

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<sup>o</sup>: 54 PARCEL N<sup>o</sup>: 261  
 Street & Number of Proposed Work: 3 BREWSTER ROAD  
 Owner of record: K225 LLC  
 Mailing Address: PO BOX 2516  
NANTUCKET, MA 02584  
 Contact Phone #: 908-905-1044 E-mail: CHIPSTALK@GMAIL.COM

#### AGENT INFORMATION (if applicable)

Name: JMS ARCHITECTURE LLC  
 Mailing Address: PO BOX 791  
ARDMORE, 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. 63977
- 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: \_\_\_\_\_ REVISIONS\*: 1. East Elevation  
 Original Date: \_\_\_\_\_ (describe) 2. South Elevation  
 Original Builder: \_\_\_\_\_ 3. West Elevation BALCONY RAILING (2<sup>ND</sup> FLOOR)  
 Is there an HDC survey form for this building attached?  Yes  N/A 4. North Elevation

\*Cloud on drawings and submit photographs of existing elevations. ✓

#### DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed \_\_\_\_\_  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers

Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_

Roof Pitch: Main Mass \_\_\_\_\_/12 Secondary Mass \_\_\_\_\_

Roofing material:  Asphalt: \_\_\_\_\_

Wood \_\_\_\_\_

Skylights (flat only): Manufacturer \_\_\_\_\_

Manufacturer \_\_\_\_\_

Gutters:  Wood  Aluminum

Leaders (material and size): \_\_\_\_\_

Sidewall:  White cedar shingles \_\_\_\_\_

Other \_\_\_\_\_

Trim: A. Wood  Pine  \_\_\_\_\_

B. Treatment  Paint  \_\_\_\_\_

C. Dimensions: Fascia \_\_\_\_\_

Window Casing \_\_\_\_\_

Door Frame \_\_\_\_\_

Columns/Posts: Round \_\_\_\_\_ Square \_\_\_\_\_

Windows\*:  Double Hung  Casement  All Wood  Other \_\_\_\_\_

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

Doors\* (type and material):  TDL  SDL Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_

Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_

Hardscape materials: Driveways \_\_\_\_\_ Walkways \_\_\_\_\_ Walls \_\_\_\_\_

\* Note: Complete door and window schedules are required.

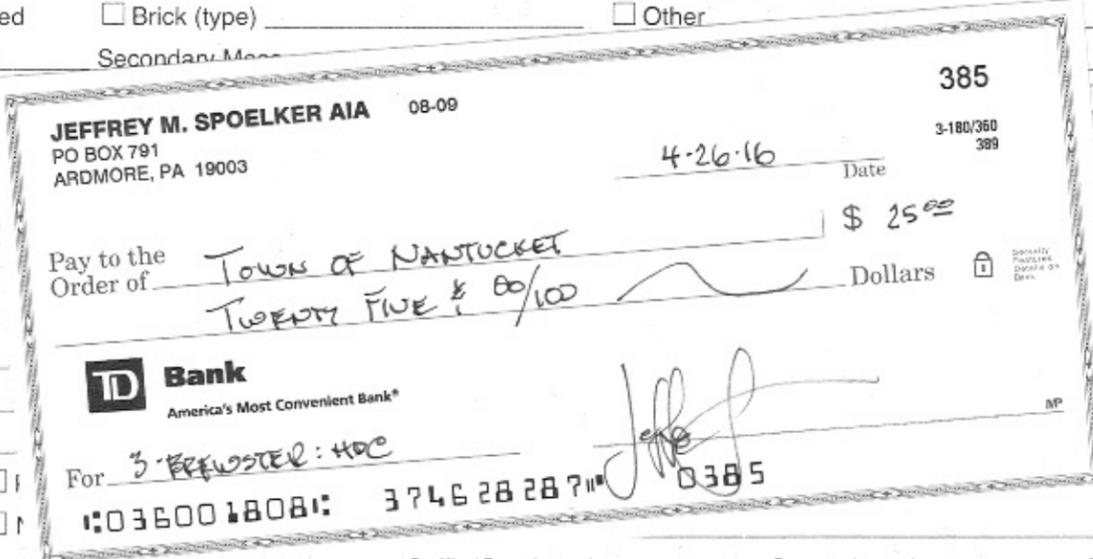
#### COLORS

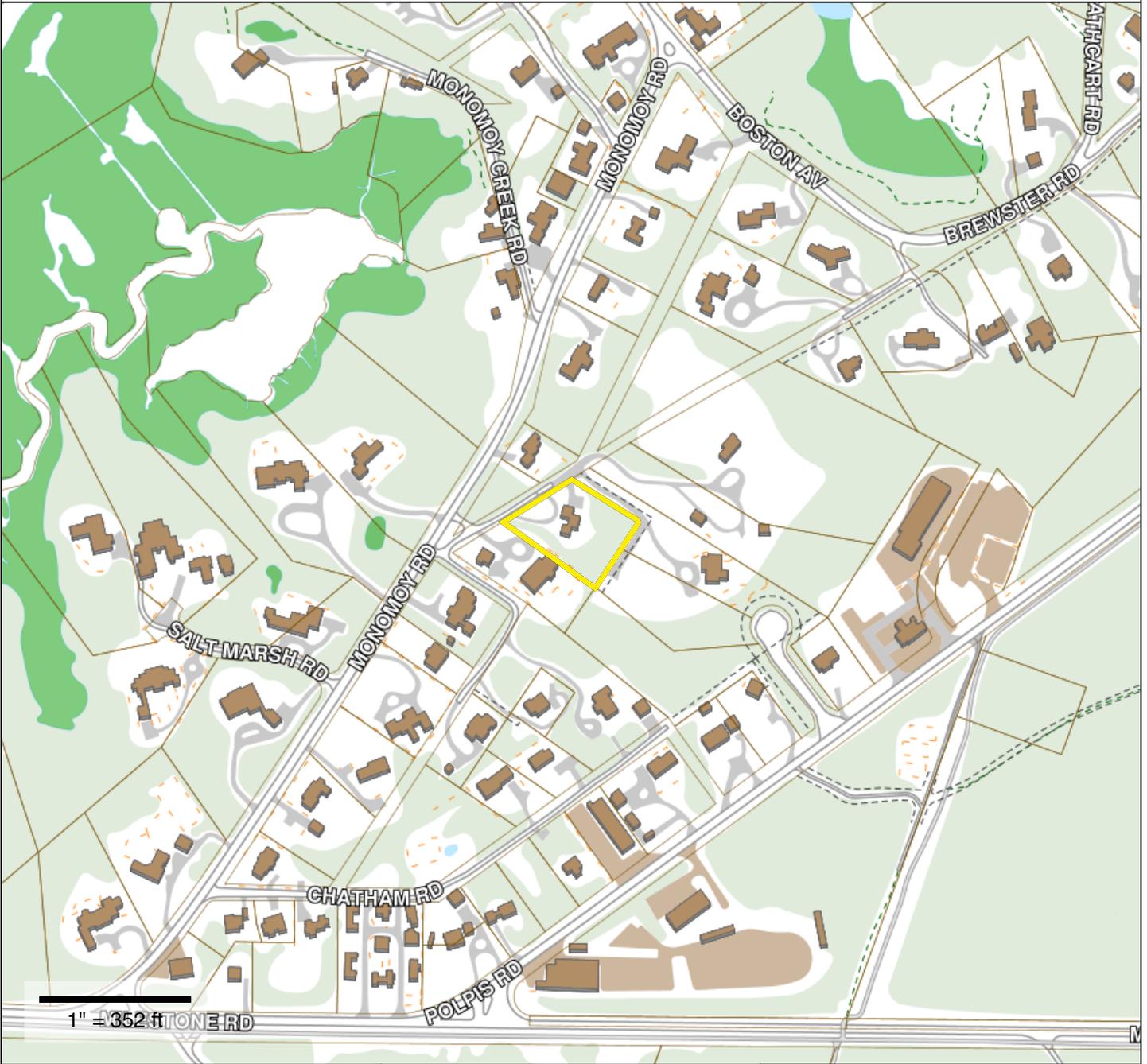
Sidewall NATURAL Clapboard (if applicable) \_\_\_\_\_ Roof \_\_\_\_\_  
 Trim WHITE Sash \_\_\_\_\_ Doors \_\_\_\_\_  
 Deck \_\_\_\_\_ Foundation \_\_\_\_\_ Fence \_\_\_\_\_ Shutters \_\_\_\_\_

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

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

Date 4/25/16 Signature of owner of record Chip Stalk K225 LLC Signed under penalties of perjury





**Property Information**

**Property ID** 54 261  
**Location** 3 BREWSTER RD  
**Owner** BARNES ANNE M TRUSTEE & NANTUCKET LLC

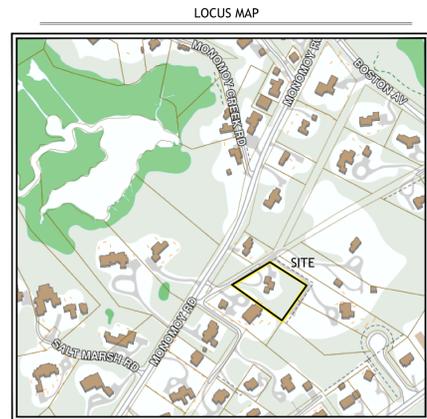
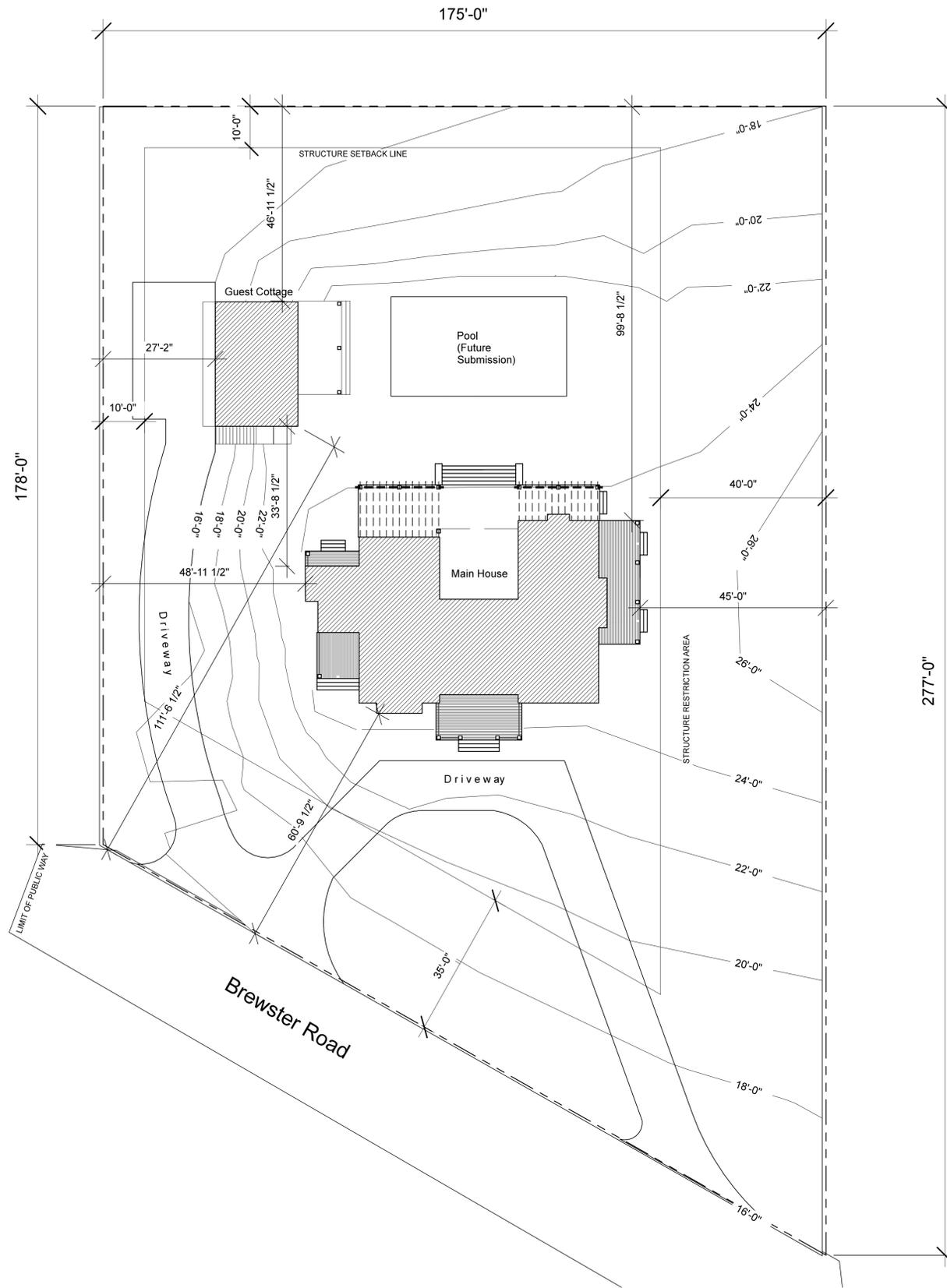


**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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

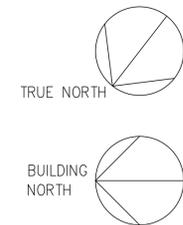
Parcels updated July, 2014





INDEX OF DRAWINGS	
A-1.1	MAIN HOUSE SITE PLAN
A-2.1	MAIN HOUSE FIRST FLOOR PLAN
A-2.2	MAIN HOUSE SECOND FLOOR PLAN
A-3.1	MAIN HOUSE ELEVATIONS
A-3.2	MAIN HOUSE ELEVATIONS
A-1.1	GUEST COTTAGE/GARAGE SITE PLAN
A-2.1	COTTAGE/GARAGE FLOOR PLANS
A-3.1	COTTAGE/GARAGE ELEVATIONS

ZONING INFORMATION	
ASSESSOR MAP #24	
TAX PARCEL #261	
ZONE:	LUG-1
MINIMUM FRONTAGE:	100'-0"
MINIMUM LOT SIZE:	10,000 SF
FRONT YARD SETBACK:	35'-0"
SIDE YARD SETBACK:	10'-0"
REAR YARD SETBACK:	10'-0"
ALLOWABLE GROUND COVER RATIO:	7%
ALLOWABLE GROUND COVER RATIO:	2,874 SF (7%)
CURRENT LOT SIZE:	41,063 SF
PROPOSED GROUND COVER RATIO:	2,870 SF
TOTAL GROUND COVER RATIO:	6.97%
NOTE: SITE INFORMATION PROVIDED FROM SURVEY PLAN PRODUCED BY BRACKEN ENGINEERING DATED 02.24.15	



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

3 BREWSTER ROAD,  
NANTUCKET, MA

# BREWSTER RESIDENCE

## Site Plan

Date:	05.06.15
Revisions:	
1	05.28.15 HDC Revisions
2	06.10.15 HDC Revisions
3	
Scale:	1/4" = 1'-0"
Drawn By:	NJJ/JMS
Project No.:	
File Name:	HDC-A-2.2

# A-1.1

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P: (215) 200-3269

3 BREWSTER ROAD,  
NANTUCKET, MA

# BREWSTER RESIDENCE

## Main House Elevations

Date: 05.03.16

Revisions:	
1	05.28.15 HDC Revisions
2	06.10.15 HDC Revisions
3	06.23.15 HDC Revisions

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

Drawn By: NJJ/JMS

Project No.:

File Name: HDC-A-3.1

# A-3.1

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1 WEST ELEVATION

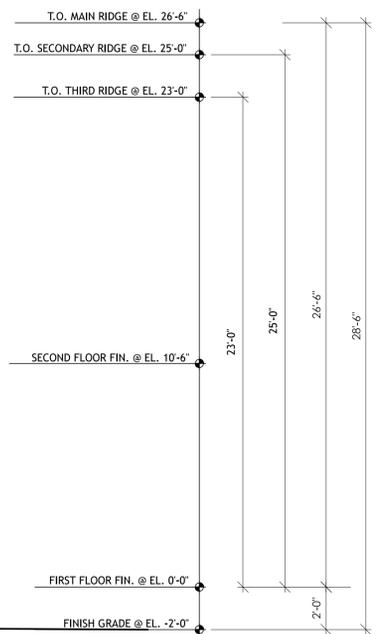


ROOF WALK TO BE NATURAL TO WEATHER

- RED CEDAR SHINGLES
- WOOD TRIM PAINTED WHITE
- CLAD WINDOWS; WHITE
- RED CEDAR SHINGLES
- 10" SQUARE COLUMNS PAINTED WHITE
- WHITE CEDAR SHINGLE
- WOOD DECKING



2 EAST ELEVATION



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3 BREWSTER ROAD,  
NANTUCKET, MA

# BREWSTER RESIDENCE

## Main House Elevations

Date: 04.19.16

Revisions:	
1	05.28.15 HDC Revisions
2	06.10.15 HDC Revisions
3	06.23.15 HDC Revisions

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

Drawn By: NJJ/JMS

Project No.:

File Name: HDC-A-3.2

# A-3.2



1 NORTH ELEVATION



2 SOUTH ELEVATION

HDC SUBMISSION SET  
NOT FOR CONSTRUCTION  
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175'-0"

178'-0"

277'-0"

