CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 98

Street & Number of Proposed Work: 78 Center Street

Owner of record: Paul Benk

Mailing Address: 34 Oyster Point
Warren, RI, 02885

Contact Phone #: 908-938-2420 E-mail: p.benk@att.net

AGENT INFORMATION (if applicable)

Name: Emeritus Development

Mailing Address: 8 Williams Ln
Nantucket, MA, 02554

Contact Phone #: 508 325 4995 E-mail: matt@emeritus-development.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. Alteration
☐ Pool (Zoning District ____) ☐ Roof ☑ Other 3 Story Addition, 3 Season Porch, Commercial Kitchen Renovation,

Size of Structure or Addition: Length: 41'4" Sq. Footage 1st floor: 869 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 17'8" Sq. footage 2nd floor: 655 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 0

Difference between existing grade and proposed finish grade: North N/A South 3' East N/A West 3'
Height of ridge above final finish grade: North ±15'0" South ±33'7" East ±31'7" West ±33'7"

Additional Remarks

Historic Name: 78 Center St.

Original Date: 1800's

Original Builder: UNKNOWN

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: 3.5 inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x6 Soffit (Overhang) N/A Corner boards 5 1/2 Frieze N/A
Window Casing 3 1/2 Door Frame 3 1/2 Columns/Posts: Round N/A Square 7 1/4

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

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

Hardscape materials: Driveways N/A Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) EXISTING GRAY Roof black
Trim WHITE Sash WHITE Doors WHITE
Deck NATURAL Foundation NATURAL Fence WHITE Shutters N/A

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

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

Date 02/24/16 Signature of owner of record _____ Signed under penalties of perjury

The Regatta Inn

78 Centre Street
Nantucket, MA 02554

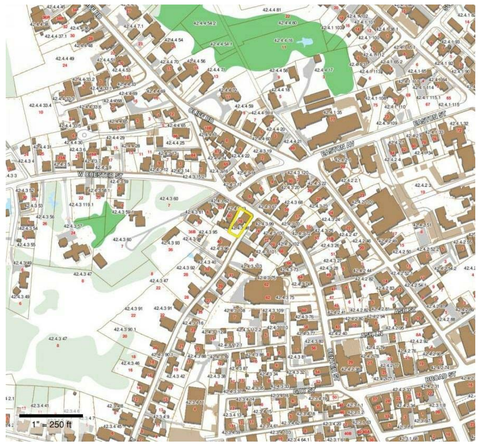
Proposed East Elevation
1/16" = 1'-0"

Proposed West Elevation
1/16" = 1'-0"

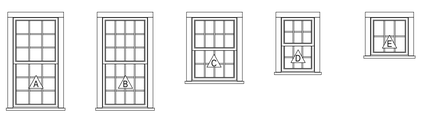
Proposed South Elevation
1/16" = 1'-0"

Proposed North Elevation
1/16" = 1'-0"

H. D. C. Submission - Not For Construction 02.24.16

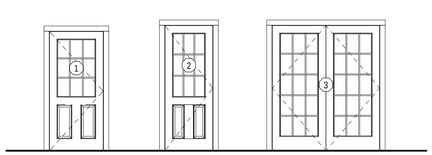


1 Locus Map
3/4" = 1'-0"



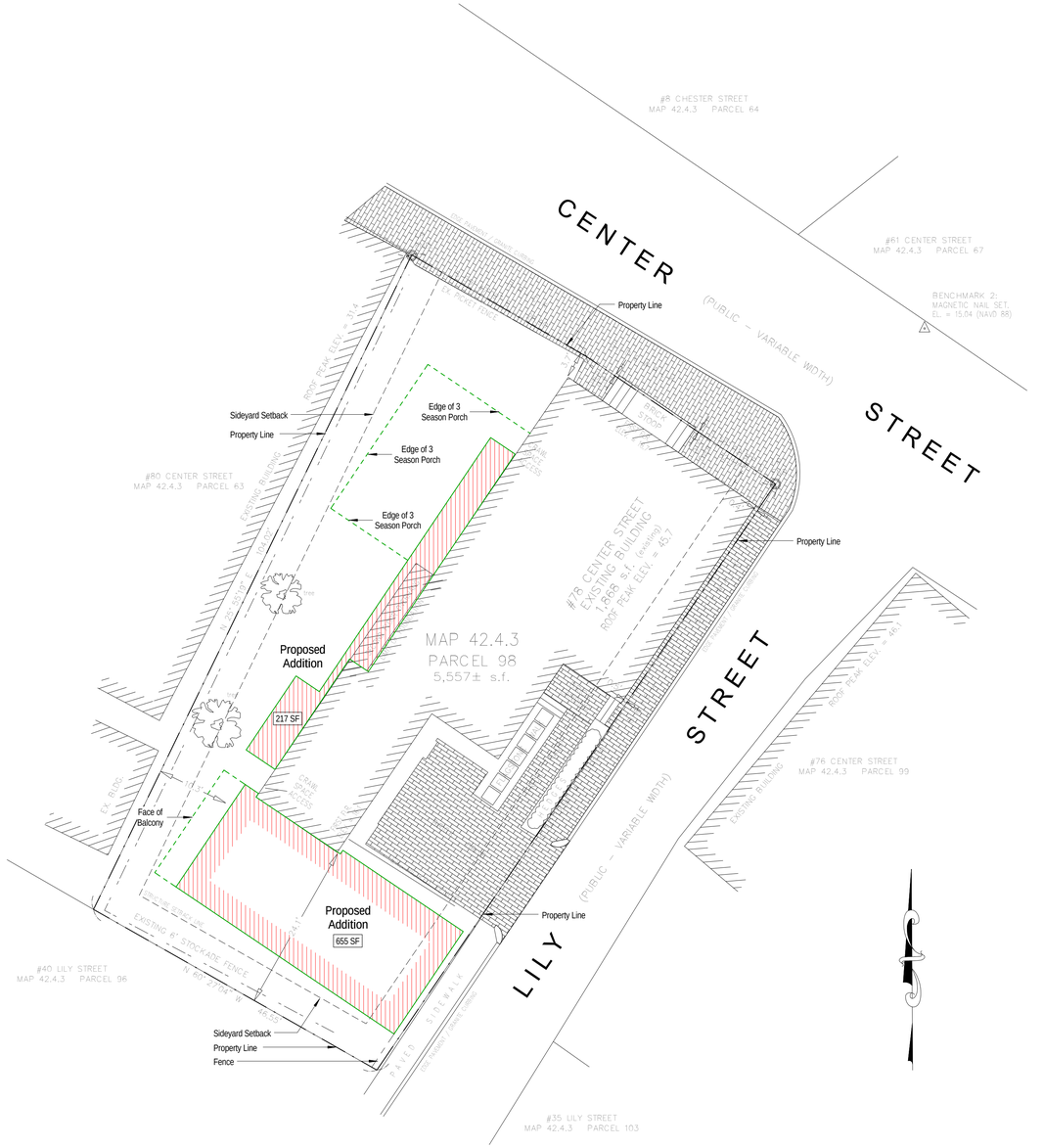
Double Hung 9/9 TDL | Double Hung 12/12 TDL | Double Hung 8/8 TDL | Double Hung 6/6 TDL | Fixed 6 Lite TDL

2 Window Types
1/4" = 1'-0"



9-Lite Over Double Panel TDL | 9-Lite Over Double Panel TDL | Double 15-Lite French Door TDL

3 Door Types
1/4" = 1'-0"



4 Proposed Site Plan
1" = 10'-0"

1435

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emeritus Development Ltd.
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

Site Plan, Locus Map

Site Information

Map & Parcel:	42.4.3 98
Current Zoning:	ROH
Minimum Frontage:	50 ft.
Front Setback:	0 ft.
Side/Rear Setback:	5 ft.
Lot Size:	5,557 sq. ft.
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	50% or 2,778.5 sq. ft.
Existing G.C.:	1,868 sq. ft.
Proposed G.C.:	869 sq. ft.
Total Proposed G.C.:	2,737 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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G.1.1 Site Plan, Locus Map
A.1.0 Basement Level Floor Plans
A.1.1 First Floor Plans
A.1.2 Second Floor Plans
A.1.3 Third Floor Plans
A.2.1 Elevations
A.2.2 Elevations
A.2.3 Elevations
A.2.4 Elevations
A.2.5 Building Section

Revisions

THESE DRAWINGS AND THE DESIGNS THEREIN ILLUSTRATED ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN PREPARED FOR PERMITTING PURPOSES NECESSARY TO OBTAIN A BUILDING PERMIT AT A CERTAIN STAGE. DRAWINGS WILL BE DISPENSED UPON REQUEST.

G.1.1
1435

H.D.C. Submission - Not For Construction 02.24.16

3 Perspective View Looking West
1/16" = 1'-0"

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

4 Perspective View Looking Souteast
1/16" = 1'-0"

2 North Elevation - Existing / Demolition
3/16" = 1'-0"

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A.2.1
1435

H.D.C. Submission - Not For Construction 02.24.16

3 Perspective View Looking North
Not to Scale

4 Perspective View Looking Northeast
Not to Scale

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

2 South Elevation - Existing / Demolition
3/16" = 1'-0"

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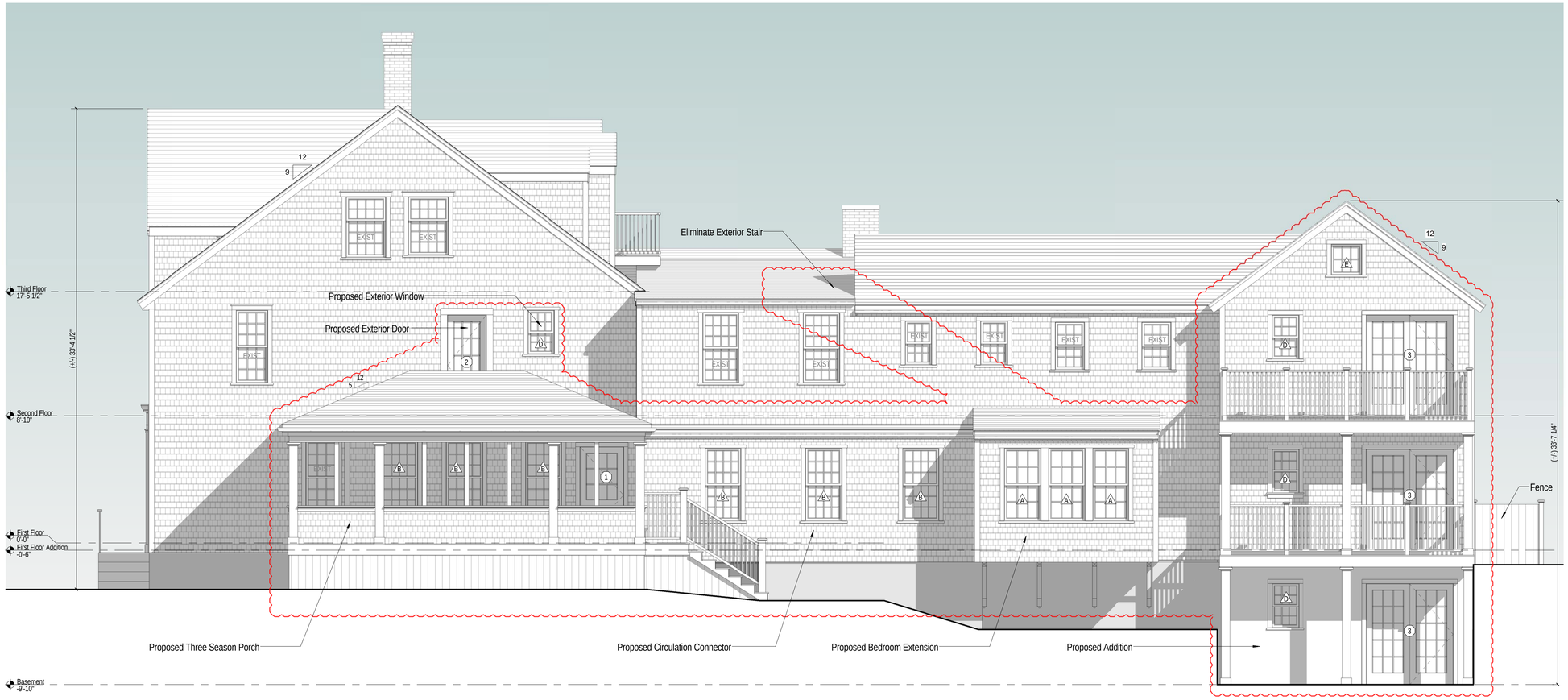

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A.2.4
1435