1. No Meeting Agenda

   There is no agenda available for this meeting. Please view the minutes.

1.I. Viewpack 01/26/2021 Meeting

Documents:

2 KILLDEER LANE - ADDITION.PDF
3 MARY ANN DRIVE - REV 71596 GARAGE DOOR VENEER.PDF
6 BOULEVARDE - NEW MAIN HOUSE.PDF
9 HAWKS CIRCLE - NEW DWELLING.PDF
20 BISHOP RISE LOT A - NEW DWELLING.PDF
26 SESAPANA ROAD - SOLAR ROOFTOP.PDF
36 WASHING POND ROAD - NEW MAIN HOUSE.PDF
38 DERRYMORE ROAD - POOL AND HARDSCAPE.PDF
58 KENDRICK ST - ADD HIPPED ROOF.PDF
59 S SHORE RD - POOL AND HARDSCAPE.PDF
111 SURFSIDE ROAD - NEW GUEST HOUSE.PDF
LETTER TO HDC RE 59 S SHORE ROAD - TAMARA GRENIER.PDF
PICS FOR 111 SURFSIDE SUB FROM VAL OLIVER 1-18-21.PDF

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 1057

Street & Number of Proposed Work: 2 KILLDEER LANE

Owner of record: STEVEN & SANDRA SMITH TRST.

Mailing Address: 2 KILLDEER LANE
NANTUCKET MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: NANTUCKET ARCHITECTURE GROUP.

Mailing Address: PO BOX 1814
NANTUCKET MA

Contact Phone #: 228-5731X2 E-mail: _____
STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ 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: 109
Width: 17-0 Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS (describe)

1. East Elevation ADD 48 SF ENTRY PORTICO
2. South Elevation
3. West Elevation
4. North Elevation ADD 109 SF DRESSING RM & BATH.

*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 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 1X8 Rake 1X8 Soffit (Overhang) TME Corner boards 1X6 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 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.

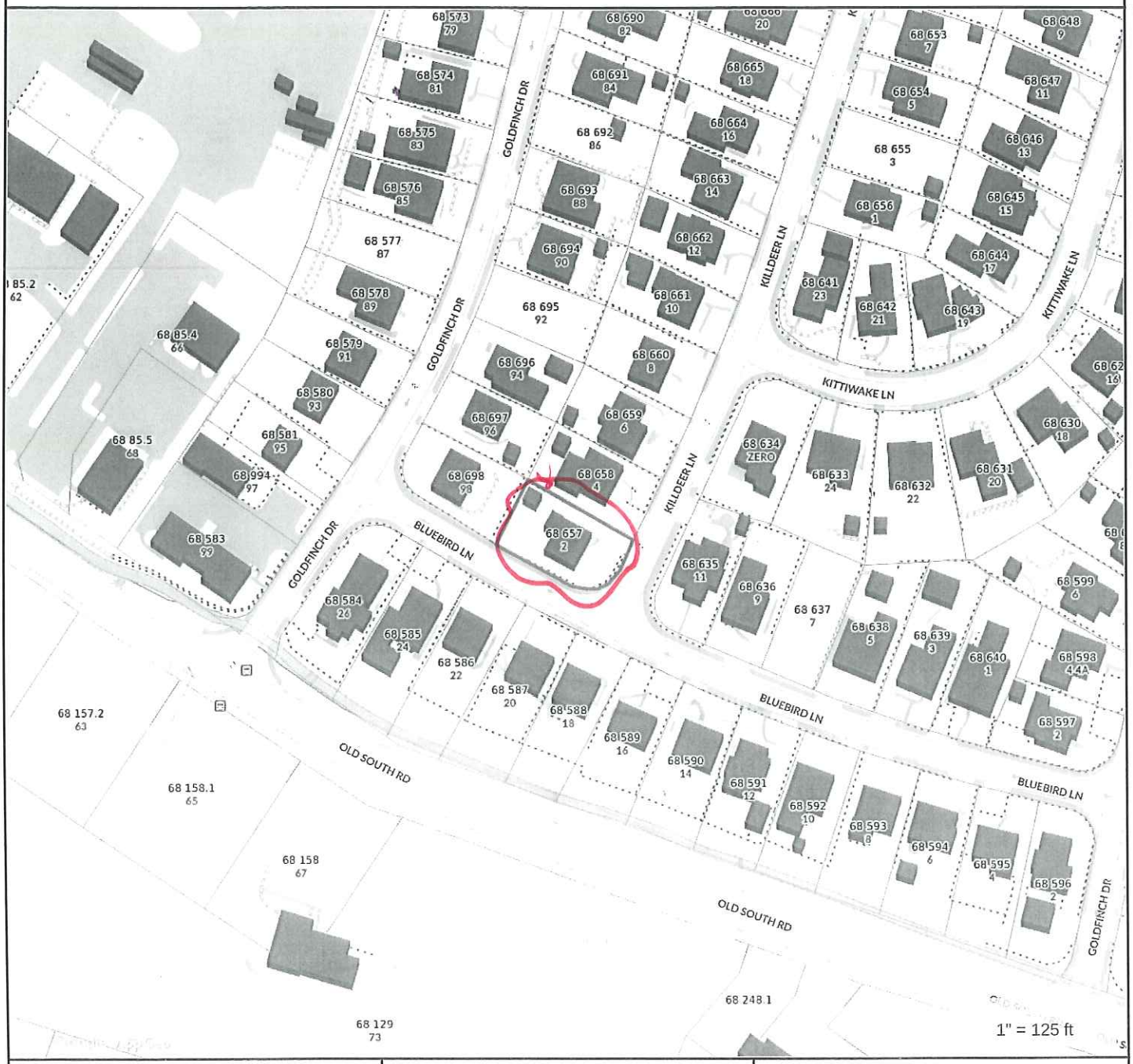
COLORS

Sidewall NTW Clapboard (if applicable) WHITE Roof T.M.E.
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 7/11/2021 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	68 657
Location	2 KILLDEER LN
Owner	SMITH STEVEN & SANDRA TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 11/13/2018
Data updated 11/19/2018

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

CJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
flynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Theriault

AS AGENT FOR Mr & Mrs Steven Smith

STREET ADDRESS 2 Killdeer Lane

MAP/PARCEL 68 657

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/5/2021

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

1/4/2021
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.

DOOR SCHEDULE

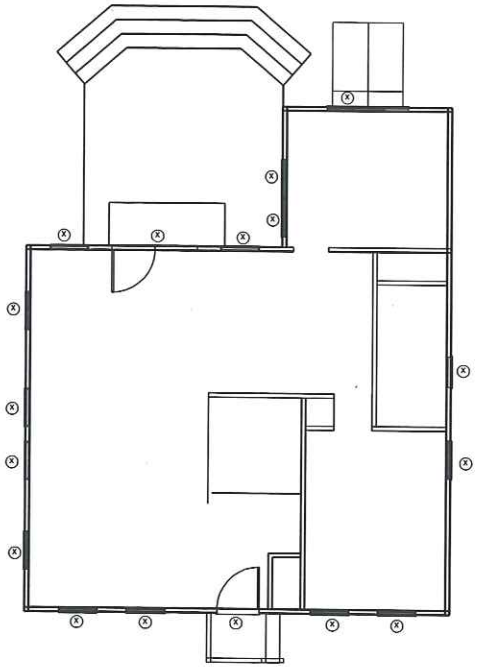


NANTUCKET CUSTOM MILLWORKS
3-0 X 6'-8 WITH 1'-0
SIDE LIGHTS

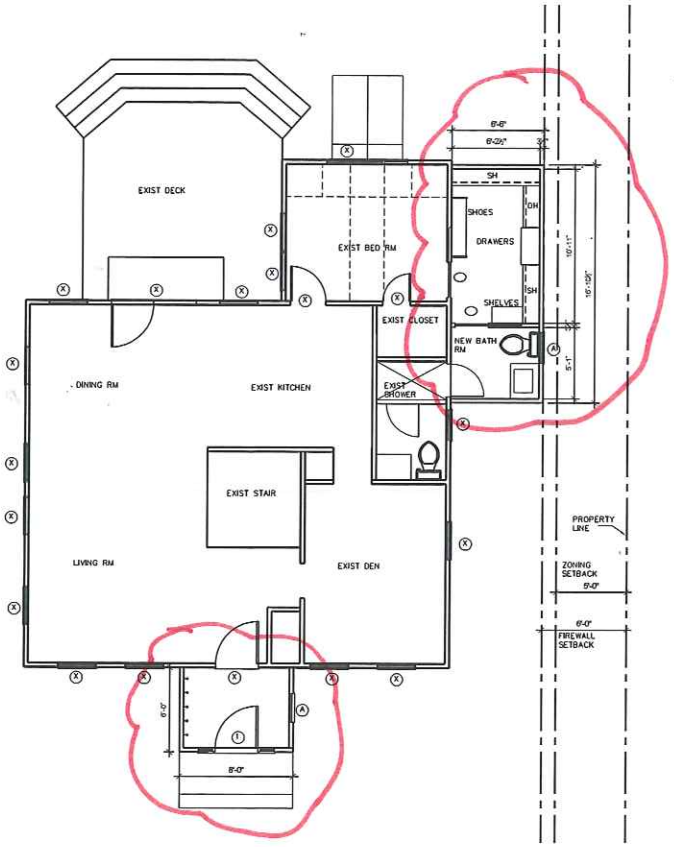
WINDOW SCHEDULE



A
2'-2"X 3'-8"
RO 27 X 45
BOSTON SASH
TNE



1 EXISTING FIRST FLOOR PLAN
Scale: 1/4=1'-0



C PROPOSED FIRST FLOOR PLAN
Scale: 1/4=1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

ADDITION AND ALTERATIONS FOR :
STEVEN AND SANDRA SMITH
2 KILLDEER LANE , NANTUCKET MA 02554

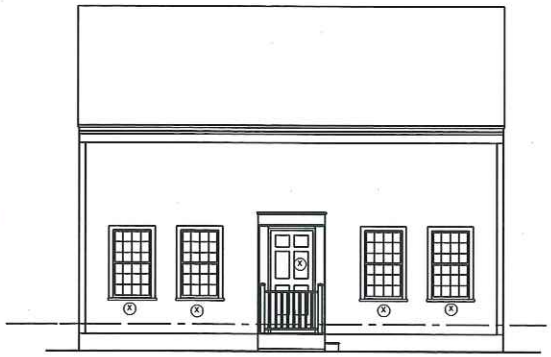
PLANS

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

D/B:xxx copyright nag 2015

client number

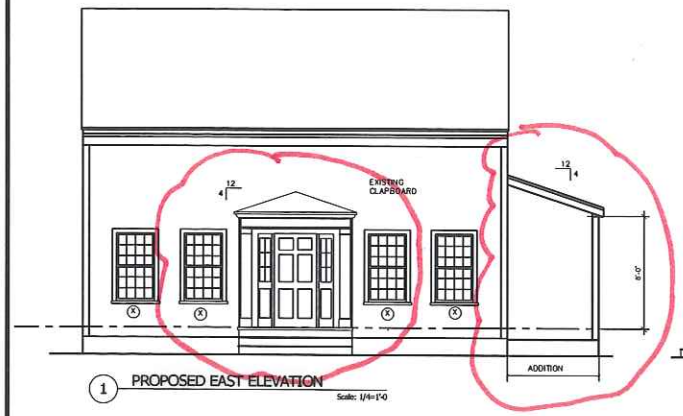
A1



1 EXISTING EAST ELEVATION
Scale: 1/4"=1'-0



1 EXISTING NORTH ELEVATION
Scale: 1/4"=1'-0



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



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

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ADDITION AND ALTERATIONS FOR :
STEVEN AND SANDRA SMITH
2 KILLDEER LANE ,NANTUCKET MA 02554

ELEVATIONS

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

D/B: xxx copyright nag 2015

client number

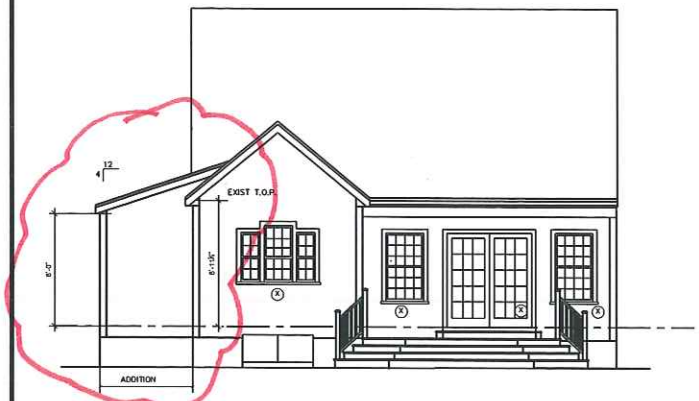
A2



1 EXISTING WEST ELEVATION
Scale: 1/4=1'-0



1 EXISTING SOUTH ELEVATION
Scale: 1/4=1'-0



1 PROPOSED WEST ELEVATION
Scale: 1/4=1'-0



1 PROPOSED SOUTH ELEVATION
Scale: 1/4=1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

ADDITION AND ALTERATIONS FOR :
STEVEN AND SANDRA SMITH
2 KILLDEER LANE ,NANTUCKET MA 02554

ELEVATIONS

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

D/B: xxx copyright nag 2015
client number

A3



SOUTH



SOUTH



WEST



SOUTH WEST



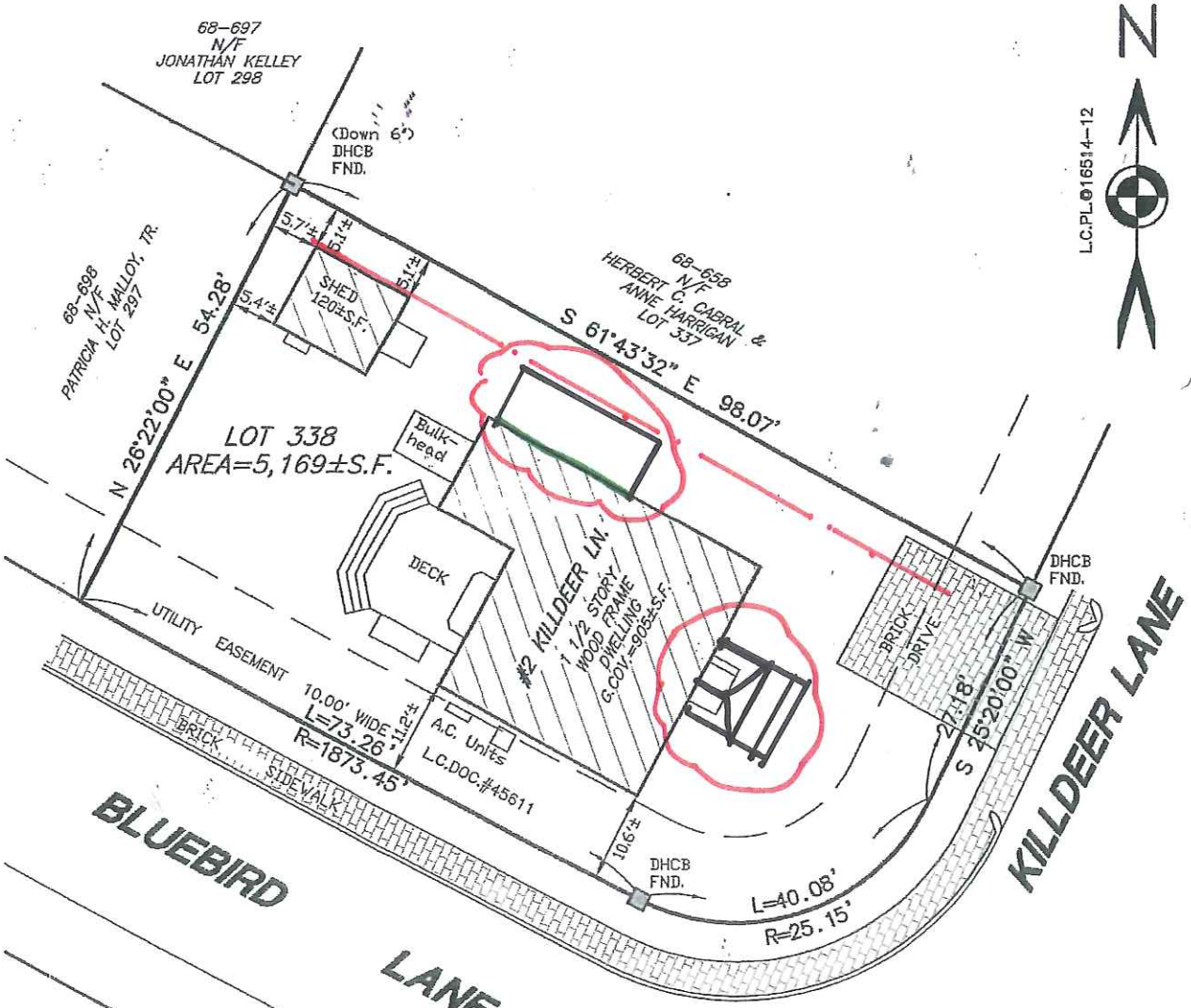
WEST ELEVATION



NORTH



EAST



CURRENT ZONING:	R-5
MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONTYARD SETBACK:	10 FT.
SIDE AND REAR SETBACK:	10 FT. MIN. ON ONE SIDE, 5 FT. THEREAFTER, REAR: 5 FT.
ALLOWABLE G.C.R.:	40%
EXISTING G.C.R.:	17.5% ±

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.

AS BUILT PLOT PLAN FOR DECK
#2 KILLDEER LANE
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=20' | DATE: APR. 3, 2019

DEED REFERENCE: CERT.#25906
PLAN REFERENCE: L.C.PL.#16514-12
ASSESSOR'S REFERENCE:
MAP: 68 PARCEL: 657

PREPARED FOR:
STEVEN SMITH and
SANDRA SMITH, Trs.

EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808

ES-596

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 214

Street & Number of Proposed Work: 3 MARYANN DR.

Owner of record: 3 MARYANN DR LLC

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCUTONE.com

AGENT INFORMATION (if applicable)

Name: MCA+

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCUTONE.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. # 71596

☐ 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

CHANGE WOOD VENEER GARAGE DOORS TO STEEL

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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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 _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT. Clapboard (if applicable) — Roof DARK GRAY
Trim NAT. Sash WHITE Doors GARAGE DOORS TO
Deck — Foundation — Fence — Shutters —

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

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

Date 1/18/21 Signature of owner of record ✗ _____ 3 MARYANN DR LLC Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I DOUG MILLS

AS AGENT FOR 3 MARY ANN DR LLC

STREET ADDRESS 3 MARY ANN DR

MAP/PARCEL 68/214

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/19/21

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 Date 1/19/21

Planning and 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.

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✓ 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.

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REQUIRED WHERE APPLICABLE:

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

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— 5. Topographic Map: Must show existing and 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.

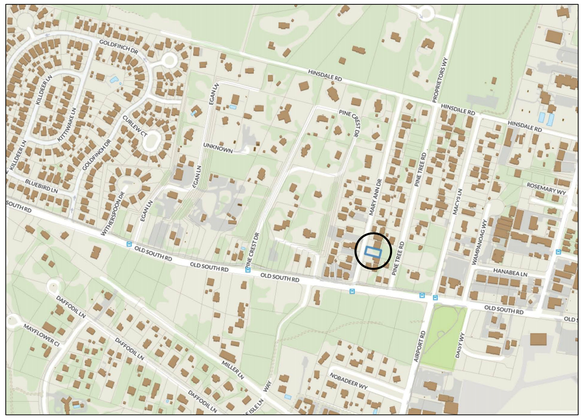
m 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

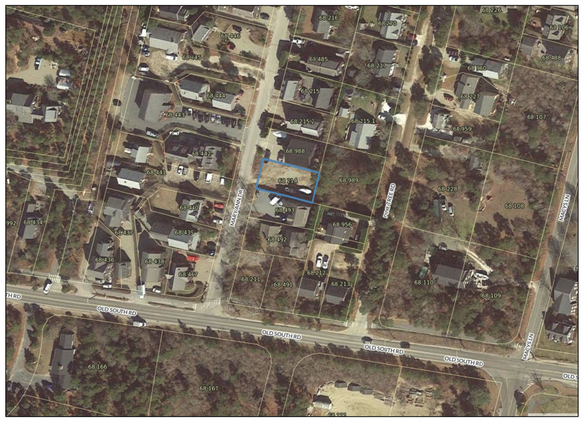
— 8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is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

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

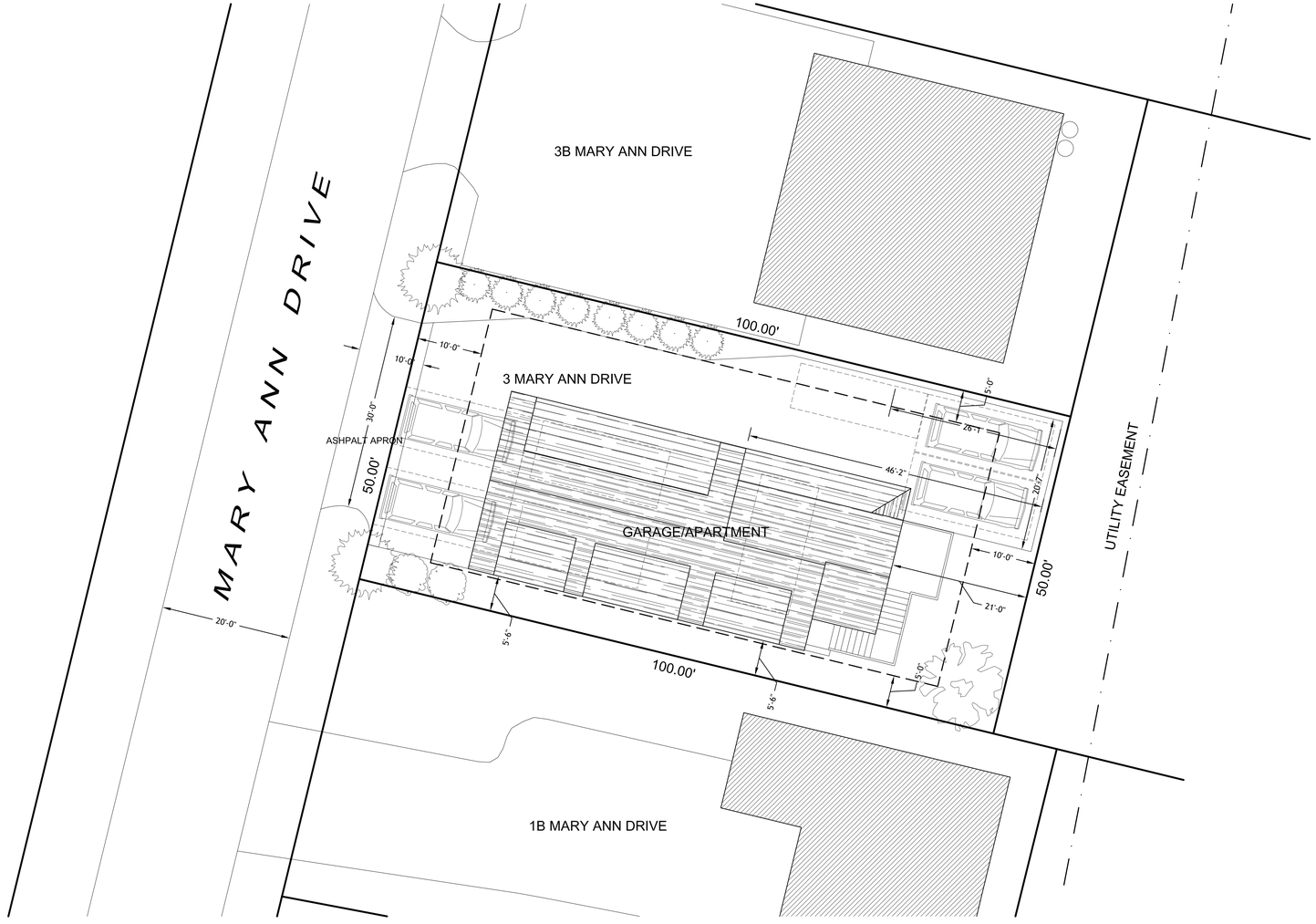
3 MARY ANN DRIVE LLC - 3 MARY ANN DRIVE



LOCUS PLAN: NTS



AERIAL VIEW: NTS



SITE PLAN: 1" = 10'-0"

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	29	ANDERSEN ADH2848	R.O.: 2'-8" x 4'-8"	6/6 DOUBLE HUNG WINDOW
B	2	ANDERSEN ADH2638	R.O.: 2'-6" x 3'-8"	6/6 DOUBLE HUNG WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	2	CUSTOM 3'-0" x 6'-8" DOOR	R.O.: 3'-3" x 6'-11"	9 LIGHT DOOR
2	3	CUSTOM 3'-0" x 6'-8" DOOR	R.O.: 3'-3" x 6'-11"	CUSTOM BOARD DOOR
3	1	ANDERSEN FWHID60611ASR	R.O.: 6'-0" x 6'-11"	(2) 15 LIGHT PATIO DOORS
4	2	CUSTOM GARAGE DOORS	R.O.: 10'-6" x 11'-0"	STEEL GARAGE DOORS
5	1	CUSTOM GARAGE DOORS	R.O.: 12'-6" x 11'-0"	GARAGE DOOR w/ CEDAR VENEER







MARK CUTONE ARCHITECTURE+
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR
BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN
CAPE STRUCTURAL CONSULTANTS
1085 EAST WATER STREET
CHARLOTTESVILLE, VA 22902
508.457.6794

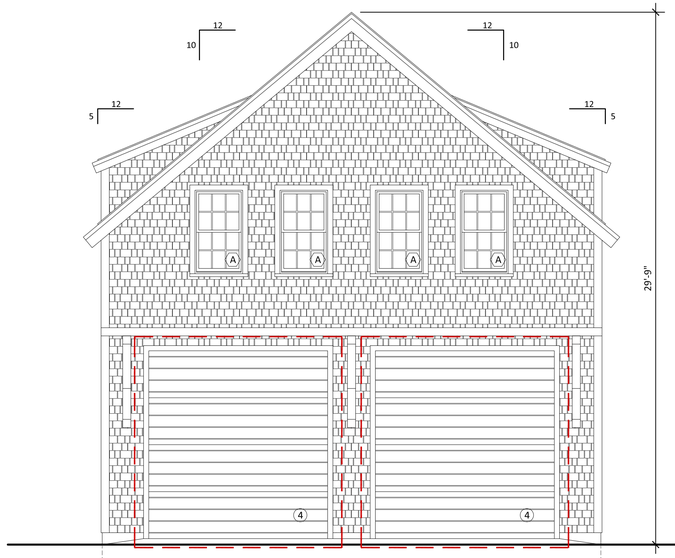
HDC
DOOR CHANGE

3 MARY ANN DRIVE LLC
3 MARY ANN DRIVE
NANTUCKET, MA 02554
MAP: 68 PARCEL: 214

COVER SHEET

C1.1

18 JANUARY 2021



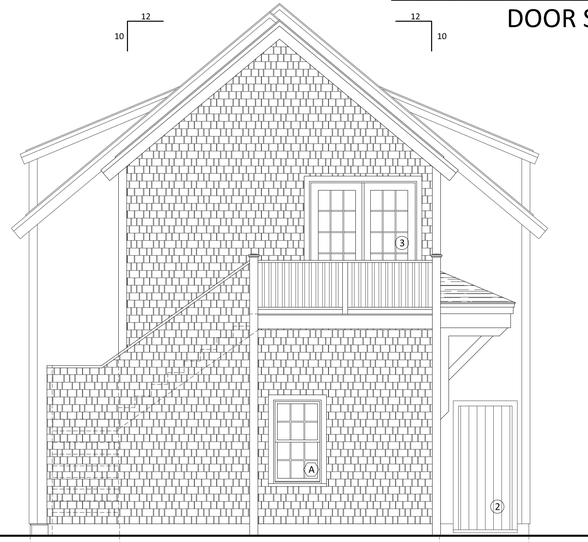
WEST ELEVATION
SCALE: 1/4" = 1'-0"



DOOR SAMPLE



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



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



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

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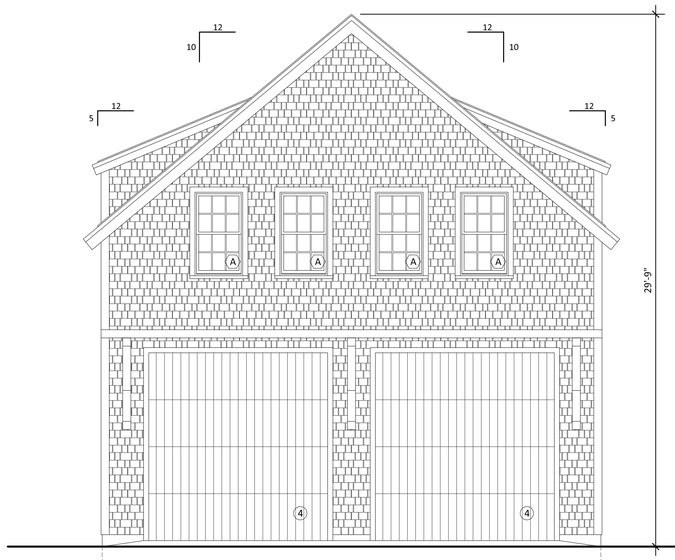
HDC
DOOR CHANGE

3 MARY ANN DRIVE LLC
3 MARY ANN DRIVE
NANTUCKET, MA 02554
MAP: 68 PARCEL: 214

ELEVATIONS

A2.1

18 JANUARY 2021

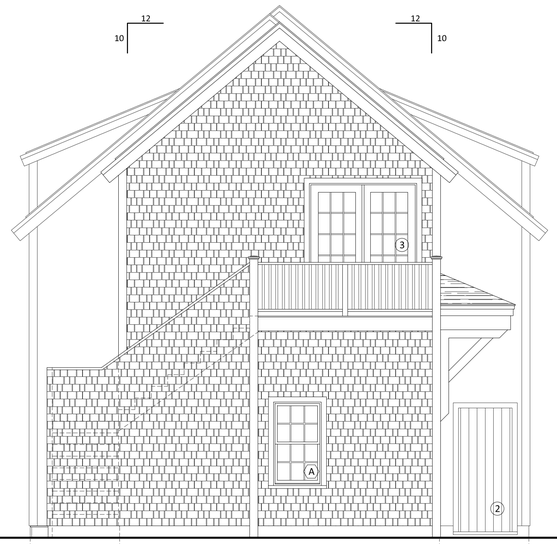


WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

PREVIOUS APPROVAL



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



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

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ARCHITECTURE +

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508.833.0070

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DOOR CHANGE

3 MARY ANN DRIVE LLC
3 MARY ANN DRIVE
NANTUCKET, MA 02554
MAP: 68 PARCEL: 214

ELEVATIONS

A2.2

18 JANUARY 2021

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 75.1

Street & Number of Proposed Work: 6 Boulevarde

Owner of record: Alexandros Papadopoulos

Mailing Address: PO Box 1903

Lowell MA 01853

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: 70' Sq. Footage 1st floor: 2118 s.f.
Width: 46' Sq. footage 2nd floor: 1240 s.f.
Sq. footage 3rd floor: _____

Decks/Patio: Size: 850 s.f. ☑ 1st floor ☐ 2nd floor
Size: 135 s.f. ☐ 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 27' 5" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS (describe)
1. ~~East Elevation~~
2. South Elevation New Dwelling
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) water struck ☐ Other _____

Roof Pitch: Main Mass 9 /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 _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 4x4

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

Doors* (type and material): ☐ TDL ☑ SDL Front 2 light 2 panel Rear 6 light Side 6 light 1 panel
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

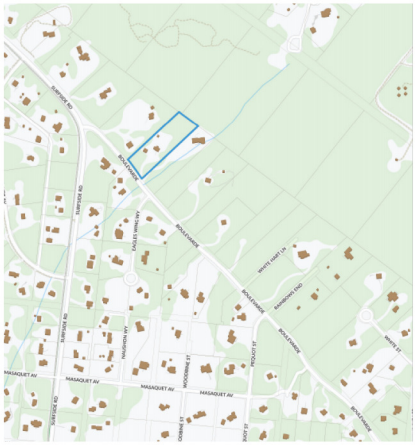
Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Grey Fence _____ Shutters _____

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

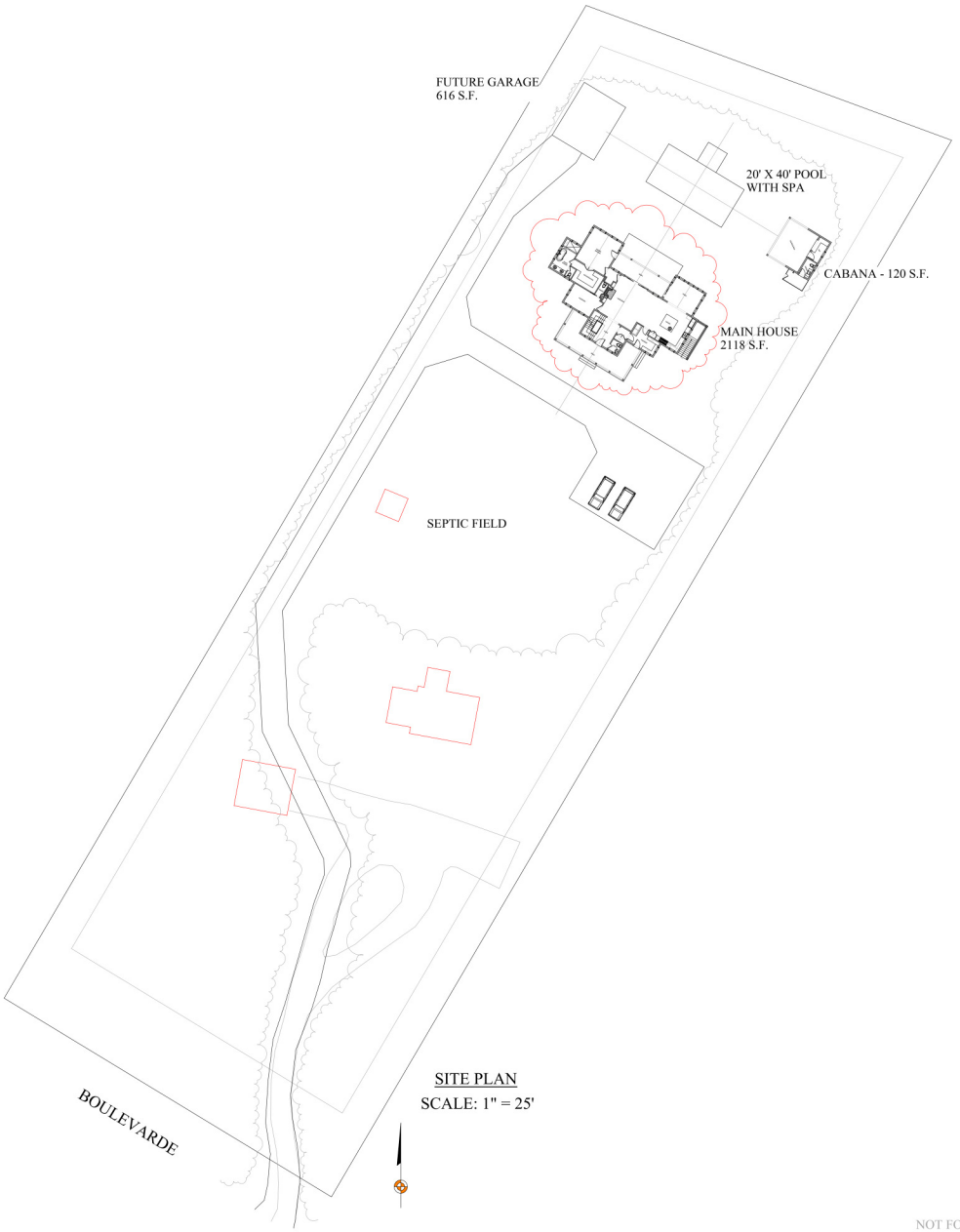
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 1/11/2021 Signature of owner of record Alexandros Papadopoulos by Jr. Pres. Mgr. Signed under penalties of perjury

6 BOULEVARDE
NANTUCKET, MA 02554



MAP & PARCEL: 80 X 75.1
ZONE: LUG - 2
FRONT / REAR SETBACKS: 35' / 15'
MINIMUM LOT SIZE: 80,000 S.F.
LOT AREA: 93,313 S.F.
GROUND COVER RATIO: 4%
PROPOSED NEW GROUND COVER:
  MAIN HOUSE: 2,118 S.F.
  GARAGE: 520 S.F.
  GUEST HOUSE: 916 S.F.
  CABANA: 120 S.F.
TOTAL GROUND COVER: 3,674 S.F.
ALLOWABLE GROUND COVER: 3,733 S.F.



SITE PLAN
SCALE: 1" = 25'

NOT FOR CONSTRUCTION

DESIGNED BY
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 - NANTUCKET, MA 02554
(508) 228-2644 - NORMANDRESIDENTIAL.COM

Design and drawings prepared by Normand Residential Design, Inc. are instruments of service and shall remain the property of Normand Residential Design, Inc. whether the project for which they are made is executed or not.

COVER SHEET
DATE: 01/13/2021
SCALE: AS NOTED

M/P: 80 / 75.1

6 BOULEVARDE
NANTUCKET, MA

A



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

BENJAMIN
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DESIGN, INC.
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-3644 – NORMANDRESIDENTIAL.COM

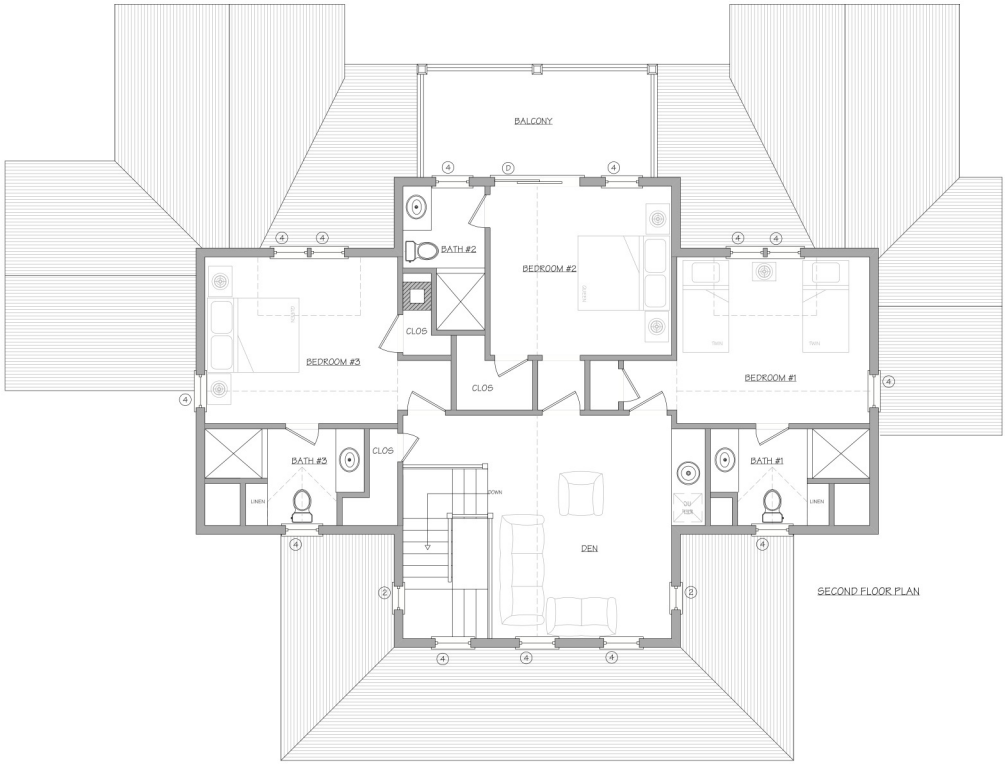
Design and drawing documents prepared by Benjamin Normand Residential Design, Inc. are instruments of service and shall remain the property of Benjamin Normand Residential Design, Inc. whether the project for which they are made is executed or not.

FIRST FLOOR PLAN
DATE: 01/13/2021
SCALE: 1/4" = 1'-0"

M/P: 80 / 75.1

6 BOUELVARDE
NANTUCKET, MA

1



SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC.
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-3644 – NORMANDRESIDENTIAL.COM

SECOND FLOOR PLAN
DATE: 01/13/2021
SCALE: 1/4" = 1'-0"

M/P: 80 / 75.1

6 BOUELVARDE
NANTUCKET, MA

2



SOUTH ELEVATION



EAST ELEVATION

6 blvd Main House — 1/13/2021

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Comments	Quant.
1	2' 4" x 2' 5"	TBD	Andersen	Awning	Single	confirm size	1
2	1' 8" x 2' 0"	TBD	Andersen	Fixed	Single		5
3	2' 5 5/8" x 4' 0 7/8"	2' 6 1/8" x 4' 0 7/8"	Andersen	Double hung	Single		6
4	2' 5 5/8" x 4' 4 7/8"	2' 6 1/8" x 4' 4 7/8"	Andersen	Double hung	Single		27
5	2' 7 5/8" x 4' 8 7/8"	2' 8 1/8" x 4' 8 7/8"	Andersen	Double hung	Single		12
A	3' 0" x 6' 8"	TBD	TBD	2 light/ 2 panel	Single		1
B	2' 8" x 6' 8"	TBD	TBD	6 light/ 1 panel	Single		1
C	2' 8" x 6' 8"	TBD	TBD	6 light	Single		1
D	5' 11 1/4" x 6' 10 3/8"	6' 0" x 6' 11"	Andersen	6 light slider	Double		2
E	11' 9" x 6' 10 3/8"	11' 10" x 6' 11"	Andersen	6 light slider	Quad		1
F	3' 0" x 6' 8"	TBD	TBD	6 Light	Single	Basement	1

Window Notes (unless otherwise noted)

1. Jamb width to be determined on site before ordering windows
2. All window casing details to match elevations
3. All windows and doors must be D.P. rated in accordance to Building Code 780CMR 5301.2
4. All ganged windows to have double stud pocket

Note:
Contractor is responsible for coordinating window and door sizes and for verifying and updating any inconsistencies

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-3644 – NORMANDRESIDENTIAL.COM

These architectural documents shown "as" or "this" set are and shall remain the property of Benjamin Normand Residential Design, Inc. The use of these documents is limited to the original site for which they were prepared and publication thereof is restricted to comments only.

ELEVATIONS
DATE: 01/13/2021
SCALE: 1/4" = 1'-0"

M/P: 80 / 75.1

6 BOUELVARDE
NANTUCKET, MA

3



NORTH ELEVATION



WEST ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC.

P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2644 – NORMANDRESIDENTIAL.COM

ELEVATIONS
DATE: 01/13/2021
SCALE: 1/4" = 1'-0"

M/P: 80 / 75.1

6 BOUELVARDE
NANTUCKET, MA

4

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 6 Boulevarde

Tax Map Number: 80 Parcel Number: 75.1

Owner of Record: Alexandros Papadopoulous

Description of Proposal: • Move off or Demolish existing main house 1st flr = 910 s.f. 2nd flr = 300 s.f.

• Move off or Demolish existing Garage: 1st flr = 480 s.f., 2nd flr = 400 s.f.

• New Dwelling: 1st flr = 2,110 s.f., 2nd flr = 1,400 s.f.

Anticipated HDC Submission Date: 1/19/2021

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

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

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

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Postage	$0.55
Total Postage and Fees	$4.10

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01/11/2021

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City, State, ZIP+4®: Nantucket MA 02584

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

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01/11/2021

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Street and Apt. No., or PO Box No.: 5 Boulevarde
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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01/11/2021

Sent To: Rafael & Gail Osona
Street and Apt. No., or PO Box No.: PO Box 2607
City, State, ZIP+4®: Nantucket MA 02584

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East Aurora, NY 14052

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01/11/2021

Sent To: Louisa Crosby
Street and Apt. No., or PO Box No.: PO Box 76
City, State, ZIP+4®: E. Aurora NY 14052

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☐ Return Receipt (electronic)	$0.00
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
Total Postage and Fees	$4.10

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Postmark Here
JAN 11 2021
01/11/2021

Sent To: Kelly & Sanford Ferguson
Street and Apt. No., or PO Box No.: 210 Sixth Ave
City, State, ZIP+4®: Pittsburgh PA 15222

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

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 Ben Normand

AS AGENT FOR Alexandros Papadopoulos

STREET ADDRESS 6 Boulevarde

MAP/PARCEL 80/751

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/19/2021

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

Date 1/11/2021

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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.

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.

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°: 74 PARCEL N°. 37.1

Street & Number of Proposed Work: 9 HAWKS CIRCLE

Owner of record: L.B.C. SCONSET, LLC

Mailing Address: 515 W. 23rd ST.

NEW YORK, NY 10011

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: J. GRAHAM GOODSMITH ARCHITECTS (ADAM DAVIS)

Mailing Address: 7 KILBURN ST.

BURLINGTON, VT 05401

Contact Phone #: 802-862-4053 E-mail: adavis@jggarchitects.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 82'-8" Sq. Footage 1st floor: 3777 Decks/Patio: Size: 1552 ☒ 1st floor ☐ 2nd floor

Width: 60'-0" Sq. footage 2nd floor: 2553 Size: 600 ☐ 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 28'-0" South 28'-0" East 28'-0" West 28'-0"

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) 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 _____ 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 6 1/4 Rake 6 1/4 Soffit (Overhang) 5" Corner boards NA Frieze 7 1/4"

Window Casing 4 1/2" Door Frame 4 1/2" 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 MAHOGANY Rear CLAD (GREEN) Side MAHOGANY

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways BLUE STONE Walls NA

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL

Trim WHITE Sash FOREST GREEN Doors FOREST GREEN

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 1/16/24 Signature of owner of record J. GRAHAM GOODSMITH ARCHITECTS Signed under penalties of perjury



Property Information

Property ID	74 37.1
Location	9 HAWKS CI
Owner	HILZENRATH EUGENE B TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 11/13/2018
Data updated 11/19/2018

Propper Residence

SITE INFORMATION - NEW HOUSE Nantucket, MA

9 HAWKS CIRCLE

ZONING DIMENSIONAL REQUIREMENTS

9 HAWKS CIRCLE - Map: 74 Parcel: 37.1
Zoning District: SR-20

	REQUIRED	ACTUAL
Minimum Lot Size -	20,000 sf	40,000 sf
Maximum Ground Cover -	allowable 12.5%	New 9.44% (3777 sf)
Minimum Frontage -	75'-0"	225'-11"
Front Setback -	30'-0"	36'-3"
Side/Side Setback -	10'-0"	71'-4"/100'-11"

EXISTING SF	
Main House -	3777 sf
Guest House -	FUTURE
Shed -	FUTURE
Allowable Grnd Coverage -	5000 sf
	3777 sf

NOTES:
SURVEY INFORMATION ATTAINED FROM AS-BUILT PLOT PLAN
PREPARED BY NANTUCKET SURVEYORS LLC,

Drawing List

A0.0 Site Information
A0.1 Proposed

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 W: jggarchitects.com
date: 01/15/21drawn: Authorproject: 2008

J.GRAHAM GOLDSMITH ARCHITECTS

REV #	DATE

#9
Hawks Circle
Nantucket, Mass

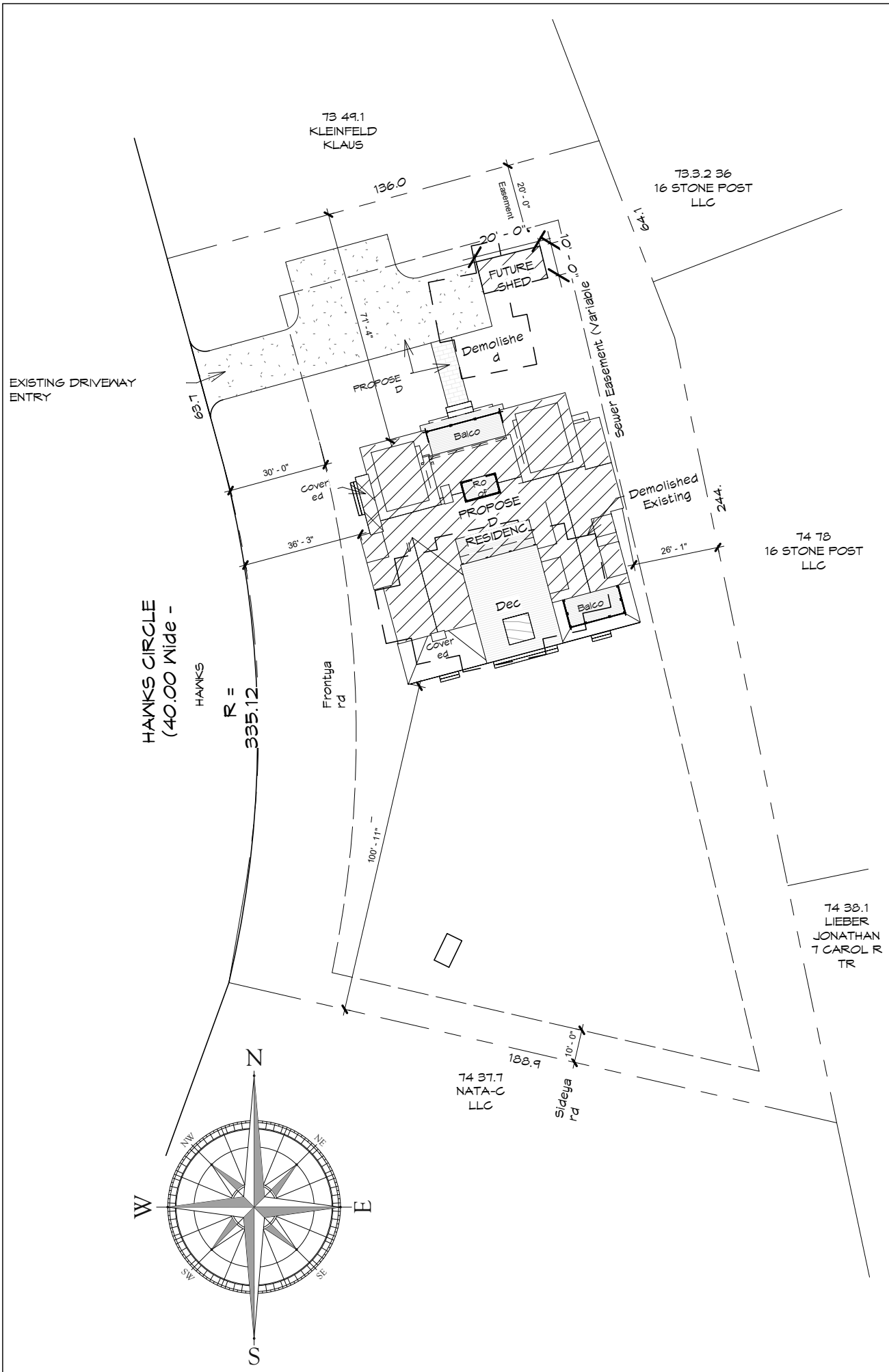
a project for:
The Propper Family

DRAWING TITLE
HDC Submission

SCALE	As indicated
DATE	01/15/21
DRAWN	Author
JOB NUMBER	2008

SHEET
A0.0

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7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 W: jgggarchitects.com

date: 01/15/21drawn: Authorproject: 2008

J.GRAHAM GOLDSMITH
ARCHITECTS

REV #	DATE

#9

Hawks Circle
Nantucket, Mass

a project for:
The Propper Family

DRAWING TITLE

PROPOSED SITE PLAN

SCALE	1" = 40'-0"
DATE	01/15/21
DRAWN	Author
JOB NUMBER	2008

SHEET

A0.1

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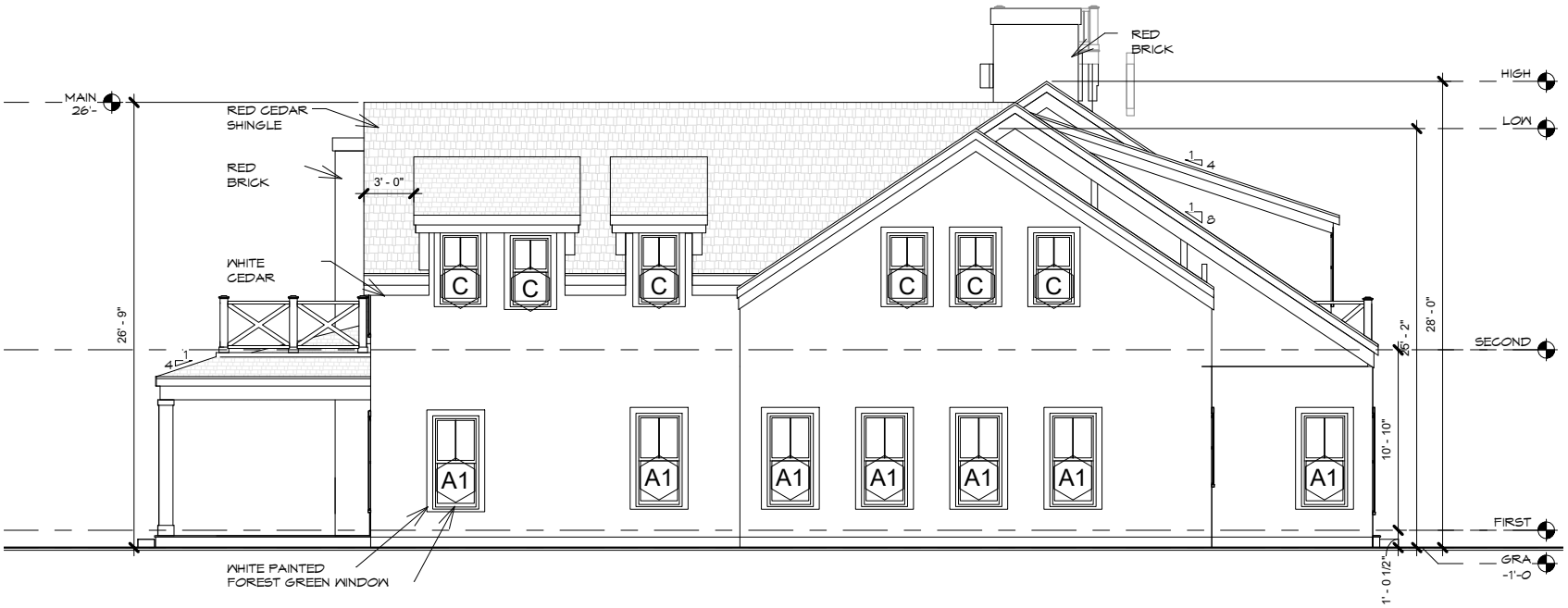
1 North Elevation
3/32" = 1'-0"

9

Hawks Circle
Nantucket, Mass
a project for: The Propper Family

J.GRAHAM GOLDSMITH
ARCHITECTS
7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 W: jgggarchitects.com

date: 11-16-20 drawn: TRF project: -



2 East Elevation

3/32" = 1'-0"

Hawks Circle

Nantucket, Mass

a project for: The Propper Family

J.GRAHAM GOLDSMITH
ARCHITECTS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 W: jgggarchitects.com

date: 11-16-20drawn: Author project: -



1 South Elevation
3/32" = 1'-0"

9

Hawks Circle

Nantucket, Mass

a project for: The Propper Family

J.GRAHAM GOLDSMITH ARCHITECTS
7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 W: jgggarchitects.com

date: 11-16-20 drawn: TRF project: -



1 West Elevation

3/32" = 1'-0"

9

Hawks Circle

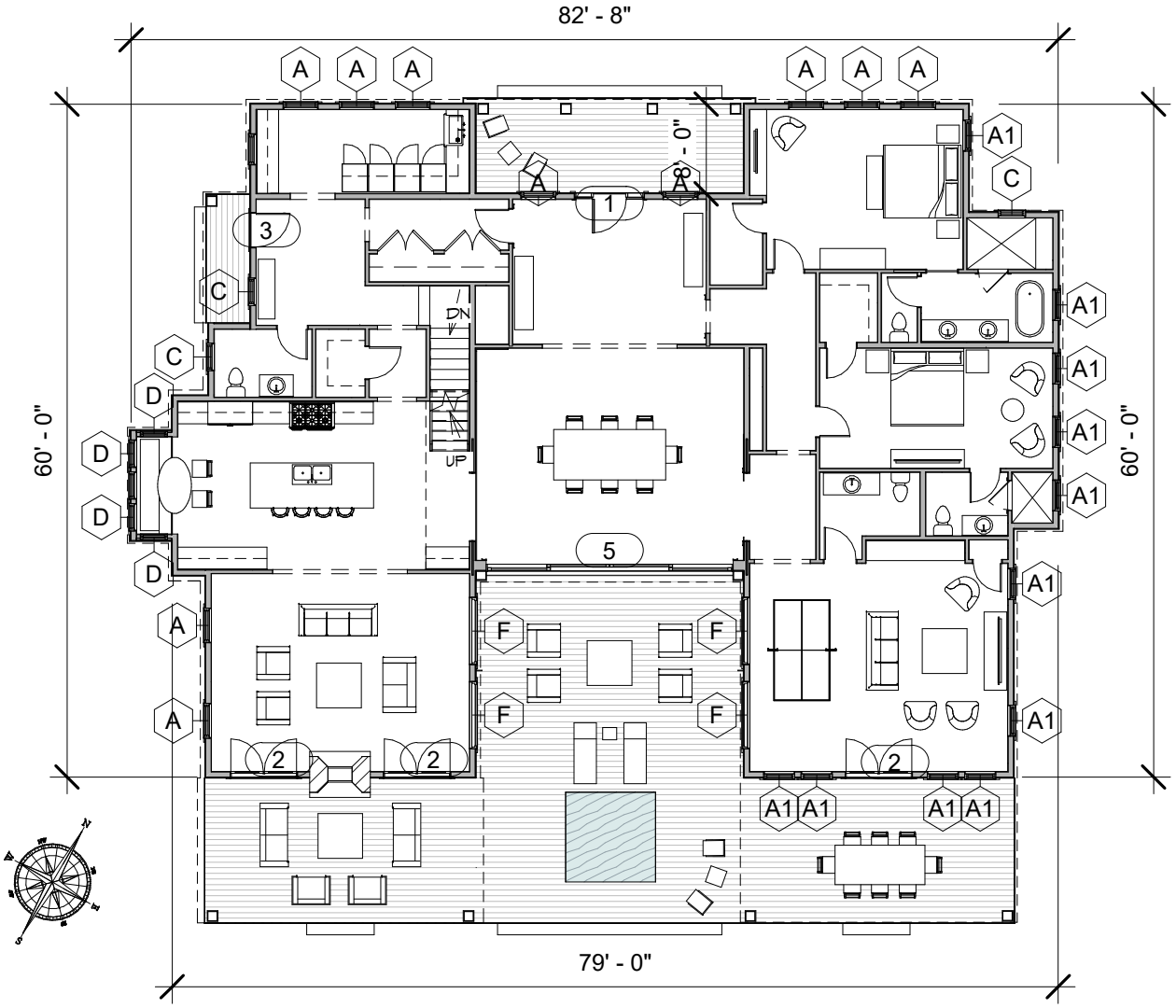
Nantucket, Mass

a project for: The Propper Family

J.GRAHAM GOLDSMITH ARCHITECTS

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 W: jgggarchitects.com

date: 11-16-20drawn: Author project: -



1 FIRST FLOOR PLAN L
1/16" = 1'-0"

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 W: jggarchitects.com
date: 01/15/21 drawn: TRF project: 2008

J.GRAHAM GOLDSMITH
ARCHITECTS

REV #	DATE

9

Hawks Circle
Nantucket, Mass

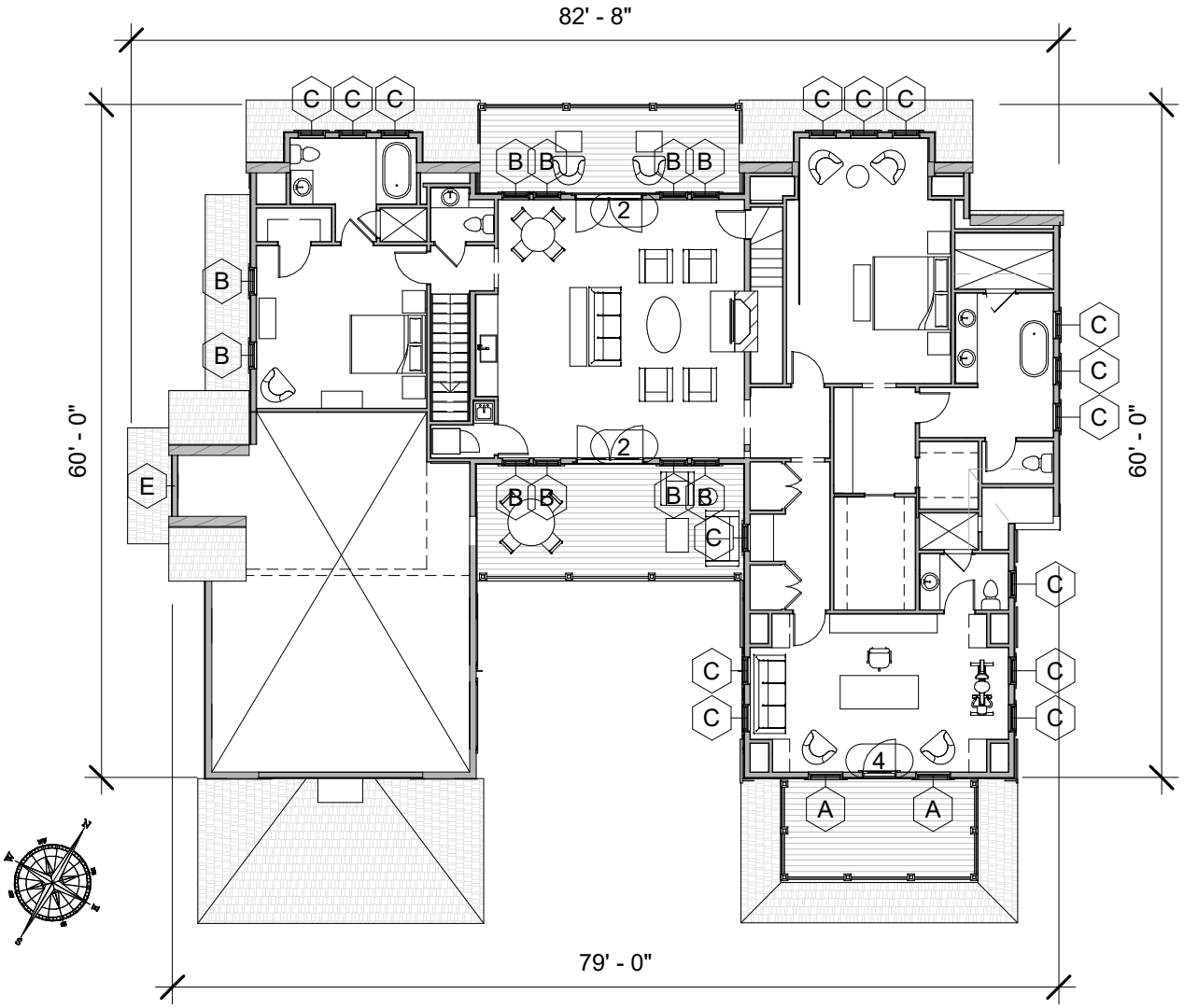
a project for:
The Propper Family

DRAWING TITLE
First Floor Plan

SCALE	1/16" = 1'-0"
DATE	01/15/21
DRAWN	TRF
JOB NUMBER	2008

SHEET
A1.1 I

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1 SECOND FLOOR PLAN L
1/16" = 1'-0"

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 W: jggarchitects.com
date: 01/15/21 drawn: TRF project: 2008

J.GRAHAM GOLDSMITH
ARCHITECTS

REV #	DATE

9

Hawks Circle
Nantucket, Mass

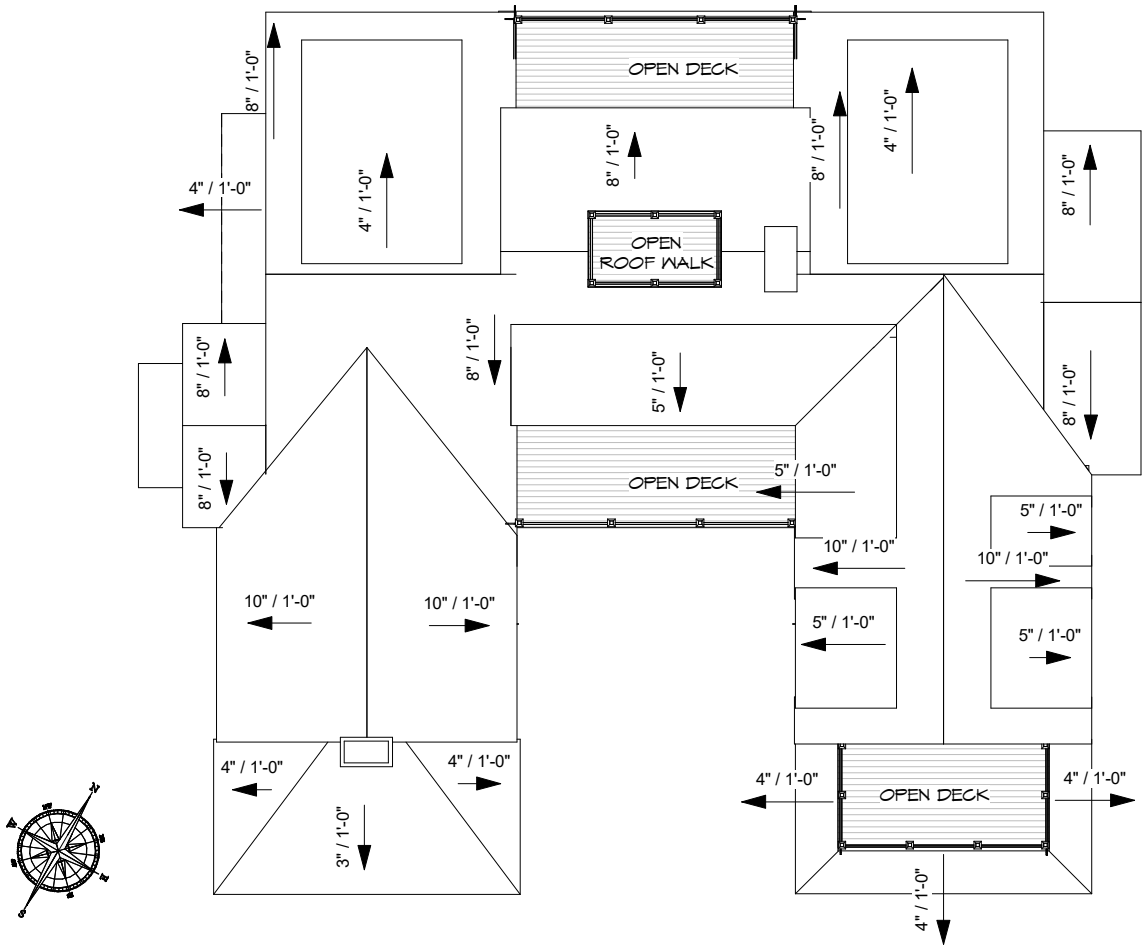
a project for:
The Propper Family

DRAWING TITLE
SECOND FLOOR PLAN

SCALE	1/16" = 1'-0"
DATE	01/15/21
DRAWN	TRF
JOB NUMBER	2008

SHEET
A1.2 I

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1 ROOF PLAN L
1/16" = 1'-0"

7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 W: jggarchitects.com
date: 01/15/21 drawn: TRF project: 2008

J.GRAHAM GOLDSMITH
ARCHITECTS

REV #	DATE

9

Hawks Circle
Nantucket, Mass

a project for:
The Propper Family

DRAWING TITLE
ROOF PLAN

SCALE	1/16" = 1'-0"
DATE	01/15/21
DRAWN	TRF
JOB NUMBER	2008

SHEET
A1.3 I

copyright © 2020 - J. GRAHAM GOLDSMITH ARCHITECTS

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 127

Street & Number of Proposed Work: 20 Bishops Rise Lot A

Owner of record: Holly Coburn

Mailing Address: 705 Pfer Rd.

Houston TX 77024

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: 60' Sq. Footage 1st floor: 2312 s.f. Decks/Patio: Size: 1250 s.f. ☑ 1st floor ☐ 2nd floor
Width: 42' Sq. footage 2nd floor: 2312 s.f. Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 27'0" South 31'0" East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS

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

(describe) New Dwelling

*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) water struck ☐ Other _____

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

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): 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) 6" Corner boards 5/4 x 6 Frieze 1x6
Window Casing 5/4x4 Door Frame 5/4x4 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 light 2 panel Rear 6 light Side 6 light
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 Black Doors Black
Deck Natural Foundation Grey Fence _____ Shutters _____

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

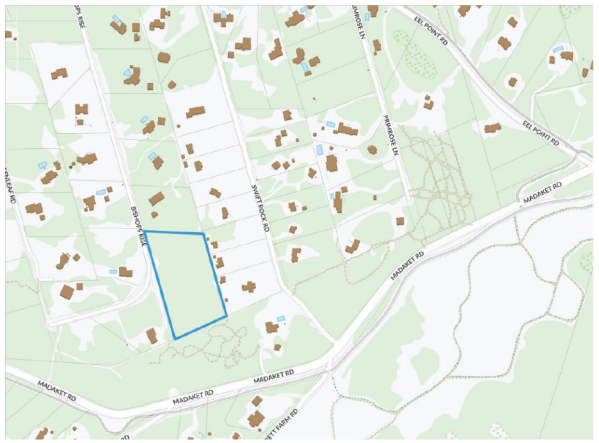
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 1/12/2021 Signature of owner of record _____ Signed under penalties of perjury

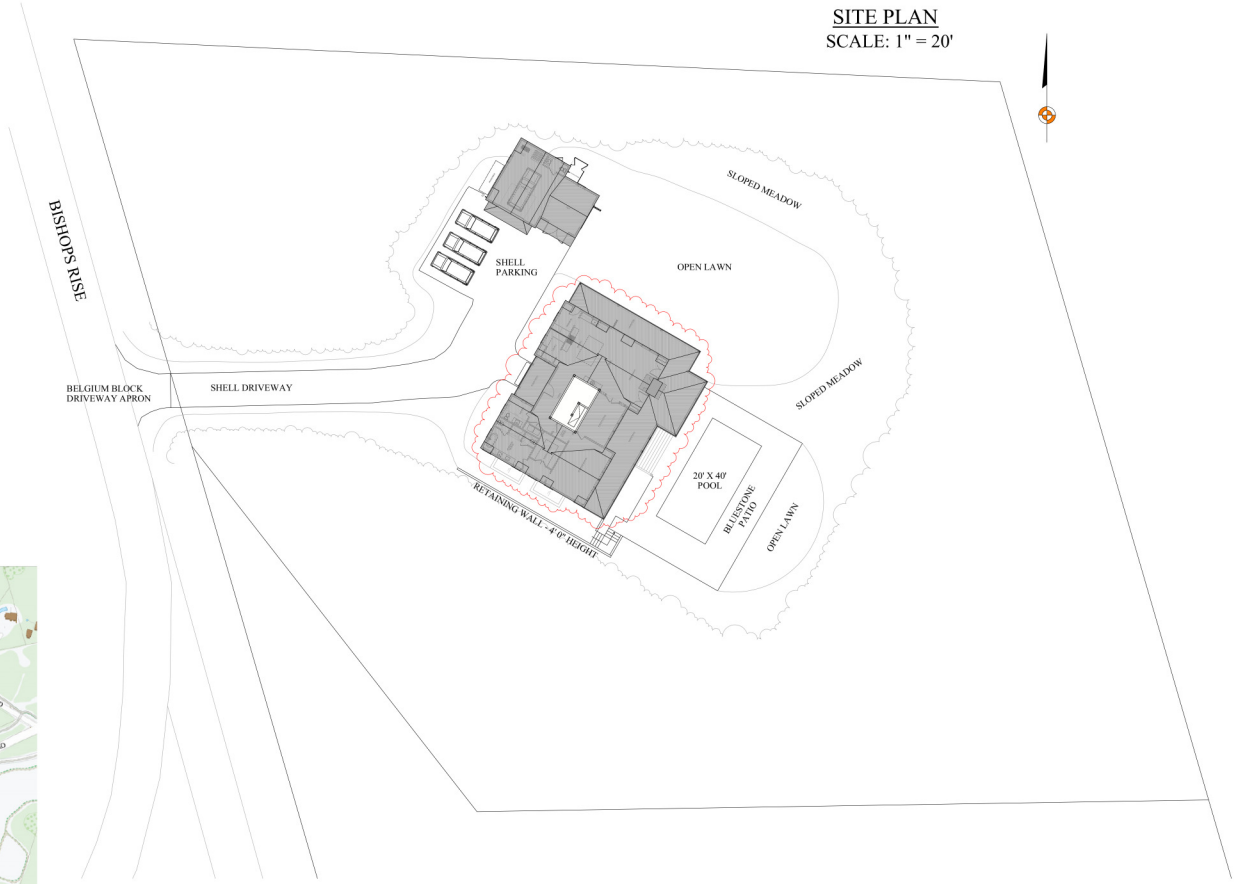
THE COBURN RESIDENCE
20 BISHOP'S RISE
NANTUCKET, MA 02554

MAP & PARCEL: 40 / 127 (LOT "A")
ZONE: LUG - 2
FRONT / REAR SETBACKS: 35' / 15'
MINIMUM LOT SIZE: 80,000 S.F.
LOT AREA: 81,233 S.F.
GROUND COVER RATIO: 4%
PROPOSED NEW GROUND COVER:
- MAIN HOUSE: 2,312 S.F.
- GARAGE: 738 S.F.

TOTAL GROUND COVER: 3,050 S.F.
ALLOWABLE GROUND COVER: 3,249 S.F.



SITE PLAN
SCALE: 1" = 20'



NOT FOR CONSTRUCTION

BENJAMIN NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 - NANTUCKET, MA 02554
(508) 228-2044 - BENJAMINNORMANDRESIDENTIAL.COM

These plans and drawings are property of Benjamin Normand Residential Design, Inc. and may not be used without permission.

COVER SHEET
DATE: 01/11/2021
SCALE: AS NOTED

M/P: 40 / 127

THE COBURN RESIDENCE
20 BISHOP'S RISE
NANTUCKET, MA

A



FIRST FLOOR PLAN

2,312 S.F.

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-5044 · BNORMAND@BENJNYMAN.COM

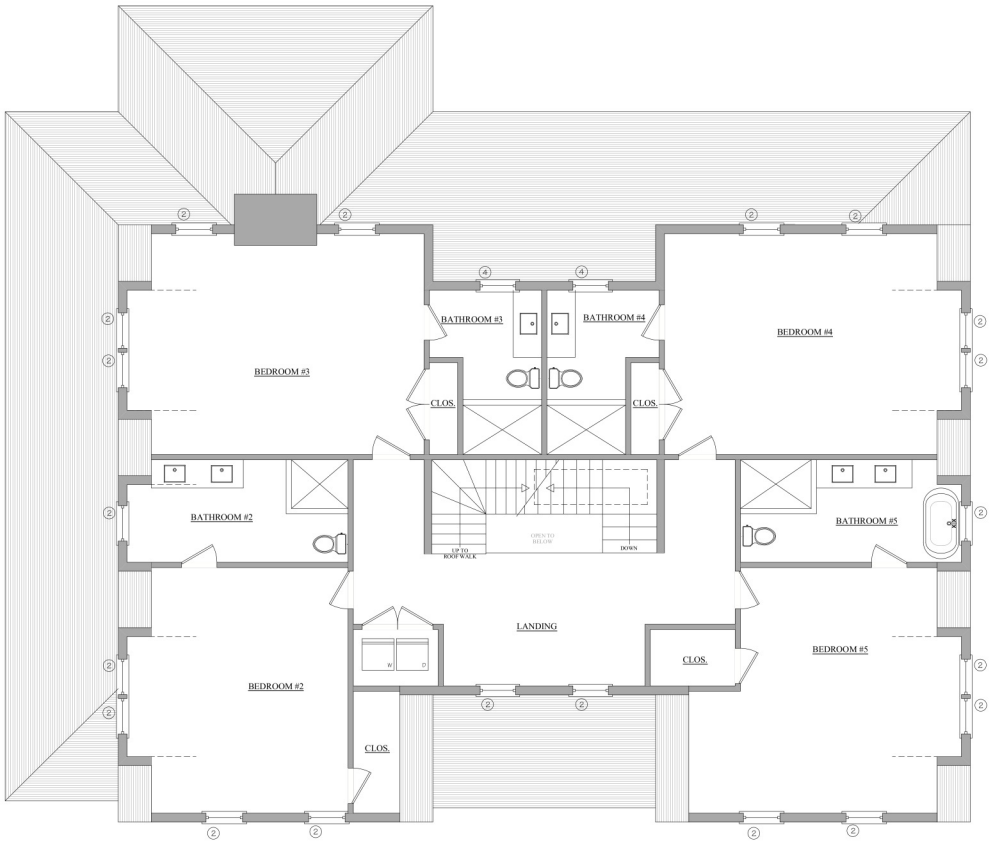
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FIRST FLOOR PLAN
DATE: 01/11/2021
SCALE: 1/4" = 1'-0"

M/P: 40 / 127

THE COBURN RESIDENCE
20 BISHOP'S RISE
NANTUCKET, MA

1



SECOND FLOOR PLAN

2,312 S.F.

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-5044 · BNORMAND@DESIGNTAG.COM

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SECOND FLOOR PLAN
DATE: 01/11/2021
SCALE: 1/4" = 1'-0"

M/P: 40 / 127

THE COBURN RESIDENCE
20 BISHOP'S RISE
NANTUCKET, MA

2



NORTHWEST ELEVATION



NORTHEAST ELEVATION

Coburn Main House — 1/11/2021

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Comments	Quant.
1	3' 1 1/4" x 5' 3 1/4"	3' 2" x 5' 4"	Andersen	Double hung	Single		18
2	2' 9 1/4" x 4' 11 1/4"	2' 10" x 5' 0"	Andersen	Double hung	Single		24
3	2' 9 1/4" x 4' 3 1/4"	2' 10" x 4' 4"	Andersen	Double hung	Single		1
4	2' 9 1/4" x 3' 3 1/4"	2' 10" x 3' 4"	Andersen	Double hung	Single		2
5	1' 8" x 2' 0"	TBD	Andersen	Fixed	Single		2
A	3' 6" x 8' 0"	TBD	TBD	4 light 2 panel	Single		1
B	3' 0" x 1' 4"	TBD	TBD	4 light 1 panel	Single		1
C	(3) 3' 0" x 7' 4"	TBD	TBD	6 light bi-fold	Triple		1
D	(2) 3' 0" x 7' 4"	TBD	TBD	6 light french	double		2
E	(4) 3' 0" x 7' 4"	TBD	TBD	6 light slider	Quad		1

Window Notes (unless otherwise noted)

1. Jamb width to be determined on site before ordering windows
2. All window casing details to match elevations
3. All windows and doors must be D.P. rated in accordance to Building Code 780 CMR 5301.2
4. All ganged windows to have double stud pocket

Note:
Contractor is responsible for coordinating window and door sizes and for verifying and updating any inconsistencies

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-5044 – BNORMANDESIGN@YAHOO.COM

These plans and drawings are the property of Benjamin Normand Residential Design, Inc. and may not be used or reproduced without the written permission of Benjamin Normand Residential Design, Inc.

ELEVATIONS
DATE: 01/11/2021
SCALE: 1/4"= 1'-0"

M/P: 40 / 127

THE COBURN RESIDENCE
20 BISHOP'S RISE
NANTUCKET, MA

3



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-5044 NORMANDESIGN@VERIZON.COM

These plans & drawings are the property of Benjamin Normand Residential Design, Inc. and are protected under copyright laws. Unauthorized use of these plans is prohibited.

ELEVATIONS
DATE: 01/11/2021
SCALE: 1/4"= 1'-0"

M/P: 40 / 127

THE COBURN RESIDENCE
20 BISHOP'S RISE
NANTUCKET, MA

CERTIFICATE NO. _____ DATE ISSUED _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 358 of the Acts and Resolves of Mass., 1975, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is 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°: 68 PARCEL N°: 98

Street & Number of Proposed Work: 26 Sesachacha Rd

Owner of record: Edward Amerena

Mailing Address: 26 Sesachacha Rd
Nantucket MA 02554

Contact Phone #: 5082806592 E-mail: edpalmer2@gmail.com

AGENT INFORMATION (if applicable)

Name: Karen Amaro

Mailing Address: P.O. Box 2939
Nantucket MA 02584

Contact Phone #: 862.324.2982 E-mail: karen@cubicfishhouse.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: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd 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 edge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS (describe)

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

raft of cedar on rear hedge road
plans 12.4.25 rev 600 s.f.

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height _____
Type _____
Length _____

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

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

Leaders (material and size) _____

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

☐ Other _____

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

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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

Roof: charcoal/black asphalt

Sidewall _____ Clapboard (if applicable) _____ Doors _____

Trim _____ Sash _____ Fence _____ Shutters _____

Deck _____ Foundation _____

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

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

Date 11/6/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Karen Alence

AS AGENT FOR Edward Ahneman

STREET ADDRESS 26 Sesapana Rd

MAP/PARCEL 68 / 98

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 1/19/21

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

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

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

Signature — Date 1/19/21

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

Ahmad
26 Sesca pond

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

V 4. **Locus Map (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

V 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.*.

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

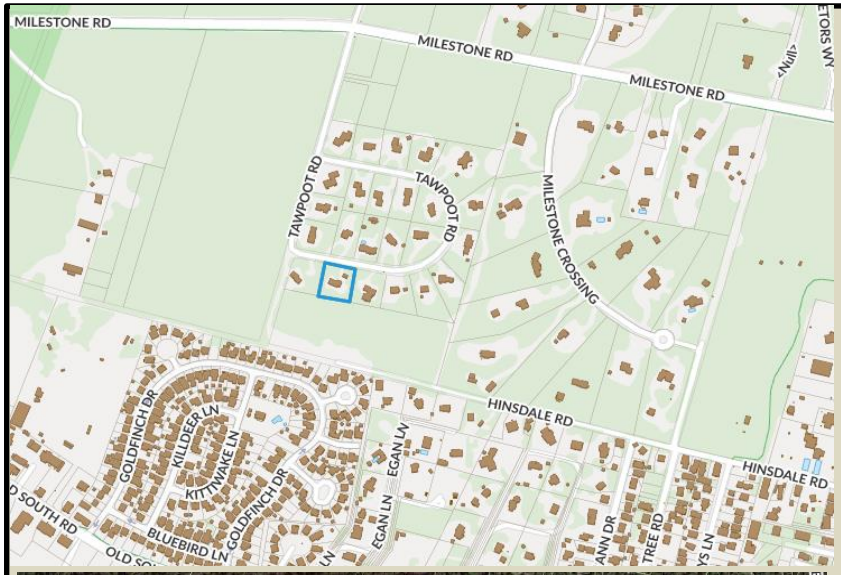
V 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

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

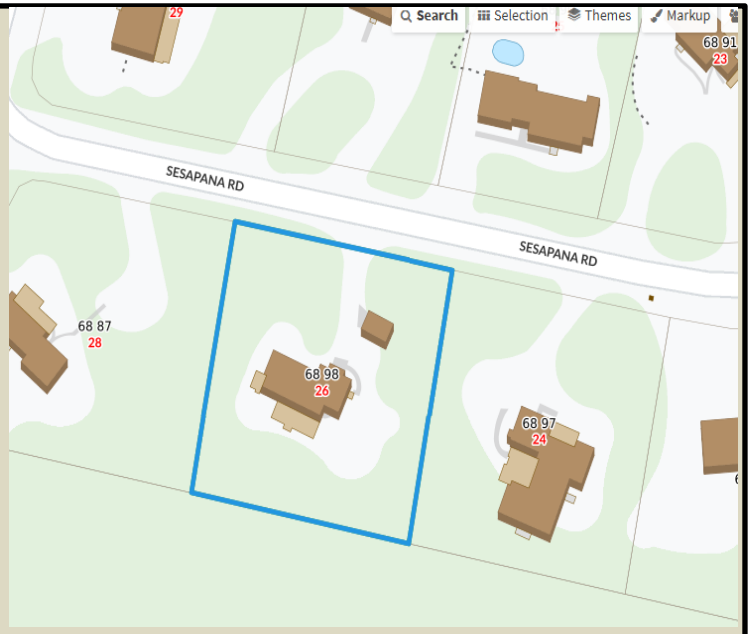
KA (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (I.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

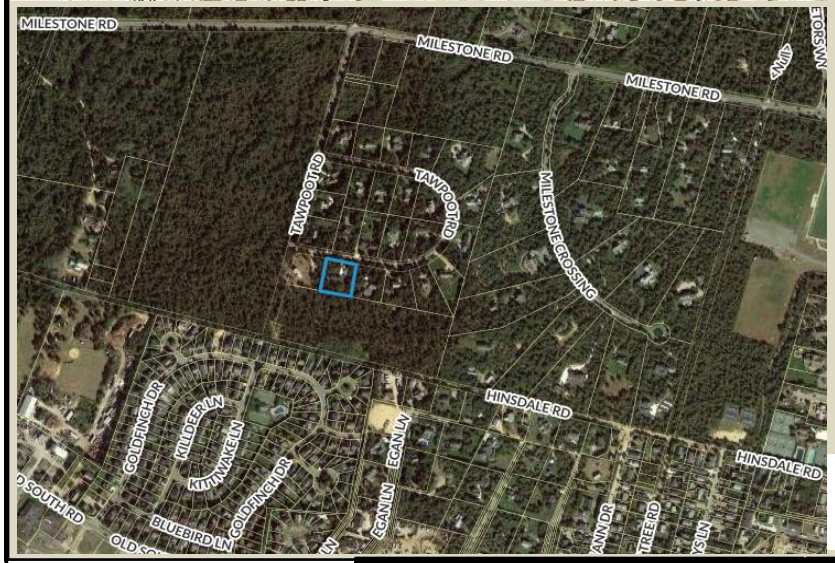
V 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction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

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

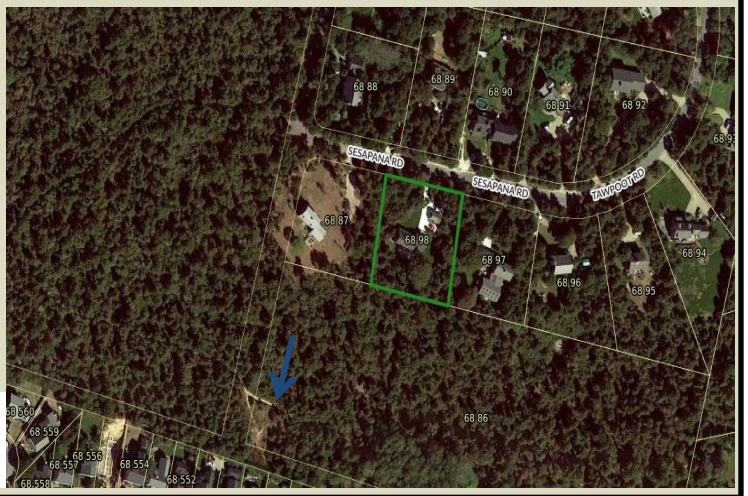








Site Locus Plan



COTUIT SOLAR

Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Edward Ahneman
26 Sesapana Rd.
Nantucket, MA 02554

System:
12.425 kW DC
35 Solaria 355 W Solar Panels
32 IQ7+ Enphase Microinverters
3 IQ7 Enphase Microinverters



Arrow points to nearest foot trail. Vegetation blocks view of house from any trails

Street View



Solar on south (back) side of house not visible from road



Views from Sesapana Rd of front of house. Solar is on back side of house and not visible from road.



COTUIT SOLAR

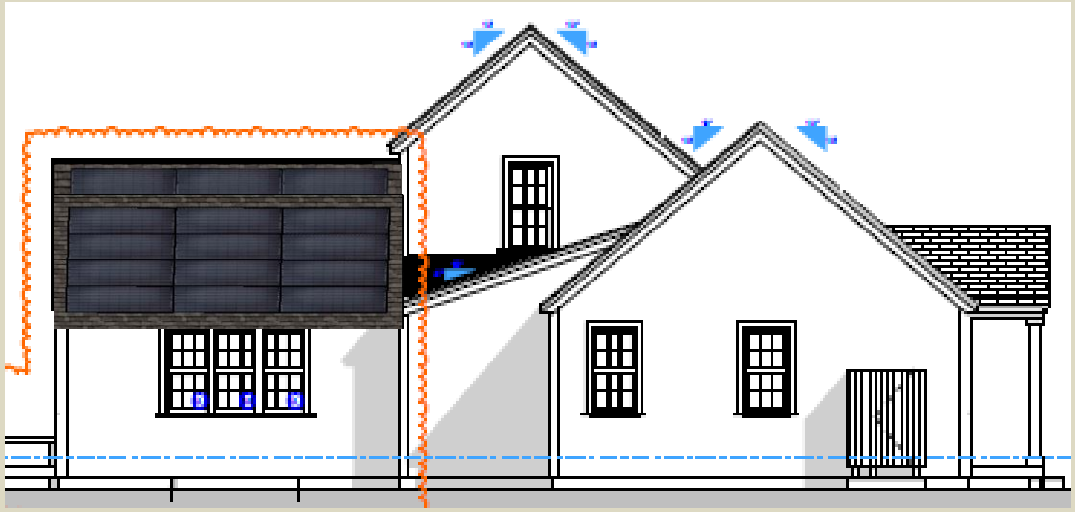
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508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Edward Ahneman
26 Sesapana Rd.
Nantucket, MA 02554

System:
12.425 kW DC
35 Solaria 355 W Solar Panels
32 IQ7+ Enphase Microinverters
3 IQ7 Enphase Microinverters

Charcoal Asphalt Roof

East



South



Proposed Array Placement

COTUIT SOLAR

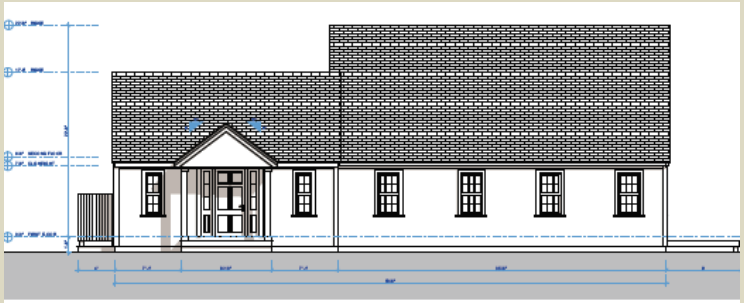
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508-428-8442
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Cotuit, MA 02635

Project:
Edward Ahneman
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Nantucket, MA 02554

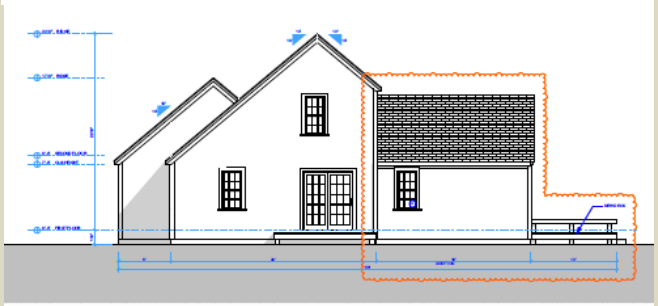
System:
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35 Solaria 355 W Solar Panels
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3 IQ7 Enphase Microinverters

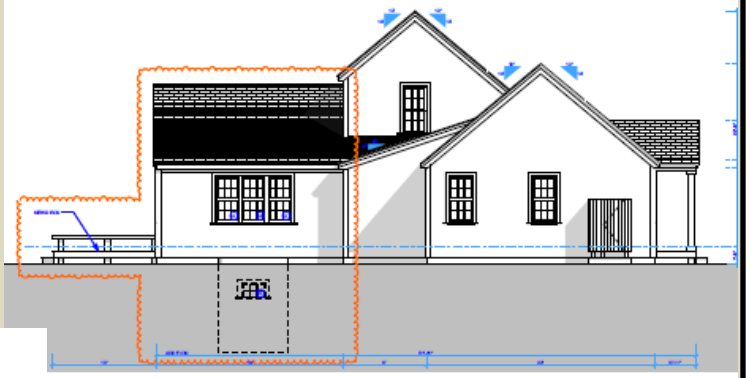
Elevations

North



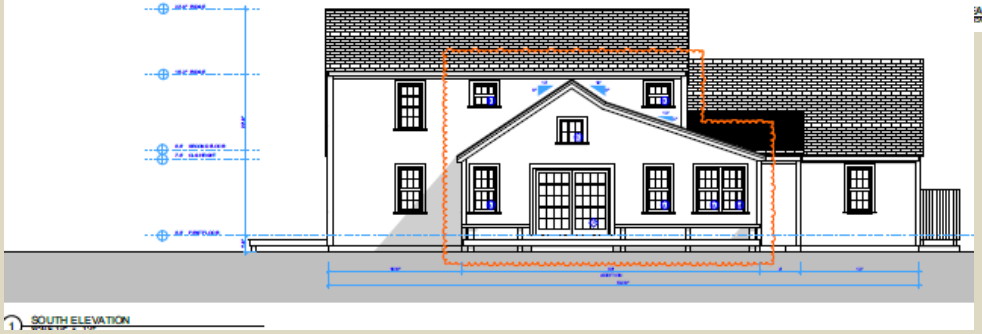
West





East

South



COTUIT SOLAR

Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Edward Ahneman
26 Sesapana Rd.
Nantucket, MA 02554

System:
12.425 kW DC
35 Solaria 355 W Solar Panels
32 IQ7+ Enphase Microinverters
3 IQ7 Enphase Microinverters



Proposed Array Placement

COTUIT SOLAR

Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Edward Ahneman
26 Sesapana Rd.
Nantucket, MA 02554

System:
4.32 kWdc
12 – 295W S-Energy Modules
12 – IQ7 Microinverters

SOLARIA

Solaria PowerXT® | AC Module



Solaria PowerXT®-355R-AC

The Solaria PowerXT AC Module combines the latest cutting-edge microinverter technology from Enphase with the premium high-efficiency and superior aesthetics of the Solaria PowerXT Module. Utilizing the latest Enphase IQ7+ platform, the PowerXT AC Module puts aesthetics and performance together into an elegant user-friendly package that reduces installation time by combining the inverter, module and monitoring.

Achieving up to 20% efficiency, Solaria PowerXT solar modules are one of the highest power AC modules in the residential solar market. Compared to conventional modules, Solaria PowerXT modules have fewer gaps between the solar cells; this leads to higher power and superior aesthetics. Solaria PowerXT residential modules are manufactured with black backsheet and frames, giving them a striking appearance.

Higher Efficiency, Higher Power

Solaria PowerXT modules achieve up to 20% efficiency; conventional modules achieve 15% – 17% efficiency. Combined with Enphase IQ7+ microinverter, the Solaria PowerXT AC Modules-is one of the highest power and most efficient AC modules available.

Easy to Install

The integrated Enphase IQ7+ microinverter reduces installtions costs by taking the complexity and guesswork out of designing systems and combining components in the field. It is also compliant with NEC 2014 & 2017 rapid shutdown requirements.

Smart Grid Ready

Meets CA Rule 21 and complies with advanced grid support, voltage and frequency ride-through requirements. Remotely updates to respond to changing grid requirments and is configurable for varying grid profiles.

Superior Aesthetics

Compared to conventional modules, the Solaria PowerXT AC Module has a more uniform appearance and improved aesthetics.

Durability and Reliability

Industry leading 25 year warranty with a million hours of microinverter testing.



About Solaria

Established in 2000, The Solaria Corporation has created one of the industry's most respected IP portfolios, with over 100 patents encompassing materials, processes, applications, products, manufacturing automation and equipment. Headquartered in Fremont, California, Solaria has developed a technology platform that unlocks the potential of solar energy allowing it to be ubiquitous and universally accessed.

TOP PERFORMER 2017 DNV·GL PV MODULE RELIABILITY SCORECARD

TÜVRheinland® Precisely Right.

ENPHASE ENERGIZED

Copyright © 2018 The Solaria Corporation

Planning and 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.

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

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

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

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

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)

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

36W - HOUSE

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 31 PARCEL N°. 13.3

Street & Number of Proposed Work: 36 WASHING POND RD.

Owner of record: 04TST36 WASHINGPOND LLC

Mailing Address: 1065 WEED STREET

NEW CANAAN CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521

NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 78'-0" Sq. Footage 1st floor: 2,580
Width: 96'-0" Sq. footage 2nd floor: 1,156
Sq. footage 3rd floor: _____

Decks/Patio: Size: 8'-0" X 15'-6" ☒ 1st floor ☐ 2nd floor
Size: 32'-10" X 12'-0" ☒ 1st floor ☐ 2nd floor
12'-0" X 6'-6" X

Difference between existing grade and proposed finish grade: North 3' - 0" South 5' - 0" East 1' - 0" West 11' - 6'

Height of ridge above final finish grade: North 26' - 9" South 26' - 9" East 26' - 9" West 23' - 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 STONE

Roof Pitch: Main Mass 9 /12 Secondary Mass 4 /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 _____
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 4 Soffit (Overhang) _____ Corner boards _____ 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 FRENCH 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 QUAKER GREY Sash BLACK Doors BLACK
Deck 1X6 IPE 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 01/18/2021 Signature of owner of record _____ Signed under penalties of perjury

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER: 04TST36 WASHINGPOND LLC

MAILING ADDRESS: 1065 Weed St, New Canaan, CT 06840

PROPERTY LOCATION: 36 Washing Pond Road, Nantucket, MA 02554

ASSESSORS MAP/PARCEL: 31 / 13.3

SUBMITTED BY: ANDREW KOTCHEN - (WORKSHOP/APD)

SEE ATTACHED PAGES

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

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor's Office, email=rranney@nantucket-ma.gov, c=US
Date: 2020.09.01 14:22:15 -04'00'

09-01-2020

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters List

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
31	13	1	NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	38 WASHING POND RD
31	13	5	GLIDDEN RICHARD J TRST	C/O SCHORR PAUL	720 PARK AVE #5A	NEW YORK	NY	10021	30 WASHING POND RD
31	22		35 WASHING POND RD LLC		1430 N LAKE SHORE DR # 23	CHICAGO	IL	60610	35 WASHING POND RD
31	29		OBRECHT EDWIN W JR & ANNE S TRUSTEES	OBRECHT NOMINEE TRUST	500 BEACH RD #107	VERO BEACH	FL	32963	31 WASHING POND RD
31	30		PUTZIGER MICHAEL T TRUSTEE	C/O FINANCE DEPT	ONE WASHINGTON MALL STE 500	BOSTON	MA	02108	27 WASHING POND RD
Count:	**5**								

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Nantucket, MA 02554

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Glidden Richard J Trst c/o Paul Schorr
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720 Park Ave #5A
City, State, ZIP+4®
New York, NY 10021

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1430 N Lake Shore Dr #23
City, State, ZIP+4®
Chicago, IL 60610

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☐ Adult Signature Restricted Delivery $	
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$	

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OBrecht Edwin W Jr + Anne S Trustees / Obrecht Nominee Trust
Street and Apt. No., or PO Box No.
500 Beach Rd #107, Vero Beach, Fl 32963
City, State, ZIP+4®

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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$	SEP 10 2020
Total Postage and Fees $4.10	09/10/2020
$	

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Rutziger Michael T Trustee
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C/O Finance Dept / one washington Mall, ste 500, Boston, MA 02108
City, State, ZIP+4®

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

7019 2970 0001 8410 8593

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 36 Washing Pond, Nantucket, MA 02554

Tax Map Number: 31 Parcel Number: 13.3

Owner of Record: Brian & Sharon Libman

Description of Proposal: New Dwelling, Second Dwelling, Garage, Pool, Spa, Shed

Anticipated HDC Submission Date: 10/20/2020

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.

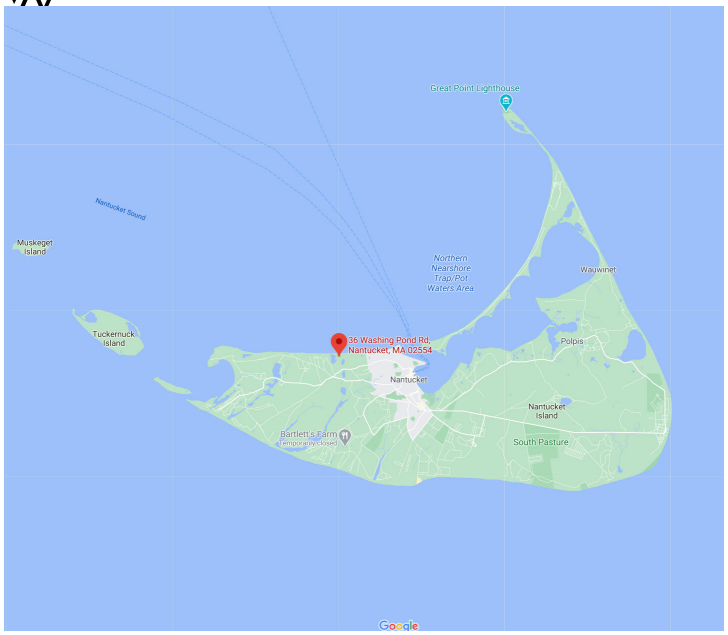
The above meeting policies may be waived at the discretion of the Chair.

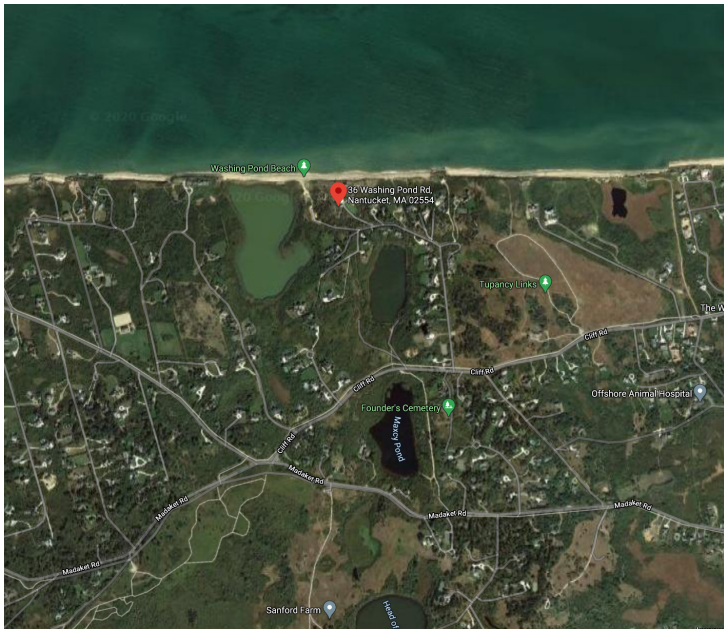
WORKSHOP/APD

36W RESIDENCE

36 WASHING POND RD.
NANTUCKET, MA 02554

JANUARY 13, 2021







PROJECT SITE

JANUARY 13, 2021

36W- RESIDENCE
36 WASHING POND RD., NANTUCKET MA 02554



VIEW OF EXISTING WASHING PONG ROAD LOOKING EAST



VIEW OF EXISTING WASHING PONG ROAD LOOKING EAST AT BEACH ACCESS



VIEW OF PROPERTY ENTRANCE FROM WASHING POND RD



VIEW OF SITE - LOOKING SOUTH

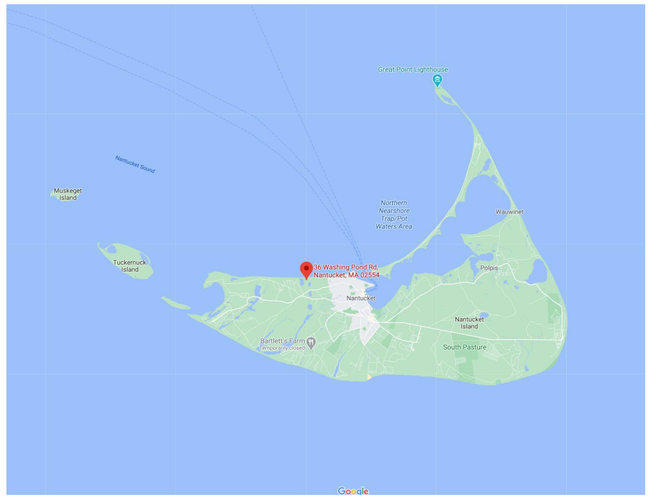
36W MAIN HOUSE

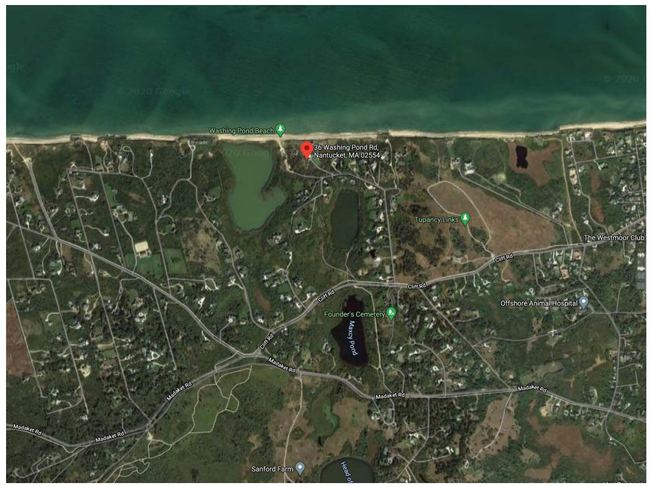
HDC SUBMISSION
MAIN HOUSE
13 JANUARY 2021

36 Washing Pond Rd.
Nantucket, MA 02554

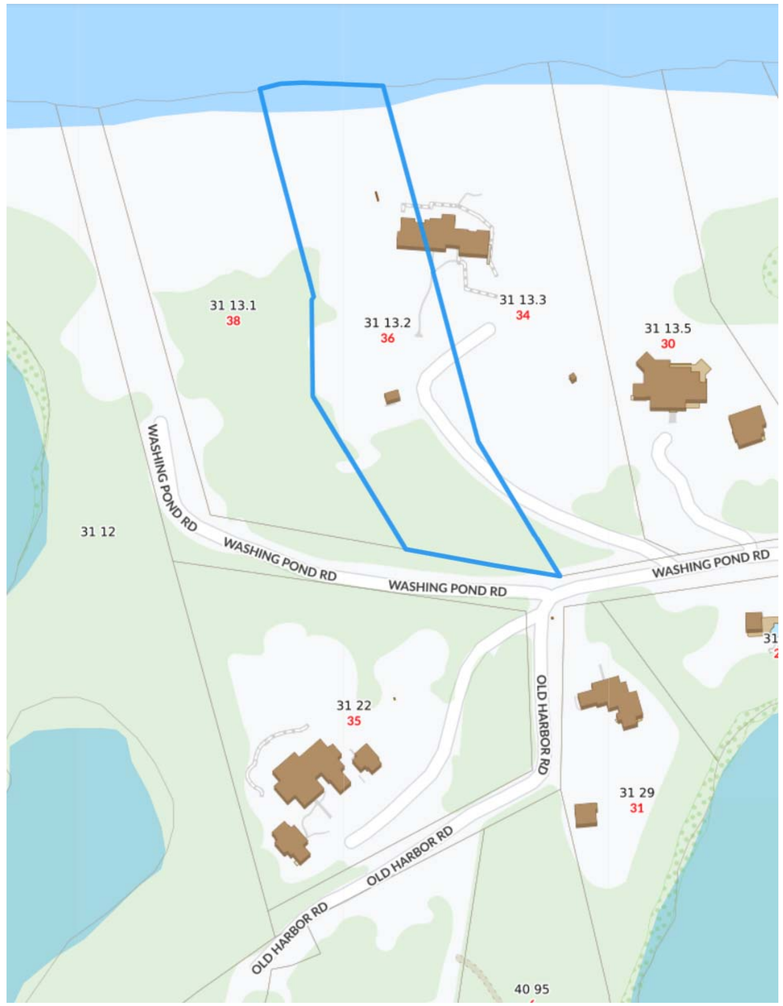
PROJECT NO. 320019

LOCUS PLAN





LOCUS PLAN



NOT TO SCALE

PERSPECTIVE VIEW



LIST OF DRAWINGS

SHEET NUMBER	SHEET NAME	01/13/2021 HDC SUBMISSION
T-000	COVER SHEET	•
G-001	GENERAL NOTES	•
G-002	EXISTING CONDITIONS	•
L-100	SITE PLAN	•
L-101	SITE REFERENCE	•
A-100	FLOOR PLANS	•
A-101	FLOOR PLANS	•
A-102	FLOOR PLANS	•
A-200	BUILDING ELEVATIONS	•
A-201	BUILDING ELEVATIONS	•

ZONING INFORMATION

Map & Parcel	31/13.3
Current Zoning	LUG2
Minimum Frontage	150 FT
Front Setback	35 FT
Side/Rear Setback	15 FT.
Lot Size	108,284 SF
Min. Lot Size	80,000 SF
Allowable G.C.	4 %
Max G.C.	4,331 SF
Proposed Dwelling G.C.	2,580 SF
Proposed Guest House G.C.	1,080 SF
Proposed Garage G.C.	400 SF
Proposed Gym G.C.	196 SF
Proposed Shed G.C.	200 SF (not included in total)
Total G.C.	4,256 SF

COLOR:

SASH: BLACK
TRIM: QUAKER GREY

36W
MAIN HOUSE

36 Washing Pond Rd. Nantucket, MA 02554

OWNER
04TST36 WASHINGPOND LLC
1065 Weed Street, New Canaan CT 06840

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
CHENEY CUSTOM HOMES
15A North Beach St. Nantucket, MA 02554T:
T: (508) 325-6983 info@cheneycustomhomes.com

LANDSCAPE ARCHITECT
JARDINS INTL. LLC.
53 Pleasant Street, Nantucket, MA 02554
T: (508) 325-9911 eo@jardinsintl.com

STRUCTURAL ENGINEER

SURVEYOR
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Dr, Nantucket, MA 02554
T: (508) 825-5053 art@nantucketengineer.com

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	01/13/2021	HDC SUBMISSION

CONSTRUCTION DOCUMENTS	
DRAWN BY:	IZM
CHECKED BY:	TJZ/MLW
DATE:	01/13/21
SCALE:	No Scale
PROJ. NO.	320019

COVER SHEET
T-000.00

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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 OFDISCREPANCIES, 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. CONTRACTOR AND SUBCONTRACTORS SHALL USE CLEAN SAND, WELL GRADED AND FREE FROM ANY DELETERIOUS SUBSTANCES, AND CLEAN WATER,TAKEN FROM A SOURCE SUITABLE FOR DOMESTIC CONSUMPTION.
11. FOR ALL BRICK OR STONE FINISHES THE CONTRACTOR SHALL SUBMIT A SAMPLE TO THE DESIGNER FOR APPROVAL, PRIOR TO INSTALLATION.
12. ANCHORS AND TIES SHALL BE CORROSION PROOF AND GALVANIZED AFTER FABRICATION.
13. COLD WEATHER INSTALLATIONS FOR CONCRETE, WHEN AIR TEMPERATURE IS BELOW 40 DEGREES F, REQUIRE APPROVAL BY THE DESIGNER.
14. MASONRY WORK SHALL BE PLUMB, TRUE TO LINE, WITH COURSES LEVEL. BUILD IN ALL METAL TIES AND ANCHORS AS WORK PROGRESSES.
15. CONCRETE MASONRY UNIT CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING STANDARDS: HOLLOW UNITS - ASTM C-90; SOLID UNITS - ASTM C-145;PORTLAND CEMENT - ASTM C-150; MASONRY CEMENT - ASTM C-91 (NON-STAINING CEMENT SHALL BE USED WHERE NON-STAINING MORTAR IS REQUIRED);HYDRATED LIME - ASTM C-207. 6. C.M.U., BOTH BOTTOM AND ENDS, SHALL BE SET IN A FULL BED OF MORTAR WITH JOINTS OF UNIFORM THICKNESS ANDHEAD JOINTS IN ALTERNATE COURSES PLUMB OVER THE ONES BELOW.
16. ALL JOINTS SHALL BE TOOLED AS SOON AS POSSIBLE AFTER INTIAL SET. FLUSH JOINTS SHALL NOT BE PERMITTED.
17. REFER TO DETAILS FOR FURTHER INFORMATION.

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. HOT WATER HEATER SHALL BE PROPANE FIRED HOT WATER HEATER, POWER VENTED, 45 GALLON CAPACITY ("SUPER STORE" OR APPROVED EQUIVALENT).
7. PLUMBER SHALL FURNISH AND INSTALL 500 GAL. UNDERGROUND PROPANE STORAGE TANK, AND ALL REQUIRED PIPING TO BOILER, CLOTHES DRYER AND KITCHEN RANGE.
8. 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.
9. VENT TO THE EXTERIOR ALL BATHROOMS WHICH DO NOT HAVE OPERABLE WINDOWS.

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 OUTSIDE OF FRAMING MEMBERS 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. BUILDING PAPER SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WALLS SHALL HAVE MINIMUM 15#FELT PAPER, ROOFS SHALL HAVE MINIMUM 30# ASPHALT IMPREGNATED FELT PAPER, WITH NOT LESS THAN 4" OVERLAP. FELT SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
3. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURERS INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
4. EXTERIOR FOUNDATION TO BE PARGE.
5. DECKS SHALL USE 1" X 4" MAHOGANY, 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.
6. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
7. 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.
8. PORCH CEILINGS SHALL BE 1X8 CEDAR NATURAL TO WEATHER, SQUARE GROVE.
9. PORCH POSTS SHALL BE 4X4 STRUCT. CORE WRAPPED W/ 5 1/4" SQ. NATURAL CEDAR TRIM.
10. SIDEWALL SHINGLES SHALL HAVE A MAXIMUM EXPOSURE OF 5", WITH DOUBLED SHINGLES AT ALL EAVES AND STARTER COURSE. BUTTS OF THE SHINGLES SHALL PROJECT 1 1/2" MINIMUM FROM THE EDGE OF THE ROOF EAVES TO ENSURE PROPER SPILLAGE.
11. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING.FLASHING FOR RED CEDAR SHINGLES SHALL BE COPPER. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPERAND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
12. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
13. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
14. SIDEWALL SHALL BE WHITE CEDAR SHINGLES, GRADE B. SHINGLES SHALL BEAR THE OFFICIAL GRADE MARKED LABEL OF THE CEDAR SHINGLE BUREAU.
15. CEDAR SHINGLES SHALL HAVE NATURAL FINISH.
16. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
17. EXTERIOR TRIM SHALL BE SPECIFIED AS FOLLOWS:
    A. WINDOW AND DOOR JAMBS: 1"X5" RED CEDAR WINDOW AND DOOR HEADS: 5/4"X4" RED CEDAR, EXTENDED 3/4" BEYOND JAMB CASING. HEADS TOHAVE CONTINUOUS COPPER DRIP CAP.
    B. WINDOW SILLS: WHEN NOT WOOD BY MANUFACTURER SHALL BE PRIMED PINE 2X2 W/ 7D TOP BEVEL EXTENDED 3/4" BEYOND JAMB CASING. DOORSILLS: INSTALLED BY MANUFACTURER
    C. CORNER BOARDS: 6" EA. WY. RED CEDAR (IF APPLICABLE)
    D. RAKE BOARDS: 1X8 RED CEDAR
    E. FASCIA BOARDS: 1X8 RED CEDAR
    F. RAKE/FASCIA TRIM BOARDS: 1X3 RED CEDAR
    G. FRIEZE BOARDS TO BE 1X6 BLOCKED OUT 1 1/2" TO ACCOMMODATE SOFFIT VENTING & TOP OF SHINGLES (IF APPLICABLE)
    H. ALL TRIM TO BE PAINTED: NATURAL. DOOR AND WINDOW SASHES PAINTED: BLACK
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
20. INSULATION SHALL BE SPECIFIED AS FOLLOWS:
    A. EXTERIOR WALLS: 5" R-21 BATT INSULATION. INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS.
    B. ROOF: 9 1/4" R-38 BATT INSULATION. INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS
    C. INTERIOR WALLS AND CEILINGS: USG 3" TERMAFIBER SOUND ATTENUATION BLANKETS
    D. FOUNDATION INSULATION: 4" RIGID INSULATION SECURED TO EXTERIOR FACE OF WALL
    E. FIRST FLOOR INSULATION: 9 1/4" R-30 BATT INSULATION
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BEWDHEEN 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.

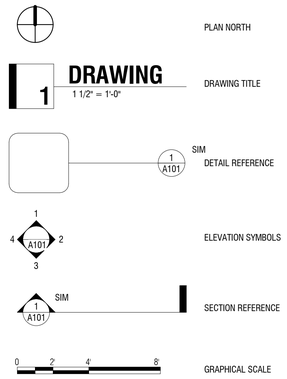
GLAZING NOTES:

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 MASSACHUSETS STATE BUILDING CODE, NANTUCKET, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.

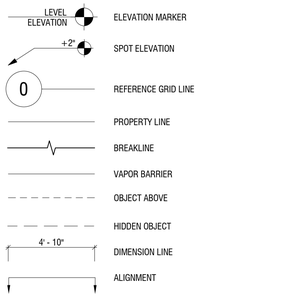
ABBREVIATIONS

ABOVE FINISHED FLOOR	AFF	INSULATION	INSUL.
ACCESS PANEL	A.P.	JUNCTION BOX	J.B.
ACOUSTICAL	ACOUS.	LAMINATE	LAM.
ADJACENT	ADJ.	LOW VOLTAGE	L.V.
AIR CONDITIONING	A/C	MATERIAL	MATL
ALUMINUM	AL	MAXIMUM	MAX.
APPROXIMATE	APPROX.	MECHANICAL	MECH.
ARCHITECTURAL	ARCH.	METAL	MTL.
BLOCKING	BLKG	MINIMUM	MIN.
BY OTHER/OWNER	B.O.	MISCELLANEOUS	MISC.
CEILING	CLG.	MOLDING	MLDG.
CEILING HEIGHT	C.H.	MOUNTED	MTD.
CENTER LINE	CL.	MULLION	MUL.
CERAMIC TILE	C.T.	NOMINAL	NOM.
COLUMN	COL.	NOT APPLICABLE	N.A.
CONCRETE	CONC.	NOT IN CONTRACT	N.I.C.
CONSTRUCTION	CONST.	NUMBER	NO.
CONTINUOUS	CONT.	ON CENTER	O.C.
DETAIL	DTL.	OPENING	OPNG
DIMENSION	DIM.	OPPOSITE/OPPOSITE HAND	OPP./OPH
DOOR	DR.	PAINTED	PTD.
DOUBLE	DBL.	PARTITION	PARTN.
DOWN	DN.	PLASTER	PL
DRAWING	DWG.	PLASTIC LAMINATE	P.LAM
EACH	EA.	PLYWOOD	PLYWD., PLY
ELECTRIC/ELECTRICAL	ELEC.	QUANTITY	QTY.
ELEVATION	EL.	RECESSED	REC.
EMERGENCY	EMER.	REQUIRED	REQD
EQUAL	EQ.	RETURN AIR	R.A.
EQUIPMENT	EQPT.	REVISE/REVISION	REV.
EXISTING	EXIST.	ROUGH OPENING	R.O.
EXTERIOR	EXT.	SCHEDULE	SCHED.
FINISH	FIN	SECTION	SECT.
FINISH FLOOR	FIN. FL.	SHEET	SHT.
FIREPROOF	FPRF.	SIMILAR	SIM.
SELF-CLOSING	S.C.	SOLID CORE	SC
FLOOR	FL.	SQUARE FOOT	SQ.FT.
FLUORESCENT	FLUOR.	STAINLESS STEEL	S.STL.
FOOT/FEET	FT.	STANDARD	STD.
GLASS	GL.	STEEL	STL.
GRILLE	GRL.	STORAGE	STOR.
GROUND FAULT INTER.	GFI.	TELEPHONE	TEL.
GYPSUM WALLBOARD	GWB	TO BE DETERMINED	T.B.D.
HANDRAIL	HNDRL.	TOP OF SLAB	T.O.S.
HARDBOARD	HDBD.	TYPICAL	TYP.
HARDWOOD	HDWD.	UNLESS OTHERWISE NOTED	U.O.N.
HEATING, VENT. & A/C	HVAC	VERIFY IN FIELD	V.I.F.
HOLLOW CORE	HC	VINYL COMPOSITION TILE	VT/VCT
HOLLOW METAL	H.M.	WITH	W/
HORIZONTAL	HORIZ.	WITHOUT	W/O
INCHES	IN.	WOOD	WD.

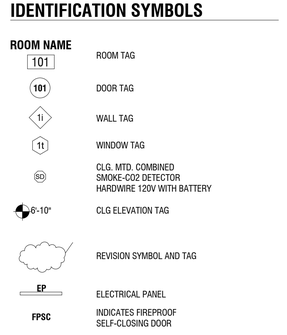
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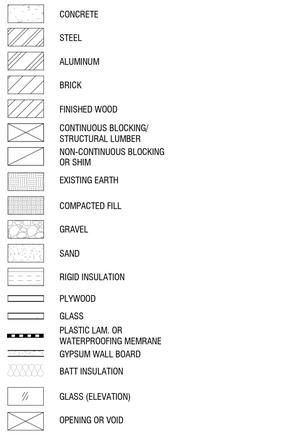
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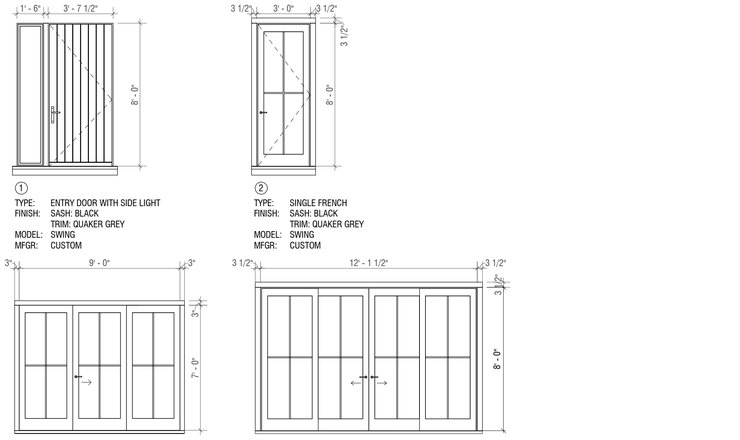
IDENTIFICATION SYMBOLS



MATERIAL SYMBOLS



DOOR LEGEND



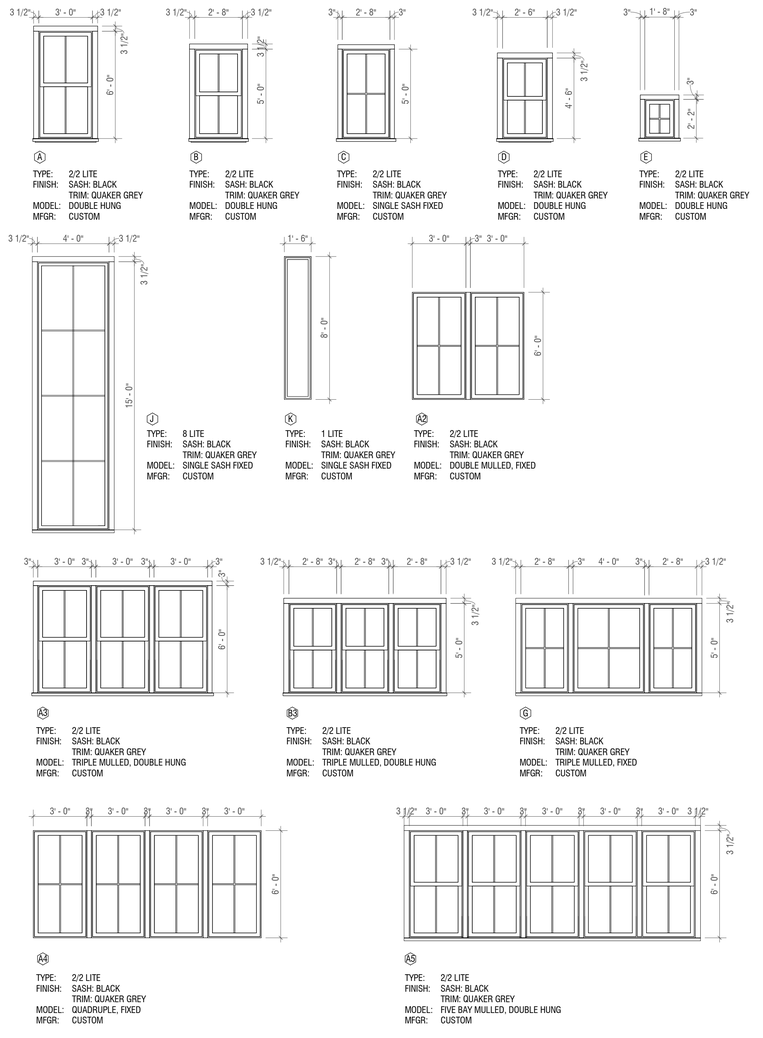
① TYPE: ENTRY DOOR WITH SIDE LIGHT
FINISH: SASH: BLACK
TRIM: QUAKER GREY
MODEL: SWING
MFGR: CUSTOM

② TYPE: SINGLE FRENCH
FINISH: SASH: BLACK
TRIM: QUAKER GREY
MODEL: SWING
MFGR: CUSTOM

③ TYPE: 3-DOOR SLIDER
FINISH: SASH: BLACK
TRIM: QUAKER GREY
MODEL: SLIDER
MFGR: CUSTOM

④ TYPE: 4-DOOR SLIDER
FINISH: SASH: BLACK
TRIM: QUAKER GREY
MODEL: SLIDER
MFGR: CUSTOM

WINDOW LEGEND



Ⓐ TYPE: 2/2 LITE
FINISH: SASH: BLACK
TRIM: QUAKER GREY
MODEL: DOUBLE HUNG
MFGR: CUSTOM

Ⓑ TYPE: 2/2 LITE
FINISH: SASH: BL



AERIAL VIEW - NORTH



SITE VIEW - SOUTH WEST



STREET VIEW - WASHING POND ROAD



AERIAL VIEW - NORTHWEST



BEACH VIEW - WEST



STREET VIEW



AERIAL VIEW - SOUTH



SITE VIEW - NORTHWEST



BEACH VIEW - NORTH

EXISTING CONDITIONS

36W

MAIN HOUSE

36 Washing Pond Rd. Nantucket, MA
02554

OWNER

04TST36 WASHINGPOND LLC
1065 Weed Street, New Canaan CT 06840

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WORKSHOP/APD

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REVISIONS

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SIGN & SEAL

ISSUES

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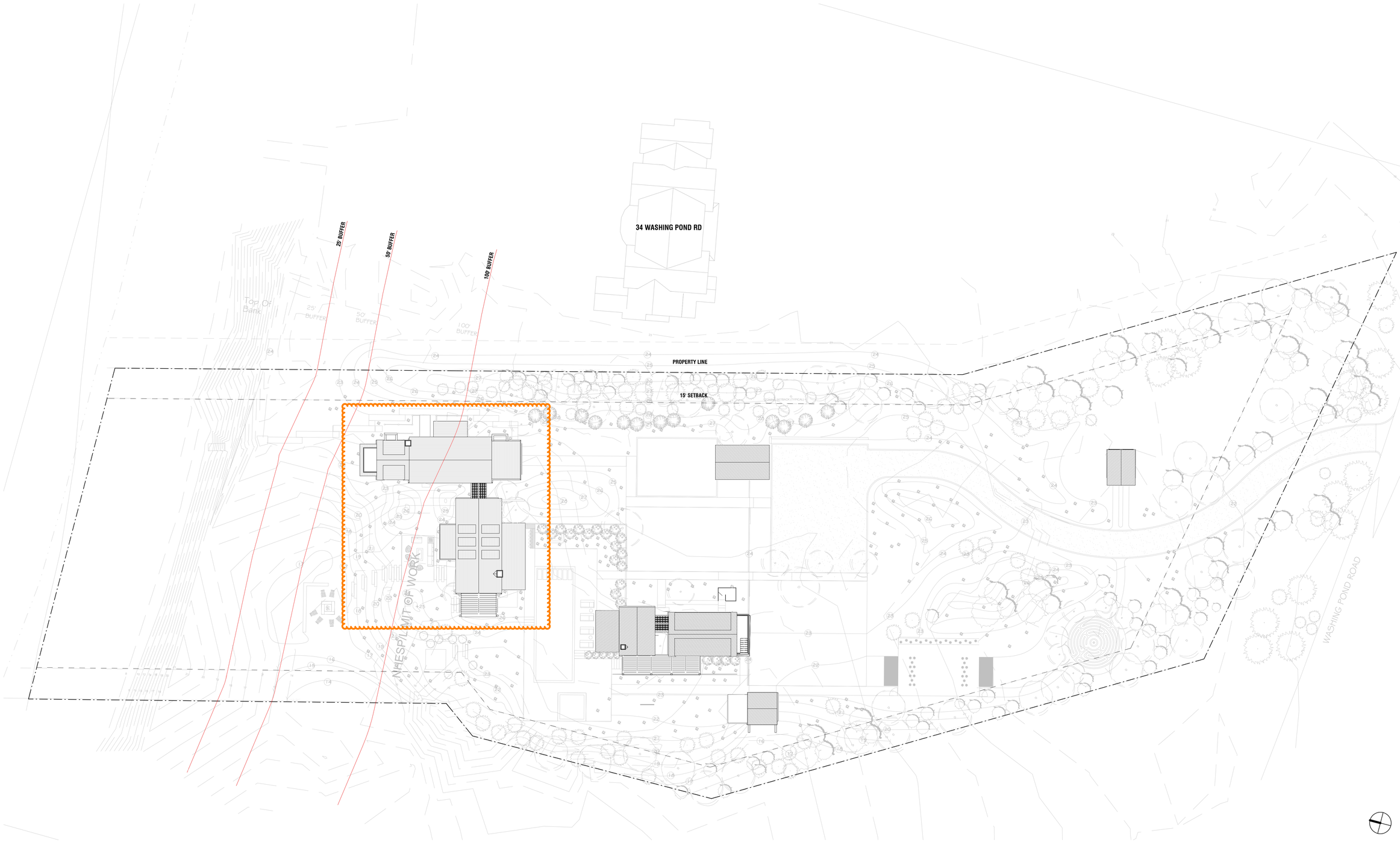
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SCALE:	
PROJ. NO.	320019

EXISTING CONDITIONS

G-002

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1 **SITE PLAN**
3/64" = 1'-0"

FOR REFERENCE ONLY - REFER TO LANDSCAPE PLAN

36W

36 WASHING POND RD, NANTUCKET, MA 02554

OWNER
04TST36 WASHINGPOND LLC
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PROJ. NO.	320017

SITE PLAN

L-100

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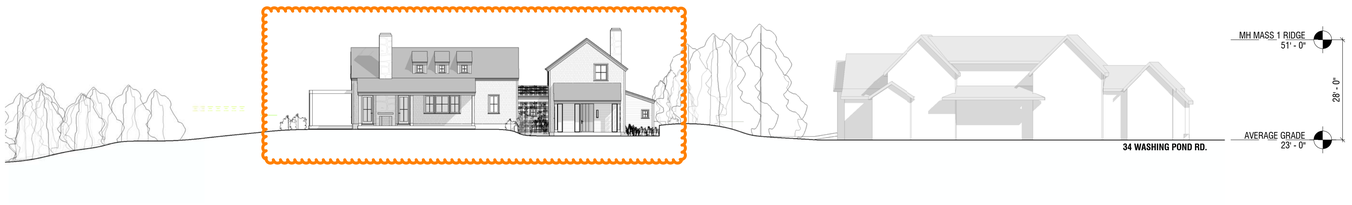








1 PERSPECTIVE VIEWS



2 SOUTH SITE SECTION

1" = 20'-0"



3 WEST SITE SECTION

1" = 20'-0"

36W

36 WASHING POND RD, NANTUCKET, MA 02554

OWNER

04TST36 WASHINGPOND LLC
1065 Weed Street, New Canaan CT 06840

ARCHITECT

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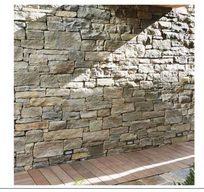
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1 ELEVATION - SOUTH

1/4" = 1'-0"



STONE EXAMPLE



2 ELEVATION - WEST

1/4" = 1'-0"

36W

MAIN HOUSE

36 Washing Pond Rd. Nantucket, MA
02554

OWNER

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1065 Weed Street, New Canaan CT 06840

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JARDINS INTL. LLC.
53 Pleasant Street, Nantucket, MA 02554
T. (508) 325-9911 eo@jardinsintl.com

STRUCTURAL ENGINEER

SURVEYOR

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Dr, Nantucket, MA 02554
T: (508) 825-5053 art@nantucketengineer.com

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	IZM
CHECKED BY:	TJZ/MLW
DATE:	11/19/19
SCALE:	1/4" = 1'-0"
PROJ. NO.	320019

BUILDING ELEVATIONS

A-200

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2 ELEVATION - NORTH

1/4" = 1'-0"



1 ELEVATION - EAST

1/4" = 1'-0"

36W

MAIN HOUSE

36 Washing Pond Rd. Nantucket, MA 02554

OWNER

04TST36 WASHINGPOND LLC
1065 Weed Street, New Canaan CT 06840

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

CHENEY CUSTOM HOMES
15A North Beach St. Nantucket, MA 02554T:
T: (508) 325-6983 info@cheneycustomhomes.com

LANDSCAPE ARCHITECT

JARDINS INTL. LLC.
53 Pleasant Street, Nantucket, MA 02554
T: (508) 325-9911 eo@jardinsintl.com

STRUCTURAL ENGINEER

SURVEYOR

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Dr, Nantucket, MA 02554
T: (508) 825-5053 art@nantucketengineer.com

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	IZM
CHECKED BY:	TJZ/MLW
DATE:	01/06/21
SCALE:	1/4" = 1'-0"
PROJ. NO.	320019

BUILDING ELEVATIONS

A-201

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1 BASEMENT - CONSTRUCTION PLAN

1/4" = 1'-0"

36W

MAIN HOUSE

36 Washing Pond Rd. Nantucket, MA
02554

OWNER

04TST36 WASHINGPOND LLC
1065 Weed Street, New Canaan CT 06840

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

CHENEY CUSTOM HOMES
15A North Beach St. Nantucket, MA 02554T:
T: (508) 325-6983 info@cheneycustomhomes.com

LANDSCAPE ARCHITECT

JARDINS INTL. LLC.
53 Pleasant Street, Nantucket, MA 02554
T: (508) 325-9911 eo@jardinsintl.com

STRUCTURAL ENGINEER

SURVEYOR

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Dr, Nantucket, MA 02554
T: (508) 825-5053 art@nantucketengineer.com

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01/13/2021	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	IZM
CHECKED BY:	TJZ/MLW
DATE:	11/20/19
SCALE:	1/4" = 1'-0"
PROJ. NO.	320019

FLOOR PLANS

A-100

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1 1ST FLOOR - CONSTRUCTION PLAN

1/4" = 1'-0"

36W

MAIN HOUSE

36 Washing Pond Rd. Nantucket, MA 02554

OWNER

04TST36 WASHINGPOND LLC
1065 Weed Street, New Canaan CT 06840

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

CHENEY CUSTOM HOMES
15A North Beach St. Nantucket, MA 02554T:
T: (508) 325-6983 info@cheneycustomhomes.com

LANDSCAPE ARCHITECT

JARDINS INTL. LLC.
53 Pleasant Street, Nantucket, MA 02554
T: (508) 325-9911 eo@jardinsintl.com

STRUCTURAL ENGINEER

SURVEYOR

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Dr, Nantucket, MA 02554
T: (508) 825-5053 art@nantucketengineer.com

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

DRAWING INFO

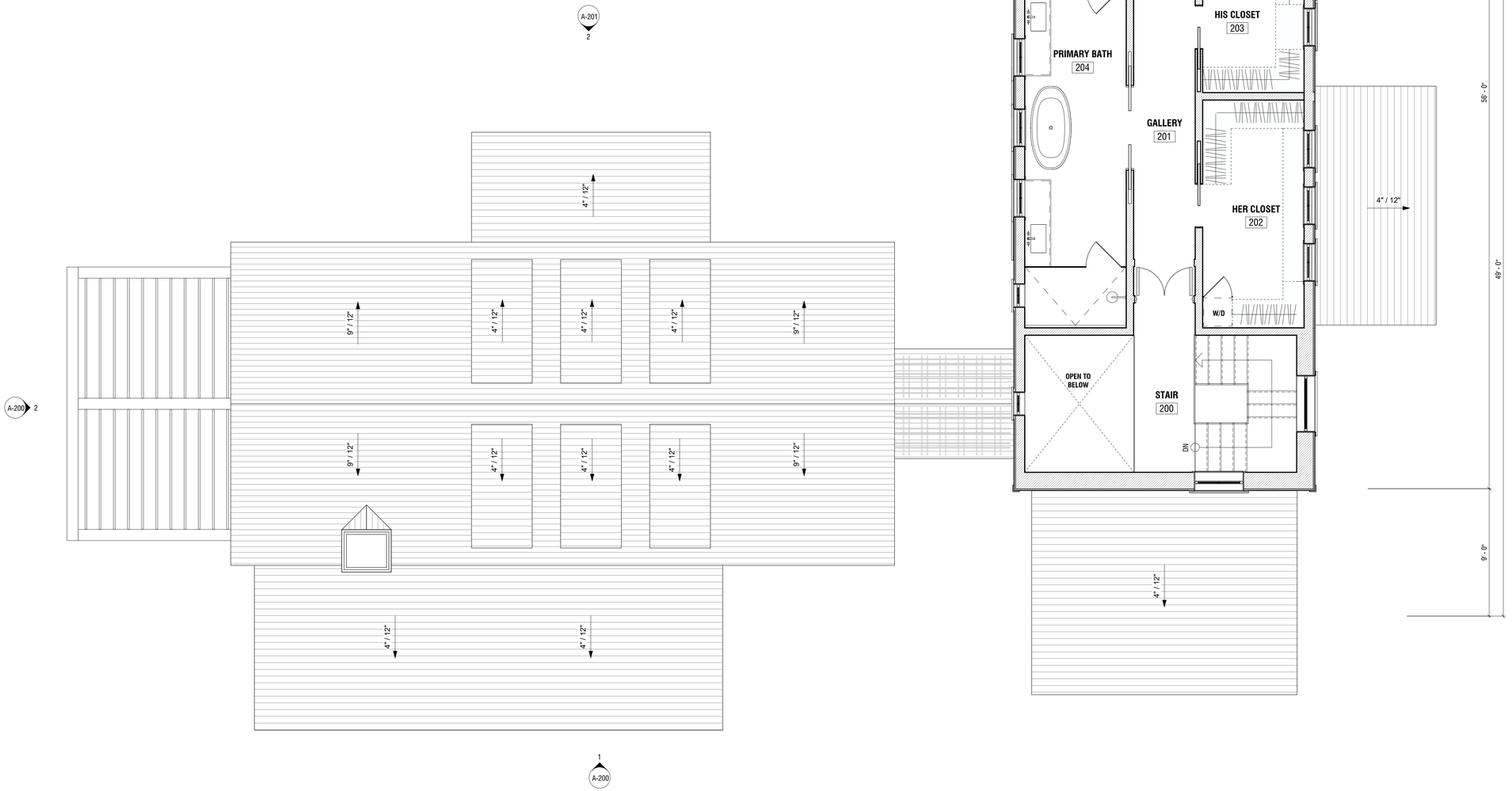
CONSTRUCTION DOCUMENTS

DRAWN BY:	IZM
CHECKED BY:	TJZ/MLW
DATE:	10/15/20
SCALE:	1/4" = 1'-0"
PROJ. NO.	320019

FLOOR PLANS

A-101

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1 2ND FLOOR - CONSTRUCTION PLAN

1/4" = 1'-0"

36W

MAIN HOUSE

36 Washing Pond Rd. Nantucket, MA
02554

OWNER

04TST36 WASHINGPOND LLC
1065 Weed Street, New Canaan CT 06840

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

CHENEY CUSTOM HOMES
15A North Beach St. Nantucket, MA 02554T:
T: (508) 325-6983 info@cheneycustomhomes.com

LANDSCAPE ARCHITECT

JARDINS INTL. LLC.
53 Pleasant Street, Nantucket, MA 02554
T: (508) 325-9911 eo@jardinsintl.com

STRUCTURAL ENGINEER

SURVEYOR

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Dr, Nantucket, MA 02554
T: (508) 825-5053 art@nantucketengineer.com

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	IZM
CHECKED BY:	TJD/MLW
DATE:	10/15/20
SCALE:	1/4" = 1'-0"
PROJ. NO.	320019

FLOOR PLANS

A-102

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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.

FOR OFFICE USE 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°: 30 PARCEL N°. 12

Street & Number of Proposed Work: 38 DERRYMORE RD.

Owner of record: REVELT, WILLIAM

Mailing Address: 515 MADISON AVE STE 18A
NEW YORK, NY 10022

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/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 _____

Size of ~~Structure or Addition~~: Length: 36' Sq. Footage 1st floor: _____
pool Width: 16' Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

~~Decks~~/Patio: Size: 355 SF ☒ 1st floor ☐ 2nd floor
STONE Size: 1506 SF ☒ 1st floor ☐ 2nd floor

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

~~REVISIONS~~ (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 STONE STEPPERS Walls FIELDSTONE W/CAP

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence 5&1 NTW ~~Shutters~~ 4' NTW CEDAR
(BACK) CEDAR FRONT FENCE TYPE II

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

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

Date 01/13/2021 Signature of owner of record _____ Signed under penalties of perjury

From: noreply@civicplus.com
Subject: Online Form Submittal: Waiver of the HDC 10 Day Hearing Requirement
Date: January 13, 2021 at 11:50 AM
To: aranney.atlantic@gmail.com

N

Waiver of the HDC 10 Day Hearing Requirement

I,

	Alisha Ranney

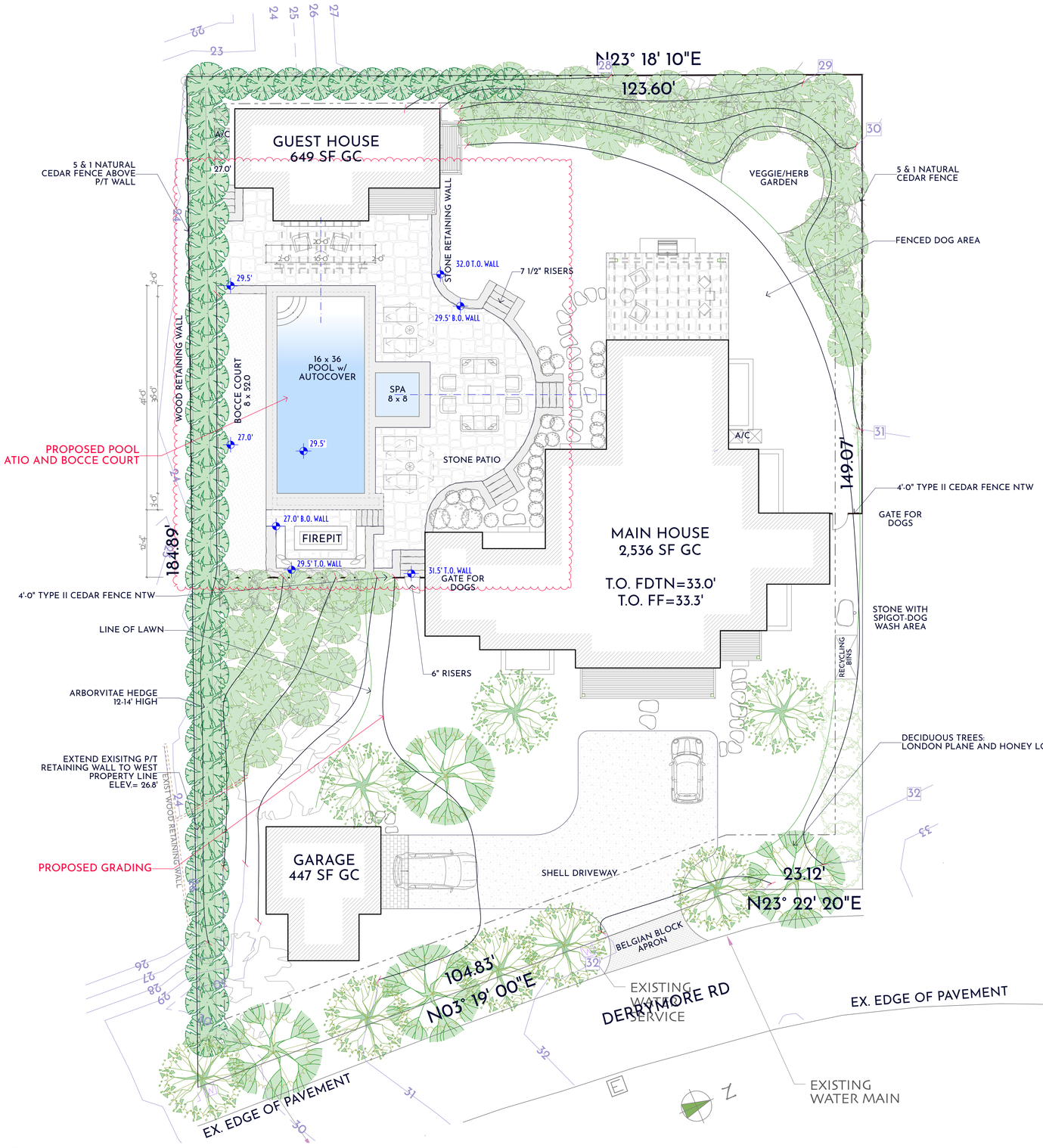
AS AGENT FOR

	Atlantic Landscaping
STREET ADDRESS	38 Derrymore
MAP PARCEL	30/72
UNDERSTAND THAT THE ABOVE REFERENCED APPLI-CATION SUBMITTED ON	01/19/2021

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 appropriate-ness of permit for removal...

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

NAME INITIALS	ajr
DATE	1/13/2021



1 LANDSCAPE PLAN
SCALE: 1" = 10'



2 LOCUS M-30 P-72



4 BOCCE COURT



3 FIELDSTONE WALL WITH CAP



6 POOL WITH BLUESTONE PATIO



5 5 AND 1 CEDAR FENCE



7 VIEW 1 DERRYMORE RD



8 VIEW 2 DERRYMORE RD



9 VIEW 3 DERRYMORE RD



10 VIEW 4 DERRYMORE RD

atlantic LANDSCAPING, INC.

MARK	DATE

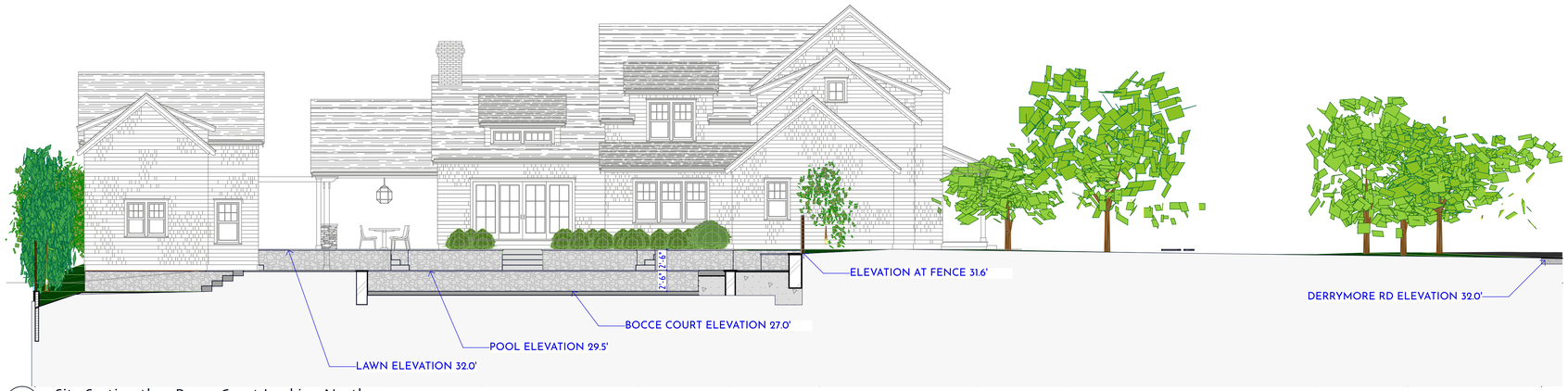
HDC Landscape Plan

24 x 36

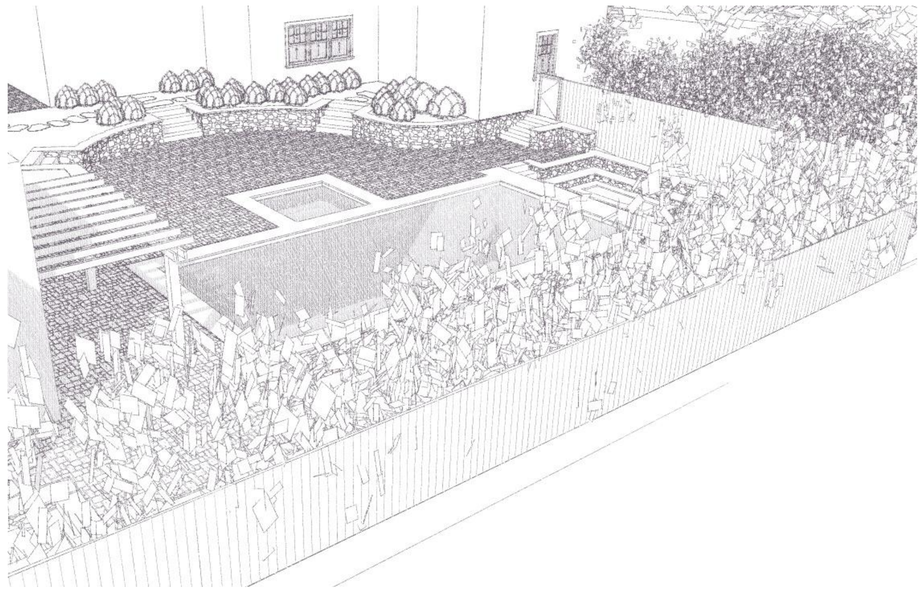
Landscape at
38 Derrymore Rd.
Nantucket, Ma.
02554

M: 30
P: 72
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 1/18/21
Drawing No.:

HDC-1



1 Site Section thru Bocce Court Looking North





2 Site Section thru Pool looking West

atlantic LANDSCAPING, INC.

MARK	DATE

Site Sections and Elevations

24 x 36

Landscape at
38 Derrymore Rd.
Nantucket, Ma.
02554

M: 30
P: 72
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 1/18/21
Drawing No.:

L-7



1 LOCUS M-30 P-72

atlantic LANDSCAPING, INC

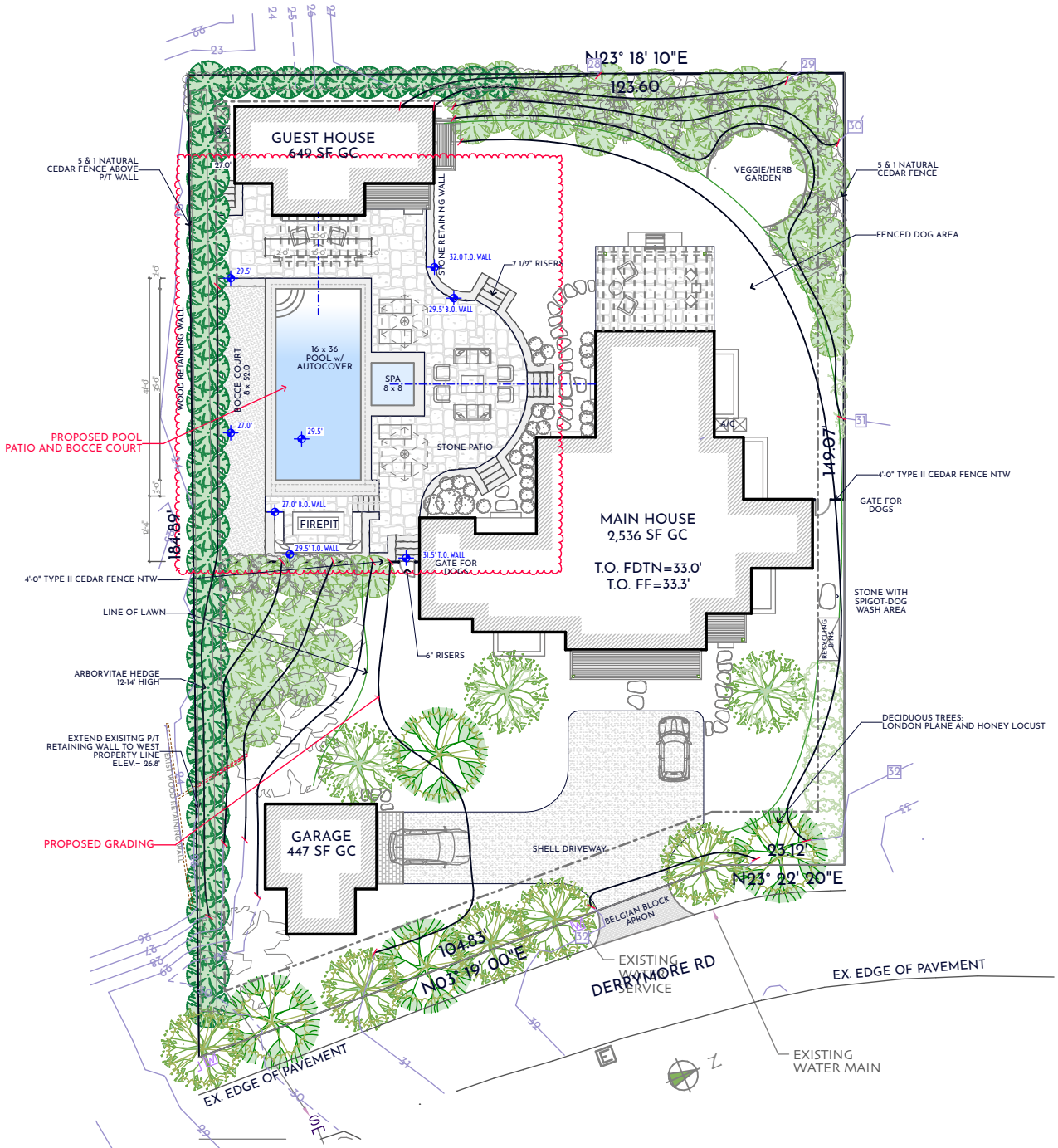
MARK	DATE

HDC Locus

Landscape at
38 Derrymore Rd.
Nantucket, Ma. 02554

M: 30
P: 72
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 1/18/21
Drawing No.:

HDC-A



1

HDC LANDSCAPE PLAN

SCALE: 1" = 30'

atlantic LANDSCAPING, INC

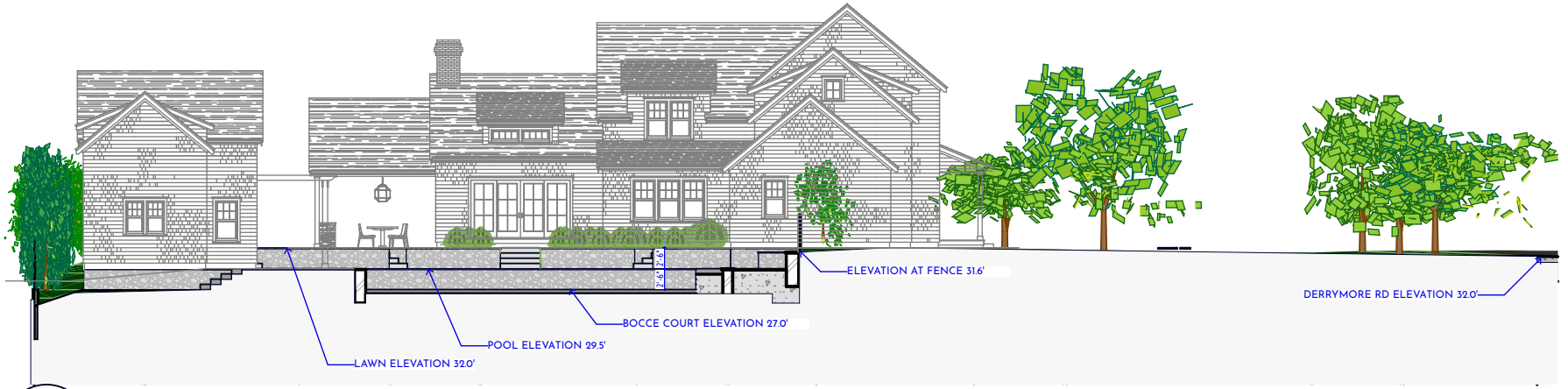
MARK	DATE

HDC Site Plan

Landscape at
38 Derrymore Rd.
Nantucket, Ma. 02554

M: 30
P: 72
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 1/18/21
Drawing No.:

HDC-B



1 Site Section thru Bocce Court Looking North



2 Site Section thru Pool looking West

atlantic LANDSCAPING, INC

MARK	DATE

Wall Sections and Elevations

Landscape at
38 Derrymore Rd.
Nantucket, Ma. 02554

M: 30
P: 72
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 1/18/21
Drawing No.:

HDC-C



1 VIEW 1 DERRYMORE RD



2 VIEW 2 DERRYMORE RD



3 VIEW 3 DERRYMORE RD



4 VIEW 4 DERRYMORE RD

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
38 Derrymore Rd.
Nantucket, Ma. 02554

M: 30
P: 72
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 1/18/21
Drawing No.:

HDC-D



2 BOCCE COURT



1 FIELDSTONE WALL WITH CAP



4 POOL WITH BLUESTONE PATIO



3 5 AND 1 CEDAR FENCE

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
38 Derrymore Rd.
Nantucket, Ma. 02554

M: 30
P: 72
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 1/18/21
Drawing No.:

HDC-E

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 76.4.3 PARCEL N°. 61

Street & Number of Proposed Work: 58 KENDRICK STREET

Owner of record: DORINDA YATES

Mailing Address: P.O. BOX 1035

NANTUCKET, MA 02554

Contact Phone #: 257-9664 E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANGUS MACLEOD

Mailing Address: P.O. BOX 71055

SCONSET, MA 02564

Contact Phone #: 257-6789 E-mail: ANGUSONACK@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. 13046 & 1147
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

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

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North _____ South NO Eas CHANGE West _____

Additional Remarks

Historic Name:

Original Date: 2020

Original Builder:

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

REVISIONS* (describe)

1. East Elevation
2. South Elevation NO CHANGE
3. West Elevation ADD HIPPED ROOF AWNING ABOVE GARAGE DOOR.
4. North Elevation NO CHANGE

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO 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 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 1x6 Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

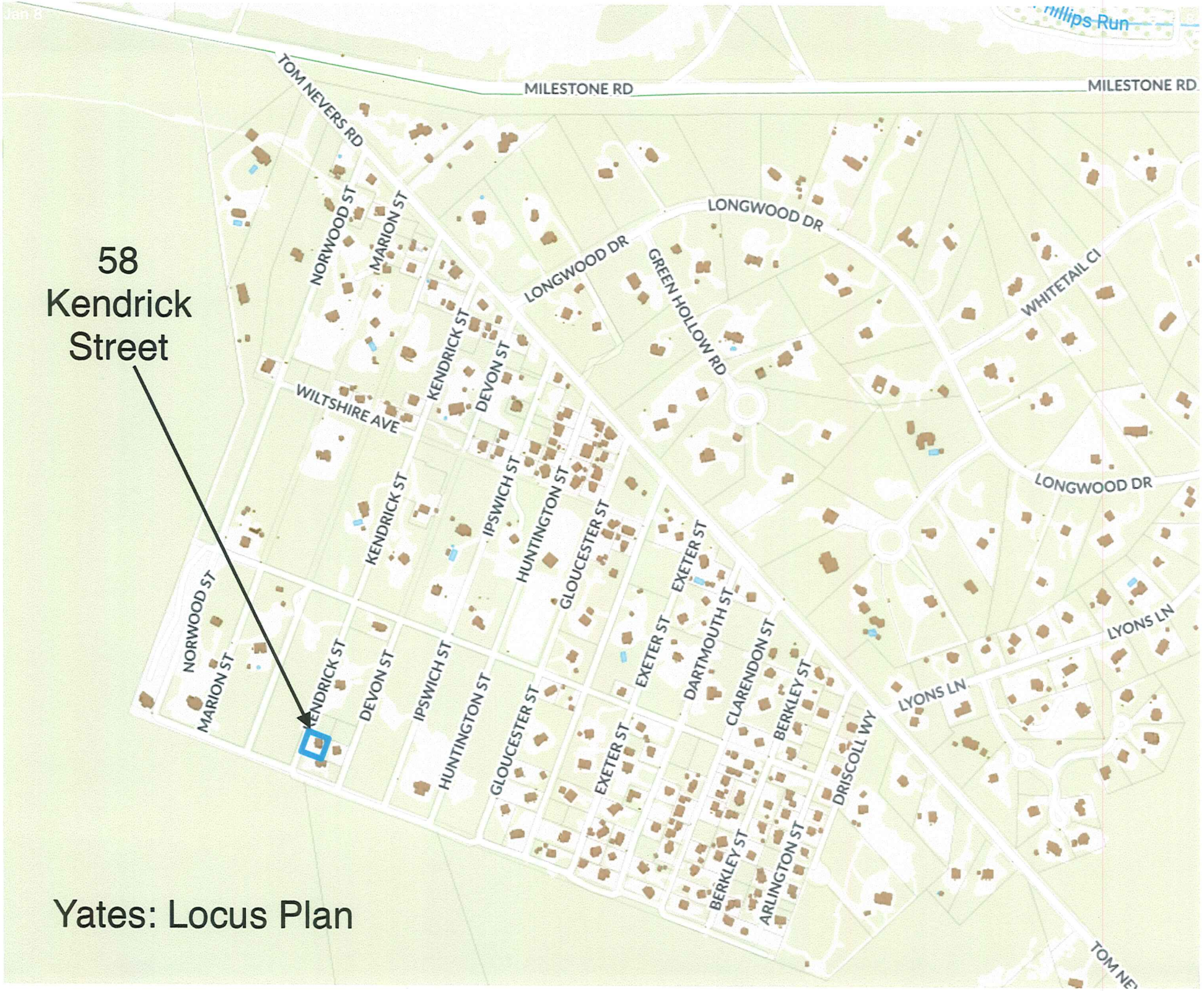
COLORS

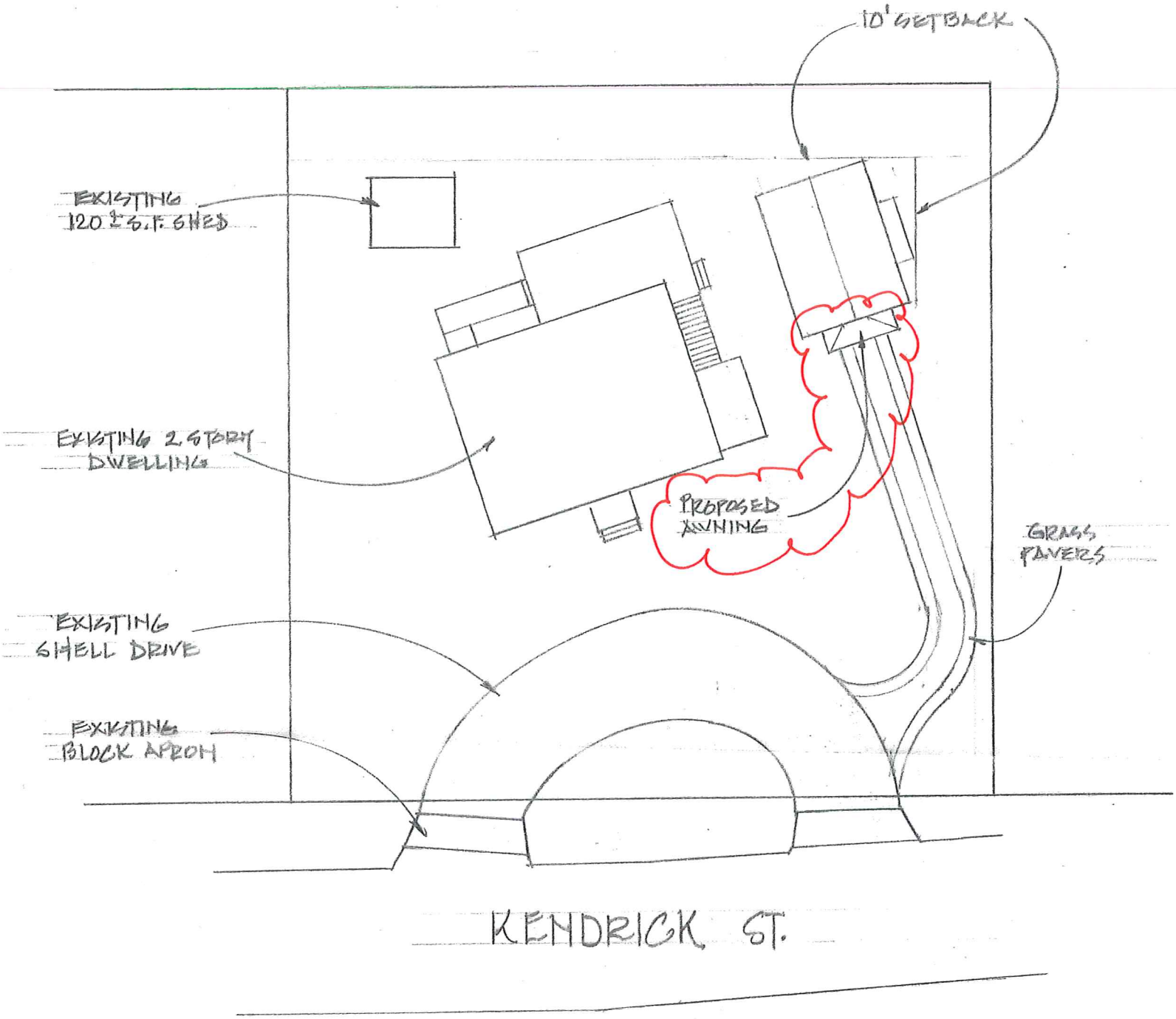
Sidewall _____ Clapboard (if applicable) _____ Roof BLACK (MATCH GARAGE)
Trim NATURAL Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

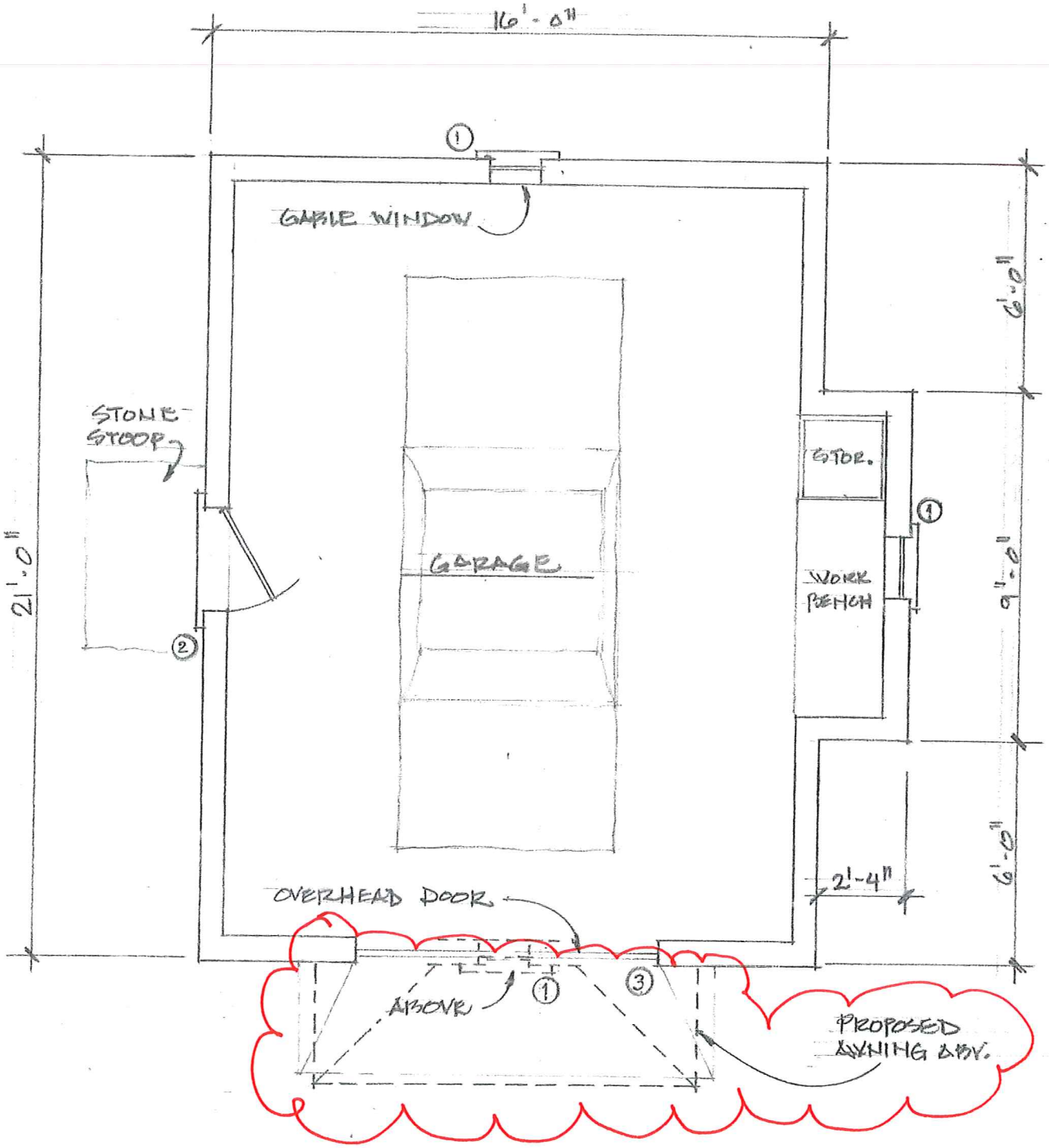
Date 1/11/21 Signature of owner of record _____ Signed under penalties of perjury


58
Kendrick
Street
MILESTONE RD
MILESTONE RD
TOM NEVERS RD
NORWOOD ST
MARION ST
LONGWOOD DR
LONGWOOD DR
GREEN HOLLOW RD
WHITETAIL CI
KENDRICK ST
DEVON ST
WILTSHIRE AVE
IPSWICH ST
HUNTINGTON ST
GLOUCESTER ST
EXETER ST
DARTMOUTH ST
CLARENDON ST
BERKLEY ST
DRISCOLL WY
ARLINGTON ST
LYONS LN
LONGWOOD DR
Yates: Locus Plan



SITE PLAN
SCALE: 1" = 20'

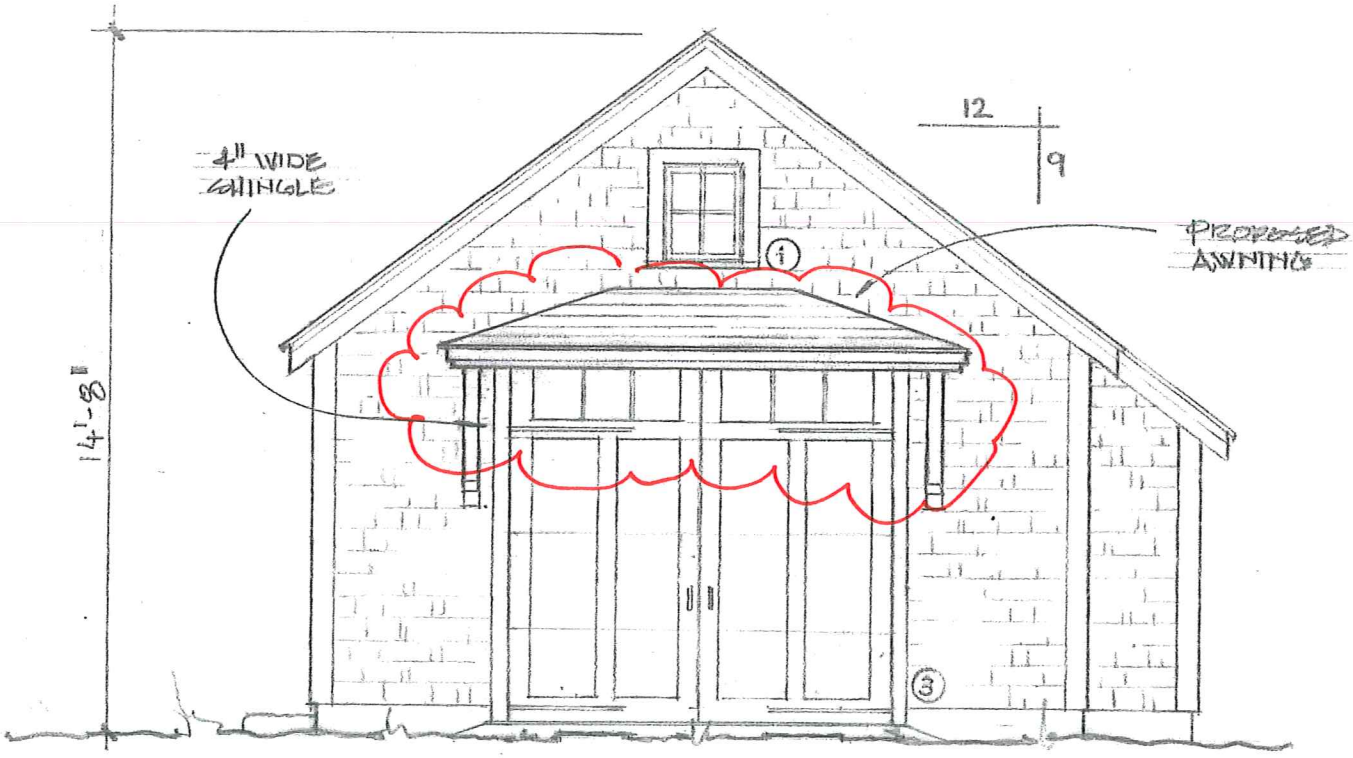
YATES RESIDENCE "GARAGE" 58 KENDRICK STREET NANTUCKET, MASS	ANGUS MACLEOD DESIGNS P.O. BOX 7055 SCONSET, MA (508) 257-6789



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

YATES RESIDENCE
"GARAGE"
58 KENDRICK STREET
NANTUCKET, MASS

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



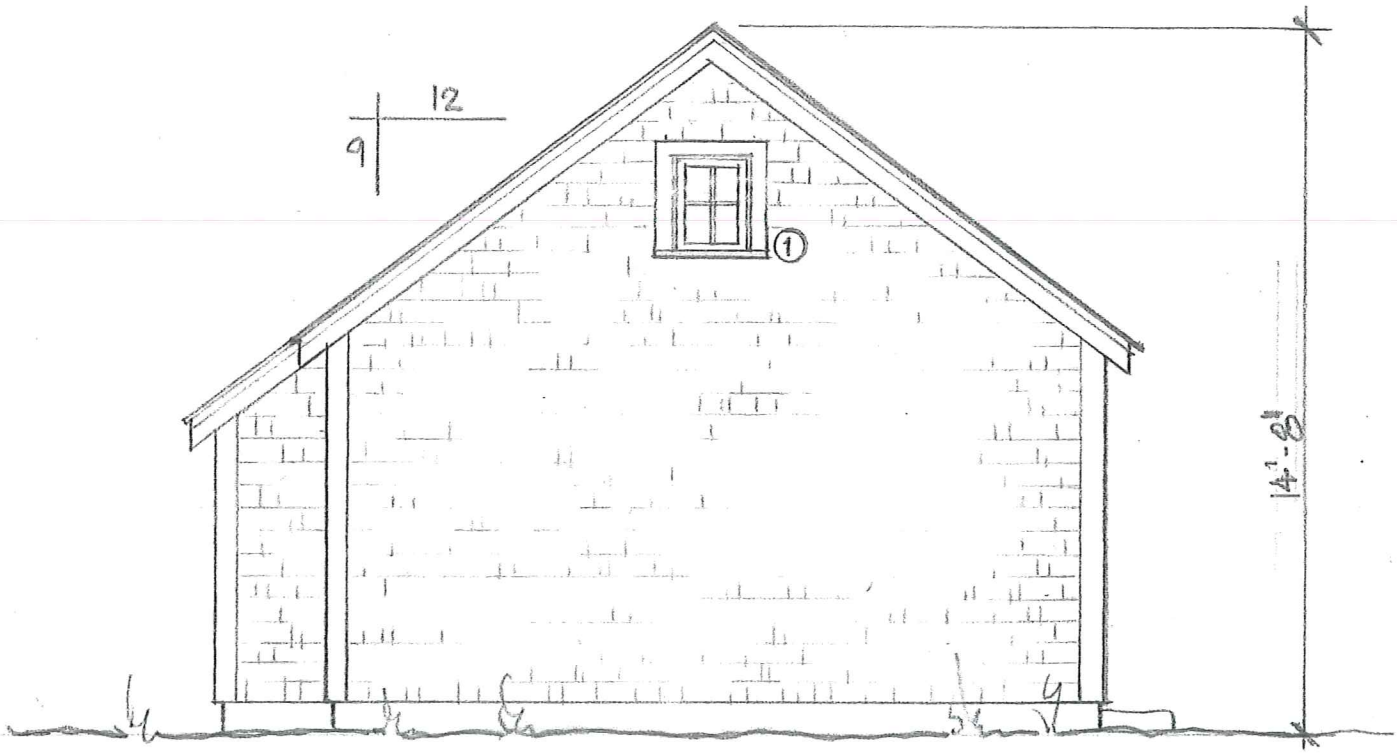
WEST ELEVATION
SCALE: 1/4" = 1'-0"



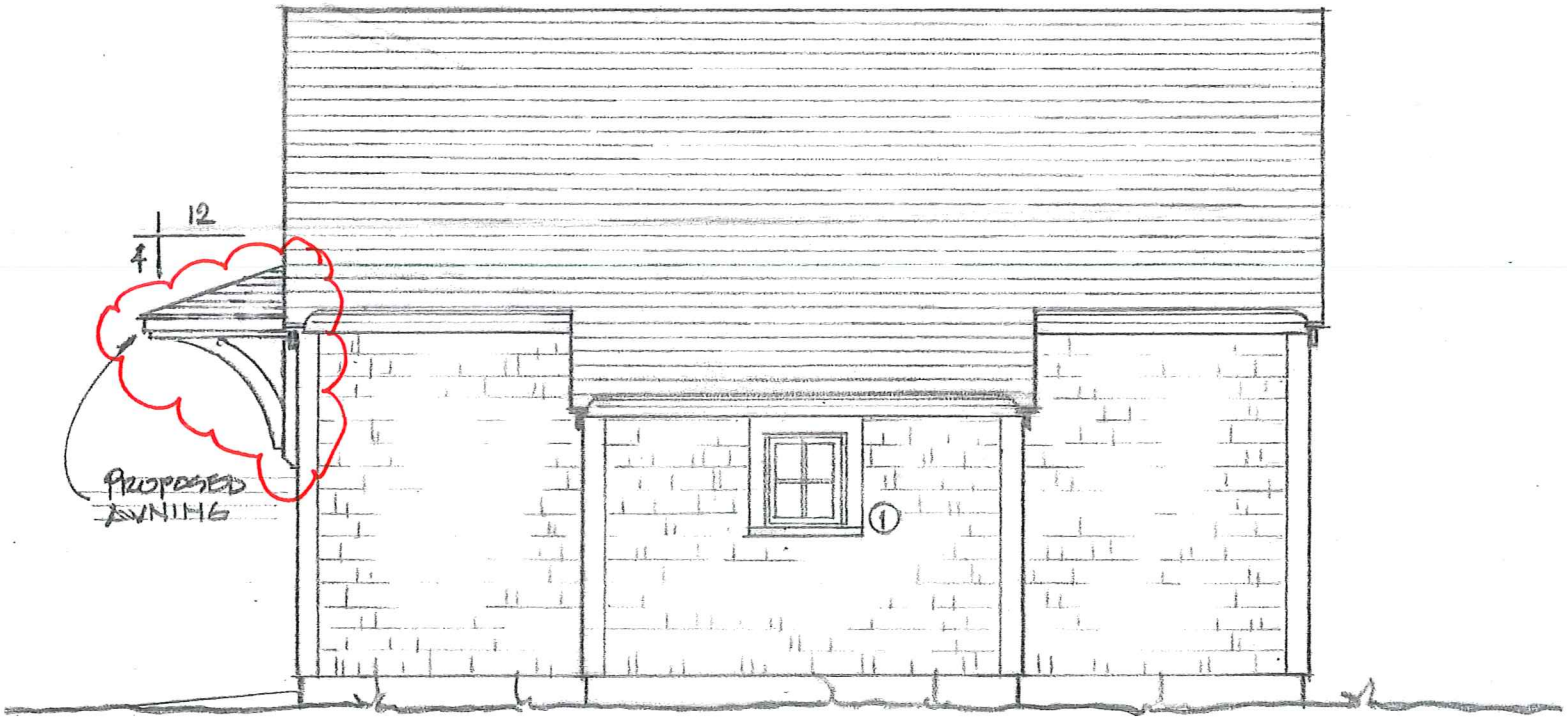
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

YATES RESIDENCE
"GARAGE"
58 KENDRICK STREET
NANTUCKET, MASS

ANGUS MACLEOD DESIGNS
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SIASCONSET, MA
(508) 257-6789



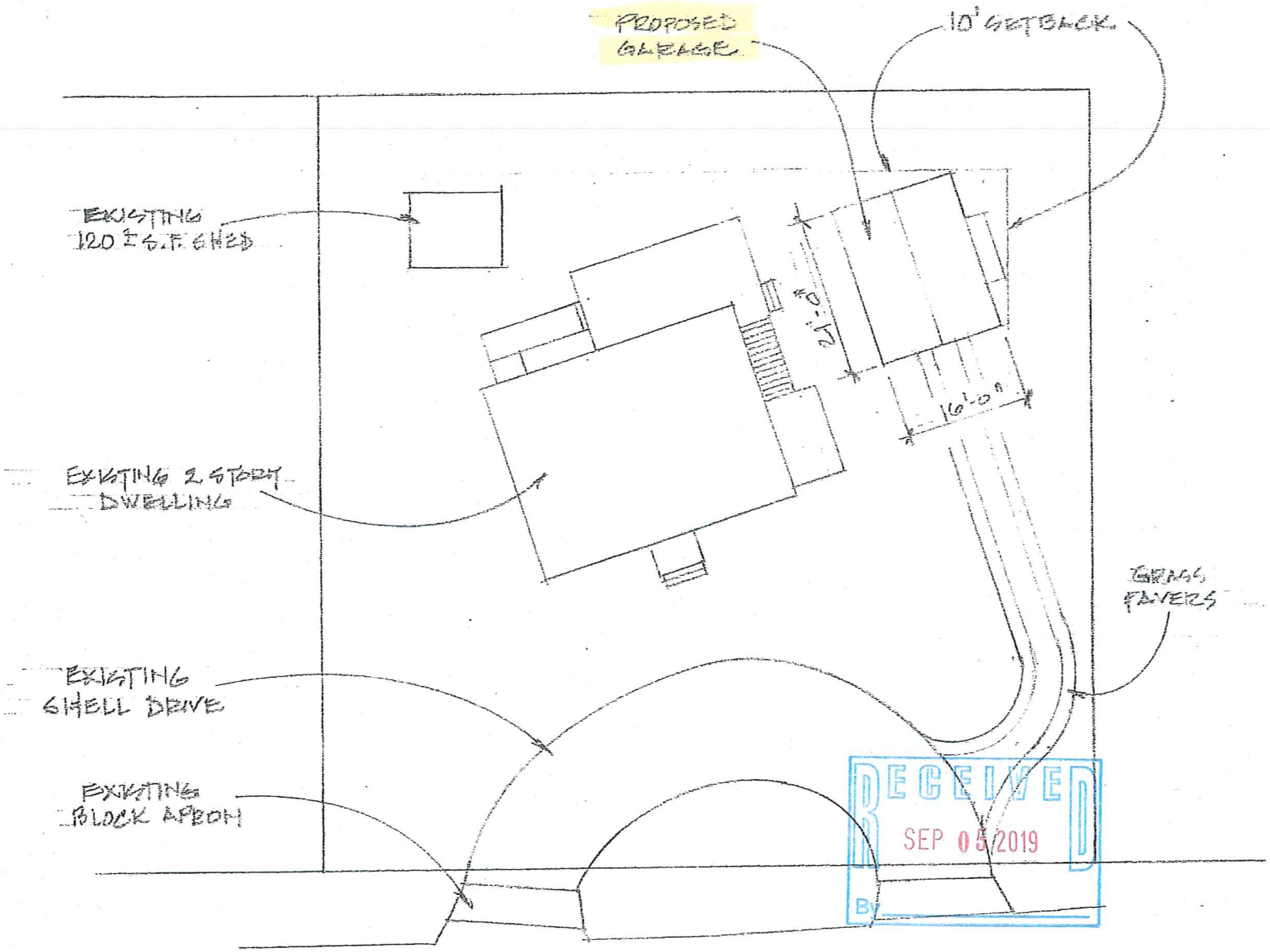
EAST ELEVATION
SCALE: 1/4"=1'-0"



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

YATES RESIDENCE
"GARAGE"
58 KENDRICK STREET
NANTUCKET, MASS

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P.O. BOX 7055
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(508) 257-6789



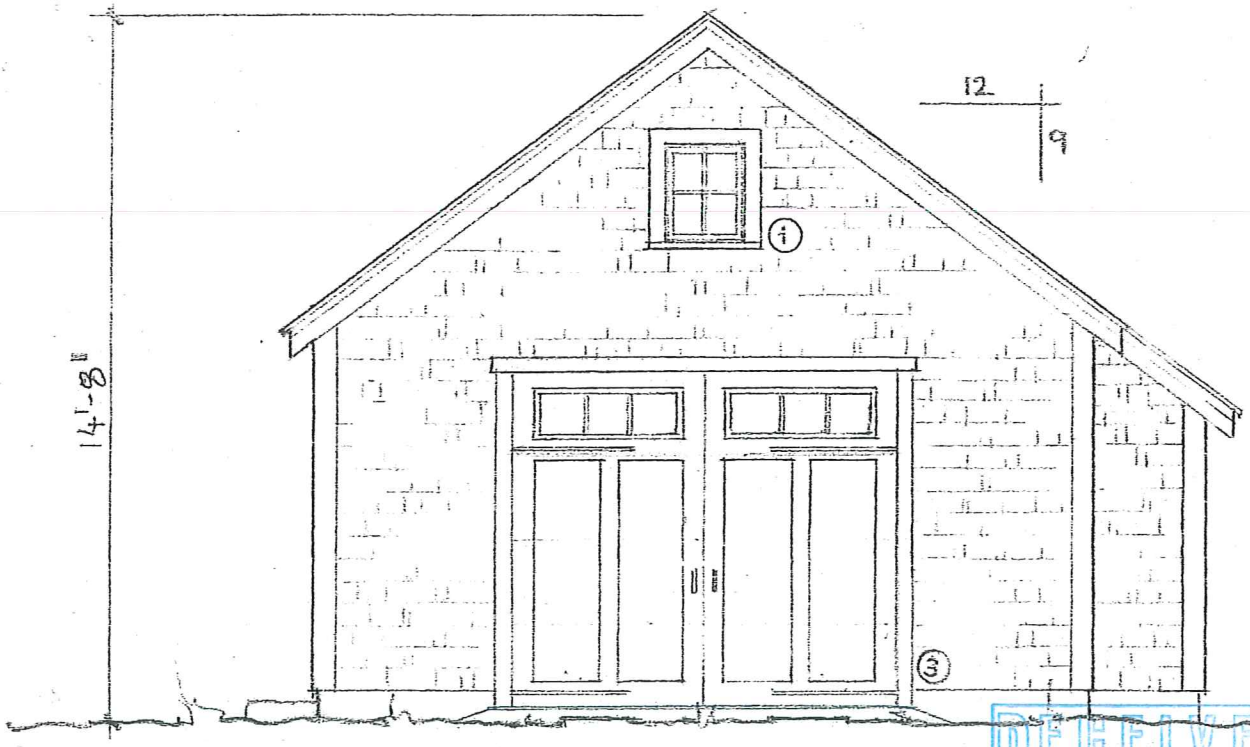
RECEIVED
SEP 05 2019
BY

APPROVED
SEP 17 2019 #73046
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

SITE PLAN
SCALE: 1" = 20'

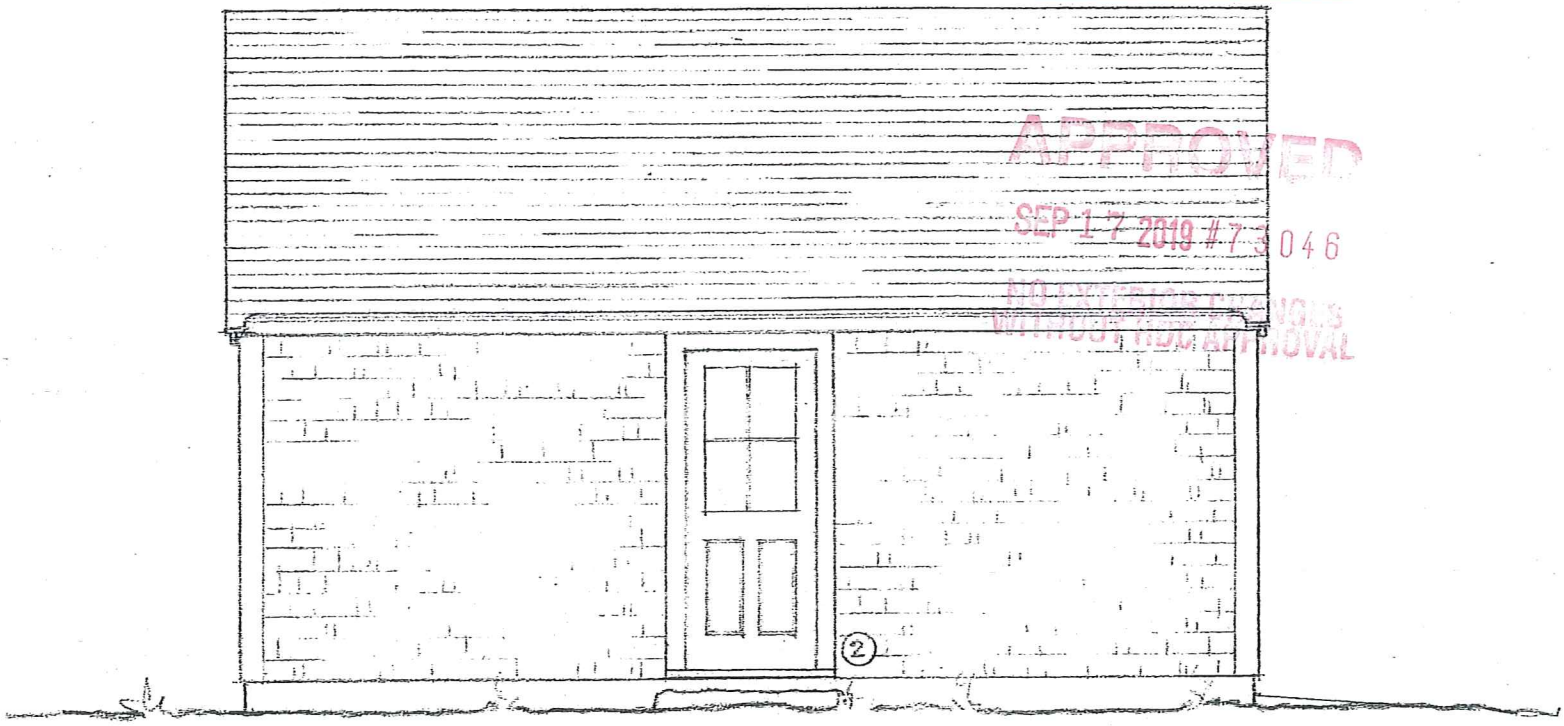
YATES RESIDENCE
"GARAGE"
58 KENDRICK STREET
NANTUCKET, MASS

ANGUS MACLEOD DESIGNS
P.O. BOX 1055
SIASCONSET, MA
(508) 257-6729



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

RECEIVED
SEP 05 2019
By

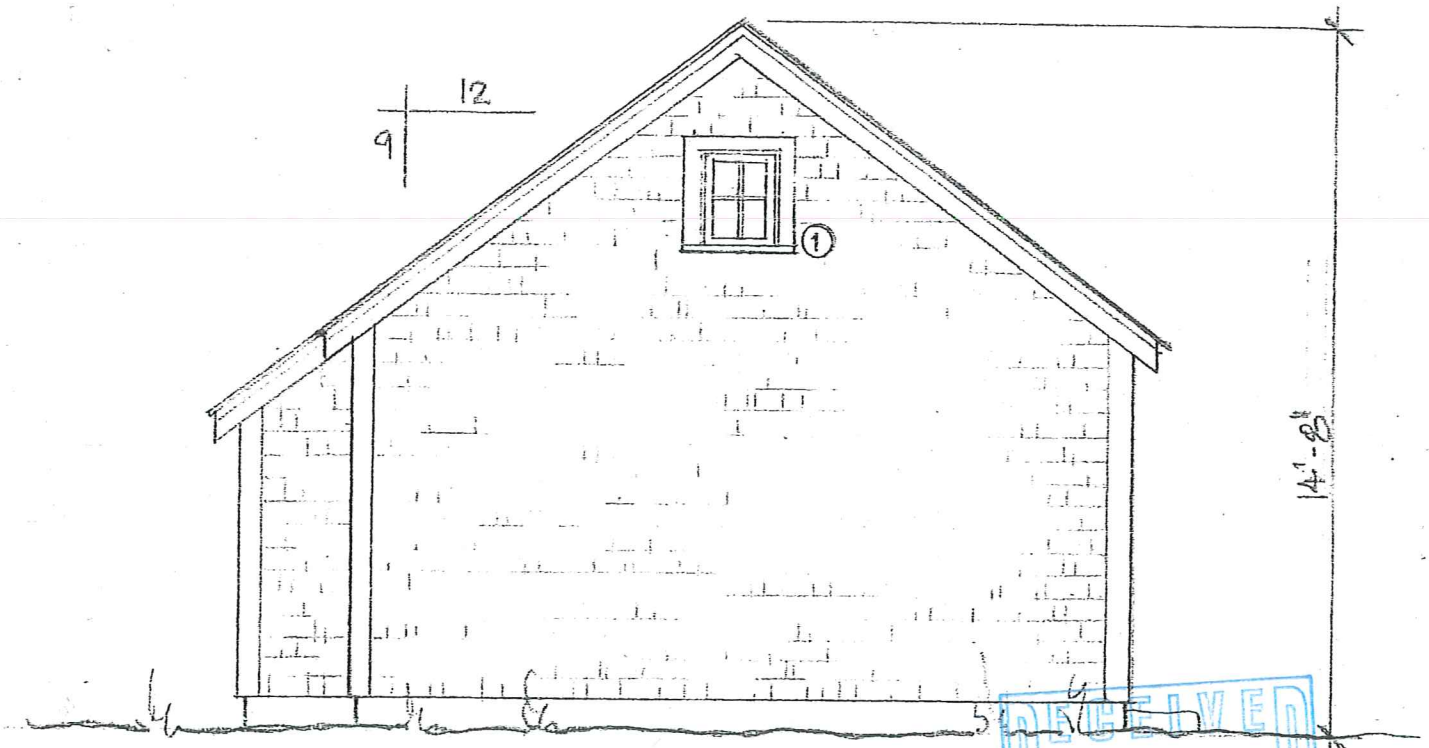


APPROVED
SEP 17 2019 #73046
WITHOUT ADDITIONAL

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

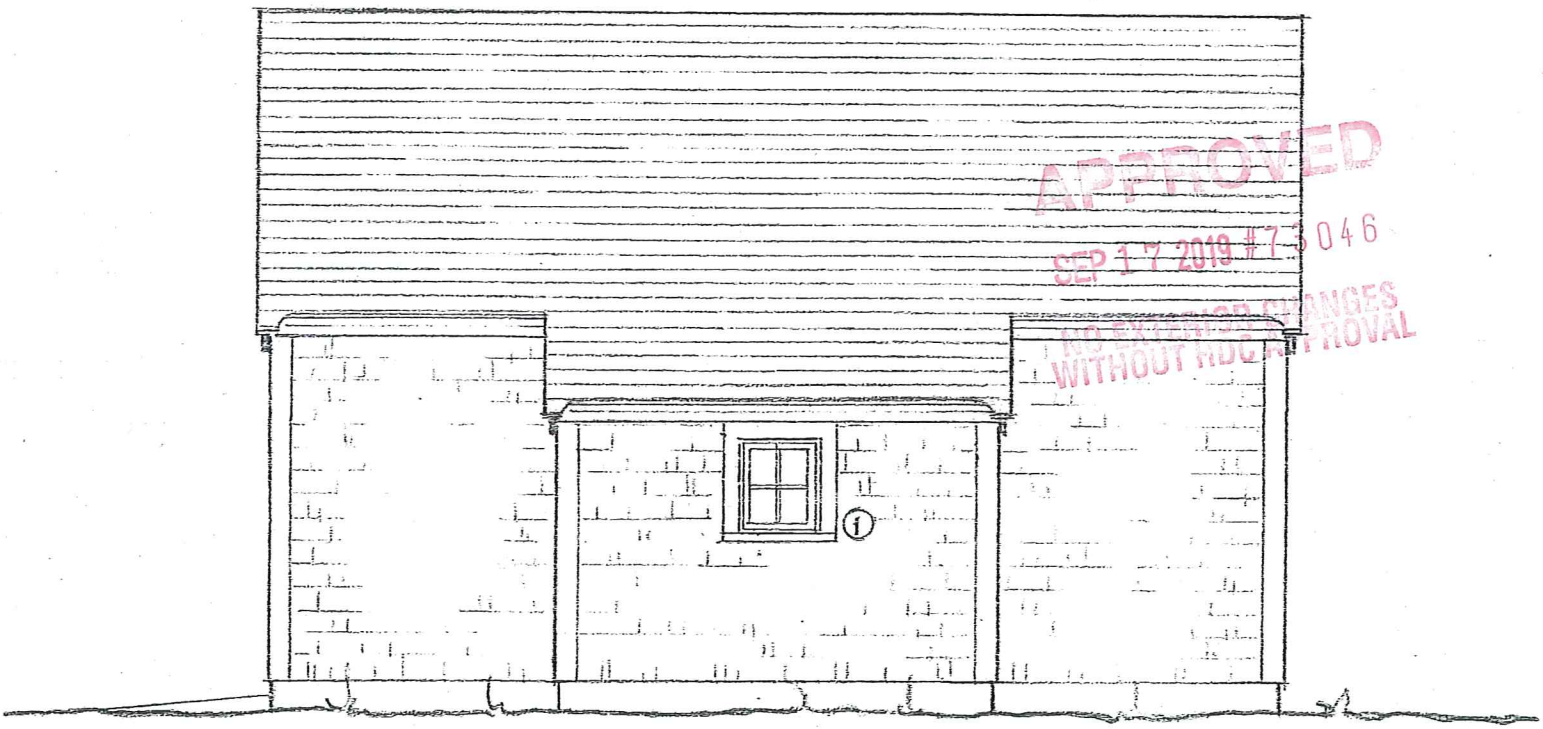
YATES RESIDENCE
"GARAGE"
58 KENDRICK STREET
NANTUCKET, MASS

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
NANTUCKET, MA
(508) 257-6789



RECEIVED
SEP 05 2019
By

① EAST ELEVATION
SCALE: 1/4"=1'-0"



APPROVED
SEP 17 2019 #75046
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

② SOUTH ELEVATION
SCALE: 1/4"=1'-0"

YATES RESIDENCE
"GARAGE"
58 KENDRICK STREET
NANTUCKET, MASS

ANGUS MACLEOD DESIGN
P.O. BOX 1055
SCONSET, MA
(508) 257-6789



WEST (FRONT)

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is 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°: 80 PARCEL N°. 308

Street & Number of Proposed Work: 59 SOUTH SHORE RD

Owner of record: 59 SOUTH SHORE RD NT

Mailing Address: PO BOX 659 NANTUCKET, MA 02554

Rick Barrett NANTUCKET, MA 02554

Contact Phone #: 508-228-4455 E-mail: RICK@VDHLAW.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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☒ Pool (Zoning District LIG-2) ☐ 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

POOL, FENCES, STONE WALLS, PATIO, DRIVEWAY, APRON, PADDOCK RING-- HORSES,

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 6' BOARD - T500' (250x2)
Type: 4 RAIL - HORSE PADDOCK
Length: FENCE @200'

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

NO change of paint application

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

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

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

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

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

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

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

Garage Door(s): Type GRAVEL Material _____

Hardscape materials: Driveways STABALIZED DRIVEWAY Walkways STONE STEPPERS Walls STONE-GRANITE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck WOOD PATIO - NTW Foundation _____ Fence NTW / BLACK STAIN - HORSE RAIL 6' Shutters _____

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

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

Date 1/19/22 Signature of owner of record _____

Signed under penalties of perjury



Property Information

Property ID	80 308
Location	59 S SHORE RD
Owner	BEAUDETTE RICHARD P TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 11/13/2018
Data updated 11/19/2018

November 2, 2020



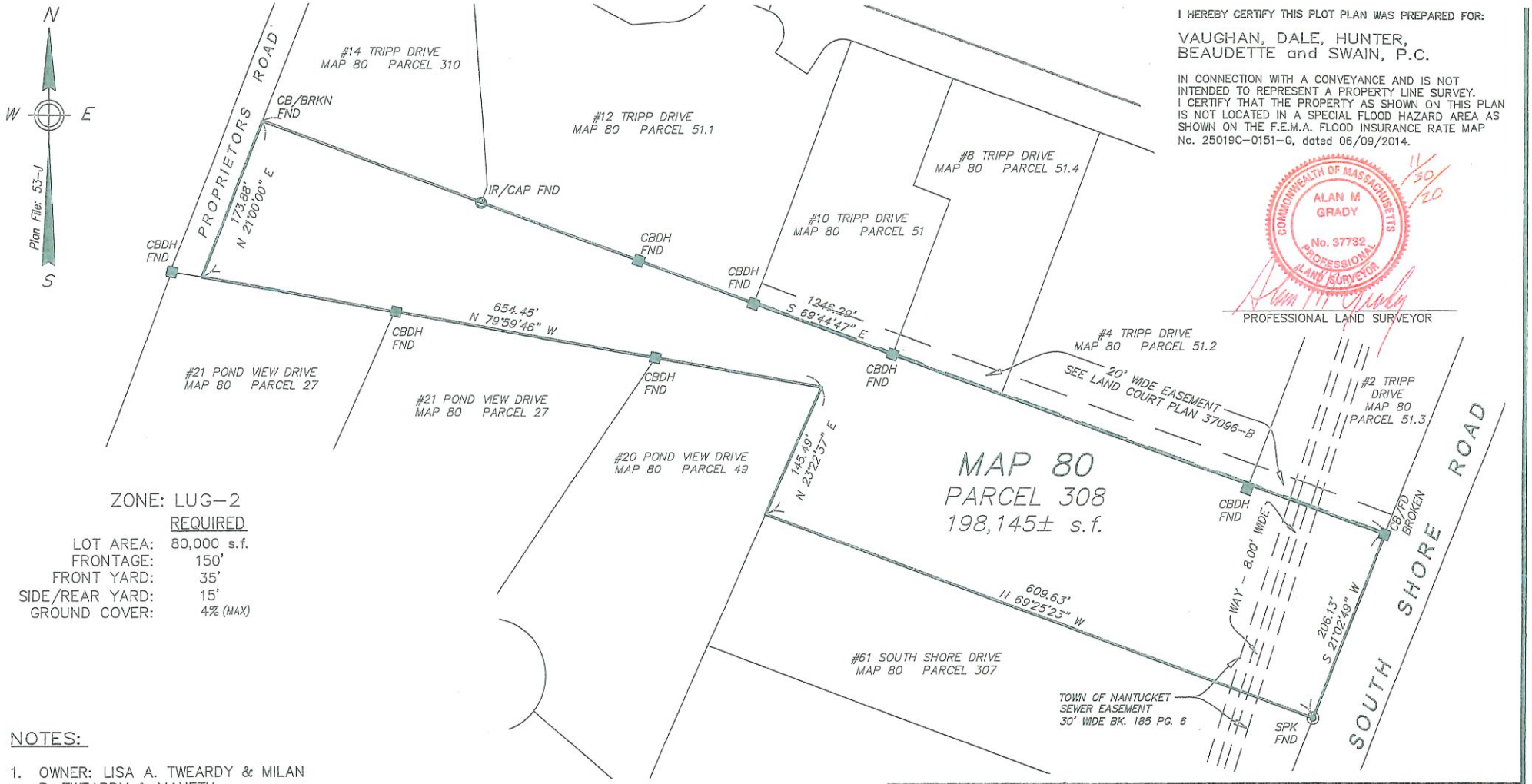
Property Information

Property ID 80 308
Location 59 S SHORE RD
Owner TWEARDY MILAN P & LISA A &

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 11/13/2018
Data updated 11/19/2018



I HEREBY CERTIFY THIS PLOT PLAN WAS PREPARED FOR:

VAUGHAN, DALE, HUNTER, BEAUDETTE and SWAIN, P.C.

IN CONNECTION WITH A CONVEYANCE AND IS NOT INTENDED TO REPRESENT A PROPERTY LINE SURVEY. I CERTIFY THAT THE PROPERTY AS SHOWN ON THIS PLAN IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP No. 25019C-0151-G, dated 06/09/2014.

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
11/30/20

PROFESSIONAL LAND SURVEYOR

ZONE: LUG-2

	REQUIRED
LOT AREA:	80,000 s.f.
FRONTAGE:	150'
FRONT YARD:	35'
SIDE/REAR YARD:	15'
GROUND COVER:	4% (MAX)

NOTES:

1. OWNER: LISA A. TWEARDY & MILAN P. TWEARDY & MANETH GRAVELL(20% INTEREST)
2. DEED REF: Bk: 632 Pg: 84 & Bk: 663 Pg: 173.
   ALSO SEE INSTRUMENT OF TAKING IN Bk: 1555 Pg: 98.
3. PLAN REF: Plan File: 53-J (LOT 6)
   ALSO SEE Plan No; 2003-14

PLAN SCALE

0 20 40 60 80 100 150 200 300

1 inch = 100 feet

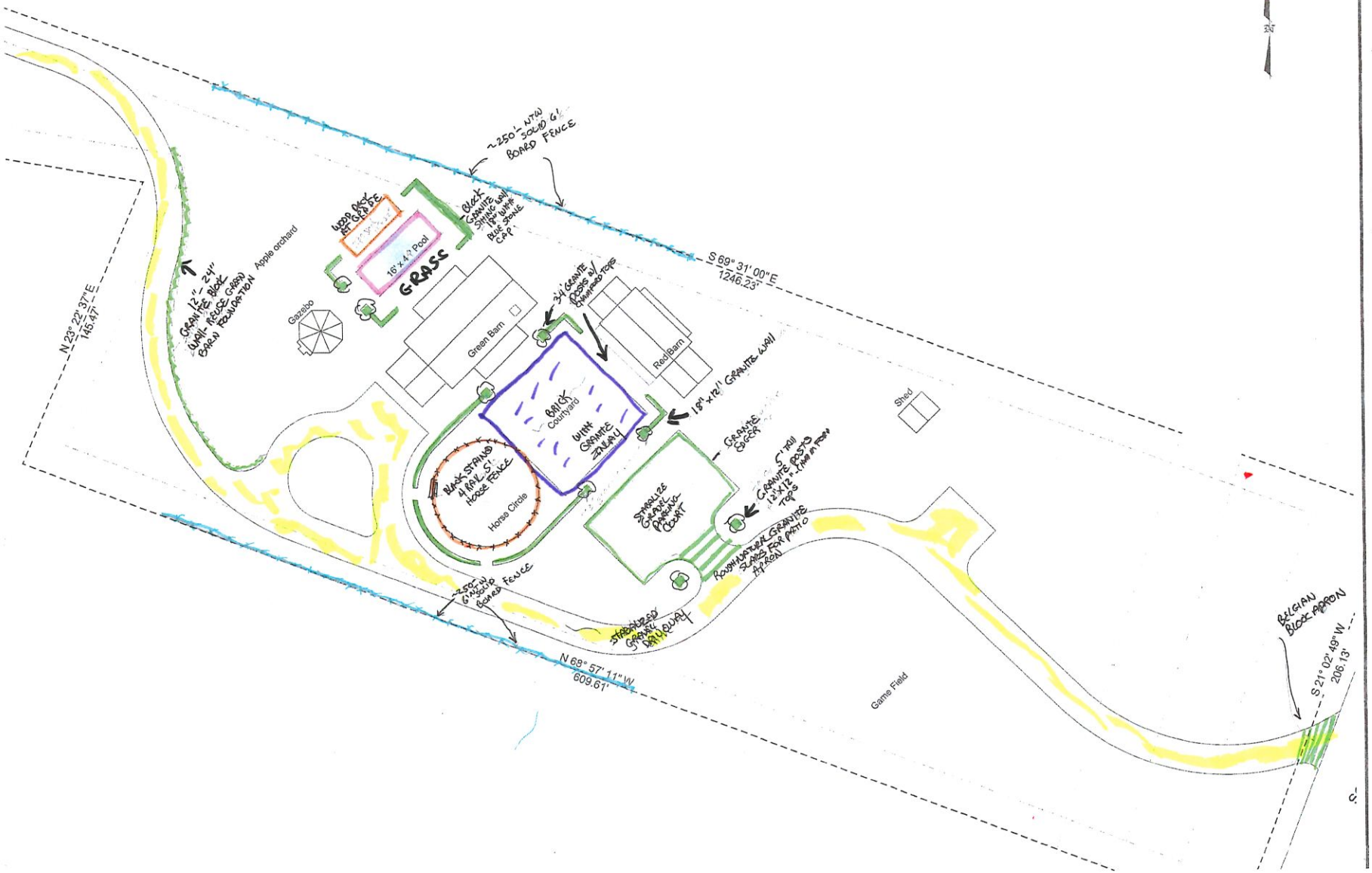
Date:	Drawn:	Checked:
NOVEMBER 30, 2020	RMM/ERC/BEI	DFB/AMG

BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

PLOT PLAN OF LAND
IN NANTUCKET, MA

Prepared for:
VAUGHAN, DALE, HUNTER
BEAUDETTE & SWAIN, P.C.
59 SOUTH SHORE ROAD
MAP 80 PARCEL 308

S:\Autocad Drawings\Nantucket\South Shore Rd\59 South Shore Road\59 South Shore Road - PLOT PLAN 11-30-20.dwg



AHERN
LANDSCAPE DESIGN STUDIO
PO Box 3213, Nantucket MA 02584
T (508) 233-2128 F (508) 228-4614
design@ahernllc.com

PROJECT

59 SOUTH SHORE

59 SOUTH SHORE RD NANTUCKET MA 02554

ARCHITECT

CHIP WEBSTER ARCHITECTURE
9 Amelia Drive, Nantucket MA 02554
T (508) 228-3600

SURVEYOR

LANDSCAPE CONCEPTUAL PLAN

DRAWING INFO

DATE
SCALE 1/8" = 1'-0"

PREVIOUS ISSUES

L.00

59 SOUTH SHORE ROAD

RING FENCE AROUND PADDOCK



ROCK SITTING WALL RECLAIMED FROM 8 OLD WESTMOOR FARM ROAD GREEN BARN



6 FOOT NTW BOARD FENCE



NORTH LOCATION OF THE FENCE FOR @250 FEET



SOUTH PROPERTY LINE FOR FENCE @250 FEET



DRIVEWAY ROCKS TO LINE REAR SECTION OF THE DRIVEWAY RECLAIMED FROM THE FOUNDTION OF THE GREEN BARN MOVED FROM 8 OLD WESTMOOR FARM ROAD



DRIVEWAY CUT INTO PROPERTY









CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 80 PARCEL N°. 70

Street & Number of Proposed Work: 111 Surfside Rd.

Owner of record: Brett Fodiman

Mailing Address: 250 Dorchester Ave
South Boston, Ma 02127

Contact Phone #: _____ E-mail: fodi@stacktidedevelopment.com

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln
Nantucket, Ma 02554

Contact Phone #: 508.325.4995 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Proposed Guest House

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 487 sf
Width: _____ Sq. footage 2nd floor: 433 sf
Sq. footage 3rd floor: _____

Decks/Patio: Size: 14'x19' ☑ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North +/- 25' 2" South +/- 25' 2" East +/- 24' 2" West +/- 25' 2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS (describe)

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

*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 7 /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 4" Rake 4" Soffit (Overhang) N/A Corner boards _____ Frieze _____
Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square 9"

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Cedar Clapboard (if applicable) _____ Roof Red Cedar
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.

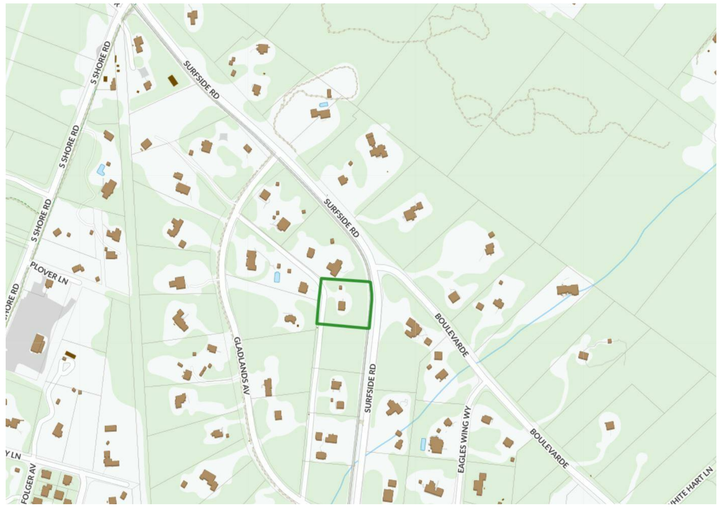
Date 1/19/21 Signature of owner of record _____ Signed under penalties of perjury

Fodiman Guest House

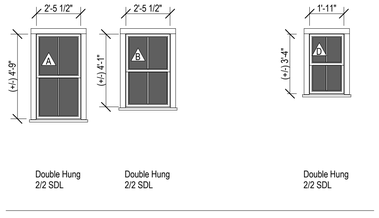
111 Surfside Road
Nantucket, MA 02554

01.19.21

HDC Submission



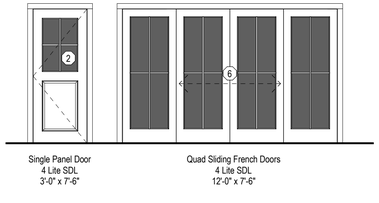
Locus Map



Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL

Window Legend

1/4" = 1'-0"



Single Panel Door 4 Lite SDL 3'-0" x 7'-6" | Quad Sliding French Doors 4 Lite SDL 12'-0" x 7'-6"

Door Legend

1/4" = 1'-0"



West Elevation Of All Structures



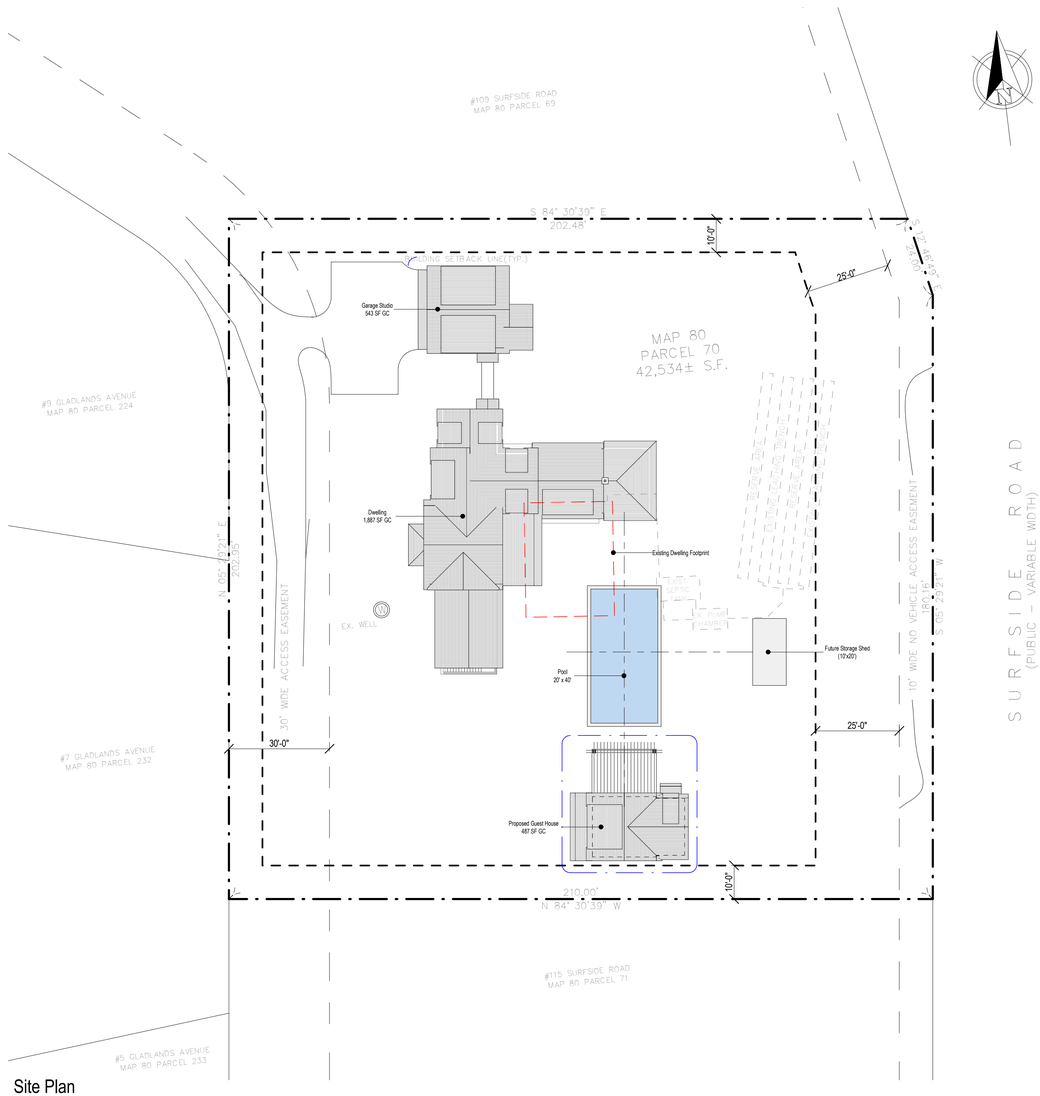
South Elevation



North Elevation



East Elevation



Site Plan

3/64" = 1'-0"

2036

Fodiman
Guest House

111 Surfside Road
Nantucket, MA 02554

emeritus

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

Cover Sheet

Site Information

Map & Parcel:	80 / 70
Current Zoning:	LUG1
Minimum Frontage:	100 ft
Front Setback:	35 ft
Side/Rear Setback:	10 ft
Lot Size:	42,534 +/- sq ft
Min. Lot Size:	40,000 sq ft
Allowable G.C.:	7% = 2,977 +/- sq ft
Existing G.C.:	0 sq ft
Proposed G.C.:	487 Guest House sq ft
Total Proposed G.C.:	2,917 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.1.3 Cover Sheet
A.1.5 Floor Plans
A.2.5 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.

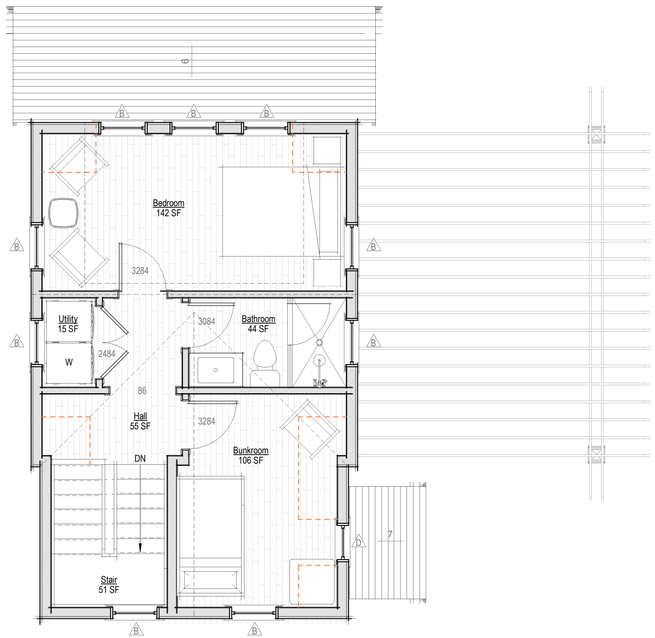
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.3

2036

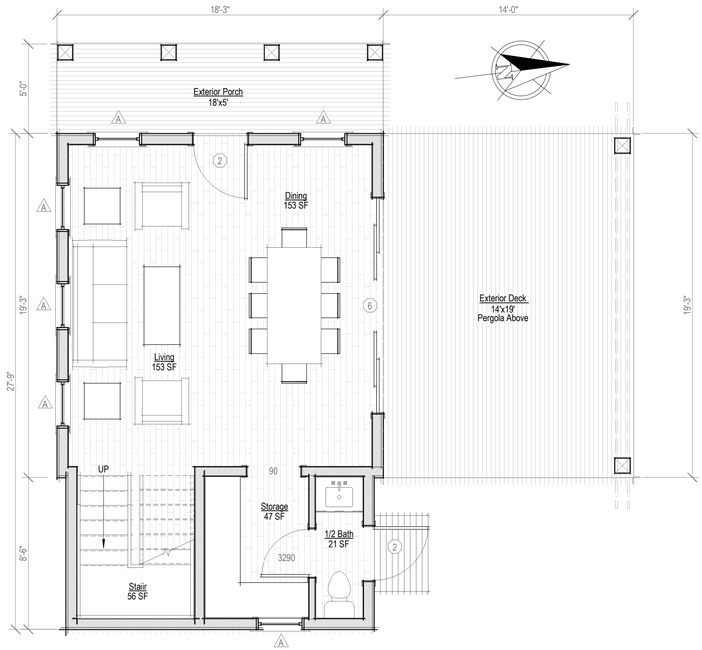
01.19.21

HDC Submission



Second Floor Plan - Proposed Guest House

1/4" = 1'-0"



First Floor Plan - Proposed Guest House

1/4" = 1'-0"

2036

Fodiman
Guest House

111 Surfside Road
Nantucket, MA 02554

emeritus

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

Floor Plans

Site Information

Map & Parcel:	80 / 70
Current Zoning:	LUG1
Minimum Frontage:	100 ft
Front Setback:	35 ft
Side/Rear Setback:	10 ft
Lot Size:	42,534 +/- sq ft
Min. Lot Size:	40,000 sq ft
Allowable G.C.:	7% = 2,977 +/- sq ft
Existing G.C.:	0 sq ft
Proposed G.C.:	487 Guest House sq ft
Total Proposed G.C.:	2,917 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.1.3 Cover Sheet
A.1.5 Floor Plans
A.2.5 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.1.5

2036

01.19.21

HDC Submission



East Elevation - Proposed Guest House

1/4" = 1'-0"



West Elevation - Proposed Guest House

1/4" = 1'-0"



South Elevation - Proposed Guest House

1/4" = 1'-0"



North Elevation - Proposed Guest House

1/4" = 1'-0"

2036

Fodiman
Guest House

111 Surfside Road
Nantucket, MA 02554

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

Exterior Elevations

Site Information

Map & Parcel:	80 / 70
Current Zoning:	LUG1
Minimum Frontage:	100 ft
Front Setback:	35 ft
Side/Rear Setback:	10 ft
Lot Size:	42,534 +/- sq ft
Min. Lot Size:	40,000 sq ft
Allowable G.C.:	7% = 2,977 +/- sq ft
Existing G.C.:	0 sq ft
Proposed G.C.:	487 Guest House sq ft
Total Proposed G.C.:	2,917 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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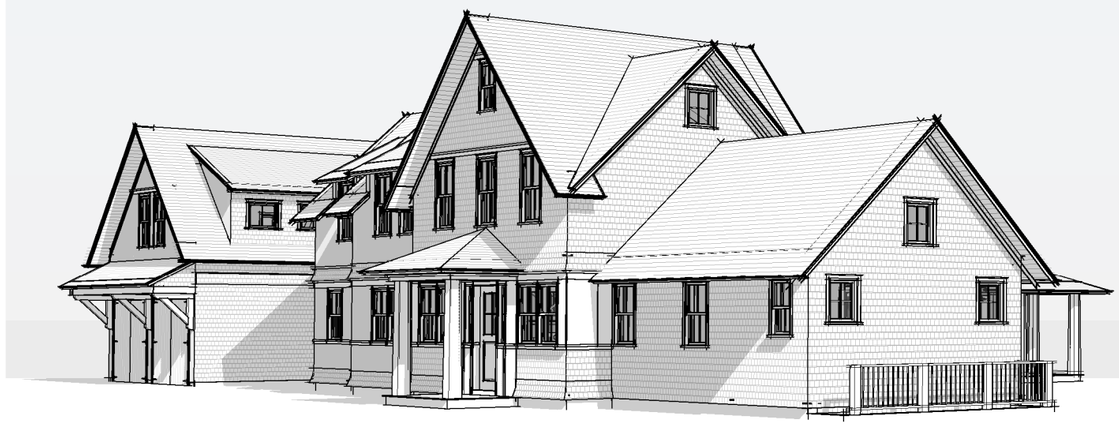
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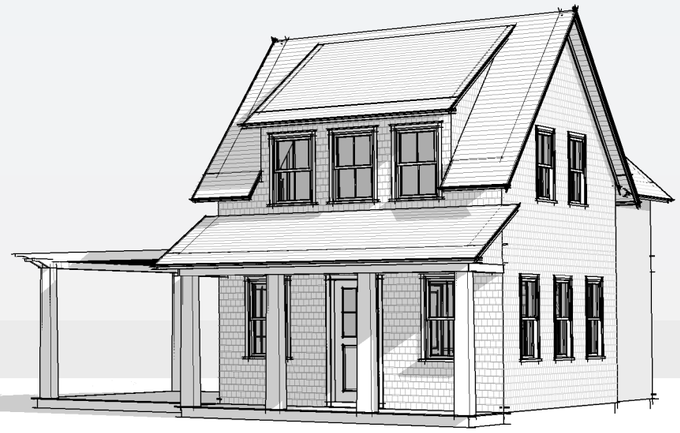
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A.2.5

2036





Fodiman Guest House
111 Surfside Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	80 / 70
Current Zoning:	LUG1
Minimum Frontage:	100 ft
Front Setback:	35 ft
Side/Rear Setback:	10 ft

Perspective View

01.19.21

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

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 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: 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 Brett Fodiman

STREET ADDRESS 111 Surfside Road - Dwelling Submission

MAP/PARCEL 80 / 70

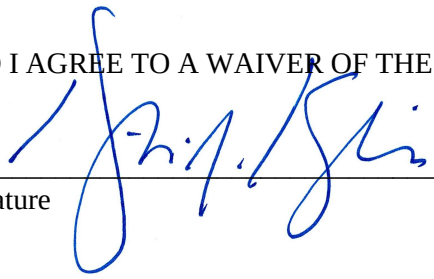
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

January 19, 2021

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.



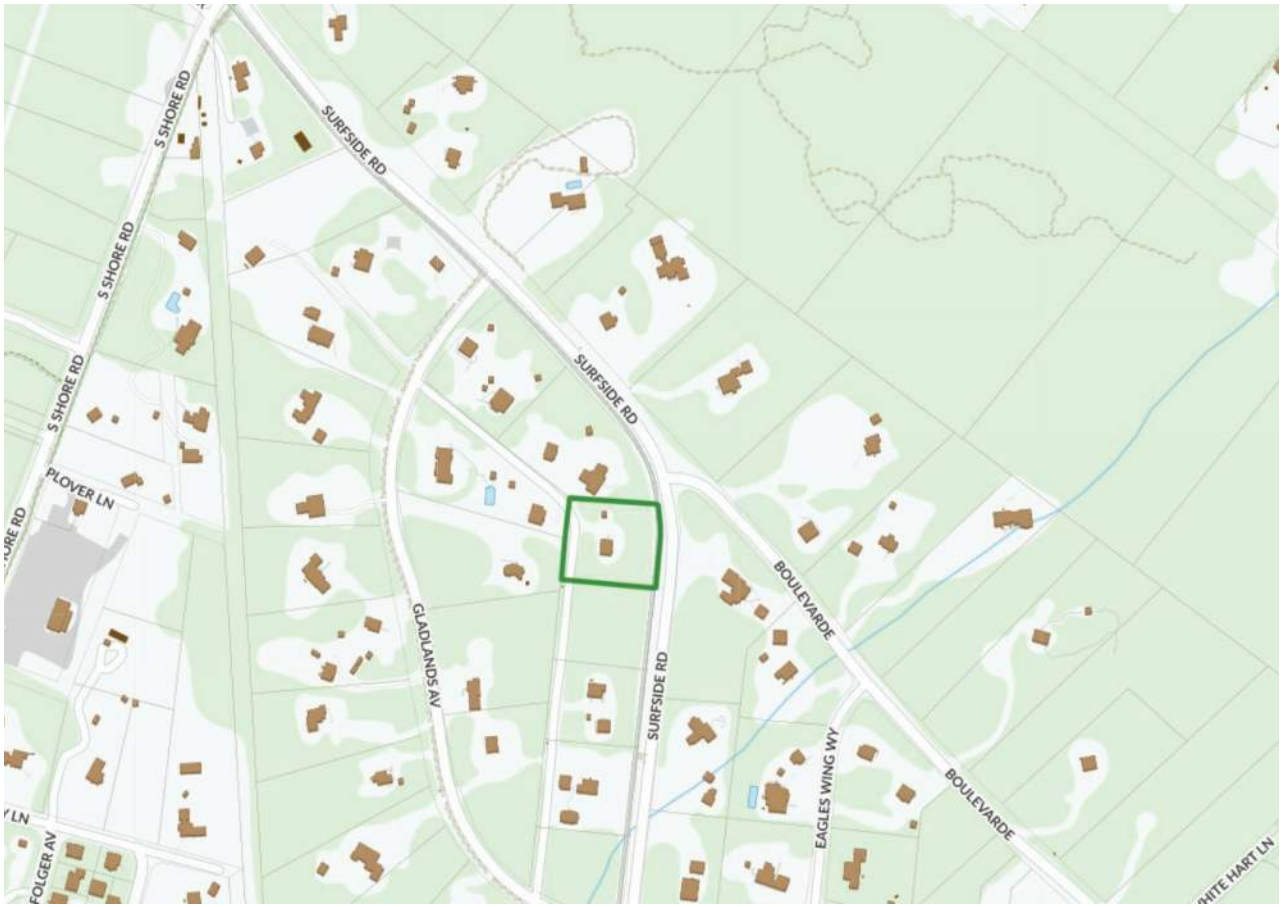
Signature

January 19, 2021
Date

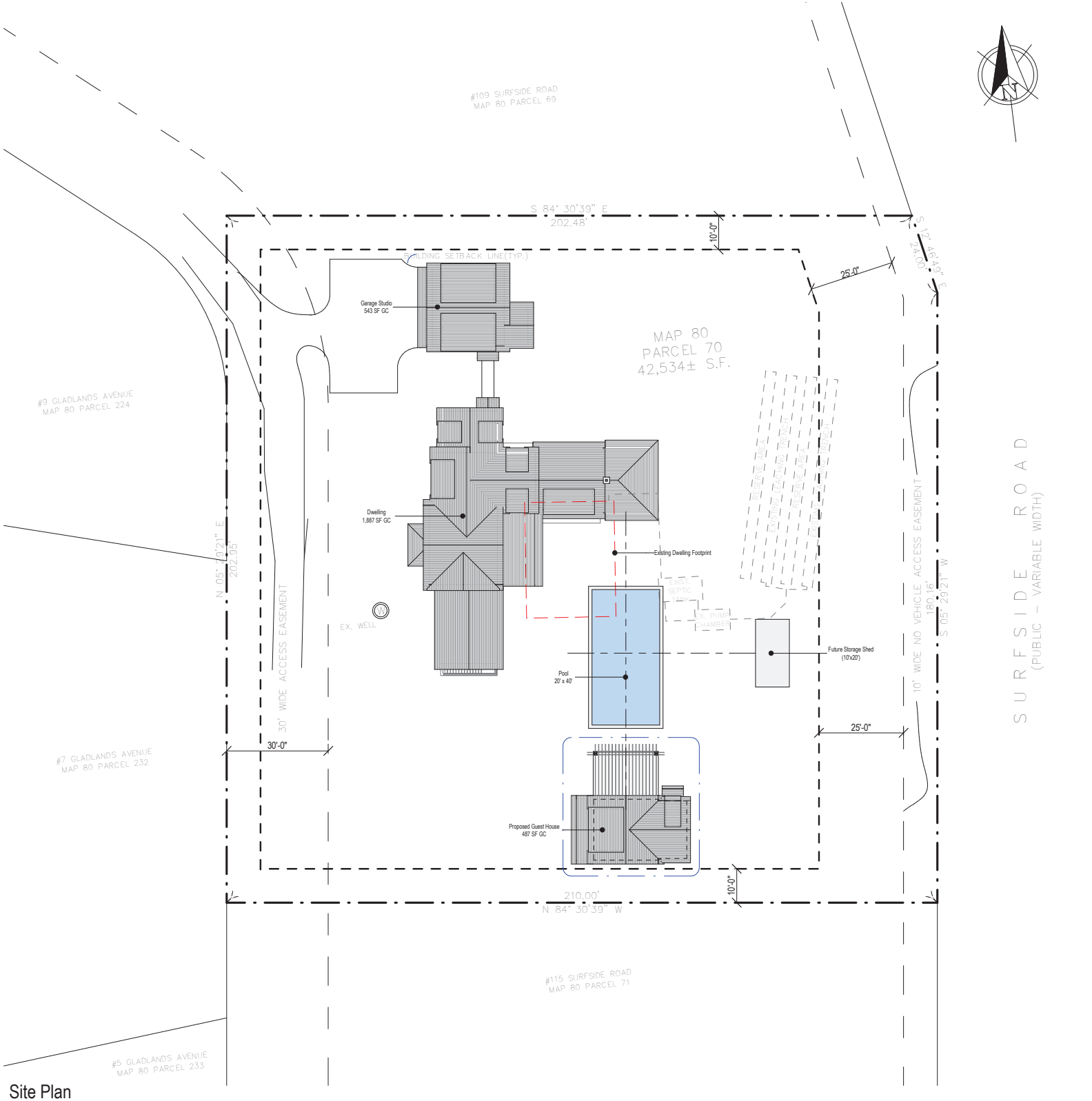
Fodiman Guest House

111 Surfside Road
Nantucket, MA 02554

01.19.21



Locus Map



Site Plan

3/64" = 1'-0"



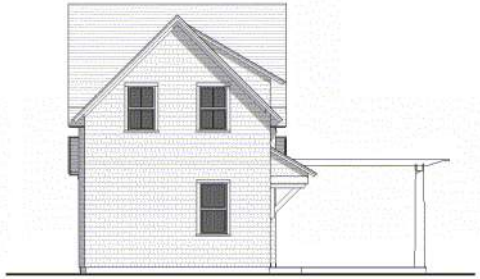
West Elevation Of All Structures



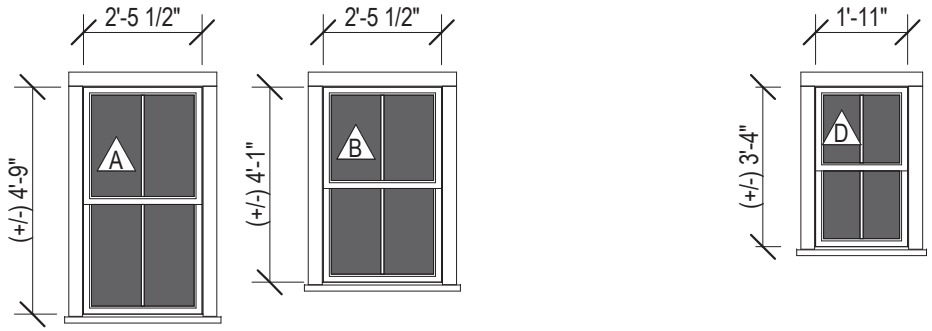
South Elevation



North Elevation



East Elevation



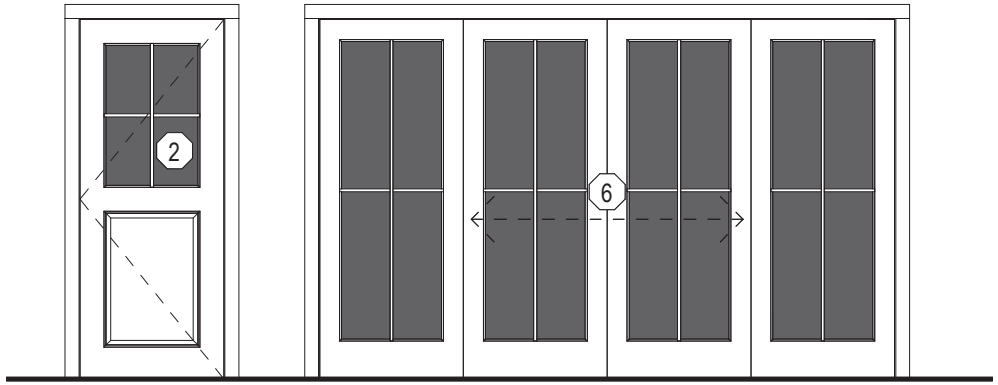
Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 SDL

Window Legend

1/4" = 1'-0"

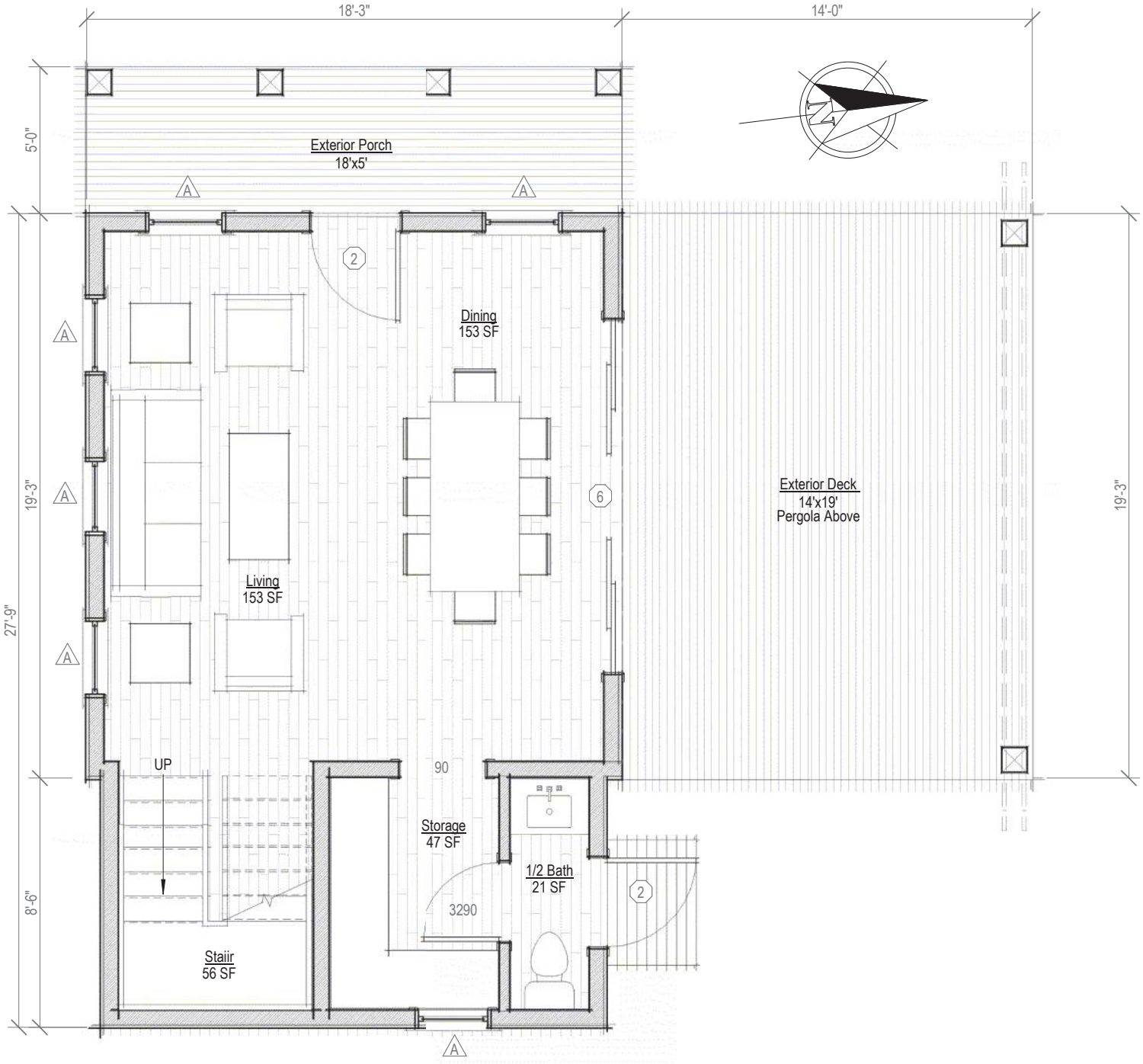


Single Panel Door
4 Lite SDL
3'-0" x 7'-6"

Quad Sliding French Doors
4 Lite SDL
12'-0" x 7'-6"

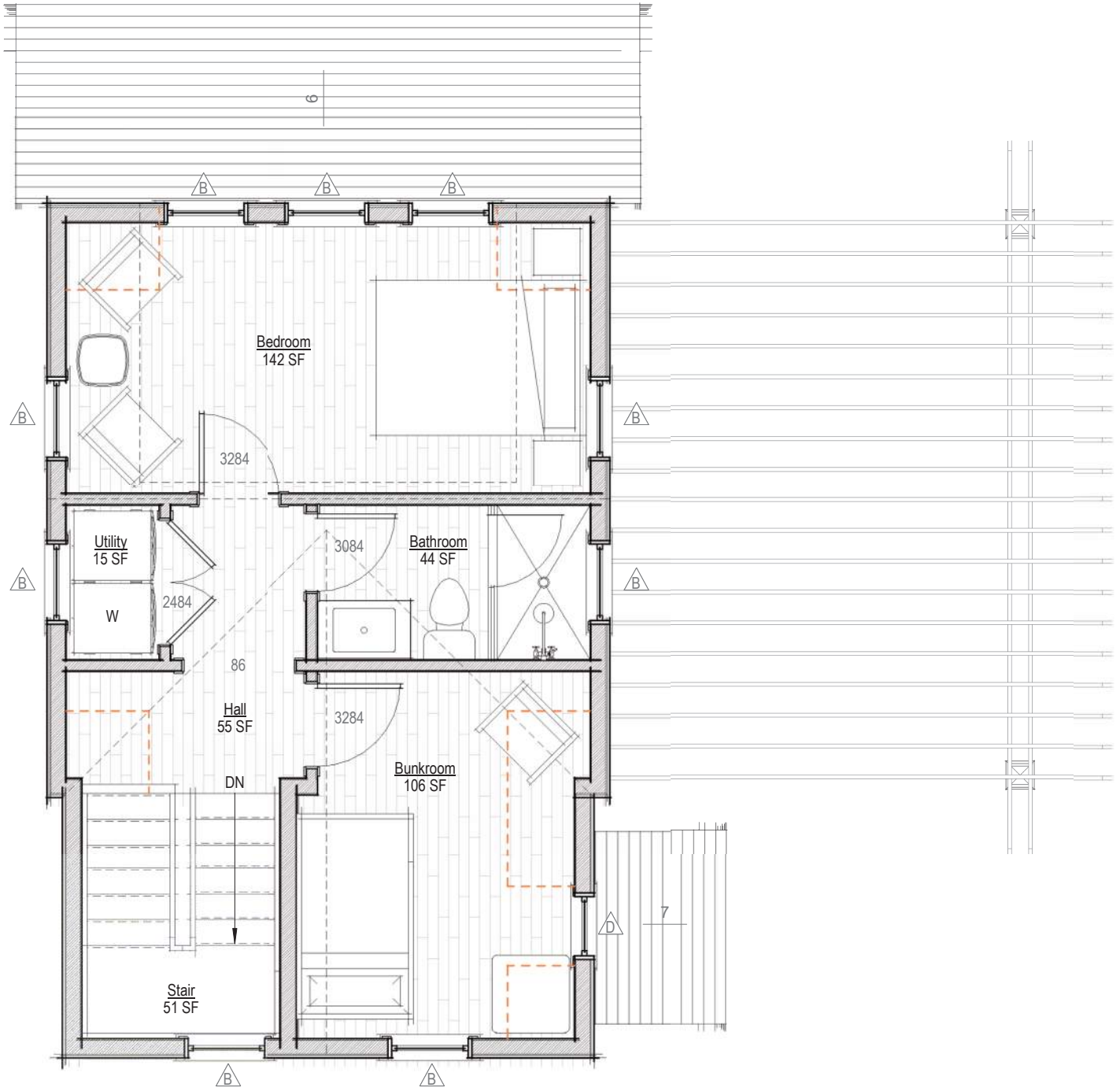
Door Legend

1/4" = 1'-0"



First Floor Plan - Proposed Guest House

1/4" = 1'-0"



Second Floor Plan - Proposed Guest House

1/4" = 1'-0"



West Elevation - Proposed Guest House

1/4" = 1'-0"



North Elevation - Proposed Guest House

1/4" = 1'-0"



South Elevation - Proposed Guest House

1/4" = 1'-0"



East Elevation - Proposed Guest House

1/4" = 1'-0"

January 15, 2021

Town of Nantucket
Historic District Commission

Dear Members:

With gratitude I acknowledge your service to our community. I place a great deal of faith and trust in our boards and commissions tasked with protecting our island resources, land and residential properties. At this time, I am writing to request some clarification relative to the project at 59 S. Shore Rd.
On October 14, 2020 I received a notification from the HDC regarding plans to move "The Green Barn and a portion of the Red Barn from 8 Old Westmore Farm Rd" onto the site at 59 S. Shore. I requested plans/elevations which were delivered to me by email on November 9. I was told by Kadeem McCarthy that "*If you have any comments or concerns please get those to me as soon as possible. As I mentioned these are consent items so the board may approve them without reviewing them unless there are issues*" I asked if the property would be screened from view due to the high elevations and it was reported "*I was told by the agent that, "absolutely, there will be 360 degrees of screening".*
The plans I received on November 9, 2020 show 2 barn structures on the site and a small parking area where the driveway ends at the barns.

As construction has proceeded the scale of the project has become alarming. On January 15, 2021 I again requested information on the project and was sent updated plans which exhibit considerable additions to the original proposal. In addition to the barns, the site now includes a gazebo, inground pool, courtyard, "game field" and 3 separate parking areas totaling 14 parking spaces. With many questions in mind, I contacted the building department to request a copy of the permit (still not received). I was inquiring about ground cover and proposed use when the phone was passed to someone identified as "the agent", Linda Williams. I was told by the agent that the Green barn will be a residence and the Red barn an "activity" barn. I asked what an "activity barn" was and she stated it was for pool tables and the like. She also informed me there would be a gazebo, an in-ground pool and a horse barn "just like all the other properties out there". I inquired about ground cover and was told she would have to go back and look but the project was "way under". I then inquired about parking and was told by the agent it would be "in back" and the number of spaces would be "the usual for a residence". I am wondering if 14 designated spaces are the norm for a residential lot in LUG2?

I have several questions about this project and have yet to receive satisfactory answers. I am hoping someone will be able to respond with the information I am seeking.

- These barns were used for events at Westmoor and would that be the plan at the 59 S. Shore location? Otherwise, why would 14 designated parking spaces be necessary?
- Why is the roofing material standing seam metal? The norm is asphalt or wood shingles (As per HDC document BWNIM-Pt 5). Why the exception here? Although the barns will be located behind some trees, at their elevations, the roof material may well be visible

from the street, and will be shiny, reflective surfaces. 3 other nearby barns on the street have asphalt or wood roof shingles.

- Speaking of elevations-they are unclear on the plans. One plan shows the Green barn at 29', one at 24'11" (not including cupola) What measurements are accurate?
- The "activity" (Red) barn was questioned by one commission member as appearing to be an "entertainment center" (Oliver), and the response in the HDC minutes was "*They are moving just the little end, which is simple and the size of a child's playhous*e" (Coombs). I would hardly compare a structure that is 37 feet by 22 feet to a child's playhouse.
- With regard to the Red barn, the plan shows additions to each end and the handwritten measurements indicate they are 9.5 feet long, but one is clearly longer. What would be the accurate measurements?
- Were there reviews by the Planning Board or Zoning Board prior to HDC application submissions?

I look forward to your prompt reply.
Respectfully,

Rev. Tamara T. Grenier

Rev. Tamara Grenier
62 S. Shore Rd







115 FROM BIKE PATH
EXISTING VEGETATION





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

