

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°: 58.1
Street & Number of Proposed Work: 20 WEST CHESTER ST.
Owner of record: RALPH & JANICE JAMES
Mailing Address: 79 FORBES LN.
SWAMPSCOTT, MA 01907
Contact Phone #: 215-200-3269 E-mail: JAMESJAMES@COMCAST.NET

AGENT INFORMATION (if applicable)

Name: JMS ARCHITECTURE, LLC
Mailing Address: PO BOX 791
ABINGDON, PA 19003
Contact Phone #: 215-200-3269 E-mail: JEFF@JMSARCHITECTURE.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: 42'-0" Sq. Footage 1st floor: 1605 SF Decks/Patio: Size: 372 SF 1st floor 2nd floor
Width: 52'-0" Sq. Footage 2nd floor: 1510 SF Size: 120 SF 1st floor 2nd floor
Sq. Footage 3rd floor: UNDESIGNED

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-
Height of ridge above final finish grade: North 29'-6" South 26'-4" East 29'-6" West 22'-0"

Additional Remarks

Historic Name: _____
Original Date: _____
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 8'-24" Block Block Parged Brick (type) WATERSTRUCK Poured Concrete Piers

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

Roof Pitch: Main Mass 8/12 Secondary Mass 8/12 Dormer 5/12 Other FORCH = 4/12

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: Wood Aluminum Copper Leaders (material) COPPER

Leaders (material and size): 2" DIA. COPPER

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

Trim: A. Wood Pine Redwood Cedar Other _____

B. Treatment Paint Natural to weather Other _____

C. Dimensions: Fascia 6" Rake 7'-4" Soffit (Overhang) 6" Corner boards 5'-1/2" Frieze 3'-1/2"
Window Casing 4" Door Frame 4" Columns/Posts: Round - Square 10" SQ.

Windows*: Double Hung Casement All Wood Other _____

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

Doors* (type and material): TDL SDL Front SOLID WD-PANEL Rear USWING FRENCH Side TOP GLAZED

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

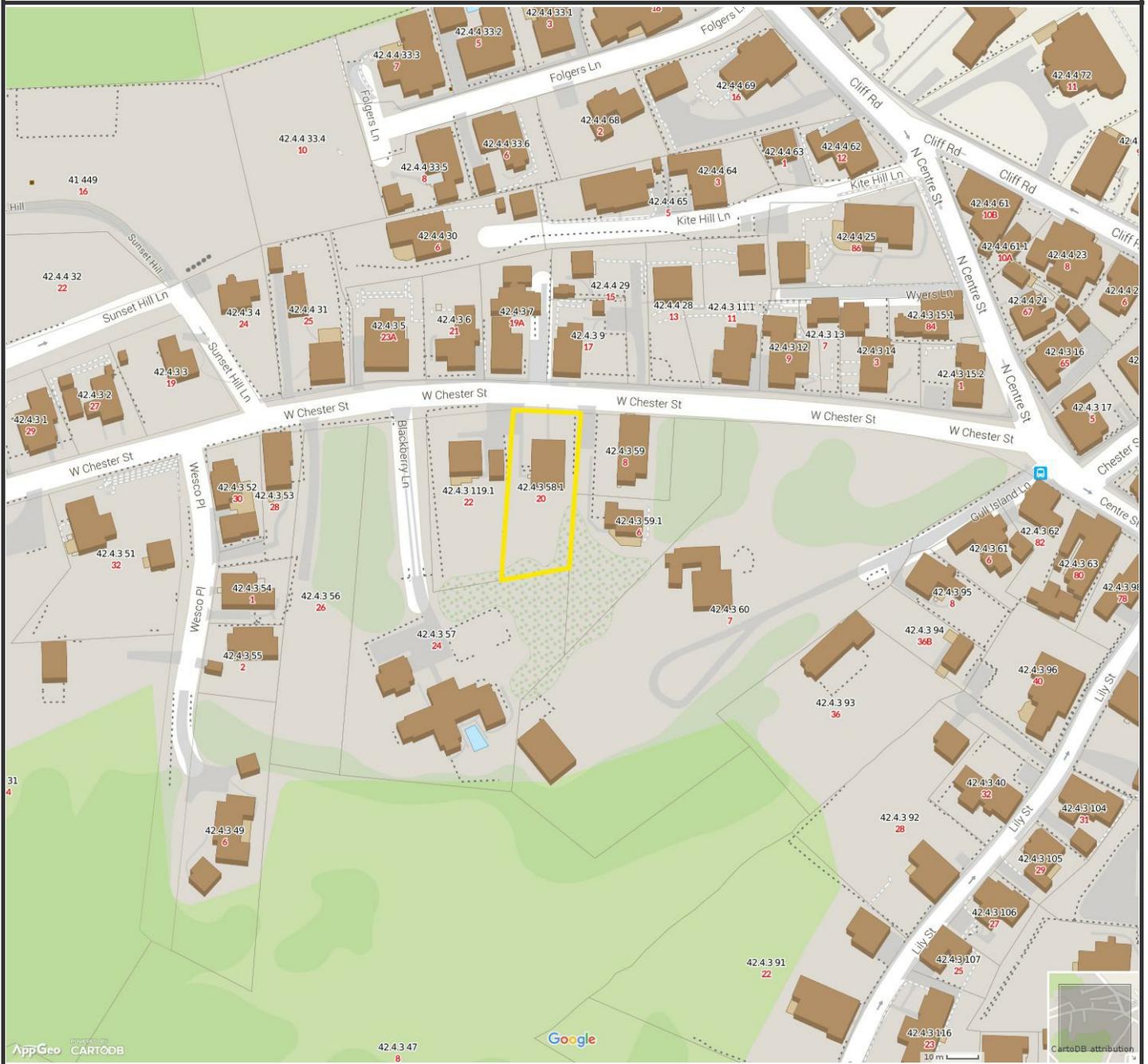
Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim WHITE Sash WHITE Doors WHITE (ENTRY = NATURAL)
Deck NATURAL Foundation BRICK Fence _____ Shutters _____

* 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 1/21/16 Signature of owner of record Janice A. James Signed under penalties of perjury

20 W Chester Locus Map



Property Information

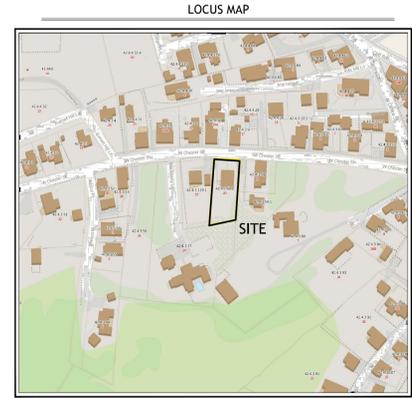
Property ID 42.4.3 58.1
Location 20 W CHESTER ST
Owner HOWARD TRUDY



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



INDEX OF DRAWINGS

A-1.1	MAIN HOUSE SITE PLAN
A-2.1	MAIN HOUSE FLOOR PLANS
A-3.1	MAIN HOUSE ELEVATIONS

ZONING INFORMATION

ASSESSOR MAP #42.4.3
TAX PARCEL #58.1

ZONE:	RGH
MINIMUM FRONTAGE:	50'-0"
MINIMUM LOT SIZE:	5,000 SF
FRONT YARD SETBACK:	0'-0"
SIDE YARD SETBACK:	5'-0"
REAR YARD SETBACK:	5'-0"
ALLOWABLE GROUND COVER RATIO:	50%
ALLOWABLE GROUND COVER:	4,866SF (17%)
CURRENT LOT SIZE:	9,732 SF
PROPOSED GROUND COVER:	1,606 SF
TOTAL GROUND COVER RATIO:	13.1%

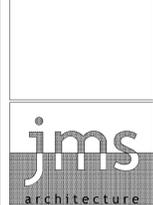
NOTE: SITE INFORMATION PROVIDED FROM SURVEY PLAN PRODUCED BY BRACKEN ENGINEERING DATED 01.07.16

HDC SUBMISSION SET
NOT FOR CONSTRUCTION

VERIFY ALL DIMENSIONS IN FIELD.
NOTIFY ARCHITECT OF ANY DISCREPANCIES.
DO NOT SCALE DRAWINGS.



Consultants:



JMS Architecture
P.O. Box 791
Ardmore, PA
P: (215) 200-3269

20 WEST CHESTER ROAD
NANTUCKET, MA

JAMES RESIDENCE

Main House Site Plan

Date: 04.19.16

Revisions:

1	
2	
3	

Scale: As Noted
 Drawn By: NJJ/JMS
 Project No.:
 File Name: HDC-A-1.1

A-1.1

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JAMES RESIDENCE

Main House First Floor & Second Floor Plan

Date: 04.19.16

Revisions:	
1	
2	
3	

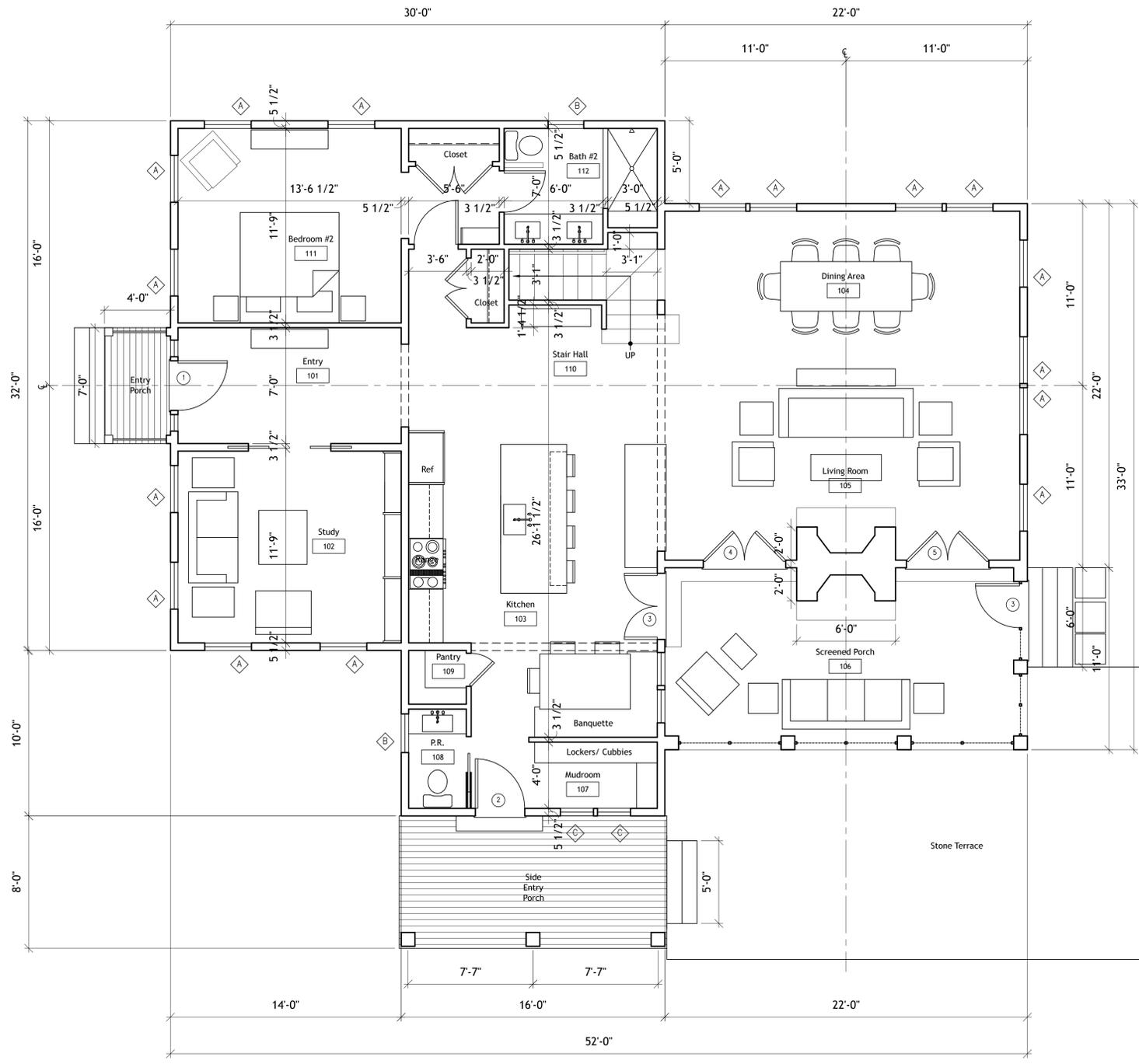
Scale: 1/4" = 1'-0"

Drawn By: NJJ/JMS

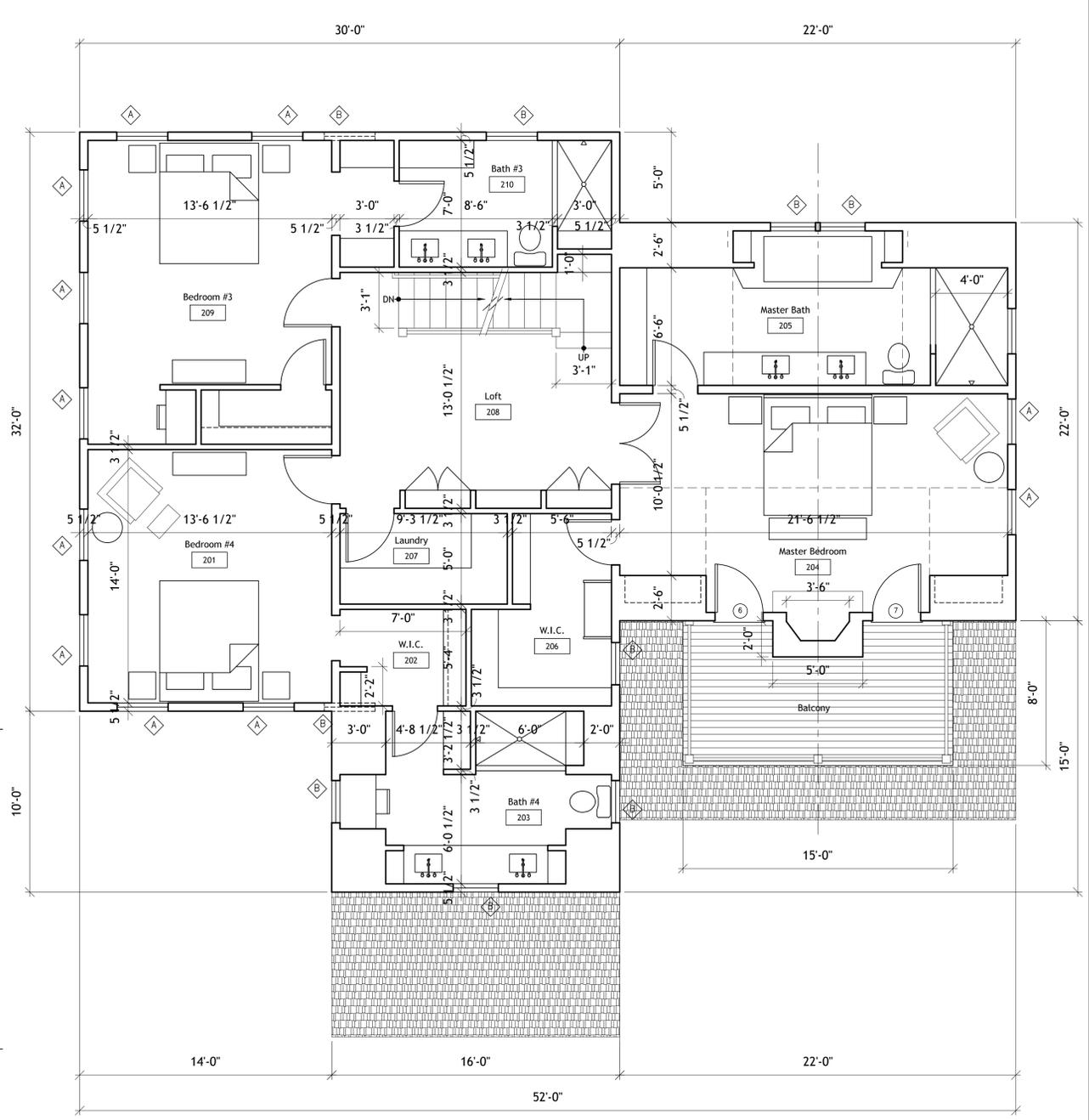
Project No.:

File Name: HDC-A-2.1

A-2.1



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN



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1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION

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