

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°: 39 PARCEL N°: 48
Street & Number of Proposed Work: 16 GREENLEAF ROAD
Owner of record: DEBORAH B. ROGERS
Mailing Address: 16 GREENLEAF ROAD
NANTUCKET, MA
Contact Phone #: 201-803-7394 E-mail: dbardhrogers@gmail.com

AGENT INFORMATION (if applicable)

Name: NATHAN McMULLEN
Mailing Address: 8 AUSTIN FARM
NANTUCKET, MA 02554
Contact Phone #: 228-5984 E-mail: nathan@mcullenandassociates.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: 29'-8" Sq. Footage 1st floor: 531 SF Decks/Patio: Size: 32'x10' 1st floor 2nd floor
Width: 20'-0" Sq. footage 2nd floor: 480 SF Size: 14'x8' 1st floor 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 12" South 12" East Exists West Exists
Height of ridge above final finish grade: North 29'-0" South 24'-0" East 25'-6" ± West 26'-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 Varies Block Block Parged Brick (type) _____ Poured Concrete Piers
Masonry Chimney: Block Parged Brick (type) _____ Other _____
Roof Pitch: Main Mass 9/12 Secondary Mass 5/12 Dormer 4/12 Other Porch = 5/12
Roofing material: Asphalt: 3-Tab Architectural Match existy 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) Match existy house

Leaders (material and size): 3" φ ±, Match existy house

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

Trim: A. Wood Pine Redwood Cedar Other Match dimension & details of existy house

B. Treatment Paint Natural to weather Other Match existy house

C. Dimensions: Fascia 1x Rake 1x Soffit (Overhang) 4" ± Corner boards 3/4x6 Frieze _____ Match existy house.
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 6" x 6" ±

Windows*: Double Hung Casement All Wood Other Fixed
 True Divided Lights (muntins), single pane SDL's (Simulated Divided Lights) Manufacturer Anderson A. Service

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Dirt/Stone Walkways Bluestone pavers Walls _____

* Note: Complete door and window schedules are required.

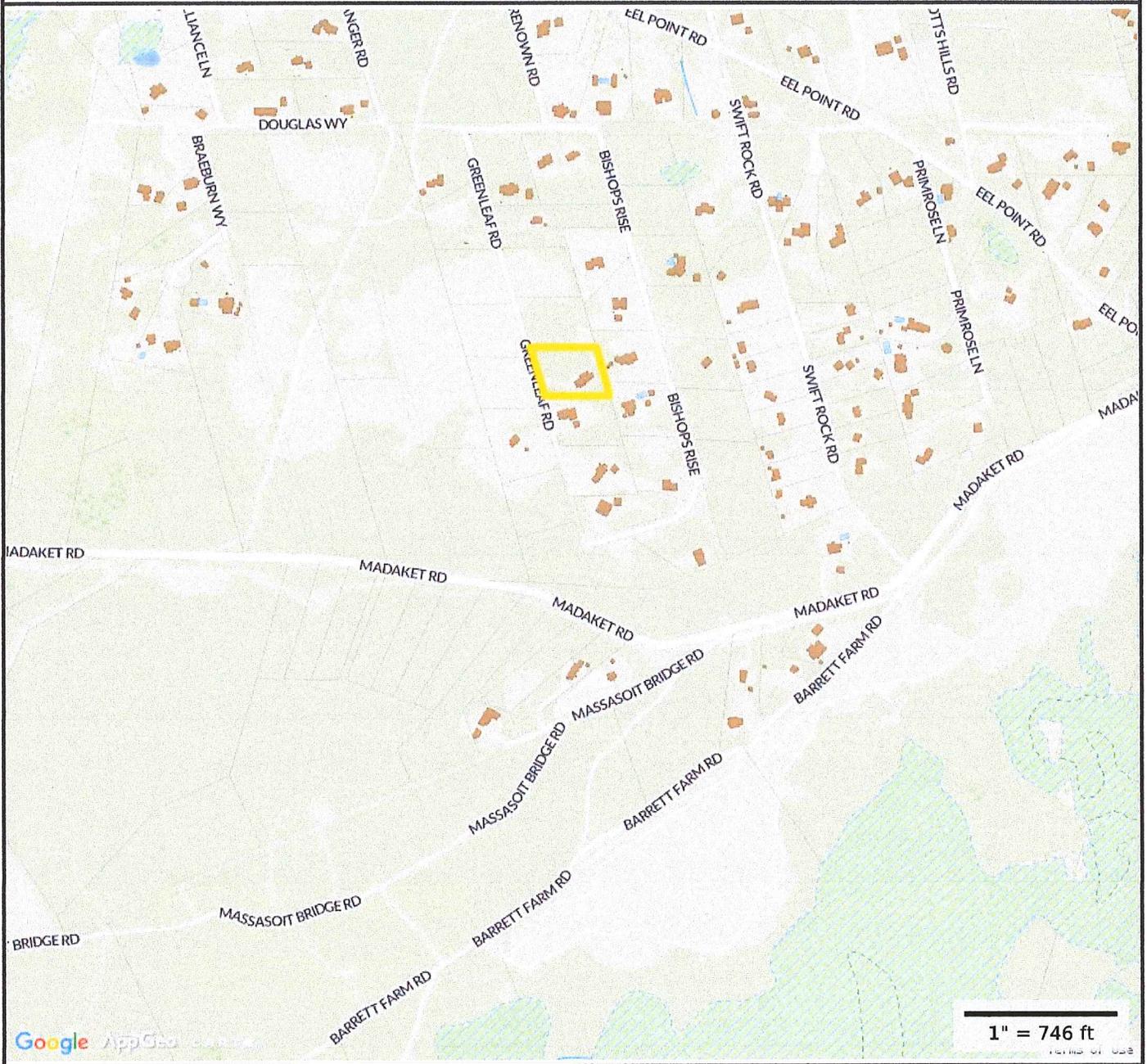
COLORS

Sidewall To Weather Clapboard (if applicable) _____ Roof Match mfg. & color of existy main house
Trim White to match existy house Sash White to match existy house Doors White
Deck Ice to weather Foundation To weather Fence _____ Shutters _____

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



16 Greenleaf DEP Larger Plan



Property Information

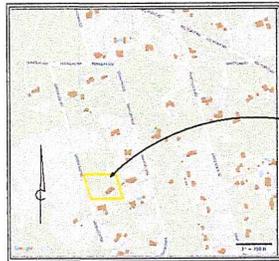
Property ID 39 48
Location 16 GREENLEAF RD
Owner ROGERS DEBORAH B



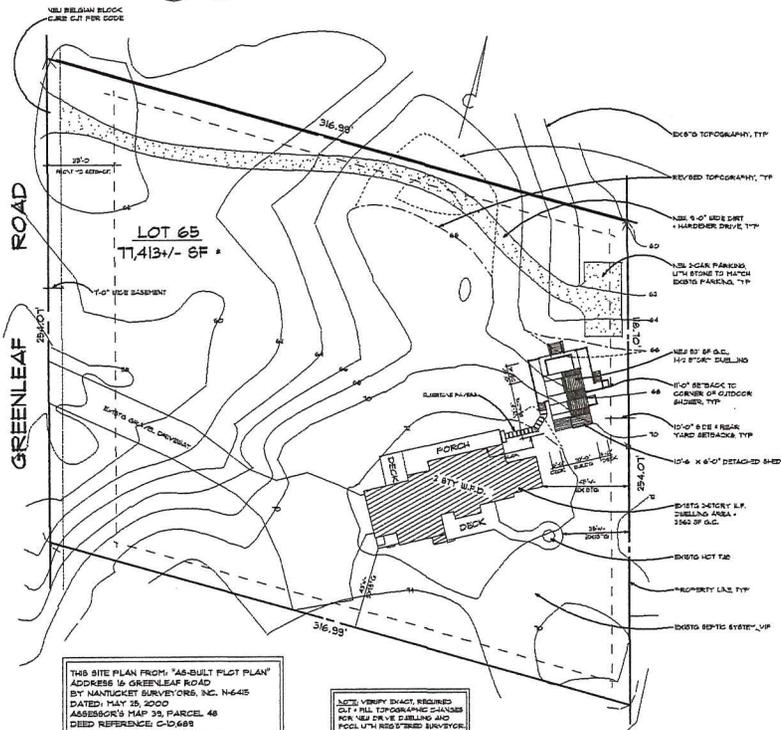
**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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



1 LOCUST PLAN
A-1 NTS



THIS SITE PLAN FROM "AS-BUILT" PLAN ADDRESS IS GREENLEAF ROAD BY NANTUCKET SURVEYORS, INC. N-6415 DATED: MAY 25, 2000 ASSessor's MAP 29, PARCEL 48 DEED REFERENCE: C-10-689 PLAN REFERENCE: L.C. PL. 15209-F SEE ZBA DECISION 63 OF 93 RECORDED AS DOCUMENT NUMBER 03885

NOTE: VERIFY EXACT REQUIRED SETBACKS FOR NEW DWELLING AND FLOOR FINISHES WITH SURVEYOR.

2 SITE PLAN
A-1 SCALE: 1" = 30' - 0"

ZONE: LUG-2 (LOT OF RECORD)

	Req'd./Allowed	Existing	Proposed
MIN LOT SIZE	80,000 SF	11,413 SF	11,413 SF
MIN FRONTAGE	180 FT	254.07 FT	254.07 FT
FRONT YD SETBACK	35 FT	115 FT	115 FT
8/IDE/REAR SETBACKS	10 FT	35 FT	11 FT
GROUND COVER RATIO	4%	3.31%	3.99 %
1ST FLOOR AREA	3,036 SF	2,562 SF	3,033 SF
2ND FLOOR AREA	3,036 SF	VERIFY	2,550 SF
HEIGHT ABOVE GRADE	30 FT	23 FT	23 FT
OFF-STREET PARKING	2 SPACES	4 SPACES	4 SPACES

3 ZONING ANALYSIS
A-1 ASSessor's MAP 29, PARCEL 48 DEED REFERENCE: C-10-689 PLAN REFERENCE: L.C. PL. 15209-F
SEE ZBA DECISION 63 OF 93 RECORDED AS DOCUMENT NUMBER 03885

Note: All Windows Are Andersen, A-Series, Full Divided Lights (FDL) With 3/4" Fibrex Mullins, Impact Resistant, Rated DP-50, Tilt-Whish, With Full Screens Or "High Transparency", Stainless Steel, Exteriors Finished With Manufacturer's White, Interior Finish Of Natural Pine With Finted Paint. Spacer Bars. All Hardware Is Per Written Specs. Note: Head heights of windows vary. See Elevations & Building Sections. Verify All Exact Heights, Both Floors, With Designer In Field. Any window within 18" of floor or seat receives tempered glass.

4 GENERAL NOTES
A-1

No.	MFG.	SERIES	MODEL #	TYPE	SASH DIM.	R.O. DIM.	LTS.	JAMB	MATERIAL	REMARKS
1	ANDERSEN	A-SERIES	APW1820	FIXED	1'-7 1/4" X 11'-11 1/4"	1'-8" X 2'-0"	4 LT	VIF	FIBREX	
2	ANDERSEN	A-SERIES	ADH2820	D. HUNG	1'-11 1/4" X 4'-11 1/4"	2'-0" X 5'-0"	4/4	VIF	FIBREX	
3	ANDERSEN	A-SERIES	ADH2850	D. HUNG	2'-1 1/4" X 4'-11 1/4"	2'-8" X 5'-0"	6/6	VIF	FIBREX	
4	ANDERSEN	A-SERIES	ADH2850	D. HUNG	2'-5 1/4" X 4'-11 1/4"	2'-6" X 5'-0"	6/6	VIF	FIBREX	
5	ANDERSEN	A-SERIES	ADH2440	D. HUNG	2'-3 1/4" X 3'-11 1/4"	2'-4" X 4'-0"	6/6	VIF	FIBREX	NOTE: KITCHEN STOOLS MEET COUNTER
6	ANDERSEN	A-SERIES	ADH4358	D. HUNG	2'-3 1/4" X 3'-11 1/4"	2'-4" X 3'-8"	6/6	VIF	FIBREX	

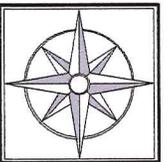
5 WINDOW SCHEDULE
A-1

No.	MFG.	SERIES	MODEL #	TYPE	DOOR DIM.	R.O. DIM.	LTS.	JAMB	MATERIAL	REMARKS
A	CUSTOM	-	-	BATTEN	3'-0" X 6'-8"	AS REQ'D.	-	VIF	CEDAR	NOTE: CUSTOM CEDAR BATTEN DOOR
B	CUSTOM	-	-	BATTEN	2'-4" X 6'-8"	AS REQ'D.	-	VIF	CEDAR	NOTE: CUSTOM CEDAR BATTEN DOOR
C	ANDERSEN	A-SERIES	FWD031611	FRENCH	5'-0-1/8" X 6'-10-3/8"	5'-1" X 6'-11"	15	VIF	FIBREX	OUTSWING FRENCH DOORS WITH SCREEN
D	ANDERSEN	A-SERIES	FWD02468	FRENCH	5'-3-11/4" X 6'-10-3/8"	5'-4" X 6'-11"	15	VIF	FIBREX	CUSTOM DOUB. SLID'G FRENCH DOORS
E	ANDERSEN	A-SERIES	FWD123611	FRENCH	2'-8-1/8" X 6'-10-3/8"	2'-9" X 6'-11"	15	VIF	FIBREX	INSWING FRENCH DOORS WITH SCREEN
F	ANDERSEN	A-SERIES	FWD140611	FRENCH	3'-11-1/4" X 6'-10-3/8"	4'-0" X 6'-11"	10	VIF	FIBREX	INSWING FRENCH DOORS WITH SCREEN

6 DOOR SCHEDULE
A-1

No.	MFG.	SERIES	MODEL #	TYPE	DOOR DIM.	R.O. DIM.	LTS.	JAMB	MATERIAL	REMARKS
A	CUSTOM	-	-	BATTEN	3'-0" X 6'-8"	AS REQ'D.	-	VIF	CEDAR	NOTE: CUSTOM CEDAR BATTEN DOOR
B	CUSTOM	-	-	BATTEN	2'-4" X 6'-8"	AS REQ'D.	-	VIF	CEDAR	NOTE: CUSTOM CEDAR BATTEN DOOR
C	ANDERSEN	A-SERIES	FWD031611	FRENCH	5'-0-1/8" X 6'-10-3/8"	5'-1" X 6'-11"	15	VIF	FIBREX	OUTSWING FRENCH DOORS WITH SCREEN
D	ANDERSEN	A-SERIES	FWD02468	FRENCH	5'-3-11/4" X 6'-10-3/8"	5'-4" X 6'-11"	15	VIF	FIBREX	CUSTOM DOUB. SLID'G FRENCH DOORS
E	ANDERSEN	A-SERIES	FWD123611	FRENCH	2'-8-1/8" X 6'-10-3/8"	2'-9" X 6'-11"	15	VIF	FIBREX	INSWING FRENCH DOORS WITH SCREEN
F	ANDERSEN	A-SERIES	FWD140611	FRENCH	3'-11-1/4" X 6'-10-3/8"	4'-0" X 6'-11"	10	VIF	FIBREX	INSWING FRENCH DOORS WITH SCREEN

- 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 IN 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.



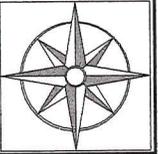
McMULLEN & ASSOCIATES
~ NANTUCKET ~
508-228-5984

NEW SECOND DWELLING FOR:
THE ROGERS RESIDENCE
16 GREENLEAF ROAD
NANTUCKET

Issues & Revisions

No.	DATE	REVISION TO
1	5/25/00	ISSUED TO HDC

LOCUST & SITE PLAN
ZONING ANALYSIS
SCHEDULES
A-1



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

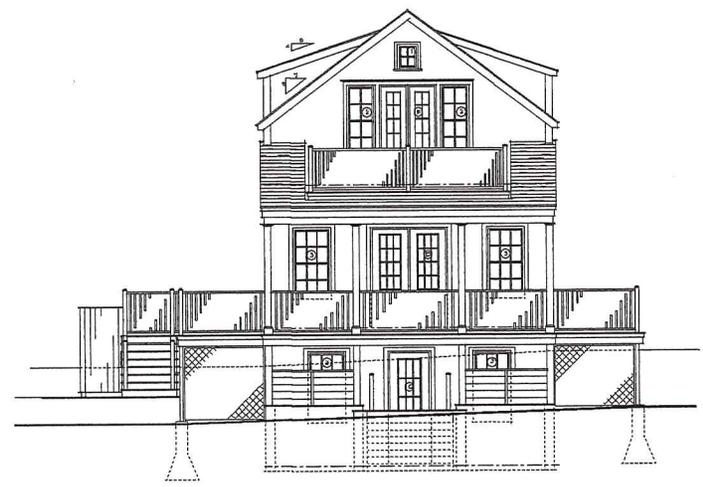
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16 GREENLEAF ROAD
NANTUCKET

Issues & Revisions

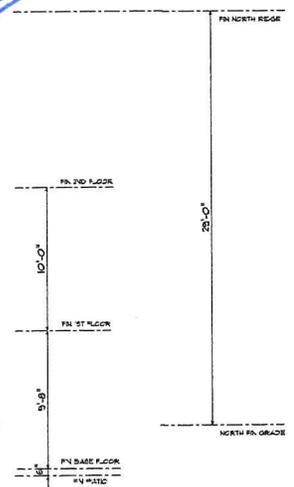
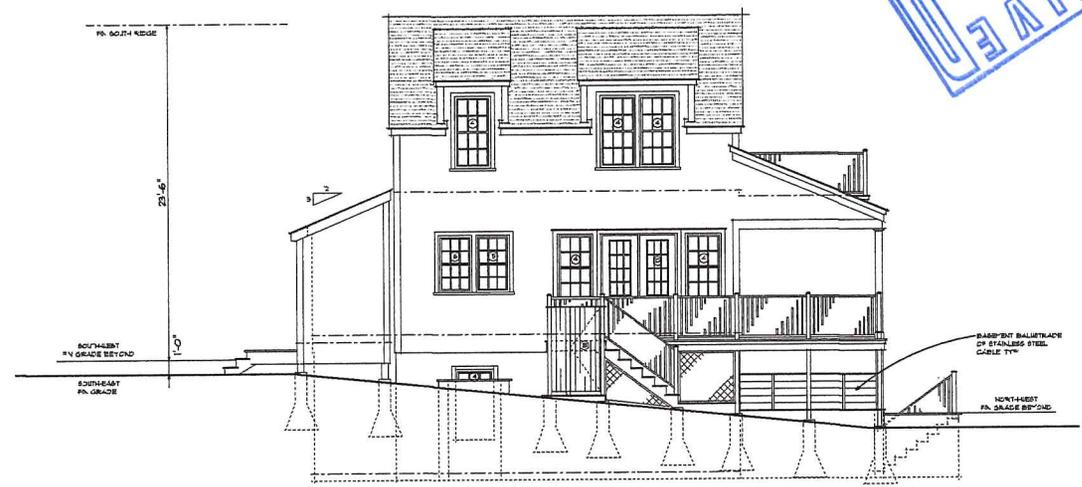
NO.	DATE	ISSUE TO ACC

NORTH ELEVATION
EAST ELEVATION

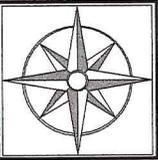
A-6



1 NORTH ELEVATION
A-6 1/4" = 1' - 0"



2 EAST ELEVATION
A-6 1/4" = 1' - 0"



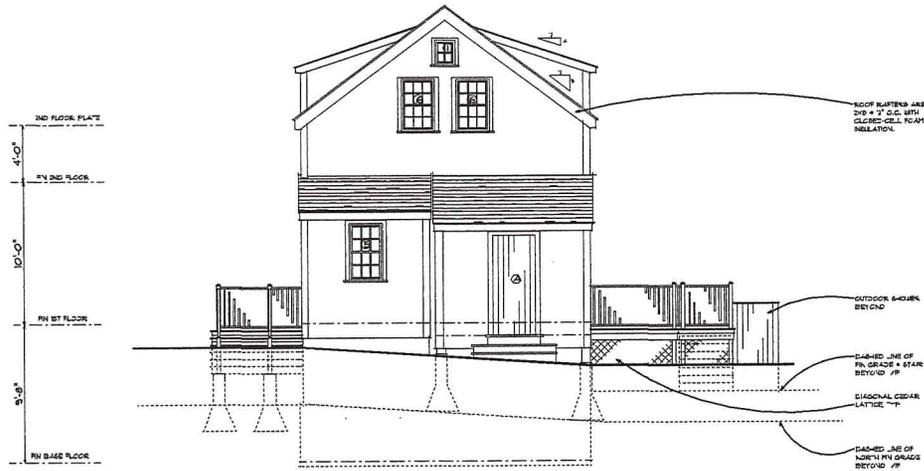
McMULLEN & ASSOCIATES
 ~ NANTUCKET ~
 508-228-5984

NEW SECOND DWELLING FOR:
 THE ROGERS RESIDENCE
 16 GREENLEAF ROAD
 NANTUCKET

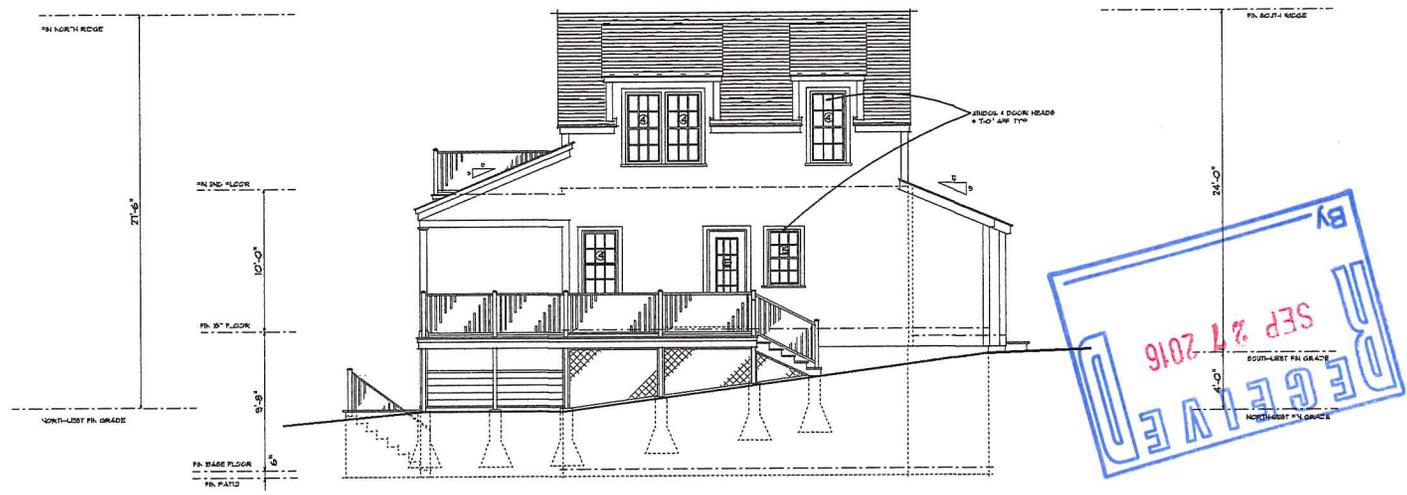
Issues & Revisions

NO.	DATE	REVISION
1	09/27/2016	ISSUE TO R.O.C.

SOUTH ELEVATION
 WEST ELEVATION



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



2 WEST ELEVATION
 A-7
 1/4" = 1' - 0"

