1. Viewpack

Documents:

10B CLIFF RD- COLOR CHANGE.PDF
11 INDIA ST - HANDRAIL.PDF
12 LINCOLN AVE - BUMP OUT ADDITION REV 73355.PDF
13A LINCOLN AVENUE - ADDITION.PDF
16 CHERRY STREET - POOL AND HARDSCAPE.PDF
19.5 W CHESTER - SPA AND HARDSCAPE.PDF
23 COMMERCIAL WHARF - HARDSCAPING.PDF
23 PINE ST MOVE- DEMO SHED.PDF
33 ORANGE ST - ROOFWALK ALTERATIONS.PDF
33 ORANGE STREET - HARDSCAPING.PDF
36 YORK STREET - COVERED PORCH.PDF
38 YORK STREET - SHED ADDITION.PDF
46 WALSH STREET - NEW SHED.PDF
48 ORANGE ST- ROOF STAIRS.PDF
75 N LIBERTY- NEW FRONT DOOR.PDF
84 MAIN STREET - ALTERATION.PDF
92 WASHINGTON ST - NEW DWELLING.PDF
3 PLEASANT ST - CHANGE FENE AND EXPAND DECK.PDF
4 HULBERT - MAIN HOUSE LIFT-RENO.PDF
4 TRADERS LANE - FENCE AND DRIVEWAY.PDF
4 WILLARD STREET - SHED.PDF
5 S WATER STREET - 3RD FLOOR ADDITION.PDF

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°: 42.4.4 PARCEL N°. 61

Street & Number of Proposed Work: 10 B Cliff Rd

Owner of record: Century House Real Estate Trust

Mailing Address: 105 Newbury Sre., 4th Floor Boston, MA, 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln. Nantucket, MA, 02554

Contact Phone #: 508 325 4995 E-mail: Matt@emeritus-development.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: _____ 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: The Century House

Original Date: 1810

Original Builder:

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

REVISIONS* (describe)

1. East Elevation color change
2. South Elevation color change
3. West Elevation color change
4. North Elevation color change

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

NO CHANGE

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.) _____

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 _____ 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 NATURAL / NO CHANGE Clapboard (if applicable) "MOCCASIN" Roof NATURAL / NO CHANGE

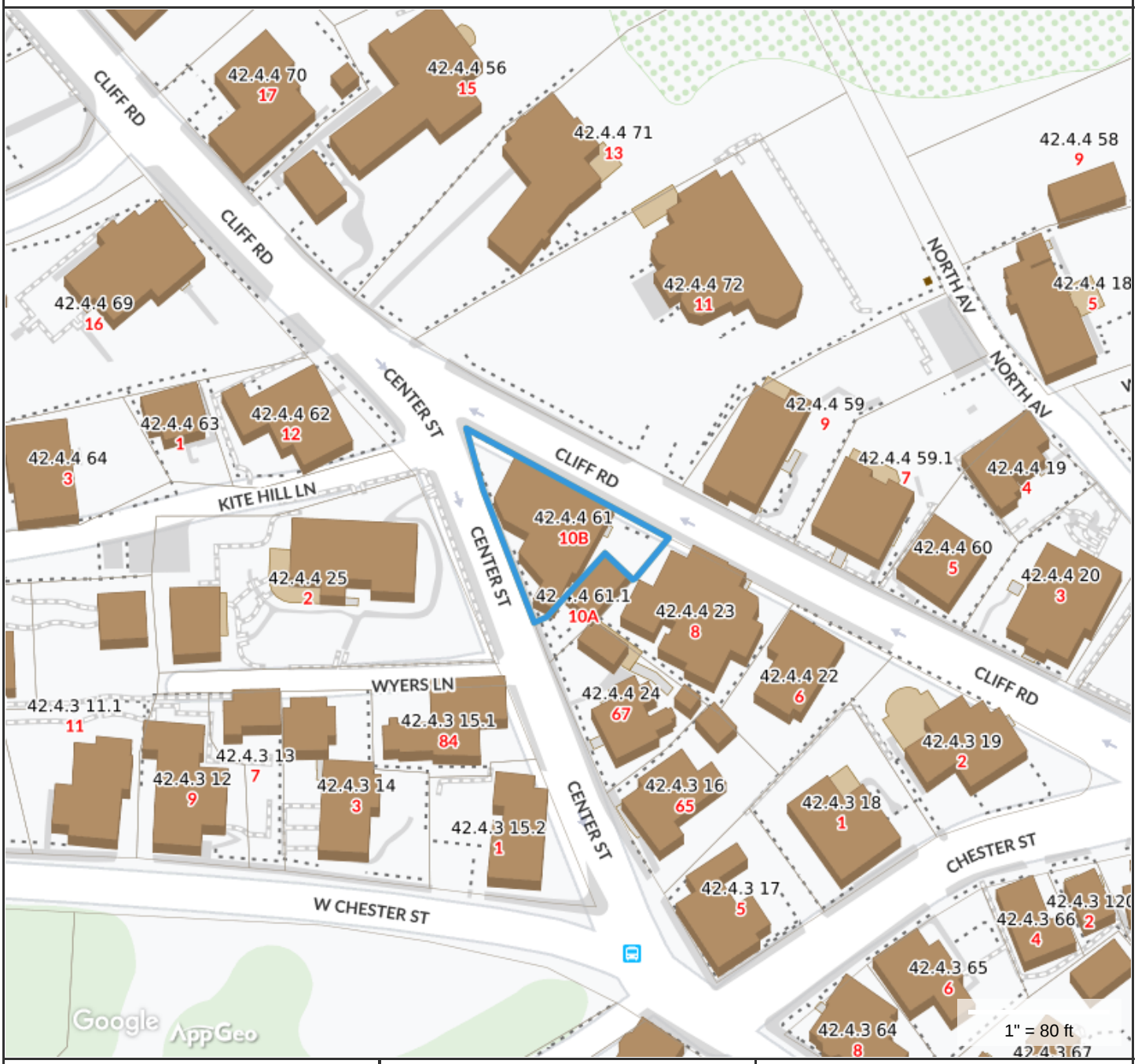
Trim "EBONY KING" Sash "EBONY KING" Doors "RAISIN TORTE" (MAIN) "EBONY KING" (ALL OTHERS)

Deck "EBONY KING" Foundation "EBONY KING" Fence "EBONY KING" Shutters N/A

* 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 02/05/20 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	42.4.4 61
Location	10B CLIFF RD
Owner	CENTURY HOUSE REAL ESTATE TRST

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.

Geometry updated 11/13/2018
Data updated 11/19/2018

The Century House - 10B Cliff Road

The Century House - 10B Cliff Road

The Century House - 10B Cliff Road

The Century House - 10B Cliff Road

The Century House - 10B Cliff Road

Moccasin

LRV: **62.72**

As comfortably reliable as a pair of well-worn moccasins, this light neutral beige creates a "welcome home" ambience in any room.

Ebony King

LRV: **3.67**

This color is part of Color Preview. A collection of bold, saturated colors that brings spaces to life for those looking to illuminate their world with pure, extraordinary color. A great complement to Classic Colors, Color Preview offers a collection of 1,232 hues that excite and inspire with pure, deep, clear colors that create striking combinations.

Raisin Torte

LRV: **5.96**

Not recommended in exterior paint

This strong shade of blackened red has the Old World sensibility of its fragrant namesake dessert, rich and full of luscious flavor.

CERTIFICATE NO: _____ DATE ISSUED: _____

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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°: 42.3.1 PARCEL N°. 122.1

Street & Number of Proposed Work: 11 India Sqe.

Owner of record: 11 India Sqe. LLC

Mailing Address: 105 Newbury Sqe, 4th Floor Boston, MA, 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln, Nantucket, MA, 02554

Contact Phone #: 5083254995 E-mail: matt@emeritusdevelopment.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 DECK RAILING REPLACEMENTS

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:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation REBUILD EXISTING HANDRAIL TO CODE
2. South Elevation — "
3. West Elevation — "
4. North Elevation NO CHANGE

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed NO CHANGE ☐ 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.) _____

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 _____ 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 N/A Clapboard (if applicable) N/A Roof N/A

Trim WHITE / MATCH EXISTING Sash N/A Doors N/A

Deck N/A Foundation N/A Fence N/A Shutters N/A

* 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.

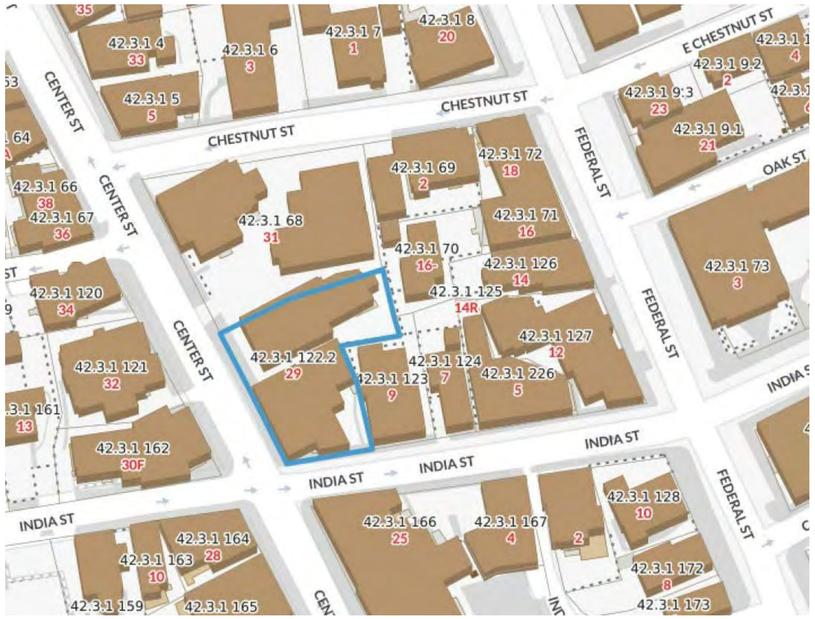
Date 02/05/20 Signature of owner of record

Roberts Collection - Roberts House

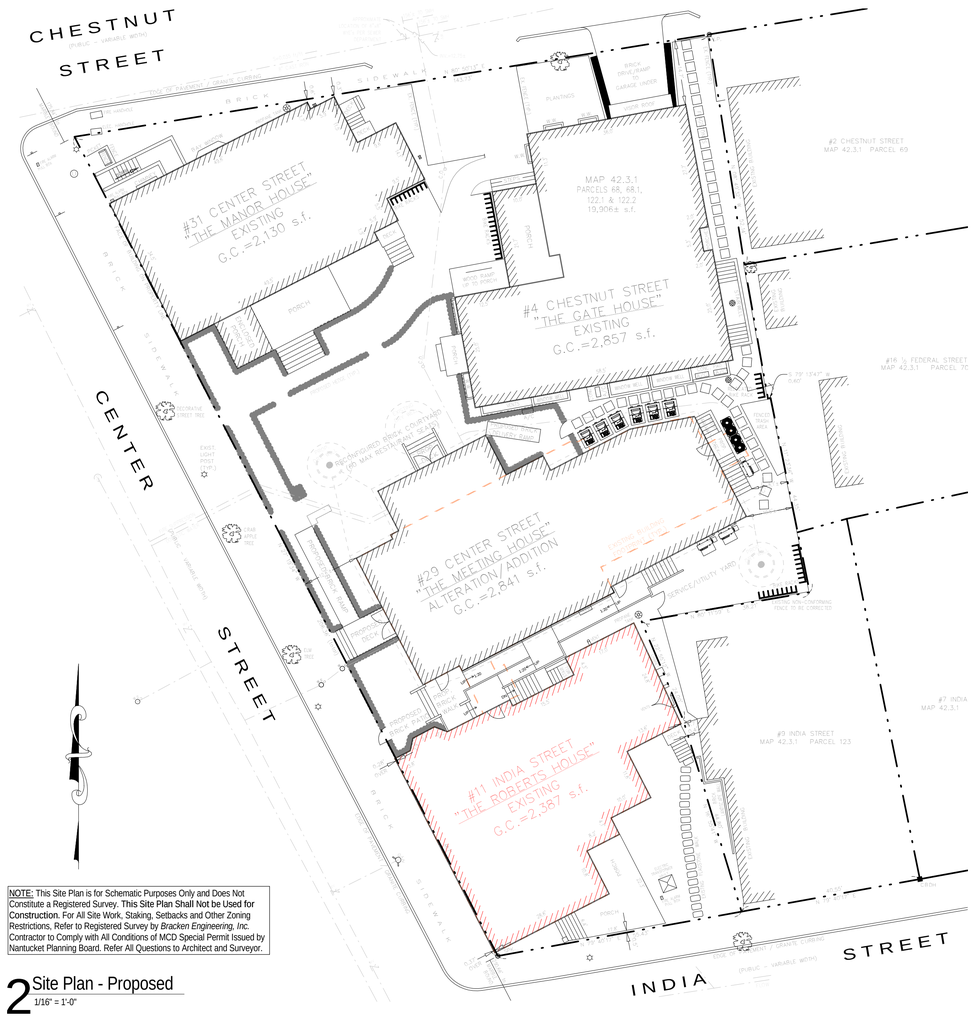
11 India St.
Nantucket, MA 02554

02.05.20

H.D.C. Submission



1 Locus Map
Not to Scale



NOTE: This Site Plan is for Schematic Purposes Only and Does Not Constitute a Registered Survey. This Site Plan Shall Not be Used for Construction. For All Site Work, Staking, Setbacks and Other Zoning Restrictions, Refer to Registered Survey by *Bracken Engineering, Inc.* Contractor to Comply with All Conditions of MCD Special Permit Issued by Nantucket Planning Board. Refer All Questions to Architect and Surveyor.

2 Site Plan - Proposed
1/16" = 1'-0"

1909

Roberts Collection - Roberts House

11 India St.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Site Information

Map & Parcel:	42.3.1 / 122.1
Current Zoning:	CDT
Minimum Frontage:	35 ft.
Front Setback:	0 ft.
Side/Rear Setback:	0 ft. / 5 ft.
Lot Size:	19,906 s.f. (+/-)
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	75% or 14,930 s.f. (+/-)
Existing G.C.:	9,935 s.f. (+/-)
Proposed G.C.:	280 s.f.
Total Proposed G.C.:	10,215 s.f. (+/-)

Sheet Index - Architectural

SHEET INDEX

A.0.0 Cover Sheet
A.1.1 First Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations

Revisions

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

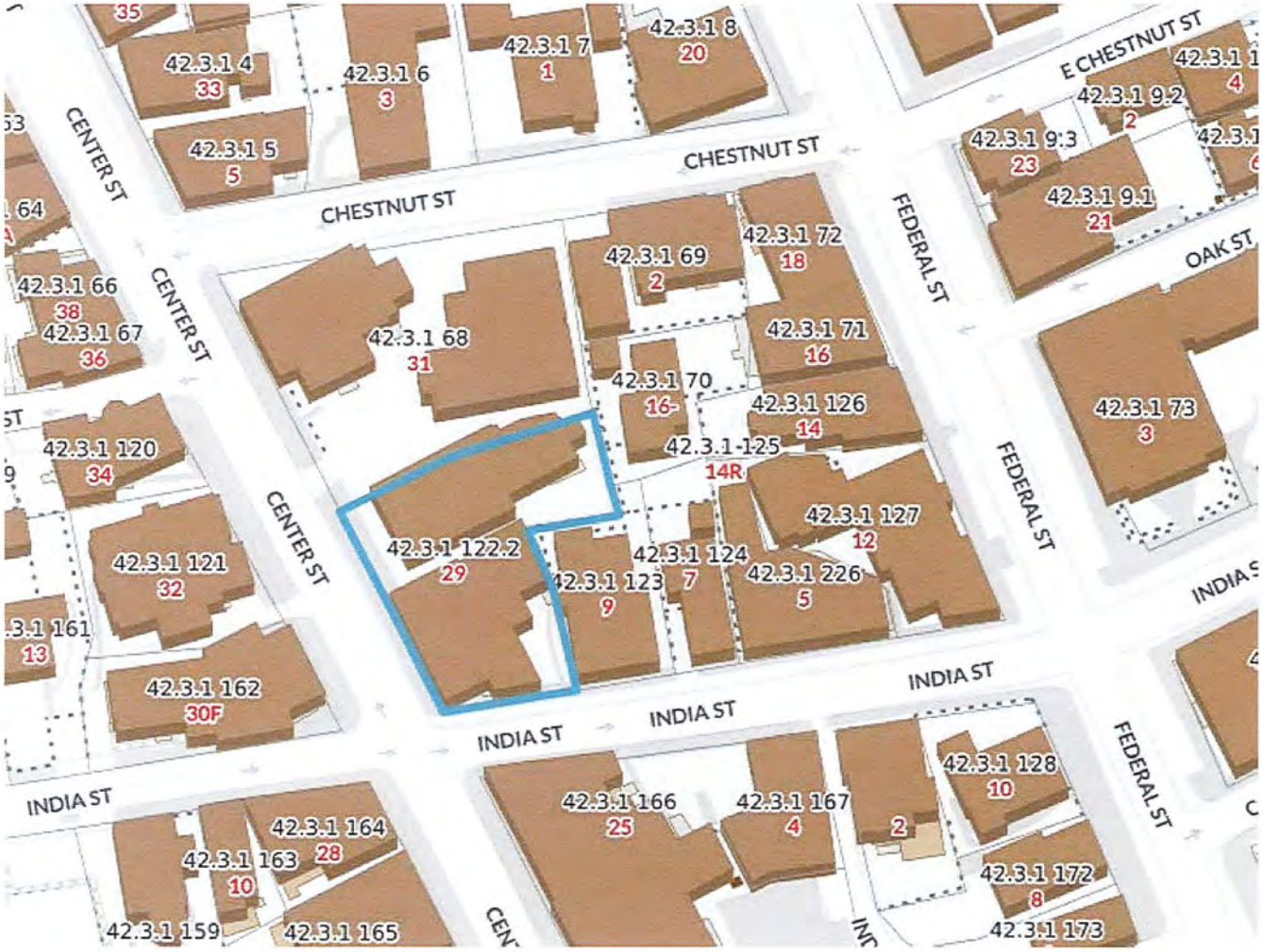
DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.0.0

1909

Roberts Collection - Roberts House

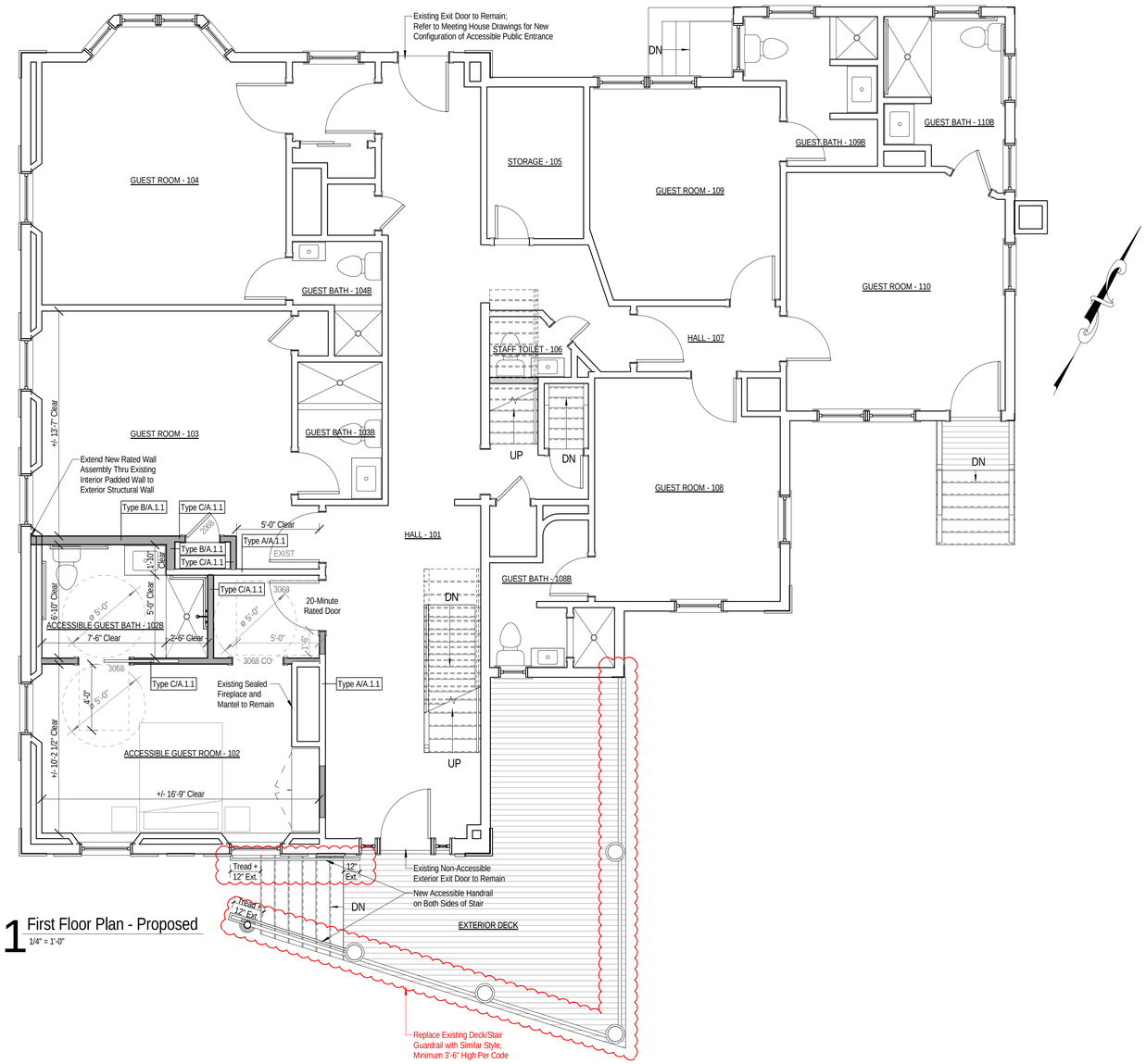
11 India St.
Nantucket, MA 02554



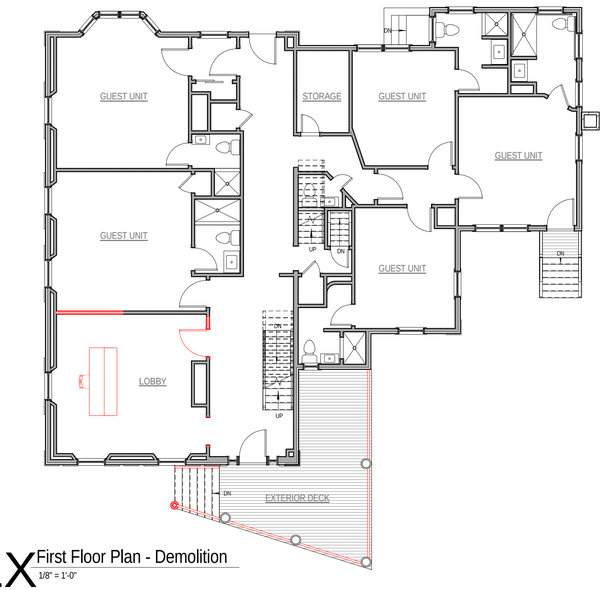
1 Locus Map
Not to Scale

02.05.20

H.D.C. Submission



1 First Floor Plan - Proposed
1/4" = 1'-0"



1X First Floor Plan - Demolition
1/8" = 1'-0"

1909

Roberts Collection - Roberts House

11 India St.
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emeritus

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A.1.1 First Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations

Revisions

First Floor Plan

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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

1909

02.05.20

H.D.C. Submission

1 South Elevation - Proposed
1/4" = 1'-0"

2 South Elevation - Existing
1/8" = 1'-0"

3 South Elevation - Demolition
1/8" = 1'-0"

1909

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A.1.1 First Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations

Revisions

Exterior Elevations

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A.2.1

1909

02.05.20

H.D.C. Submission

1 West Elevation - Proposed
1/4" = 1'-0"

2 West Elevation - Existing
1/8" = 1'-0"

3 West Elevation - Demolition
1/8" = 1'-0"

1909

Roberts Collection - Roberts House

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A.2.2

1909

02.05.20

H.D.C. Submission

1 East Elevation - Proposed
1/4" = 1'-0"

2 East Elevation - Existing
1/8" = 1'-0"

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1/8" = 1'-0"

1909

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Exterior Elevations

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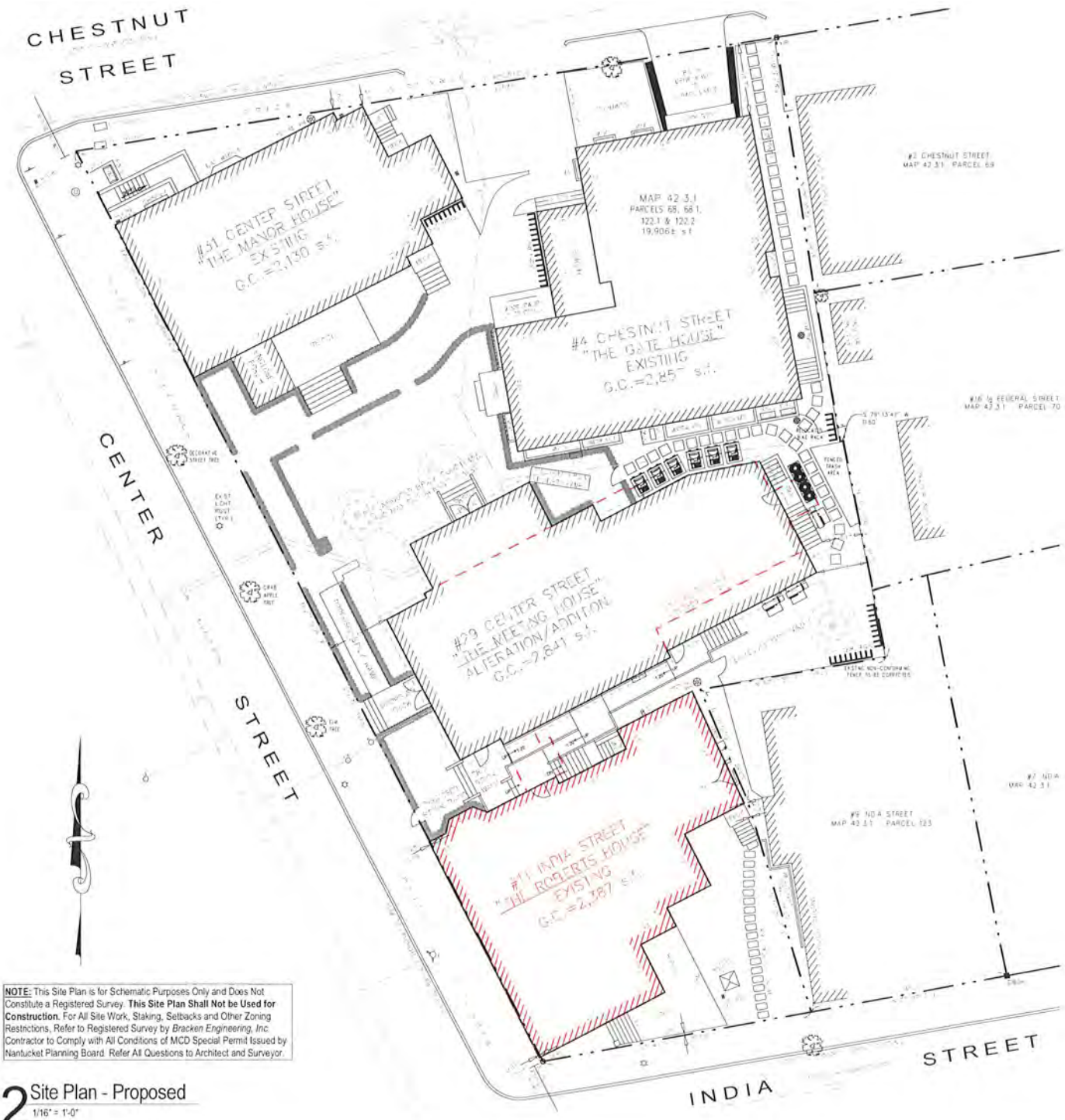
A.2.3

1909



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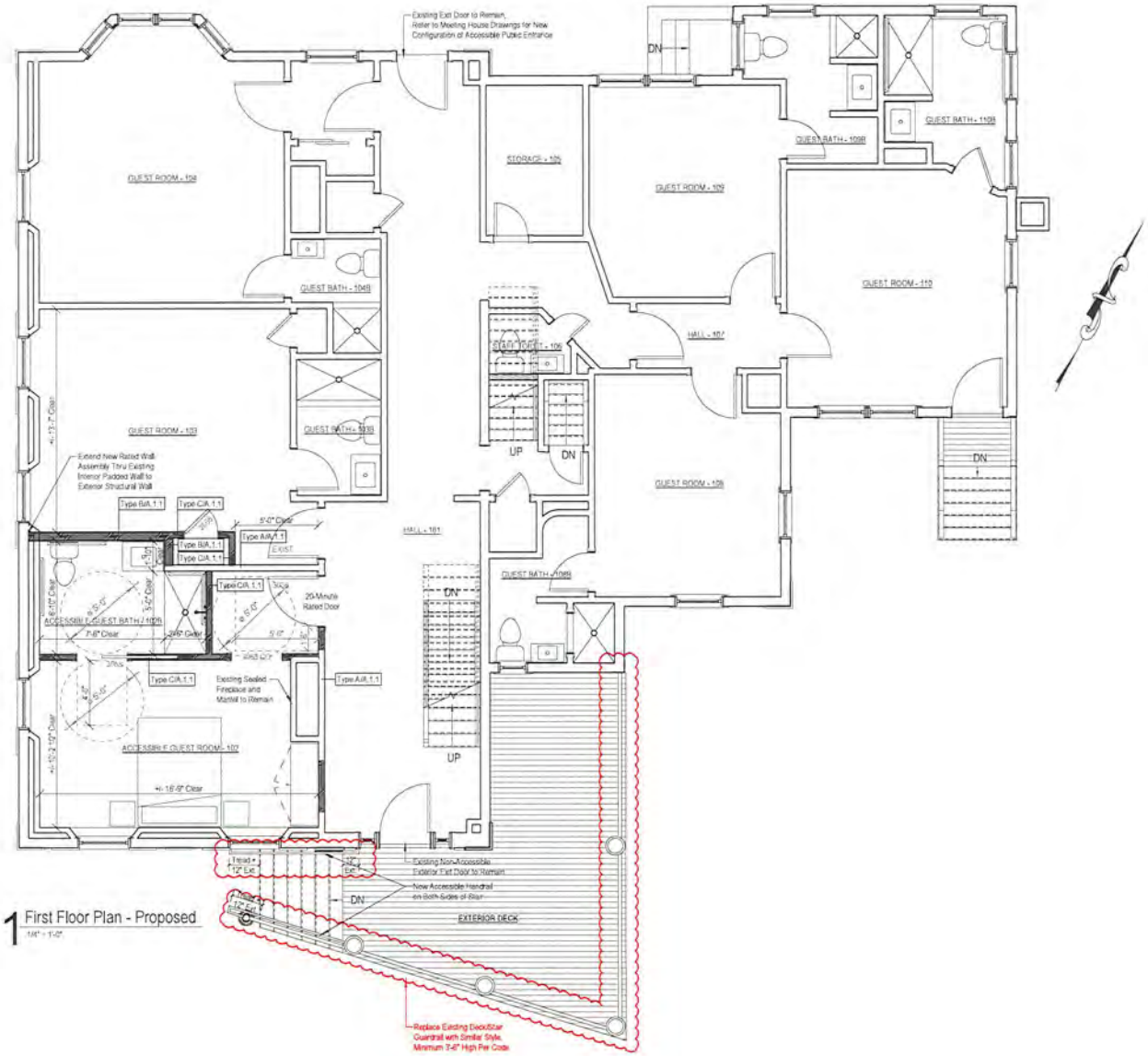
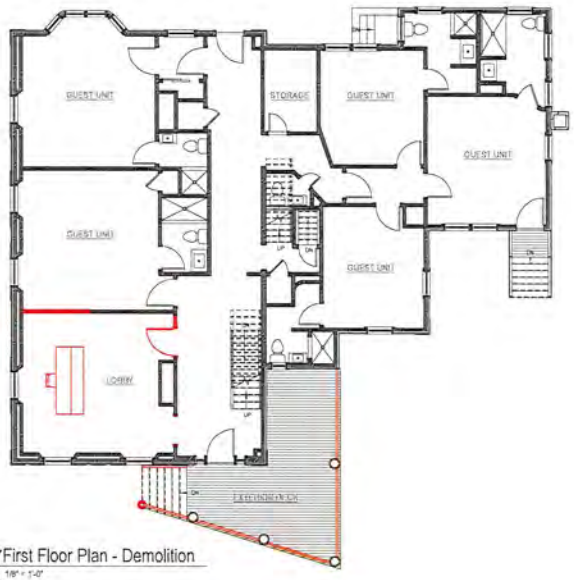
2 Site Plan - Proposed
1/16" = 1'-0"



1 First Floor Plan - Proposed
1/4" = 1'-0"



1X First Floor Plan - Demolition
1/4" = 1'-0"

1 South Elevation - Proposed

1/4" = 1'-0"

2 South Elevation - Existing
1/8" = 1'-0"

3 South Elevation - Demolition
1/8" = 1'-0"

1 West Elevation - Proposed

1/4" = 1'-0"

2 West Elevation - Existing
1/8" = 1'-0"

3 West Elevation - Demolition
1/8" = 1'-0"

1 East Elevation - Proposed

1/4" = 1'-0"

2 East Elevation - Existing
1/8" = 1'-0"

3 East Elevation - Demolition
1/8" = 1'-0"

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°: 30 PARCEL N°. 183

Street & Number of Proposed Work: 12 LINCOLN AVE

Owner of record: 12 LINCOLN AVE NRAWEE TRUST

Mailing Address: 12 LINCOLN AVE
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMERITUS

Mailing Address: 8 WILLIAMS LANE
NANTUCKET, MA 02554

Contact Phone #: 325-4995 E-mail: _____

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. 73355
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 21'5" Sq. Footage 1st floor: 91 Decks/Patio: Size: NO CHANGE ☐ 1st floor ☐ 2nd floor
Width: 4'3" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO CHANGE South _____ East _____ West _____

Height of ridge above final finish grade: North NO CHANGE South _____ East _____ West _____

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 BUMP OUT ADDITION
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

NO CHANGE

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.) _____

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 _____ 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

NO CHANGE

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

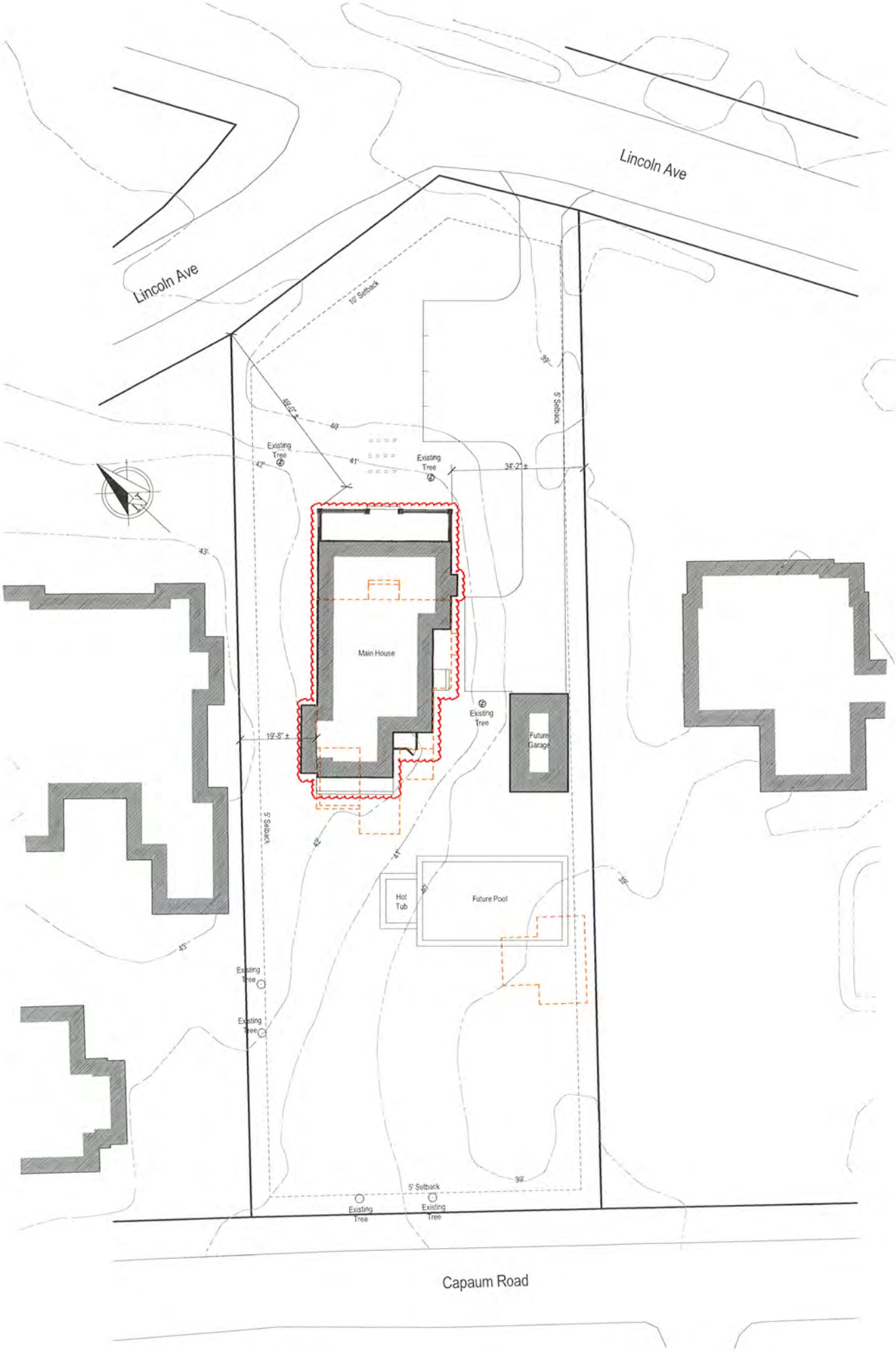
* Attach manufacturer's color samples if color is not from HDC approval list.

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 any revisions to this application will initiate a new sixty-day review period.

Date 2/4/20 Signature of owner of record: _____

Whale Rock
Nantucket Cliffs
SHERBURNE WY
KIMBALL AV
KIMBALL AV
KIMBALL AV
SHERBURNE TP
INDIAN AV
LINCOLN AV
LINCOLN AV
LINCOLN AV
CAPAUM RD
CAPAUM RD
N STAR LN
N STAR LN
JEFFERSON AV
JEFFERSON AV
JEFFERSON AV
JEFFERSON AV
PAWGUVET LN
HULBERT AV
HULBERT AV
HULBERT AV
HULBERT AV
HULBERT AV
BATHING BEACH RD
BATHING BEACH RD
COBBLESTONE HILL
N BEACH ST
N BEACH ST
CHARLES ST
WALSH ST
WALSH ST
JOHNSON ST
BRANT POINT RD
WAY
SHERBURNE TP
HAMBLIN RD
SHADY LN
CLIFF LN
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
PILGRIM RD
KINGS WY
DERRYMORE RD
THE CAPTIANS LN
DELANEY RD
HIGHLAND AV
LINCOLN AV
MOORS AV
NANTUCKET AV
GRANT AV
CABOT LN
PAUL JONES RD
PAUL JONES RD
DERRYMORE RD
DERRYMORE RD
DERRY LN
DERRYMORE RD
DELANEY RD
N LIBERTY ST
DERRYMORE RD
PILGRIM RD
N BEACH
SYLVIA L

Locus Map



Site Plan

1/16" = 1'-0"

12 Lincoln Ave Nominee Trust

12 Lincoln Avenue
Nantucket, MA 02554

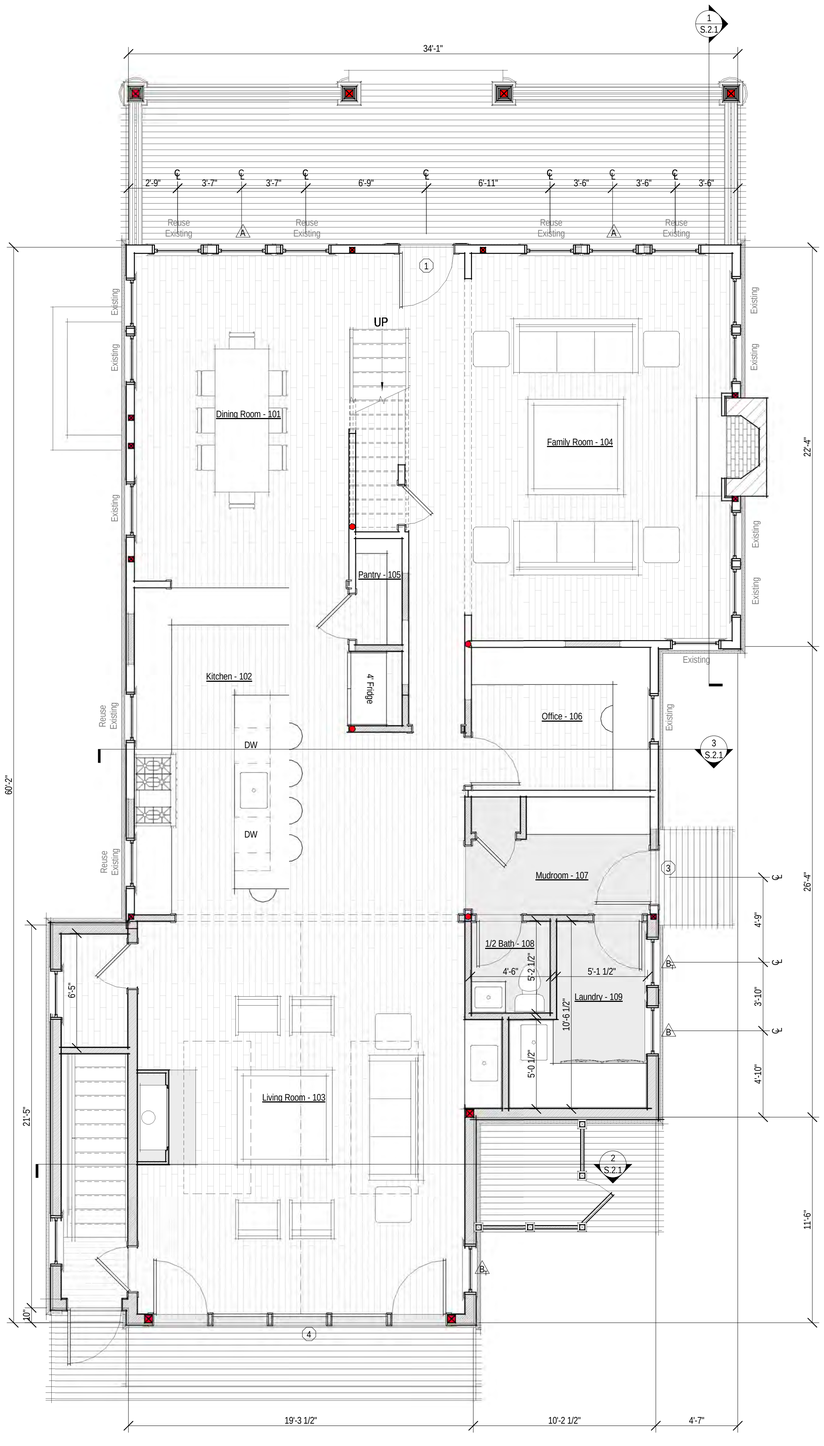
02.05.20

HDC Submission

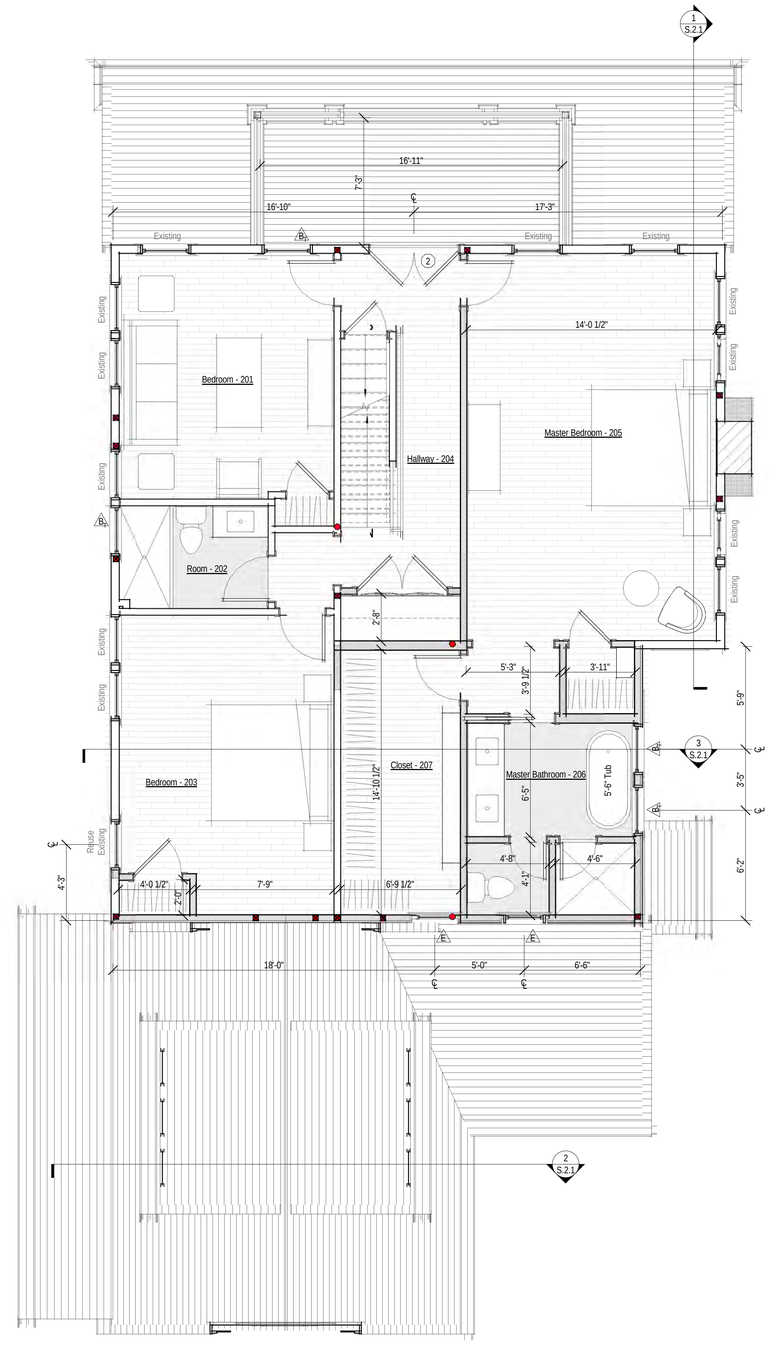
Whale Rock
Nantucket Cliffs
LINCOLN AVE
CAPAUM RD
CAPAUM PL
CAPAUM LN
HULBERT AV
KIMBALL AV
SHEBURNE WY
SHEBURNE TP
CLIFF RD
CLIFF LN
SANDY LN
PAUL JONES RD
PILGRIM RD
GREENHOOD RD
GREENHOOD LN
THE CAPITANERIE
DELANO RD
DELANO LN
SHELLEY RD
SHELLEY LN
SHERRY LN
SHERRY RD
WALSH ST
BRANT POINT RD
KIRKER ST
COBBLESTONE HILL
JEFFERSON PL
JEFFERSON ST
JEFFERSON LN
PRESCOTT PL
PRESCOTT ST
PRESCOTT LN
HUNGERFORD LN
HUNGERFORD RD
HUNTING BEACH RD
HUNTING BEACH LN
HUNTING BEACH PL
HUNTING BEACH TR
HUNTING BEACH WY
HUNTING BEACH CT
HUNTING BEACH CIR
HUNTING BEACH TER
HUNTING BEACH AV
HUNTING BEACH ST

02.05.20

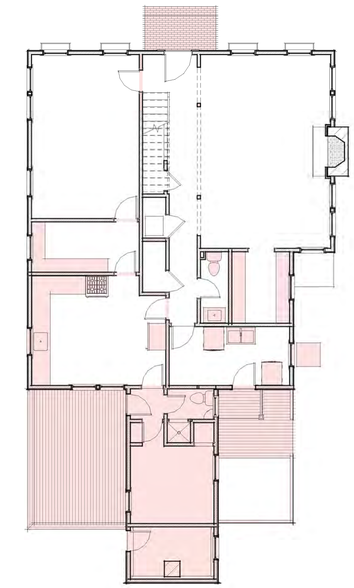
HDC Submission



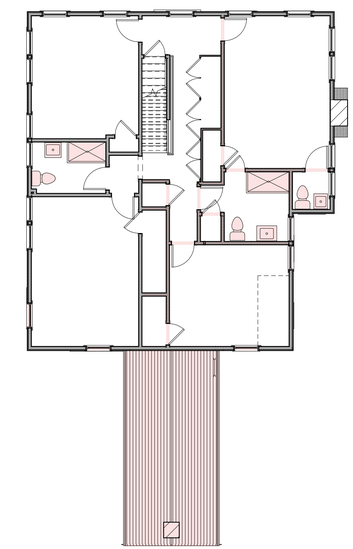
1 Proposed First Floor Plan
1/4" = 1'-0"



2 Proposed Second Floor Plan
1/4" = 1'-0"



3 Existing First Floor Plan
1/8" = 1'-0"



4 Existing Second Floor Plan
1/8" = 1'-0"

PARTITION LEGEND

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
- Proposed 2x4 Partition, Dimensioned to Face of Stud
- Proposed 2x6 Partition, Dimensioned to Face of Stud

EXISTING CONDITIONS NOTES:

• Plan Dimensions and Building Heights Reflected in Existing/Demolition Plans are Based on Field Measurements Recorded by Architect and Surveyor. Contractor to Notify Architect Immediately of Any Major Discrepancy Discovered Between the Drawings and the Actual Existing Conditions, Especially Where Concerning the Existing Foundation and Structure.

• Existing Framing Sizes and Span Directions to be Verified by Contractor Prior to Beginning Construction. Architect to Provide Instructions Regarding Partial Exploratory Demolition.

1925

12 Lincoln Ave
Nominee Trust

12 Lincoln Avenue
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

First & Second Floor Plans

Site Information

Map & Parcel:	30 / 183
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	22,553 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% or 6,766 SF +/-
Existing G.C.:	1,460 SF +/-
Proposed G.C.:	1,760 SF
Total Proposed G.C.:	3,912 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First & Second Floor Plans
A.1.2 Third Floor & Roof Plan
A.2.2 Exterior Elevations
F.1.1 Foundation Plan
F.1.2 Foundation Detail
S.1.1 First & Second Floor Framing Plan
S.1.2 Third Floor & Roof Framing Plan
S.2.1 Building Sections

Revisions

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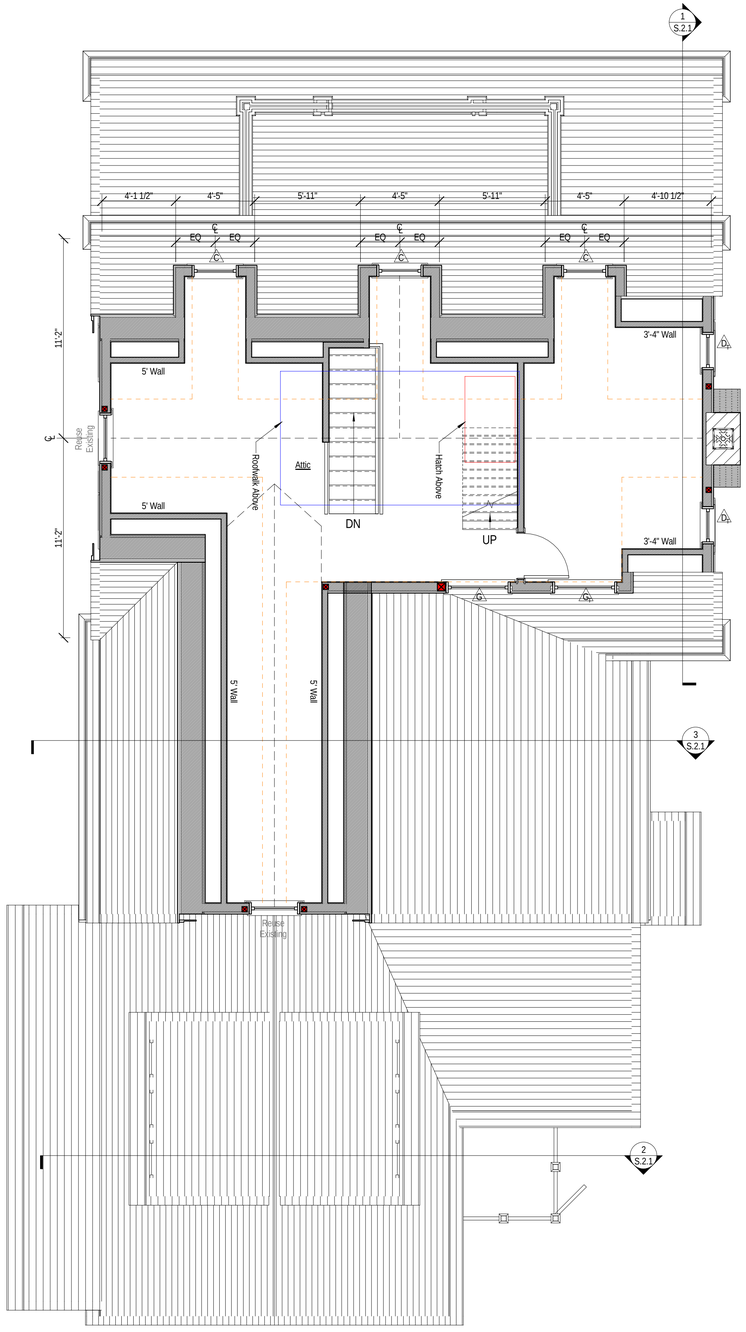
A.1.1

1925

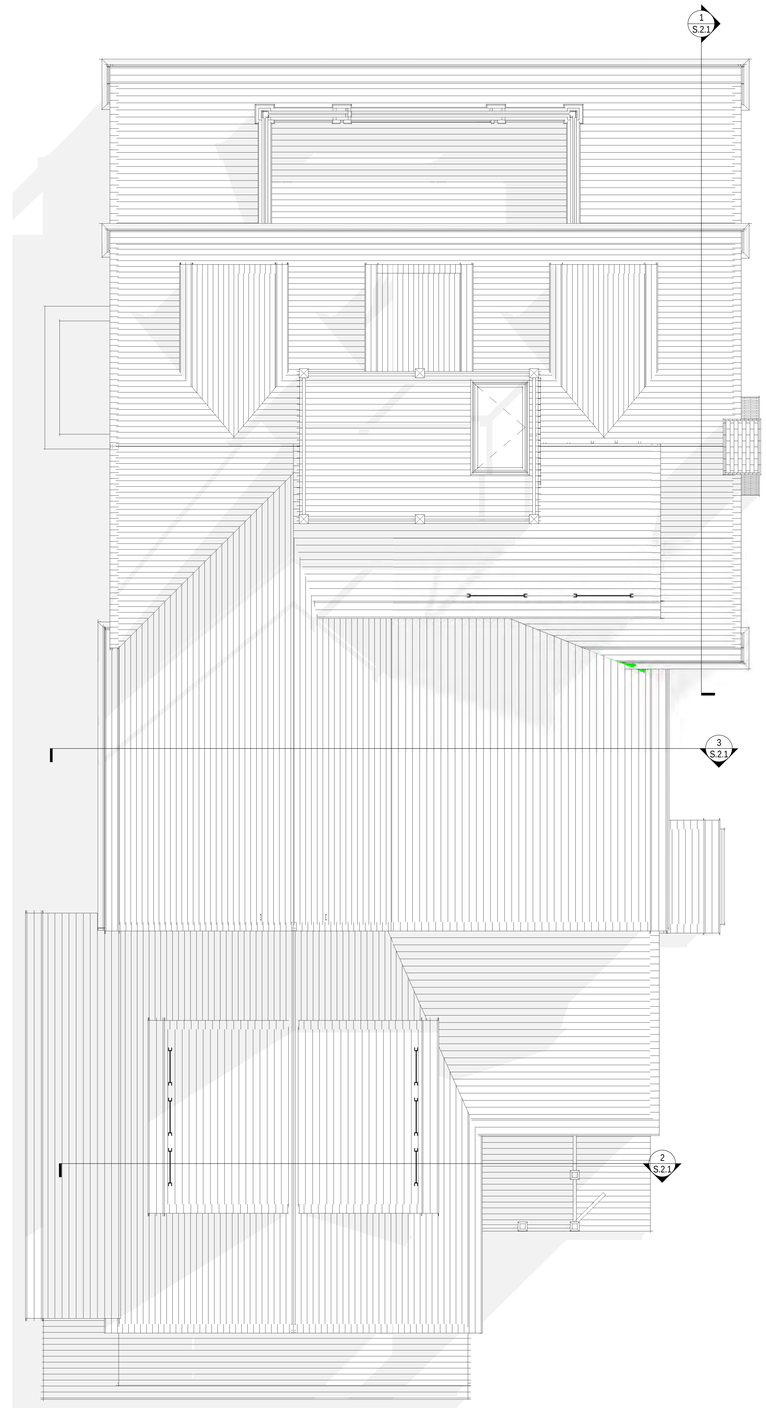
02.05.20

HDC Submission



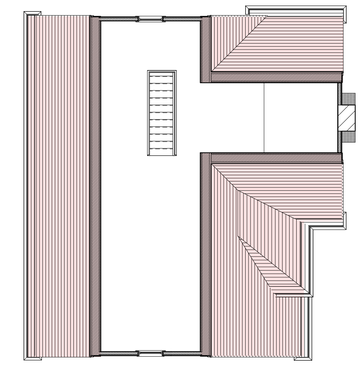
Proposed Third Floor Plan

1/4" = 1'-0"



Proposed Roof Plan

1/4" = 1'-0"



3 Existing Third Floor Plan

1/8" = 1'-0"

PARTITION LEGEND

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
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Third Floor & Roof Plan

Site Information

Map & Parcel:	30 / 183
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
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A.1.2

1925

02.05.20

HDC Submission

1 Proposed North Elevation
1/4" = 1'-0"

Existing North Elevation
1/8" = 1'-0"

Existing East Elevation
1/8" = 1'-0"

2 Proposed East Elevation
1/4" = 1'-0"

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Exterior Elevations

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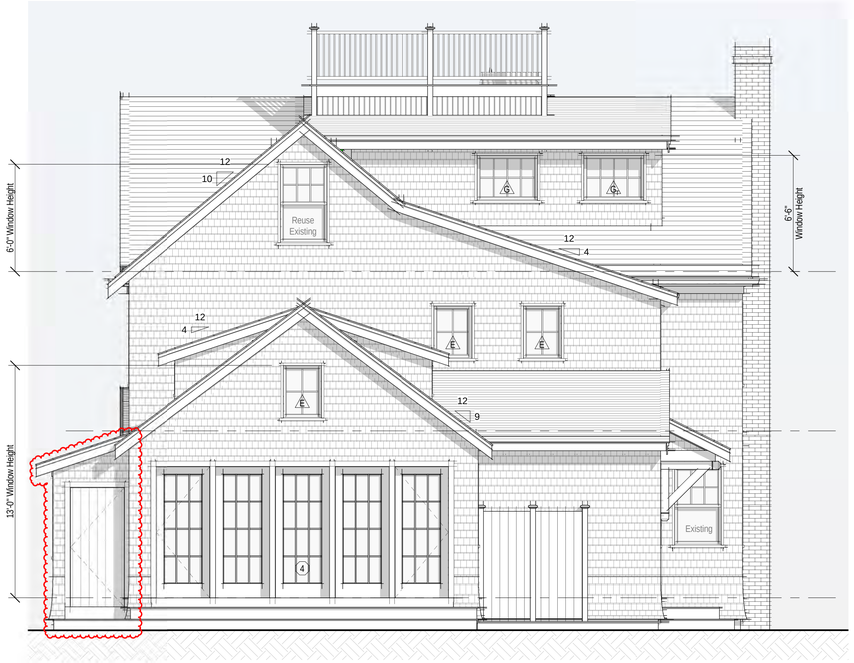
A.2.1

1925

02.05.20

HDC Submission



1 Proposed South Elevation
1/4" = 1'-0"

Existing South Elevation
1/8" = 1'-0"

Existing West Elevation
1/8" = 1'-0"

2 Proposed West Elevation
1/4" = 1'-0"

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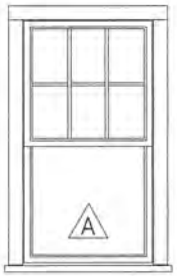
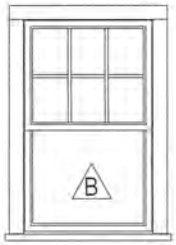
A.2.2

1925



Double Hung
6/1 SDL



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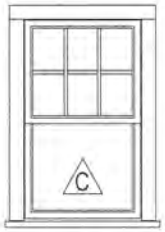
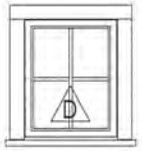
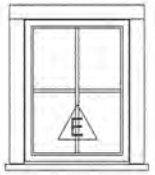


Double Hung
6/1 SDL



Fixed
4 Lite SDL



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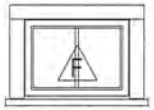
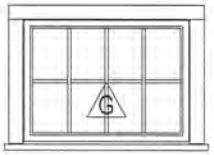
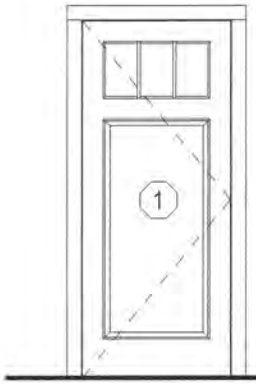


Fixed
2 Lite SDL

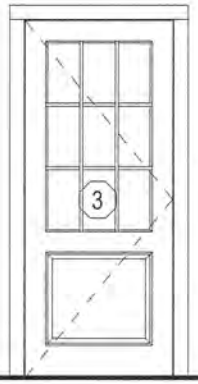


Fixed
8 Lite SDL

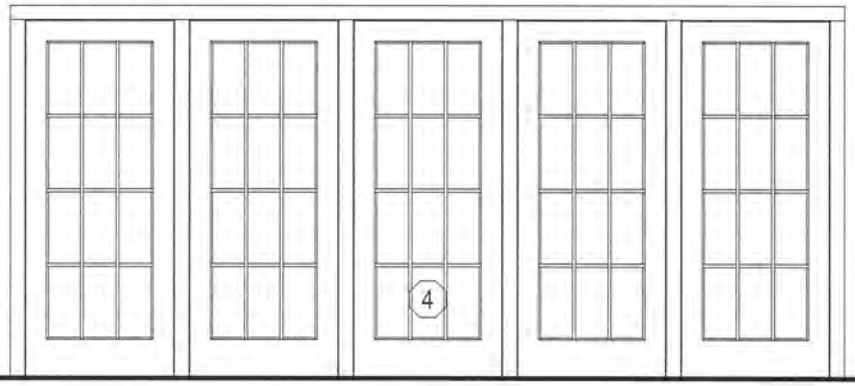


Front Entry Door
1 Panel + 3 Lite SDL

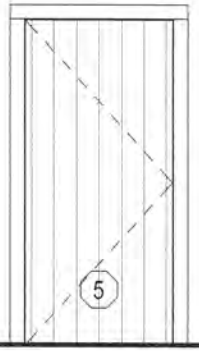
Double Hinged Door
4 Lite 1 Panel SDL



Side Hinged
9 Lite 1 Panel SDL

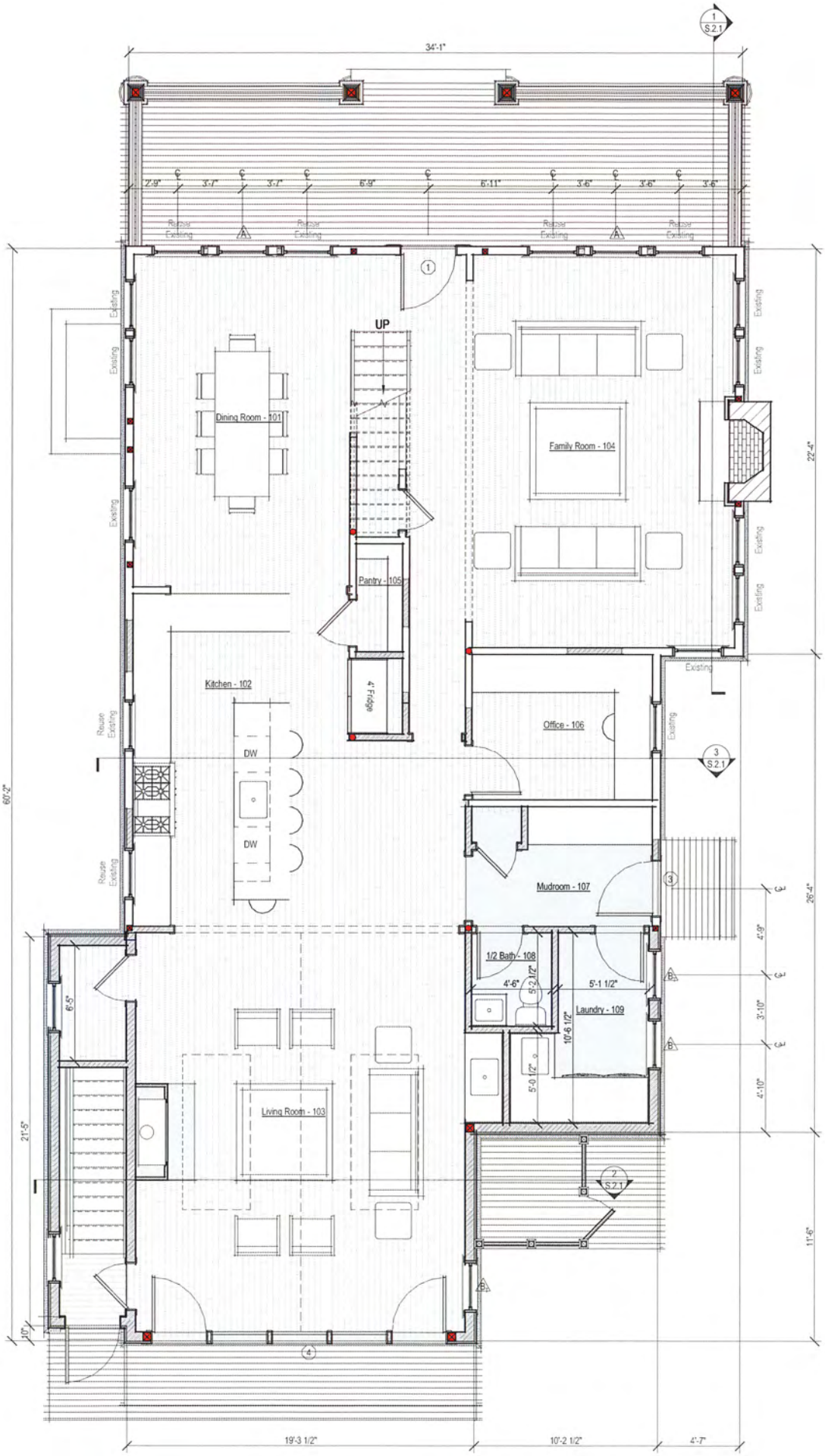


French Doors
12 Lite SDL



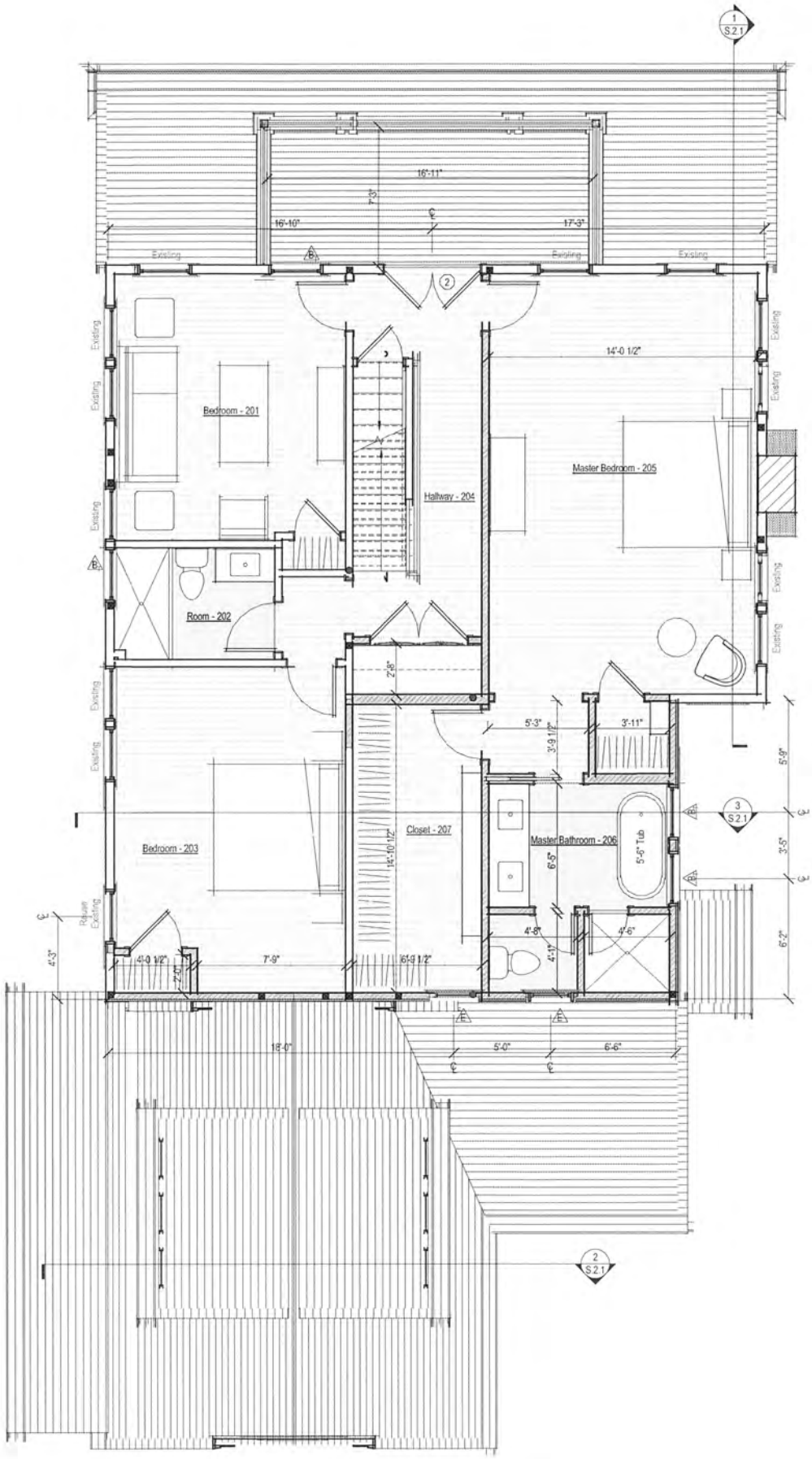
Vertical Board Door

Window & Door Legend

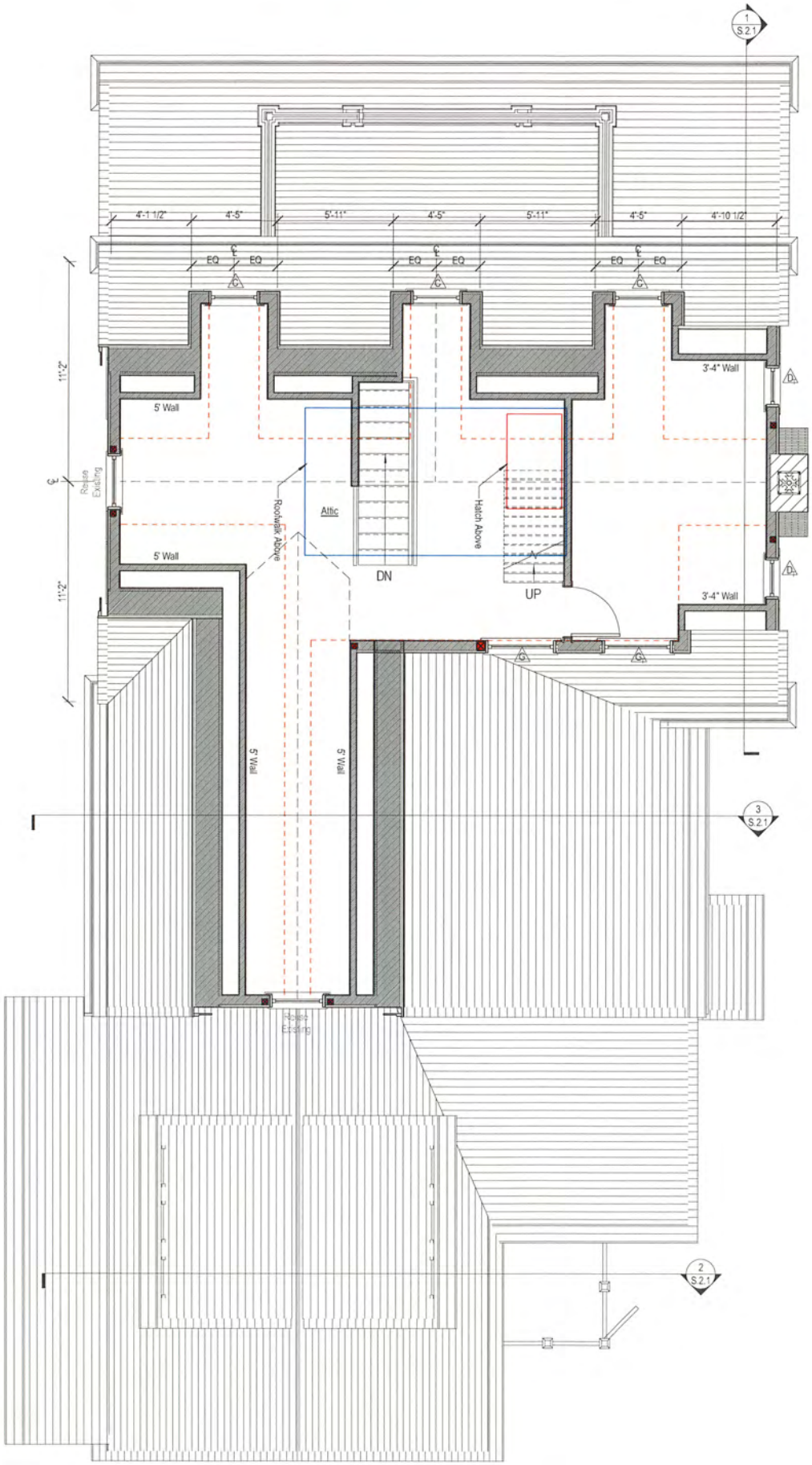


1 Proposed First Floor Plan

1/4" = 1'-0"



2 Proposed Second Floor Plan
1/4" = 1'-0"



Proposed Third Floor Plan

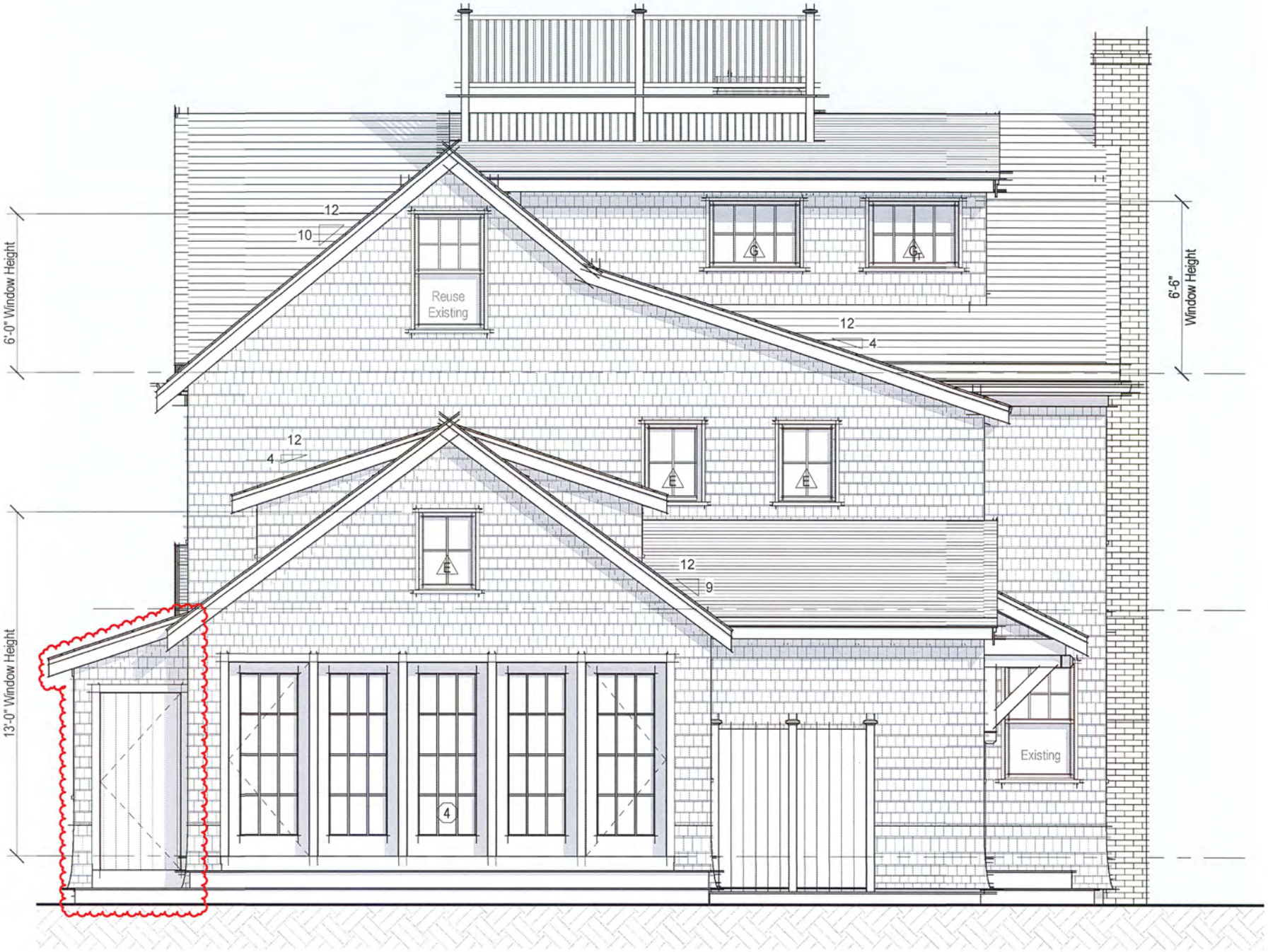
1/4" = 1'-0"

1 Proposed North Elevation

1/4" = 1'-0"

2 Proposed East Elevation

1/4" = 1'-0"



1 Proposed South Elevation

1/4" = 1'-0"

2 Proposed West Elevation
1/4" = 1'-0"

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°: 30 PARCEL N°. 135.1

Street & Number of Proposed Work: 13A Lincoln Avenue

Owner of record: Pug Cottage Nominee Trust

Mailing Address: PO Box 274
Lafayette Hill, PA 19444

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

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: N/C Sq. Footage 1st floor: N/C Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: N/C Sq. footage 2nd floor: 541 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C

Height of ridge above final finish grade: North 15'-6"-24'-4" South 15'-6"-22'-0" East 22'-0"-24'-4" West 15'-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

• Add Second Floor Addition
• Revise Fenestration

*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 8/12 Secondary Mass _____/12 Dormer 8/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ 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) _____

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) 5" x 5" Corner boards _____ Frieze _____
Window Casing 5/4 x 4 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 Boston Sash

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.

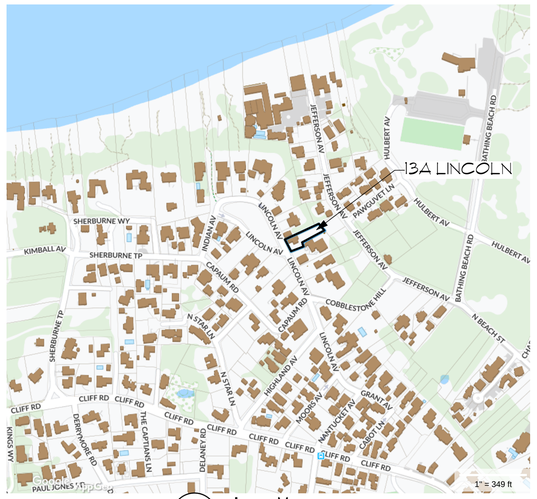
COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck _____ Foundation _____ Fence _____ Shutters _____

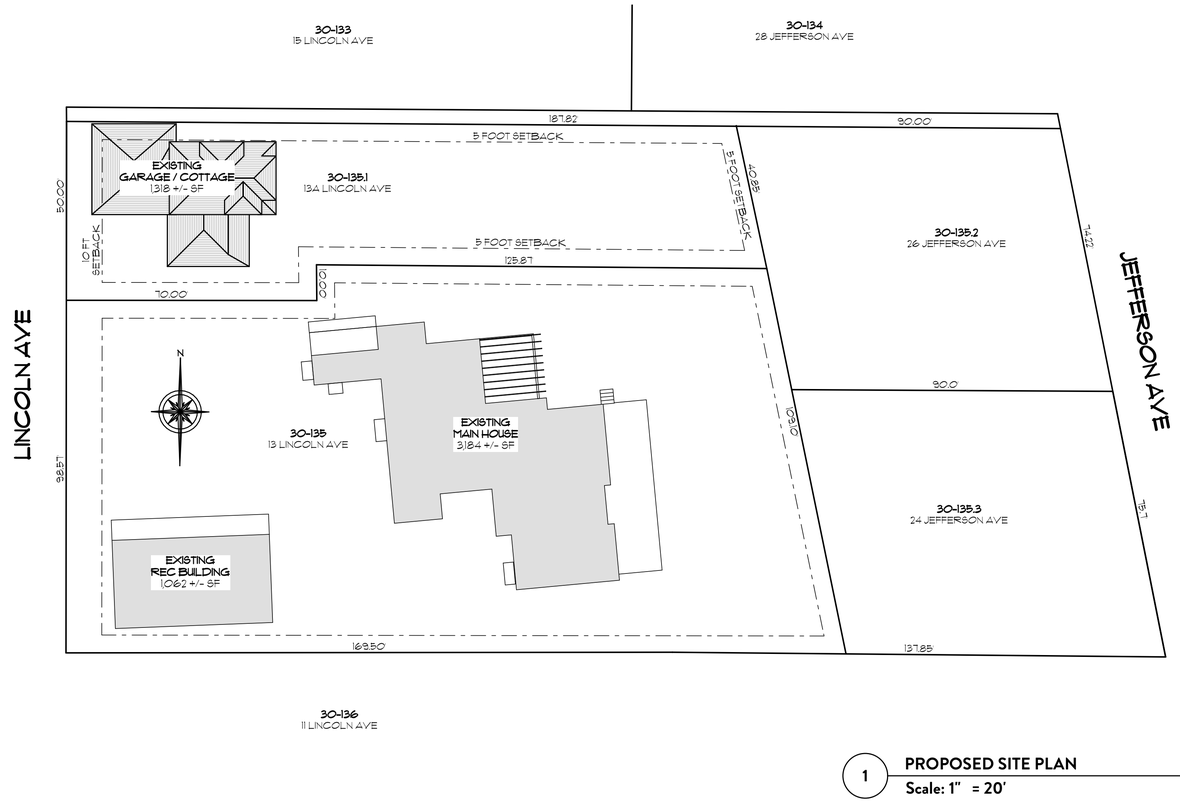
* Attach manufacturer's color samples if color is not from HDC approval list.

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 any revisions to this application will initiate a new sixty-day review period.

Date 2/5/2020 Signature of owner of record [signature] Signed under penalties of perjury



2 **Locus Map**



1 **PROPOSED SITE PLAN**
Scale: 1" = 20'

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DATE | REVISIONS

Site Plan

Renovations at
13A Lincoln Avenue
Nantucket, MA 02554

MAP NO: 30 | ZONING INFO: R1
PARCEL NO: 135-1 | PROJECT NO: 86 | REVISED: *January 30, 2020*

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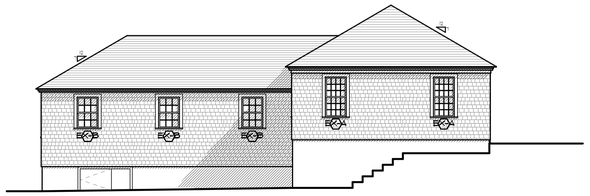
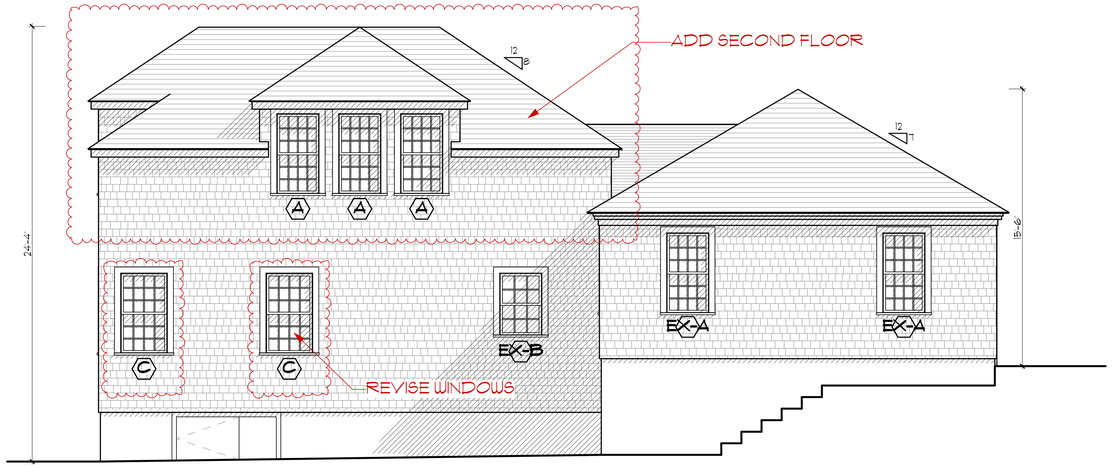
ID #
L-1.1



6 **EXISTING NORTH ELEVATION**
Scale: 1/8" = 1'-0"

5 **EXISTING WEST ELEVATION**
Scale: 1/8" = 1'-0"



2 **PROPOSED NORTH ELEVATION**
Scale: 1/4" = 1'-0"

1 **PROPOSED WEST ELEVATION**
Scale: 1/4" = 1'-0"

8 **EXISTING SOUTH ELEVATION**
Scale: 1/8" = 1'-0"

Renovations at
13A Lincoln Avenue
Garage

Window & Exterior Door Schedule
Rev. 2020-2-05
HDC 2020-2-05

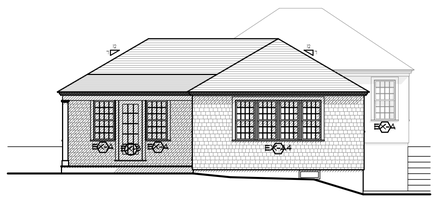
Window Schedule

Plan Type	Qty.	Type	Manufacturer	Glass Size	Sash size	Lights	Comments
EX-A		Double Hung	Boston Sash	8x11	2'-3 15/16" x 4'-5"	6 over 6	Existing to remain
EX-B		Double Hung	Boston Sash	8x8	2'-3 15/16" x 3'-5"	6 over 6	Existing to remain
A		Double Hung	Boston Sash	8x11	2'-3 15/16" x 4'-5"	6 over 6	Match existing 4-type window
C		Double Hung	Boston Sash	3x11	2'-6 15/16" x 4'-5"	6 over 6	
C2		(2) Double Hung	Boston Sash	3x11	(2) 2'-6 15/16" x 4'-5"	6 over 6	
C3		(3) Double Hung	Boston Sash	3x11	(3) 2'-3 15/16" x 4'-5"	6 over 6	
D		Double Hung	Boston Sash	6x7	1'-9 15/16" x 3'-1"	6 over 6	

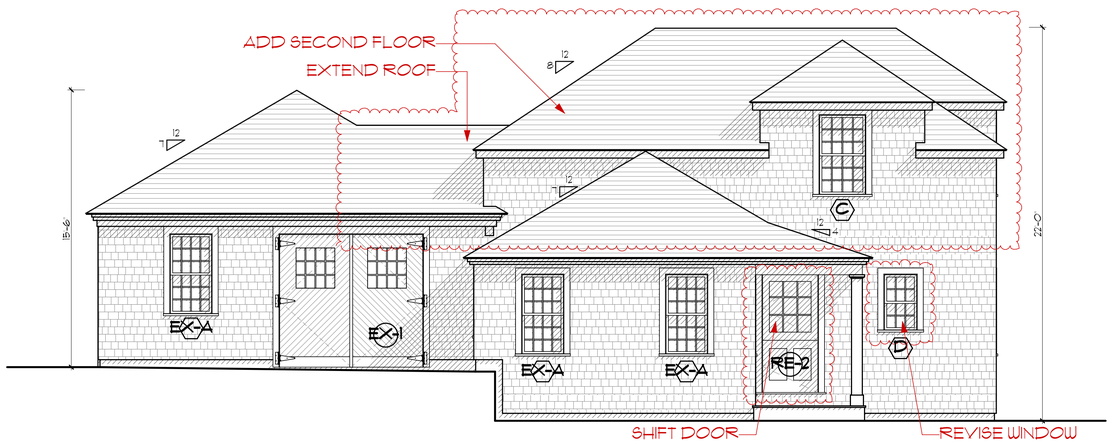
Door Schedule

Plan Type	Qty.	Type	Manufacturer		Unit Size	Lights	Comments
EX-I		Double Swinging Door	-		8'-0" x 7'-4"	12 EA.	Existing to remain
RE-2		Dutch Door	Morgan		3'-1 15/16" x 6'-10"	9	Existing to be reused
EX-3		Single French Door	Morgan		2'-9 7/16" x 6'-10"	15	Existing to remain

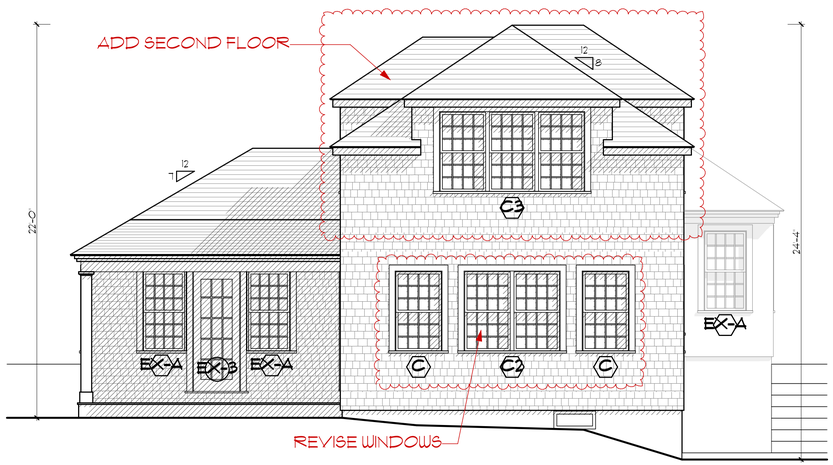
Notes:
1. All new windows will be True Divided Lights, insulated glass by Boston Sash, blind balance, DP30 HUD configuration as shown on exterior elevations.
2. All exterior doors will be True Divided Lights, insulated glass, DP50 and will meet all required codes.
3. Contractor to provide tempered glass in all locations required by code.
4. This shop will provide shop drawings for all window and door units for architect for approval prior to placing window and door order.
5. Provide all windows with custom mahogany storm/screen panels. Provide custom mahogany storm/screen combo doors for all exterior doors.
6. Contractor will verify all rough opening sizes and quantities on site during rough framing before placing window order.



7 **EXISTING EAST ELEVATION**
Scale: 1/8" = 1'-0"



4 **PROPOSED SOUTH ELEVATION**
Scale: 1/4" = 1'-0"



3 **PROPOSED EAST ELEVATION**
Scale: 1/4" = 1'-0"

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DATE	REVISIONS

Garage Exterior Elevations

Renovations at
13A Lincoln Avenue
Nantucket, MA 02554

MAP NO: 30 | ZONING INFO: R1
PARCEL NO: 135-1 | PROJECT NO: 86 | REVISED: February 05, 2020

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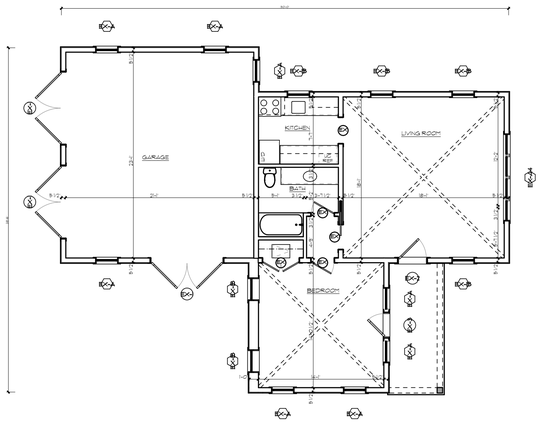
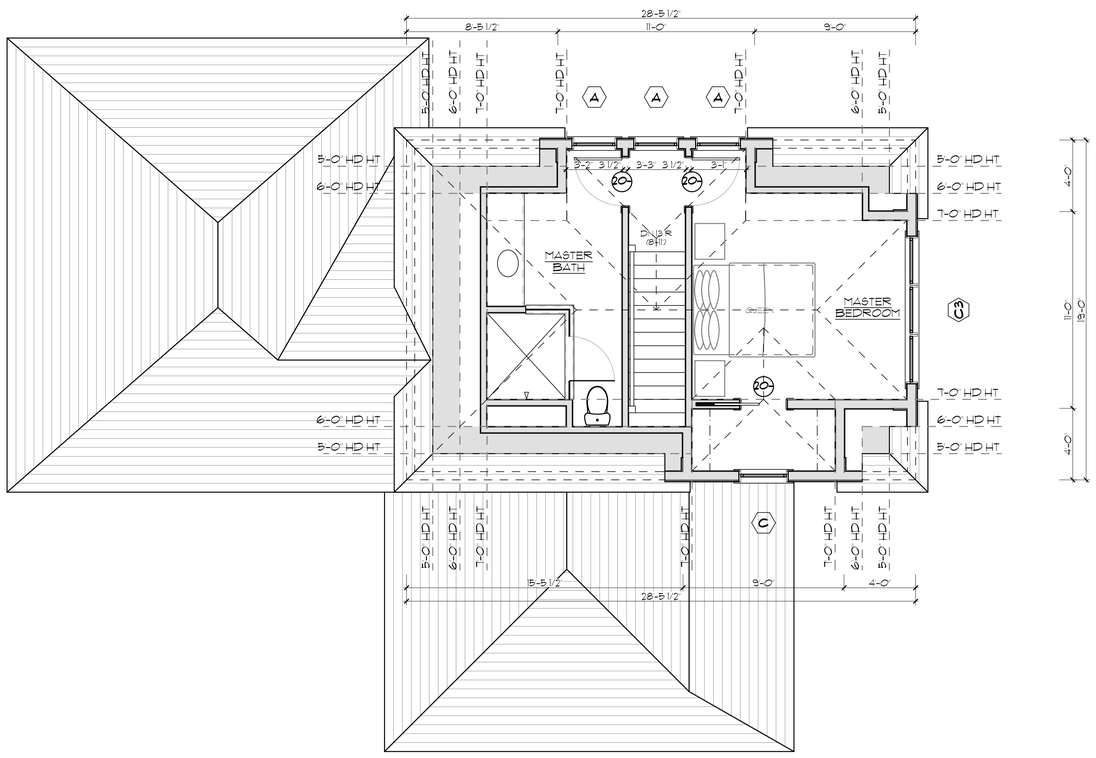
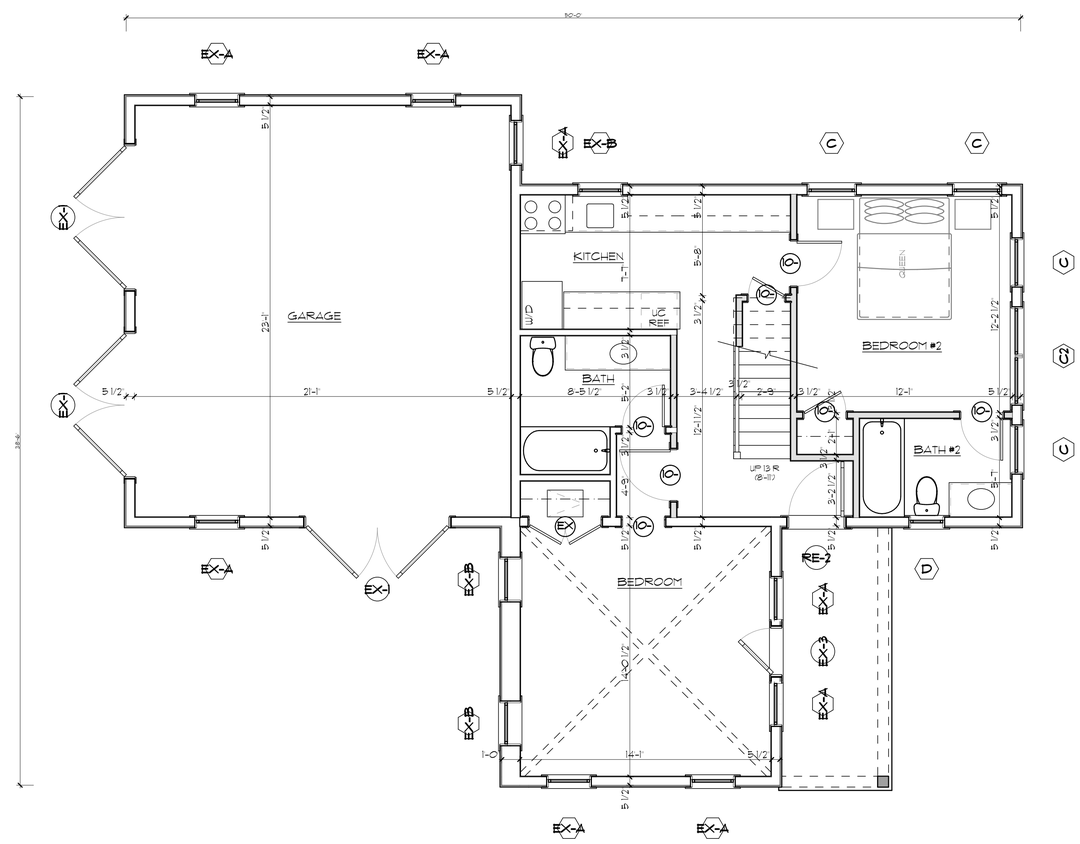


3 **EXISTING FIRST FLOOR**
Scale: 1/8" = 1'-0"



2 **PROPOSED SECOND FLOOR**
Scale: 1/4" = 1'-0"



1 **PROPOSED FIRST FLOOR PLAN**
Scale: 1/4" = 1'-0"

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DATE | REVISIONS

Garage Floor Plans

Renovations at
13A Lincoln Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO.: 135-1 PROJECT NO: 86 REVISED: January 30, 2020

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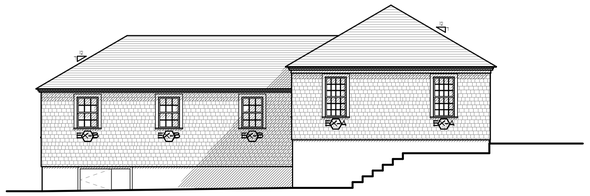

6 **EXISTING NORTH ELEVATION**
Scale: 1/8" = 1'-0"

5 **EXISTING WEST ELEVATION**
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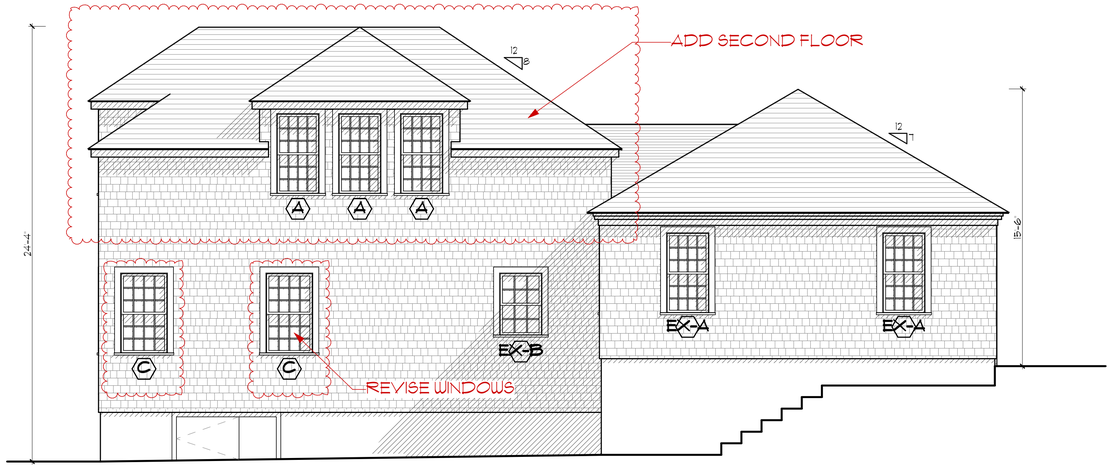

2 **PROPOSED NORTH ELEVATION**
Scale: 1/4" = 1'-0"

1 **PROPOSED WEST ELEVATION**
Scale: 1/4" = 1'-0"

8 **EXISTING SOUTH ELEVATION**
Scale: 1/8" = 1'-0"

Renovations at
13A Lincoln Avenue
Garage

Window & Exterior Door Schedule
Rev. 2020-2-05
HDC 2020-2-05

Window Schedule

Plan Type	Qty.	Type	Manufacturer	Glass Size	Sash size	Lights	Comments
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C3		(3) Double Hung	Boston Sash	3x11	(3) 2'-3 15/16" x 4'-5"	6 over 6	
D		Double Hung	Boston Sash	6x7	1'-9 15/16" x 3'-1"	6 over 6	

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Plan Type	Qty.	Type	Manufacturer		Unit Size	Lights	Comments
EX-I		Double Swinging Door	-		8'-0" x 7'-4"	12 EA.	Existing to remain
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Notes:
1. All new windows will be True Divided Lights, insulated glass by Boston Sash, blind balance, DP30 HUD configuration as shown on exterior elevations.
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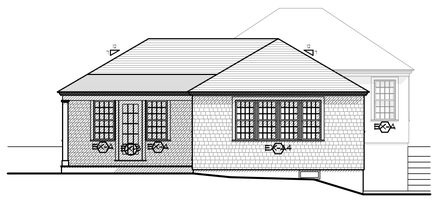
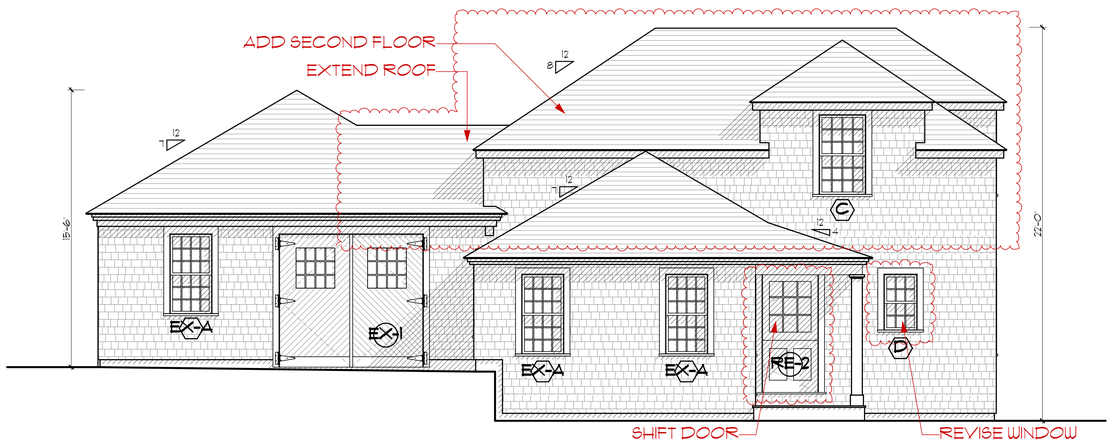
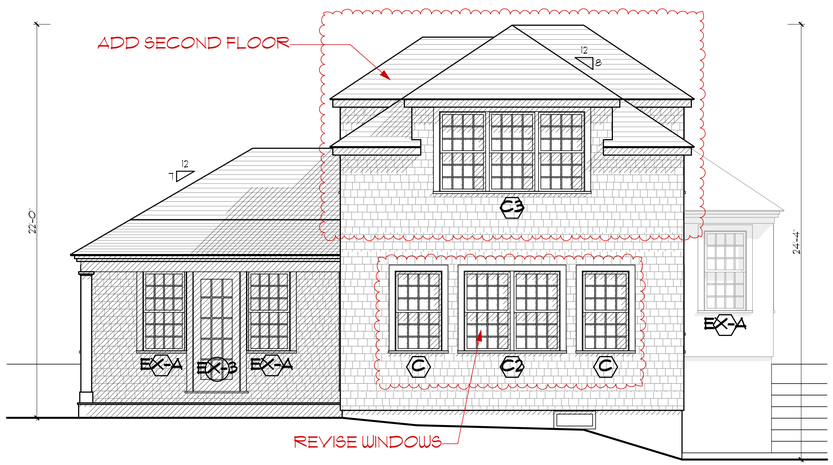


7 **EXISTING EAST ELEVATION**
Scale: 1/8" = 1'-0"



4 **PROPOSED SOUTH ELEVATION**
Scale: 1/4" = 1'-0"



3 **PROPOSED EAST ELEVATION**
Scale: 1/4" = 1'-0"

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DATE	REVISIONS

Garage Exterior Elevations

Renovations at
13A Lincoln Avenue
Nantucket, MA 02554

MAP NO: 30 | ZONING INFO: R1
PARCEL NO: 135-1 | PROJECT NO: 86 | REVISED: February 05, 2020

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ID #
G-2.1

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°. 379

Street & Number of Proposed Work: 16 Cherry Str.

Owner of record: Michael Zarcone

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Waterscapes by Jesse Dutra

Mailing Address: PO. Box 2578

Nantucket MA 02584

Contact Phone #: 508 228 9310 E-mail: Jesse@Nantucketpools.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 R1) ☐ Roof ☐ Other _____

Size of ~~Structure or Addition~~: Pool Length: 20' Width: 10' Sq. Footage 1st floor: _____ Sq. footage 2nd floor: _____ Sq. footage 3rd floor: _____

~~Decks~~/Patio: Size: 630 sq.ft. ☐ 1st floor ☐ 2nd floor

Blue Stone Size: _____ ☐ 1st floor ☐ 2nd 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:

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.

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.) _____

Fence: Height: NO FENCE

Type: Pool Auto cover

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 _____ 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 _____

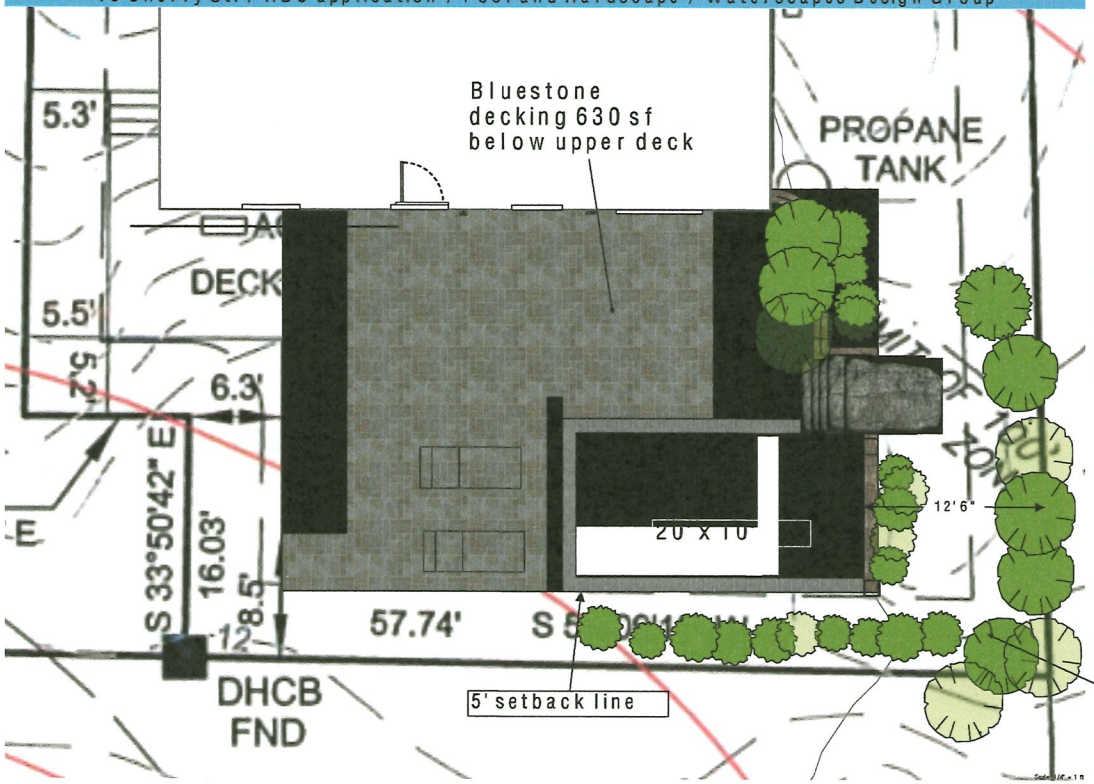
Deck _____ Foundation _____ Fence _____ Shutters _____

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

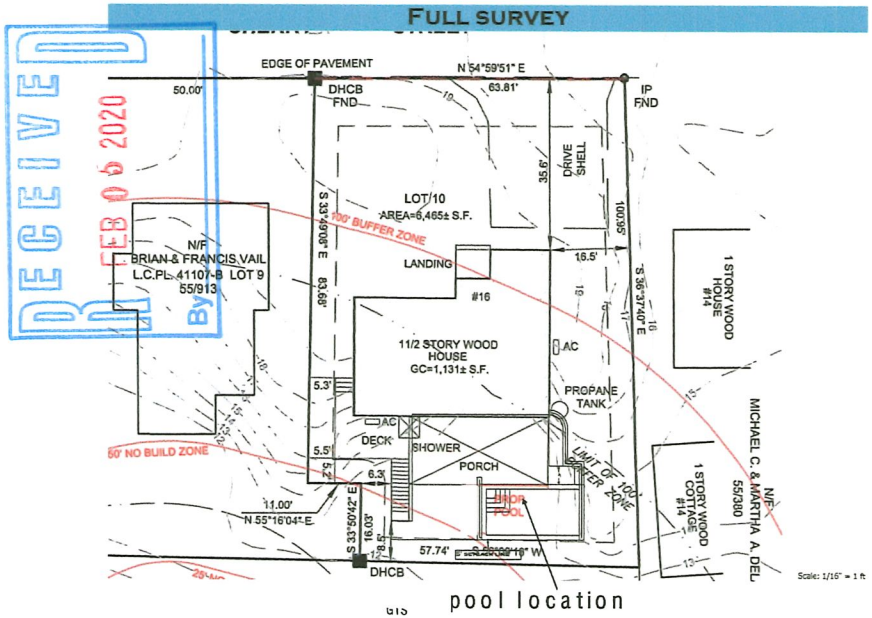
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 02/05/2020 Signature of owner of record _____ Signed under penalties of perjury

16 Cherry St. / HDC application / Pool and Hardscape / Waterscapes Design Group



FULL SURVEY



Existing rear of property

3d conceptual

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°: 42.4.3 PARCEL N°. 7.1

Street & Number of Proposed Work: 19½ W. CHESTER

Owner of record: CAROLYN BARG TRUST

Mailing Address: 19½ W. CHESTER
NANTUCKET, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: AHERN LLC

Mailing Address: 6 WINDY WAY
NANTUCKET, MA 02554

Contact Phone #: 508·333·5138 E-mail: DESIGN@AHERNLLC.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 SPA Rott) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 8' Sq. Footage 1st floor: _____ Decks/Patio: Size: 254 SF ☐ 1st floor ☐ 2nd floor
Width: 6' Sq. footage 2nd floor: _____ Size: 170 SF ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____ 104 SF

Difference between existing grade and proposed finish grade: North _____ South _____ East 269 SF West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

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.

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.) _____

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 _____ 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 VT. GREEN GRANITE
PATIOS: GOSHEN STONE, BLUESTONE RISERS: BLUESTONE

* Note: Complete door and window schedules are required.

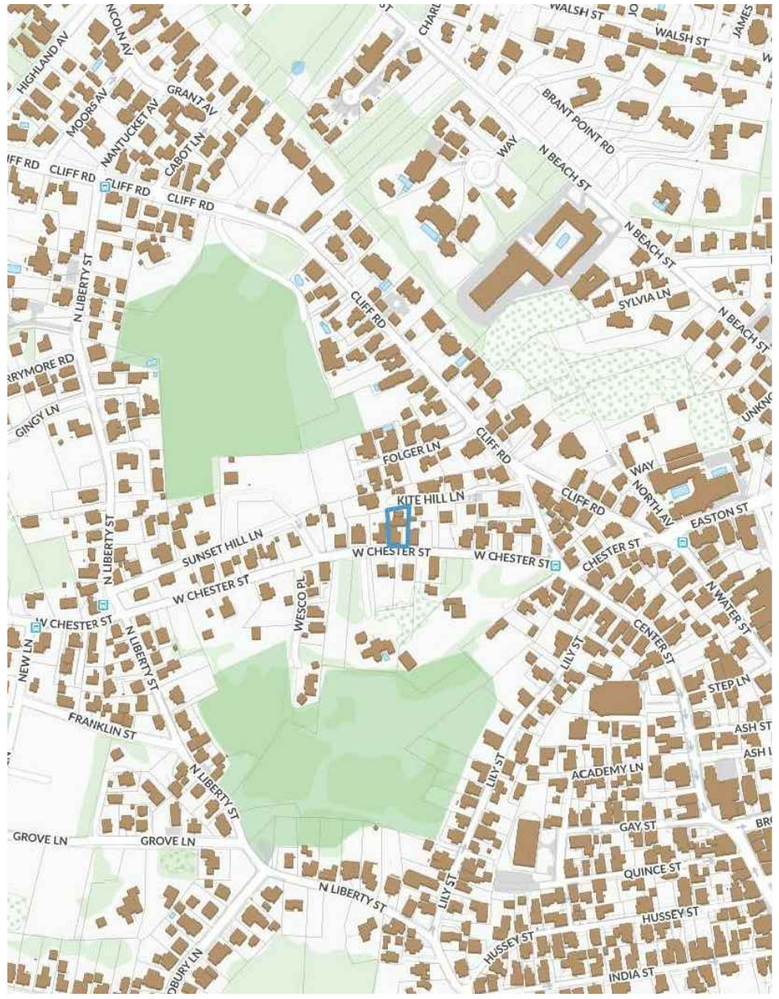
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

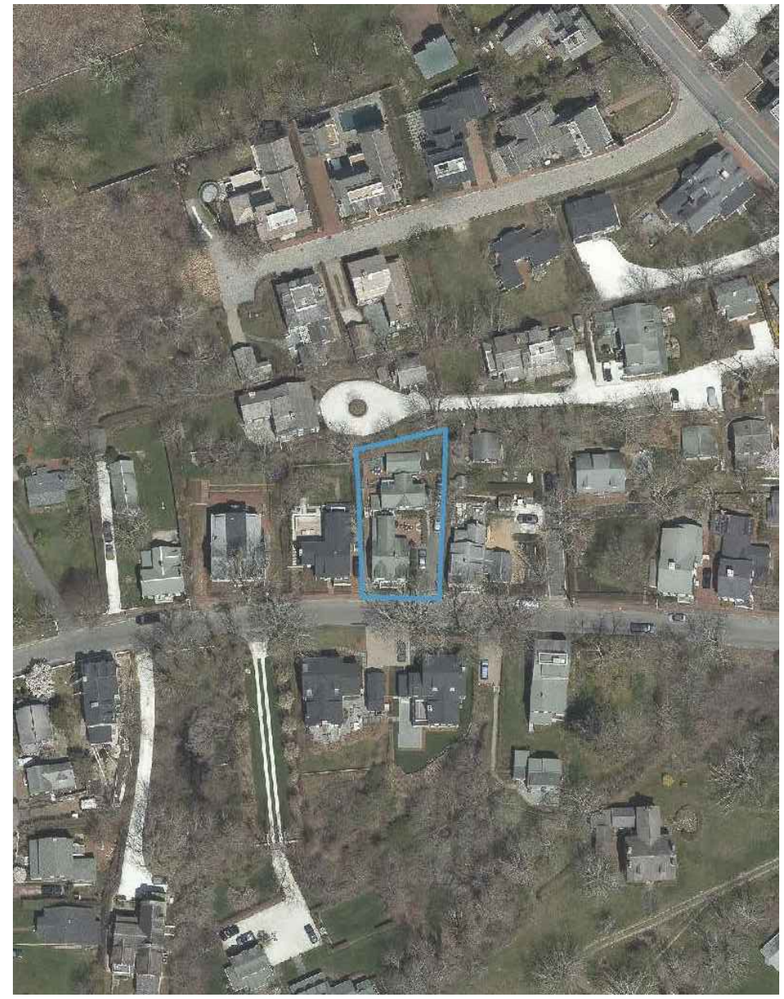
* Attach manufacturer's color samples if color is not from HDC approval list.

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 any revisions to this application will initiate a new sixty-day review period.

Date 01/30/20 Signature of owner of record _____ Signed under penalties of perjury



GIS MAP: 42.4.3 / 7.1



AERIAL MAP: 42.4.3 / 7.1

L.00

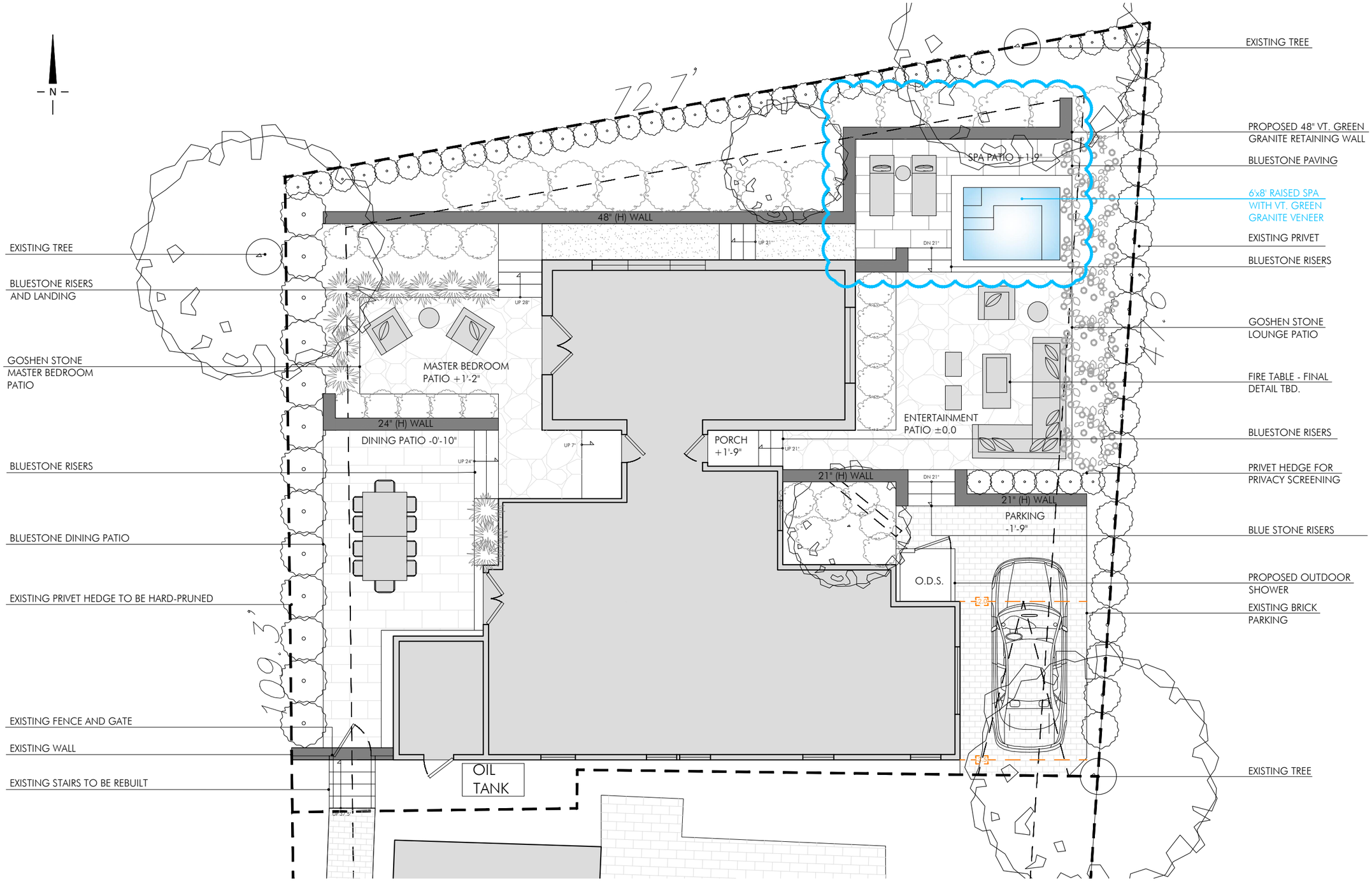
AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

BARG RESIDENCE

HDC SUBMISSION

COVER SHEET SCALE: 1/8" = 1'

JANUARY 30, 2020



L.01

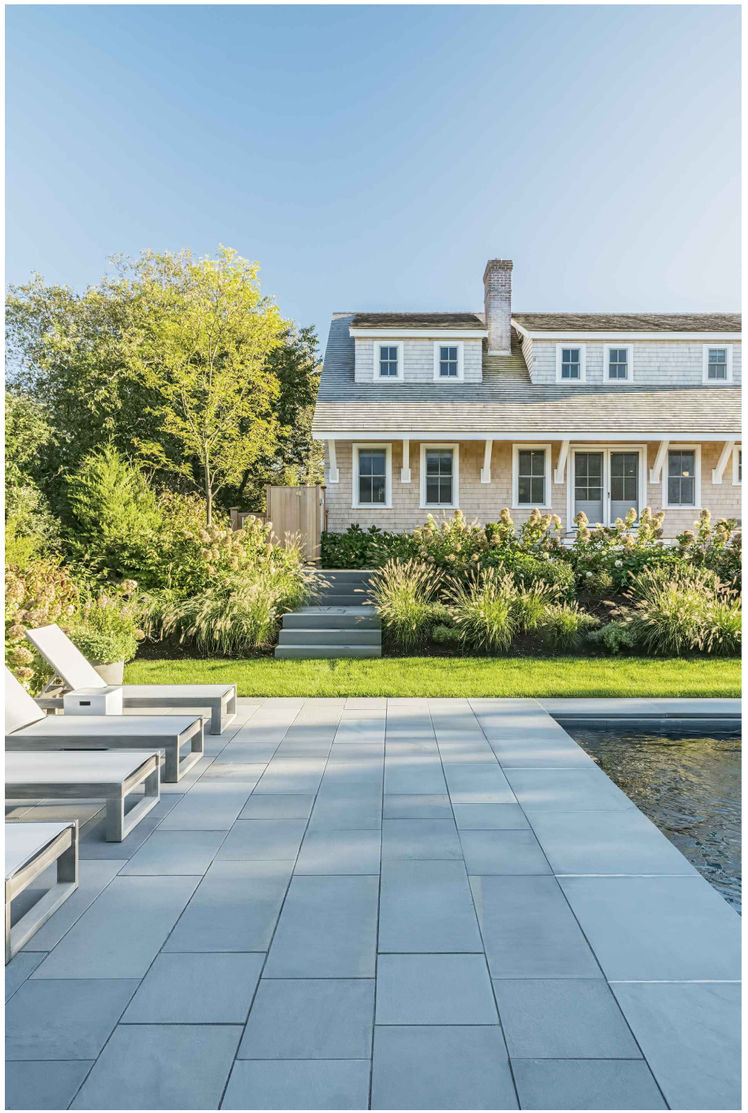
AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

BARG RESIDENCE

HDC SUBMISSION

SITE PLAN SCALE: 1/8" = 1'

JANUARY 30, 2020



01 BLUESTONE PATIO

No Scale

02 FIRE PIT & GOSHEN PATIO

No Scale

03 VT. GREEN GRANITE WALL WITH BLUESTONE RISERS

No Scale

04 RAISED SPA

No Scale

L.02

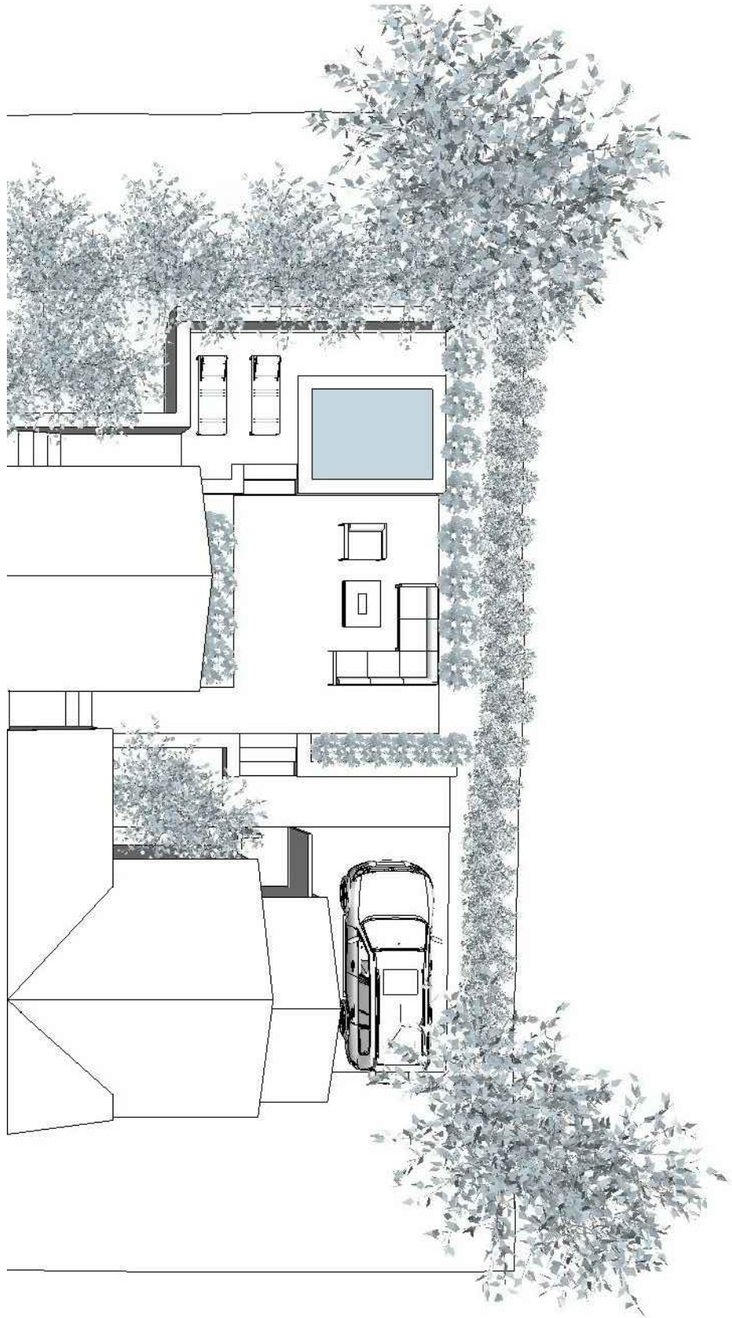
AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

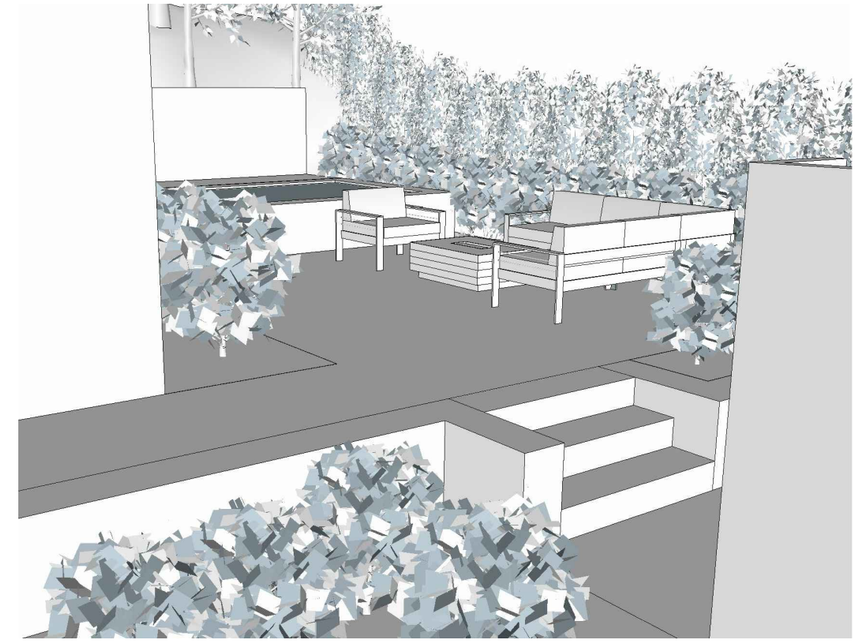
BARG RESIDENCE

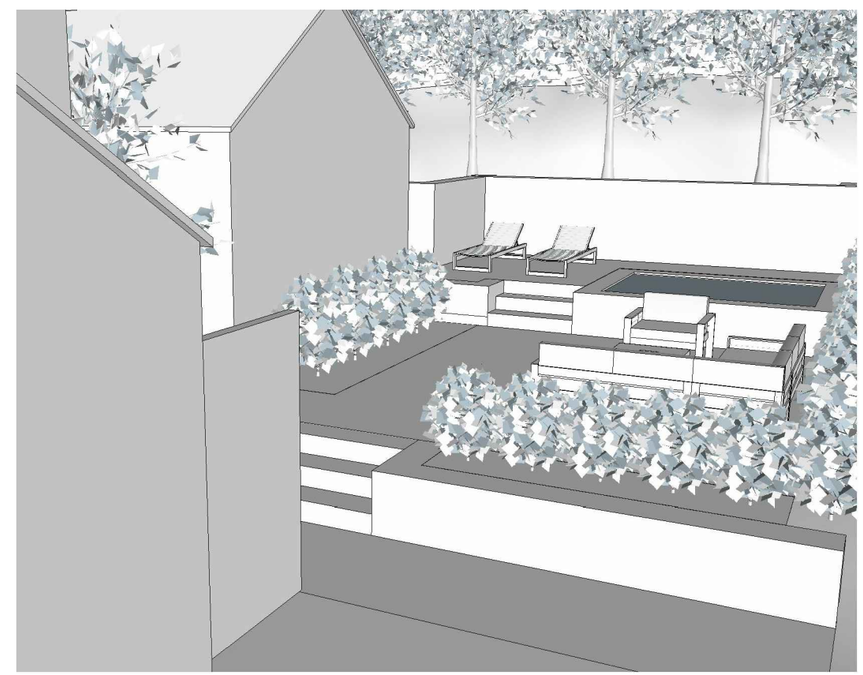
HDC SUBMISSION

LANDSCAPE MATERIALS SCALE: N/A

JANUARY 30, 2020







L.03

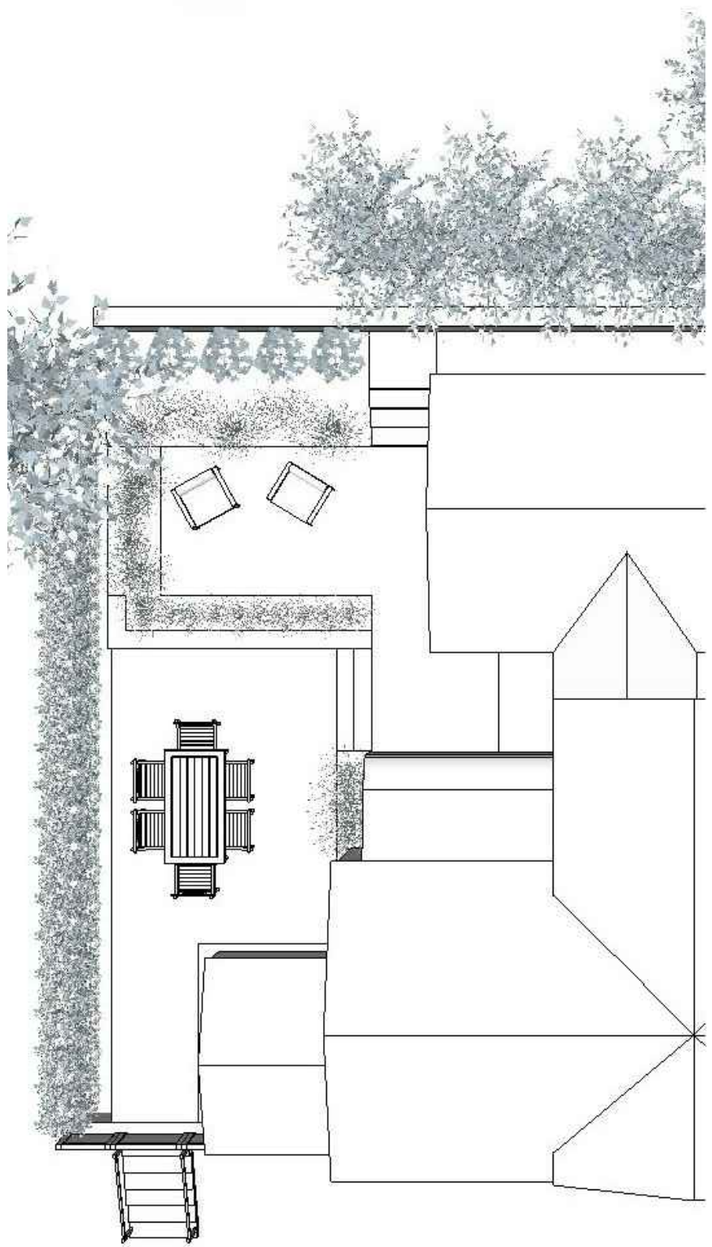
AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

BARG RESIDENCE

HDC SUBMISSION

PERSPECTIVE (EAST) SCALE: N/A

JANUARY 30, 2020



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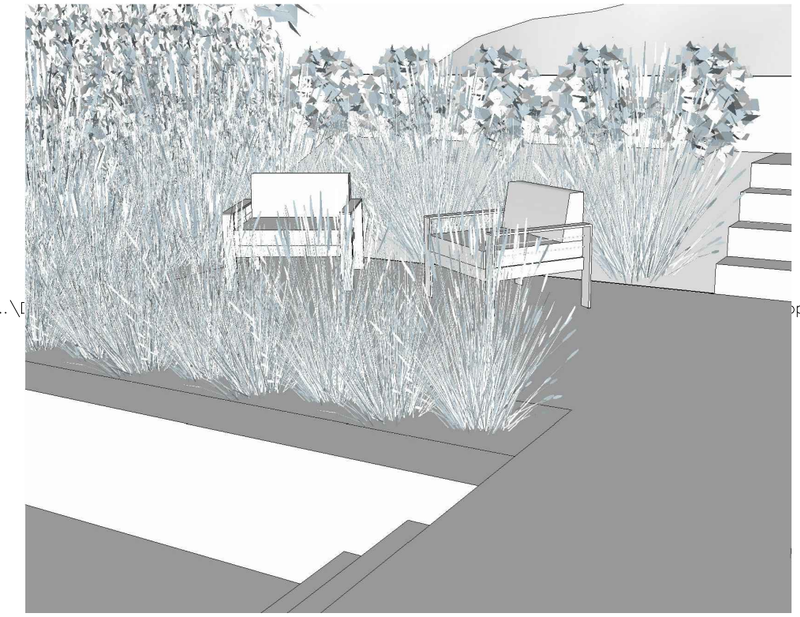

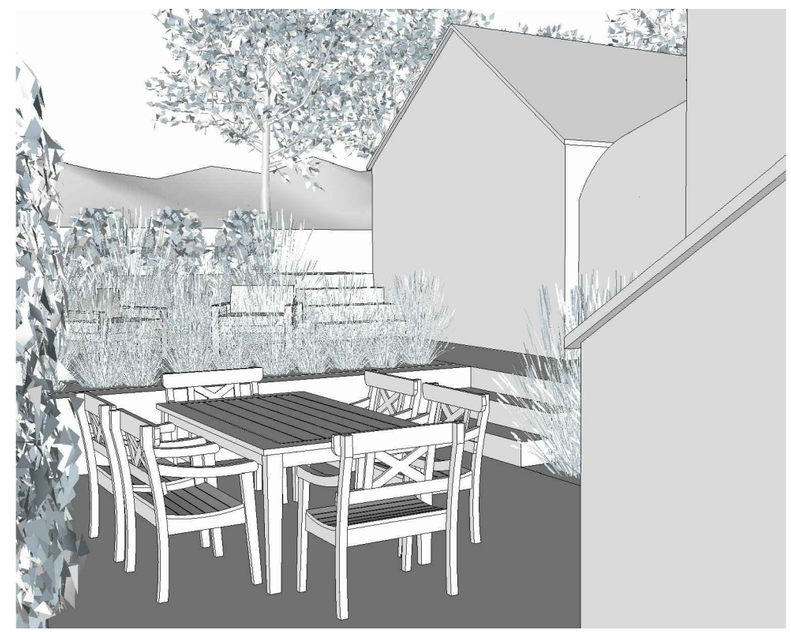

L.04

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

BARG RESIDENCE

HDC SUBMISSION

PERSPECTIVE (WEST) SCALE: N/A

JANUARY 30, 2020

L.05

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

BARG RESIDENCE

HDC SUBMISSION

EXISTING CONDITIONS SCALE: N/A

JANUARY 30, 2020

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.

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PROPERTY DESCRIPTION

TAX MAP N°: 42.2.4 PARCEL N°. 5

Street & Number of Proposed Work: 23 Commercial Wharf

Owner of record: 23 Commercial Wharf JA LLC (Jim & Alina Aptekar)

Mailing Address: 20 Chapel ST, Brookline, MA 02446

Contact Phone #: 617-201-9989 E-mail: alina.Aptekar@gmail.com

AGENT INFORMATION (if applicable)

Name: The Garden Group, Inc.

Mailing Address: P.O. Box 3774 Nantucket, MA 02584

Contact Phone #: 508-292-7996 E-mail: info@gardengroupnantucket.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: _____ 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:

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

22' x 18" Raised Granite Garden bed

*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 _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ 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) _____

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 Granite

* 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 any revisions to this application will initiate a new sixty-day review period.

Date 1/30/20 Signature of owner of record _____ Signed under penalties of perjury

23 Commercial Wharf

Property Information

Property ID	42.2.4 5
Location	23 COMMERCIAL WF
Owner	23 COMMERCIAL WHARF JA LLC

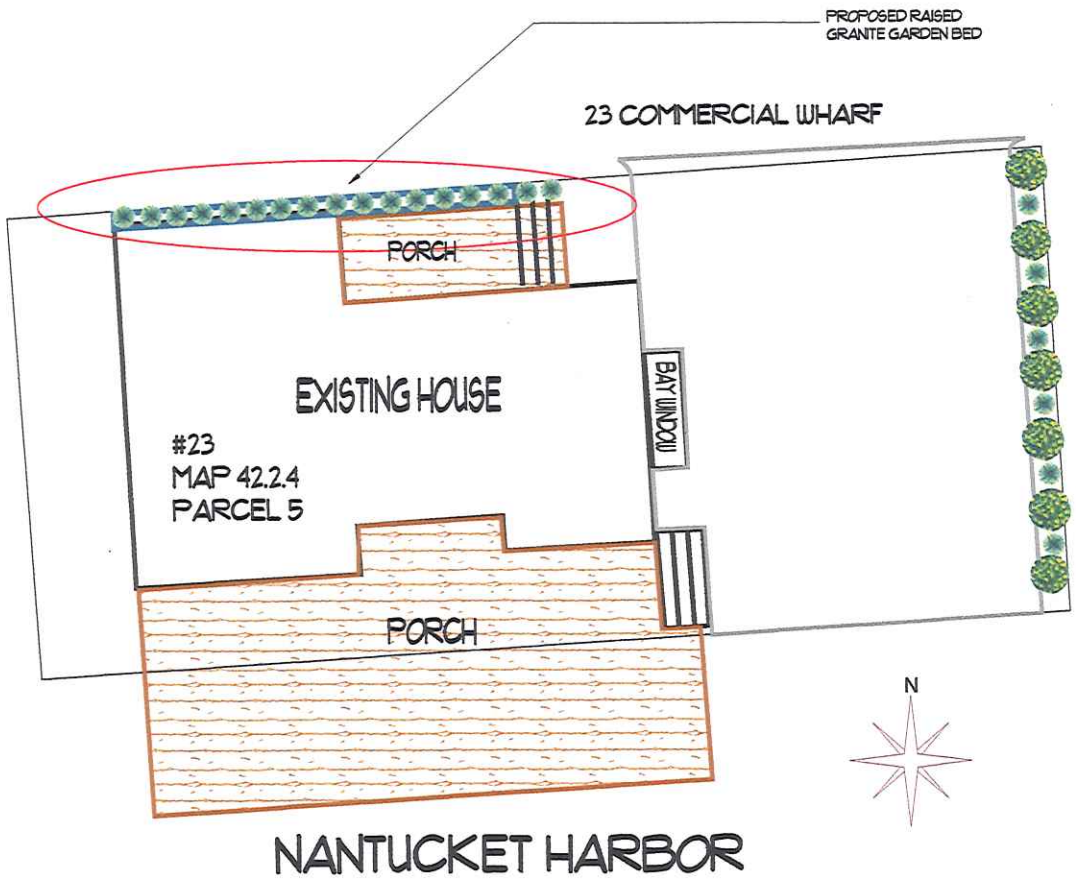
RECEIVED
JAN 31 2020
By

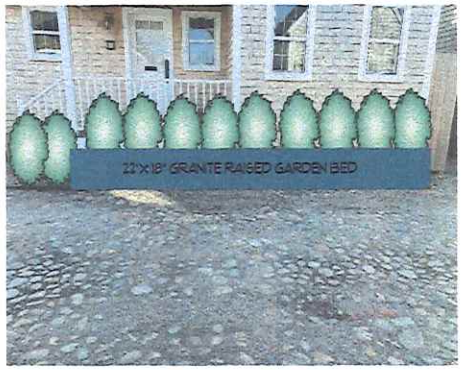
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

Geometry updated 11/13/2018
Data updated 11/19/2018

The Garden Group
LANDSCAPE CONTRACTORS





Revision #:	Scale:	Landscape Plan: 1	Landscape Design by: Greyson Keller
Date: 1/31/2020	1/16" = 1'	23 Commercial Wharf	The Garden Group

RECEIVED
JAN 31 2020
By_____

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°: 42.3.2 PARCEL N°. 113

Street & Number of Proposed Work: 23 PINE STREET

Owner of record: DIANE ASH

Mailing Address: 23 PINE STREET
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMERITUS

Mailing Address: 8 WILLIAMS LANE
NANTUCKET, MA 02554

Contact Phone #: 325-4995 E-mail: _____

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 MOVE/DEMO EXISTING SHED

Size of Structure or Addition: Length: 10' Sq. Footage 1st floor: 80 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 8' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/A South _____ East _____ West _____

Height of ridge above final finish grade: North N/A South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: BUILT AFTER 1949 (describe)

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

N/A

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.) _____

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 _____ 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

N/A

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

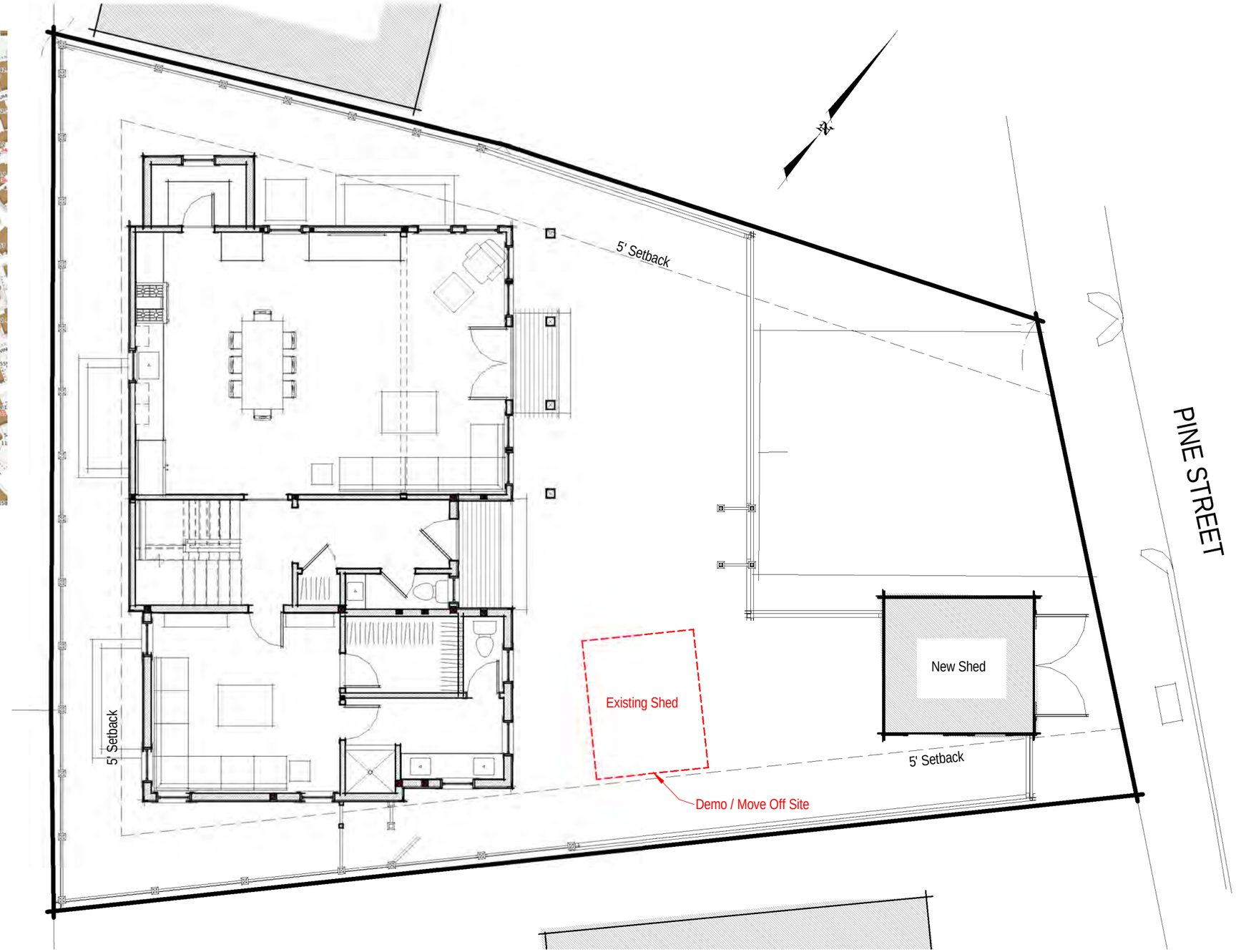
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 any revisions to this application will initiate a new sixty-day review period.

Date 2/5/20 Signature of owner of record _____ Signed under penalties of perjury

Locus Map .



Site Plan .

1/8" = 1'-0"

G.1

Ash Residence

23 Pine Street

Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.2 / 113
Current Zoning:	ROH
Minimum Frontage:	50'
Front Setback:	None
Side/Rear Setback:	5'

Cover Page

02.05.20

emeritus

8 Williams Lane Nantucket, MA 02554

P. 508.325.4995

F. 508.325.6980

www.emeritusdevelopment.com

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.

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PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 199

Street & Number of Proposed Work: 37 ORANGE ST.

Owner of record: KRISTIN C. SCOTT DATON LIVING ESTATE

Mailing Address: 48 BRANSFIELD ST.
CAMBRIDGE, MA. 02138

Contact Phone #: 857-998-7074 E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLMAL DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: ackval@verizon.net

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. 67037
☐ 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 N/C South N/C East N/C West N/C

Additional Remarks

Historic Name: FOREST WYLIE JR HOUSE

Original Date: C 1760

Original Builder:

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

REVISIONS* (describe)
1. East Elevation – ENLARGE ROOF WALL + CENTER ON RIDGE
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 _____ ☐ 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.) _____

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 _____ 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 EXISTING Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

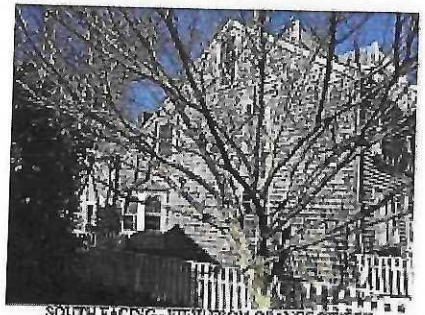
* Attach manufacturer's color samples if color is not from HDC approval list.

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 any revisions to this application will initiate a new sixty-day review period.

Date 2/1/20 Signature of owner of record _____ Signed under penalties of perjury

EAST FACING - VIEW FROM ORANGE STREET

WEST FACING - VIEW FROM 33 ORANGE GARDEN



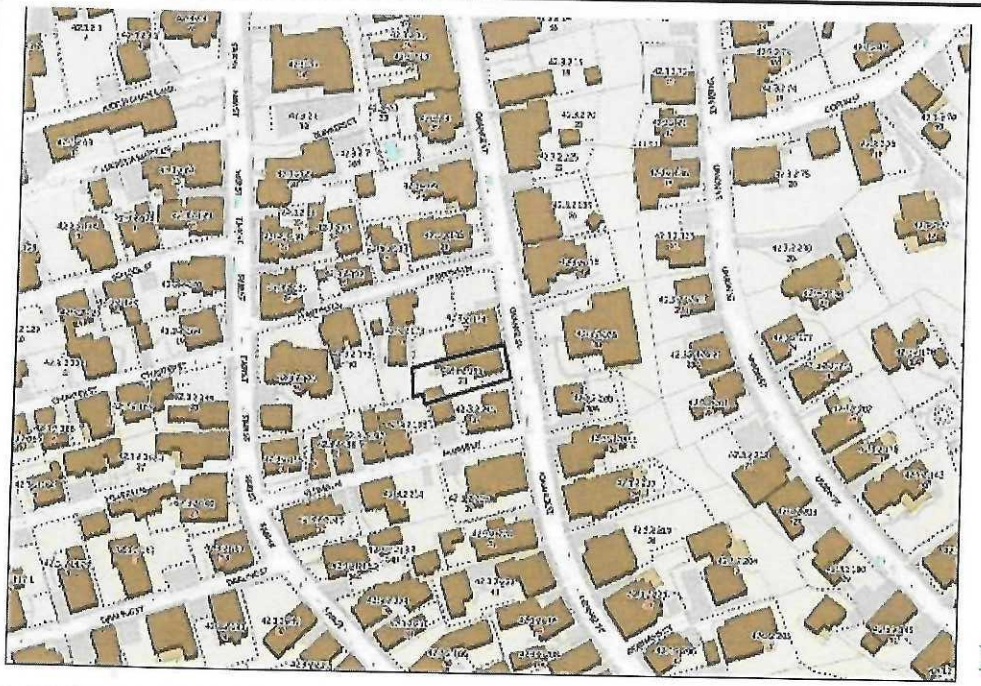
SOUTH FACING - VIEW FROM ORANGE STREET

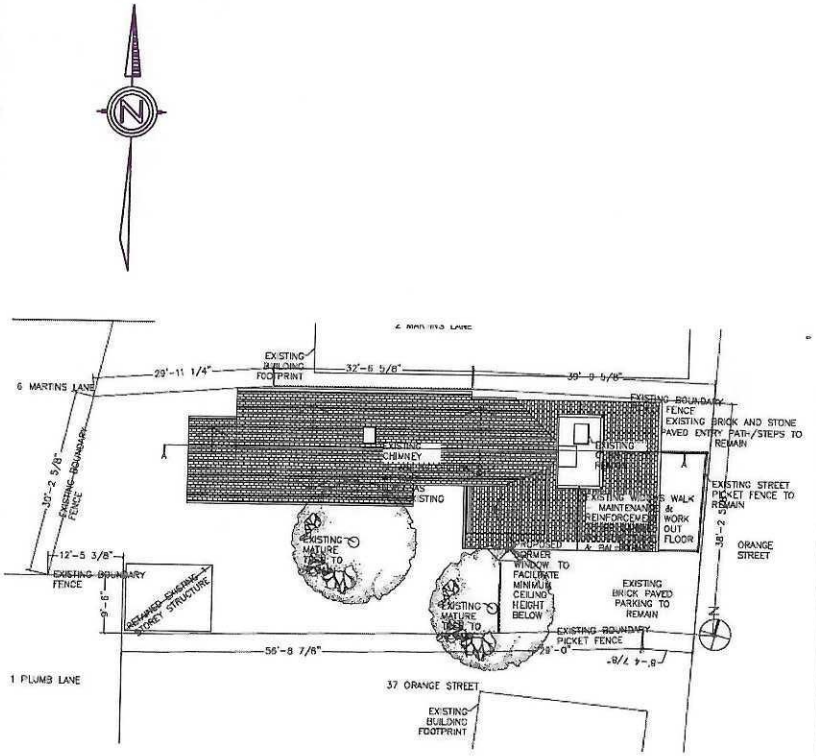
SOUTH FACING - VIEW FROM 33 ORANGE GARDEN

KRISTIN PATON
INTERIORS

PHOTOGRAPHS

33 Orange St, Nantucket, MA 02554



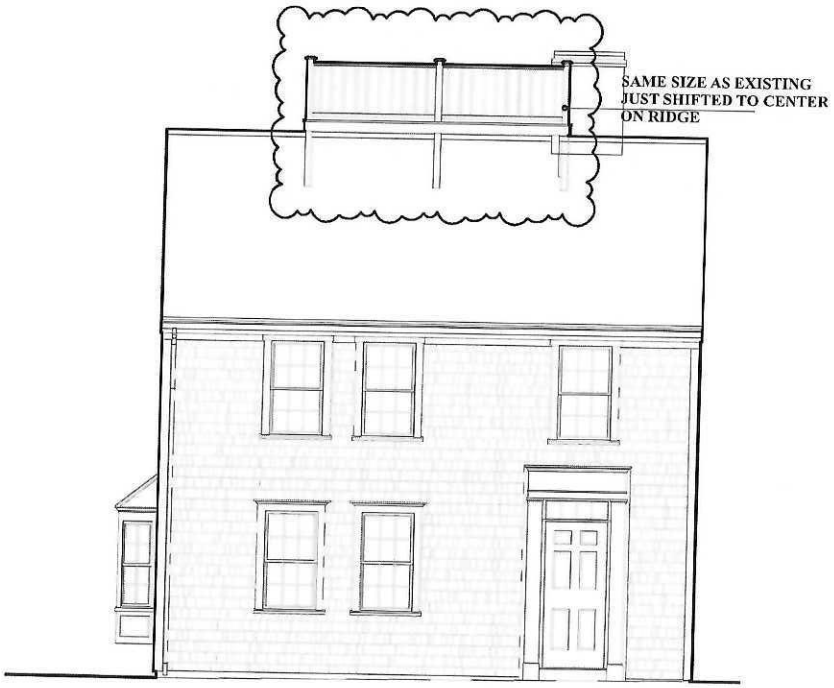


MAP 4232 PARCEL 199

KRISTIN AND SCOTT PATON-33 ORANGE ST
REV TO COA # 67837
ALTERATIONS TO ROOF WALK

APPROVED COA# 67837

1 EAST ELEVATION - APPROVED WIDOW'S WALK BY HDC
SCALE: 1/4" = 1'-0"

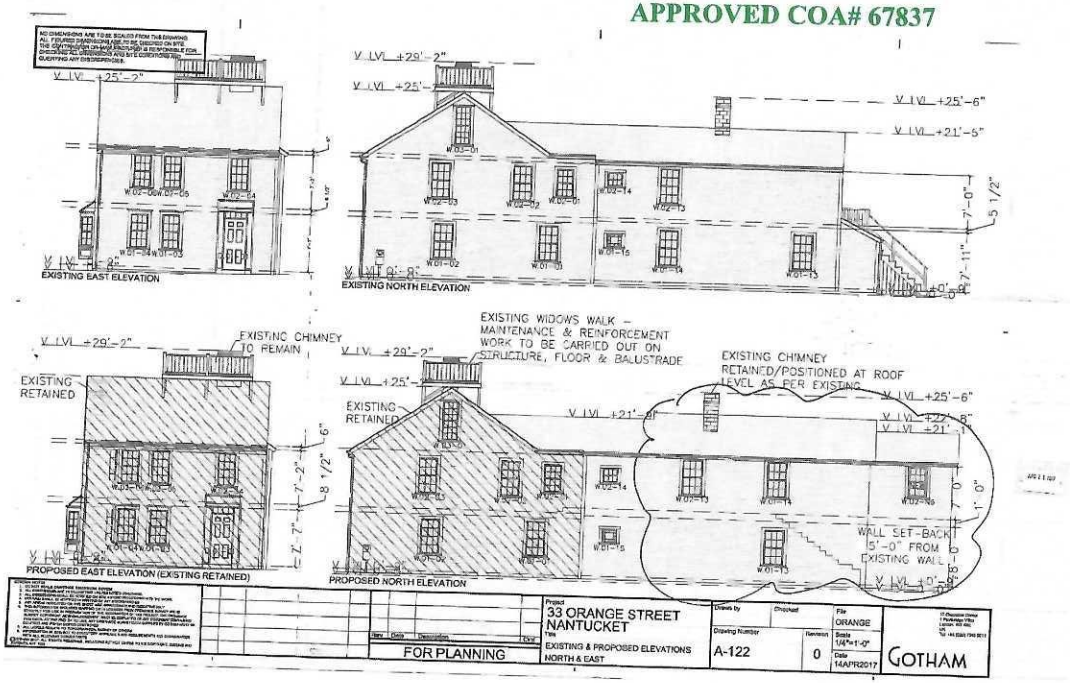


2 EAST ELEVATION - WIDOW'S WALK OPTION #1
SCALE: 1/4" = 1'-0"

3 EAST ELEVATION - WIDOW'S WALK OPTION 2

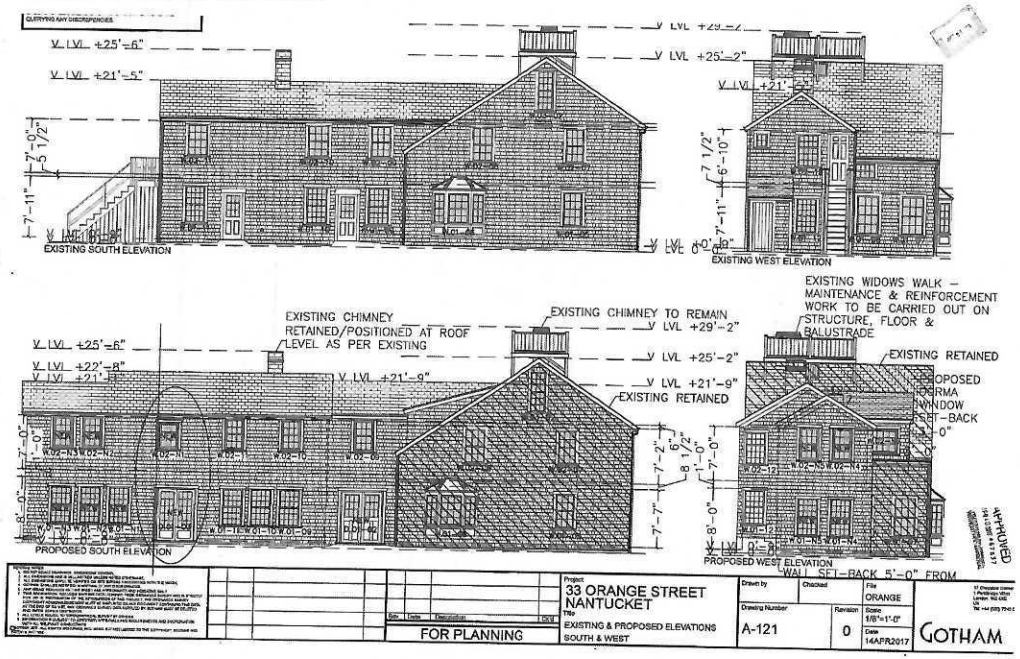
KRISTIN AND SCOTT PATON-33 ORANGE ST
REV TO COA # 67837
ALTERATIONS TO ROOF WALK

APPROVED COA# 67837



NOTE:
NO CHANGES TO WIDTH ON NORTH AND SOUTH ELEVATIONS

APPROVED COA# 67837



KRISTIN AND SCOTT PATON-33 ORANGE ST
REV TO COA # 67837
ALTERATIONS TO ROOF WALK

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.

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~~

PROPERTY DESCRIPTION

TAX MAP N°: 42,3,2 PARCEL N°. 199

Street & Number of Proposed Work: 33 Orange ST

Owner of record: Paton, Scott B & Kristin S

Mailing Address: 33 Orange St.
Nantucket, MA 02554

Contact Phone #: 857 998 7074 E-mail: KSP@KristinPatonAntiques.com

AGENT INFORMATION (if applicable)

Name: The Garden Group, Inc. (Greyson Keller)

Mailing Address: 5 Skiff Ln
Nantucket, MA 02554

Contact Phone #: 508-292-7996 E-mail: greyson@gardengroupnantucket.com

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 ARBOR

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:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation - Blue stone Patio - Timber Retaining wall
2. South Elevation - Cobblestone driveway
3. West Elevation - Privacy Fence (5' w/ 1' lattice) - Stone retaining wall
4. North Elevation - Arbor

*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 _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ 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) _____

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 Cobblestone Walkways _____ Walls field stone

* Note: Complete door and window schedules are required. Patio - Bluestone

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

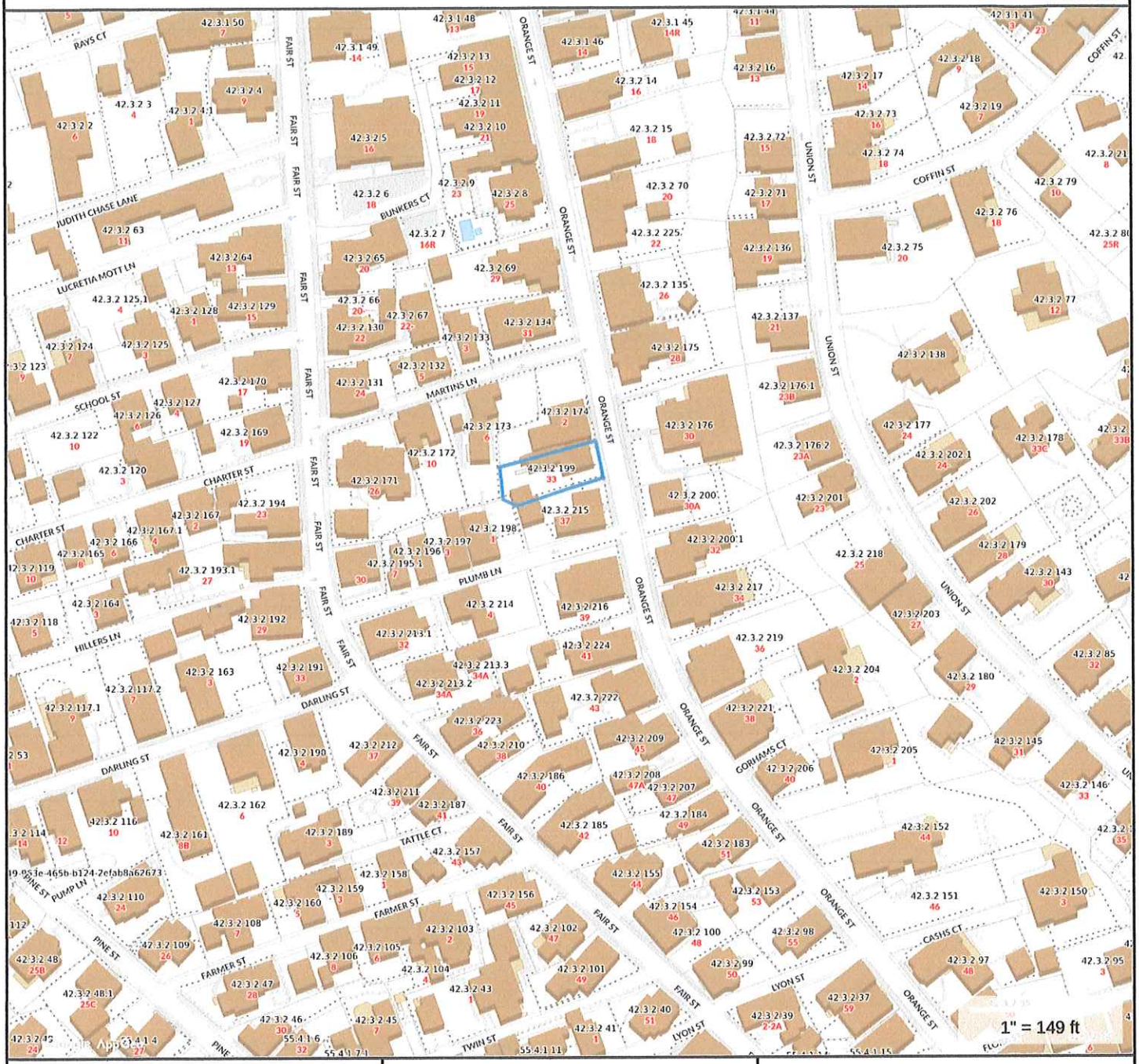
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 any revisions to this application will initiate a new sixty-day review period.

Date 1/28/20 Signature of owner of record _____ Signed under penalties of perjury

33 Orange Street



Property Information

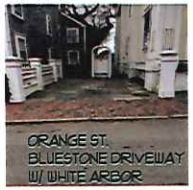
Property ID 42.3.2 199
Location 33 ORANGE ST
Owner PATON SCOTT B & KRISTIN S

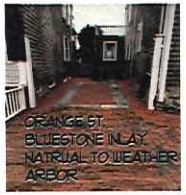
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

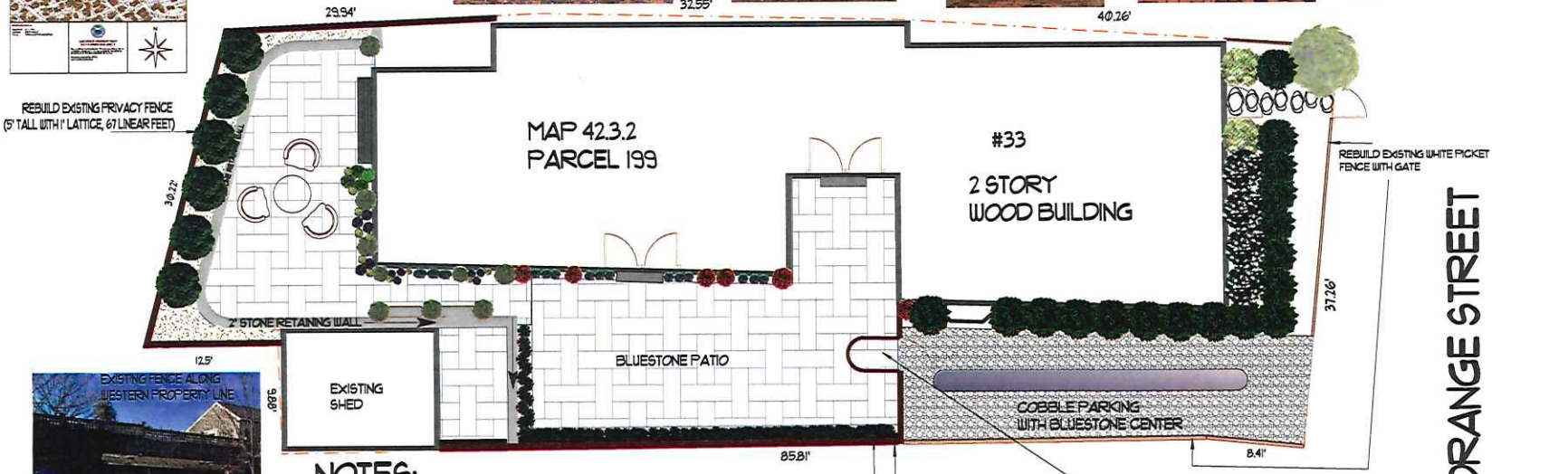
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/13/2018
Data updated 11/19/2018

N







NOTES:

- BUILD/REBUILD PRIVACY FENCING ALONG SOUTH AND WEST TO MATCH EXISTING. (67 LINEAR FEET)
- 2' STONE RETAINING WALL ALONG SOUTH AND WEST.
- 2' TIMBER WALL ALONG SOUTH (HIDDEN BY FENCING,)
- BLUE STONE PATIO DUE SOUTH AND WEST OF BUILDING.
- COBBLESTONE PARKING SPOT TO MATCH SIMILAR IN NEIGHBORHOOD.
- ARBOR AND PRIVACY FENCE AT TOP OF DRIVEWAY. (10 LINEAR FEET OF FENCING)

The Garden Group
LANDSCAPE CONTRACTORS

Revision #:	Scale:	Landscape Plan:	Landscape Design by: Gkeller
Date: 1/29/2020	1/16" = 1'	Paton - 33 Orange Street	The Garden Group

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.

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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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 103

Street & Number of Proposed Work: 36 YORK STREET

Owner of record: KEVIN FISH

Mailing Address: 27 PACELLA PARK DR.
RANDOLPH MA 02368

Contact Phone #: 508 332 9901 E-mail: _____

AGENT INFORMATION (if applicable)

Name: ETHAN McMORROW DESIGNS

Mailing Address: PO BOX 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.net

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 COVERED PORCH

Size of Structure or Addition: Length: 15'-0" Sq. Footage 1st floor: 235± Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 15'-8"± Sq. footage 2nd floor: _____ Size: _____ ☐ 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 13'-6"±6" South 13'-6"±6" East 13'-6"±6" West —

Additional Remarks

Historic Name:

Original Date: 1800 / FULL RENOVATION 2011

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

NEW COVERED PORCH & 2011 ADDITION

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"-8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

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

Roof Pitch: Main Mass 8 /12 TME Secondary Mass 4 /12 TME Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) TME

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) TO MATCH HOUSE

Leaders (material and size): TO MATCH HOUSE

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH HOUSE
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other TO MATCH HOUSE
C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards _____ Frieze _____
Window Casing — Door Frame _____ Columns/Posts: Round _____ Square X

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 TO WEATHER Clapboard (if applicable) _____ Roof NATURAL
Trim WHITE TME Sash _____ Doors _____
Deck NATURAL Foundation NATURAL Fence _____ Shutters _____

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

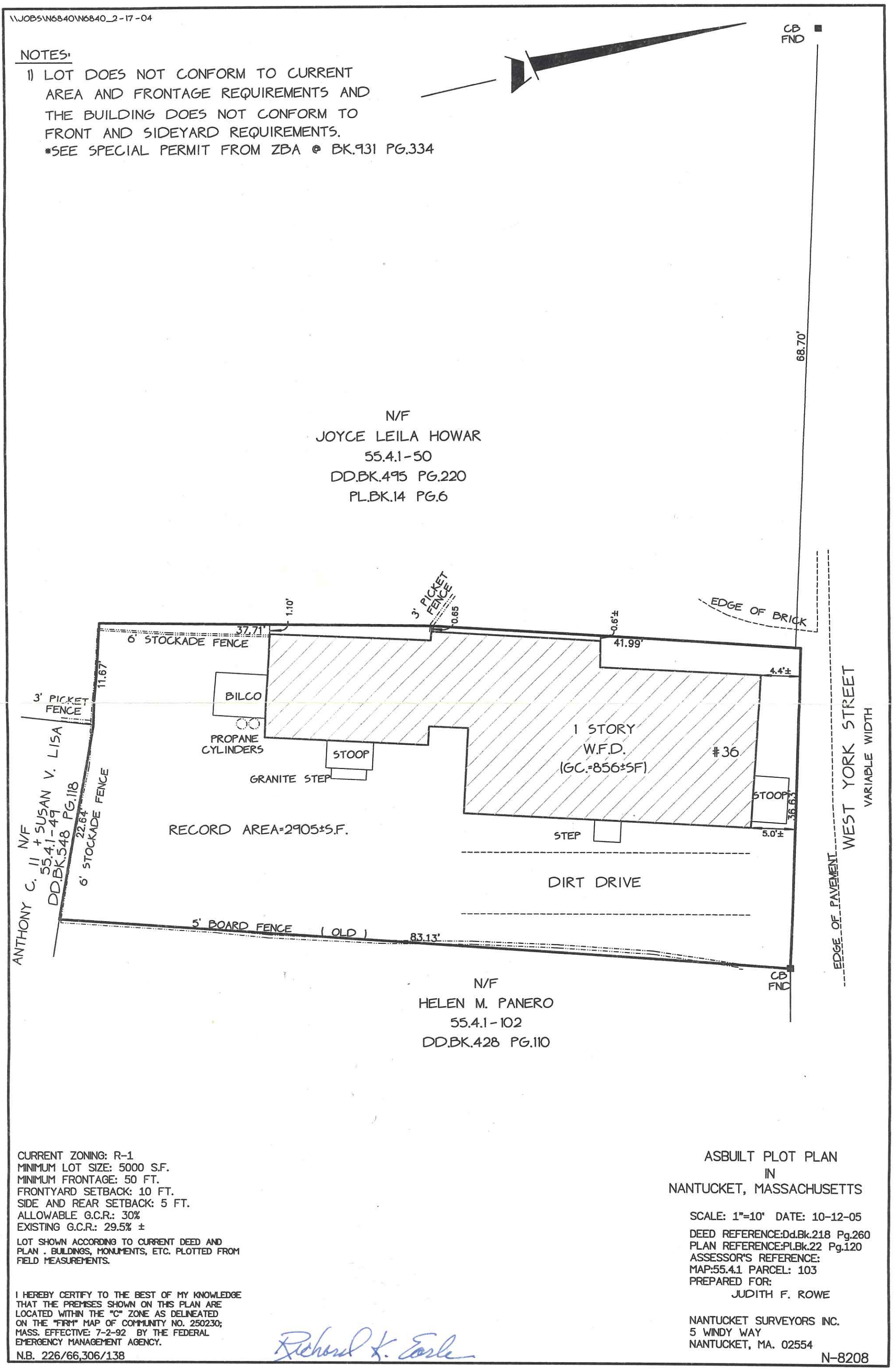
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 1-27-2020 Signature of owner of record _____ Signed under penalties of perjury

\\JOBS\N6840\N6840_2-17-04

NOTES:

1) LOT DOES NOT CONFORM TO CURRENT AREA AND FRONTAGE REQUIREMENTS AND THE BUILDING DOES NOT CONFORM TO FRONT AND SIDEYARD REQUIREMENTS.
*SEE SPECIAL PERMIT FROM ZBA @ BK.931 PG.334



CURRENT ZONING: R-1
MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONTYARD SETBACK: 10 FT.
SIDE AND REAR SETBACK: 5 FT.
ALLOWABLE G.C.R.: 30%
EXISTING G.C.R.: 29.5% ±

LOT SHOWN ACCORDING TO CURRENT DEED AND PLAN . BUILDINGS, MONUMENTS, ETC. PLOTTED FROM FIELD MEASUREMENTS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE "C" ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 7-2-92 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B. 226/66,306/138

Richard K. Earle

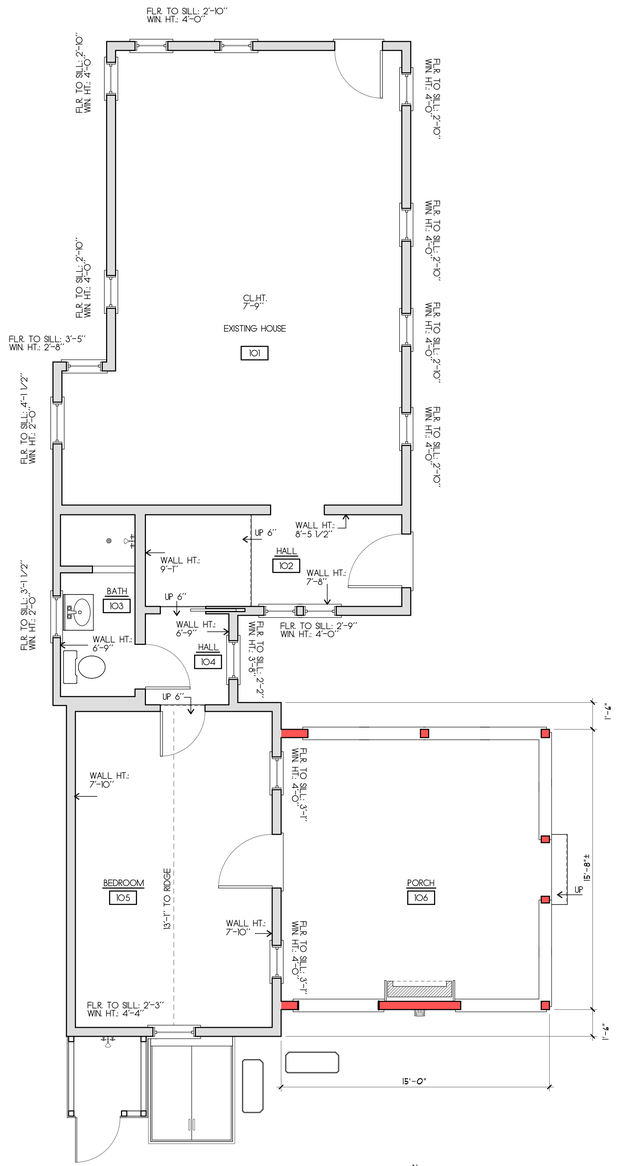
ASBUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=10' DATE: 10-12-05

DEED REFERENCE:Dd.Bk.218 Pg.260
PLAN REFERENCE:Pl.Bk.22 Pg.120
ASSESSOR'S REFERENCE:
MAP:55.4.1 PARCEL: 103
PREPARED FOR:
JUDITH F. ROWE

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

N-8208



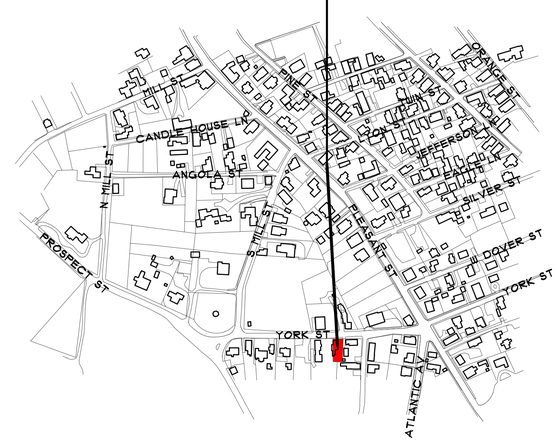
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

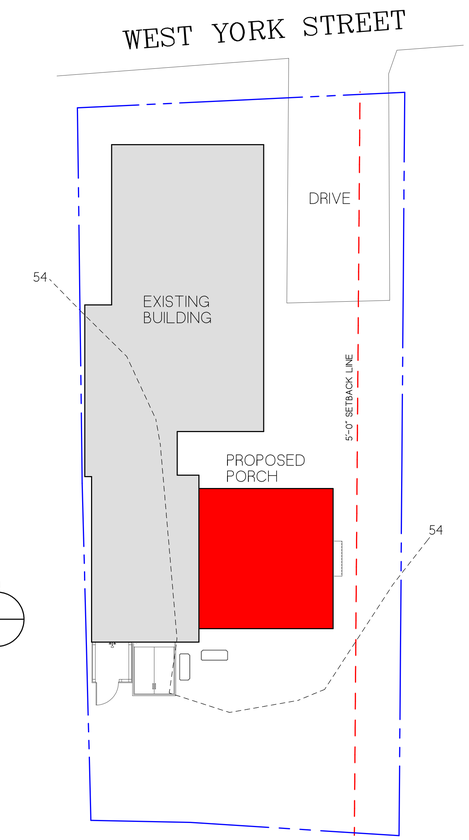
862 S.F.

KEY:
NEW WALLS:
EXISTING WALLS:

ZONING CLASSIFICATION: R-1
MAP: 55.4.1 PARCEL: 103

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 ft.
FRONT YARD S.B.:	10 FT.
SIDE S.B.:	5 ft.
REAR S.B.:	5 ft.
GROUND COVER (%):	30%





H.D.C. SITE PLAN ONLY
SCALE: 1/8"=1'-0"

REVISIONS:
12/13/2019: AS-BUILT MEASURING
1/09/2020: AS-BUILT PLANS
1/20/2020: PROGRESS PRINT
1/22/2020: PROGRESS PRINT
1/27/2020: PROGRESS PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS

THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

FISH RESIDENCE

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55.4.1 PARCEL: 103
H.D.C. SITE PLAN ONLY

ADDRESS:	DATE:	SCALE:
36 YORK STREET NANTUCKET, MA 02554	1/27/2020	AS NOTED

SHEET NO.
S 1

EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
12/13/2019: AS-BUILT MEASURING
1/09/2020: AS-BUILT PLANS
1/20/2020: PROGRESS PRINT
1/22/2020: PROGRESS PRINT
1/27/2020: PROGRESS PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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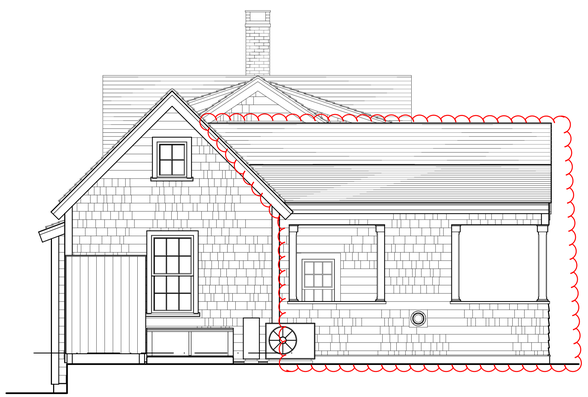
RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

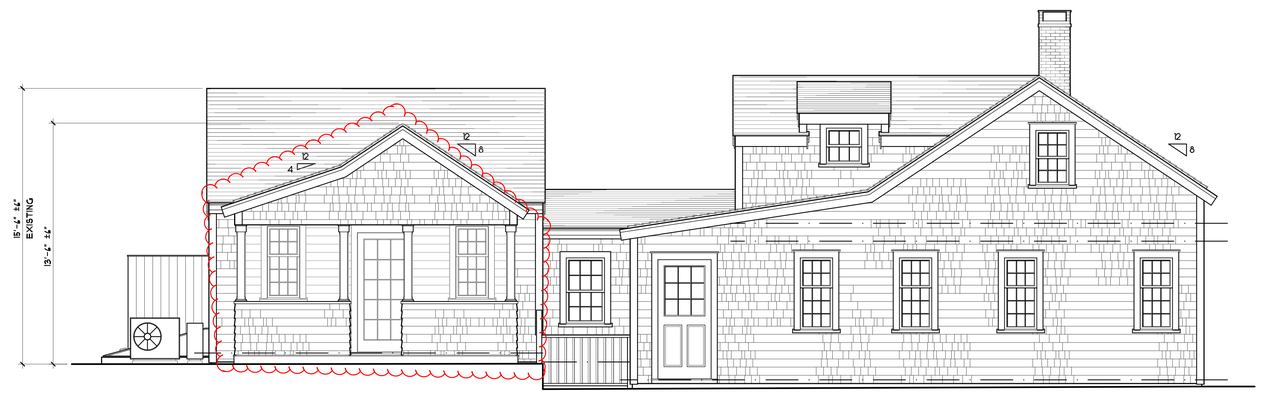
MAP: 55.41 PARCEL: 103
ELEVATIONS
ADDRESS: 36 YORK STREET NANTUCKET, MA 02554
DATE: 1/27/2020
SCALE: 1/4" = 1'-0"
SHEET NO. a 2

EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"

EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
12/13/2019: AS-BUILT MEASURING
1/09/2020: AS-BUILT PLANS
1/20/2020: PROGRESS PRINT
1/22/2020: PROGRESS PRINT
1/27/2020: PROGRESS PRINT

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NOTE:
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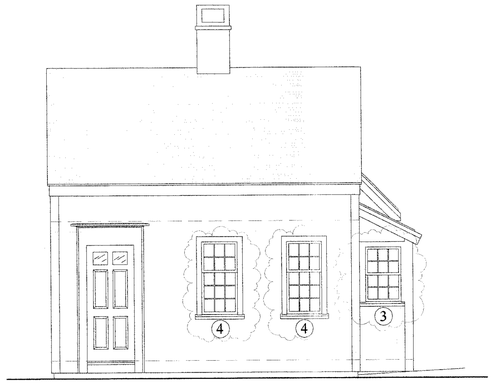
© Ethan McMorrow Design & Associates Inc.

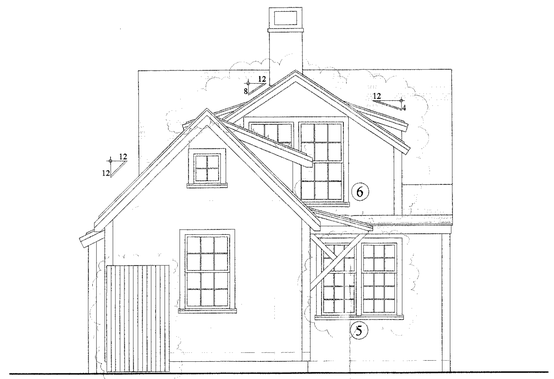
RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55.41 PARCEL: 103
ELEVATIONS
ADDRESS: 36 YORK STREET NANTUCKET, MA 02554
DATE: 1/27/2020
SCALE: 1/4" = 1'-0"
SHEET NO. a 3



NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

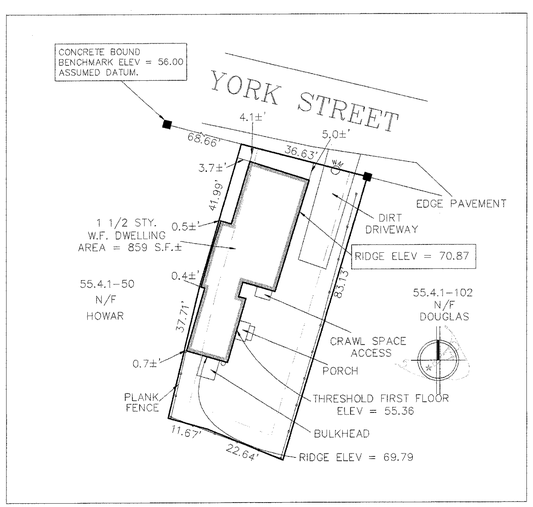
EAST ELEVATION

APPROVED
AUG 16 '11 5 6 8 0
NO EXTERIOR CHANGES WITHOUT H.D.C. APPROVAL

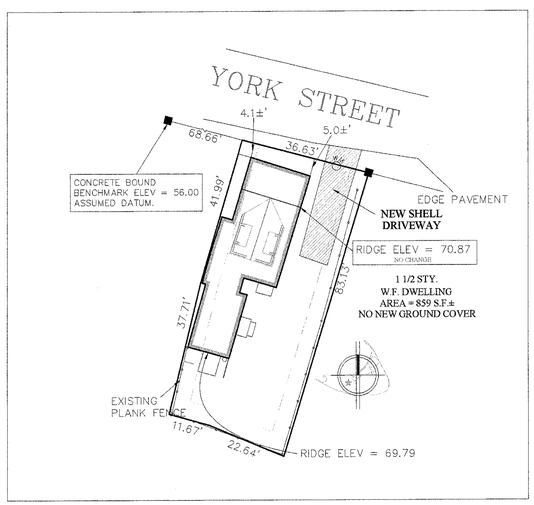
Amendment # 3
Approval Date 11.17.11
Plan # 282.06
Type Reconstruct Space - windows
Building Official
Dormer

APPROVED
NANTUCKET BUILDING DEPT.
Date
By

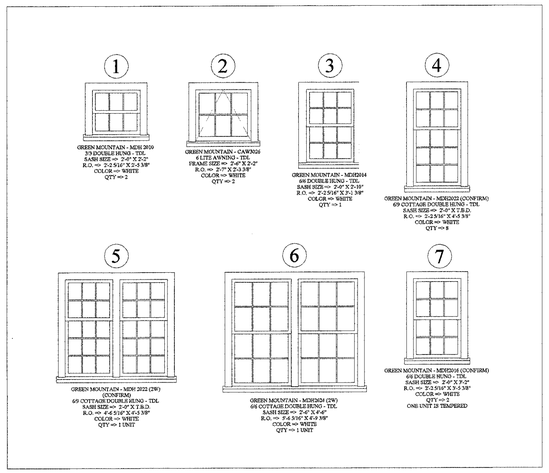
FILE COPY



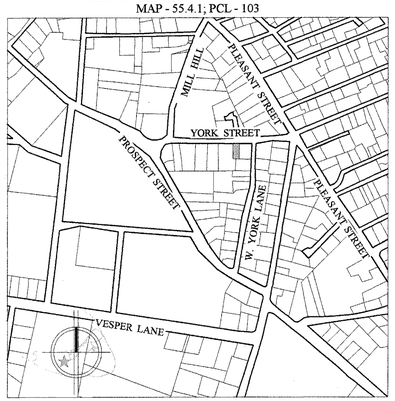
AS BUILT SITE
SCALE: 1" = 20'-0"



PROPOSED SITE
SCALE: 1" = 20'-0"



REGAN RESIDENCE - 36 YORK STREET
MAP - 55.4.1; PCL - 103



LOCUS MAP - NOT TO SCALE

1

MAP - 55.4.1
PCL - 103

MODIFICATIONS FOR REGAN
36 YORK STREET
NANTUCKET, MA

AUG 17 2011

ELEVATIONS
SCALE: 1/4" = 1'-0"
SITE SCALE: 1" = 20'-0"
DATE: 07.2011

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REVISIONS
REVISIONS FOR STAFF APPROVAL (DORMER REDUCTION, WINDOW UNITS) - 08181

BROOK MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

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°: 55.4.1. PARCEL N°. 50

Street & Number of Proposed Work: 38 YORK ST.

Owner of record: PAULINE SPENCER

Mailing Address: 3264 N STREET NW
WASHINGTON, DC 20007

Contact Phone #: 774-487-0327 E-mail: spfwamerregmail.com

AGENT INFORMATION (if applicable)

Name: ROSS GOODWIN

Mailing Address: P.O. BOX 3348
NANTUCKET, MA 02584

Contact Phone #: 508 221-2250 E-mail: ross1nbc@gmail.com

FOR OFFICE USE ONLY #9444

Date application received: 1/28/20 Fee Paid: $ 50-

Must be acted on by: 4/11/20

Extended _____

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 (SHED) ☐ 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: 12'-3½" Sq. Footage 1st floor: 144 SQ. FT Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO CHANGE South _____ East _____ West _____

Height of ridge above final finish grade: North 13'-11¼" South 13'-11¼" East 13'-11¼" West 13'-11¼"

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.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

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

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer N/A /12 Other _____

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

Fence: Height: N/A
Type: _____
Length: _____

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

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A

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) N/A Corner boards 5/4x6 Frieze _____
Window Casing 1x4 Door Frame 1x4 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 SIMPSON f.r. Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

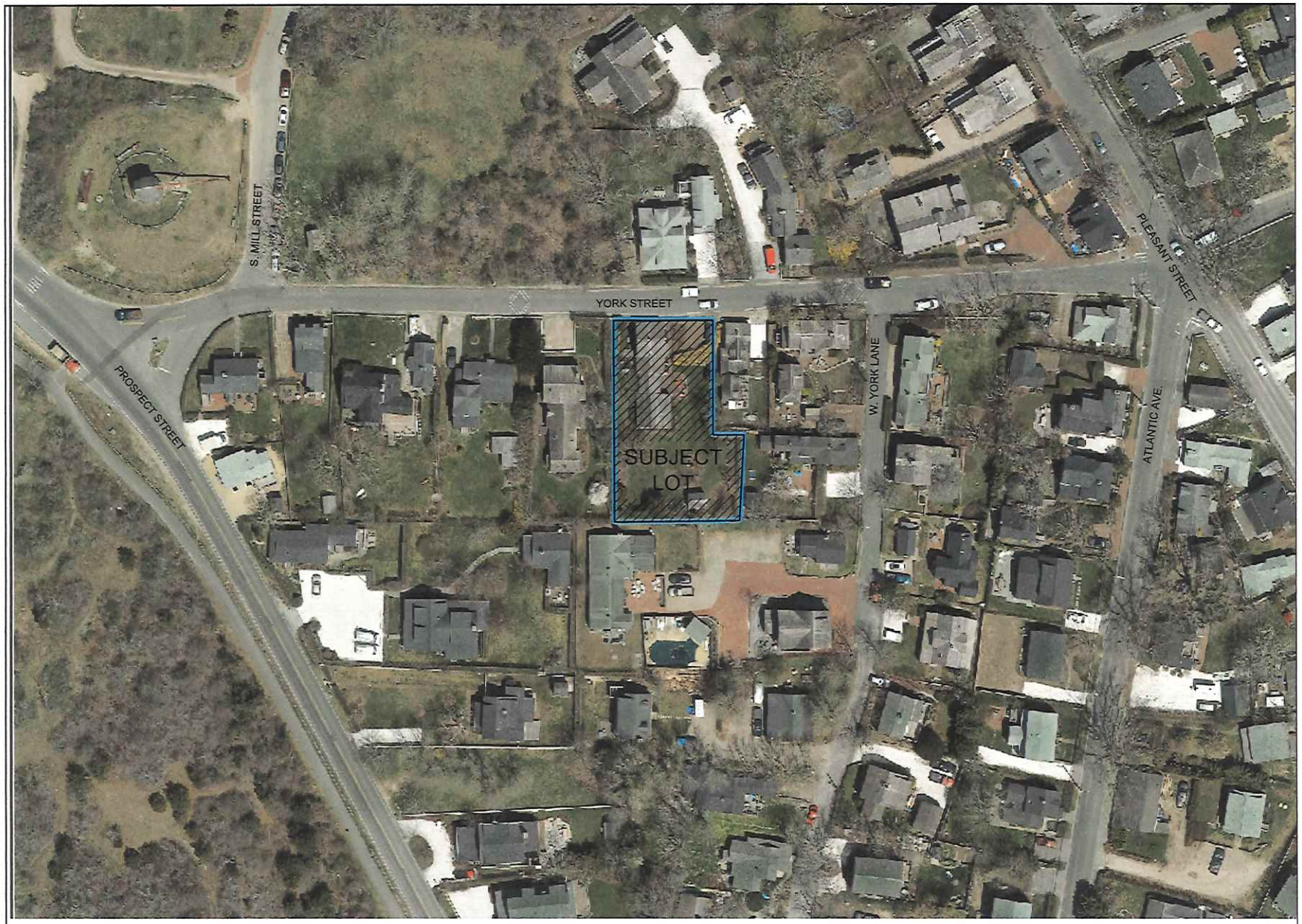
COLORS

Sidewall NATURAL Clapboard (if applicable) N/A Roof NATURAL
Trim NATURAL Sash WHITE Doors WHITE
Deck N/A Foundation NATURAL Fence N/A Shutters N/A

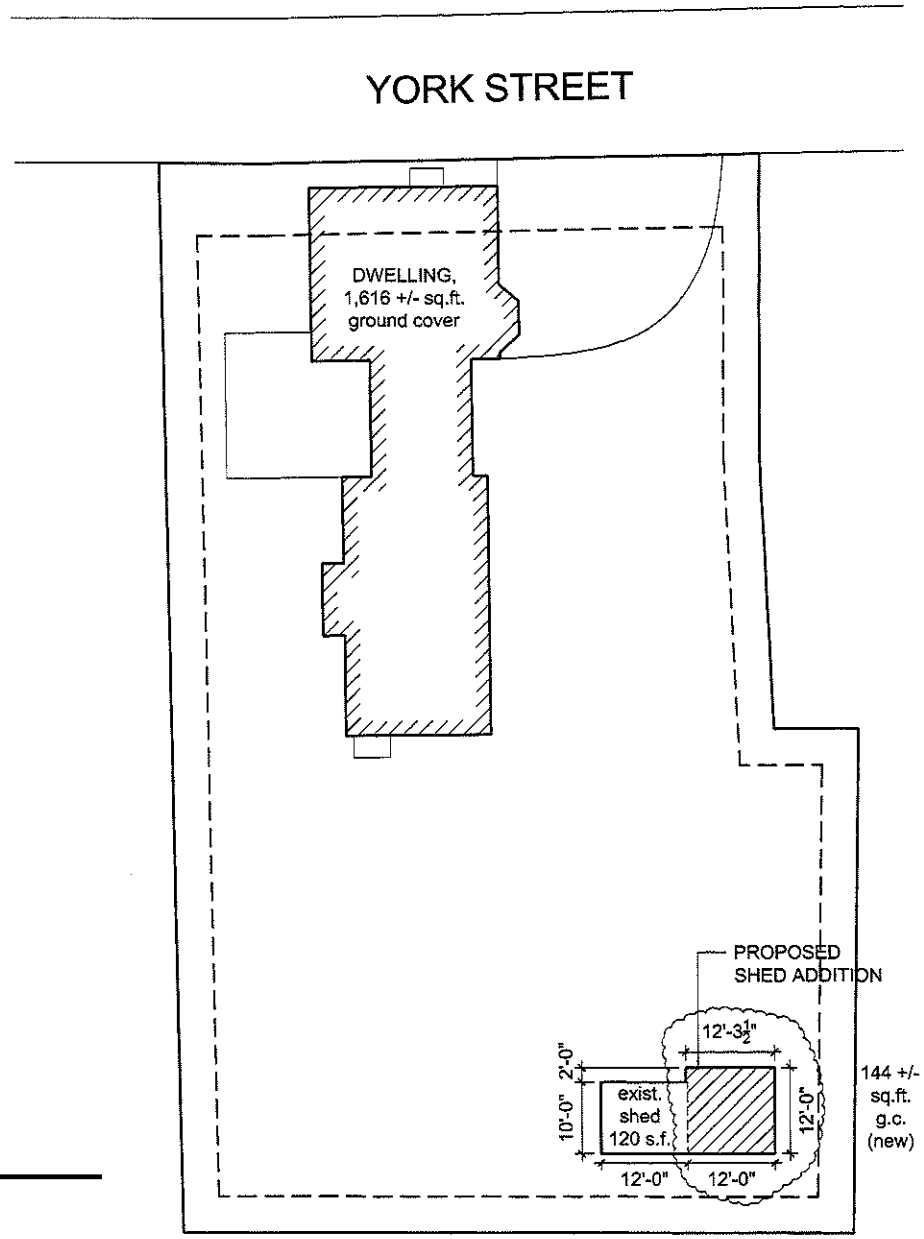
* Attach manufacturer's color samples if color is not from HDC approval list.

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 JAN 7th 2020 Signature of owner of record X [signature] Signed under penalties of perjury

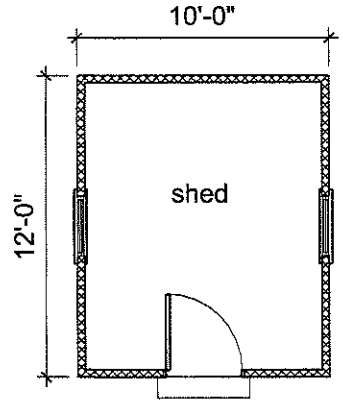


1 Locus Map
NO SCALE



2 Site Plan

1" = 20'-0"

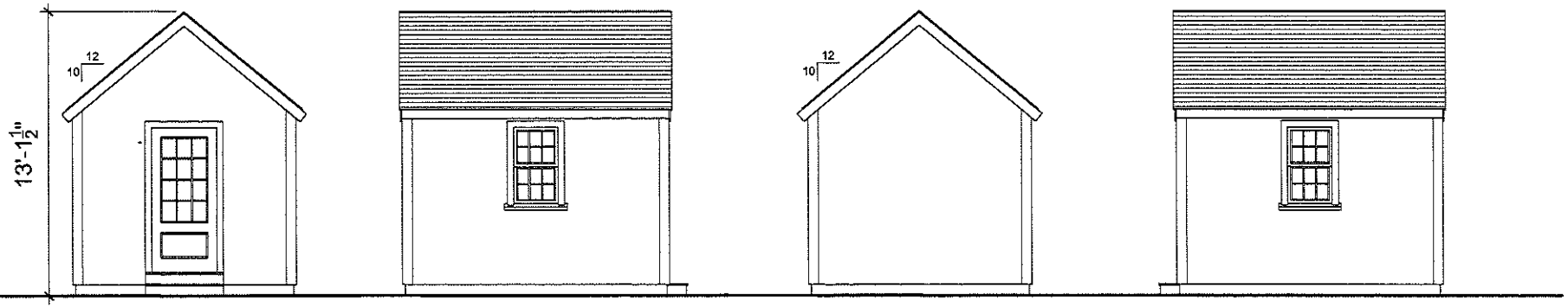


floor plan

1/8" = 1'-0"

3 existing shed plans

1/8" = 1'-0"



west

1/8" = 1'-0"

north

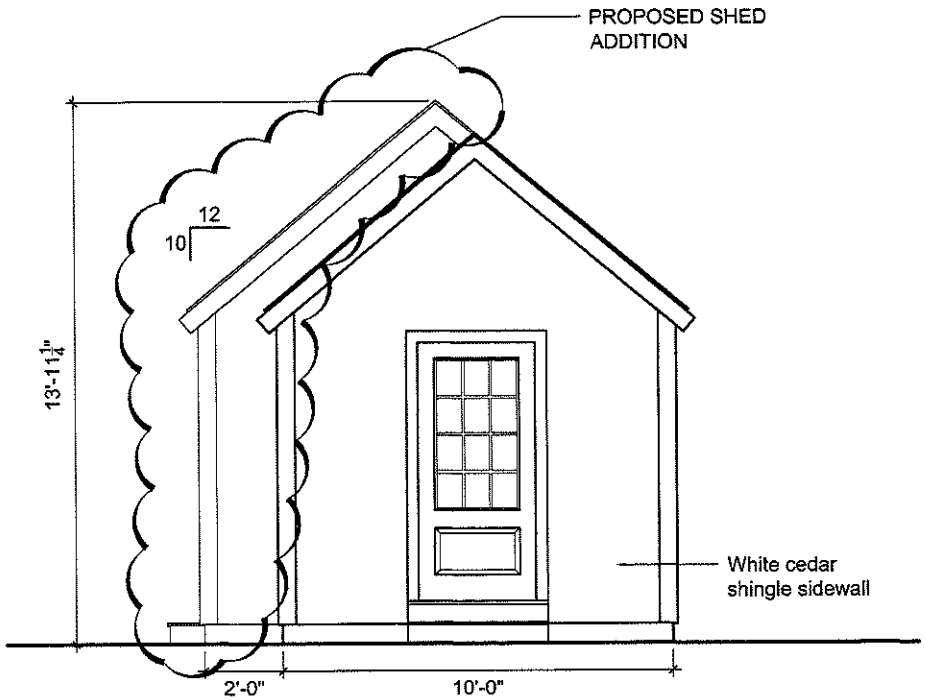
1/8" = 1'-0"

east

1/8" = 1'-0"

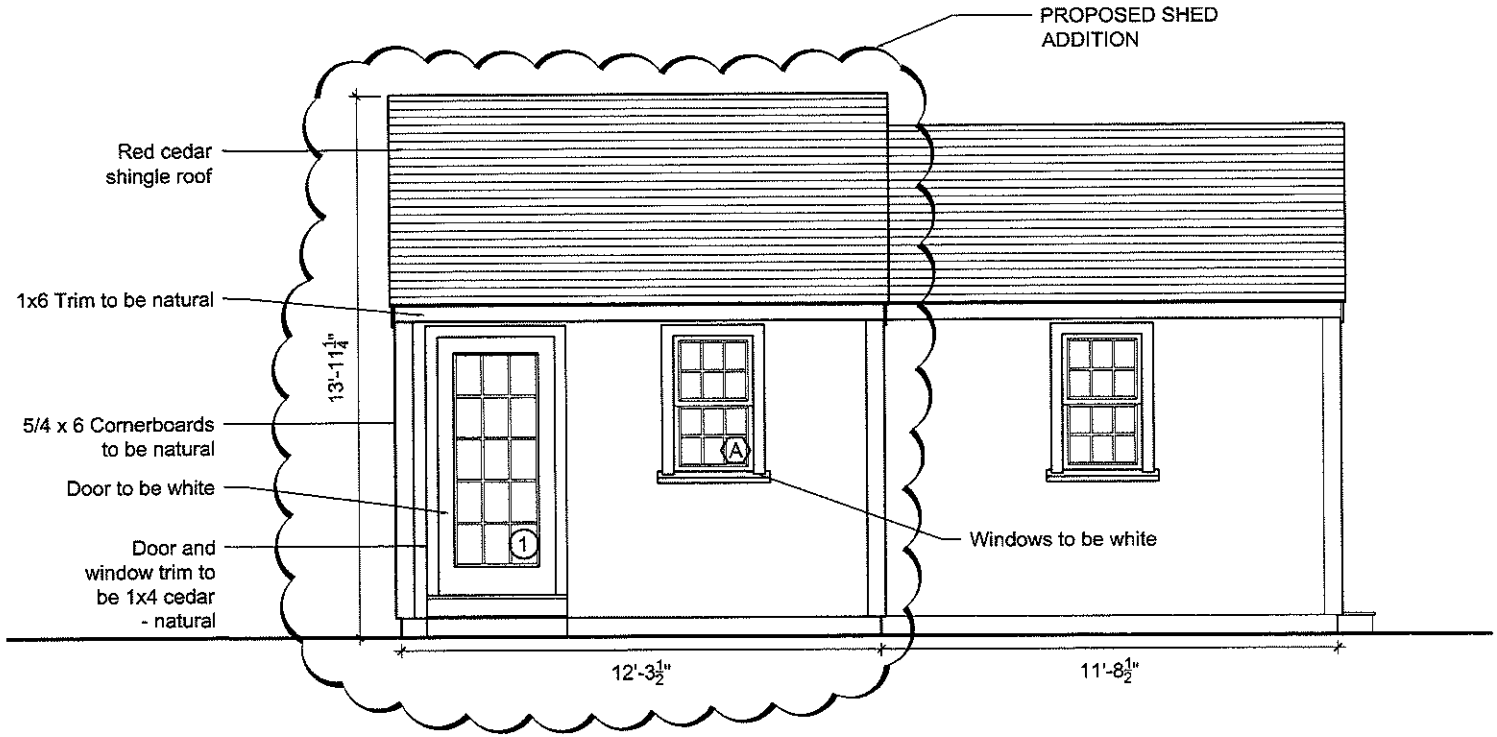
south

1/8" = 1'-0"



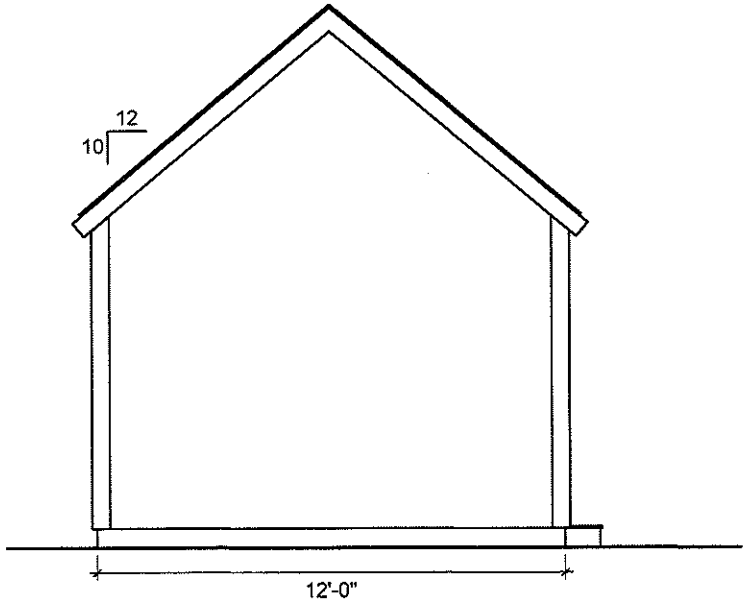
4 **Proposed West**

1/4" = 1'-0"



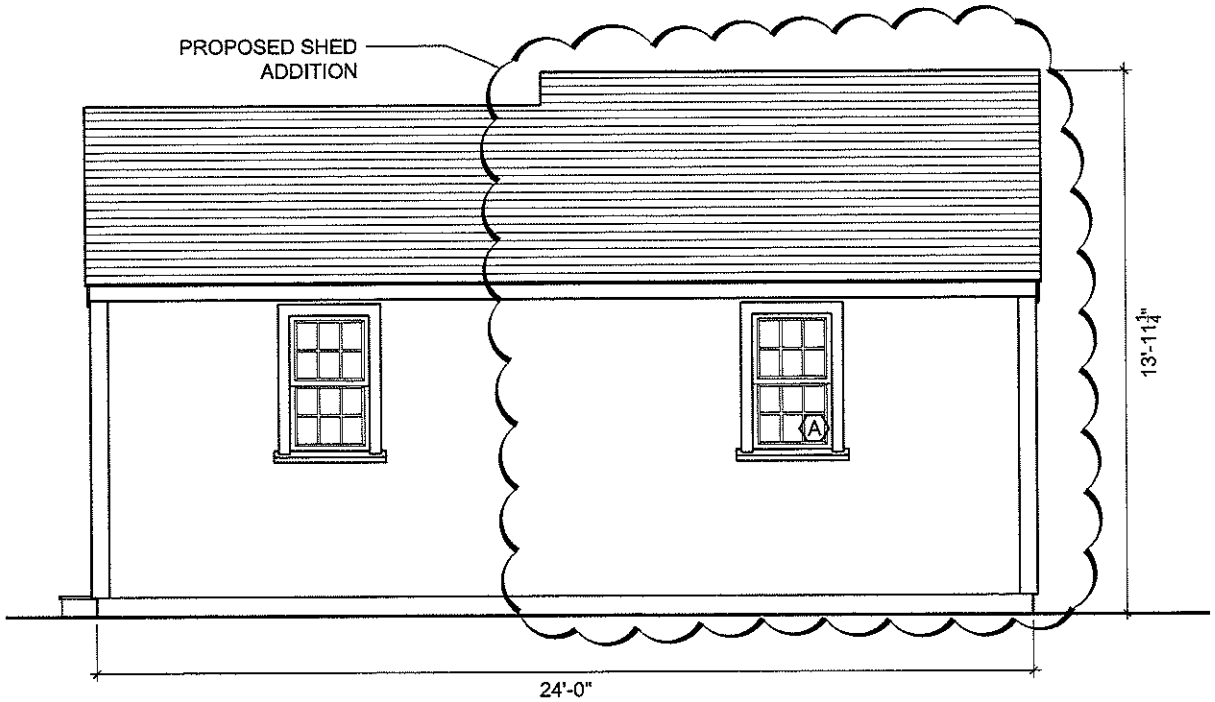
5 Proposed North

1/4" = 1'-0"



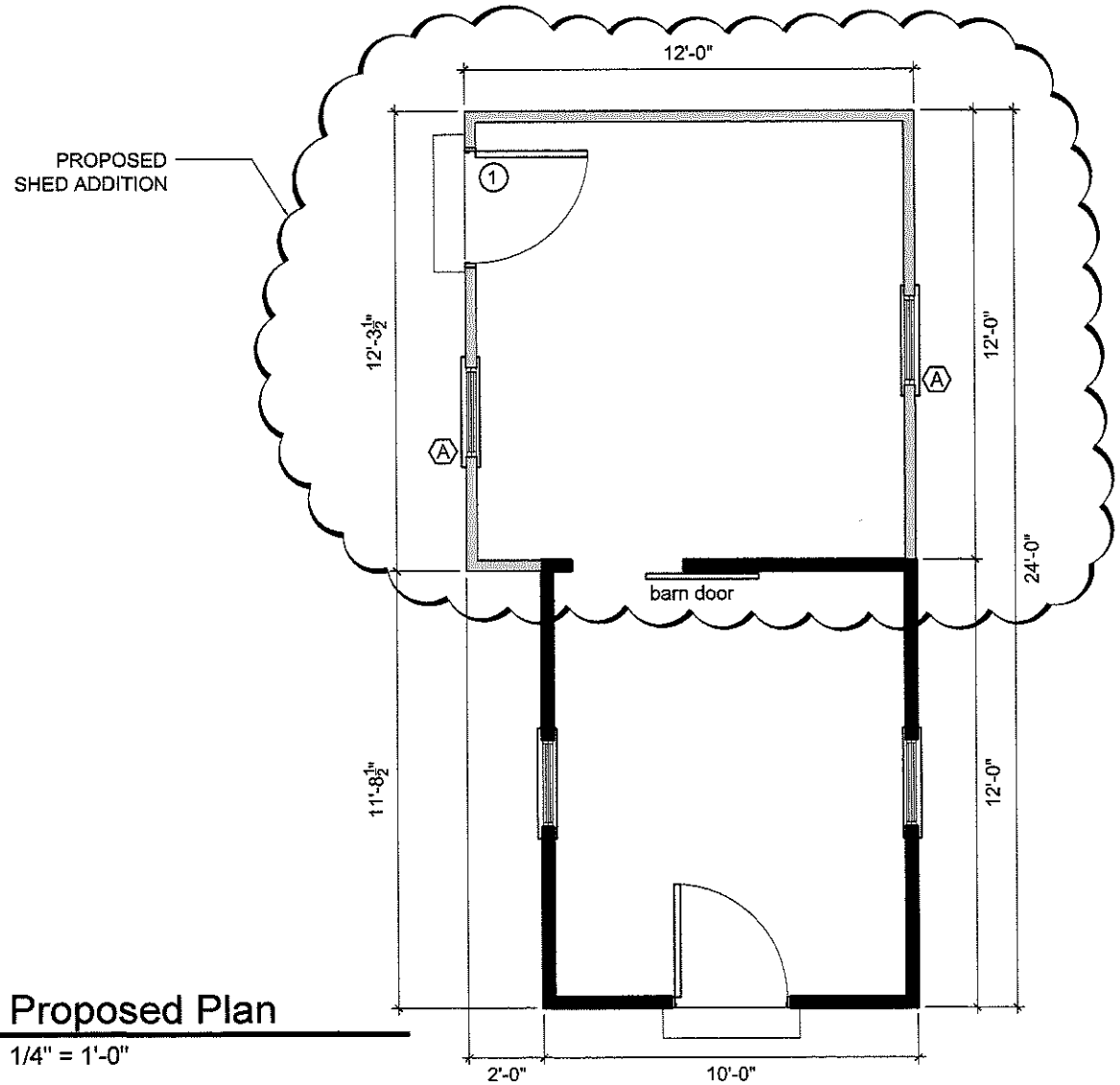
6 Proposed East

1/4" = 1'-0"



7 Proposed South

1/4" = 1'-0"



7 **Proposed Plan**

1/4" = 1'-0"

NOTE: ALL DOORS VIEWED FROM OUTSIDE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR
TO CHECK THE WINDOW SCHEDULE BEFORE ORDERING

WINDOW SCHEDULE

ID	QUANTITY	MANUFACTURER	MODEL #	ROUGH OPENING	DESCRIPTION
A	2	BOSTON SASH	24-5/8" x 41"	27" x 45 1/2"	WOOD DOUBLE-HUNG WINDOWS 6/6 TDL. (7" x 9" GLASS)

DOOR SCHEDULE

ID	QUANTITY	MANUFACTURER	MODEL #	ROUGH OPENING	DESCRIPTION
1	1	SIMPSON	7015	3'-2" X 6'-10 1/2"	EXTERIOR FIR WOOD 15 LIGHT DOOR (LEFT HAND INSWING)

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.

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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°: 29 PARCEL N°. 101.1

Street & Number of Proposed Work: 46 Walsh Street

Owner of record: ACK 007 Properties LLC

Mailing Address: 23 Fielding Lane
Hampton, NH 03842

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Lewis Kelsey (Island Designs)

Mailing Address: P.O. Box 3277
Nantucket, MA 02584

Contact Phone #: 508-325-2423 E-mail: lewisekelsey@gmail.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: 14 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 8 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:

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.

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 7 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural
☐ 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) _____

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.

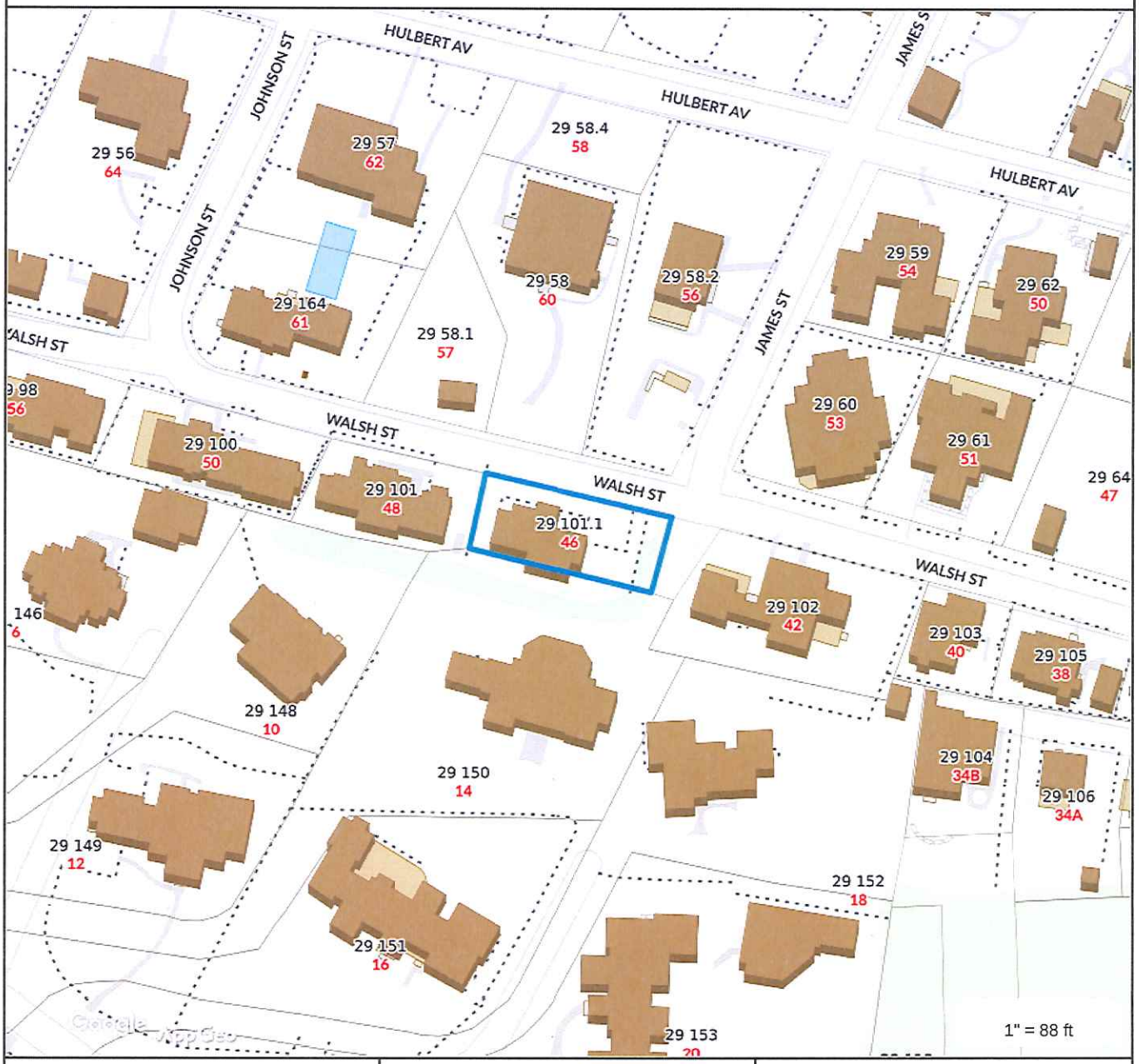
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim White Sash _____ Doors White
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 any revisions to this application will initiate a new sixty-day review period.

Date 02/05/20 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	29 101.1
Location	46 WALSH ST
Owner	ACK007 PROPERTIES LLC

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.

Geometry updated 11/13/2018
Data updated 11/19/2018

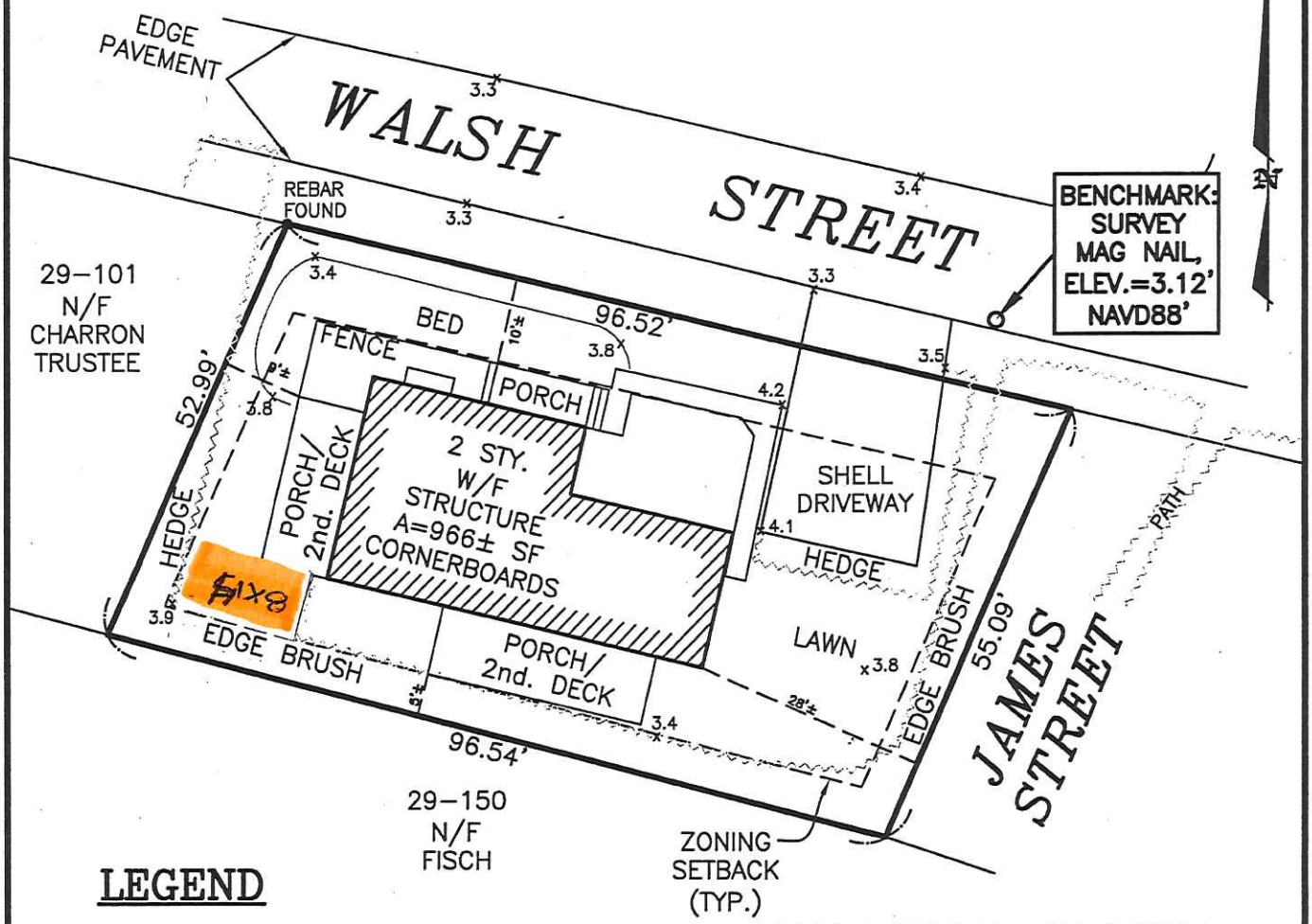
PROPERTY DATA

AMANDA B. CROSS
LISA W. POWNALL–GRAY
ADDRESS: 46 WALSH STREET
ASSESSOR MAP 29 PARCEL 101.1
CERTIFICATE OF TITLE No. 14,166
LAND COURT CASE 15800–F, LOT 10

ZONING DISTRICT: RESIDENTIAL–1 (R–1)

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER % :	30%

LOT AREA=5,132± S.F.



LEGEND

x3.4 SPOT ELEVATION – NAVD88

THIS PLOT PLAN WAS PREPARED FOR DISCUSSION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESOR RECORDS.

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

NOT TO BE RECORDED

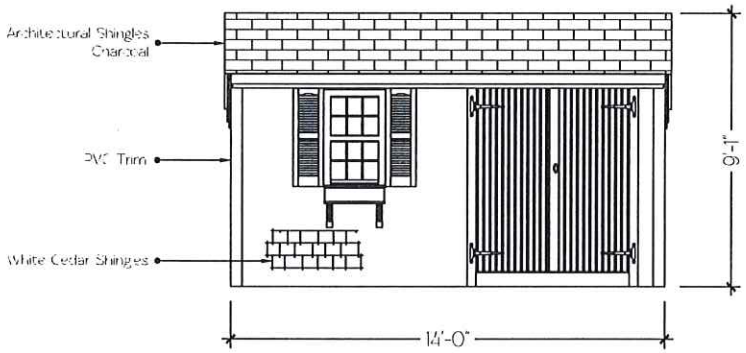
SITE PLAN OF LAND IN NANTUCKET, MA PREPARED FOR AMANDA B. CROSS & LISA W. POWNALL–GRAY 46 WALSH STREET MAP 29 PARCEL 101.1

SEPTEMBER 27, 2017
SCALE: 1"=20'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

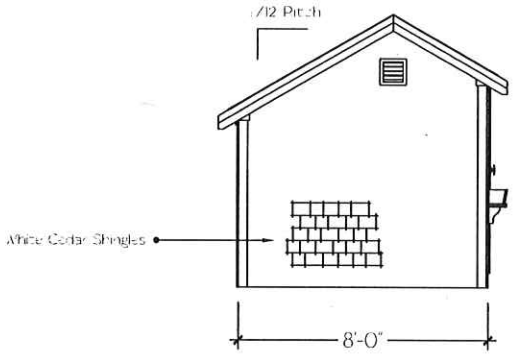
1 Front Elevation

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



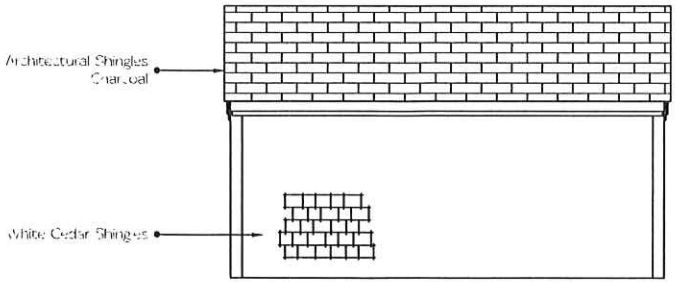
2 Left Elevation

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



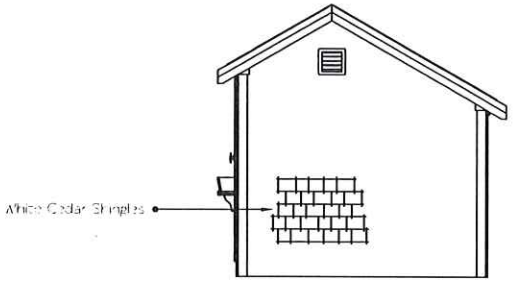
3 Rear Elevation

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



4 Right Elevation

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



PINE HARBOR
WOOD PRODUCTS

PINEHARBOR.COM
1-800-368-SHED

259 Queen Anne Road
Harwich, MA 02645
p: (508) 430-2800
f: (508) 430-1115
barns@pineharbor.com

ENGINEER'S STAMP

PROJECT:
8' x 14' Stony Brook

CLIENT:

ADDRESS:

PHONE:

E-MAIL:

ADDRESS OF PROPOSED WORK:

REVISION DATE:
1/29/20

DRAWN BY:
GB

Scale 1/4" = 1'-0"
Unless otherwise noted

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.

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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, 3, 2 PARCEL N°. 97

Street & Number of Proposed Work: 48 ORANGE ST.

Owner of record: K 4 LLC

Mailing Address: 6109 FRANKLIN PARK RD.
MCLEAN, VA 22101

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (If applicable)

Name: CHRISTOPHER SKEHEL

Mailing Address: 91 WASHINGTON ST.
NANTUCKET

Contact Phone #: 508 680 4612 E-mail: CHRIS@CASTLEGROUP99.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 ROOF STAIRS

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:

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.

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.) _____

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 _____ 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

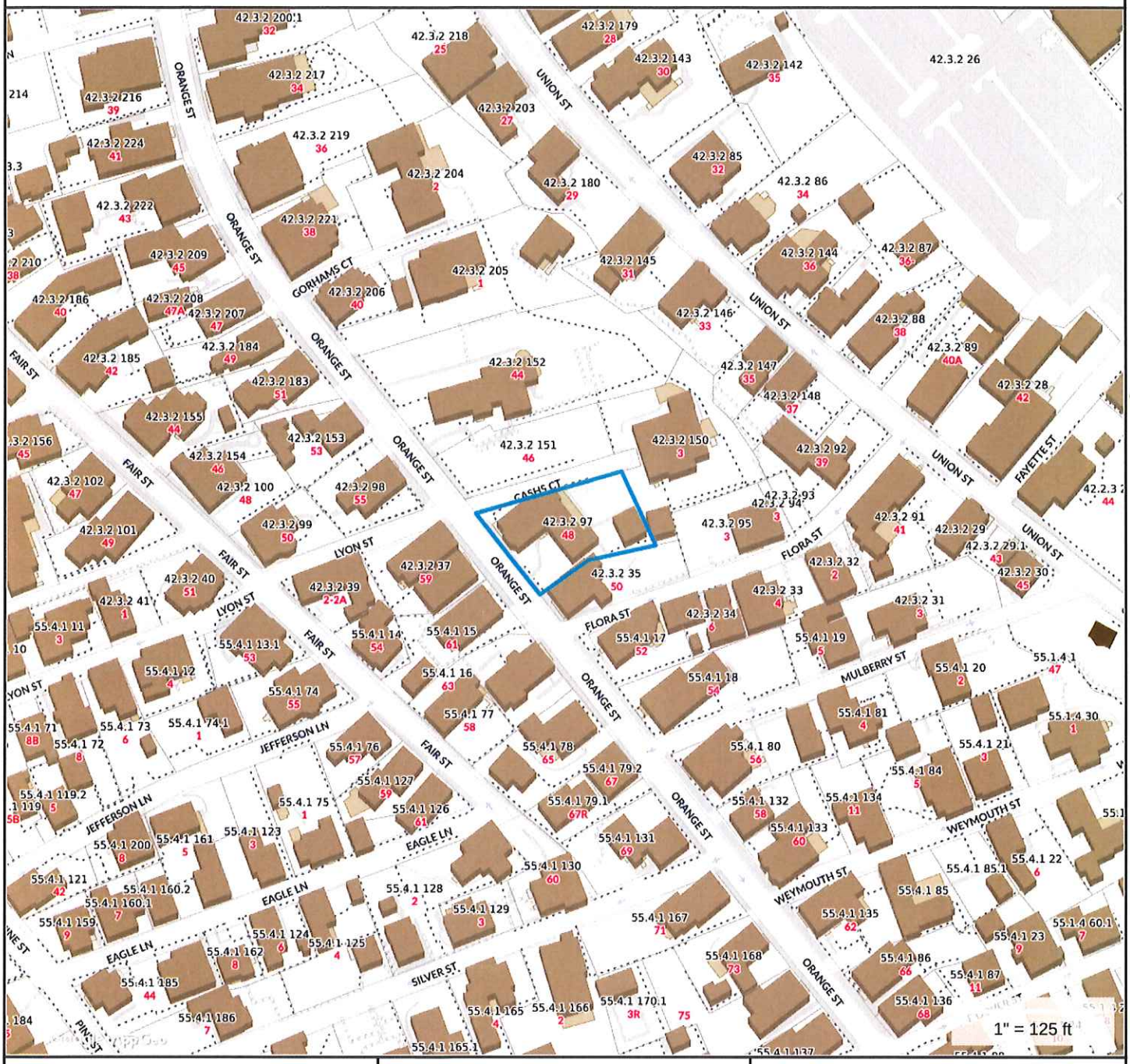
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

48 Orange St.



Property Information

Property ID	42.3.2 97
Location	48 ORANGE ST
Owner	K 4 LLC

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.

Geometry updated 11/13/2018
Data updated 11/19/2018

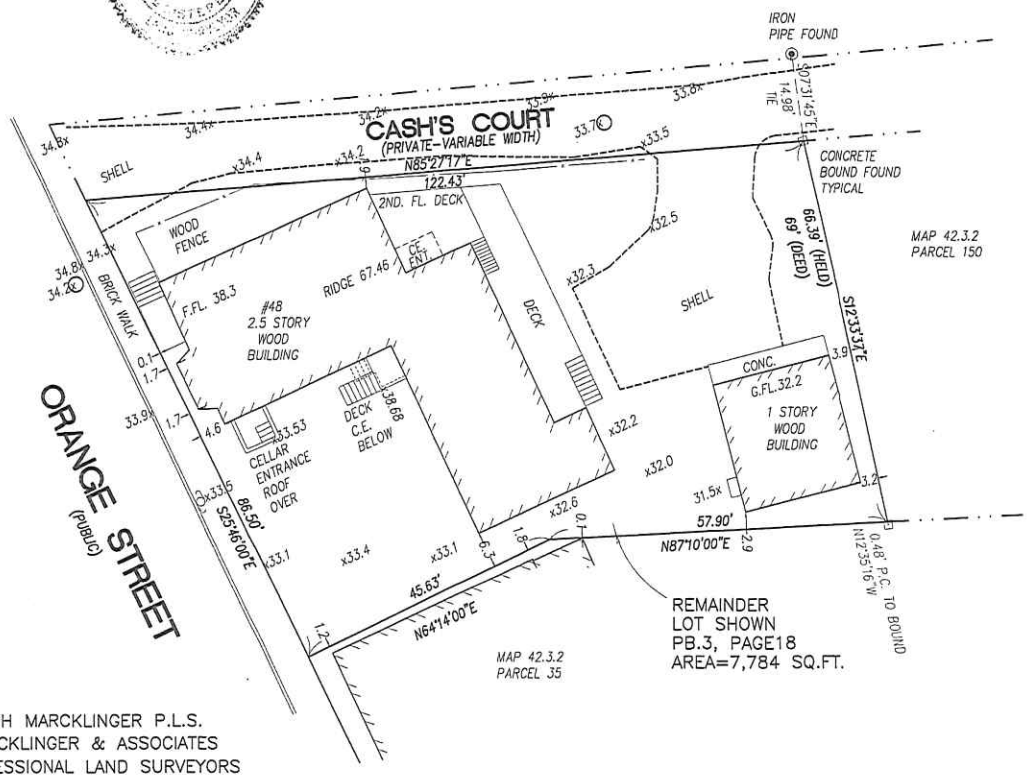
I CERTIFY THAT THE BUILDINGS ARE LOCATED AS SHOWN HEREON.

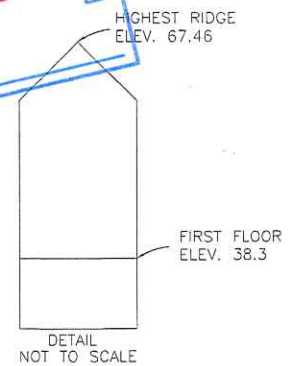
THE SITE IS SITUATED IN "ZONE C" AS SHOWN ON F.E.M.A. MAP SHEET 0011 D, COMMUNITY PANEL #25019

JOSEPH E. MARCKLINGER DATE:

COMMONWEALTH OF MASSACHUSETTS JOSEPH E. MARCKLINGER No. 30330 LICENSED PROFESSIONAL LAND SURVEYOR

RECEIVED FEB 04 2020 By





ZONING CLASSIFICATION: R.O.H.

MINIMUM LOT SIZE = 5,000 SQ. FT.
MINIMUM FRONTAGE = 50 FT.
FRONT YARD SETBACK = NONE
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5 FT.
GROUND COVER RATIO = 50%

*EXISTING GROUND COVER = 30.56 %

JOSEPH MARCKLINGER P.L.S.
J.MARCKLINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

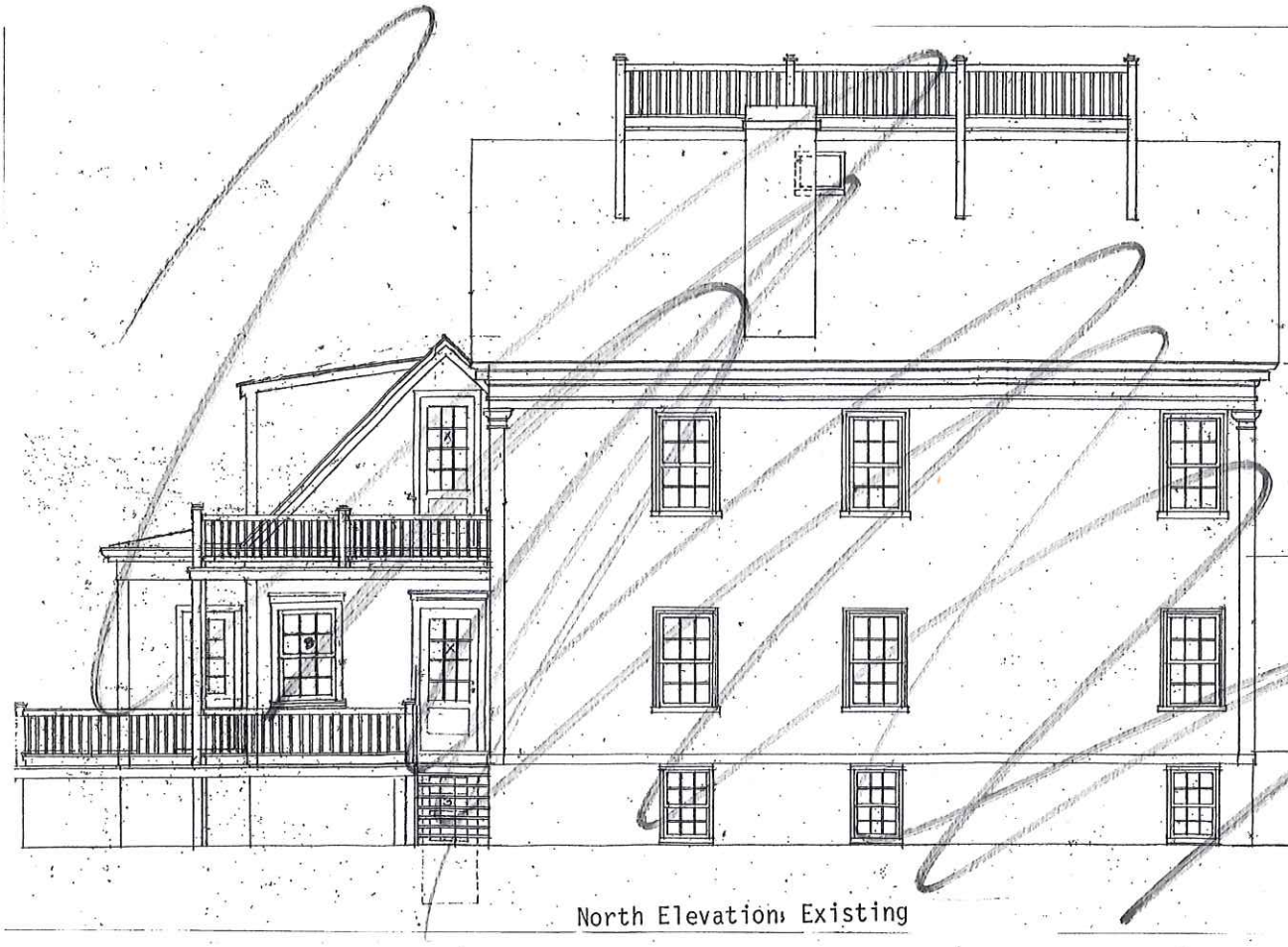
"MORTGAGE" PLOT PLAN
NANTUCKET MA.

48 ORANGE STREET

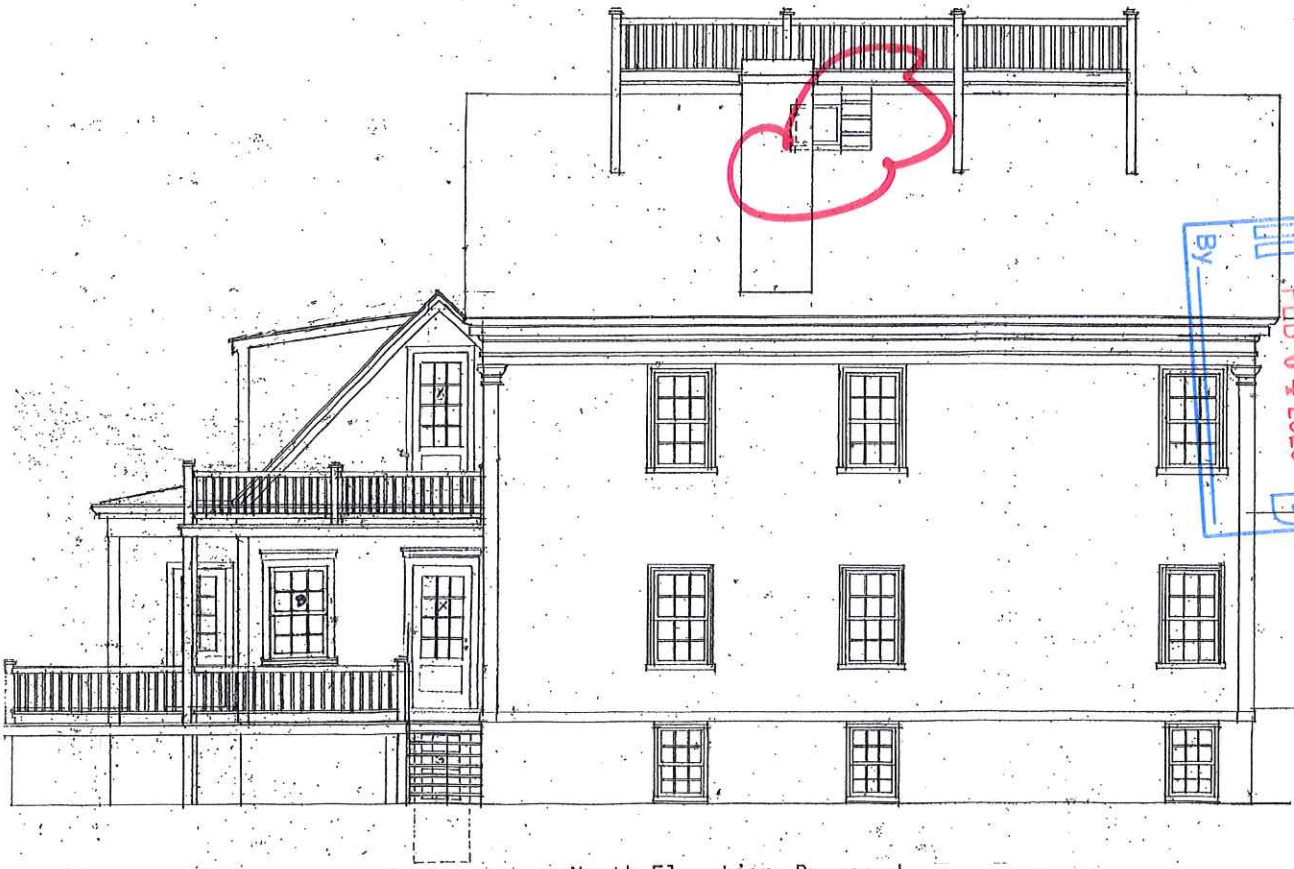
DEED BOOK 129, PAGE 140
ASSESSORS MAP 42.3.2, PARCEL 97
(NANTUCKET COUNTY)

PREPARED FOR: CASTLE

SCALE 1 IN. = 20 FT
AUGUST 25, 2013



North Elevation: Existing



North Elevation: Proposed

Renovations + Additions
48 ORANGE STREET
Nantucket

REGISTERED ARCHITECT
PAUL ALDEN CURTIS
NO. 5238
BOSTON, MASS.
COMMONWEALTH OF MASSACHUSETTS

ARCHITECT
PAUL ALDEN CURTIS A·I·A INC.
13 DWIGHT STREET · BOSTON · 02118
(617) 423-7896

21 NOV 2013
21 DEC 2013
6 NOV 2014
25 JAN 2020

RECEIVED
FEB 04 2020
By

Elevations

½"=1'0"

COA 60939 Inspector CF Date Inspected 12/19/19 Map 42 3.2 Parcel 97

HDC Inspection Checklist – Major

Address 48 Orange St.
Owner 4K's LLC

Inspection observed from: Orange St.
Cash Ct

____ Pass X Fail

____ New Dwelling ___ Addition ____ Garage ____ Commercial bldg ____ Studio ____ Move ____ Demolition ____ Shed
✓ Renovation ____ Alteration
Other: _____

INSPECTION DETAILS

Buildings –

Siting on lot: _____

Foundation: Height exposed: ____ Material ____ Coating/Color ____

Chimney Height ____ Material ____ Style ____ Cap ____

Roof Pitch Main Mass ____ Secondary Mass ____ Dormer ____ Other ____

Roof Material- Material ____ Style ____ Color ____

Skylight(s) Location ____ Material ____ Style ____

Gutter / Leader material ____ Size ____ Color ____

Sidewall exposure(inches) ____ material ____ Clapboard ____ exposure (3 ½-4") ____

Trim material ____ Treatment ____ size ____ Color ____

Windows Type (TDL) ____ (SDL) ____ Style ____ Color ____ notes ____

Doors Type (TDL) ____ (SDL) ____ Style ____ Color ____ notes ____

Garage doors Type (TDL) ____ (SDL) ____ Style ____ Color ____ notes ____

OTHER/NOTES - _____

____ INDICATES COMPLIANCE X INDICATES NON-COMPLIANCE N/A INDICATES not applicable

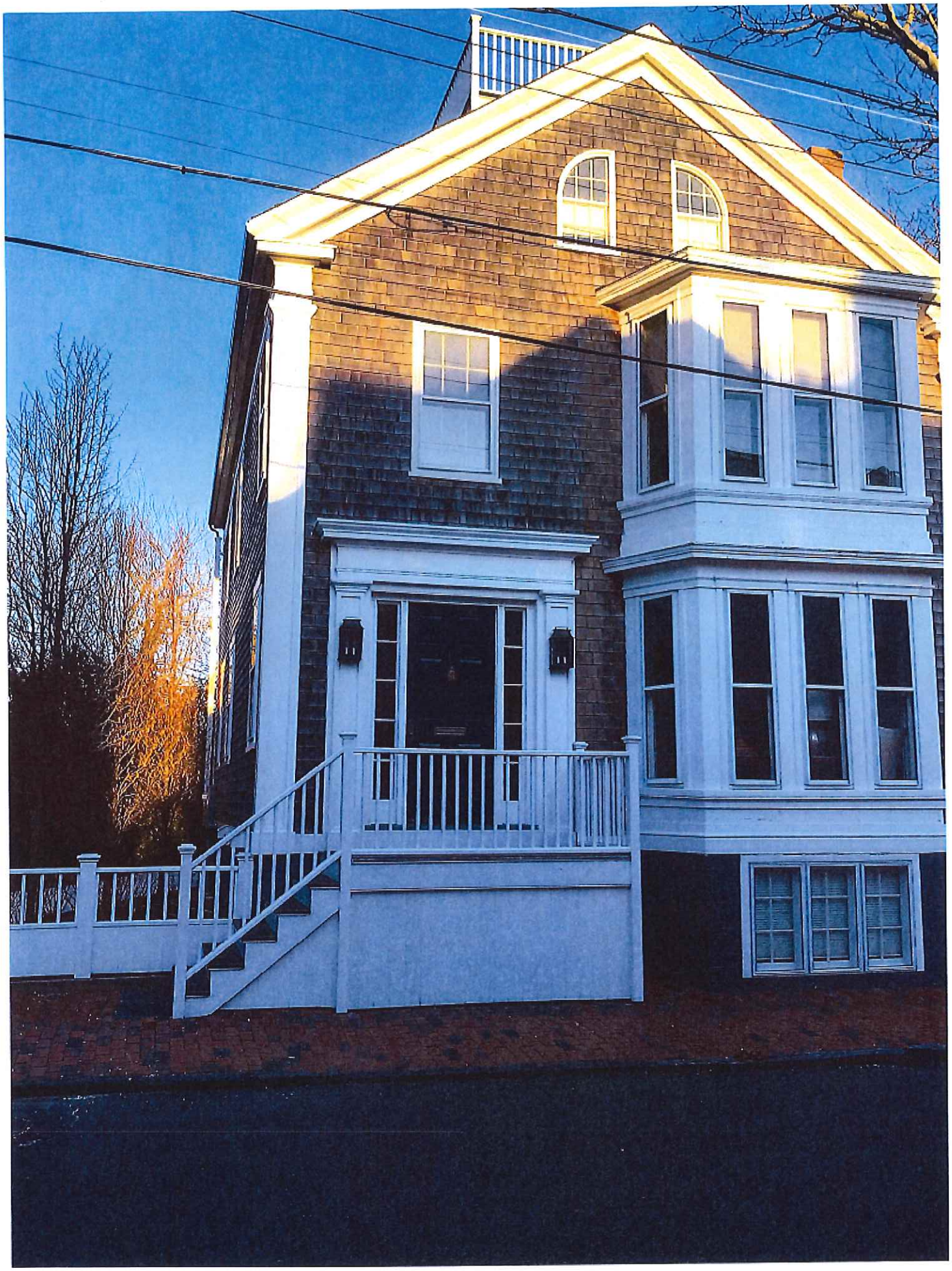
ATTACH PHOTOGRAPHS – Y/N

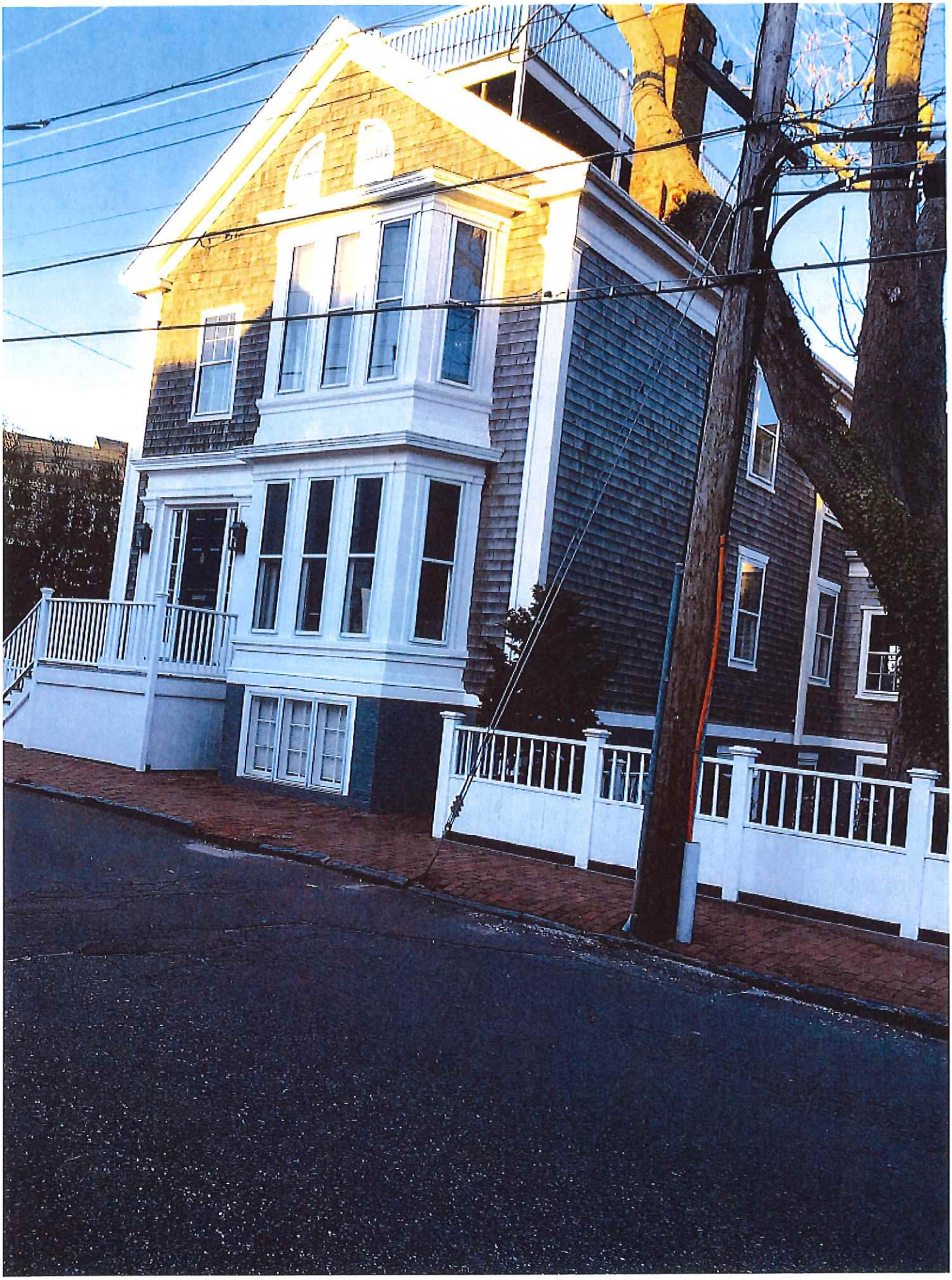
Stairs on roof not shown on plans

* please note - failed inspection 11/13/18 + 7/1/19 for same reason

See attached

CASH'S COURT
ONE
WAY





ONE
WAY
06 20 2019

06 20 2019

11 06 2018

11 06 2018

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.

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PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 140

Street & Number of Proposed Work: 75 N. LIBERTY

Owner of record: WOODIE STEVENSON

Mailing Address: 245 MILL STREET

GREENWICH, CT. 06830

Contact Phone #: _____ E-mail: woodie@pilotmusic.com

AGENT INFORMATION (if applicable)

Name: VAL OLIVER DESIGN INC.

Mailing Address: PO BOX 3057

NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: acliva162@gmail.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. 69818
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: N/A Sq. Footage 1st floor: _____ Decks/Patio: Size: N/A ☐ 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 N/A South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East N/A West _____

Additional Remarks

Historic Name:

Original Date: 1982

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 - NEW FRONT DOOR
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 _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ 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) _____

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 NATURAL WOOD

Deck _____ Foundation _____ Fence _____ Shutters _____

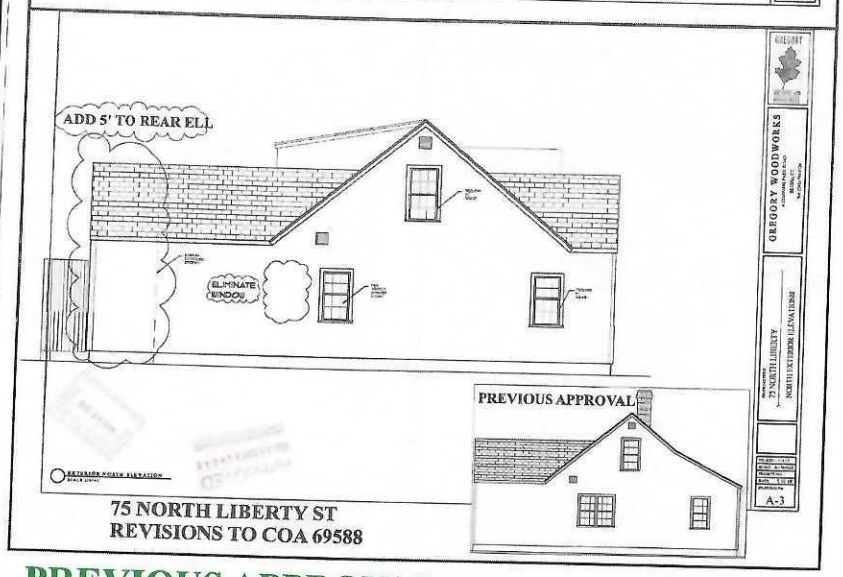
* Attach manufacturer's color samples if color is not from HDC approval list.

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 any revisions to this application will initiate a new sixty-day review period.

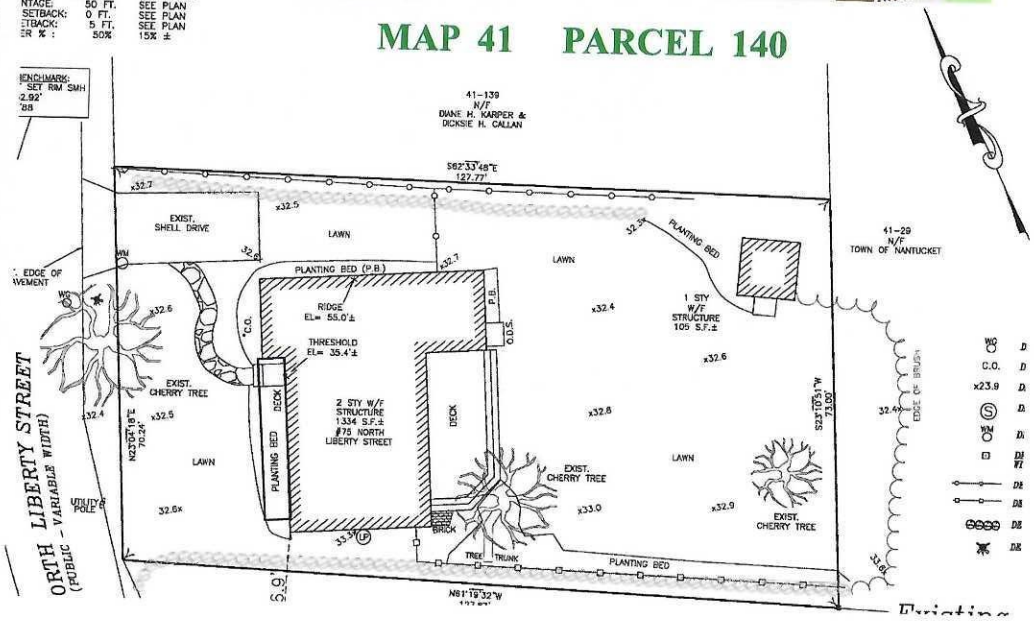
Date 1/20/20 Signature of owner of record _____ Signed under penalties of perjury

NEW DOOR STYLE EXAMPLE

MAP 41 PARCEL 140



PREVIOUS APPROVAL
COA 69818



WOODIE STEVENSON-75 NORTH LIBERTY ST
REVISIONS TO COA 69818
FRONT DOOR CHANGE

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 20

Street & Number of Proposed Work: 54 MAIN STREET.

Owner of record: KARL & WHITNEY SCHNEIDER

Mailing Address: 2399 Commonwealth Park
South Columbus, OH 43209.

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thorncroft Design LLC

Mailing Address: 48 Dukes Rd
Nantucket, MA

Contact Phone #: 8-9161 E-mail: kshneider@confidentialrealestate.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 EXTERIOR DECK, STOOP re-build, DOORS & skylights.

Size of Structure or Addition: Length: 25 Sq. Footage 1st floor: _____ Decks/Patio: Size: 25 x 10+ ☒ 1st floor ☐ 2nd floor

Width: 10/18 Sq. footage 2nd floor: _____ Size: _____ ☐ 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 N/A South N/A East N/A West N/A.

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 New Deck, Stoop.
2. South Elevation New Deck, Skylights, Door, Brick Piers. Lattice
3. West Elevation New Deck, Brick Piers, Nat Lattice, Window - stoop.
4. North Elevation - Stoop Rebuilt - per historic photo.

*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 _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer Velux/Cedar/3 Lite (Low Profile) Rough Opening 28" x 38" Size _____ Location _____

Manufacturer Velux/Cedar/3 Lite Rough Opening 28" x 38" 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 Railing PTD white

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing 1x5 Door Frame 1x5 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Boston Sash T.M.E

Doors* (type and material): ☒ TDL ☐ SDL Front _____ Rear 15/12 Lite wood/glass Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Nat Clapboard (if applicable) _____ Roof N/A

Trim white Sash white Doors white

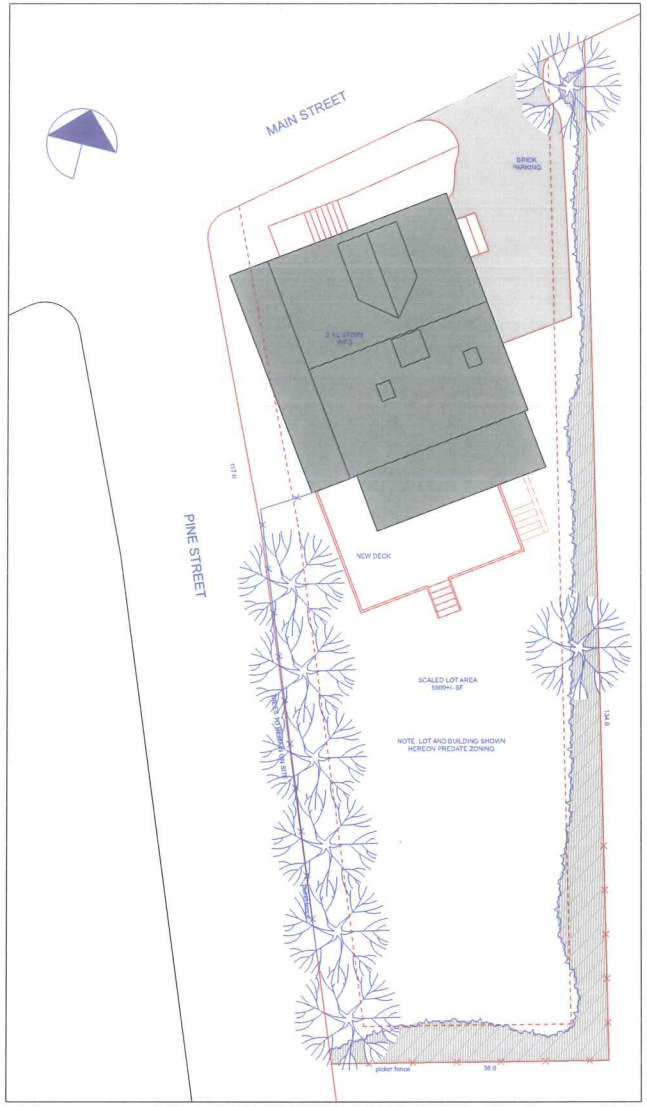
Deck Nat Foundation Nat Fence _____ Shutters _____

* 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.

Schneider Residence

84 Main Street
Nantucket , Massachusetts



Site Plan- Proposed

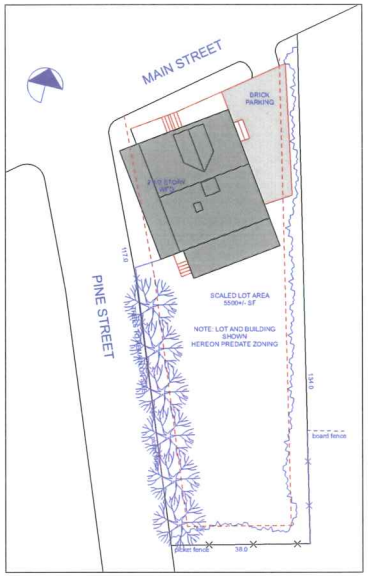
SCALE: 1/8" = 1'-0"

Locus

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	BASEMENT & FIRST FLOOR PLANS- EXIST'G & PROPOSED
	A1.2	SECOND & THIRD FLOOR PLANS- EXIST'G & PROPOSED
	A2.1	ELEVATIONS
	A2.2	ELEVATIONS

ZONING INFORMATION
MAP 42.3.3 PARCEL 20
CURRENT ZONING: ROH
DEED REFERENCE -DEED BK 124 PAGE 225

MINIMUM LOT SIZE- 5000 S.F. EXISTING LOT SIZE- 5500 S.F.
MINIMUM FRONTAGE- 50 SF
FRONT YARD SETBACK- NONE
REAR & SIDE SETBACK- 5 FT
GROUND COVER RATIO- 40% - ALLOWABLE- 2200 SF
EXISTING G.C.- 1265 S.F.
HOUSE- 1045 SF
SUNROOM- 220 SF
PROPOSED GROUND COVER (ADDITIONAL)= 0



Site Plan- Existing

SCALE: 1/16" = 1'-0"

ISSUES/REVISION	DATE
PHASE 1	11/20/19
	1/11/20
HDC 1	2/4/20

Karl & Whitney Schneider
84 Main Street
Nantucket, Massachusetts

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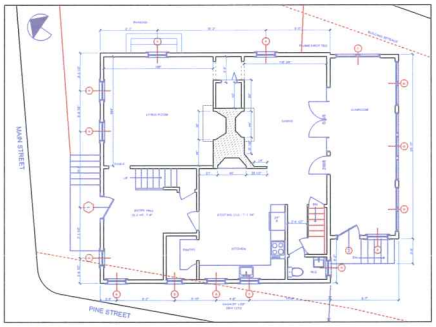
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: RM
Checked by: LT

Sheet No:
A0.0

Contents:
Cover - Plan House



First Floor Plan- Existing

SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE- EXISTING				
ID	#	MANUFACTURER	UNIT DIMENSION	REMARKS
A	10	HISTORIC SASH	31" x 59"	12/12 DH
B	3	HISTORIC SASH	25" x 59"	9/9 DH T.O.W.- 7'-0"
C	7	HISTORIC SASH	32" x 36"	4/8 DH SILL 43" AFF
D	10	BOSTON SASH	34 1/2" x 52"	8/8 DH T.O.W.- 7'-0"
E	1	HISTORIC SASH	29" x 53"	9/9 DH SILL 29" AFF
F	4	HISTORIC SASH	26 1/2" x 45"	8/12 DH SILL 28" AFF
G	1	HISTORIC SASH	21" x 52"	9/9 DH SILL 21" AFF
H	2	HISTORIC SASH	27" x 44"	6/6 DH SILL 38" AFF
J	1	HISTORIC SASH	29" x 52"	9/9 DH SILL 26" AFF
K	1	VELUX	24" x 36"	REPLACEMENT TO EXISTING- CEDAR COVER & DIVIDED LIGHT

DOOR SCHEDULE				
ID	#	MANUFACTURER	UNIT DIMENSION	REMARKS
1		HISTORIC	3'-0" x 6'-8"	6 PANEL
2		MORGAN	3'-0" x 6'-8"	15 LITE

PHASE 1

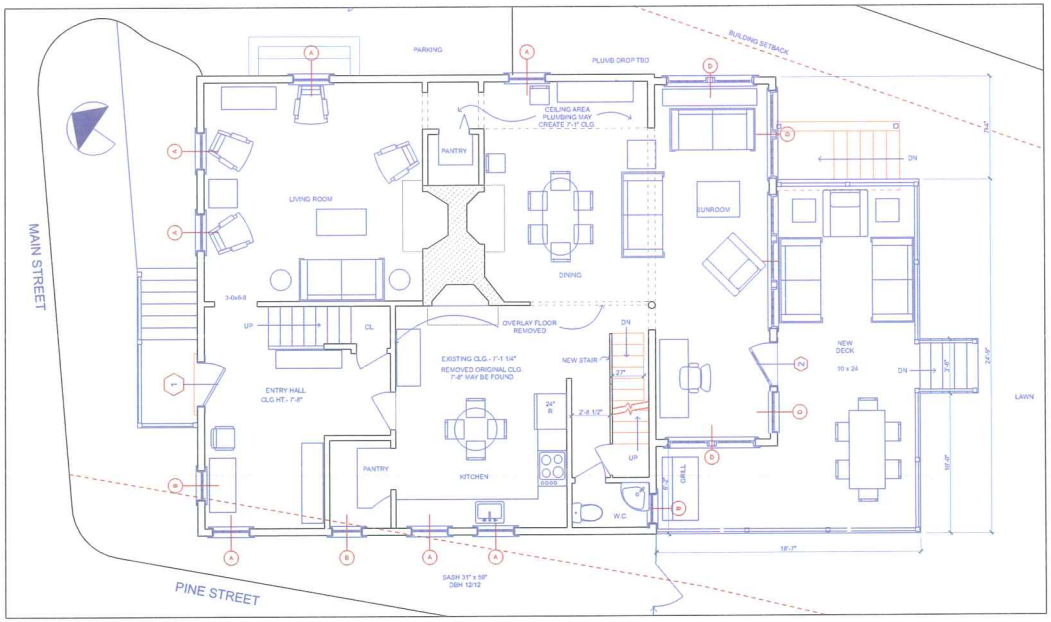
DECK ADDED

PHASE 2- INTERIOR WORK
FIRST FLOOR

KITCHEN CABS & APPLIANCES REPLACED
KITCHEN CEILING RESTORED TO ORIGINAL HEIGHT
KITCHEN LAYOVER FLOORING REMOVED

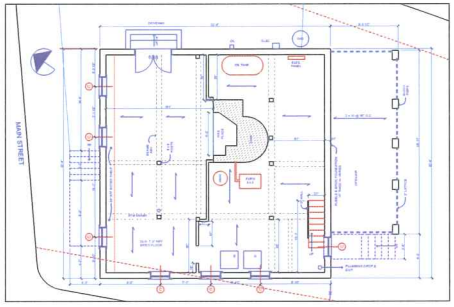
STAIR TO BASEMENT UNCONDITIONED
LIVING AREAS EXTENDED, REMAINS AS 27" WIDE (RE-BUILT)

ALL FIREPLACES REPAIRED AND PUT IN WORKING ORDER.



First Floor Plan-Proposed

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



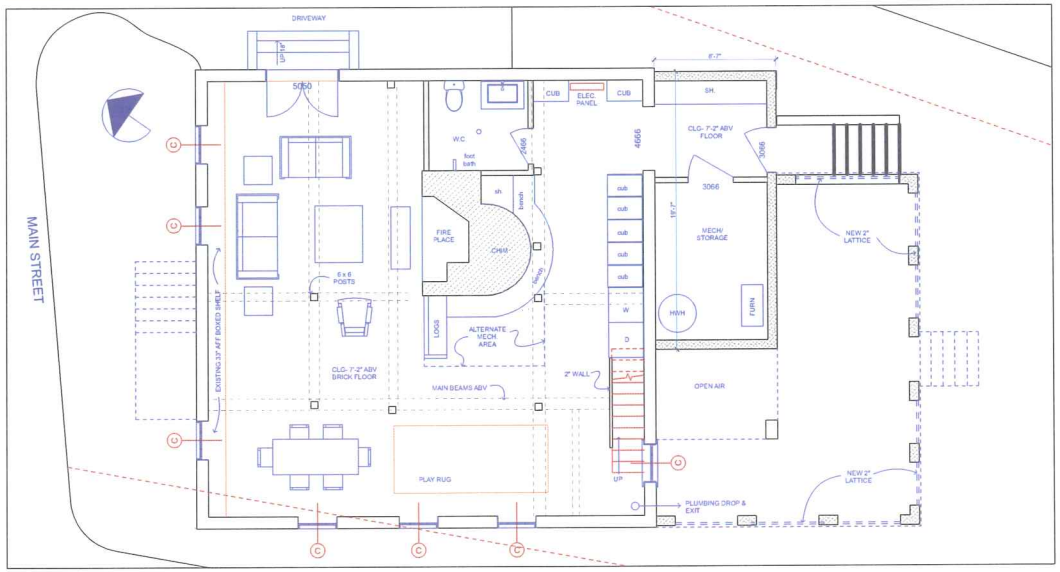
Basement Plan- Existing

SCALE: 1/8" = 1'-0"

PHASE 1 BASEMENT

BRICK FLOORS REPAIRED
RUBBLE/BRICK WALLS REPAIRED WHERE NEEDED
BUILT IN STORAGE ADDED
WASHER/DRYER RELOCATED
BATHROOM ADDED

IF STRUCTURE ALTERED, ENGINEER SHALL ADVISE ACCORDINGLY.



Basement Plan- Proposed- Phase 1

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

ISSUES/REVISION	DATE
PHASE 1	11/20/19
	1/11/20
HDC 1	2/4/20

Karl & Whitney Schneider
84 Main Street
Nantucket, Massachusetts

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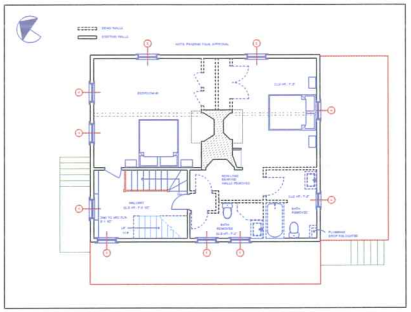
Project No: 17
Designed by: PM
Drawn by: 17
Checked by: 17

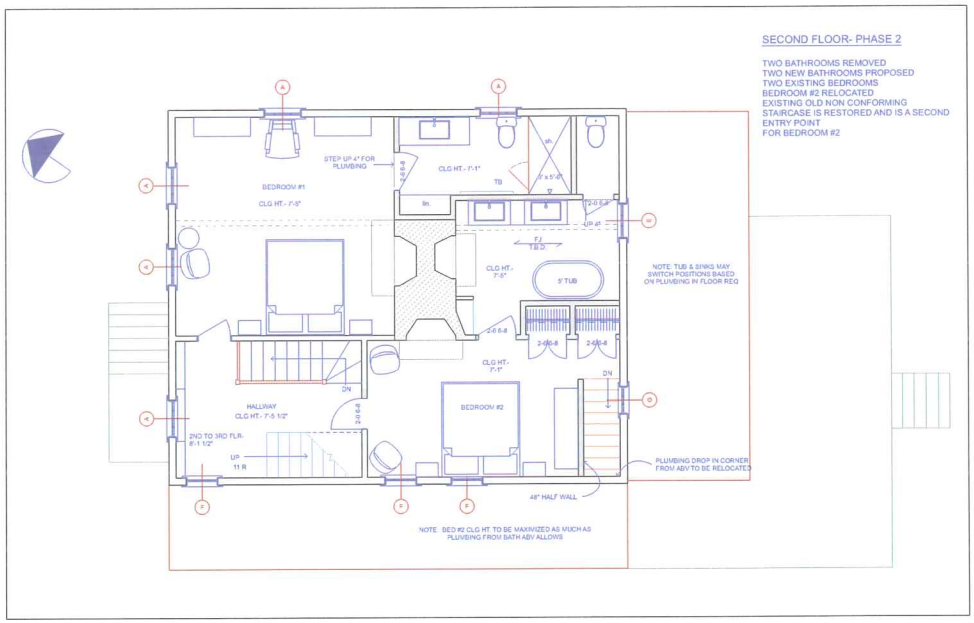
Sheet No:
A1.1

Drawing: Floor Plan Plan



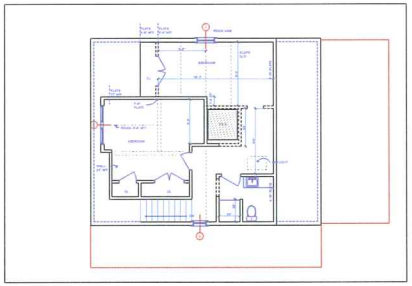
Second Floor Plan- Existing

SCALE: 1/8" = 1'-0"



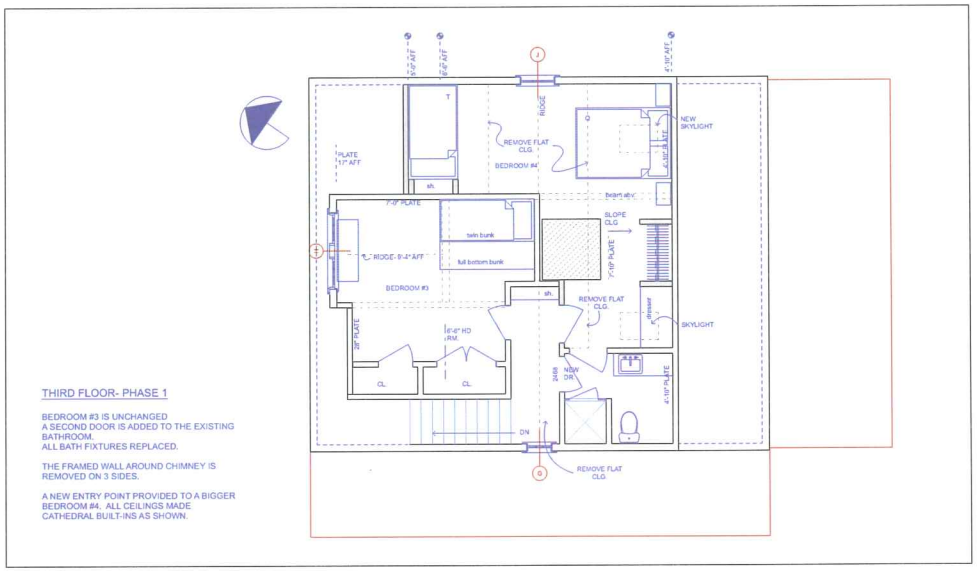
Second Floor Plan- Proposed- Phase 2

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



Attic Floor Plan- Existing

SCALE: 1/8" = 1'-0"



Attic Floor Plan- Proposed- Phase 1

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

ISSUES/REVISION	DATE
PHASE 1	11/20/19
	1/11/20
HDC 1	2/4/20

Karl & Whitney Schneider

84 Main Street

Nantucket, Massachusetts

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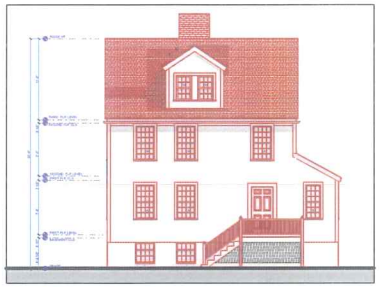
Project No: ____
Designed by: KT
Drawn by: RM
Checked by: KT

Sheet No:

A1.2

Contents: Second Floor Plans



North Elevation- Existing

SCALE: 1/8" = 1'-0"

West Elevation- Existing

SCALE: 1/8" = 1'-0"

North Elevation- Existing

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

West Elevation- Proposed

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

ISSUES/REVISION	DATE
PHASE 1	11/20/19
	1/11/20
HDC 1	2/4/20

Karl & Whitney Schneider

84 Main Street

Nantucket, Massachusetts

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Tele. 508 228 9161 Fax 508 228 3165

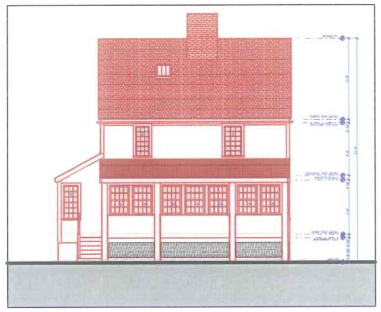
Project No: 17
Designed by: JW
Drawn by: JW
Checked by: KT

Sheet No:

A2.1

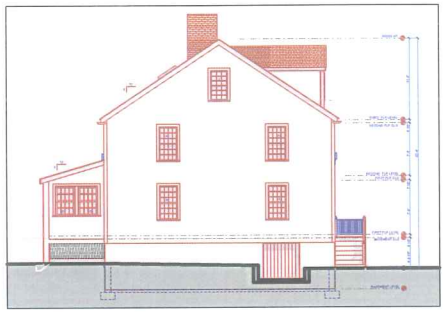
Contents:

Elevations



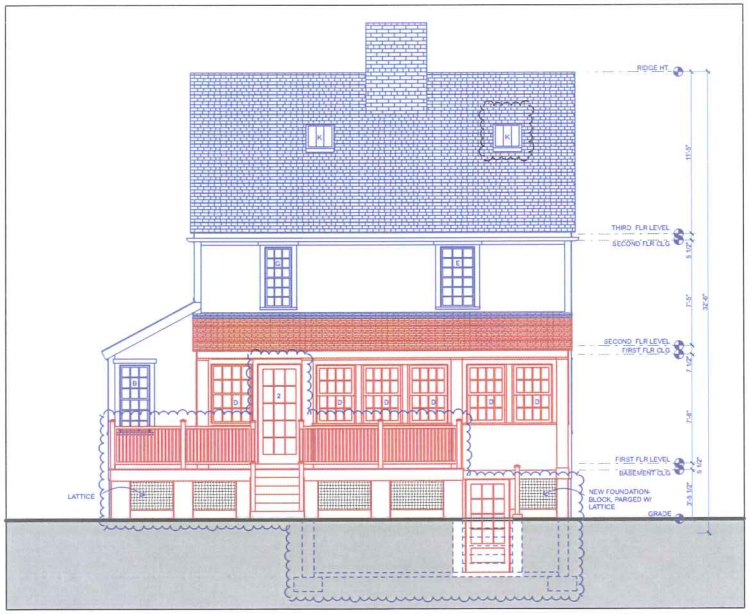
South Elevation- Existing

SCALE: 1/8" = 1'-0"



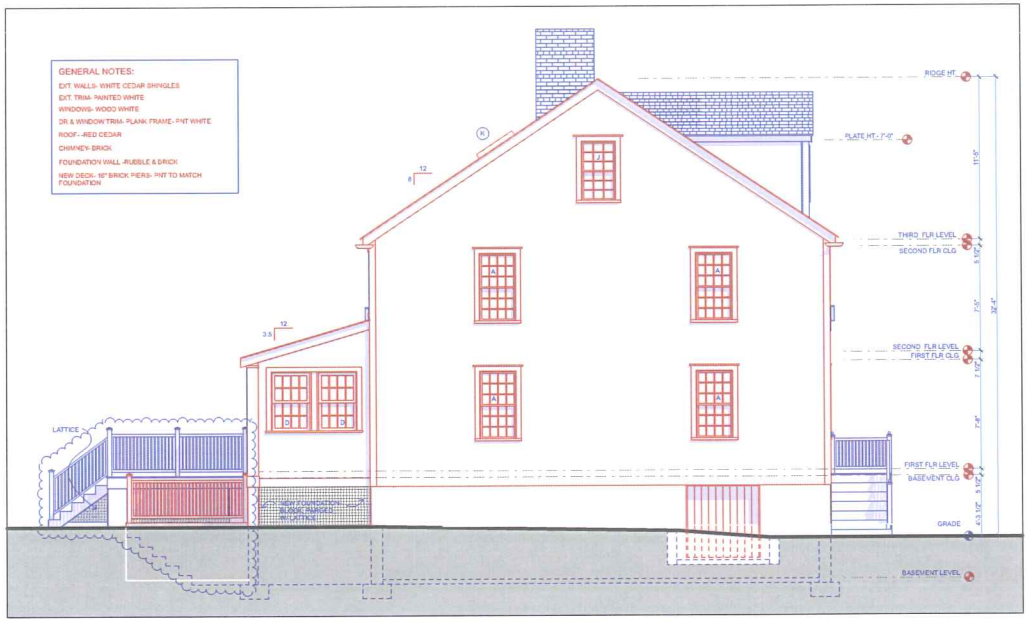
East Elevation- Existing

SCALE: 1/8" = 1'-0"



South Elevation- Proposed

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



East Elevation- Proposed

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

ISSUES/REVISION	DATE
PHASE 1	11/20/19
	1/11/20
HDC 1	2/4/20

Karl & Whitney Schneider
84 Main Street
Nantucket, Massachusetts

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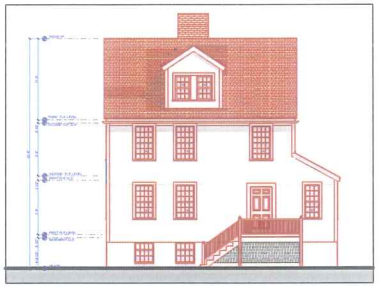
Tele. 508 228 9161 Fax 508 228 3165

Project No: 17
Designed by: RW
Drawn by: LT
Checked by: LT

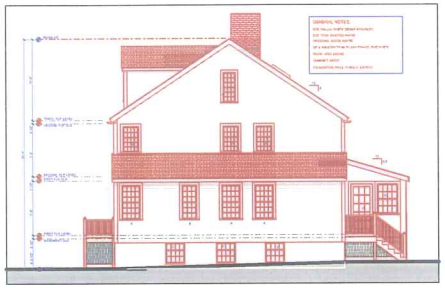
Sheet No:
A2.2

Contents:
Elevations



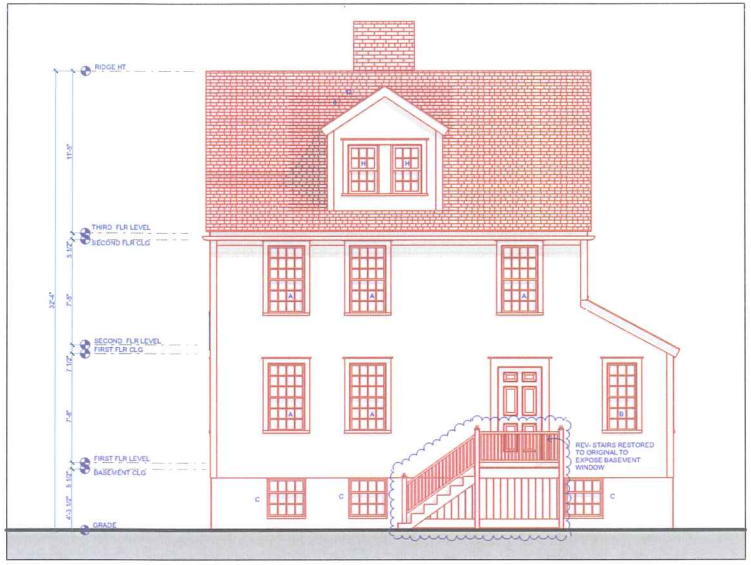
North Elevation- Existing

SCALE: 1/8" = 1'-0"



West Elevation- Existing

SCALE: 1/8" = 1'-0"



North Elevation- Existing

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

West Elevation- Proposed

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

ISSUES/REVISION	DATE
PHASE 1	11/20/19
	1/11/20
HDC 1	2/4/20

Karl & Whitney Schneider
84 Main Street
Nantucket, Massachusetts

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48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: BM
Checked by: LT

Sheet No:
A2.1

Contents:
Elevations

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°: 42.2.3 PARCEL N°. 22

Street & Number of Proposed Work: 92 Washington Street

Owner of record: Great State Properties c/o Joseph Quay

Mailing Address: 3107 Westlake Drive
Austin, Tx 78746

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Scott Hutton, Smith + Hutton Architects

Mailing Address: 91 Chestnut Road, Suite B
Paoli, PA 19301

Contact Phone #: 610.644.4400 E-mail: scott@smithhutton.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: 47'-6" Sq. Footage 1st floor: 1225 SF Decks/Patio: Size: FRONT - 214 SF ☒ 1st floor ☐ 2nd floor
Width: 45'-7" Sq. footage 2nd floor: 1059 SF Size: REAR - 210 SF ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North n/a South n/a East n/a West n/a

Height of ridge above final finish grade: North 28'-2½" South 28'-2½" East 26'-8½" West 26'-2½"

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.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 5'-0" ☐ Block ☐ Block Parged ☒ Brick (type) morin, college blend, ptd. ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) morin, college blend, ptd. ☐ Other _____

Roof Pitch: Main Mass 8.25/12 Secondary Mass 7.75/12 Dormer 7/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red cedar shingle

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) fir, ptd Quaker Grey

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles natural, to weather ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other ptd. Quaker Grey to match Ex. Garage
C. Dimensions: Fascia 8" Rake 10" Soffit (Overhang) 6" Corner boards 5½" Frieze _____
Window Casing 4½" Door Frame 4½" Columns/Posts: Round _____ Square 8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Norwood Windows + Doors

Doors* (type and material): ☐ TDL ☒ SDL Front 6 lite, paneled door Rear 15 lite, french pair Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

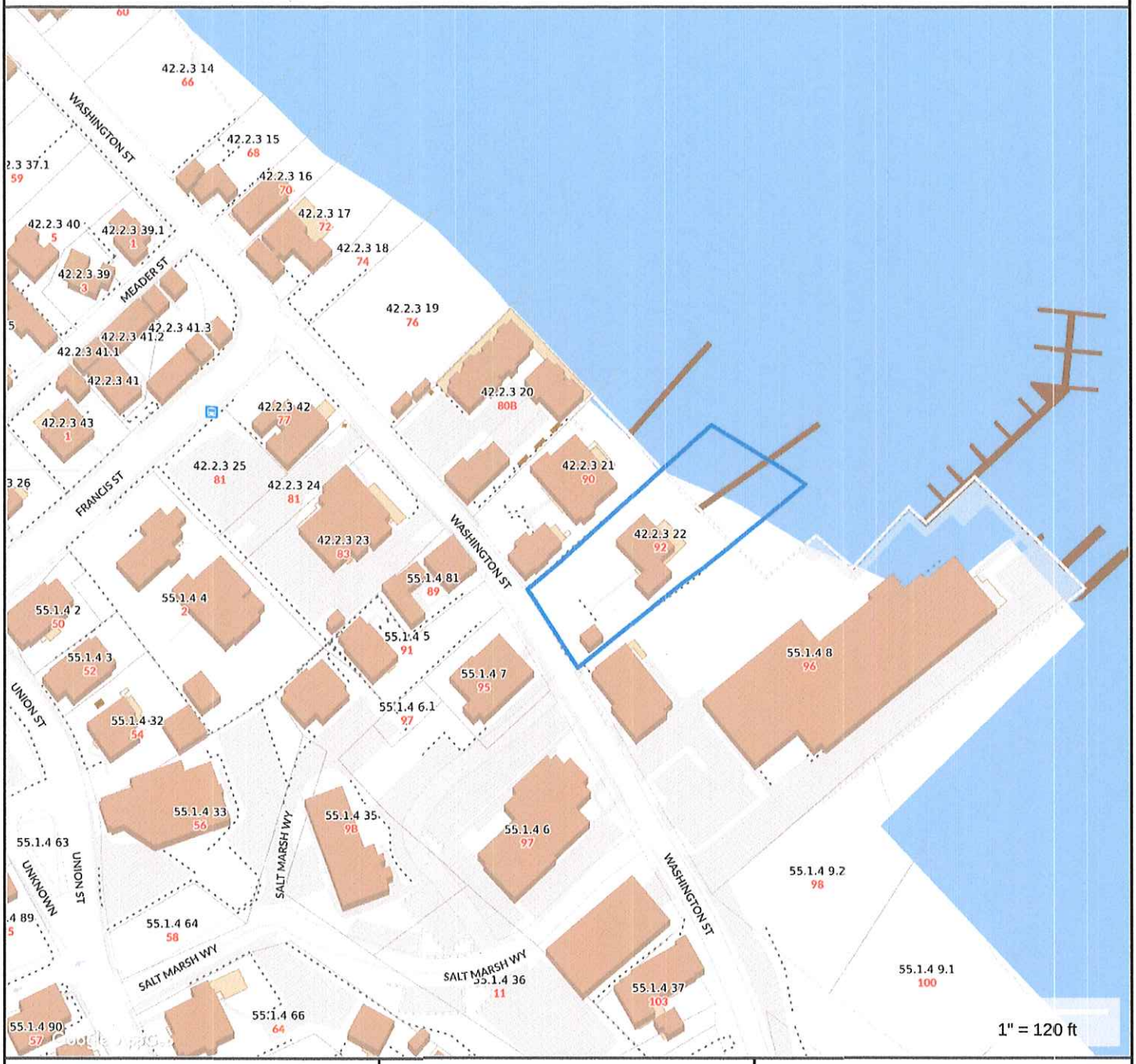
COLORS

Sidewall white cedar, natural to weather Clapboard (if applicable) n/a Roof Red Cedar Shingle, natural to weather
Trim ptd. Quaker Grey Sash ptd. Black Doors ptd. Black
Deck IPE, natural to weather Foundation Brick pier, ptd Quaker Grey 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 1/31/2020 Signature of owner of record [signature] Signed under penalties of perjury



Property Information

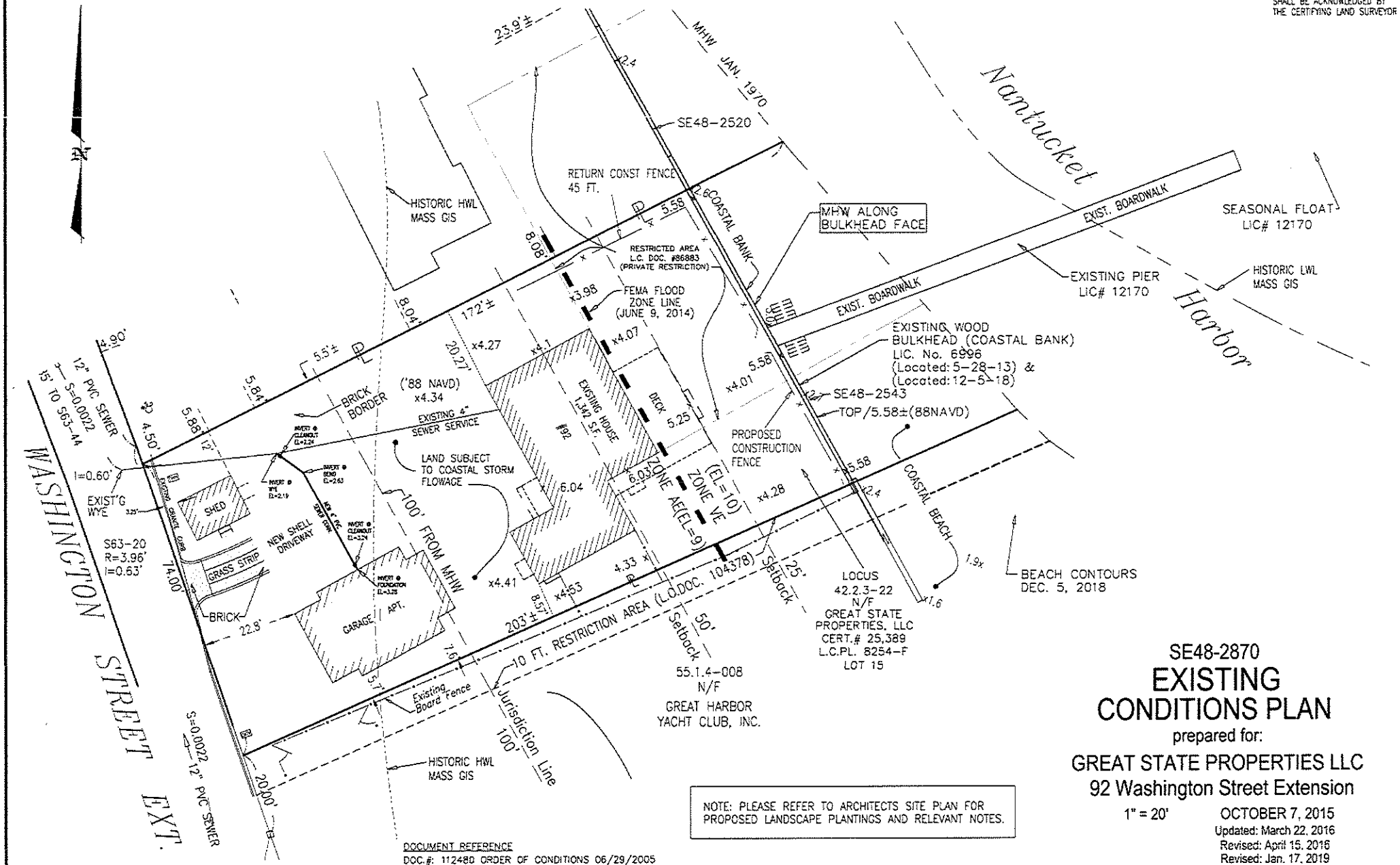
Property ID	42.2.3 22
Location	92 WASHINGTON ST
Owner	GREAT STATE PROPERTIES LLC

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.

Geometry updated 11/13/2018
Data updated 11/19/2018

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR



NOTE: PLEASE REFER TO ARCHITECTS SITE PLAN FOR PROPOSED LANDSCAPE PLANTINGS AND RELEVANT NOTES.

ZONING CLASSIFICATION: R-C

		EXISTING:
MIN. AREA:	5000	14,757 S.F.±
MIN. FRONTAGE:	40 FT	SEE PLAN
FRONT YARD S.B.:	ZERO	SEE PLAN
REAR & SIDE S. B.:	5'	SEE PLAN
GROUND COVER (%):	50%	10.1% House: 1,342 Shed: 148 sf

SE48-1787
SE48-2543
SE48-2870

DOCUMENT REFERENCE
DOC.#: 112480 ORDER OF CONDITIONS 06/29/2005
DOC.#: 79167 LICENSE #6996 & PLAN 02/24/1998 (BULKHEAD)
DOC.#: 124800 LICENSE #12170 & PLAN 7/15/2008 (PIER)
DOC.#: 139419 LICENSE #12170 CERT. OF COMPL. (PIER)
DOC.#: 140567 ORDER OF CONDITIONS 03/20/13
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 104378 PRIVATE DEED RESTRICTION

OWNER'S REFERENCE
ACKEASY, LLC
CERT. OF TITLE: 23,851
L.C.C.: 8254-F LOT 15

ASSESSOR MAP 42.2.3, PARCEL 22

NO PART OF THE PREMISES IS WITHIN THE AREA MAPPED AS PRIORITY HABITATS OF RARE SPECIES BY THE NHESP.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SE48-2870

EXISTING CONDITIONS PLAN

prepared for:

GREAT STATE PROPERTIES LLC
92 Washington Street Extension

1" = 20' OCTOBER 7, 2015
Updated: March 22, 2016
Revised: April 15, 2016
Revised: Jan. 17, 2019

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

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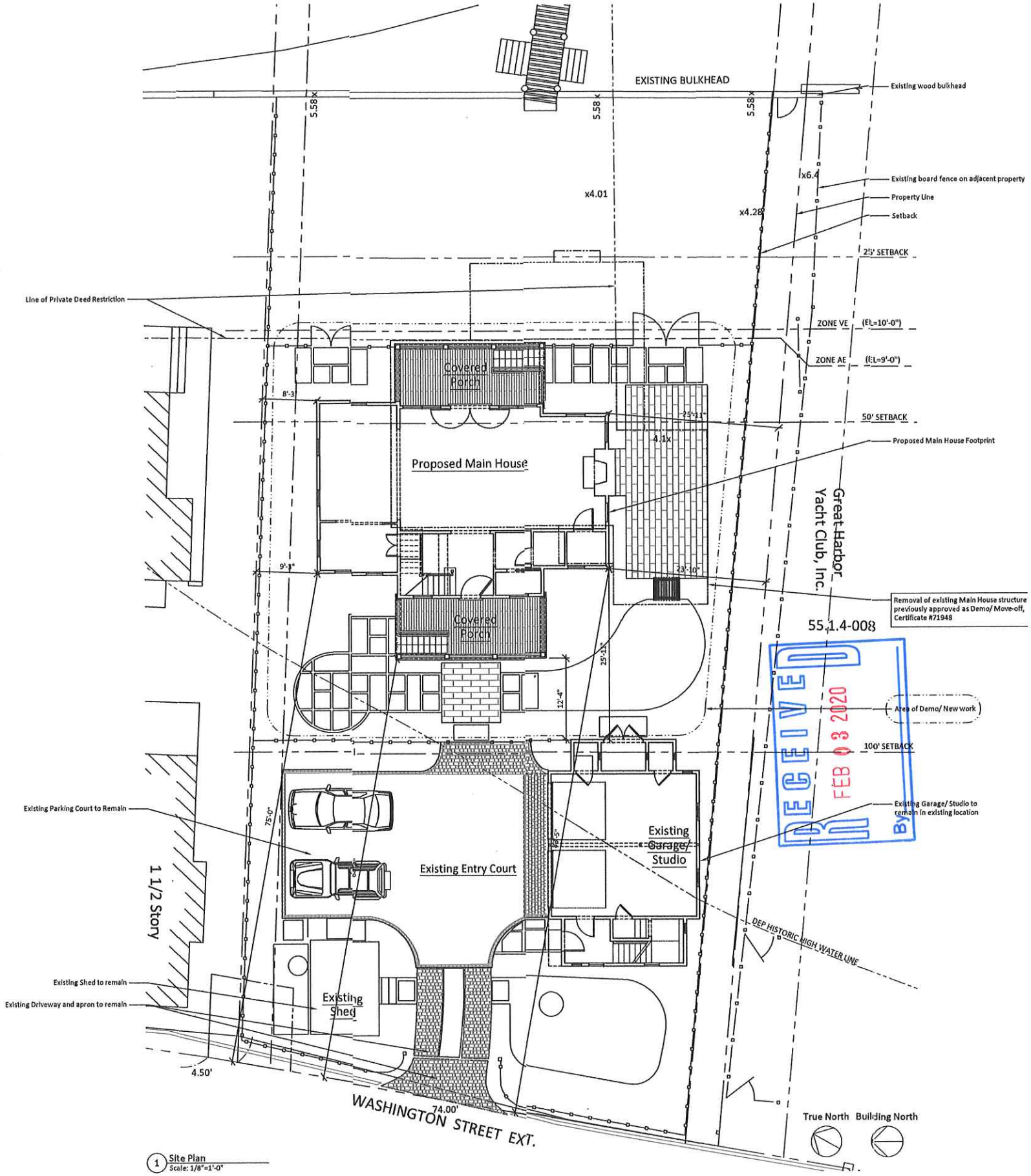
SHEET 1 of 1 B7956.1

V:\DRAWFILES\B7956\B7956.1\NOI-3-2-16.dwg 1/17/2019 11:11:53 AM EST

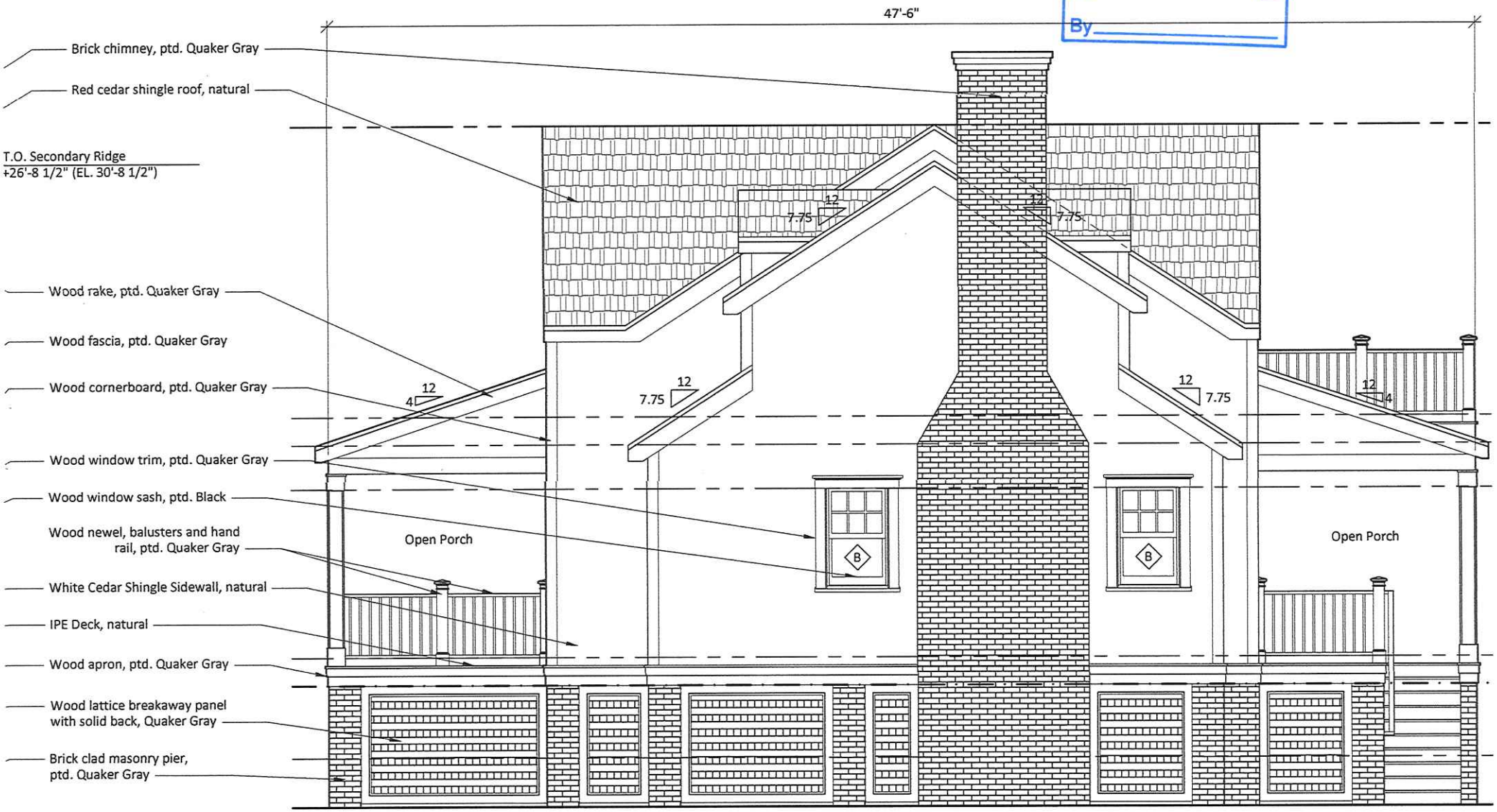


1 Site Plan
Scale: 1/8"=1'-0"

RECEIVED
FEB 03 2020
By

1 South Elevation (Washington Street Side)
Scale: 1/4"=1'-0"

RECEIVED
FEB 03 2020
By

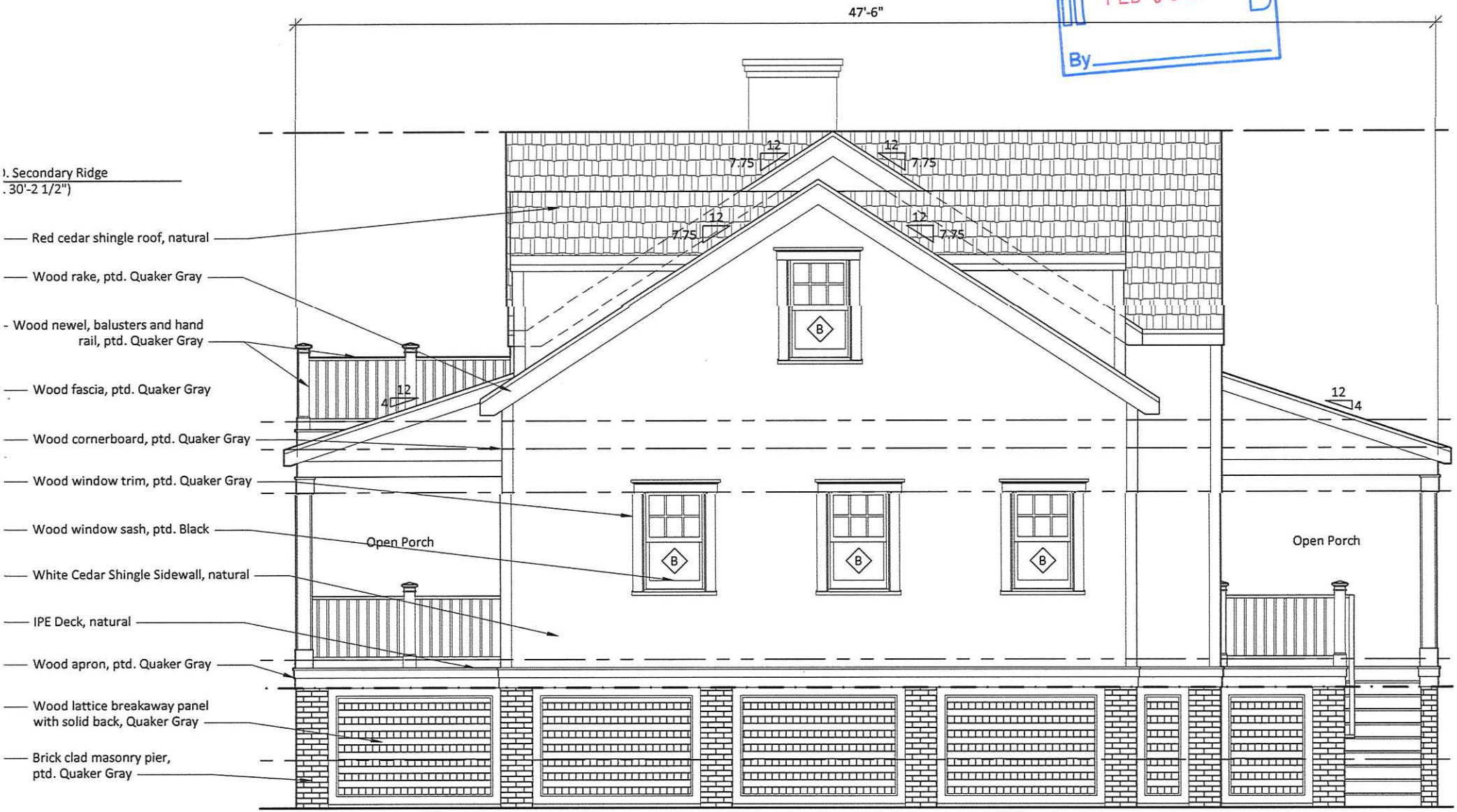


2 East Elevation (Great Harbor Yacht Club Side)
Scale: 1/4"=1'-0"

RECEIVED
FEB 03 2020
By

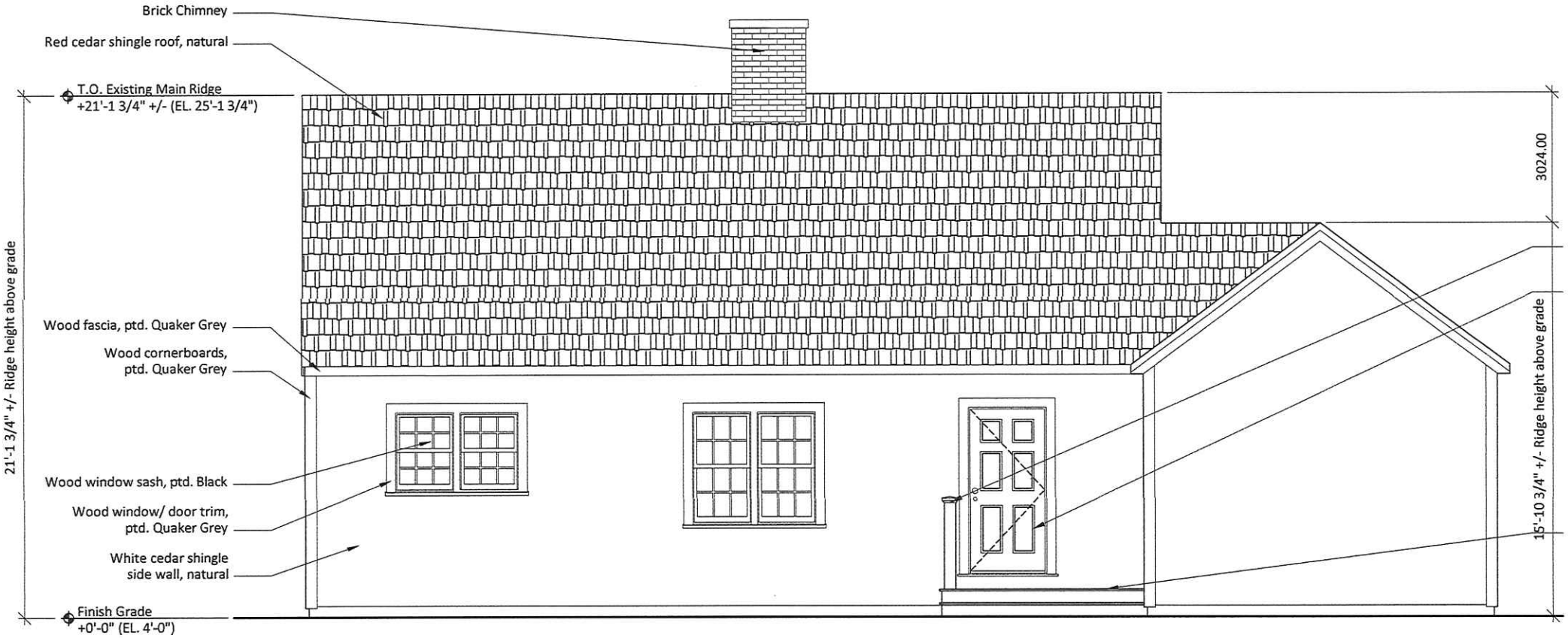
3 North Elevation (Ocean Side)
Scale: 1/4"=1'-0"

RECEIVED
FEB 03 2020
By



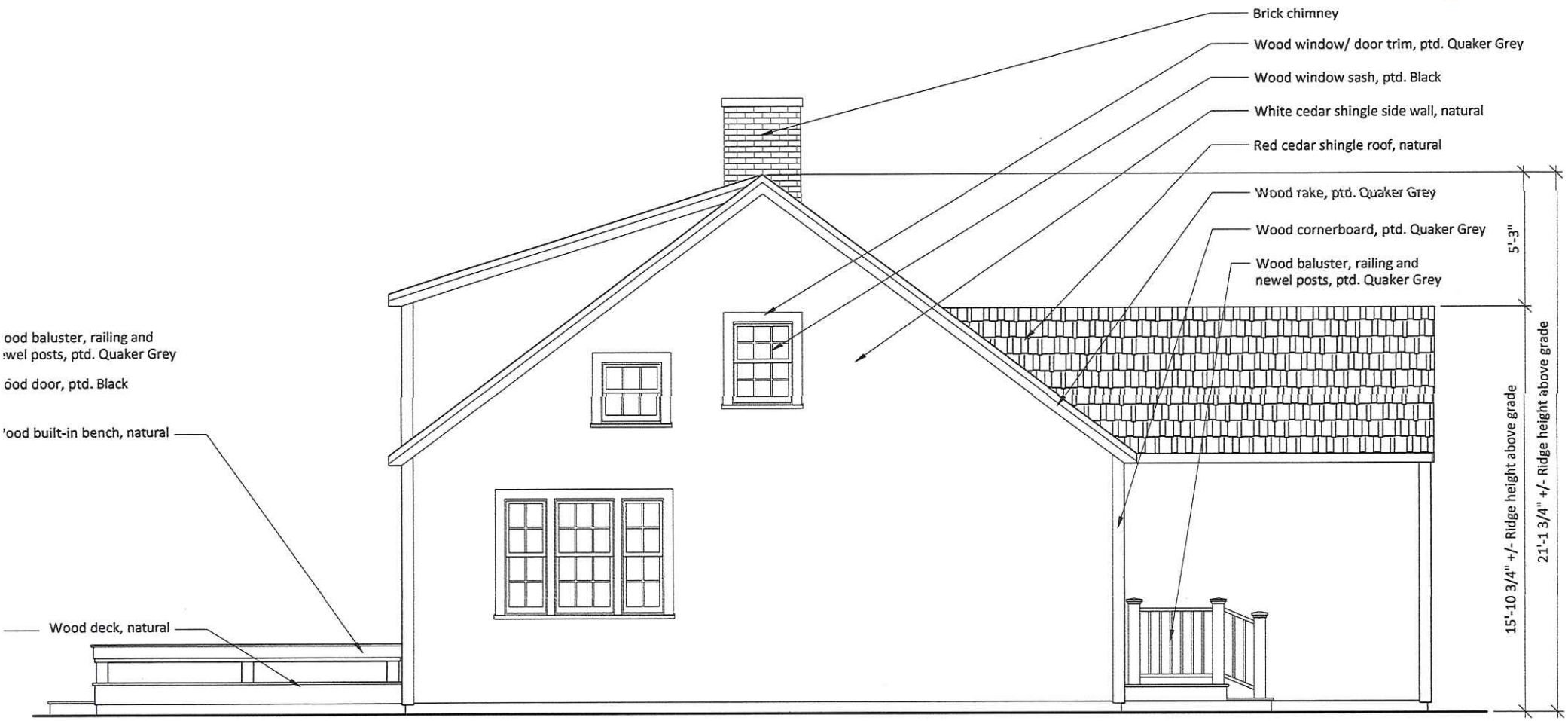
4 West Elevation
Scale: 1/4"=1'-0"

RECEIVED
FEB 03 2020
By



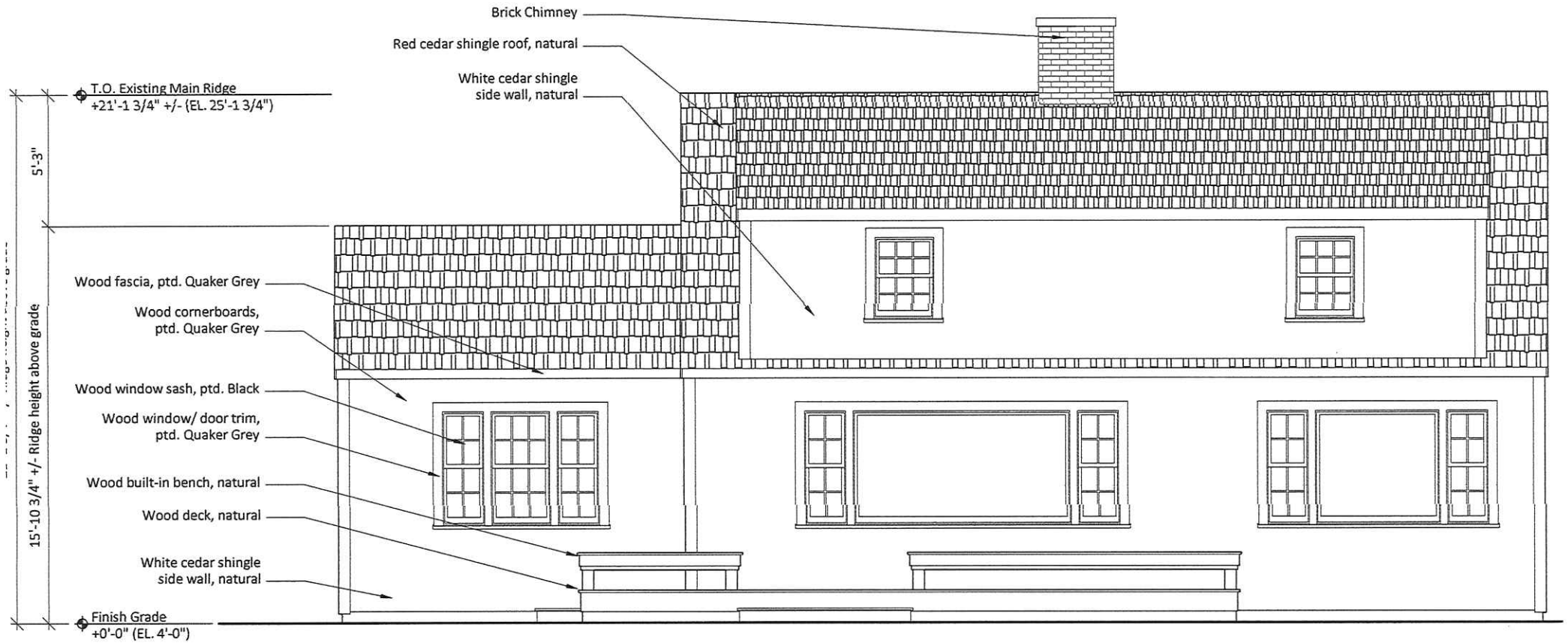
1 Southwest Elevation
Scale: 1/4" = 1'-0"

RECEIVED
FEB 03 2020
By



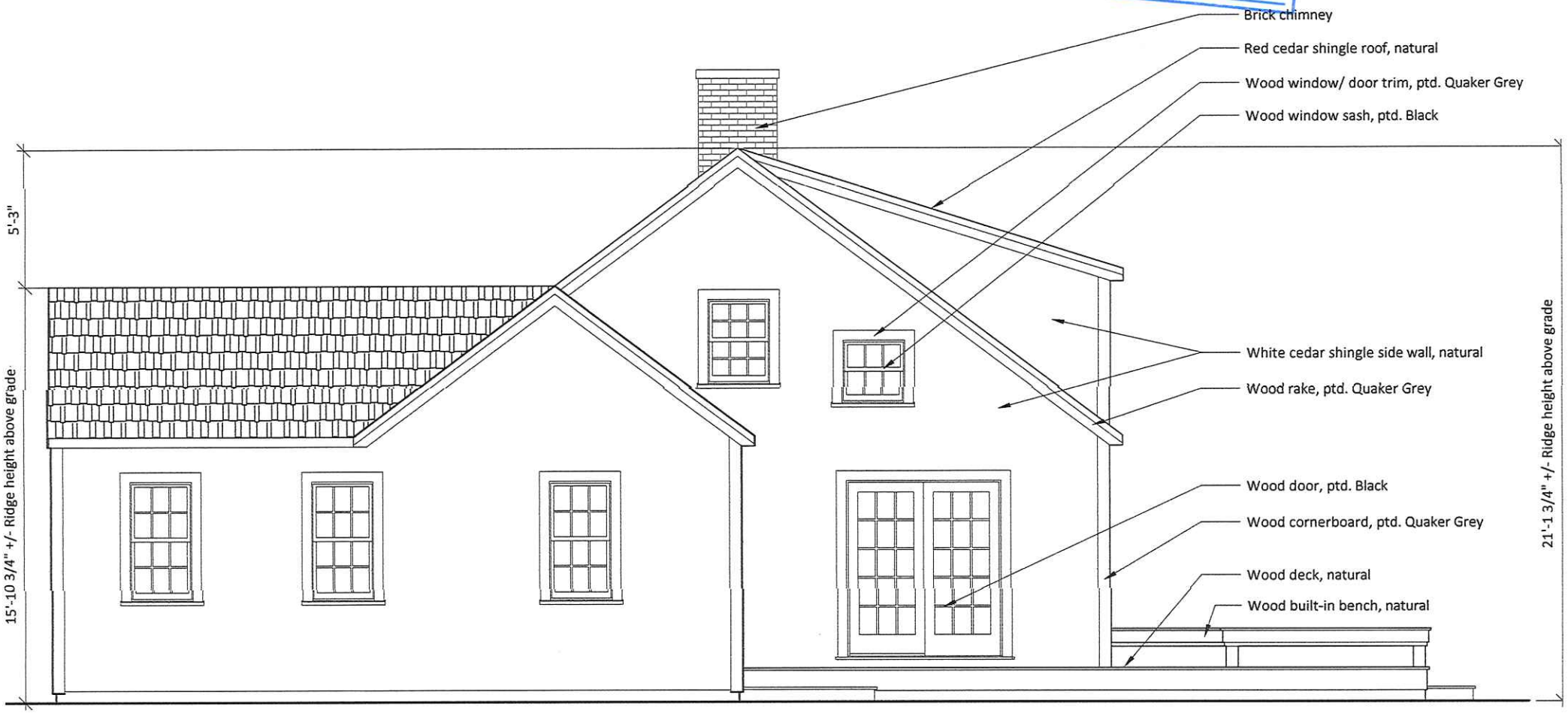
2 Northwest Elevation
Scale: 1/4" = 1'-0"

RECEIVED
FEB 03 2020
By

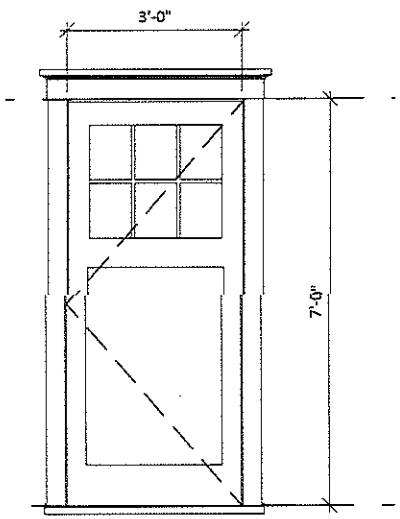


3 Northeast Elevation
Scale: 1/4" = 1'-0"

RECEIVED
FEB 03 2020
By



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



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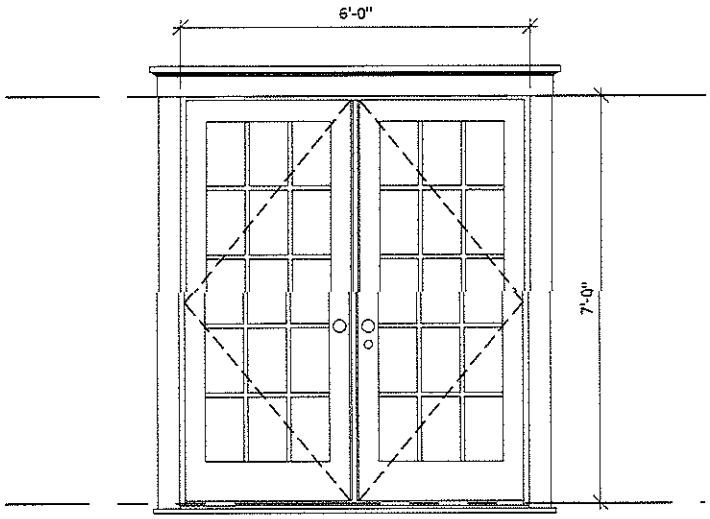

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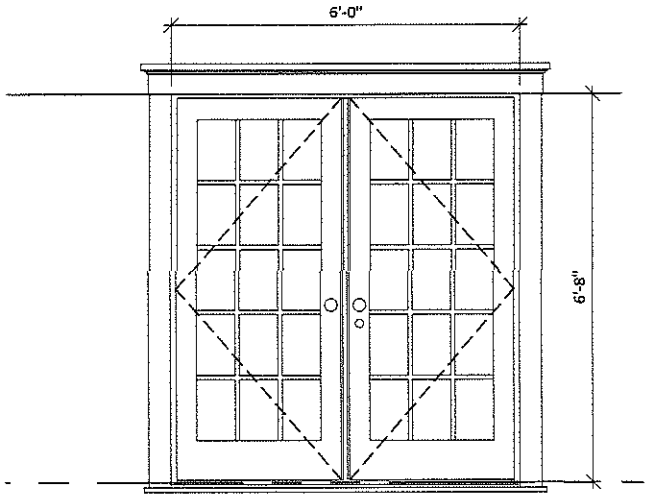
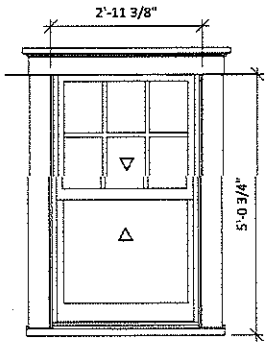


3

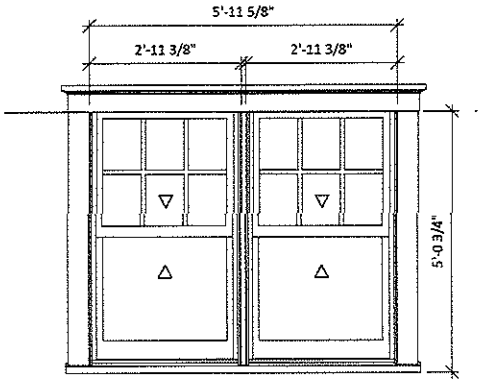
Exterior Door Schedule

Type	Description	Manufacturer	Lights	Nominal Size	Material	Swing	Handing	Unit Finish	Exterior Trim Finish	Notes
1	1/4 Vision 6 lite Door	Norwood Window and Door	SDL	3'-0" w x 7'-0" h	All Wood Unit	Inswing	RH	Black	Quaker Grey	
2	Pair Full Vision 15 lite French Door	Norwood Window and Door	SDL	6'-0"w x 7'-0"h	All Wood Unit	Inswing	LH/RH Active	Black	Quaker Grey	
3	Pair Full Vision 15 lite French Door	Norwood Window and Door	SDL	6'-0"w x 6'-8" h	All Wood Unit	Inswing	LH/RH Active	Black	Quaker Grey	

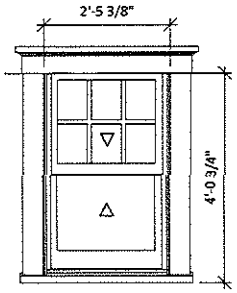
1 Exterior Door Elevations
Scale: 1/2"=1'-0"



A



A2



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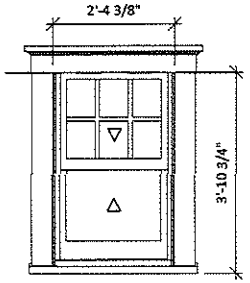

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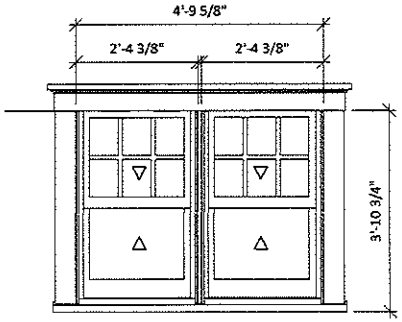
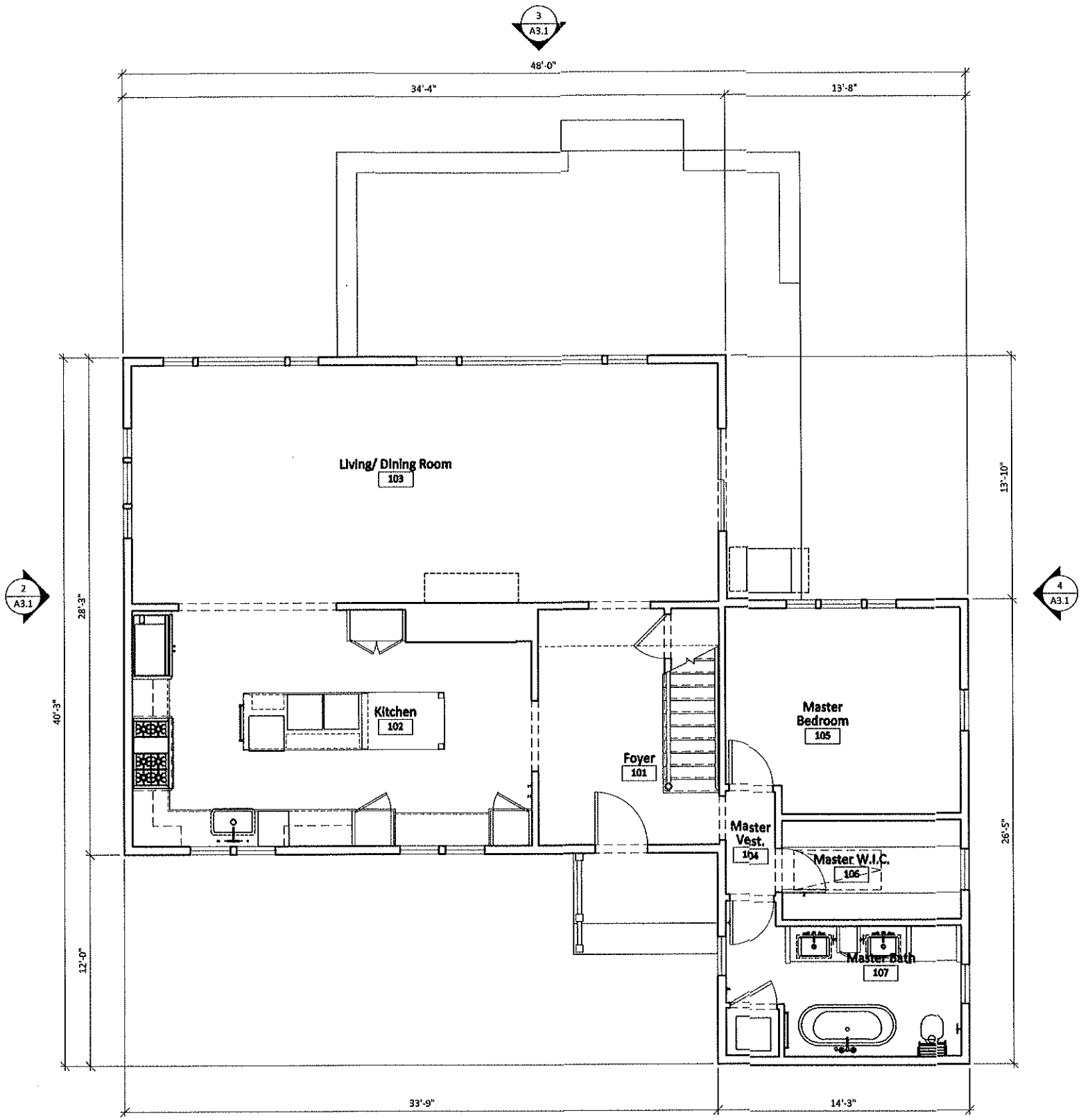


C2

Exterior Door Schedule

Type	Description	Manufacturer	Lights	Unit Size	Material	Unit Finish	Exterior Trim Finish	Notes
A	500 Series Double Hung - 6/1 Lite	Norwood Window and Door	SDL	2'-11 3/8"w x 5'-0 3/4"h	All Wood Unit	Black	Quaker Grey	
A-2	500 Series Pair Double Hung - 6/1 lite	Norwood Window and Door	SDL	5'-11 5/8"w x 5'-0 3/4"h	All Wood Unit	Black	Quaker Grey	
B	500 Series Double Hung - 6/1 Lite	Norwood Window and Door	SDL	2'-5 3/8"w x 4'-0 3/4"h	All Wood Unit	Black	Quaker Grey	
C	500 Series Double Hung - 6/1 Lite	Norwood Window and Door	SDL	2'-4 3/8"w x 3'-10 3/4"h	All Wood Unit	Black	Quaker Grey	
C-2	500 Series Pair Double Hung - 6/1 lite	Norwood Window and Door	SDL	4'-9 5/8"w x 3'-10 3/4"h	All Wood Unit	Black	Quaker Grey	

2 Window Elevations
Scale: 1/2"=1'-0"

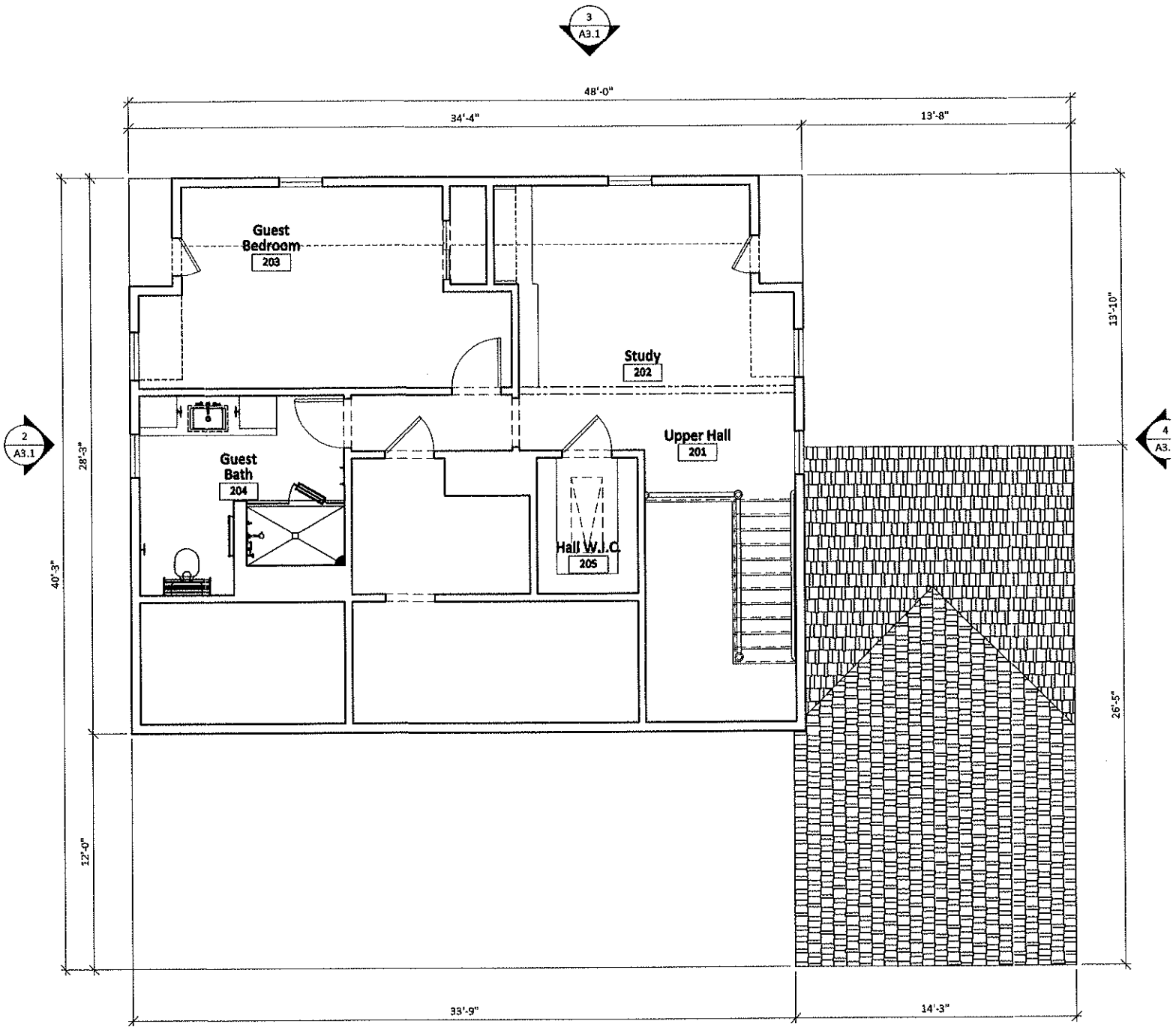


1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

1
A3.1

Existing 1.5 story Main House previously approved as "Demo/ Move-off", Certificate #71948

- See separate application for New Proposed Main House
- Existing building components to be reused/ donated as possible

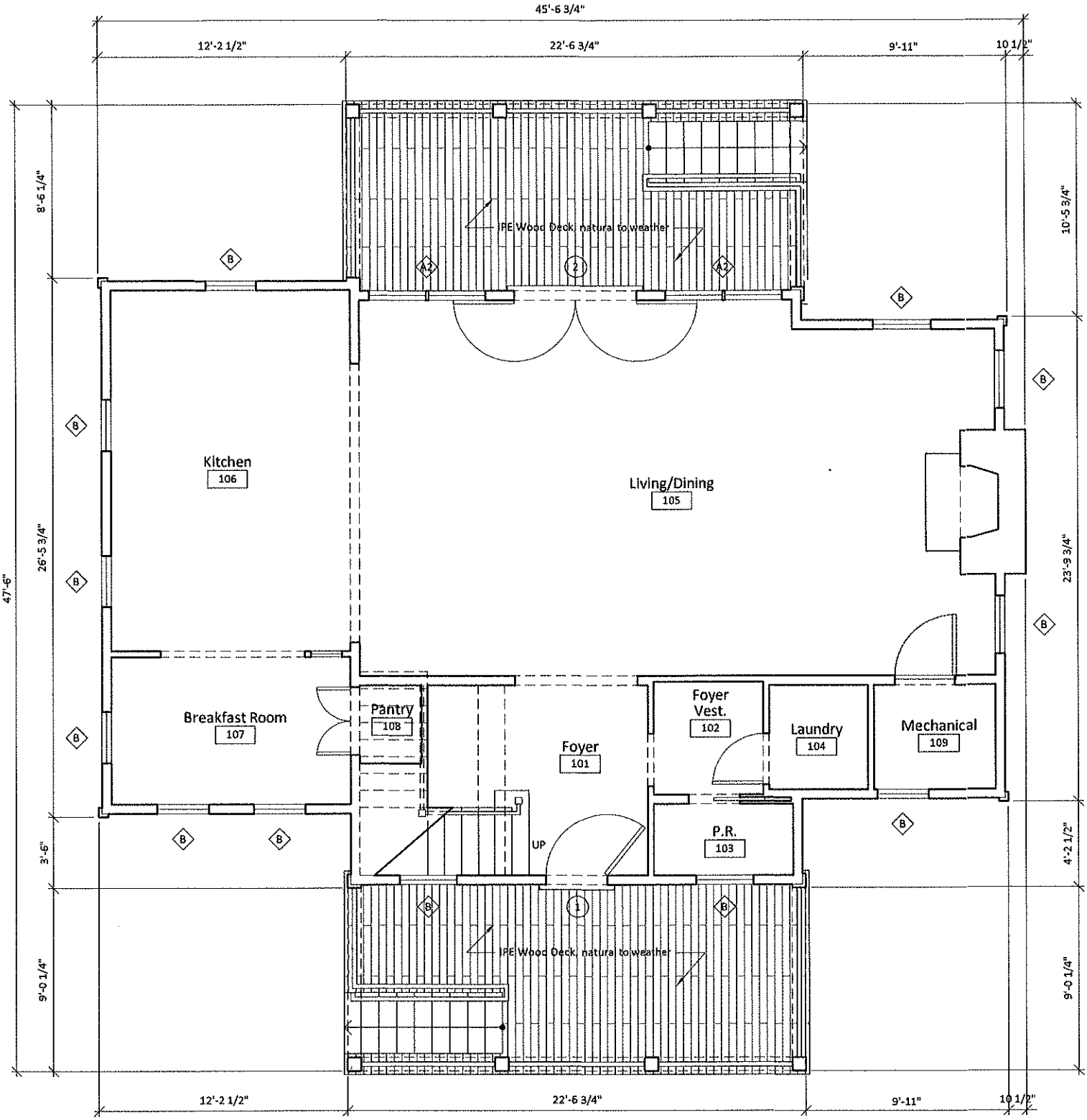


2 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

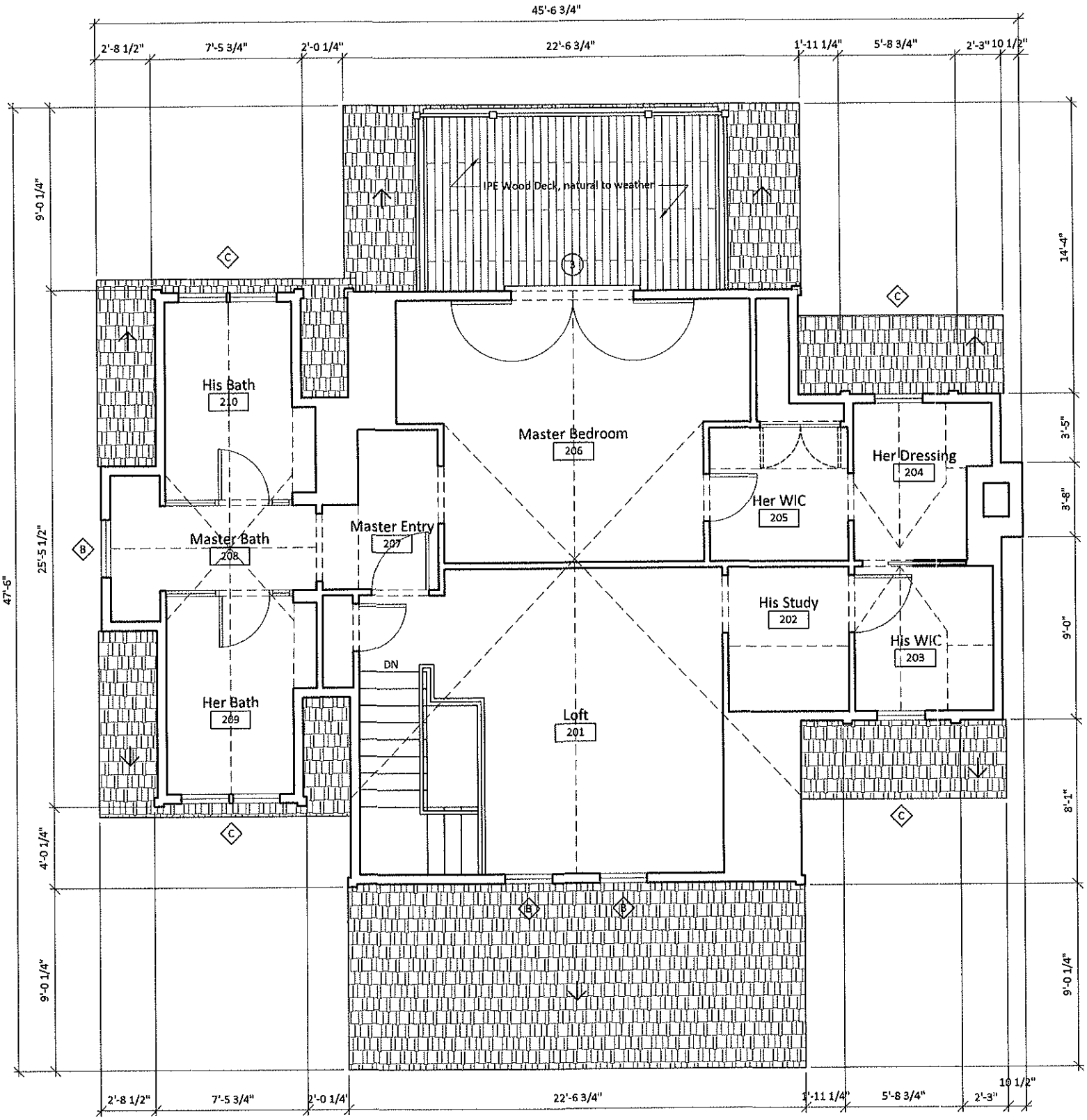
1
A3.1

True North

Building North



1 First Floor Plan
Scale: 1/4"=1'-0"



2 Second Floor Plan
Scale: 1/4"=1'-0"

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°: 42.3.3 PARCEL N°. 155

Street & Number of Proposed Work: 3 PLEASANT STREET

Owner of record: 3 PLEASANT STREET NT

Mailing Address: C/O RHODA WEINMAN - 36 CENTRE ST NANTUCKET, MA 02554

Contact Phone #: 508-228-9600 E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

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 REMOVE DOOR/TRIPLE GANG WINDOW UNIT → 4 FRENCH DOORS

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:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation STEPS TO WALKWAY - EXPAND DECK
2. South Elevation NO CHANGE
3. West Elevation EXPAND DECK
4. North Elevation - REMOVE DOOR + TRIPLE GANGED WINDOW UNIT → 4 FRENCH DOORS + EXPAND DECK.

*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 _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

No change

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 _____ 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 _____ Step 1/2 LT w/ Kick PANEL WOOD

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof _____

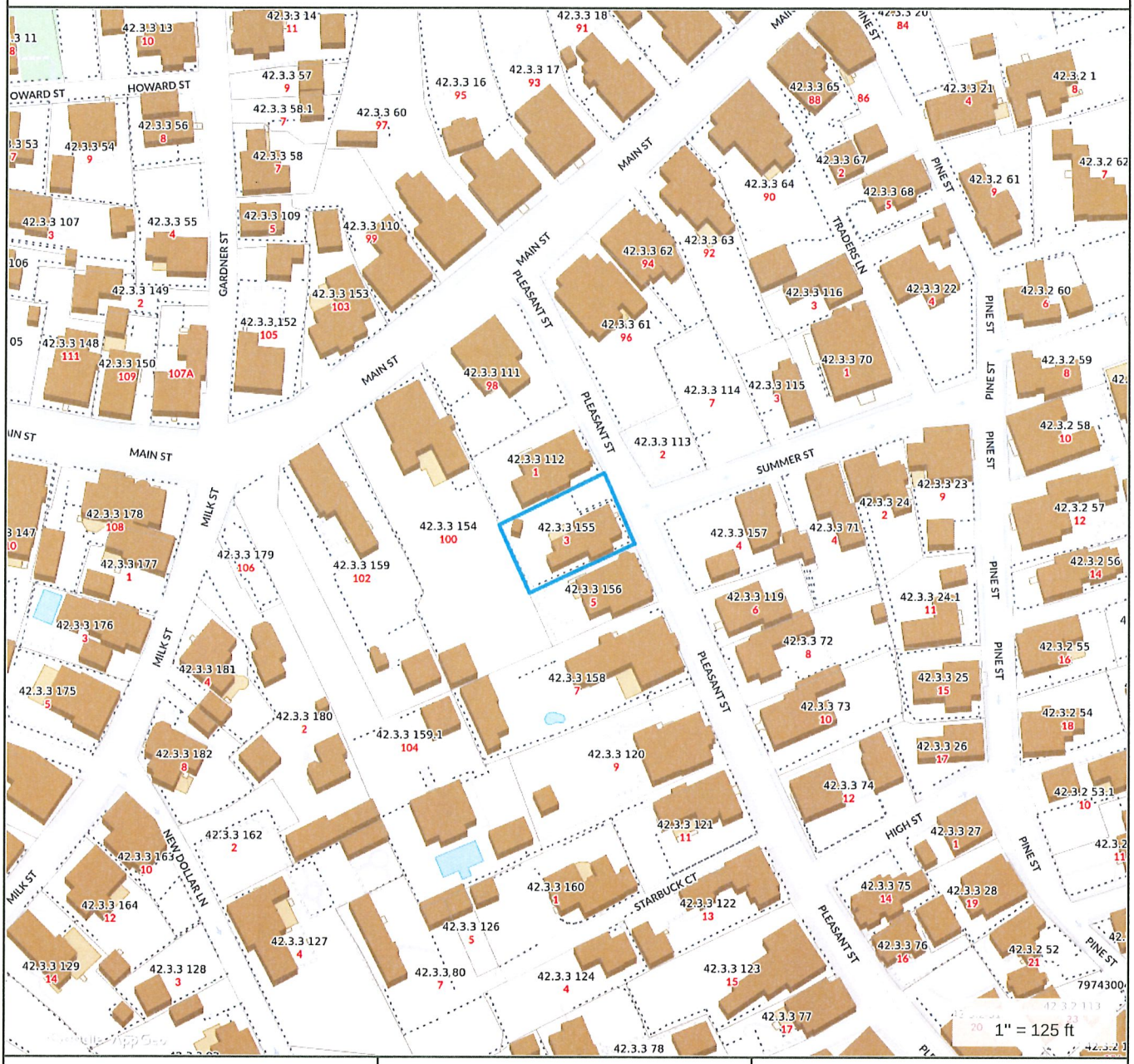
Trim WHITE TME Sash WHITE TME Doors WHITE TME

Deck NTW TME 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 any revisions to this application will initiate a new sixty-day review period.

Date 2/4/2020 Signature of owner of record: _____ Signed under penalties of perjury



Property Information

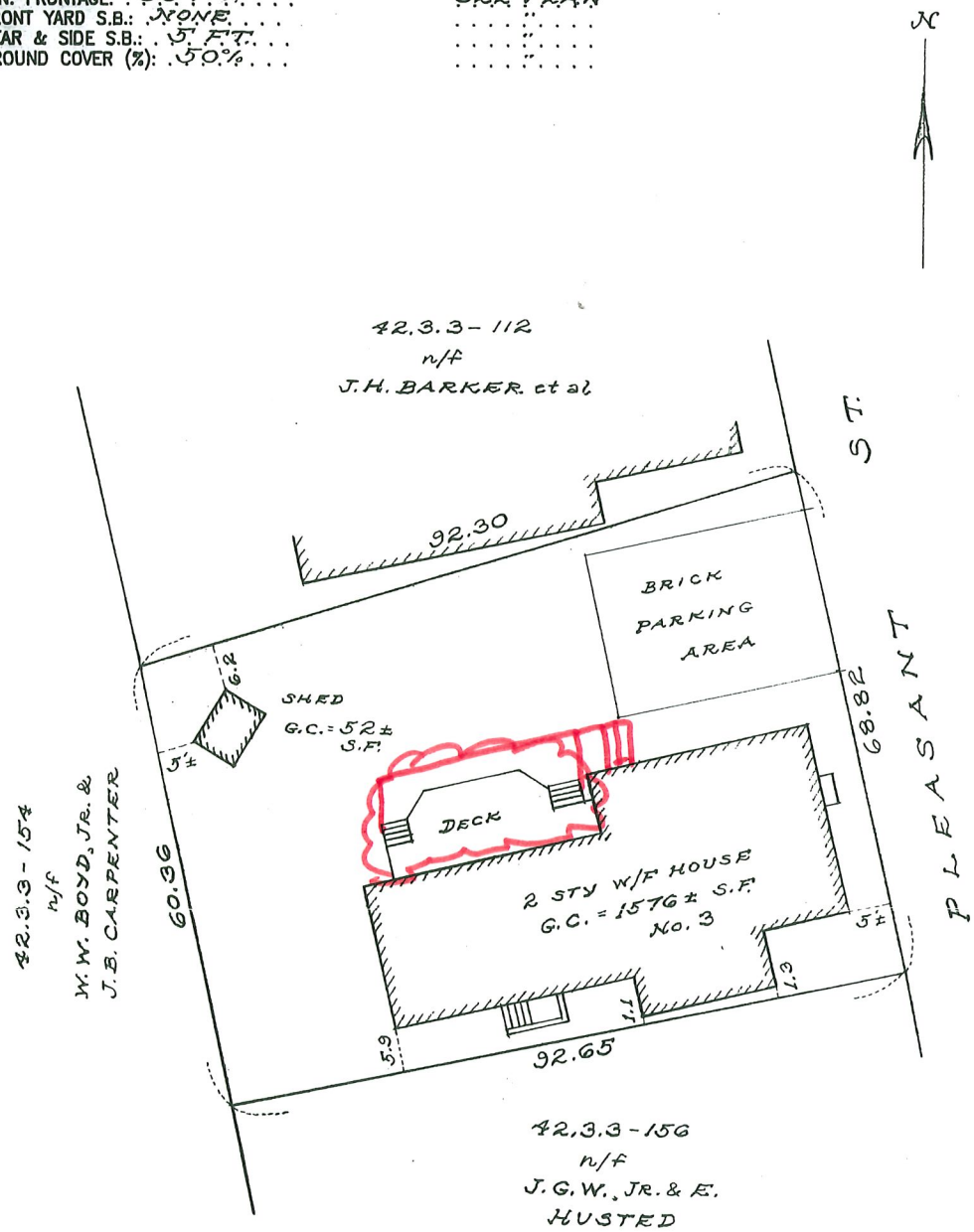
Property ID	42.3.3 155
Location	3 PLEASANT ST
Owner	LARSEN ROBERT R

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.

Geometry updated 11/13/2018
Data updated 11/19/2018

ZONING CLASSIFICATION: R-OH	EXISTING:
MIN. AREA: 5000 S.F.	5963± S.F.
MIN. FRONTAGE: 50 FT.	SEE PLAN
FRONT YARD S.B.: NONE	"
REAR & SIDE S.B.: 5 FT.	"
GROUND COVER (%): 50%	"



APPROVED
NANTUCKET BUILDING DEPT.
Date Feb. 14, 1995
By John H. Sumner

COMMONWEALTH OF MASSACHUSETTS
CHARLES W. HART
No. 24486
PROFESSIONAL LAND SURVEYOR

I CERTIFY, AS OF 1-20-95, THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Charles W. Hart

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES, OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 20' DATE: JAN. 20, 1995

Owner: D. WESTON, JR. & MARGARETTE A.K. DARBY

Deed: 305-52 Plan NONE RECORDED

Locus 3 PLEASANT ST.

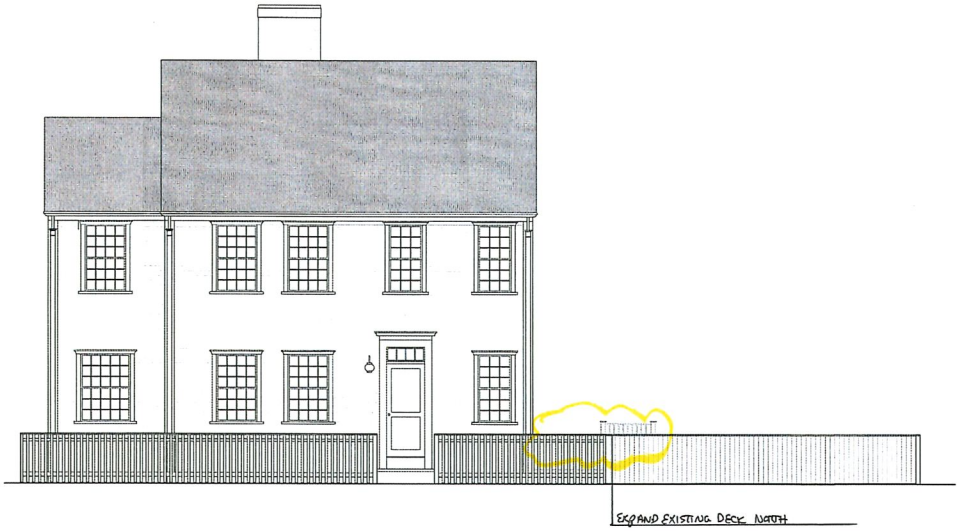
CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

ASSESSOR MAP: 42.3.3, PARCEL: 155 NOT TO BE RECORDED.

H-4415

C:\JOBS\CWH\BLP

PROPOSED



1 PROPOSED EAST ELEVATION
Scale: 1/4"=1'-0"

2 PROPOSED NORTH ELEVATION
Scale: 1/4"=1'-0"

3 PROPOSED WEST ELEVATION
Scale: 1/4"=1'-0"

W
WOODMEISTER MASTER BUILDERS
800.221.0075 ~ www.woodmeister.com

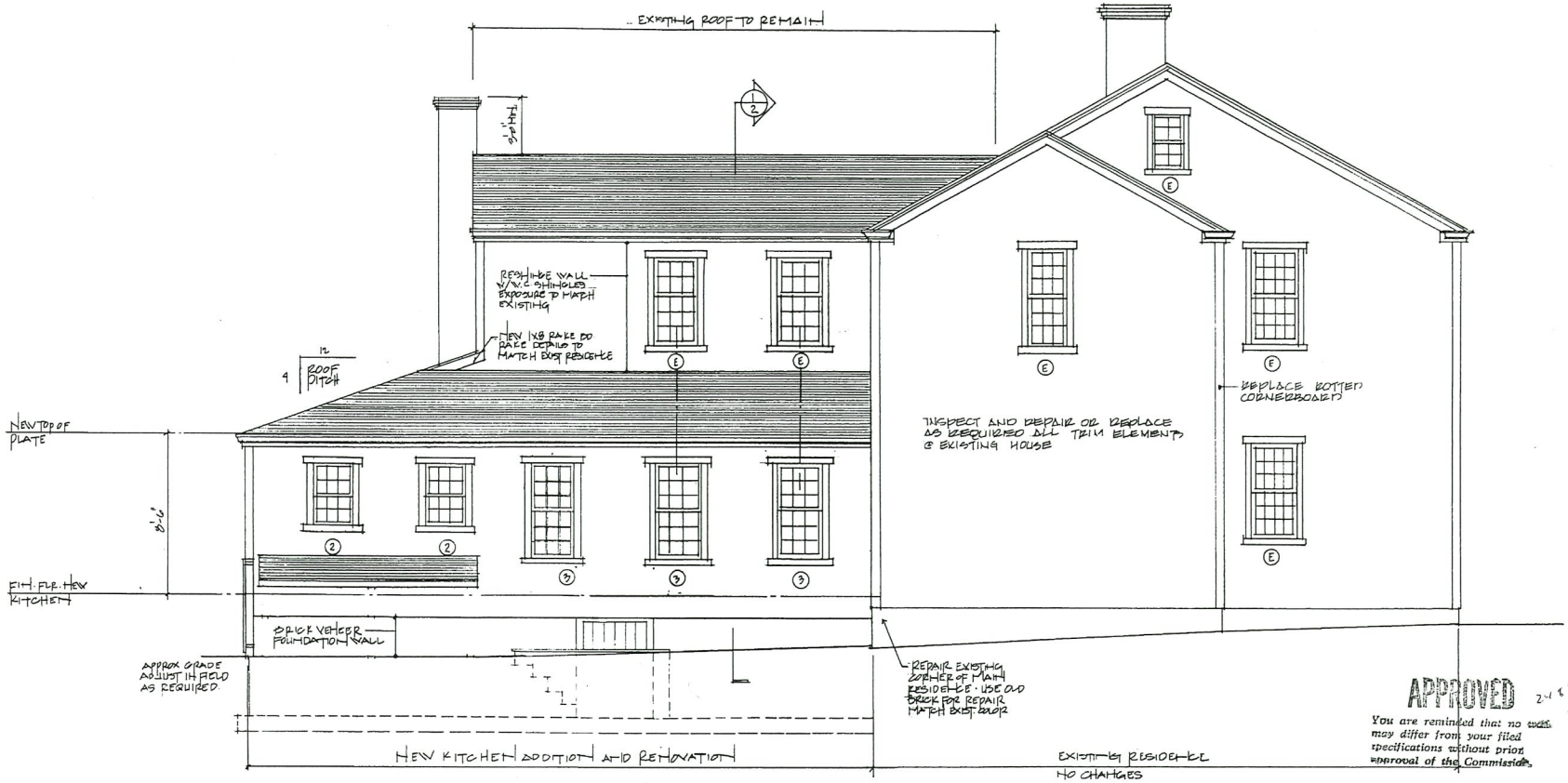
DRAWING SUBMISSIONS		
NO:	DATE:	ISSUED FOR:

3 PLEASANT STREET
NANTUCKET, MA

PROPOSED NEW
EXTERIOR ELEVATIONS

—	—	—	EJ
—		2/5/2020	
		1/4" = 1'-0"	
		A 2.1	
		D	— of —

NO CHANGE - SOUTH



1 SOUTH ELEVATION

14"=1'0"

COPYRIGHT NOTICE

These designs and drawings are property of the designer, D. Neil Parent, and may not be used without his express written authorization. All applicable copyright laws can and will be enforced.

D. WESTON DARBY ▲ NO 3 PLEASANT STREET ▲ NANTUCKET, MA 02554

D ▲ NEIL ▲ PARENT
DESIGNER

POST OFFICE BOX 2458
NANTUCKET ▲ ISLAND
MASS ▲ 02584

SOUTH ELEVATION

SCALE: 1/4"=1'-0" DATE: 10/5/93
DRAWN BY: SGT REV: 02-28-94 dP

DRAWING NUMBER N▲0993▲659

SHEET NO 4 OF 5

EXISTING

1 EXISTING EAST ELEVATION
Scale: 1/4"=1'-0"

2 EXISTING NORTH ELEVATION
Scale: 1/4"=1'-0"

3 EXISTING WEST ELEVATION
Scale: 1/4"=1'-0"

WOODMEISTER MASTER BUILDERS
508.221.0075 ~ www.woodmeister.com

DRAWING SUBMISSIONS		
NO:	DATE:	ISSUED FOR:

PROJECT:
3 PLEASANT STREET
NANTUCKET, MA

TITLE:
EXISTING
EXTERIOR ELEVATIONS

PROJ. LEAD	PROJ. ARCH.	JOB CAPT.	DRAWN BY:
—	—	—	EJ

JOB NUM: —
DATE: 2/5/2020
STAMP:
SCALE: 1/4" = 1'-0"
DWG. NO: EX 2.1
ORIGINAL SIZE: D
SHEET NO: ___ of ___

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.

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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°: 42.1.4 PARCEL N°. 2

Street & Number of Proposed Work: 4 HULBERT AVE

Owner of record: HULBERT ACK II LLC

Mailing Address: 1 MONARCH PL STE 1300
SPRINGFIELD, MA 01144

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: SOPHIE METZ DESIGN

Mailing Address: 15A N BEACH ST
NANTUCKET, MA 02554

Contact Phone #: 202-360-7177 E-mail: sometz@hotmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended _____

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 LIFT BUILDING FOR FLOOD ELEVATION, RENOVATIONS, WINDOW & DOOR CHANGES

Size of Structure or Addition: Length: 71'8½" Sq. Footage 1st floor: 2,850 SF) TOTALS Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
95 SF ADDITION TO 2ND FL
Width: 75'2½" Sq. footage 2nd floor: 1,198 SF) Size: _____ ☐ 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 23'1" South 28'11" East 22'5" West 17'6"

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 - LIFT / REBUILD FOR FLOOD ELEVATION
2. South Elevation - REPLACE, RELOCATE DOORS / WINDOWS
3. West Elevation - 2ND FL ADDITION
4. North Elevation - FRAMING & TRIM CHANGES

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ~5' ☐ Block ☐ Block Parged ☐ Brick (type) NTW CEDAR V-GROOVE SKIRTING ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 7.5 /12 Secondary Mass 3.5 /12 Dormer _____/12 Other _____

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

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): Boxed Downspouts

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 7¼ Rake 7¼ Soffit (Overhang) 6" Corner boards 5½" Frieze 2½"
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other FIXED
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer LEPAGE - ALL WOOD

Doors* (type and material): ☐ TDL ☒ SDL Front LEPAGE - ALL WOOD 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 WHITE Sash WHITE Doors _____
Deck _____ Foundation - SKIRTED CEDAR NTW 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 2/5/2020 Signature of owner of record _____ Signed under penalties of perjury

EAST

NORTH

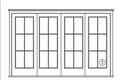
WEST

SOUTH

4 Hulbert Main House Window Schedule

Sym	Qty	Manufacturer	Part #	Rough Opening w x h	Type/Configuration	Material	Jamb
A	31	LePage		3'0-3/8" x 5'5-1/2"	2/2 Double Hung	Wood	
B	20	LePage		2'10-3/8" x 5'1-1/2"	2/2 Double Hung	Wood	
C	9	LePage		2'10-3/8" x 4'5-1/2	2/2 Double Hung	Wood	
D	9	LePage		2'8-3/8" x 3'9-1/2	2/2 Double Hung	Wood	
E	2	LePage		2'8-3/8" x 3'8-1/2	2/2 Double Hung	Wood	
F		LePage		2'6-3/8" x 3'4-1/2	2w2h Inoperable	Wood	
Windows to be LePage XL100, painted mahogany sashes and frames, SDL with spacers, historic sill profile, casings applied flush to frames.							

4 Hulbert Main House Door Schedule

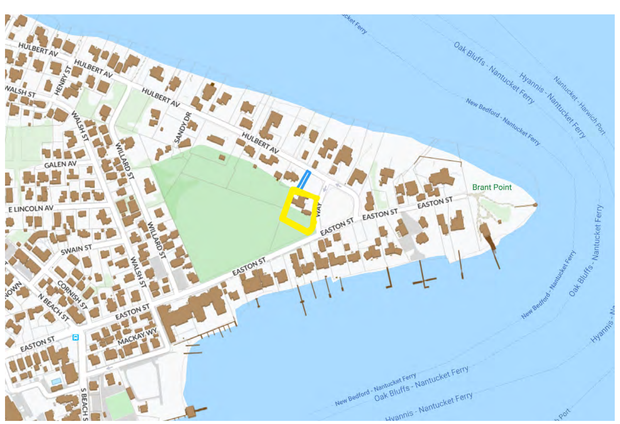
Sym	Qty	Manufacturer	Size	Swing	Configuration	Material	Jamb
1	1	LePage	3'-2" x 7-0" 1'-2" x 7-0"	In - RH Sidelites		Painted Mahogany	
2	1	LePage	2'-10" x 7-0"	In - LH		Painted Mahogany	
3	1	LePage	2'10" x 7'0"	Out - RH		Painted Mahogany	
4	2	LePage	2'-10" x 7-0"	In - RH		Painted Mahogany	
5	1	LePage	11'6" x 7'0"	Patio		Painted Mahogany	

Sheet Index:

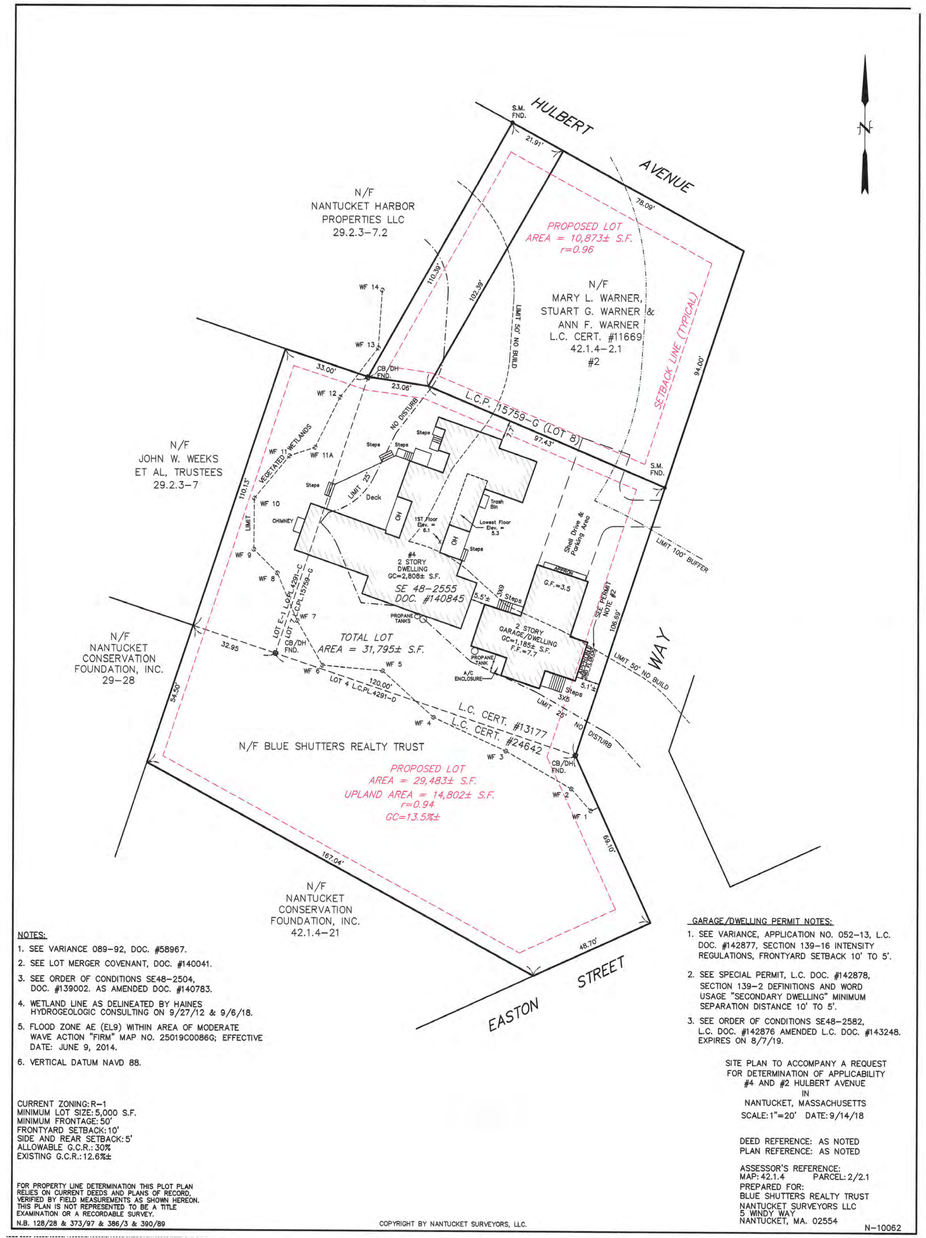
G100 - Site Plan, Locus Map, Notes, Window/Door Schedule
G101 - Existing Conditions Photos
A300:A303 - Existing & Proposed Elevations
A101:A102 - Floor Plans

ZONING NOTES - R1

Min lot size	5,000 SF required	29,483 SF existing
Ground cover	30% allowed	14% existing/proposed
Front setback	10' allowed	unchanged from existing
Side setback	5' allowed	unchanged from existing
Rear setback	5' allowed	unchanged from existing
Frontage	50' required	106' existing



1 Locus Map
not to scale



NOTES:

1. SEE VARIANCE 089-92, DOC. #58967.
2. SEE LOT MERGER COVENANT, DOC. #140041.
3. SEE ORDER OF CONDITIONS SE48-2504, DOC. #139002. AS AMENDED DOC. #140783.
4. WETLAND LINE AS DELINEATED BY HAINES HYDROGEOLOGIC CONSULTING ON 9/27/12 & 9/6/18.
5. FLOOD ZONE AE (EL9) WITHIN AREA OF MODERATE WAVE ACTION "FIRM" MAP NO. 25019C0086G; EFFECTIVE DATE: JUNE 9, 2014.
6. VERTICAL DATUM NAVD 88.

CURRENT ZONING: R-1
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 10'
SIDE AND REAR SETBACK: 5'
ALLOWABLE G.C.R.: 30%
EXISTING G.C.R.: 12.6%±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.
N.B. 128/28 & 373/97 & 386/3 & 390/89

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

GARAGE/DWELLING PERMIT NOTES:

1. SEE VARIANCE, APPLICATION NO. 052-13, L.C. DOC. #142877, SECTION 139-16 INTENSITY REGULATIONS, FRONTYARD SETBACK 10' TO 5'.
2. SEE SPECIAL PERMIT, L.C. DOC. #142878, SECTION 139-2 DEFINITIONS AND WORD USAGE "SECONDARY DWELLING" MINIMUM SEPARATION DISTANCE 10' TO 5'.
3. SEE ORDER OF CONDITIONS SE48-2582, L.C. DOC. #142876 AMENDED L.C. DOC. #143248. EXPIRES ON 8/7/19.

SITE PLAN TO ACCOMPANY A REQUEST FOR DETERMINATION OF APPLICABILITY
#4 AND #2 HULBERT AVENUE
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: 9/14/18

DEED REFERENCE: AS NOTED
PLAN REFERENCE: AS NOTED

ASSESSOR'S REFERENCE:
MAP: 42.1.4 PARCEL: 2/2.1
PREPARED FOR:
BLUE SHUTTERS REALTY TRUST
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554
N-10062

2 Site Plan
not to scale

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Builder:

Cheney Brothers Building
15A North Beach St.
Nantucket, MA 02554
T. 508.325.6983

Title + Date:
Site Plan, Locus, Notes, Schedules

HDC Submittal 2/5/2020

HULBERT ACK II LLC
MAIN HOUSE LIFT/RENO
4 HULBERT AVENUE

Nantucket, MA 02554

Sheet:
G100

Aerial view of Front/East Elevations

South Elevation viewed from Easton Street.

All windows and doors replaced in 90's with stock brosco vinyl tracked units. No original windows or doors remain.

Existing Front/East Elevation

1938 Aerial showing original "T" plan house with no additions - additions date to 70s-80s
Note that first floor of original house was gutted and surrounded by additions.

Addition framing - modern construction and materials only.

Existing Rear/North Elevation

Original roof framing remains in main mass.

Floor framing - non PT lumber flooded multiple times with rot and mold.

SMD
SOPHIE METZ DESIGN

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Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Builder:

Cheney Brothers Building
15A North Beach St.
Nantucket, MA 02554
T. 508.325.6983

Title + Date:
Photos

HDC Submittal 2/5/2020

HULBERT ACK II LLC
MAIN HOUSE LIFT/RENO
4 HULBERT AVENUE
Nantucket, MA 02554

Sheet:
G101

1 EXISTING Front (East) Elevation
1/4" = 1'-0"

2 PROPOSED Front (East) Elevation
1/4" = 1'-0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Builder:

Cheney Brothers Building
15A North Beach St.
Nantucket, MA 02554
T. 508.325.6983

Title + Date:
Exterior Elevations

HDC Submittal 2/5/2020

HULBERT ACK II LLC
MAIN HOUSE LIFT/RENO
4 HULBERT AVENUE

Nantucket, MA 02554

Sheet:
A300

1 EXISTING Right (North) Elevation
1/4" = 1'-0"

2 PROPOSED Right (North) Elevation
1/4" = 1'-0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Builder:

Cheney Brothers Building
15A North Beach St.
Nantucket, MA 02554
T. 508.325.6983

Title + Date:
Exterior Elevations

HDC Submittal 2/5/2020

HULBERT ACK II LLC
MAIN HOUSE LIFT/RENO
4 HULBERT AVENUE

Nantucket, MA 02554

Sheet:
A301

1 EXISTING Back (West) Elevation
1/4" = 1'-0"

2 PROPOSED Back (West) Elevation
1/4" = 1'-0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Builder:

Cheney Brothers Building
15A North Beach St.
Nantucket, MA 02554
T. 508.325.6983

Title + Date:
Exterior Elevations

HDC Submittal 2/5/2020

HULBERT ACK II LLC
MAIN HOUSE LIFT/RENO
4 HULBERT AVENUE

Nantucket, MA 02554

Sheet:
A302

1 EXISTING Left (South) Elevation
1/4" = 1'-0"

2 PROPOSED Left (South) Elevation
1/4" = 1'-0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Builder:

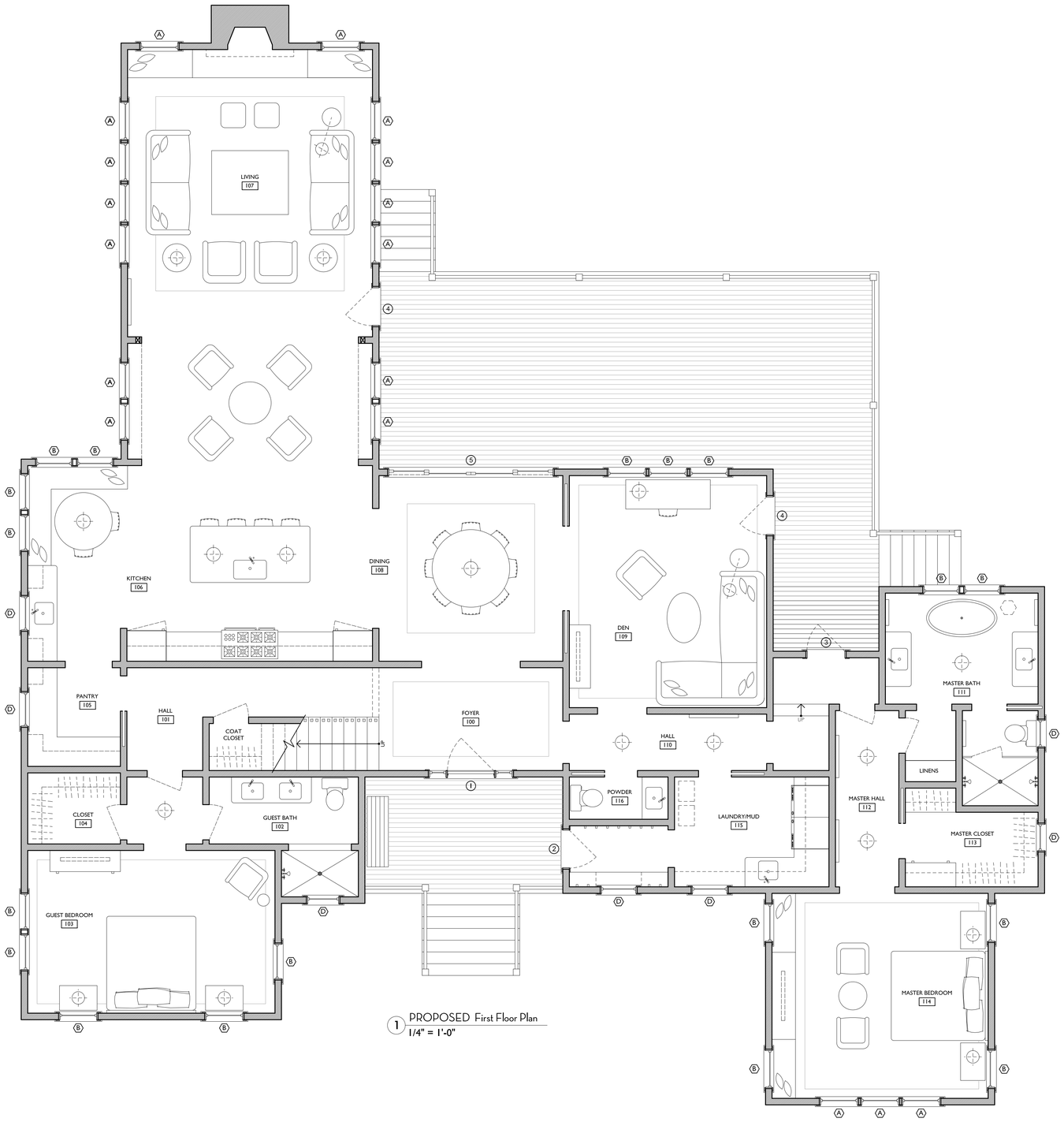
Cheney Brothers Building
15A North Beach St.
Nantucket, MA 02554
T. 508.325.6983

Title + Date:
Exterior Elevations

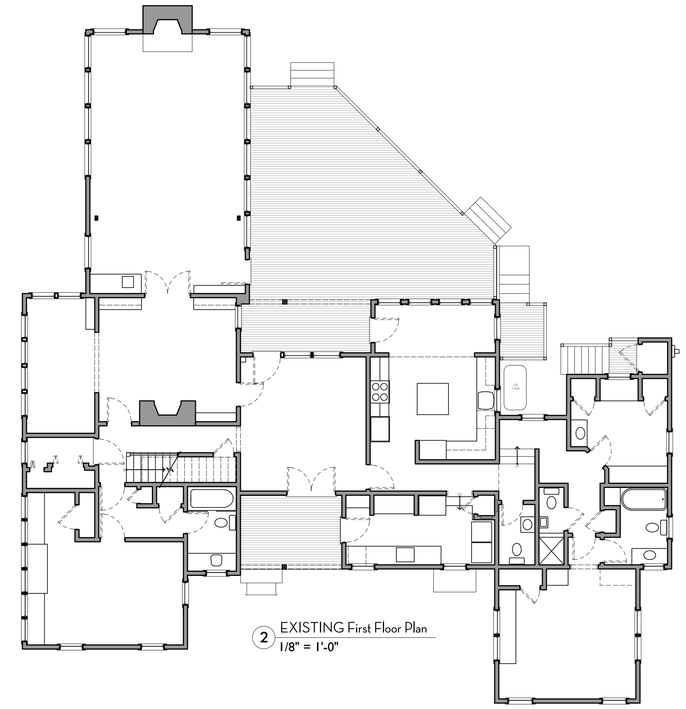
HDC Submittal 2/5/2020

HULBERT ACK II LLC
MAIN HOUSE LIFT/RENO
4 HULBERT AVENUE
Nantucket, MA 02554

Sheet:
A303



1 PROPOSED First Floor Plan
1/4" = 1'-0"



2 EXISTING First Floor Plan
1/8" = 1'-0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Builder:

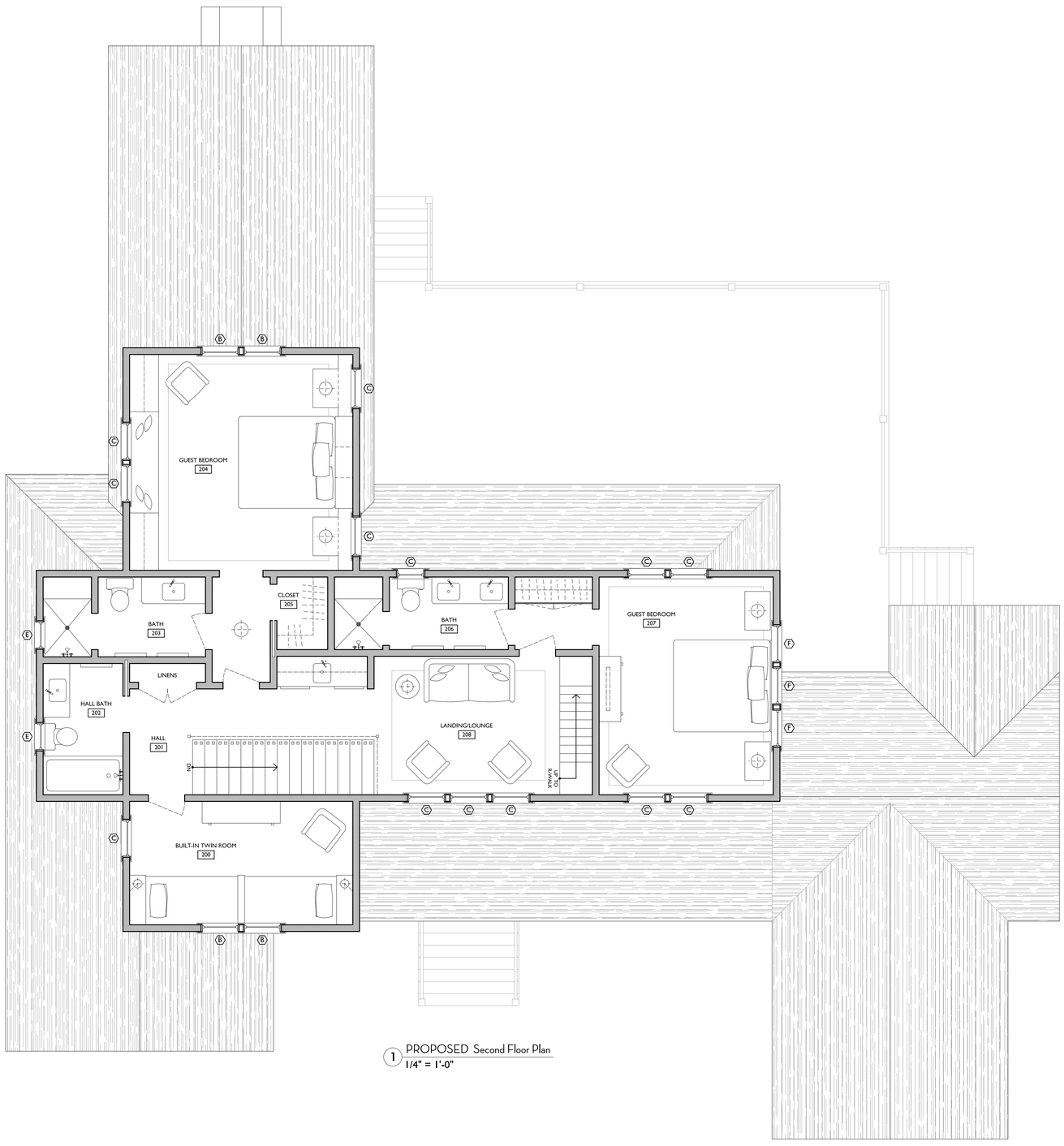
Cheney Brothers Building
15A North Beach St.
Nantucket, MA 02554
T. 508.325.6983

Title + Date:
Floor Plans

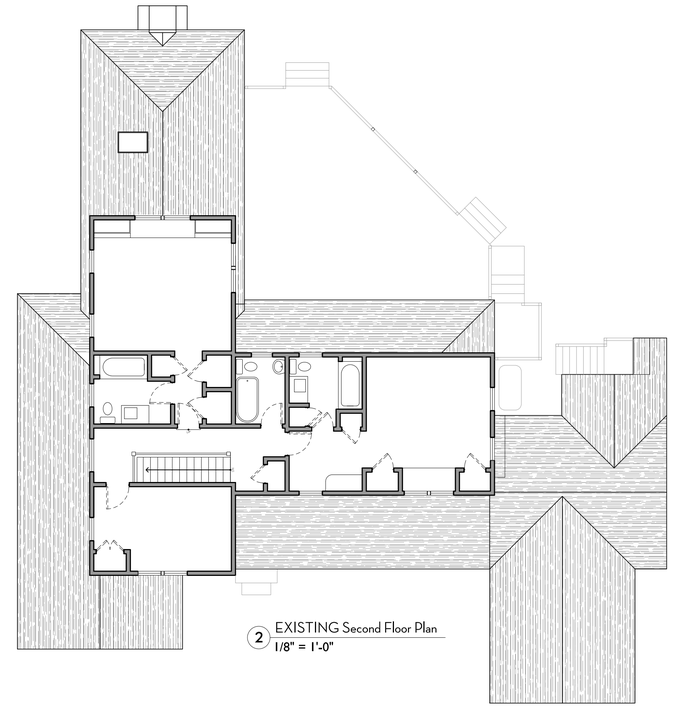
HDC Submittal 2/5/2020

HULBERT ACK II LLC
MAIN HOUSE LIFT/RENO
4 HULBERT AVENUE
Nantucket, MA 02554

Sheet:
A101



1 PROPOSED Second Floor Plan
1/4" = 1'-0"



2 EXISTING Second Floor Plan
1/8" = 1'-0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Builder:

Cheney Brothers Building
15A North Beach St.
Nantucket, MA 02554
T. 508.325.6983

Title + Date:
Floor Plans

HDC Submittal 2/5/2020

HULBERT ACK II LLC
MAIN HOUSE LIFT/RENO
4 HULBERT AVENUE
Nantucket, MA 02554

Sheet:
A102

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°: 4233 PARCEL N°. 22

Street & Number of Proposed Work: 4 Traders Lane

Owner of record: Austin Texas Realty Trust

Mailing Address: 12404 Wire Road
Leander, TX 78641

Contact Phone #: 512-619-1491 E-mail: edwardkmills@gmail.com

AGENT INFORMATION (if applicable)

Name: Edward Mills

Mailing Address: Same as above

Contact Phone #: _____ E-mail: _____

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: _____ 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 None → South _____ East _____ West _____

Height of ridge above final finish grade: North NA South _____ East _____ West _____

Additional Remarks

Historic Name: Peleg Bunker House

Original Date: ~ 1750

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.

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.) _____

Fence: Height: 6'0"
Type: Wood w/ Lattice Top
Length: 35'

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 _____ 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 Brick Apron, 2 Path Shell Walkways _____ Walls _____

* Note: Complete door and window schedules are required. Driveway - Natural Borders - Existing Driveway is Sand/Dirt

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence Natural Wood to match existing 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 2/3/2020 Signature of owner of record EK Mills, Trustee Signed under penalties of perjury

Property Information

Property ID	42.3.3 22
Location	4 TRADERS LN
Owner	GOSH BETTY W

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.

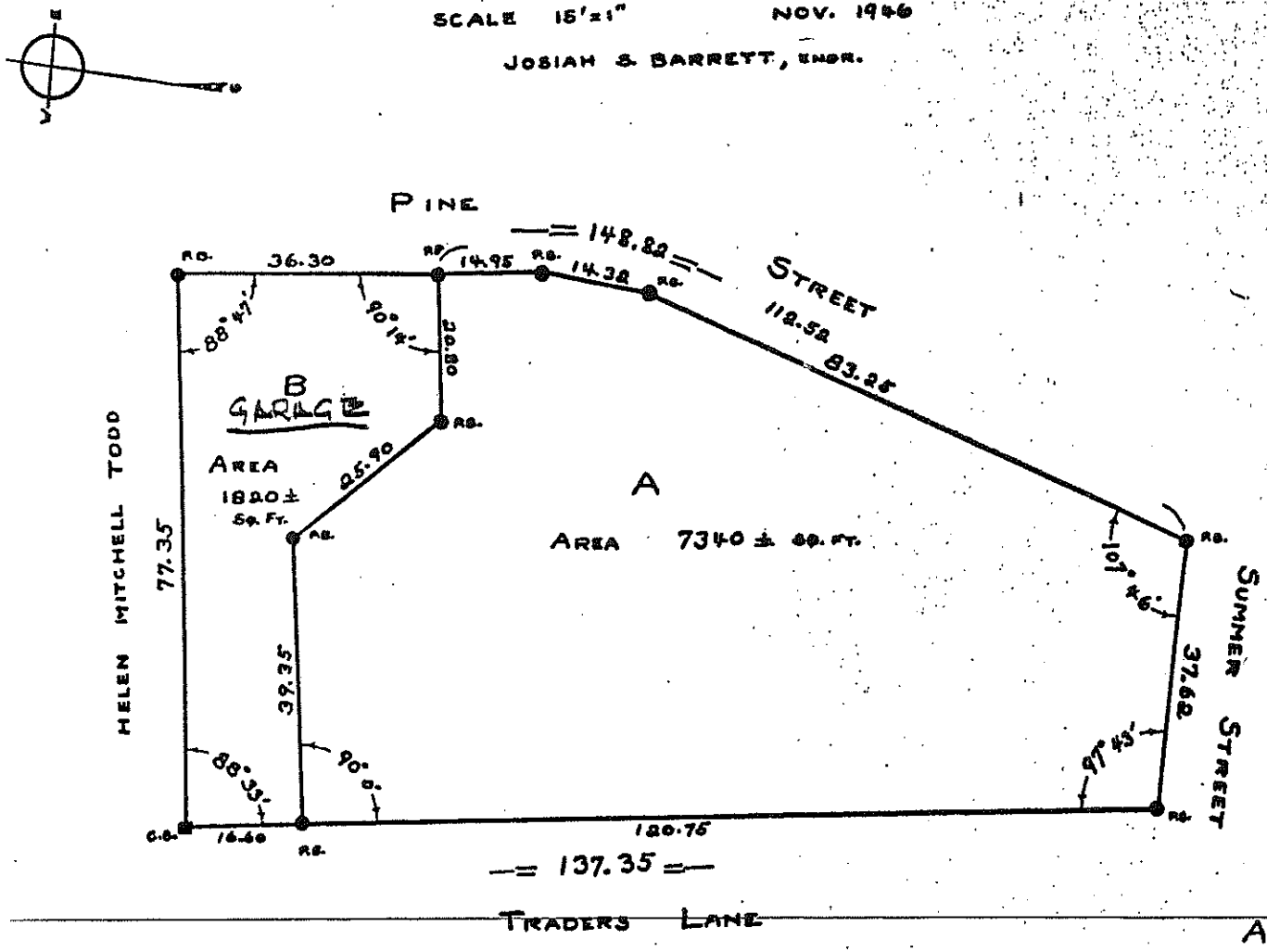
Geometry updated 11/13/2018
Data updated 11/19/2018

LAND IN NANTUCKET ~ SURVEYED FOR:-

ARTHUR H. BUNKER ANTOINETTE M. BUNKER

SCALE 15'=1" NOV. 1946

JOSIAH S. BARRETT, ENGR.

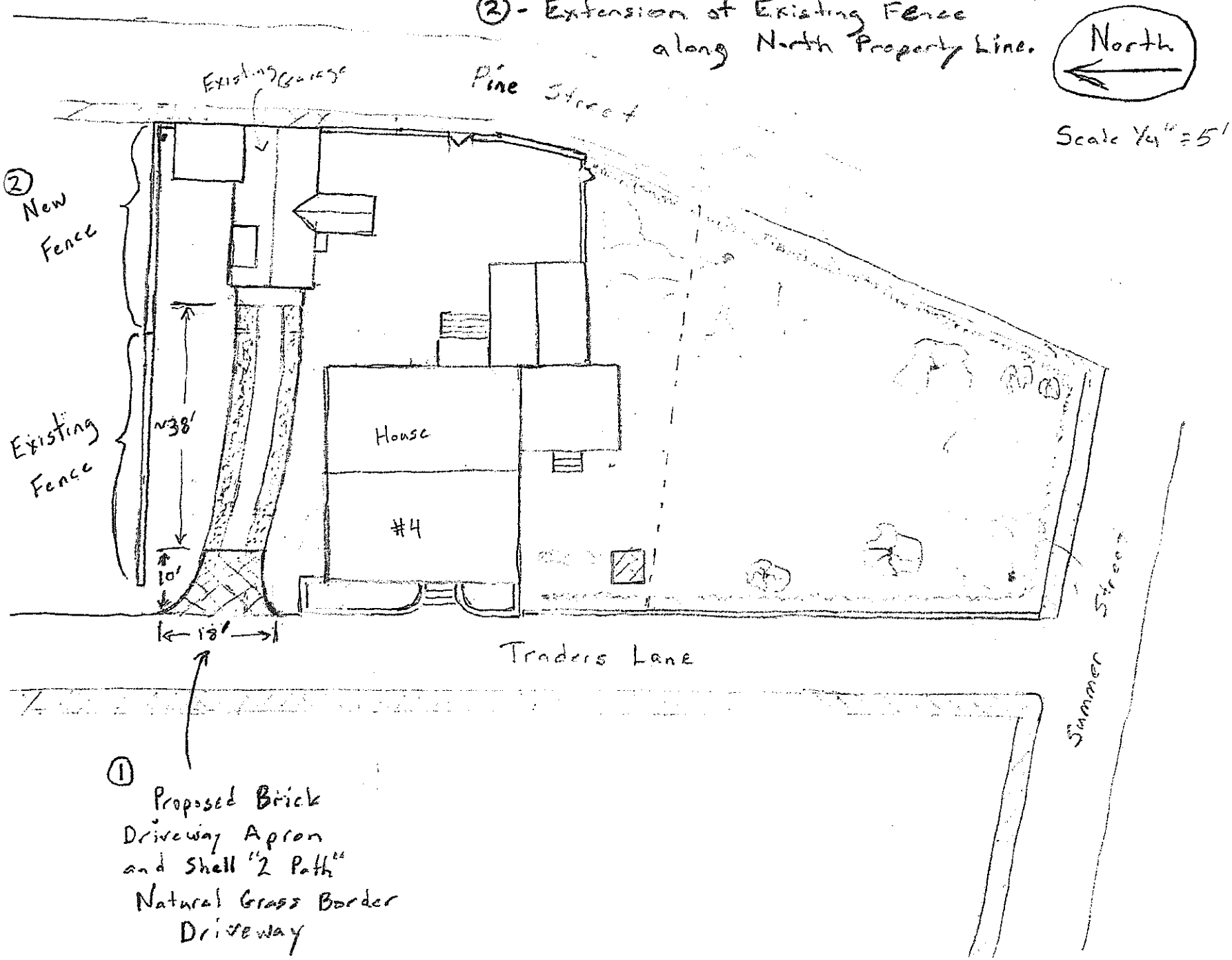


APRIL 8, 1947
9 h 52 m AM
RECEIVED AND ENTERED WITH
NANTUCKET COUNTY DEEDS BOOK OF
PLANS NO. 13 PAGE 16

Site Plan - 4 Traders Lane

① - Driveway change of material from Sand/Dirt a Brick Apron w/ Shell Driveway. (No Curb Exists)

② - Extension of Existing Fence along North Property Line.

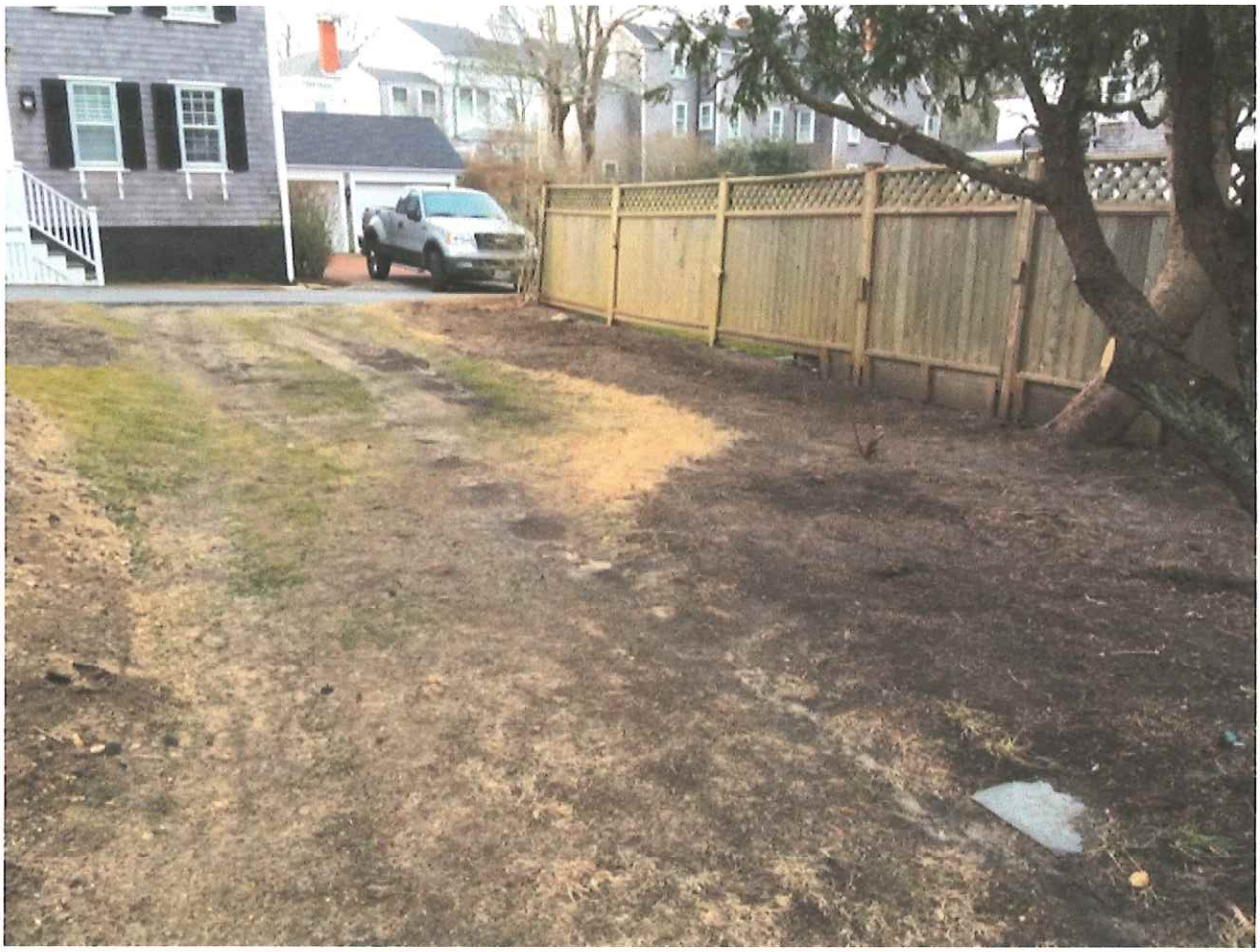


4 Traders Lane

Existing Driveway leading to garage.

4 Traders Lane

Existing Driveway seen from 3 Traders Lane showing Existing Fence.



4 Traders Lane

Existing Driveway looking back from garage showing Existing Fence on right and accross street to 3 Traders Lane

4 Traders Lane

Example of Proposed Driveway located on Main Street at Civil War Monument.

4 Traders Lane

Example of proposed apron. located at 3 Traders Lane (accross the street)

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.

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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.

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.1 PARCEL N°. 57

Street & Number of Proposed Work: 4 WILLARD ST.

Owner of record: WHITE ELEPHANT HOTEL LLC

Mailing Address: 75 PARK PLAZA
BOSTON MA 02176

Contact Phone #: 401-300-9167 E-mail: MDUFFY@NEDEVELOPMENT.COM

AGENT INFORMATION (if applicable)

Name: MIKE DUFFY

Mailing Address: " "
" "

Contact Phone #: " " E-mail: " "

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: 16' Sq. Footage 1st floor: 192 ft Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12' 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 11'6" South 11'6" East 11'6" West 11'6"

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.

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 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ 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) _____

Leaders (material and size): _____

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

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other WHITE PTD.
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 CHARCOAL BLACK
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 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 1/29/2020 Signature of owner of record Douglas E Kaup Signed under penalties of perjury

Property Information

Property ID 42.4.1 57
Location 4 WILLARD ST
Owner WHITE ELEPHANT HOTEL LLC

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.

Geometry updated 11/13/2018
Data updated 11/19/2018

Property Information

Property ID 42.4.1 57
Location 4 WILLARD ST
Owner WHITE ELEPHANT HOTEL LLC

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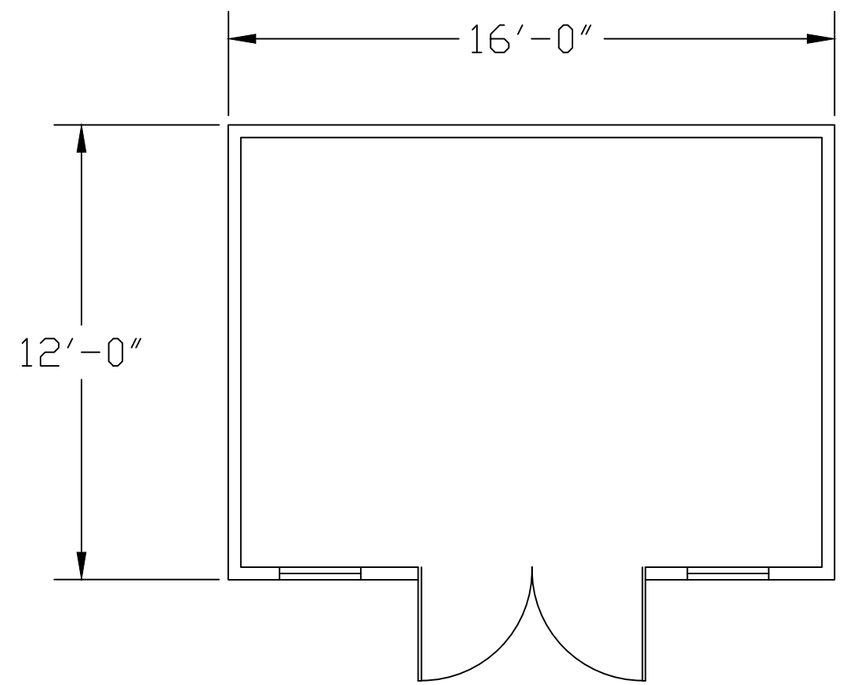
Geometry updated 11/13/2018
Data updated 11/19/2018



FLOOR PLAN

NEW ENGLAND DEVELOPMENT

75 Park Plaza • Boston, Massachusetts 02116
617.965.8700 • NEDevelopment.com

N

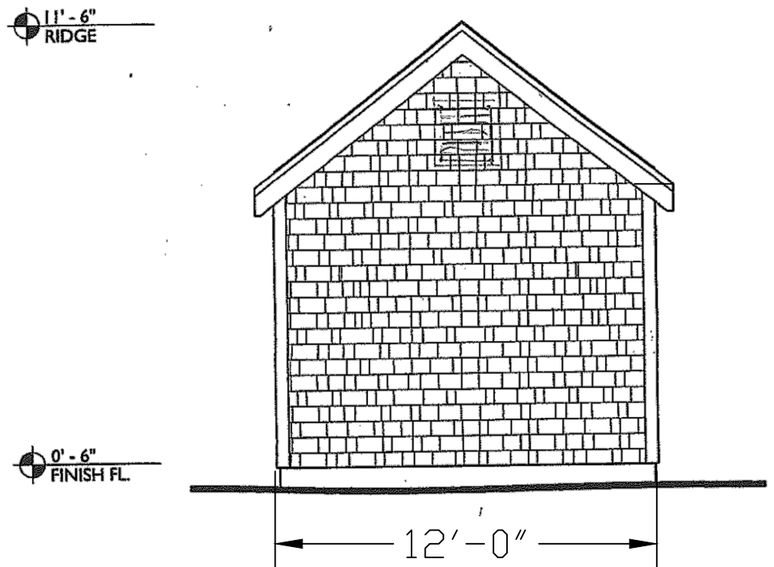
Scale:
1'=1/4"

0 4 8 20

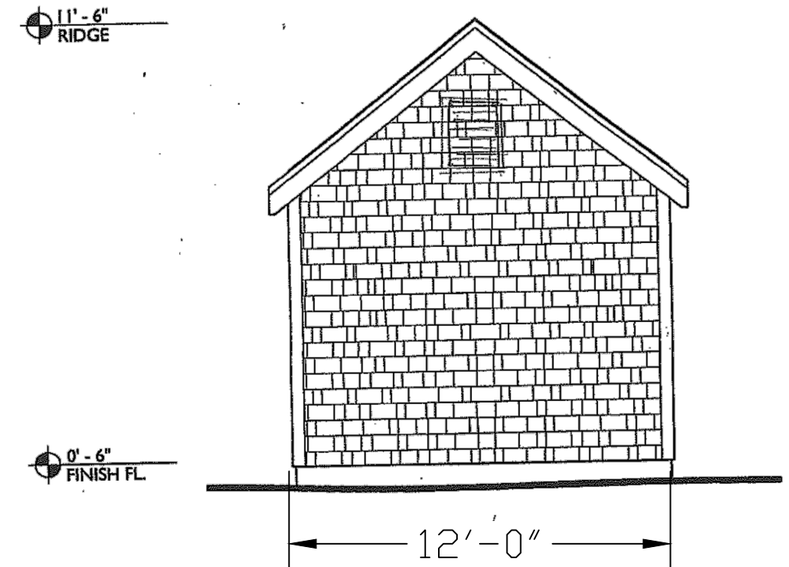
January 29, 2020

Storage Shed

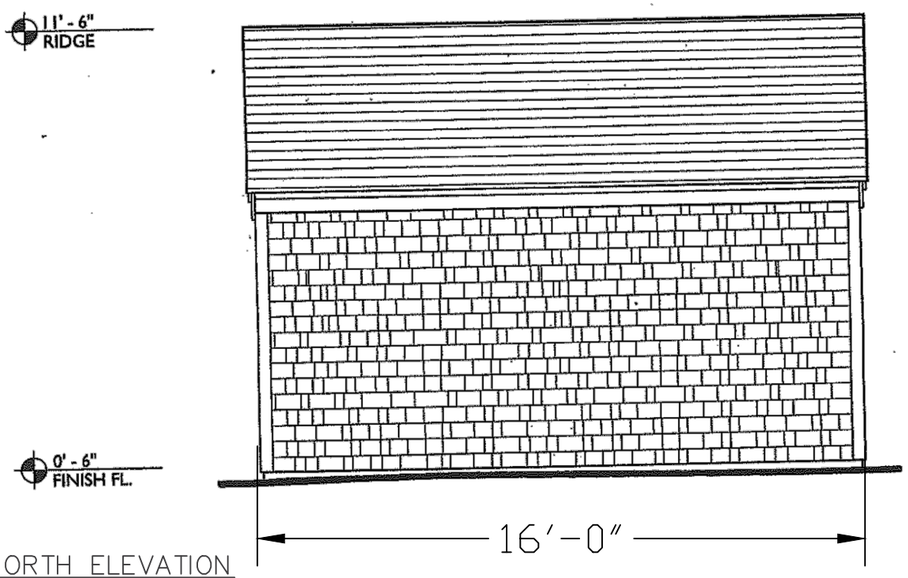
4 Willard Street
Nantucket, MA



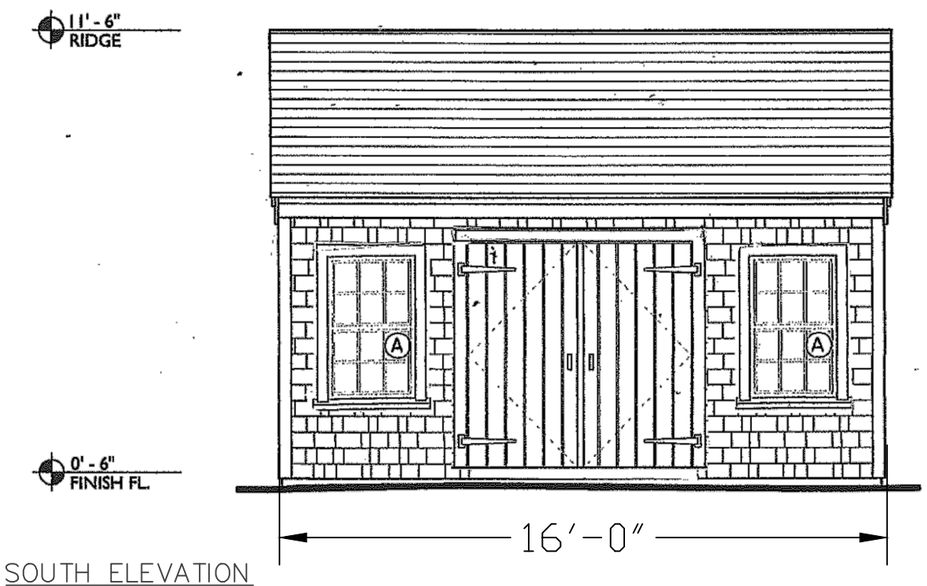
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

NEW ENGLAND DEVELOPMENT

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N

Scale:
1'=1/4"

0 4 8 20

January 29, 2020

Storage Shed

4 Willard Street
Nantucket, MA

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°: 42.3.1 PARCEL N°. 270-275

Street & Number of Proposed Work: 55 Water Sre

Owner of record: So. Water Associates Realty Trust

Mailing Address: 180 Wells Ave Suite 100
Newton, MA, 02459

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Eugeitus

Mailing Address: 8 Williams Ln.
Nantucket, MA, 02554

Contact Phone #: 508 325 4995 E-mail: Matt@Eugeitus-development.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 Alteration to Existing Two Story Structure - Existing Footprint NO CHANGE

Size of Structure or Addition: Length: ±48.5' Sq. Footage 1st floor: ETL Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: ±16.5' Sq. footage 2nd floor: 223 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 2,591

Difference between existing grade and proposed finish grade: North N/A South N/A East N/A West N/A

Height of ridge above final finish grade: North ±35'5" South ±35'5" East ±35'5" West ±35'5"

Additional Remarks

Historic Name:

Original Date: 1930

Original Builder:

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

REVISIONS* (describe)
1. East Elevation Addition Third Floor
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" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) RED ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 6 /12 Dormer _____/12 Other _____

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) PAINTED MATERIAL

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other TO MATCH EXISTING
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other TO MATCH EXISTING
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 8" Corner boards 4 1/2" Frieze 4"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square 3 1/2"

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 / MATCH EXISTING Clapboard (if applicable) N/A Roof RED CEDAR / NATURAL
Trim Quaker Gray / MATCH EXISTING Sash Quaker Gray / MATCH EXIST Doors Cottage Red / MATCH EXISTING
Deck NATURAL Foundation NATURAL Fence _____ Shutters BLACK

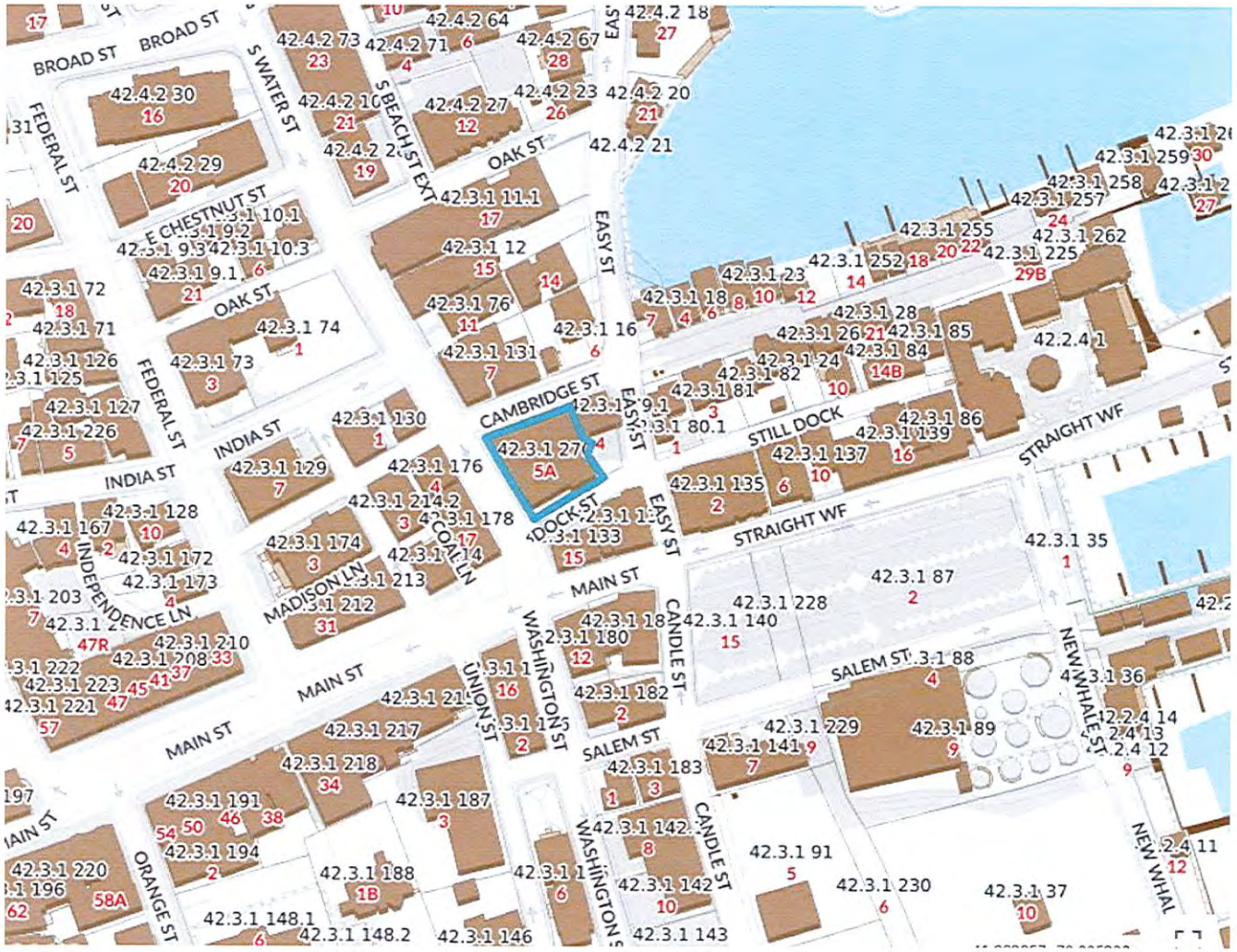
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

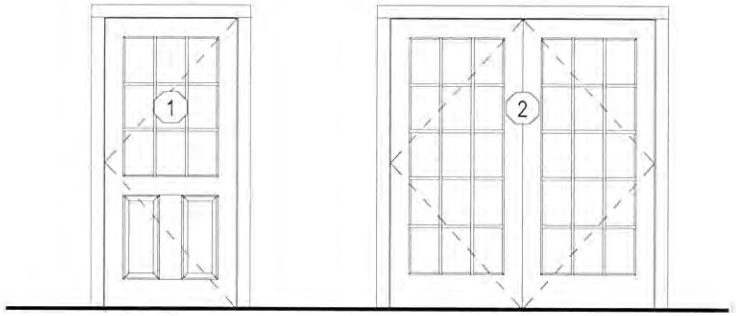
Date 02/05/20 Signature of owner of record _____ Signed under penalties of perjury

Mixed Use Structure Alterations

5 South Water Street Nantucket, MA 02554



Locus Map



Single Door
1 Panel 9 Lite TDL

Double French Door
(2) 15 Lite TDL

Door Legend

1/4" = 1'-0"

Double Hung
6/6 TDL

Double Hung
6/6 TDL

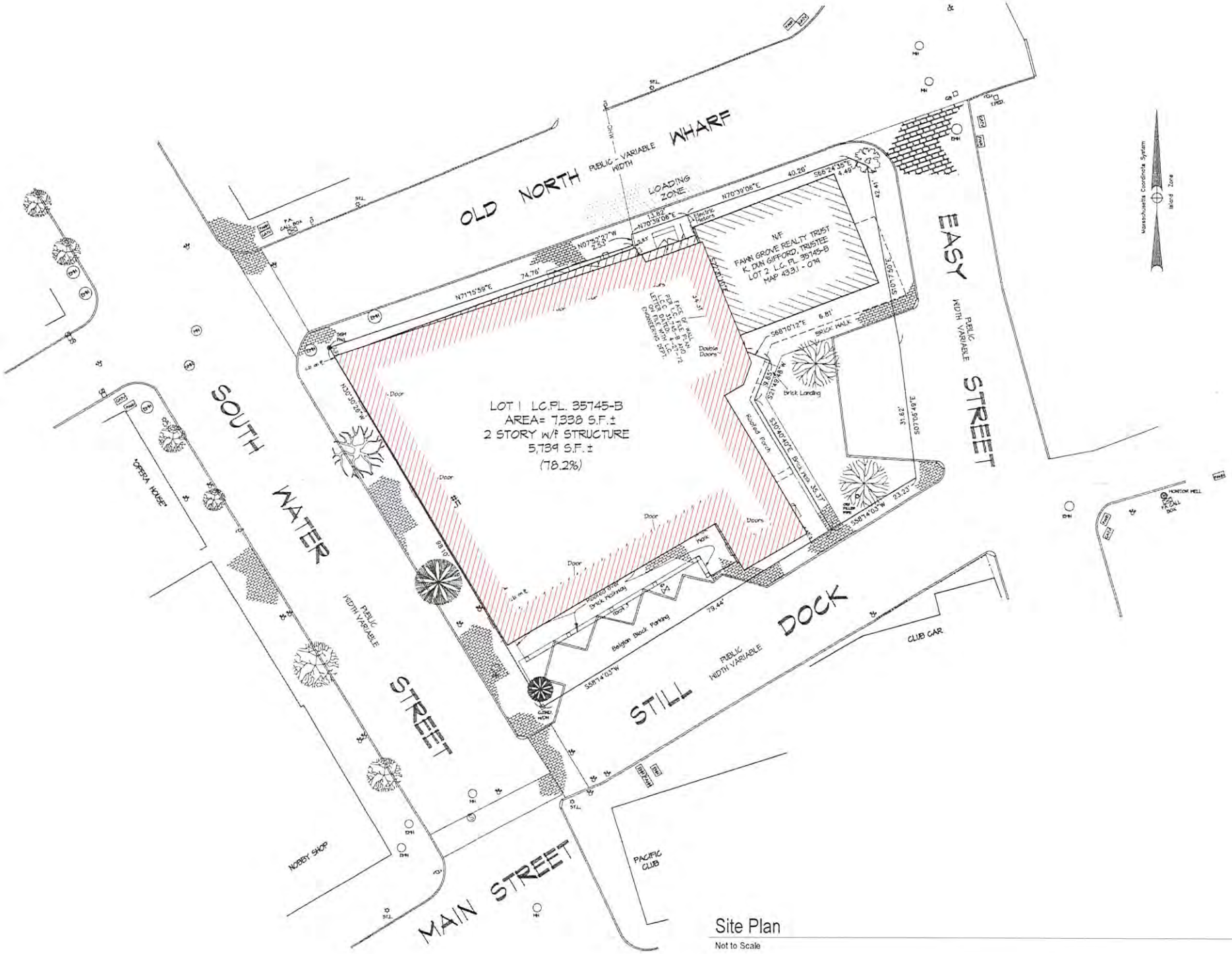
Double Hung
6/6 TDL

Double Hung
6/6 TDL

Double Hung
6/6 TDL

Window Legend

1/4" = 1'-0"

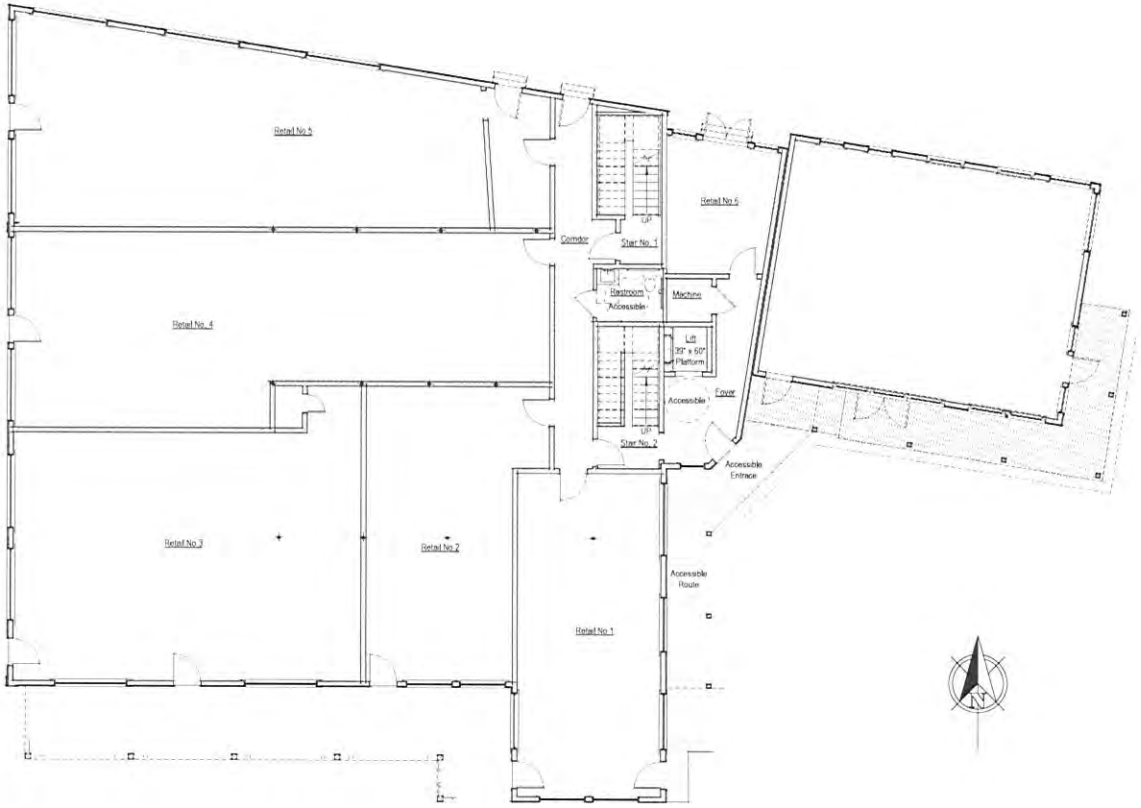


Site Plan

Not to Scale

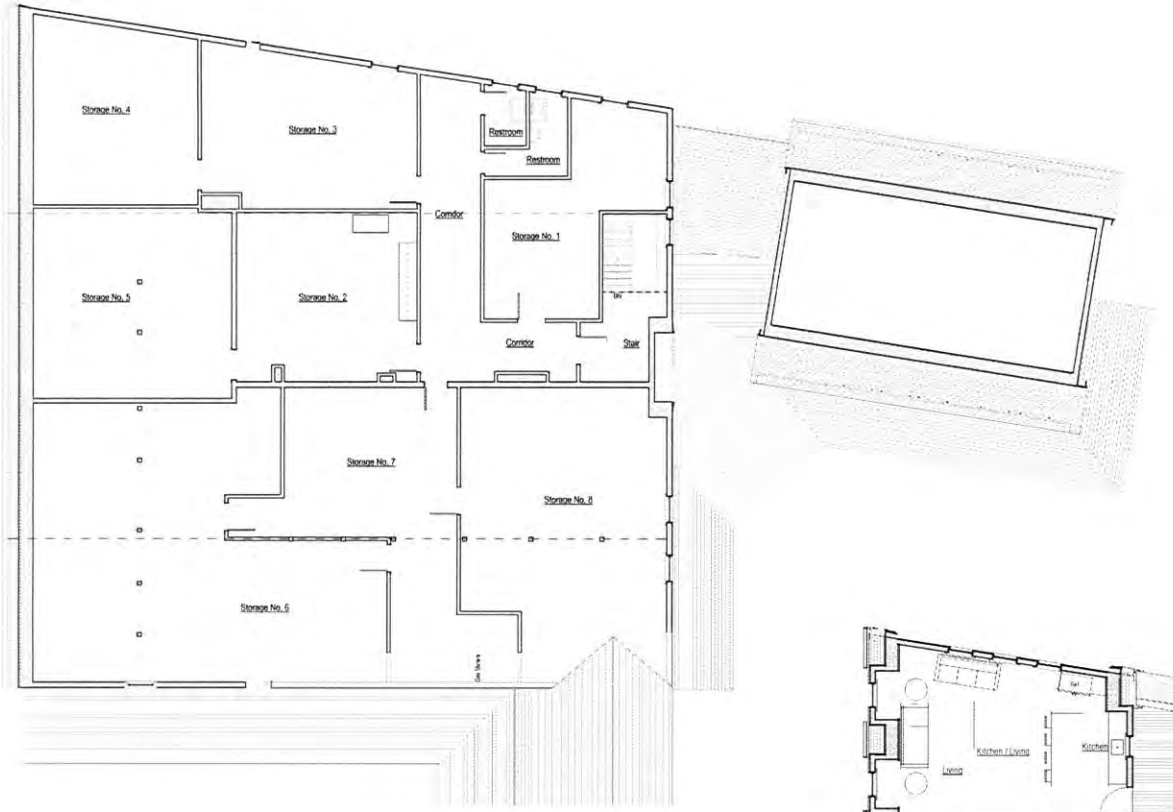
First Floor Plan - Existing

1/8" = 1'-0"



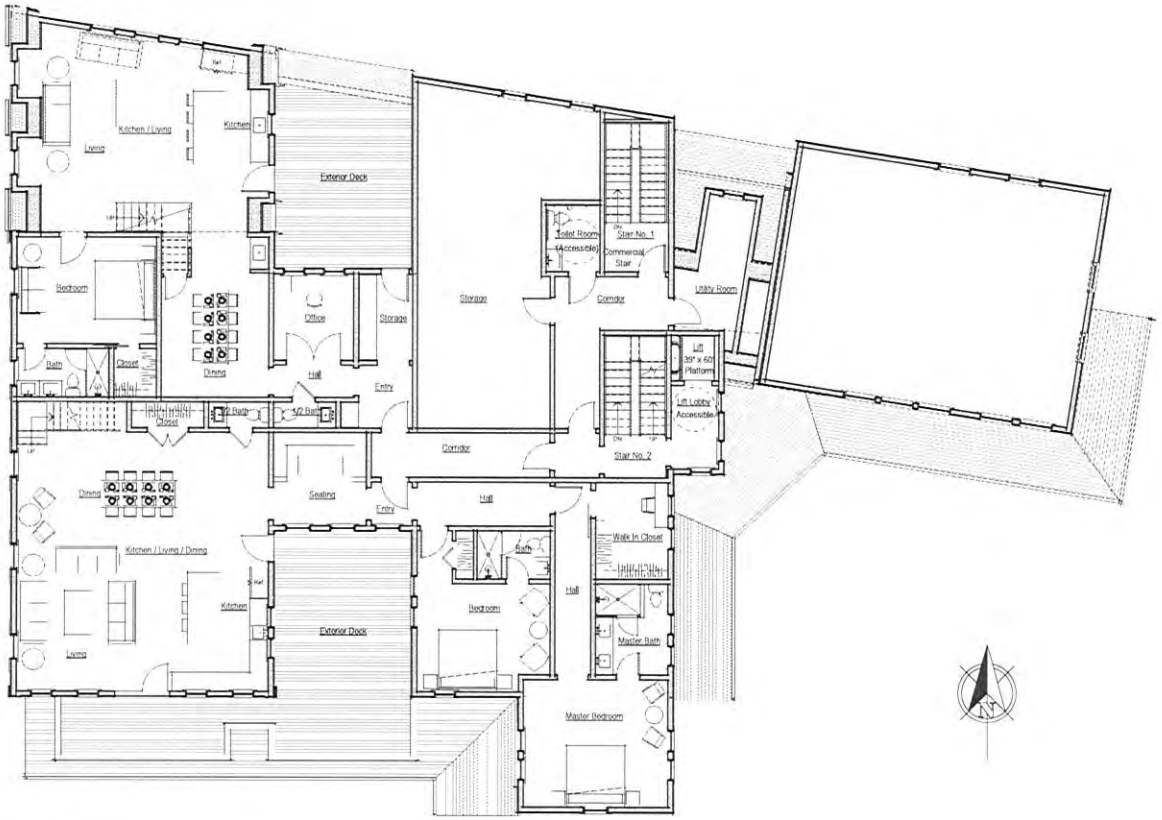
First Floor

1/8" = 1'-0"



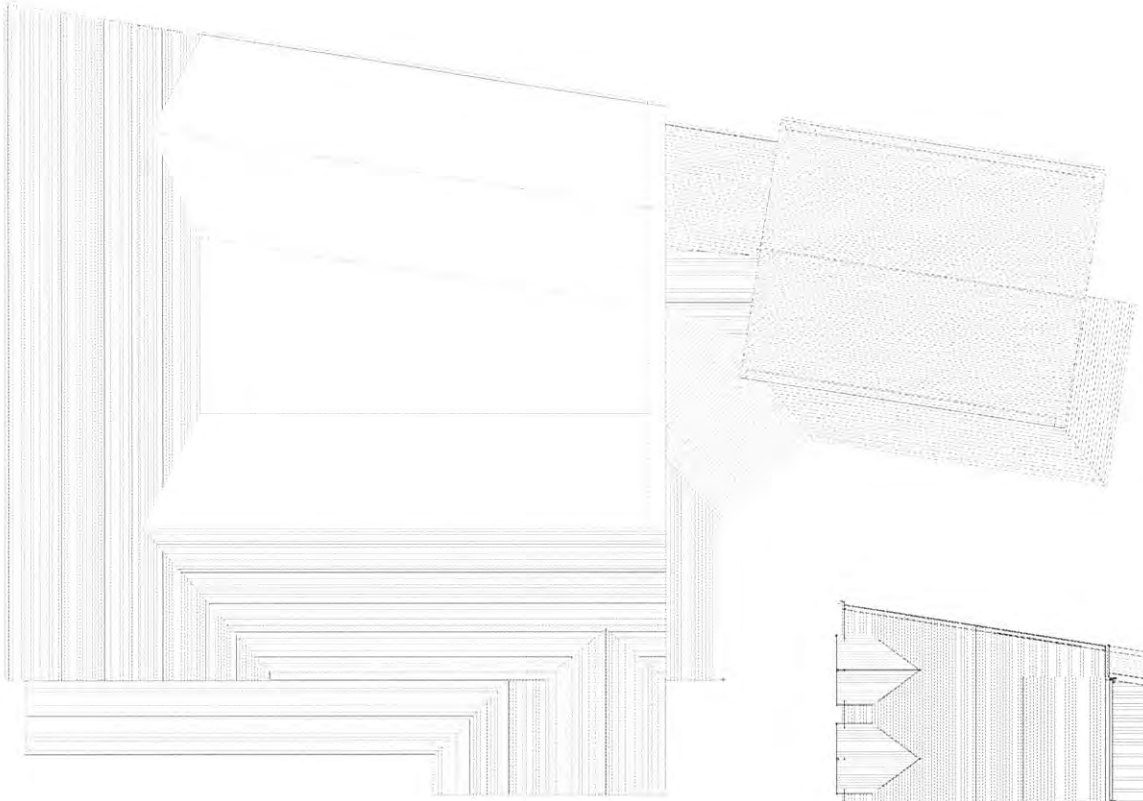
Second Floor Plan - Existing

1/8" = 1'-0"



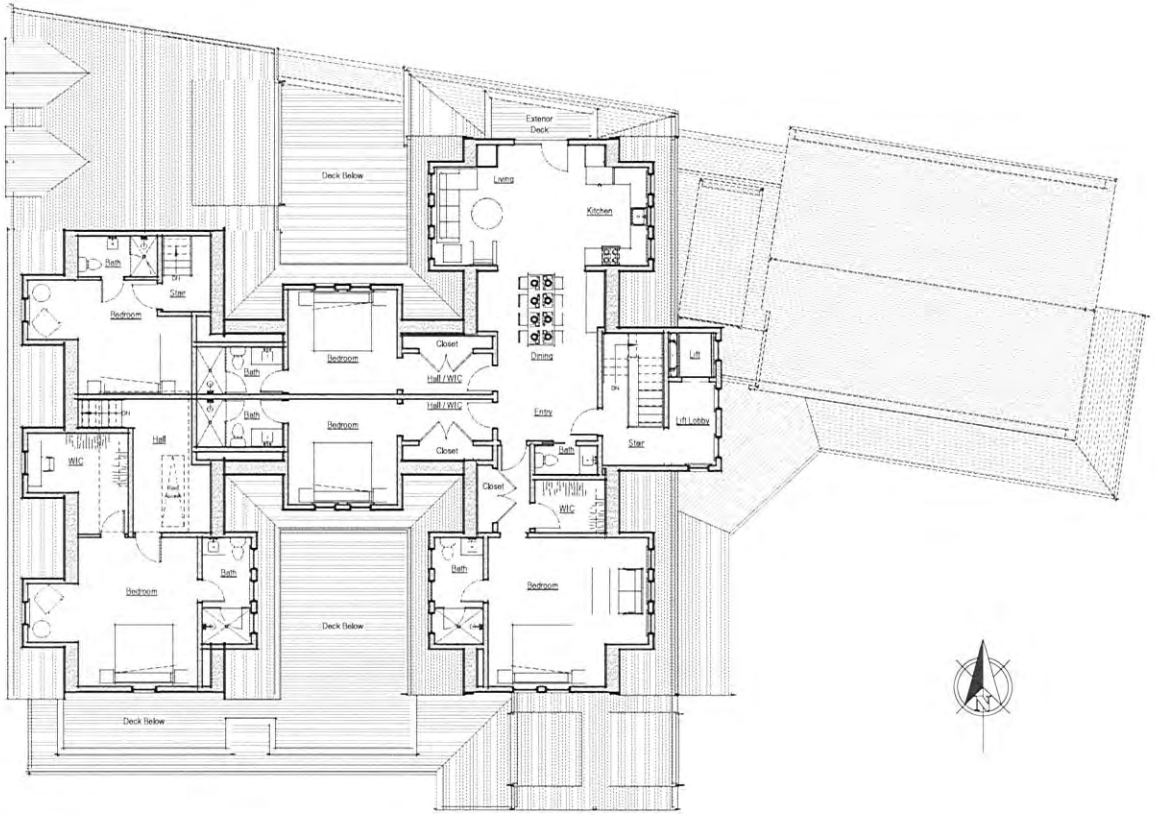
Second Floor

1/8" = 1'-0"



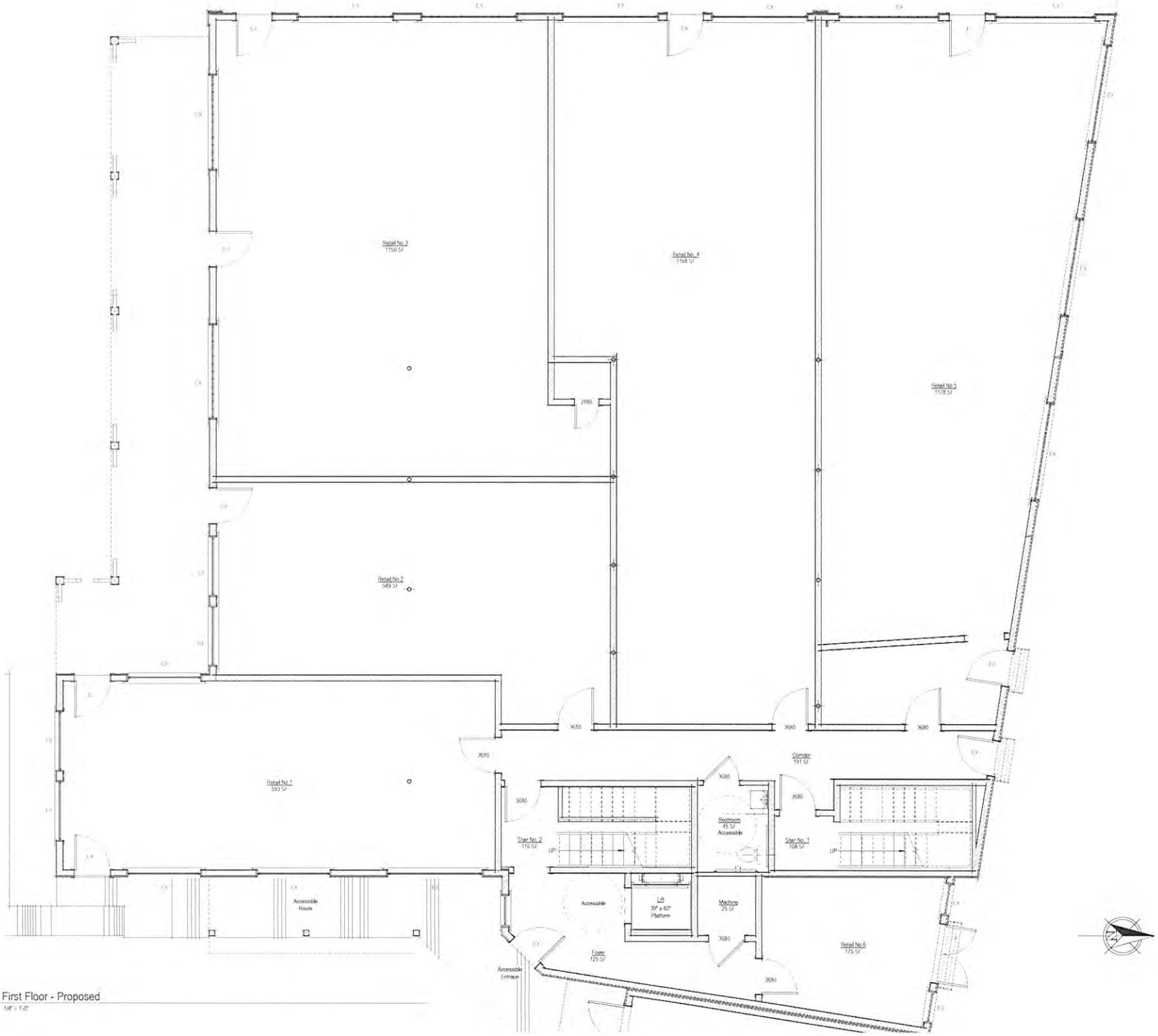
Roof Plan - Existing

1/8" = 1'-0"



Thrid Floor

1/8" = 1'-0"

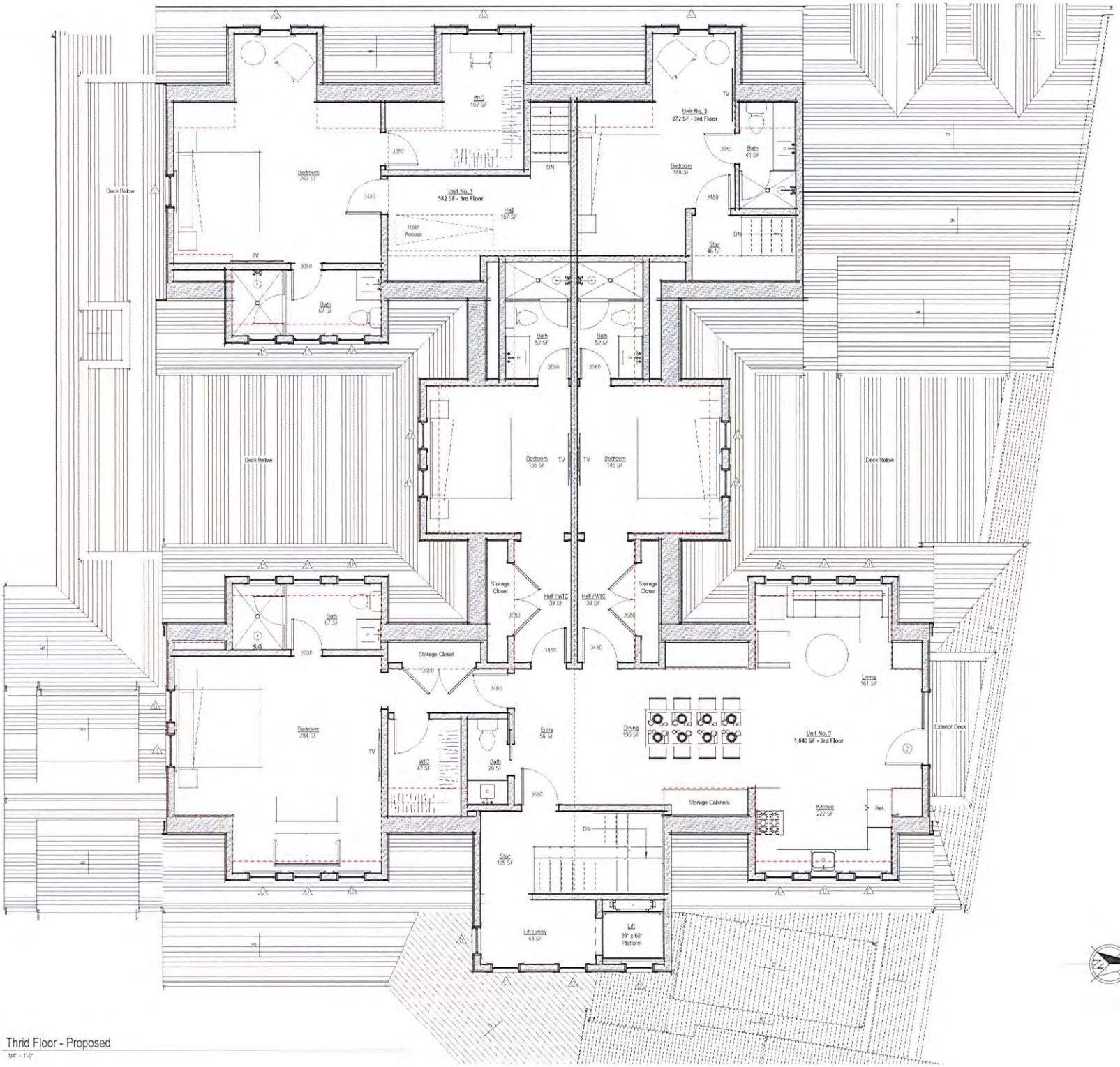


First Floor - Proposed

1/8" = 1'-0"

Second Floor - Proposed

1/4" = 1'-0"



Thrid Floor - Proposed

1/4" = 1'-0"

West Elevation

1/8" = 1'-0"

West Elevation - Demolition

1/8" = 1'-0"

South Elevation

1/8" = 1'-0"

South Elevation - Demolition

1/8" = 1'-0"

East Elevation

1/8" = 1'-0"

East Elevation - Demolition

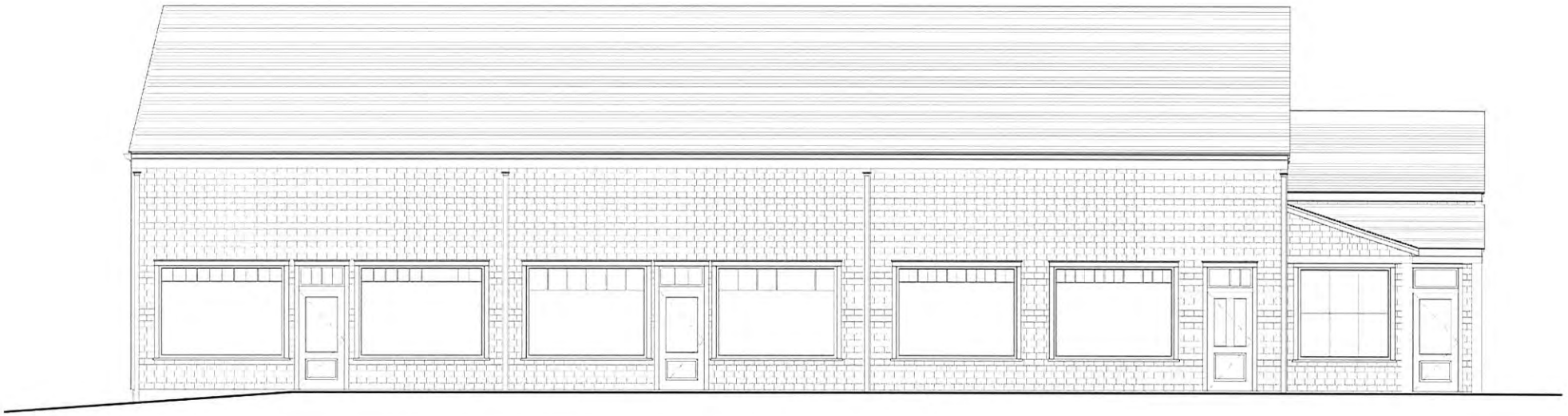
1/8" = 1'-0"

North Elevation

1/8" = 1'-0"

North Elevation - Demolition

1/8" = 1'-0"



West Elevation - Existing

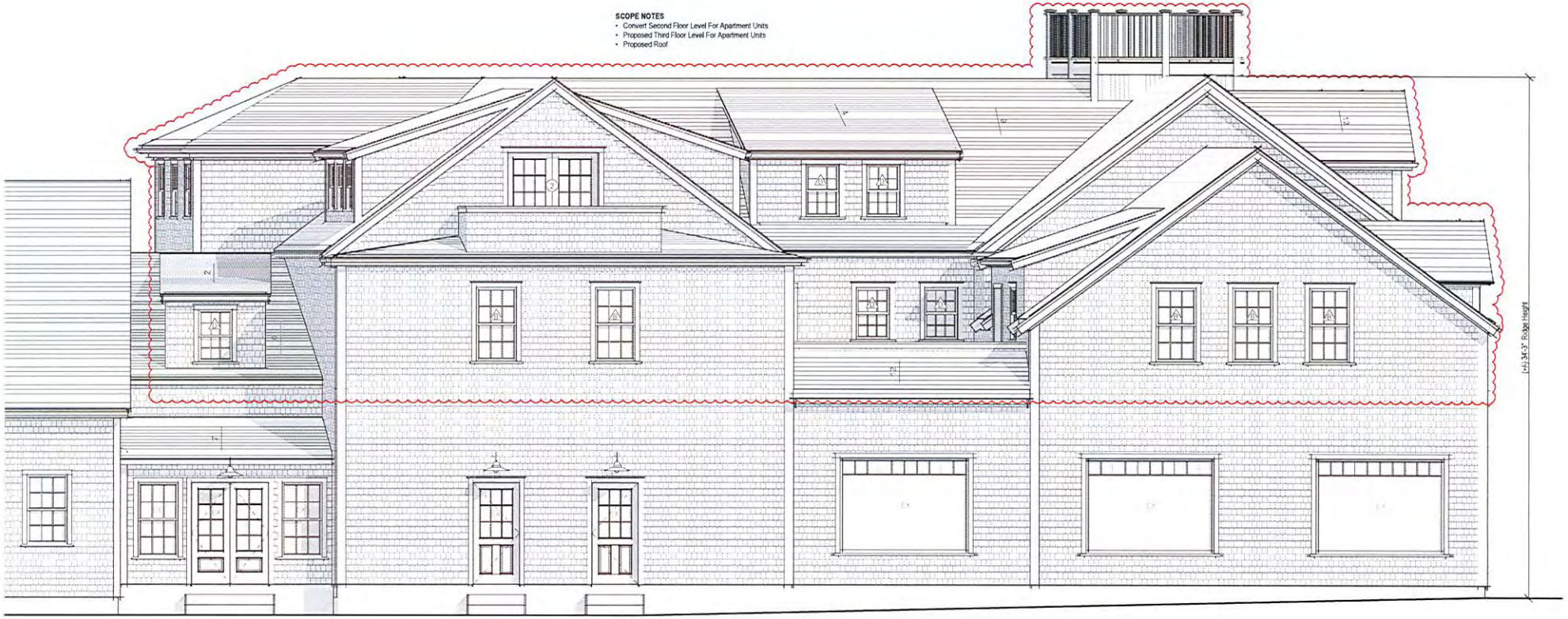
1/4" = 1'-0"

West Elevation - Proposed

1/4" = 1'-0"

North Elevation - Existing

1/4" = 1'-0"



North Elevation - Proposed

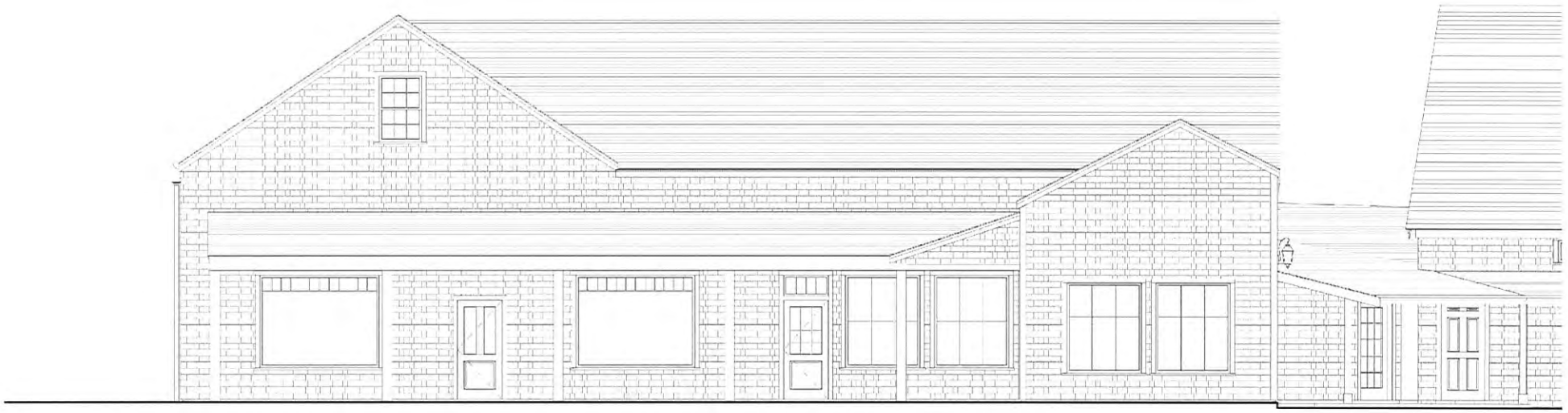
1/4" = 1'-0"

East Elevation - Existing

1/4" = 1'-0"

East Elevation - Proposed

1/4" = 1'-0"



South Elevation - Existing

1/4" = 1'-0"

South Elevation - Proposed

1/4" = 1'-0"