MASSACHUSETTS ALAN M GRADY No. 37732 PROFESSIONAL LAND SURVEYOR
3/27/24

Prepared By:
BRACKEN ENGINEERING, INC.
40 HERRING POND ROAD BUZZARDS BAY, MA 02532
(tel) 508.833.0070 (fax) 508.833.2282
19 OLD SOUTH ROAD NANTUCKET, MA 02554
(tel) 508.326.0044 www.brackeneng.com

EXISTING CONDITIONS PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:
3 POCHICK SURFSIDE LLC
#3 POCHICK AVENUE
MAP 80 PARCEL 323

No.	Date	Revision Description	By
–	–	–	–

Date: MARCH 27, 2024 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 1 of 1

3PA

ACCESSORY STRUCTURE 2
3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

CONTRACTOR
--

STRUCTURAL ENGINEER
--

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

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

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

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	
PROJ. NO.	PROJECT NUMBER

SITE SURVEY

HDC-02

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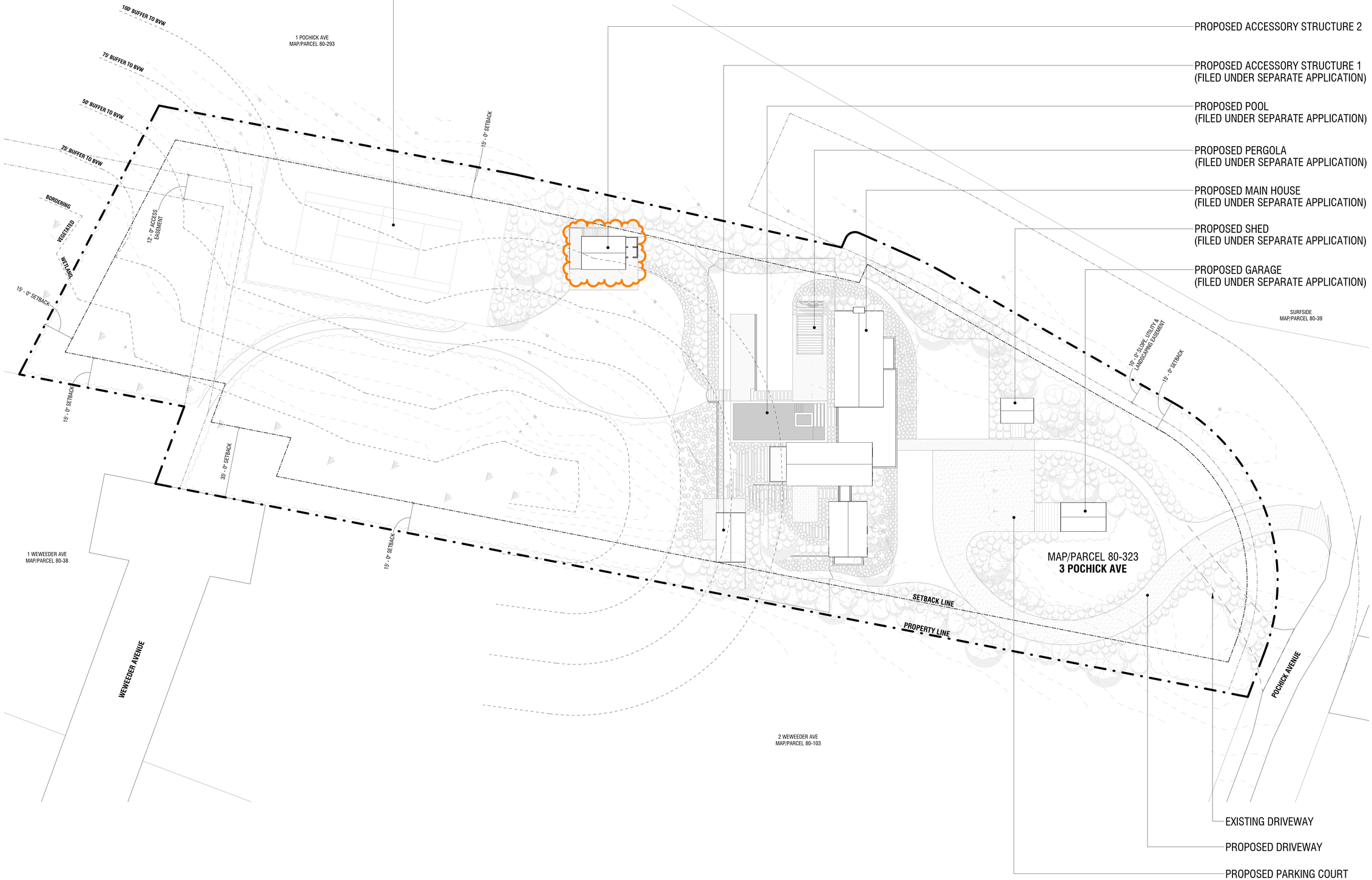

1 SITE PLAN

3/64" = 1'-0"

3PA

ACCESSORY STRUCTURE 2

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

ARCHITECT

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CONTRACTOR

--

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:	3/64" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

HDC-03

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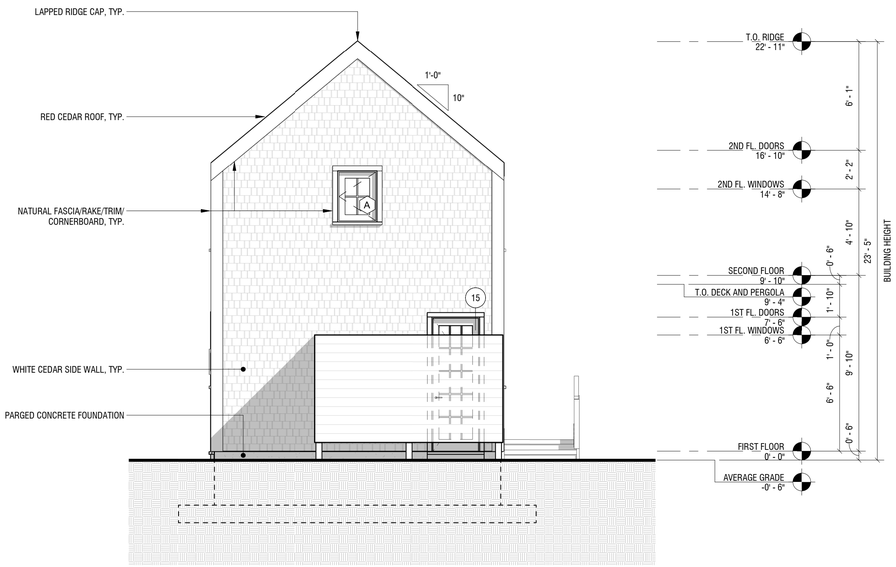


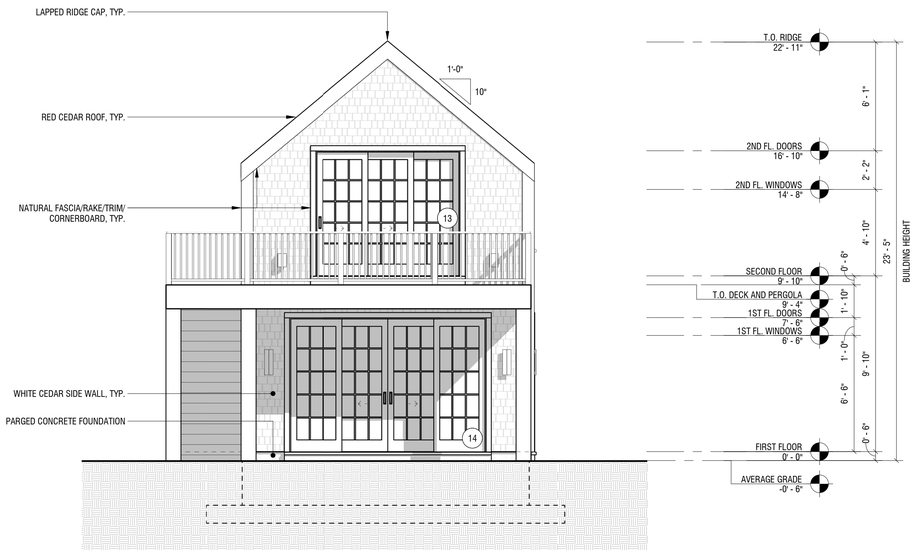
1 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



2 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



4 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

3PA

ACCESSORY STRUCTURE 2

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

ARCHITECT

WORKSHOP/APD

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T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

-

STRUCTURAL ENGINEER

-

LANDSCAPE DESIGNER

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19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

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

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

BUILDING ELEVATIONS

HDC-04

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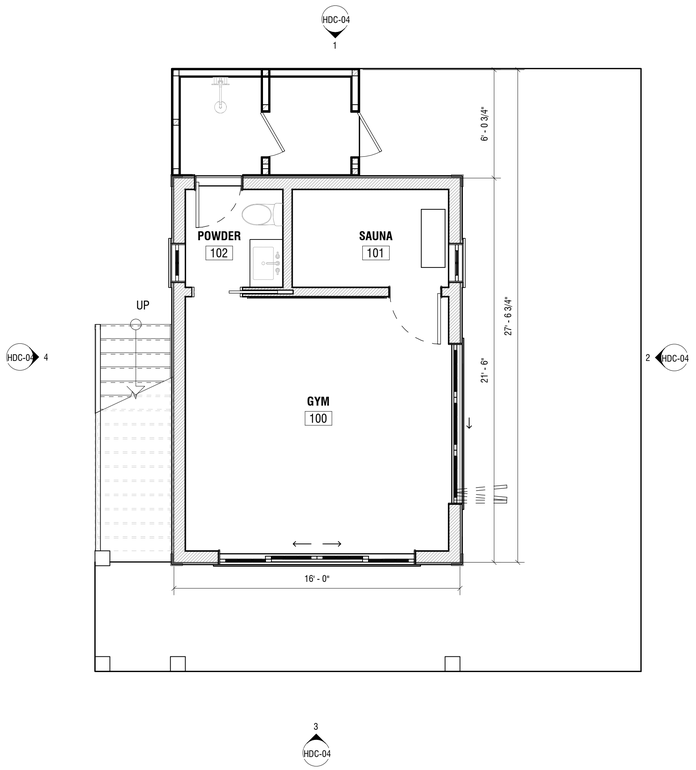
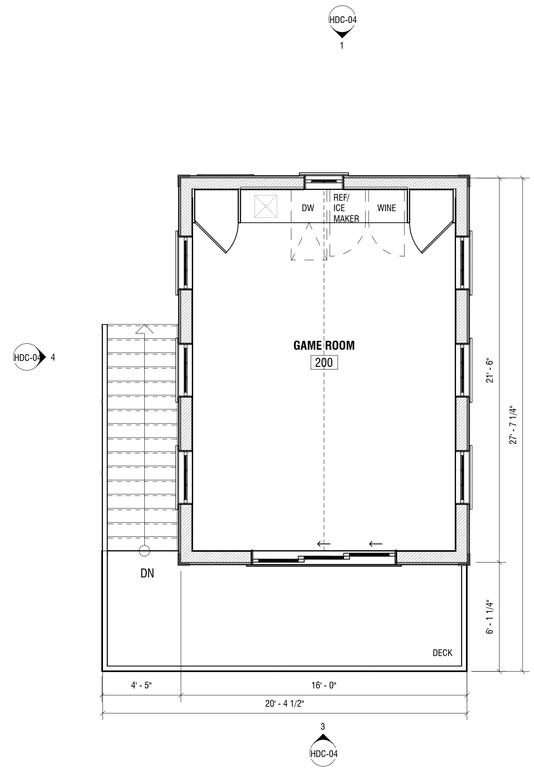


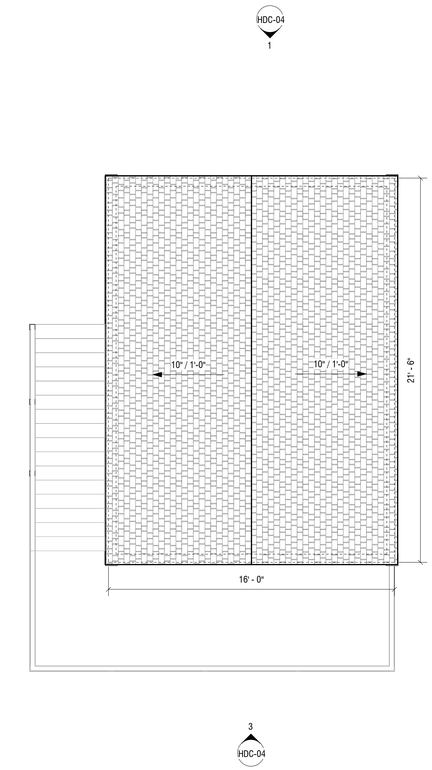
1 FIRST FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"



2 SECOND FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"



3 ROOF CONSTRUCTION PLAN

1/4" = 1'-0"

3PA

ACCESSORY STRUCTURE 2

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

ARCHITECT

WORKSHOP/APD

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T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

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STRUCTURAL ENGINEER

--

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
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SURVEYOR

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T: (508) 325-0044

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

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	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.

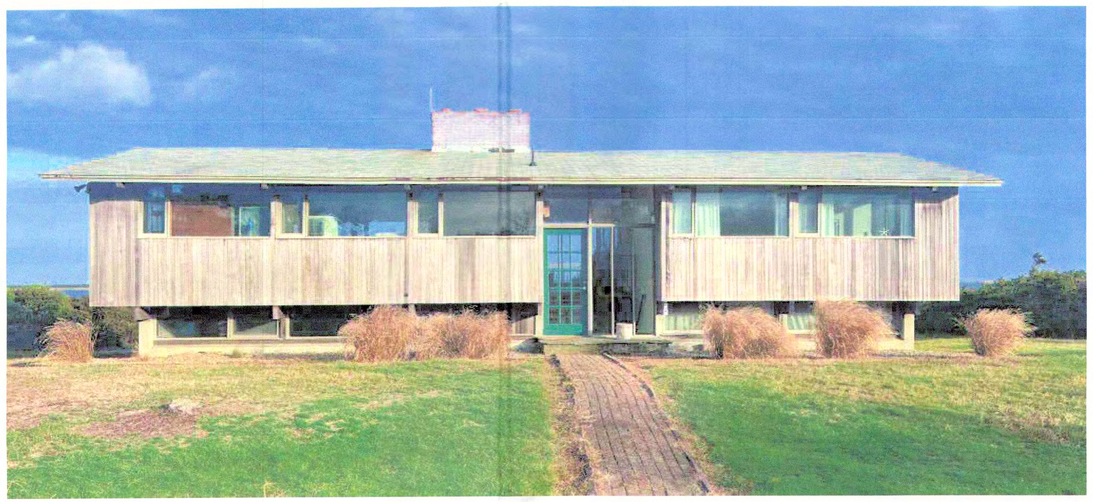
Date 11/5/24 Signature of owner of record [signature] Signed under penalties of perjury

Pocomo Point LLC

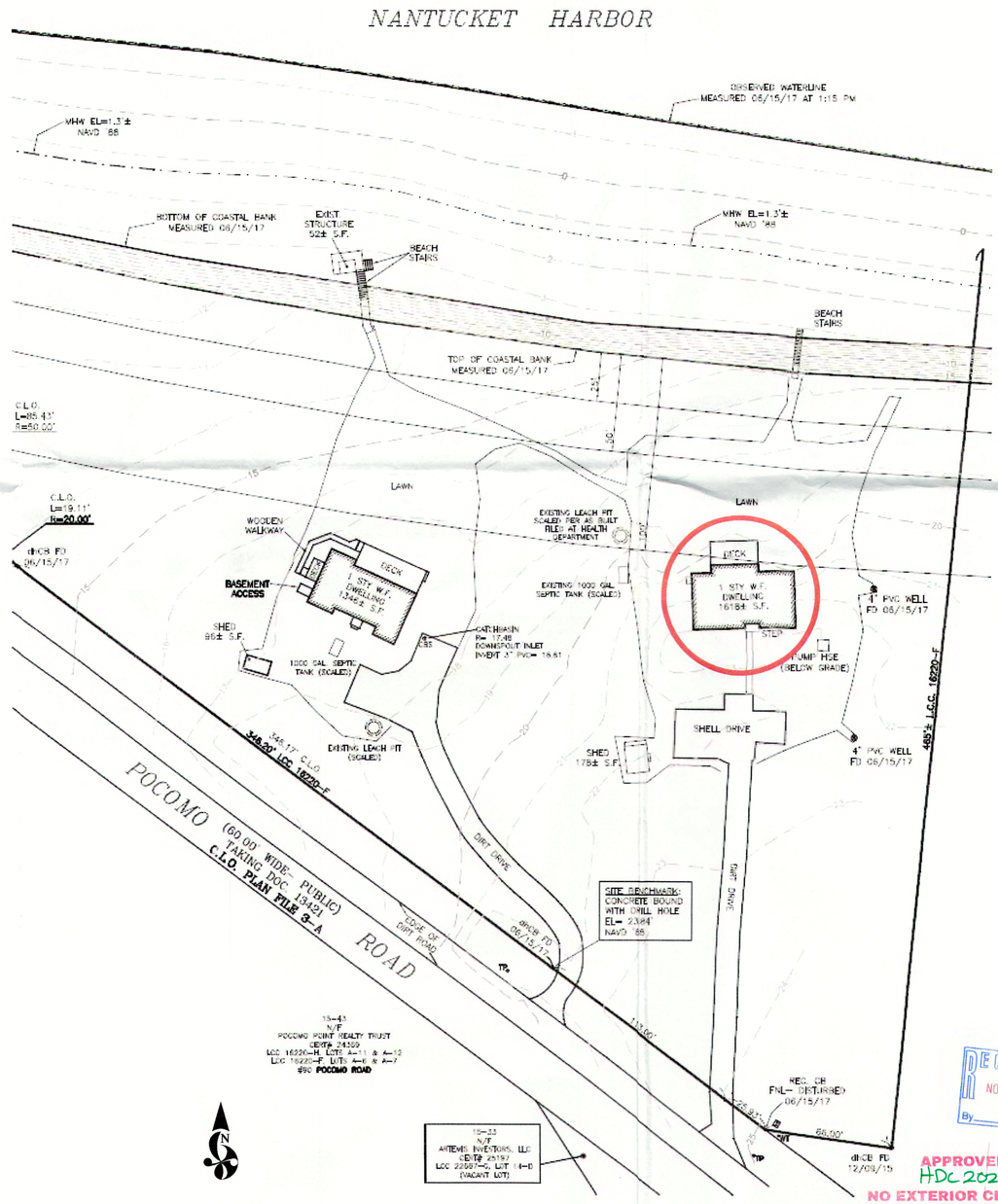
Move Off Approval

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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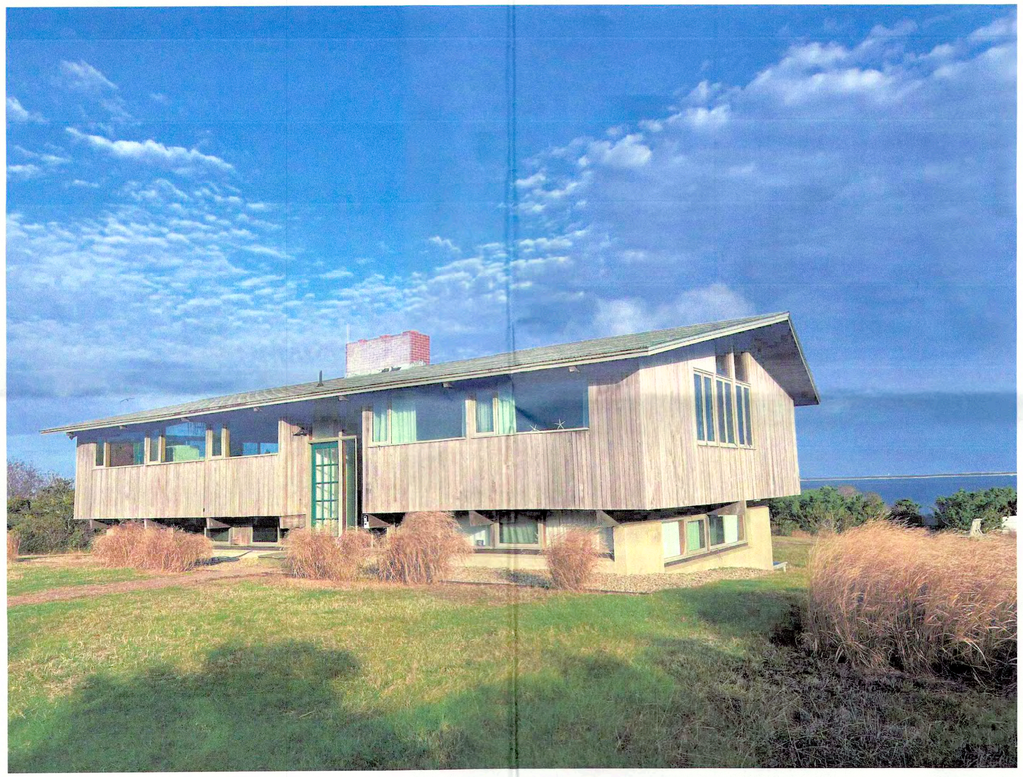
Move Off Approval



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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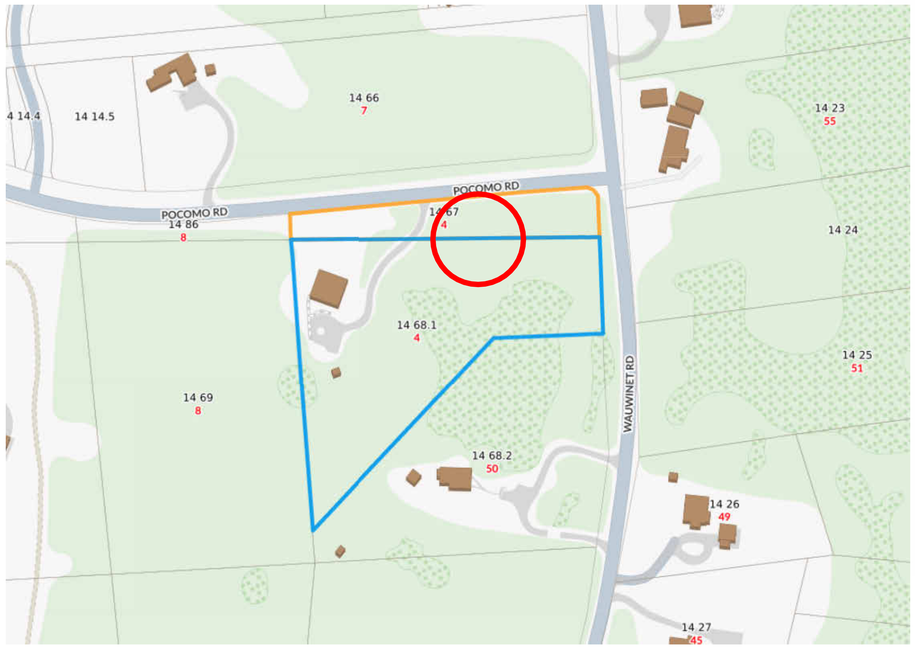
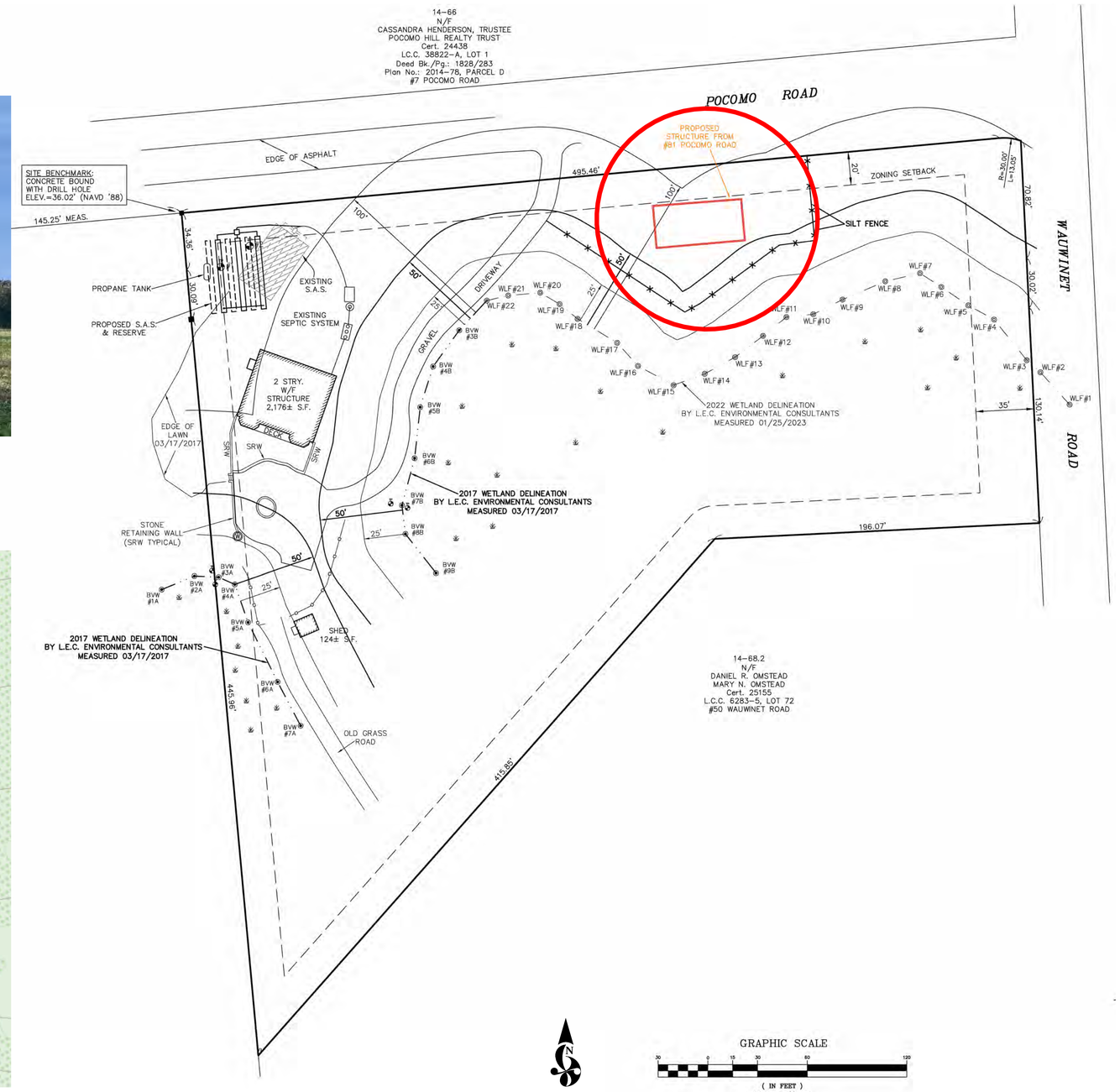
VTT 4 POCOMO LLC

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

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CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 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).

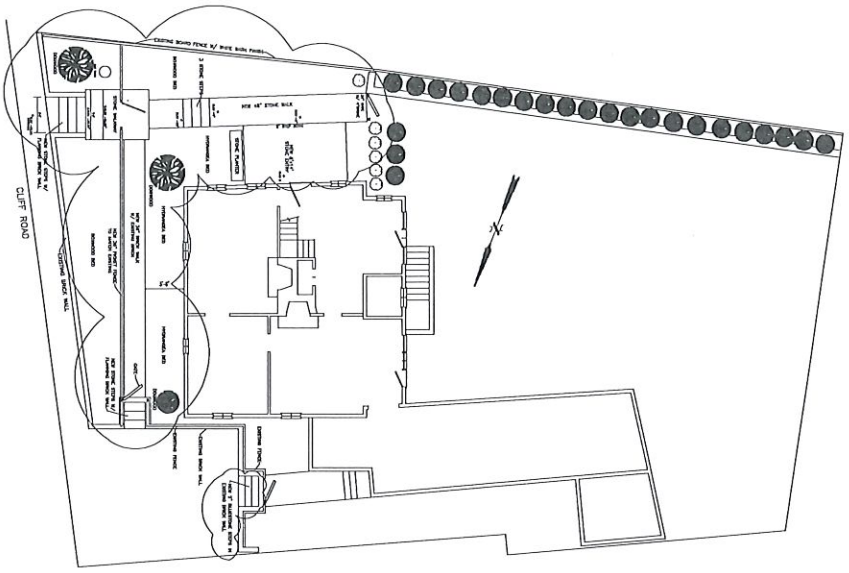
NA 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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.***

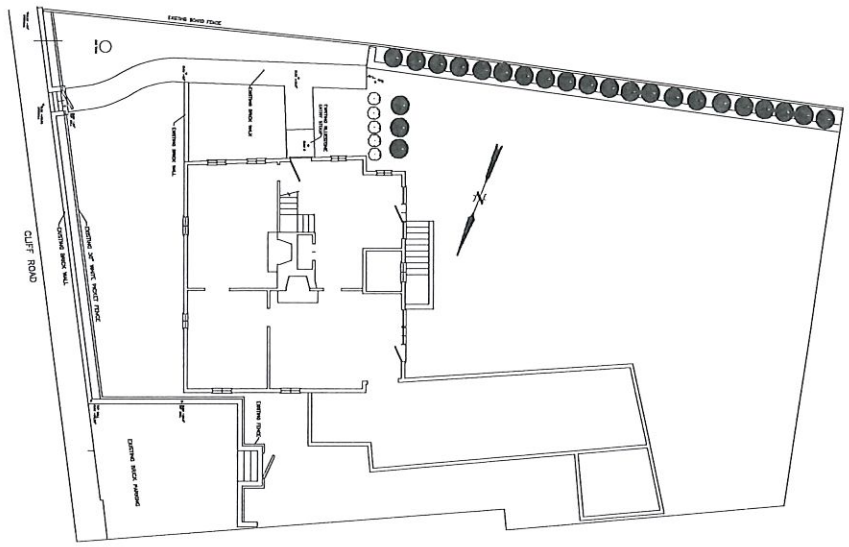
NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction 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



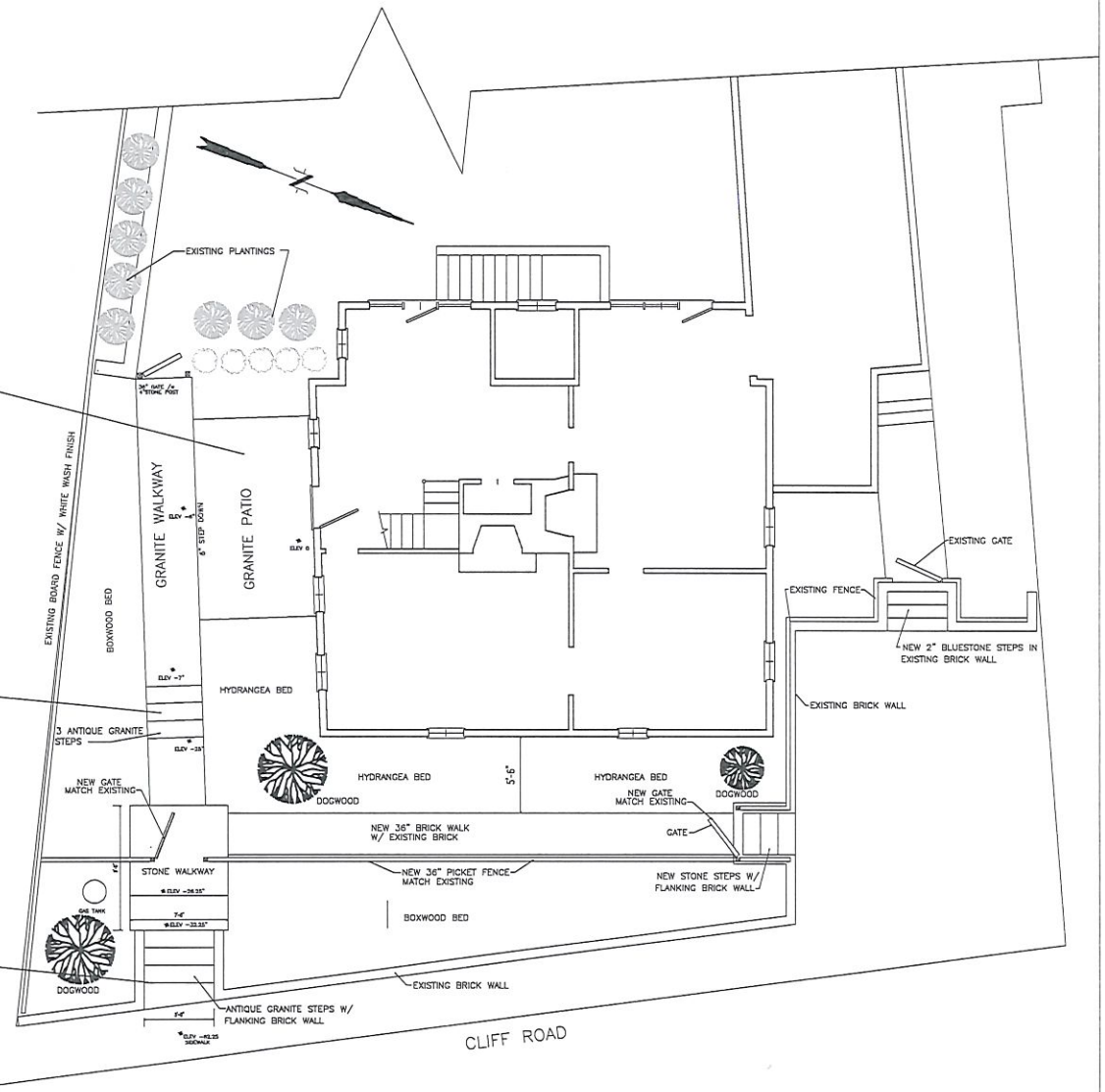
GRANITE PATIO @ ENTRY



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

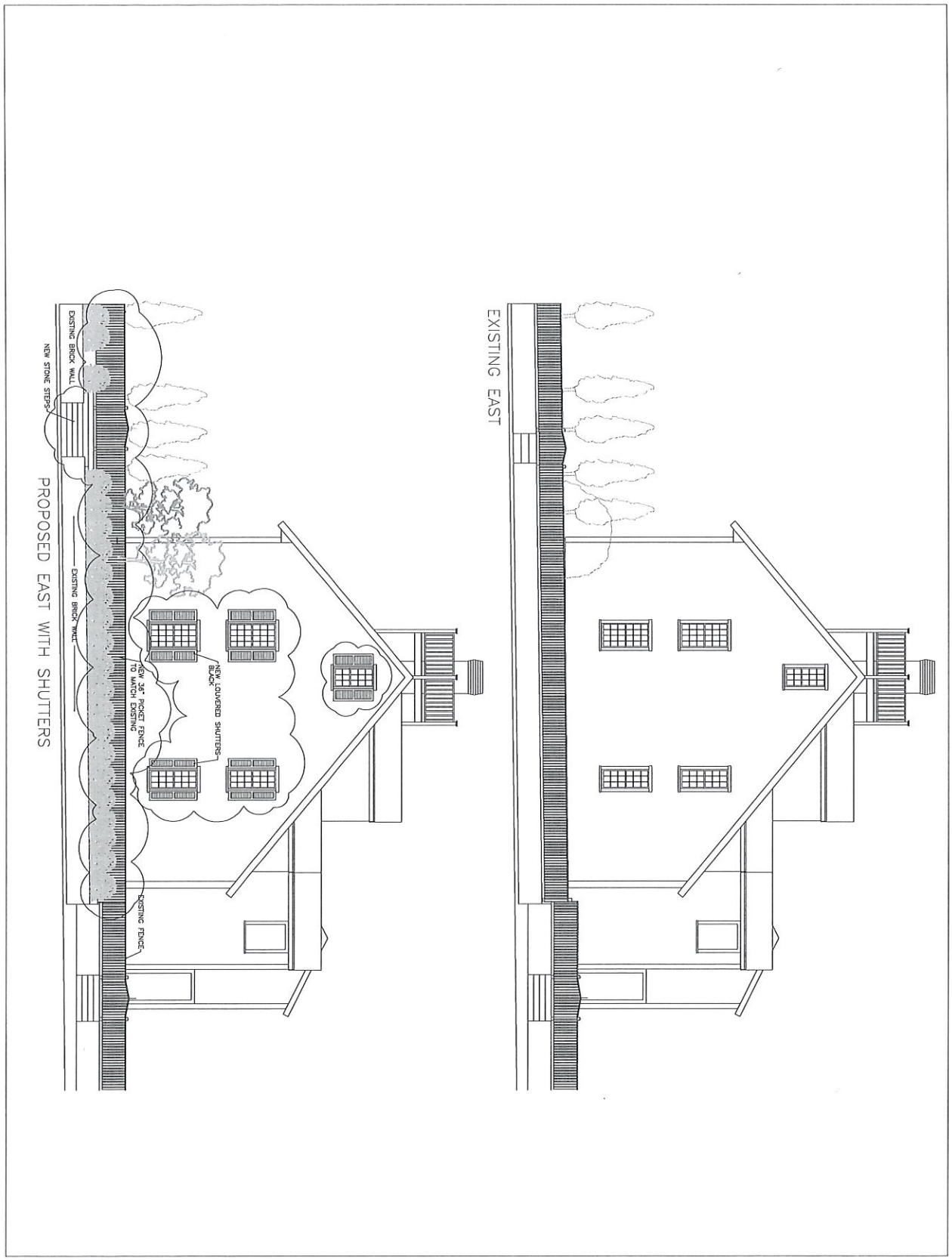
Notes
HDC APPL.
CERT. NO.

Title
PROPOSED PLAN

Date
4/3/2025

Scale
1/4"=1'0"

2



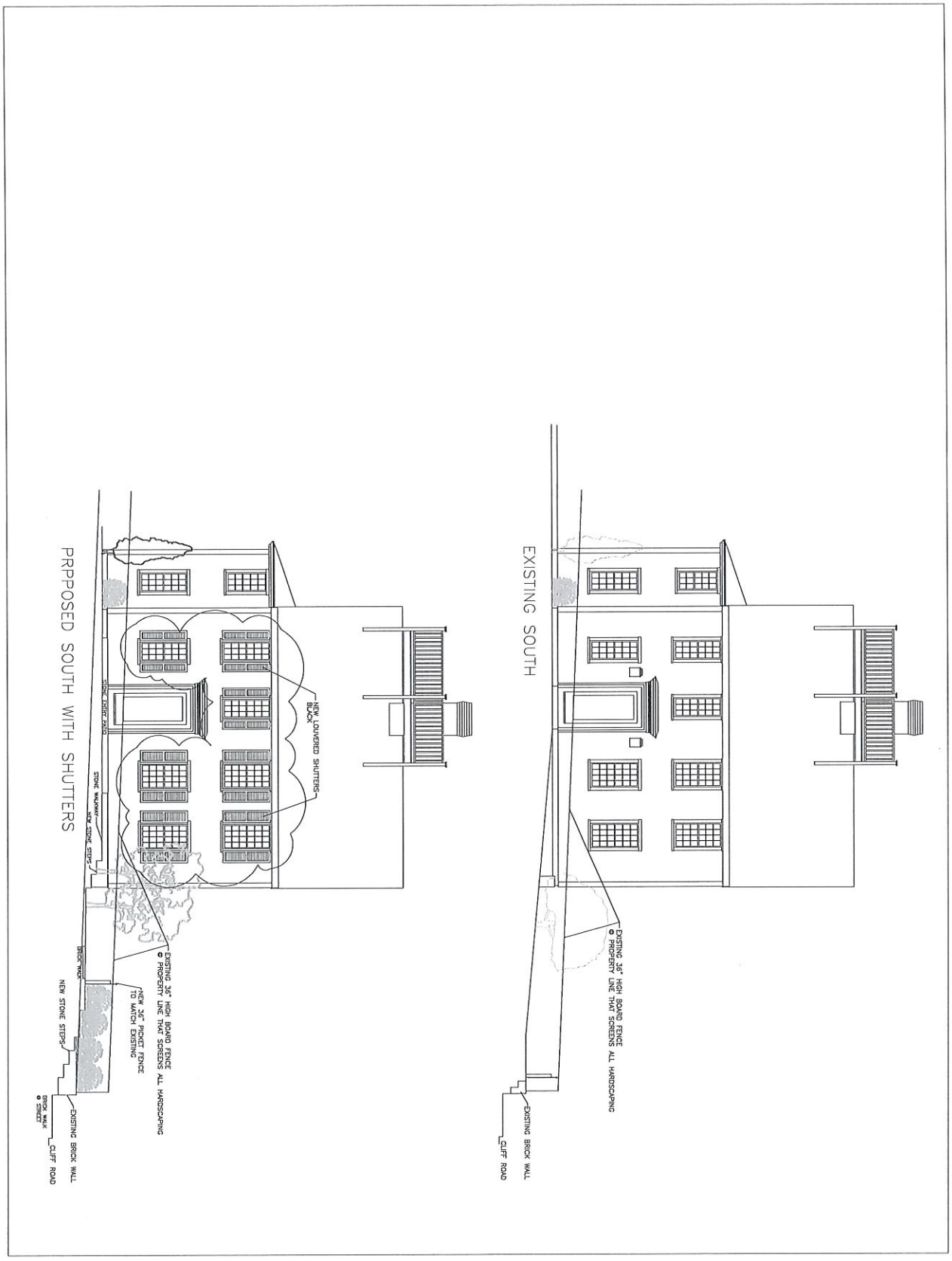
Project	PLATT RESIDENCE 20 CLIFF ROAD NANTUCKET, MA
Job No	LANDSCAPE PLAN
Notes	HDC APPL. CERT. NO.
Title	EAST ELEVATION
Date	2/5/2025
Scale	1/4"=1'0"
	3

SANDCASTLE CONSTRUCTION INC.

SCONSET GARDNER

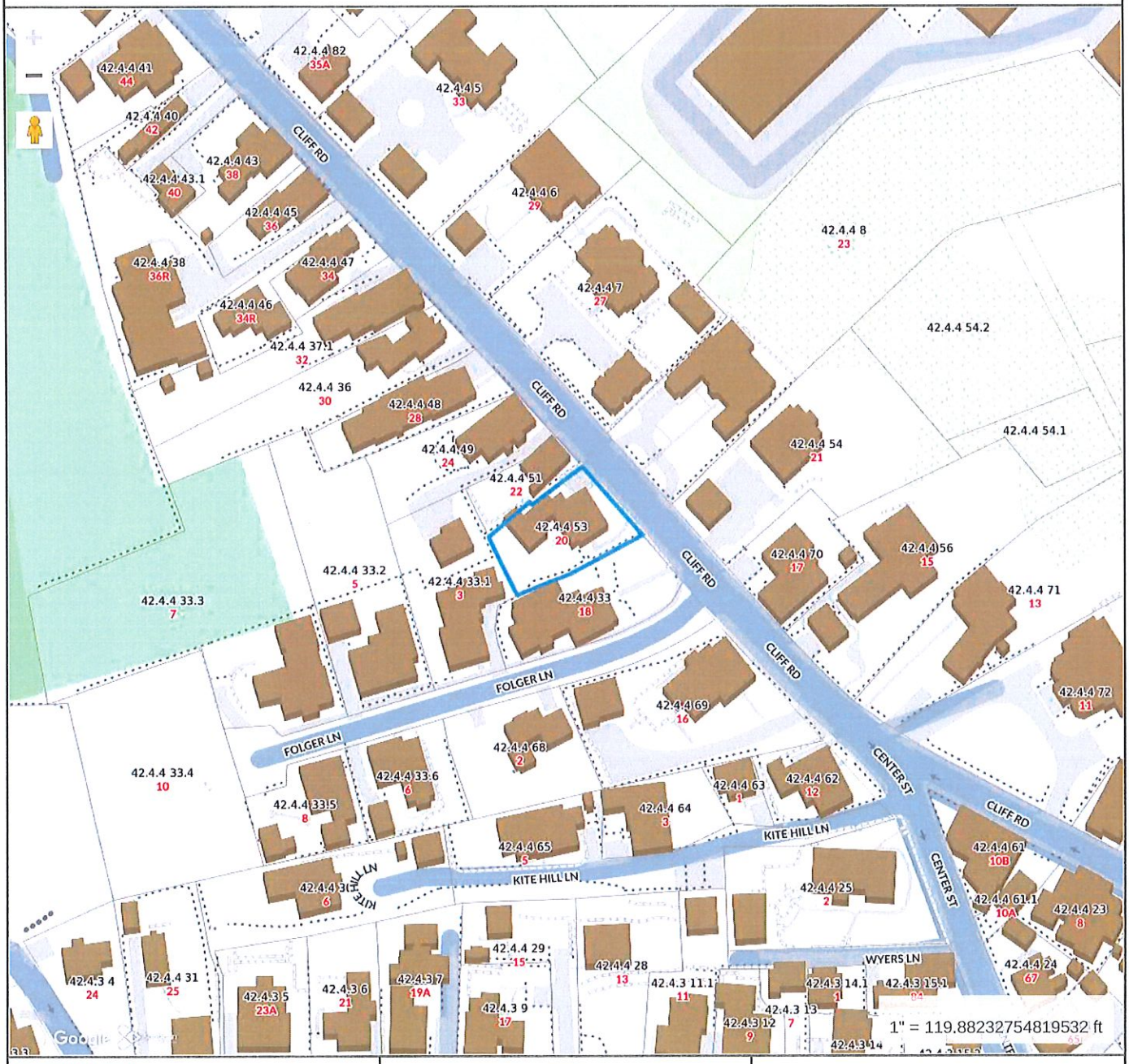
P.O. BOX 2113
NANTUCKET, MA
02584

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

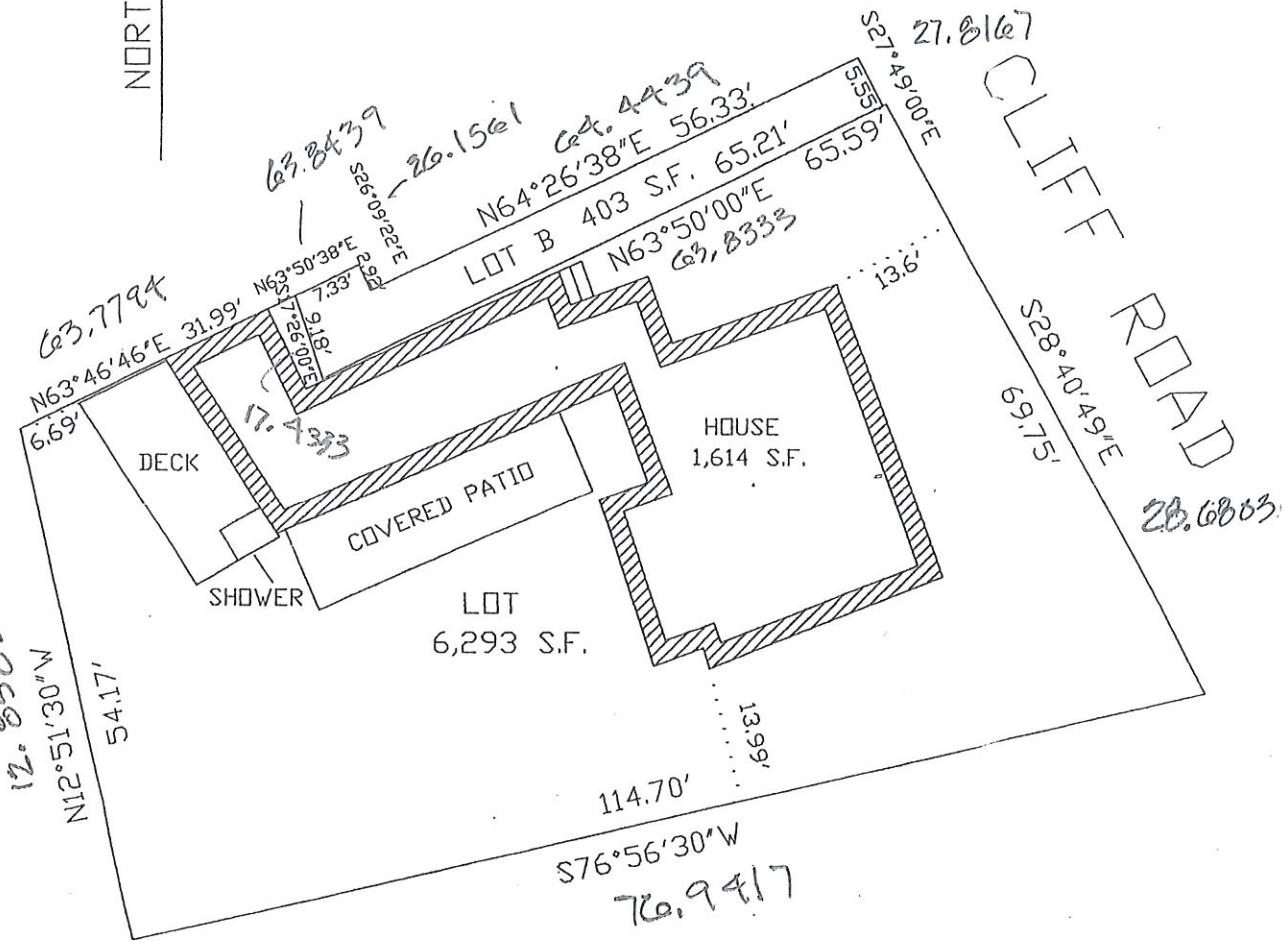
Property ID	10667
Location	20 CLIFF RD
Owner	20 CLIFF LLC

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

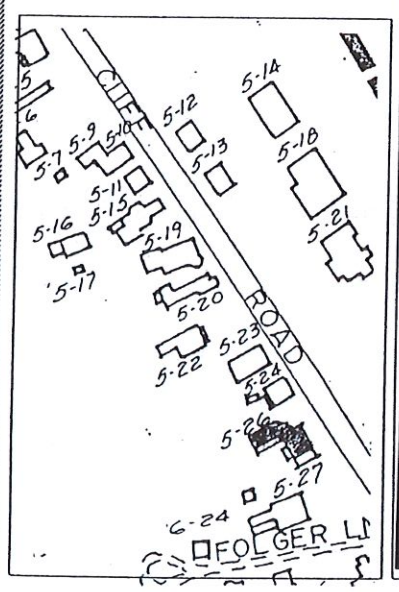
4. Present Owner: LEWIS, JOAN M

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)

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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

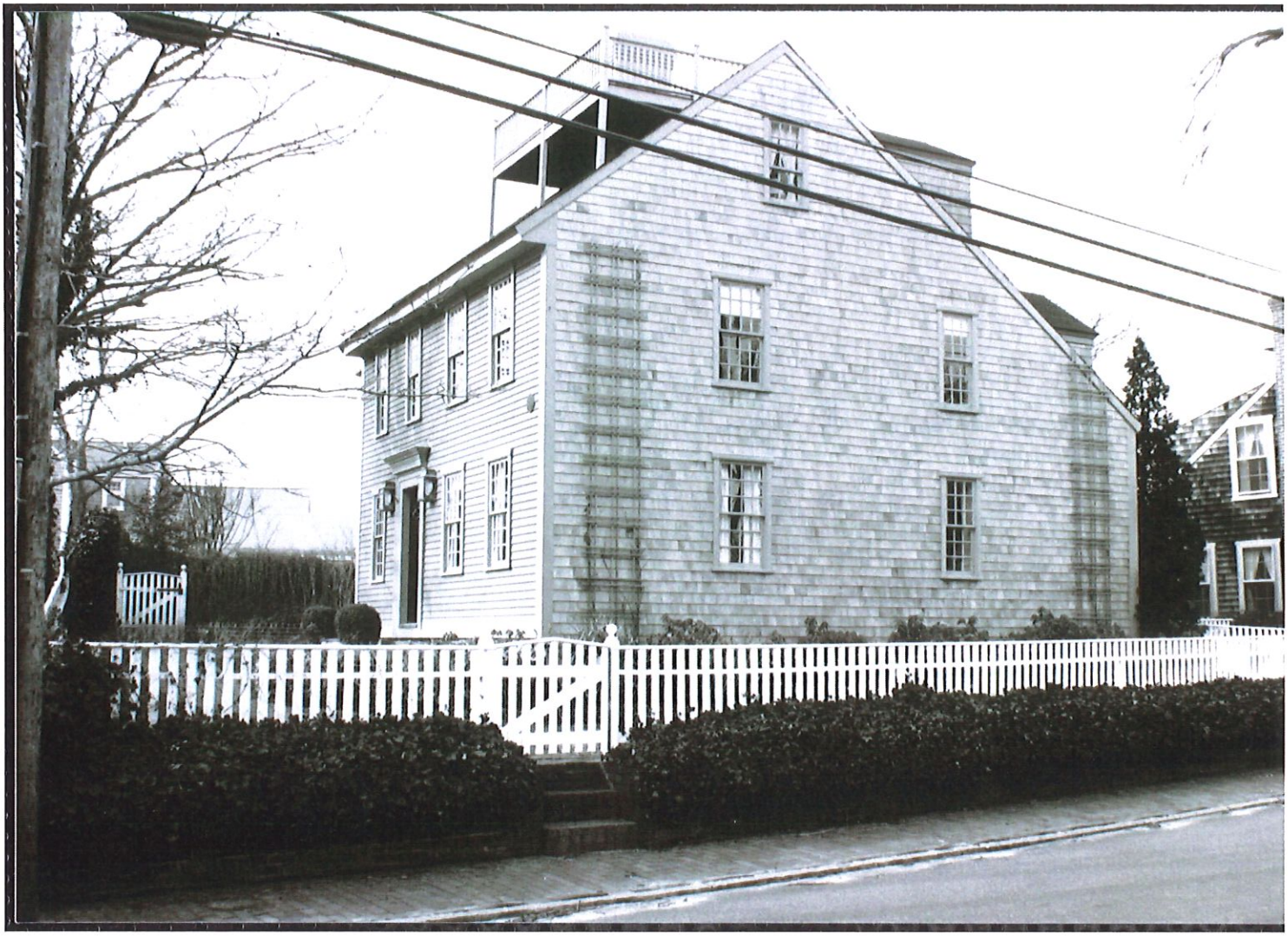


1880s



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

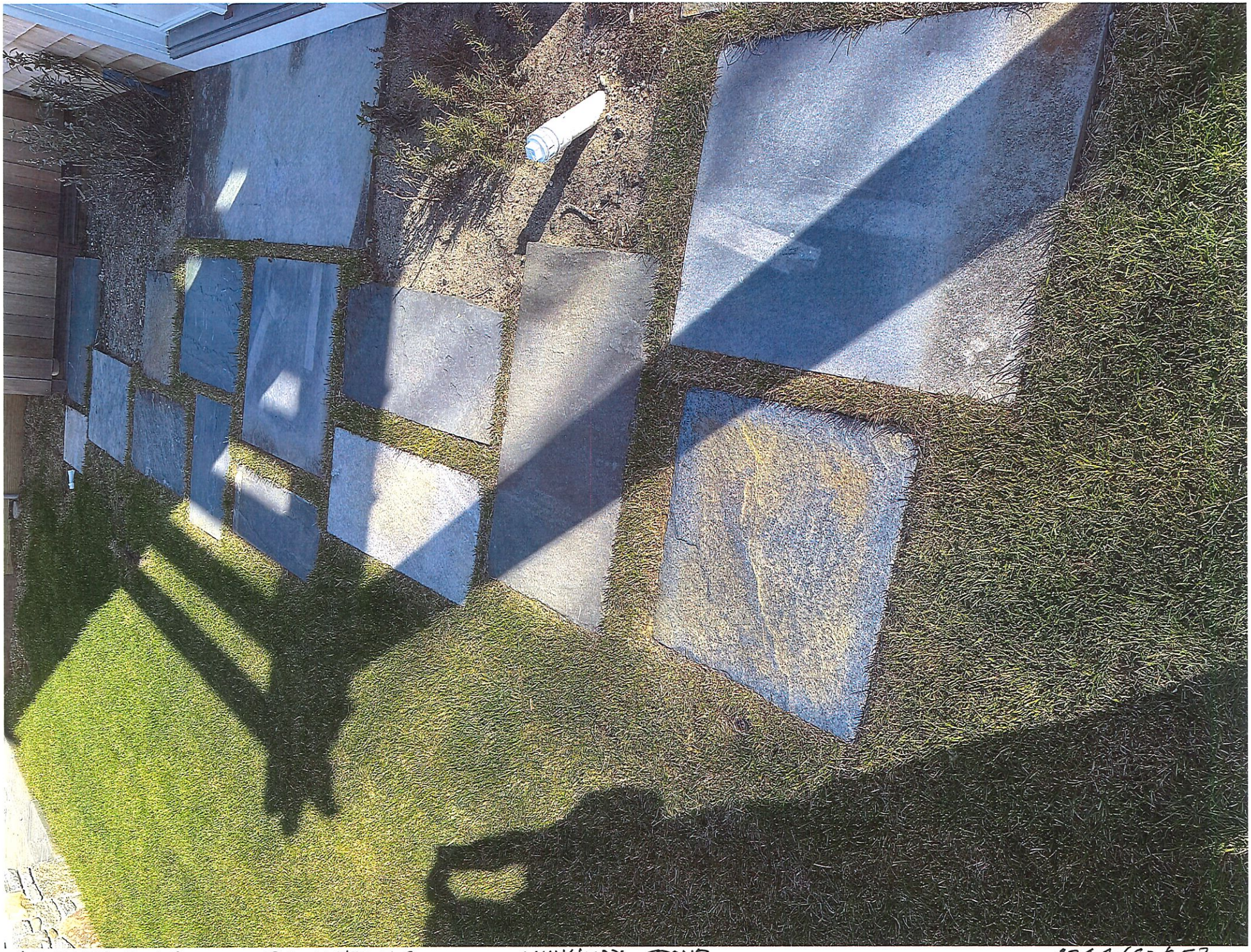


20 CHEF ROAD 20 CHEF LLC EAST 42.4.4/ 52 & 53





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.

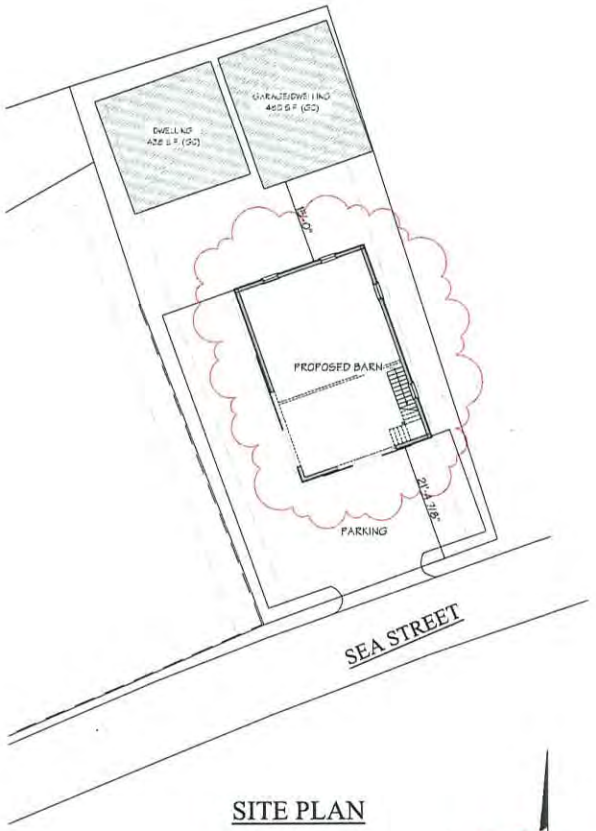
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

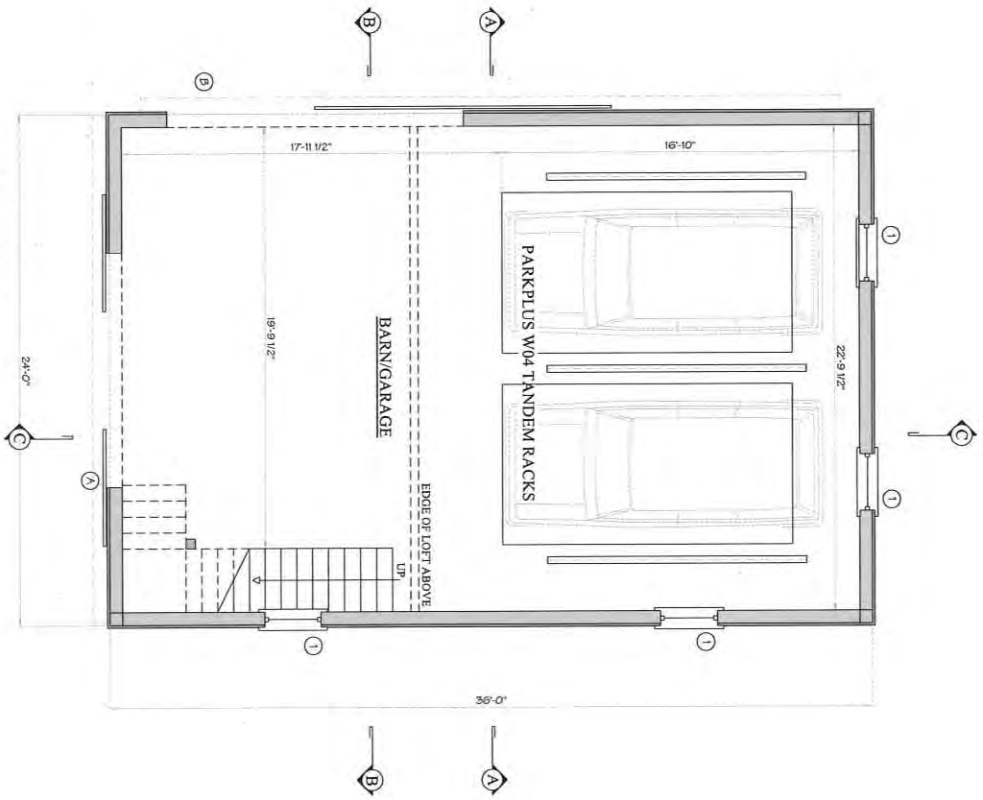
M/P: 42.4.2 / 5

8 SEA ST.
NANTUCKET, MA

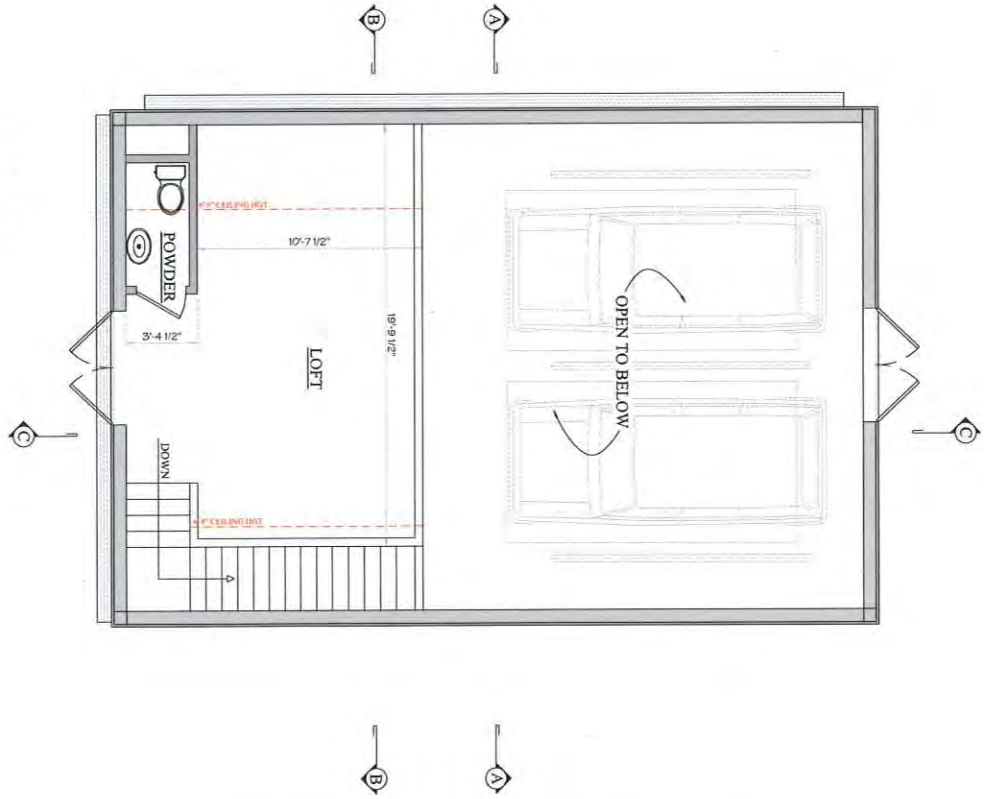
A

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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BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

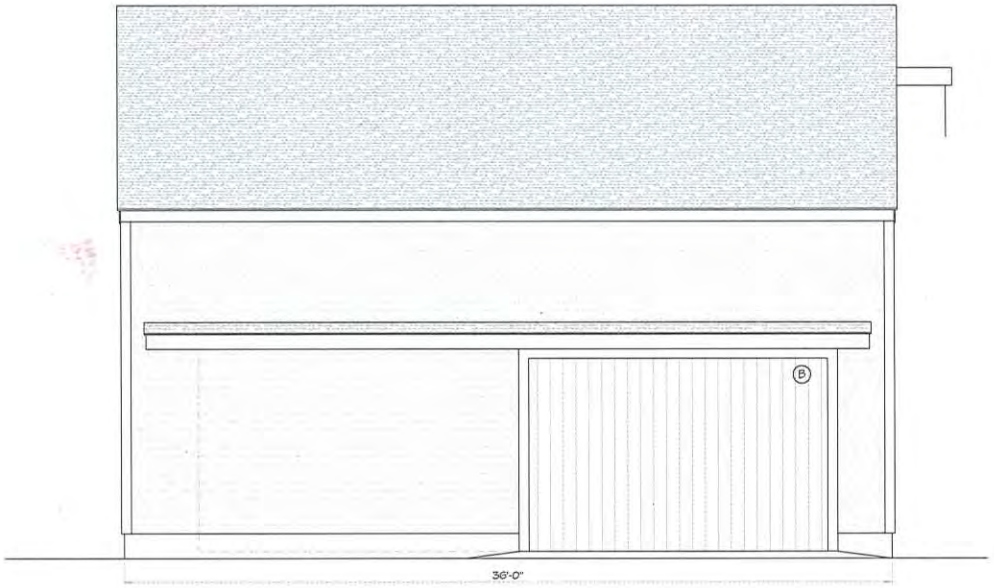
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM



SOUTH ELEVATION

8 Sea St - Barn window/door schedule

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Notes	Quant.
1	3' 0" x 2' 9"	TBD	Boston Sash	12 light	Single	TBD	Fixed	4
A	(2) 5' 6" x 9' 0"	TBD	Custom	batten outswing	Double	NA		1
B	14' 0" x 9' 0"	TBD	Custom	batten slider	Single	NA		1
C	(2) 3' 0" x 6' 8"	TBD	Custom	batten outswing	Double	NA		1



WEST ELEVATION

APPROVED

HDC 2024 - 06 - 10704

No Exterior Changes
Without HDC Approval

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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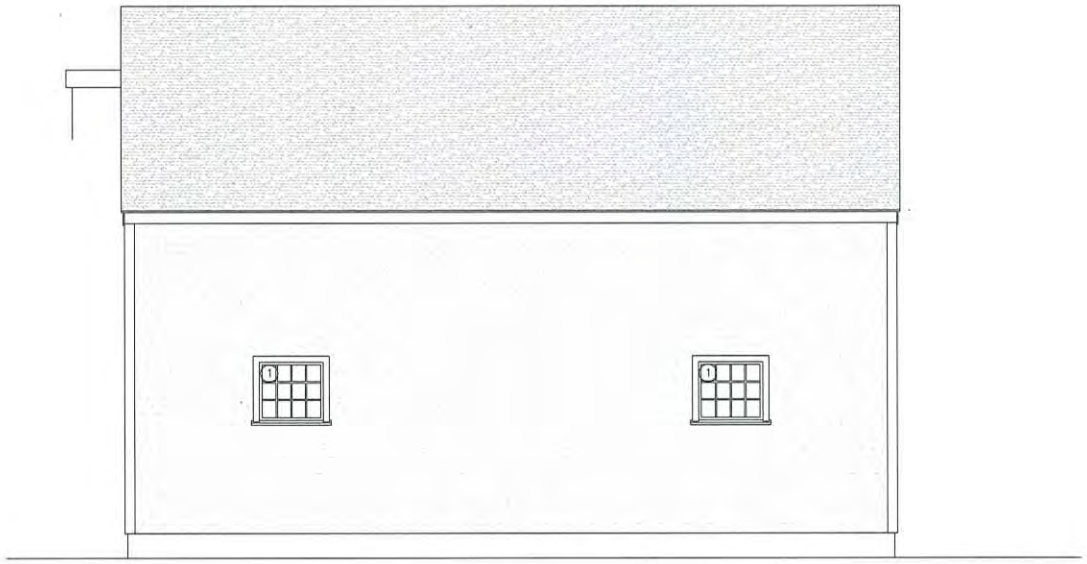
ELEVATIONS
DATE: 06/11/2024
SCALE: 1/4" = 1' 0"

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

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 - NANTUCKET, MA 02554
(508) 228-2004 - NORMANDRESIDENTIAL.COM

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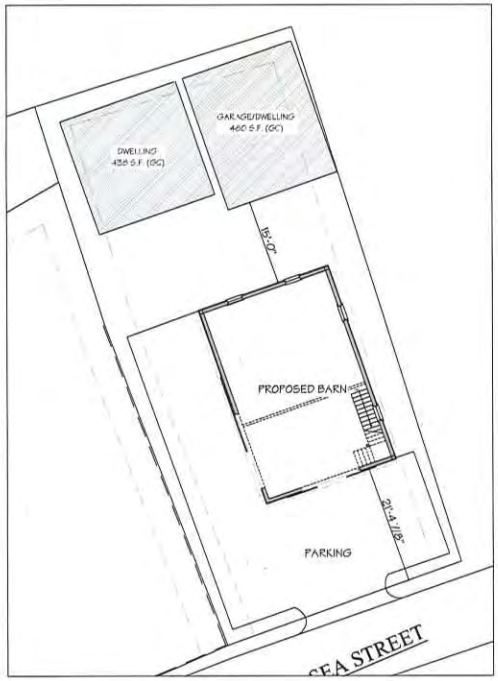
ATIC PLAN
DATE: 06/11/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

3

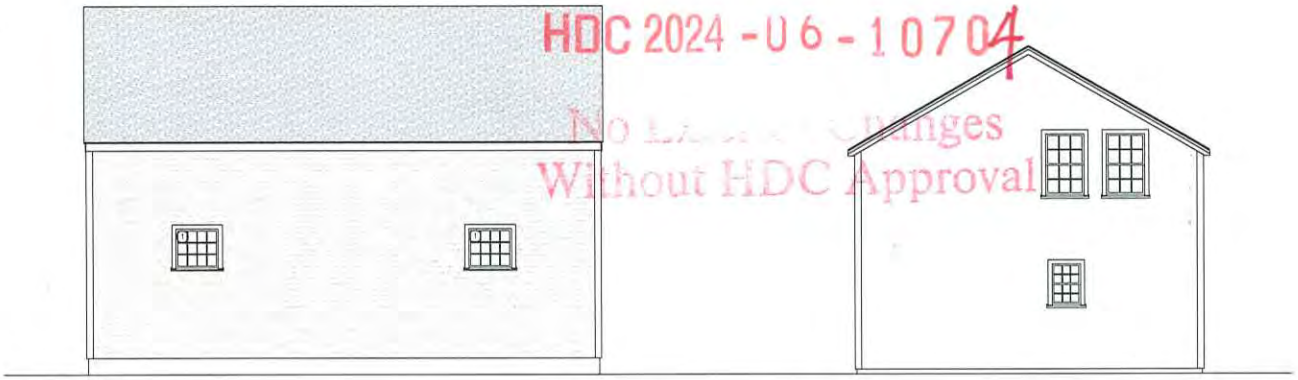




SOUTH ELEVATION - STREE VIEW



WEST ELEVATION - YARD VIEW



EAST ELEVATION

APPROVED

HDC 2024 - 06 - 10704

No Exterior Changes
Without HDC Approval

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

STREETSCAPE ELEVATIONS
DATE: 06/11/2024
SCALE: AS NOTED

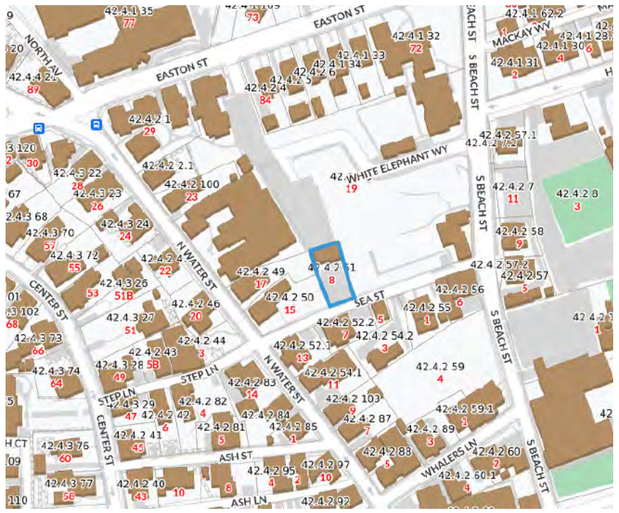
M/P: 42.4.2 / 51

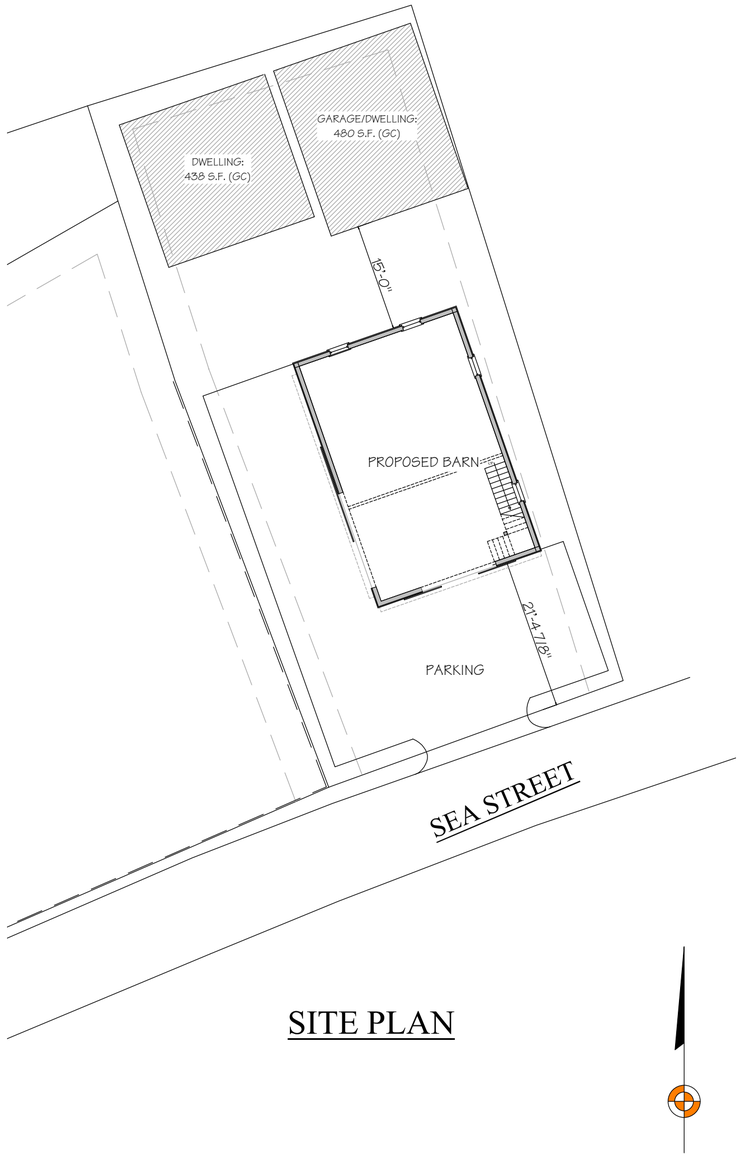
8 SEA ST.
NANTUCKET, MA

4



8 SEA ST.
NANTUCKET, MA 02554





SITE PLAN

MAP & PARCEL: 42.4.2 X 51
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 S.F.
LOT AREA: 4,644 S.F.
GROUND COVER RATIO: 40%
EXISTING GROUND COVER:
DWELLING: 438 S.F.
GARAGE/APT: 480 S.F.
PROPOSED NEW GROUND COVER: 864 S.F.
TOTAL GROUND COVER: 1,782 S.F.
ALLOWABLE GROUND COVER: 1,858 S.F.

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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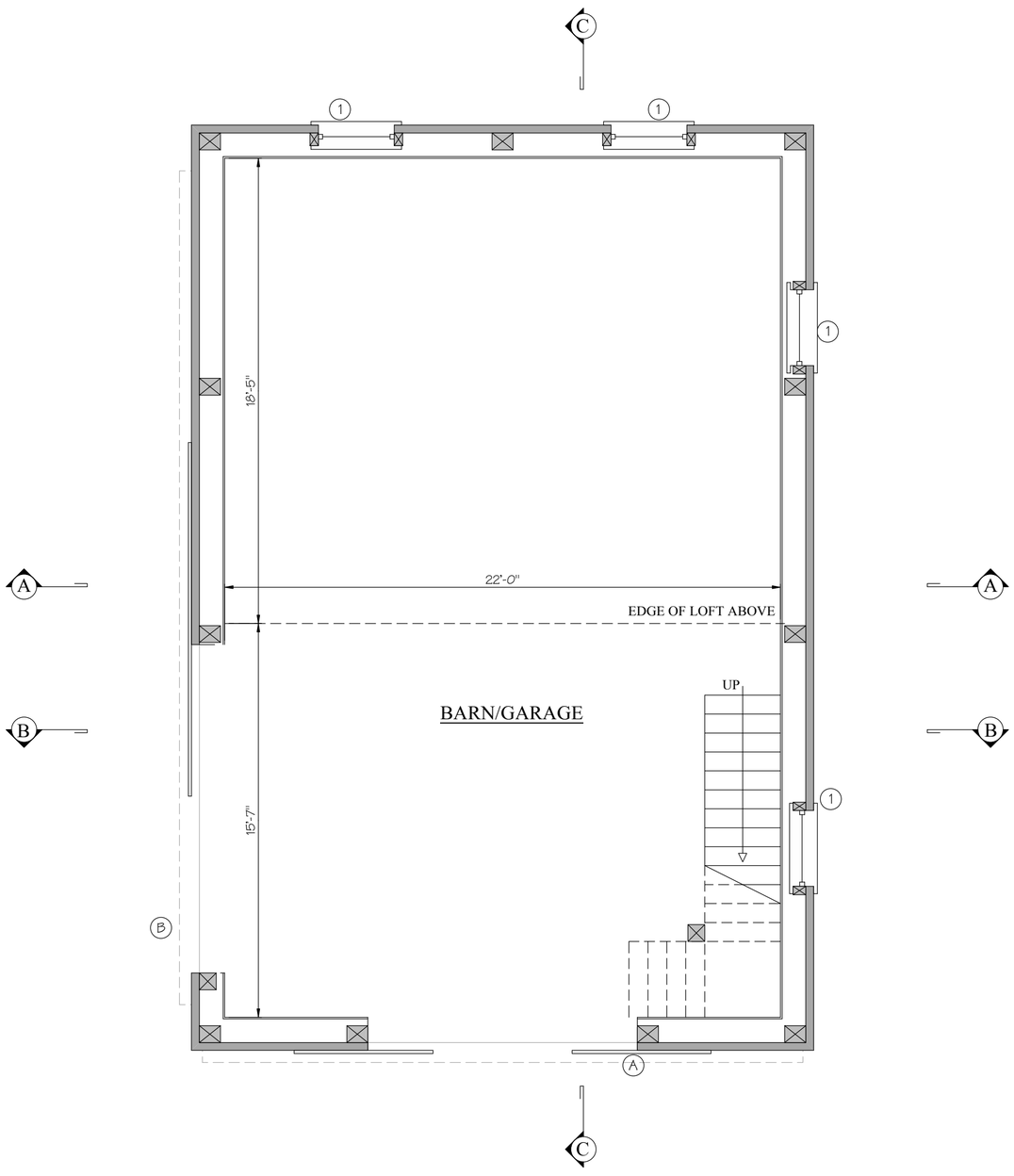
COVER SHEET
DATE: 04/14/2025
SCALE: AS NOTED

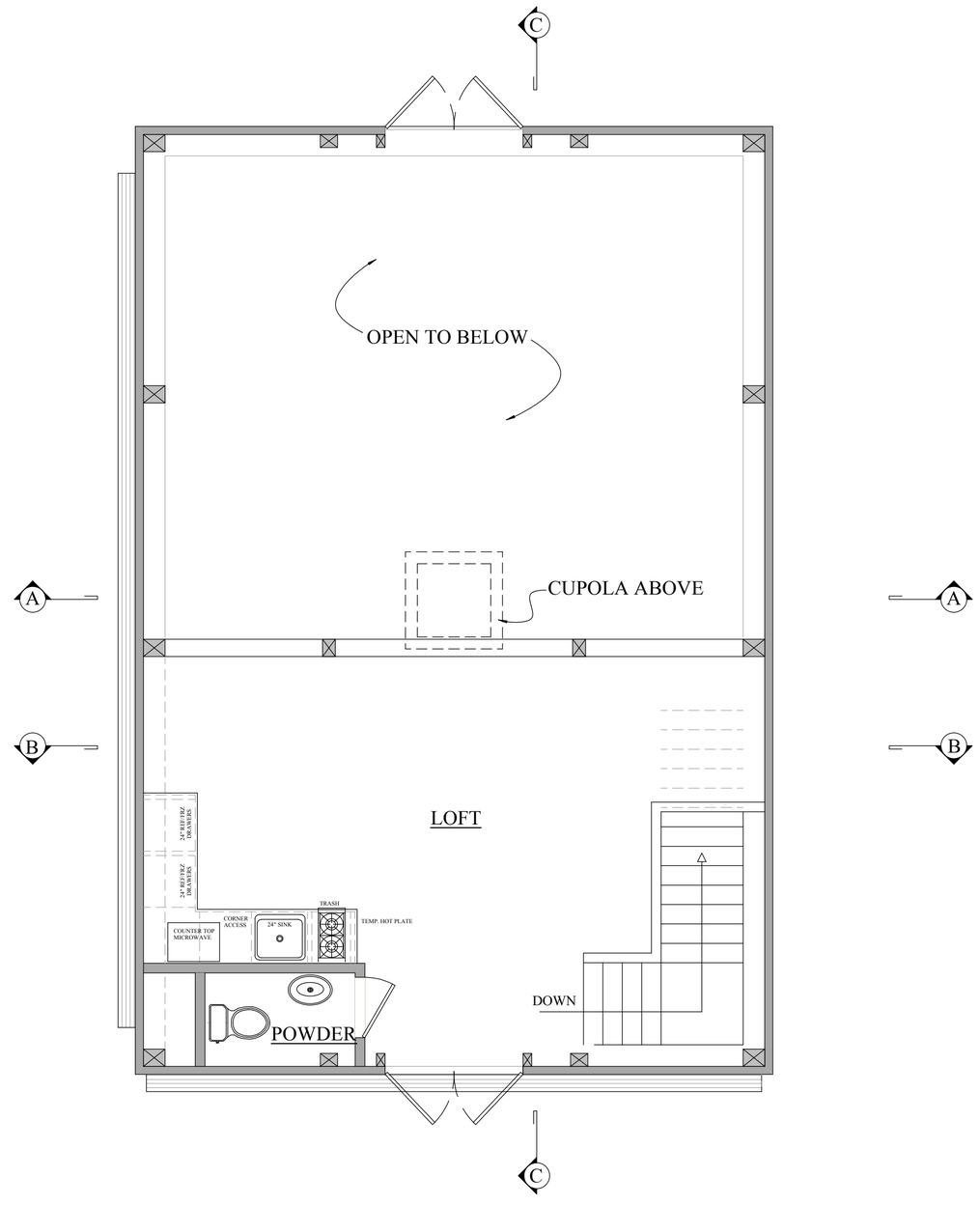
M/P: 42.4.2 / 5

8 SEA ST.
NANTUCKET, MA

A



FIRST FLOOR PLAN



LOFT PLAN

NOT FOR CONSTRUCTION

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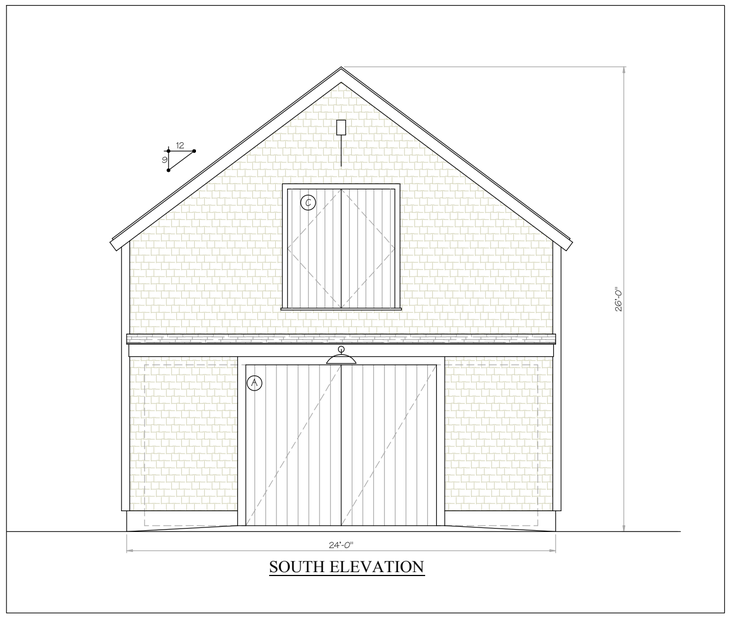
FLOOR PLANS
DATE: 04/14/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

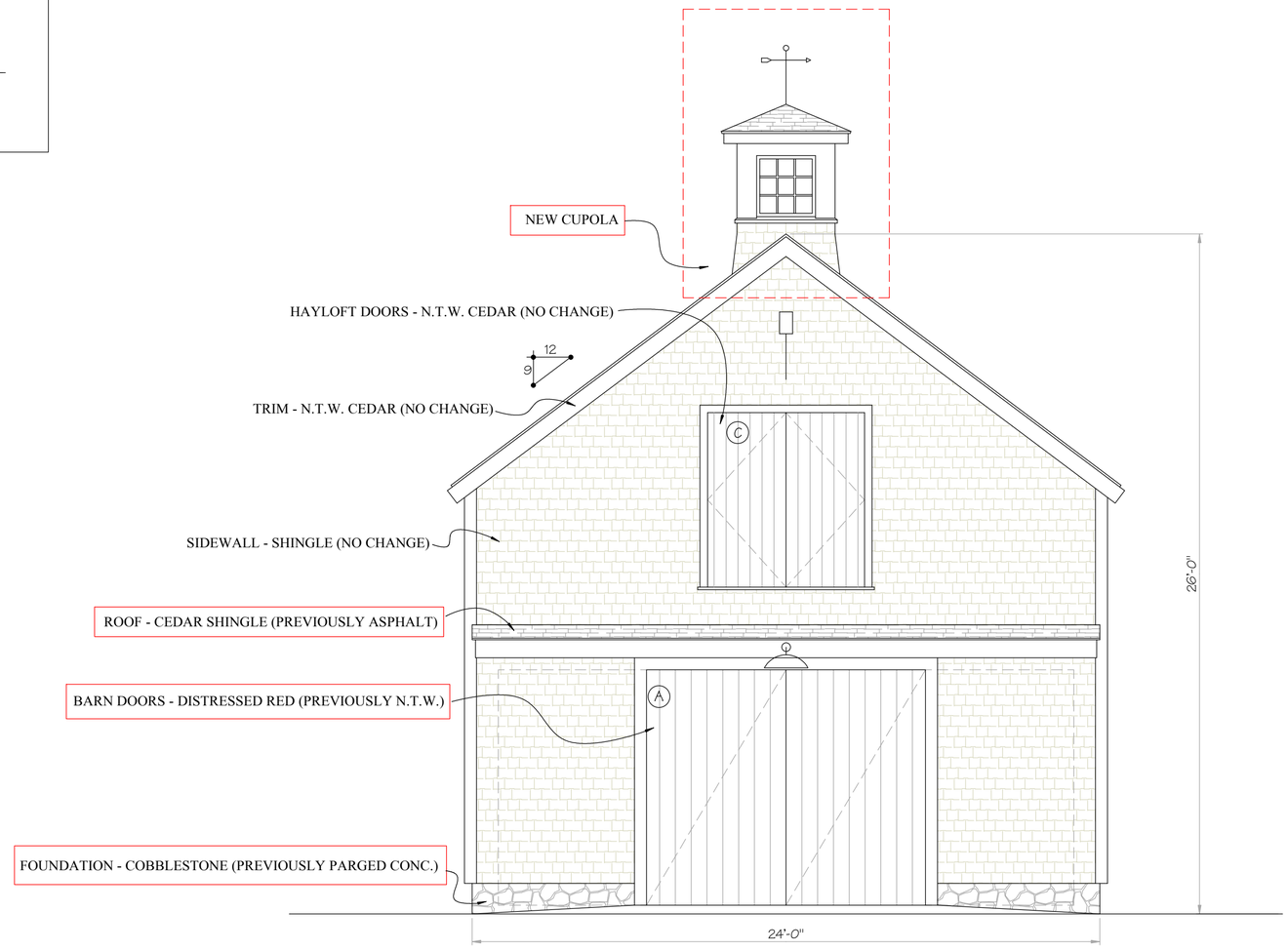
8 SEA ST.
NANTUCKET, MA

1



SOUTH ELEVATION

PREVIOUS APPROVAL



SOUTH ELEVATION

NOT FOR CONSTRUCTION

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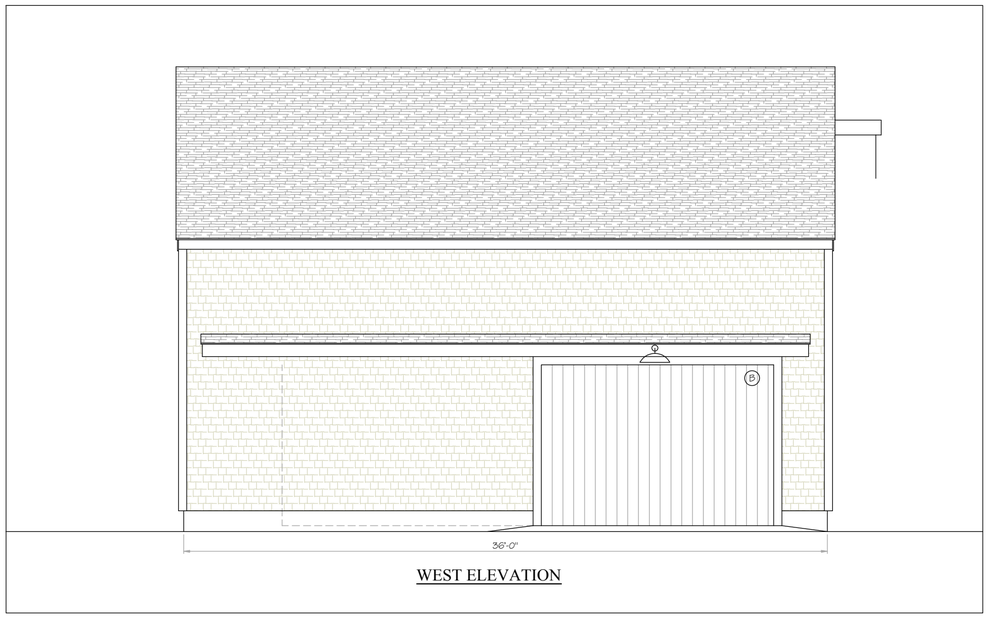
ELEVATIONS
DATE: 04/14/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

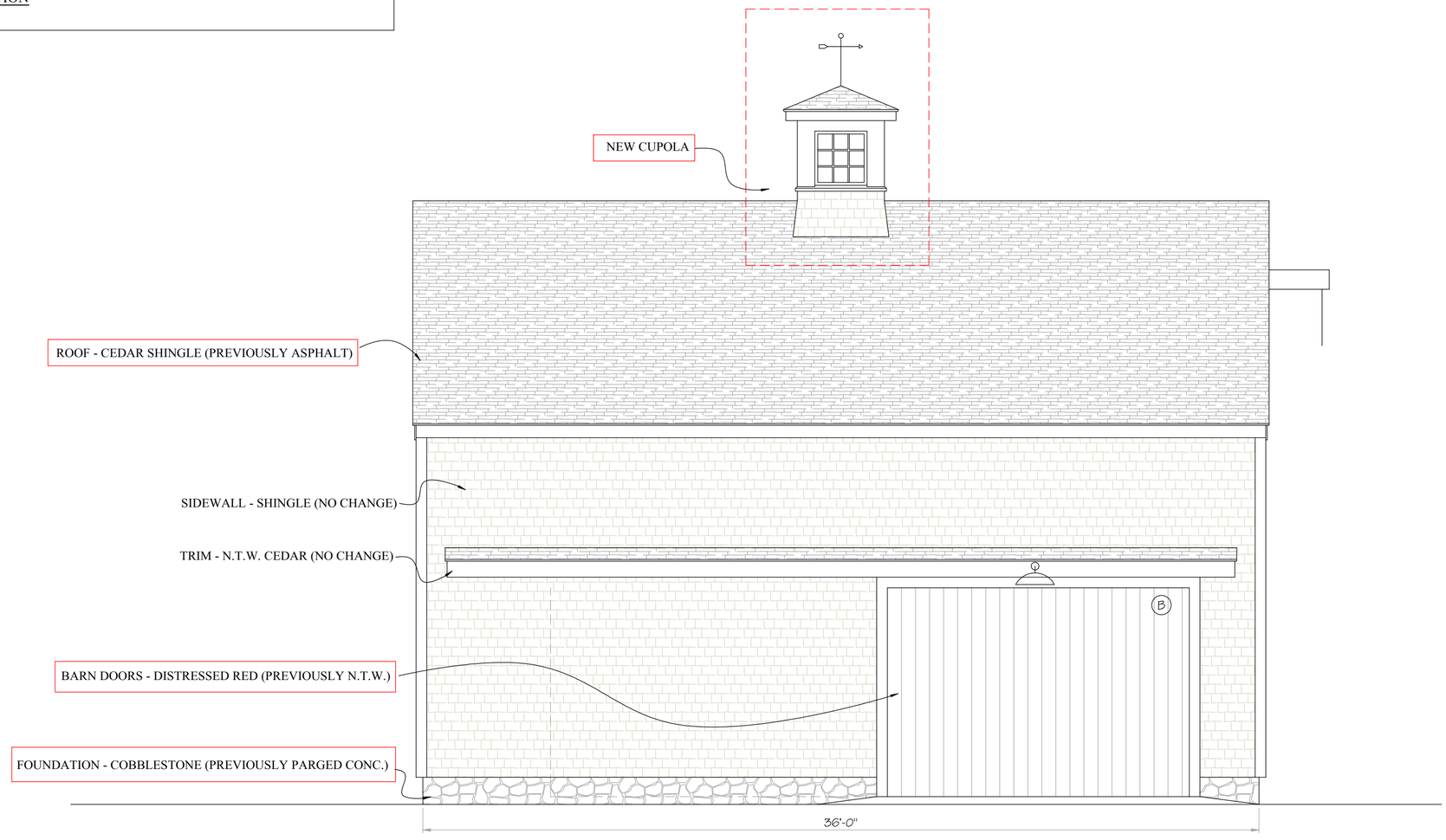
8 SEA ST.
NANTUCKET, MA

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

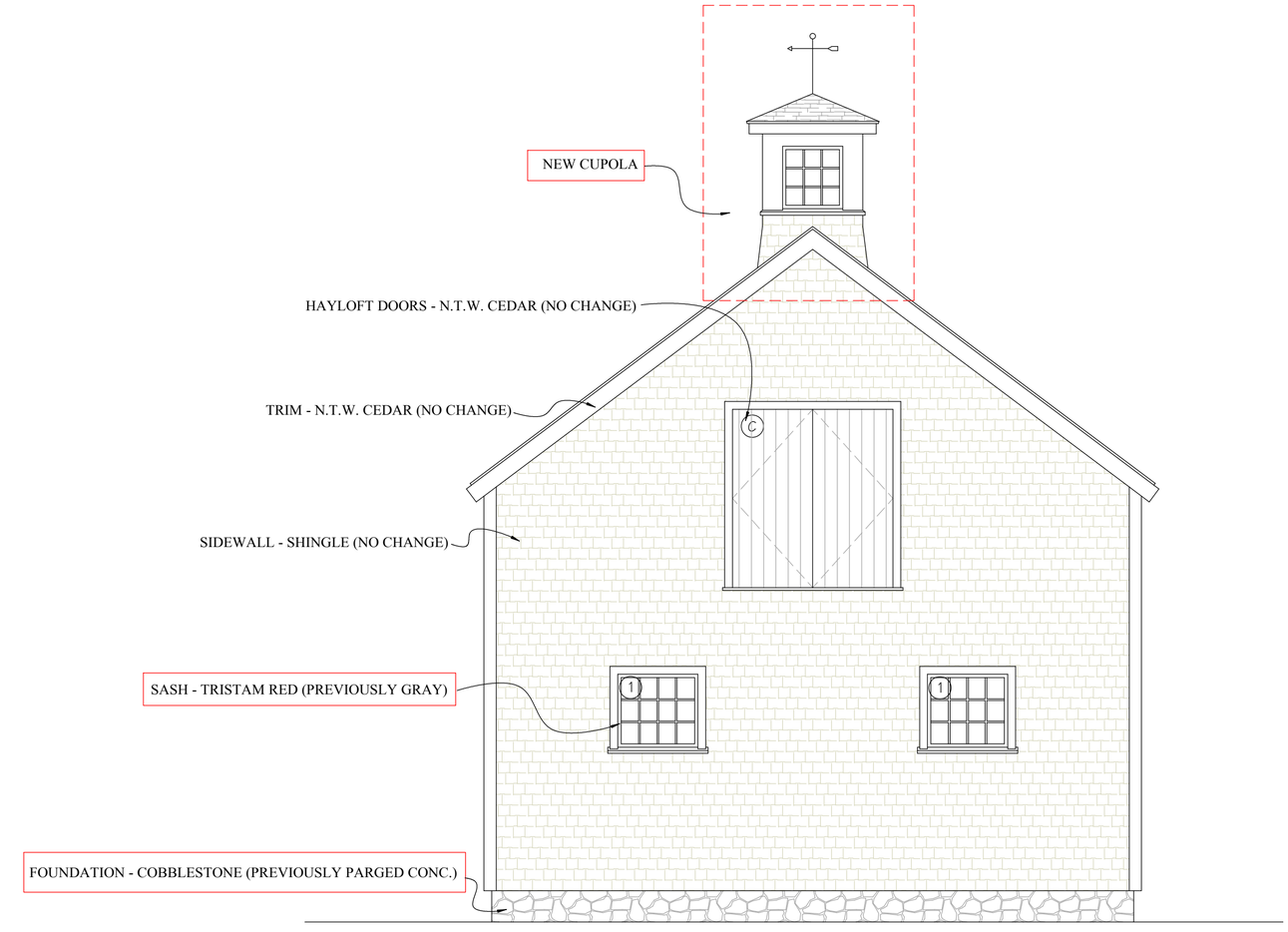
8 SEA ST.
NANTUCKET, MA

3



NORTH ELEVATION

PREVIOUS APPROVAL



NORTH ELEVATION

NOT FOR CONSTRUCTION

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DESIGN, INC

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(508) 228-2044 NORMANDRESIDENTIAL.COM

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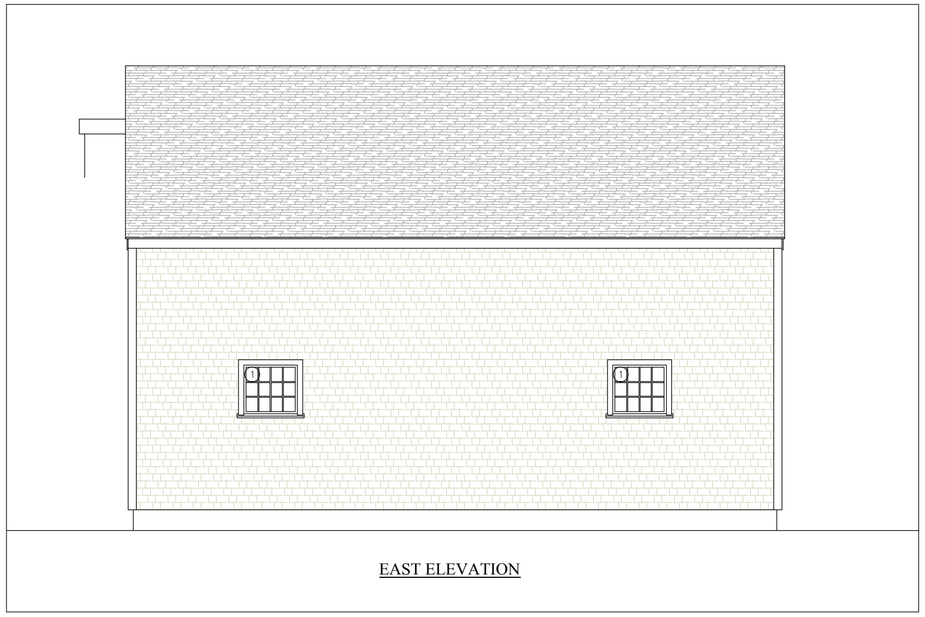
ELEVATION
DATE: 04/14/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

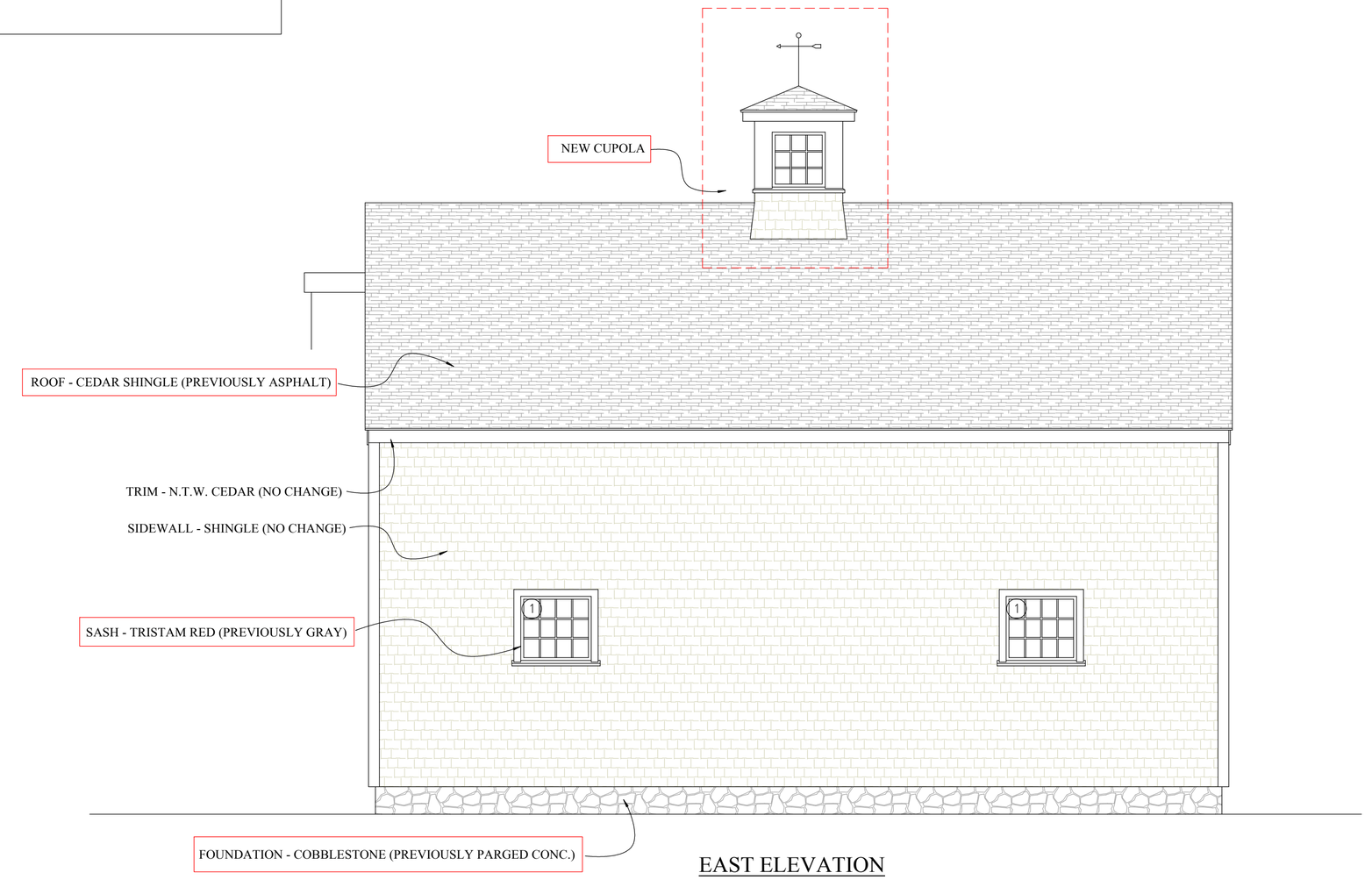
8 SEA ST.
NANTUCKET, MA

4



EAST ELEVATION

PREVIOUS APPROVAL



EAST ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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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

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____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

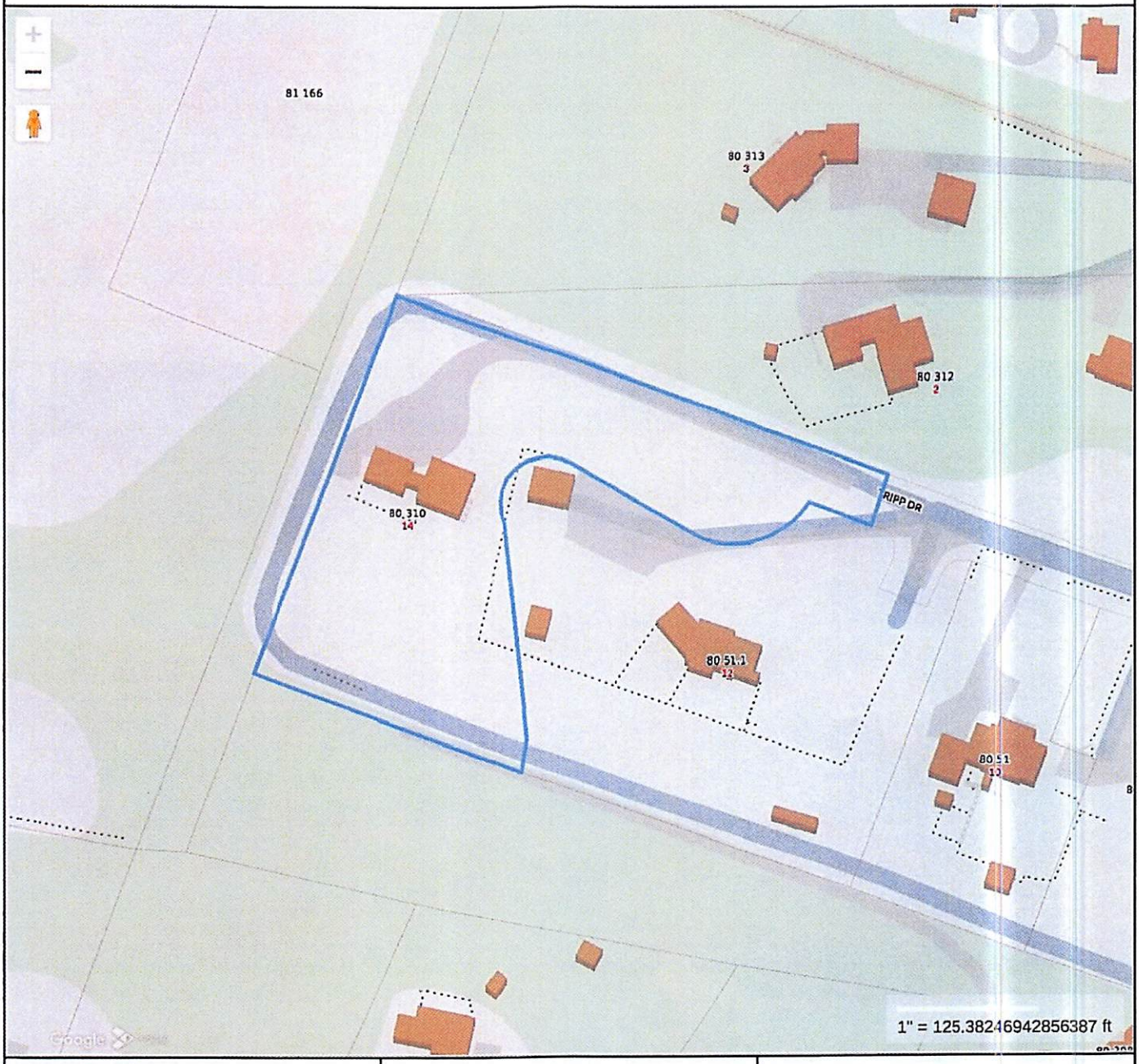
Deck _____ Foundation STONE VENEER & PARGED Fence _____ Shutters _____

* 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

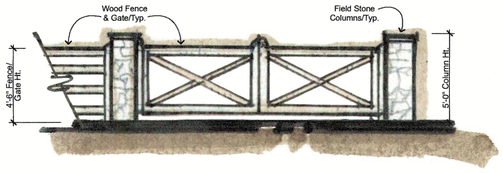
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

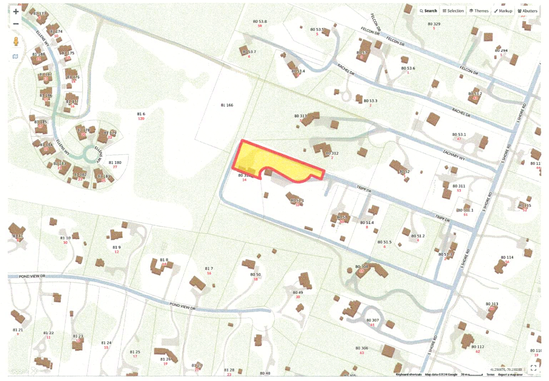


4 G-1.0 **Proposed Gate Elevation**

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

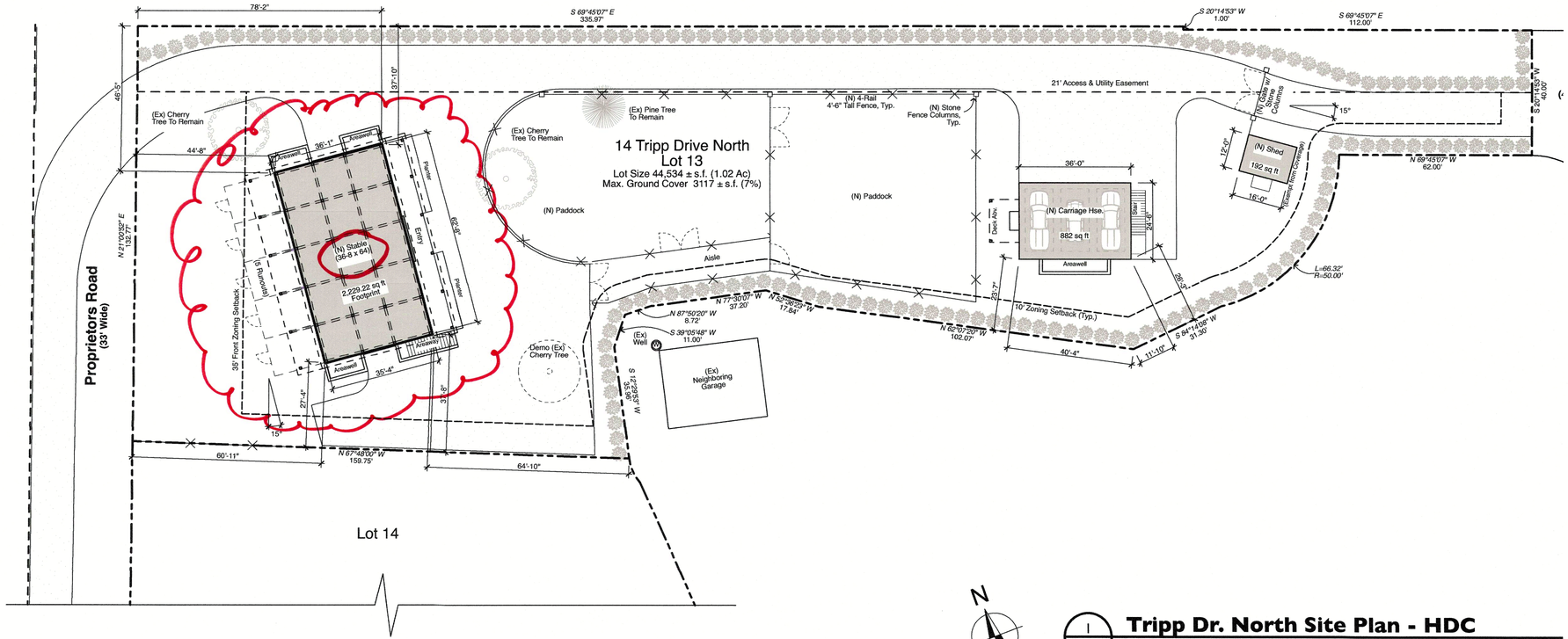
Sheet Index

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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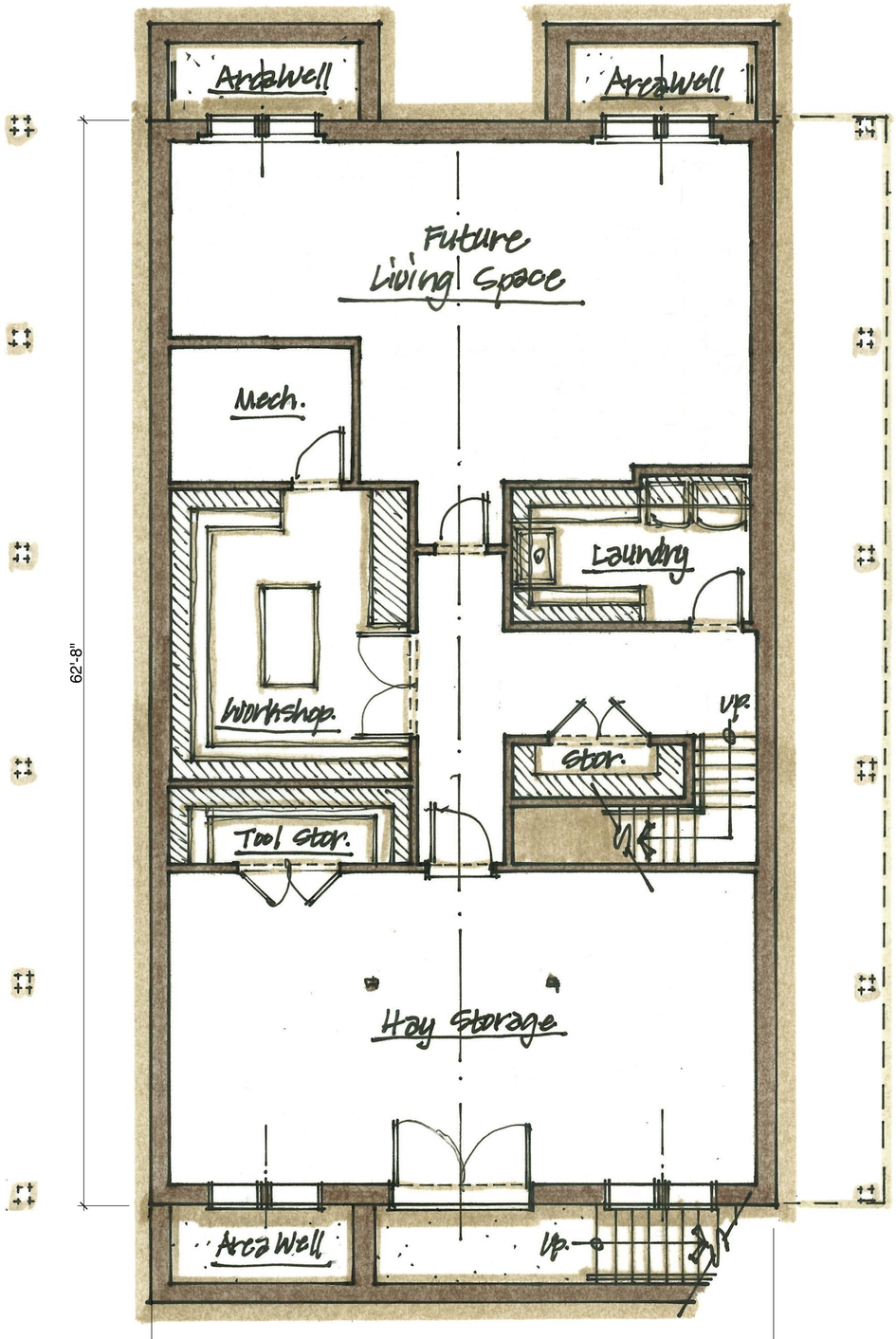
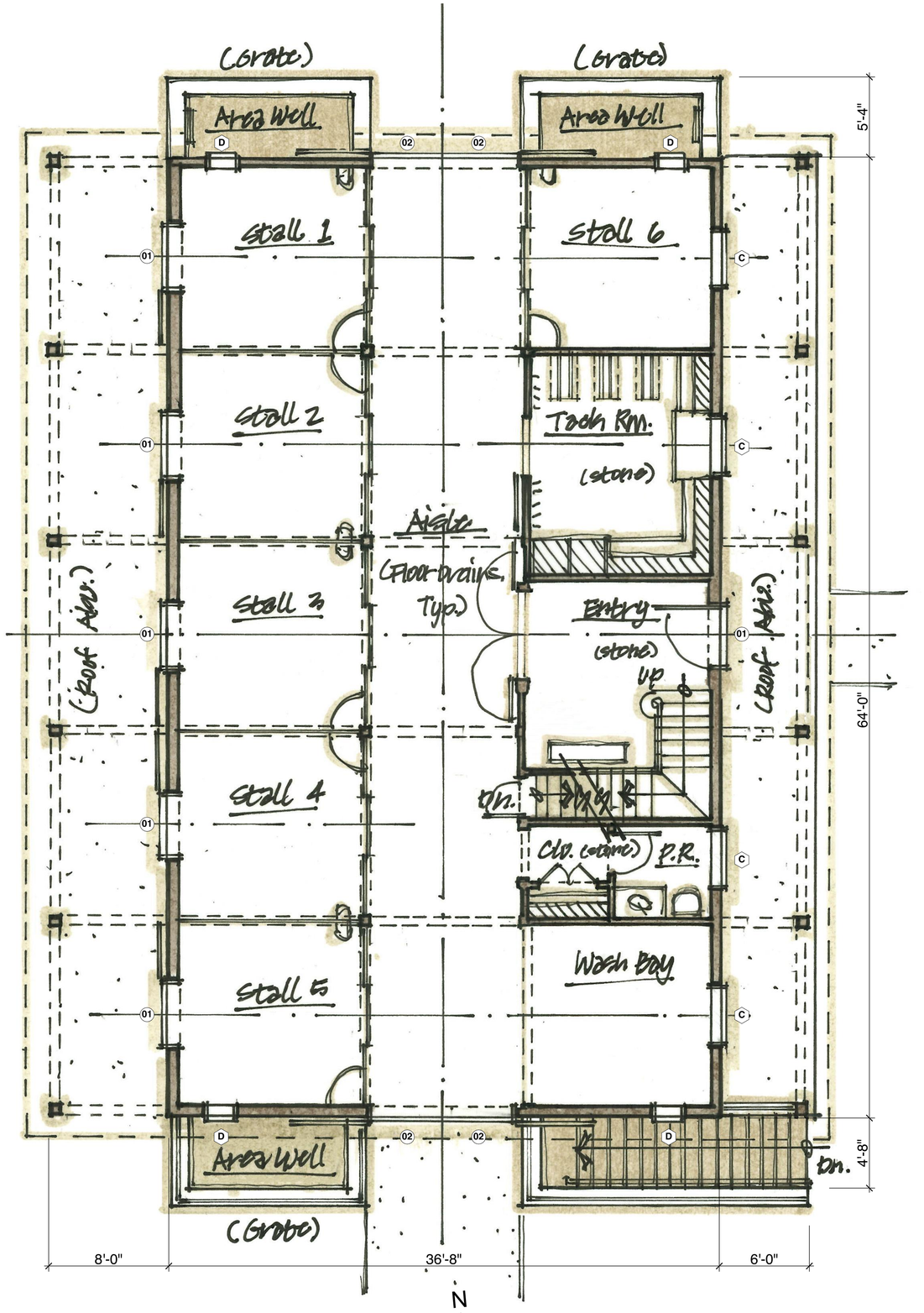
Tripp Road North Property - HDC: G-1.0 Site Plan, Locus Map, Project Directory, Sheet Index printed by Ryan Rushton at 8:44 AM on 4/3/25



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"

EKMAN**DESIGN**STUDIO
A R C H I T E C T U R E
Custom Residential • Renovation • Historic Preservation
STUDIO: 303.730.2757 FAX: 303.730.2774 WEB: WWW.EKMANDESIGN.COM
550 EAST 8TH AVENUE DENVER, CO 80203

Tripp Road North Property - HDC: A-1.0 Stable First Floor & Basement Plans printed by Ryan Rushton at 8:44 AM on 4/3/25

Cottage & Castle, Inc.
Jamie Feeley • General Contractor
OFFICE: 508.825.8825
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA 02554

Issued :

14 Tripp Dr North

A Stable, Carriage House & Shed for 14 Tripp Dr LLC

14 Tripp Dr Nantucket MA 02554

SHEET:

A-1.0

DATE: 4/3/25

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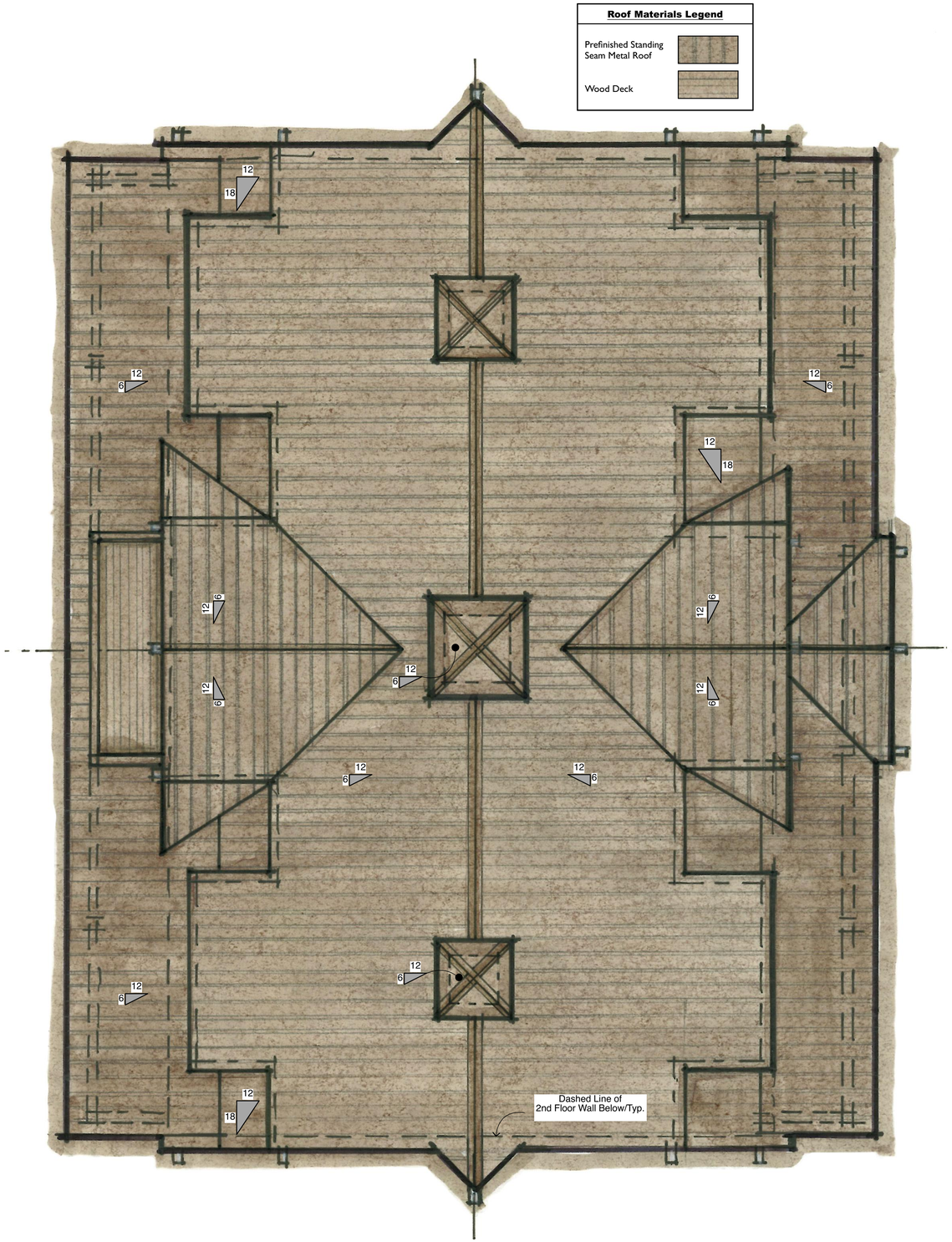
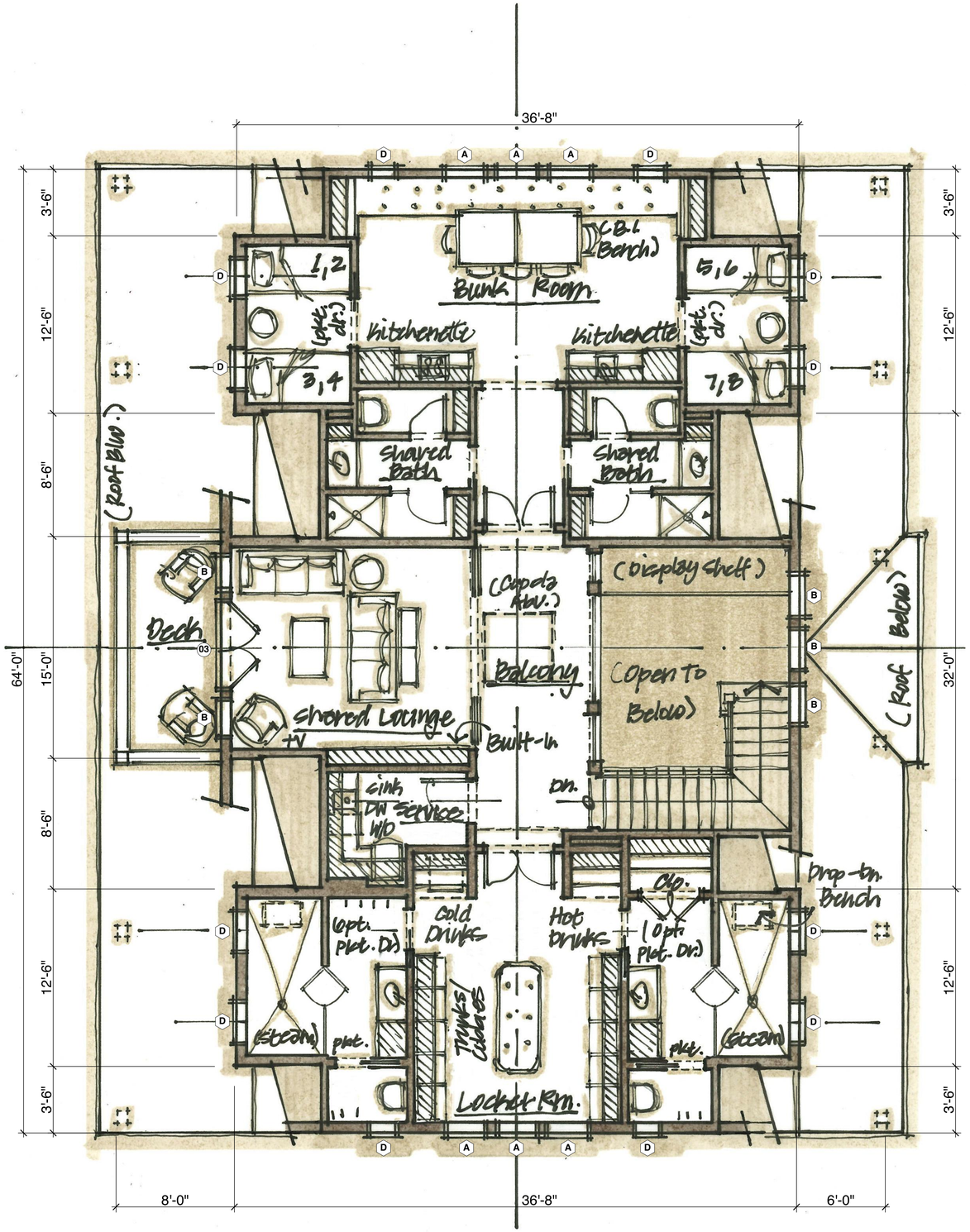


N

2 A-1.1 **Stable Roof Plan - HDC**

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



N

1 A-1.1 **Stable Second Floor Plan - HDC**

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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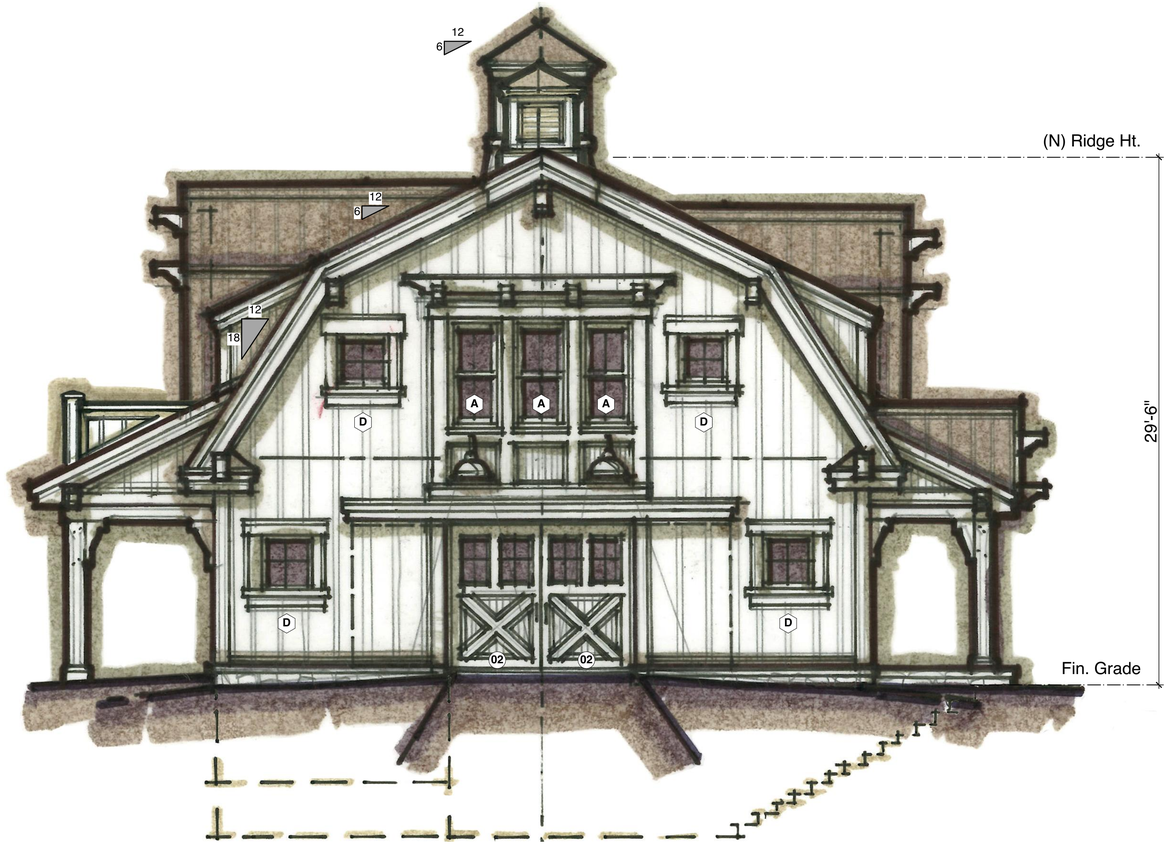


2 A-1.2 **Stable Left (South) Elevation - HDC**

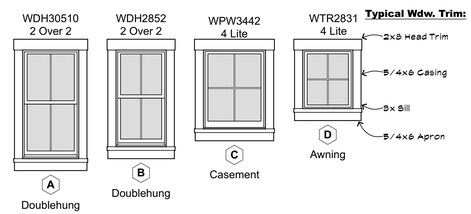
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

Materials Legend

Prefinished Standing Seam Metal Roof	
Wood Board & Batten Wall	
Wood T&G Wall	

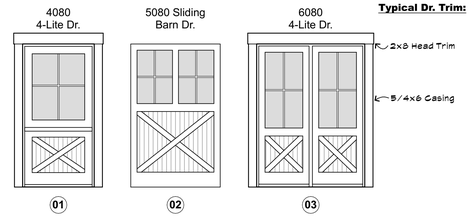
Stable Window Schedule



Window Specifications:

Manufacturer: Andersen Woodwright Doublehung & Awning Windows
Exterior Frame & Sash: Painted (Bronze/Brown)
Muntin Type: Simulated Divided Lites, Painted (Bronze/Brown)
Exterior Trim: Painted (Bronze/Brown)
Sill: Painted (Bronze/Brown)
Glass: Dual Pane, Insulated, Low-E Glass
Impact Protection: Structural Plywood Panels Cut to Fit Each Assembly Labeled & Stored on Site with Associated Hardware & Schedule For Install when Necessary

Stable Door Schedule



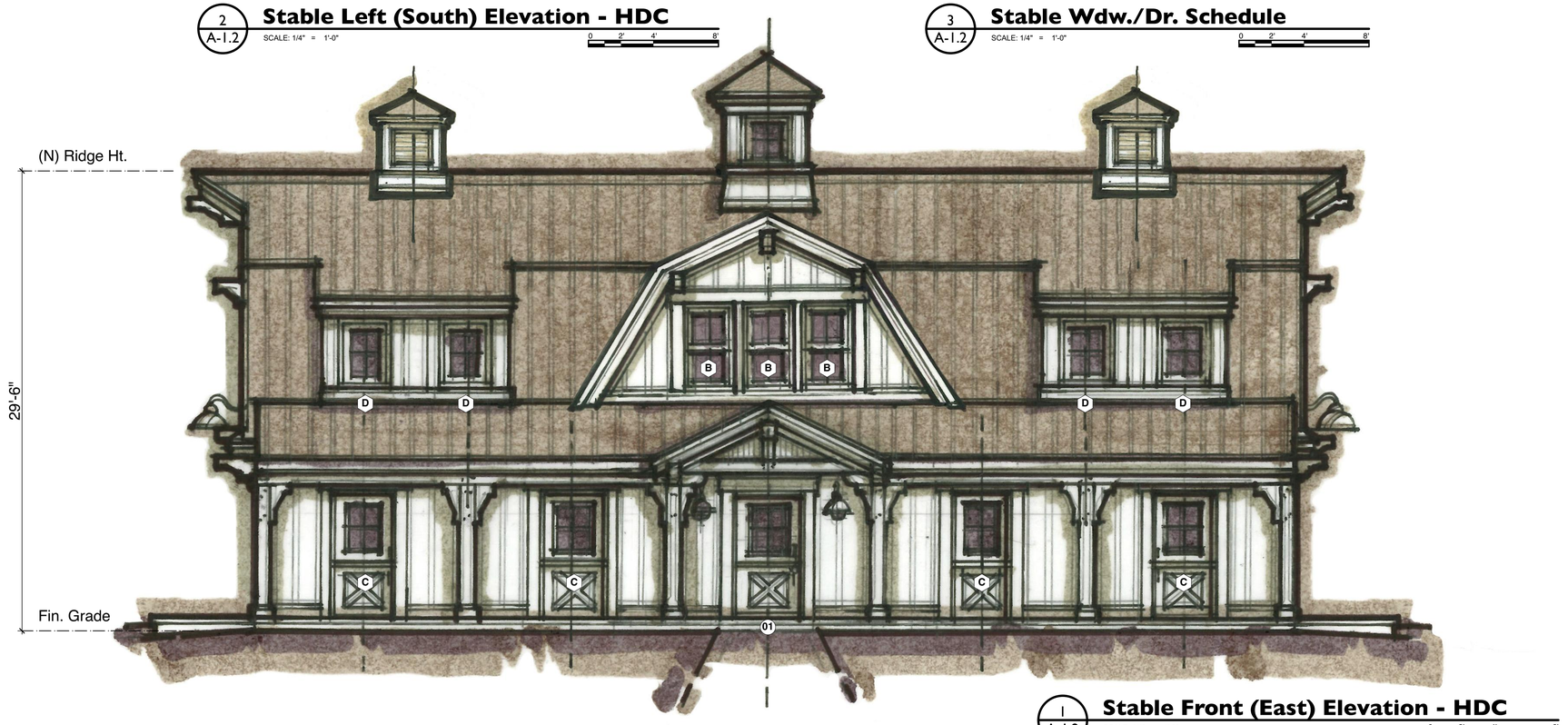
Door Specifications:

Manufacturer: Vintage Millwork
Exterior Frame & Panel: Stained Wood (Bronze/Brown)
Muntin Type: Simulated Divided Lites, Stained Wood (Bronze/Brown)
Exterior Trim: Painted (Bronze/Brown)
Sill: Bronze Metal
Glass: Dual Pane, Insulated, Low-E Glass
Impact Protection: Structural Plywood Panels Cut to Fit Each Assembly Labeled & Stored on Site with Associated Hardware & Schedule For Install when Necessary

3 A-1.2 **Stable Wdw./Dr. Schedule**

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



1 A-1.2 **Stable Front (East) Elevation - HDC**

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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Jamie Feeley • General Contractor
OFFICE: 508.825.8825
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for 14 Tripp Dr LLC
14 Tripp Dr Nantucket MA 02554

SHEET:
A-1.2
DATE: 4/3/25

Tripp Road North Property - HDC: A-1.2 Stable East & South Elevations, Wdw./Dr. Schedule printed by Ryan Rushton at 8:44 AM on 4/3/25
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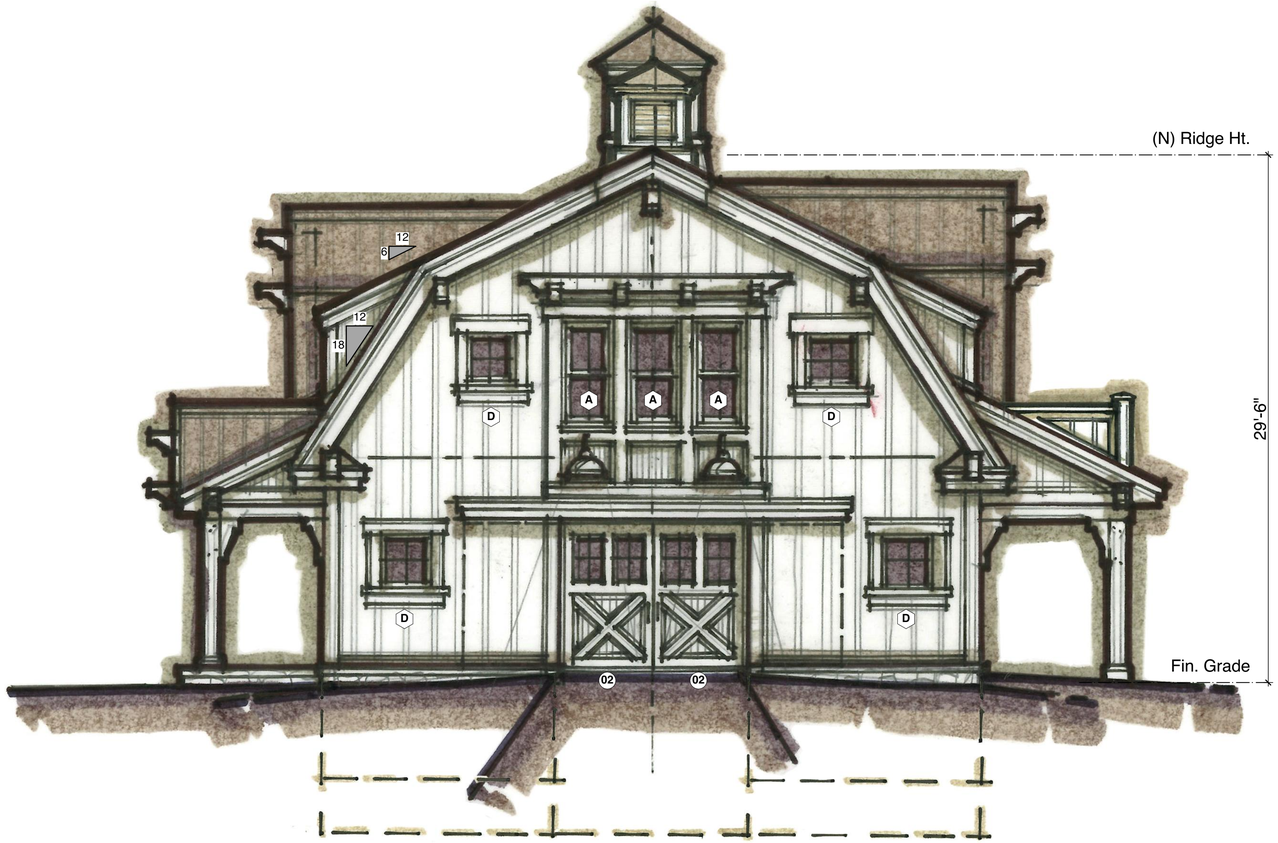

2 A-1.3 **Stable Right (North) Elevation - HDC**

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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Issued :

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for 14 Tripp Dr LLC
14 Tripp Dr Nantucket MA 02554

SHEET:
A-1.3
DATE: 4/3/25

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TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Beaudette Richard P Tr, Tripp Stable Nom Trust

MAILING ADDRESS..... 25D Old South Rd, P. O. Box 2049, Nantucket, MA 02584

PROPERTY LOCATION..... 14 Tripp Drive

ASSESSORS MAP/PARCEL..... 80/310.1

SUBMITTED BY:..... Roland Voyages

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

APRIL 7, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.07 15:42:20 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 14 TRIPP DRIVE NANTUCKET MA 02554

Tax Map Number: 80 Parcel Number: 310.1

Owner of Record: TRIPP STABLE LLC

Description of Proposal:

A NEW TWO-STORY DWELLING/STABLE, A NEW CARRIAGE HOUSE/GARAGE, AND A NEW SHED.

Anticipated HDC Submission Date: 4/14/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

Abutters Listing

	Name Line 2	Address Line 1	City	State	Zip	Location
RIA J		31 FIRST WAY	NANTUCKET	MA	02554	12 TRIPP DR
D TR	59 S SHORE RD NOM TRUST	59 S SHORE RD	NANTUCKET	MA	02554	59 S SHORE RD
LLY J		2 ZACHARY WAY	NANTUCKET	MA	02554	2 ZACHARY WY
S LLC		PO BOX 650	NORFOLK	MA	02056	120 MIACOMET RD
S LLC		PO BOX 650	NORFOLK	MA	02056	MIACOMET RD

PENA MARIA J
31 FIRST WAY
NANTUCKET, MA 02554

FEELEY JAMES D TR
59 S SHORE RD NOM TRUST
59 S SHORE RD
NANTUCKET, MA 02554

VISCO STEPHEN J & HOLLY J
2 ZACHARY WAY
NANTUCKET, MA 02554

BLUEFIN PARTNERS LLC
PO BOX 650
NORFOLK, MA 02056

BLUEFIN PARTNERS LLC
PO BOX 650
NORFOLK, MA 02056

9589 0710 5270 1061 3813 95

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$	$4.10
Extra Services & Fees (check box, add fee as appropriate)	
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☑ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
$	
Total Postage and Fees	$9.68
$	

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04/08/2025
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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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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

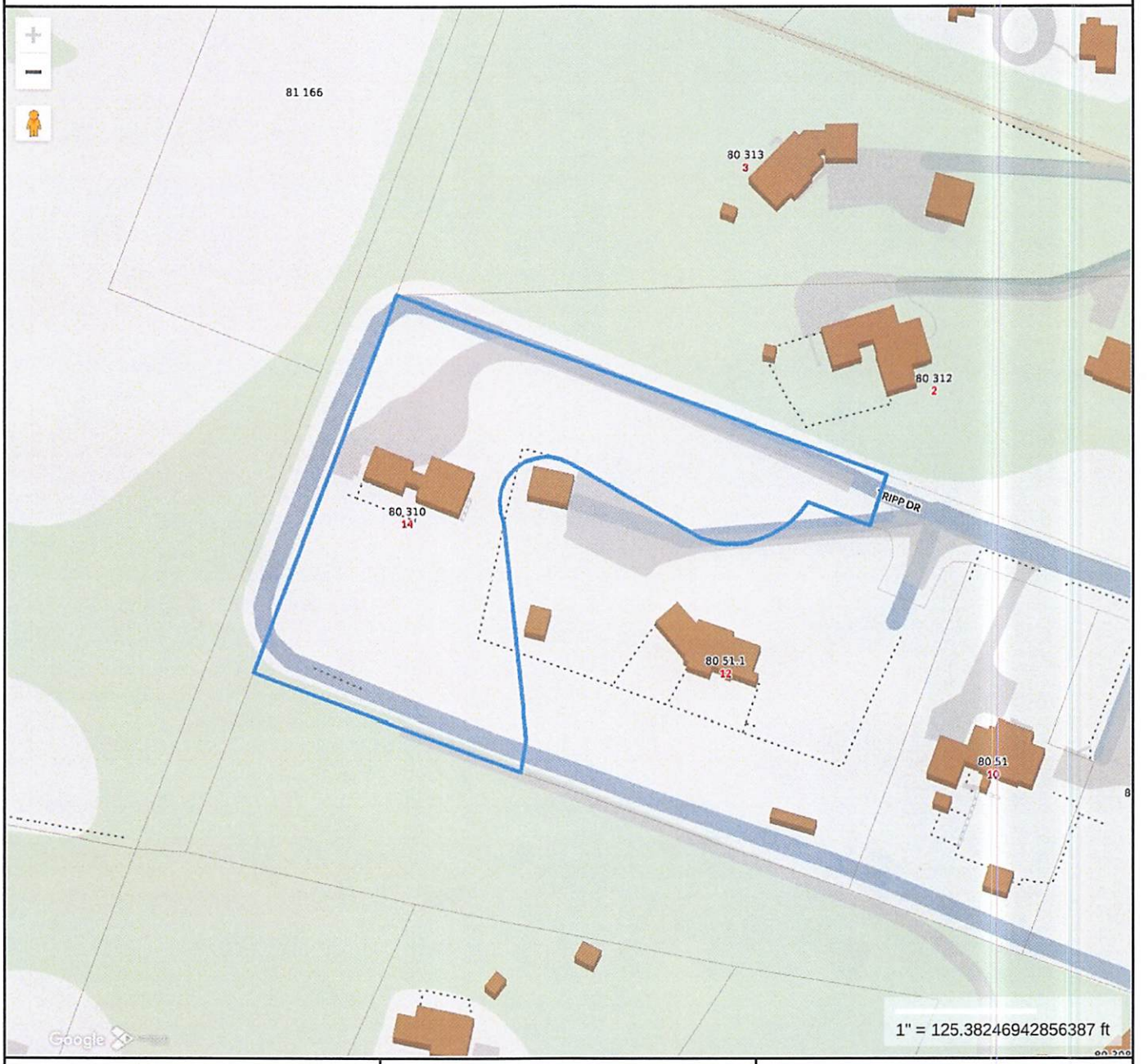
Deck NATURAL | Foundation STONE VENEER 8" | Fence _____ | Shutters _____

* 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

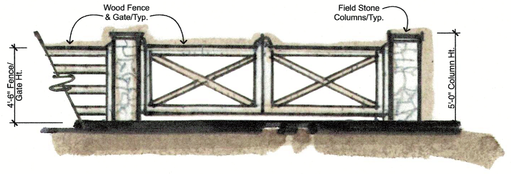
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

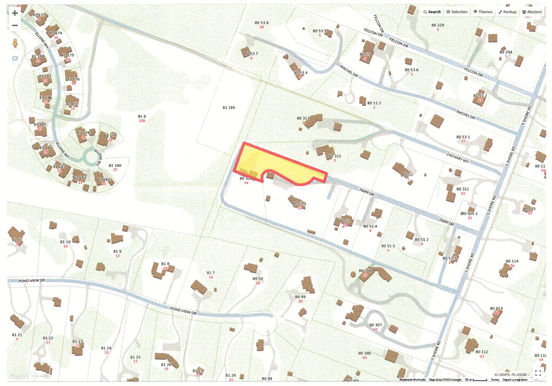


4 G-1.0 **Proposed Gate Elevation**

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

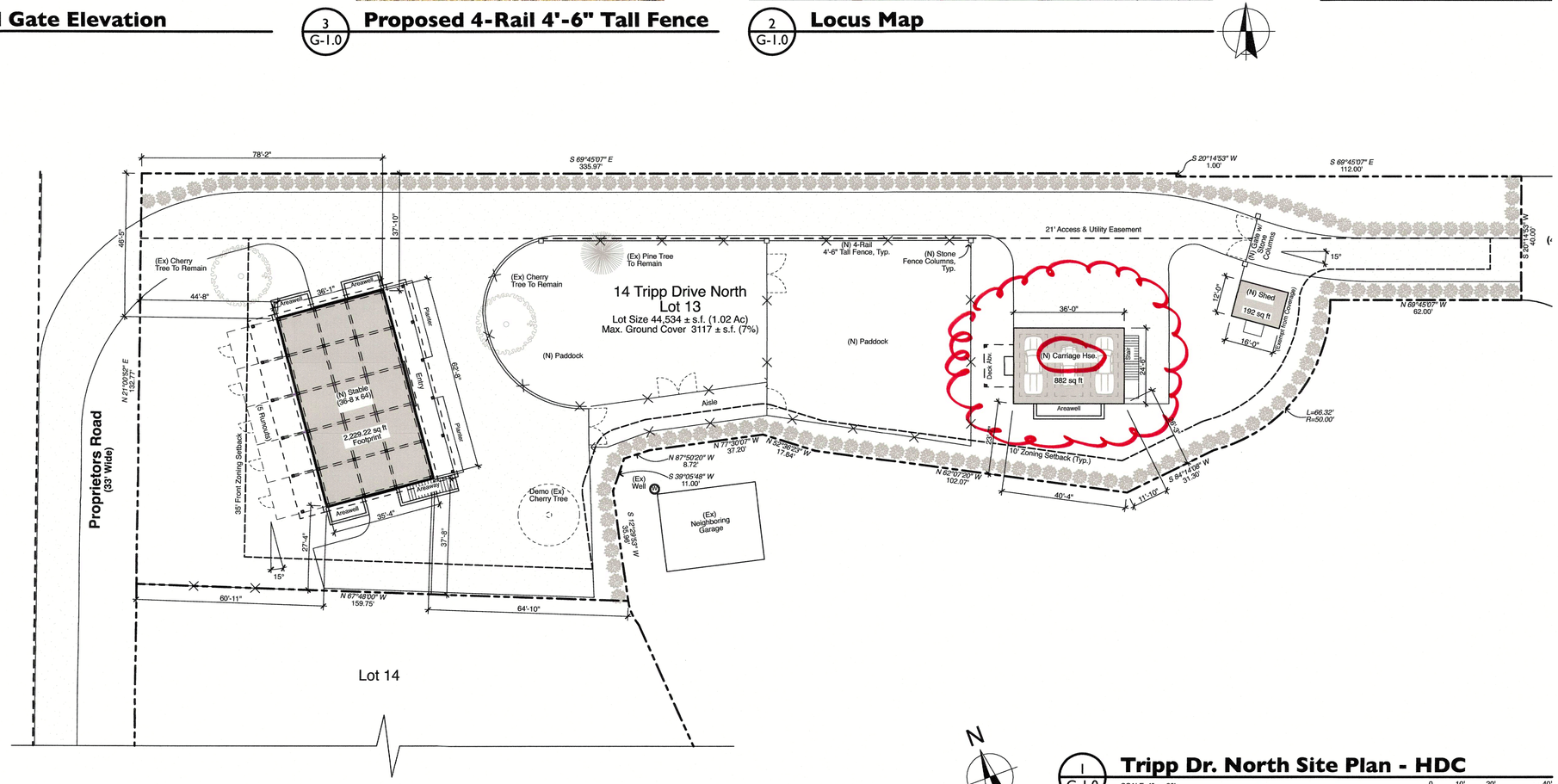
Sheet Index

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



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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

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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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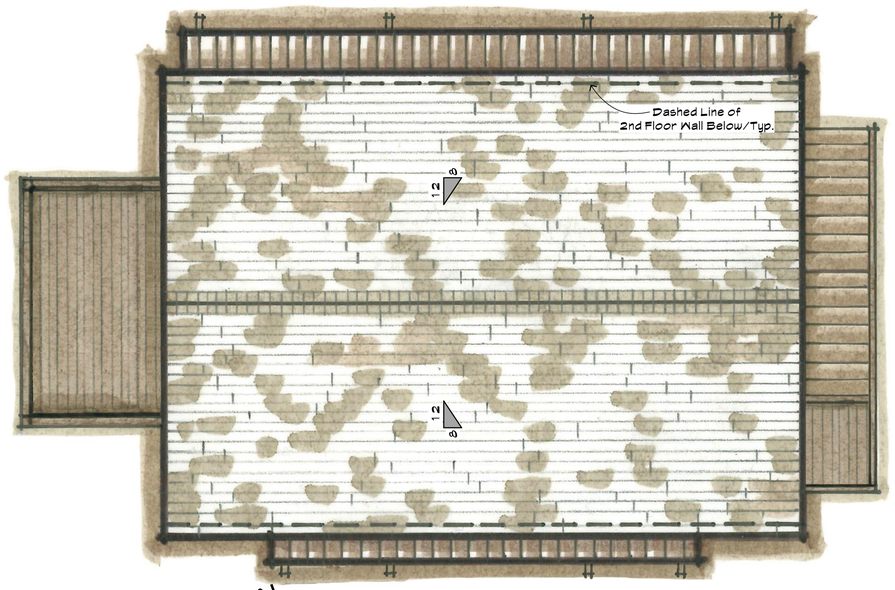
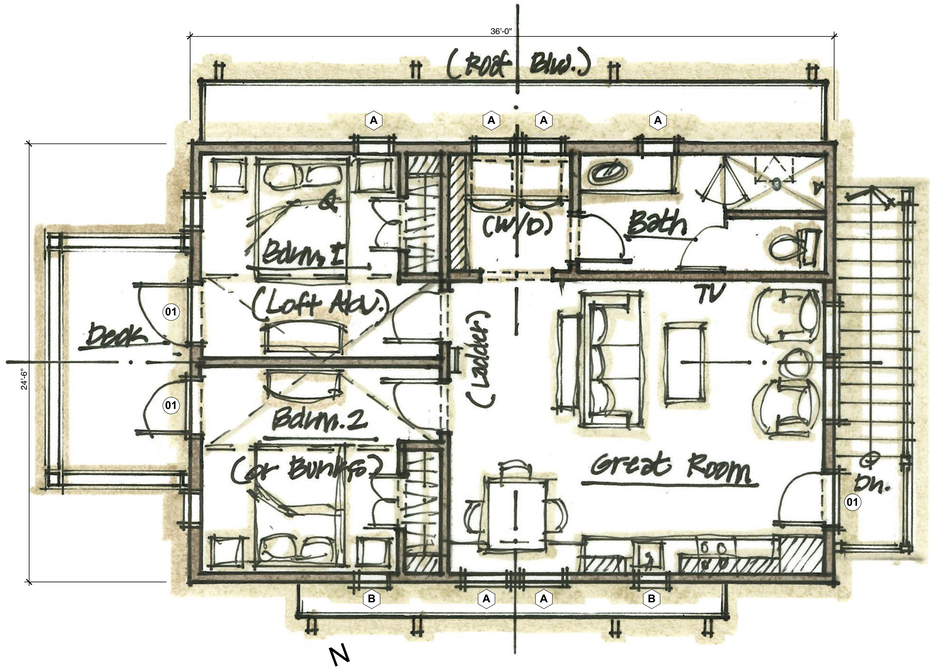
Tripp Road North Property - HDC: G-1.0 Site Plan, Locus Map, Project Directory, Sheet index printed by Ryan Rushton at 8:44 AM on 4/3/25



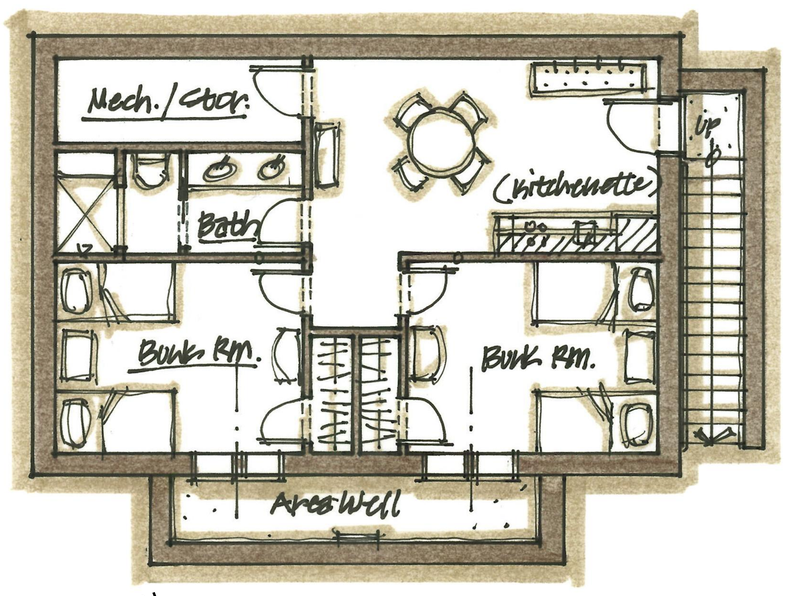
4 A.2.0 **Carriage Hse. Roof Plan - HDC**

SCALE: 1/4" = 1'-0"



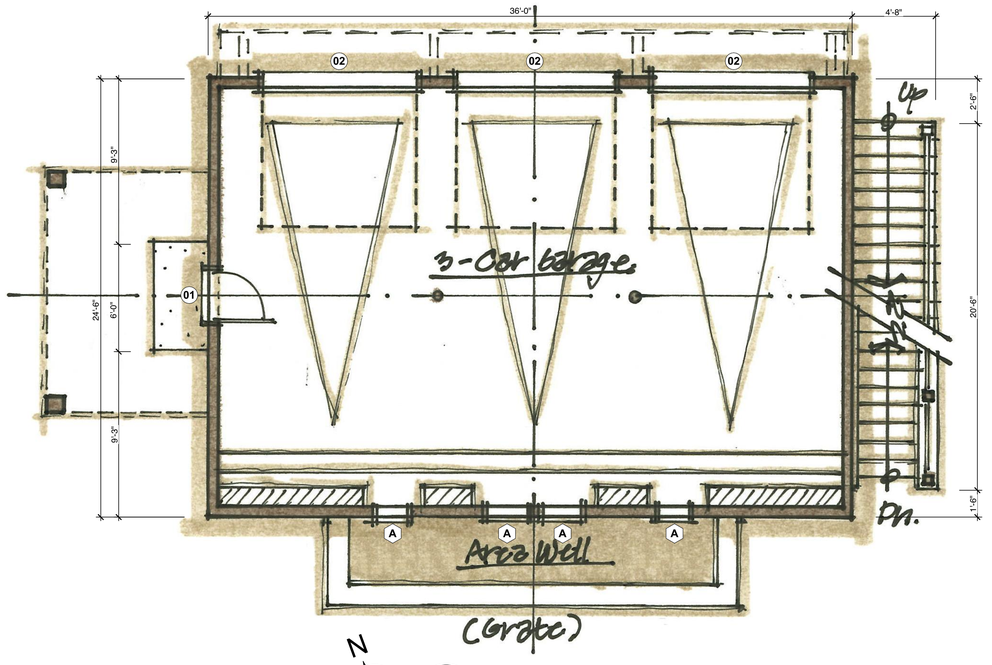
2 A.2.0 **Carriage Hse. Second Floor Plan - HDC**

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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550 EAST 8TH AVENUE DENVER, CO 80203

Cottage & Castle, Inc.
Jamie Feeley • General Contractor
OFFICE: 508.835.8835
37 OLD SOUTH ROAD, UNIT #6
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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

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14 Tripp Dr Nantucket MA 02554

SHEET:

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DATE: 2/7/25

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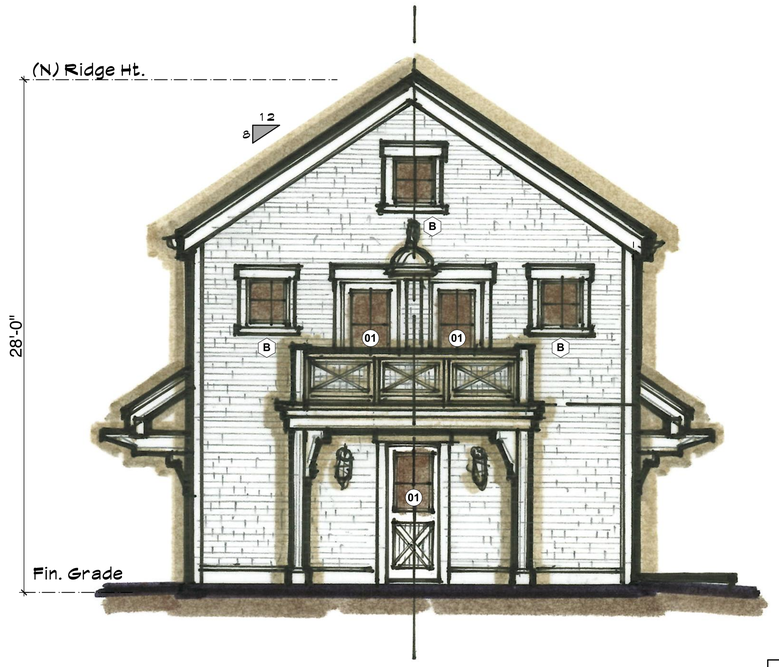
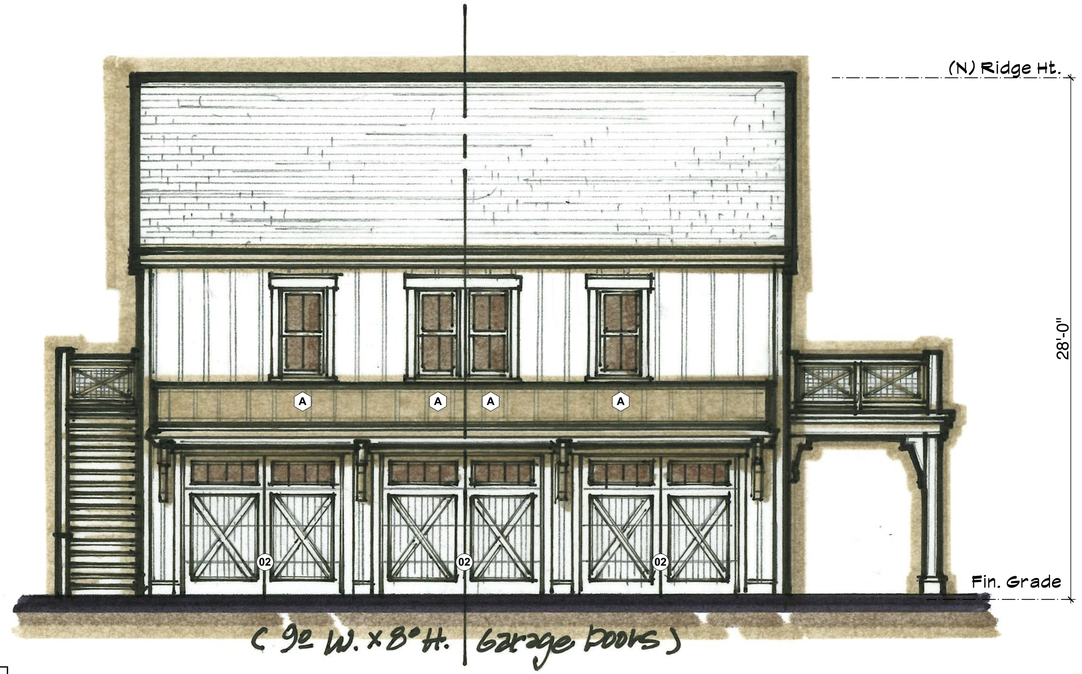
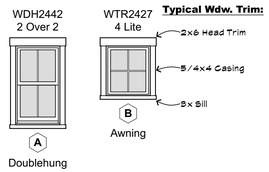


4 A.2.1 **Carriage Hse. Right (West) Elevation - HDC**
SCALE: 1/4" = 1'-0"



3 A.2.1 **Carriage Hse. Front (North) Elevation - HDC**
SCALE: 1/4" = 1'-0"

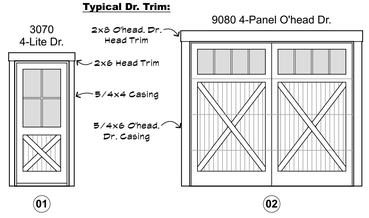
Carriage House Window Schedule



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

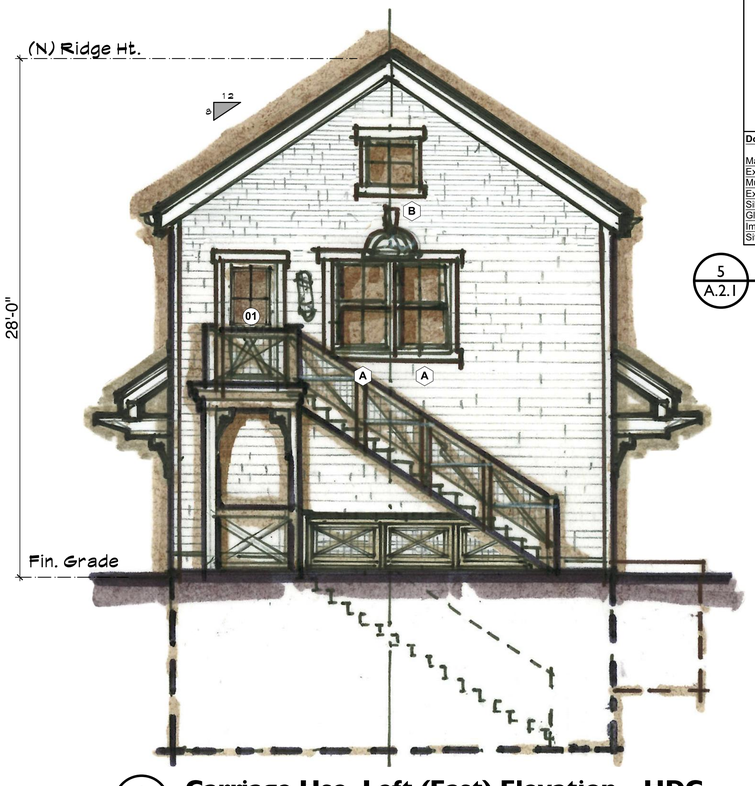
Carriage House Door Schedule



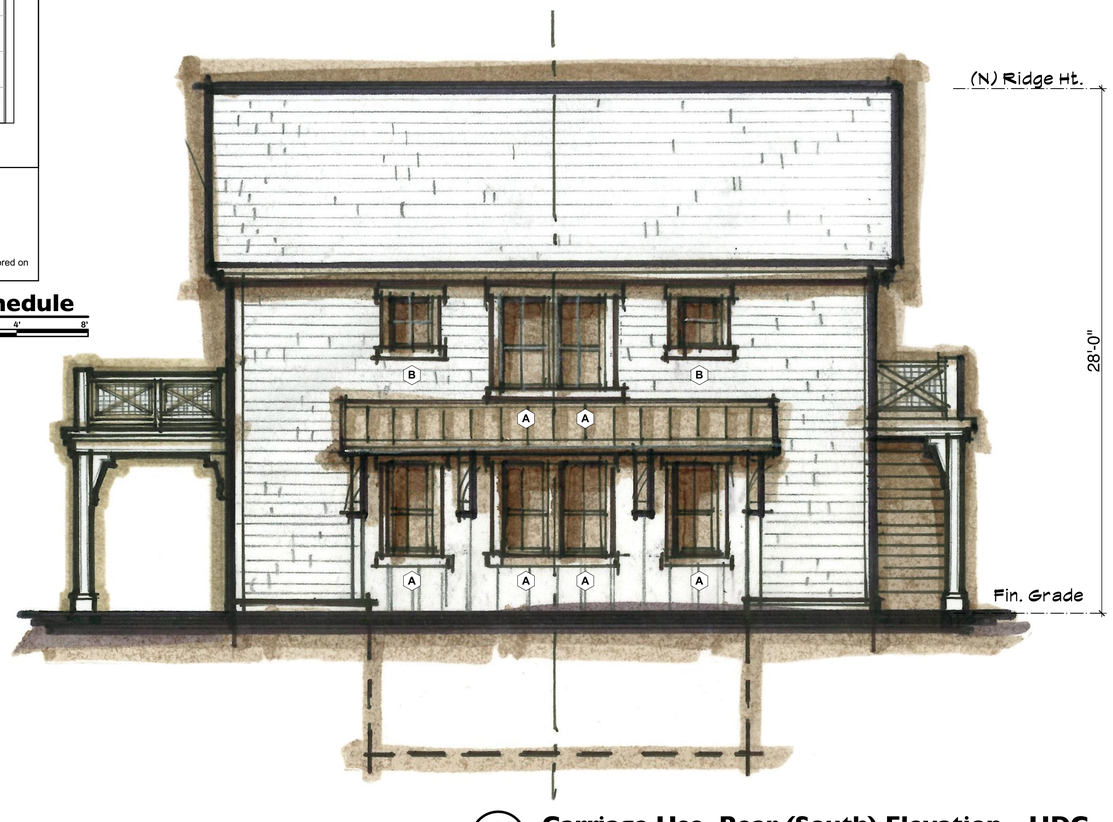
Door Specifications:

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"

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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

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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

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City, State, ZIP+4: NANTUCKET, MA 02554

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City, State, ZIP+4: NANTUCKET, MA 02554

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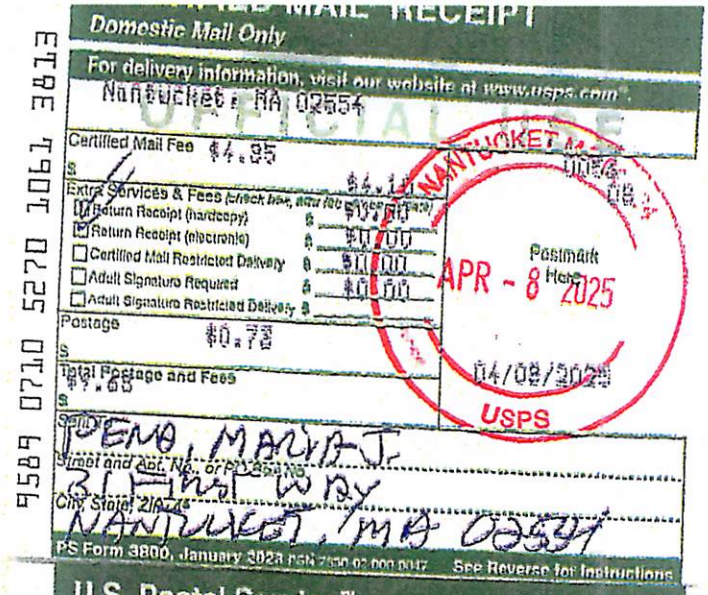

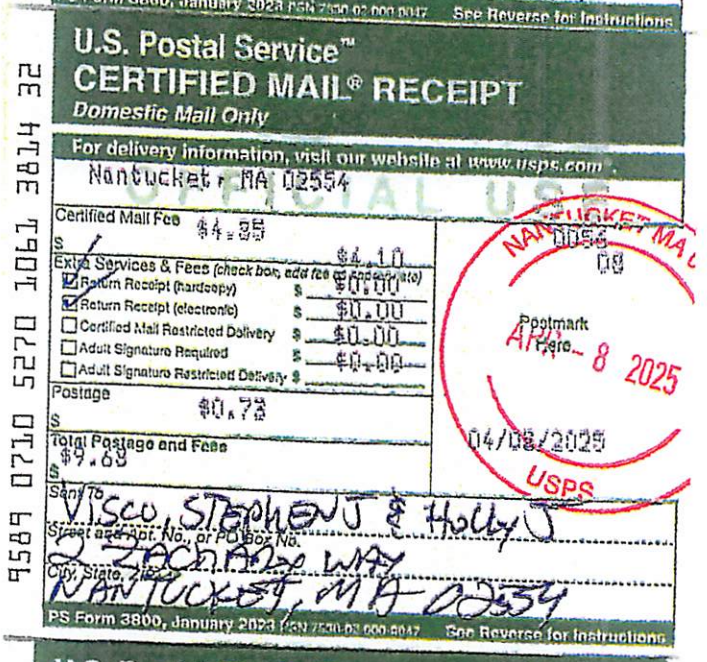

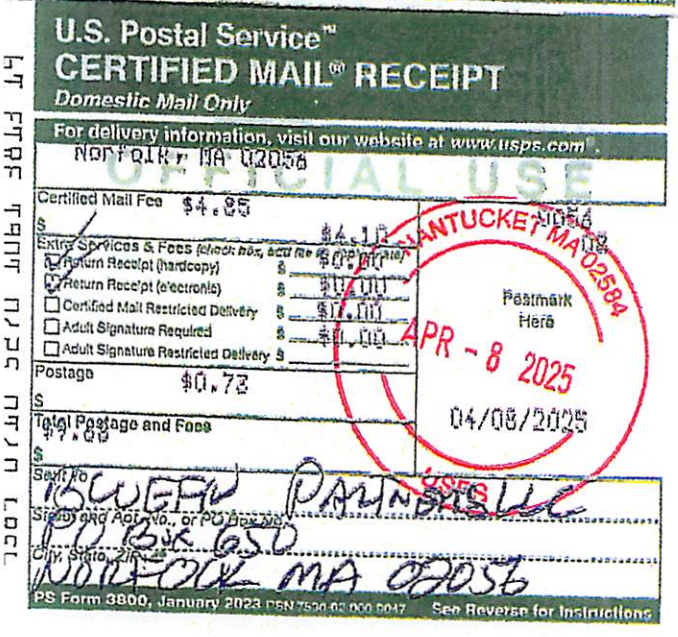

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City, State, ZIP+4: NANTUCKET, MA 02554

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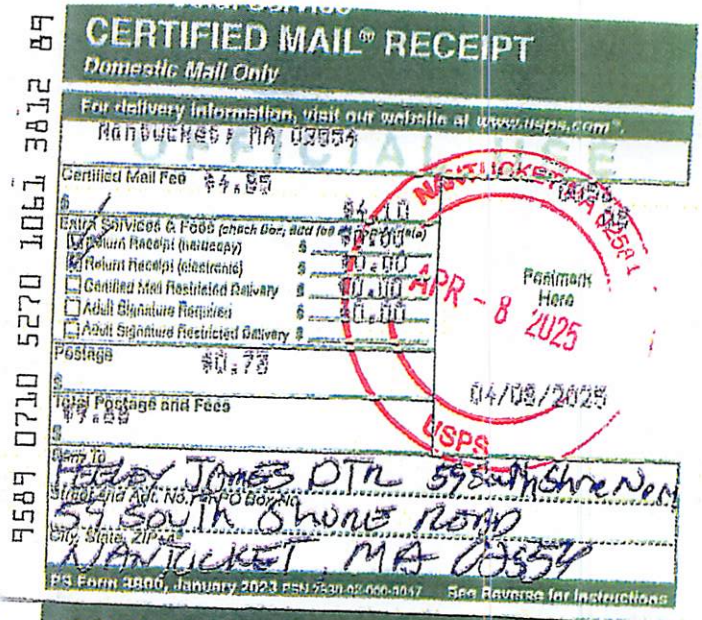

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City, State, ZIP+4: NORFOLK, MA 02056

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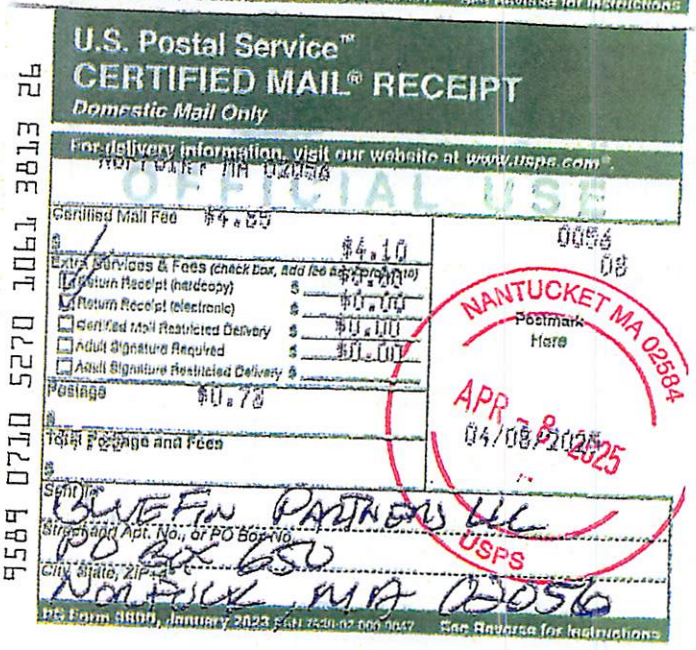

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City, State, ZIP+4: NORFOLK MA 02056

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Sh 50

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

RECEIVED
APR 01 2025
BY

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

N/A 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

____ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☒ Leaders (material) COPPER

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☒ ~~Clapboard~~ BOARD & BATTEN (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN WOODWRIGHT

Doors* (type and material): ☐ TDL ☒ SDL Front 2 LITE DOOR Rear N/A Side N/A

Garage Door(s): Type CUSTOM Material WOOD/COMPOSITE

Hardscape materials: Driveways _____ Walkways _____ Walls _____

COLORS

* Note: Complete door and window schedules are required.

Sidewall NATURAL Clapboard (if applicable) BOARD & BATTEN NATURAL Roof NATURAL

Trim BROWN/BRONZE Sash BRONZE/BROWN Doors BRONZE/BROWN

Deck _____ Foundation STONE VENEER 8" Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4-8-25 Signature of owner of record [signature] (agent) Signed under penalties of perjury

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 8U PARCEL N°. 310.1

Street & Number of Proposed Work: 14 TRYPP DRIVE

Owner of record: TRYPP STABLE LLC

Mailing Address: C/O COTTAGE AND CASTLE, INC.
3700 SOUTH RD #6 NANTUCKET MA 02554

Contact Phone #: 508.825.8825 E-mail: PAYABLES@COTTAGEANDCASTLEINC.COM

AGENT INFORMATION (if applicable)

Name: ROLANDO VOYADES / COTTAGE AND CASTLE INC

Mailing Address: 3700 SOUTH RD #6
NANTUCKET, MA 02554

Contact Phone #: 508.825.8825 E-mail: ROLANDO@COTTAGEANDCASTLEINC.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16' Sq. Footage 1st floor: 192

Width: 12' Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 14'6" South 14'6" East 14'6" West 14'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

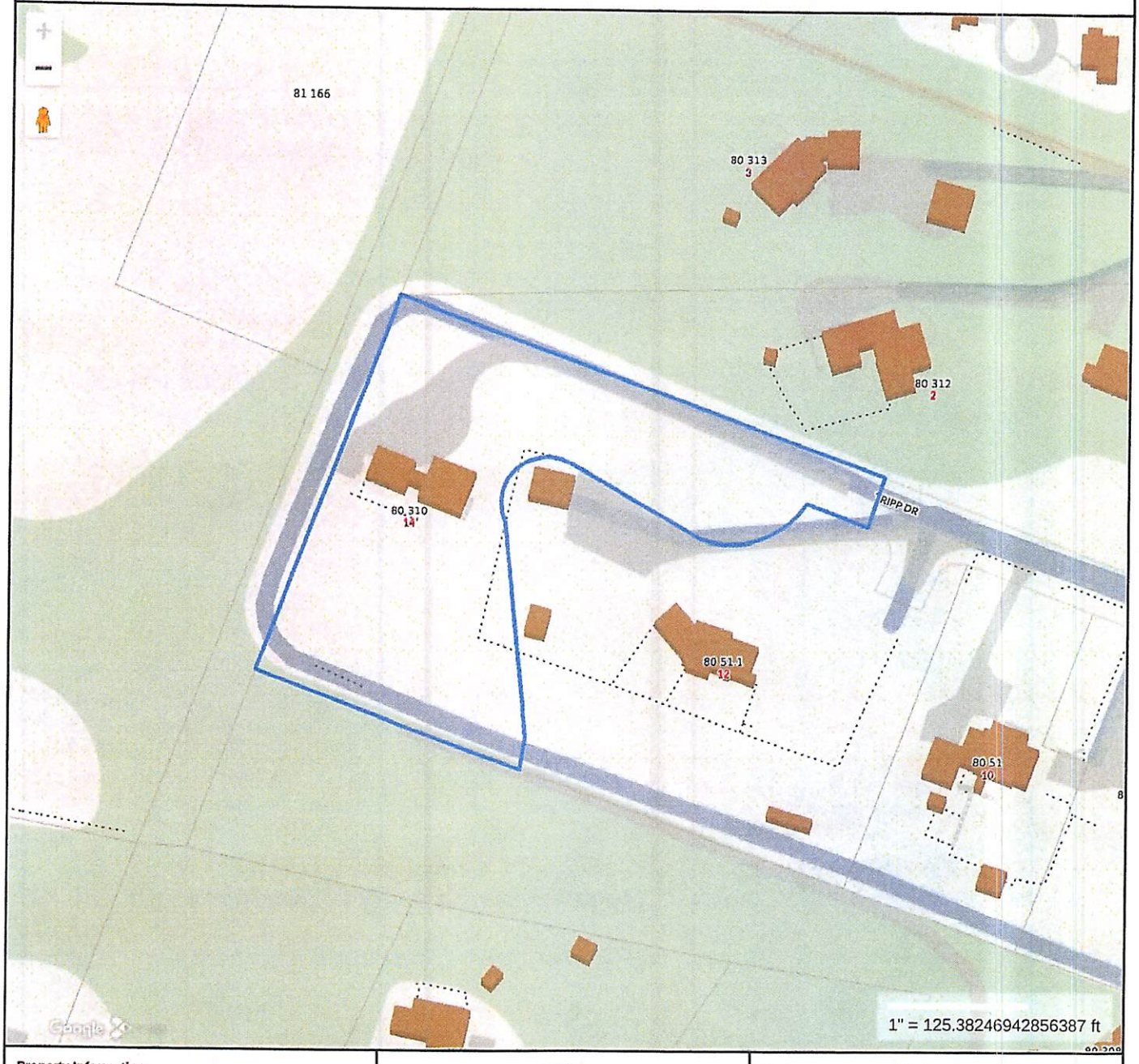
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

14 Tripp Drive Locus Map



Property Information

Property ID	7748
Location	14 TRIPP DR
Owner	14 TRIPP DRIVE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

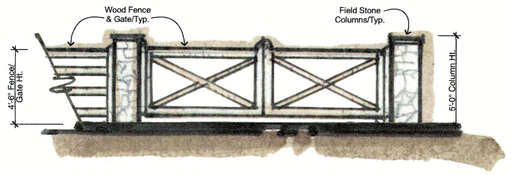
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

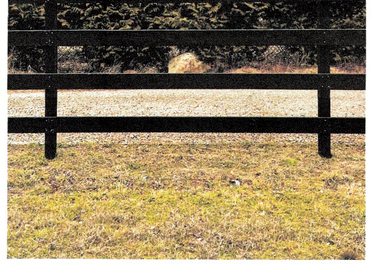

12 Tripp Dr
neighbors


neighbors all the
way over at Ellen's Way

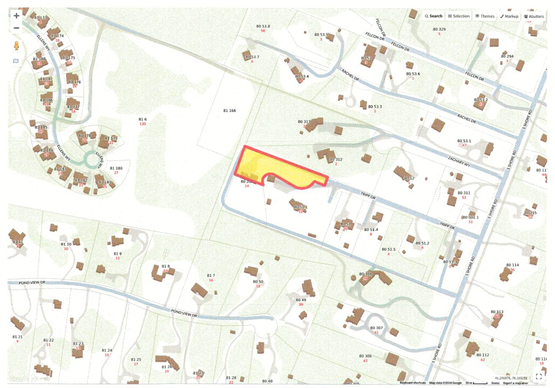


4 G-1.0 **Proposed Gate Elevation**

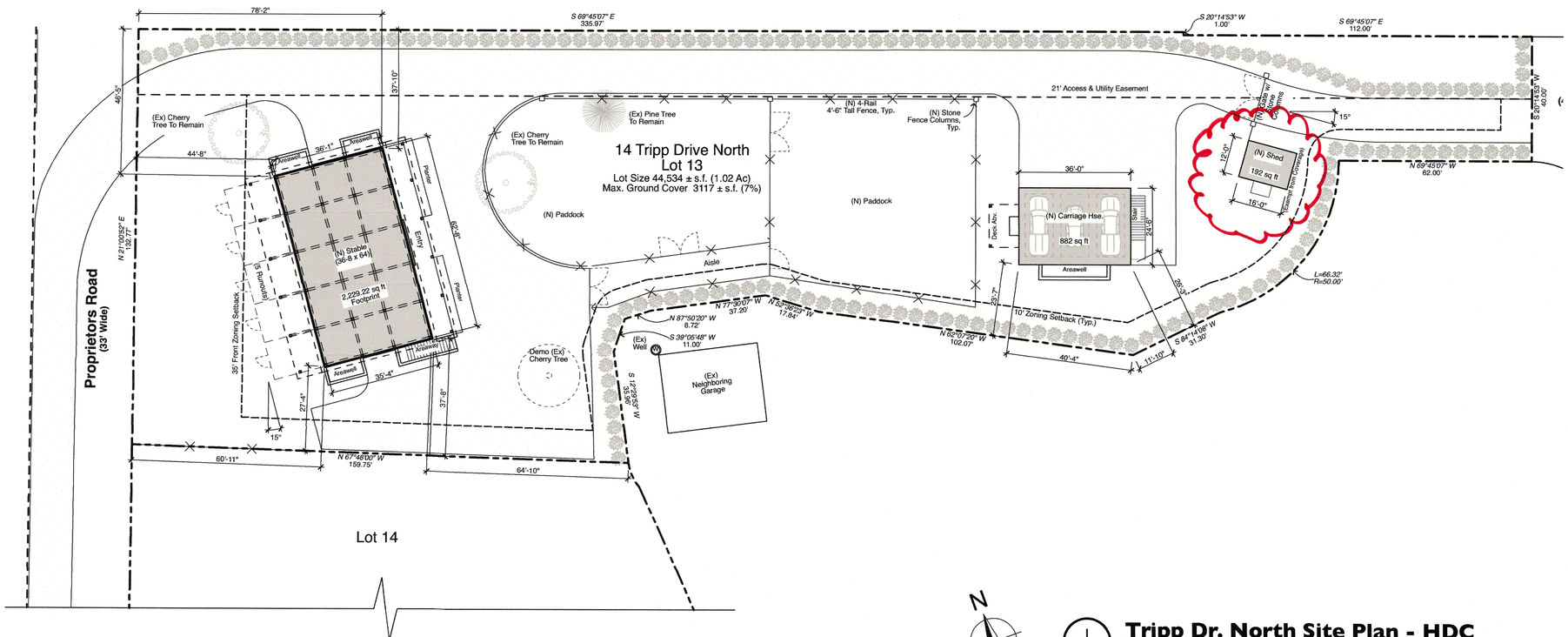
SCALE: 1/4" = 1'-0"



3 G-1.0 **Proposed 4-Rail 4'-6" Tall Fence**



2 G-1.0 **Locus Map**



N

1 G-1.0 **Tripp Dr. North Site Plan - HDC**

SCALE: 1" = 20'

0 10' 20' 40'

Project Directory

Architect:
Ekman Design Studio
Stephen P. Ekman
550 East 8th Ave
Denver, CO 80203
(w) 303.730.2757
(e) Steve@ekmandesign.com

General Contractor:
Cottage & Castle. Inc.
Jamie Feeley
37 Old South Road, Unit #6
Nantucket, MA 02554
(w) 508.825.8825
(e) Jamie@cottagendcastleinc.com

Land Surveyor:
Bracken Engineering, Inc.
Don Bracken, PE, PLS
19 Old South Road, Unit #17
Nantucket, MA 02554
(w) 508.325.0044
(e) Don@brackeneng.com

Sheet Index

General:
G.1.0 Site Plan, Locus Map, Project Directory, Sheet Index

Stable:
A.1.0 Stable First Floor & Basement Plans
A.1.1 Stable Second Floor & Roof Plans
A.1.2 Stable East & South Elevations, Wdw./ Dr. Schedule
A.1.3 Stable West & North Elevations

Carriage House:
A.2.0 Carriage House Floor Plans
A.2.1 Carriage House Elevations, Wdw./ Dr. Schedule

Shed:
A.3.0 Shed Plans & Elevations, Wdw./ Dr. Schedule

EKMAN**DESIGN** STUDIO
A R C H I T E C T U R E
Custom Residential • Renovation • Historic Preservation
STUDIO: 303.730.2757 FAX: 303.730.1374 WEB: WWW.EKMANDESIGN.COM
550 EAST 8TH AVENUE DENVER, CO 80203

Cottage & Castle, Inc.
Jamie Feeley • General Contractor
OFFICE 508 825 8825
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA 02554

Issued :

14 Tripp Dr North
A Stable, Carriage House & Shed
for 14 Tripp Dr LLC
14 Tripp Dr Nantucket MA 02554

SHEET:
G-1.0
DATE: 4/3/25

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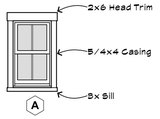
Tripp Road North Property - HDC: G-1.0 Site Plan, Locus Map, Project Directory, Sheet Index printed by Ryan Rushton at 8:44 AM on 4/9/25

Shed Window Schedule

WDH2036
2 Over 2

Typical Wdw. Trim:



Doublehung

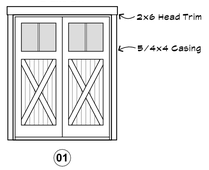
Window Specifications:

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:

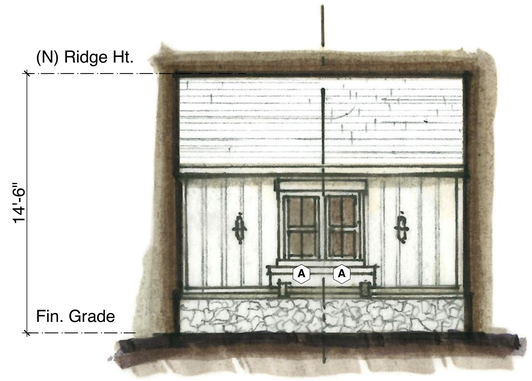
5670
2-Lite Dr.



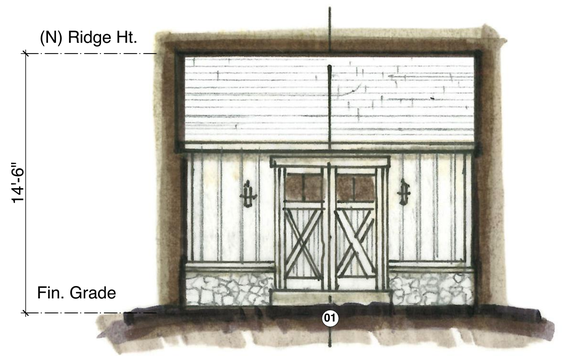
Door Specifications:

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

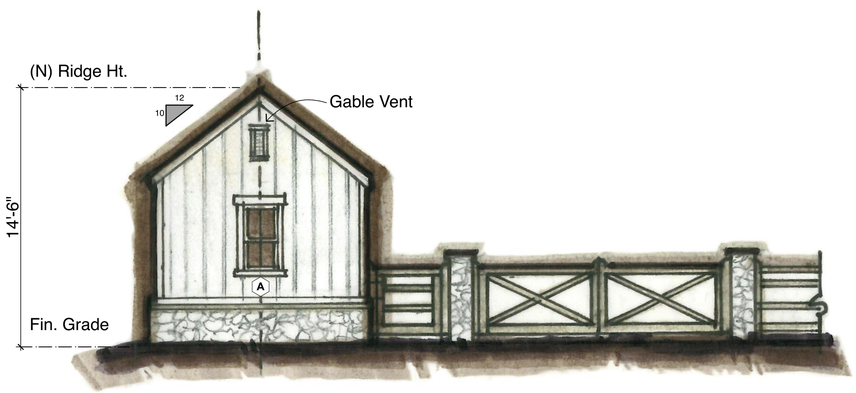
7 / A-3.0 **Shed Wdw./Dr. Schedule**
SCALE: 1/4" = 1'-0"



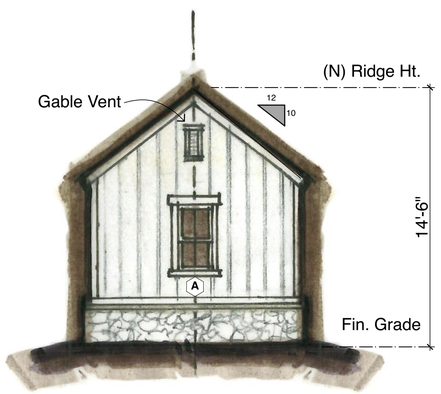
5 / A-3.0 **Shed Rear (North) Elevation - HDC**
SCALE: 1/4" = 1'-0"



4 / A-3.0 **Shed Front (South) Elevation - HDC**
SCALE: 1/4" = 1'-0"



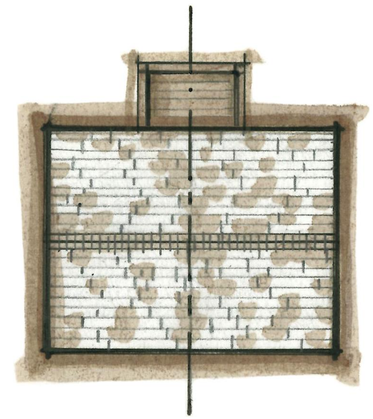
6 / A-3.0 **Shed Side (East) Elevation - HDC**
SCALE: 1/4" = 1'-0"



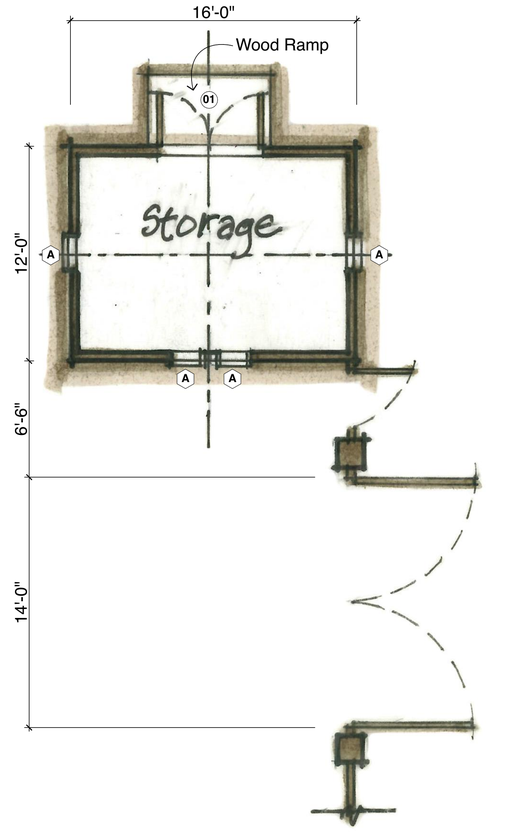
3 / A-3.0 **Shed Side (West) Elevation - HDC**
SCALE: 1/4" = 1'-0"

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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STUDIO: 303.730.2757 FAX: 303.730.2774 WEB: WWW.EKMANDESIGN.COM
550 EAST 8TH AVENUE DENVER, CO 80203

Tripp Road North Property - HDC: A-3.0 Shed Plans & Elevations. Wdw/Dr. Schedule printed by Ryan Rushton at 8:44 AM on 4/3/25

Cottage & Castle, Inc.
Jamie Feeley • General Contractor
OFFICE: 508.825.8835
37 OLD SOUTH ROAD, UNIT #6
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Issued :

14 Tripp Dr North
A Stable, Carriage House & Shed for 14 Tripp Dr LLC
14 Tripp Dr Nantucket MA 02554

SHEET:
A-3.0
DATE: 4/3/25

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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

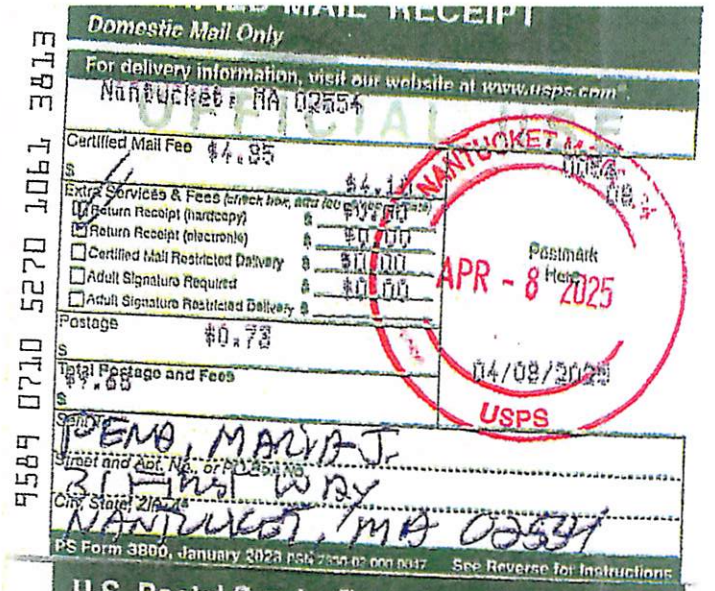
PENA MARIA J
31 FIRST WAY
NANTUCKET, MA 02554

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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Nantucket, MA 02554

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate) $4.10
☑ Return Receipt (hardcopy) $0.00
☑ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $9.68

Sent To: DEMO, MARIA J.
Street and Apt. No., or PO Box No.: 31 Main Way
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NANTUCKET MA 02554 0054 08
APR - 8 2025
Postmark Here
04/08/2025
USPS

9589 0710 5270 1061 3813



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Nantucket, MA 02554

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate) $4.10
☑ Return Receipt (hardcopy) $0.00
☑ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $9.68

Sent To: VISCO, STEPHEN J & HOLLY J
Street and Apt. No., or PO Box No.: 2 ZACHARY WAY
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NANTUCKET MA 02554 0054 08
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Postmark Here
04/08/2025
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9589 0710 5270 1061 3814 32



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NORFOLK, MA 02056

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Extra Services & Fees (check box, add fee as appropriate) $4.10
☑ Return Receipt (hardcopy) $0.00
☑ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
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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

NANTUCKET MA 02584 0054 08
APR - 8 2025
Postmark Here
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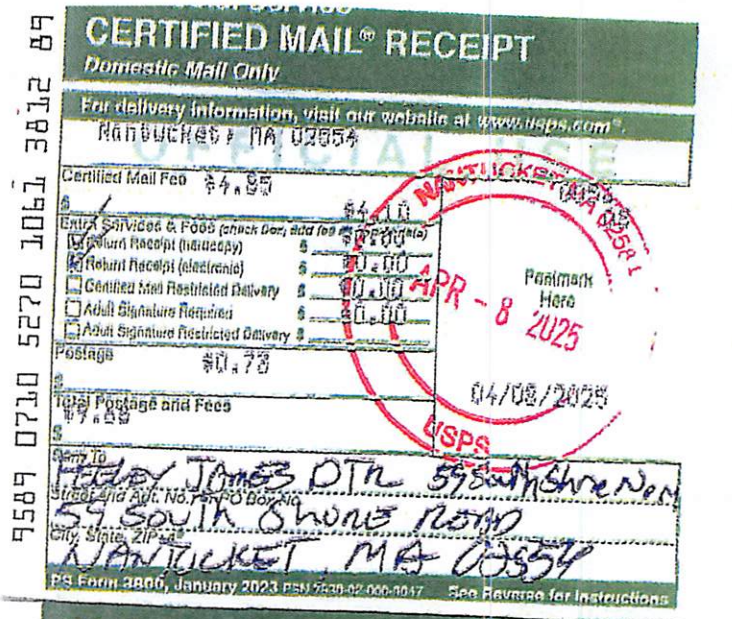
9589 0710 5270 1061 3815 47



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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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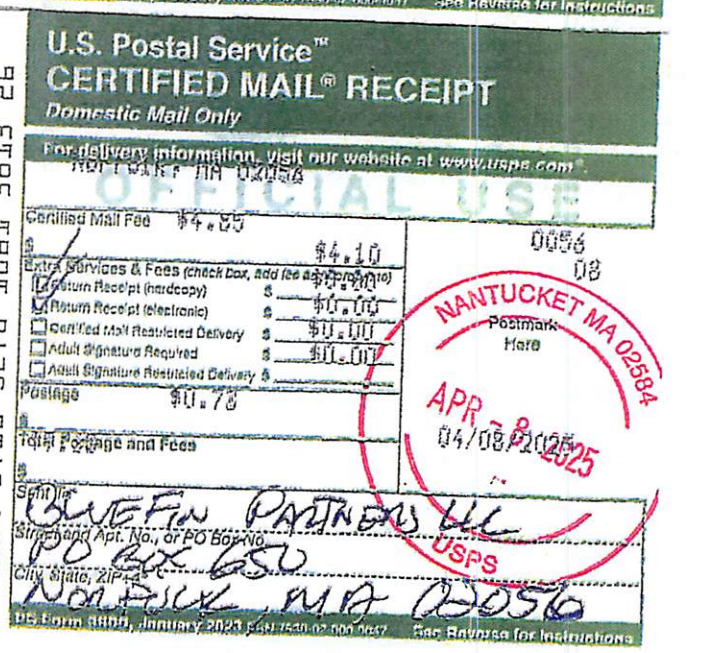

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Postmark Here
04/08/2025
USPS

9589 0710 5270 1061 3813 26

13 MIZZENMAST - GARAGE APARTMENT

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale.** This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
   (initial to indicate read and understand)
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR ACTUALLY OURS LLC

STREET ADDRESS 13 MIZZENMAST

MAP/PARCEL 66 / 378

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON APRIL 16, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook F Meerbergen — Signature

04-15-2025 — Date

new garage
apartment

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 378

Street & Number of Proposed Work: 13 MIZZENMAST

Owner of record: ACTUALLY OURS LLC

Mailing Address: 25 WING MILL RD

ATLANTA, GA 30350

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673

02554

Contact Phone #: 8.1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

APARTMENT/

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____ 19x40

Size of Structure or Addition: Length: 50 Sq. Footage 1st floor: 1300 Decks/Patio: Size: 360# ☒ 1st floor ☐ 2nd floor

2400 x .20 ⇒ $480 — Width: 26 Sq. footage 2nd floor: 1100 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 1'-0" FRONT TO BACK (LEVEL) South NO △ East NO △ West -1'-0" (LEVEL)

Height of ridge above final finish grade: North 25'-4" South 25'-4" East 27'-3" West 25'-4"

Additional Remarks

REVISIONS* 1. East Elevation

2. South Elevation

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

3. West Elevation

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) FIBERGLAS GUTTER CO (G-60) - WHITE

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake ~~1x8~~ 1x6 Soffit (Overhang) 8" Corner boards 5/4x6 Frieze 1x6

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 6x6

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☒ Other AWNING

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear 15LT Side 15LT

Garage Door(s): Type 8LT HINGE/2 BATTEN Material MAHOGANY/CEDAR (NANTUCKET GREY)

Hardscape materials: Driveways EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof CHARCOAL (MATCH HOUSE)

Trim WHITE Sash WHITE Doors WHITE/NAN. GREY (GAR. DOORS)

Deck BLUESTONE DECK Foundation GREY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 04.16.2025 Signature of owner of record Brook P Mead FOR "ACTUALLY OURS LLC" Signed under penalties of perjury

Application signature

SB

Susan brandt<Sbb1218@comcast.net>

To: You

Tue 4/15/2025 6:38 PM

Dear Brook
I give you permission to sign the HDC application on behalf of ACKtually Ours, LLC.

Sincerely,
Sue Brandt
404-434-2495

Sent from my iPhone

email to: mhaley@nantucket-ma.gov

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER……ACKTUALLY OURS LLC

MAILING ADDRESS……25 WING MILL ROAD; ATLANTA, GA 30350

PROPERTY LOCATION……13 MIZZENMAST

ASSESSORS MAP/PARCEL……66 / 378

SUBMITTED BY:……BROOK MEERBERGEN @ 508.228.1388
email: brooksdesigns@hotmail.com

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

APRIL 14, 2025
DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.14 10:42:47 -04'00'
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

THANK YOU!!!

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
66	369		WHITE DUNCAN A & LYMAN GRISELDA		324 NORWOOD AVE	CRANSTON	RI	02905	20 MIZZENMAST
66	370		MALTBY ANDREW D & MEGAN KEENE		18 MIZZENMAST	NANTUCKET	MA	02554	18 MIZZENMAST
66	377		WEGNER NICHOLAS & CARISSA		616 WHITE OAK LN	GLADSTONE	MO	64116	11 MIZZENMAST
66	379		PIHL DEAN L & EMILY L		PO BOX 2467	NANTUCKET	MA	02584	15 MIZZENMAST
66	384		CASEY MARY & BLACKWELL JEFFREY		10 KEEL LANE	NANTUCKET	MA	02554	10 KEEL LN
Count:	**5**								

7003 2260 0001 1629 2641 White/Lyman

7003 2260 0001 1629 2658 Maltby/Keene

7003 2260 0001 1629 2665 Wegner

7003 2260 0001 1629 2672 Pihl

7003 2260 0001 1629 2689 Blackwell/Casey

7003 2260 0001 1629 2658

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Total Postage & Fees	$0.73
	$5.58

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04/15/2025

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Street, Apt. No.; or PO Box No.: 18 Mizzenmast
City, State, ZIP+4: 02554

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	$5.58

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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

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City, State, ZIP+4: 64116

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73
	$5.58

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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

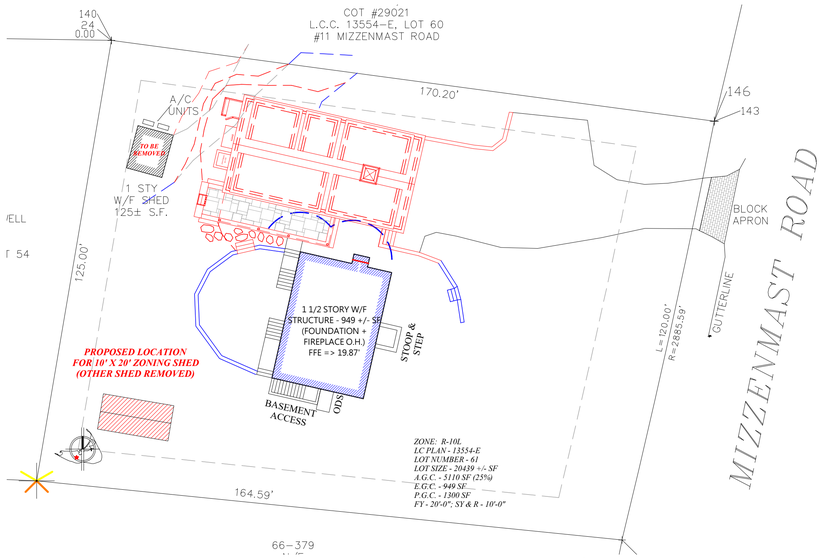


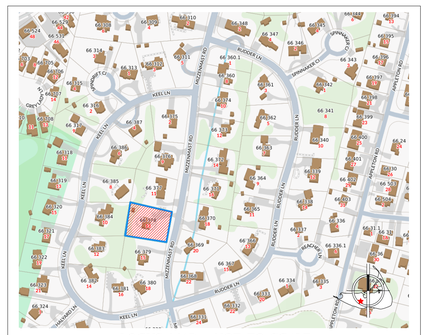
24 RUDDER LANE



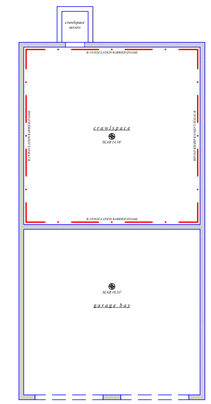
21 KEEL LANE

H.D.C. SUBMISSION

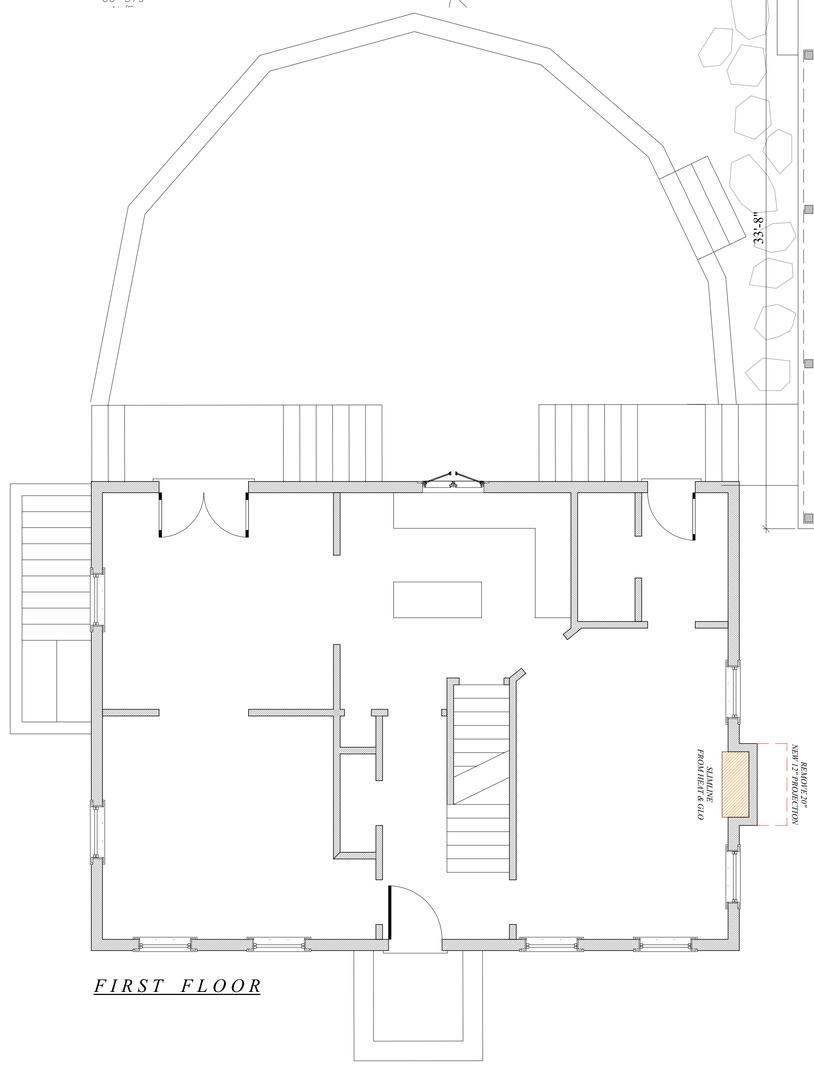




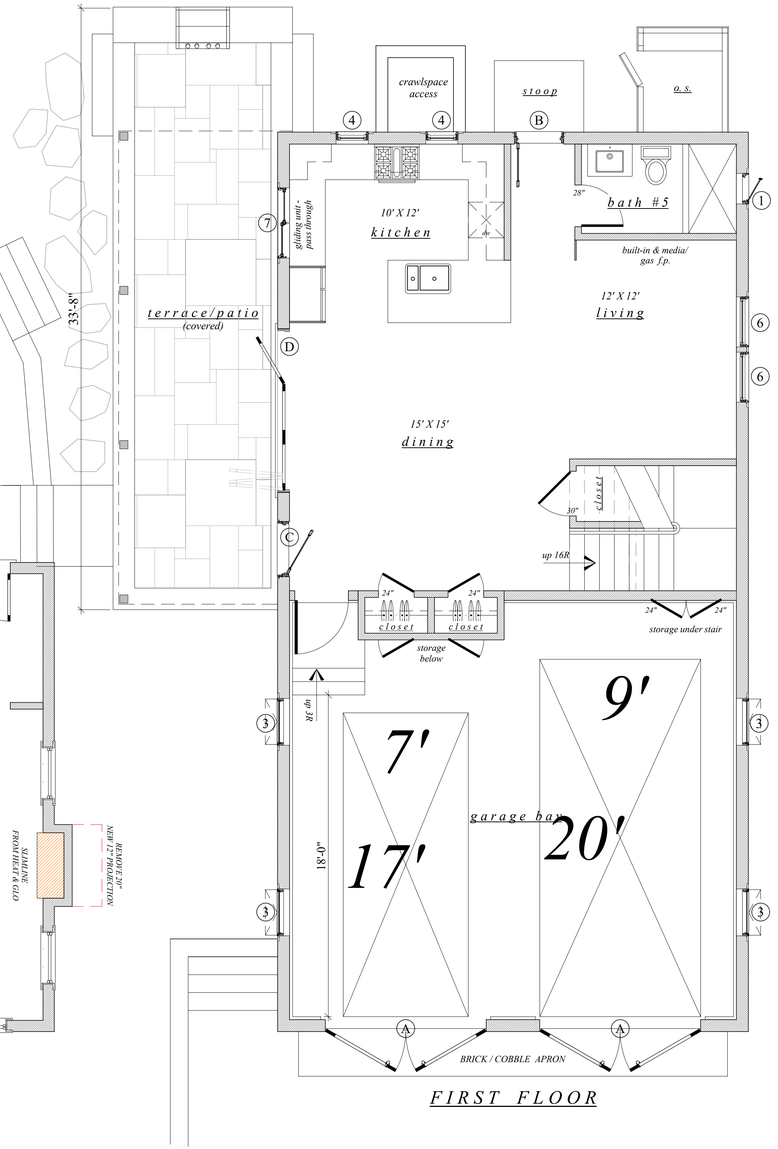
LOCUS MAP - NOT TO SCALE
13 MIZZENMAST - MAP 66; PCL 378



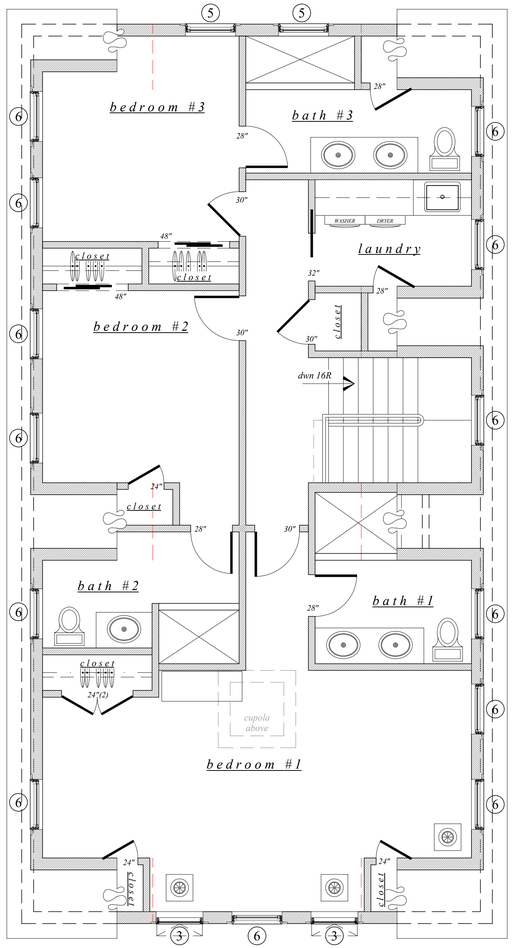
BASEMENT PLAN



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

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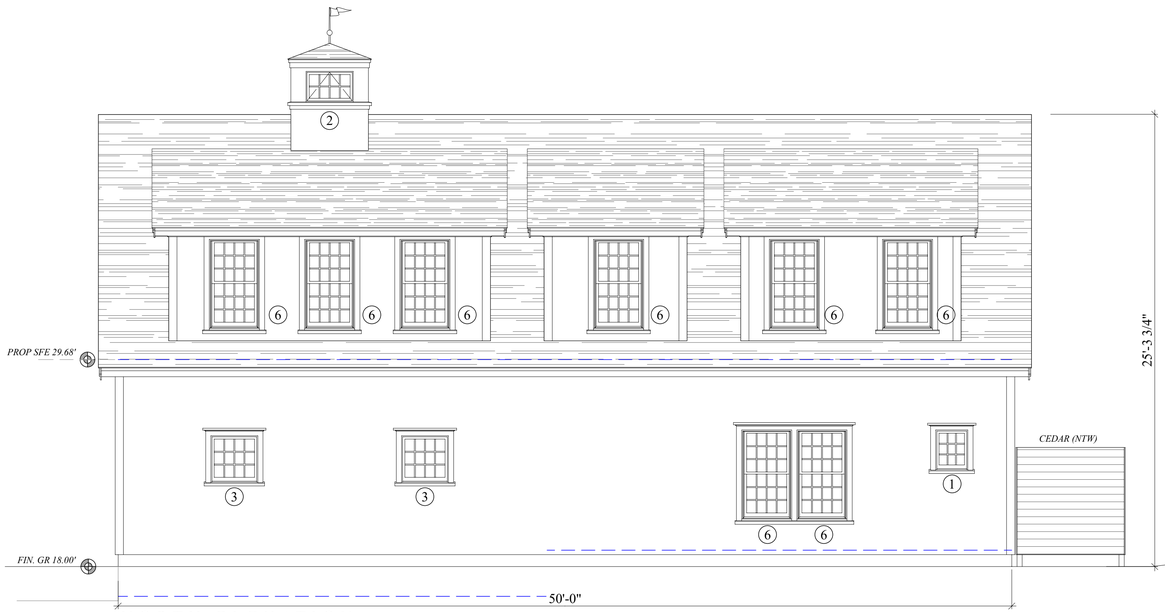
REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

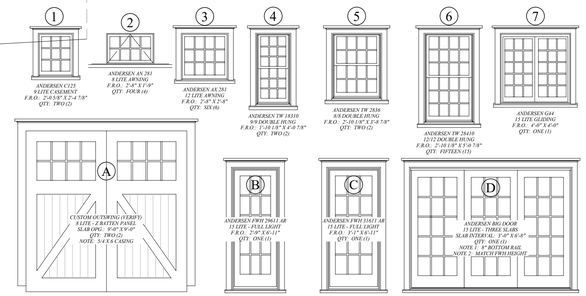
H.D.C. SUBMISSION



EAST ELEVATION
facing mizzenmast (visible)



NORTH ELEVATION
facing 11 mizzenmast (limited visibility)



2

MAP - 66
PCL - 378

NEW GARAGE APARTMENT
13 MIZZENMAST ROAD
NANTUCKET, MA

APRIL 15, 2025
ISSUE DATE

EAST & NORTH ELEVATIONS
SCALE: 1/4" = 1'0"
DATE: 09-11-2025

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

H.D.C. SUBMISSION



WEST ELEVATION
facing 11 mizzenmast (no visibility)



SOUTH ELEVATION
facing existing house & patio (no visibility)

3

MAP - 66
PCL - 378

NEW GARAGE APARTMENT
13 MIZZENMAST ROAD
NANTUCKET, MA

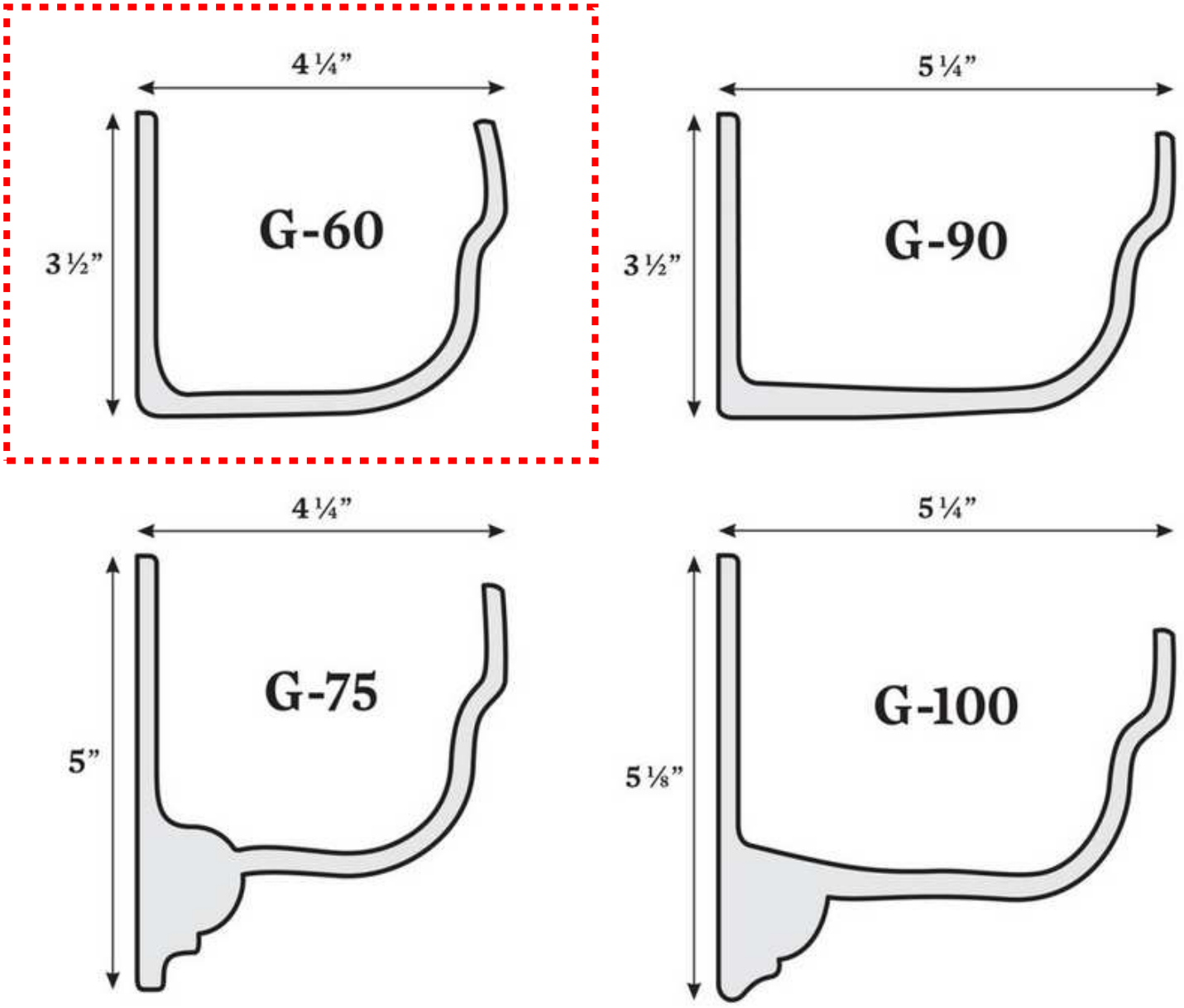
APRIL 15, 2025
PERMIT ISSUE

WEST & SOUTH ELEVATIONS
SCALE: 1/4" = 1'0"
DATE: 04-11-2025

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388



9 DOC RYDER - FIBERGLAS GUTTER CO.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 285.1

Street & Number of Proposed Work: 7A New Lane

Owner of record: 7A New Lane Realty Trust

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Waterscapes by Jesse Dutra

Mailing Address: PO Box 2518
Nantucket MA 02584

Contact Phone #: 508-654-2822 E-mail: jesse@nantucketpools.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☒ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4' Height Typ II Picket
Type: Typ II
Length: Gate + Fence Total 10' wide

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

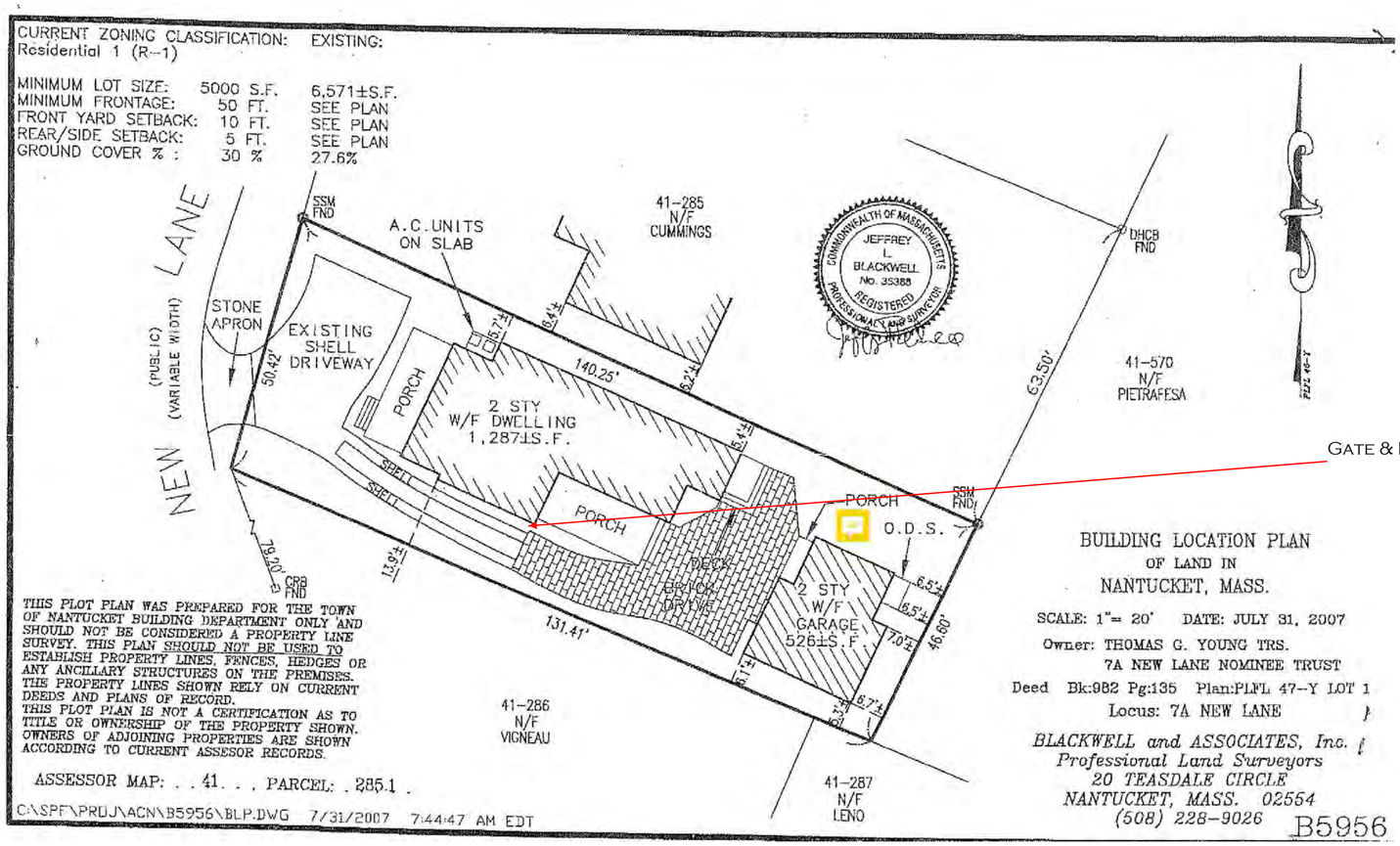
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

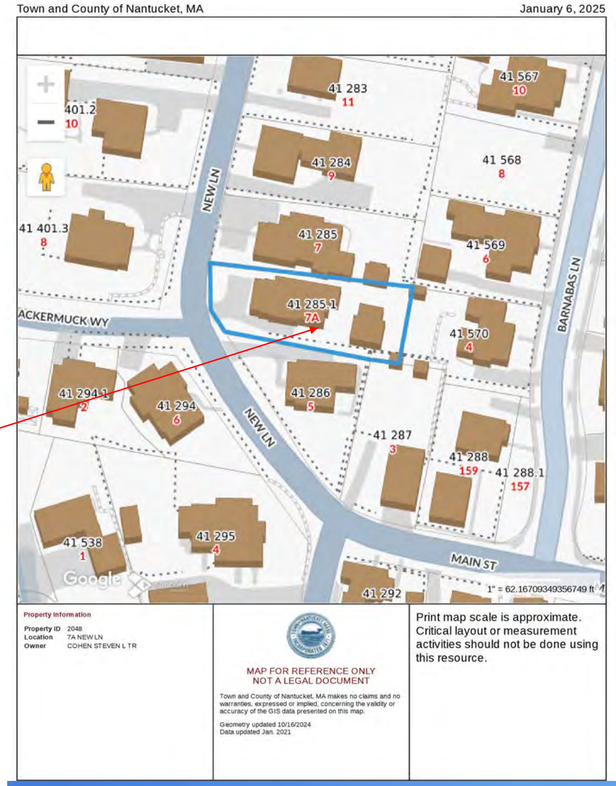
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/19/25 Signature of owner of record _____ Signed under penalties of perjury

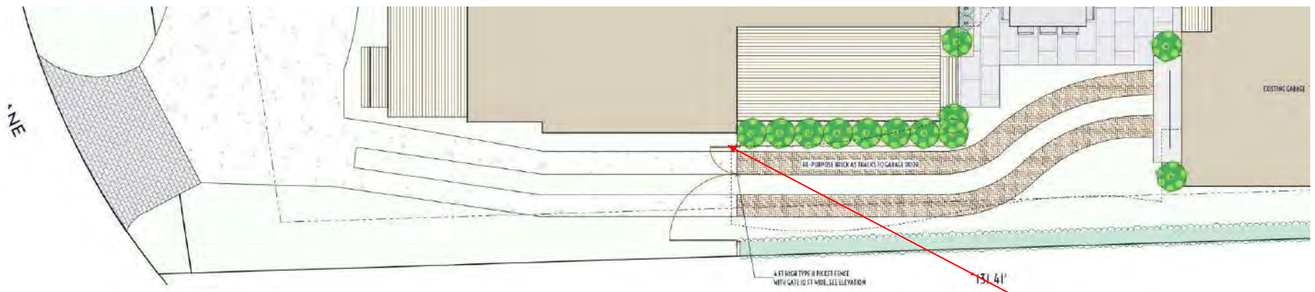
7A New Street / HDC Fence and Gate / Waterscapes by Jesse Dutra / 4 17 25



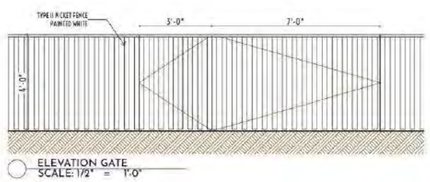
Gate & Fence Location







Gate & Fence to match Ex.
on property painted white





Scale: 1/8" = 1 ft

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

Stephen Welch

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Interscapes by Jesse Dutra

AS AGENT FOR 7A New Lane Realty Trust

STREET ADDRESS 7A New Lane

MAP/PARCEL 41 285.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/17/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

Date 4/17/25

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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

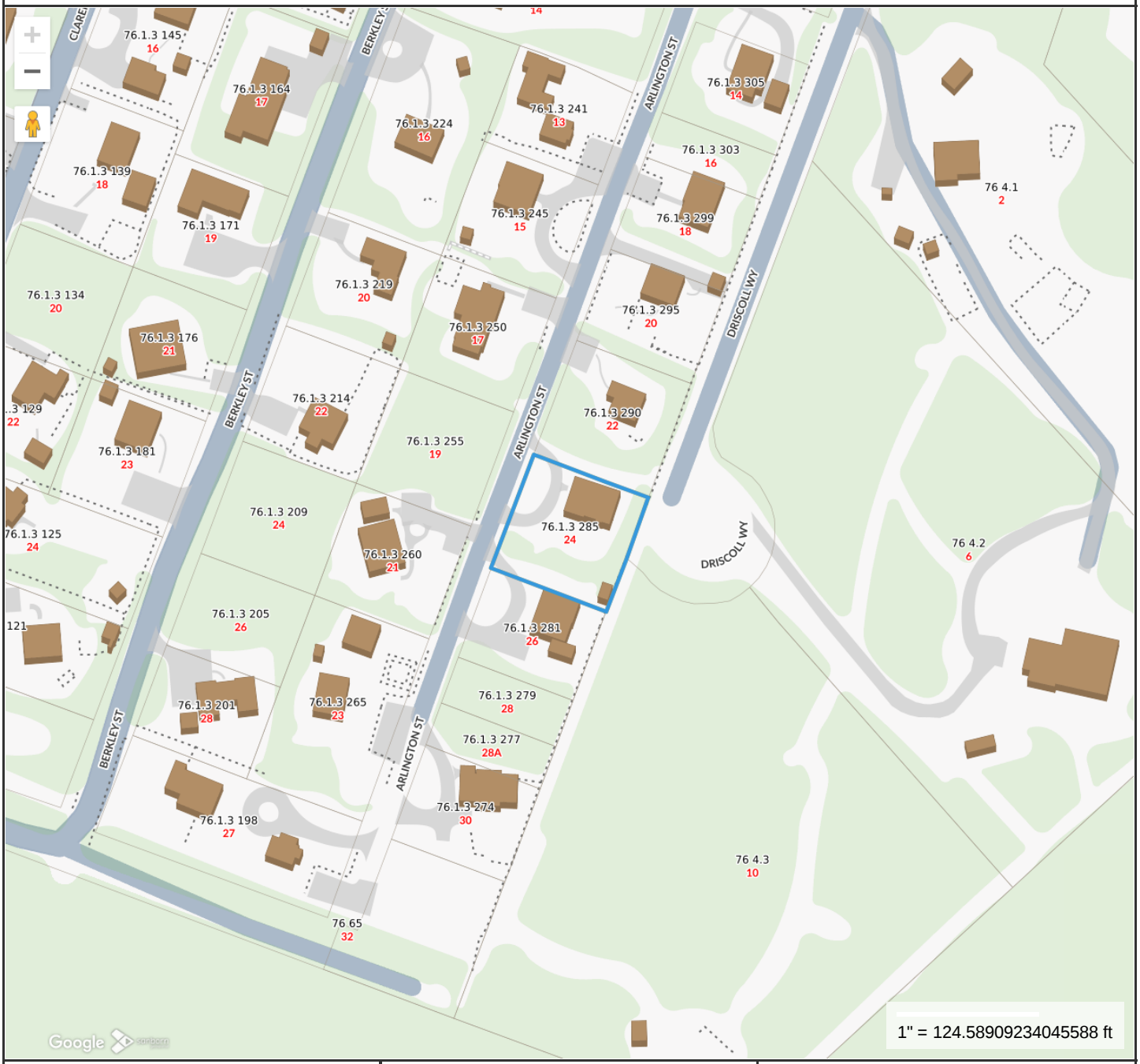
Trim NO TRIM Sash N/A Doors Dark gray

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

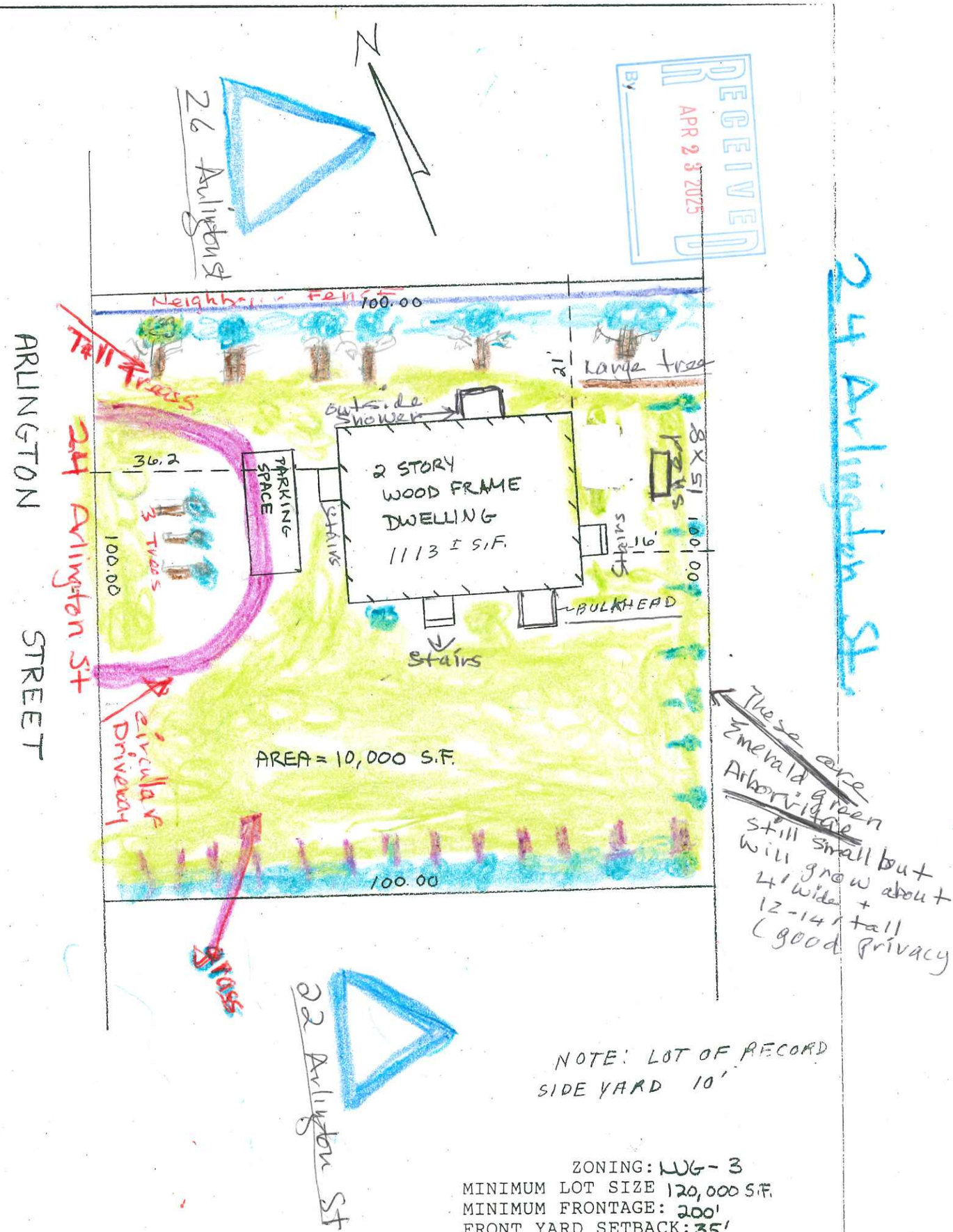


24 Arlington St

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

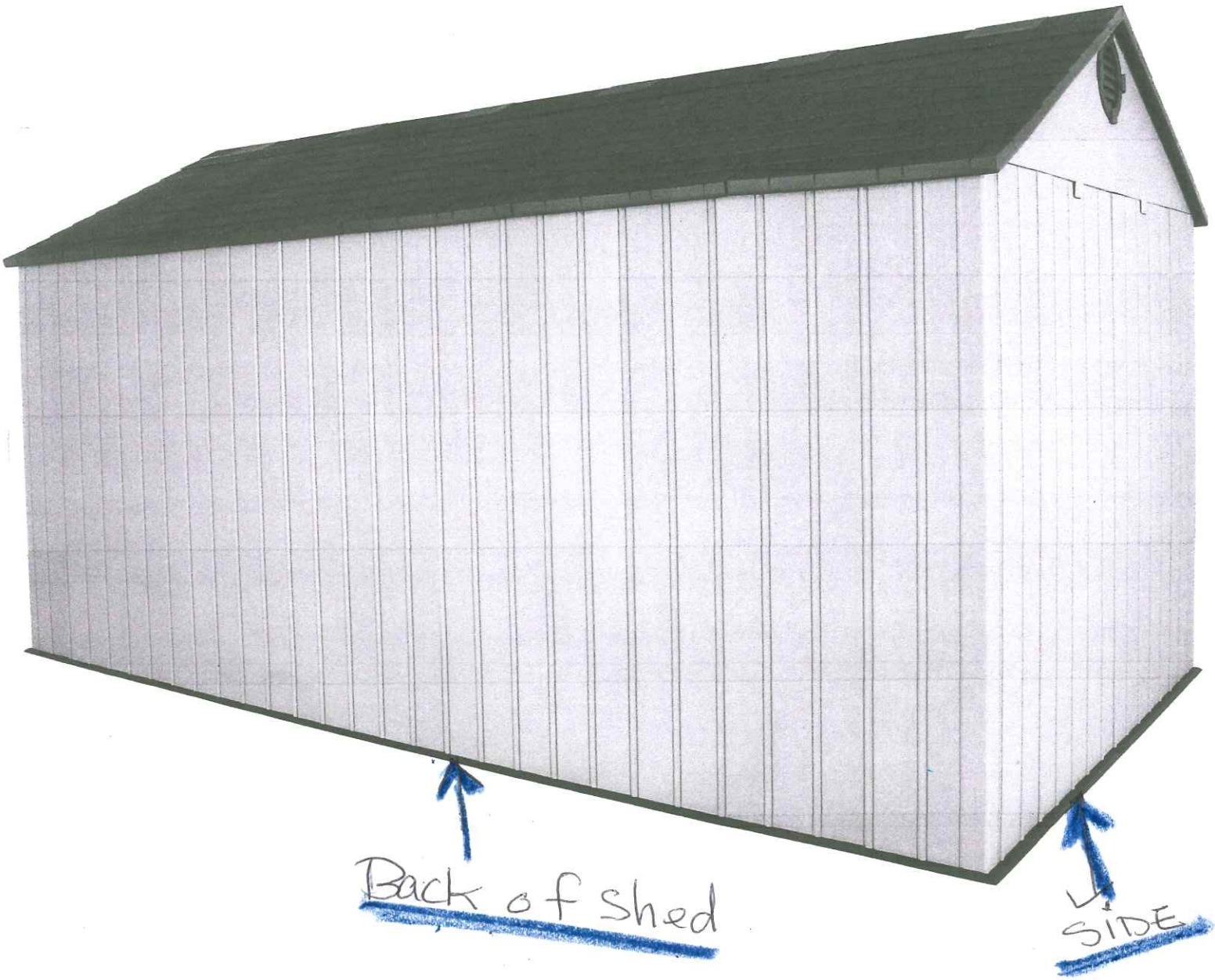
North and South Elevations



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

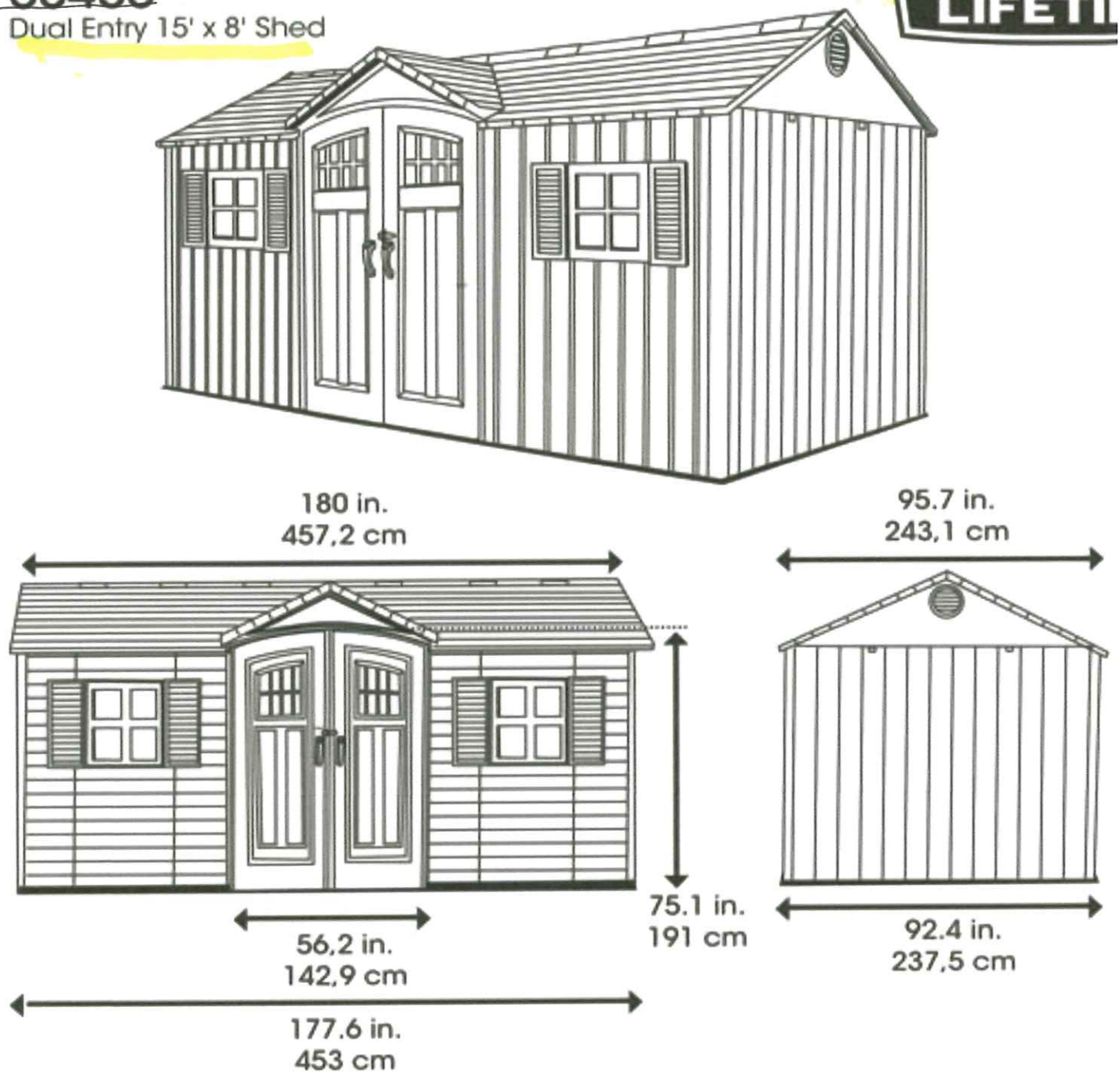
Specifications:

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: 16' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square 10"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim WHITE Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 04/07/25 Signature of owner of record Amy Ledoux Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

_____
(initial to indicate read and understand)

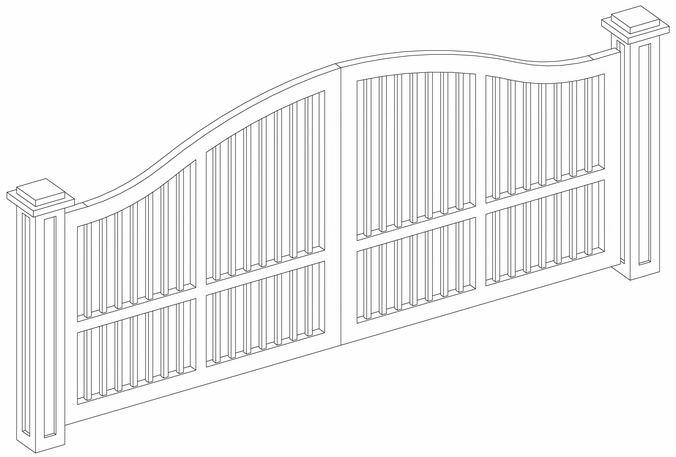
____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

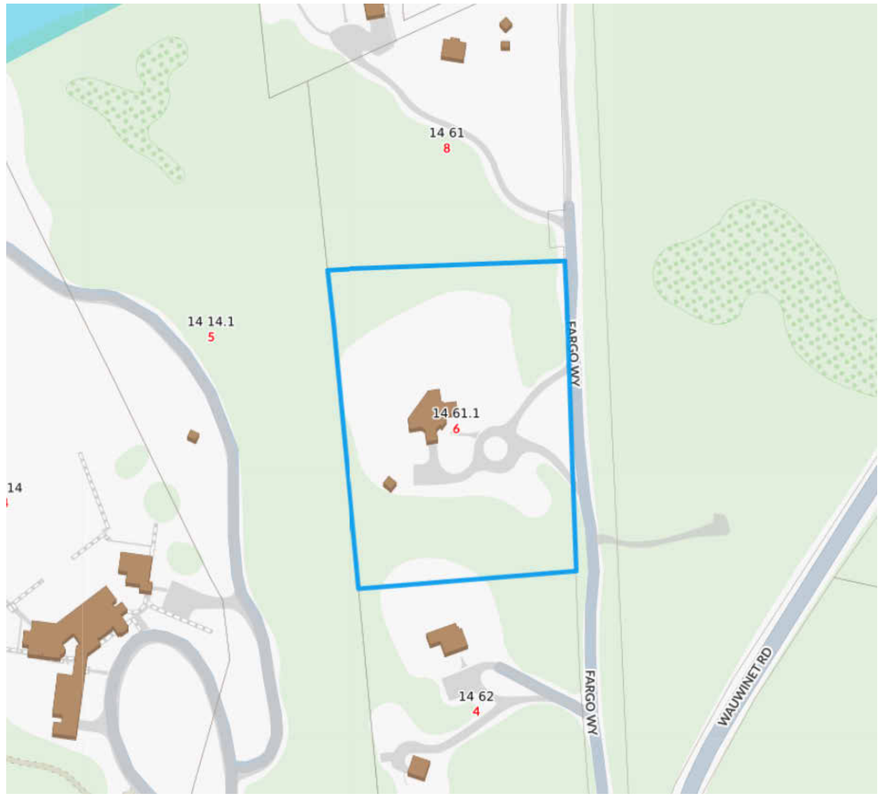
____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

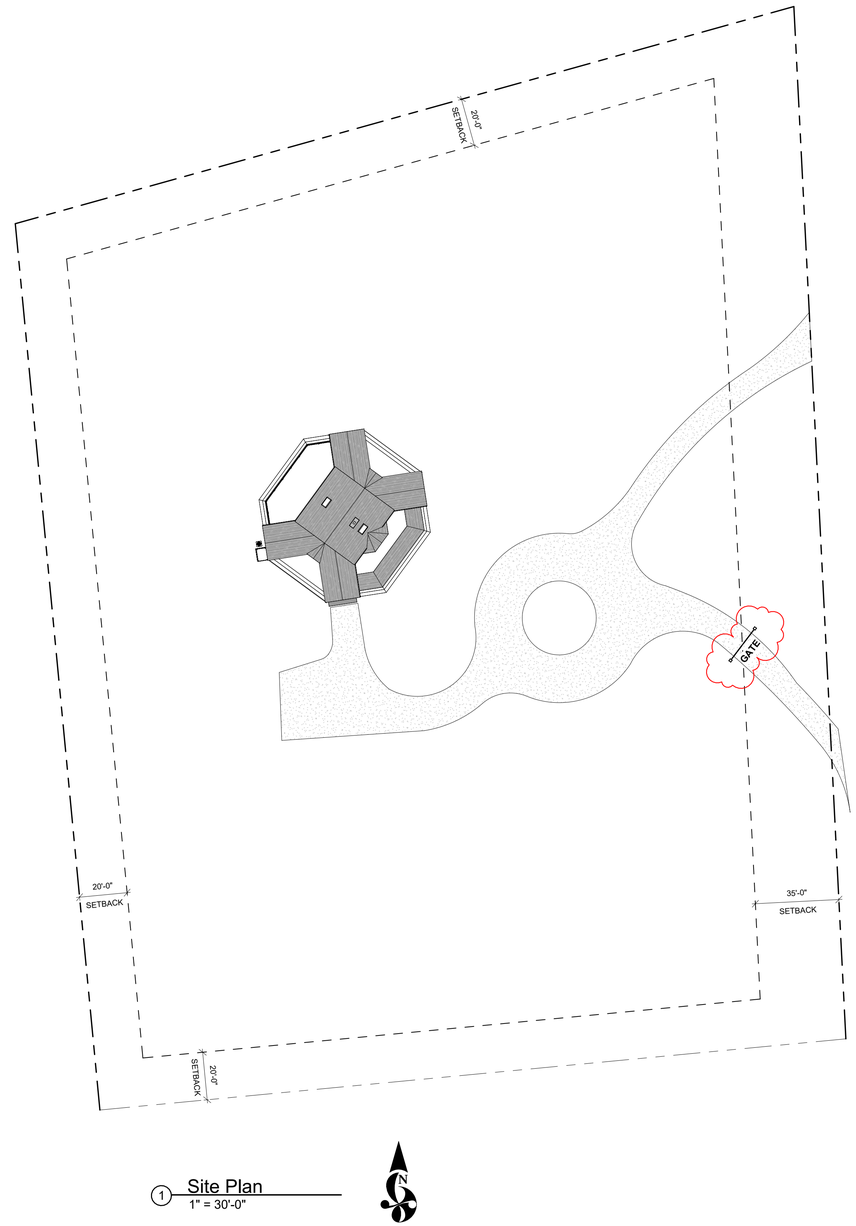
Peacock

New Business - Driveway Gate

6 Fargo Way, Nantucket, MA







1 Site Plan
1" = 30'-0"

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

SD - Not For Construction

Peacock
6 Fargo Way, Nantucket, MA
Site
HDC1 Site Plan

#	Date	Note
4	2025.03.24	Site Plan
5	2025.04.07	HDC Submission

HDC1

4/7/2025 12:23:32 PM

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Visibility



VIEW FROM FARGO WAY



LOOKING DOWN DRIVEWAY AT GATE LOCATION

Gate Examples



POCOMO ROAD



POCOMO ROAD



MEDOUIE CREEK



MID-ISLAND

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

SD - Not For Construction

Peacock
6 Fargo Way, Nantucket, MA
Driveway Gate
HDC2 Photos

#	Date	Note
1	2025.04.07	HDC Submission

HDC2

4/7/2025 4:39:46 PM

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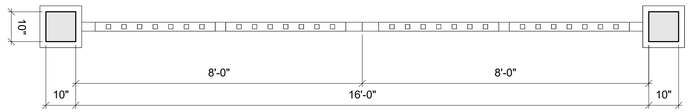
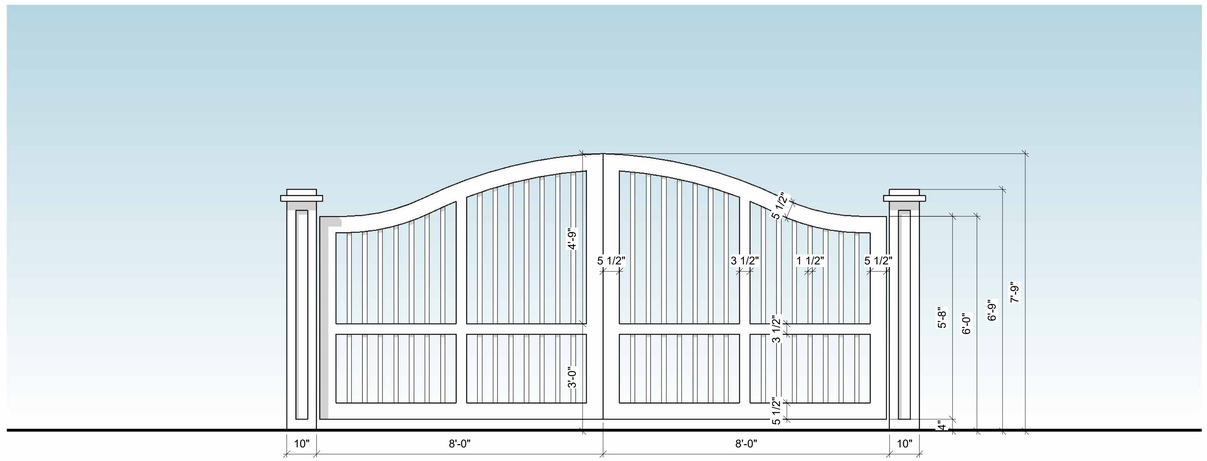
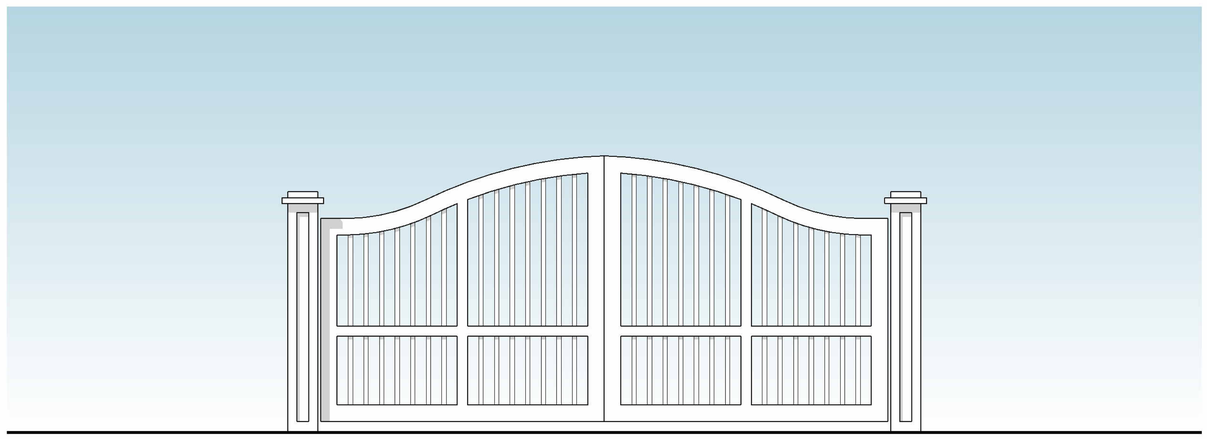




2 East Elevation
1/2" = 1'-0"



1 West Elevation
1/2" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

SD - Not For Construction

Peacock
6 Fargo Way, Nantucket, MA
Driveway Gate
HDC3 Elevations

#	Date	Note
1	2025.04.07	HDC Submission

HDC3

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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.*.

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✓ 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.

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✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BTP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL 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

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Street and Apt. No., or PO Box No.
30 Chatham Road #644
City, State, ZIP+4®
Short Hills, NJ 07078

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Mark + Michael Ray Ingela Ray Life Est.
Street and Apt. No., or PO Box No.
57 Vestal Street
City, State, ZIP+4®
Nantucket MA 02554

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Street and Apt. No., or PO Box No.
127 South Alhambra Circle
City, State, ZIP+4®
Coral Gables, FL 33146

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APR 23 2025

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Kimberly DeCosta, Dney TR KDO TRUST
Street and Apt. No., or PO Box No.
PO Box 804
City, State, ZIP+4®
Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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APR 23 2025

Sent To
Holly E. MacDonald TRST 24 Madaket Rd Nom Trst
Street and Apt. No., or PO Box No.
PO Box 884
City, State, ZIP+4®
Nantucket MA 02554

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

APR 23 2025

Sent To
Charles A + Karen G. Ernst IV TRST
Street and Apt. No., or PO Box No.
24 Dockside Lane PMB 152
City, State, ZIP+4®
Key Largo, FL 33037

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Registered No. RF575888359US

Date Stamp

To Be Completed By Post Office		
	Postage $ $1.65	Extra Services & Fees (continued) ☐ Signature Confirmation $_____ ☐ Signature Confirmation Restricted Delivery $_____
	Extra Services & Fees ☐ Registered Mail $ $21.75 ☐ Return Receipt (hardcopy) $ $0.00 ☐ Return Receipt (electronic) $ $0.00 ☐ Restricted Delivery $ $0.00	**Total Postage & Fees** $ $23.40
	Customer Must Declare Full Value $ $0.00	Received by 04/23/2025

Domestic Insurance up to $50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed	
FROM	[illegible]
TO	[illegible]

PS Form **3806, Registered Mail Receipt** *Copy 1 - Customer*
April 2015, PSN 7530-02-000-9051 *(See Information on Reverse)*
For domestic delivery information, visit our website at *www.usps.com* ®

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 2 Dukes Road

Tax Map Number: 41 Parcel Number: 187

Owner of Record: Dukes Road Trust, Steven Cohen Trustee

Description of Proposal: Relocate existing structure on lot, Addition

Anticipated HDC Submission Date: April 28, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER Dukes Road Trust, Steven Cohen Trustee

MAILING ADDRESS 34 Main Street

PROPERTY LOCATION 2 Dukes Road

ASSESSORS MAP/PARCEL 41/187

SUBMITTED BY: Botticelli + Pohl

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

APRIL 16, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.16 10:39:39 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	57		RAY MARK & MICHAEL & RAY INGELA LIFE EST		57 VESTAL ST	NANTUCKET	MA	02554	57 VESTAL ST
41	58	2	MIOL MOR LLC		30 CHATHAM RD #644	SHORT HILLS	NJ	07078	61 VESTAL ST
41	185	2	OLNEY KIMBERLEY DECOSTA TR	KDO TRUST	PO BOX 804	NANTUCKET	MA	02554	55 VESTAL ST
41	188		4 DUKES REALTY LLC		727 SOUTH ALHAMBRA CIR	CORAL GABLES	FL	33146	4 DUKES RD
41	305		ERNST CHARLES A IV & KAREN G TRST		24 DOCKSIDE LN PMB 152	KEY LARGO	FL	33037	22 MADAKET RD
41	306		MACDONALD HOLLY E TRST	24 MADAKET RD NOM TRUST	PO BOX 884	NANTUCKET	MA	02554	24 MADAKET RD
41	602		ROSENBERG JOHN C & RACHEL J		123 HAMILTON TERRACE	LONDON		NW8 9QR	15 HEDGEBURY LN
Count:	7								

RAY MARK & MICHAEL & RAY INGELA LIFE EST
57 VESTAL ST
NANTUCKET, MA 02554

MIOL MOR LLC
30 CHATHAM RD # 644
SHORT HILLS, NJ 07078

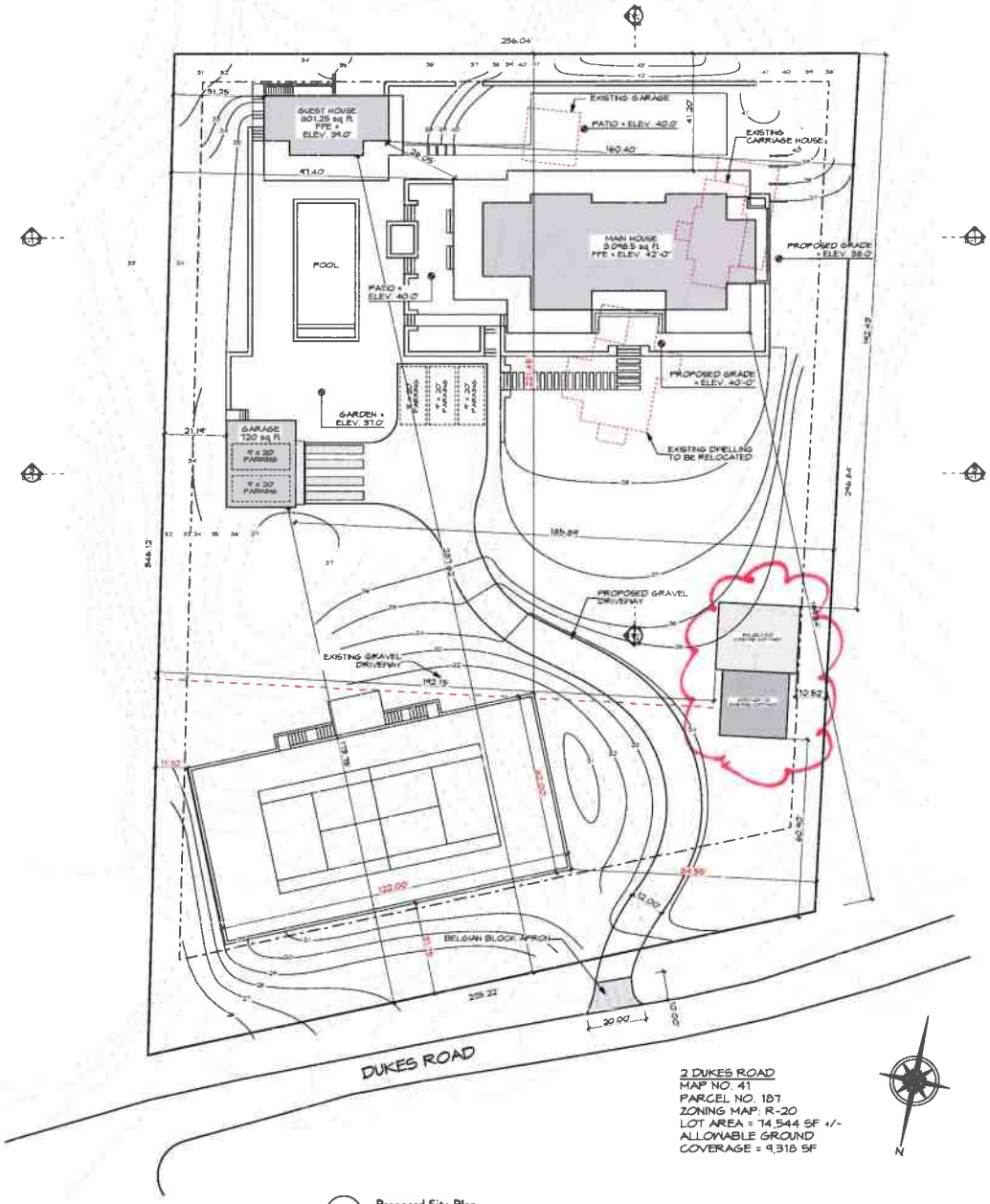
OLNEY KIMBERLEY DECOSTA TR
KDO TRUST
PO BOX 804
NANTUCKET, MA 02554

4 DUKES REALTY LLC
727 SOUTH ALHAMBRA CIR
CORAL GABLES, FL 33146

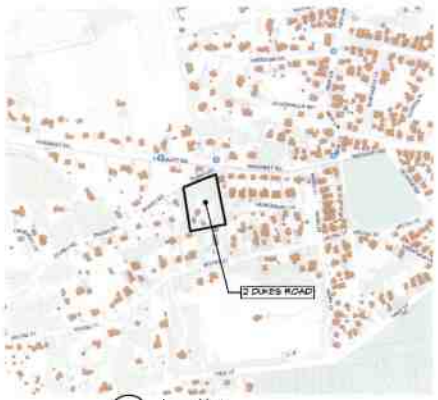
ERNST CHARLES A IV & KAREN G TRST
24 DOCKSIDE LN PMB 152
KEY LARGO, FL 33037

MACDONALD HOLLY E TRST
24 MADAKET RD NOM TRUST
PO BOX 884
NANTUCKET, MA 02554

ROSENBERG JOHN C & RACHEL J
123 HAMILTON TERRACE
LONDON, NW8 9QR



1 Proposed Site Plan
Scale: 1" = 20'



2 Locus Map
NOT TO SCALE

BOTTICELLI & POHL

REVISIONS:

REVISED DATE:

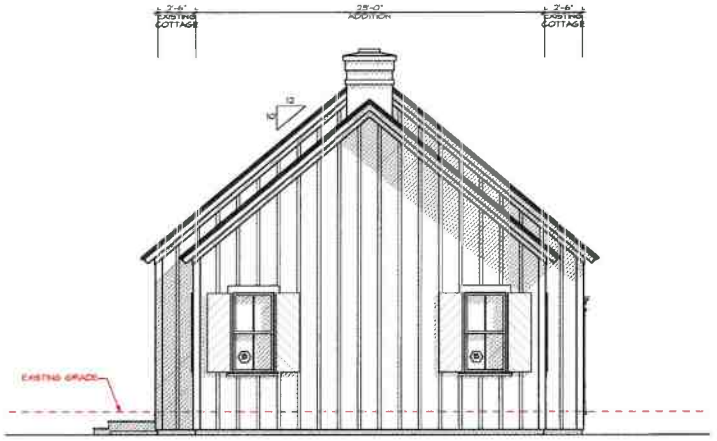
Site Plan

Main House
2 Dukes Road
Nantucket, MA 02554
MAP NO.: 41 ZONING INFO: R-20
PARCEL NO.: 187 PROJECT NO.: ISSUED: 3/31/25

ID#
L-1.1



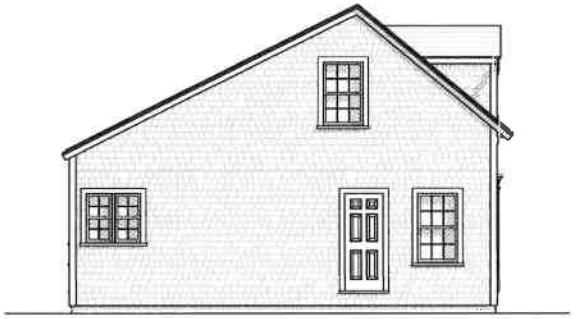
West Elevation
Scale: 1/4" = 1'-0"



North Elevation
Scale: 1/4" = 1'-0"



Existing West Elevation



Existing North Elevation

Barn
2 Dukes Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission 4/22/25
Rev:

Notes:

1. All windows to be double glazed 5/8" SDL with muntin configurations as shown on drawings unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be double glazed 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. 123 impact rated with Low E 272 Argon glass U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction
5. Storm/screens TBD
6. Provide tempered glass in all locations required by code

Window Schedule

No.	Qty.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
EX-A	2	Double Hung	Boston Sash	N/A	2'-6 5/8" x 4'-5"	2'-9" x 4'-9"	6 over 6	9 x 12 glass size
B	6	Double Hung	Boston Sash	N/A	2'-9 1/2" x 5'-6"	TBD	2 over 2	Initial pan house B size
C	1	Fixed Casement	Boston Sash	N/A	2'-10" x 5'-6"	TBD	9	

Door Schedule

No.	Qty.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Existing 6 panel door	N/A	N/A	Frame size *		N/A	Reuse existing door sidelights & frontspiece
		w/ (2) sidelights	N/A	N/A	65" W x 80" H		3	
2	1	Batten Doors	Custom	N/A		TBD	N/A	vertical batten doors
3	1	Batten Doors	Custom	N/A		TBD	N/A	vertical batten doors
4	1	Batten Doors	Custom	N/A		TBD	N/A	vertical batten doors

BOTTICELLI & POHL

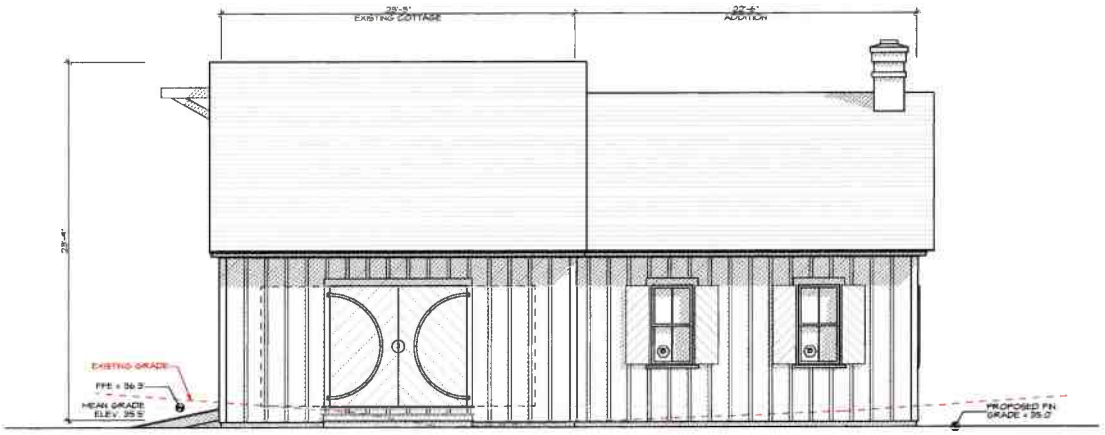
REVISIONS:

REVISED DATE:

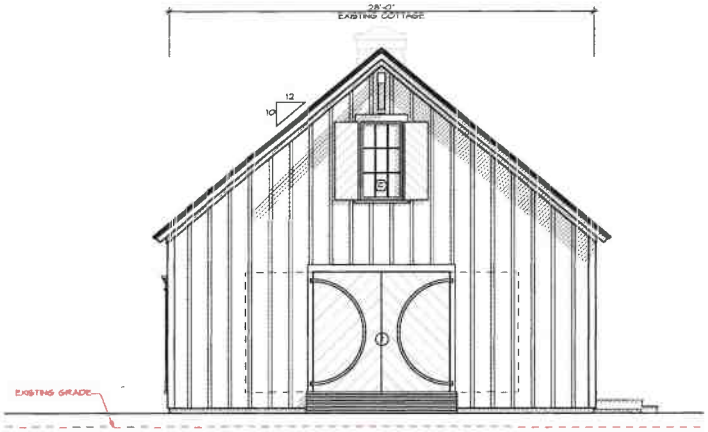
North & West Elevations

Barn
2 Dukes Road
Nantucket, MA 02554
MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: ISSUED: 4/22/25

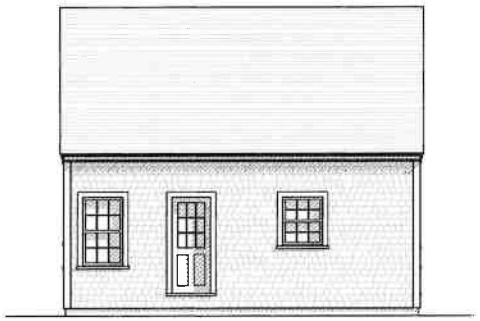
ID#
B-2.1



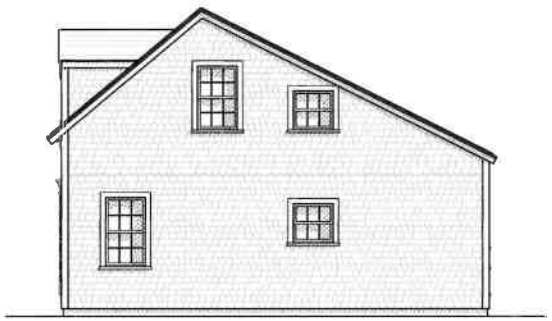
East Elevation
Scale: 1/4" = 1'-0"



South Elevation
Scale: 1/4" = 1'-0"



Existing East Elevation



Existing South Elevation

BOTTICELLI & POHL

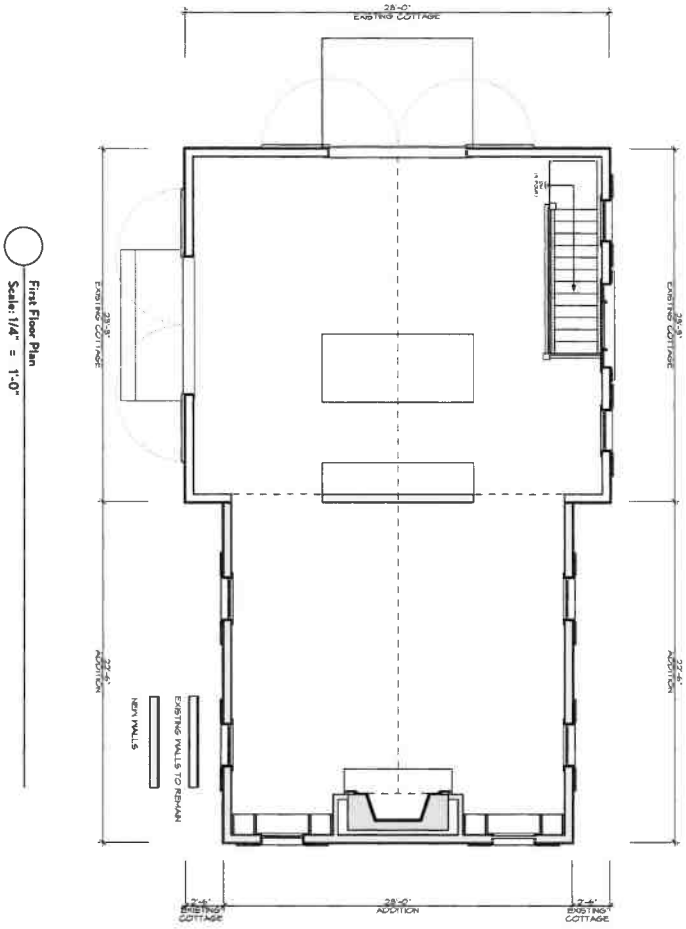
REVISIONS:

REVISED DATE:

South & East Elevations

Barn
2 Dukes Road
Nantucket, MA 02554
MAP NO. 41 ZONING INFO: R-20
PARCEL NO. 187 PROJECT NO. ISSUED: 4/23/25

ID#
B-2.2



First Floor Plan
Scale: 1/4" = 1'-0"

B-1.1 ID #

Barn
2 Dukes Road
Nantucket, MA 02554
MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: ISSUED: 4/22/25

Floor Plan

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

Barn
2 Dukes Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 4/22/25
Rev:

Notes:

1. All windows to be double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Window Schedule

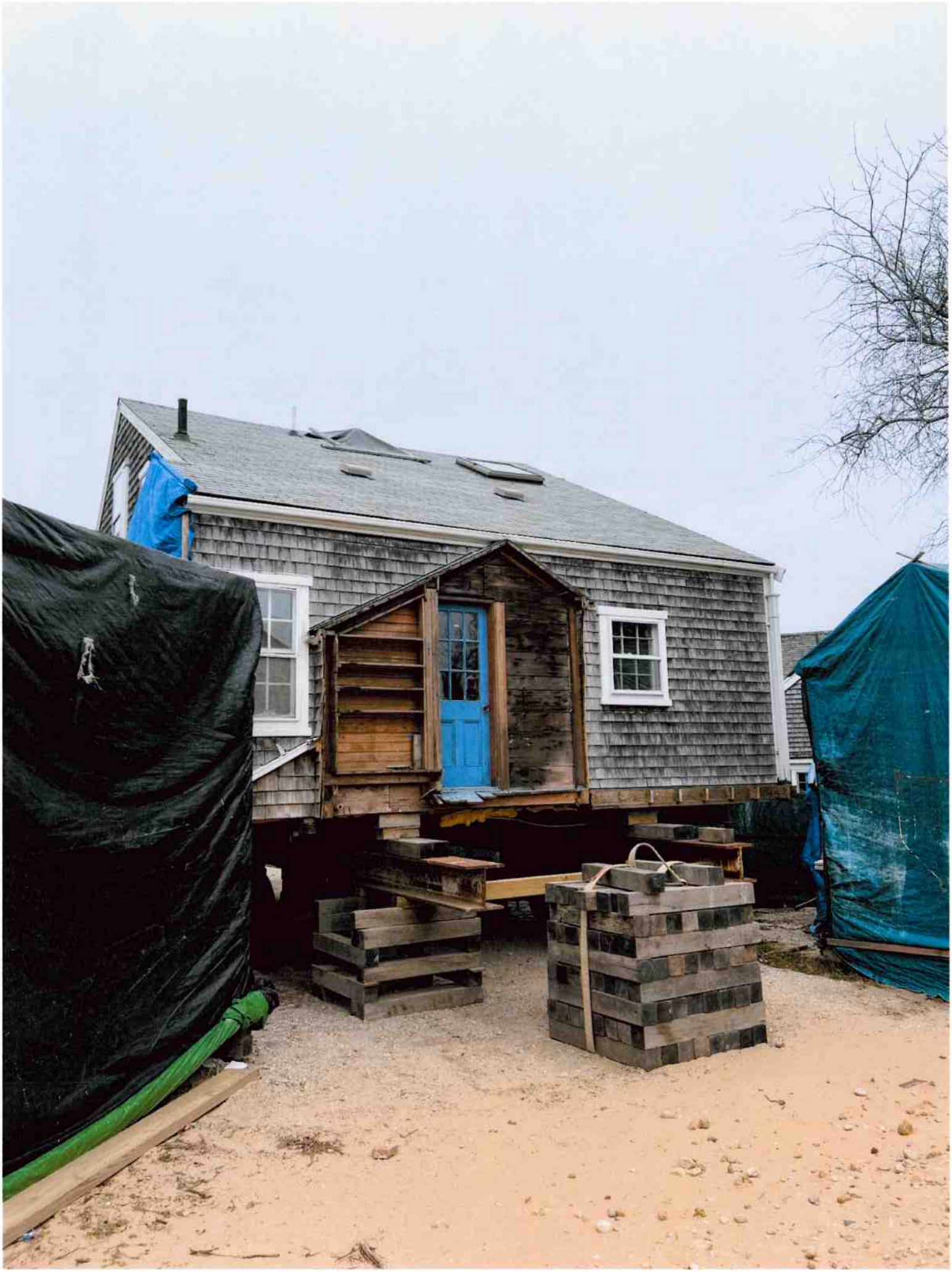
No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
EX-A	2	Double Hung	Boston Sash	N/A	2'-6 5/8" x 4'-5"	2'-9" x 4'-9"	6 over 6	9 x 12 glass size
B	6	Double Hung	Boston Sash	N/A	2'-9 1/2" x 5'-6"	TBD	2 over 2	match main house B size
C	1	Fixed Casement	Boston Sash	N/A	2'-10" x 5'-6"	TBD	9	

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Existing 6 panel door	N/A	N/A	Frame size =		N/A	Reuse existing door, sidelights, & frontispiece
		w/ (2) sidelights	N/A	N/A	65" W x 80" H		3	
2	1	Batten Doors	Custom	N/A		TBD	N/A	vertical batten doors
3	1	Batten Doors	Custom	N/A		TBD	N/A	vertical batten doors
4	1	Batten Doors	Custom	N/A		TBD	N/A	vertical batten doors


NO
TRESPASSING







HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Sead
Land Use Specialist
[illegible]

HDC Liaison
Holly Burbus
Preservation Board
[illegible]

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Dukes Road Trust

STREET ADDRESS 2 Dukes Road

MAP/PARCEL 41/187

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 23, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

[signature] 4/22/25

Signature Date

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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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

APR 23 2025

Sent To: John B. Brescher TE B+D Realty TRST
Street and Apt. No., or PO Box No.: 37 Center Street
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7540 78

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

APR 23 2025

Sent To: US Coast Guard
Street and Apt. No., or PO Box No.: 10 Easton Street
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To: Iren Hollo + Nicole Emposimato TRS
Street and Apt. No., or PO Box No.: 281 Claremont Road
City, State, ZIP+4®: Bernardsville, NJ 07924

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7540 92

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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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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**								

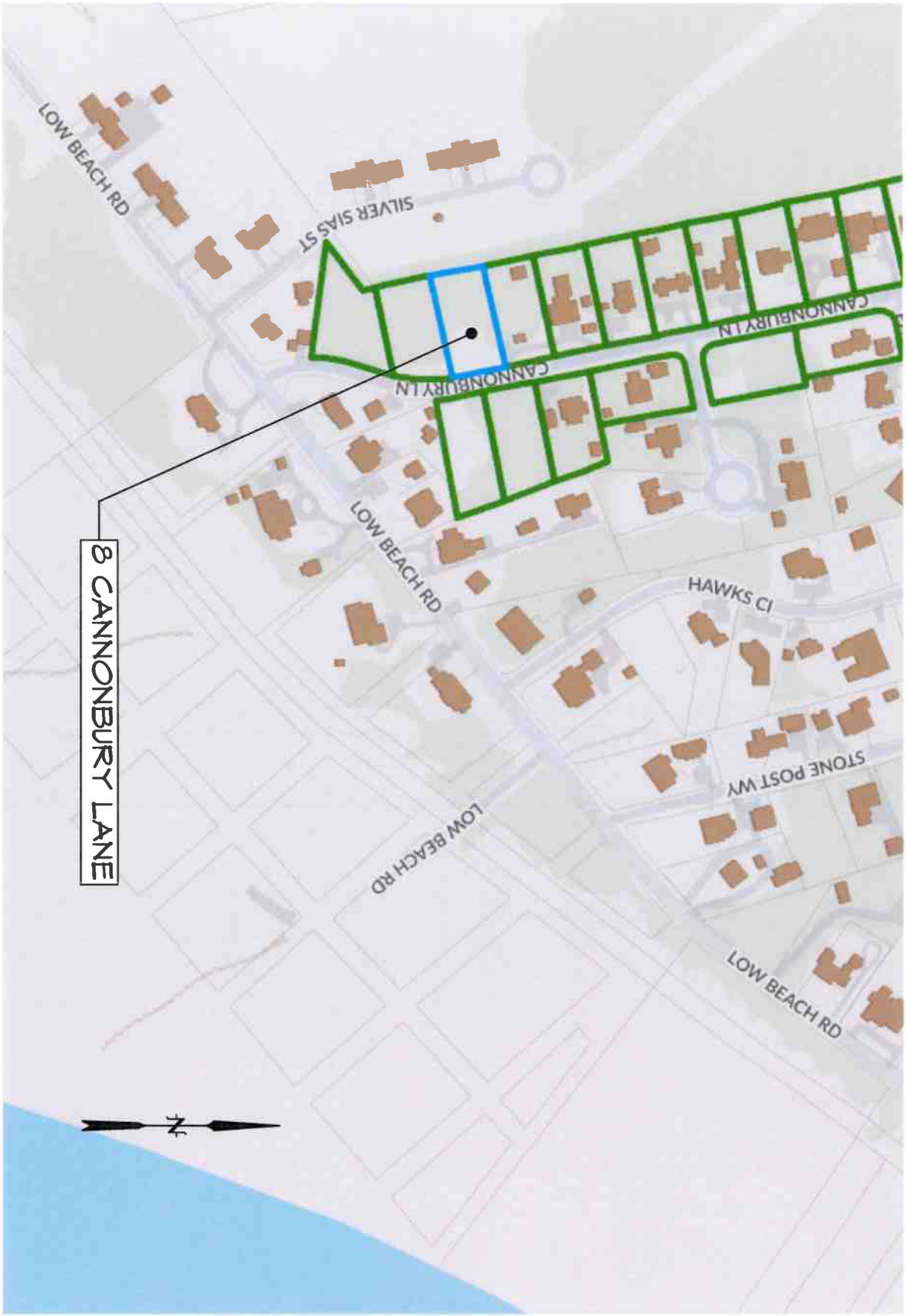
U S COAST GUARD
10 EASTON ST
NANTUCKET, MA 02554

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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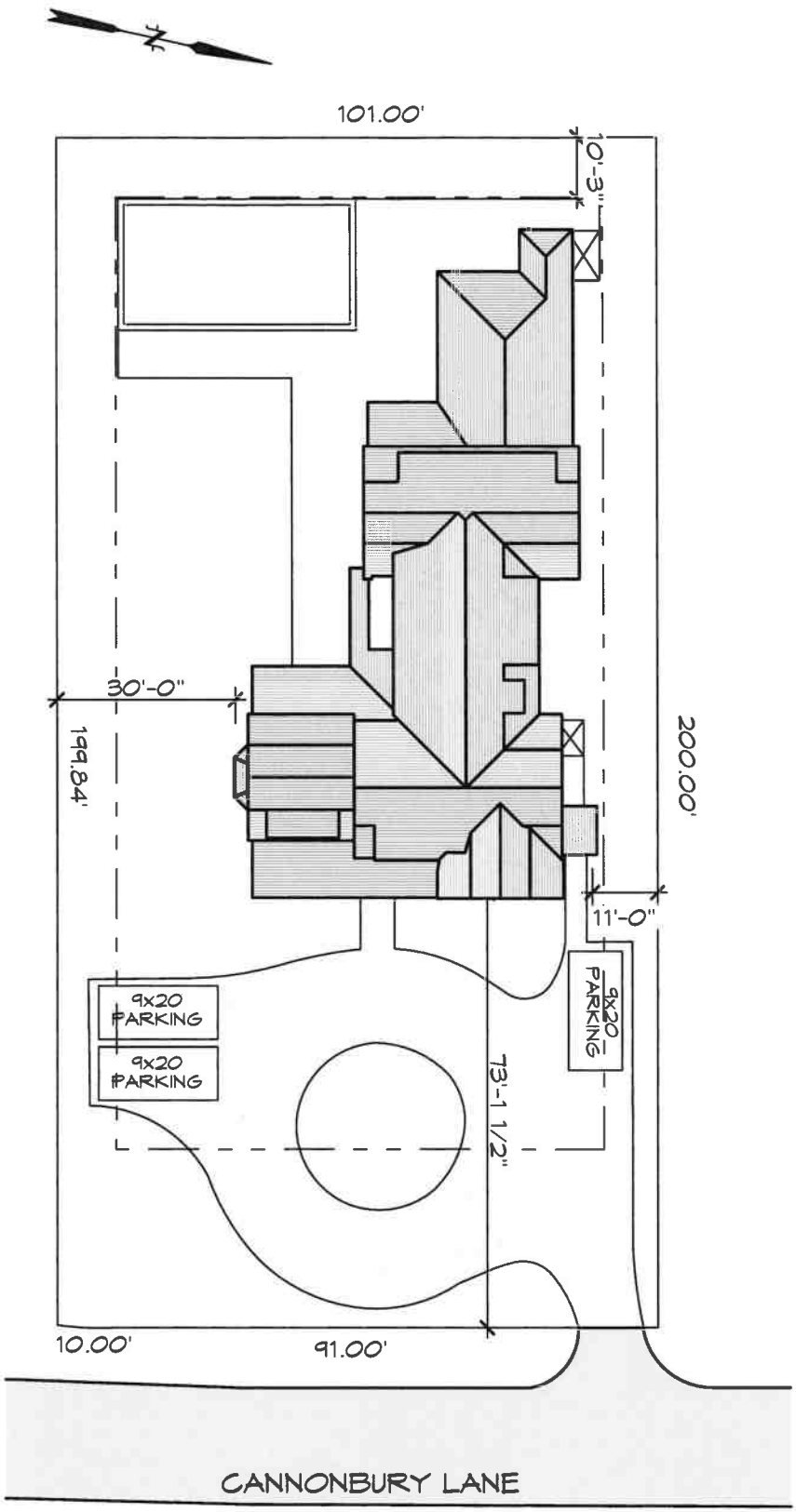
Locus Plan

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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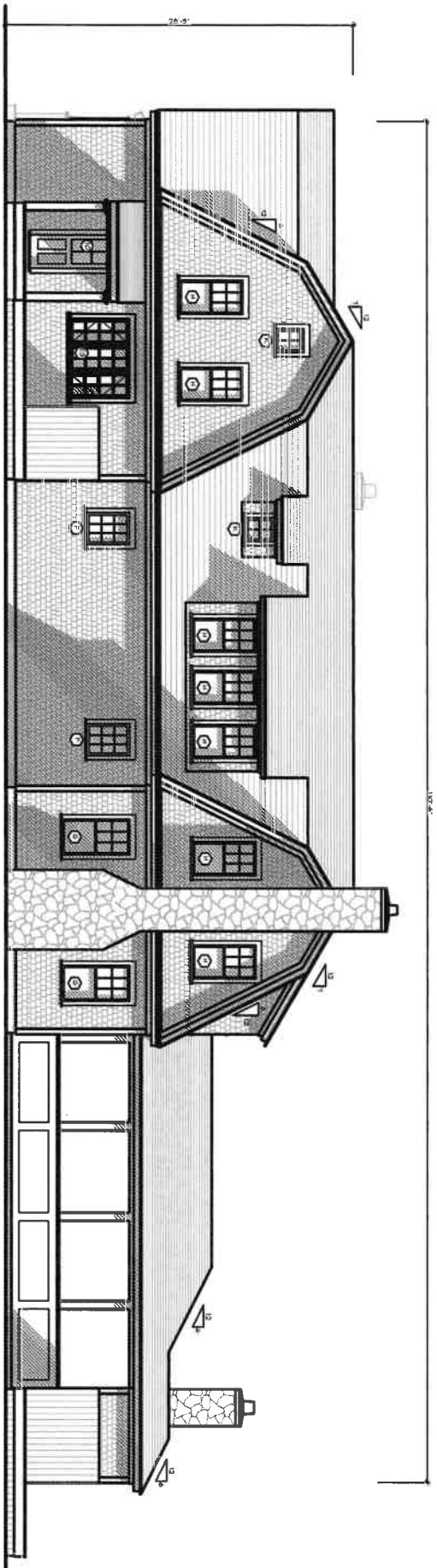

A-2.1

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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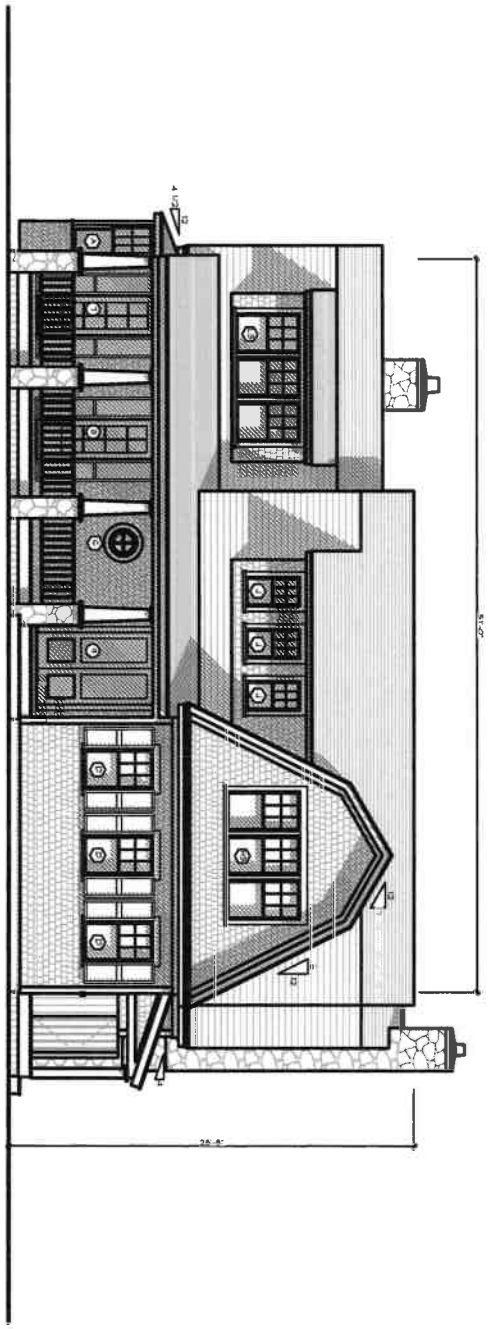

ID# A-2.2

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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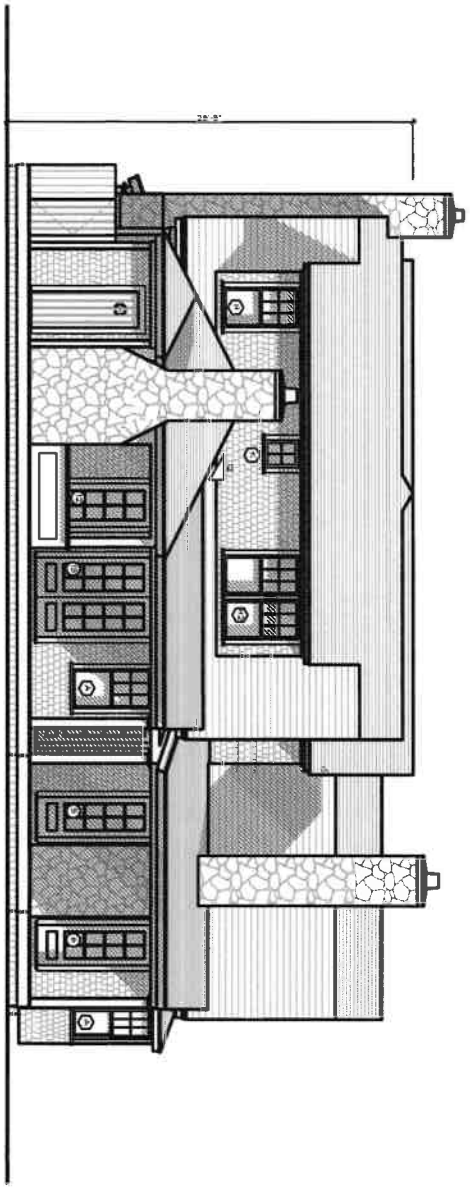
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



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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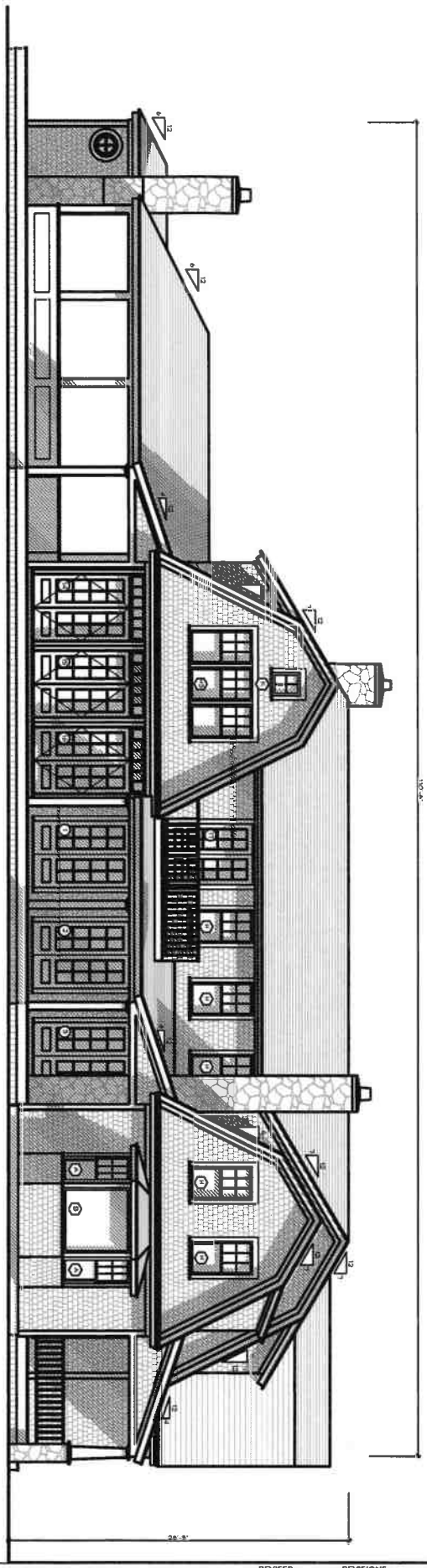
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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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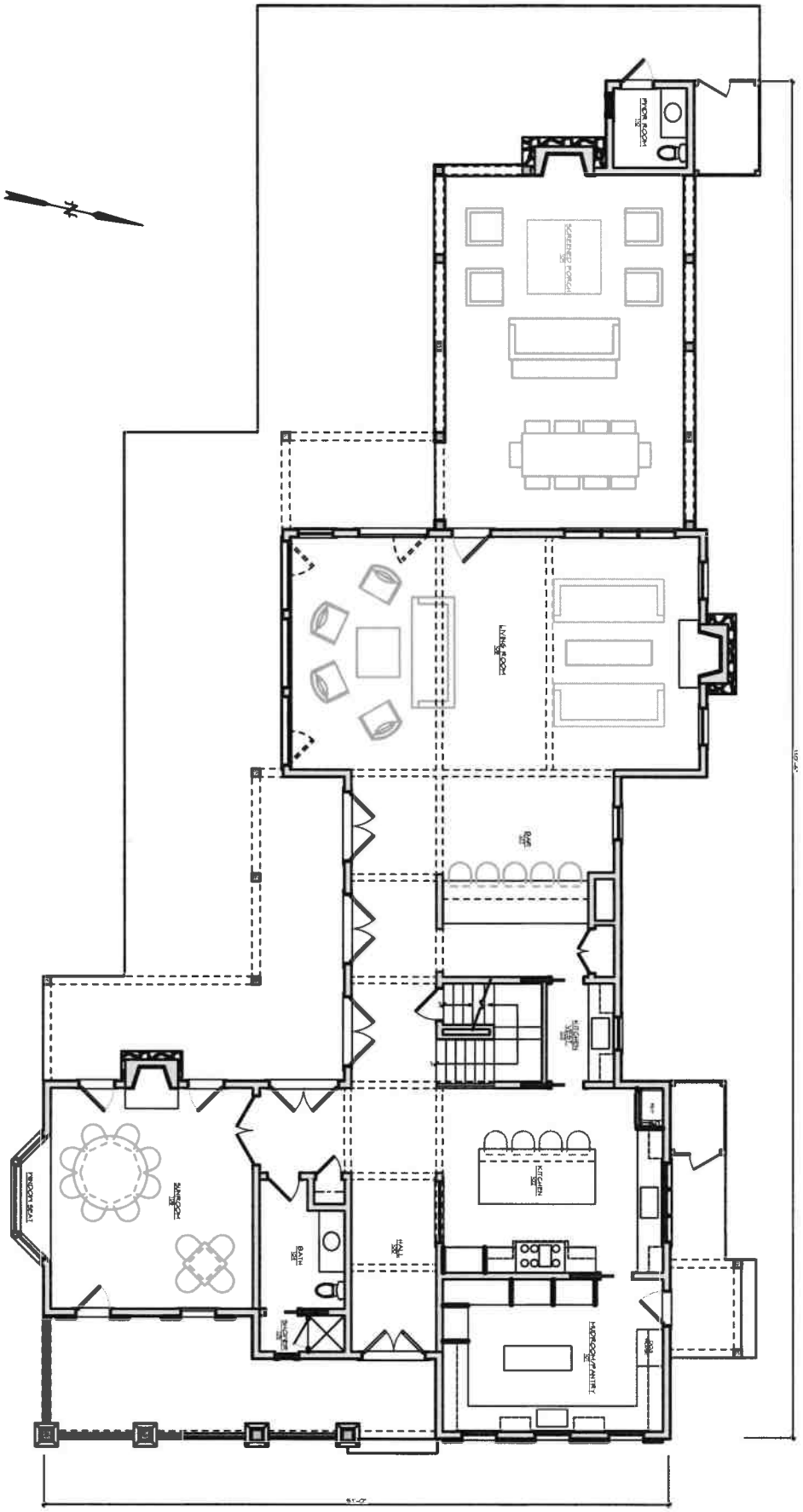
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



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:

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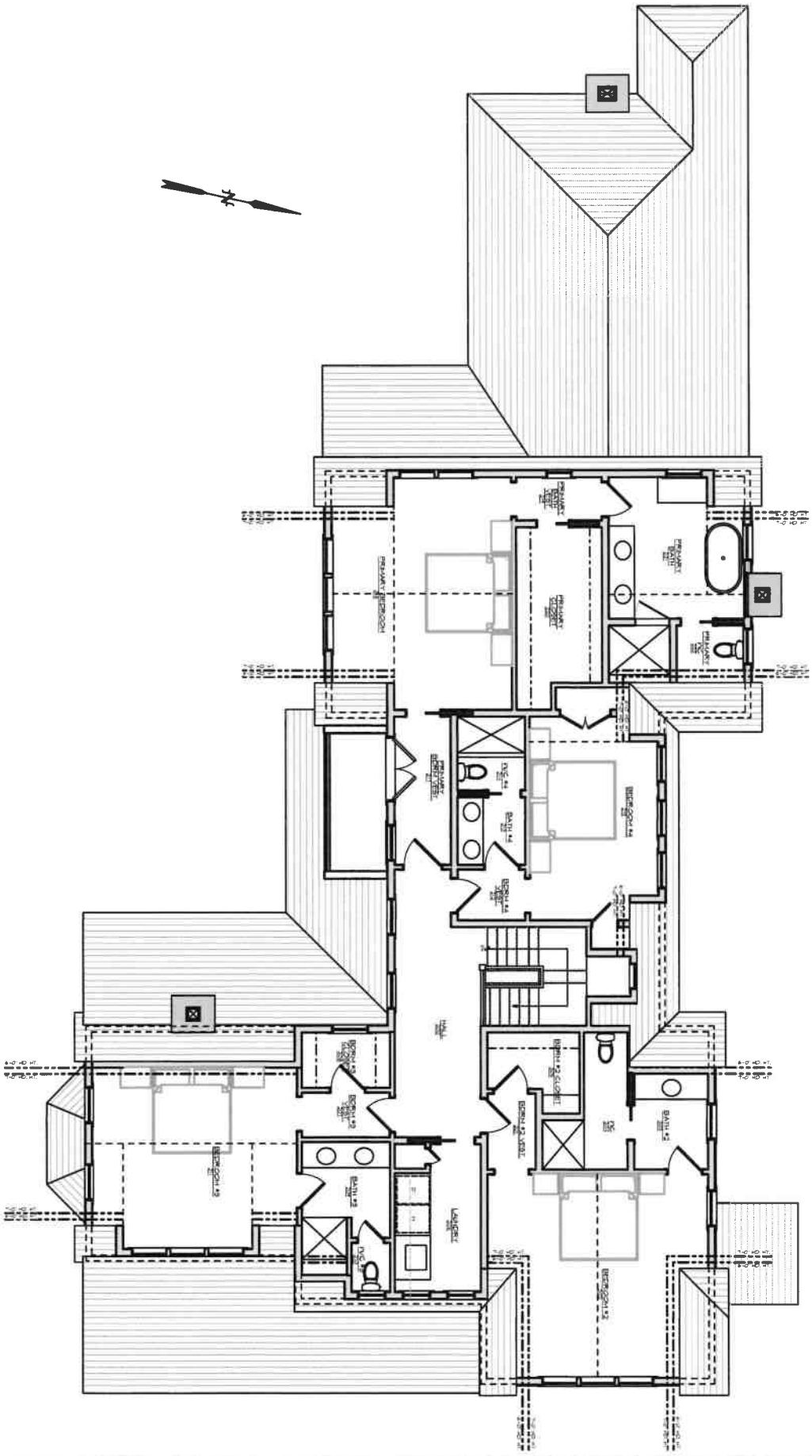

ID# A-1.2

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:

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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:

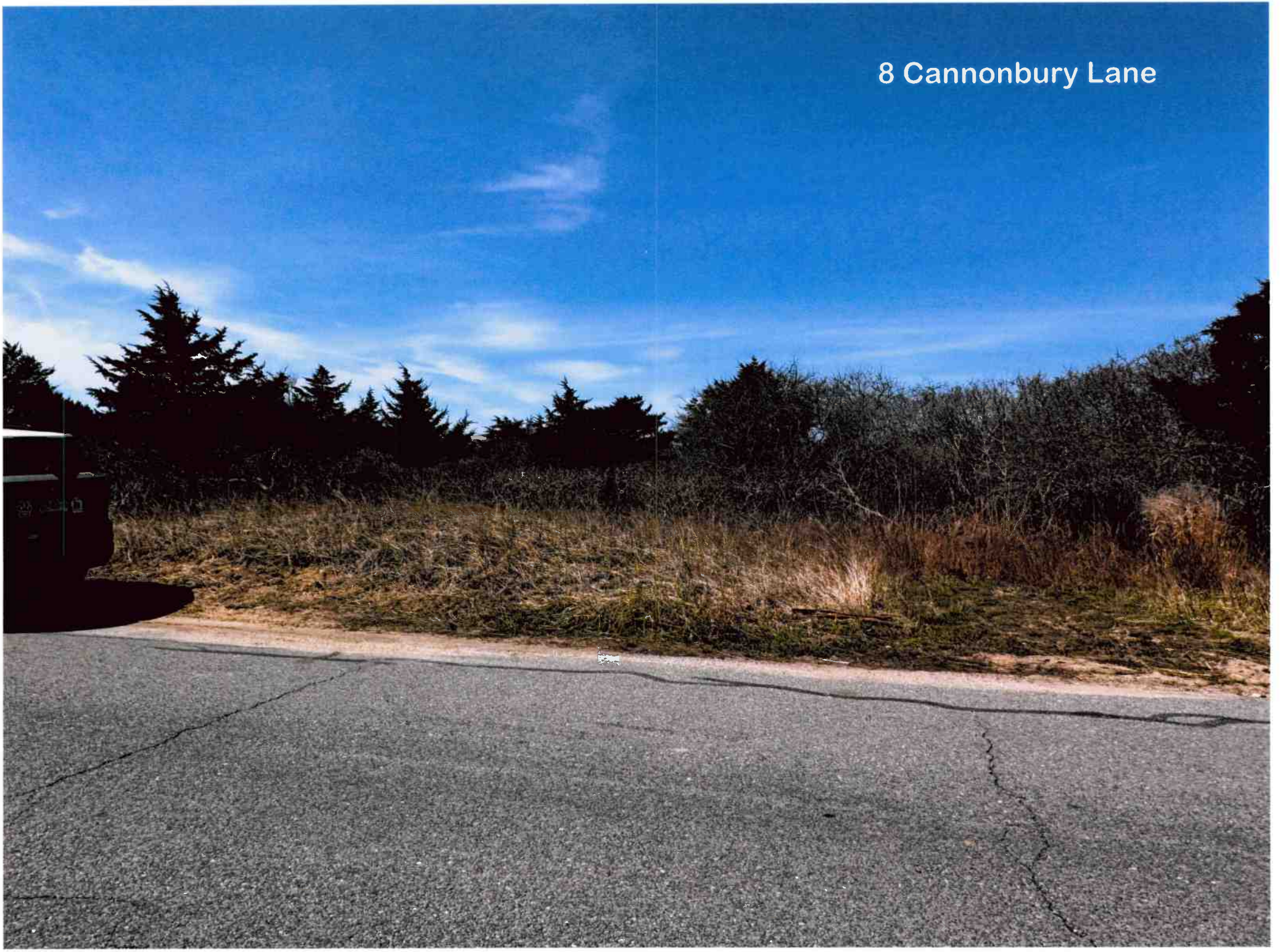
1. All windows to be custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass, U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All 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

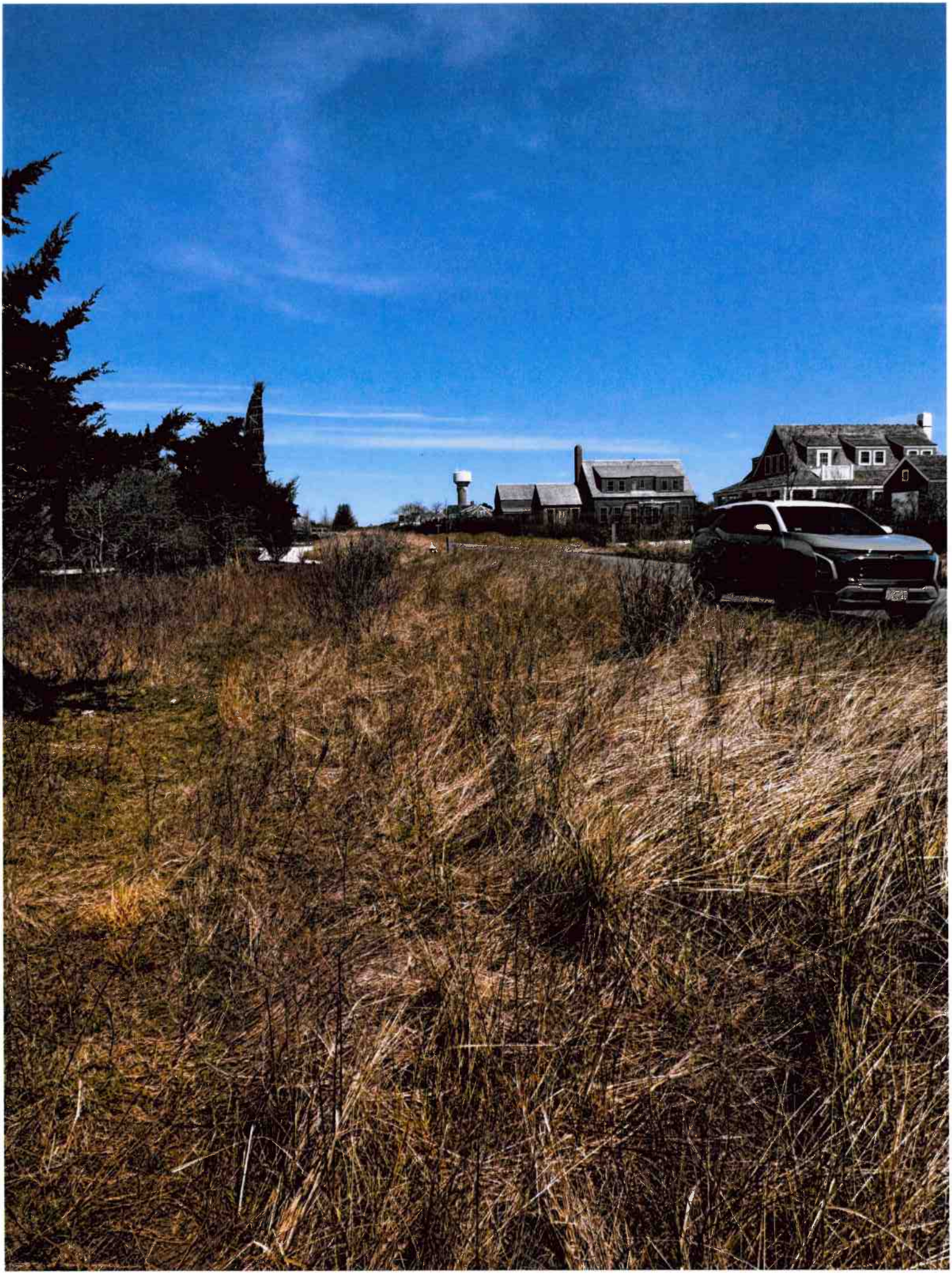
Door Schedule

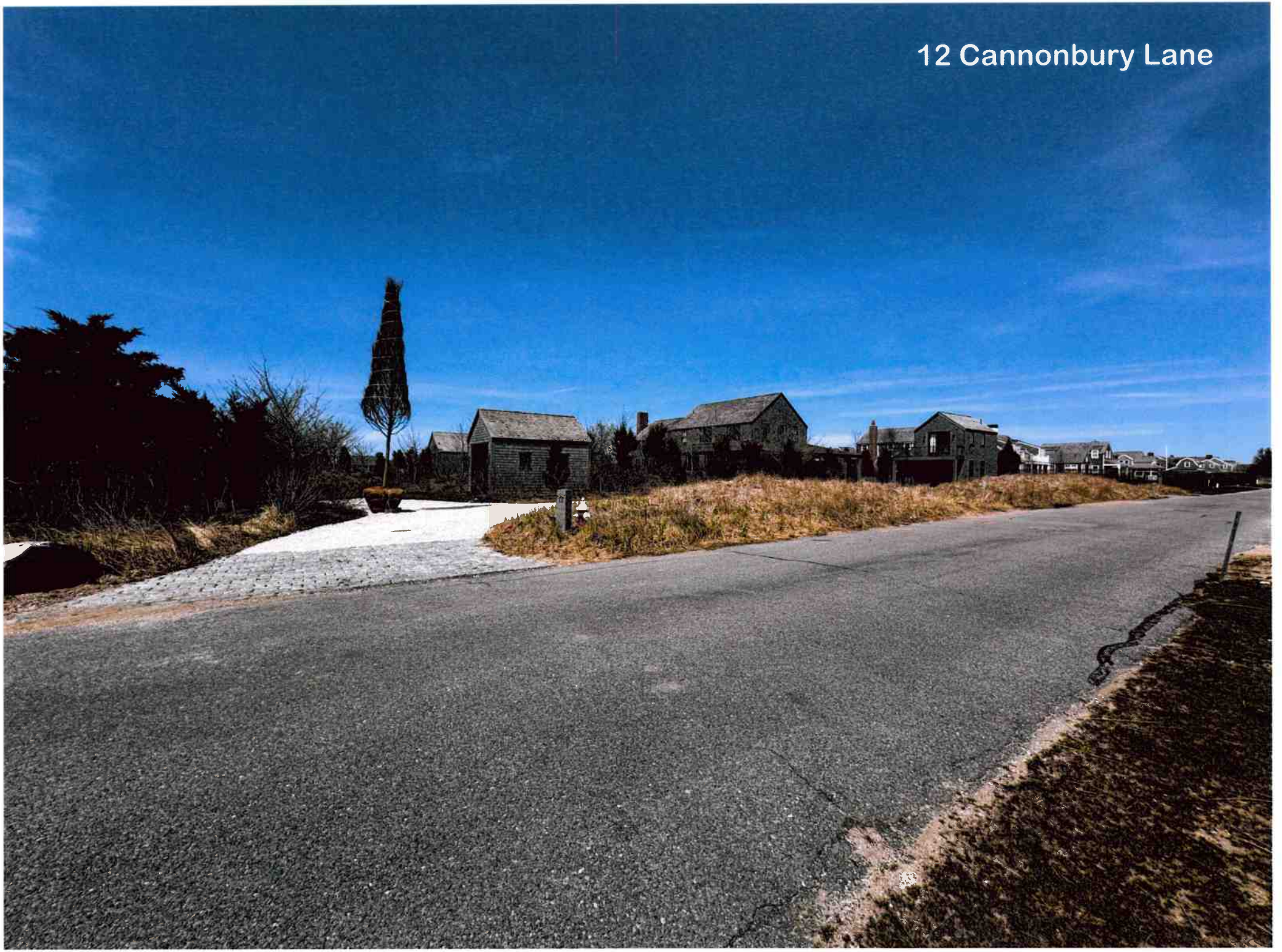
No.	Qty.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
2	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	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 Patter

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Bill Saad
Land Use Specialist
[illegible]

HDC LIBRARY
Holly Backus
Preservation Planner
[illegible]

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Robert + Katherine Hatcher

STREET ADDRESS 8 Cannonbury Lane

MAP/PARCEL 74/8

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 23, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

[signature] 4/23/25

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 340

Street & Number of Proposed Work: 10 RUDDER LANE

Owner of record: SEA HERO LLC

Mailing Address: 218 WILLARD ST STE # 301
QUINCY MA 02169

Contact Phone #: 617 923 2838 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN McMORROW DESIGNS INC

Mailing Address: PO BOX 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1989

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation ALL BROSCO WINDOWS TO BE REPLACED W/ ANDERSEN 2/2
2. South Elevation REMOVE BAY UNIT
3. West Elevation REPLACE YELLOW CLAPBOARD W/ CEDAR SHINGLES
4. North Elevation NEW ROOF (TME)

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) TO MATCH EXISTING

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles TO MATCH EXISTING ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing TME Door Frame TME Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front N/C Rear ANDERSEN Side _____
Garage Door(s): Type N/C Material N/C

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

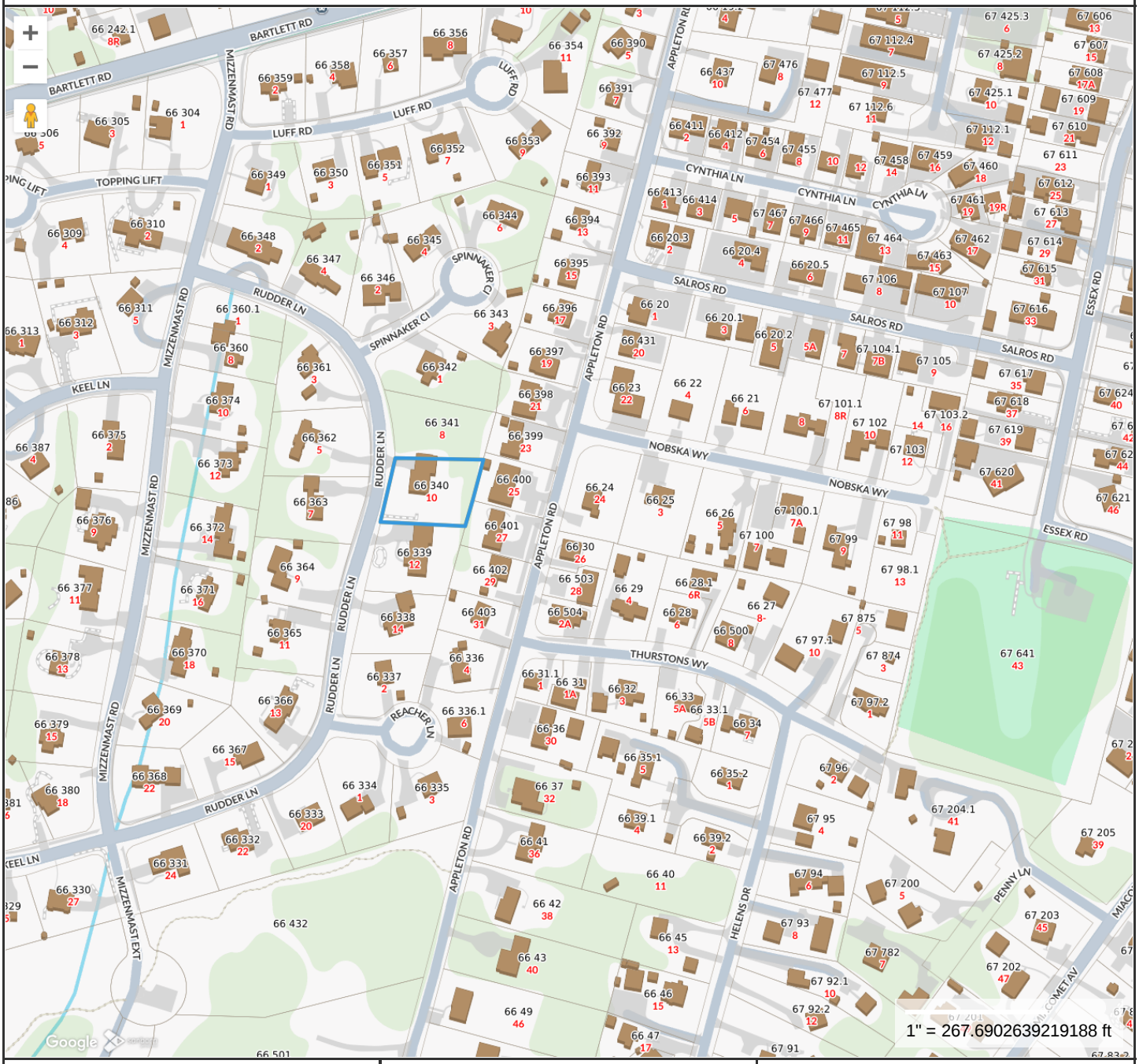
COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof BLACK TO MATCH EXISTING
Trim WHITE (TME) Sash BLACK Doors BLACK
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4·2·2025 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	5156
Location	10 RUDDER LN
Owner	SEA HERO LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

10 RUDDER LN

Location	10 RUDDER LN	**Mblu**	66/ / 340/ /
Acct#	00005156	**Owner**	SEA HERO LLC
Assessment	$1,855,700	**PID**	5156
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,150,100	$705,600	$1,855,700

Owner of Record

Owner	SEA HERO LLC	**Sale Price**	$2,200,000
Co-Owner		**Certificate**	
Address	218 WILLARD ST STE#301 QUINCY, MA 02619	**Book & Page**	C29759/0
		Sale Date	11/01/2024
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
SEA HERO LLC	$2,200,000		C29759/0	00	11/01/2024
CONGDON RICHARD L & AMANDA P	$0		C23436/0	99	12/15/2009
CONGDON RICHARD L & AMANDA P	$0		C18712/0	99	12/21/1998
CONGDON RICHARD L	$285,000		C17716/0	00	01/10/1997
WOODRUFF GLENN & MARY	$93,000		C13997/0	1P	03/24/1989

Future Owners

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
SEA HERO LLC	$2,200,000		C29759/0	00	11/01/2024

Building Information

Building 1 : Section 1

Year Built: 1989
Living Area: 2,626
Replacement Cost: $1,237,893
Building Percent Good: 92
Replacement Cost Less Depreciation: $1,138,900

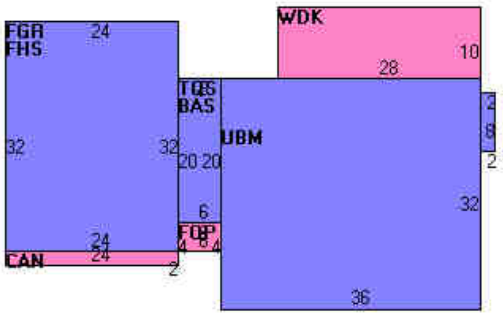
Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	5
Total Bthrms:	4
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\08\69.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/5156_5947.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,288	1,288
TQS	Three Quarter Story	1,272	954
FHS	Half Story, Finished	768	384
CAN	Canopy	48	0
FGR	Garage, Finished	768	0
FOP	Porch, Open, Finished	24	0
UBM	Basement, Unfinished	1,152	0
WDK	Deck, Wood	280	0
		5,600	2,626

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,200	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	R10L
Neighborhood	450
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.40
Frontage	0
Depth	0
Assessed Value	$705,600

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,150,100	$705,600	$1,855,700
2024	$1,114,800	$705,600	$1,820,400
2023	$878,000	$672,600	$1,550,600
2022	$736,900	$543,500	$1,280,400
2021	$719,200	$562,200	$1,281,400

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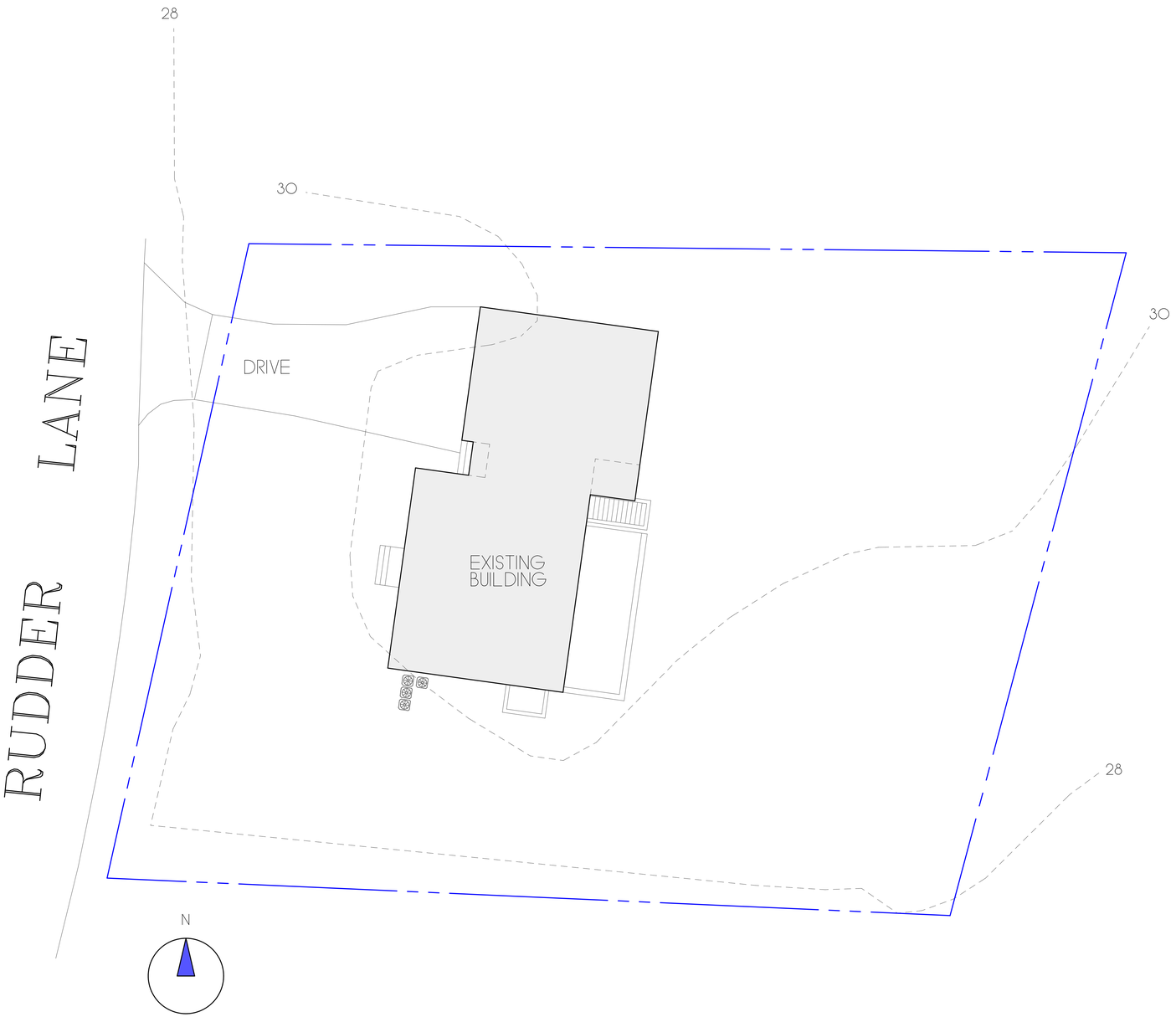
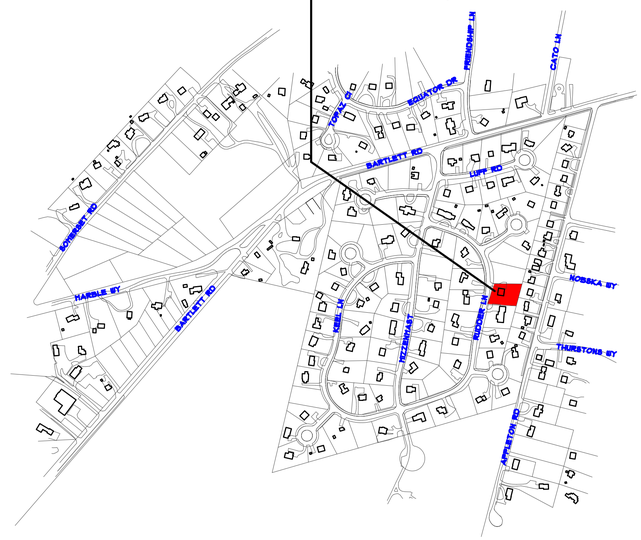


ZONING CLASSIFICATION: R 10L
MAP: 66 PARCEL: 340

MIN. AREA:	10,000 sqft.
MIN. FRONTAGE:	75 ft.
FRONT YARD S.B.:	20 ft.
SIDE S.B.:	10 ft.
REAR S.B.:	10 ft.
GROUND COVER (%):	25%



DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	3'-0" X 4'-8 1/2"	9	2/2 D.H.
B	ANDERSEN	3'-0" X 3'-10"	3	2/2 D.H.
C	ANDERSEN	2'-6" X 3'-10"	1	2/2 D.H.
D	ANDERSEN	2'-8" X 4'-6"	3	2/2 D.H.
E	ANDERSEN	3'-0" X 3'-6 1/2"	3	2/2 D.H.
F	ANDERSEN	2'-8" X 3'-6 1/2"	3	2/2 D.H.
G	ANDERSEN	2'-6" X 3'-10"	3	4 LT. CASEMENT
H	ANDERSEN	T.M.E.	1	4' PICTURE UNIT W/ 2' X 4'-8 1/2" D.H. EACH SIDE
1	BROSCO	3'-0" X 6'-8"	2	4 LT. 2 PNL. EXTERIOR WD. DR.
2	ANDERSEN	3'-0" X 6'-8"	1	6 LT. FRENCH DOOR
3				
4				
5				

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

(NOTE: ALL WINDOWS TO MATCH EXISTING R.O. AS REQUIRED)

REVISIONS:
4/17/2025: AS-BUILT PLANS
4/22/2025: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS

THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

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SEA HERO LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 66 PARCEL: 340

ADDRESS: 10 RUDDER LANE, NANTUCKET, MA 02554
DATE: 4/22/2025
SCALE: 3/32" = 1'-0"

SHEET NO. S 1



EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
4/17/2025: AS-BUILT PLANS
4/22/2025: HDC PRINT

NOTE:
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SEA HERO LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 66 PARCEL: 340
ELEVATIONS
ADDRESS: 10 RUDDER LANE NANTUCKET, MA 02554
DATE: 4/22/2025
SCALE: 1/4" = 1'-0"
SHEET NO. a 2



EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
4/17/2025: AS-BUILT PLANS
4/22/2025: HDC PRINT

NOTE:
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NOTE:
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© Ethan McMorrow Design & Associates Inc.

SEA HERO LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 66 PARCEL: 340
ELEVATIONS

ADDRESS:
10 RUDDER LANE
NANTUCKET, MA 02554

DATE: 4/22/2025

SCALE: 1/4" = 1'-0"

SHEET NO.
a 3

Planning and 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 _____

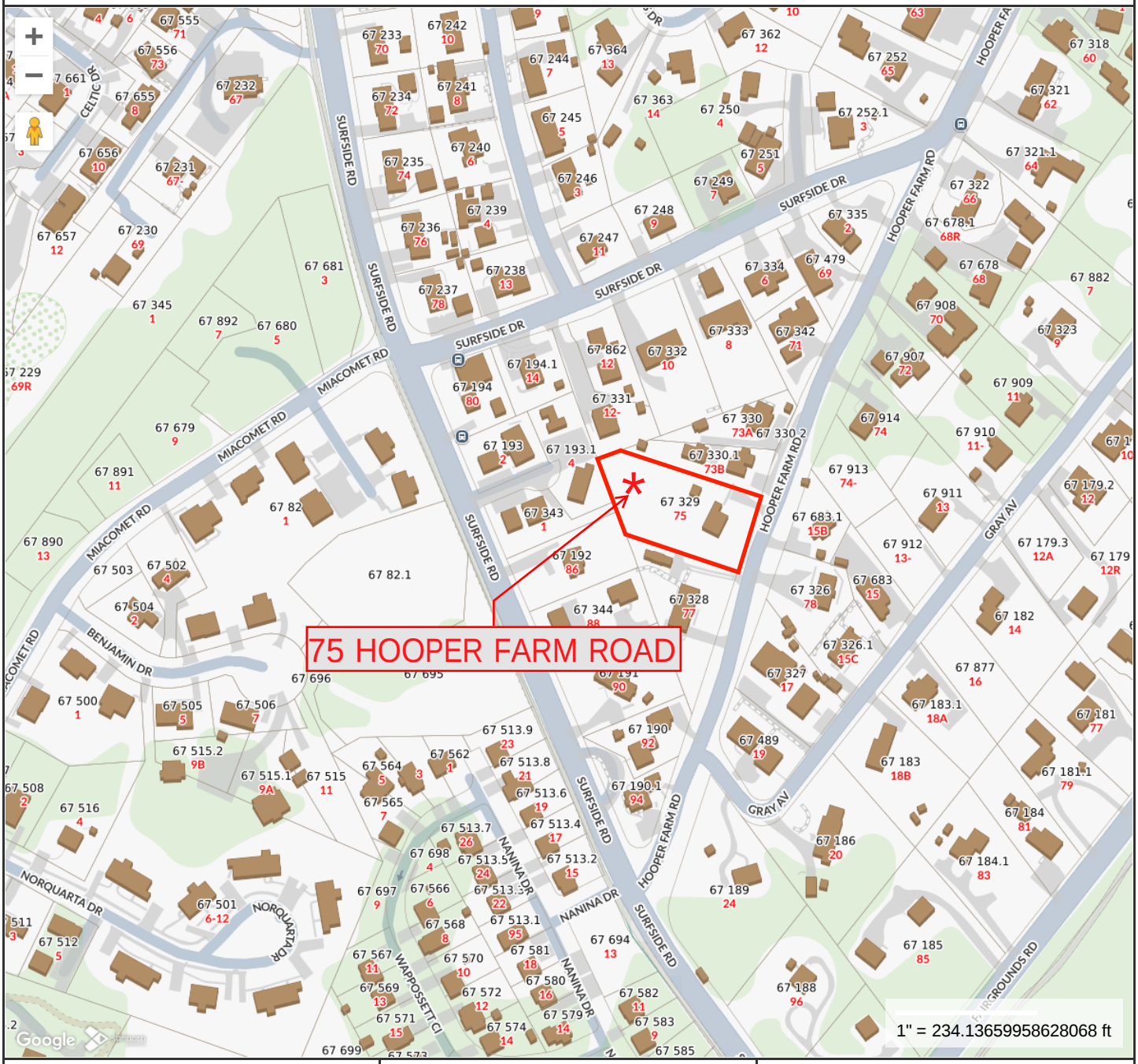
* Attach manufacturer's color samples if color is not from HDC approval list.

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

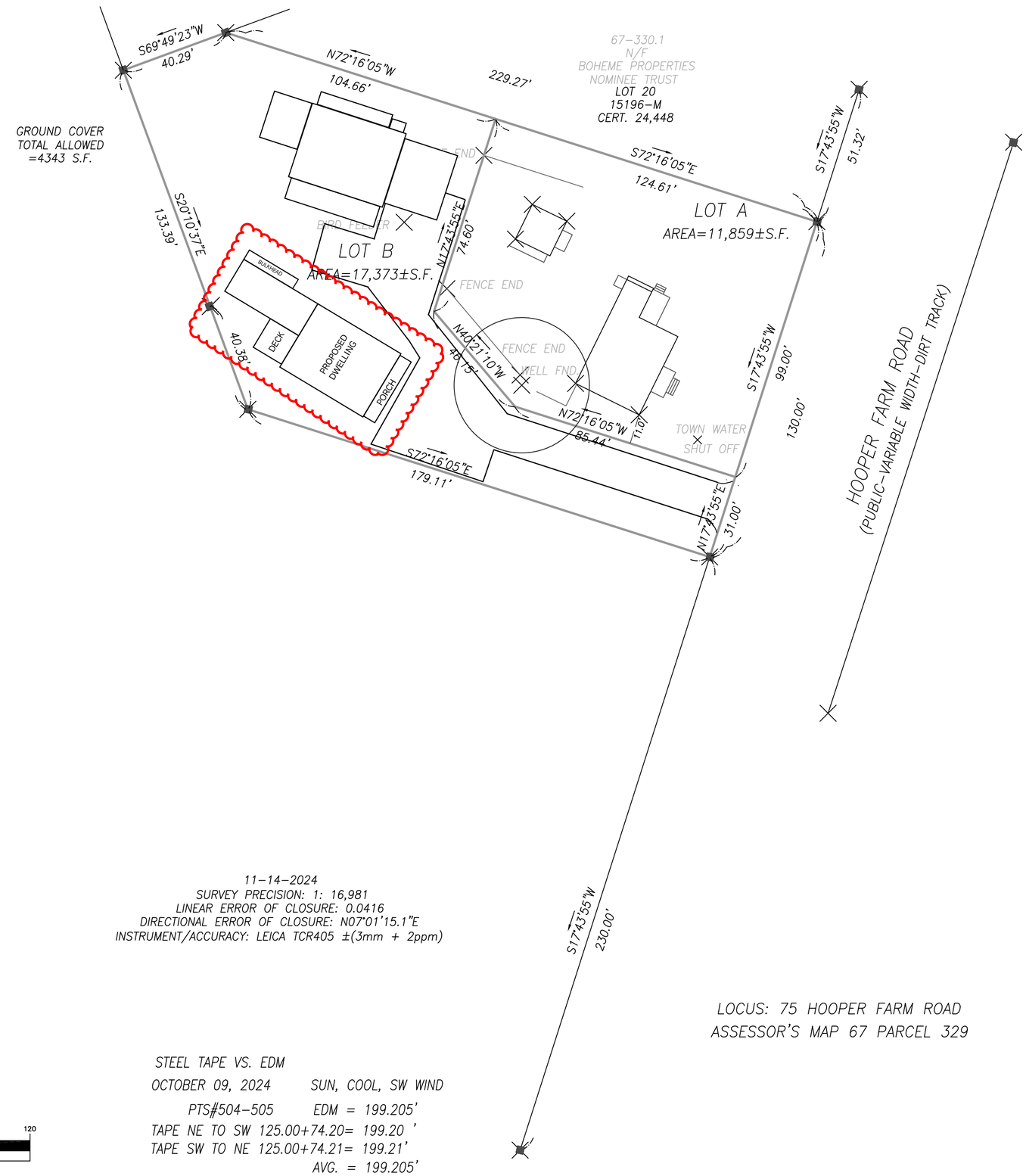
" I CERTIFY THAT I USE REDUNDANT MEASUREMENTS, DIRECT AND INDIRECT, FOR ALL MY ANGLES AND DISTANCES."

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:
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APPROVERS SEAL

MODIFICATIONS

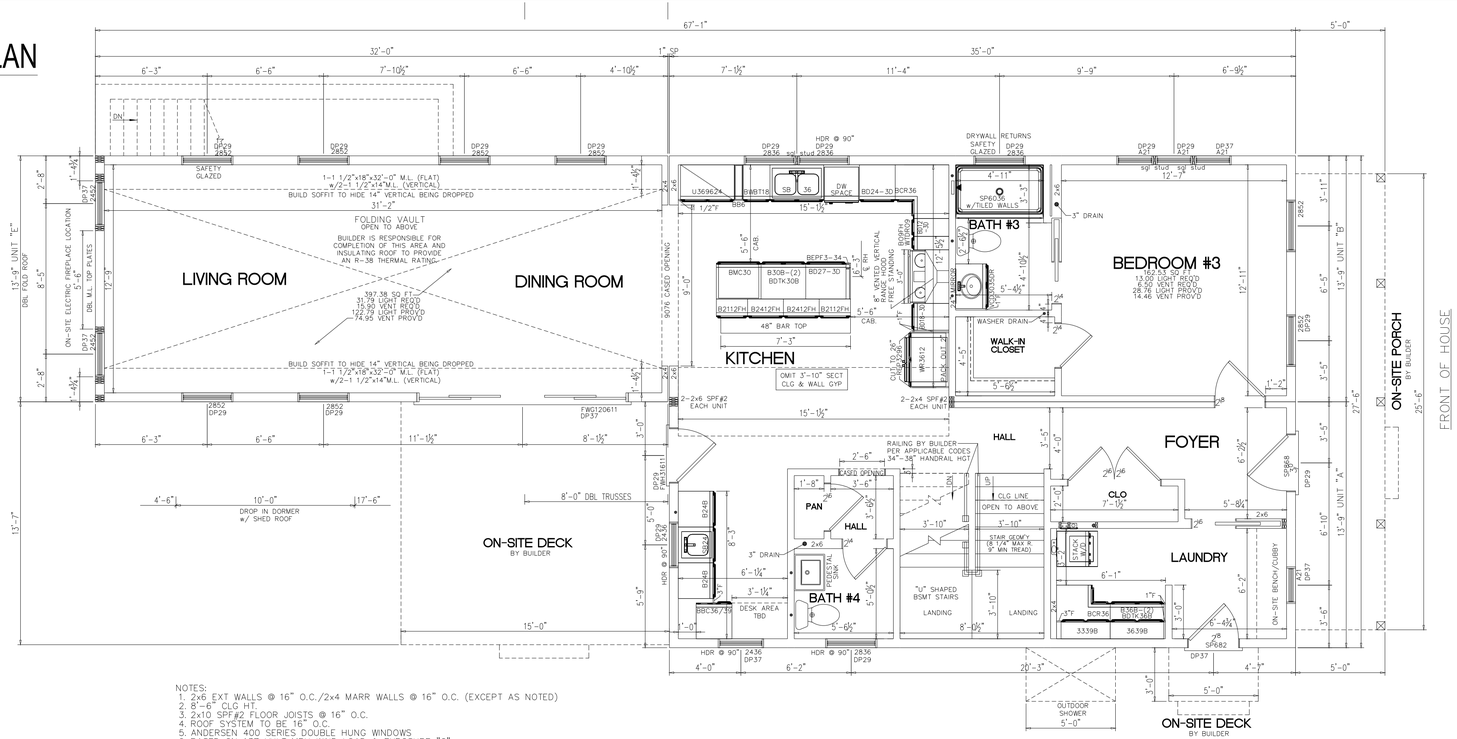
PROJECT:
45549
2-STORY

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 2/21/25
SCALE: 1/4"=1'-0"
FILENAME: 45549 PD2

SHEET:
ELEV- (2)

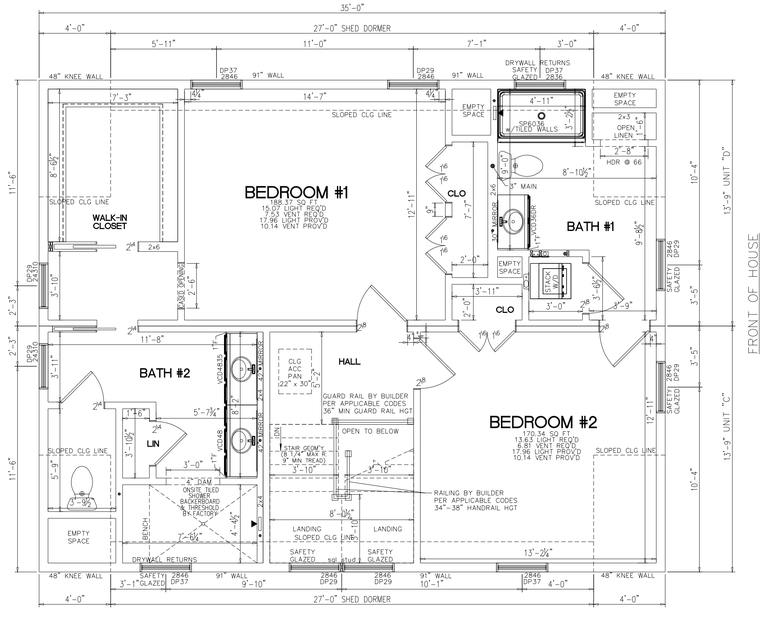
FIRST FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-6" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 137 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY: 25 PSF GROUND SNOW LOAD
8. CLG GIRDER OVER KITCHEN/HALL TO BE: 2-1 1/2"x11 1/4"x16'-8" M.L. (PER MODULE)

* PICTURE FRAME INTERIOR WINDOWS IN PLACE OF SILL
* PICTURE FRAME INTERIOR DOORS – NO REVEAL

SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. FLR GIRDER UNDER BATH #2/BDRM #1 TO BE: 2-1 1/2"x9 1/4"x16'-8" M.L. (PER MODULE)

* PICTURE FRAME INTERIOR WINDOWS IN PLACE OF SILL
* PICTURE FRAME INTERIOR DOORS – NO REVEAL

75R HOOPER FARM RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
ZACHARIAS

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45549
2-STORY

TITLE:
FLOOR PLANS

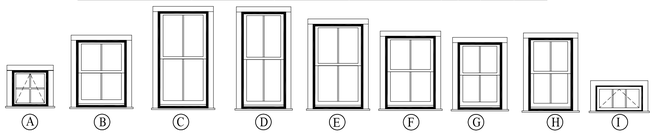
DRAWN BY: DLN
DATE: 2/21/25
SCALE: 1/4"=1'-0"
FILENAME: 45549 PD2

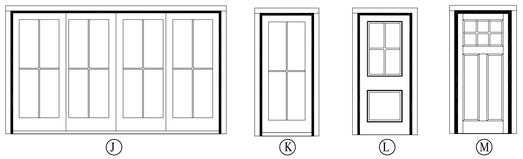
SHEET:
PLAN -

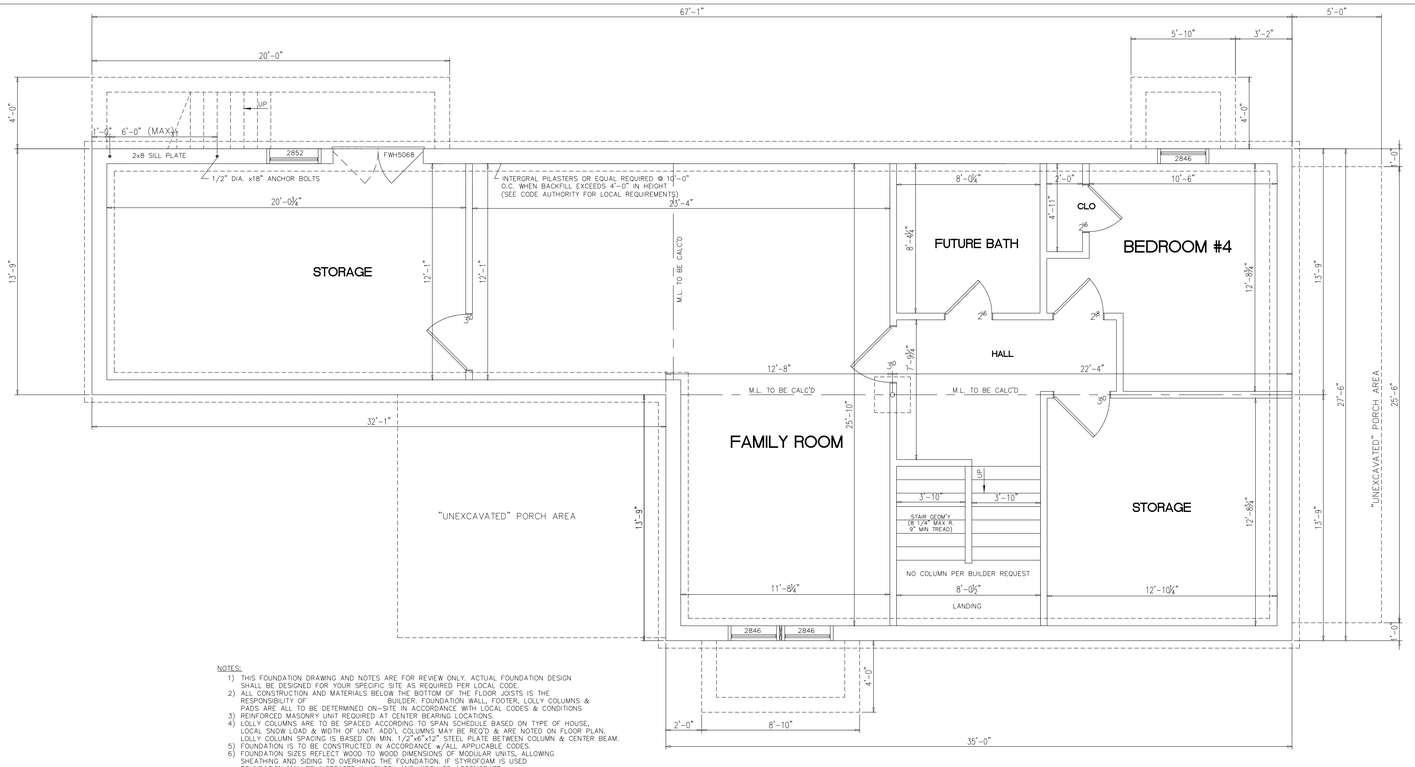
DOOR/WINDOW SCHEDULE

SQUARE FOOTAGE:		
FIRST FLOOR:	1,404	SQ. FT.
SECOND FLOOR:	963	SQ. FT.
BONUS ROOM:	NA	SQ. FT.
GARAGE:	NA	SQ. FT.
TOTAL:	2,367	SQ. FT.
OVERALL SIZE	27'-6"x67'-1"	
MODEL:	2-STORY	

DOOR/WINDOW SCHEDULE								
WINDOWS - ANDERSEN 400 SERIES								
MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
A21	A	24 5/8" X 24 5/8"	ANDERSEN 400	AWNING	.26	4.0	2.60	.9
2836	B	34 1/8" x 44 7/8"	ANDERSEN 400	DH WINDOW	.28	10.47	6.73	3.81
2852	C	34 1/8" x 64 7/8"	ANDERSEN 400	DH WINDOW	.28	15.14	10.48	5.88
2452	D	30 1/8" x 64 7/8"	ANDERSEN 400	DH WINDOW	.28	8.92	5.10	4.39
2846	E	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.28	13.28	8.98	5.07
28310	F	34 1/8" X 48 7/8"	ANDERSEN 400	DH WINDOW	.28	11.41	7.48	4.15
2436	G	30 1/8" X 44 7/8"	ANDERSEN 400	DH WINDOW	.28	9.23	5.73	3.18
24310	H	30 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.28	11.70	7.65	4.39
AR281	I	32 " x 17 1/2"	ANDERSEN 400	AWNING	.26	3.70	2.30	1.20
DOORS								
FWG120611-4	J	141 3/4" x 83"	ANDERSEN	GLILDING PATIO DOOR	.29	80.66	49.71	30.89
FWH31611	K	37" x 83"	ANDERSEN	HINGED INSWING DOOR	.29	20.64	11.45	16.72
SP682	L	34 3/4"x82 3/4"	MILLIKEN MILLWORK	32" CRAFTSMAN DOOR	.16	20.1	1.5	17.33
SP868	M	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.16	22.3	1.5	19.26
FWH5068-2	N	60" x 80"	ANDERSEN	HINGED PATIO DOOR	.29	32.71	16.64	12.98







NOTES:

1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF _____ BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

FOUNDATION

75R HOOPER FARM RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
ZACHARIAS

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45549
2-STORY

TITLE:
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 2/21/25
SCALE: 1/4"=1'-0"
FILENAME: 45549 PD2

SHEET:
PLAN - (2)

SIDE ENTRANCE AND VIEW TO THE BACK OF THE LOT WHERE NEW HOUSE WILL BE GOING (THIS IS THE DRIVEWAY ENTRANCE). House starts about 20' behind that blue barrel

70 Hooper Farm Rd ACROSS THE STREET. Two Story in front of lot



FRONT HOUSE (THIS IS A SEPARATE LOT THAT THE MOM LIVES IN AND OWNS)

NEIGHBORING HOUSE ACROSS THE STREET INCLUDING TWO STORY IN THE REAR OF THE LOT

STREET VIEW OF WHERE THE DRIVEWAY ENTRANCE WILL

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER. LENTOWSKI JAMES F & PRISCILLA

MAILING ADDRESS. PO BOX 281, NANTUCKET, MA 02554

PROPERTY LOCATION. 75 Hooper Farm Rd

ASSESSORS MAP/PARCEL. 67/329

SUBMITTED BY: Kristopher Megna

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

APRIL 2, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.02 14:06:11 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 75 Hooper Farm Rd (Part of)

Tax Map Number: 67 Parcel Number: 329 (Part of)

Owner of Record: LENTOWSKI JAMES F & PRISCILLA

Description of Proposal:

Construct new modular dwelling.

Anticipated HDC Submission Date: 4/25/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
67	192		BURKE ELIZABETH N		86 SURFSIDE RD	NANTUCKET	MA	02554	86 SURFSIDE RD
67	193	1	SURF ACK LLC	C/O PLATT GEOFFREY	1636 3RD AVE SUITE 314	NEW YORK	NY	10128	4 HATIKVA WY
67	326		MORROW JANE E & GRITZKE D		78 HOOPER FARM RD	NANTUCKET	MA	02554	78 HOOPER FARM RD
67	328		SABRAH FOWZIE F		PO BOX 3108	NANTUCKET	MA	02554	77 HOOPER FARM RD
67	330	1	GOOD VIBRATIONS ON THE DINGHY LLC		19 CENTER STREET	NANTUCKET	MA	02554	73B HOOPER FARM RD
67	331		MIDDLETON FAMILY 2022 LIVING TRUST		141 COURTLAND DRIVE	NORTH ANDOVER	MA	01845	12- SURFSIDE DR
67	~~343~~		~~SURF ACK LLC~~	~~C/O PLATT GEOFFREY~~	~~1636 3RD AVE SUITE 314~~	~~NEW YORK~~	~~NY~~	~~10128~~	1 HATIKVA WY
67	683	1	PENOVA MILENA & JORDAN		76 HOOPER FARM RD	NANTUCKET	MA	02554	15B GRAY AV
Count:	8								

9589 0710 5270 1555 3371 67

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total Postage and Fees $5.58
$

0056 02

Postmark Here

04/22/2025

GOOD VIBRATIONS ON THE DINGHY LLC
19 CENTER STREET
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1555 3371 50

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

New York, NY 10128

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Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
$5.58

0056 02

Postmark Here

04/22/2025

SURF ACK LLC
C/O PLATT GEOFFREY
1636 3RD AVE SUITE 314
NEW YORK, NY 10128

9589 0710 5270 1555 3371 81

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

North Andover, MA 01845

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total $5.58
$

0056 02

Postmark Here

04/22/2025

MIDDLETON FAMILY 2022 LIVING TRUST
141 COURTLAND DRIVE
NORTH ANDOVER, MA 01845

9589 0710 5270 1555 3371 43

U.S. Postal Service™
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Domestic Mail Only

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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total $5.58
$

0056 02

Postmark Here

04/22/2025

BURKE ELIZABETH N
86 SURFSIDE RD
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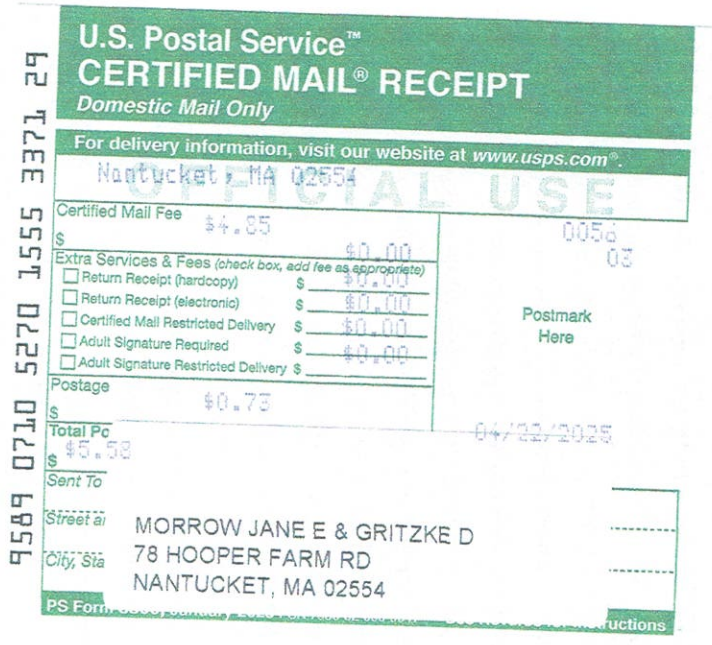
04/22/2025

PENOVA MILENA & JORDAN
76 HOOPER FARM RD
NANTUCKET, MA 02554

9589 0710 5270 1555 3371 29



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04/22/2025

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78 HOOPER FARM RD
NANTUCKET, MA 02554

PS Form ... uctions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Kristopher Megna

AS AGENT FOR Lentawski, James & Priscilla

STREET ADDRESS 75 Hooper Farm Road

MAP/PARCEL 67/329

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/25/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 4/22/2025 Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

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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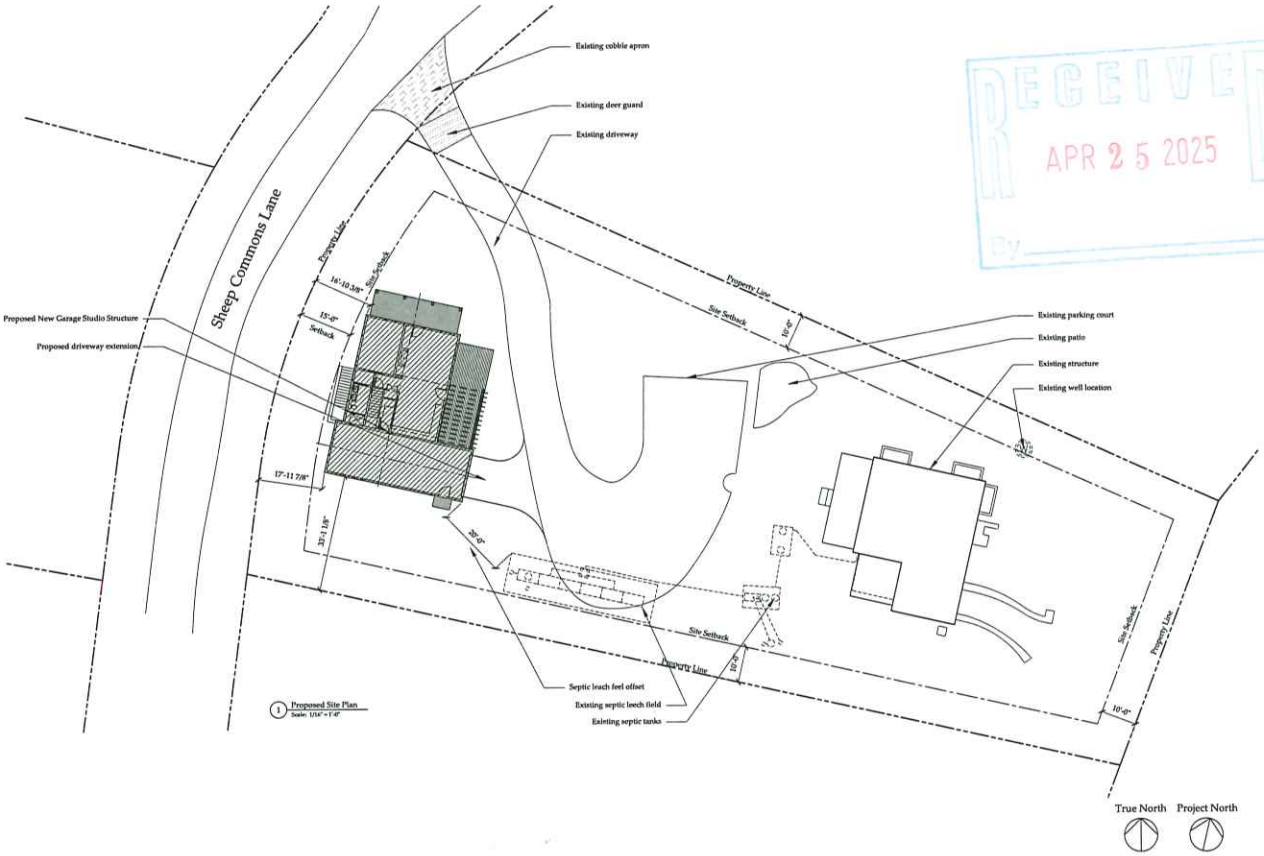

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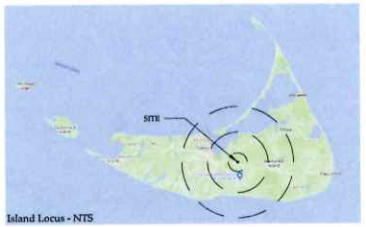
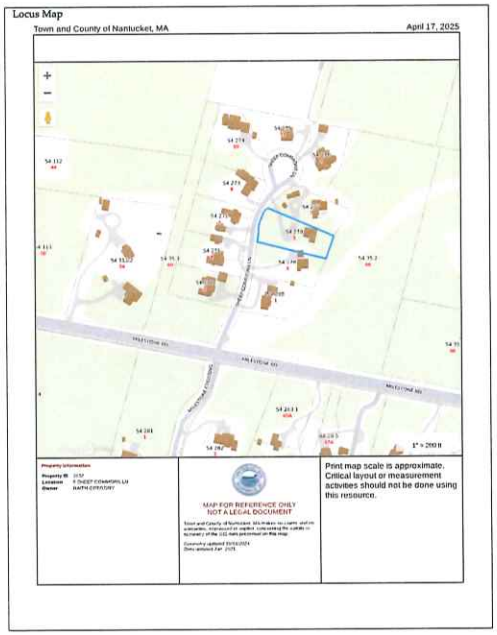




Drawing List	
A1.0	Proposed Site Plan; Locus; Zoning Information
A2.0	Proposed Lower Level Floor Plan
A2.1	Proposed First Floor Plan
A3.1	Proposed North & East Exterior Elevation
A3.2	Proposed West & South Exterior Elevation
A5.0	Proposed Window & Door Schedule

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

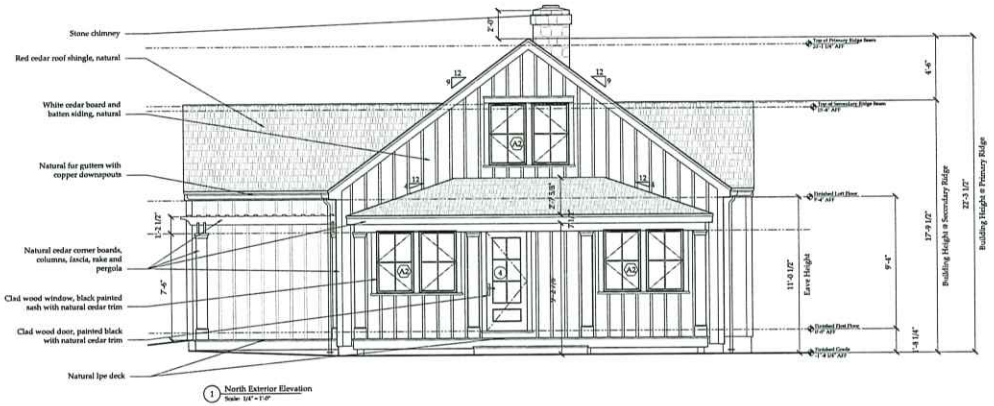
Proposed Site Plan
Locus Map
Zoning Information

PERMIT SET
*Issued for permit approval
*Do not scale drawings
*Notify architect of any discrepancies

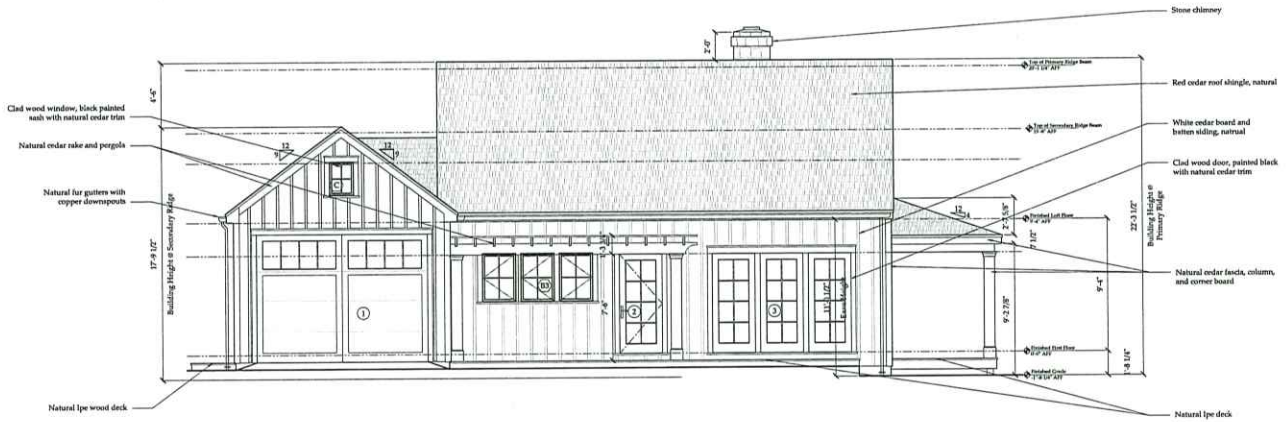
Issue Date:
04/24/25 HDC Revision 1

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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Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

Proposed
North and East
Exterior Elevation

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Issue Date:
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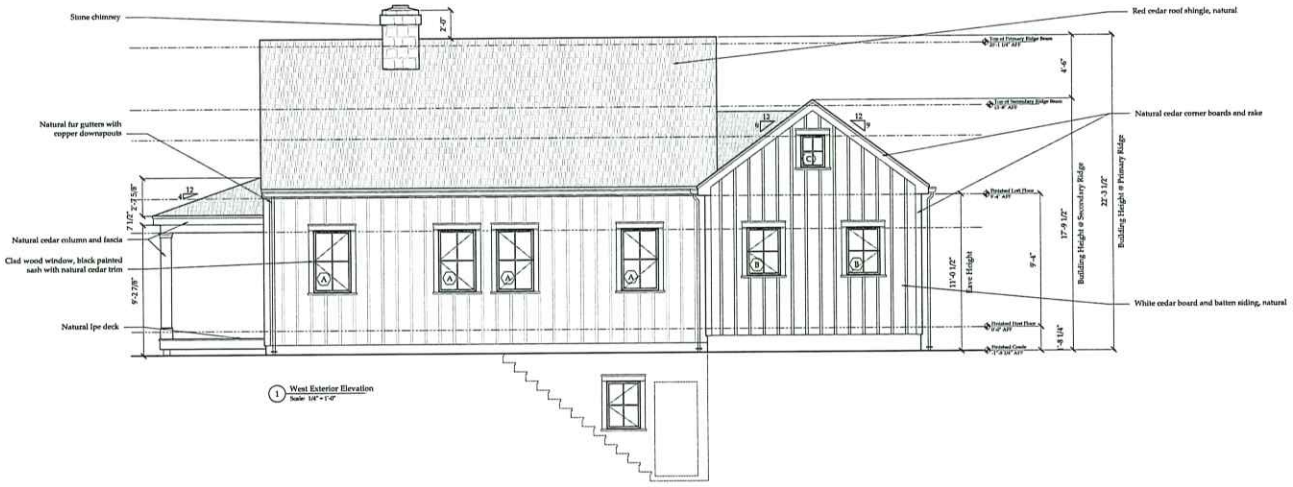
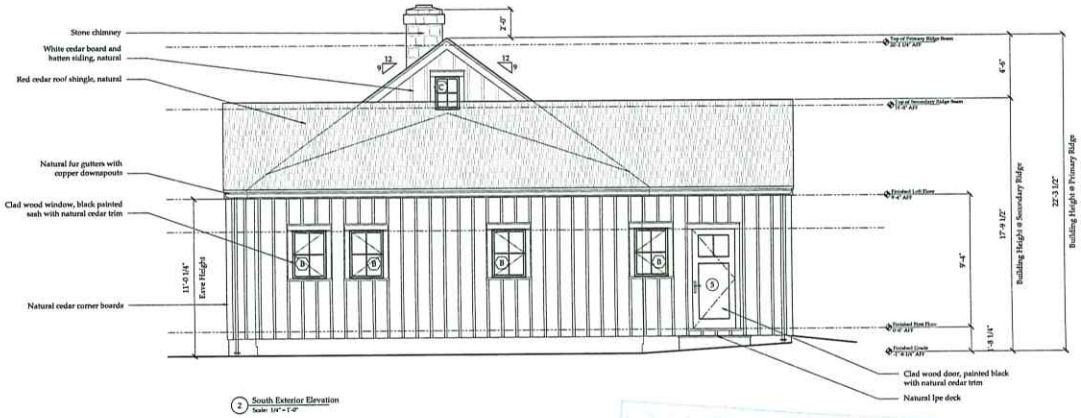
Project number: 24-66

A3.1



1 West Exterior Elevation
Scale: 1/4" = 1'-0"



2 South Exterior Elevation
Scale: 1/4" = 1'-0"

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APR 25 2025

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Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

Proposed
West and South
Exterior Elevation

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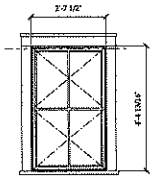
Issue Date:
04/24/25 HDC Revision 1

Project number: 24-66

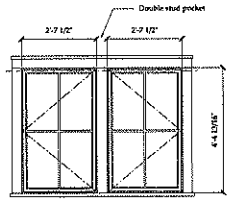
A3.2



A

Unit Specifications

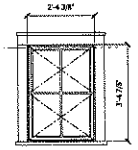
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad 4 Lite Crank Casement Window
Unit Code -	CW145
RO Size -	2'-8"w x 4'-5 1/16"h
Unit Size -	2'-7 1/2"w x 4'-4 13/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress Refer to elevations for swing direction



A2

Unit Specifications

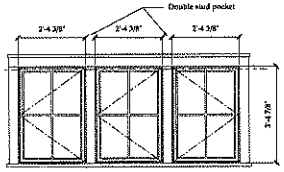
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad (2) 4 Lite Crank Casement Window
Unit Code -	CW148
RO Size -	(2) 2'-8"w x 4'-5 1/16"h
Unit Size -	(2) 2'-7 1/2"w x 4'-4 13/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B

Unit Specifications

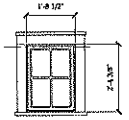
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad 4 Lite Crank Casement Window
Unit Code -	CW145
RO Size -	2'-4 7/8"w x 3'-5 5/16"h
Unit Size -	2'-4 3/8"w x 3'-4 13/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress Refer to elevations for swing direction



B2

Unit Specifications

Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad (2) 4 Lite Crank Casement Window
Unit Code -	CW145
RO Size -	(2) 2'-4 7/8"w x 3'-5 5/16"h
Unit Size -	(2) 2'-4 3/8"w x 3'-4 13/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress

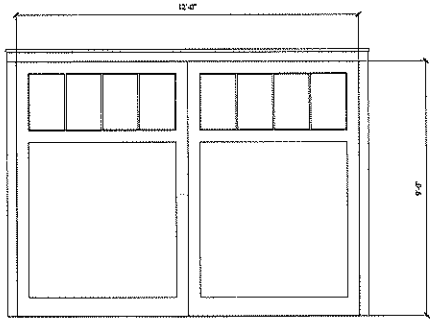


C

Unit Specifications

Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad 4 Lite Crank Casement Window
Unit Code -	CW125
RO Size -	1'-9"w x 2'-4 7/8"h
Unit Size -	1'-8 1/2"w x 2'-4 3/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	

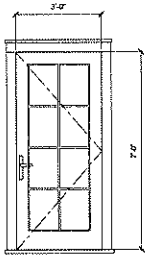
1 Window Types
Scale: 1/2" = 1'-0"



1

Unit Specifications

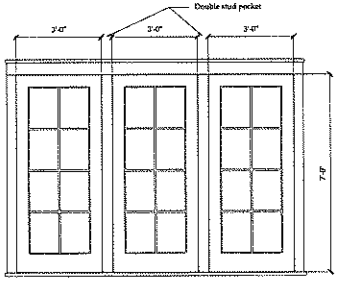
Manufacturer -	Designer Doors
Unit Type -	4 Line/1 Panel Overhead Door
Unit Code -	Custom
RO Size -	-
Unit Size -	12'-0"w x 9'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	N/A
Notes -	



2

Unit Specifications

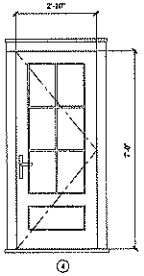
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Exterior Clad 8 Lite Door
Unit Code -	-
RO Size -	-
Unit Size -	3'-0"w x 7'-0"h Nominal
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Exterior Wood Swing
Notes -	



3

Unit Specifications

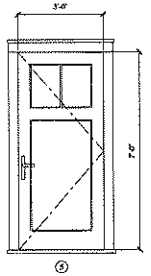
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Exterior Clad 8 Lite Fixed Door
Unit Code -	-
RO Size -	-
Unit Size -	(3) 3'-0"w x 7'-0"h Nominal
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	N/A
Notes -	



4

Unit Specifications

Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Exterior Clad 6 Lite / 1 Panel Door
Unit Code -	-
RO Size -	-
Unit Size -	2'-10"w x 7'-0"h Nominal
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Exterior Wood Swing
Notes -	



5

Unit Specifications

Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Exterior Clad 2 Lite / 1 Panel Door
Unit Code -	-
RO Size -	-
Unit Size -	(3) 3'-0"w x 7'-0"h Nominal
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Exterior Wood Swing
Notes -	

2 Door Types
Scale: 1/2" = 1'-0"

Sheep Commons
Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

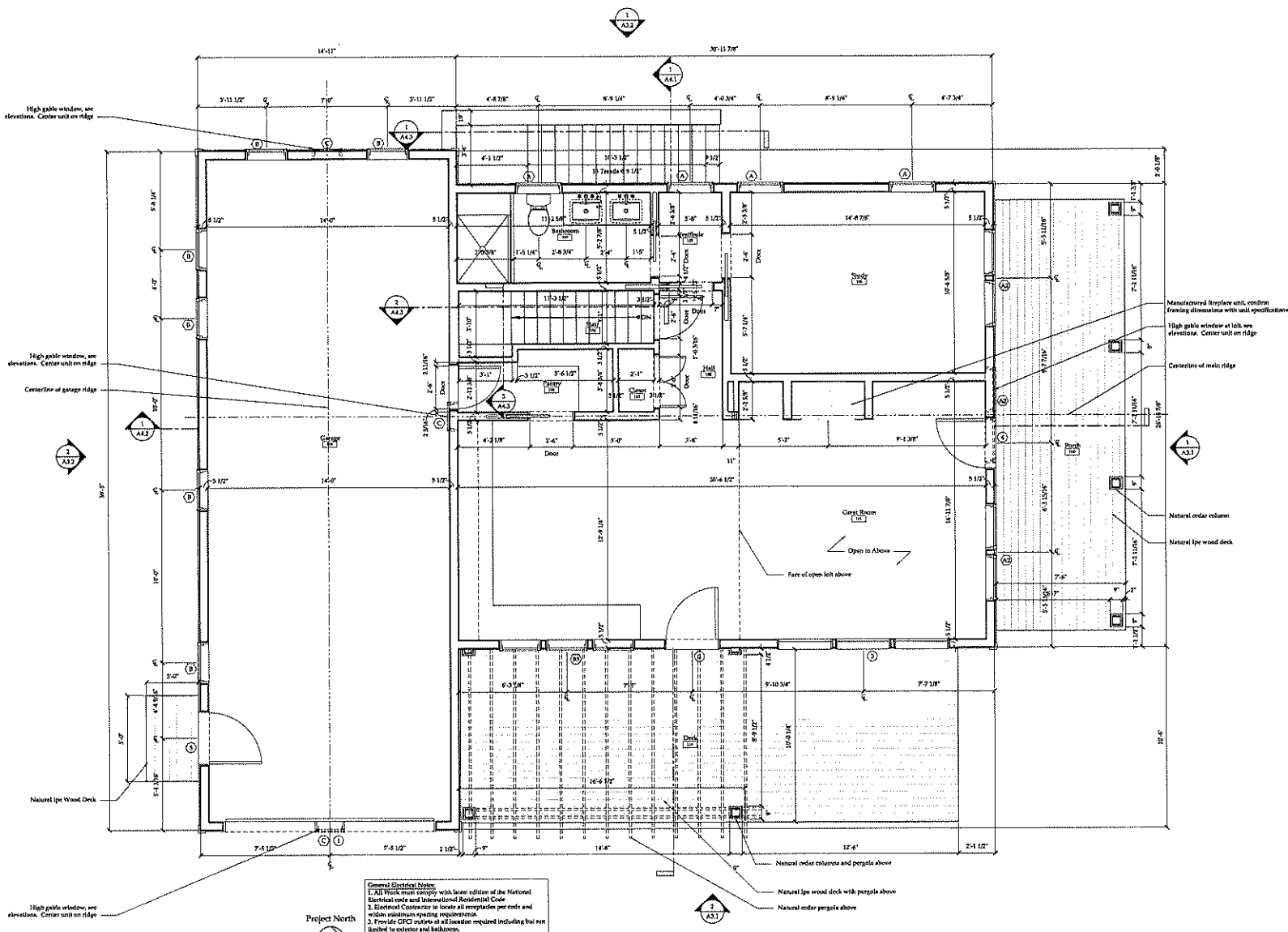
Proposed
Window and Door
Schedule

PERMIT SET
*Issued for permit approval
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/24/25 HDC Revision 1

Project number: 24-66

A5.0



1 Proposed First Floor
Scale: 3/8" = 1'-0"

Project North

General Electrical Notes:
1. All Work must comply with latest edition of the National Electrical code and International Residential Code
2. Electrical Contractor to locate all receptacles per code and within minimum spacing requirements.
3. Provide GFCI outlets at all location required including but not limited to exterior and bathrooms.
4. Provide minimum one smoke detector / carbon monoxide detector combination in garage 109, vestibule 105, study 106 and second floor open loft
5. Provide toggle switches adjacent to all doors, switches to control either dedicated receptacle or hardwired downlights/architectural lighting.
6. Provide switched controlled lighting at all exterior entrances.

Sheep Commons
Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

Proposed First
Floor Plan

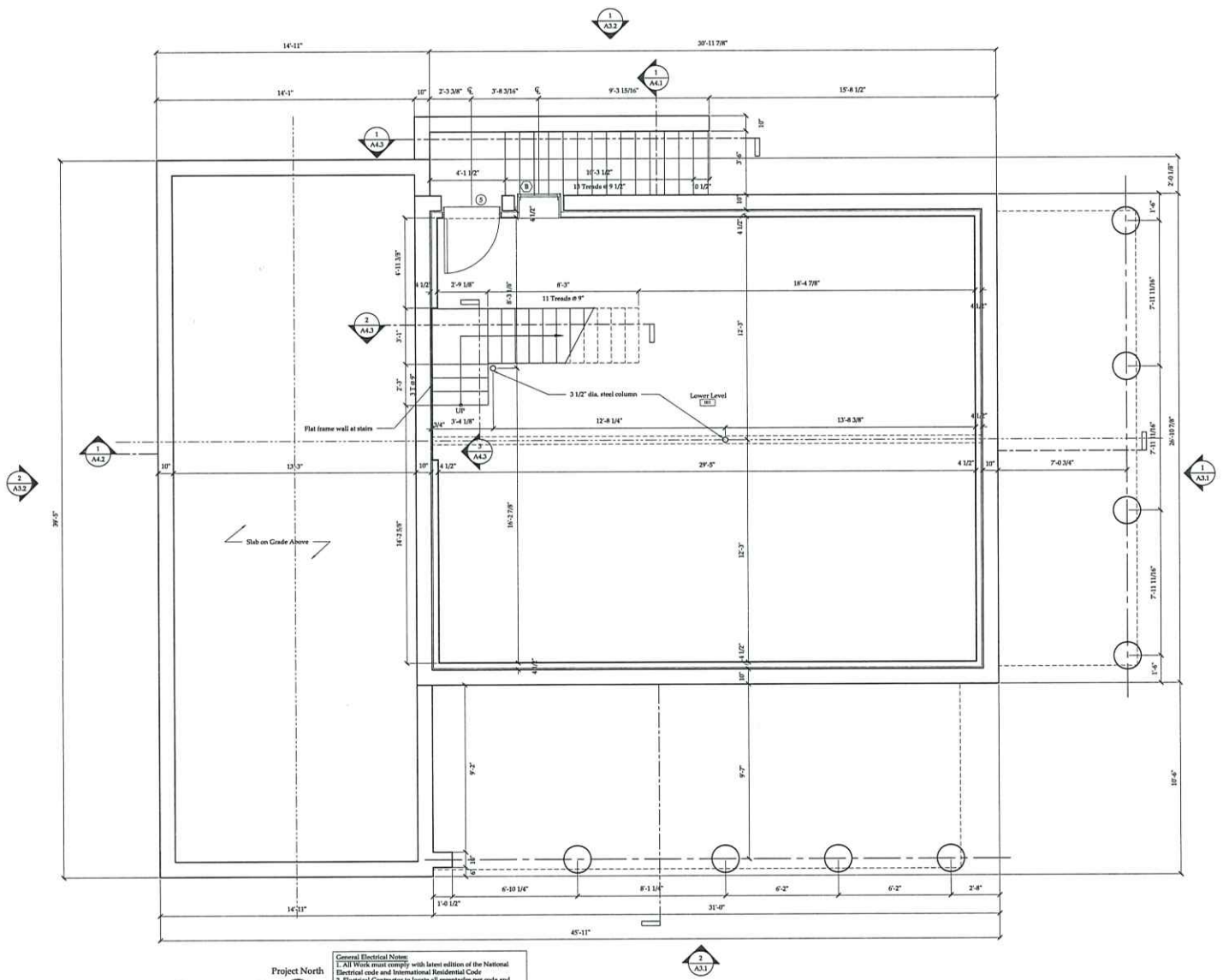
PERMIT SET
*Issued for permit approval
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/24/25 HDC Revision 1

Project number: 24-06

A2.1

Proposed



Project North

1 Proposed Lower Level Plan
Scale: 3/8" = 1'-0"

General Electrical Notes:
1. All Work must comply with latest edition of the National Electrical code and International Residential Code
2. Electrical Contractor to locate all receptacles per code and within minimum spacing requirements.
3. Provide GFCI outlets at all location required including but not limited to exterior and bathroom.
4. Provide minimum one smoke detector at lower level ceiling
5. Provide toggle switches adjacent to all doors. witches to control either dedicated receptacle or hard-wired decorative/architectural lighting.
6. Provide switched controlled lighting at all exterior entrances.

Sheep Commons
Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

Proposed Lower
Level Floor Plan

PERMIT SET
*Issued for permit approval
*Do not scale drawings
*Notify architect of any discrepancies

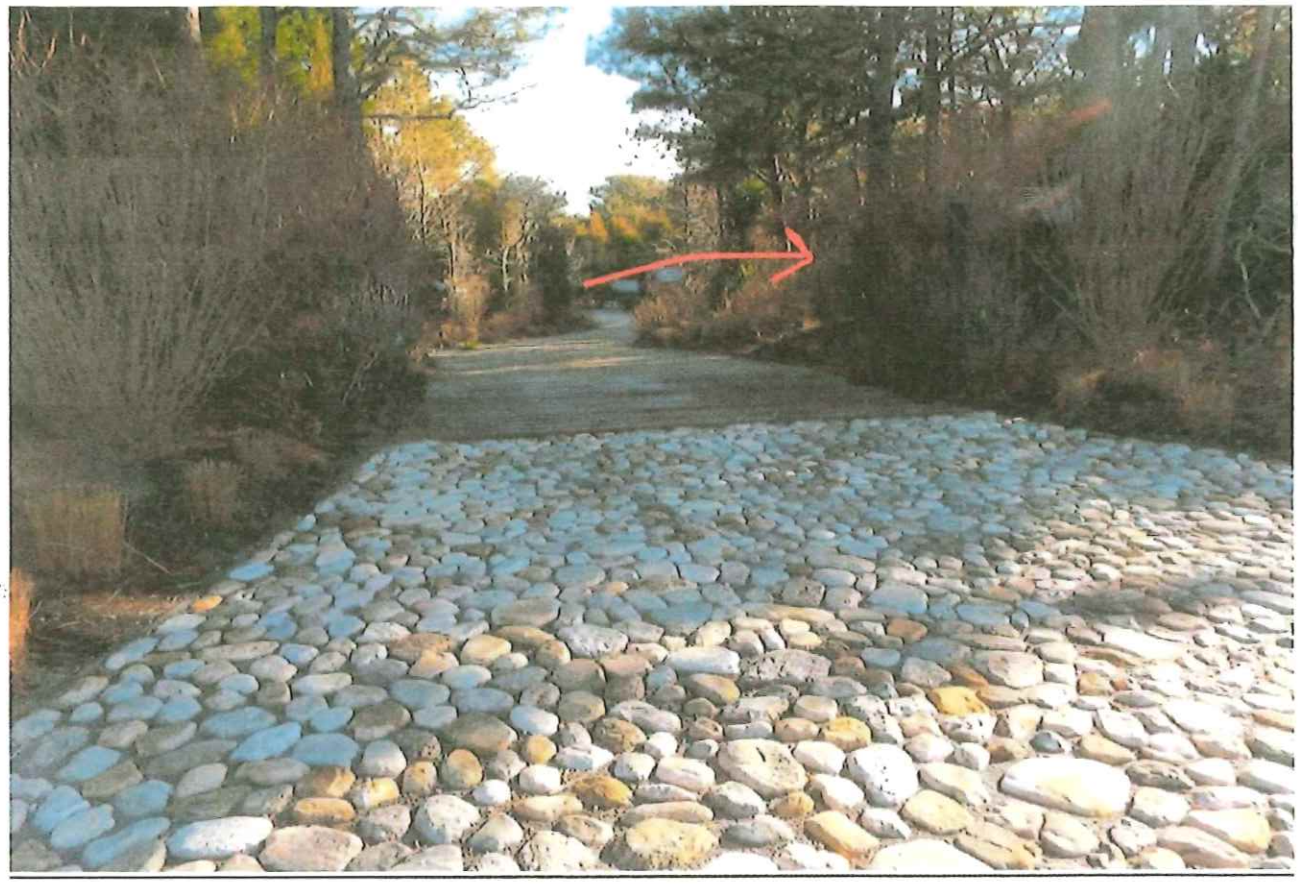
Issue Date:
04/24/25 HDC Revision 1

Project number: 24-66

A2.0


54277
54271













EXISTING DWELLING

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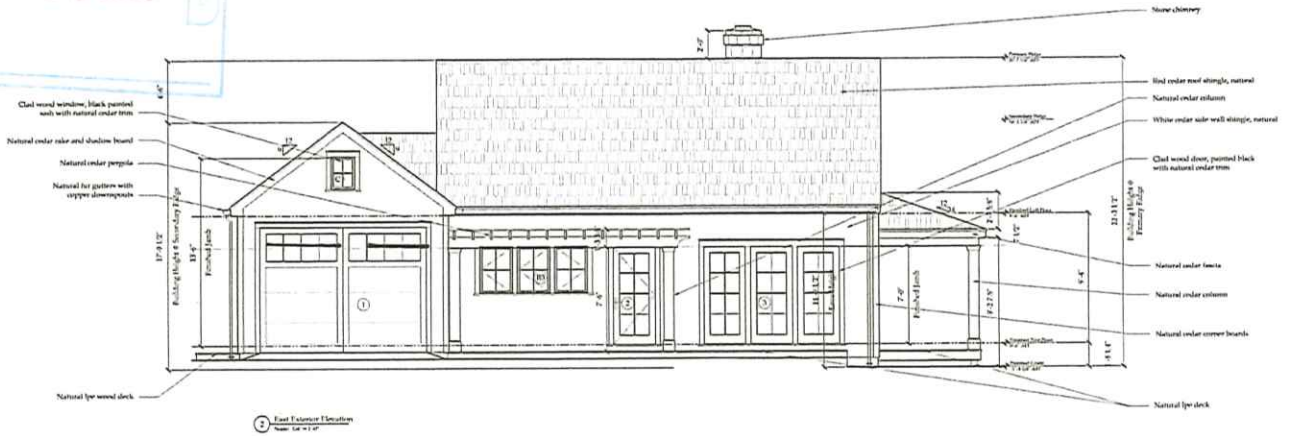
By



Proposed



RECEIVED
APR 25 2025
By



Approved

Sheep Commons
Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

Proposed
North and East
Exterior Elevation

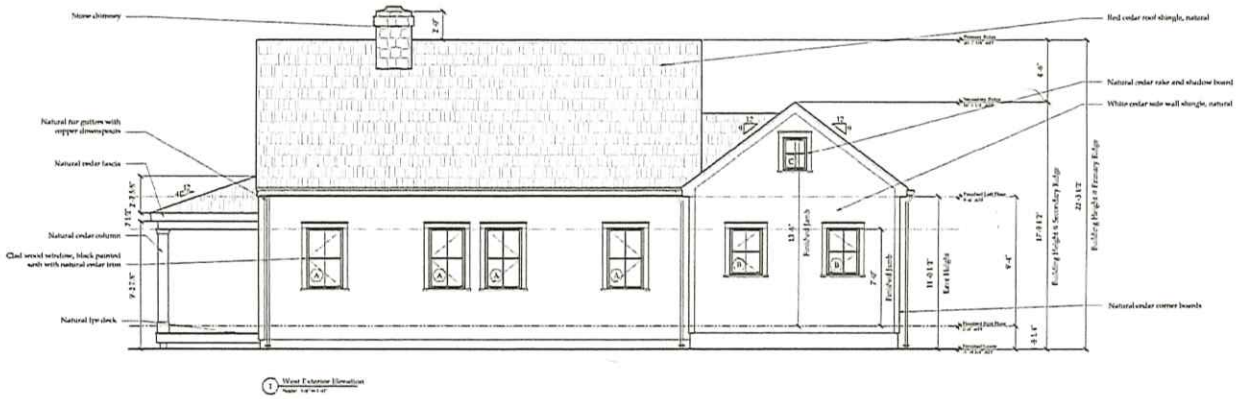
HDC APPLICATION SET
*Issued for HDC approval
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
02/04/2025 - HDC New Business Submission

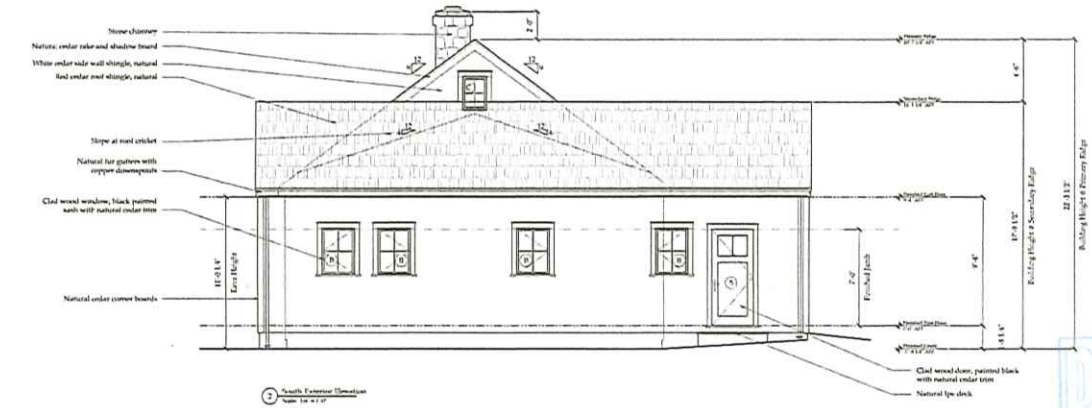
Project number: 2444

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

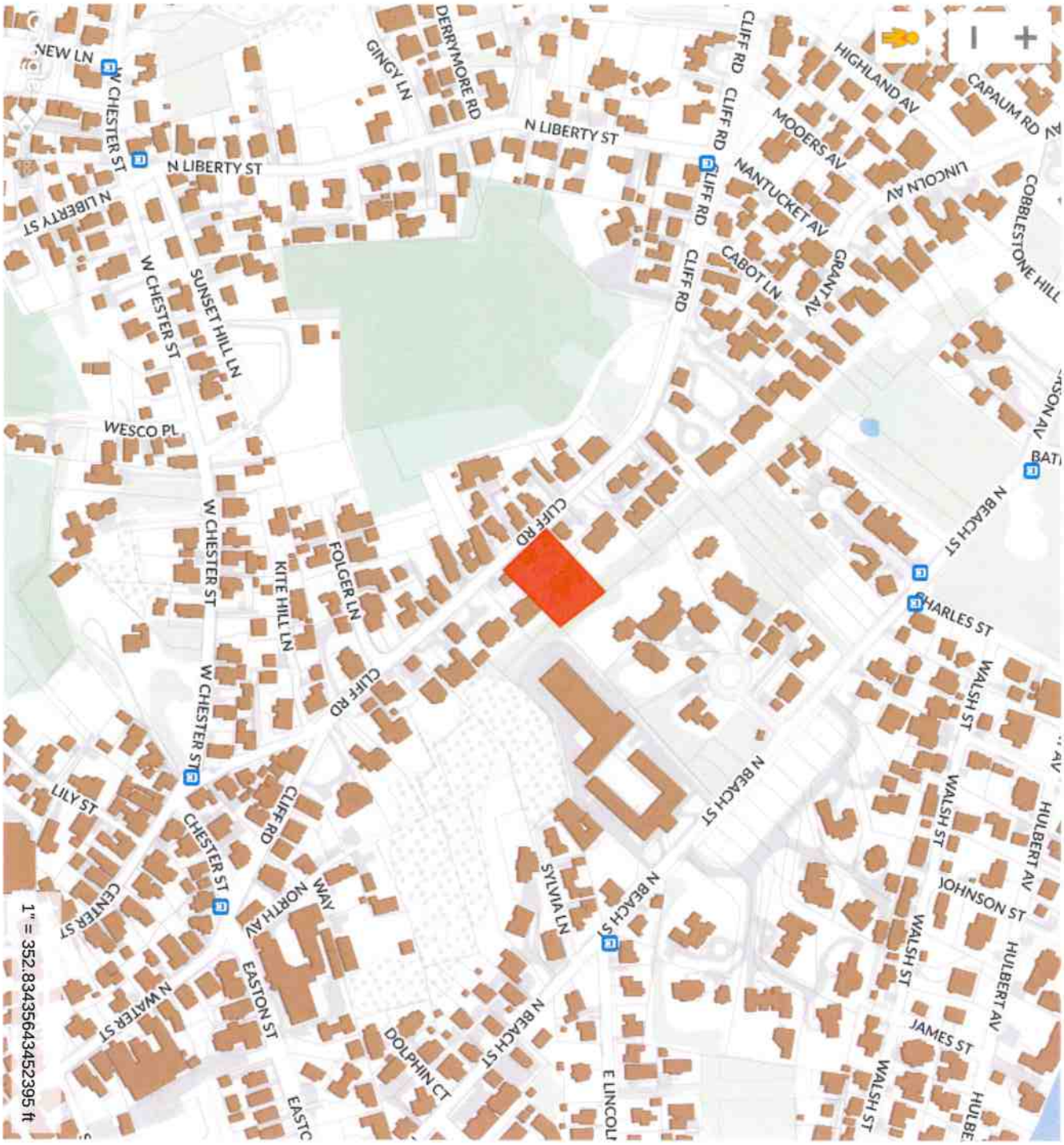
Trim White Sash White Doors White FRENCH

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

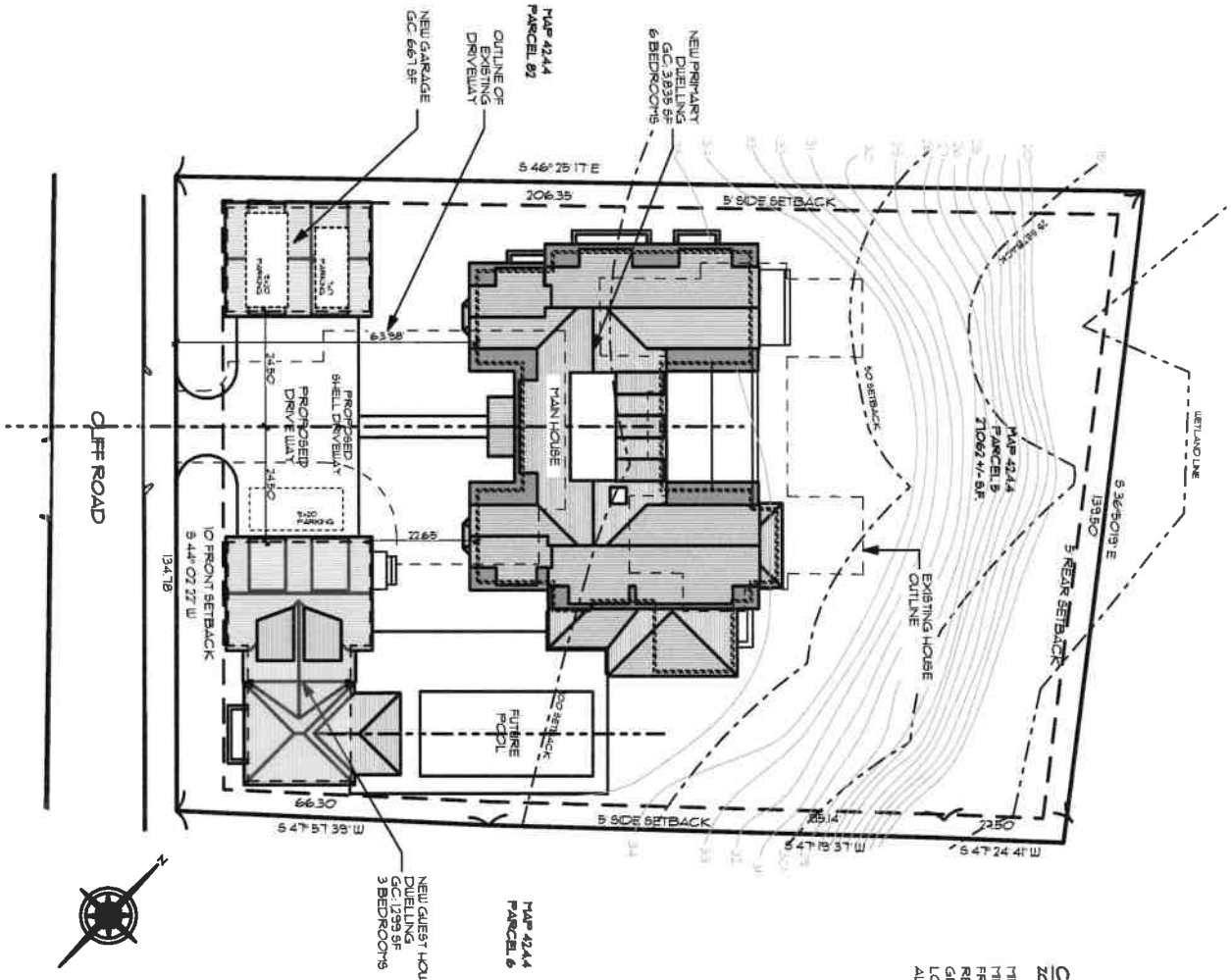
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



CURRENT ZONING CLASSIFICATION:

ZONING DISTRICT:	R1
MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	30%
LOT AREA:	21062 SF +/-
ALLOWABLE G.C.:	8118 SF

ID # L-1.2

Residence at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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Site Plan

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

South Exterior Elevation

Residence at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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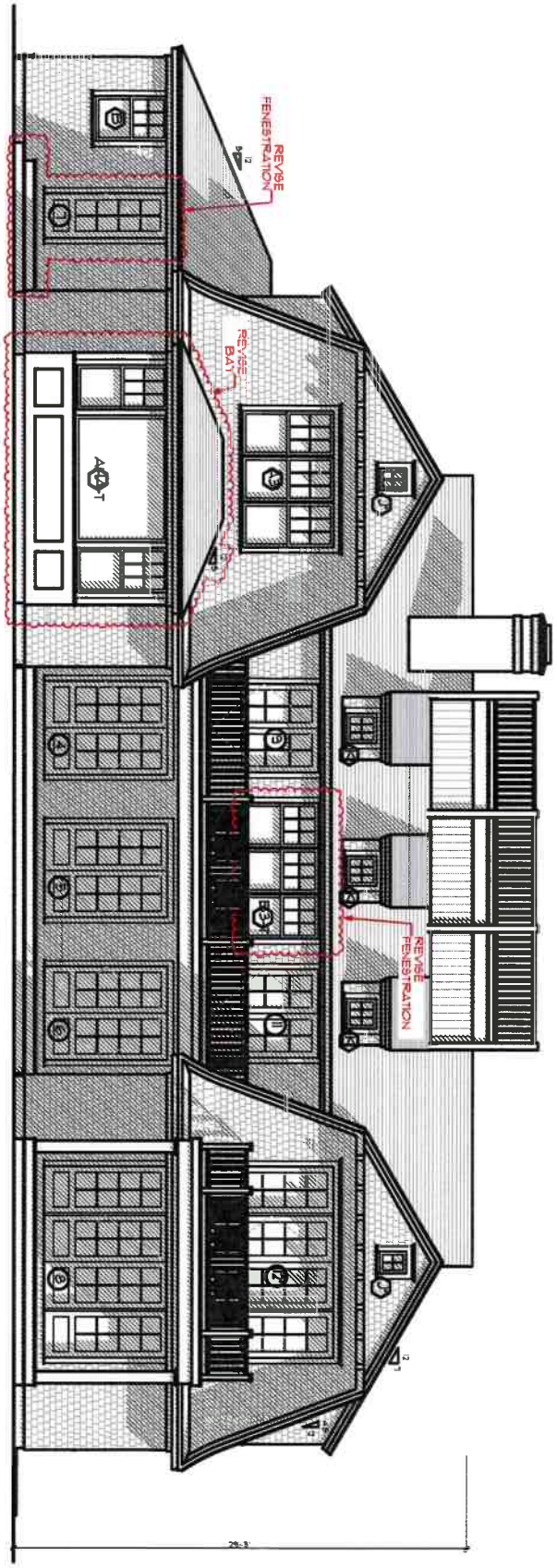
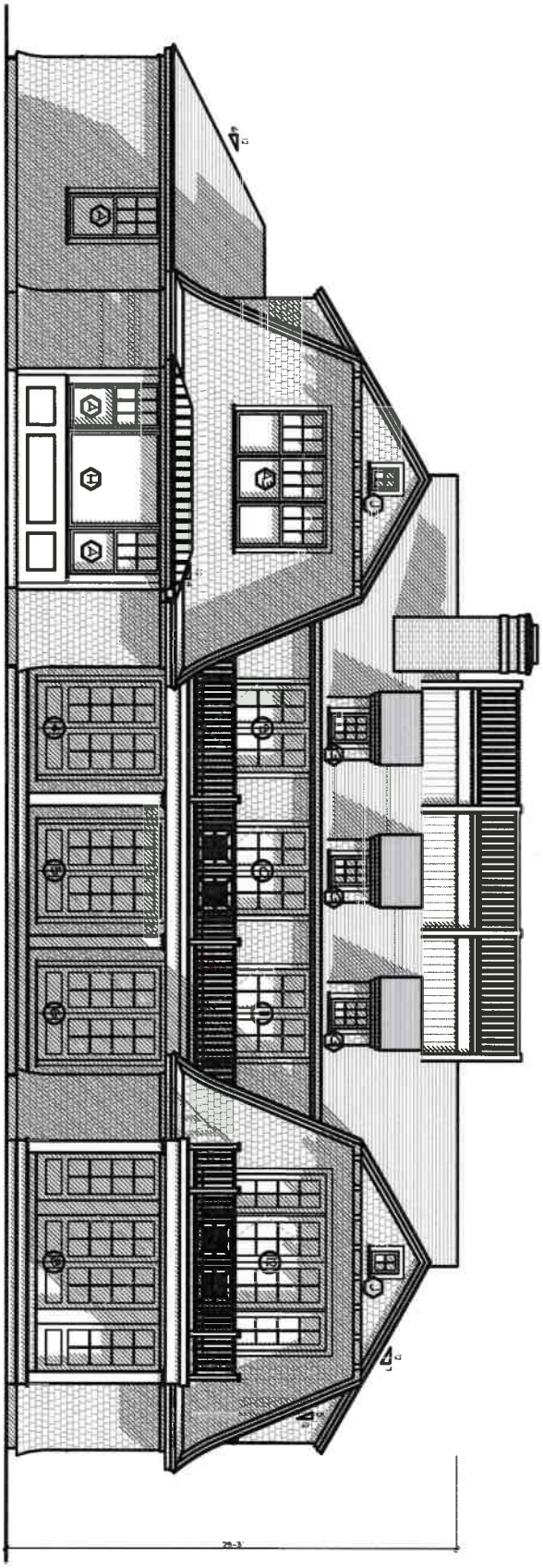
ID#
A-2.2



PROPOSED EAST ELEVATION



PREVIOUSLY APPROVED EAST ELEVATION

ID# A-2.3

Residence at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED.

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East Exterior Elevations

BOTTICELLI & POHL

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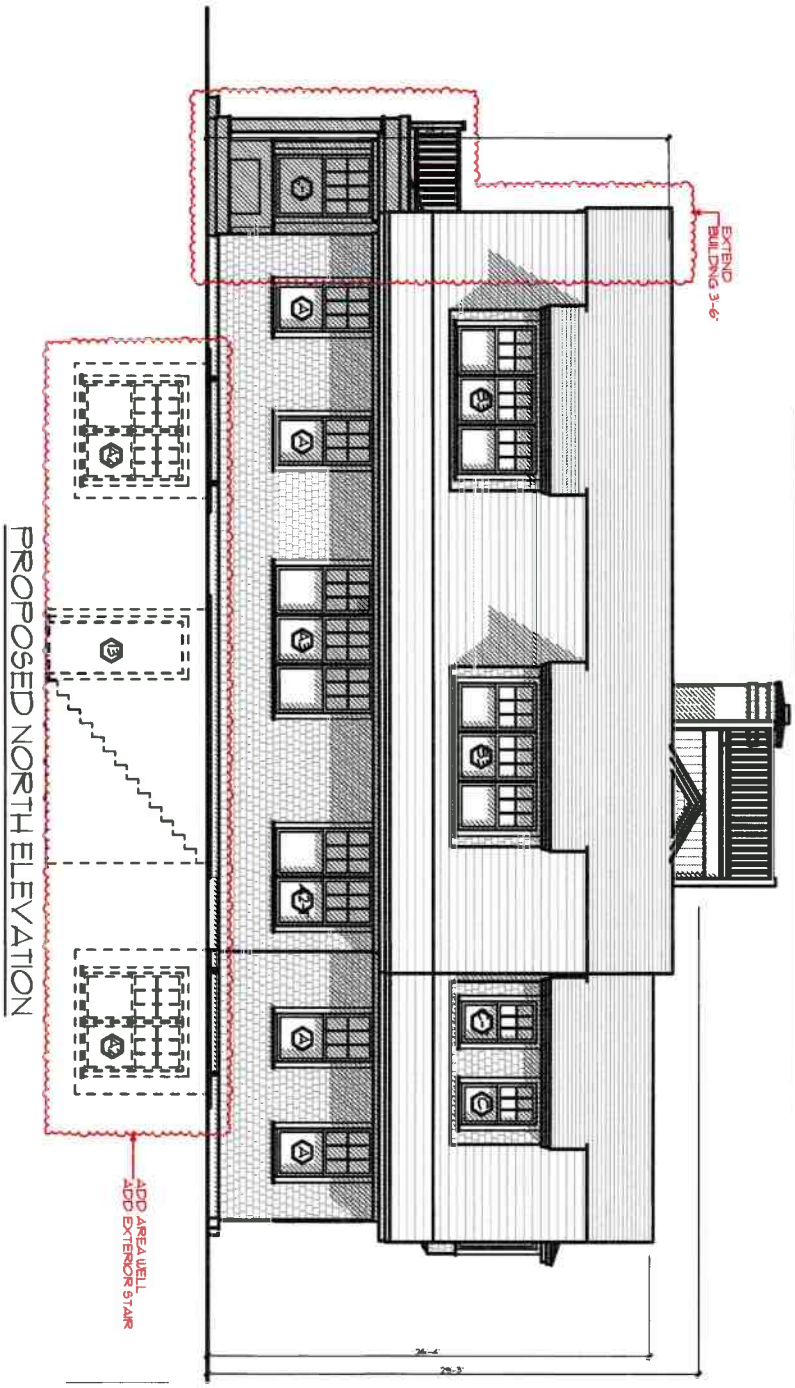
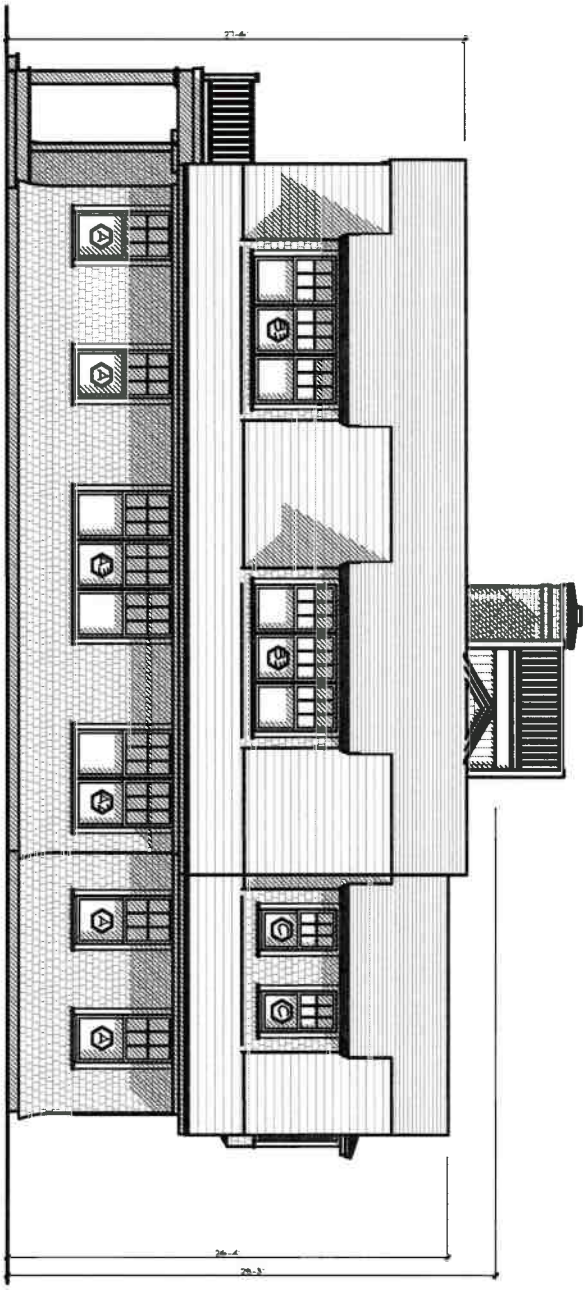
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



PROPOSED NORTH ELEVATION



PREVIOUSLY APPROVED NORTH ELEVATION

A-2.4

ID #

Residence at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42 4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO. 10 REVISED:

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North Exterior Elevation

BOTTICELLI & POHL

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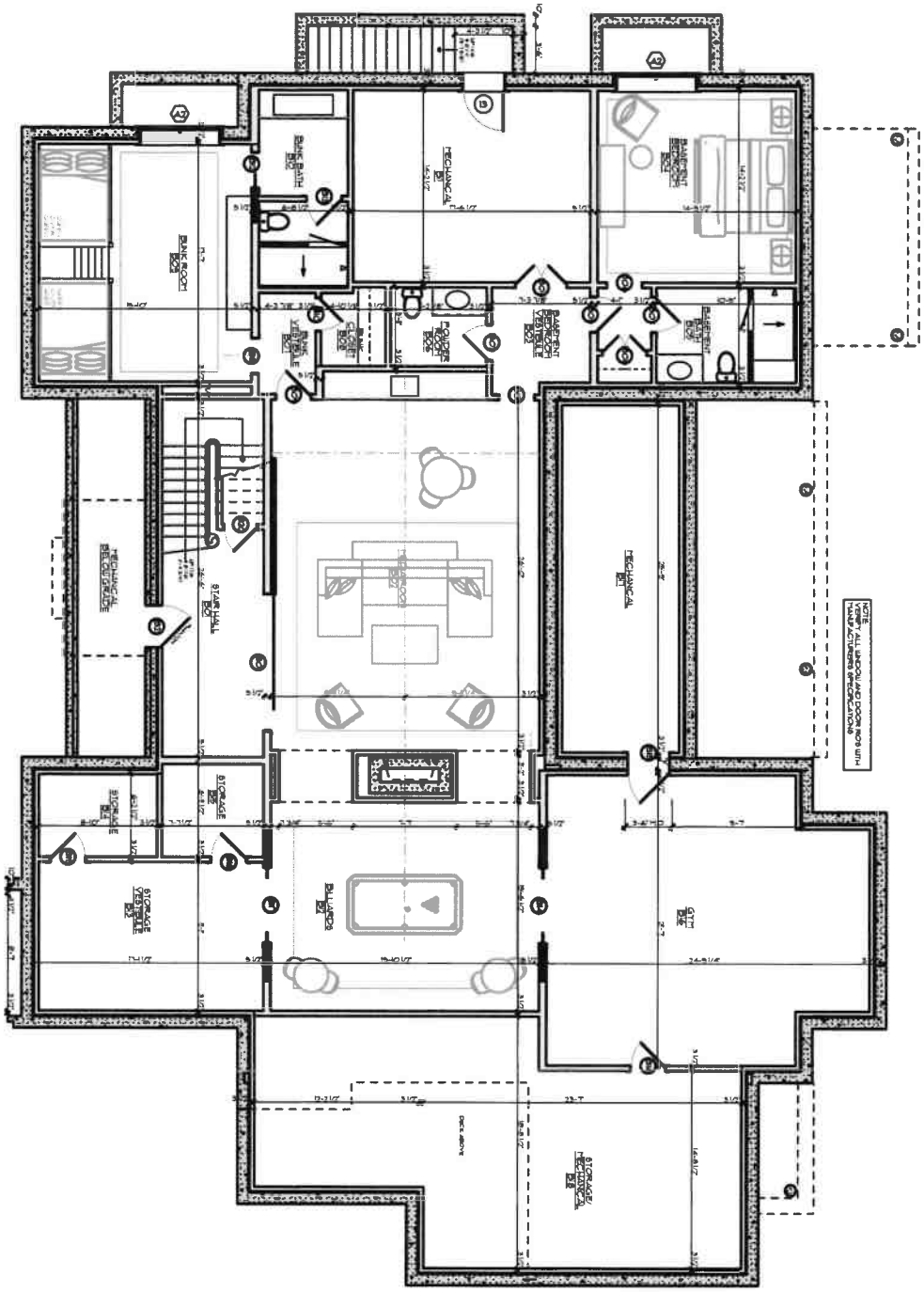
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID #
A-1.0

Residence at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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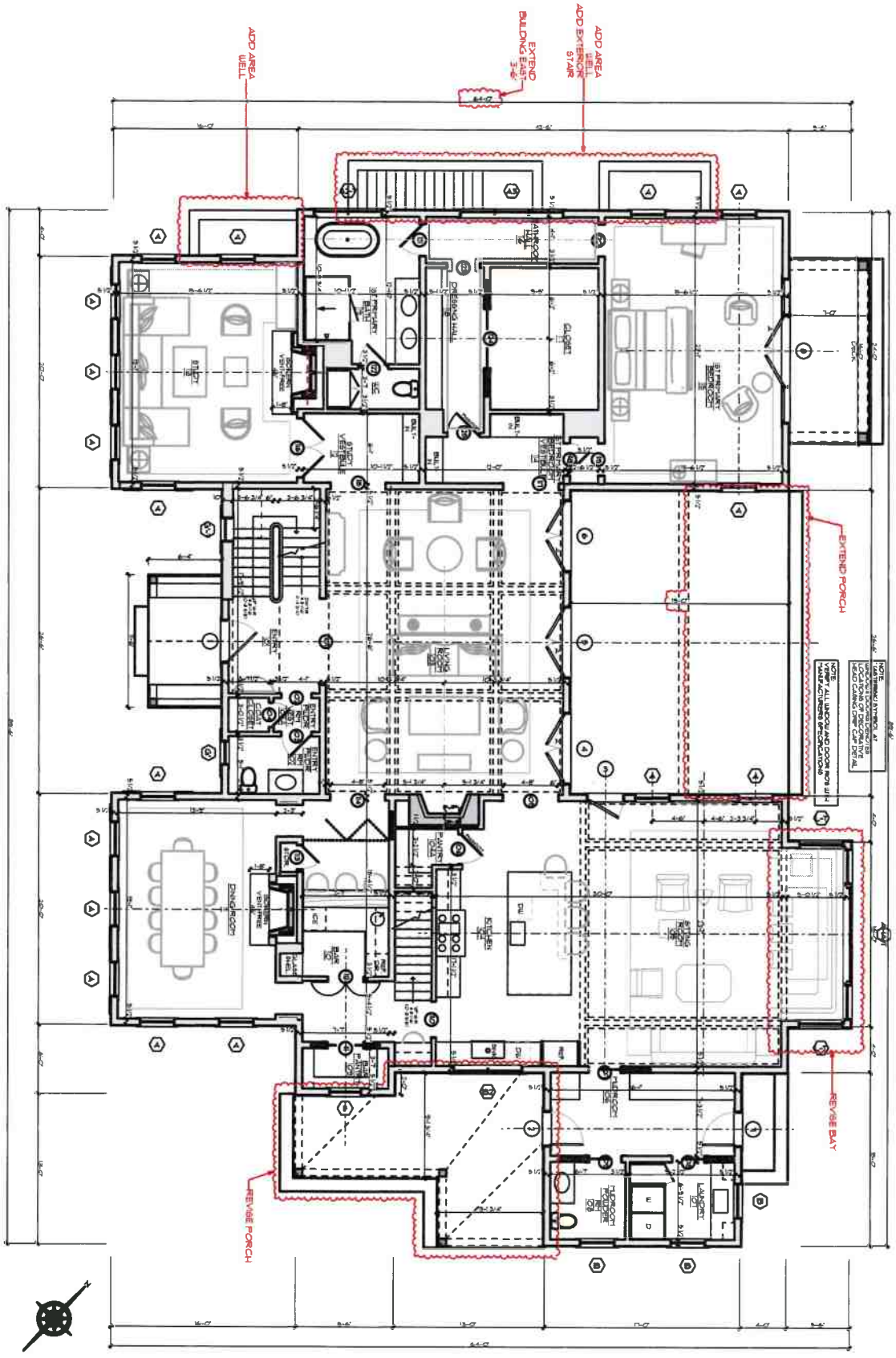
Basement Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



ID # **A-1.1b**

Residence at
33 Cliff Rd
Nantucket, MA 02554

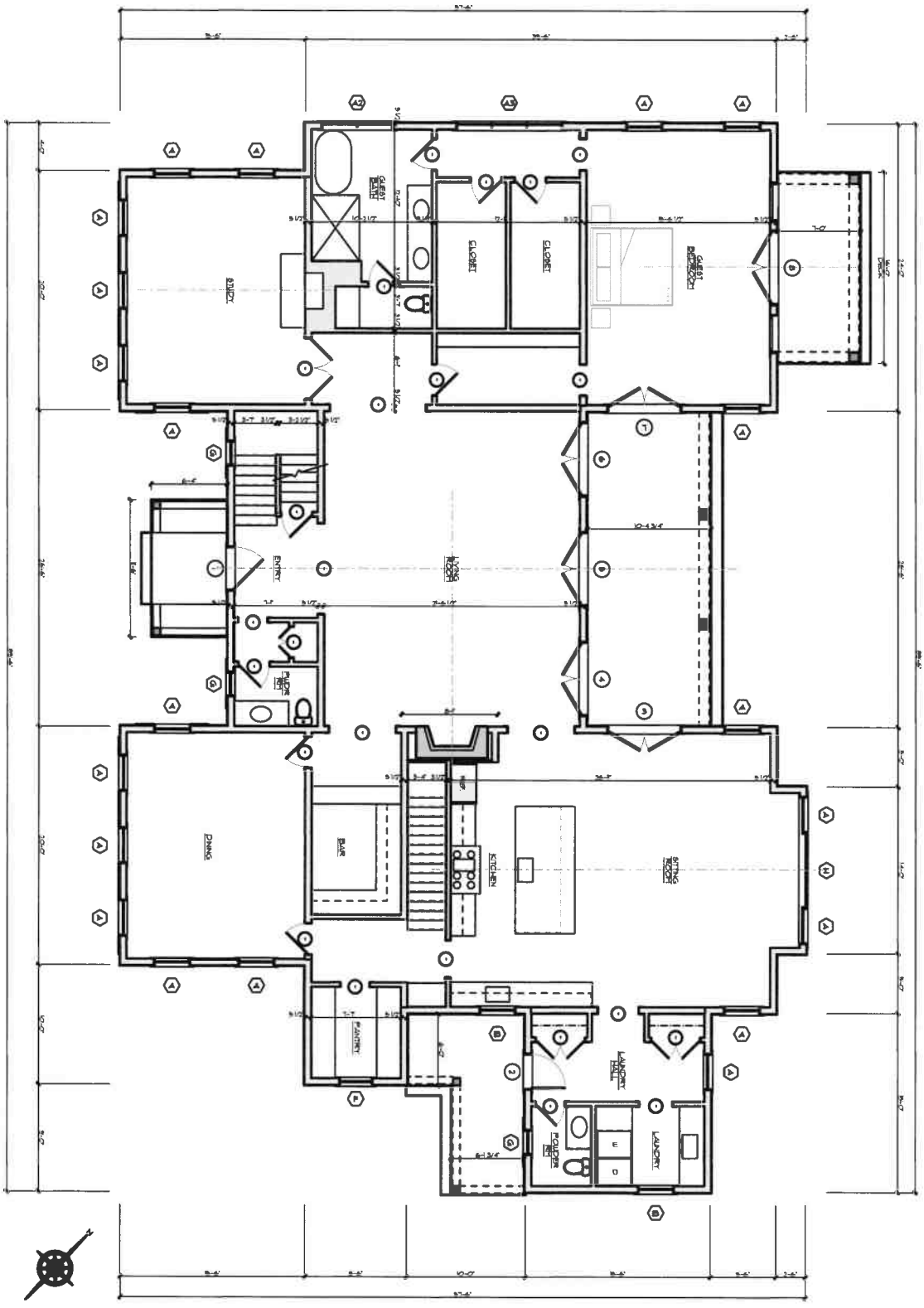
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Proposed First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
BOTTICELLIANDPOHL.COM



ID#
A-1.1a

Residence at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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Previously Approved First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
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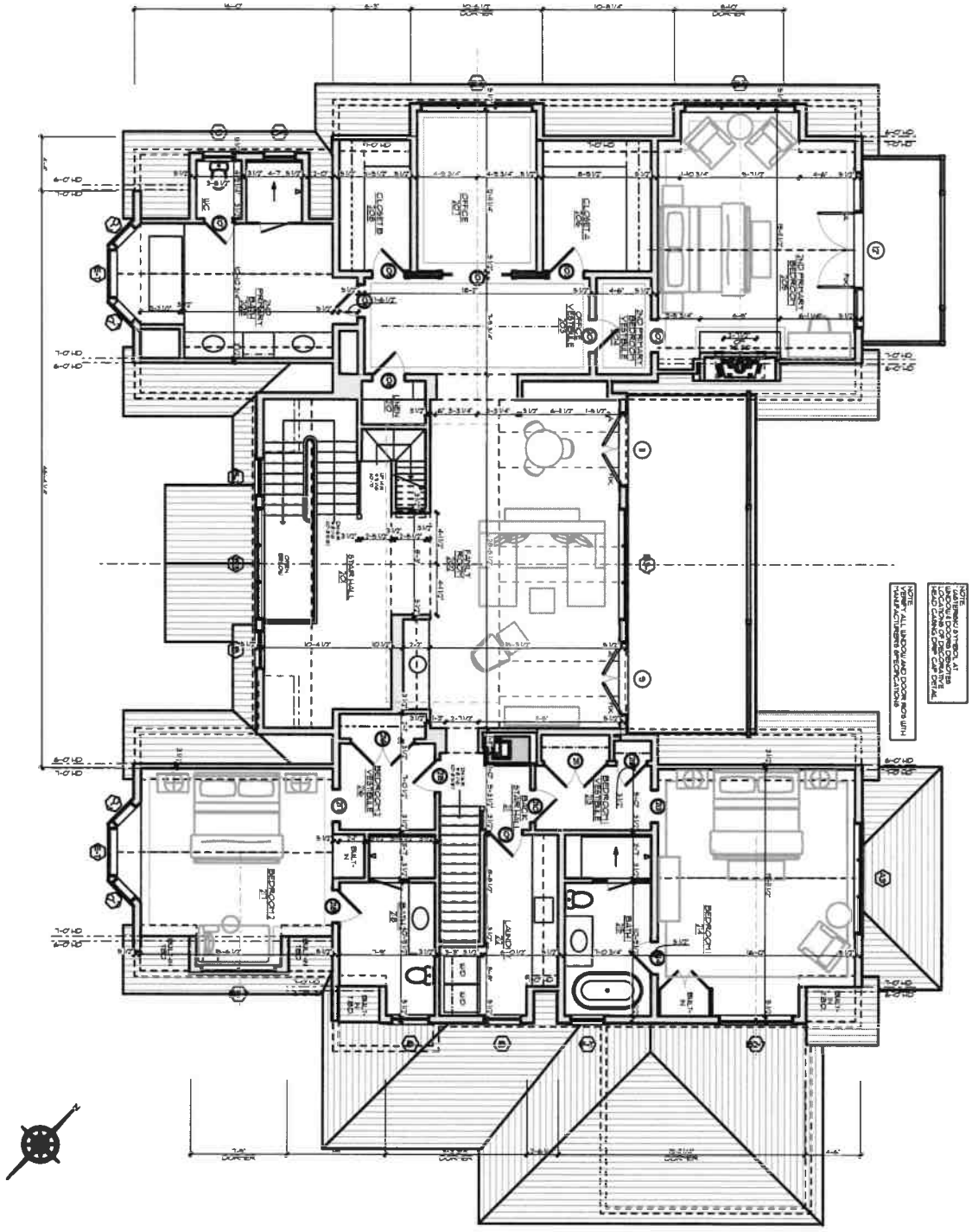

ID# A-1.2b

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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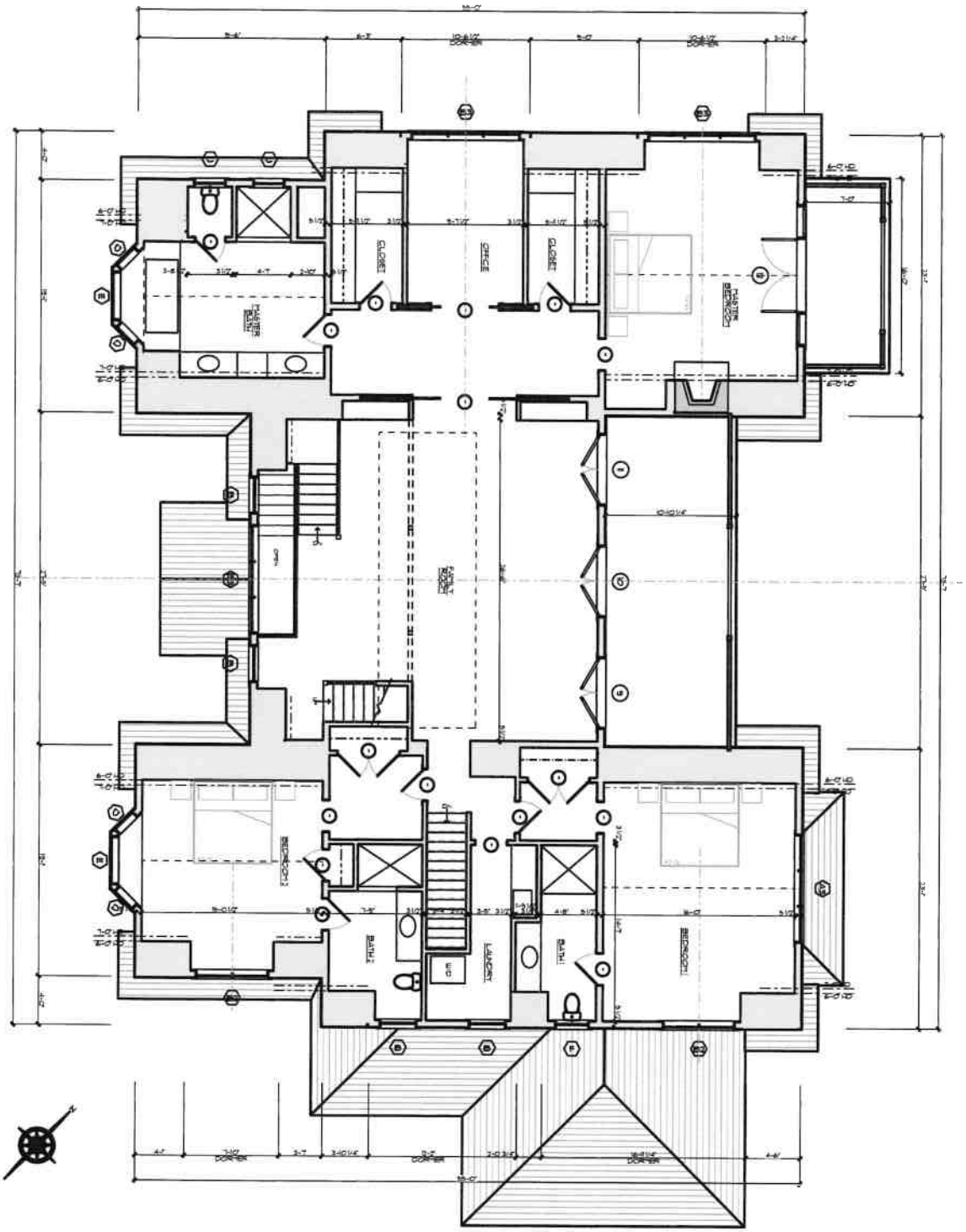
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Proposed Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.2a

ID #1

Residence at
8 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 54 ZONING INFO: LUG-1
PARCEL NO: 258 PROJECT NO: 15 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Previously Approved Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM

Main House at
33 Cliff Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 4/28/25
Build. Dept. Sub:
Revs: 4/9/25

Notes:

1. All windows to be by KSD, as per below schedule, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
2. All doors to be by KSD, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value = .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
3. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Lights	Comments
A	17	Double Hung	KSD	2'-11 3/8" x 6'-1"	3'-0 3/8" x 6'-1 1/2"	6 over 1	
A2	2	Double Hung	KSD	(2) 2'-11 3/8" x 6'-1"	5'-11 3/4" x 6'-1 1/2"	6 over 1	
A2-T	1	Double Hung	KSD	(2) 2'-11 3/8" x 6'-1"	5'-11 3/4" x 6'-1 1/2"	6 over 1	Tempered
A3	2	Double Hung	KSD	(3) 2'-11 3/8" x 6'-1"	8'-11 1/8" x 6'-1 1/2"	6 over 1	(1) with cap
B	6	Double Hung	KSD	2'-11 3/8" x 4'-11"	3'-0 3/8" x 4'-11 1/2"	6 over 1	
B-T	1	Double Hung	KSD	2'-11 3/8" x 4'-11"	3'-0 3/8" x 4'-11 1/2"	6 over 1	Tempered
B2	1	Double Hung	KSD	(2) 2'-11 3/8" x 4'-11"	5'-11 3/4" x 4'-11 1/2"	6 over 1	
B2-T	2	Double Hung	KSD	(2) 2'-11 3/8" x 4'-11"	5'-11 3/4" x 4'-11 1/2"	6 over 1	Tempered
B3	3	Double Hung	KSD	(3) 2'-11 3/8" x 4'-11"	8'-11 1/8" x 4'-11 1/2"	6 over 1	
B3-T	1	Double Hung	KSD	(3) 2'-11 3/8" x 4'-11"	8'-11 1/8" x 4'-11 1/2"	6 over 1	Tempered
C	1	Double Hung	KSD	2'-6 3/8" x 4'-9"	2'-7 3/8" x 4'-9 1/2"	6 over 1	
C-T	1	Double Hung	KSD	2'-6 3/8" x 4'-9"	2'-7 3/8" x 4'-9 1/2"	6 over 1	Tempered
D-T	4	Fixed	KSD	2'-1 5/16" x 4'-11"	2'-2 5/16" x 4'-11 1/2"	5	See elevations to align & match glass w/ B windows, Tempered
E-T	2	Fixed	KSD	3'-9 7/16" x 4'-11"	3'-10 7/16" x 4'-11 1/2"	9	See elevations to align & match glass w/ B windows, Tempered
F	1	Fixed Casement	KSD	2'-8 3/8" x 3'-6"	2'-9 3/8" x 3'-6 1/2"	9	
F-T	1	Casement	KSD	2'-8 3/8" x 3'-6"	2'-9 3/8" x 3'-6 1/2"	9	Tempered
G	1	Fixed Casement	KSD	2'-0" x 2'-9 1/4"	2'-1" x 2'-9 1/2"	9	with Cap
G-T	1	Fixed Casement	KSD	2'-0" x 2'-9 1/4"	2'-1" x 2'-9 1/2"	9	Tempered, with Cap
J	4	Fixed	KSD	1'-6" x 2'-0"	1'-7" x 2'-0 1/2"	4	with Cap
K	3	Fixed	KSD	2'-0" x 2'-2"	2'-1" x 2'-2 1/2"	6	
AHA-T	1	Fixed Picture	KSD	x 6'-1"	14'-9 1/2" x 6'-1 1/2"	1	See elevations
	2	w/ (2) Double Hung	KSD	2'-11 3/8" x 6'-1"		6 over 1	(1) Fixed mulled with (2) A windows, all Tempered
L-T	2	Double Hung	KSD	3'-9 3/8" +/- x 6'-1"	x 6'-1 1/2"	8 over 1	Tempered, match glass size of A top sash lights

Door Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening	Lights	Comments
1	1	Front Entry	KSD	3'-6" x 7'-0"			Decorative Lights Over Panel, See elevations
2	1	Single French	KSD	2'-10" x 8'-0"		8	over panel
3	1	Single French	KSD	3'-0" x 8'-0"		8	over panel
4	1	Double French	KSD	6'-0" x 8'-0"		8 ea.	over panel
5	1	Double French	KSD	6'-0" x 8'-0"		8 ea.	over panel
6	1	Double French	KSD	6'-0" x 8'-0"		8 ea.	over panel
7	1	Single French	KSD	2'-10" x 8'-0"		8	over panel
8	1	Double French	KSD	6'-0" x 8'-0"		8 ea.	over panel
	2	w/ sidelights	KSD	3'-0" x 8'-0"		8	over panel
9	1	Double French	KSD	5'-8" x 7'-0"		6 ea.	over panel, Right hand door Fixed
10	1	Eliminated for B3 window	KSD	5'-8" x 7'-0"		6 ea.	over panel
11	1	Double French	KSD	5'-8" x 7'-0"		6 ea.	over panel, Right hand door Fixed
12	1	Double French	KSD	6'-0" x 8'-0"		8 ea.	over panel, with cap, Right hand door Fixed
	2	w/ sidelights	KSD	3'-0" x 8'-0"		8	over panel
13	1	Basement Exterior Stairs		3'-0" x 8'-0"		TBD	Design TBD

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Wolen
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Sand
Land Use Specialist
[illegible]

HDC Liaison
Holly Backus
Preservation Planner
[illegible]

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 33 Cliff Road LLC

STREET ADDRESS 33 Cliff Road

MAP/PARCEL 42.4.4/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 25, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

[signature] 4/23/25

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

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Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

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Jesse Dutra

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Connie Patten

STAFF

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HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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



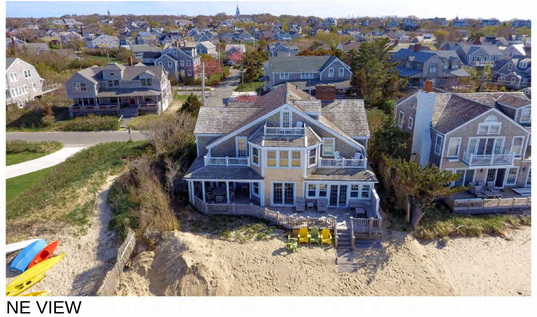
VICINITY MAP



STREET VIEW



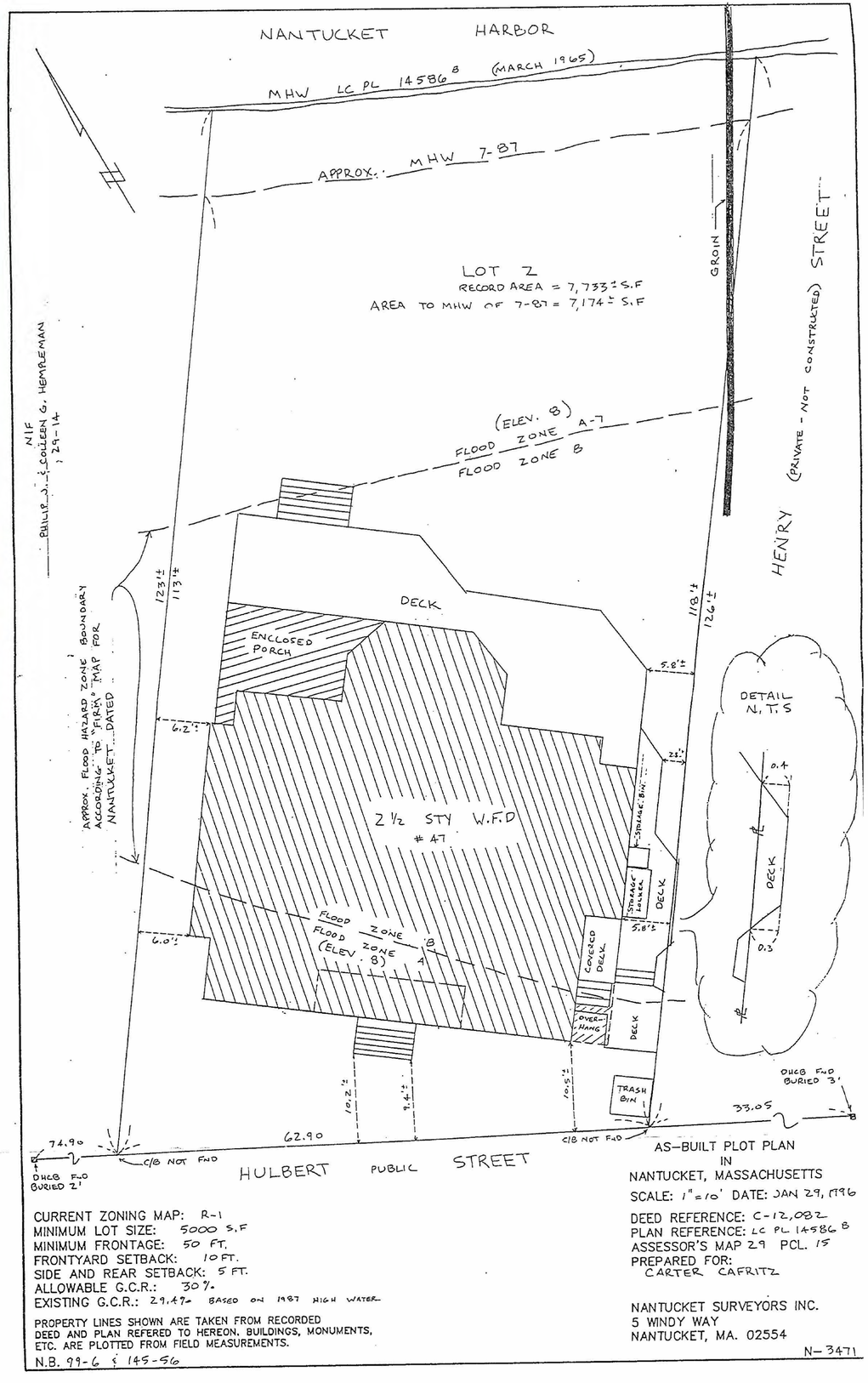
SW VIEW



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:

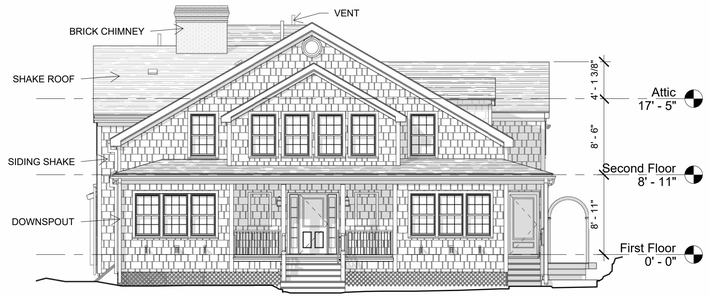
47 Hulbert Avenue

Nantucket, MA

SCALE:

EXISTING CONDITIONS

C001

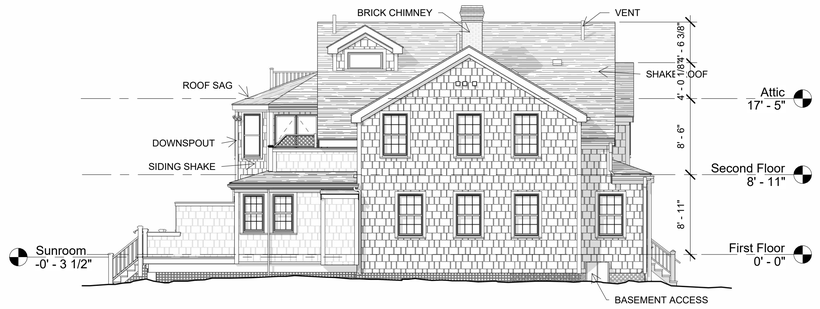


S | Existing South Exterior Elevation
Scale: 1/8" = 1'-0"

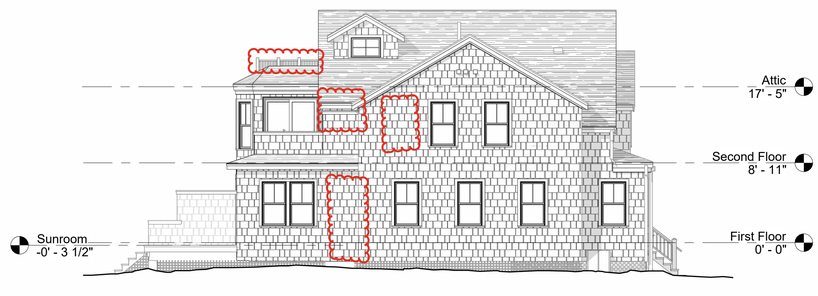


S. | Proposed South Elevation
Scale: 1/8" = 1'-0"

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;

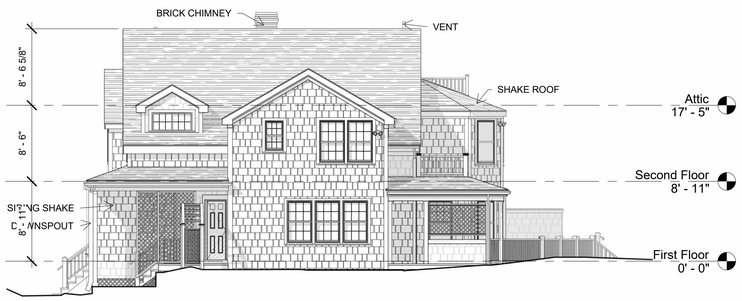


N | Existing North Exterior Elevation
Scale: 1/8" = 1'-0"



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

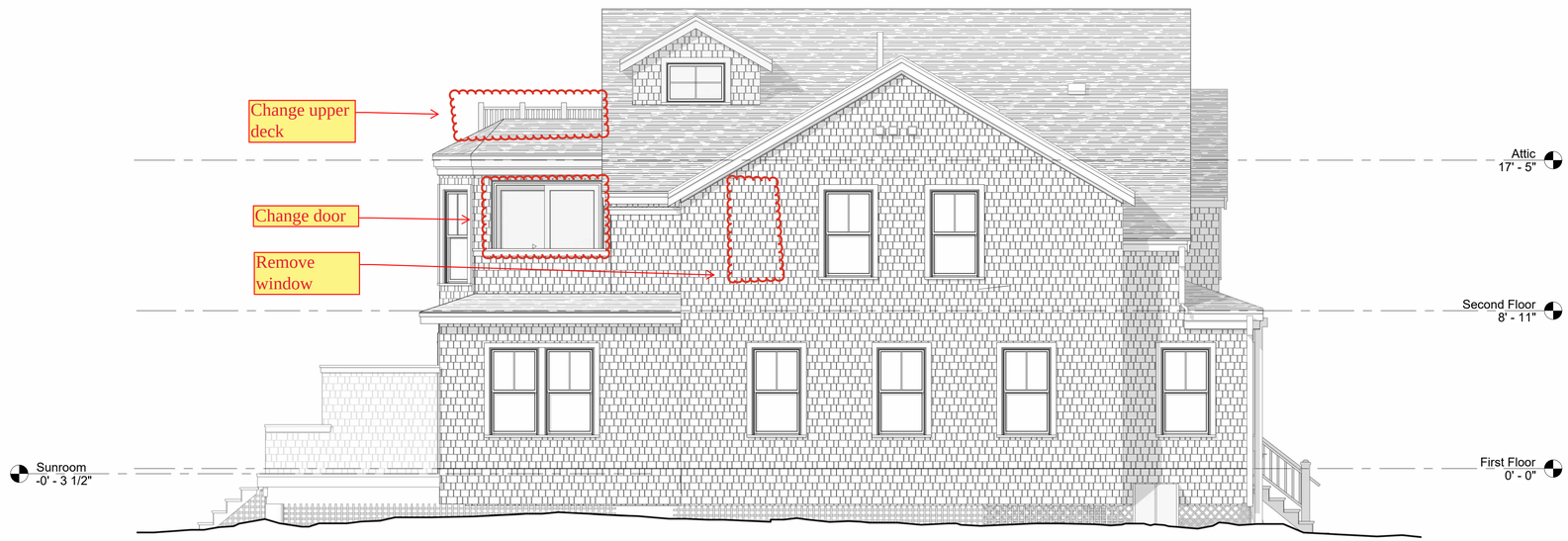
SCALE: 1/8" = 1'-0"

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:

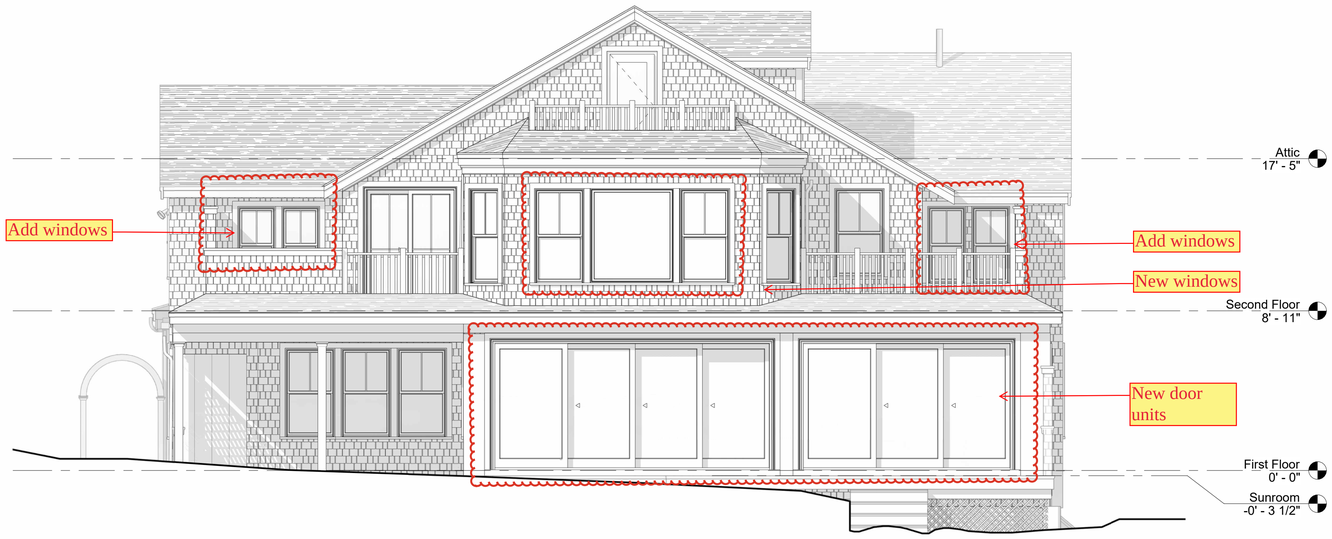
47 Hulbert Avenue

Nantucket, MA

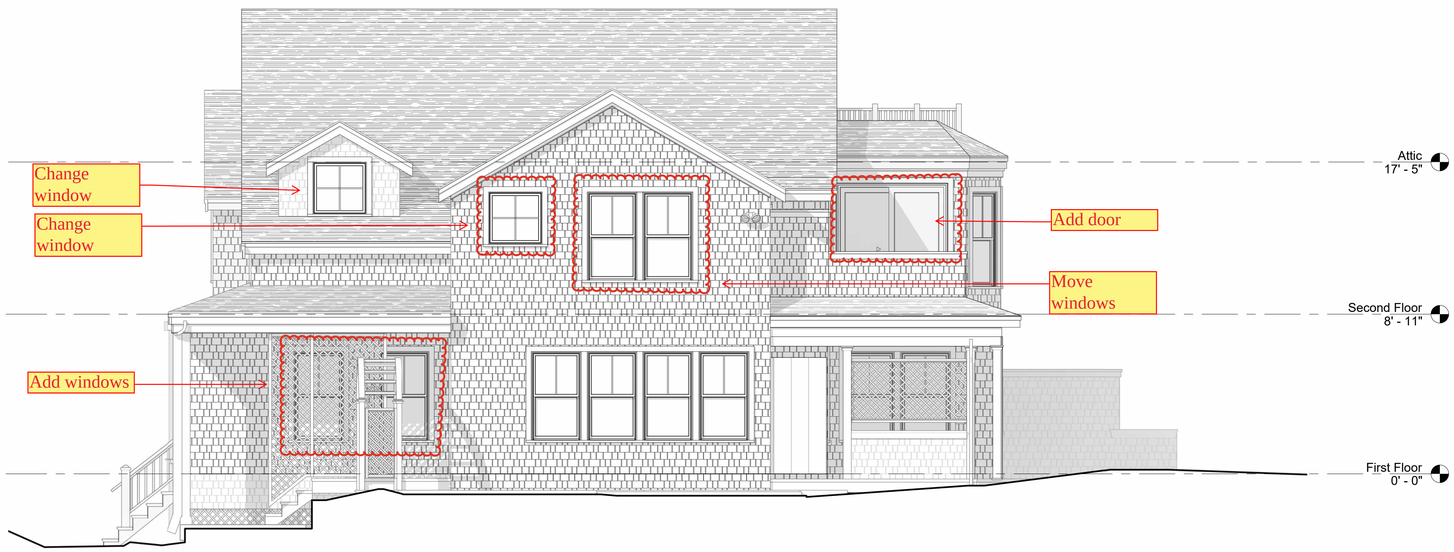
SCALE: 1/4" = 1'-0"

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:

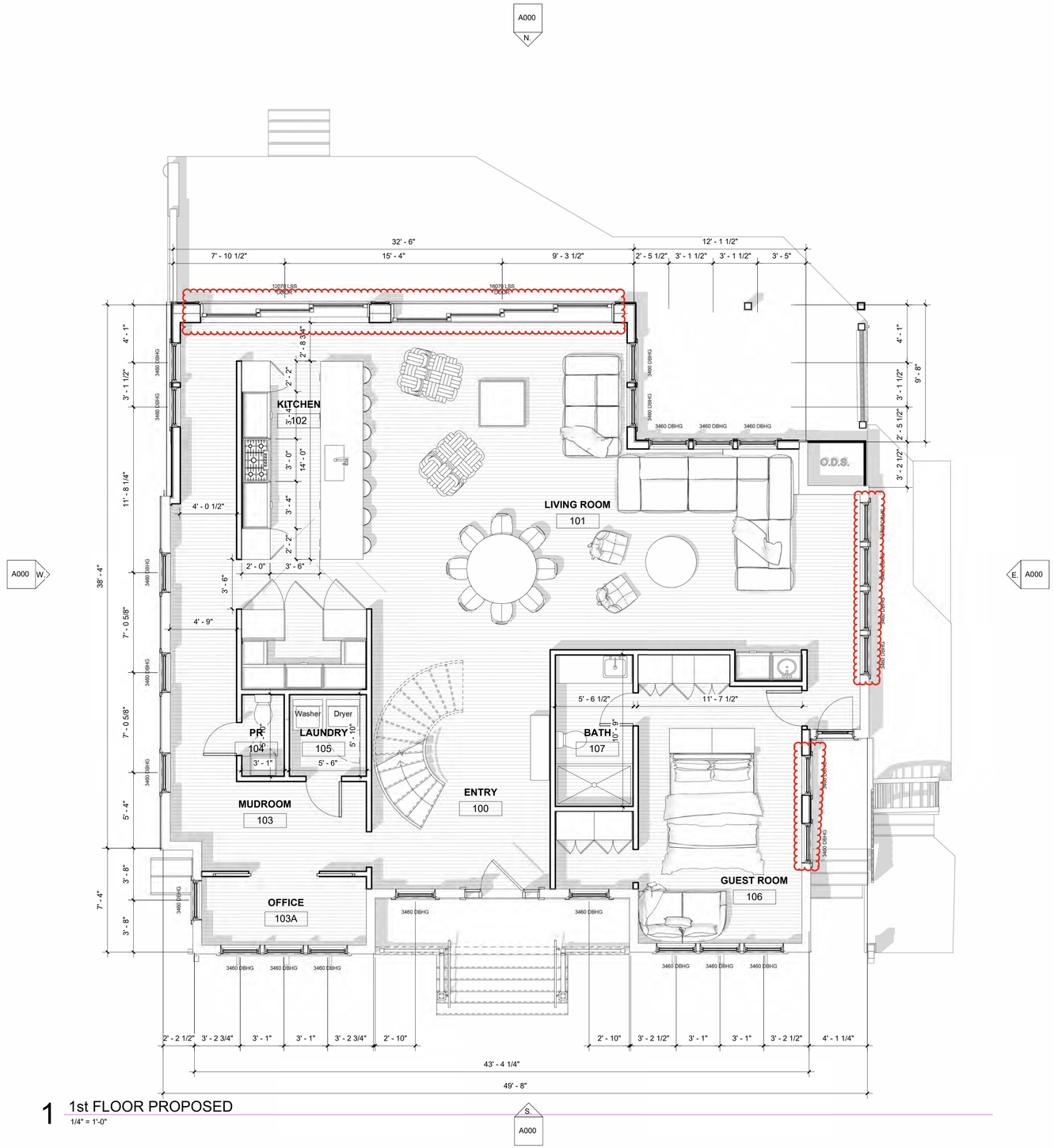
47 Hulbert Avenue

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

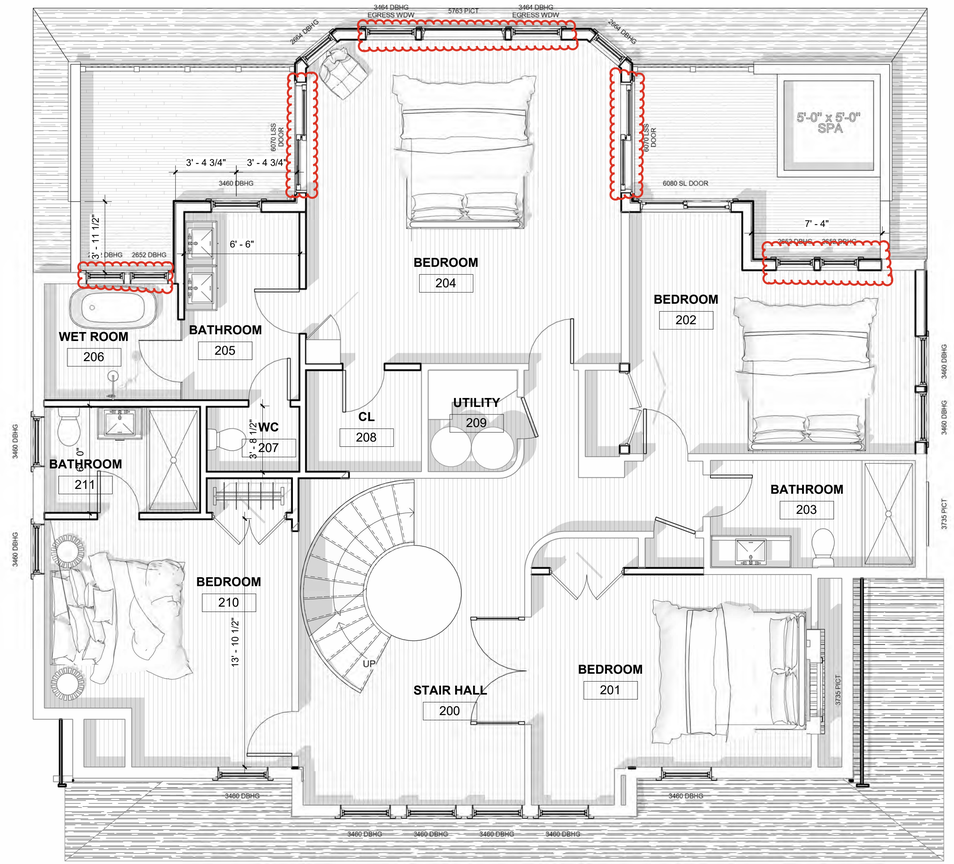
SCALE: 1/4" = 1'-0"

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:

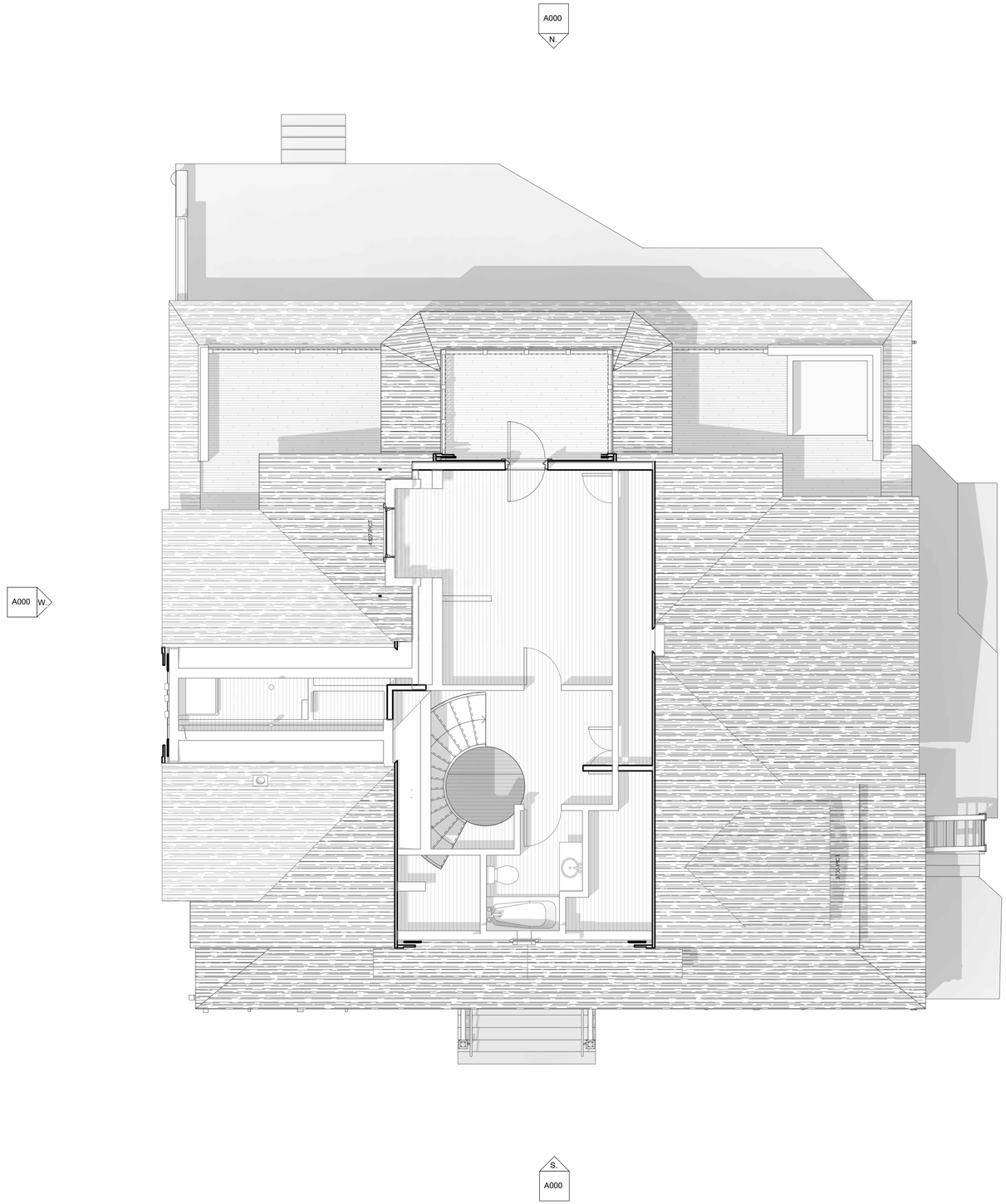
BUILDING:

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

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Waiver of the HDC10 Day Hearing Requirement

I Timothy Holmes / SunWind, LLC

AS AGENT FOR Jill & Victor Ferrantella

STREET Address 18B Gray Avenue

MAP/PARCEL 67 / 183 UNDERSTAND

Understand that the ABOVE REFERENCED APPLICATION SUBMITTED ON

March 10, 2025

WILL Not BE REVIEWED BY HIST0RIC DISTRICICT COMMISSION,DUE INCREASED DEMAND; WITHIN THE 10DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HOC enabling legislation: ... The Commission shall meet within ten (10) day of the receipt of an application for certificate of appropriateness or permit for removal...

AND I AGREE TO AWAIVEROF THE ABOVE MENTIONED REQUIREMENT.

Timothy Holmes President SunWind, LLC 4/16/2025
Signature • Date

300 Cranberry Highway
Orleans, MA 02653
508-246-6350
tholmes@sunwindllc.com

Nantucket Historic District Commission
Certificate of Appropriateness Application
Proposed Solar System

Client: Jill & Victor Ferrantella
18B Gray Ave
Nantucket, MA 02554

Assessors Map Number: 55
Lot Number: 67 // 183

Property ID: 5495

Year Built: 1986

Use: 1010

Description: Single Fam M01

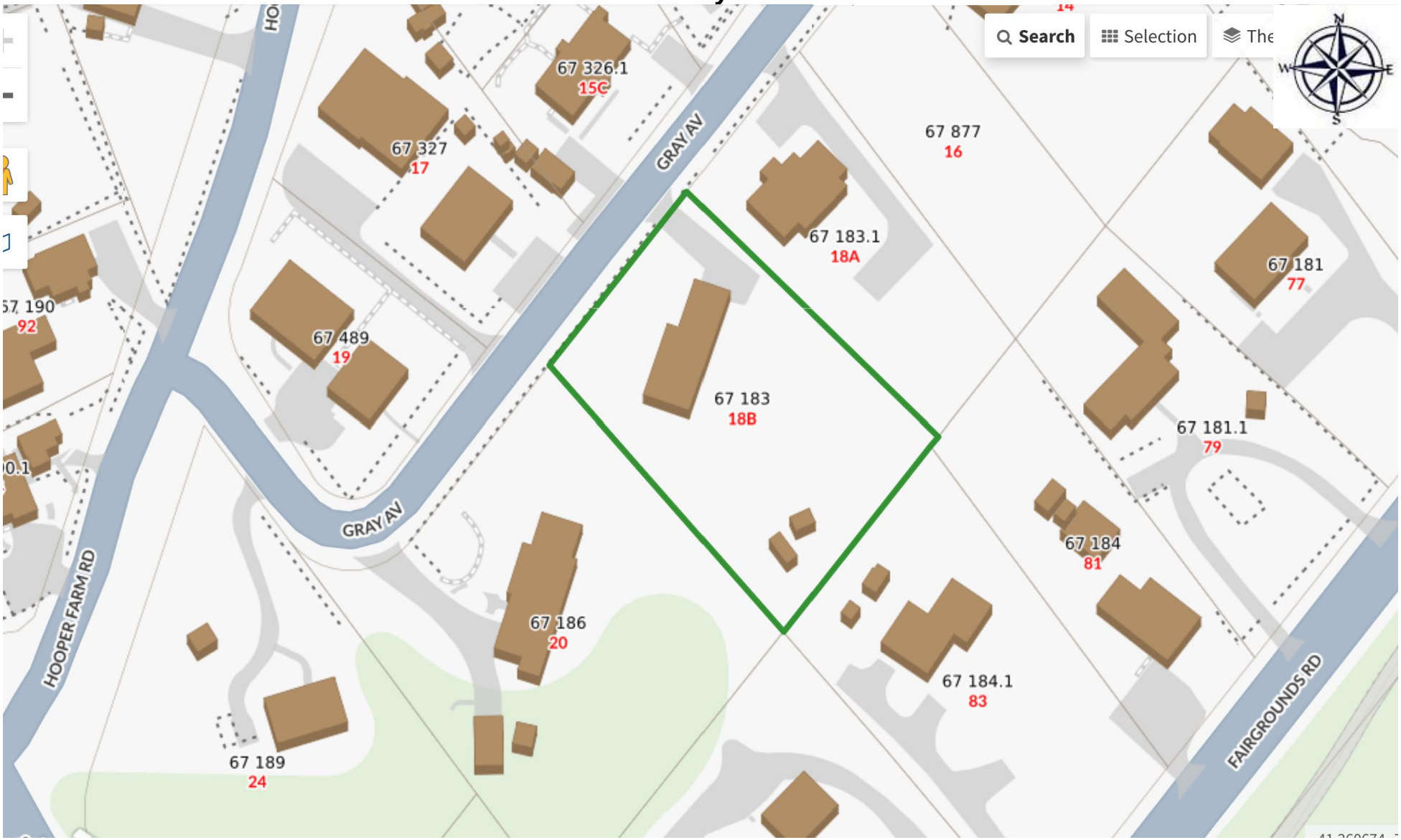
Zone: R10

Property Size: .55Acres

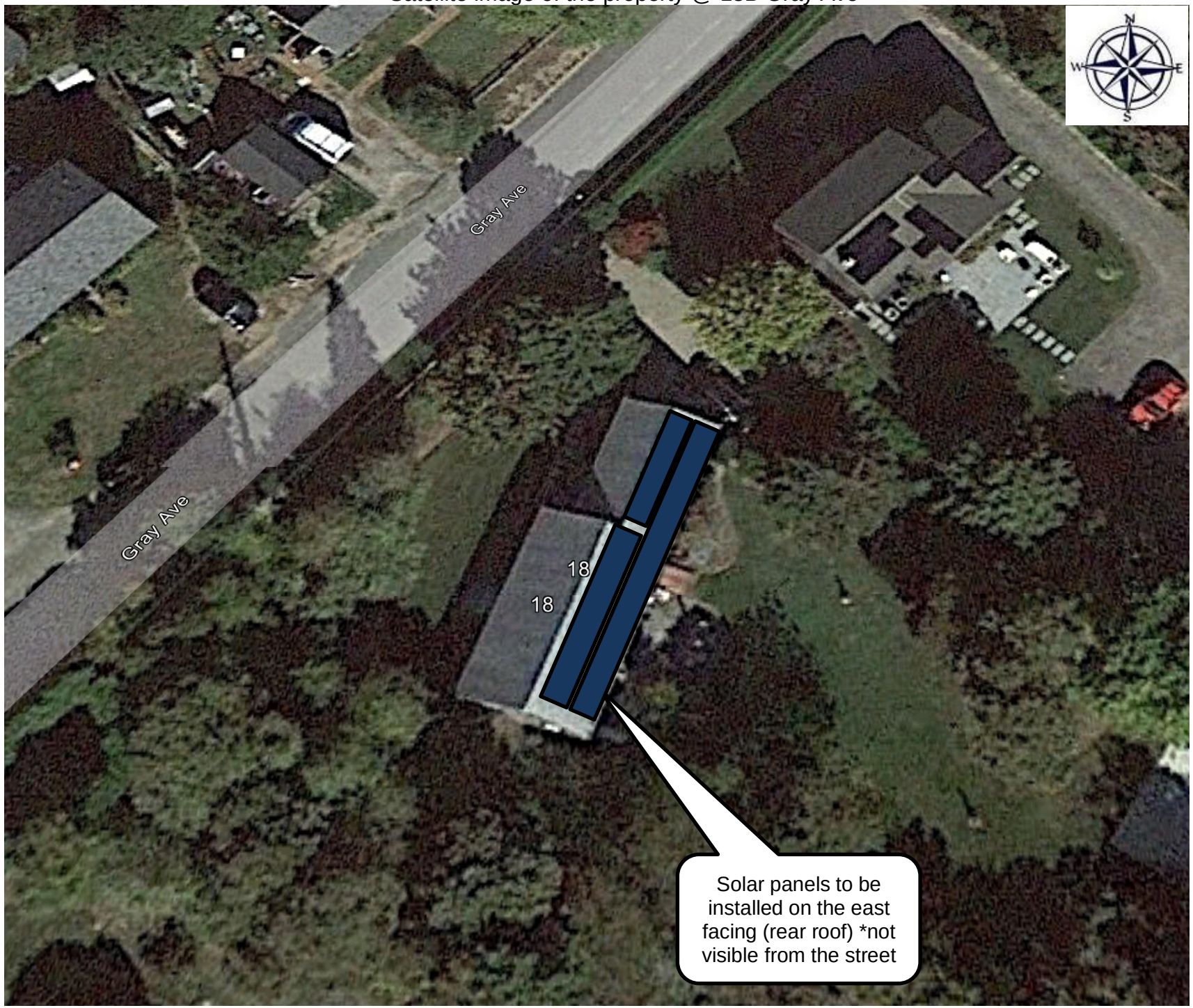
Locus Map: 18B Gray Ave



GIS MAP 18 Gray Ave



Satellite image of the property @ 18B Gray Ave



View of 18B Gray Ave from the street looking Northeast



18 B Gray Ave looking East-Southeast



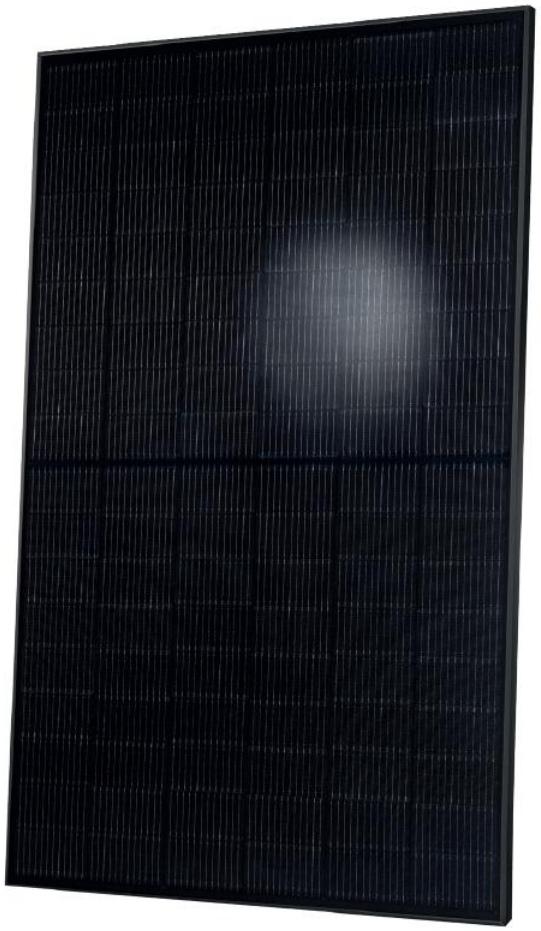
18 B Gray Ave looking southeast



Q.TRON BLK M-G2+ SERIES

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.

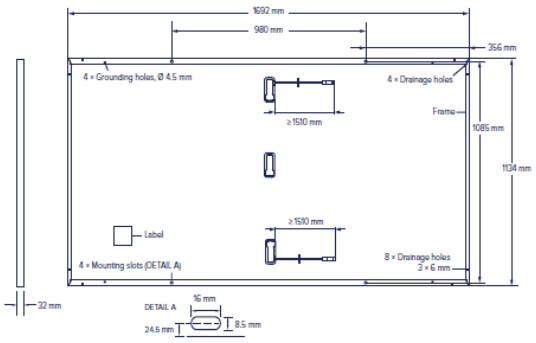
The ideal solution for:

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

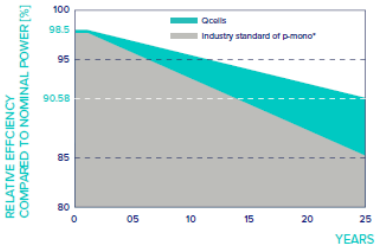


Electrical Characteristics

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

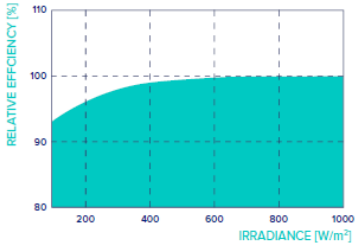


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

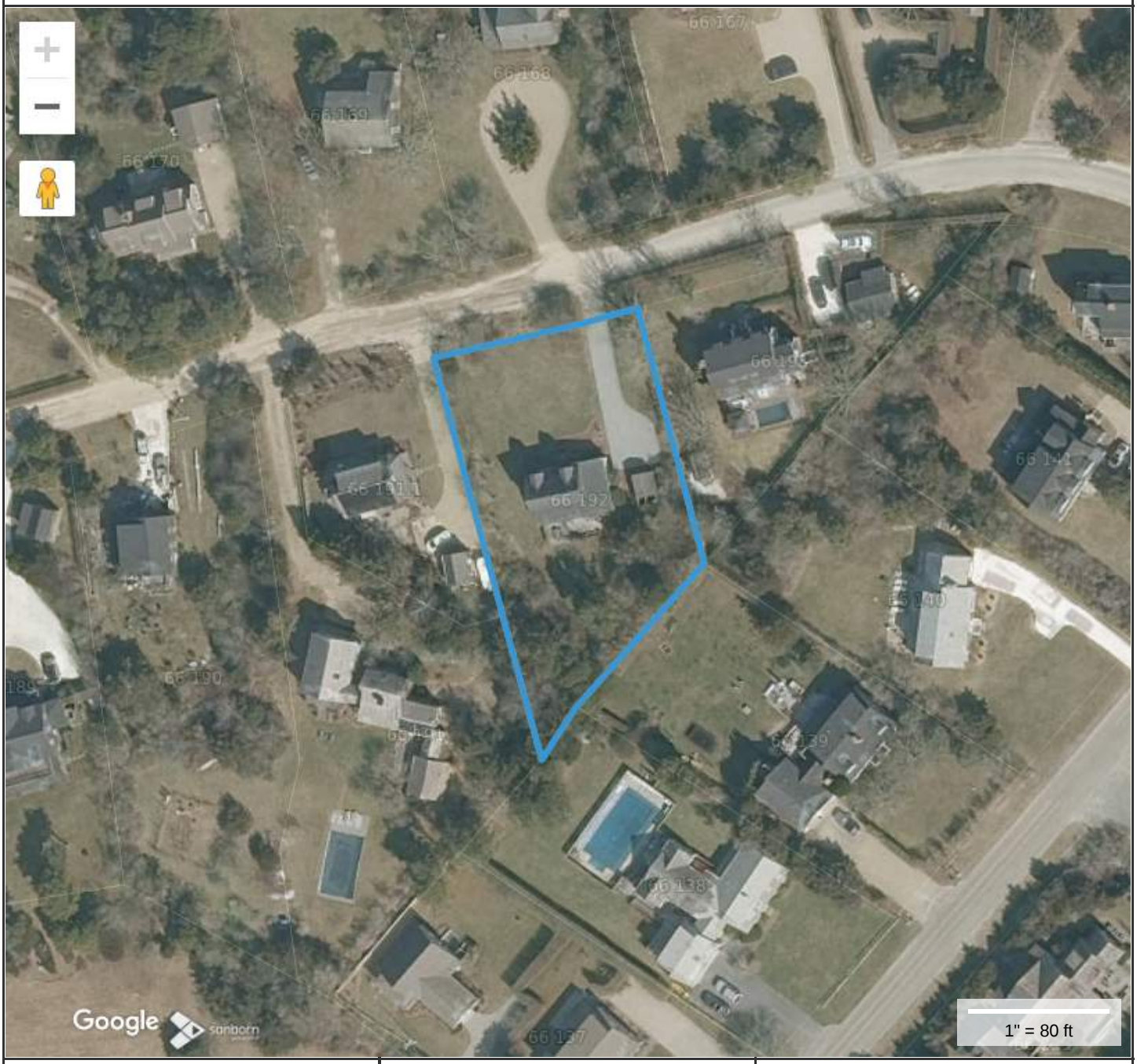
Property ID	5008
Location	8 GOLFVIEW DR
Owner	MURPHY DANIEL P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

Property ID	5008
Location	8 GOLFVIEW DR
Owner	MURPHY DANIEL P

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Geometry updated 10/16/2024
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Murphy

8 Golfview Drive
Nantucket MA

Site Plan

66 / 192

No.	Description	Date

1

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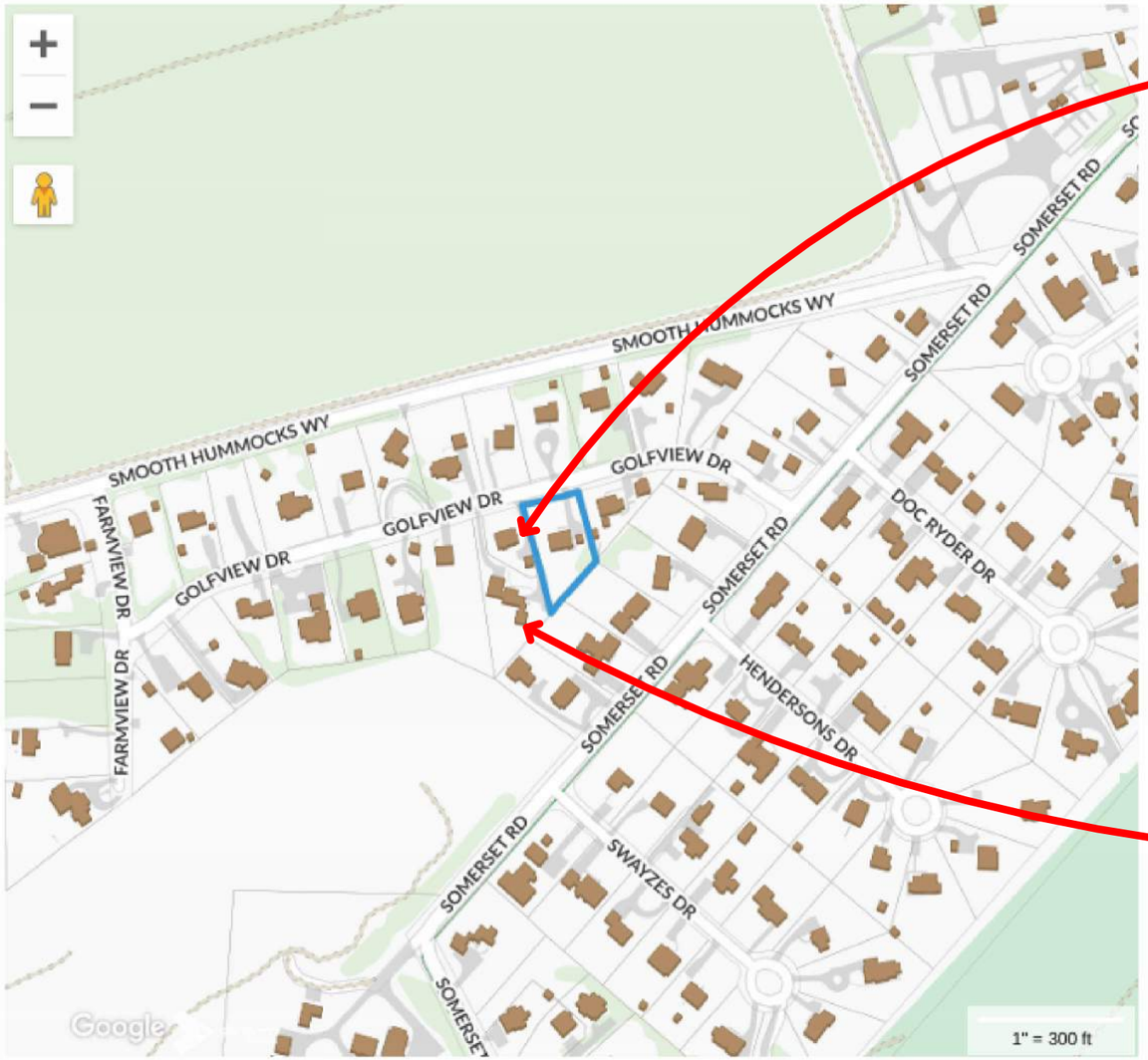





Murphy

8 Golfview Drive
Nantucket MA

Site Plan

66 / 192

No.	Description	Date

2

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Murphy

8 Golfview Drive
Nantucket MA

Site Plan

66 / 192

No.	Description	Date

3

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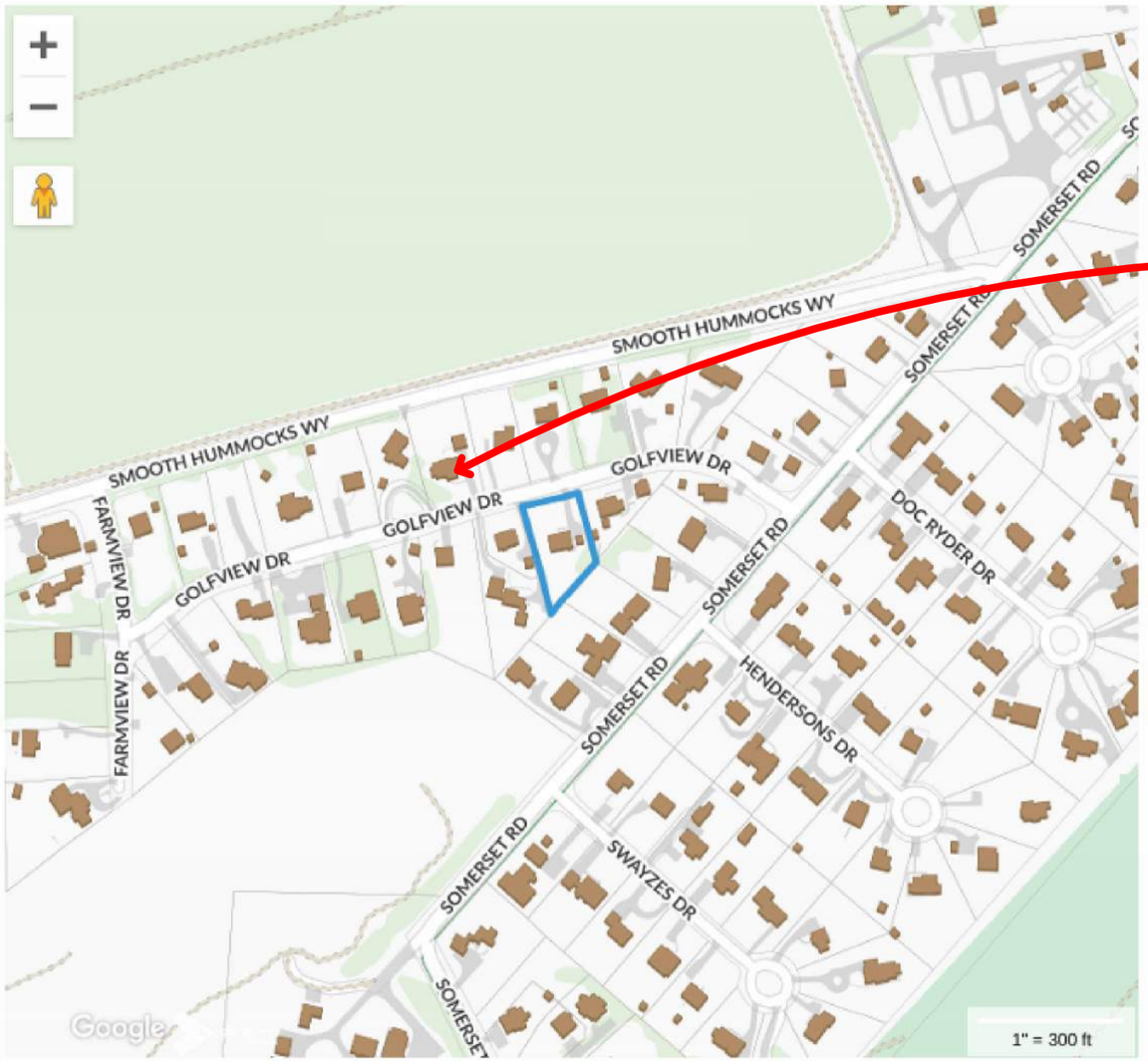



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Murphy

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Site Plan

66 / 192

No.	Description	Date

4

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Murphy

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Site Plan

66 / 192

No.	Description	Date

5

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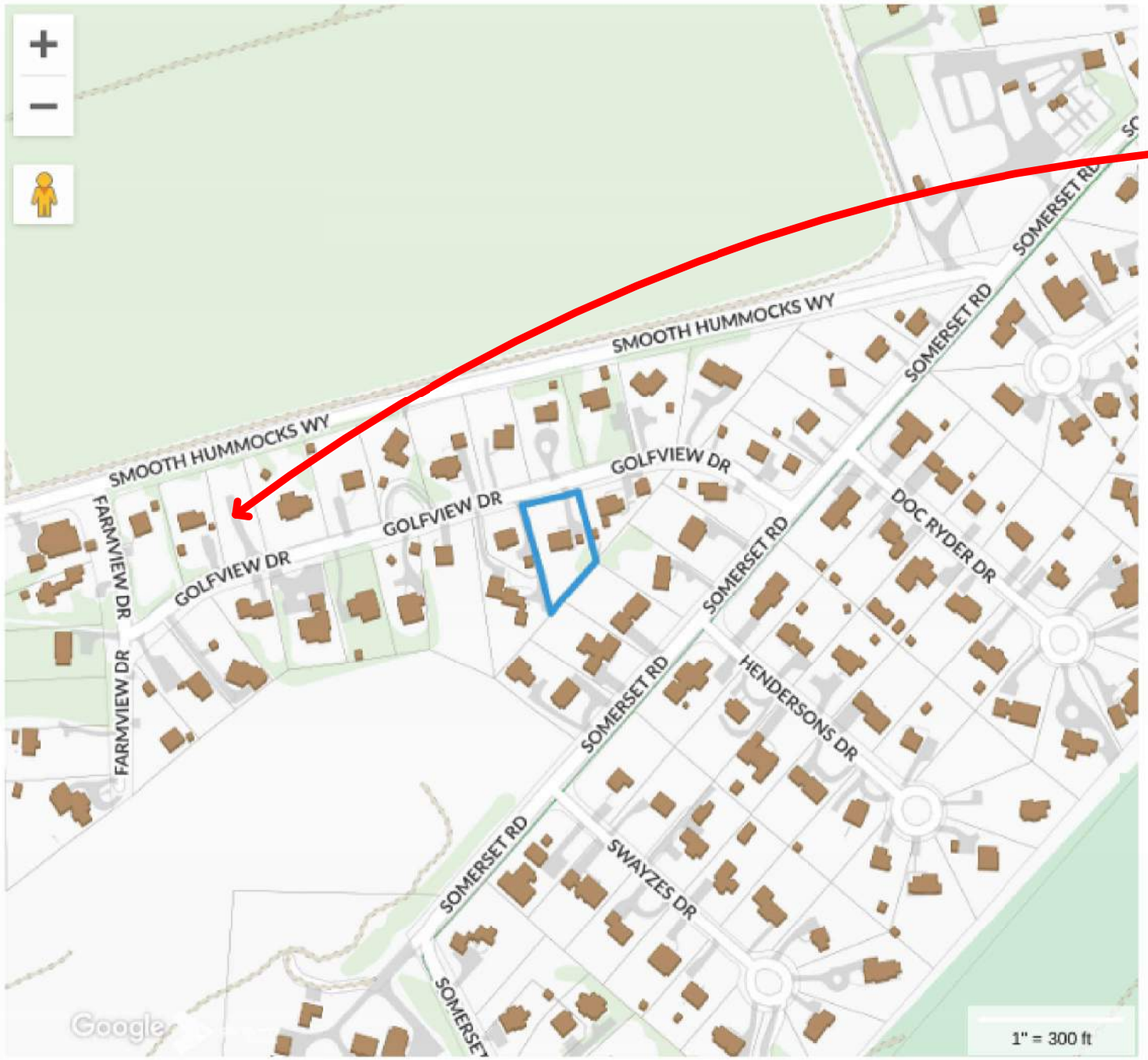



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Murphy

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Site Plan

66 / 192

No.	Description	Date

6

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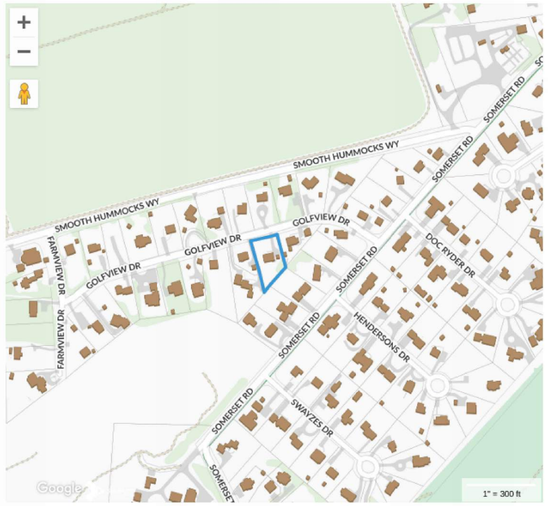

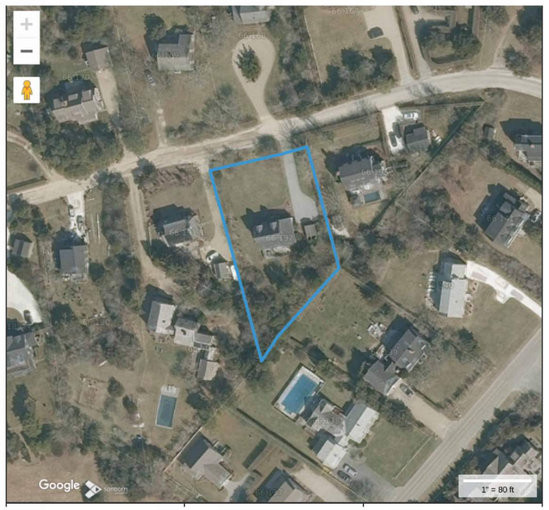

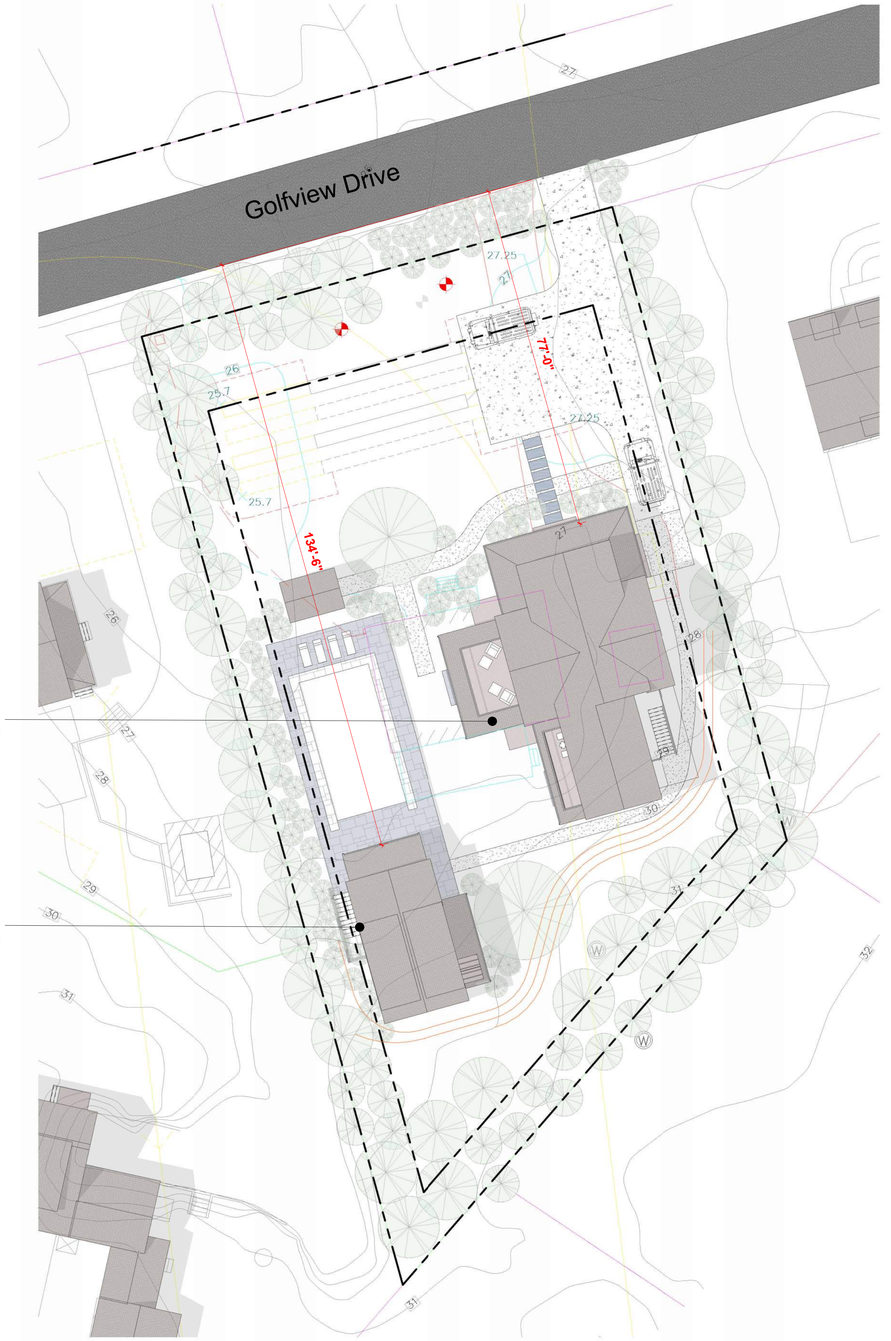

1 Site - HDC
1/16" = 1'-0"

HDC Submission

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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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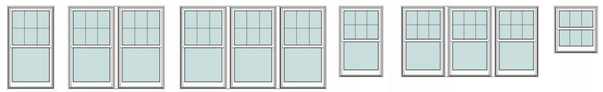
Structure
House

#	Description	Date
6	HDC Submission	2025.04.28

Elevations

HDC1.1



Elevations - Windows
1/4" = 1'-0"

Schedule - Windows - HDC

Type Mark	Manufacturer	Window Type	Model	Mulled Units	Mull Space	Rough Width	Rough Height	Cladding Material	Comments
A	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2624			2'-8 1/4"	4'-8"	Aluminum-Marvin-Stonewhite	
A2	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2624	2	2"	5'-5 1/2"	4'-8"	Aluminum-Marvin-Stonewhite	
A3	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2624	3	2"	8'-2 3/4"	4'-8"	Aluminum-Marvin-Stonewhite	
B	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2420			2'-6 1/4"	4'-0"	Aluminum-Marvin-Stonewhite	
B3	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2420	3	2"	7'-8 3/4"	4'-0"	Aluminum-Marvin-Stonewhite	
C	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2412			2'-6 1/4"	2'-8"	Aluminum-Marvin-Stonewhite	

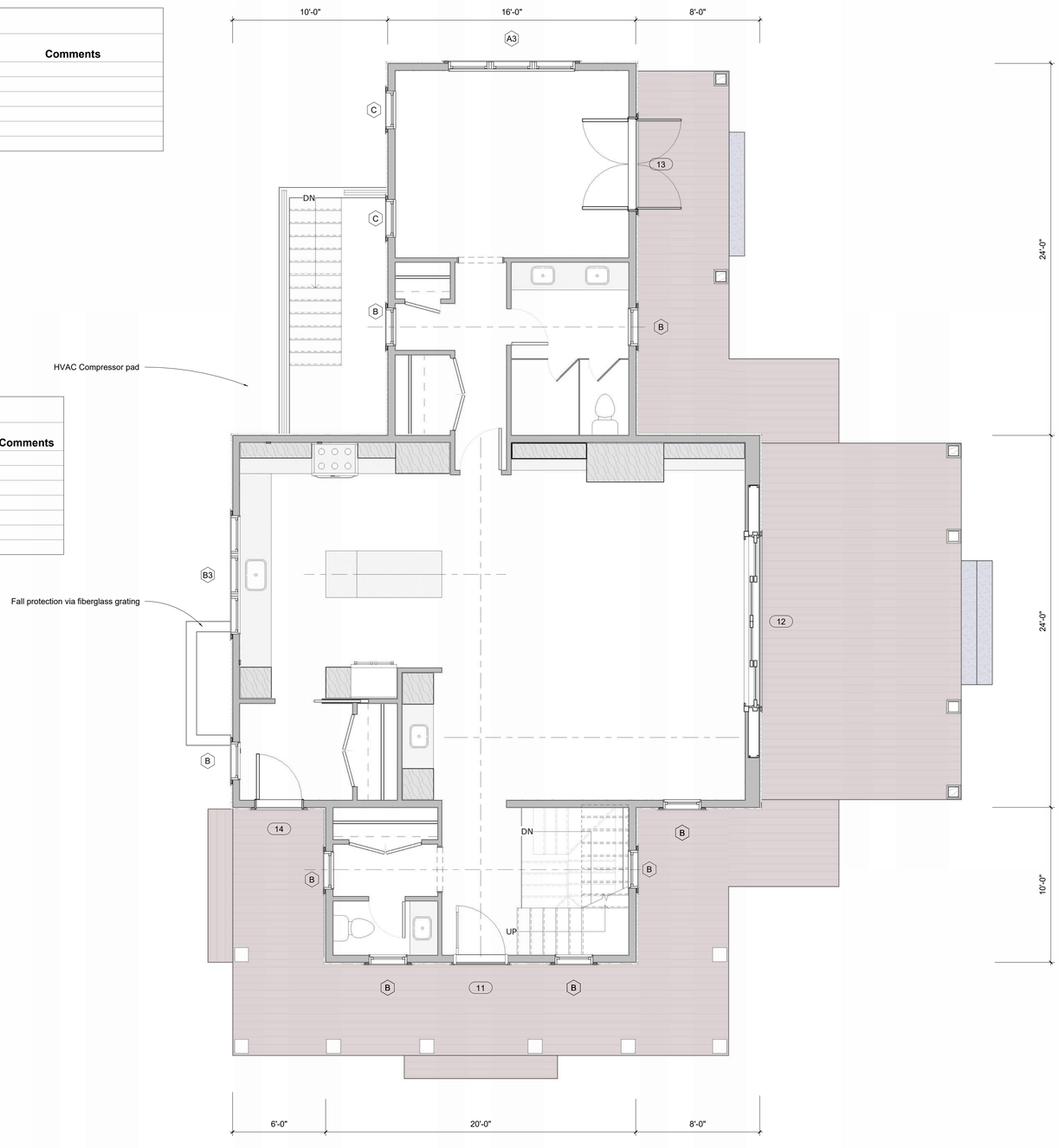
Elevations - Doors
1/4" = 1'-0"

Schedule - Doors - HDC

Mark	Manufacturer	Door Type	Model	Rough Width	Rough Height	Cladding Material	Function	Comments
01	Marvin Windows and Doors	Ultimate Inswing Door	UID 3070	3'-2 7/16"	7'-2 1/2"	Aluminum-Marvin-Stonewhite	Exterior	
11	Simpsons Door Company		77662	3'-6"	7'-2"		Exterior	
12	Marvin Windows and Doors	Ultimate Multi-Slide Door Pocket	UMSDPKT12070_PXX-XXP	17'-7 31/32"	7'-1 23/32"	Aluminum-Marvin-Stonewhite	Exterior	
13	Marvin Windows and Doors	Ultimate Inswing Door	UID 6070	6'-1 5/8"	7'-2 1/2"	Aluminum-Marvin-Stonewhite	Exterior	
14	Marvin Windows and Doors	Ultimate Inswing Door	UID 3070	3'-2 7/16"	7'-2 1/2"	Aluminum-Marvin-Stonewhite	Exterior	
21	Marvin Windows and Doors	Ultimate Inswing Door	UID 6068	6'-1 5/8"	6'-10 1/2"	Aluminum-Marvin-Stonewhite	Exterior	
22	Marvin Windows and Doors	Ultimate Multi-Slide Door Pocket	UMSDPKT12070_PXX-XXP	17'-7 31/32"	7'-1 23/32"	Aluminum-Marvin-Stonewhite	Exterior	

Notes - Doors and Windows

1. All exterior glazed openings to conform with the requirements of IRC2015 R308, Massachusetts amendments, and IBC2015 as applicable.
2. Place doors, then locate windows so that interior and exterior head casings will align between all units. Casings for interior doors to also align. Contact Architect to review discrepancies in field prior to final placement.
3. Impact protection for exterior glazing will be called out in the Door and Window Specifications
4. Regardless of manufacturer terminology TDL shall mean “True Divided Lite” glazing with individual panes of Single Strength Billet (SSB) glass separated by solid muntins. SDL shall mean “Simulated Divided Lite” glazing where a dual or triple pane glazing is divided in a simulated fashion by fixed interior and exterior muntins with internal spacer bars.
5. Contractor and supplier to identify locations where tempered glazing is required and order accordingly.
6. All units to have the manufacturer’s rating sticker in place for inspection by code official.
7. Mulled TDL units to have a stud pocket resulting in a 3.5” exterior mullion casing and SDL units to be factory mulled as tightly as allowed by manufacturer unless otherwise noted.
8. Contractor shall provide final itemized order to Architect for review prior to placing order for review of design intent compliance
9. Contractor shall compare quantities, operation, and specifications provided by the manufacturer against the Architectural drawings and review with Architect prior to finalizing order.
10. Glazing shall be cleaned and free from stickers, residue, paint splatter and the like. The installed units shall be inspected by the Contractor thoroughly for operation, weather tightness, and finish prior to the completion of the work.



1 Floor 1 - HDC
1/4" = 1'-0"

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Nantucket MA
66 / 192

Structure
House

#	Description	Date
6	HDC Submission	2025.04.28

Plans
HDC1.2

HDC Submission

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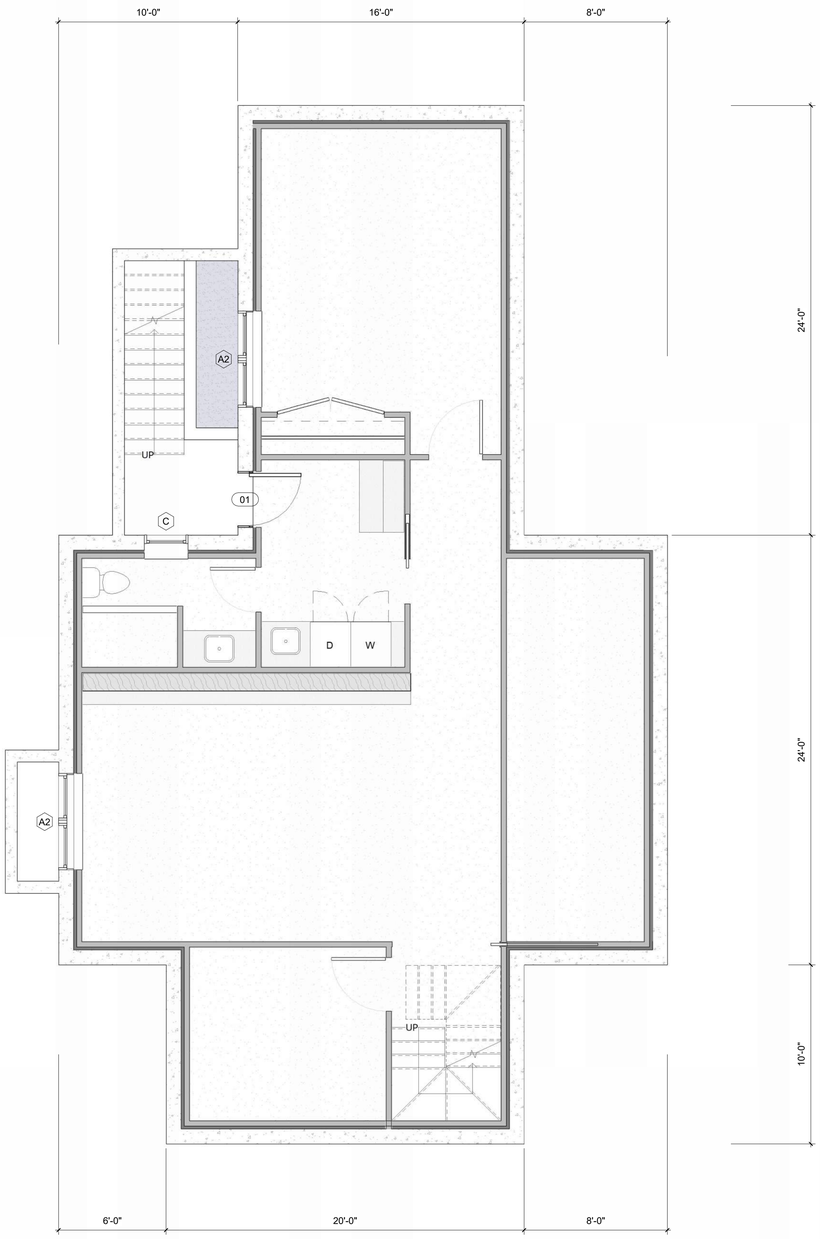
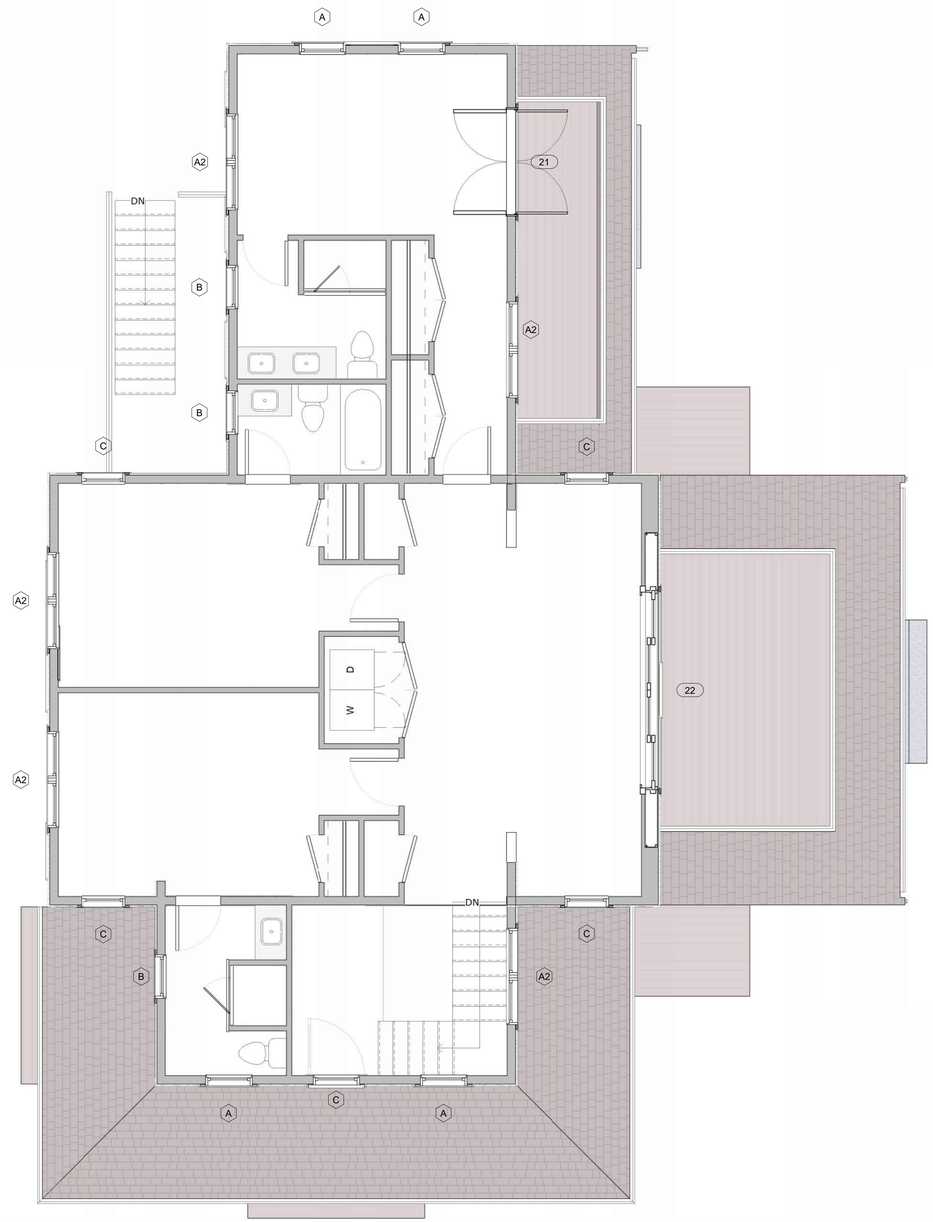


1 **Floor 0 - HDC**
1/4" = 1'-0"



2 **Floor 2 - HDC**
1/4" = 1'-0"

HDC Submission

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66 / 192

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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Salem, MA 01970

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MAIER ROBERT C & BARBARA B
335 ESSEX STREET
SALEM, MA 01970

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2794 05

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Montclair, NJ 07043

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- Certified Mail Restricted Delivery $0.00
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10/17/2024

HANDELSMAN SCOTT A
32 LAUREL PLACE
MONTCLAIR, NJ 07043

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2793 51

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For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

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Total Postage and Fees $5.58
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Street and Apt. No.
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10/17/2024

CHAMBERS SAMUEL P & SUSAN T
113 SOMERSET RD
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Nantucket, MA 02554

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58
Sent To
Street and Apt. No.
City, State, ZIP+4®

0056 08
Postmark Here
10/17/2024

LYNCH RONALD & COBB LUCY
10 GOLFVIEW DR
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2793 68

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Wellesley Hills, MA 02481

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58
Sent To
Street and Apt. No.
City, State, ZIP+4®

0056 08
Postmark Here
10/17/2024

DEL COL WESLEY A & CAROLINE S
24 SAWYER RD
WELLESLEY, MA 02481

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Nantucket, MA 02554

Certified Mail Fee $4.85
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- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58
Sent To
Street and Apt. No.
City, State, ZIP+4®

0056 08
Postmark Here
10/17/2024

GIBSON CHRISTOPHER & MARYBETH
4 GOLFVIEW DR
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2793 20

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Concord, MA 01742

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $0.00

Postage $0.73
Total Postage and Fees $5.58
Sent To
Street and Apt. No.
City, State, ZIP+4®

0056 08
Postmark Here
10/17/2024

BUDRIS ALAN E
PO BOX 742
CONCORD, MA 01742

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2793 99

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

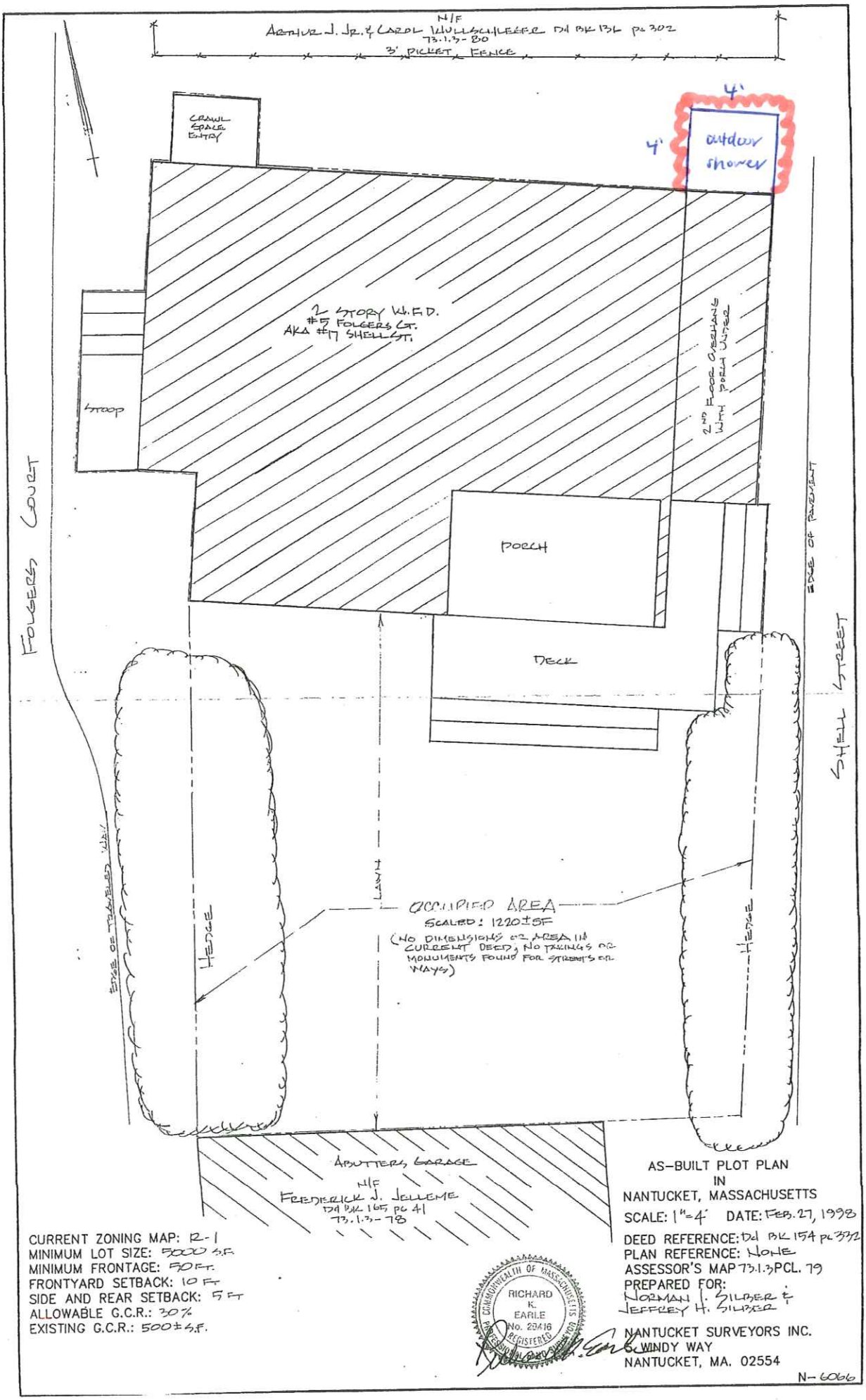
Property ID	11872
Location	5 FOLGERS CT
Owner	CARROLL CONNOR & MACKO ALEXANDRA

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.

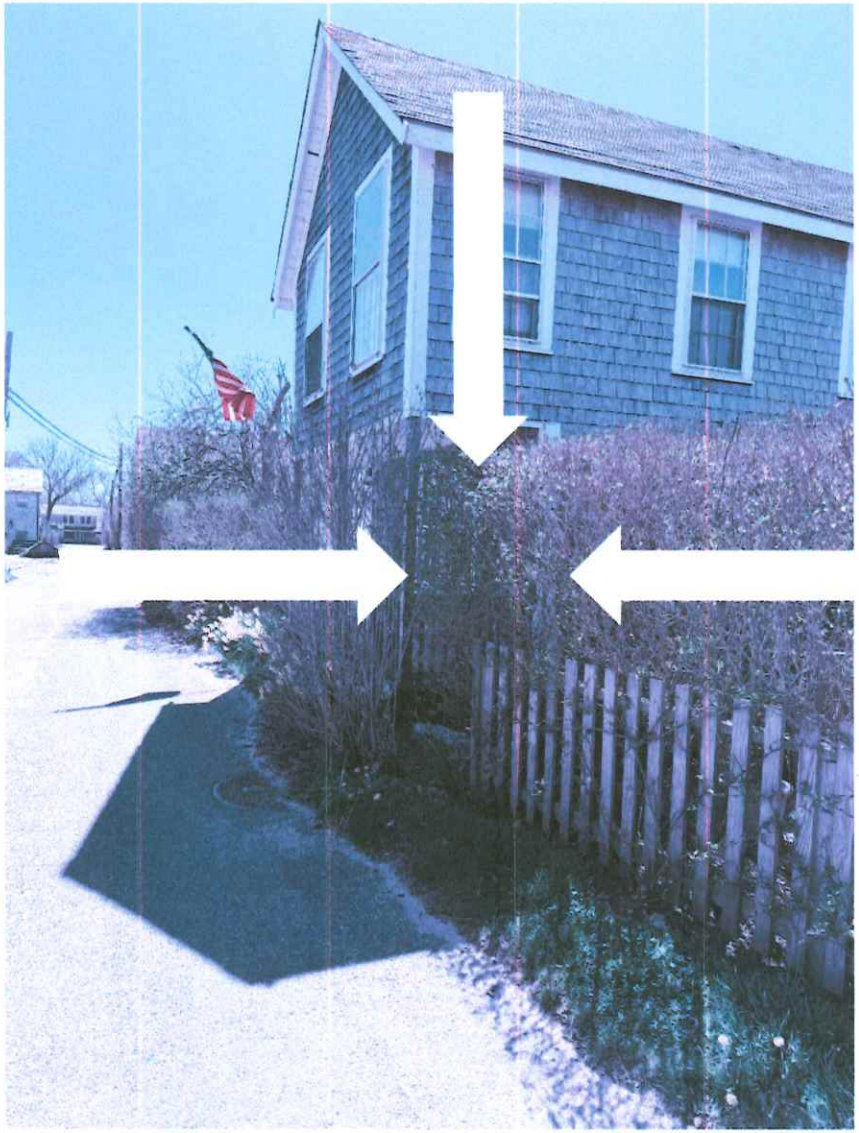
COMMONWEALTH OF MASSACHUSETTS
RICHARD K. EARLE
No. 29416
REGISTERED
PROFESSIONAL LAND SURVEYOR

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

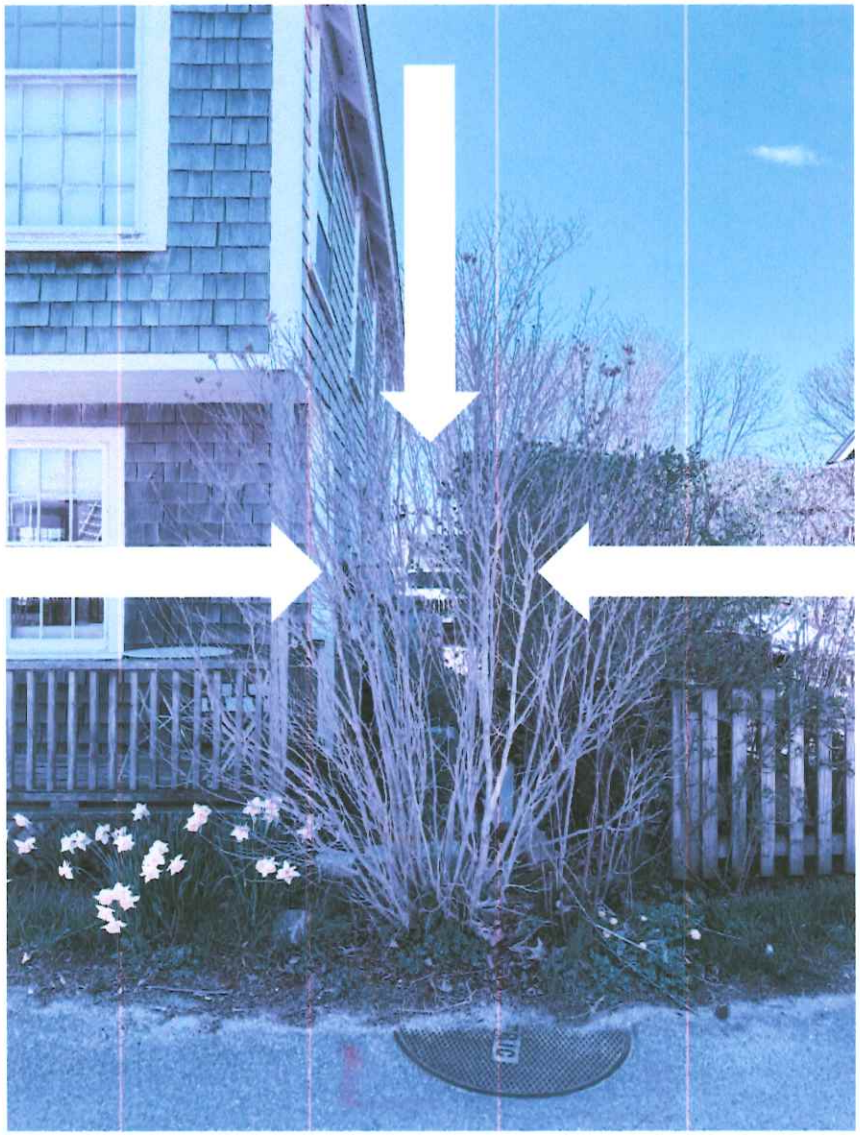
NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

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)

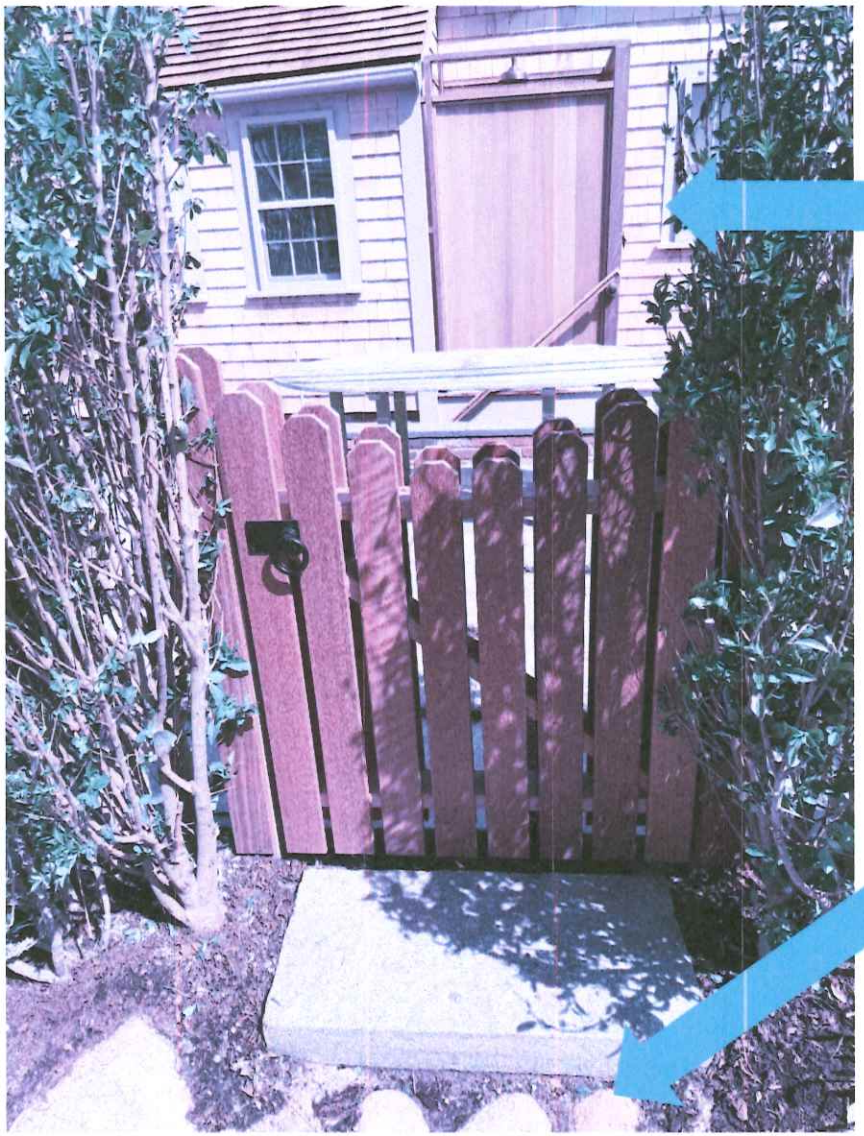
OUTDOOR SHOWER



SHELL STREET

References

Completed Outdoor Showers in Siasconset
(Photo 2 of 7)



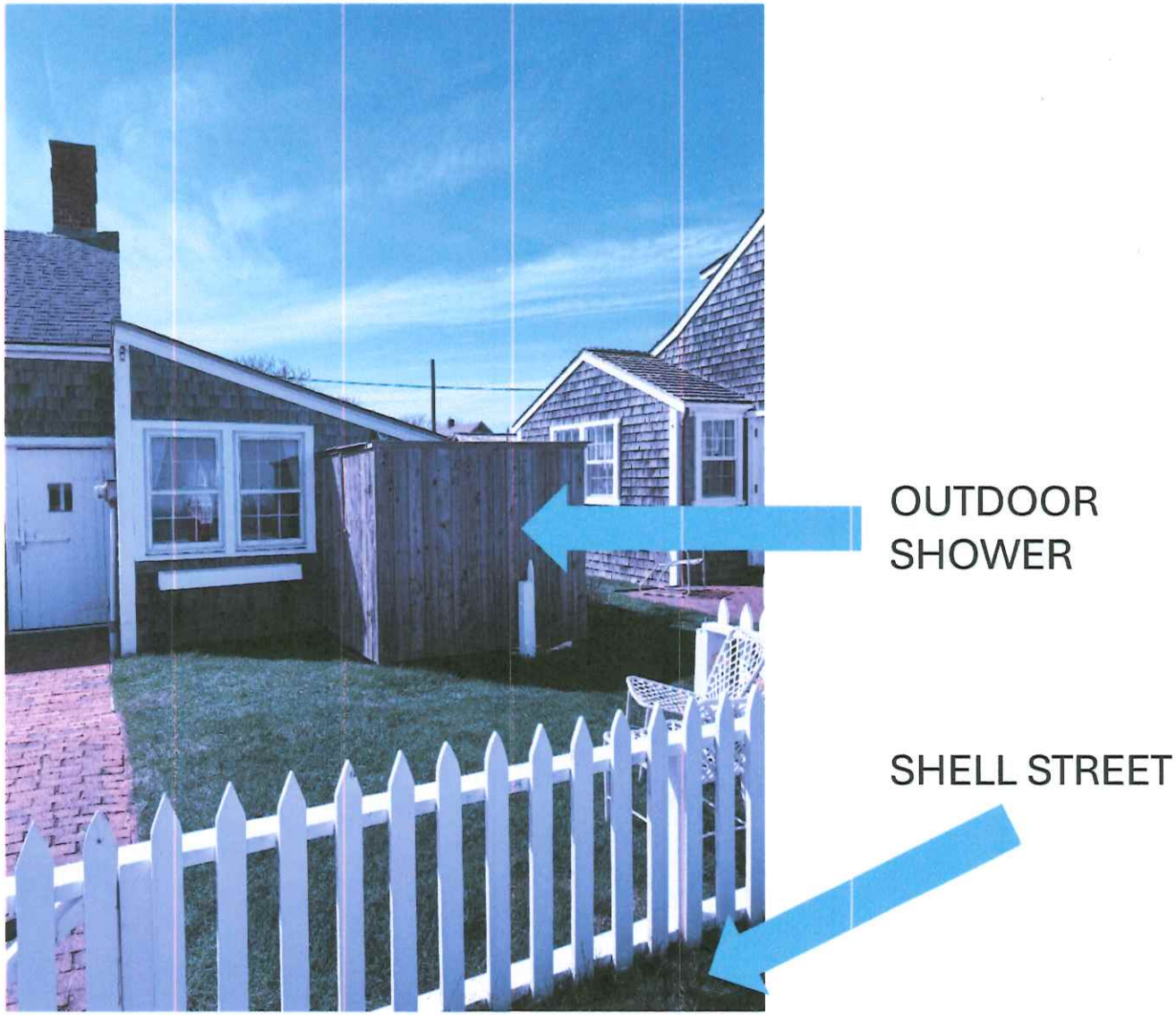
References
Completed Outdoor Showers in Siasconset
(Photo 3 of 7)



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:

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✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

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✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BTP (Initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

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X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 72.2

Street & Number of Proposed Work: 27 Willard Street

Owner of record: 32 Hulbert Pearl et Trust; Steven Cohen Trustee

Mailing Address: 34 Main Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-12-11769
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation: Add side entry, Relocate chimney, Revise Porch roof + Fenestration
2. South Elevation: Revise Fenestration + Porch, add entry, Relocate chimney
3. West Elevation: Revise Dormer, Porch and fenestration.
4. North Elevation: Relocate chimney, Revise Fenestration + porches

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other Porch Roof 4/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side 6 Lite French
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 3/11/25

HDC 2024-12-11769

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 72.2

Street & Number of Proposed Work: 27 Willard Street

Owner of record: 32 Hulbert Rear Lot Trust; Steven Cohen Trustee

Mailing Address: 34 Main Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 12/26/24 Fee Paid: $ 568.75

Must be acted on by: 6/30/25 ~~3/11/25~~

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 53'-6½" Sq. Footage 1st floor: 1468
Width: 34'-6" Sq. footage 2nd floor: 1373
Sq. footage 3rd floor: _____

Decks/Patio: Size: 569sf ☒ 1st floor ☐ 2nd floor
Size: 130sf ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 29'-11" South 29'-11" East 29'-11" West 29'-11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 16" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete w/ V-Groove Facing ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11/12 Secondary Mass 11/12 Dormer 6/12 Other 4½/12 Porch Roof

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) _____

Leaders (material and size): Copper 3" diameter

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x4 Rake 1x4 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze 1x4
Window Casing 5/4 x 6 Door Frame 5/4 x 6 Columns/Posts: Round _____ Square 8x8

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☐ SDL Front 1 Lite | 2 Panel Rear 6 Lite, French Side 6 Lite, French
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

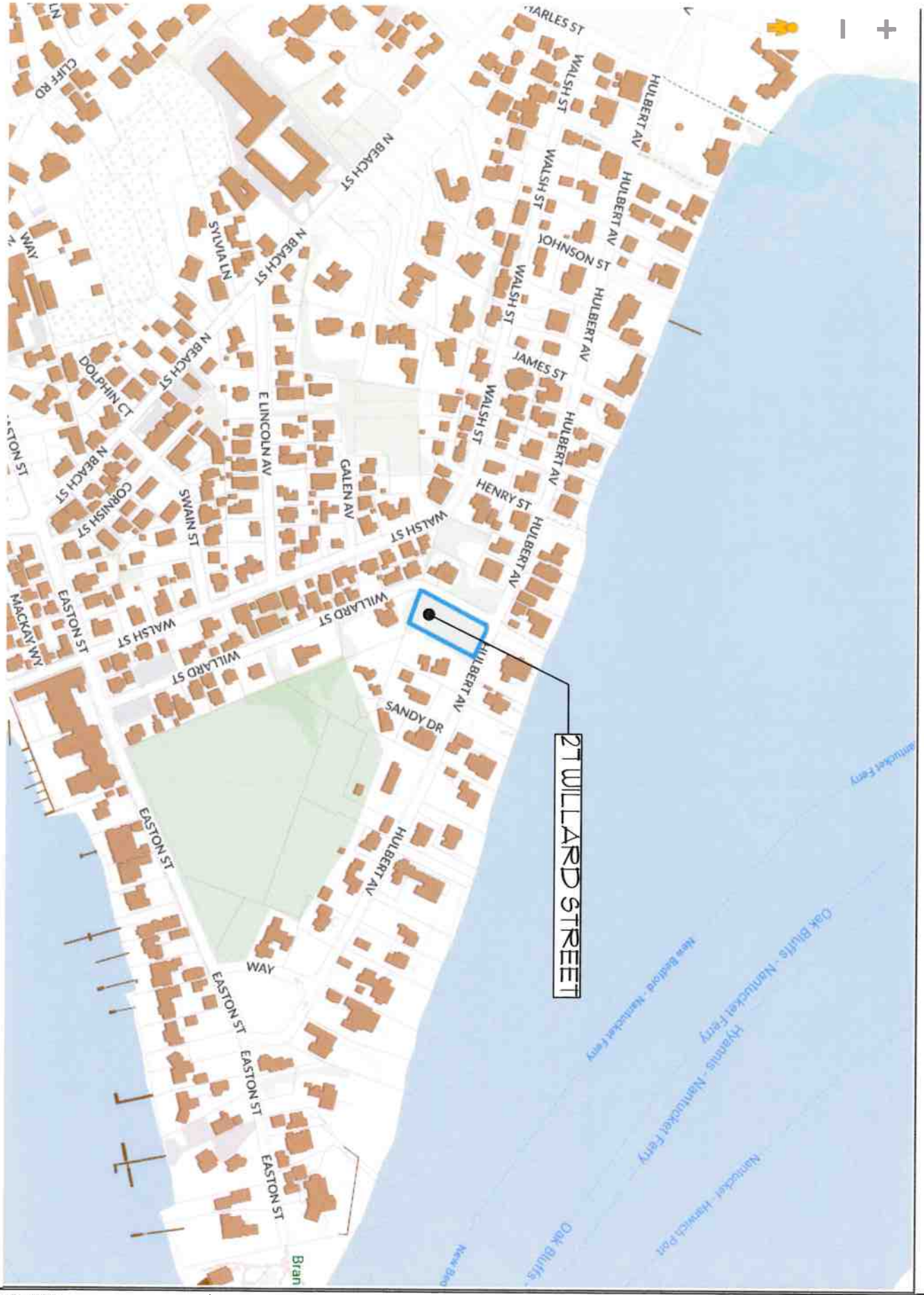
COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Nantucket Gray V-Groove Facing Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/24/24 Signature of owner of record _____ Signed under penalties of perjury



ID# L-1.1

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

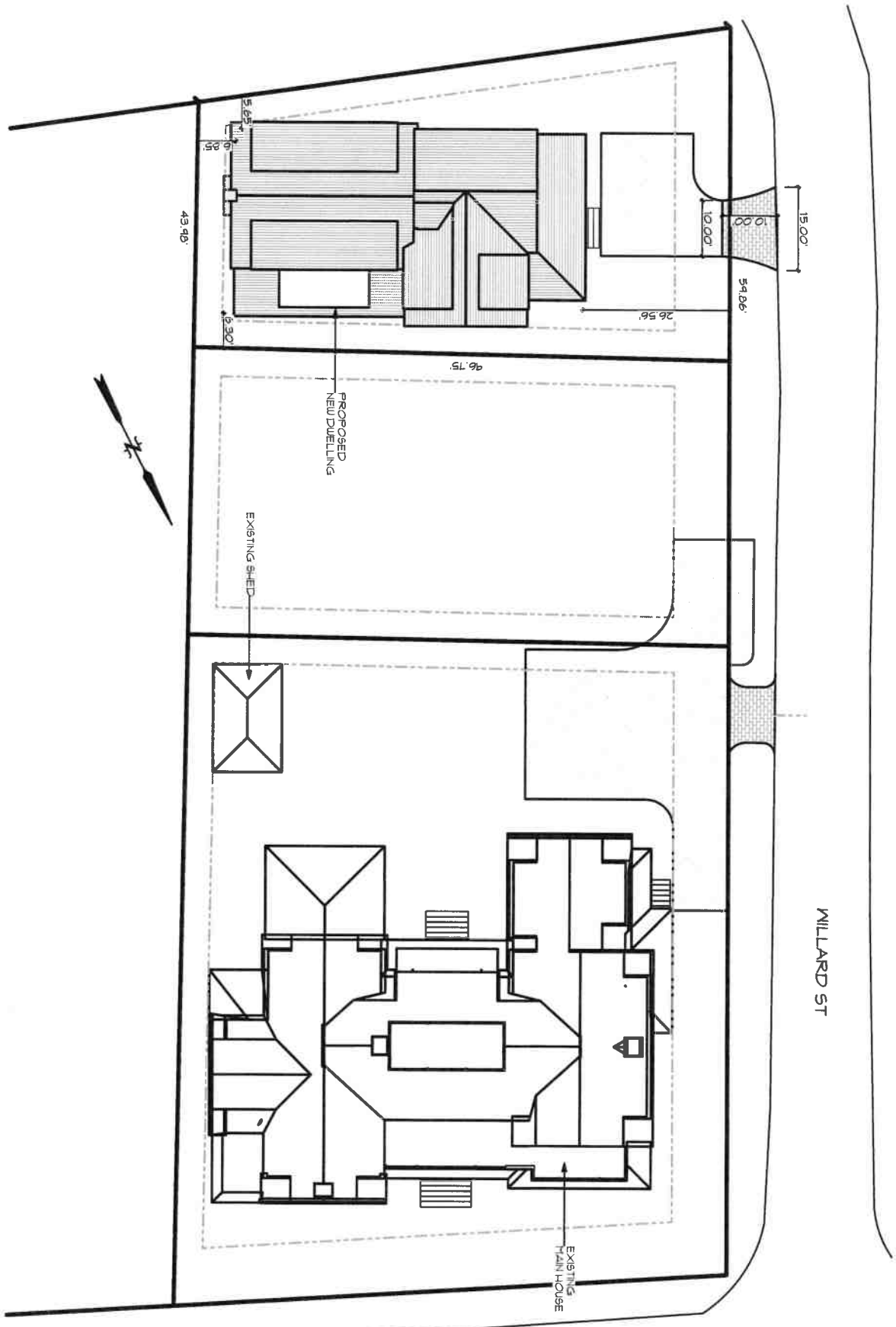
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. Republication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



ID# L-1.2

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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Site Plan

DATE	REVISIONS

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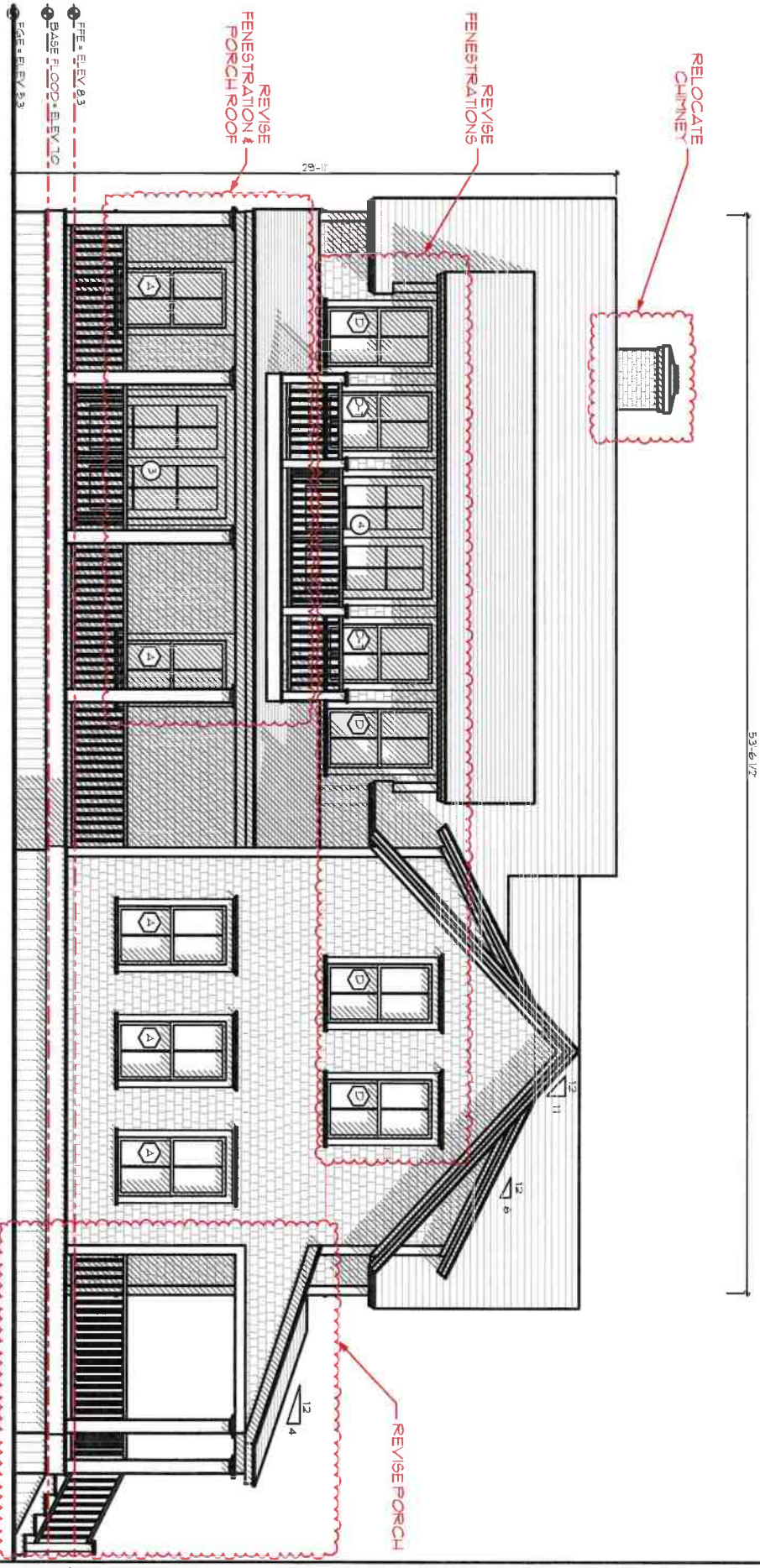

ID# A-2.1

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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North Elevation

DATE REVISIONS

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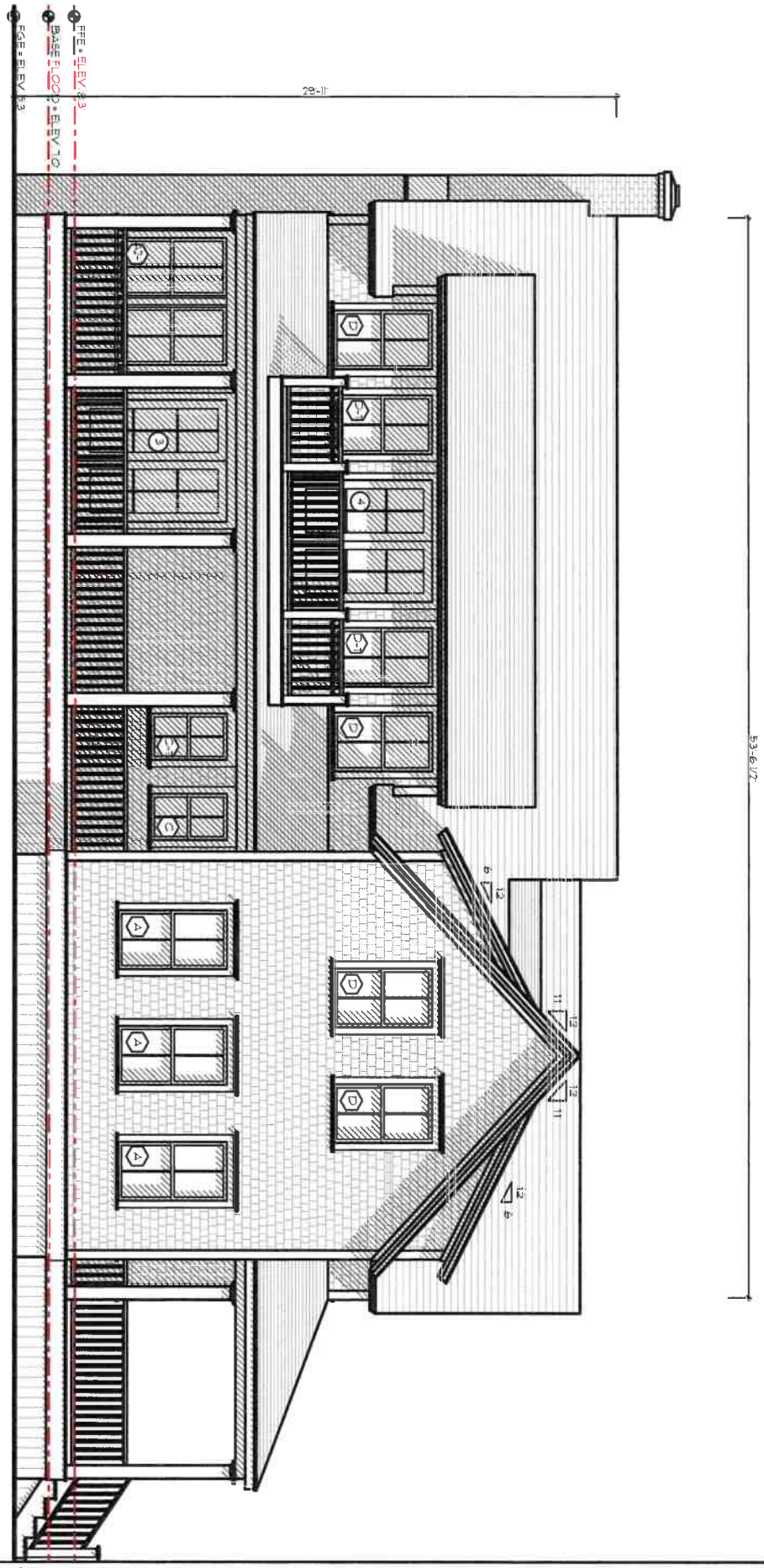

Previously Approved

A-2.1 ID#

New Dwelling
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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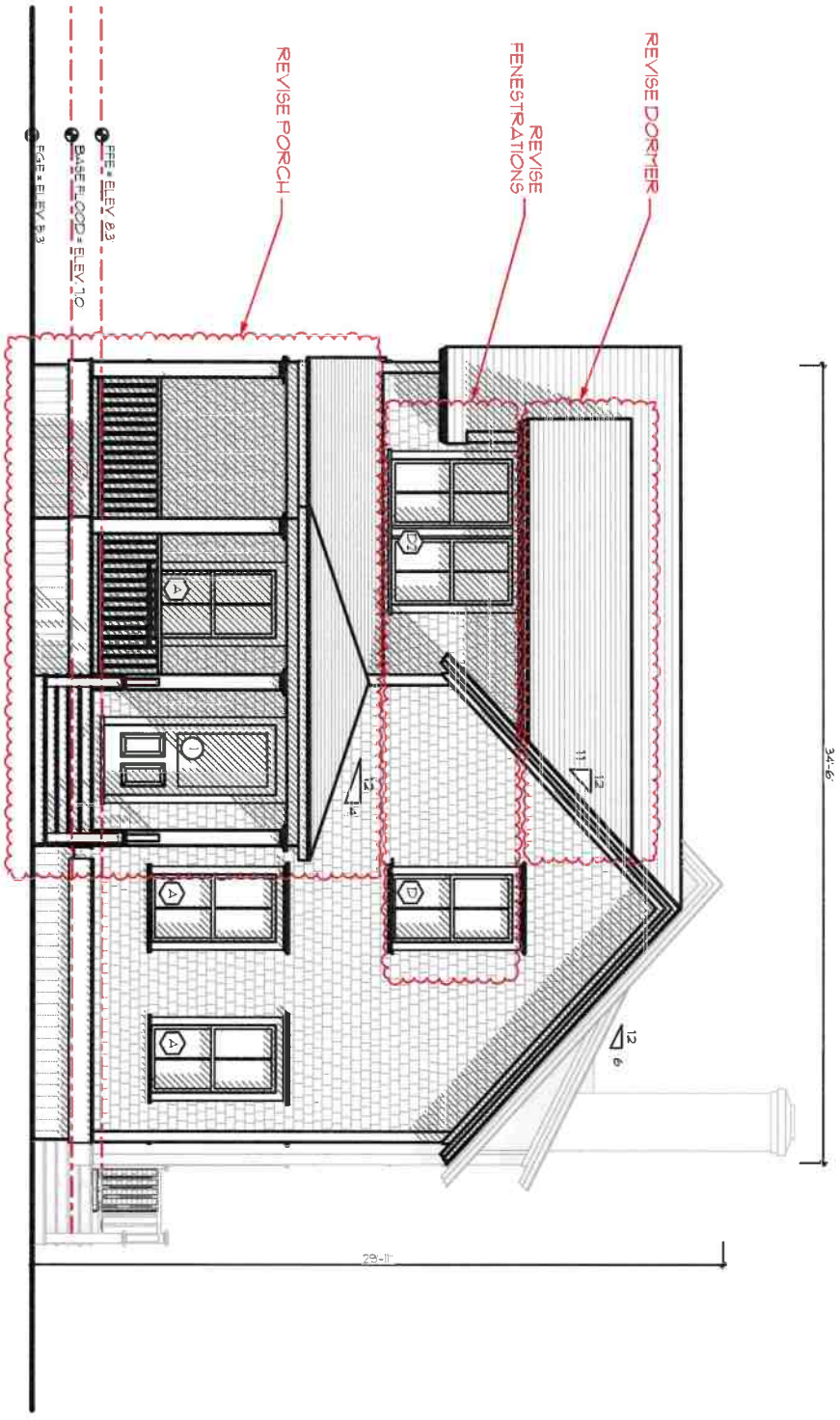

ID# A-2.2

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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DATE REVISIONS

West Elevation

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED 12/12/24

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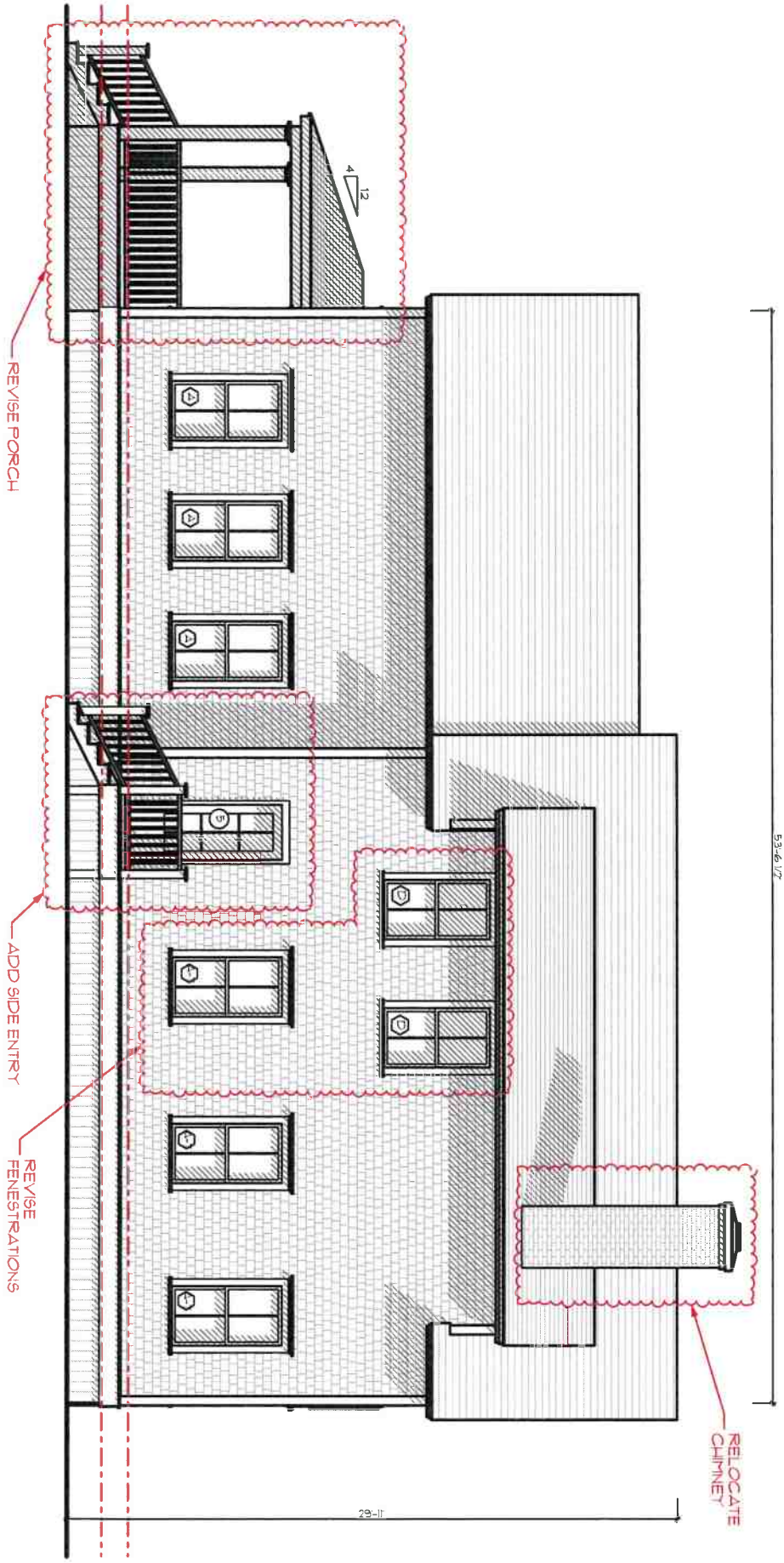
ID#
A-2.2



ID# A-2.3

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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South Elevation

DATE	REVISIONS

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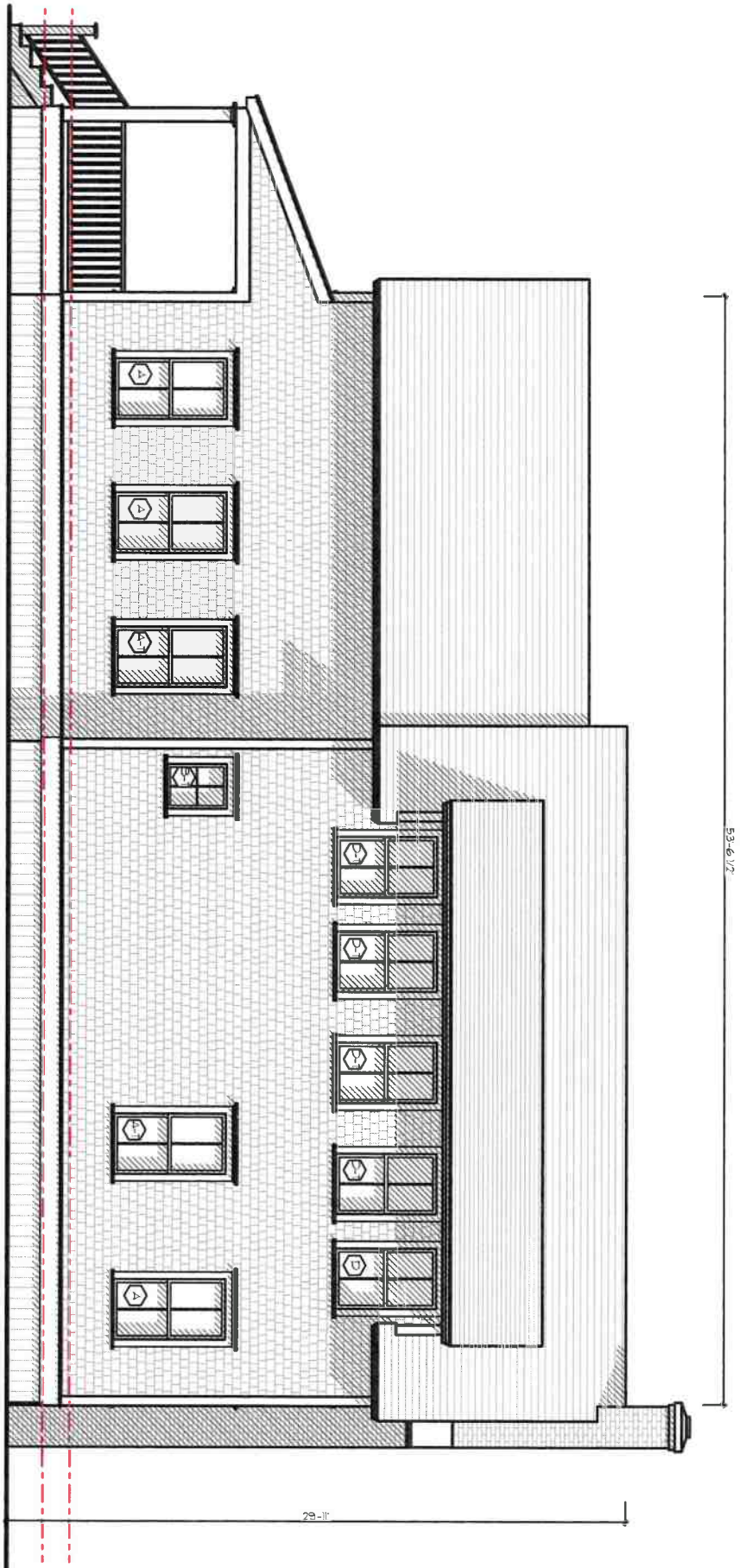
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



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

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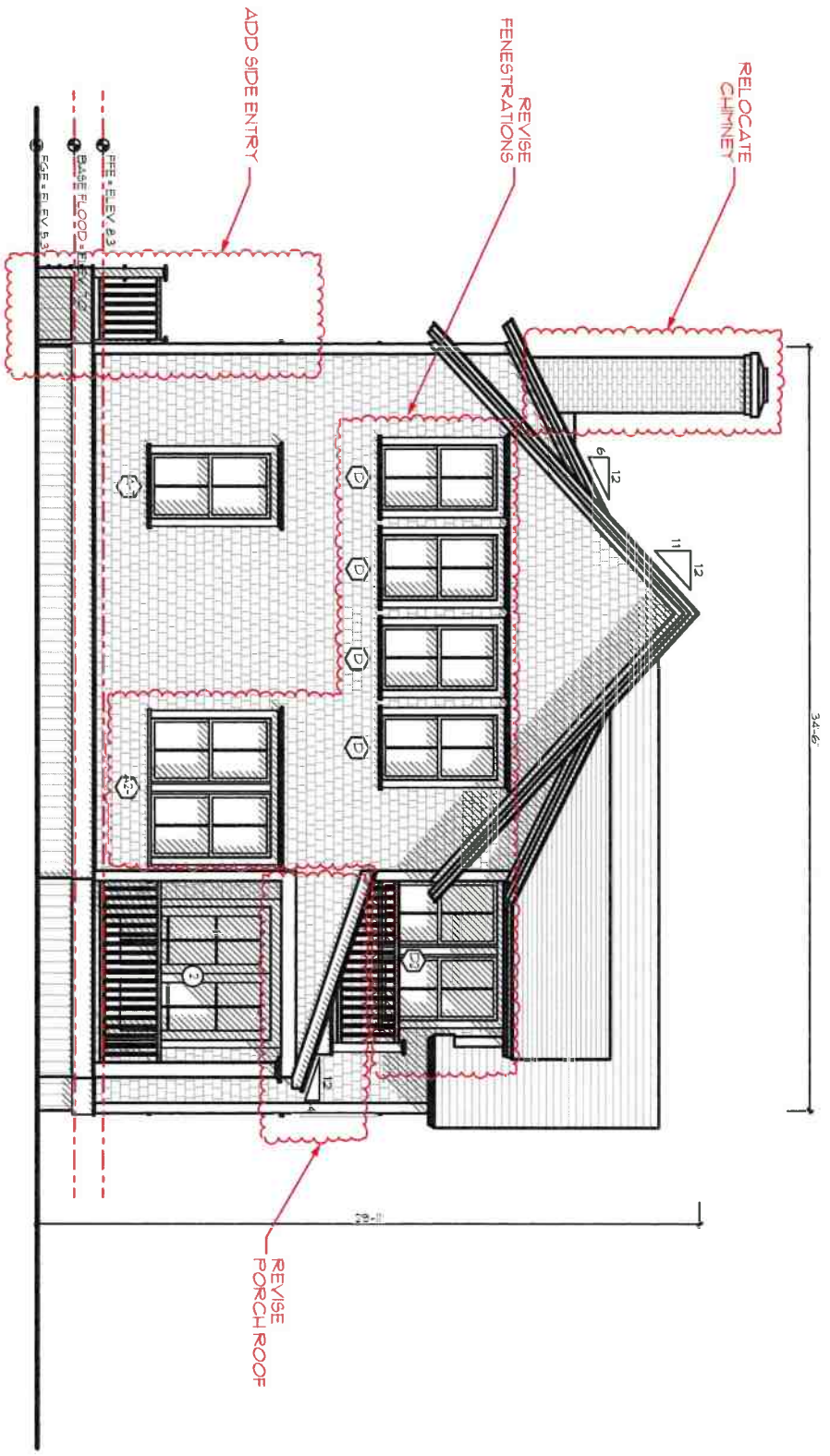

ID# A-2.4

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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East Elevation

DATE	REVISIONS

BOTTICELLI & POHL

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Previously Approved

ID# A-2.4

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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East Elevation

DATE REVISIONS

BOTTICELLI & POHL

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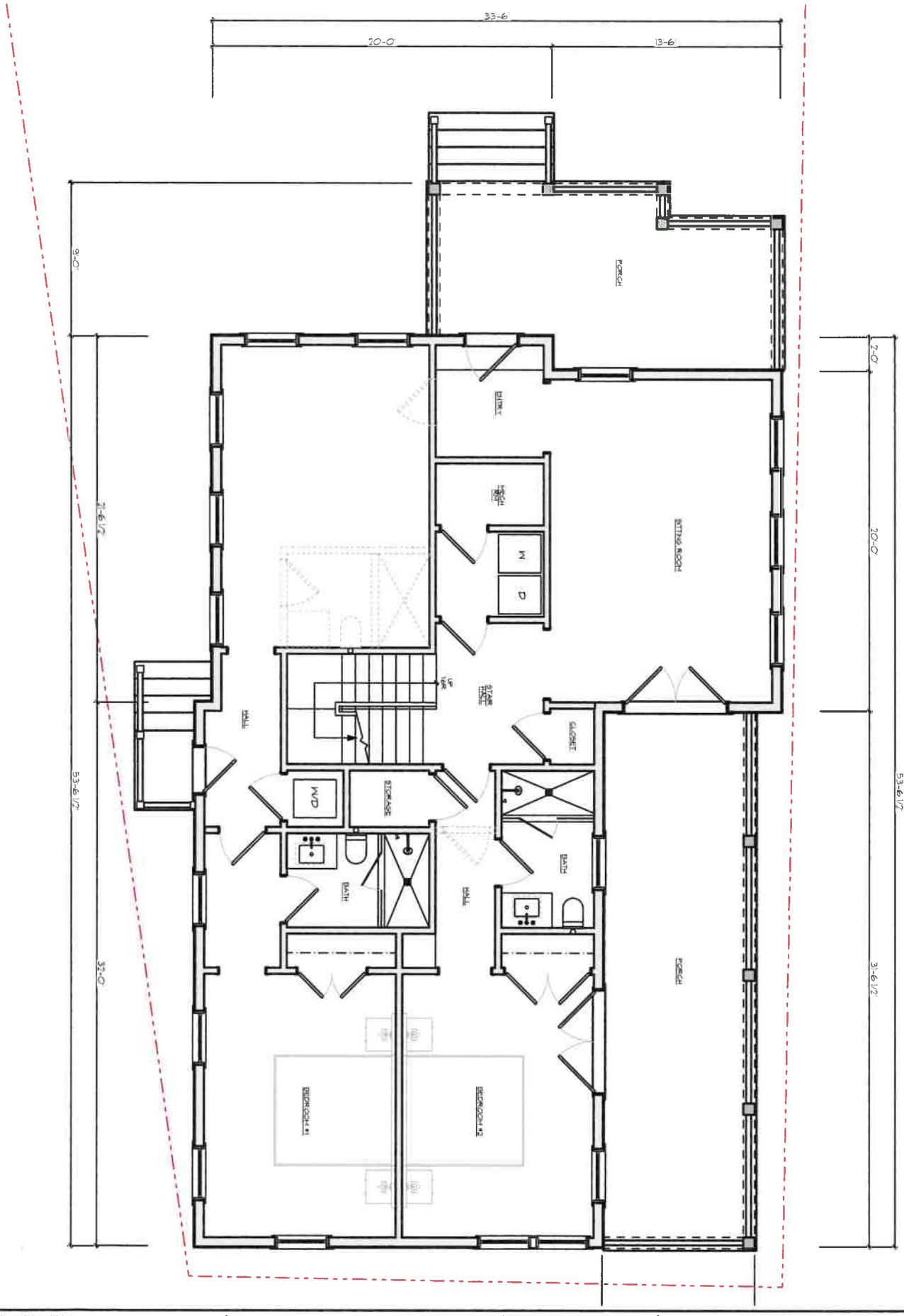

ID# A-1.1

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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First Floor Plan

DATE	REVISIONS

BOTTICELLI & POHL

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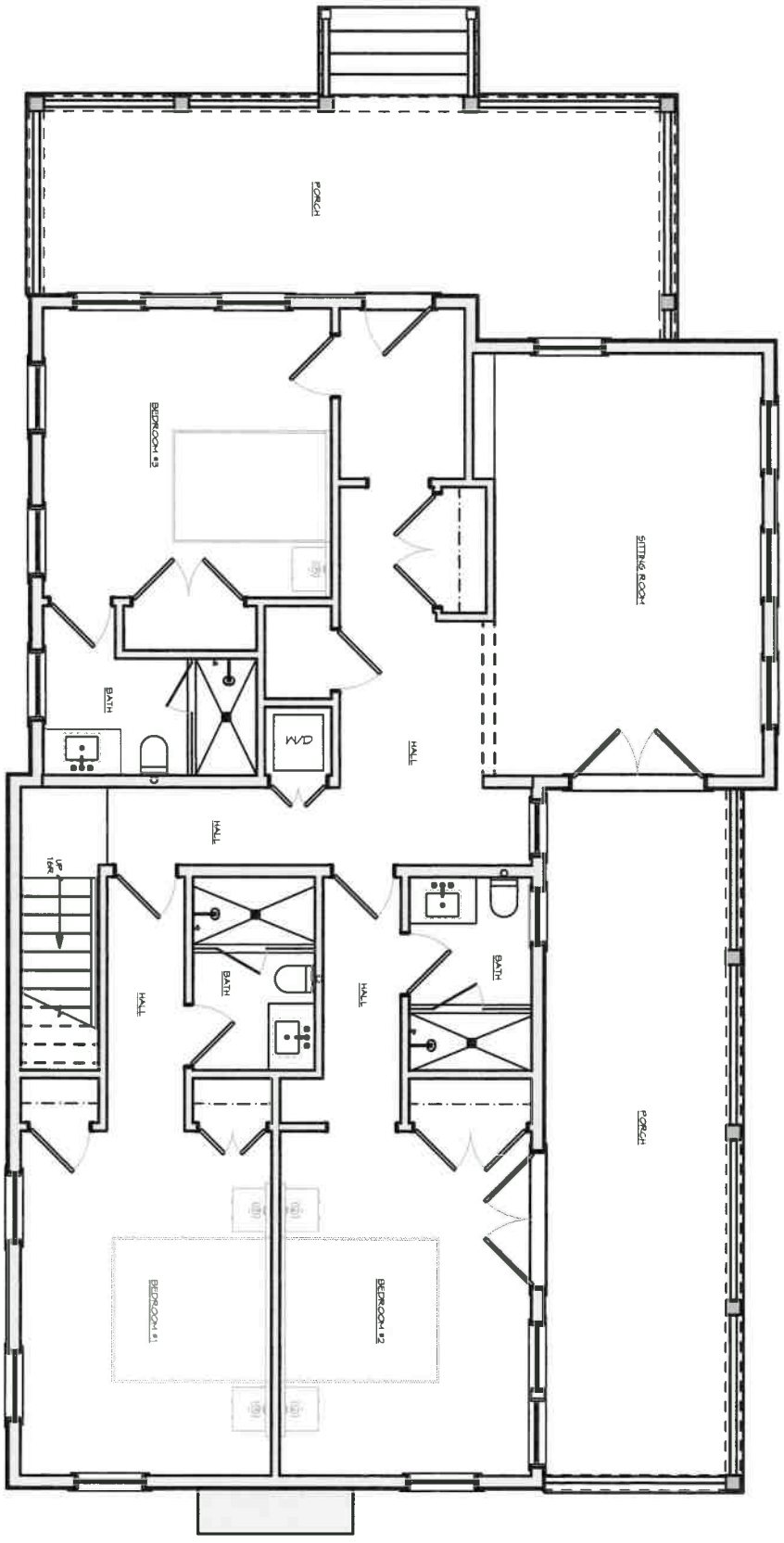

Previously Approved

ID# A-1.1

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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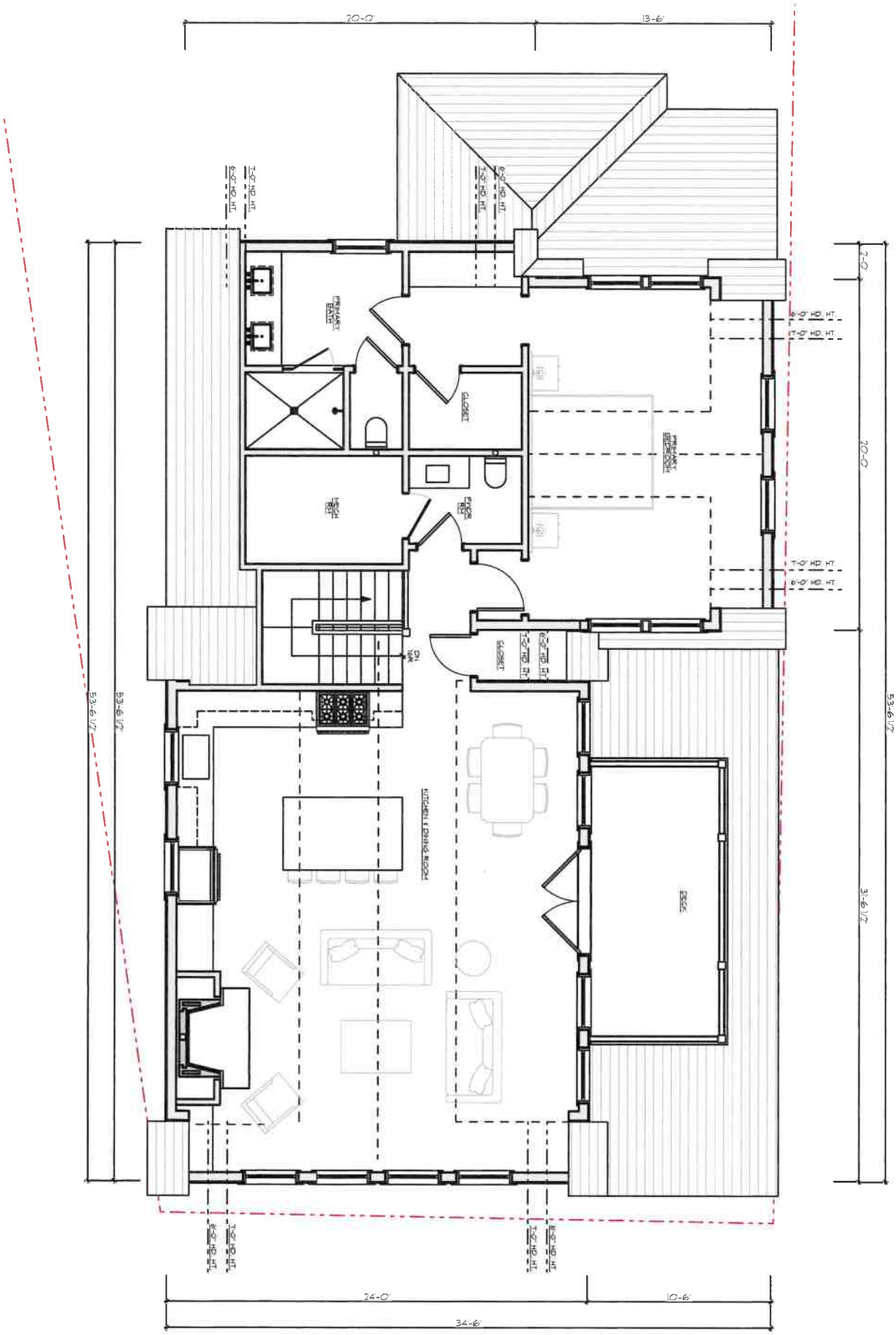
First Floor Plan

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-1.2

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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Second Floor Plan

DATE	REVISIONS

BOTTICELLI & POHL

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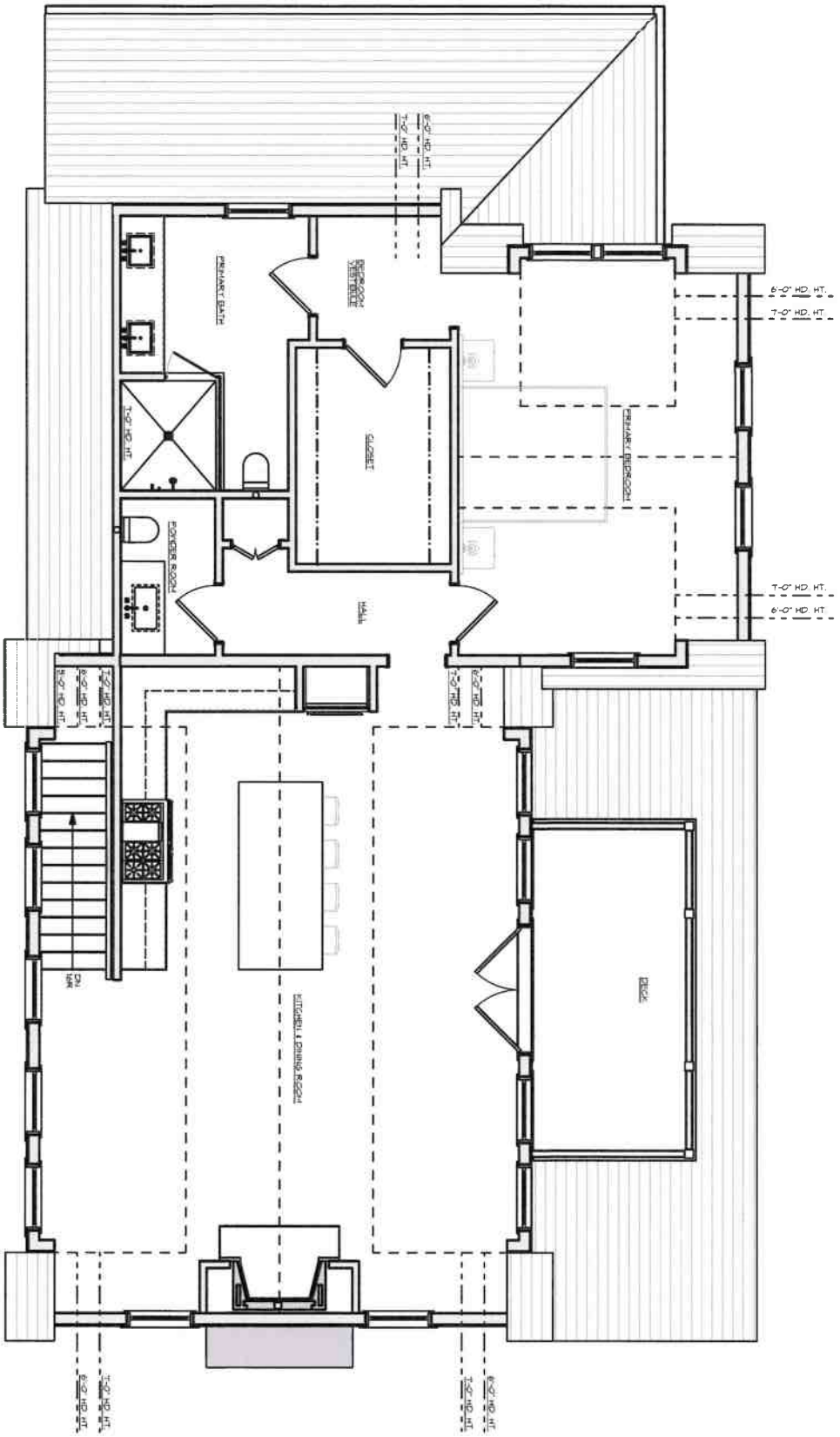

Previously Approved

ID# A-1.2

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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Second Floor Plan

DATE	REVISIONS

BOTTICELLI & POHL

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

New Dwelling
27 Willard St
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 12-23-2024, 04-28-2025

Building Dept. Sub:
Rev: 12-19-2024, 04-25-2025 PH

Window Schedule

No.	Qn.	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
A	15	Double Hung	Marvin	UWDH3230	3'-1 3/8" x 5'-7"	3'-2 3/8" x 5'-7 1/2"	2 over 2	
A2	1	(2) Double Hung	Marvin	(2) UWDH3230	(2) 3'-1 3/8" x 5'-7"	6'-6 1/4"" x 5'-7 1/2"	2 over 2 ea	single stud pocket
D	13	Double Hung	Marvin	UWDH3224	3'-1 3/8" x 5'-5"	3'-2 3/8" x 5'-5 1/2"	2 over 2	
D2	2	(2) Double Hung	Marvin	(2) UWDH3224	(2) 3'-1 3/8" x 5'-5"	6'-6 1/4" x 5'-5 1/2"	2 over 2 ea	single stud pocket

Door Schedule

No.	Qn.	Type	Manuf.	Model #	Door Size	Rough Opening	Lights	Comments
1	1	Front Door	Custom	N/A	3'-0" x 7'-6"	3'-1" x 7'-8 1/4"	1 LITE	1 Lite over 2 Solid Panels
2	1	Inswing French Doors	Custom	N/A	(2) 2'-6" x 7'-6"	5'-1" x 7'-8 1/4"	6 ea	
3	1	Inswing French Doors	Custom	N/A	(2) 3'-0" x 7'-6"	6'-1" x 7'-8 1/4"	6 ea	
4	1	Inswing French Doors	Custom	N/A	(2) 2'-6" x 7'-0"	5'-10" x 7'-2 1/4"	6 ea	
5	1	Side Door	Custom	N/A	2'-8" x 7'-6"	2'-10" x 7'-8 1/4"	6 ea	

Notes:

1. All windows will be Marvin, as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. DP 30 rating required. Low E 272 Argon glass. U-value .29.
2. All doors will be custom, as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. DP 30 rating required. Low E Argon glass. U-value =.29.
   All glazing to come with compliance sticker as required by local building codes.
3. Mill shop will provide shop drawings for all window and door units to architect for approval.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany storm/screen panels. Unless otherwise noted.
5. Provide all doors with custom mahogany storm/screen combo doors. Unless otherwise noted.
6. Provide tempered glass in all locations required by code.--NO ETCHED GLASS (TYP)

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Saad
Land Use Specialist
[illegible]

HDC Liaison
Holly Backus
[illegible]

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 32 Hulbert Rear Lot Trust

STREET ADDRESS 27 Willard Street

MAP/PARCEL 29 | 72.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 28, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

[signature] 4/23/25

Signature Date

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 42

Street & Number of Proposed Work: 88 Pocomo Rd. MH

Owner of record: 88 Pocomo Trust

Mailing Address: Po Box 786
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams LN.
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2024-04-10309
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Fenestration Revisions, Add Shutters

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Fenestration Revisions
2. South Elevation N/A
3. West Elevation Fenestration Revisions
4. North Elevation Add Shutters

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED NO CHANGES

Foundation: Height Exposed NO CHANGES ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS NO CHANGES

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/28/25 Signature of owner of record _____ Signed under penalties of perjury

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for _____on the following statement:

I _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.
(print name of property owner/applicant)



04/05/2024

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR 88 Pocomo Tust

STREET ADDRESS 88 Pocomo Rd

MAP/PARCEL 15 / 42

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Alex Bagmets — Signature

04.28.25 — Date

88 Pocomo Trust Residence

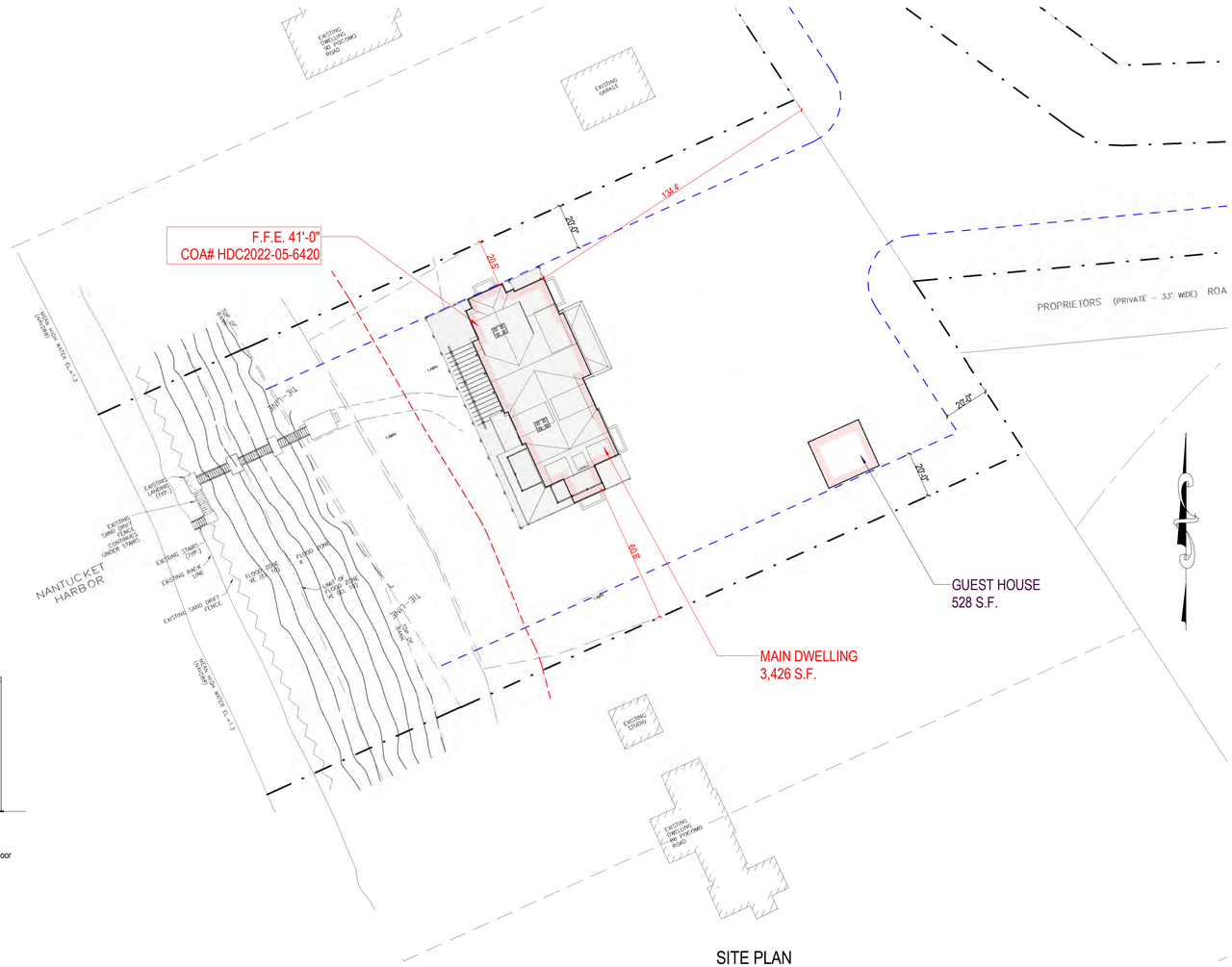
88 Pocomo Rd.
Nantucket, MA 02554

04.28.25



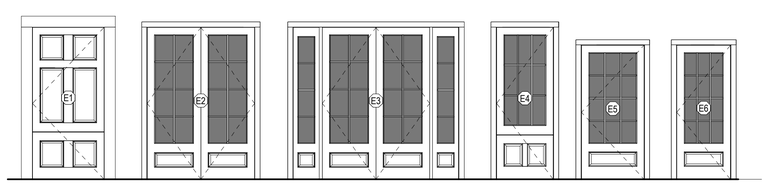
Locus Map





SITE PLAN

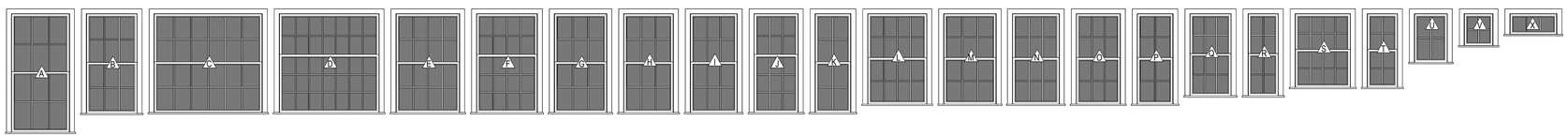
1" = 30'-0"



6 Panel Dutch Door SDL | 8 Lite 1 Panel Double Door SDL | 8 Lite 1 Panel Double Door W/ Side Lights SDL | 9 Lite 2 Panel Dutch Door SDL | 12 Lite 1 Panel Door SDL | 12 Lite 1 Panel Door SDL

Door Legend

EXTERIOR DOOR SCHEDULE				
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
E1	1	4'-0"	8'-6"	
E2	3	6'-0"	8'-6"	≥ 30
E3	1	6'-0"	8'-6"	≥ 30
E4	3	3'-2"	8'-6"	≥ 30
E5	1	3'-6"	7'-6"	≥ 30
E6	1	3'-0"	7'-6"	≥ 30



Double Hung 6/6 SDL | Double Hung 6/6 SDL | Double Hung 12/12 SDL | Cottage 14/21 SDL | Double Hung 8/8 SDL | Cottage 8/12 SDL | Double Hung 6/6 SDL | Double Hung 6/6 SDL | Double Hung 6/6 SDL | Cottage 6/9 SDL | Double Hung 4/4 SDL | Double Hung 8/8 SDL | Double Hung 6/6 SDL | Double Hung 6/6 SDL | Double Hung 6/6 SDL | Double Hung 4/4 SDL | Double Hung 6/6 SDL | Double Hung 4/4 SDL | Double Hung 8/8 SDL | Double Hung 4/4 SDL | Casement 4 Lite SDL | Casement 4 Lite SDL | Awning 3 Lite SDL

Window Legend.

WINDOW SCHEDULE				
WINDOW	QUANTITY	Rough Height	Rough Width	DP RATING
A	1	7'-3"	3'-9"	≥ 30
B	10	6'-1 1/2"	3'-3 3/4"	≥ 30
C	1	6'-1"	6'-9"	≥ 30
D	1	6'-1"	6'-3"	≥ 30
E	3	6'-1"	4'-1"	≥ 30
F	2	6'-1"	3'-11"	≥ 30
G	2	6'-1"	3'-5"	≥ 30
H	2	6'-1"	3'-3"	≥ 30
I	8	6'-1"	3'-1"	≥ 30
J	2	6'-1"	2'-11"	≥ 30
K	2	6'-1"	2'-5"	≥ 30
L	1	5'-7"	3'-9 3/4"	≥ 30
M	1	5'-7"	3'-5"	≥ 30
N	2	5'-7"	3'-1"	≥ 30
O	17	5'-7"	2'-11"	≥ 30
P	2	5'-7"	2'-5"	≥ 30
Q	2	5'-1"	2'-9"	≥ 30
R	6	5'-1"	2'-1"	≥ 30
S	1	4'-7"	3'-7"	≥ 30
T	2	4'-7"	2'-1"	≥ 30
U	6	3'-1"	2'-3"	≥ 30
V	4	2'-1"	2'-0"	≥ 30
X	1	1'-5"	3'-1"	≥ 30

HDC SUBMISSION

2405

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,429 MH & 528 GH
Total Proposed G.C.:	3,957 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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F.203	BUILDING ELEVATIONS
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A.102	SECOND FLOOR PLAN
A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS
A.300	PERSPECTIVE VIEWS
F.101a	BELOW GRADE BASEMENT FOUNDATION PLAN
F.101b	BUILDING ELEVATIONS
F.105	FOUNDATION 3D VIEWS
S.101a	BELOW GRADE BASEMENT FRAMING PLAN
S.103	LOWER ROOF FRAMING PLAN
S.202	FRAMING SECTIONS

NEW YORK CITY USA №40 THOMPSON ST INTERIORS * FURNITURE

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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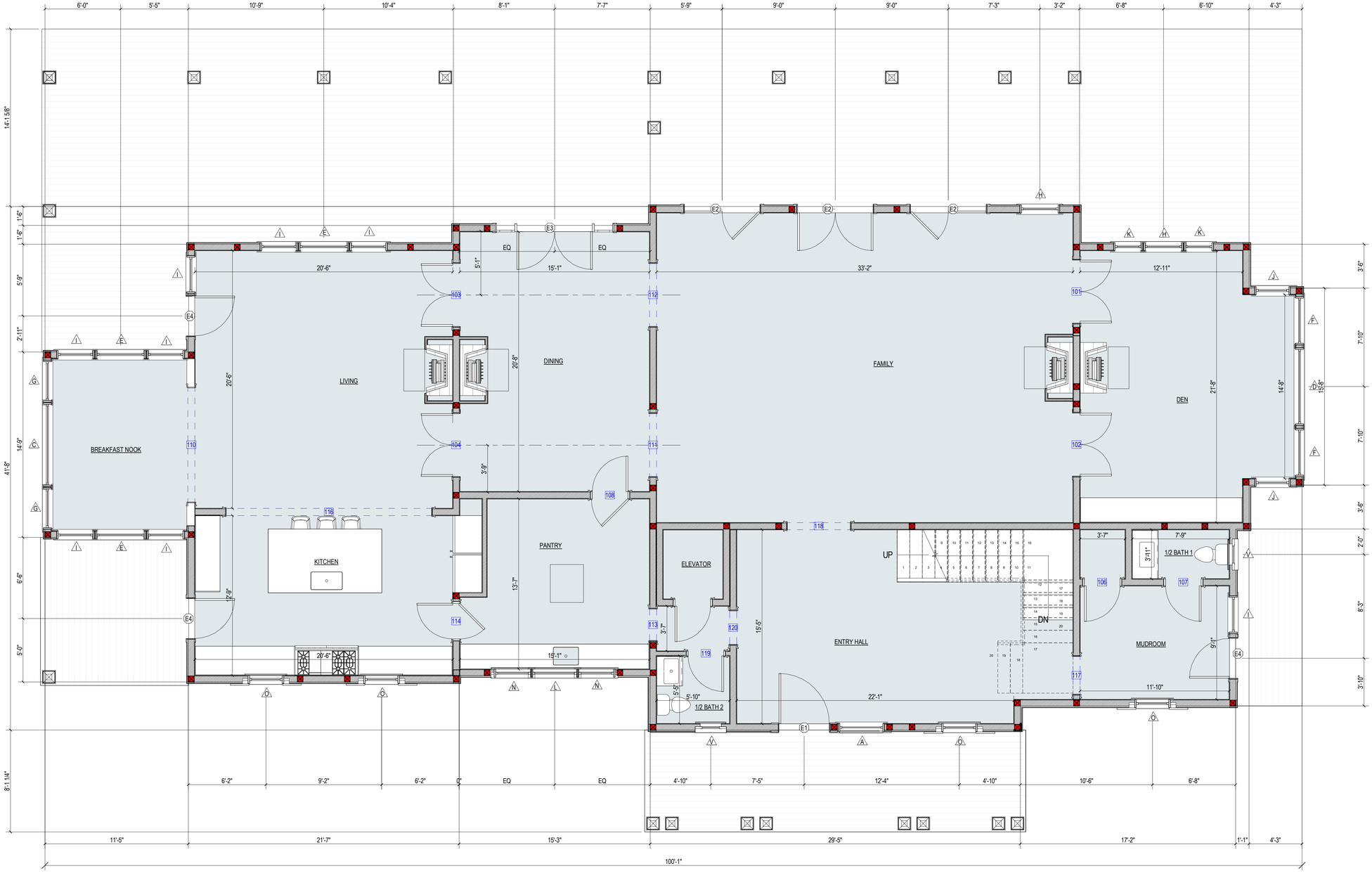
G.1.1
2405

04.28.25

HDC SUBMISSION



1 First Floor Plan
1/4" = 1'-0"

1/4" = 1'-0" 2 0 2 4 6 8 10
SCALE FEET

2405

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Nantucket, MA 02554

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FIRST FLOOR PLAN

Site Information

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Current Zoning:	LUG-3
Minimum Frontage:	200 ft
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A.101
2405

04.28.25

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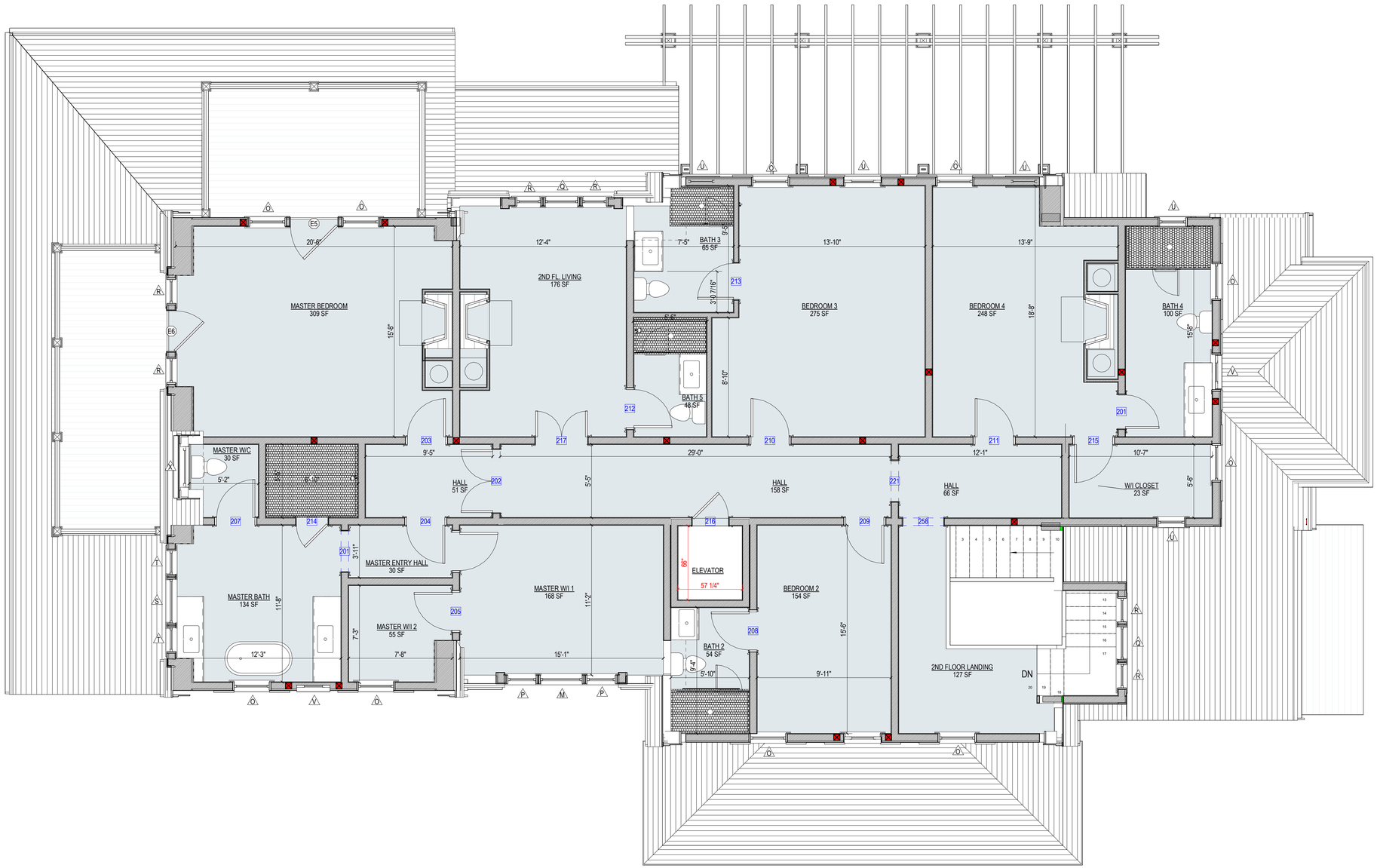

1 Second Floor Plan
1/4" = 1'-0"

1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

2405

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SECOND FLOOR PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
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Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,429 MH & 528 GH
Total Proposed G.C.:	3,957 sf

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S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

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A.102
2405

04.28.25

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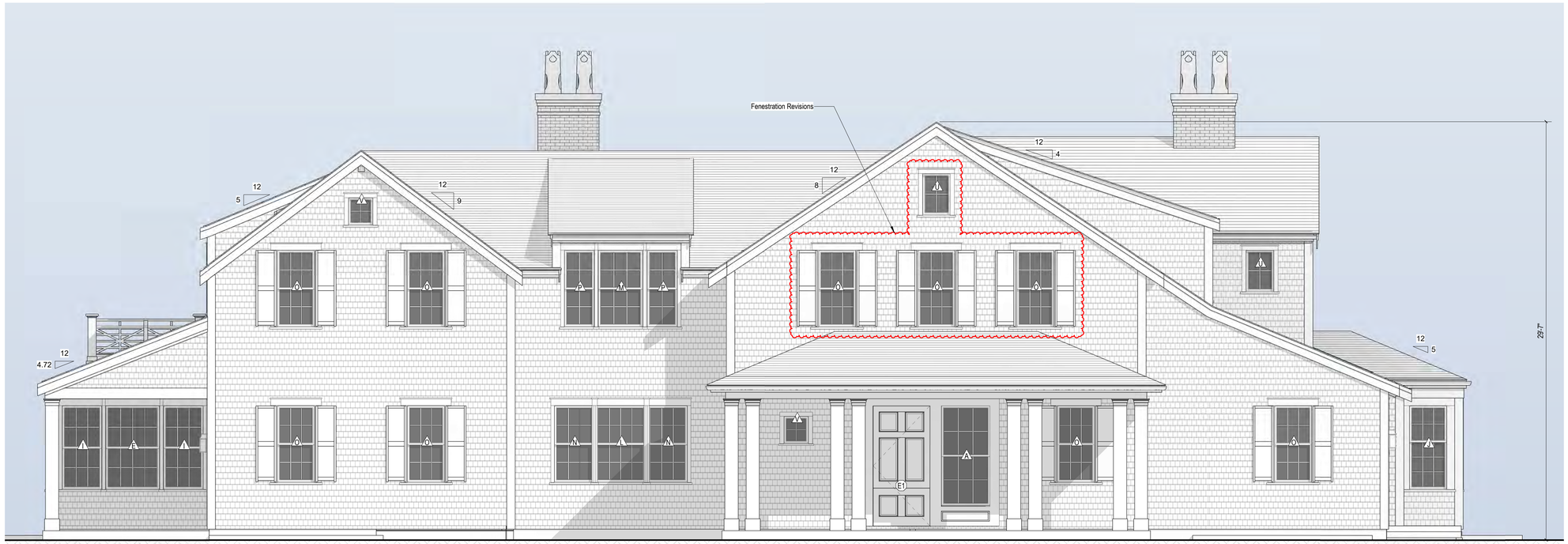

1 East Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"



East Elevation Prev. Approved HDC
1" = 10'-0"



North Elevation Prev. Approved HDC
1" = 10'-0"

2405

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EXTERIOR ELEVATIONS

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Total Proposed G.C.:	3,957 sf

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Revisions

Revision 1 Date 1

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A.201
2405

04.28.25

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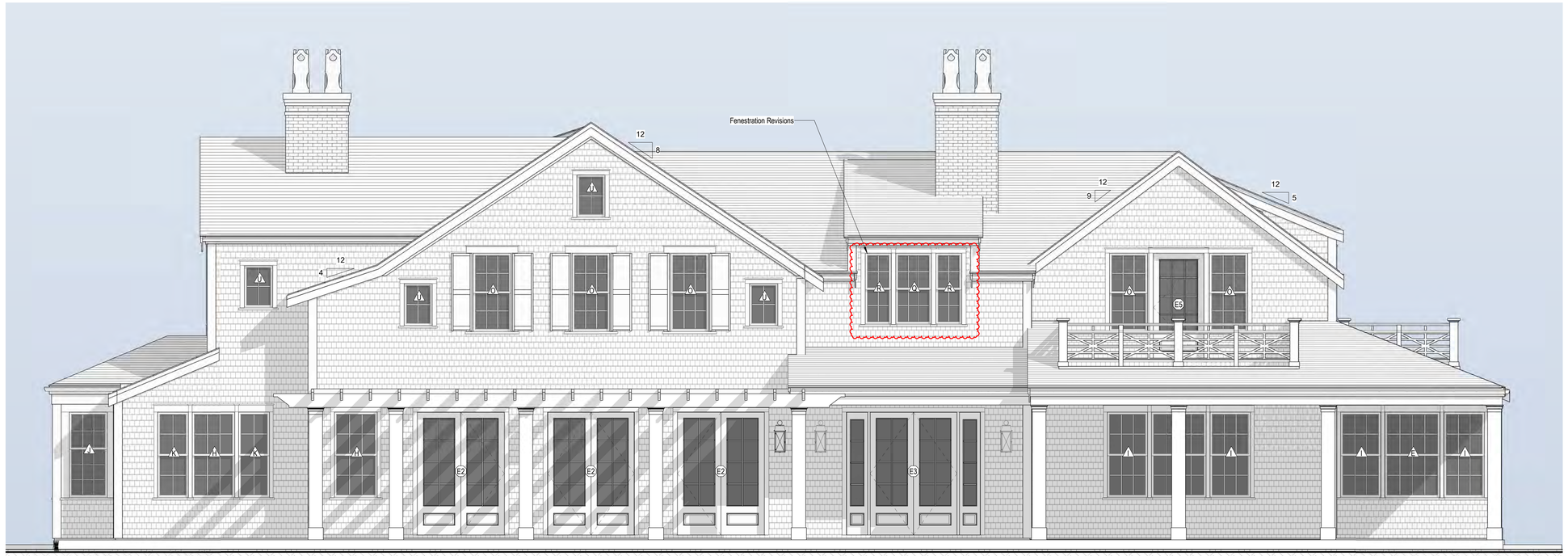

1 West Elevation
1/4" = 1'-0"



2 South Elevation, No Change
3/16" = 1'-0"



West Elevation Prev. Approved HDC
1" = 10'-0"

1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

2405

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NEW YORK CITY USA No40 THOMPSON ST INTERIORS FURNITURE

S.R. GAMBREL
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NEW YORK NY 10013

Revisions

Revision 1 Date 1

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A.202
2405

88 Pocomo Trust Residence

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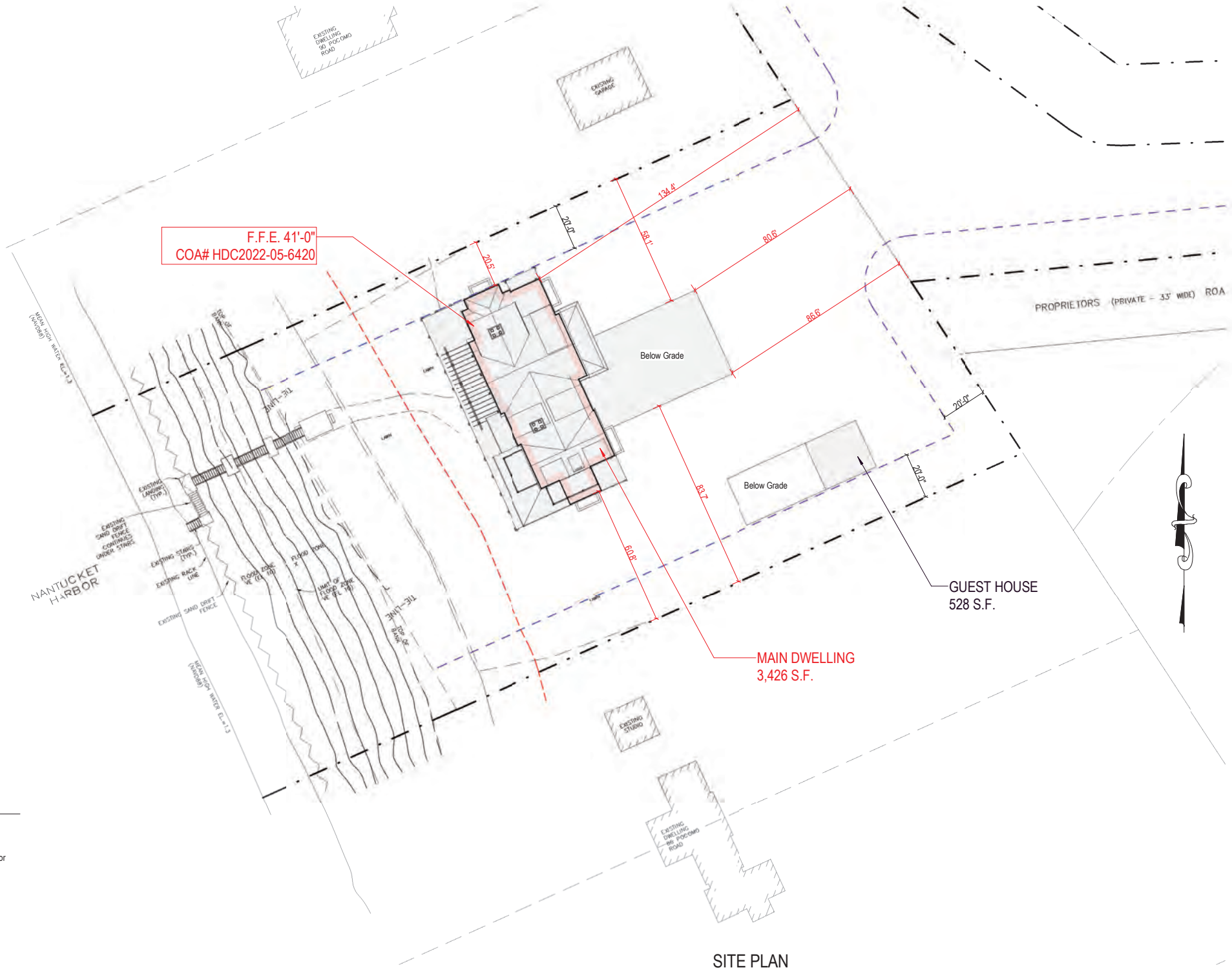
Nantucket, MA 02554



Locus Map

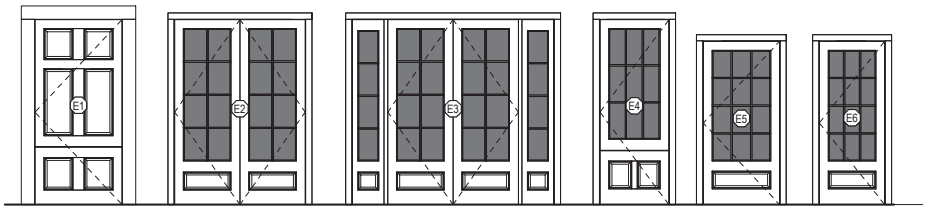


el Door

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

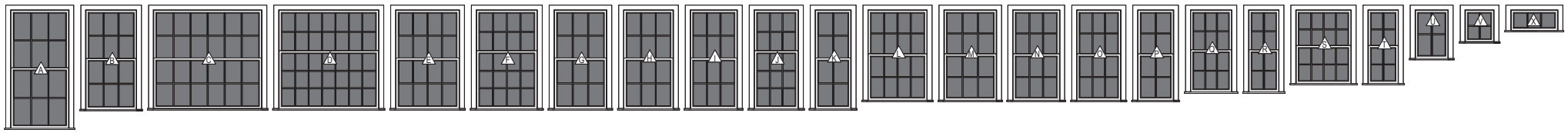
EXTERIOR DOOR SCHEDULE

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

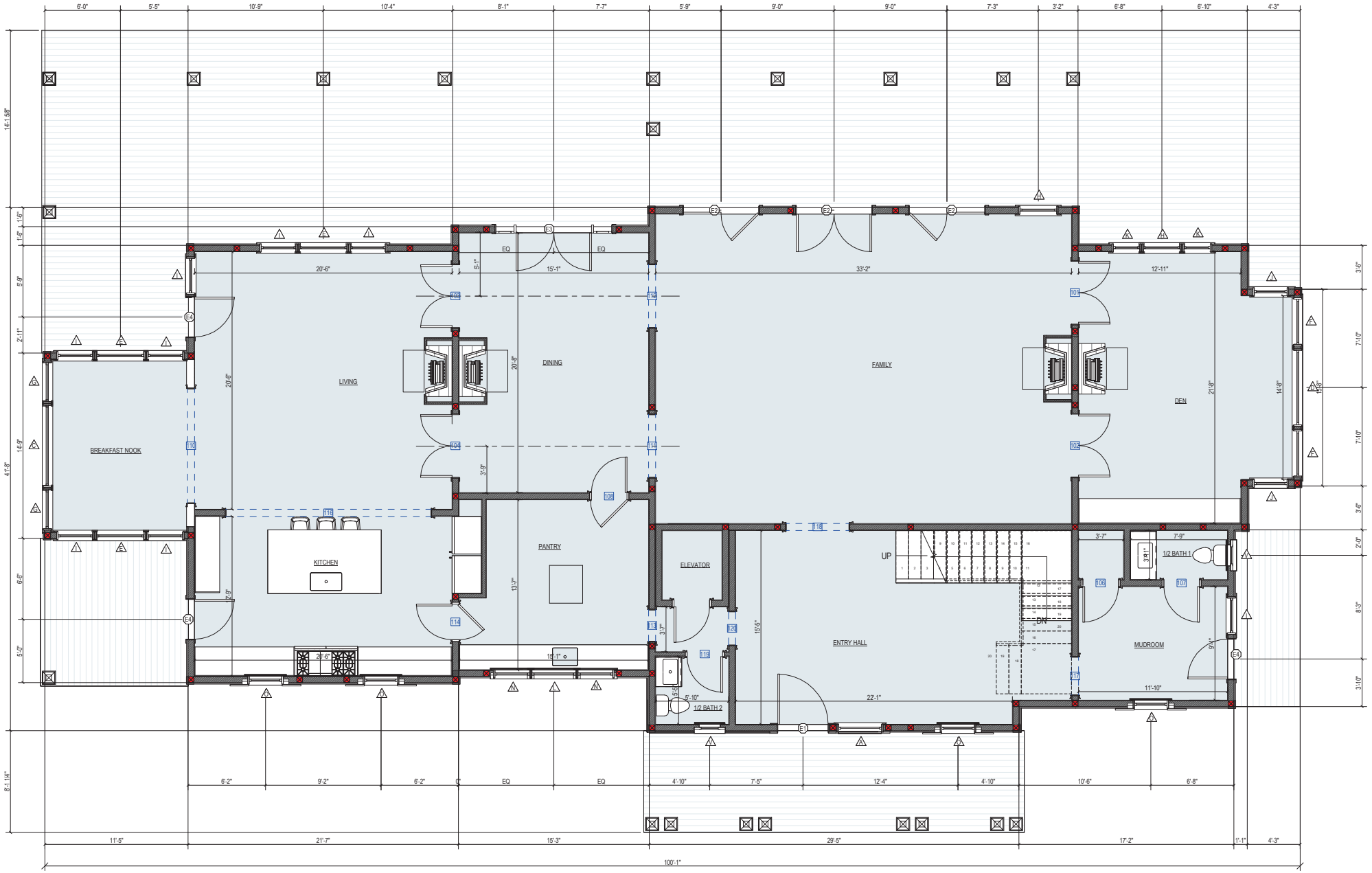
Casement
4 Lite SDL

Casement
4 Lite SDL

Awning
3 Lite SDL

Window Legend.

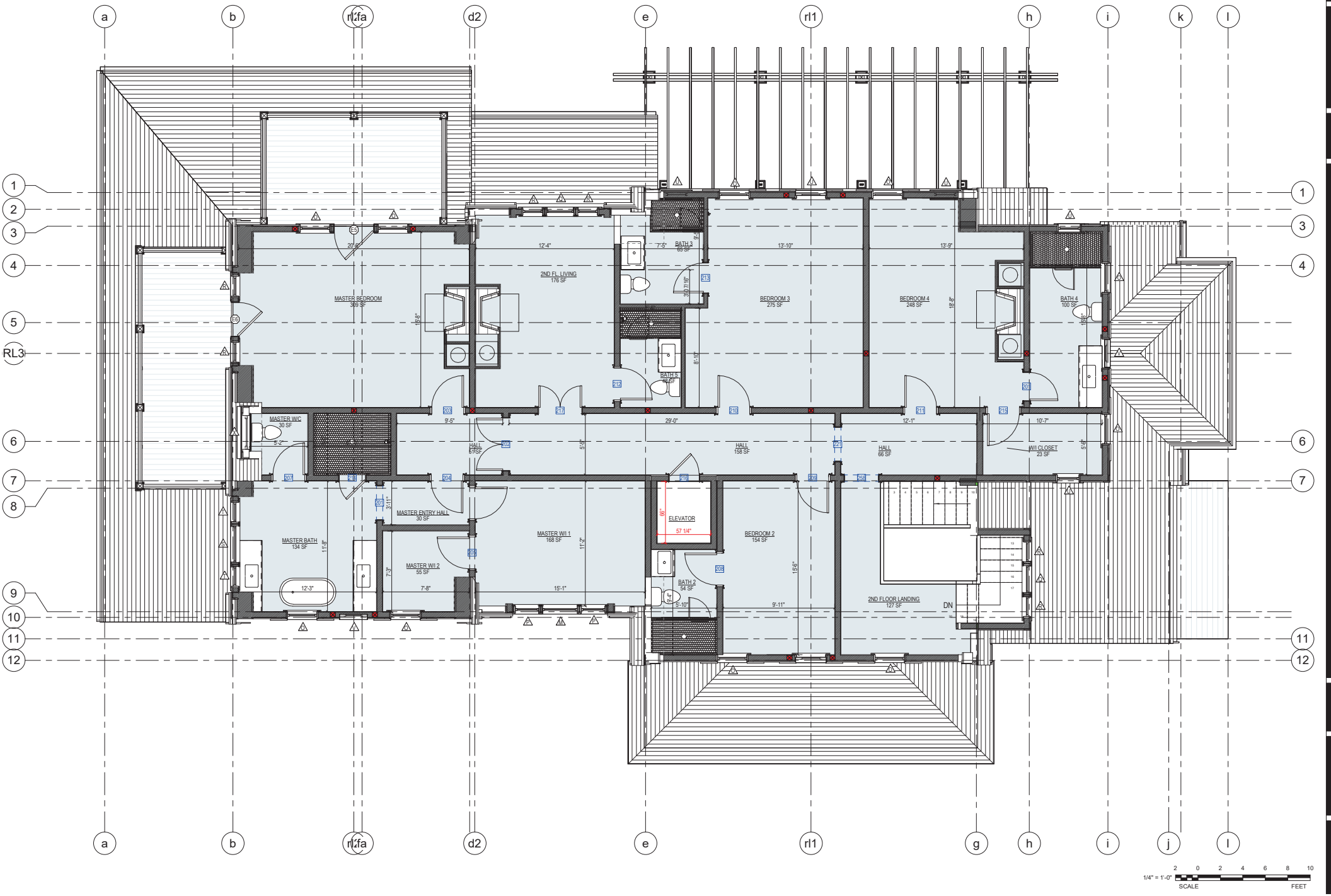
FOR SUBMISSION



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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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.

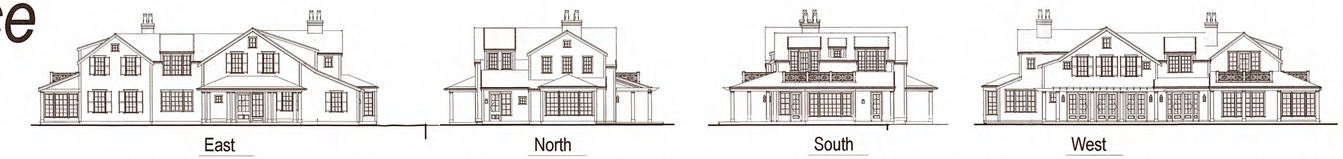
Date 4/08/24 Signature of owner of record _____ Signed under penalties of perjury

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

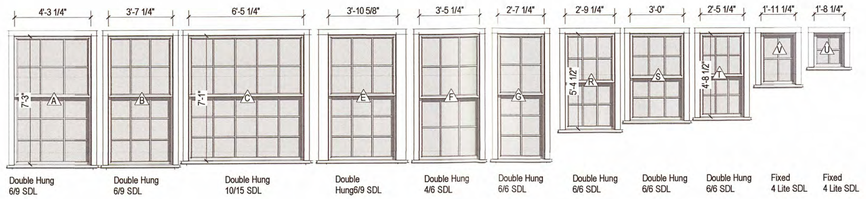
8 Lite 1 Panel Door W/Transome Lite SDL

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

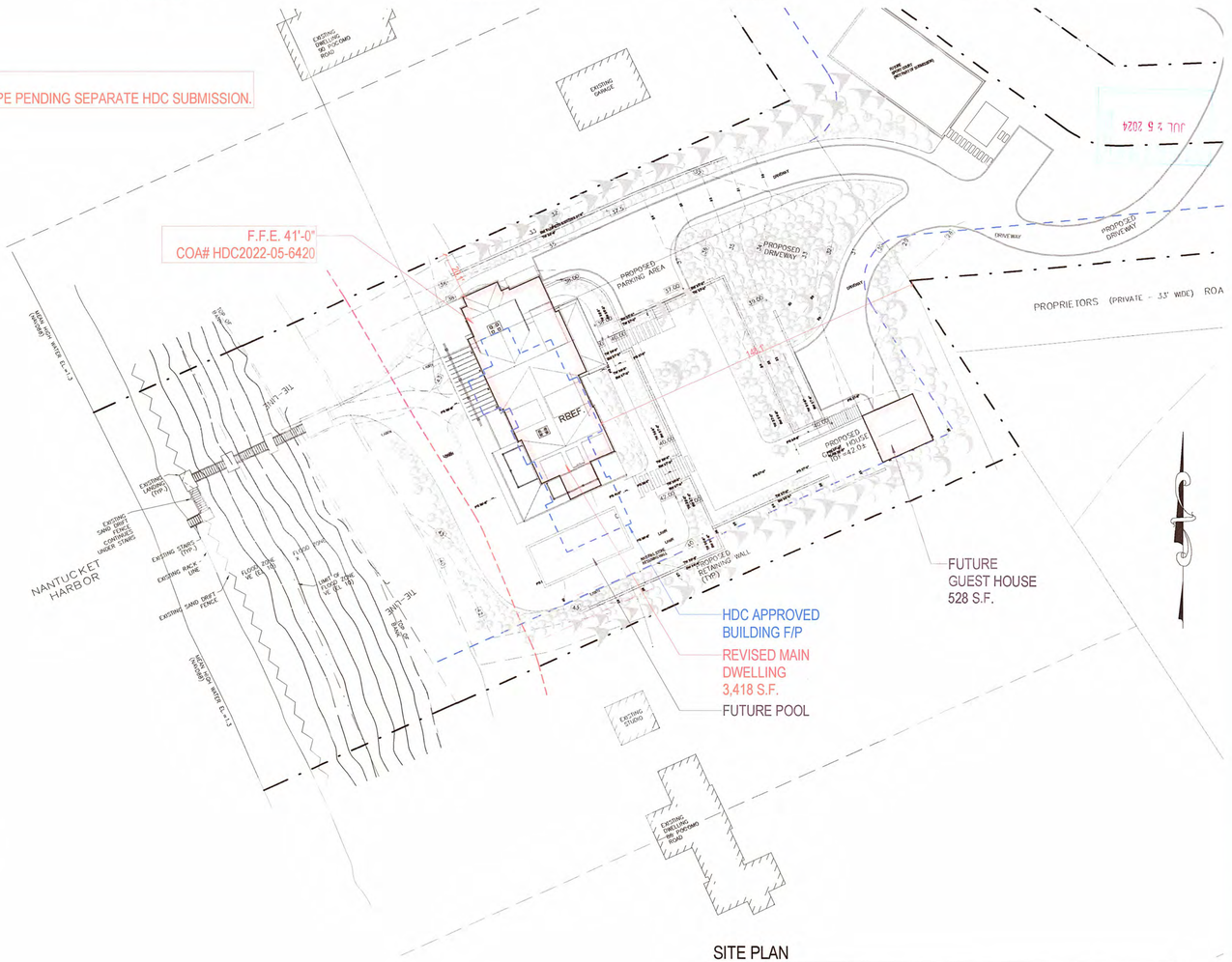
Double Hung 6/6 SDL

Fixed 4 Lite SDL

Fixed 4 Lite SDL

Window Legend.

NOTE:
HARDSCAPE PENDING SEPARATE HDC SUBMISSION.



SITE PLAN
1" = 30'-0"

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 COVER SHEET
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

APPROVED
HDC2024-04-10309
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

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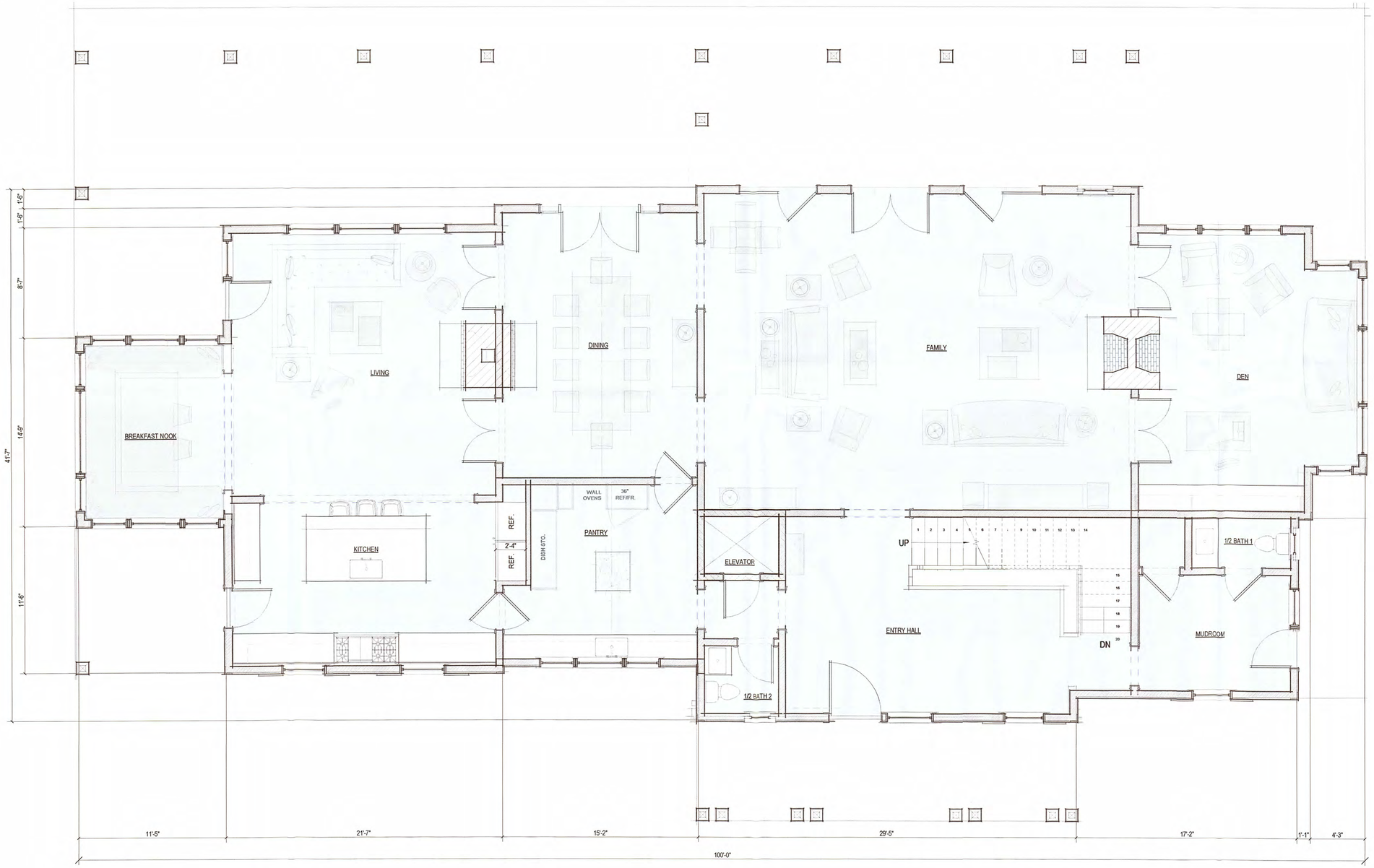
G.1.1
2128

06.14.24

PROGRESS SET



1 First Floor Plan
1/4" = 1'-0"

2128

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FIRST FLOOR PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
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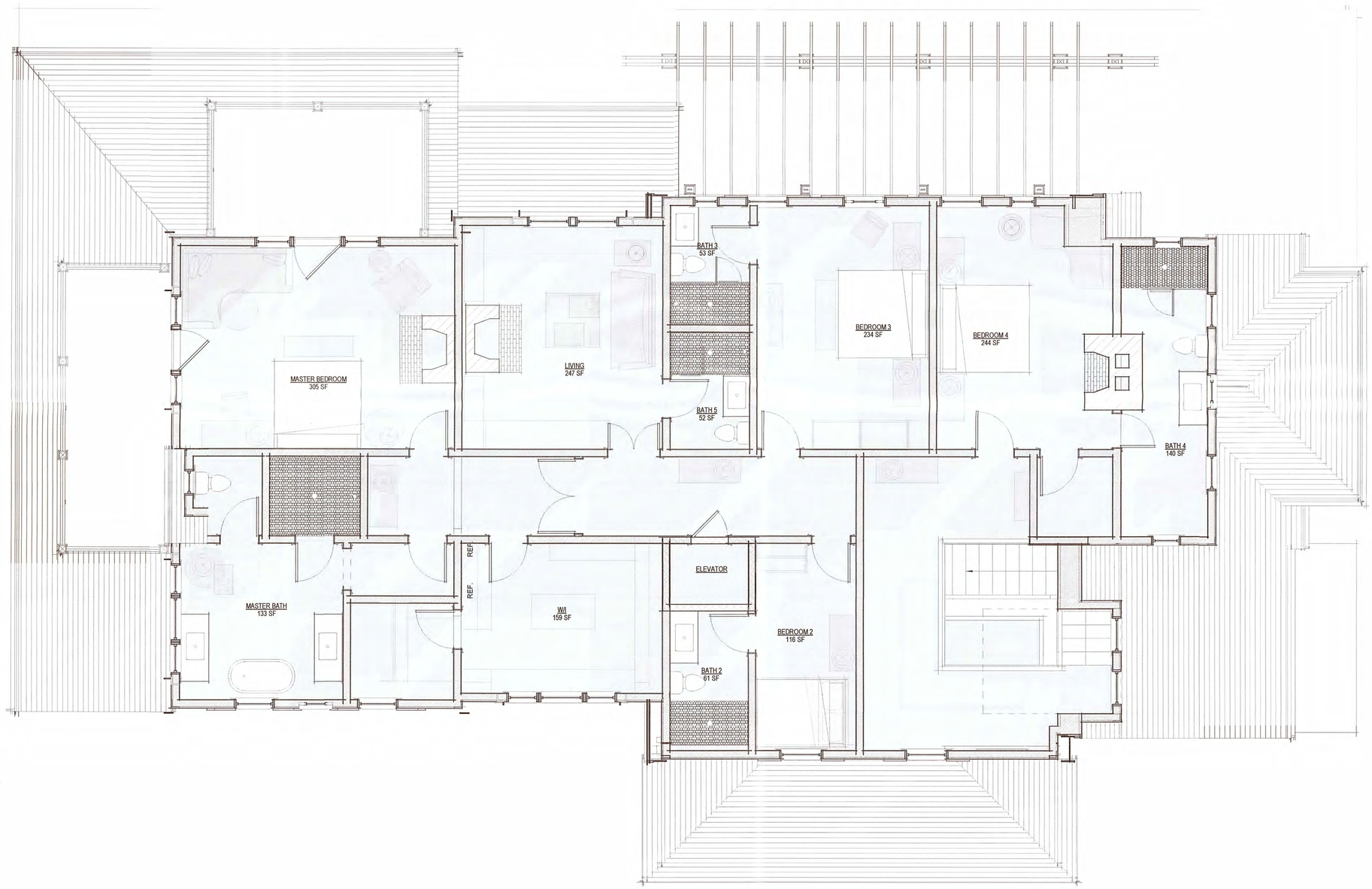
A.101
2128

04.08.24

FOR REVIEW ONLY



1 Second Floor Plan
1/4" = 1'-0"

2128

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SECOND FLOOR PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

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S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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A.102
2128

07.25.24

HDC SUBMISSION



1 West Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"



Prev. HDC Subm. West Elevation
1" = 10'-0"



Prev. HDC Subm. South Elevation
1" = 10'-0"

2128

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EXTERIOR ELEVATIONS

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S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

APPROVED
HDC 2024.04.10309
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

Revisions

Revision 1 Date 1

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A.202
2128



1 East Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"



Prev HDC Subm. East Elevation
1" = 10'-0"



Prev. HDC Subm. North Elevation
1" = 10'-0"

2128

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EXTERIOR ELEVATIONS

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S.R. GAMBREL
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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

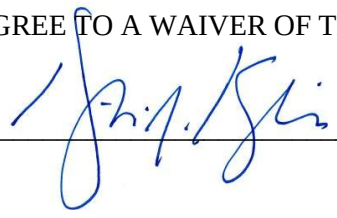
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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

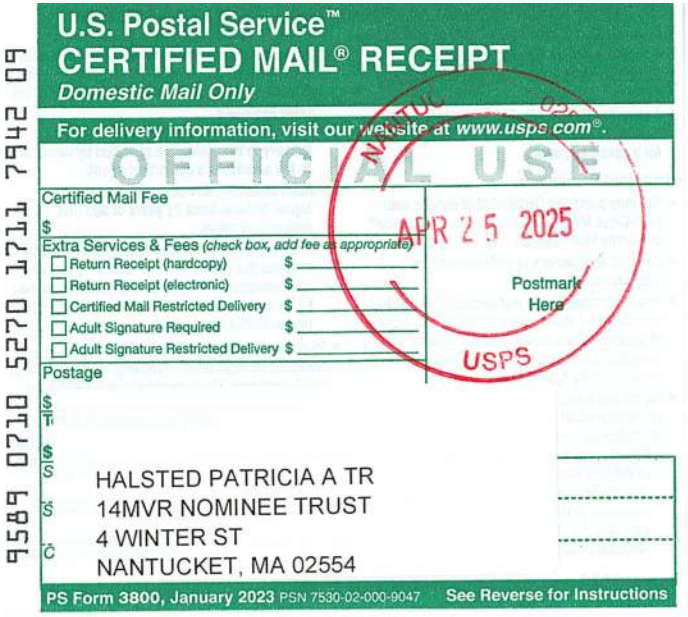
DATE

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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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

$

$

HALSTED PATRICIA A TR
14MVR NOMINEE TRUST
4 WINTER ST
NANTUCKET, MA 02554

APR 25 2025
Postmark Here
USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1711 7942 09



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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

$

$

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

NANTUCKET MA 02584
APR 25 2025
Postmark Here
USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1711 7941 93



12 Madequecham Valley Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	89 / 12
Current Zoning:	LUG-3
Minimum Frontage:	200 SF
Front Setback:	35'
Side/Rear Setback:	20'

Existing Conditions

Date: 04.28.26

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



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12 Madequecham Valley Road

Nantucket, MA 02554



West Elevation



North Elevation

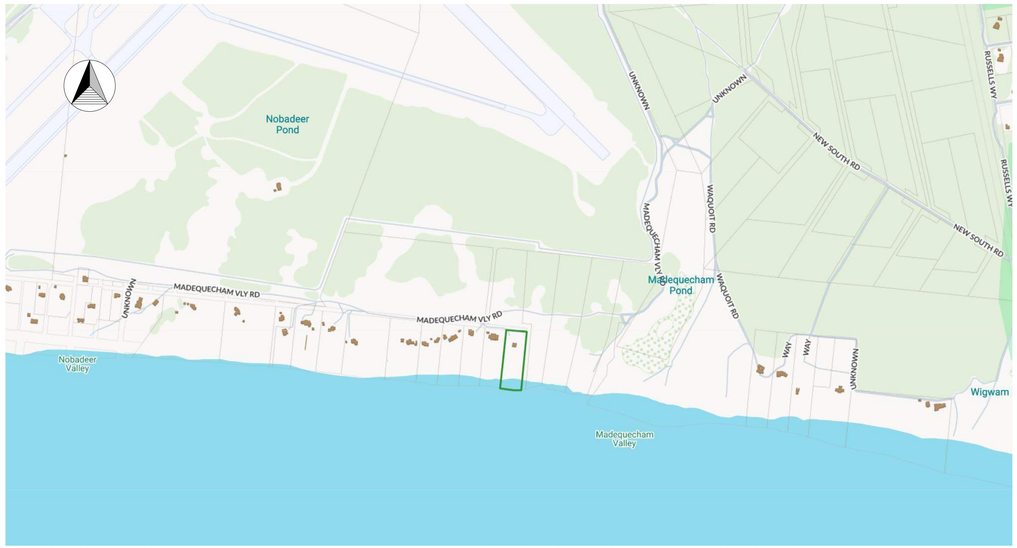


East Elevation

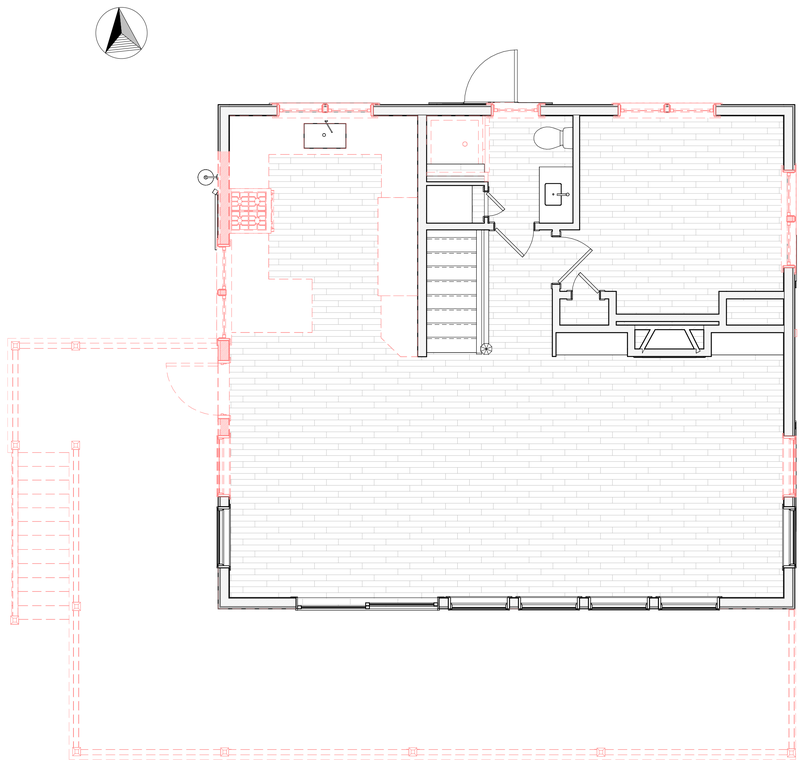


South Elevation

HDC Submission 04.28.26

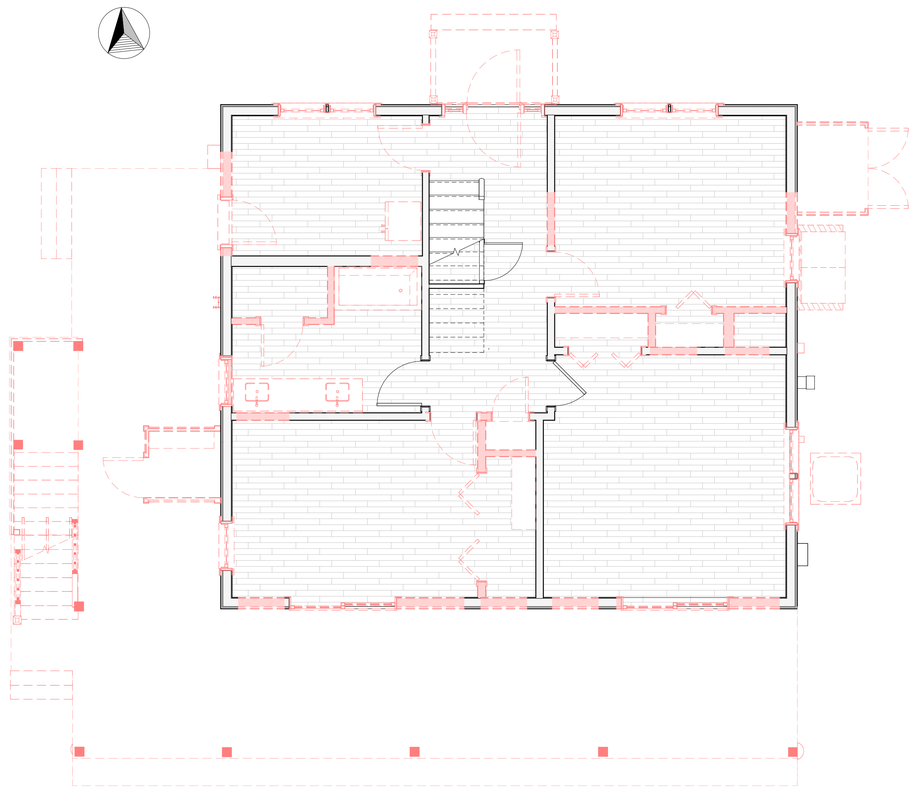

Nobadeer Pond
MADEQUECHAM VLY RD
MADEQUECHAM VLY RD
Nobadeer Valley
Madequecham Pond
Madequecham Valley
Wigwam
NEW SOUTH RD
NEW SOUTH RD
WAQUOIT RD
WAQUOIT RD
RUSSELLS WAY
RUSSELLS WAY
UNKNOWN
UNKNOWN
UNKNOWN

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

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8 Williams Lane
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Site Information

Map & Parcel:	89 / 12
Current Zoning:	LUG-3
Minimum Frontage:	200 SF
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Lot Size:	76,278 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3%
Existing G.C.:	910 SF
Proposed G.C.:	365 SF
Total Proposed G.C.:	1,275 SF

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AD.2	Demolition Elevations
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A.1.2	Floor Plan
A.1.3	Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Elevations
A.3.1	Perspective Views

Revisions

Demolition Plans

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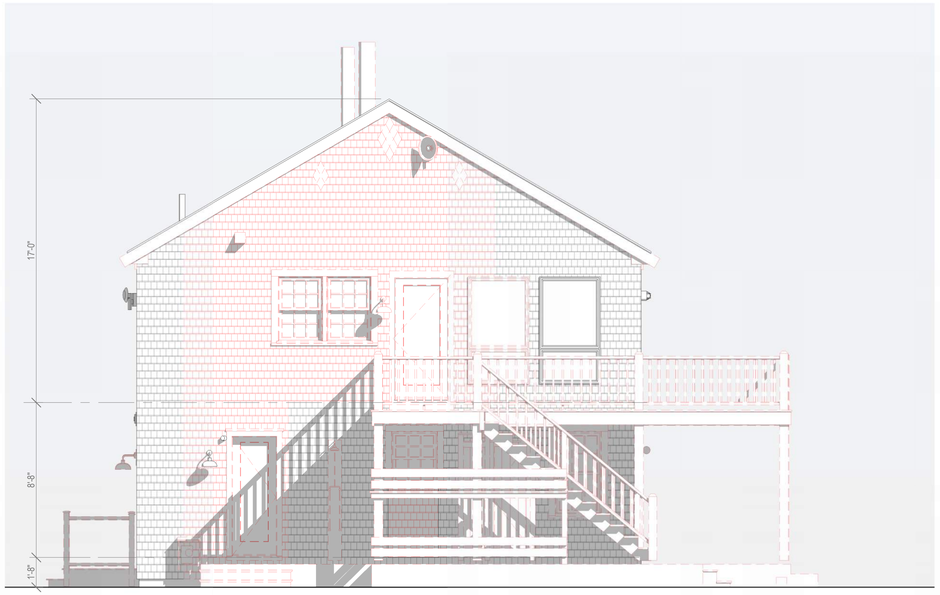
AD.1

2439

04.28.26

HDC Submission



West Exterior Elevation - Demolition

1/4" = 1'-0"



South Exterior Elevation - Demolition

1/4" = 1'-0"



East Exterior Elevation - Demolition

1/4" = 1'-0"



North Exterior Elevation -Demolition

1/4" = 1'-0"

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Demolition Elevations

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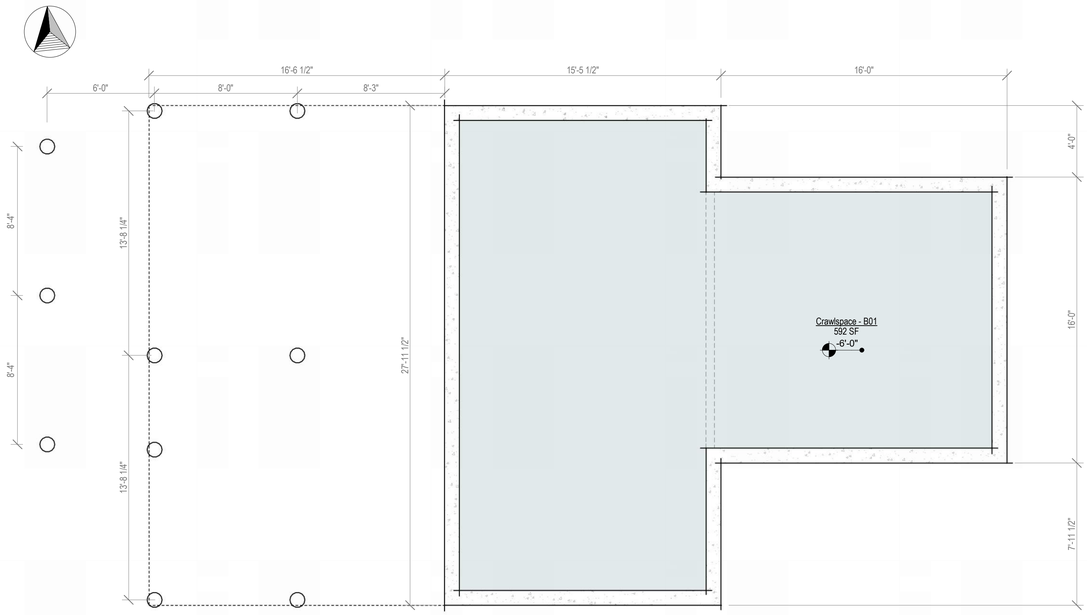
AD.2

2439

04.28.26

HDC Submission 01



Crawlspace Plan - Proposed

1/4" = 1'-0"

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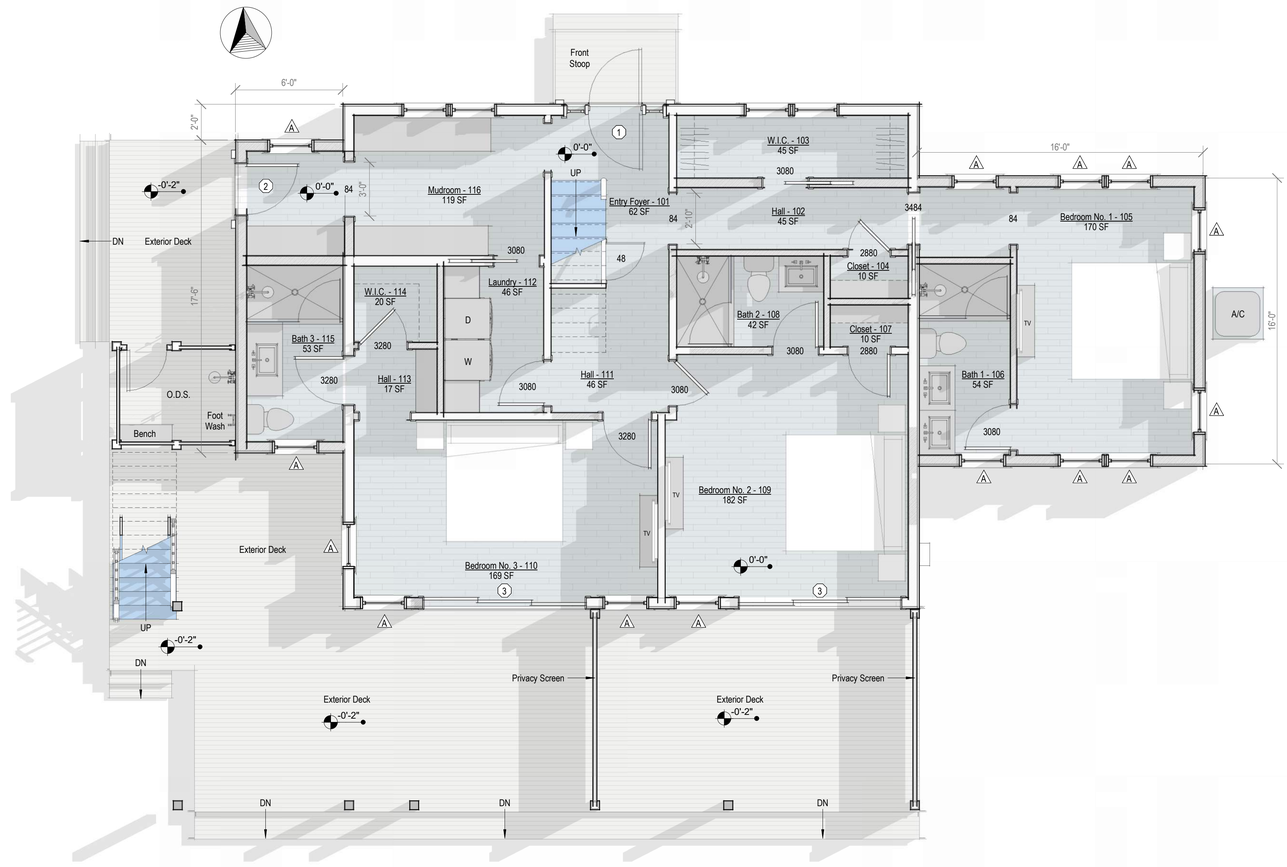
A.1.1

2439

04.28.26

HDC Submission



First Floor Plan - Proposed

1/4" = 1'-0"

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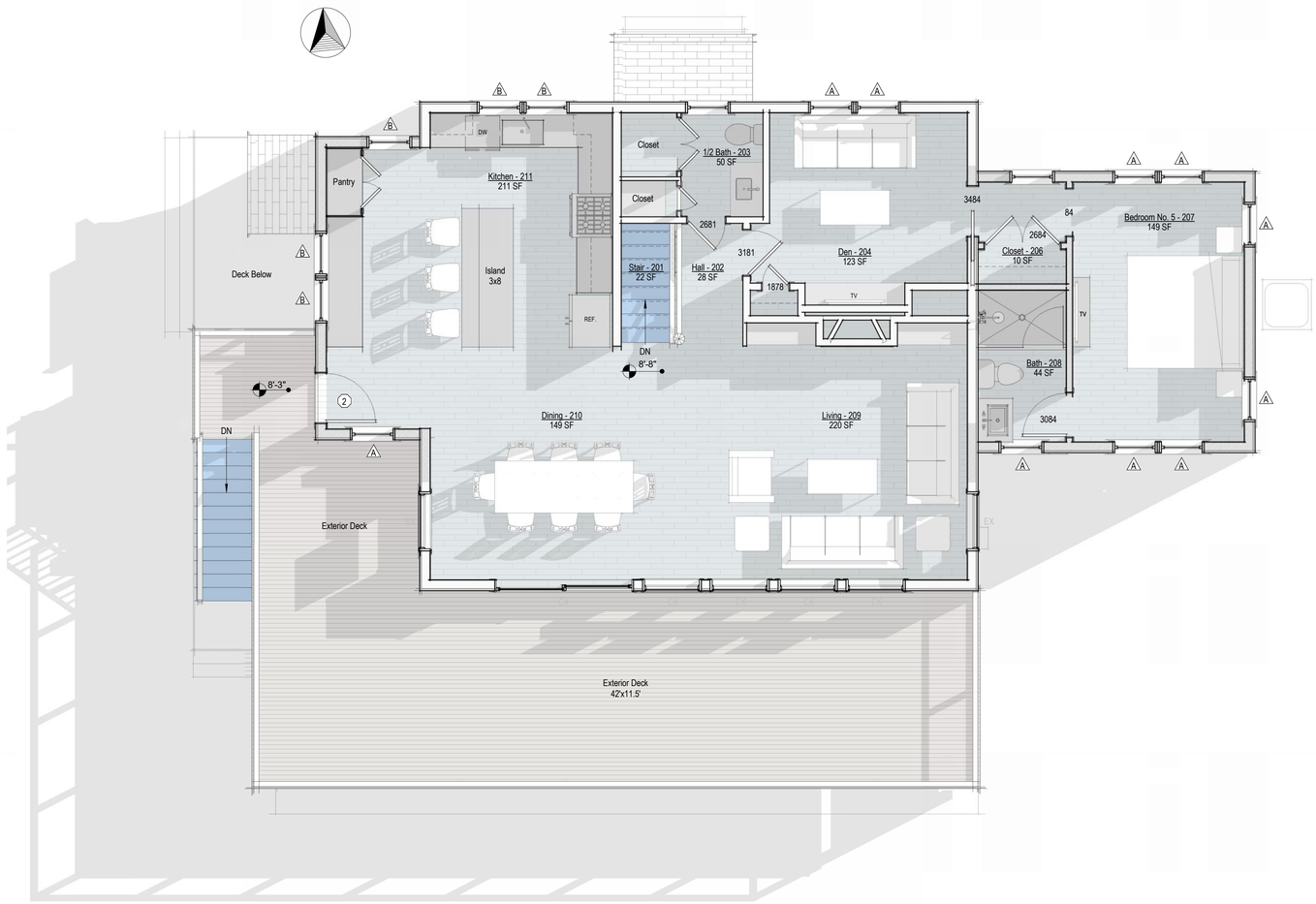
A.1.2

2439

04.28.26

HDC Submission



Second Floor Plan - Proposed

1/4" = 1'-0"

2439

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Nantucket, MA 02554

emeritus

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A.1.3

2439



North Elevation - Proposed

1/4" = 1'-0"



North Exterior Elevation - Existing

1/4" = 1'-0"

04.28.26

HDC Submission

2439

12 Madequecham Valley Road

Nantucket, MA 02554

emeritus

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AD.2 Demolition Elevations
A.1.1 Floor Plan
A.1.2 Floor Plan
A.1.3 Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.3.1 Perspective Views

Revisions

Exterior Elevations

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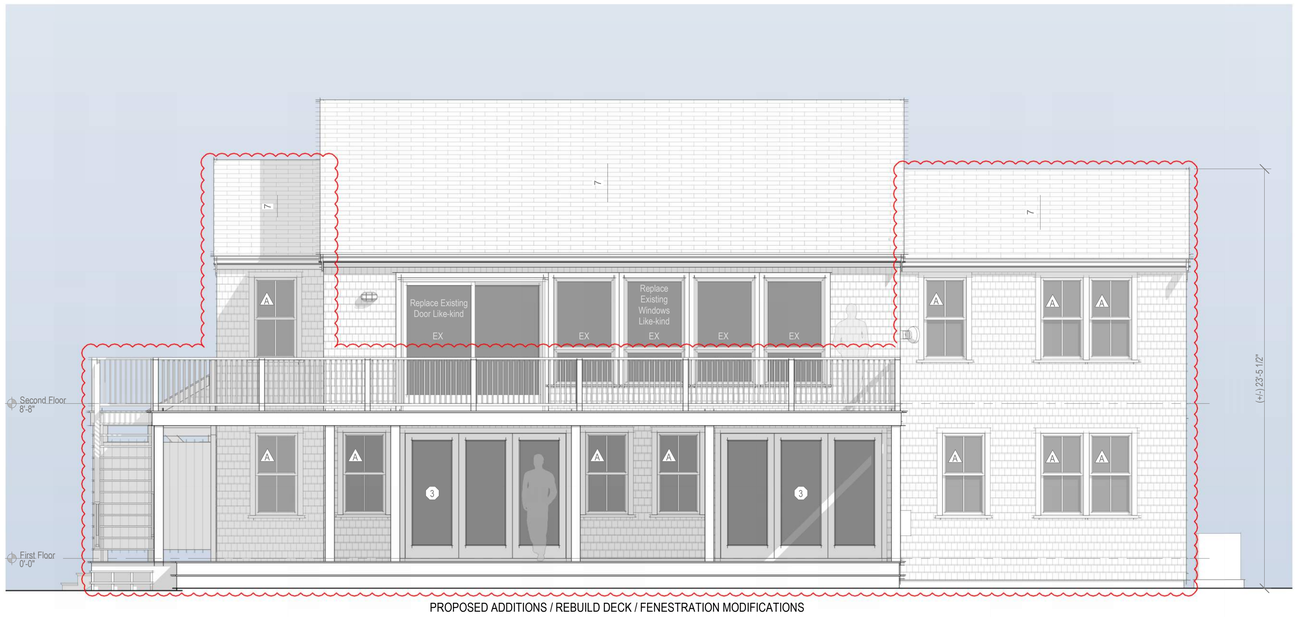
A.2.1

2439

HDC Submission 04.28.26



PROPOSED ADDITIONS / REBUILD DECK / FENESTRATION MODIFICATIONS

South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Existing

1/4" = 1'-0"

2439

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

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AD.2 Demolition Elevations
A.1.1 Floor Plan
A.1.2 Floor Plan
A.1.3 Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.3.1 Perspective Views

Revisions

Exterior Elevations

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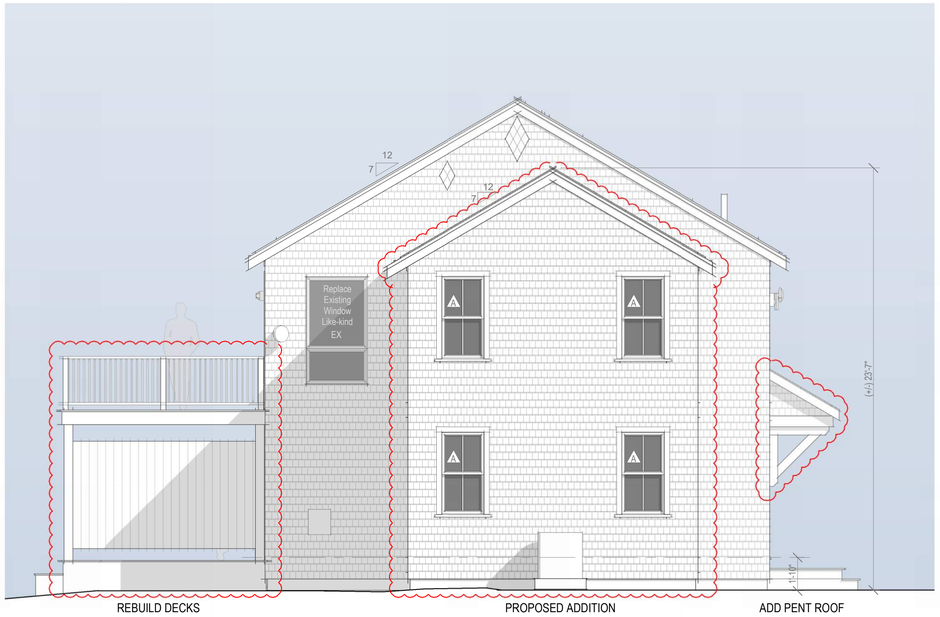
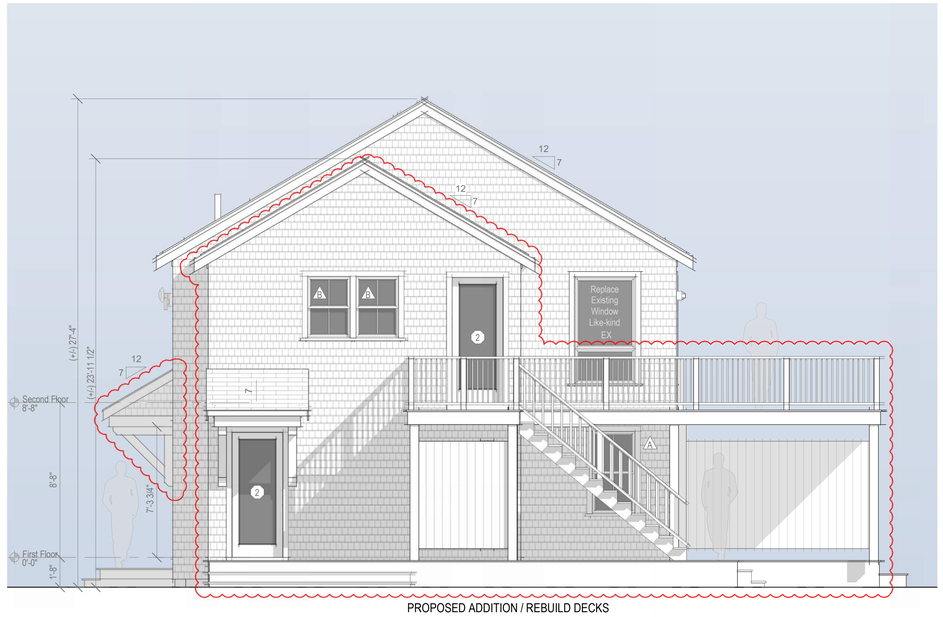
A.2.2

2439

HDC Submission 04.28.26



East Elevation - Proposed
1/4" = 1'-0"



West Elevation - Proposed
1/4" = 1'-0"



East Elevation - Existing
1/4" = 1'-0"



West Elevation - Existing
1/4" = 1'-0"

2439

12 Madequecham Valley Road

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A.2.3 Exterior Elevations
A.3.1 Perspective Views

Revisions

Exterior Elevations

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A.2.3

2439

04.28.26

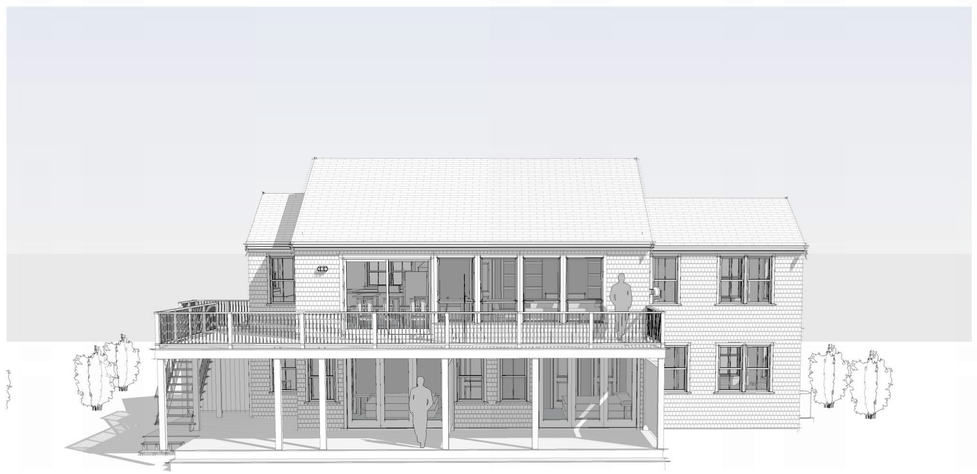
HDC Submission



View Looking Southwest



View Looking Southest



View Looking North



View Looking Northeast

2439

12 Madequecham Valley Road

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

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A.2.2	Exterior Elevations
A.2.3	Exterior Elevations
A.3.1	Perspective Views

Revisions

Perspective Views

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A.3.1

2439

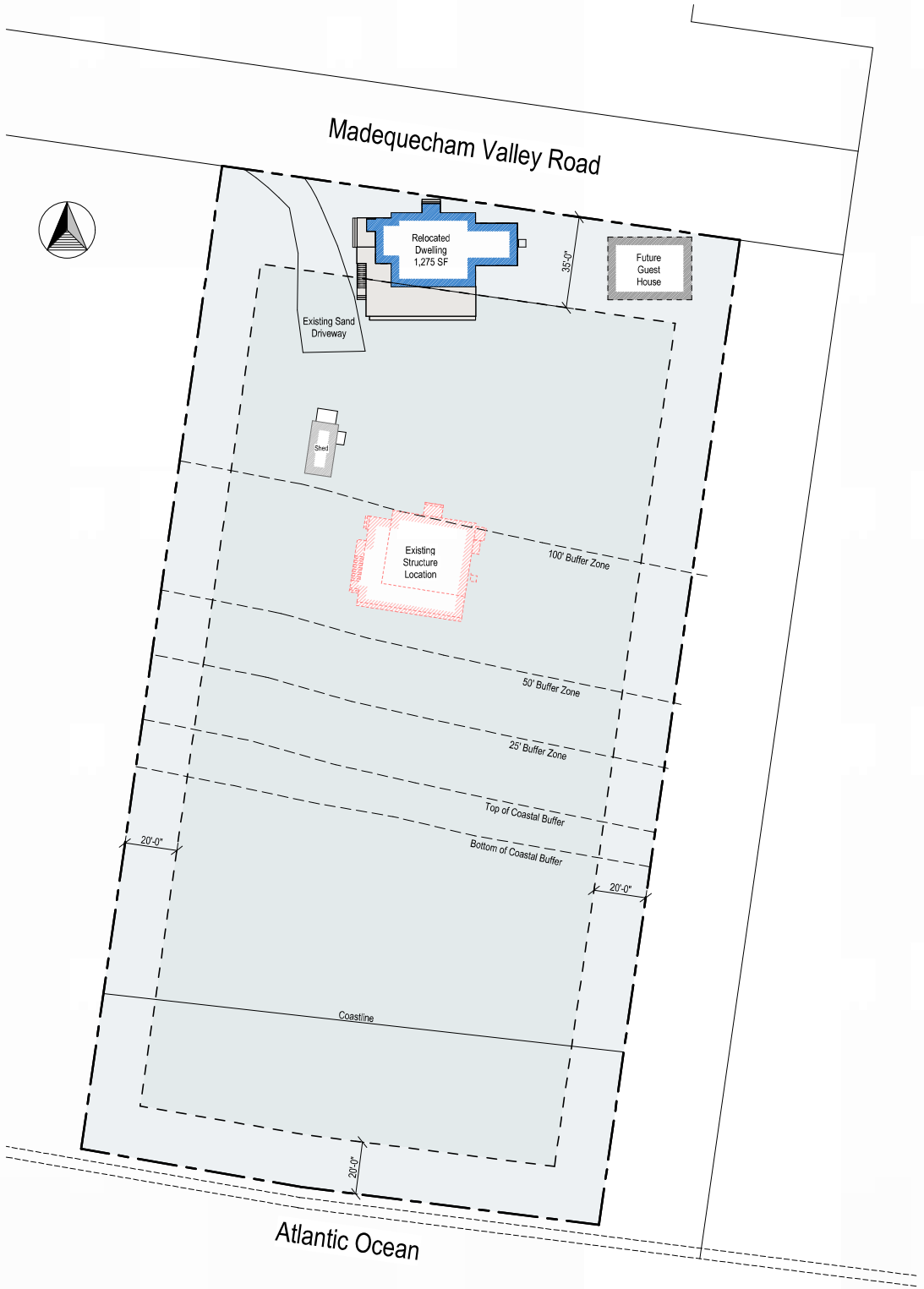
12 Madequecham Valley Road

Nantucket, MA 02554



Locus Map

04.28.26



Site Plan

1" = 30'-0"



West Elevation



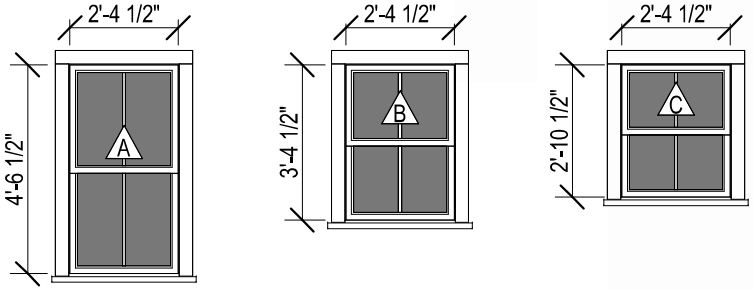
North Elevation



East Elevation



South Elevation



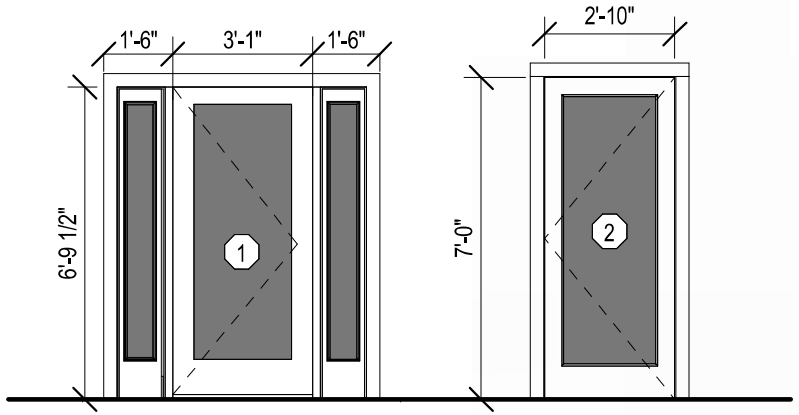
Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 Lite SDL

Window Legend

1/4" = 1'-0"

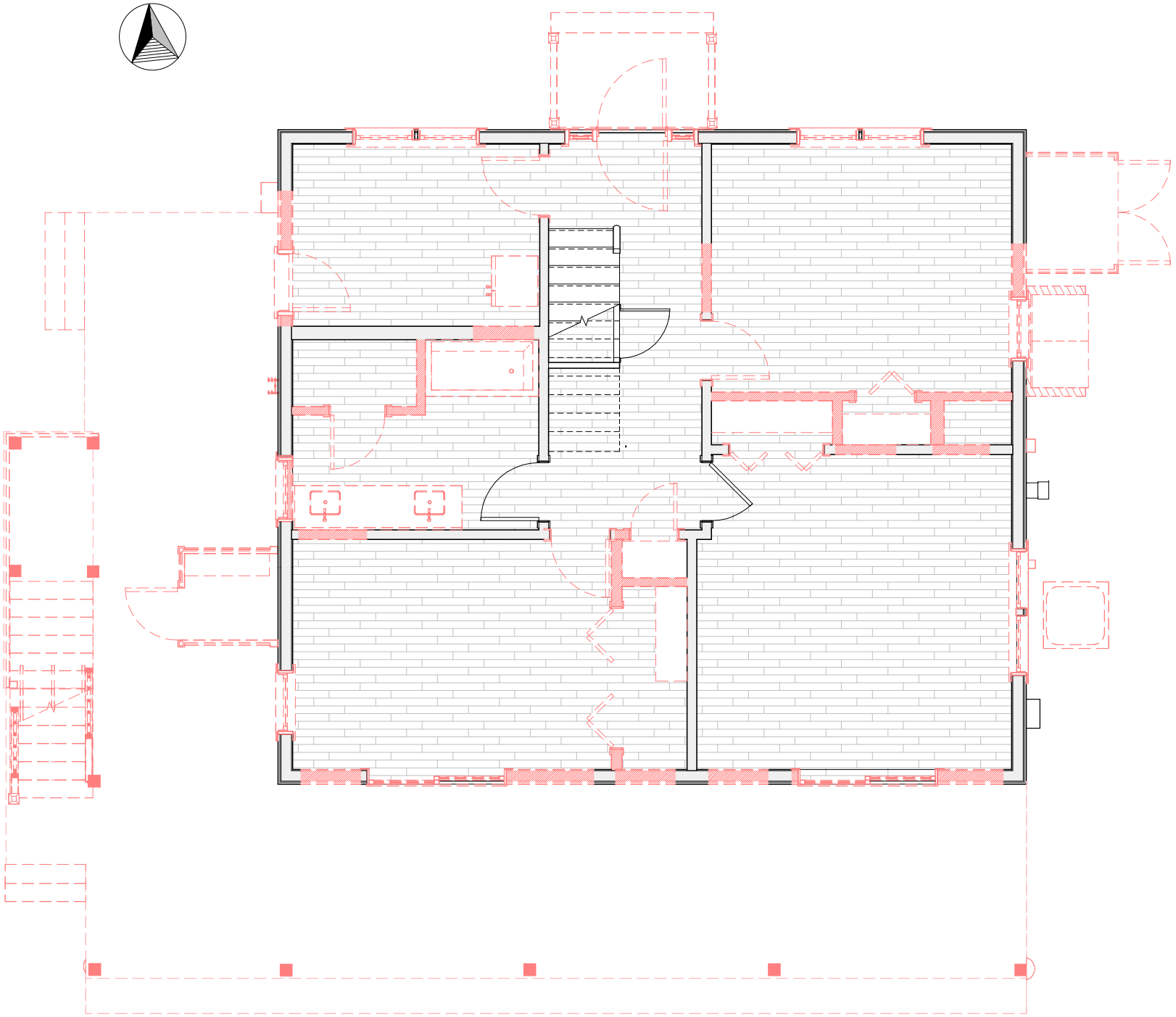


Single Panel Glass Door w/ Sidelites
2'-10" W. x 6'-8" H.

Single Panel Glass Door
2'-10" W. x 7'-0" H.

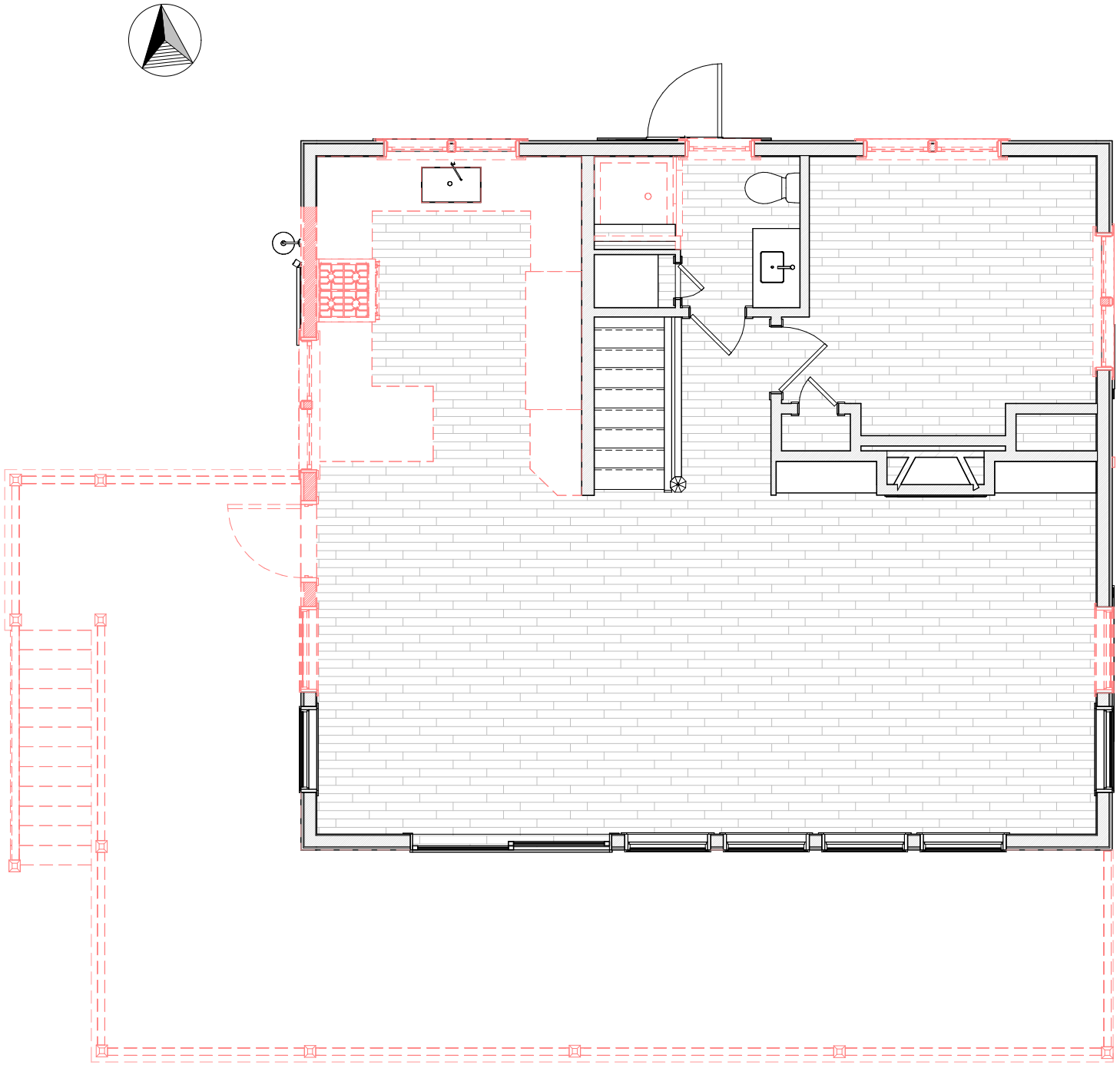
Exterior Door Legend

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"



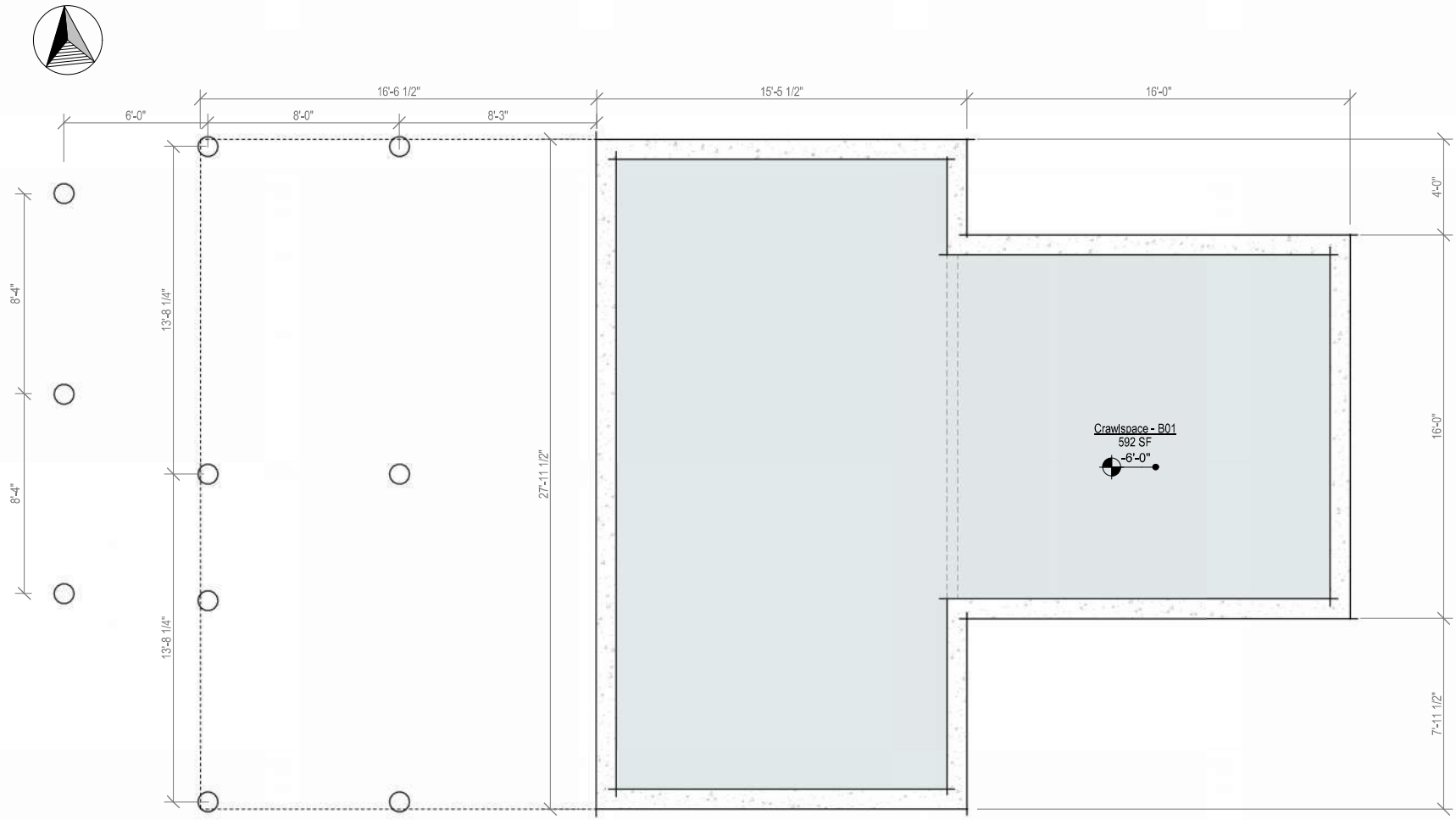
South Exterior Elevation - Demolition

1/4" = 1'-0"



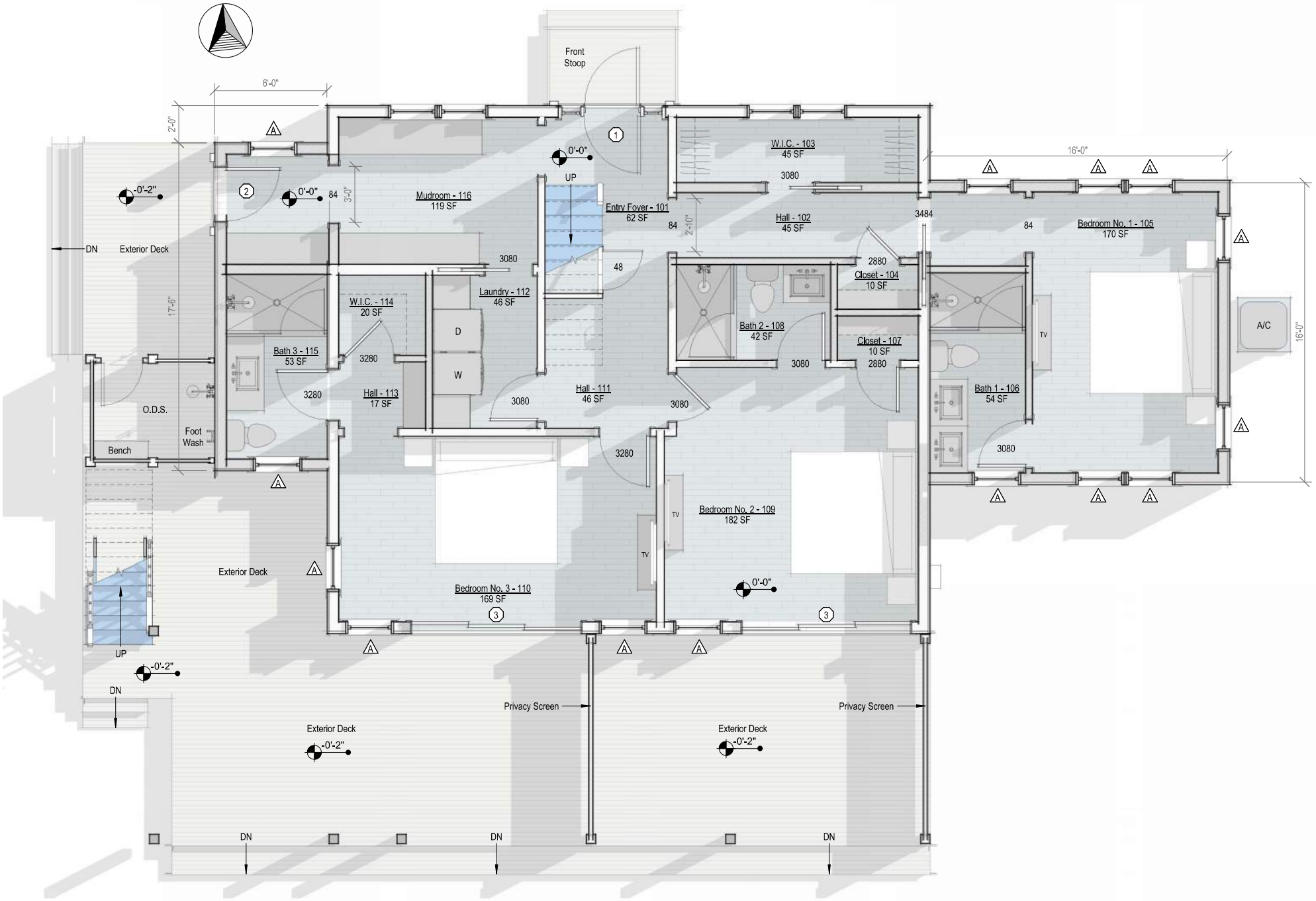
West Exterior Elevation - Demolition

1/4" = 1'-0"



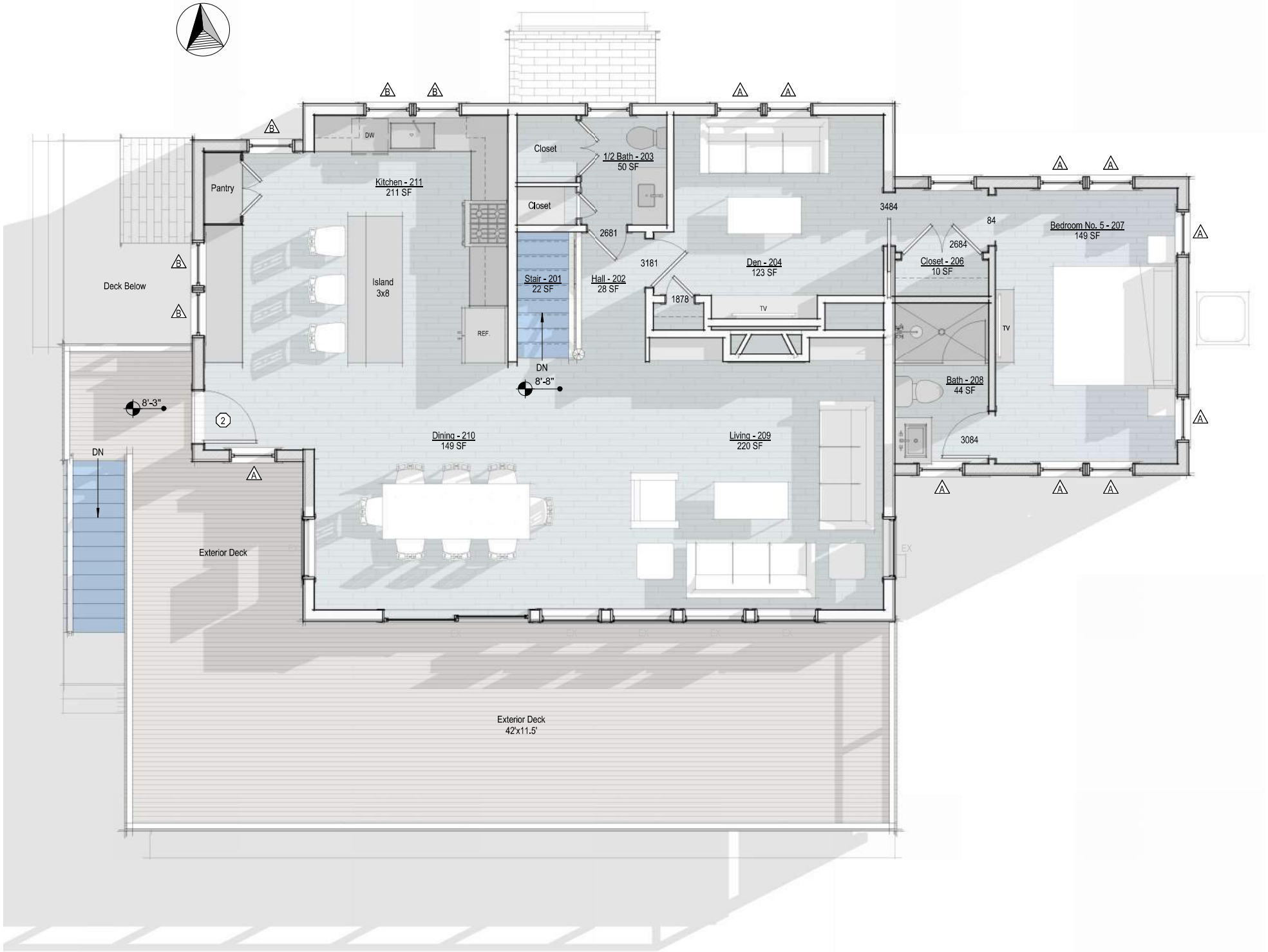
Crawlspace Plan - Proposed

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

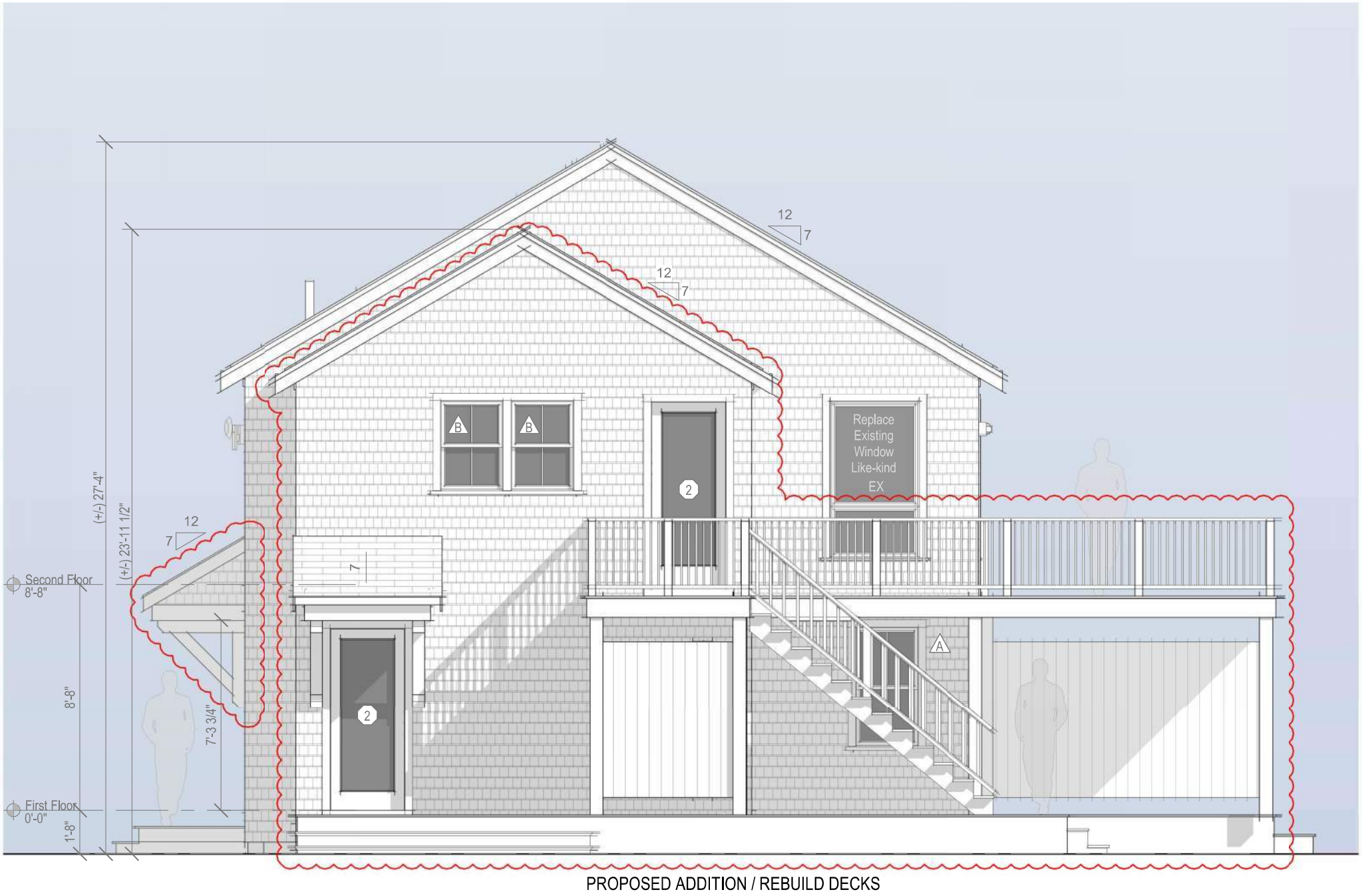
South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Existing

1/4" = 1'-0"



PROPOSED ADDITION / REBUILD DECKS

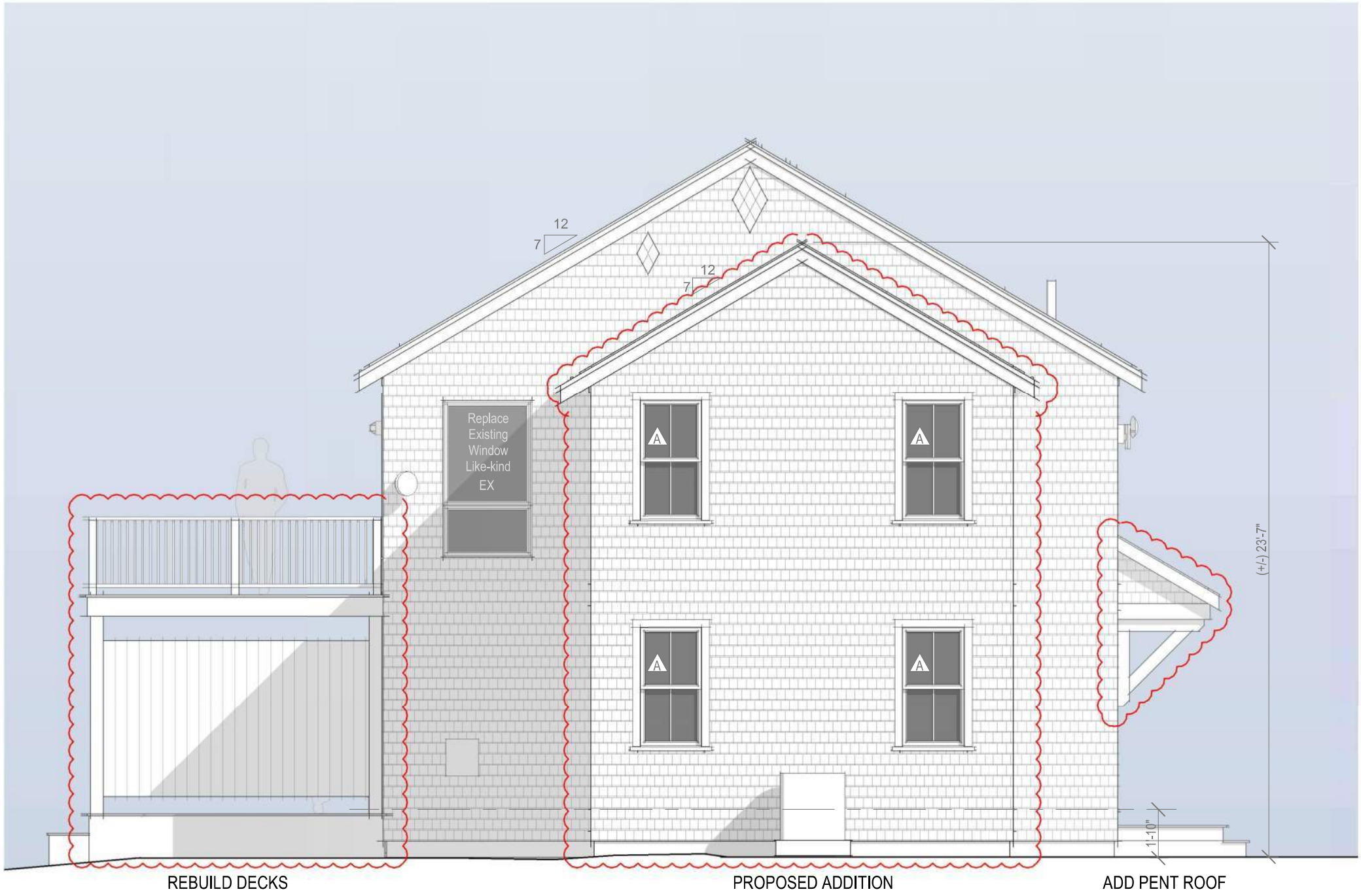
West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Existing

1/4" = 1'-0"



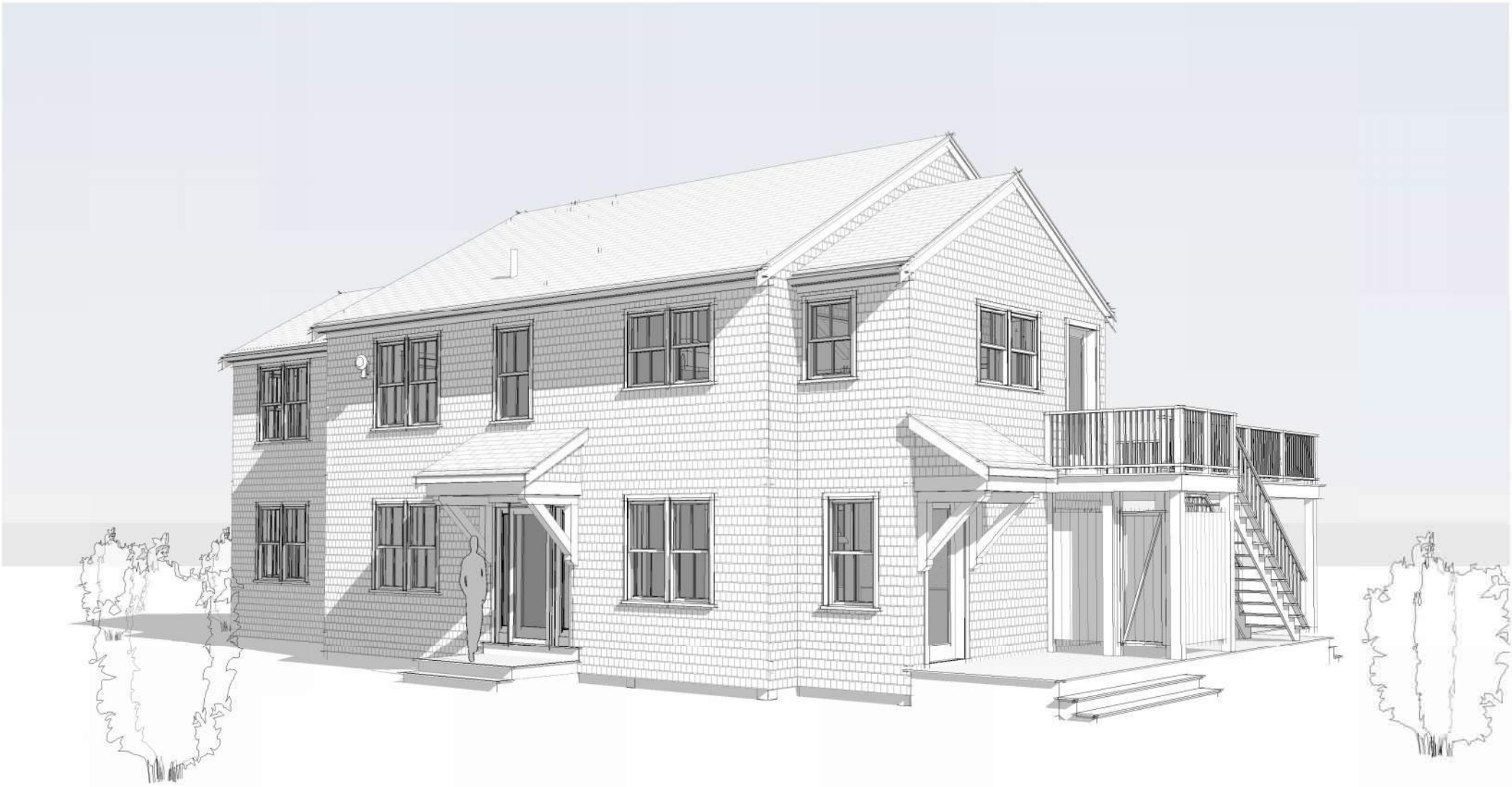
East Elevation - Proposed

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.

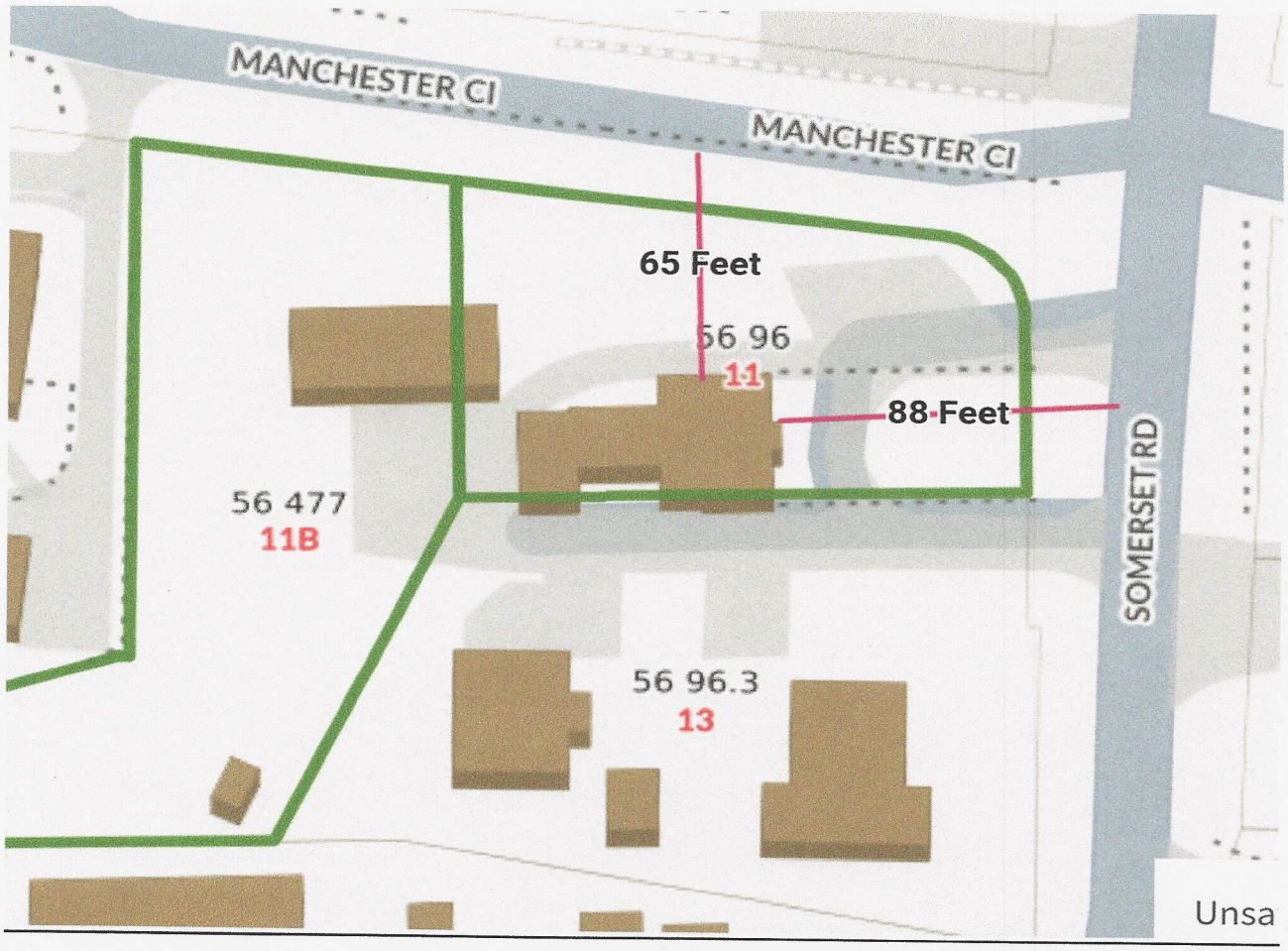
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

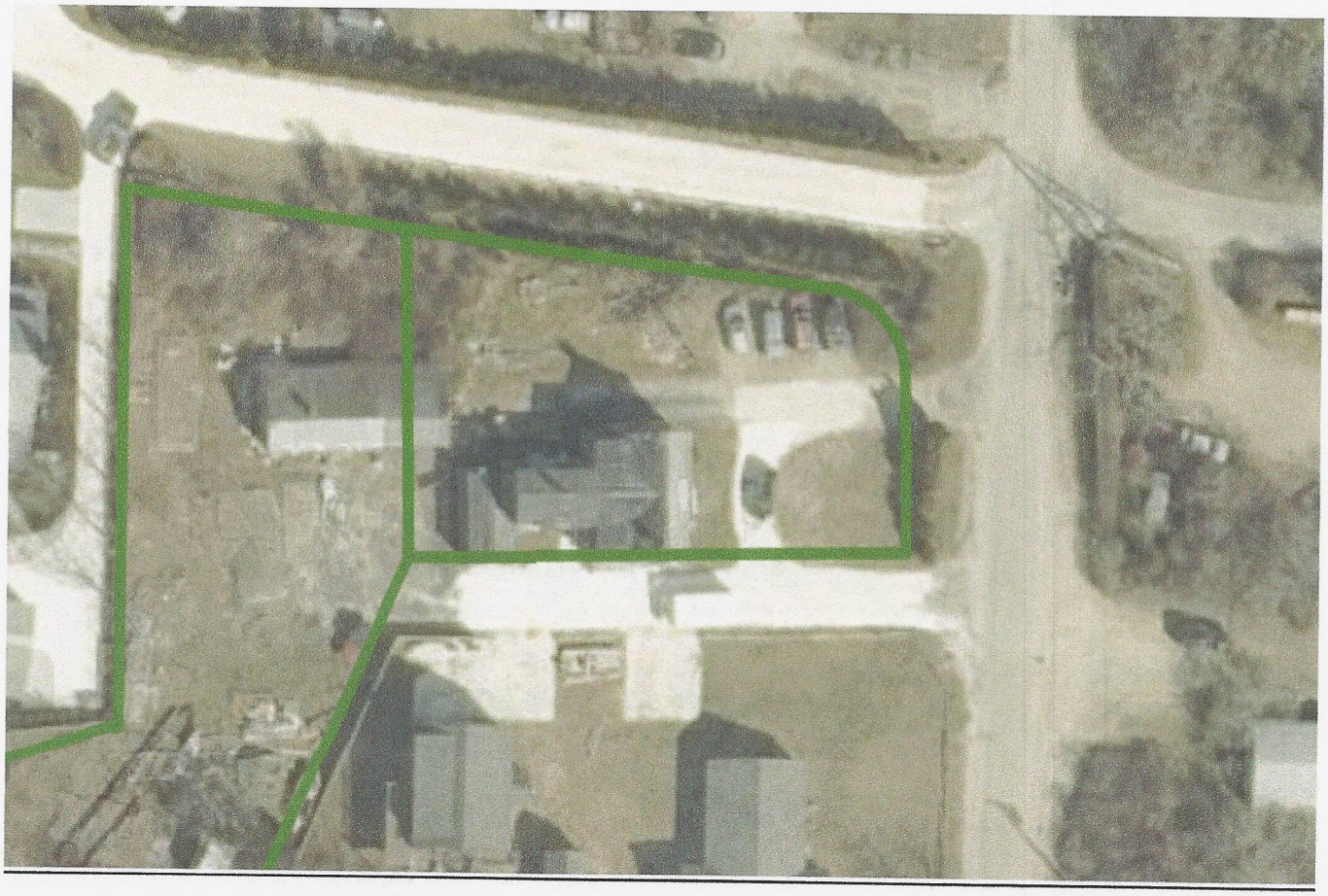
Date 4/27/2015 Signature of owner of record _____ Signed under penalties of perjury

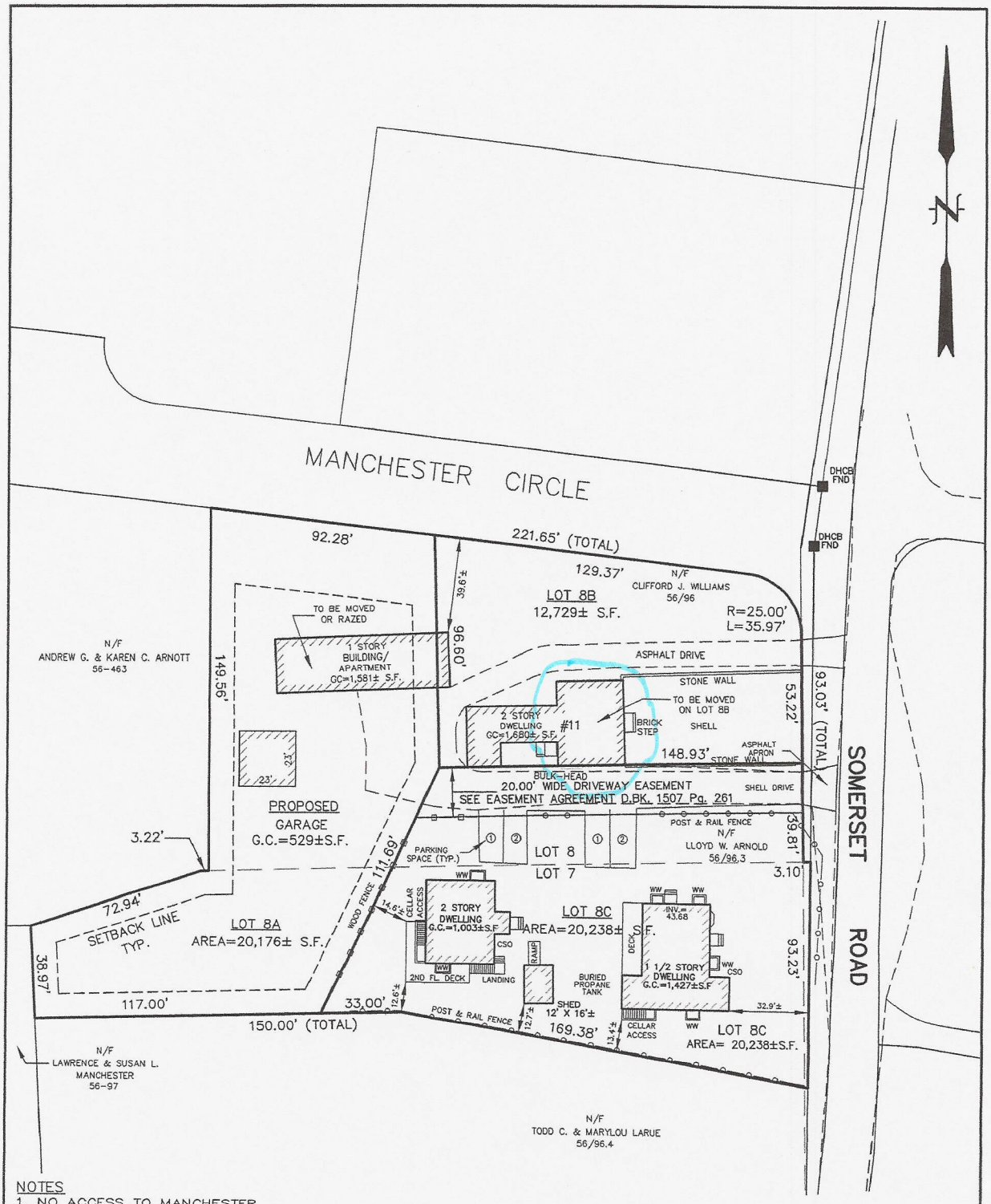
11 SOMERSET ROAD

- 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

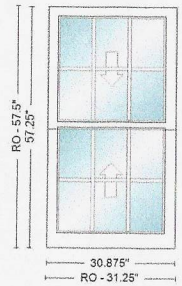
OWNER
Lawrence Owen

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

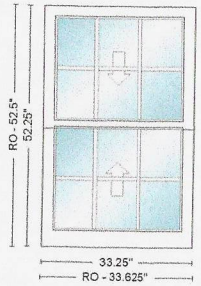
OWNER
Lawrence Owen

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

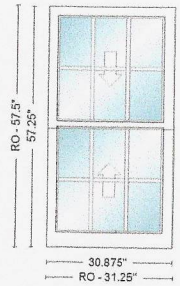
RO Size: 33 5/8" x 52 1/2"

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

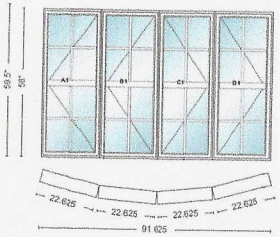
RO Size: 31 1/4" x 57 1/2"

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

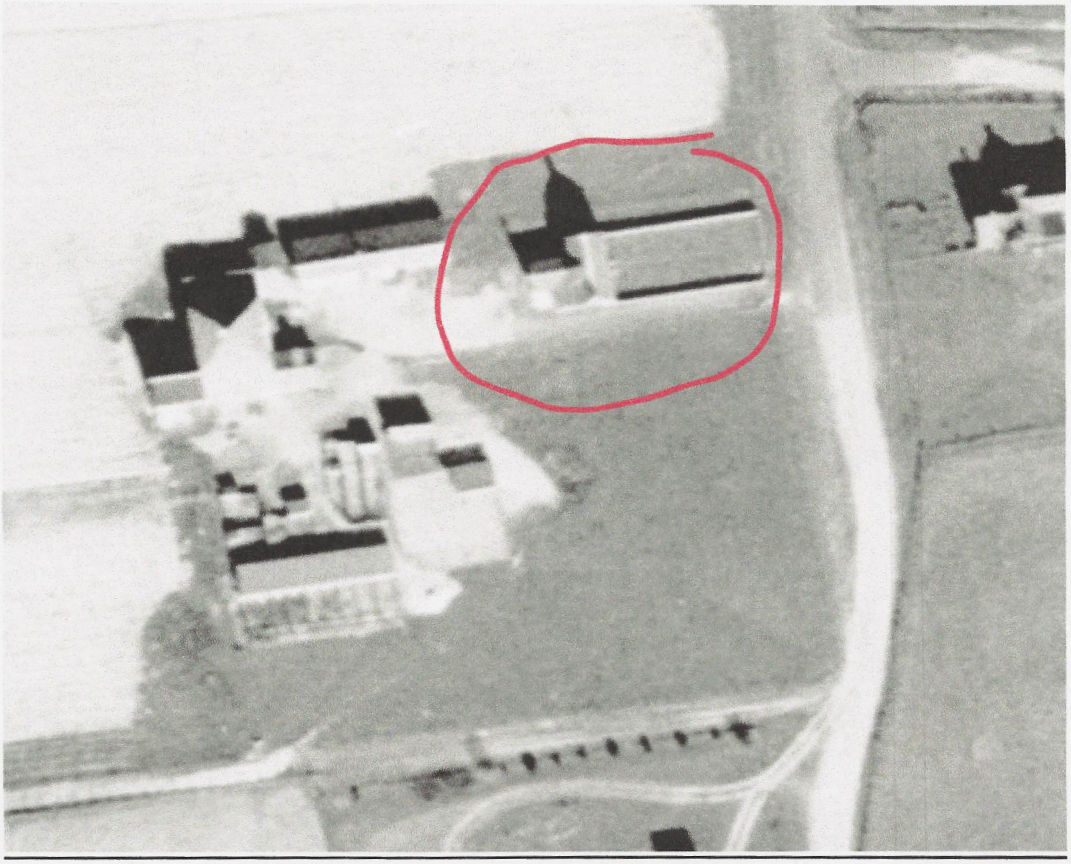
SUB-TOTAL:	$16,951.26
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$0.00
TOTAL:	$16,951.26

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









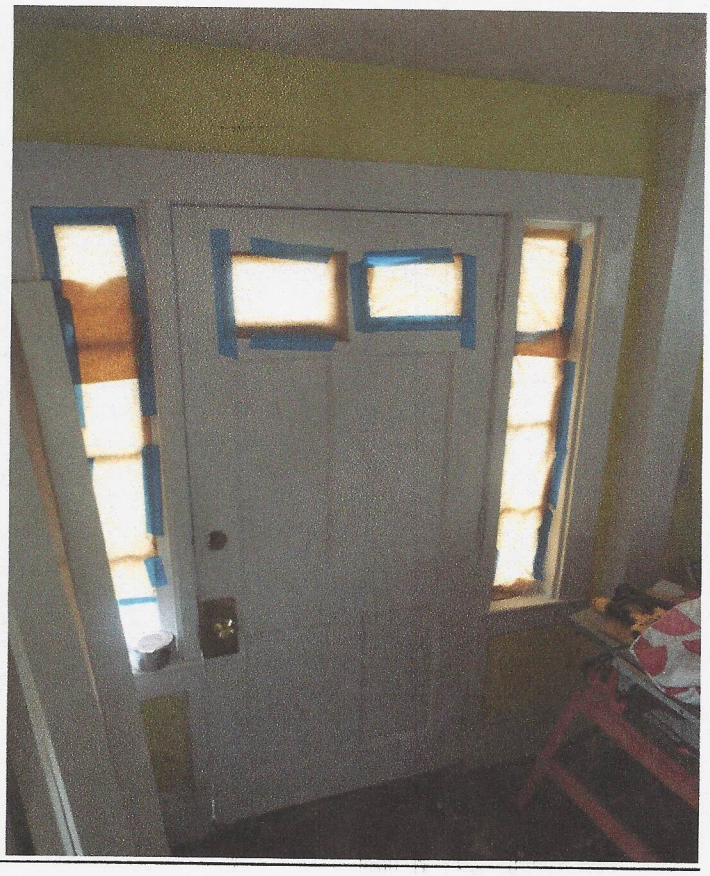




EAST FRONT ELEVATION







































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.

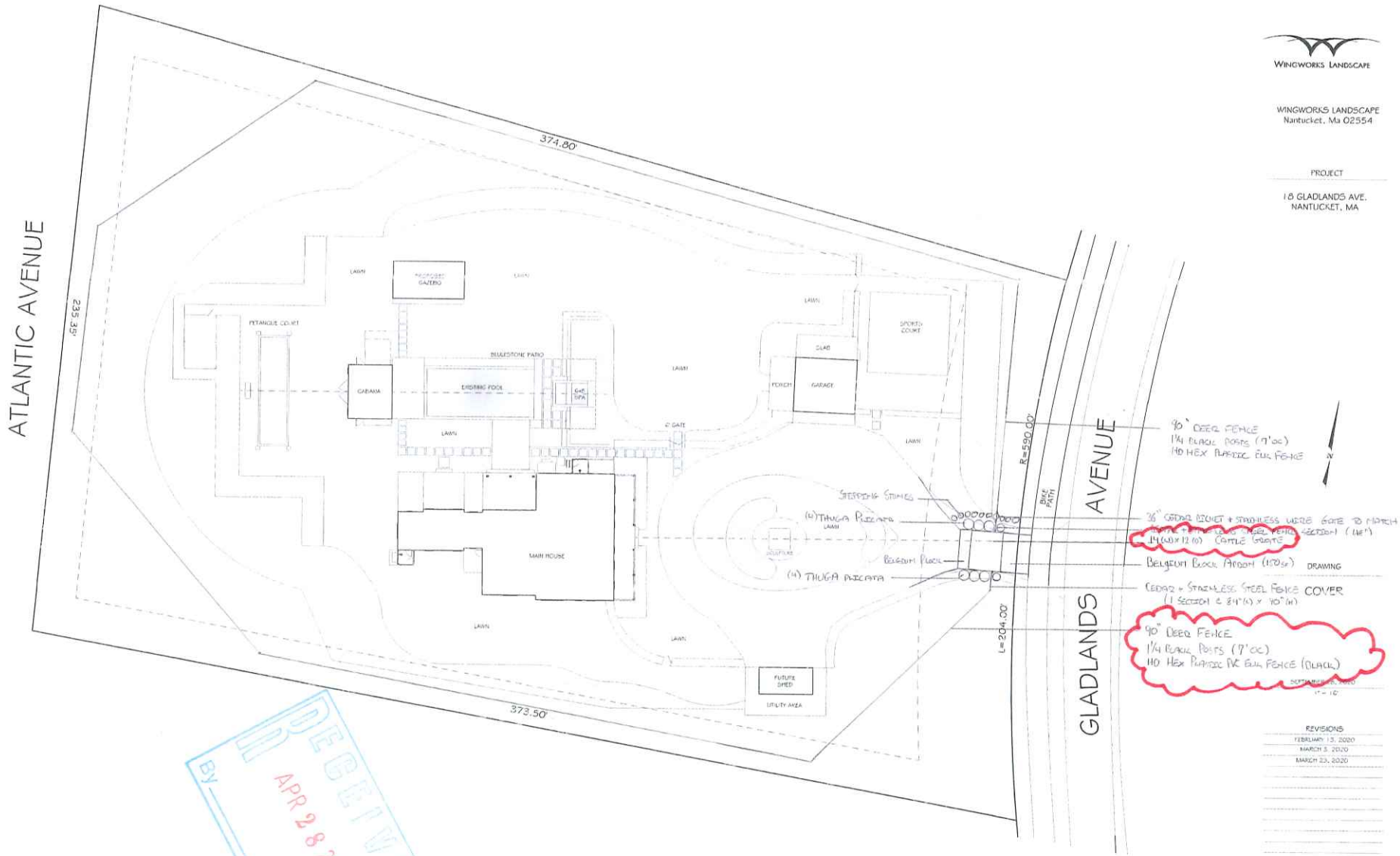
COLORS

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

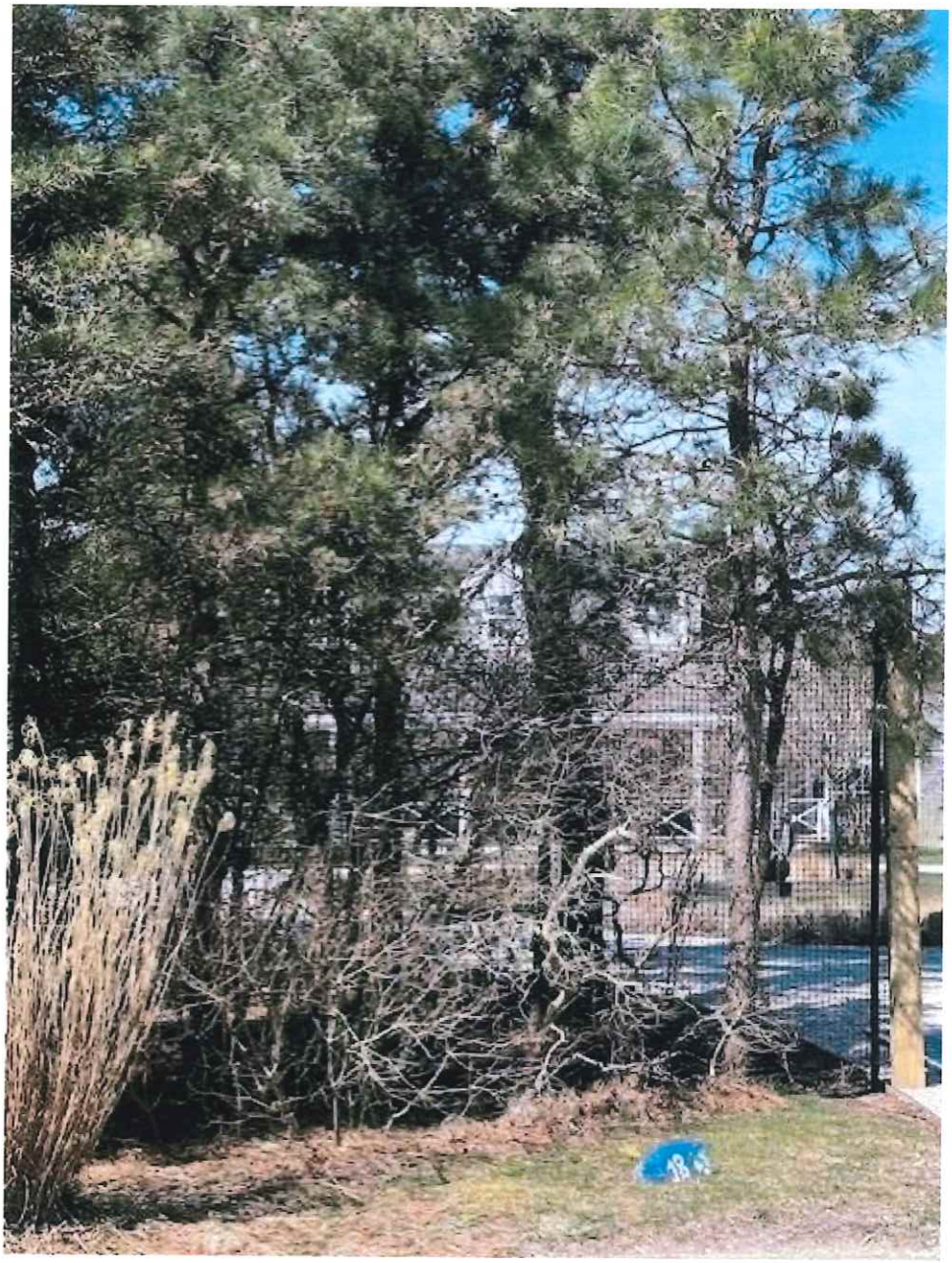
18 GLADLANDS AVE.
NANTUCKET, MA

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

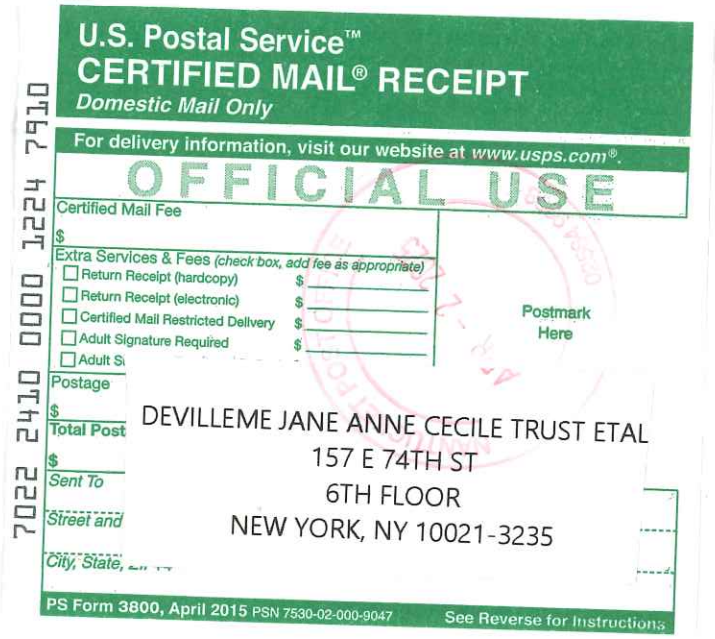
$500, and that each day a violation exists shall constitute a separate offense. The Act further provides that the Commission may seek injunctive relief against you in Nantucket Superior Court to remedy violations of the Act. No further notice will be provided prior to initiating enforcement litigation.

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™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult 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.

RECEIVED
APR 28 2025
By

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC8-19
41-150
MAP/PARCEL#:

Recorded by: WAS Date: 07/07/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 37 WEST CHESTER ST

2. Building Name: N/A

3. Ownership: Private

4. Present Owner: PRATT, GORDON W

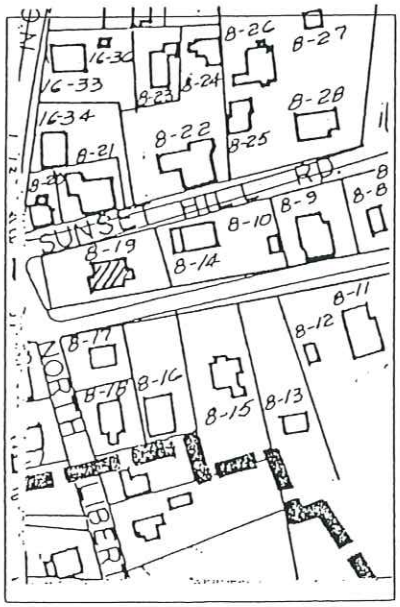
5. Ownership History:
Unknown

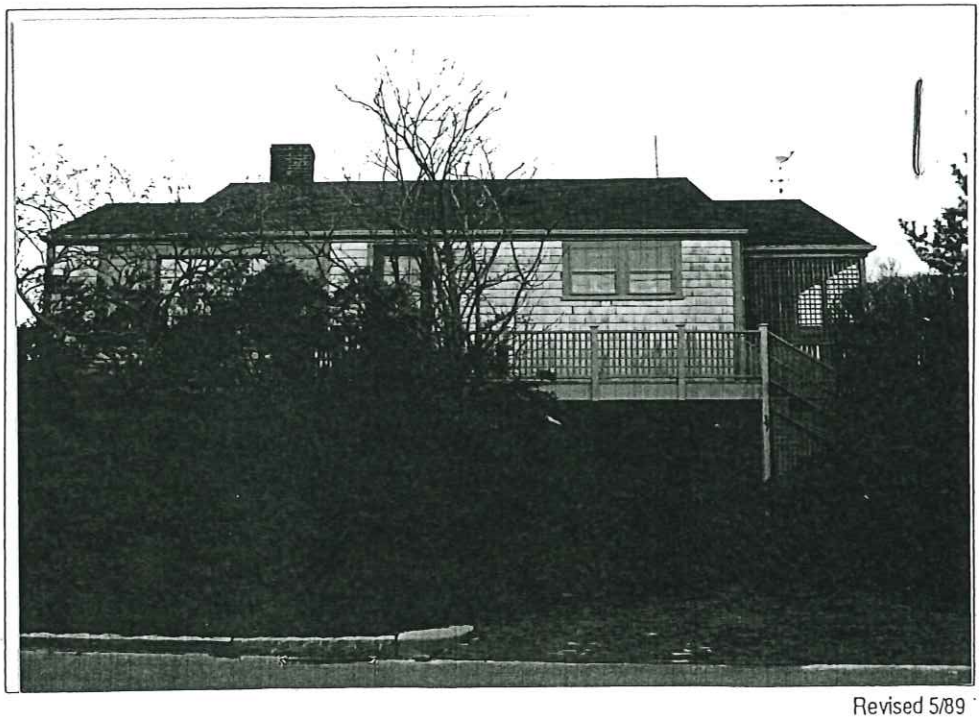
RECEIVED
APR 28 2025
By

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

Survey/Film Roll #: NC8-19

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2 Acre or less
11. Approximate Frontage (ft.): 60
12. Setback from Street (ft.):30 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Deck,Parking
16. Other Notable Features:
garage beneath building

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 3
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

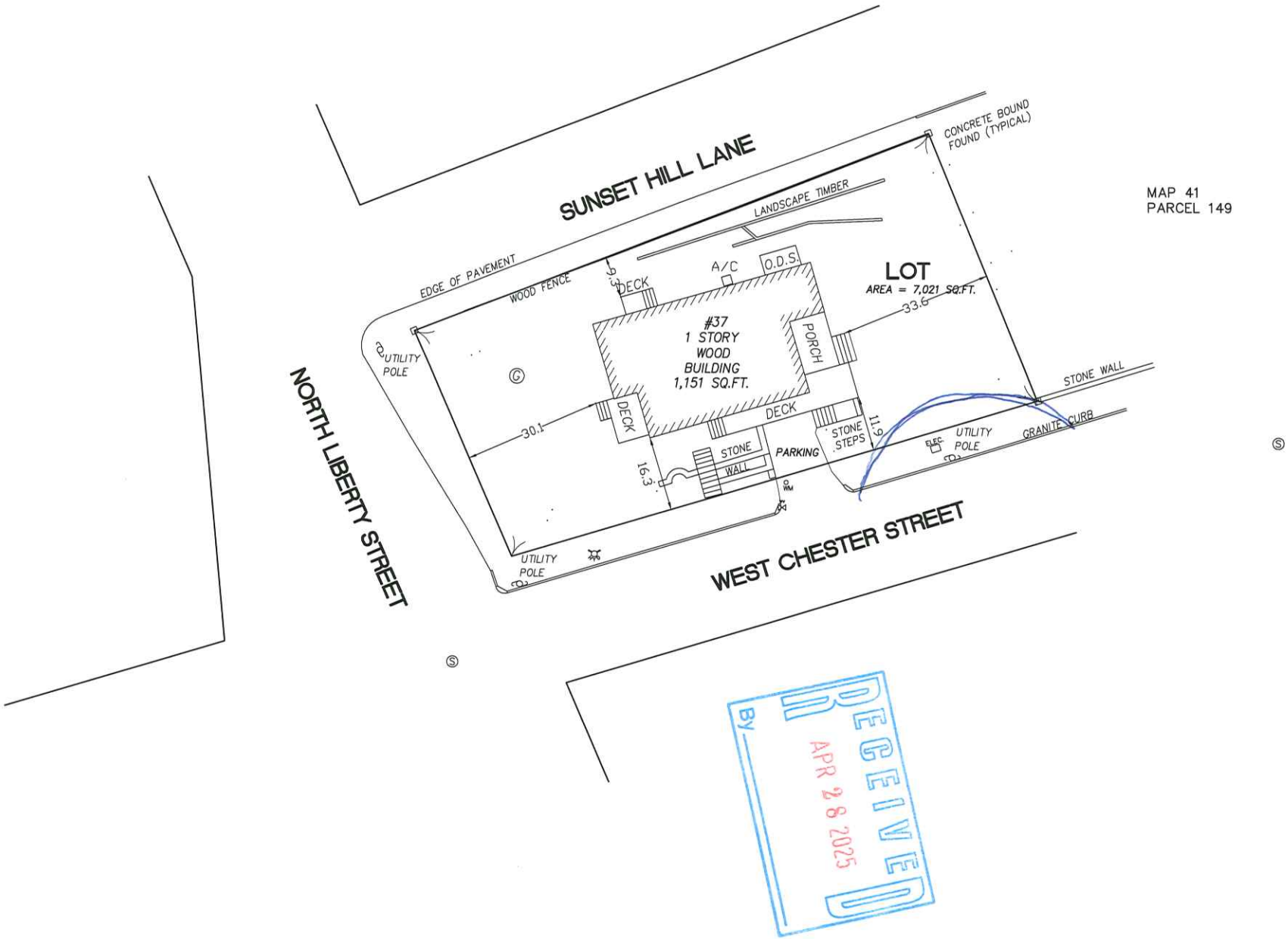
36. Porch: Side
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: Original Site
41. Alterations:
N/A

Survey/Film Roll #: NC8-19

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1953
Source: Wannacomet Water Company
Architect: Unknown Builder: Unknown
44. Building Type: Additive,Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Sanborn Maps,
Wannacomet Water Company



MAP 41
PARCEL 149

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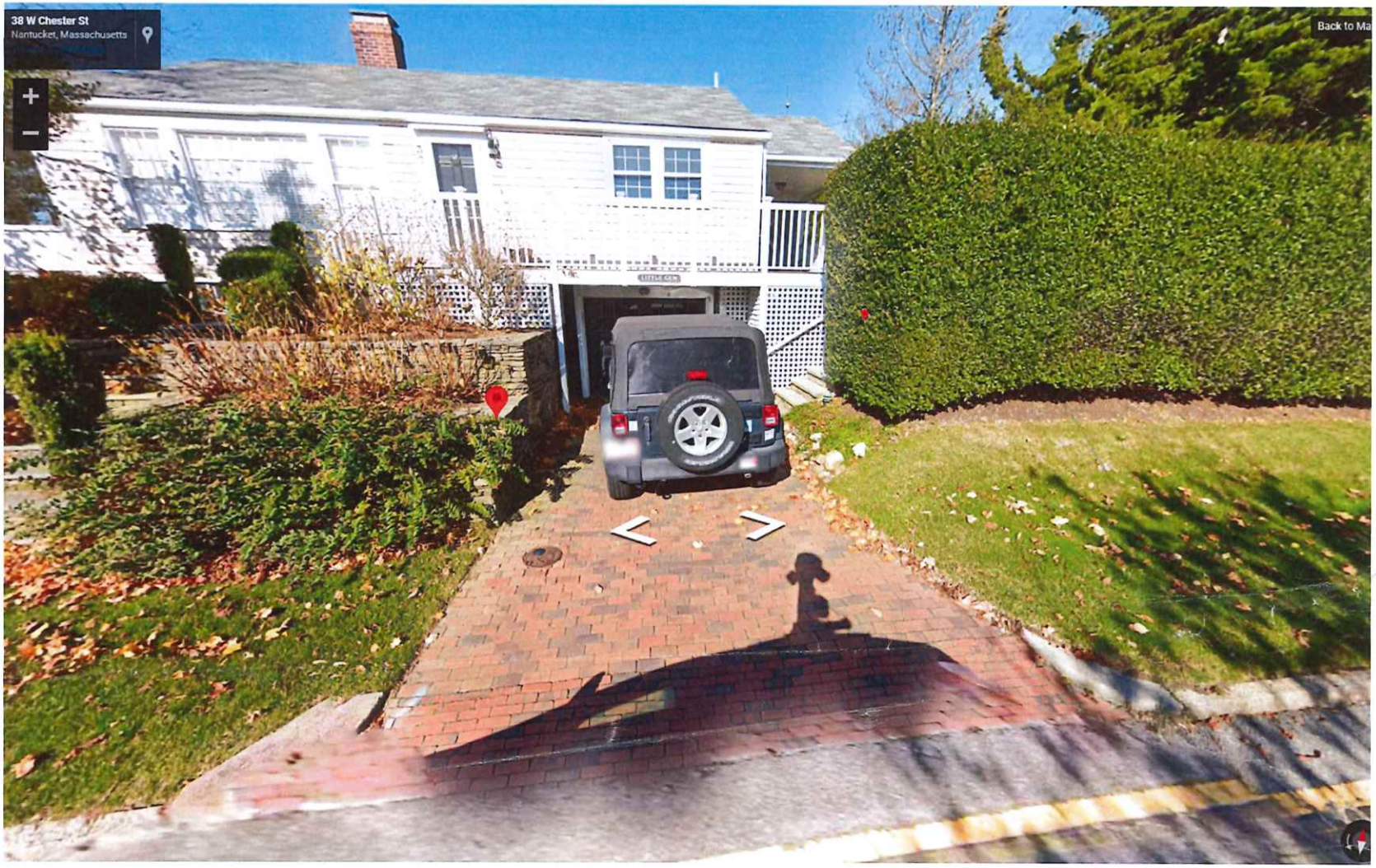
By
APR 28 2025



37 W. CHESTER STREET South

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JAN 27 2025
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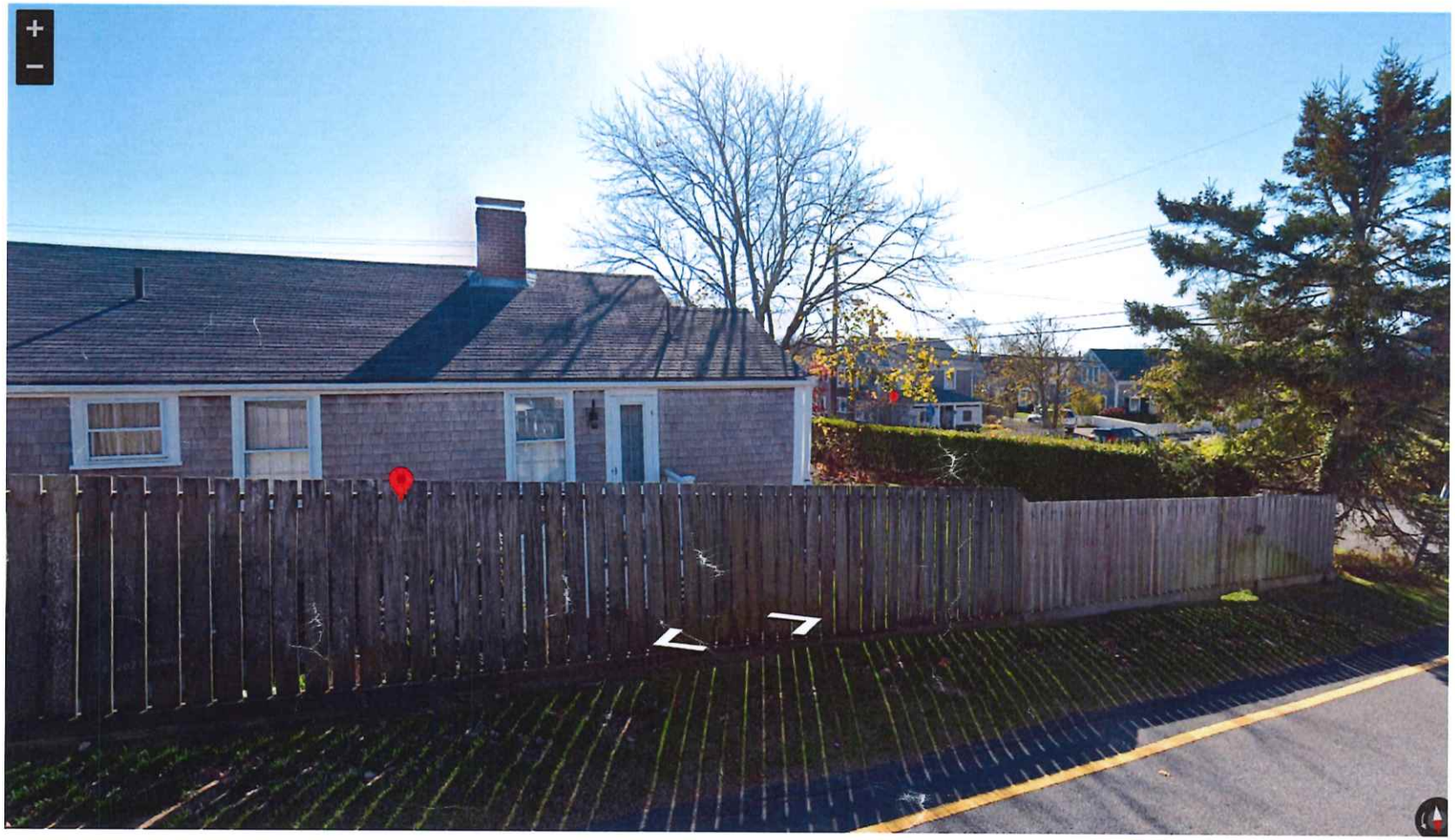

37 W. CHESTER STREET NORTH
(SUNSET HILL)
LANE

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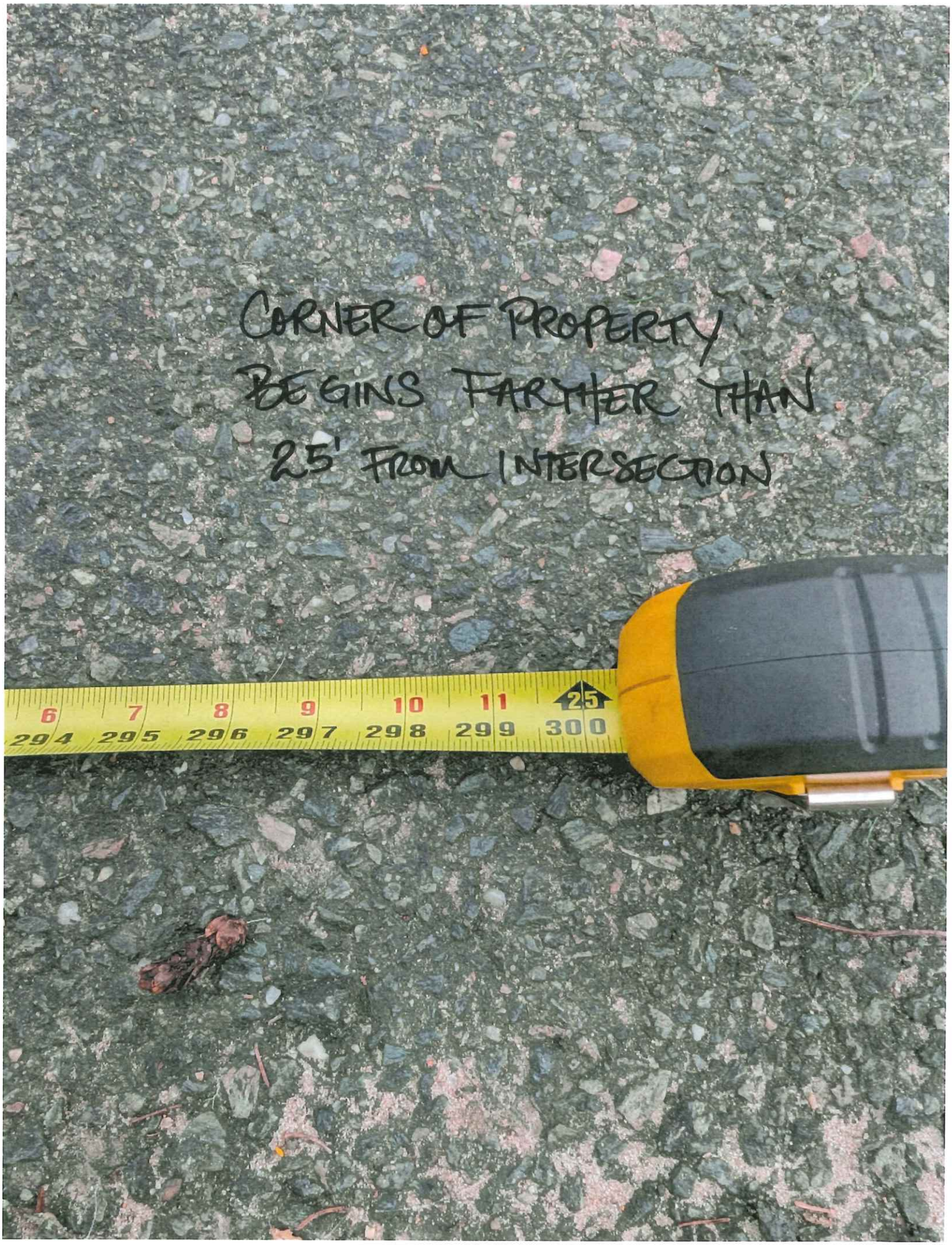
JAN 27 2025
BY


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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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: _____

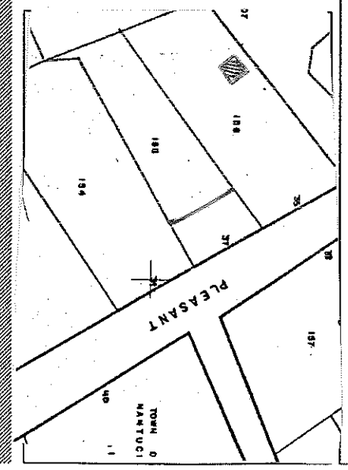
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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: _____

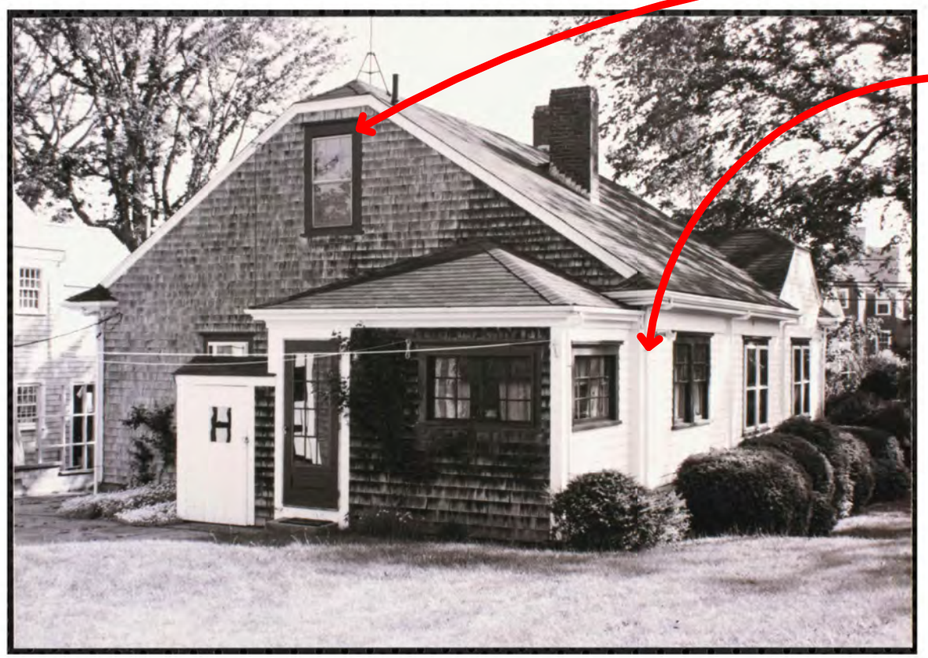
35. BUILDING TYPE:
○ a. box ○ c. gable front ✓ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: hip

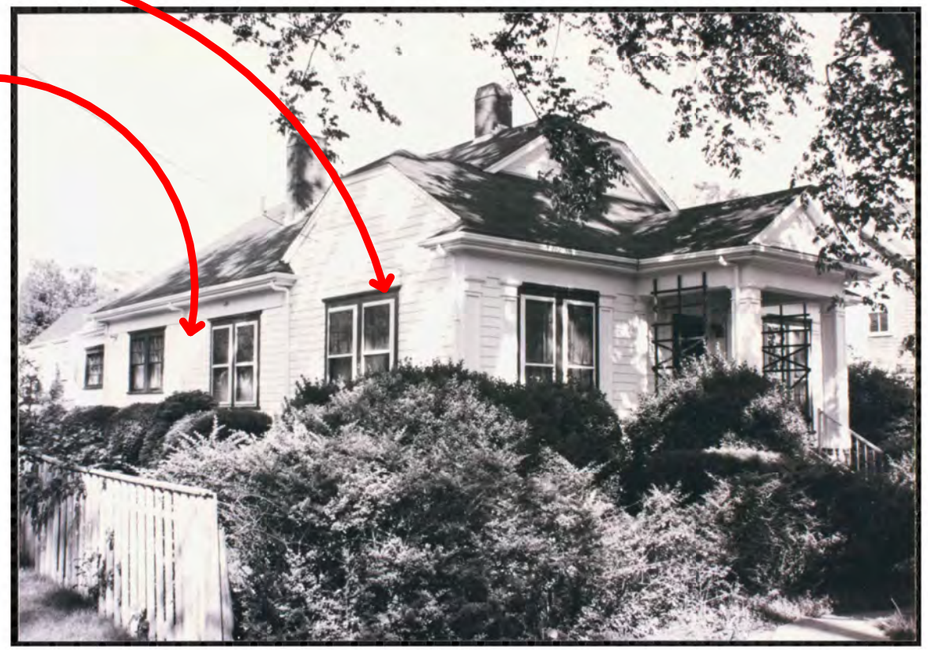




Darker trim color

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

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820

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1920's

Sansone

35 Pleasant Street
Nantucket MA

Site Plan 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCb

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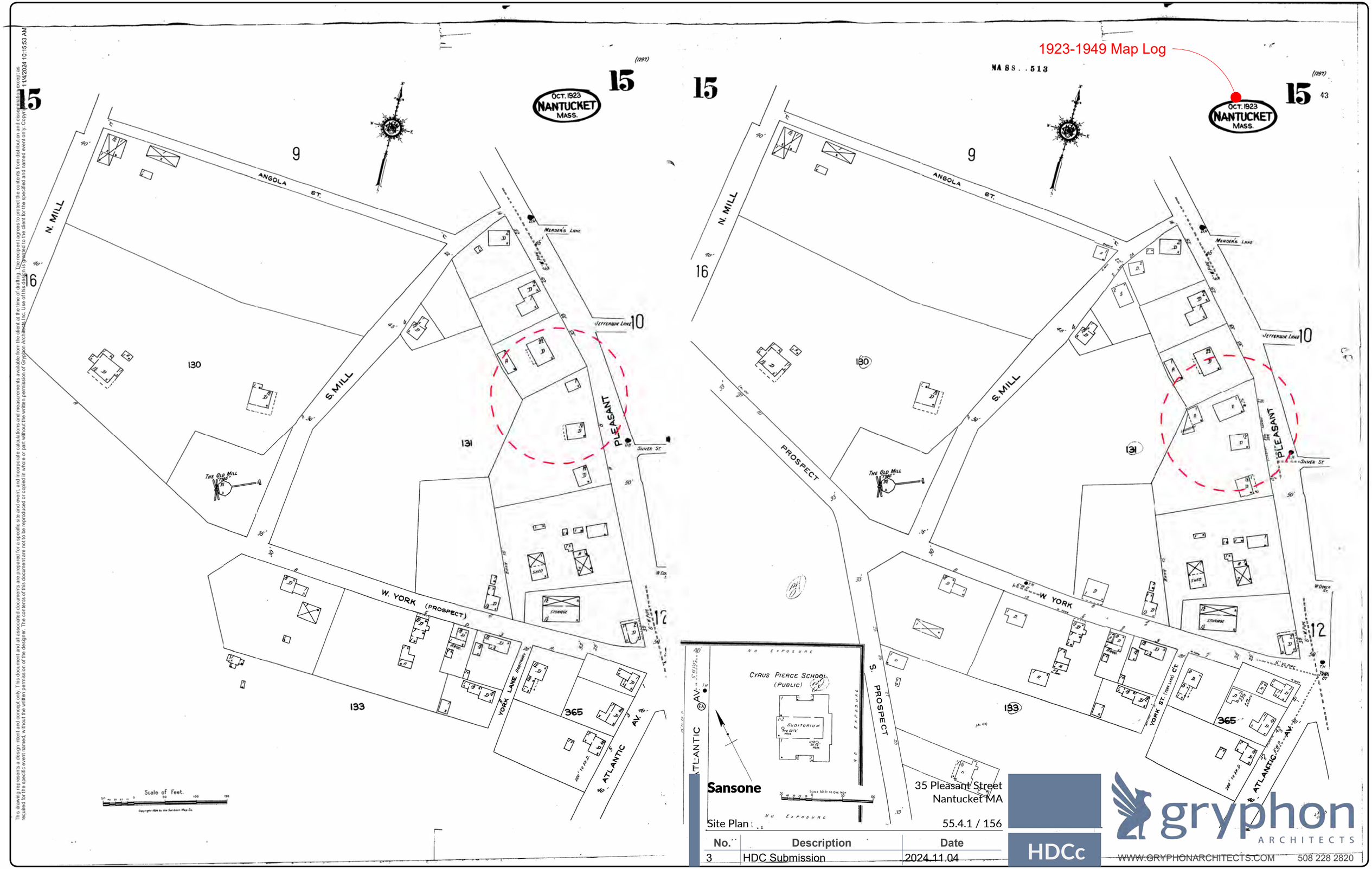

Sansone

35 Pleasant Street
Nantucket MA

Site Plan : 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCc

gryphon ARCHITECTS

WWW.GRYPHONARCHITECTS.COM 508 228 2820

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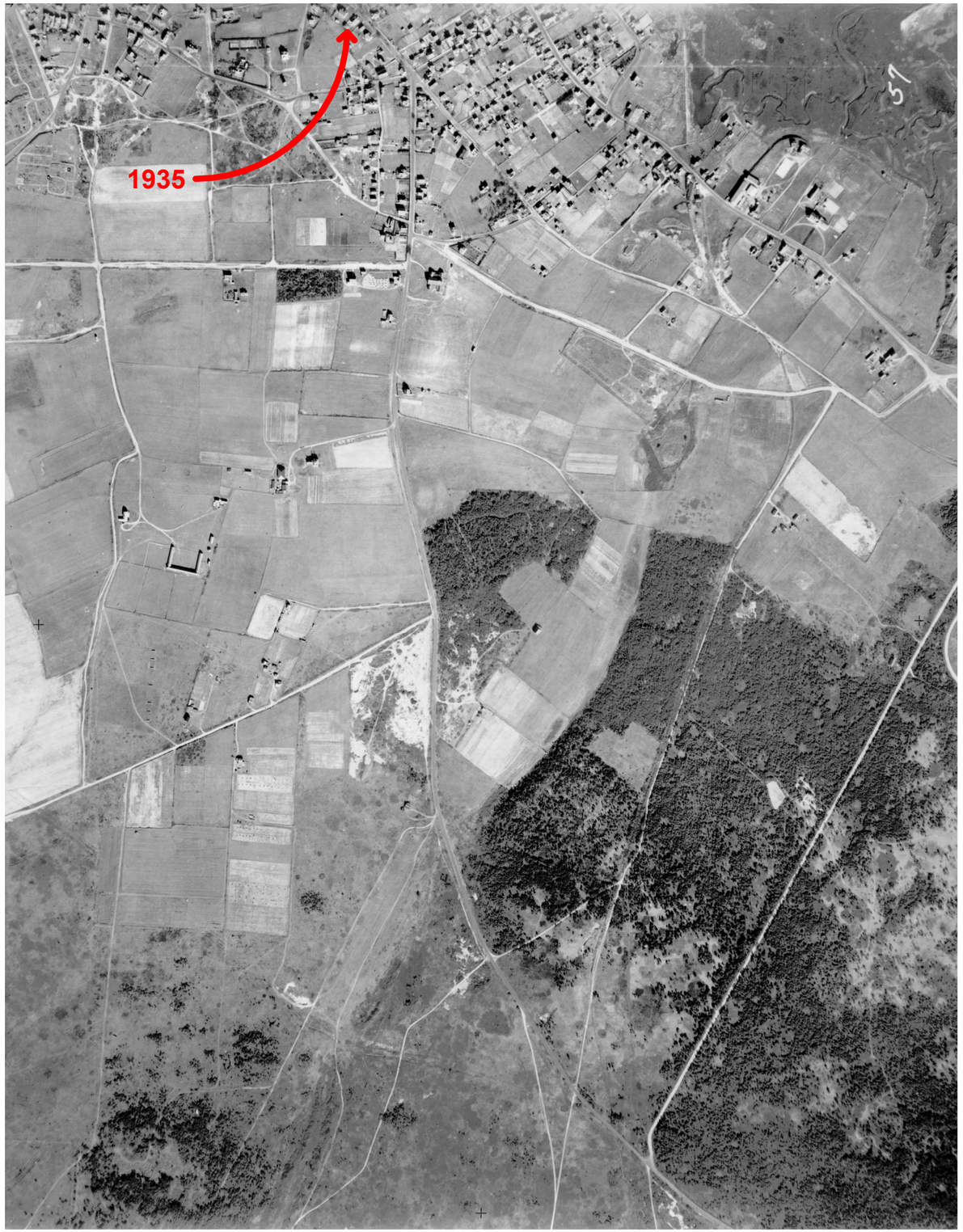



Sansone

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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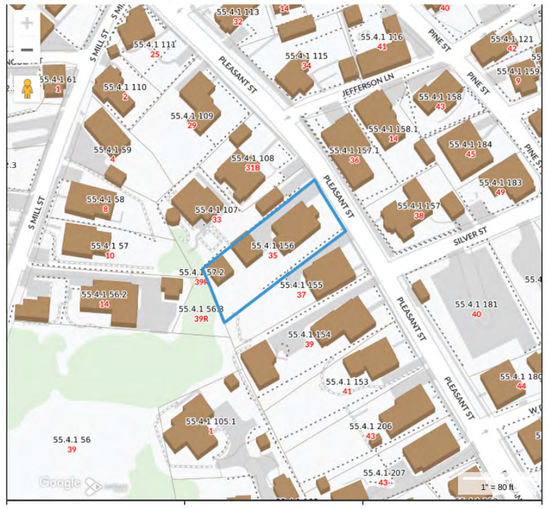



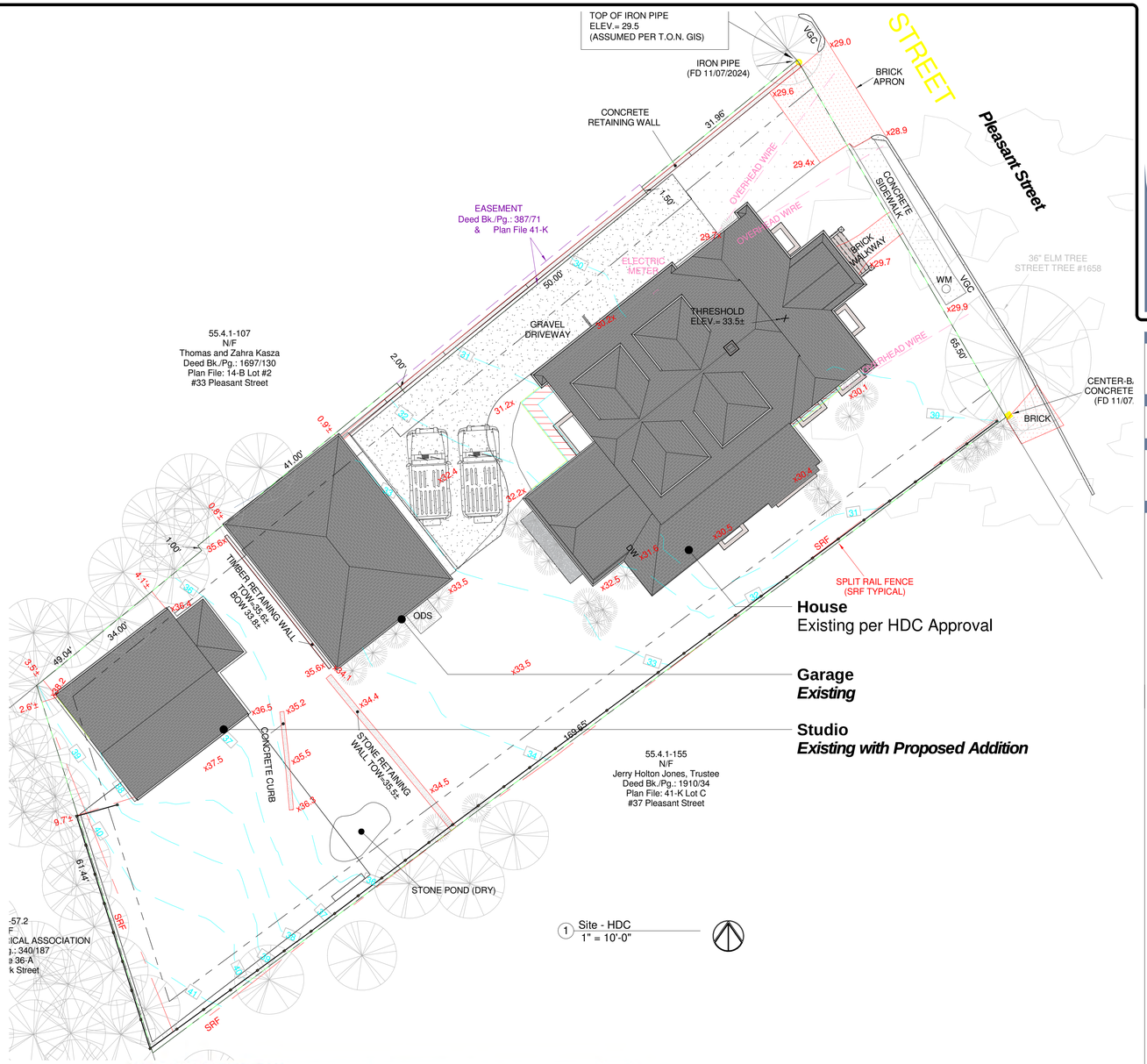

House
Existing per HDC Approval

Garage
Existing

Studio
Existing with Proposed Addition

1 Site - HDC
1" = 10'-0"









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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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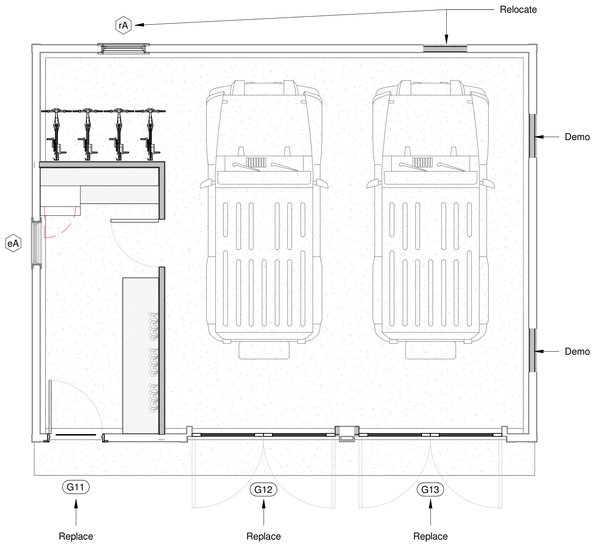


5 **Floor 1 - HDC - Proposed**
1/4" = 1'-0"

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	



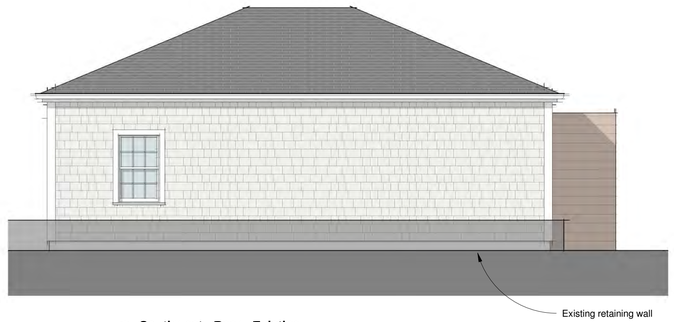
Existing



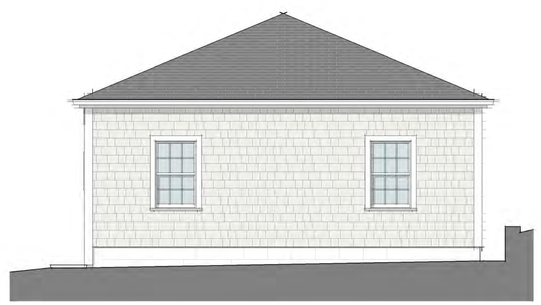
3 **Northeast - Entry - Existing**
1/4" = 1'-0"



4 **Southeast - Side Yard - Existing**
1/4" = 1'-0"

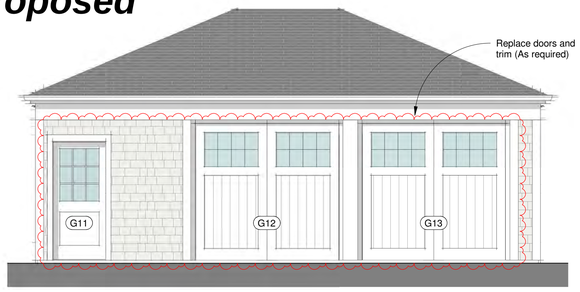


2 **Southwest - Rear - Existing**
1/4" = 1'-0"

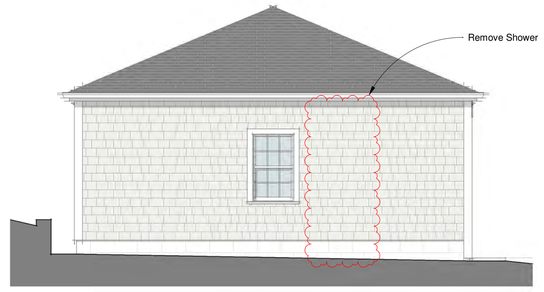


1 **Northwest - Side - Existing**
1/4" = 1'-0"

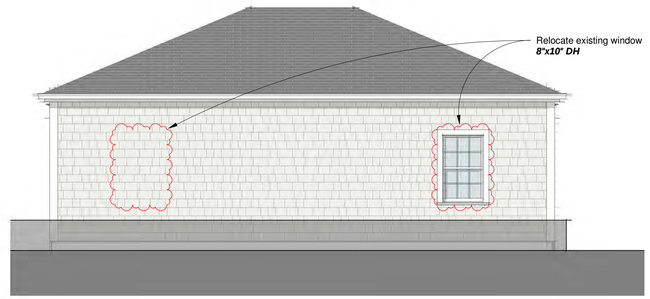
Proposed



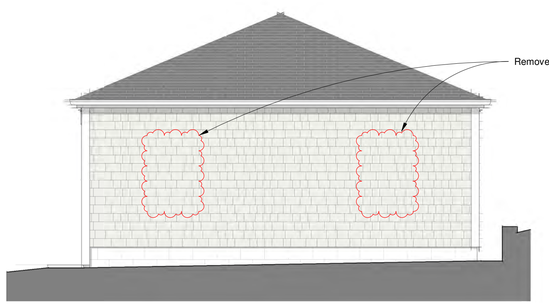
6 **Northeast - Entry - Proposed**
1/4" = 1'-0"



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"

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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.

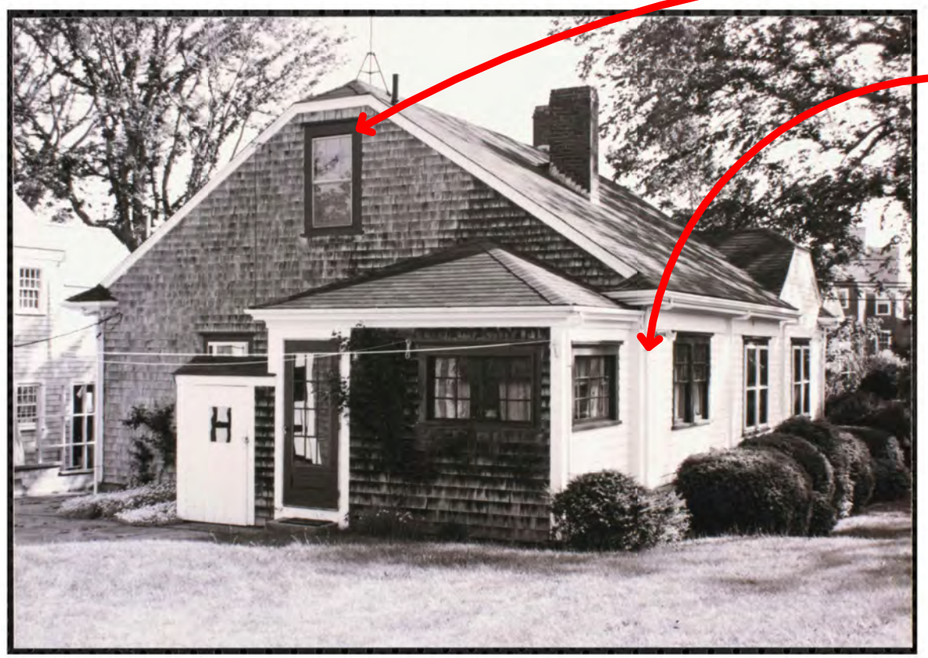
N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

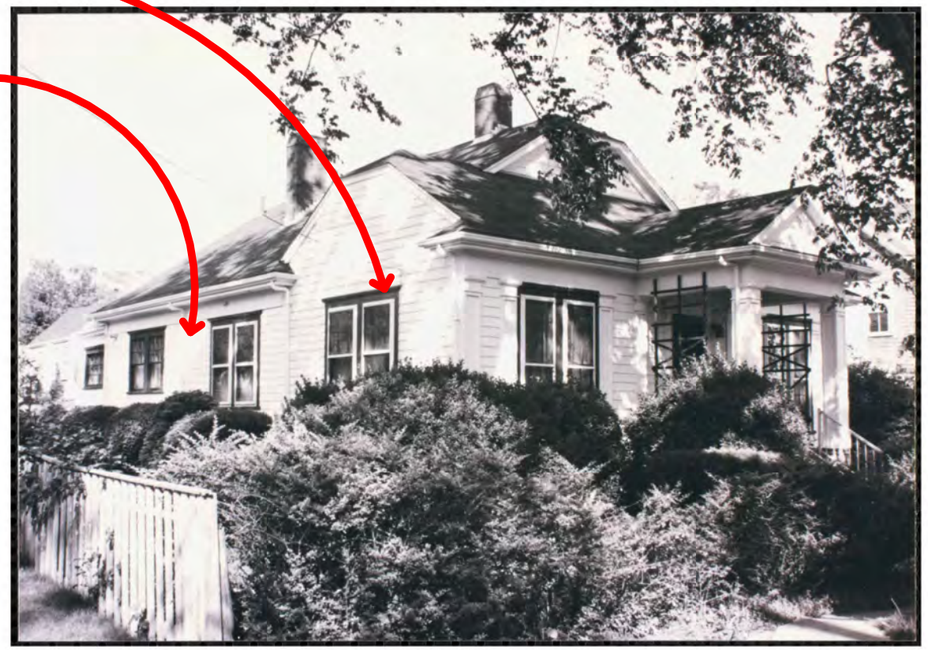




Darker trim color

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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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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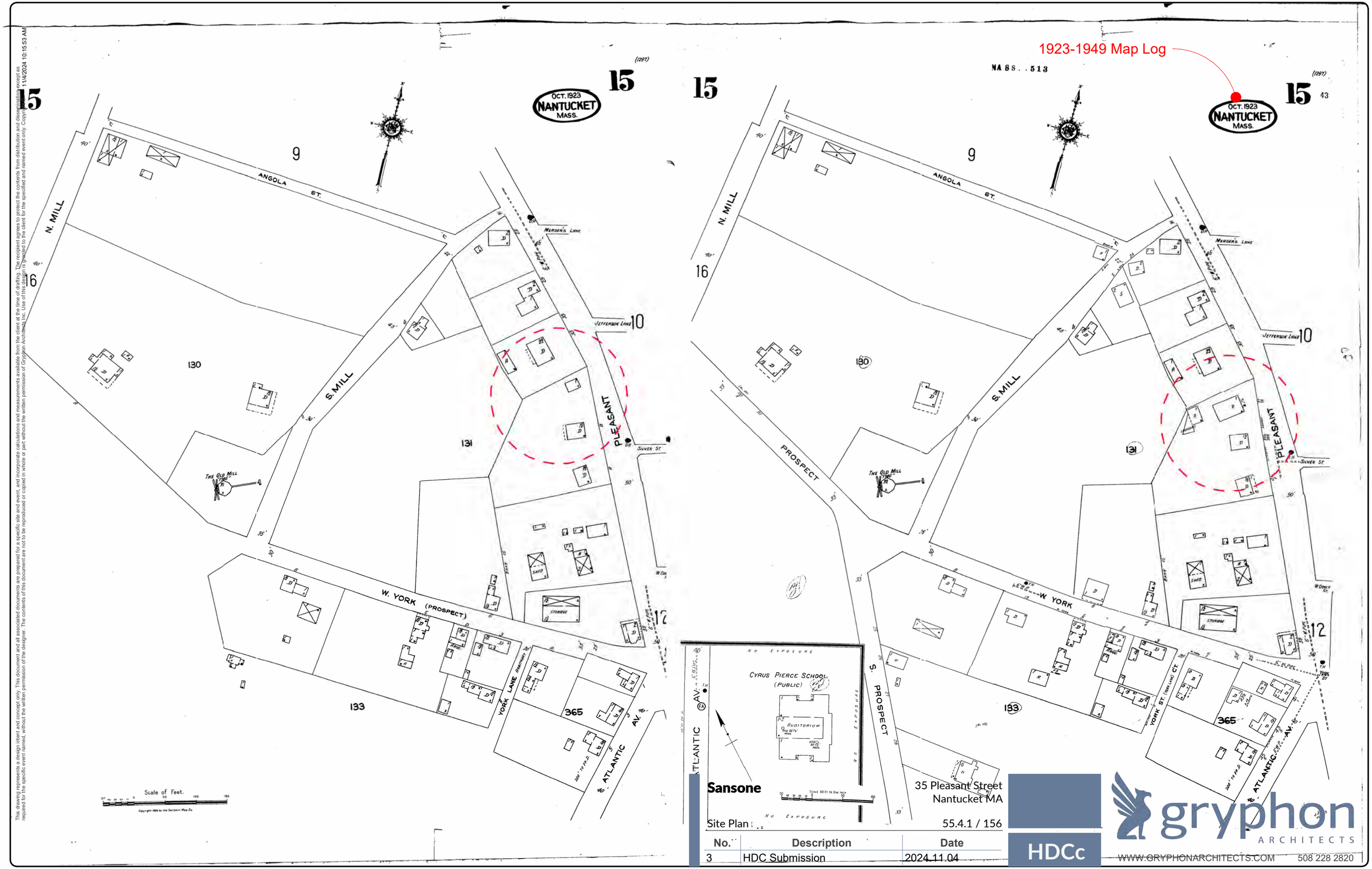

Sansone

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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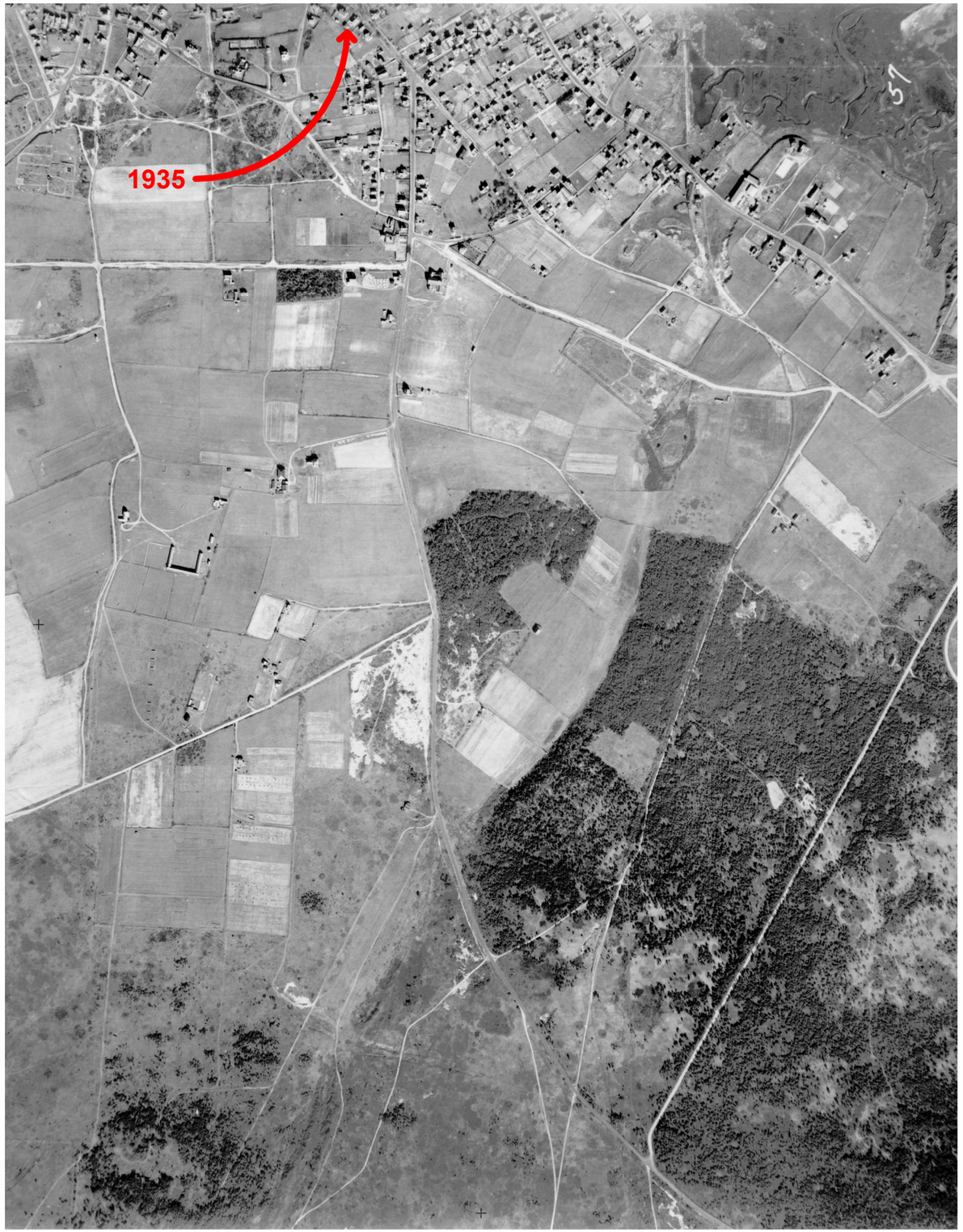



Sansone

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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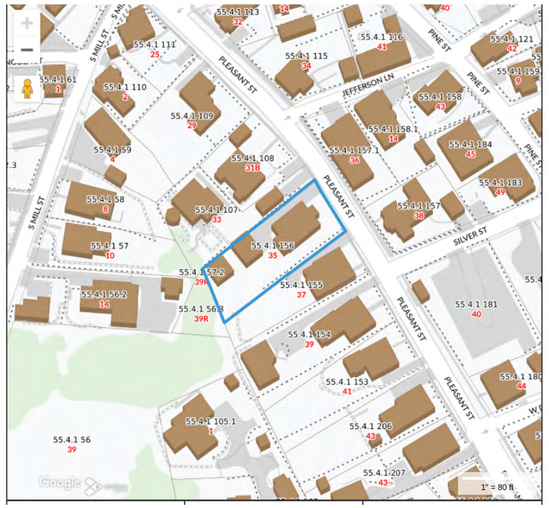



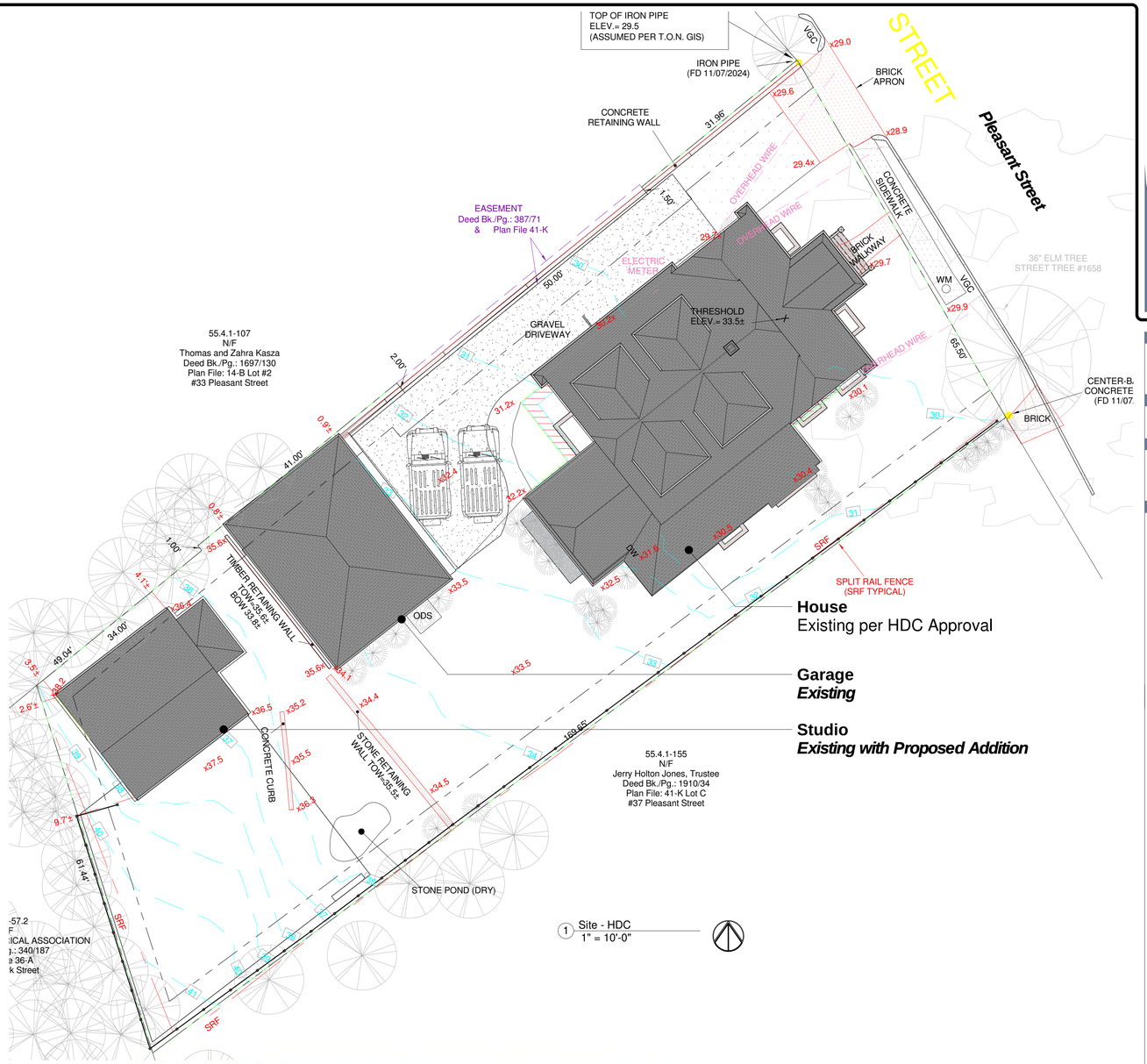









HDC Submission

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Structure
Site Plan

#	Description	Date
15	HDC Submission	2025.05.12

Site

HDC1.0

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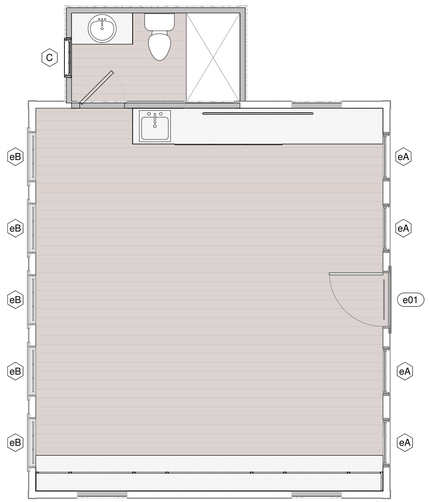
Existing | Proposed



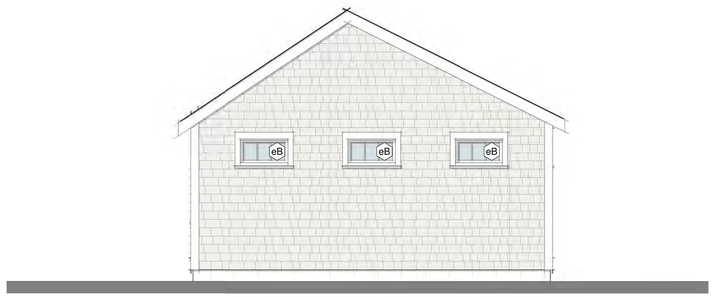
5 Floor 1 - Proposed - HDC
1/4" = 1'-0"

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

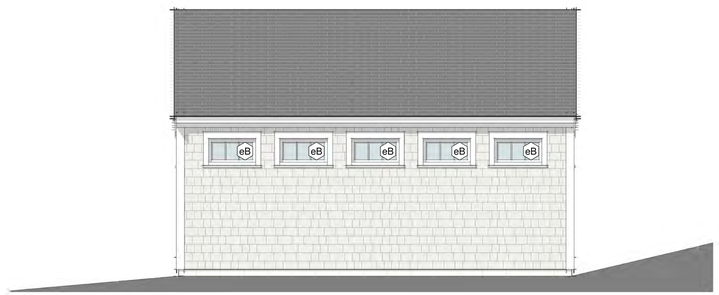




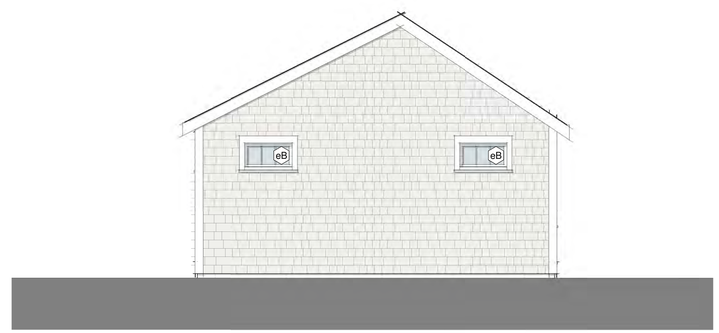
1 Southeast - Patio - Existing
1/4" = 1'-0"



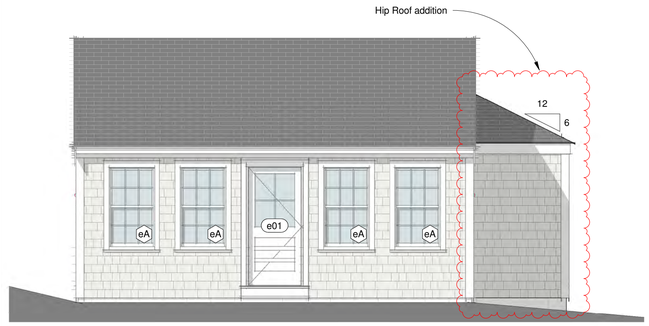
2 Northeast - Garage - Existing
1/4" = 1'-0"



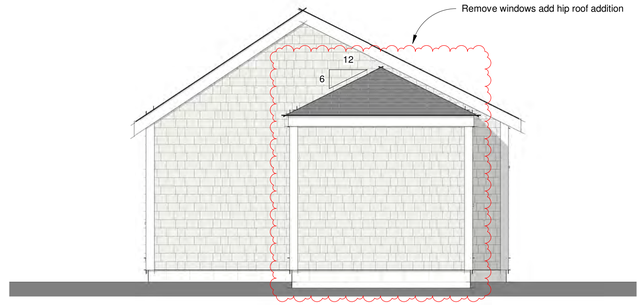
4 Northwest - Side - Existing
1/4" = 1'-0"



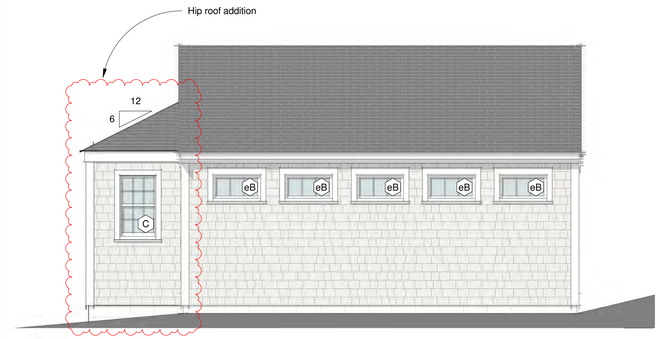
3 Southwest - Rear - Existing
1/4" = 1'-0"



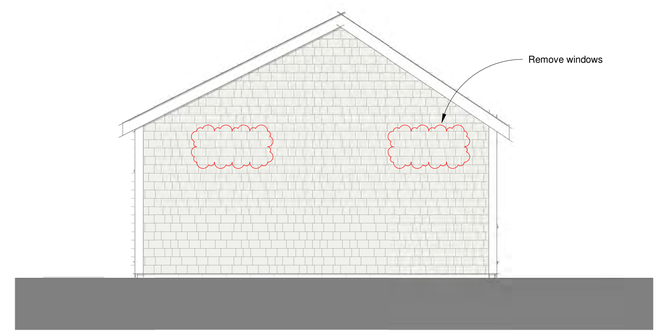
7 Southeast - Patio - Proposed
1/4" = 1'-0"



6 Northeast - Garage - Proposed
1/4" = 1'-0"



8 Northwest - Side - Proposed
1/4" = 1'-0"



9 Southwest - Rear - Proposed
1/4" = 1'-0"

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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

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 5/2/2025 10:07:39 AM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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**

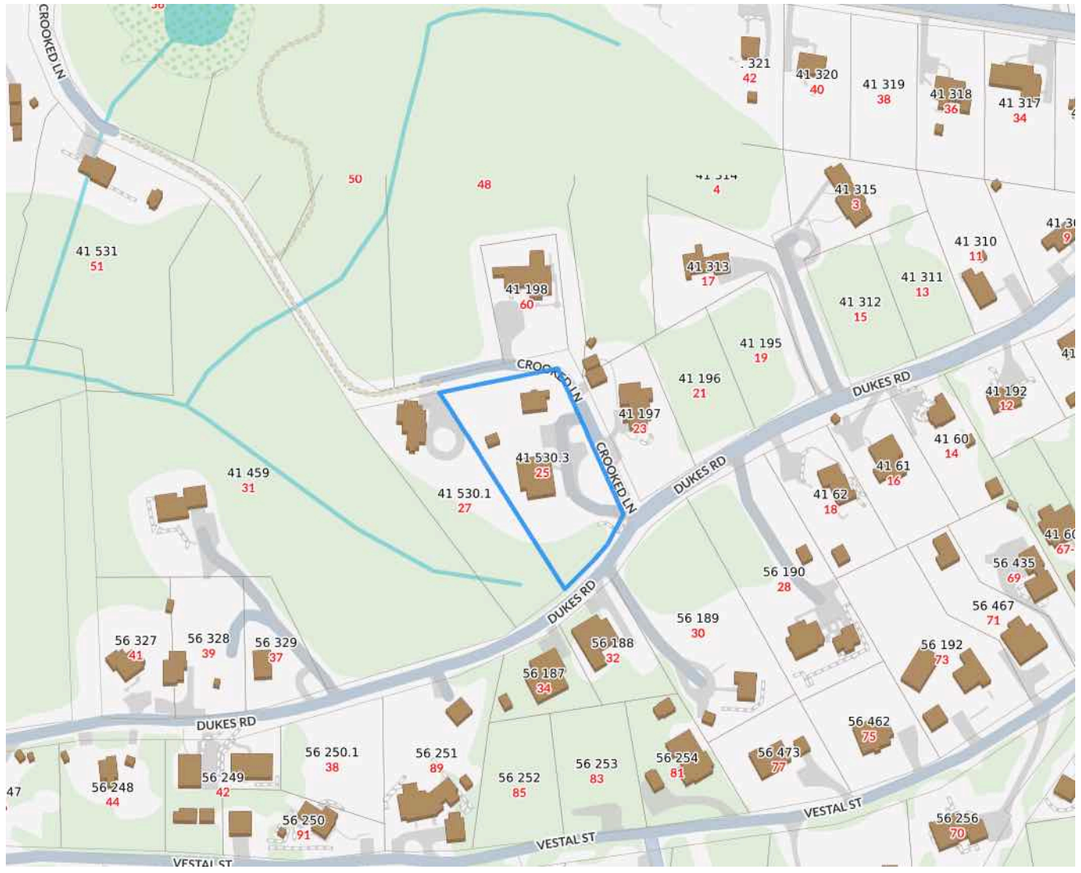
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON **May 5th, 2025**

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…

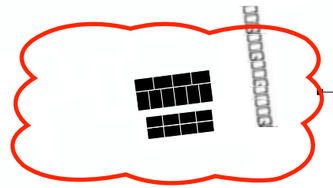
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

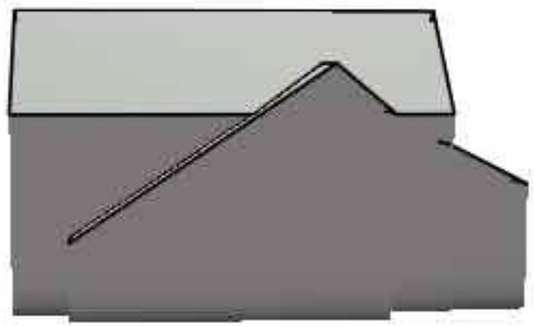
Owner:	Charles Lenhart
Site Address:	25 Dukes Road
City, State, Zip:	Nantucket, MA 02564
Map: 41	Parcel: 530.3

REVISIONS

	MM/DD/YY	REMARKS
1	5/1/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

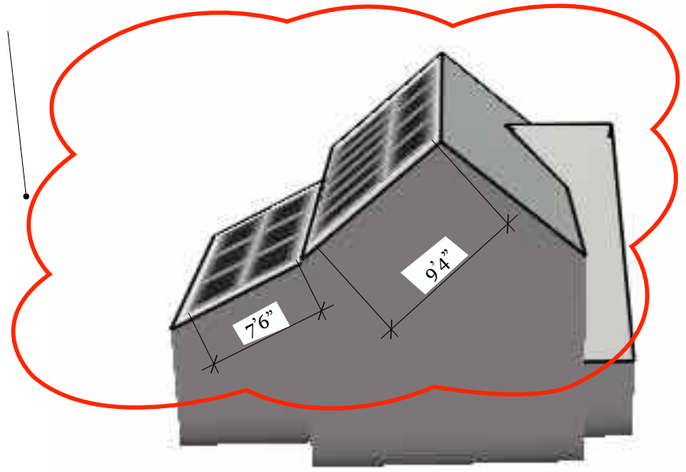
PV 01

NO CHANGES
TO NORTH ELEVATION

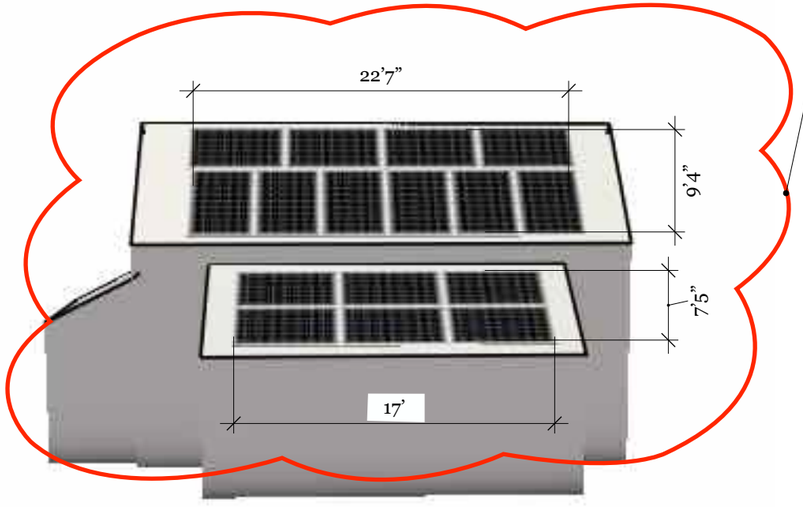


NORTH ELEVATION

PROPOSED LOCATION OF (16) ALL BLACK PV MODULES TO ROOFTOP

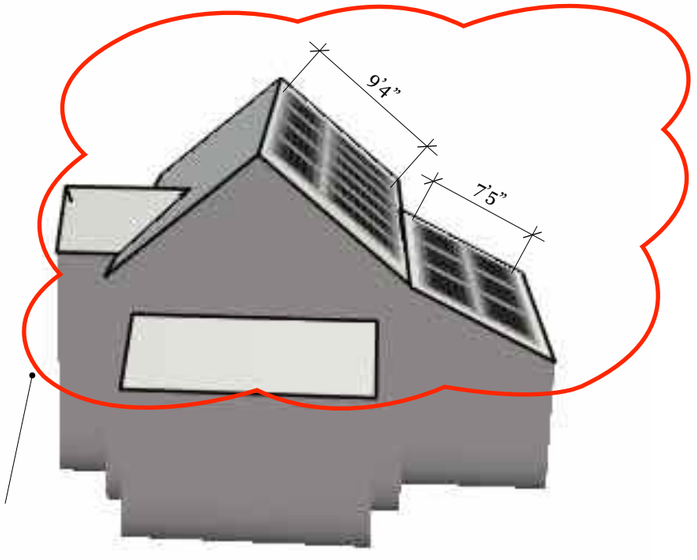


EAST ELEVATION



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

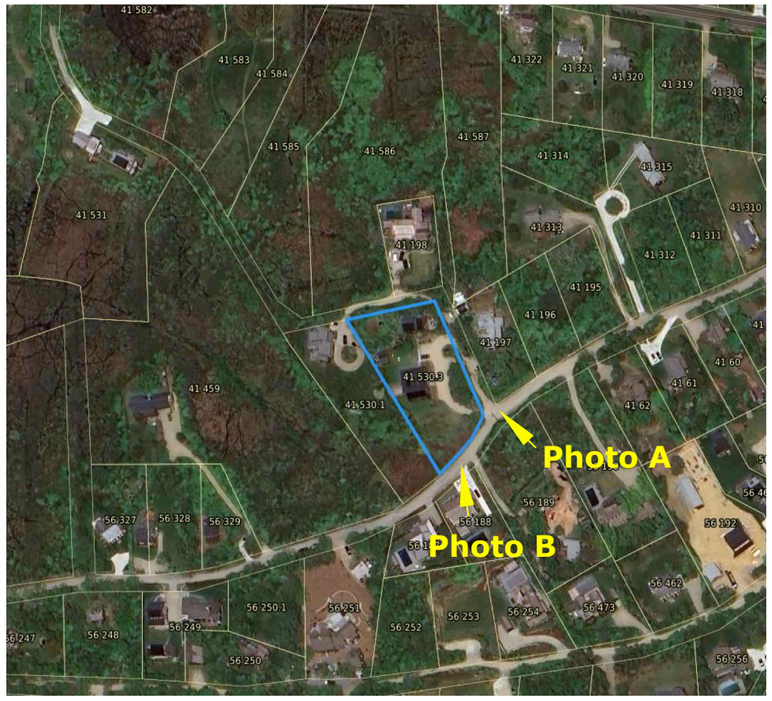
ROOFTOP SOLAR ARRAY
7.04kW DC, 5.70kW AC

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.

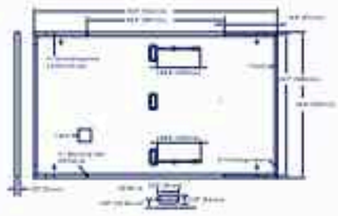
The ideal solution for:

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

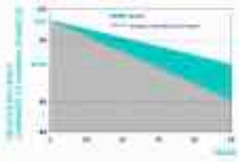


Electrical Characteristics

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

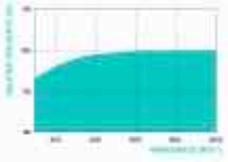
Qcells PERFORMANCE WARRANTY



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.

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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°: 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

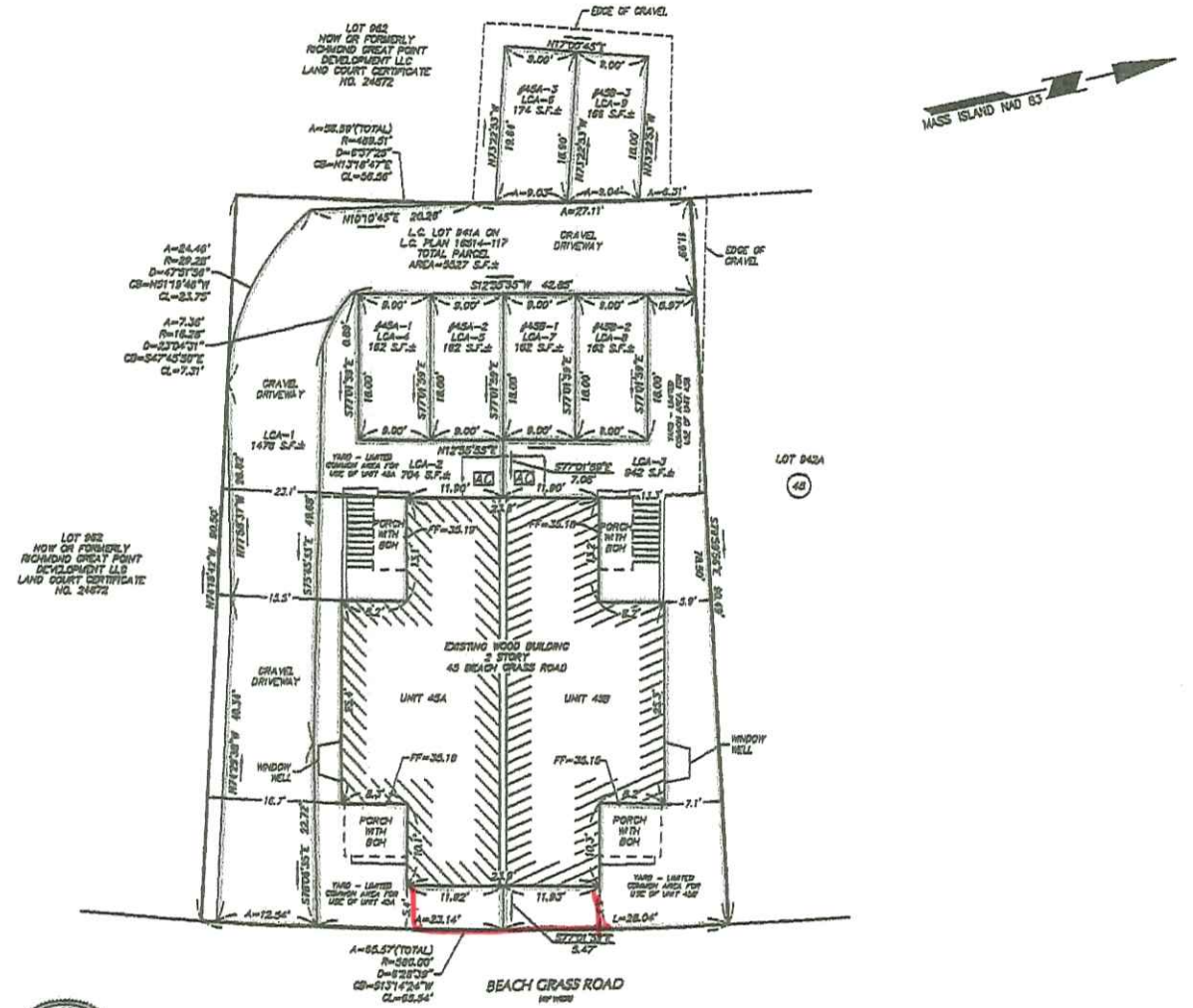
Property ID	191383
Location	45B BEACH GRASS RD
Owner	LEWIS HAFSA

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

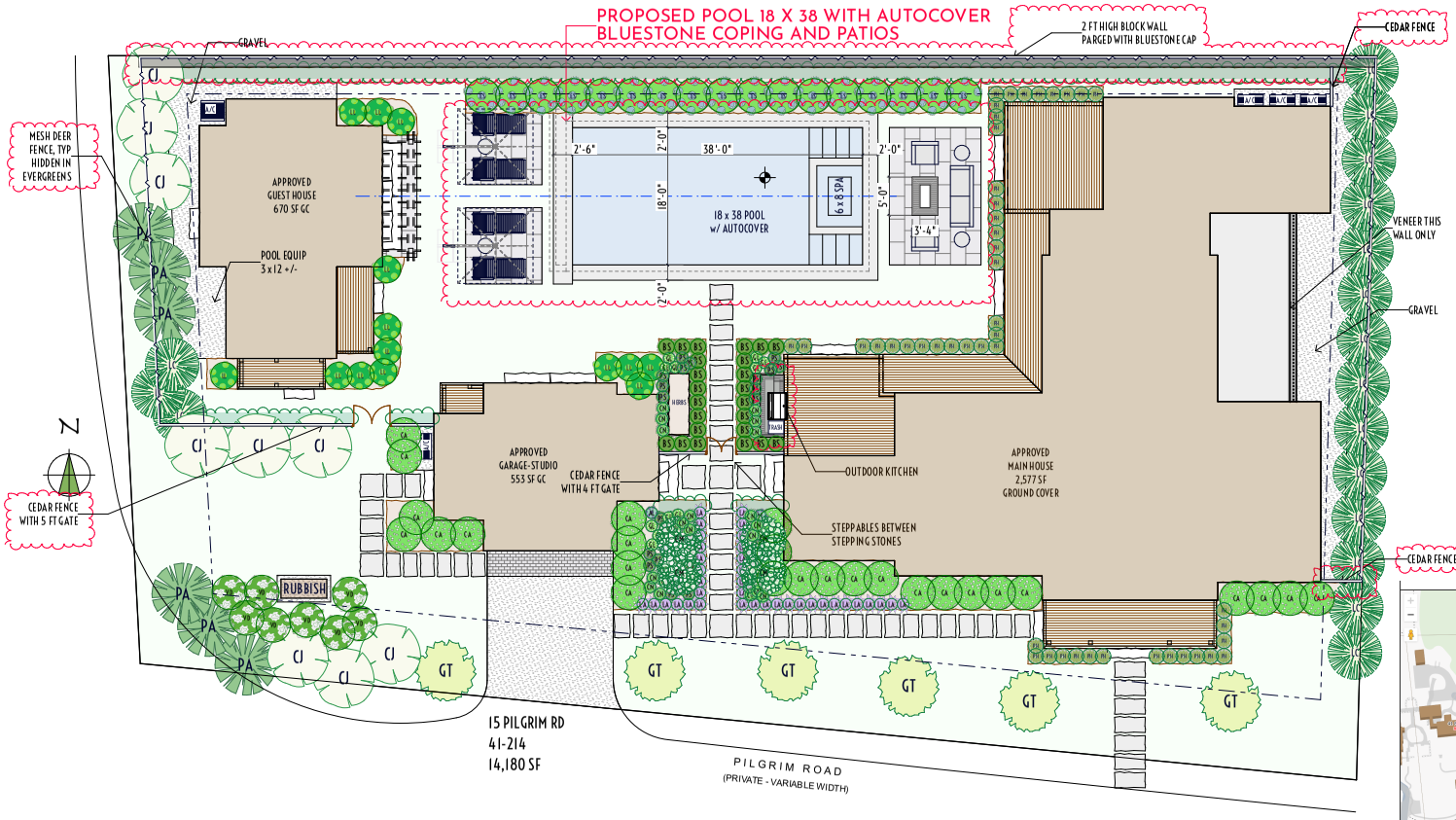

CALAMINT BLUE CLOUD


LAVENDER

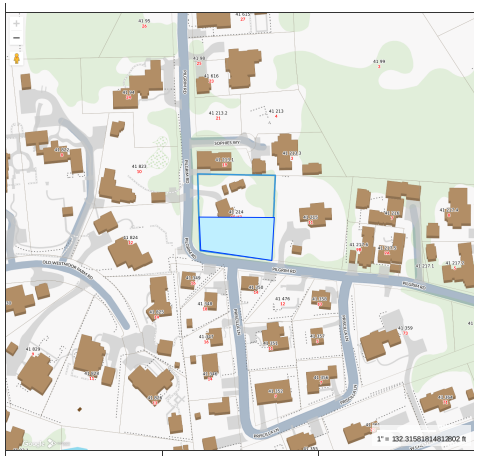

CRYPTOMERIA JAPONICA


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.

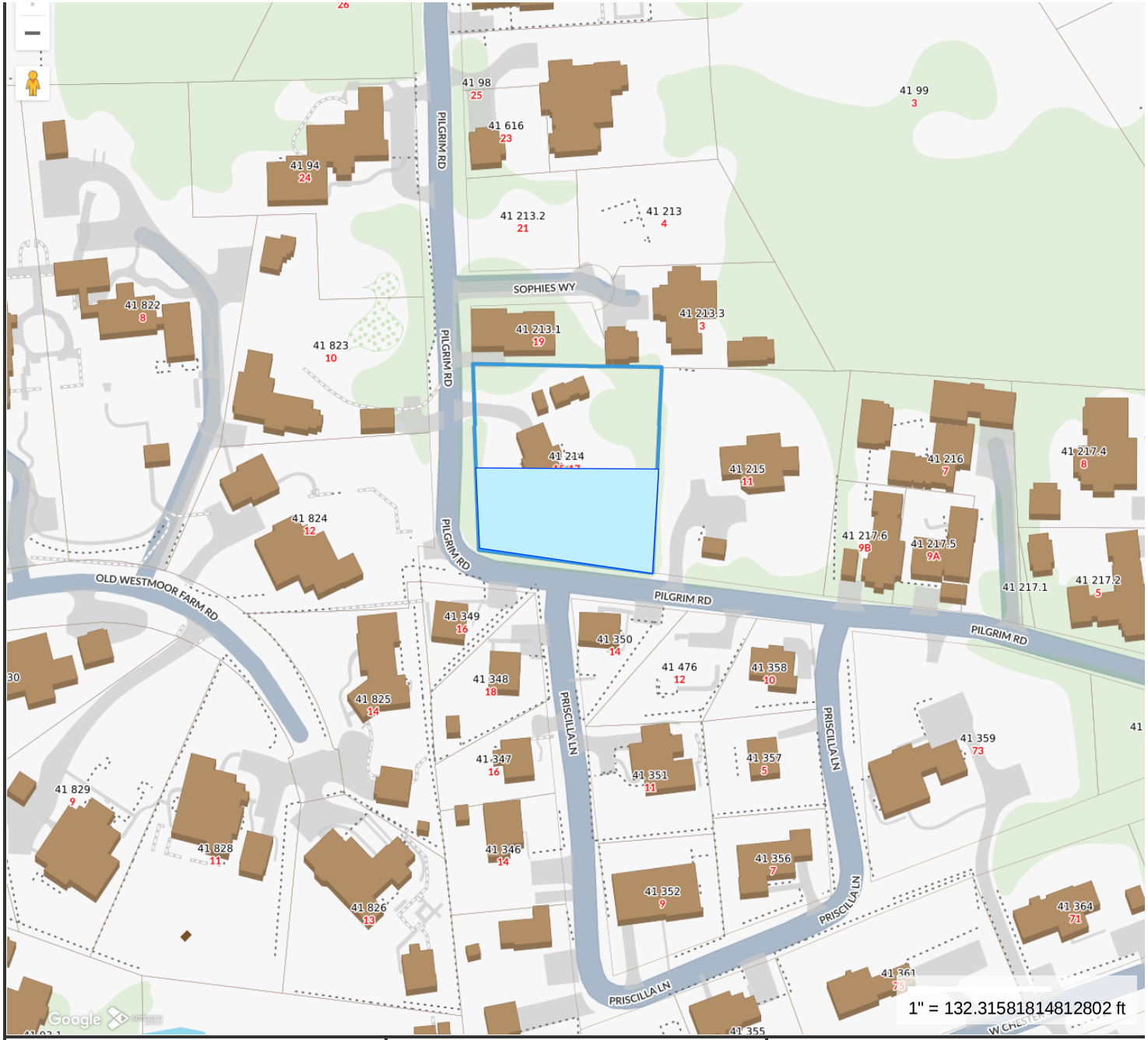
Landscape at
15 Pilgrim Rd
Nantucket, Ma.
02554

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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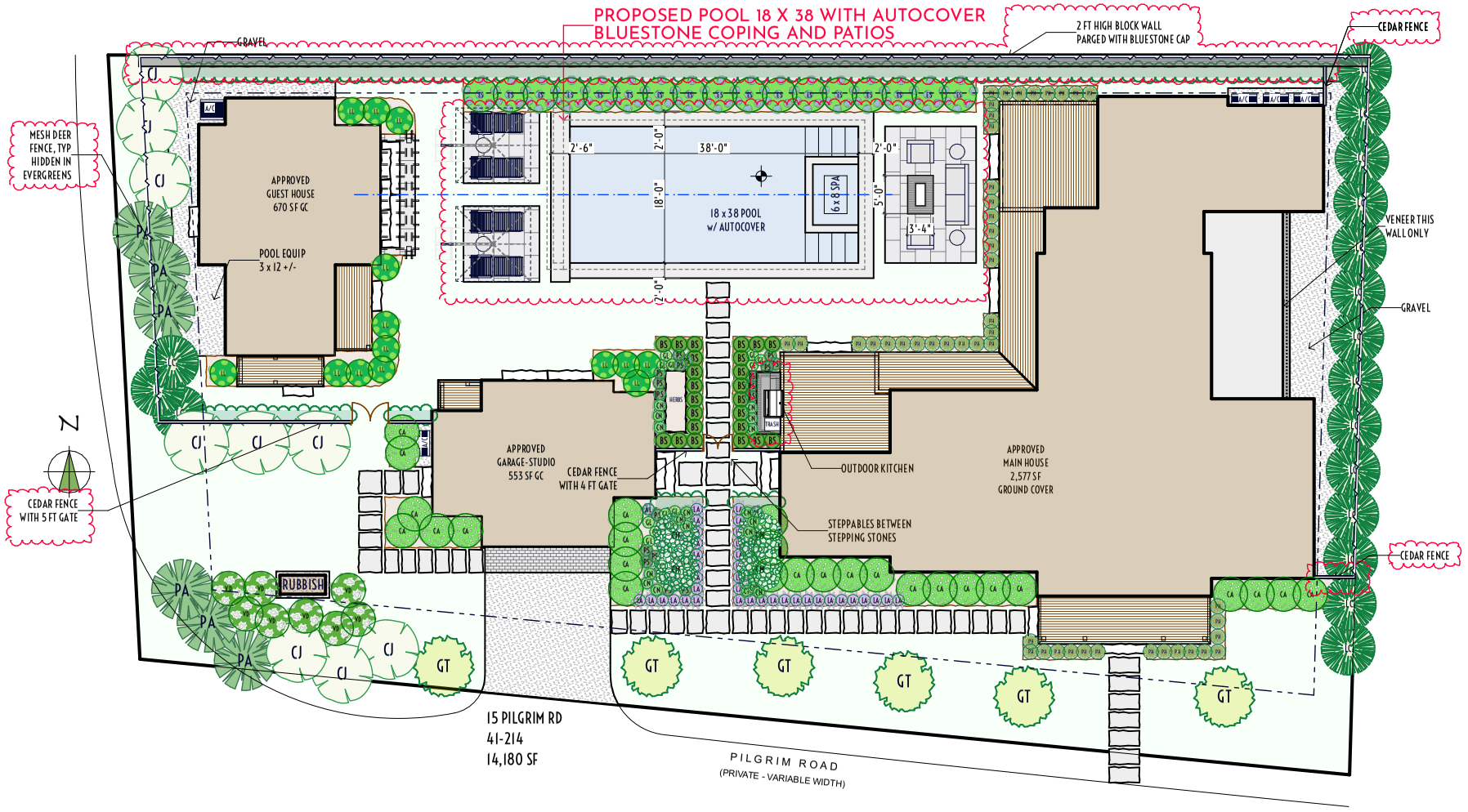


1 HDC LANDSCAPE PLAN

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



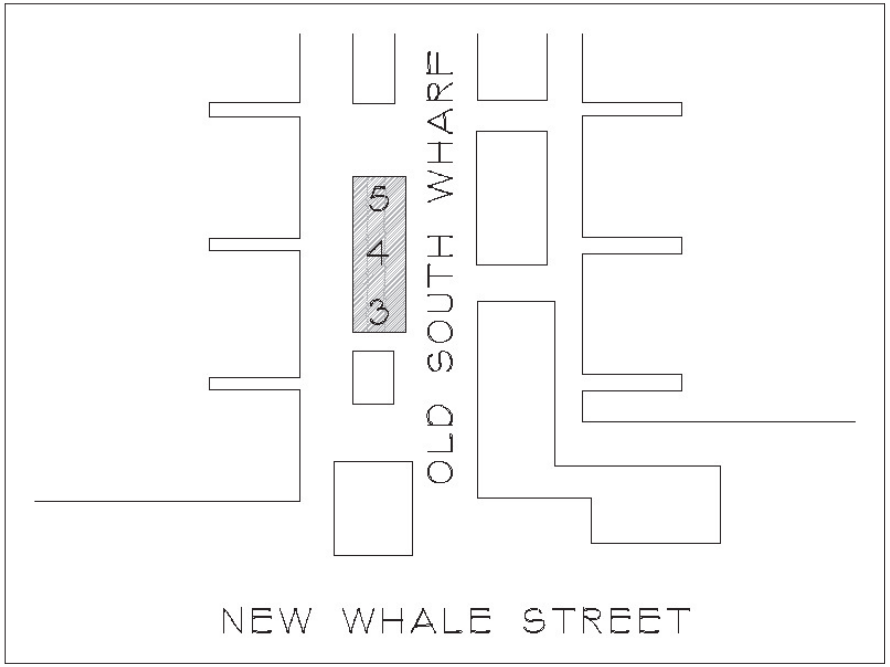
Existing East Elevation



South North Elevation

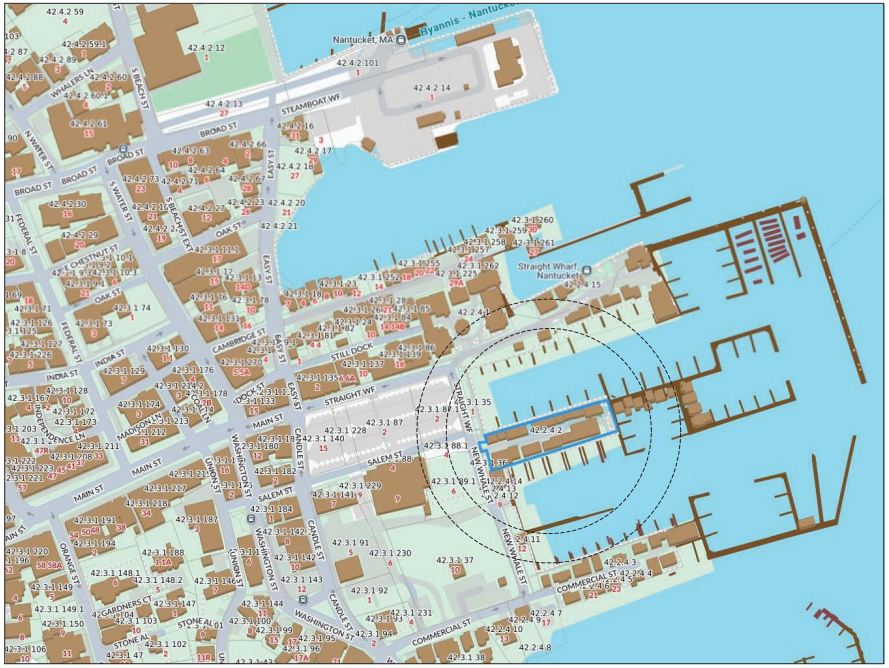


North South Elevation



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

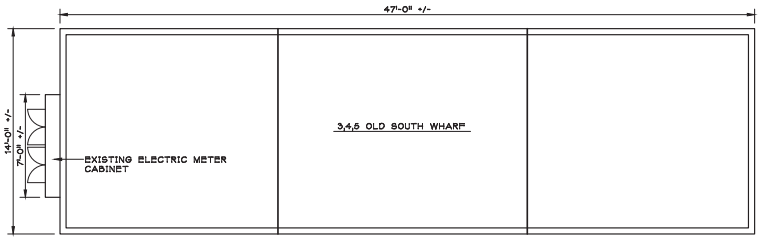
COVER SHEET

REVISIONS:
1 HDC SUBMITTAL 12/23/24

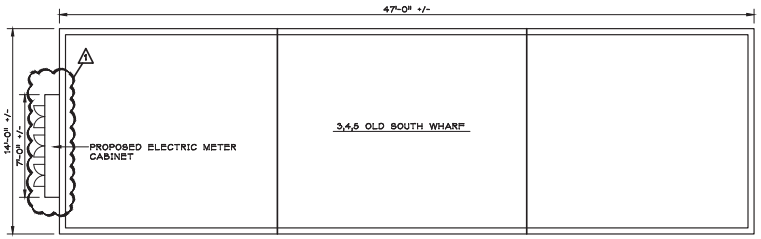
- [x] ISSUED FOR PERMITTING
- [ ] ISSUED FOR PRICING
- [ ] ISSUED FOR CONSTRUCTION

DATE: 12-23-24
SCALE: AS NOTED
DRAWN BY: CAD
JOB NO.: XXXX.XX

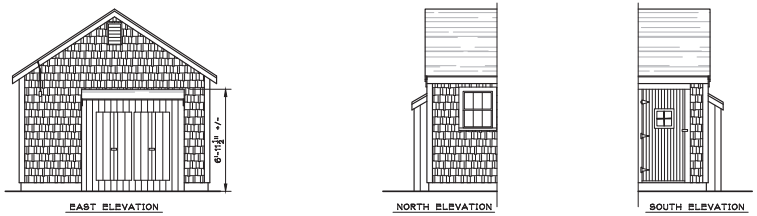
DRAWING NO:
C1



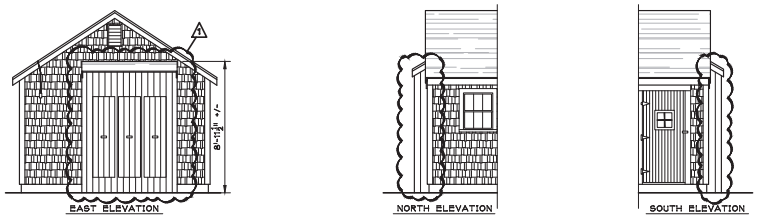
1 EX-1 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



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

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:

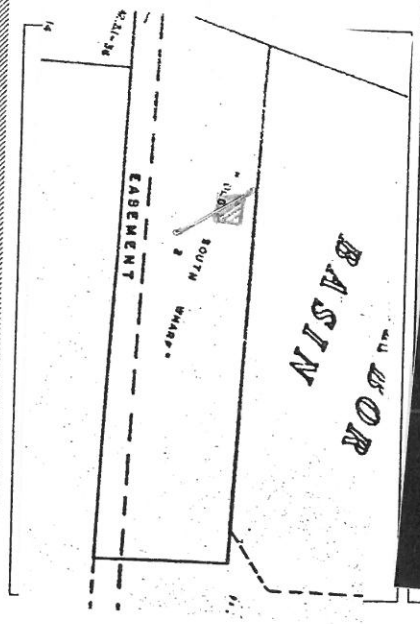
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

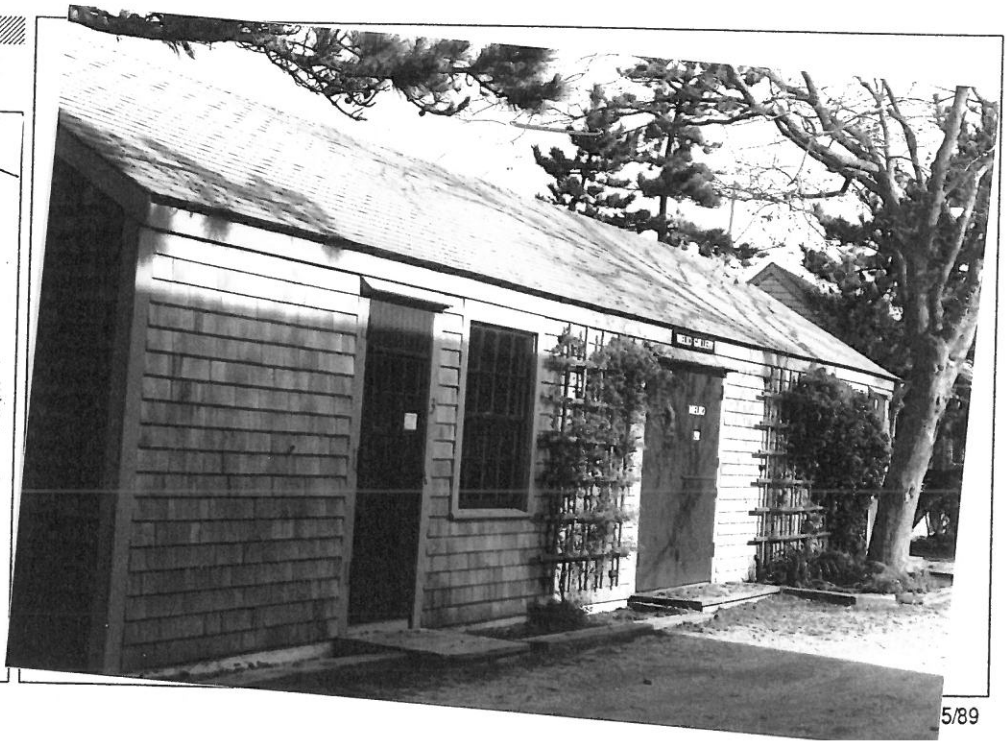
6. USE: Original: Present: Stores, gallery
○ a. seasonal ○ b. year-round

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: 8/8

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 _____

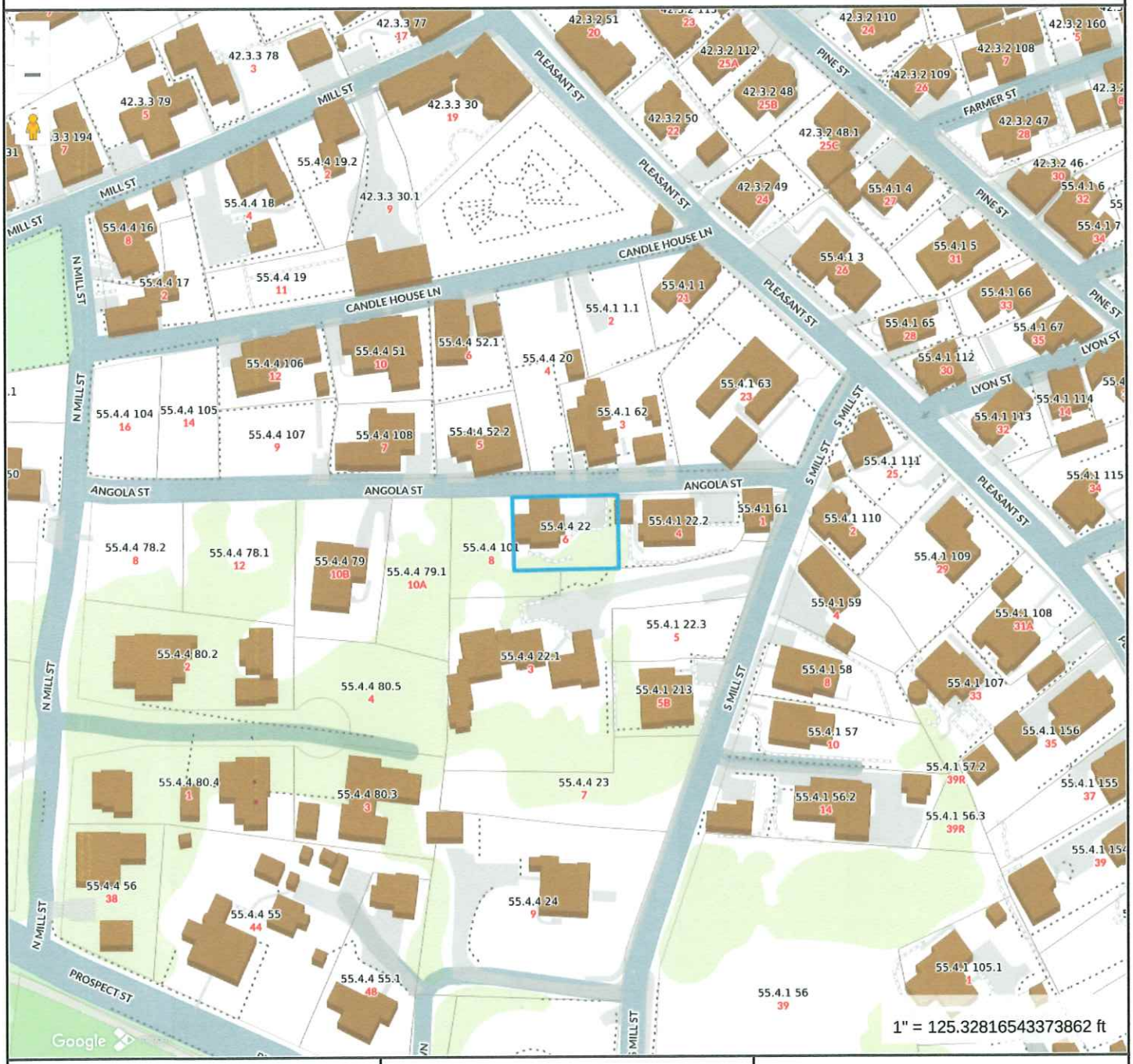
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 _____

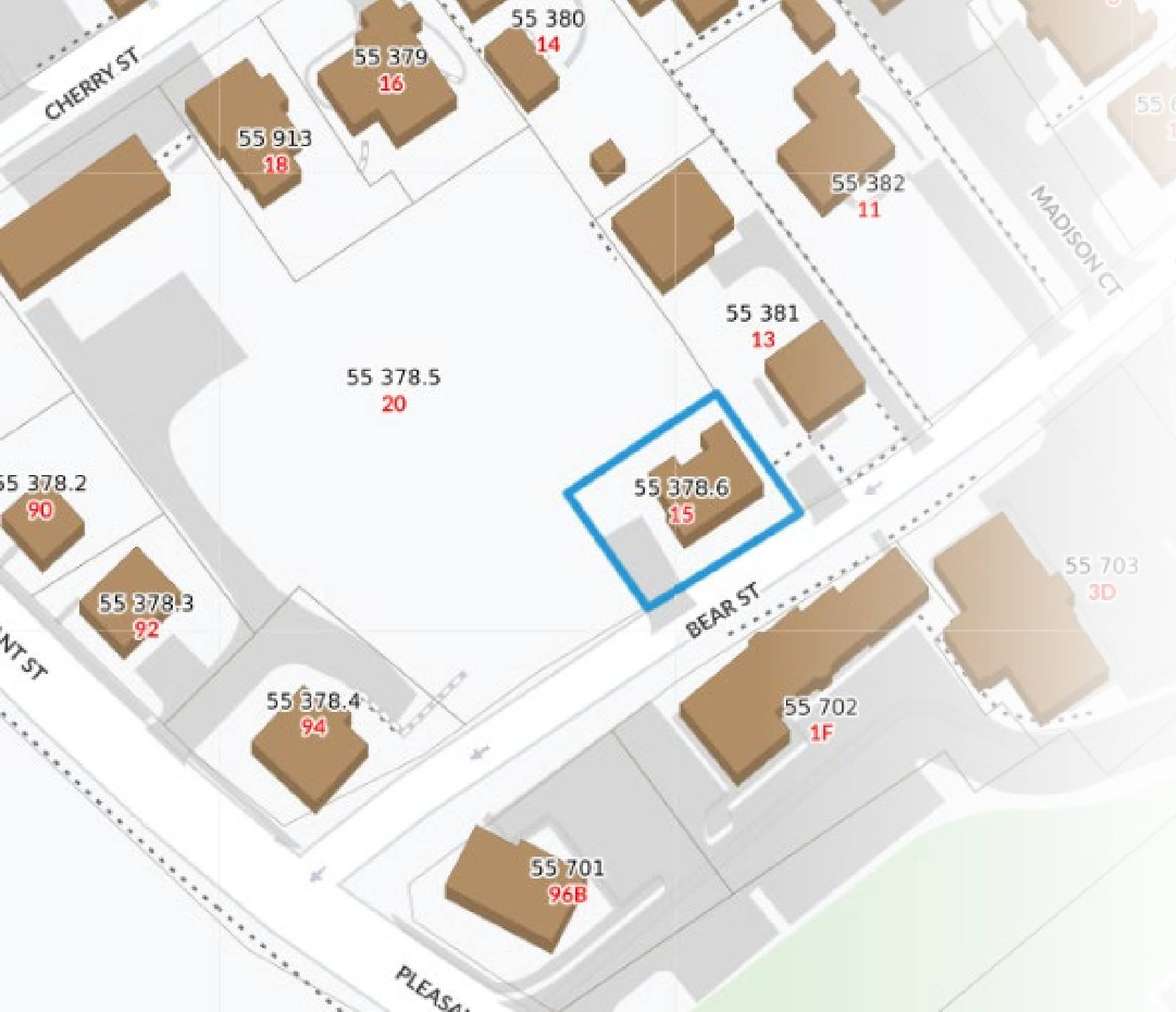
Trim WHITE Sash WHITE Doors _____

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



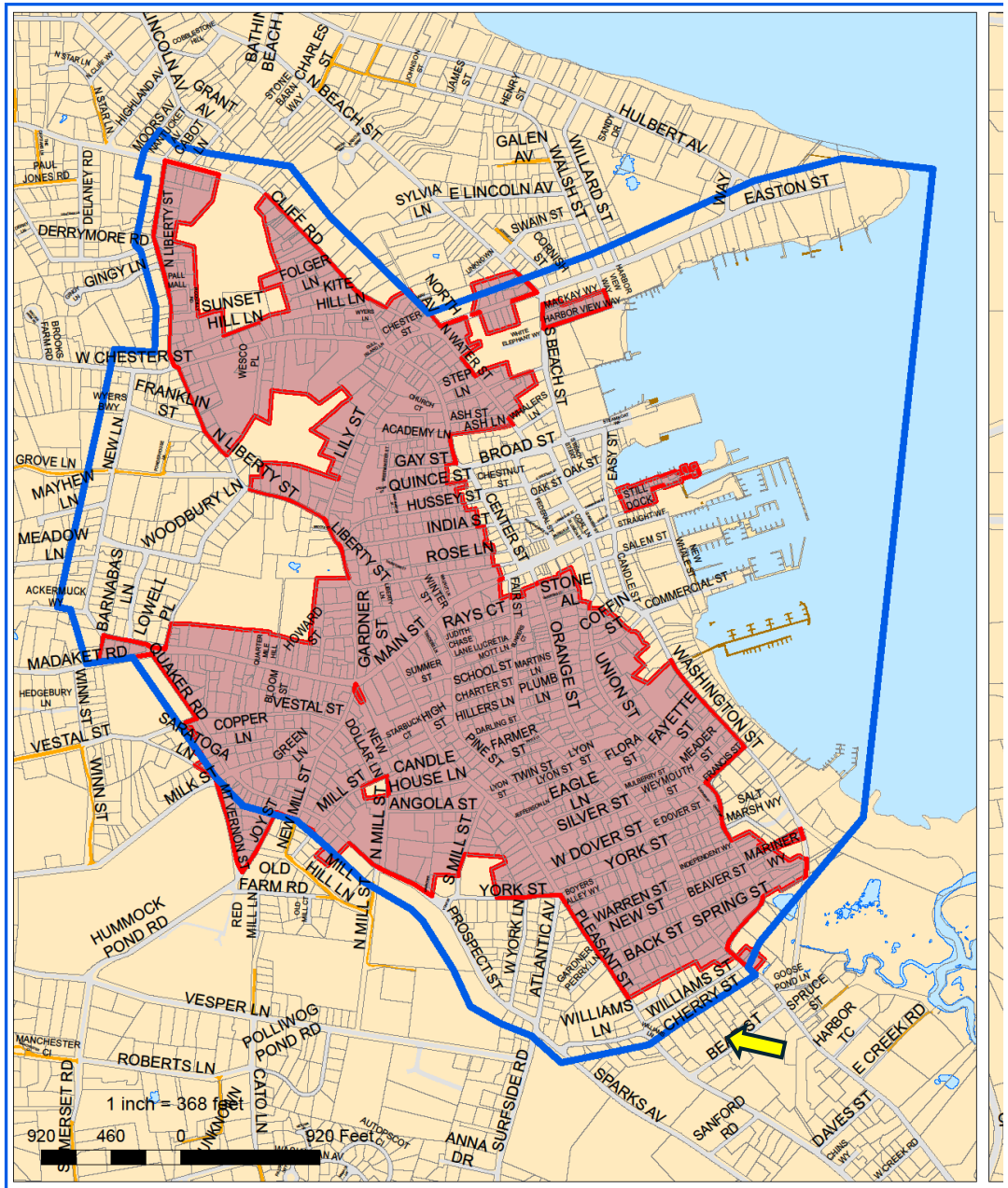
Island Energy Services

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

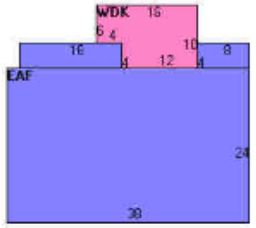
Building Attributes

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



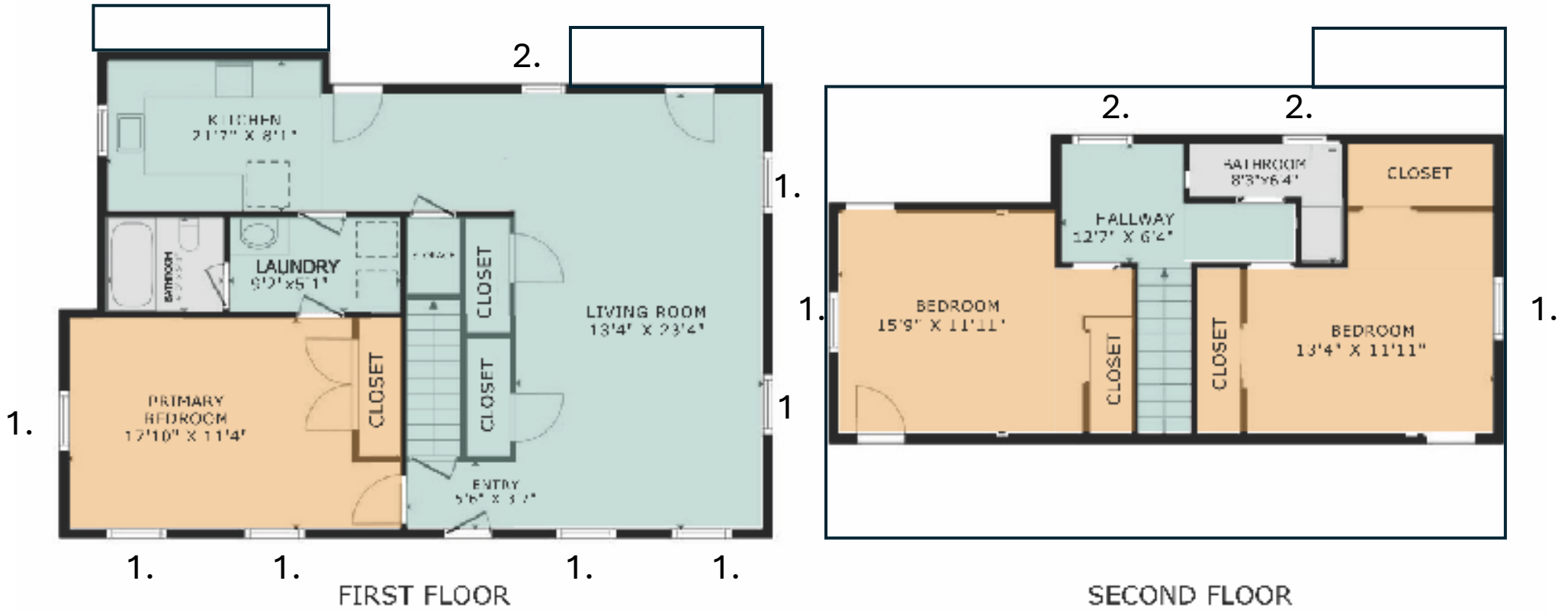
Rear- north elevation



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.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 ~~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.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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.

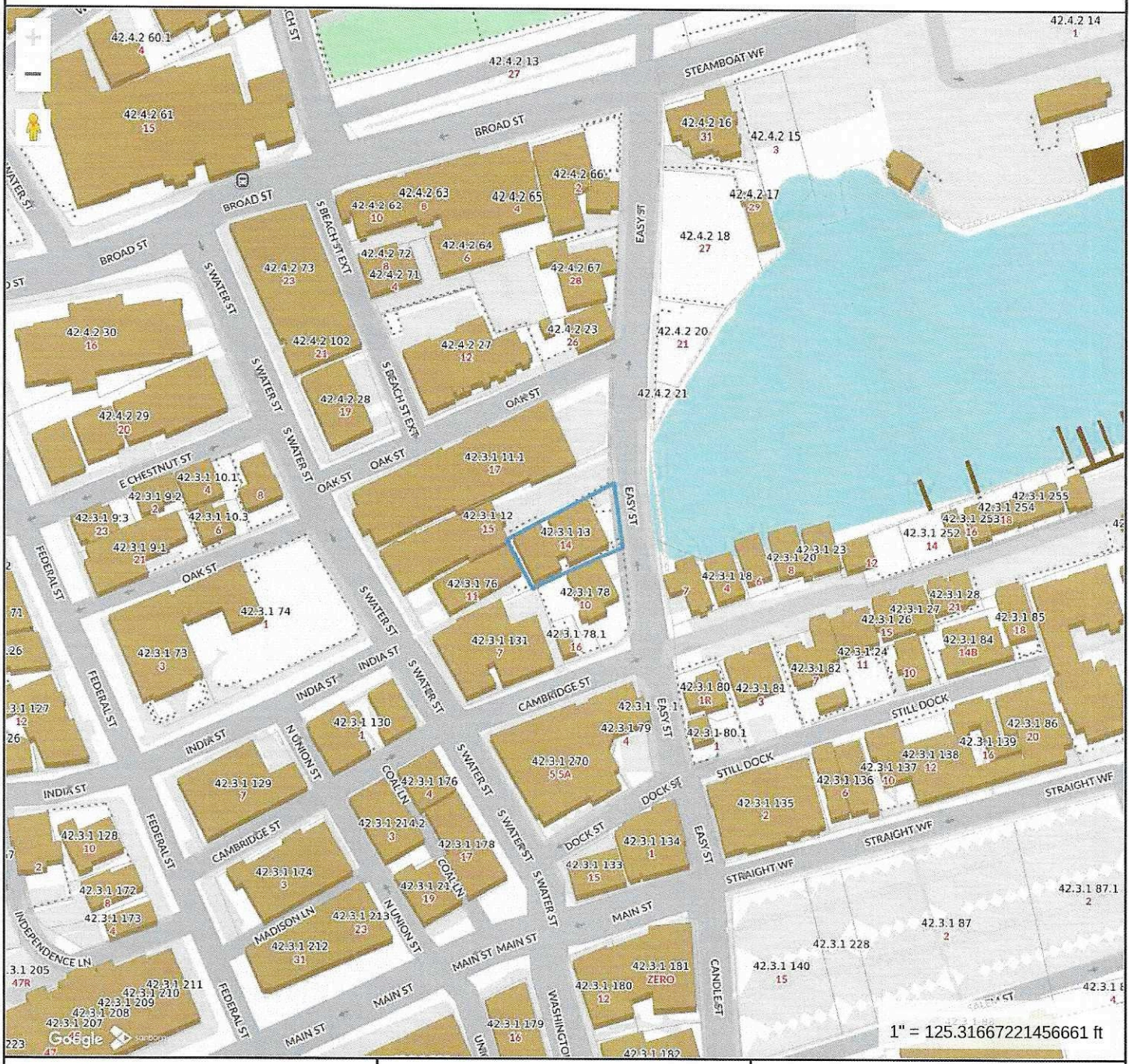
COLORS

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

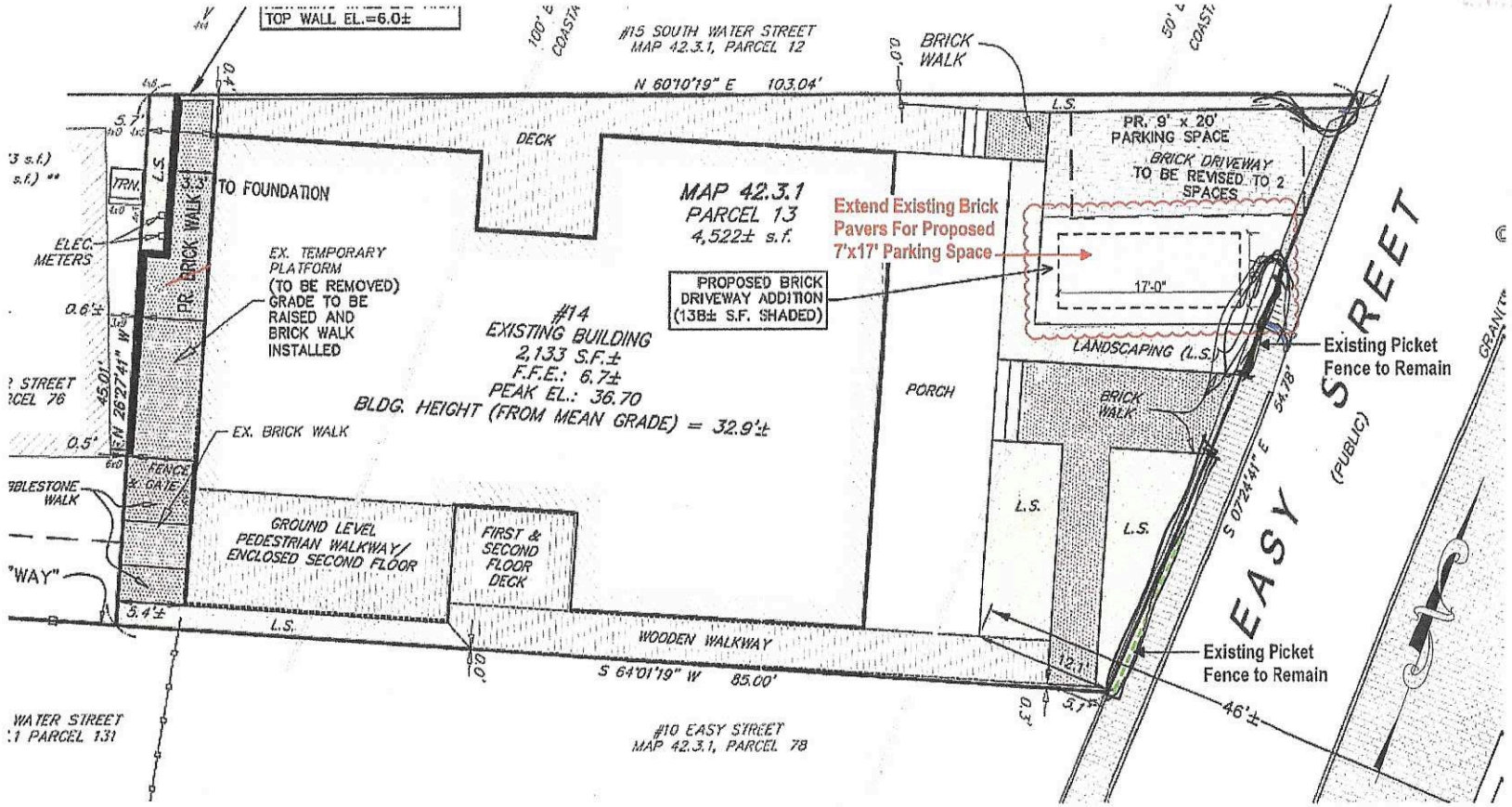
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

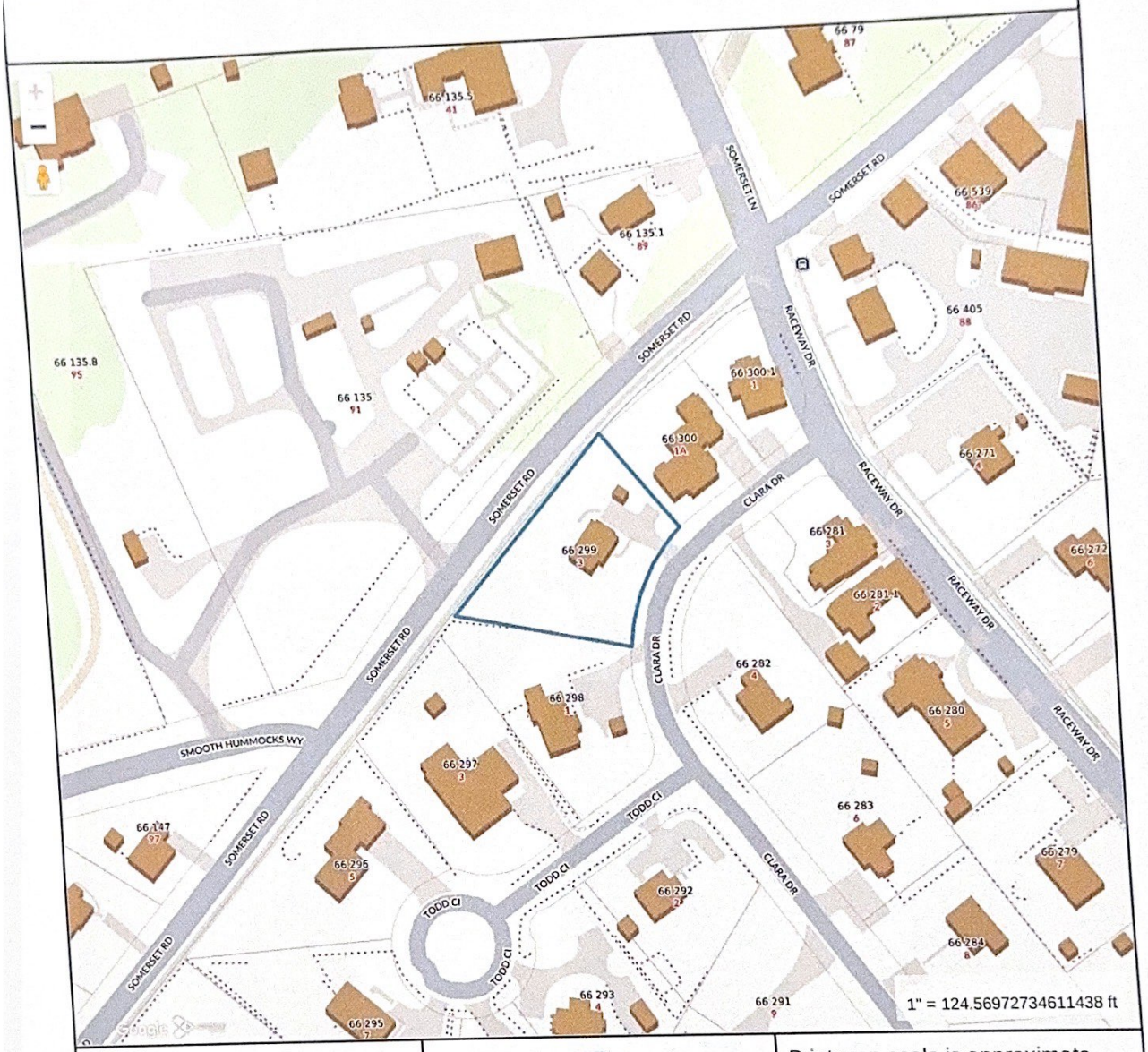
*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

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

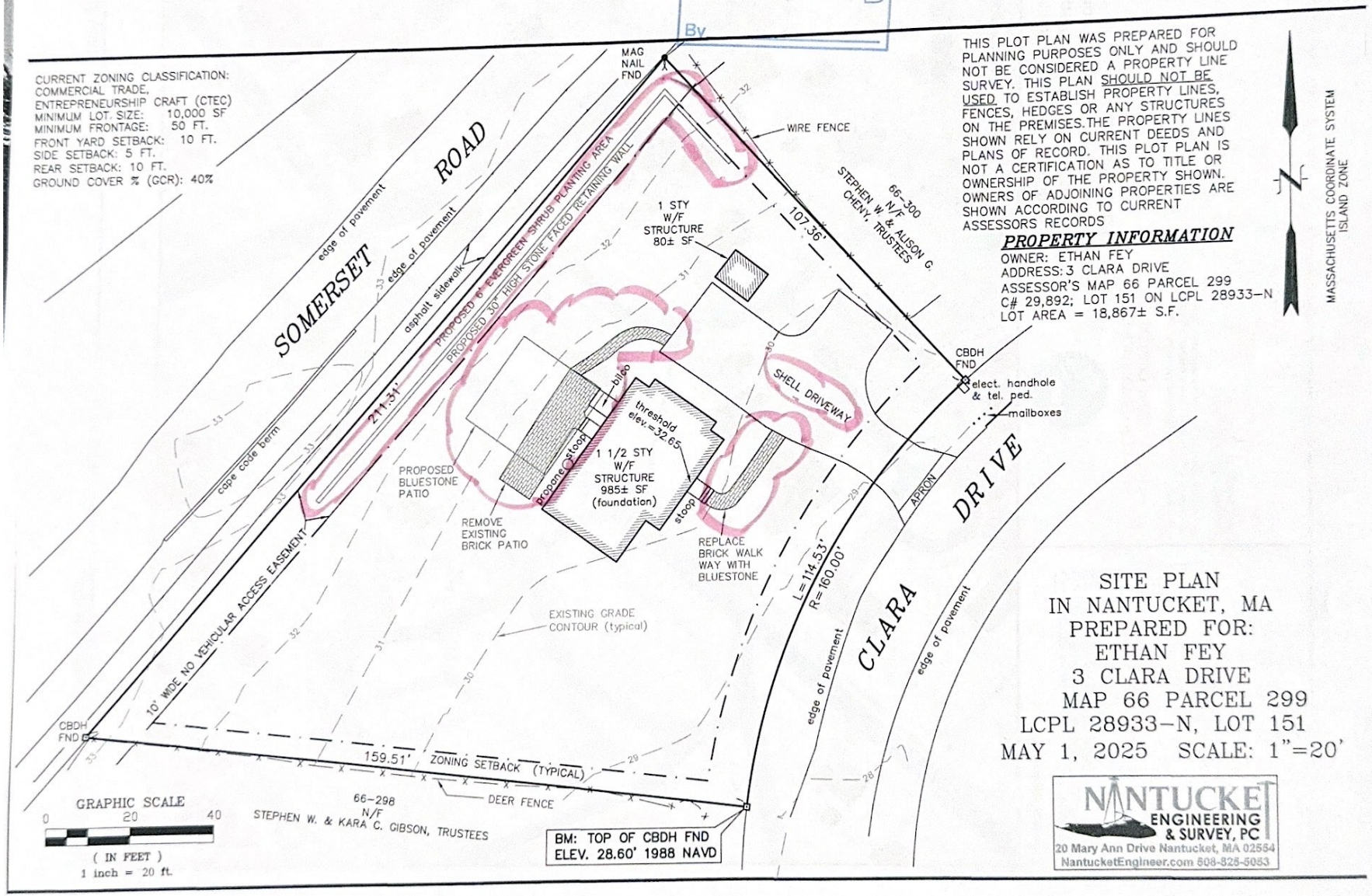
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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



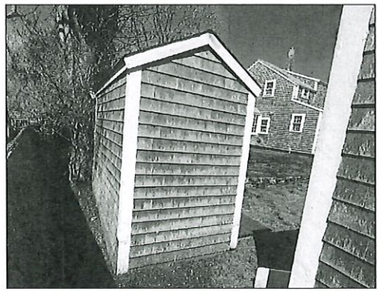
West Perspective



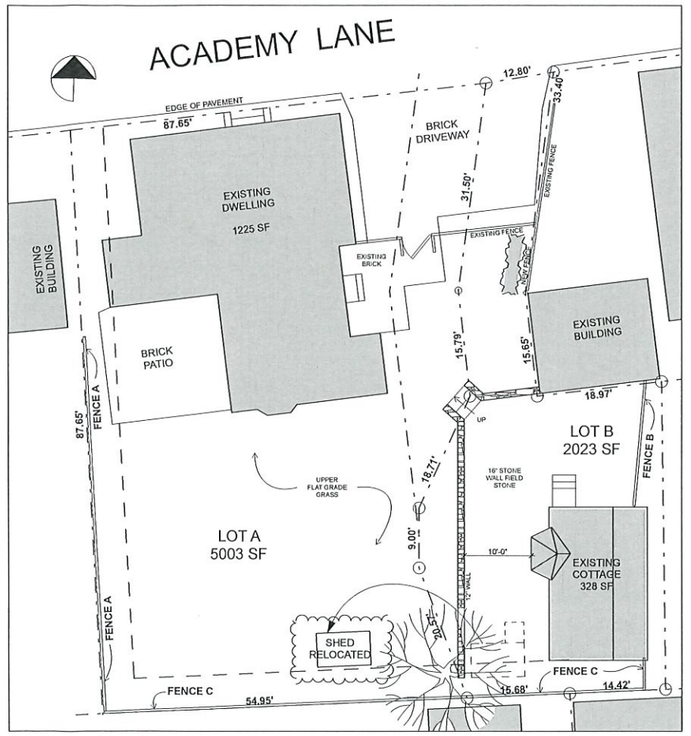
Shed



Northwest Perspective

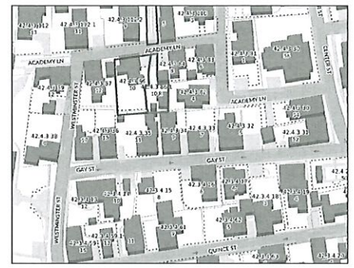


Shed



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
This drawing is the sole property of the Designer and is not to be loaned, copied or reproduced without the written permission of the Designer. The contents of this drawing are not to be sold, shared, transferred, copied, loaned or reproduced to others without the 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: 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.*.
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1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
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4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
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(initial to indicate read and understand)

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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

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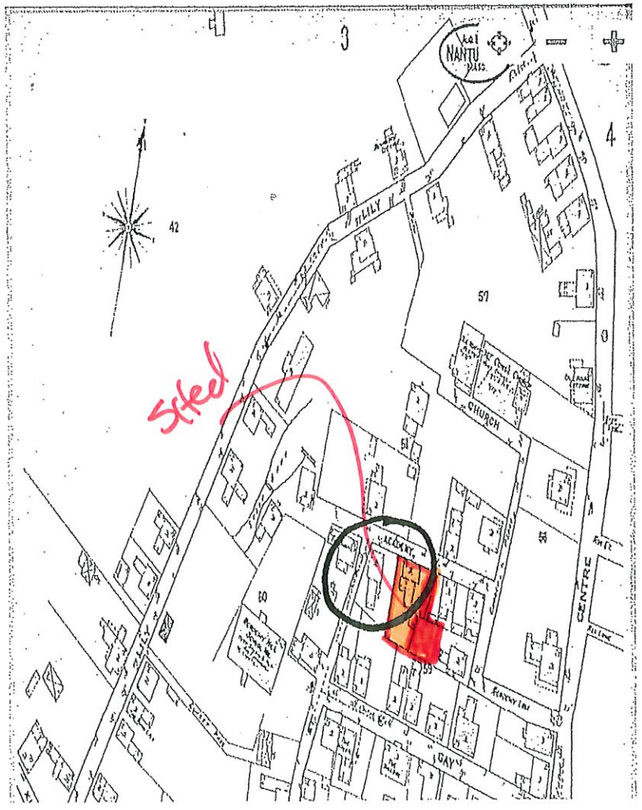
MAP

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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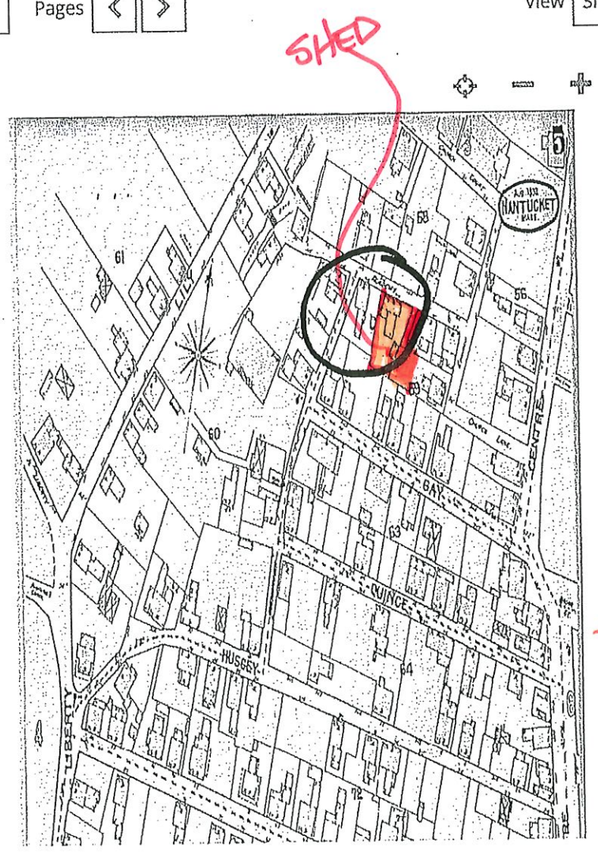
MAP

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



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.

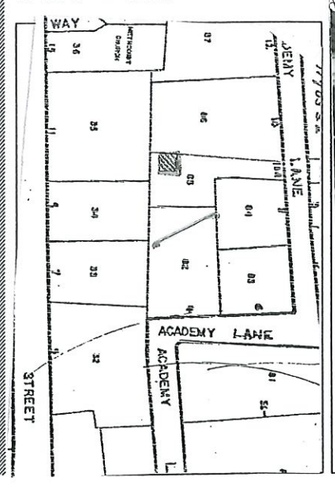
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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**

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. 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)
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. N/A **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

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Val Oliver

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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

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.

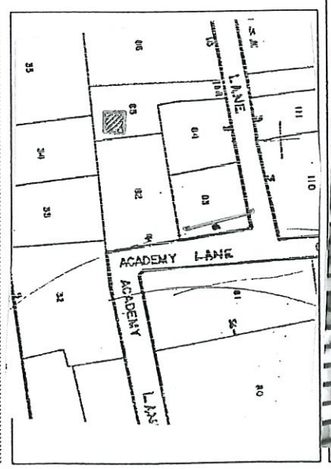
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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: _____

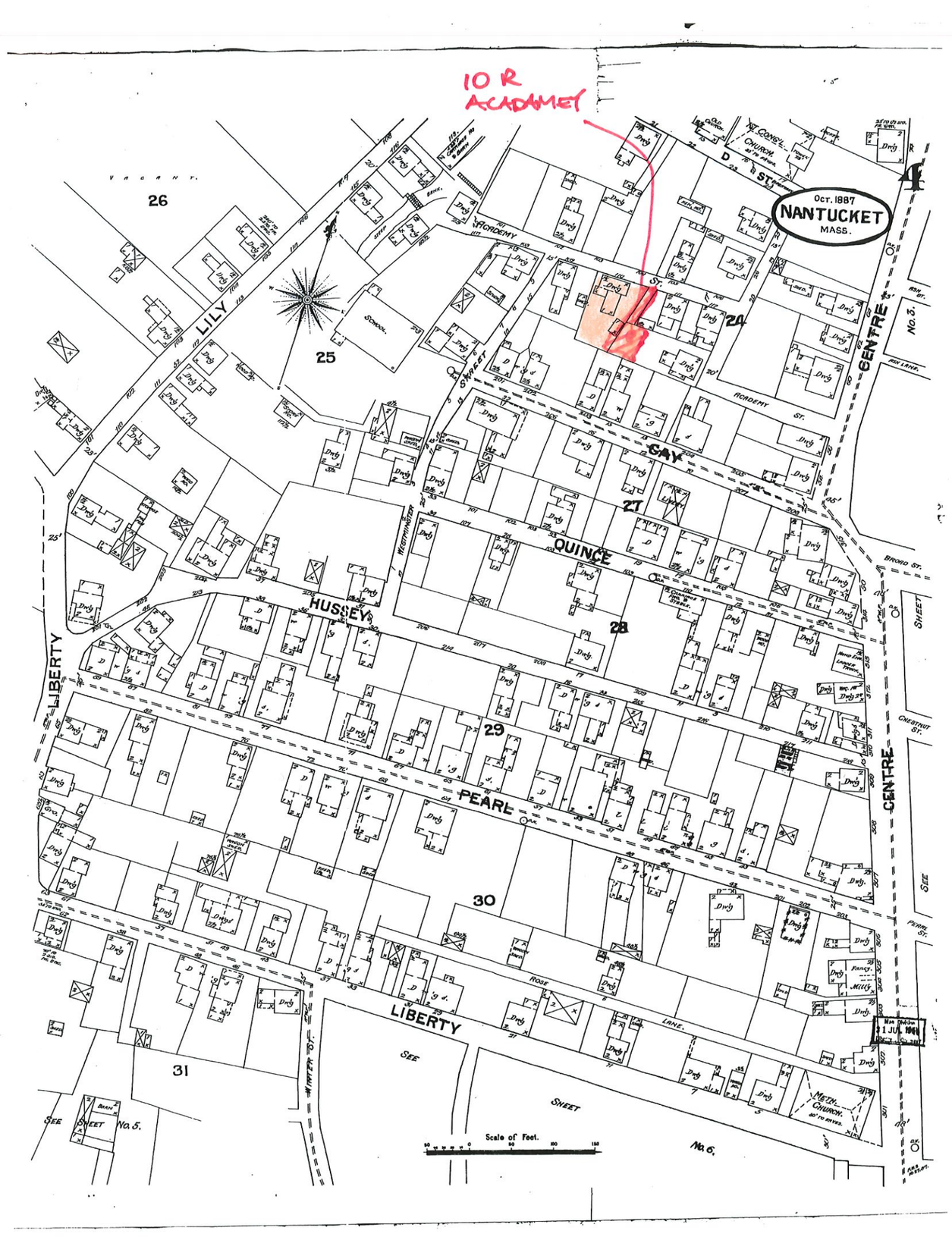
22. NUMBER OF CHIMNEYS: O a. one O b. two O c. three O d. other: _____

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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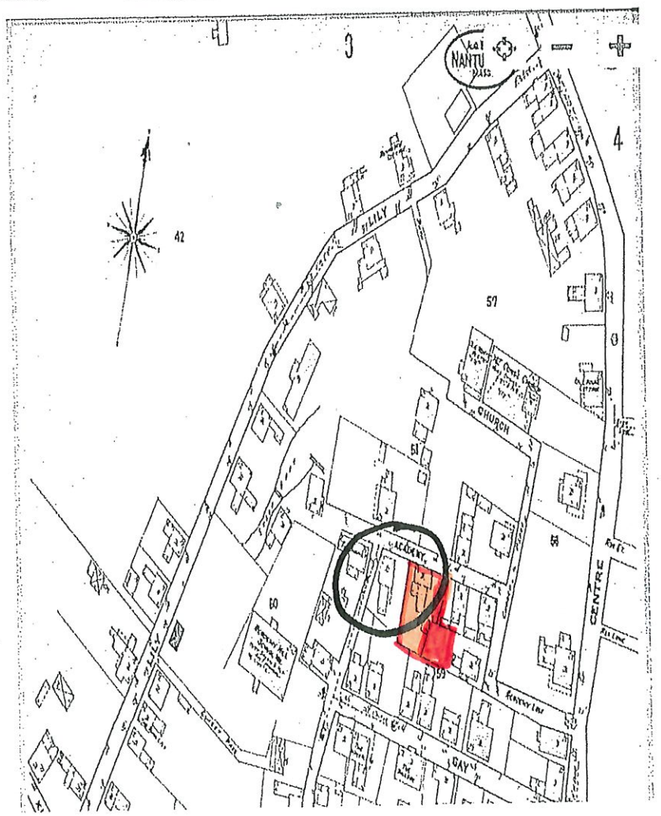

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MAP

Image 5 of Sanborn Fire Insurance Map from Nantucket, Nantucket County, Massachusetts.

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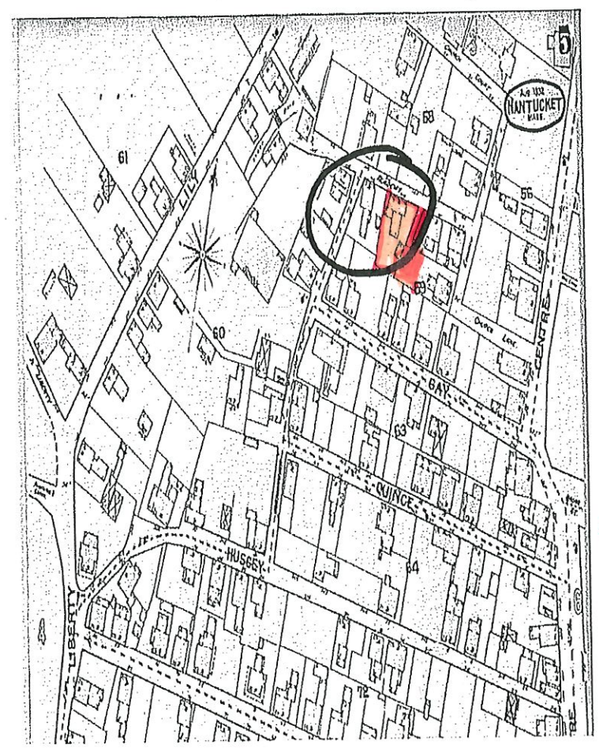

1892

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

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

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.

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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





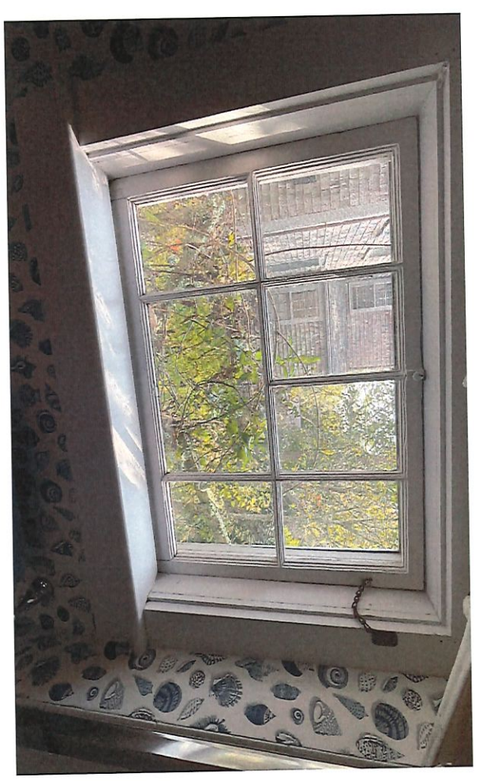


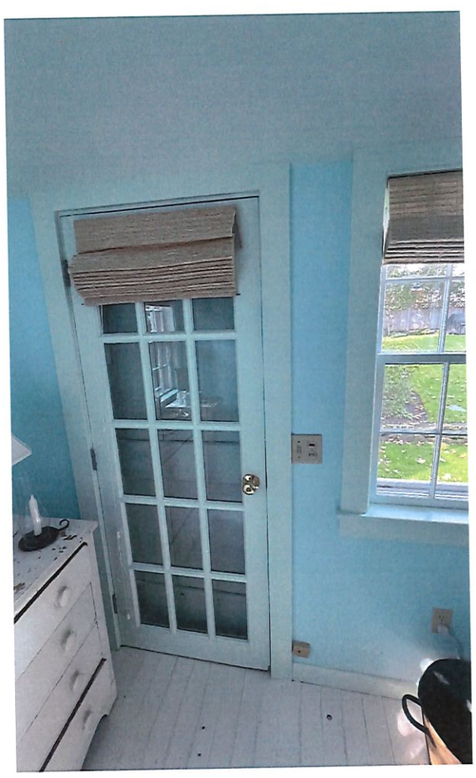














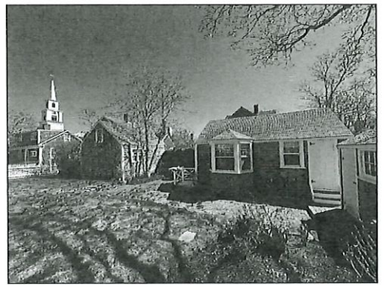




The Demolition or Move Off of the Cottage at

10 Academy Lane

Nantucket , Massachusetts



West Perspective



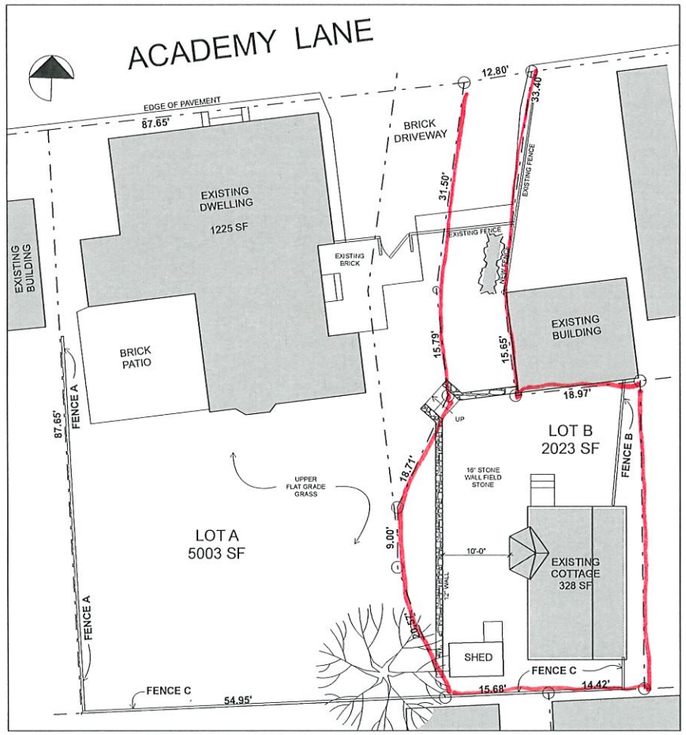
West Perspective



Northwest Perspective



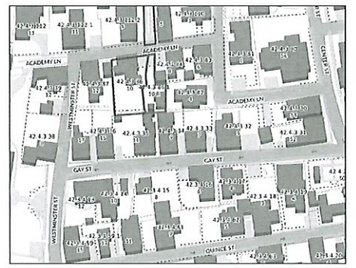
Northwest Perspective



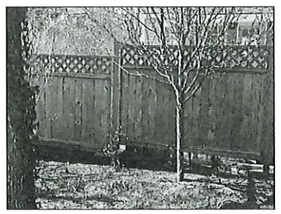
Site Plan- Existing

SCALE: 1" = 10'

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	FLOOR PLANS/ ELEVATIONS



Locus



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.

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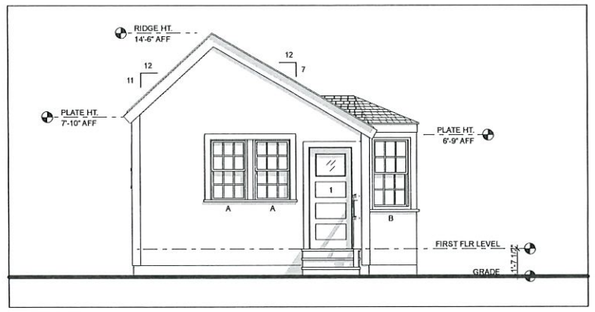
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No.
Designed by LT
Drawn by FM
Checked by LT

Sheet No:
A0.0

Contents:
Cover- House



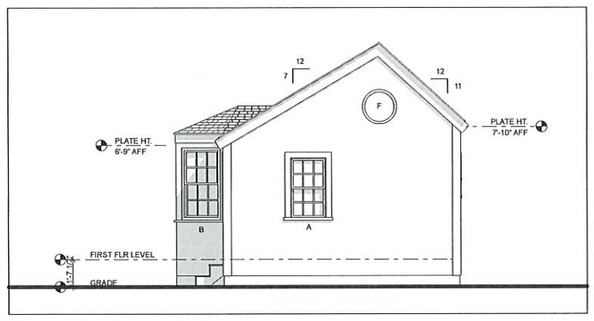
North Elevation- Existing

SCALE: 1/4" = 1'-0"



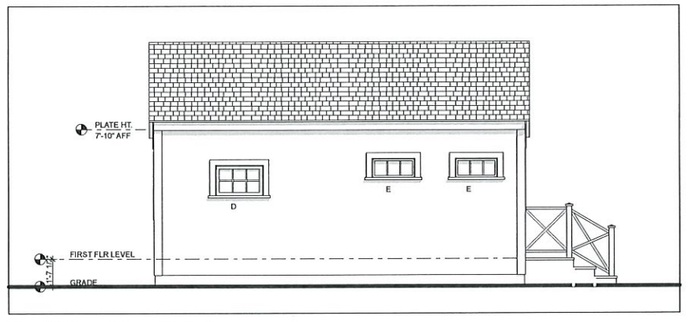
West Elevation- Existing

SCALE: 1/4" = 1'-0"



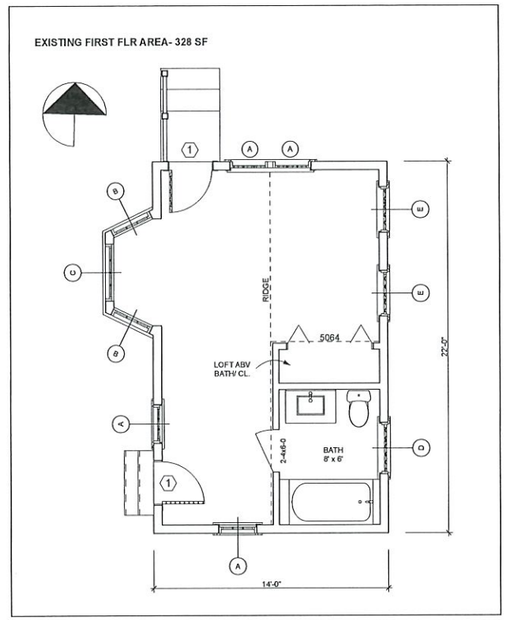
South Elevation- Existing

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

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© 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.

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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

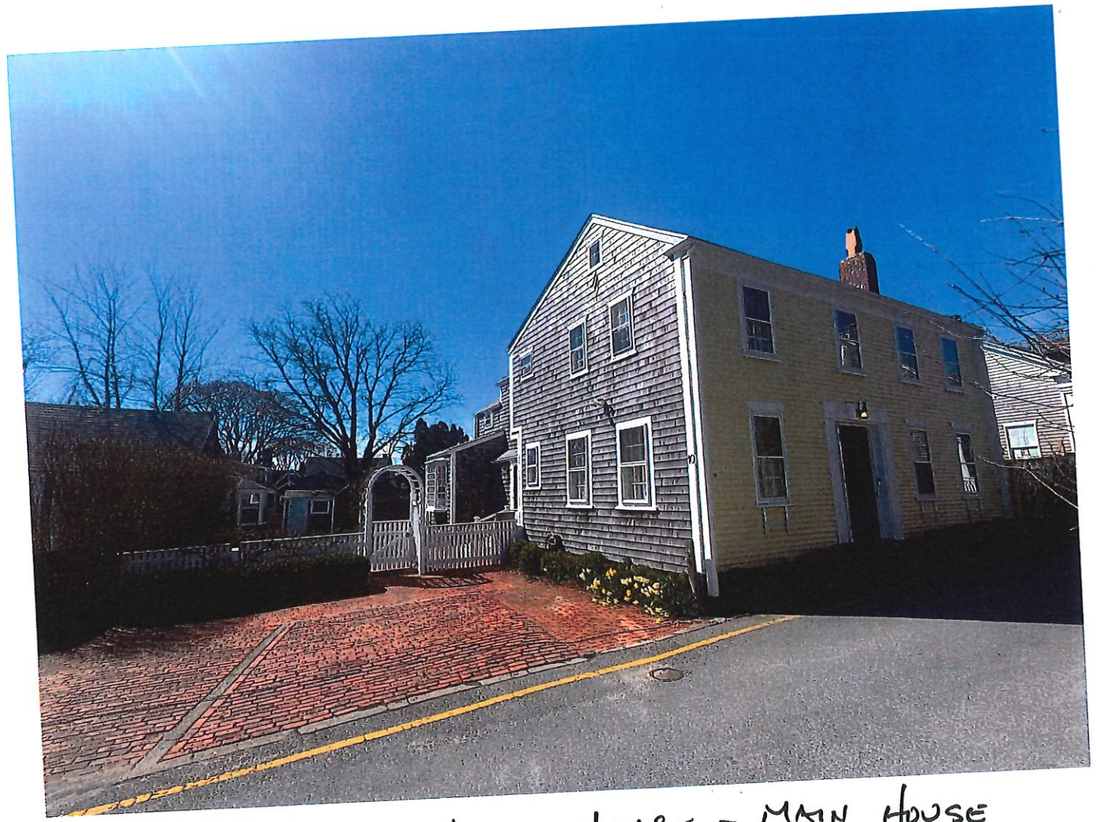
FREED CARLA DE CRENY
15 GAY ST
NANTUCKET, MA 02554

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



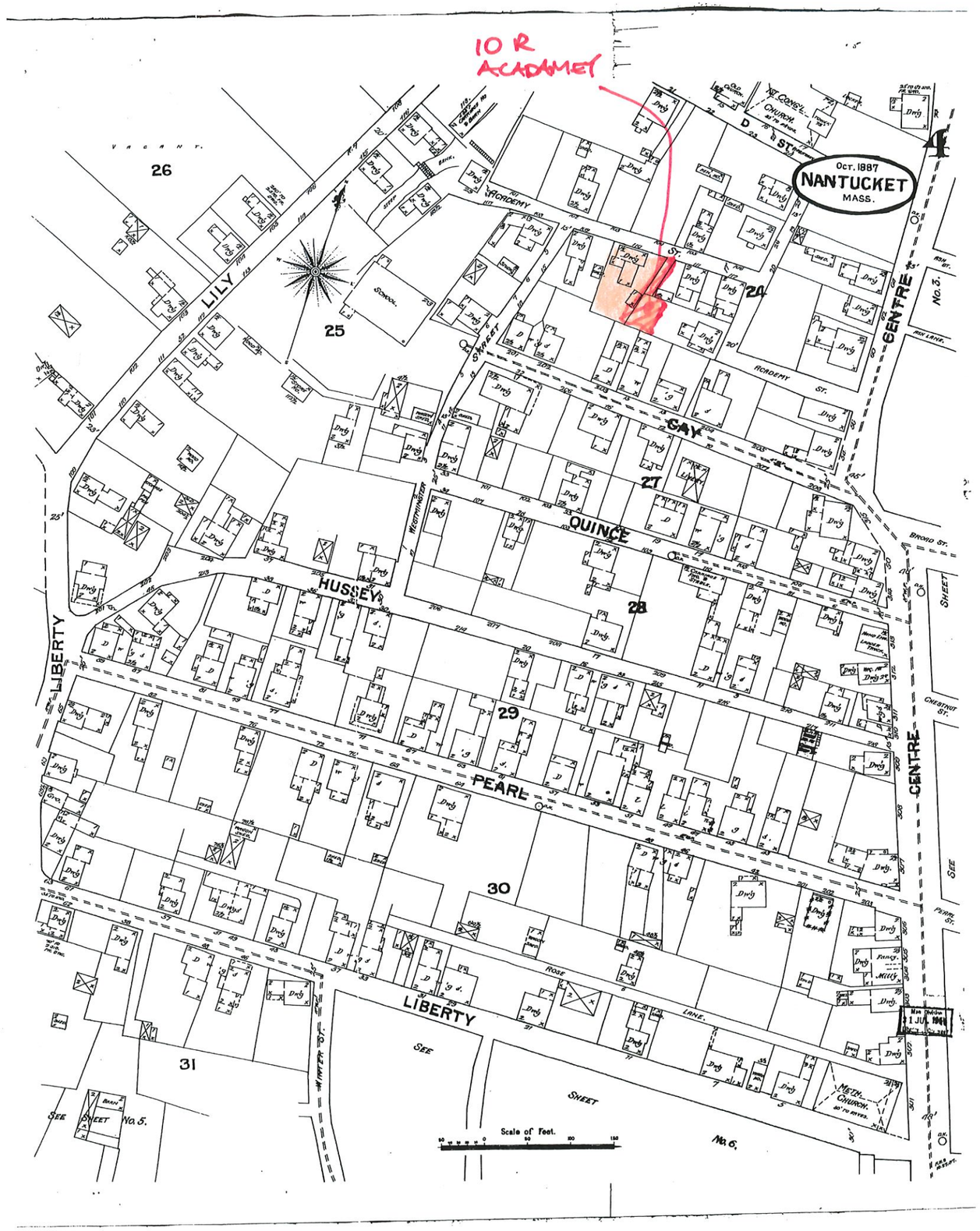
10 Acadamy lane - MAIN HOUSE



REAR - MAIN HOUSE



EXISTING COTTAGE 10R


10 R
ACADAMEY
Oct. 1887
NANTUCKET
MASS.
26
25
24
27
28
29
30
31
LILY
LIBERTY
HUSSEY
QUINCE
PEARL
CAY
CENTRE
ACADEMY
ACADEMY ST.
WESTMINSTER
STREET
D ST.
BROAD ST.
CHESTNUT ST.
PEARL ST.
ROSE
LANE.
WINTER ST.
SEE
SHEET
No. 5.
No. 6.
No. 3.
SCHOOL.
METH. CHURCH.
Scale of Feet.

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MAP

Image 5 of Sanborn Fire Insurance Map from Nantucket, Nantucket County, Massachusetts.

« About this Item

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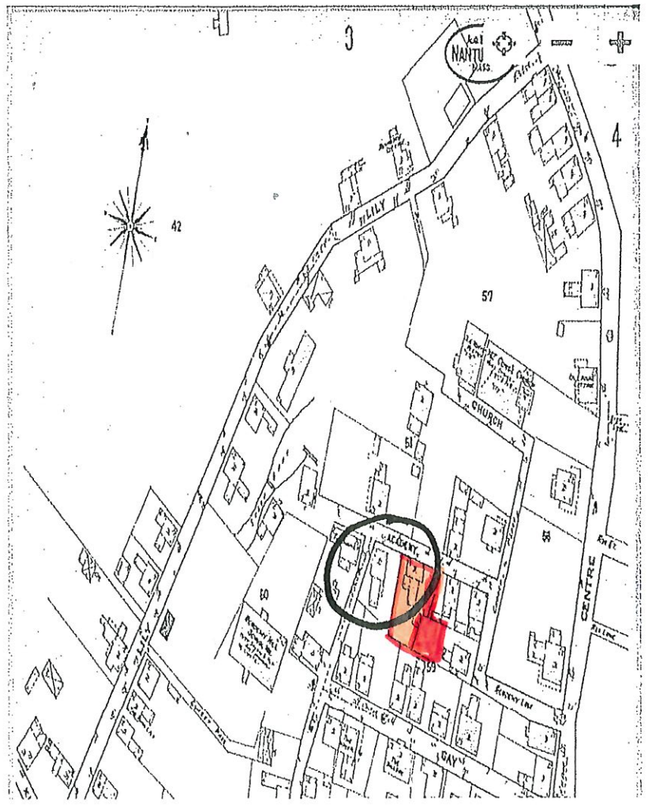

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MAP

Image 5 of Sanborn Fire Insurance Map from Nantucket, Nantucket County, Massachusetts.

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Image 5 of 11 Go Pages

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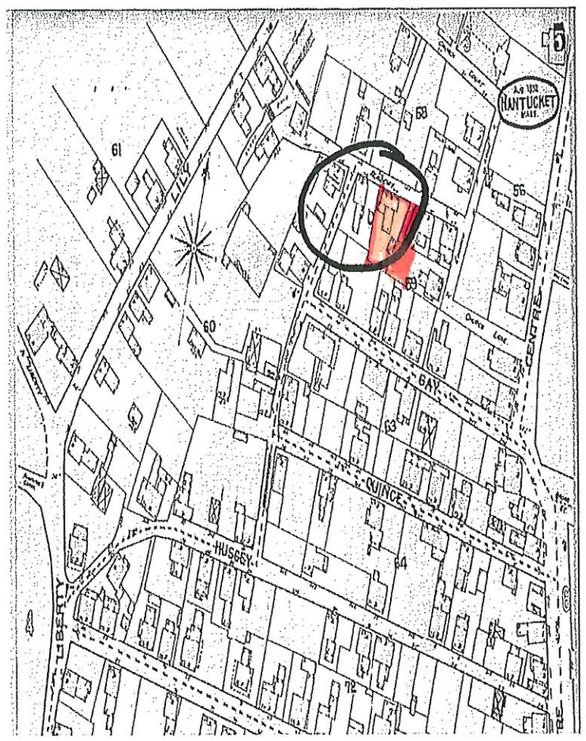


1892

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



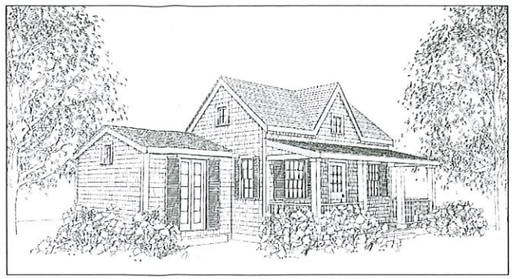
Main House- Left Abutter



Main House



Main House- Right Abutter



West Perspective

A New Cottage at
Leslie & Wayne Wytrzes

10 Academy Lane
Nantucket , Massachusetts



Main House- South Elevation



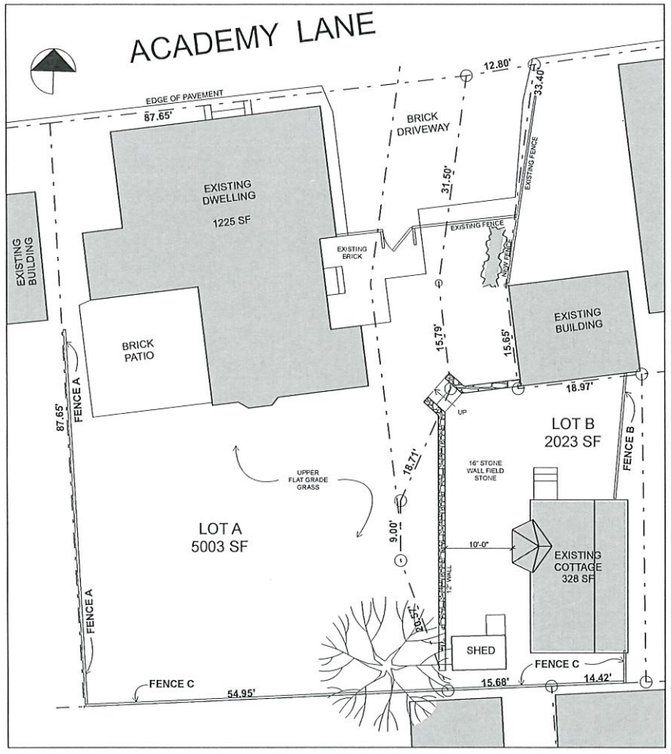
Existing Cottage



Existing Cottage

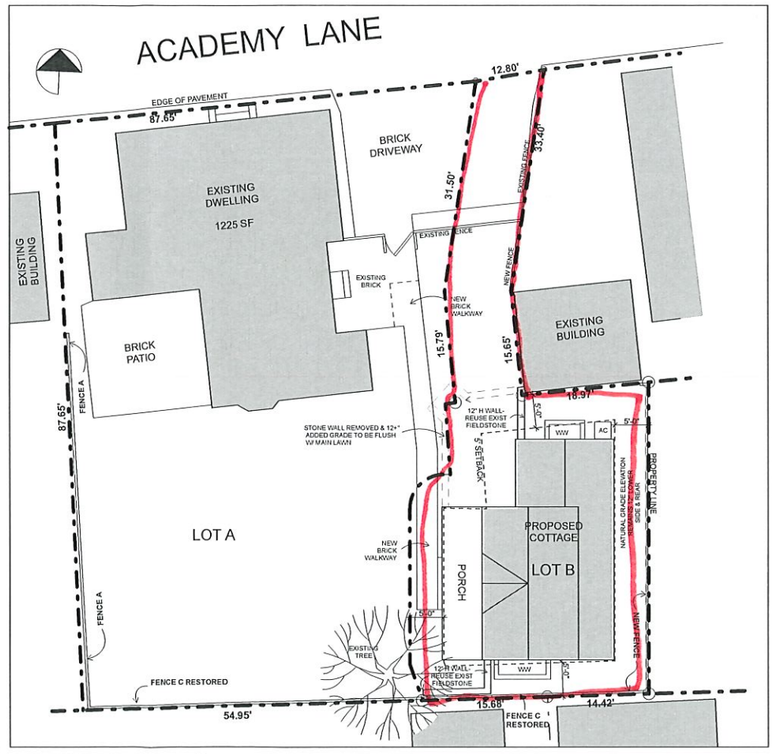


Existing Cottage- North



Site Plan- Existing

SCALE: 1" = 10'



Site Plan- Proposed

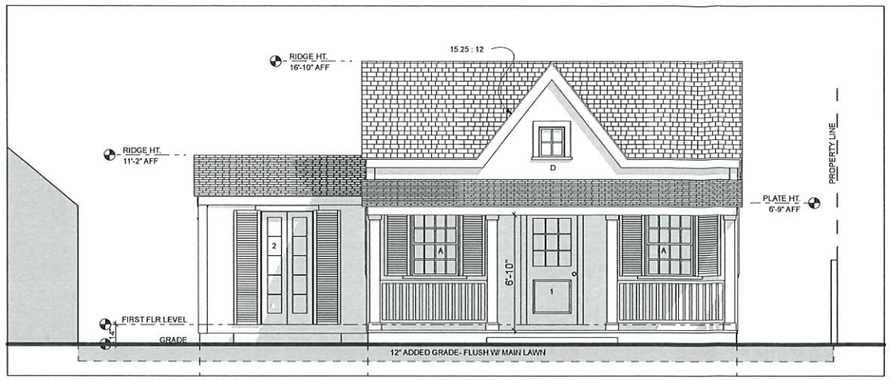
SCALE: 1" = 10'

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	FLOOR PLANS
	A2.1	ELEVATIONS
	A3.1	SECTIONS



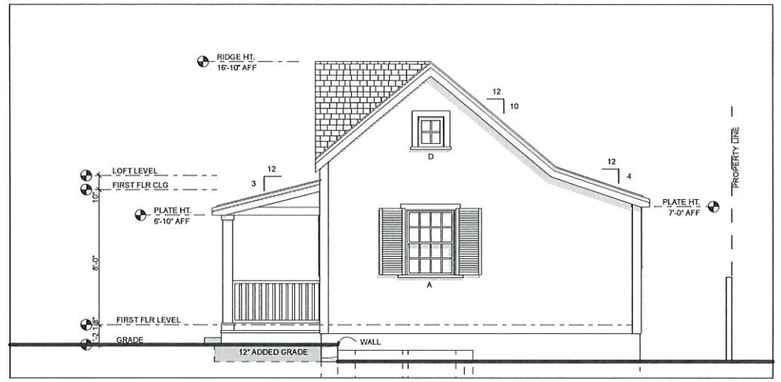
EXTERIOR MATERIALS LIST:

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



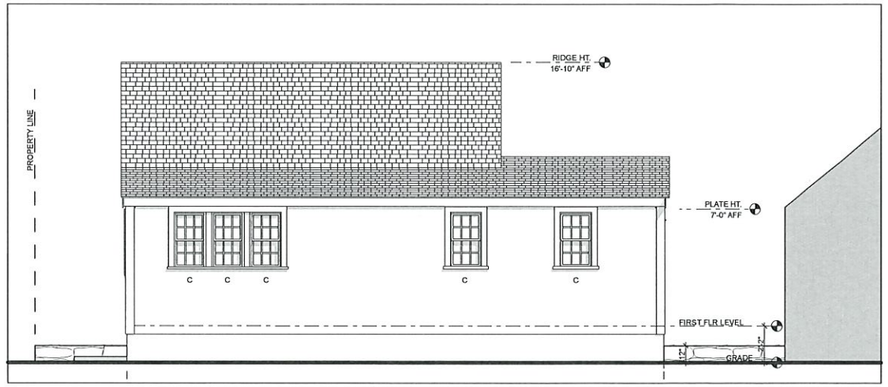
West Elevation- Proposed

SCALE: 1/4" = 1'-0"



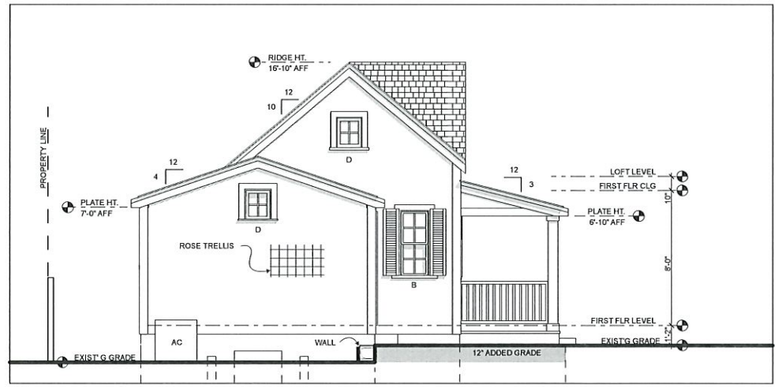
South Elevation- Proposed

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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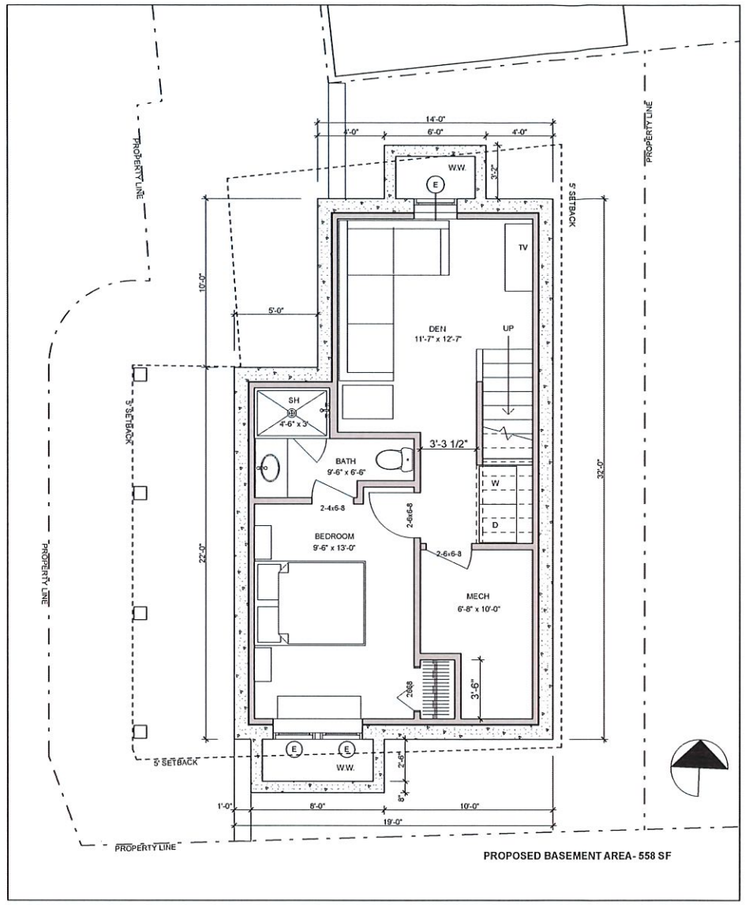
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by LT
Drawn by FH
Checked by LT

Sheet No:

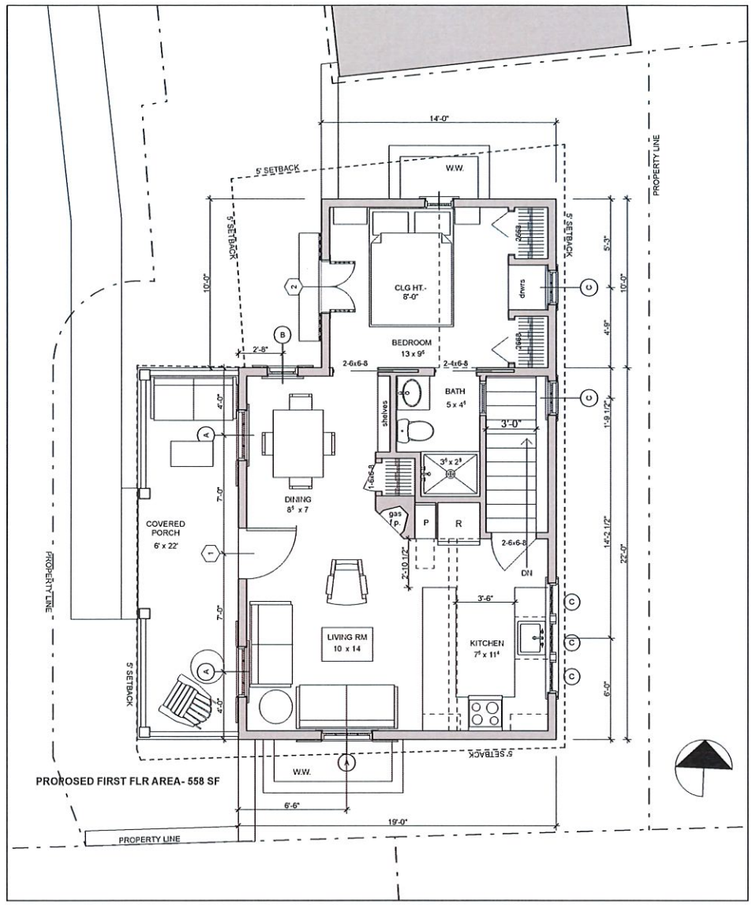
A2.1

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

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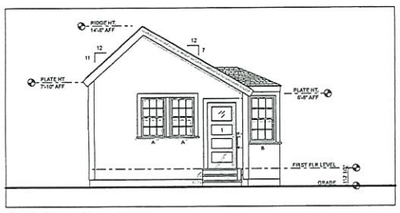
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: FH
Checked by: LT

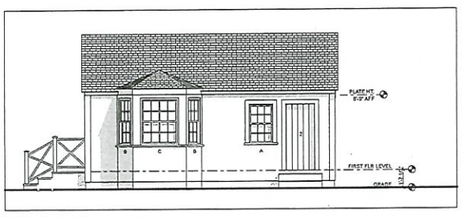
Sheet No:
A1.1

Contents:
First Floor Plan



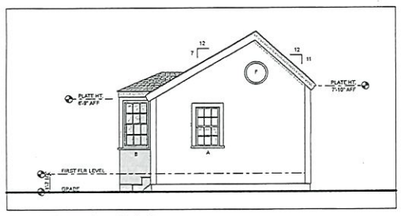
North Elevation- Existing

SCALE: 1/4" = 1'-0"



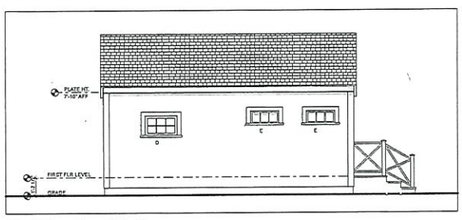
West Elevation- Existing

SCALE: 1/4" = 1'-0"



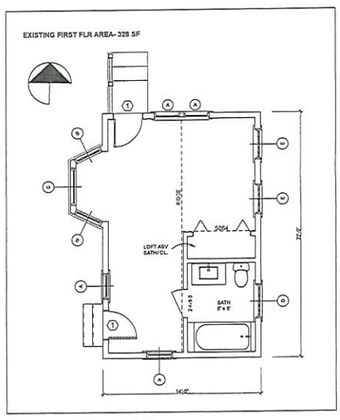
South Elevation- Existing

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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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele 508 228 9161 Fax 508 228 3165

Sheet No:

A1.1

The Demolition or Move Off of the Cottage at

10 Academy Lane
Nantucket , Massachusetts



West Perspective



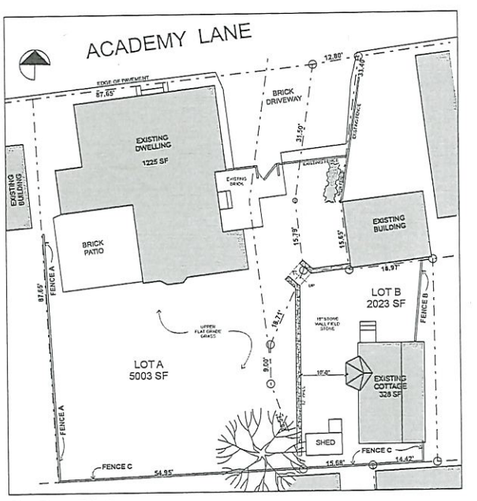
West Perspective



Northwest Perspective



Northwest Perspective

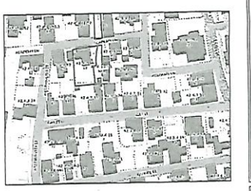


Site Plan- Existing

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

USE OF DRAWING

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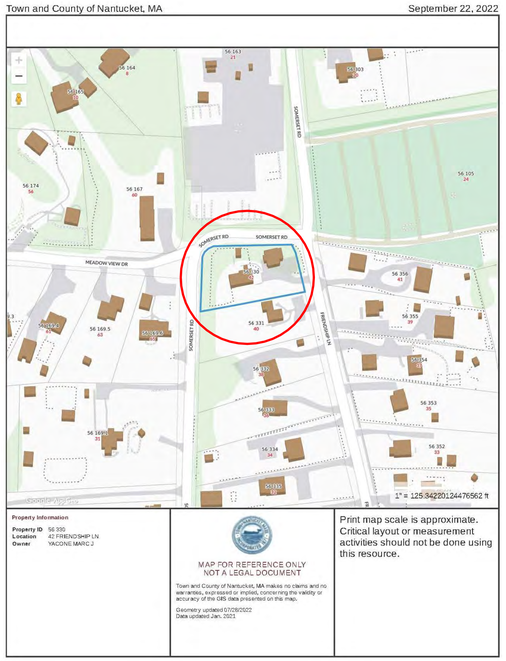
48 Dukes Road
Nantucket, Ma. 02554
Tele 508 228 9161 Fax 508 228 3165

Sheet No:
A0.0

42 Friendship Ln., Nantucket, MA

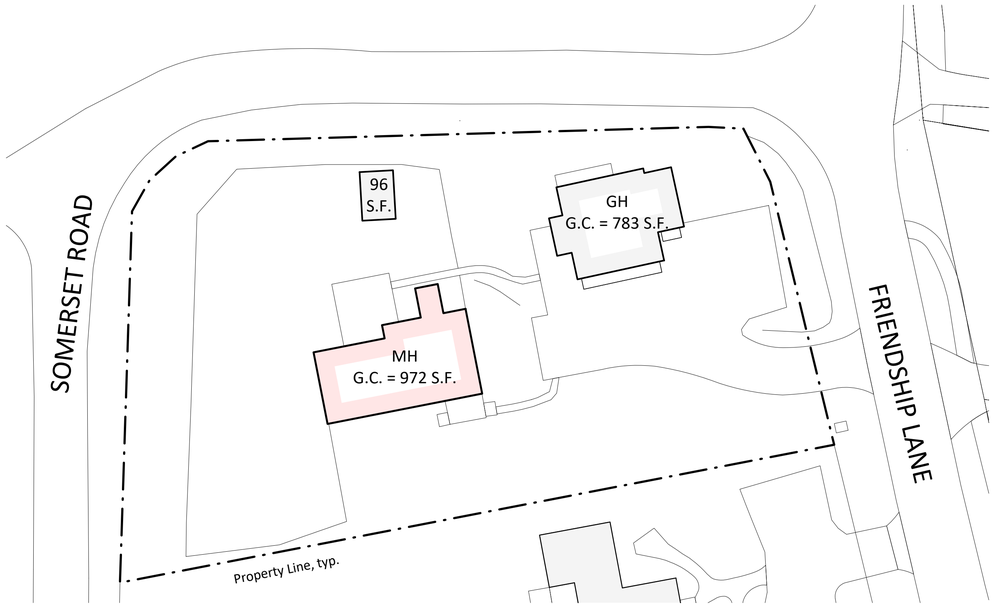


1 Locus Map

Not to Scale



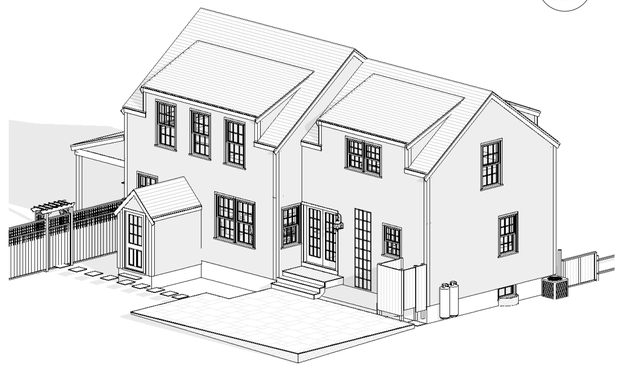
Google Map - Aerial View



2 Site plan

1" = 20'-0"





3D Model - Proposed







Street Views

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e. dtanantucket@gmail.com

42 Friendship Ln., Nantucket, MA

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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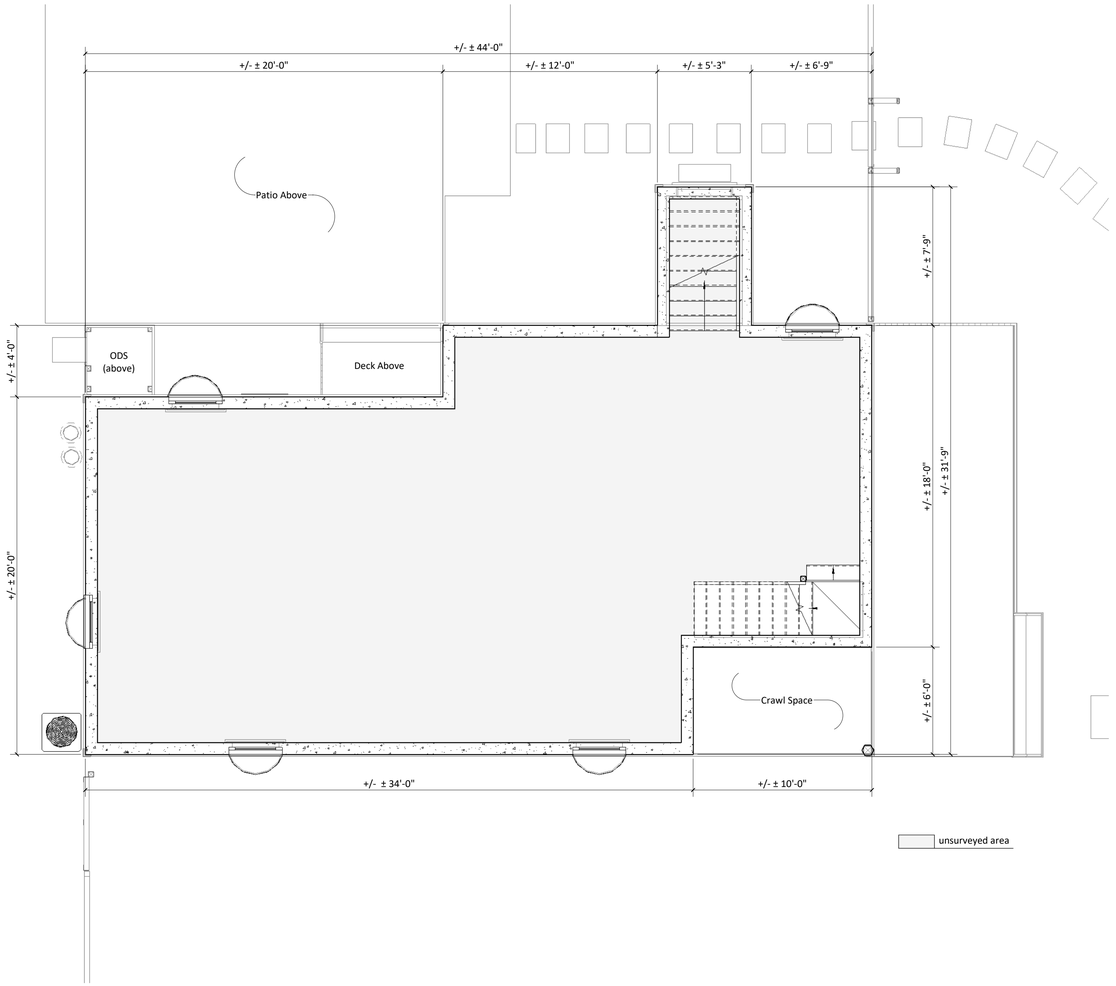
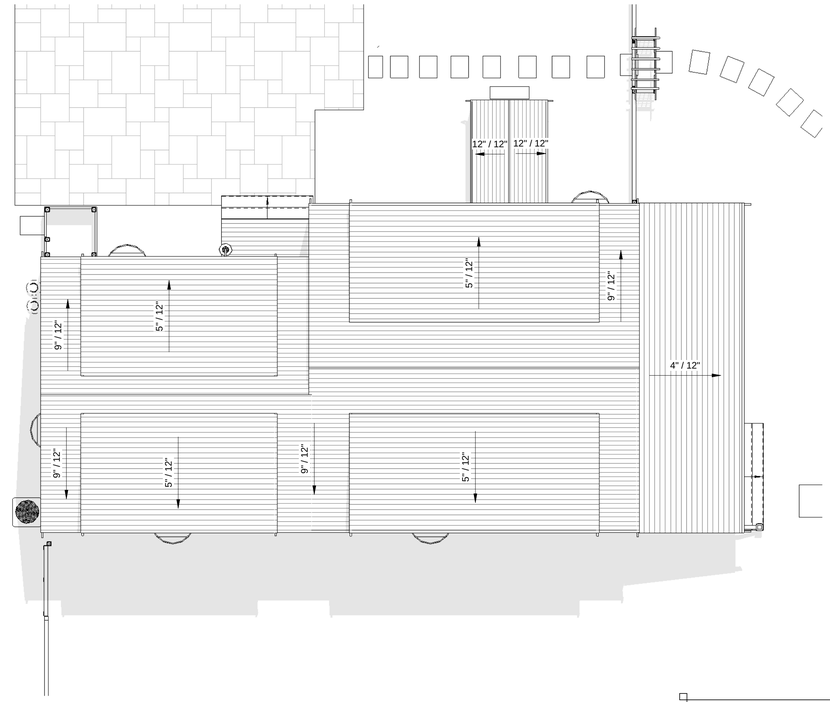


1 Basement Floor Plan
1/4" = 1'-0"



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

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Revisions

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A-1.0

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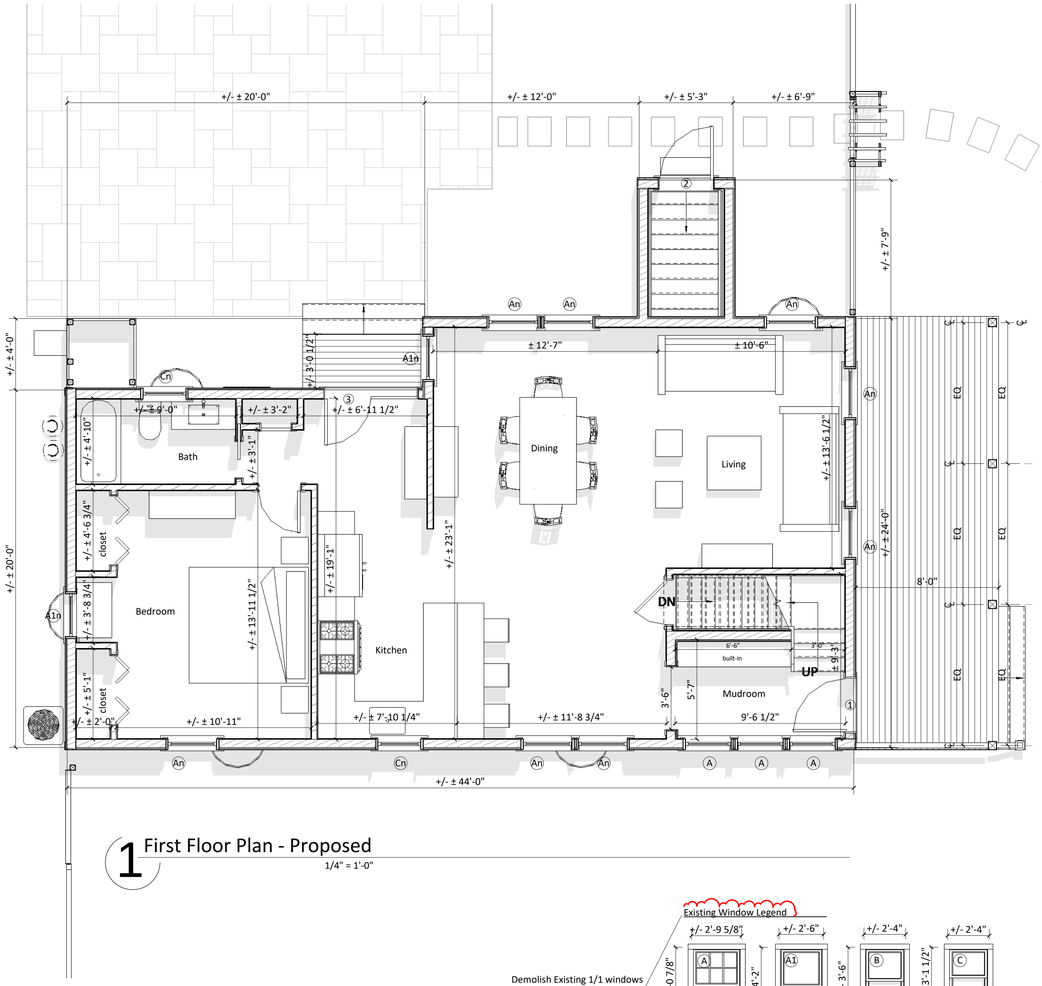
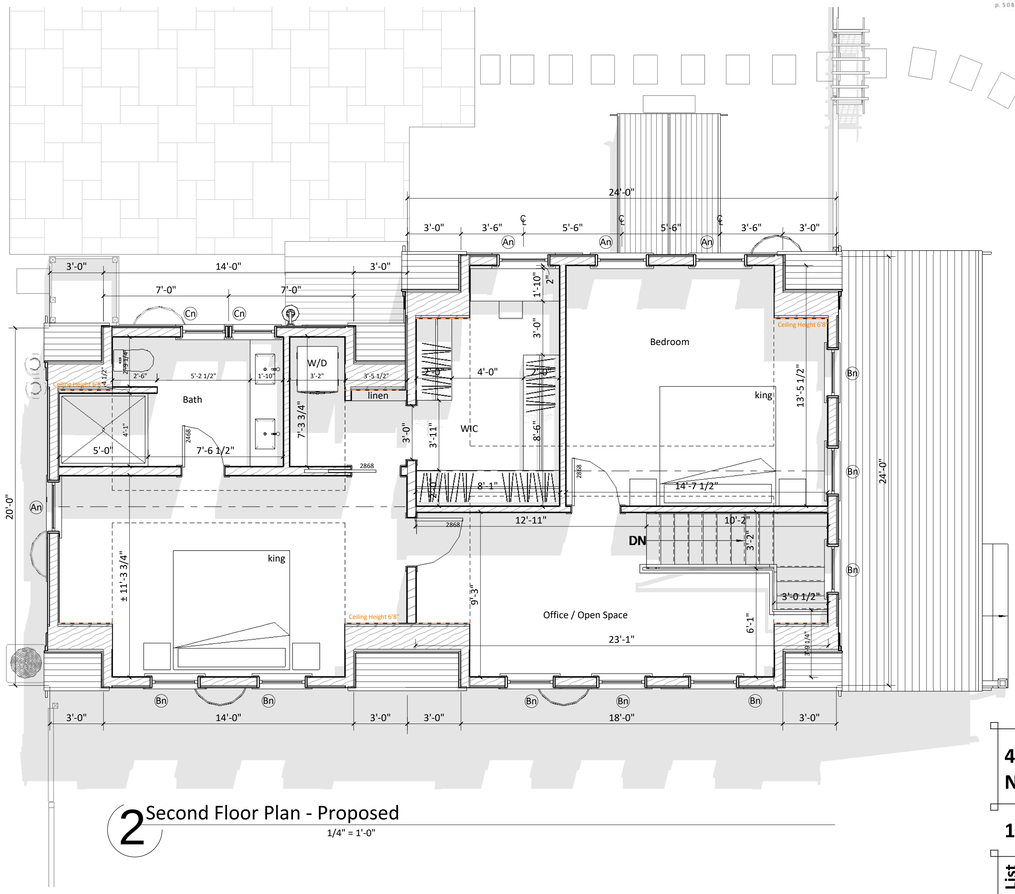
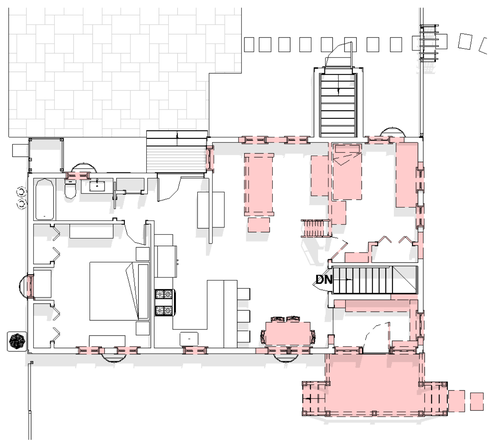


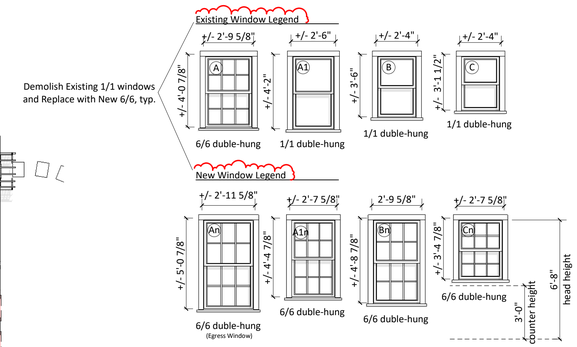
1 First Floor Plan - Proposed
1/4" = 1'-0"



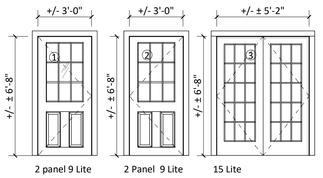
2 Second Floor Plan - Proposed
1/4" = 1'-0"



1e First Floor Plan - Existing / Demo
1/8" = 1'-0"



Window Legend
1/4" = 1'-0"



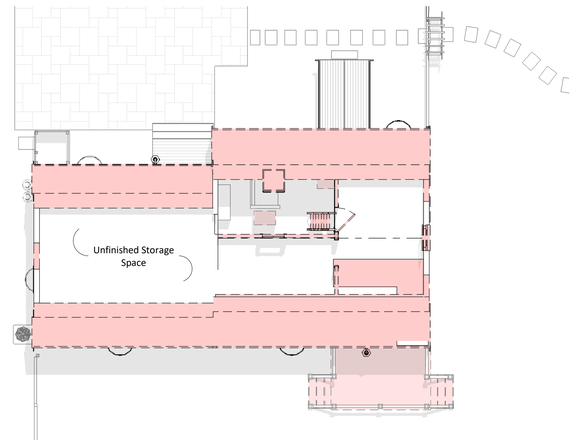
Door Legend
1/4" = 1'-0"

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

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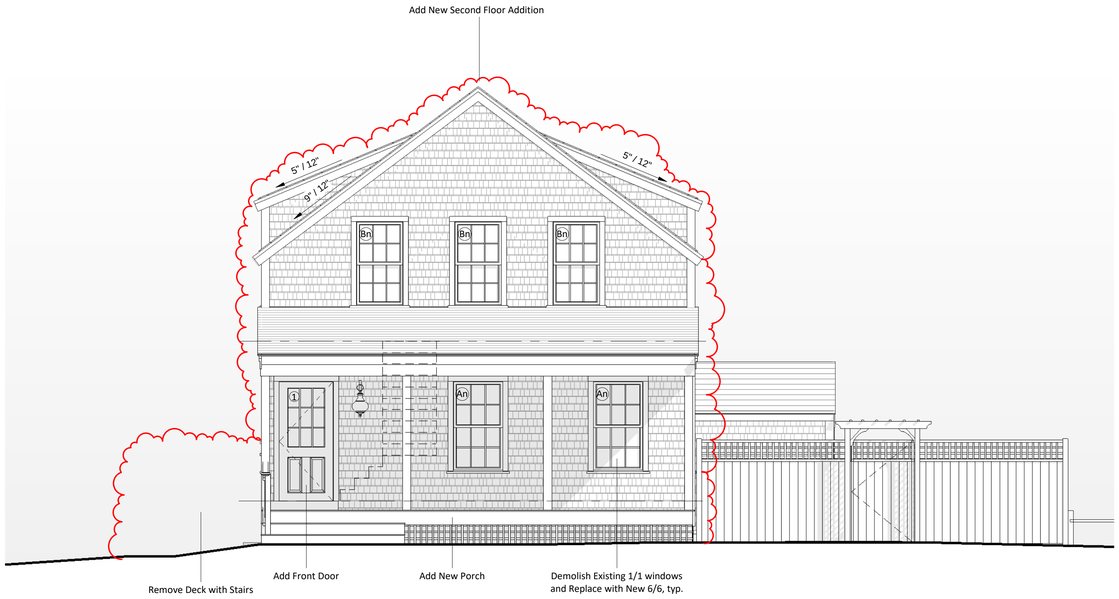
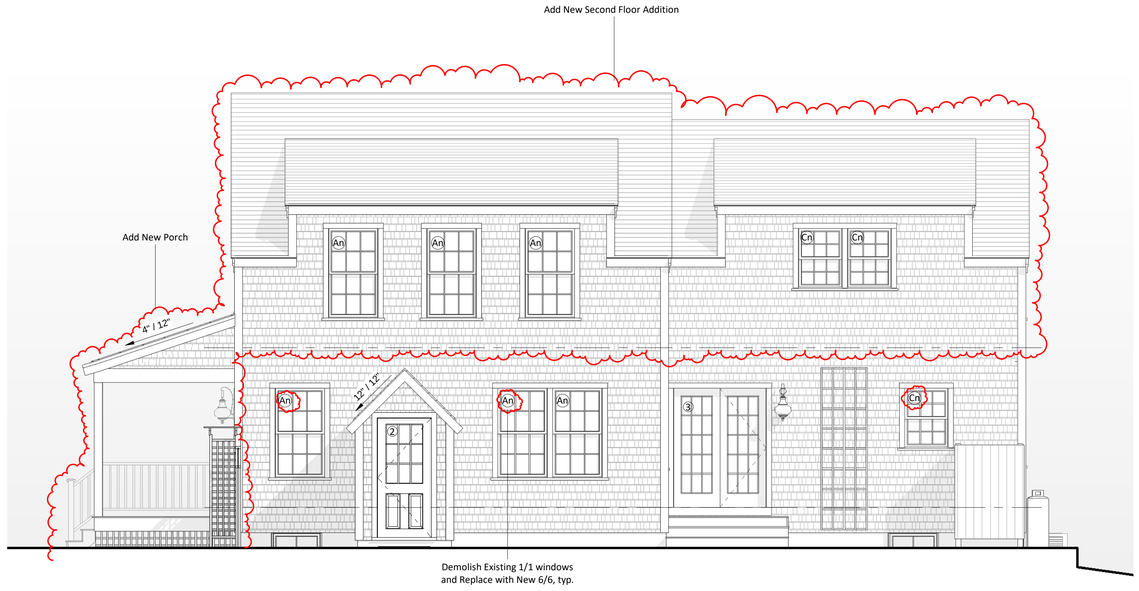
Revisions

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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42 Friendship Ln., Nantucket, MA

Exterior Elevations

Sheet List

A-1.1	1st & 2nd Floor Plans
A-1.0	Basement & Roof Plan
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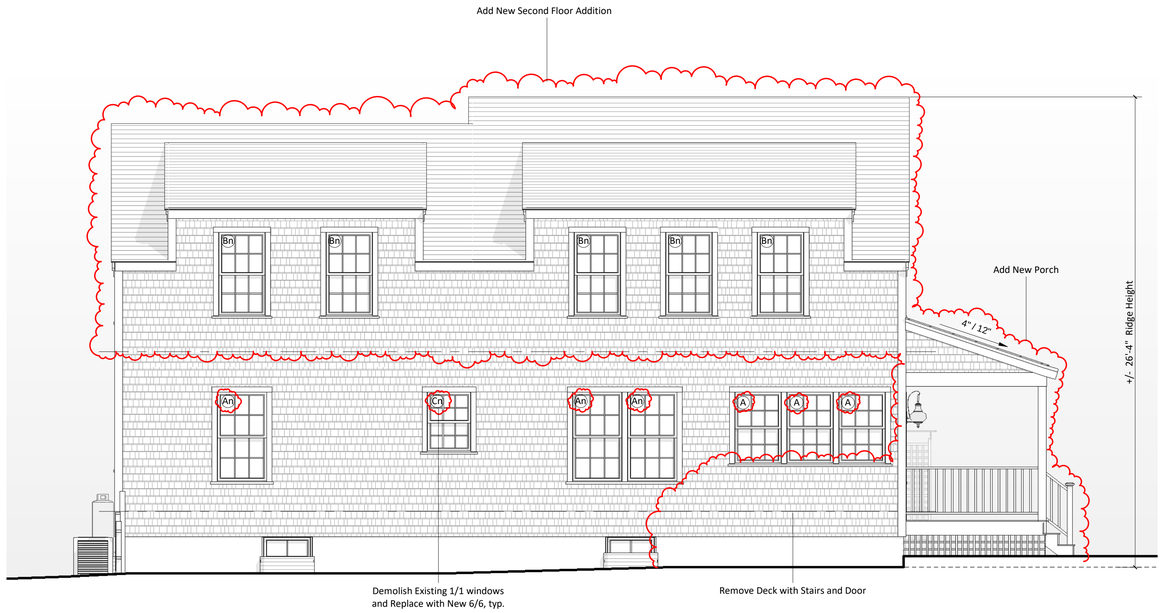
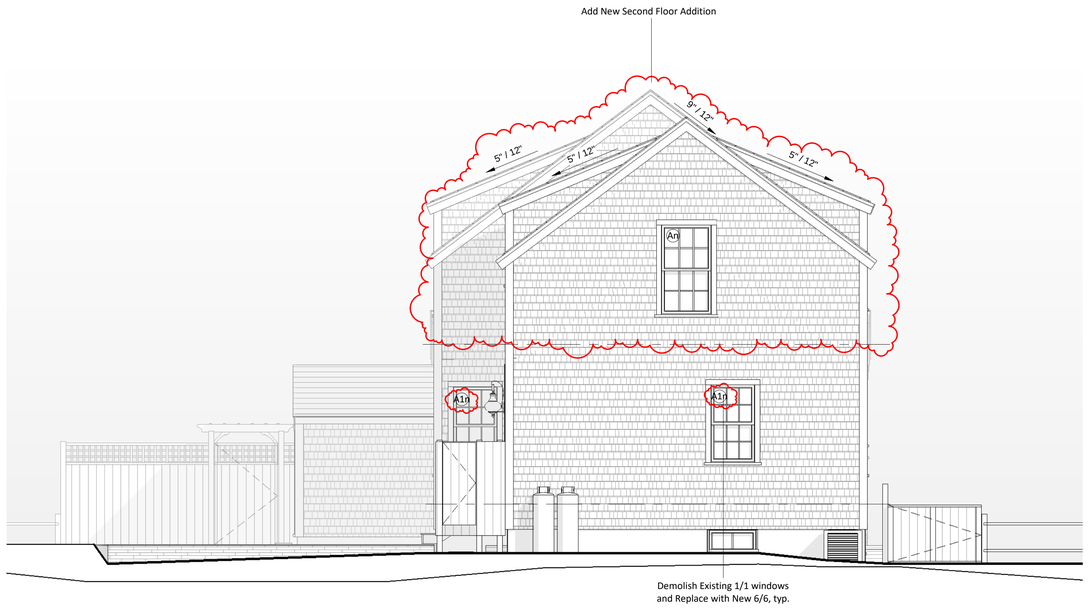
Revisions

A-2.1

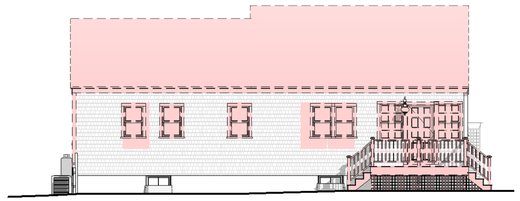
42 Friendship Ln., Nantucket, MA



1 Proposed South Elevation
1/4" = 1'-0"



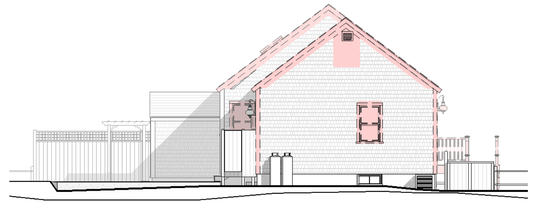
2 Proposed West Elevation
1/4" = 1'-0"



1e South Elevation - Existing / Demo
1/8" = 1'-0"



Existing South



2e West Elevation - Existing / Demo
1/8" = 1'-0"



Existing West

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42 Friendship Ln., Nantucket, MA

Exterior Elevations

Sheet List

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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.

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✓ 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)

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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**

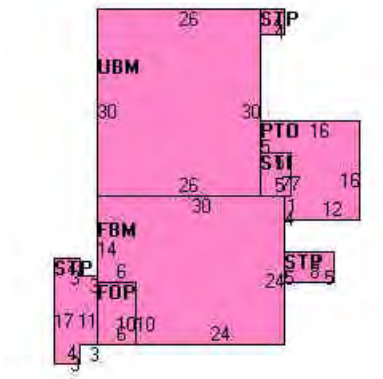
Style	Cape Cod
Model	Residential
Grade:	Above Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot 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

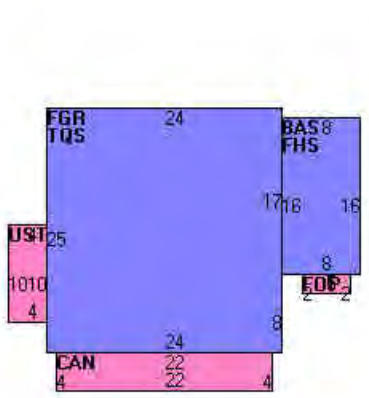
Building Photo

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

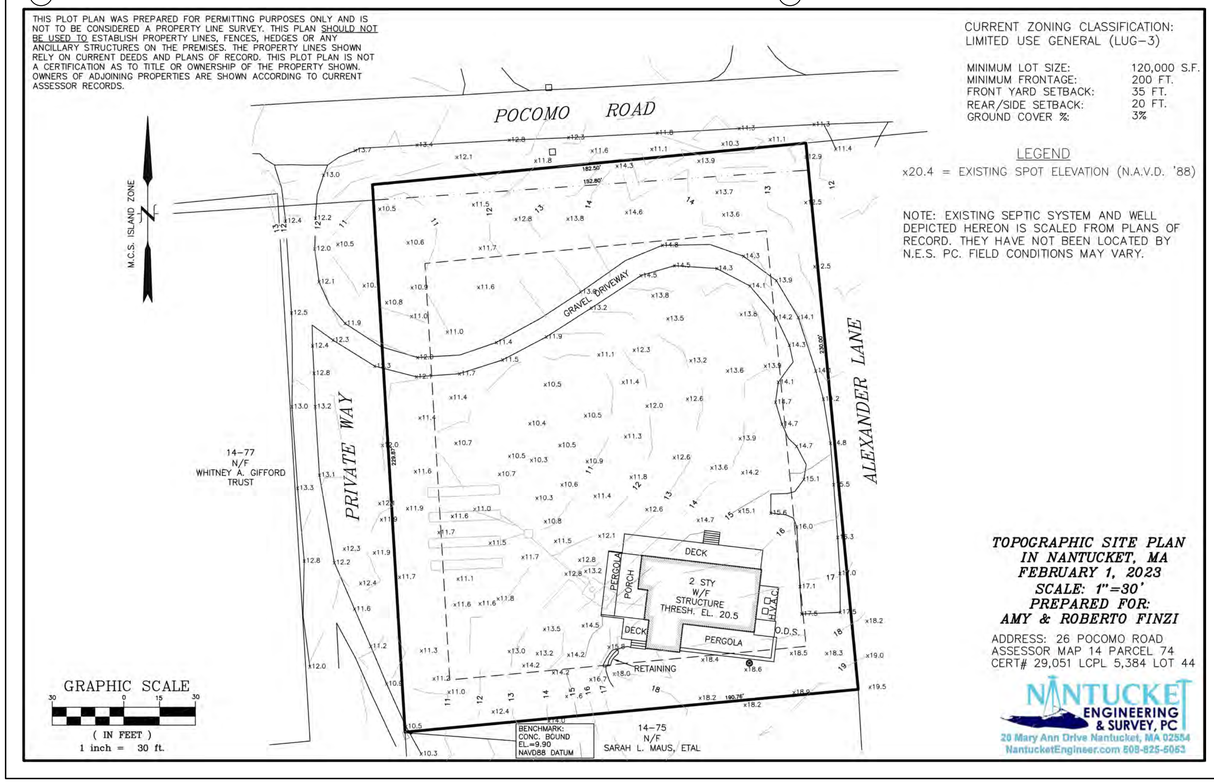


5 Southwest Elevation From Site



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

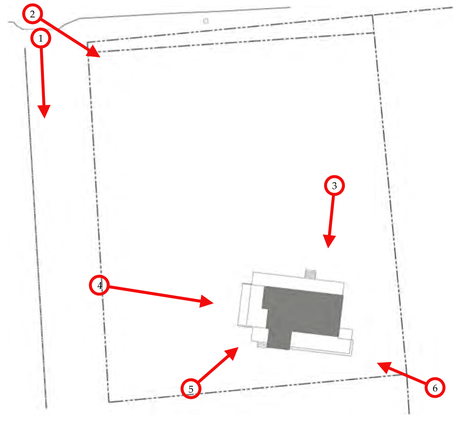
x20.4 = EXISTING SPOT ELEVATION (N.A.V.D. '88)

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

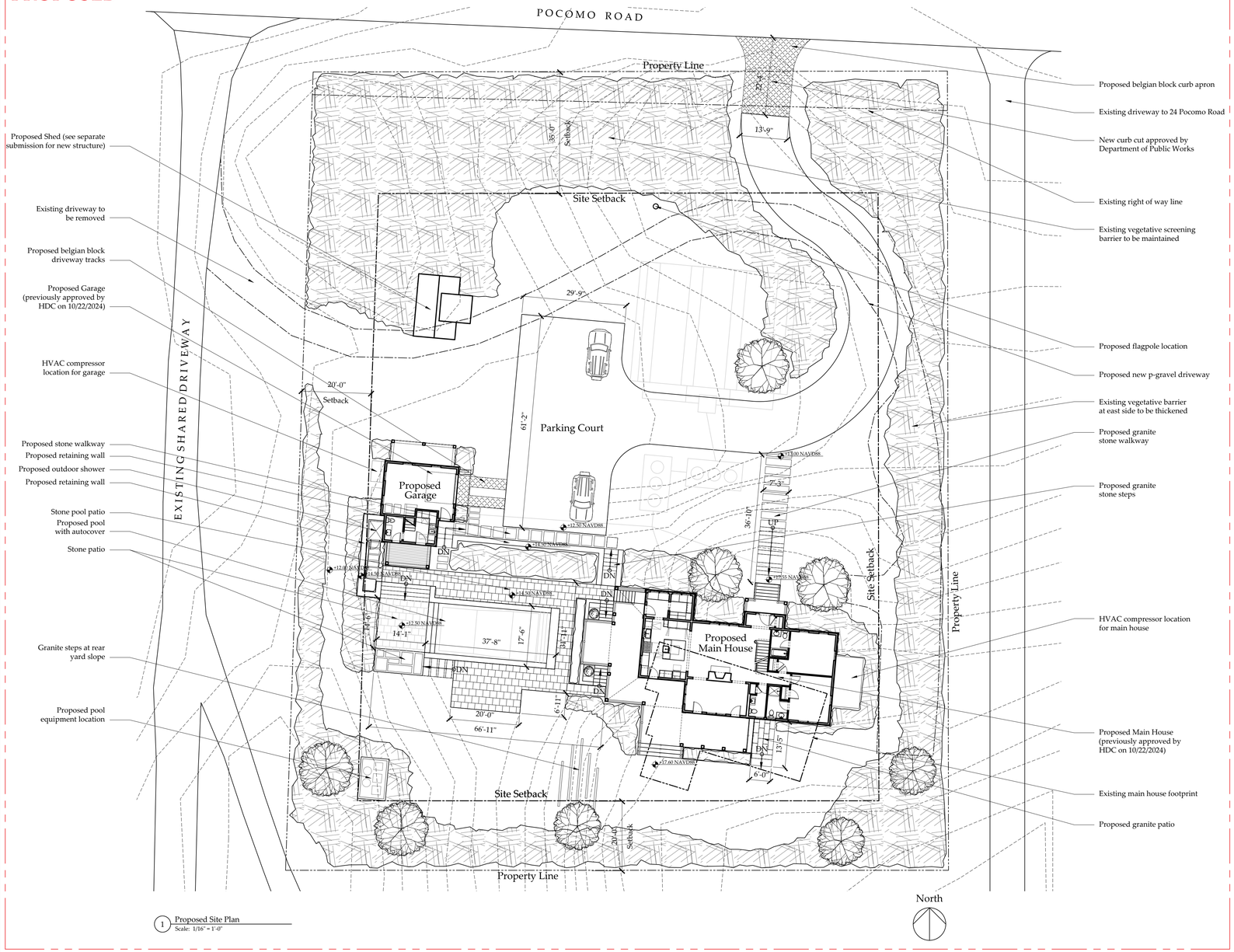
LANDSCAPE
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
05/20/2025 Landscape HDC New Business Meeting

Project number: 23-62

AL0.0

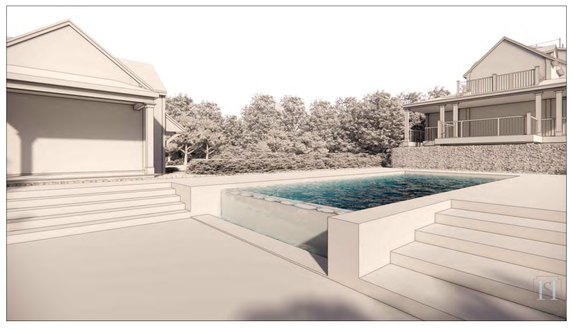
PROPOSED



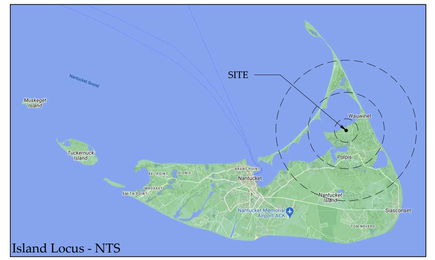
1 Proposed Site Plan
Scale: 1/16" = 1'-0"



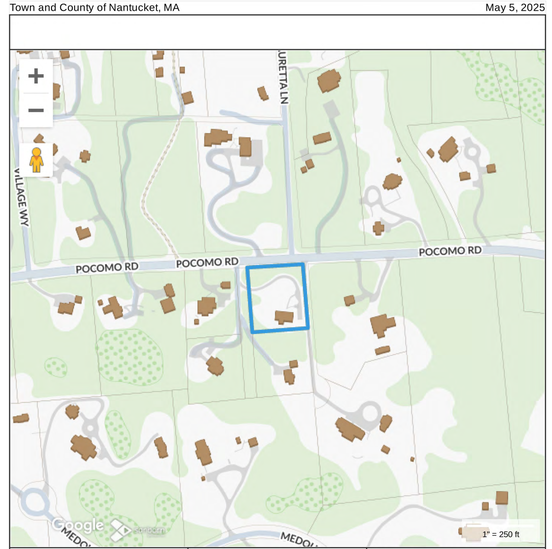
2 View of the Pool Patio looking Northwest



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

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AL1.0

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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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°: 14-74 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:

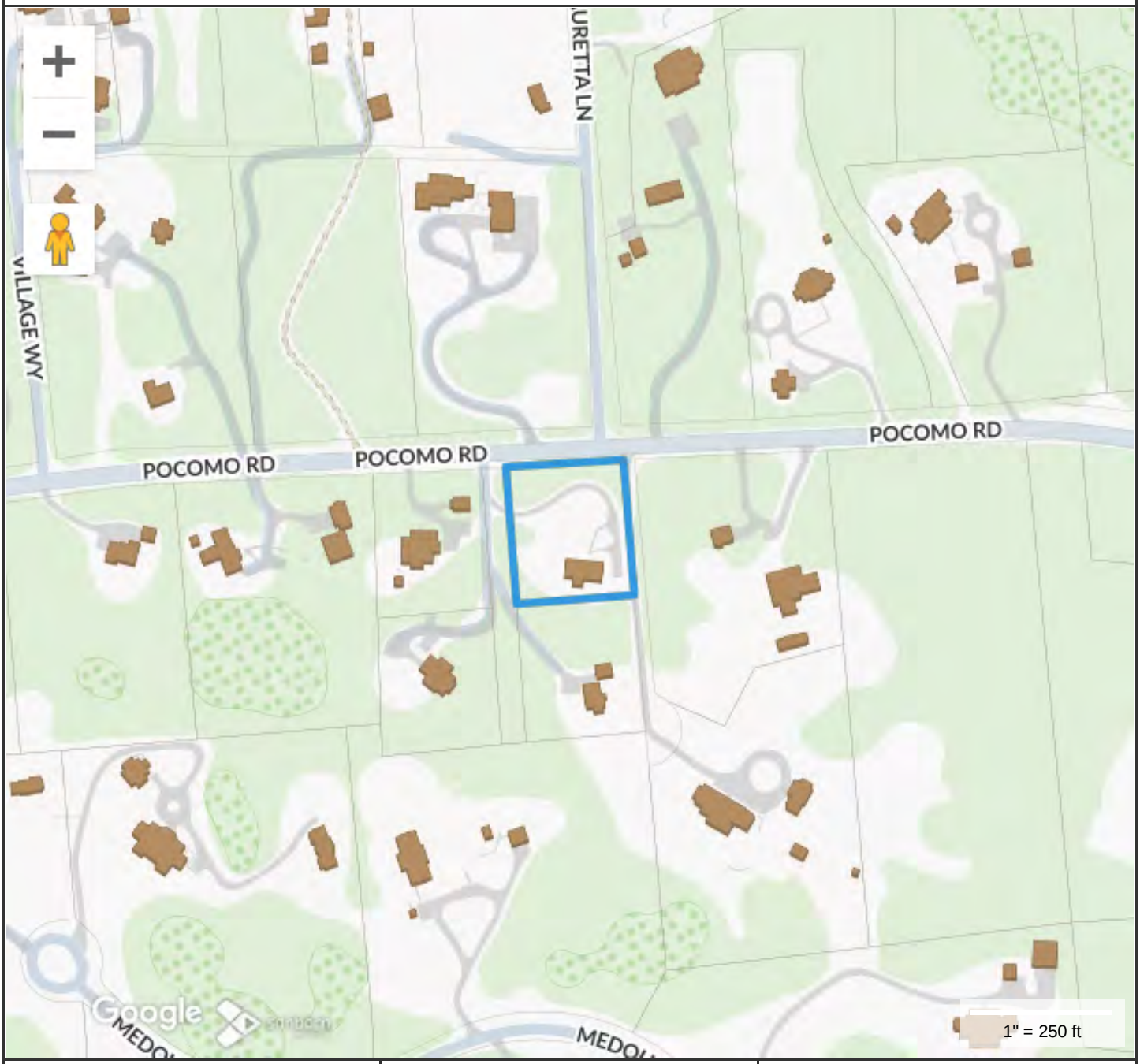
SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

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.

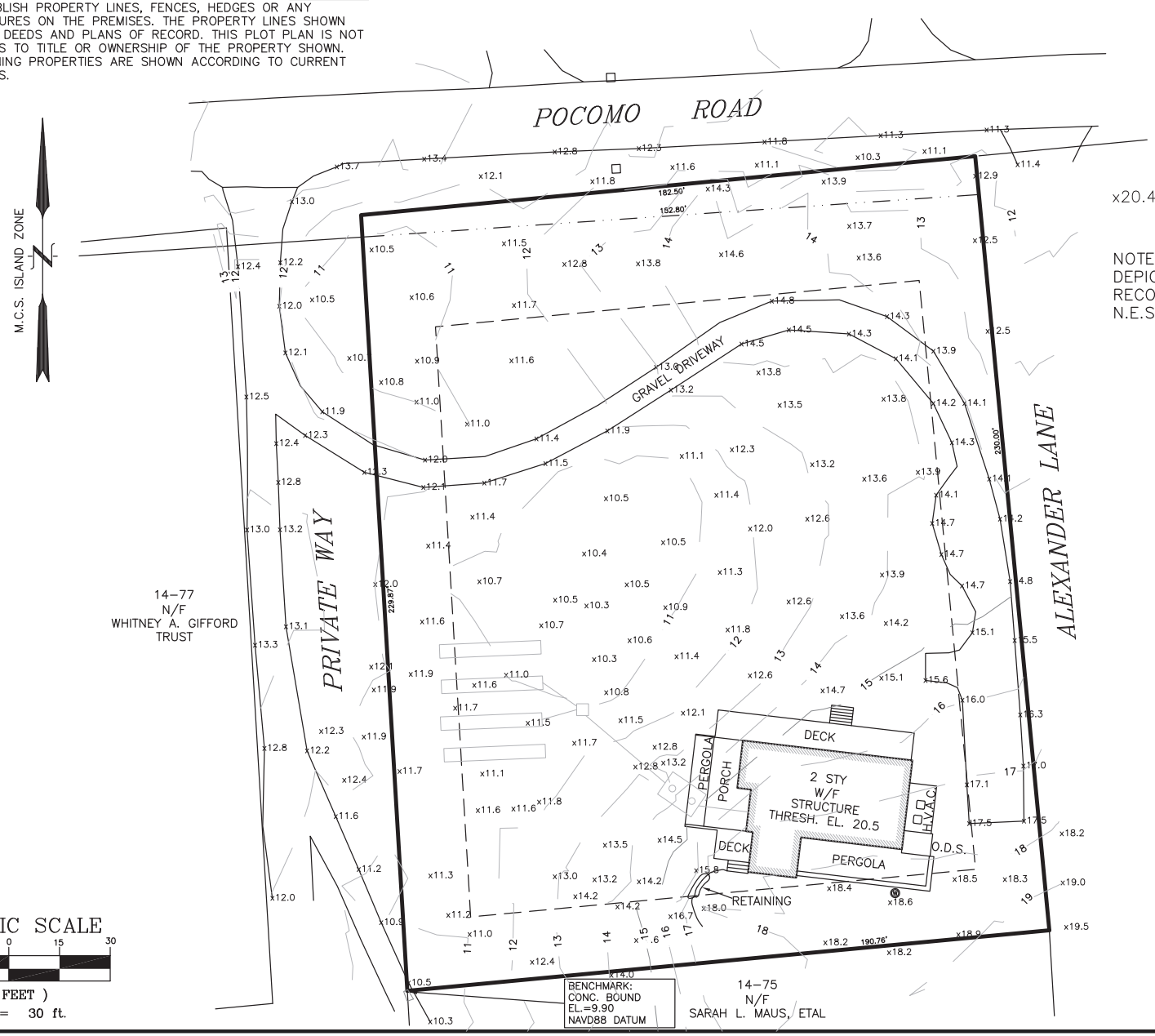
CURRENT ZONING CLASSIFICATION:
LIMITED USE GENERAL (LUG–3)

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

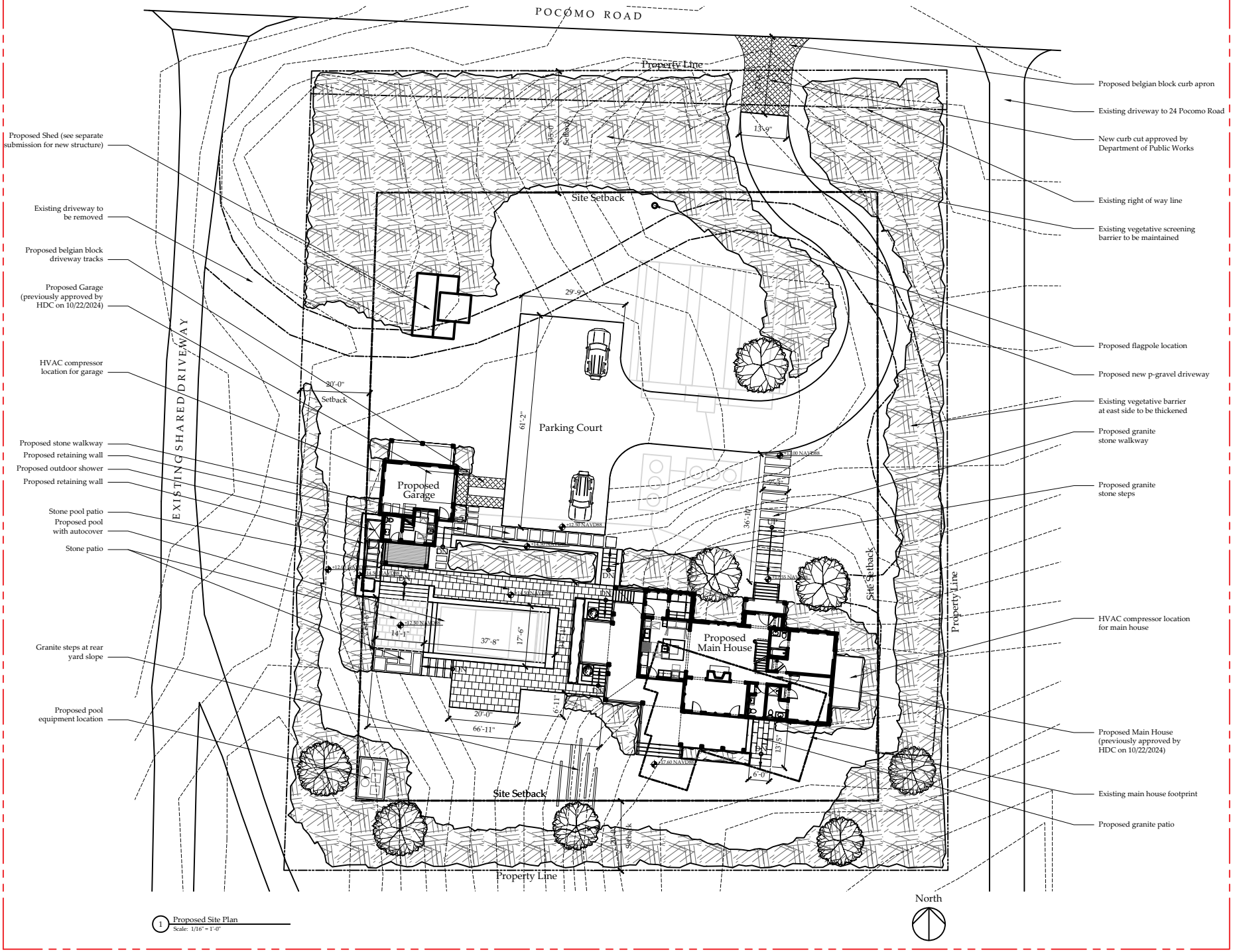
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

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. *

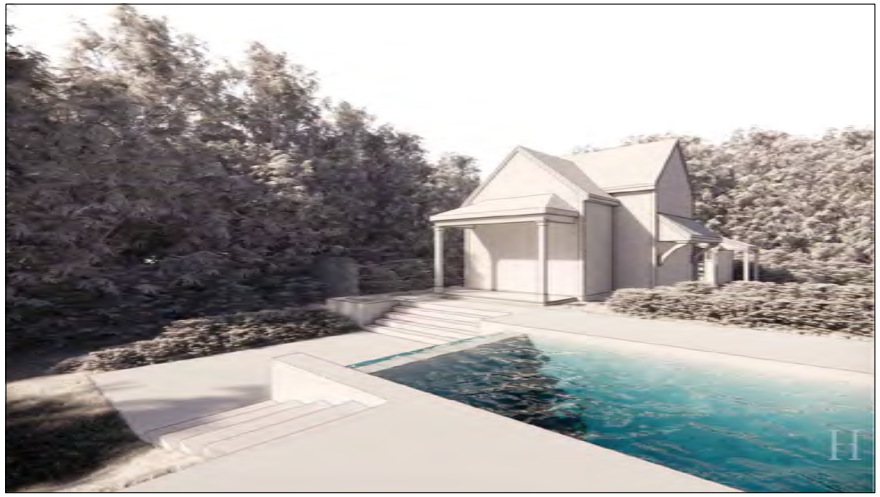
*Note: Allowable ground coverage and frontage modified per zoning code subdivision and deed allowances
**Note: Per Nantucket zoning code section 139-2, detached sheds under 200 S.F. are excluded from ground coverage requirements

Landscape HDC Drawing List	
AL0.0	Existing Photos; Existing Site Survey
AL1.0	Proposed Site Plan; Locus; Zoning Information; Proposed 3D images

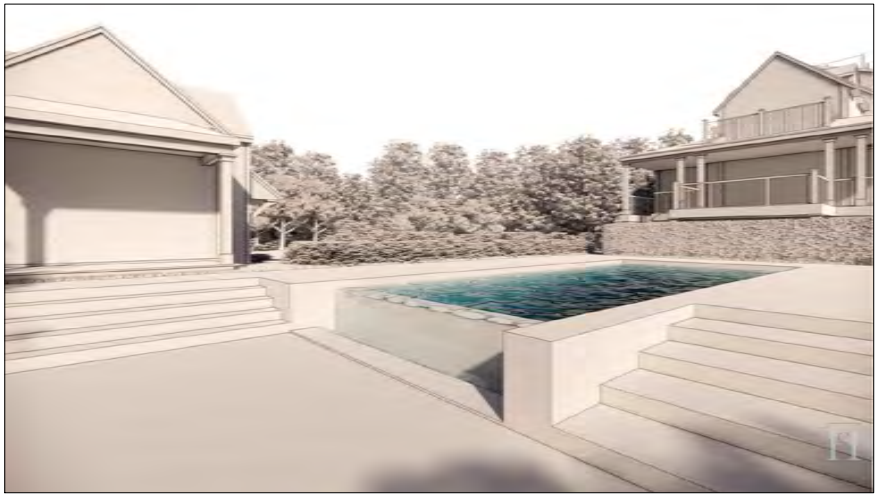
PROPOSED



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



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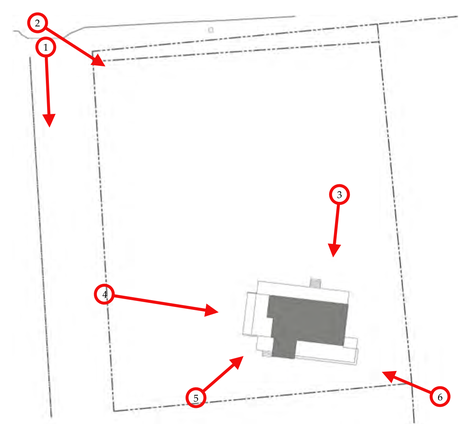
5 Southwest Elevation From Site



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

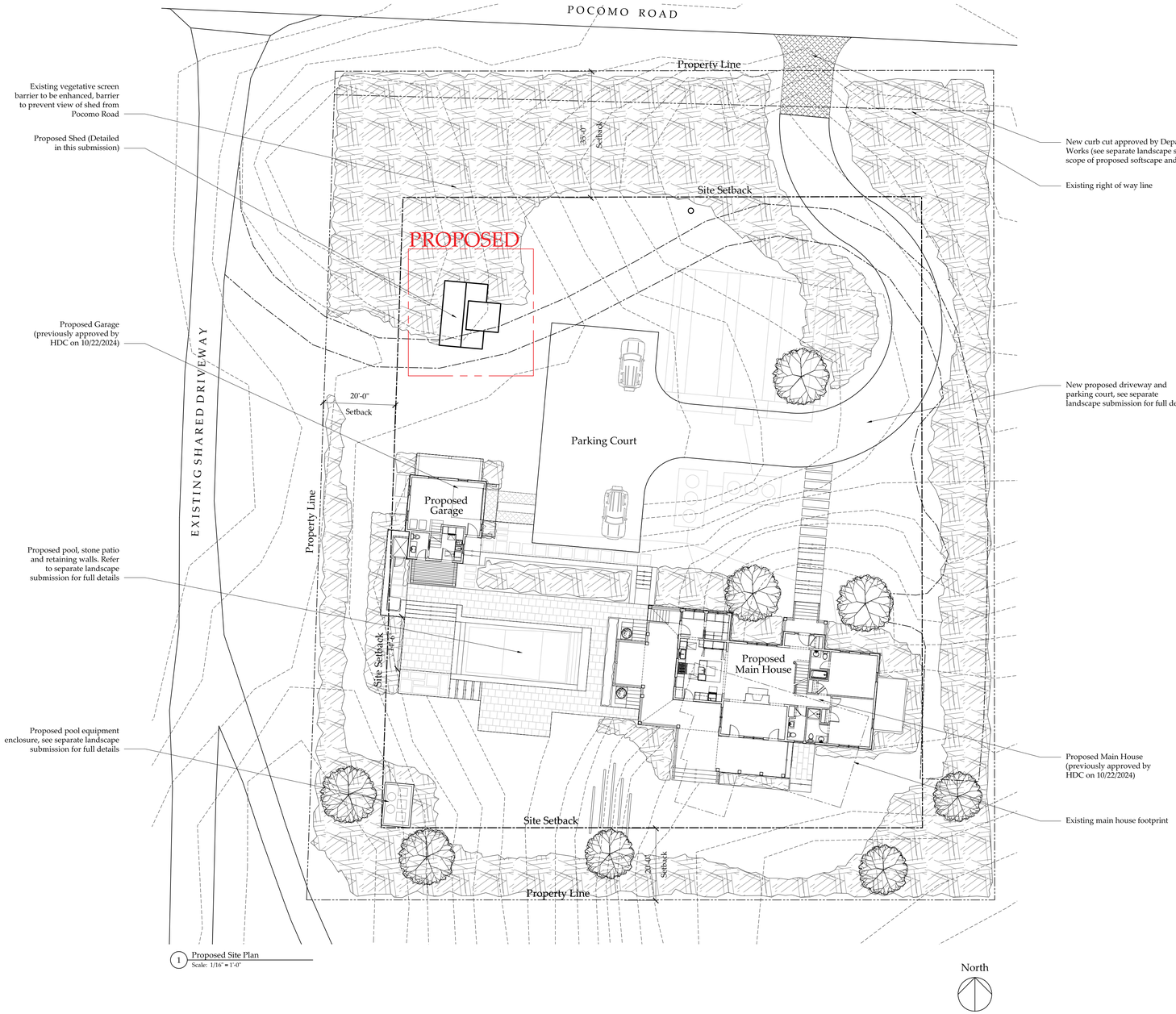
Shed HDC
Existing Photos

SHED HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
05/20/2025 New Business Meeting

Project number: 23-62

AS0.0



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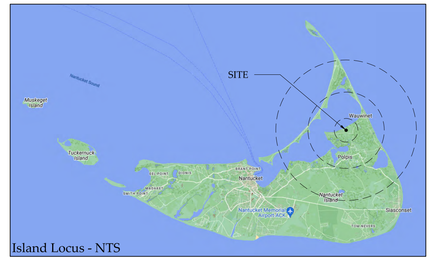
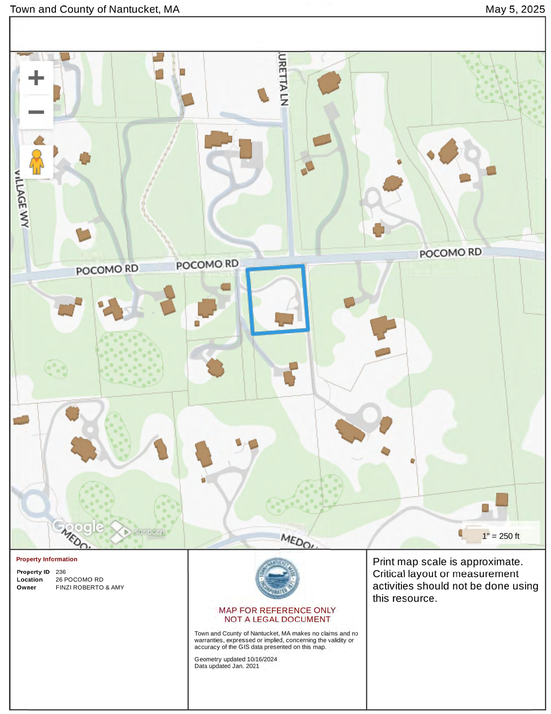


Locus Map



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*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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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

Shed HDC
Proposed Site Plan
Locus
Zoning Information

SHED CONSTRUCTION
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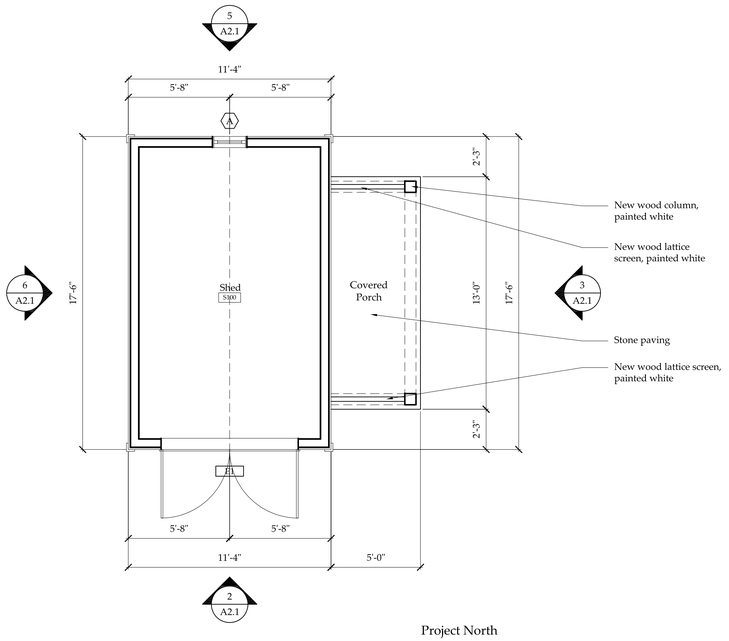
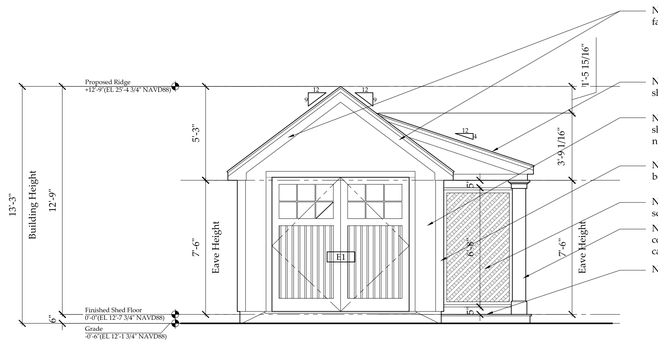
AS1.0

PROPOSED

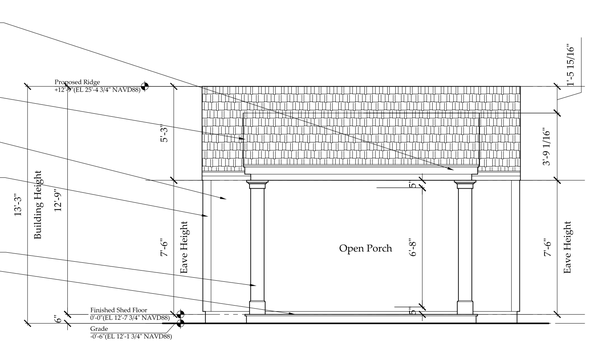


1 Proposed Shed Floor Plan
Scale: 1/4" = 1'-0"

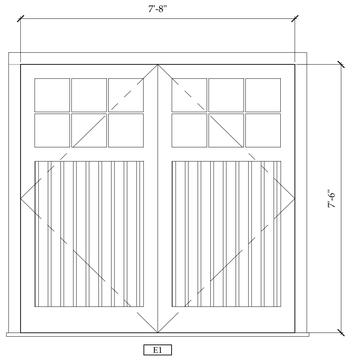
Project North



2 Proposed Shed South Elevation
Scale: 1/4" = 1'-0"

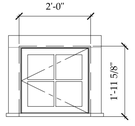


3 Proposed Shed East Elevation
Scale: 1/4" = 1'-0"



Unit Specifications

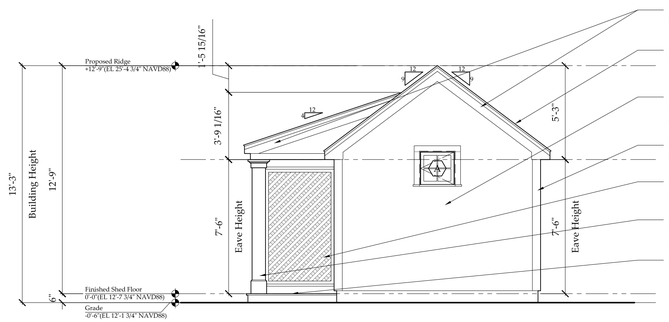
Manufacturer -	Nantucket Millworks
Unit Type -	French Wood Door with (2) 6 Lite transom windows
Unit Code -	Custom
RO Size -	n/a
Unit Size -	7'-8"W x 7'-6"H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	N/A
Notes -	-



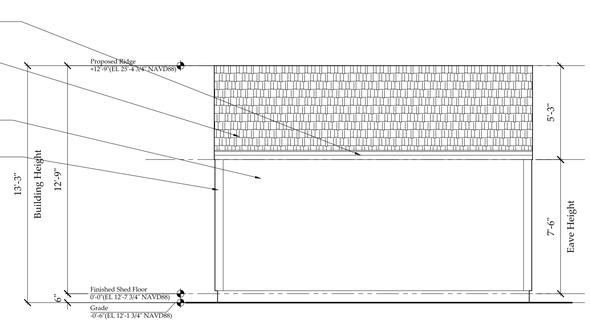
Unit Specifications

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
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Solar or wind installation	$100
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Hardscape	$50
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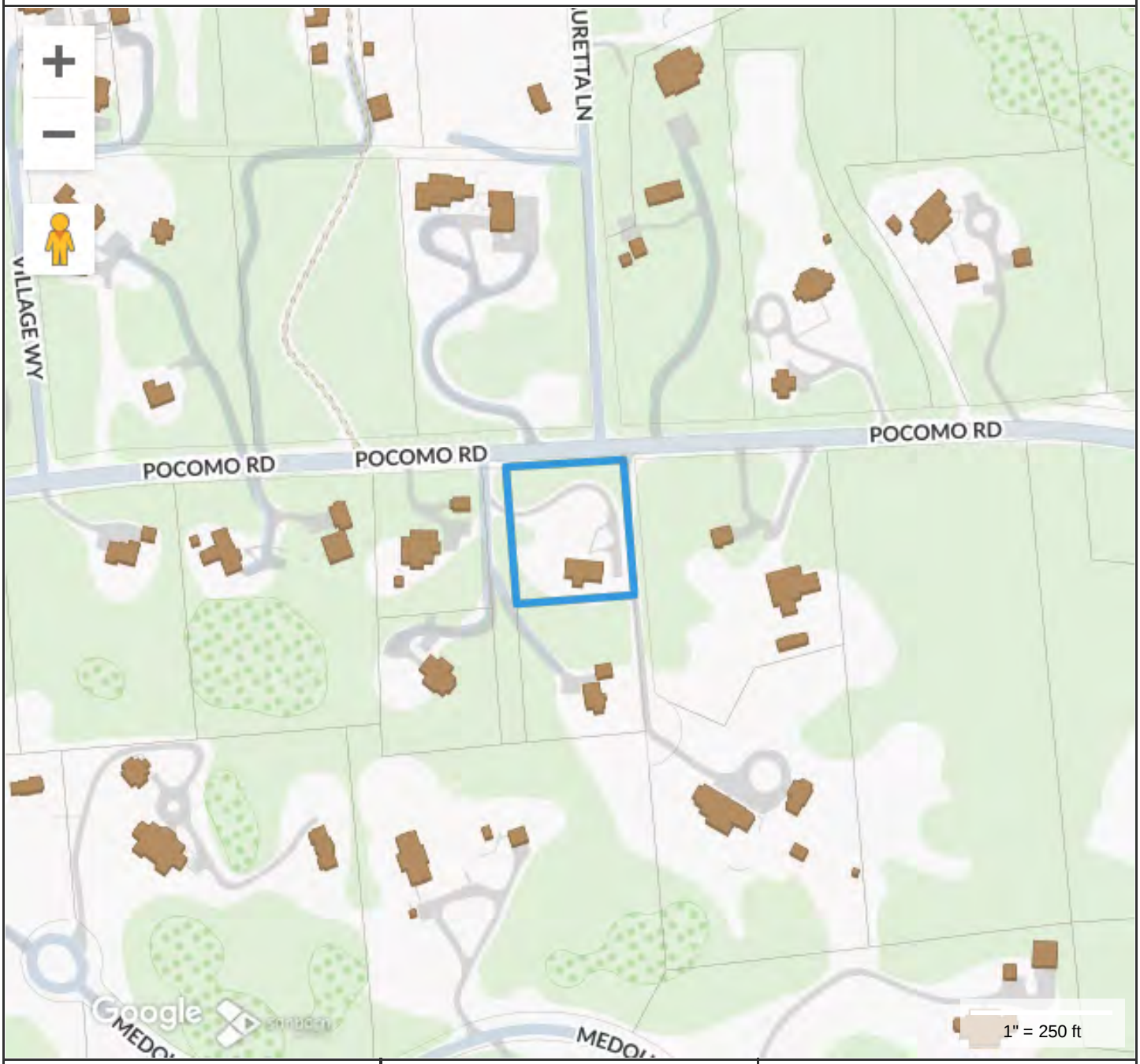
Extension of a previously issued Certificate of Appropriateness	$25

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

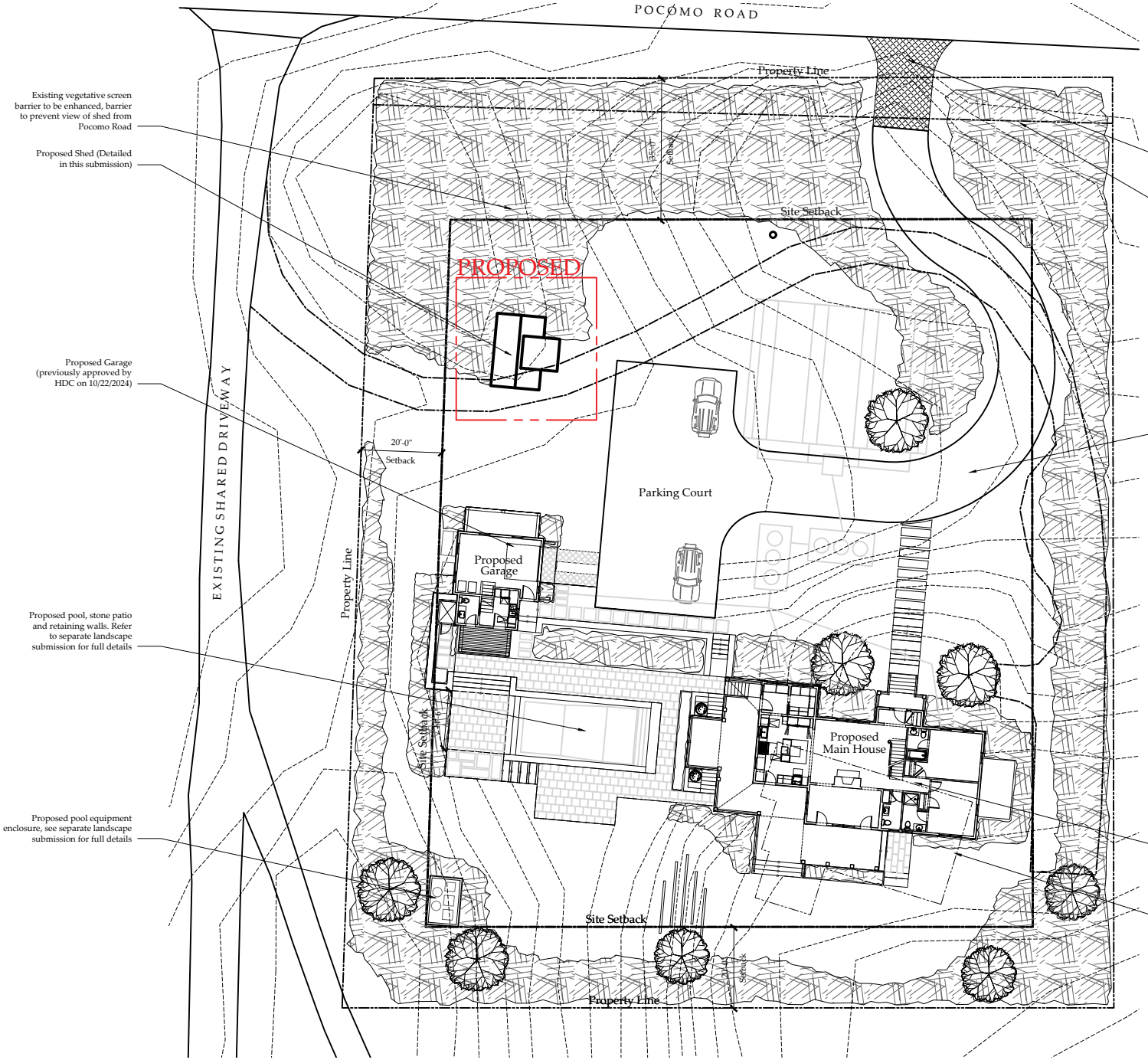


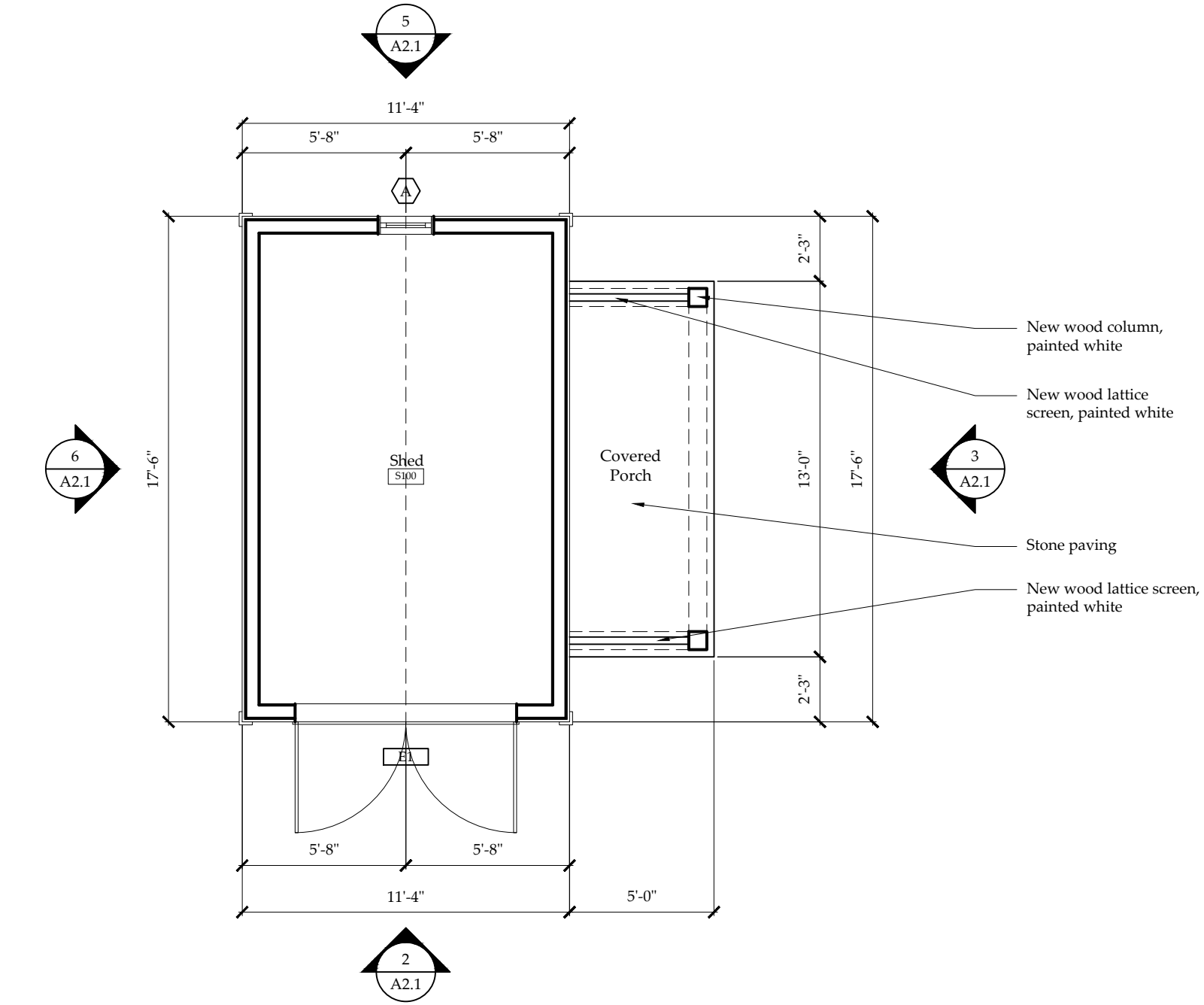
6 Southeast Elevation From Site

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. *

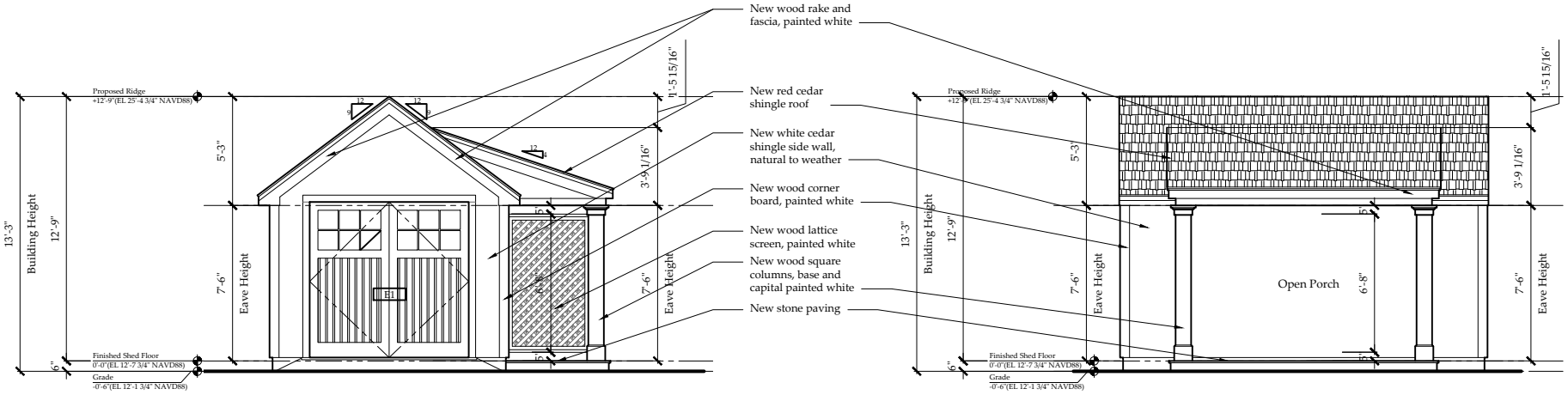
*Note: Allowable ground coverage and frontage modified per zoning code subdivision and deed allowances
**Note: Per Nantucket zoning code section 139-2, detached sheds under 200 S.F. are excluded from ground coverage requirements

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

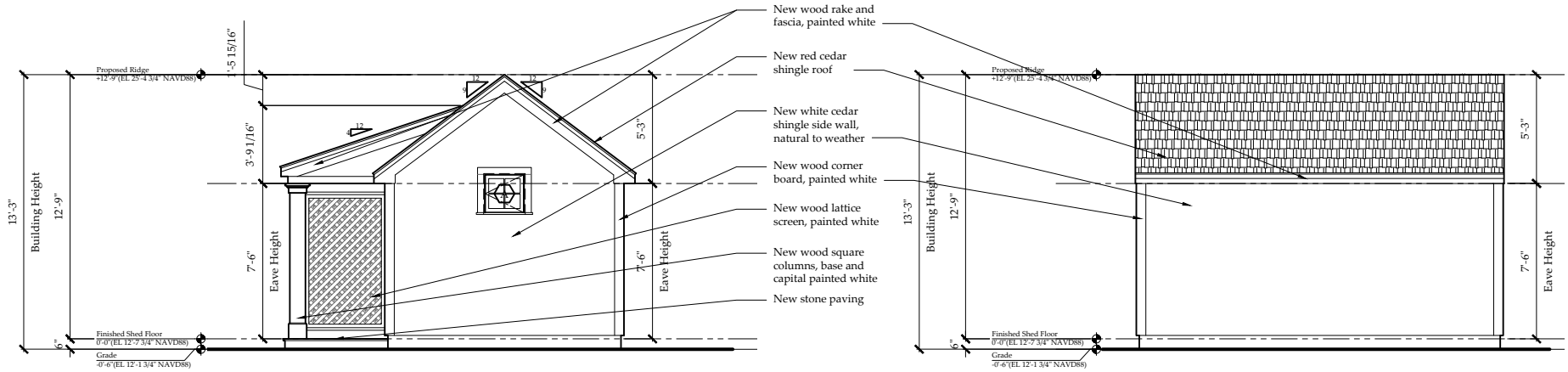


1 Proposed Shed Floor Plan
Scale: 1/4" = 1'-0"



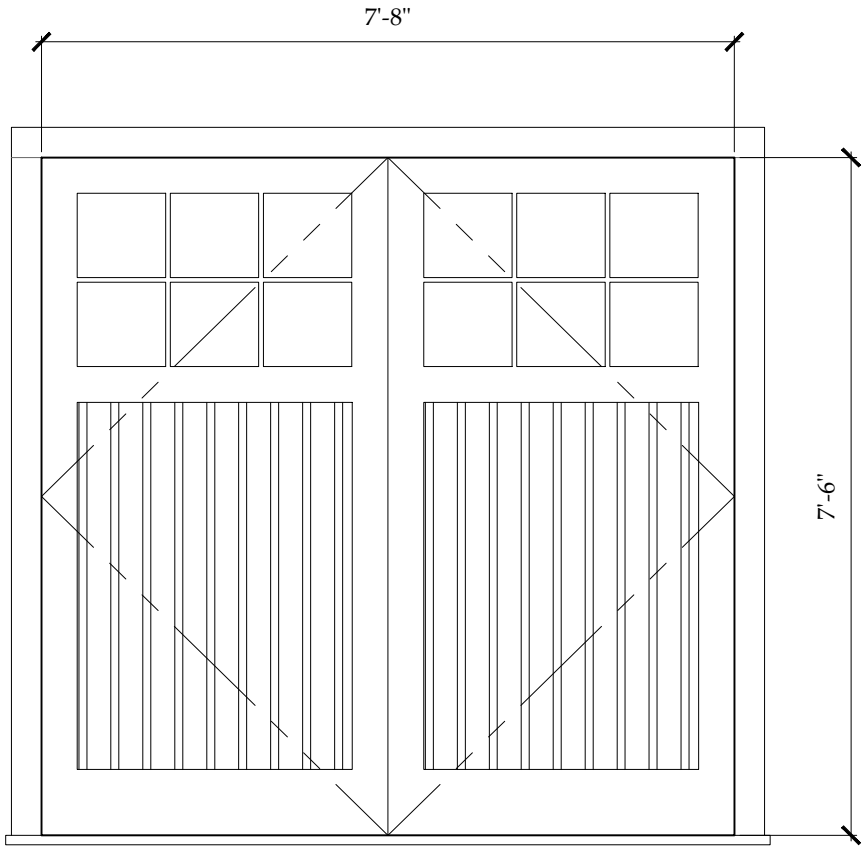
2 Proposed Shed South Elevation
Scale: 1/4" = 1'-0"

3 Proposed Shed East Elevation
Scale: 1/4" = 1'-0"



5 Proposed Shed North Elevation
Scale: 1/4" = 1'-0"

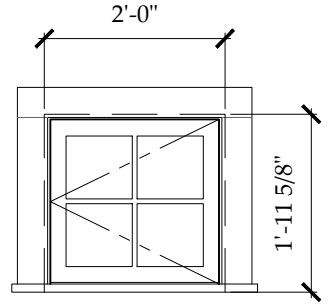
6 Proposed Shed West Elevation
Scale: 1/4" = 1'-0"



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

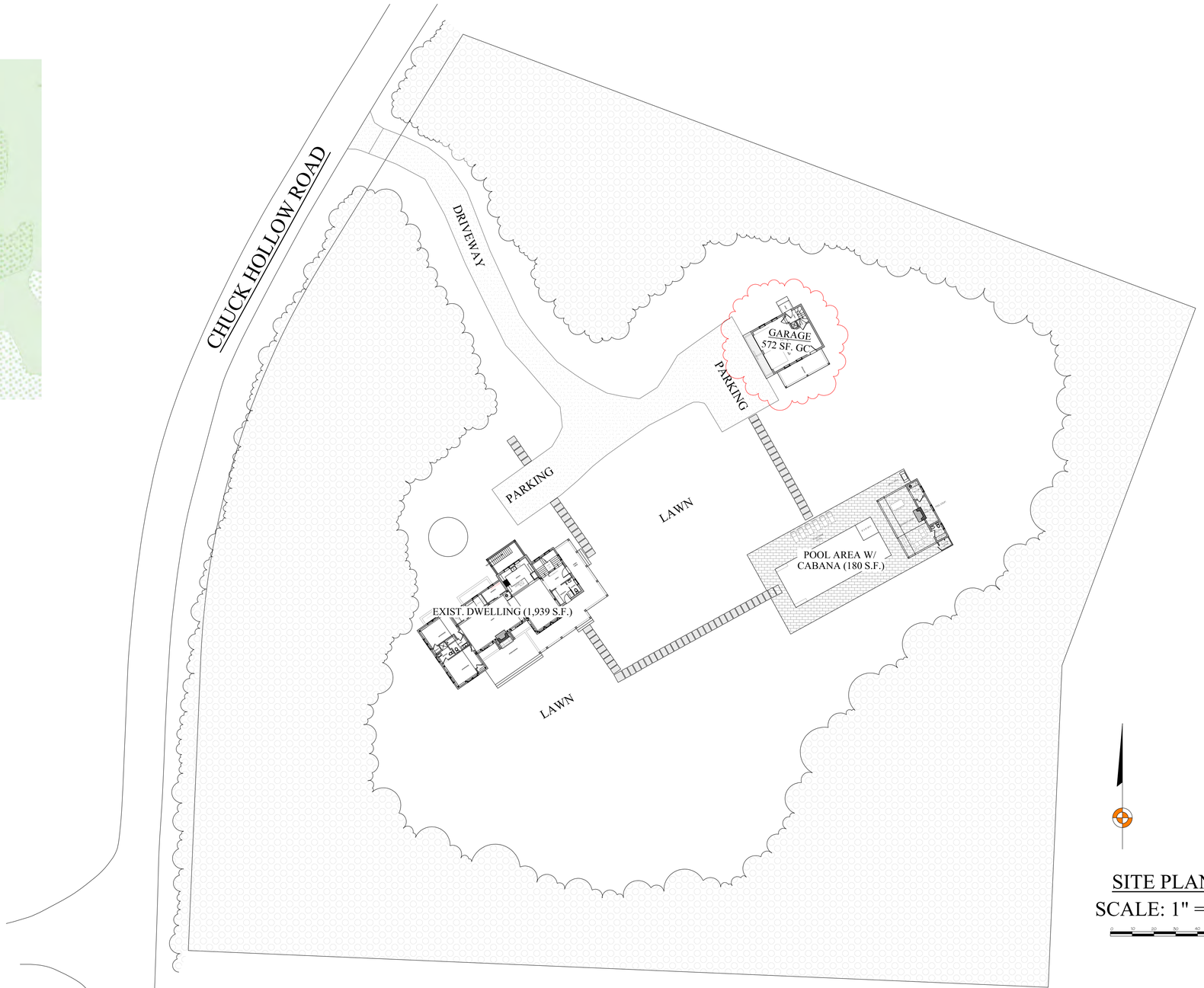

32





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

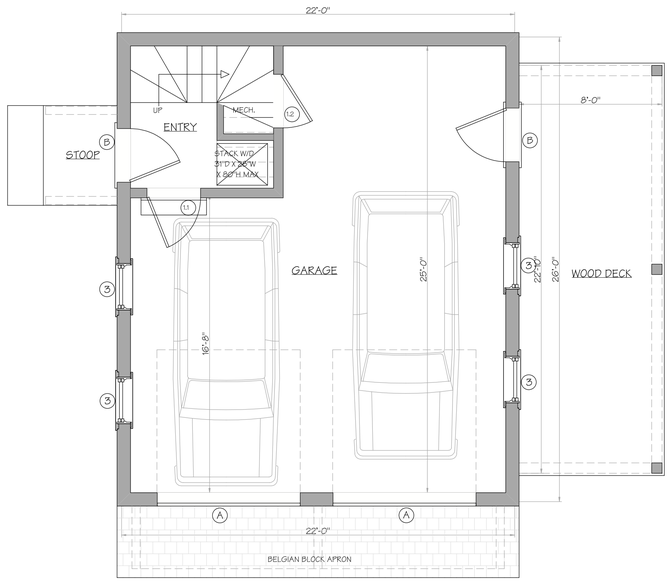
Design addition/ings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express written consent. All applicable copyright laws can and will be enforced.

COVER SHEET
DATE: 05/08/2025
SCALE: AS NOTED

M/P: 75 / 68

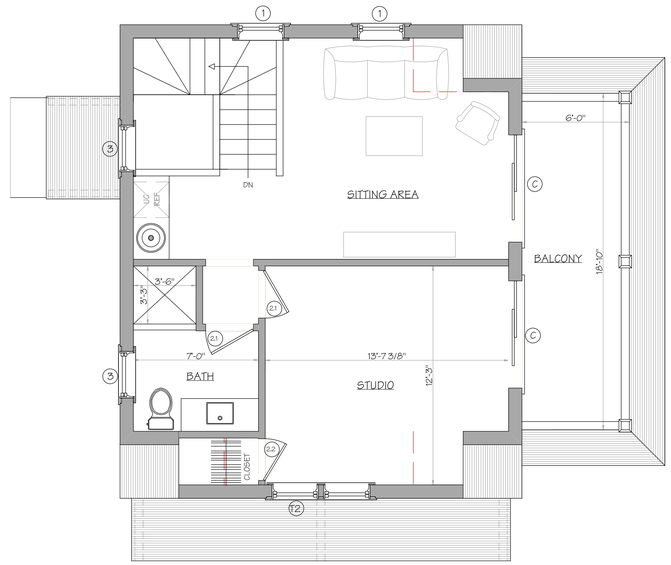
32 CHUCK HOLLOW LLC.
NANTUCKET, MA

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

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

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$ $0.00	
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Postage $0.73	Postmark Here
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Total Postage and Fees $5.58	05/08/2025
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City, State, ZIP+4®: Nantucket, MA 02554

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☐ Adult Signature Restricted Delivery $	
Postage $0.73	Postmark Here
$	
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$	

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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
$	

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Street and Apt. No., or PO Box No.: PO Box 276
City, State, ZIP+4®: Siasconset, MA 02564

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Providence, RI 02940

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$ $0.00	
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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	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

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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: 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.

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https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

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Y / N	
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	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

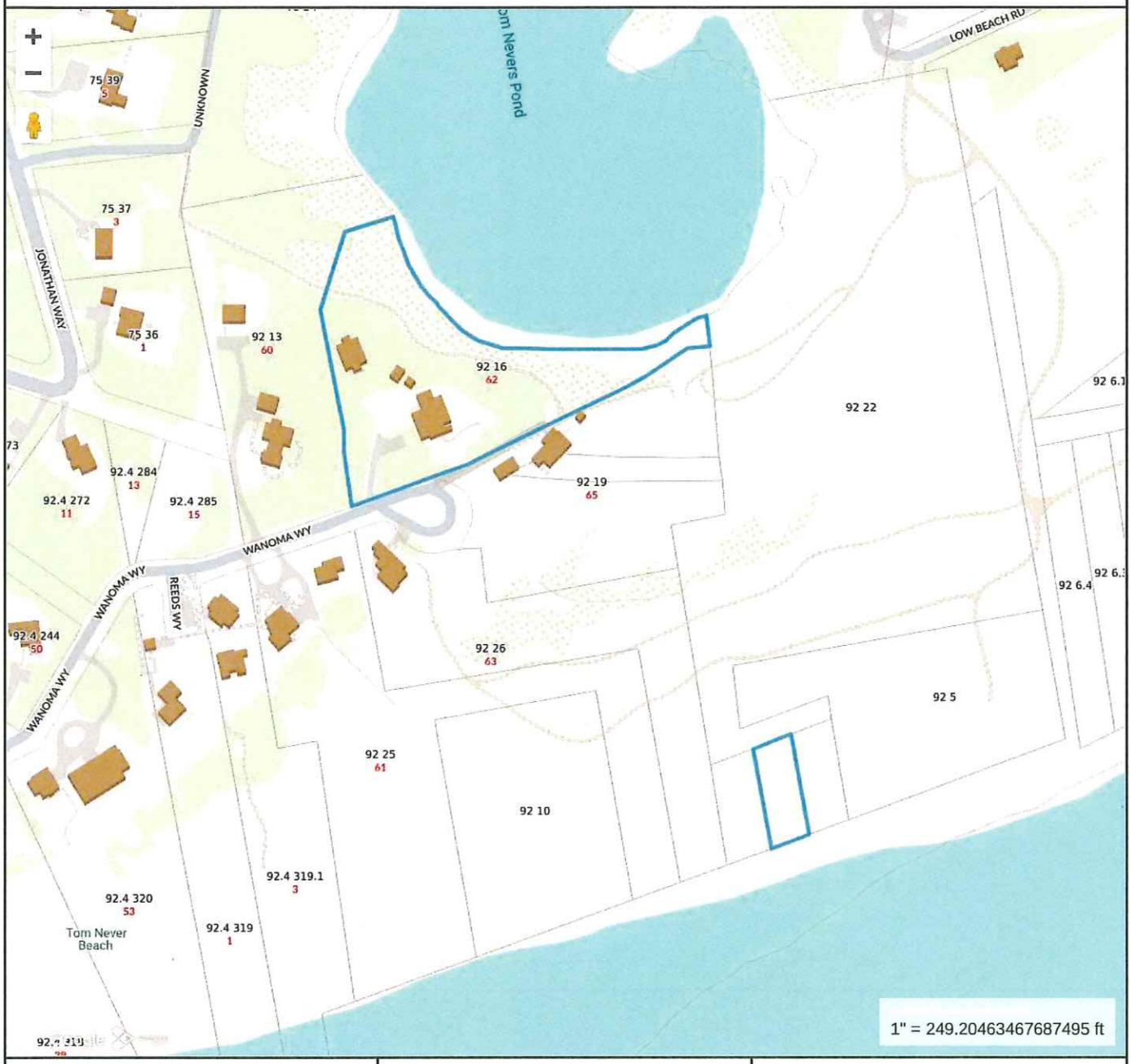
05/09/2025

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.

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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 #: 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

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Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

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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.

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Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

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 _____

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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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Planning and Land Use Services

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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

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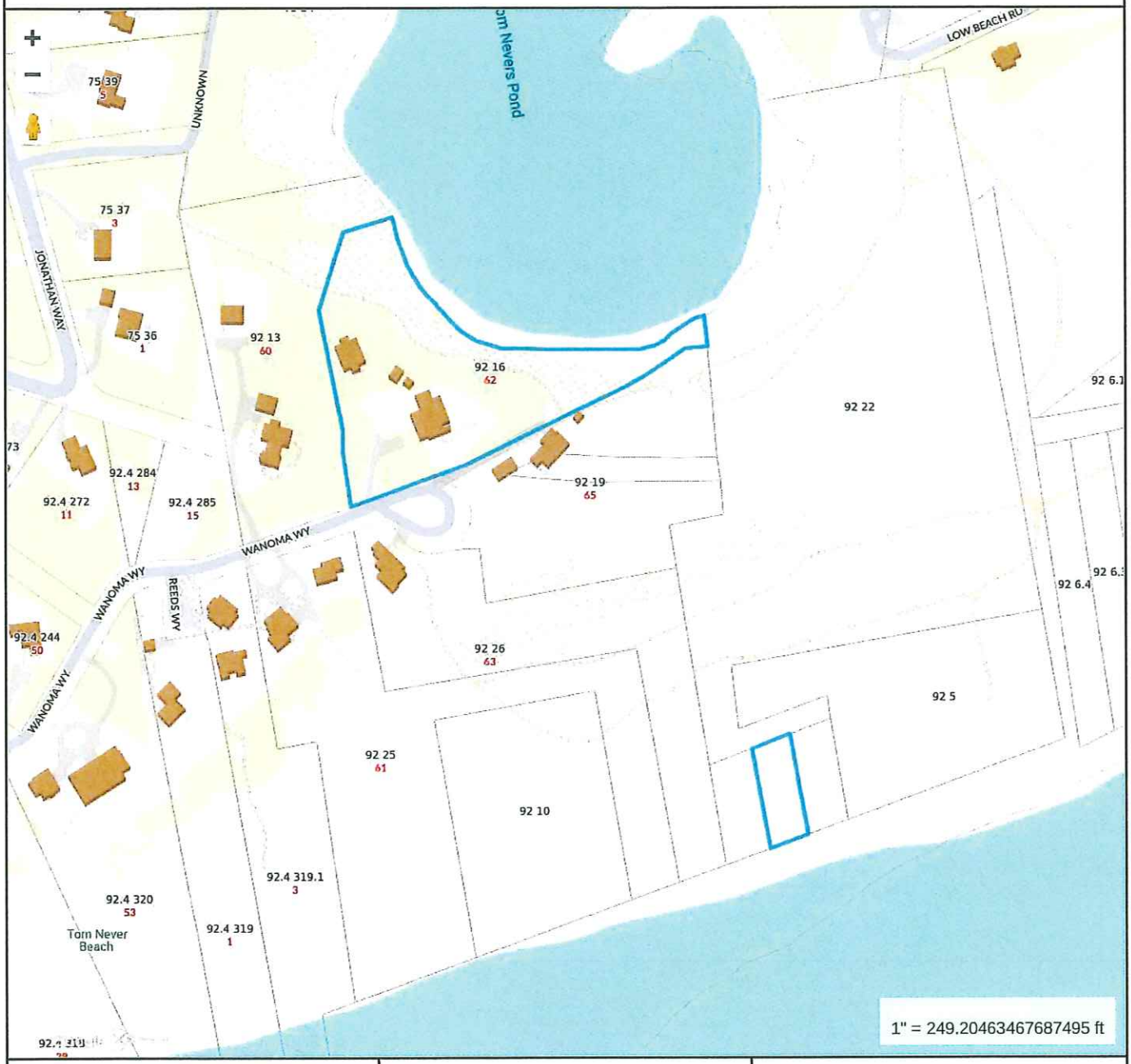

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Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

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)

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	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.

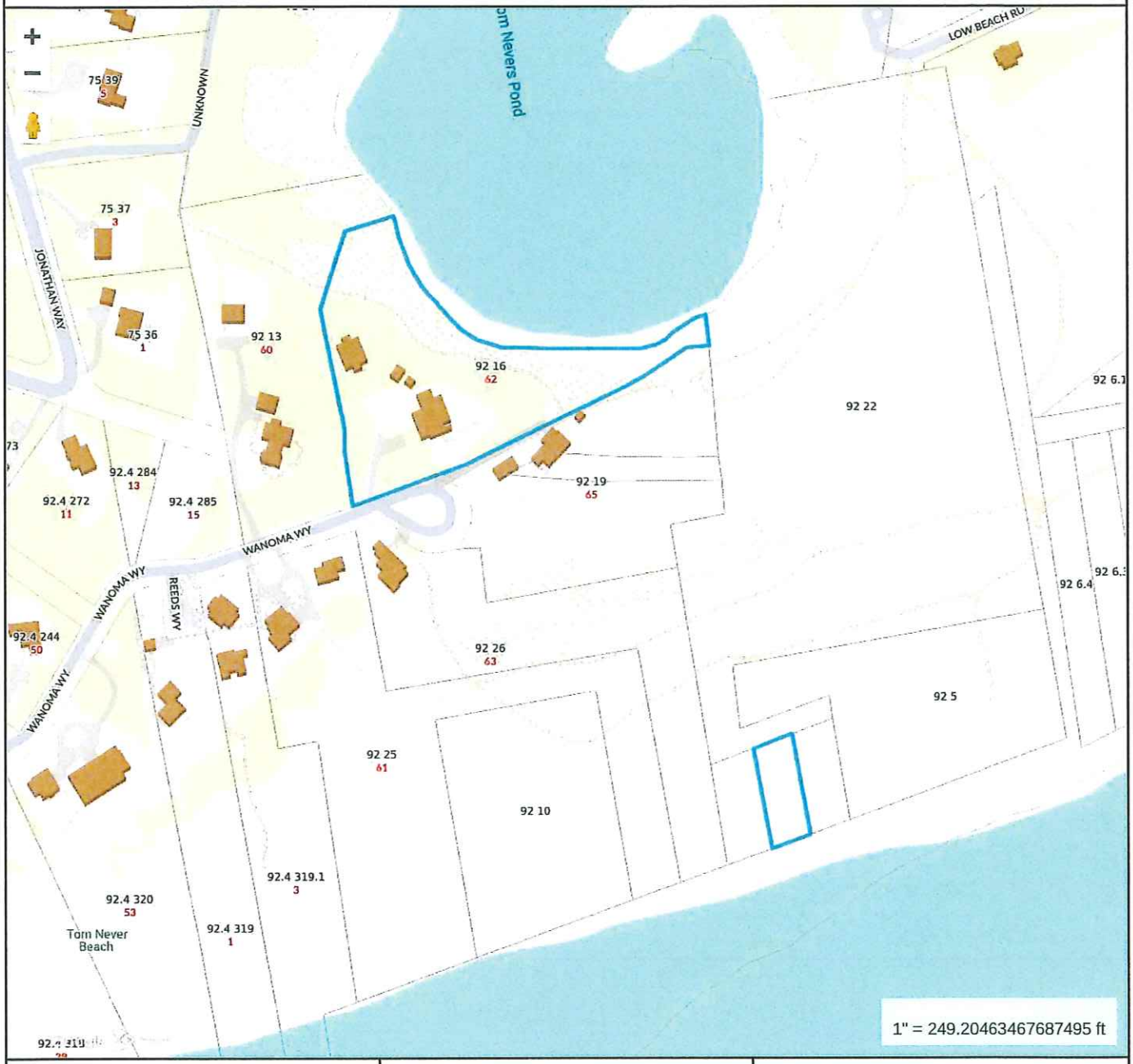
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 05 / 09 / 2025.

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.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 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

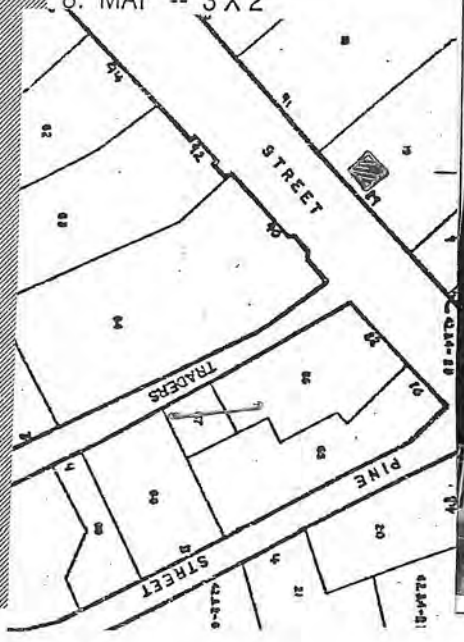
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
First record of house is sale in 1834 by heirs of Sylvanus Macy to Jared Coffin. $3500. Recorded that it was homestead of Macy on his death in 1833. Thought to be built between 1746-1750 by Thaddeus Coffin. 1845-to 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.

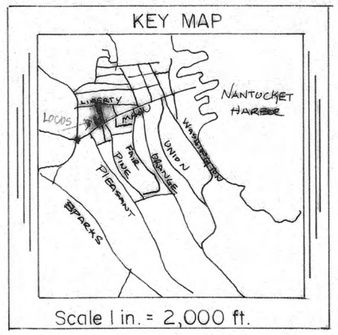
Benjamin Bunker sold the house to Caleb Macy in 1798 and Caleb bequeathed it to his two sons, Obed and Sylvanus, who were partners in business and close friends. Sylvanus moved into the house in 1799; his brother Obed, journal-keeper extraordinaire, records May 5, 1801, that "Jonathan Swain Jr. & Co. 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.

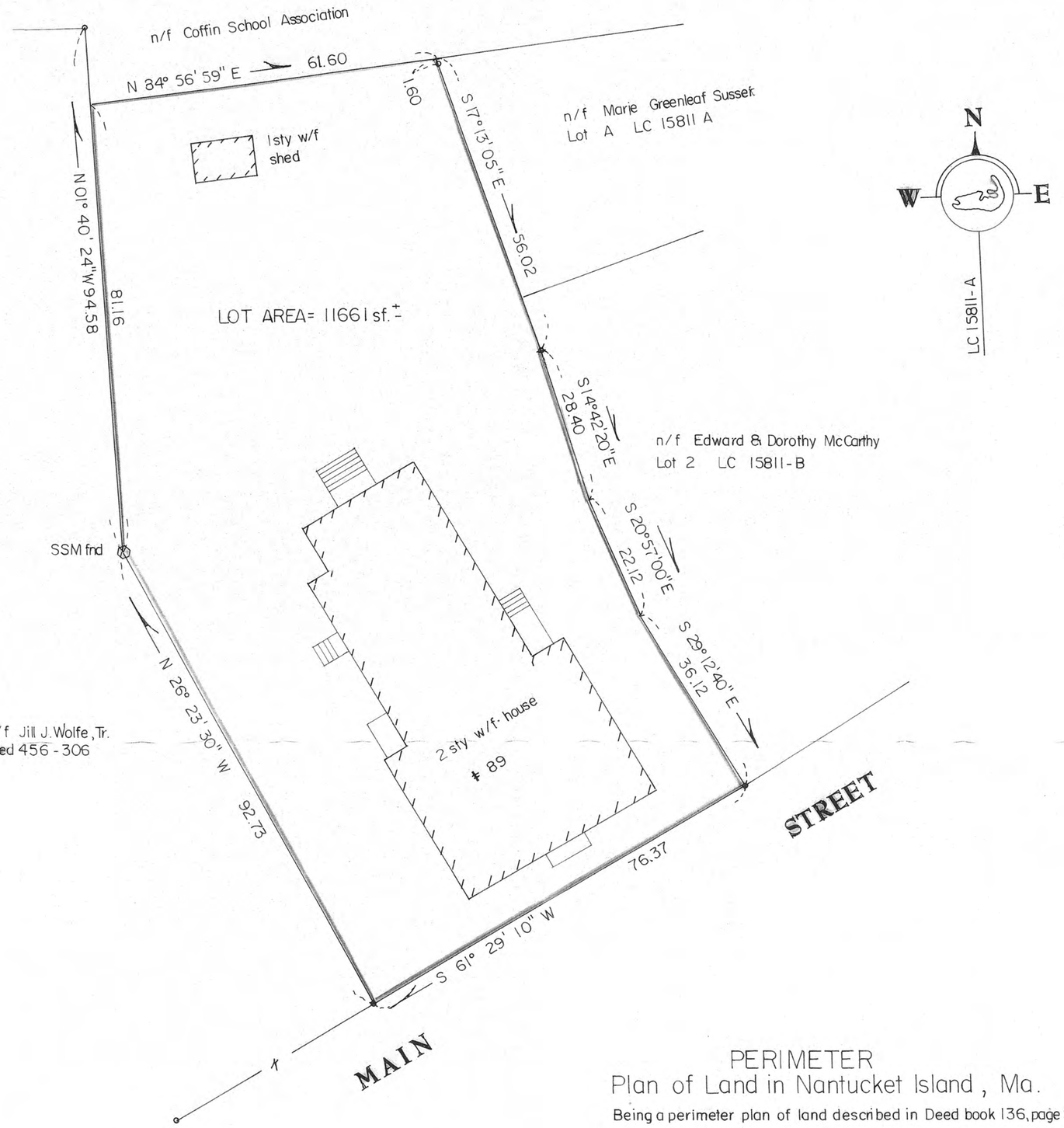

Jeep
8657 SR
2FNT 72







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

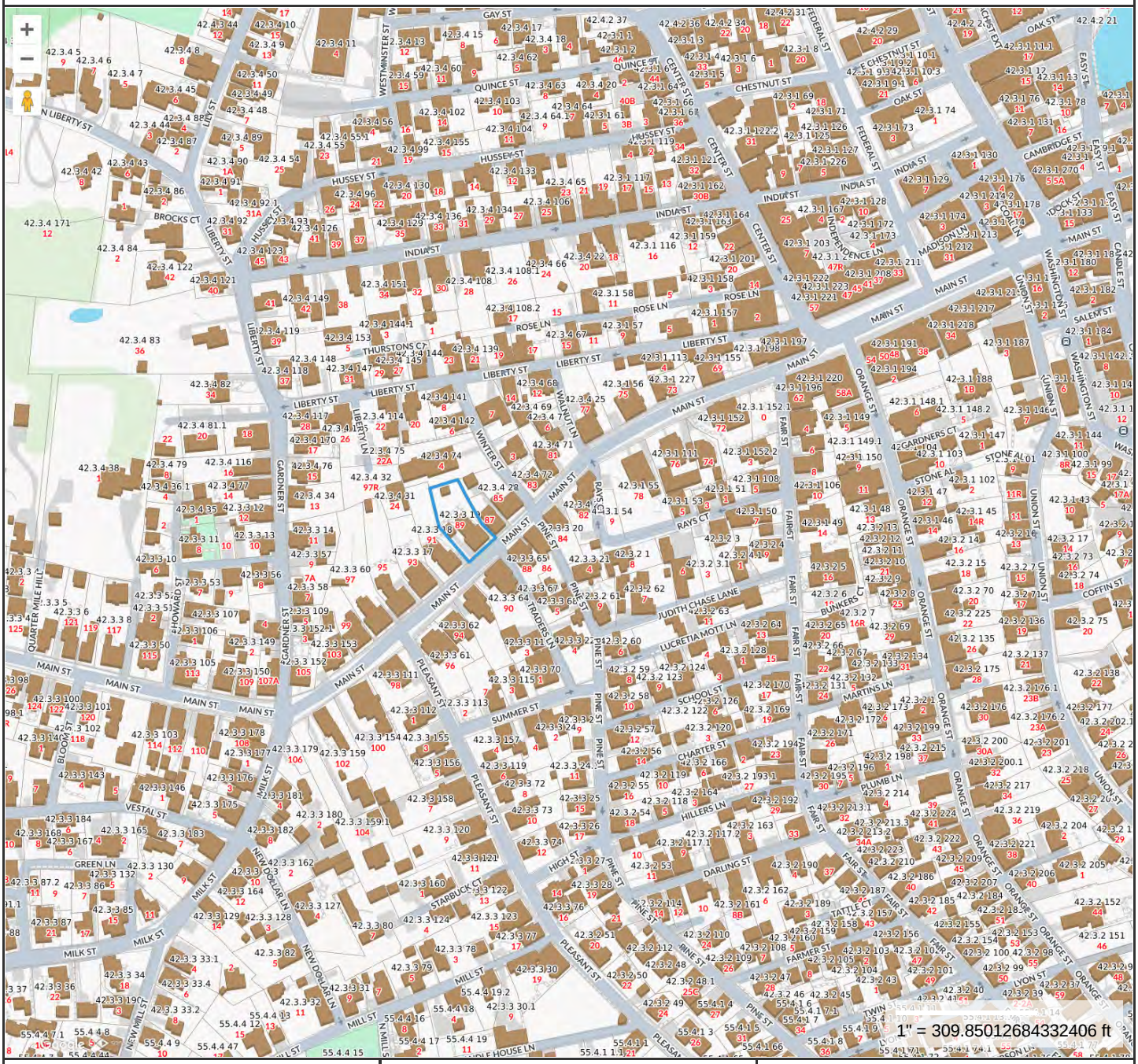
Charles dW Hart
Professional Land Surveyor

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

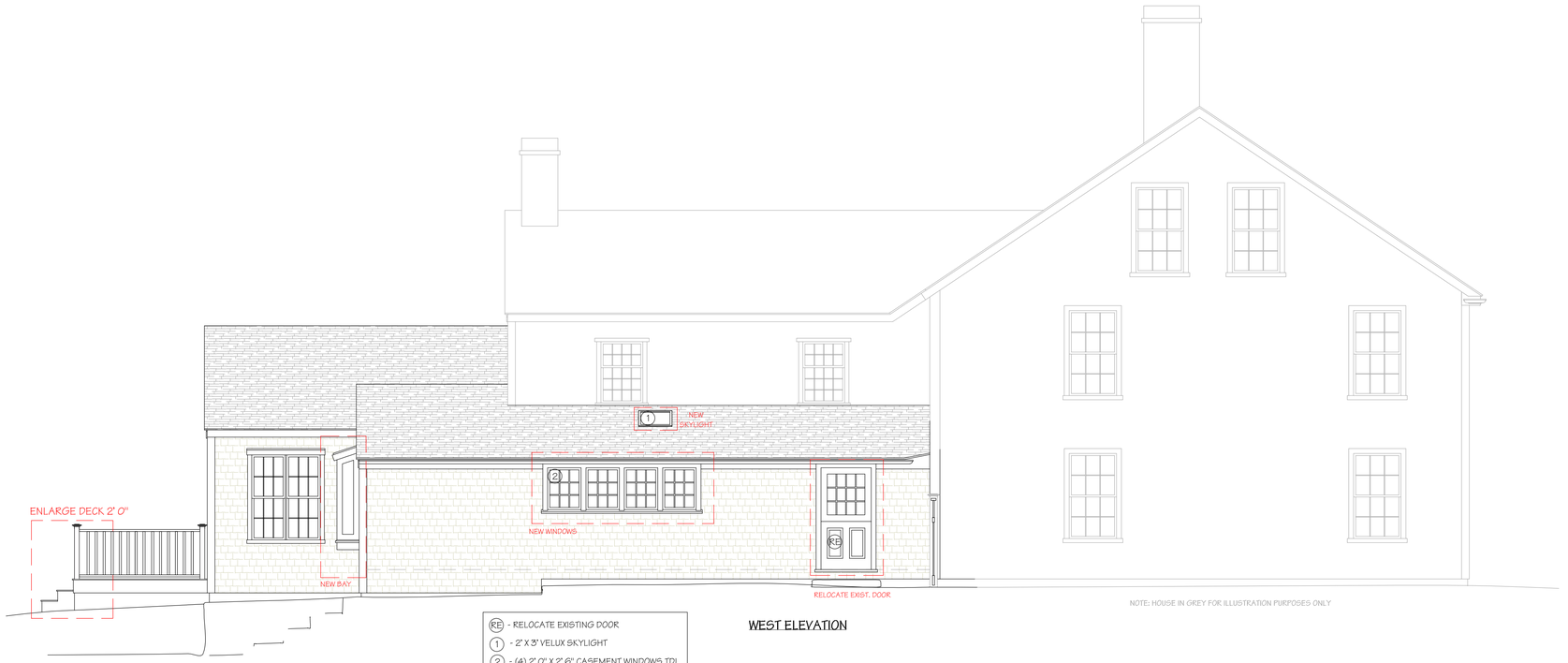
Property ID	9963
Location	89 MAIN ST
Owner	HEDGES HILLARY C & RAYPORT JEFFREY F

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.



WEST ELEVATION

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

AS-BUILT





AS-BUILT



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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Nantucket, MA 02554

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- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58

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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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Total Postage and Fees $5.58

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City, State, ZIP+4®: Nantucket, MA 02554

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7022 0410 0000 3502 6031

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Boca Grande, FL 33921

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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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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

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 3502 6024

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Total Postage and Fees $5.58

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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

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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

Postmark Here
04/22/2025
USPS

Sent To: 123 Cliff Rd NOM Trust / Lustig, Matthew
Street and Apt. No., or PO Box No.: 30 Hacker Helles 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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For delivery information, visit our website at www.usps.com®.

Princeton, NJ 08540

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Extra Services & Fees (check box, add fee as appropriate)
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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58

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04/22/2025
USPS

Sent To: Firemen ich John Etal / Firemen ich Kim'ly 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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- Adult Signature Required $0.00
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Postage $0.73
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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

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

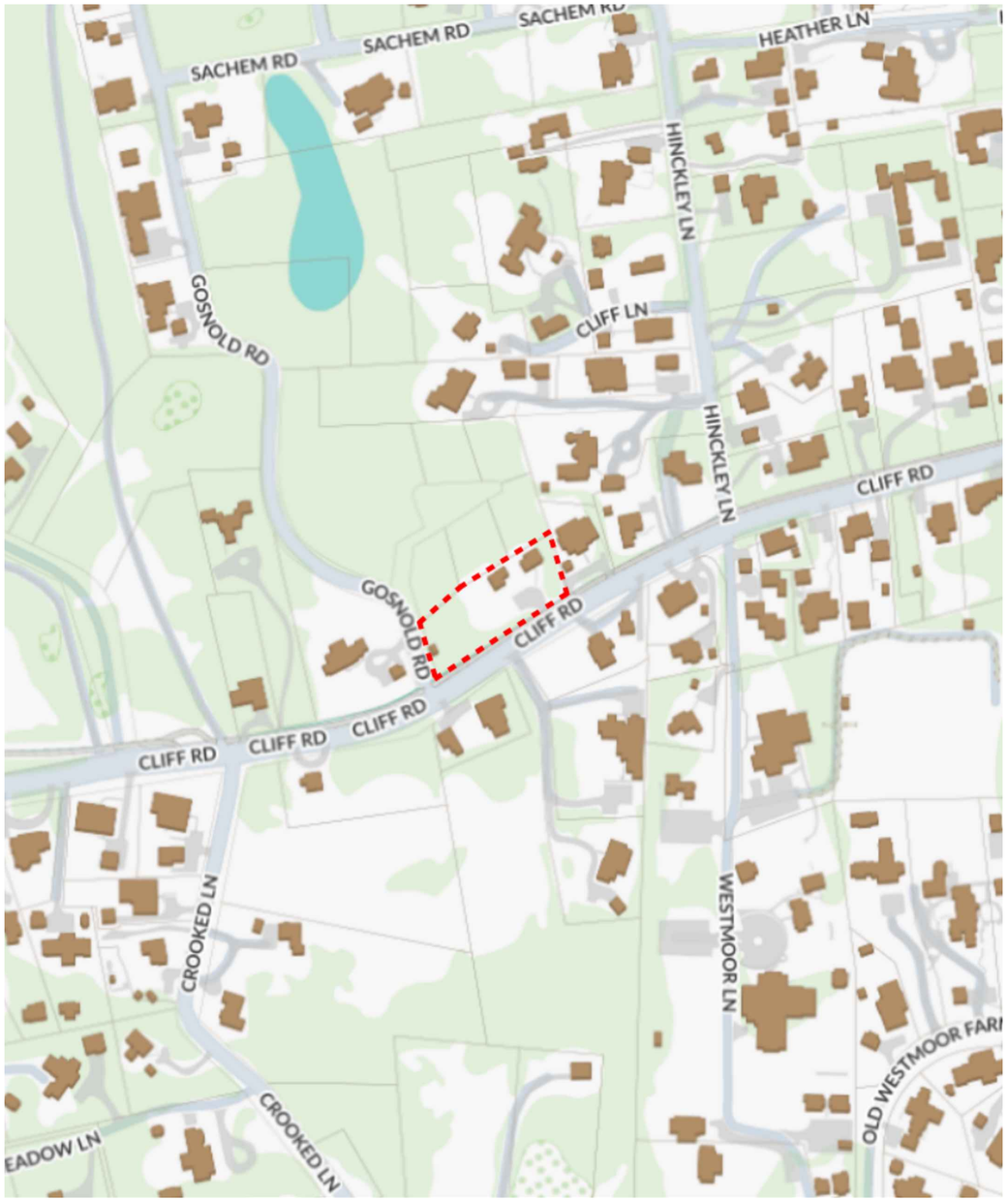
FIREMENICH JOHAN ETAL
FIREMENICH EMILY ETAL
237 MOUNTAIN VIEW RD
PRINCETON, NJ 08540

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**								



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.

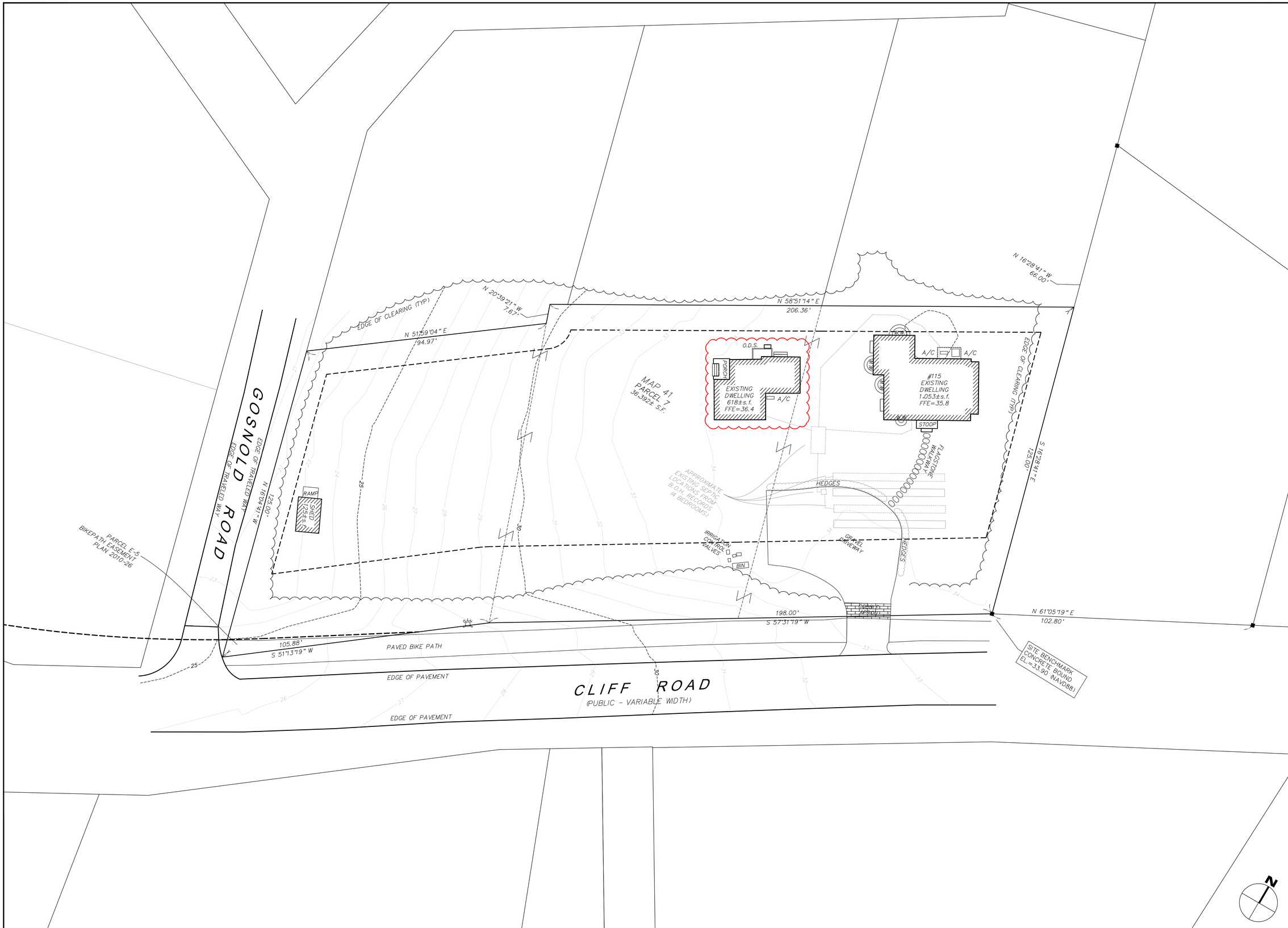
REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

STUDIO DEMO / MOVE OFF LOCUS / EXISTING PHOTOS

SCALE: N/A

HDC 1



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:

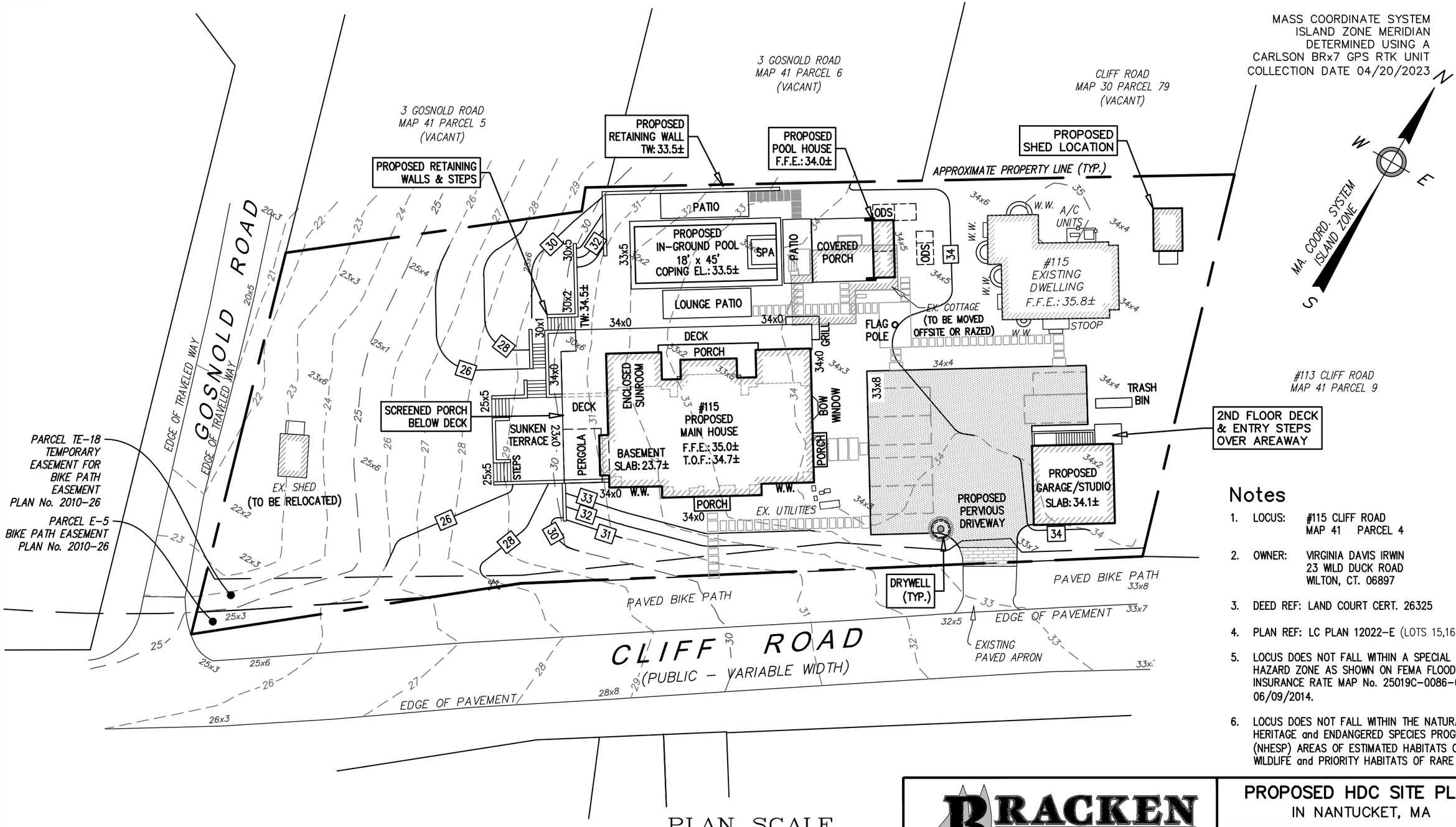
IRWIN RESIDENCE

115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

STUDIO DEMO / MOVE OFF 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

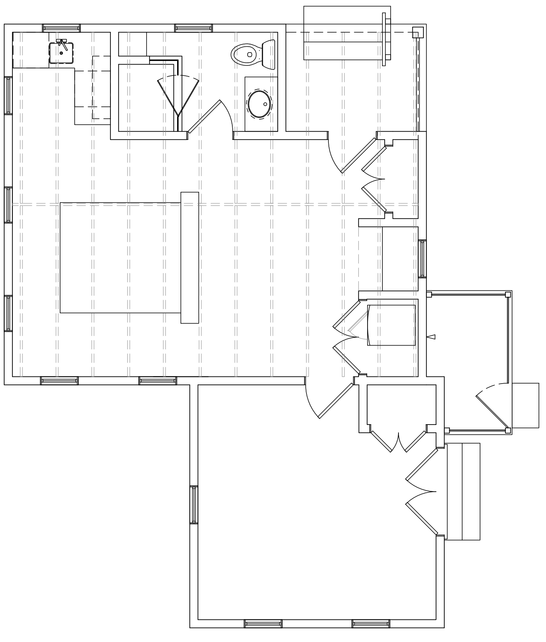
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

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

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.

Planning and 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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- 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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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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New York, NY 10112

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Postage $0.73

Total Postage and Fees $5.58

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Street and Apt. No., or PO Box No.: 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
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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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**								

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.**

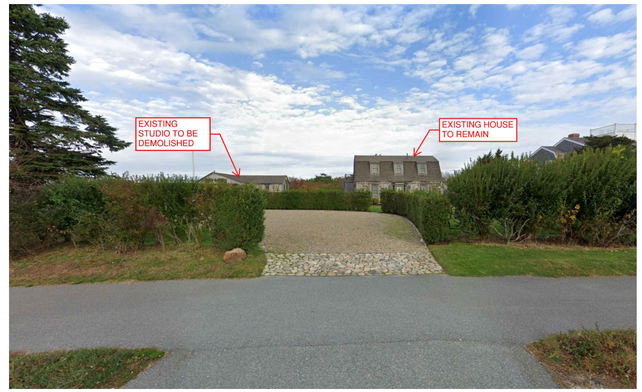
Signed: Virginia D. Irwin

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

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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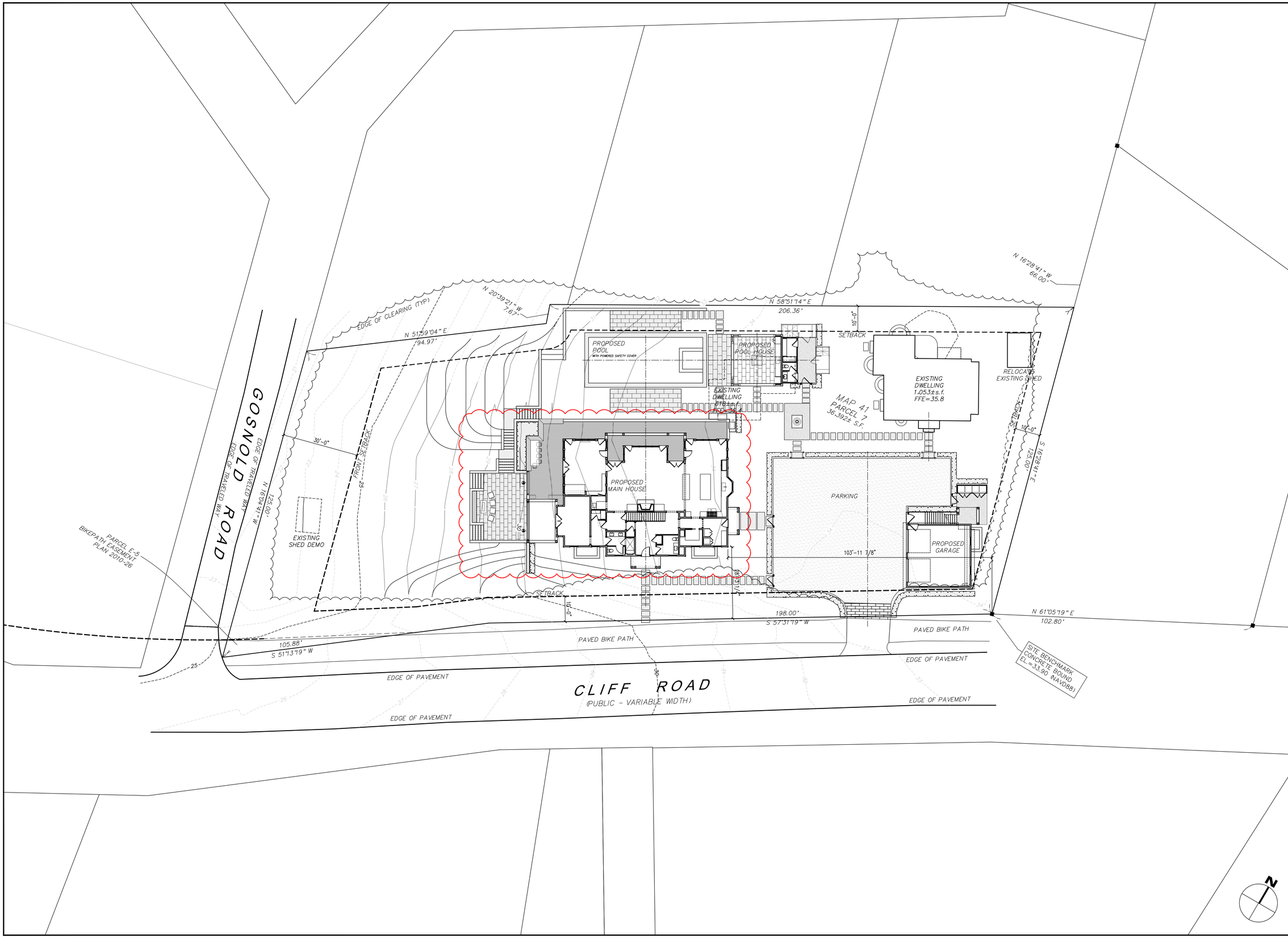
REV. # DATE:
DESCRIPTION:

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:

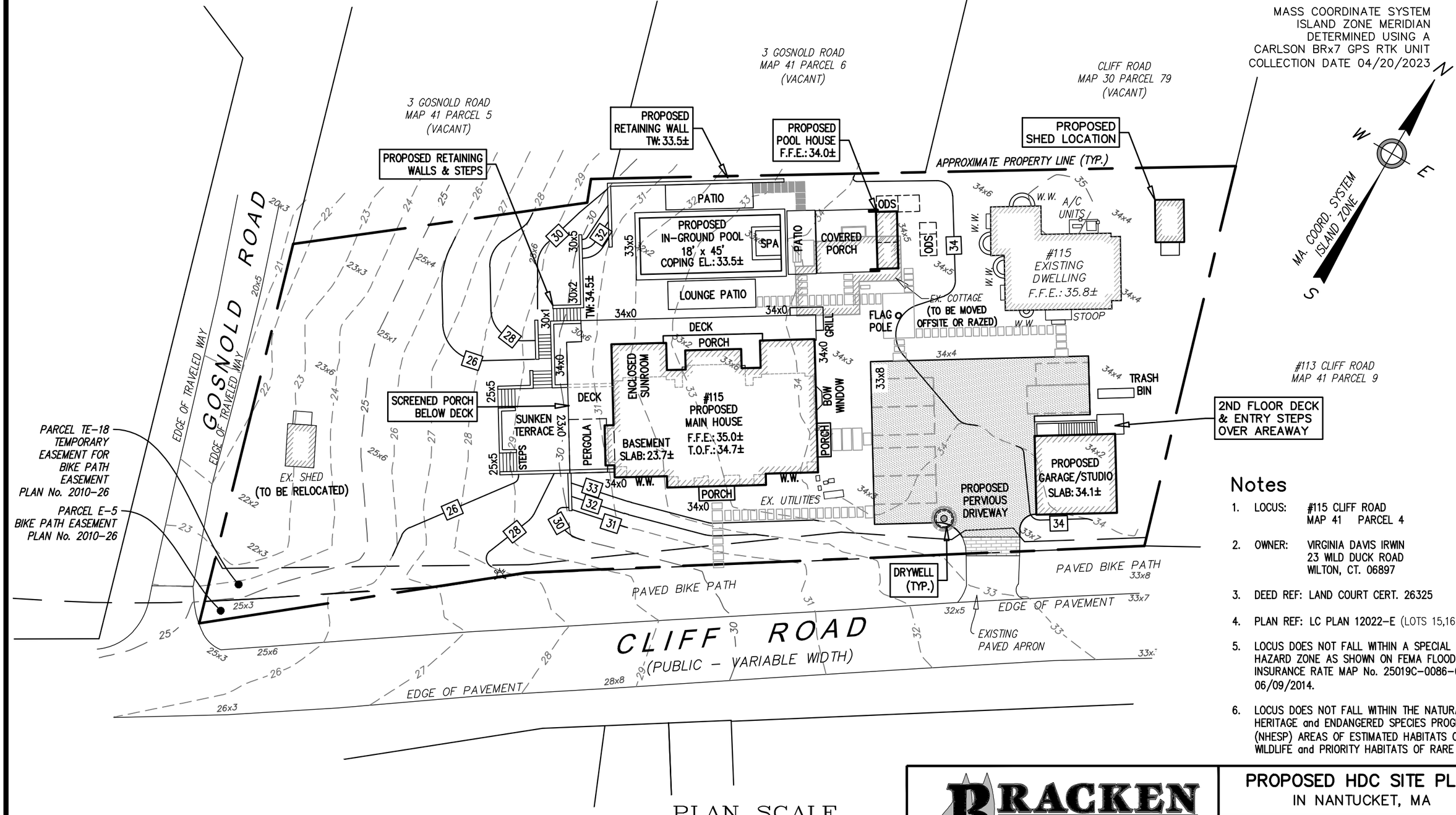
IRWIN RESIDENCE

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

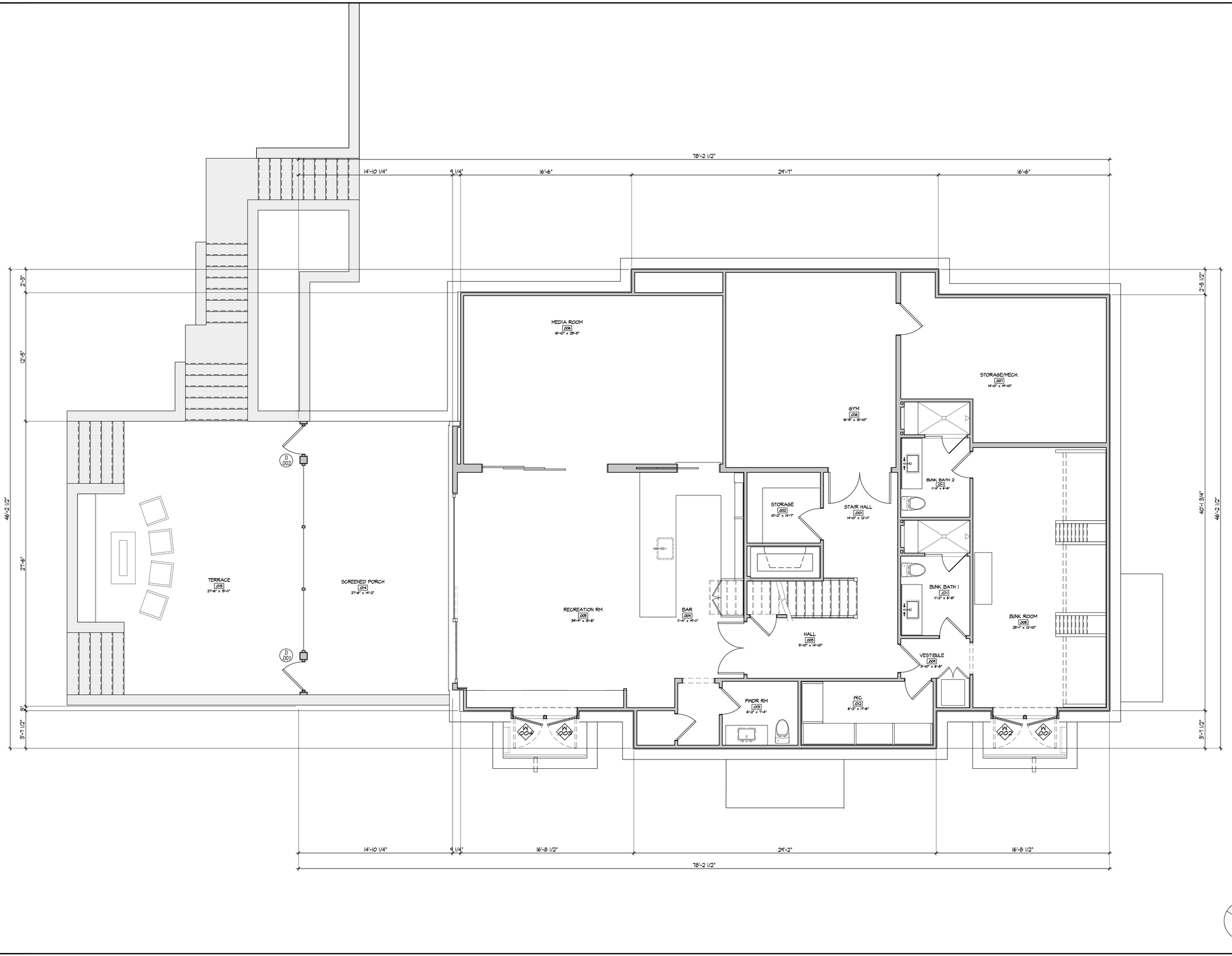
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

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:

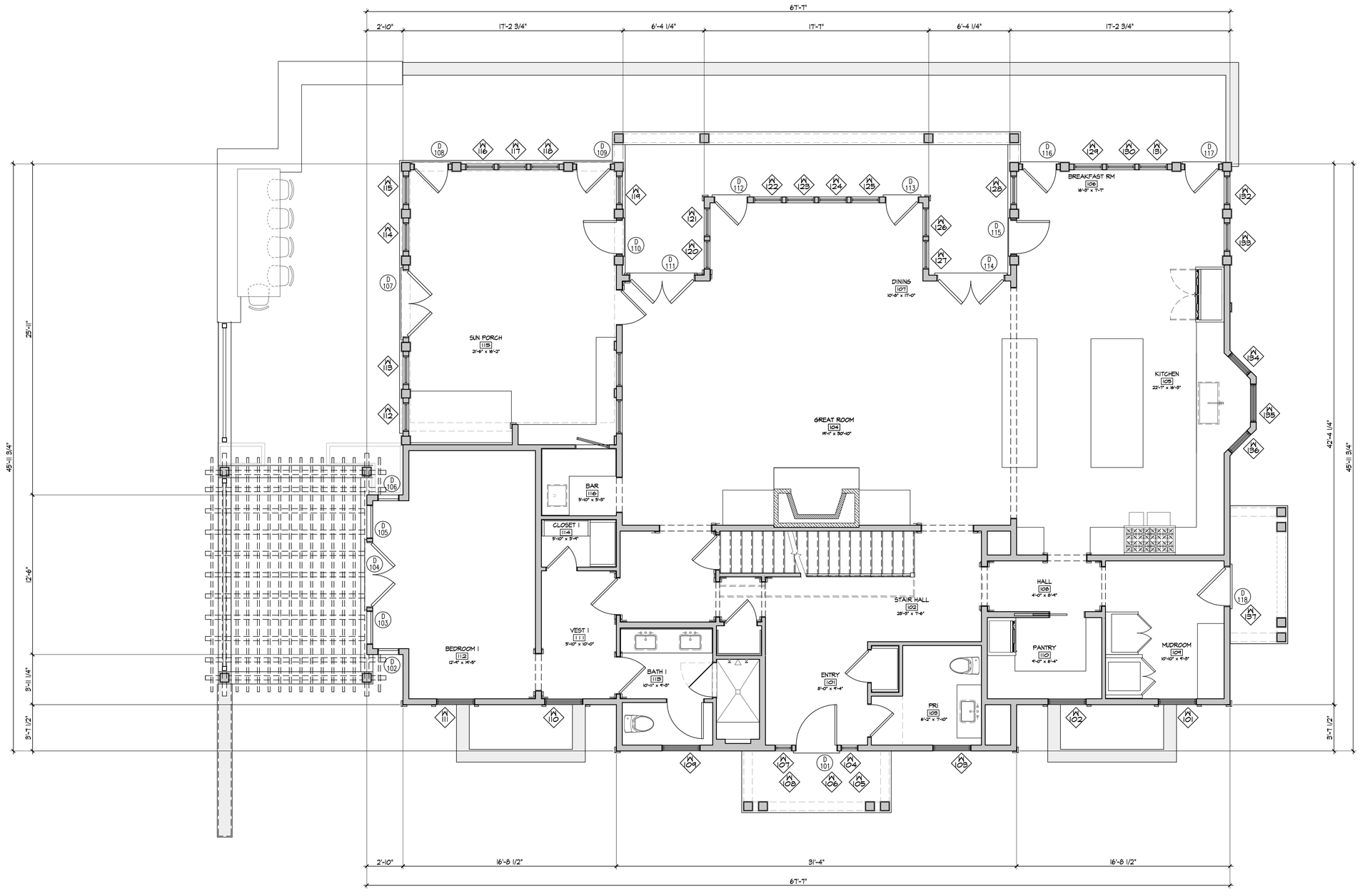
IRWIN RESIDENCE

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:

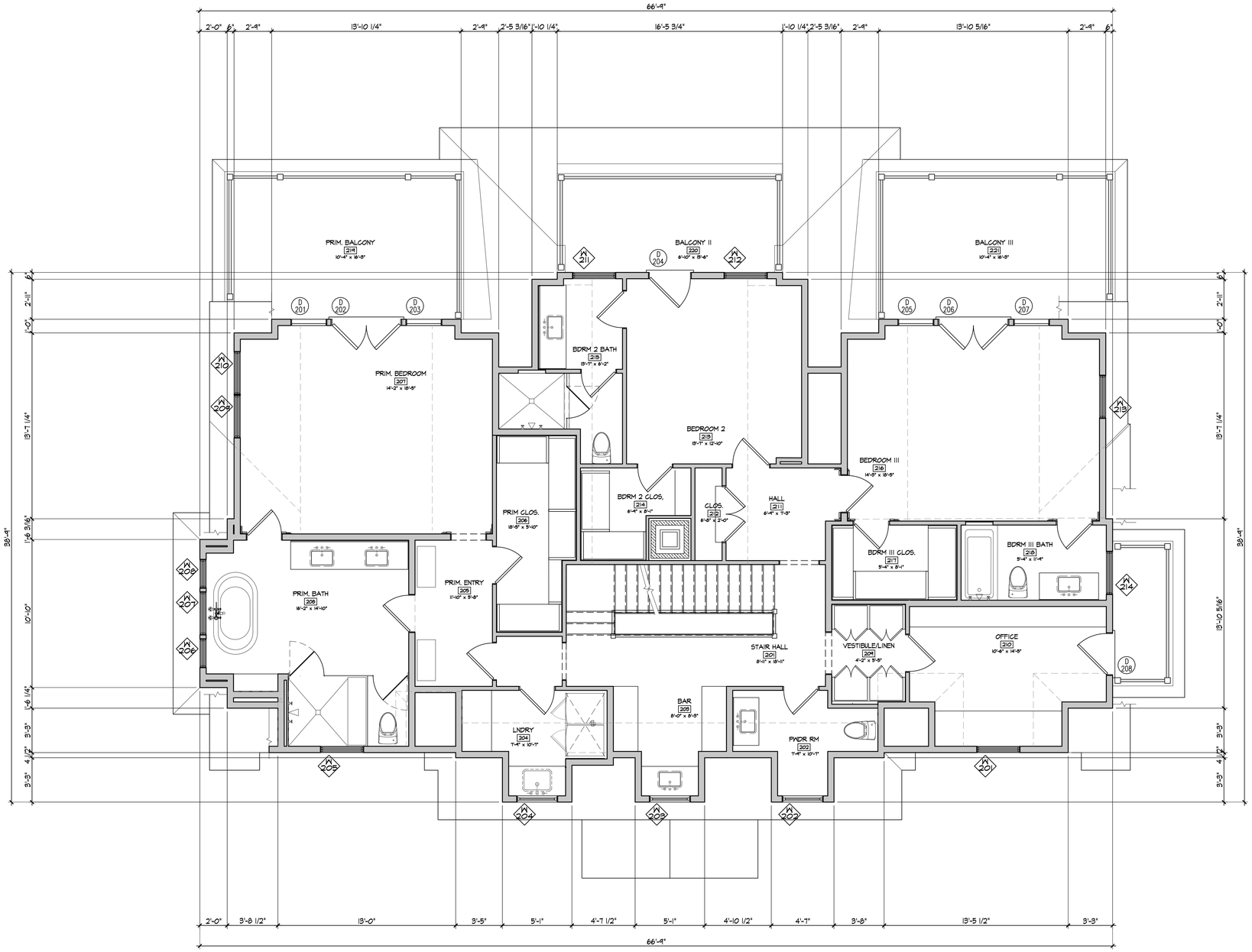
IRWIN RESIDENCE

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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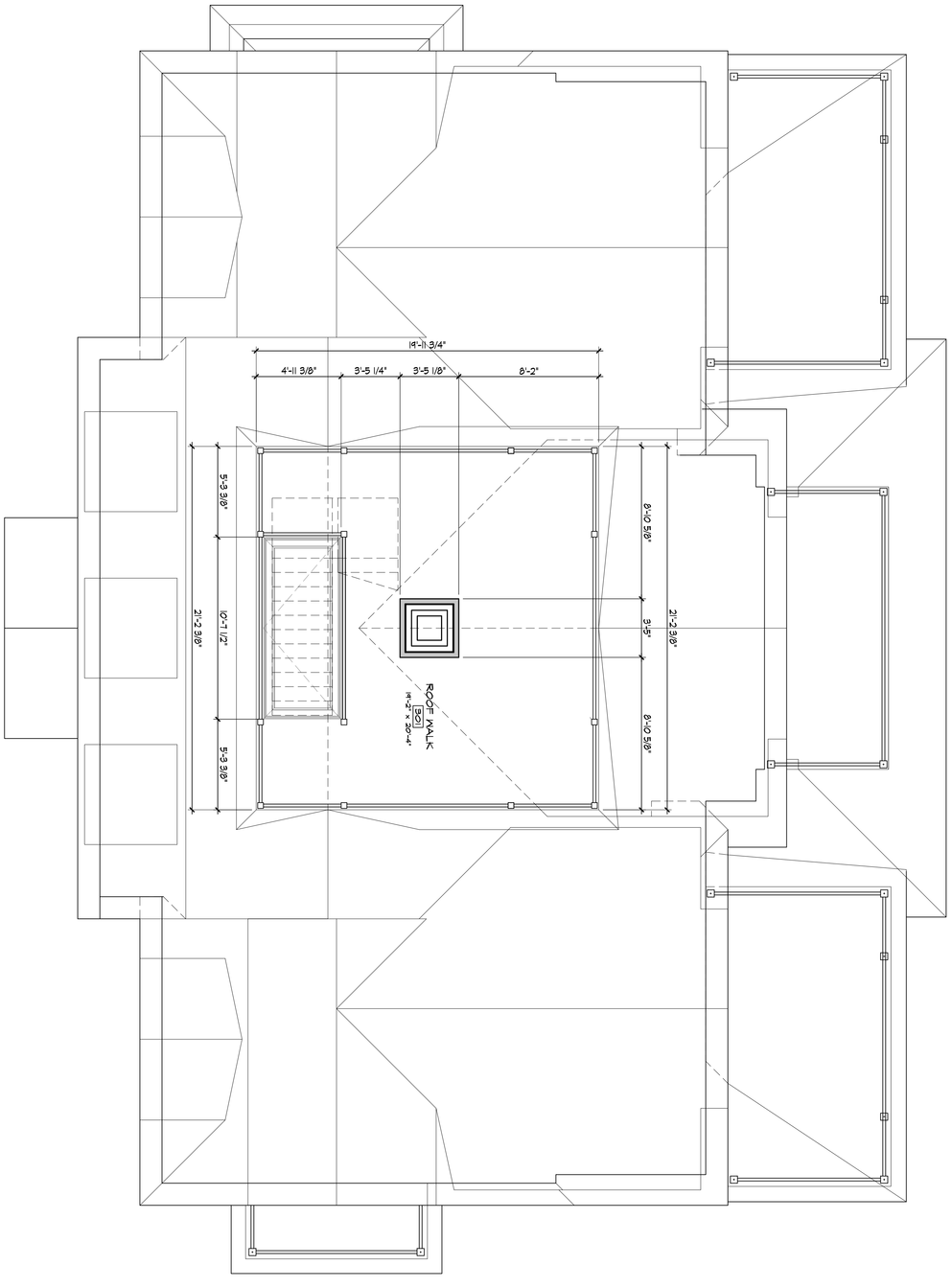
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

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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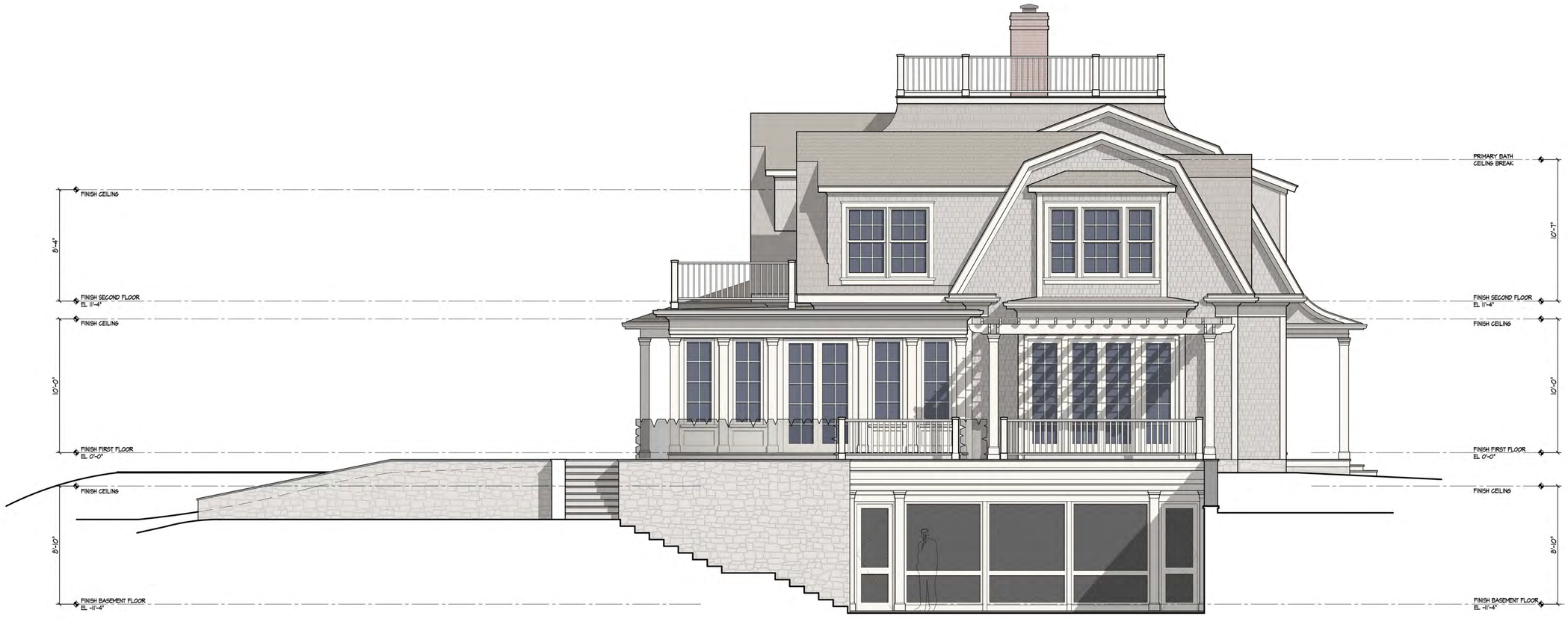
DESCRIPTION:

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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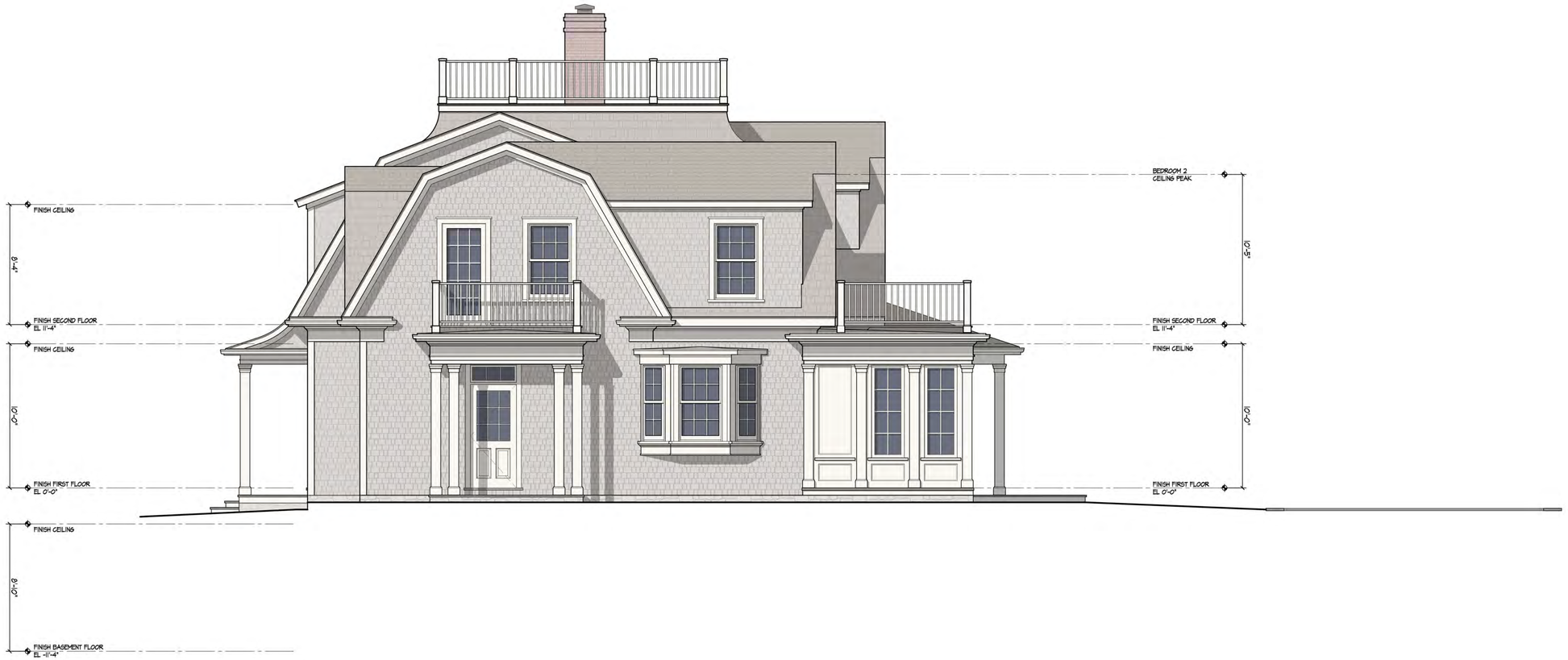
REV. # DATE:
DESCRIPTION:

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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IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

MAIN HOUSE
NORTH ELEVATION

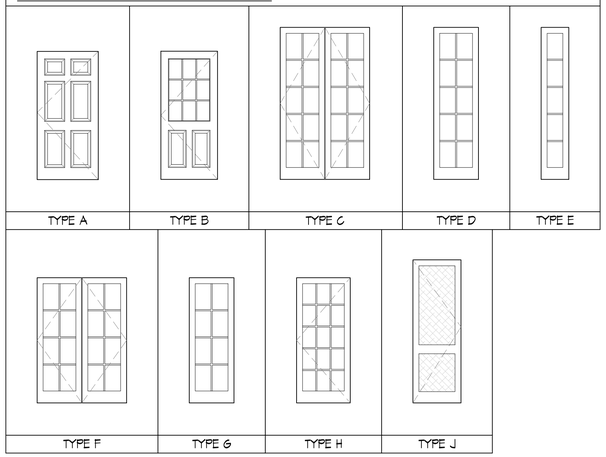
SCALE: 1/4" = 1'-0"

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	--

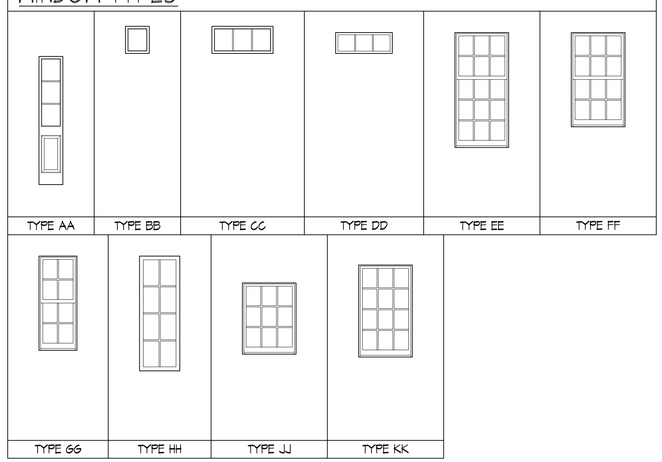
EXTERIOR DOOR TYPES NOT TO SCALE - FOR DIAGRAM PURPOSES ONLY



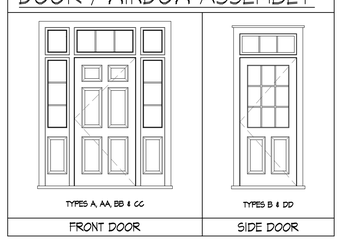
WINDOW SCHEDULE

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
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

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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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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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
- Adult Signature Restricted Delivery $

Postage $0.73

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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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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

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New York, NY 10112

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

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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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- Adult Signature Restricted Delivery $

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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, 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

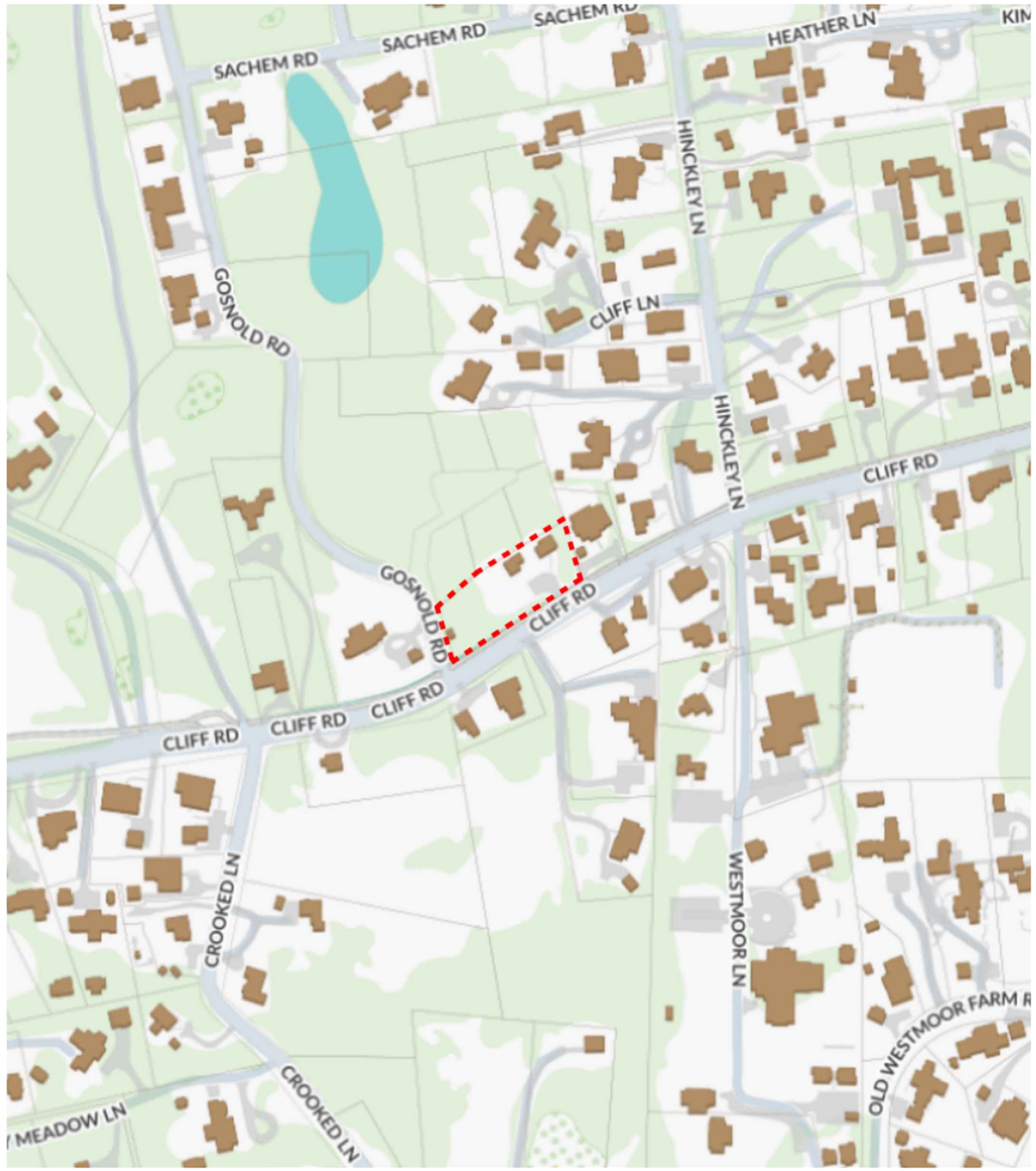
FIREMENICH JOHAN ETAL
FIREMENICH EMILY ETAL
237 MOUNTAIN VIEW RD
PRINCETON, NJ 08540

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

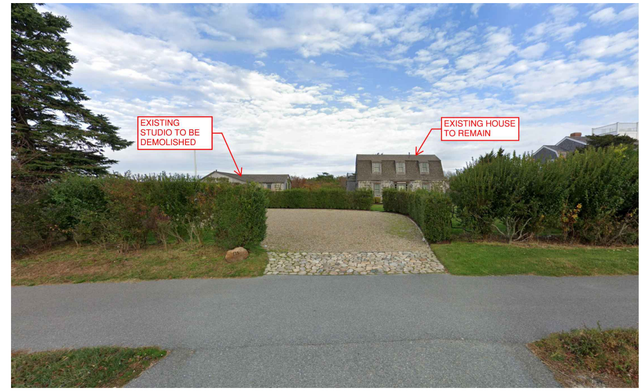
Abutters Listing

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

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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REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE

115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

GARAGE
LOCUS / EXISTING PHOTOS

SCALE: N/A

HDC 1

BROOKS & FALOTICO ASSOCIATES, LLP
ARCHITECTURE · DESIGN
WWW.BROOKSANDFALOTICO.COM
199 ELM STREET NEW CANAAN, CT 06840
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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

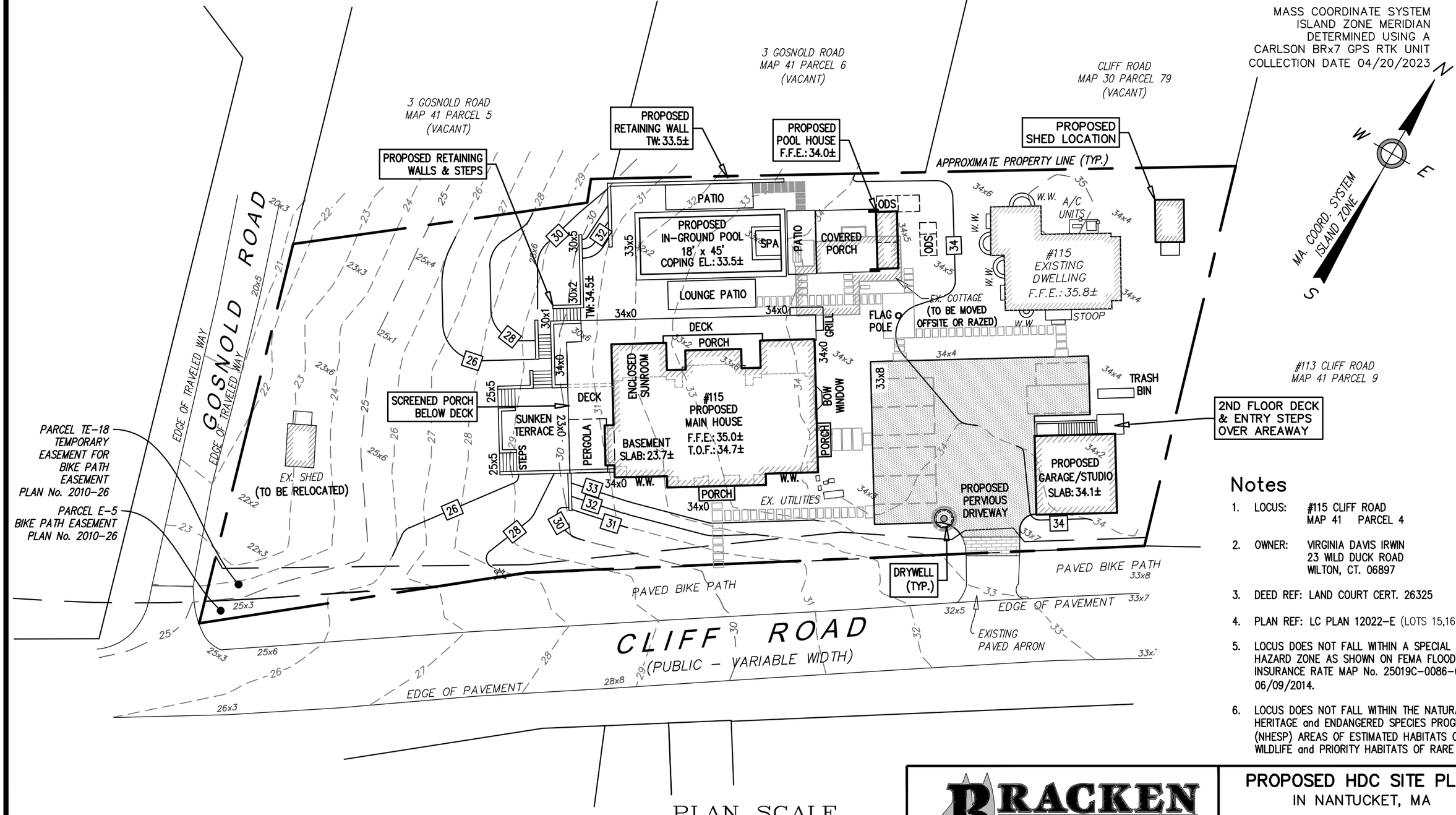
PARCEL E-5
BIKEPATH EASEMENT
PLAN 2010-26

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

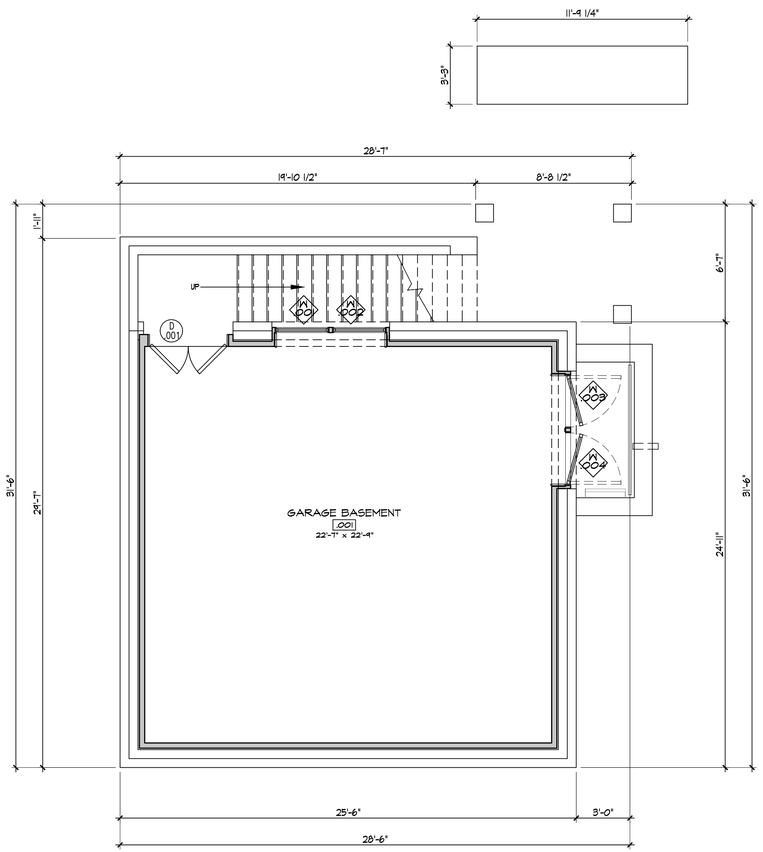
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

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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ARCHITECTURE · DESIGN
WWW.BROOKSANDFALOTICO.COM
199 ELM STREET NEW CANAAN, CT 06840
PHONE 203 966 8440
INFO@BROOKSANDFALOTICO.COM

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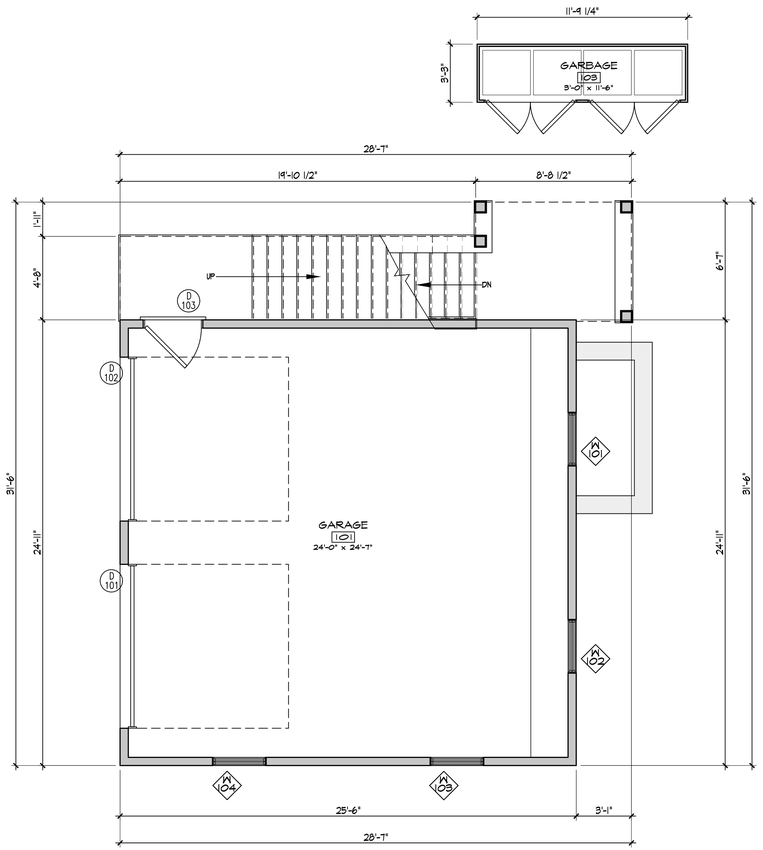
REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

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:

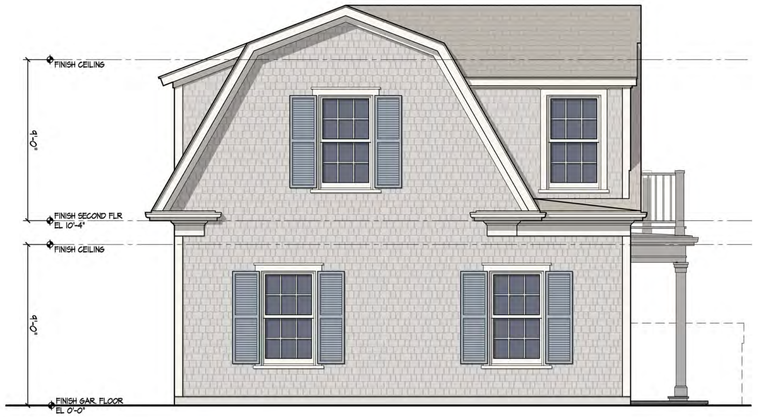
IRWIN RESIDENCE

115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

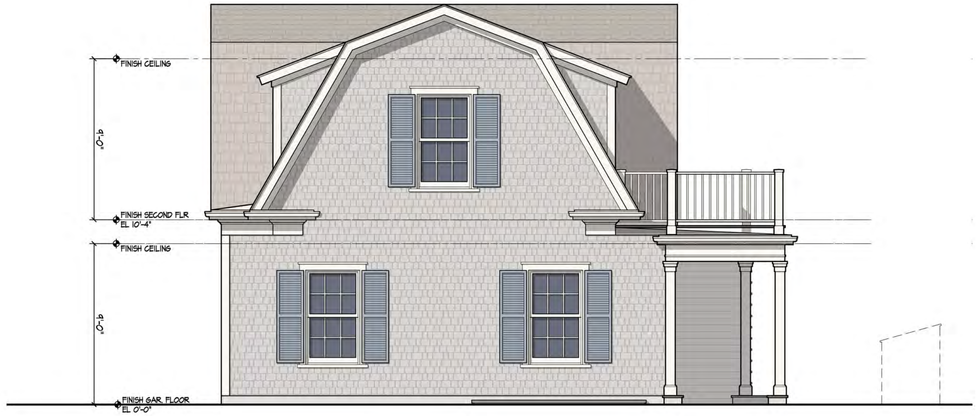
GARAGE
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

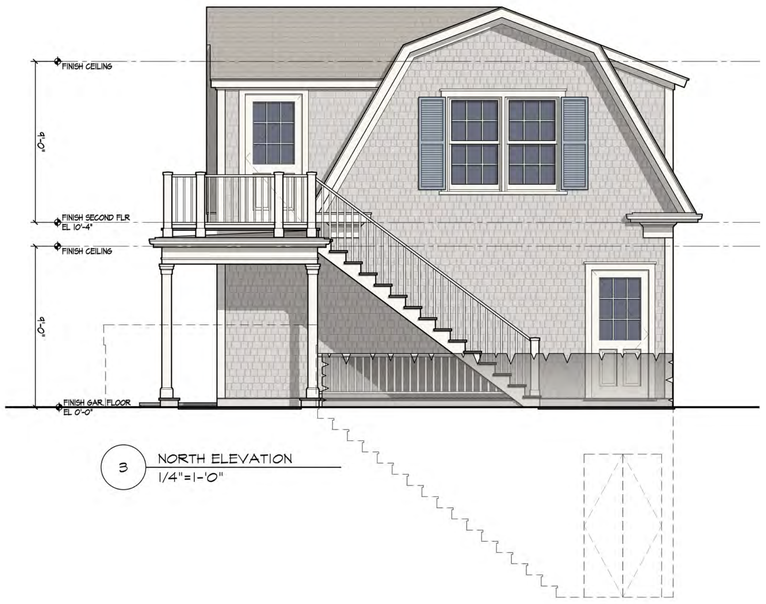
HDC 5



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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REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

GARAGE ELEVATIONS

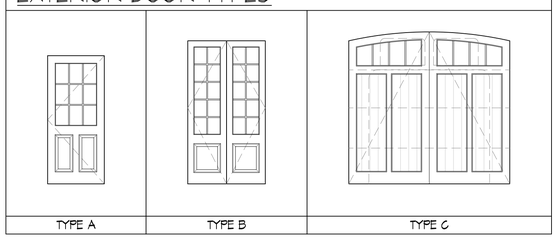
SCALE: 1/4" = 1'-0"

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

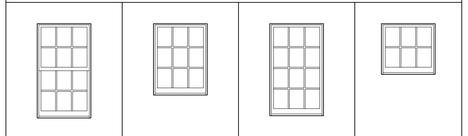


TYPE A | TYPE B | TYPE C

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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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
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Street and Apt. No., or PO Box No.: 237 Mountain View Road
City, State, ZIP+4®: Princeton, NJ 08540

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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

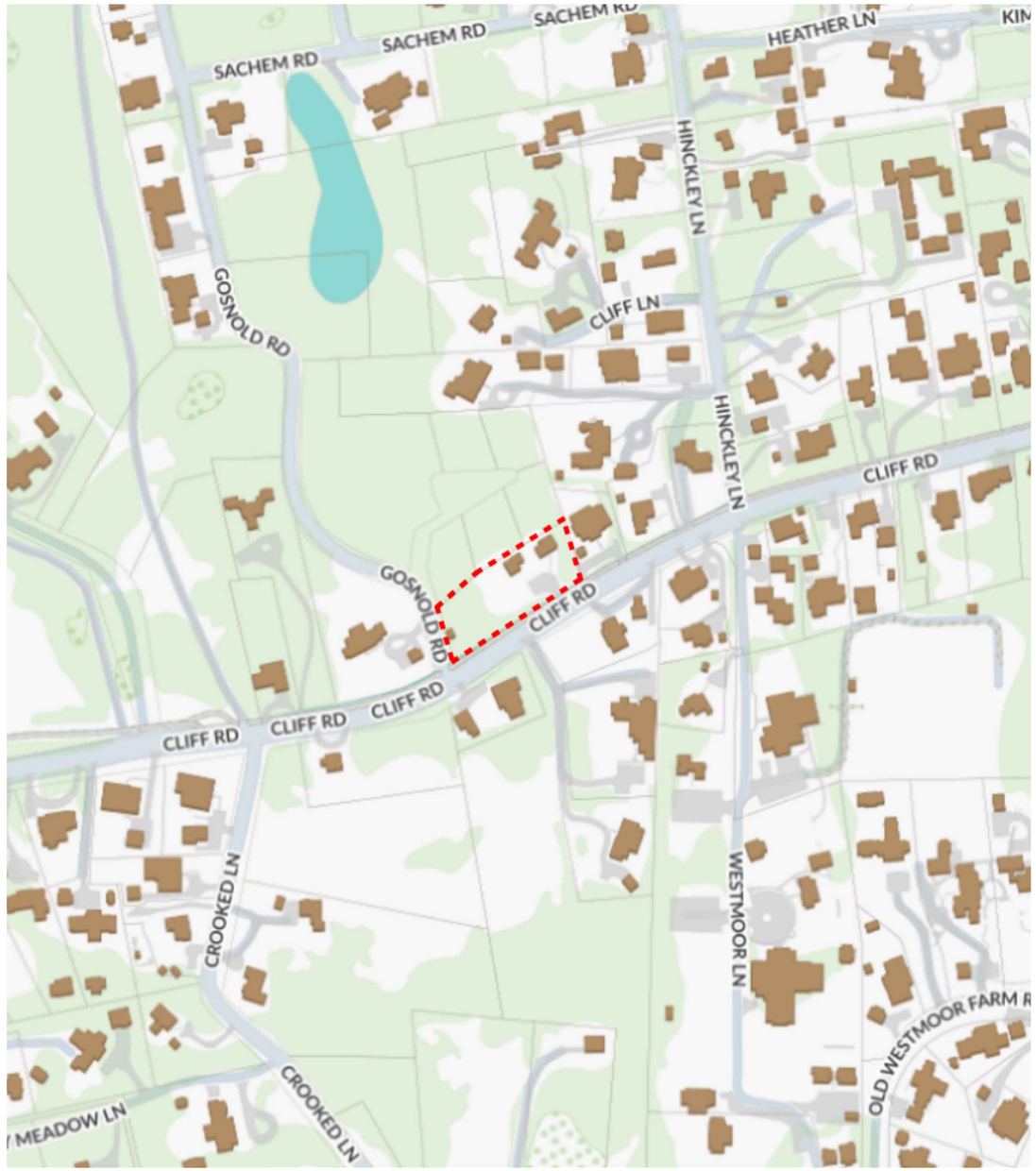
FIREMENICH JOHAN ETAL
FIREMENICH EMILY ETAL
237 MOUNTAIN VIEW RD
PRINCETON, NJ 08540

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

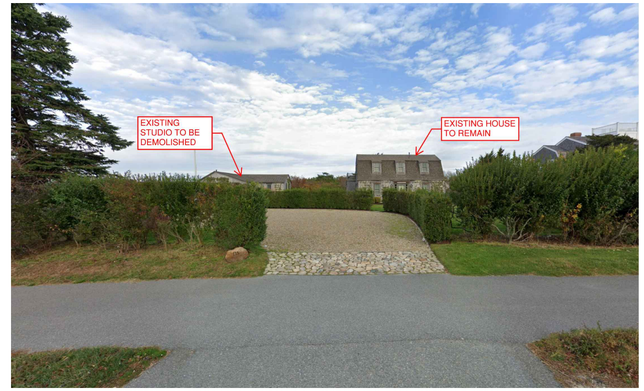
Abutters Listing

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**								





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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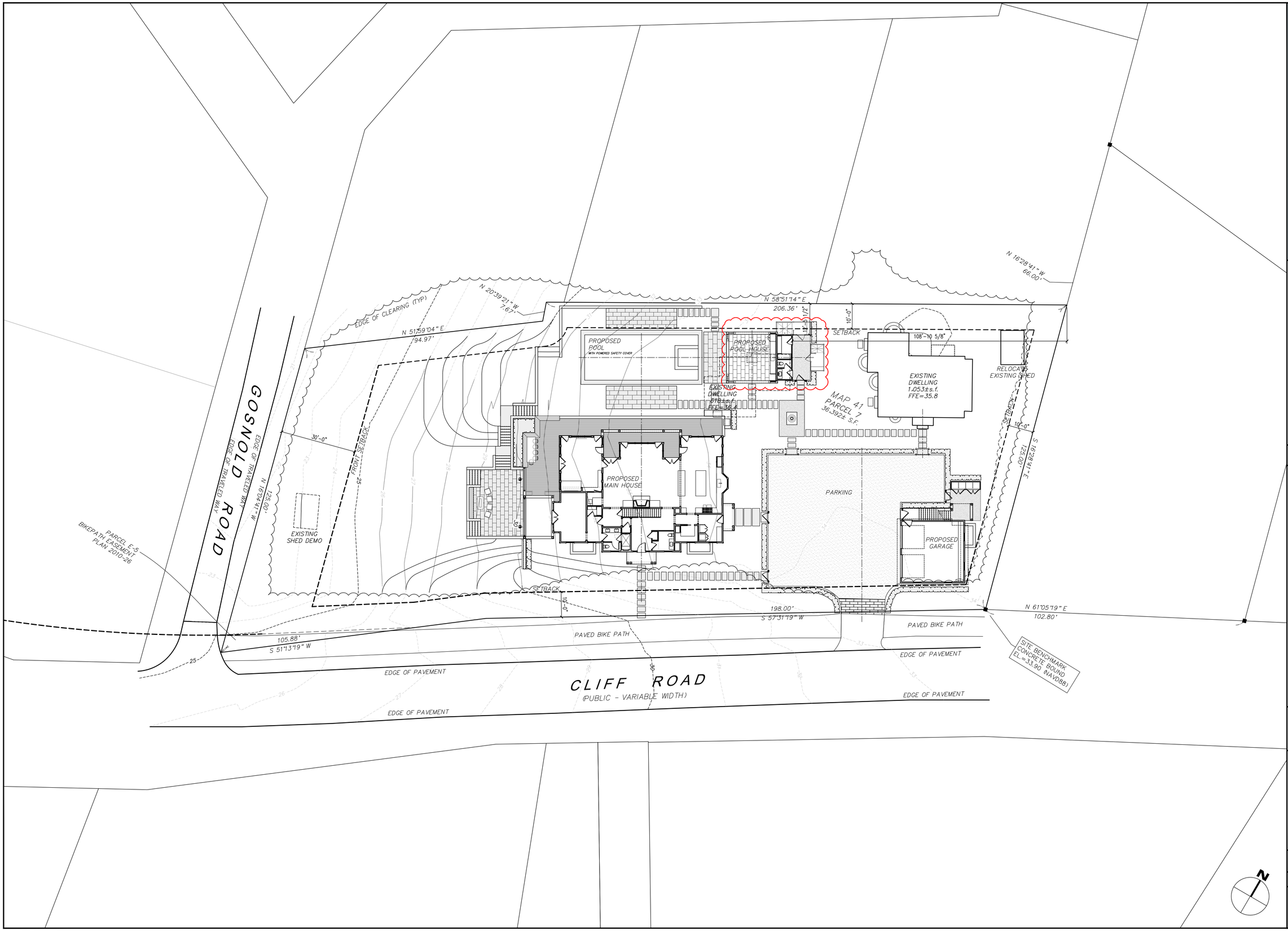
REV. # DATE:
DESCRIPTION:

IRWIN RESIDENCE
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

POOL HOUSE
LOCUS / EXISTING PHOTOS

SCALE: N/A

HDC 1



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REV. # DATE:
DESCRIPTION:

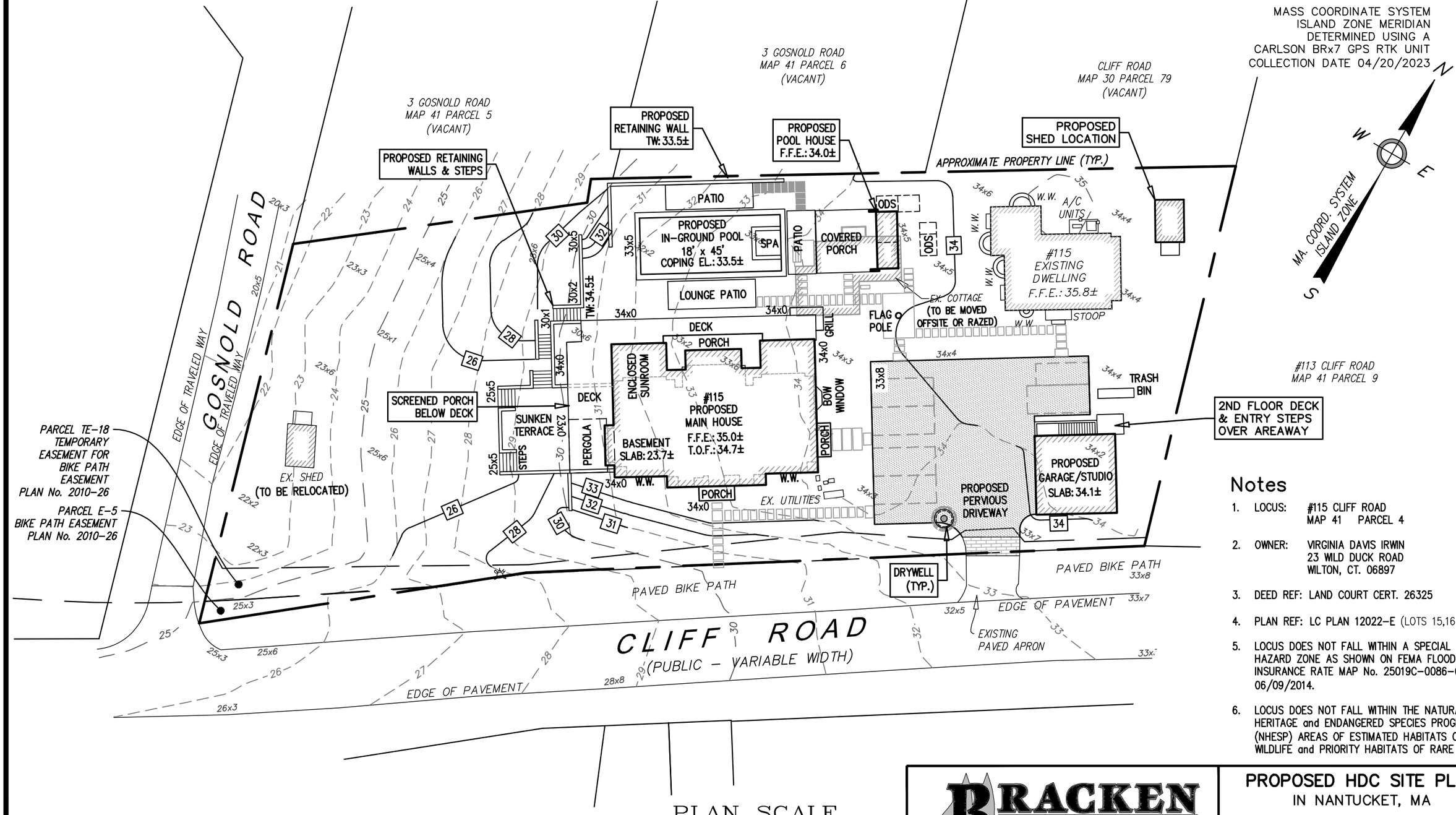
IRWIN RESIDENCE

115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

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

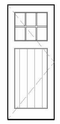
S:\Autocad Drawings\Nantucket\Cliff Road\115 Cliff Road\115 Cliff Rd - Site Plan HDC.dwg

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



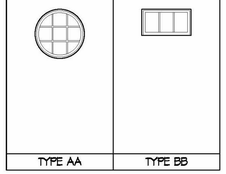
TYPE A

WINDOW SCHEDULE

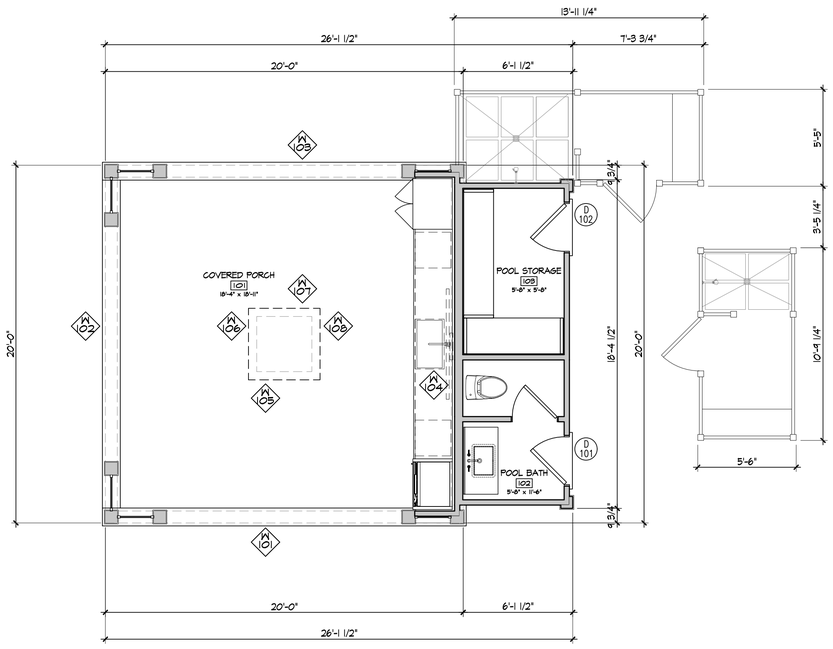
TAG ID	RM #	RM NAME	WINDOW TYPE	FRAME SIZE		GLAZING	FINISH	Manufacturer	Model	NOTES
				WIDTH	HEIGHT					
101	101	COVERED PORCH	TYPE AA - FULL CIRCLE	3'-0"	3'-0"	--	--	MARVIN	ULTIMATE - CUSTOM	--
102	101	COVERED PORCH	TYPE AA - FULL CIRCLE	3'-0"	3'-0"	--	--	MARVIN	ULTIMATE - CUSTOM	--
103	101	COVERED 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



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REV. # DATE:
DESCRIPTION:

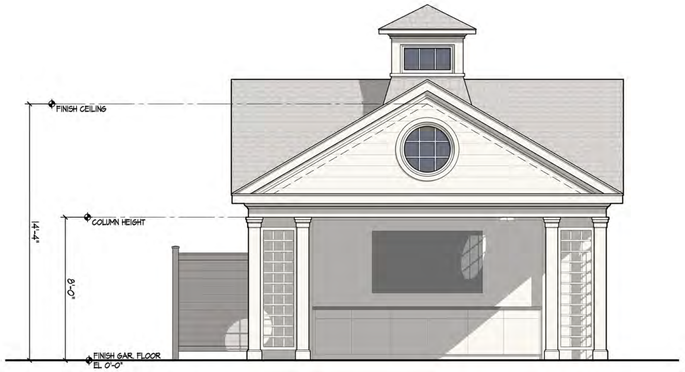
IRWIN RESIDENCE

115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

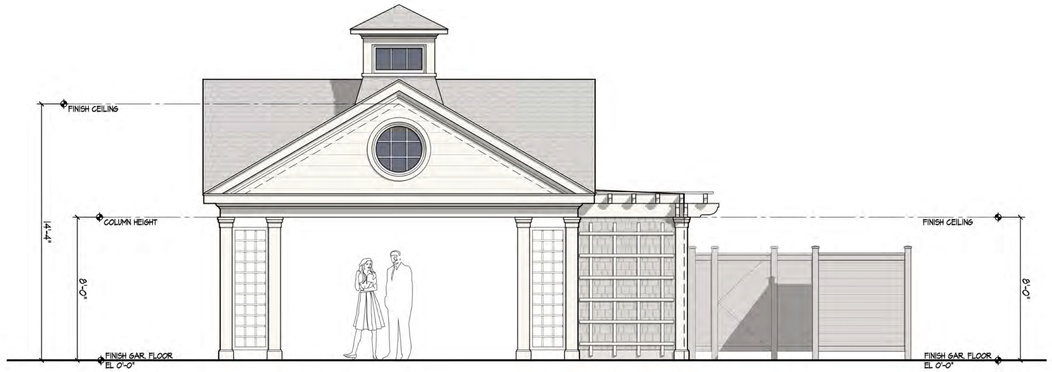
POOL HOUSE
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

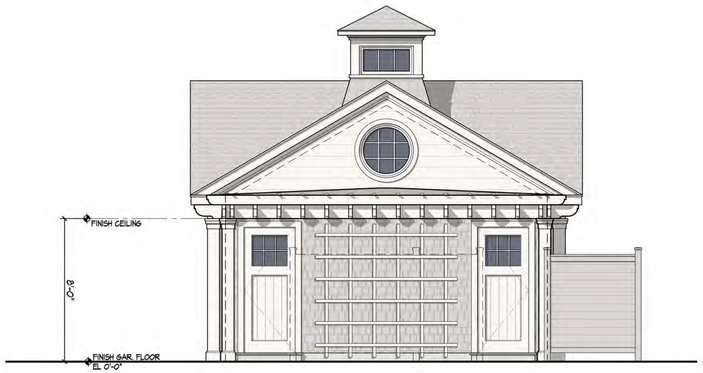
HDC 3



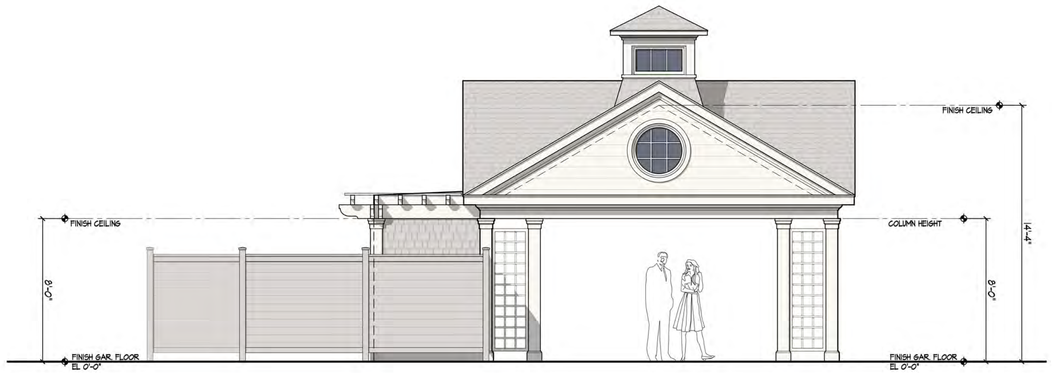
1 EAST ELEVATION
1/4"=1'-0"



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"

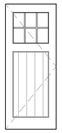
HDC 4

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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- 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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USPS

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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

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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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04/22/2025
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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

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

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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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For delivery information, visit our website at www.usps.com®.

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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04/22/2025
USPS

Sent To: 123 Cliff Rd NOM Trust / Lustig, Matthew
Street and Apt. No., or PO Box No.: 30 Hacker Helles 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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- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
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Total Postage and Fees $5.58

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04/22/2025
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Sent To: Firemen ich John Etal / Firemen ich Kim'ly 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

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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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04/22/2025
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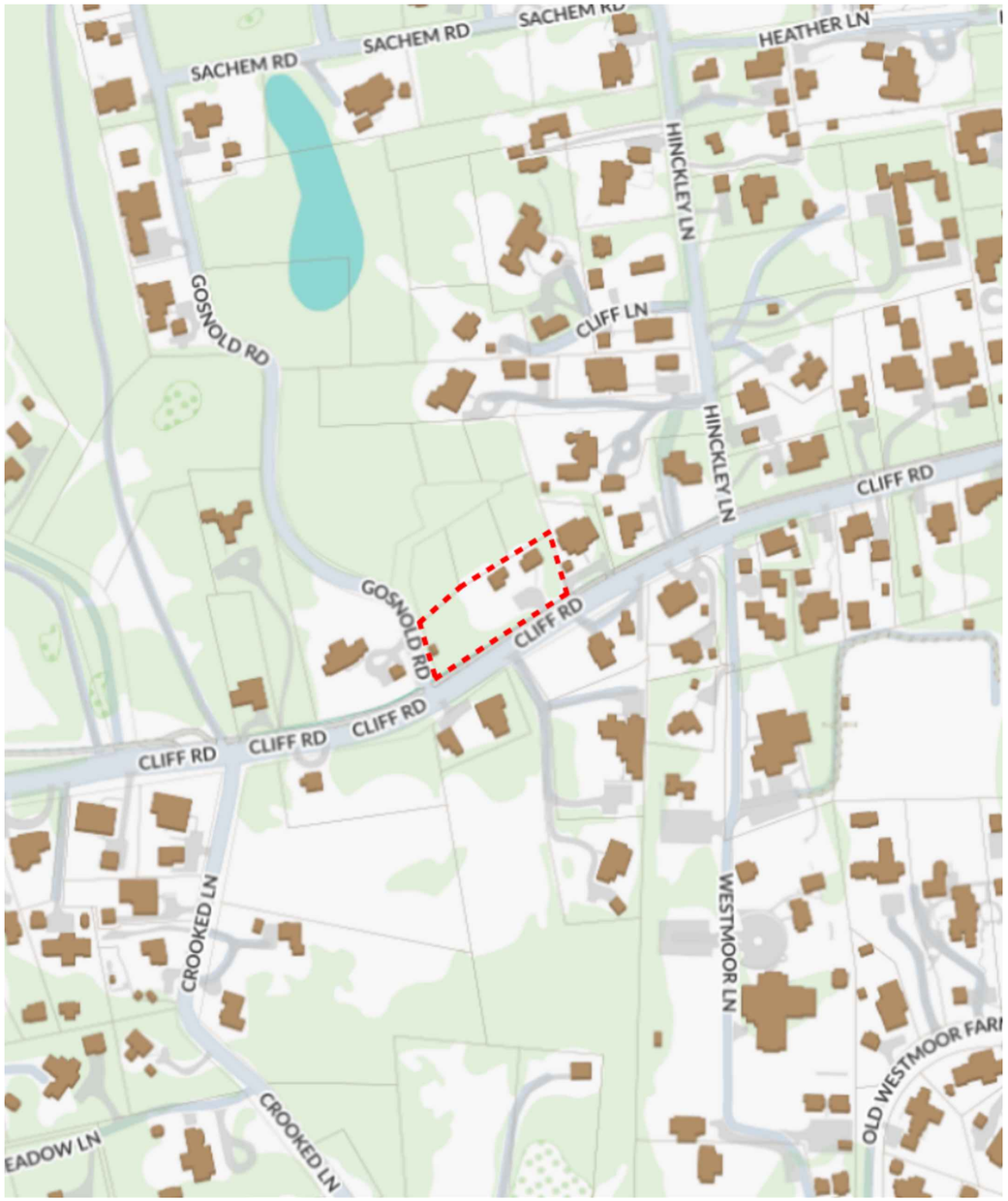
Sent To: Glidden Richard J TR / Responsi Realty Trust
Street and Apt. No., or PO Box No.: 37 Center Street
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 3502 6000





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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REV. # DATE:
DESCRIPTION:

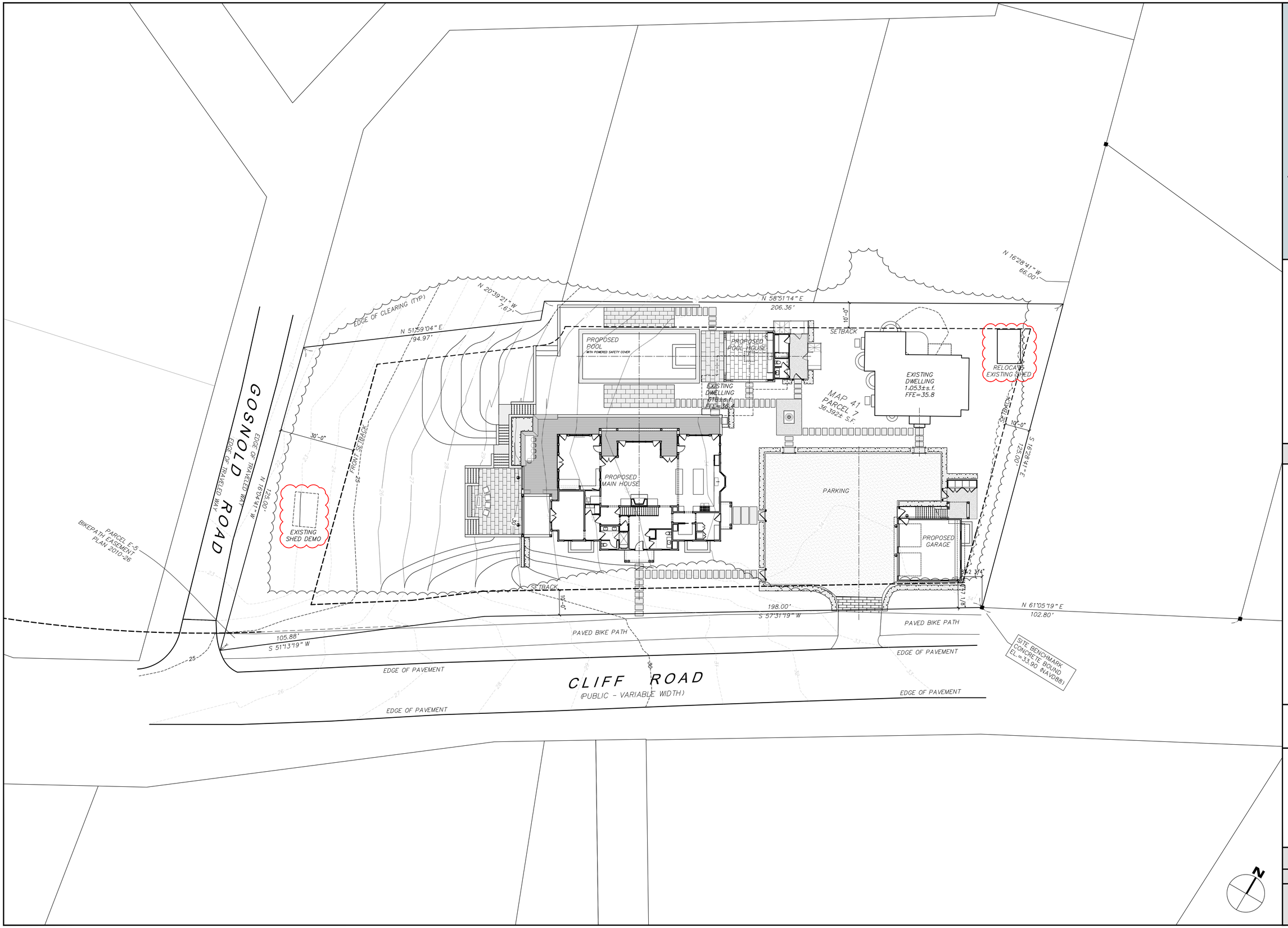
IRWIN RESIDENCE

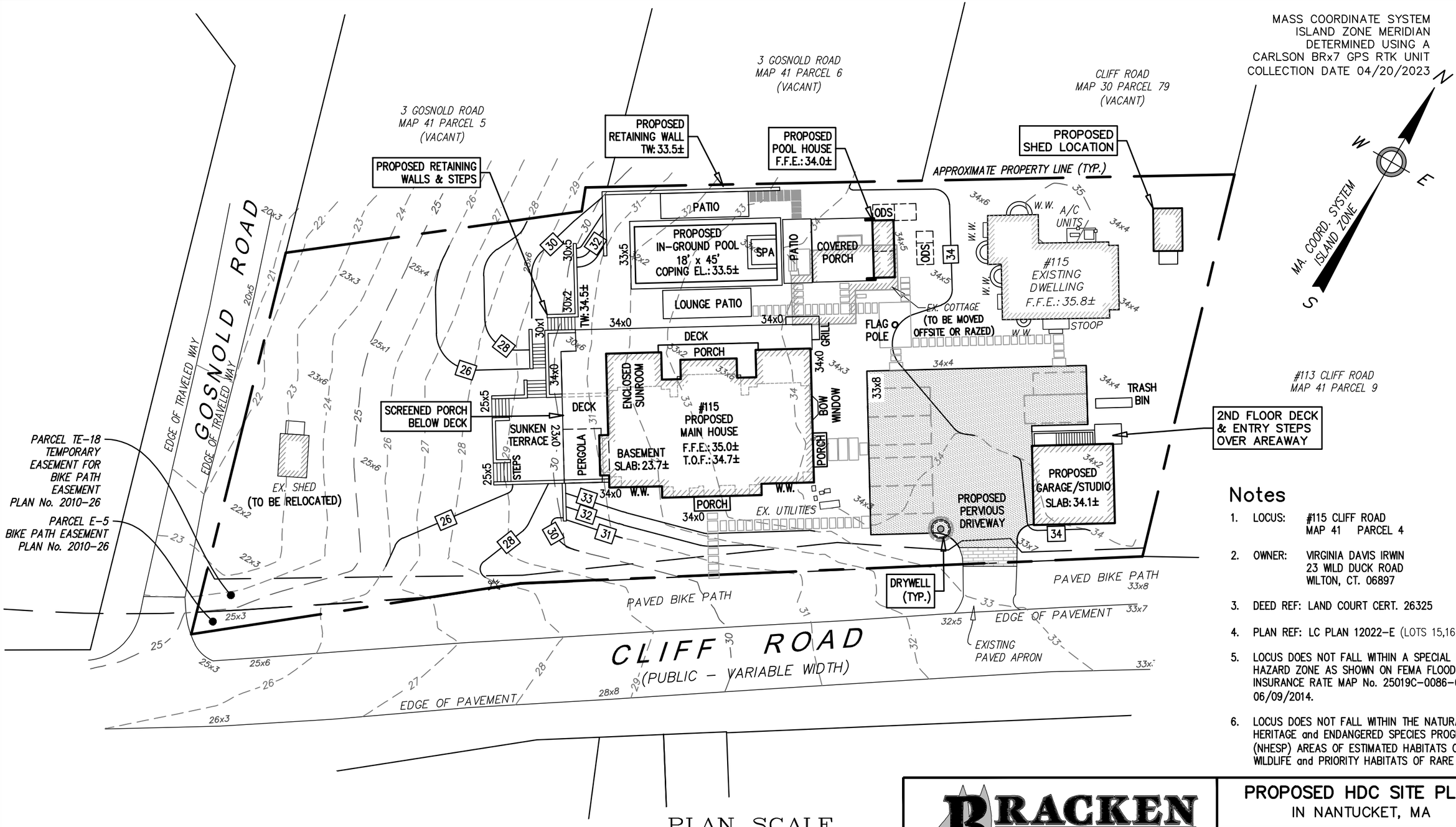
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

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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- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58

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Street and Apt. No., or PO Box No.: 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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04/22/2025
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Sent To: 123 Cliff Rd NOM Trust / Lustig, Matthew
Street and Apt. No., or PO Box No.: 30 Hacker Helles 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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Sent To: Firemen ich John Etal / Firemen ich Kim'ly 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

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- Adult Signature Restricted Delivery $

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04/22/2025
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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

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

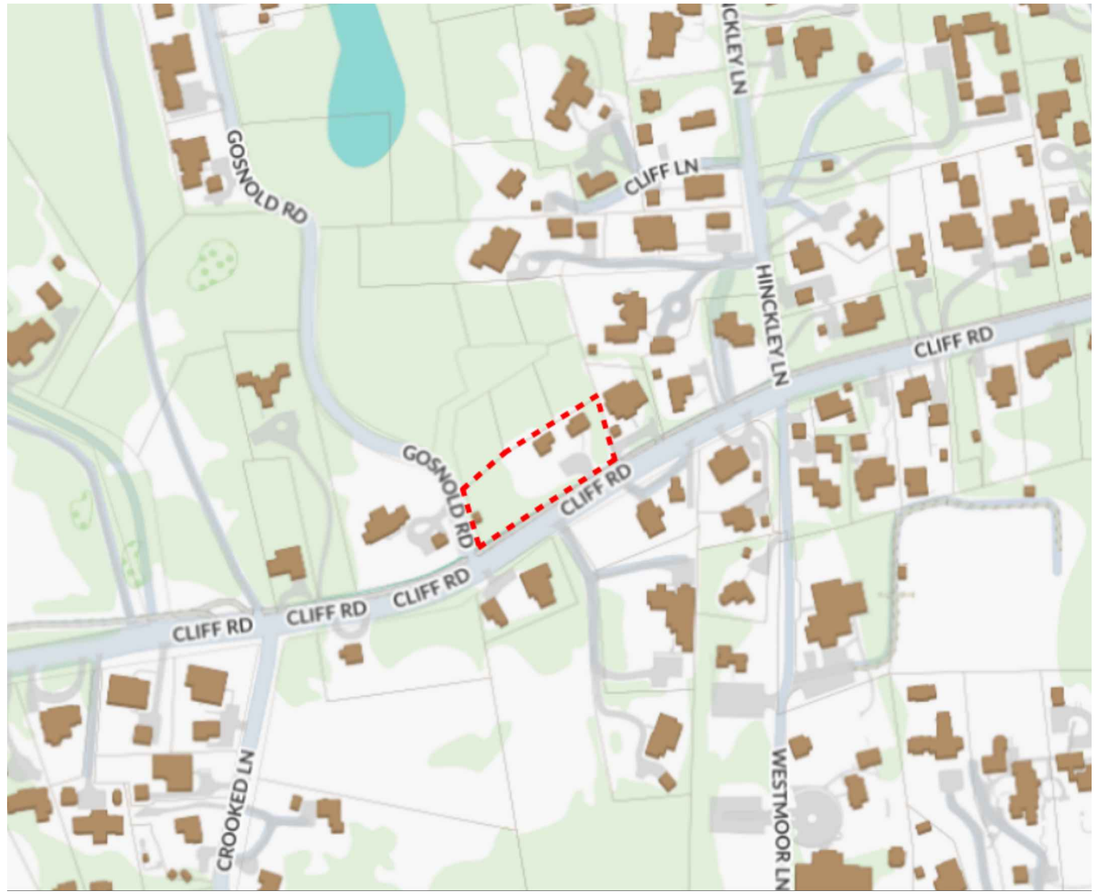
Date: MAY 8, 2025

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.**

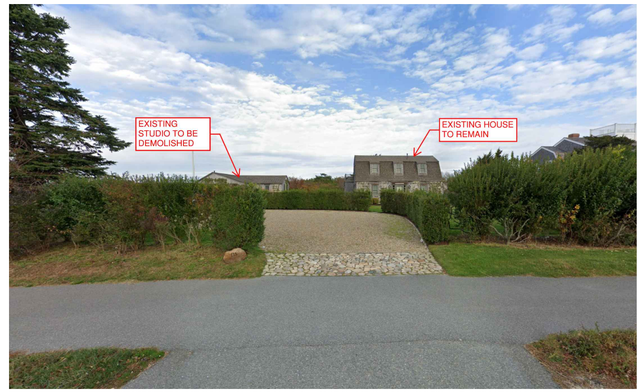
Signed: Virginia D. Irwin

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

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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
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:

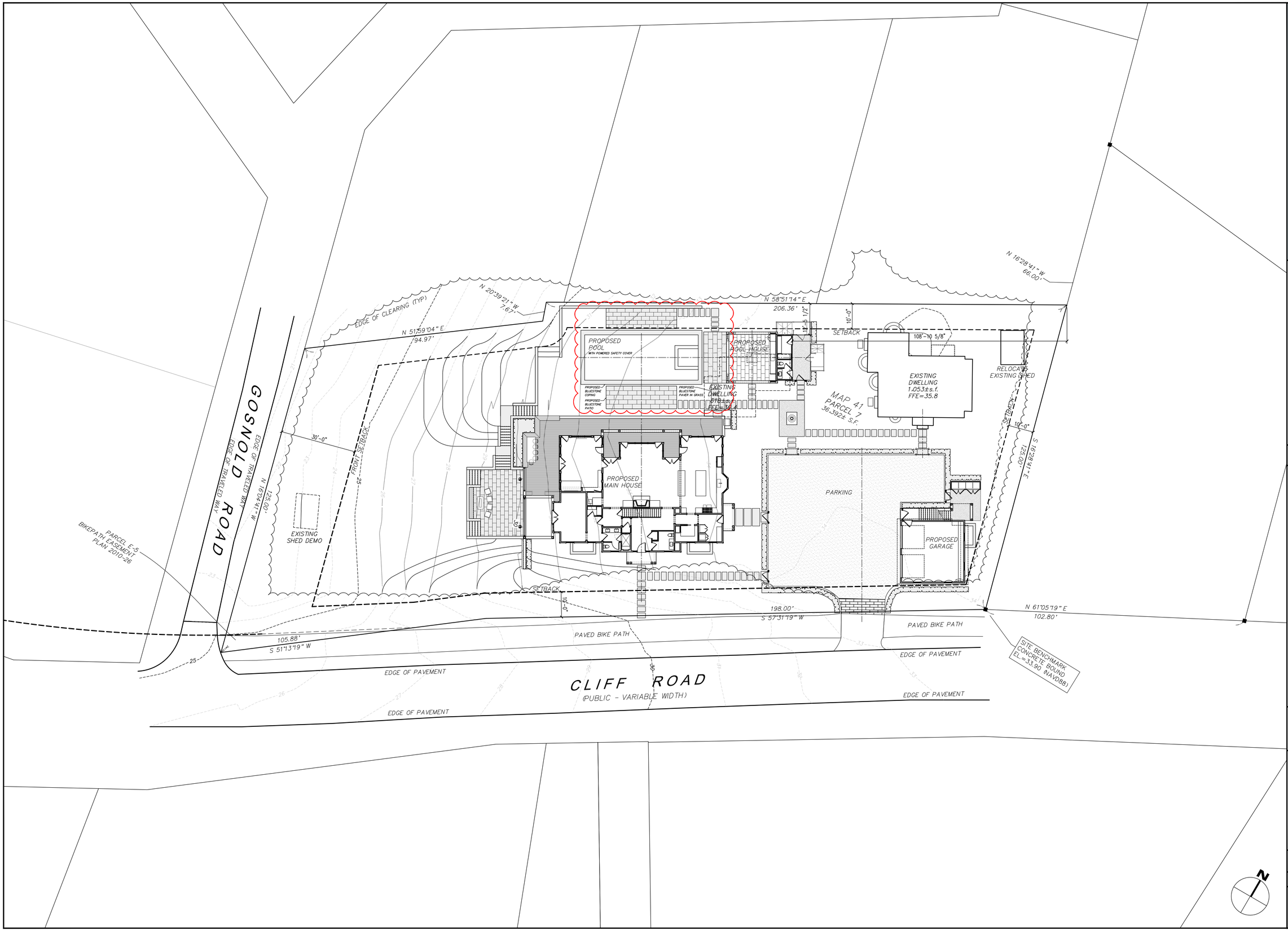
IRWIN RESIDENCE

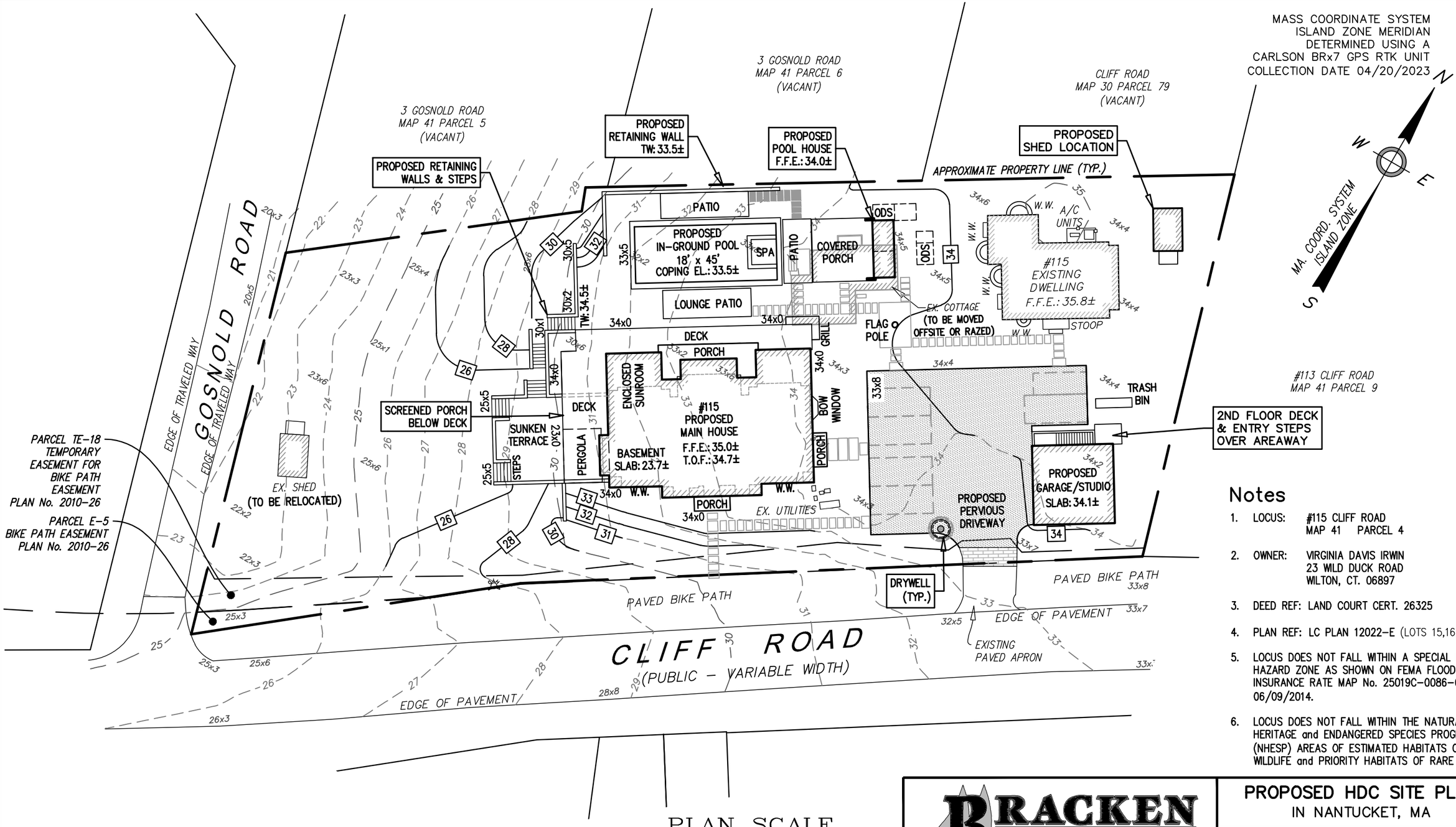
115 CLIFF ROAD
NANTUCKET, MA 02554
PROJECT NO. 2023-0012

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 Road Road

Owner of record: Dream North, LLC

Mailing Address: 500 First Avenue North
Naples, FL 34102

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Ridgeveble Development, LLC

Mailing Address: 32 Deep Woods Drive
Forestdale, MA 02644

Contact Phone #: 508 472-8940 E-mail: RC@ Ridgeveble Development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and 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: 48" / 42"
Type: WIRE / PICKET (PAINTED TO MATCH HOUSE)
Length: 275' / 149'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 FLAGSTONE 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 applica[illegible] into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/17/2015 Signature of owner of record

Signed under penalties of perjury.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Richard J. Cebbock

AS AGENT FOR Dreeam North

STREET ADDRESS 28 Shimmo Pond Road

MAP/PARCEL 43/167

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

5-12-2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

5-12-2025
Date

28 Shimmo Pond Road

Planning and 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 ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 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.**

PREVIOUSLY APPROVED HDC ITEMS AS OF 3.15.2025:

1. 20' X 44' PICKLE BALL COURT
2. REMOVE EXISTING STONE WALL
3. BUILD NEW STONE WALL & STONE STEPS (TO MATCH EXISTING)
4. STONE PATIO (TO MATCH EXISTING STEP MATERIAL)

PROPOSED HDC ITEMS:

1. 18'X44' IN-GROUND POOL WITH INTEGRATED 8'X8' SPA
2. GRANITE PATIO AROUND POOL
3. WOOD DECK AT POOL FLUSH WITH PATIO
4. 48" WIRE MESH FENCE
5. 42" PAINTED PICKET FENCE & ARBOR (MATCH HOUSE TRIM)
6. RAISED GRANITE FIRE PIT AND PATIO
7. BUILT-IN GRILL W/ GRANITE SURROUND
8. RELOCATE SHELL DRIVEWAY
9. RELOCATE EXISTING DRIVEWAY BELGIAN BLOCK APRON
10. GRASS PAVE SYSTEM FOR OVERFLOW PARKING
11. GRANITE STEPPING STONES
12. BELGIAN BLOCK APRON AND RUNNERS AT SHED
13. BELGIAN BLOCK DRIVEWAY EDGING



LOCUS MAP // NTS





PHOTOS FROM SHIMMO POND ROAD





SHIMMO POND

WLF#4

WLF#3

WLF#2

WETLAND EDGE

25' COASTAL BANK SETBACK

PREVIOUSLY HDC APPROVED PICKLE BALL COURT AND HARDSCAPE

50' COASTAL BANK SETBACK

PROPOSED GRADES MAY VARY ON-SITE

NATIVE PLANTINGS PER THE APPROVED NANTUCKET CON. COM. LIST (36" TO 48" O.C.)
- BAYBERRY
- INKBERRY
- ARROWOOD VIBURNUM
- BEACH PLUM
- SWEET PEPPERBUSH

4"-6" PERFORATED PIPE WRAPPED IN FILTER FABRIC AND CRUSHED WASHED STONE

100' COASTAL BANK SETBACK

BRUSH CUT UP TO THE 25' WETLAND SETBACK

MOWED ACCESS PATH TO BEACH

PROPOSED GRADES MAY VARY ON-SITE

PROPOSED 1000 GALLON LEACH PIT W/ CRUSHED WASHED STONE AND FILTER FABRIC

VIEWING AREA

20' X 44' SPORTS BALL COURT

STONE PATIO

EX. STONE WALL

PING PONG AREA

EX. STONE STEPS (MAY NEED TO BE MODIFIED)

STONE WALL

42" HT. PICKET FENCE & GATE (PAINTED)

SIMPLE NATIVE PLANTINGS

NEW STONE SEATING WALL (STONE TO MATCH EXISTING)

R50'

30.00 RE-WORK EXISTING STONE SEATING STEPS

24"-30" BLACK POWDER COATED FENCE

FIREPIT ON DECK

Ex. STONE WALL TO REMAIN

48" HT. WIRE MESH FENCE IN VEGETATION

EXISTING TREES TO REMAIN AND TO BE PROTECTED

FENCED IN DOG AREA

EXISTING DWELLING

LAWN

42" HT. PICKET FENCE & GATE (PAINTED)

10'X20' SHED (SEPARATE APPLICATION)

AC UNITS

RECY.

GRANITE STEPPERS

PAINTED ARBOR & GATE

BELGIAN BLOCK APRON & RUNNERS

BELGIAN BLOCK EDGING

28" HT. GRANITE SURROUND AT LP FIRE PIT

RAISE FIRE PIT GRANITE PATIO W/ BELGIAN BLOCK TO BE FLUSH WITH DECK

STEP

BUILT-IN GRILL

PROPOSED LANDSCAPE IMPROVEMENTS

ELECTRIC AUTOCOVER

8'X8' SPA

18'X44' IN-GROUND POOL

5.5 DEEP END IN MIDDLE

12" DEEP SUN SHELF

GRANITE PATIO

POOL EQ.

POOL EQ. TO BE LOCATED BETWEEN EXISTING WINDOWS W/ PAINTED PICKET FENCE & GATE

SHELL DRIVEWAY

EX. ELECTRIC METER

EXISTING TREES TO REMAIN

48" HT. WIRE MESH FENCE IN VEGETATION

42" HT. PICKET FENCE & GATE (PAINTED)

RELOCATE EXISTING BELGIAN BLOCK APRON

GRANITE BORDER W/ FLUSH WOOD DECK

BUILDING SETBACK

GRASS PAVE SYSTEM

ENHANCE BUFFER PLANTING

RAISE EARTH & BERM WITH PLANTINGS

SHIMMO POND ROAD

SFM

W

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 I (L.U.G.-I)	EXISTING:
MINIMUM LOT SIZE: 40,000 SF	MINIMUM LOT SIZE: 36,495 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

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:	10 MAY 2025
PROJECT NO.:	1049

L-1.0

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X — 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

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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.

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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

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 55 PARCEL N°. 1

Street & Number of Proposed Work: 220 Milestone Rd

Owner of record: Nantucket Conservation Foundation

Mailing Address: PO Box 13
Nantucket MA 02554

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325
Nantucket MA 02554

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: ~~4000~~ 500± Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd 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: Unknown

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

Demo Move off Existing Outbuilding

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED SEE Photos

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

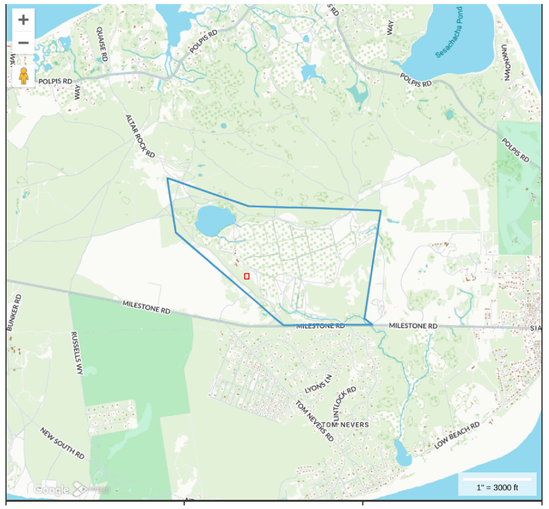
COLORS SEE Photos

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

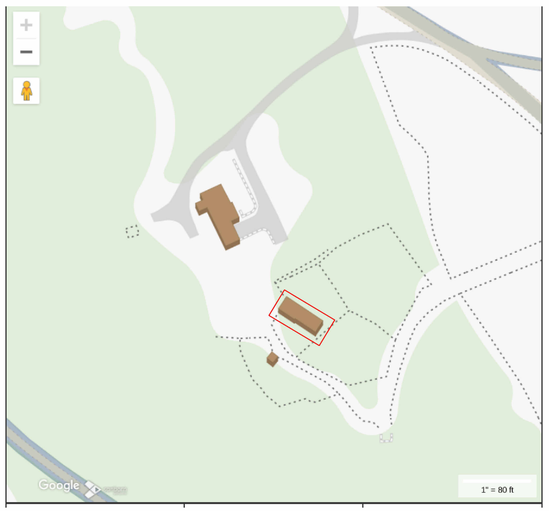
* Attach manufacturer's color samples if color is not from HDC approval list.

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 5.9.2025 Signature of owner of record _____ Signed by GA under Consent of owner Signed under penalties of perjury









3 North - Existing - Gambrel Barn
1/4" = 1'-0"



1 West - Existing - Gambrel Barn
1/4" = 1'-0"



4 East - Existing - Gambrel Barn
1/4" = 1'-0"



2 South - Existing - Gambrel Barn
1/4" = 1'-0"

HDC Submission

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 5/12/2025 9:06:40 AM

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Nantucket Conservation Foundation

Project
Move / Demo

Location
220 Milestone Rd
Nantucket MA

51 / 1

Structure
Bog House & Gambrel Barn

#	Description	Date
1	HDC Submission	2025.05.12

HDC Gambrel Barn

HDC1.1B

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Nantucket Conservation Foundation

MAILING ADDRESS..... PO Box 13 Nantucket MA 02554

PROPERTY LOCATION..... 220 Milestone Road

ASSESSORS MAP/PARCEL..... 51 / 1

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.

MAY 9, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

MASSACHUSETTS AUDUBON SOCIETY
153 HUMMOCK POND RD
NANTUCKET, MA 02554

PHILLIPS RUN ROAD HOMEOWNERS ASSN
1 AUTUMN RIDGE DR
WINDHAM, CT 06280

NANTUCKET CONSERVATION FOUND I
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NANTUCKET, MA 02554

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MC LIVING TRUST AGREMENT
P O BOX 383
SIASCONSET, MA 02564

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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: 220 Milestone Road

Tax Map Number: 59 Parcel Number: 1

Owner of Record: Nantucket Conservation Foundation

Description of Proposal:

Relocate house on site

Move Off / Demolition of gambrel barn

New education / research center

Anticipated HDC Submission Date: 2025.05.12

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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153 HUMMOCK POND RD
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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 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.

na — 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).

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.

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)

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.

na — 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 1

Street & Number of Proposed Work: 220 Milestone Rd

Owner of record: Nantucket Conservation foundation

Mailing Address: PO Box 13
Nantucket MA 02554

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325
Nantucket MA. 02554

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1,124 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd 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: 1960 Construction Moved to site in 2004

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation — Relocate on Site
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED — No changes - SEE PHOTOS

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ 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 - SEE PHOTOS

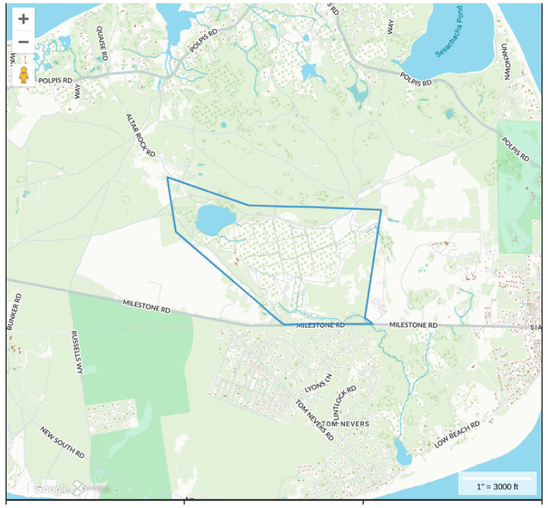
Sidewall NTW Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

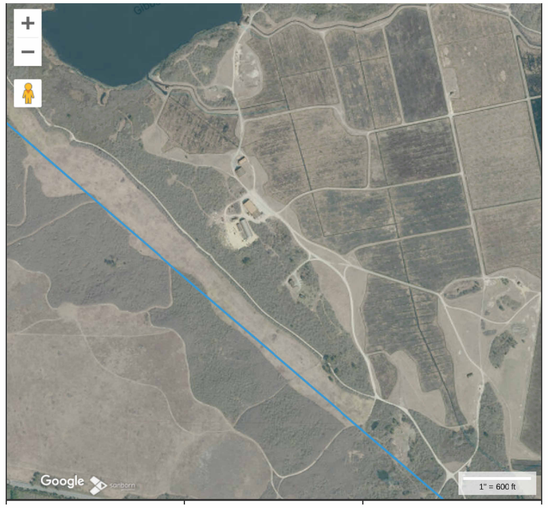
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5.9.2025 Signature of owner of record _____ Signed by GA under Consent of owner Signed under penalties of perjury

HDC Submission



Locus Plan



Town and County of Nantucket, MA

May 9, 2025



Property Information

Property ID	2877
Location	220 MILESTONE RD
Owner	NANTUCKET CONSERVATION FOUND I

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 Location

Existing Location



1 **East - Existing**
1/4" = 1'-0"



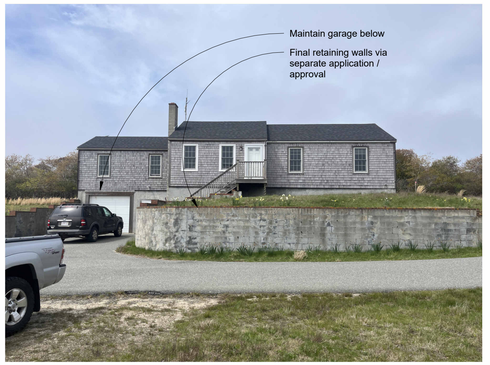
2 **North - Existing**
1/4" = 1'-0"



3 **South - Existing**
1/4" = 1'-0"



4 **West - Existing**
1/4" = 1'-0"



6 **North - Proposed**
1/4" = 1'-0"



5 **West - Proposed**
1/4" = 1'-0"



8 **East - Proposed**
1/4" = 1'-0"



7 **South - 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
Nantucket Conservation Foundation

Project
Move / Demo

Location
220 Milestone Rd
Nantucket MA

51 / 1

Structure
Bog House & Gambrel Barn

#	Description	Date
1	HDC Submission	2025.05.12

HDC Bog House

HDC1.1A

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TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Nantucket Conservation Foundation

MAILING ADDRESS..... PO Box 13 Nantucket MA 02554

PROPERTY LOCATION..... 220 Milestone Road

ASSESSORS MAP/PARCEL..... 51 / 1

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.

_____ _____

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

MASSACHUSETTS AUDUBON SOCIETY
153 HUMMOCK POND RD
NANTUCKET, MA 02554

PHILLIPS RUN ROAD HOMEOWNERS ASSN
1 AUTUMN RIDGE DR
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PO BOX 13
NANTUCKET, MA 02554

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 220 Milestone Road

Tax Map Number: 59 Parcel Number: 1

Owner of Record: Nantucket Conservation Foundation

Description of Proposal:

Relocate house on site

Move Off / Demolition of gambrel barn

New education / research center

Anticipated HDC Submission Date: 2025.05.12

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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Planning and 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 (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X
5. **Site Plan (3 copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

na
1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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)

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.

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°: 51 PARCEL N°. 1

Street & Number of Proposed Work: 229 Milestone Road

Owner of record: Nantucket Conservation Foundation

Mailing Address: PO Box B
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325
02554

Contact Phone #: 228 2020 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: 208' Sq. Footage 1st floor: 10,300 SF Decks/Patio: Size: 5005F ☒ 1st floor ☐ 2nd floor
Width: 122' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0-12" ± South 36" ± East 12-24" ± West 36" ±

Height of ridge above final finish grade: North 28' ± South 20' ± East 26' ± West 26' ±

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 9" ± & 600" ± ☐ Block ☐ Block Parged ☐ Brick (type) _____ Ledge Stone ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 2:2 /12 Dormer 2:2 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
☒ Metal - Standing Seam

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☒ Copper ☐ Leaders (material) Match Gutters

Leaders (material and size): _____

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 1x8 Rake 1x3 / 1x8 Soffit (Overhang) 8" Corner boards 5/4x6 Frieze _____
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 8x8

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other Awning / Fixed
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front Glazed ADA Rear Glazed ADA Side Metal ADA
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways TBD - Hardscaping Walkways Stone Walls Stone

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) NTW Roof Grey
Trim NTW Sash Red or Green - See Samples Doors Match Windows
Deck NTW Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5-9-25 Signature of owner of record _____ Signed by GA under Authorization Signed under penalties of perjury



NCF CONSERVATION CENTER
HDC REVIEW | 5.12.2025

COVER

HDC1.0

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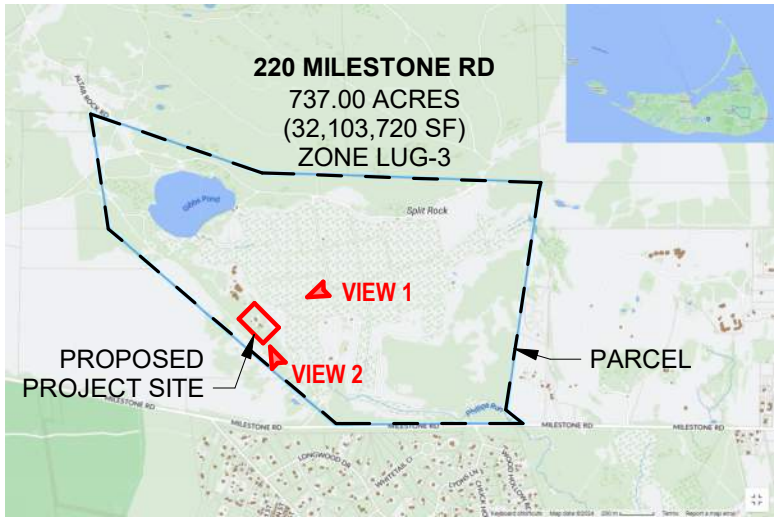



VIEW FROM CRANBERRY BOG



VIEW FROM PRIVATE ROAD

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LOCATION & OVERVIEW

HDC1.1

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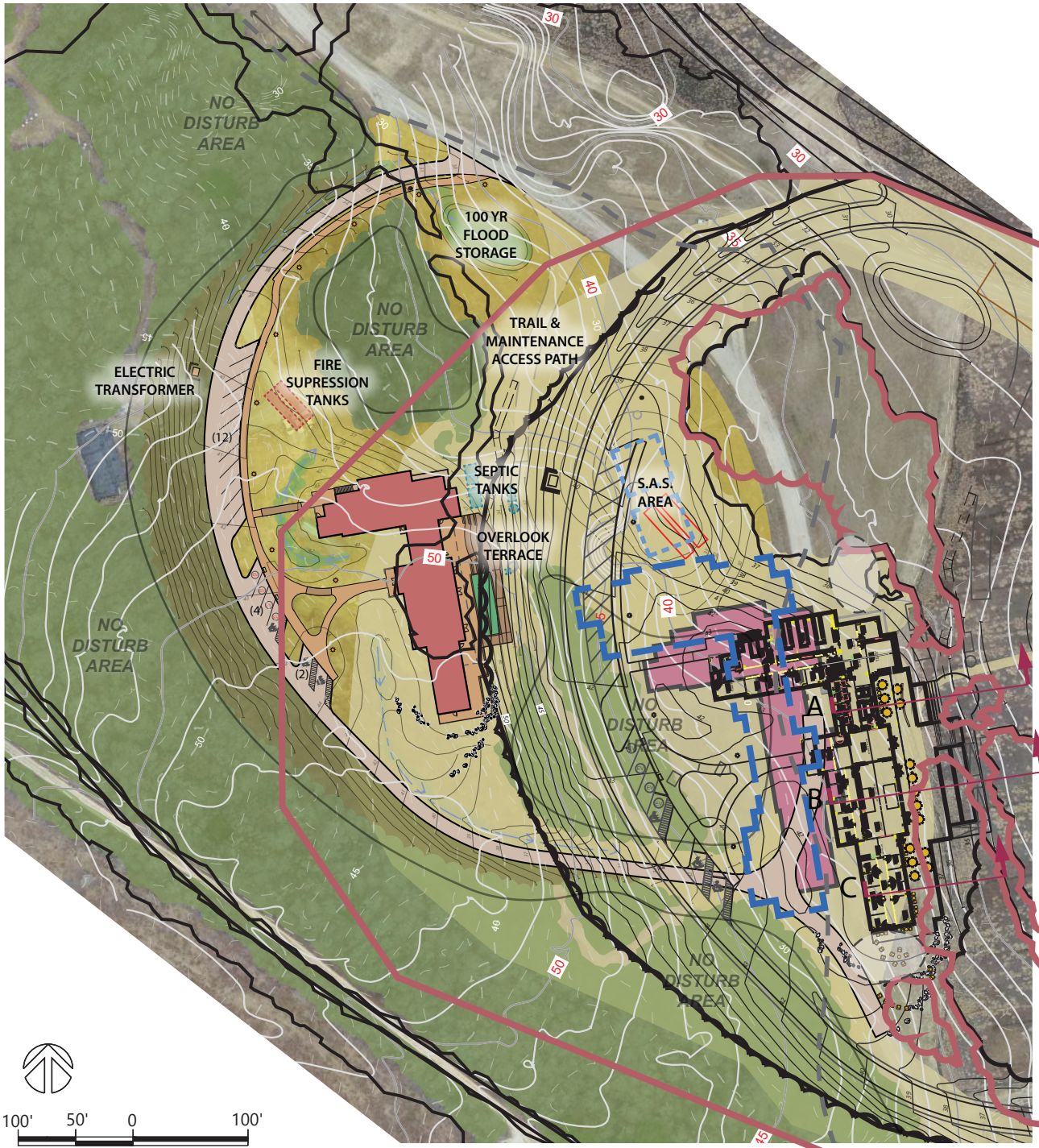

SITE LEGEND

- 100' HYDRO BUFFER
- PROPOSED BUILDING
- PUBLIC SPACE
  CIRCULATION AND GATHERING
- ROAD
  INCL. 18 PARKING SPOTS
- CONSTRUCTED WETLAND
  AT NEW BUILDING
- EXIST'G SHRUBLAND
  TO BE PROTECTED
- REVEGETATED AREAS
  SHRUBLAND/ GRASSLAND

NCF CONSERVATION CENTER
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HDC1.2 | SITE PLAN

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PLANT LEGEND

- SHADE TREE TRANSPLANT
- SHADE TREE, LARGE VENDOR / TRANSPLANT
- SHADE TREE, MEDIUM VENDOR / TRANSPLANT
- UNDERSTORY TREE VENDOR / TRANSPLANT
- SHRUB VENDOR / TRANSPLANT
- GRASSLAND SOD MAT
- SHRUB SOD MAT
- WHIPS / LIVE STAKES
- GRASSLAND - DRY HABITAT
  - SEED
  - 6'x6'x2' @ 20' O.C. GRASSLAND SOD MAT
- GRASSLAND - WET HABITAT
  - SEED
  - WHIPS / LIVE STAKES
- HILLSIDE / STEEP SLOPE
  - SEED
  - 6'x6'x2' @ 30' O.C. SHRUB SOD MAT
  - WHIPS / LIVE STAKES
  - TRANSPLANTED TREES
- FOCAL POINT PLANTING
  - SEED
  - 6'x6'x2' @ 20' O.C. GRASSLAND SOD MAT
  - PLUGS
  - SHRUBS
  - TREES
- ECOLOGICAL TREATMENT AREA
  - 6" CONTAINER PLANTS

N

50' 0 50' 100'

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SITE PLANTING PLAN

HDC1.2B

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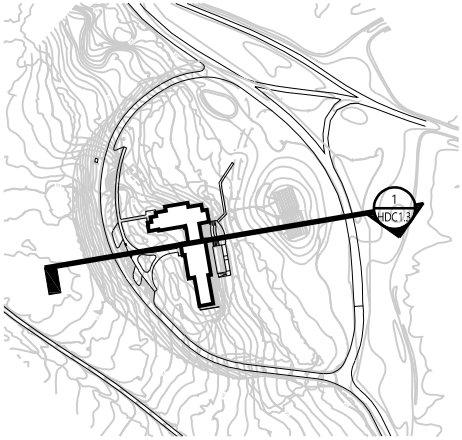
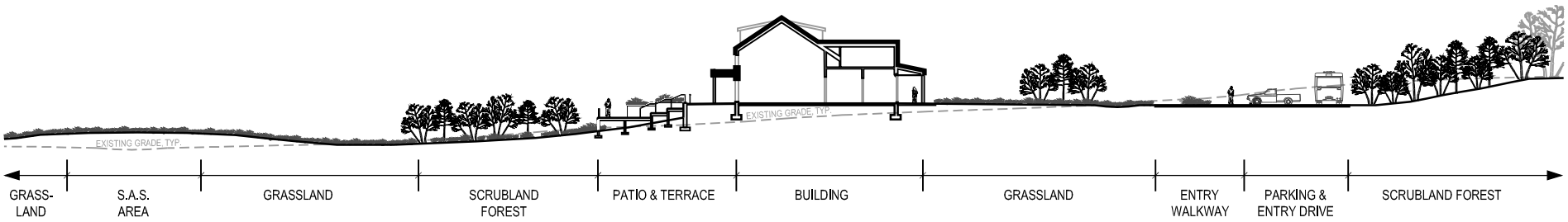


KEY PLAN



SITE SECTION 1

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SITE SECTIONS

HDC1.3

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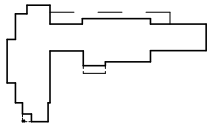
1/4" = 1'-0"



VIEW FROM PARKING AT ENTRY



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ENTRY VIEW

HDC1.4

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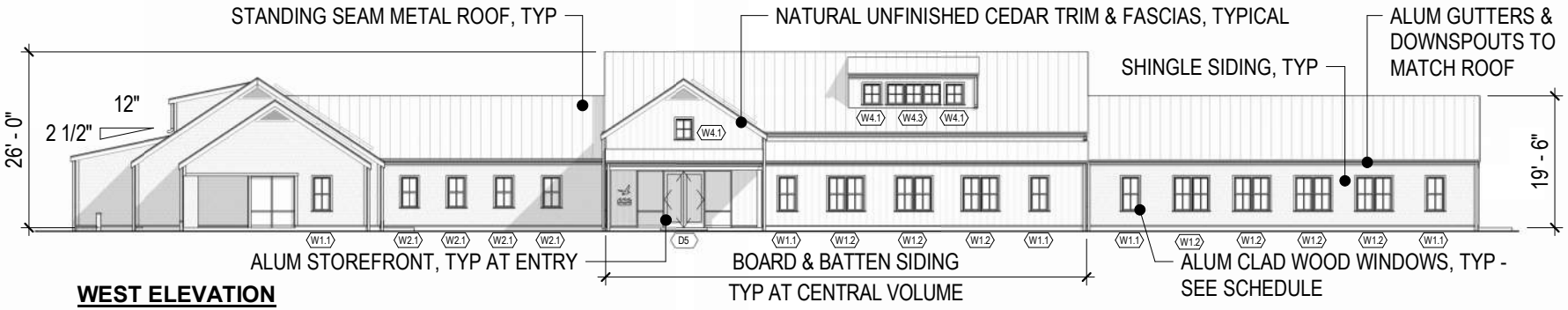
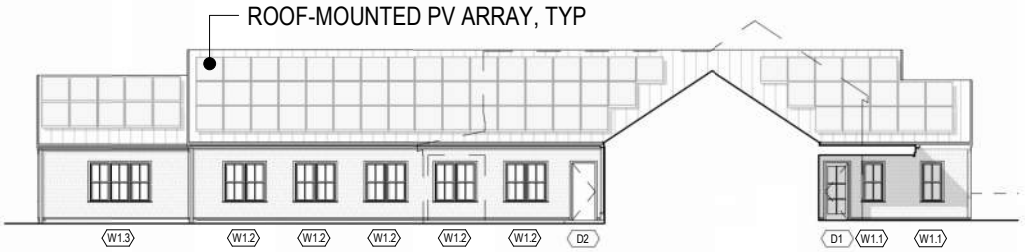


WEST ELEVATION



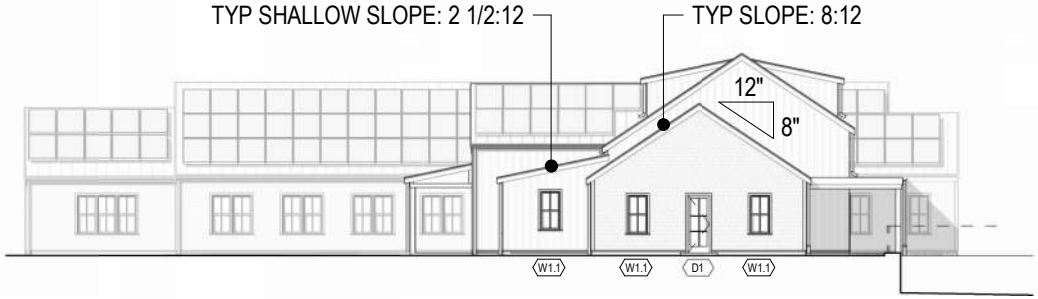
WHITE CEDAR SHINGLES, NATURAL UNFINISHED



SOUTH ELEVATION (SCIENCE WING)



WESTERN YELLOW CYPRESS BOARD & BATTEN, NATURAL UNFINISHED



SOUTH ELEVATION

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1" = 25'-0"

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EXTERIOR ELEVATIONS

HDC1.5

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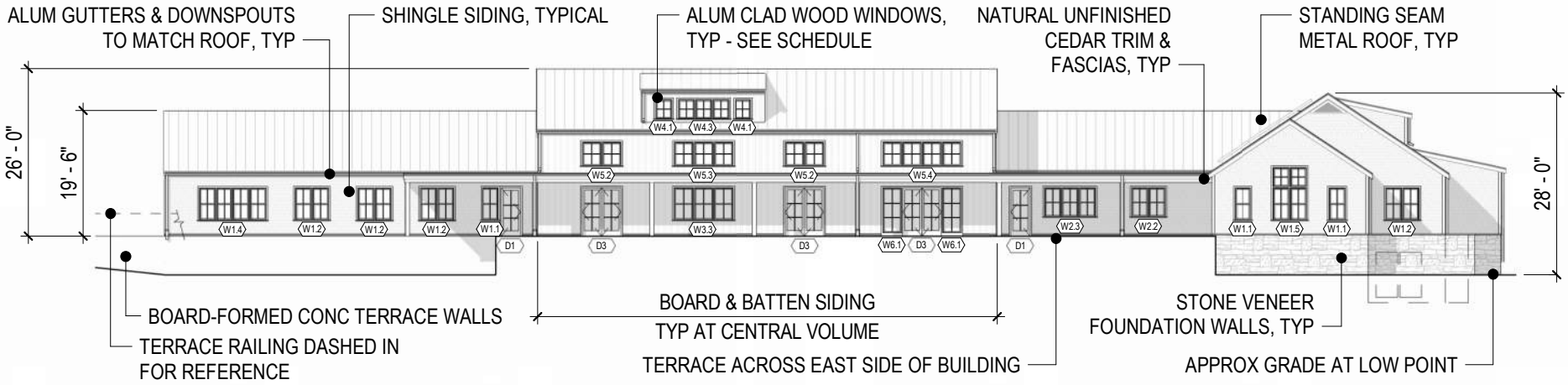


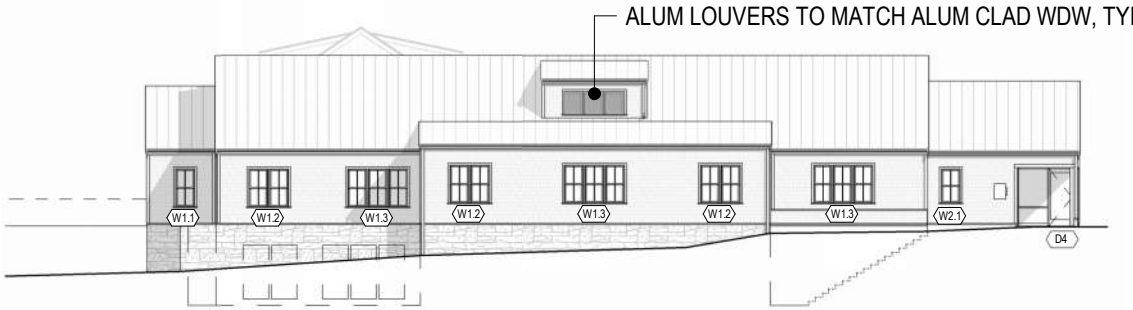
EAST ELEVATION



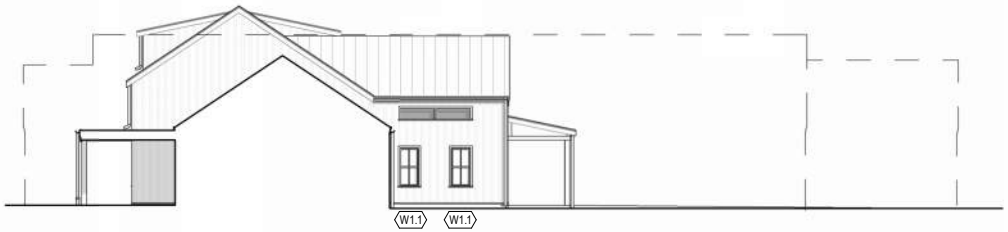
SILVER STANDING SEAM METAL ROOF



NEW ENGLAND LEDGESTONE MIXED GRAYS, BROWNS, BLUES



NORTH ELEVATION



NORTH ELEVATION (CENTRAL VOLUME)

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1" = 25'-0"

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EXTERIOR ELEVATIONS

HDC1.6

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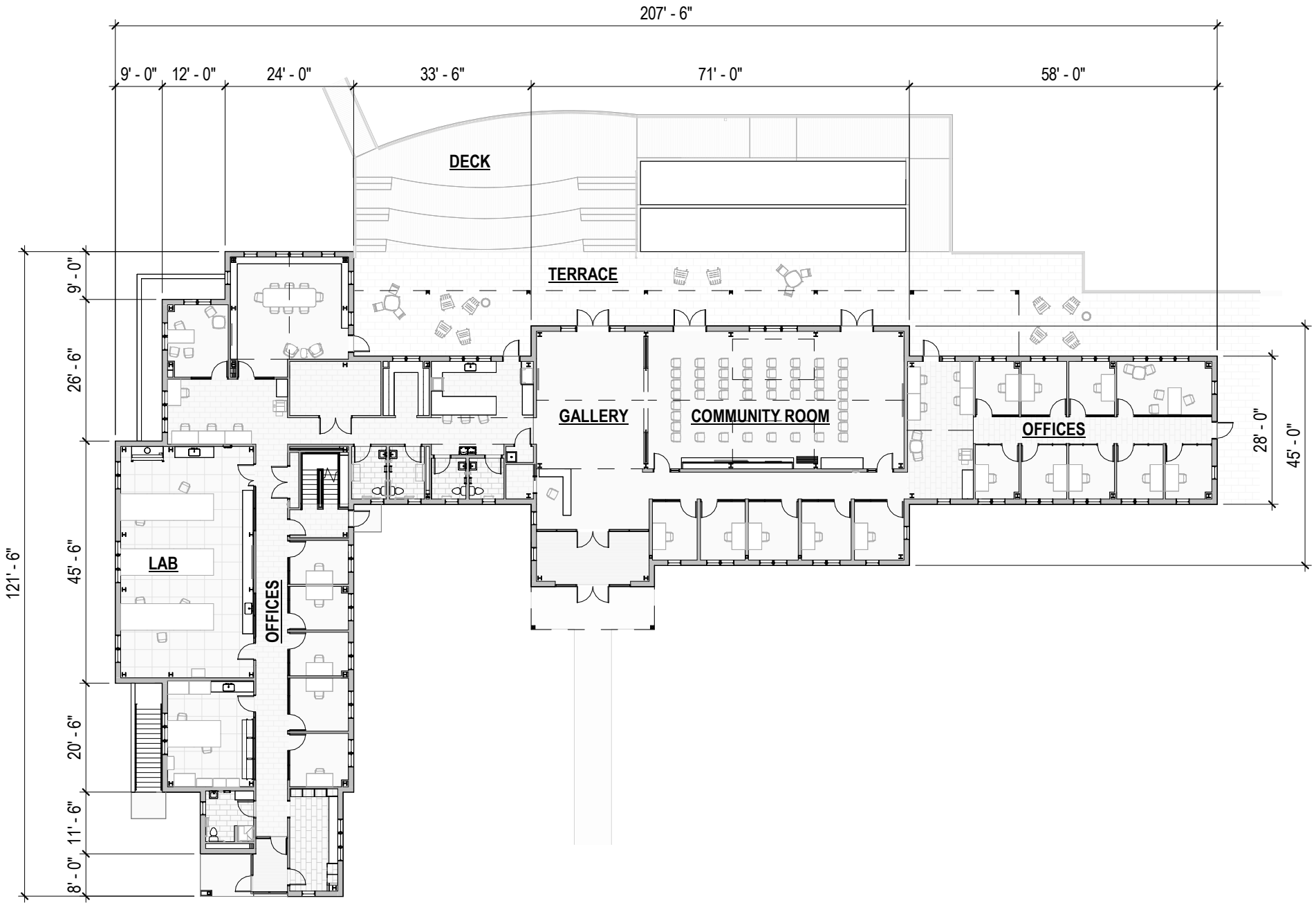

ENTRY LEVEL PLAN

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N

1" = 25'-0"

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FLOOR PLAN

HDC1.7

SMP ARCHITECTS

DOOR SCHEDULE						
MARK	MFGR	MODEL	WIDTH	HEIGHT	EXT FINISH	DESCRIPTION
D1	MARVIN	ULTIMATE SWINGING FRENCH DOOR G2	3'-0"	7'-6"	ALUM CLAD	FULL-LITE ALUM CLAD SWINGING DOOR.
D2	TRU-DOOR	FLUSH COMMERCIAL HM DOOR	3'-0"	7'-6"	PNT HM	HOLLOW-METAL SWINGING DOOR, PNT TO MATCH ALUM CLAD.
D3	MARVIN	DOUBLE ULTIMATE SWINGING FRENCH DOOR G2	6'-0"	7'-6"	ALUM CLAD	DOUBLE FULL-LITE ALUM CLAD SWINGING DOOR.
D4	KAWNEER	350T INSULPOUR THERMAL ENTRANCE DOOR	3'-0"	7'-6"	ALUM	FULL-LITE ALUMINUM SWINGING DOOR, MATCH ALUM CLAD.
D5	KAWNEER	DBL 350T INSULPOUR THERMAL ENTRANCE DOOR	6'-0"	7'-6"	ALUM	DOUBLE FULL-LITE ALUMINUM SWINGING DOOR, MATCH ALUM CLAD.

WINDOW SCHEDULE						
MARK	MFGR	MODEL	WIDTH	HEIGHT	EXT FINISH	DESCRIPTION
W1.1	MARVIN	ULTIMATE DOUBLE-HUNG G2	2'-6"	5'-0"	ALUM CLAD	SINGLE DOUBLE-HUNG ALUM CLAD WINDOW.
W1.2	MARVIN	ULTIMATE DOUBLE-HUNG G2	2'-6"	5'-0"	ALUM CLAD	(2) MULLED DOUBLE-HUNG ALUM CLAD WINDOWS.
W1.3	MARVIN	ULTIMATE DOUBLE-HUNG G2	2'-6"	5'-0"	ALUM CLAD	(3) MULLED DOUBLE-HUNG ALUM CLAD WINDOWS.
W1.4	MARVIN	ULTIMATE DOUBLE-HUNG G2	2'-6"	5'-0"	ALUM CLAD	(4) MULLED DOUBLE-HUNG ALUM CLAD WINDOWS.
W1.5	MARVIN	ULTIMATE DOUBLE-HUNG G2 ULTIMATE PICTURE WINDOW	2'-6" 2'-6"	5'-0" 3'-0"	ALUM CLAD ALUM CLAD	(2) MULLED FIXED ALUM CLAD WINDOWS OVER (2) MULLED DOUBLE-HUNG ALUM CLAD WINDOWS.
W2.1	MARVIN	ULTIMATE DOUBLE-HUNG G2	2'-6"	4'-6"	ALUM CLAD	SINGLE DOUBLE-HUNG ALUM CLAD WINDOW.
W2.2	MARVIN	ULTIMATE DOUBLE-HUNG G2	2'-6"	4'-6"	ALUM CLAD	(2) MULLED DOUBLE-HUNG ALUM CLAD WINDOWS.
W2.3	MARVIN	ULTIMATE DOUBLE-HUNG G2	2'-6"	4'-6"	ALUM CLAD	(3) MULLED DOUBLE-HUNG ALUM CLAD WINDOWS.
W3.3	MARVIN	ULTIMATE DOUBLE-HUNG G2	2'-11"	5'-0"	ALUM CLAD	(3) MULLED DOUBLE-HUNG ALUM CLAD WINDOWS.
W4.1	MARVIN	ULTIMATE PICTURE WINDOW	2'-6"	3'-0"	ALUM CLAD	SINGLE FIXED ALUM CLAD WINDOW.
W4.3	MARVIN	ULTIMATE PICTURE WINDOW	2'-6"	3'-0"	ALUM CLAD	(3) MULLED FIXED ALUM CLAD WINDOWS.
W5.2	MARVIN	ULTIMATE PICTURE WINDOW	2'-11"	3'-8"	ALUM CLAD	(2) MULLED FIXED ALUM CLAD WINDOWS.
W5.3	MARVIN	ULTIMATE PICTURE WINDOW	2'-11"	3'-8"	ALUM CLAD	(3) MULLED FIXED ALUM CLAD WINDOWS.
W5.4	MARVIN	ULTIMATE PICTURE WINDOW	2'-11"	3'-8"	ALUM CLAD	(4) MULLED FIXED ALUM CLAD WINDOWS.
W6.1	MARVIN	ULTIMATE PICTURE WINDOW	2'-11"	7'-0"	ALUM CLAD	SINGLE FIXED ALUM CLAD WINDOW; MULLED TO MATCHING DR.

NOTES:
ALL UNITS TO HAVE IMPACT RESISTANT GLAZING PER MANUFACTURER AS REQUIRED.
ALL DIVIDED LITES TO BE SIMULATED TYPE (SDL). FIXED INTERIOR AND EXTERIOR MUNTINS WITH INTERNAL SPACING BARS.
MULLED UNITS TO BE FACTORY MULLED. MULLED UNITS TO HAVE MULLION FINISH MATCHING WINDOW UNITS.
STOREFRONT LOCATIONS TO BE KAWNEER 451UT AS BASIS-OF-DESIGN. ALUMINUM STOREFRONT FINISH TO MATCH COLOR OF ALUM CLADDING.

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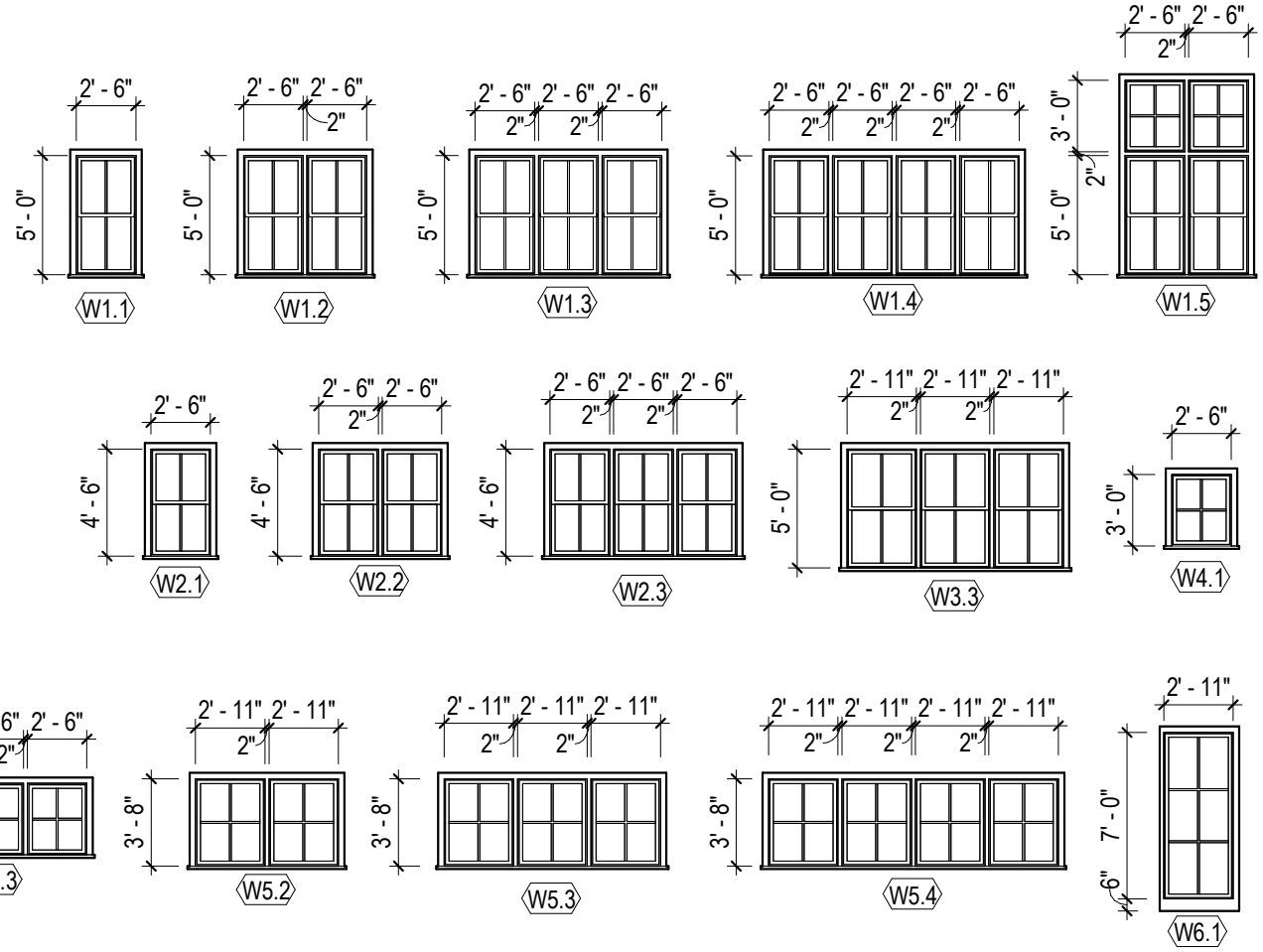
WINDOW TYPES



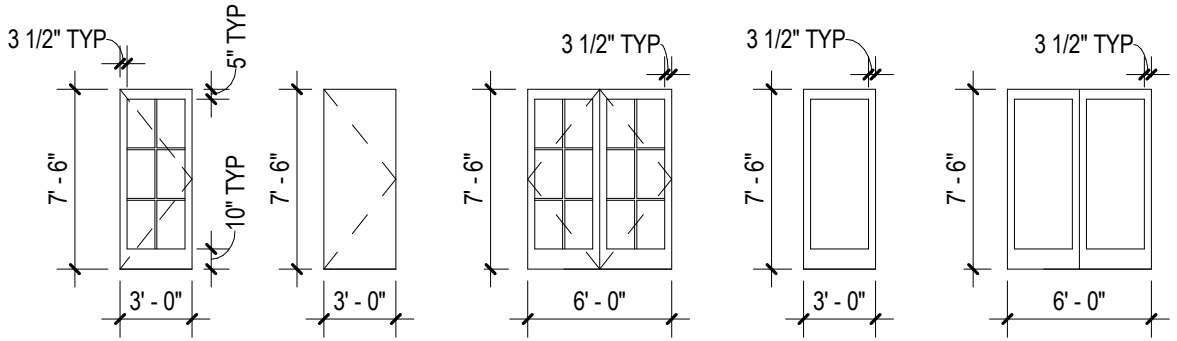
ALUMINUM FINISH OPTIONS



MARVIN 'SAGE'

MARVIN 'WINEBERRY'

DOOR TYPES



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1/8" = 1'-0"

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DOOR & WINDOW TYPES

HDC1.9

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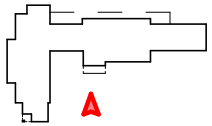
ENTRY VIEW - WINDOW COLOR OPTION "MARVIN SAGE"



ENTRY VIEW - WINDOW COLOR OPTION "MARVIN WINEBERRY"



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ENTRY VIEW

HDC1.10

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SITE LEGEND

	1 L-501	STABILIZED STONE FINES/SAND W/ GEOGRID PAVER
	2 L-501	REINFORCED TURF PAVER
		COMPACTED EARTH ROAD TO MATCH EXISTING
	3 L-501	EXPOSED AGGRREGATE CONCRETE 4" DEPTH
	3 L-501	EXPOSED AGGRREGATE CONCRETE 6" DEPTH
		STANDARD CONCRETE, BROOM FINISH 4" DEPTH
	4 L-501	UNIT PAVER
	5 L-502	WOOD BOARDWALK

N

50' 0 50' 100'

SCALE: 1" = 50'-0"

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No.	Date	Revisions

Seal:

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Job Number: 791

File:

Date: 5.12.2025

Drawing Set: HDC REVIEW

Drawing Title: SITE PLAN

Drawing Number: HDC2.1

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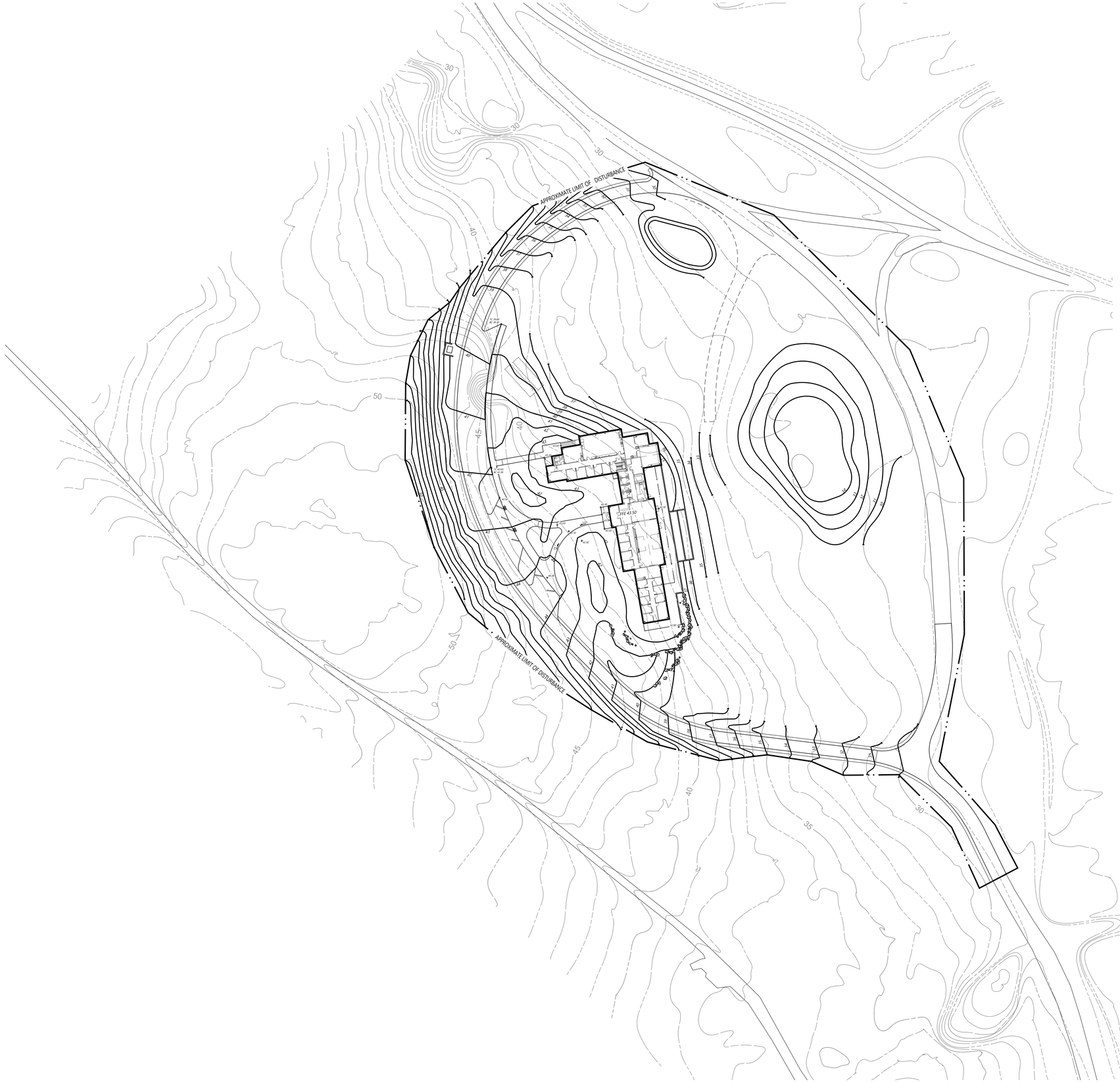

N

50' 0 50' 100'

SCALE: 1" = 50'-0"

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File:

Date:
5.12.2025

Drawing Set:
HDC REVIEW

Drawing Title:
CONCEPTUAL GRADING PLAN

Drawing Number:
HDC2.2

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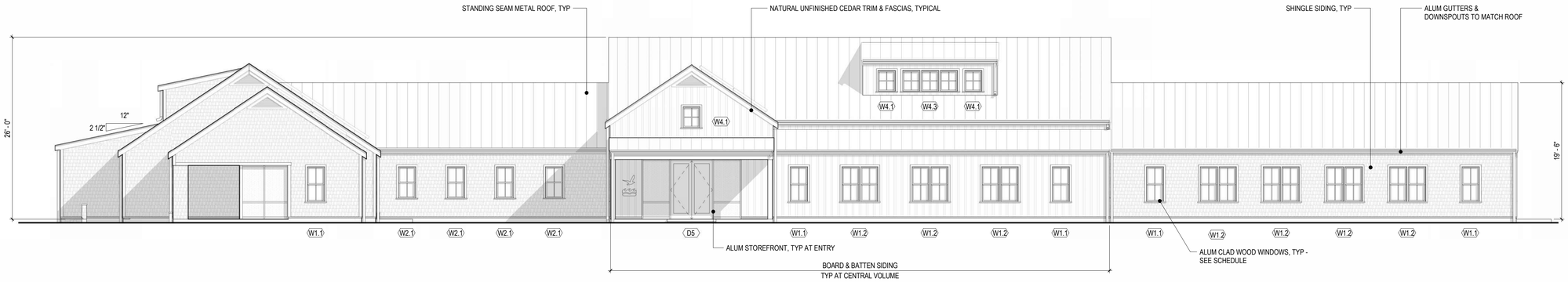
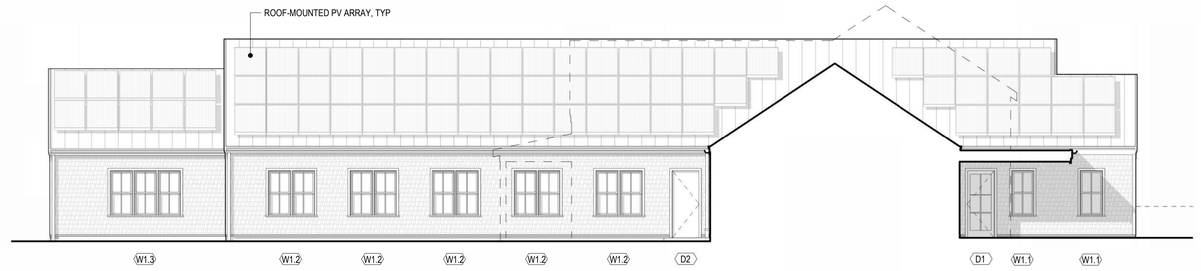
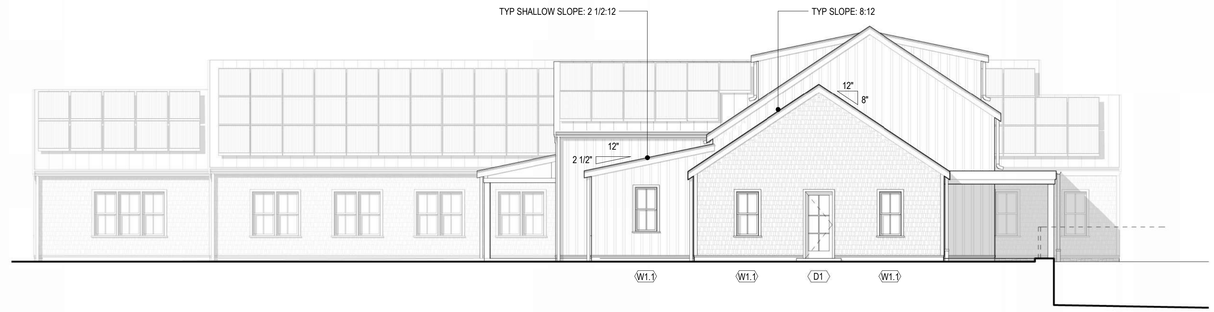


3 HDC2.3 PROPOSED WEST ELEVATION
1/8" = 1'-0"



2 HDC2.3 PROPOSED SOUTH ELEVATION (SCIENCE WING)
1/8" = 1'-0"



1 HDC2.3 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

DOOR SCHEDULE						
MARK	MFGR	MODEL	WIDTH	HEIGHT	EXT FINISH	DESCRIPTION
D1	MARVIN	ULTIMATE SWINGING FRENCH DOOR G2	3'-0"	7'-6"	ALUM CLAD	FULL-LITE ALUM CLAD SWINGING DOOR.
D2	TRU-DOOR	FLUSH COMMERCIAL HM DOOR	3'-0"	7'-6"	PNT HM	HOLLOW-METAL SWINGING DOOR, PNT TO MATCH ALUM CLAD.
D3	MARVIN	DOUBLE ULTIMATE SWINGING FRENCH DOOR G2	6'-0"	7'-6"	ALUM CLAD	DOUBLE FULL-LITE ALUM CLAD SWINGING DOOR.
D4	KAWNEER	350T INSULPOUR THERMAL ENTRANCE DOOR	3'-0"	7'-6"	ALUM	FULL-LITE ALUMINUM SWINGING DOOR, MATCH ALUM CLAD.
D5	KAWNEER	DBL 350T INSULPOUR THERMAL ENTRANCE DOOR	6'-0"	7'-6"	ALUM	DOUBLE FULL-LITE ALUMINUM SWINGING DOOR, MATCH ALUM CLAD.

WINDOW SCHEDULE						
MARK	MFGR	MODEL	WIDTH	HEIGHT	EXT FINISH	DESCRIPTION
W1.1	MARVIN	ULTIMATE DOUBLE-HUNG G2	2'-6"	5'-0"	ALUM CLAD	SINGLE DOUBLE-HUNG ALUM CLAD WINDOW.
W1.2	MARVIN	ULTIMATE DOUBLE-HUNG G2	2'-6"	5'-0"	ALUM CLAD	(2) MULLED DOUBLE-HUNG ALUM CLAD WINDOWS.
W1.3	MARVIN	ULTIMATE DOUBLE-HUNG G2	2'-6"	5'-0"	ALUM CLAD	(3) MULLED DOUBLE-HUNG ALUM CLAD WINDOWS.
W1.4	MARVIN	ULTIMATE DOUBLE-HUNG G2	2'-6"	5'-0"	ALUM CLAD	(4) MULLED DOUBLE-HUNG ALUM CLAD WINDOWS.
W1.5	MARVIN	ULTIMATE DOUBLE-HUNG G2 ULTIMATE PICTURE WINDOW	2'-6" 2'-6"	5'-0" 3'-0"	ALUM CLAD ALUM CLAD	(2) MULLED FIXED ALUM CLAD WINDOWS OVER (2) MULLED DOUBLE-HUNG ALUM CLAD WINDOWS.
W2.1	MARVIN	ULTIMATE DOUBLE-HUNG G2	2'-6"	4'-6"	ALUM CLAD	SINGLE DOUBLE-HUNG ALUM CLAD WINDOW.
W2.2	MARVIN	ULTIMATE DOUBLE-HUNG G2	2'-6"	4'-6"	ALUM CLAD	(2) MULLED DOUBLE-HUNG ALUM CLAD WINDOWS.
W2.3	MARVIN	ULTIMATE DOUBLE-HUNG G2	2'-6"	4'-6"	ALUM CLAD	(3) MULLED DOUBLE-HUNG ALUM CLAD WINDOWS.
W3.3	MARVIN	ULTIMATE DOUBLE-HUNG G2	2'-11"	5'-0"	ALUM CLAD	(3) MULLED DOUBLE-HUNG ALUM CLAD WINDOWS.
W4.1	MARVIN	ULTIMATE PICTURE WINDOW	2'-6"	3'-0"	ALUM CLAD	SINGLE FIXED ALUM CLAD WINDOW.
W4.3	MARVIN	ULTIMATE PICTURE WINDOW	2'-6"	3'-0"	ALUM CLAD	(3) MULLED FIXED ALUM CLAD WINDOWS.
W5.2	MARVIN	ULTIMATE PICTURE WINDOW	2'-11"	3'-8"	ALUM CLAD	(2) MULLED FIXED ALUM CLAD WINDOWS.
W5.3	MARVIN	ULTIMATE PICTURE WINDOW	2'-11"	3'-8"	ALUM CLAD	(3) MULLED FIXED ALUM CLAD WINDOWS.
W5.4	MARVIN	ULTIMATE PICTURE WINDOW	2'-11"	3'-8"	ALUM CLAD	(4) MULLED FIXED ALUM CLAD WINDOWS.
W6.1	MARVIN	ULTIMATE PICTURE WINDOW	2'-11"	7'-0"	ALUM CLAD	SINGLE FIXED ALUM CLAD WINDOW; MULLED TO MATCHING DR.

NOTES:
ALL UNITS TO HAVE IMPACT RESISTANT GLAZING PER MANUFACTURER AS REQUIRED.
ALL DIVIDED LITES TO BE SIMULATED TYPE (SDL). FIXED INTERIOR AND EXTERIOR MUNTINS WITH INTERNAL SPACING BARS.
MULLED UNITS TO BE FACTORY MULLED. MULLED UNITS TO HAVE MULLION FINISH MATCHING WINDOW UNITS.
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Job Number: 791
File:

Date:
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Drawing Set:
HDC REVIEW

Drawing Title:
EXTERIOR ELEVATIONS & WINDOW / DOOR SCHEDULES

Drawing Number:
HDC2.3

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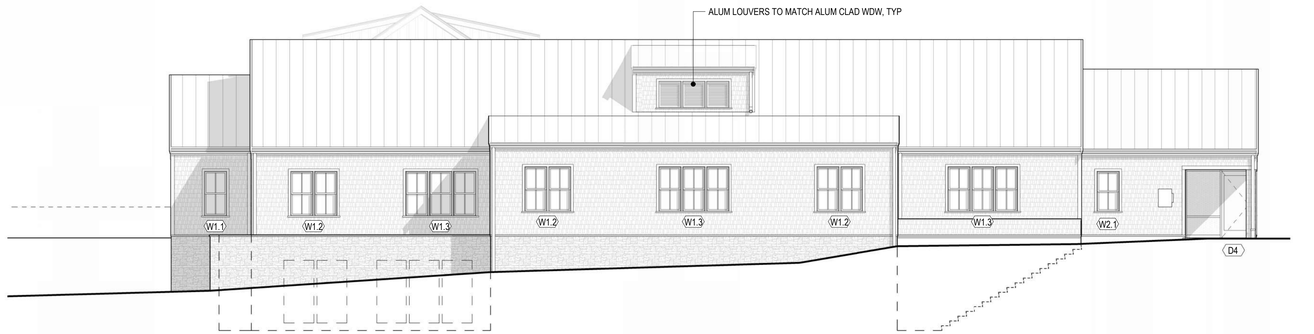
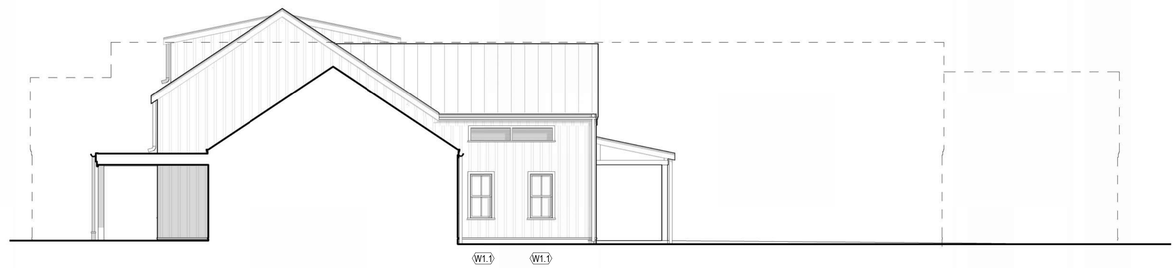
3 HDC2.4 PROPOSED EAST ELEVATION
1/8" = 1'-0"



2 HDC2.4 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



1 HDC2.4 PROPOSED NORTH ELEVATION (CENTRAL VOLUME)
1/8" = 1'-0"

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Job Number: 791
File:

Date: 5.12.2025

Drawing Set: HDC REVIEW

Drawing Title: EXTERIOR ELEVATIONS

Drawing Number: HDC2.4

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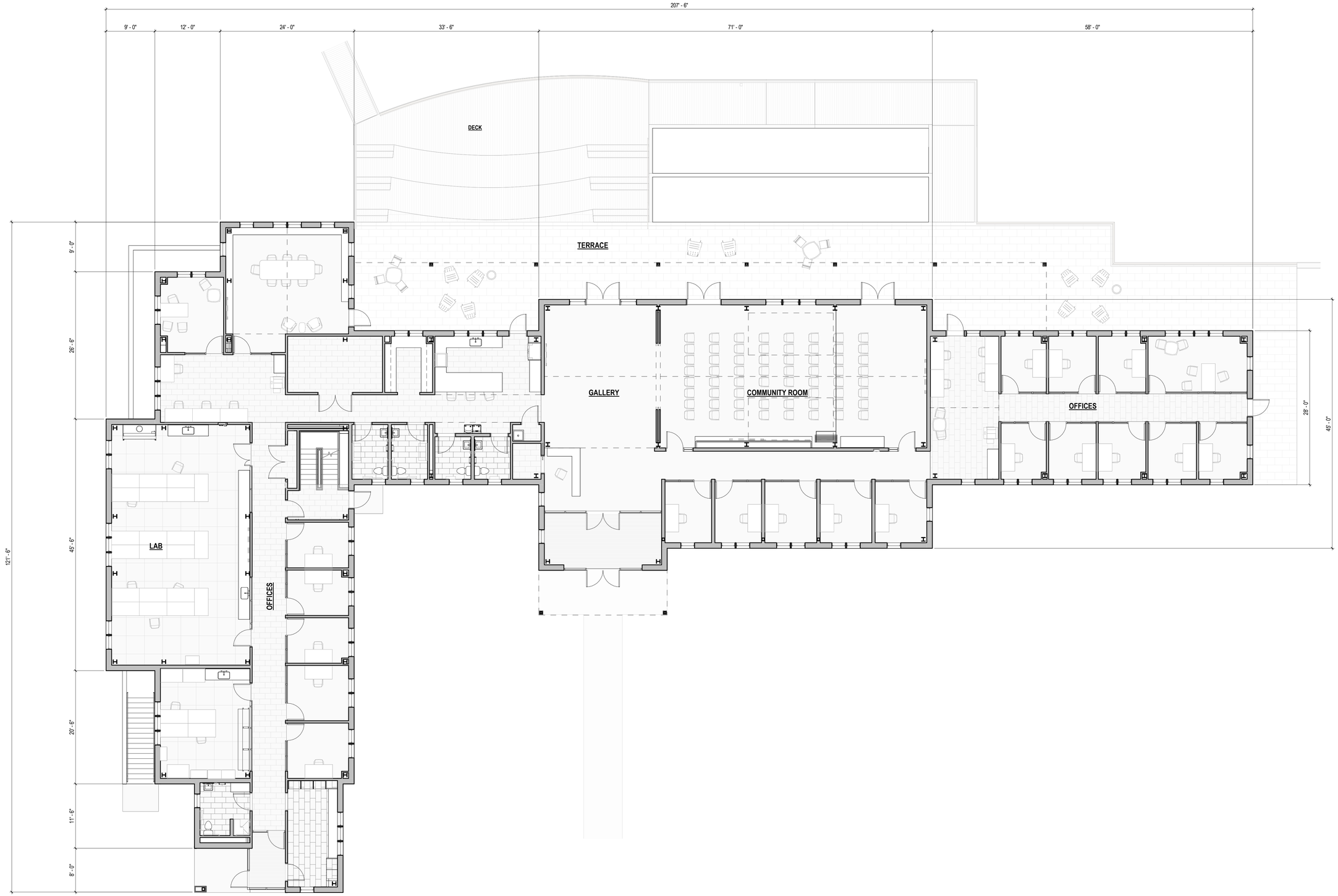

N

1 HDC2.5 PROPOSED ENTRY LEVEL PLAN

1/8" = 1'-0"

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Nantucket Engineer & Survey, PC
508 825 5053
nantucketengineer.com

No.	Date	Revisions

Seal:

NOT FOR CONSTRUCTION

Drawn: AB | Checked: SR | Approved: TW

Job Number: 791

File:

Date: 5.12.2025

Drawing Set: HDC REVIEW

Drawing Title: PLAN

Drawing Number: HDC2.5

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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: 220 Milestone Road

Tax Map Number: 59 Parcel Number: 1

Owner of Record: Nantucket Conservation Foundation

Description of Proposal:

Relocate house on site

Move Off / Demolition of gambrel barn

New education / research center

Anticipated HDC Submission Date: 2025.05.12

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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PO BOX 13
NANTUCKET, MA 02554

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PO BOX 13
NANTUCKET, MA 02554

MASSACHUSETTS AUDUBON SOCIETY
153 HUMMOCK POND RD
NANTUCKET, MA 02554

PHILLIPS RUN ROAD HOMEOWNERS ASSN
1 AUTUMN RIDGE DR
WINDHAM, CT 06280

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PO BOX 13
NANTUCKET, MA 02554

COFFIN MITCHELL TRST
MC LIVING TRUST AGREMENT
P O BOX 383
SIASCONSET, MA 02564

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

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WINDHAM, CT 06280

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TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Nantucket Conservation Foundation

MAILING ADDRESS..... PO Box 13 Nantucket MA 02554

PROPERTY LOCATION..... 220 Milestone Road

ASSESSORS MAP/PARCEL..... 51 / 1

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.

MAY 9, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR Freysinger David S Tr Etal

STREET ADDRESS 8 Shimmo Pond Rd

MAP/PARCEL 54/258

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 05/12/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Miroslava Ahern 05/08/2025

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°: 54 PARCEL N°. 258

Street & Number of Proposed Work: 8 SHIMMO POND RD

Owner of record: FREYSINGER DAVID S TR ETAL

Mailing Address: 7535 INWOOD DRIVE, HOUSTON, TX 77063

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 _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and 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: 6 FT
Type: FULL BOARD
Length: 162 LF

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

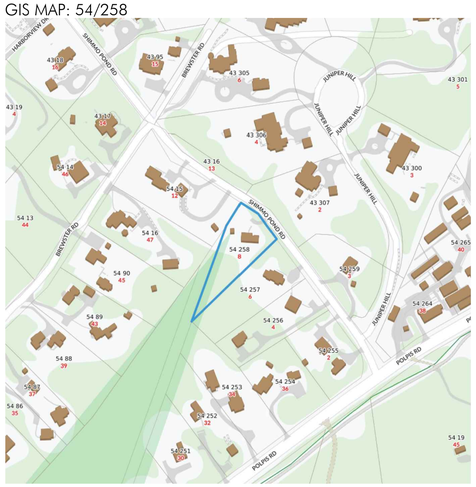
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 05/08/2025 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 54/258

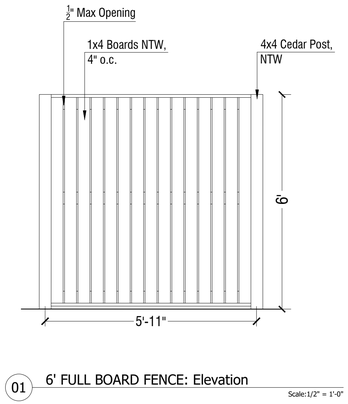


AERIAL MAP: 54/258



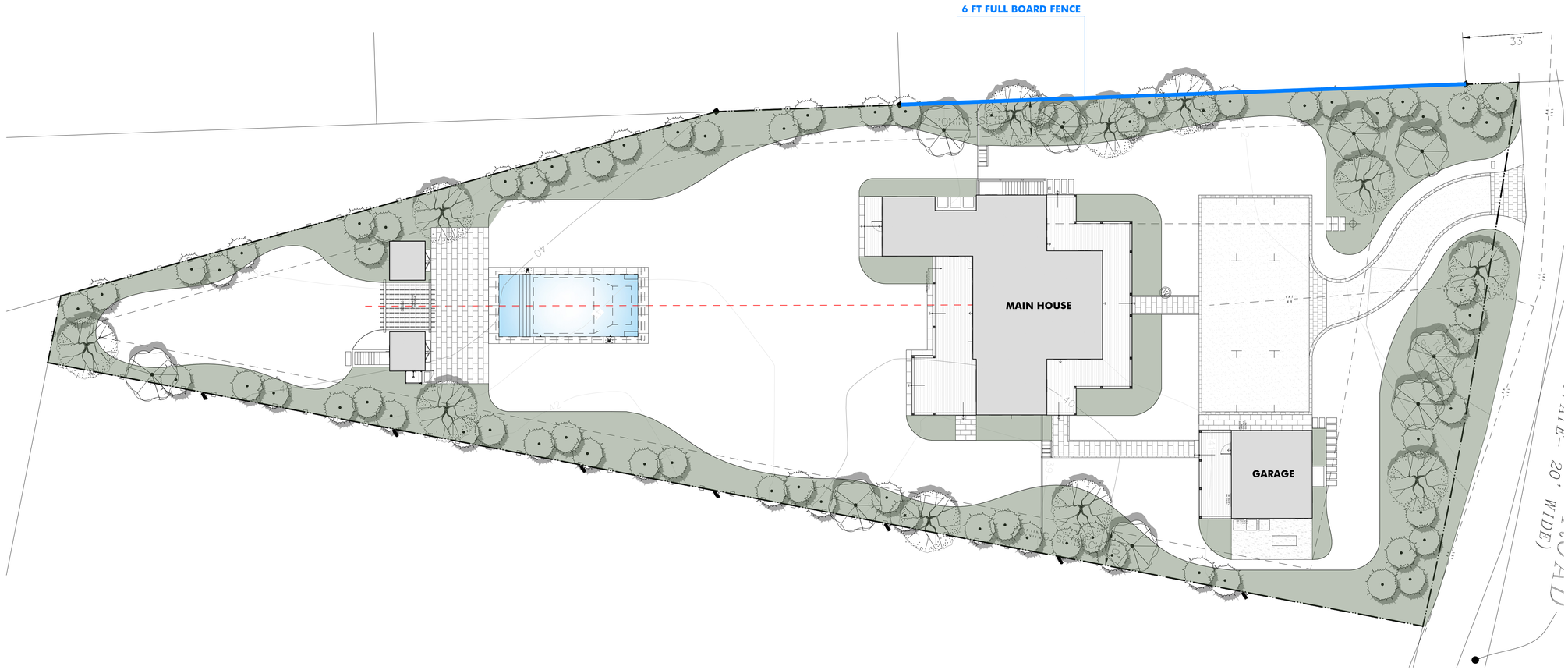
PLANT LEGEND

SYMBOL	NAME
	Native mix of shrubs & grasses



01 6' FULL BOARD FENCE: Elevation

Scale:1/2" = 1'-0"



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

8 SHIMMO RESIDENCE

8 SHIMMO POND ROAD
NANTUCKET, MA 02554

OWNER

FREYSINGER DAVID & ALICIA
7535 Inwood Drive,
Houston, TX 77063

ARCHITECT

BOTTICELLI & POHL
11 Old South Road, Nantucket MA
T (508) 228 5455

SURVEYOR

BLACKWELL & ASSOCIATES, Inc.
20 Teasdale Circle, Nantucket MA
T (508) 228 9026

PROPERTY INFO

ZONE: LUG-1
MAP / PARCEL: 54/258
LOT SIZE: 40,946 SF
MIN. LOT SIZE: 40,000 SF

FRONTAGE: 100 FT
FRONT SETBACK: 35 FT
SIDE SETBACK: 10 FT

GROUND COVER: 7%
MAX G.C.:

REVISIONS

NO.	DATE	PROJECT PHASE

HDC SUBMISSION
FENCE

NOTES

DRAWING INFO

DATE	MAY 8, 2025
SCALE	1/16"=1'-0"
DRAWN BY	VS

ISSUES

HDC-01

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

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All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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

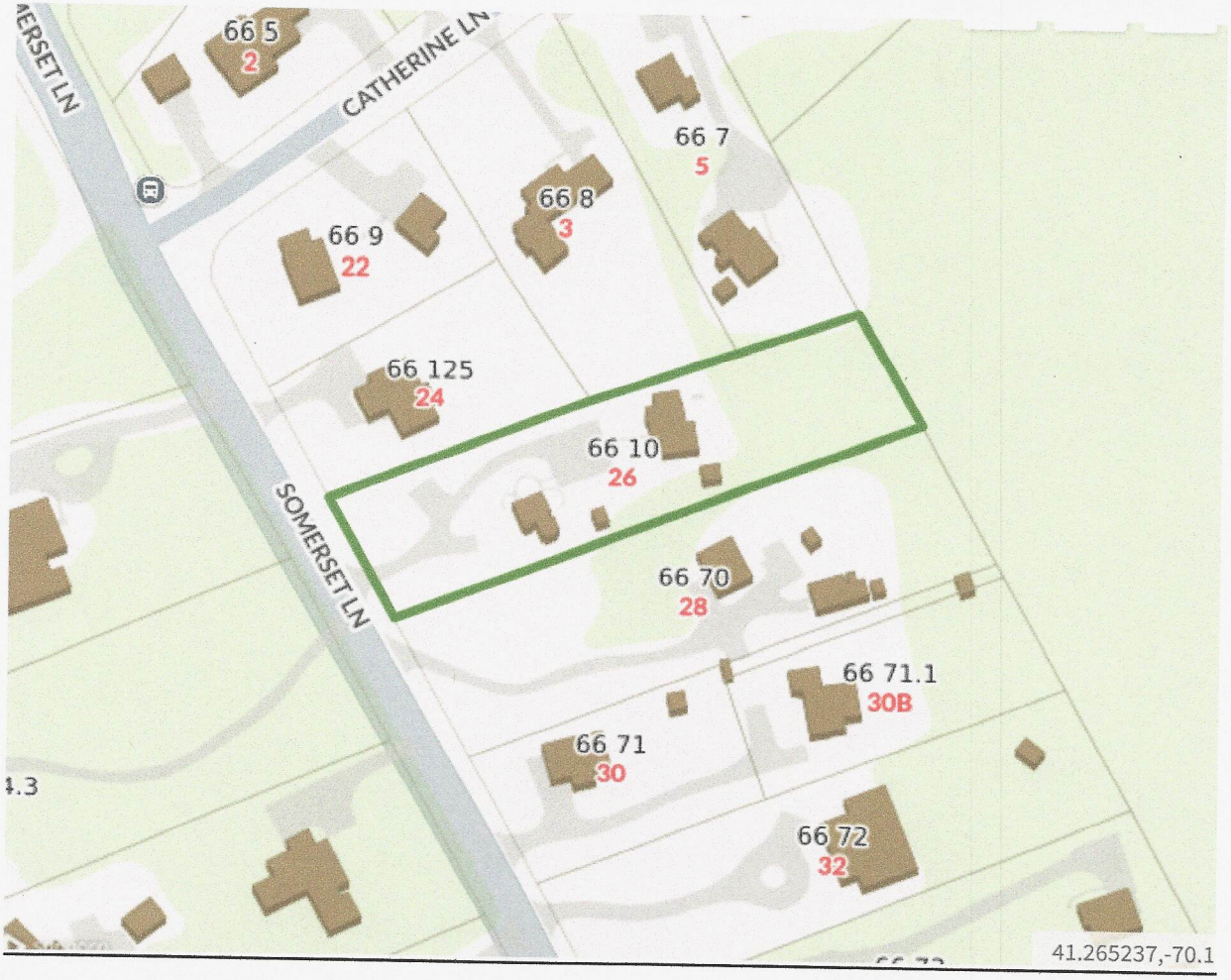
Sidewall NTW
Trim NANTUCKET GRAY
Deck NTW
Clapboard (if applicable) _____
Sash PLATINUM GRAY
Foundation GRAY
Roof NTW
Doors NANT GRAY / GARAGE DR
Fence SIDE-NTW
Shutters NTW

* 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.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO.
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

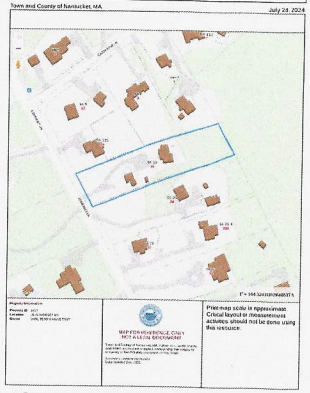
Map & Parcel	56 34/7/8	Lot Size	~40,200 sq. ft.
District/Zoning	R-20	Allowable Ground Coverage	5,025 sq. ft.
Minimum Lot Size	20,000 sq.ft.	Existing Ground Coverage	1,614 sq. ft.
Frontage	75 ft.	Proposed Main House Ground Coverage	2,954 sq. ft.
Ground Cover Ratio	12.5%	Proposed Garage/Guest House Ground	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.



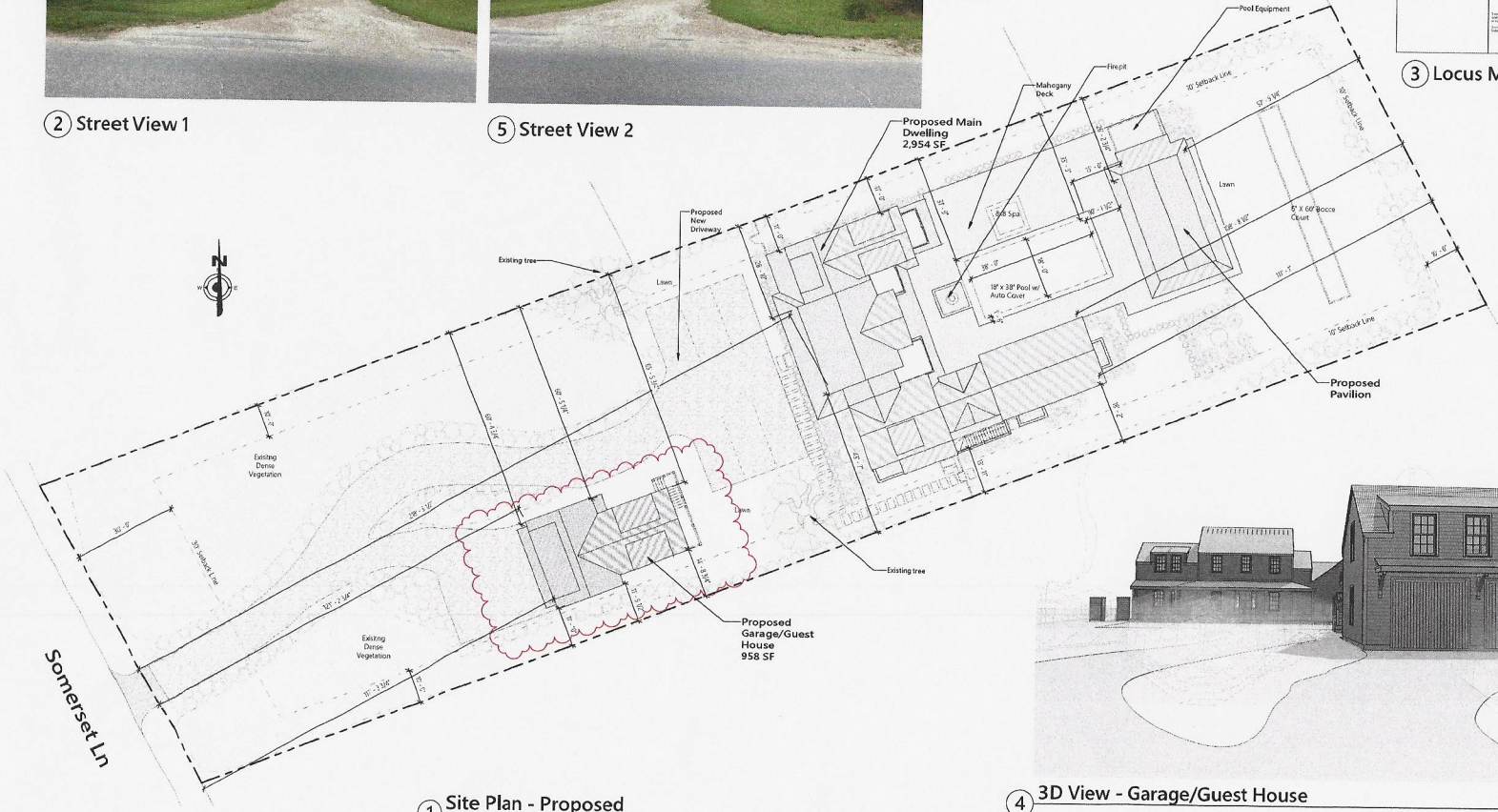
2 Street View 1



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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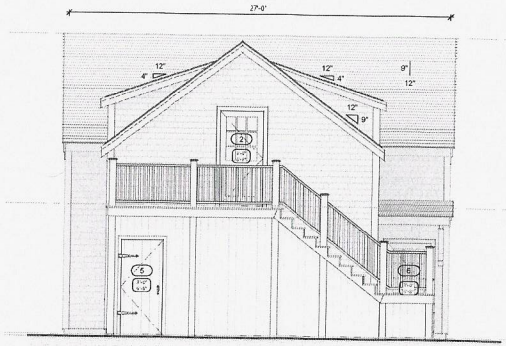
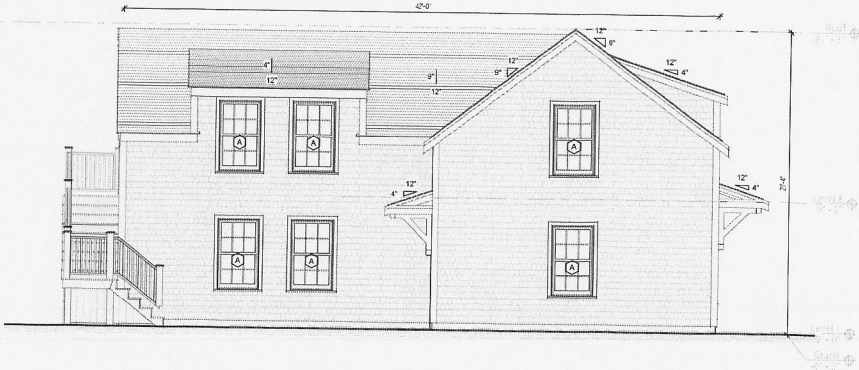
1 Proposed South Elevation
1/4" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"



3 Proposed West Elevation
1/4" = 1'-0"



4 Proposed North Elevation
1/4" = 1'-0"

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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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ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO
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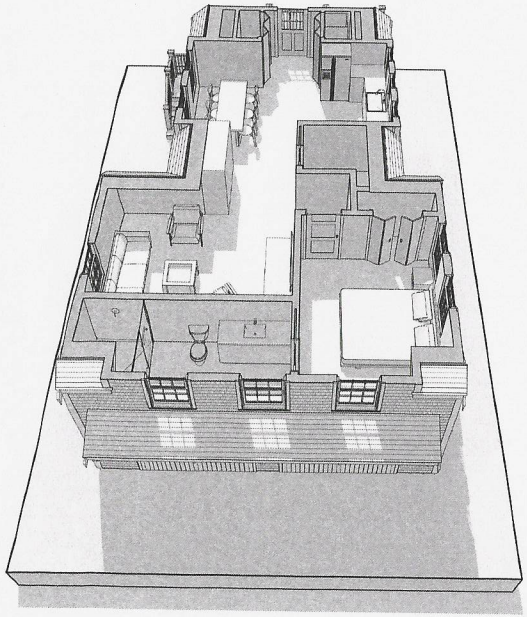
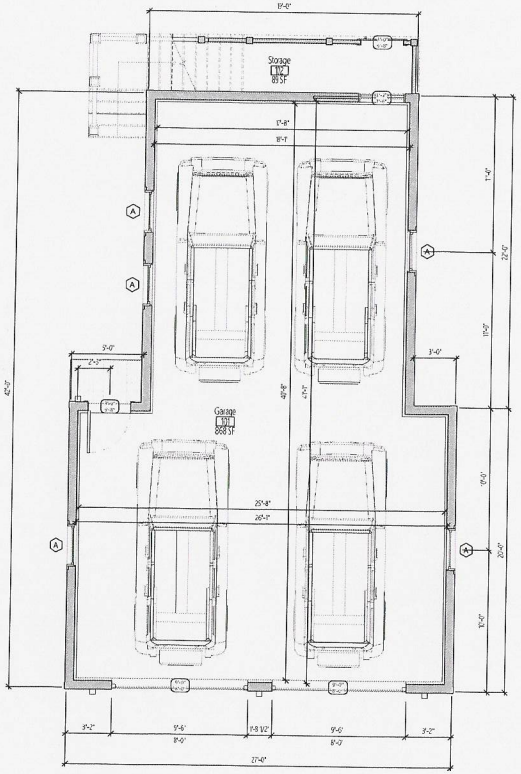
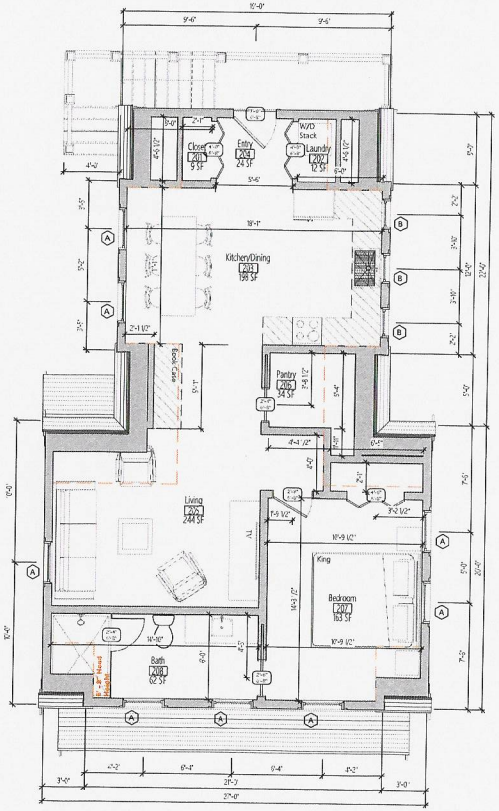


3 2nd Floor View

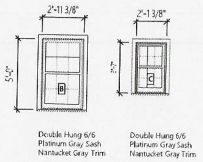
Room Schedule				
Room Number	Room Type	Area	Perimeter	Comments
101	Garage	868 SF	132' - 8"	
102	Storage	89 SF	57' - 0"	
Level 1: 2		957 SF		
201	Closet	9 SF	12' - 9 1/4"	
202	Laundry	12 SF	14' - 0 3/4"	
203	Kitchen/Dining	198 SF	58' - 0"	
204	Entry	24 SF	19' - 6 3/4"	
205	Living	244 SF	74' - 2"	
206	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"



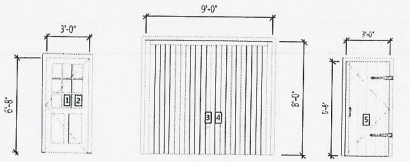
2 Level 2
1/4" = 1'-0"



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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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

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Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ 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:

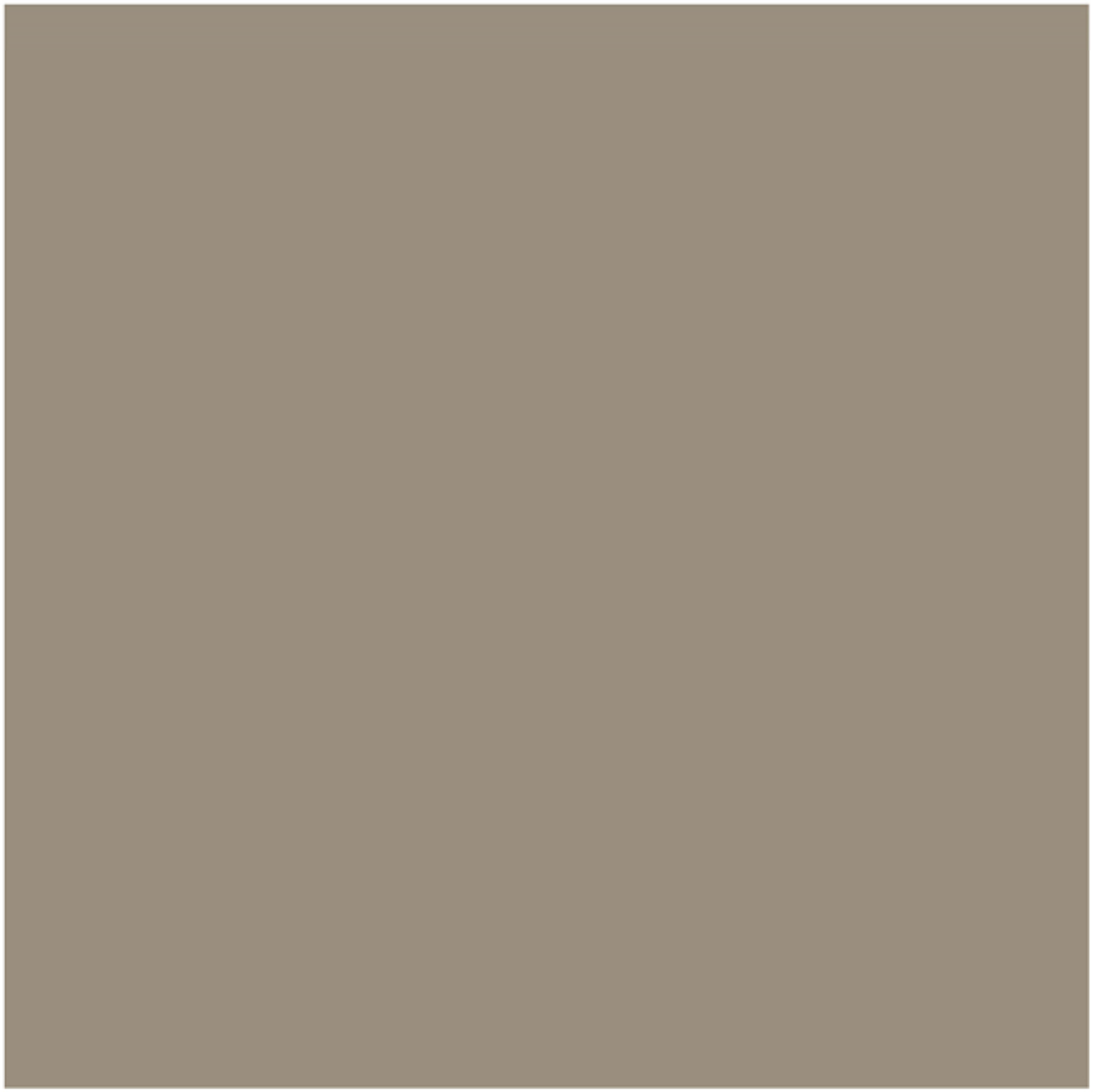
I ROBERT PUTNAM, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)
MANAGER OF 7 MAPLE LLC
behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District

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

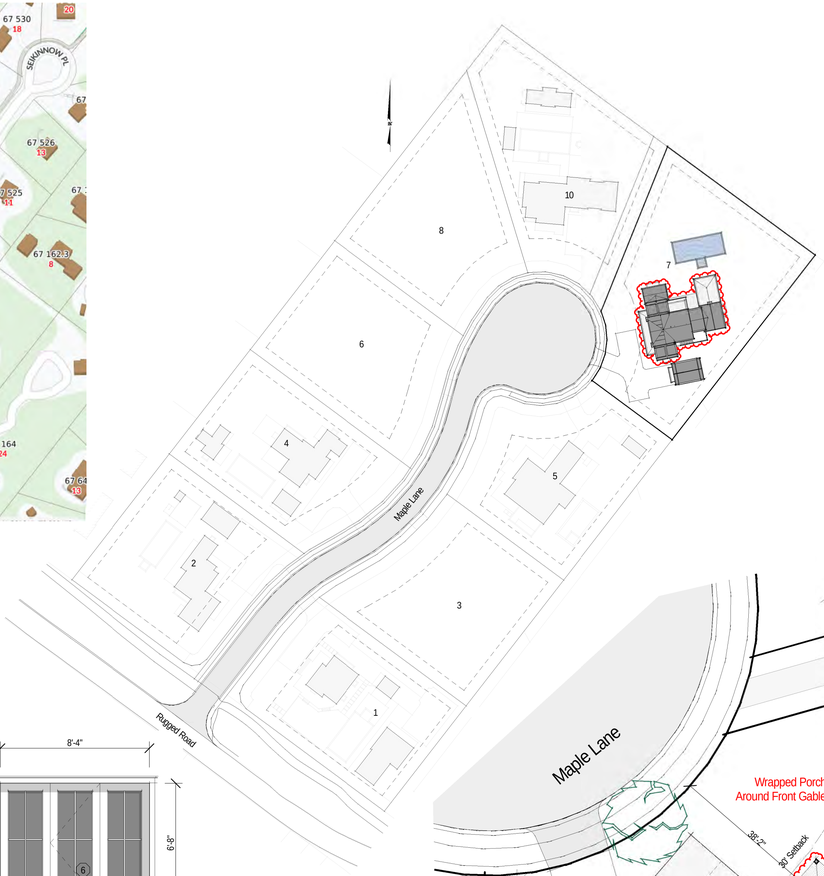


North



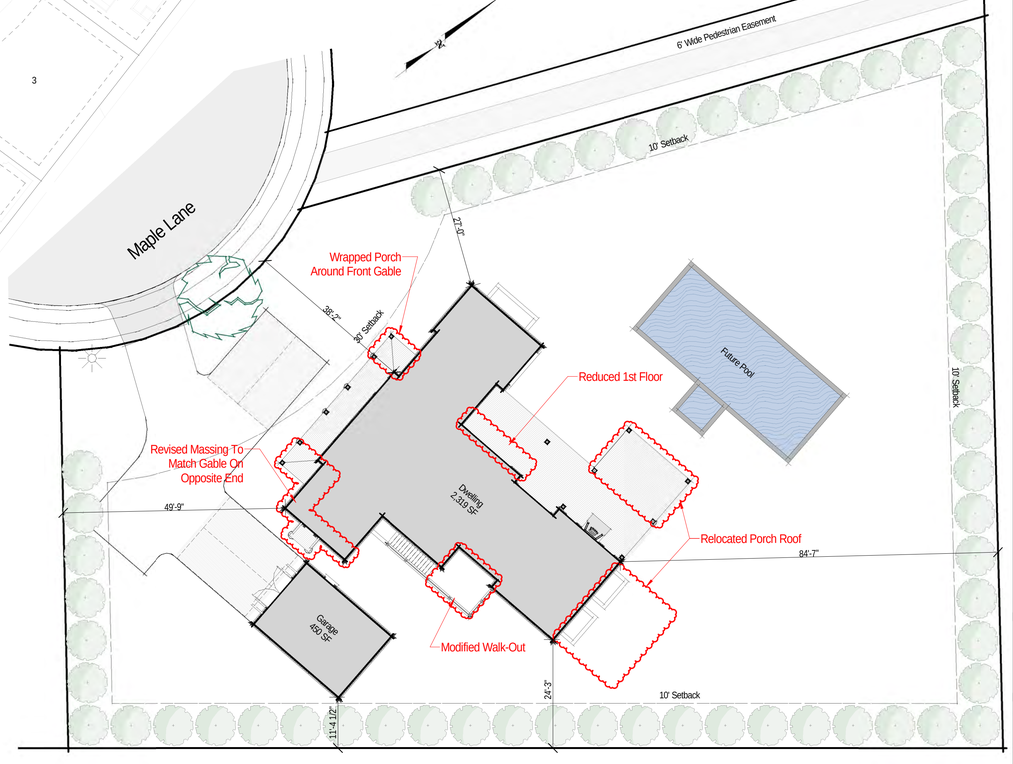
Locus Map

Not to Scale



Overall Site Study

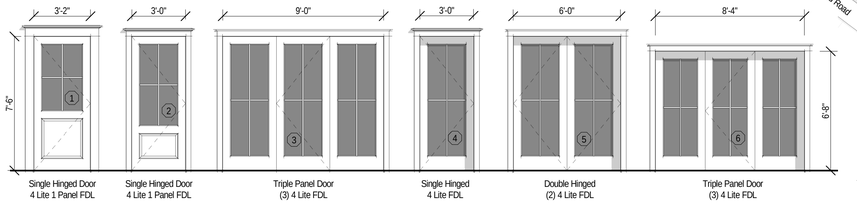
1/64" = 1'-0"



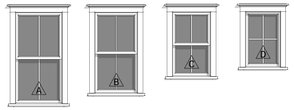
Site Plan

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
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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.1.3 Roof Plan
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A.2.2 Exterior Elevations
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"

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First Floor Plan

Site Information

Map & Parcel:	67 / 303
Current Zoning:	R2
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
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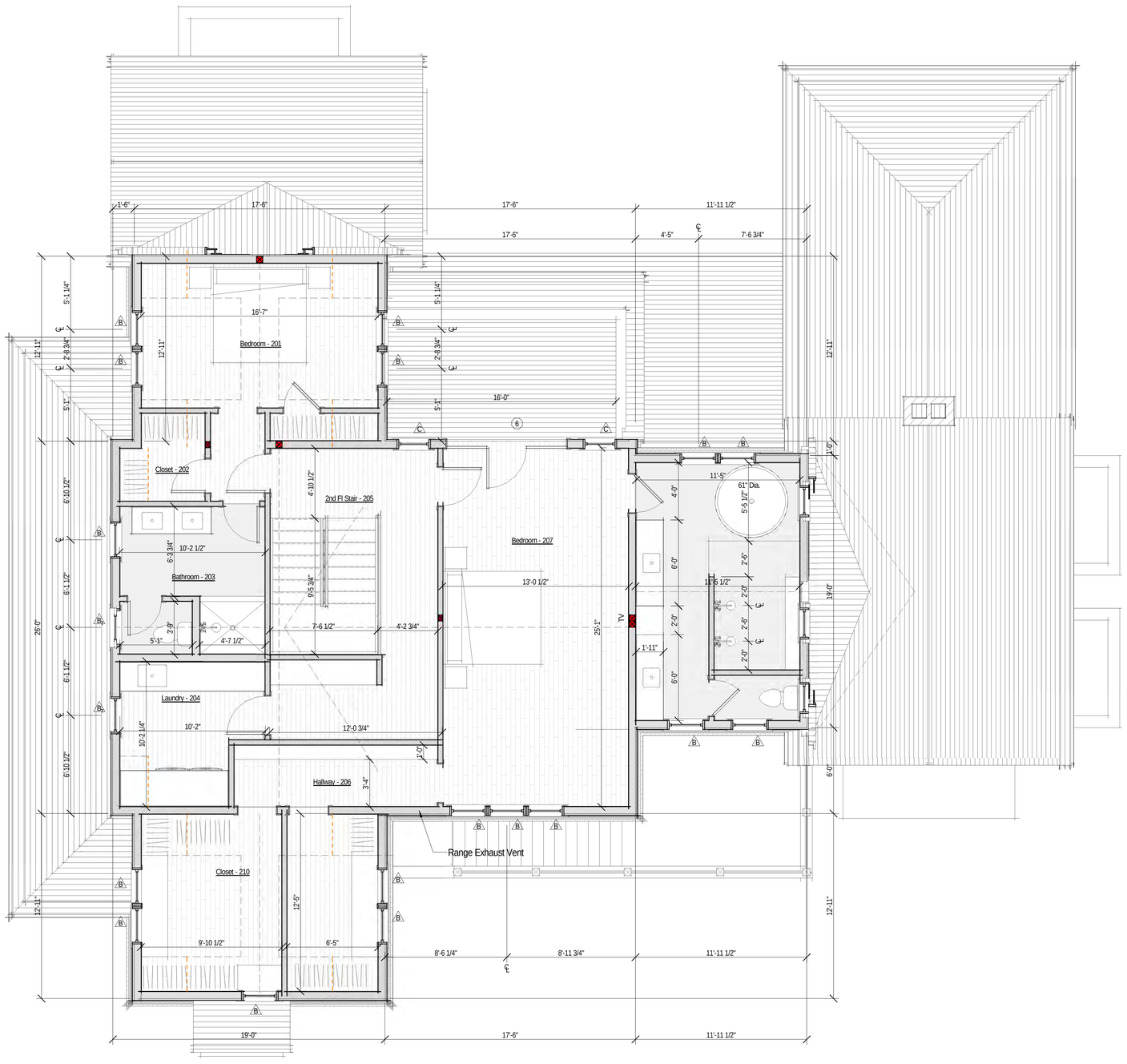
05.12.25

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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508.325.4995
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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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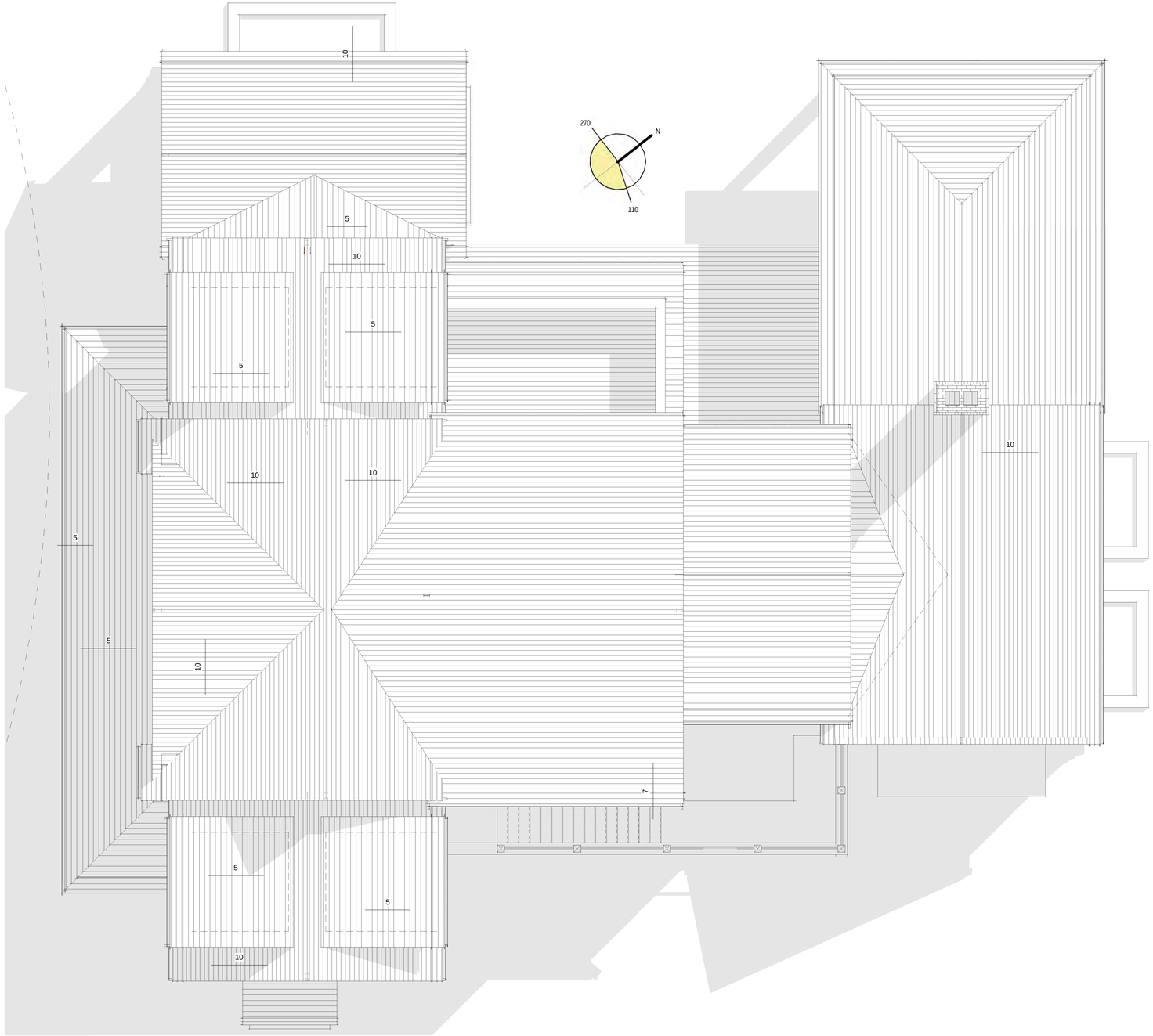
A.1.2

2514

05.12.25

HDC Submission



1 Roof Plan
1/4" = 1'-0"

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Roof Plan

Site Information

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Current Zoning:	R2
Minimum Frontage:	75'
Front Setback:	30'
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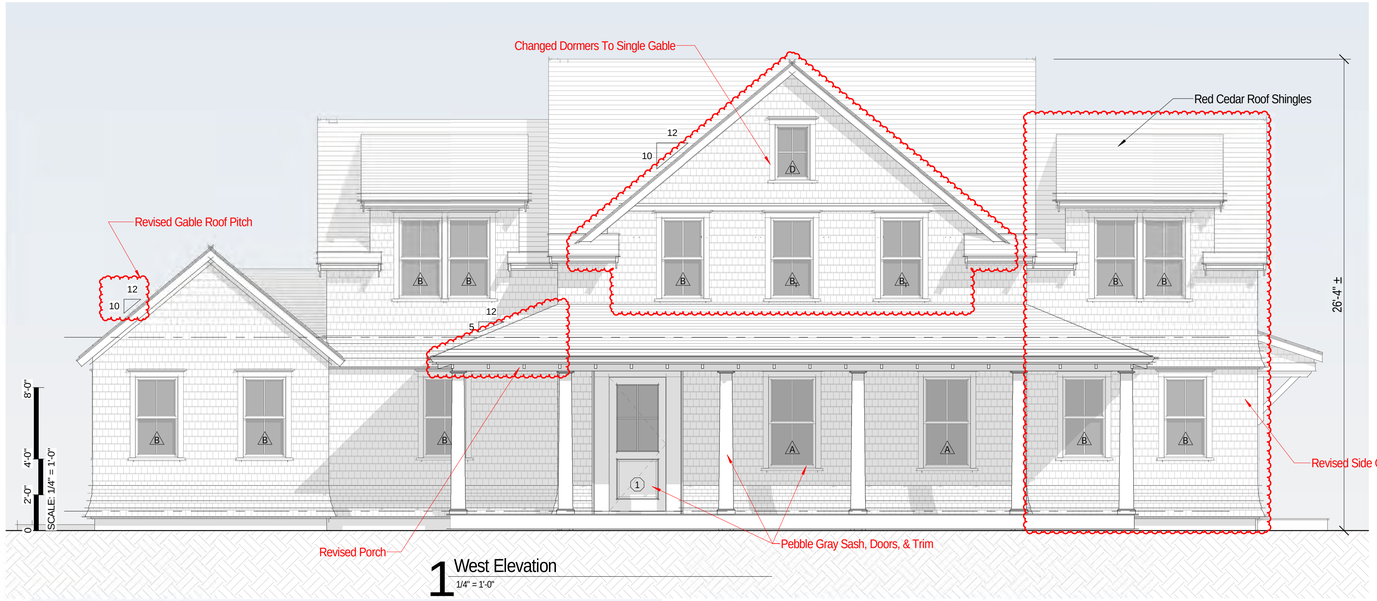
A.1.3

2514

05.12.25

HDC Submission



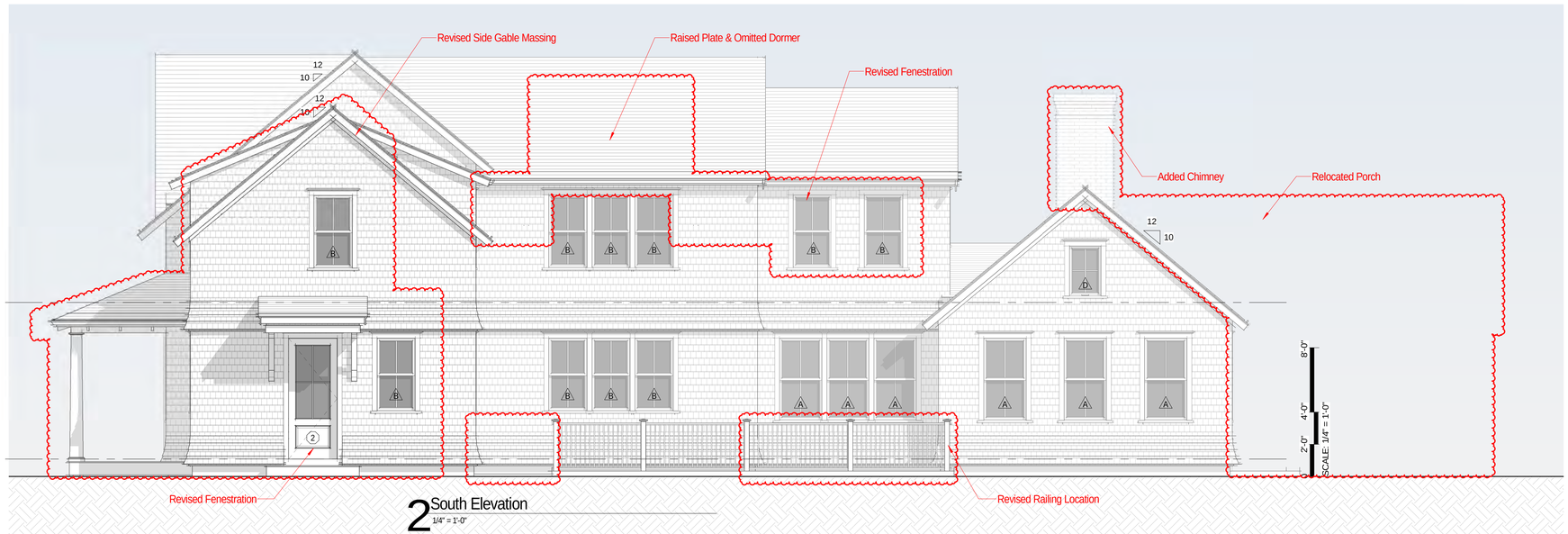
1 West Elevation
1/4" = 1'-0"



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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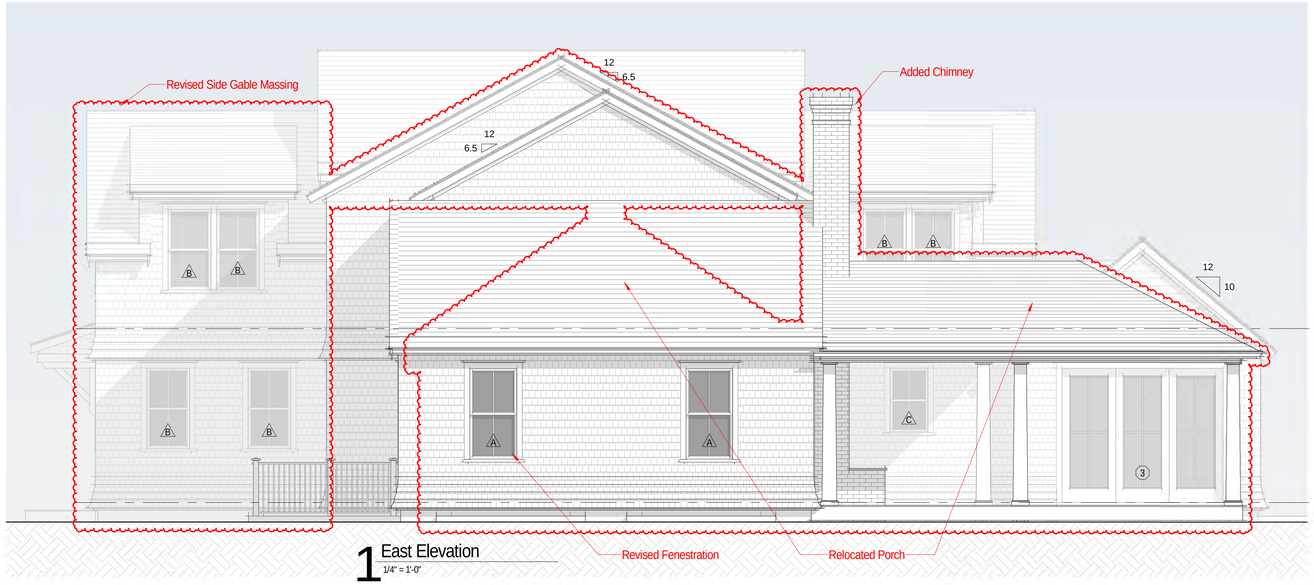
A.2.1
2514

05.12.25

HDC Submission



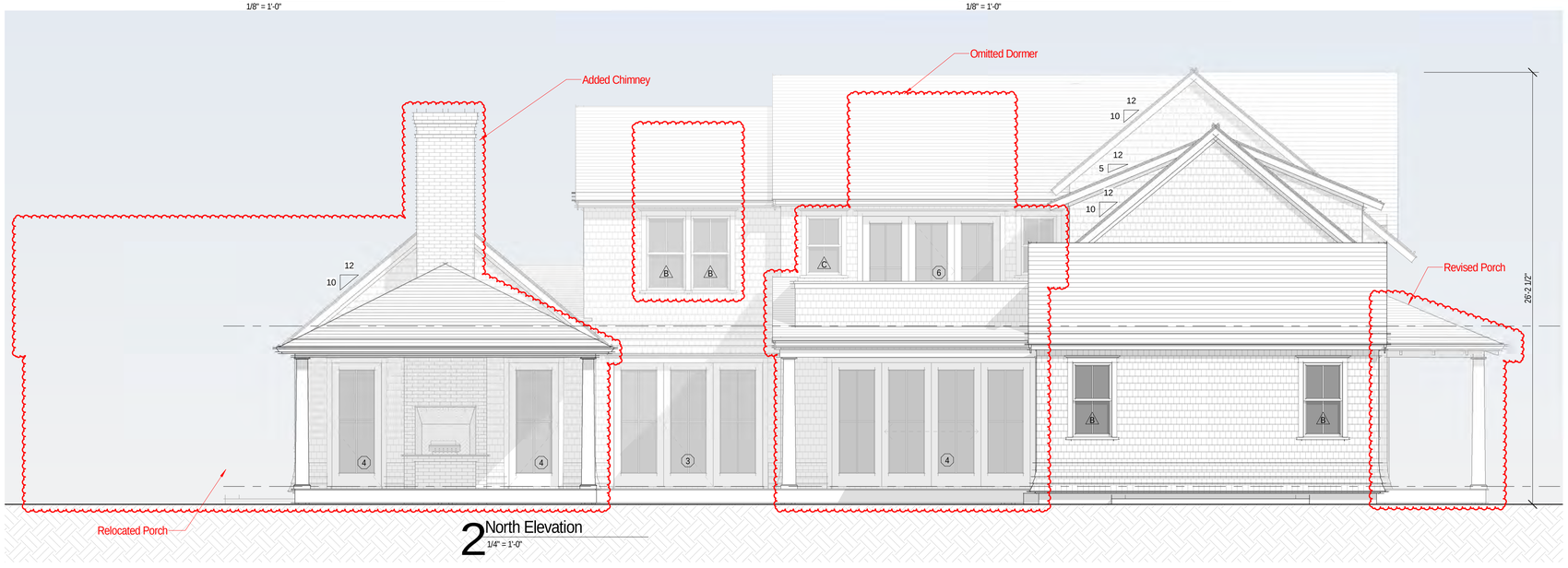
1 East Elevation
1/4" = 1'-0"



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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Exterior Elevations

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A.2.2

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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



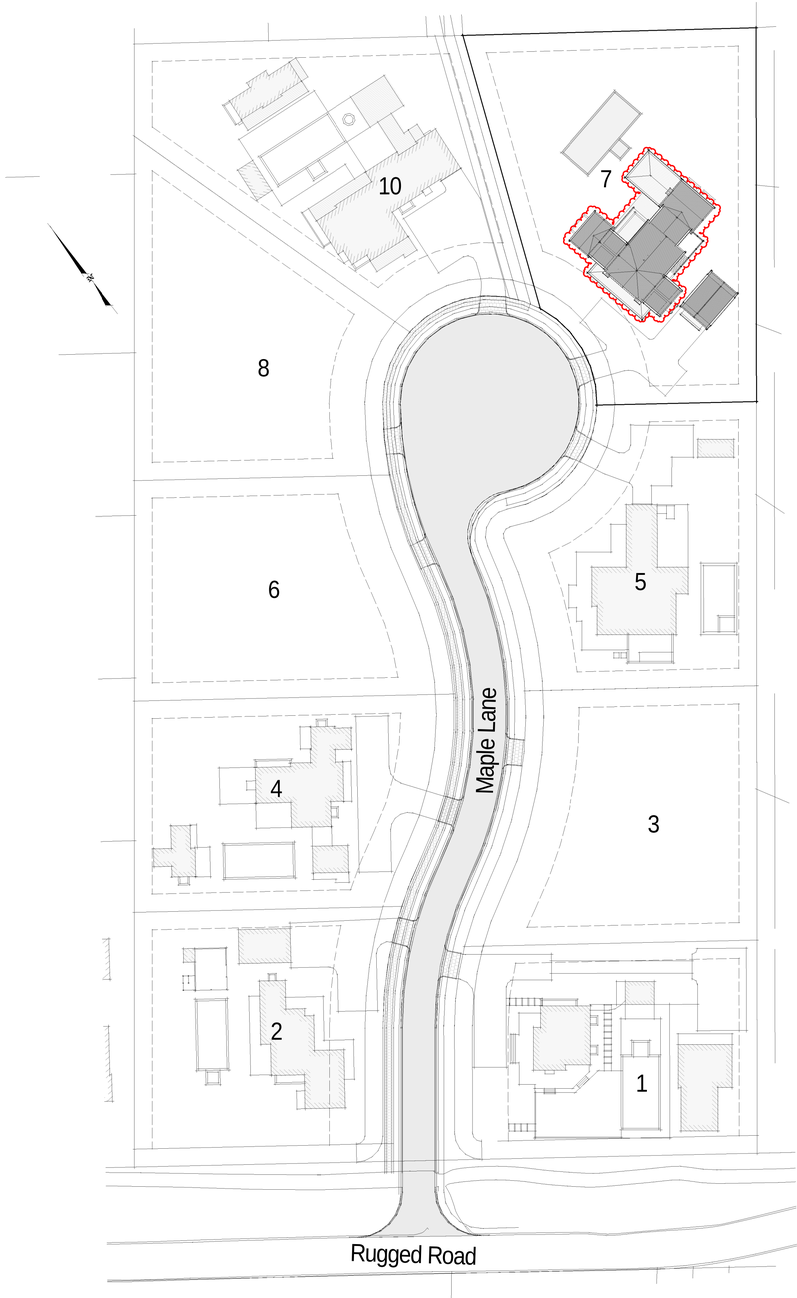
3



2



1



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Street Photos

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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: ~~240 days~~ 6/30/23

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

WEST (LEFT ELEVATION) CROSS (ABOVE - 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

Width: 61'-10" Sq. footage 2nd floor: 1,524 SF

Sq. footage 3rd floor: _____

Decks/Patio: Size: 12'X47' ☑ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 6" +/- South _____ East _____ West _____

Height of ridge above final finish grade: North 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

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11/12 Secondary Mass 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 _____

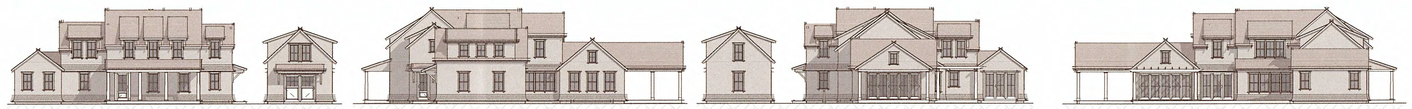
* Attach manufacturer's color samples if color is not from HDC approval list.

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 _____ Signed under penalties of perjury

8 Maple LLC

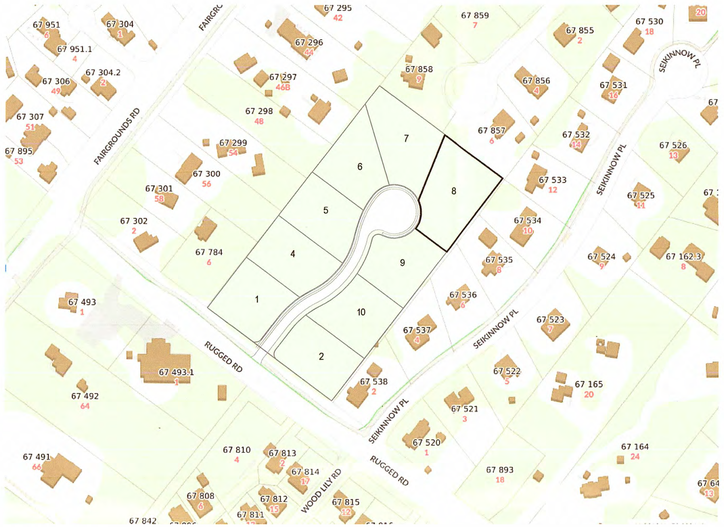
Maple Lane - Lot 8
Nantucket, MA 02554



West | South | East | North

04.12.23

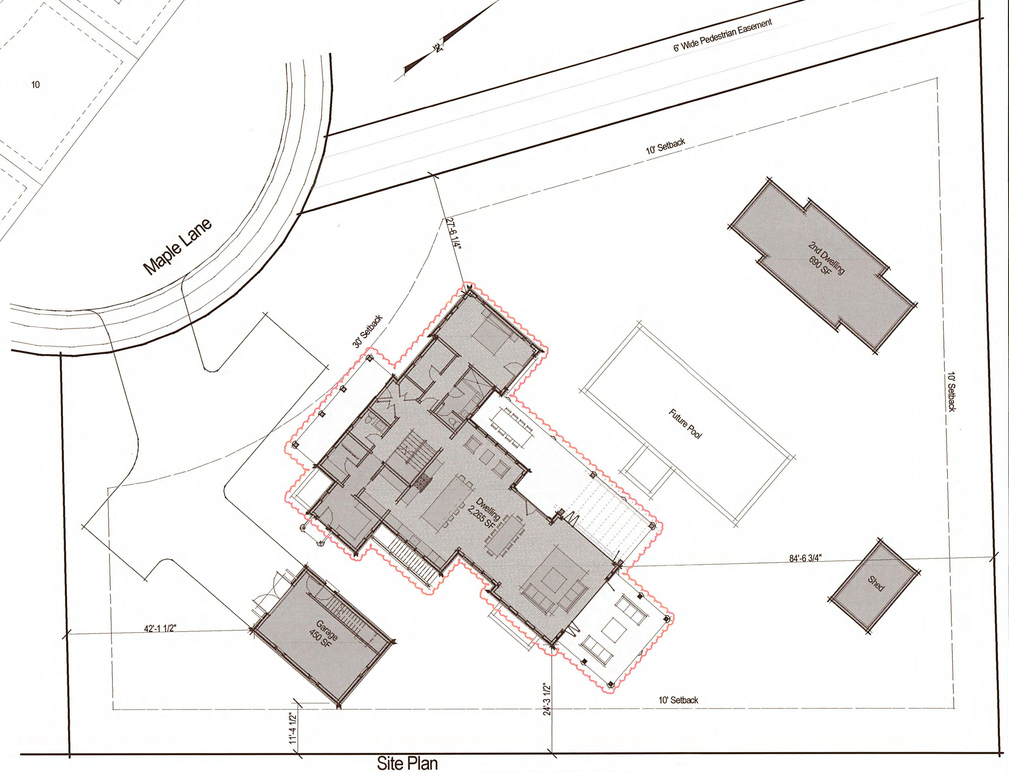
HDC Approval Through Staff



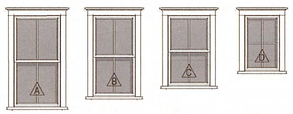
Locus Map
Not to Scale



Overall Site Study
1/64" = 1'-0"



Site Plan
1/16" = 1'-0"

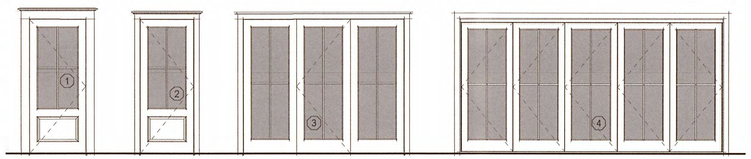


Double Hung
2/2 SDL

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.

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Perspectives
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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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1
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

2231

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

Map & Parcel:	67 / 303
Current Zoning:	R2
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
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Revisions

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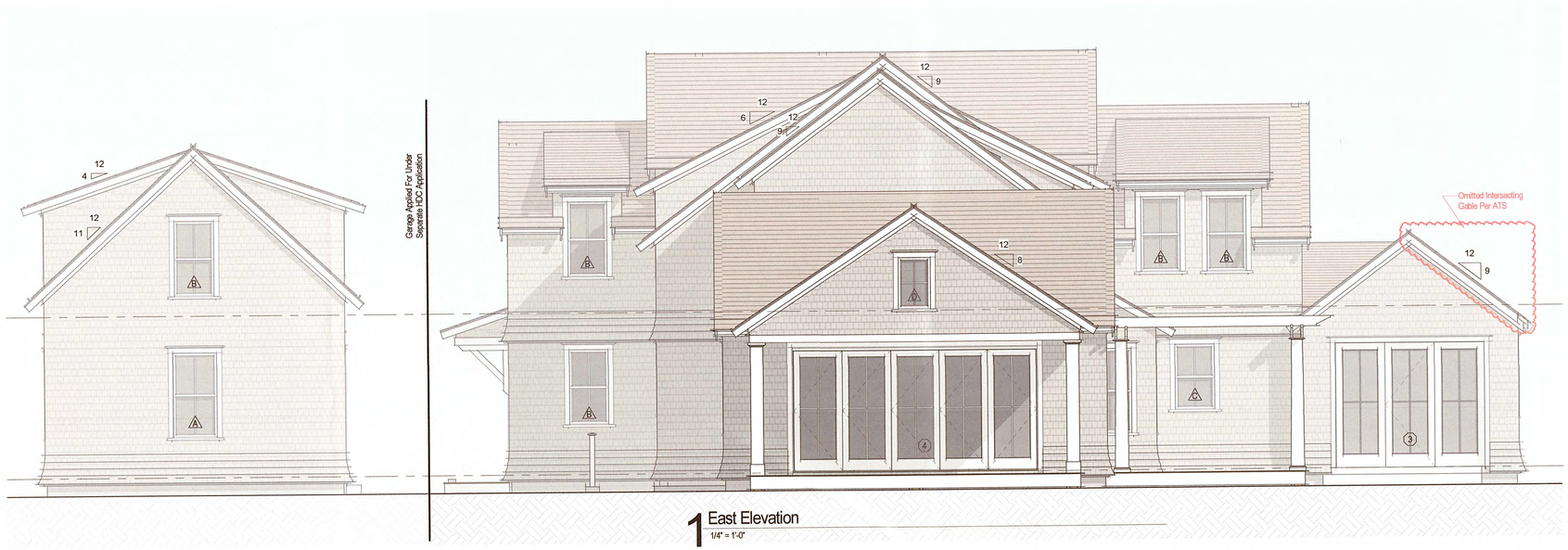
A.2.1

2231

04.12.23

HDC Approval Through Staff



1 East Elevation
1/4" = 1'-0"



2 North Elevation
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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CARSON REALTY TRUST
6 CACHALOT LANE
NANTUCKET, MA 02554
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VERO BEACH, FL 32968
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WINCHESTER, MA 01890
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MAY - 9 2025
Postmark Here
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LASOTA STEPHEN & KATHY
610 FAIRWAY TERRACE
NAPLES, FL 34103
PS Form 3800, January 2023 PSN 7530-02-000-9047
See Reverse for Instructions



Locus Map

Not to Scale

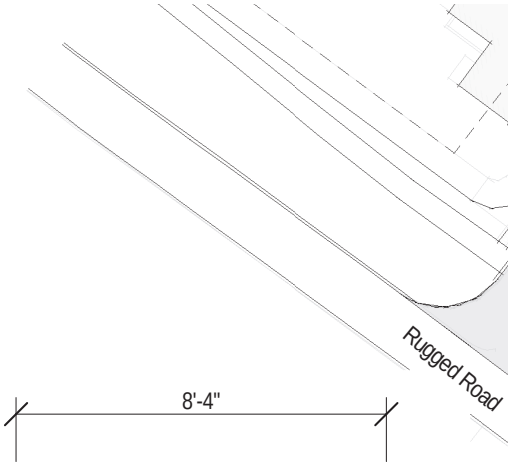


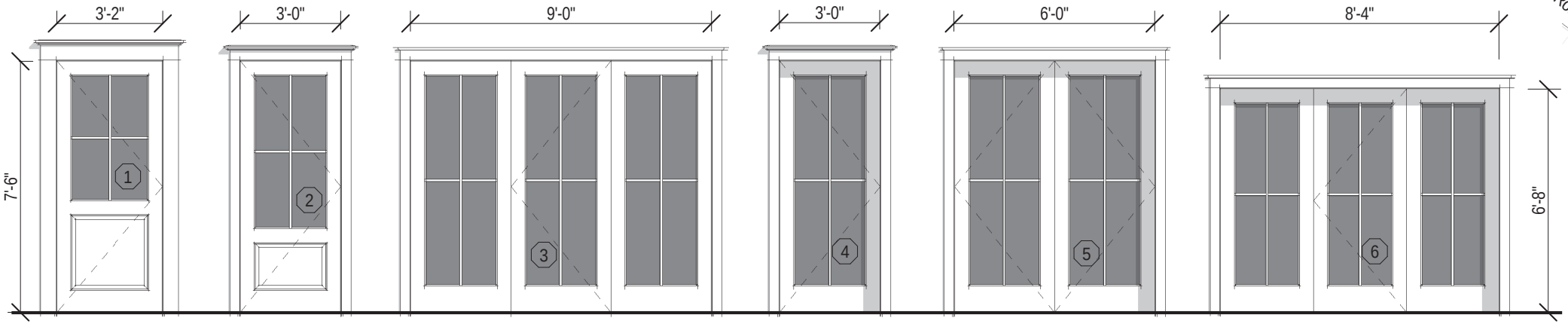
Double Hung
2/2 FDL

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

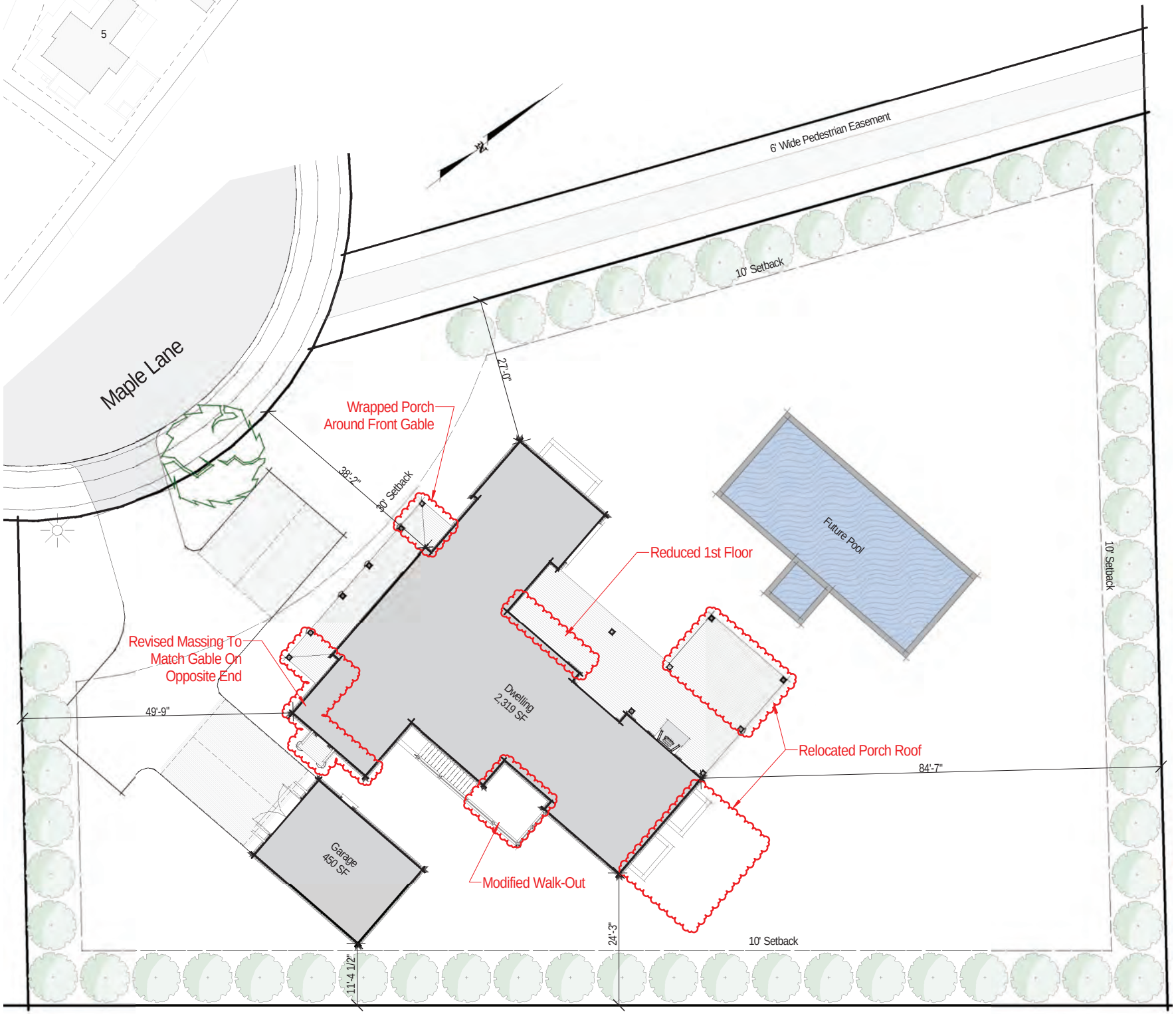
Single Hinged
4 Lite FDL

Double Hinged
(2) 4 Lite FDL

Triple Panel Door
(3) 4 Lite FDL

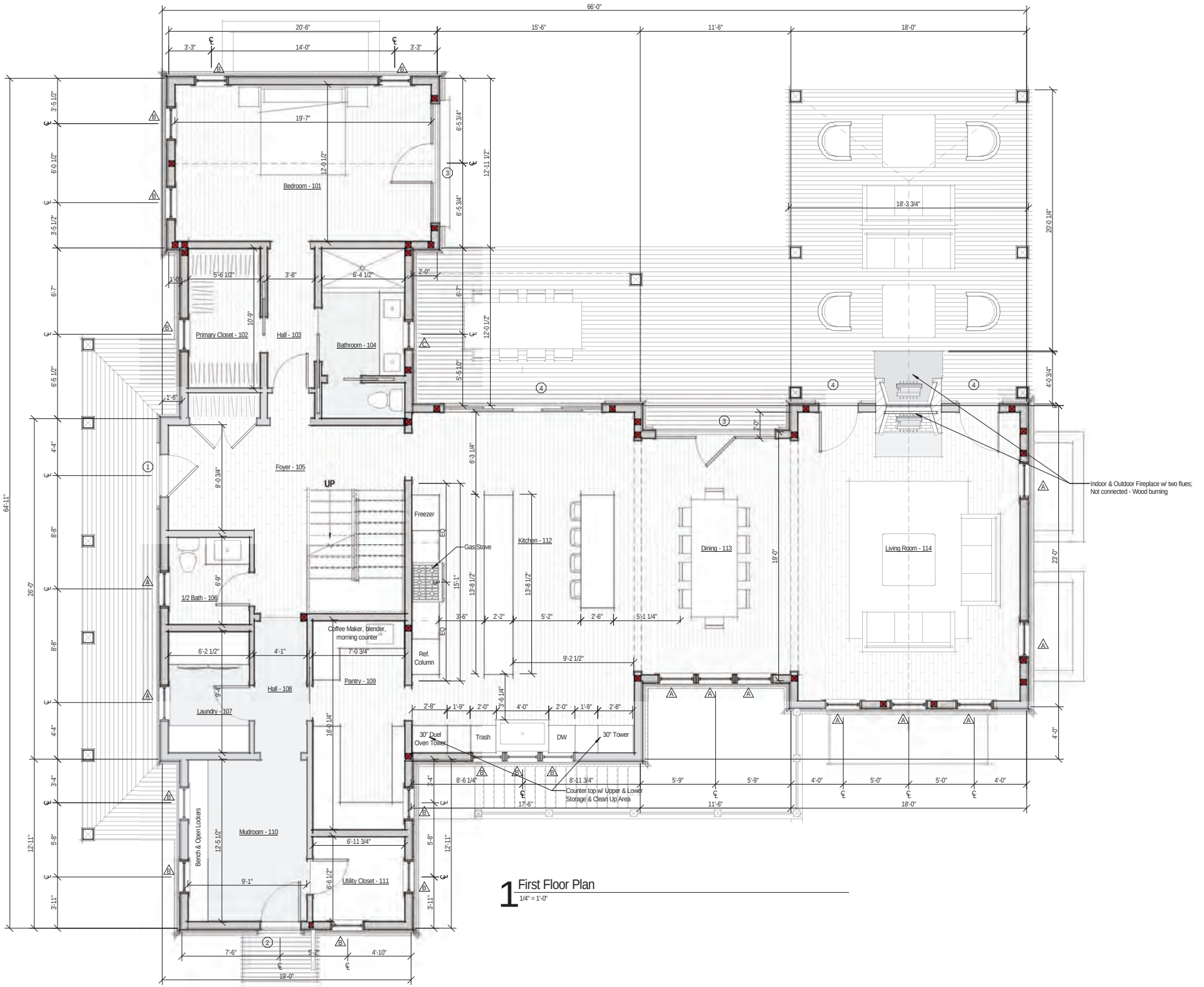
Window & Door Legend

1/4" = 1'-0"

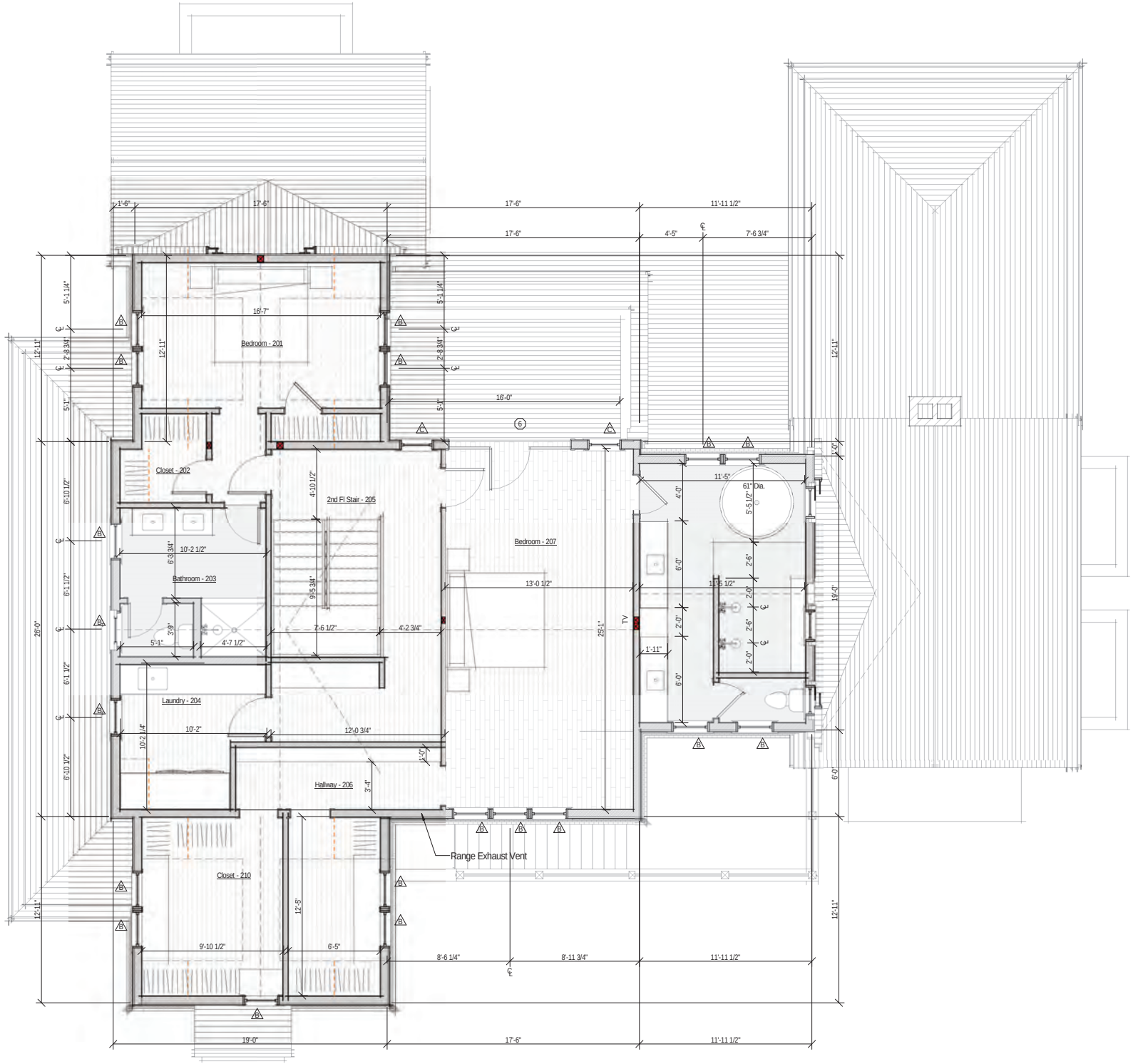


Site Plan

1/16" = 1'-0"



1 First Floor Plan
1/4" = 1'-0"

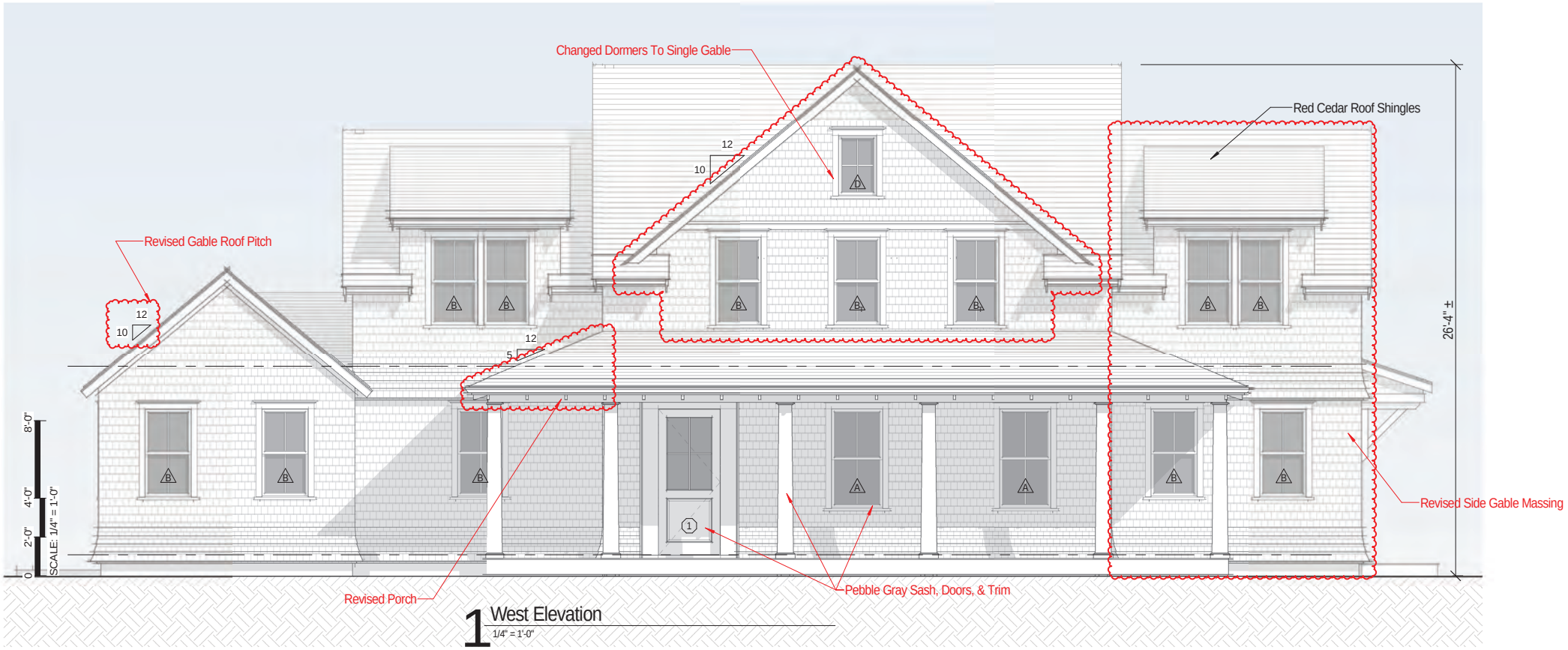


1 Second Floor Plan

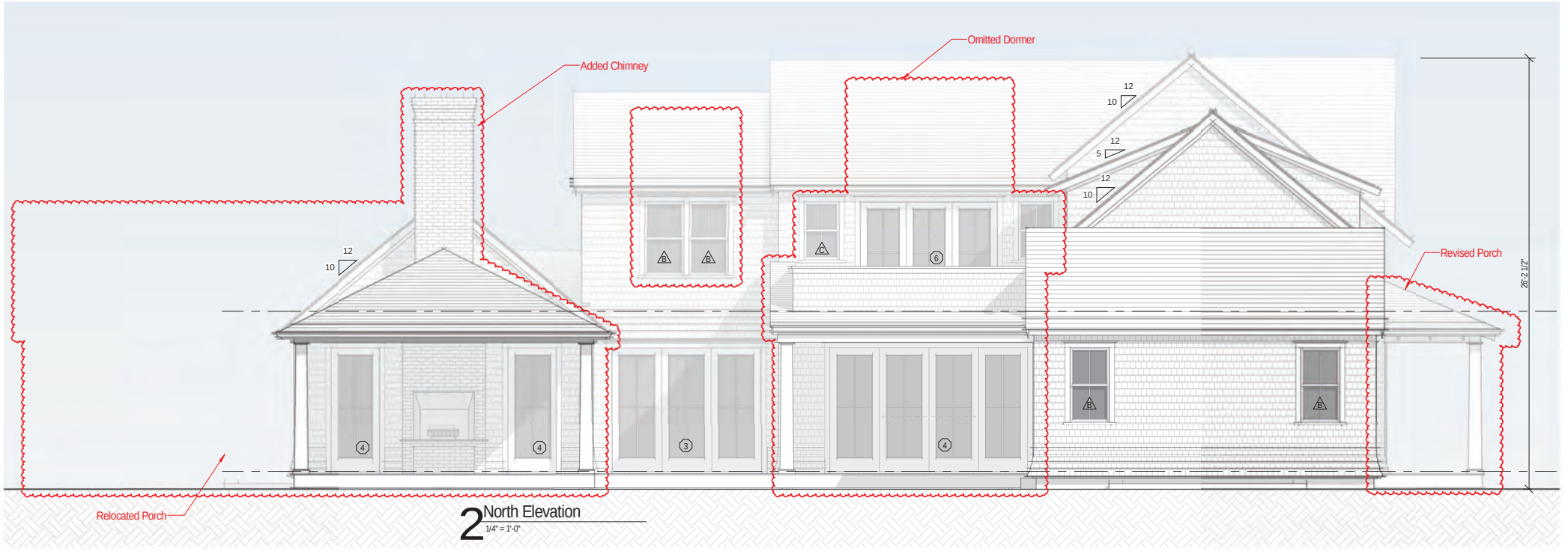
1/4" = 1'-0"



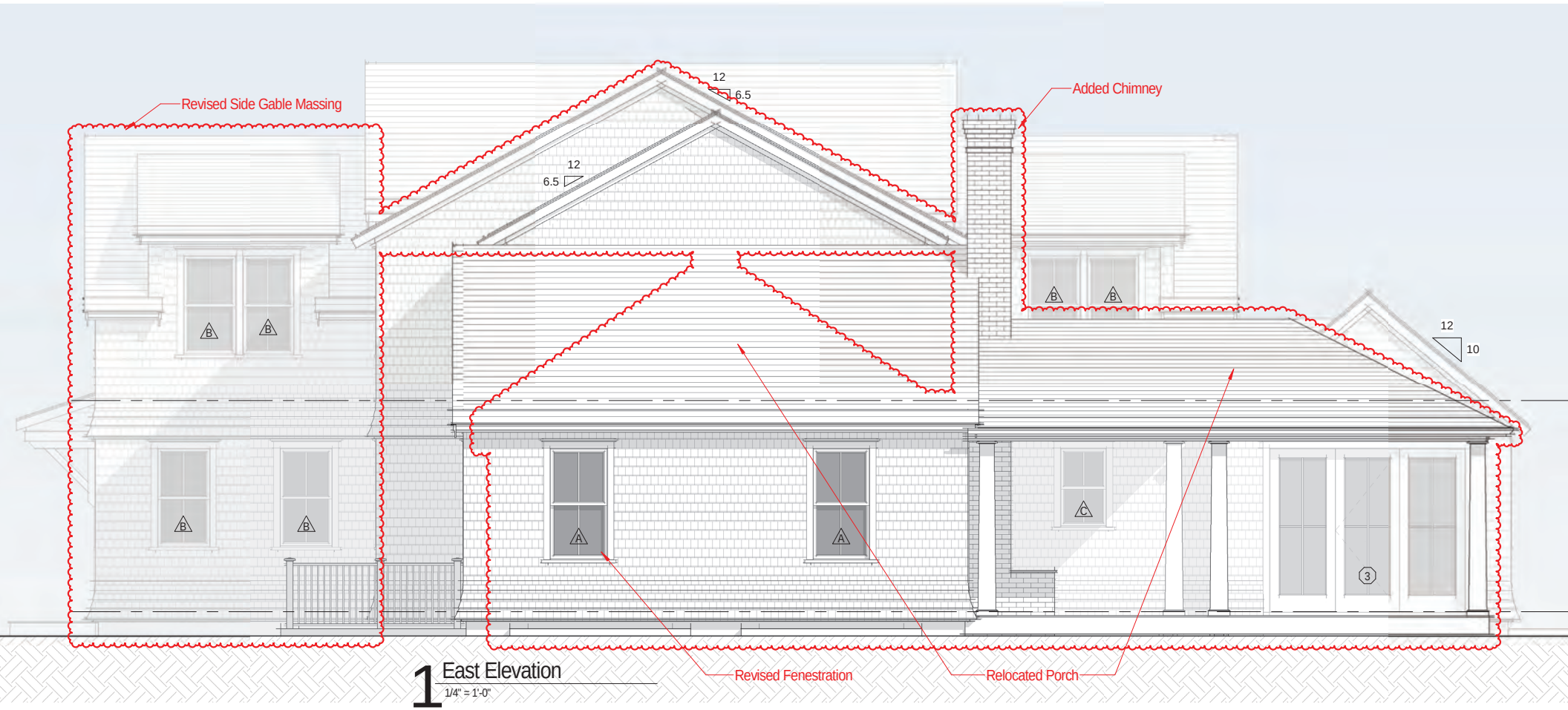
1 Roof Plan
1/4" = 1'-0"



1 West Elevation
1/4" = 1'-0"

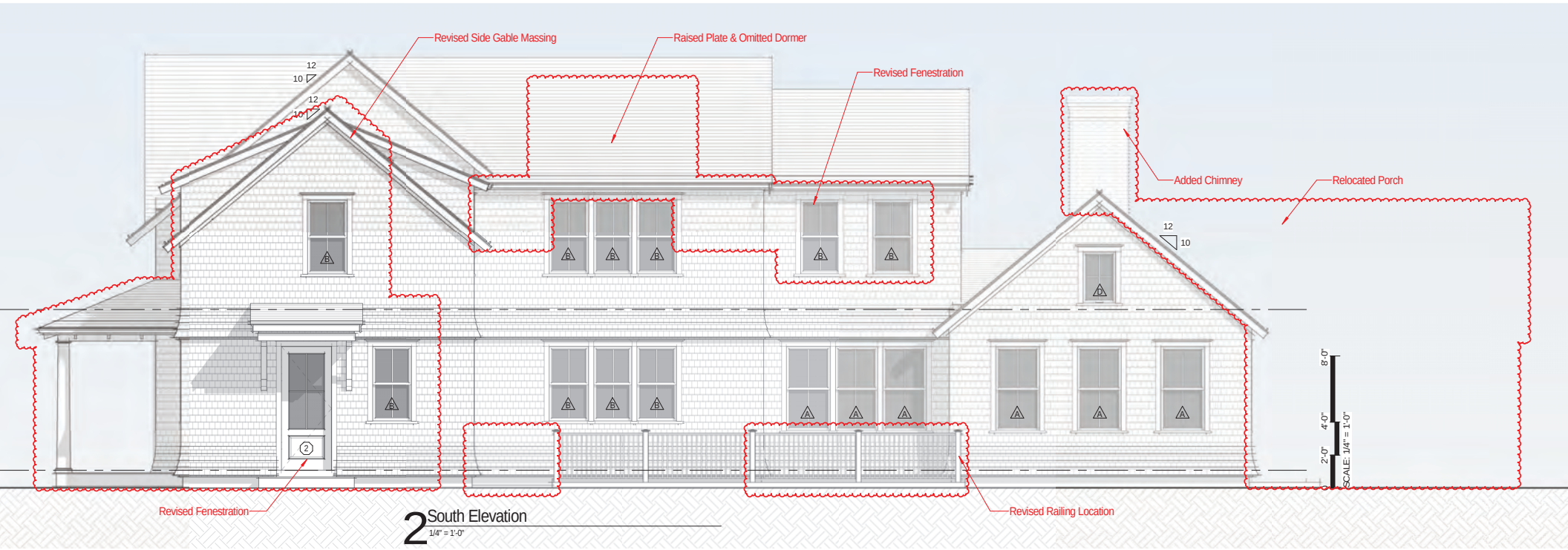


2 North Elevation
1/4" = 1'-0"



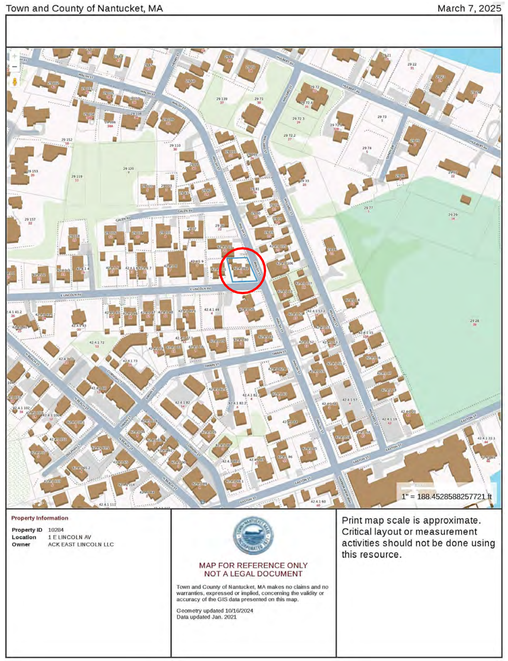
1 East Elevation

1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"

1 East Lincoln Ave

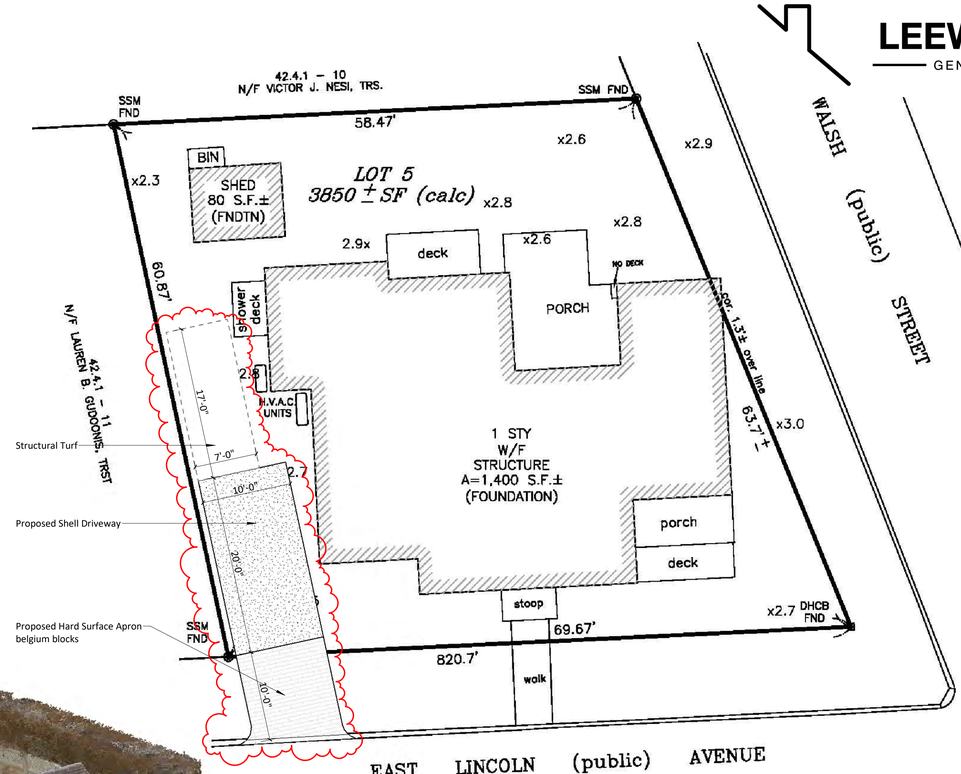


1 Locus Map

Not to Scale



Google Map - Aerial View

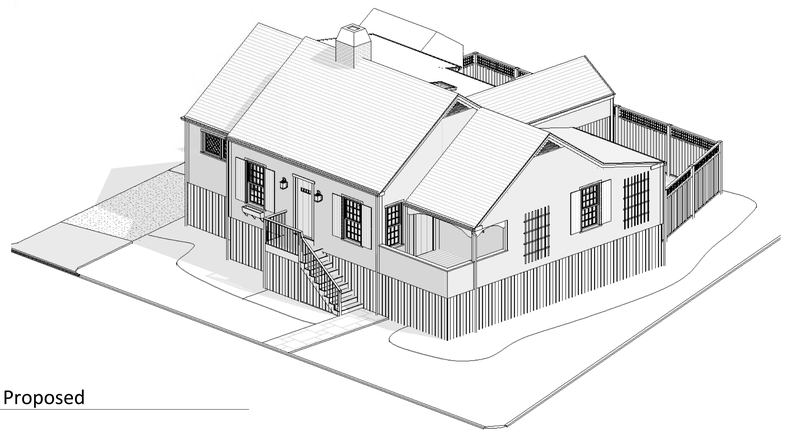


2 Site plan

1/8" = 1'-0"



3D Scan Data - Existing



3D Model - Proposed







Street Views

1 East Lincoln Ave

Cover Page

Sheet List

A-1.1	Floor Plans
A-2.1	Exterior Elevations - South & East
A-2.2	Exterior Elevations - North & West
C-1.0	Cover Page

Property & Zonning Info

District - R-1
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 30 %
Front Setback - 10 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 42.4.1 & 12
Lot Area - 3,850 sq.ft.
Allowable G.C. - ... sq.ft.
Existing G.C. - +/- 1,400 sq.ft.
Available G.C. - ... sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

HDC Submission Only

05.12.2025

C-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°: 42.4.1 PARCEL N°. 12

Street & Number of Proposed Work: 1 East Lincoln Ave

Owner of record: Peter & Katy Colarulli

Mailing Address: 1 East Lincoln Ave.
Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Steve Hollister / Coward Homes

Mailing Address: Po Box 3527
Nantucket, MA, 02554

Contact Phone #: 339-225-0424 E-mail: steve@cowardhomes.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 driveway w/ apron (Belgium blocks)

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell w/ Belgian blocks Apron Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 05/12/2025 Signature of owner of record _____ Signed under penalties of perjury.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Steve Hollister / Coastal Home

AS AGENT FOR ~~Peter~~ & Katy Colarulli

STREET ADDRESS 1 East Lincoln Ave

MAP/PARCEL 42.4.1 / 12

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

5/12/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

05/12/2025

Date



Property Information

Property ID	10284
Location	1 E LINCOLN AV
Owner	ACK EAST LINCOLN LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1 E LINCOLN AV

Location	1 E LINCOLN AV	**Mblu**	4241/ / 12/ /
Acct#	00010284	**Owner**	ACK EAST LINCOLN LLC
Assessment	$2,885,900	**PID**	10284
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$967,000	$1,918,900	$2,885,900

Owner of Record

Owner	ACK EAST LINCOLN LLC	**Sale Price**	$1,975,000
Co-Owner		**Certificate**	
Address	3602 ORDWAY ST NW WASHINGTON , DC 20016	**Book & Page**	1827/230
		Sale Date	05/27/2021
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ACK EAST LINCOLN LLC	$1,975,000		1827/230	00	05/27/2021
BRANT POINT LLC	$1,900,000		1554/339	00	09/16/2016
ONE EAST LINCOLN LLC	$2,005,000		1100/326	00	09/07/2007
HELLER JEFFREY L & CAROL E	$1,295,000		0871/290	1O	02/02/2004
STEELE STUART J & SUZANNE E	$0		0200/267		05/01/1983

Building Information

Building 1 : Section 1

Year Built:	1960
Living Area:	1,730
Replacement Cost:	$1,139,225
Building Percent Good:	84
Replacement Cost Less Depreciation:	$956,900

Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Good
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle

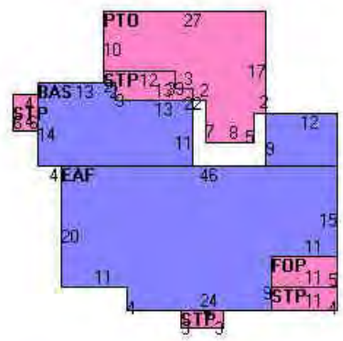
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos///0037/1%20e%20lin

Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10284_117

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,394	1,394
EAF	Attic, Expansion, Finished	961	336
FOP	Porch, Open, Finished	214	0
STP	Stoop	143	0
		2,712	1,730

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL2	1.5 STORY CHIM	1.00 UNITS	$8,600	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	R1
Neighborhood	950
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.09
Frontage	0
Depth	0
Assessed Value	$1,918,900

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			80.00 S.F.	$1,500	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	$967,000	$1,918,900	$2,885,900
2024	$892,600	$1,954,400	$2,847,000
2023	$428,500	$1,861,200	$2,289,700
2022	$492,700	$1,692,000	$2,184,700
2021	$480,900	$1,353,600	$1,834,500

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Existing South Elevation



1 East Lincoln Ave

Existing East Elevation



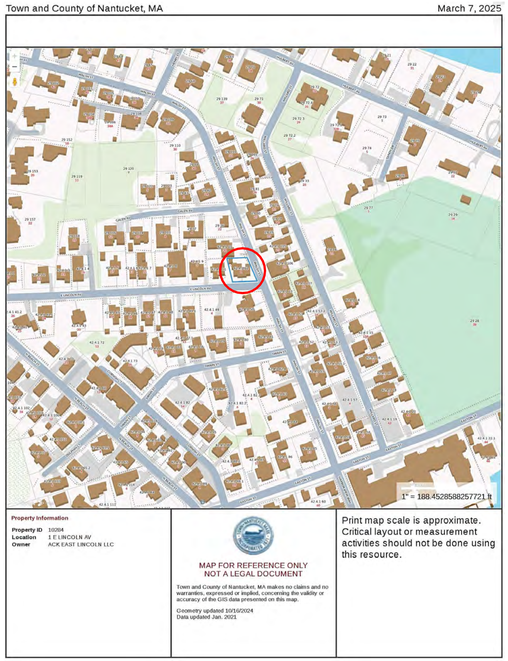
1 East Lincoln Ave

Existing West Elevation



1 East Lincoln Ave

1 East Lincoln Ave

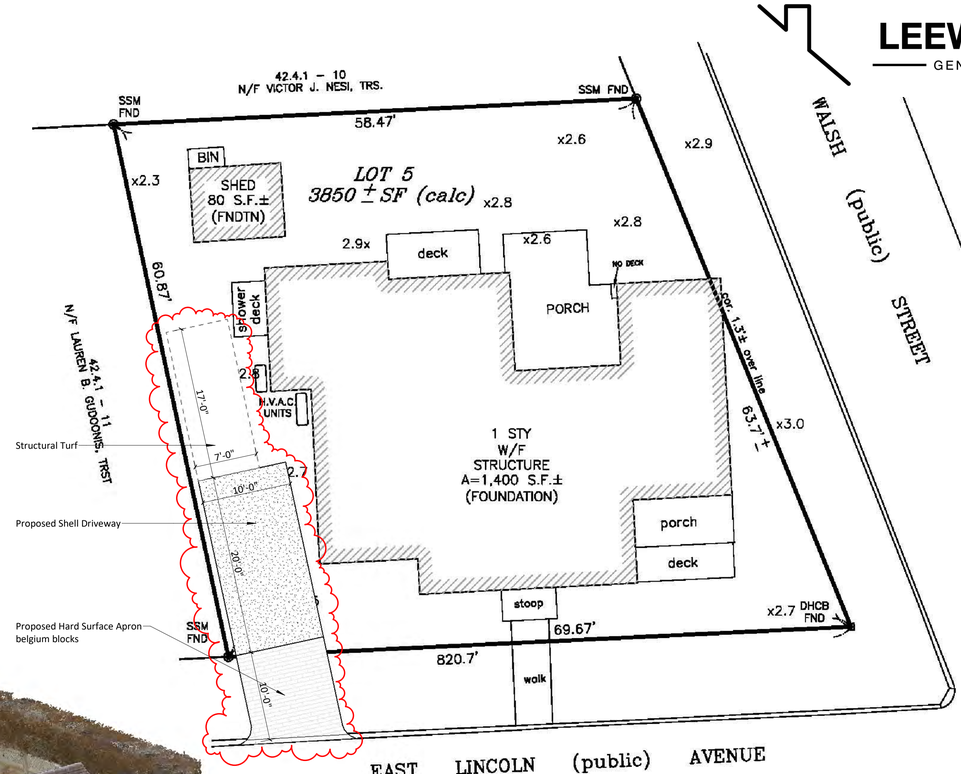


1 Locus Map

Not to Scale



Google Map - Aerial View

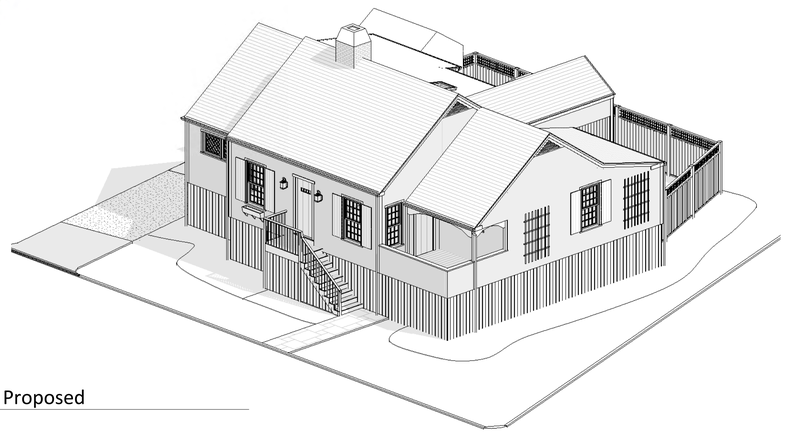


2 Site plan

1/8" = 1'-0"



3D Scan Data - Existing



3D Model - Proposed







Street Views

1 East Lincoln Ave

Cover Page

Sheet List

A-1.1	Floor Plans
A-2.1	Exterior Elevations - South & East
A-2.2	Exterior Elevations - North & West
C-1.0	Cover Page

Property & Zonning Info

District - R-1
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 30 %
Front Setback - 10 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 42.4.1 & 12
Lot Area - 3,850 sq.ft.
Allowable G.C. - ... sq.ft.
Existing G.C. - +/- 1,400 sq.ft.
Available G.C. - ... sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

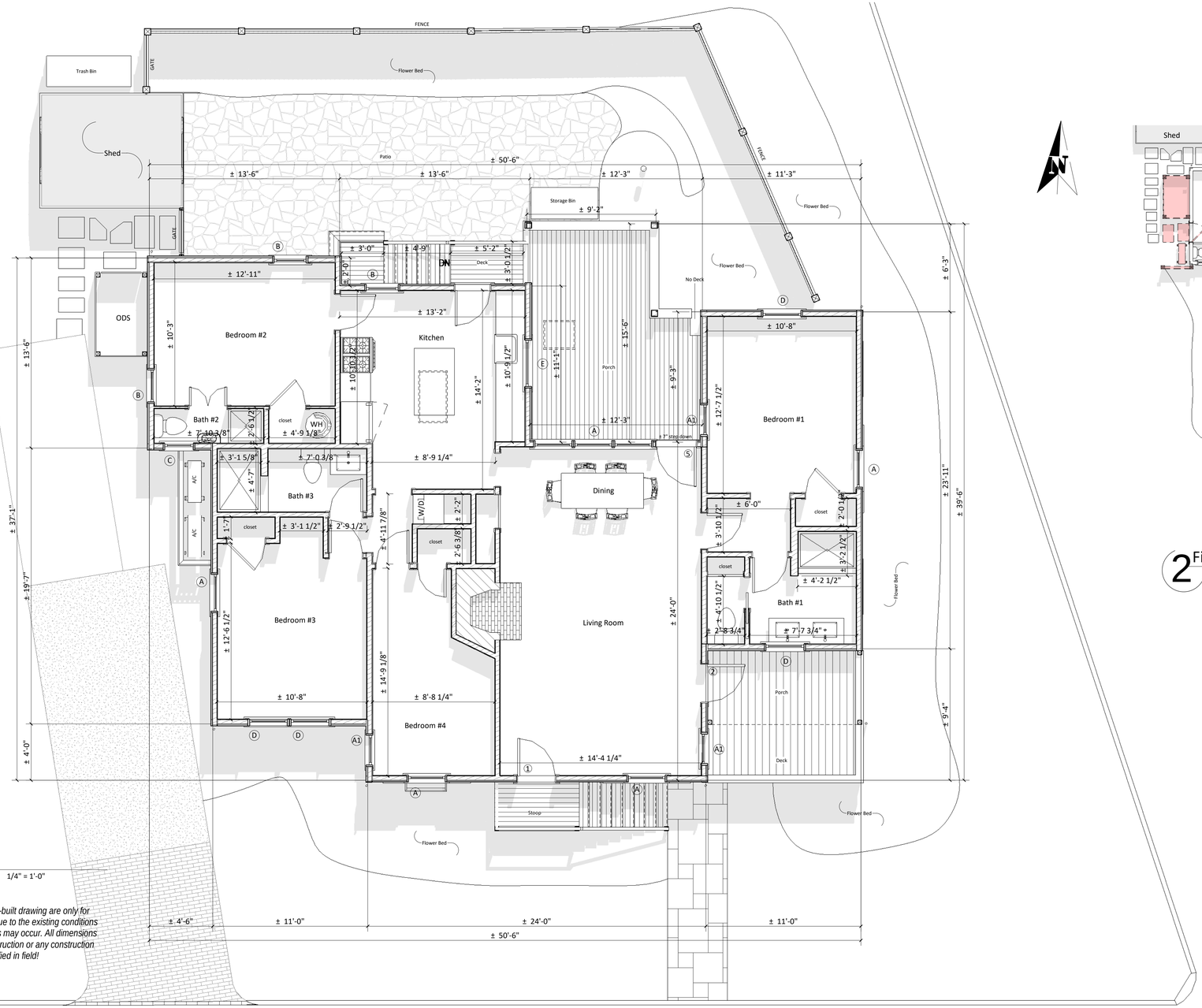
HDC Submission Only

05.12.2025

C-1.0

1 East Lincoln Ave

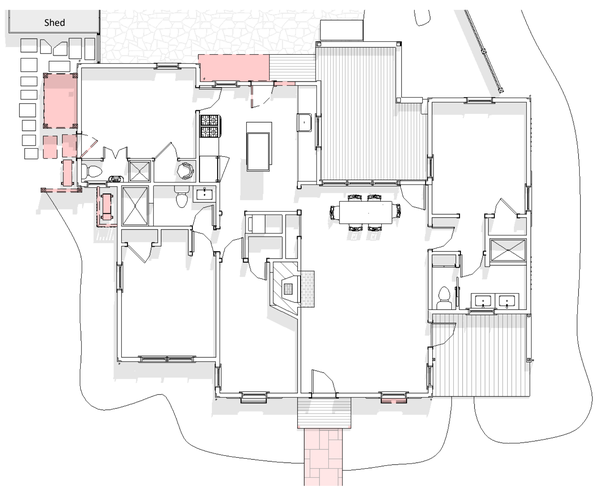
LEEWARD HOME
GENERAL CONTRACTING



1 First Floor Plan

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!



2 First Floor Plan - Existing / Demo

1/8" = 1'-0"

1 East Lincoln Ave

Floor Plans

Sheet List

A-1.1	Floor Plans
A-2.1	Exterior Elevations - South & East
A-2.2	Exterior Elevations - North & West
C-1.0	Cover Page

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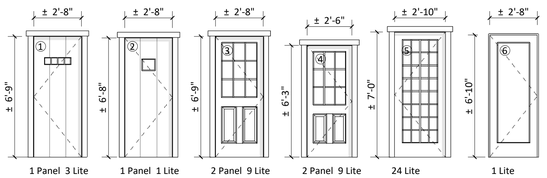
***Note:** The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions



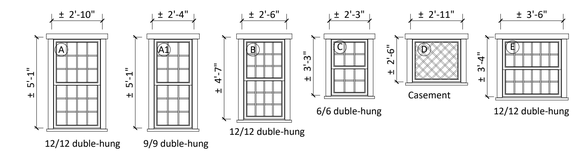
Door Legend

1/4" = 1'-0"

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
1	1	2'-8"	6'-9"
2	1	2'-8"	6'-8"
4	1	2'-6"	6'-3"
5	1	2'-10"	7'-0"
6	1	2'-8"	6'-10"

WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	7	2'-10"	5'-1"
A1	3	2'-4"	5'-1"
B	3	2'-6"	4'-7"
C	1	2'-3"	3'-3"
D	4	2'-11"	2'-6"
E	1	3'-6"	3'-4"

***Window & Door Legend Note:** All provided dimensions should be used only as a general design guide or feesability study! Verifcation in field is required prior to any construction work or window / door order!*



Window Legend

1/4" = 1'-0"

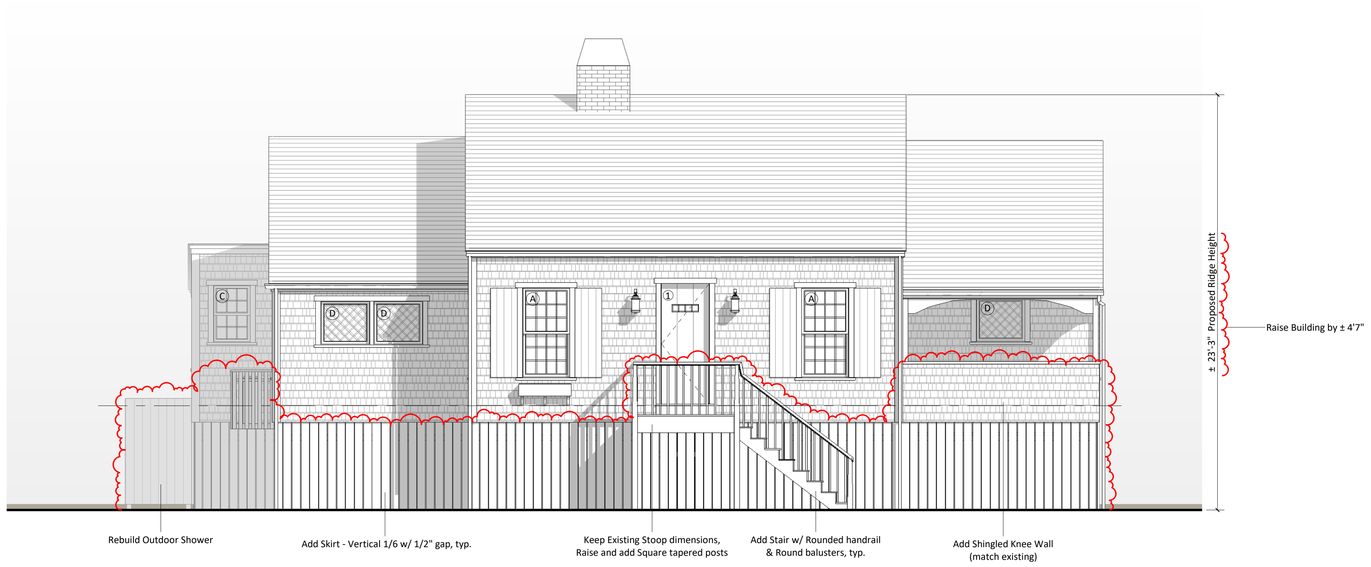
HDC Submission Only

05.12.2025

A-1.1

1 East Lincoln Ave

LEEWARD HOME
GENERAL CONTRACTING



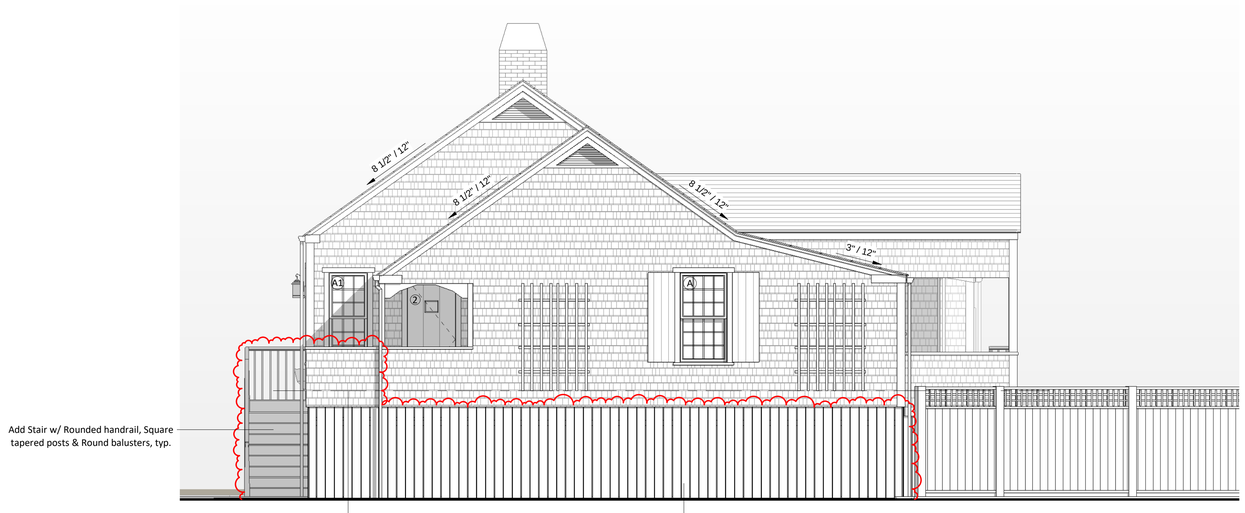
1 South Elevation
1/4" = 1'-0"



1e South Elevation - Existing / Demo
1/8" = 1'-0"



2e East Elevation - Existing / Demo
1/8" = 1'-0"



2 East Elevation
1/4" = 1'-0"

1 East Lincoln Ave

Exterior Elevations - South & East

Sheet List

A-1.1	Floor Plans
A-2.1	Exterior Elevations - South & East
A-2.2	Exterior Elevations - North & West
C-1.0	Cover Page

Property & Zonning Info

District - R-1
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 30 %
Front Setback - 10 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 42.4.1 & 12
Lot Area - 3,850 sq.ft.
Allowable G.C. - ... sq.ft.
Existing G.C. - +/- 1,400 sq.ft.
Available G.C. - ... sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verifcation from Registered Land Surveyor is required prior to any construction work!*

Revisions

HDC Submission Only

05.12.2025

A-2.1

1 East Lincoln Ave

LEEWARD HOME
GENERAL CONTRACTING



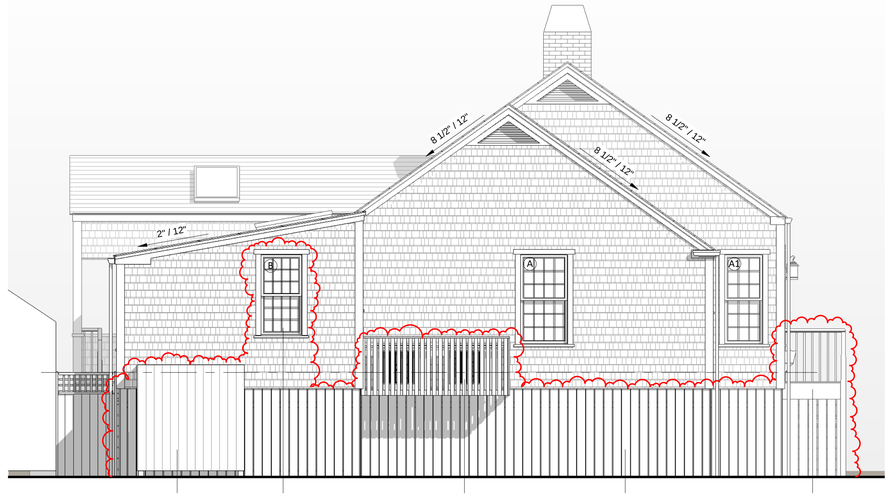
1 North Elevation
1/4" = 1'-0"



1e North Elevation - Existing / Demo
1/8" = 1'-0"



2e West Elevation - Existing / Demo
1/8" = 1'-0"



2 West Elevation
1/4" = 1'-0"

1 East Lincoln Ave

Exterior Elevations - North & West

Sheet List

A-1.1	Floor Plans
A-2.1	Exterior Elevations - South & East
A-2.2	Exterior Elevations - North & West
C-1.0	Cover Page

Property & Zonning Info

District - R-1
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
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Lot Area - 3,850 sq.ft.
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Existing G.C. - +/- 1,400 sq.ft.
Available G.C. - ... sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

HDC Submission Only

05.12.2025

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°: 42.4.1 PARCEL N°. 12

Street & Number of Proposed Work: 1 East Lincoln Ave

Owner of record: Peter and Katy Colaneli

Mailing Address: 1 East Lincoln Ave.
Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Steve Hollister / Leeward Home

Mailing Address: Po Box 3527
Nantucket MA, 02554

Contact Phone #: 339-225-0424 E-mail: steve@leewardhome.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Raise Building ±4'7", FENESTRATION CHANGES

Size of Structure or Addition: Length: ±50'6" Sq. Footage 1st floor: ±1,400 SF Decks/Patio: Size: ±270 SF ☑ 1st floor ☐ 2nd floor
Width: ±39'6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ±6" South ±6" East ±6" West ±6"

Height of ridge above final finish grade: North ±23'3" South ±23'3" East ±23'3" West ±23'3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation ADD SKIRT 1/6; ADD shingle wall & STAIRS w/ CANOPIES
2. South Elevation ——— / ——— / REBUILD DECKS.
3. West Elevation ——— / ——— ; RELOCATE A.C.; OMIT DOOR, ADD WINDOW
4. North Elevation ——— / ——— ; FENESTRATION changes

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO 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 2/12 Dormer _____/12 Other PORCH 8/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) N/A Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square 5¼x4

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways N/A Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

COLORS EXISTING NO CHANGE

Sidewall NATURAL Clapboard (if applicable) N/A Roof NATURAL
Trim WHITE Sash WHITE Doors WHITE
Deck NATURAL Foundation NATURAL Fence N/A Shutters 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 05/12/2025 Signature of owner of record _____ Signed under penalties of per

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Steve Hollister / Coastal Home

AS AGENT FOR ~~Peter~~ & Katy Colarulli

STREET ADDRESS 1 East Lincoln Ave

MAP/PARCEL 42.4.1 / 12

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

5/12/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

05/12/2025

Date



Property Information

Property ID	10284
Location	1 E LINCOLN AV
Owner	ACK EAST LINCOLN LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1 E LINCOLN AV

Location	1 E LINCOLN AV	**Mblu**	4241/ / 12/ /
Acct#	00010284	**Owner**	ACK EAST LINCOLN LLC
Assessment	$2,885,900	**PID**	10284
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$967,000	$1,918,900	$2,885,900

Owner of Record

Owner	ACK EAST LINCOLN LLC	**Sale Price**	$1,975,000
Co-Owner		**Certificate**	
Address	3602 ORDWAY ST NW WASHINGTON , DC 20016	**Book & Page**	1827/230
		Sale Date	05/27/2021
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ACK EAST LINCOLN LLC	$1,975,000		1827/230	00	05/27/2021
BRANT POINT LLC	$1,900,000		1554/339	00	09/16/2016
ONE EAST LINCOLN LLC	$2,005,000		1100/326	00	09/07/2007
HELLER JEFFREY L & CAROL E	$1,295,000		0871/290	1O	02/02/2004
STEELE STUART J & SUZANNE E	$0		0200/267		05/01/1983

Building Information

Building 1 : Section 1

Year Built:	1960
Living Area:	1,730
Replacement Cost:	$1,139,225
Building Percent Good:	84
Replacement Cost Less Depreciation:	$956,900

Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Good
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle

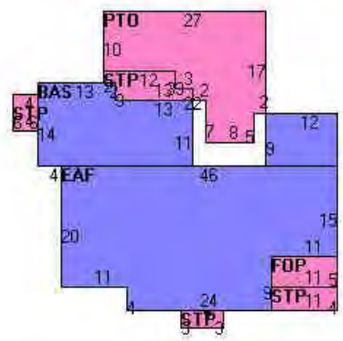
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos///0037/1%20e%20lin

Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10284_117

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,394	1,394
EAF	Attic, Expansion, Finished	961	336
FOP	Porch, Open, Finished	214	0
STP	Stoop	143	0
		2,712	1,730

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL2	1.5 STORY CHIM	1.00 UNITS	$8,600	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	R1
Neighborhood	950
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.09
Frontage	0
Depth	0
Assessed Value	$1,918,900

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			80.00 S.F.	$1,500	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	$967,000	$1,918,900	$2,885,900
2024	$892,600	$1,954,400	$2,847,000
2023	$428,500	$1,861,200	$2,289,700
2022	$492,700	$1,692,000	$2,184,700
2021	$480,900	$1,353,600	$1,834,500

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Existing South Elevation



1 East Lincoln Ave

Existing East Elevation



1 East Lincoln Ave

Existing West Elevation



1 East Lincoln Ave

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
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Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR Egis Motions

STREET ADDRESS 12 Scott's Way

MAP/PARCEL 67/487

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/9/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 12/9/24

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°: 67 PARCEL N°. 487

Street & Number of Proposed Work: 12 Scotts Way

Owner of record: EGIDIUS MEIERS

Mailing Address: 61 Old South Rd #438

NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001

NANTUCKET, MA 02554

Contact Phone #: (508)221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition * ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 10' Sq. Footage 1st floor: 200 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 15' South 15' East 15' West 15'

Additional Remarks

Historic Name:

Original Date: 2017 (Chinese)

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 4 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ 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 PANEL

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NCS Clapboard (if applicable) _____ Roof DARK BLACK

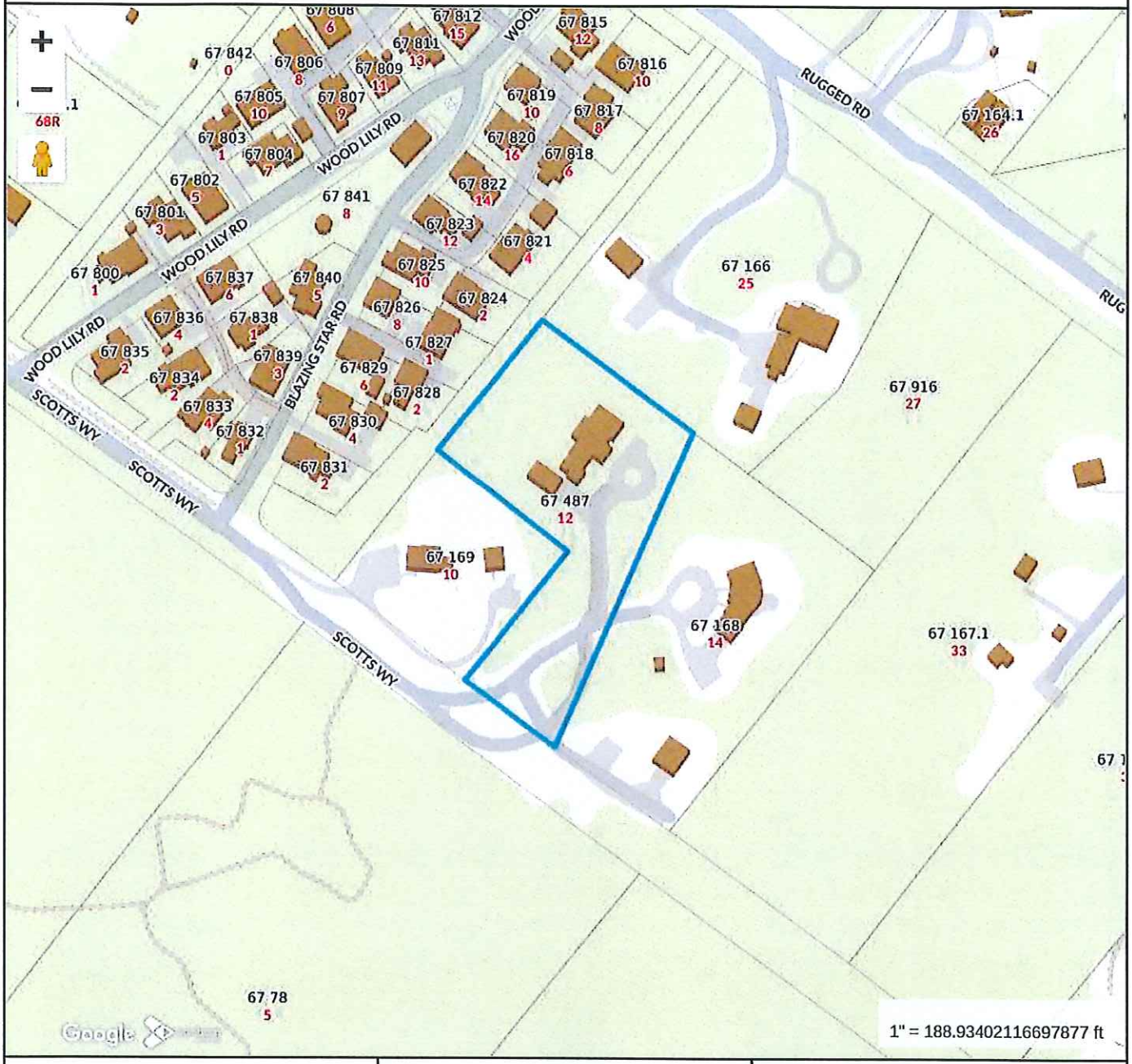
Trim NTW Sash SANDSTONE Doors WHITE

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 2/9/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

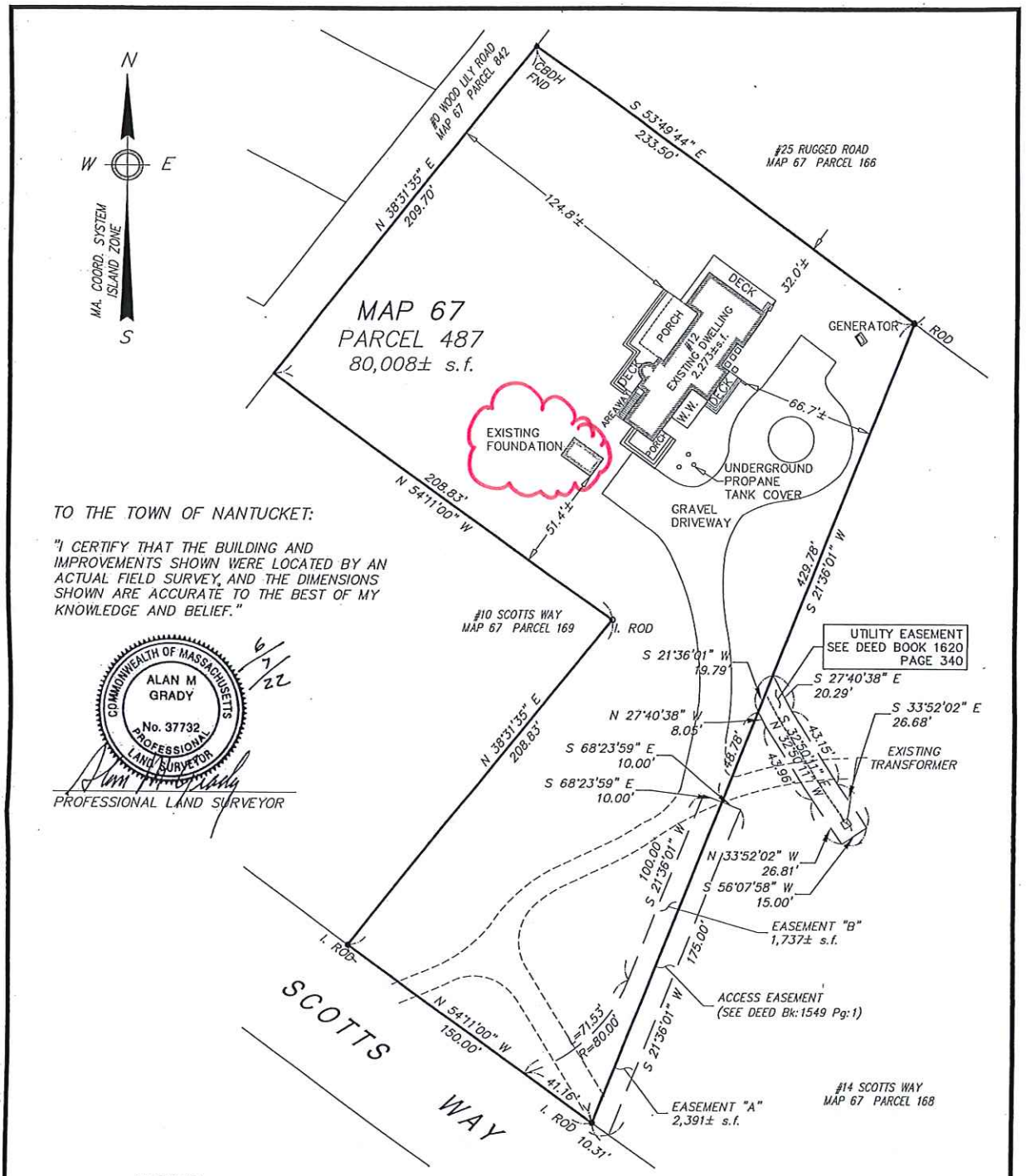
Property ID	100408
Location	12 SCOTTS WY
Owner	MEIDUS EGIDIJUS

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.



TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE BUILDING AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY, AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

6/7/22

PROFESSIONAL LAND SURVEYOR

NOTES:

1. OWNER: EGIDIJUS MEIDUS
   61 OLD SOUTH RD #438
   NANTUCKET, MA 02554
2. DEED: Bk: 1548 Pg: 325
3. PLAN: Plan #2001-01 (LOT 5)
4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 25019C-0089-G DATED 06/09/2014

ZONE: LUG-2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	80,008 s.f.
FRONTAGE:	150'	150'
FRONT YARD:	35'	< 35'
SIDE/REAR YARD:	15'	32.0'±
GROUND COVER:	4% (MAX) (3,200 s.f.)	2.8% (2,273± s.f.)

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

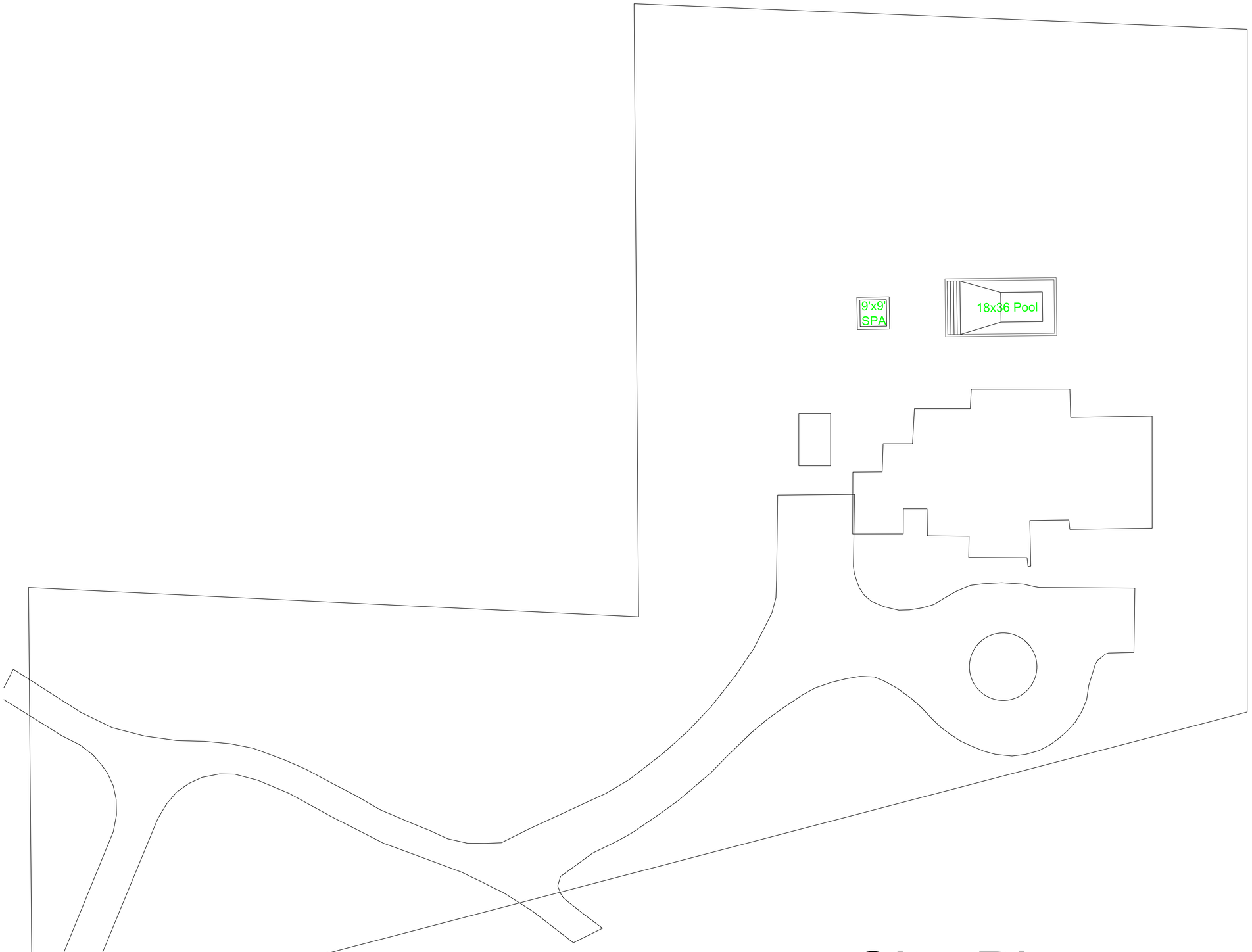
FINAL AS BUILT PLAN
IN NANTUCKET, MA

Prepared for:
EGIDIJUS MEIDUS
#12 SCOTTS WAY
MAP 67 PARCEL 487

PLAN SCALE
0 8 16 24 32 40 60 80 120
1 inch = 40 feet

Date:	Drawn:	Checked:
JUNE 7, 2022	JMC/BEI	DFB/AMG

S:\Autocad Drawings\Nantucket\Scotts Way\12 Scotts Way\12 Scotts Way - FAU MSPCS.dwg



Site Plan

1

SCALE: 1/16" = 1'-0"

Link02554
Nantucket, Ma 02554

-Prepared For-

12 Scotts Way

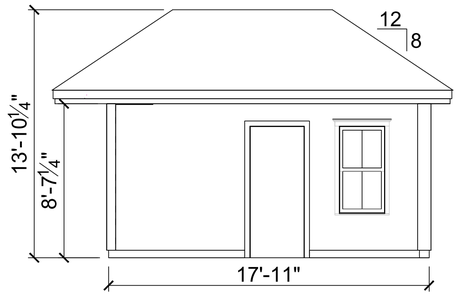
-Drawing-

-Revisions-

Link02554
Nantucket, Ma 02554

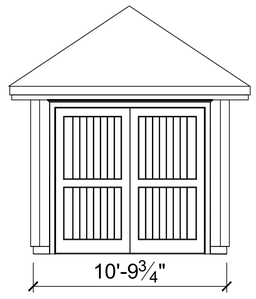
-Prepared For-

12 Scotts Way



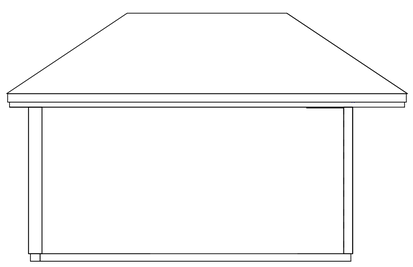
2 East Elevation

SCALE: 1/4" = 1'-0"



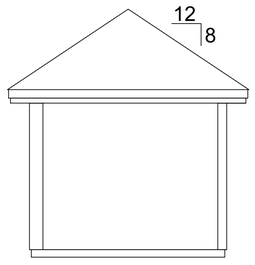
3 South Elevation

SCALE: 1/4" = 1'-0"



4 West Elevation

SCALE: 1/4" = 1'-0"



5 North Elevation

SCALE: 1/4" = 1'-0"

-Drawing-

-Revisions-



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 Actually Ours 27 LLC

STREET ADDRESS 27 Woodbury Ln

MAP/PARCEL 41/544

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

5/12/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 5/12/25

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.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 544

Street & Number of Proposed Work: 27 WOODBURY LN

Owner of record: ACKVALLY OWRS 27 LLC

Mailing Address: 141 LOW TIDE COURT
CHARLESTON, SC 29492

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK 02554

Mailing Address: PO BOX 1001
NANTUCKET, MA

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 LIKE KIND REPLACEMENT ROOF + WIDOWS 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: _____ NO CHANGE

Difference between existing grade and 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

ADD SKIRT TO WIDOWS WALK

Is there an HDC survey form for 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 WCS Clapboard (if applicable) WHITE Roof LIKE KIND REDCEDAR

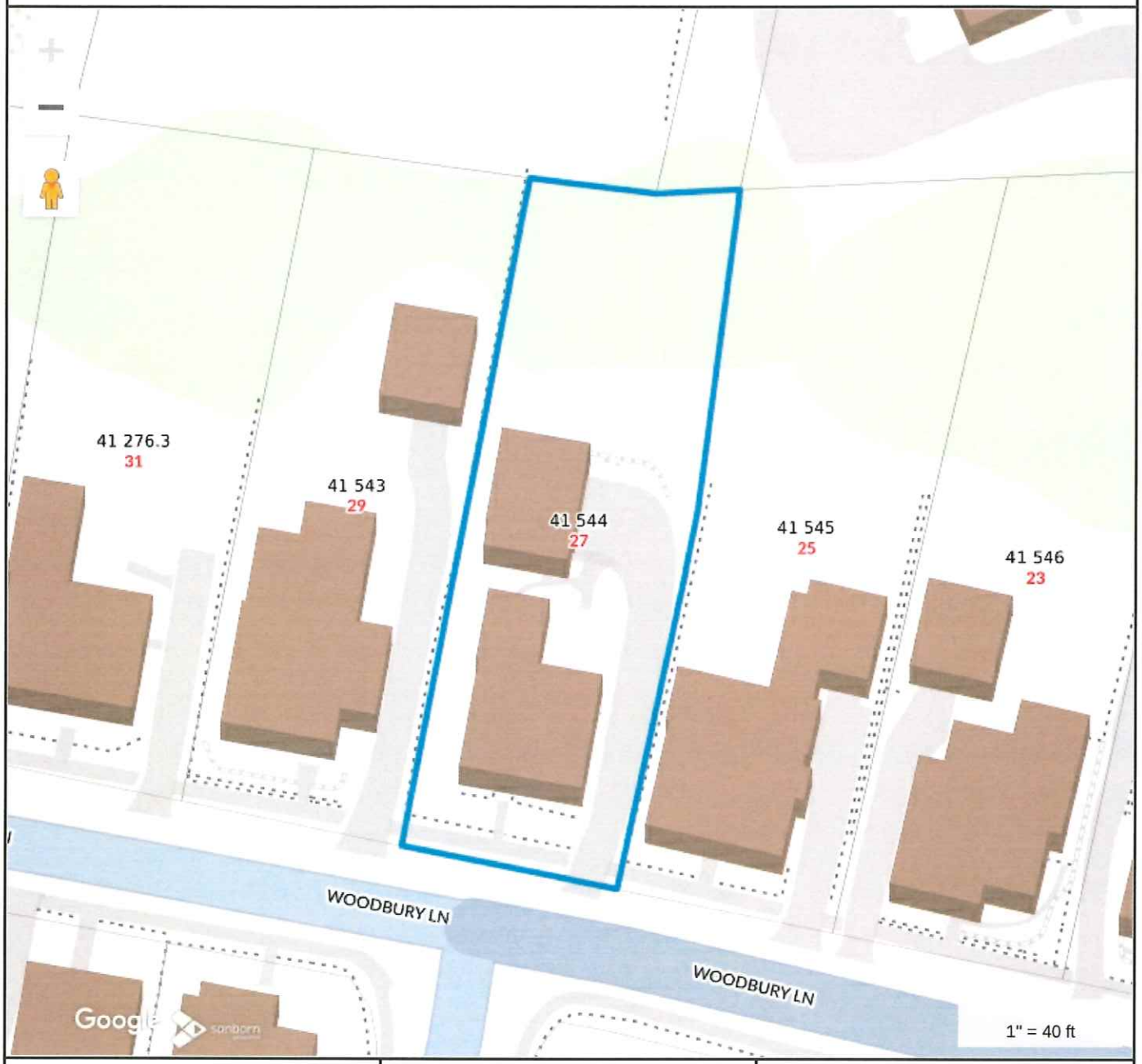
Trim WHITE Sash _____ Doors _____

Deck NTW MAHOGANY Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/12/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	2300
Location	27 WOODBURY LN
Owner	ACKUALLY OURS 27 LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 10/16/2024
Data updated Jan. 2021

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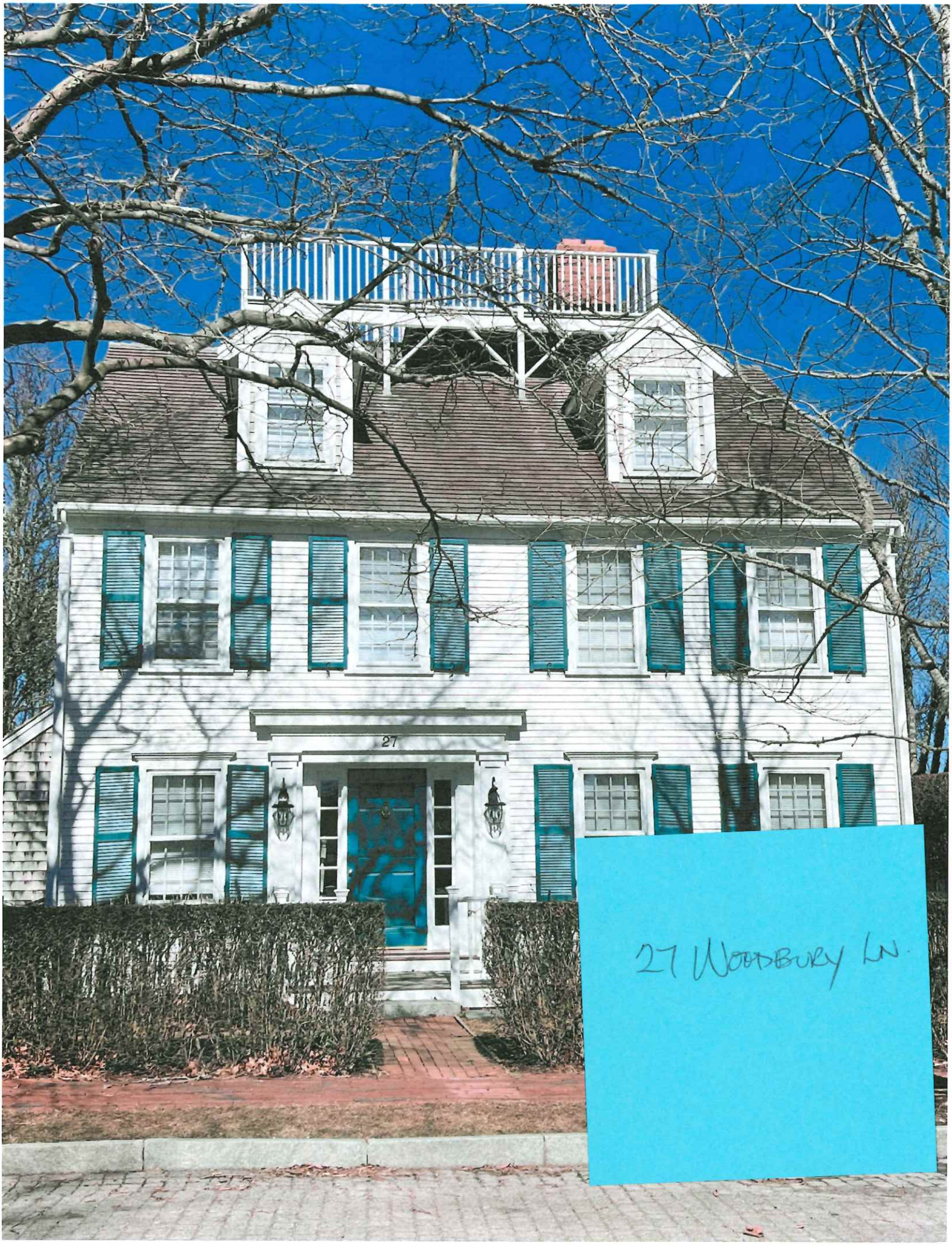
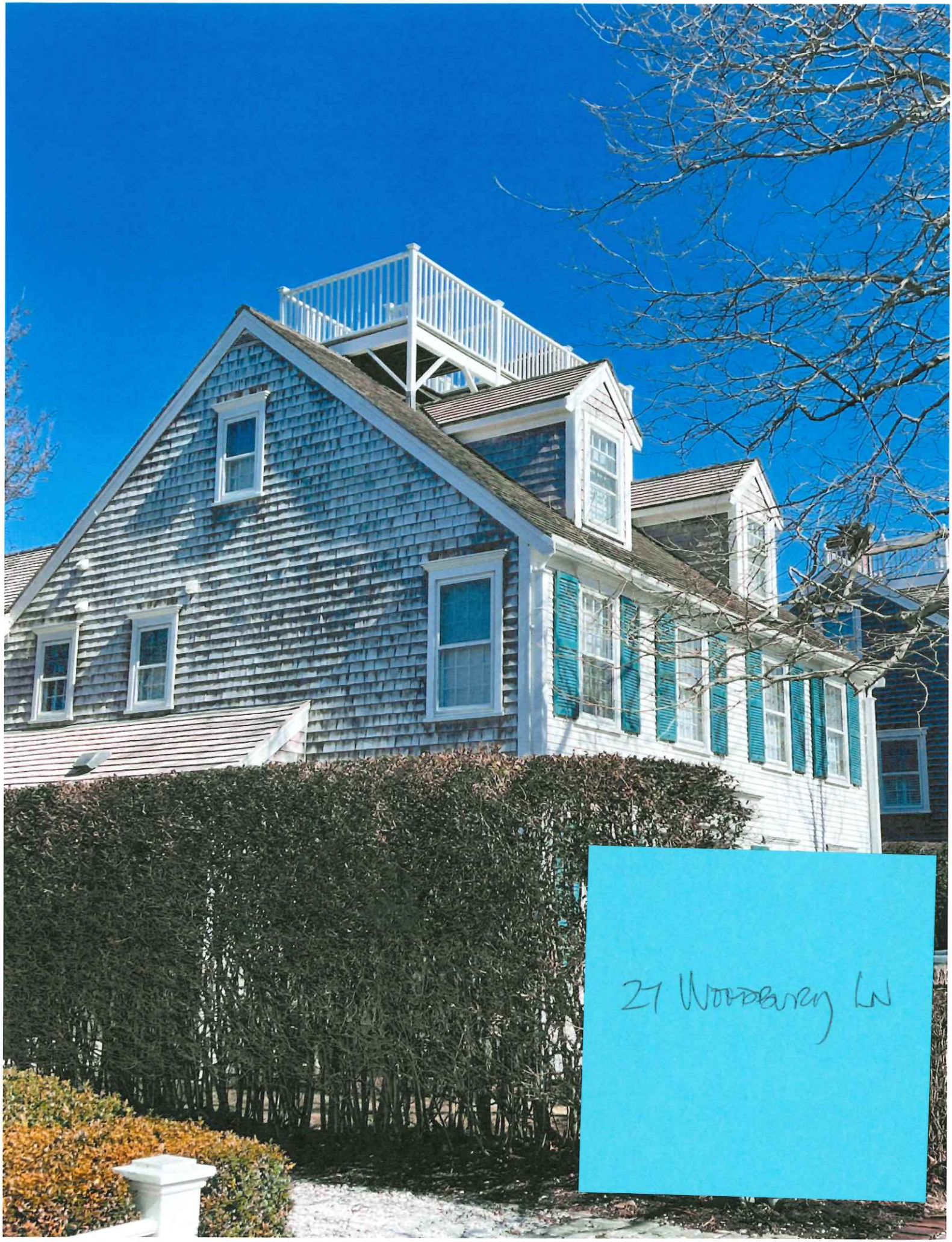
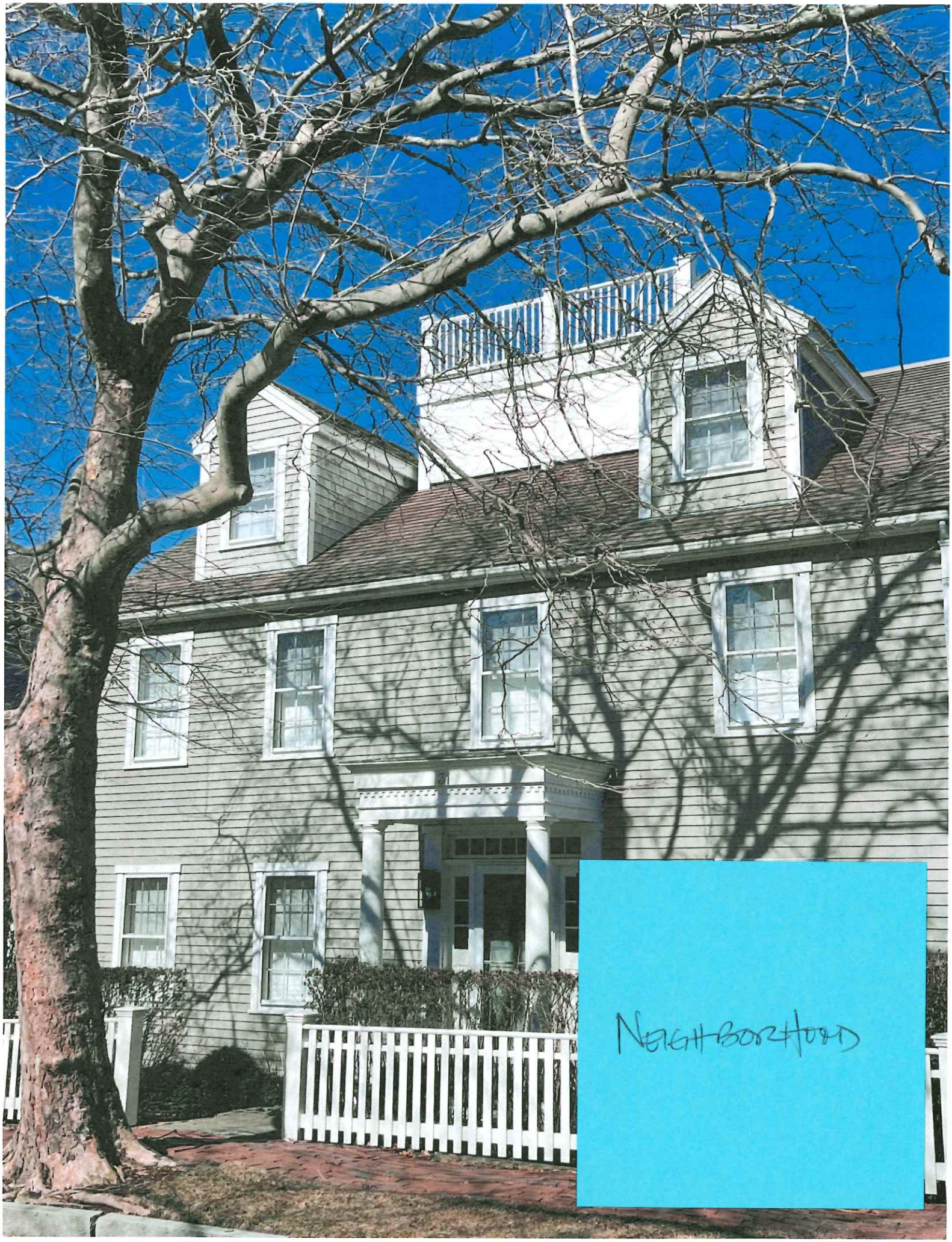
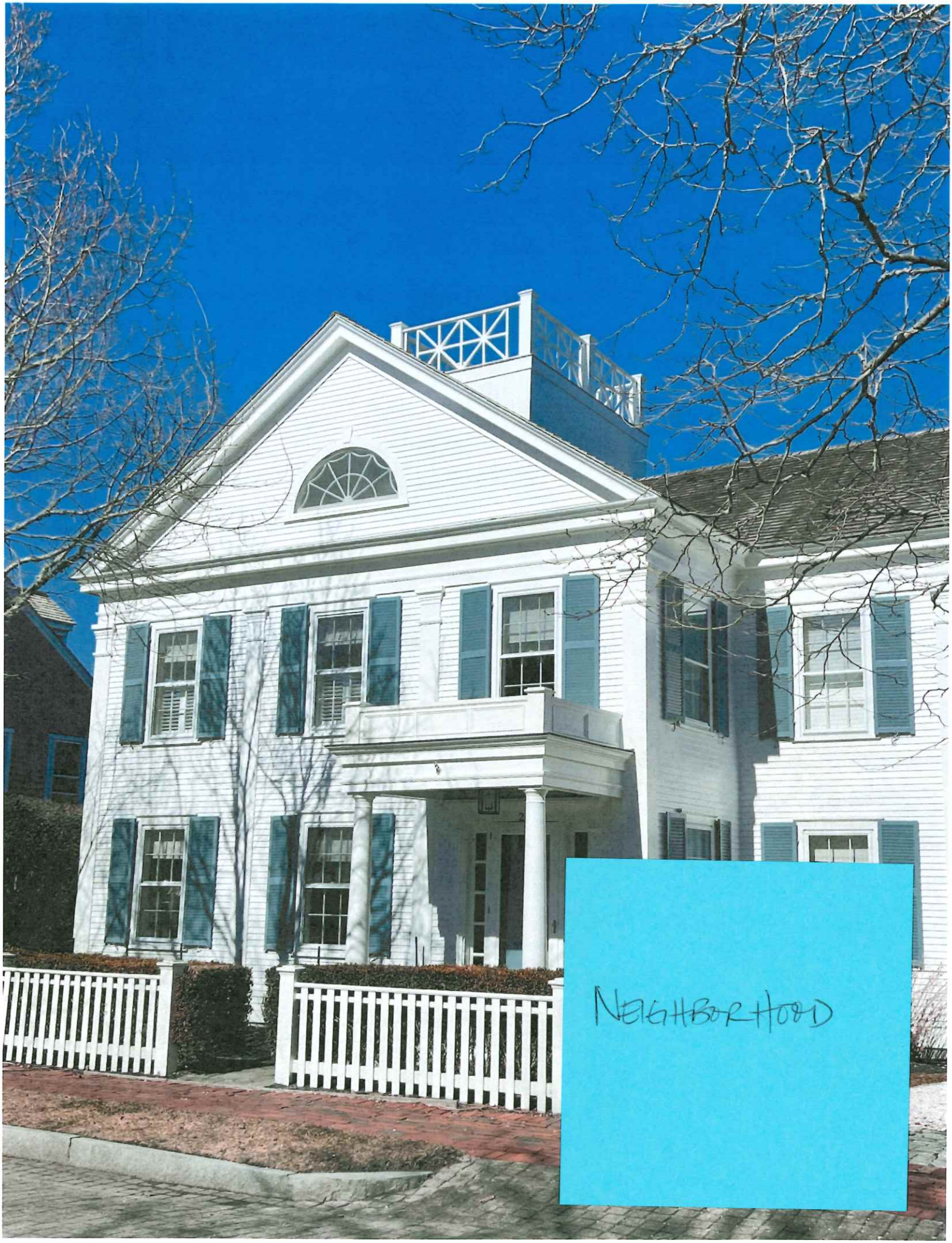

27
27 Woodbury Ln.


27 Woodbury Ln


NEIGHBORHOOD


NEIGHBORHOOD

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 9

Street & Number of Proposed Work: 71 Pocomo Road

Owner of record: Carolyn & Craig Cullen

Mailing Address: 203 Prospector Rd,
Sun Valley ID

Contact Phone #: 610 715 8435 E-mail: woody@comcast.net

AGENT INFORMATION (if applicable)

Name: WARREN FISHER

Mailing Address: 828 OLD LANCASTER ROAD
BERWYN PA 19312

Contact Phone #: 610-647-6970 E-mail: WFISHER@PLARCHITECTS.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 CHIMNEY / NEW WINDOWS & DOORS / NEW COLUMNS

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: (describe)

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* 1. East Elevation – NEW COLUMNS
2. South Elevation NEW WINDOWS / COLUMNS
3. West Elevation RENOVATE BAY – NEW WINDOWS / COLUMNS
4. North Elevation RENOVATE BAY – NEW WINDOW / COLUMNS

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) RED ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other REPLACE IN KIND AS NEEDED
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type N/A Material WOOD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

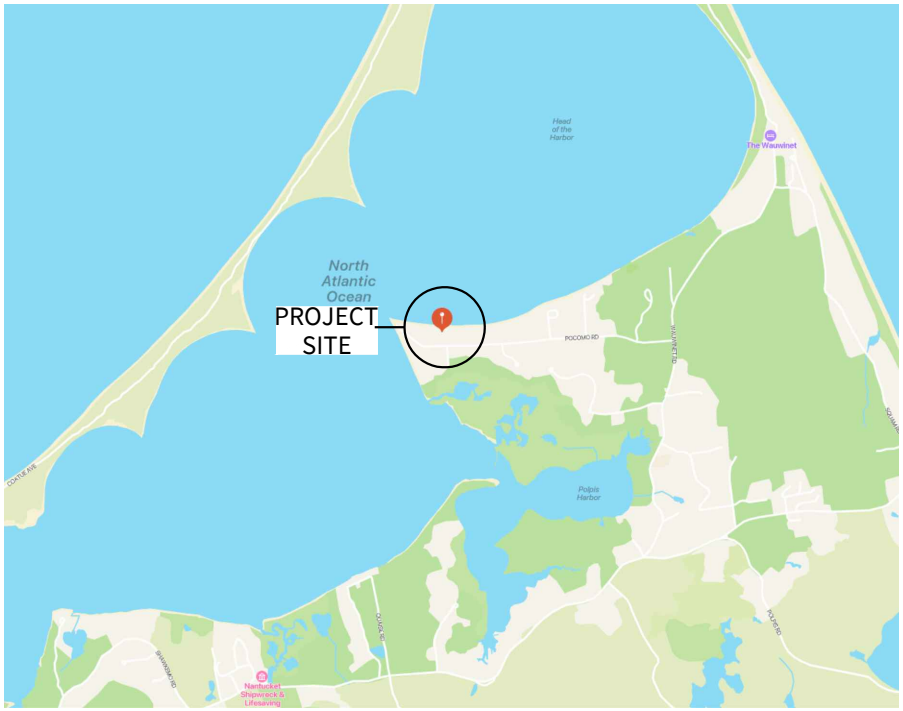
COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof _____
Trim WHITE Sash WHITE Doors WHITE
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

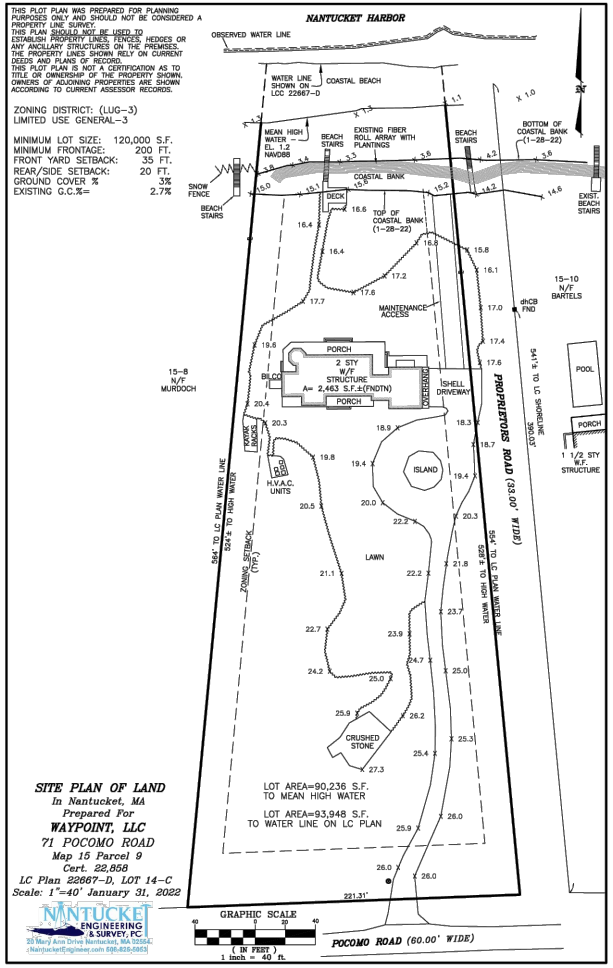
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date May 7, 2025 Signature of owner of record _____ Signed under penalties of perjury



1 / C-1.0 SITE MAP

SCALE: N.T.S.



1 / C-1.0 EXIST. SITE PLAN

SCALE: 1/128" = 1'-0"

CULLEN RESIDENCE
71 POCOMO ROAD, NANTUCKET, MA 02554

PETER ZIMMERMAN ARCHITECTS
828 Old Lancaster Road Berwyn, PA 19312 | 610-647-6970 | PZArchitects.com

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Drawn By: X

SITE MAP & PLAN

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C-1.0



1
C-1.1

LOCUS MAP

SCALE: N.T.S.

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LOCUS MAP

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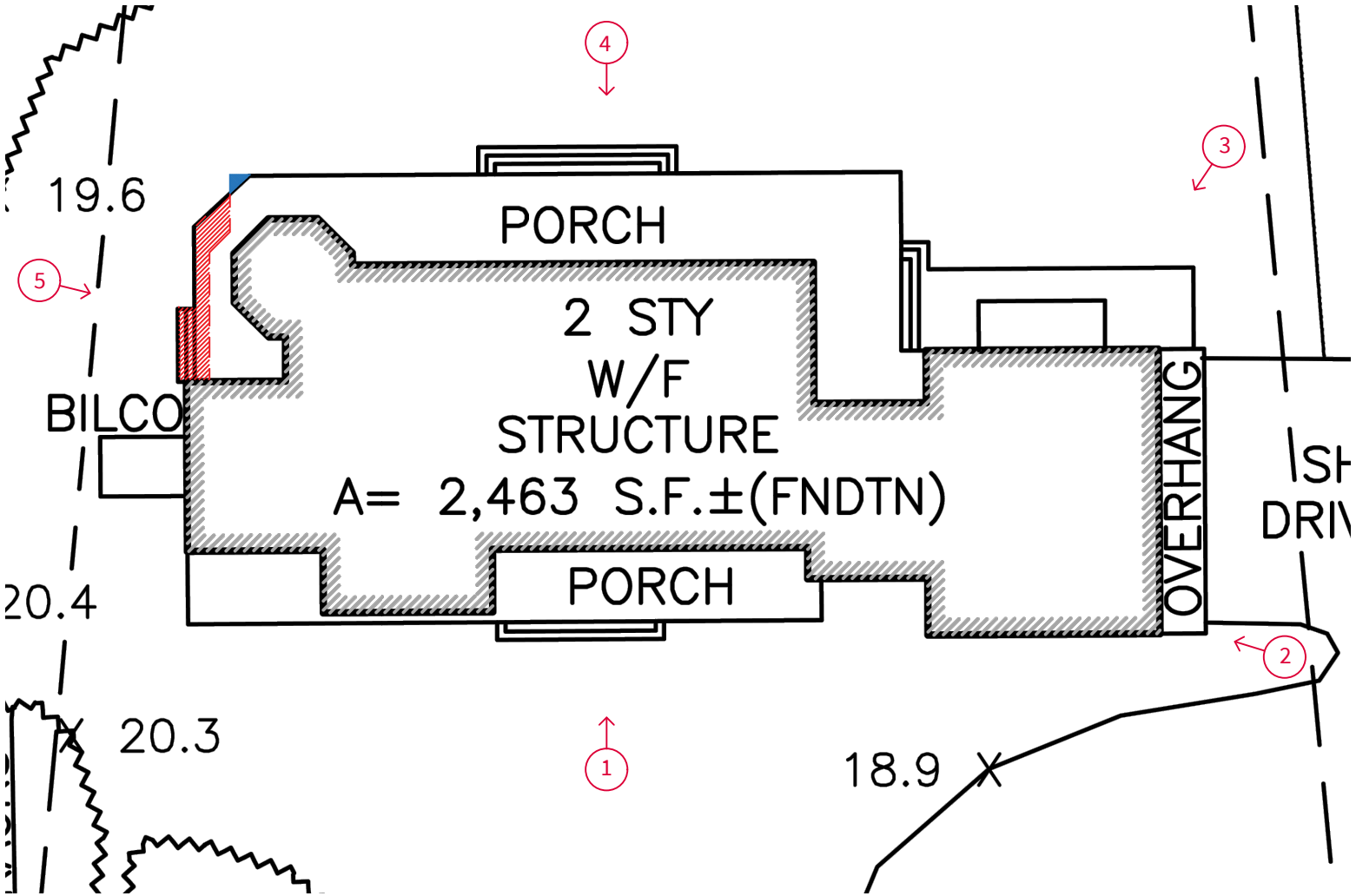

2 / C-1.2

PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

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SITE PLAN

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C-1.2



1 EXISTING SOUTH ELEVATION

C-1.3

EXISTING PHOTOS

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2 EXISTING SOUTH-EAST CORNER

C-1.4

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3 EXISTING NORTH-EAST CORNER

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C-1.5



4 EXISTING NORTH ELEVATION

C-1.6

EXISTING PHOTOS

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5 EXISTING WEST ELEVATION

C-1.7

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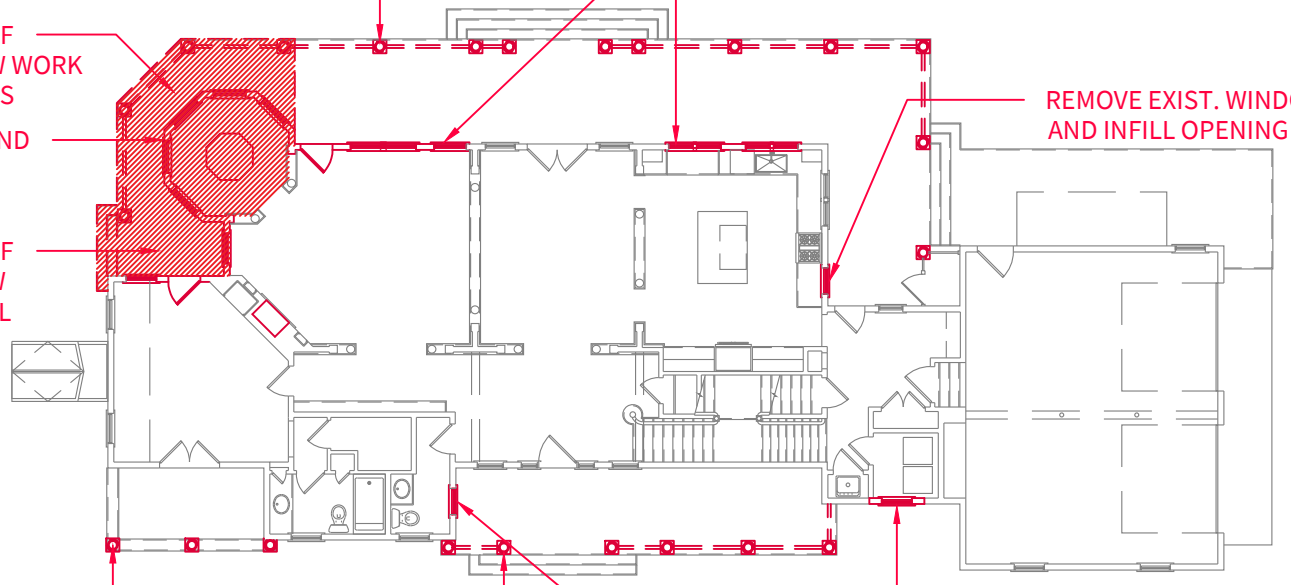
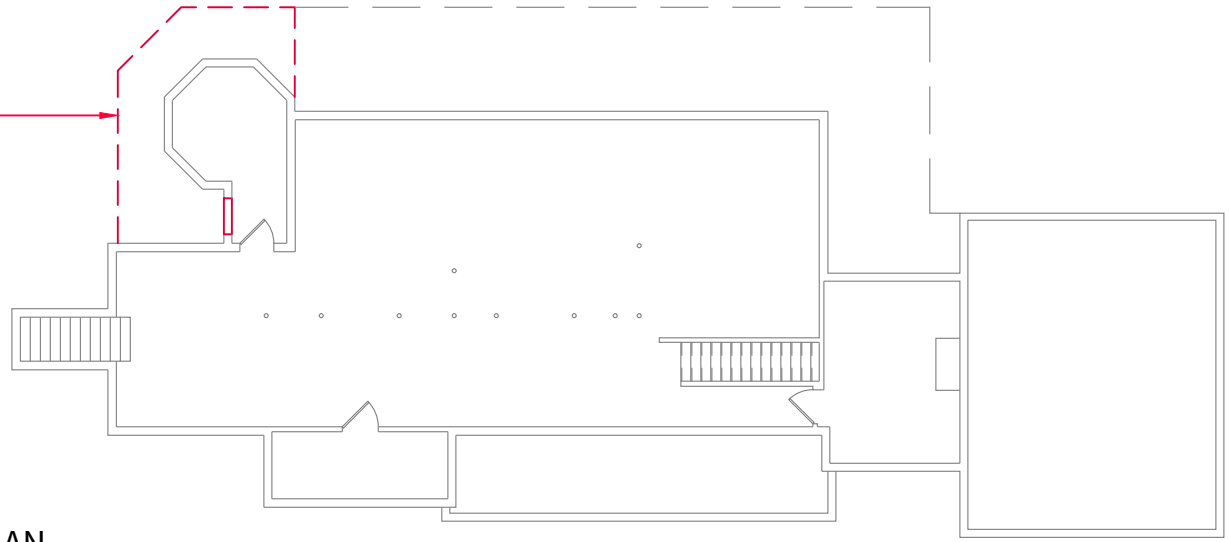


FIRST FLOOR DEMO PLAN

SCALE: 1/16" = 1'-0"



BASEMENT DEMO PLAN

SCALE: 1/16" = 1'-0"

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Drawn By: X

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DEMOLITION
PLANS

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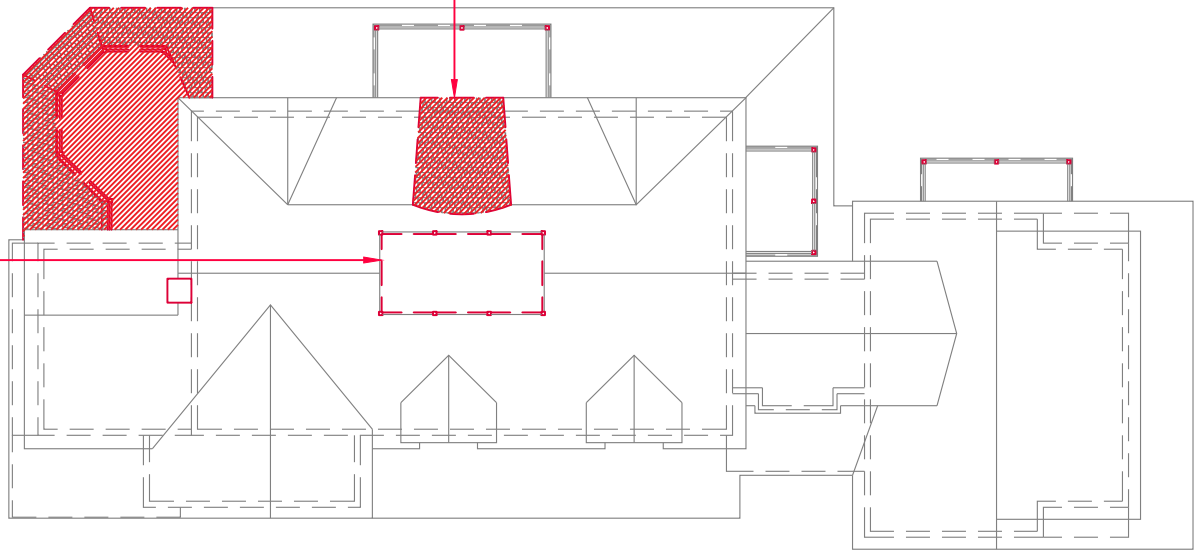
D-1.0

REMOVE EXISTING ROOF WHERE INDICATED AND PREP FOR NEW WORK PER ARCHITECTURAL PLANS

REMOVE EXIST. NEWEL POSTS AND RAILINGS AND PREP FOR REPLACEMENT



ROOF DEMO PLAN

SCALE: 1/16" = 1'-0"

REMOVE ALL EXIST. NEWEL POSTS AND PREP FOR REPLACEMENT

REMOVE EXIST. WINDOWS & FRAMING AND PREP FOR NEW WORK PER ARCHITECTURAL PLANS

REMOVE EXIST. PORTION OF PORCH AND PREP FOR NEW WORK PER ARCHITECTURAL PLANS

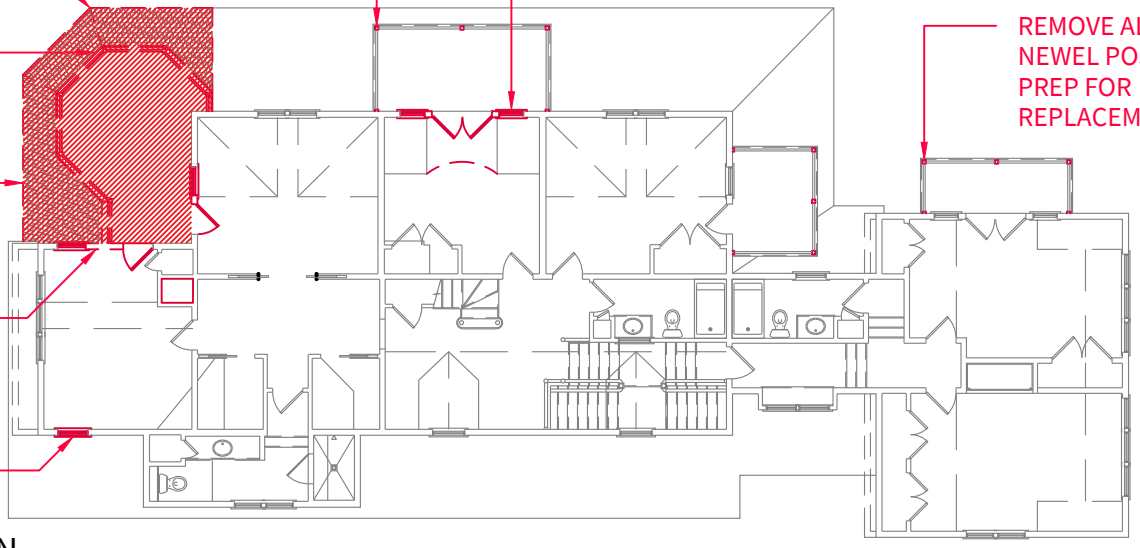
REMOVE EXIST. FRAMING AND BALCONY AND PREP FOR NEW WORK PER ARCHITECTURAL PLANS

REMOVE EXIST. PORTION OF PORCH AND PREP FOR NEW WORK PER ARCHITECTURAL PLANS

REMOVE EXIST. WINDOWS/ DOORS & FRAMING AND PREP FOR NEW WORK PER ARCHITECTURAL PLANS

REMOVE EXIST. WINDOW AND INFILL OPENING

REMOVE ALL EXIST. NEWEL POSTS AND PREP FOR REPLACEMENT



SECOND FLOOR DEMO PLAN

SCALE: 1/16" = 1'-0"

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DEMOLITION PLANS

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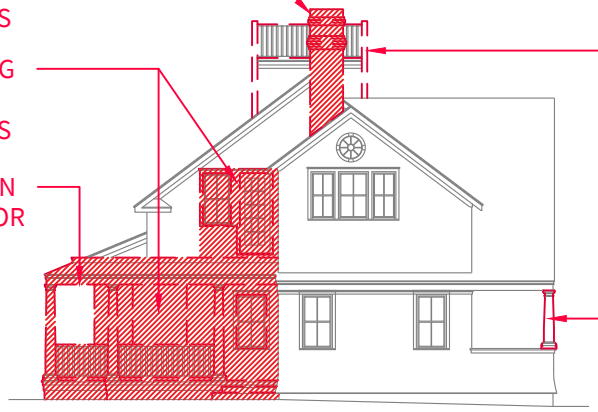
REMOVE EXIST. CHIMNEY MASS AND PREP FOR NEW WORK PER ARCH. PLANS

REMOVE EXIST. FRAMING AND PREP FOR NEW WORK PER ARCH. PLANS

REMOVE EXIST. PORTION OF PORCH AND PREP FOR NEW WORK PER ARCH. PLANS



REMOVE EXIST. NEWEL POSTS AND RAILINGS AND PREP FOR REPLACEMENT

REMOVE ALL EXIST. PORCH POSTS AND PREP FOR REPLACEMENT

WEST DEMO ELEVATION

SCALE: 1/16" = 1'-0"

REMOVE EXIST. NEWEL POSTS AND RAILINGS AND PREP FOR REPLACEMENT

REMOVE EXIST. FRAMING AND PREP FOR NEW OPENING PER ARCH. PLANS

REMOVE EXIST. CHIMNEY MASS AND PREP FOR NEW WORK PER ARCH. PLANS



REMOVE ALL EXIST. PORCH POSTS AND PREP FOR REPLACEMENT

SOUTH DEMO ELEVATION

SCALE: 1/16" = 1'-0"

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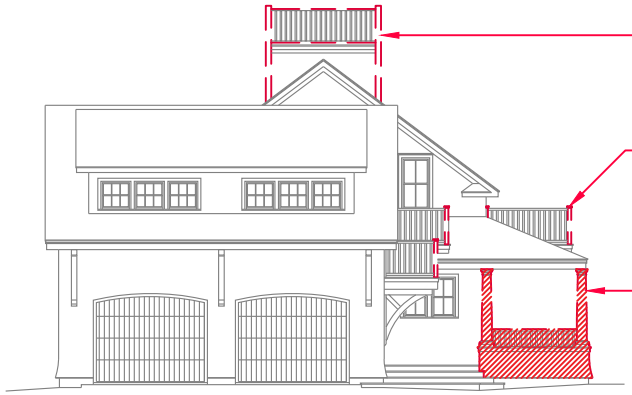
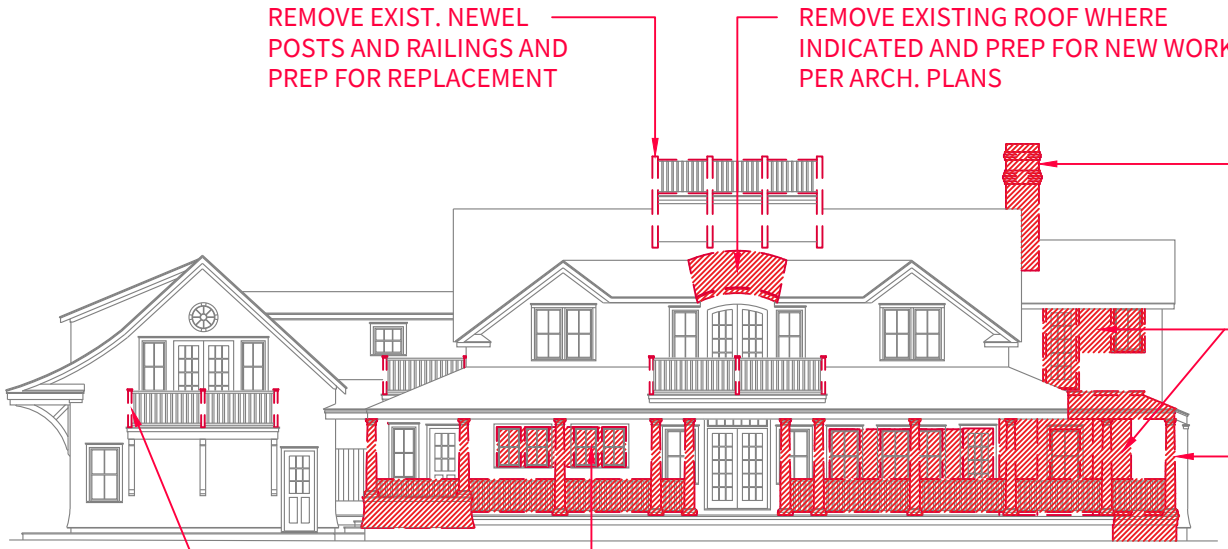


EAST DEMO ELEVATION

SCALE: 1/16" = 1'-0"



NORTH DEMO ELEVATION

SCALE: 1/16" = 1'-0"

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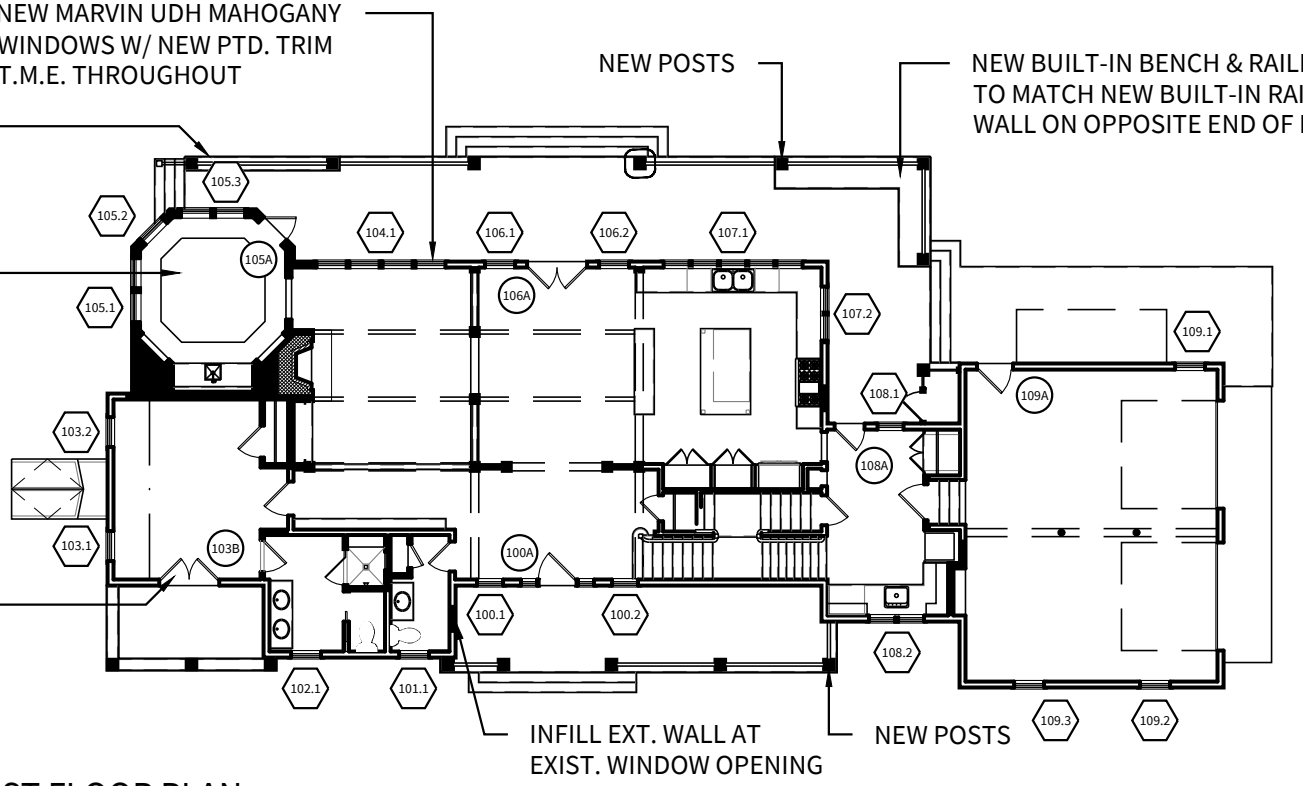
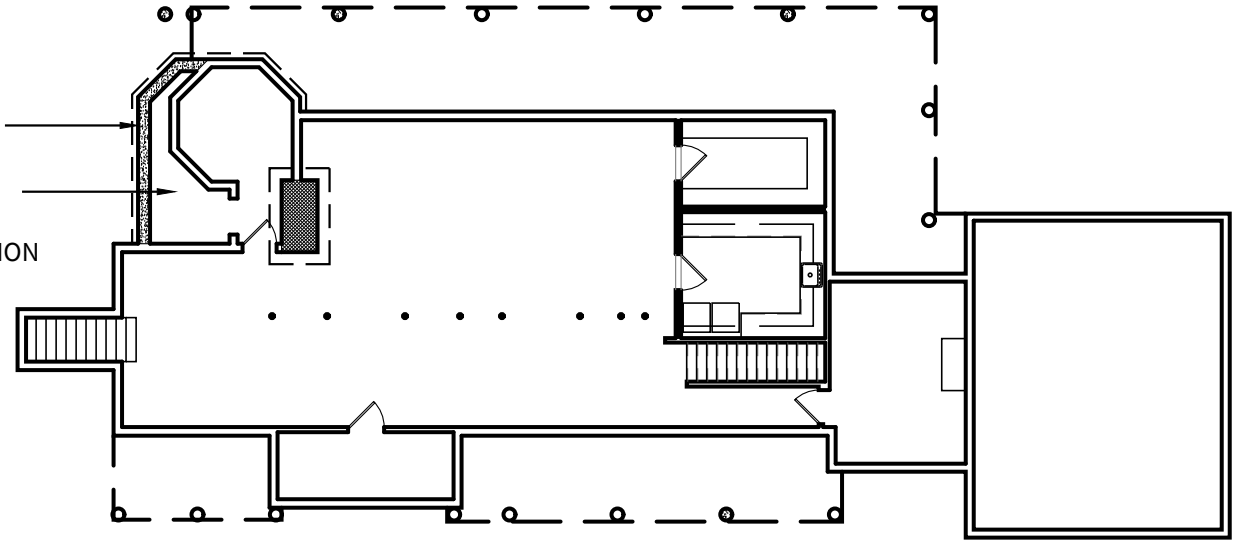


PROPOSED FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



PROPOSED BASEMENT PLAN

SCALE: 1/16" = 1'-0"

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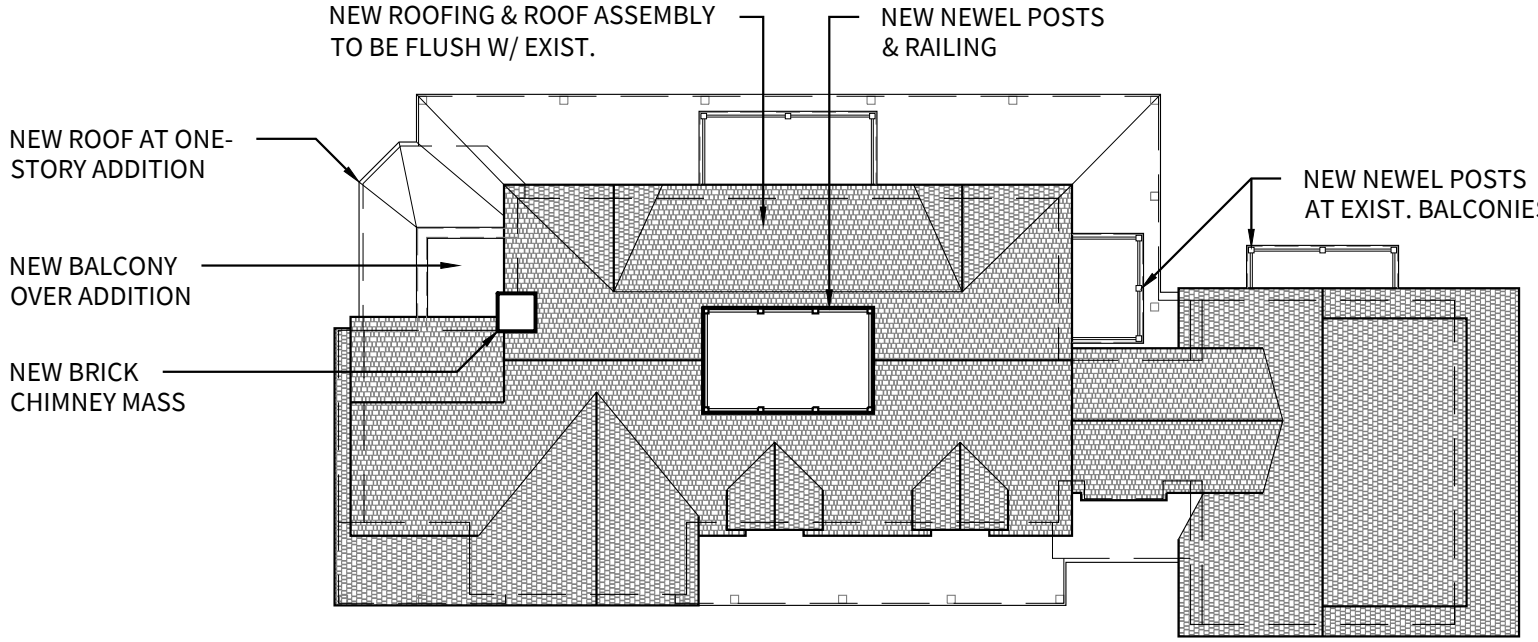
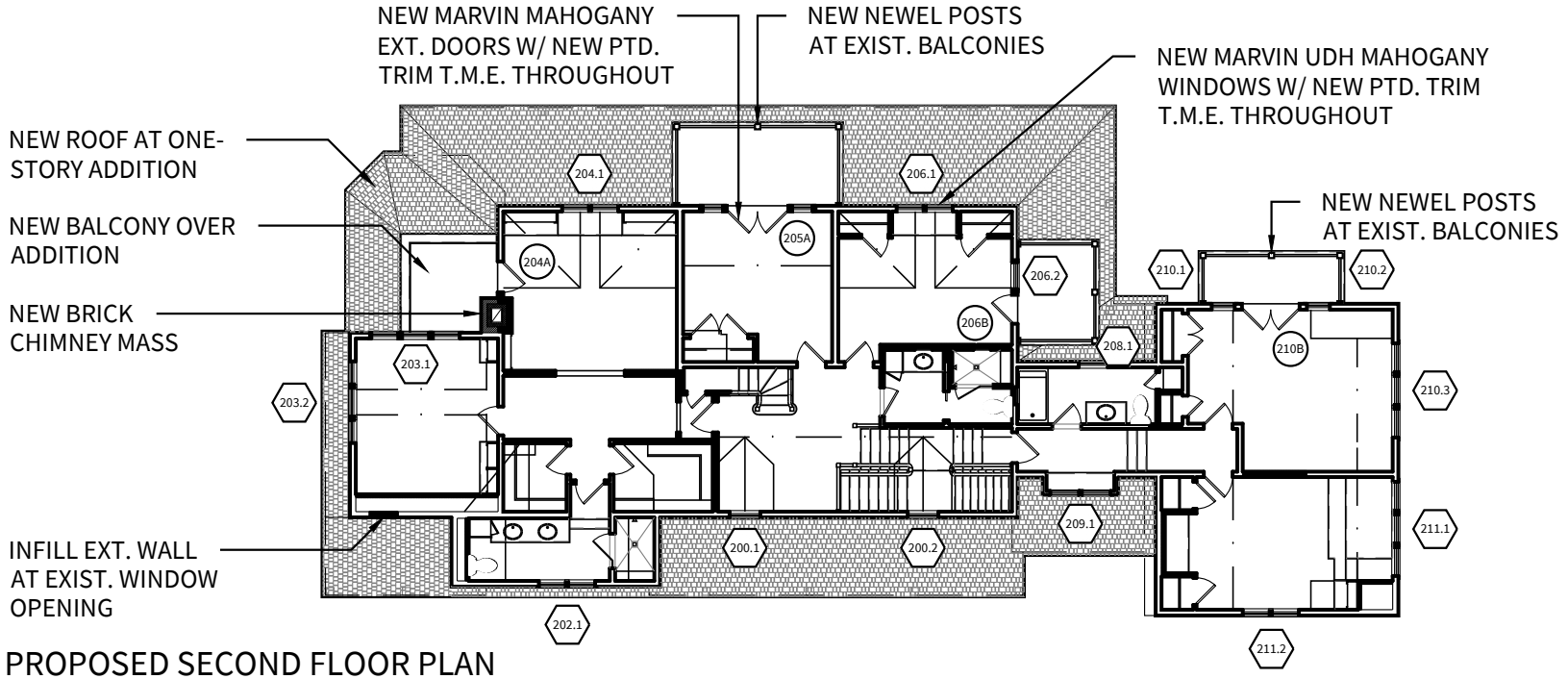


PROPOSED ROOF PLAN

SCALE: 1/16" = 1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

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PROPOSED PLANS

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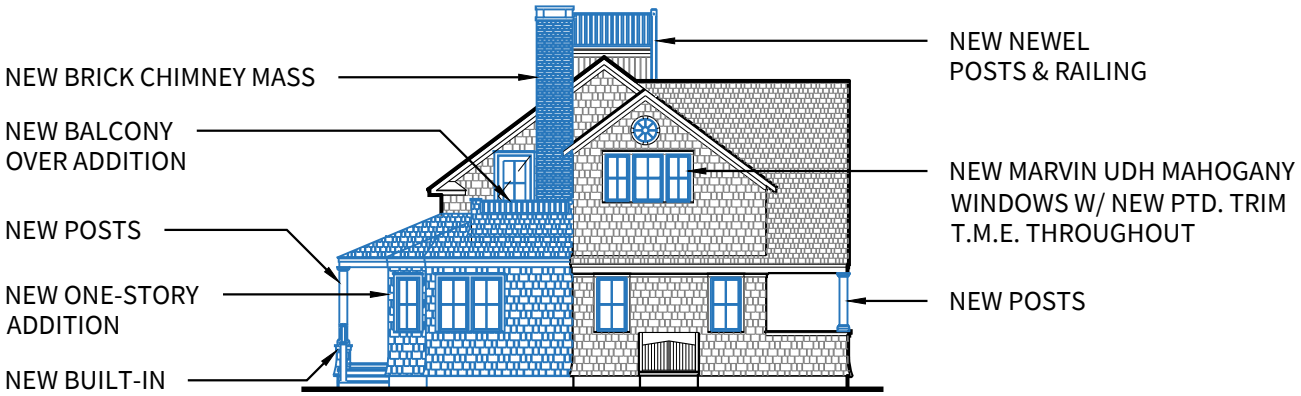
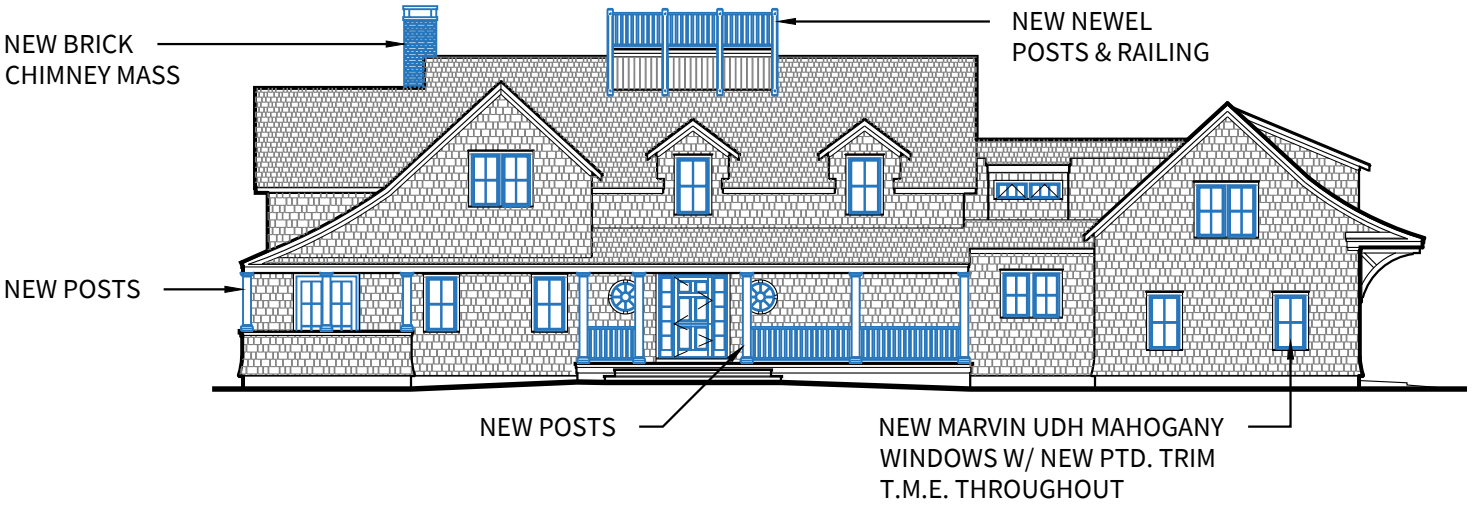


PROPOSED WEST ELEVATION

SCALE: 1/16" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

HDC SUBMISSION
04/28/2025

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PROPOSED ELEVATIONS

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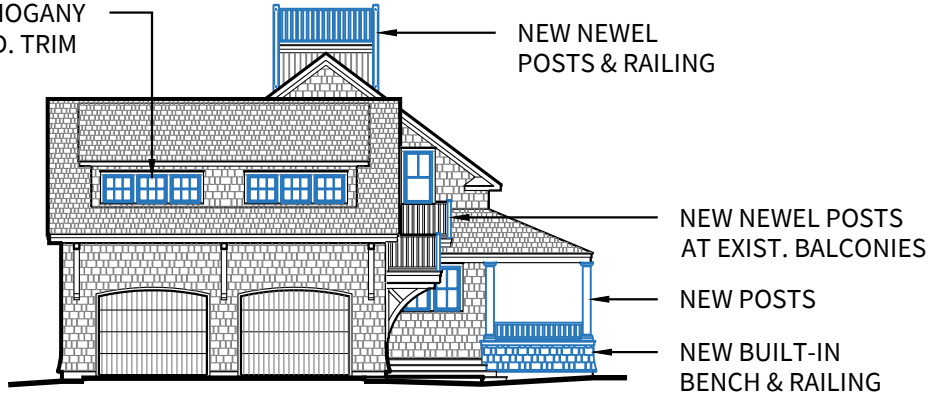
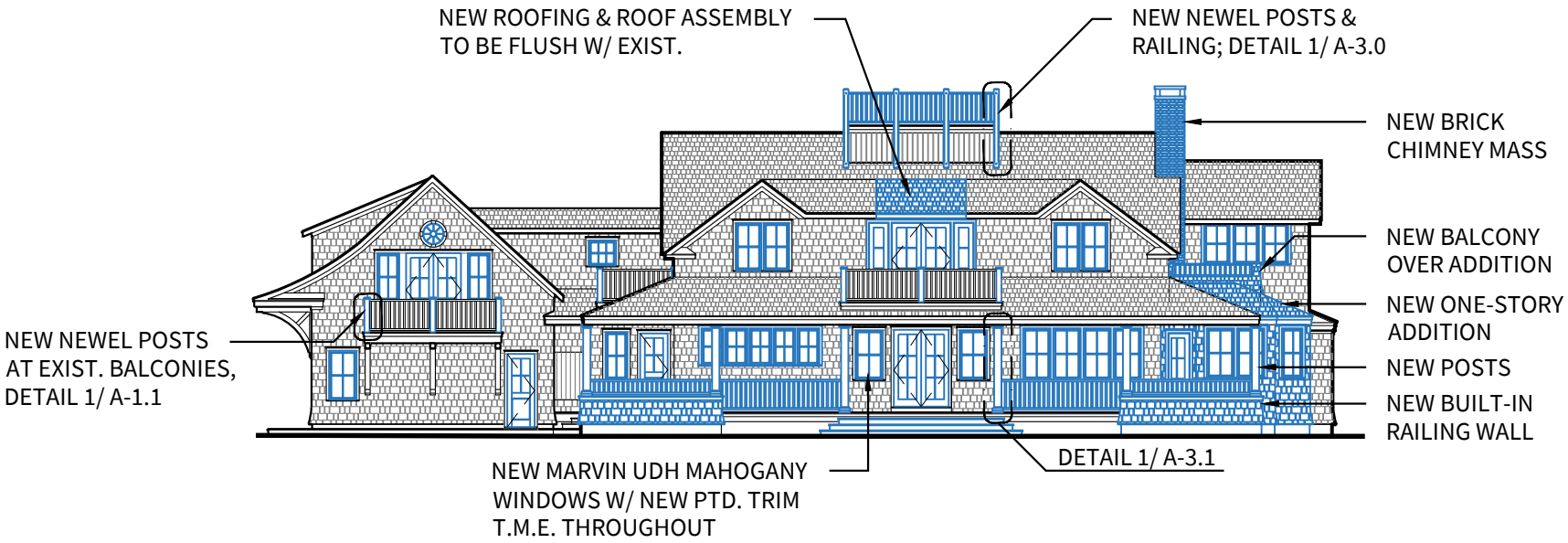


PROPOSED EAST ELEVATION

SCALE: 1/16" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/16" = 1'-0"

HDC SUBMISSION
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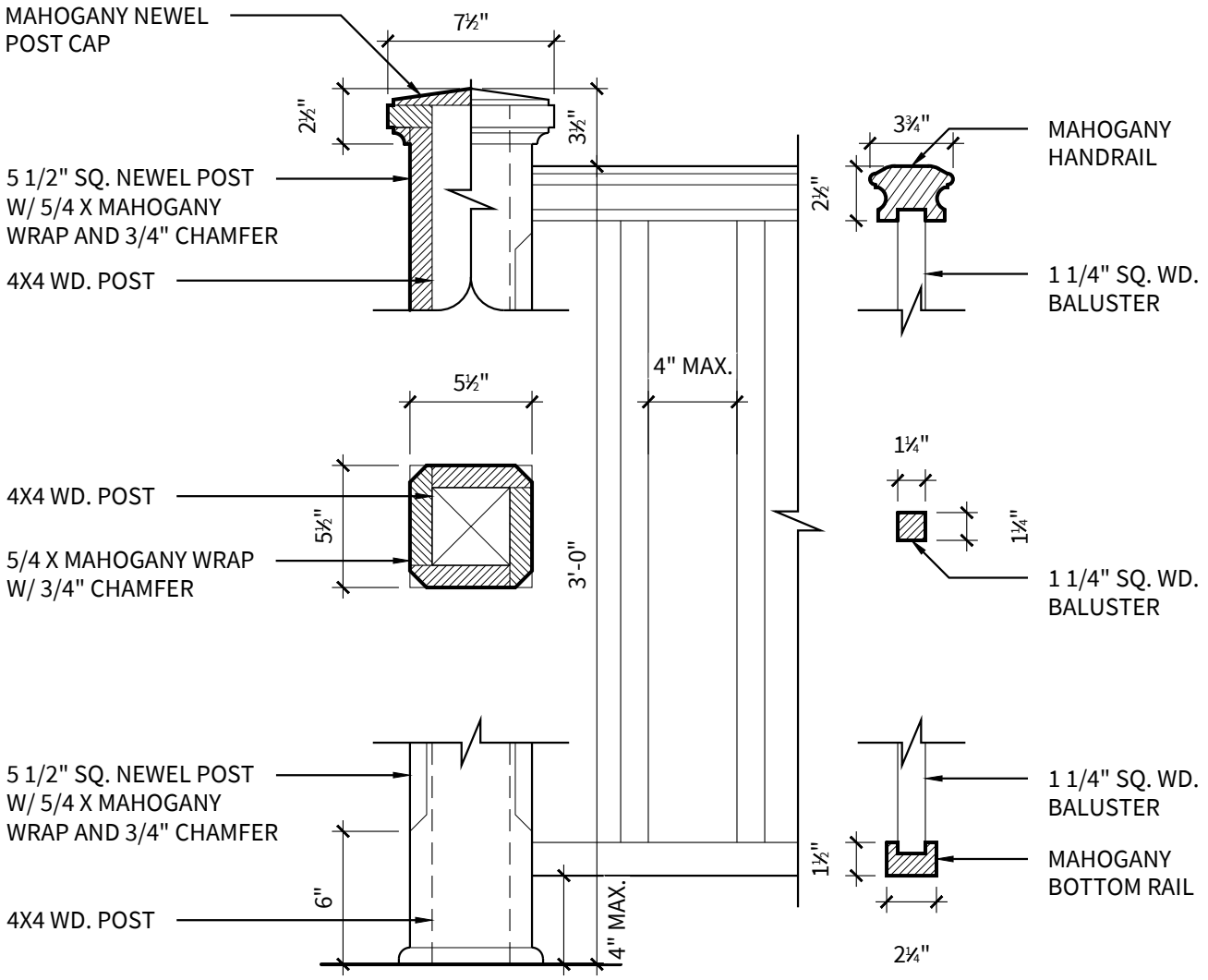

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A-3.0

NEWEL POST & RAILING DETAIL

SCALE: 1-1/2" = 1'-0"

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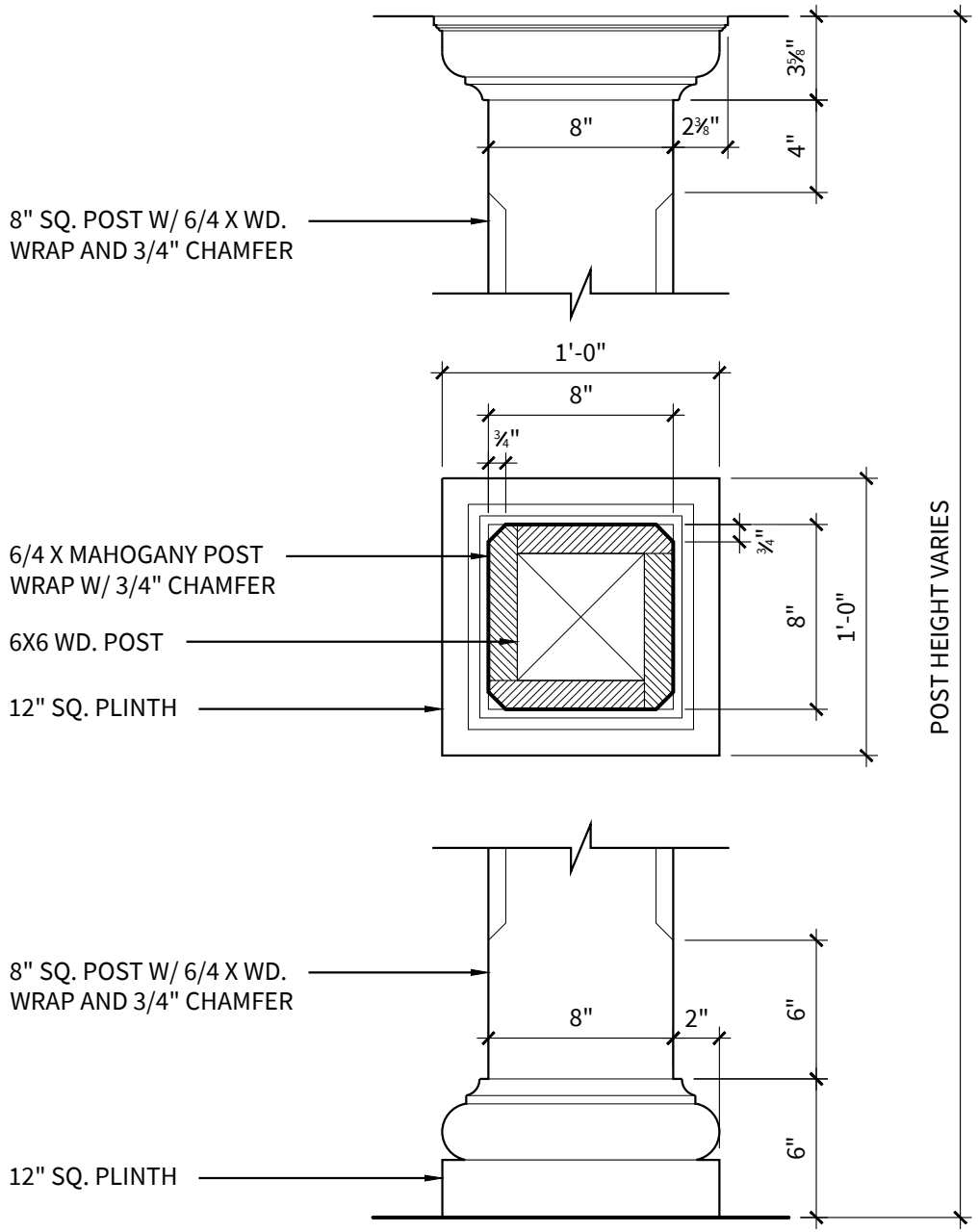

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A-3.1

POST DETAIL

SCALE: 1-1/2" = 1'-0"

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04/28/2025

Drawn By: X

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DETAILS

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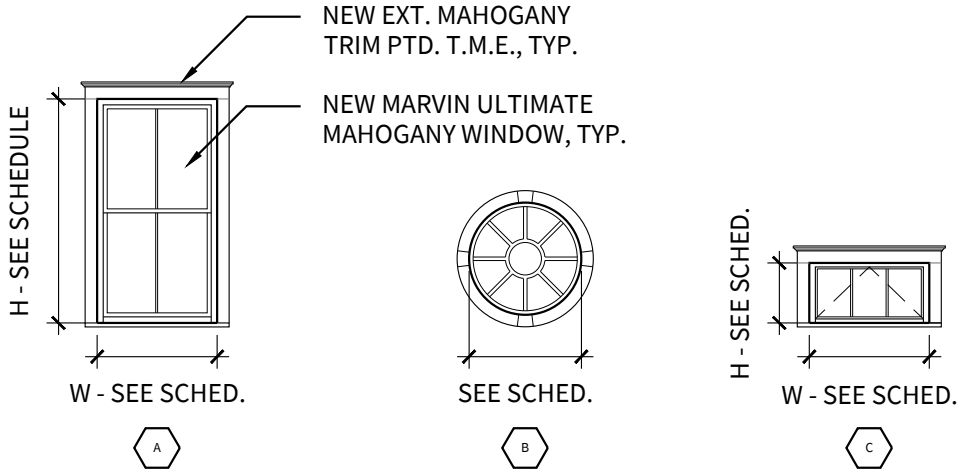
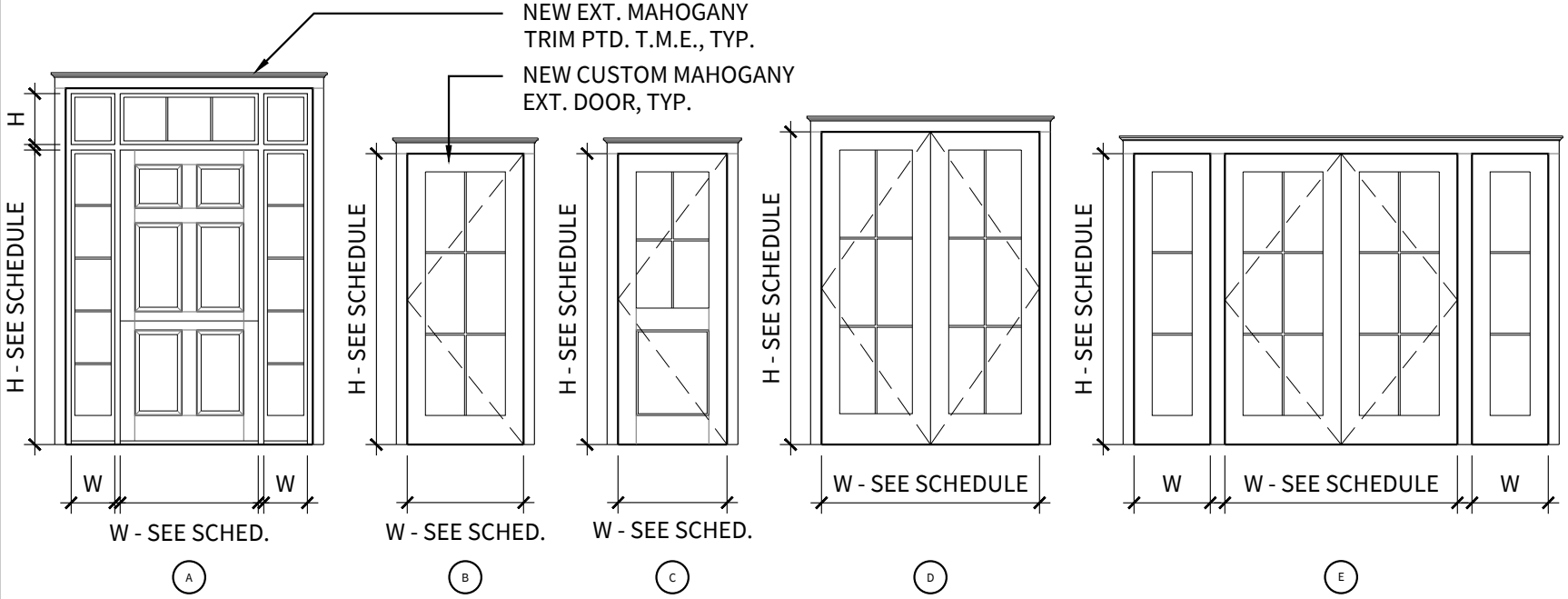


1 A-4.0

WINDOW TYPES

SCALE: 1/4"=1'-0"



2 A-4.0

EXTERIOR DOOR TYPES

SCALE: 1/4"=1'-0"

HDC SUBMISSION
04/28/2025

Drawn By: X

PETER ZIMMERMAN
ARCHITECTS

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CULLEN
RESIDENCE

71 POCOMO ROAD,
NANTUCKET, MA 02554

WINDOW &
DOOR TYPES

PROJECT NO.
2022 - 26.00

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A-4.0

CULLEN RESIDENCE - WINDOW SCHEDULE

ROOM	WINDOW											FRAMES/HARDWARE/ACCESSORIES					
ROOM # & NAME	WINDOW #	WINDOW SIZE W x H (FRAME SIZE)	WINDOW STYLE	MANUFACTER NAME & TYPE	TYPE	HEAD HGT. @ FIN FLR	MATERIAL EXT./ INT.		FINISH EXT./ INT.		GLASS	MATERIAL EXT./ INT.		DETAILS	EXT. TRIM	SCREENS	SHADES
FIRST FLOOR																	
100 FOYER	100.1	T.M.E.	PICTURE T.M.E.	MARVIN CUSTOM	B	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	N
	100.2	T.M.E.	PICTURE T.M.E.	MARVIN CUSTOM	B	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	N
101 PWDR. RM.	101.1	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
102 BATH #2	102.1	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
103 BEDROOM #2	103.1	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
	103.2	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
104 LIVING ROOM	104.1	(4) 2'-6" x 4'-8"	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
105 BAR	105.1	(2) 2'-6" x 4'-8"	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
	105.2	2'-6" x 4'-8"	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
	105.3	(2) 2'-6" x 4'-8"	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
106 DINING ROOM	106.1	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
	106.2	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
107 KITCHEN	107.1	(5) 2'-0" x 3'-4"	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
	107.2	(2) 2'-0" x 3'-4"	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
108 MUDROOM	108.1	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
	108.2	(2) 2'-2" x 3'-8"	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
109 GARAGE	109.1	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
	109.2	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
	109.3	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
SECOND FLOOR																	
200 STAIR HALL	200.1	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
	200.2	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
202 PRIMARY BATH	202.1	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
203 OFFICE	203.1	(3) 2'-4" x 3'-8"	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
	203.2	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
	203.3	T.M.E.	PICTURE T.M.E.	MARVIN CUSTOM	B	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	N
204 PRIMARY BED.	204.1	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
206 BEDROOM #4	206.1	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
	206.2	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
208 BATHROOM #4	208.1	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	N
209 HALL	209.1	T.M.E.	AWNING T.M.E.	MARVIN CUSTOM	C	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	N
210 BEDROOM #5	210.1	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
	210.2	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
	210.3	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
	210.4	T.M.E.	PICTURE T.M.E.	MARVIN CUSTOM	B	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	N
211 BUNK ROOM	211.1	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y
	211.2	T.M.E.	DOUBLE HUNG T.M.E.	MARVIN CUSTOM	A	T.M.E.	WD.	WD.	PTD.	PTD.	INSUL. SDL	WD.	WD.	T.M.E.	T.M.E.	N	Y

HDC SUBMISSION
04/28/2025

Drawn By: X

PETER ZIMMERMAN
A R C H I T E C T S
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CULLEN RESIDENCE
71 POCOMO ROAD,
NANTUCKET, MA 02554

WINDOW SCHEDULE

PROJECT NO.
2022 - 26.00

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CULLEN RESIDENCE - DOOR SCHEDULE

ROOM	DOORS										FRAMES/HARDWARE/ACCESSORIES				
ROOM # & NAME	DOOR #	DOOR SIZE W x H x T	DOOR STYLE	MANUFACTURER NAME & TYPE	TYPE	MATERIAL EXT./ INT.		FINISH EXT./ INT.		GLASS	MATERIAL EXT./ INT.		THRESHOLD	DETAILS	EXT. TRIM
FIRST FLOOR															
100 FOYER	100A	T.M.E.	EXTERIOR DUTCH DOOR T.M.E.	SELECT DOOR	A	WD.	WD.	PTD.	PTD.	-	WD.	WD.	T.M.E.	T.M.E.	T.M.E.
		T.M.E.	TRANSOM T.M.E.	MARVIN CUSTOM		WD.	WD.	PTD.	PTD.	TEMPERED SDL	WD.	WD.			T.M.E.
		(2) T.M.E.	SIDELIGHT T.M.E.	MARVIN CUSTOM		WD.	WD.	PTD.	PTD.	TEMPERED SDL	WD.	WD.			T.M.E.
103 BEDROOM #2	103B	5'-0" x 6'-8" x 1 3/4"	EXTERIOR FRENCH DOORS	MARVIN CUSTOM	D	WD.	WD.	PTD.	PTD.	TEMPERED SDL	WD.	WD.	T.M.E.	T.M.E.	T.M.E.
105 BAR	105A	2'-8" x 6'-8" x 1 3/4"	EXTERIOR SWING DOOR	MARVIN CUSTOM	B	WD.	WD.	PTD.	PTD.	TEMPERED SDL	WD.	WD.	T.M.E.	T.M.E.	T.M.E.
106 DINING ROOM	106A	5'-0" x 7'-2" x 1 3/4"	EXTERIOR FRENCH DOORS	MARVIN CUSTOM	D	WD.	WD.	PTD.	PTD.	TEMPERED SDL	WD.	WD.	T.M.E.	T.M.E.	T.M.E.
108 MUDROOM	108A	T.M.E.	EXTERIOR SWING DOOR	MARVIN CUSTOM	C	WD.	WD.	PTD.	PTD.	TEMPERED SDL	WD.	WD.	T.M.E.	T.M.E.	T.M.E.
SECOND FLOOR															
204 PRIMARY BED.	204A	2'-6" x 6'-8" x 1 3/4"	EXTERIOR SWING DOOR	MARVIN CUSTOM	B	WD.	WD.	PTD.	PTD.	TEMPERED SDL	WD.	WD.	T.M.E.	T.M.E.	T.M.E.
205 BEDROOM #3	205B	5'-4" x 6'-8" x 1 3/4"	EXTERIOR FRENCH DOORS	MARVIN CUSTOM	E	WD.	WD.	PTD.	PTD.	TEMPERED SDL	WD.	WD.	T.M.E.	T.M.E.	T.M.E.
		(2) 1'-9" x 6'-8" x 1 3/4"	SIDELIGHT	MARVIN CUSTOM		WD.	WD.	PTD.	PTD.	TEMPERED SDL	WD.	WD.	T.M.E.	T.M.E.	T.M.E.
206 BEDROOM #4	206B	T.M.E.	EXTERIOR SWING DOOR	MARVIN CUSTOM	B	WD.	WD.	PTD.	PTD.	TEMPERED SDL	WD.	WD.	T.M.E.	T.M.E.	T.M.E.
210 BEDROOM #5	210B	T.M.E.	EXTERIOR FRENCH DOORS	MARVIN CUSTOM	D	WD.	WD.	PTD.	PTD.	TEMPERED SDL	WD.	WD.	T.M.E.	T.M.E.	T.M.E.

HDC SUBMISSION
04/28/2025

Drawn By: X

PETER ZIMMERMAN
ARCHITECTS
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DOOR SCHEDULE

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1 PROPOSED: SOUTH ELEVATION

PROPOSED RENDERINGS

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HDC SUBMISSION 04/28/2025

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A-5.0



2 PROPOSED: NORTH ELEVATION

HDC SUBMISSION
04/28/2025

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PROPOSED
RENDERINGS

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A-5.1



3 PROPOSED: NORTH-WEST CORNER

A-5.2

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4 PROPOSED: WEST ELEVATION

PROPOSED RENDERINGS

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HDC SUBMISSION 04/28/2025

Drawn By: X

A-5.3

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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Chair

Stephen Welch
Vice-Chair

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HDC Liaison
Holly Backus
Preservation Planner
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Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR Turk Family LLC

STREET ADDRESS 15 Marsh Hawk Ln

MAP/PARCEL 56 / 113.6

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/24/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 2/24/25

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 113.6

Street & Number of Proposed Work: 15 MARSH HAWK LN

Owner of record: TURK FAMILY LLC

Mailing Address: 215 FAIRHAVEN HILL RD
CONCORD, MA 01742

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1084
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: 4'X12' ☑ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height (6) 5'/1' LATTICE
Type: 5'4' LATTICE / BOARDS FENCE
Length: 40' (88' L TOTAL X2)

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls 30"X18"H STUCCO WALL WITH BLUESTONE CAP

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NTN Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/24/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

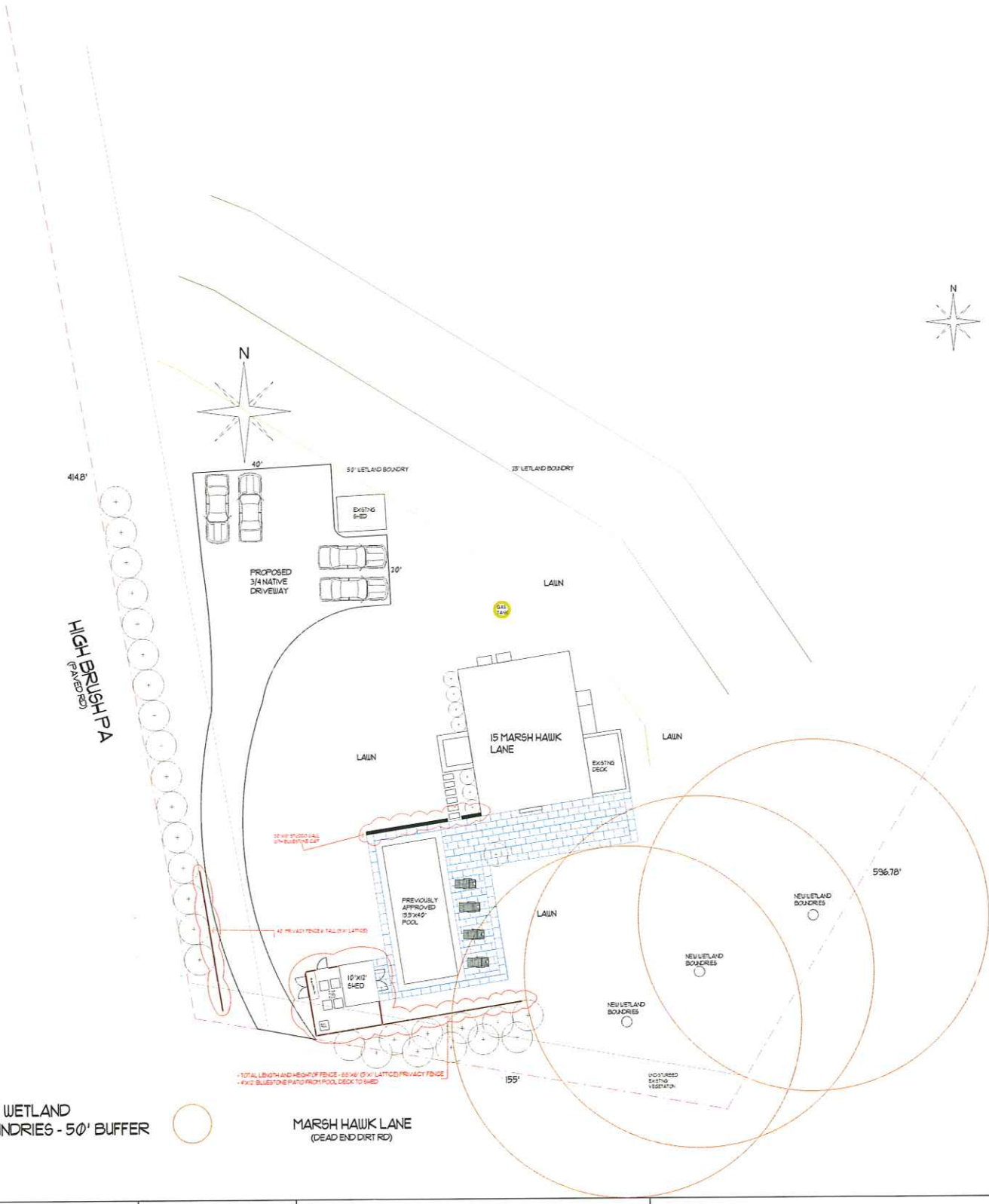
Property ID	4091
Location	15 MARSH HAWK LN
Owner	TURK FAMILY LLC

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.



Revision #: 16 Date: 2/24/2025	Scale: 1" = 40'	Landscape Plan: L! Turk - 15 Marsh Hawk Ln	Landscape Design by: Gkeller The Garden Group

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 69

Street & Number of Proposed Work: 39 Pine st

Owner of record: Hart Pine Nom. Trust

Mailing Address: PO Box 493

Siasconset MA 02564

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. HDC2024 10-11443

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 50 s.f. Decks/Patio: Size: 56 s.f. ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North No change South _____ East _____ West _____

Additional Remarks

Historic Name: William Hart House

Original Date: Pre 1807

Original Builder: William Hart

REVISIONS* (describe)

1. East Elevation
2. South Elevation Eliminate 2nd floor addition
3. West Elevation Program from proposal
4. North Elevation

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x6 Rake 1x5 Soffit (Overhang) _____ Corner boards 5/4x6 Frieze _____

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 6x6

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☑ Other Hopper

☑ 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 Clapboard (if applicable) _____ Roof Gray - TME

Trim Gray - TME Sash White - TME Doors Existing

Deck Natural 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 5/12/2025 Signature of owner of record _____ Signed under penalties of perjury

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-31-25
MAP/PARCEL#: 064

Recorded By: AEG Date: 12/1 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 38 Pine St. 2. BUILDING NAME:

3. OWNERSHIP: O a. public ⊙ b. private 4. PRESENT OWNER: [illegible]

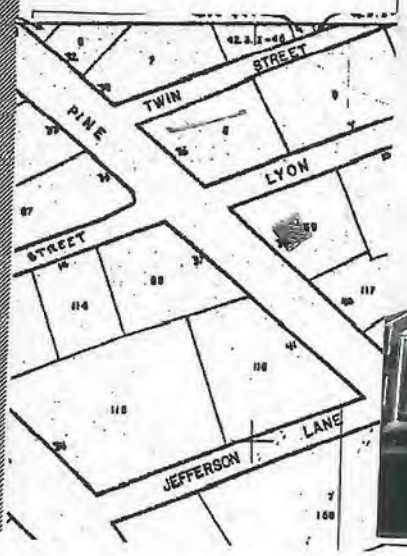
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: dwelling Present: dwelling
O a. seasonal ⊙ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊙ a. Yes O b. No
Interior accessible, explain:

8. MAP -- 3 X 2"





Revised 5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other:_____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other:_____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other:_____

13. EXTERIOR WALL MATERIAL: Side Elevations:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other:_____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other:_____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other:_____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ○ a. gable ○ c. hip ○ e. other:_____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ○ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other:_____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other:_____

20. CHIMNEY MATERIAL: ○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other:_____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other:_____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ⊘ 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 – no photo
- ⊘ 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: Cape Style

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: deep house w/ low attached end - Lancaster

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: 3,150 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: high basement (Building or site including interior features if known)



Scale of Feet.
OCT. 1887
NANTUCKET
MASS.
UNION
ORANGE
FAIR
PINE
PLEASANT
CHESTER
CENTRE
N. WATER
EASTON
NORTH
PUBLIC SCHOOL
BAY VIEW HO.
SPRINGFIELD HO.
SPRINGFIELD HO. ANNEX NO. 1
SPRINGFIELD HO. ANNEX NO. 2
VERANDAH HO.
SEE SHEET No. 3.
SEE SHEET No. 6.
SEE SHEET No. 7.

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 Norment

AS AGENT FOR Nort Pine Nom. Trust

STREET ADDRESS 38 Pine St.

MAP/PARCEL 55.4.1/69

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/13/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 5/12/25

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 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.

✓ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**


DO NOT
ENTER
NO
PARKING
NO
PARKING


SEAHORSE
40





CERTIFICATE NO: _____ DATE ISSUED: 11/4/25

HDC2024-10-114113 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.

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TAX MAP N°: 55.4.1 PARCEL N°. 69

Street & Number of Proposed Work: 38 Pine St

Owner of record: Hart Pine Hom. Trust

Mailing Address: PO Box 493

Siasconset MA 02564

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375

Nantucket MA 02554

Contact Phone #: 775 2044 E-mail: _____

FOR OFFICE USE ONLY 1603

Date application received: 10/30/24 Fee Paid: $ 53

Must be acted on by: 1/3/25

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____ Acc. (NO)

Notes - Comments - Restrictions - Conditions

Approved with windows in N-S dormers die into header

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ 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: 50 sf Decks/Patio: Size: 56 sf ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 375 sf Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North No change South _____ East _____ West _____

Additional Remarks CONTINUING

Historic Name: WILLIAM HART HOUSE

Original Date: Pre-1687 / 1820 per GIS

Original Builder: WILLIAM HART, BLACKSMITH

HDC SURVEY + DRAFT FORM B

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

Addition to existing dwelling

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 12" ☑ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/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 Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) _____ Corner boards 5/4x6 Frieze _____

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 6x6

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Hopper

☑ 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 Clapboard (if applicable) _____ Roof Grey - TME

Trim Grey - TME Sash White - TME Doors Grey - existing

Deck Natural Foundation Grey Fence _____ Shutters _____

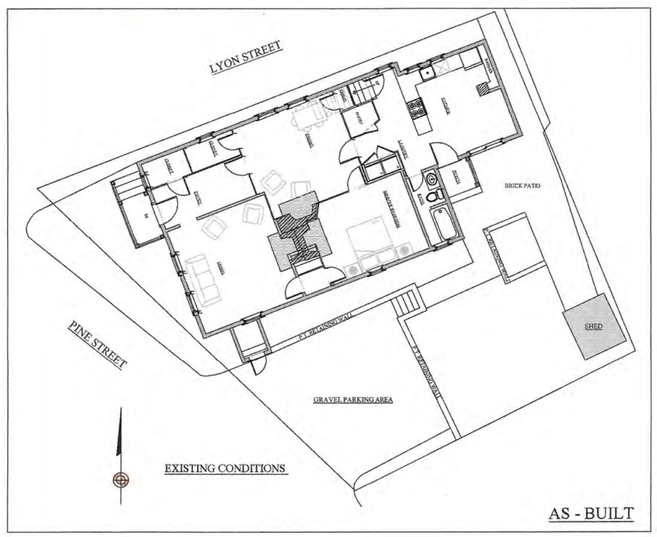
* Attach manufacturer's color samples if color is not from HDC approval list.

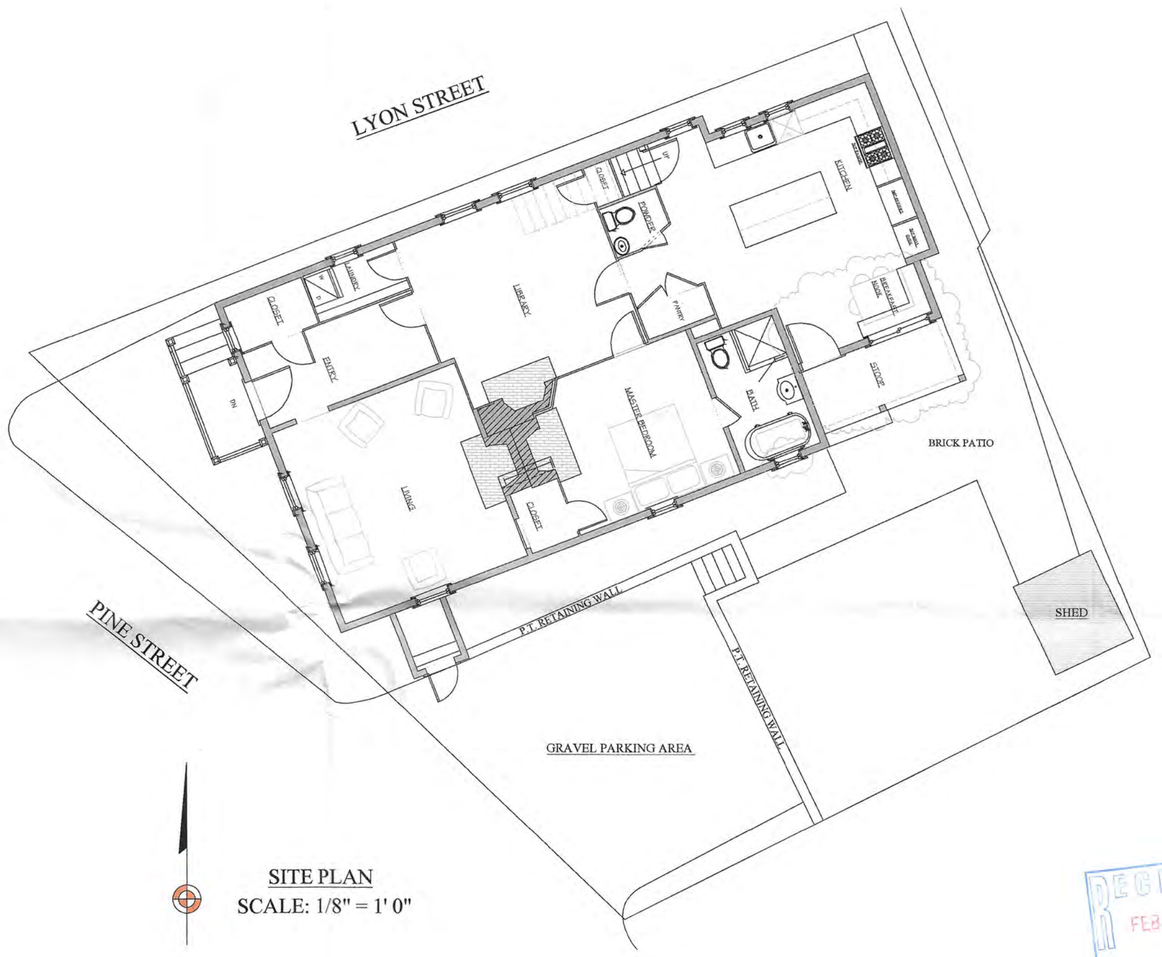
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/28/2024 Signature of owner of record _____ Signed under penalties of perjury

THE DAY RESIDENCE
38 PINE STREET
NANTUCKET, MA 02554







SITE PLAN
SCALE: 1/8" = 1' 0"

RECEIVED
FEB 04 2025
By

APPROVED
HDC2024.10.11443
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

MAP & PARCEL: 55.4.1 x 69
ZONE: ROH
FRONT / REAR SETBACKS: 0' x 5'
MINIMUM LOT SIZE: 5,000 s.f.
LOT AREA: 2,996 s.f.
GROUND COVER RATIO: 40%
EXISTING GROUND COVER:
- MAIN HOUSE: 1,181 S.F.
- SHED 43 S.F. (EXEMPT)
PROPOSED NEW GROUND COVER: 50 S.F.
TOTAL GROUND COVER: 1,231 S.F.

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All applicable copyright laws are and shall be enforced.

COVER SHEET
DATE: 01/28/2025
SCALE: AS NOTED

M/P: 55.4.1 / 69

THE DAY - GAGE RESIDENC
38 PINE ST.
NANTUCKET, MA

A



WEST ELEVATION

AS - BUILT

WEST ELEVATION

WINDOW SCHEDULE

EX	- EXISTING WINDOW/DOOR
RE	- REUSE EXISTING WINDOW/DOOR
1	- 2' 0" X 1' 8" HOPPER WINDOW - TDL
2	- 2' 6" X 4' 5" DBL HNG WINDOW - TDL

NOT FOR CONSTRUCTION

AS - BUILT



SOUTH ELEVATION

PREVIOUS SUBMITTAL



SOUTH ELEVATION

RECEIVED
FEB 04 2025
By



SOUTH ELEVATION

APPROVED
HDC2024·10·11443
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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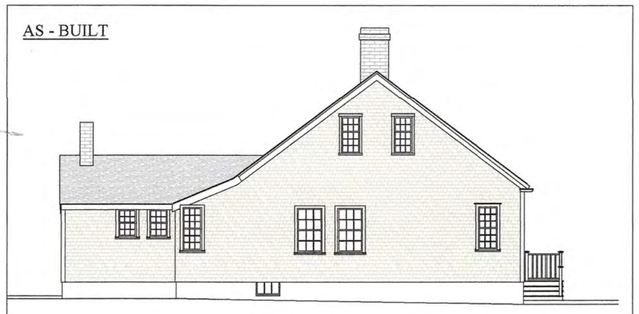
ELEVATIONS
DATE: 01/28/2025
SCALE: 1/4" = 1'0"

M/P: 55.4.1 / 69

THE DAY - GAGE RESIDENCE
38 PINE ST.
NANTUCKET, MA

3

AS - BUILT



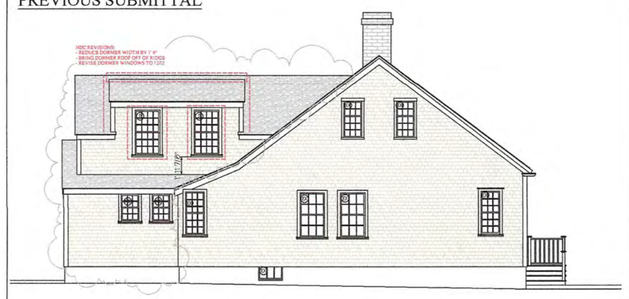
NORTH ELEVATION

AS - BUILT



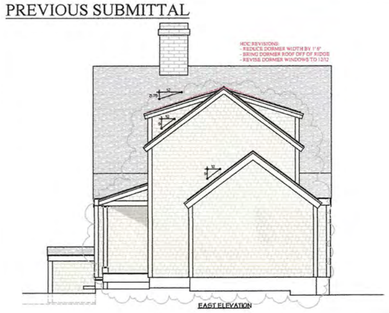
EAST ELEVATION

PREVIOUS SUBMITTAL

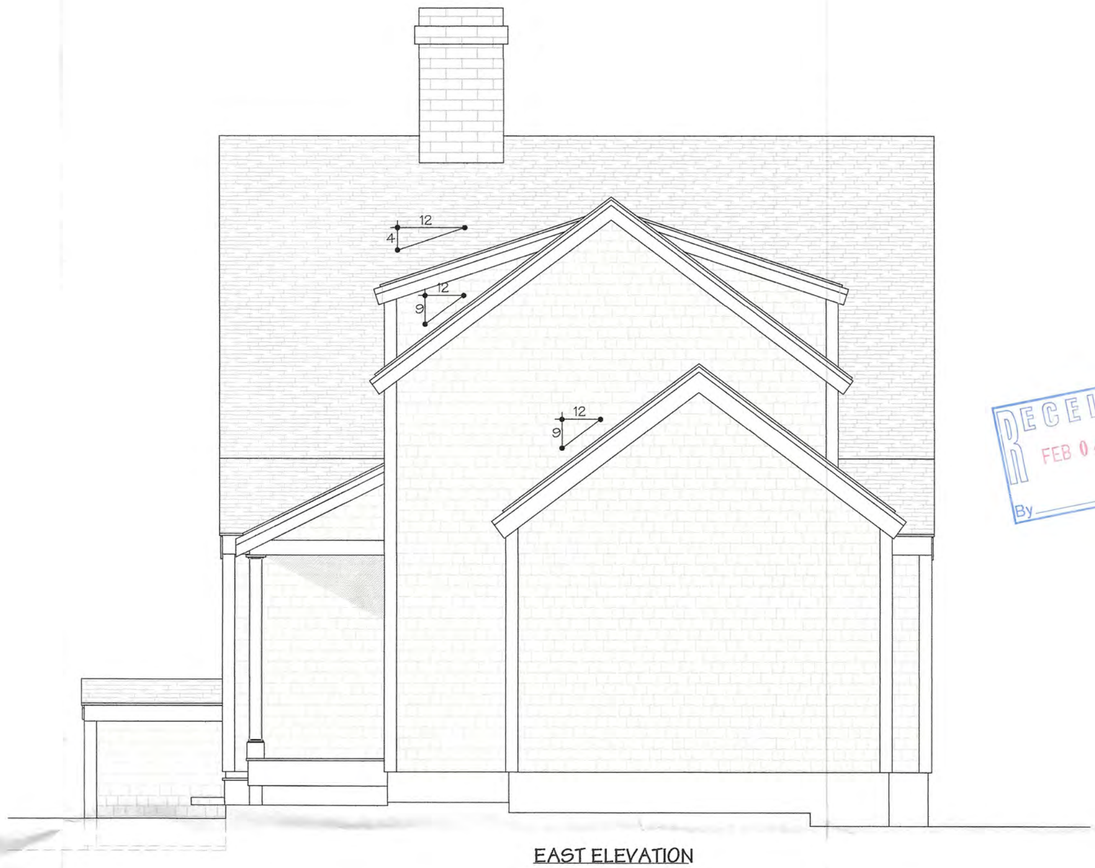


NORTH ELEVATION

PREVIOUS SUBMITTAL



EAST ELEVATION



EAST ELEVATION

RECEIVED
FEB 04 2025
By

LOWER DORMER PLATE
INTO WINDOW HEAD CASING



NORTH ELEVATION

WINDOW SCHEDULE

EX	- EXISTING WINDOW/DOOR
RE	- REUSE EXISTING WINDOW/DOOR
1	- 2' 0" X 1' 8" HOPPER WINDOW - TDL
2	- 2' 6" X 4' 5" DBL HNG WINDOW - TDL

APPROVED
HDC2024.10.11443
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
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ELEVATIONS
DATE: 01/28/2025
SCALE: 1/4" = 1'0"

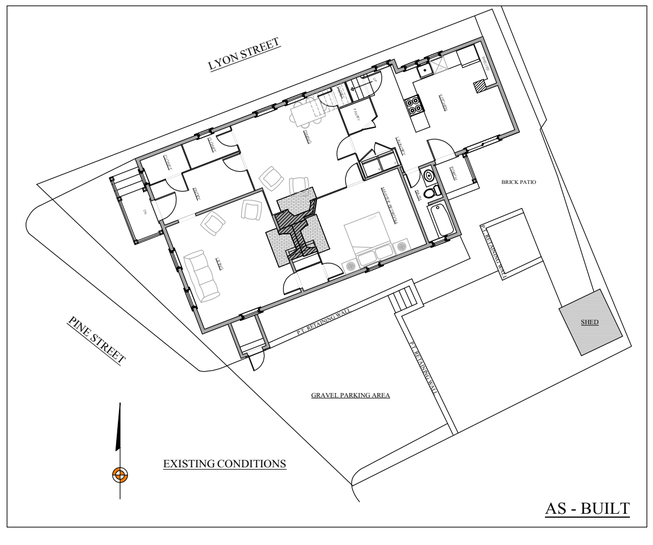
M/P: 55.4.1 / 69

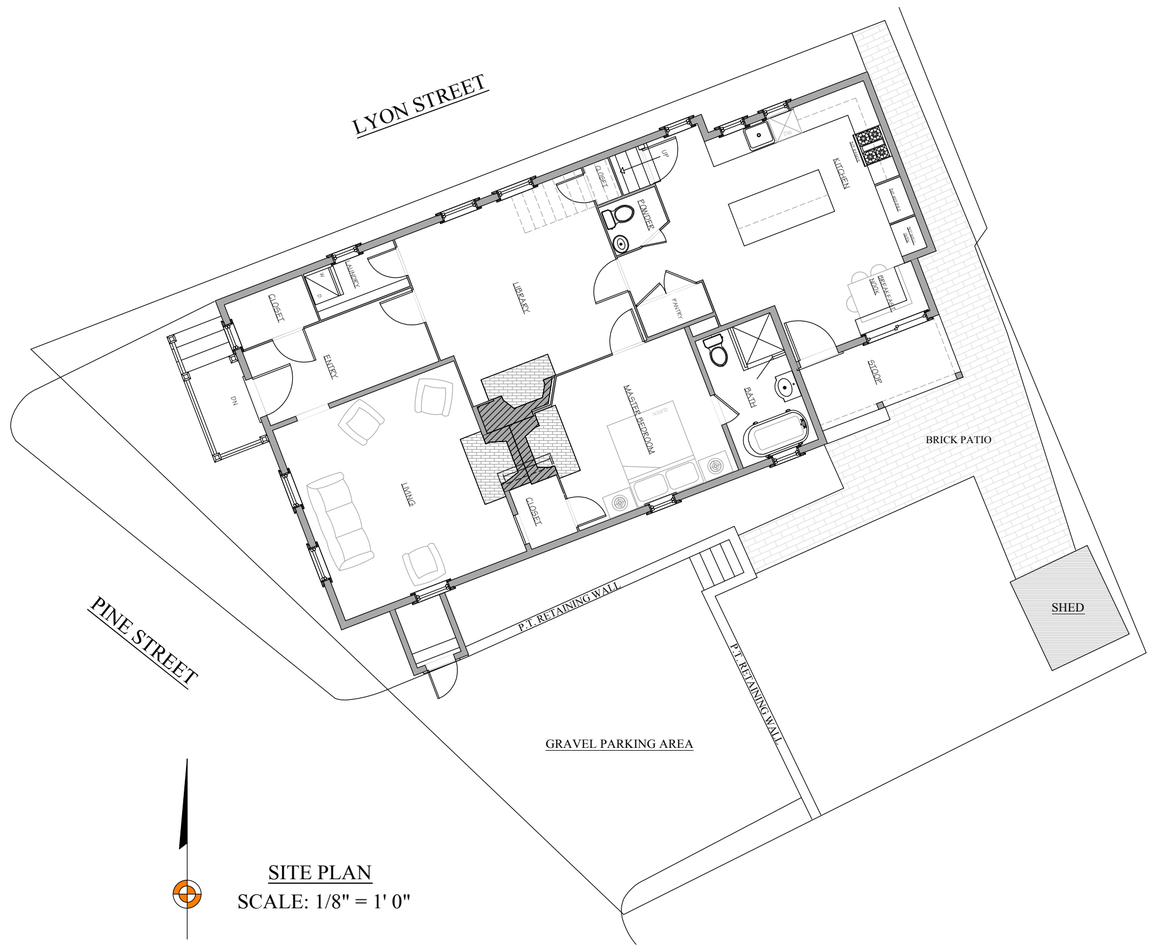
THE DAY - GAGE RESIDENCE
38 PINE ST.
NANTUCKET, MA

4

THE DAY RESIDENCE
38 PINE STREET
NANTUCKET, MA 02554







SITE PLAN
SCALE: 1/8" = 1' 0"

MAP & PARCEL: 55.4.1 x 69
ZONE: ROH
FRONT / REAR SETBACKS: 0' x 5'
MINIMUM LOT SIZE: 5,000 s.f.
LOT AREA: 2,996 s.f.
GROUND COVER RATIO: 40%
EXISTING GROUND COVER:
- MAIN HOUSE: 1,181 S.F.
- SHED 43 S.F. (EXEMPT)
PROPOSED NEW GROUND COVER: 50 S.F.
TOTAL GROUND COVER: 1,231 S.F.

BENJAMIN
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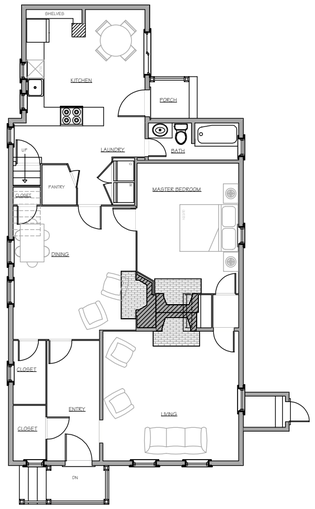
COVER SHEET
DATE: 05/12/2025
SCALE: AS NOTED

M/P: 55.4.1 / 69

THE DAY - GAGE RESIDENC
38 PINE ST.
NANTUCKET, MA

A

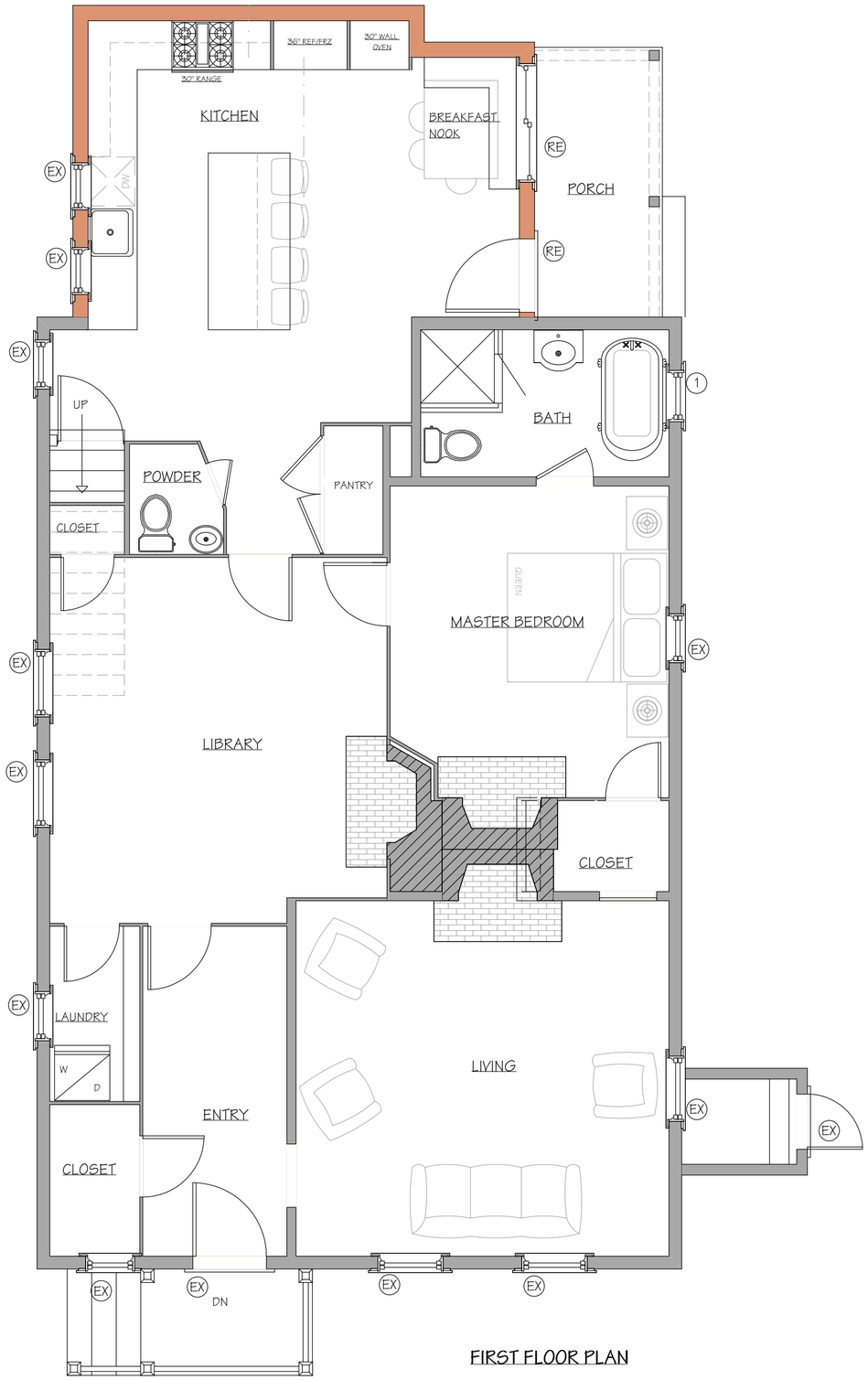
AS - BUILT



FIRST FLOOR PLAN

WINDOW SCHEDULE

EX	- EXISTING WINDOW/DOOR
RE	- REUSE EXISTING WINDOW/DOOR
1	- 2' 0" X 1' 8" HOPPER WINDOW - TDL



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

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FIRST FLOOR PLAN
DATE: 05/12/2025
SCALE: 1/4" = 1' 0"

M/P: 55.4.1 / 69

THE DAY - GAGE RESIDENCE
38 PINE ST.
NANTUCKET, MA

1



WEST ELEVATION

AS - BUILT

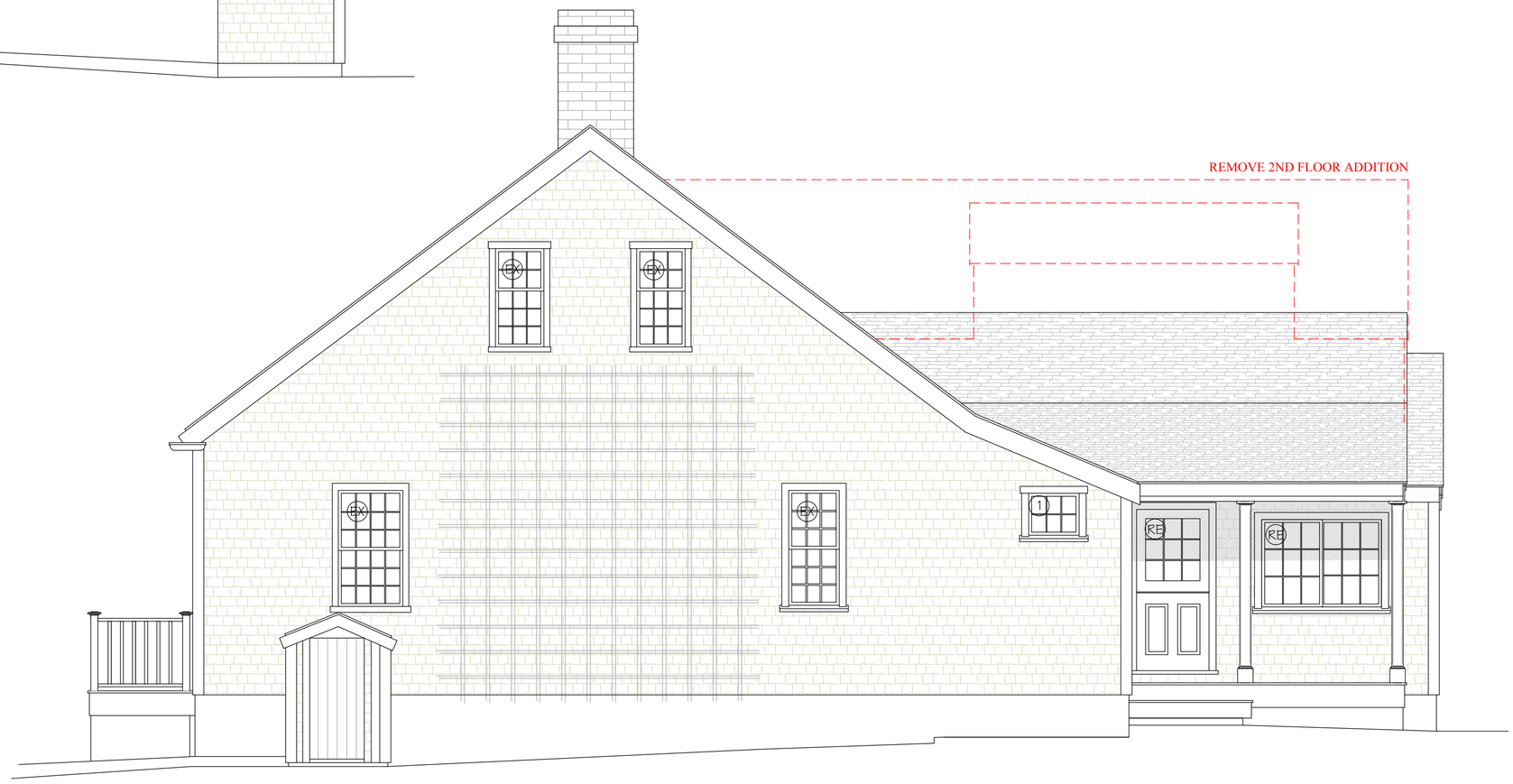


SOUTH ELEVATION

PREVIOUS APPROVAL



SOUTH ELEVATION



SOUTH ELEVATION

NOT FOR CONSTRUCTION

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ELEVATIONS
DATE: 05/12/2025
SCALE: 1/4" = 1'0"

M/P: 55.4.1 / 69

THE DAY - GAGE RESIDENCE
38 PINE ST.
NANTUCKET, MA

2

AS - BUILT



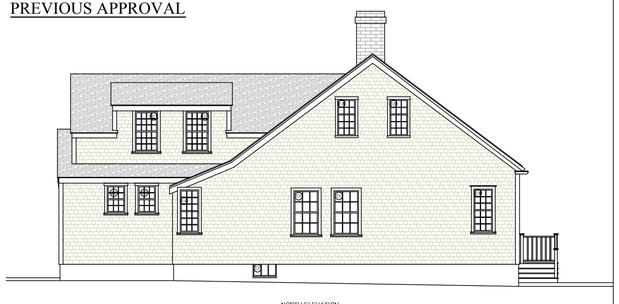
NORTH ELEVATION

AS - BUILT

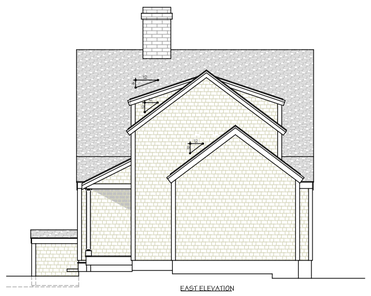


EAST ELEVATION

PREVIOUS APPROVAL

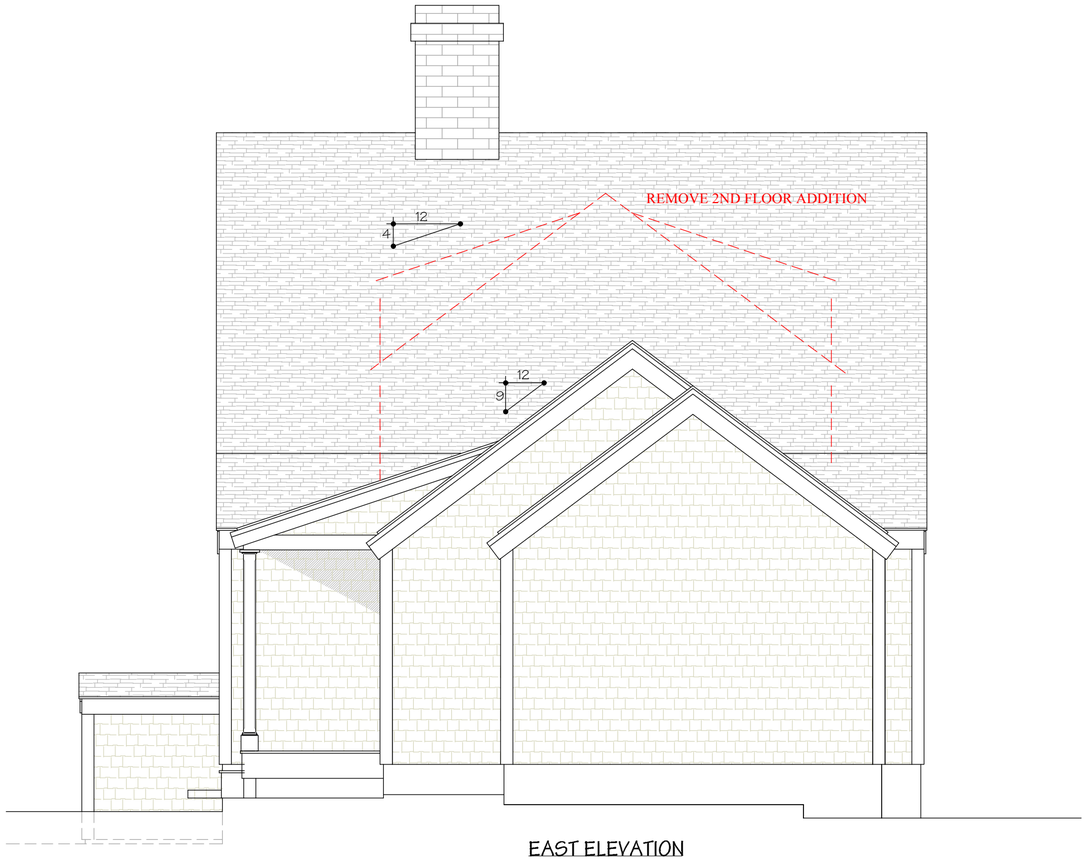


NORTH ELEVATION



EAST ELEVATION

PREVIOUS APPROVAL



EAST ELEVATION



NORTH ELEVATION

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: 05/12/2025
SCALE: 1/4" = 1'0"

M/P: 55.4.1 / 69

THE DAY - GAGE RESIDENCE
38 PINE ST.
NANTUCKET, MA

3

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 73

Street & Number of Proposed Work: 6 BAYBERRY LN

Owner of record: JULIUS PASYS

Mailing Address: 13 b Greglen Rd NANTUCKET

Contact Phone #: 774-810-0109 E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWICK DESIGN

Mailing Address: 48 Dulen Rd NANTUCKET

Contact Phone #: 228 9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other RENEW CERT HDC 2021-07-4217

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/12/25 Signature of owner of record _____ Signed under penalties of perjury

6 BAYBERRY LN - RENEW C/O A

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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 Carrie Thornewill

AS AGENT FOR Julia Dayses

STREET ADDRESS 6 Bayberry Lane

MAP/PARCEL 67/73

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

May 6

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.

Carrie Thornewill

Signature Date

CERTIFICATE NO: HDC2021-07-4217 DATE ISSUED: 8/17/2021

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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.

APPRVD CofA Copy

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 73

Street & Number of Proposed Work: 6 BAYBERRY LN

Owner of record: JULIUS + LAURA PAGS

Mailing Address: 13b GREELEN AVE NANTUCKET

Contact Phone #: 774 810 0100 E-mail:

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUKES RD NANTUCKET

Contact Phone #: 228-9101 E-mail:

FOR OFFICE USE ONLY

Date application received: 7/15/21 Fee Paid: $ 275.00

Must be acted on by: 8/17/21

Extended to:

Approved: ✓ Disapproved:

Chairman:

Member:

Member:

Member:

Member:

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. -

☐ Pool (Zoning District ____) ☐ Roof ☐ Other

Size of Structure or Addition: Length: ~~28~~ 44' Sq. Footage 1st floor: 997

VARIES Width: 26 Sq. footage 2nd floor: 396

Sq. footage 3rd floor:

Decks/Patio: Size: 28x10 ☒ 1st floor ☐ 2nd floor

Size: 14x6 ☐ 1st floor ☐ 2nd floor

FRONT PORCH

Difference between existing grade and proposed finish grade: North ____ South ____ East ____ West ____

Height of ridge above final finish grade: North 25'-6" EXIST South 25'-6" EXIST East 25'-6" EXIST West 24'-6" NEW

Additional Remarks

REVISIONS*

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Historic Name: (describe)

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) ____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) ____ ☐ Other ____

Roof Pitch: Main Mass 9.5 /12 Secondary Mass 9.5 /12 Dormer 4 /12 Other PORCH 4

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) ____

Fence: Height: EXISTS NTW

Type: SOLID BOARD

Length:

Skylights (flat only): Manufacturer ____ Rough Opening ____ Size ____ Location ____

Manufacturer ____ Rough Opening ____ Size ____ Location ____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) ____

Leaders (material and size): 2" COPPER

Sidewall: ☒ White cedar shingles ____ ☐ Clapboard (exposure: ____ inches) Front ☐ ____ Side ☐ ____

☐ Other ____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other ____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other ____

C. Dimensions: Fascia 1x8 Rake 1x8 W/SHADOW Soffit (Overhang) 6" Corner boards 5/4x6 Frieze ____

Match Existing Window Casing 2x4/7x6 Door Frame 2x4/7x6 Columns/Posts: Round ____ Square 6x6

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other ____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 4 PANEL W/ 1/2 SIDE LIGHT Rear 6 LIGHT Side ____

Garage Door(s): Type ____ Material ____

Hardscape materials: Driveways GRAVEL Walkways ____ Walls ____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR Clapboard (if applicable) ____ Roof DRK. GREY

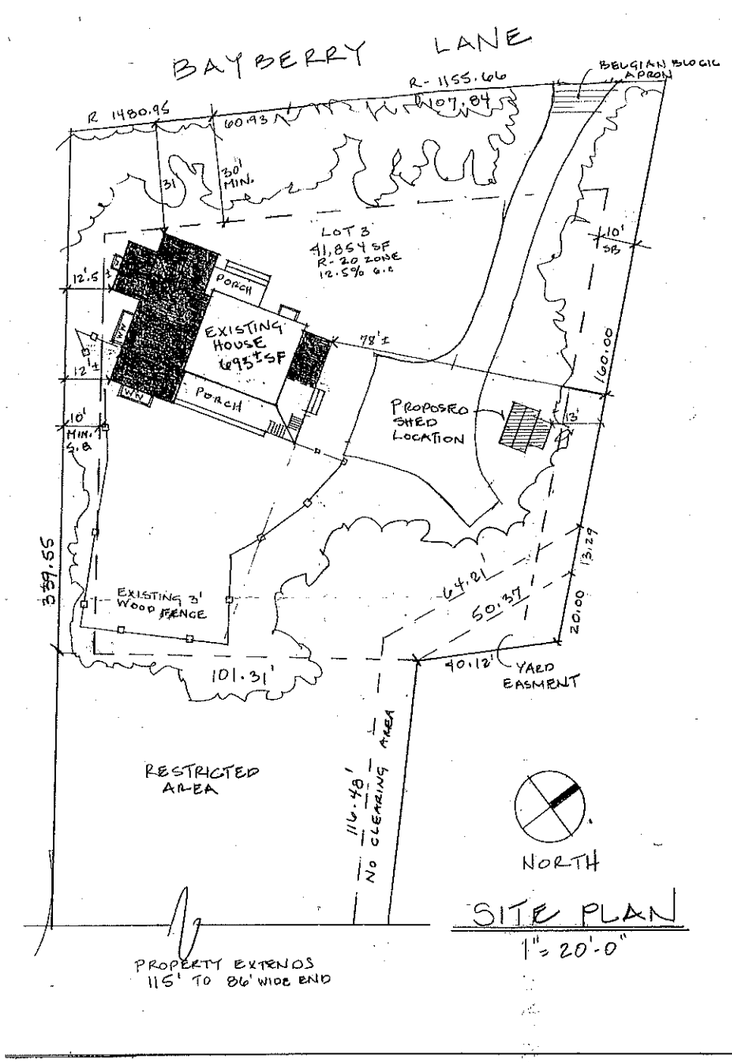
Trim QUAKER GREY Sash BLACK Doors FOLGER BLUE / BLACK

Deck NAT MAHOGANY Foundation CONC Fence ____ Shutters ____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/16/21 Signature of owner of record ____ Signed under penalties of perjury



SITE PLAN
1" = 20'-0"

DOOR & WINDOW SCHEDULE	
1	2'-9" x 6'-11" 4 PANEL W/ ½ SIDELIGHT/PANEL
2	3'-1" x 6'-11" ANDERSEN 6 LIGHT FWH31611 SDL's
3	9'-0" x 6'-11" ANDERSEN 6 LIGHT (3 PANELS) FWG 60611 W/ FWG33611S MULLED SDL's
4	6'-0" x 6'-11" ANDERSEN 6 LIGHT FWG30611 SDL's
A	ANDERSEN TW 26410 RO 2'-8 1/8" x 5'-0 7/8" 2/2 DBH SDL's
B	ANDERSEN TW 2646 RO 2'-8 1/8" x 4'-8 7/8" 2/2 DBH SDL's
C	ANDERSEN TW2036 RO 2'-2 1/8" x 3'-8 7/8" 2/2 DBH SDL's
D	ANDERSEN TW 2642 RO 2'-8 1/8" x 4'-4 7/8" 2/2 DBH SDL's
E	ANDERSEN A28T RO 2'-8" x 2'-0 5/8" 4 LIGHT BASEMENT AWNING SDL's

APPROVED
HDC 2021-07-4217
No Exterior Changes
Without HDC Approval

ISSUES

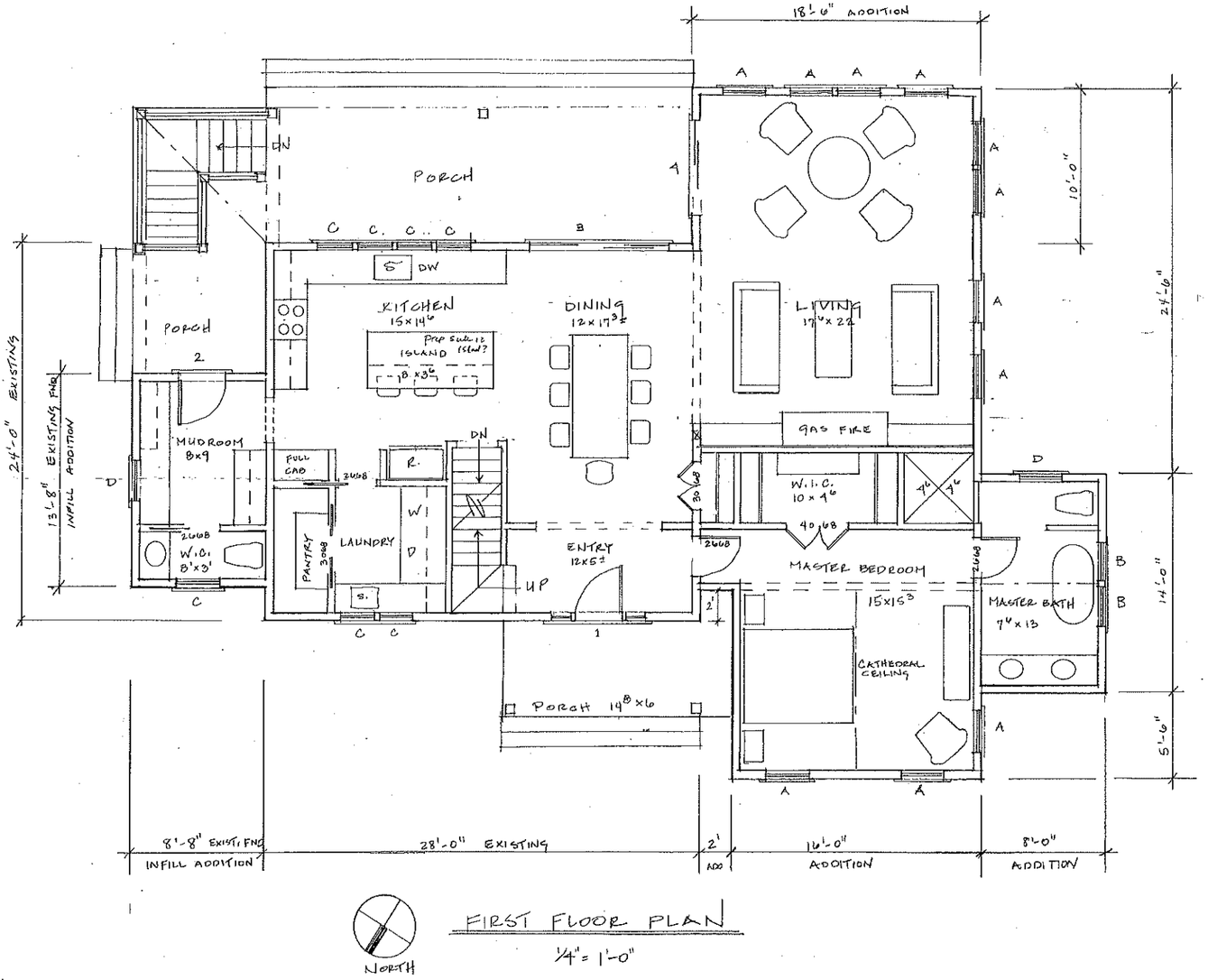
MAP 64 PCL. 76

RENOVATIONS & ADDITIONS TO THE HOUSE AT 6 BAYBERRY LANE JULIUS PASYS

SITE PLAN 1"=20'
LOCUS MAP
DOOR & WINDOW SCHEDULE

THE OAKLEAF GROUP
48 DUNHAM RD
NANTUCKET, MA
508-228-9161

A1



North

FIRST FLOOR PLAN

1/4" = 1'-0"

ISSUES

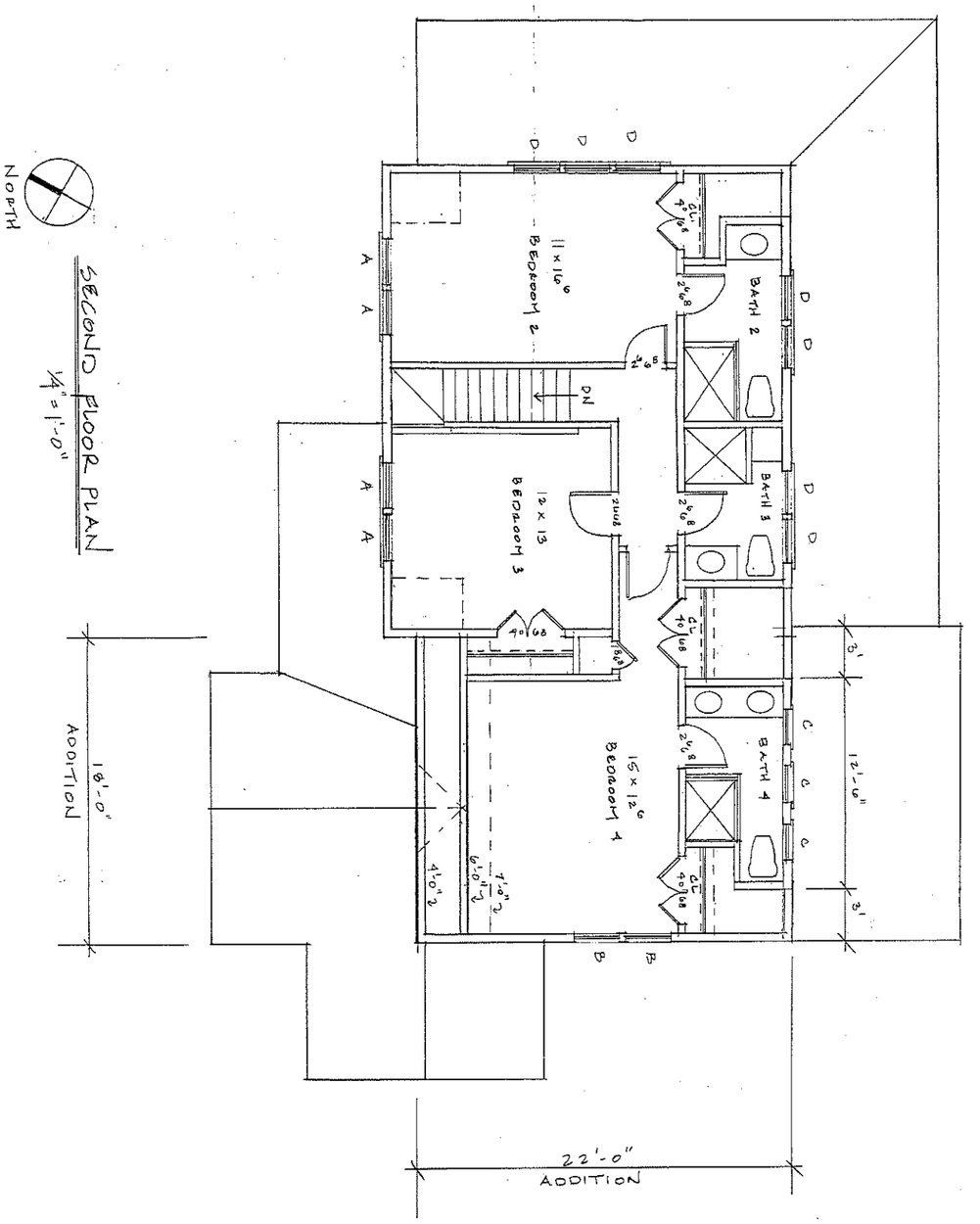
MAP 67 PCL 73

RENOVATIONS & ADDITIONS TO THE HOUSE AT 6 BAYBERRY LANE JULIUS PASYS

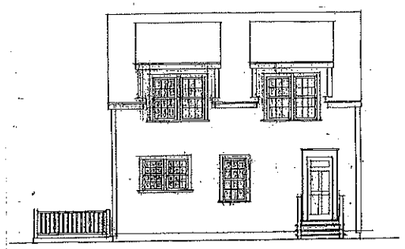
FIRST FLOOR PLAN
1/4" = 1'-0"

THORNHILL DESIGN
48 DUKES RD
NANTUCKET, MA
508-228-9161

A3



	THORNEWILL DESIGN 98 DUKES RD NANTUCKET, MA 508-228-9161	SECOND FLOOR PLAN 1/4" = 1'-0"	RENOVATIONS & ADDITIONS TO THE HOUSE AT 6 BAYBERRY LANE JULIUS PASYS	MAP 67 POL 73 ISSUES



EXISTING, NORTH 1/8"=1'-0"



PROPOSED NORTH ELEVATION
1/4"=1'-0"

RECEIVED
JUL 16 2021
By

ISSUES

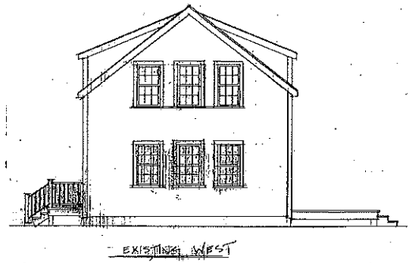
MAP 47. PCL 73

RENOVATIONS & ADDITIONS
TO THE HOUSE AT
6 BAYBERRY LANE
JULIUS PASYS

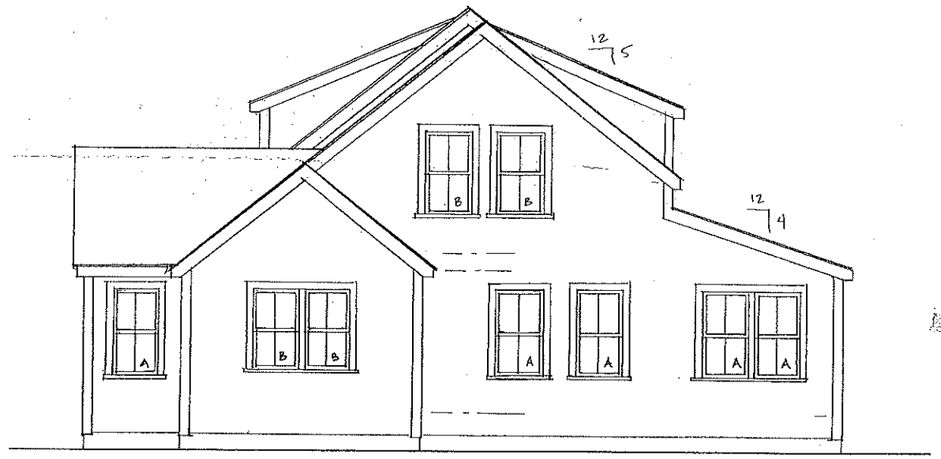
NORTH ELEVATION
1/4"=1'-0"

THORNHILL DESIGN
98 DUKES RD
NANTUCKET, MA
508-228-9161

A6



EXISTING WEST



PROPOSED WEST ELEVATION

1/4"=1'-0"

APPROVED
HDC 2021-07-4217
No Exterior Changes
Without HDC Approval

RECEIVED
JUL 16 2021
by

ISSUES

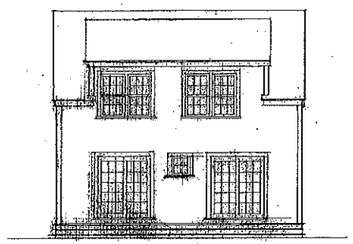
MAP 69 PCL 73

RENOVATIONS & ADDITIONS
TO THE HOUSE AT
6 BAYBERRY LANE
JULIUS PASYS

WEST ELEVATION
1/4" = 1'-0"

THORNHILL DESIGN
48 DUKES RD
NANTUCKET, MA
508-228-9161

A7



EXISTING SOUTH



ADDITION EXISTING ADDITION

PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

ISSUES

MAP 67 PCL 73

RENOVATIONS & ADDITIONS TO THE HOUSE AT 6 BAYBERRY LANE JULIUS PASYS

SOUTH ELEVATION

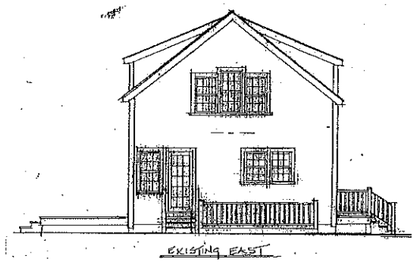
1/4" = 1'-0"

THORNEWILL DESIGN
48 DUKES RD
NANTUCKET, MA
508-228-9161

RECEIVED
JUL 16 2021
By

APPROVED
HDC 2021-07-4217
No Exterior Changes
Without HDC Approval

A8



EXISTING EAST



EAST ELEVATION
1/4"= 1'-0"

ISSUES

MAP 67 PCL 73

RENOVATIONS & ADDITIONS
TO THE HOUSE AT
6 BAYBERRY LANE
JULIUS PARSYS

EAST ELEVATION
1/4"= 1'-0"

THORNEWILL DESIGN
48 DUKES RD
NANTUCKET, MA
508-228-9161

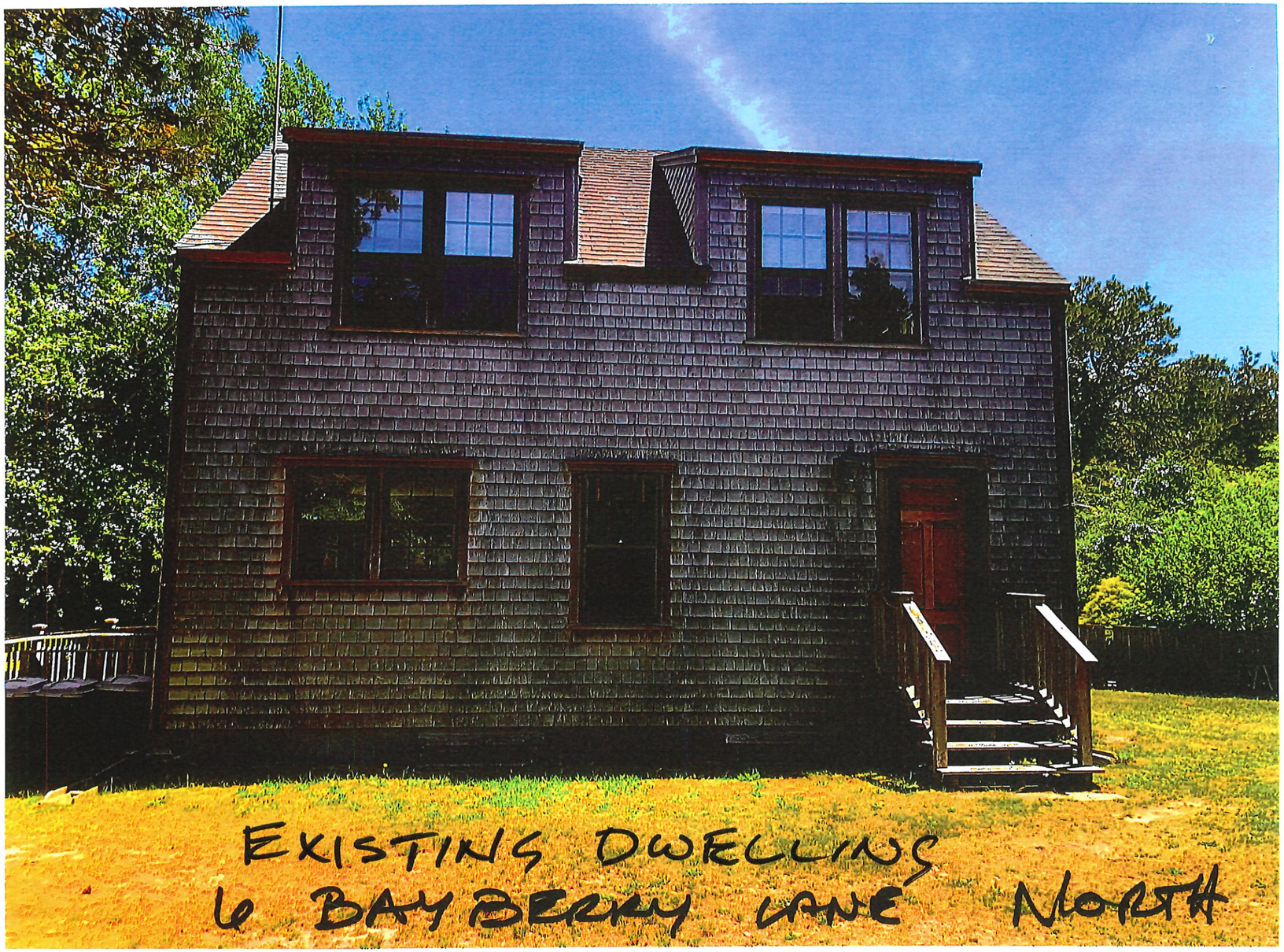
A9

RECEIVED
JUL 16 2021
By

APPROVED
HDC 2021-07-421
No Exterior Changes
Without HDC Approval


6 BAYBERRY




EXISTING DWELLING
6 BAYBERRY LANE NORTH


WBT


SOUTH

CERTIFICATE NO: _____ DATE ISSUED: _____

MC2025-05 12586

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 73

Street & Number of Proposed Work: 6 BAYBERRY LN

Owner of record: JULIUS PASYS

Mailing Address: _____

Contact Phone #: 774-810-0100 E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWELL DESIGN, LLC

Mailing Address: 48 Dukes Rd NANTUCKET

Contact Phone #: 228 9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS TO MATCH EXISTING

Sidewall _____ Clapboard (if applicable) _____ Roof Certainteed Weathered Wood

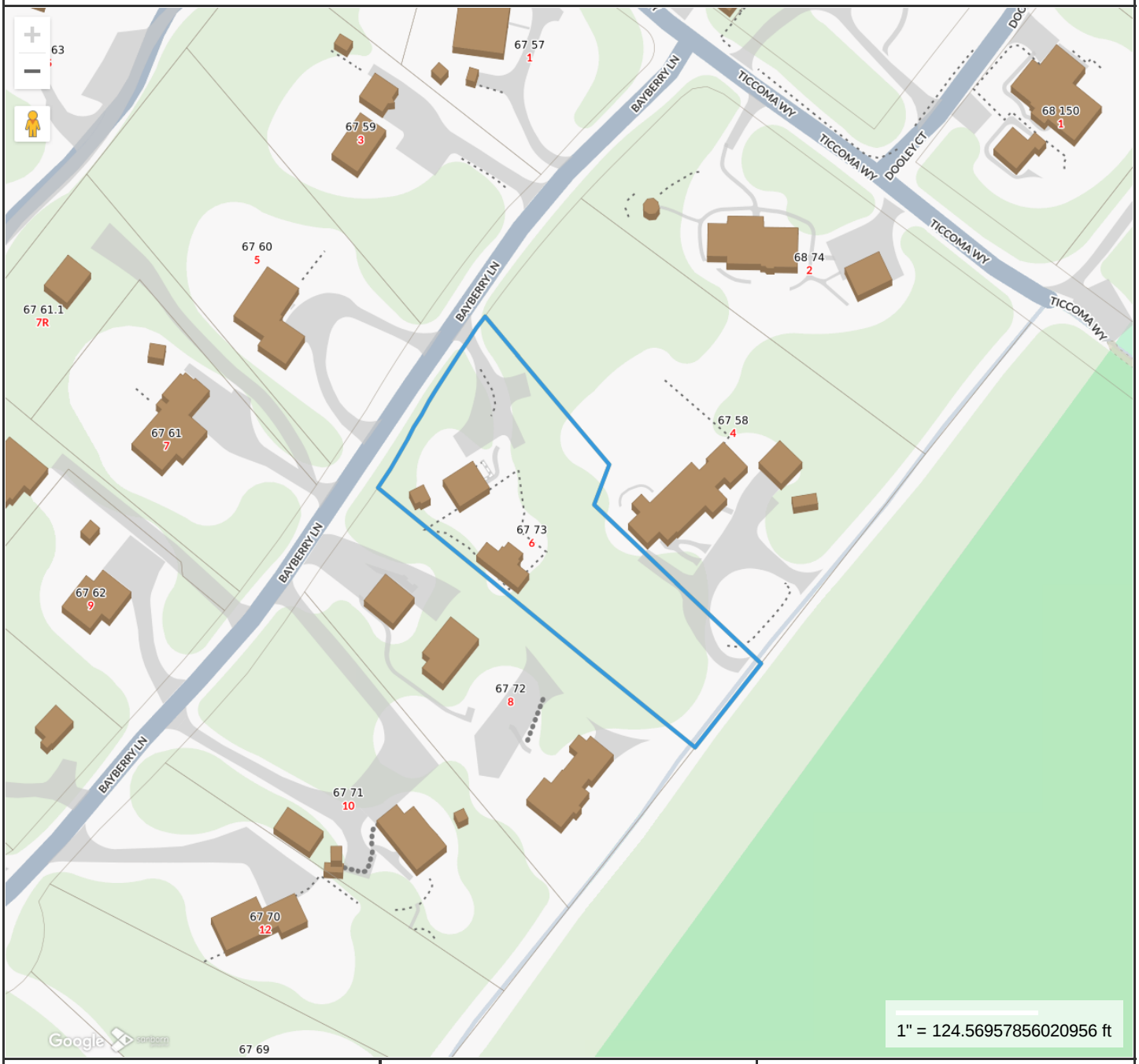
Trim NANTUCKET GRAY Sash BLACK Doors _____

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 5/12/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	5338
Location	6 BAYBERRY LN
Owner	PASYS JULIUS L & LAURA

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Color change

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev OCT 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.

(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.**

Landzert – What's happening at this property along with other construction on Beach Street, HDC should look at this structure relevant to the rest of Codfish Park. This will encroach into the bank and obstruct the view from Front Street. The roof line shouldn't go above the bank.
Ballou – Thinks a topographical map would be very helpful in understanding the relativity of the height.
Thornewill – This is charming and very appropriate. All of Codfish Park has pumped up; for this, the ridge and length have come down to be as small as it could reasonably get with a mud sill. No grade change has been represented.
Camp – She worries about what would happen to this building if a plan like this doesn't go through. If it could come down one more foot, it's visibility from Front Street would be mitigated.
McLaughlin – At this point, it is a nice, adaptable structure that fits into Codfish Park. Minor changes would make it approvable but not at this time; he has a huge stack of information to read; Mr. MacLeod's report is very comprehensive.
Coombs – We have a lot of letters from area residents. If it could come down to 19', that would be acceptable.

Motion **Motion to Hold for revisions. (McLaughlin)**
Roll-call Vote Carried 4-0//Camp, Thornewill, McLaughlin, and Coombs-aye Certificate #

VI. NEW BUSINESS (08/3/2021

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Nant 24 Mill St, LLC **07-4269**	24 Mill Street	Demo shed	55.4.4/97	Self
2.	Nant 24 Mill St, LLC **07-4270**	24 Mill Street	120 sf shed	55.4.4/97	Self

Voting Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates Welch, Thornewill
Recused None
Documentation None
Representing None
Public None
Concerns (8:00) **McCarthy** – The applicant asked these be held for Thursday's meeting.
Not opened at this time.
Motion **Motion to Hold Items 1 & 2 for Thursday at applicant's request. (Camp)**
Roll-call Vote Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye Certificate #

3. Julius Pasys **07-4217** 6 Bayberry Lane Addition 67/73 Thornewill Dsgn
Voting Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates Welch
Recused Thornewill
Documentation Architectural elevation plans, site plan, and photos.
Representing Carrie Thornewill, Thornewill Design
Public None
Concerns (8:01) **Thornewill** – Presented project.
No concerns.
Motion **Motion to Approve as submitted. (McLaughlin)**
Roll-call Vote Carried 5-0//Camp, Oliver, Coombs, McLaughlin, and Pohl-aye Certificate # **HDC2021-07-4217**

4. Eileen Harkness **07-4215** 5 Gardner Perry Lane Demo shed 55/32.1 Thornewill Dsgn
Voting Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates Welch
Recused Thornewill
Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing Carrie Thornewill, Thornewill Design
Public None
Concerns (8:06) **Thornewill** – Presented project; if someone wants it they can have it.
Backus – Read HSAB comments 8/9: no concerns.
No concerns.
Motion **Motion to Approve. (McLaughlin)**
Roll-call Vote Carried 5-0//Coombs, Camp, Oliver, McLaughlin, and Pohl-aye Certificate # **HDC2021-07-4215**

CERTIFICATE NO: HDC2021-07-4217 DATE ISSUED: 8/17/2021

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 73

Street & Number of Proposed Work: 6 BAYBERRY LN

Owner of record: JULIUS + LAURA PASYS

Mailing Address: 13b GREGLEN AVE NANTUCKET

Contact Phone #: 774 810 0100 E-mail:

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUKES RD NANTUCKET

Contact Phone #: 228-9161 E-mail:

FOR OFFICE USE ONLY

Date application received: 7/25/21 Fee Paid: $ 278.60 J1101

Must be acted on by: 8/27/21

Extended to:

Approved: ✓ Disapproved:

Chairman: [signature]

Member:

Member:

Member: [signature]

Member:

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ 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~~ 44' Sq. Footage 1st floor: 997 Decks/Patio: Size: 28x10 ☑ 1st floor ☐ 2nd floor

VARIES Width: 26 Sq. footage 2nd floor: 396 Size: 14x6 ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: — FRONT PORCH

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 25'-6" EXISTS South 25'-6" EXIST East 25'-6" EXIST West 24'-6" NEW

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 9.5 /12 Secondary Mass 9.5 /12 Dormer 4 /12 Other PORCH 4

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.)

Fence: Height: EXISTS NTW
Type: SOLID BOARD
Length:

Skylights (flat only): Manufacturer Rough Opening Size Location

Manufacturer Rough Opening Size Location

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material)

Leaders (material and size): 2" COPPER

Sidewall: ☑ White cedar shingles ☐ Clapboard (exposure: inches) Front ☐ Side

☐

☐ Other

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other

C. Dimensions: Fascia 1x8 Rake 1x8 W/SHADOW Soffit (Overhang) 6" Corner boards 5/4x6 Frieze

MATCH EXISTING Window Casing 2x4/2x6 Door Frame 2x4/2x6 Columns/Posts: Round Square 6x6

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 4 PANEL W/1/2 SIDE LIGHT Rear 6 LIGHT Side

Garage Door(s): Type Material

Hardscape materials: Driveways GRAVEL Walkways Walls

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR Clapboard (if applicable) Roof DRK GREY

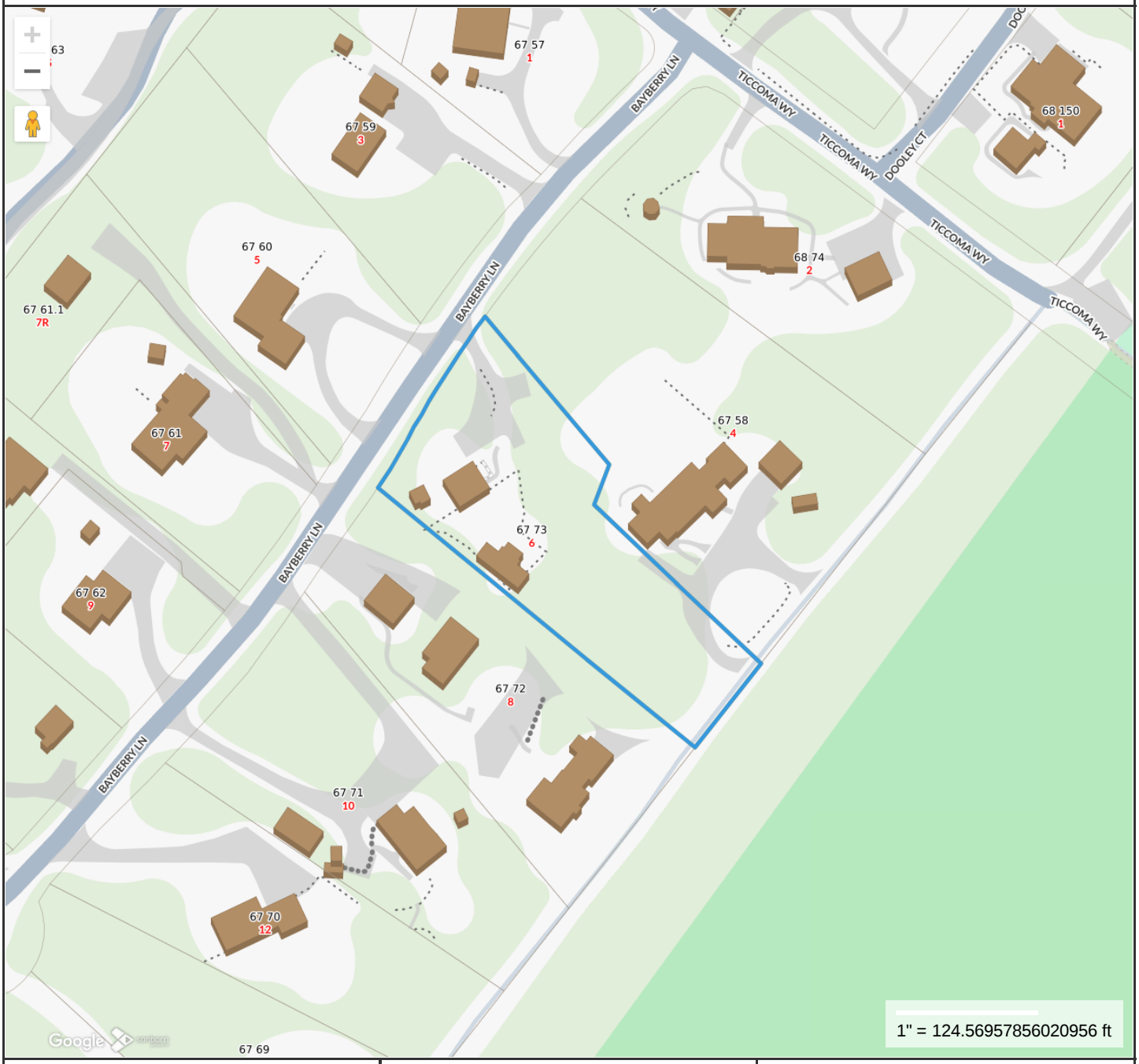
Trim QUAKER GREY Sash BLACK Doors FOLGER BLUE / BLACK

Deck NAT MAHOGANY Foundation CONC Fence Shutters

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/16/21 Signature of owner of record [signature] Signed under penalties of perjury



Property Information

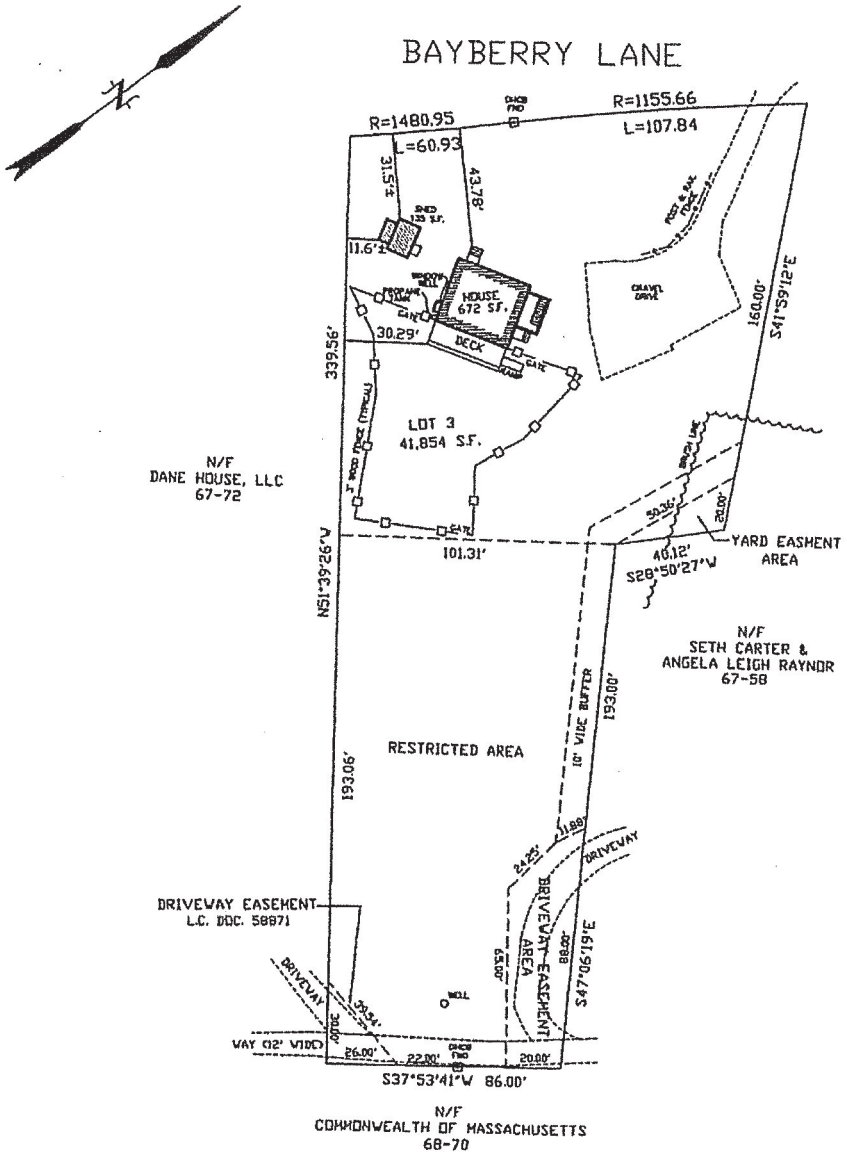
Property ID	5338
Location	6 BAYBERRY LN
Owner	PASYS JULIUS L & LAURA

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLOT PLAN IS SUBSTANTIALLY CORRECT AS NOTED HEREON. PLAN UPDATED BY NANTUCKET SURVEYORS, LLC, 5/14/2021. JOHN J. SHUGRUE, INC. FILE NO. 5433

PAUL J. SANTOS PLS

CURRENT ZONING: R-20
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.: 1.6%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON THE "FIRM" MAP NO. 25019C0089G; EFFECTIVE DATE: JUNE 9, 2014, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B. 389/77

NOTES

1. SEE EASEMENT TO NANTUCKET GAS & ELECTRIC COMPANY, Dd. Bk. 136 Pg. 445
2. DRIVEWAY EASEMENT AREA, 10' WIDE BUFFER, YARD EASEMENT AREA AND RESTRICTED AREA ALL AS DESCRIBED IN L.C. DOC. #76574

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR

5/14/2021

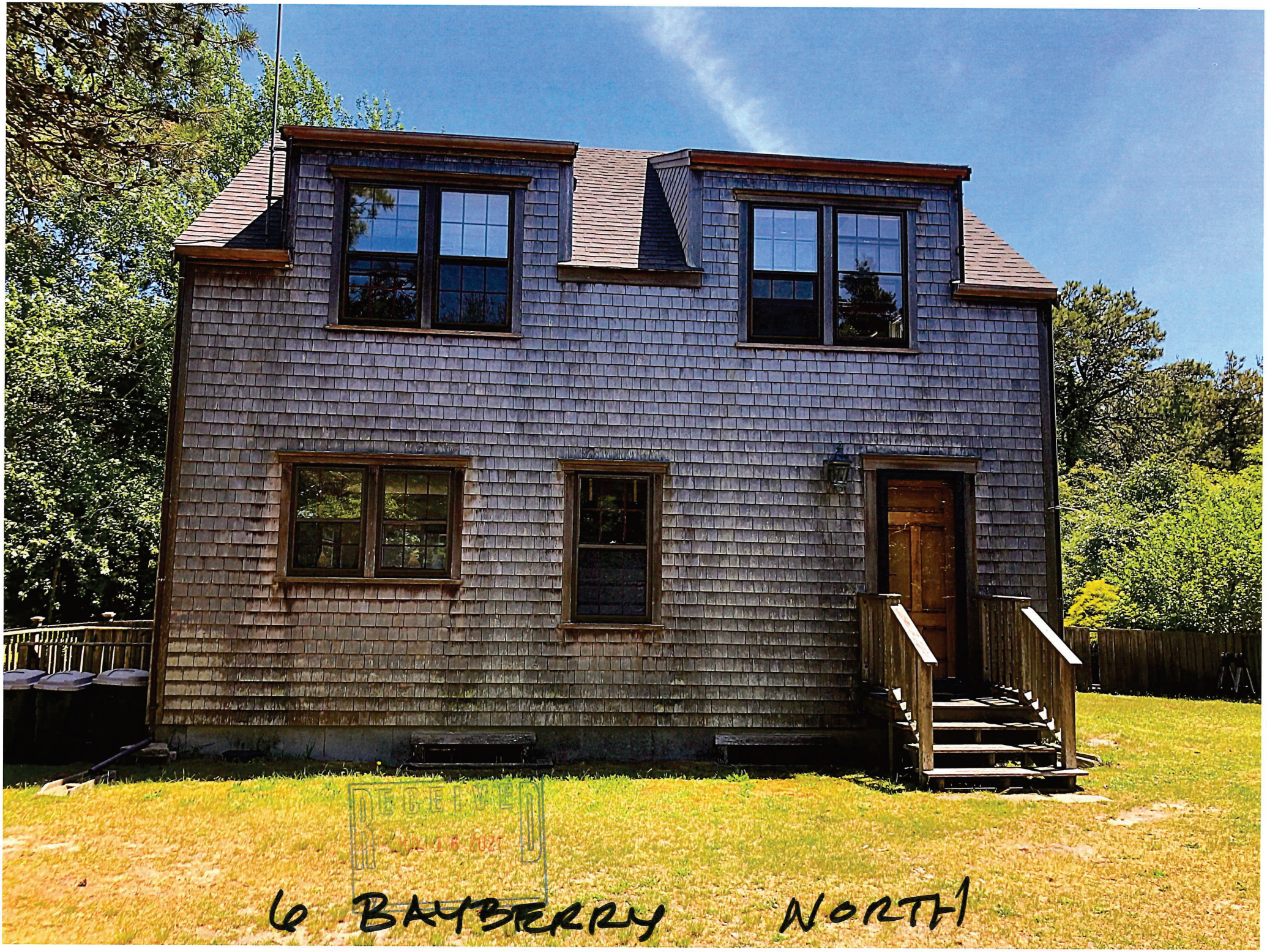
MORTGAGE INSPECTION PLAN
6 BAYBERRY LANE
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=40' DATE: 5/14/2021

DEED REFERENCE: L.C.C. #23642
PLAN REFERENCE: L.C.P. #36712-B
ASSESSOR'S REFERENCE:
MAP: 67 PARCEL: 73
PREPARED FOR:
JULIUS PASYS & CITIZENS BANK, N.A.

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

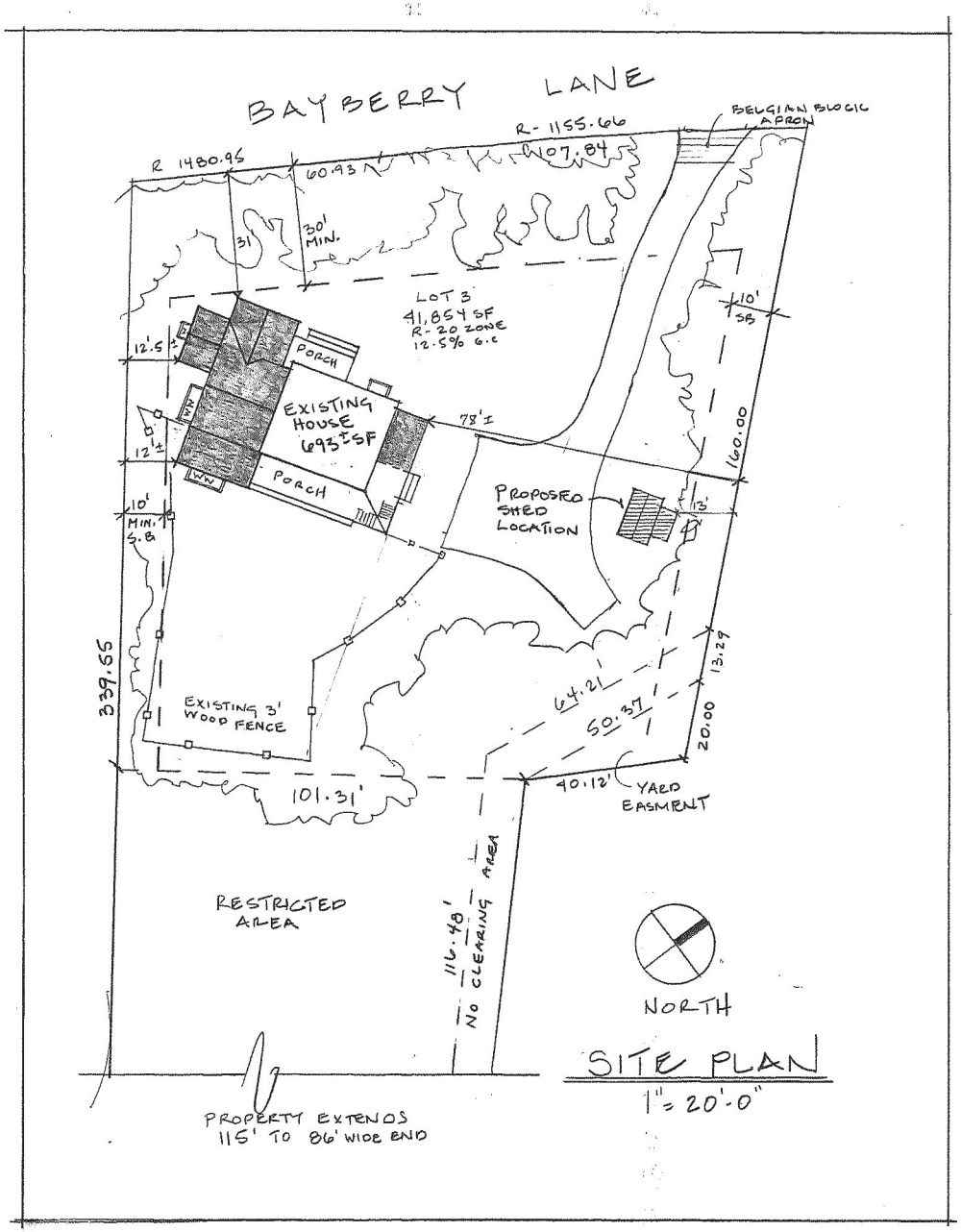
N-11311


RECEIVED
6 BAYBERRY NORTH


WEST


SOUTH


EAST



DOOR & WINDOW SCHEDULE

1	2'-9" x 6'-11" 4 PANEL W/ 1/2 SIDE LIGHT/PANEL
2	3'-1" x 6'-11" ANDERSEN 6 LIGHT FWH31611 SDL'S
3	9'-0"+x 6'-11" ANDERSEN 6 LIGHT (3 PANELS) FWG 60611 W/ FWG 336115 MULLED SDL'S
A	6'-0" x 6'-11" ANDERSEN 6 LIGHT FWG30611 SDL'S
A	ANDERSEN TW 26410 RO 2'-8 1/8" x 5'-0 7/8" 2/2 DBH SDL'S
B	ANDERSEN TW 2646 RO 2'-8 1/8" x 4'-8 7/8" 2/2 DBH SDL'S
C	ANDERSEN TW2036 RO 2'-2 1/8" x 3'-8 7/8" 2/2 DBH SDL'S
D	ANDERSEN TW 2642 RO 2'-8 1/8" x 4'-4 7/8" 2/2 DBH SDL'S
E	ANDERSEN A281 RO 2'-8" x 2'-0 5/8" 4 LIGHT BASEMENT AWNING SDL'S

ISSUES

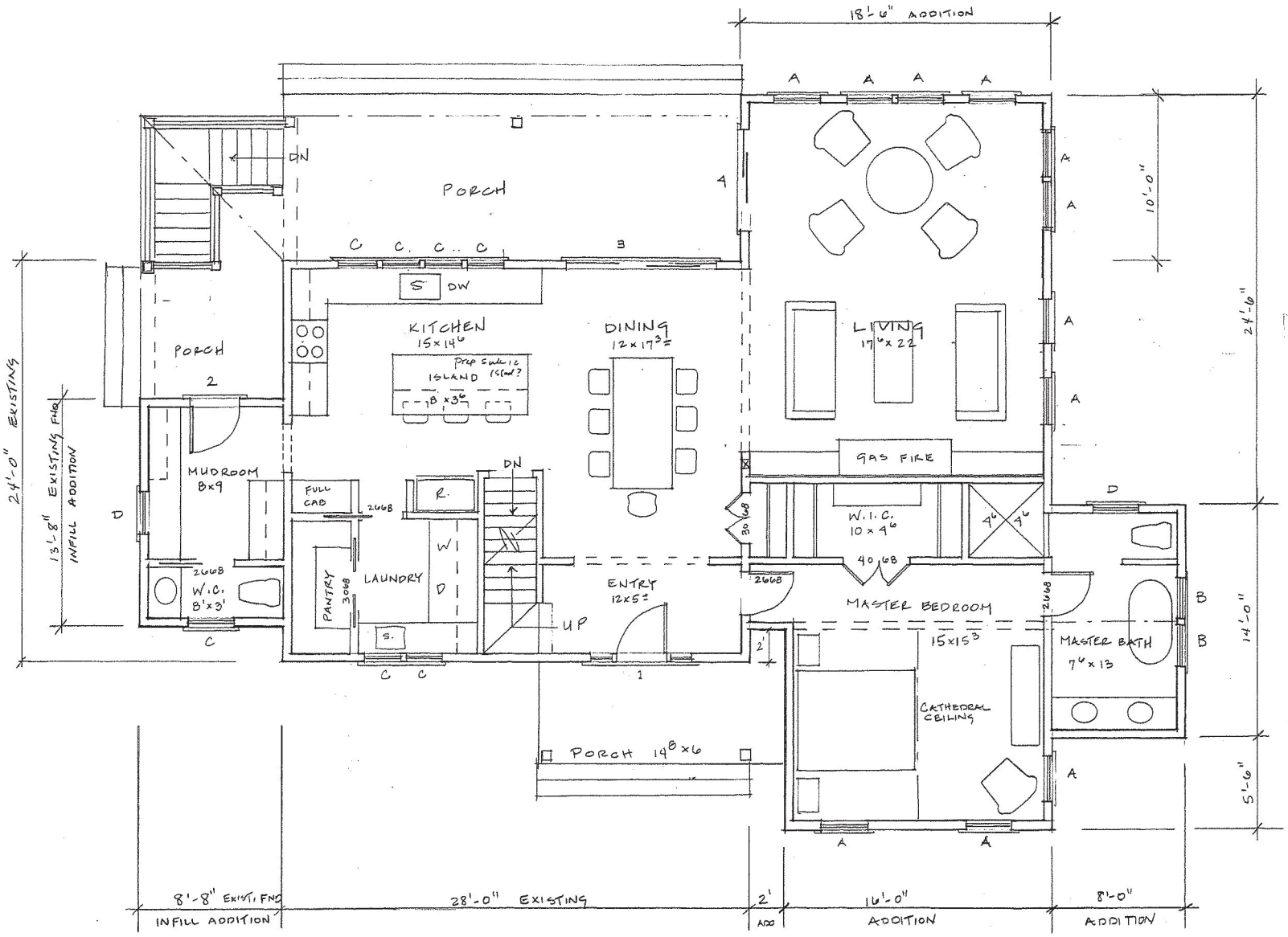
MAP 67 PCL. 73

RENOVATIONS & ADDITIONS TO THE HOUSE AT 6 BAYBERRY LANE JULIUS PASYS

SITE PLAN 1"=20'
LOCUS MAP
DOOR & WINDOW SCHEDULE

THORNEWILL DESIGN
98 DUKES RD
NANTUCKET, MA
508-228-9161

A1



NORTH

FIRST FLOOR PLAN

1/4" = 1'-0"

ISSUES

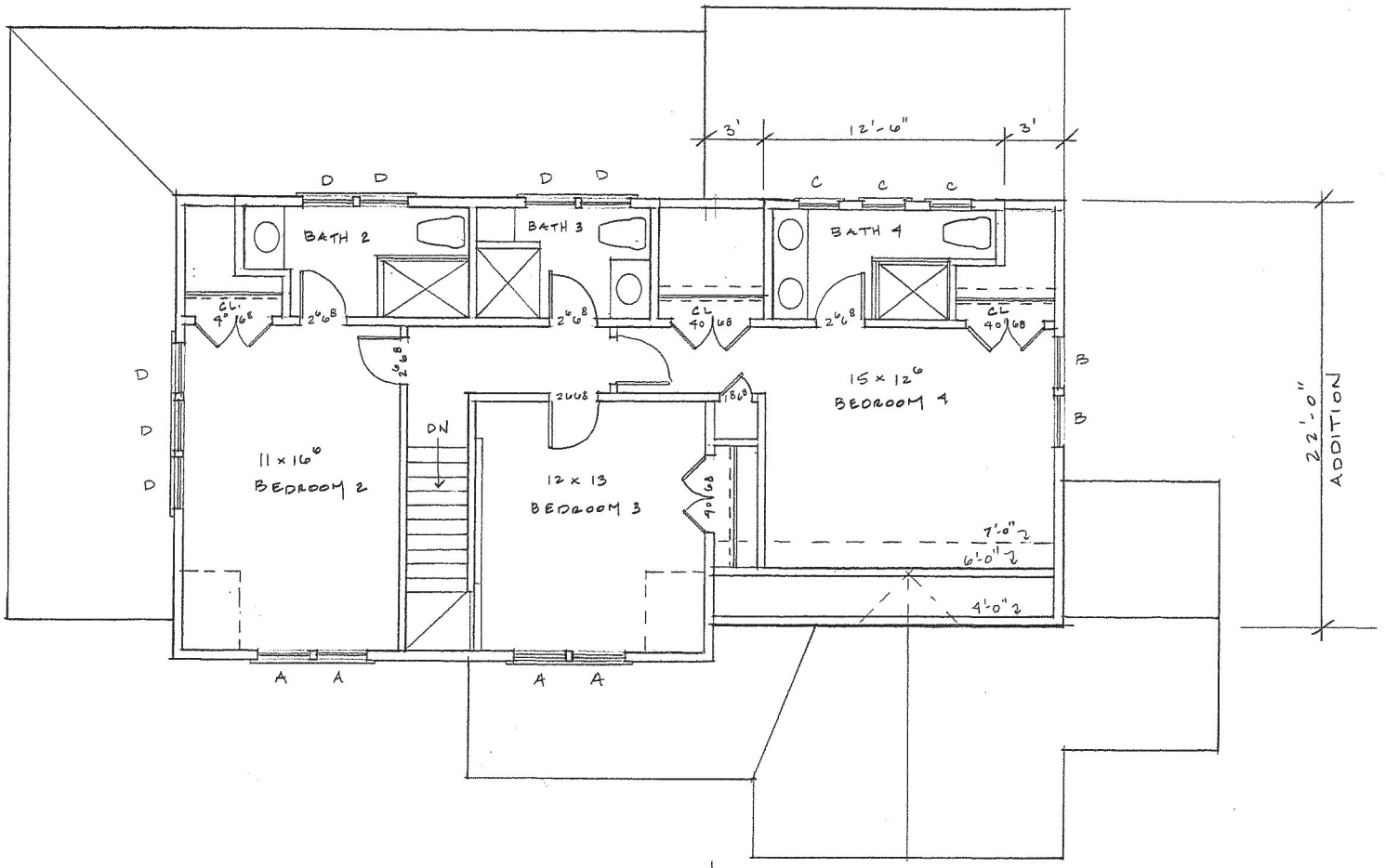
MAP 67 PCL 73

RENOVATIONS & ADDITIONS TO THE HOUSE AT 6 BAYBERRY LANE
JULIUS PASYS

FIRST FLOOR PLAN
1/4"=1'-0"

THORNEWILL DESIGN
98 DUKES RD
NANTUCKET, MA
508-228-9161

A3



NORTH

SECOND FLOOR PLAN

1/4" = 1'-0"

ISSUES

MAP 67 PCL 73

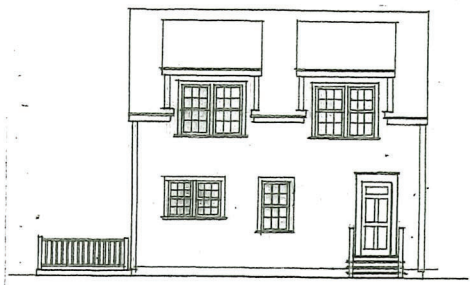
RENOVATIONS & ADDITIONS TO THE HOUSE AT 6 BAYBERRY LANE JULIUS PASYS

SECOND FLOOR PLAN

1/4" = 1'-0"

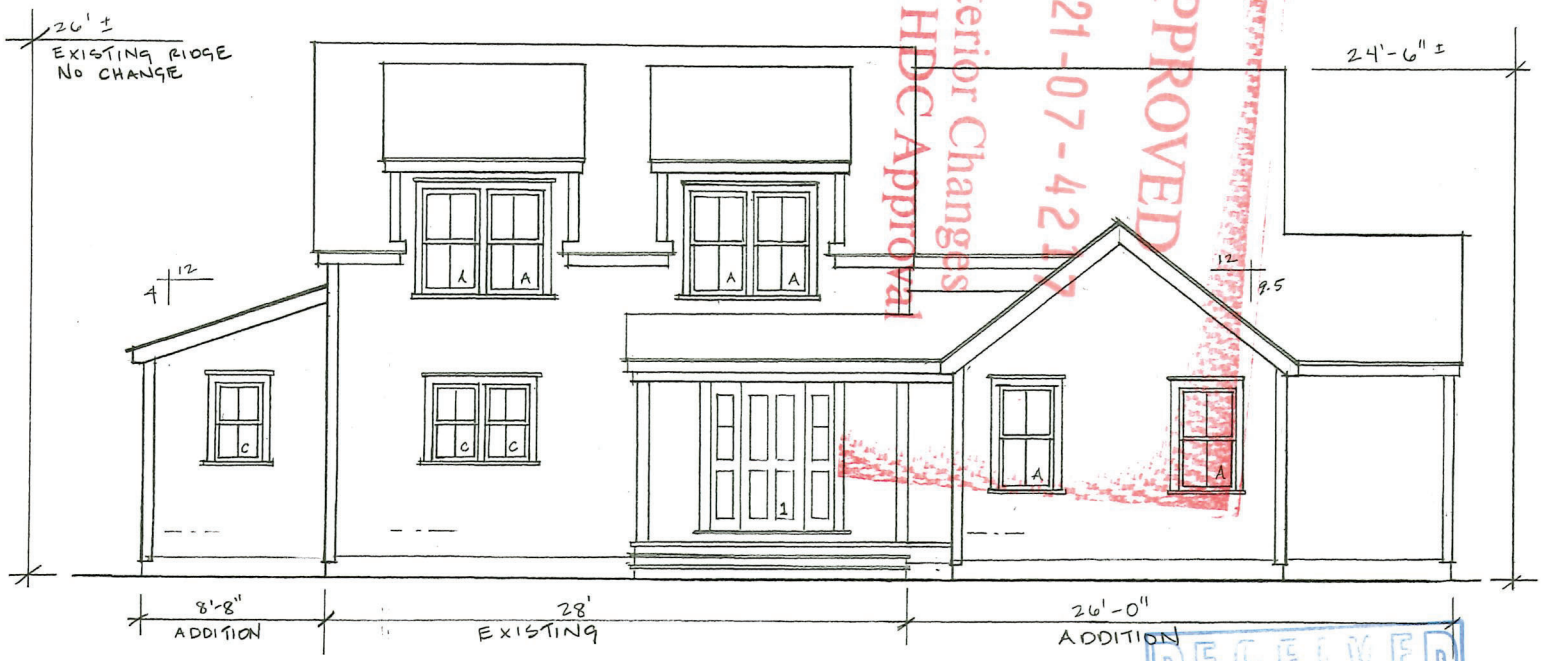
THORNEWILL DESIGN
98 DUKES RD
NANTUCKET, MA
508-228-9161

A4



EXISTING NORTH 1/8"=1'-0"

APPROVED
HDC 2021-07-421
No Exterior Changes
Without HDC Approval



PROPOSED NORTH ELEVATION
1/4"=1'-0"

RECEIVED
JUL 16 2021
By

ISSUES

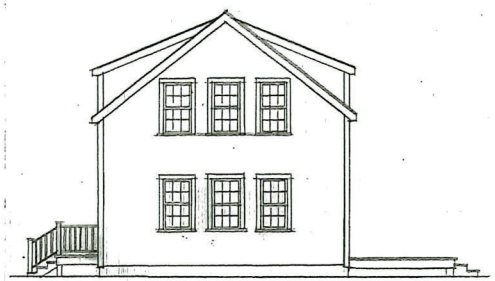
MAP 67. PCL 73

RENOVATIONS & ADDITIONS
TO THE HOUSE AT
6 BAYBERRY LANE
JULIUS PASYS

NORTH ELEVATION
1/4" = 1'-0"

THORNEWILL DESIGN
98 DUKES RD
NANTUCKET, MA
508-228-9161

A6



EXISTING WEST



APPROVED
HDC 2021-07-42 17
No Exterior Changes
Without HDC Approval

RECEIVED
JUL 16 2021
By

PROPOSED WEST ELEVATION
1/4"=1'-0"

ISSUES

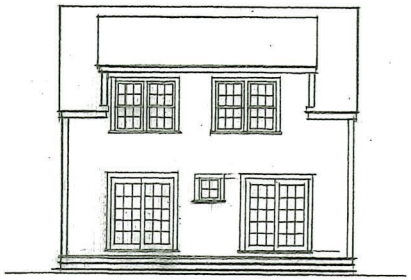
MAP 67 PCL 73

RENOVATIONS & ADDITIONS TO THE HOUSE AT 6 BAYBERRY LANE
JULIUS PASYS

WEST ELEVATION
1/4" = 1'-0"

THORNEWILL DESIGN
98 DUKES RD
NANTUCKET, MA
508-228-9161

A7



EXISTING SOUTH



PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

APPROVED
HDC 2021-07-4217
No Exterior Changes
Without HDC Approval

RECEIVED
JUL 16 2021
By

ISSUES

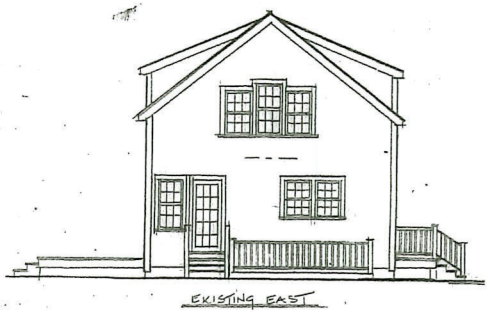
MAP 67 PCL 73

RENOVATIONS & ADDITIONS
TO THE HOUSE AT
6 BAYBERRY LANE
JULIUS PASYS

SOUTH ELEVATION
1/4" = 1'-0"

THORNEWILL DESIGN
48 DUKES RD
NANTUCKET, MA
508-228-9161

A8



EXISTING EAST



EAST ELEVATION

1/4" = 1'-0"

APPROVED
HDC 2021-07-4217
No Exterior Changes
Without HDC Approval

RECEIVED
JUL 16 2021
By

ISSUES

MAP 67 PCL 73

RENOVATIONS & ADDITIONS
TO THE HOUSE AT
6 BAYBERRY LANE
JULIUS PASYS

EAST ELEVATION
1/4" = 1'-0"

THORNEWILL DESIGN
48 DUKES RD
NANTUCKET, MA
508-228-9161

A9

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 3

Street & Number of Proposed Work: 19 N. Water Street

Owner of record: NiR Retail LLC c/o William O'Brien

Mailing Address: 75 Park Plaza #3

Boston, MA 02116

Contact Phone #: 617-803-6667 E-mail: wobrien@nedevelopment.com

AGENT INFORMATION (if applicable)

Name: Paul Beaulieu

Mailing Address: 25 Matheson Drive

Weymouth, MA 02189

Contact Phone #: 508-726-4289 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. _____

☐ 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 match exist. Secondary Mass 3.5 /12 match exist. Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☑ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: [redacted]

Type: [redacted]

Length: [redacted]

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) copper boxed out in wood painted white

Leaders (material and size): 2" Copper

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Andersen 400 Woodrite

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways [redacted] Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall White Cedar Clapboard (if applicable) _____ Roof Asphalt

Trim Painted Wood Sash Wood Painted Doors Wood

Deck _____ Foundation Exist Granite Block Fence [redacted] Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/24/25 Signature of owner of record [signature] As Agent For _____ 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 Paul Beaulieu

AS AGENT FOR NIR Retail LLC c/o William O'Brien

STREET ADDRESS 19 N. Water Street

MAP/PARCEL 42.4.2/3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/14/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

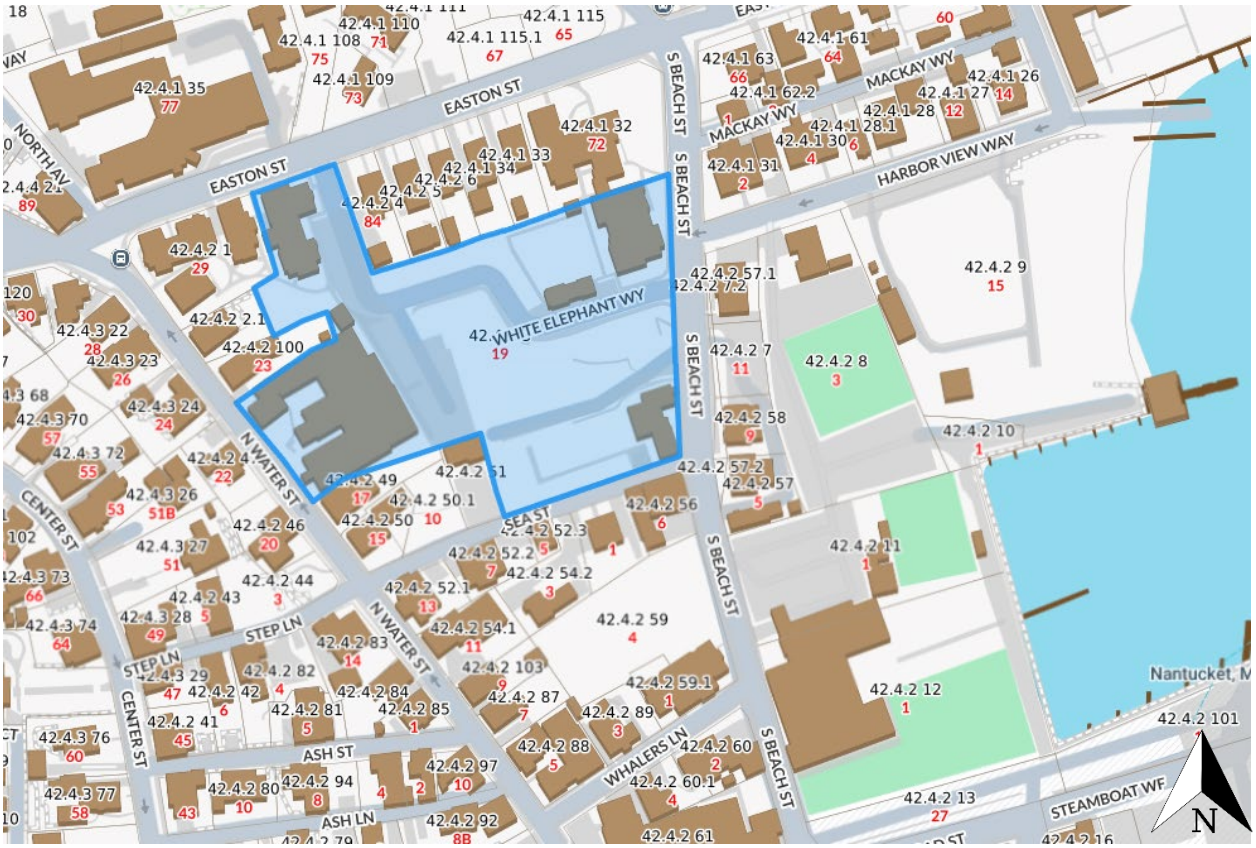
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

Date 05/09/2025

NIR Retail II LLC

19 N Water Street, Nantucket, MA 02554



Locus Map



Existing West Elevation



Existing South Elevation



Existing North Elevation



Existing Southeast Elevation



EXISTING



PROPOSED

VIEW #1 DOWN N WATER STREET

Main Street Architects
25 Mathewson Dr,
Suite 120
Weymouth, MA
02189-2345
TEL: 781-331-4458
FAX: 781-331-4997



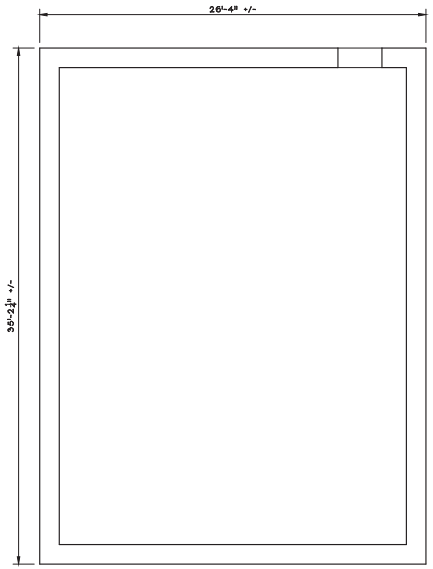
EXISTING



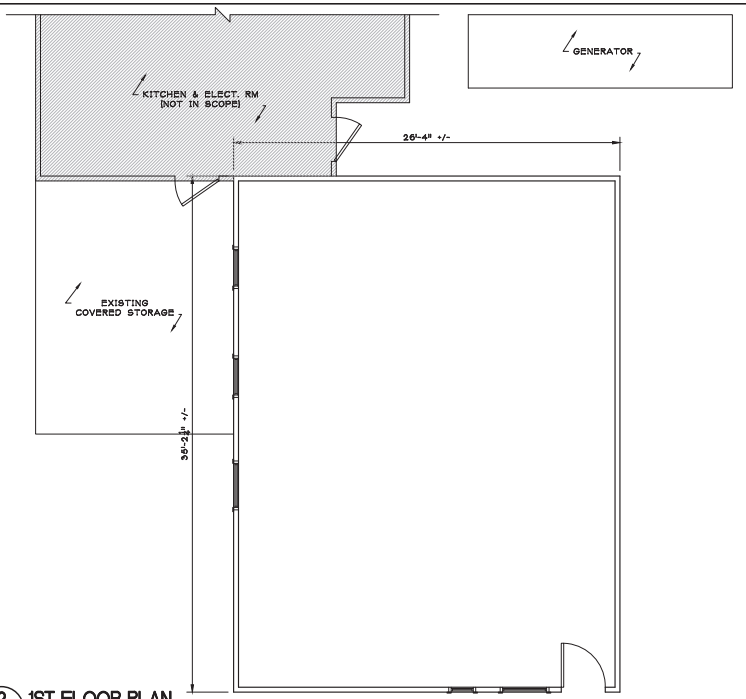
PROPOSED

VIEW #2 UP N WATER STREET

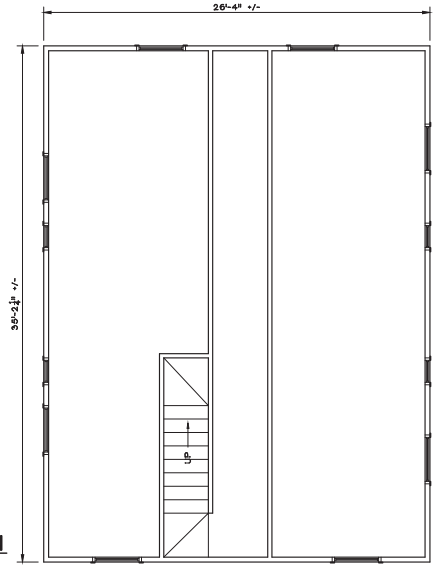
Main Street Architects
25 Mathewson Dr,
Suite 120
Weymouth, MA
02189-2345
TEL: 781-331-4458
FAX: 781-331-4997



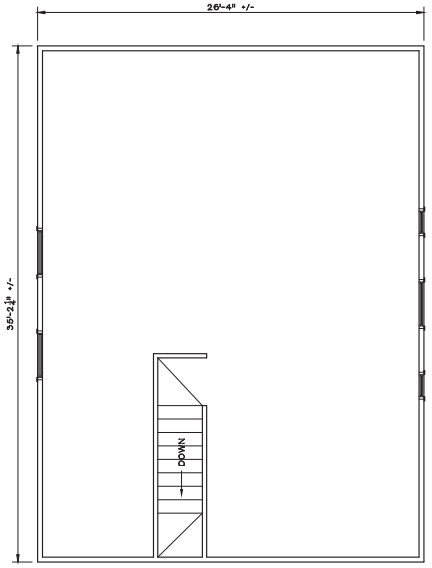
1 EX-1 BASEMENT PLAN
SCALE: 1/4"=1'-0"



2 EX-1 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



3 EX-1 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



4 EX-1 3RD FLOOR PLAN
SCALE: 1/4"=1'-0"

Main Street Architects
25 Mathewson Dr.
Suite 120
Weymouth, Ma.
02189-2245
TEL: 781-331-4455
FAX: 781-331-4997

BUILDING 12
NEW ENGLAND DEVELOPMENT
19 N WATER STREET
NANTUCKET, MA 02554

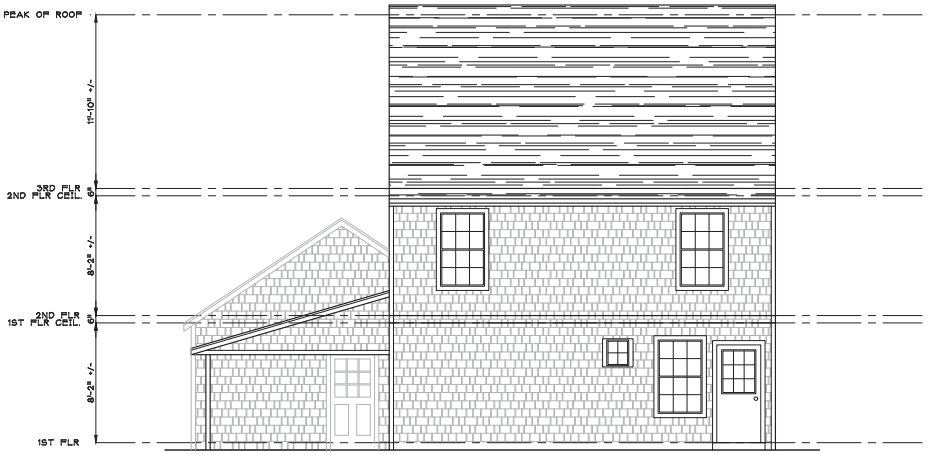
EXISTING FLOOR PLANS

REVISIONS:

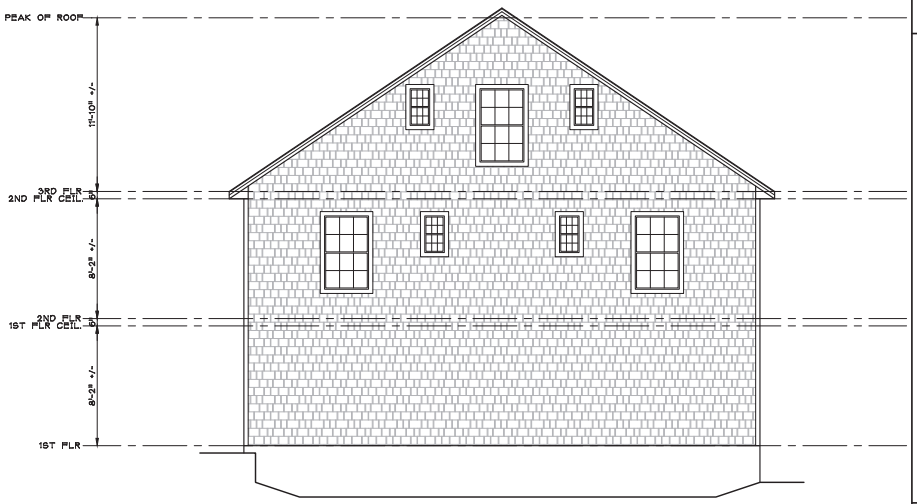
☒	ISSUED FOR HDC REVIEW
☐	ISSUED FOR PRICING
☐	ISSUED FOR CONSTRUCTION
DATE:	03/05/2025
SCALE:	AS NOTED
DRAWN BY:	
JOB NO.:	

REGISTERED ARCHITECT
No. 4366
EMBROKE
MASS.
REGISTERED IN THE MASSACHUSETTS

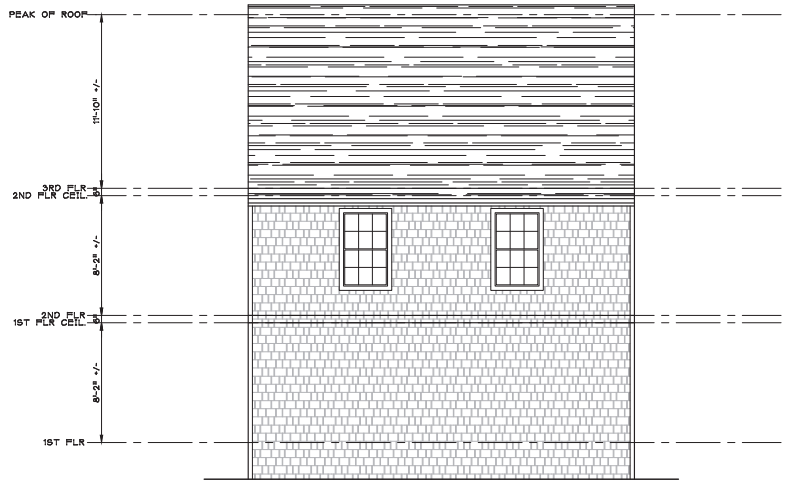
DRAWING NO:
EX-1



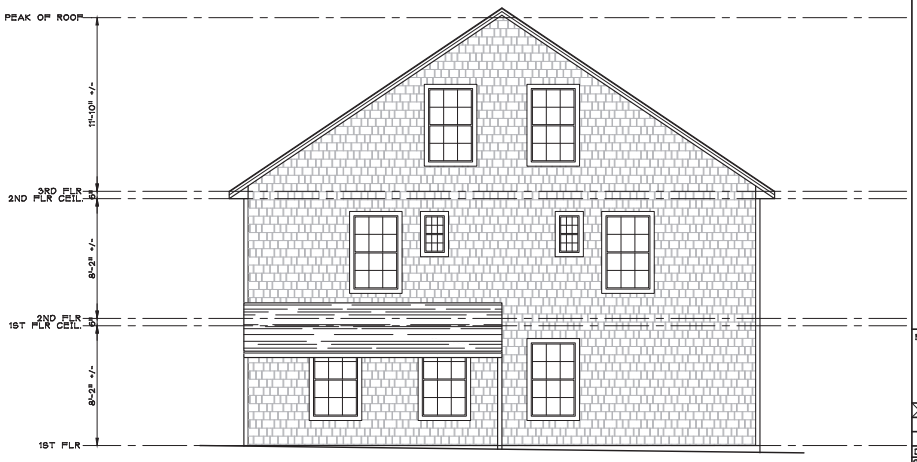
1 EX-2 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 EX-2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



3 EX-2 EAST ELEVATION
SCALE: 1/4"=1'-0"



4 EX-2 NORTH ELEVATION
SCALE: 1/4"=1'-0"

Main Street Architects
25 Mathewson Dr.
Suite 120
Weymouth, Ma.
02188-2245
TEL: 781-331-4455
FAX: 781-331-4997

BUILDING 12
NEW ENGLAND DEVELOPMENT
19 N WATER STREET
NANTUCKET, MA 02554

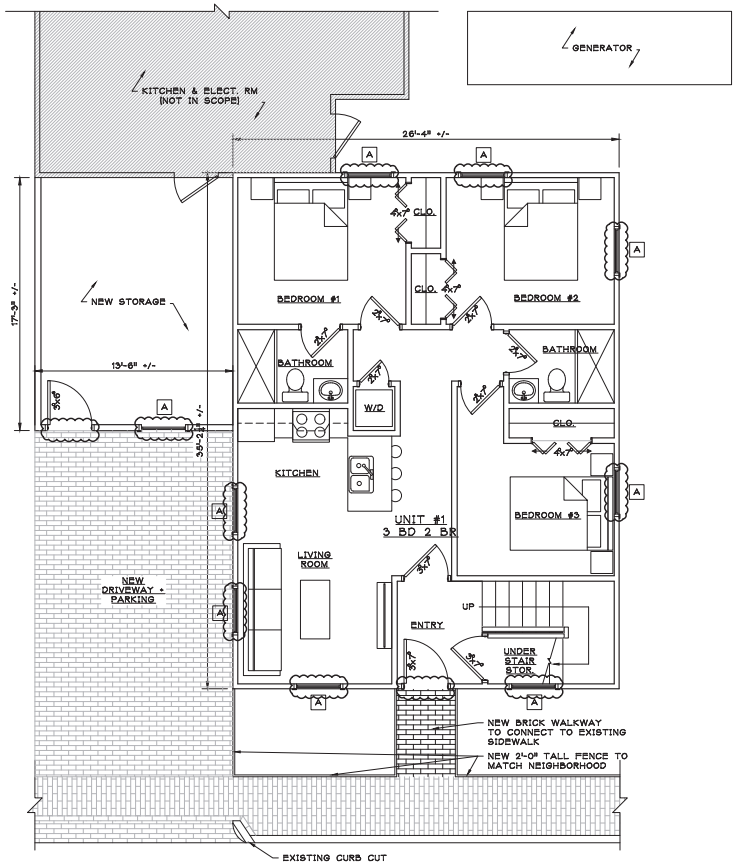
EXISTING ELEVATIONS

REVISIONS:

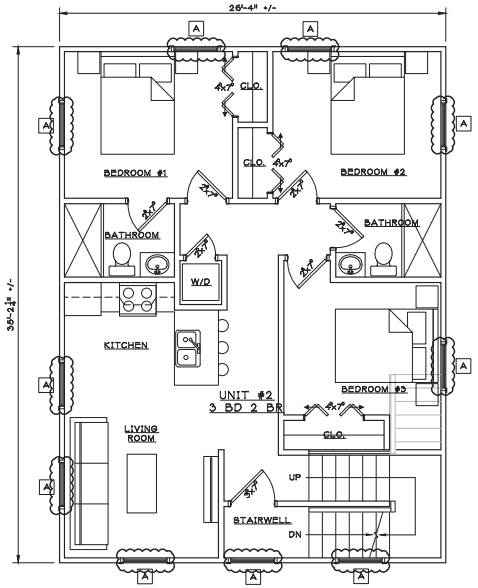
☒	ISSUED FOR HDC REVIEW
☐	ISSUED FOR PRICING
☐	ISSUED FOR CONSTRUCTION

DATE: 03/05/2025
SCALE: AS NOTED
DRAWN BY:
JOB NO.:

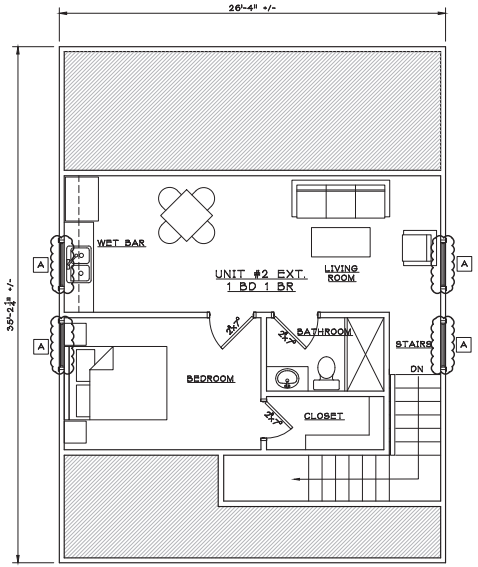
DRAWING NO:
EX-2



1 A-1 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 A-1 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



3 A-1 3RD FLOOR PLAN
SCALE: 1/4"=1'-0"

WINDOW SCHEDULE

A	3'-0" X 6'-0"	DBL. HUNG

ALL NEW WINDOWS TO BE PAINTED WOOD TO MATCH EXISTING STYLE AND FINISH, LIKE IN KIND

Main Street Architects
25 Mathewson Dr.
Suite 120
Weymouth, Ma.
02190-2545
TEL: 781-331-4455
FAX: 781-331-4997

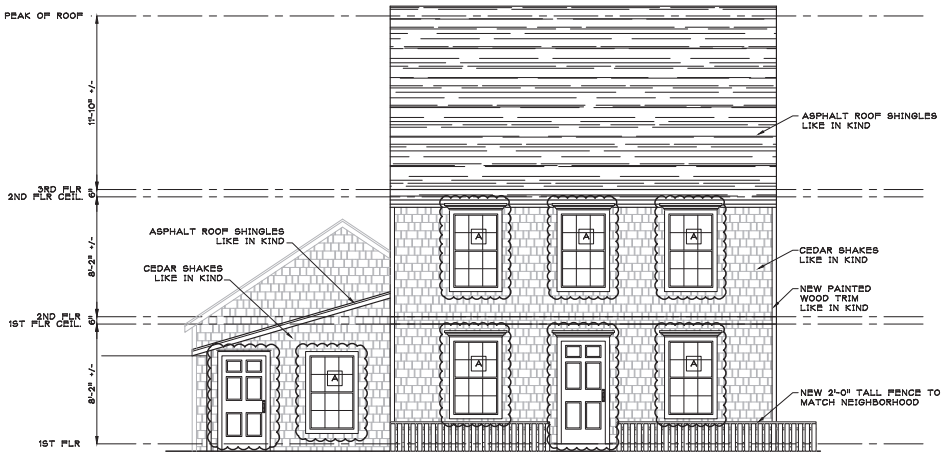
BUILDING 12
NEW ENGLAND DEVELOPMENT
19 N WATER STREET
NANTUCKET, MA 02554

FLOOR PLANS

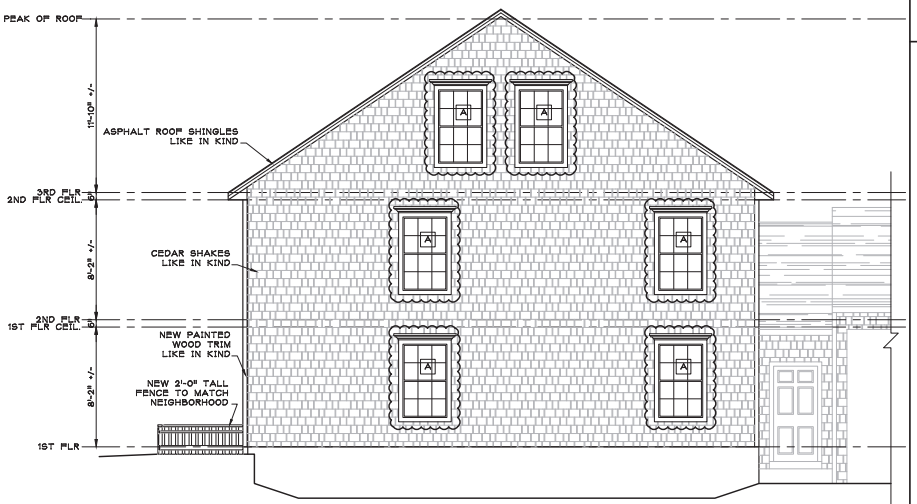
REVISIONS:

X	ISSUED FOR HDC REVIEW
	ISSUED FOR PRICING
	ISSUED FOR CONSTRUCTION
DATE:	03/05/2025
SCALE:	AS NOTED
DRAWN BY:	
JOB NO.:	

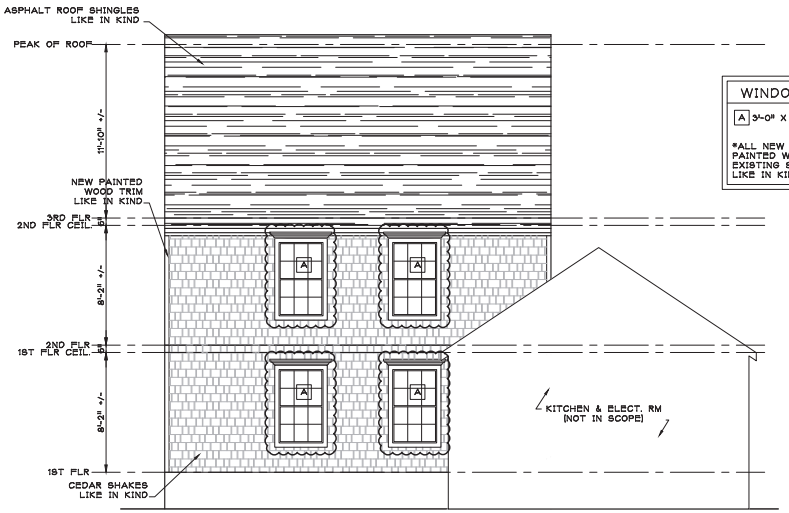
DRAWING NO:
A-1



1 WEST ELEVATION
A-2
SCALE: 1/4"-1'-0"



2 SOUTH ELEVATION
A-2
SCALE: 1/4"-1'-0"

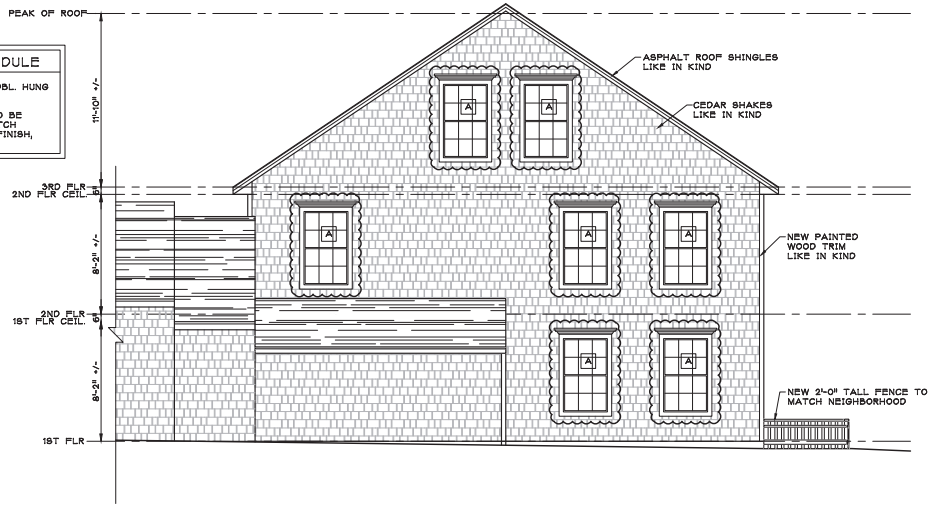


3 EAST ELEVATION
A-2
SCALE: 1/4"-1'-0"

WINDOW SCHEDULE

A	3'-0" X 6'-0"	DBL. HUNG

ALL NEW WINDOWS TO BE PAINTED WOOD TO MATCH EXISTING STYLE AND FINISH, LIKE IN KIND



4 NORTH ELEVATION
A-2
SCALE: 1/4"-1'-0"

Main Street Architects
25 Wolfpen Dr.
Suite 100
Weymouth, Ma.
02190-4455
TEL: 781-335-4455
FAX: 781-335-4667

BUILDING 12
NEW ENGLAND DEVELOPMENT
19 N WATER STREET
NANTUCKET, MA 02554

ELEVATIONS

REVISIONS:

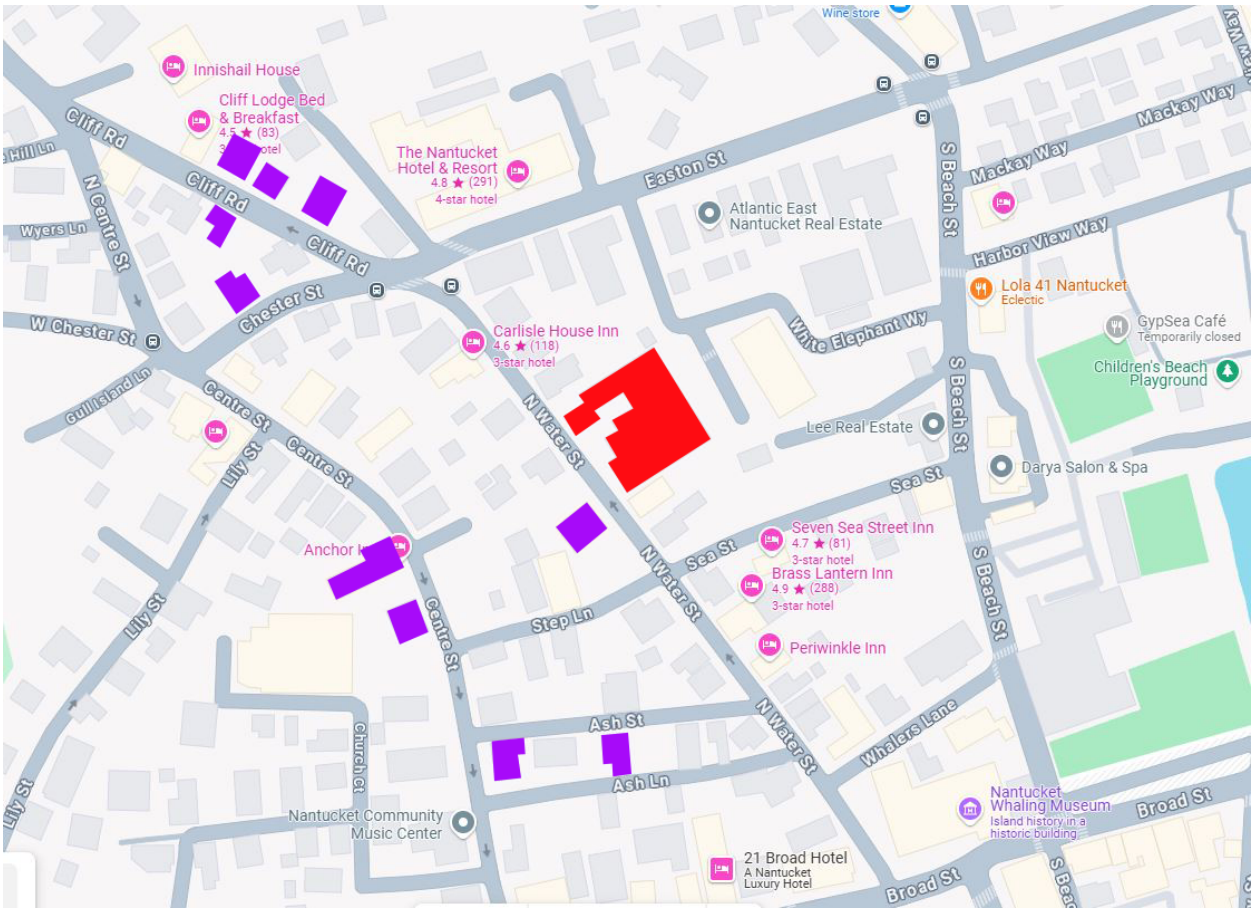
X	ISSUED FOR HDC REVIEW
	ISSUED FOR PRICING
	ISSUED FOR CONSTRUCTION

DATE: 05/06/2026
SCALE: AS NOTED
DRAWN BY:
JOB NO.:

DRAWING NO:
A-2

NEIGHBORHOOD REFERENCE

Odd numbered fenestration centered doors





20 North Water Street



1 Chester Street



3 Cliff Road



5 Cliff Road



6 Cliff Road



7 Cliff Road



8 Ash Street



43 Centre Street



64 Centre Street



66 Centre Street

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-7-28
MAP/PARCEL#: 4242-003

Recorded By: AEG Date: 10/3 Organization: HDC

IDENTIFICATION: 19A (left of entrance - attached)

1. STREET NAME & NO.: _____ 2. BUILDING NAME: _____

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: _____

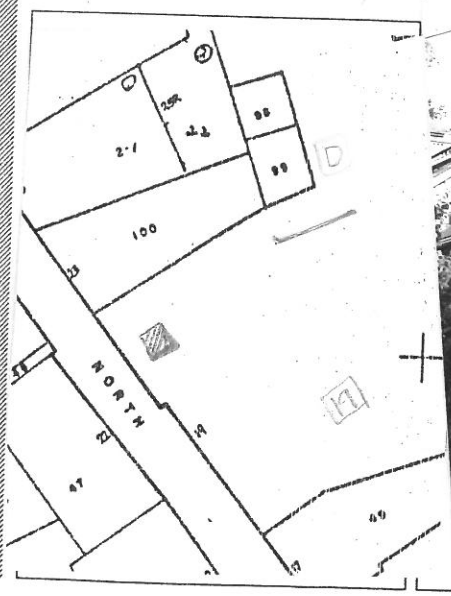
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: _____ Present: offices
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes ○ b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





Revised 5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ✓ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ✓ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ✓ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed false facade on ell

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: + ells

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: 4 lt. 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

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: ○ 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: Harbor House

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°: 42.4.2 PARCEL N°. 3

Street & Number of Proposed Work: 19 N. Water St.

Owner of record: NIR Retail LLC c/o William O'Brien

Mailing Address: 75 Park Plaza #3

Boston, MA 02116

Contact Phone #: 617-803-6667 E-mail: wobrien@nedevelopment.com

AGENT INFORMATION (if applicable)

Name: Paul Beaulieu

Mailing Address: 25 Mathewson Drive Suite 120

Weymouth, MA 02189

Contact Phone #: 508 726 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. _____

☐ 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: 2'-0"
Type: Wood "Type 2"
Length: 70'-0" +/-

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Brick Walkways Brick Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence wood "see pictures" Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/9/2025 Signature of owner of record Paul Beaulieu As Agent For 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 19. N. Water Street

MAP/PARCEL 42.4.2 / 3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

5/14/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

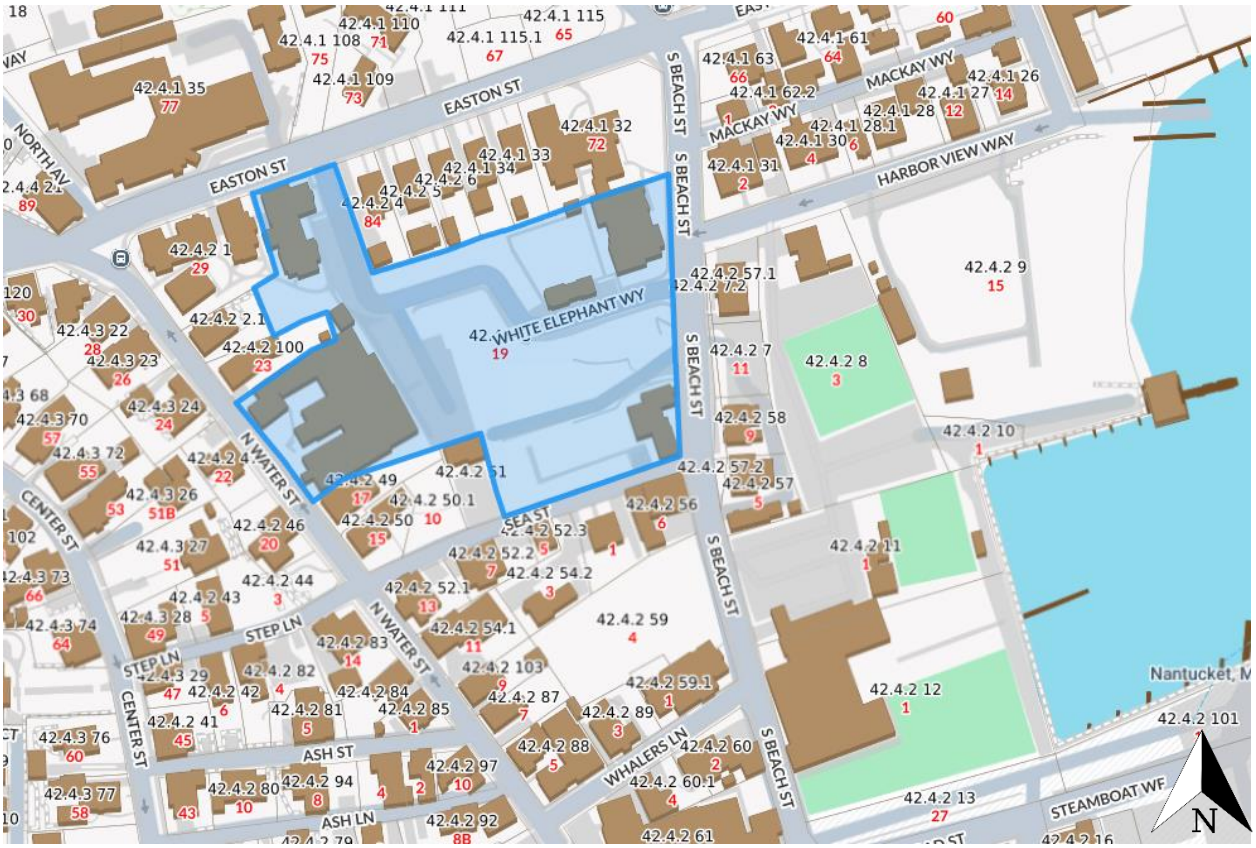
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Paul Beaulieu 05/09/2025

Signature Date

NIR Retail II LLC

19 N Water Street, Nantucket, MA 02554



Locus Map



North Water Street Existing Façade & Fence



North Water Street Existing Fencing



Existing “Type II” Fencing to Match



Existing Driveway Curb Cut & Fencing



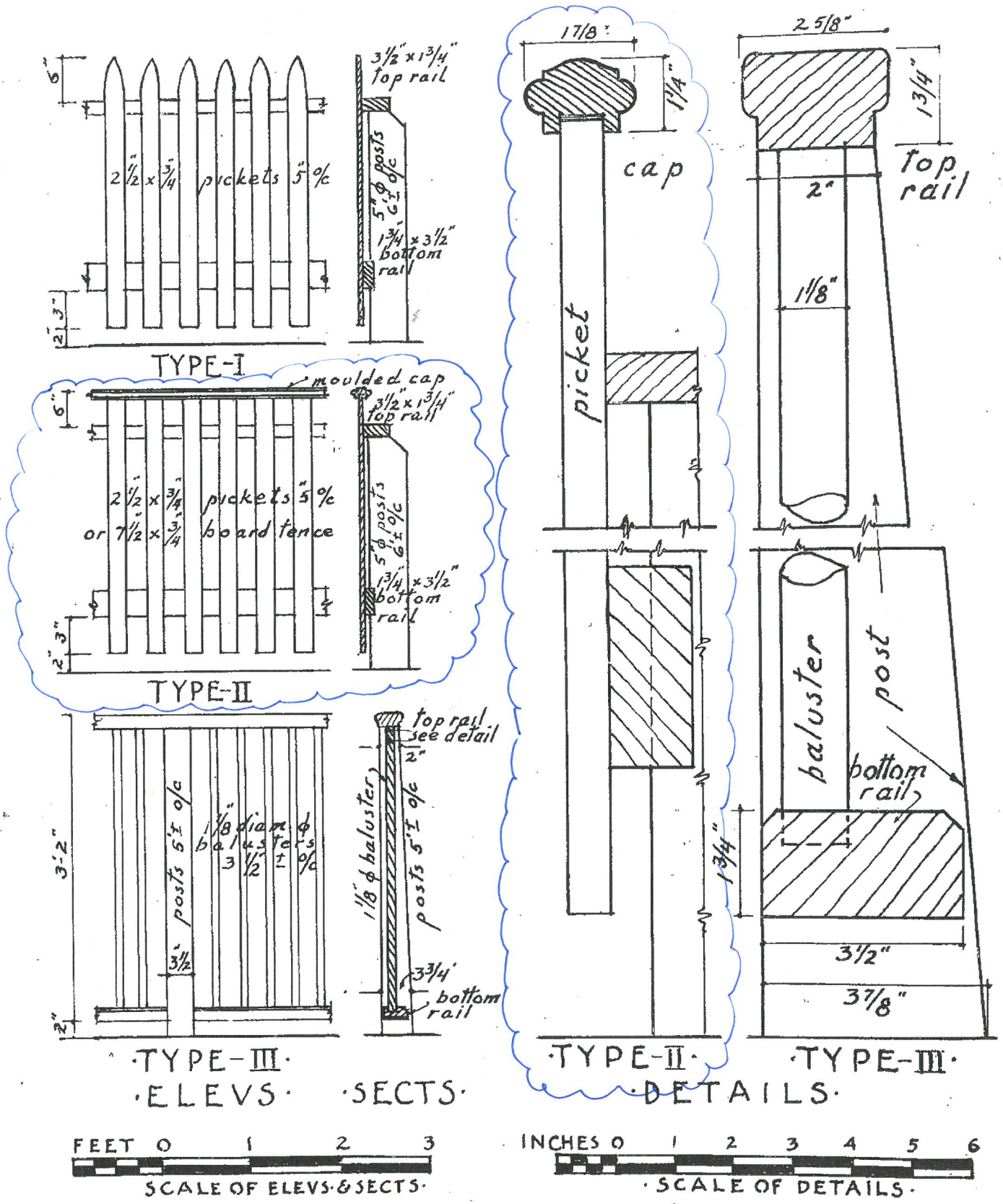
Existing Natural Hedge between Driveways



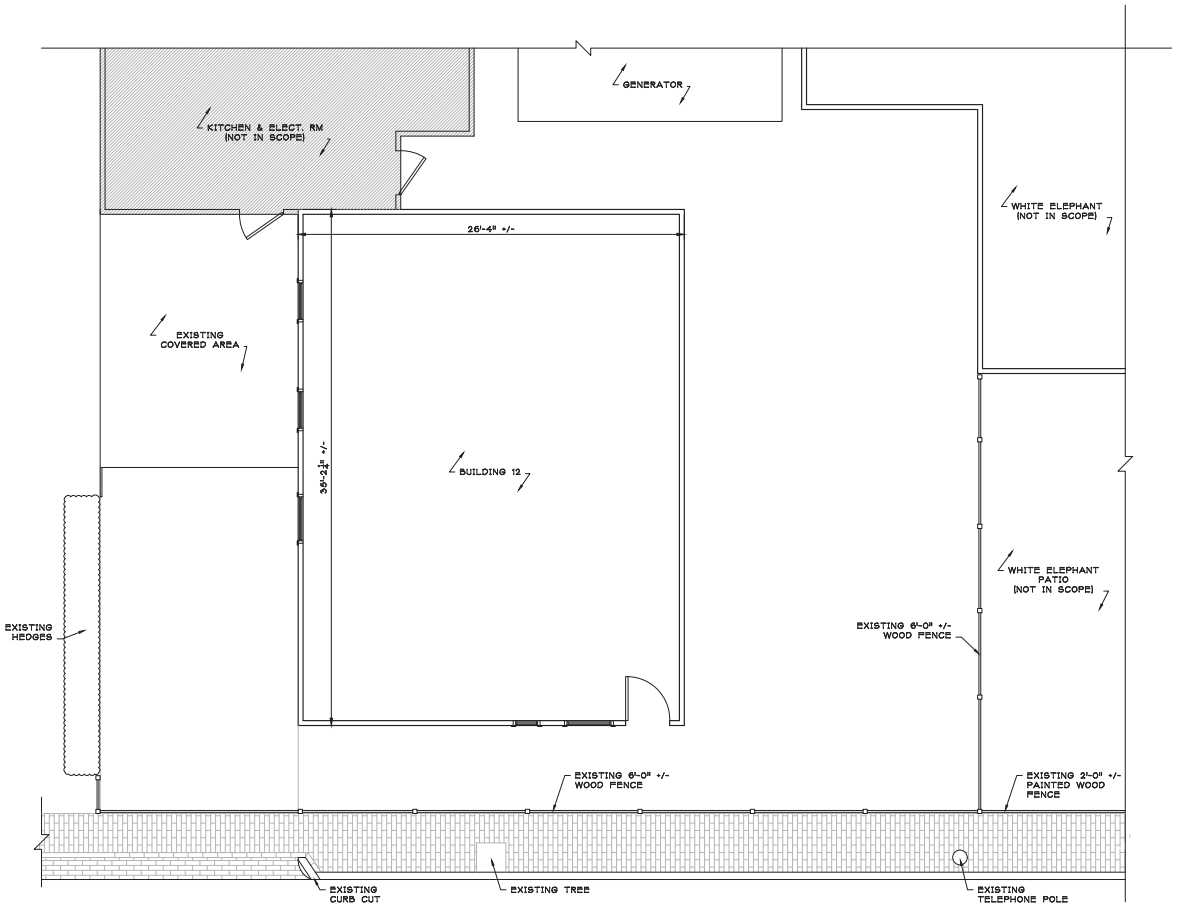
Existing “Type II” Fencing to Match Existing White Elephant



Existing “Type II” Fencing to Match Existing White Elephant


6"
2½" x ¾" pickets 5" o/c
2'-3"
TYPE-I
3½" x 1¾" top rail
5" ϕ posts 6'-2" o/c
1¾" x 3½" bottom rail
moulded cap
6"
2½" x ¾" pickets 5" o/c
or 7½" x ¾" board fence
2'-3"
TYPE-II
3½" x 1¾" top rail
5" ϕ posts 6'-2" o/c
1¾" x 3½" bottom rail
3'-2"
1⅛" diam ϕ balusters 3½" ± o/c
posts 6'-2" o/c
3½"
2"
top rail see detail
2"
1⅛" ϕ balusters
posts 5'-2" o/c
3¾"
bottom rail
·TYPE-III·
·ELEVS· ·SECTS·
17/8"
1¼"
cap
picket
·TYPE-II·
2 5/8"
1¾"
top rail
2"
1⅛"
balusters
post
bottom rail
1¾"
3½"
3⅞"
·TYPE-III·
·DETAILS·
FEET 0 1 2 3
SCALE OF ELEVS·&SECTS·
INCHES 0 1 2 3 4 5 6
·SCALE OF DETAILS·

·FENCES·



1 EX-3 EXISTING LANDSCAPE + HARDSCAPE PLAN

SCALE: 1/4"=1'-0"

Main Street Architects
25 Mathewson Dr.
Suite 120
Weymouth, Ma.
02189-2545
TEL: 781-331-4455
FAX: 781-331-4997

BUILDING 12
NEW ENGLAND DEVELOPMENT
19 N WATER STREET
NANTUCKET, MA 02554

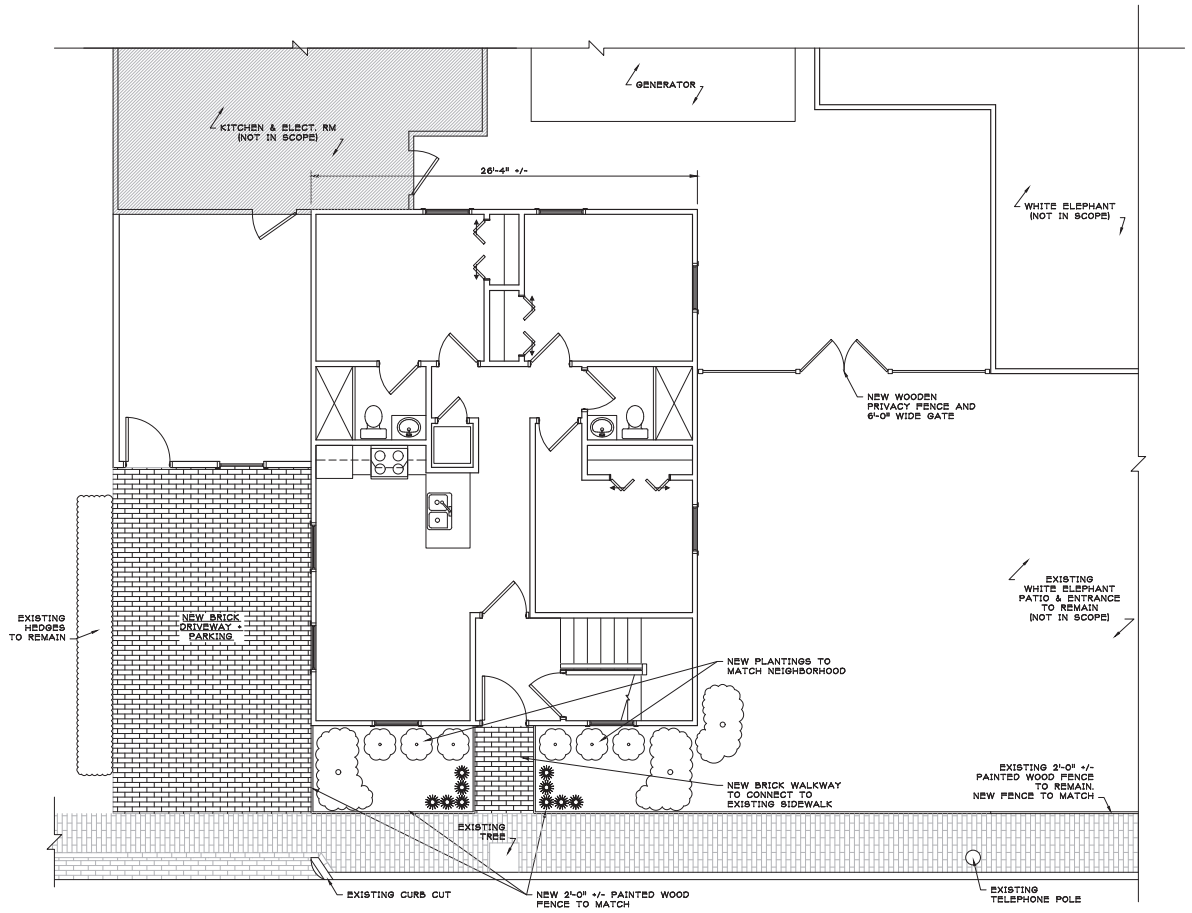
EXISTING LANDSCAPE & HARDSCAPE PLAN

REVISIONS:

- [x] ISSUED FOR HDC REVIEW
- [ ] ISSUED FOR PRICING
- [ ] ISSUED FOR CONSTRUCTION

DATE: 05/12/2025
SCALE: AS NOTED
DRAWN BY:
JOB NO.:

DRAWING NO:
EX-3



1 A-3 PROPOSED LANDSCAPE + HARDSCAPE PLAN

SCALE: 1/4"=1'-0"

Main Street Architects
25 Mathewson Dr.
Suite 120
Weymouth, Ma.
02188-2545
TEL: 781-331-4455
FAX: 781-331-4997

BUILDING 12
NEW ENGLAND DEVELOPMENT
19 N WATER STREET
NANTUCKET, MA 02554
PROPOSED LANDSCAPE &
HARDSCAPE PLAN

REVISIONS:

☒	ISSUED FOR HDC REVIEW
☐	ISSUED FOR PRICING
☐	ISSUED FOR CONSTRUCTION

DATE: 05/12/2025
SCALE: AS NOTED
DRAWN BY:
JOB NO.:

DRAWING NO:
A-3

28 India St.
Renew COA

Planning and 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.

$25 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:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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 (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°: 42.3.4 PARCEL N°. 108

Street & Number of Proposed Work: 28 India Street

Owner of record: India + Rose Trust; Steven Cohen Trustee

Mailing Address: PO Box 786

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 Renew COA 2022-02-5776

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: David Baxter

Original Date: c. 1830

Original Builder: John Brown Coleman

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) · Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/15/25 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 3/22/22

HDC 7028-02.5776

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 108

Street & Number of Proposed Work: 28 India Street

Owner of record: India + Rose Trust; Steven Cohen Trustee

Mailing Address: PO Box 786
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bothicelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02537

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 2/21/22 Fee Paid: $ 141.46 ✓ 14760

Must be acted on by: 4/5/22

Extended to: _____

Approved: 3/22/22 Disapproved: _____

Chairman: _____ (acting)

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

ATS - with the south elevation 2nd floor french door and balcony replaced with a 6-over-6 window, changing the 6-light to a 4-light, add back the east elevation basement door, return the lintels on rear windows, and have a chimney on the rear ell.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ 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: 33'-5" Sq. Footage 1st floor: 707
Width: 48'-7" Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 13'-0" x 5'-6" ☑ 1st floor ☐ 2nd floor
Size ~~8'-7" x 5'-1"~~ ☐ 1st floor ~~☑ 2nd floor~~

Difference between existing grade and proposed finish grade: North N/C South + 2'-11" East N/C West N/C

Height of ridge above final finish grade: North N/C South 32'-6" East N/C West N/C

Additional Remarks

Historic Name: DAVID BAXTER, MANSION HOUSE, MAFINCK (describe)

Original Date: C. 1830

Original Builder: JOHN BROWN COLEMAN

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS*

1. East Elevation First Floor Addition, ~~New Second Floor Deck~~, Revise Fenestration, Remove Chimney
2. South Elevation Revise Porch, Move Window, New single story addition, Revise Roofs, ~~Add Second Floor Deck~~, Remove chimney
3. West Elevation Revise Fenestration, New basement entrance, First floor addition, New first floor deck + stairs, Revise Second Floor Roof (Remove chimney) ~~existing~~
4. North Elevation N/C

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 1'-8"-4'-7" ☐ Block ☐ Block Parged ☑ Brick (type) TME ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/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 _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) TME

Leaders (material and size): TME

Sidewall: ☐ White cedar shingles _____ ☑ Clapboard (exposure: 3¾ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1x6 Corner boards 5/4x6 Frieze _____
Window Casing 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) (REAR ONLY) Manufacturer Match Existing

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear 8 Lite French Side 9 Lite/Wood
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

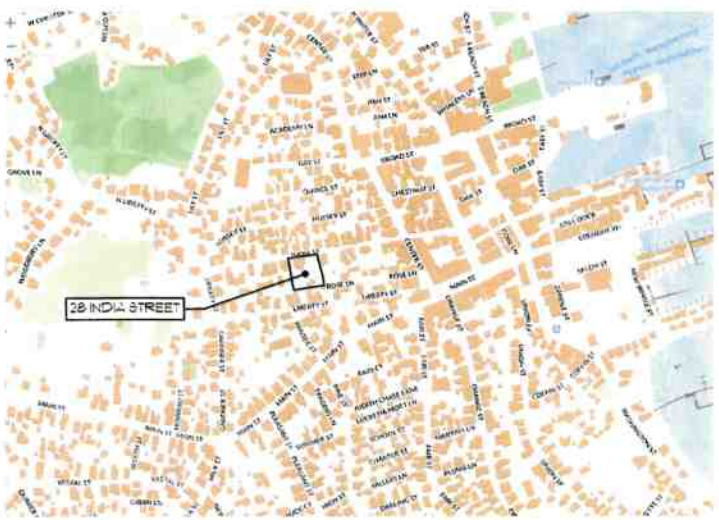
COLORS

Sidewall _____ Clapboard (if applicable) White Roof TME
Trim White Sash White Doors White
Deck _____ Foundation Natural Fence _____ Shutters _____

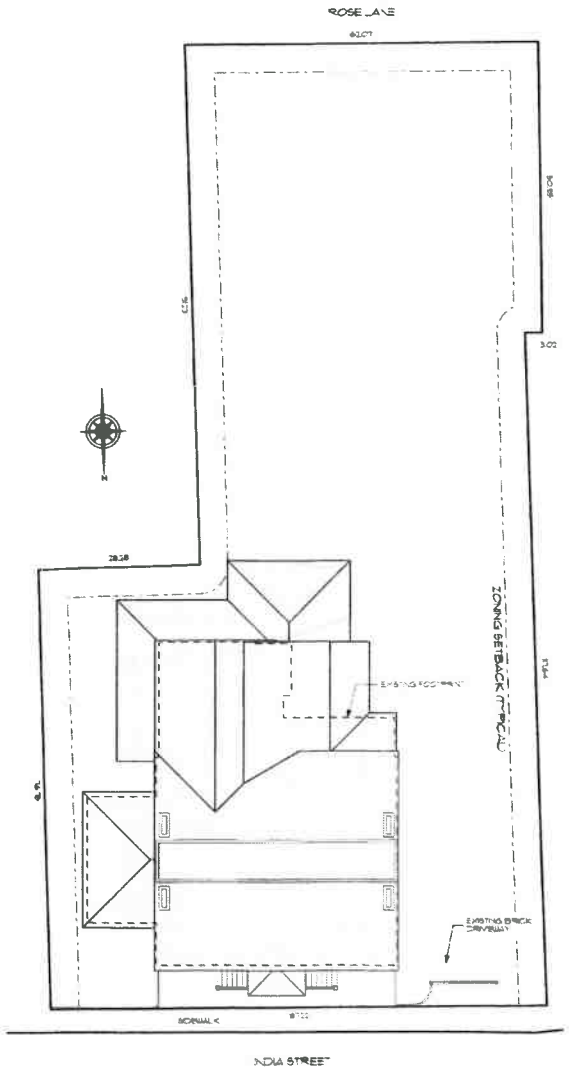
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/18/22 Signature of owner of record _____ Signed under penalties of perjury



Locus Map
NOT TO SCALE



Proposed Site Plan
Scale: 1" = 10'

BOTTICELLI & POHL

DATE	REVISIONS

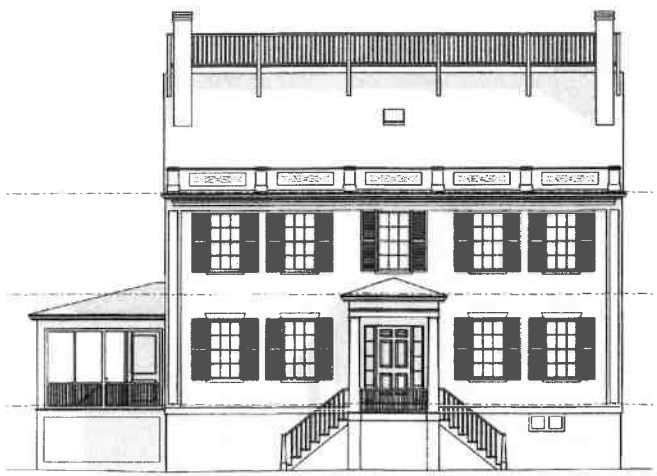
APPROVED
HOC2022-02-9776

Site Plan

Renovations at
28 India Street
Nantucket, MA 02554

MAP NO.
PARCEL NO.
ZONING INFO
PROJECT NO.
REVISED: 5/9/22

ID#
L-1.1



Existing North Elevation



1 North Elevation
Scale: 1/4" = 1'-0"

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

DATE | REVISIONS

APPROVED
HOC2022-02-5996
NO CHANGES

North Elevation

Renovations at
28 India Street
Nantucket, MA 02554

MAP NO. | ZONING INFO
PARCEL NO. | PROJECT NO. | REVISED: 5/9/22

ID#
A-2.1



Existing East Elevation



1 East Elevation
Scale: 1/4" = 1'-0"

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 35 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P: 508.228.3400 | P: 617.482.4043

DATE | REVISIONS

APPROVED
HOC2022-02-5996

East Elevation

Renovations at
28 India Street
Nantucket, MA 02554

MAP NO: | ZONING INFO:
PARCEL NO: | PROJECT NO: | REVISED: 5/9/22

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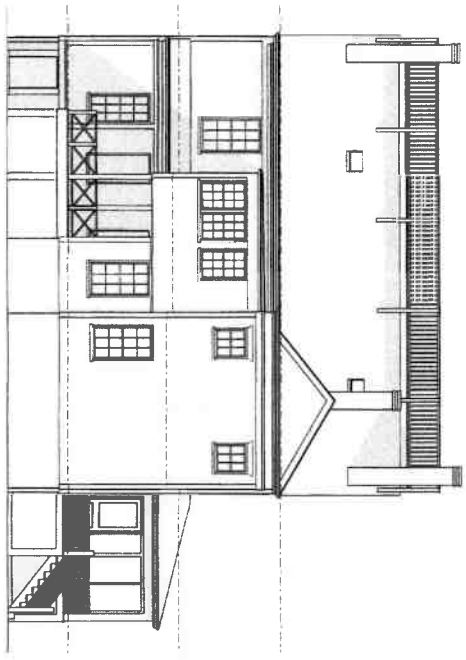
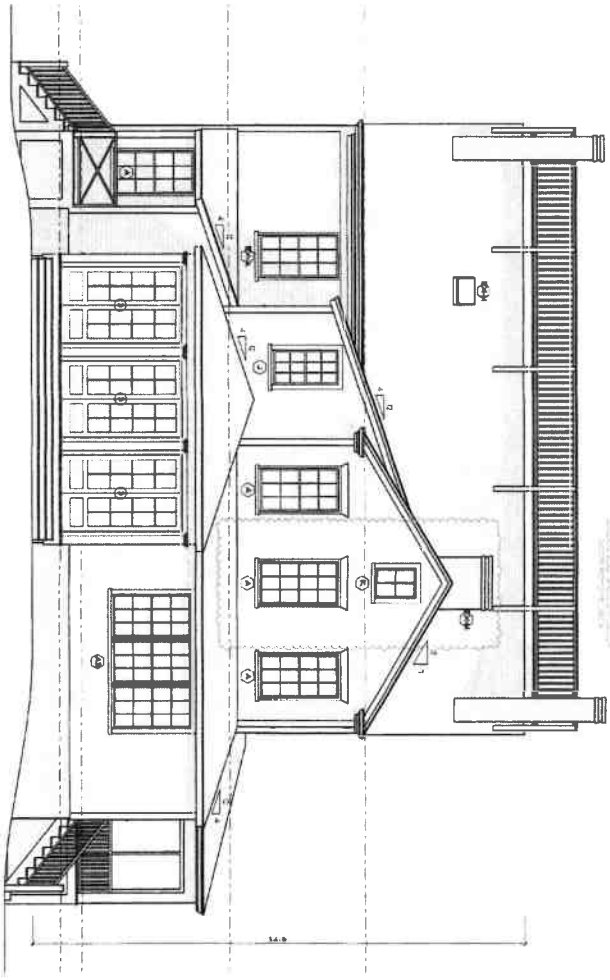
ID#
A-2.2



Existing South Elevation



1 South Elevation
Scale: 1/4" = 1'-0"

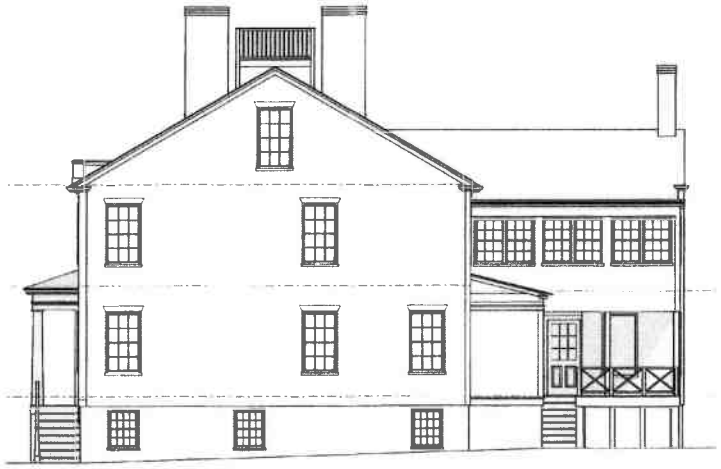
ID#	A-2.3
	Renovations at **28 India Street** **Nantucket, MA 02554** MAP NO: ZONING INFO. PARCEL NO: PROJECT NO: REVISED: 5/5/22
	South Elevation

APPROVED

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455 | 31 STATE STREET, BOSTON, MA 02109 P 617 482 4548 | BOTTICELLIANDPOHL.COM



Existing West Elevation



1 West Elevation
Scale: 1/4" = 1'-0"

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 99 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 9458 | P 617 482 4543

DATE REVISIONS

APPROVED
HDC 2022-02-9996

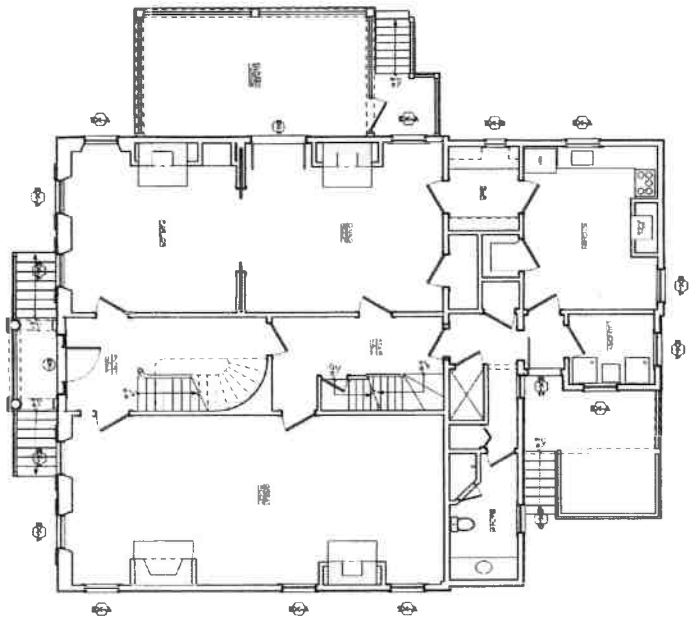
Renovations at
28 India Street
Nantucket, MA 02554

MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: REVISED: 5/5/22

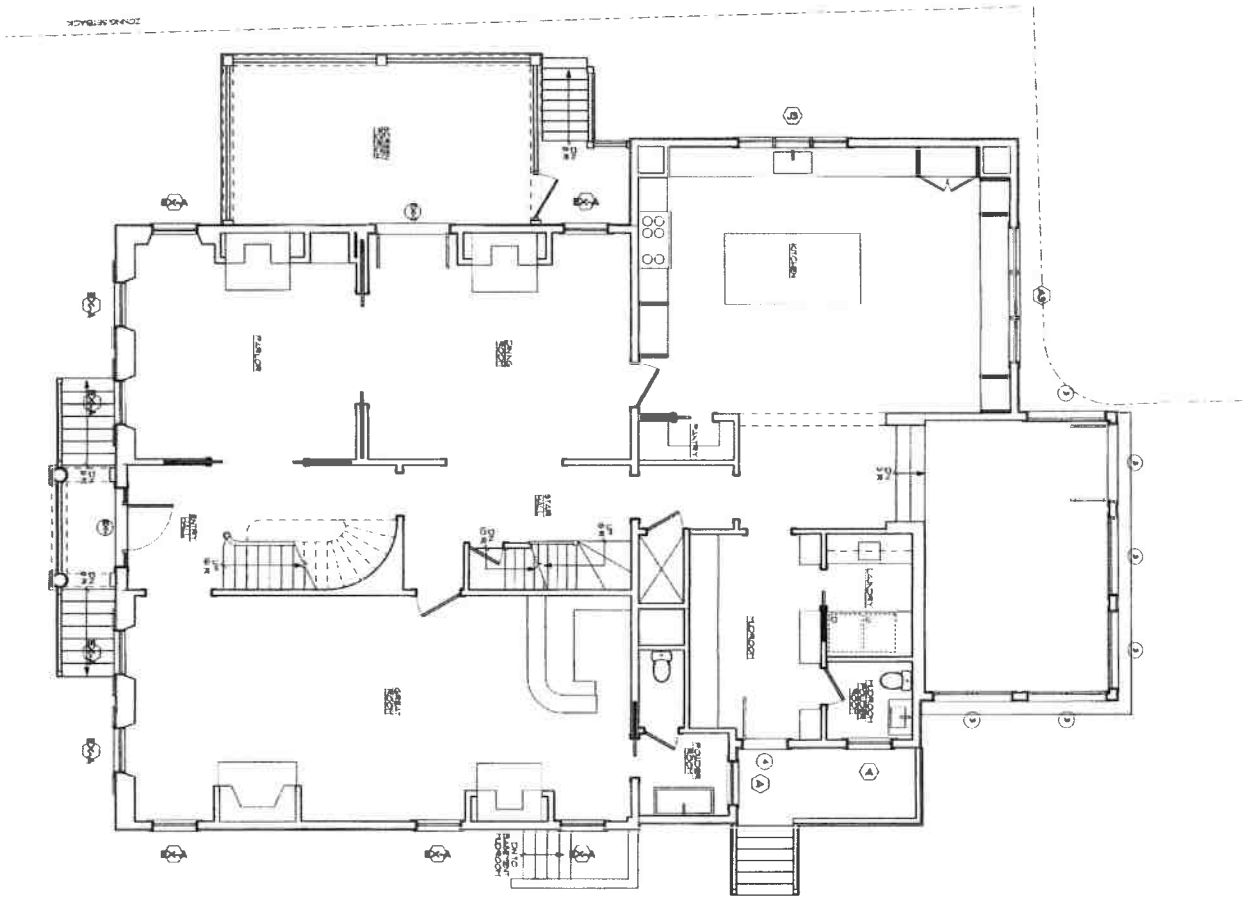
West Elevation

ID#
A-2.4

Existing First Floor Plan
NOT TO SCALE



1 First Floor Plan
Scale: 1/4" = 1'-0"



ID#
A-1.0

Renovations at
28 India Street
Nantucket, MA 02554
MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: REVISED: 5/5/22

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First Floor Plan

DATE	REVISIONS

BOTTICELLI & POHL

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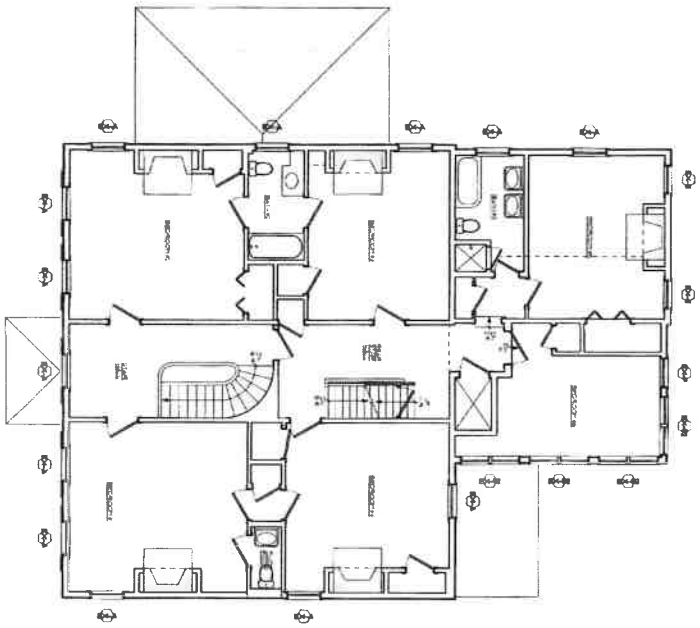
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM

Existing Second Floor Plan

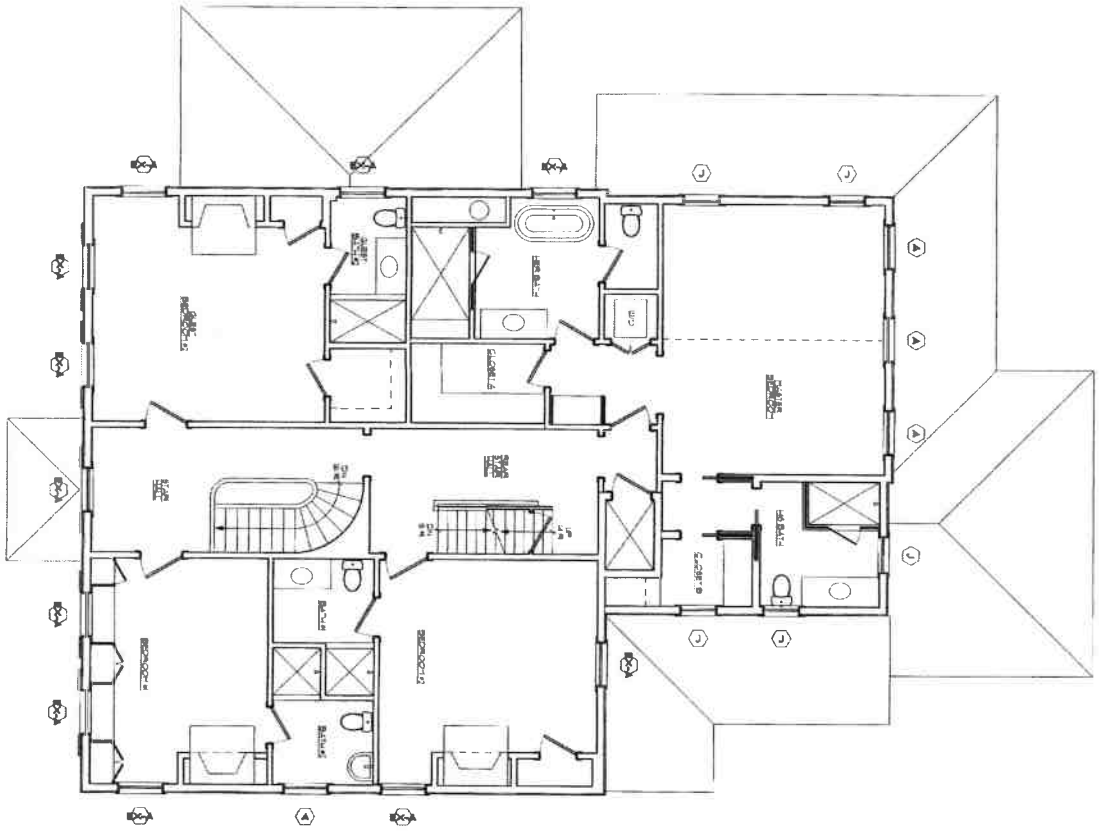
NOT TO SCALE



1

Second Floor Plan

Scale: 1/4" = 1'-0"



ID#

A-1.1

Renovations at
28 India Street
Nantucket, MA 02554

MAP NO: ZONING INFO:

PARCEL NO.: PROJECT NO: REVISED: 5/5/22

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Second Floor Plan

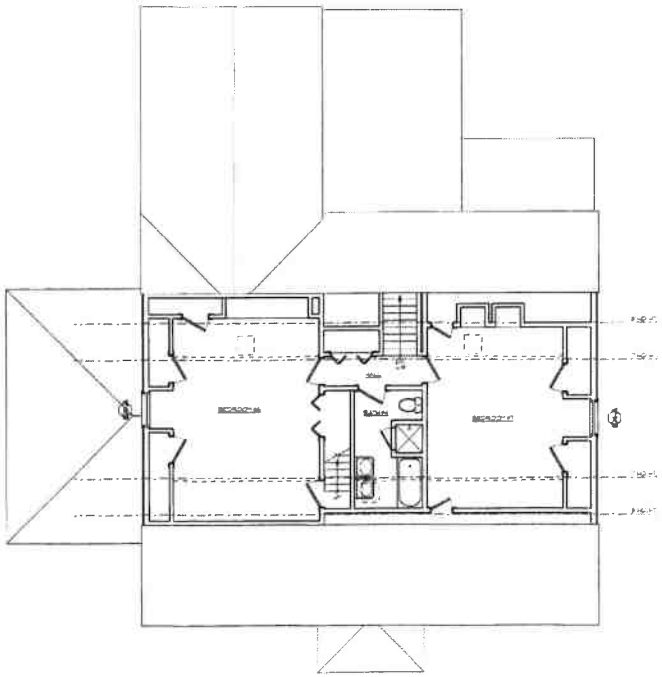
DATE	REVISIONS

BOTTICELLI & POHL

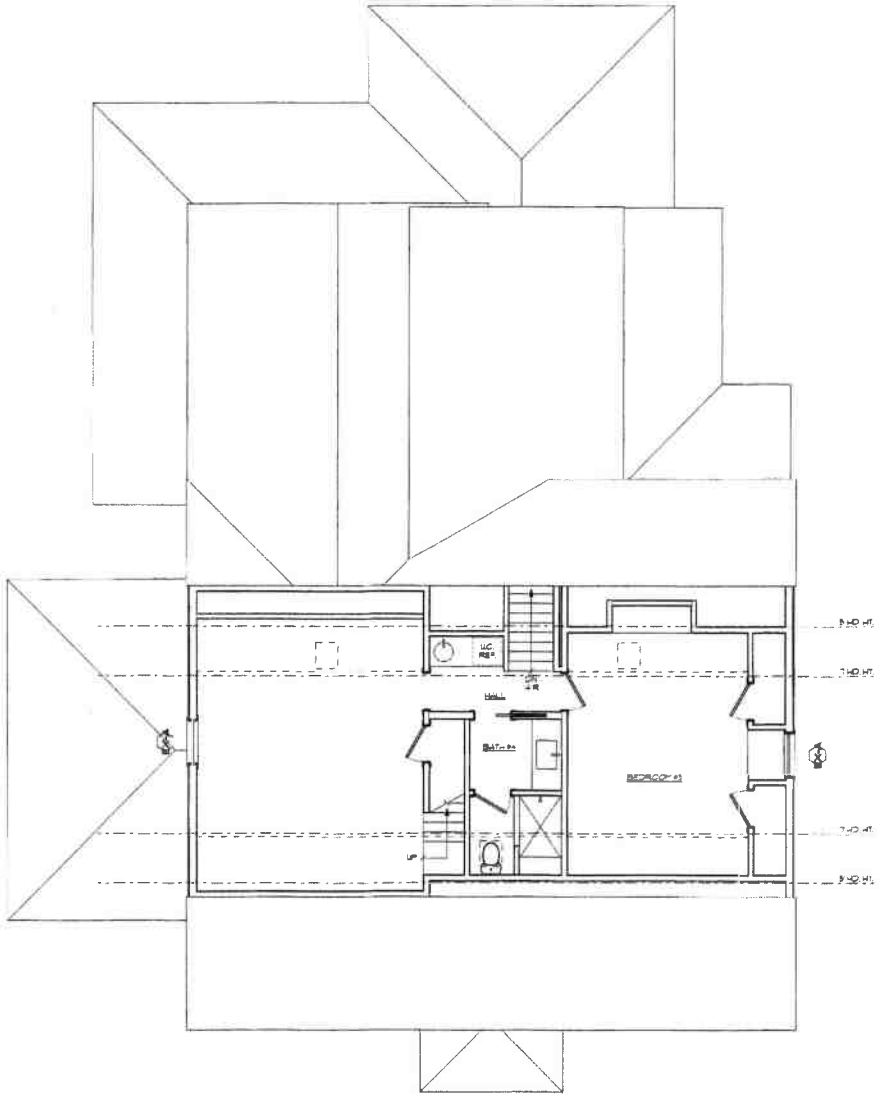
9 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455

31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543

BOTTICELLIANDPOHL.COM



Existing Third Floor Plan
NOT TO SCALE



1 Third Floor Plan
Scale: 1/4" = 1'-0"

BOTTICELLI & POHL

DATE	REVISIONS

Renovations at
28 India Street
Nantucket, MA 02554

MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: REVISED: 5/5/23

Third Floor Plan

ID#
A-1.2

Main House
28 India Street
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 2/18/22
Rev: 3/25/22

Window Schedule

No.	Qn.	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
EX-A	22	Double Hung	Existing	Existing	3'-1" x 5'-9 1/2"	Existing	6 over 6	
A	6	Double Hung	TBD	TBD	3'-1" x 5'-9 1/2"	TBD	6 over 6	
EX-G	2	Double Hung	Existing	Existing	2'-8" x 3'-8"	Existing	8 over 8	
G	3	Double Hung	TBD	TBD	2'-8" x 3'-8"	TBD	8 over 8	
EX-H	3	Skylight	Existing	Existing	1'-9" x 2'-3"	Existing	-	
J	5	Double Hung	TBD	TBD	2'-6" x 4'-8 1/2"	TBD	6 over 6	
J3	2	(3) Double Hung	TBD	TBD	(3) 2'-6" x 4'-8 1/2"	TBD	6 over 6	
K	1	Casement	TBD	TBD	2'-2" x 3'-1"	TBD	6	

Door Schedule

No.	Qn.	Type	Manuf.		Door Size	Rough Opening	Lights	Comments
EX-1	1	Front Entry	Existing	-	3'-2" x 7'-3"	Existing	-	7 Panel
	2	with Sidelights	Existing	-	11 1/2" x 7'-3"	Existing	4 each	over panel
EX-2	1	Double French	Existing	-	(2) 2'-6" x 7'-3"	Existing	10 each	
3	6	Double French	Custom	-	(2) 2'-8" x 8'-6"	TBD	8 each	over panel
4	1	Side Entry	Custom	-	3'-0" x 7'-6"	TBD	9	over panel
5	1	Basement Entry	Custom	-	3'-0" x 7'-0"	TBD	9	over panel
EX-6	1	Basement Side Door	Custom	-	2'-11" x 4'-11"	Existing	-	4 Panel

Notes:

1. Window manufacturer TBD, double glazed, SDL with muntin configuration as shown on drawings.
   Min. dp 30 rating required with Low E 272 Argon glass. U-value of .33.
   All glazing to come with compliance sticker as required by local building codes.
2. All doors will be Custom, as per above schedule, SDL, with muntin configuration as shown on drawings.
   Min. dp 30 rating required with Low E 272 Argon glass. U-value of .23 with storm door, .45 w/o storm door.
   All glazing to come with compliance sticker as required by local building codes.
3. Contractor to provide tempered glass in all locations required by code and in all window locations adjacent to shower, tubs, and stairs.
4. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
5. **Contractor will verify all rough opening sizes and quantities on site during rough framing before placing door order.**

4. David and Janet Prill **02-5733** 82 Pocomo Road New Barn 15/35 Botticelli + Pohl

Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Dutra
Alternates	Welch, Thornewill
Recused	Pohl
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Lisa Botticelli, Botticelli & Pohl
Public	None
Concerns (5:54)	**Botticelli** – Presented project; roof to be red cedar and vertical, natural-to-weather shiplap siding, and trim and sash white. **Oliver** – It's a big structure; her main concern is the cupola, which stands out. **McLaughlin** – Concerned about the height of the cupola and its roof. **Coombs** – The cupola should be a little shorter with a more traditional roof. **Dutra** – Asked the material of the cupola roof. It's a classic barn design; he has no concerns. **Camp** – The cupola should be lower and more classical in proportions.
Motion	**Motion to Approve through staff with the cupola modified to be more typical with square windows. (Oliver)**
Roll-call Vote	Carried 5-0//Dutra, McLaughlin, Oliver, Coombs, and Camp-aye Certificate # **HDC2022-02-5733**

5. India and Rose Trust **02-5776** 28 India Street Addition 42.3.4/108 Botticelli + Pohl

Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill
Alternates	Welch, Dutra
Recused	Pohl
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Lisa Botticelli, Botticelli & Pohl
Public	None
Concerns (6:04)	**Botticelli** – Presented project. **Backus** – Read HSAB comments 3/07: The back of this house is visible from Rose Lane. The 2nd-floor shed dormer would be improved if the setback were closer to 2'. The 2nd-floor French doors on the balcony feel excessive when seen with the series of French doors below; the upper door should change to a single 12-light with kick panel. The small cellar door close to the street on the east side is a classic feature and should be retained. The existing windows that are being removed should be reused elsewhere. The extent of the proposed changes suggest that the entire rear wing will be demolished; this wing dates to at least the 1800's and is also historically significant. Previous owners have respected that history and managed to work within the existing structure, making changes to meet their current needs, without completely erasing that piece of history. HSAB feels that the changes to the rear wing could be more sensitively designed to retain much of the original fabric. HSAB would like to see revisions. Greek revival dated 1830s built by John Brown Coleman. The rear, gable-end chimney should remain; we need the age of the rear ell. Windows and lintels should be retained on all windows. **McLaughlin** – The two skylights on the main mass rear should be reduced to 1 (existing). **Oliver** – Appreciates much of the design. Need the date of the rear ell. The flat-roof sleeping porch is odd. Her only concern would be the south elevation facing Rose Lane; it feels as though the 2nd-floor French doors are too modern; suggested only one door. South elevation 1st floor, the triple double-doors also feel modern but it's kind of a conservatory. **Coombs** – Agrees the east elevation cellar door should remain. The chimney on the rear should remain or be replaced with a mock-up. She thinks the proposed shed roof looks better than the existing condition. **Thornewill** – Agrees with reducing the south elevation French doors; she's okay with the shed roof. The 2nd-floor deck with door is distracting; if it were just a window, the eye wouldn't be drawn to it. **Camp** – The rear roof lines should be cleaned up - there are too many; the French door with balcony is excessive; she'd like the chimney to remain; the French door and balcony is "commanding."
Motion	**Motion to Approve through staff with the south elevation 2nd-floor French door and balcony replaced with a 6-over-6 window, changing the 6-light to a 4-light, add back the east elevation basement door, return the lintels on the rear windows, and have a chimney on the rear ell. (Oliver)**
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Oliver, McLaughlin, and Camp-aye Certificate # **HDC2022-02-5776**

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: HD-3-33
MAP/PARCEL#: 4234-108

Recorded By: AEG Date: 9/26 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 28 India St. 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: Frank, Ernst I.

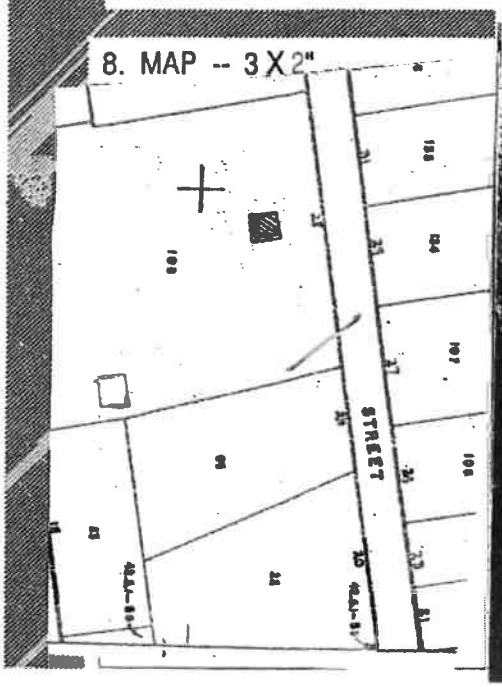
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built 2nd quarter 19th C. probably for David Baxter, attributed to John Coleman. - Lancast
built c. 1820, left to Baxter's wife, Rachel in 1855, then passed to Baxter's
nephew David C. Baxter on her death in 1856, and lived there until his death
in 1905. Then passed to his wife until her death in 1913. 1913 daughter Charlotte
L. Starbuck (living in California) inherited it. 1917 sold to Fay Alger Bailey.
- NHA blue file -

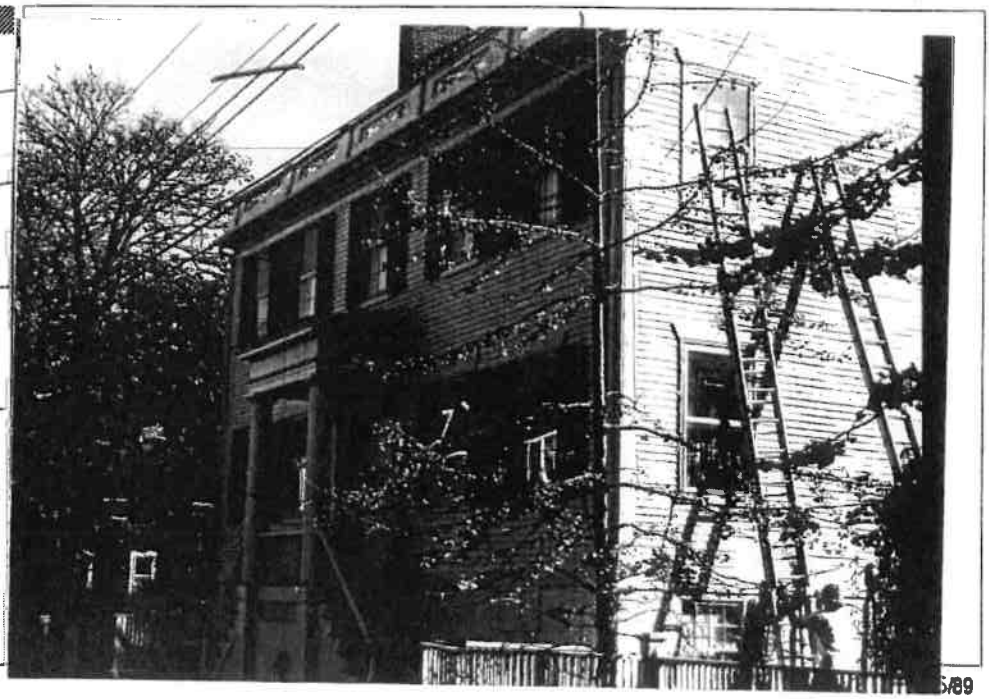
6. USE: Original: dwelling Present: dwelling
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes ○ b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





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 2
○ c. dormers on side elevations ✓ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: parapet over cornice

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 ends ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS:
○ a. one ○ b. two ○ c. three ○ d. other: 5

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: columned portico with dart molding

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: splayed lintels

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:

covered entrance

- ✓ a. front
- ✓ b. side
- ○ c. wrap rear

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: 2nd quarter 19th SOURCE: Lancaster
ARCHITECT: _____
BUILDER: attributed to John Coleman.

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
- ✓ 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: [illegible] of Captain Rueben Baxter 23 India St. 17[illegible]

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- ✓ c. Lancaster, The Architecture of Historic Nantucket, page: 189.
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- ✓ f. NHA photos: _____
- O g. HABS research: _____
- O h. NHA plaque records: _____
- ✓ i. other: NHA Files, Crosby, Fowlkes "A Mirror of Nantucket".

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .61A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

- ✓ a. at sidewalk
- O b. 10 feet or less
- O c. 20 feet or less
- O d. other: _____

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
- ✓ e. carriage house/garage
- O i. garage
- O m. scallop shanty
- O b. privy
- O f. shed
- O j. greenhouse
- O c. shop
- O g. gardens
- ✓ k. fence
- O d. arbor
- O h. deck
- ✓ l. parking
- n. landscape features: _____
- o. other: tree house, hedge

accessed by hose ln.

45. OTHER NOTABLE FEATURES: high basement

(Building or site including interior features if known)

Revision 5/89 RAF/MF

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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Chair

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Vice-Chair

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Connie Fetten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Sead
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 India + Rose Trust

STREET ADDRESS 28 India Street

MAP/PARCEL 42.3.4 | 108

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

May 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] 5/15/25

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°: 43 PARCEL N°. 167

Street & Number of Proposed Work: 28 Shimmo Pond Rd.

Owner of record: Dream North LLC

Mailing Address: 28 Shimmo Pond Rd.
Nantucket, MA. 02554

Contact Phone #: 508.680.4806 E-mail: _____

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 _____

Size of Structure or Addition: Length: 20' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade; North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 14'-1" South 14'-1" East 14'-1" West 14'-1"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8.5 /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 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards N/A Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____

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 → Match House Sash White - Match House Doors White

Deck N/A. 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 5/12/25 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

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Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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 05/16/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

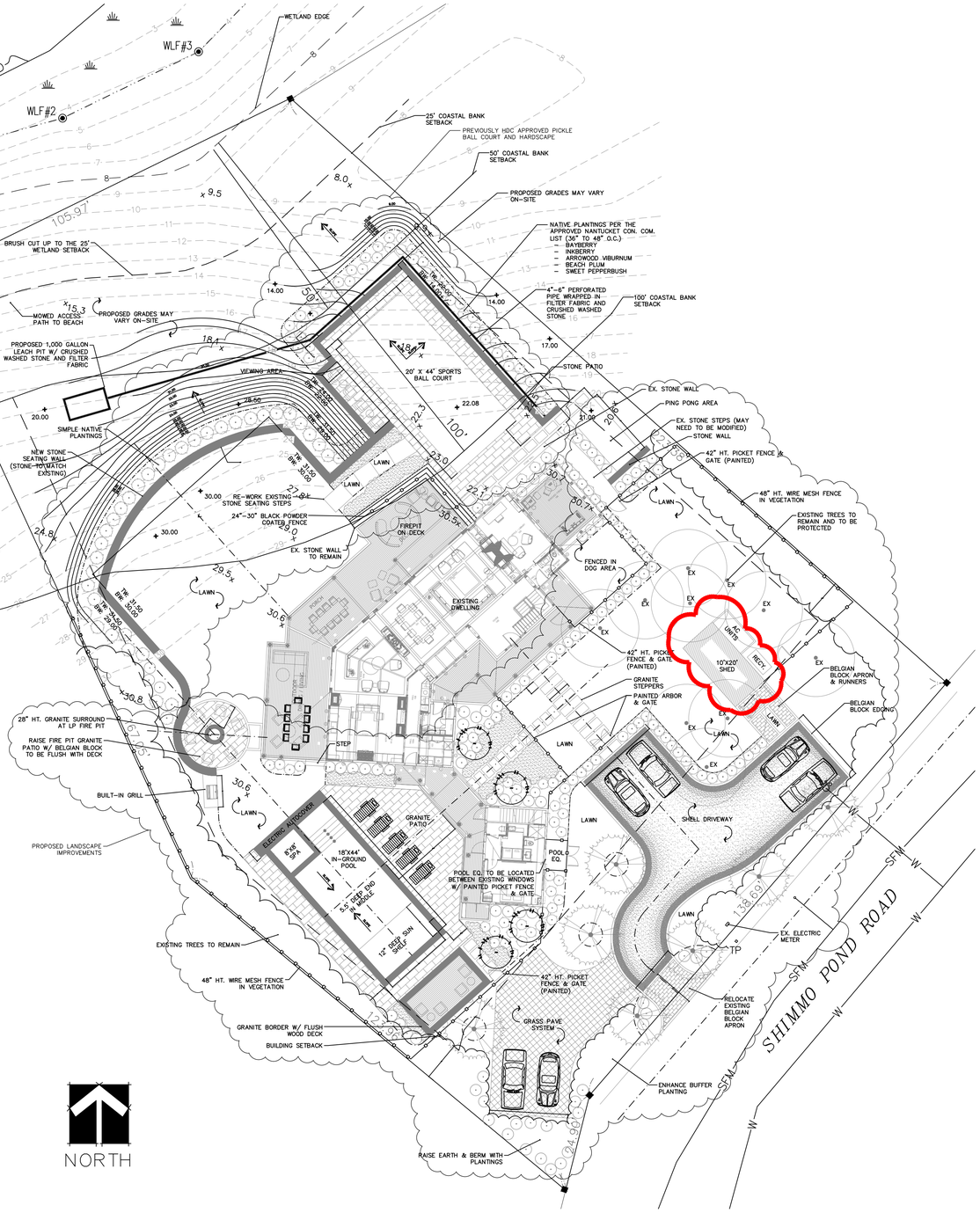
SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

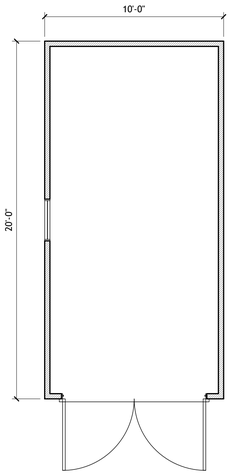
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

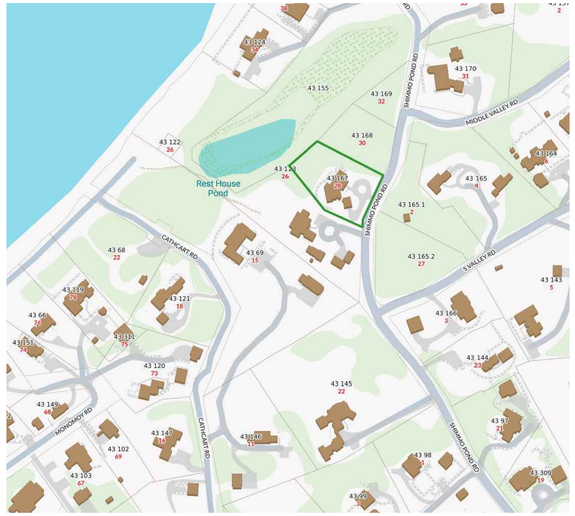


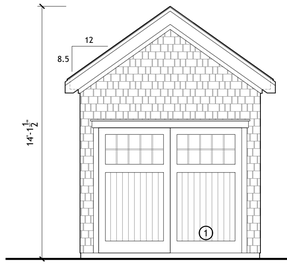
Signature

05/16/2025
Date

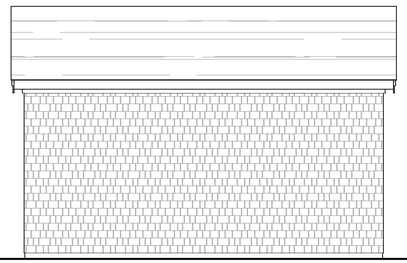




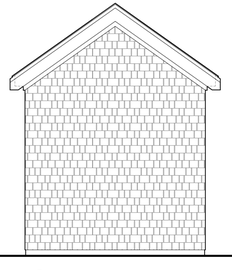




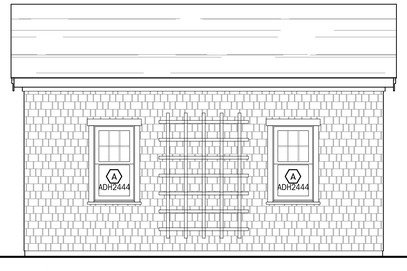
SOUTH ELEVATION
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"



WEST ELEVATION
1/4"=1'-0"

WINDOW SCHEDULE					
#	QTY	MODEL NUMBER		WINDOW SIZE	DESCRIPTION
A	2	ANDERSEN A SERIES	ADH2444	2'-4" x 4'-4"	6/1 DOUBLE HUNG WINDOW

DOOR SCHEDULE				
#	QTY	MODEL NUMBER	SIZE	DESCRIPTION
1	1	TBD	8'-0" X 7'-0"	CARRIAGE 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 SHED

HDC

ELEVATIONS
SCALE:1/4"=1'-0"

A1.1

MAY 13, 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°: 42 42 PARCEL N°. 44

Street & Number of Proposed Work: 3 Step Lane

Owner of record: 3 Step Lane LLC

Mailing Address: 1140 Reservoir Ave
Cranston RI 02920

Contact Phone #: 401 641-5069 E-mail: spertette@tpgcompanies.com

AGENT INFORMATION (if applicable)

Name: Hans Dalgaard

Mailing Address: 65 Surfside Rd
Nantucket MA 02554

Contact Phone #: 508 221 0153 E-mail: hans@hdpnantucket.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ 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 _____ 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.) _____

Arbor Height: 8'h - 5'w
Type: _____
Length: NTW

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

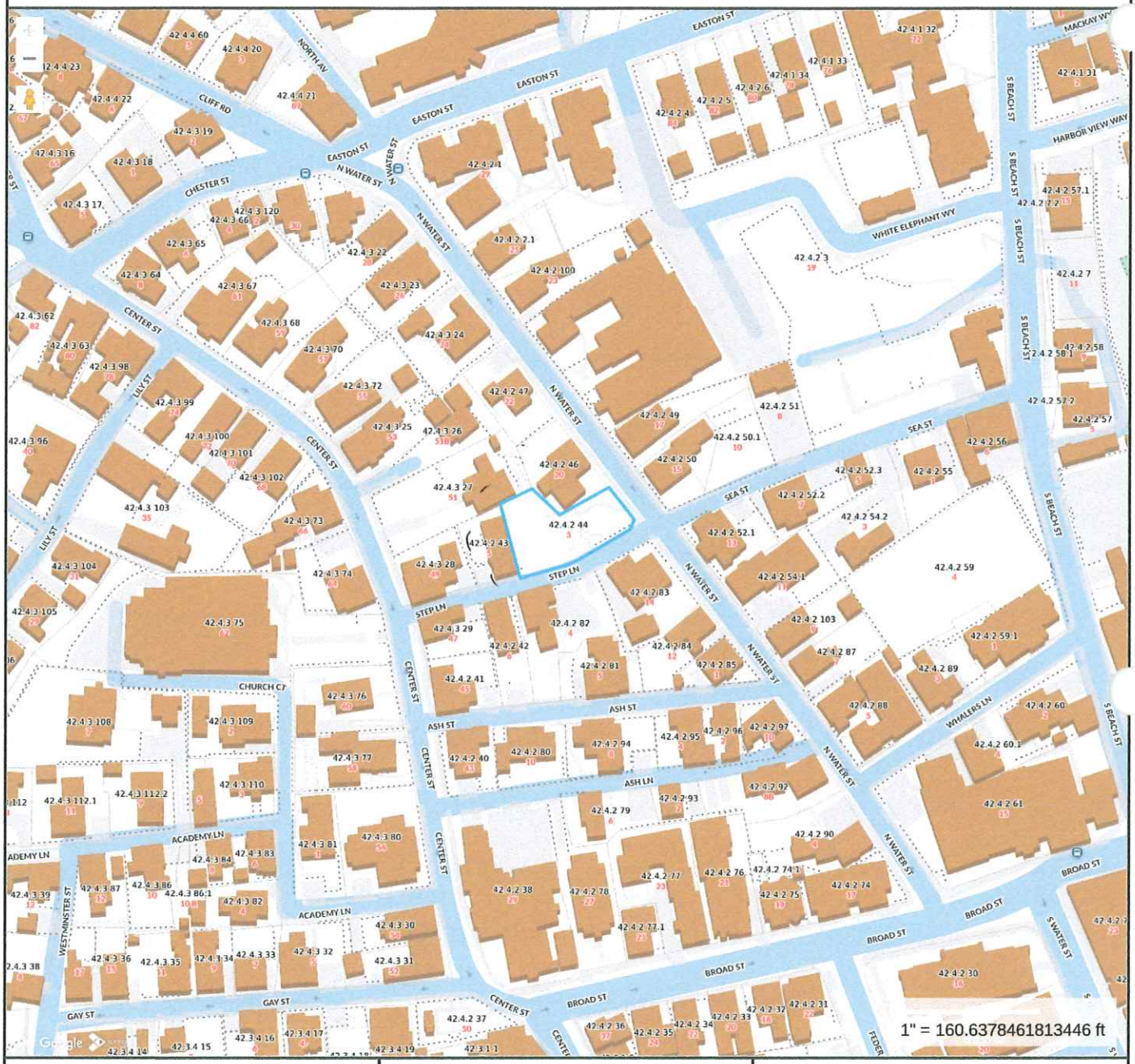
COLORS

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 5/15-25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	10425
Location	3 STEP LN
Owner	3 STEP LANE LLC

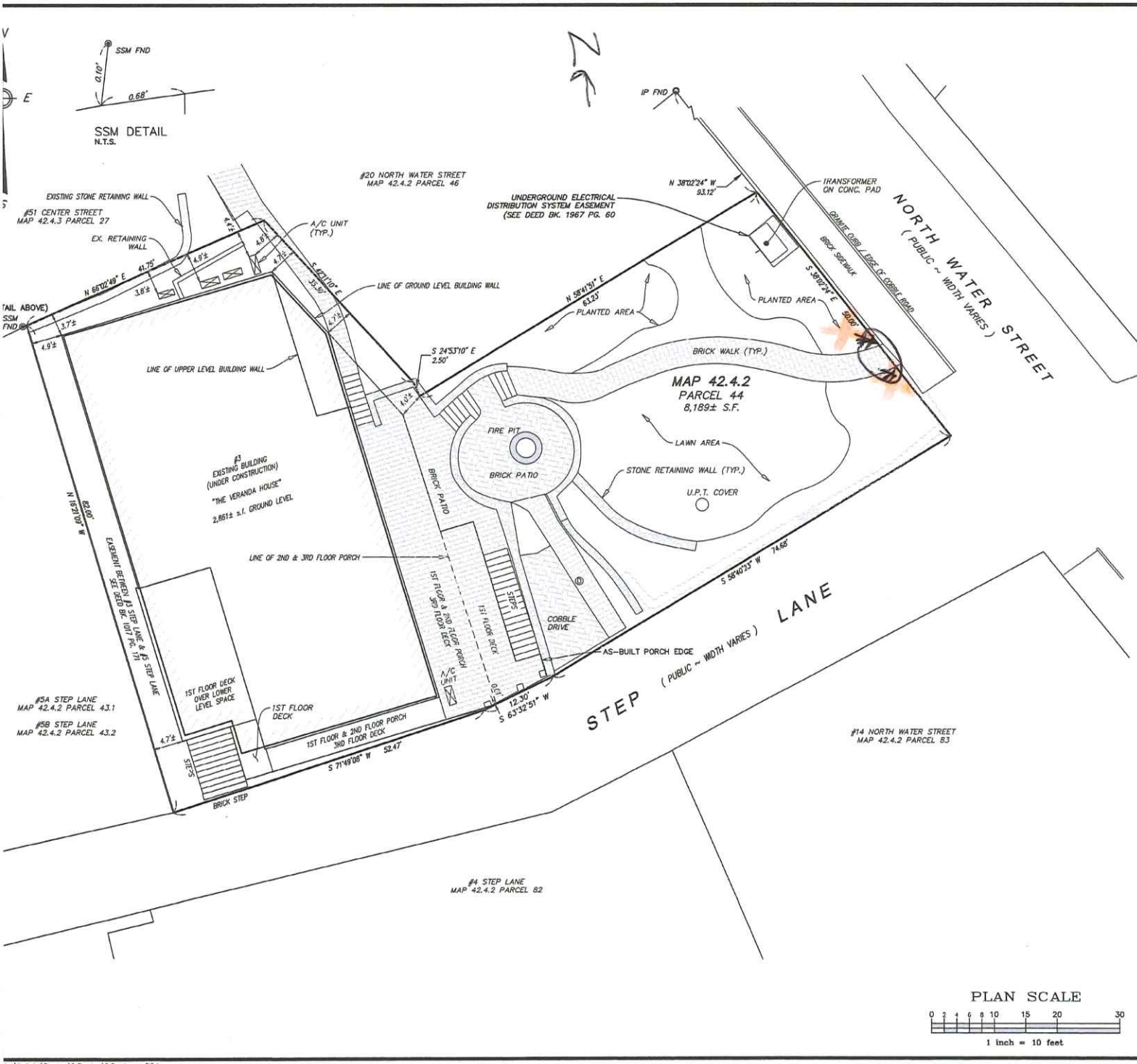
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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
MAY 16 2025
By



PLAN SCALE

0 2 4 6 8 10 15 20 30

1 inch = 10 feet

TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE BUILDING AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

COMMONWEALTH OF MASSACHUSETTS
DAVID A. FRENCH, JR.
No. 57164
REGISTERED PROFESSIONAL SURVEYOR

09/19/2024

PROFESSIONAL LAND SURVEYOR

RECEIVED
MAY 16 2025
By

Notes

1. LOCUS: #3 STEP LANE
   MAP 42.4.2 PARCEL 44
2. OWNER: 3 STEP LANE, LLC
   1140 RESERVOIR AVENUE
   CRANSTON, RI 02920
3. DEED REF: Bk: 1685 Pg: 24
4. PLAN REF: Plan No. 2003-07 (PARCEL 2)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN UPON FEMA FLOOD INSURANCE RATE MAP 25019C-0086-G dated 06/09/2014.
6. ELECTRIC EASEMENT RECORDED IN DEED BOOK 1967 PAGE 60.

ZONE: ROH

	REQUIRED
LOT AREA:	5,000 s.f.
FRONTAGE:	50'
FRONT YARD:	0'
SIDE YARD:	5'
REAR YARD:	5'
GROUND COVER:	40% (MAX)

Prepared By:
BRACKEN ENGINEERING INC
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

FINAL AS-BUILT PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

3 STEP LANE LLC

#3 STEP LANE

MAP 42.4.2 PARCEL 44

No.	Date	Revision Description	By

Date:	Drawn:	Checked:	Sheet:
SEPTEMBER 19, 2024	ERC/DAF/BEI	DFB/DAF	1 of 1





5' or 4'
Brant Pt
Arbor
cedar

8' tall

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.

COLOR CHANGE CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
	Completed application -Application Fee- $50.00.
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Exterior Elevations (4 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested.
	Colors (4 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
	All documents MUST be legible. All sets MUST be collated and stapled.
	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents

COLOR CHANGE CHECKLIST

	Signed Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: _____

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 307

Street & Number of Proposed Work: 2 Spearhead Rd. (Building B)

Owner of record: 2 Spearhead LLC

Mailing Address: 6 Teasdale Circle
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2025-01-11952

☐ 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

Door color change natural to grey
"
"
"

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

No Changes

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors grey

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/16/25 Signature of owner of record _____ Signed under penalties of perjury

Nantucket Historic District Commission
Approvable Colors

Main Street Yellow.....PMS 120

Cottage Red.....PMS 492

Hamilton Blue.....PMS 5415

Cobblestone.....PMS 403

Nantucket Blue.....PMS 5473

Quaker Gray.....PMS 423

Chrome Green.....PMS 3302

Nantucket Gray.....PMS 416

Essex Green.....PMS 5605

Nantucket Red.....PMS 1807

Newport Blue.....PMS 5408

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Nahomi S. Garcia
_____

Signature Date

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 2 Spearhead Rd on the following statement:

Chris YATES I Nantucket Homeworks Inc, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

1/24/25

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

CERTIFICATE NO: HC 2025-01-11952 DATE ISSUED: 3/18/25

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

Building B

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 307

Street & Number of Proposed Work: 2 Spearhead Rd. (Building B)

Owner of record: 2 Spearhead LLC

Mailing Address: 6 Teasdale Circle
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY CK · 1466

Date application received: 1/27/25 Fee Paid: $643.40

Must be acted on by: 4/15/25

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: 89'1" Sq. Footage 1st floor: 3,217 sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 39'7" 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 23'8" South _____" East _____" West _____"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" +/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6/12 Secondary Mass 6/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 7 1/2 Rake 6" Soffit (Overhang) 4" Corner boards 5 1/2 Frieze 8"

Window Casing 3 1/2 Door Frame 3 1/2 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 overhead Material metal

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Black

Trim Grey Sash Black Doors Natural

Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/27/25 Signature of owner of record _____ Signed under penalties of perjury

Storage Facility B- 2 Spearhead LLC

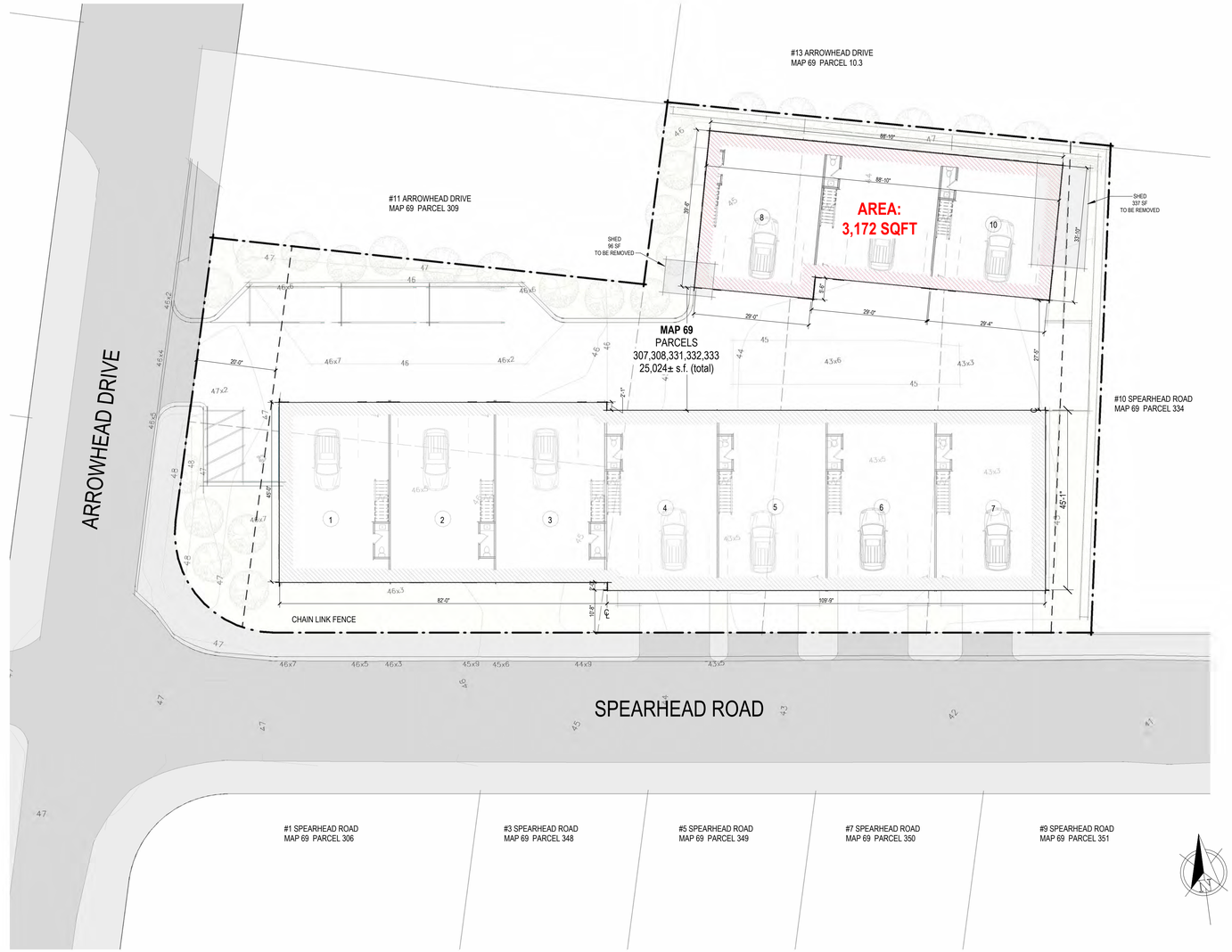
2 Spearhead Rd
Nantucket, MA 02554

05/19/2025

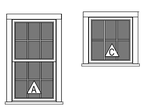
NEW - HDC Submission



Locus Map
1/2" = 1'-0"



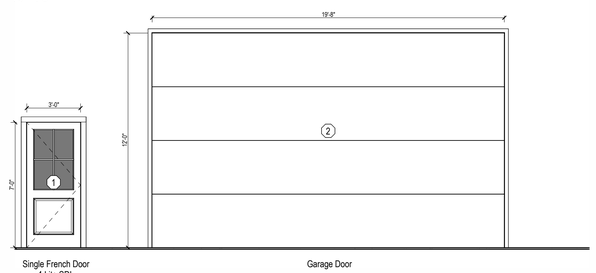
Site Plan -Proposed
1/16" = 1'-0"



Double Hung
6/6 SDL

Fixed
6 Lite SDL

Window Legend
1/4" = 1'-0"



Single French Door
4 Lite SDL

Garage Door

Exterior Door Legend
1/4" = 1'-0"

2504

Storage Facility B · 2 Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	69/307
Current Zoning:	CI
Minimum Frontage:	75 FT
Front Setback:	20 FT
Side/Rear Setback:	0 / 10 FT
Lot Size:	-
Min. Lot Size:	-
Allowable G.C.:	------
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELLED "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.01
2504

NEW - HDC Submission 05/19/2025



First Floor Plan -Proposed

1/8" = 1'-0"

2504

Storage Facility B · 2
Spearhead LLC

2 Spearhead Rd
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Site Information

Map & Parcel:	69/307
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Lot Size:	-
Min. Lot Size:	-
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Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

First Floor Plan

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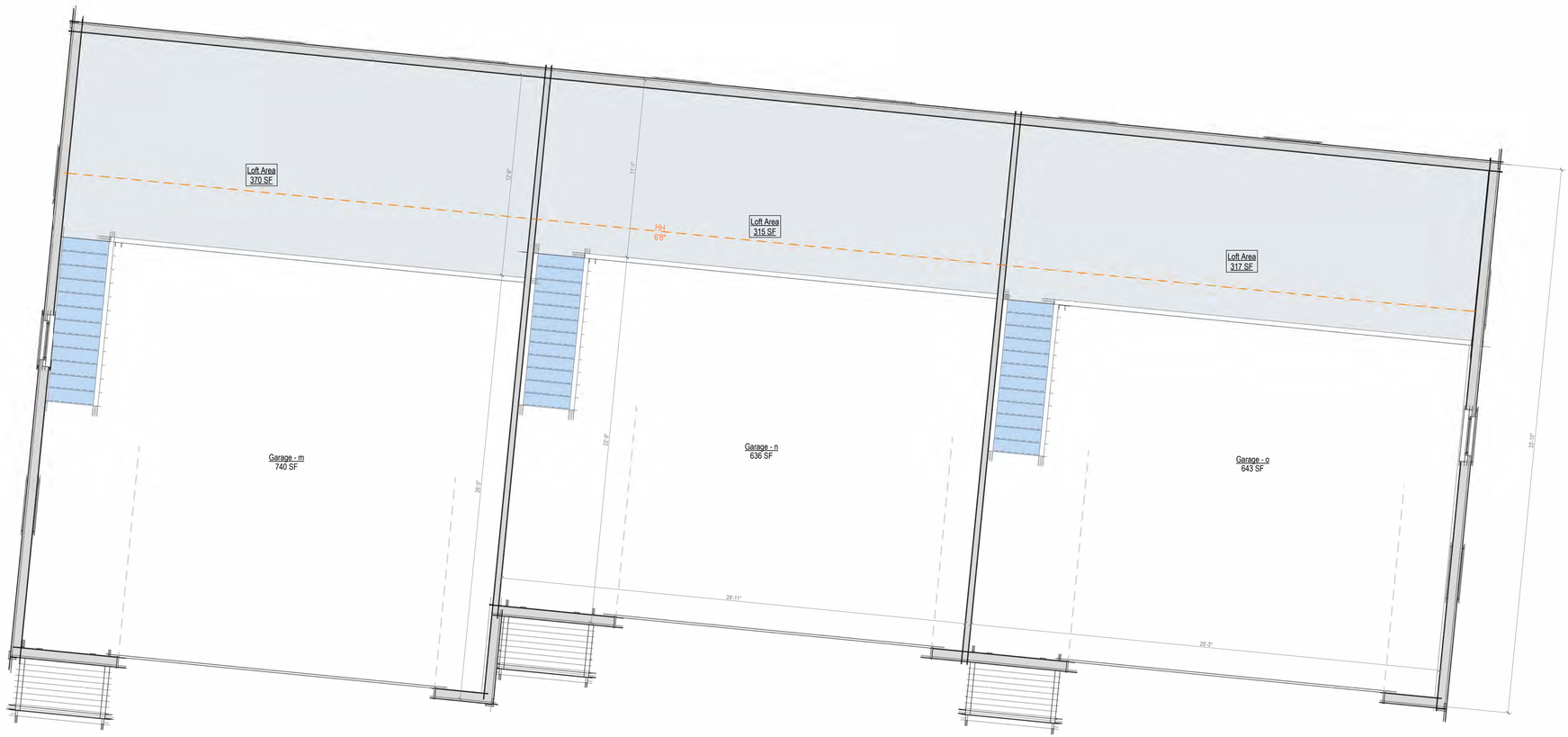
A.1

2504

05/19/2025

NEW - HDC Submission



1 Loft Floor Plan B - Proposed
1/4" = 1'-0"

2504

Storage Facility B · 2
Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	69/307
Current Zoning:	CI
Minimum Frontage:	75 FT
Front Setback:	20 FT
Side/Rear Setback:	0 / 10 FT
Lot Size:	-
Min. Lot Size:	-
Allowable G.C.:	------
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

Second Floor Plan

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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A.2

2504

05/19/2025

NEW - HDC Submission



North Elevation _ Proposed NO CHANGE THIS ELEVATION

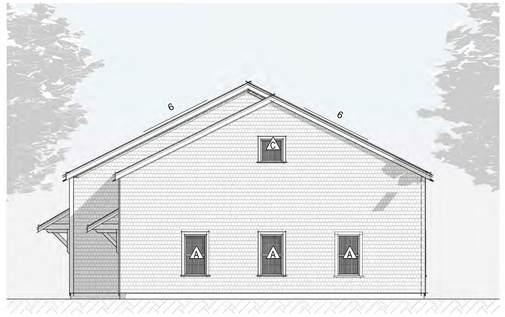
1/8" = 1'-0"



South Elevation _ Proposed

1/8" = 1'-0"

CHANGE ALL DOOR COLORS TO GREY



East Elevation _ Proposed NO CHANGE THIS ELEVATION

1/8" = 1'-0"



West Elevation _ Proposed NO CHANGE THIS ELEVATION

1/8" = 1'-0"

2504

Storage Facility B · 2
Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	69/307
Current Zoning:	CI
Minimum Frontage:	75 FT
Front Setback:	20 FT
Side/Rear Setback:	0 / 10 FT
Lot Size:	-
Min. Lot Size:	-
Allowable G.C.:	------
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

Exterior Elevations

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A.3

2504

05/19/2025

NEW - HDC Submission













2504

Storage Facility B- 2
Spearhead LLC

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Nantucket, MA 02554

emeritus
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Side/Rear Setback:	0 / 10 FT
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Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

Existing Photos

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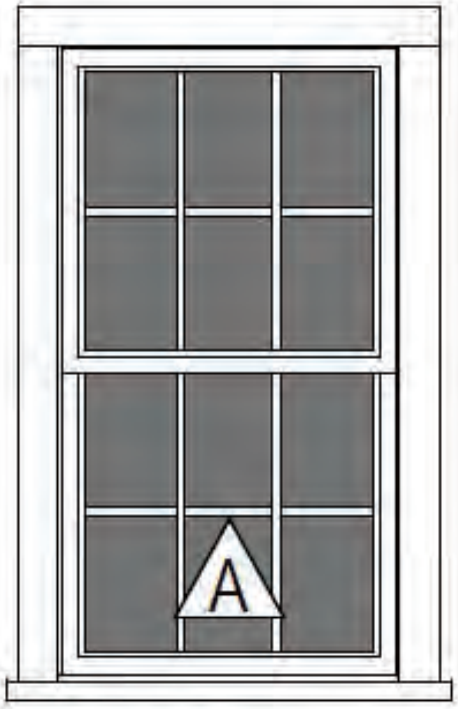
Storage Facility B

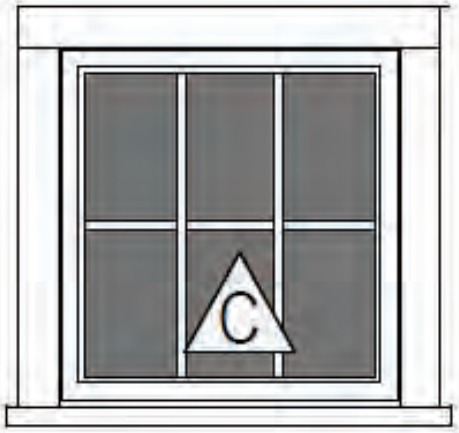
2 Spearhead Rd
Nantucket, MA 02554



Locus Map



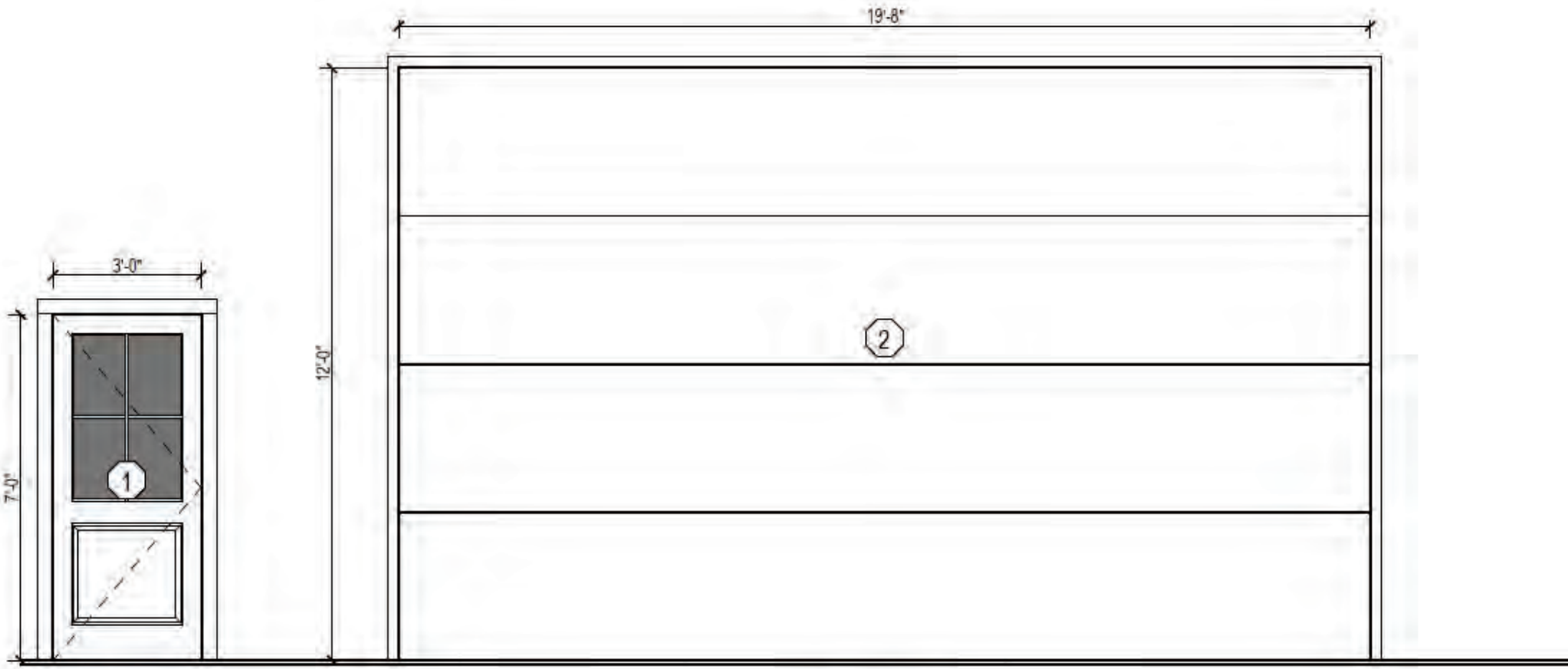
Double Hung
6/6 SDL



Fixed
6 Lite SDL

Window Legend

1/4" = 1'-0"

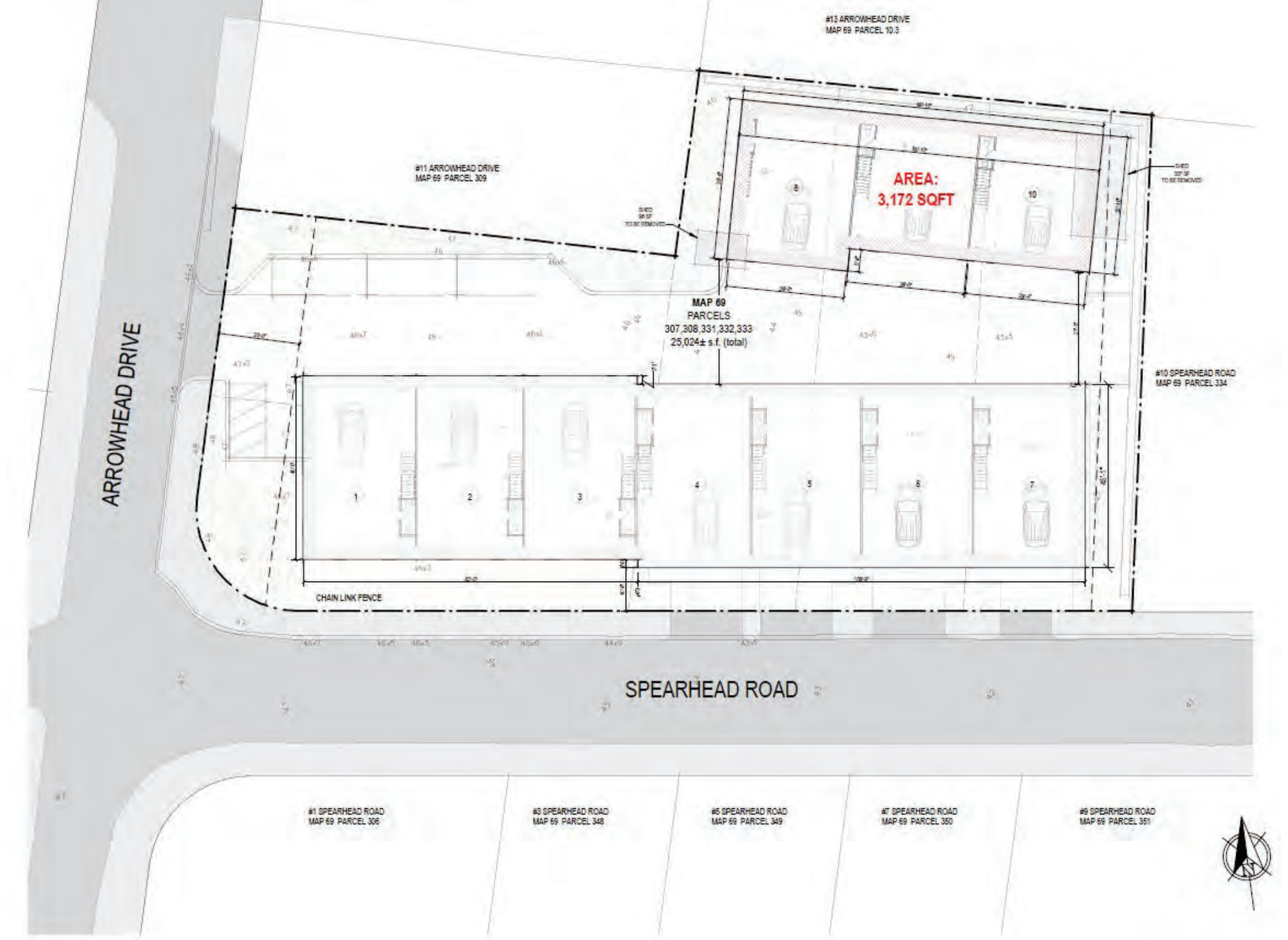


Single French Door
4 Lite SDL

Garage Door

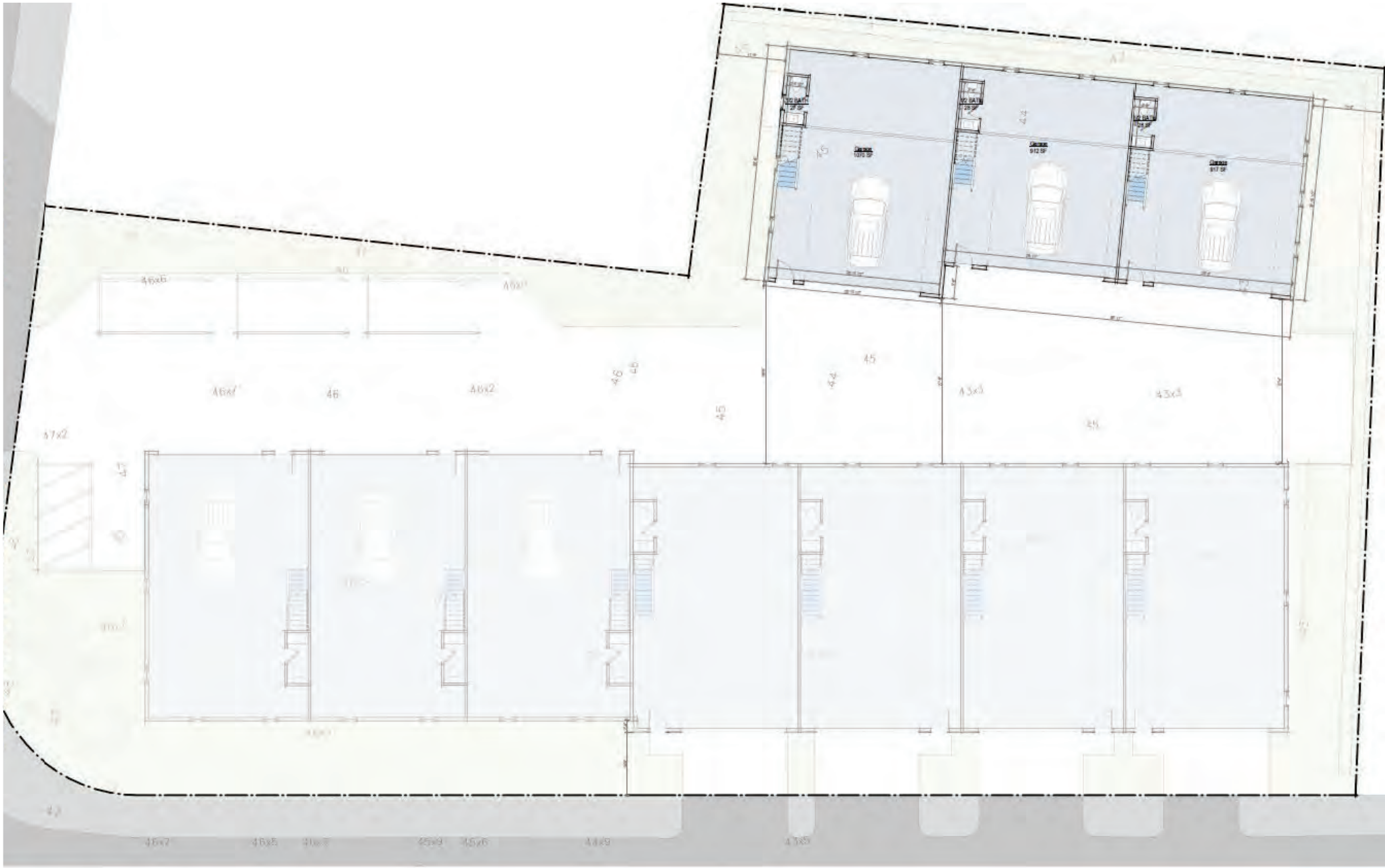
Exterior Door Legend

1/4" = 1'-0"

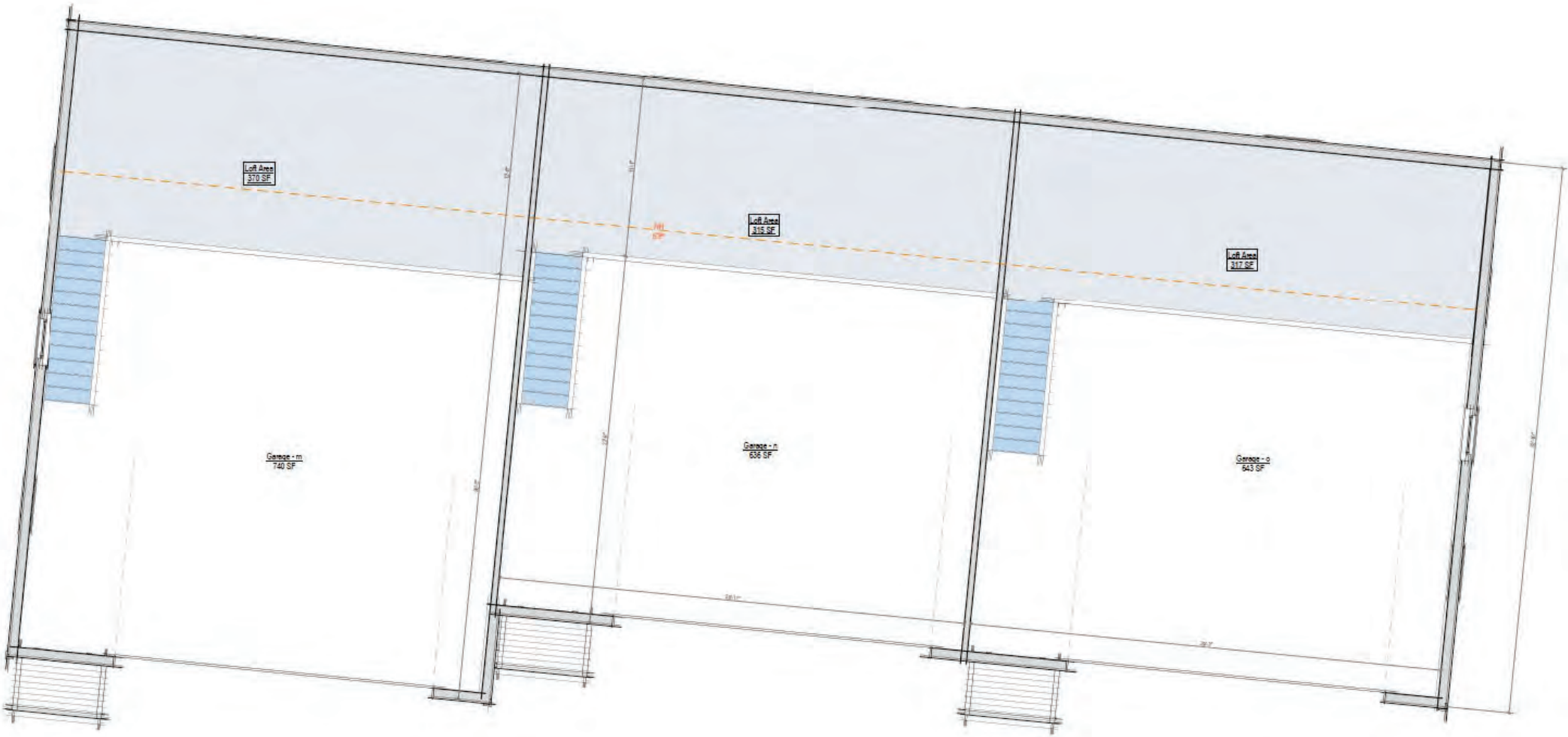


Site Plan -Proposed

1/16" = 1'-0"



First Floor Plan -Proposed



1 Loft Floor Plan B - Proposed
1/4" = 1'-0"



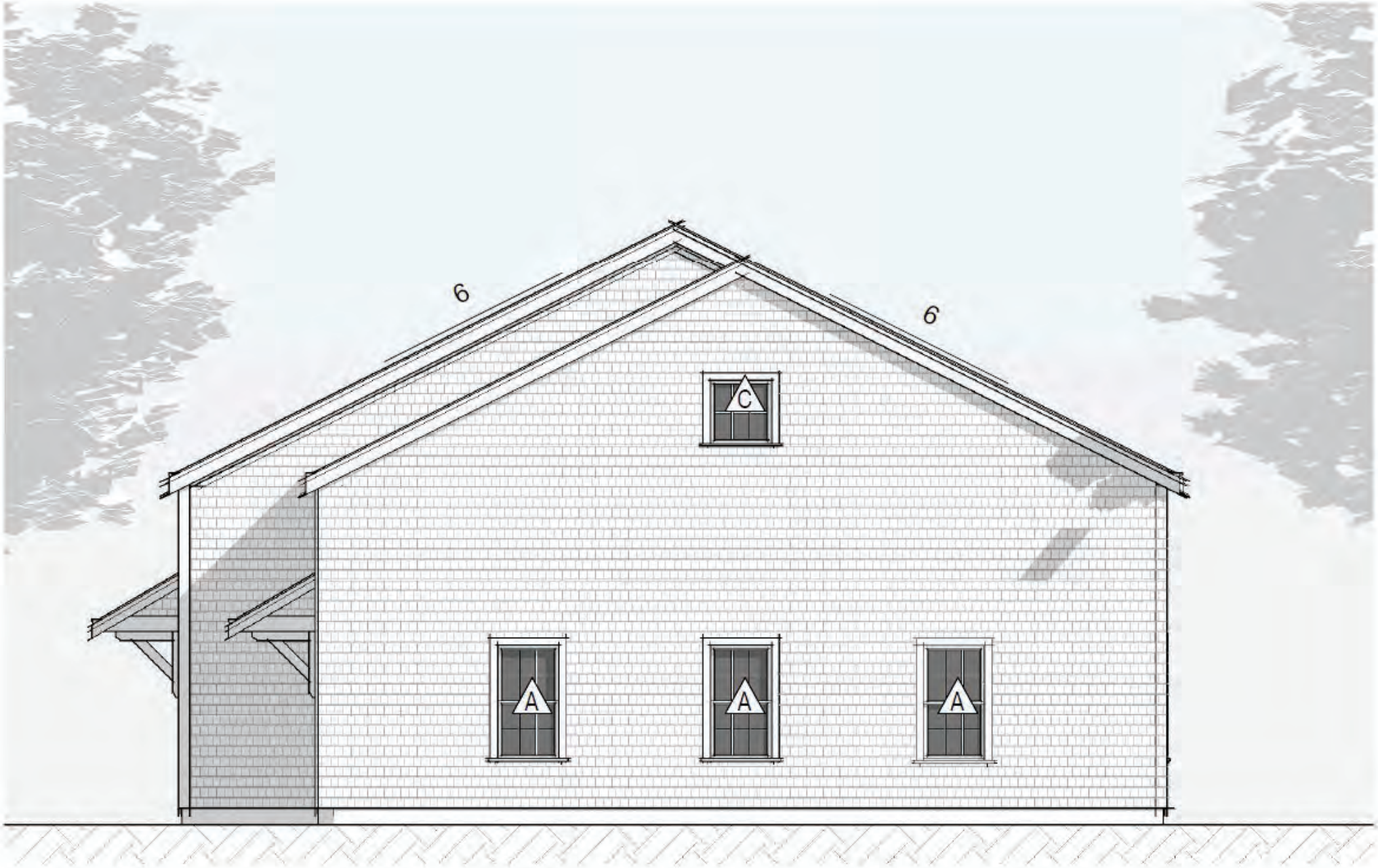
North Elevation _ Proposed

1/8" = 1'-0"



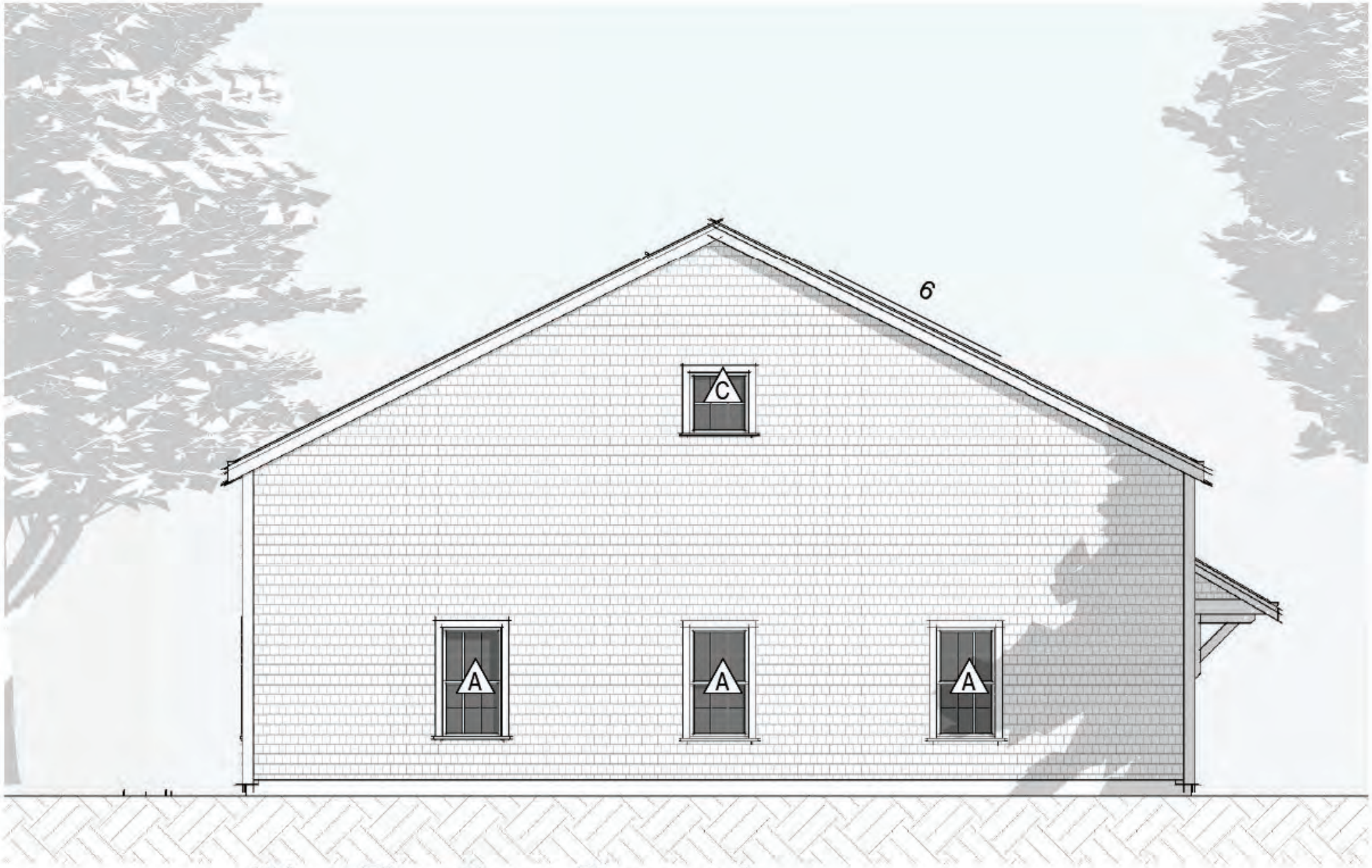
South Elevation _ Proposed

1/8" = 1'-0"



East Elevation _ Proposed

1/8" = 1'-0"



West Elevation _ Proposed

1/8" = 1'-0"

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 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.

COLOR CHANGE CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
	Completed application -Application Fee- $50.00.
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Exterior Elevations (4 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested.
	Colors (4 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
	All documents MUST be legible. All sets MUST be collated and stapled.
	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents

COLOR CHANGE CHECKLIST

	Signed Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: _____

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 307

Street & Number of Proposed Work: 2 Spearhead Rd. (Building A)

Owner of record: 2 Spearhead LLC

Mailing Address: 6 Teasdale Circle
Nantucket, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2025-01-11954

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation fenestration revisions
3. West Elevation
4. North Elevation

Door color change natural to grey

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED No Changes

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors grey

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/16/25 Signature of owner of record _____ Signed under penalties of perjury

Nantucket Historic District Commission
Approvable Colors

Main Street Yellow.....PMS 120

Cottage Red.....PMS 492

Hamilton Blue.....PMS 5415

Cobblestone.....PMS 403

Nantucket Blue.....PMS 5473

Quaker Gray.....PMS 423

Chrome Green.....PMS 3302

Nantucket Gray.....PMS 416

Essex Green.....PMS 5605

Nantucket Red.....PMS 1807

Newport Blue.....PMS 5408

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Nahomi S. Garcia
_____

Signature Date

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 2 Spearhead Rd on the following statement:

Chris YATES I Nantucket Homeworks Inc, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

1/24/25

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

CERTIFICATE NO: HDC 2025-01-11954 DATE ISSUED: 3/18/25

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work. Building A

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 307

Street & Number of Proposed Work: 2 Spearhead Rd. (Building A)

Owner of record: 2 Spearhead LLC

Mailing Address: 6 Teasdale Circle
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) 325-4495 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY 1465

Date application received: 1/17/25 Fee Paid: $ 1,733.20

Must be acted on by: 4/15/25

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: 192' 1/2" Sq. Footage 1st floor: 8,666 SqFt Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 45' 10" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 6 South +/- 6 East +/- 6 West +/- 6

Height of ridge above final finish grade: North 26' 8" South 26' 8" East 26' 8" West 26' 8"

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 +/- 2 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6/12 Secondary Mass 6/12 Dormer _____/12 Other _____

Roofing material: ☐ 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 7 1/2" Rake 6" Soffit (Overhang) 4" Corner boards 5 1/2" Frieze 8"
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 _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type overhead garage door Material Metal

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) N/A Roof Black
Trim Grey Sash Black Doors Natural
Deck N/A 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 1/21/25 Signature of owner of record _____ Signed under penalties of perjury

Storage Facility A- 2 Spearhead LLC

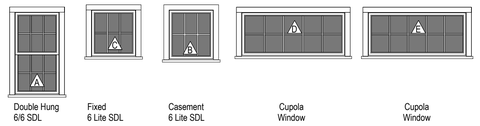
2 Spearhead Rd
Nantucket, MA 02554

05/19/2025

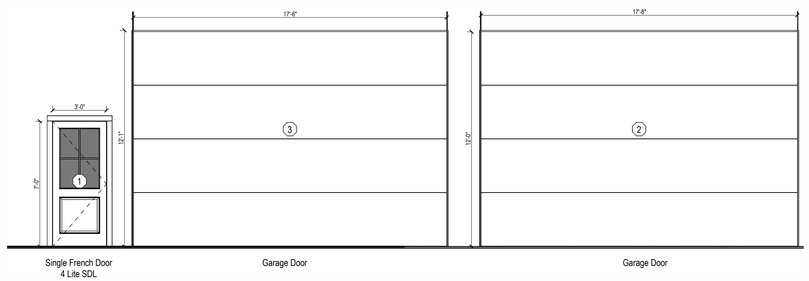
NEW - HDC Submission



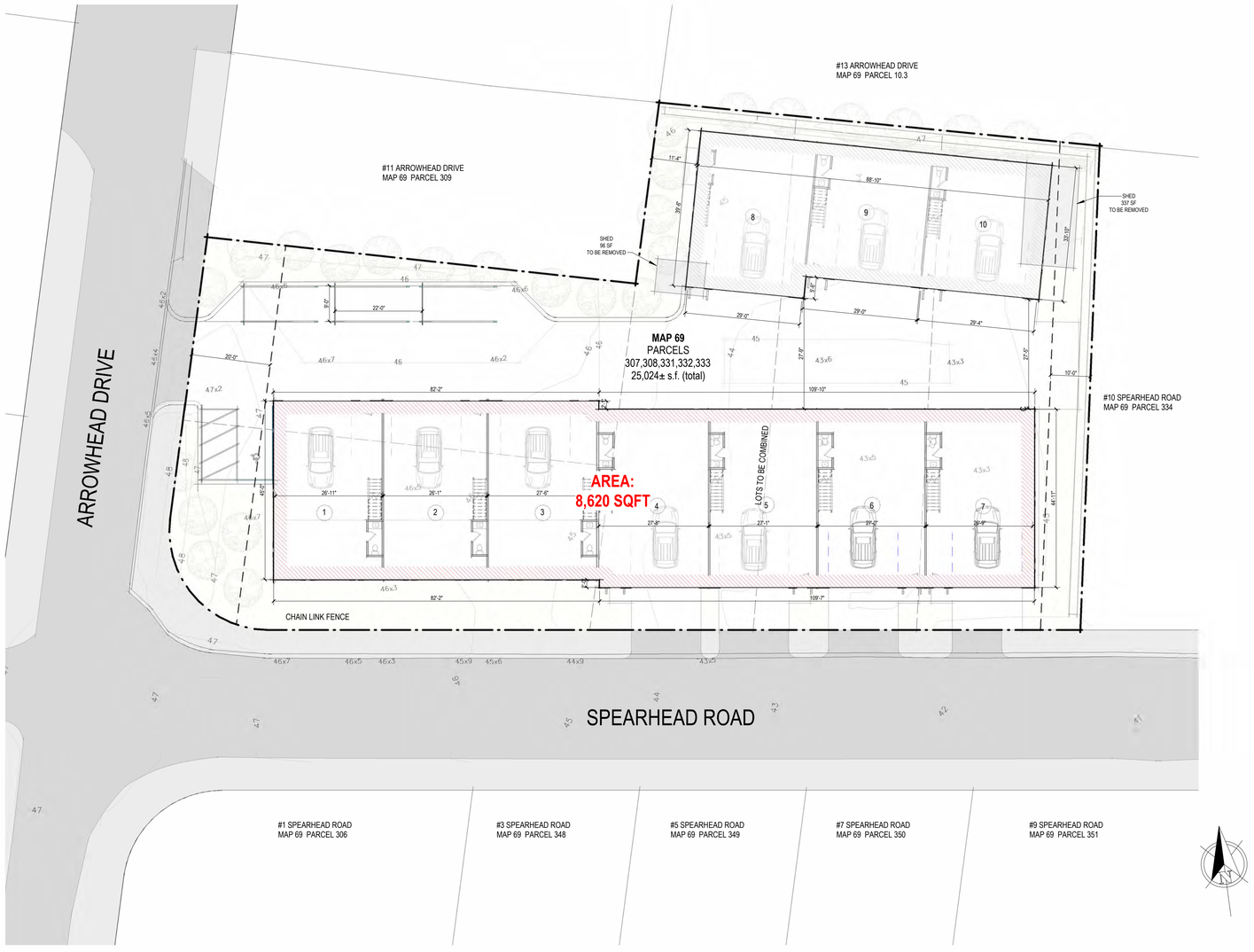
Locus Map
1/2" = 1'-0"



Window Legend
1/4" = 1'-0"



Exterior Door Legend
1/4" = 1'-0"



Site Plan - Proposed
1/16" = 1'-0"

2504

Storage Facility A- 2 Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	69/307
Current Zoning:	CI
Minimum Frontage:	75 FT
Front Setback:	20 FT
Side/Rear Setback:	0 / 10 FT
Lot Size:	-
Min. Lot Size:	-
Allowable G.C.:	------
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

Cover Sheet

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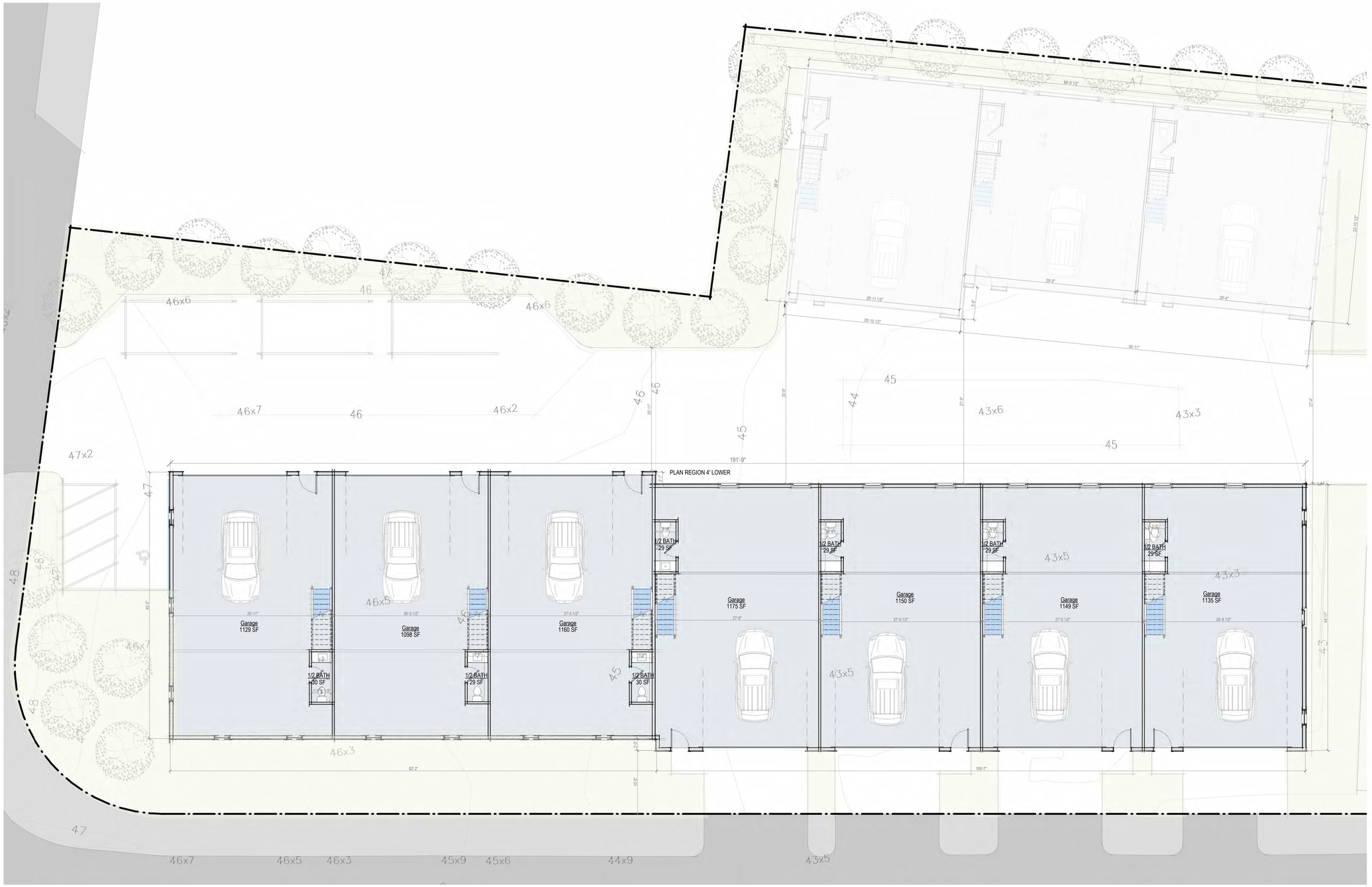
A.0.1
2504

05/19/2025

NEW - HDC Submission



First Floor Plan - Proposed

1/8" = 1'-0"

2504

Storage Facility A- 2
Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	69/307
Current Zoning:	CI
Minimum Frontage:	75 FT
Front Setback:	20 FT
Side/Rear Setback:	0 / 10 FT
Lot Size:	-
Min. Lot Size:	-
Allowable G.C.:	------
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

First Floor Plan

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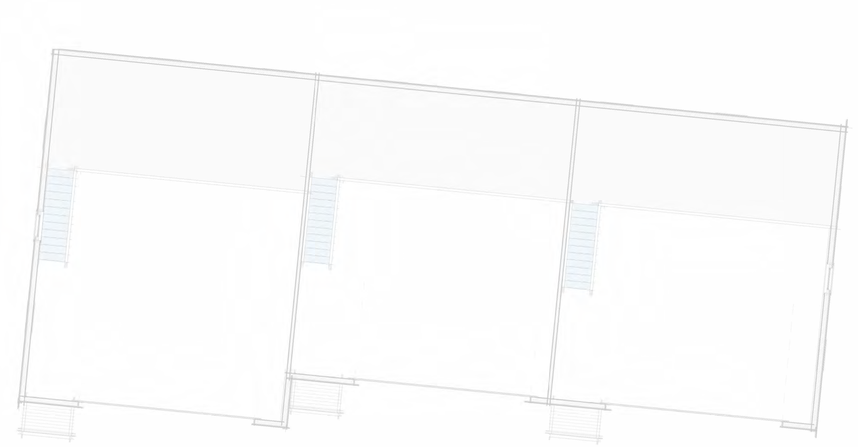
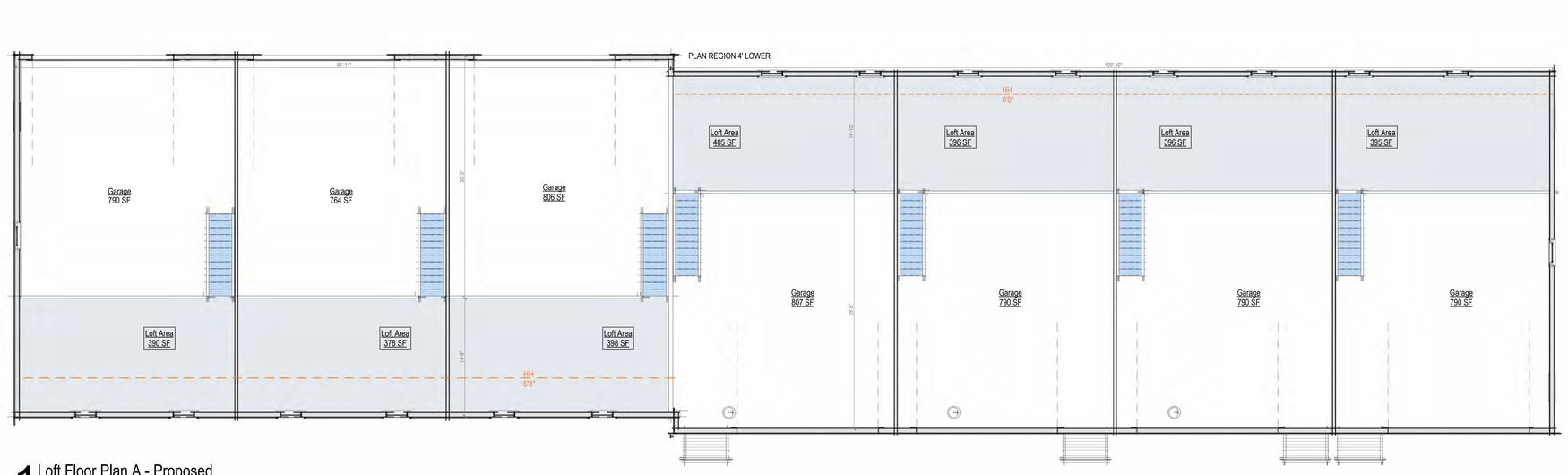
A.1.1

2504

05/19/2025

NEW - HDC Submission





1 Loft Floor Plan A - Proposed
1/8" = 1'-0"

2504

Storage Facility A- 2
Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	69/307
Current Zoning:	CI
Minimum Frontage:	75 FT
Front Setback:	20 FT
Side/Rear Setback:	0 / 10 FT
Lot Size:	-
Min. Lot Size:	-
Allowable G.C.:	------
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

Second Floor Plan

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A.1.2

2504

05/19/2025

NEW - HDC Submission



1 North Elevation - Proposed
1/8" = 1'-0"



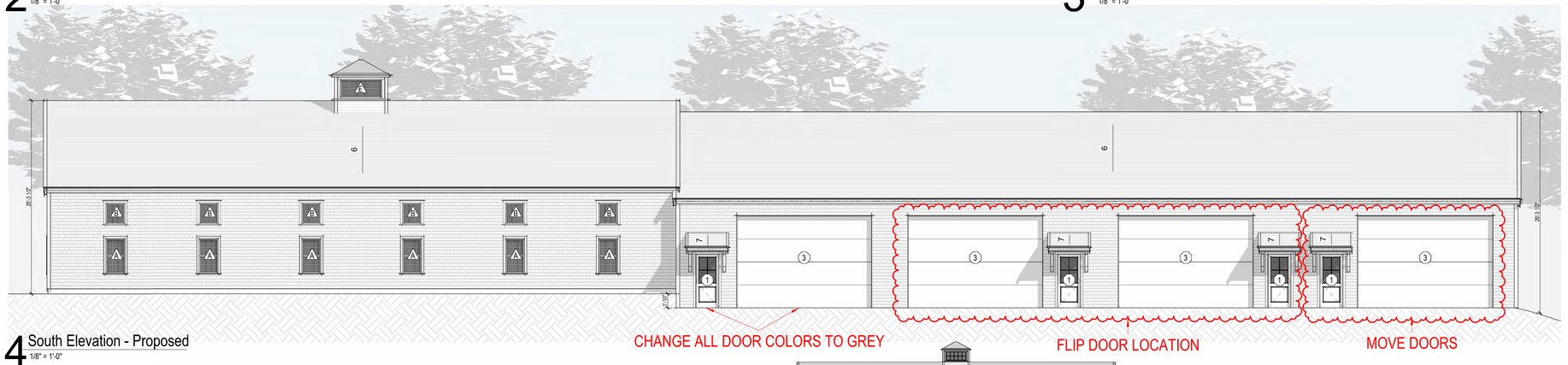
1A Prev. Submitted HDC - North Elevation
1/16" = 1'-0"



2 East Elevation - Proposed NO CHANGE THIS ELEVATION
1/8" = 1'-0"



3 West Elevation - Proposed NO CHANGE THIS ELEVATION
1/8" = 1'-0"



4 South Elevation - Proposed
1/8" = 1'-0"



4A Prev. Submitted HDC - South Elevation
1/16" = 1'-0"

2504

Storage Facility A- 2
Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	69/307
Current Zoning:	CI
Minimum Frontage:	75 FT
Front Setback:	20 FT
Side/Rear Setback:	0 / 10 FT
Lot Size:	-
Min. Lot Size:	-
Allowable G.C.:	------
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Exterior Elevations

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A.2.1
2504

05/19/2025

NEW - HDC Submission













2504

Storage Facility A- 2 Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	69/307
Current Zoning:	CI
Minimum Frontage:	75 FT
Front Setback:	20 FT
Side/Rear Setback:	0 / 10 FT
Lot Size:	-
Min. Lot Size:	-
Allowable G.C.:	------
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

Existing Photos

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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.

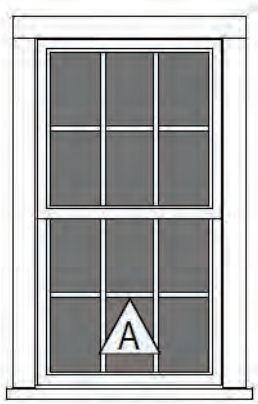
Storage Facility A

2 Spearhead Rd
Nantucket, MA 02554

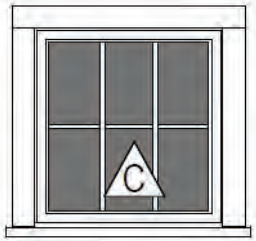


Locus Map

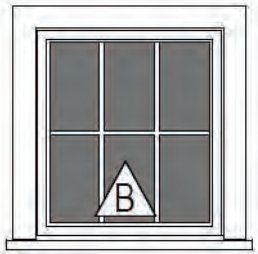
1/2" = 1'-0"



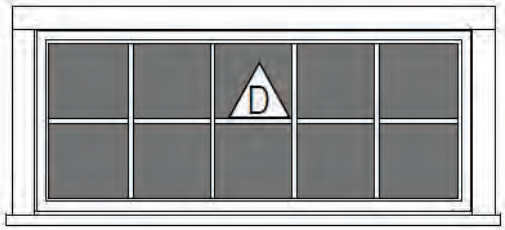
Double Hung
6/6 SDL



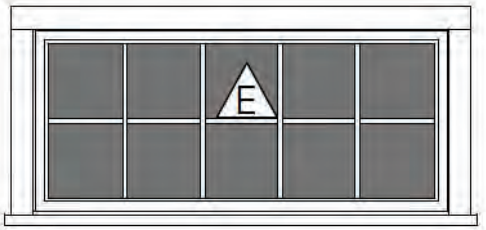
Fixed
6 Lite SDL



Casement
6 Lite SDL



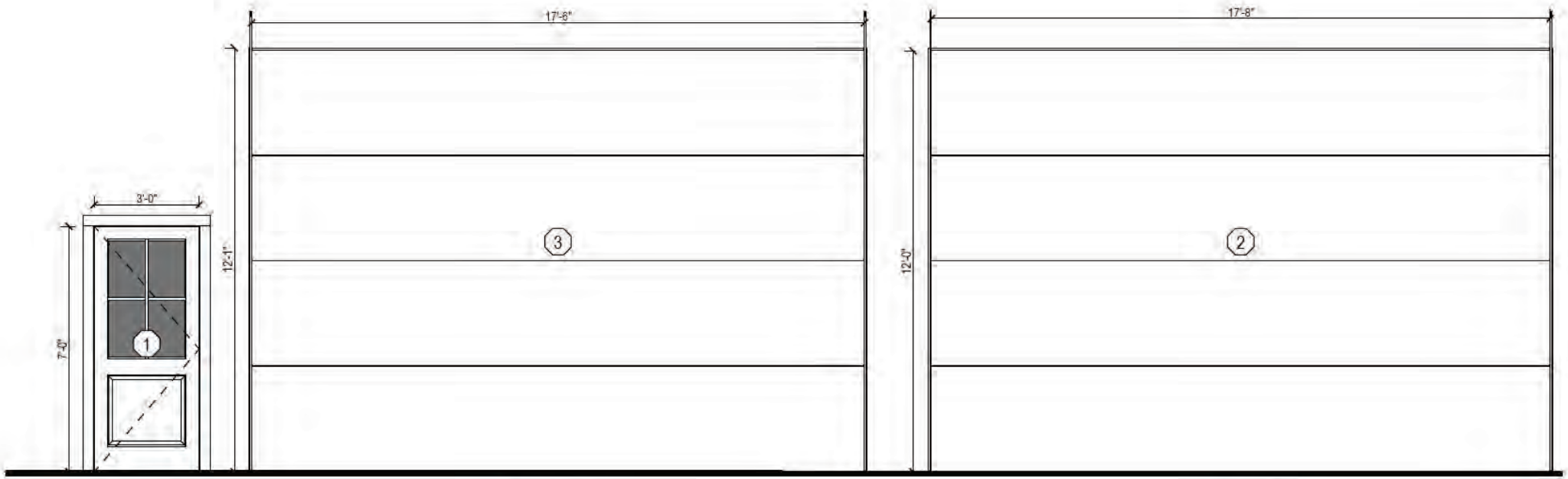
Cupola
Window



Cupola
Window

Window Legend

1/4" = 1'-0"



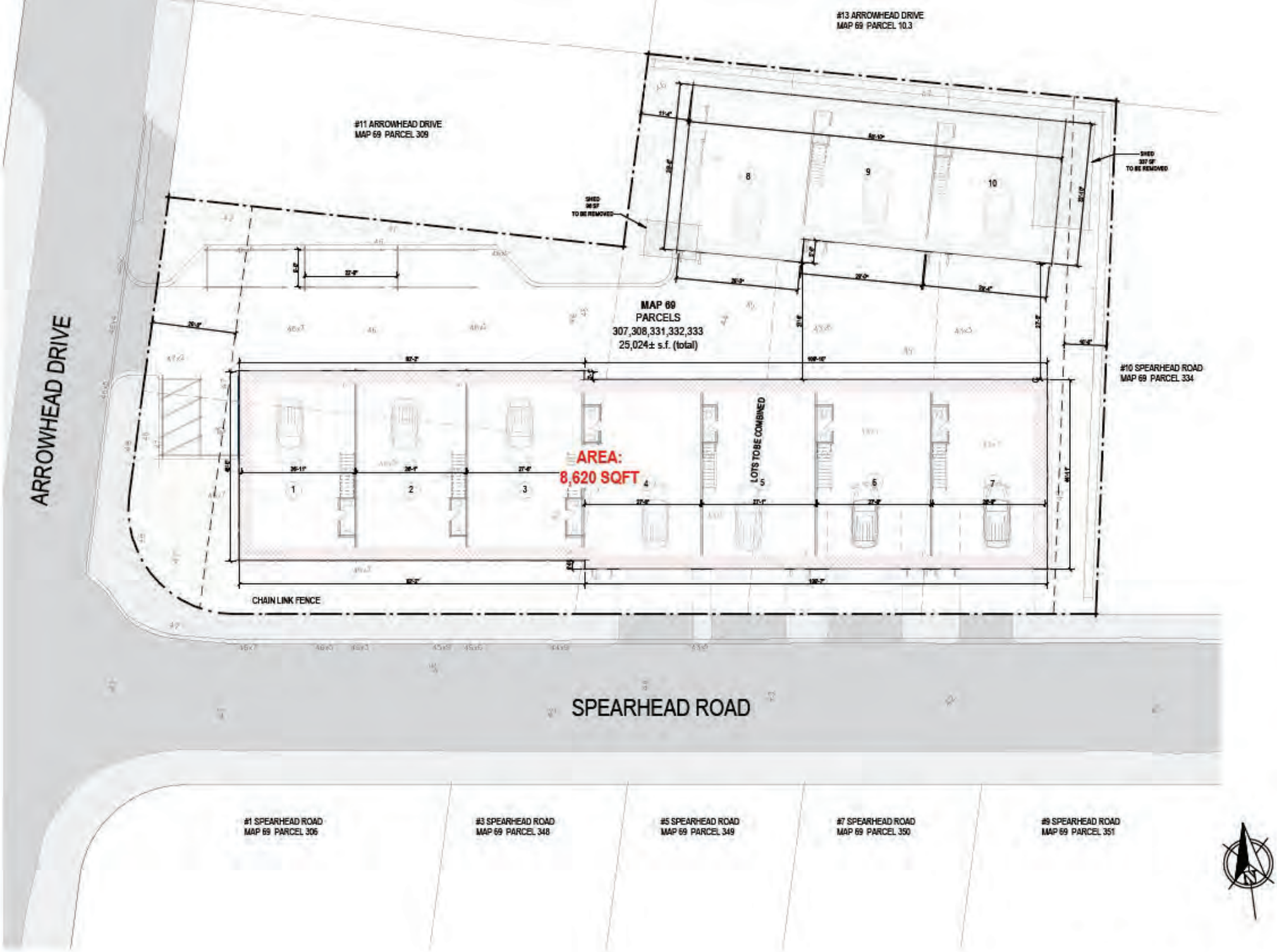
Single French Door
4 Lite SDL

Garage Door

Garage Door

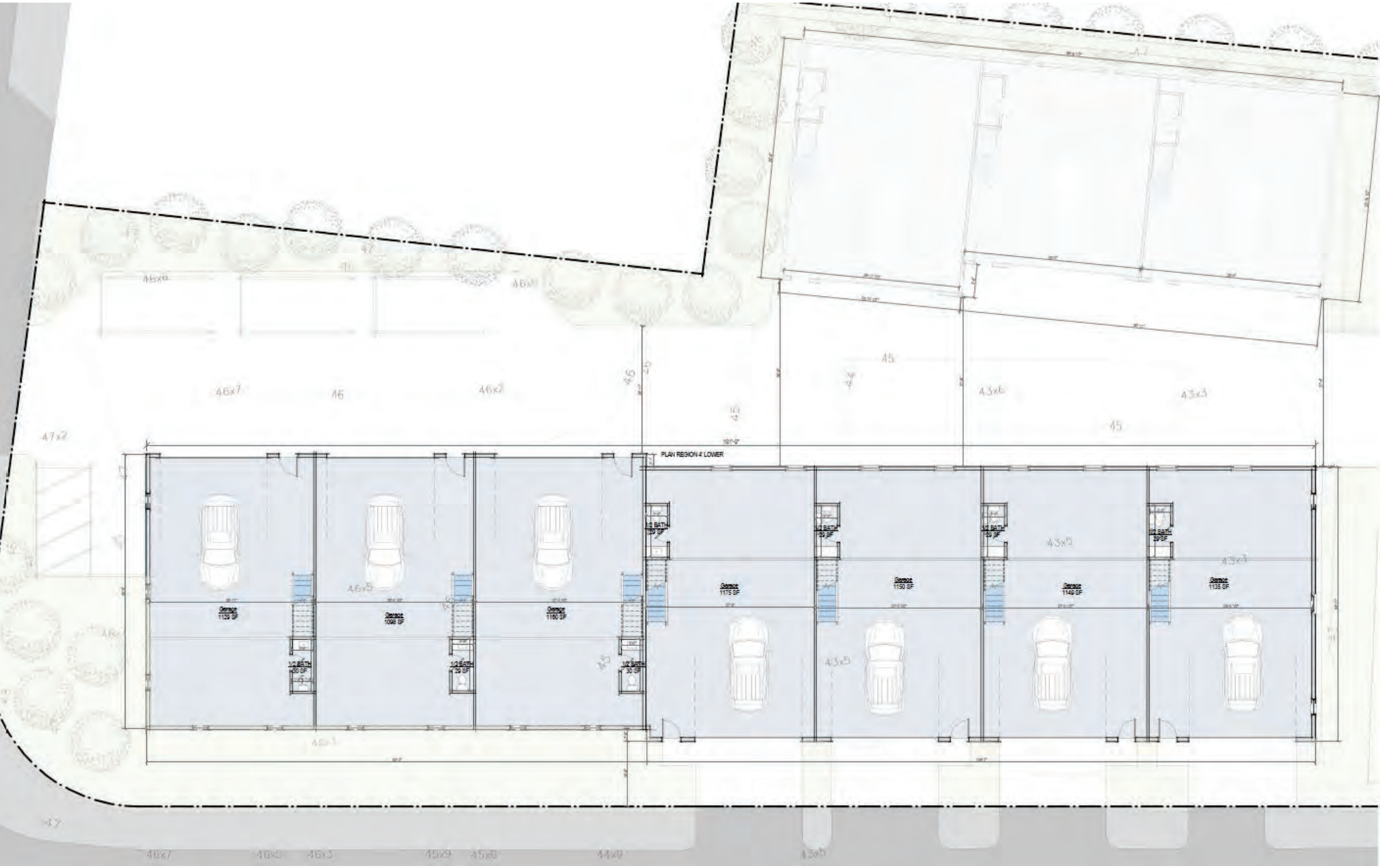
Exterior Door Legend

1/4" = 1'-0"

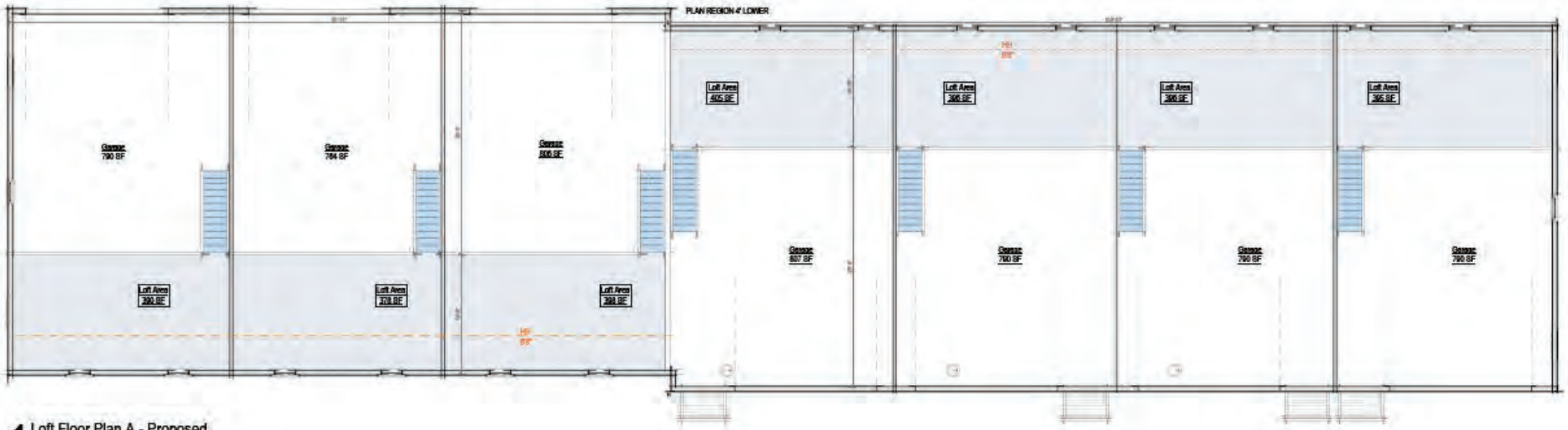


Site Plan - Proposed

1/16" = 1'-0"



PLAN REGION 4' LOWER
Garage 1129 SF
Garage 1098 SF
Garage 1160 SF
Garage 1175 SF
Garage 1150 SF
Garage 1149 SF
Garage 1135 SF
1/2 BATH 30 SF
1/2 BATH 29 SF
46x7
46
46x2
47x2
45
43x6
43x3
43x5
46x5
46x3
45x9
45x8
44x9

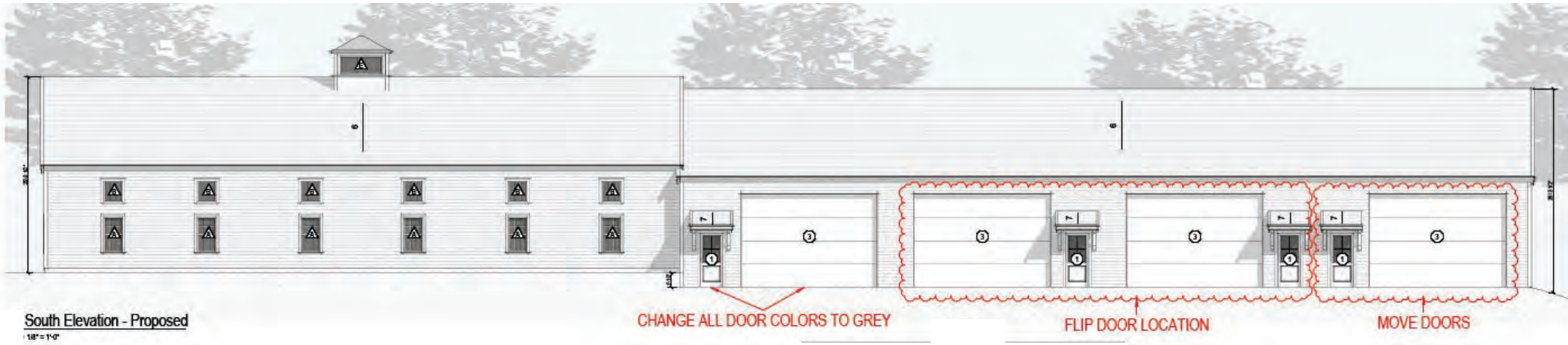


1 Loft Floor Plan A - Proposed
1/8" = 1'-0"



North Elevation - Proposed

1/8" = 1'-0"



South Elevation - Proposed

1/8" = 1'-0"



East Elevation - Proposed

NO CHANGE THIS ELEVATION

1/8" = 1'-0"



West Elevation - Proposed NO CHANGE THIS ELEVATION

1/8" = 1'-0"



4A Prev. Submitted HDC - South Elevation

1/16" = 1'-0"



1A Prev. Submitted HDC - North Elevation

1/16" = 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°: 42.3.2 PARCEL N°. 129

Street & Number of Proposed Work: 15 FAIR STREET

Owner of record: JOHN C. SILL MANSFIELD IV

Mailing Address: 3885 HARDINGTON RD.
CLARKSVILLE, GA 30507

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OMOR DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: acklval62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other CHANGE EXISTING DOOR TO FRENCH TO MATCH EXISTING AND COLOR CHANGE

Size of Structure or Addition: Length: N/C Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: N/C Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: THOMAS AND ANNA FOLGER HOUSE (describe)

Original Date: 1797

Original Builder:

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

REVISIONS*

1. East Elevation
2. South Elevation – REMOVE EXIST DOORS; PUT IN FRENCH (TO MATCH EXIST)
3. West Elevation – ADD SHUTTERS BASED ON HISTORIC PHOTOS
4. North Elevation – CHANGE COLOR - CLAPBOARD TO WHITE

*Cloud on drawings and submit photographs of existing elevations. SHUTTERS – HAMILTON BLUE

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☒ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side FRENCH (TO MATCH EXISTING NEXT TO THEM)

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall MTN (TO BENJAMIN WHERE IT IS) Clapboard (if applicable) WHITE HIGH GLOSS Roof N/C BLACK LEAVE BLACK (EXIST)

Trim WHITE (EXISTING - N/C) Sash WHITE - EXISTING Doors WHITE FRONT – HAMILTON BLUE

Deck _____ Foundation N/A Fence EXIST N/C Shutters HAMILTON BLUE

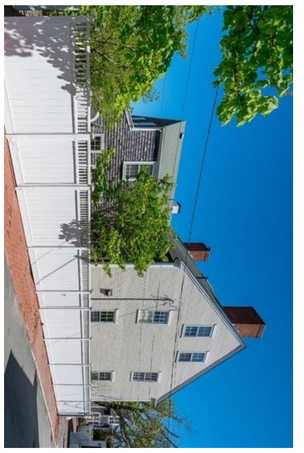
* Attach manufacturer's color samples if color is not from HDC approval list.

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 5/19/25 Signature of owner of record _____ Signed under penalties of perjury













MAP 42.3.2 PARCEL 129



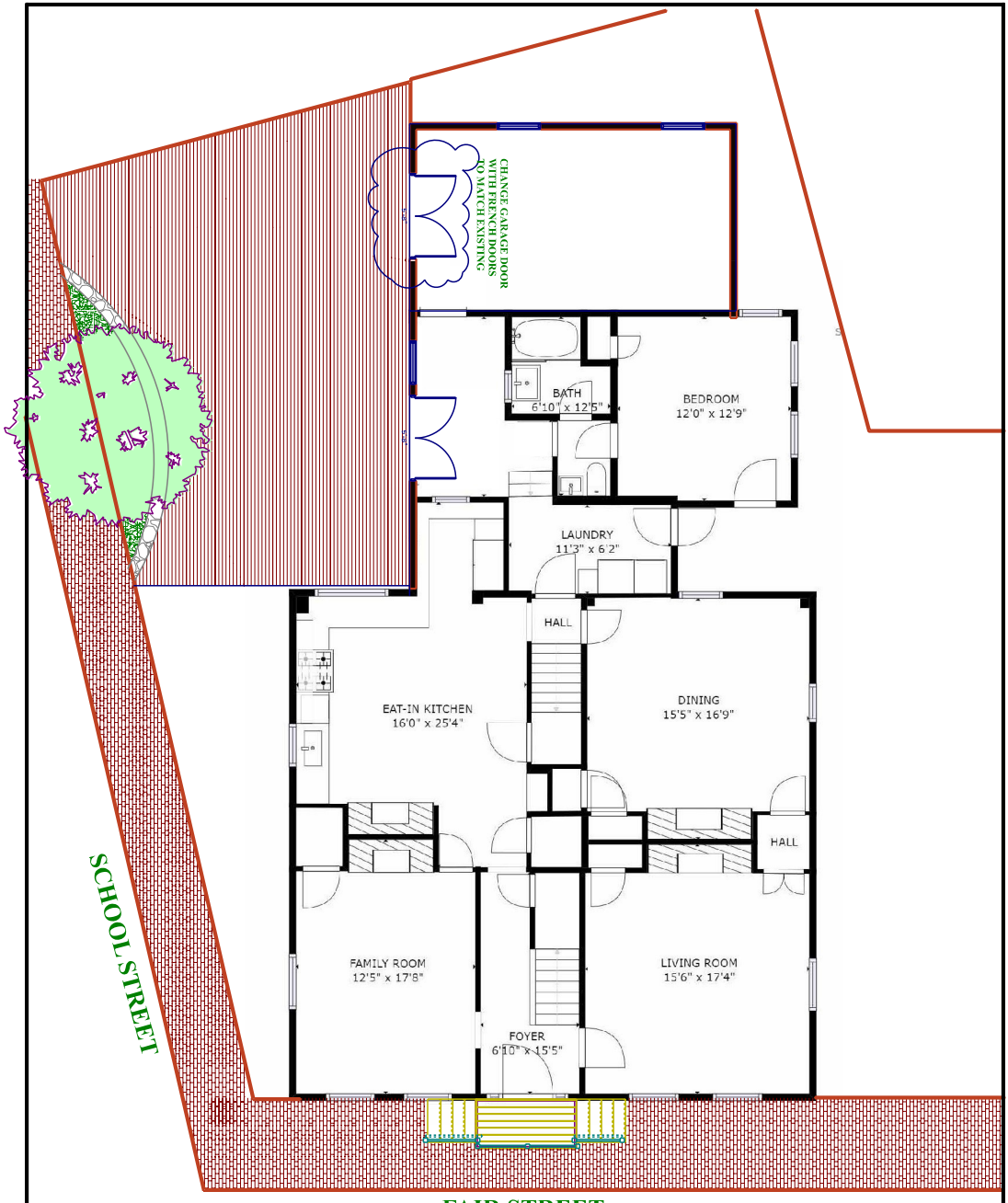
VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

15 FAIR STREET
MINOR ALTERATIONS

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 5-6-25



VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

15 FAIR STREET
MINOR ALTERATIONS

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 5-6-25





ADD SHUTTERS BACK



1895

SHUTTERS: PAINT

Hamilton Blue.....PMS 5415

CLAPBOARD- HIGH GLOSS WHITE

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 5-6-25

15 FAIR STREET
MINOR ALTERATIONS

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



ADD SHUTTERS BACK

CHANGE GARAGE DOORS TO FRENCH DOORS TO MATCH EXISTIING

SOUTH- FACING SCHOOL STREET



1895

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 5-6-25

15 FAIR STREET
MINOR ALTERATIONS

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PO BOX 3057
NANTUCKET, MA 02584

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.3126
Historic Name:	Coffin, Thomas Jr. and Anna Folger House
Common Name:	Hussey, Phebe Folger - Osborne, Capt. David and Hepsabeth Coleman House
Address:	15 Fair St
City/Town:	Nantucket
Village/Neighborhood:	Nantucket; Fish Lots;
Local No:	
Year Constructed:	C 1797
Architectural Style(s):	Federal;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	NAN.C, NAN.D
Designation(s):	Local Historic District (06/04/1970); Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Clapboard; Wood Shingle; Foundation: Concrete Unspecified;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, May 1, 2025 at 10:05 AM

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
42.3.2 / 129	Nantucket	NAN.C, D	NAN.3126

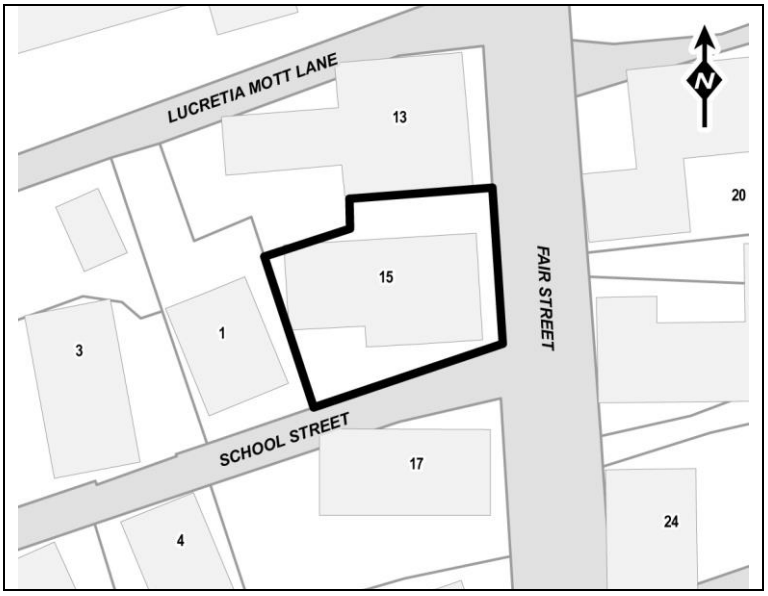
LHD 6/4/1970 NRDIS NHL 11/13/1966

Photograph



Photo 1. 15 Fair Street, looking northwest.

Locus Map



Recorded by: E. Boyce, D. King, V. Adams; PAL

Organization: Nantucket Historical Commission

Date (*month / year)*: June 2022

RECEIVED
NOV 30 2022
MASS. HIST. COMM.

Town/City: Nantucket

Place: *(neighborhood or village)*: Nantucket Town (Fish Lots)

Address: 15 Fair Street

Historic Name: Thomas and Anna Folger Coffin, Jr. House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: ca. 1797

Source: NCRD 1797:15/108, 1804:18/261

Style/Form: Federal

Architect/Builder: Unknown

Exterior Material:

Foundation: Parged

Wall/Trim: Wood clapboards, wood shingles/Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures: None

Major Alterations *(with dates):* 1-story ell constructed, 1834–1887; rear ell raised to 2 stories, mid 20th–late 20th c.; 1-story attached garage and 1-story addition to rear ell, 1995–2003; replacement wood clapboards and wood-shingle siding, late 20th–early 21st c.; replacement wood sash windows, late 20th–early 21st c.; asphalt-shingle roof, late 20th–earlv 21st c.

Condition: Good

Moved: no ☒ **yes** ☐ **Date:**

Acreage: 0.09 acre

Setting: The property occupies a roughly rectangular parcel on the northwest side of the intersection of Fair Street and School Street. It is bounded by the roads on the east and south and a mix of 18th and 19th century dwellings on the north and west. The building sits close to the road, and a brick sidewalk with 19th century granite curbing spans the property along Fair Street. A modern wood privacy fence encloses the property on north and the south. A cobblestone driveway abuts the building on the north.

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

The Thomas and Anna Folger Coffin, Jr. House, 15 Fair Street (ca. 1797, NAN.3126) is an east-facing, 2-story, 5-bay-by-2-bay, symmetrical, Federal-style, wood-frame dwelling. It has a side-gable roof covered in asphalt shingles pierced by twin interior brick chimneys at the center ridgeline. The walls are clad with wood clapboards on the facade (west) and south (side) elevations and wood shingles on the north (side) and west (rear) elevations and rest on a raised parged foundation, which has been scored on the facade to mimic stone. The center-hall front entry occupies the middle bay on the facade and is flanked by two windows to the north and south. It consists of a paneled wood door framed by sidelights and set within a Greek Revival-style door surround composed of paneled pilasters surmounted by a wood entablature. Access is via a wood Friendship Stair with wood picket railings. The second story has five windows, the middle of which is tripartite, above the first-story openings. A 2-story, 3-bay-by-2-bay, front-gable, wood-shingled rear ell extends from the middle two bays of the west (rear) elevation. A 1-story, 1-bay-by-1-bay, shed-roof, wood-shingled, attached garage extends from the west (rear) elevation of the rear ell, and a 1-story, 2-bay, shed-roof, wood-shingled addition extends from the north (side) elevation of the rear ell. Fenestration throughout consists primarily of double-hung, 6/6 wood sash set within molded wood surrounds. The first-story windows on the facade and the first- and second-story windows on the north and south (side) elevations have splayed lintels. A fixed eight-light wood window and a fixed three-light wood window pierce the foundation on the north (side) elevation.

The House is an good example of a Federal-style century dwelling on Nantucket. The building retains its original orientation, form, massing, and fenestration problem. The wood clapboards and wood shingle siding and wood sash windows are historically appropriate replacements. The building was reportedly remodeled in the mid-19th century, which is likely when the Greek Revival-style door surround was added. A 1-story rear ell was added in 1834–1887 and raised to 2 stories in the mid to late 20th century (Figure 1) (Coffin 1834; Sanborn Map Company 1887). A 1-story attached garage and a 1-story addition were constructed off of the rear ell in 1995–2003 (NETR 1995, 2003). Other recent alterations include the installation of asphalt-shingle roof sheathing in the late 20th or early 21st centuries.

HISTORICAL NARRATIVE

Fair Street is four blocks from Nantucket Harbor and runs north south extending northeast from Silver Street, terminating at Main Street. The street sits within the Fish Lots neighborhood of the Nantucket Historic District (NAN.D, LHD 6/4/1970, NRDIS NHL 11/13/1966). The neighborhood developed west of the waterfront from initial layout in 1717 to the early 19th century as Nantucket's commercial and whaling interests expanded and contains many fine examples of 18th and 19th century houses which today are primarily summer residences (Chase-Harrell and Pfeiffer 2012).

The Thomas and Anna Folger Coffin, Jr. House, 15 Fair Street (ca. 1797, NAN.3126) was constructed for Thomas Coffin, Jr. (1766–1815), a merchant, and his wife, Anna Folger (1771–1844), on a parcel of land comprising portions of the 23rd and 24th Fish Lots that he purchased from his father-in-law, William Folger (1728–1815) (NCRD 1797:15/108, 1800:16/264). Born on Nantucket to Benjamin and Deborah Macy Coffin, Thomas Swain, Jr. married Anna Folger in 1789, and they had six children. The couple initially occupied a neighboring dwelling on the west side of Fair Street, where their second daughter Lucretia Coffin Mott (1793–1880) was born. This dwelling stood on the same premises as and was replaced by the Obed and Eunice Paddack Starbuck House, 13 Fair Street (1831, NAN.3123) (Karttunen n.d.). Thomas Swain, Jr. presumably moved his family to the new dwelling at present-day 15 Fair Street shortly after its construction. He maintained ownership of the property until 1804, when he sold it to Phebe Folger Hussey (1768–1864), his widowed sister-in-law, and moved his family to Boston (Karttunen n.d.; NCRD 1804:18/261). Phebe Folger Hussey worked as a trader to support herself and her five children (NCRD 1804:18/261). She owned and occupied the property with her children until 1832, when they sold it to Captain David Osborne (1798–1874), a mariner (NCRD 1832:32/58). He owned and occupied the property with his wife, Hepsabeth Coleman (1798–1887), and their three children. According to preexisting secondary histories, the dwelling was remodeled in the mid-19th century (Lancaster 1972:178). This likely occurred under the tenure of Captain David Osborne.

In 1862, Thaddeus Coffin DeFriez (1822–1913), a probate judge, purchased the property from Captain David Osborne. He owned and occupied the dwelling until his death. Ownership subsequently passed to his son, William P. DeFriez, and grandchildren. In 1945, Helen McIntyre Williams (MacLaughlin) Barnes purchased the property from William P. DeFriez's widow and children (NCRD 1945:110/452). She owned and operated a popular hotel known as the Ship's Inn in the neighboring Obed and Eunice Paddack Starbuck House. Helen McIntyre Williams Barnes had inherited the business form her second husband, Ernest S. MacLaughlin, in 1941 (*Inquirer and Mirror* 1941:4). She sold the Obed and Eunice Paddack Starbuck House and the Thomas and Anna Folger Coffin, Jr. House to Harold W. and Beverly S. Lindley in 1956 (*Inquirer and Mirror* 1956:1, 1966:1, 1972:3; NCRD 1956:116/559). The couple continued to operate the Obed and Eunice Paddack Starbuck House as the Ship's Inn until 1966, but they sold the Thomas and Anna Folger Coffin, Jr. House to George A. and Anna T. Ward in 1962 (NCRD 1962:123/277). The property hanged hands twice between 1962 and 1982, when it was purchased by Edward Folley Vaughan (NCRD 1966:129/295, 1982:189/160). Edward Folley Vaughan transferred the property to the current owners, Edward and Pamela R. Vaughan, in 2005. It currently serves as a year-round residence (NCRD 2005:963/146).

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Continuation sheet 2

Massachusetts. Wills and Probate Records *1706 - 1867 (Nantucket County, Massachusetts).* Ancestry.com database.
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PHOTOGRAPHS



Photo 2. 15 Fair Street, looking southwest.



Photo 3. 15 Fair Street, looking northeast.

FIGURES



Figure 1. 15-13 Fair Street (L-R), ca. 1890 (courtesy the Nantucket Historical Association).


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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 158

Street & Number of Proposed Work: 7 Pleasant St.

Owner of record: Seven Pleasant LLC

Mailing Address: 7 Pleasant St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 60 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 220 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 No change South _____ East _____ West _____

Additional Remarks

Historic Name: Isaac Macy House

Original Date: 1822

Original Builder: John Coleman

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation — No changes
2. South Elevation — fenestration changes, Solarium addition
3. West Elevation - fenestration changes, 2nd floor addition
4. North Elevation - fenestration changes, mudroom addition

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☑ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass 6 /12_____ Dormer _____/12_____ Other _____

Roofing material: ☑ 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): 6x6 wood painted white

Sidewall: ☐ White cedar shingles _____ ☑ Clapboard (exposure: TME 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) TME Corner boards 5/4x6 Frieze 1x6 4/
Window Casing TME Door Frame TME Columns/Posts: Round _____ Square 6x6

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 10 light Side 12 light 1 panel
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall White Clapboard (if applicable) White Roof Grey - TME
Trim White Sash White Doors White
Deck Natural Foundation brick pier Fence _____ Shutters ~~White~~ 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 5/20/2025 Signature of owner of record _____ Signed under penalties of perjury

36. STYLE OF ARCHITECTURE:

Lancaster - transitional Cape

○ 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: Part of firm I & P. Macy, owned Macy Warehouse.

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: Stackpole "Rambling", Fowlkes "MHRT", NHA files

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .30A ○ 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)

Revision 5/89 RAF/MF

P.S. certified historic structure - contributing

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-27-11
MAP/PARCEL#: 4233-158

Recorded By: AEG Date: 12/13 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 7 Pleasant St. 2. BUILDING NAME: Isaac Macy House

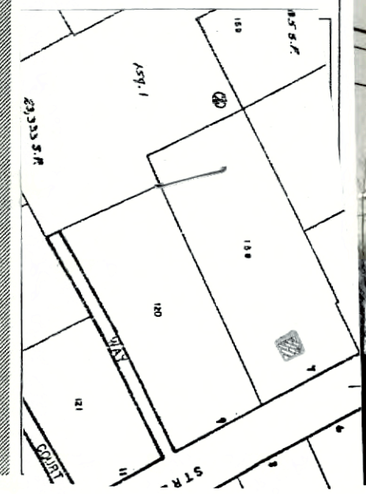
3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Akers, Susan D.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built 1822 - onhouse / by John Coleman for Isaac Macy - Stackpole
built 1823-24 - Fowlkes
later owned by Mrs. Hans Eskildsen Moller (1928)

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"





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: pilasters, columned portico

26. NUMBER OF BAYS: ○ a. three ○ c. five
○ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE: ○ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: splayed lintels

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: _____

Form 10-168
Rev. 3/84

UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Expires 8/31/86

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. **Name of property:** Isaac Macy Home Built by John Coleman in 1822

   Address of property: 7 Pleasant Street

   City Nantucket County Nantucket State Mass. Zip Code 02554

   Name of historic district: Historic Nantucket District

   ☐ National Register district ☒ certified state or local district ☐ potential historic district

2. **Check nature of request:**

   ☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
   ☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   ☐ certification that the building does not contribute to the significance of the above-named district.
   ☐ preliminary determination for individual listing in the National Register.
   ☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   ☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Authorized project contact:**

   Name John F. Akers Title Owner's Spouse

   Street One Sturges Highway City Westport

   State Connecticut Zip 06880 Telephone Number (during day): 914/765-4760

4. **Owner:**

   Name Susan D. Akers

   Street One Sturges Highway City Westport

   State Connecticut Zip 06880 Telephone Number (during day): 203/255-5917

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature Susan D Akers Date February 24, 19

Social Security Number or Taxpayer Identification Number 566-50-2861

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application – Part 1" for the above-named property and hereby determines that the property:

☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

☐ National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

Date | National Park Service Authorized Signature | National Park Service Office

Isaac Macy Home
Property Name

7 Pleasant Street, Nantucket, MA
Property Address

Susan D. Akers/566-50-2861
Owner Name/Social Security or Taxpayer ID Number

HISTORIC PRESERVATION CERTIFICATION APPLICATION– PART 1

NPS Office Use Only

Project Number:

5. Description of physical appearance:

PLEASE SEE ATTACHED

Date of Construction: 1822 Source of Date: CA Fowlkes, Mirror of Nantucket, & EA Stockpole, Rambling, & other histories of Nantucket

Date(s) of Alteration(s): 1928

Has building been moved? ☐ yes ☒ no. If so, when?

6. Statement of significance:

PLEASE SEE ATTACHED.

7. Photographs and maps.

Continuation sheets attached: ☒ yes ☐ no

HISTORIC PRESERVATION CERTIFICATION APPLICATION
Part 1

Isaac Macy Home
7 Pleasant Street, Nantucket, MA
Susan D. Akers, owner, 566-50-2861
Continuation Sheet

5. Description of Physical Appearance:

The residence at 7 Pleasant Street, Nantucket Island, is a handsome, well proportioned example of Federal architecture prevalent in prosperous communities in early nineteenth century America. The building is basically a rectangular Federal building, facing the street, with a rectangular ell running perpendicular to the main.

Her street facade is two stories tall, five bays with center entrance. The front entry is a fine example of its period of architecture, centrally located with a six panel door flanked by three quarter length sidelites all protected by a small rectangular porch roof surmounted by a wooden balustrade. The porch roof is supported by two columns, rebuilt in 1928 (but not as the original Ionic), and contains a wide frieze all resting on a wooden deck which has a three step run on each side to the street level. Much of the deck and supporting members are in poor condition. The condition of the rest of the porch, except the balustrade, is fair to good. The balustrade is in fair to poor condition. This street facade is clad with wooden clapboard, approximately 3" to the weather. The windows, carefully balance in arrangement, are six over six double hung, with interior and exterior shutters. The exterior shutters are in fair to poor condition. The clapboard and windows are in good condition, requiring some minor replacement/repair, scraping and painting.

The building's roof is asbestos shingles, most probably from 1928, in poor condition. The four chimneys on the main portion of the house, as well as the ell's chimney (an outside chimney, most likely rebuilt in 1928 when some windows and doors on the ell were also added/changed) need some repointing. The roof walk has several areas in poor condition, due to constant exposure to the weather and poor maintenance. On the rear pitch of the main roof and the east pitch of the ell are roof dormers, of shallower pitch than their parents, added probably in 1928.

All facades of the building are covered with clapboard, windows are for the most part in symmetrical arrangements, typically 6 over 6 with splayed lintels. Evidence of exterior shutters - either existing hardware or locations for the hardware remains on most of the window casings. On the ell's rear (south) and east side are the greatest evidences of the 1928 remodeling. Here are 2 over 2 Georgian Revival windows, double doors to a brick patio, and on the south side a full width one storey screened in porch, supported on brick piers. The west side of the building is more in keeping with its 1822 beginnings, with symmetrical window placement, 6 over 6, except for one window, near the end of the ell, moved to accomodate the interior rear stairwell. The exterior detail and clapboard of the building are generally in fair to good condition. All are painted white, the original color as documented by paint analysis conducted by Antone G. Souza, Jr, Preservation Consultant, and need to be carefully prepared and repainted.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
Part 1

Isaac Macy Home
7 Pleasant Street, Nantucket, MA
Susan D. Akers, owner, 566-50-2861
Continuation Sheet

---

5. Description of Physical Appearance:(Continued

The building's interior is a combination of its 1822 heritage and 1928 remodeling. The first floor contains a beautiful center entry hall with graceful open railing and slender turned balusters. The hall, divided in two, contains closets in its rear portion which leads to the ell. On each side of the hall are front/back rooms - dining, parlor, living and library, with a combination of original moulded woodwork, Georgian Revival handsome mantelpieces, paneled walls, plaster ceiling cornice mouldings and added Georgian Revival details, such as the arched opening and surrounds between the dining room and living room, and the paneling in the library. The plastered walls are papered, painted woodwork, flat finished painted ceilings.

The ell contains an entry/breakfast room, butler's pantry and kitchen with closets. The butler's pantry contains painted cabinets and drawers. The entry/breakfast room has suffered considerable damage from a plumbing leak in the bathroom above. The kitchen has also suffered from the water damage, and is otherwise a product of the 1928 remodeling with plain detail, stove and features of that time.

The second floor introduces the intrusion of modern plumbing. Here one of the four main bedrooms was changed to a bath/sitting room, another bathroom was created in the area of the ell's roof dormer. It is in this latter bath that the plumbing problem created the severe ceiling, partition damage in the rooms beneath. On the second floor the buildings details are somewhat simpler than the first, although still moulded door and window surrounds. In the rear ell the trim is rather plain, including a rear stairwell remarkable only in its stark simplicity. Here as on the first floor there is some need of repair to detail and walls and ceiling, but generally conditions are fair to good.

The attic shows evidence of the structural character of the building, and includes rooms and a bath making use of the added light and ceiling space of the roof dormers on the main portion of the building. There is evidence of powder post beetle and water damage on the roof boards, and rafters.

The building's cellar is divided into two sections, essentially the main portion contains unfinished storage and mechanical space, the ell is a finished apartment with concrete floor, plastered walls and plain wooden trim. It is in fair condition. The forced hot-water heating system although not antiquated is in need of repair.

Generally this building is in fair to good condition, it retains strong visual identification of its 1822 construction date, but offers several concessions to its 1920's "modernization".

HISTORIC PRESERVATION CERTIFICATION APPLICATION
Part 1

Isaac Macy Home
7 Pleasant Street, Nantucket, MA
Susan D. Akers, owner, 566-50-2861
Continuation Sheet

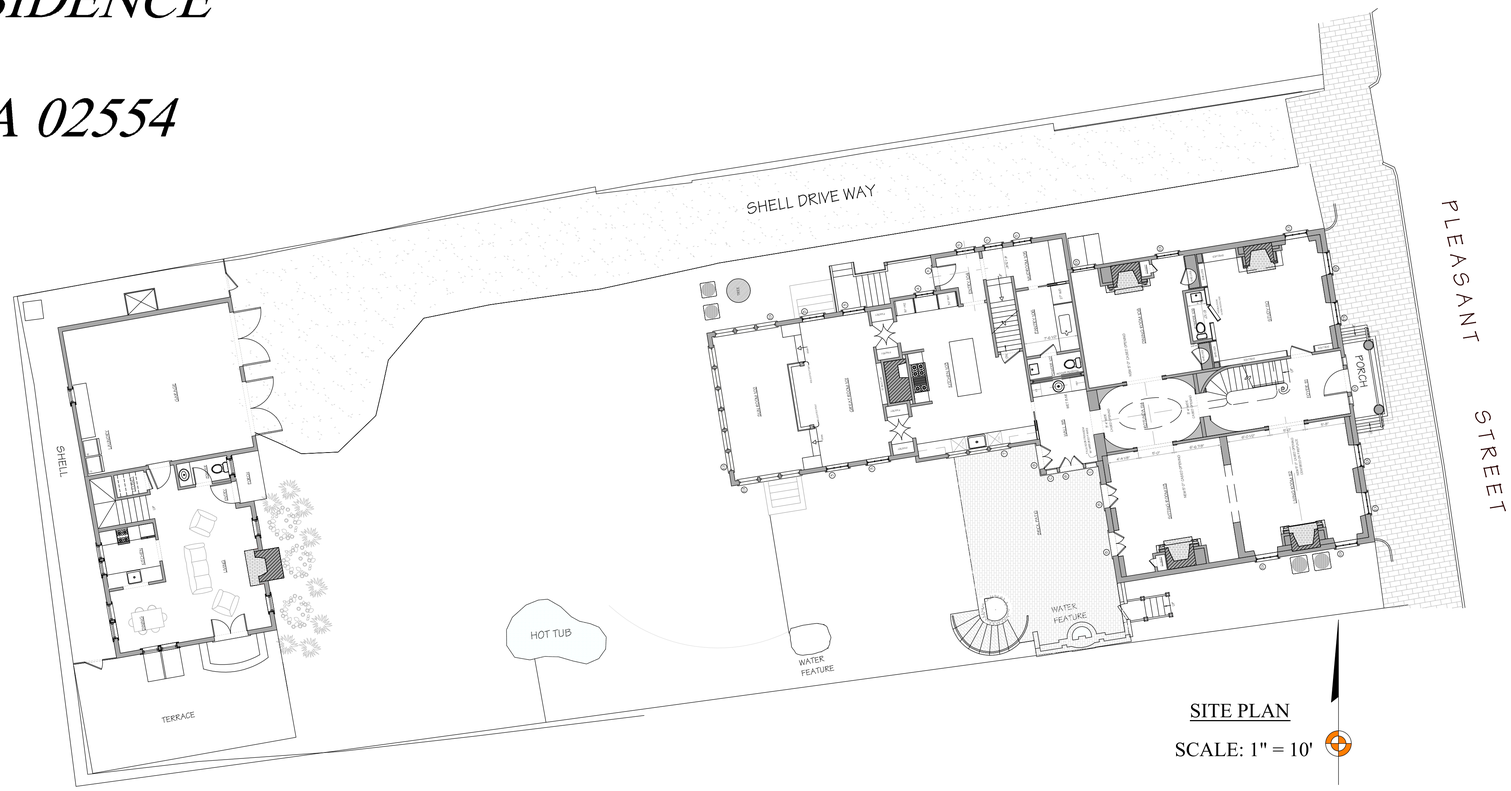
6. Statement of Significance:

This handsome Federal style building was erected in 1822 for Isaac Macy, a Nantucket merchant, partnered with his brother Philip, who enjoyed the prosperity of Nantucket's Golden Age, the era of whaling in the eighteenth and early nineteenth centuries that brought wealth to her economy and stunningly handsome mansions to her streetscapes. Just so is this building, a residence perfect in proportion, noteworthy for the excellent craftsmanship of its builder, John Coleman, an island artisan distinguished by his porticoes.

Isaac and Philip formed the company I & P Macy, occupying a warehouse on Nantucket's waterfront. As this residence of Isaac testifies, the firm obviously prospered in the whaling heyday of the Island. There is the quiet influence of the Quaker heritage about the building - it is hardly ostentatious, but nonetheless well designed and constructed. The appearance of some Greek Revival detail on the building - especially the front portico - documents the preeminence that Nantucket enjoyed in the early nineteenth century. For her whaling fleets not only brought her wealth, they also brought her the latest in style and the finest in taste. Located within the boundaries of the Old and Historic Nantucket District, this building is symbolic of that Golden Era. It is part and parcel of another time, for along its street and within its walls are the lingering memories and enduring romanticism of Nantucket's seafaring heritage.

The residence remained in the Macy family throughout the nineteenth century, suffering only minor remodeling, surviving very much intact until 1927 when in passed into the family of Hans E. Moller. The Mollers extensively remodeled the house in 1928, including it is believed, interior changes creating a library, Georgian Revival arches between rooms on the first floor, roof dormers and other then contemporary details. Somewhat neglected in most recent times, the present owner is intent upon careful preservation of the building, retaining its 1822 charm and character while providing a handsome residence within the context of Nantucket's revitalization.

THE KAYTES RESIDENCE
7 PLEASANT ST
NANTUCKET, MA 02554



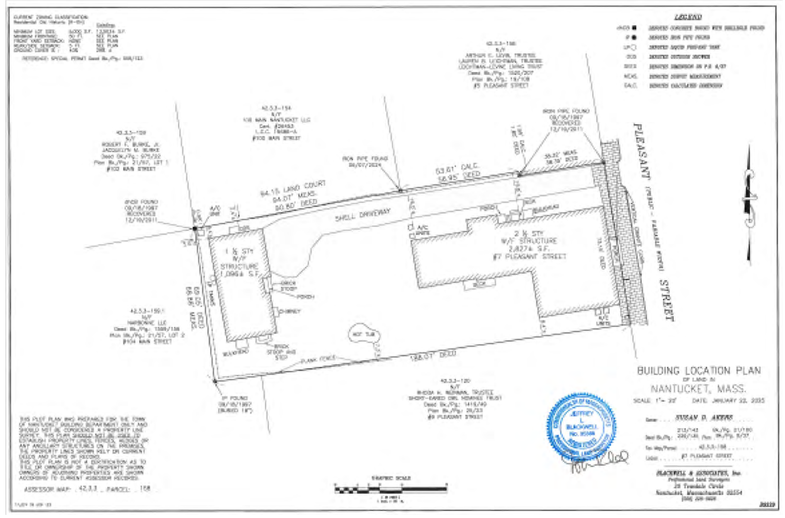
SITE PLAN

SCALE: 1" = 10'

LOCUS MAP



AS-BUILT SURVEY



MAP & PARCEL: 42.3.3 / 158
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 S.F.
LOT AREA: 13,068 S.F.
GROUND COVER RATIO: 40%
EXISTING GROUND COVER: 3,923 S.F.
PROPOSED NEW GROUND COVER: 61 S.F.
TOTAL GROUND COVER: 3,984 S.F.
ALLOWABLE GROUND COVER: 5,401 S.F.

NOT FOR CONSTRUCTION

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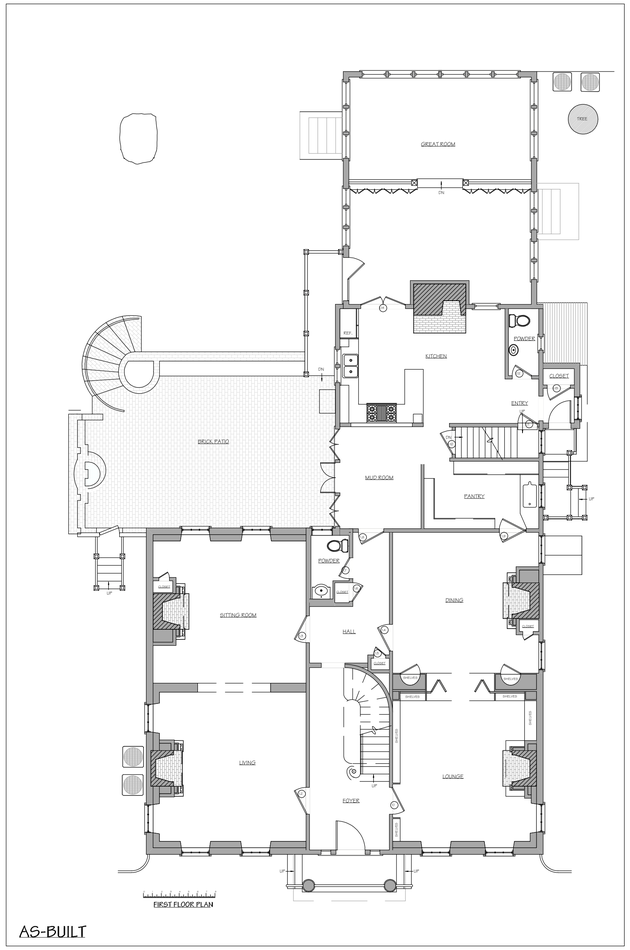
COVER SHEET
DATE: 05/16/2025
SCALE: AS NOTED

M/P: 42.3.3 / 158

THE KAYTES RESIDENCE
7 PLEASANT ST
NANTUCKET, MA

A



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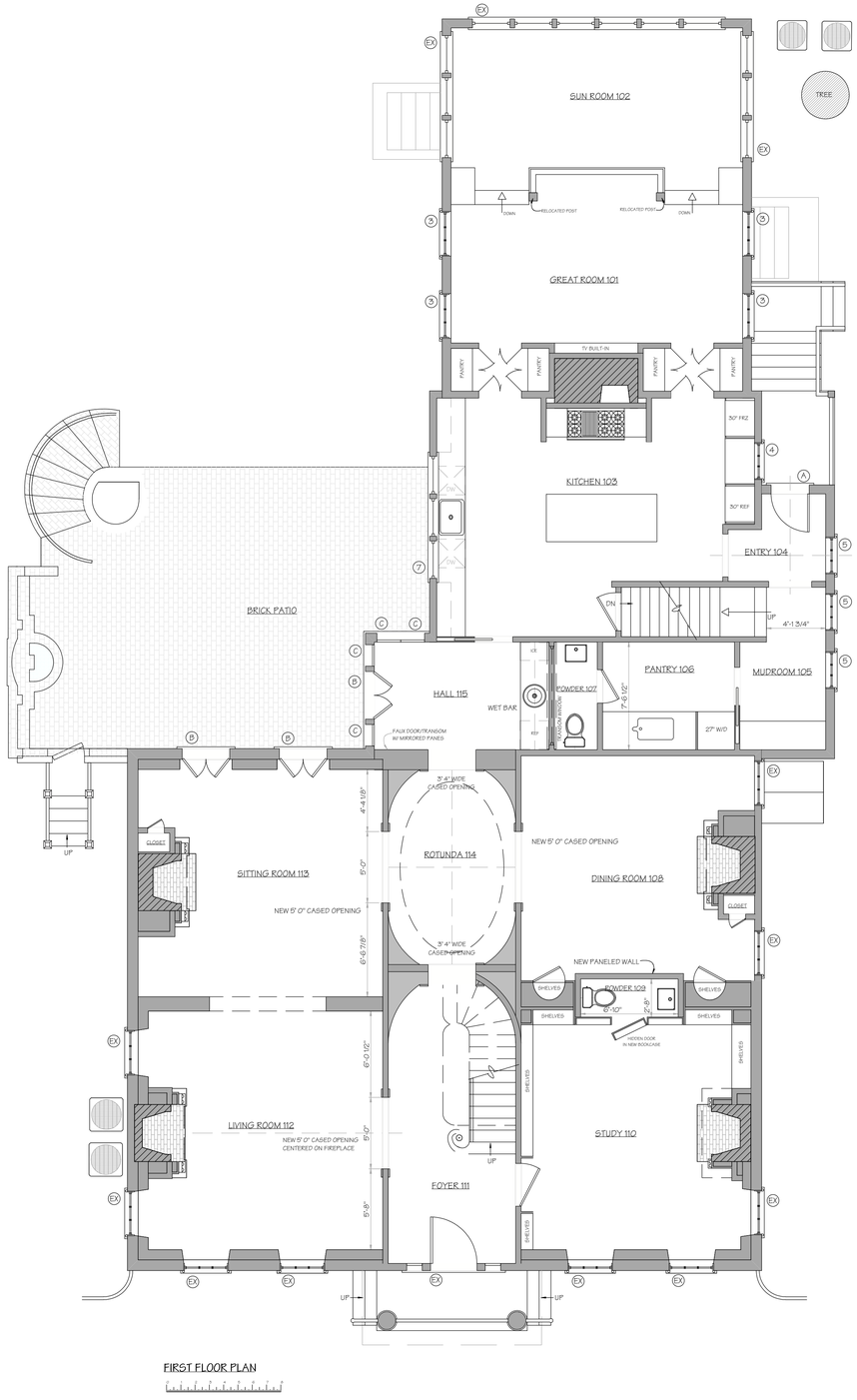

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FIRST FLOOR PLAN
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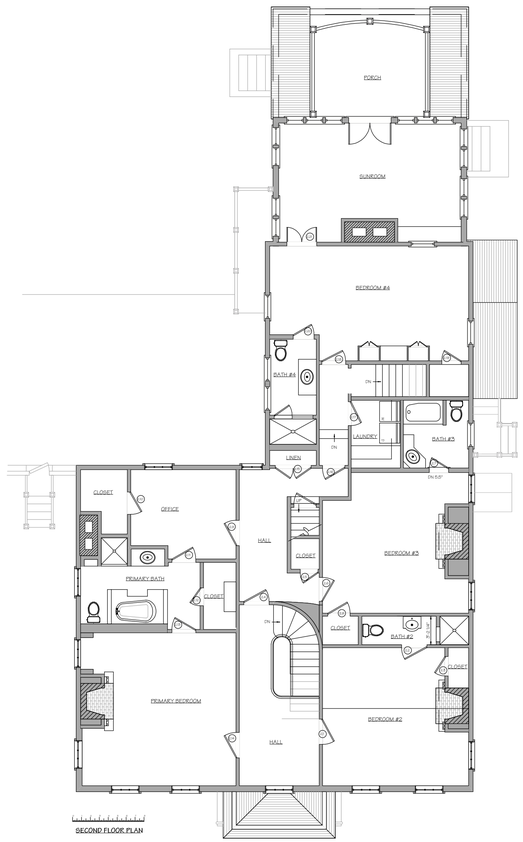
THE KAYTES RESIDENCE
7 PLEASANT ST
NANTUCKET, MA

1



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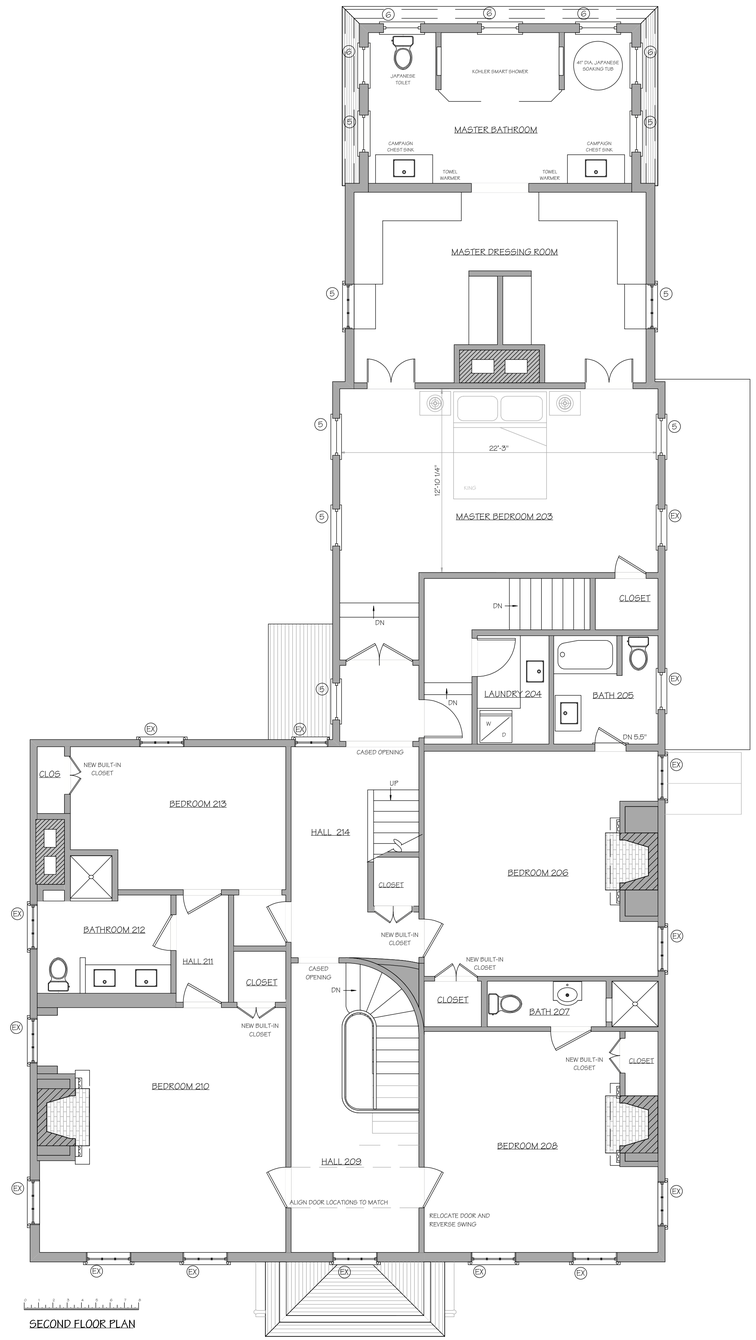

SECOND FLOOR PLAN

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SECOND FLOOR PLAN
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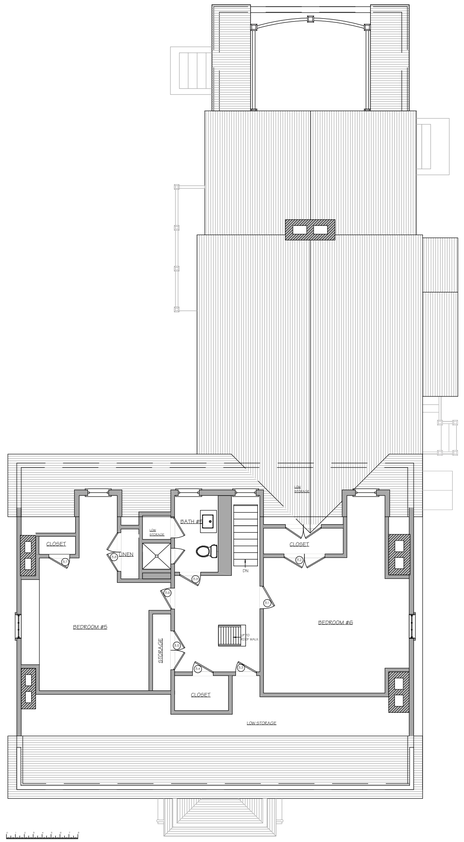
THE KAYTES RESIDENCE
7 PLEASANT ST
NANTUCKET, MA

2



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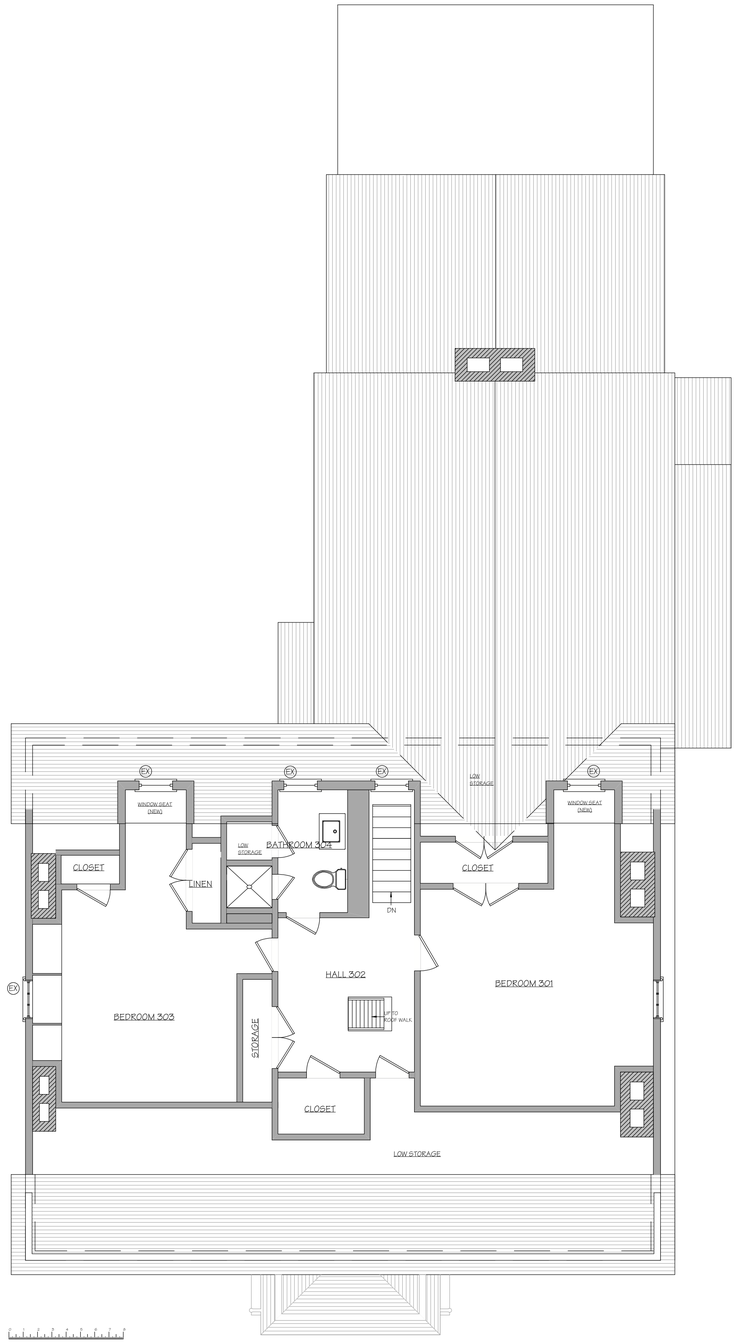

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THIRD FLOOR PLAN
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M/P: 42.3.3 / 158

THE KAYTES RESIDENCE
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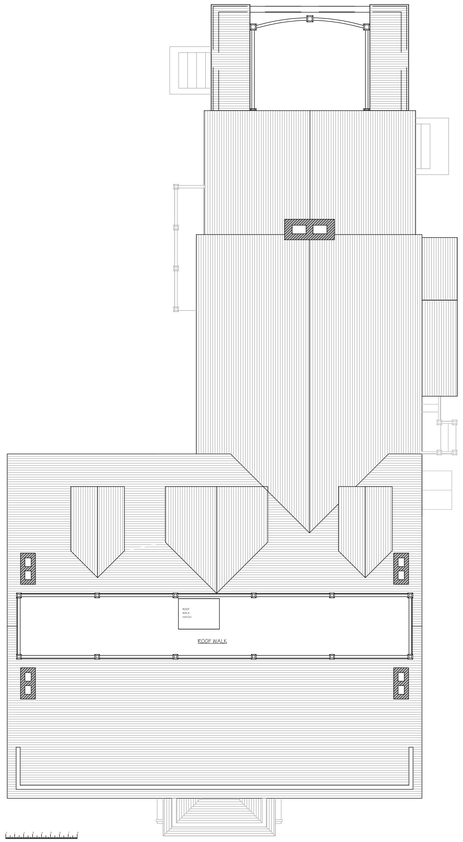
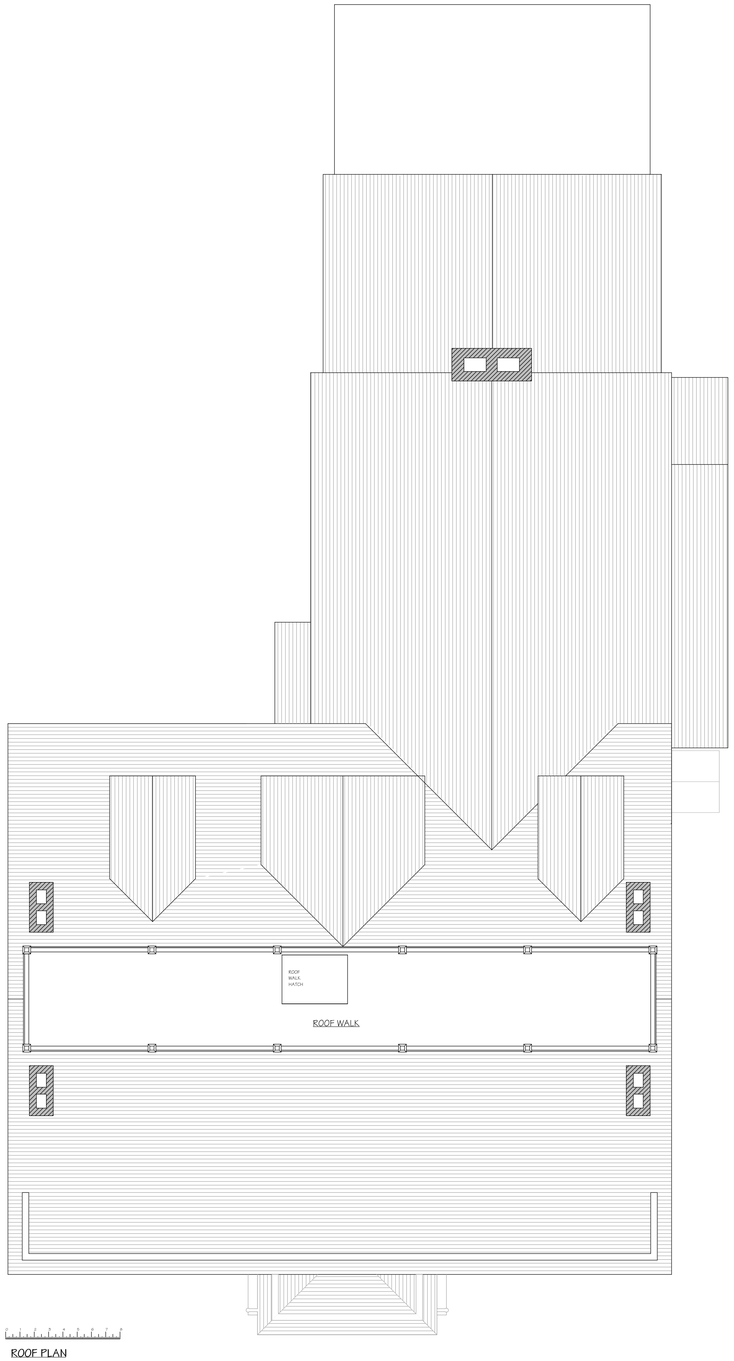
NANTUCKET, MA

3



ROOF PLAN

AS-BUILT



ROOF PLAN

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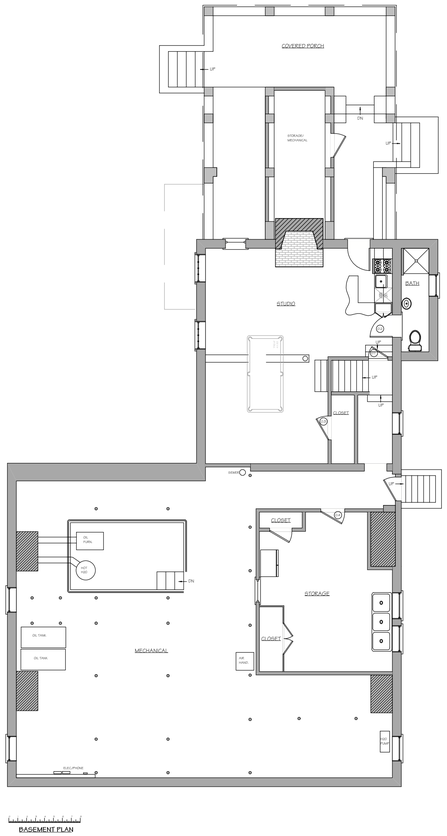
ROOF PLAN
DATE: 05/16/2025
SCALE: AS NOTED

M/P: 42.3.3 / 158

THE KAYTES RESIDENCE
7 PLEASANT ST
NANTUCKET, MA

4



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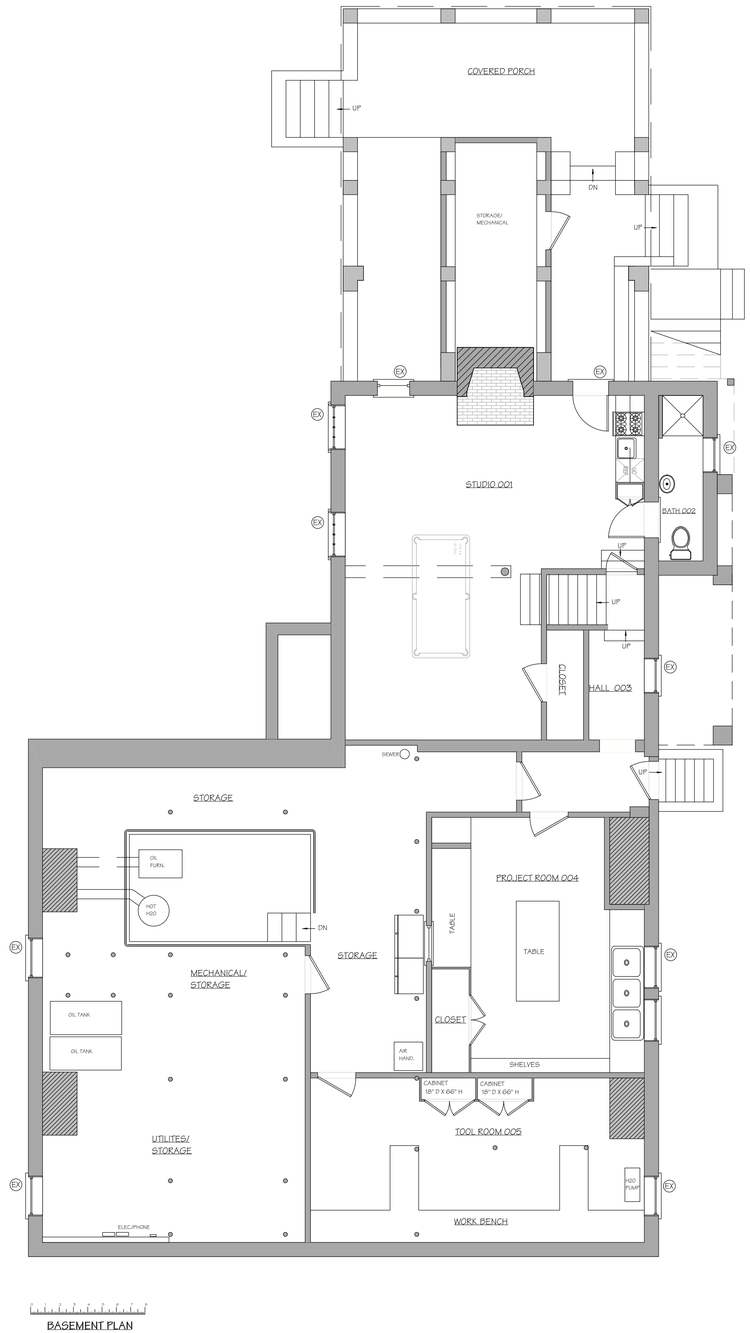

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BASEMENT PLAN
DATE: 05/16/2025
SCALE: AS NOTED

M/P: 42.3.3 / 158

THE KAYTES RESIDENCE
7 PLEASANT ST
NANTUCKET, MA



EAST ELEVATION

AS-BUILT





EAST ELEVATION

	NUMBER	SASH/UNIT SIZE	ROUGH OPENING	MANUF.	TYPE	UNITS	MODEL NO.	NOTES	QUANT
WINDOWS	1	3'-4" X 1'-0"	TBD	GREEN MNT	4 LT TRANSOM	SINGLE			4
	2	1'-8" X 1'-0"	TBD	GREEN MNT	2 LT TRANSOM	SINGLE			2
	3	3'-0" X 5'-5"	TBD	GREEN MNT	6/6 DBL. HUNG	SINGLE			4
	4	2' 7" X 2' 4"	TBD	GREEN MNT	3/3 DBL. HUNG	SINGLE			1
	5	2' 7" X 4' 2"	TBD	GREEN MNT	6/6 DBL. HUNG	SINGLE			11
	6	2' 7" X 4' 2"	TBD	GREEN MNT	6/6 DBL. HUNG	SINGLE		TEMPERED	5
	7	(3) 2' 7" X 4' 2"	TBD	GREEN MNT	6/6 DBL. HUNG	TRIPLE			1
DOORS	A	2'-8" X 6'-8"	TBD	TBD	12 LT 1 PL	SINGLE	TBD		1
	B	(2) 1'-8" X 6'-8"	TBD	TBD	10 LT	DOUBLE	TBD	NARROW STILE/RAIL	3
	C	1'-8" X 6'-8"	TBD	TBD	10 LT	SINGLE	TBD	NARROW STILE/RAIL	4
	EX	EXISTING WINDOW/DOOR							
	RE	REUSE EXISTING WINDOW/DOOR							

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ELEVATION
DATE: 05/16/2025
SCALE: AS NOTED

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THE KAYTES RESIDENCE
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ELEVATION
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THE KAYTES RESIDENCE
7 PLEASANT ST
NANTUCKET, MA

7







NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws can and will be enforced.

ELEVATION
DATE: 05/16/2025
SCALE: AS NOTED

M/P: 42.3.3 / 158

THE KAYTES RESIDENCE
7 PLEASANT ST
NANTUCKET, MA

8







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ELEVATION
DATE: 05/16/2025
SCALE: AS NOTED

M/P: 42.3.3 / 158

THE KAYTES RESIDENCE
7 PLEASANT ST
NANTUCKET, MA

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Seven Pleasant LLC

MAILING ADDRESS..... 7 Pleasant St. Nantucket MA 02554

PROPERTY LOCATION..... 7 Pleasant St.

ASSESSORS MAP/PARCEL..... 42.3.3/158

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 19, 2025

DATE

Trudy Williams

Digitally signed by Trudy Williams
Date: 2025.05.19 14:20:09 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

TYLER REAL ESTATE LLC
C/O LORING WOLCOTT & COOLIDGE
230 CONGRESS STREET
BOSTON, MA 02110

KNUTSON CAROLYN C M & ANNE B CO-TRS
3460 PRESTON RIDGE ROAD STE 150
ALPHARETTA, GA 30005

THREE OAKS FARM LLC
12 PERKELY LANE
RIVERSIDE, CT 06787

100 MAIN NANTUCKET LLC
100 MAIN ST
NANTUCKET, MA 02554

LEVINE ARTHUR E TR ETAL
335 N MAPLE DR STE 240
BEVERLY HILLS, CA 90210

PLEASANT SUMMER ISLAND LLC
4 PLEASANT ST
NANTUCKET, MA 02554

NARBONNE LLC
138 WEST 17TH STREET APT 10
NEW YORK, NY 10011

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 Pleasant St.

Tax Map Number: 42.3.3 Parcel Number: 158

Owner of Record: Seven Pleasant LLC

Description of Proposal: Additions & renovations to main house
1st floor: 60 s.f.
2nd floor: 220 s.f.

Anticipated HDC Submission Date: 5/22/2025

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.

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

NANTUCKET MA 0554 07
Postmark Here
MAY 20 2025
05/20/2025
02554-9998

Sent To: Pleasant Summer Rental LLC
Street and Apt. No., or PO Box No.: 4 Pleasant Street.
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2243 98

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Beverly Hills, CA 90210

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 Postage and Fees	$5.58

NANTUCKET MA 0554 07
Postmark Here
MAY 20 2025
05/20/2025
02554-9998

Sent To: Levine Arthur E TR ETAL
Street and Apt. No., or PO Box No.: 335 N Maple Dr Ste 240
City, State, ZIP+4®: Beverly Hills, CA 90210

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™
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Thomaston, CT 06787

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

NANTUCKET MA 0554 07
Postmark Here
MAY 20 2025
05/20/2025
02554-9998

Sent To: Three Oak Farms LLC
Street and Apt. No., or PO Box No.: 12 Perkely Lane.
City, State, ZIP+4®: Riverside CT 06787

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at *www.usps.com®*.

Boston, MA 02110

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
MAY 20 2025
05/20/2025

Sent To: Tyler Real Est LLC, C/O Loring Wolcott & Coolidge
Street and Apt. No., or PO Box No.: 230 Congress Street,
City, State, ZIP+4®: Boston MA 02110.

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2243 43

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

Postmark Here
MAY 20 2025
05/20/2025

Sent To: 100 Main Street LLC.
Street and Apt. No., or PO Box No.: 100 Main Street
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at *www.usps.com®*.

New York, NY 10011

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
MAY 20 2025
05/20/2025

Sent To: Narbonne LLC.
Street and Apt. No., or PO Box No.: 138 W 17th Street Apt 10.
City, State, ZIP+4®: New York, NY 10011

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2243 67

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at *www.usps.com®*.

Alpharetta, GA 30005

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
MAY 20 2025
05/20/2025

Sent To: Knutson Carolyn CM & Anne B Cotters
Street and Apt. No., or PO Box No.: 3460 Preston Ridge Rd Ste 150
City, State, ZIP+4®: Alpharetta GA 30005

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 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.

$56.00 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.

TBN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL 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 Wormand

AS AGENT FOR Seven Pleasant LLC

STREET ADDRESS 7 Pleasant St.

MAP/PARCEL 42.3.3/158

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

5/22/2025

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 5/20/2025
Date

Wetlands
main House

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

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(Initial to indicate read and understand)

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N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

TOPHAM DESIGN

7 May 2025

Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 30 Coffin Street, 'Sconset. Map 73.4.1 Parcel 24

To Whom It May Concern:

I hereby authorize Topham Design, LLC to provide signature and representation as the "Agents" on the applications to your office for proposed work by the Owner at the above referenced location.

Thank you,

Peter Watrous
30 Coffin Street
Siasconset, MA 02564

15 Fairgrounds Road, Nantucket, MA 02554 Tel. 508 325 5890 email
[illegible]

Watrous
30 Coffin Street, Sconset





Watrous
30 Coffin Street, Sconset

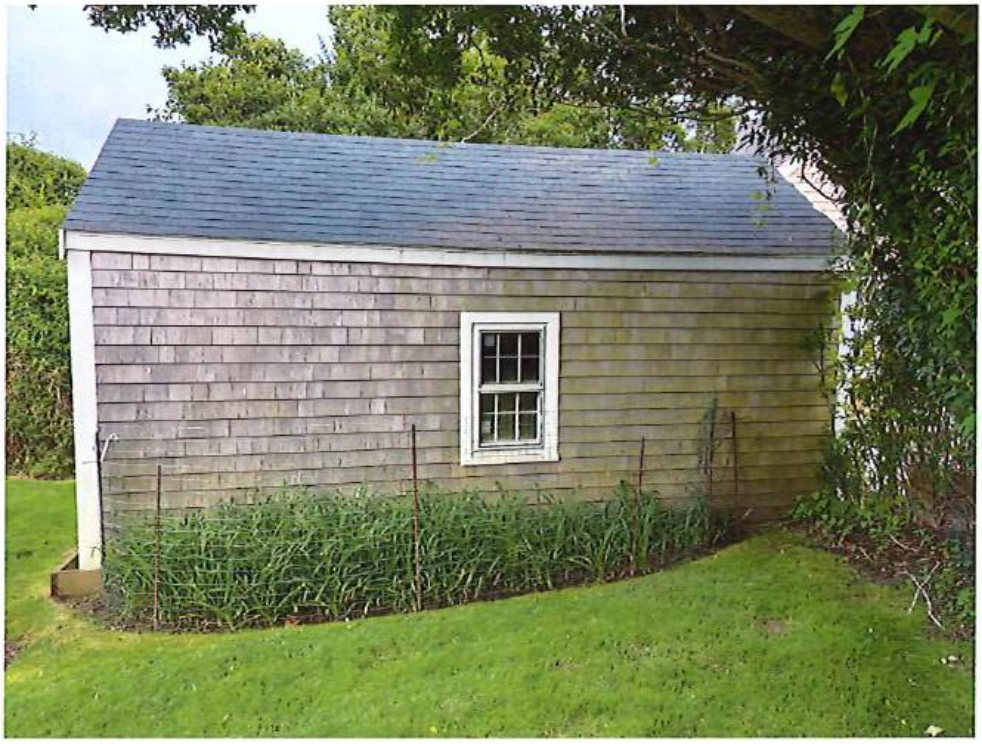




Watrous
30 Coffin Street, Sconset



Watrous
30 Coffin Street, Sconset





TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER Livingston & Alicia Watrous c/o Peter Watrous

MAILING ADDRESS 300 Prospect Place, Brooklyn, NY 11238

PROPERTY LOCATION 30 COFFIN STREET, Sta Sconset

ASSESSORS MAP/PARCEL 73.4.1 / 24

SUBMITTED BY: Topham Design LLC

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 13, 2025

DATE

Trudy Williams

Digitally signed by Trudy Williams
Date: 2025.05.13 14:10:34 -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
7341	25		OGILVY JAMES & JULIA		PILGRIMS WOOD BENHAMS LANE	BUCKINGHAMSHIRE		RG96JG	21 BURNELL ST
7341	26	1	33 COFFIN STREET LLC		PO BOX 2407	BOCA GRANDE	FL	33921	33 COFFIN SIAS ST
7341	26	2	OVERLOCK KATHERINE S TRST ETAL	KSO QPR TRUST	559 STEAMBOAT RD UNIT B1	GREENWICH	CT	06830	29 COFFIN SIAS ST
7341	51		LYNCH JEROME F & KIERA T		10 CAT ROCK ROAD	COS COB	CT	06807	26 COFFIN SIAS ST
7341	54		CLIFTON STREET NOM TRUST		559 STEAMBOAT RD UNIT B1	GREENWICH	CT	06830	31 COFFIN SIAS ST
7342	1		SCONSET THISTLE LLC		480 FIELD POINT RD	GREENWICH	CT	06830	17 BURNELL ST
7342	2		LAWRENCE EDWARD P & JOYCE M		282 NEWTON AVE	BROOKLINE	MA	02445	13 SUNSET RIDGE LN
7342	3		MORIARTY JOHN D & MCGOVERN AMANDA		41 POST KUNHARDT RD	BERNARDSVILLE	NJ	07924	26 LINCOLN SIAS 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: 30 COFFIN STREET, Siasconset

Tax Map Number: 73.4.1 Parcel Number: 24

Owner of Record: Peter Watrous

Description of Proposal:

Relocate existing Dwelling 42'+/- to the east on the property

Anticipated HDC Submission Date: May 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 508.325.7587.

OGILVY JAMES & JULIA
PILGRIMS WOOD BENHAMS LANE
BUCKINGHAMSHIRE, RG96JG

33 COFFIN STREET LLC
PO BOX 2407
BOCA GRANDE, FL 33921

OVERLOCK KATHERINE S TRST ETAL
KSO QPR TRUST
559 STEAMBOAT RD UNIT B1
GREENWICH, CT 06830

LYNCH JEROME F & KIERA T
10 CAT ROCK ROAD
COS COB, CT 06807

CLIFTON STREET NOM TRUST
559 STEAMBOAT RD UNIT B1
GREENWICH, CT 06830

SCONSET THISTLE LLC
480 FIELD POINT RD
GREENWICH, CT 06830

LAWRENCE EDWARD P & JOYCE M
282 NEWTON AVE
BROOKLINE, MA 02445

MORIARTY JOHN D & MCGOVERN AMANDA
41 POST KUNHARDT RD
BERNARDSVILLE, [illegible]

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
Bernardsville, NJ 07924
OFFICIAL USE

Certified Mail Fee	$4.85
$	$4.10
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
$	
Total Postage and Fees	
$	$9.68

0056 10

Postmark Here

05/19/2025

Sent To: Amanda McGovern + John Moriarty
Street and Apt. No., or PO Box No.: 41 Post Kunhardt Road
City, State, ZIP+4®: Bernardsville NJ 07924

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1212 5128 83

Sent To: Clifton Street Nominee Trust
Street and Apt. No., or PO Box No.: 559 steamboat Road Unit B1
City, State, ZIP+4®: Greenwich CT 06830

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0

Sent To: 33 COFFIN STREET LLC
Street and Apt. No., or PO Box No.: PO Box 2407
City, State, ZIP+4®: Boca Grande, FL 33921

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0

Sent To: Edward + Joyce Lawrence
Street and Apt. No., or PO Box No.: 282 Newton Avenue
City, State, ZIP+4®: Brookline, Ma 02445

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0

Sent To: Jerome & Kiera Lynch
Street and Apt. No., or PO Box No.: 10 Cat Rock Road
City, State, ZIP+4®: Cos Cob CT 06807

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 07

$9.68

Sent To: Sconset Thistle LLC
Street and Apt. No., or PO Box No.: 480 Field Point Road
City, State, ZIP+4®: Greenwich, CT 06830

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Registered No. RF575888402US

NANTUCKET MA 02584
Date Stamp
MAY 19 2025
0056 10
USPS

To Be Completed By Post Office

Postage $ $1.65	Extra Services & Fees (continued) ☐ Signature Confirmation $
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Customer Must Declare Full Value $ $0.00	Received by 05/19/2025

Domestic Insurance up to $50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

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To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM: Kerry Flynn 02584
Topham Design
18 Hummock Pond Road
Nantucket, ma 02554 USA

TO: James + Julia Ogilvy
Pilgrims Wood Ben
Benhams Lane RG96JG
Buckinghamshire, United Kingdom

PS Form **3806, Registered Mail Receipt** Copy 1 - Customer
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Greenwich, CT 06830
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☐ Adult Signature Restricted Delivery	$
Postage	$0.73
$	
Total Postage and Fees	
$	$9.68

0056 10

Postmark Here

05/19/2025

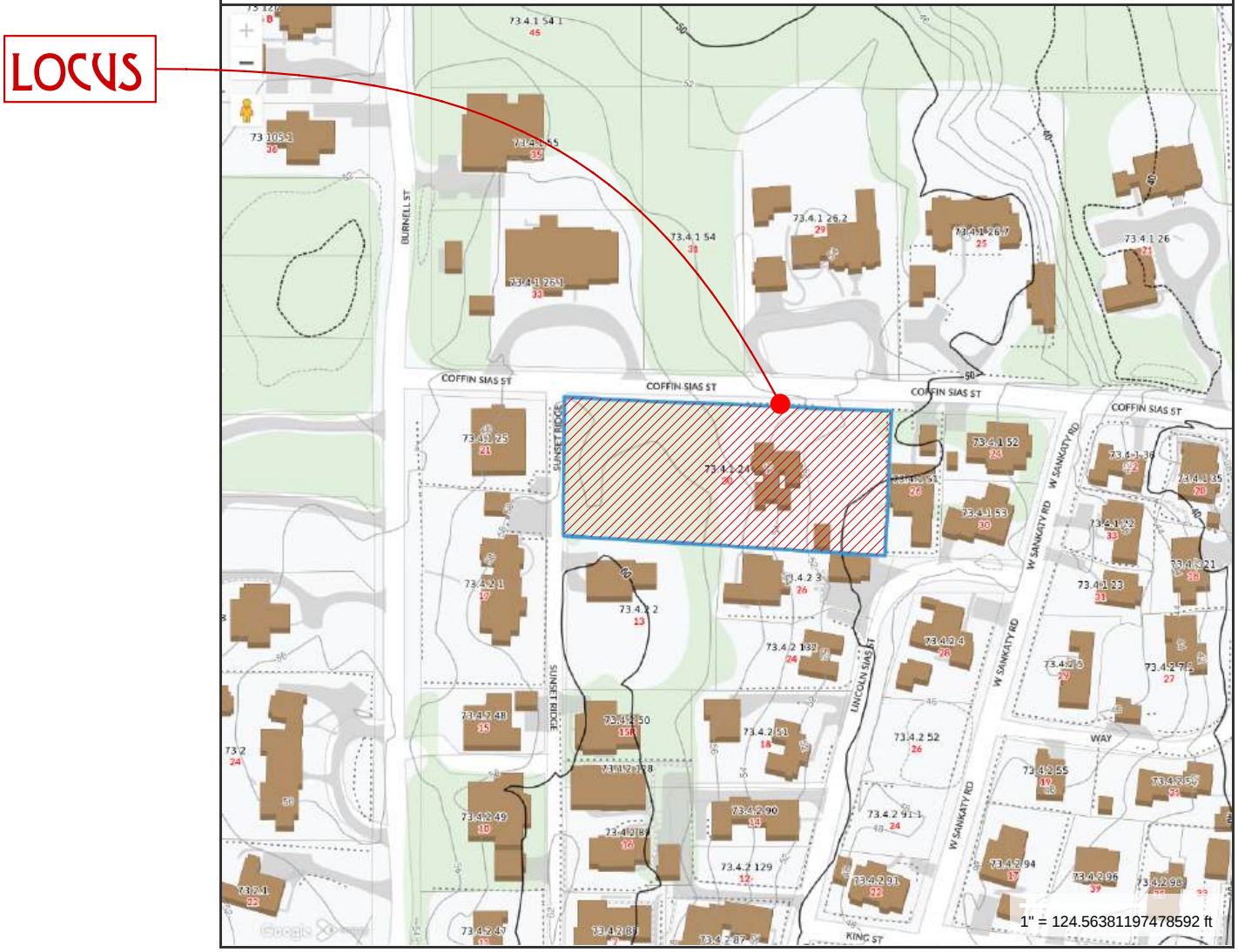
Sent To: Katherine Overlock Trust / KSO QPR TRST
Street and Apt. No., or PO Box No.: 559 steamboat Road Unit B1
City, State, ZIP+4®: Greenwich CT 06830

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

WATROUS RESIDENCE

30 COFFIN SIAS ST, SIASCONSET, MA, 02564

30 COFFIN SIAS ST LOCUS MAP



L

30 COFFIN SIAS ST LOCUS MAP

SCALE: 1:118.52

MAIN HOUSE

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

30 COFFIN STREET LOCUS MAP

BUILDING PERMIT NO.:

HDC SUBMISSION: 16 MAY 2025

HDC APPROVAL: PLACE NUMBERS CERTIFICATE NO.:

WATROUS RESIDENCE

30 COFFIN SIAS ST
SIASCONSET, MA 02564

HDC SUBMISSION
5/12/25

PROJECT NO.2024-48

MAP NO.:73.4.1 LOT NO.: 24

ZONING : SR-1 ALLOWABLE G.C.:30%

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HDC 0.1

PROPOSED MICHAEL CONNOLLY SURVEYORS HDC SITE PLAN

SCALE: 1" = 30'

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

30 COFFIN STREET SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 16 MAY 2025

HDC APPROVAL: PLACE VR DATE: CERTIFICATE NO.:

WATROUS RESIDENCE

30 COFFIN SIAS ST
SIASCONSET, MA 02564

HDC SUBMISSION
5/12/25

PROJECT NO.2024-48

MAP NO.:73.4.1 MAP NO.: 24

ZONING : SR-1 ALLOWABLE G.C.:30%

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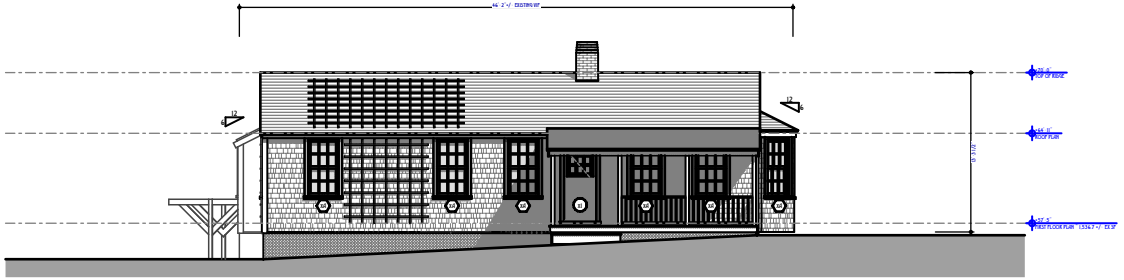


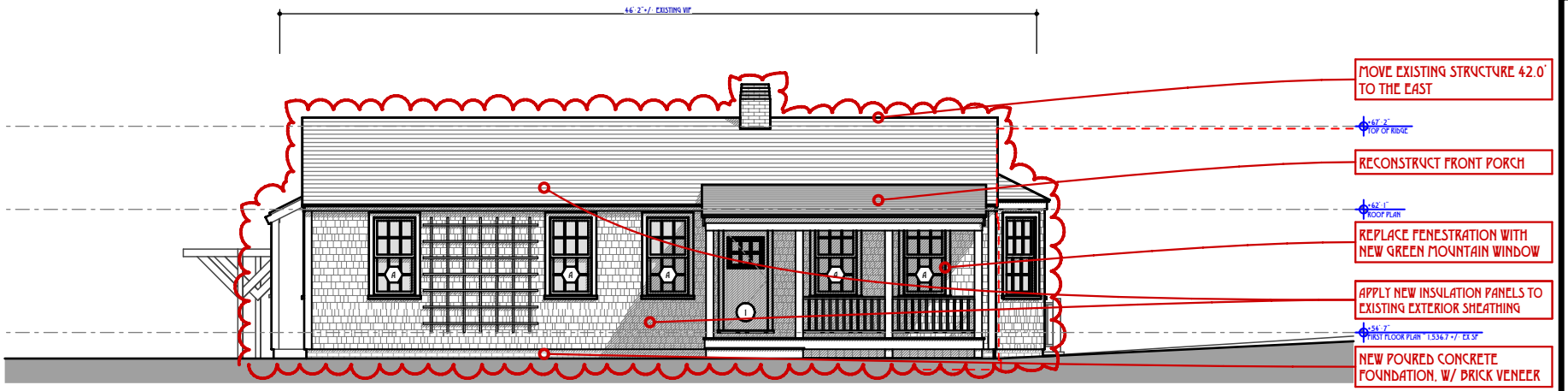
EXISTING 'WINDY KNOLL' NORTH ELEVATION (COFFIN SIAS ST

XW

SCALE: 1/16" = 1'-0"

REVISIONS: 12 MAY 2025

1. MOVE EXISTING STRUCTURE 42.0' TO THE EAST
2. RECONSTRUCT FRONT PORCH
3. REPLACE FENESTRATION WITH NEW GREEN MOUNTAIN WINDOWS
4. APPLY NEW INSULATION PANELS TO EXISTING EXTERIOR SHEATHING
5. NEW POURED CONCRETE FOUNDATION W/ BRICK VENEER



PROPOSED 'WINDY KNOLL' NORTH ELEVATION (COFFIN SIAS ST)

W

SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED MAIN HOUSE WEST ELEVATION (HIGH BRUSH PATH)

BUILDING PERMIT NO.:

HDC SUBMISSION: 16 MAY 2025

HDC APPROVAL: PLACE VR DATE: CERTIFICATE NO.:

WATROUS RESIDENCE

30 COFFIN SIAS ST
SIASCONSET, MA 02564

HDC SUBMISSION
5/12/25

PROJECT NO.2024-48

MAP NO.:73.4.1 MAP NO.: 24

ZONING: SR-1 ALLOWABLE G.C.:30%

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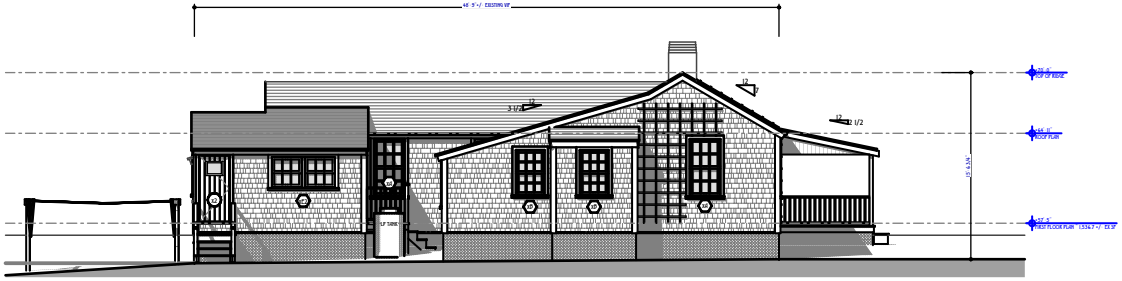
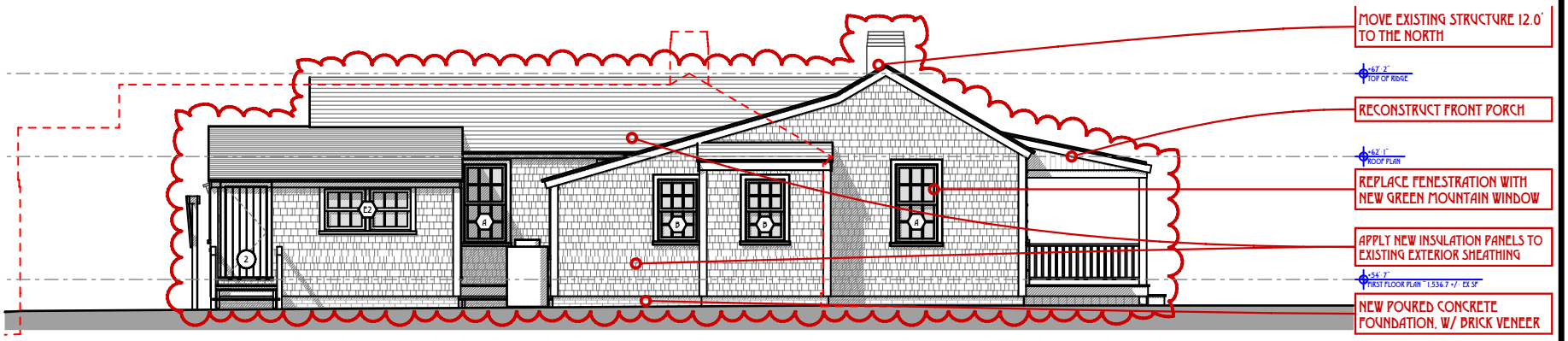


XN EXISTING 'WINDY KNOLL' EAST ELEVATION

SCALE: 1/16" = 1'-0"

REVISIONS: 12 MAY 2025

1. MOVE EXISTING STRUCTURE 12.0' TO THE EAST
2. RECONSTRUCT FRONT PORCH
3. REPLACE FENESTRATION WITH NEW GREEN MOUNTAIN WINDOWS
4. APPLY NEW INSULATION PANELS TO EXISTING EXTERIOR SHEATHING
5. NEW POURED CONCRETE FOUNDATION W/ BRICK VENEER



N PROPOSED 'WINDY KNOLL' EAST ELEVATION

SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED NORTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 16 MAY 2025

HDC APPROVAL: PLACE NUMBER: CERTIFICATE NO.:

WATROUS RESIDENCE

30 COFFIN SIAS ST
SIASCONSET, MA 02564

HDC SUBMISSION
5/12/25

PROJECT NO.2024-48

MAP NO.:73.4.1 MAP NO.: 24

ZONING: SR-1 ALLOWABLE G.C.:30%

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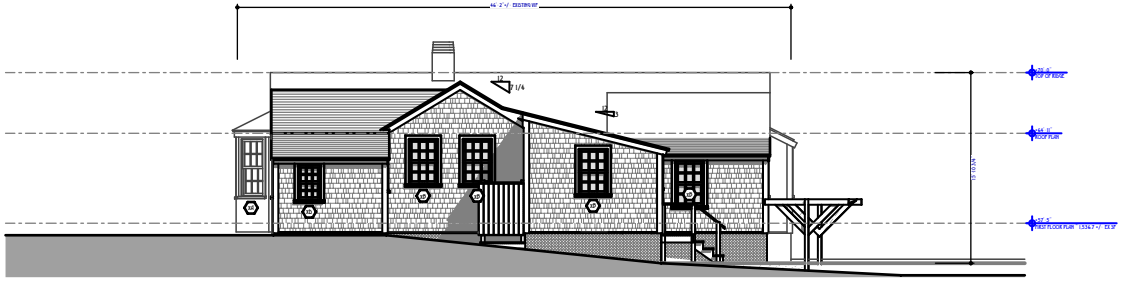
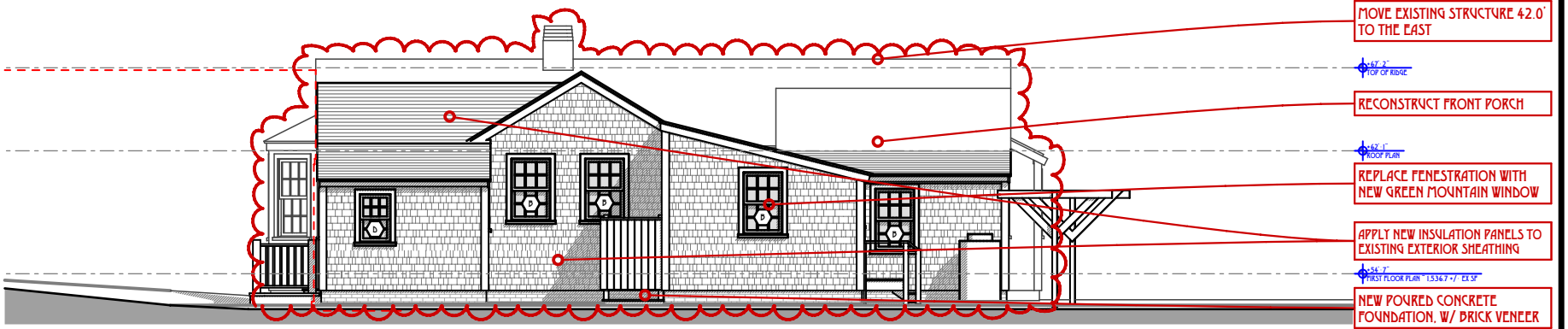


XE EXISTING 'WINDY KNOLL' SOUTH ELEVATION (REAR)

SCALE: 1/16" = 1'-0"

REVISIONS: 12 MAY 2025

1. MOVE EXISTING STRUCTURE 42.0' TO THE EAST
2. RECONSTRUCT FRONT PORCH
3. REPLACE FENESTRATION WITH NEW GREEN MOUNTAIN WINDOWS
4. APPLY NEW INSULATION PANELS TO EXISTING EXTERIOR SHEATHING
5. NEW POURED CONCRETE FOUNDATION W/ BRICK VENEER



E PROPOSED 'WINDY KNOLL' SOUTH ELEVATION (REAR)

SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED EAST ELEVATION (REAR)

BUILDING PERMIT NO.:

HDC SUBMISSION: 16 MAY 2025

HDC APPROVAL: PLACE NR DATE: CERTIFICATE NO.:

WATROUS RESIDENCE

30 COFFIN SIAS ST
SIASCONSET, MA 02564

HDC SUBMISSION
5/12/25

PROJECT NO.2024-48

MAP NO.:73.4.1 MAP NO.: 24

ZONING: SR-1 ALLOWABLE G.C.:30%

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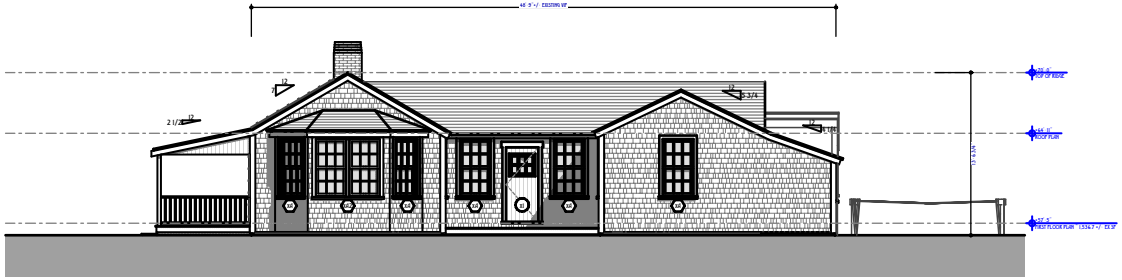
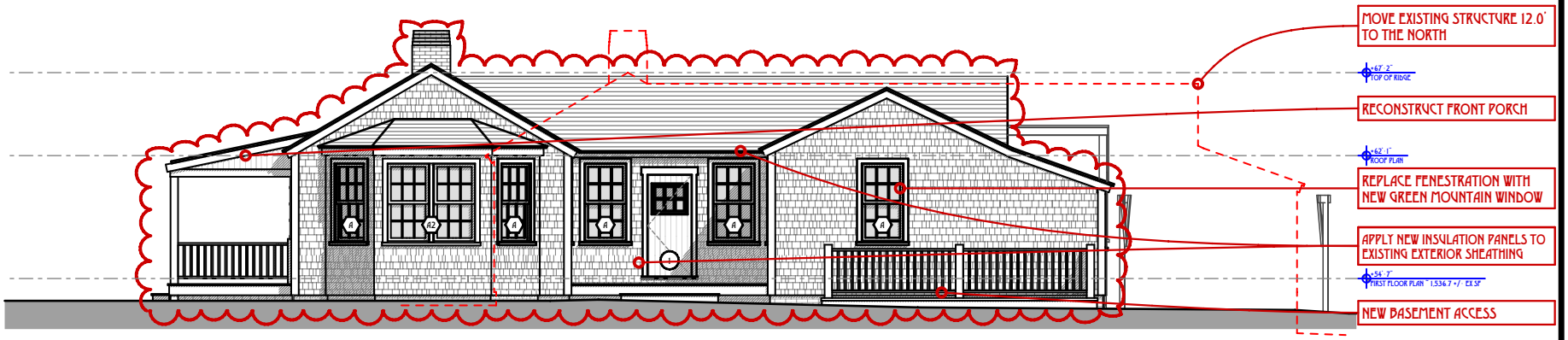


XS EXISTING 'WINDY KNOLL' WEST ELEVATION

SCALE: 1/16" = 1'-0"

REVISIONS: 12 MAY 2025

1. MOVE EXISTING STRUCTURE 12.0' TO THE NORTH
2. RECONSTRUCT FRONT PORCH
3. REPLACE FENESTRATION WITH NEW GREEN MOUNTAIN WINDOWS
4. APPLY NEW INSULATION PANELS TO EXISTING EXTERIOR SHEATHING
5. NEW BASEMENT ACCESS



S PROPOSED 'WINDY KNOLL' WEST ELEVATION

SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SOUTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 16 MAY 2025

HDC APPROVAL: PLACE VR PRTS CERTIFICATE NO.:

WATROUS RESIDENCE

30 COFFIN SIAS ST
SIASCONSET, MA 02564

HDC SUBMISSION
5/12/25

PROJECT NO.2024-48

MAP NO.:73.4.1 MAP NO.: 24

ZONING: SR-1 ALLOWABLE G.C.:30%

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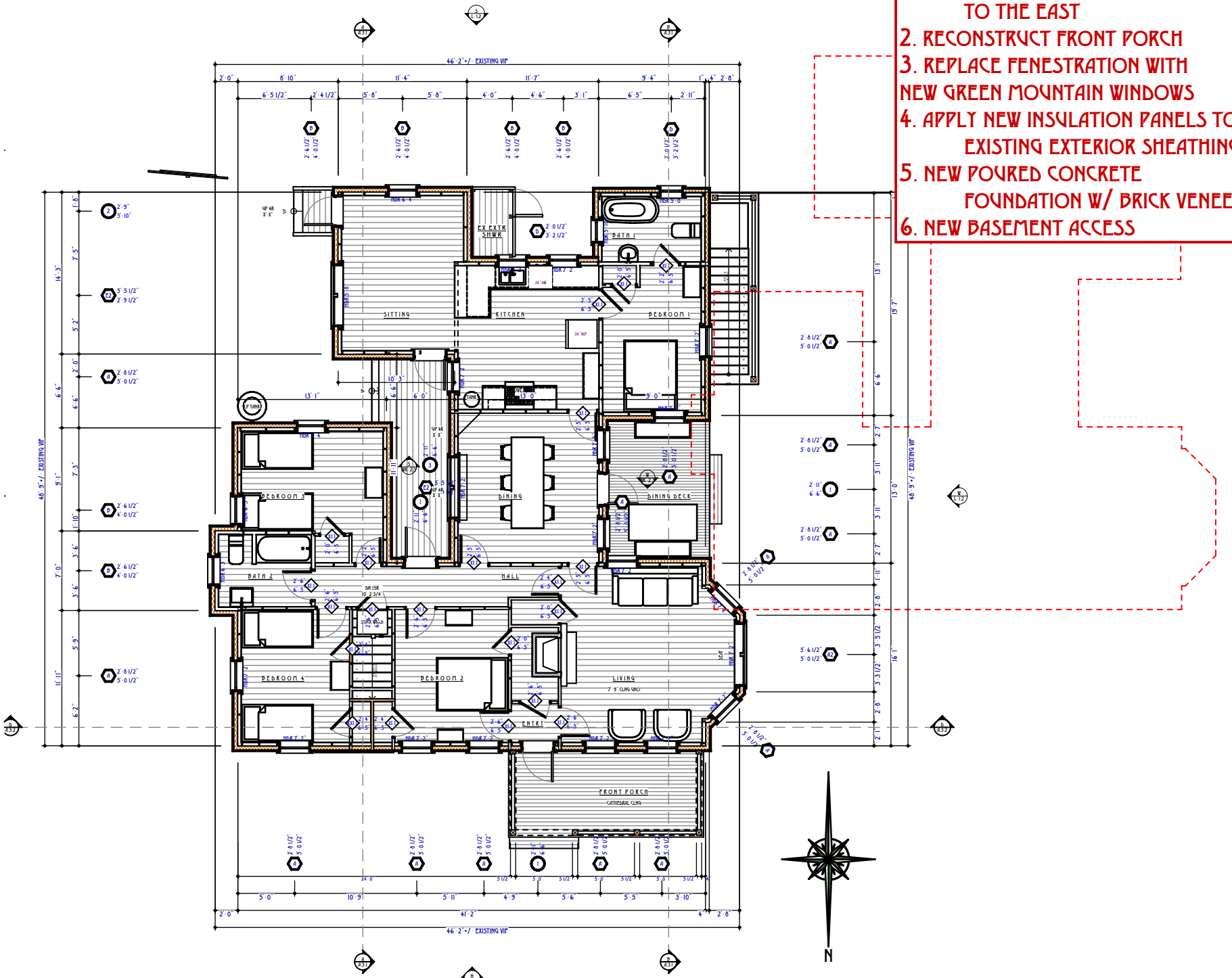

REVISIONS: 12 MAY 2025

1. MOVE EXISTING STRUCTURE 42.0' TO THE EAST
2. RECONSTRUCT FRONT PORCH
3. REPLACE FENESTRATION WITH NEW GREEN MOUNTAIN WINDOWS
4. APPLY NEW INSULATION PANELS TO EXISTING EXTERIOR SHEATHING
5. NEW POURED CONCRETE FOUNDATION W/ BRICK VENEER
6. NEW BASEMENT ACCESS

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN ~ 1,620.2+/- SQ. FT.

BUILDING PERMIT NO.:

HDC SUBMISSION: 16 MAY 2025

HDC APPROVAL: PLACE VR PRTS CERTIFICATE NO.:

WATROUS RESIDENCE

30 COFFIN SIAS ST
SIASCONSET, MA 02564

HDC SUBMISSION
5/12/25

PROJECT NO.2024-48

MAP NO.:73.4.1 MAP NO.: 24

ZONING: SR-1 ALLOWABLE O.C.30%

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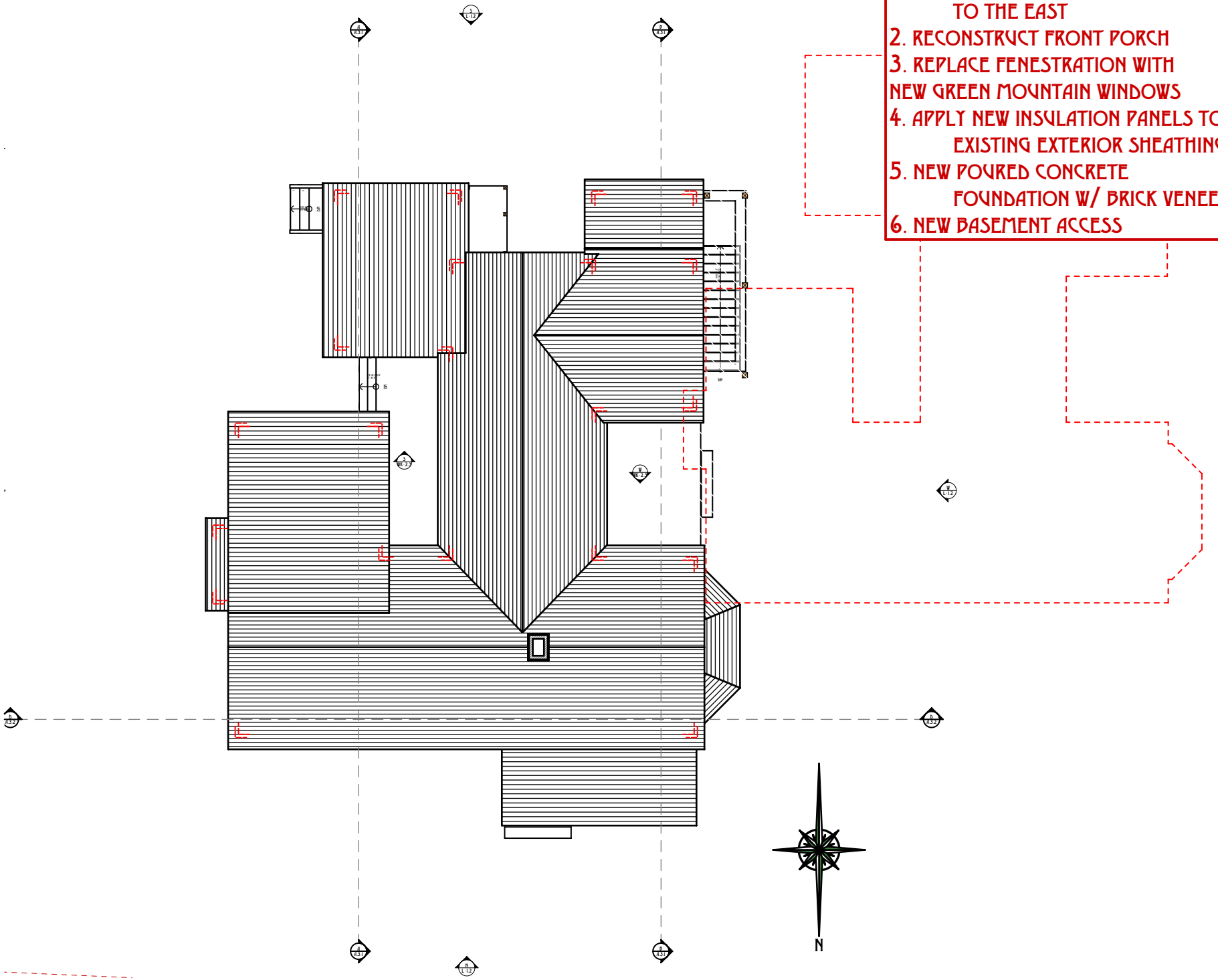

REVISIONS: 12 MAY 2025

1. MOVE EXISTING STRUCTURE 42.0' TO THE EAST
2. RECONSTRUCT FRONT PORCH
3. REPLACE FENESTRATION WITH NEW GREEN MOUNTAIN WINDOWS
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TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED ROOF PLAN ~ 1,090.8+/- SQ. FT.

BUILDING PERMIT NO.:

HDC SUBMISSION: 16 MAY 2025

HDC APPROVAL: PLACE VR DATE: CERTIFICATE NO.:

WATROUS RESIDENCE

30 COFFIN SIAS ST
SIASCONSET, MA 02564

HDC SUBMISSION
5/12/25

PROJECT NO.2024-48

MAP NO.:73.4.1 MAP NO.: 24

ZONING: SR-1 ALLOWABLE G.C.:30%

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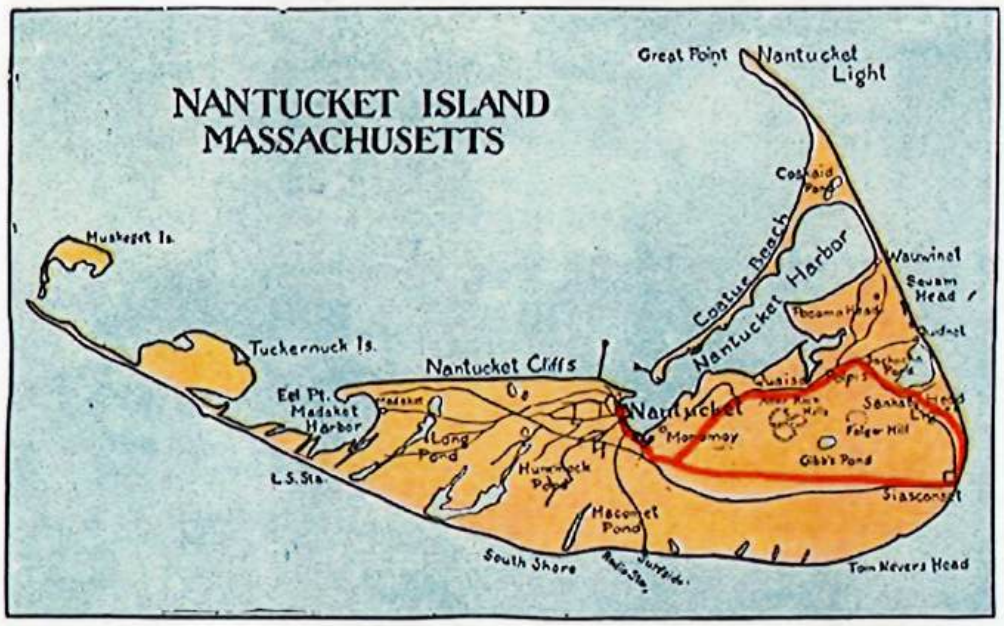


30 COFFIN STREET

"WINDY KNOLL"

PROPERTY HISTORY AND INFORMATION FOR HDC APPLICATION

TOPHAM DESIGN

The Property
at
30 Coffin Street, 'Sconset
Map 7341 / Parcel 24

INDEX

1) General Information on 30 Coffin Street
   a. Property photos
   b. Locus Maps
   c. Assessors Property Card
   d. Current Site Plan

2) The Nantucket Island Architectural and Cultural Resources Survey for Windy Knoll Main House and Garage.

3) Documents to provide ownership of the property currently known as 30 Coffin Street, 'Sconset. Deeds dating from 1940/1947 to the present, with coordinating historic site plans

4) Aerial Photographs from the NHA: 1935, 1940, 1957, 1975, 1993

SECTION ONE

30 COFFIN STREET

GENERAL INFORMATION

PROPERTY OVERVIEW
PROPERTY PHOTOS
LOCUS MAPS
ASSESSORS PROPERTY CARD
CURRENT SITE PLAN

The Property at
30 Coffin Street
Siasconset
Map/Parcel 7341/24



* "Windy Knoll" is a single story, four bedroom, two bath single-family dwelling in the village of 'Sconset. According to the Assessor's Property Card, this is a Bungalow style wood frame home with 1,561sqft of living area.

* This home sits on a lot of 6,643 +/- sqft.

* The property is Zoned SR1.

* The neighborhood is almost entirely made up of residences that are only used seasonally.

* The home is visible from the street.

* According to the National Register of Historic Places, the building plays a Contributing role, as defined at that time, holding specific historical or architectural importance, considered essential for preserving the district's historic character. Thus, this property is recognized as a physical record of its time, place, and use, and the structure has some

distinctive materials, features, finishes, construction techniques or examples of craftsmanship that characterize an historic property that should be compelled to consider worth preserving.

* The earliest aerial found of the area was the 1935 aerial from the Nantucket Historical Association, showing a structure on the locus of the property.

Watrous
30 Coffin Street, 'Sconset





Watrous
30 Coffin Street, 'Sconset





Watrous
30 Coffin Street, 'Sconset

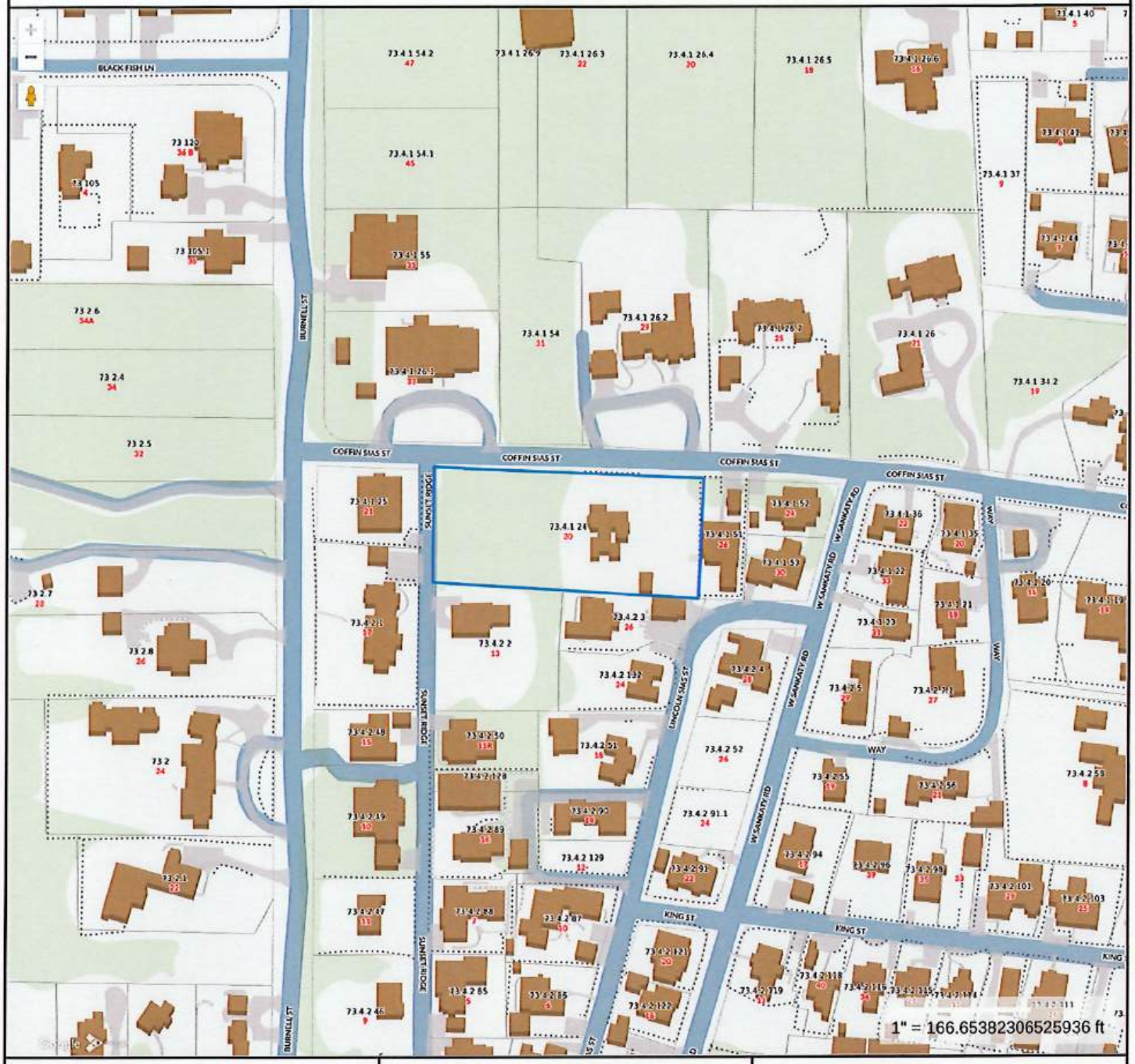


Watrous
30 Coffin Street, 'Sconset





WINDY KNOLL 30 COFFIN STREET, SCONSET



Property Information

Property ID	12206
Location	30 COFFIN SIAS ST
Owner	WATROUS LIVINGSTON & ALICIA TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

30 COFFIN SIAS ST

Location	30 COFFIN SIAS ST	**Mblu**	7341/ / 24/ /
Acct#	00012206	**Owner**	WATROUS LIVINGSTON & ALICIA TR
Assessment	$1,820,900	**PID**	12206
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$449,900	$1,371,000	$1,820,900

Owner of Record

Owner	WATROUS LIVINGSTON & ALICIA TR	**Sale Price**	$0
Co-Owner	C/O WATROUS PETER	**Certificate**	
Address	300 PROSPECT PLACE BROOKLYN, NY 11238	**Book & Page**	00541/0061
		Sale Date	07/03/1997
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
WATROUS LIVINGSTON & ALICIA TR	$0		00541/0061	99	07/03/1997
WATROUS LIVINGSTON DAY	$0		00131/0476		

Building Information

Building 1 : Section 1

Year Built:	1930
Living Area:	1,561
Replacement Cost:	$510,642
Building Percent Good:	84
Replacement Cost Less Depreciation:	$428,900

Building Attributes	
Field	**Description**

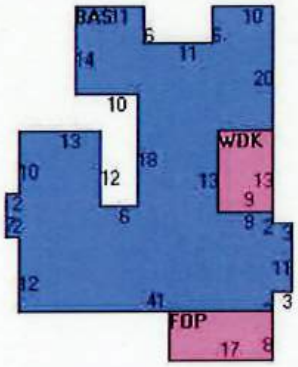
Style:	Bungalow
Model	Residential
Grade:	Above Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Wall Brd/Wood
Interior Wall 2	Plywood Panel
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\00\85\1

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/1

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,561	1,561
FOP	Porch, Open, Finished	136	0
WDK	Deck, Wood	117	0
		1,814	1,561

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	$6,900	1

Land

Land Use

Use Code 1010

Land Line Valuation

Size (Acres) 0.89

Description	Single Fam M01	**Frontage**	0
Zone	SR1	**Depth**	0
Neighborhood	775	**Assessed Value**	$1,371,000
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
FGR1	GARAGE-AVE			280.00 S.F.	$14,100	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$449,900	$1,371,000	$1,820,900
2024	$434,300	$1,282,500	$1,716,800
2023	$248,300	$1,142,100	$1,390,400
2022	$232,600	$789,800	$1,022,400
2021	$263,900	$861,600	$1,125,500

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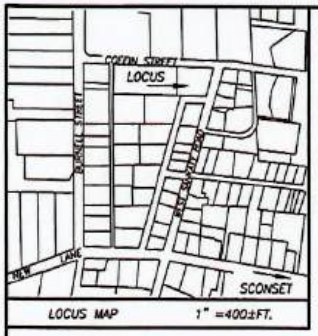


LOCUS MAP 1" =400±FT.

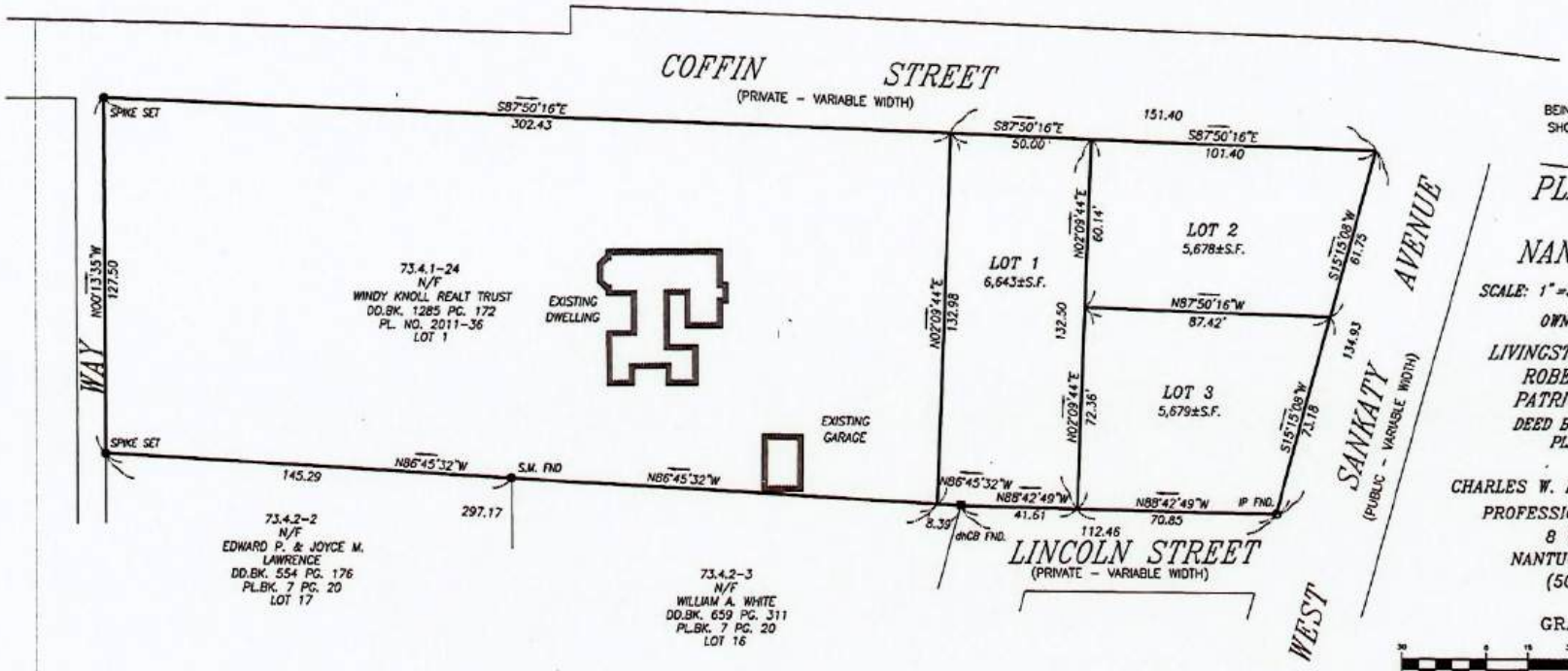
CURRENT ZONING CLASSIFICATION:
SIASCONSET RESIDENTIAL 1 (SR-1)

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER % :	30%

LEGEND

■ drCB FND.	DENOTES DRILL HOLE IN CONCRETE BOUND FOUND
● S.M. FND	DENOTES SURVEY MARKER FOUND
○ IP FND.	DENOTES IRON PIPE FOUND
● SPIKE SET	DENOTES 12" SPIKE SET

NANTUCKET REGISTRY OF DEEDS
Date: 05/18/2012
Time: 10:21 AM
Plan Bk.: — Pg.: —
Plan No. File: 2012-37
Attest: Jennifer H Ferreira Register
Sheet 1 of 1
RESERVED FOR REGISTRY USE



BEING A SUBDIVISION OF LOT 2
SHOWN IN PLAN NO. 2011-36

PLAN OF LAND
IN
NANTUCKET, MA.

SCALE: 1"=30' DATE: SEPTEMBER 1, 2011

OWNER'S REFERENCE:
LIVINGSTON VANCE WATROUS
ROBERT S. JOHNSON
PATRICIA R. WATROUS
DEED BOOK 1285, PAGE 170
PLAN NO. 2011-36

CHARLES W. HART and ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS
8 WILLIAMS LANE
NANTUCKET, MA. 02554
(508) 228-8910

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 Inch = 30 ft.

THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) 1 & 2 & 3 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Charles W Hart 5-1-11
PROFESSIONAL LAND SURVEYOR DATE

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

09-12-11 7975
DATE SIGNED FILE # H-6128

ASSESSORS MAP 73.4.1 PARCEL 24 (PORTION)

SECTION TWO

30 COFFIN STREET

NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY FOR 30 COFFIN STREET, 'SCONSET

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NAN.2784
Historic Name:	Windy Knoll
Common Name:	
Address:	30 Coffin St
City/Town:	Nantucket
Village/Neighborhood:	Sankaty Head; Siasconset;
Local No:	7341-24; SC22-23;
Year Constructed:	C 1938
Architectural Style(s):	No style;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic□new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, August 12, 2024 at 2:04 PM

NAN.2784

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC22-23
MAP/PARCEL#:7341-24

2784

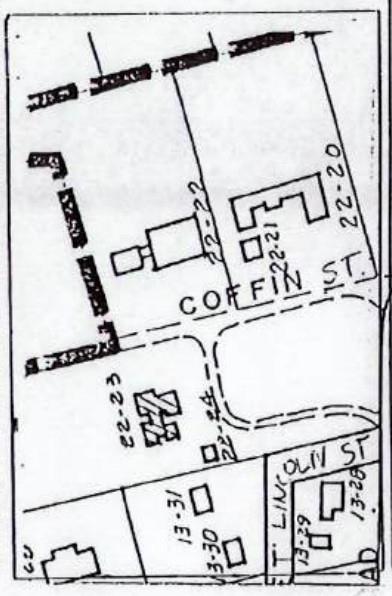
Recorded by: AH Date: 10/05/89 Organization: AGS

C D
P1 SLAS
SAME
WD. SLAS

IDENTIFICATION

1. Street Name & No.: 30 COFFIN ST
2. Building Name: WINDY KNOLL
3. Ownership: Private
4. Present Owner: WATROUS, LIVINGSTON DAY
5. Ownership History:
   Unknown
6. Use: Original: Dwelling Present: Dwelling
   Seasonal/Year-Round: Unknown
7. Accessibility to Public: Visible from Public Road? Yes
   Interior: N/A

8. MAP -- 3 X 2"





GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 50 feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Garage,Fence, SC22-24
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable,Broken Back
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: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: Front
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

Survey/Film Roll #: SC22-23

NAN.2784

2784

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: By 1938
  Source: Aerial Photo 1938
    Architect: Unknown Builder: Unknown
44. Building Type: Additive,Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
    Unknown

47. Sources: Aerial Photo 1938

Massachusetts Cultural Resource Information System

Scanned Record Cover Page



Inventory No:	NAN.2785
Historic Name:	Windy Knoll Garage
Common Name:	
Address:	30 Coffin St
City/Town:	Nantucket
Village/Neighborhood:	Sankaty Head; Siasconset;
Local No:	7341-24; SC22-24;
Year Constructed:	C 1938
Architectural Style(s):	No style;
Use(s):	Out Building;
Significance:	Architecture; Transportation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Tuesday, September 24, 2024 at 11:56 AM

NAN.2785

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC22-24
MAP/PARCEL#: 341=24

2785

Recorded by: AH Date: 10/05/89 Organization: AGS

C D
A SIAS
SANK
UNI SIAS

IDENTIFICATION

1. Street Name & No.: 30 COFFIN ST

2. Building Name: N/A

3. Ownership: Private

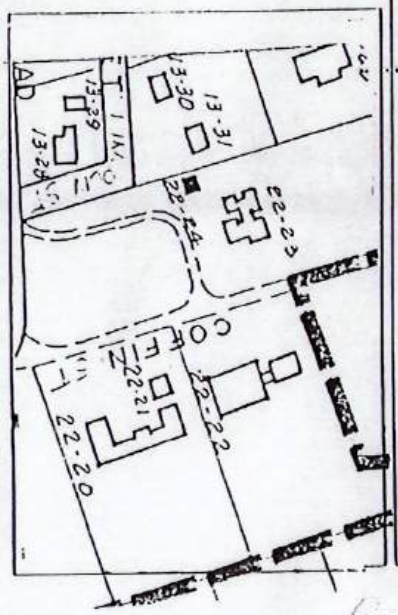
4. Present Owner: WATROUS, LIVINGSTON DAY

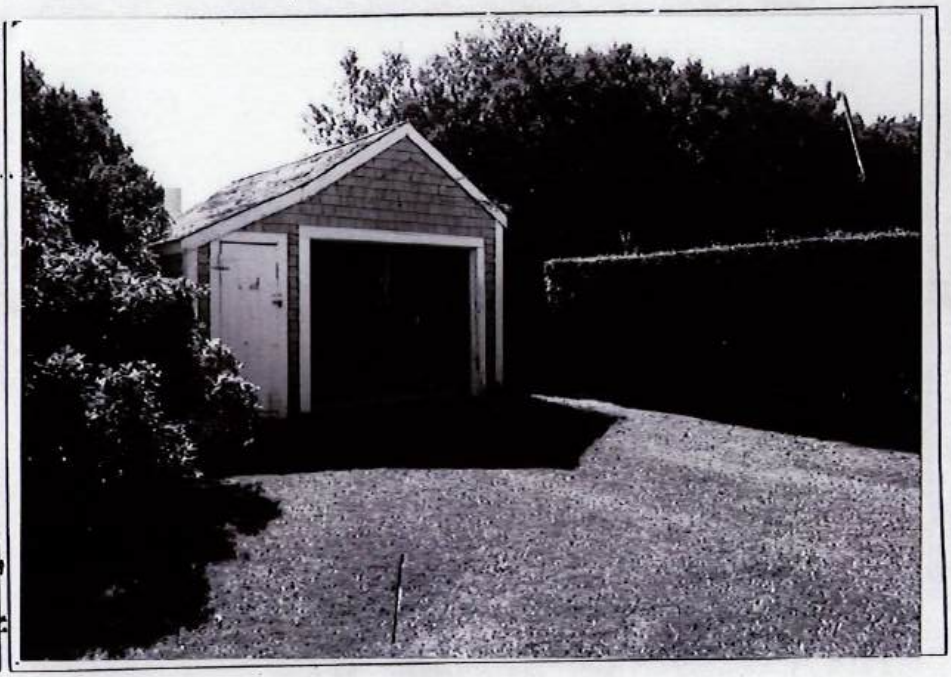
5. Ownership History:
   Unknown

6. Use: Original: Garage Present: Garage
   Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? Yes
   Interior: N/A

8. MAP -- 3 X 2"





GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 150 feet
13. Orientation to Street Address: Gabled
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Privet Hedge,SC22-23
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 2
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: N/A
40. Integrity: N/A
41. Alterations:
N/A

NAN.2785

2785

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: By 1938
  Source: Aerial Photo 1938
  Architect: Unknown Builder: Unknown
44. Building Type: Box,Gable Front
45. Architectural Style: N/A
46. Historical and Architectural Importance:
  Unknown

47. Sources: Aerial Photo 1938

SECTION THREE

30 COFFIN STREET

DEEDS AND HISTORIC SITE PLANS

1947

bounded North by Clifton St., East by land of Ralph Pierce and Lot 30, South by North Road, and West by Valley Road, as shown in Plan Book No. 11, Page 4, filed in Nantucket Registry of Deeds. Tax 1938 $10.74. Lucille Sanguinetti 20 Liberty St. Nantucket, Mass. Witness the execution of this instrument this 25th day of June, 1947. Town of Nantucket

By James Allen Backus, Treasurer

THE COMMONWEALTH OF MASSACHUSETTS. Nantucket, ss. June 25, 1947. Then personally appeared the above-named James Allen Backus, Treasurer of the Town of Nantucket, and acknowledged the foregoing instrument to be the free act and deed of said town. Before me, Charles Clark Coffin, Notary Public. My commission expires Jan. 15, 1948.

June 25, 1947 Received and entered 11h. Om. A.M.

Attest: Josiah A. Barrett Register

Town of Nantucket Est. Burgess to Watrous

The Commonwealth of Massachusetts. Nantucket OFFICE OF THE TREASURER. The Town of Nantucket, holder of a tax title under a taking for non-payment of the 1938 taxes assessed to Ellen H. C. Burgess on land described in the instrument of taking conveying said title, dated August 29, 1940, and recorded with Nantucket Registry of Deeds, Book 109, Page 271, does hereby, pursuant to General Laws, Chapter 60, Section 62, acknowledge satisfaction of the tax title account secured by such instrument of taking. DESCRIPTION OF LAND. As appearing in instrument of taking or tax collector's deed. Ellen H. C. Burgess-- Lots 3, 4,5,6,9,10,14,15,18,19,21 and 22 situated in Plainfield, Siasconset, bounded North by North Road, East by Lots 23, 24, 25 and 26, South by South Road, and West by Valley Road, as shown in Plan Book No. 11, Page 4, filed in Nantucket Registry of Deeds. Tax 1938, $23.40. Mrs. Charlotte Watrous Siasconset, Nantucket, Mass. Witness the execution of this instrument this 25th day of June, 1947.

Town of Nantucket

By James Allen Backus, Treasurer

THE COMMONWEALTH OF MASSACHUSETTS. Nantucket, ss. June 25, 1947. Then personally appeared the above-named James A. Backus, Treasurer of the Town of Nantucket, and acknowledged the foregoing instrument to be the free act and deed of said town. Before me, Roy E. Sanguinetti, Notary Public. My commission expires Oct. 30, 1948.

June 25, 1947 Received and entered 11h. Olm. A.M.

Attest: Josiah A. Barrett Register

Town of Nantucket Est. Burgess to Watrous

The Commonwealth of Massachusetts. Nantucket. OFFICE OF THE TREASURER. The Town of Nantucket, holder of a tax title under a taking for non-payment of the 1938 taxes assessed to Ellen H. C. Burgess on land described in the instrument of taking conveying said title, dated August 29, 1940, and recorded with Nantucket Registry of Deeds, Book 109, Page 268, does hereby, pursuant to General Laws, Chapter 60, Section 62, acknowledge satisfaction of the tax title account secured by such instrument of taking. DESCRIPTION OF LAND As appearing in instrument of taking or tax collector's deed. Ellen H. C. Burgess-- Lots 41 to 50, inclusive, situated in Plainfield, Siasconset, bounded, North by Clifton St., East by Valley Road, South by Coffin St., and West by Heather Road, as shown in Plan Book 11, Page 4, filed in Nantucket Registry of Deeds. Tax 1938 $26.00. Mrs. Charlotte Watrous, Siasconset, Nantucket, Mass. Witness the execution of this instrument this 25th day of June, 1947. Town of Nantucket

By James Allen Backus, Treasurer

The Commonwealth of Massachusetts. Nantucket, ss. June 25, 1947. Then personally appeared the above-named James A. Backus, Treasurer of the Town of Nantucket, and acknowledged the foregoing

instrument to be the free act and deed of said town. Before me, Roy E. Sanguinetti, Notary Public. My commission expires Oct. 30, 1948.

June 25, 1947 Received and entered 11h. 02m. A.M.

Attest: Josiah L. Bennett Register

Town of Nantucket Est. Burgess to Watrous

The Commonwealth of Massachusetts. Nantucket. OFFICE OF THE TREASURER. The Town of Nantucket, holder of a tax title under a taking for non-payment of the 1938 taxes assessed to Ellen H. C. Burgess on land described in the instrument of taking conveying said title, dated August 29, 1940, and recorded with Nantucket Registry of Deeds, Book 109, Page 268, does hereby, pursuant to General Laws, Chapter 60 Section 62, acknowledge satisfaction of the tax title account secured by such instrument of taking. DESCRIPTION OF LAND. As appearing in instrument of taking or tax collector's deed. Ellen H. C. Burgess-- Lots 1, 2, 7, and 8, situated in Plainfield, Siasconset, bounded North by South Road, East by Lots 16 and 17, South by Coffin St., and West by Valley Road, as shown in Plan Book No. 11, Page 4, filed in Nantucket Registry of Deeds. Tax 1938, $3.12. Mrs. Charlotte Watrous, Siasconset, Nantucket, Mass. Witness the execution of this instrument this 25th day of June, 1947.

Town of Nantucket

By James Allen Backus, Treasurer

The Commonwealth of Massachusetts. Nantucket, ss. June 25, 1947. Then personally appeared the above-named James A. Backus, Treasurer of the Town of Nantucket, and acknowledged the foregoing instrument to be the free act and deed of said Town. Before me, Roy E. Sanguinetti, Notary Public. My commission expires Oct. 30, 1948.

June 25, 1947 Received and entered 11h. 03m. A.M.

Attest: Josiah L. Bennett Register

Town of Nantucket Est. Burgess to Sanguinetti

The Commonwealth of Massachusetts. Nantucket. OFFICE OF THE TREASURER. The Town of Nantucket, holder of a tax title under a taking for non-payment of the 1938 taxes assessed to Ellen H. C. Burgess on land described in the instrument of taking conveying said title, dated August 27,1940, and recorded with Nantucket Registry of Deeds, Book 109, Page 273, does hereby, pursuant to General Laws, Chapter 60, Section 62, acknowledge satisfaction of the tax title account secured by such instrument of taking. DESCRIPTION OF LAND. As appearing in instrument of taking or tax collector's deed. Ellen H. C. Burgess-- Lots 17, 18 and 19, situated in Plainfield, Siasconset and bounded North by Private Way, East by lots 14, 15 and 16, South by Private Way, and West by Private Way, as shown on Plan Book No. 7, Page 47, filed in Nantucket Registry of Deeds. Tax 1938, $4.40. Mrs. Lucille Sanguinetti, Nantucket, Mass. Witness the execution of this instrument this 25th day of June, 1947.

Town of Nantucket

By James Allen Backus, Treasurer.

The Commonwealth of Massachusetts. Nantucket, ss. June 25, 1947. Then personally appeared the above-named James A. Backus, Treasurer of the Town of Nantucket, and acknowledged the foregoing instrument to be the free act and deed of said town. Before me, Roy E. Sanguinetti, Notary Public. My commission expires Oct. 30, 1948.

June 25, 1947 Received and entered 11h. 04m. A.M.

Attest: Josiah L. Bennett Register

Town of Nantucket Est. Burgess to

The Commonwealth of Massachusetts. Nantucket. OFFICE OF THE TREASURER. The Town of Nantucket, holder of a tax title under a taking for non-payment of the 1938 taxes assessed to Ellen H. C. Burgess on land described in the instrument of taking conveying said title, dated August 27,

Watrous

1940, and recorded with Nantucket Registry of Deeds, Book 109, Page 272, does hereby, pursuant to General Laws, Chapter 60, Section 62, acknowledge satisfaction of the tax title account secured by such instrument of taking. DESCRIPTION OF LAND. As appearing in instrument of taking or tax collector's deed. Ellen H. C. Burgess-- Lots 1-10 inclusive situated in Plainfield, Siasconset, bounded North by Clifton St., East by Private Way, South by Coffin St. and West by Burnell St., as shown in Plan Book No. 11, Page 4, filed in Nantucket Registry of Deeds. Tax 1938, $13.12. Mrs. Charlotte Watrous Siasconset, Nantucket, Mass. Witness the execution of this instrument this 25th day of June, 1947. Town of Nantucket

By James Allen Backus, Treasurer

The Commonwealth of Massachusetts. Nantucket, ss. June 25th, 1947. Then personally appeared the above-named James A. Backus, Treasurer of the Town of Nantucket, and acknowledged the foregoing instrument to be the free act and deed of said town. Before me, Roy E. Sanguinetti, Notary Public. My commission expires Oct. 30, 1948.

June 25, 1947 Received and entered 11h. 05m. A.M.

Attest: Josiah S. Barrett Register

Town of Nantucket Est. Burgess to Watrous

The Commonwealth of Massachusetts. Nantucket. OFFICE OF THE TREASURER. The Town of Nantucket, holder of a tax title under a taking for non-payment of the 1938 taxes assessed to Ellen H. C. Burgess on land described in the instrument of taking conveying said title, dated August 27, 1940, and recorded with Nantucket Registry of Deeds, Book 109, Page 269, does hereby, pursuant to General Laws, Chapter 60, Section 62, acknowledge satisfaction of the tax title account secured by such instrument of taking. DESCRIPTION OF LAND. As appearing in instrument of taking or tax collector's deed. Ellen H. C. Burgess-- Lots 11 - 20 inclusive situated in Plainfield, Siasconset, bounded North by Clifton Ave., East by Sunset Road, South by Coffin St. and West by a Way, as shown in Plan Book No. 11, Page 4, filed in Nantucket Registry of Deeds. Tax 1938, $13.12. Mrs. Charlotte Watrous Siasconset, Nantucket, Mass. Witness the execution of this instrument this 25th day of June, 1947. Town of Nantucket

By James Allen Backus, Treasurer

The Commonwealth of Massachusetts. Nantucket, ss. June 25, 1947. Then personally appeared the above-named James A. Backus, Treasurer of the Town of Nantucket, and acknowledged the foregoing instrument to be the free act and deed of said town. Before me, Roy E. Sanguinetti, Notary Public. My commission expires Oct. 30, 1948.

June 25, 1947 Received and entered 11h. 06m. A.M.

Attest: Josiah S. Barrett Register

Town of Nantucket Est. Burgess to Watrous

The Commonwealth of Massachusetts. Nantucket. OFFICE OF THE TREASURER. The Town of Nantucket, holder of a tax title under a taking for non-payment of the 1938 taxes assessed to Ellen H. C. Burgess on land described in the instrument of taking conveying said title, dated August 29, 1940, and recorded with Nantucket Registry of Deeds, Book 109, Page 274, does hereby, pursuant to General Laws, Chapter 60, Section 62, acknowledge satisfaction of the tax title account secured by such instrument of taking. DESCRIPTION OF LAND. As appearing in instrument of taking or tax collector's deed. Ellen H. C. Burgess -- Lots 21 - 30, inclusive, situated in Plainfield, Siasconset, bounded North by Clifton St., East by a Way, South by Coffin St., and West by Sunset Road, as shown in Plan Book No. 11, page 4, filed in Nantucket Registry of Deeds. Tax 1938. $13.12. Mrs. Charlotte Watrous Siasconset, Nantucket, Mass. Witness the execution of this

instrument this 25th day of June, 1947. Town of Nantucket

By James Allen Backus, Treasurer

The Commonwealth of Massachusetts. Nantucket, ss. June 25, 1947. Then personally appeared the above-named James A. Backus, Treasurer of the Town of Nantucket, and acknowledged the foregoing instrument to be the free act and deed of said town. Before me, Roy E. Sanguinetti, Notary Public. My commission expires Oct. 30, 1948.

June 25, 1947 Received and entered 11h. 07m. A.M.

Attest: Josiah L. Barrett Register

The Commonwealth of Massachusetts. Nantucket. OFFICE OF THE TREASURER. The Town of Nantucket, holder of a tax title under a taking for non-payment of the 1938 taxes assessed to Ellen H. C. Burgess on land described in the instrument of taking conveying said title, dated August 29, 1940, and recorded with Nantucket Registry of Deeds, Book 109, Page 271, does hereby, pursuant to General Laws, Chapter 60, Section 62, acknowledge satisfaction of the tax title account secured by such instrument of taking. DESCRIPTION OF LAND. As appearing in instrument of taking or tax collector's deed. Ellen H. C. Burgess-- Lots 31 - 40, inclusive, situated in Plainfield, Siasconset, bounded North by Clifton St., East by Heather Road, South by Coffin St., and West by a Way, as shown in Plan Book No. 11, Page 4, filed in Nantucket Registry of Deeds. Tax 1938. $13.12. Mrs. Charlotte Watrous Siasconset, Nantucket, Mass. Witness the execution of this instrument this 25th day of June, 1947. Town of Nantucket

Town of Nantucket Est. Burgess to Watrous

By James Allen Backus, Treasurer

The Commonwealth of Massachusetts. Nantucket, ss. June 25, 1947. Then personally appeared the above-named James A. Backus, Treasurer of the Town of Nantucket, and acknowledged the foregoing instrument to be the free act and deed of said town. Before me, Roy E. Sanguinetti, Notary Public. My commission expires Oct. 30, 1948.

June 25, 1947 Received and entered 11h. 08m. A.M.

Attest: Josiah L. Barrett Register

The Commonwealth of Massachusetts. Nantucket. OFFICE OF THE TREASURER. The Town of Nantucket, holder of a tax title under a taking for non-payment of the 1938 taxes assessed to Ellen H. C. Burgess on land described in the instrument of taking conveying said title, dated August 27, 1940, and recorded with Nantucket Registry of Deeds, Book 109, Page 275, does hereby, pursuant to General Laws, Chapter 60, Section 62, acknowledge satisfaction of the tax title account secured by such instrument of taking. DESCRIPTION OF LAND. As appearing in instrument of taking or tax collector's deed. Ellen H. C. Burgess-- Land situated near Newtown Burying Ground, supposed to contain twelve acres, being the same premises described in a deed from Cora S. Burgess, et al to Lincoln Burgess, dated July 2, 1928, and recorded in Nantucket Registry of Deeds, Book 104, Page 195. Tax 1938. $2.60. (Advertised for Auction twice, no takers) Town of Nantucket, Nantucket, Mass. Witness the execution of this instrument this 25th day of June, 1947.

Town of Nantucket Est. Burgess to Town of Nantucket

Town of Nantucket

By James Allen Backus, Treasurer

The Commonwealth of Massachusetts. Nantucket, ss. June 25, 1947. Then personally appeared the above-named James A. Backus, Treasurer of the Town of Nantucket, and acknowledged the foregoing instrument to be the free act and deed of said town. Before me, Roy E. Sanguinetti, Notary Public. My commission expires Oct. 30, 1948.

Burgess

thereon to Ellen H. C. Burgess for the year 1938, which were not paid within fourteen days after demand therefor made upon Ellen H. C. Burgess on November 21, 1938, and now remain unpaid together with interest and incidental expenses and costs to the date of taking in the amounts hereinafter specified , after notice of intention to take said land given as required by law. 1938 Taxes remaining unpaid $ 26.00, Interest to the date of taking 1.99. Incidental Expenses and Costs to the date of taking 5.33. Sum for which land is taken $ 33.32. WITNESS my hand and seal this twenty-seventh day of August, 1940. Clifford R. Morris, Collector of Taxes for the Town of Nantucket.

See Affid. to Foreclose Book 111 Page 147

See Inst. of Redemption Book 111 Page 436

THE COMMONWEALTH OF MASSACHUSETTS. Nantucket ss. August 28, 1940. Then personally appeared the above named Clifford R. Morris, Collector of Taxes and acknowledged the foregoing instrument to be his free act and deed as Collector of Taxes, before me, Emma Cook, Justice of the Peace. My commission expires June 1, 1945.
August 29, 1940. 9h. 33 m. A. M. Received and entered.
Attest: Josiah L. Barrett Register.

THE COMMONWEALTH OF MASSACHUSETTS. NANTUCKET, OFFICE OF THE COLLECTOR OF TAXES. I, Clifford R. Morris, Collector of Taxes for the Town of Nantucket, pursuant and subject to the provisions of General Laws (Ter.Ed.) Chapter 60, Sections 53 and 54 as amended, hereby take for said town the following described lands: DESCRIPTION OF LAND. Lots 11 to 20 inclusive situated in Plainfield, Siasconset, bounded North by Clifton Avenue; East by Sunset Road; South by Coffin Street and West by a Way, as shown in Plan Book No. 11, Page 4, filed in Nantucket Registry of Deeds. Said land is taken for non-payment of taxes as defined in Section 43 of said Chapter 60 assessed thereon to Ellen H. C. Burgess for the year 1938, which was not paid within fourteen days after demand therefor made upon Ellen H. C. Burgess on November 21, 1938, and now remain unpaid together with interest and incidental expenses and costs to the date of taking in the amounts hereinafter specified, after notice of intention to take said land given as required by law. 1938 Taxes remaining unpaid $ 13.12 , Interest to date of taking .99, Incidental espenses and costs to the date of taking 5.33. Sum for which land is taken $19.44. WITNESS my hand and seal this twenty-seventh day of August 1940. Clifford R. Morris, Collector of Taxes for the Town of Nantucket.

Estate of Burgess to Town of Nantucket.

See Affid. to Foreclose Book 111 Page 147

See Inst. of Redemption Book 111 Page 438

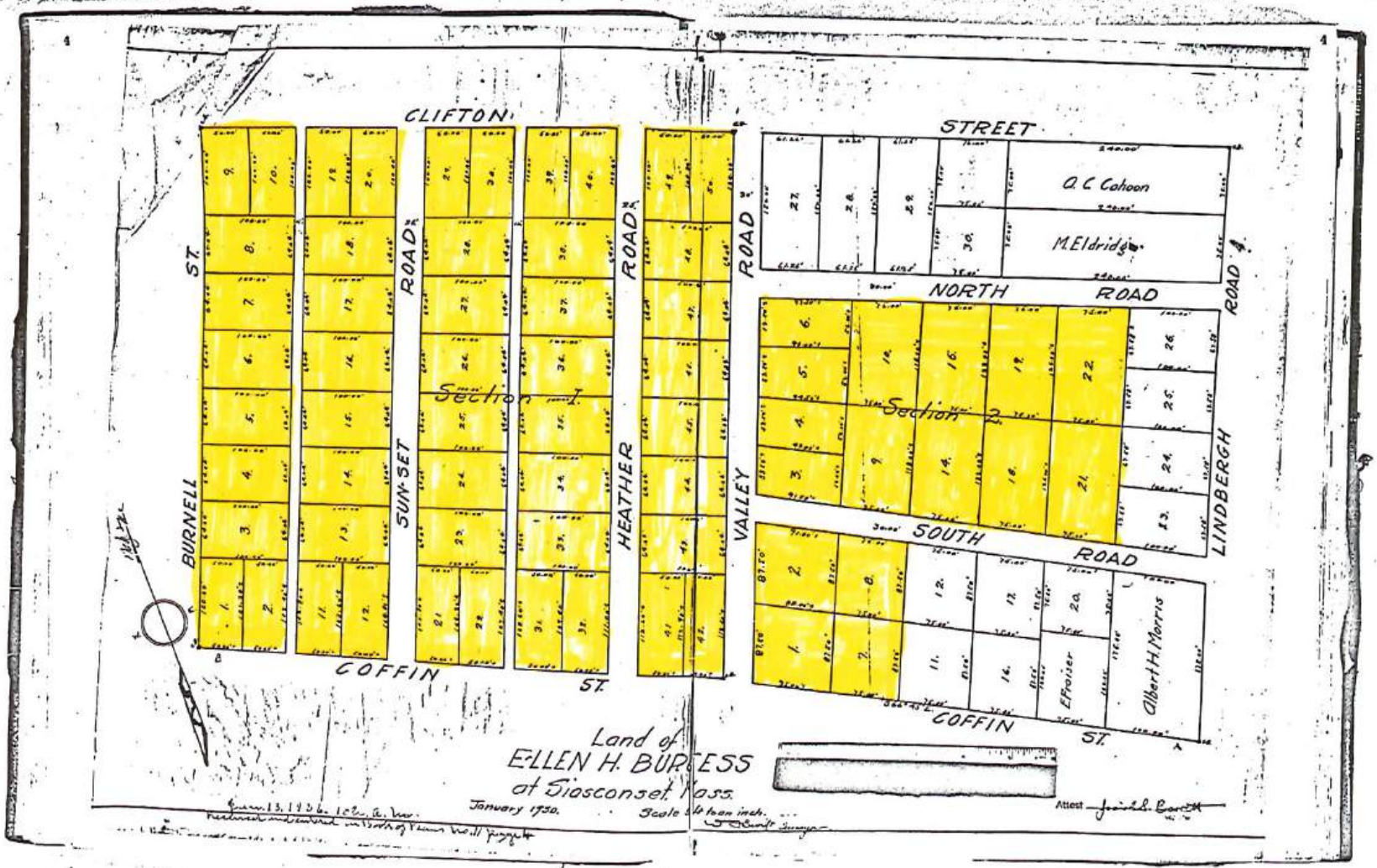
THE COMMONWEALTH OF MASSACHUSETTS. Nantucket, ss. August 28, 1940. Then personally appeared the above named Clifford R. Morris, Collector of Taxes and acknowledged the foregoing instrument to be his free act and deed as Collector of Taxes, before me, Emma Cook, Justice of the Peace. My commission expires June 1, 1945.
August 29, 1940. 9h. 37m. A. M. Received and entered.
Attest: Josiah L. Barrett Register.

THE COMMONWEALTH OF MASSACHUSETTS. Nantucket. Office of the Collector of Taxes. I, Clifford R. Morris, Collector of Taxes for the Town of Nantucket, pursuant and subject to the provisions of General Laws (Ter. Ed.) Chapter 60, Sections 53 and 54 as amended, hereby take for said town the following described lands: DESCRIPTION OF LAND. Lots 27 - 28 and 29, situated in Plainfield, Siasconset, bounded North by Clifton Street; East by land of Ralph C. Pierce and Lot 30; South by North Road, and west by Valley Road, as shown in Plan Book No. 11, Page 4, filed in Nantucket Registry of Deeds. Said land is taken for non-payment of taxes as defined in Section 43 of said Chapter 60 assessed thereon to Ellen H. C. Burgess for the year 1938, which were not paid within fourteen days after demand therefor made upon Ellen H. C. Burgess on November 21, 1938, and now remain unpaid together with interest and incidental expenses and costs to the date of taking in the amounts hereinafter specified, after notice of intention to take said land given as required by law. 1938 Taxes remaining unpaid $10.74 Interest to date of taking .60 - Incidental

Estate of Burgess to Town of Nantucket.

See Affid. to Foreclose Book 111 Page 147

See Inst. of Redemption Book 111 Page 435



Plan Book 11
page 4

1968

BOOK 131 PAGE 476

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 001

I, Charlotte Watrous,

of Washington, D. C.

being unmarried, for consideration paid, grant to my son, Livingston Day Watrous,

of 3532 Edmunds Street, N. W., Washington, D. C. with quitclaim covenants

the land in that part of the Town and County of Nantucket, Massachusetts, called Siasconset together with the dwelling house and all buildings
[Description and encumbrances, if any].
thereon as shown on plan recorded in Nantucket Registry of Deeds, Book of Plans 9, Page 3, bounded and described as follows:

Said land is bounded and described according to said plan as follows:

Beginning at a cement bound at the intersection of Sankaty Avenue and a private way; thence along Sankaty Avenue one hundred thirty-four and 93/100 (134.93) feet; thence Westerly by a private way and land now or formerly of Ellen H. Burgess four hundred eighteen and 11/100 (418.11) feet; thence Northerly by a ten foot private way shown on said plan one hundred twenty-seven and 50/100 (127.50) feet; thence Easterly by the first named private way four hundred fifty-three and 83/100 (453.83) feet/to the point of beginning.

Witness my hand and seal this 5 day of January 19 68

C/S Charlotte Watrous

The Commonwealth of Massachusetts

District of Columbia ss. January 5 19 68

Then personally appeared the above named Charlotte Watrous and acknowledged the foregoing instrument to be her free act and deed, before me

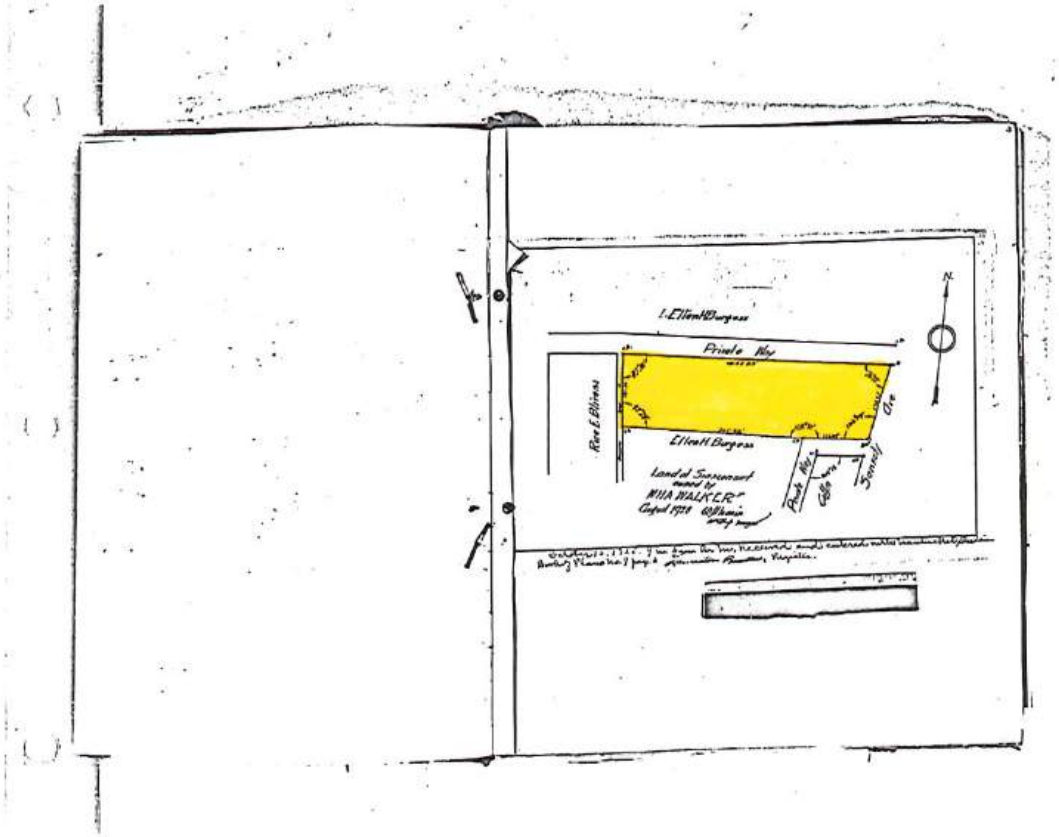
Notary Public — Justice of the Peace

My commission expires May 14 19 68

JAN 15 1968 11:01 a.m.
NANTUCKET COUNTY
Received and Entered

Attest Josiah L. Barrett
Register

(*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)



Plan Book 9
page 3
1928

ORDER OF TAKING

At a meeting of the duly elected and qualified Board of County Commissioners for the County of Nantucket held February 28, 1979, it is ordered:

WHEREAS, we the Board of County Commissioners for the County of Nantucket, having complied with the preliminary requirements of law relating to notice of a meeting to be held on the 26th day of May 1976 at 10:00 o'clock A. M. for the purpose of a public hearing of all parties interested in a petition for the laying out as a highway of Burnell Street in Siasconset, Nantucket, commencing at New Street and extending northerly to land of the Sankaty Head Golf Club, Inc., as shown on a plan of Burnell Street made by Shugrue & Hart, Inc., (3 sheets) dated April 20, 1976, said road being approximately 50 feet in width; and after having accordingly held said public hearing, having determined and adjudged upon consideration of the matter that common convenience and necessity require that said Burnell Street be laid out as and for a highway in accordance with the boundaries and description set forth in Exhibit "A" attached hereto and made a part hereof, do hereby lay out such highway in accordance with Exhibit "A".

NOW, THEREFORE, we the undersigned, being a majority of the Board of County Commissioners for the County of Nantucket, by right of eminent domain under the provisions of Chapter 79 of the General Laws and of any and every other power and authority in us, hereto take, and in fee simple, any and all right, title and interest of any nature or description in the land in said

County bounded and described as set forth in Exhibit "A", all for the purpose of Burnell Street in said Siasconset, Nantucket, hereby laid out.

For damages sustained by the supposed owners of the land hereby taken, by reason of the aforesaid taking, awards are made as set forth in Exhibit "B" attached hereto and made a part hereof.

IN WITNESS WHEREOF, we have hereunto set our hands and the seal of Nantucket County this 28th day of February, 1976.

Gertrude E. Wheelden
Clerk

Acting Chairman

EXHIBIT "A"

Certain parcels of land, situated in Siasconset, Nantucket, Nantucket County, Massachusetts, shown as Parcels 1 through 18 inclusive, on a plan (3 sheets) entitled "Plan of Taking of Burnell Street Nantucket, Mass. for the Nantucket County Commissioners" dated April 20, 1976, by Shugrue & Hart, Inc., to be recorded herewith. See Road Plans Drawer 1 Plan No. 360

BOOK 169 PAGE 187

EXHIBIT "A"

Supposed Owners	Parcel Nos.	Certif. Nos.	Award
Coffin, Earl J. Coffin, Phoebe	13		1.00
Coffin, Henry Jr. Coffin, Florence M.	12		1.00
Damain, Anita C.	10		1.00
Davidson, James) Davidson, Adriana)	11 11A		1.00 1.00
DeAngelis, Nellie Karadon	5		1.00
Freedman, Cornelia Ann	6		1.00
Hendricks, Elizabeth W.	3		1.00
Lathrop, John C.	14	6741 ✓	1.00
Lewis, C. Pendleton) Lewis, Mabel B.)	7 8A 8B		1.00 1.00 1.00
Mathews, Helen Roberts	2		1.00
Pine, Granville M.	17	6740 ✓	1.00
Roberts, Henry Bryce	1A 1B	6627 ✓	1.00 1.00
Sankaty Head Golf Club, Inc. John B. McElderry, Jr., Secty.	18	1308 ✓	1.00
Saunders, Francis A. Saunders, Ruth L.	4	4717 ✓	1.00
Strasenburgh, John B.	15	6868 ✓	1.00
Torrey, James H.	16	6772 ✓	1.00
Watrous, Livingston Day	9A 9B 9C	5484 ✓	1.00 1.00 1.00

NANTUCKET COUNTY
Received and Entered

Attest Josiah L. Barrett
MAR 2 1979
9:40 AM
Register

1984

BOOK 212 PAGE 188

CONFIRMATORY DEED

I, Theresa A. Badeau, as I am asst. Town Treasurer of the Town of Nantucket, Commonwealth of Massachusetts, for consideration paid, grant to CHARLOTTE WATROUS, now or formerly of Siasconset, Nantucket, Massachusetts, and those claiming by, through, and under her by virtue of a certain instrument dated June 25, 1947, recorded with Nantucket Deeds in Book 111, Page 438, (whose mailing address is c/o Wallace C. Howard, Jr., North Road, Siasconset, Massachusetts 02564),

The land, supposed to be situated in Nantucket, Nantucket County, Massachusetts, described in a certain Taking made by the Collector of Taxes of the Town of Nantucket, dated August 27, 1940, recorded with Nantucket Deeds in Book 109, Page 269, and in a certain instrument dated June 25, 1947, recorded with Nantucket Deeds in Book 111, Page 438, and therein described as follows:

Lots 11-20, inclusive, situated in Plainfield, Siasconset, bounded North by Clifton Ave., East by Sunset Rd., South by Coffin St., and West by a Way, as shown in Plan Book No. 11, Pg. 4, filed in Nantucket Registry of Deeds.

This deed is made without covenants.

This deed is given without monetary consideration, to confirm the said instrument dated June 25, 1947, recorded with Nantucket Deeds in Book 111, Page 438, which was given by the then Treasurer of the Town of Nantucket to the said Charlotte Watrous as the purchaser at public sale of the within-described premises pursuant to an affidavit of the Commissioner of the Department of Corporations and Taxation of the Commonwealth of Massachusetts under General Laws, Chapter 60, Section 79, recorded with Nantucket Deeds in Book 111, Page 147, and which instrument recorded in Book 111, Page 438, was erroneously drafted in the form of an instrument of redemption of tax title instead of the form of a treasurer's deed under Chapter 60, Section 79.

Executed and sealed, this 19th day of March, 1984.

Theresa A. Badeau

as asst. Town Treasurer of the Town of Nantucket

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. March 19, 1984

Then personally appeared the above-named Theresa Bedell, as Asst Treasurer of the Town of Nantucket as aforesaid, and acknowledged the foregoing instrument to be her free act and deed as such Asst. Treasurer as aforesaid, before me,

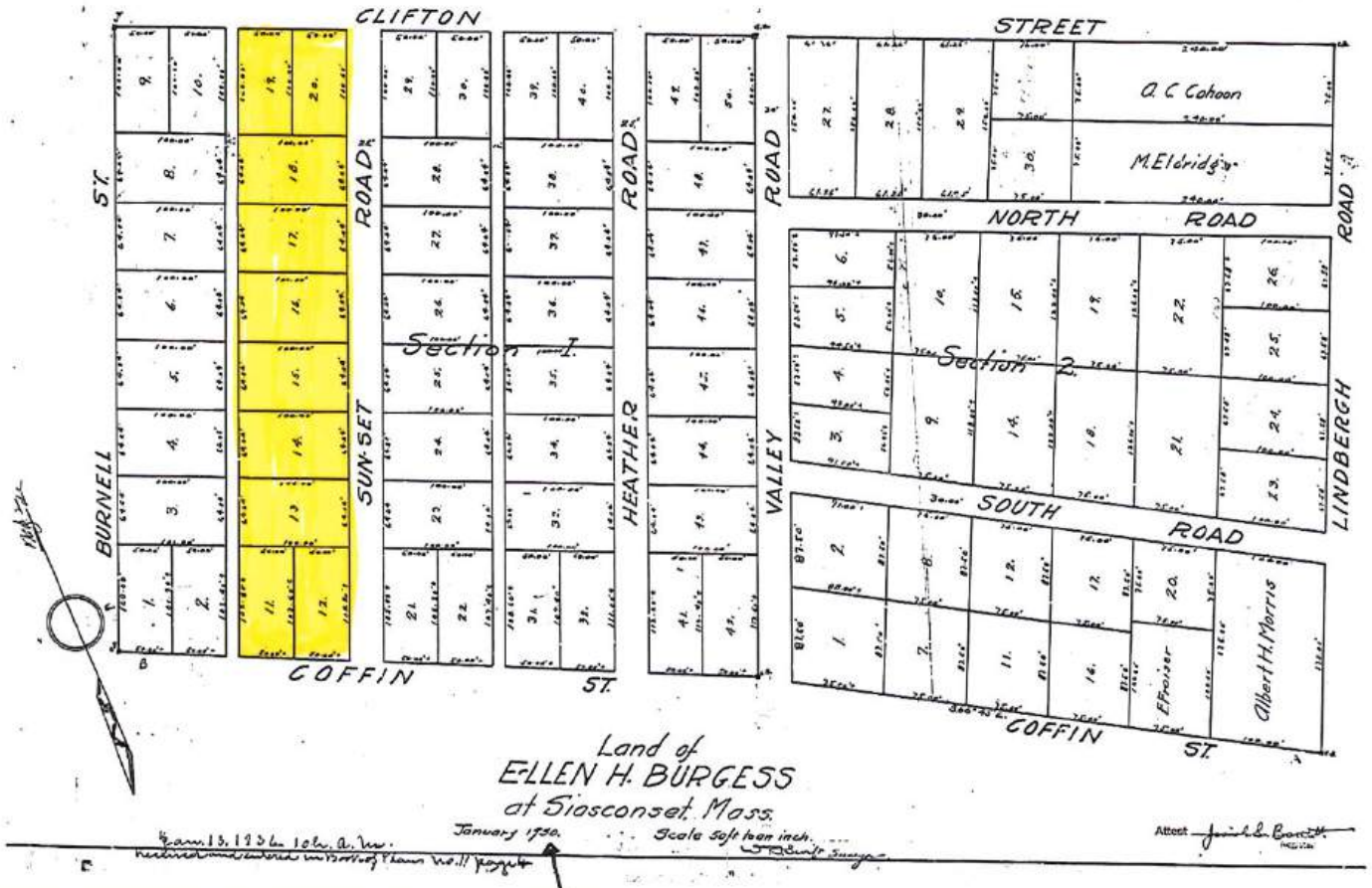
Madelyn B. Perry
Notary Public

My Commission Expires: April 27, 1990

NANTUCKET LAND BANK FEE
☐ Paid: $
☒ Exempt: $
69 3-21-84 TCB
NO. DATE CERTIFICATION

NANTUCKET COUNTY
Received and Entered
MAR 21 1984 11:20 AM
Attest Margaret C. Pignato
Register

Add to Basket | Print Document



1930

Book 11, Page 4

Lots 11-20

1984

1997

BOOK 0541 PAGE 063

DECLARATION OF TRUST

OF

WINDY KNOLL REALTY TRUST

This Declaration of Trust is made as of July 3, 1997, by LIVINGSTON DAY WATROUS and ALICIA L. WATROUS, both of Nantucket, Massachusetts (together hereinafter referred to, with their successors in trust, as the "Trustees").

1. The Trustees hereby declare that they will hold any and all property that may be transferred to them as Trustees hereunder for the sole benefit of the persons hereinafter called the beneficiaries who are set forth in a Schedule of Beneficial Interests signed by the Trustees and the beneficiaries in the proportions therein set forth.

2. The Trustees shall hold the principal of this trust and receive the income therefrom for the benefit of the beneficiaries, shall pay over the principal and income pursuant to the directions of the beneficiaries and, without such directions, shall pay the income to the beneficiaries in proportion to their respective interests at least yearly. Except as hereinafter provided in case of the termination of this trust, the Trustees shall have no power to deal in or with the trust estate except as directed by all of the beneficiaries. The Trustees, however, shall have full power and authority to borrow money and to sell, mortgage, or otherwise dispose of all or any part of the trust property and to lease all or any part thereof by one or more leases for a term or terms which may extend beyond the date of any possible termination of the trust; to grant or acquire rights or easements and enter into agreements or arrangements with respect to the trust property; and to acquire

property and leasehold interests in property; all as may be directed by all of the beneficiaries, provided that the Trustees shall not be required to take any action which will, in the opinion of the Trustees, involve them in any personal liability unless first indemnified to the satisfaction of the Trustees.

3. The trust may be terminated at any time by the beneficiaries, or any one or more of them, by notice in writing to the Trustees, or by the Trustees, by notice in writing to the beneficiaries; and the trust shall terminate, in any event, ninety (90) years after the date hereof. In case of any such termination, the Trustees shall transfer and convey the entire trust estate, subject to any leases, mortgages, contracts, or other encumbrances on the trust estate, to the beneficiaries as tenants in common in proportion to their respective interests, except that, if the beneficiaries comprise a partnership or joint venture, the conveyance shall run to such partnership or joint venture.

4. Any Trustee hereunder may resign by written instrument signed and acknowledged by such Trustee and recorded in the Place of Recording set forth below. In the event that both of the original Trustees named herein shall have died, resigned, or otherwise failed or ceased to act as Trustee, Peter L. Watrous, now of Brooklyn, New York, shall become the successor Trustee hereunder. Succeeding or additional Trustees may be appointed, or any Trustee may be removed, by an instrument or instruments in writing signed by all of the beneficiaries and acknowledged by one or more of them, provided in each case that such instrument or instruments or a certificate by any Trustee naming the Trustee or Trustees appointed or removed and, in the case of an appointment, the acceptance in writing by the Trustee or Trustees

appointed, shall be so recorded. Upon the appointment of any succeeding or additional Trustee, the title to the trust estate shall thereupon and without the necessity of any conveyance be vested in said succeeding or additional Trustee jointly with the existing Trustee or Trustees if any. Any succeeding or additional Trustee shall have all the rights, powers, authority, and privileges as if named as an original Trustee hereunder. No Trustee shall be required to furnish bond. This Declaration of Trust may be amended from time to time by an instrument in writing signed by the then Trustees hereunder and by all of the beneficiaries and acknowledged by one or more of them, provided in each case that the instrument or amendment or a certificate by any Trustee setting forth the terms of such amendment shall be so recorded.

5. Any one (1) Trustee may exercise any power of the Trustees hereunder. The Trustees for the time being hereunder shall not be liable for any error of judgment nor for any loss arising out of any act or omission in the execution of the trust so long as they act in good faith but shall be responsible only for their own willful breach of trust. No license of court shall be requisite to the validity of any transaction entered into by the Trustees, and the Trustees shall have full power and authority to execute all deeds and other instruments necessary or proper to carry such transactions into effect. No purchaser or lender shall be under any liability to see to the application of the purchase money or of any money or property loaned or delivered to the Trustees or to see that the terms and conditions of this trust have been complied with. Every instrument executed by a person who, according to the records in said Place of Recording, appears to be a Trustee hereunder shall be conclusive

evidence in favor of every person relying thereon or claiming thereunder that, at the time of the delivery thereof, this trust is in full force and effect and that the Trustee or Trustees were duly directed by the beneficiaries to execute and deliver the same. Any person dealing with the trust property or the Trustees may always rely on a certificate signed by the persons appearing from this instrument or from the aforesaid records in said Place of Recording to be a Trustee hereunder as to whether or not this Declaration of Trust has been terminated, as to who are the beneficiaries hereunder, or as to the existence or nonexistence of any fact or facts which constitute conditions precedent to acts by the Trustees or are in any other manner germane to the affairs of the trust. The term "Place of Recording" herein shall mean the Nantucket Registry District of the Land Court.

Executed and sealed on the day and year first above written.

Livingston Day Watrous
Livingston Day Watrous

Alicia L. Watrous
Alicia L. Watrous

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. July 3, 1997

Then personally appeared the above-named Livingston Day Watrous and Alicia L. Watrous, and acknowledged the foregoing instrument to be their free act and deed, before me,

Arthur L. Reed, L
Notary Public

Printed name: Arthur L. Reed, Jr.
My commission expires: Nov. 27, 1999

f:\wp\watrous\windyktr.trt

JUL 0 3 1997 1:48 pm
NANTUCKET COUNTY SANDRA M CHADWICK
REC'D ENTERED ATTEST REGISTER

4

End of Instrument

1997

Marginal Reference
Book 644
Page 310

BOOK 0541 PAGE 061

DEED

I, LIVINGSTON DAY WATROUS, of Nantucket, Massachusetts, for consideration paid, grant to LIVINGSTON DAY WATROUS and ALICIA L. WATROUS, as Trustees of WINDY KNOLL REALTY TRUST under Declaration of Trust dated July 3, 1997, recorded with Nantucket Deeds in Book 541, Page 63, whose mailing address is Post Office Box 66, Siasconset, Massachusetts 02564, with QUITCLAIM COVENANTS,

That certain parcel of land situated in Nantucket, Nantucket County, Massachusetts, together with the buildings thereon, now known and numbered as 30 Coffin Street, Siasconset, bounded and described as follows:

NORTHERLY	by	a Private Way, four hundred fifty-three and 83/100 (453.83) feet;
EASTERLY	by	Sankaty Avenue, one hundred thirty-four and 93/100 (134.93) feet;
SOUTHERLY	by	a Private Way and by land now or formerly of Ellen H. Burgess, in two courses, a total of four hundred eighteen and 11/100 (418.11) feet; and
WESTERLY	by	a Private Way, one hundred twenty-seven and 50/100 (127.50) feet.

Said land is shown upon a plan by William F. Swift dated August, 1928, recorded with Nantucket Deeds in Plan Book 9, Page 3.

Said land is conveyed subject to the following matters:

(a) Rights of others in the Private Ways and in Sankaty Avenue, as shown upon said plan.

(b) Real estate taxes assessed by the Town of Nantucket for the fiscal year 1998.

For title, see deed recorded with Nantucket Deeds in Book 131, Page 476.

This conveyance is made without monetary consideration, as a gift to a trust of which the initial beneficiaries are the grantor and his wife, Alicia L. Watrous.

Executed and sealed on July 3, 1997.

Livingston Day Watrous

Livingston Day Watrous

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. July 3, 1997

Then personally appeared the above-named Livingston Day Watrous, and acknowledged the foregoing instrument to be his free act and deed, before me,

Arthur I. Reade, Jr.
Notary Public

Printed name: Arthur I. Reade, Jr.
My commission expires:
Nov. 22, 1999

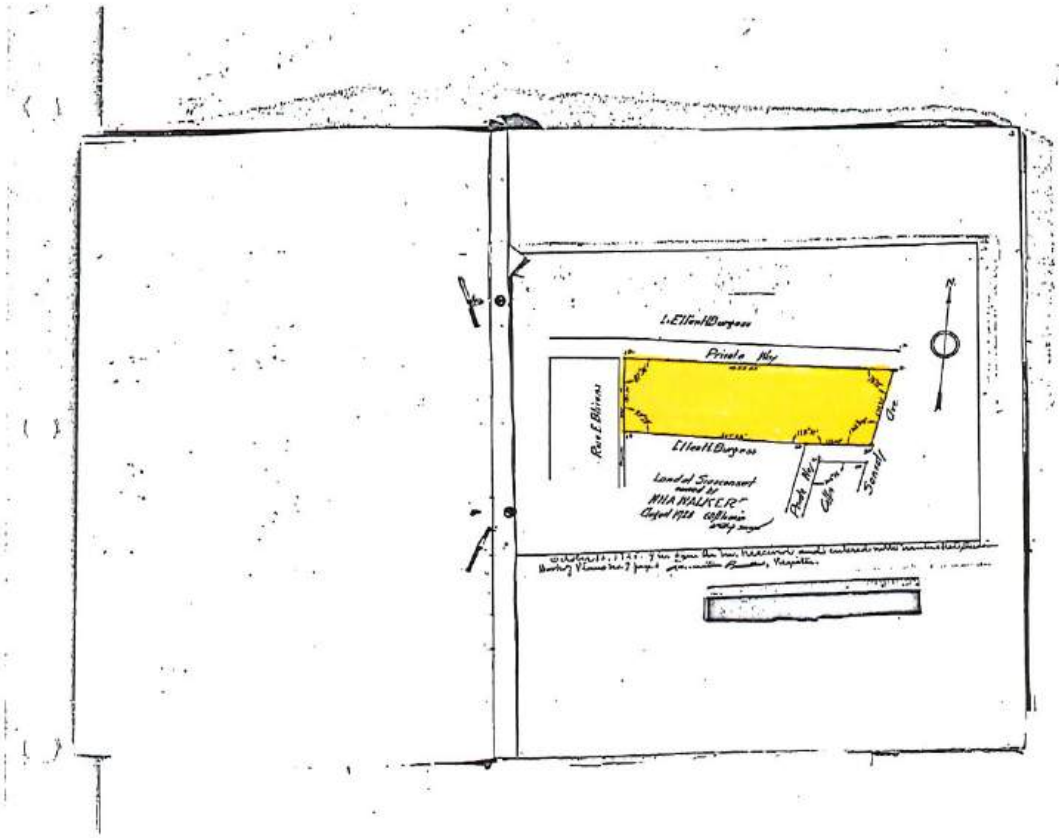
f:\wp\watrous\windyktr.ded

NANTUCKET LAND BANK
CERTIFICATE
15770 7/3/97

JUL 03 1997
NANTUCKET COUNTY
REC'D ENTERED

1:48 pm
SANDRA M CHADWICK
ATTEST REGISTER

End of Instrument



Plan Book 9
page 3
1928

2011

2011 00001729
Bk: 1285 Pg: 168 Page: 1 of 1
Doc: TRUSTEE 07/06/2011 10:4

CERTIFICATE OF REMOVAL OF TRUSTEE
OF
WINDY KNOLL REALTY TRUST

I, PETER L. WATROUS, as the successor of WINDY KNOLL REALTY TRUST under Declaration of Trust dated July 3, 1997, made by Livingston Day Watrous and Alicia L. Watrous as Trustees, acting by power conferred under Paragraph 5 of said Declaration of Trust, hereby certify that the surviving Trustee of said Trust, ALICIA L. WATROUS, has been duly removed as a Trustee by instrument executed and acknowledged by the holders of all of the beneficial interest in said Trust under the provisions of Paragraph 4 of said Declaration of Trust, by reason of her present incapacity to act.

Livingston Day Watrous, the other original Trustee named in said Trust, died on September 1, 1998.

Executed and sealed as of May 16, 2011.

Peter L. Watrous

STATE OF NEW YORK

Kings County, ss. June 14, 2011

Then personally appeared the above-named Peter L. Watrous, and acknowledged the foregoing instrument to be his free act and deed, before me,

Notary Public

My commission expires: 10-01-2011

ARTHUR ROBERSON
Notary Public, State of New York
Qualified in Kings County
Reg. No. 01RO6175037
My Commission Expires Oct. 1, 2011

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira, Register of Deeds



ACCEPTANCE OF APPOINTMENT AS TRUSTEE
OF
WINDY KNOLL REALTY TRUST

I, PETER L. WATROUS, as the successor Trustee named in the trust instrument of WINDY KNOLL REALTY TRUST under Declaration of Trust dated July 3, 1997, made by Livingston Day Watrous and Alicia L. Watrous as Trustees, by reason of the death of Livingston Day Watrous on September 1, 1998, and the removal of Alicia L. Watrous as Trustee as of May 16, 2011, under the provisions of Paragraph 4 of said Declaration of Trust, hereby accept appointment as successor Trustee thereof.

Executed and sealed as of May 16, 2011.

Peter L. Watrous

Commonwealth of Massachusetts
~~STATE OF NEW YORK~~

Nantucket
~~Kings County,~~ ss. July 1, 2011

Then personally appeared the above-named Peter L. Watrous, and acknowledged the foregoing instrument to be his free act and deed, before me,

Regina S. Burke
Notary Public

My commission expires: 5/26/17

REGINA S. BURKE
Notary Public
Commonwealth of Massachusetts
My Commission Expires May 26, 2017

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira, Register of Deeds

2011 00001731
Bk: 1285 Pg: 170 Page: 1 of 2
Doc: DD 07/06/2011 10:40 AM

DEED

I, PETER L. WATROUS, as successor Trustee of WINDY KNOLL REALTY TRUST under Declaration of Trust dated July 3, 1997, recorded with Nantucket Deeds in Book 541, Page 63, for consideration paid, grant to LIVINGSTON VANCE WATROUS, of 150 Koster Row, Amherst, New York 14226, ROBERT S. JOHNSON, of 2620 Spring Hill Lane, Enola, Pennsylvania 17025, and PATRICIA R. WATROUS, of 2035 E. Spring Street, Tucson, Arizona 85719, as tenants in common, each for an undivided one-third interest, with QUITCLAIM COVENANTS,

That certain parcel of land situated in Nantucket, Nantucket County, Massachusetts, being a portion of the land now known and numbered as 30 Coffin Street, Siasconset, bounded and described as follows:

NORTHERLY	by	Coffin Street, one hundred fifty-one and 40/100 (151.40) feet;
EASTERLY	by	West Sankaty Avenue, one hundred thirty-four and 93/100 (134,93) feet;
SOUTHERLY	by	Lincoln Street and by land now or formerly of William A., in two courses, a total of one hundred twenty and 85/199 (120.85) feet; and
WESTERLY	by	Lot 1 on plan hereinafter mentioned, one hundred thirty-two and 98/100 (132.98) feet.

Said land is shown as Lot 2 upon a plan by Charles W. Hart and Associates, Inc., dated April 14, 2011, recorded with Nantucket Deeds as Plan No 2011-36, and contains 18,000 square feet, more or less, according to said plan.

Said land is conveyed subject to the following matters:

(a) Rights of others in Coffin Street and in the Way, shown upon said plan.

(b) Real estate taxes assessed by the Town of Nantucket for the fiscal year 2012, commencing on July 1, 2011.

For title, see deed recorded with Nantucket Deeds in Book 541, Page 61. My status as successor Trustee results from the death of Livingston Day Watrous on September 1, 1998, and the removal of Alicia L. Watrous as Trustee as of May 16, 2011; death certificate of Livingston Day Watrous recorded with Nantucket Deeds in Book 1285, Page 167, Certificate of Removal recorded in Book 1285, Page 168, and Acceptance as Trustee recorded in Book 1285, Page 169.

This conveyance is made without monetary consideration, as a distribution to beneficiaries of said trust of a portion of the trust property corresponding in value to the total trust property in the same relationship as the grantees' share of the beneficial interest bears to the total beneficial interest of the trust.

I hereby certify that I am the sole present trustee of Windy Knoll Realty Trust, which has not bee amended nor revoked and is still in full force and effect, and that I have been duly authorized by the holders of all of the beneficial interest in said trust, none of whom are under any disability to act, to execute and deliver this instrument in accordance with its terms.

Executed and sealed as of May 16, 2011.

Peter L. Watrous, as Trustee
of Windy Knoll Realty Trust

STATE OF NEW YORK

Kings County, ss. June 14, 2011

Then personally appeared the above-named Peter L. Watrous, and acknowledged the foregoing instrument to be his free act and deed, before me,

Notary Public

My commission expires: 10-01-2011

ARTHUR ROBERSON
Notary Public, State of New York
Qualified in Kings County
Reg. No. 01RO6175037
My Commission Expires Oct. 1, 2011

NANTUCKET LAND BANK
CERTIFICATE
☐ Paid $
☑ Exempt D
☐ Non-applicable
No. 21788 Date 7/6/11
Authorization

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira, Register of Deeds

2011 00001732
Bk: 1285 Pg: 172 Page: 1 of 2
Doc: DD 07/08/2011 10:40 AM

DEED

I, PETER L. WATROUS, as successor Trustee of WINDY KNOLL REALTY TRUST under Declaration of Trust dated July 3, 1997, recorded with Nantucket Deeds in Book 541, Page 63, for consideration paid, grant to PETER L. WATROUS, of 4 Hunts Lane, Brooklyn, New York 11201, with QUITCLAIM COVENANTS,

That certain parcel of land situated in Nantucket, Nantucket County, Massachusetts, being a portion of the land now known and numbered as 30 Coffin Street, Siasconset, together with the buildings thereon, bounded and described as follows:

NORTHERLY by Coffin Street, three hundred two and 43/100 (302.43) feet;

EASTERLY by Lot 2 on plan hereinafter mentioned, one hundred thirty-two and 98/100 (132.98) feet;

SOUTHERLY by lands now or formerly of William A. White and now or formerly of Edward P. and Joyce M. Lawrence, two hundred ninety-seven and 17/199 (297.17) feet; and

WESTERLY by a Way, one hundred twenty-seven and 50/100 (127.50) feet.

Said land is shown as Lot 1 upon a plan by Charles W. Hart and Associates, Inc., dated April 14, 2011, recorded with Nantucket Deeds as Plan No 2011-36, and contains 39,019 square feet, more or less, according to said plan.

Said land is conveyed subject to the following matters:

(a) Rights of others in Coffin Street and in the Way, shown upon said plan.

(b) Real estate taxes assessed by the Town of Nantucket for the fiscal year 2012, commencing on July 1, 2011.

For title, see deed recorded with Nantucket Deeds in Book 541, Page 61. My status as successor Trustee results from the death of Livingston Day Watrous on September 1, 1998, and the removal of Alicia L. Watrous as Trustee as of May 16, 2011; death certificate of Livingston Day Watrous recorded with Nantucket Deeds in Book 1285, Page 167, Certificate of Removal recorded in Book 1285, Page 168, and Acceptance as Trustee recorded in Book 1285, Page 169.

This conveyance is made without monetary consideration, as a distribution to a beneficiary of said trust of a portion of the trust property corresponding in value to the total trust property in the same relationship as the grantee's share of the beneficial interest bears to the total beneficial interest of the trust.

I hereby certify that I am the sole present trustee of Windy Knoll Realty Trust, which has not bee amended nor revoked and is still in full force and effect, and that I have been duly authorized by the holders of all of the beneficial interest in said trust, none of whom are under any disability to act, to execute and deliver this instrument in accordance with its terms.

Executed and sealed as of May 16, 2011.

Peter L. Watrous, as Trustee
of Windy Knoll Realty Trust

STATE OF NEW YORK

Kings County, ss. June 14, 2011

Then personally appeared the above-named Peter L. Watrous, and acknowledged the foregoing instrument to be his free act and deed, before me,

Notary Public

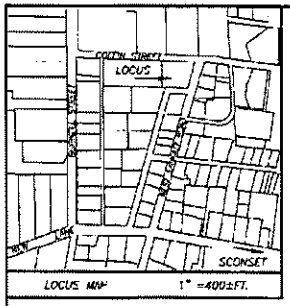
My commission expires: 10-01-2011

ARTHUR ROBERSON
Notary Public, State of New York
Qualified in Kings County
Reg. No. 01RO6175037
My Commission Expires Oct. 1, 2011

NANTUCKET LAND BANK
CERTIFICATE
☐ Paid $
☑ Exempt D
☐ Non-applicable
No. 21787 Date 7/6/11
Authorization

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira Register of Deeds

2012 ...
Bk: Pg: 0 Page: 0
Doc: PLAN 05/18/2012 10:21 AM



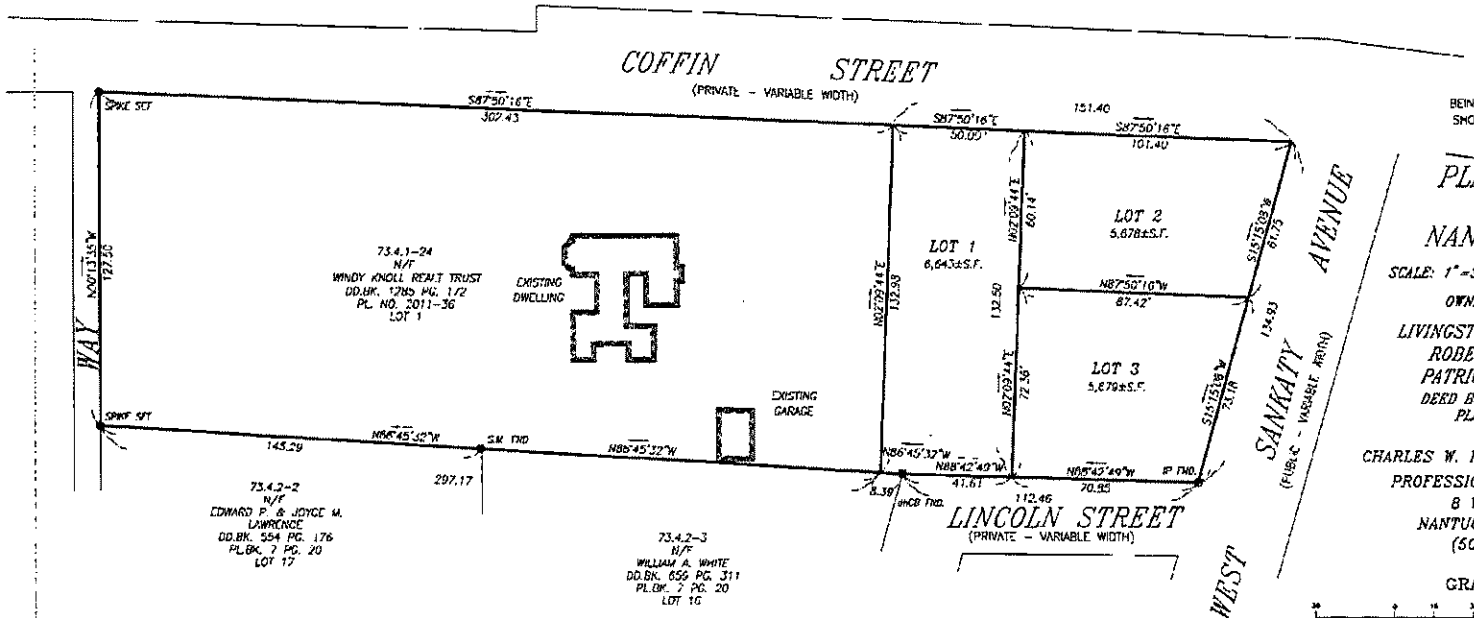
CURRENT ZONING CLASSIFICATION:
SIASCONSET RESIDENTIAL 1 (SR-1)

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT
REAR/SIDE SETBACK:	5 FT.
GROUND COVER % :	30%

LEGEND

■ dhCB FND.	DENOTES DRILL HOLE IN CONCRETE BOUND FOUND
● S.M. FND	DENOTES SURVEY MARKER FOUND
○ IP FND.	DENOTES IRON PIPE FOUND
● SPIKE SET	DENOTES 12" SPIKE SET

NANTUCKET REGISTRY OF DEEDS
Date: 05/18/2012
Time: 10:21 AM
Plan Bk.: -- Pg.: --
Plan ~~File~~ No. 2012-37
Attest: Jennifer H Ferreira Register
Sheet 1 of 1
RESERVED FOR REGISTRY USE



BEING A SUBDIVISION OF LOT 2
SHOWN IN PLAN NO. 2011-36

PLAN OF LAND
IN
NANTUCKET, MA.

SCALE: 1"=30' DATE: SEPTEMBER 1, 2011

OWNER'S REFERENCE:

LIVINGSTON VANCE WATROUS
ROBERT S. JOHNSON
PATRICIA R. WATROUS
DEED BOOK 1285, PAGE 170
PLAN NO. 2011-36

CHARLES W. HART and ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS
8 WILLIAMS LANE
NANTUCKET, MA. 02554
(508) 228 8910

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

09-12-11 DATE SIGNED
7375 FILE #

THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) 1 & 2 & 3 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Charles W. Hart 9-1-11
PROFESSIONAL LAND SURVEYOR DATE

ASSESSORS MAP 73.4.1 PARCEL 24 (PORTION)

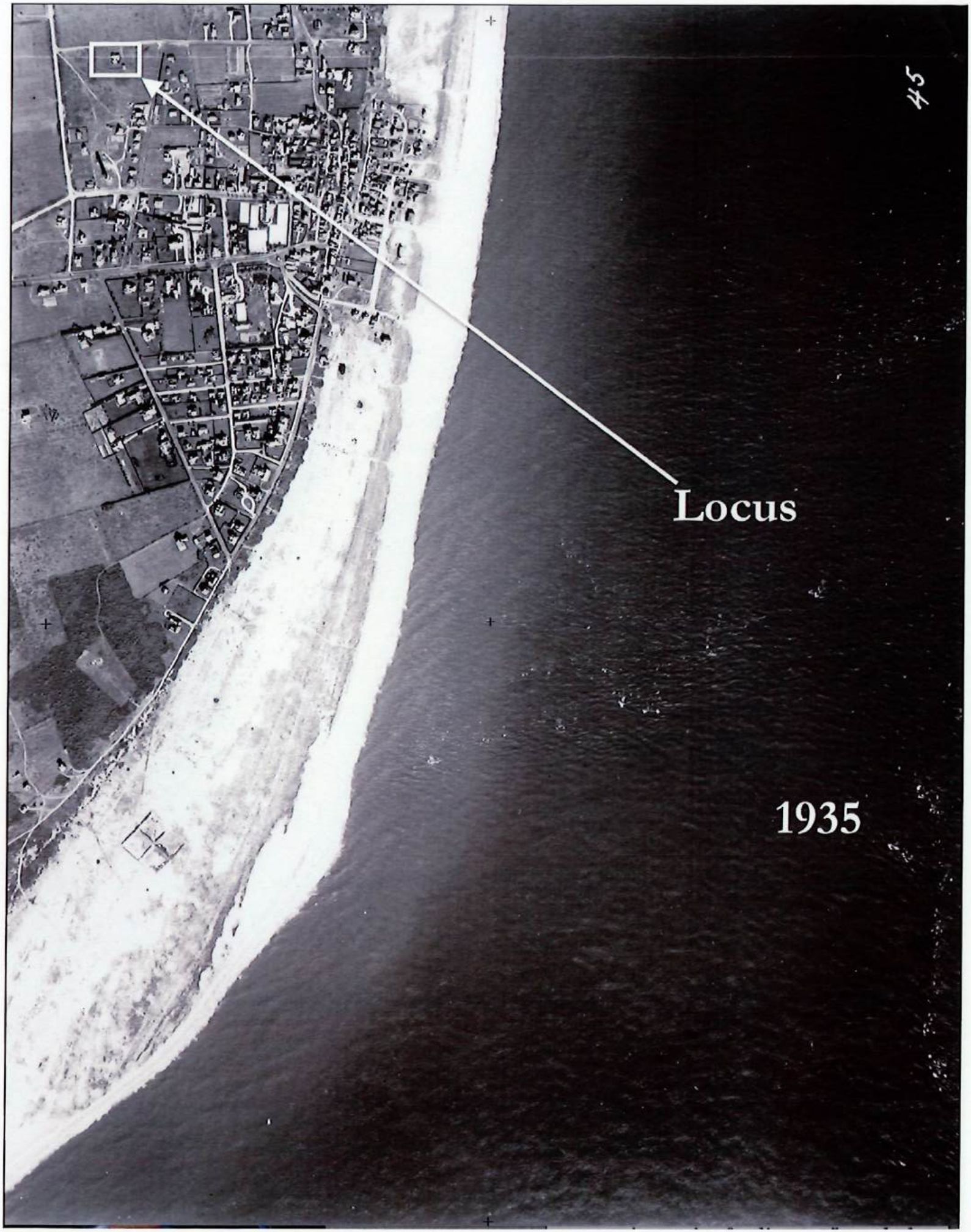
H-6128

SECTION FOUR

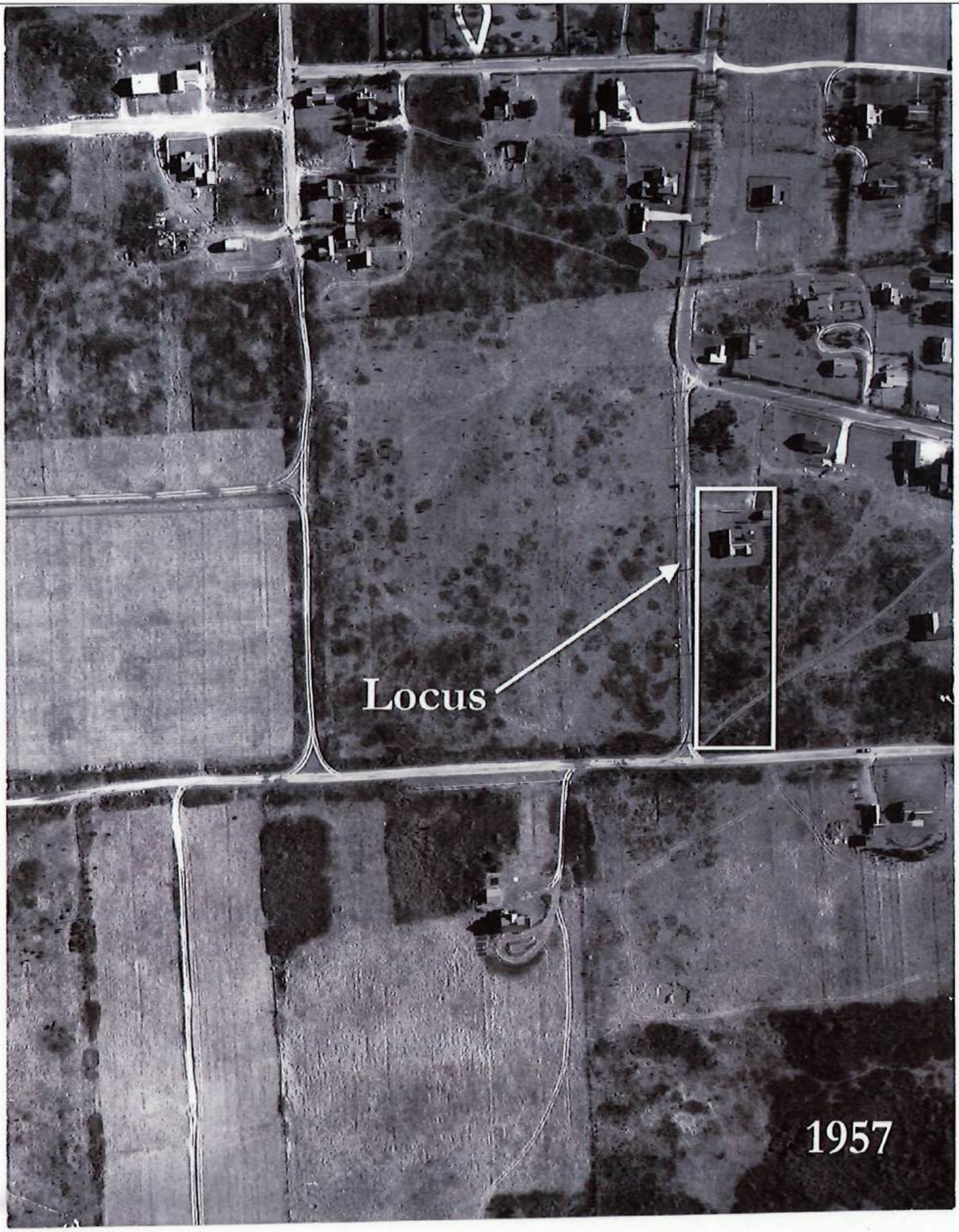
30 COFFIN STREET

NHA AERIAL PHOTOGRAPHS

NHA PHOTOGRAPHS/FLINT RANNEY COLLECTION


45
Locus
1935


1940
Locus
Nantucket Historical Association


Locus
1957



Nantucket Historical Association


1993
A500I-2-2
3-23-93
Nantucket Historical Association


1998


1998


1998

Parcel SHED

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 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

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

✓ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✓ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

TOPHAM DESIGN

April 6, 2022

Esmeralda Martinez
Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 32 Dukes Rd Map 56/ Parcel 188

Dear Esmeralda,

I hereby authorize Joseph Topham of Topham Design, LLC to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

Thank you,

Kevin & Kelly Purcell

18 Hummock Pond Road, Nantucket, MA. ~ Tel: 508-325-5890 ~ email: Joseph@TophamDesignACK.com

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Kerry Flynn / Topham Design

AS AGENT FOR Kelly & Kevin Purcell

STREET ADDRESS 32 Dukes Road

MAP/PARCEL 56 / 188

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.

Kerry Flynn — 5/10/25

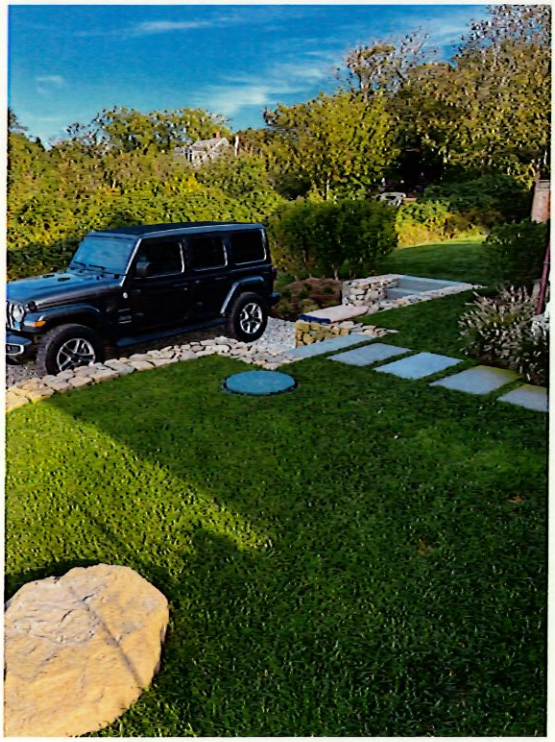
Signature Date

PURCELL 32 DUKES ROAD

PROPOSED SHED SITE







18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 email: joseph@TophamDesignAck.com

TOPHAM DESIGN

Purcell Residence
32 Dukes Road





18 Hummock Pond Road, Nantucket, MA. ~ Tel.: 508-325-5890 ~ email: Joseph@TophamDesignACK.com





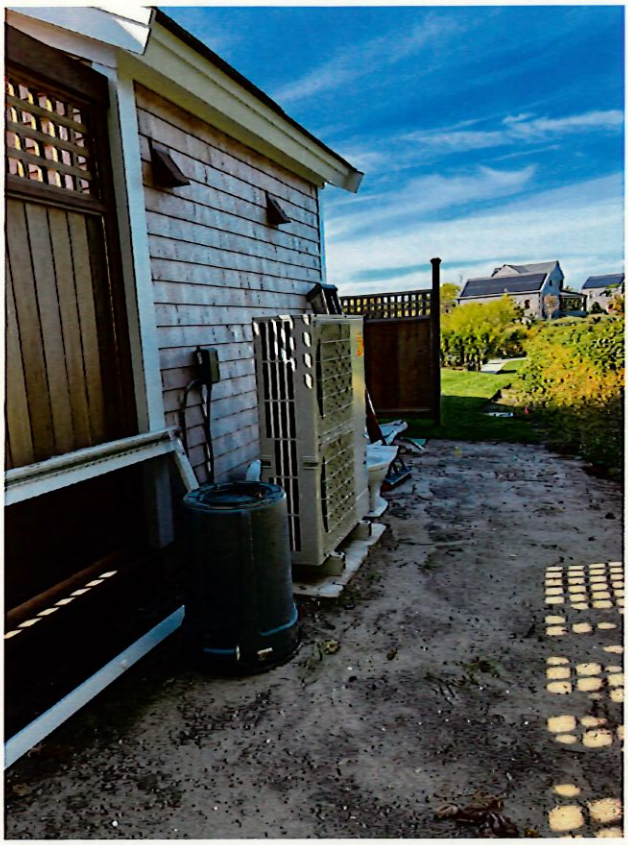
18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 email: joseph@TophamDesignAck.com

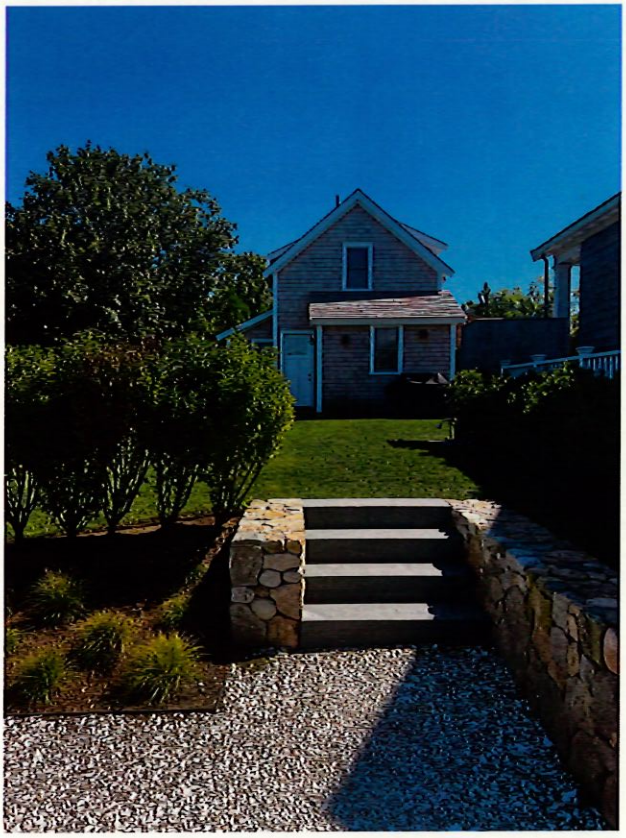
TOPHAM DESIGN





18 Hummock Pond Road, Nantucket, MA. ~ Tel.: 508-325-5890 ~ email: Joseph@TophamDesignACK.com





18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 email: joseph@TophamDesignAck.com

TOPHAM DESIGN



18 Hummock Pond Road, Nantucket, MA. ~ Tel.: 508-325-5890 ~ email: Joseph@TophamDesignACK.com

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

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°: 56 PARCEL N°. 188

Street & Number of Proposed Work: 32 Dukes Road

Owner of record: Kevin + Kelly Purcell

Mailing Address: 31 West 93rd STREET

NY NY 10025

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design

Mailing Address: 18 Hummock Pond Road

Nantucket, Ma 02554

Contact Phone #: 508-325-5890 E-mail: Joseph@TophamDesignNack.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ 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: 2019+

Original Date: 2024

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 16 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ~~■ Asphalt~~ ☐ 3-Tab ☐ Architectural

■ Wood (Type: Red Cedar White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ■ White cedar shingles _____ ☐ Clapboard (exposure: _____ Inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ■ Cedar ☐ Other _____

B. Treatment ■ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1" Corner boards 5/4x6 Frieze 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 _____

Doors* (type and material): ☐ TDL ■ SDL Front 6 Rear _____ Side WOOD/GLASS

SHED Garage Door(s): Type OUTSWING Material WOOD/GLASS

Hardscape materials: Driveways SHELL Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) — Roof ~~GREY~~ TO WEATHER

Trim WHITE Sash WHITE Doors WHITE

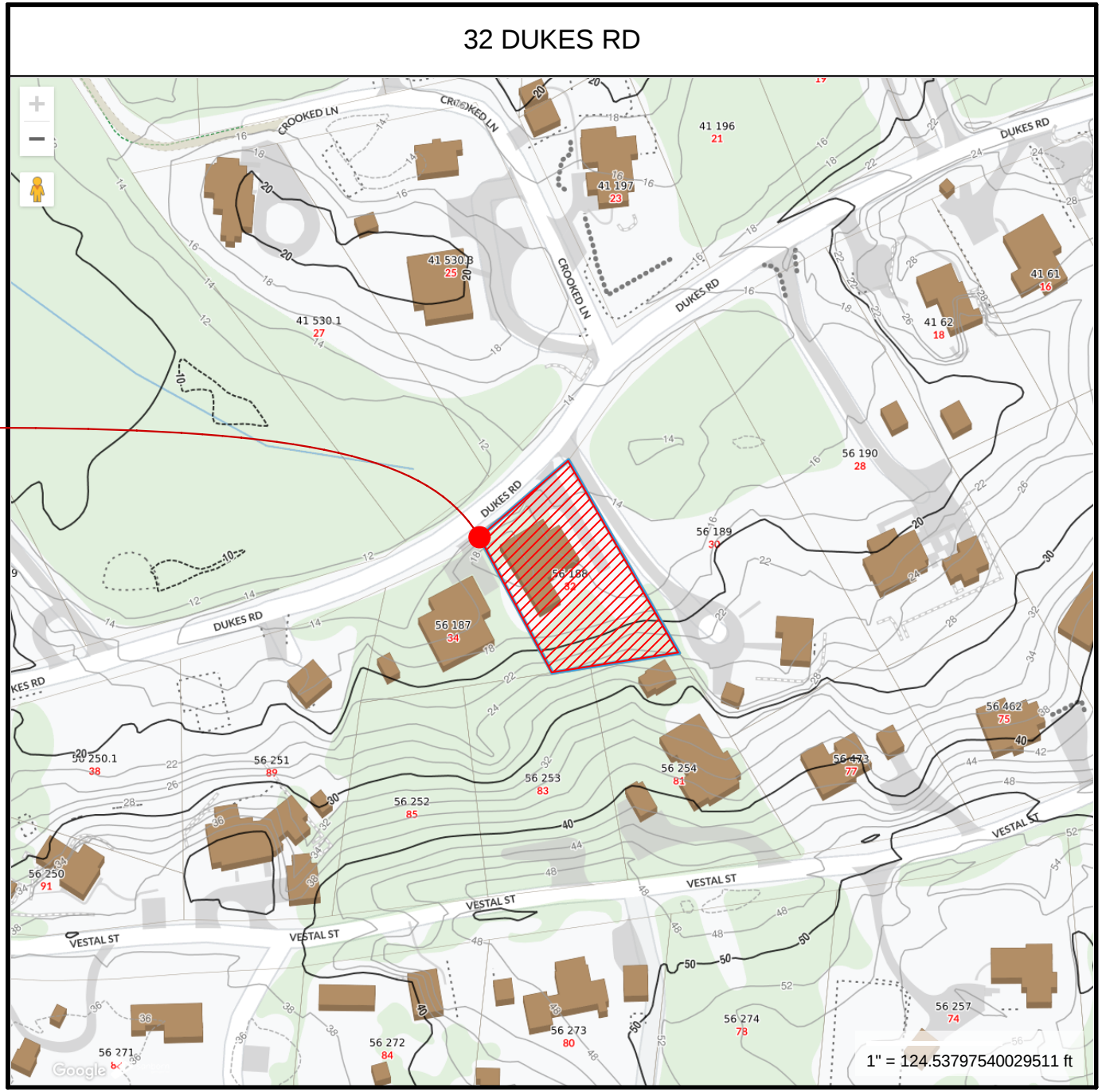
Deck — Foundation GREY Fence _____ Shutters _____

* 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 _____ Signature of owner of record _____ Signed under penalties of perjury

32 DUKES RD



L 32 DUKES RD LOCUS MAP

SCALE: 1:101.05

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

32 DUKES RD LOCUS MAP

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2022
HDC APPROVAL: 07 JUN 2022 HDC CERTIFICATE NO.: HDC-2022-04-6208

PURCELL RESIDENCE
32 DUKES RD
NANTUCKET, MA 02554

HDC SUBMISSION
5/20/25

PROJECT NO.2022-02

MAP NO.:56	MAP NO.: 188
ZONING: R-20	ALLOWABLE G.C.:30.0%

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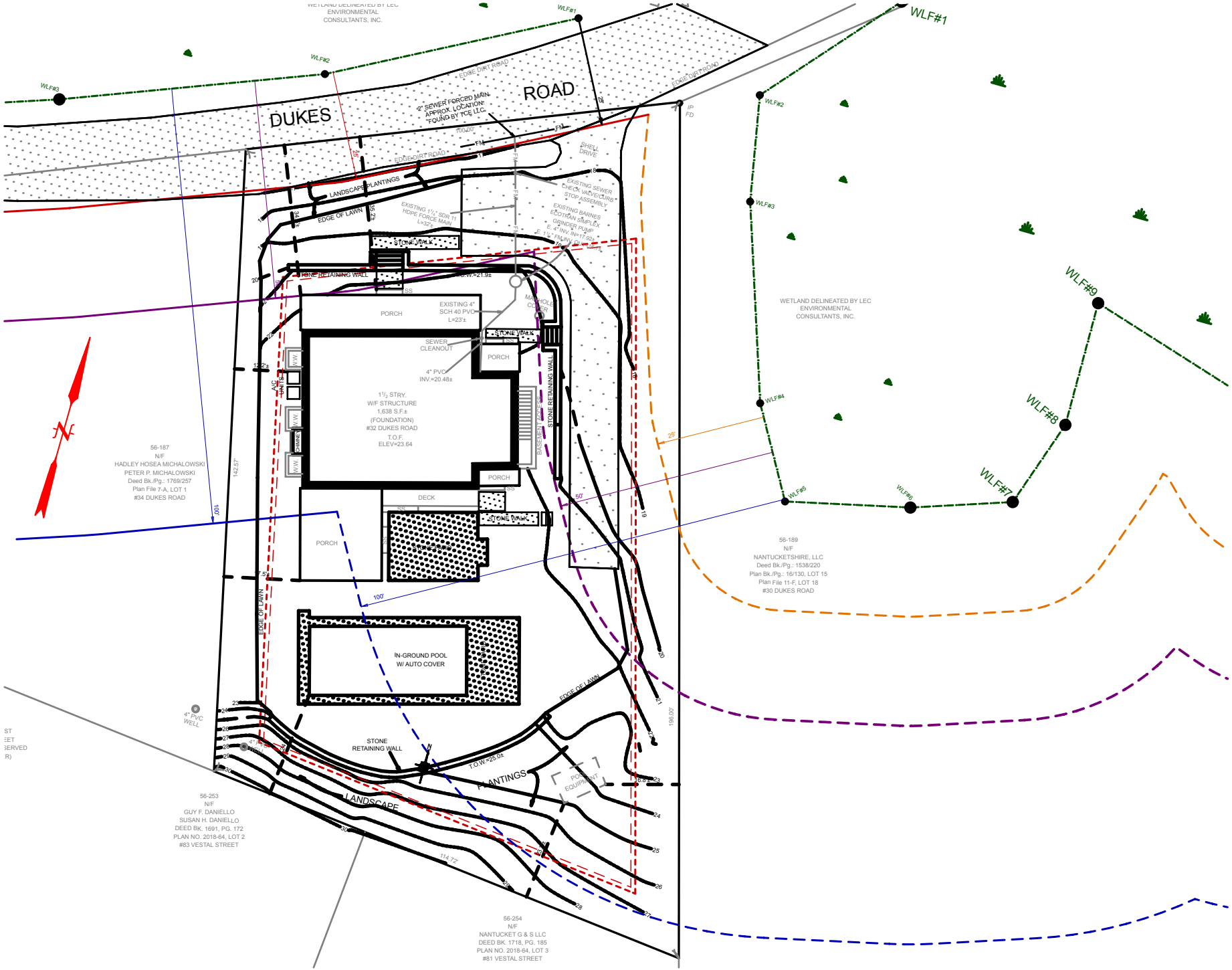
HDC 0.1



EXISTING HDC SITE PLAN (R-20)

SCALE: 1:352.57

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

32 DUKES RD EXISTING SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2022
HDC APPROVAL: 07 JUN 2022 HDC CERTIFICATE NO.: HDC-2022-04-6208

PURCELL RESIDENCE
32 DUKES RD
NANTUCKET, MA 02554

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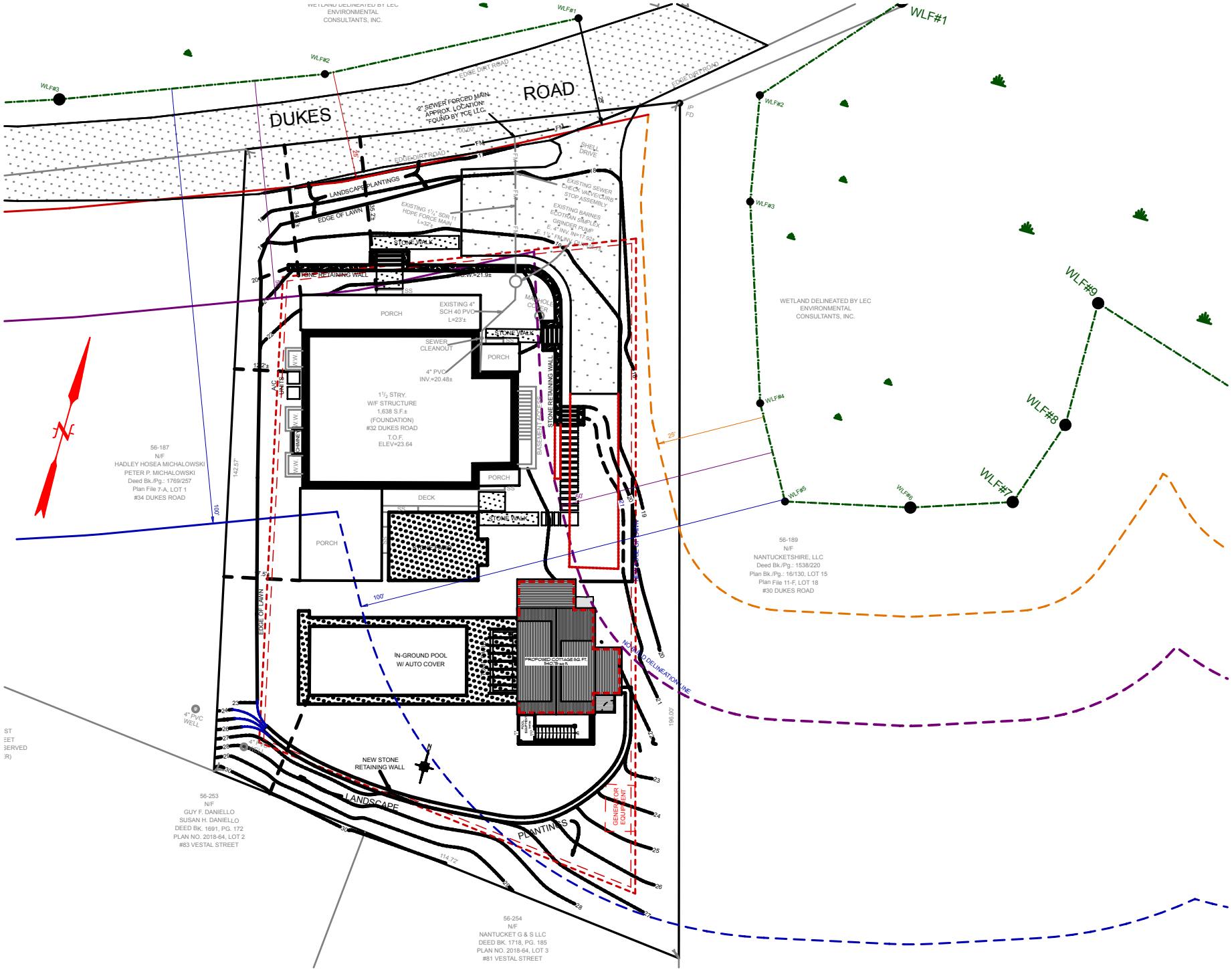

PROPOSED HDC SITE PLAN (R-20)

SCALE: 1:352.57

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

32 DUKES RD PROPOSED SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2022
HDC APPROVAL: 07 JUN 2022 HDC CERTIFICATE NO.: HDC-2022-04-6208

PURCELL RESIDENCE
32 DUKES RD
NANTUCKET, MA 02554

HDC SUBMISSION
5/20/25

PROJECT NO.2022-02

MAP NO.:56 MAP NO.: 188

ZONING: R-20 ALLOWABLE G.C.:30.0%

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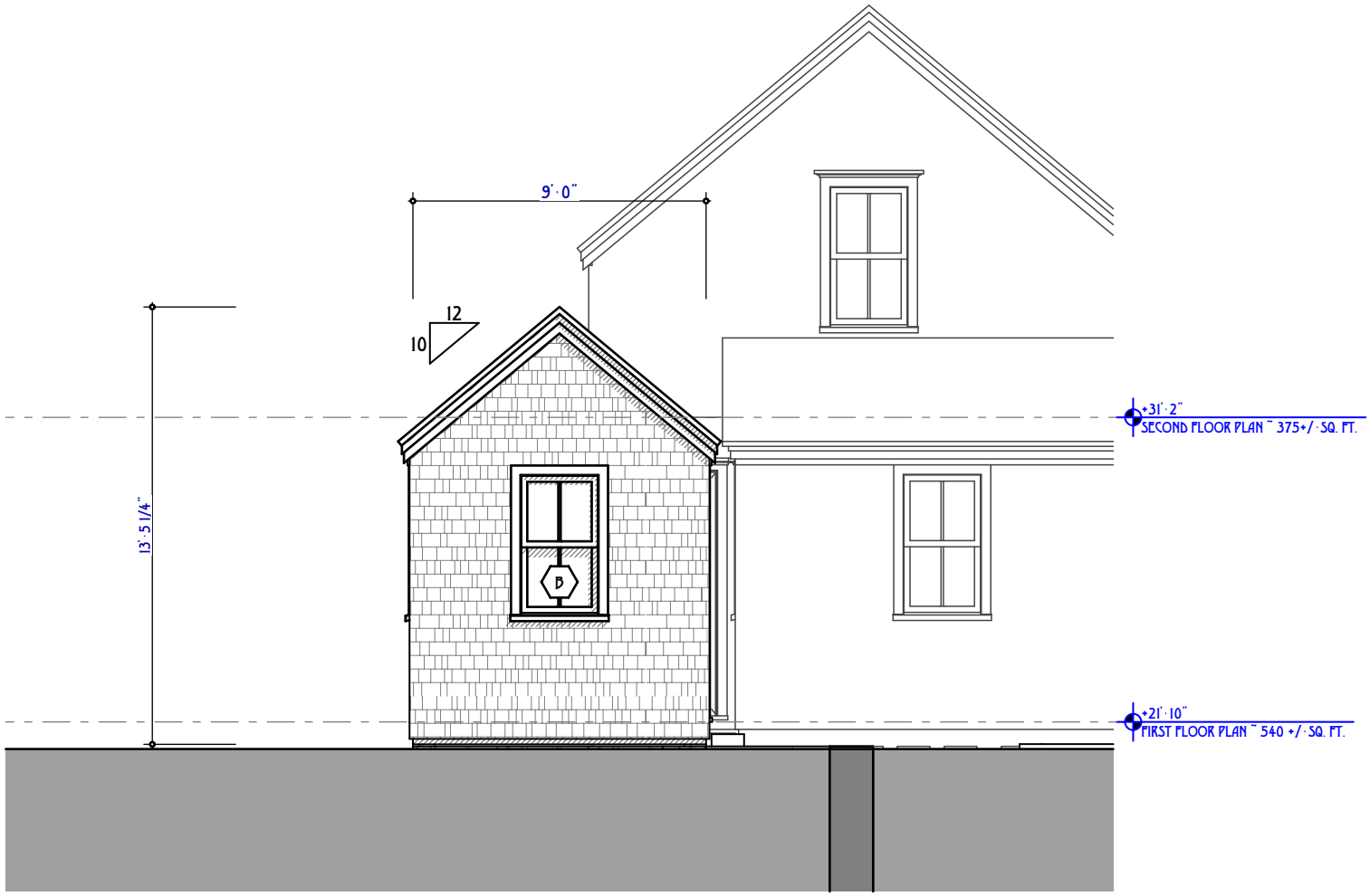
HDC 0.3



N

SHED NORTH ELEVATION ~ DUKES RD

SCALE: 3/16" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED NORTH SHED ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2022 HDC APPROVAL: 07 JUN 2022 HDC CERTIFICATE NO.: HDC 2022-04-6208

PURCELL RESIDENCE

32 DUKES RD
NANTUCKET, MA 02554

HDC SUBMISSION
5/20/25

PROJECT NO.2022-02

MAP NO.:56 MAP NO.: 188

ZONING: R-20 ALLOWABLE G.C.:30.0%

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HDC 2.1



SHED WEST ELEVATION

SCALE: 3/16" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED WEST SHED ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2022 HDC CERTIFICATE NO.: HDC 2022.04.6208

HDC APPROVAL: 07 JUN 2022

PURCELL RESIDENCE

32 DUKES RD
NANTUCKET, MA 02554

HDC SUBMISSION
5/20/25

PROJECT NO.2022-02

MAP NO.:56 MAP NO.: 188

ZONING: R-20 ALLOWABLE G.C.:30.0%

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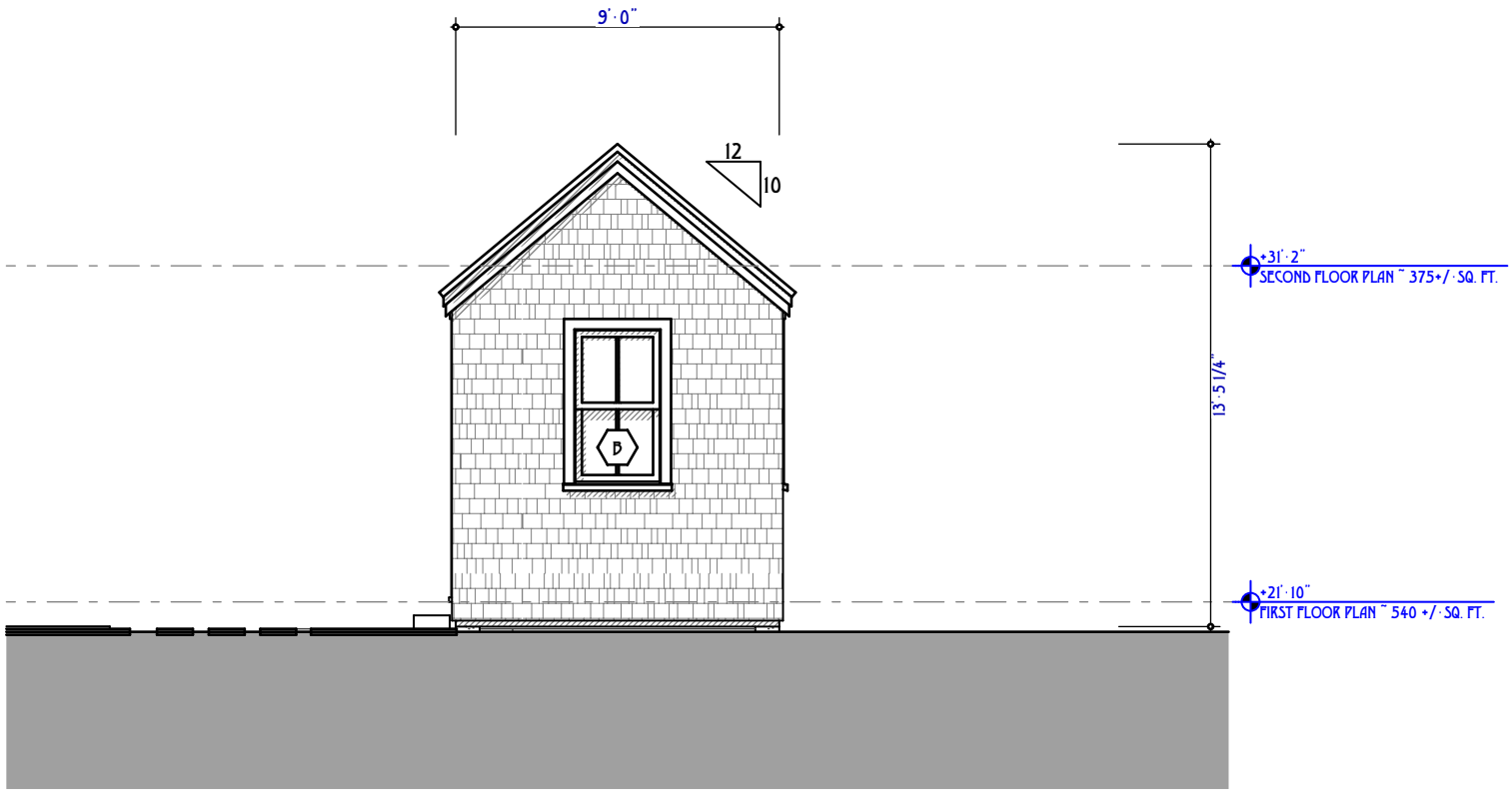
HDC 2.2



S

SHED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SOUTH SHED ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2022 HDC CERTIFICATE NO: HDC 2022.04-6208

HDC APPROVAL: 07 JUN 2022

PURCELL RESIDENCE

32 DUKES RD
NANTUCKET, MA 02554

HDC SUBMISSION
5/20/25

PROJECT NO.2022-02

MAP NO.:56 MAP NO.: 188

ZONING: R-20 ALLOWABLE G.C.:30.0%

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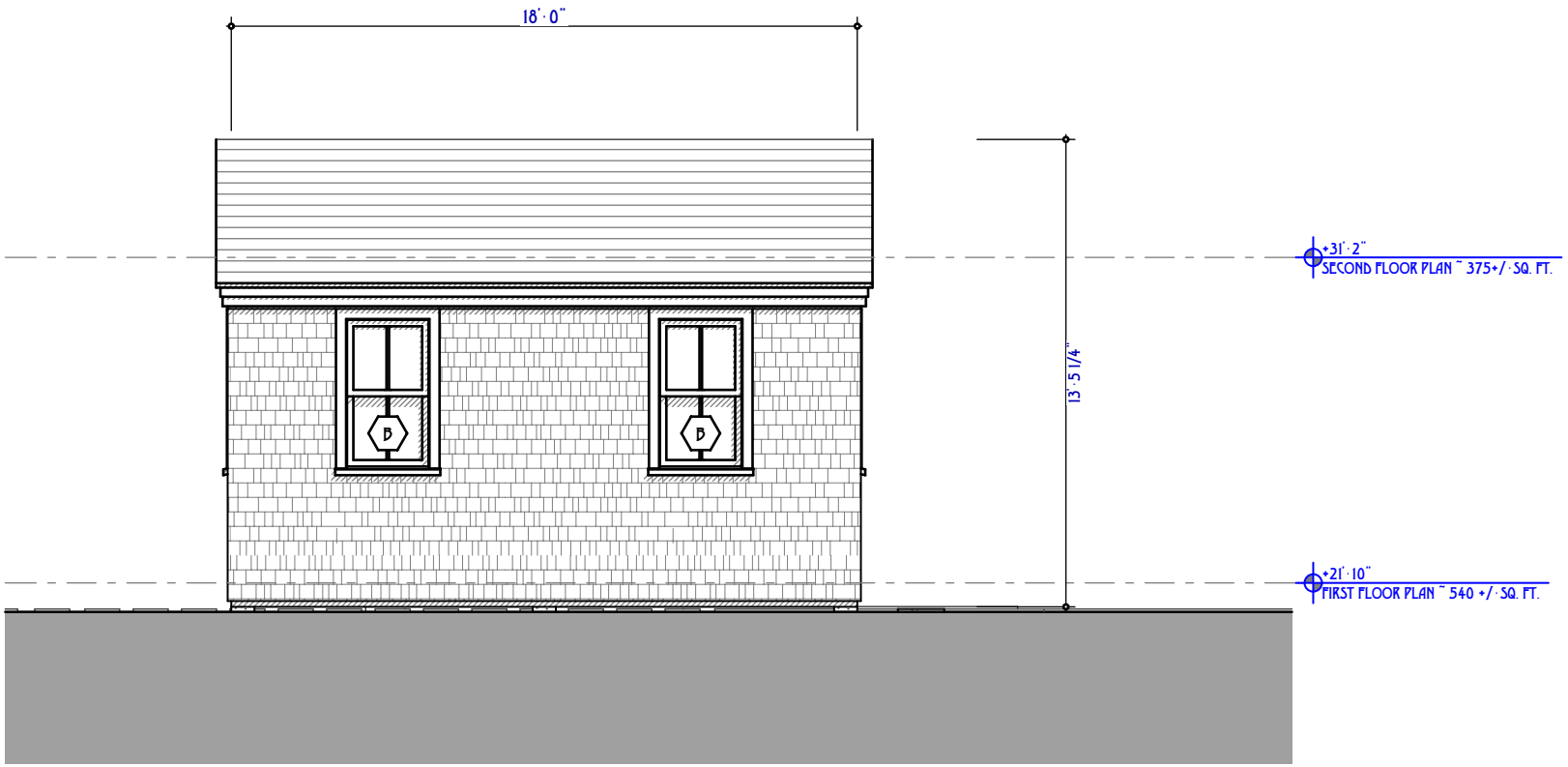
HDC 2.3



E SHED EAST ELEVATION

SCALE: 3/16" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED EAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2022 HDC CERTIFICATE NO.: HDC 2022.04-6208

HDC APPROVAL: 07 JUN 2022

PURCELL RESIDENCE

32 DUKES RD
NANTUCKET, MA 02554

HDC SUBMISSION
5/20/25

PROJECT NO.2022-02

MAP NO.:56 MAP NO.: 188

ZONING: R-20 ALLOWABLE G.C.:30.0%

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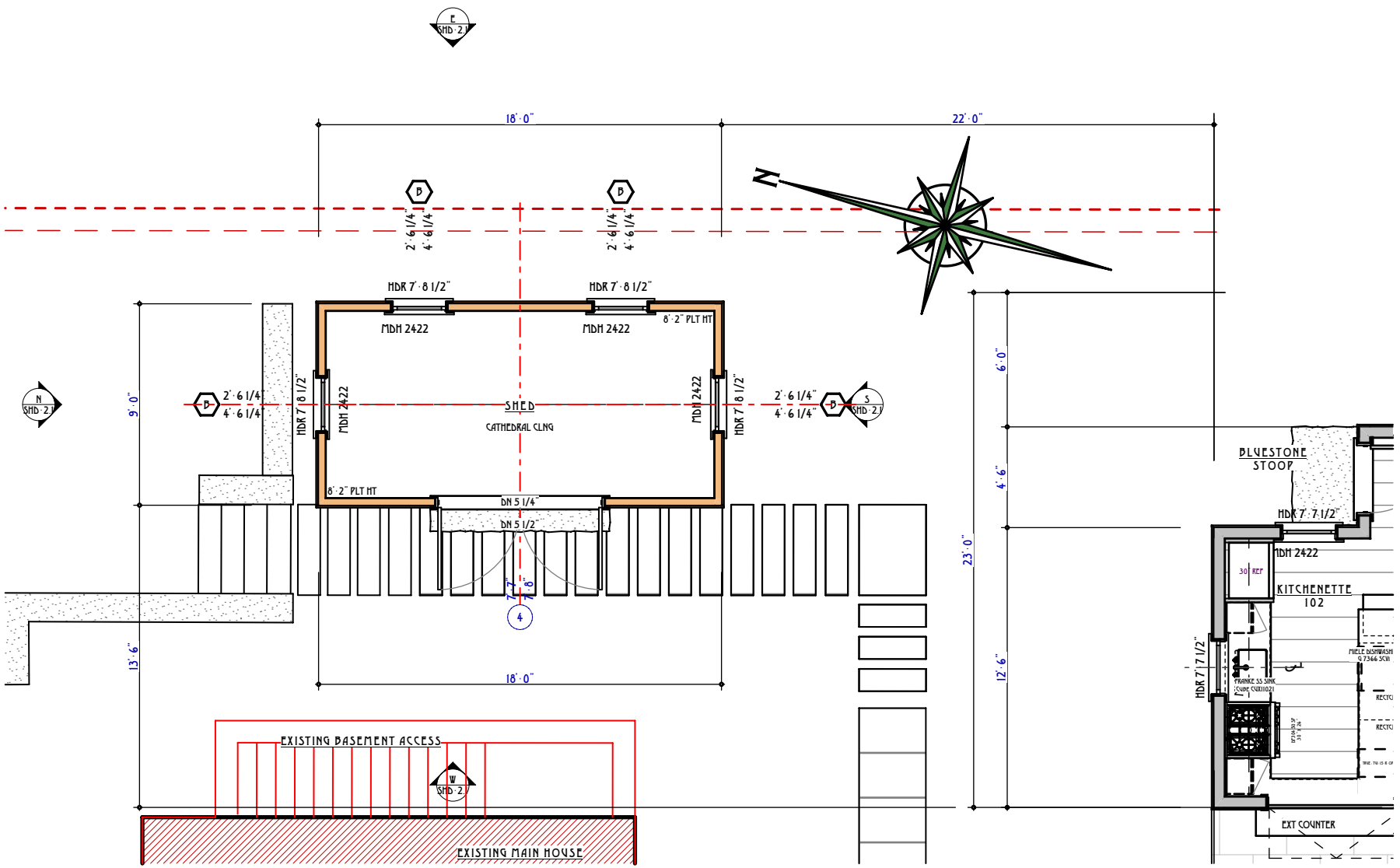
HDC 2.4



1 PROPOSED SHED FLOOR PLAN ~ 162 SF

SCALE: 1:80

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2022
HDC APPROVAL: 07 JUN 2022 HDC CERTIFICATE NO.: HDC 2022-04-6208

PURCELL RESIDENCE
32 DUKES RD
NANTUCKET, MA 02554

HDC SUBMISSION
5/20/25

PROJECT NO.2022-02

MAP NO.:56 MAP NO.: 188

ZONING: R-20 ALLOWABLE G.C.:30.0%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2022. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2022.

HDC 1.1

CERTIFICATE NO: _____ DATE ISSUED: _____

RECEIVED
MAY 22 2025

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 109

Street & Number of Proposed Work: 74 MAIN STREET

Owner of record: ELLEN FOLEY

Mailing Address: 74 MAIN STREET
NANTUCKET MA 02554

Contact Phone #: 508.221-8271 E-mail: ellefoleyart@gmail.com

AGENT INFORMATION (if applicable)

Name: (SAME AS ABOVE)

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 5'-1" Sq. Footage 1st floor: 26 ft
Width: 5'-6" 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 12' South 12' East 12' West 12'

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 BEHIND HOUSE - NOT VISIBLE FROM STREET

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x5 Rake 1x5 Soffit (Overhang) 1x5 Corner boards 1x6 Frieze 1x5
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

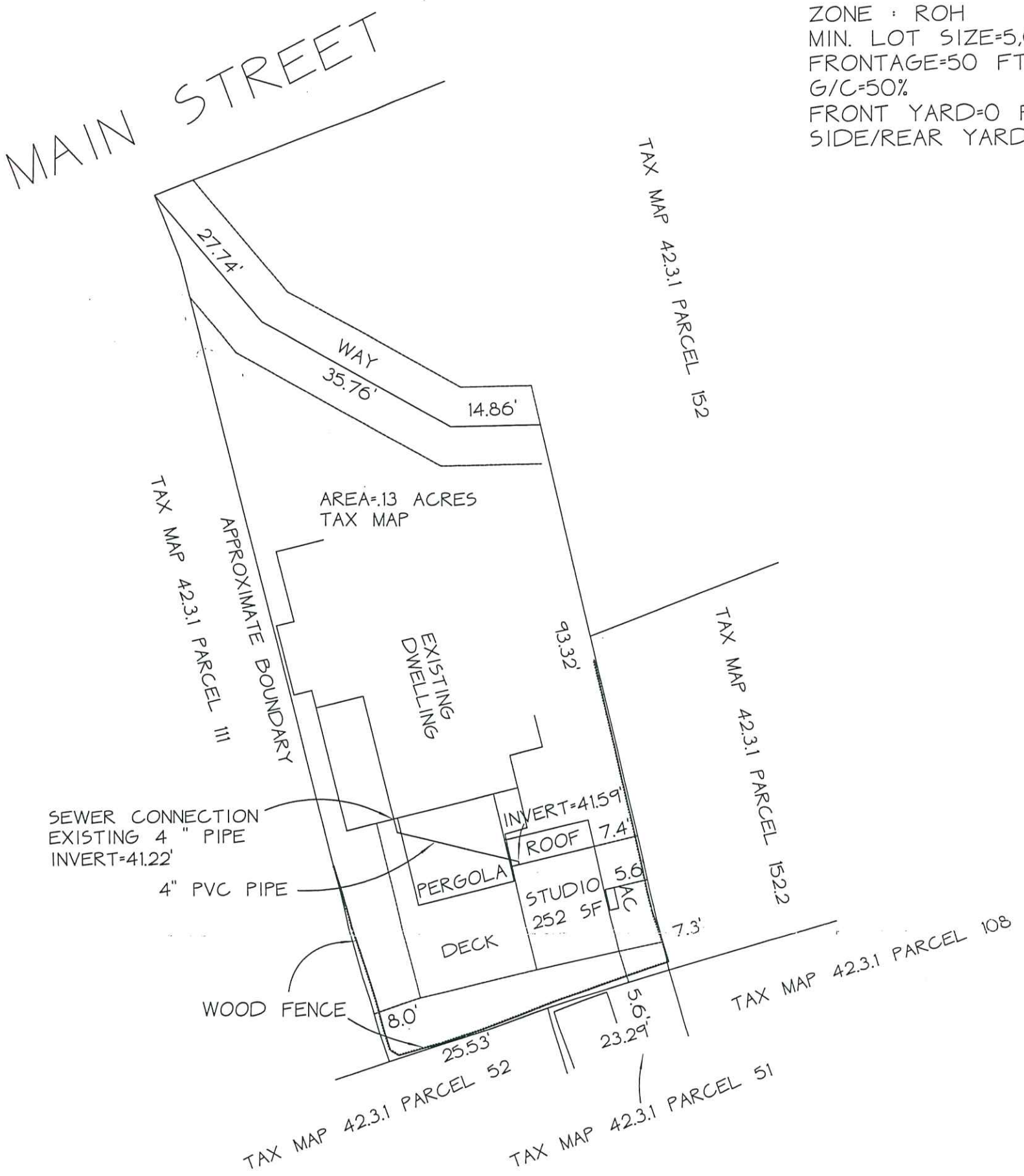
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim WHITE Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5.22.25 Signature of owner of record E. Foley Signed under penalties of perjury

ZONE : ROH
MIN. LOT SIZE=5,000 SF
FRONTAGE=50 FT
G/C=50%
FRONT YARD=0 FT
SIDE/REAR YARD=5 FT



NOTE:
THERE IS NO PLAN OF RECORD AND
THE BOUNDARY'S SHOWN ARE A COMPILATION
OF PLANS TO THE SOUTH AND EAST.
THE WESTERN BOUNDARY IS NOT CERTAIN.
SEWER CONNECTION INFORMATION FROM
NANTUCKET ENGINEERING + SURVEY

RECEIVED
MAY 22 2025
By

STUDIO AS BUILT
74 MAIN STREET
TAX MAP 42.3.1 PARCEL 109
SCALE 1"=20' 6-5-2018
ACKME SURVEY LLC
151 REACH ROAD, HARPSWELL , MAINE

COMMONWEALTH OF MASSACHUSETTS
FRANK O. HOLDGATE
No. 33588
PROFESSIONAL LAND SURVEYOR

OWNER:
ELLEN M. FOLEY DECLARATION OF TRUST
DEED BOOK 711 PAGE 339

MAIN STREET

193.70 (L.C. 12293C)

dhCB FND

2.19

2.03

FAIR ST.

#72 MAIN ST.

CURRENT ZONING: ROH
MINIMUM LOT SIZE: 5000 S.F
MINIMUM FRONTAGE: 50 FT
FRONTYARD SETBACK: NONE
SIDE AND REAR SETBACK: 5 FT.
ALLOWABLE G.C.R.: 50 %
EXISTING G.C. . : 1564 ± S.F.

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 RETRACEMENT SURVEY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE C ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B. 151/38

NOTES:
1.) CURRENT DEED FOR LOCUS, SOUTH + WEST ABUTTERS CONTAIN NO DIMENSIONS OR REFERENCE POINTS – LINES OF FENCES OR OTHER IMPROVEMENTS SHOWN INDICATE LIMITS OF USE AND/OR OCCUPATION BY OWNERS.
2) LOT AREA AND LOT LINES WITHOUT DIMENSIONS CAN NOT BE DETERMINED WITHOUT FURTHER RESEARCH AND INSTRUMENT SURVEY.

LEGEND
* INDICATES STRUCTURES OR BUILDINGS WHICH DO NOT APPEAR TO CONFORM TO CURRENT 5' SETBACK REQUIREMENT

COBBLESTONES

BRICK WALK

27.74 (L.C. 12293C)

CONCRETE COPING

FEE OWNERSHIP TO MIDDLE LINE OF WAY - SEE STIPULATION AND AGREEMENT L.C. DOC.# 1985

dhCB

GRANITE CURB (FLUSH)

LANDSCAPE TIMBER

35.76 (L.C. 12293C)

℄ LINE OF WAY SHOWN ON L.C. PLAN

13' WIDE WAY SHOWN ON L.C. PL. 12293C

BRICK WALK

14.86 (L.C. 12293C)

42.3.1 - 111 N/F STUART & SHIRLEY PETERS

ASPHALT DRIVE

GRANITE CURB

ASPHALT

GARAGE

BRICK STEPS

PORCH

2½ STY W.F.D. #74

1 STY SUNROOM

1 STY W/F

FENCE

42.3.1 - 111 N/F STUART & SHIRLEY PETERS

6' HIGH BOARD FENCE

FACE OF CEMENT COPING

37.43 (L.C. 12293C)

dhCB FND

1.00 (L.C.)

6' HIGH BOARD FENCE ON CEMENT COPING

42.3.1 - 152 N/F WAYNE WYTRZES

42.3.1 - 152 N/F LAURIE O'CONNELL

APPROVED
NANTUCKET PLANNING BOARD
DATE 9-11-17 # 6

ADDITION

AREA = 5,570± SF

DECK

7'

55.89 (L.C. 12293C)

PROPOSED STUDIO
252 SF

5'

6' HIGH BOARD FENCE

STONE WALL

42-3.1-52 N/F RACHEL LORD

42-3.1-51 N/F RACHEL LORD

STONE WALL

RECEIVED
JUL 18 2017
BY

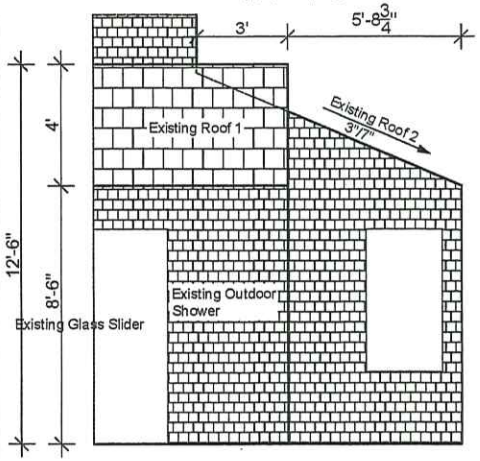
COMMONWEALTH OF MASSACHUSETTS
RICHARD K. EARLE
No. 29416
REGISTERED PROFESSIONAL LAND SURVEYOR

MORTGAGE INSPECTION PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1" = 10' DATE: MARCH 10, 1993
DEED REFERENCE: BK 218 PAGE 192
PLAN REFERENCE: NONE
ASSESSOR'S REFERENCE:
MAP: 42.3.1 PARCEL: 109
PREPARED FOR:
WORCESTER COUNTY INSTITUTION FOR SAVINGS

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

N-3735

Existing Elevation 1
1/4"=1-0'



Existing Elevation 2
1/4"=1-0'

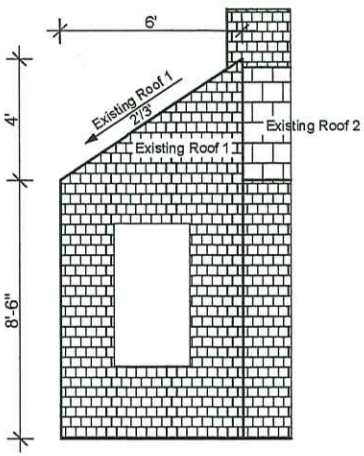
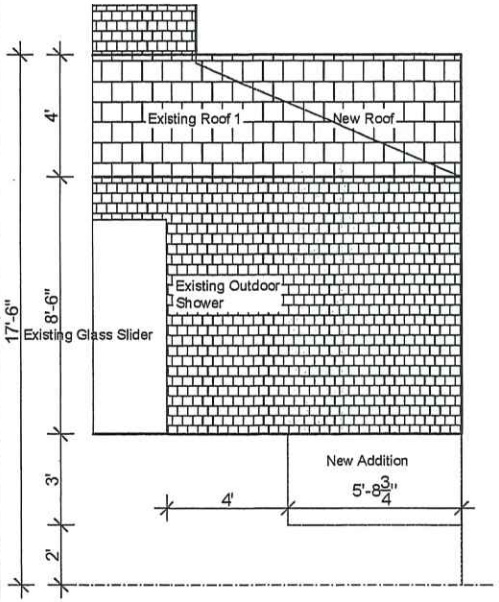


Photo of Elevation 1



North Elevation

New Elevation 1
1/4"=1-0'



New Elevation 2
1/4"=1-0'

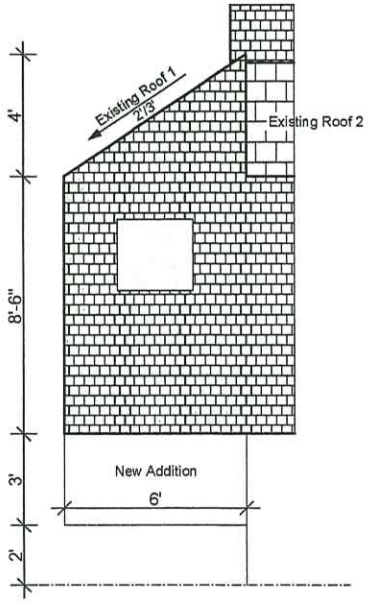


Photo of Elevation 2



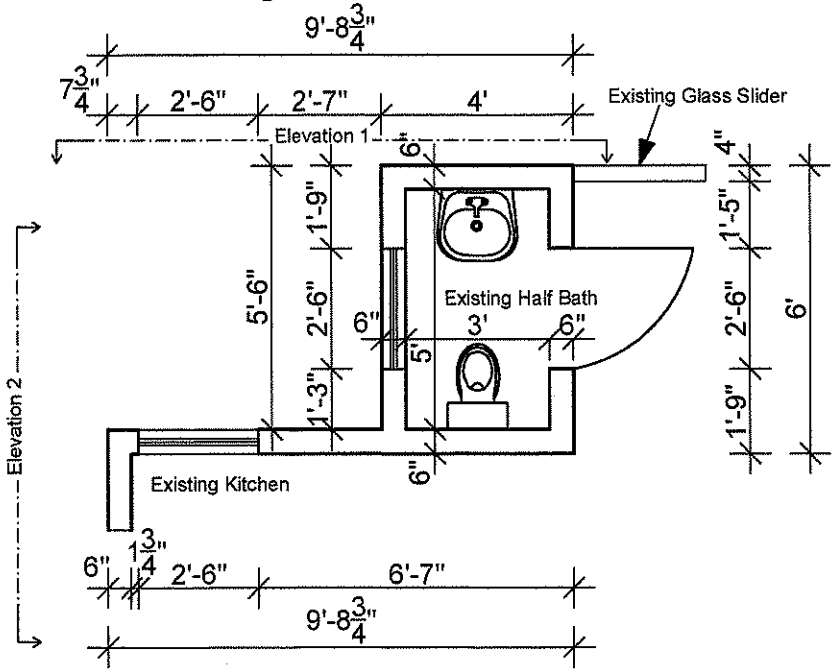
East Elevation

RECEIVED
MAY 22 2025
By

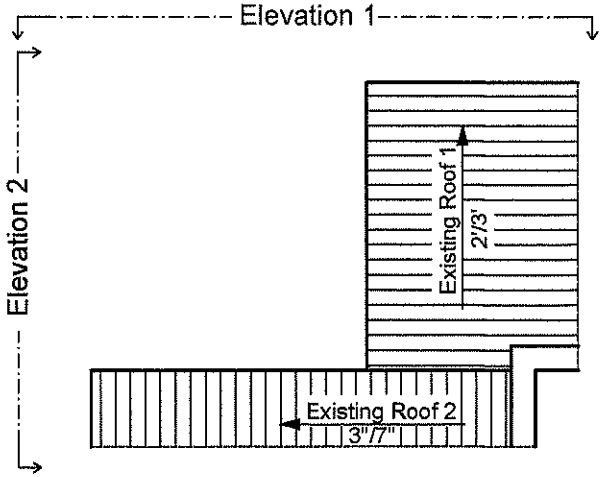
74 Main Street / Bathroom Addition

Project	Bathroom Addition		
Name of Drawing	Elevations and Photos		
Architect	Elle Foley		
Drafter	Hristo Savov		
Reviewed by			
Scale: 1/4"=1-0'	1/4"=1-0'	Date: 11/26/2024	Drawing №: 2

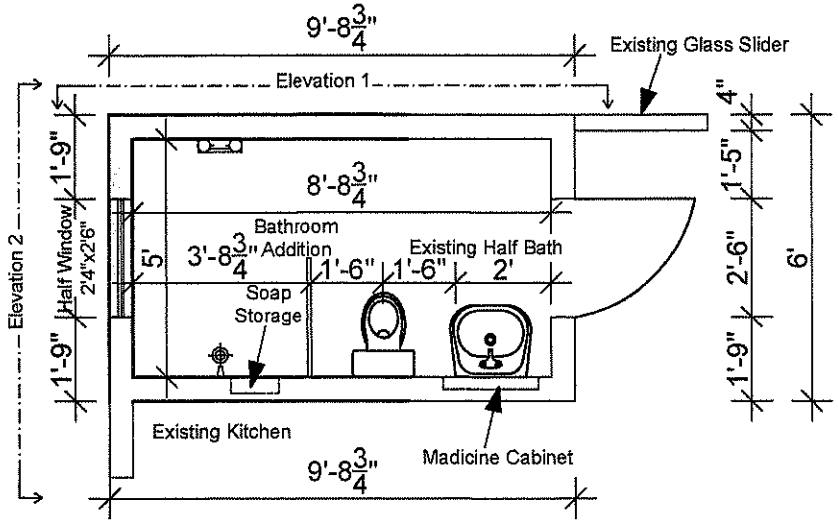
Existing First Floor Plan



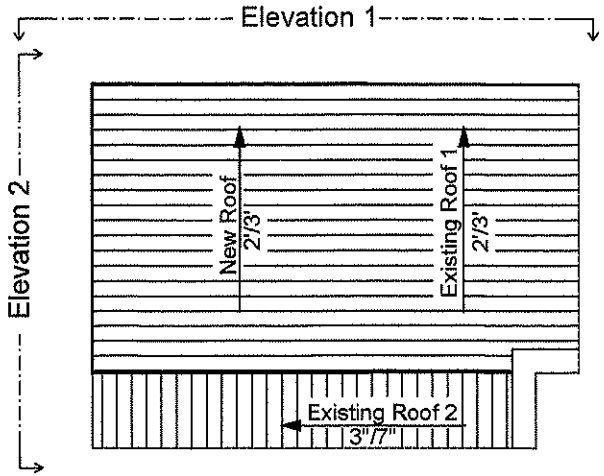
Existing Roof Plan



New First Floor Plan

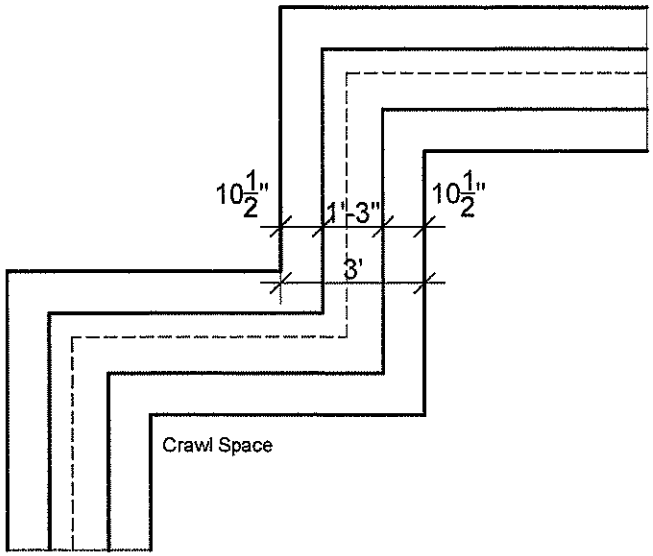


New Roof Plan

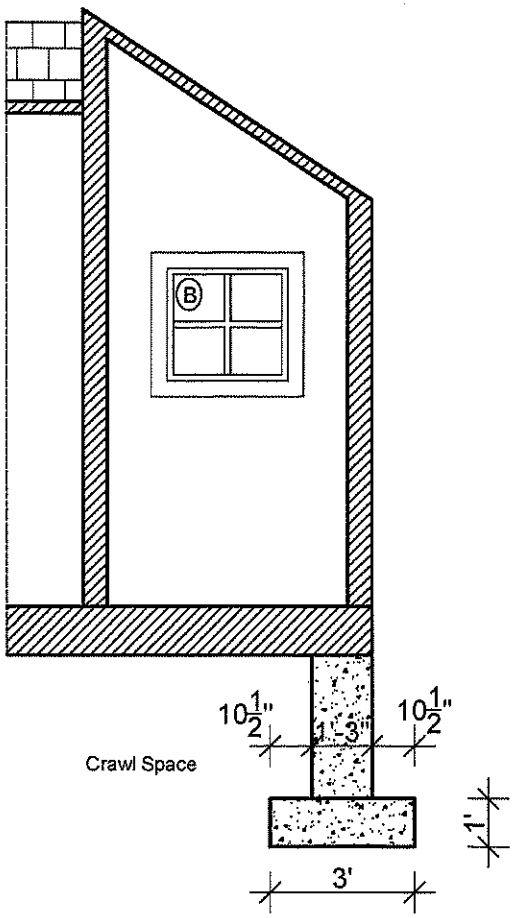


74 Main Street / Bathroom Addition			
Project	Bathroom Addition		
Name of Drawing	Floor Plans and Roof Plans		
Architect	Elle Foley		
Drafter	Hristo Savov		
Reviewed by			
Scale: 1/4"=1-0'	1/4"=1-0'	Date: 11/26/2024	Drawing №: 1

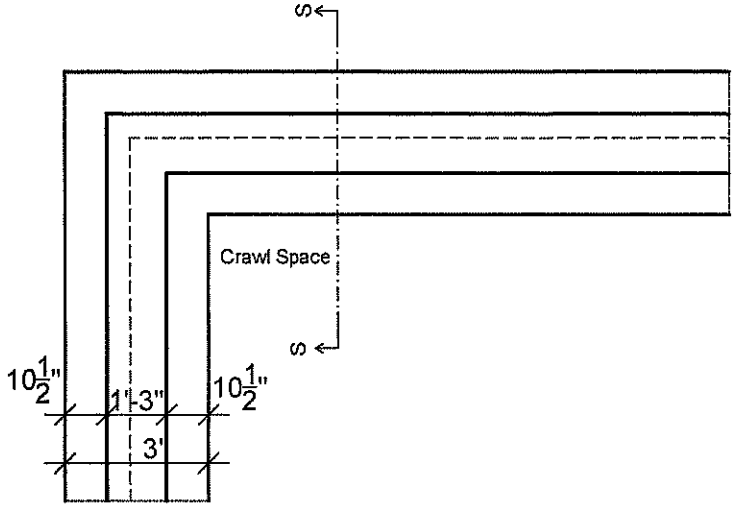
Existing Basement Floor Plan



Section S-S



New Basement Floor Plan



74 Main Street / Bathroom Addition			
Project	Bathroom Addition		
Name of Drawing	Basement Floor Plans and Section S-S		
Architect	Elle Foley		
Drafter	Hristo Savov		
Reviewed by			
Scale: 1/4"=1-0'	1/4"=1-0'	Date: 11/26/2024	Drawing №: 3











Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

4 WEEDER - COLOR;
REV 2024-11-11455

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

   (initial to indicate read and understand)
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I BROOK MEERBERGEN

AS AGENT FOR SANDY PAWS SALTY KISSES LLC

STREET ADDRESS 4 WEWEEDER

MAP/PARCEL 80 / 102

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON MAY 22, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook P Meerbergen 05-22-2025

Signature Date

COLOR CHANGE
REV 2024-11-11455

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 102

Street & Number of Proposed Work: SANDY PAWS SALTY KISSES LLC

Owner of record: ~~SK~~ 4 WEWEEDER

Mailing Address: 19 CENTER ST
02554

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.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-11-1145

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks REVISIONS* 1. East Elevation

Historic Name: (describe)

Original Date:

Original Builder:

2. South Elevation
3. West Elevation
4. North Elevation

ALL TRIM TO WHITE

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim WHITE Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 05.22.25 Signature of owner of record X _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 12/10/24

HDC2024 11-11455

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 102

Street & Number of Proposed Work: 4 WEWEEDER

Owner of record: SANDY PAWS SALTY KISSES LLC

Mailing Address: 19 CENTER STREET
NANTUCKET, MA 02554

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: 11/1/24 2517 Fee Paid: $ 50

Must be acted on by: _____

Extended to: _____

Approved: X Disapproved: _____

Chairman: [signature]

Member: [signature]

Member: [signature]

Member: [signature]

Member: [signature]

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. 2023.11.9550

☐ Pool (Zoning District ____) ☐ Roof ☒ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

$50 Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO/A's South SER. APPLICATION East _____ West _____

Height of ridge above final finish grade: North NO Δ's South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation CABLE RAIL; DOOR; RENV CHTM.

Historic Name: 2. South Elevation " " WINDOW; SKYLIGHT; " " SKYLIGHT

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 ~~CABLE~~ CABLE RAIL; DOOR; REMV CHIM.
2. South Elevation " "; WINDOW; SKYLIGHT; " " 2; SKYLIGHT
3. West Elevation REMOVE CHIM.
4. North Elevation " "; CABLE RAIL; WINDOW

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/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 VSC04 Rough Opening 24x38 Size 22x36 Location SOUTH
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 15LT 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 _____

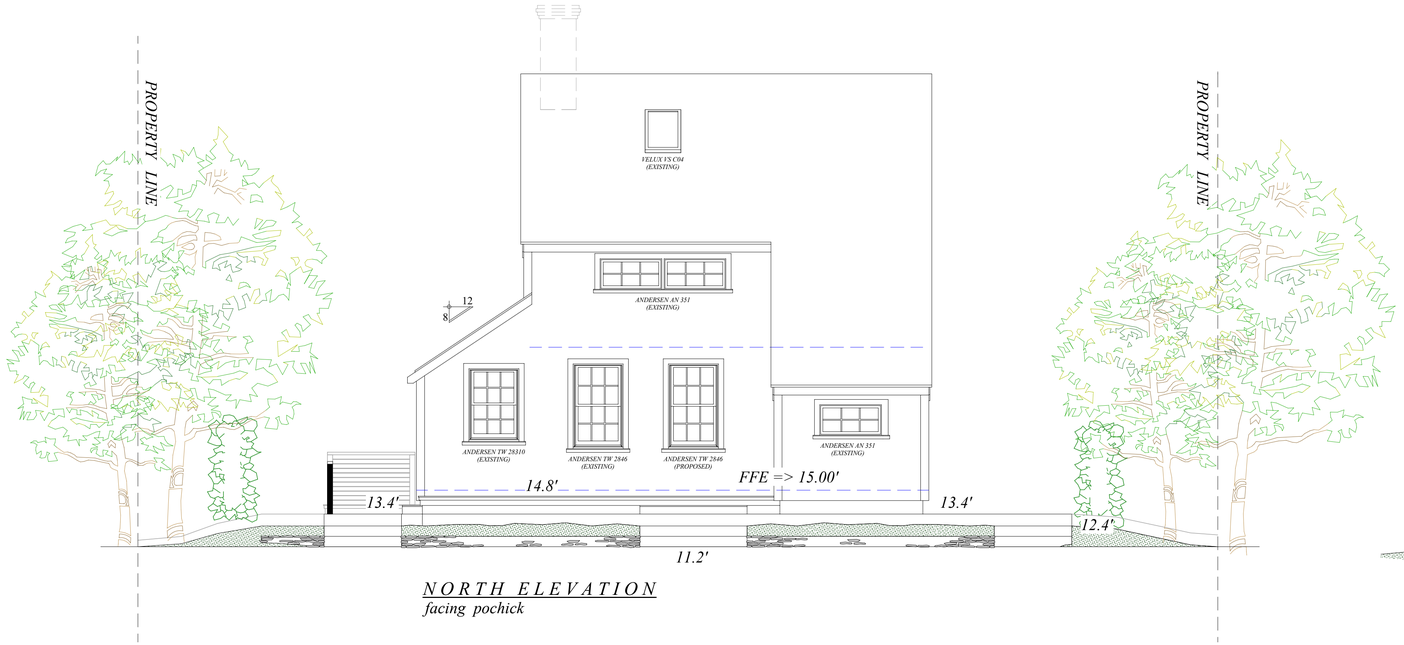
Trim NTW Sash WHITE Doors WHITE

Deck _____ Foundation _____ Fence CABLE/BLACK POSTS Shutters _____

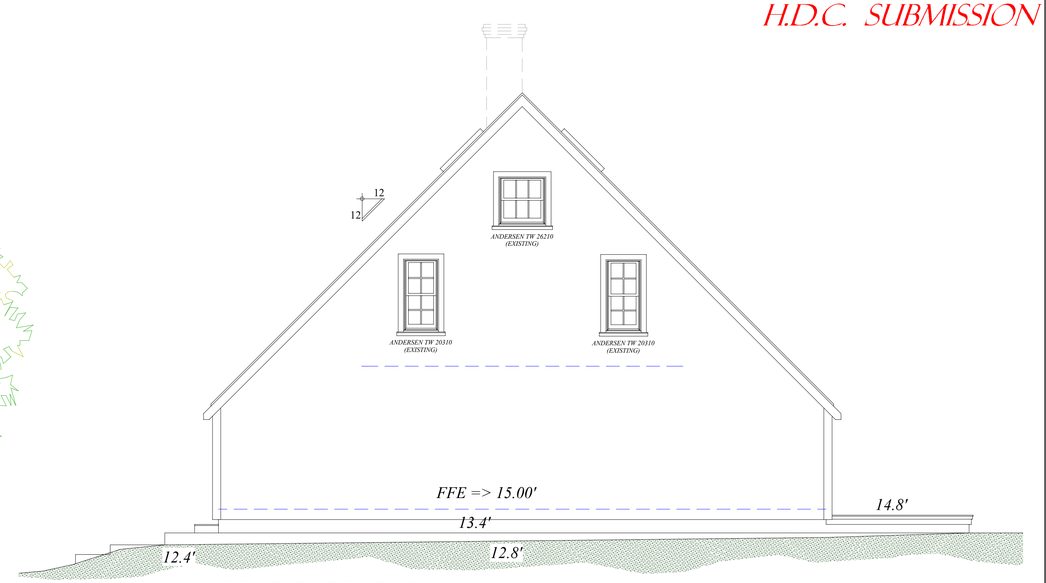
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of

H.D.C. SUBMISSION

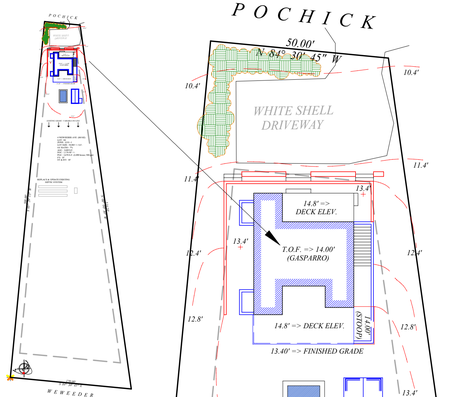


NORTH ELEVATION
facing pochick



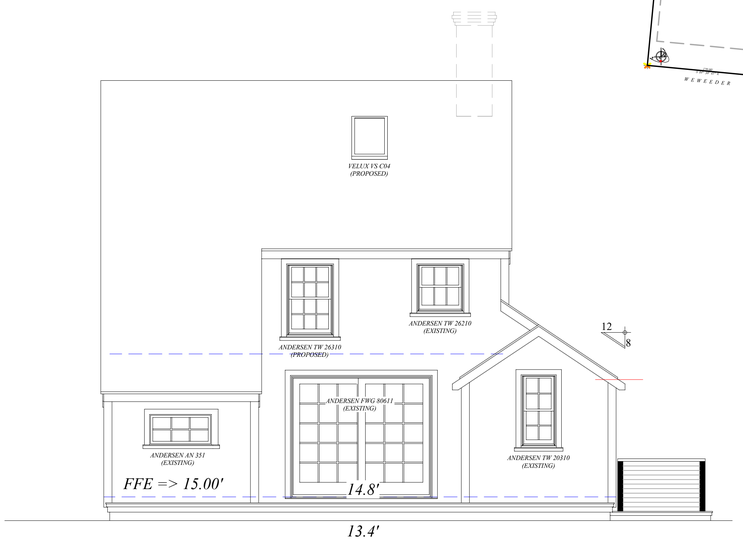
WEST ELEVATION
facing 2 weweeder

REVISE - 2024-11-11455
TRIM COLOR TO WHITE

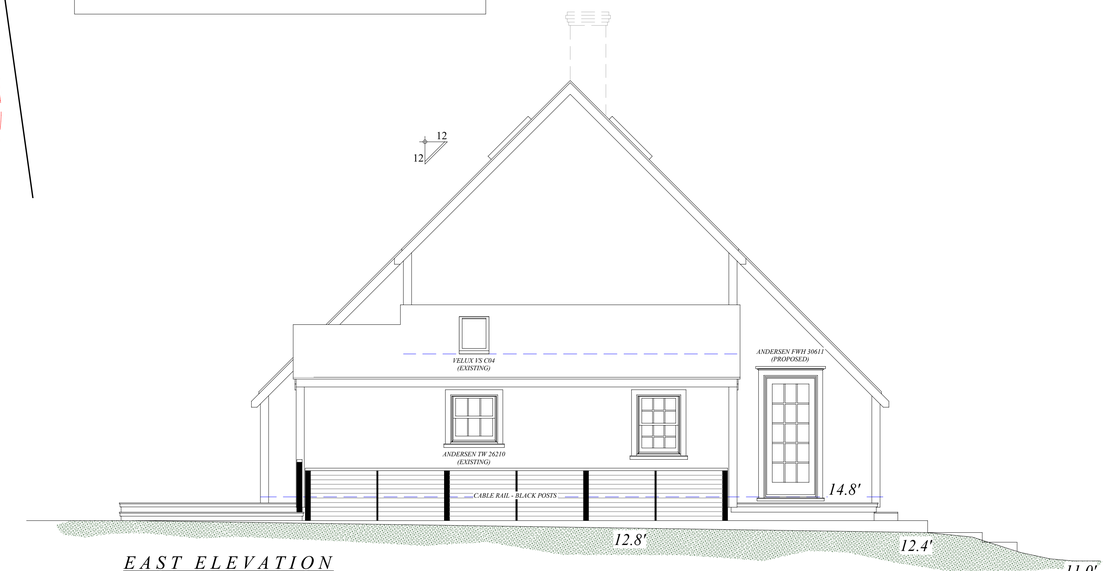




LOCUS MAP - NOT TO SCALE
4 WEWEEDER AVE - MAP 80; PCL 102



SOUTH ELEVATION
facing pool and main house



EAST ELEVATION
facing 6 weweeder

1

MAP - 80
PCL - 102

SANDY PAWS & SALTY KISSES LLC - DWELLING MODS
4 WEWEEDER
NANTUCKET, MA

MAY 22, 2025
FIRST DATE

ELEVATIONS
SCALE: 1/4" = 1'-0"; 1/8" = 1'-0"
DATE: 10-28-24

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





FRONT (NORTH) ELEVATION -
4 WEWEEDER





REAR & LEFT (SOUTH & EAST) ELEVATION - 4 WEWEEDER





RIGHT & REAR (WEST & SOUTH) ELEVATION - 4 WEWEEDER

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

4 Vinecliff Ln
Fence
2025.05.27 Rev Jan 2024

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

_____ COPY: _____

NEW BUSINESS: _____

EMAIL: ☐

REQUIRED WITH ALL APPLICATIONS:

✅	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
✅	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
50	3.	**Application Fee:** See back of application for fee schedule or call the office.
✅	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
✅	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
✅	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
✅	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
✅	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
✅	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
✅	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR 4 VINECLIFF NC LLC

STREET ADDRESS 4 VINECLIFF LN

MAP/PARCEL 29/43.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025.05.27

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

2025.05.21
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 43.2

Street & Number of Proposed Work: 4 VINECLIFF LN.

Owner of record: 4 VINECLIFF NZ LLC.

Mailing Address: 101 SOUTH KINGS DR STE 200
CHARLOTTE NC 28204

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@atlanticlandscaping.inc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other 5'6" CEDAR BOARD FENCE, NTW.

Size of Structure or Addition: Length: 130 LF Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and 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 EXIST Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2025-05-20 Signature of owner of record _____ Signed under penalties of perjury



8 5 AND 1 CEDAR FENCE



5 VINECLIFF LANE 1



7 VINECLIFF LANE 3



6 VINECLIFF LANE 2



2 LOCUS M-29 P-43.2

1 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Pool at
4 Vinecliff
Nantucket, Ma. 02554

M: 29
P: 43.2
Zoning: R-1
Front Setback: 10 Ft.
S&R Setback: 5 Ft.
Scale: As Noted
Plotted: 5/21/25
Drawing No.:

HDC-1



1

LOCUS M-29 P-43.2

atlantic LANDSCAPING, INC.

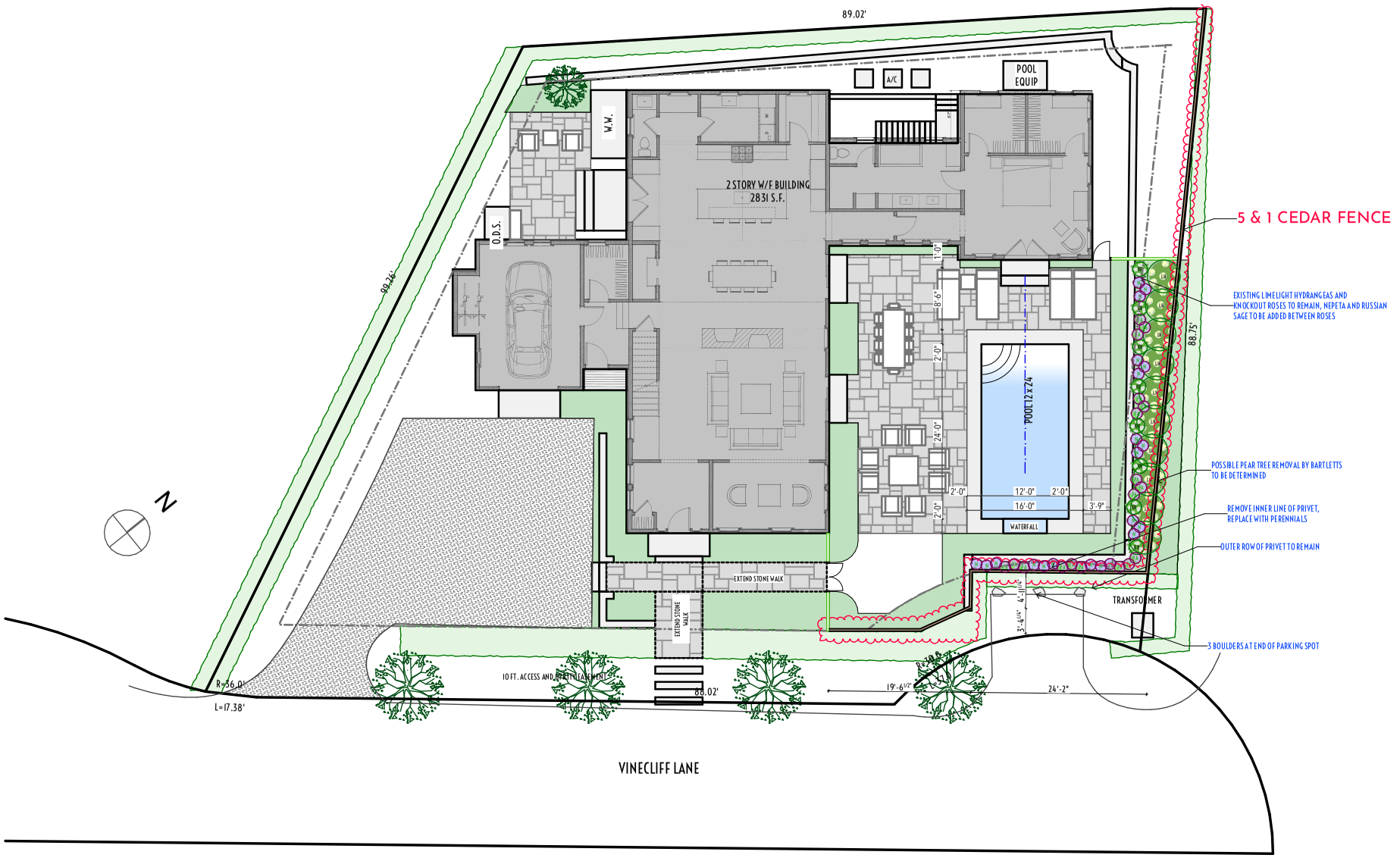
MARK	DATE

HDC Locus 8.5 x 11

Pool at
4 Vinecliff
Nantucket, Ma. 02554

M: 29
P: 43.2
Zoning: R-1
Front Setback: 10 Ft.
S&R Setback: 5 Ft.
Scale: As Noted
Plotted: 5/21/25
Drawing No.:

HDC-A



1

LANDSCAPE PLAN
SCALE: 1" = 20'

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan 8.5 x 11

8.5x11

Pool at
4 Vinecliff
Nantucket, Ma. 02554

M: 29
P: 43.2
Zoning: R-1
Front Setback: 10 Ft.
S&R Setback: 5 Ft.
Scale: As Noted
Plotted: 5/21/25
Drawing No.:

HDC-B



4 5 AND 1 CEDAR FENCE



1 VINECLIFF LANE 1



2 VINECLIFF LANE 3



3 VINECLIFF LANE 2

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Photos

8.5x11

Pool at
4 Vinecliff
Nantucket, Ma. 02554

M: 29
P: 43.2
Zoning: R-1
~~Front Setback~~: 10 Ft.
S&R Setback: 5 Ft.
Scale: As Noted
Plotted: 5/21/25
Drawing No.:

HDC-C

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I MIROSLAVA AHERN

AS AGENT FOR 11 PLEASANT STREET ACK, LLC.

STREET ADDRESS 11 PLEASANT STREET

MAP/PARCEL 42.3.3 / 121

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

MAY 27, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Miroslava Ahern — Signature

05/27/25 — Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

_____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

_____
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 121

Street & Number of Proposed Work: 11 PLEASANT ST.

Owner of record: 11 PLEASANT STREET ACK, LLC.

Mailing Address: 3 MERIDIEN DRIVE, NORWALK, CT 02653

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 _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 246 SF ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: TOTAL ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and 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 CRUSHED SHELL TO MATCH EXISTING Walkways BLUE MIST GRANITE PAVERS Walls NATURAL 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.

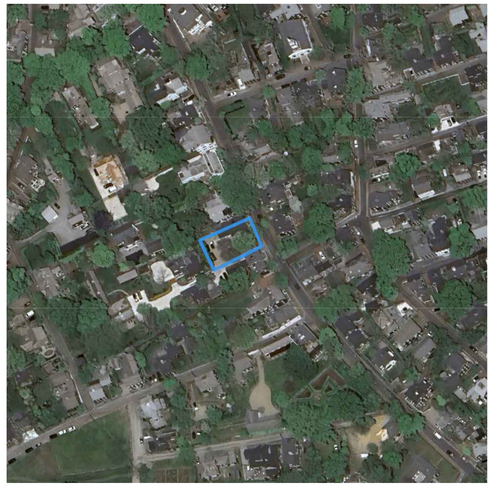
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 05/27/25 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 42.3.3 / 121



AERIAL MAP: 42.3.3 / 121



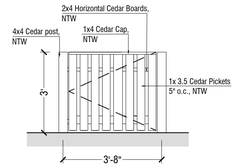
BLUE MIST GRANITE PAVERS



NATURAL STONE RETAINING WALL

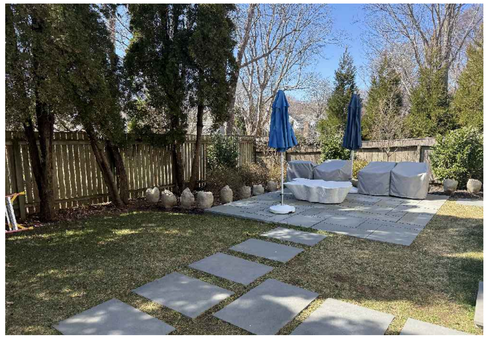


TYPE-2 PICKET GATE (SCALE: 3/8 " = 1'-0")



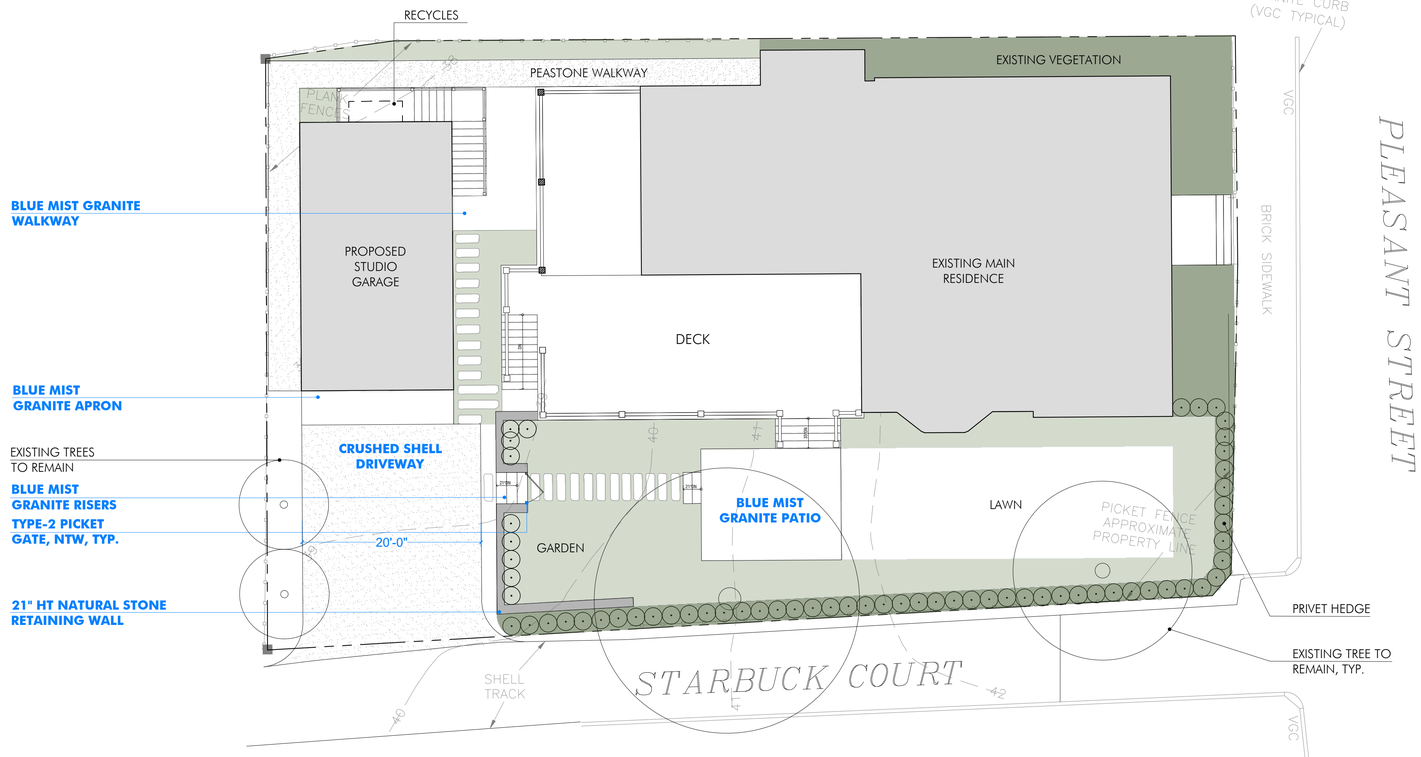
EXISTING CONDITIONS





VIEW FROM PLEASANT STREET





AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

11 PLEASANT RESIDENCE

11 PLEASANT ST
NANTUCKET MA

OWNER

11 PLEASANT STREET ACK LLC
3 MERIDIEN DRIVE,
NORWALK, CT 02653

ARCHITECT

STUDIO PPARK
1 BRIDGE STREET, SUITE 18
IRVINGTON, NY 10533
(T) 646-481-7081

SURVEYOR

PROPERTY INFO

ZONE: ROH
MAP / PARCEL: 42.3.3 / 121
LOT SIZE: 0.16 ACRE
MIN. LOT SIZE: 40,000 SF

FRONTAGE: 50 FT
FRONT SETBACK: 0 FT
SIDE SETBACK: 5 FT

GROUND COVER: 40% MAX

REVISIONS

NO.	DATE	PROJECT PHASE

HARDSCAPE

HDC SUBMISSION

NOTES

DRAWING INFO

DATE MAY 27, 2025
SCALE 1/8" = 1'-0"
DRAWN BY SS

ISSUES

DATE

HDC.01

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 65 PARCEL N°. 59

Street & Number of Proposed Work: 5 Moby Way

Owner of record: Mcdonough, John & Susan

Mailing Address: 533 Valley Road

New Canaan, CT 06840

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects Inc

Mailing Address: PO Box 325

Nantucket MA 02554

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-06-10709

☐ 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 No change South _____ East _____ West _____

Height of ridge above final finish grade: North No Change South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1983

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation Revise fenestration
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear Marvin Slider Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim White Sash White Doors White

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5.20.2024 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.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

GA 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: 6/25/24

HDC2024-06-10709

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 65 PARCEL N°. 59

Street & Number of Proposed Work: 5 Moby Way

Owner of record: Mcdonough, John & Susan

Mailing Address: 533 Valley Road
New Canaan, CT 06840

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects Inc

Mailing Address: PO Box 325
Nantucket MA 02554

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

FOR OFFICE USE ONLY 4/91

Date application received: 6/25/24 Fee Paid: $ 50

Must be acted on by: 9/3/24

Extended to: _____

Approved: Y Disapproved: _____

Chairman: AFW

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Date of Construction to be added COA (NHL Data = c. 1983)

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 25' Sq. Footage 1st floor: _____
Width: 8' Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 220±F ☒ 1st floor ☐ 2nd floor
Size: _____ ☐ 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 No Change South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1983

Original Builder:

REVISIONS* (describe)
1. East Elevation New Entry Porch
2. South Elevation
3. West Elevation Relocate Window
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles T&E ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing T&E Door Frame _____ Columns/Posts: Round _____ Square 8x8

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Relocate Existing 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.

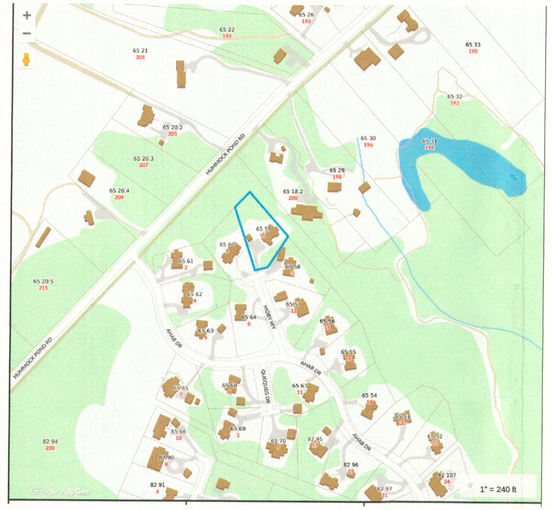
COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof NTW
Trim White Sash White - Existing Doors _____
Deck NTW - Mahogany Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2024.06.06 Signature of owner of record Signed by GA under Consent of Owner Signed under penalties of perjury











1 Site - HDC
1/16" = 1'-0"

HDC Submission

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 6/6/2024 11:06:31 AM

gryphon
ARCHITECTS
The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
McDonough Family

Project
Site Plan

Location
5 Moby Way
Nantucket MA
65 / 59

Structure
Porch

RECEIVED
JUN 06 2024
By

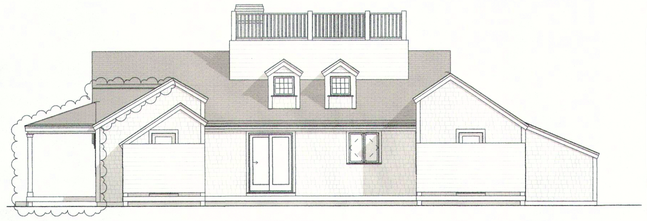
APPROVED
HDC 2024-06-10709
No Exterior Changes
Without HDC Approval

#	Description	Date
7	HDC Submission	2024.06.17

Site
HDC1.0



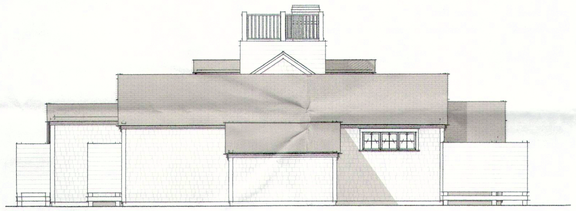
Existing South Elevation



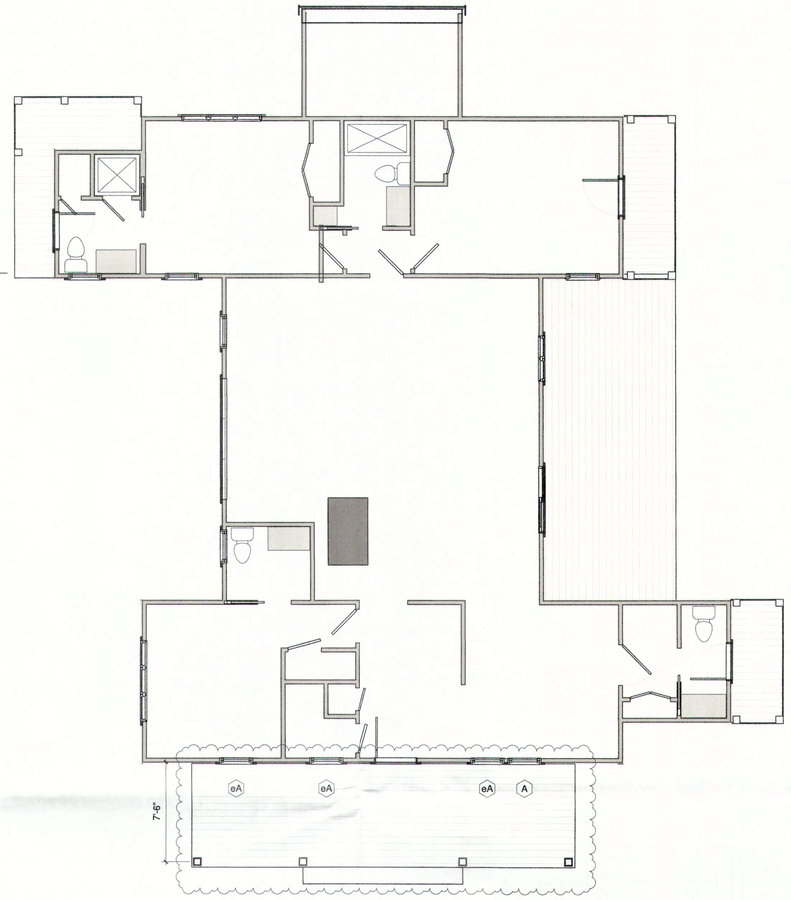
2 **East - Proposed**
1/8" = 1'-0"



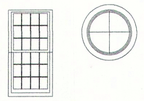
5 **West - Proposed**
1/8" = 1'-0"



4 **North - Proposed**
1/8" = 1'-0"



3 **Floor 1 - HDC1 - Proposed**
3/16" = 1'-0"



A

C

Specifications - Windows

Muntins
- SDL

Screens
- Full Sash

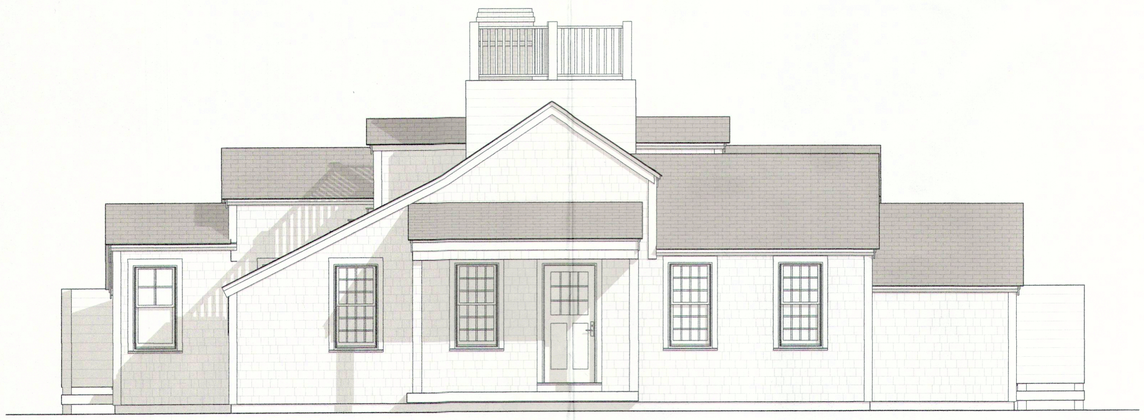
Interior Finish
- By Owner

Hardware
- By Owner

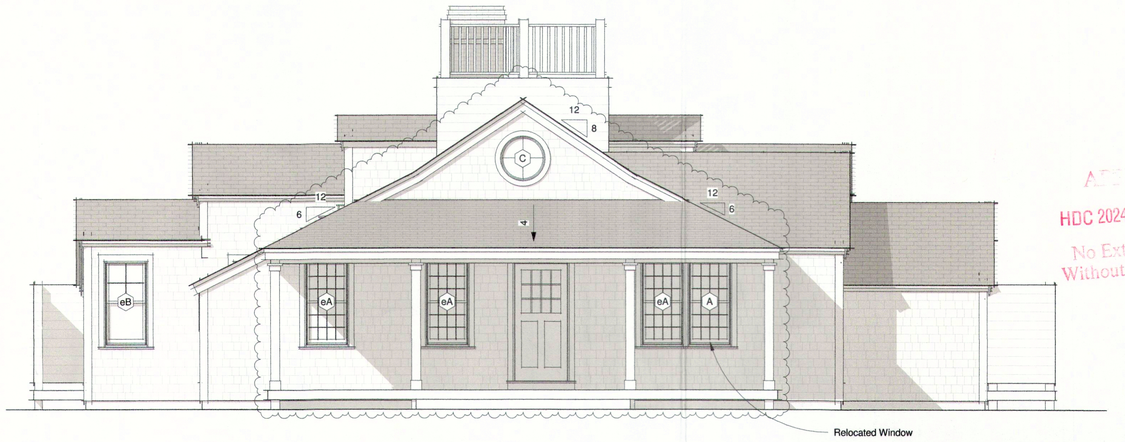
Window Elevations
1/4" = 1'-0"

Window Schedule - HDC

Level	Type Mark	Manufacturer	Model	Rough Width	Rough Height	Exterior Unit Finish	Phase Created	Comments
Floor 1	A	Andersen Corporation	400-Series Tilt-Wash Double Hung	2'-6 1/8"	4'-9 3/8"	Vinyl - Andersen - White	New Construction	Relocated
High Knee	C	Custom	Circular 4 Lite, 30" Round				New Construction	Painted White



6 **South - HDC - Existing**
1/4" = 1'-0"



Relocated Window

1 **South - Entry - HDC1 - Proposed**
1/4" = 1'-0"

APPROVED
HDC 2024-06-10709
No Exterior Changes
Without HDC Approval

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
McDonough

Project
Front Porch

Location
5 Moby Way
Nantucket MA

65 / 59

Structure
Main House

Front Porch

#	Description	Date
3	HDC Submission	2024.06.17

Plans & Elevations

HDC1.1

HDC Submission

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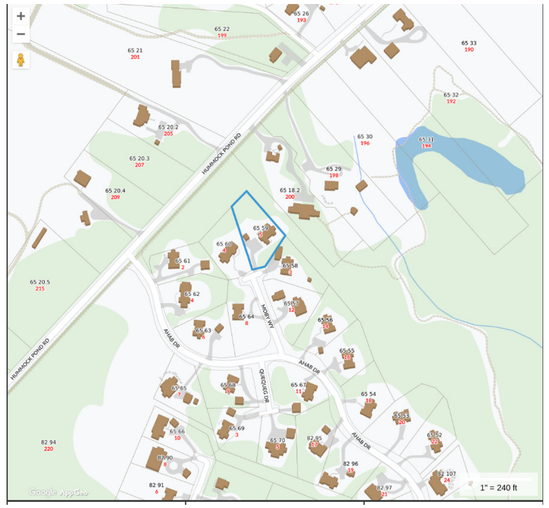









1 Site - HDC
1/16" = 1'-0"

HDC Submission

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The Sanford Boat Building
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Nantucket MA

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PO Box 325 02554
508 228 2820

Owner
McDonough Family

Project
Site Plan

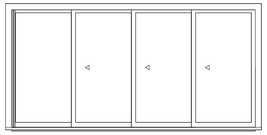
Location
5 Moby Way
Nantucket MA
65 / 59

Structure
Site

#	Description	Date
4	HDC Submission	2024.02.26
7	HDC Submission	2024.06.17
9	HDC Submission	2024.07.15
11	HDC Submission	2025.01.27
12	HDC Submission	2025.05.27

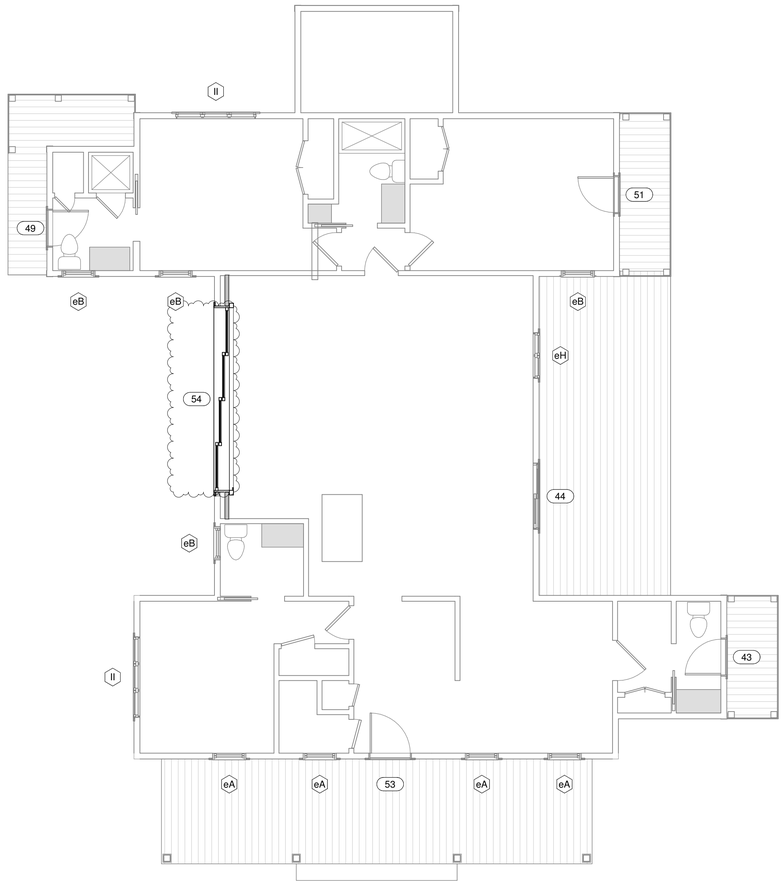
Site

HDC2.0



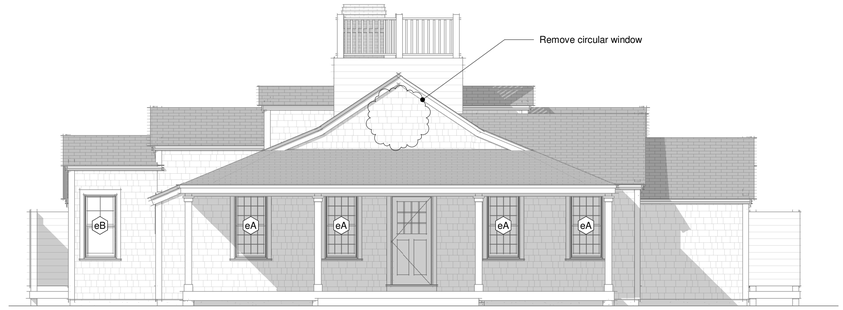
Door Elevations
1/4" = 1'-0"

Door Schedule								
Mark	Manufacturer	Model	Rough Width	Rough Height	Cladding Material	Function	Phase Created	Comments
54	Marvin Windows and Doors	MMSDSTK Uni_Directional	14'-0"	6'-10 5/8"	HighDensityFiberglass -Marvin-Stonewhite	Exterior	New Construction	



1 Floor 1 - HDC2 - Proposed
3/16" = 1'-0"

Proposed



3 South - Entry - HDC2 - Proposed
3/16" = 1'-0"



2 East - HDC2 - Proposed
3/16" = 1'-0"



5 North - HDC2 - Proposed
3/16" = 1'-0"

Existing



6 West - Yard - Existing
3/16" = 1'-0"



4 West - Yard - HDC2 - Proposed
3/16" = 1'-0"

HDC Submission

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Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
McDonough

Project
Fenestration Changes

Location
5 Moby Way
Nantucket MA
65 / 59

Structure
Main House

Front Porch

#	Description	Date
6	HDC Submission	2025.05.27

Plans & Elevations

HDC2.1

COLOR CHANGE CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
X	Completed application -Application Fee- $50.00.
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Exterior Elevations (4 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
na	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested.
na	Colors (4 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
X	All documents MUST be legible. All sets MUST be collated and stapled.
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents

COLOR CHANGE CHECKLIST

X	Signed Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 2025.05.27

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 3.1

Street & Number of Proposed Work: 10 Sun Island Rd

Owner of record: Town of Nantucket/Airport Commission

Mailing Address: 16 Broad St Nantucket MA 02554

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. 12501

☐ 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: 2025

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 Change to NTW Sash _____ Doors _____

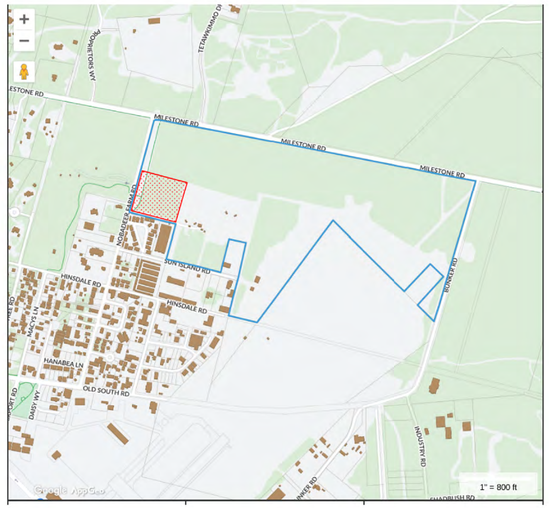
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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.

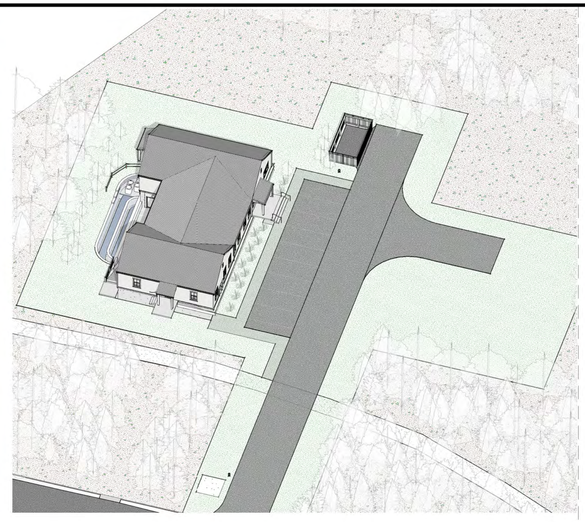
Date 5-22-25 Signature of owner of record _____ Signed under penalties of perjury

Signed By Arthur Gaudio





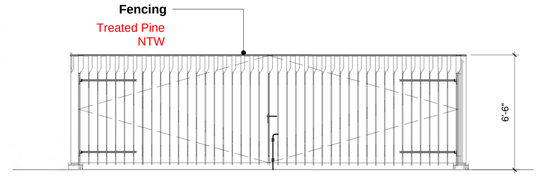
2 Site - Aerial - TE
1" = 200'-0"



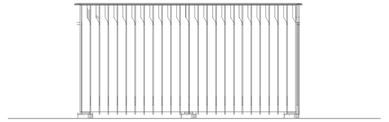
3 Birdseye - HDC



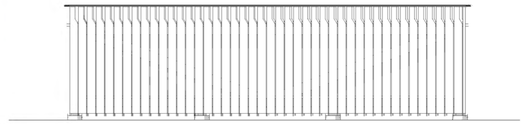
1 Site - HDC Plan - TE
1" = 40'-0"



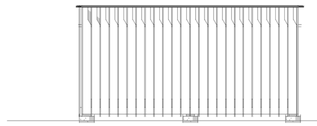
1 South Elevation - Gates - HDC
1/4" = 1'-0"



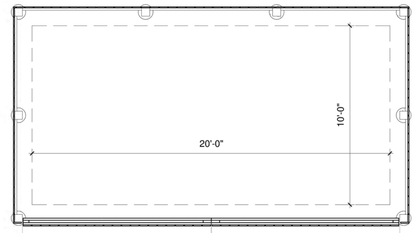
4 West Elevation - HDC
1/4" = 1'-0"



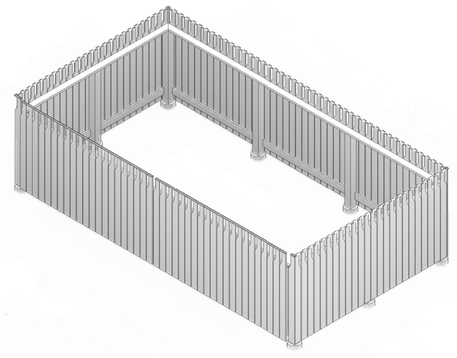
2 North Elevation - HDC
1/4" = 1'-0"



3 East Elevation - HDC
1/4" = 1'-0"



5 Floor 1 - HDC
1/4" = 1'-0"



6 AXON

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Nantucket Memorial Airport

Project
Airport Staff Housing

Location
10 Sun Island Rd
Nantucket MA

Portion of 69 / 3.1

Structure
Building 1

Airport Representatives

Architecture & Engineering
McFarland Johnson Inc.
Richard Lasdin, P.E.
rlasdin@mjinc.com
978-692-0522

Project Manager
CHA Companies
Phillip Cox, Assoc. AIA
pcox@chacompanies.com
401-862-8134

Design Team

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don@brackeneng.com
508-833-0070

Geotechnical Engineering
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Structural Engineering
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Marshall H. Puffer, P.E.
mpuffer@tighebond.com
508-255-6511

MEP + FP Engineering
CSI Engineering
Jim O'Brien, P.E.
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603-319-8244

Code Compliance
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Brian Merrifield, P.E.
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508-273-8483

Specifications
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Cynie Linton, CSI, Assoc AIA
clinton@kalinassociates.com
617-766-5079

Cost Estimating
Rider Levett Bucknall Ltd.
Michael O'Reilly, CCP
michael.oreilly@us.rlb.com
617-888-9948

Energy Modeling
Stephens & Company Inc.
Andrew Buccino
andyb@stephensandcoinc.com
508-325-5736

#	Description	Date
16	HDC Submission	2025.04.28

HDC Submission 2025.05.27

Plans & Elevations

HDC1.0

HDC Submission

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Fencing Example

Nantucket Memorial Airport

10 Sun Island Rd
Nantucket MA

Reference Photos

Portion of 69 / 3.1

No.	Description	Date
13	HDC Submission	2025.04.28

Fence

HDC-TE

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to indicate read and understand)
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 75 PARCEL N°. 77

Street & Number of Proposed Work: 32 Flintlock Rd

Owner of record: Jane & Phillip Corwin

Mailing Address: 32 Flintlock Rd.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2024-07-10766
☐ Pool (Zoning District _____) ☐ Roof ☑ Other omit rootwalk & fenestration revision on back of building

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and 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

omit rootwalk

Fenestration revisions

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED No Changes

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ 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 5/27/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice-Chair

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd.

AS AGENT FOR Jane & Phillip Corwin

STREET ADDRESS 32 Flintlock Road

MAP/PARCEL 75 / 77

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 05.27.25

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 05.22.25
Date

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

June 19, 2024

Name: Jane & Phillip Corwin

Address: 32 Flintlock Road

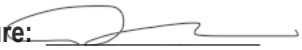
Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the properties at 32 Flintlock Road per our collaboration.

Thank you for your understanding.

Date: 6/20/24

Signature: 









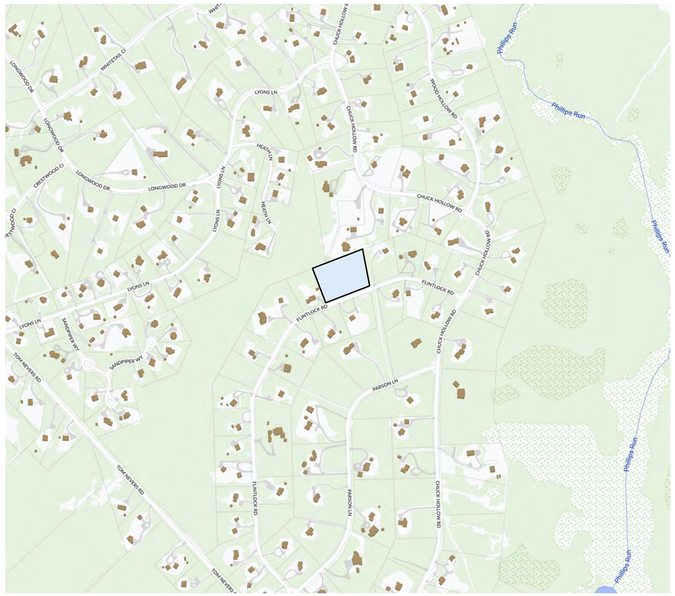




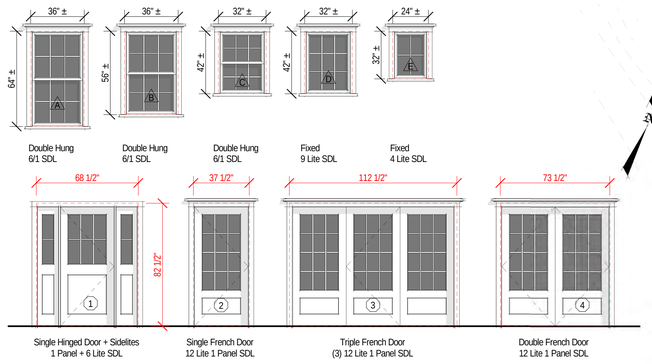
32 Flintlock Road

Nantucket, MA

05.27.25



1 Locus Map
Not to Scale



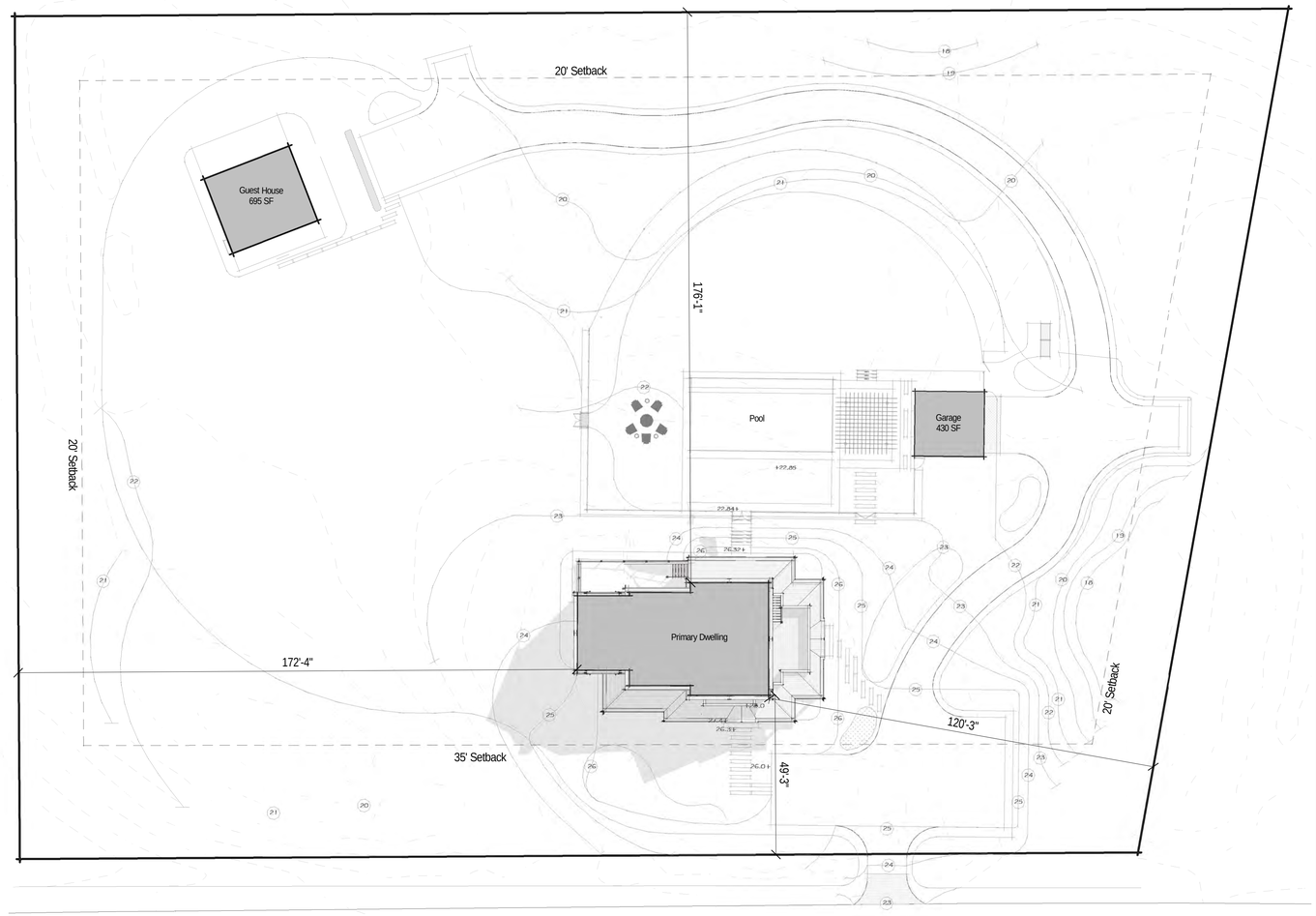
WINDOW SCHEDULE							
WINDOW	QUANTITY	RO WIDTH	RO HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	11	36"	64"	Andersen	Custom	Match Existing Window Size; Verify Meets Egress Requirement	≥ 30
B	27	36"	56"	" "	" "		≥ 30
C	8	32"	42"	" "	" "		≥ 30
D	1	32"	42"	" "	" "		≥ 30
E	3	24"	32"	" "	" "		≥ 30

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	FRAME WIDTH	FRAME HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	1	68.5"	82.5"	Upstate	TBD		≥ 30
2	2	37.5"	82.5"	" "	" "		≥ 30
3	2	112.5"	82.5"	" "	" "		≥ 30
4	1	73.5"	82.5"	" "	" "		≥ 30

EXTERIOR DOOR & WINDOW NOTES
1) Contractor to Provide Architect with Exterior Door and Window Quotes for Review and Approval Prior to Purchase.
2) Refer To Plan For Tempered Glass Locations; Contractor To Verify Tempered Windows Are Provided Where Required
3) Contractor to Verify All Exterior Door and Window Colors in Accordance with Most Recent H.D.C. Certificate of Appropriateness.
4) Contractor to Install Self-Adhesive Flexible Window Flashing by Grace or Approved Equivalent at All Window and Door Locations.
5) General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
6) General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per HERS Rating

2 Window & Door Legend
1/4" = 1'-0"

HDC Submission



3 Site Plan
3/64" = 1'-0"

2401

32 Flintlock Road

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	75 / 77
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	95,938 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3% or 2,878 SF +/-
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

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D.1.4 Interior Elevations - Bedroom & Bath 2
D.1.5 Interior Elevations -Bedroom & Bath 3
D.1.6 Interior Elevations - Foyer
D.1.7 Interior Elevations - Mudroom & Laundry
D.1.8 Interior Elevations - Hallways
D.2.1 Interior Elevations - Kitchen & Dining
D.2.2 Interior Elevations - Kitchen Perspectives
D.2.3 Interior Elevations - Living Room
D.2.4 Interior Elevations - Den
D.2.5 Interior Elevations - 1/2 Bath
D.3.1 Typical Interior Details
D.3.2 Staircase Details
D.3.3 Jamb Details
D.3.4 Fireplace Details
D.4.1 Exterior Trim Details
D.4.2 Exterior Trim Details
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E.1.1 First Floor Lighting Plan
E.1.2 Second Floor Lighting Plan
RCP.0 Basement Reflected Ceiling Plan
RCP.1 First Floor Reflected Ceiling Plan
RCP.2 Second Floor Reflected Ceiling Plan

Revisions

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

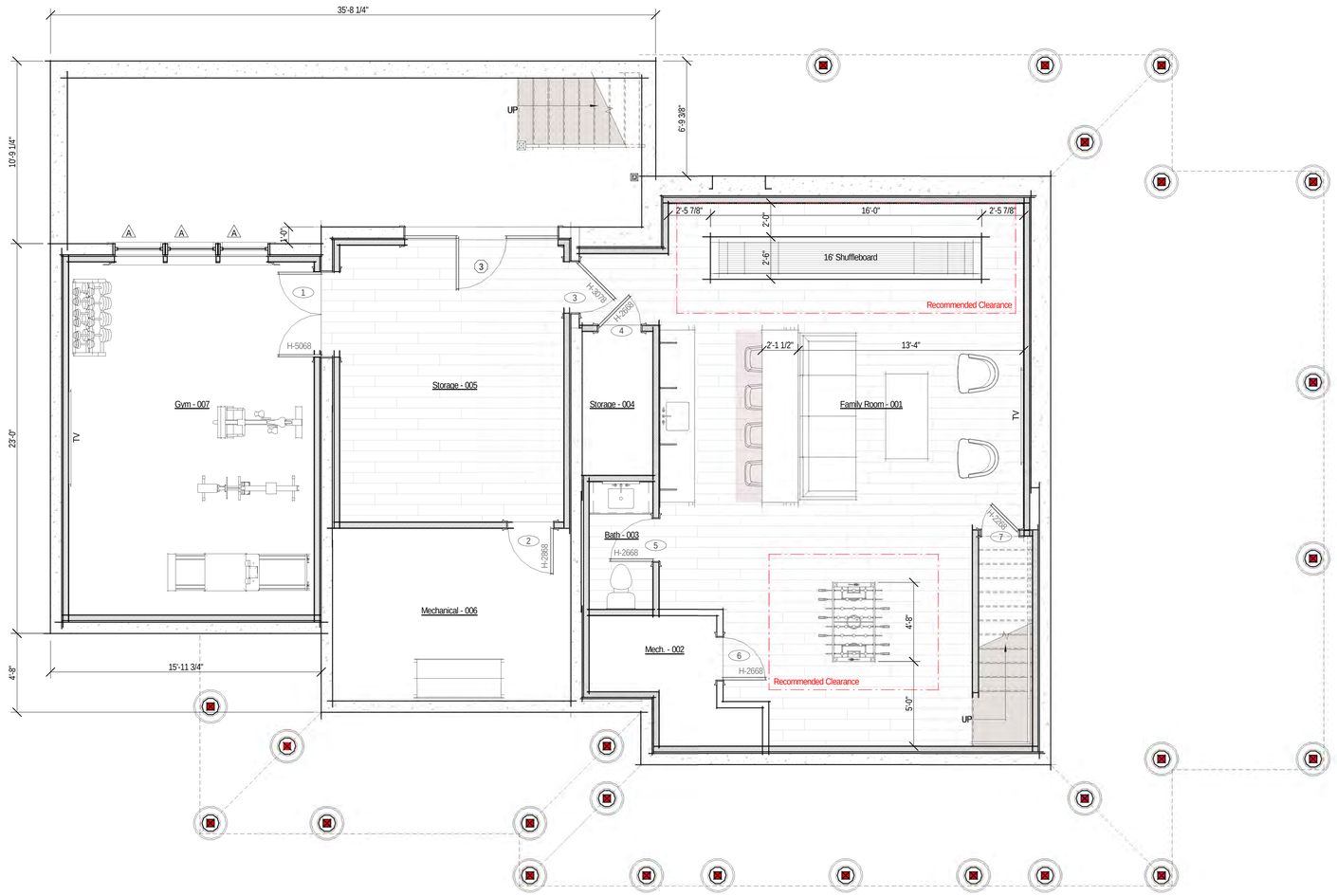
DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

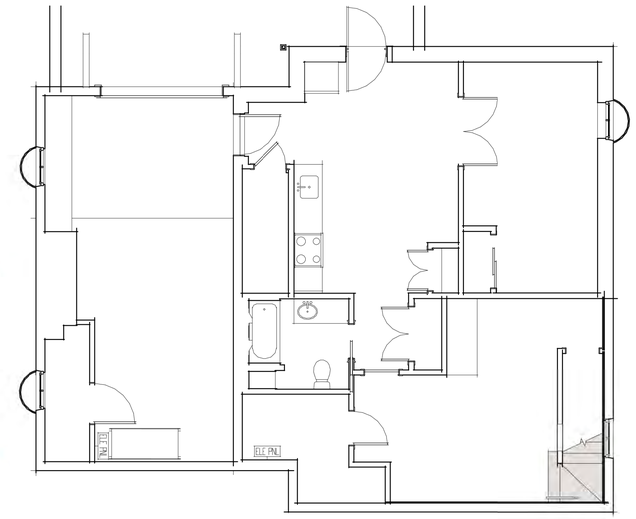
2401

05.27.25

HDC Submission



1 Basement Plan - Proposed
1/4" = 1'-0"



2 Basement Plan - Existing
3/16" = 1'-0"

2401

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Revisions

Basement Plan

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A.1.0

2401

05.27.25

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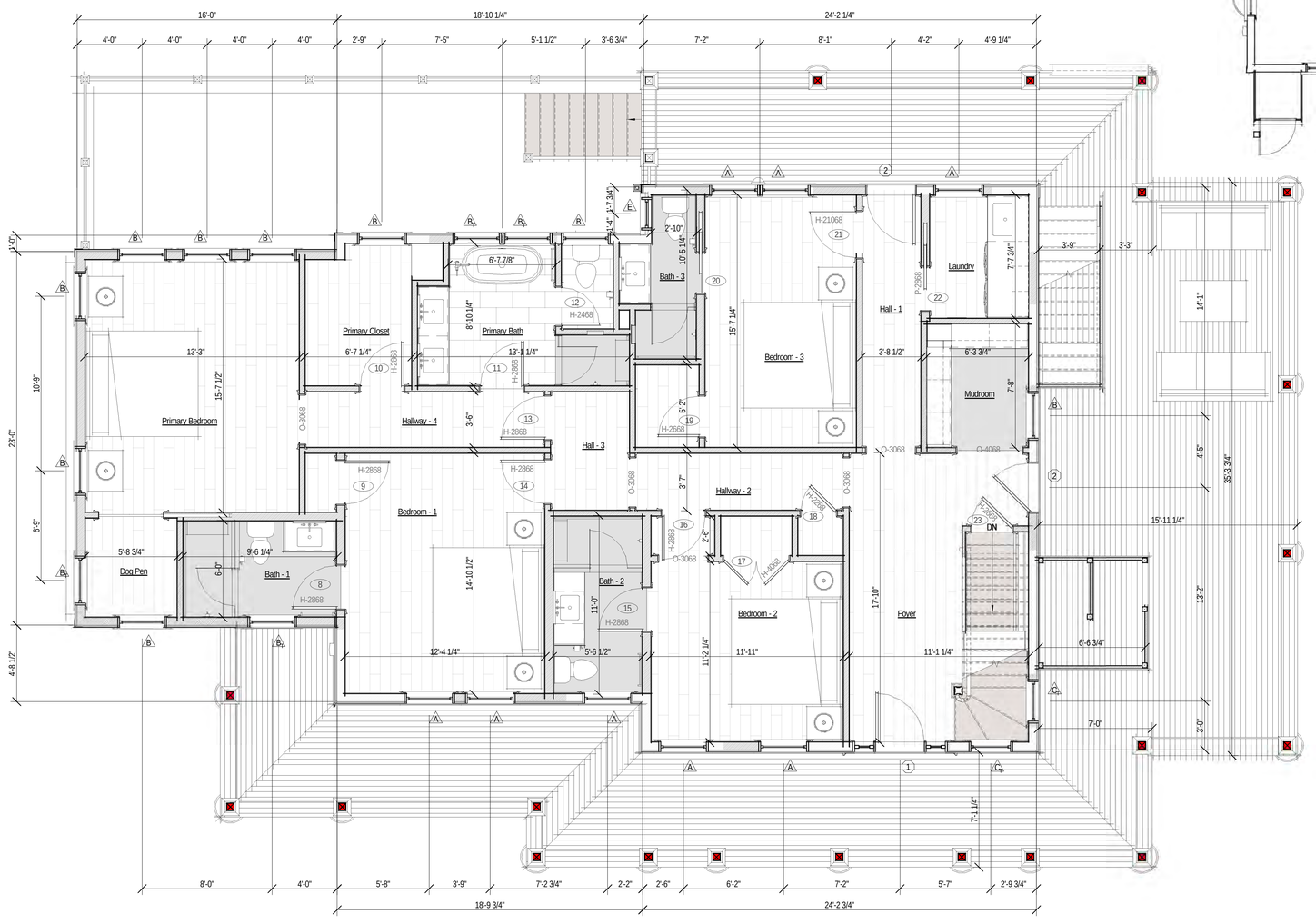
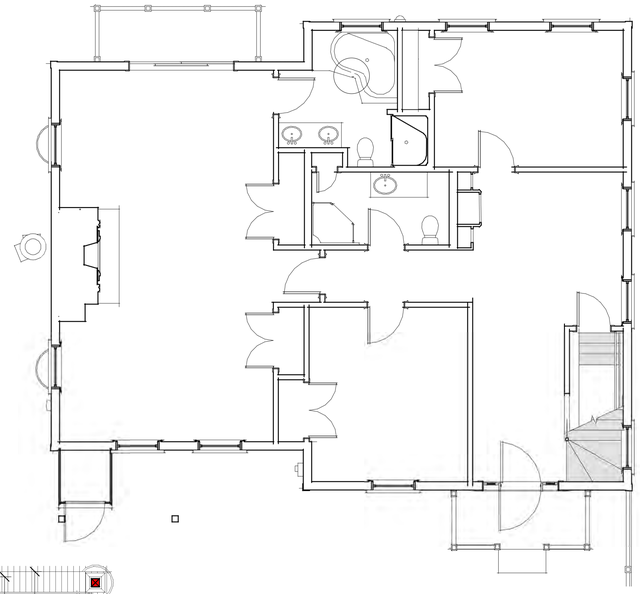


1 First Floor - Proposed
1/4" = 1'-0"



2 First Floor Plan - Existing
3/16" = 1'-0"

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Revisions

First Floor Plan

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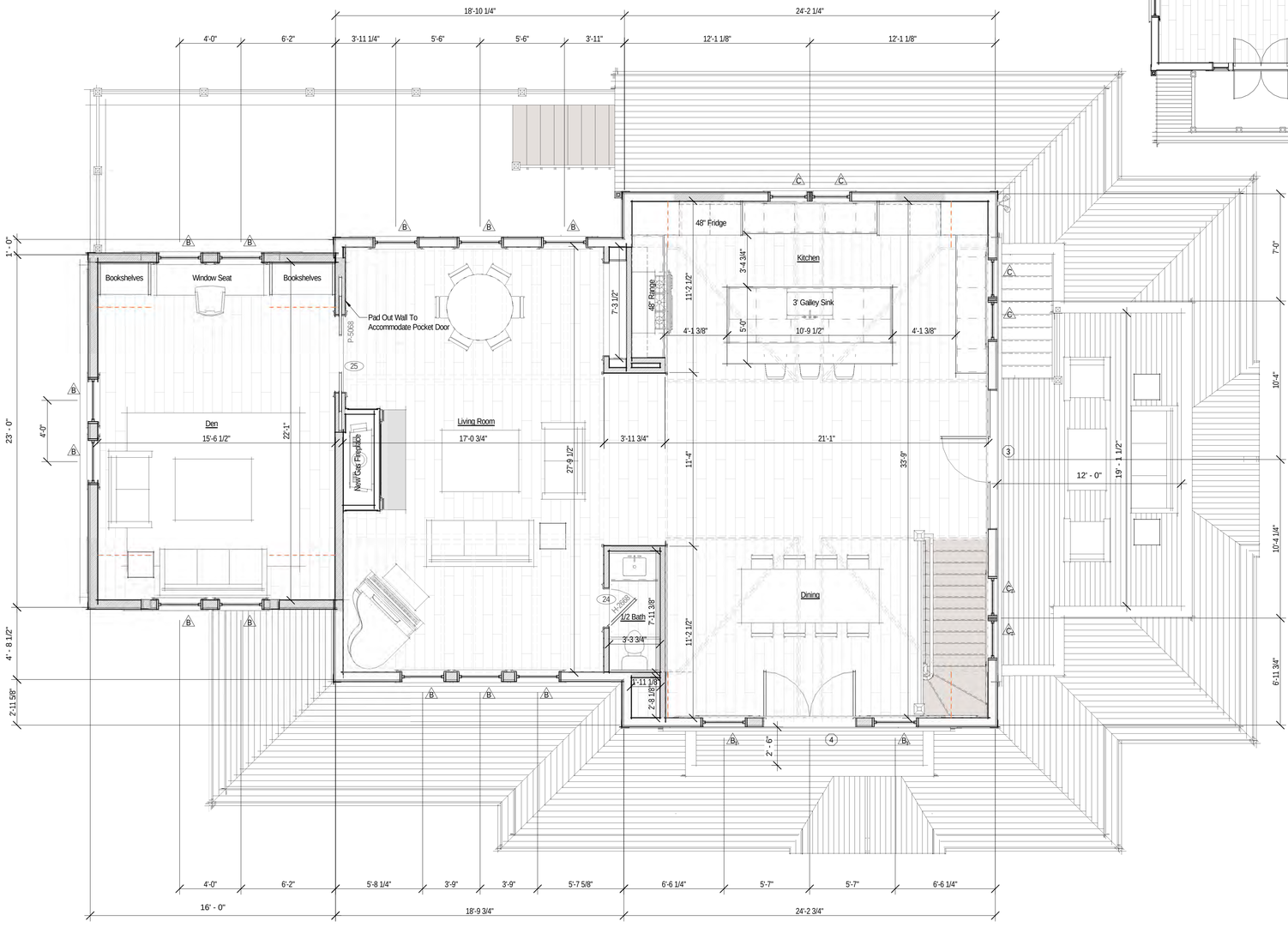
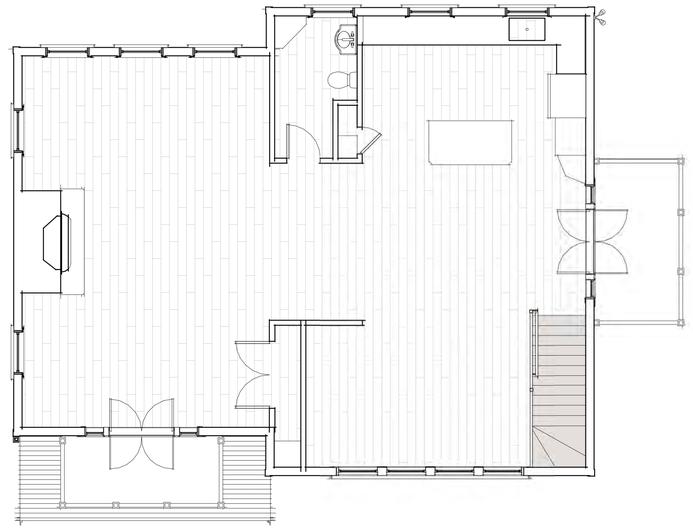


1 Second Floor - Proposed
1/4" = 1'-0"



2 Second Floor Plan - Existing
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2401

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Revisions

Second Floor Plan

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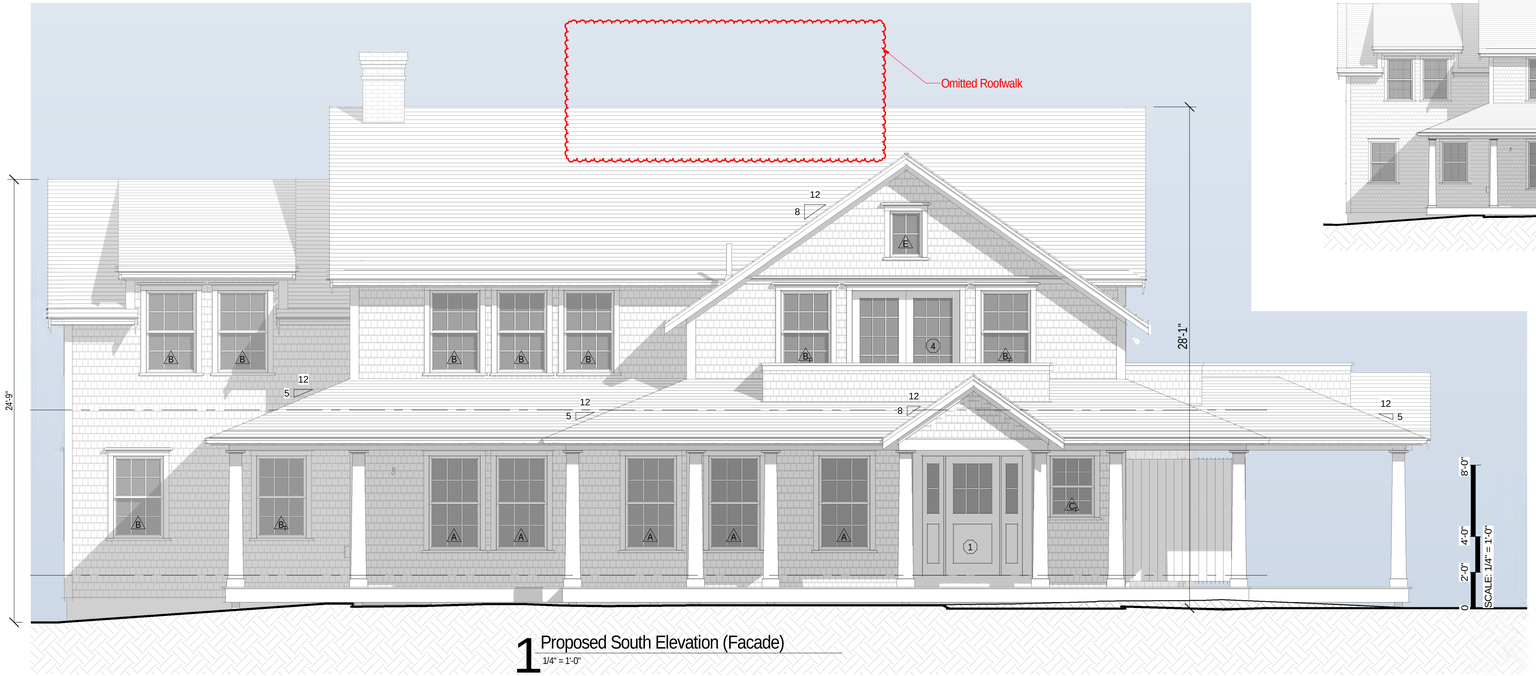
A.1.2

2401

05.27.25

HDC Submission



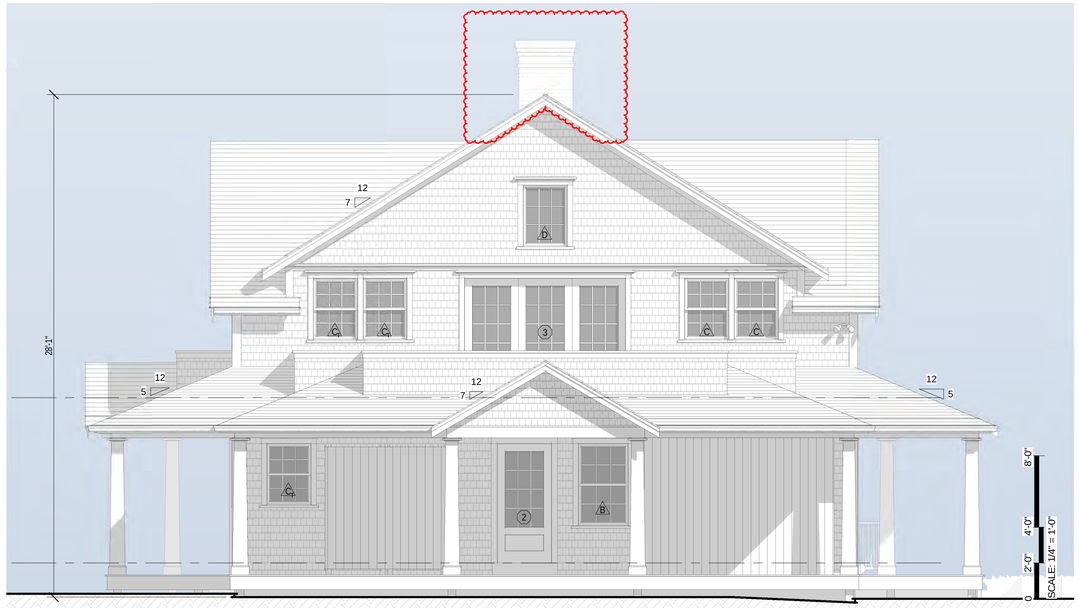
1 Proposed South Elevation (Facade)
1/4" = 1'-0"



Previously Approved South Elevation
1/8" = 1'-0"



Existing South Elevation
1/8" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"



Previously Approved East Elevation
1/8" = 1'-0"



Existing East Elevation .....
1/8" = 1'-0"

2401

32 Flintlock Road

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	75 / 77
Current Zoning:	LUG 3
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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
A.2.4	Rear Axon
F.1.1	Pier Diagram
D.0.1	Interior Elevations - Family Room
D.0.2	Interior Elevations - 1/2 Bath
D.0.3	Interior Elevations - Gym
D.1.1	Interior Elevations - Primary Bedroom
D.1.2	Interior Elevations - Primary Bathroom
D.1.3	Interior Elevations - Bedroom & Bath 1
D.1.4	Interior Elevations - Bedroom & Bath 2
D.1.5	Interior Elevations -Bedroom & Bath 3
D.1.6	Interior Elevations - Foyer
D.1.7	Interior Elevations - Mudroom & Laundry
D.1.8	Interior Elevations - Hallways
D.2.1	Interior Elevations - Kitchen & Dining
D.2.2	Interior Elevations - Kitchen Perspectives
D.2.3	Interior Elevations - Living Room
D.2.4	Interior Elevations - Den
D.2.5	Interior Elevations - 1/2 Bath
D.3.1	Typical Interior Details
D.3.2	Staircase Details
D.3.3	Jamb Details
D.3.4	Fireplace Details
D.4.1	Exterior Trim Details
D.4.2	Exterior Trim Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan
RCP.0	Basement Reflected Ceiling Plan
RCP.1	First Floor Reflected Ceiling Plan
RCP.2	Second Floor Reflected Ceiling Plan

Revisions

Revision 1	Date 1

Exterior Elevations

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A.2.1

2401

05.27.25

HDC Submission



Previously Approved North Elevation
1/8" = 1'-0"



Existing North Elevation
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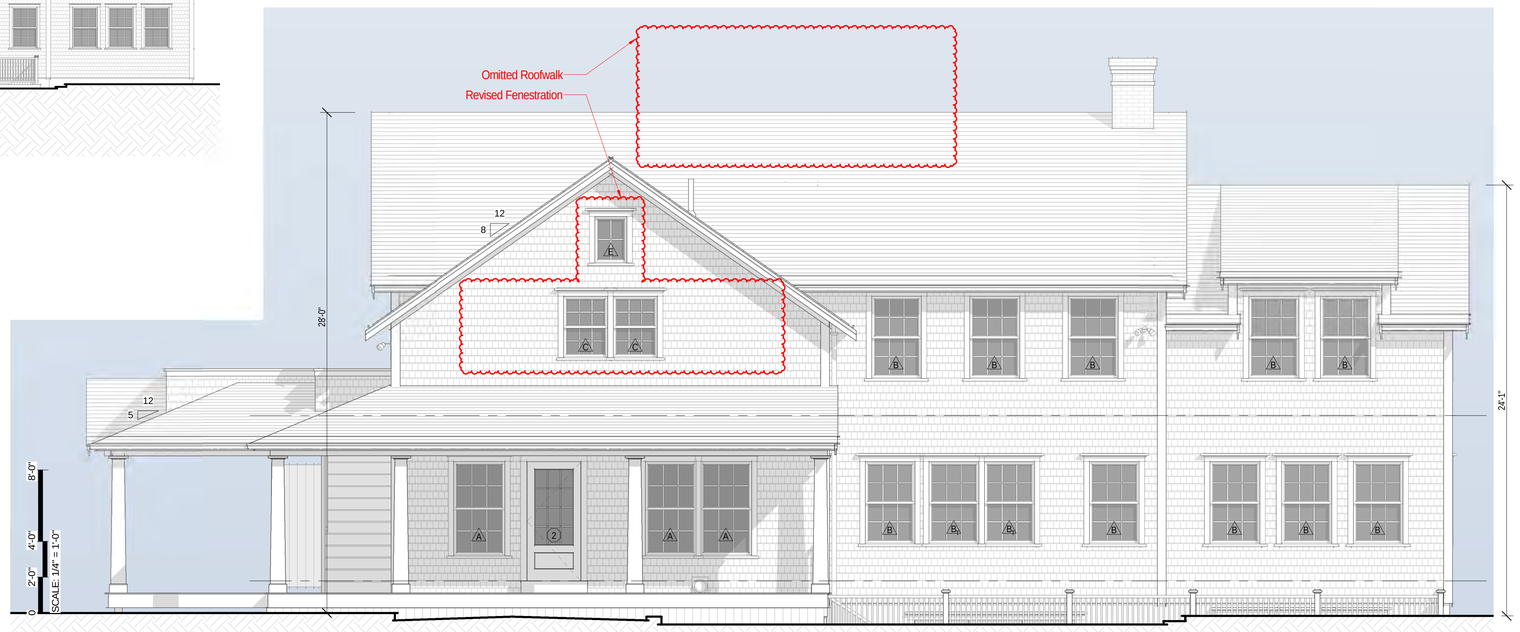

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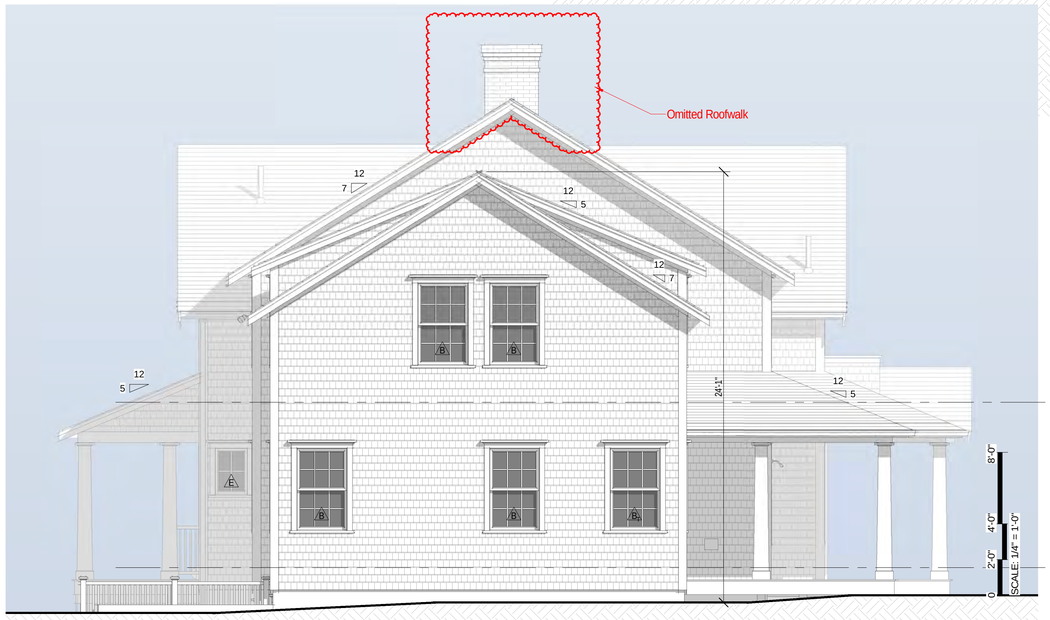

2 Proposed West Elevation
1/4" = 1'-0"



Previously Approved West Elevation
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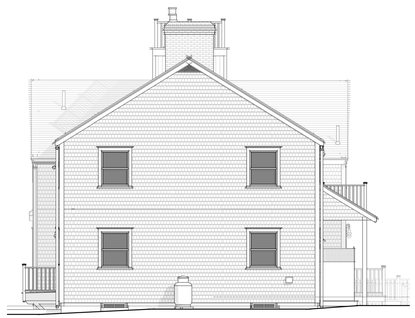

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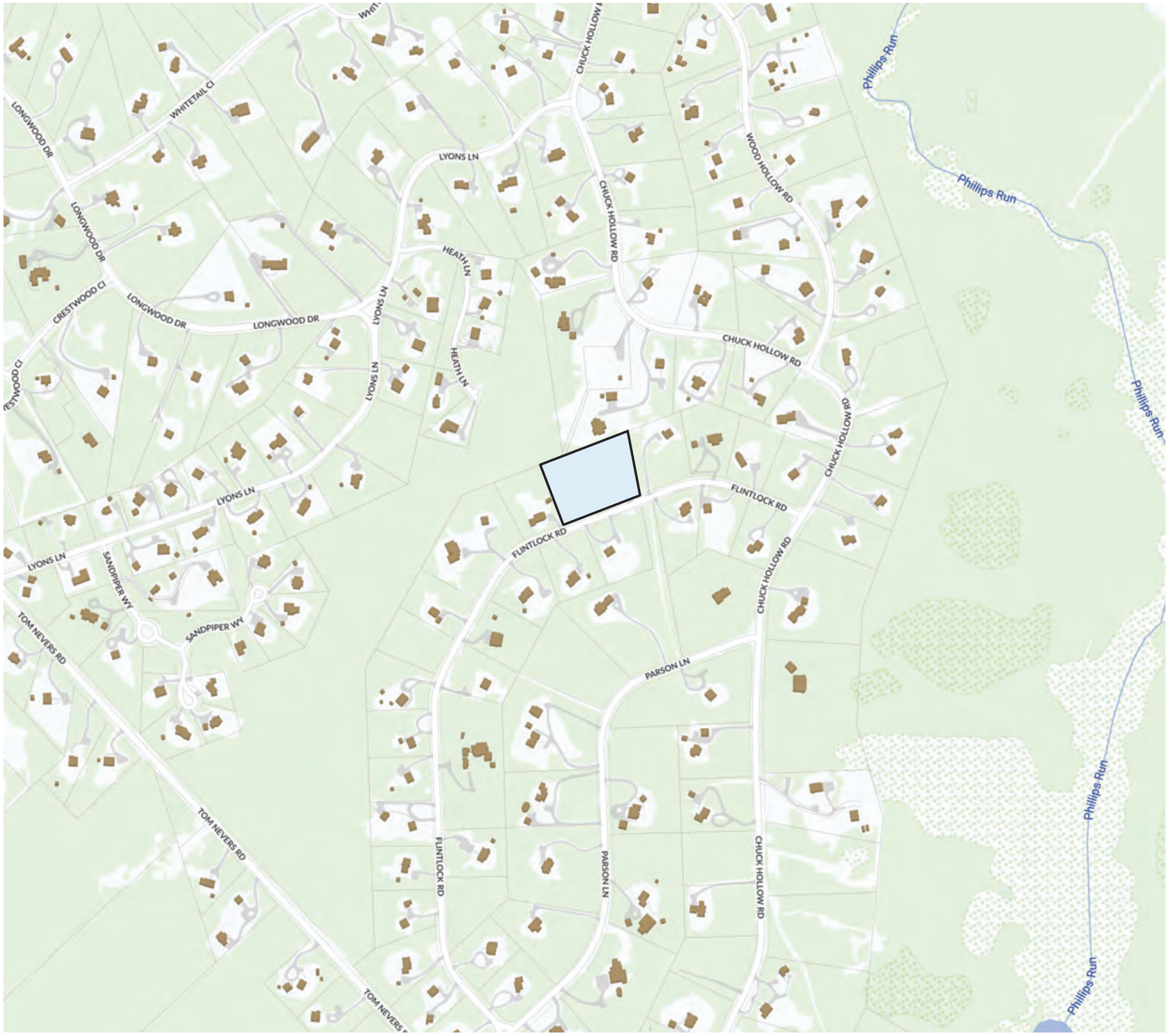
A.2.2

2401



1 Locus Map

Not to Scale





	DP RATING
Verify Meets t	≥ 30
	≥ 30
	≥ 30
	≥ 30
	≥ 30

	DP RATING
	≥ 30
	≥ 30
	≥ 30
	≥ 30

20' Setback

Guest House
695 SF

176'-1"

20' Setback

Pool

Garage
430 SF

Primary Dwelling

172'-4"

120'-3"

20' Setback

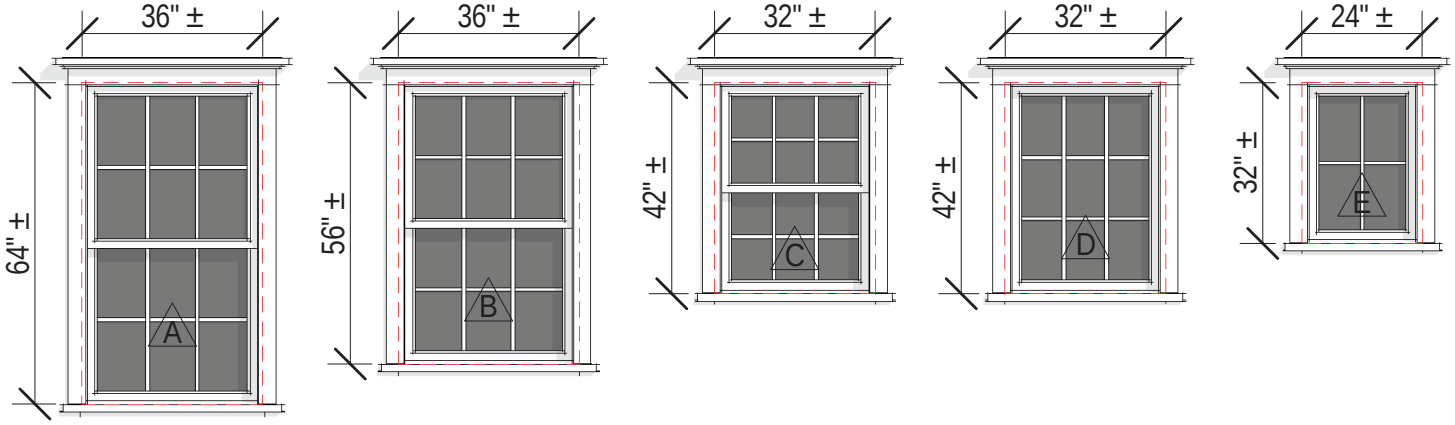
35' Setback

49'-3"

Flintlock Road

3 Site Plan

3/64" = 1'-0"



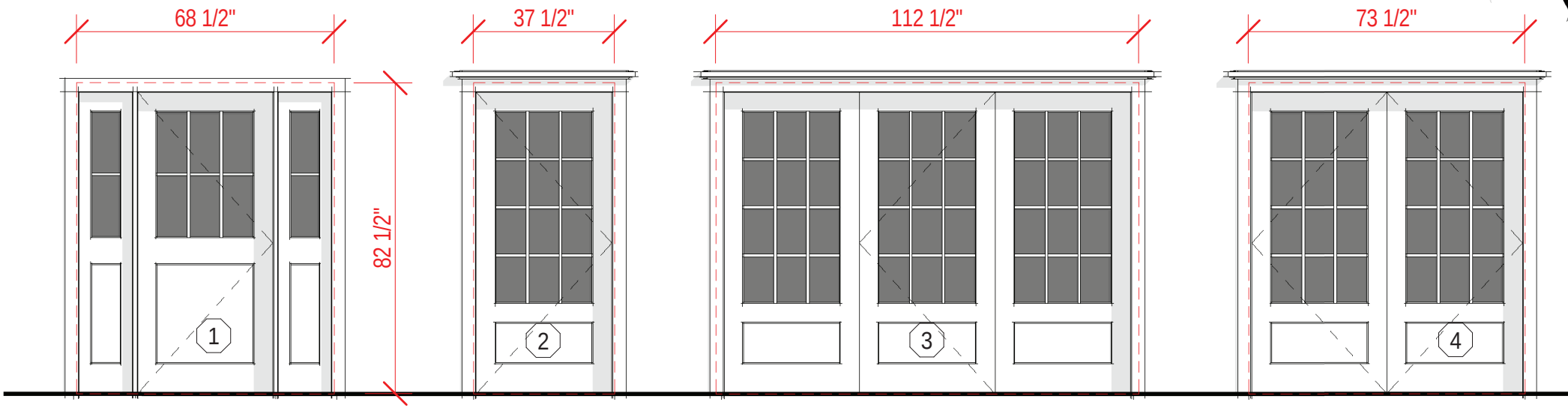
Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

Fixed
9 Lite SDL

Fixed
4 Lite SDL

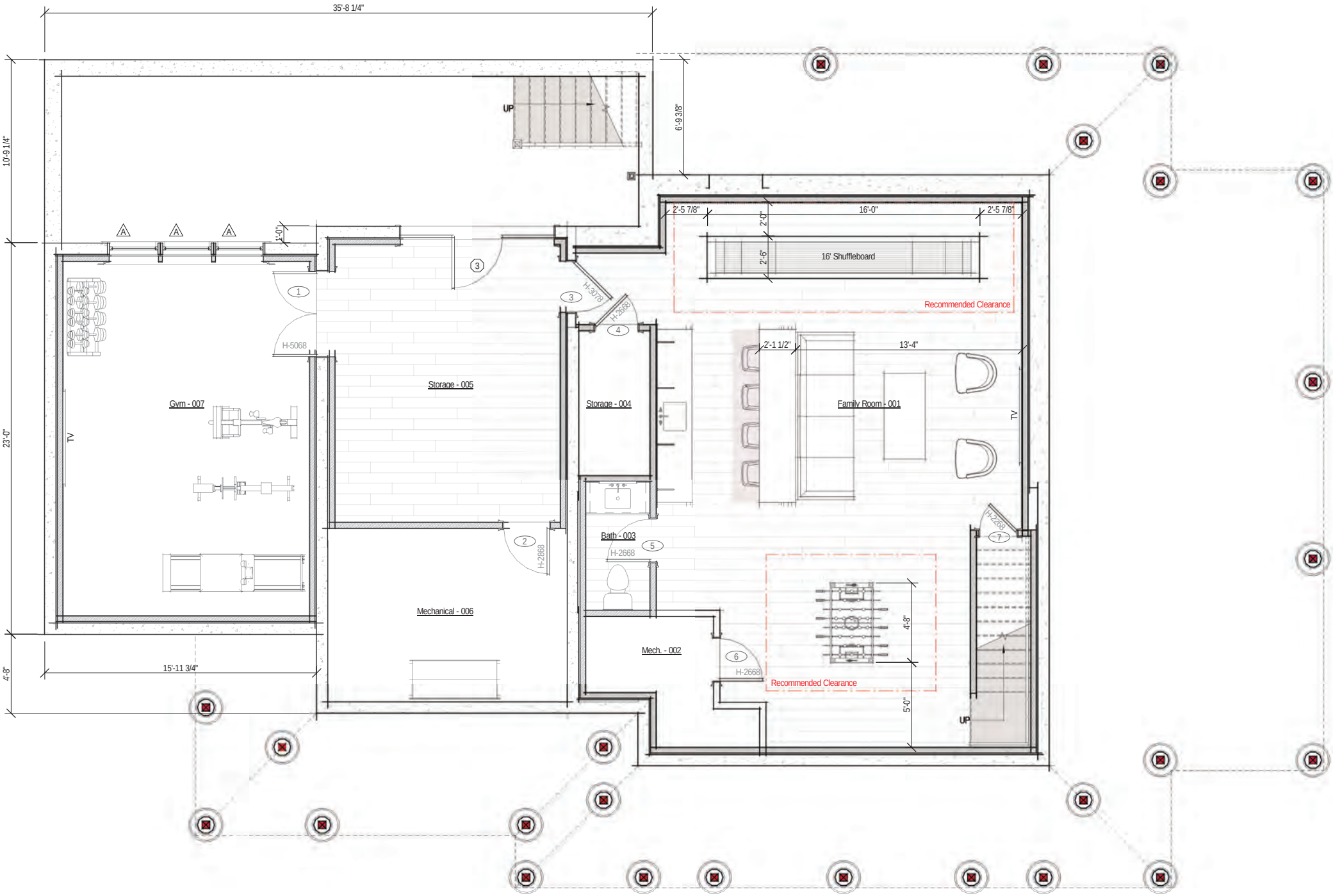


Single Hinged Door + Sidelites
1 Panel + 6 Lite SDL

Single French Door
12 Lite 1 Panel SDL

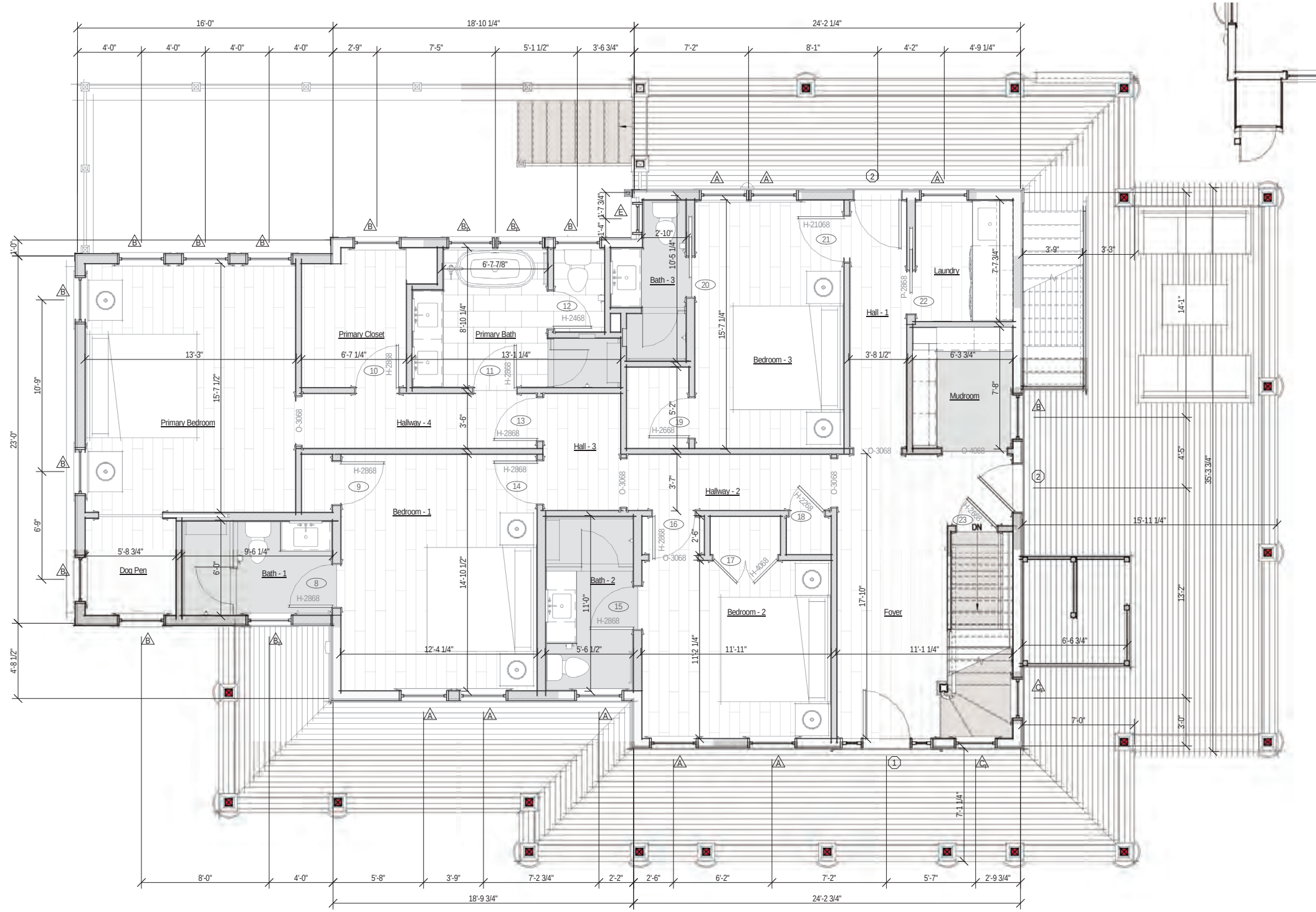
Triple French Door
(3) 12 Lite 1 Panel SDL

Double French Door
12 Lite 1 Panel SDL



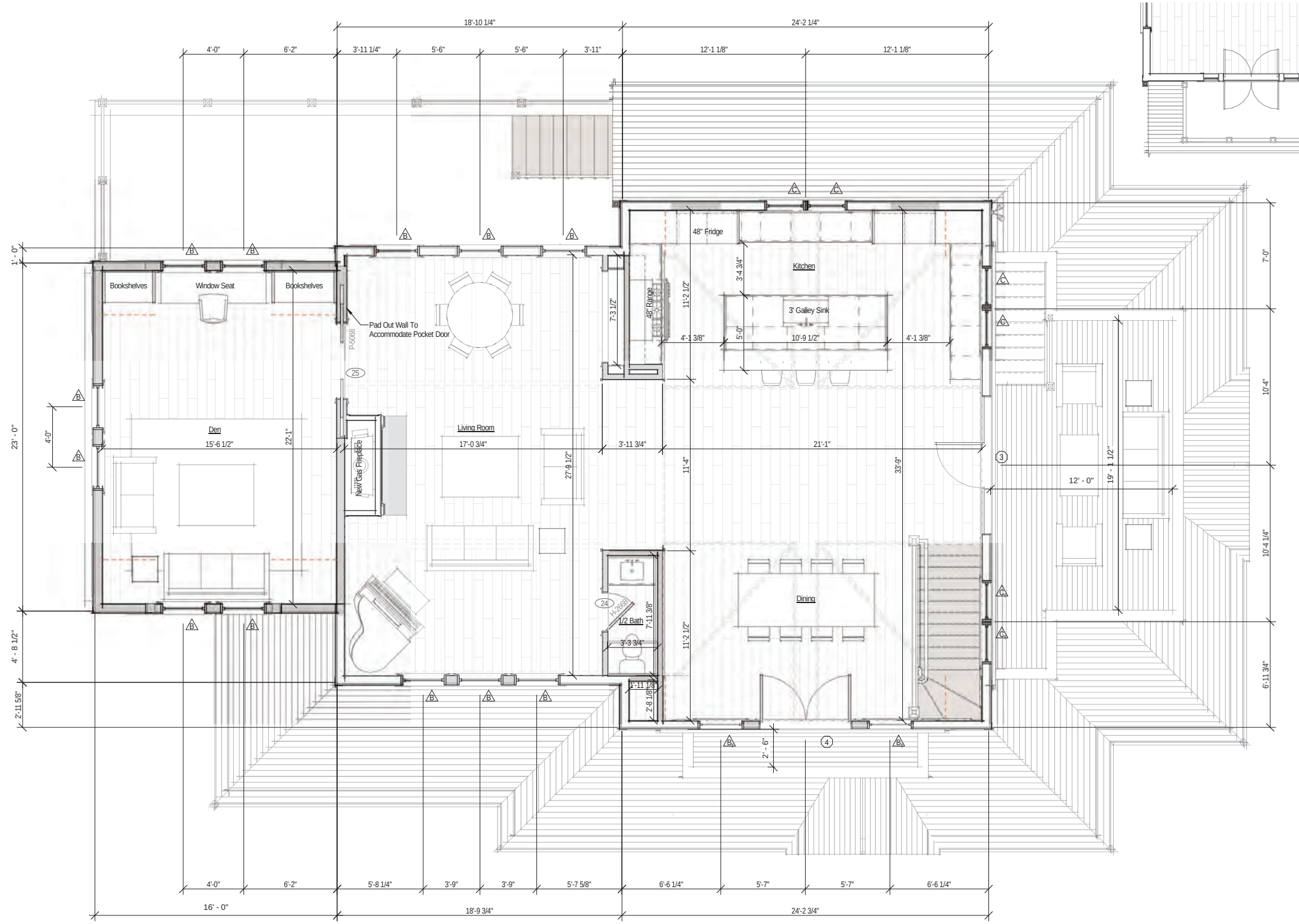
1 Basement Plan - Proposed

1/4" = 1'-0"



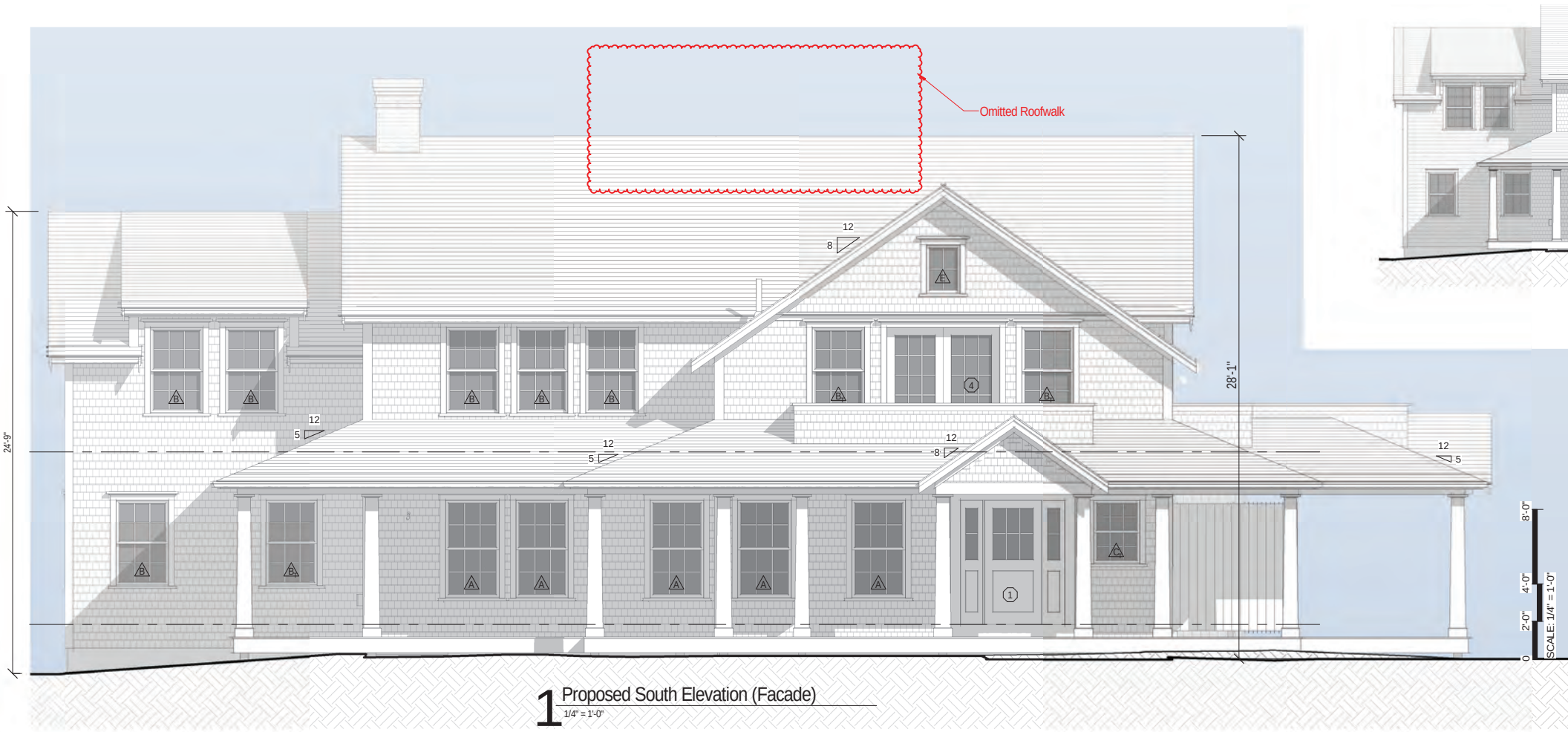
1 First Floor - Proposed

1/4" = 1'-0"



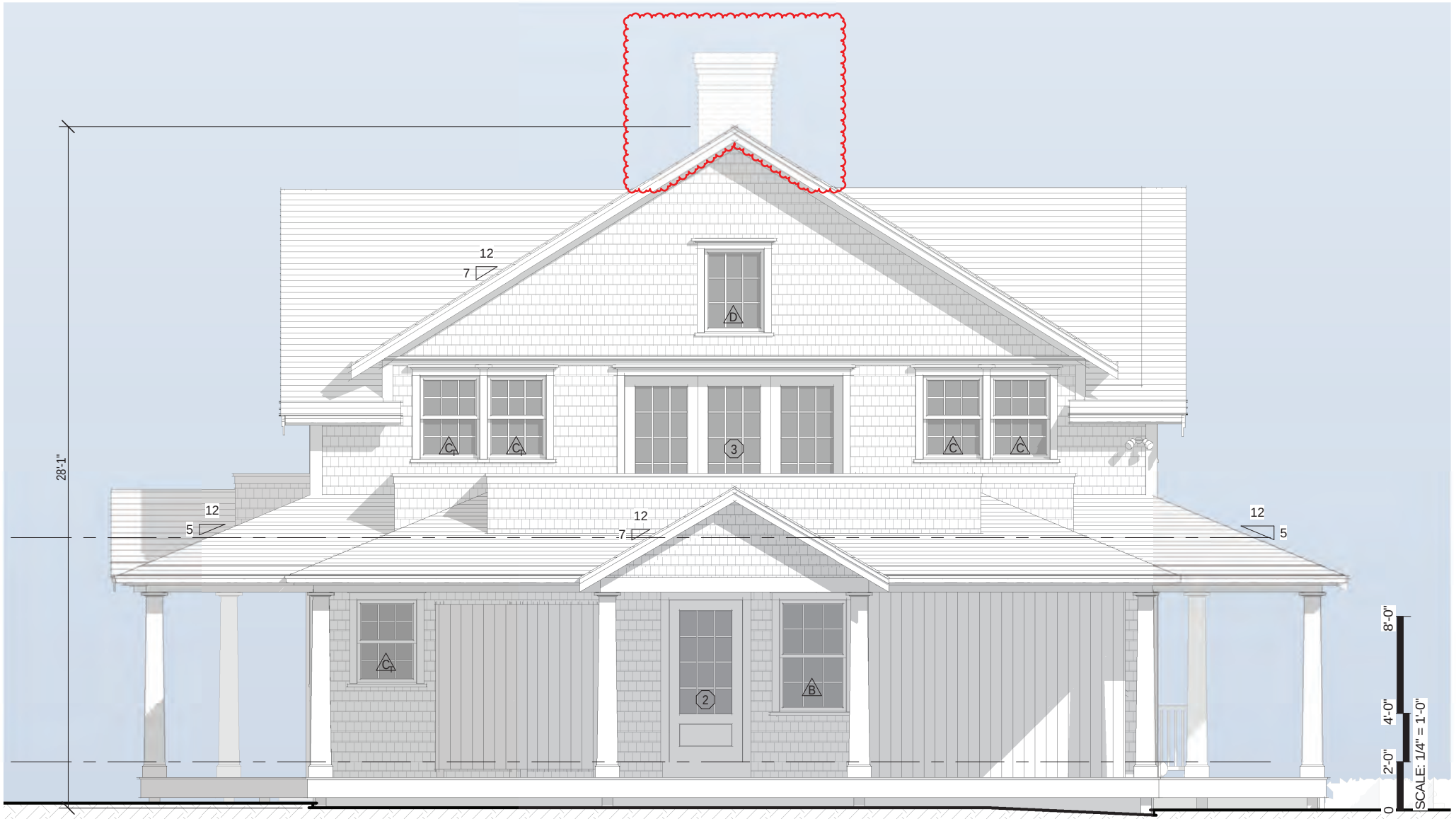
1 Second Floor - Proposed

1/4" = 1'-0"



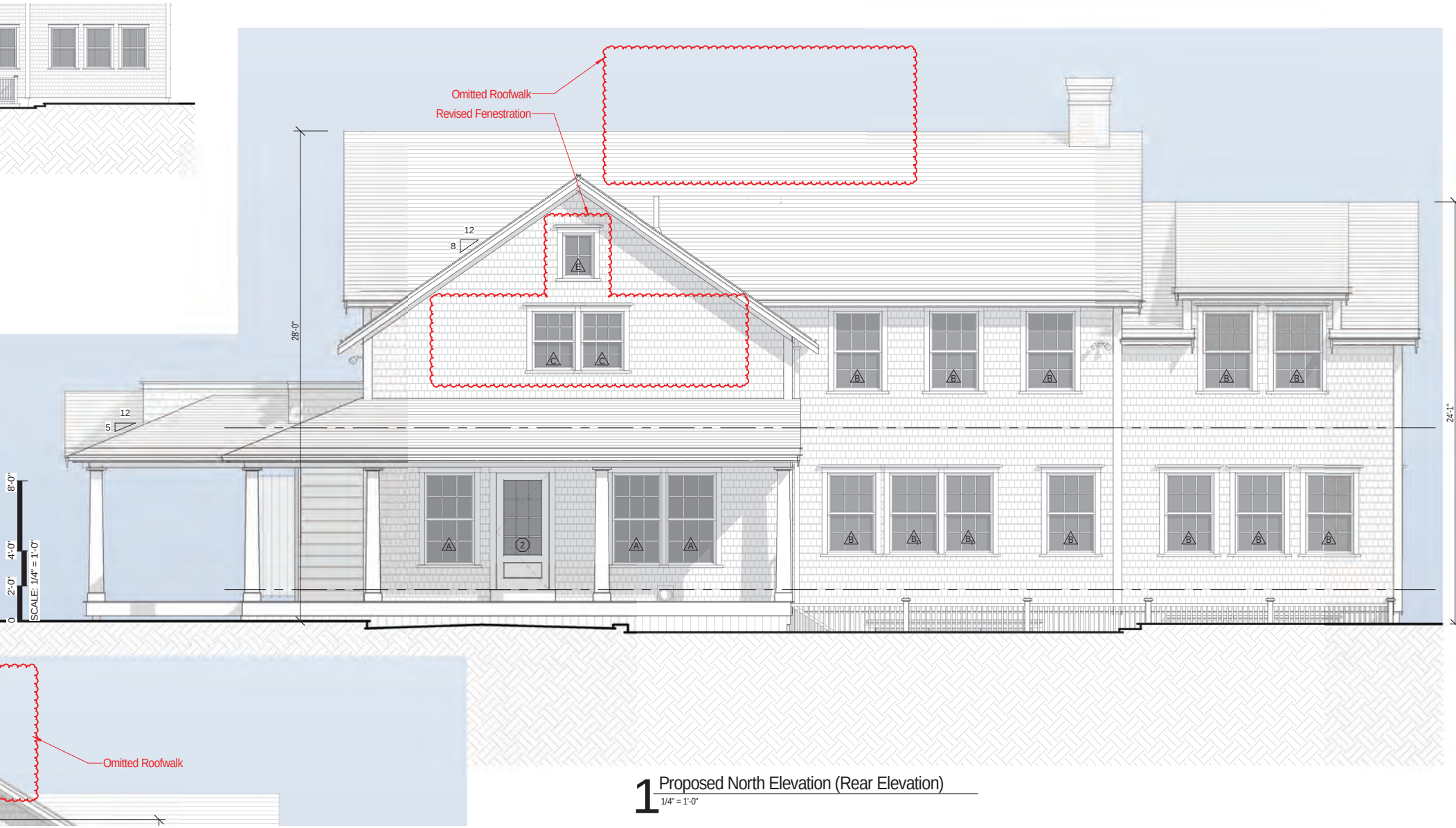
1 Proposed South Elevation (Facade)

1/4" = 1'-0"

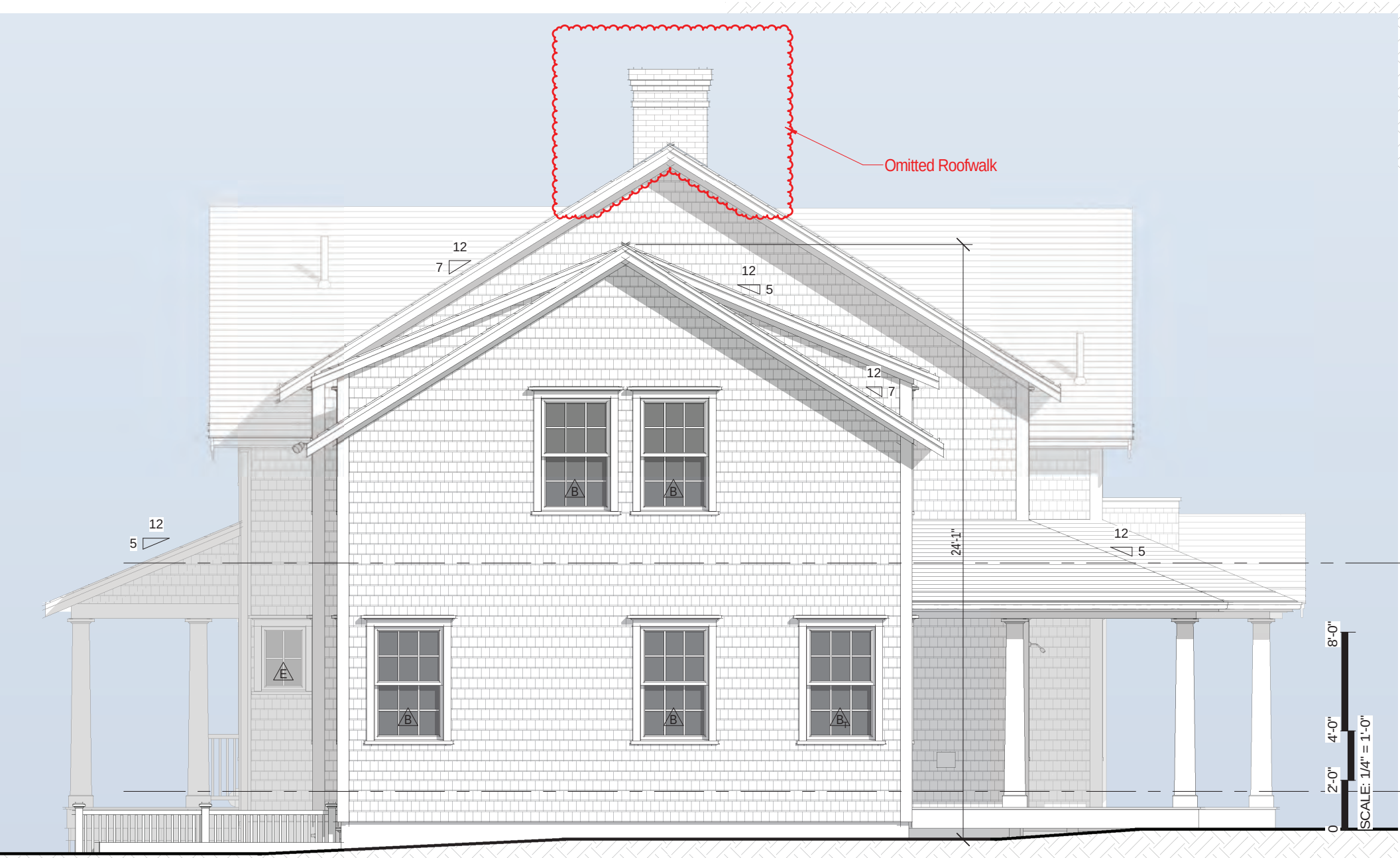


2 Proposed East Elevation

1/4" = 1'-0"



1 Proposed North Elevation (Rear Elevation)
1/4" = 1'-0"



2 Proposed West Elevation

1/4" = 1'-0"

CERTIFICATE NO: HDC2024-07-10766

DATE ISSUED: 8/6/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 75 PARCEL N°. 77

Street & Number of Proposed Work: 32 Flintlock Rd (Main House)

Owner of record: Jane & Philip Comin

Mailing Address: 32 Flintlock Rd.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, ltd

Mailing Address: 8 Williams Lane
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: 7/3/24 Fee Paid: $ 147.50 (001325)

Must be acted on by: 09/30/24

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 new porch + fenestration revisions

Size of Structure or Addition: Length: 23' Sq. Footage 1st floor: 368 sf

Width: 16' Sq. footage 2nd floor: 368 sf

Sq. footage 3rd floor: _____

Decks/Patio: Size: 16 x 35 ☑ 1st floor ☐ 2nd floor

Size: 12 x 19 ☐ 1st floor ☑ 2nd floor

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "

Height of ridge above final finish grade: North 28'-1" +/- South 28'-1" +/- East 28'-1" +/- West 24'-9" +/-

Additional Remarks

Historic Name:

Original Date: 1997

Original Builder:

REVISIONS* (describe)

1. East Elevation new porch & fenestration revisions
2. South Elevation " " & "
3. West Elevation Addition
4. North Elevation new porch & fenestration revisions

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 7 /12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) red cedar

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer 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 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall 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.

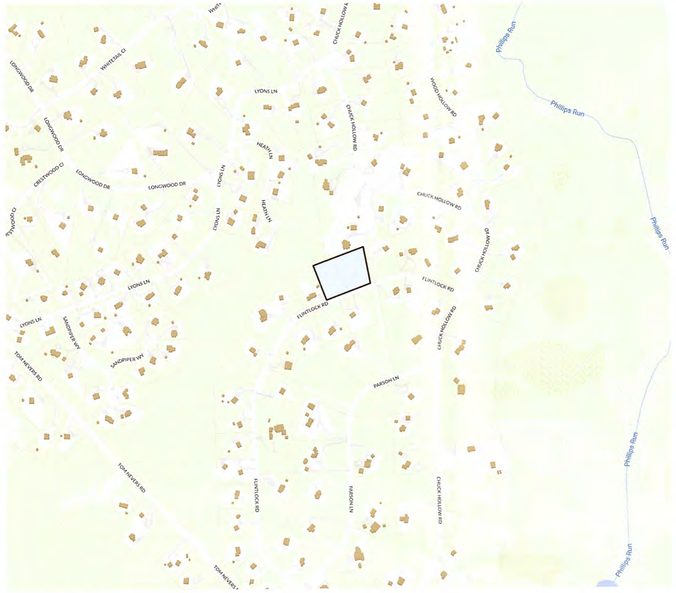
Date 6/28/24 Signature of owner of record _____ Signed under penalties of perjury

32 Flintlock Road

Nantucket, MA

07.01.24

HDC Submission


Phillips Run
Phillips Run
Phillips Run
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CHUCK HOLLOW RD
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FLINTLOCK RD
FLINTLOCK RD
FLINTLOCK RD
LYONS LN
LYONS LN
LYONS LN
LYONS LN
HEATH LN
HEATH LN
LONGWOOD DR
LONGWOOD DR
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CRESTWOOD CT
WHISTLER CT
TUPELO CT
OLD MAIN RD
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OLD MAIN RD

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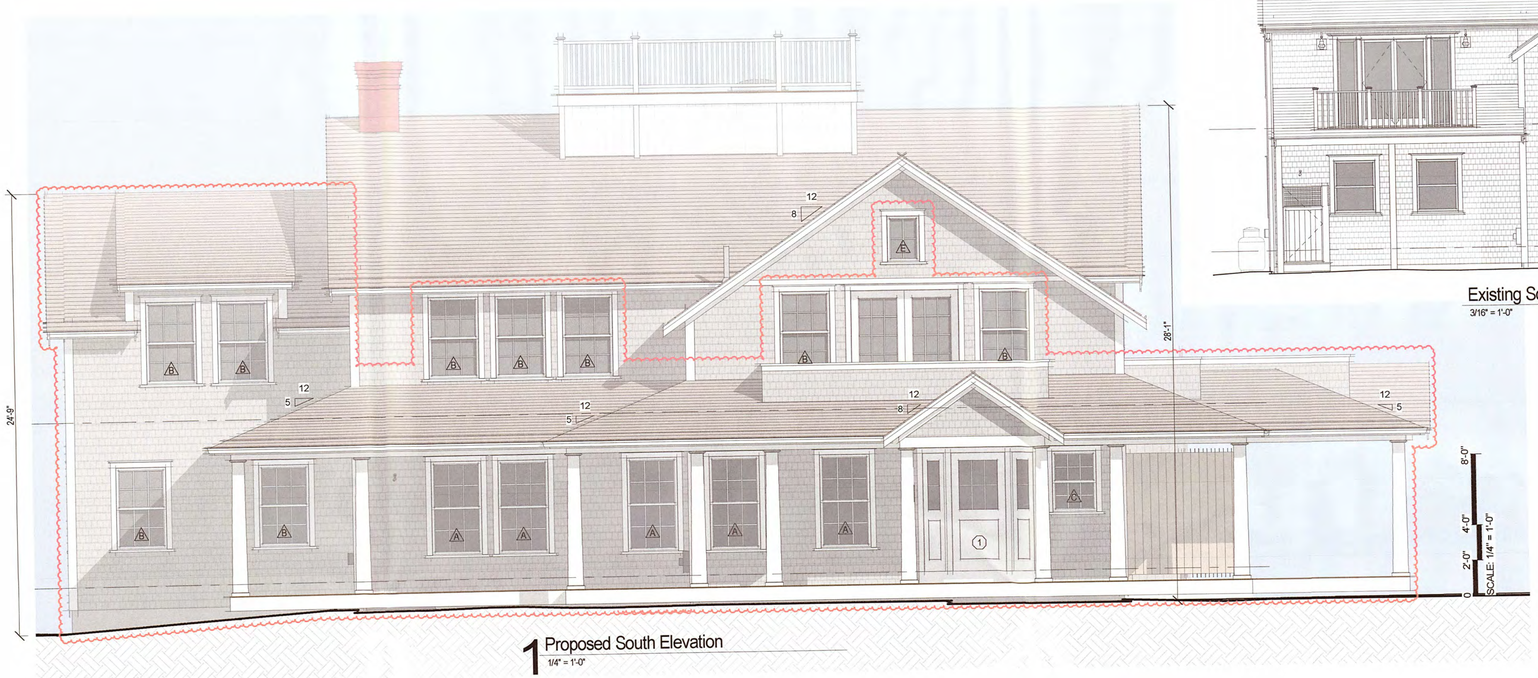
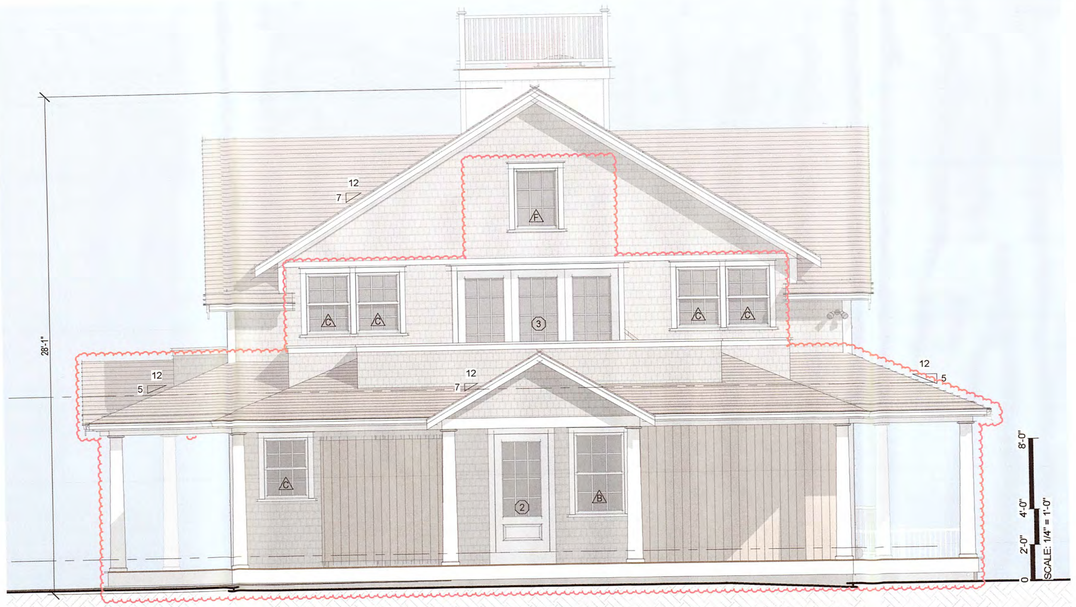


1 Proposed South Elevation
1/4" = 1'-0"



Existing South Elevation
3/16" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"



Existing East Elevation .....
3/16" = 1'-0"

APPROVED
HDC 2024-07-1076
No Exterior Changes Without HDC Approval

2401

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A.2.1
2401

07.01.24

HDC Submission



Existing North Elevation
3/16" = 1'-0"



1 Proposed North Elevation
1/4" = 1'-0"



2 Proposed West Elevation
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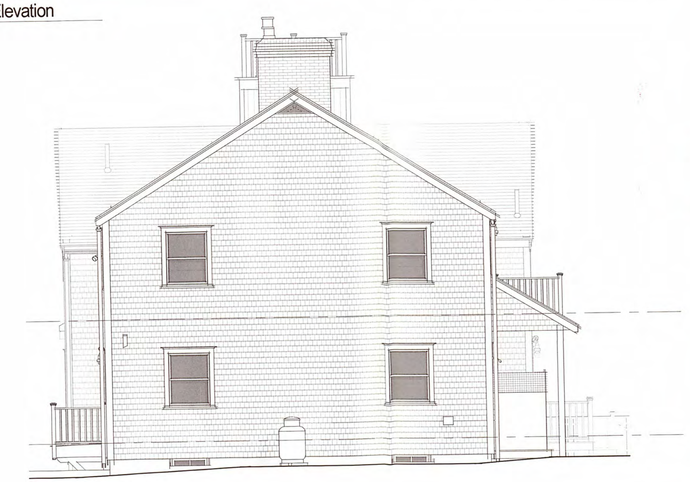

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APPROVED
HDC 2024-07-10766
No Exterior Changes
Without HDC Approval

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A.2.2

2401

2 Dukes Rd
New Shed

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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.

BJP (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°: 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 _____

Size of Structure or Addition: Length: 15'-0" Sq. Footage 1st floor: 195 sf. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 13'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -2.5' South -2.5' East -2.5' West N/C

Height of ridge above final finish grade: North 11'-11" South 14'-9" East 14'-9" West 11'-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 _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 1x8 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____
Window Casing _____ Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front 6" Vgroove Wood Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

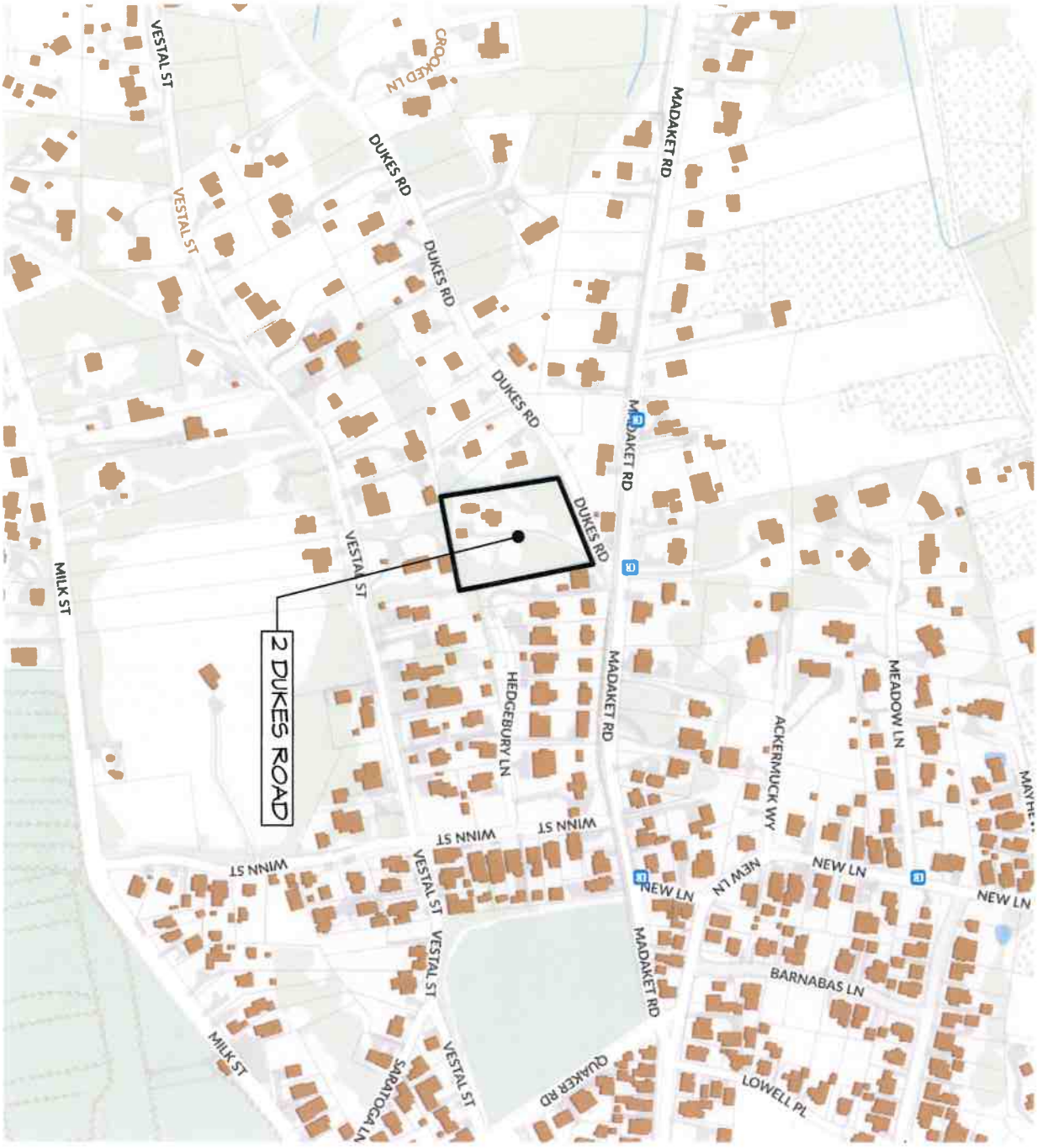
COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash _____ Doors White
Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/22/25 Signature of owner of record _____ Signed under penalties of perjury



L-1.1

ID #

Pool Equipment Shed at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 5/19/25

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

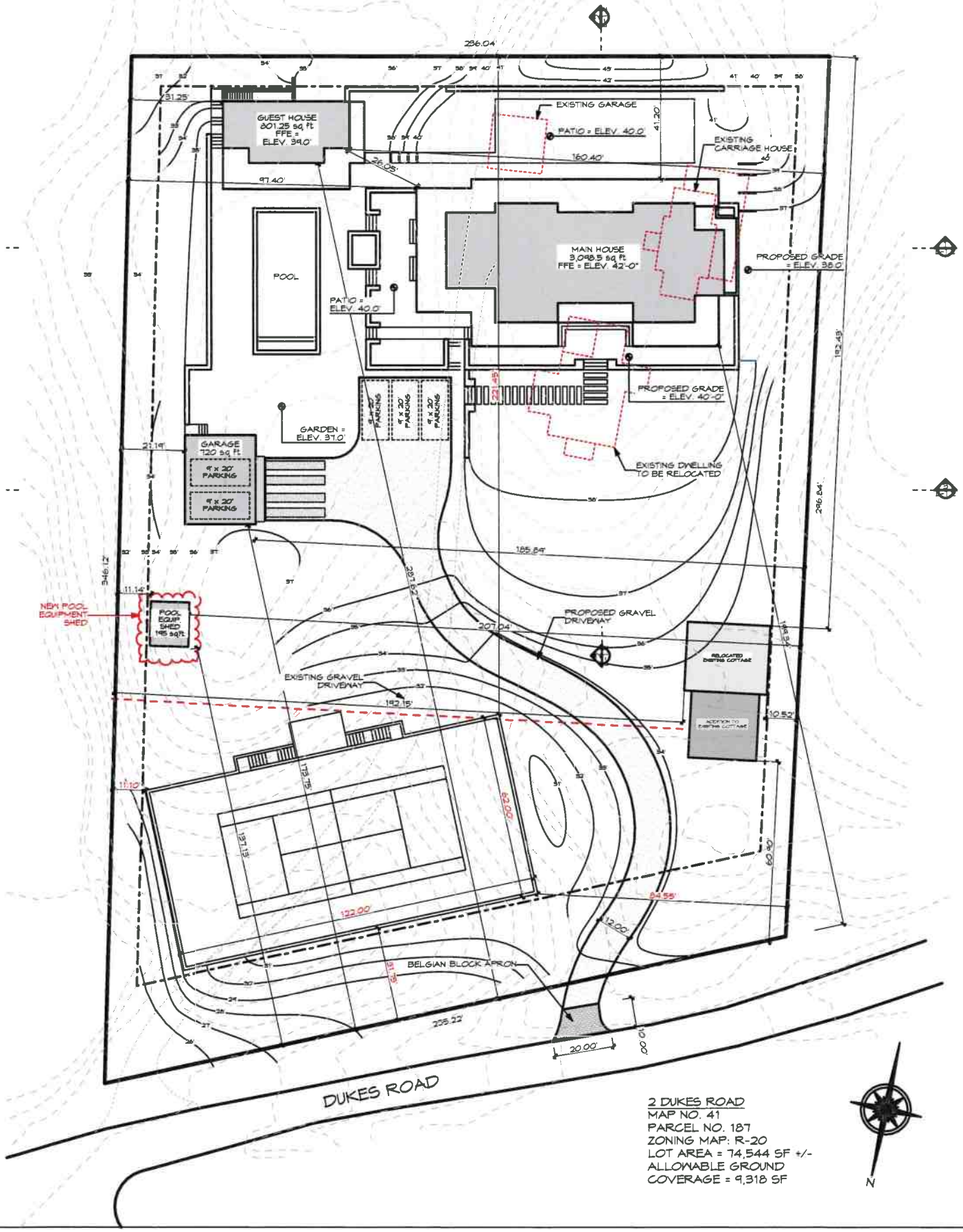
Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



2 DUKES ROAD
MAP NO. 41
PARCEL NO. 187
ZONING MAP: R-20
LOT AREA = 74,544 SF +/-
ALLOWABLE GROUND
COVERAGE = 9,318 SF

ID # L-1.2

Pool Equipment Shed at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 5/19/25

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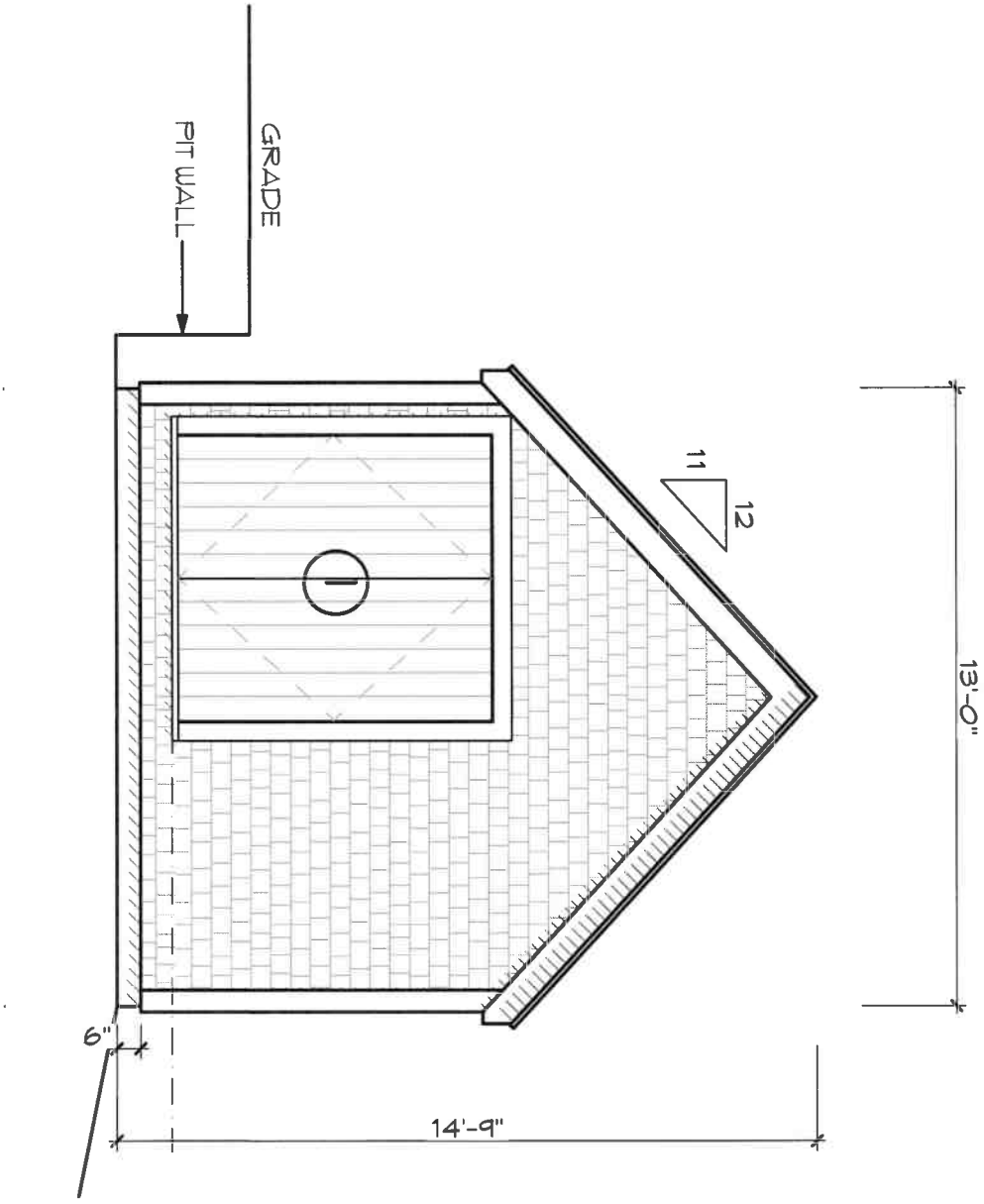
Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-2.1

Pool Equipment Shed at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 5/19/25

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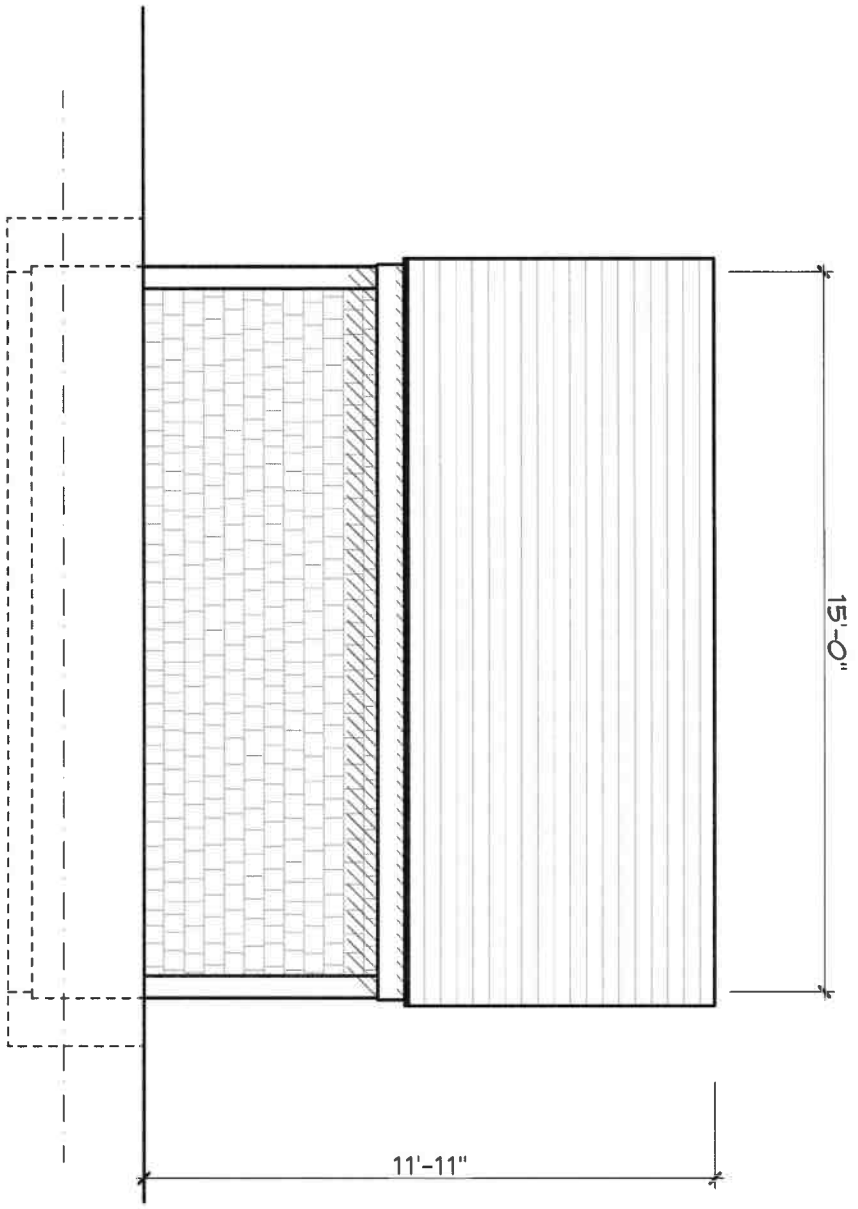
South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.2

ID #

Pool Equipment Shed at
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Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 5/19/25

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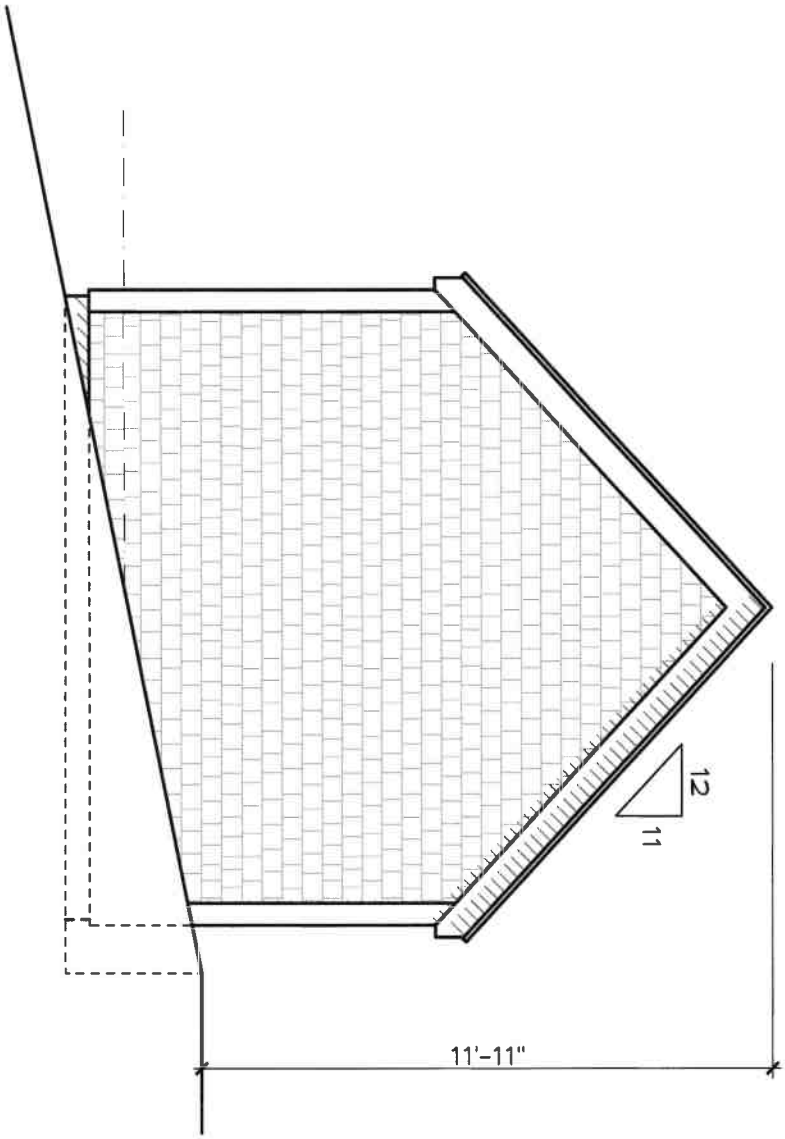
West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.3

ID #

Pool Equipment Shed at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 5/19/25

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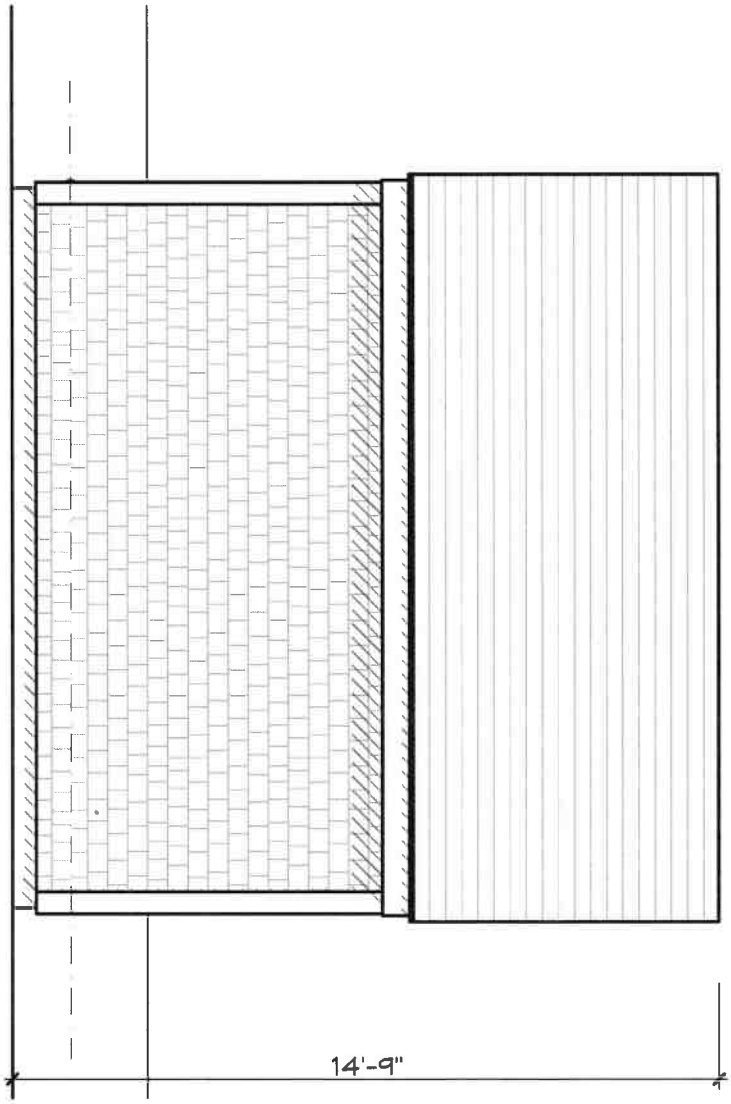
North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.4

ID #

Pool Equipment Shed at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 5/19/25

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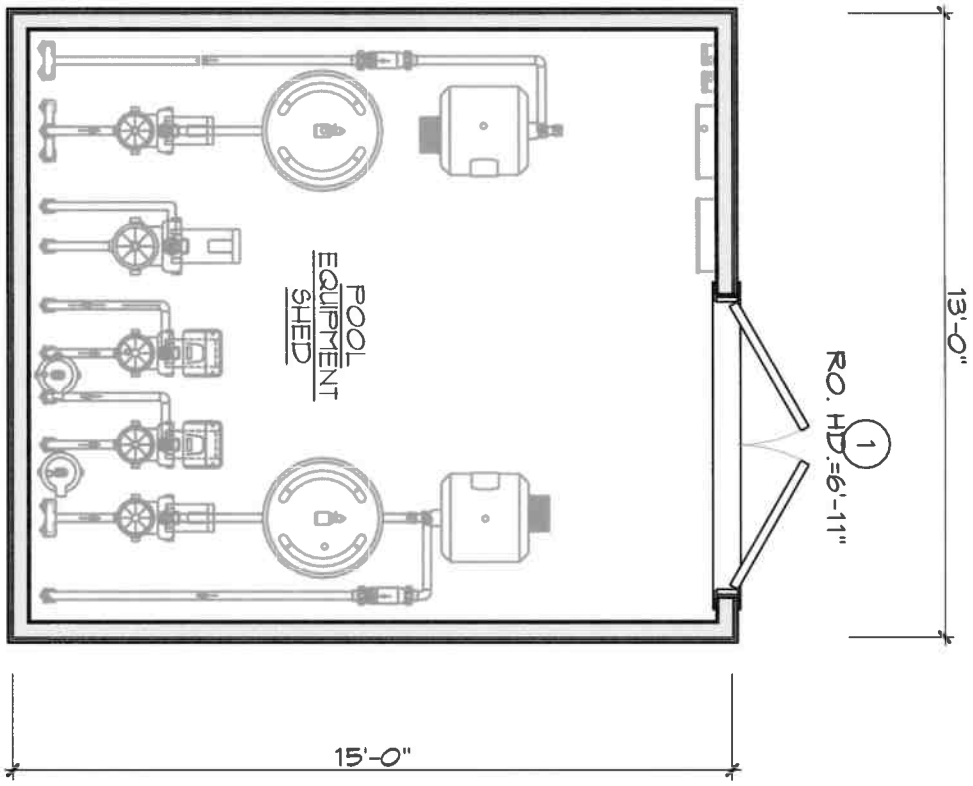
East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.1

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Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 5/19/25

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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

Pool Equipment Shed
2 Dukes Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 5/27/25
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

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Outswing Shed Doors	TBD	N/A	(2) 3'-0" x 6'-8"	TBD	-	6" v-groove


2 Dukes Road - Main House - North
TYPAR
ACK ENERGY SAVERS

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 Outra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Sead
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 Dukes Road Trust

STREET ADDRESS 2 Dukes Road

MAP/PARCEL 41/187

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

May 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] 5/21/25

Signature Date

2 Dukes 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.

$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.

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✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BHP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

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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.

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Contact Phone #: _____ E-mail: _____

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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. 2024-03-10172
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation Revise Fenestration, Change chimney to Stone
2. South Elevation Change Chimneys and outdoor fireplace to stone
3. West Elevation Change chimney to stone to match Retaining wall
4. North Elevation Change chimney to stone to match Retaining walls

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☒ Other Natural Stone Veneer

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 5/23/25 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: HDC2024-03-10172

DATE ISSUED: 6/11/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work. Staff

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 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: 3/28/24 Fee Paid: $ 119.20

Must be acted on by: 5/24/24

Extended to: _____

Approved: Y Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Grade change to be included in landscaping and pool.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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' x 25' ☒ 1st Floor

Size of Structure or Addition: Length: 94'-0" Sq. Footage 1st floor: 2961
Width: 40'-0" Sq. footage 2nd floor: 2635
Sq. footage 3rd floor: _____

Decks/Patio: Size: 8' x 100' ☒ 1st floor ☐ 2nd floor
Size: 8' x 29' ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North -30" to +24" South -60" to +20" East +18" to 24" West -24" to 54"

Height of ridge above final finish grade: North 27'-0" South 27'-0" East 27'-0" West 27'-0"

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 11 /12 Secondary Mass 4 /12 Dormer 5 /12 Other 4/12 Porch Roofs

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) _____

Leaders (material and size): Copper 3" ϕ

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 6 Rake 1 x 6 Soffit (Overhang) 4" Corner boards 5/4 x 6 Frieze 1 x 8
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 8x8

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer KSD

Doors* (type and material): ☐ TDL ☒ SDL Front 4 Lite | Wood Rear 6 Lite | Wood Side 6 Lite | Wood
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

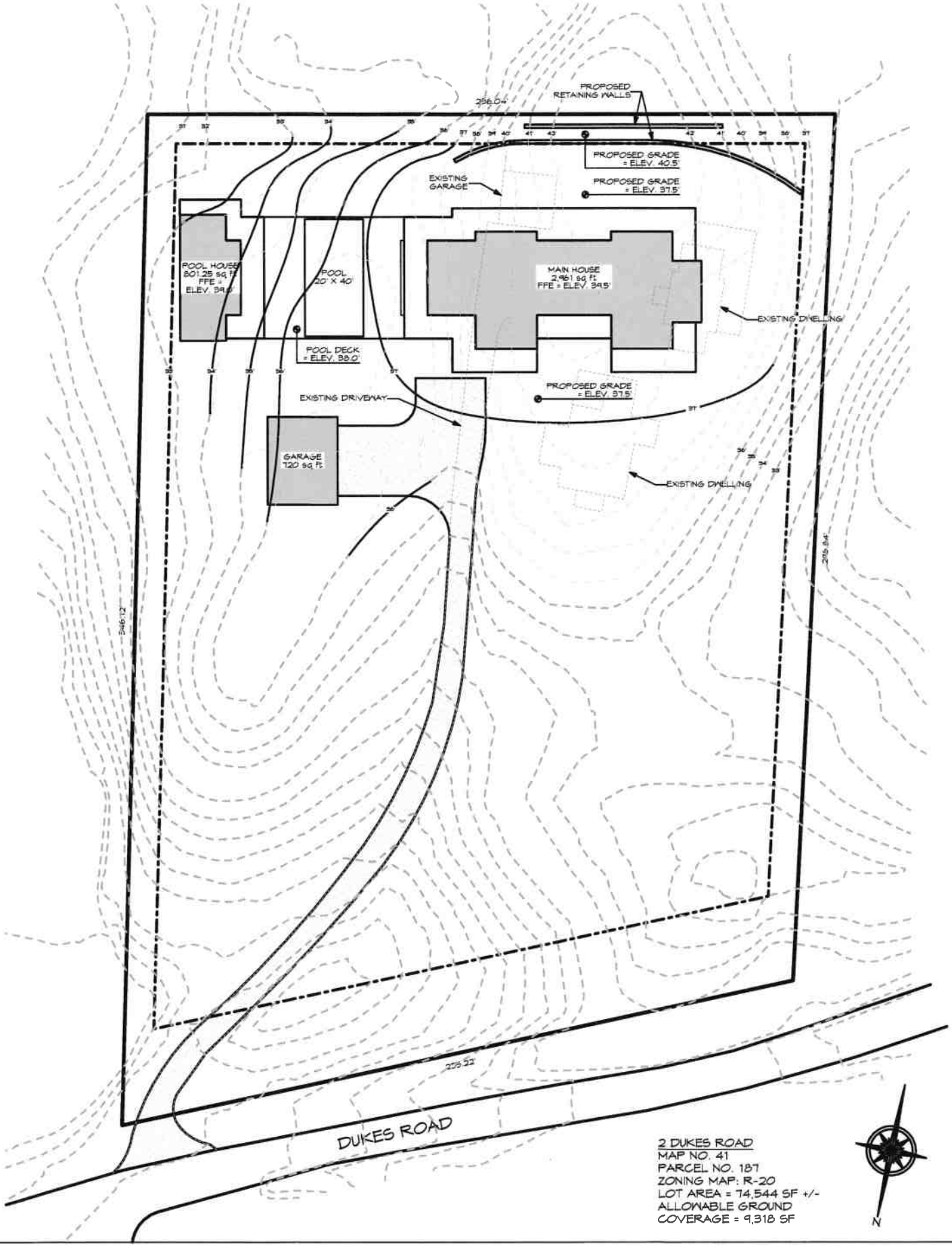
COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/21/24 Signature of owner of record _____ Signed under penalties of perjury



ID# L-1.2

Residence at
2 Dukes Road
Nantucket, MA 02554

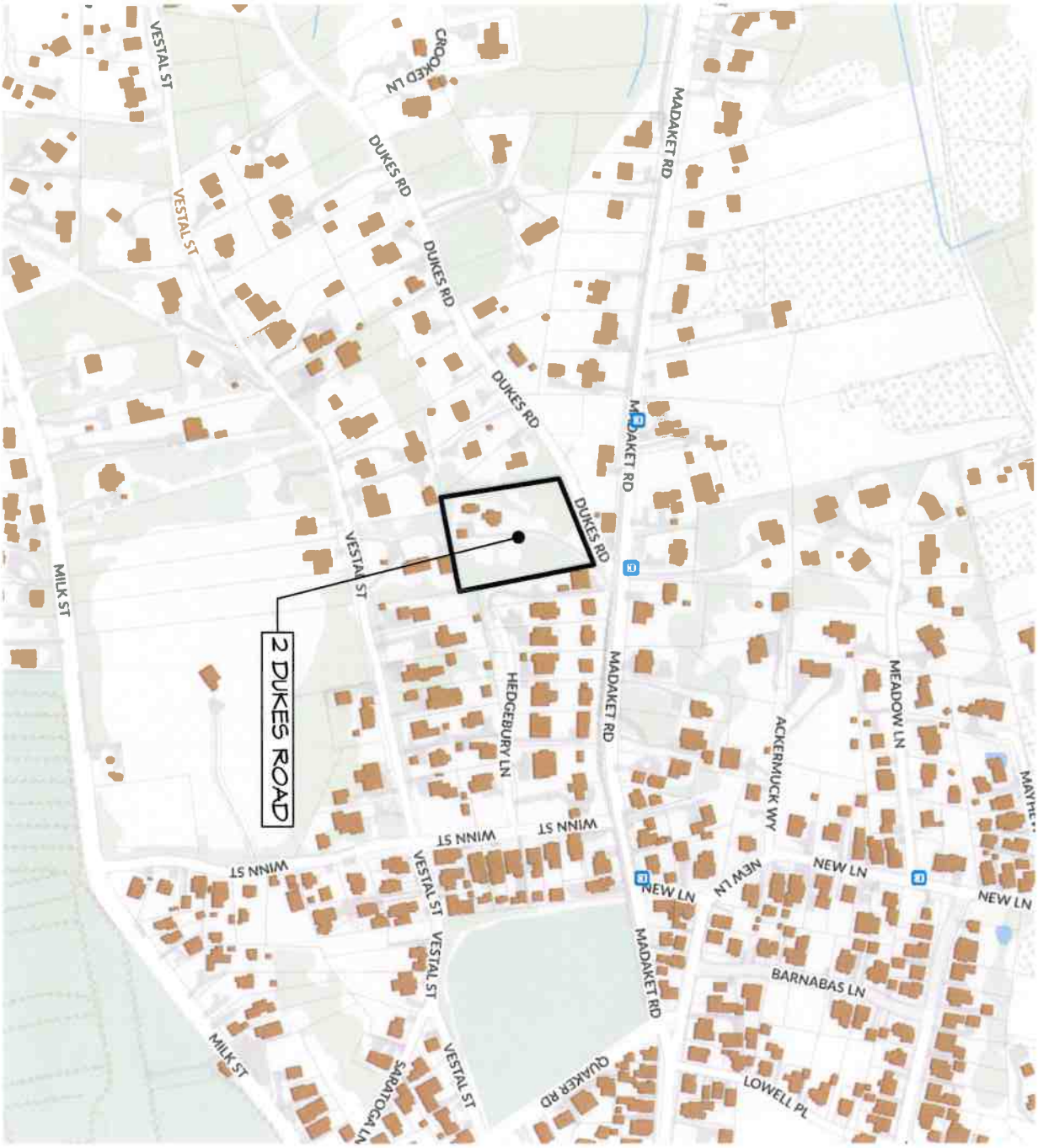
MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 5/27/25

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Site Plan

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-1.1

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 5/27/25

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Locus Plan

BOTTICELLI & POHL

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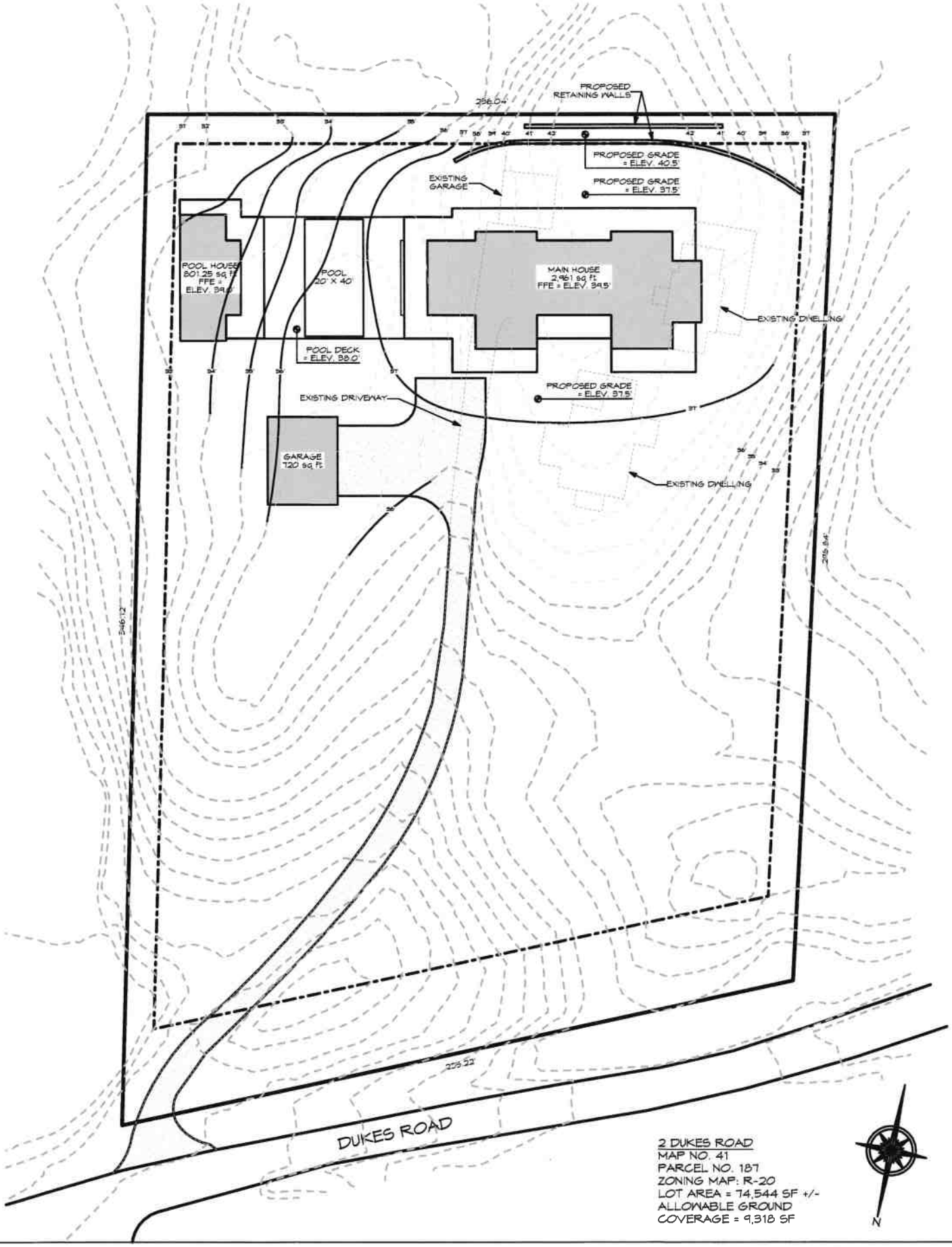
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# L-1.2

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 5/27/25

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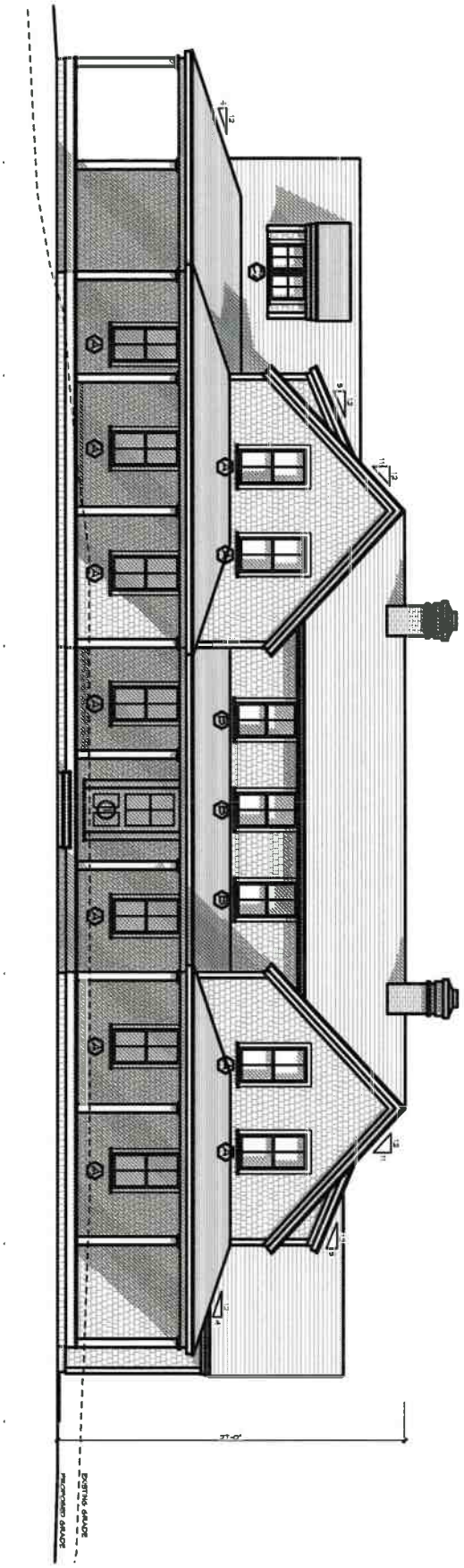
Site Plan

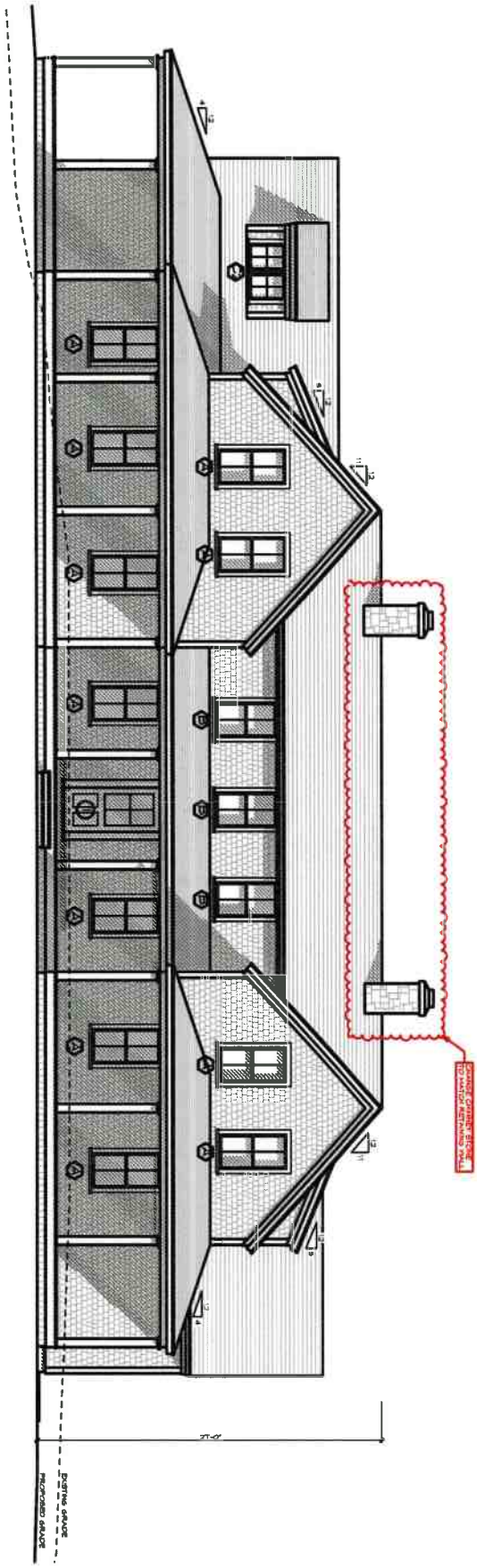
BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

PREVIOUSLY APPROVED
NORTH ELEVATION



PROPOSED NORTH
ELEVATION



ID# A-2.1

Residence at
2 Dukes Road
Nantucket, MA 02554

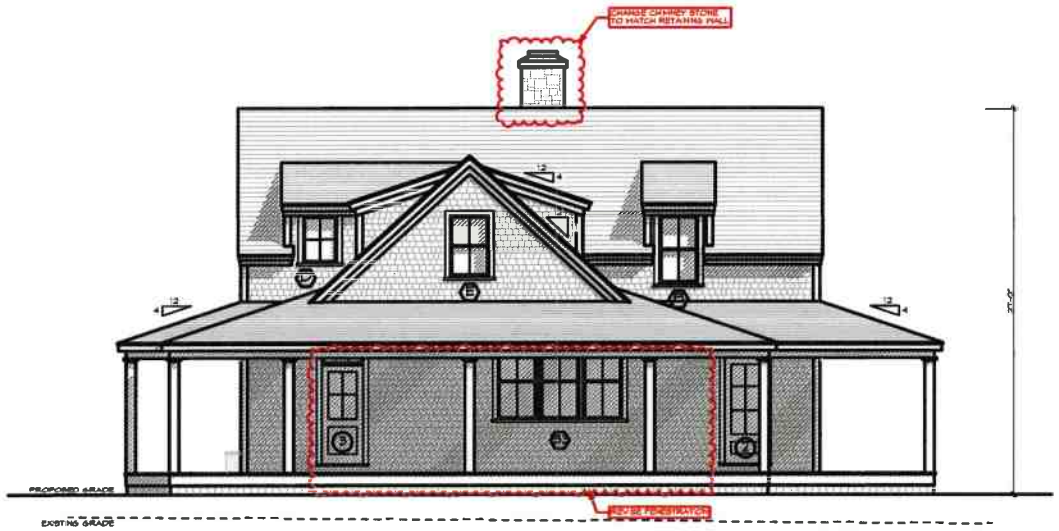
MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 5/27/25

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



PROPOSED EAST ELEVATION



PREVIOUSLY APPROVED EAST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

East Elevation

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 5/27/25

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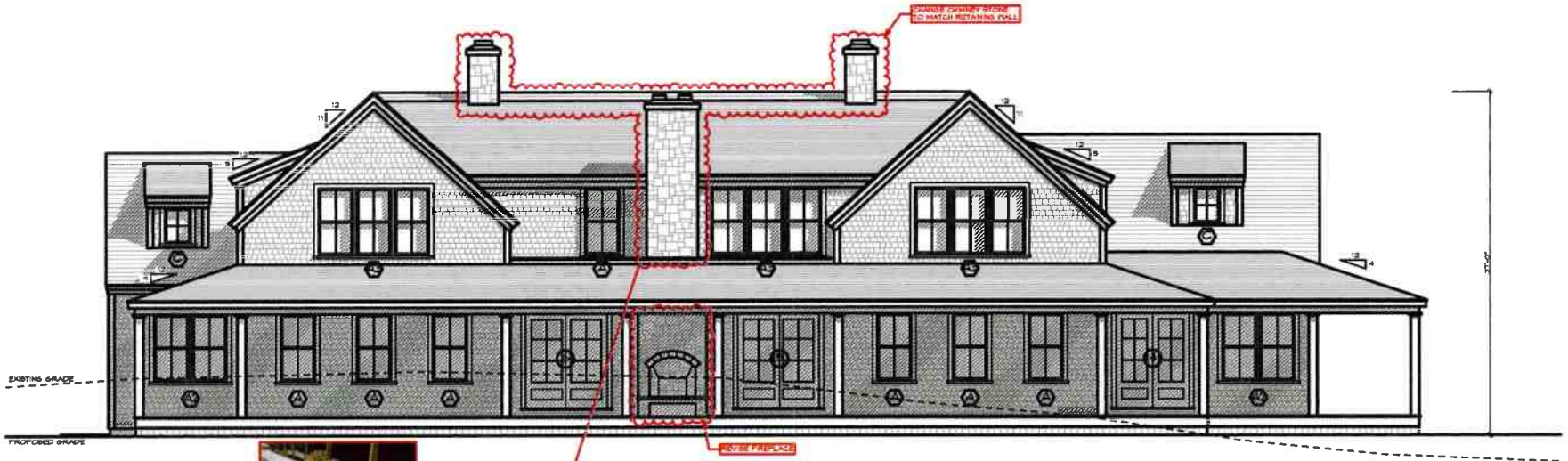
ID#
A-2.2



PROPOSED SOUTH ELEVATION



RETAINING WALL



PREVIOUSLY APPROVED SOUTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P. 617 482 4543
BOTTICELLIANDPOHL.COM

South Elevation

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 5/27/25

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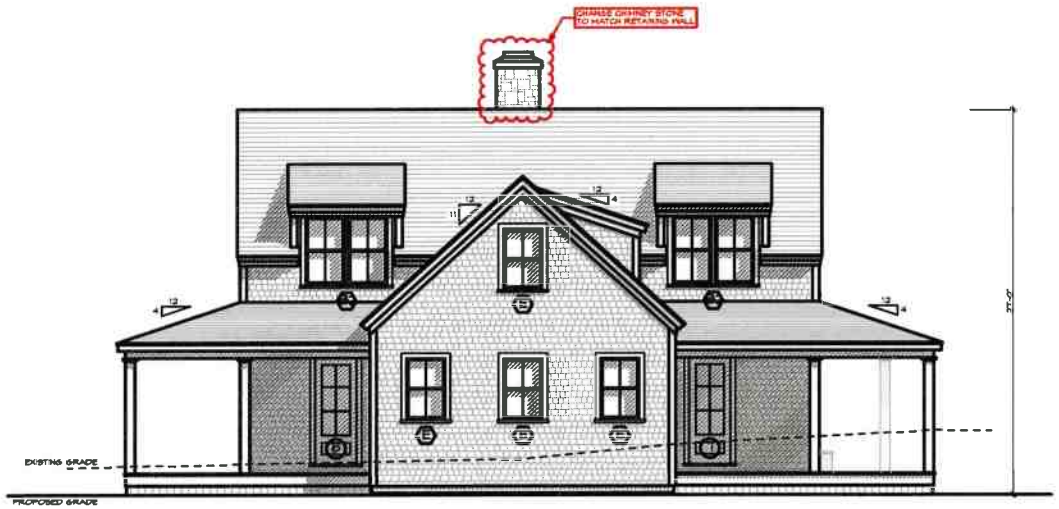
ID#
A-2.3



PROPOSED WEST ELEVATION



PREVIOUSLY APPROVED WEST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 5/27/25

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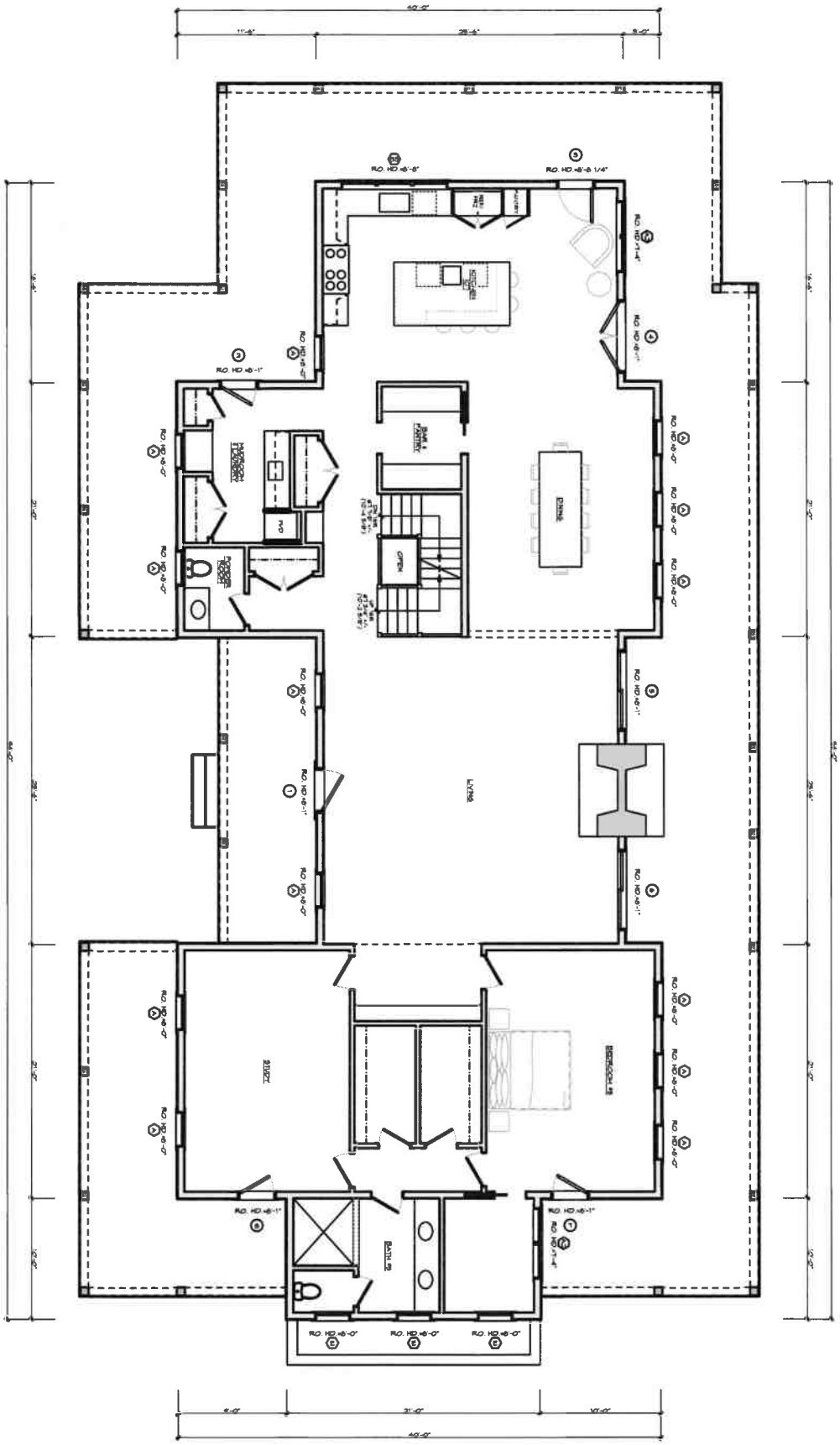
West Elevation

ID#
A-2.4



A-1.1

ID #

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 5/27/25

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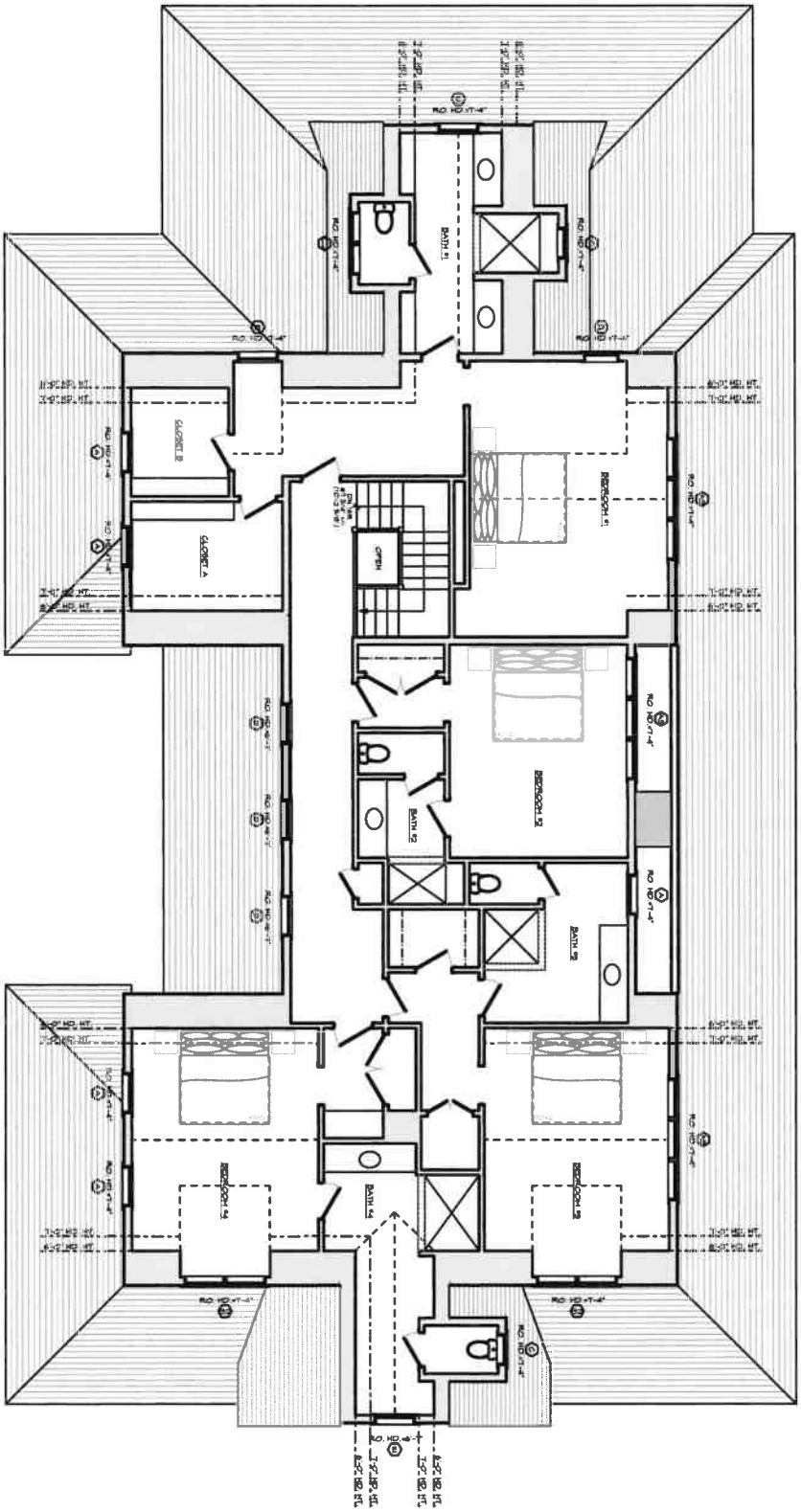
First Floor Plan

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-1.2

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 5/27/25

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Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

Main House
2 Dukes Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 5/27/25
Rev: 3/21/24, 5/22/25

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, 7/8" 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
A	19	Double Hung	KSD	N/A	2'-9 1/2" x 5'-6"	TBD	2 over 2	
A2	2	(2) Double Hung	KSD	N/A	(2) 2'-9 1/2" x 5'-6"	TBD	2 over 2	
A3	3	(3) Double Hung	KSD	N/A	(3) 2'-9 1/2" x 5'-6"	TBD	2 over 2	
B	4	Double Hung	KSD	N/A	2'-9 1/2" x 5'-0"	TBD	2 over 2	
B3	2	(3) Double Hung	KSD	N/A	(3) 2'-9 1/2" x 5'-0"	TBD	2 over 2	
C	2	Casement	KSD	N/A	2'-1 1/2" x 3'-0"	TBD	4	
C2	1	(2) Casement	KSD	N/A	(2) 2'-1 1/2" x 3'-0"	TBD	4	
D	1	Casement	KSD	N/A	2'-5 1/2" x 3'-6"	TBD	4	
E	5	Double Hung	KSD	N/A	2'-9 1/2" x 4'-6"	TBD	2 over 2	

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Entry	KSD	N/A	3'-4" x 7'-6"	TBD	4	4 light over panel
2	1	French Door	KSD	N/A	2'-10" x 7'-6"	TBD	6	6 light over panel
3	1	French Door	KSD	N/A	2'-10" x 7'-0"	TBD	6	6 light over panel
	1	w/ Transom	KSD	N/A	2'-10" x 1'-4"	TBD	3	
4	1	French Door	KSD	N/A	(2) 2'-10" x 8'-6"	TBD	6 ea.	6 light over panel
5	1	Sliding French Doors	KSD	N/A	6'-4" x 7'-6"	TBD	6 ea.	6 light over panel
6	1	Sliding French Doors	KSD	N/A	6'-4" x 7'-6"	TBD	6 ea.	6 light over panel
7	1	French Door	KSD	N/A	2'-10" x 7'-6"	TBD	6	6 light over panel
8	1	French Door	KSD	N/A	2'-10" x 7'-6"	TBD	6	6 light over panel



2 Dukes Road North/East



2 Dukes Road - Retaining Wall



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Cash
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 Dukes Road Trust

STREET ADDRESS 2 Dukes Road

MAP/PARCEL 41/187

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

May 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] 5/21/25

Signature Date

35 Eel Pt. Rd
Pool House Revs

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

K 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:

K 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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)

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°: 32 PARCEL N°. 63

Street & Number of Proposed Work: 35 Eel Point Road

Owner of record: Susan B. McCollum TRST ETAL

Mailing Address: 48 West Moreland Place
St. Louis, MO 63018

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2025-01-1934
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 6'-9" x 14'-2" ☐ 1st floor ☒ 2nd floor (Reduced size)
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation Revise Fenestration
2. South Elevation New Dormer, Revise fenestration, New exterior stair, Relocate outdoor shower
3. West Elevation New exterior Stair + Railing, New Dormer, Revise fenestration
4. North Elevation Relocate outdoor shower, Revise Dormer, Deck + fenestration, New exterior stair + Railing

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer 4 /12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ 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 5/21/25 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: HDC 2025-01-11934 DATE ISSUED: 3/18/25

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. Pool House

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 32 PARCEL N°. 63

Street & Number of Proposed Work: 35 Eel Point Road

Owner of record: Susan B. McCollum TRST ETAL

Mailing Address: 48 West Moreland Place
St. Louis, MO 63018

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 1123

Date application received: 1/27/25 Fee Paid: $ 358.20

Must be acted on by: 4/15/25

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 42'-6" Sq. Footage 1st floor: 953

Width: 25'-0" Sq. footage 2nd floor: 838

Sq. footage 3rd floor: _____

Decks/Patio: Size: 7'-10" x 83'-0" ☒ 1st floor ☐ 2nd floor

Size: 6'-9" x 15'-3" ☐ 1st floor ☒ 2nd 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 23'-2" South 23'-2" East 23'-2" West 23'-2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9/12 Secondary Mass 4/12 Dormer 4/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 5/4 x 8 Rake 5/4 x 8 Soffit (Overhang) 1 x 8 Corner boards 5/4 x 6 Frieze _____

Window Casing 5/4 x 5 Door Frame 5/4 x 5 Columns/Posts: Round 8" Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☒ SDL Front 15 Lite French Rear 9 Lite / Solid Panel Side 15 Lite Double 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

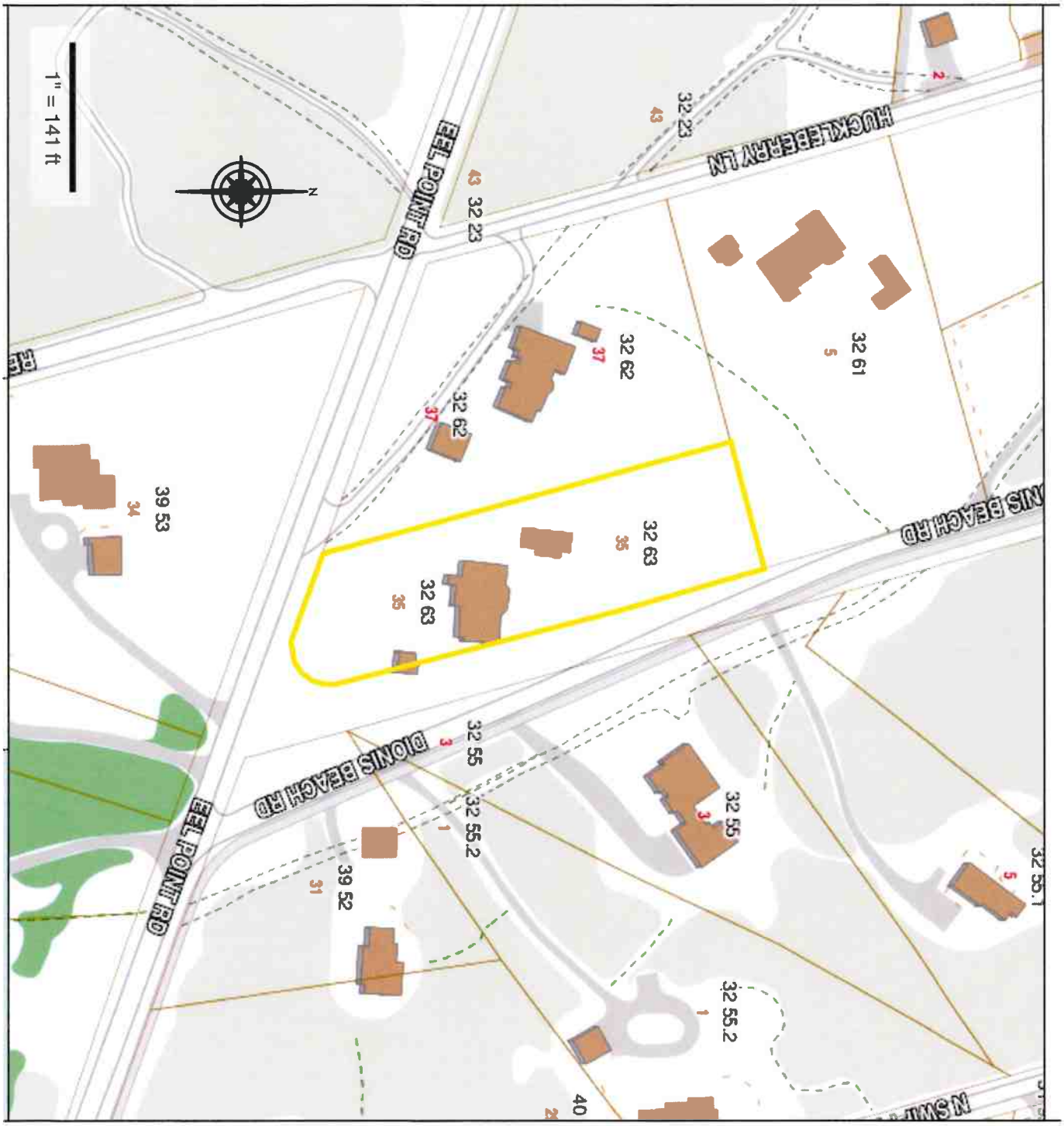
Trim White Sash White Doors White

Deck Natural Foundation 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 1/27/25 Signature of owner of record _____ Signed under penalties of perjury



ID#
L-1.1

Pool House at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

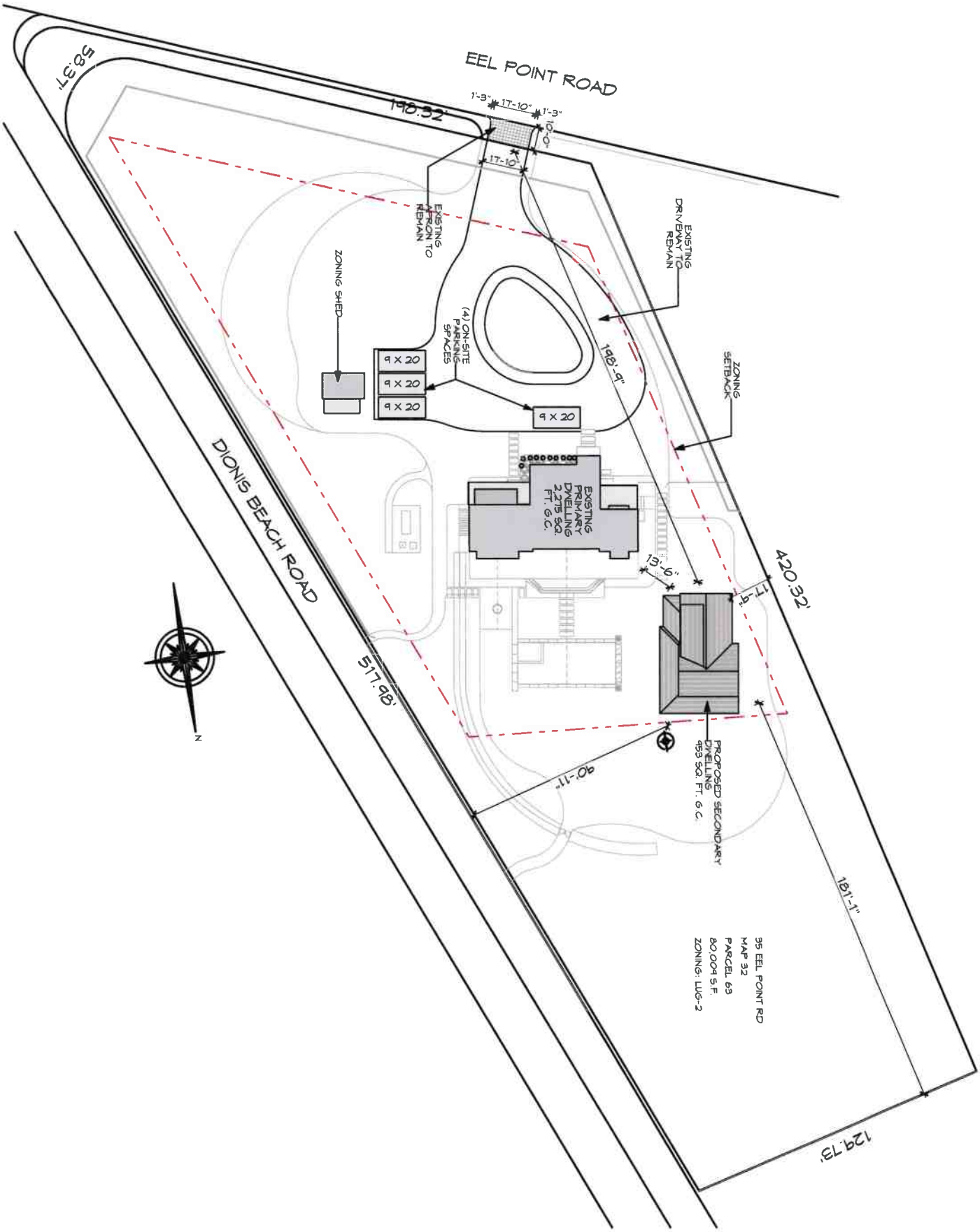
Locus Map

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

Pool House at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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Site Plan

BOTTICELLI & POHL

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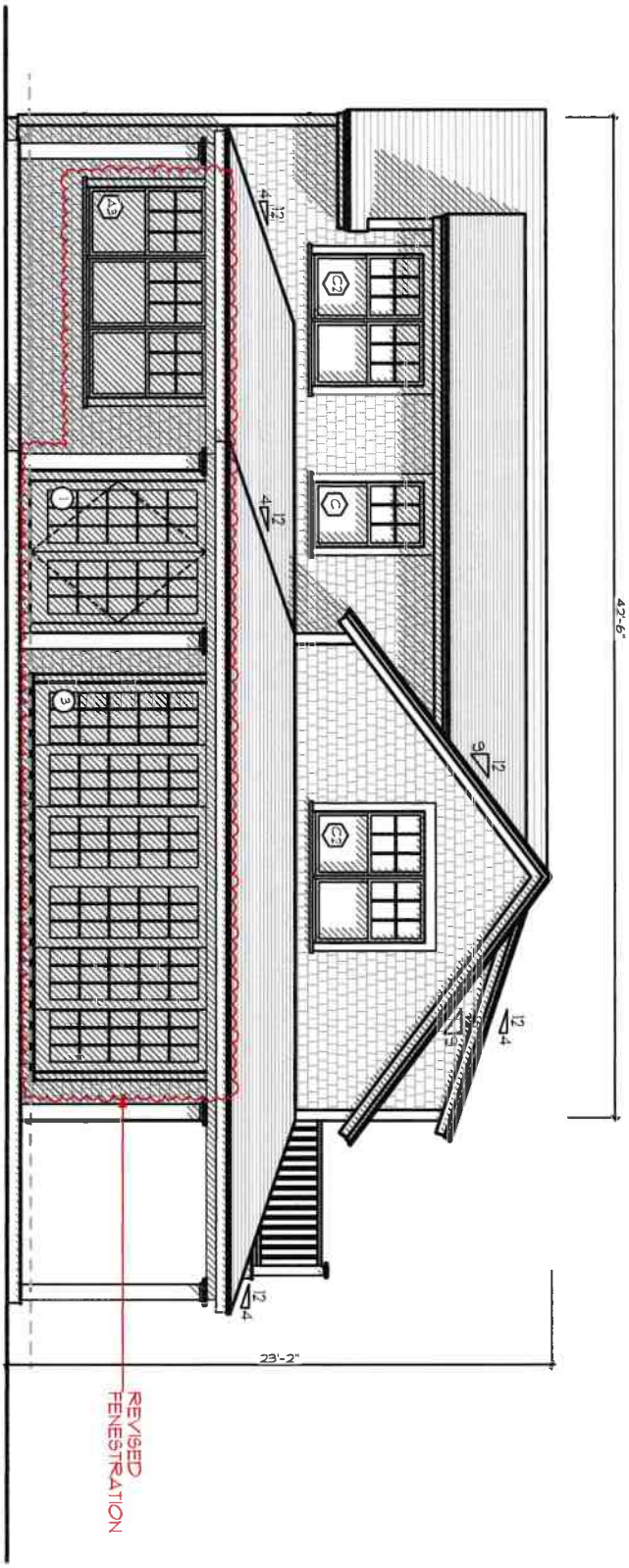
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.1

ID #

Pool House at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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East Elevation

BOTTICELLI & POHL

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31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
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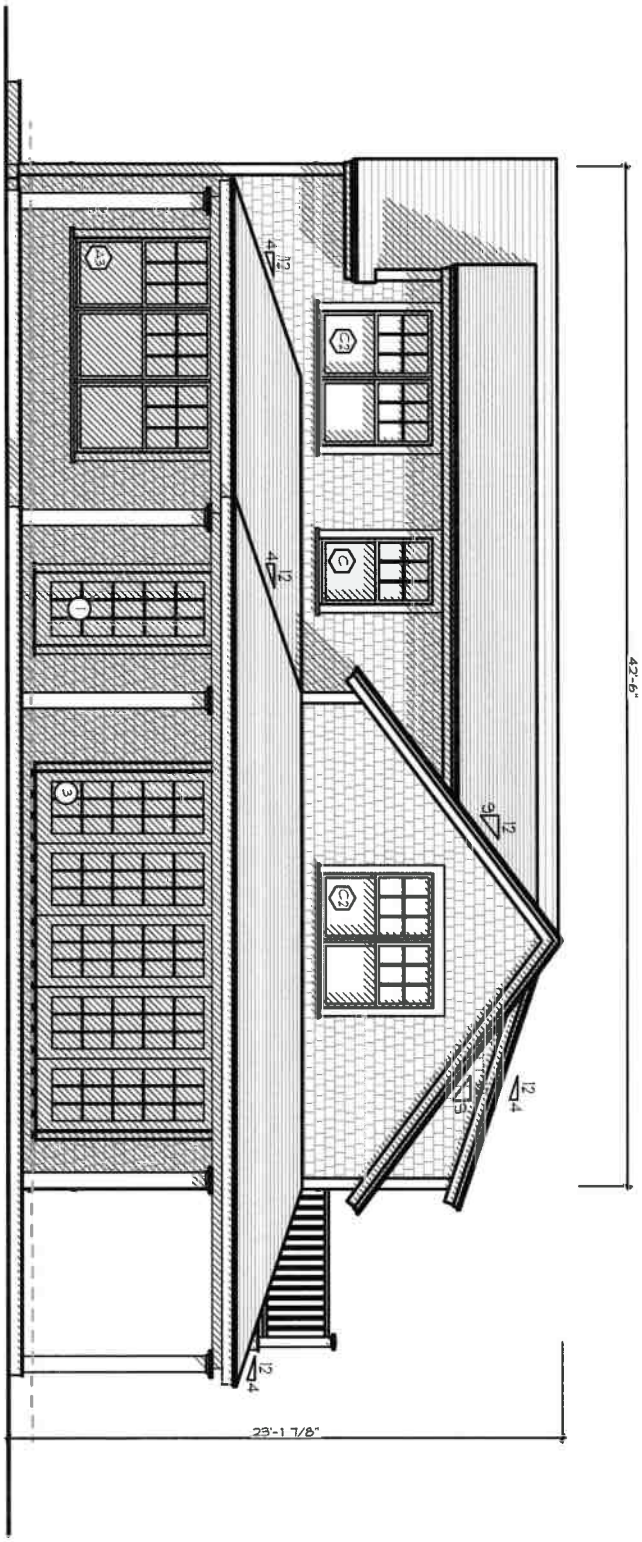

Previously Approved

ID #
A-2.1

Pool House at
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Nantucket, MA 02554

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East Elevation

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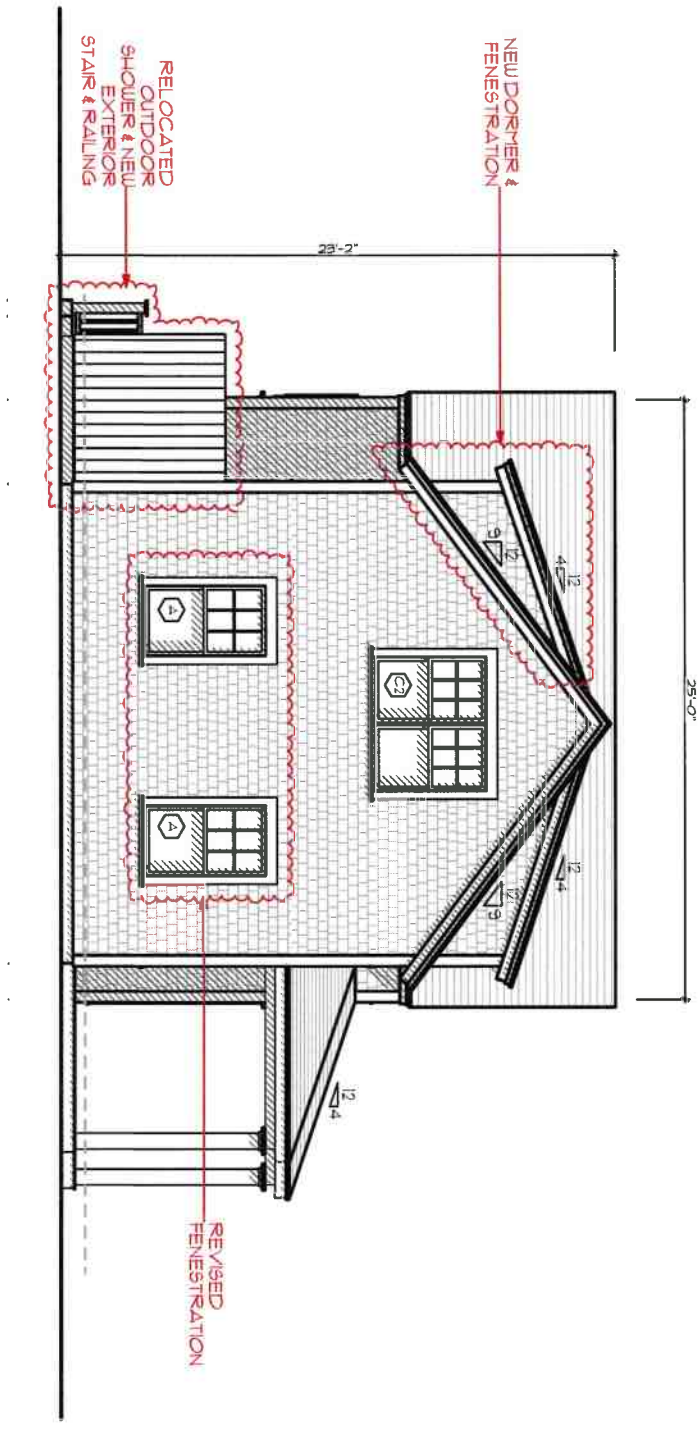
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455 | 31 STATE STREET, BOSTON, MA 02109 P 617 482 4543 | BOTTICELLIANDPOHL.COM



A-2.2

ID #

Pool House at
35 Eel Point Rd
Nantucket, MA 02554

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South Elevation

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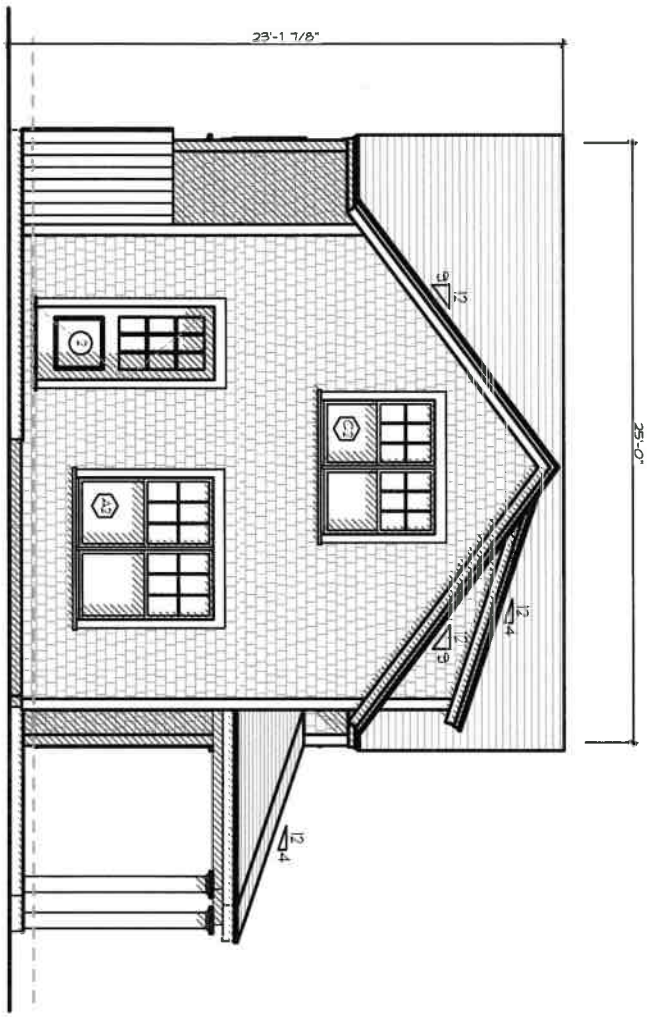
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID # A-2.2

Pool House at
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Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED

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South Elevation

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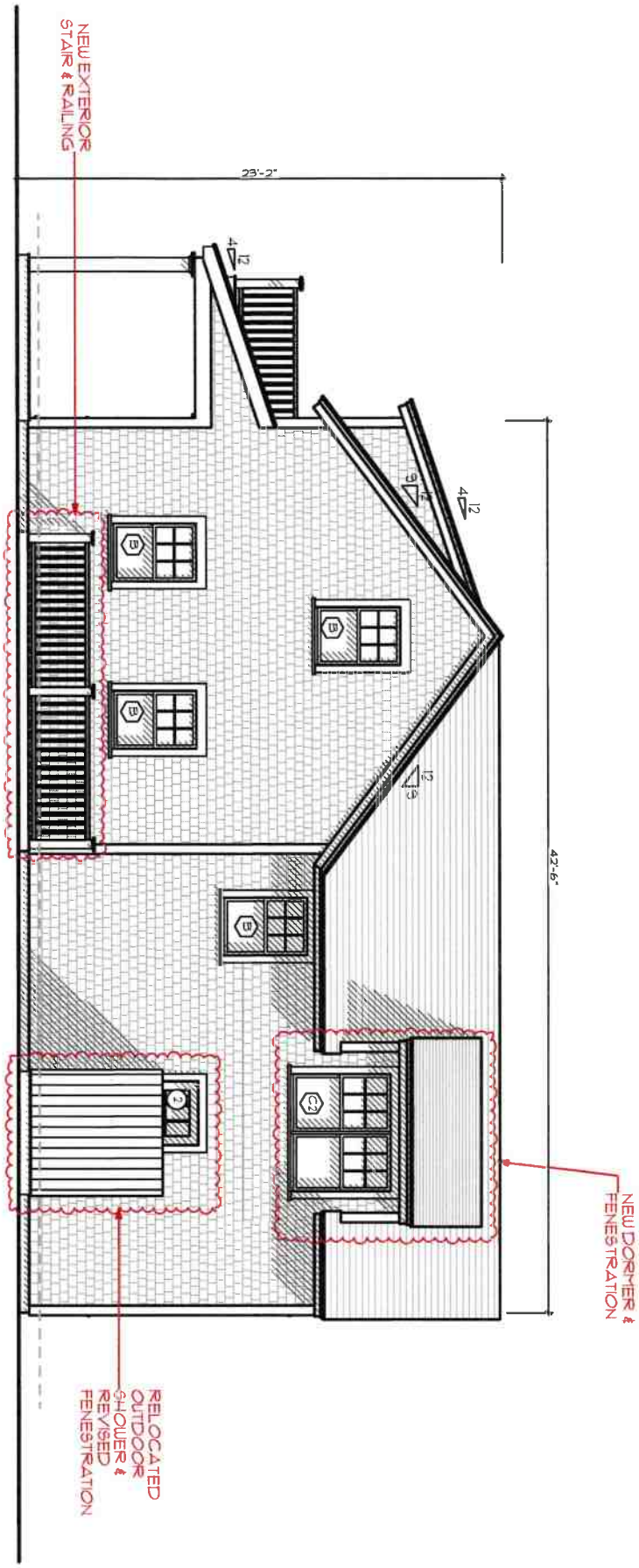
BOTTICELLIANDPOHL.COM



A-2.3

ID #

Pool House at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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West Elevation

BOTTICELLI & POHL

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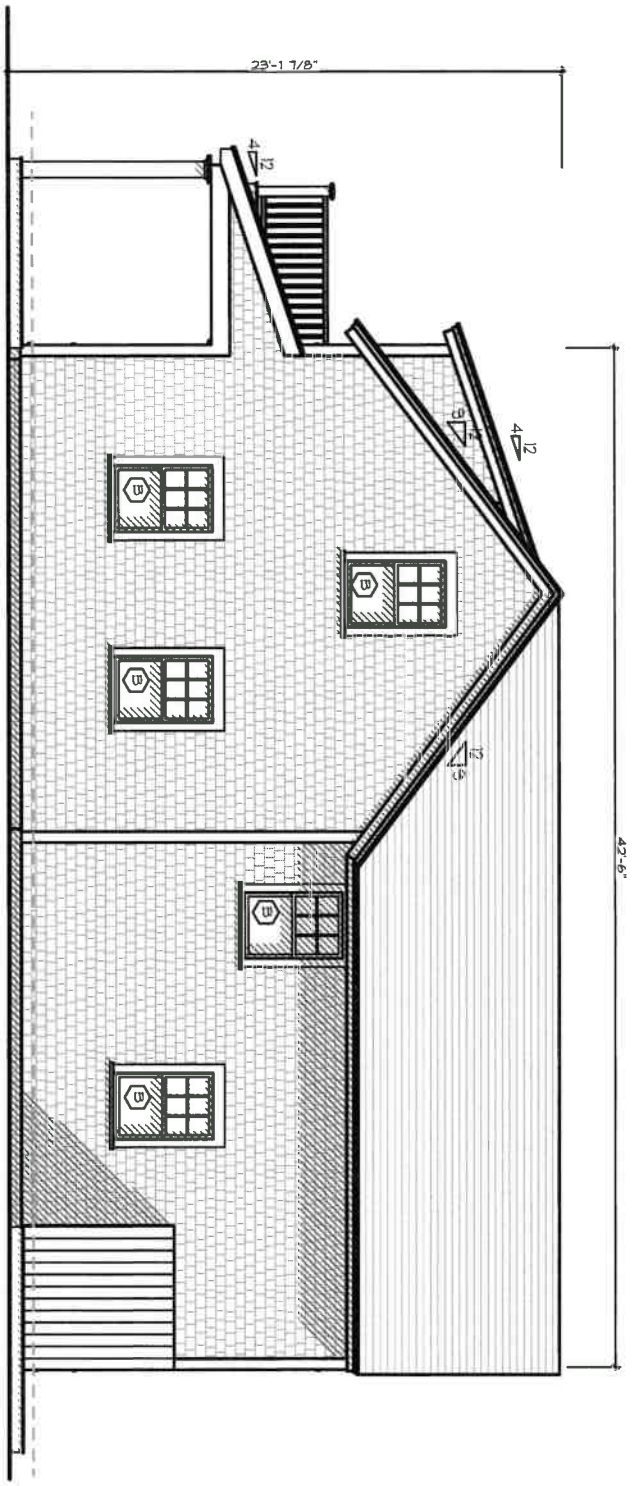
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



Previously Approved

A-2.3

Pool House at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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West Elevation

BOTTICELLI & POHL

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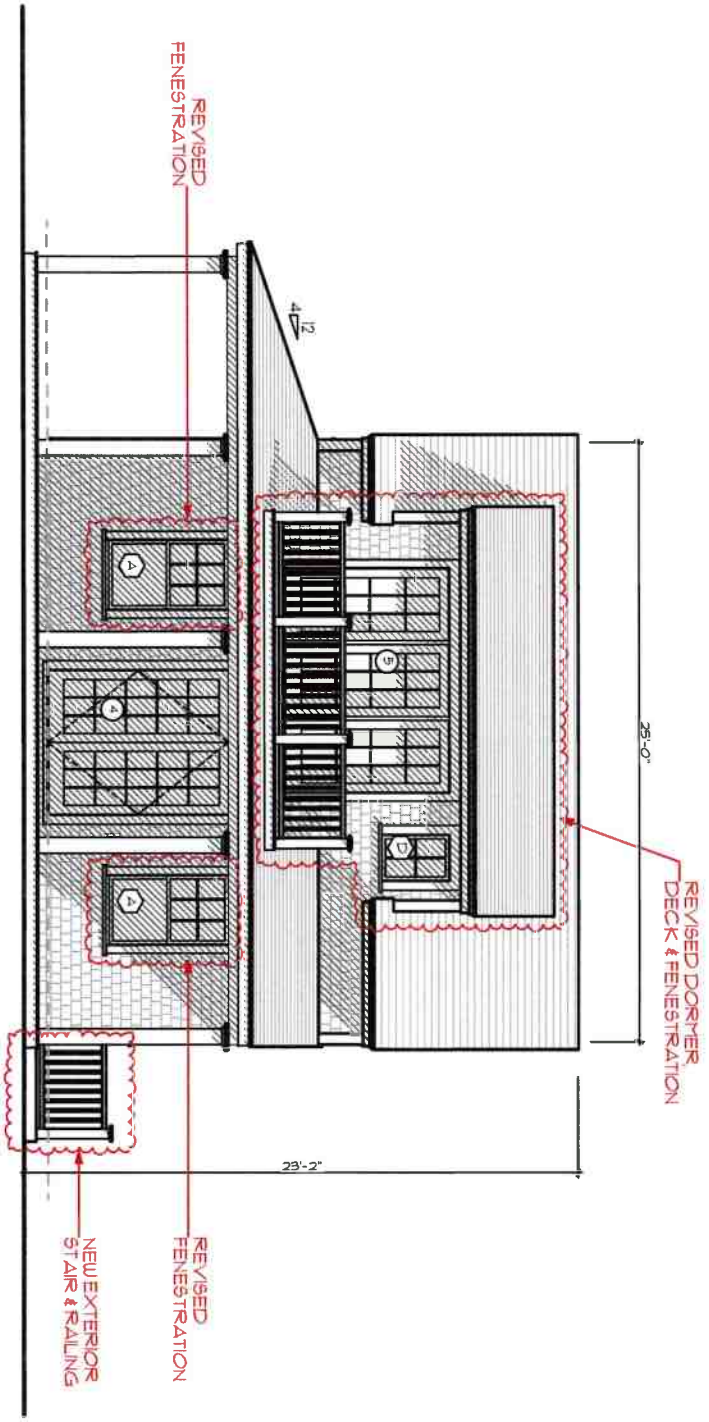

ID# A-2.4

Pool House at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED

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North Elevation

BOTTICELLI & POHL

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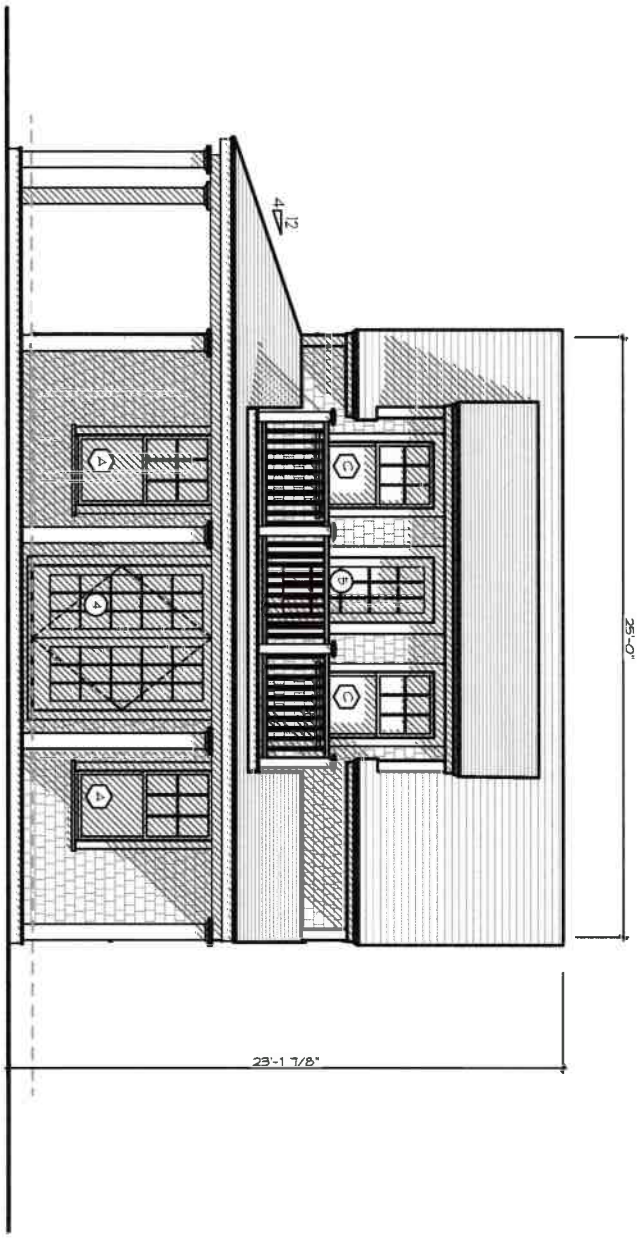

Previously Approved

A-2.4

ID #

Pool House at
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Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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North Elevation

BOTTICELLI & POHL

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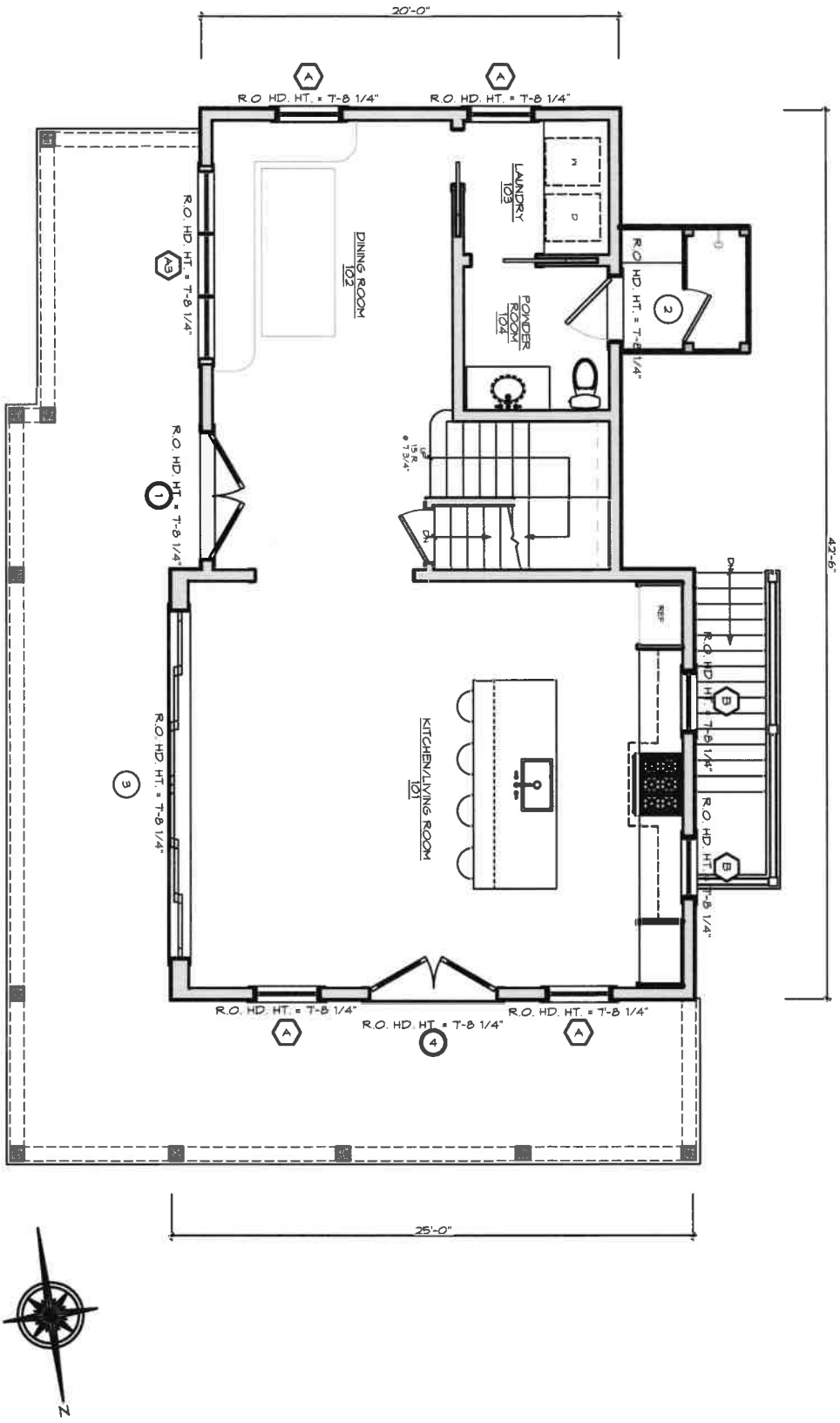
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



A-1.1

ID #

Pool House at
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Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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First Floor Plan

BOTTICELLI & POHL

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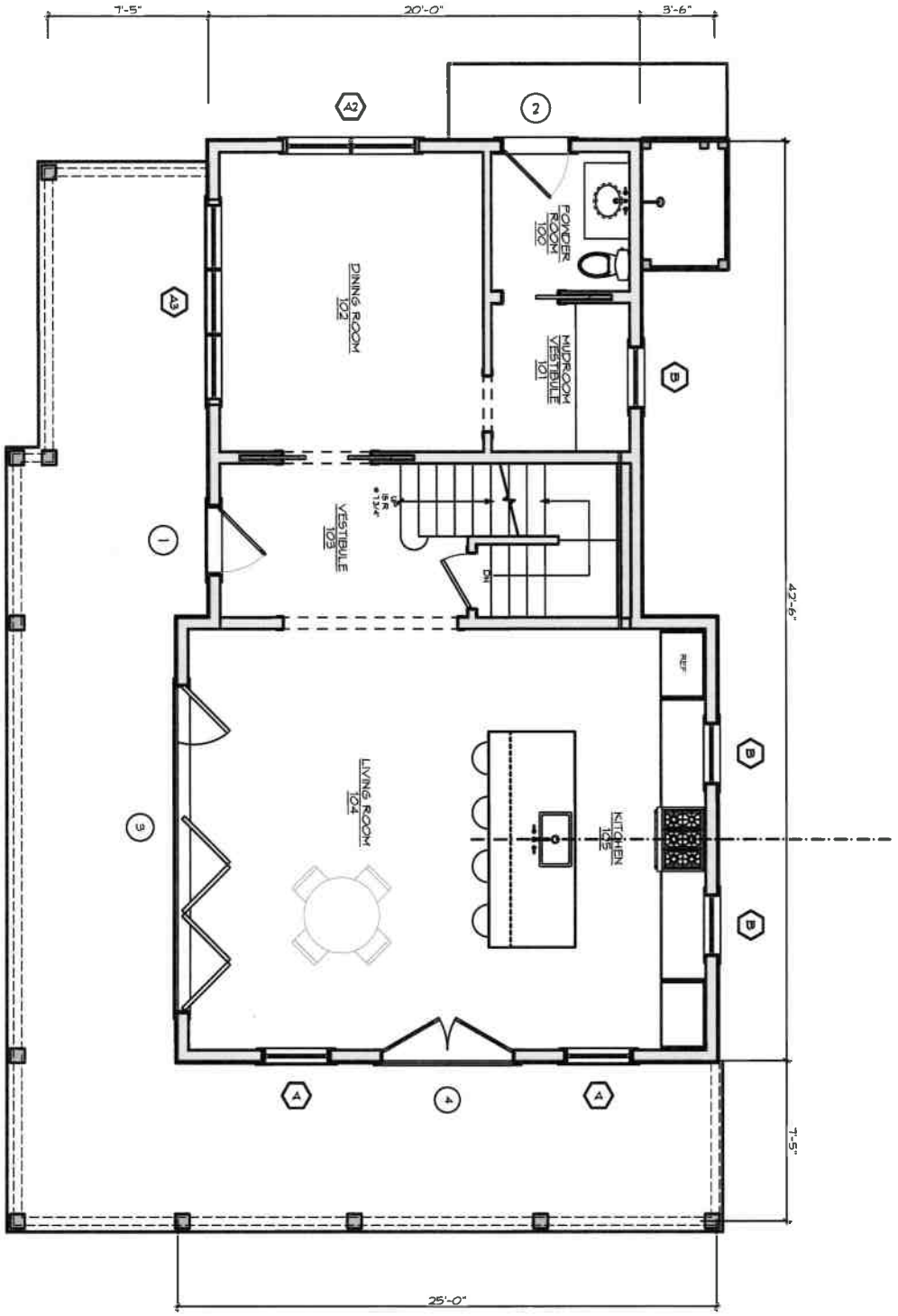
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-1.1

Pool House at
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Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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First Floor Plan

BOTTICELLI & POHL

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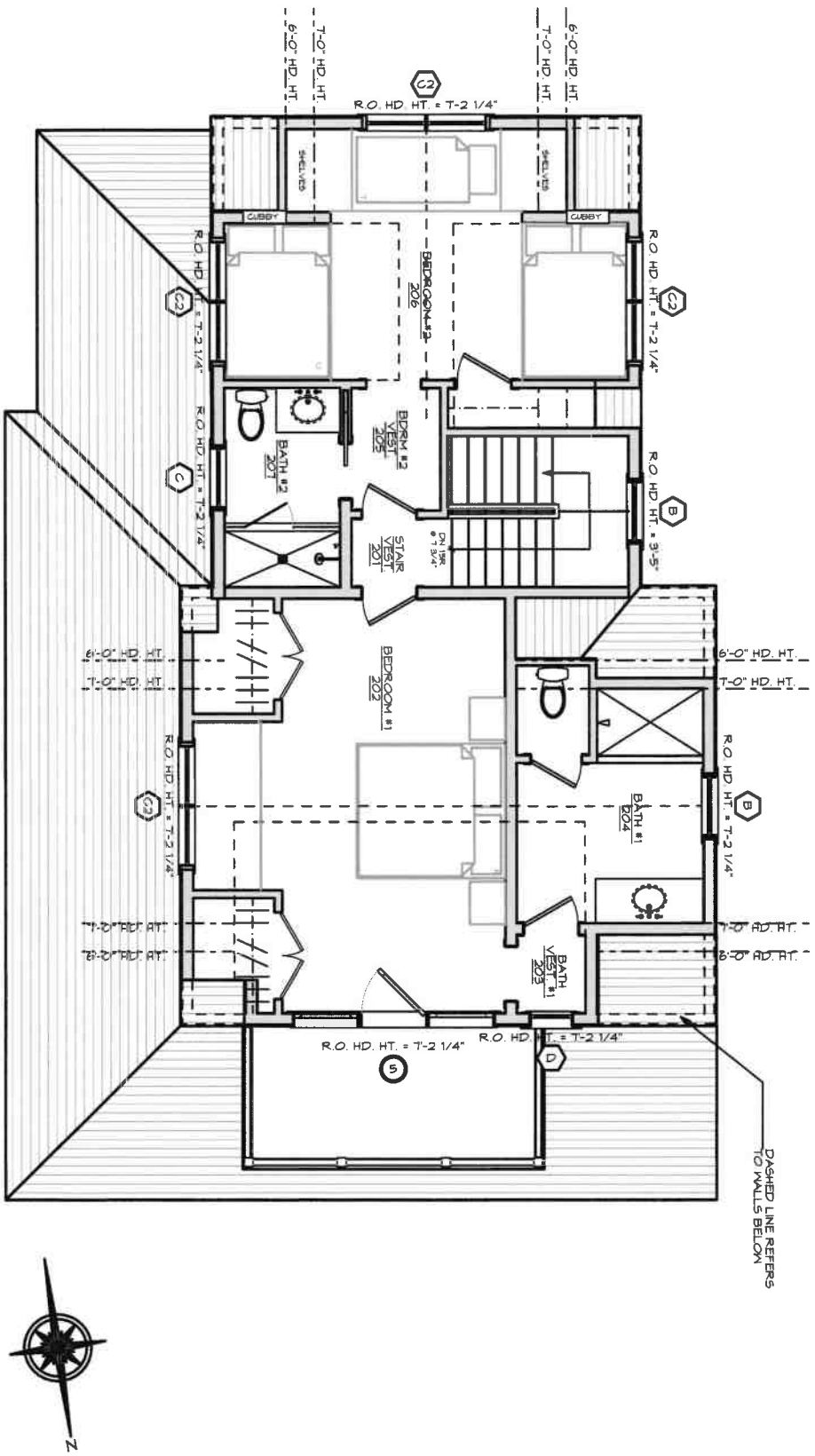

ID # A-1.2

Pool House at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED

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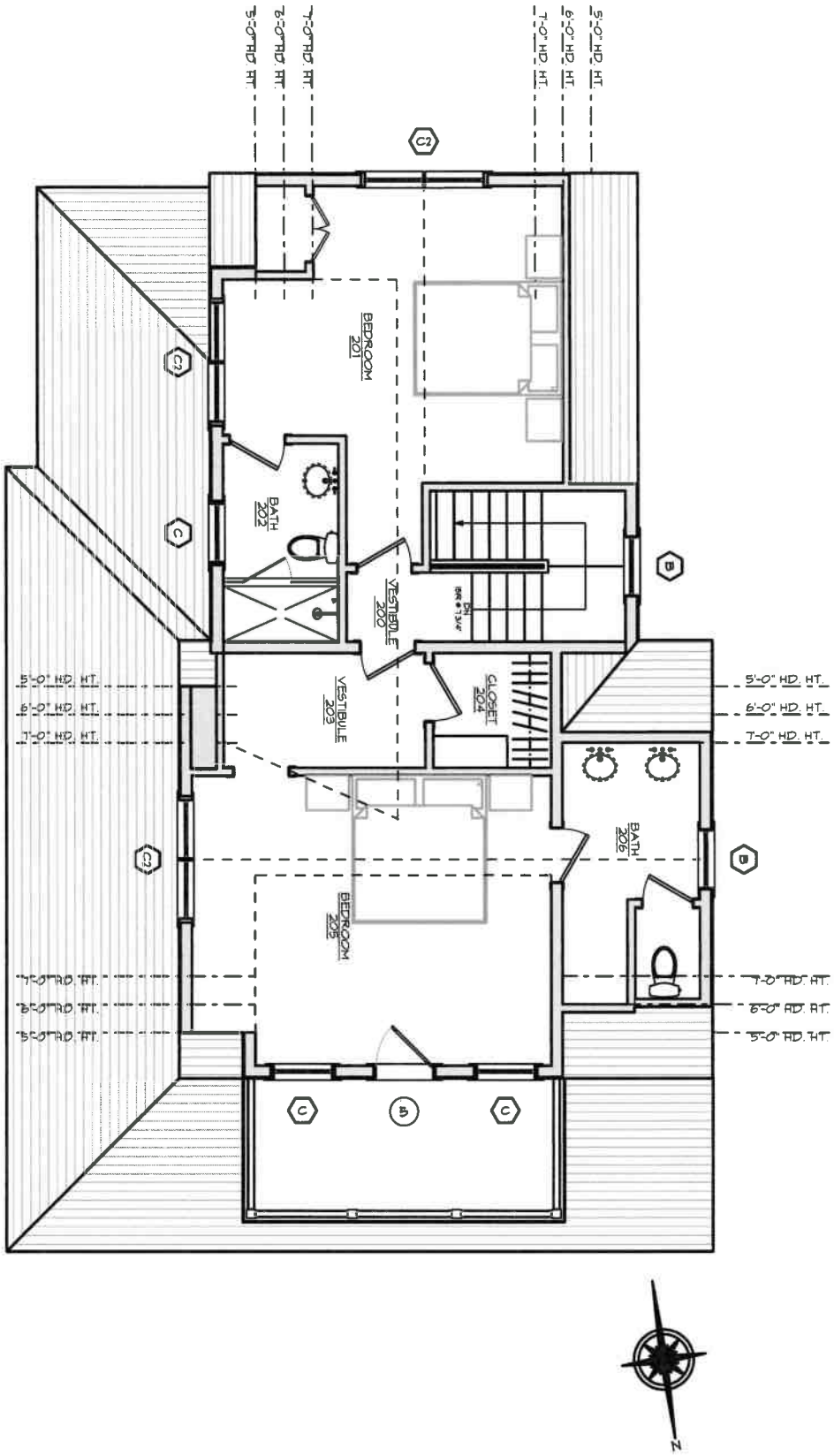
Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-1.2

Pool House at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM

Pool Houses at
35 Eel Point
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 1/27/2025
Rev:
Build Dept:

Notes:

1. All windows to be Marvin, double glazed, SDL to Match Main House, muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29. Cobblestone Gray exterior sash & trim (split finish int.)
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be Dover, double glazed, 7/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29. Mineral Alloy door slabs.
   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.

Windows

No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A	4	Double Hung	Marvin	UWDH3228	3'-1 3/8" x 5'-5"	3'-2 3/8" x 5'-5 1/2"	6 over 1	
A3	1	(3) Double Hung	Marvin	UWDH3228	(3) 3'-1 3/8" x 5'-5"	9'-5 1/8" x 5'-5 1/2"	6 over 1 ea.	No Stud Pocket
B	4	Double Hung	Marvin	UWDH3022	2'-11 3/8" x 4'-5"	3'-0 3/8" x 4'-5 1/2"	6 over 1	
C	1	Double Hung	Marvin	UWDH3026	2'-11 3/8" x 5'-1"	3'-0 3/8" x 5'-1 1/2"	6 over 1	
C2	4	(2) Double Hung	Marvin	UWDH3026	(2) 2'-11 3/8" x 5'-1"	5'-11 3/4" x 5'-1 1/2"	6 over 1 ea.	No Stud Pocket
D	1	Casement	Marvin	UWCA2436	2'-0" x 3'-0 1/16"	2'-1" x 3'-0 9/16"	4	

Doors

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Inswing French Doors	Dover	TBD	(2) 3'-0" x 7'-6"	TBD	15 ea.	
2	1	Side Entry Door	Dover	TBD	3'-0" x 7'-6"	TBD	9 Lite w/ Panel	Panel T.B.D., Glass T.B.D.
3	1	Sliding French Doors	Dover	TBD	(6) 3'-0" x 7'-6"	TBD	15 ea.	
4	1	Inswing French Doors	Dover	TBD	(2) 3'-0" x 7'-6"	TBD	15 ea.	
5	1	Inswing French Door w/	Dover	TBD	3'-0" x 7'-0"	TBD	12	
		Sidelights	Dover	TBD	(2) 3'-0" x 7'-0"	TBD	12 ea.	
6	1	Basement Entry Door	Dover	TBD	3'-0" X 7'-6"	TBD	9 Lite w/ Panel	Panel T.B.D.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Sean
Land Use Specialist
[illegible]

HDC Liaison
Holly Backus
Preservation Planner
[illegible]

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Susan B. McCollum

STREET ADDRESS 35 Eel Point Road

MAP/PARCEL 32/63

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

May 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] 5/21/25

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°: 41 PARCEL N°. 112

Street & Number of Proposed Work: 20 DERRY MOORE RD

Owner of record: MICHAEL PEARLSTEIN

Mailing Address: 1235 FAIRVIEW RD
VILLANOVA, PA 19085

Contact Phone #: 215-514-7597 E-mail: _____

AGENT INFORMATION (if applicable)

Name: STRUCTURES UNLIMITED

Mailing Address: 17 NANCY ANN LANE
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: STRUCTURES UNLTD @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 ADD 2ND FLOOR DORMERS

Size of Structure or Addition: Length: NC Sq. Footage 1st floor: NO CHANGE
Width: NC Sq. footage 2nd floor: NO CHANGE
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 N/C South N/C East N/C West N/C

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

ADD 2ND FLOOR DORMERS TO MATCH EXISTING DORMERS ON NORTH/SOUTH SIDES.

Is there an HDC survey form for 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 TME/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural TME
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other WHITE
C. Dimensions: Fascia TME Rake _____ Soffit (Overhang) TME Corner boards TME Frieze _____
Window Casing TME Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other ANDERSEN 400 SERIES.
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

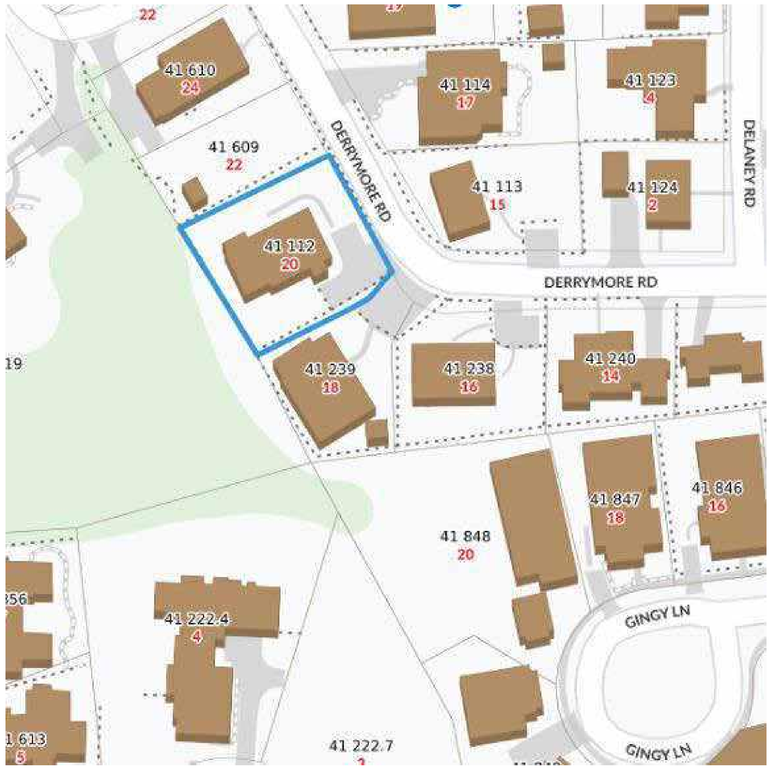
COLORS

Sidewall NW Clapboard (if applicable) _____ Roof TME
Trim TME Sash TME Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

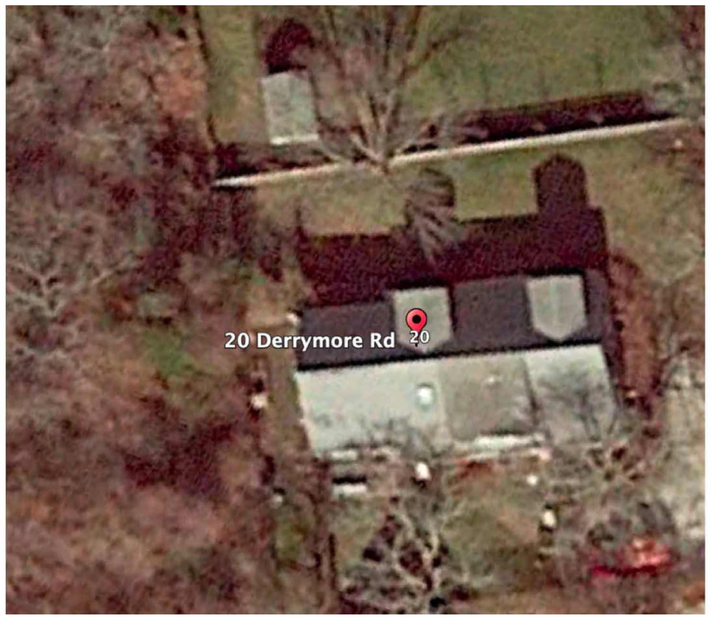
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

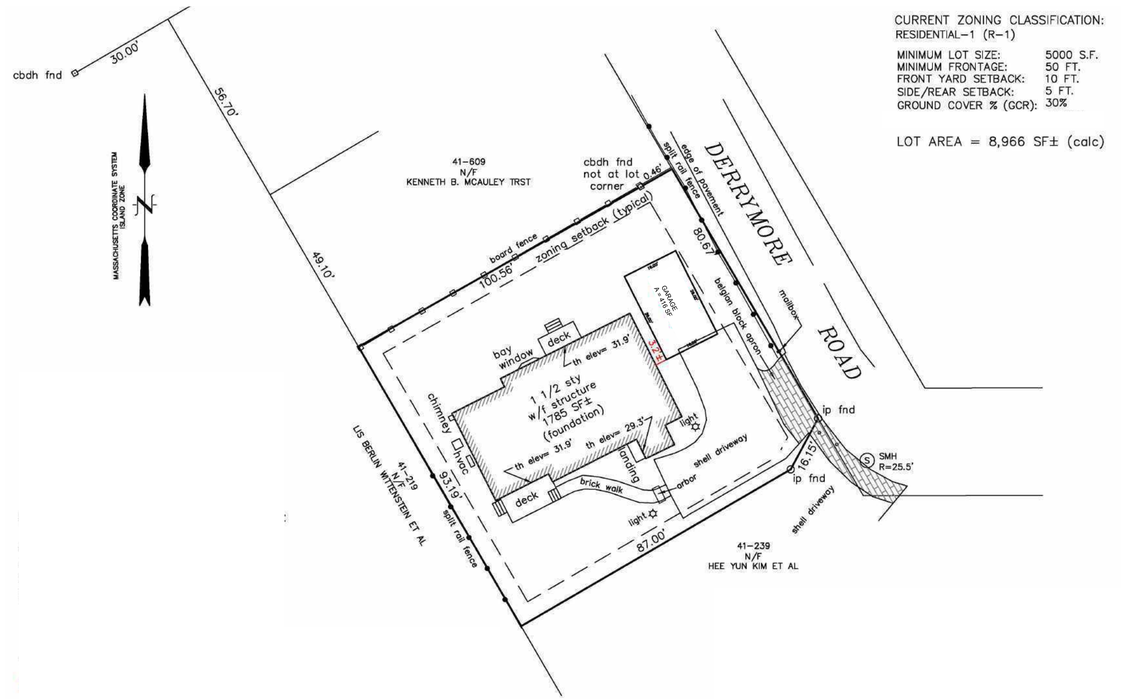
MAIL TO: TME



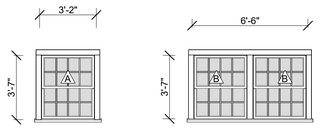
LOCUS MAP



20 DERRYMORE ROAD



SURVEY DATA



TYPE: 8/8 Lite SDL
TRIM: WHITE
SASH: WHITE
MFG: ANDERSEN
MODEL: DOUBLE HUNG
QNTY: 2

TYPE: 8/8 Lite SDL
TRIM: WHITE
SASH: WHITE
MFG: ANDERSEN
MODEL: DOUBLE HUNG
QNTY: 2

WINDOW LEGEND
1/4" = 1'-0"

Structures Unlimited

Nantucket, MA ©2025

PROJ
PEARLSTEIN
20 DERRYMORE ROAD

Nantucket, MA 02554

DATE	05/23/25
PROJ NO	2505006
REVISION	DATE

NOTES:

HDC Submission

Plan

SCALE: As indicated

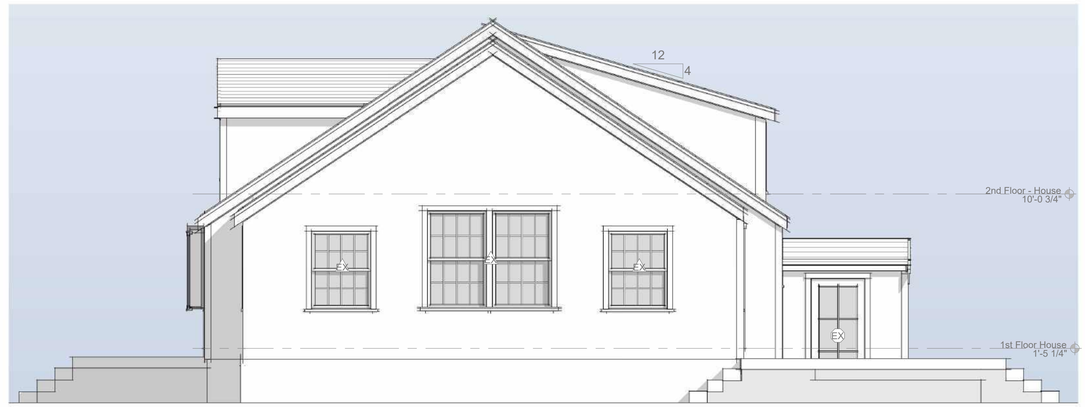
A.100

DRAWN BY: PQ



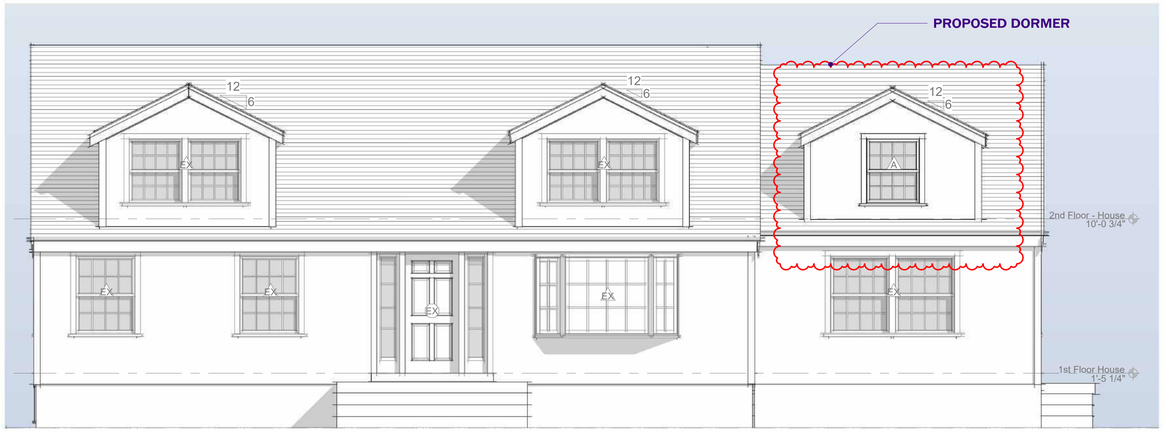
North Elevation - Existing

1/4" = 1'-0"



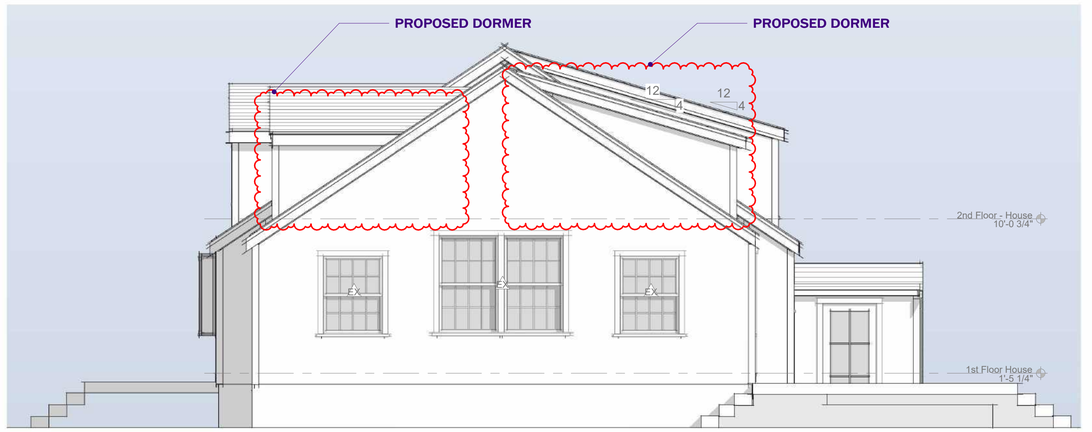
West Elevation - Existing

1/4" = 1'-0"



North Elevation-Proposed

1/4" = 1'-0"



West Elevation-Proposed

1/4" = 1'-0"

Structures Unlimited

Nantucket, MA ©2025

PROJ

PEARLSTEIN 20 DERRYMORE ROAD

Nantucket, MA 02554

DATE	05/23/25
PROJ NO	2505006

REVISION	DATE
1	Date 1

NOTES:

HDC Submission

ELEVATIONS - HOUSE

SCALE: 1/4" = 1'-0"

A.150

DRAWN BY: PFQ



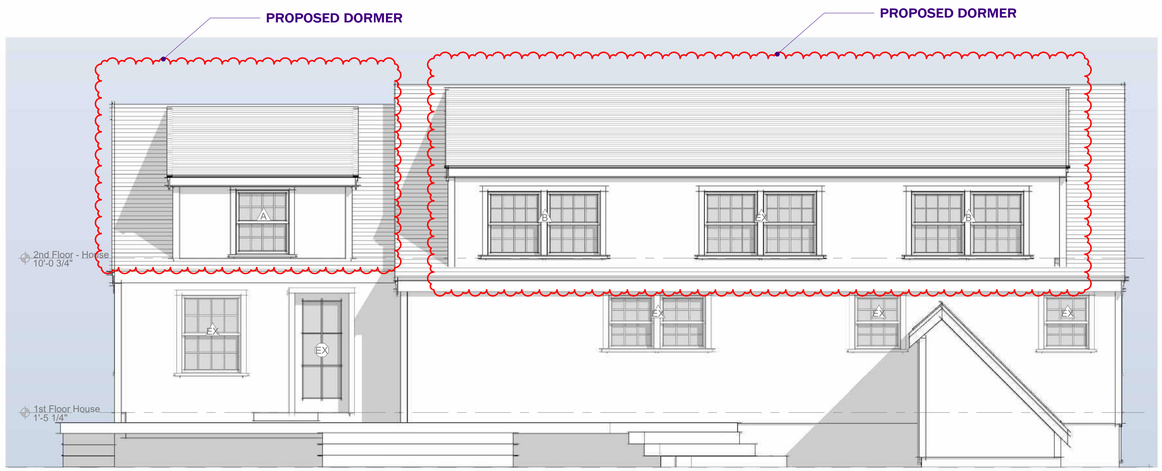
South Elevation - Existing

1/4" = 1'-0"



East Elevation - Existing

1/4" = 1'-0"



South Elevation-Proposed

1/4" = 1'-0"



East Elevation-Proposed

1/4" = 1'-0"

Structures Unlimited

Nantucket, MA ©2025

PROJ

PEARLSTEIN
20 DERRYMORE ROAD

Nantucket, MA 02554

DATE	05/23/25
PROJ NO	2505006

REVISION	DATE
1	Date 1

NOTES:

HDC Submission

ELEVATIONS - HOUSE

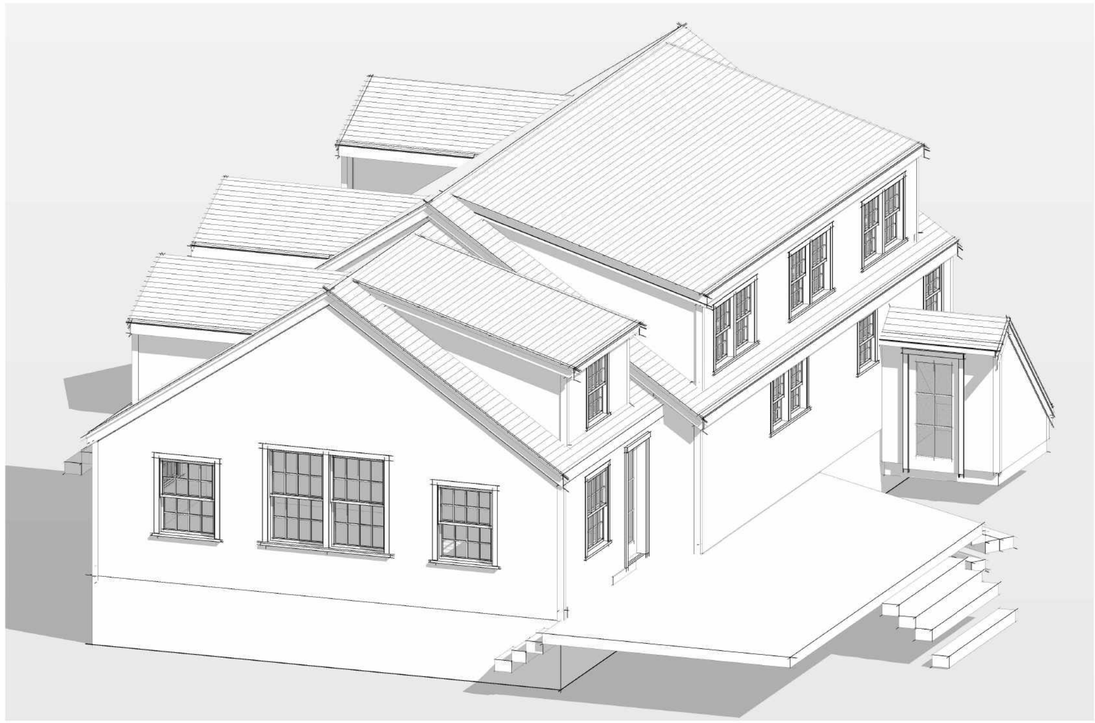
SCALE: 1/4" = 1'-0"

A.151

DRAWN BY: PFQ



Proposed House - NW



Proposed House - SE

Structures Unlimited

Nantucket, MA ©2025

PROJ
PEARLSTEIN
20 DERRYMORE ROAD

Nantucket, MA 02554

DATE 05/23/2025
PROJ NO 2505006

REVISION DATE

NOTES:

HDC Submission

PERSPECTIVE - HOUSE

SCALE:

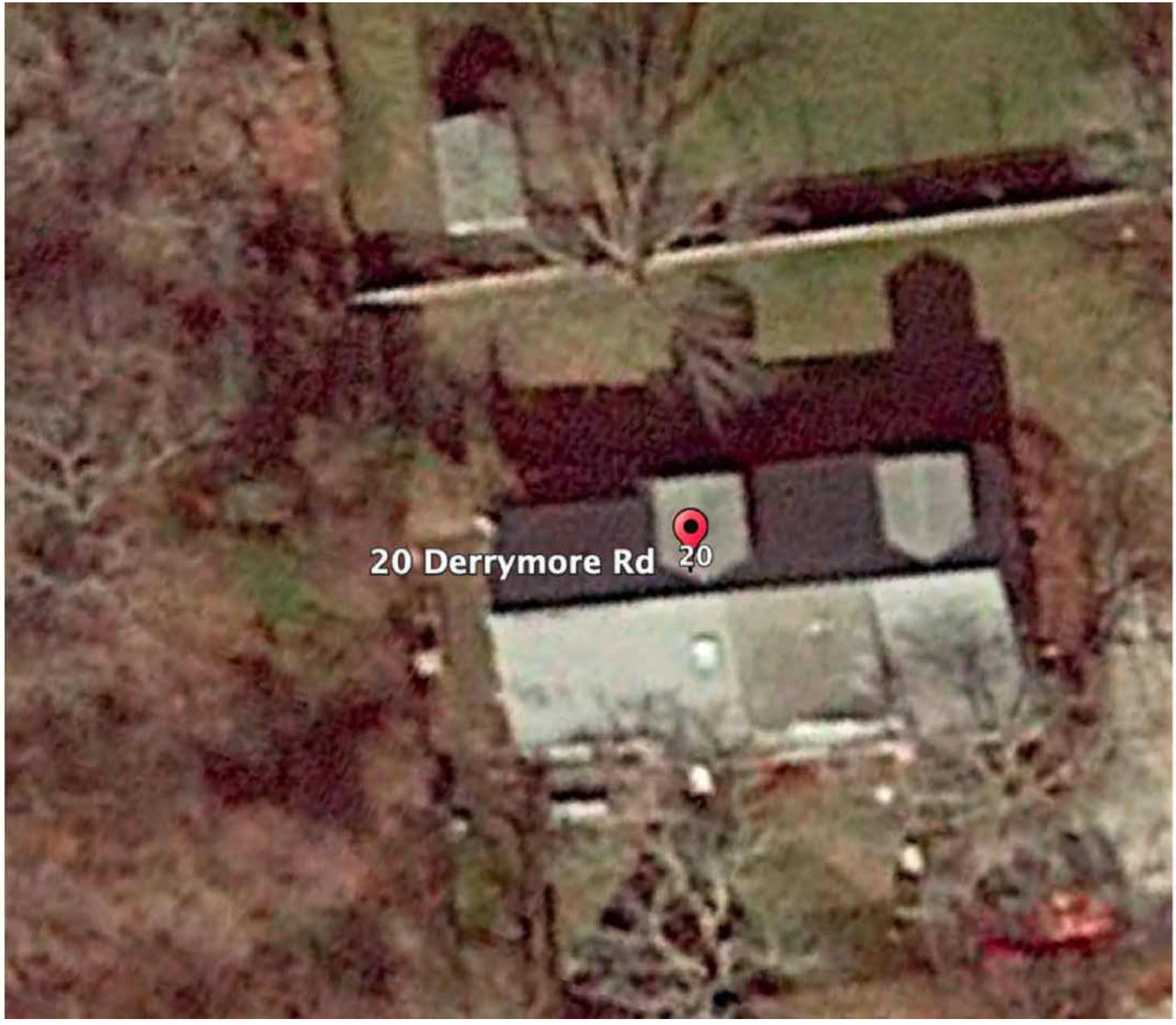
A.152

DRAWN BY: PFQ

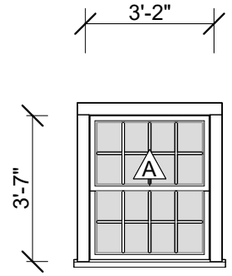




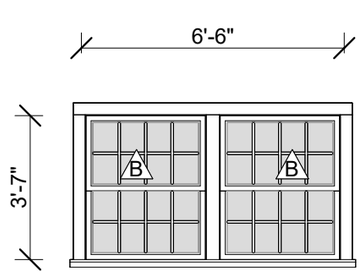




20 DERRYMORE ROAD



TYPE: 8/8 Lite SDL
TRIM: WHITE
SASH: WHITE
MFG: ANDERSEN
MODEL: DOUBLE HUNG
QNTY: 2



TYPE: 8/8 Lite SDL
TRIM: WHITE
SASH: WHITE
MFG: ANDERSEN
MODEL: DOUBLE HUNG
QNTY: 2

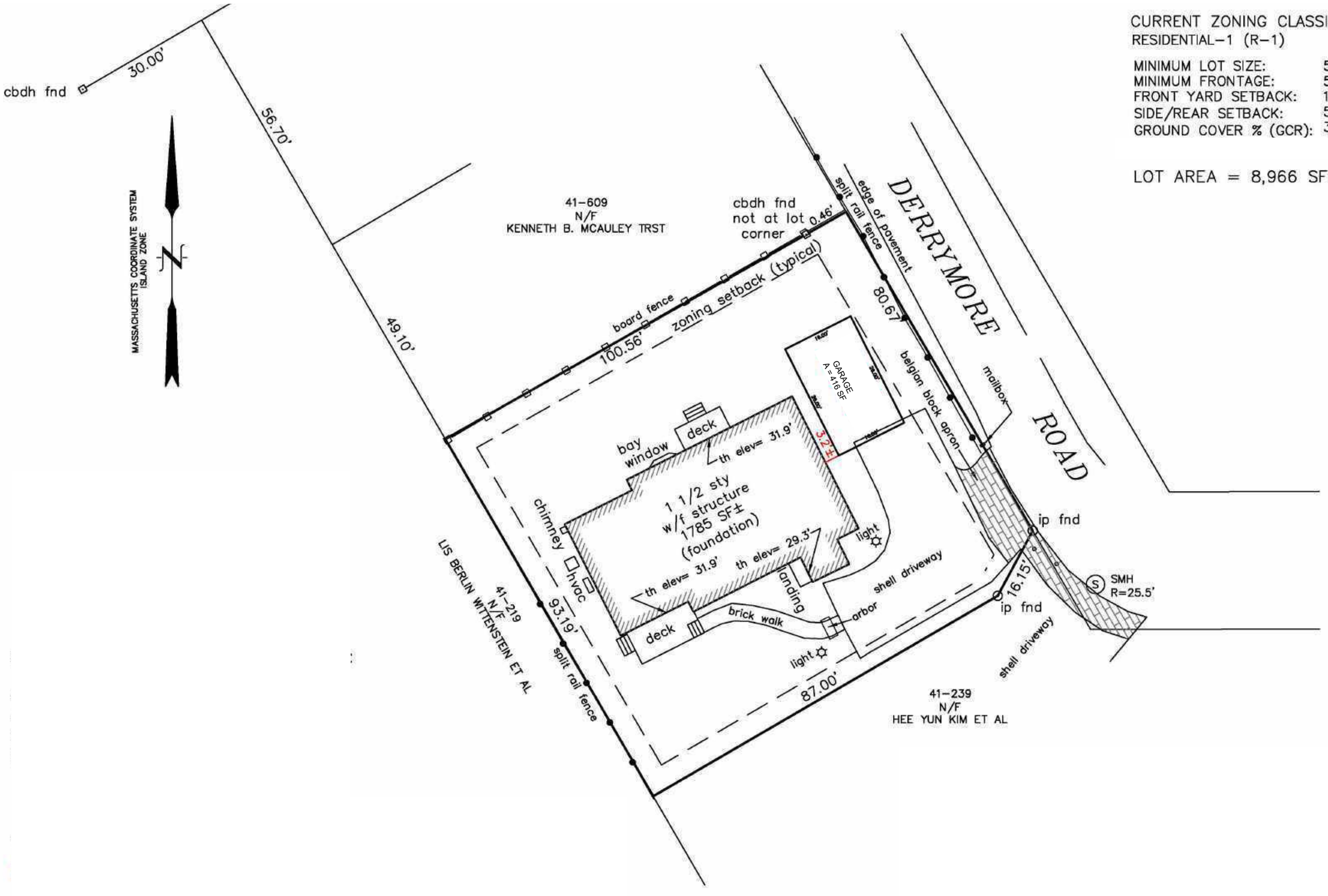
WINDOW LEGEND

1/4" = 1'-0"

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL–1 (R–1)

MINIMUM LOT SIZE:	5000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
SIDE/REAR SETBACK:	5 FT.
GROUND COVER % (GCR):	30%

LOT AREA = 8,966 SF± (calc)

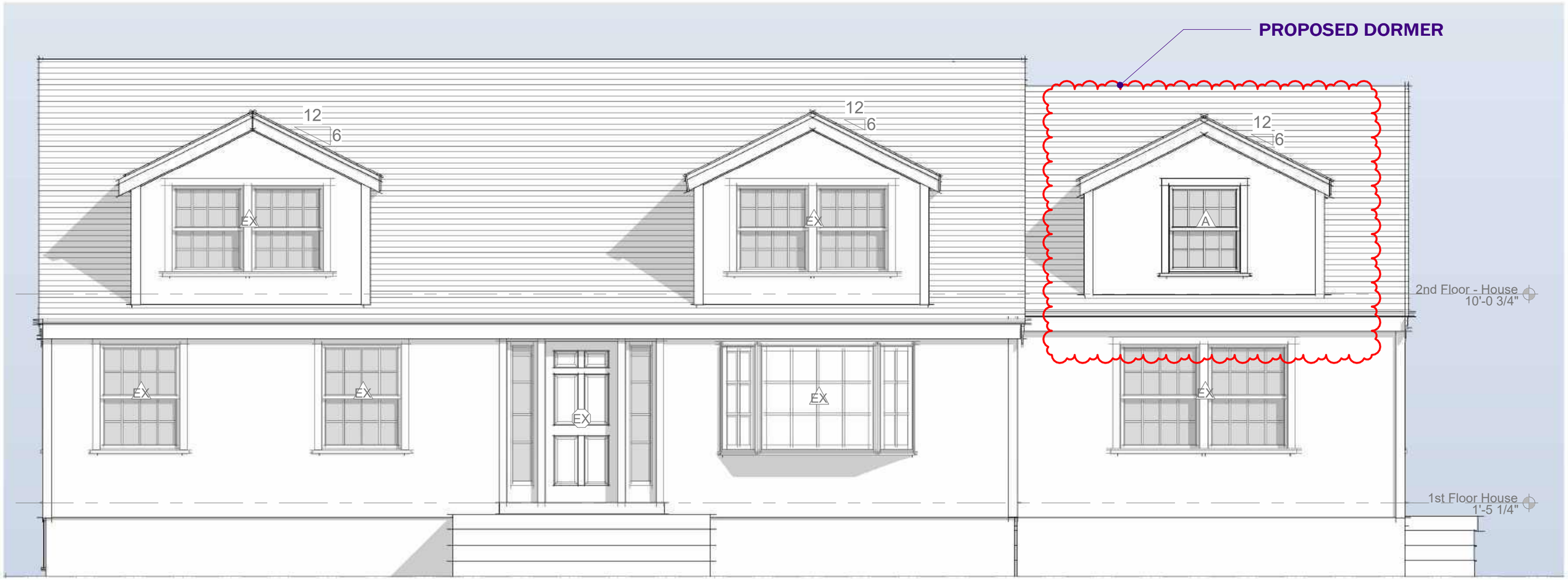


SURVEY DATA



North Elevation - Existing

1/4" = 1'-0"



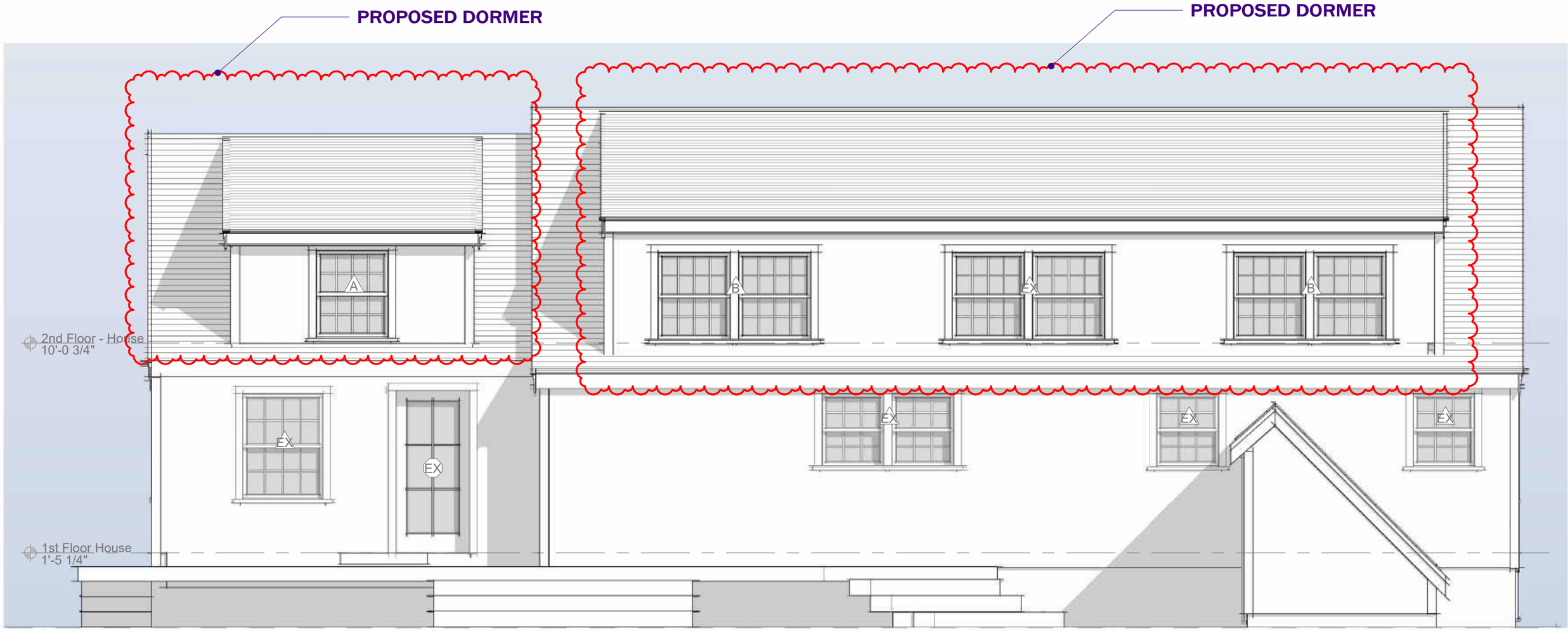
North Elevation-Proposed

1/4" = 1'-0"



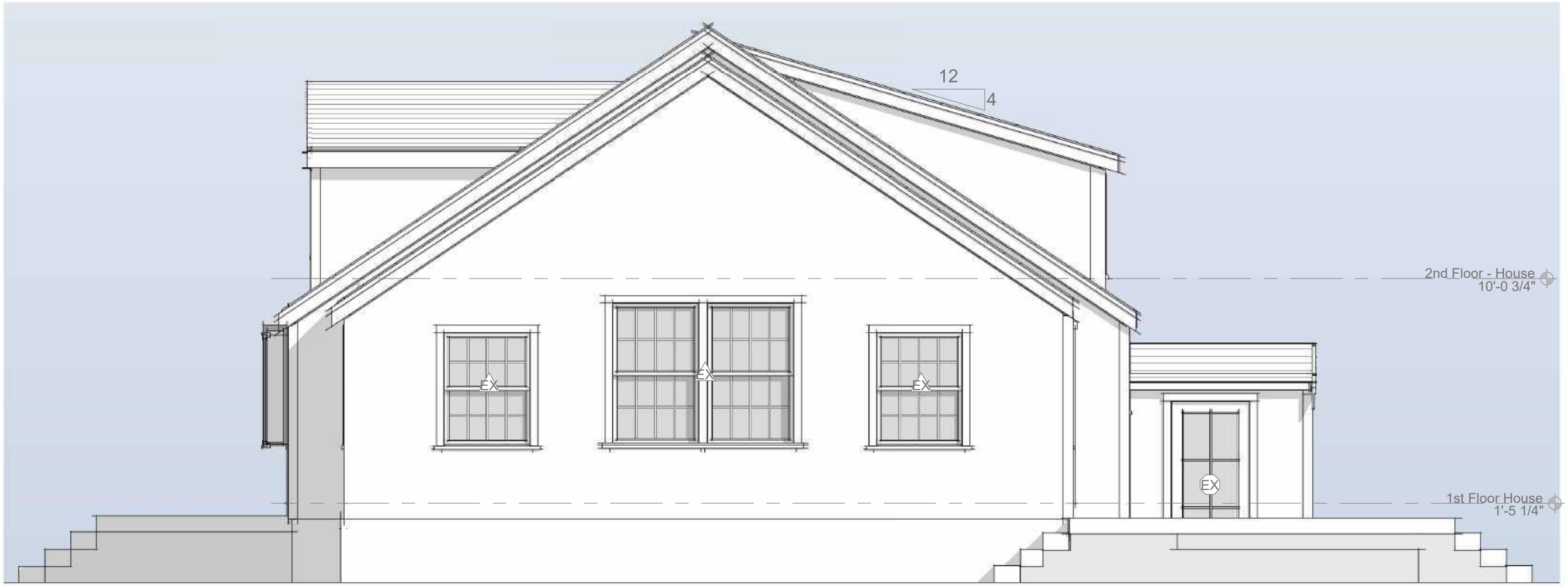
North Elevation - Existing

1/4" = 1'-0"



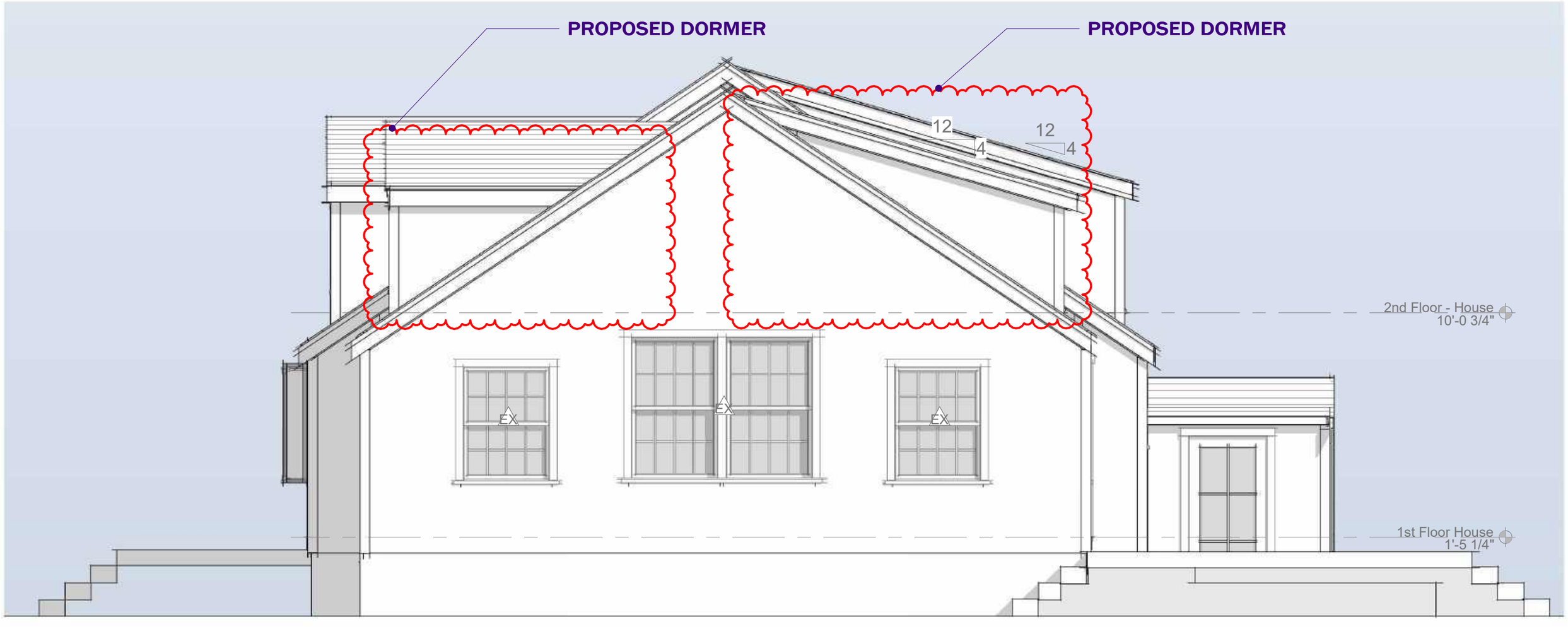
South Elevation-Proposed

1/4" = 1'-0"



West Elevation - Existing

1/4" = 1'-0"



West Elevation-Proposed

1/4" = 1'-0"



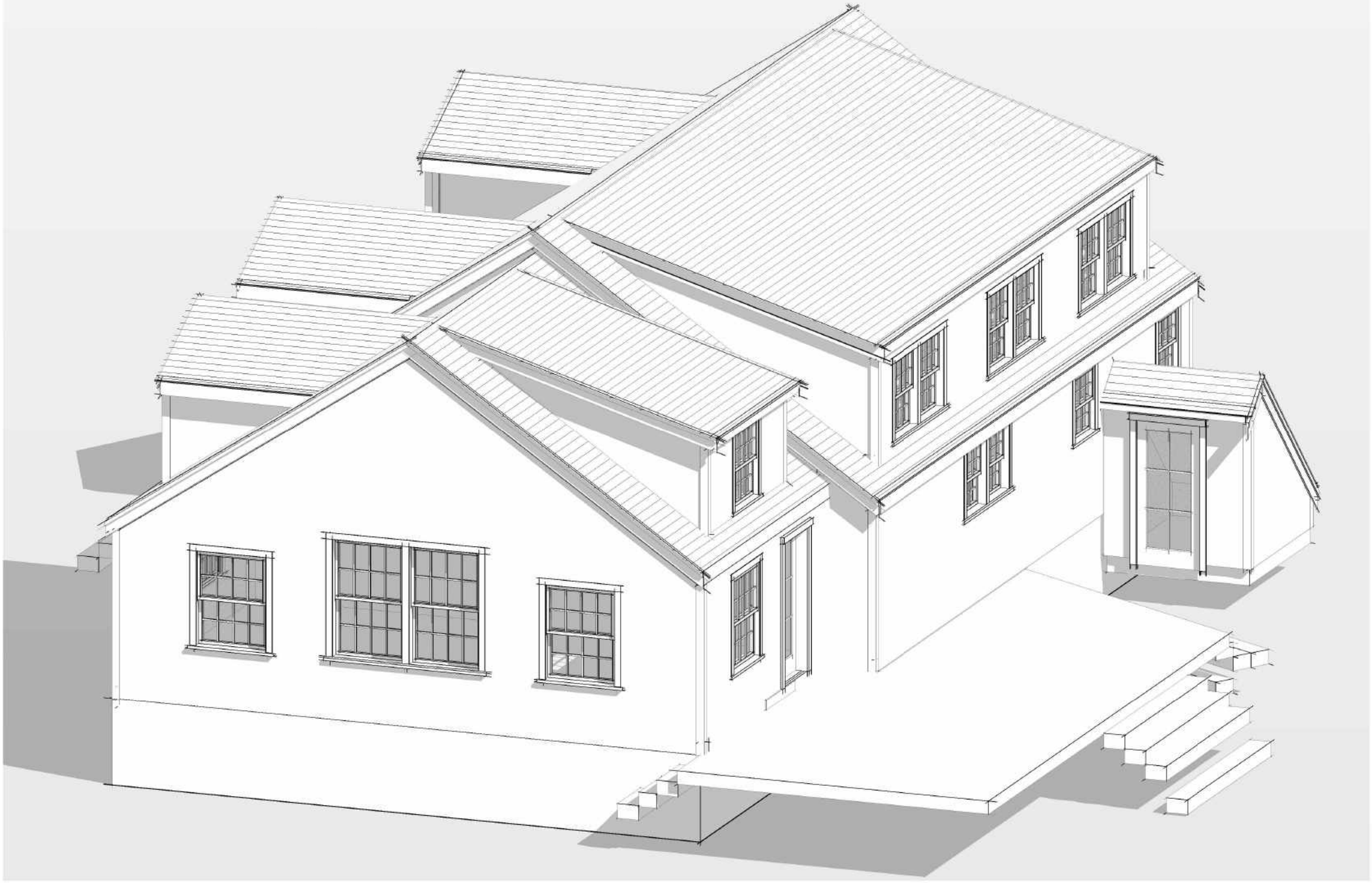
East Elevation - Existing

1/4" = 1'-0"



East Elevation-Proposed

1/4" = 1'-0"



Proposed House - SE



Proposed House - NW

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 178

Street & Number of Proposed Work: 10 Gray Av.

Owner of record: KMM Group LLC

Mailing Address: PO Box 5206, Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741, Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other Cabana

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 192 SF Decks/Patio: Size: 288 SF ☒ 1st floor ☐ 2nd floor
Width: 20' Sq. footage 2nd floor: — Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 15' South 15' East 15' West 15'

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 2" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 4 /12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer — Rough Opening _____ Size _____ Location _____
Manufacturer — Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" Typ. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) — Corner boards 6" Frieze —
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 6x6

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☒ SDL Front — Rear _____ Side wood, gliding
Garage Door(s): Type — Material _____

Hardscape materials: Driveways — Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof Black
Trim NTW Sash Black Doors Black
Deck NTW Foundation NTW Fence — Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/27/25 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

10 Gray Av.

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

— 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

— 3. **As-Built Plans (1copy):** of existing elevations

— 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

— 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JB (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

— 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

— 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR KMM Group LLC c/o Lou Luretta

STREET ADDRESS 10 Gray Av

MAP/PARCEL 67/178

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

5/27/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Juraj Bencat — 5/27/2025

Signature — Date

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.

THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

Map & Parcel:	67 178	Lot Size:	10,363 sq. ft.
District/Zoning:	R-10	Allowable Ground Coverage:	2,591 sq. ft.
Minimum Lot Size:	10,000 sq.ft.	Existing Ground Coverage:	1,365 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage Cabana:	
Ground Cover Ratio:	25%		
Front Setback:	20 ft.		
Side/Rear Setback:	10 ft.	Total Proposed Ground Coverage:	



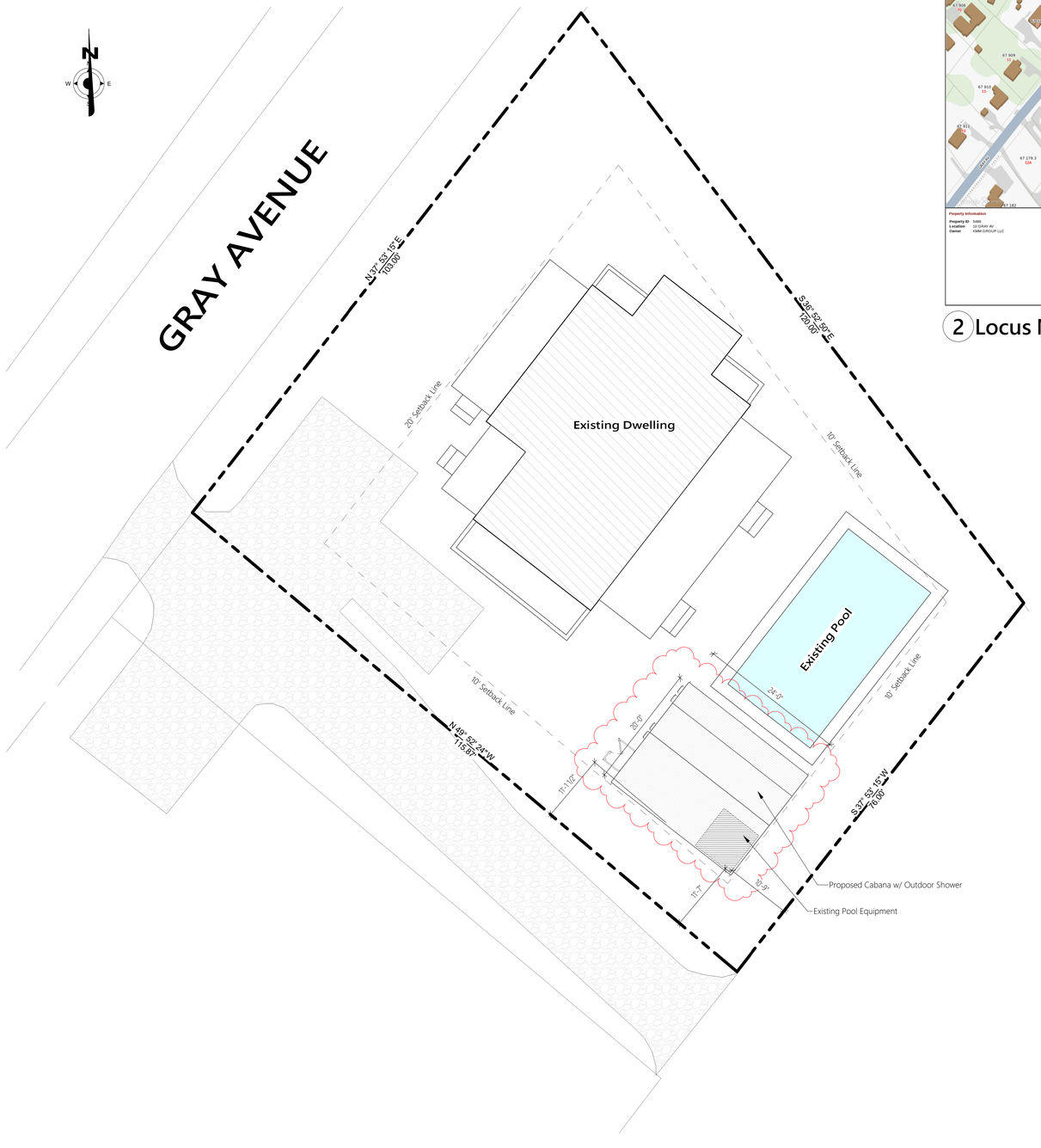
4 POOL VIEW



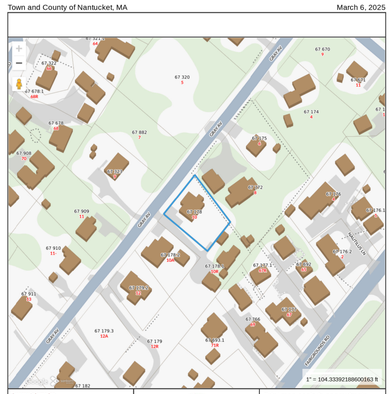
5 POOL EQUPMENT



3 BACK YARD VIEW



1 Site Plan - Proposed
1" = 10'-0"



2 Locus Map

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Cabana

10 Gray Ave, Nantucket, MA 02554

Sheet

Site Plan

SHEET INDEX

C.101 Site Plan
A.101 Cabana Plans
Grand total: 2

Date

05.19.2025

Revisions

C.101

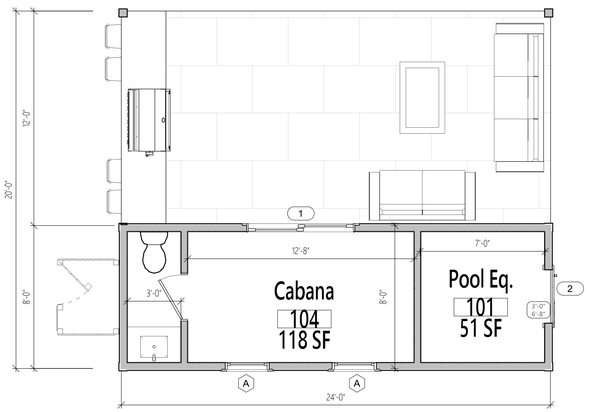
Scale

As indicated

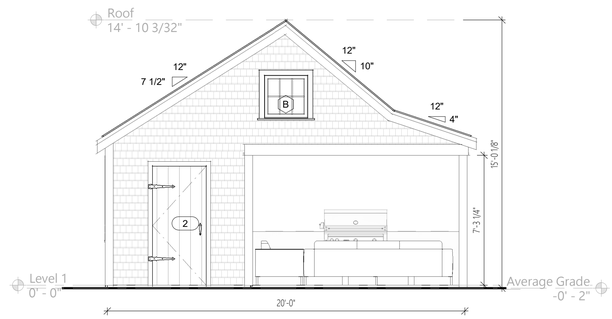
5/26/2025 5:57:20 PM

HDC Submission Only - Not For Construction

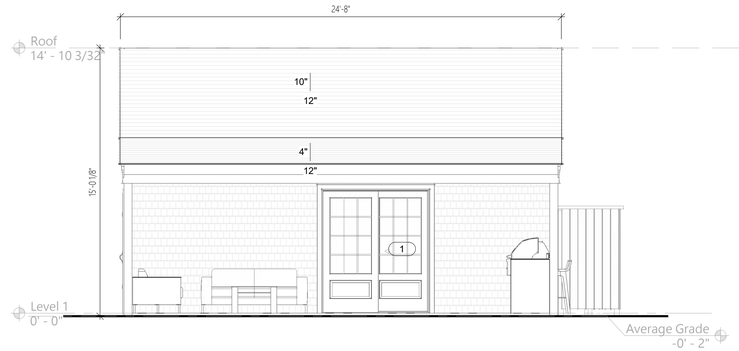
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



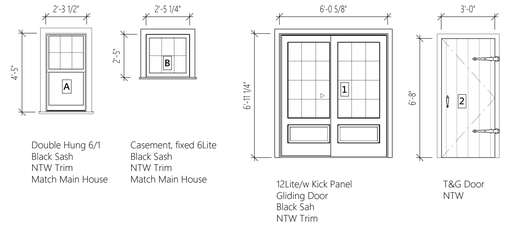
1 Level 1 - Proposed
1/4" = 1'-0"



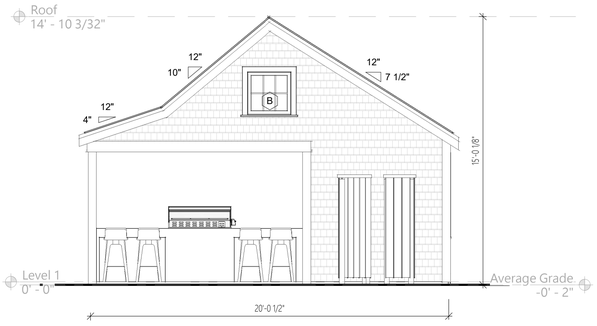
2 South-East Elevation
1/4" = 1'-0"



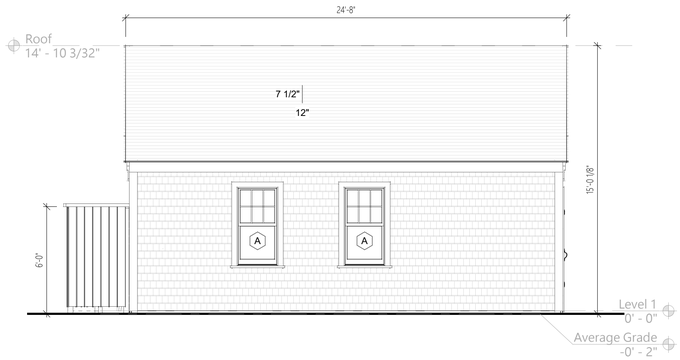
3 North-East Elevation
1/4" = 1'-0"



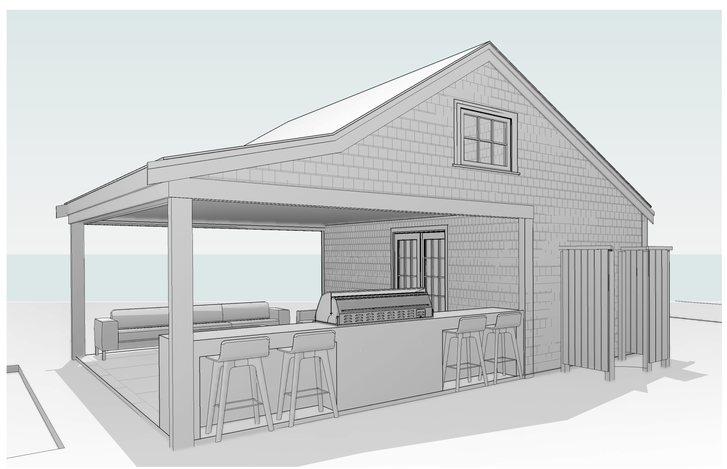
Window & Door Schedule
1/4" = 1'-0"



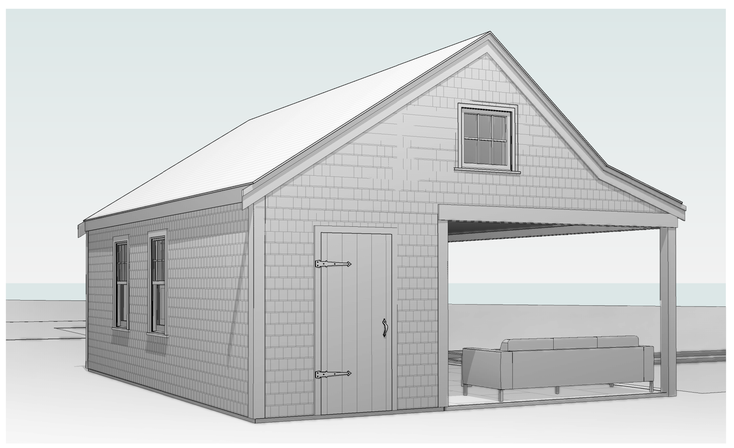
5 North-West Elevation
1/4" = 1'-0"



4 South-West Elevation
1/4" = 1'-0"



6 3D View 1



7 3D View 2

JBSTUDIO
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tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Cabana

10 Gray Ave, Nantucket, MA 02554

Sheet
Cabana Plans

SHEET INDEX

C.101 Site Plan
A.101 Cabana Plans
Grand total: 2

Date
05.19.2025

Revisions

A.101

Scale 1/4" = 1'-0"

5/26/2025 5:57:41 PM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73 PARCEL N°. 49.1

Street & Number of Proposed Work: 13 HAWKS CIRCLE

Owner of record: KLAUS KLEINFELD

Mailing Address: 3 RYE ROAD
PORT CHESTER, NY 10053

Contact Phone #: 917-215-2091 E-mail: KLAUS@KKLEINFELD.COM

AGENT INFORMATION (if applicable)

Name: GEORGE BERG (LINDA WILLIAMS)

Mailing Address: 74 SUMMER STREET
WEYMOUTH, MA 02188

Contact Phone #: 781-901-0602 E-mail: GBERG1@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 51'6" Sq. Footage 1st floor: 1250 SF Decks/Patio: Size: 8'X 34' ☒ 1st floor ☐ 2nd floor
Width: 28'10" Sq. footage 2nd floor: 1250 SF Size: 8'X 8' ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0"-6" South 0"-6" East 0"-6" West 0"-6"

Height of ridge above final finish grade: North 21'10"± South 24'2" East 24'2" West 24'2"

Additional Remarks: NEW SECONDARY DWELLING

Historic Name: NEW CONSTRUCTION

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"-8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer 4 /12 Other PORCH 4/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles TME 5" EXPOSURE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X4 Rake 1X6 Soffit (Overhang) _____ Corner boards 1X5" Frieze 1X8
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 ANDERSEN 400 TME

Doors* (type and material): ☐ TDL ☒ SDL Front FR-15LT Rear FR 15LT Side FR 15LT
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 TME Sash WHITE TME Doors WHITE TME
Deck NTW Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/26/2025 Signature of owner of record _____ Signed under penalties of perjury

13 HAWKS CIRCLE – NEW SECONDARY DWELLING





VIEW FROM HAWKS CIRCLE



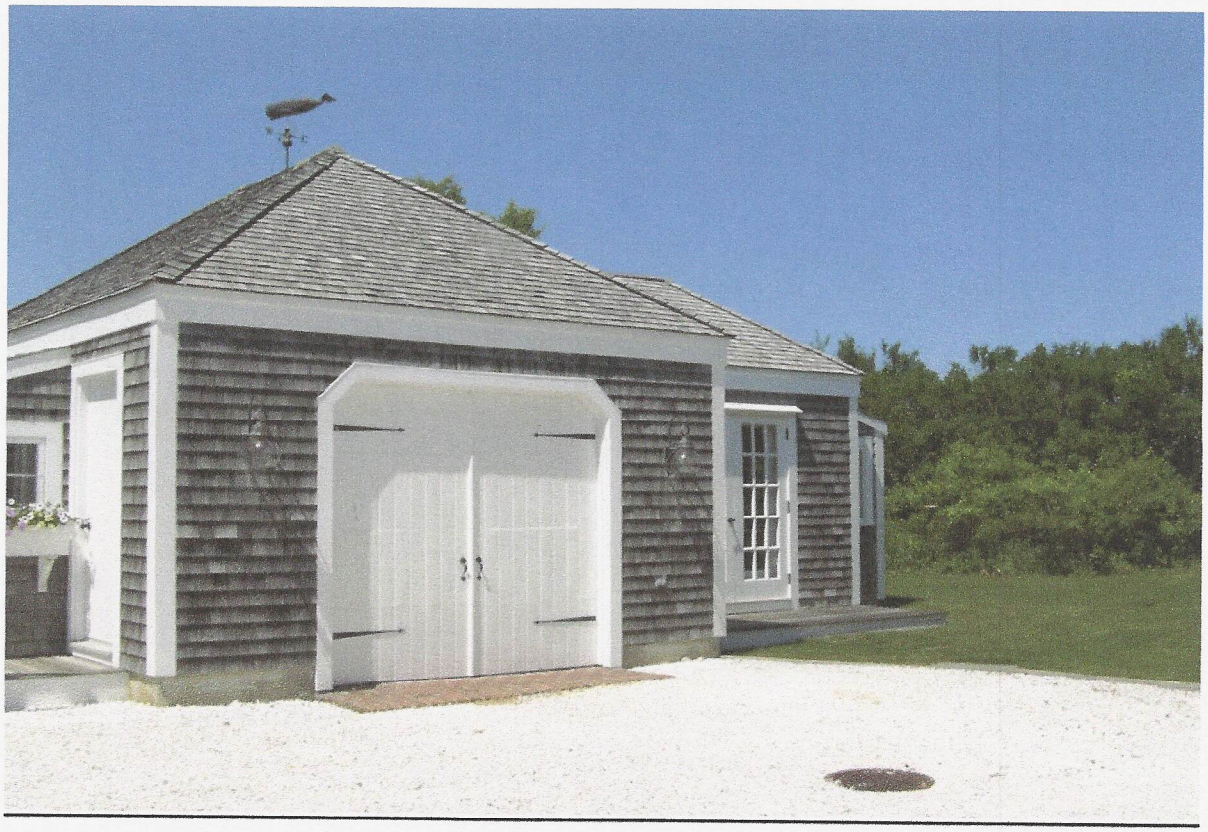



13



EXISTING GARAGE/STUDIO





EXISTING ANCILLARY STRUCTURE - OFFICE





EXISTING PRIMARY DWELLING – NORTH ELEVATION FACING INTO THE LOT





SOUTH ELEVATION FACING SIDE YARD



LOCATION OF NEW SECONDARY DWELLING – GARAGE-LEFT/ANCILLARY STRUCTURE-RIGHT

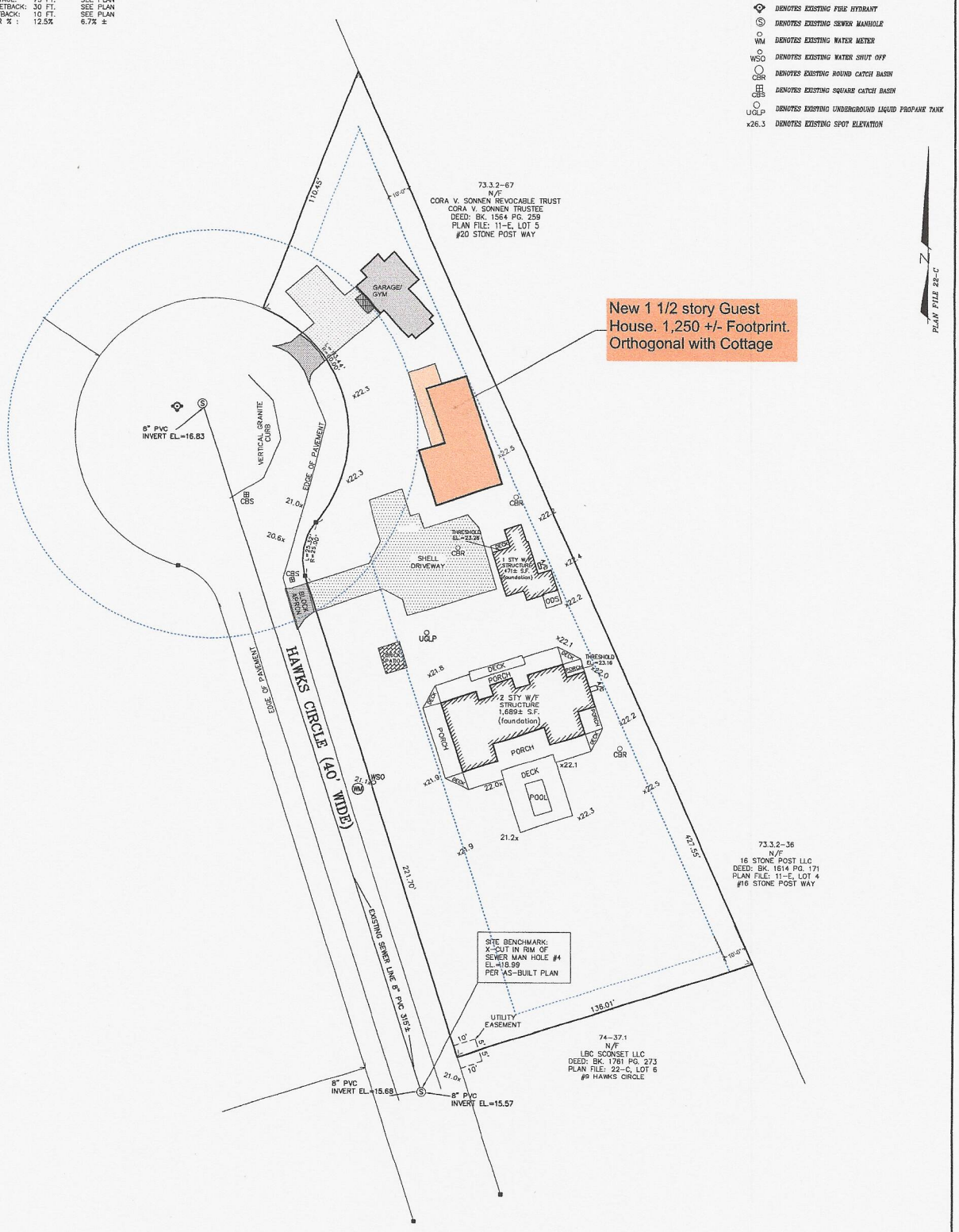


CURRENT ZONING CLASSIFICATION:
Sconset Residential 20 (SR-20)

		EXISTING
MINIMUM LOT SIZE:	20,000 S.F.	40,000± S.F.
MINIMUM FRONTAGE:	75 FT.	SEE PLAN
FRONT YARD SETBACK:	30 FT.	SEE PLAN
SIDE/REAR SETBACK:	10 FT.	SEE PLAN
GROUND COVER % :	12.5%	6.7% ±

LEGEND

- CB FND ■ DENOTES CONCRETE ROUND FOUND
- DENOTES EXISTING FIRE HYDRANT
- (S) DENOTES EXISTING SEWER MANHOLE
- WM DENOTES EXISTING WATER METER
- WSO DENOTES EXISTING WATER SHUT OFF
- CBR DENOTES EXISTING ROUND CATCH BASIN
- CBS DENOTES EXISTING SQUARE CATCH BASIN
- UGLP DENOTES EXISTING UNDERGROUND LIQUID PROPANE TANK
- x26.3 DENOTES EXISTING SPOT ELEVATION



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

OWNER INFORMATION

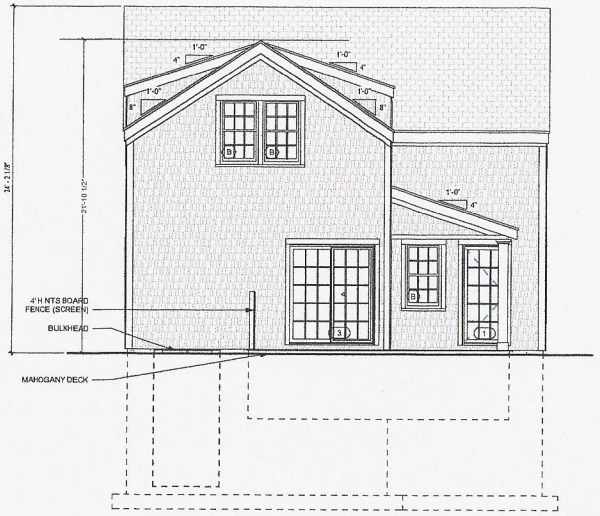
KLAUS KLEINFELD
DEED BK. 1295, PG. 281
PLAN FILE 22-C - LOT 5
ASSESSOR'S MAP 73, PARCEL 49.1
#13 HAWKS CIRCLE

NEW GUEST HOUSE
13 HAWKS CIRCLE ROAD
NANTUCKET, MA

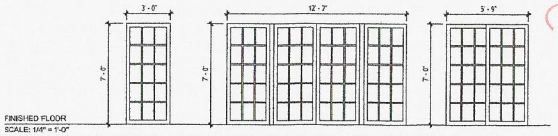
PROPOSED SITE PLAN

Date: MAY 23, 2025 | Design/Drawn by: | Approved by:
Scale: 1"=20'

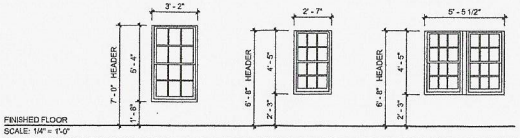
SHEET 1 OF 1



3 NORTH EXTERIOR ELEVATION CONCEPT
1/4" = 1'-0"



DOOR TYPE	1	2	3
MODEL NO.	-	-	
MANUF./ STYLE	-	-	
FINISH	-	-	-
GLAZING	TEMPERED GLASS	TEMPERED GLASS	TEMPERED GLASS
HARDWARE	TBD	TBD	TBD
NOTES	EXTERIOR DOORS	EXTERIOR DOORS / WINDOW SET	



DOOR TYPE	A	B	C
MANUF./ STYLE	-	-	-
FINISH	INTERIOR - EXTERIOR-	INTERIOR - EXTERIOR-	INTERIOR - EXTERIOR-
GLAZING	LOW-E SMART GLASS	LOW-E SMART GLASS	LOW-E SMART GLASS
SCREEN	INSECT SCREEN	INSECT SCREEN	INSECT SCREEN
HARDWARE	PROVIDE WINDOW OPENING CONTROL DEVICE PER ASTM F2090	PROVIDE WINDOW OPENING CONTROL DEVICE PER ASTM F2090	PROVIDE WINDOW OPENING CONTROL DEVICE PER ASTM F2090
NOTES	FIRST FLOOR EXTERIOR WINDOWS	FIRST FLOOR EXTERIOR WINDOWS	SECOND FLOOR EXTERIOR WINDOWS

- WINDOWS TO BE ANDERSON 400 (SDL) OR EQUAL
- DOORS TO BE SIMPSON OR ANDWERSON (SDL) OR EQUAL



1 WEST EXTERIOR ELEVATION CONCEPT
1/4" = 1'-0"

NOT FOR CONSTRUCTION

gbda

STAMP

NORTH PROJECT

NEW GUEST HOUSE
13 Hawks Circle Dr.
Nantucket, MA 02564

NORTH AND WEST EXTERIOR ELEVATIONS

REVISIONS:

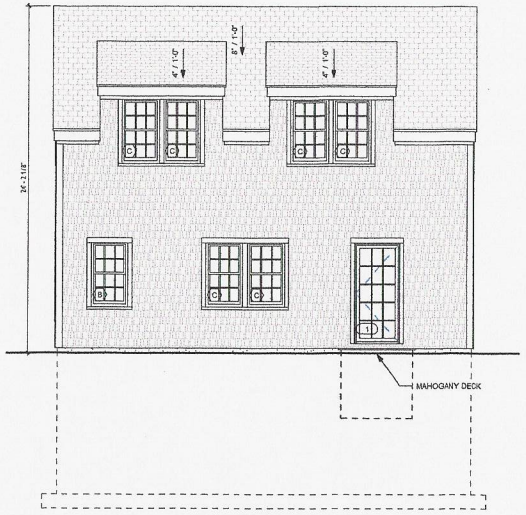
No.	Date	Description

Drawn By:	SB
Checked By:	CM
Approved By:	CM
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES2511
Date:	Issue Date

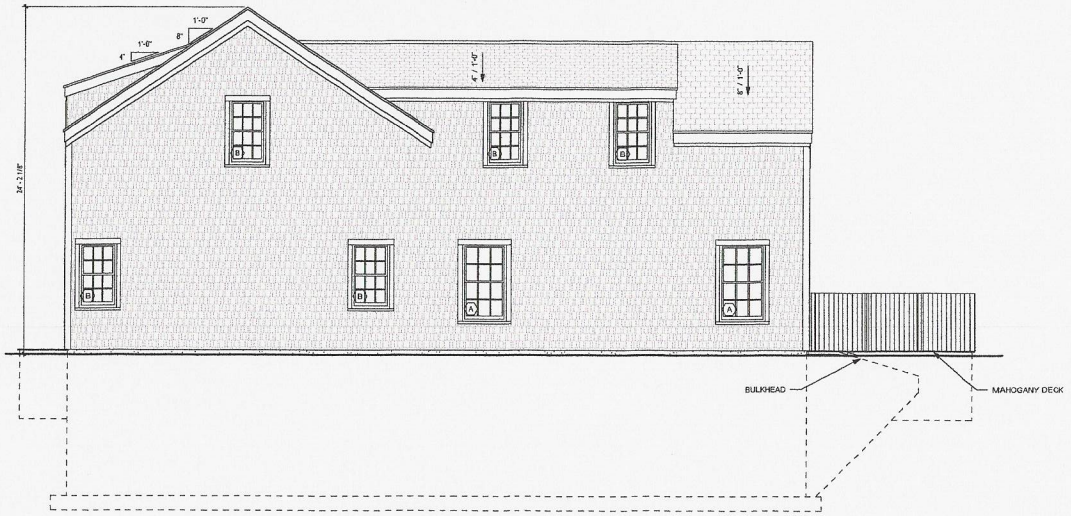
A300

HDC SUBMISSION

NOT FOR CONSTRUCTION



1 SOUTH EXTERIOR ELEVATION CONCEPT
1/4" = 1'-0"



2 EAST EXTERIOR ELEVATION CONCEPT
1/4" = 1'-0"

gbda

STAMP

NORTH PROJECT

NEW GUEST HOUSE
13 Hawks Circle Dr.
Nantucket, MA 02564

SOUTH AND EAST EXTERIOR ELEVATIONS

REVISIONS:

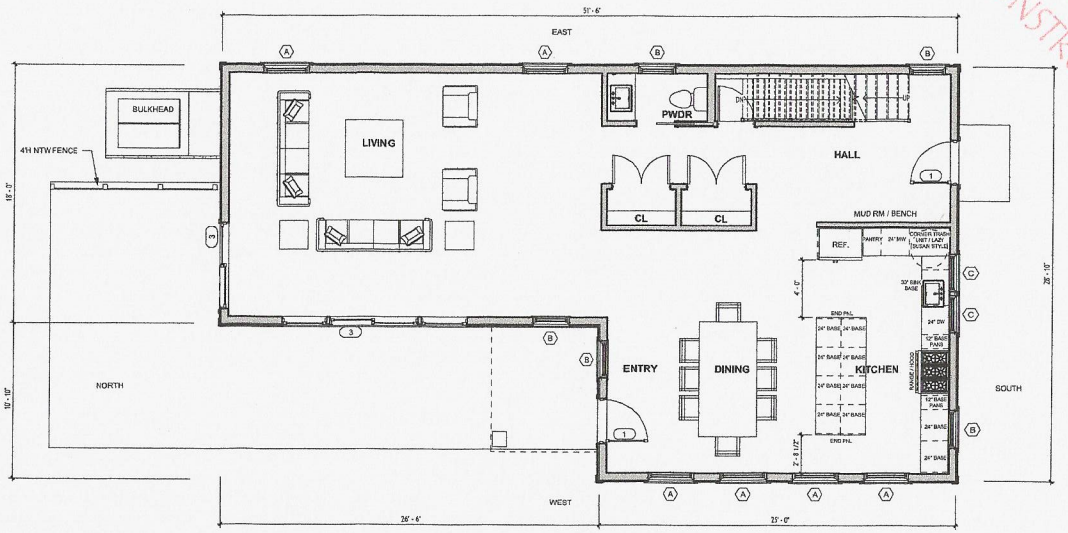
No.	Date	Description

Drawn By:	SB
Checked By:	CM
Approved By:	CM
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES2511
Date:	Issue Date

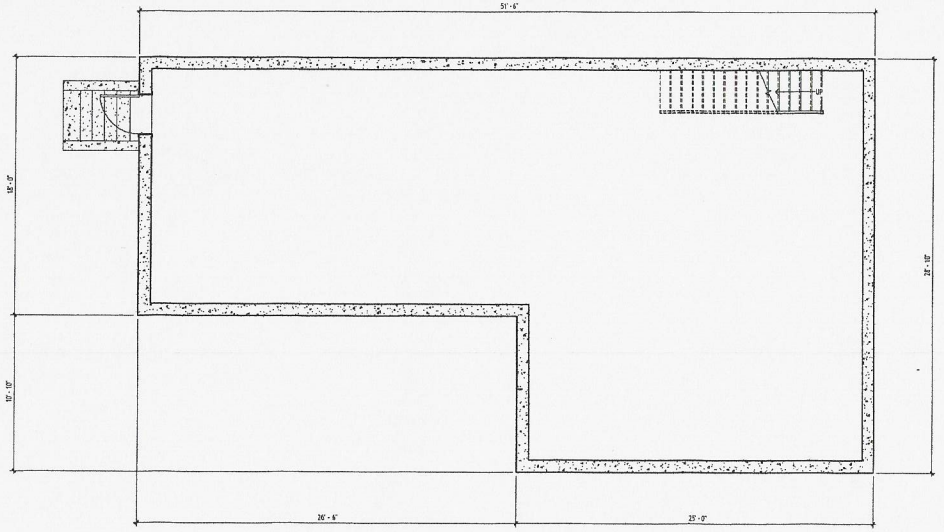
A301

HDC SUBMISSION

NOT FOR CONSTRUCTION



2 FIRST FLOOR CONCEPT PLAN
1/4" = 1'-0"



1 BASEMENT CONCEPT PLAN
1/4" = 1'-0"

NORTH

gbda

STAMP

NORTH PROJECT

NEW GUEST HOUSE
13 Hawks Circle Dr.
Nantucket, MA 02564

PROPOSED BASEMENT AND FIRST FLOOR PLANS

REVISIONS:

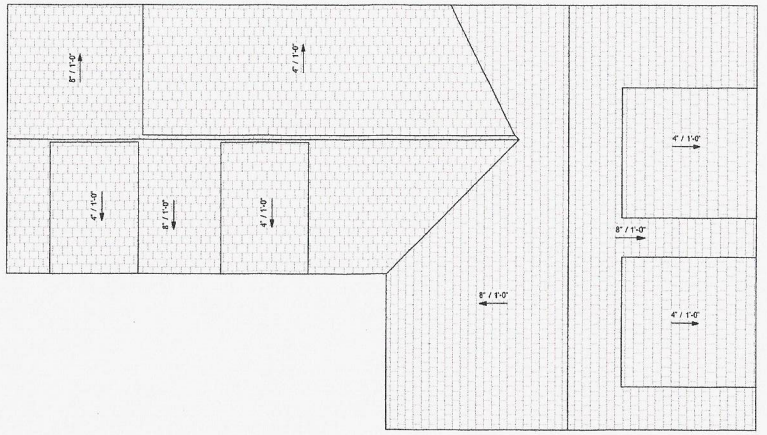
No.	Date	Description

Drawn By:	SB
Checked By:	CM
Approved By:	CM
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES2511
Date:	Issue Date

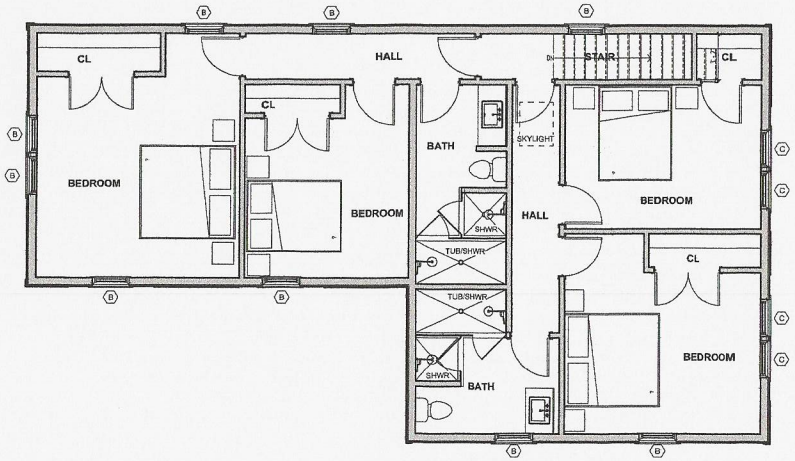
A100

HDC SUBMISSION

NOT FOR CONSTRUCTION



2 LEVEL 3 - ROOF PLAN
1/4" = 1'-0"



1 SECOND FLOOR CONCEPT PLAN
1/4" = 1'-0"

NORTH

gbda

STAMP

NORTH PROJECT

NEW GUEST HOUSE
13 Hawks Circle Dr.
Nantucket, MA 02564

PROPOSED SECOND FLOOR AND ROOF PLANS

REVISIONS:

No.	Date	Description

Drawn By:	SB
Checked By:	CM
Approved By:	CM
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES2511
Date:	Issue Date

A101

HDC SUBMISSION

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER **KLAUS KLEINFELD**

MAILING ADDRESS **3 RYE ROAD, PORT CHESTER, NY 10053**

PROPERTY LOCATION **13 HAWKS CIRCLE**

ASSESSORS MAP/PARCEL **73-49.1**

SUBMITTED BY:.. **Linda Williams 580-221-0432**

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Trudy Williams Digitally signed by Trudy Williams Date: 2025.05.22 09:44:10 -04'00' MAY 22, 2025

ASSESSOR'S OFFICE DATE

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
73	49		14 HAWKS CIRCLE LLC		1051 MEADOW LANE	LAKE FORREST	IL	60045	14 HAWKS CI
73	49	2	MULLEN CRAIG		PO BOX 49	SIASCONSET	MA	02564	12 HAWKS CI
74	37	1	LBC SCONSET LLC		515 WEST 23RD STREET # 7	NEW YORK	NY	10011	9 HAWKS CI
74	37	2	CHISHOLM VERONICA & WILLIAM II		310 SHAWMUT AVE	BOSTON	MA	02118	8 HAWKS CI
7332	36		16 STONE POST LLC		PO BOX 7138	GARDEN CITY	NY	11530	16 STONE POST WY
7332	67		SONNEN CORA V TR	CORA V SONNEN REV TRUST	951 LOWELL ROAD	CONCORD	MA	01742	20 STONE POST WY
7332	68		6WICKS LLC		17 PAIGE STREET	HINGHAM	MA	02043	24 STONE POST WY
Count:	7								

14 HAWKS CIRCLE LLC
1051 MEADOW LANE
LAKE FORREST, IL 60045

MULLEN CRAIG
PO BOX 49
SIASCONSET, MA 02564

LBC SCONSET LLC
515 WEST 23RD STREET # 7
NEW YORK, NY 10011

CHISHOLM VERONICA & WILLIAM II
310 SHAWMUT AVE
BOSTON, MA 02118

16 STONE POST LLC
PO BOX 7138
GARDEN CITY, NY 11530

SONNEN CORA V TR
CORA V SONNEN REV TRUST
951 LOWELL ROAD
CONCORD, MA 01742

6WICKS LLC
17 PAIGE STREET
HINGHAM, MA 02043

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 **13 HAWKS CIRCLE**

Tax Map Number: 73 Parcel Numbers: 49.1

Owner of Record KLAUS KLEINFELD

Description of Proposal: NEW SECONDARY DWELLING

Anticipated HDC Submission Date: TUESDAY, 5/27/2025 FOR HEARING NOT BEFORE 06/03/2025 (TO BE HELD UNTIL 06/17.2025 FOR A POTENTIAL CHANGE IN THE PLANS)

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60 PARCEL N°. 100

Street & Number of Proposed Work: 332 Madaket Rd (shed)

Owner of record: The Whole Spread LLC

Mailing Address: 332 Madaket Rd.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 10' Sq. Footage 1st floor: 200 sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 11' 9" 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 7 /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 _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 5 1/2" Rake 5 1/2" Soffit (Overhang) _____ Corner boards _____ Frieze 4"

Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type V-Groove Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White

Deck _____ Foundation 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 5/27/25 Signature of owner of record _____ Signed under penalties of perjury

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.

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

December 7, 2022

A u t h o r i z a t i o n L e t t e r

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

I Michael J. Farello, 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)



December 12, 2022

Signature Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Development

AS AGENT FOR The Whole Spread, LLC

STREET ADDRESS 332 Madaket Rd

MAP/PARCEL 60/100

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

05.27.25

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.

Alex Bagmets 05.27.25

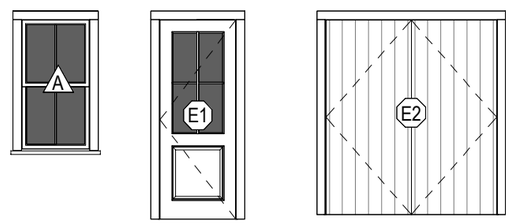
Signature Date

The Whole Spread, LLC Shed

332 Madaket Rd.
Nantucket, MA 02554

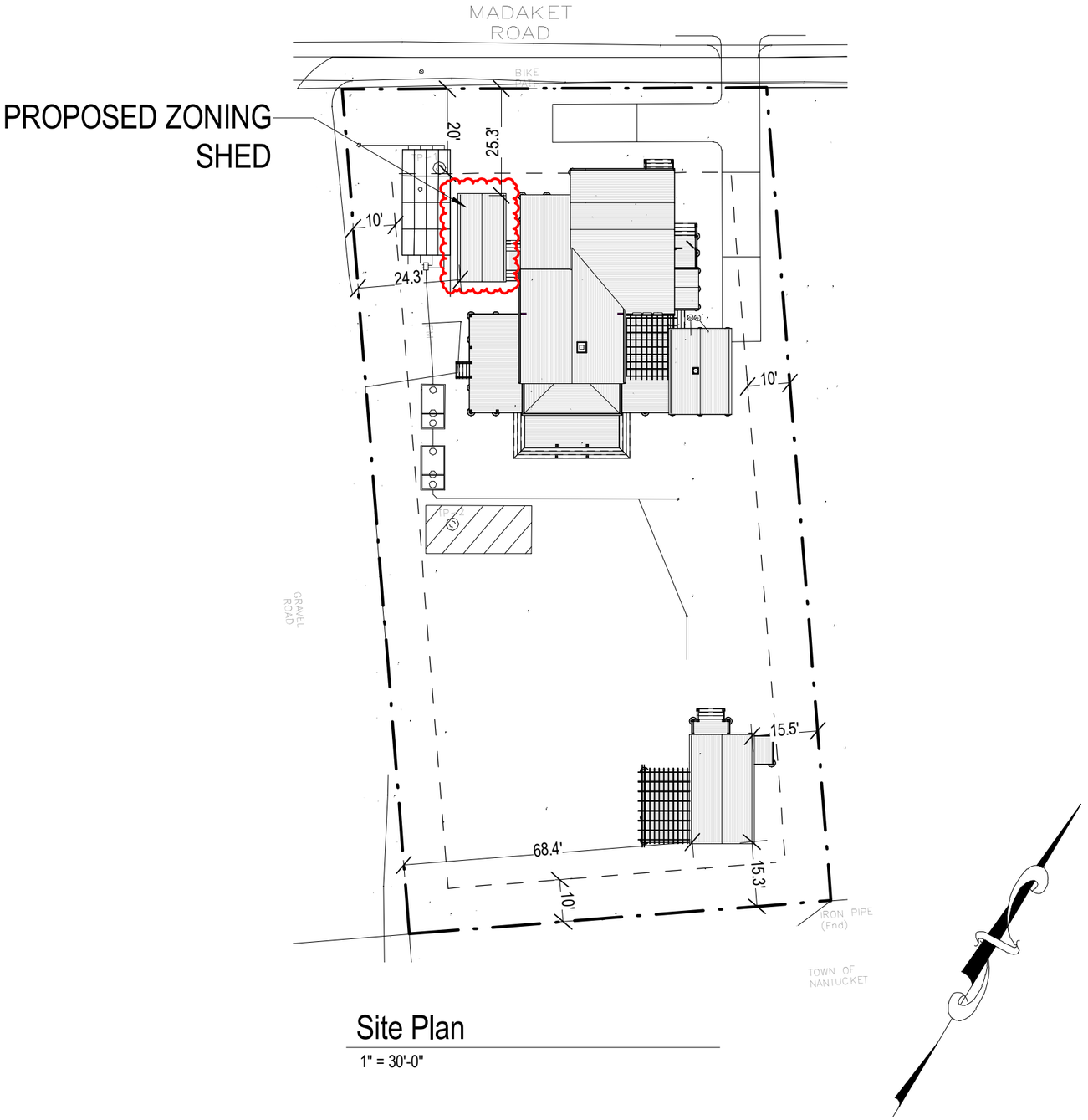


Locus Map



Double Hung SDL 4 Lite	4 lite 1 Panel SDL	V-Groove Door SDL

Window & Door Legend



Site Plan

1" = 30'-0"

G.1.1

The Whole Spread, LLC
332 Madaket Rd.
Nantucket, MA 02554

Zoning Information

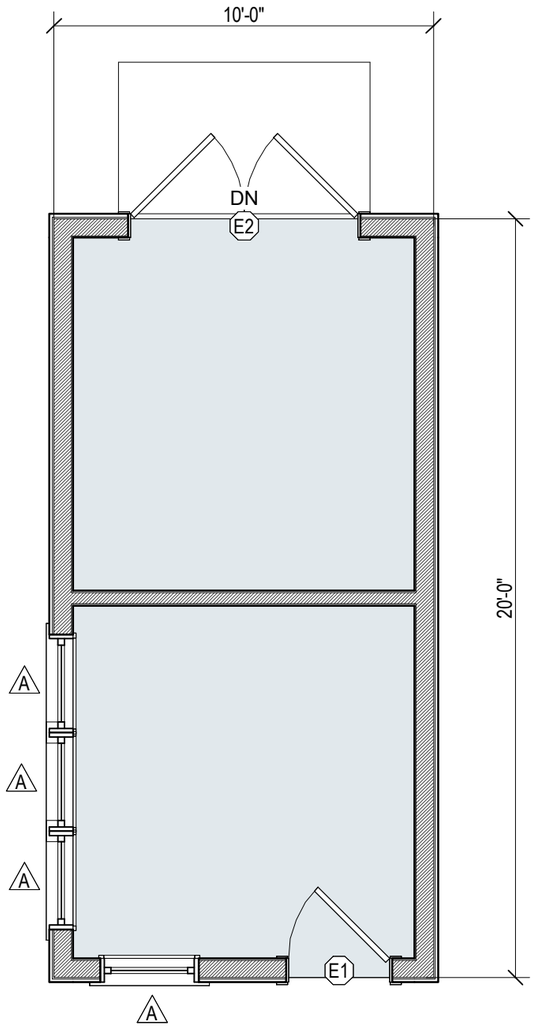
Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.

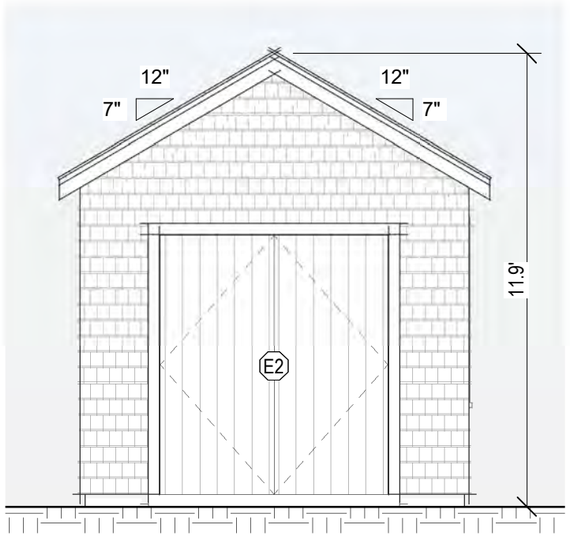
Cover Sheet

05.27.25

emeritus

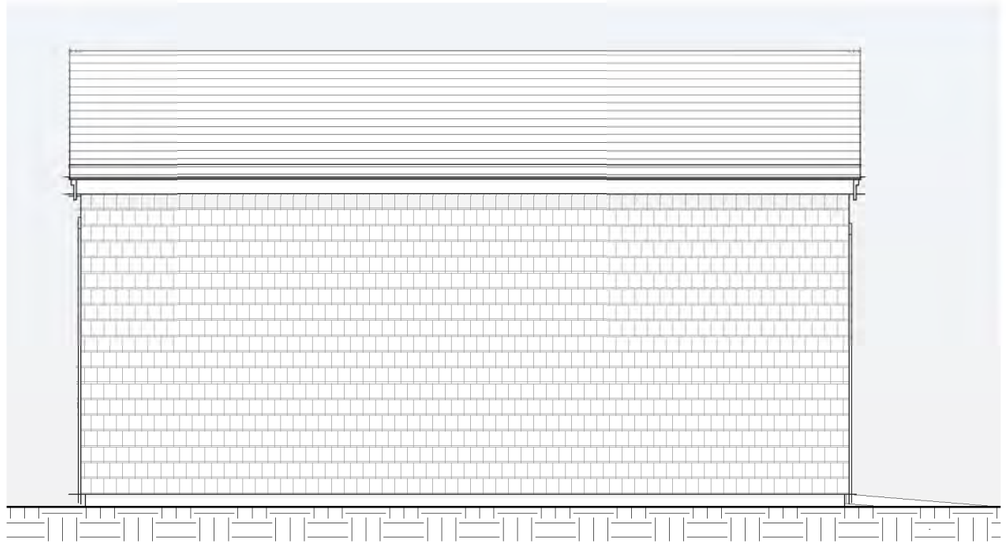
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com





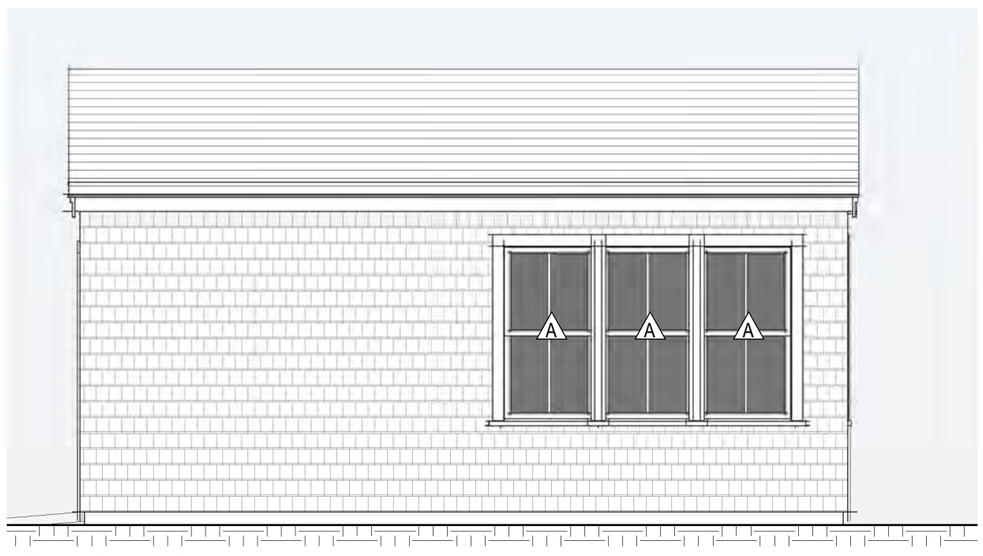
SHED NORTH

1/4" = 1'-0"



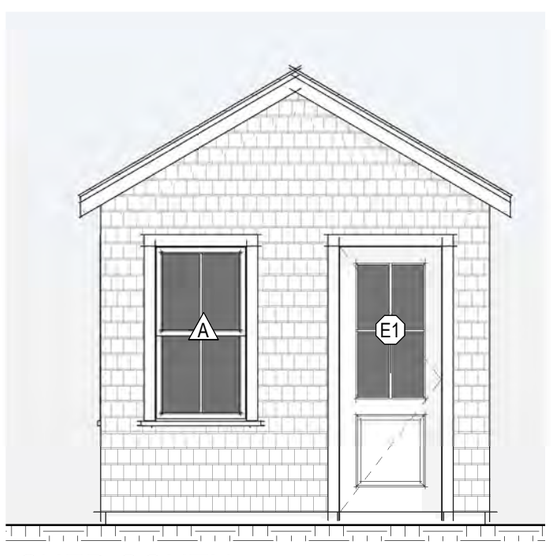
SHED EAST

1/4" = 1'-0"



SHED WEST

1/4" = 1'-0"



SHED SOUTH

1/4" = 1'-0"

A.1.1

The Whole Spread, LLC
332 Madaket Rd.
Nantucket, MA 02554

Zoning Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.

Shed Floor Plan & Elevations

05.27.25

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



COMBINED NORTH

3/16" = 1'-0"



COMBINED WEST

3/16" = 1'-0"

A.1.2

The Whole Spread, LLC
332 Madaket Rd.
Nantucket, MA 02554

Zoning Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.

COMBINED ELEVATIONS

05.27.25

emeritus

8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

The Whole Spread, LLC Shed

332 Madaket Rd.
Nantucket, MA 02554



Locus Map



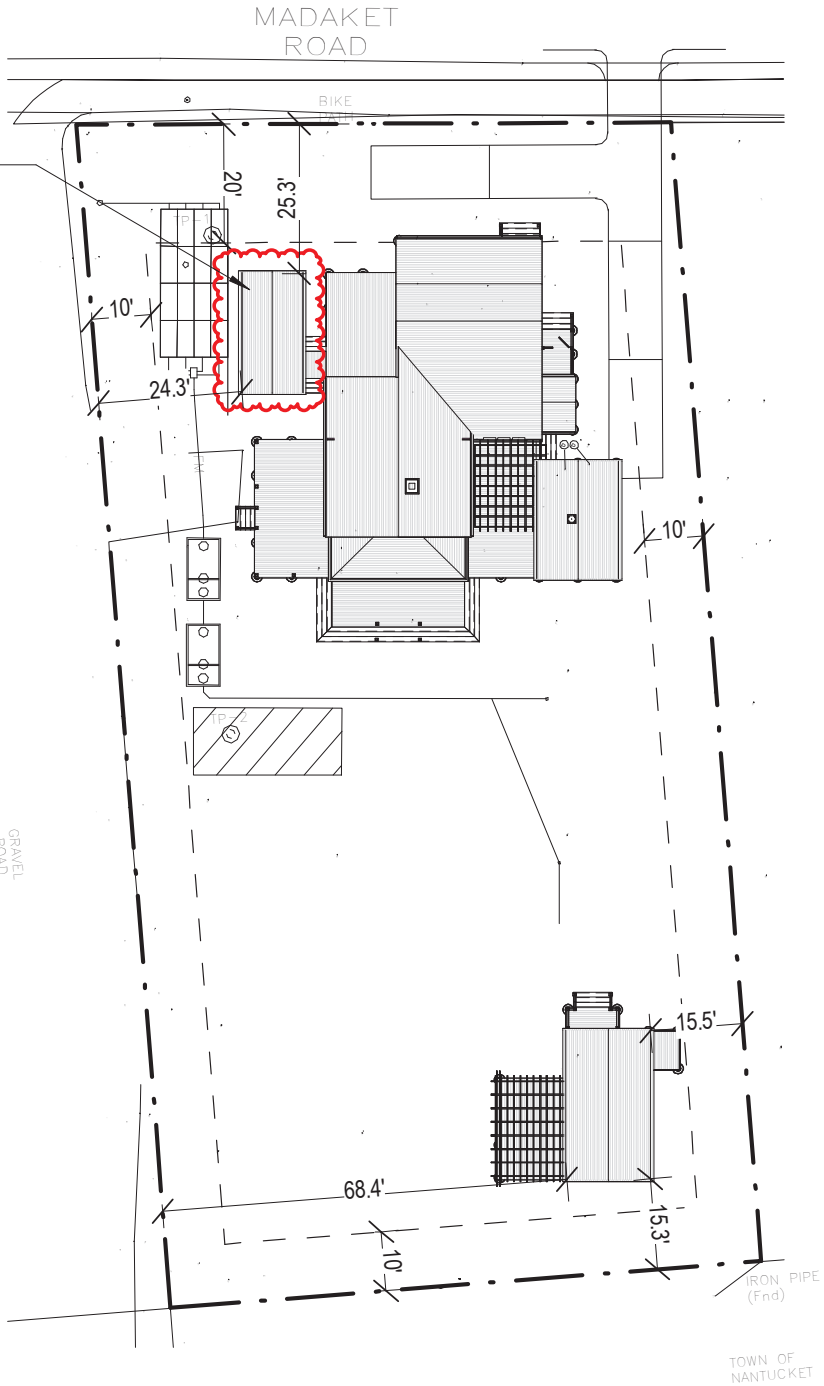
Double Hung
SDL 4 Lite

4 lite 1 Panel
SDL

V-Groove Door
SDL

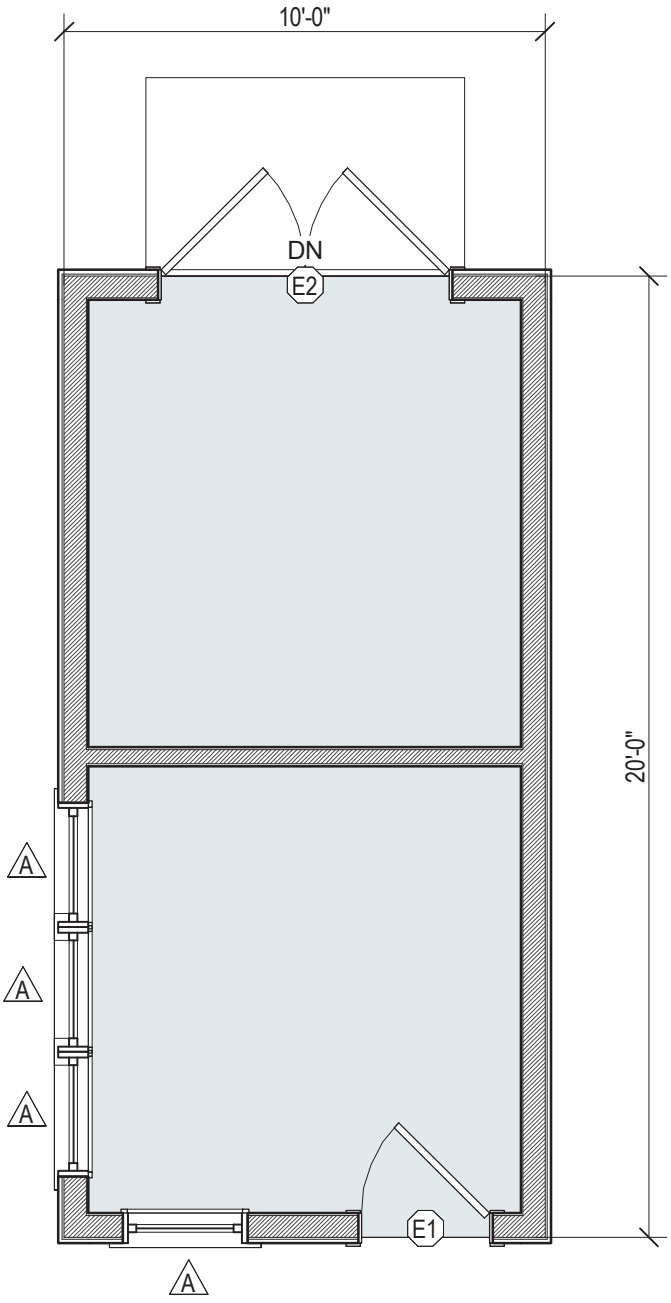
Window & Door Legend

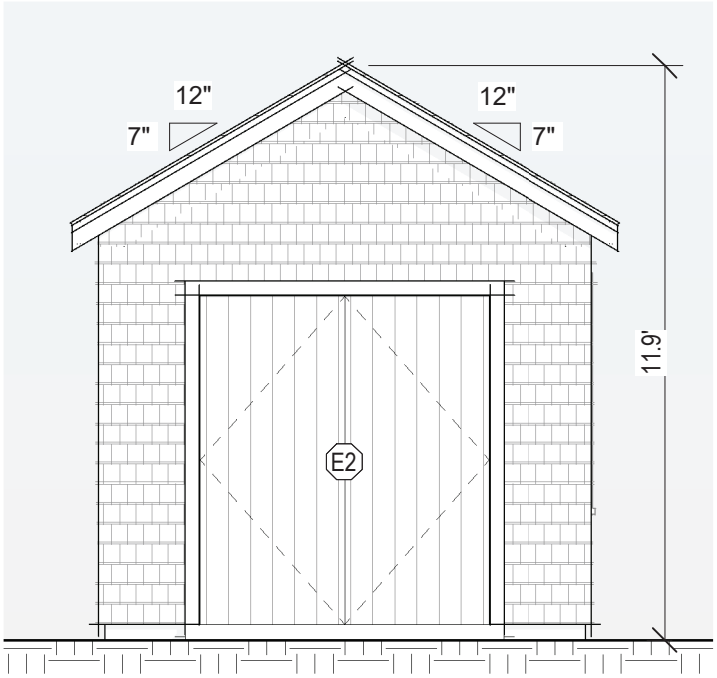
PROPOSED ZONING
SHED



Site Plan

1" = 30'-0"


10'-0"
DN
E2
20'-0"
A
A
A
E1
A



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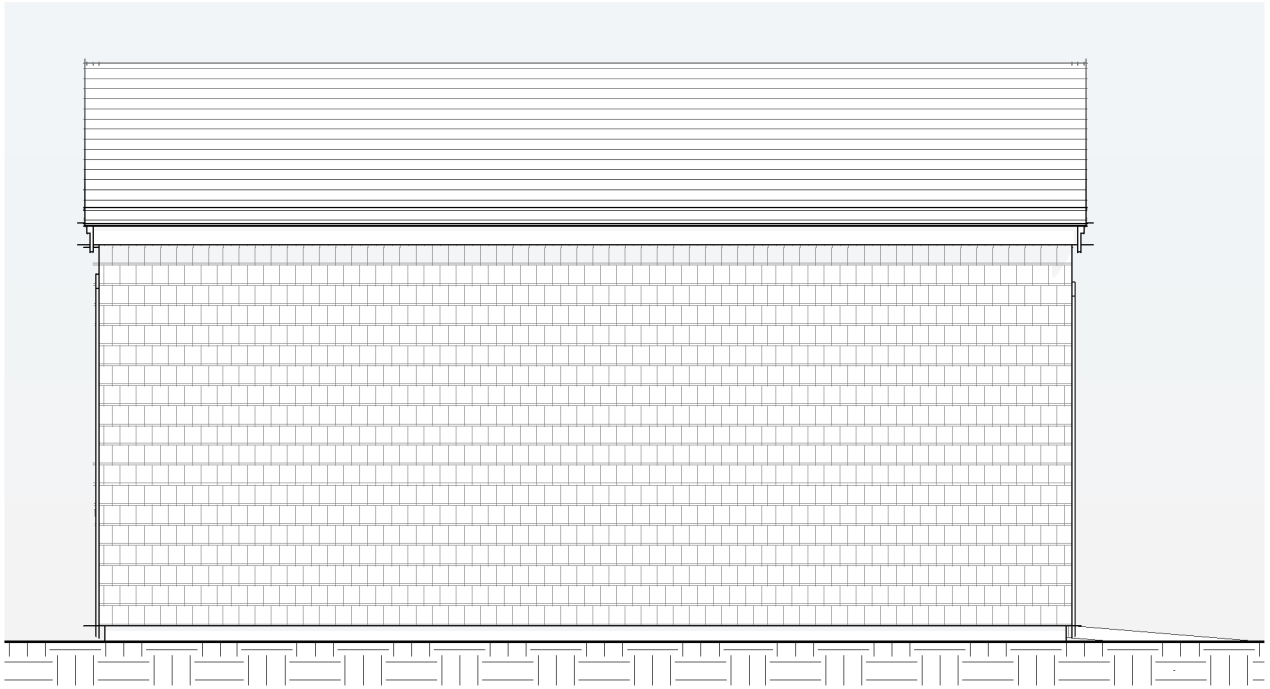

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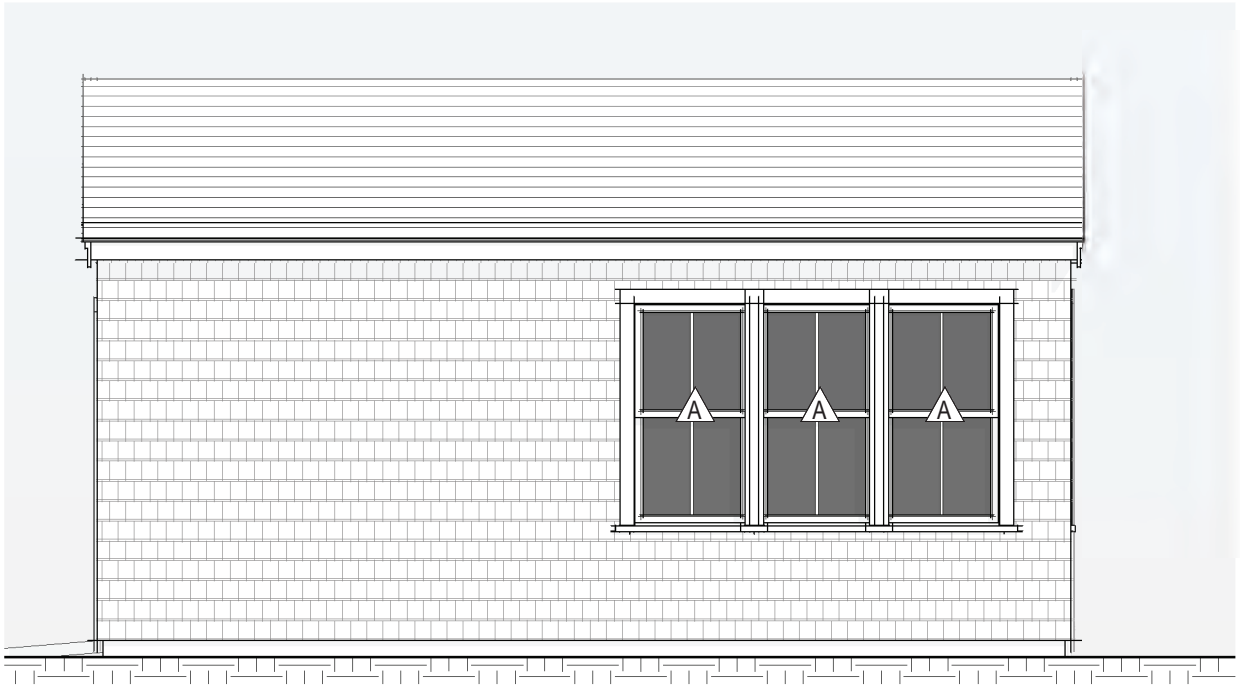

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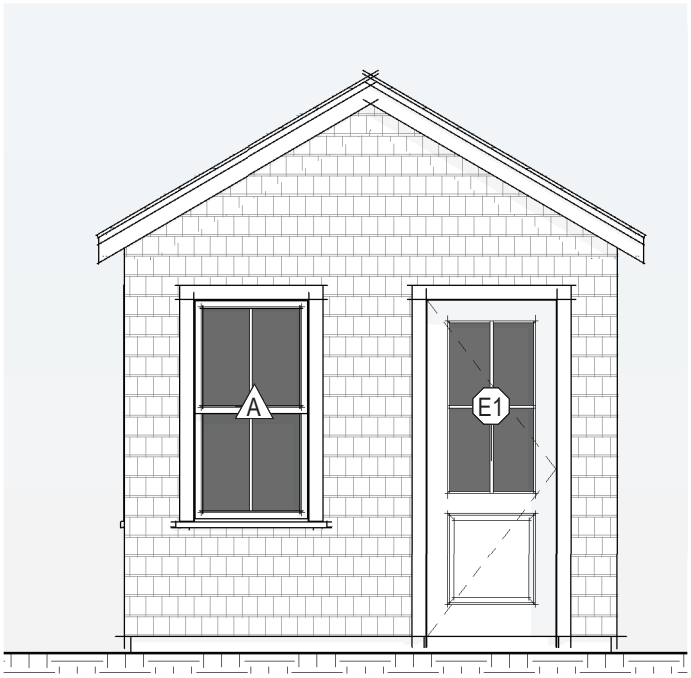

SHED SOUTH

1/4" = 1'-0"

11 Davis Lane / 82/75 / Shed

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
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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/.
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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).
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mc (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
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n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 75

Street & Number of Proposed Work: 11 Davis Ln (Shed)

Owner of record: Nicole and Joel Whidden

Mailing Address: 11 Davis Ln
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 18' Sq. Footage 1st floor: 198 sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 11' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" South _____" East _____" West _____"
Height of ridge above final finish grade: North 15'9" South _____" East _____" West _____"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12/12 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 _____

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 1x6 Rake 1x6 Soffit (Overhang) 12" Corner boards _____ Frieze 1x4
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 ~~8 Lite~~ n/a Rear n/a Side 8 Lite
Garage Door(s): Type Solid Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck _____ Foundation 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 5/27/25 Signature of owner of record _____ Signed under penalties of perjury

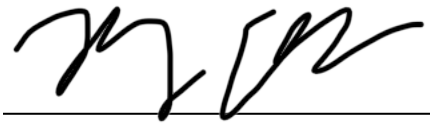
emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for _____on the following statement:

I _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.
(print name of property owner/applicant)



Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR Nicole & Joel Whidden

STREET ADDRESS 11 Davis Lane

MAP/PARCEL 82/75

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 05.27.2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Michael Clancy — Signature

05.27.2025 — Date

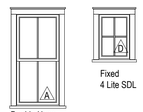
Shed

11 Davis Ln
Nantucket, MA 02554

05.27.25



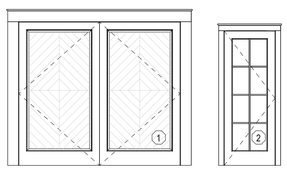
1 Locus Map
Not to Scale



Double Hung
2/2 SDL

Fixed
4 Lite SDL

2a Window Legend
1/4" = 1'-0"



Garage Door
9' 0" x 8' 0"

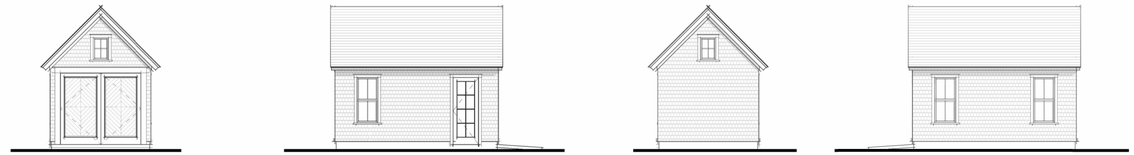
Swing Door
2' 10" x 7' 6"

2b Door Legend
1/4" = 1'-0"

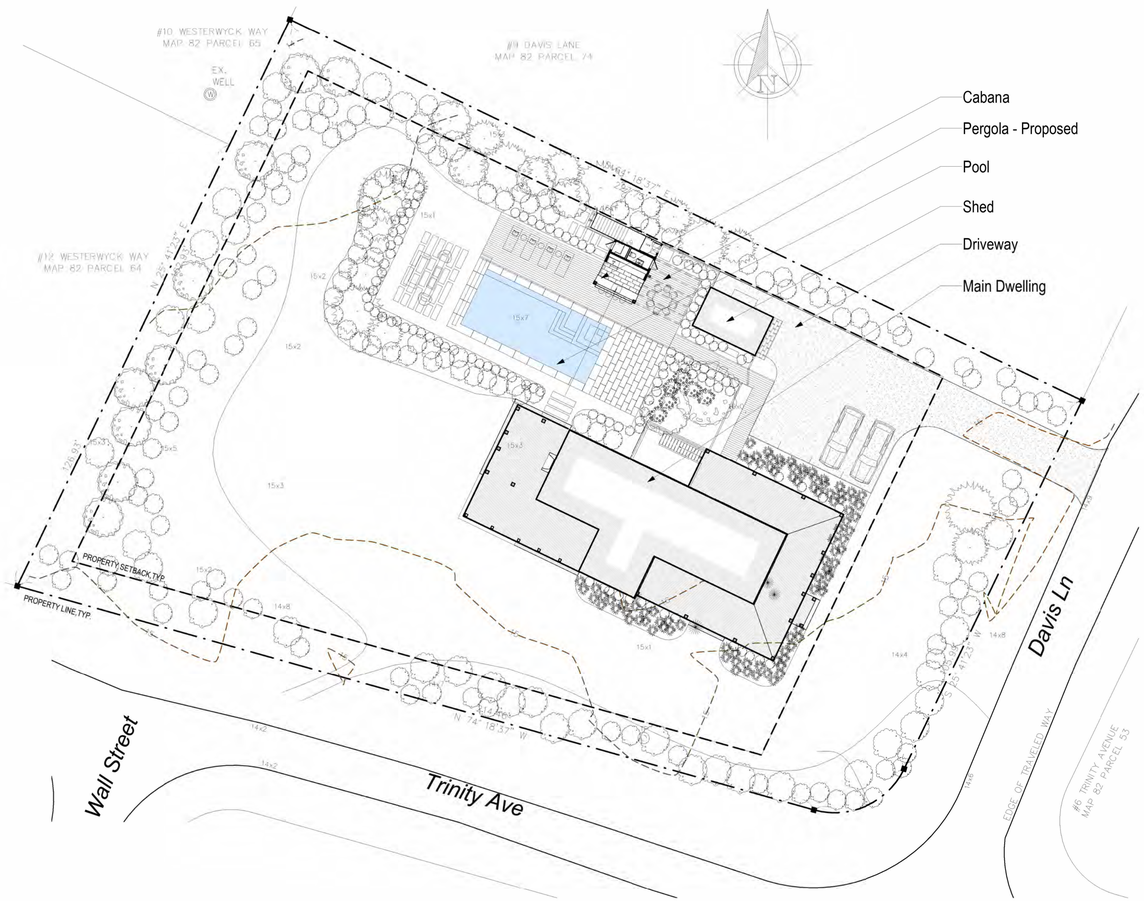
WINDOW & DOOR NOTES

1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
7. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
8. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
9. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
10. The Unit Measurements Given In this Document Are For A Guide Only
11. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing

HDC Submission



East South West North



2435

Shed

11 Davis Ln
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:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
Lot Size:	+/- 32,475 sq.ft.
Min. Lot Size:	80,000 sq.ft.
Allowable G.C.:	1,500 sq.ft. (per 139-33E(1b))
Existing G.C.:	1,351 sq.ft. (to be demolished)
Proposed G.C.:	198 sq.ft.
Total Proposed G.C.:	1,490 sq.ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

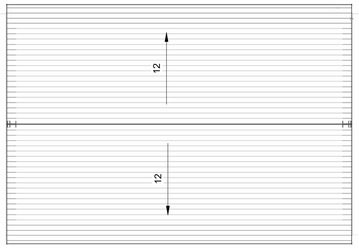
G.1.1 Cover Sheet
A.1.1 Floor Plan & Elevations

Revisions

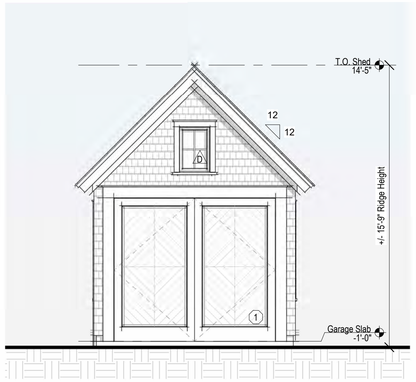
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

05.27.25



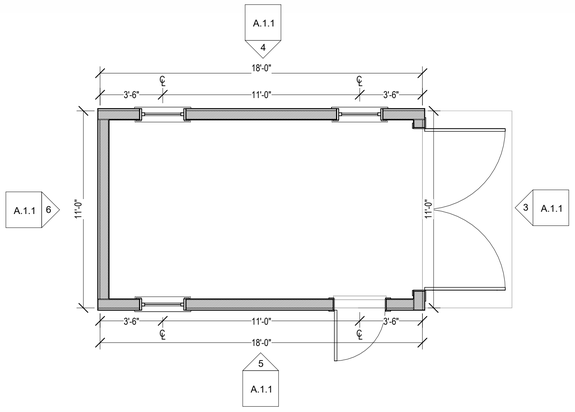
1 Roof Plan
1/4" = 1'-0"



3 East Elevation
1/4" = 1'-0"



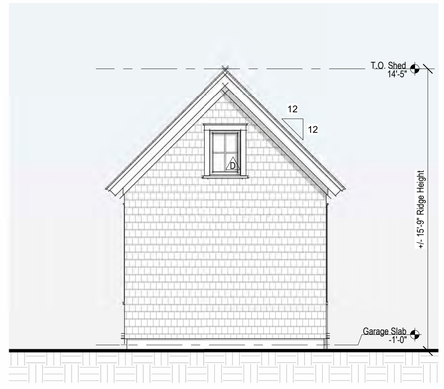
5 South Elevation
1/4" = 1'-0"



2 First Floor Plan
1/4" = 1'-0"



4 North Elevation
1/4" = 1'-0"



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HDC Submission

2435

Shed

11 Davis Ln
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
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Floor Plan & Elevations

Site Information

Map & Parcel:	82 / 75
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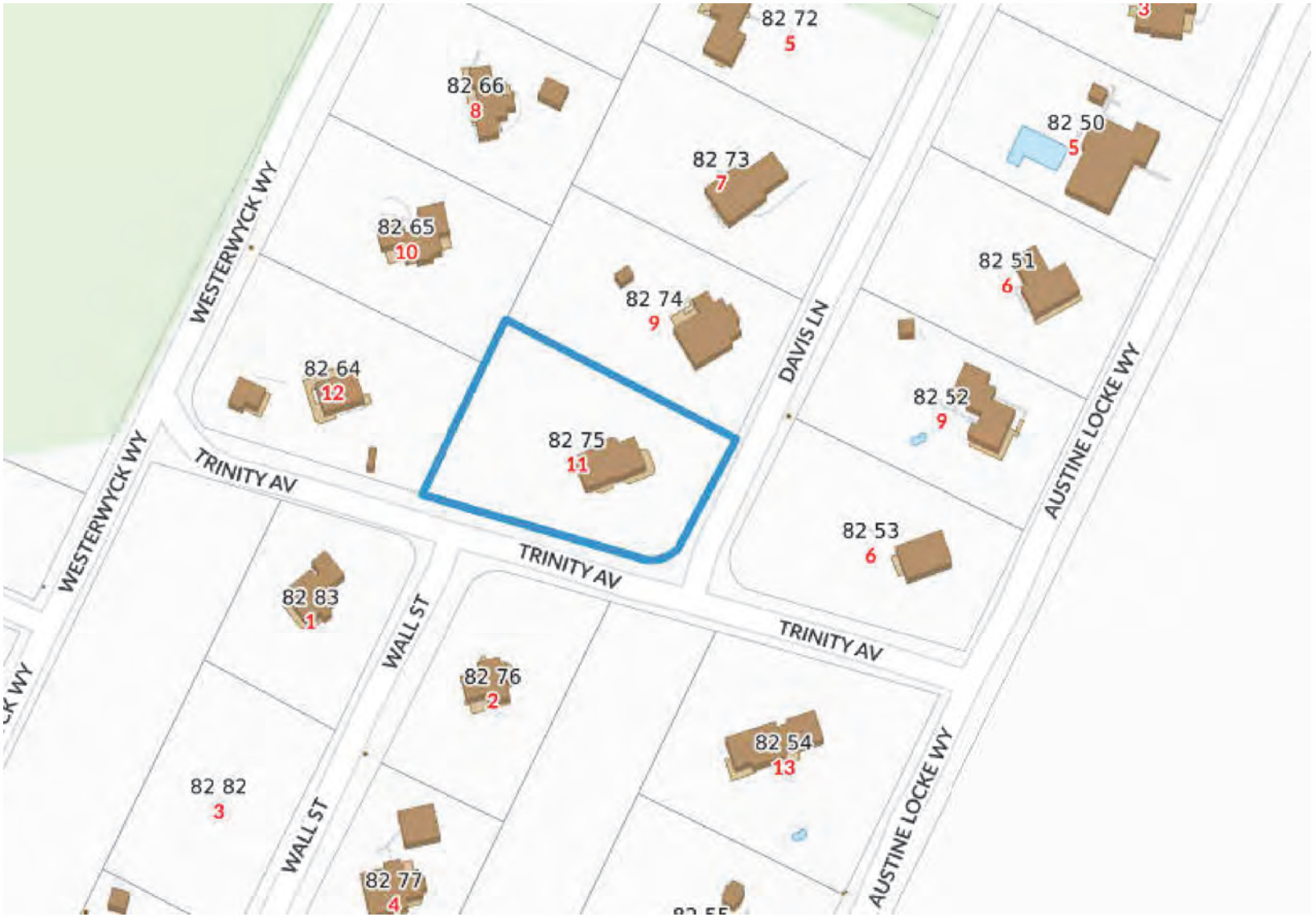
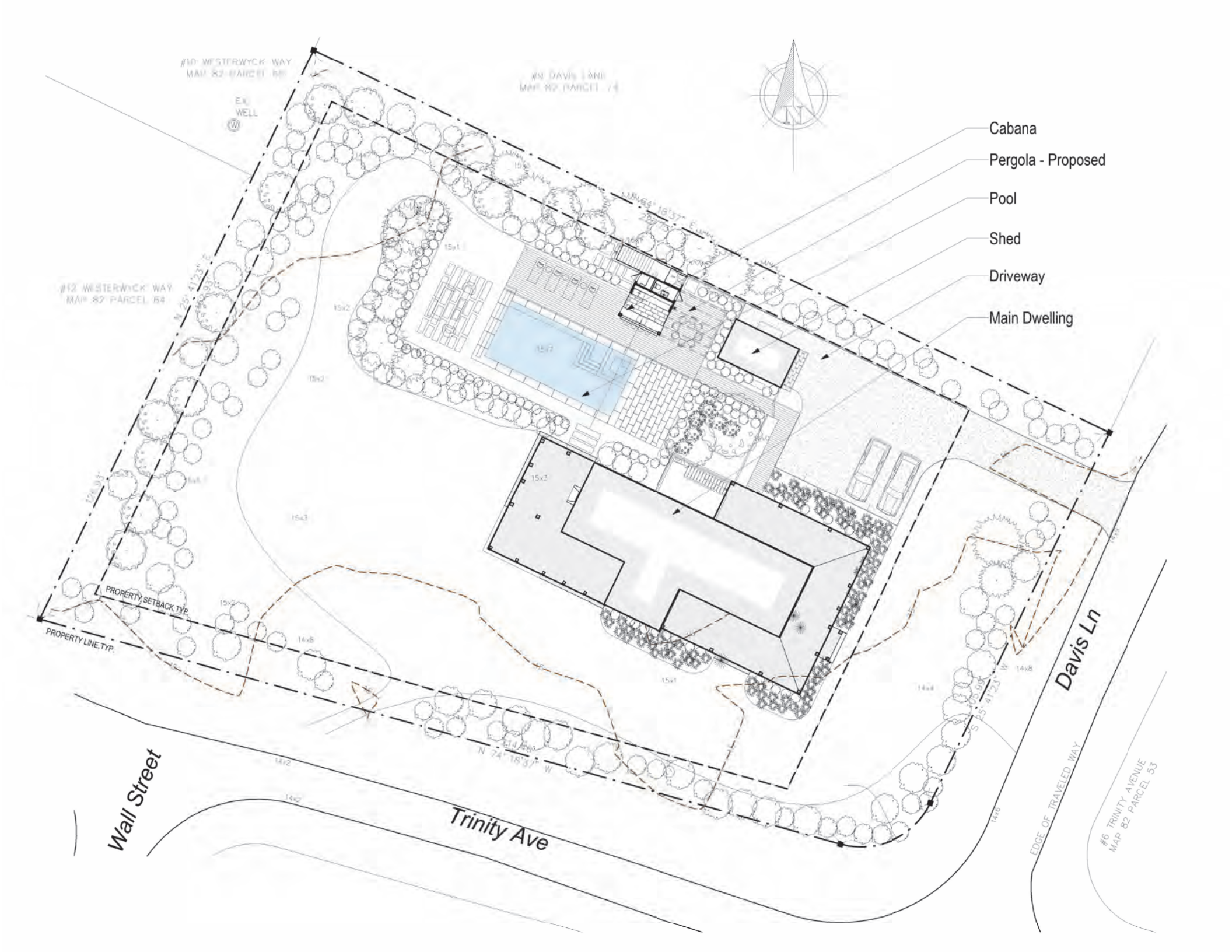
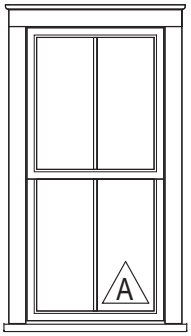


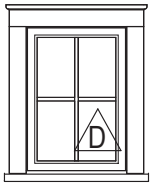
1 Locus Map

Not to Scale


Cabana
Pergola - Proposed
Pool
Shed
Driveway
Main Dwelling
#10 WESTERWYCK WAY
MAP 82 PARCEL 66
#9 DAVIS LANE
MAP 82 PARCEL 74
#12 WESTERWYCK WAY
MAP 82 PARCEL 64
E.W. WELL
PROPERTY SETBACK, TYP.
PROPERTY LINE, TYP.
Wall Street
Trinity Ave
Davis Ln
EDGE OF TRAVELED WAY
#6 TRINITY AVENUE
MAP 82 PARCEL 53



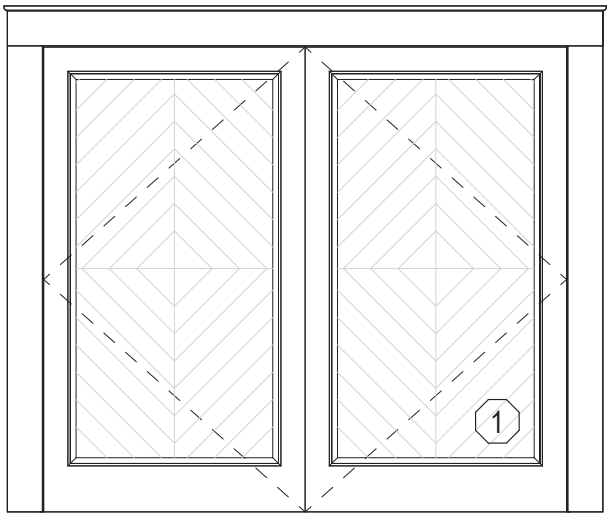
Double Hung
2/2 SDL



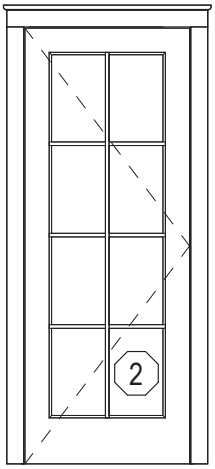
Fixed
4 Lite SDL

2a Window Legend

1/4" = 1'-0"



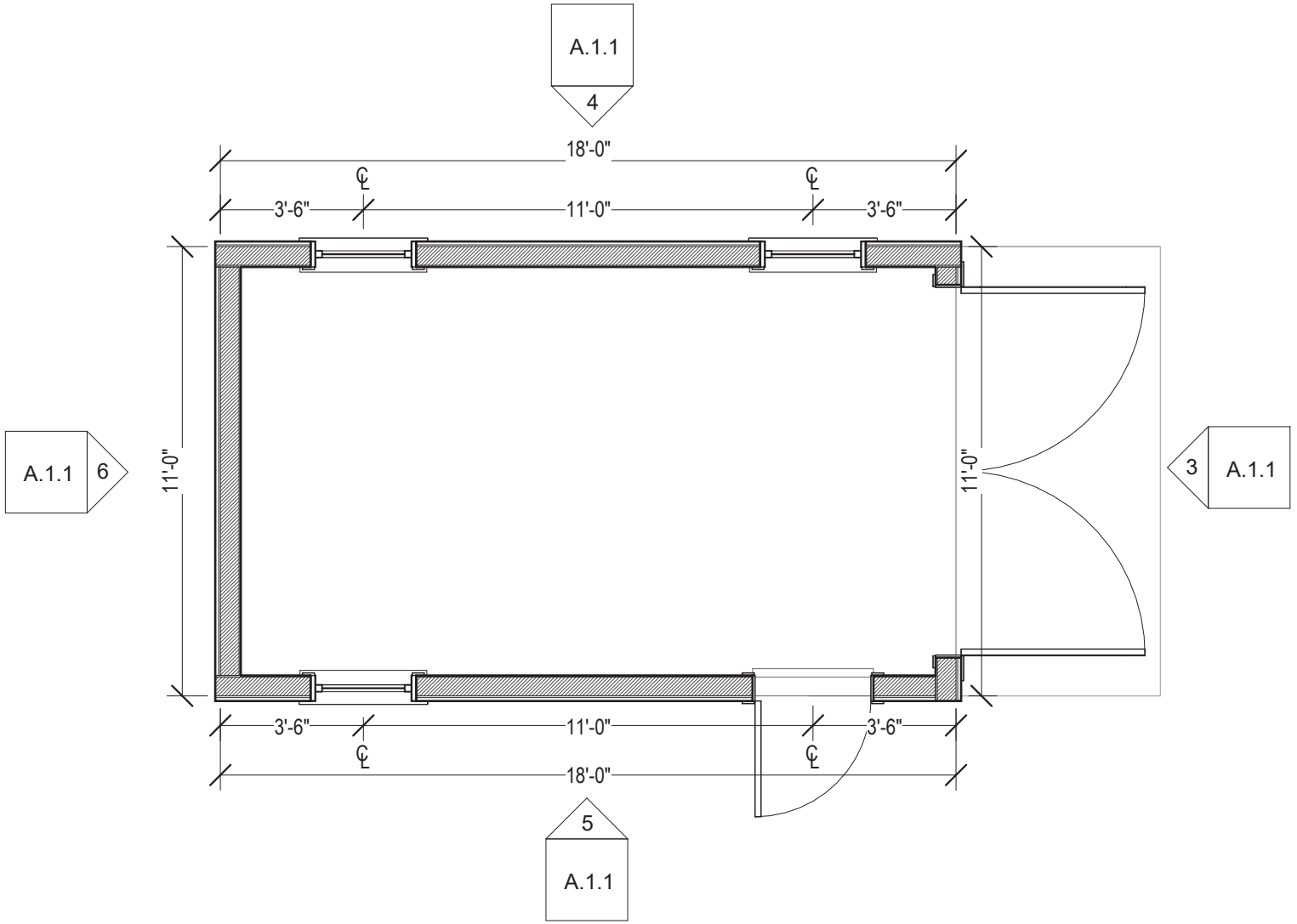
Garage Door
9' 0" x 8' 0"



Swing Door
2' 10" x 7' 6"

2b Door Legend

1/4" = 1'-0"



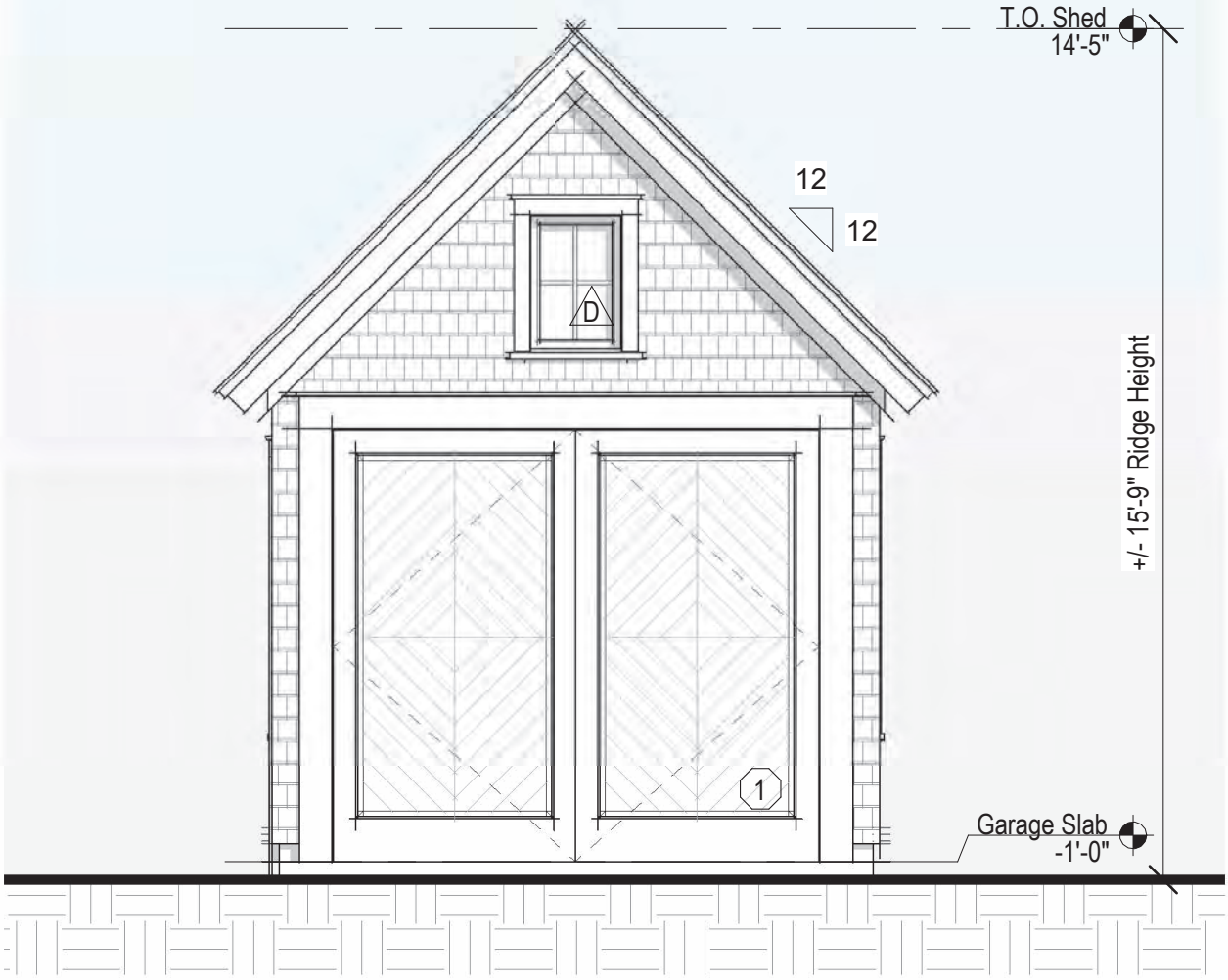
2 First Floor Plan

1/4" = 1'-0"



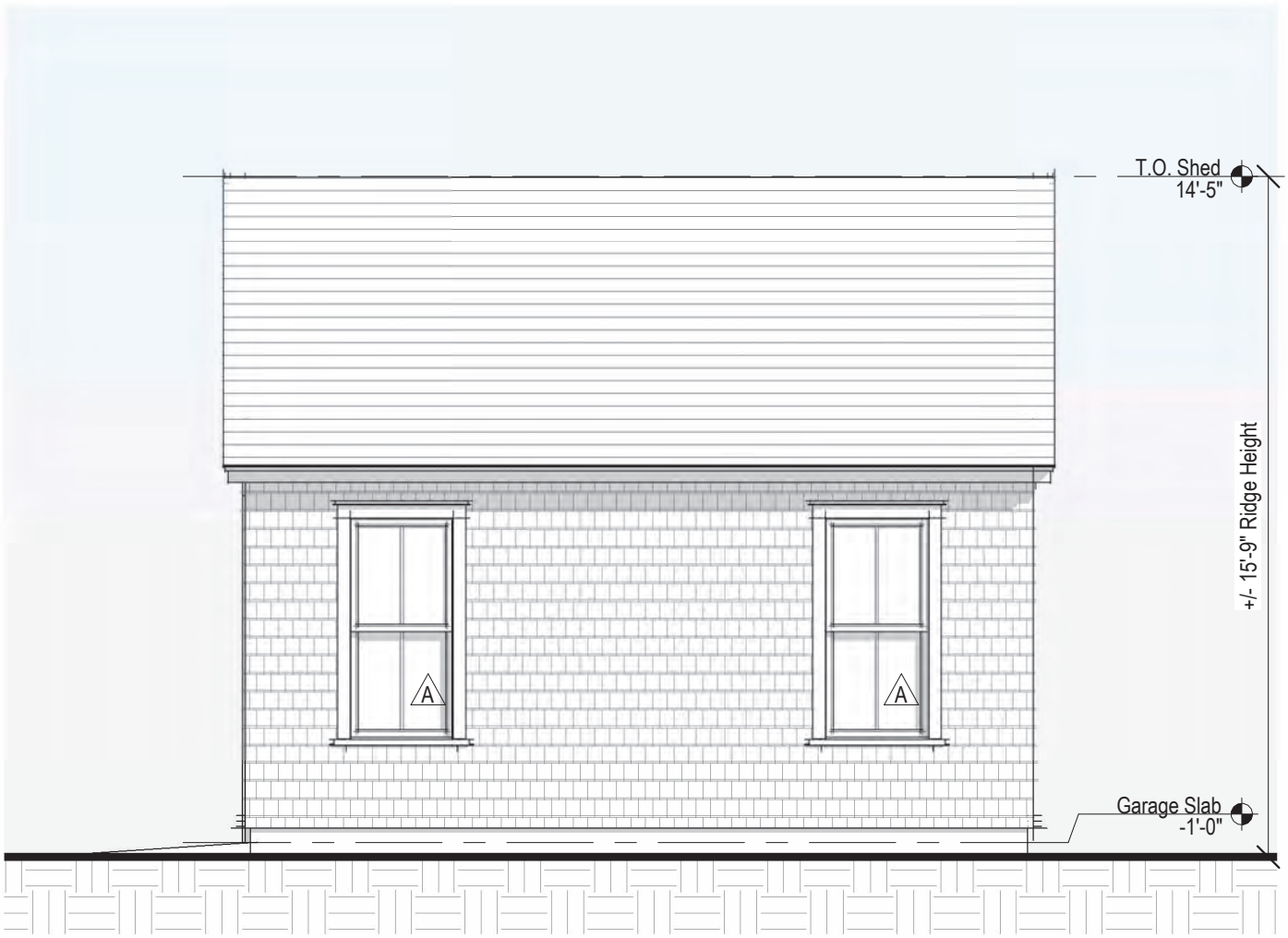
1 Roof Plan

1/4" = 1'-0"



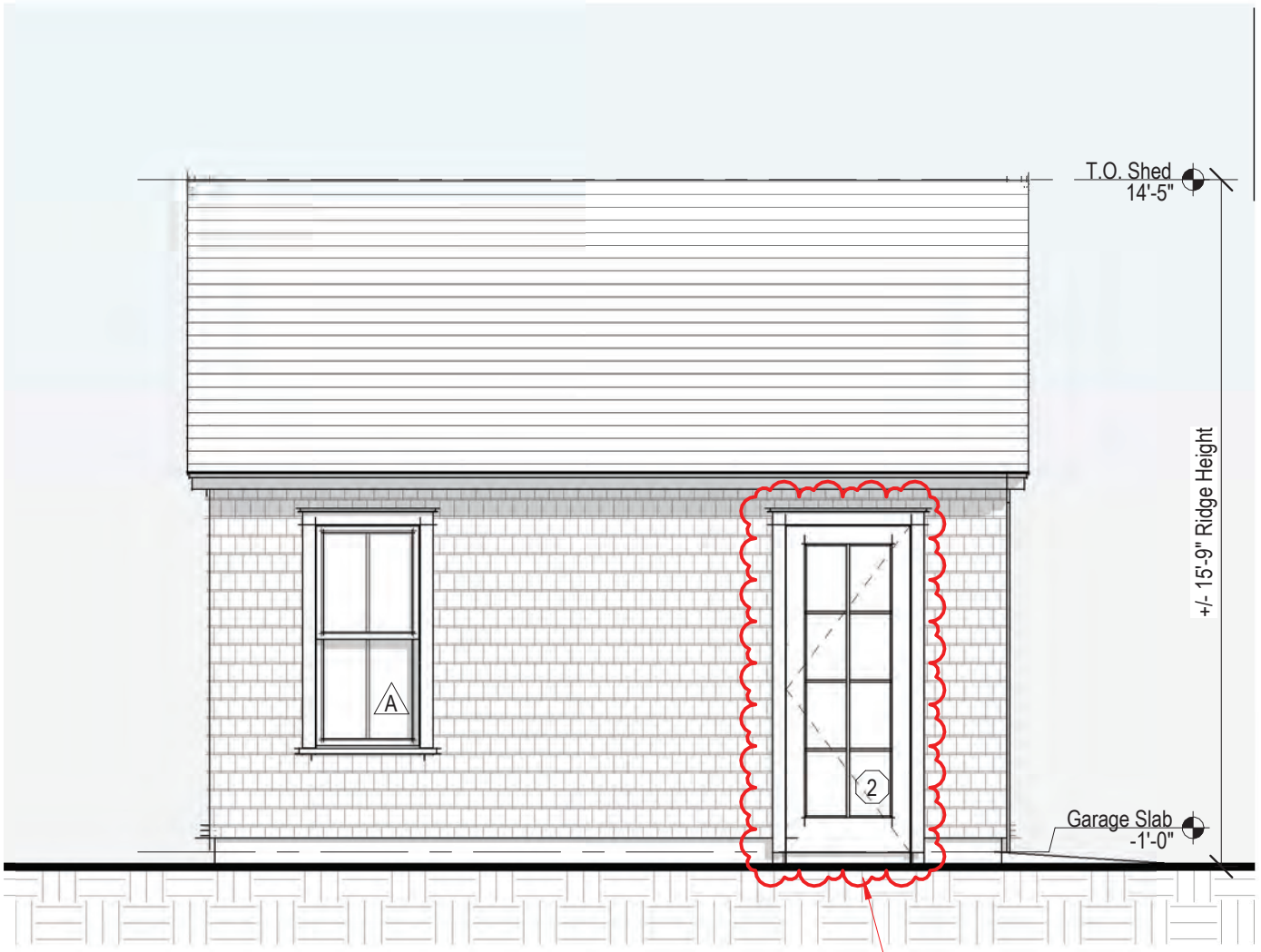
3 East Elevation

1/4" = 1'-0"



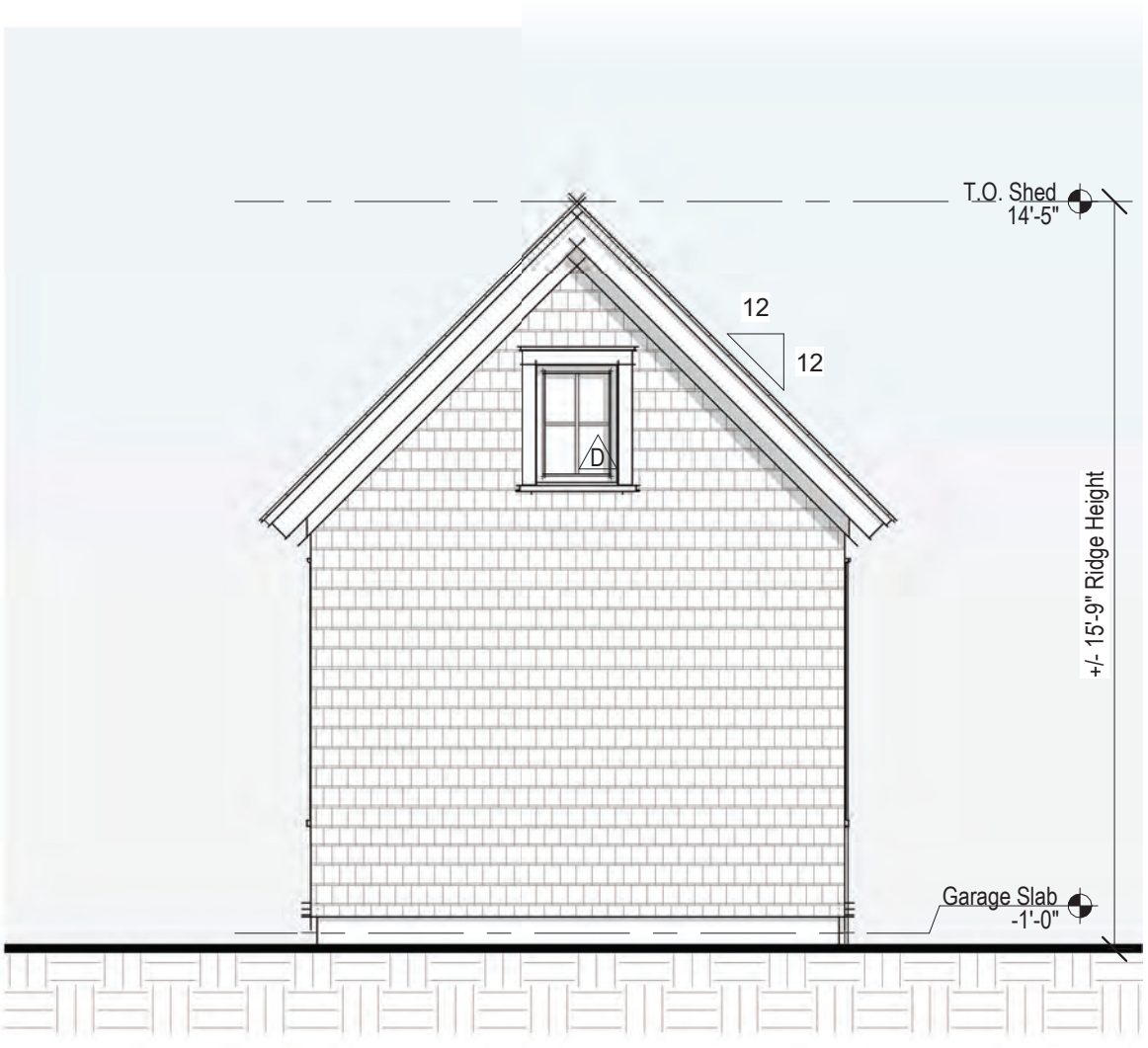
4 North Elevation

1/4" = 1'-0"



5 South Elevation

1/4" = 1'-0"



6 West Elevation

1/4" = 1'-0"







CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 75

Street & Number of Proposed Work: 11 Davis (New Dwelling)

Owner of record: Nicole and Joel Whidden

Mailing Address: 11 Davis Ln.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. ~~2020-03-0799~~ 2024-11-11541
☐ 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 Chimney, Railing + Fenestration revisions
2. South Elevation "
3. West Elevation "
4. North Elevation "

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☑ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front 8-Lite Rear 8-Lite Side 8-Lite
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 5/27/25 Signature of owner of record _____ Signed under penalties of perjury

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
n/a	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
n/a	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
mc (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
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.

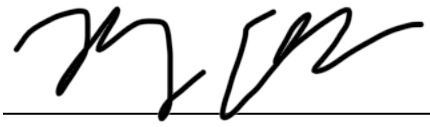
emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for _____on the following statement:

I _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.
(print name of property owner/applicant)



Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR Nicole & Joel Whidden

STREET ADDRESS 11 Davis Lane

MAP/PARCEL 82/75

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 05.27.2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Michael Clancy — Signature

05.27.2025 — Date

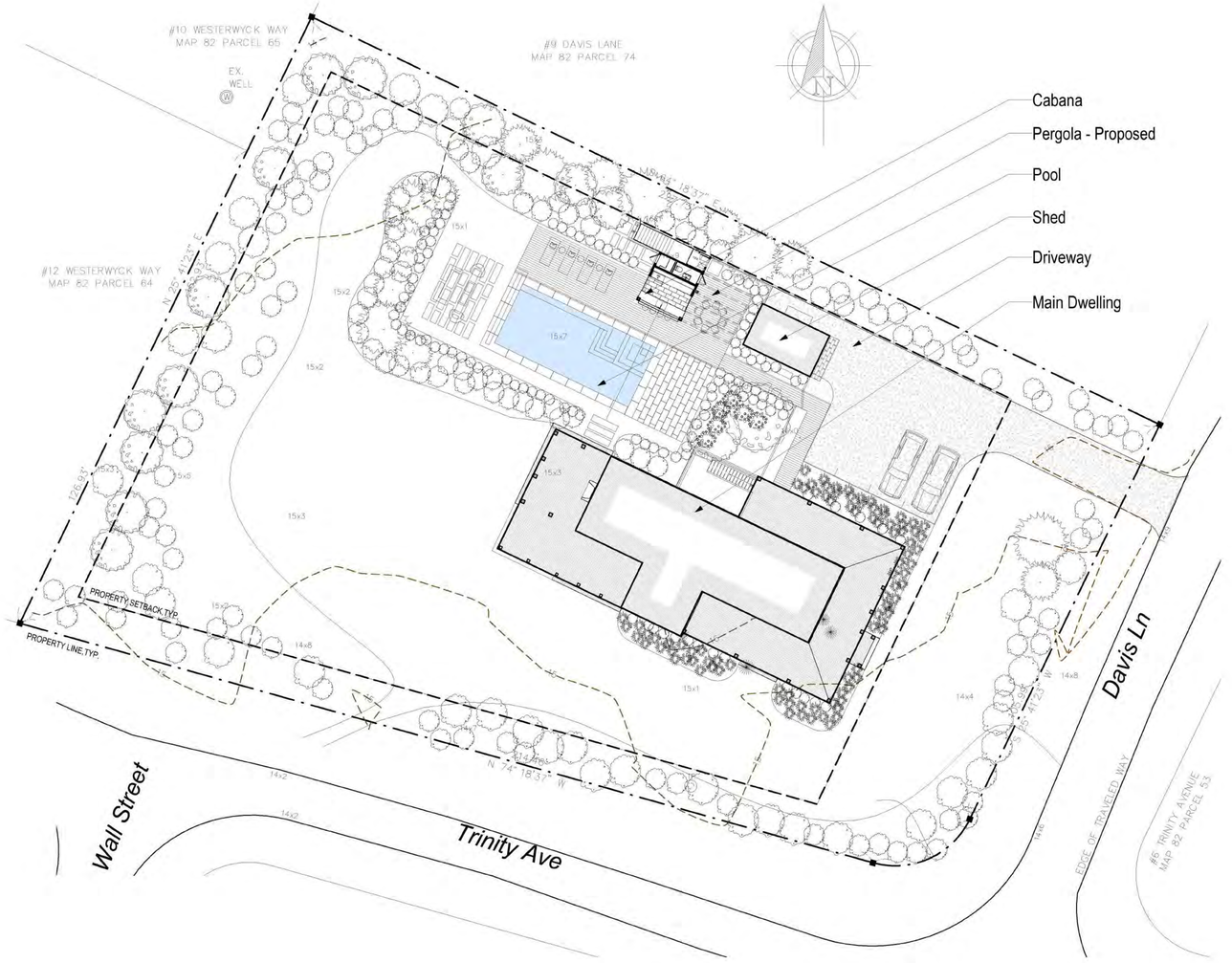
Main House

11 Davis Ln
Nantucket, MA 02554

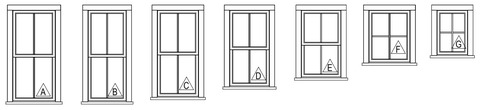
05.27.25



1 Locus Map
12" = 1'-0"



WINDOW TYPES

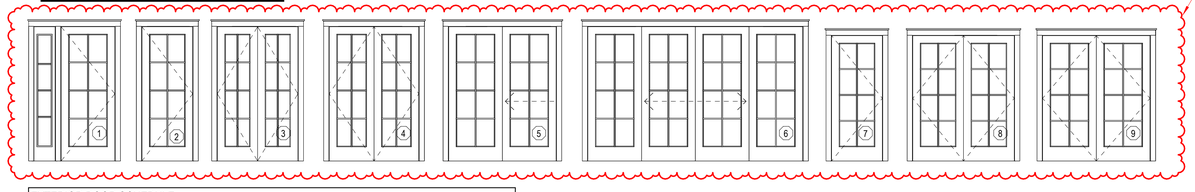


Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Casement 4 Lite SDL	Fixed 4 Lite SDL

WINDOW SCHEDULE

WINDOW	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	2'-7"	5'-2"	Andersen or equiv.	A Series or equiv.	2/2 Double Hung - Simulated Divided Lite	U.26, SHGC . 29
B	2'-4"	5'-2"	Andersen or equiv.	A Series or equiv.	2/2 Double Hung - Simulated Divided Lite	U.26, SHGC . 29
C	2'-6"	4'-11"	Andersen or equiv.	A Series or equiv.	2/2 Double Hung - Simulated Divided Lite	U.26, SHGC . 29
D	2'-5"	4'-4"	Andersen or equiv.	A Series or equiv.	2/2 Double Hung - Simulated Divided Lite	U.26, SHGC . 29
E	2'-5"	3'-10"	Andersen or equiv.	A Series or equiv.	2/2 Double Hung - Simulated Divided Lite	U.26, SHGC . 29
F	2'-6"	3'-0"	Andersen or equiv.	A Series or equiv.	Casement - Simulated Divided Lite	U.26, SHGC . 29
G	1'-11"	2'-7"	Andersen or equiv.	A Series or equiv.	Fixed - Simulated Divided Lite	U.26, SHGC . 29

EXTERIOR DOOR TYPES



Exterior Doors changed to 8 Lite

EXTERIOR DOOR SCHEDULE

DOOR	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	DESCRIPTION	DP RATING
1	3'-0"	7'-6"	TBD	8 Lite SDL Door with 4 Lite SDL Sidelite	≥ 30
2	2'-10"	7'-6"	TBD	Single French Entry - 8 Lite SDL	≥ 30
3	4'-6"	7'-6"	TBD	Double French Entry - 8 Lite SDL	≥ 30
4	5'-0"	7'-6"	TBD	Double French Entry - 8 Lite SDL (Basement Storage)	≥ 30
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WINDOW & DOOR NOTES

1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
7. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
8. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
9. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
10. The Unit Measurements Given In this Document Are For A Guide Only
11. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing

HDC Submission

2435

Main House

11 Davis Ln
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:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
Lot Size:	+/- 32,475 sq.ft.
Min. Lot Size:	80,000 sq.ft.
Allowable G.C.:	1,500 sq.ft. (per 139-33E(1b))
Existing G.C.:	1,351 sq.ft. (to be demolished)
Proposed G.C.:	1,442 sq.ft.
Total Proposed G.C.:	1,490 sq.ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.3.1 3D Views

Revisions

Revision 1	Date 1

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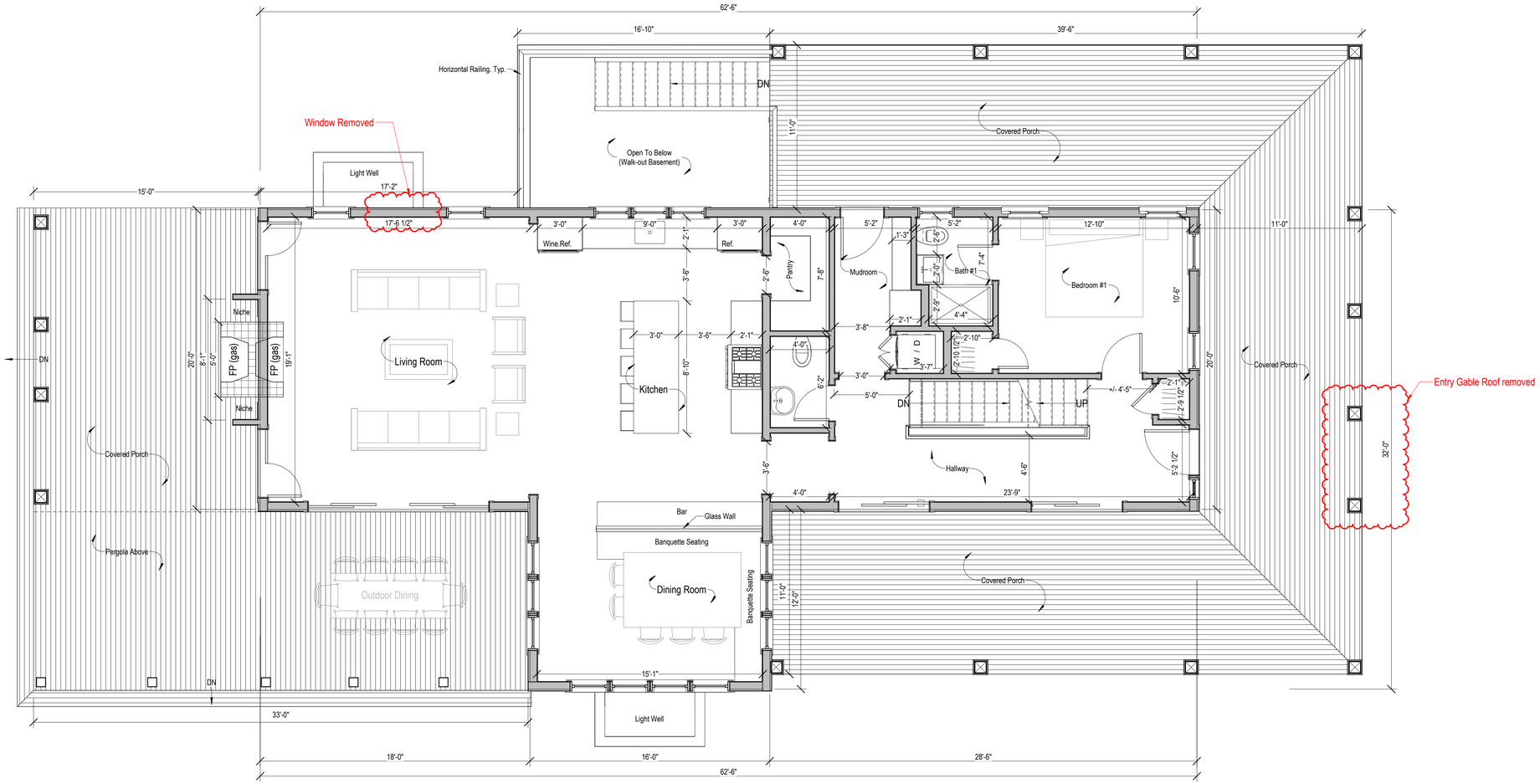
05.27.25



1 First Floor Plan - Proposed
1/4" = 1'-0"

HDC Submission

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First Floor Plan

Site Information

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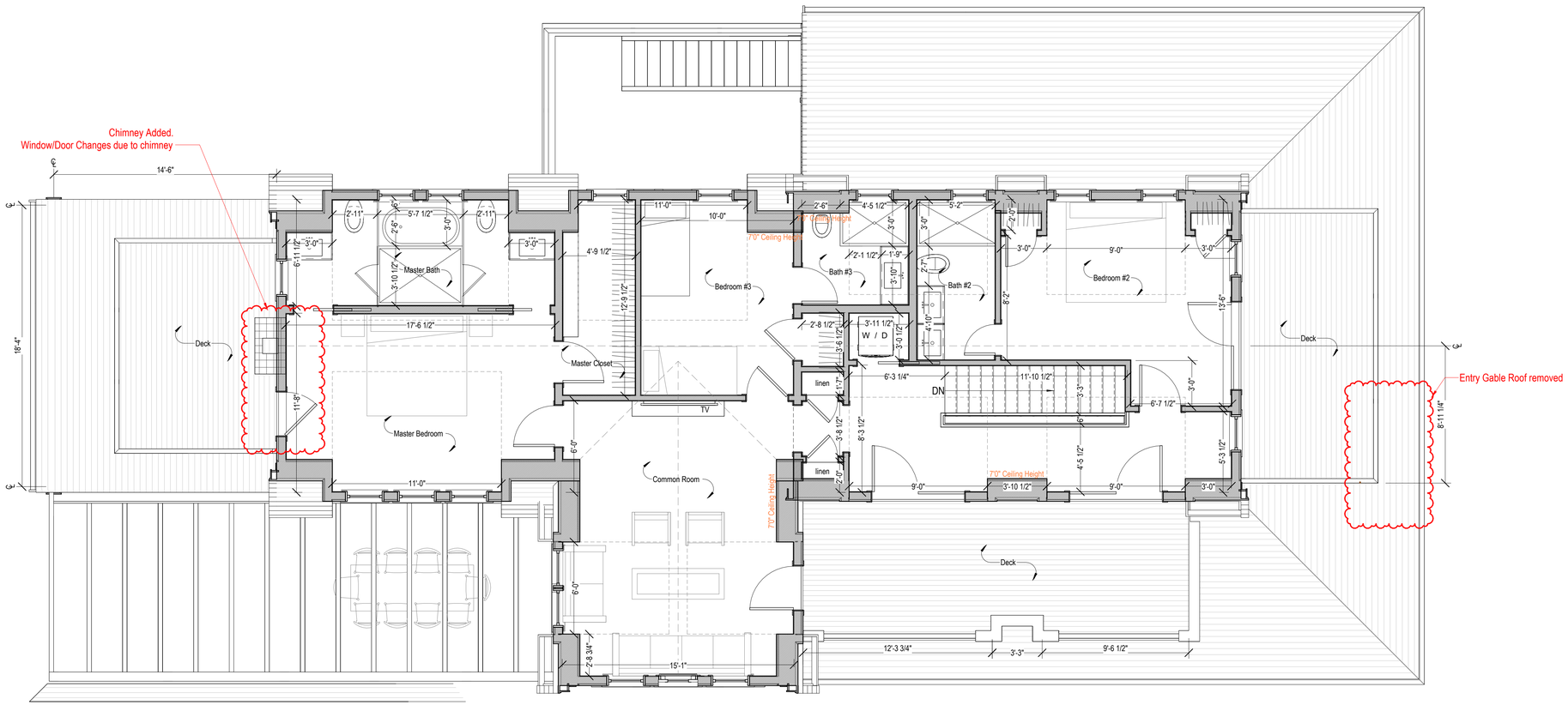
A.1.1

2435

05.27.25



2 Second Floor Plan - Proposed
1/4" = 1'-0"

HDC Submission

2435

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Second Floor Plan

Site Information

Map & Parcel:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
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A.1.2
2435

05.27.25

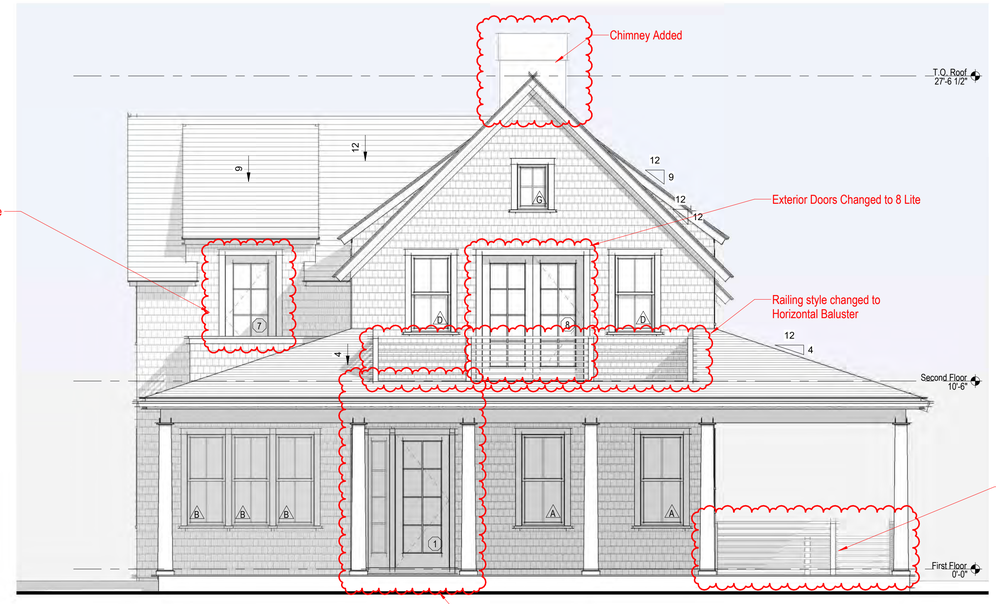


1 East Elevation
1/4" = 1'-0"

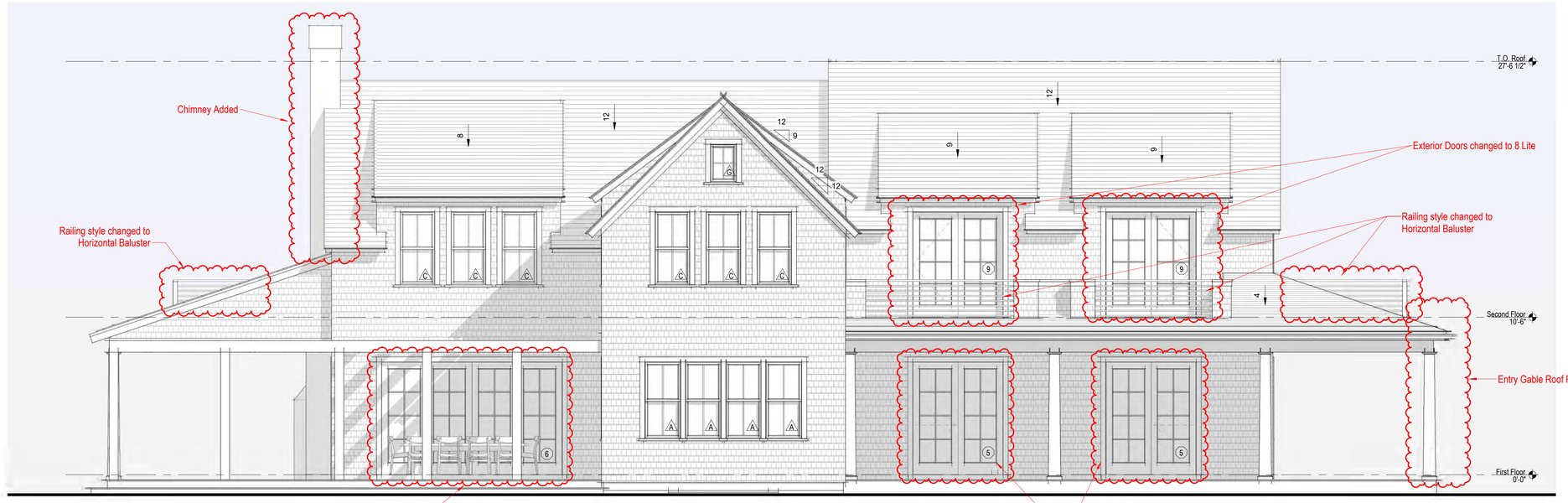
Former East Elevation



Former South Elevation



1 East Elevation - Proposed
1/4" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"

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Exterior Elevations

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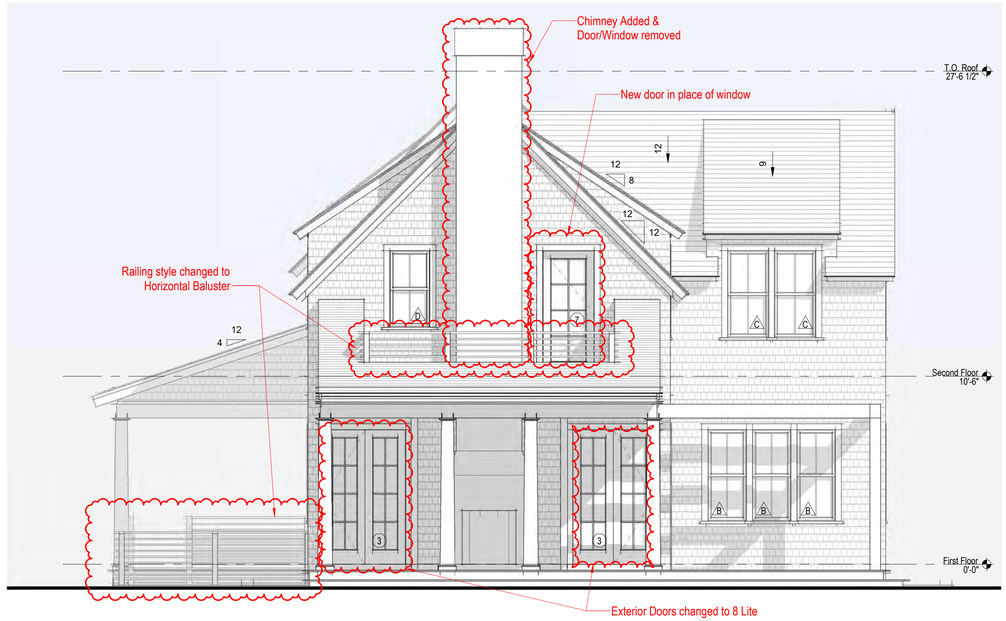
05.27.25



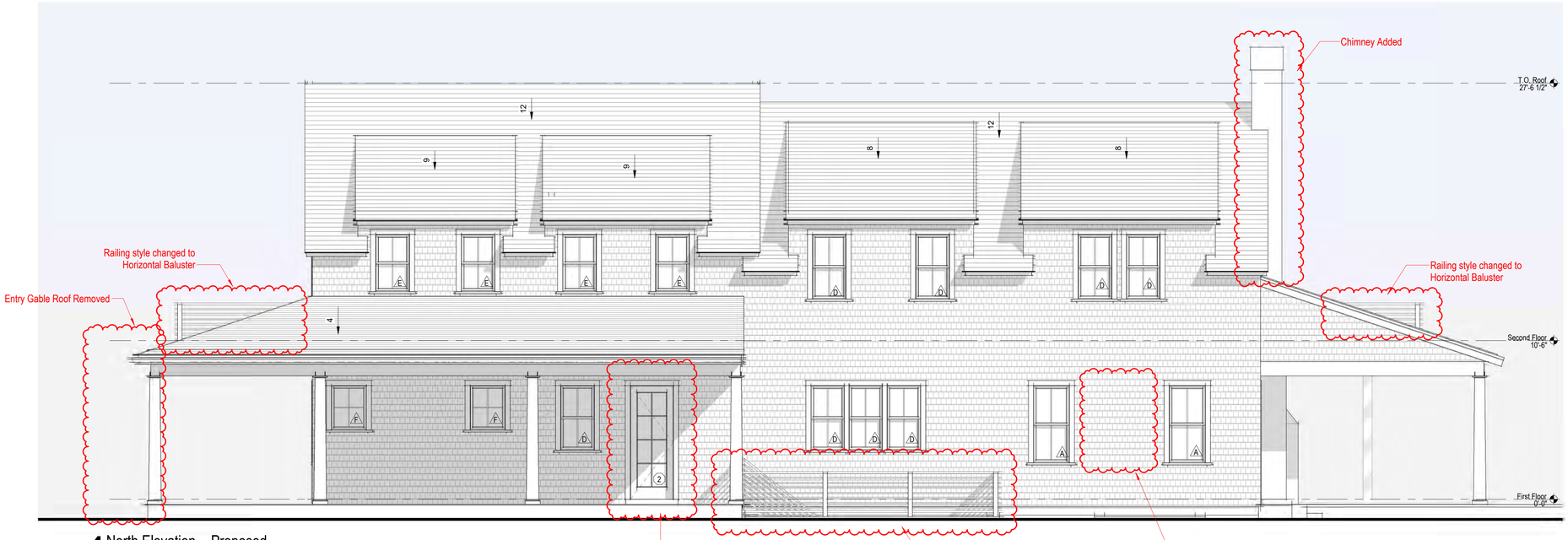
Former West Elevation



Former North Elevation



3 West Elevation - Proposed
1/4" = 1'-0"



4 North Elevation - Proposed
1/4" = 1'-0"

HDC Submission

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Exterior Elevations

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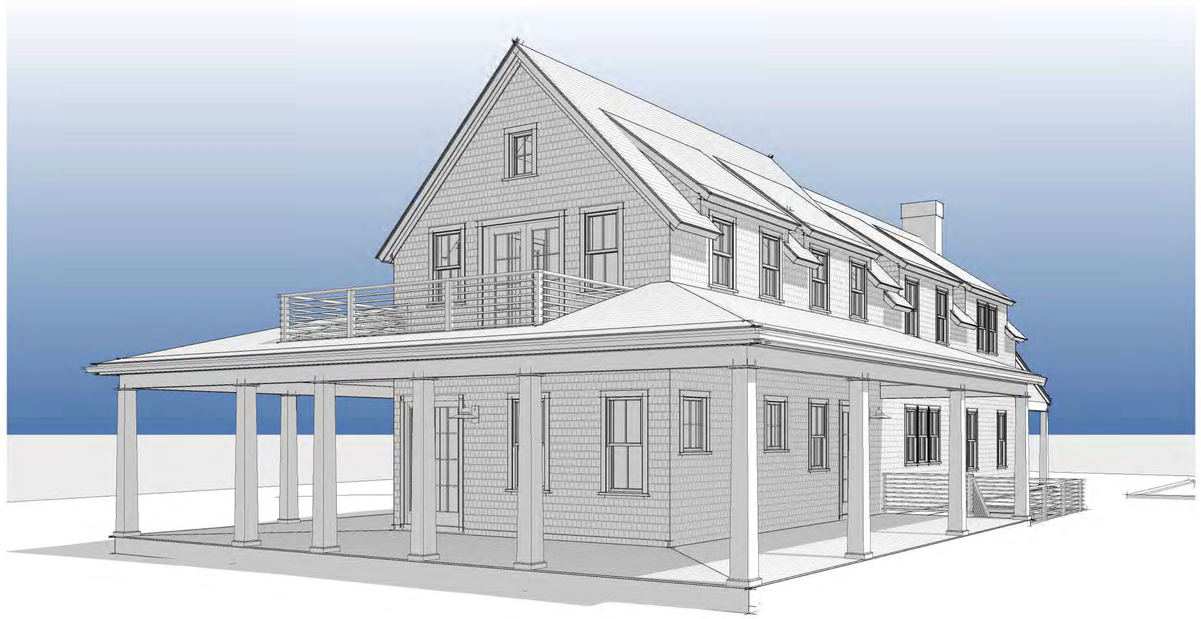
A.2.2

2435

05.27.25



1 3D View 1 (Front)



2 3D View 2 (Rear)



3 3D View 3 (Side)



4 3D View 4 (Side)

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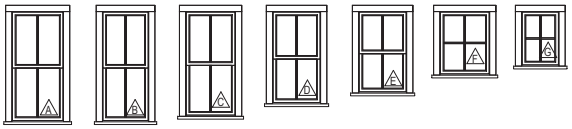
A.3.1
2435



1 Locus Map

12" = 1'-0"

WINDOW TYPES



Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Casement 4 Lite SDL | Fixed 4 Lite SDL

WINDOW SCHEDULE

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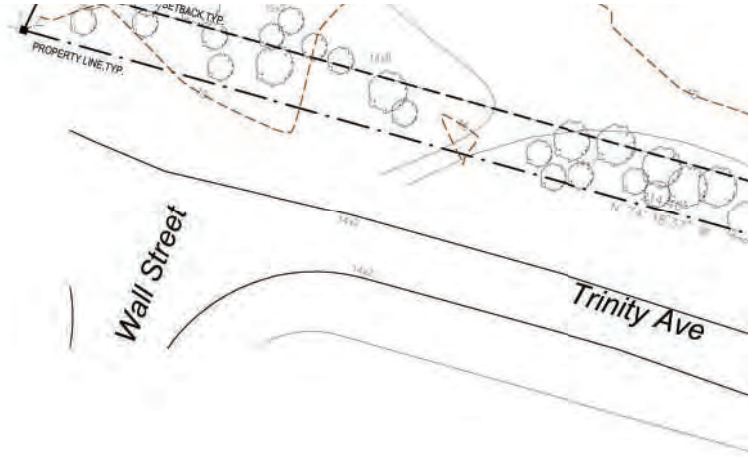
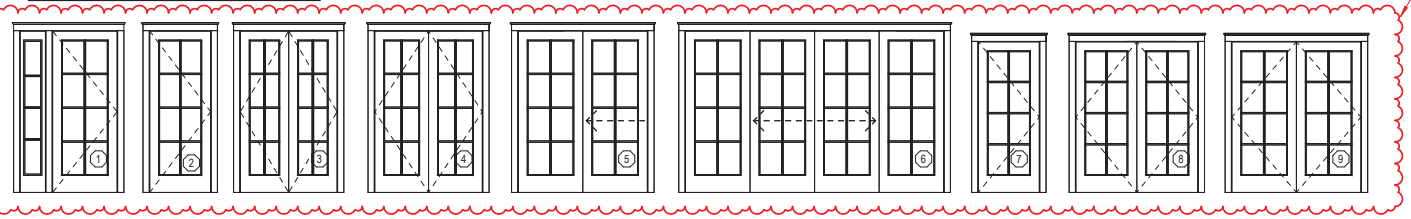


EXTERIOR DOOR TYPES

Exterior Doors changed to 8 Lite



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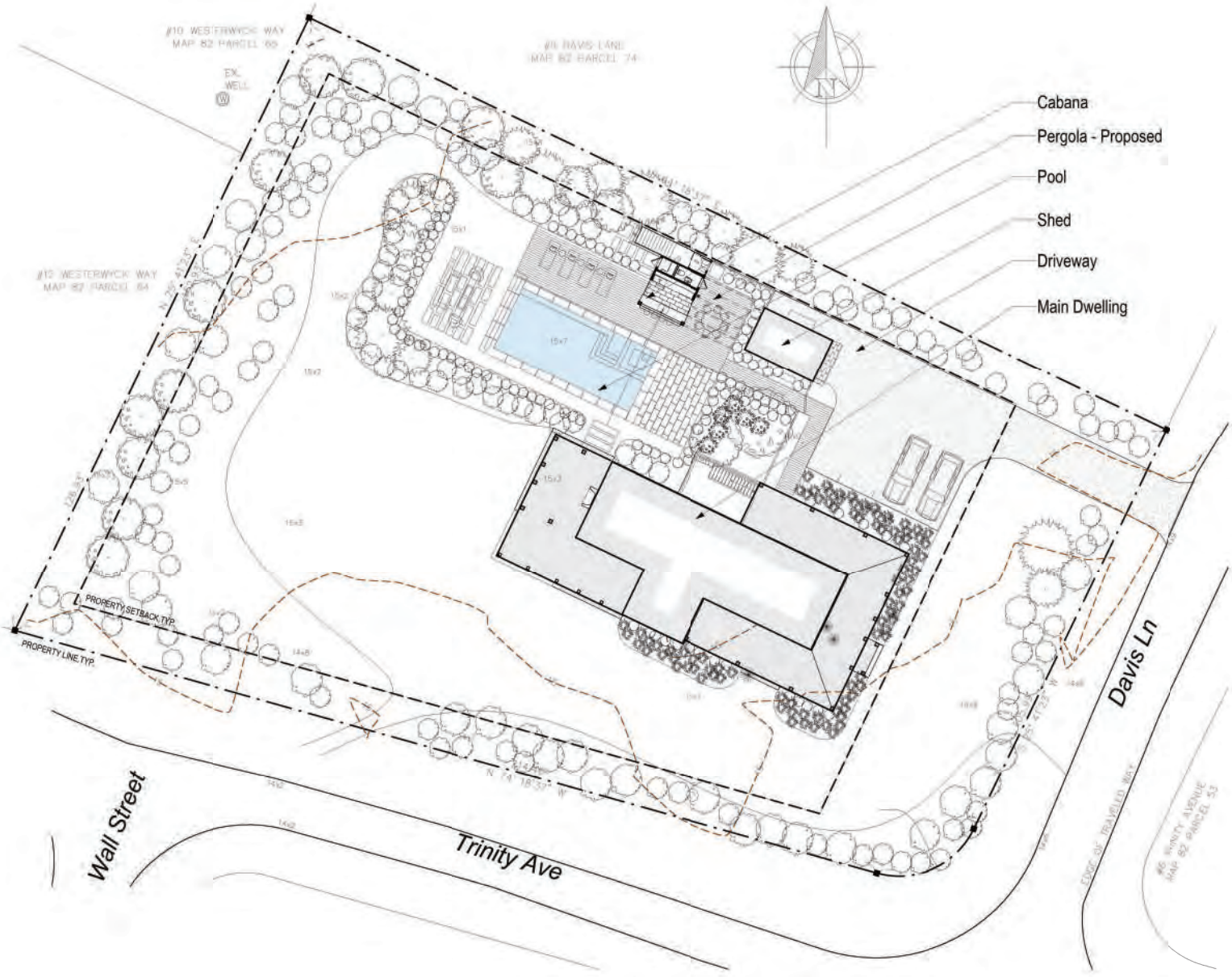
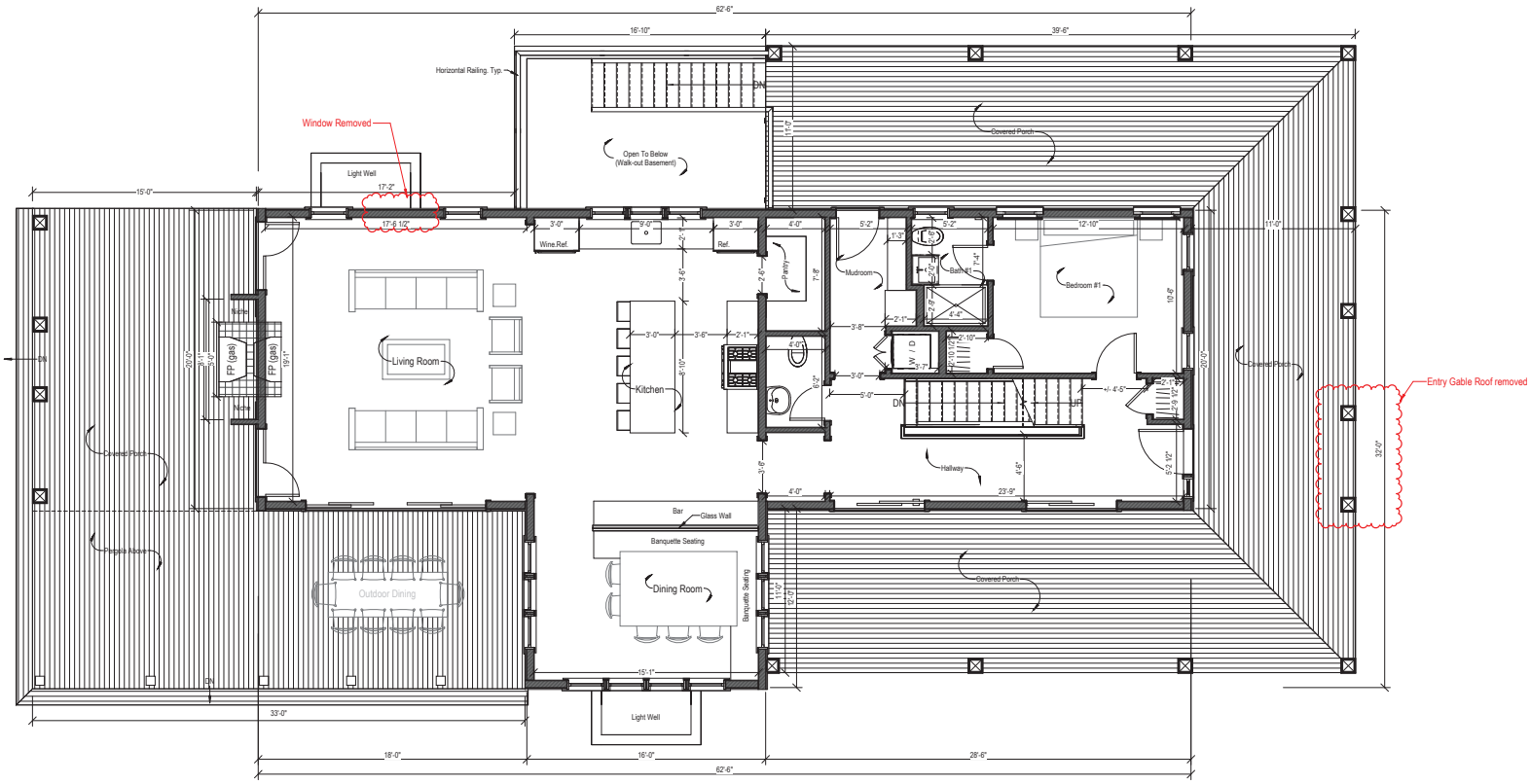
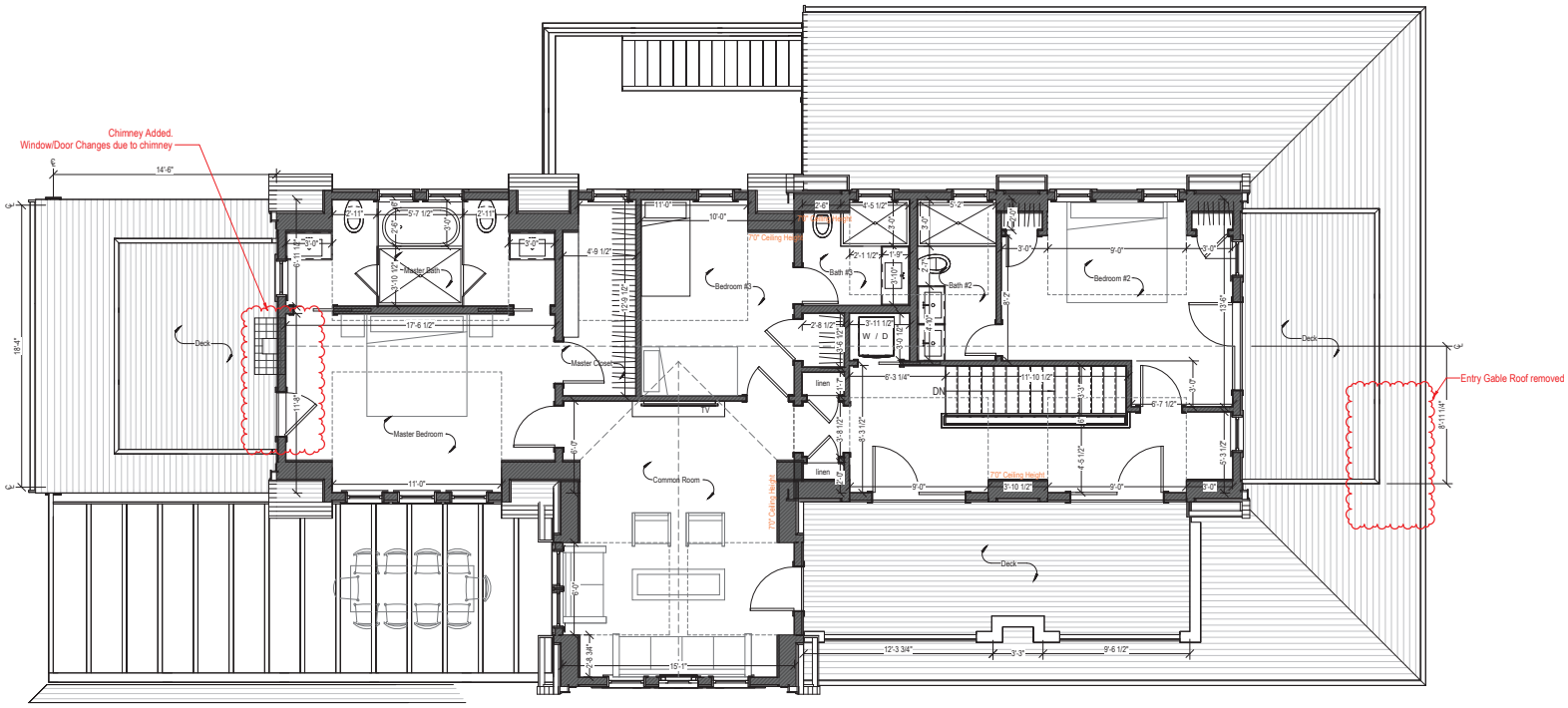
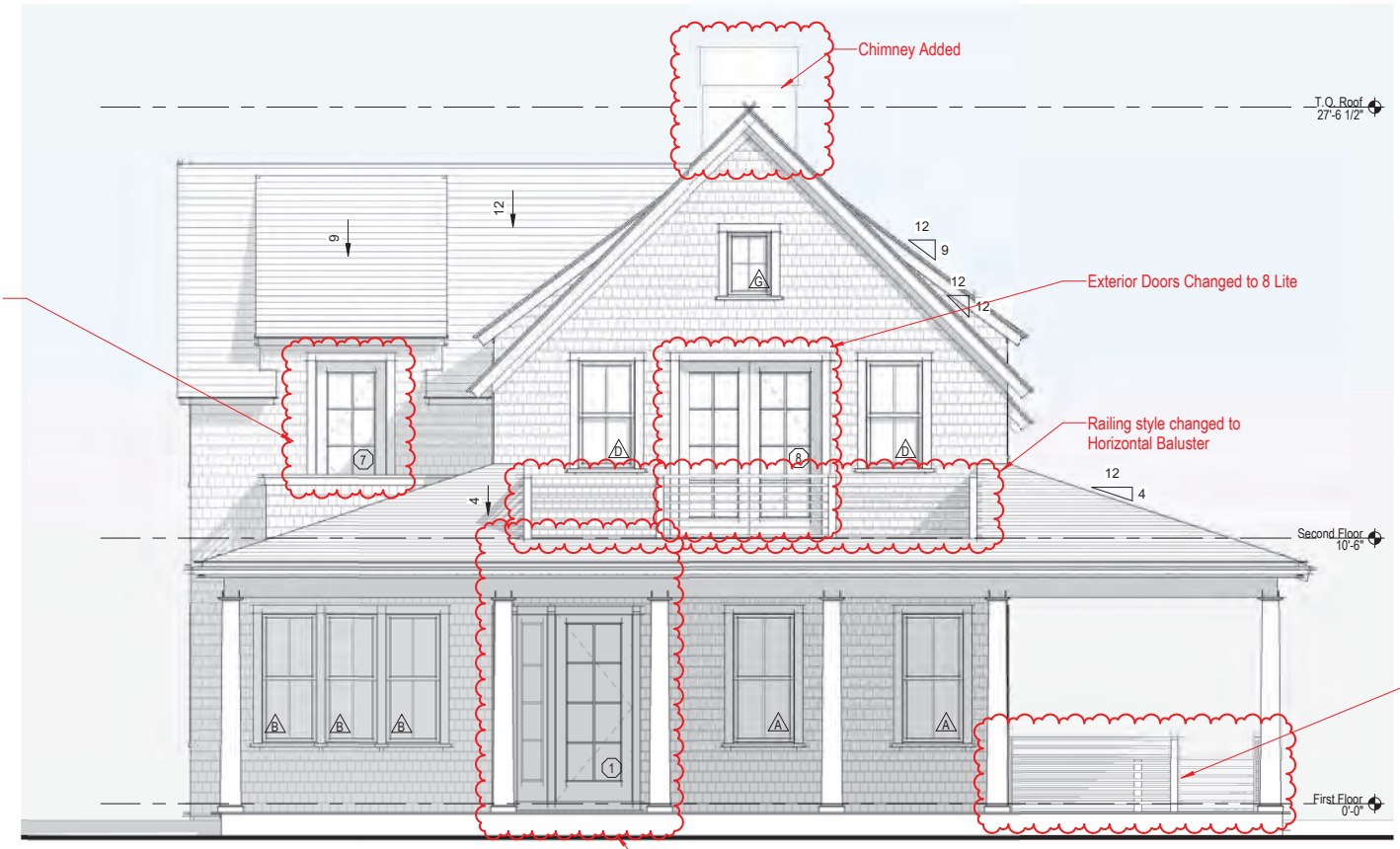

#10 WESTERWYCK WAY
MAP 82 PARCEL 65
EX.
WELL
#6 DAVIS LANE
MAP 82 PARCEL 74
#12 WESTERWYCK WAY
MAP 82 PARCEL 64
Cabana
Pergola - Proposed
Pool
Shed
Driveway
Main Dwelling
PROPERTY SETBACK TYP.
PROPERTY LINE TYP.
Wall Street
Trinity Ave
Davis Ln
EDGE OF TRAVELED WAY
#5 TRINITY AVENUE
MAP 82 PARCEL 53



Window Removed
Entry Gable Roof removed
Horizontal Railing. Typ.
Light Well
Open To Below
(Walk-out Basement)
Covered Porch
Living Room
Kitchen
Mudroom
Bath #1
Bedroom #1
Pantry
Hallway
Bar
Glass Wall
Banquette Seating
Dining Room
Outdoor Dining
Pergola Above
Niche
FP (gas)
Wine.Ref.
Ref.
DN
UP
W / D
62'-6"
16'-10"
39'-6"
15'-0"
33'-0"
18'-0"
16'-0"
28'-6"
32'-0"



Chimney Added.
Window/Door Changes due to chimney
Entry Gable Roof removed
Deck
Master Bath
Master Bedroom
Master Closet
Bedroom #3
Bedroom #2
Bath #3
Bath #2
Common Room
linen
W / D
DN
TV
7'0" Ceiling Height
14'-6"
18'-4"
11'-0"
10'-0"
17'-6 1/2"
12'-3 3/4"
3'-3"
9'-6 1/2"
15'-1"



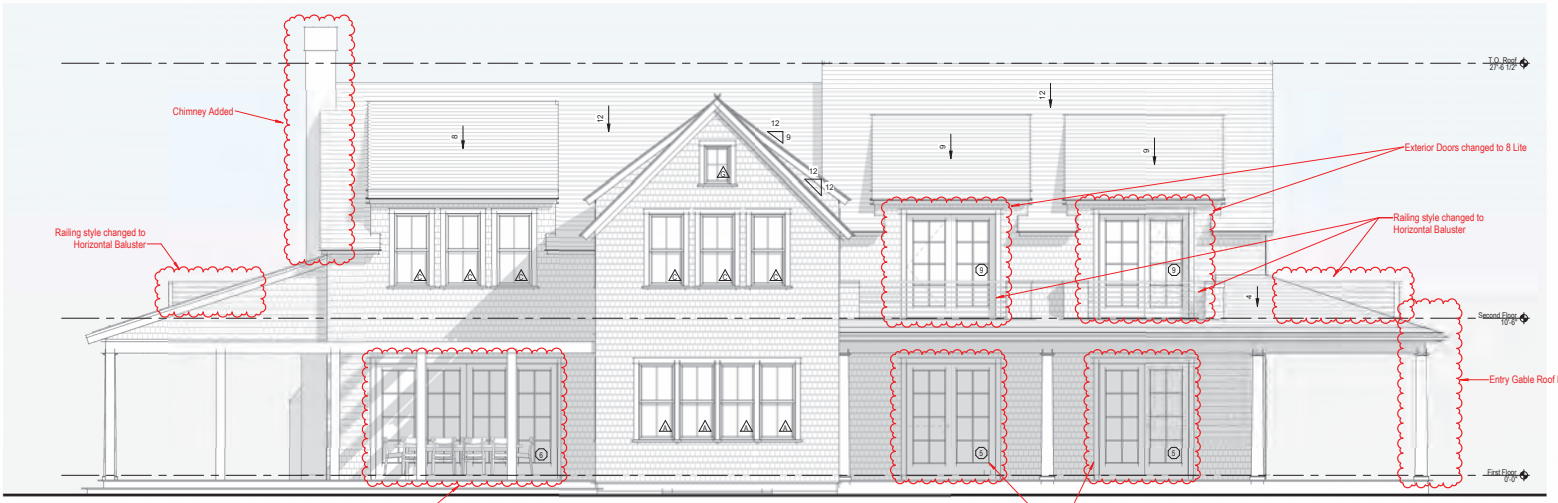
1 East Elevation - Proposed

1/4" = 1'-0"



1 East Elevation
1/4" = 1'-0"

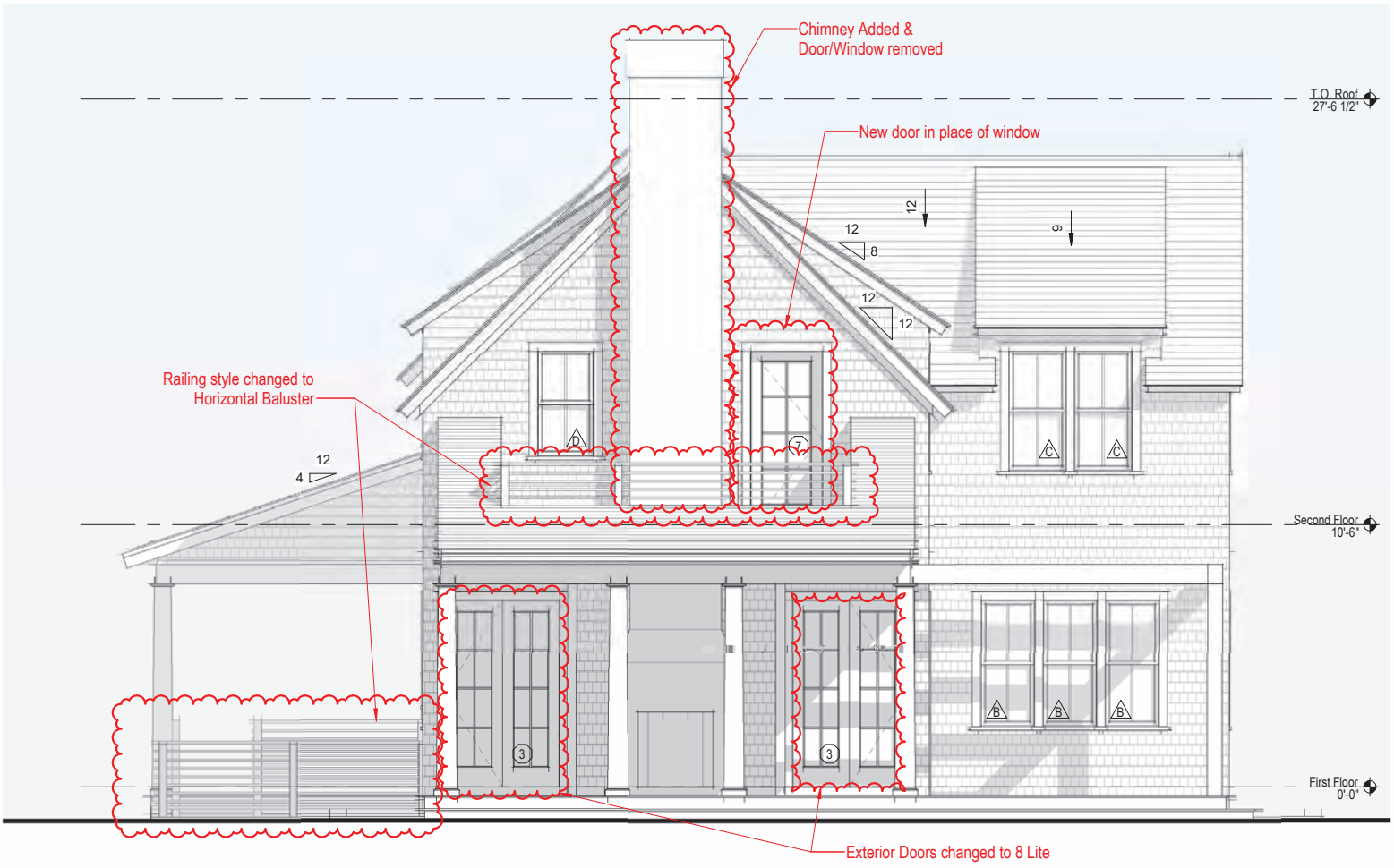
Former East Elevation



2 South Elevation - Proposed
1/4" = 1'-0"



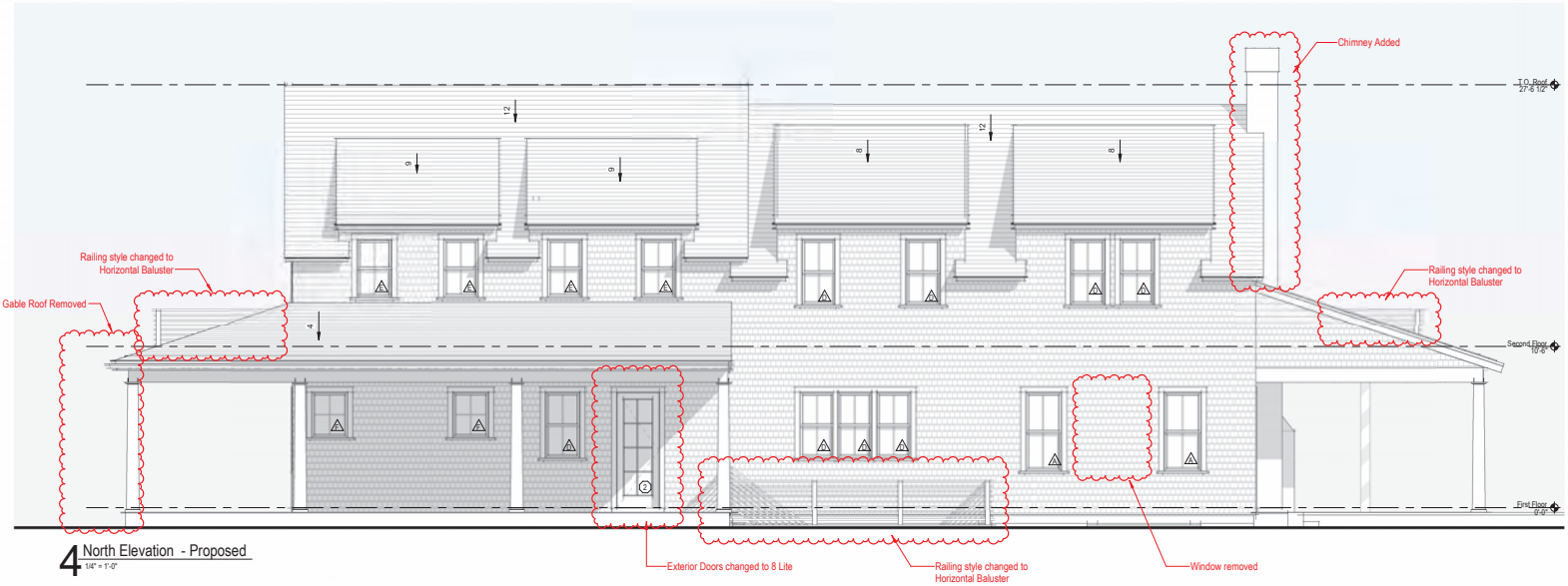
Former South Elevation



3 West Elevation - Proposed
1/4" = 1'-0"



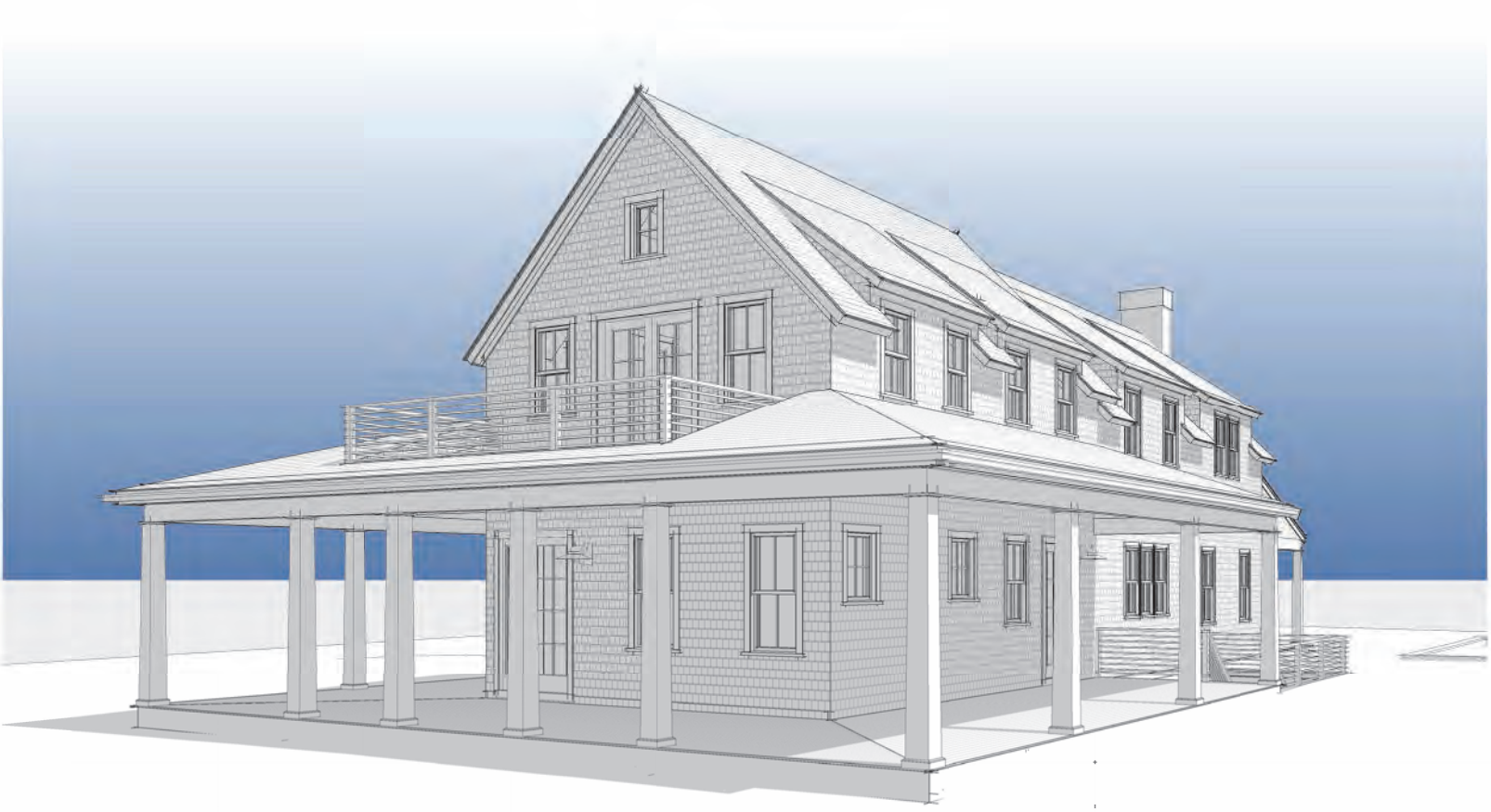
Former West Elevation



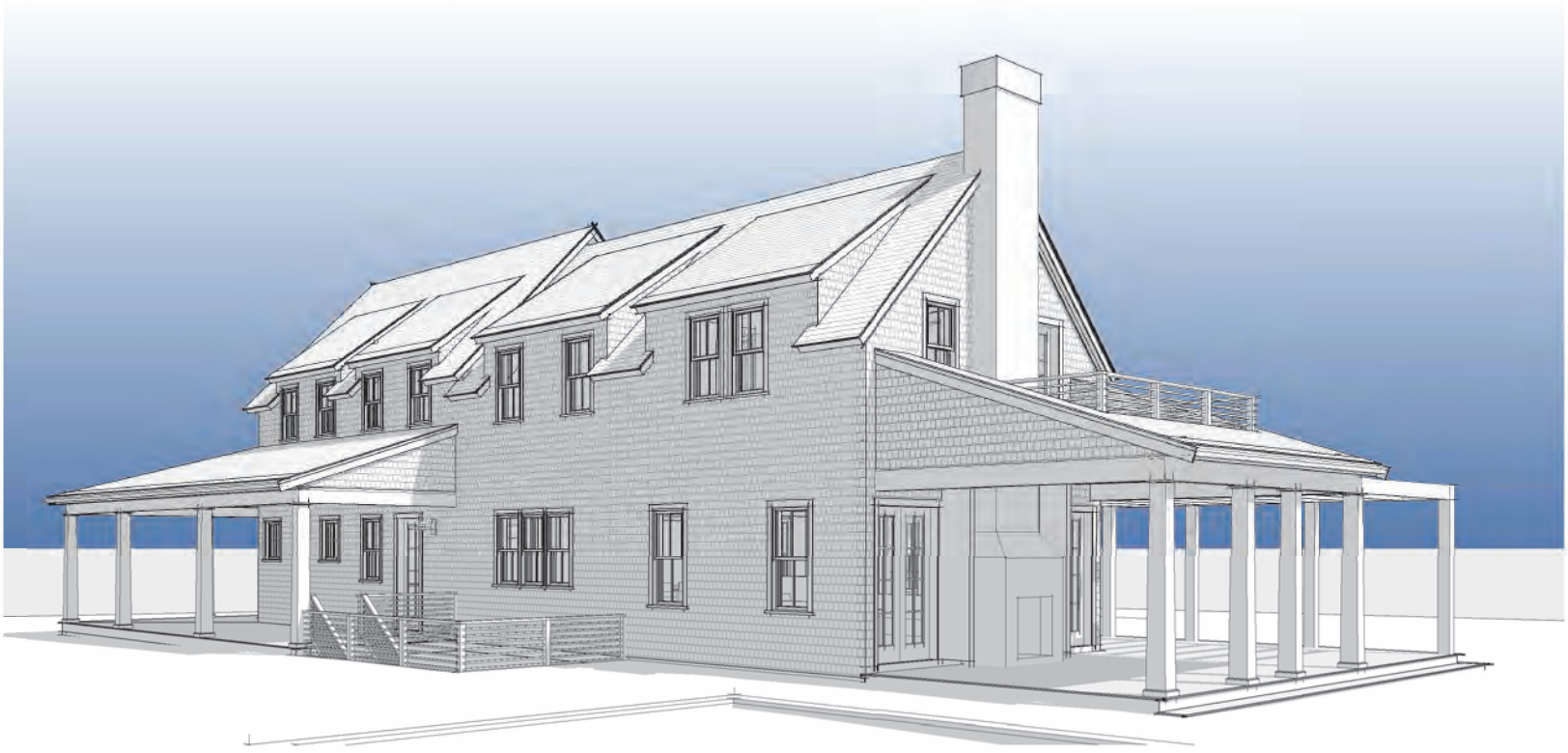
4 North Elevation - Proposed
1/4" = 1'-0"



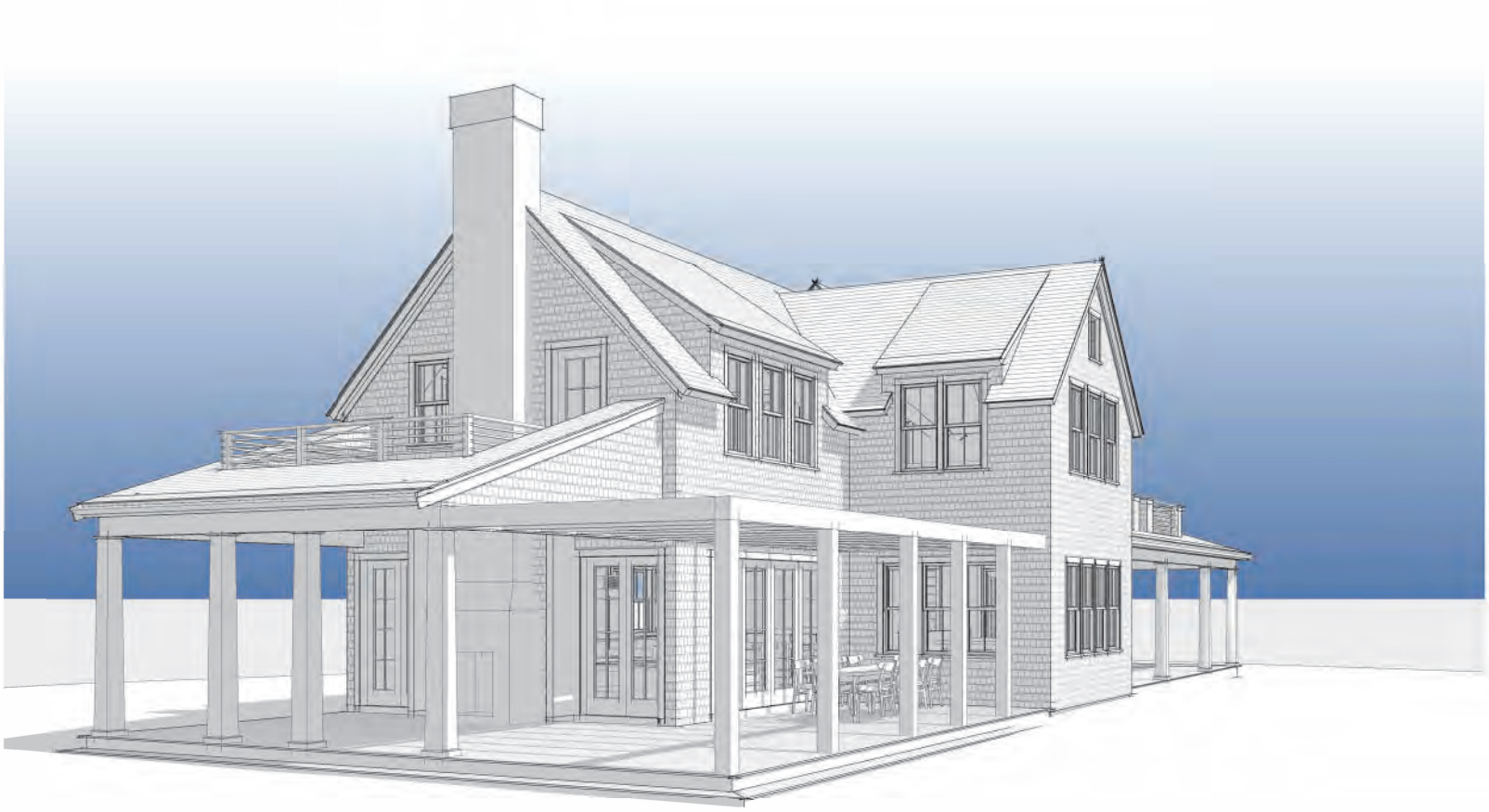
Former North Elevation



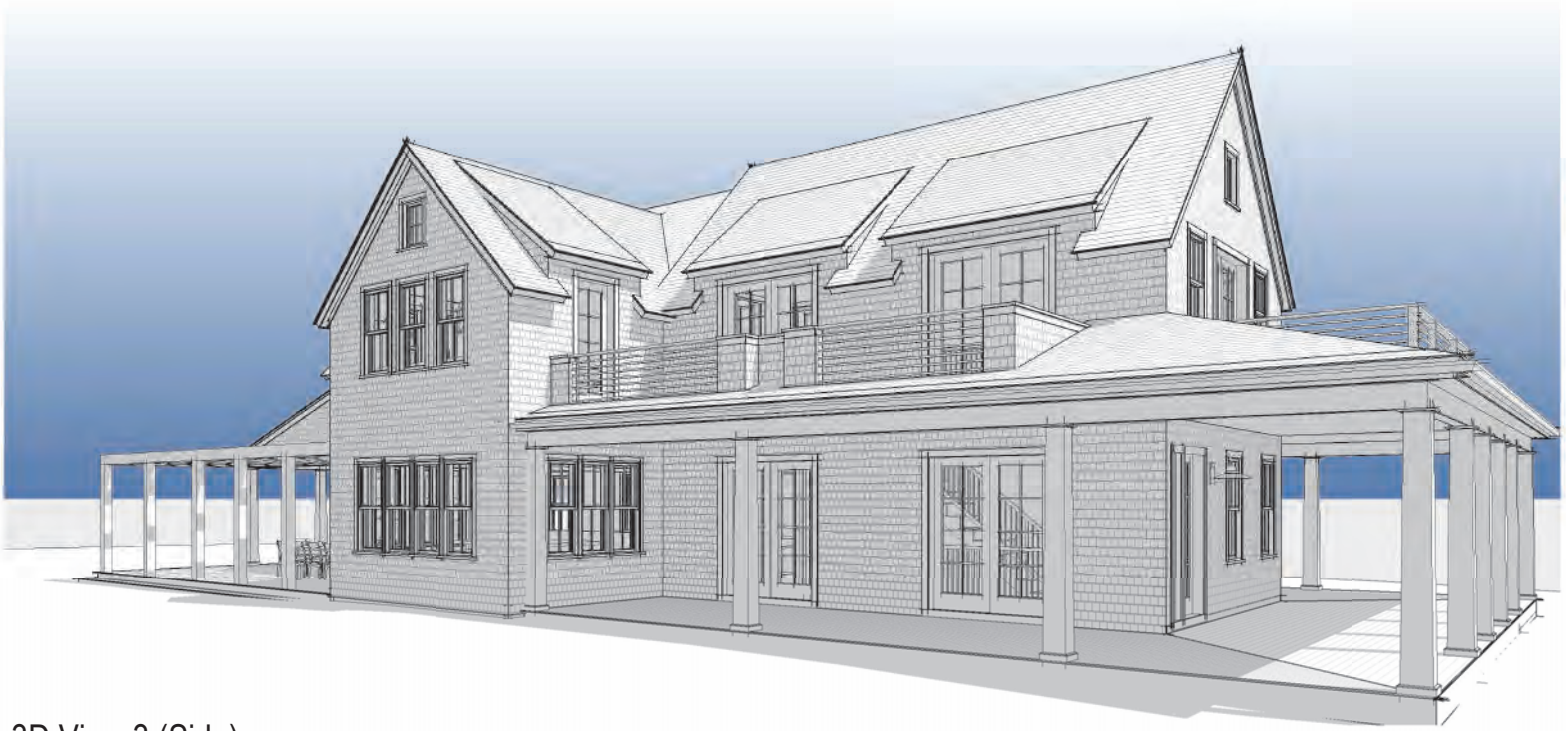
1 3D View 1 (Front)



4 3D View 4 (Side)



2 3D View 2 (Rear)



3 3D View 3 (Side)

CERTIFICATE NO: HDC2024-11-11541 DATE ISSUED: 12-10-24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 75

Street & Number of Proposed Work: 11 Davis Lane

Owner of record: Nicole and Joel Whidden

Mailing Address: 11 Davis Ln
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508)325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY CK # 1411

Date application received: _____ Fee Paid: $ 25.00

Must be acted on by: _____

Extended to: _____

Approved: X _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Renew previously approved COA # 2020-03-0802

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/18/2024 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: HDC2020-03-0802 DATE ISSUED: 6/16/2020

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 75

Street & Number of Proposed Work: 11 DAVIS LN

Owner of record: 11 DAVIS LLC

Mailing Address: 11 Davis Ln
Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 William Ln.,
Nantucket MA, 02554

Contact Phone #: 508 325 1995 E-mail: MATT@EMERITUSDEVELOPMENT.COM

FOR OFFICE USE ONLY J000287

Date application received: 3/2/20 Fee Paid: $ 576.80

Must be acted on by: 5/8/20, 7/7/20

Extended to: _____

Approved: AFW Disapproved: _____

Chairman: (Acting)

Member: _____

Member: _____ HDC2021-11-11541

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to Approve through staff w/ all south elevation 2nd floor "B" windows qty separated by 4".

NEW HOUSE

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 62'6" Sq. Footage 1st floor: 1,142 S.F. Decks/Patio: Size: ±1,953 SF ☑ 1st floor ☐ 2nd floor
Width: 22'0" Sq. footage 2nd floor: 1,142 S.F. Size: ±695 SF ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: N/A

Difference between existing grade and proposed finish grade: North ±6" South ±6" East ±6" West ±6"

Height of ridge above final finish grade: North ±28'11" South ±28'11" East ±28'11" West ±28'11"

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 ±8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ Other N/A

Roof Pitch: Main Mass 12/12 Secondary Mass 12/12 Dormer 8:7/12 Other COVERED PORCH ROOF 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 N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): COPPER

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 6 Rake 1 x 6 Soffit (Overhang) ±1'0" Corner boards N/A Frieze 1x4
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round ____ Square ____ TAPERED 11/4" TO 11 1/4"

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 1 PANEL 4 LITE Rear 4 LITE Side 4 LITE
Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways N/A Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) N/A Roof NATURAL
Trim WHITE Sash WHITE Doors WHITE
Deck NATURAL Foundation NATURAL Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

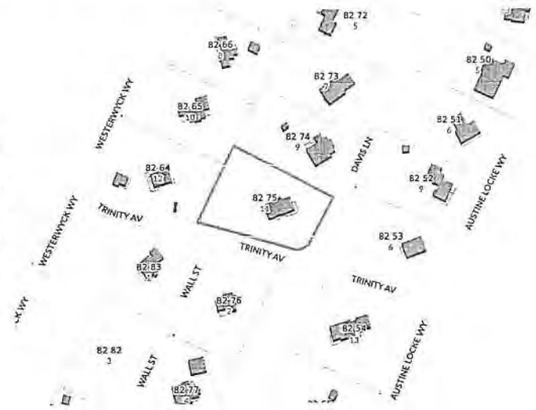
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 02/04/20 Signature of owner of record _____ Signed under penalties of perjury

Main House

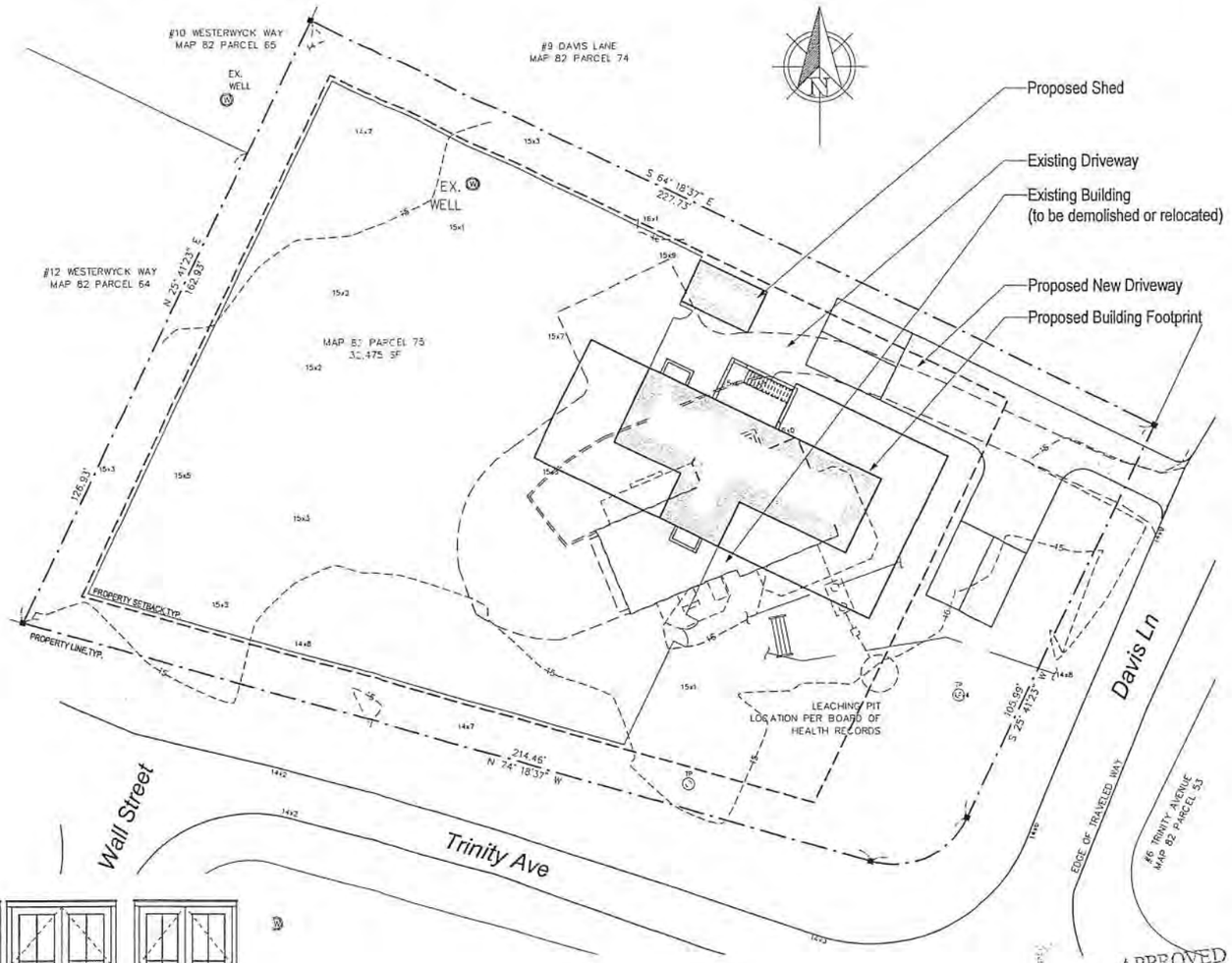
11 Davis Ln
Nantucket, MA 02554

06.19.20



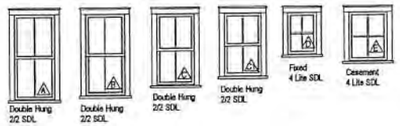
1 Locus Map
Not to Scale





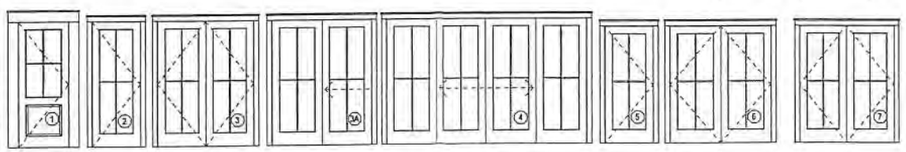
3 Site Plan
1/16" = 1'-0"

HDC Submission Only / ATS



Window Legend
1/4" = 1'-0"

WINDOW SCHEDULE					
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	DP RATING
A	21	2'-7"	5'-2"	TBD	≥ 30
B	8	2'-6"	4'-11"	TBD	≥ 30
C	12	2'-5"	4'-4"	TBD	≥ 30
C1	4	2'-5"	3'-10"	TBD	≥ 30
D	3	1'-11"	2'-7"	TBD	≥ 30
E	2	2'-6"	3'-4"	TBD	≥ 30



Door Legend
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE					
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	DP RATING
1	1	3'-0"	7'-6"	TBD	≥ 30
2	1	2'-10"	7'-6"	TBD	≥ 30
3	3	5'-8"	7'-6"	TBD	≥ 30
3A	2	6'-0"	7'-5"	TBD	≥ 30
4	1	12'-0"	7'-6"	TBD	≥ 30
5	2	2'-10"	7'-0"	TBD	≥ 30
6	2	5'-0"	7'-6"	TBD	≥ 30
7	1	5'-8"	7'-6"	TBD	≥ 30

WINDOW & DOOR NOTES
1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contractor To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
7. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
8. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
9. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
10. The Unit Measurements Given In this Document Are For A Guide Only
11. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing

2004
Main House

11 Davis Ln
Nantucket, MA 02554

emeritus

Cover Sheet

Site Information

Map & Parcel:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
Lot Size:	+/- 32,475 sq.ft.
Min. Lot Size:	80,000 sq.ft.
Allowable G.C.:	1,500 sq.ft. (per 139-33E(1b))
Existing G.C.:	1,251 sq.ft. (to be demolished)
Proposed G.C.:	1,442 sq.ft.
Total Proposed G.C.:	1,490 sq.ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

HDC 2020-11-11541

APPROVED
HDC2020-03-0802
No Exterior Changes
Without HDC Approval

Revisions

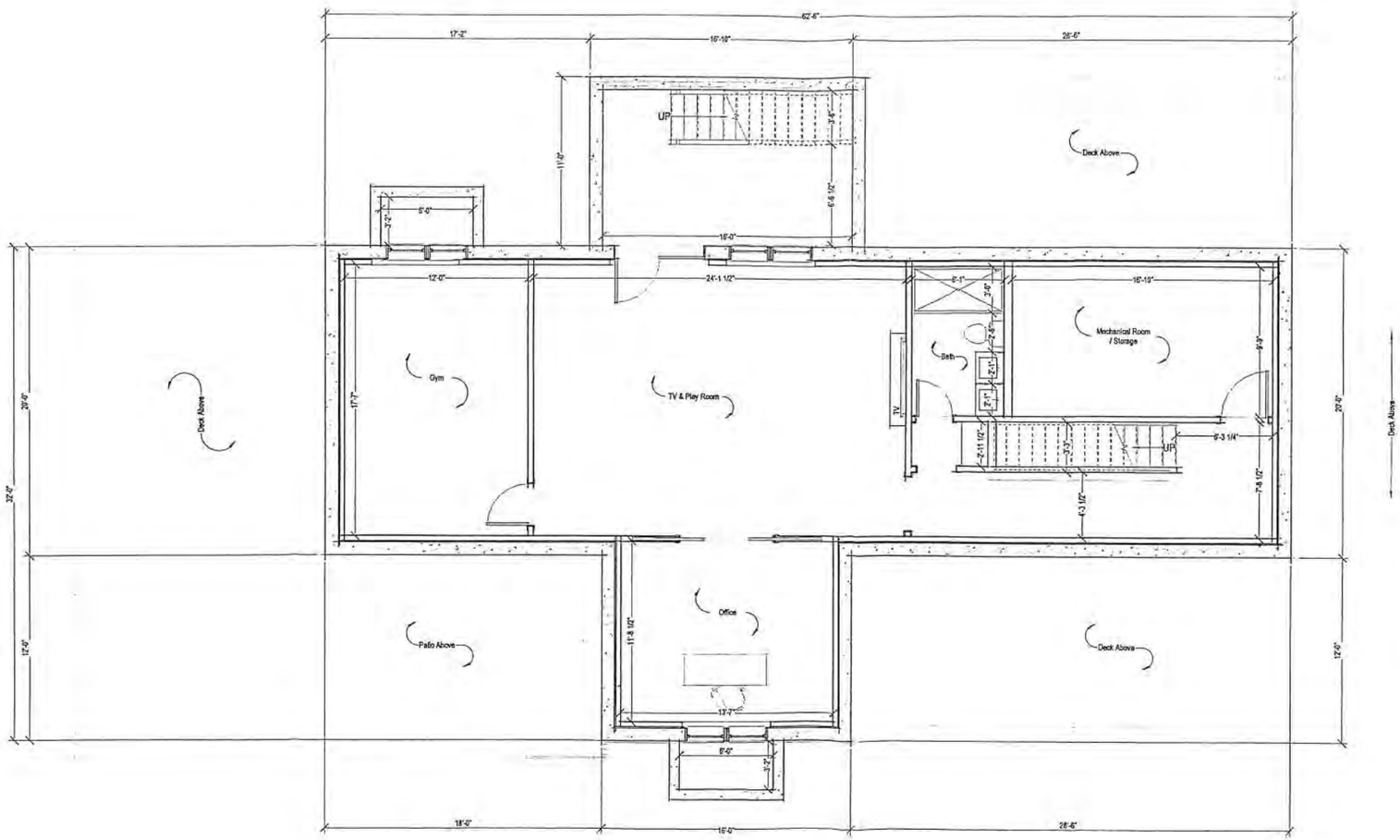
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1
2004

06.19.20

HDC Submission Only / ATS



1 Basement Plan
1/4" = 1'-0"

2004

Main House

11 Davis Ln
Nantucket, MA 02554

emeritus
3 Williams Lane Nantucket, MA 02554
P. 508.325.4946
F. 508.325.9960
www.emeritusdevelopment.com

Basement Plan

Site Information

Map & Parcel:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
Lot Size:	+/- 32,475 sq.ft.
Min. Lot Size:	80,000 sq.ft.
Allowable G.C.:	1,500 sq.ft. (per 139-33E(1b))
Existing G.C.:	1,351 sq.ft. (to be demolished)
Proposed G.C.:	1,442 sq.ft.
Total Proposed G.C.:	1,490 sq.ft.

Information for this site plan was taken from this 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

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A.1.0 Basement Plan
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A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

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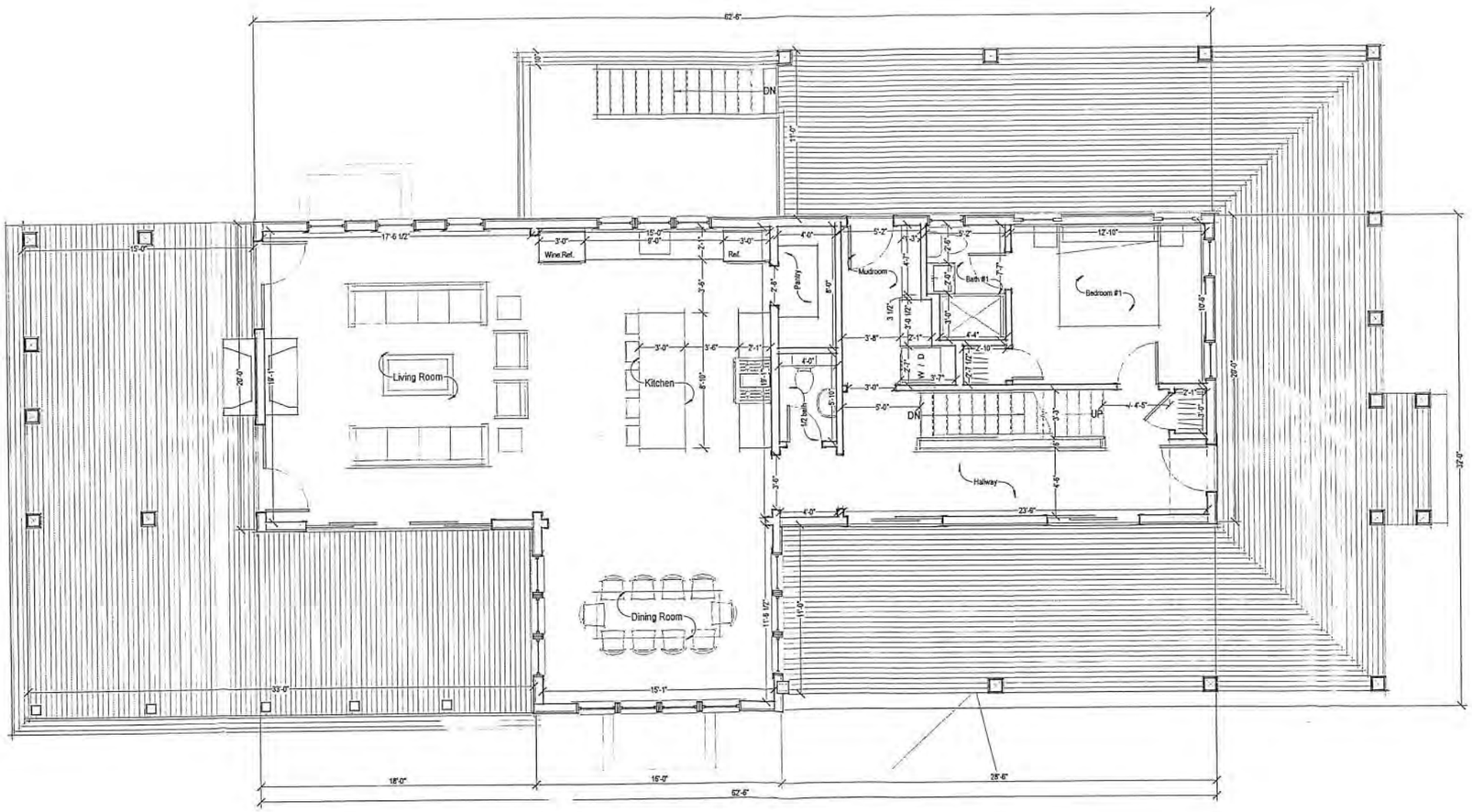
A.1.0
2004

06.19.20

HDC Submission Only / ATS



1 First Floor Plan
1/4" = 1'-0"

2004

Main House

11 Davis Ln
Nantucket, MA 02554

emeritus

First Floor Plan

Site Information

Map & Parcel:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
Lot Size:	+/- 32,475 sq.ft.
Min. Lot Size:	80,000 sq.ft.
Allowable G.C.:	1,500 sq.ft. (per 139-33E(1b))
Existing G.C.:	1,351 sq.ft. (to be demolished)
Proposed G.C.:	1,442 sq.ft.
Total Proposed G.C.:	1,490 sq.ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

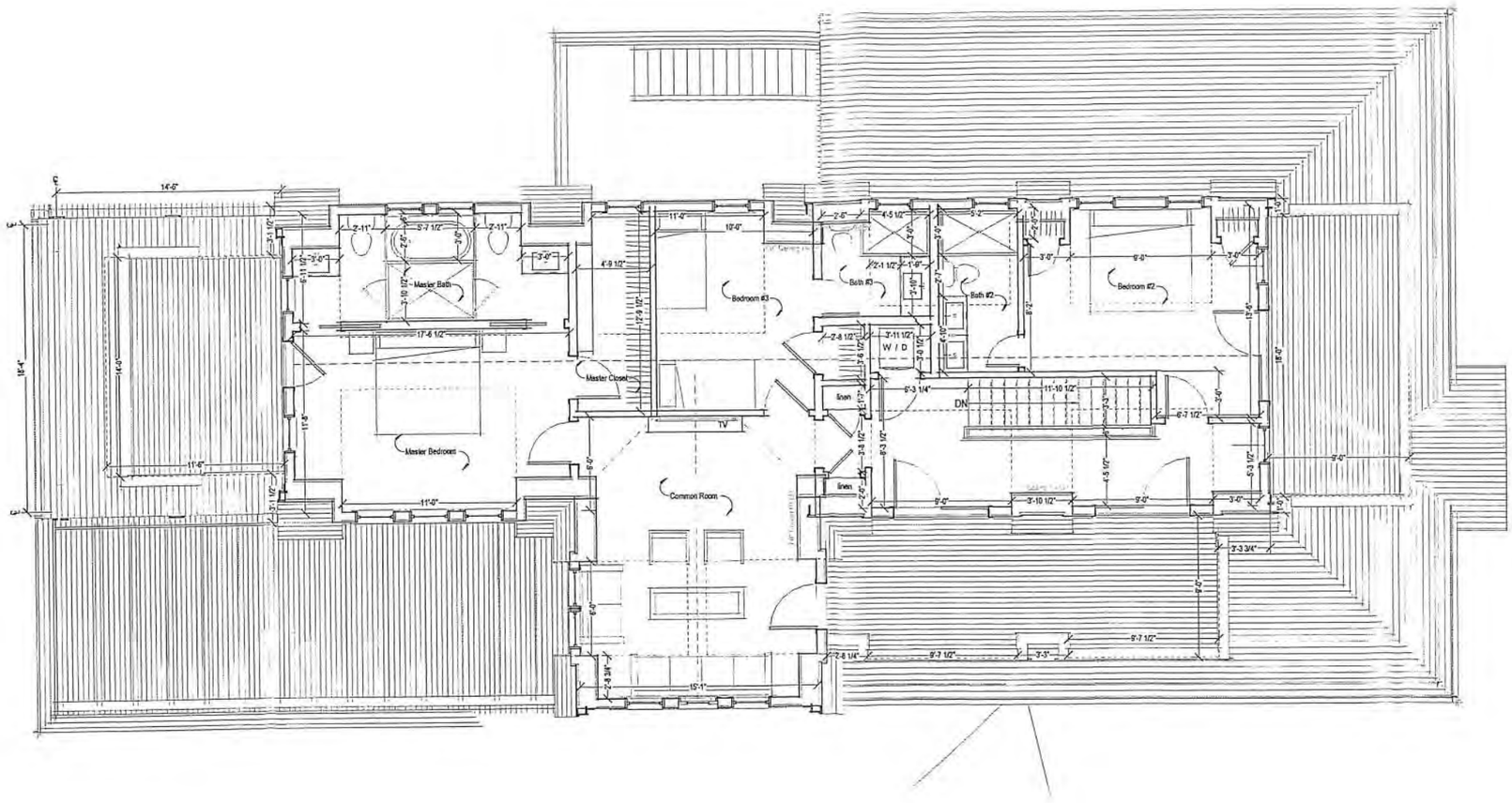
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

2004

06.19.20

HDC Submission Only / ATS



1 Second Floor Plan
1/4" = 1'-0"

2004

Main House

11 Davis Ln
Nantucket, MA 02554

emeritus

Second Floor Plan

Site Information

Map & Parcel:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2e))
Lot Size:	+/- 32,475 sq.ft.
Min. Lot Size:	80,000 sq.ft.
Allowable G.C.:	1,500 sq.ft. (per 139-33E(1b))
Existing G.C.:	1,351 sq.ft. (to be demolished)
Proposed G.C.:	1,442 sq.ft.
Total Proposed G.C.:	1,490 sq.ft.

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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Revisions

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A.1.2

2004

06.19.20

HDC Submission Only / ATS



1 East Elevation / No Chnage
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"



Previously Proposed South Elevation
1/8" = 1'-0"

HDC 2024-11-11541

RECEIVED
NOV 22 2024
By

APPROVED
HDC 2020-03-0802
No Exterior Changes Without HDC Approval

2004

Main House

11 Davis Ln
Nantucket, MA 02554

emeritus
2 Williams Lane Nantucket, MA 02554
P. 508.325.4045
F. 508.325.8040
www.emeritusdevelopment.com

Exterior Elevations

Site Information

Map & Parcel:	82/75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
Lot Size:	+/- 32,475 sq.ft.
Min. Lot Size:	80,000 sq.ft.
Allowable G.C.:	1,500 sq.ft. (per 139-33E(1b))
Existing G.C.:	1,351 sq.ft. (to be demolished)
Proposed G.C.:	1,442 sq.ft.
Total Proposed G.C.:	1,490 sq.ft.

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.2.2 Exterior Elevations

Revisions

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A.2.1
2004

06.19.20

HDC Submission Only / ATS



1 West Elevation / No Chnage
1/4" = 1'-0"



2 North Elevation / No Chnage
1/4" = 1'-0"

HDC 2024-11-11541

APPROVED
HDC 2020-03-0802
No Exterior Changes
Without HDC Approval

2004

Main House

11 Davis Ln
Nantucket, MA 02554

emeritus

Exterior Elevations

Site Information

Map & Parcel:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
Lot Size:	+/- 32,475 sq.ft.
Min. Lot Size:	80,000 sq.ft.
Allowable G.C.:	1,500 sq.ft. (per 139-33E(1b))
Existing G.C.:	1,351 sq.ft. (to be demolished)
Proposed G.C.:	1,442 sq.ft.
Total Proposed G.C.:	1,400 sq.ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
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RECEIVED
NOV 22 2024
By

Revisions

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A.2.2
2004

LOCUS MAP # 82 / 75


MANOOSE POND RD
DAVIS LN
HELLER WY
HARRIS RD
HARRIS WY
HARRIS CT
HARRIS CIR
HARRIS CIR
HARRIS WY
HARRIS RD
HELLER WY
HELLER WY
HELLER WY

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 13

Street & Number of Proposed Work: 11 Myles Standish St

Owner of record: Bruce + Jill Cranna

Mailing Address: 11 Myles Standish St
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: John Kuszpa

Mailing Address: 11 Pond Rd
Nantucket MA 02554

Contact Phone #: 508 332 9126 E-mail: Kuszpajohn@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: ~~28~~ Sq. Footage 1st floor: _____
Width: ~~10~~ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 10x28 ☐ 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 Replace existing deck with new deck only 2" wider and 4' longer. Replace siding as well on south side.
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 TME, Left 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 _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 to weather
Trim Natural to weather - Cedar
Deck Natural to weather - Mahogany

Clapboard (if applicable) _____
Sash _____
Foundation _____

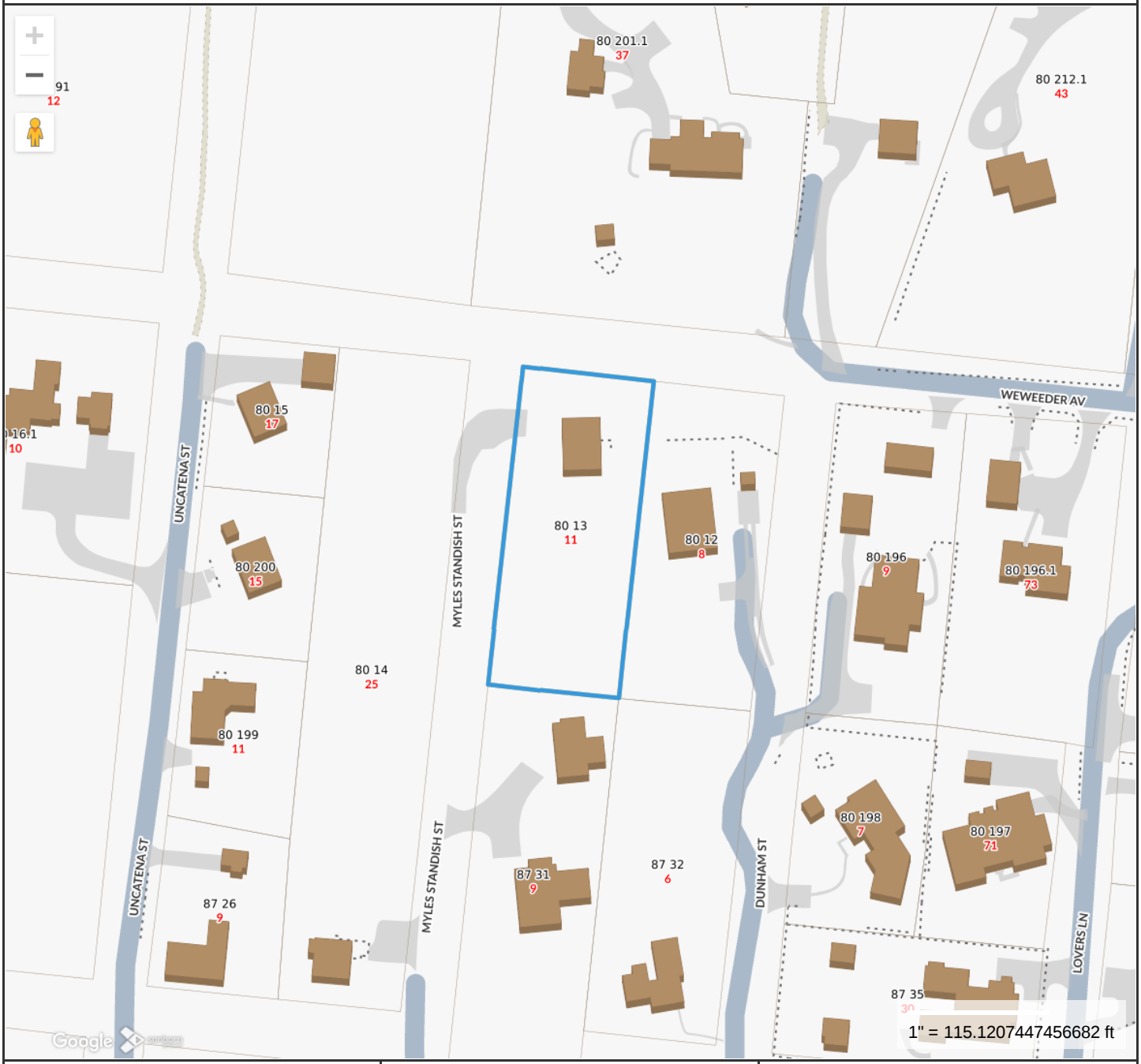
Roof _____
Doors _____
Fence _____ Shutters _____

* 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 5/6/25 Signature of owner of record _____ Signed under penalties of perjury

Deck & Siding changes



Property Information

Property ID	7469
Location	11 MYLES STANDISH ST
Owner	CRANNA BRUCE & JILL

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.

Planning and 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:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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
Historic District Commission

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road, Nantucket, MA 02554
508-325-7587
hdcsubmissions@nantucket-ma.gov

HDC EXTENSION AGREEMENT

Date: 5/19/25

Map: 80 Parcel: 13

HDC #: _____

ADDRESS OF PROPERTY: 11 Myles Standish Street

Applicant(s)/Property Owner(s)/ Representative(s) Name: Bruce & Jill Cranna Owners,
John Kuszpa Representative

Scope of Work: Rebuild & Extend Deck

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/Representative(s) up to and including the following date:

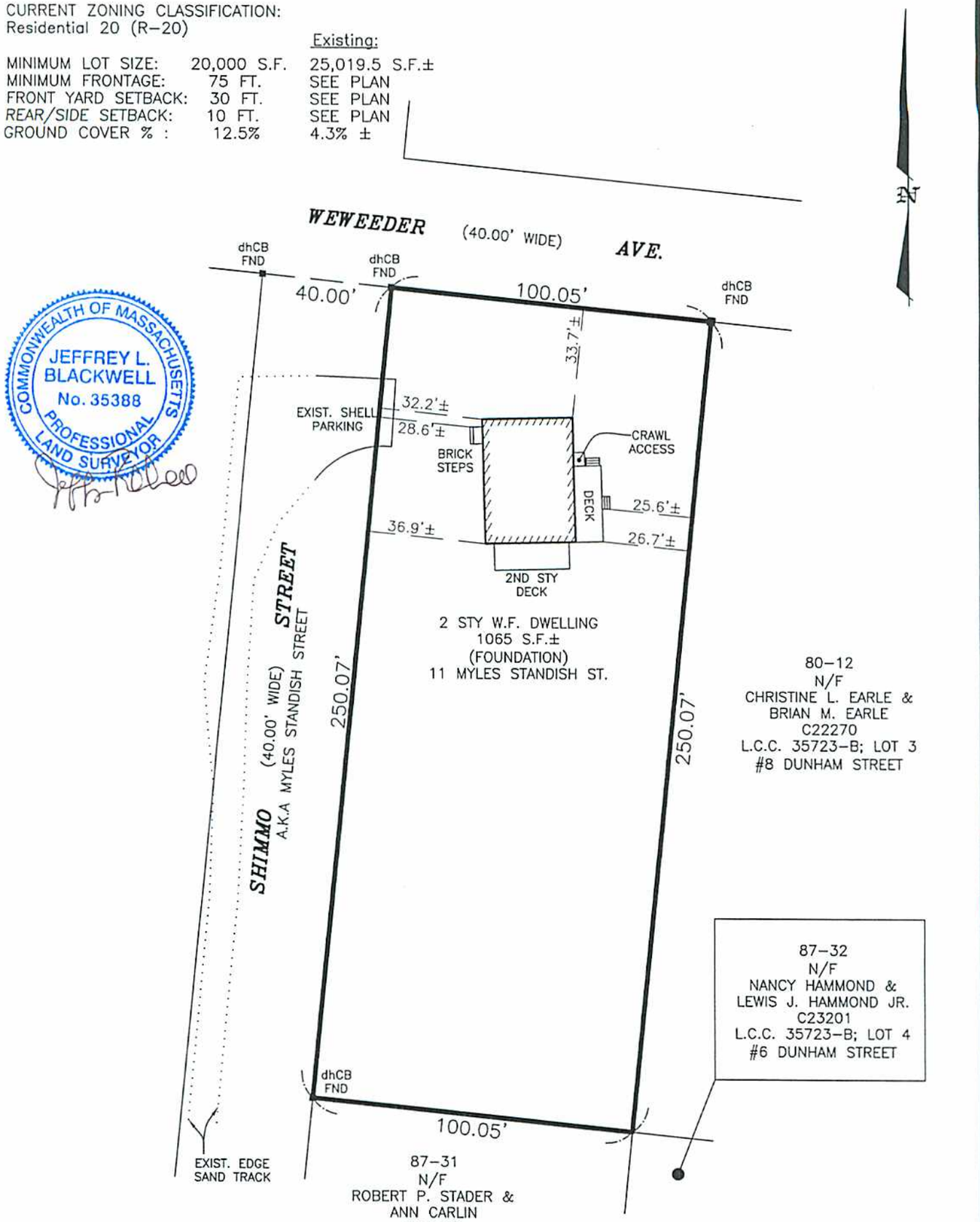
December 31, 2025
Month/day/year of extension termination

John Kuszpa
Name (printed)

Signature

CURRENT ZONING CLASSIFICATION:
Residential 20 (R-20)

		Existing:
MINIMUM LOT SIZE:	20,000 S.F.	25,019.5 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%	4.3% ±



COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
PROFESSIONAL LAND SURVEYOR

BUILDING LOCATION PLAN

OF LAND IN

NANTUCKET, MA

SCALE: 1"= 40' DATE: JULY 22, 2014

BRUCE CRANNA & JILL CRANNA

Owner: . . . *JILL CRANNA* . . . . . .

Cert. of Title.: . . . 20587 . L.C.C.: . LOT 2 35723-B . .

Locus: . . 11 MYLES STANDISH STREET . . .

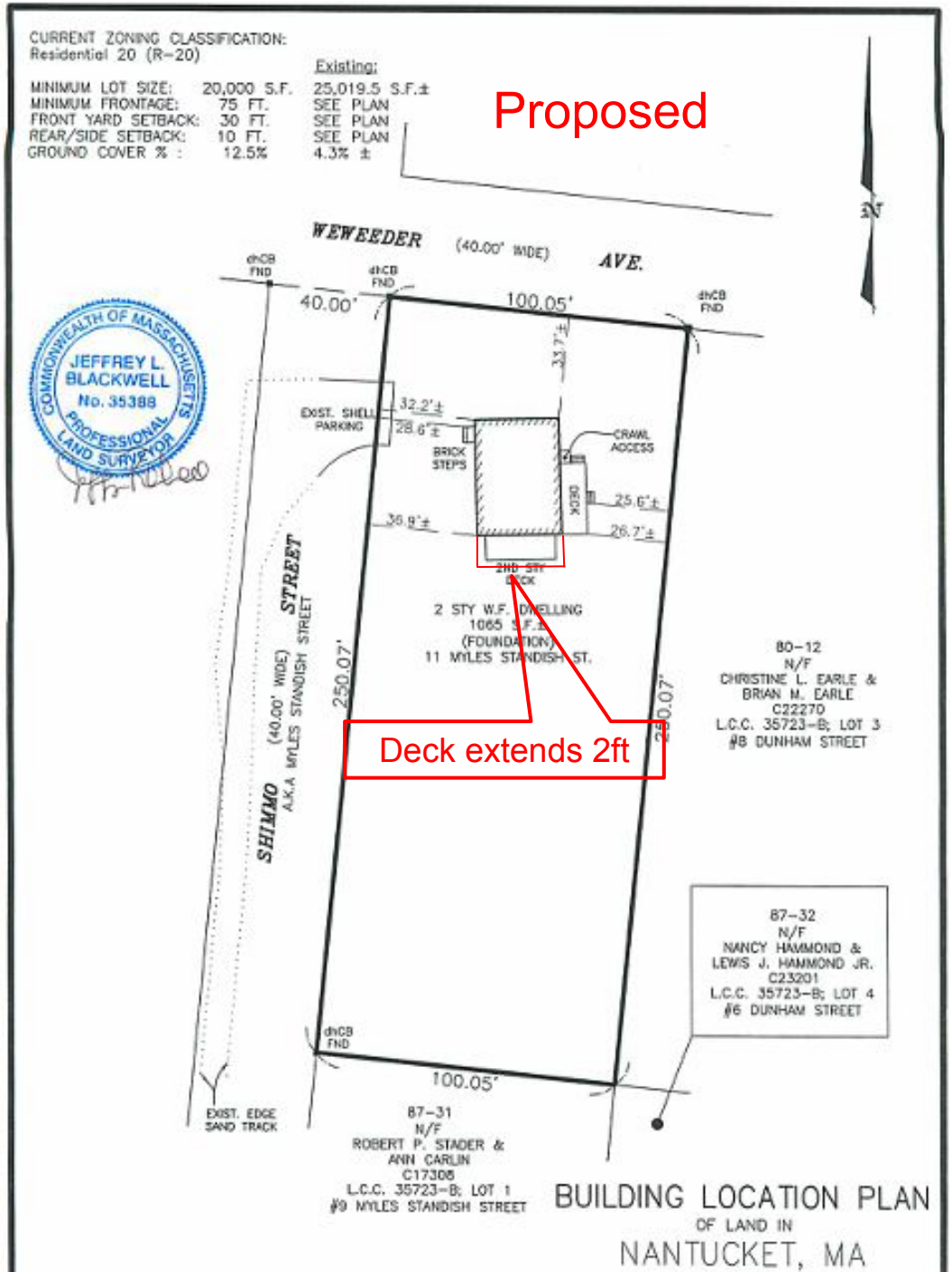
THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND 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: . 80 . . , PARCEL: . 13 . .

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

T:\CHRIS1 JOB 52
V:\DRAWFILES\B7938\BLP.dwg 7/22/2014 6:43:45 AM EDT

B7938


CURRENT ZONING CLASSIFICATION:
Residential 20 (R-20)
Existing:
MINIMUM LOT SIZE: 20,000 S.F. 25,019.5 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% 4.3% ±
Proposed
WEWEEDER (40.00' WIDE) AVE.
dhCB FND
40.00'
100.05'
33.7'±
32.2'±
28.6'±
EXIST. SHELL PARKING
BRICK STEPS
CRAWL ACCESS
DECK
25.6'±
26.7'±
36.9'±
2ND STY DECK
2 STY W.F. DWELLING
1065 S.F.±
(FOUNDATION)
11 MYLES STANDISH ST.
250.07'
SHIMO STREET
(40.00' WIDE)
A.K.A MYLES STANDISH STREET
Deck extends 2ft
80-12
N/F
CHRISTINE L. EARLE &
BRIAN M. EARLE
C22270
L.C.C. 35723-B; LOT 3
#8 DUNHAM STREET
87-32
N/F
NANCY HAMMOND &
LEWIS J. HAMMOND JR.
C23201
L.C.C. 35723-B; LOT 4
#6 DUNHAM STREET
EXIST. EDGE SAND TRACK
87-31
N/F
ROBERT P. STADER &
ANN CARLIN
C17306
L.C.C. 35723-B; LOT 1
#9 MYLES STANDISH STREET
COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
PROFESSIONAL LAND SURVEYOR
BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MA

11 Myles Standish St. - Map 80 Parcel 13- Proposed Changes

Existing East Elevation



Proposed East Elevation

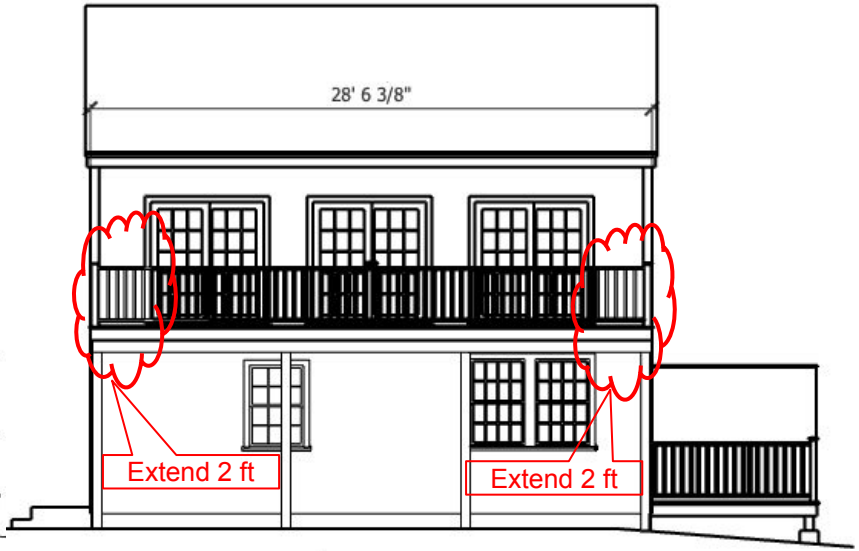


11 Myles Standish St. - Map 80 Parcel 13- Proposed Changes

Existing South Elevation



Proposed South Elevation



11 Myles Standish St. - Map 80 Parcel 13- Proposed Changes

Existing West Elevation



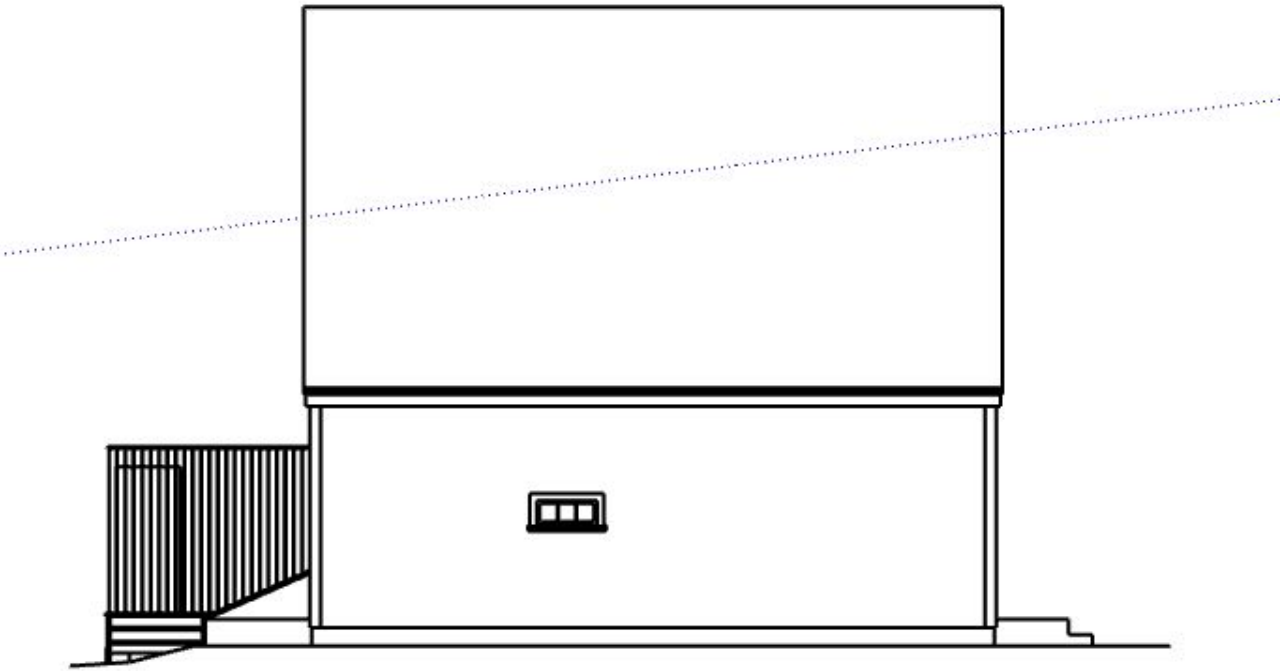
Proposed West Elevation



Deck proposed to be 2 ft deeper

11 Myles Standish St. - Map 80 Parcel 13- Proposed Changes

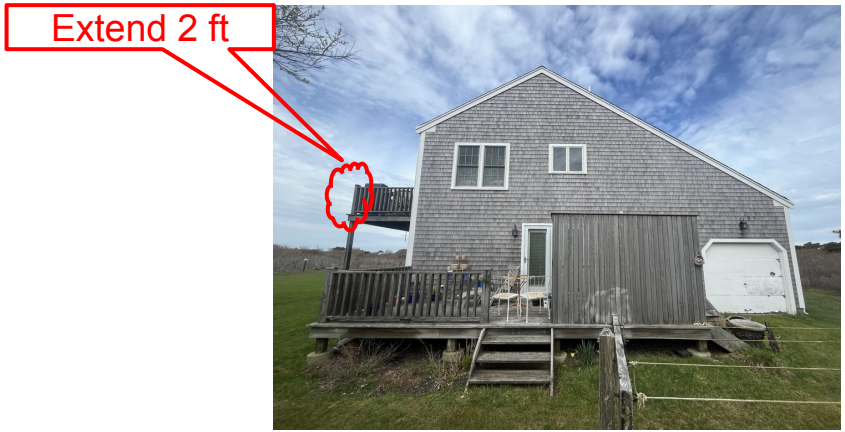
Existing North Elevation No Changes



11 Myles Standish St. - Map 80 Parcel 13- Proposed Changes



North



East



South

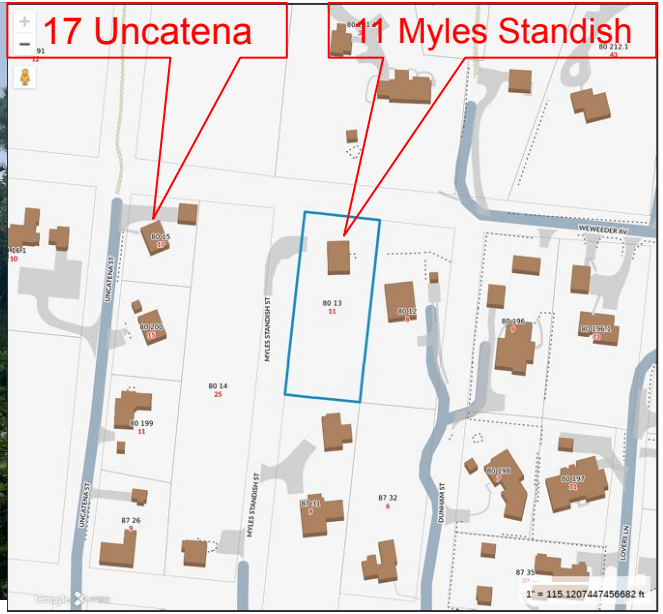


West

11 Myles Standish St. - Map 80 Parcel 13- Proposed Changes

Neighborhood example:





Building Layout



17 Uncatena St- same house design with existing deck the same size as proposed at 11 Myles standish, built 1972