CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.2.3 PARCEL N°. 22

Street & Number of Proposed Work: 92 Washington Street

Owner of record: Great State Properties, LLC c/o Joseph Guay

Mailing Address: PO Box 1294
Nantucket, MA 02554

Contact Phone #: (314) 727 0512 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Smith & Hutton Architects - Scott Hutton

Mailing Address: 19 E. Clearfield Road
Havertown, PA 19083

Contact Phone #: 610(955-2045) E-mail: scott@smithhutton.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 22'-11" Sq. Footage 1st floor: 842 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 39'-0" Sq. footage 2nd floor: 667 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 19'-3" South 21'-4" East 21'-4" West 21'-4"

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

Additional Remarks

Historic Name:

Original Date: (describe)

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 3.5 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural (to match existing main house)
☐ 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) natural gutter w/ alum. leader (to match existing main house)

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 6" Rake 7 1/4" Soffit (Overhang) 6" Corner boards 5 1/2" Frieze _____
Window Casing 5 1/2" Door Frame 5 1/2" Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☒ SDL Front wood Rear wood Side _____
Garage Door(s): Type Overhead Material wood, ptd.

Hardscape materials: Driveways Gravel Walkways Bluestone Walls _____

* Note: Complete door and window schedules are required.

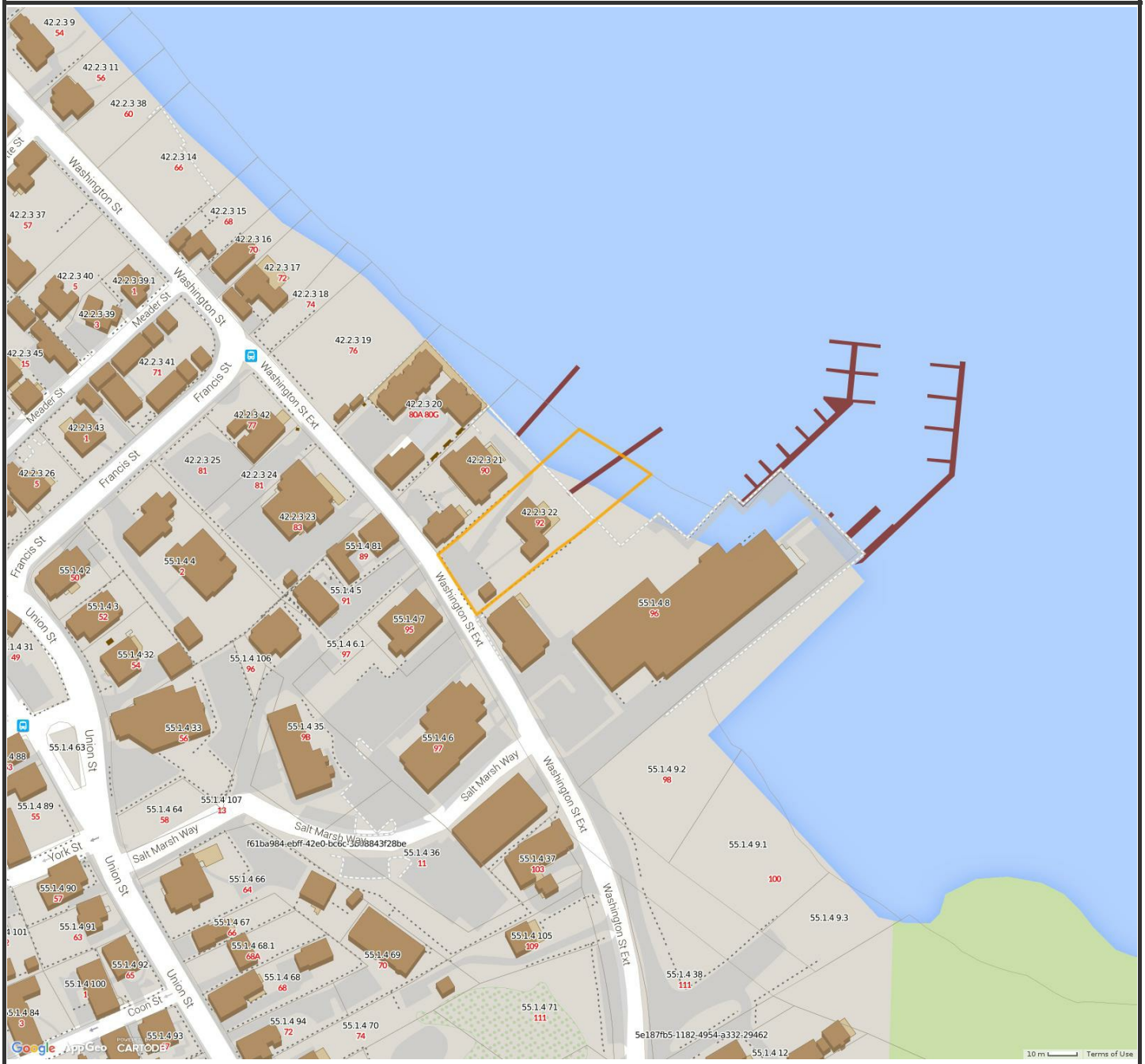
COLORS

Sidewall natural to weather Clapboard (if applicable) _____ Roof asphalt
Trim natural to weather Sash ptd. white Doors ptd.
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

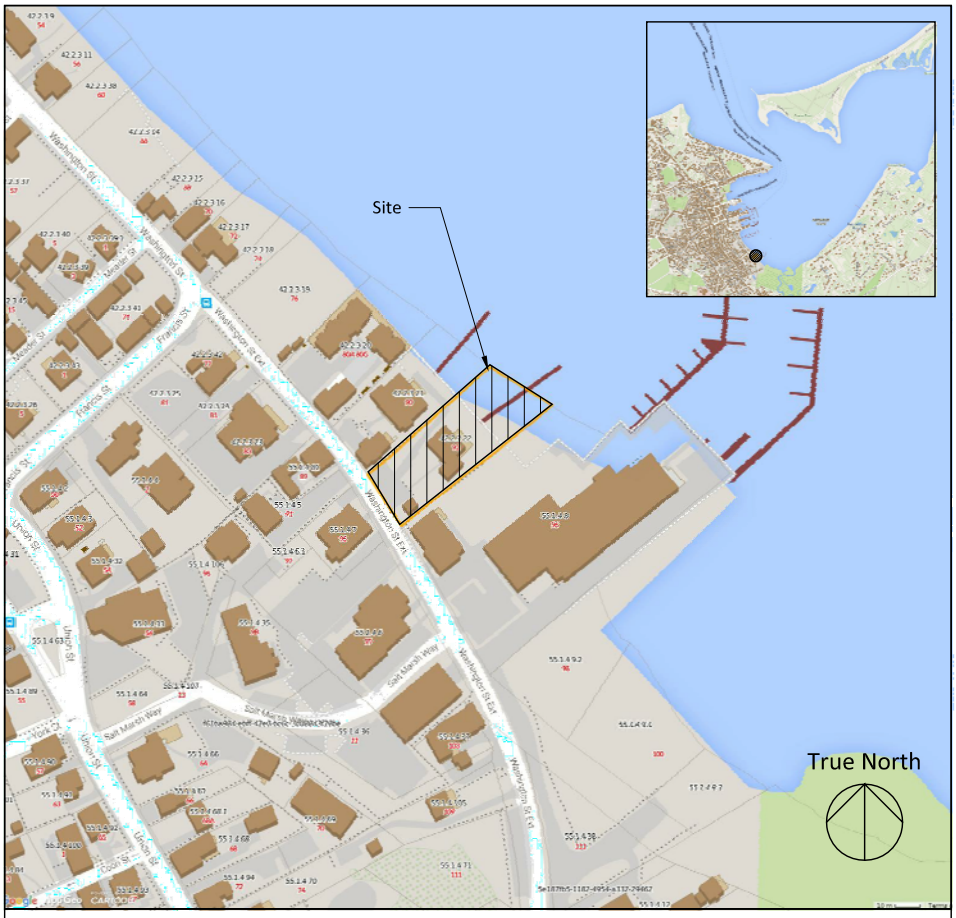
Date _____ Signature of owner of record Mark Marshall - Owner Great State Properties Signed under penalties of perjury



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.

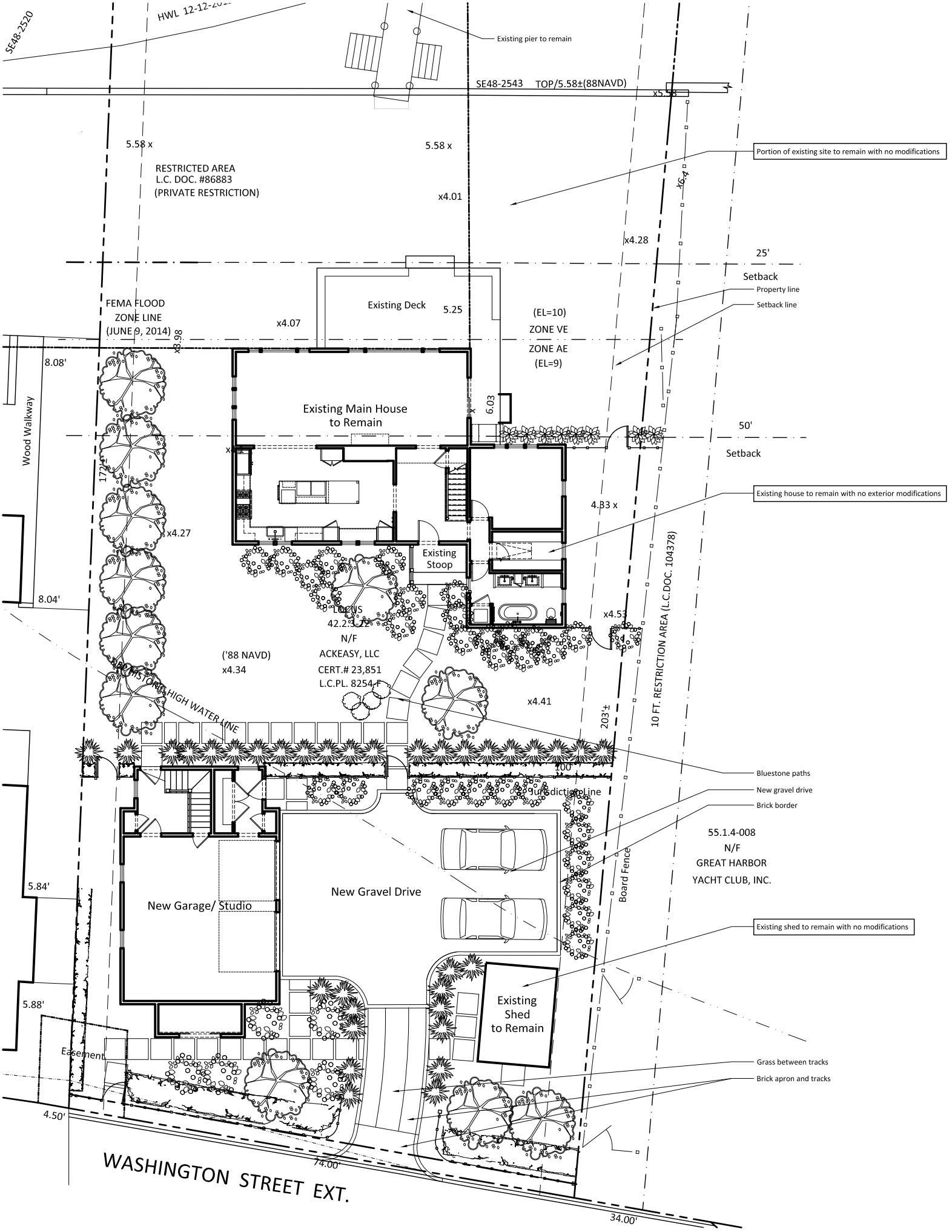
Parcels updated December, 2014
Properties updated January, 2015



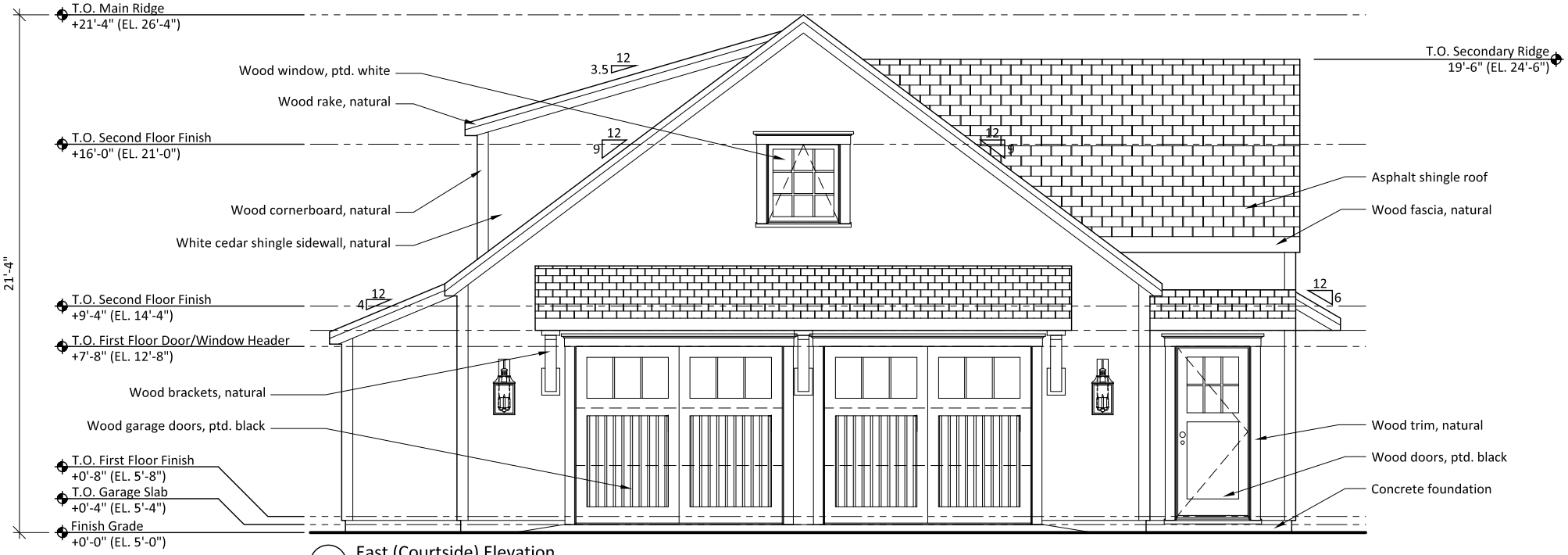
Locus

Zoning Information	
Assessor's Map and Parcel Number	42.2.3 22
Zone	RC
Minimum lot size	5,000 S.F.
Current Lot Size	14,635 S.F.
Front Setback	0'-0"
Side and Rear Setback	5'-0"
Allowable ground cover ratio	50%
Allowable ground cover	7,317 S.F.
Current ground cover	1,342 S.F.
Current ground cover ratio	9.2%
Proposed ground cover	2,184 S.F.
Proposed ground cover ratio	15%
Minimum Frontage	40'-0"
Current Frontage	74'-0"

Drawing List	
A1.1	Cover Sheet and Site Plan
AG2.1	Floor Plans
AG3.1	Exterior Elevations & Door/ Window Schedule



SE48-2520
HWL 12-12-201
Existing pier to remain
SE48-2543 TOP/5.58±(88NAVD)
x5.58
5.58 x
5.58 x
RESTRICTED AREA
L.C. DOC. #86883
(PRIVATE RESTRICTION)
x4.01
Portion of existing site to remain with no modifications
x6.4
x4.28
25'
Setback
Property line
Setback line
FEMA FLOOD
ZONE LINE
(JUNE 9, 2014)
x3.98
x4.07
Existing Deck
5.25
(EL=10)
ZONE VE
ZONE AE
(EL=9)
8.08'
Wood Walkway
Existing Main House
to Remain
6.03
50'
Setback
Existing house to remain with no exterior modifications
4.33 x
x4.27
Existing
Stoop
8.04'
LOCUS
42.2.3-72
N/F
ACKEASY, LLC
CERT.# 23,851
L.C.PL. 8254-F
x4.53
10 FT. RESTRICTION AREA (L.C.DOC. 104378)
('88 NAVD)
x4.34
HISTORIC HIGH WATER LINE
x4.41
203'±
100'
Jurisdiction Line
Bluestone paths
New gravel drive
Brick border
55.1.4-008
N/F
GREAT HARBOR
YACHT CLUB, INC.
Board Fence
5.84'
New Garage/ Studio
New Gravel Drive
Existing shed to remain with no modifications
5.88'
Existing
Shed
to Remain
Easement
Grass between tracks
Brick apron and tracks
4.50'
74.00'
WASHINGTON STREET EXT.
34.00'

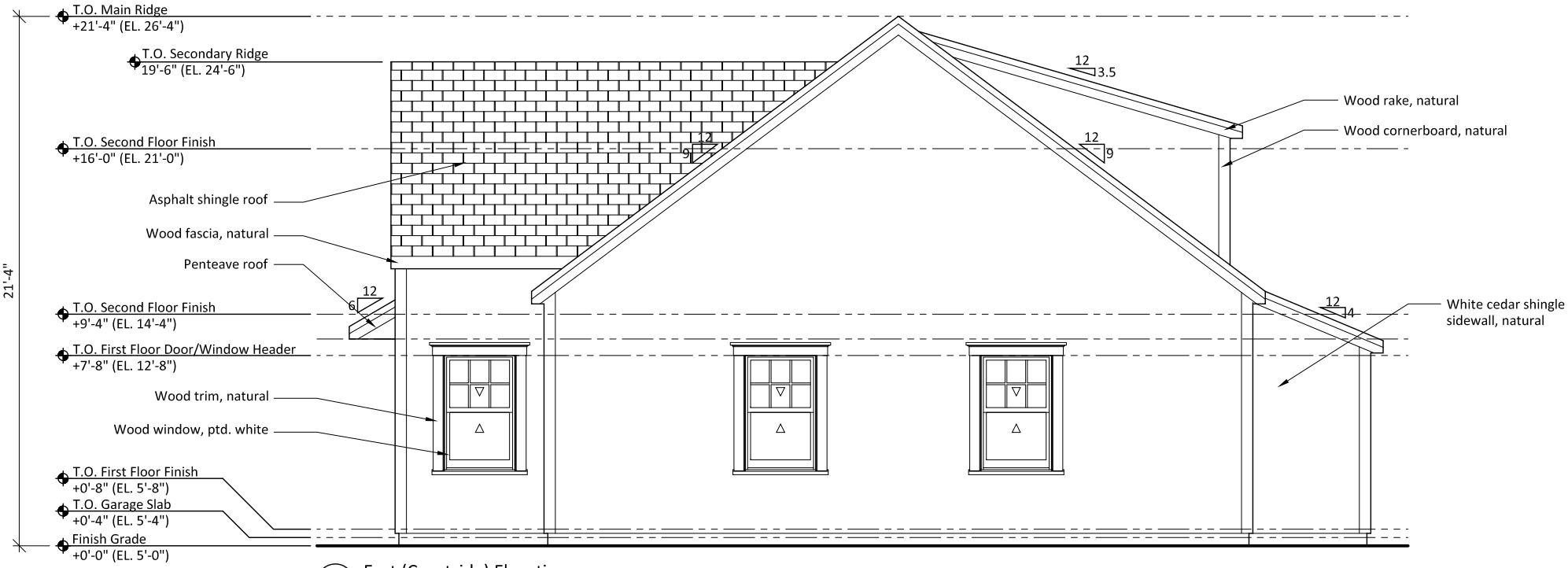


1 East (Courtside) Elevation

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

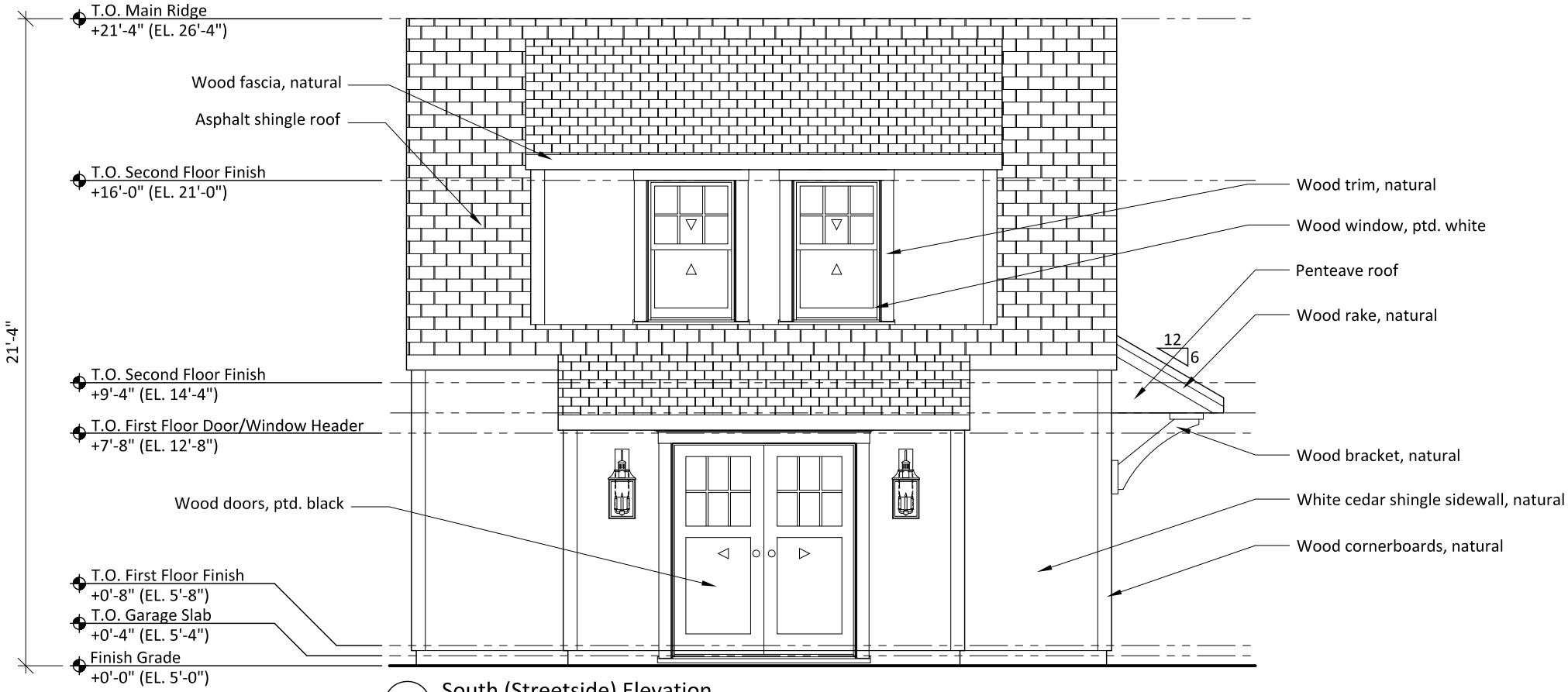
2 North (Waterside) Elevation

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



3 East (Courtside) Elevation

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



4 South (Streetside) Elevation

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