

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°: 55 PARCEL N°: 555  
Street & Number of Proposed Work: 8 NICLANOOSE WAY  
Owner of record: DENNIS J. MEEHAN  
Mailing Address: 37 SYLVAN WAY  
TUXEED PARK, NY 10987  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**AGENT INFORMATION (if applicable)**

Name: NATHAN McMULLEN  
Mailing Address: 8 AUSTIN FARM DR.  
NANTUCKET, MA 02554  
Contact Phone #: 228-5984 E-mail: nathan@mcullenand  
associates.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. 63197
- Pool (Zoning District \_\_\_\_\_)  Roof  Other \_\_\_\_\_

Size of Structure or Addition: Length: Existing Sq. Footage 1st floor: As originally Deck/Patio: Size: 18'-6"  1st floor  2nd floor  
Width: Existing Sq. Footage 2nd floor: Approved Bluestone: Size: 16'-0"  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 19'-0" South 19'-0" East 19'-0" West 19'-0"

**Additional Remarks**

Historic Name: NA  
Original Date: NA  
Original Builder: NA

**REVISIONS\***

1. East Elevation ; Add HVAC Condensor units
  2. South Elevation ; Deck & Seating removed for bluestone patio
  3. West Elevation ; West porch removed, basement stair balustrade exposed (24' long)
  4. North Elevation ; West porch removed, basement stair balustrade exposed
- \*Cloud on drawings and submit photographs of existing elevations.

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

**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.)  
All details & finishes per original approval

Fence: Height: \_\_\_\_\_  
Type: \_\_\_\_\_  
Length: \_\_\_\_\_

Skylights (flat only): Manufacturer \_\_\_\_\_ Rough Opening original approval 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 \_\_\_\_\_

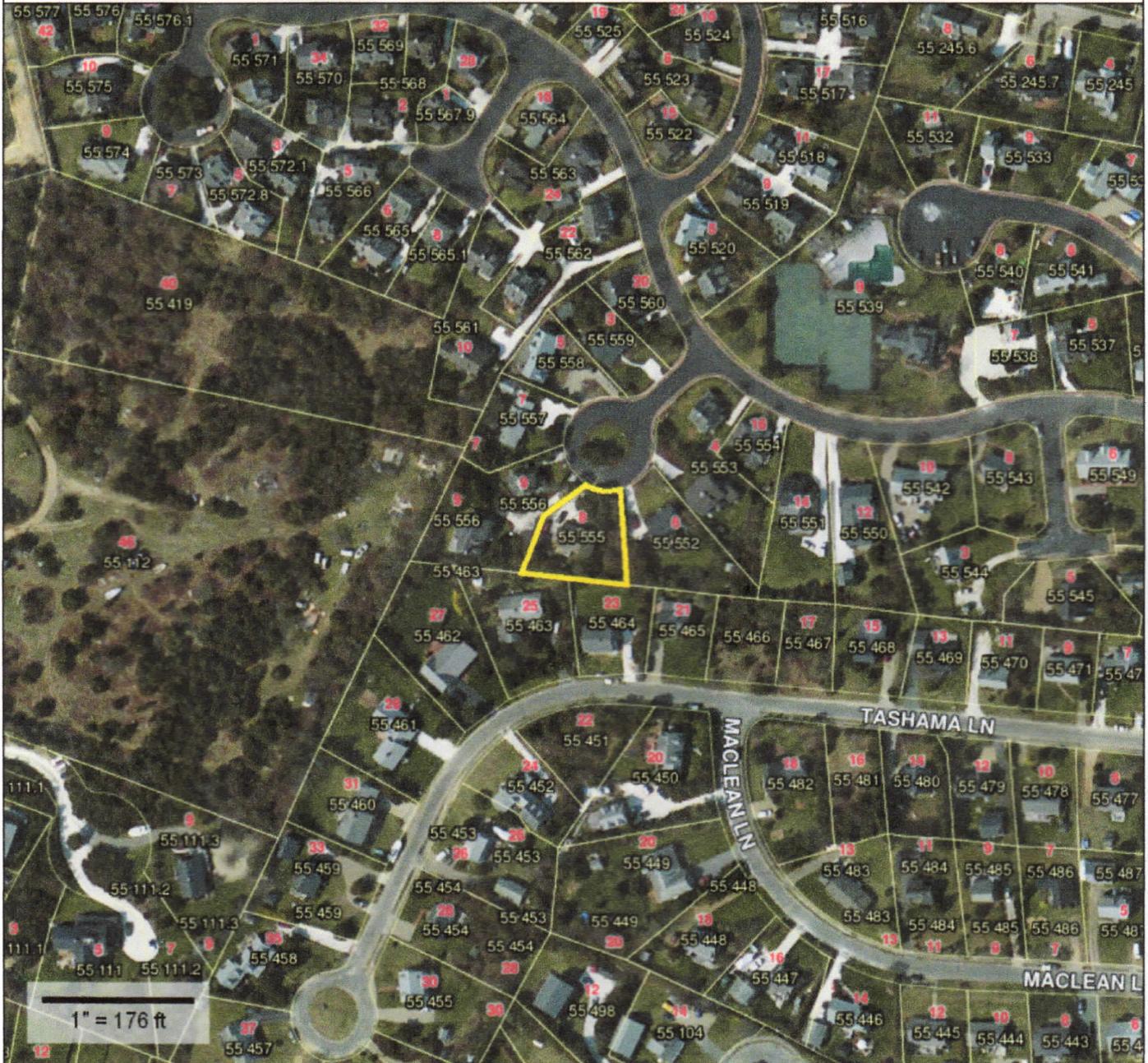
\* Note: Complete door and window schedules are required.

**COLORS**

Sidewall \_\_\_\_\_ Clapboard (if applicable) \_\_\_\_\_ Roof \_\_\_\_\_  
Trim \_\_\_\_\_ 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 this application to the HDC constitutes my agreement to the terms and conditions of this application.



**Property Information**

**Property ID** 55 555  
**Location** 8 NICKANOOSE WY  
**Owner** MEEHAN DENNIS J

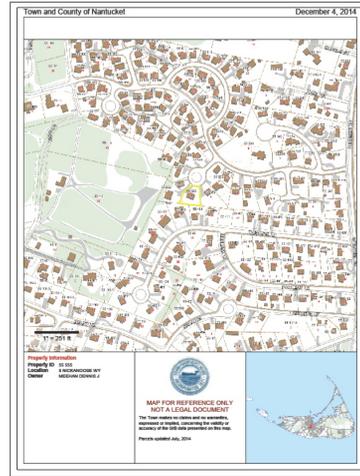


**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

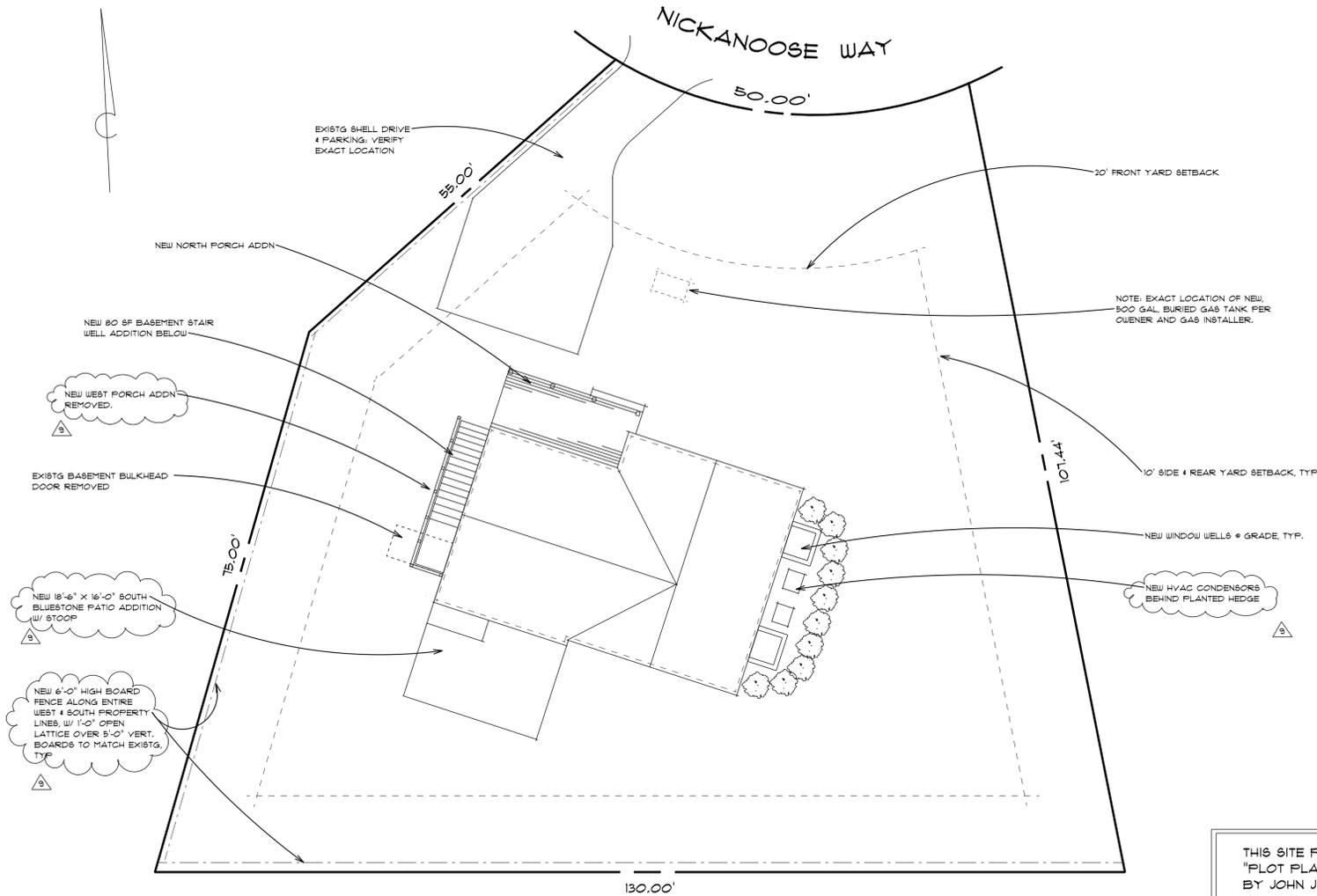
The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated July, 2014





**2 LOCUS PLAN**  
A-1 NT&



**1 RENOVATED SITE PLAN**  
A-1 1" = 10' - 0"

3-19-15

THIS SITE PLAN FROM:  
"PLOT PLAN OF LAND IN NANTUCKET"  
BY JOHN J. SHUGRUE, INC.  
NO: 2912  
DATE: MAY 22, 1990  
ASSESSORS MAP: 55, PARCEL: 555

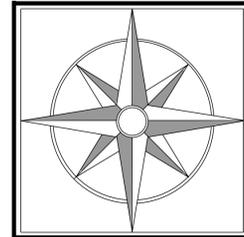
Zone R - 10			
	Req'd./Allowed	Existing	Proposed
Lot Size	10,000 SF	10,537 SF	10,537 SF
Min. Frontage	75.0 FT	50.00 FT	50.00 FT
Front Yd. Setback	20 FT	57.60 FT	54.00 FT
Side/Rear Setbacks	10 FT	22.60 FT	22.60 FT
1st Floor S.F.	2,107 SF	1,198 SF	1,118 SF
2nd Floor S.F.	2,107 SF	0 SF	0 SF
Ground Cover Ratio	20 %	10.6 %	11.3 %
Height Above Grade	30 FT	19.0 FT	19.0 FT
Off Street Parking	1	2	2

**3 ZONING ANALYSIS**  
A-1

EXISTING GROUND COVER FOOT PRINT =	1,118 SF
+ NEW ROOF-COVERED, WEST BASEMENT STAIR =	80 SF
TOTAL RENOVATED GROUND COVER =	1,198 SF

- GENERAL NOTES**
- ALL WORK SHALL CONFORM TO ALL STATE & LOCAL CODES.
  - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
  - IF ANY WORK IS UNCLEAR OR AMBIGUOUS, CONTACT THE DESIGNER BEFORE PROCEEDING WITH THAT ASPECT OF THE WORK.
  - WORK INCLUDED IS ALL WORK ON THE DRAWINGS AND IN THE SPECIFICATIONS.
  - WORK NOT INCLUDED IS NOTED "NOT IN CONTRACT" OR "N.I.C."
  - THE OWNER IS RESPONSIBLE FOR OBTAINING HDC, Z.B.A., PLANNING BOARD APPROVALS & BLDG. PERMITS.
  - CONTRACTOR IS RESPONSIBLE FOR SECURING ALL ADD'L. PERMITS & APPROVALS REQUIRED FOR CONSTRUCTION.
  - ALL NEW DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE. ALL EXISTING WALLS ARE DIMENSIONED TO FINISHES.
  - EACH SUBCONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE WORK OF OTHER SUB-CONTRACTORS.
  - DO NOT SCALE DRAWINGS.
  - THE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION & ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR UNCOVERED CONDITIONS NOT SHOWN IN THIS CONTRACT SET. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING & VERIFIED THE INFORMATION CONTAINED WITHIN.

**4 GENERAL NOTES**  
A-1



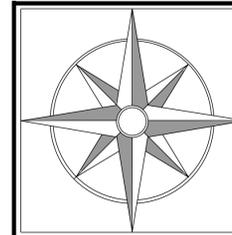
**McMULLEN & ASSOCIATES**  
~ NANTUCKET ~  
508-228-5984

**Meehan Residence**  
**Eight Nickanoose Way**  
~ Nantucket ~

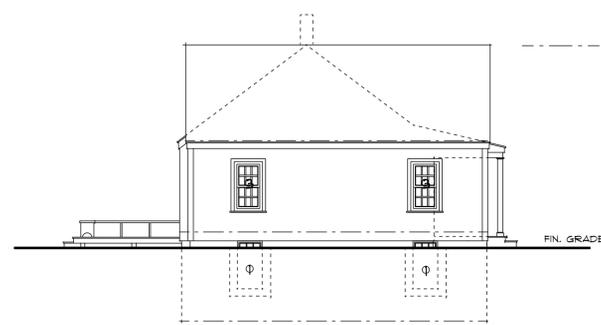
**ISSUES & REVISIONS**

1	10-28-14	SUBMIT TO HDC
2	12-4-14	BEGIN PERMIT SET
3	1-28-15	HDC REVISIONS
4	2-10-15	HDC REVISIONS
5	2-11-15	SUBMIT TO ENGINEER
6	2-19-15	SUBMIT FOR PERMIT
7	3-19-15	CONSTRUCTION SET
8	6-11-15	REVISIONS
9	4-26-16	HDC REVISIONS

RENOVATED SITE PLAN  
A-1



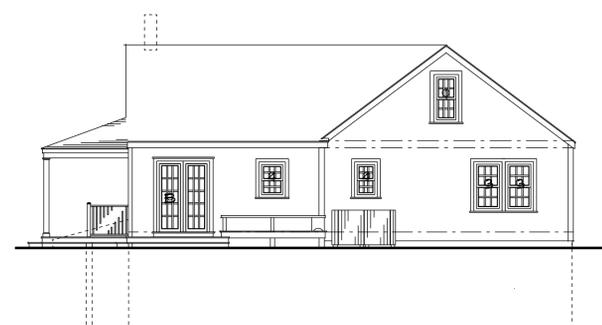
**McMULLEN  
& ASSOCIATES**  
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ORIGINAL EAST ELEVATION HDC APPROVAL

1/4" = 1' - 0"

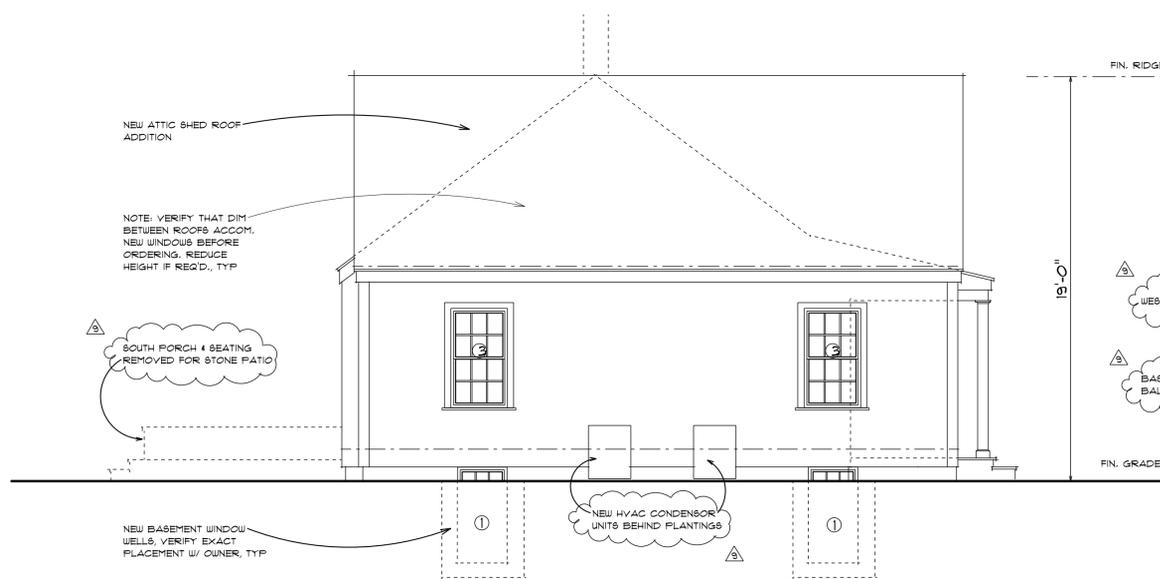
3-19-15



ORIGINAL SOUTH ELEVATION HDC APPROVAL

1/4" = 1' - 0"

3-19-15

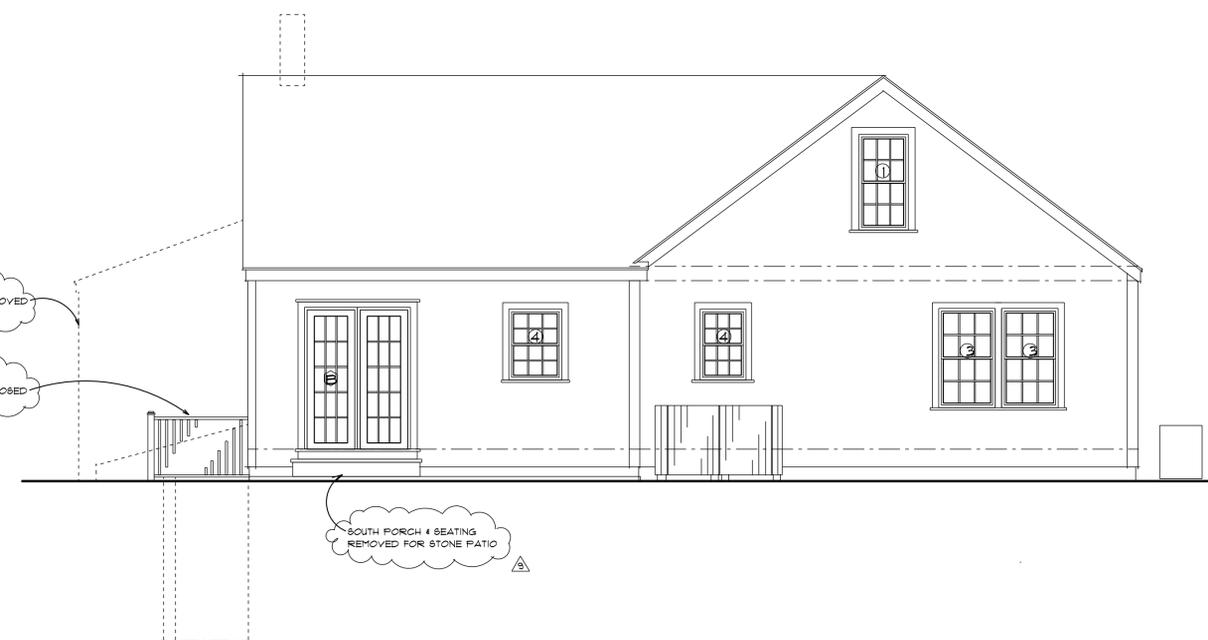


1  
A-8

RENOVATED EAST ELEVATION

1/4" = 1' - 0"

4-26-16



2  
A-8

RENOVATED SOUTH ELEVATION

1/4" = 1' - 0"

4-26-16

- ① ANDERSEN A-SERIES SDL 2'-6"X4'-6" DOUB. GLAZED
- ② ANDERSEN A-SERIES SDL 1'-4"X2'-0" DOUB. GLAZED
- ③ ANDERSEN A-SERIES SDL 2'-8"X4'-8" DOUB. GLAZED
- ④ ANDERSEN A-SERIES SDL 2'-6"X3'-4" DOUB. GLAZED

WINDOW SCHEDULE

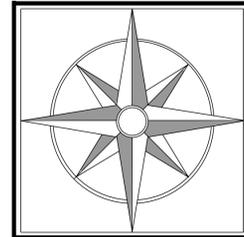
**Meehan Residence**  
**Eight Nickanoose Way**  
~ Nantucket ~

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

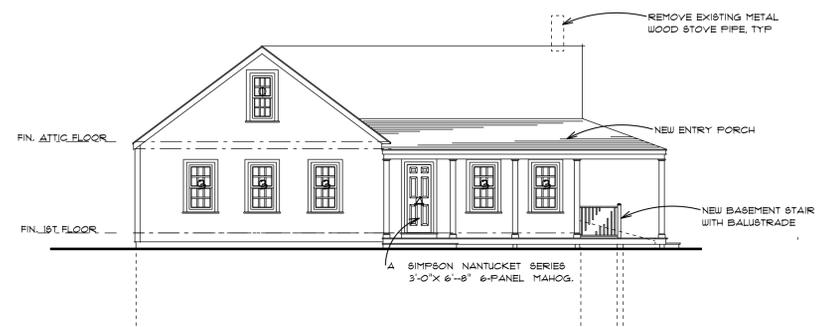
RENOVATED EAST & SOUTH ELEVATIONS

A-8



**McMULLEN  
& ASSOCIATES**  
~ NANTUCKET ~  
508-228-5984

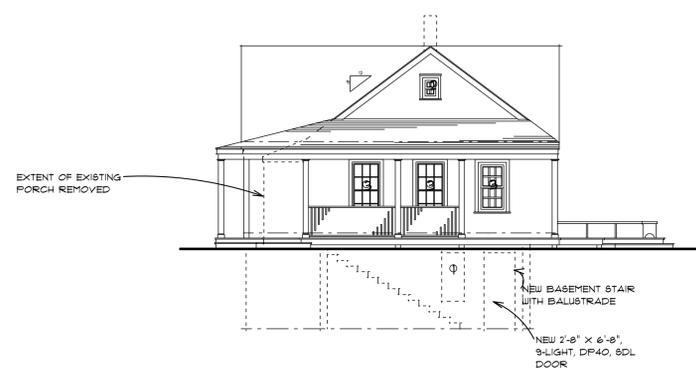
**Meehan Residence  
Eight Nickanoose Way  
~ Nantucket ~**



ORIGINAL NORTH ELEVATION HDC APPROVAL

1/8" = 1' - 0"

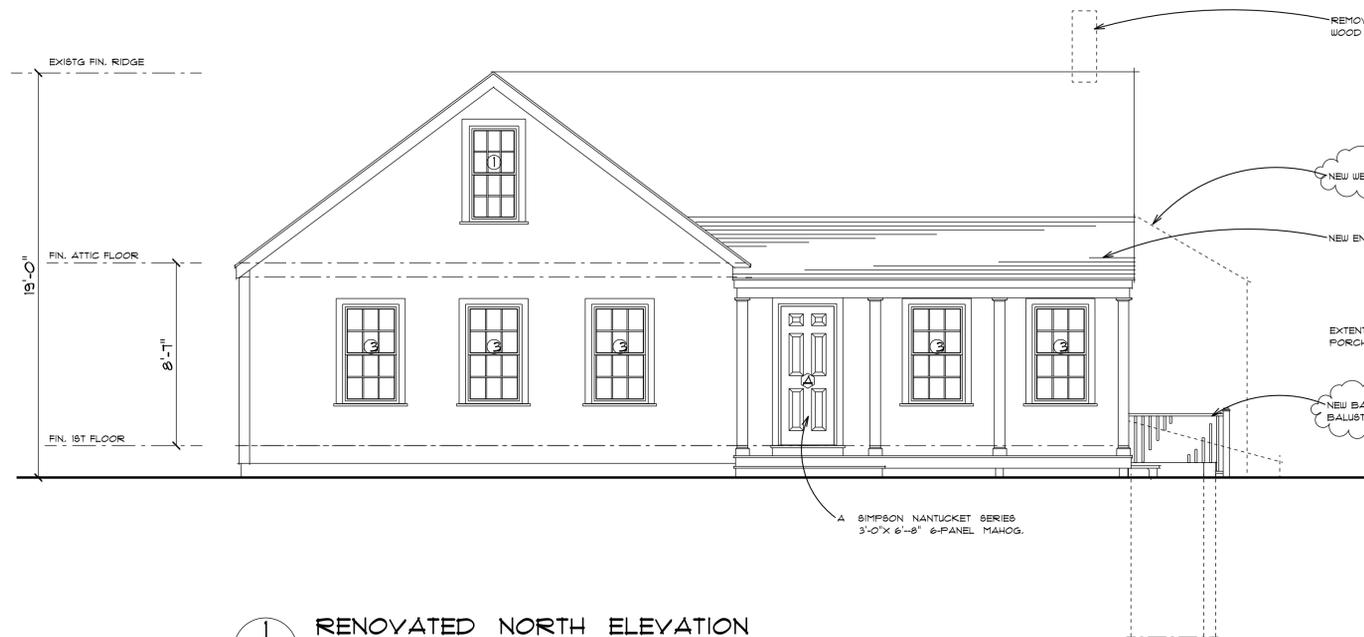
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ORIGINAL WEST ELEVATION HDC APPROVAL

1/8" = 1' - 0"

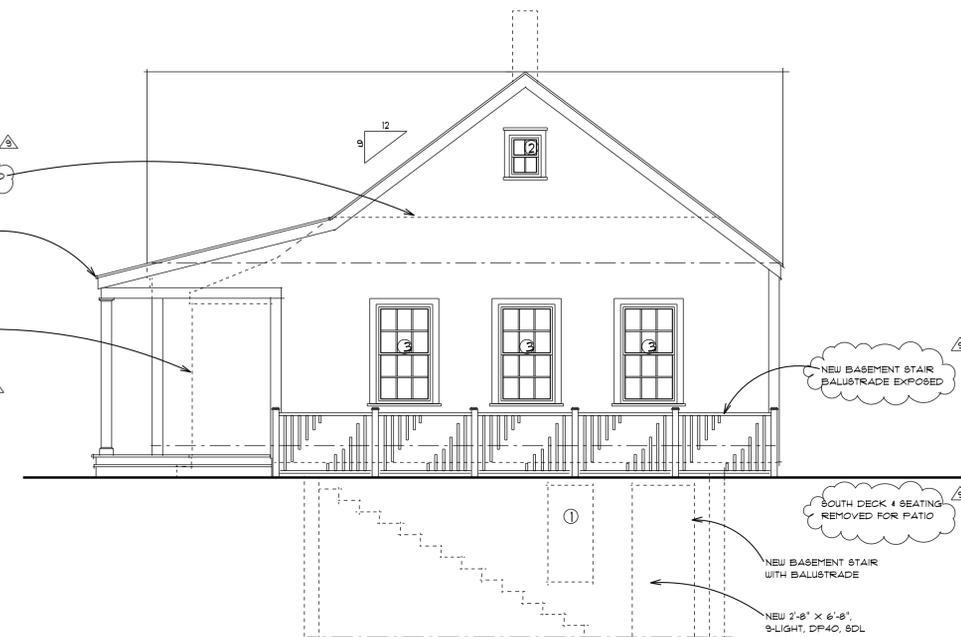
3-19-15



1 RENOVATED NORTH ELEVATION

A-7 1/4" = 1' - 0"

4-26-16



2 RENOVATED WEST ELEVATION

A-7 1/4" = 1' - 0"

4-26-16

1	ANDERSEN A-SERIES SDL 2'-6" X 4'-6" DOUB. GLAZED
2	ANDERSEN A-SERIES SDL 1'-4" X 2'-0" DOUB. GLAZED
3	ANDERSEN A-SERIES SDL 2'-8" X 4'-8" DOUB. GLAZED
4	ANDERSEN A-SERIES SDL 2'-6" X 3'-4" DOUB. GLAZED

WINDOW SCHEDULE

NOTE: ALL NEW WINDOWS ARE DP 40 MIN. WITH IMPACT RESISTANT GLASS.

ISSUES & REVISIONS

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RENOVATED NORTH & WEST ELEVATIONS

A-7