SHED

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°: 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@mcmullenandassociates.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: 10'-6" Sq. Footage 1st floor: 63 SF Decks/Patio: Size: – ☐ 1st floor ☐ 2nd floor
Width: 6'-0" Sq. footage 2nd floor: – Size: – ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: –

Difference between existing grade and proposed finish grade: North Existg South Existg East Existg West Existg
Height of ridge above final finish grade: North 13'-6" South 9'-8" East 13'-6" West 13'-6"

Additional Remarks

Historic Name: –

Original Date: –

Original Builder: –

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

REVISIONS* (describe)
1. East Elevation –
2. South Elevation –
3. West Elevation –
4. North Elevation –

*Cloud on drawings and submit photographs of existing elevations.

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DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" – 12" ☐ Block ☐ Block Parged ☐ Brick (type) – ☐ Poured Concrete ☑ Piers

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

Roof Pitch: Main Mass 5 /12 Secondary Mass – /12 Dormer – /12 Other –

Roofing material: ☑ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Match existg main house

Fence: Height: –
Type: –
Length: –

Skylights (flat only): Manufacturer – Rough Opening – 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 1x6 Rake 1x6 Soffit (Overhang) 4"± Corner boards 5/4x6 Frieze –
Window Casing – Door Frame 5/4 x 4 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 Cedar Batten Rear – Side –
Garage Door(s): Type – Material –

Hardscape materials: Driveways – Walkways – Walls –

* Note: Complete door and window schedules are required.

COLORS

Sidewall To Weather Clapboard (if applicable) – Roof Match existg main house
Trim White Sash – Doors To Weather
Deck To Weather Foundation Conc. to weather Fence – Shutters –

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

16 greenleaf 2014 aerial

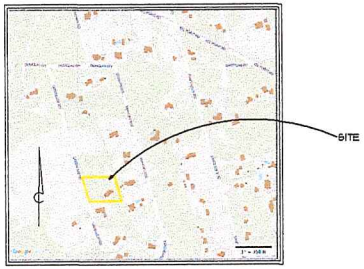
Property Information

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

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

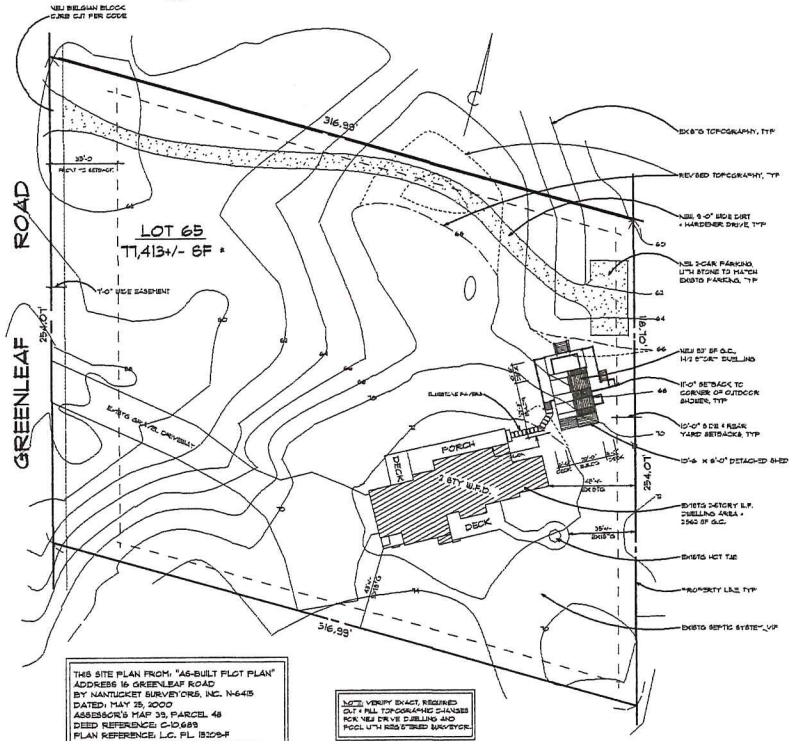
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014
Properties updated January, 2015



1 A-1 LOCUS PLAN

NTS



THIS SITE PLAN FROM: "AS-BUILT PLOT PLAN"
ADDRESS: 16 GREENLEAF ROAD
BY: NANTUCKET SURVEYORS, INC. N-6415
DATED: MAY 25, 2000
ASSESSOR'S MAP 39, PARCEL 48
DEED REFERENCE: C-10,689
PLAN REFERENCE: L.C. PL. 15209-F
*SEE ZBA DECISION 63 OF 93 RECORDED AS DOCUMENT NUMBER 89585

NOTE: VERIFY EXACT, REQUIRED CUT & FILL TOPOGRAPHIC CHANGES FOR NEW DRIVE, DWELLING AND POOL WITH REGISTERED SURVEYOR.

2 A-1 SITE PLAN

SCALE: 1" = 30' - 0"

ZONE: LUG-2 (LOT OF RECORD*)			
	Req'd./Allowed	Existing	Proposed
MIN LOT SIZE	80,000 SF	77,413 SF	77,413 SF
MIN FRONTAGE	150 FT	254.07 FT	254.07 FT
FRONT YD SETBACK	35 FT	115 FT	115 FT
SIDE/REAR SETBACKS	10 FT*	35 FT	11 FT
GROUND COVER RATIO	4%	3.31%	3.99 %
1ST FLOOR AREA	3,096 SF	2,562 SF	3,093 SF
2ND FLOOR AREA	3,096 SF	VERIFY	2,550 SF
HEIGHT ABOVE GRADE	30 FT	23 FT	23 FT
OFF-STREET PARKING	2 SPACES	4 SPACES	4 SPACES

3 A-1 ZONING ANALYSIS

ASSESSORS MAP 39, PARCEL 48
DEED REFERENCE: C-10,689
PLAN REFERENCE: L.C. PL. 15209-F

* SEE ZBA DECISION 63 OF 93 RECORDED AS DOCUMENT NUMBER 89585

Note: All Windows Are "Andersen", A-Series, Full Divided Lights (FDL), With 3/4" Fibrex Muntins, Impact Resistant, Rated DP-50, Tilt-Wash, With Full Screens Of "High Transparency", Stainless Steel, Exteriors Finished With Manufacturer's White, Interior Finish Of Natural Pine With Finished Paint. Spacer bars. All Hardware Is Per Written Space. 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.

1. ALL WORK SHALL CONFORM TO ALL STATE & LOCAL CODES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
3. IF ANY WORK IS UNCLEAR OR AMBIGUOUS, CONTACT THE DESIGNER BEFORE PROCEEDING WITH THAT ASPECT OF THE WORK.
4. WORK INCLUDED IS ALL WORK ON THE DRAWINGS AND IN THE SPECIFICATIONS.
5. WORK NOT INCLUDED IN NOTED "NOT IN CONTRACT" OR "N.I.C."
6. THE OWNER IS RESPONSIBLE FOR OBTAINING HDC, Z.B.A., PLANNING BOARD APPROVALS & BLDG. PERMITS.
7. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL ADD'L. PERMITS & APPROVALS REQUIRED FOR CONSTRUCTION.
8. ALL NEW DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE. ALL EXISTING WALLS ARE DIMENSIONED TO FINISHES.
9. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE WORK OF OTHER SUB-CONTRACTORS.
10. DO NOT SCALE DRAWINGS.
11. 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 A-1 GENERAL NOTES

No.	MFG.	SERIES	MODEL *	TYPE	SASH DIM.	R.O. DIM.	LTS.	JAMB	MATERIAL	REMARKS
1	ANDERSEN	A-SERIES	APW1820	FIXED	1'-7-1/4"X1'-11-1/4"	1'-8"x 2'-0"	4 LT	VIF	FIBREX	
2	ANDERSEN	A-SERIES	ADH2250	D. HUNG	1'-11-1/4"X4'-11-1/4"	2'-0"x 5'-0"	4/4	VIF	FIBREX	
3	ANDERSEN	A-SERIES	ADH2850	D. HUNG	2'-7-1/4"X4'-11-1/4"	2'-8"x 5'-0"	6/6	VIF	FIBREX	
4	ANDERSEN	A-SERIES	ADH2650	D. HUNG	2'-5-1/4"X4'-11-1/4"	2'-6"x 5'-0"	6/6	VIF	FIBREX	
5	ANDERSEN	A-SERIES	ADH2440	D. HUNG	2'-3-1/4"X3'-11-1/4"	2'-4"x 4'-0"	6/6	VIF	FIBREX	NOTE: KITCHEN STOOLS MEET COUNTER
6	ANDERSEN	A-SERIES	ADH2438	D. HUNG	2'-3-1/4"X3'-7-1/4"	2'-4"x 3'-8"	6/6	VIF	FIBREX	

5 A-1 WINDOW SCHEDULE

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	FWOD3611	FRENCH	3'-0-1/8"X6'-10-3/8"	3'-1"X6'-11"	15	VIF	FIBREX	OUTSWING FRENCH DOORS WITH SCREEN
D	ANDERSEN	A-SERIES	FWGD5468	FRENCH	5'-3-11-1/4"X6'-10-3/8"	5'-4"X6'-11"	15	VIF	FIBREX	CUSTOM DOUB. SLID'G FRENCH DOORS
E	ANDERSEN	A-SERIES	FWHID2961	FRENCH	2'-8-1/8"X6'-10-3/8"	2'-9"X6'-11"	15	VIF	FIBREX	INSWING FRENCH DOORS WITH SCREEN
F	ANDERSEN	A-SERIES	FWHID4061	FRENCH	3'-11-1/4"X6'-10-3/8"	4'-0"X6'-11"	10	VIF	FIBREX	INSWING FRENCH DOORS WITH SCREEN

6 A-1 DOOR SCHEDULE

McMULLEN & ASSOCIATES
~ NANTUCKET ~
508-228-5984

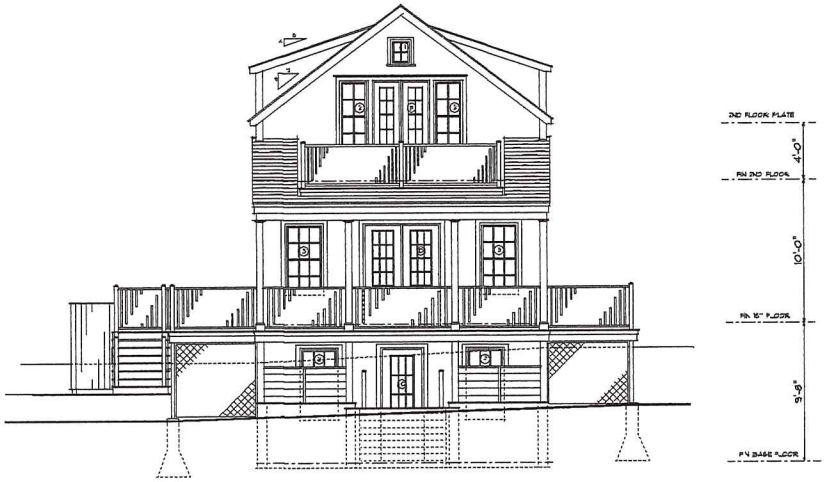
NEW SECOND DWELLING FOR:
THE ROGERS RESIDENCE
16 GREENLEAF ROAD
NANTUCKET

Issues & Revisions

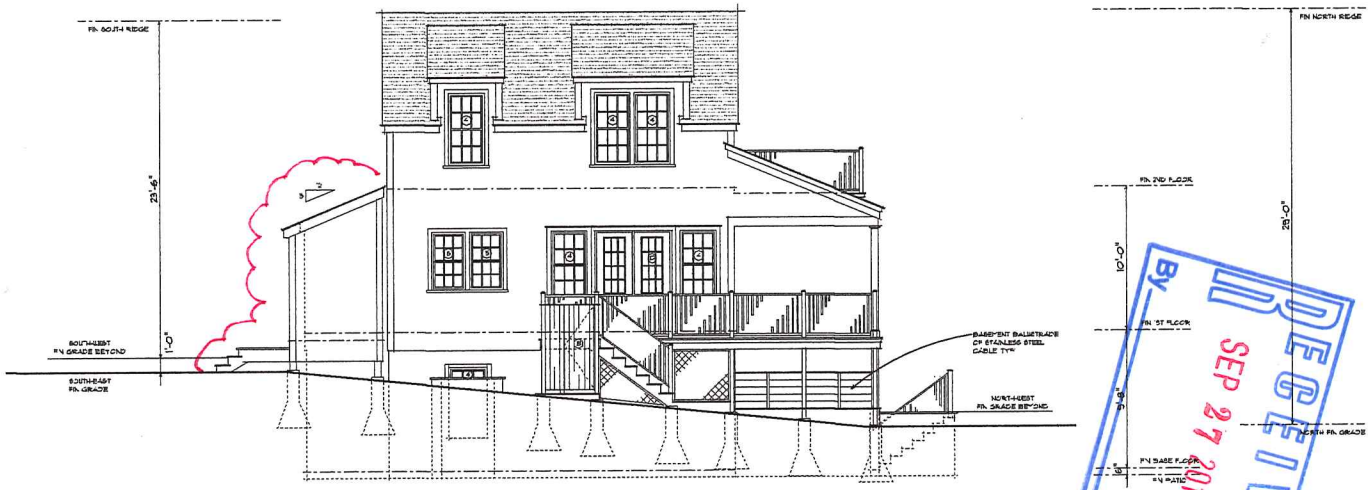
1	5-21-06	SUBMIT TO HDC

LOCUS & SITE PLAN
ZONING ANALYSIS
SCHEDULES

A-1



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



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

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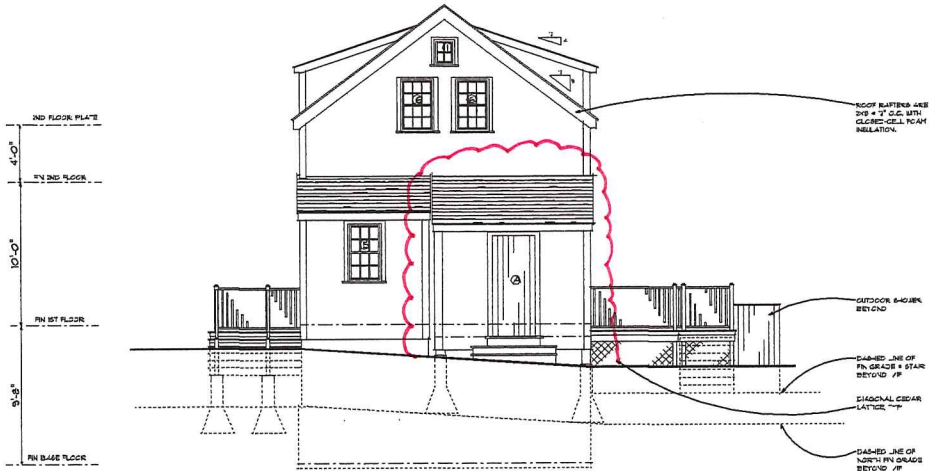
NEW SECOND DWELLING FOR:
THE ROGERS RESIDENCE
16 GREENLEAF ROAD
NANTUCKET

Issues & Revisions

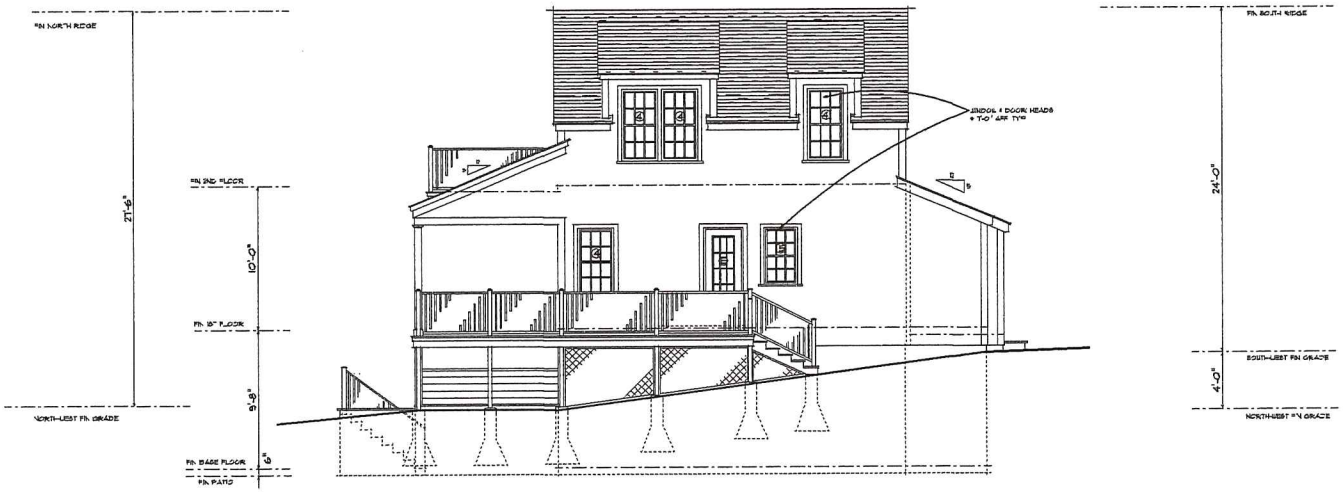
1	9-27-16	SUBMIT TO HDC

NORTH ELEVATION
EAST ELEVATION

A-6



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



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

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

Issues & Revisions

1	9-27-16	SUBMIT TO HDC

SOUTH ELEVATION
WEST ELEVATION

A-7