1. VIEWPACK

Documents:

62 CLIFF RD -ADDITION.PDF
68 UNION STREET - RAISE COTTAGE.PDF
91 MAIN ST - SHED ROOF.PDF
STRAIGHT WHARF- PERGOLA.PDF
15 WARREN ST - FRONT DOOR CHANGES.PDF
49 UNION ST - REMOVE FENCING.PDF
46 WALSH ST - SHED.PDF
80 CENTRE ST- COLOR CHANGE.PDF
2 COMMERCIAL ST- CURB CUT.PDF
9 COFFIN ST - ROOF AS BUILT.PDF
21 OLD SOUTH WHARF - DECK EXTENSION AND FENESTRATION CHANGE.PDF
23 PINE ST WINDOW REV 01-0546.PDF
33 MILK ST REV 11-0246.PDF
38 YORK ST - SHED.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°: 41 PARCEL N°. 20

Street & Number of Proposed Work: 62 CLIFF RD.

Owner of record: 62 CLIFF RD. REALTY TRUST

Mailing Address: 62 CLIFF RD. NANTUCKET, MA 02554

Contact Phone #: 508-612-1160 E-mail: pmcclosky@cts1.com

AGENT INFORMATION (if applicable)

Name: VAN OWEN DESIGN INC

Mailing Address: PO BOX 3057 NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: ackvan62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 122.00

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: 23'-0"± Sq. Footage 1st floor: 230SF } 690SF Decks/Patio: Size: @ 23x20 ☒ 1st floor ☐ 2nd floor

Width: 10'-0"± Sq. footage 2nd floor: 230SF } Size: (NONE) ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: 150SF

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 N/C South N/C East 26'-7"± West N/C

Additional Remarks

Historic Name:

Original Date: @1956 (ASSESSORS)

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

ADDITION

4. North Elevation - NO CHANGE

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass ____/12 Secondary Mass 8 /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 8" Rake 1x8 Soffit (Overhang) 4"-8" Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x6 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 EXIST. Rear EXIST. Side _____

Garage Door(s): Type EXIST. Material _____

Hardscape materials: Driveways EXIST. Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO MATCH NTW Clapboard (if applicable) — Roof TO MATCH EXIST.

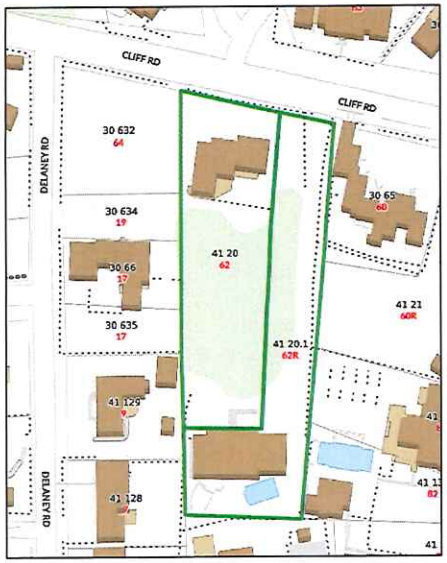
Trim GREY Sash GREY Doors GREY

Deck GREY Foundation GREY Fence — Shutters —

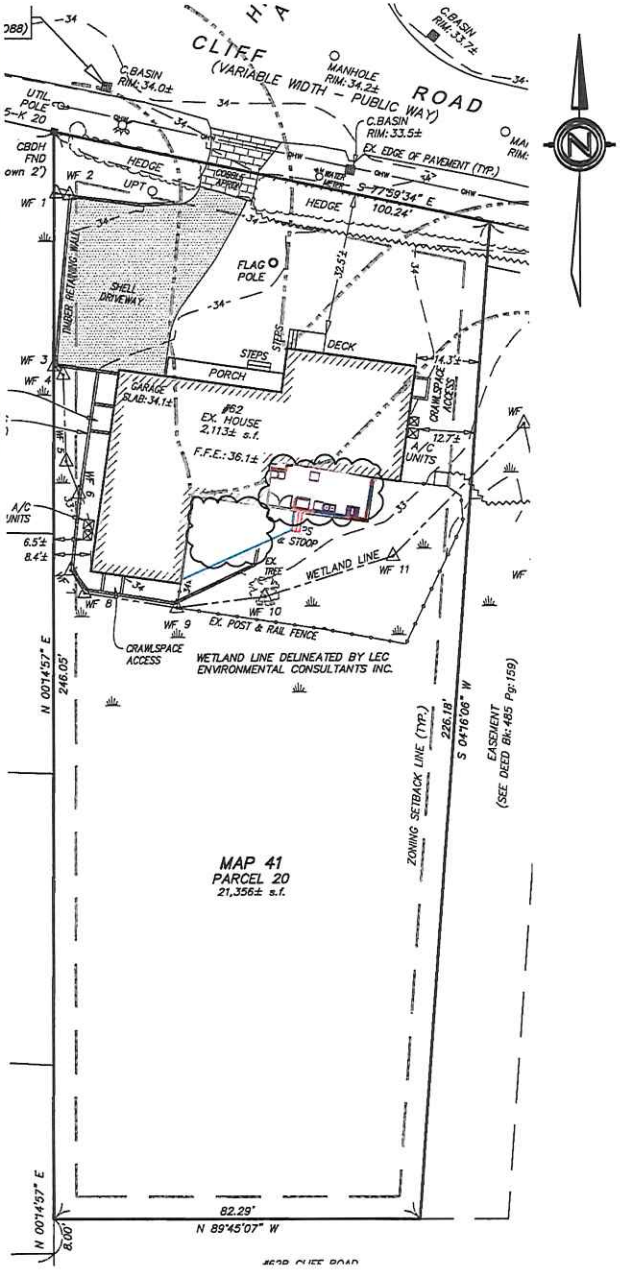
* Attach manufacturer's color samples if color is not from HDC approval list.

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 2/25/20 Signature of owner of record _____ Signed under penalties of perjury



MAP 41 PARCEL 20



EAST

EAST

NORTH FACING CLIFF RD
NO CHANGES

RECEIVED
MAR 04 2020
By

SCALE: 1/4"=1'

DRAWN BY: VO

DATE:3-3-20

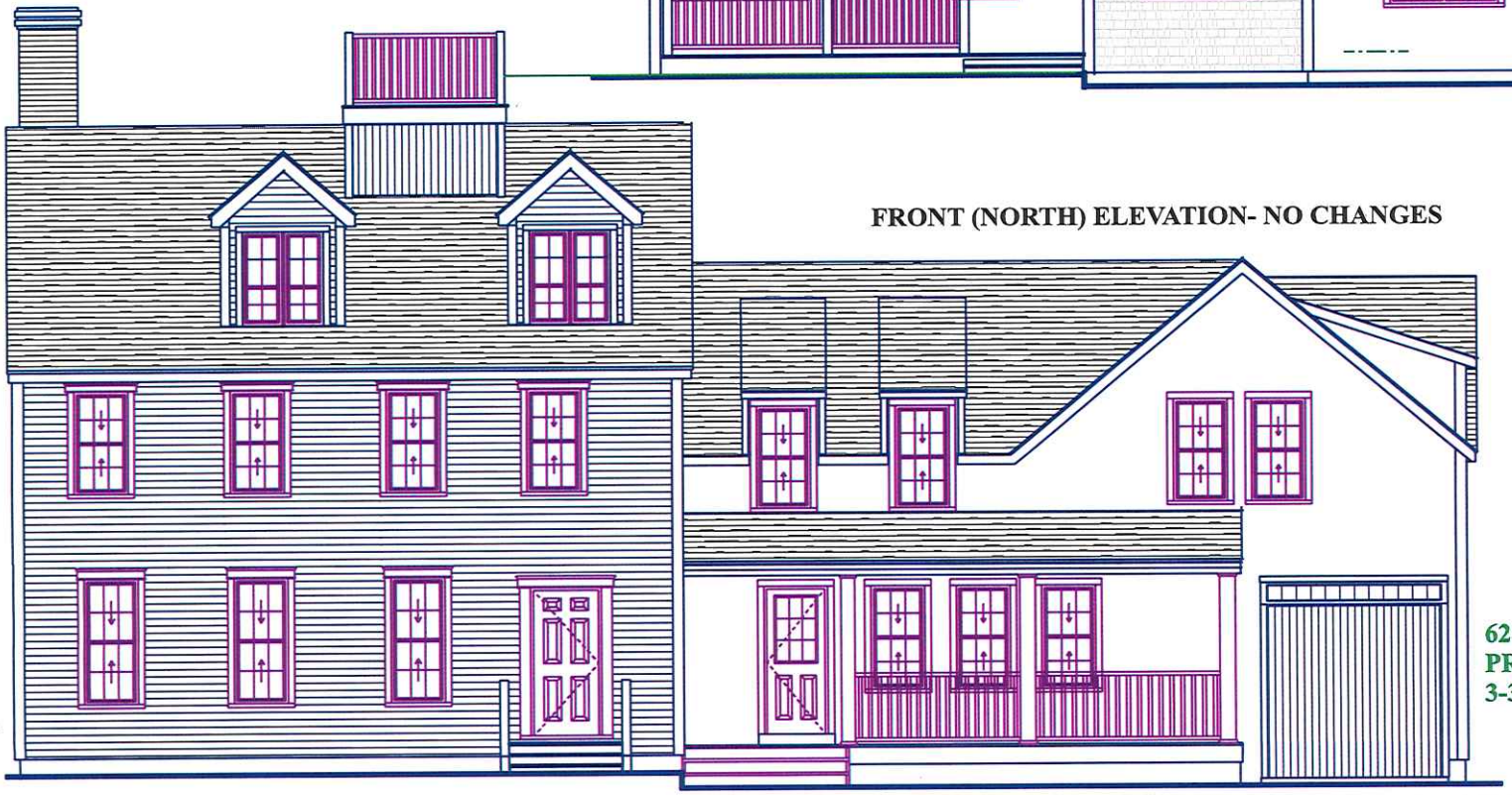
62 CLIFF RD REALTY TRUST
PROPOSED ADDITION

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

LEFT (EAST) ELEVATION

RECEIVED
MAR 04 2020
BY

FRONT (NORTH) ELEVATION- NO CHANGES



62 CLIFF RD REALTY TRUST-
PROPOSED ADDITION
3-3-20

RIGHT (WEST) ELEVATION

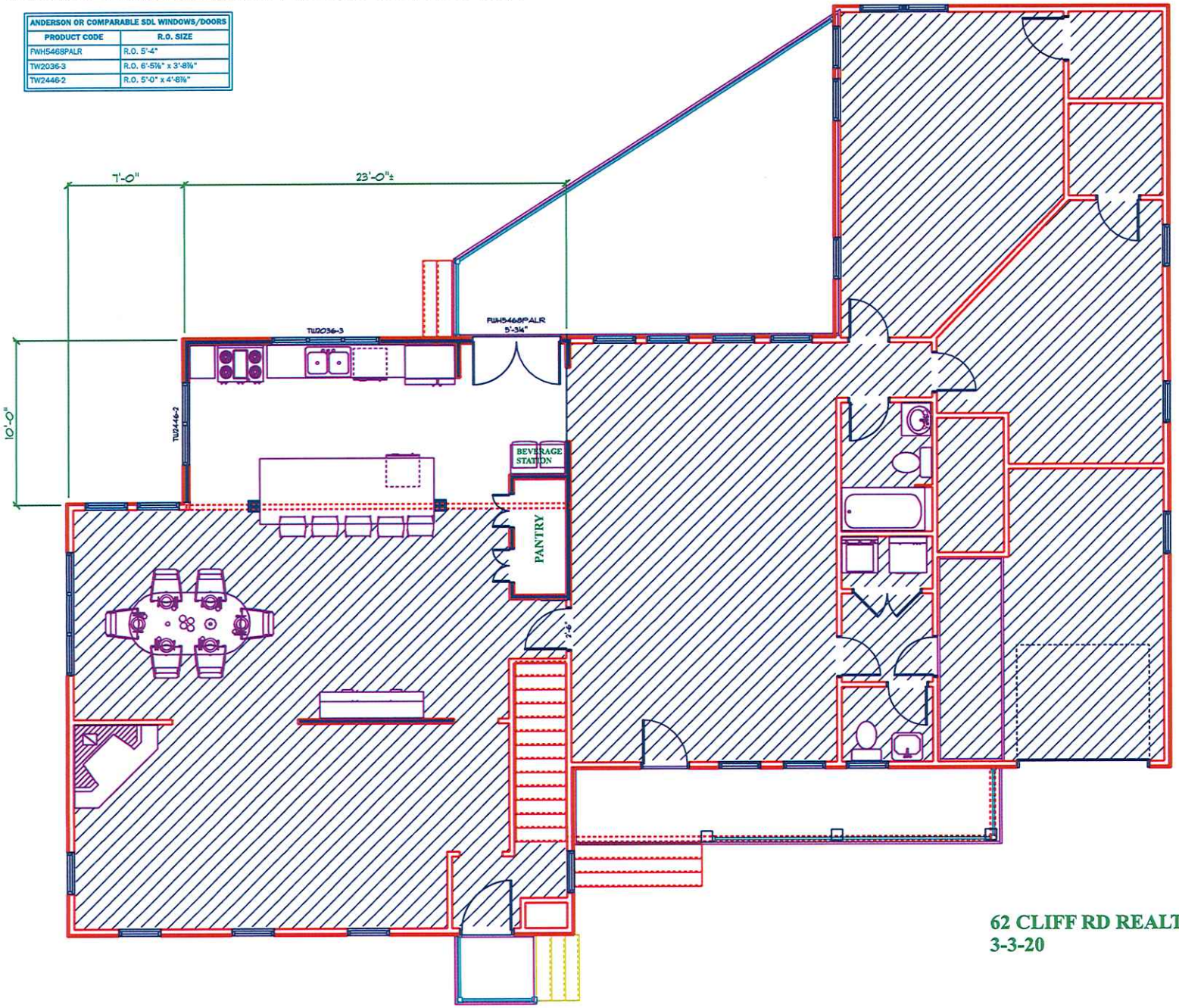
RECEIVED
MAR 04 2020
By

REAR (SOUTH) ELEVATION

62 CLIFF RD REALTY TRUST-
PROPOSED ADDITION
3-3-20

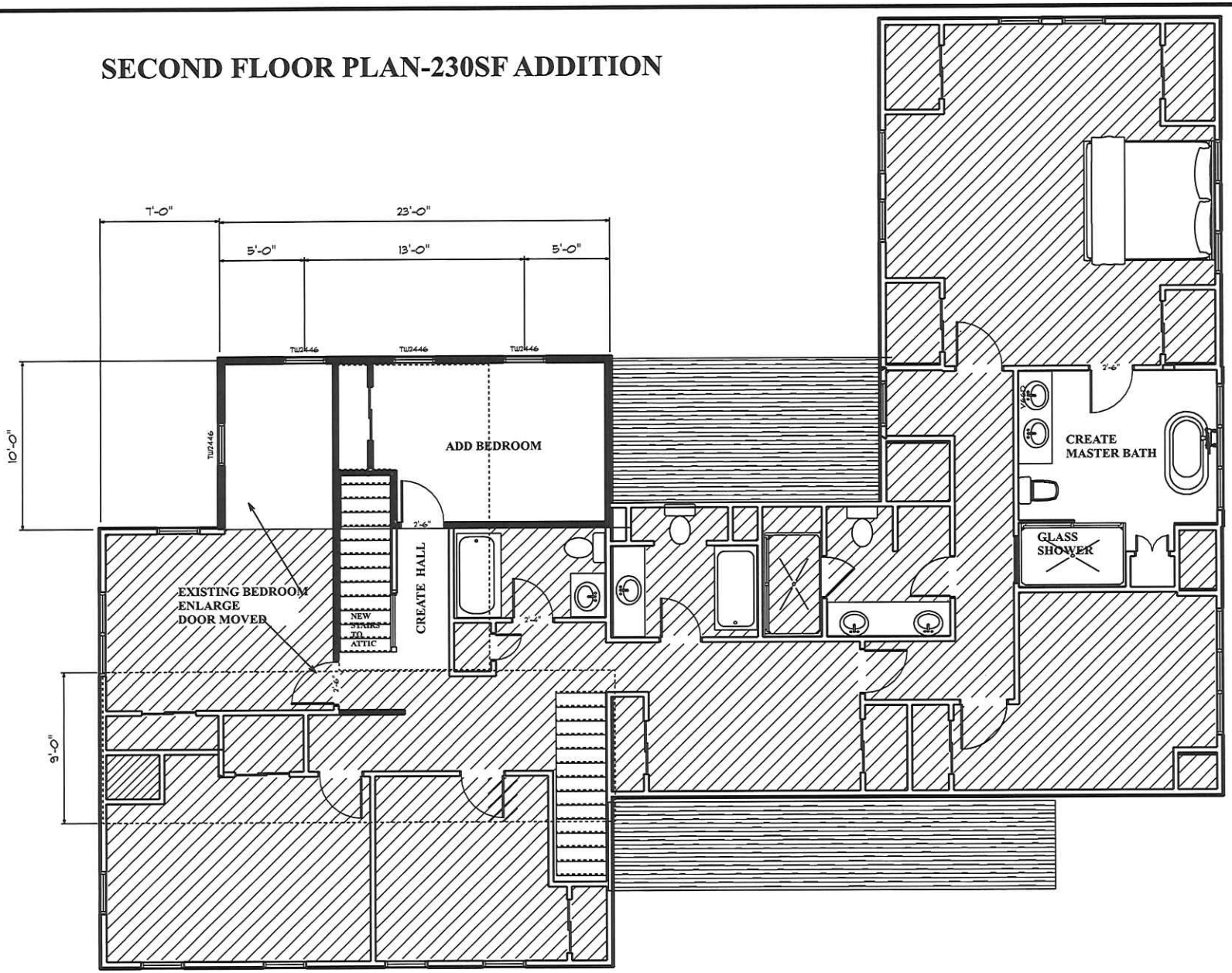
FIRST FLOOR PLAN-230SF ADDITION

ANDERSON OR COMPARABLE SDL WINDOWS/DOORS	
PRODUCT CODE	R.O. SIZE
FWH5468PALR	R.O. 5'-4"
TW2036-3	R.O. 6'-5⅛" x 3'-8⅛"
TW2446-2	R.O. 5'-0" x 4'-8⅛"



62 CLIFF RD REALTY TRUST- ADDITION
3-3-20

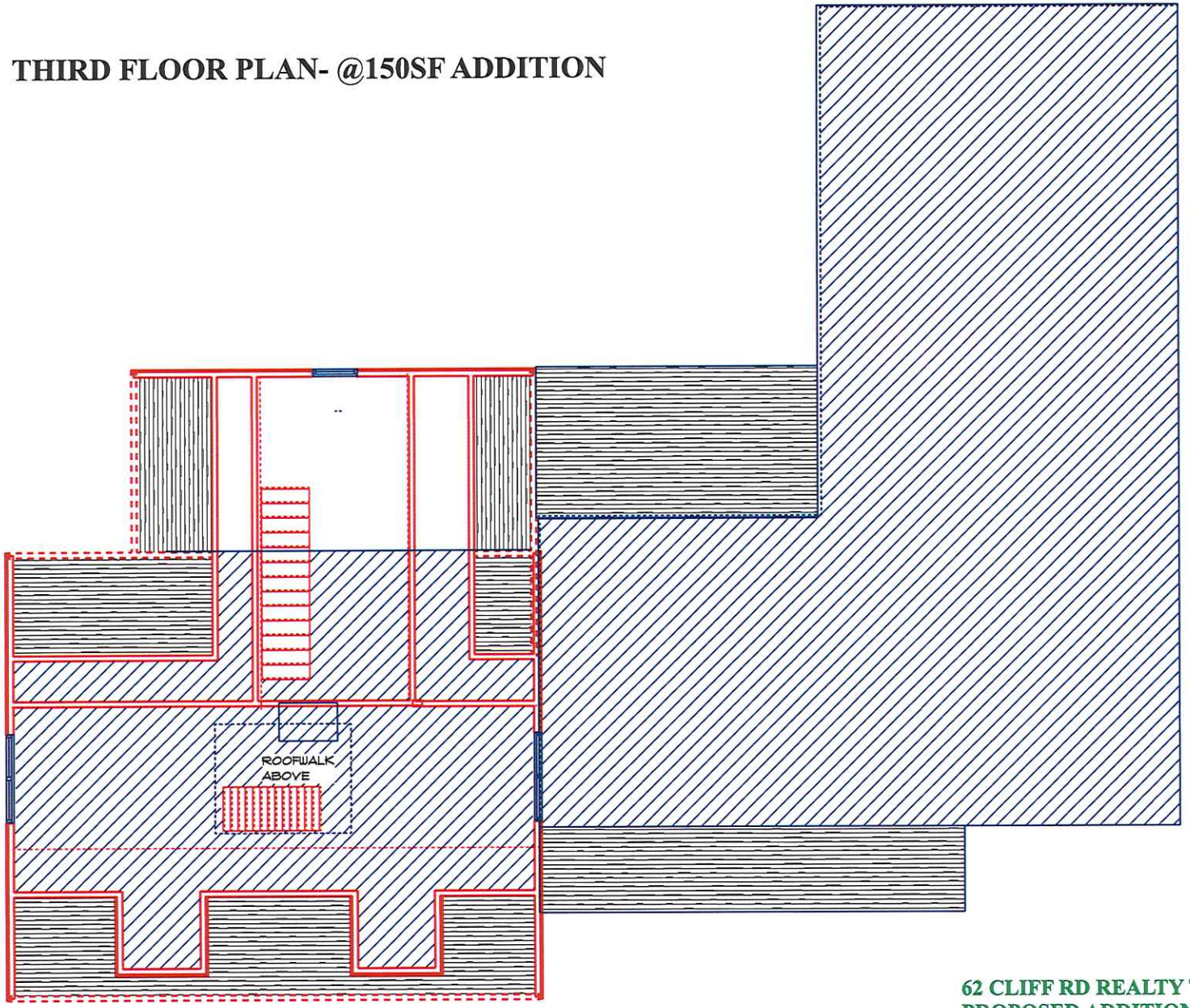
SECOND FLOOR PLAN-230SF ADDITION



ANDERSON OR COMPARABLE SDL WINDOWS	
PRODUCT CODE	R.O. SIZE
TW2446	R.O. 2'-6⅛" x 4'-8⅞"

62 CLIFF RD REALTY TRUST- ADDITION
3-3-20

THIRD FLOOR PLAN- @150SF ADDITION



62 CLIFF RD REALTY TRUST-
PROPOSED ADDITION
3-3-20

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°: 55.1.4 PARCEL N°. 68

Street & Number of Proposed Work: 68 Union St.

Owner of record: Randal & Nan Freeman

Mailing Address: 40 Palmer Ave.

Winter Park FL 32789

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: 15 Commercial Wharf

Nantucket MA 02554

Contact Phone #: 228-2044 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 26' 8" ~~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 Raise existing cottage up
2. South Elevation 2'-0" to meet flood plane.
3. West Elevation Revise steps accordingly
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 Natural Foundation Like N.T.W. Fence _____ Shutters _____

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

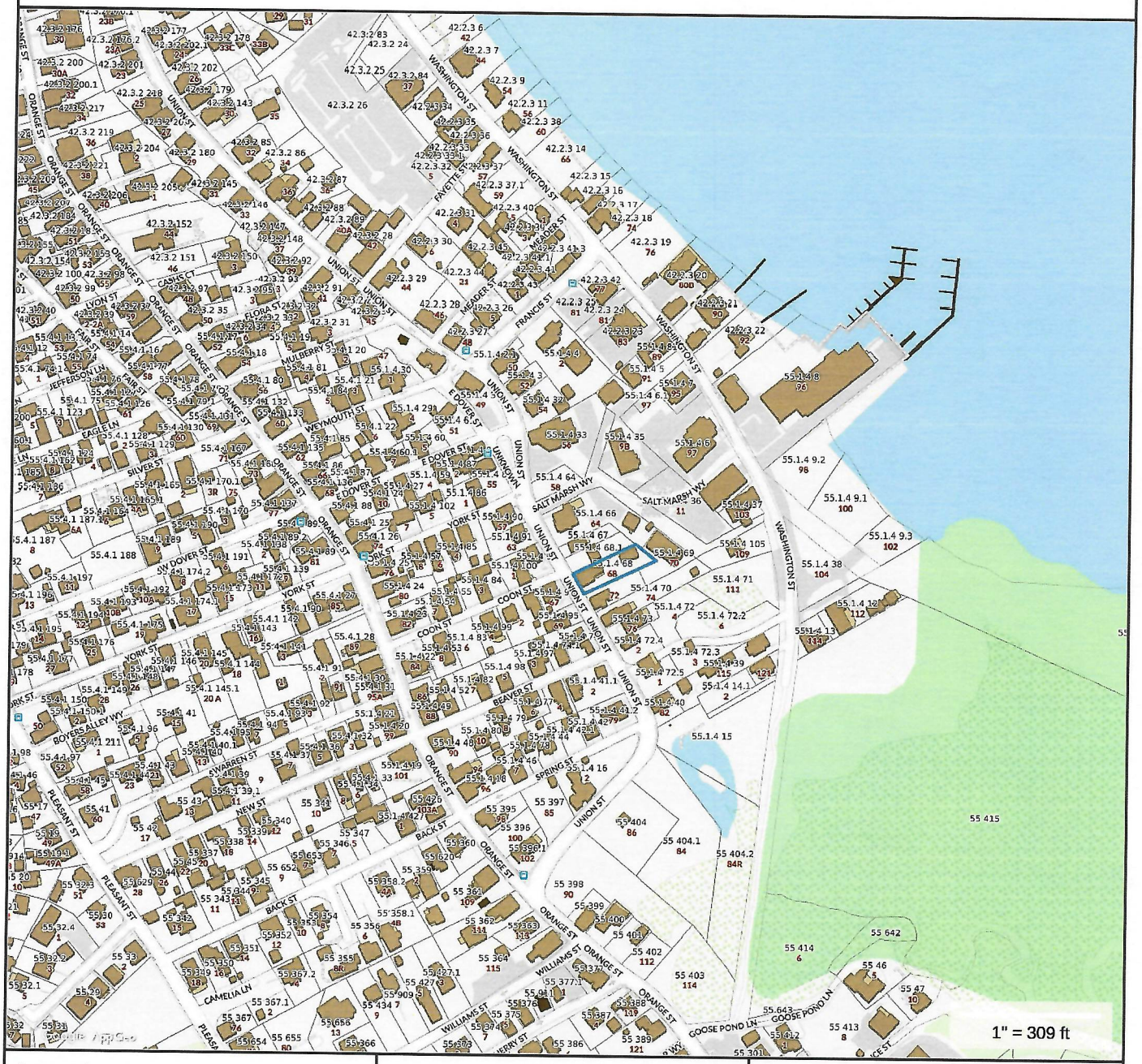
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 2/24/2020 Signature of owner of record _____

Signed under penalties of perjury

Town and County of Nantucket, MA

February 24, 2020



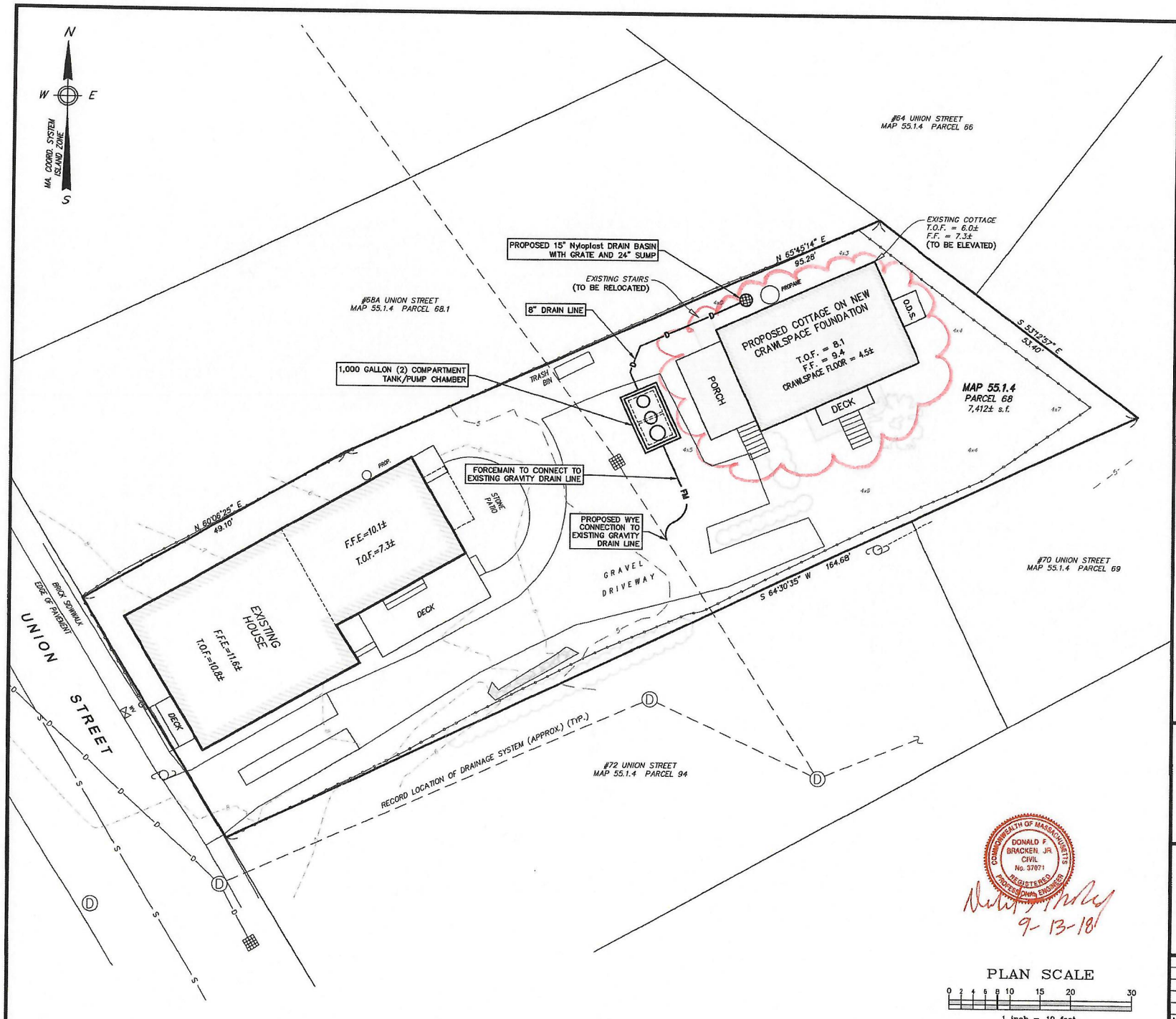
Property Information

Property ID	55.1.4 68
Location	68 UNION ST
Owner	FREEMAN RANDAL G & NAN M

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

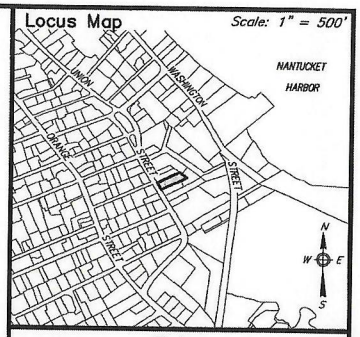
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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



Locus Map

Scale: 1" = 500'



Notes

1. LOCUS: #68 UNION STREET
   MAP 55.1.4 PARCEL 68
2. OWNER: RANDAL G. & NAN M. FREEMAN
   40 PALMER AVENUE
   WINTER PARK, FL 32789
3. DEED REF: Bk: 1298 Pg: 256
4. PLAN REF: Plan File 40-D (LOT 2)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE AE (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS No. 25019C-0088-G & 25019C-0089-G, BOTH dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

Prepared By:

BRACKEN ENGINEERING INC

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN JR.
CIVIL
No. 37071
REGISTERED PROFESSIONAL ENGINEER

9-13-18

PROPOSED SITE PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

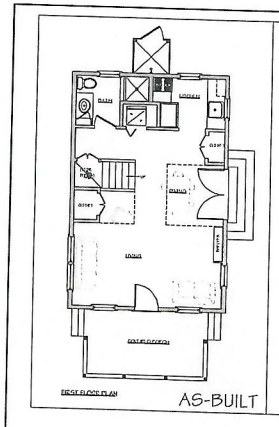
RANDAL G. & NAN M. FREEMAN

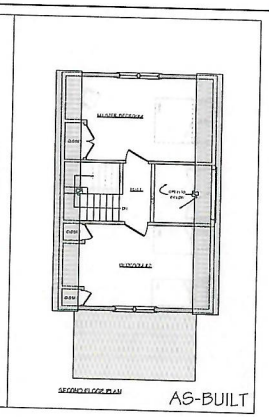
#68 UNION STREET
MAP 55.1.4 PARCEL 68

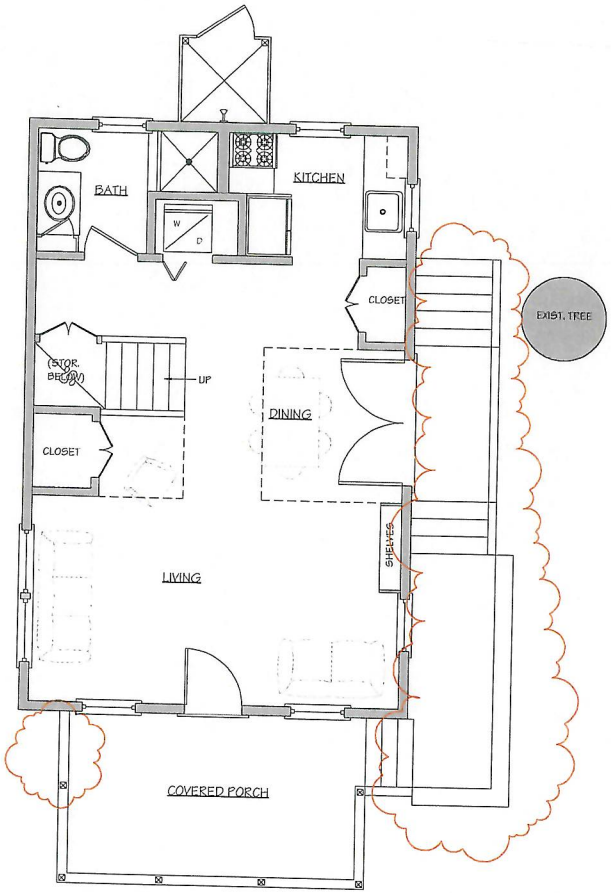
No.	Date	Revision Description	By
–	–		–

Date:	Drawn:	Checked:	Sheet:
SEPTEMBER 13, 2018	RMM/ERC/BEI	DFB/AMG	1 of 1

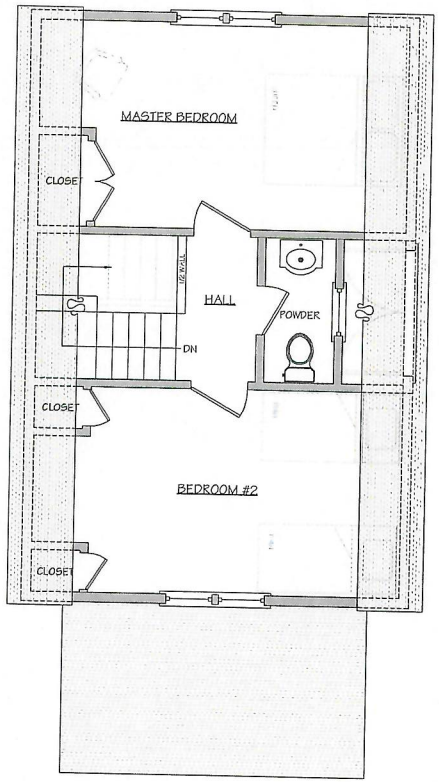
S:\Autocad Drawings\Nantucket\Union Street\68 union street\68 Union St - Site Plan - Alternate.dwg







FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
15 COMMERCIAL WHARF ~ NANTUCKET, MA 02554
(508) 228-2844 NORMANDRESIDENTIAL.COM

Design and drawing is hereby acknowledged as the property of Benjamin Normand Residential Design, Inc. and may not be used without the express written consent of the designer. copyright 2020 all rights reserved.

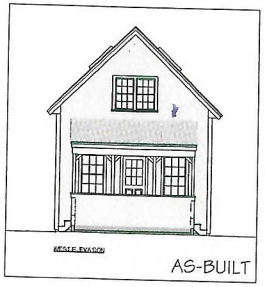
FIRST FLOOR PLAN
DATE: 02/24/2020
SCALE: 1/4" = 1'-0"

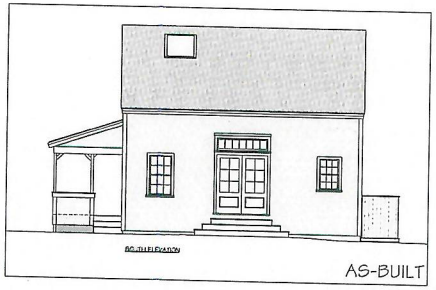
THE FREEMAN RESIDENCE

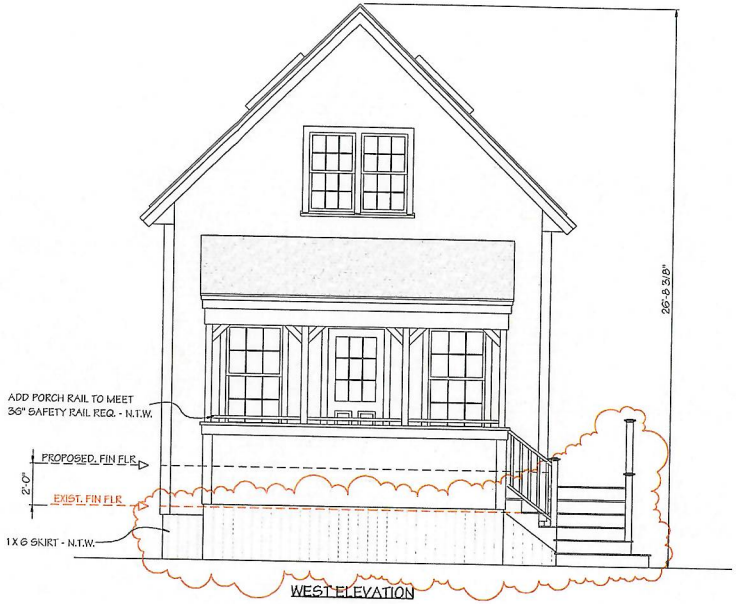
68 Union Street
Nantucket, MA

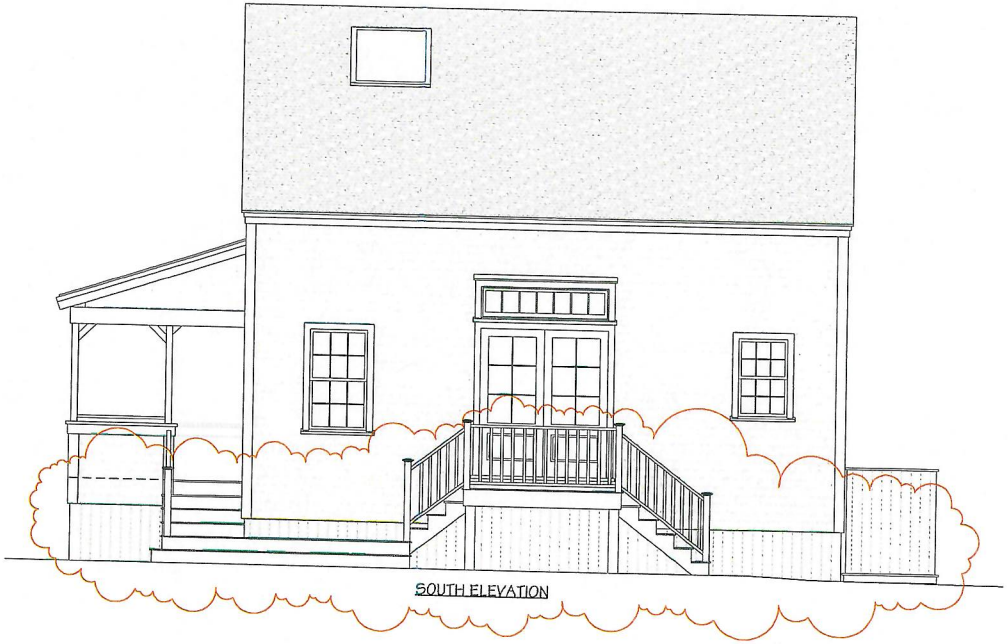
M/F: bb14 / 86

1









NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
13 COMMERCIAL WHARF - NANTUCKET, MA 02554
(508) 228-3044 NORMANDRESIDENTIAL.COM

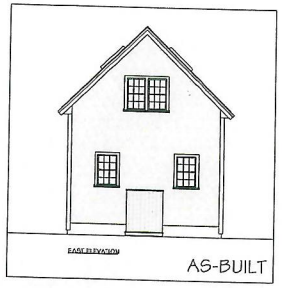
Designs and drawings, I/we retain property of copyright and other intellectual property rights in the designs and drawings. No part may be used without the express written consent of the Designer and all rights are reserved.

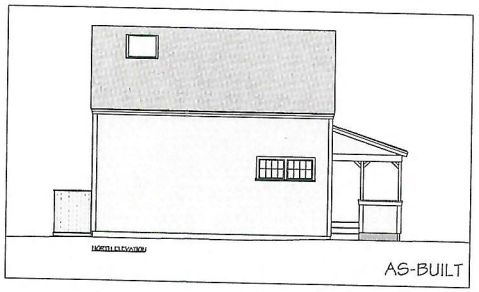
SECOND FLOOR PLAN
DATE: 02/24/2020
SCALE: 1/4" = 1'-0"

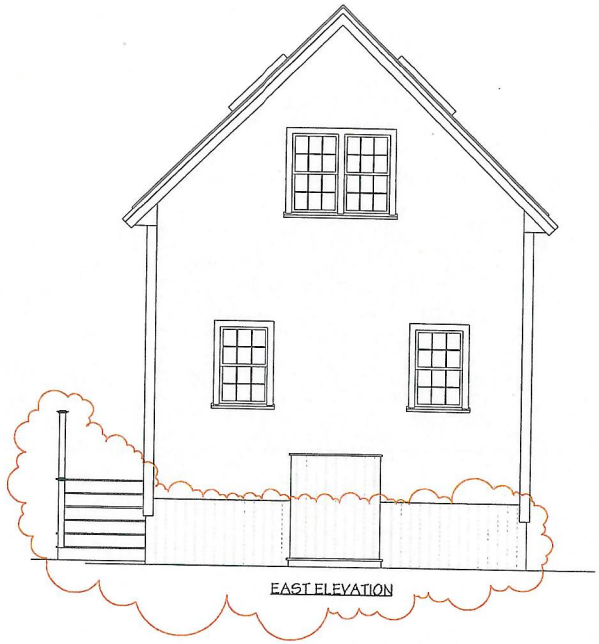
THE FREEMAN RESIDENCE
68 Union Street
Nantucket, MA

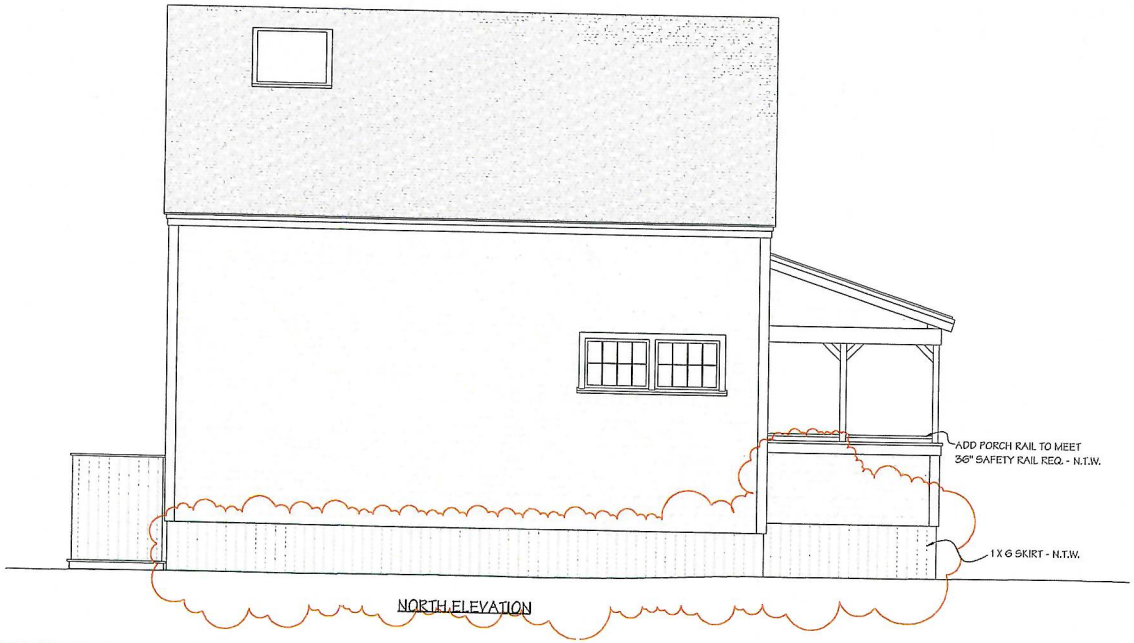
M/P. 55.1.4 / 88

2









NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
15 COMMERCIAL WHARF ~ NANTUCKET, MA 02554
(508) 228-2844 NORMANDRESIDENTIAL.COM

Designs and Drawings hereunder are property of Benjamin Normand Residential Design, Inc. and may be used only by the specific owner for the specific project. Reproduction or copying prohibited without written consent. ©2020 Normand

FOUNDATION AND FRAMING PLANS
DATE: 02/24/2020
SCALE: 1/4" = 1'-0"

THE FREEMAN RESIDENCE
68 Union Street
Nantucket, MA

M/P: 55.1.4 / 68

3

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°. 18

Street & Number of Proposed Work: 91 MAIN ST

Owner of record: OLYMPIC EQUITY HOLDINGS LLC

Mailing Address: 1290 EAST MAIN ST 3RD FL
STAMFORD CT 06902

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: ethan67@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 _____

Size of Structure or Addition: Length: 12'-0" Sq. Footage 1st floor: 96 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 8'-0" 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1970's

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

REPAIR/REPLACE ROOF
REPLACE ASPHALT SHINGLES W/ WOOD

*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) TO MATCH EXISTING

Leaders (material and size): TO MATCH EXISTING

Sidewall: ☒ White cedar shingles TME ☐ 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 _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☐ SDL Front EXISTING WOOD PLANK Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

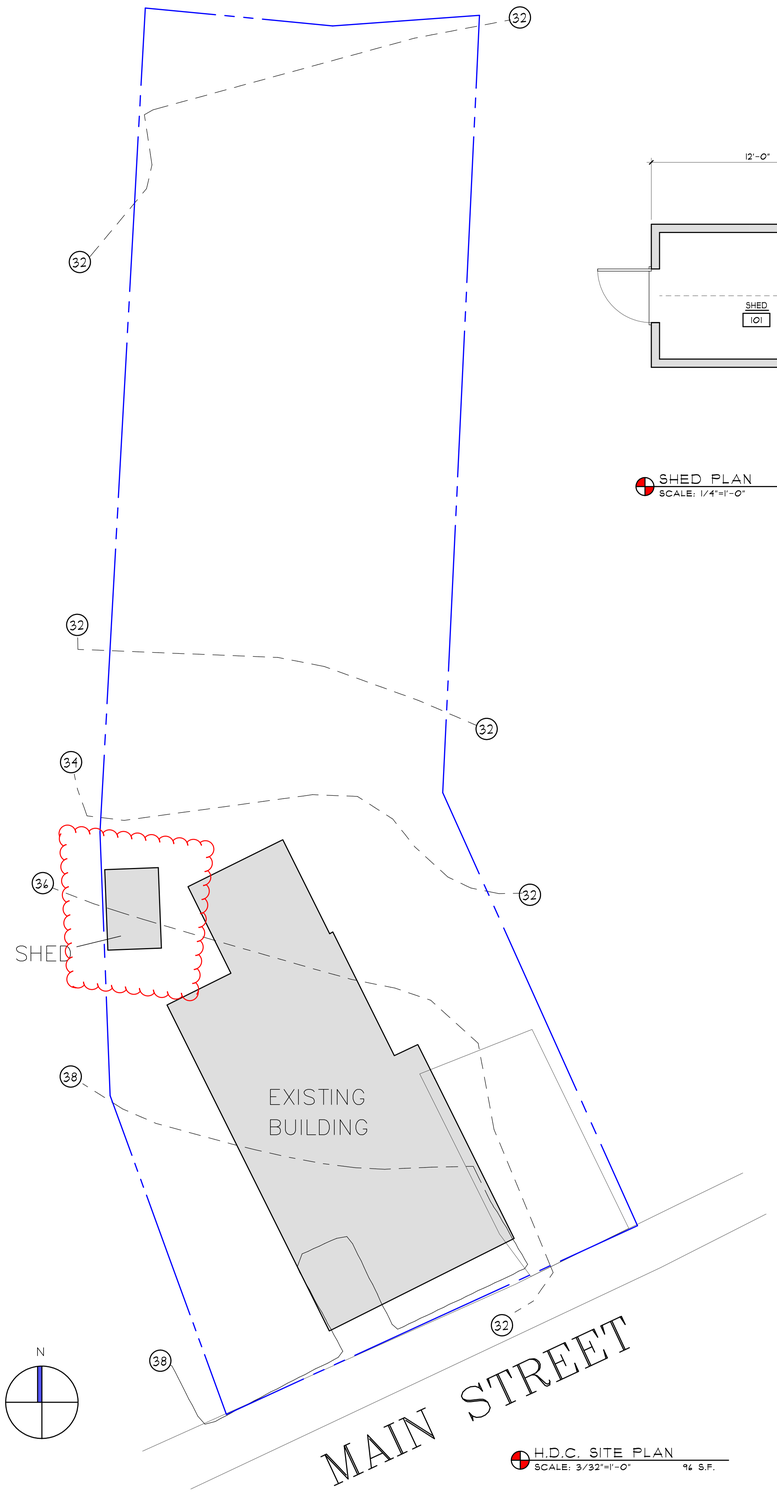
COLORS

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

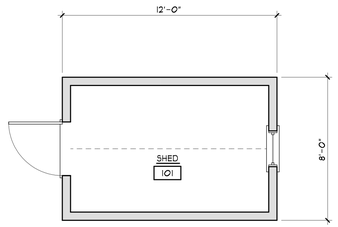
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

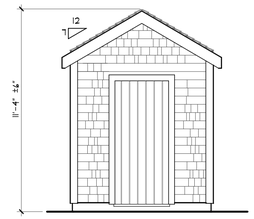
Date 2-17-2020 Signature of owner of record _____ Signed under penalties of perjury



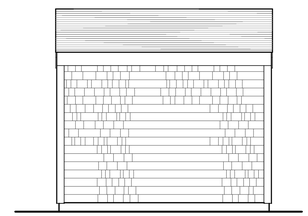
H.D.C. SITE PLAN
SCALE: 3/32"=1'-0" 96 S.F.



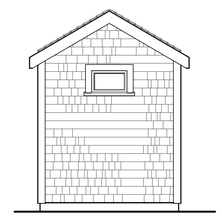
SHED PLAN
SCALE: 1/4"=1'-0" 96 S.F.



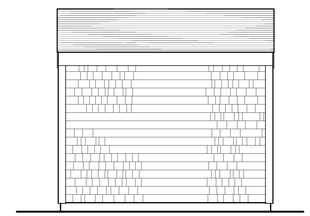
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

ZONING CLASSIFICATION: R.O.H.
MAP: 42.3.3 PARCEL: 18

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 ft.
FRONT YARD S.B.:	0 ft.
SIDE S.B.:	5 ft.
REAR S.B.:	5 ft.
GROUND COVER (%):	50%

REVISIONS:
2/17/2020: PROGRESS PRINT

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE LAND REGISTRATION OFFICE BY NANTUCKET SURVEYORS INC. DATED MAY 22, 1987 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 REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

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.

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.

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

MAP: 42.3.3 PARCEL: 18
H.D.C. SHED PLAN
ADDRESS: 91 MAIN STREET NANTUCKET, MA 02554
DATE: 2/17/2020
SCALE: AS NOTED
SHEET NO. S 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°: 42. 2. 4 PARCEL N°. 1

Street & Number of Proposed Work: STRAIGHT WHARF

Owner of record: (TAVERN RESTURANT) NIR RETAIL LLC

Mailing Address: NEW ENGLAND DEVELOPMENT 75 PARK PL #3
BOSTON MA 02116

Contact Phone #: 508 577 9244 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

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 THE TAVERN

Size of Structure or Addition: Length: 18' ± Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 22' ± 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: 1970

Original Builder:

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

REVISIONS* (describe)
1. East Elevation } PERGOLA OVER EXPOSED PATIO.
2. South Elevation } (CEDAR)
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

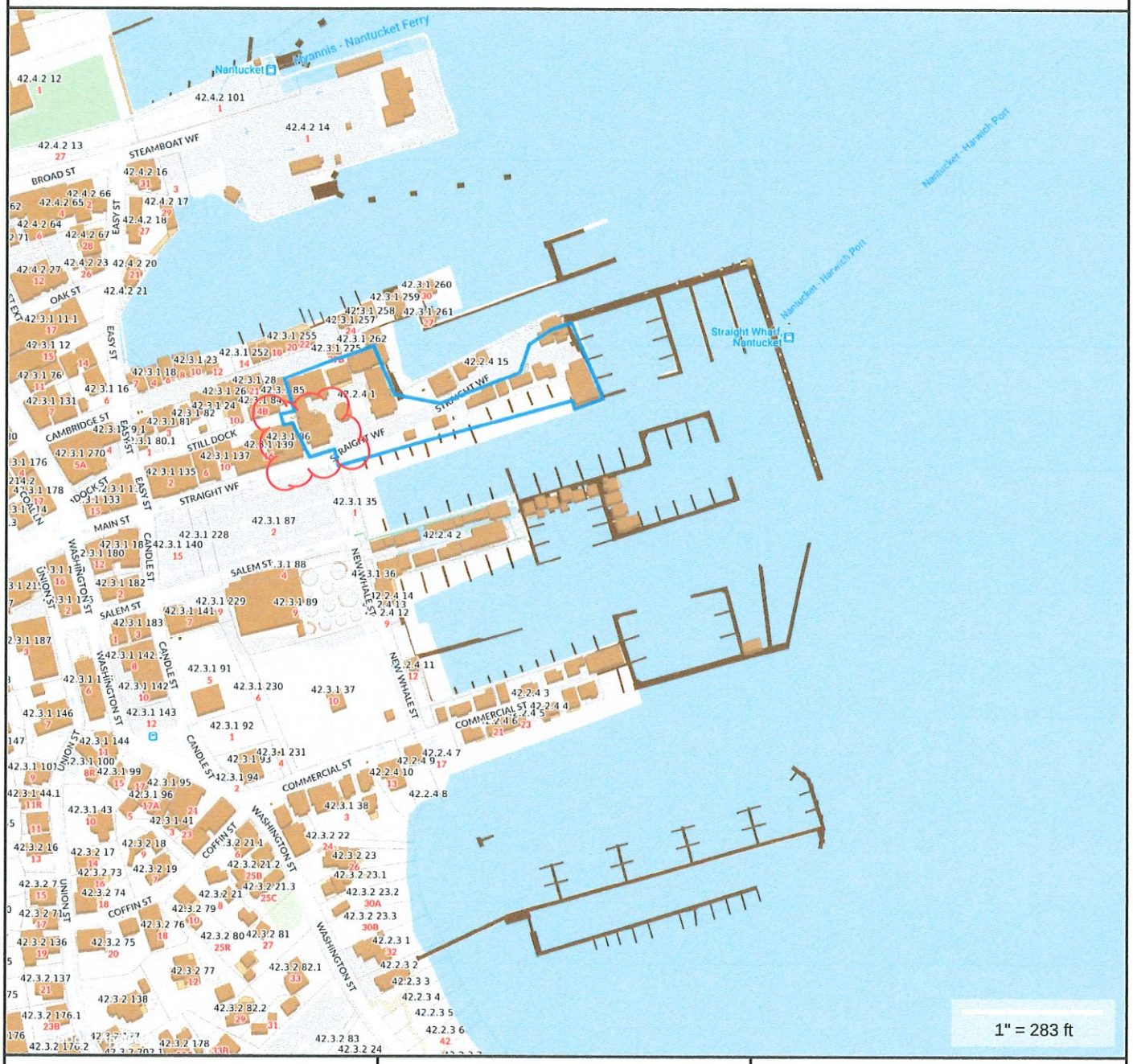
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ ~~Fence~~ PERGOLA NATURAL TO WEATHER Shutters _____

* 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 2/15/24 Signature of owner of record _____ Signed under penalties of perjury

TAVERN



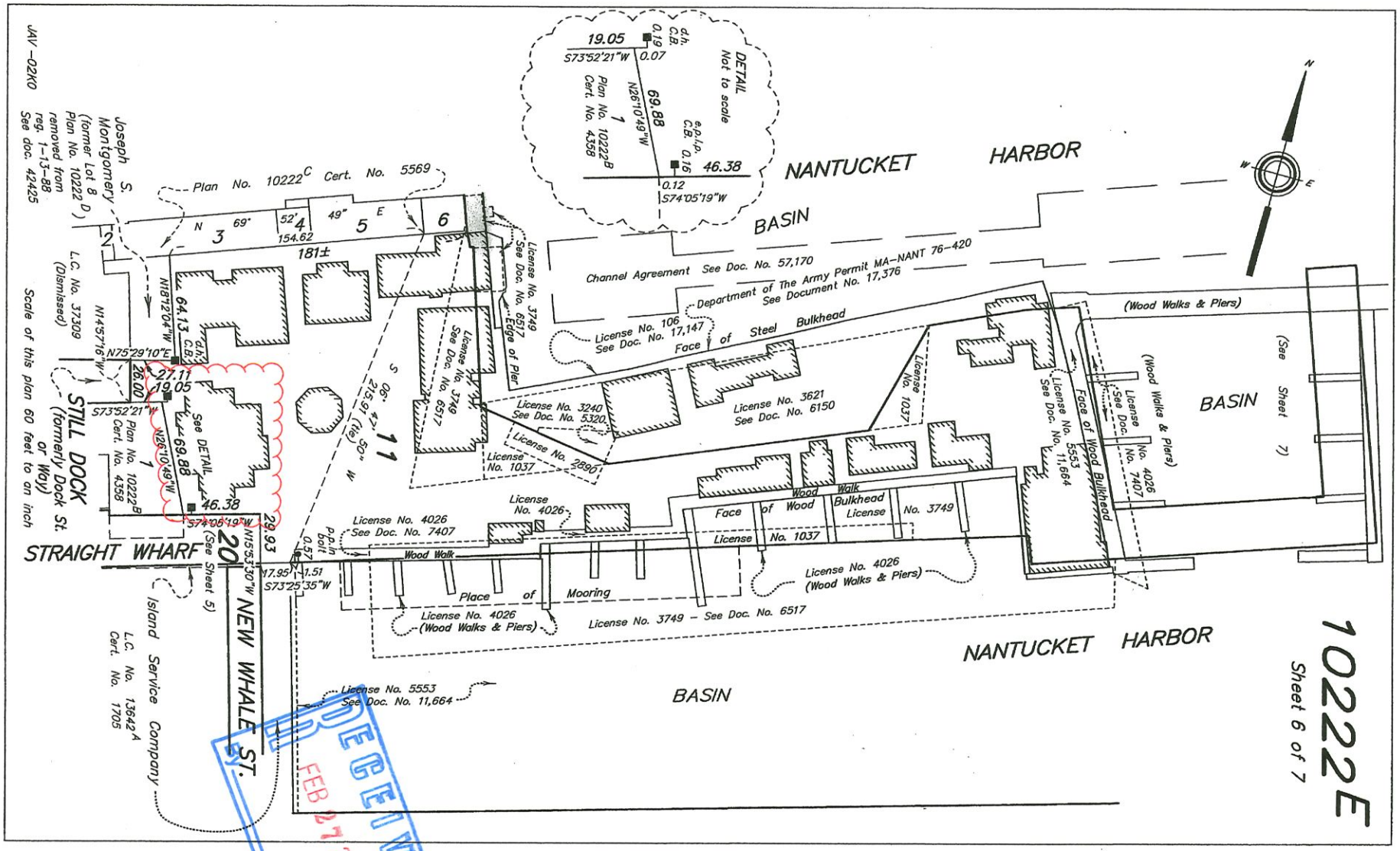
Property Information

Property ID	42.2.4 1
Location	STRAIGHT WF
Owner	NIR RETAIL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

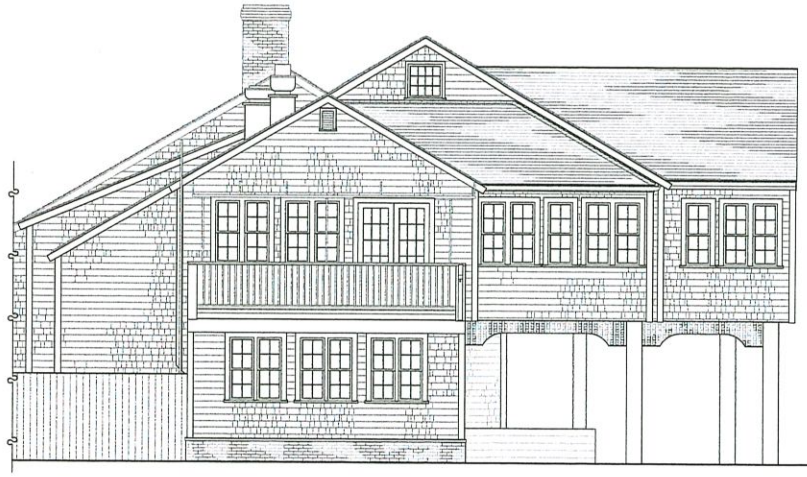
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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



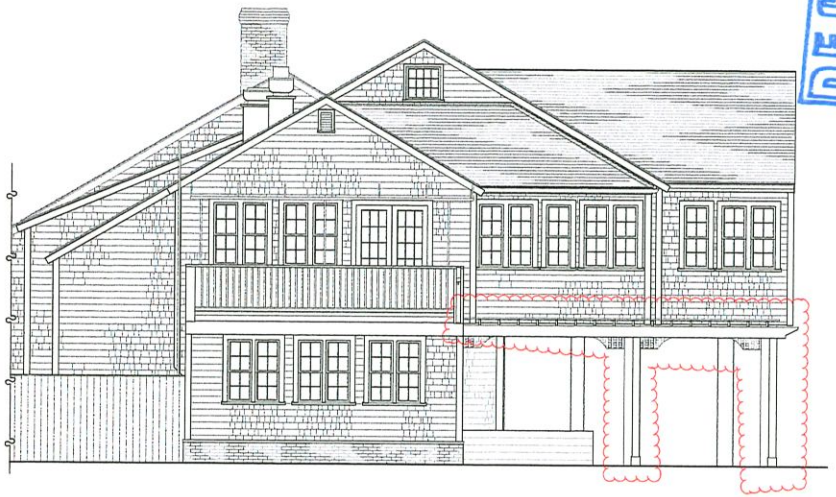
THIS PLAN FILED WITH CERTIFICATE NO. 12975

RECEIVED
FEB 27 2020

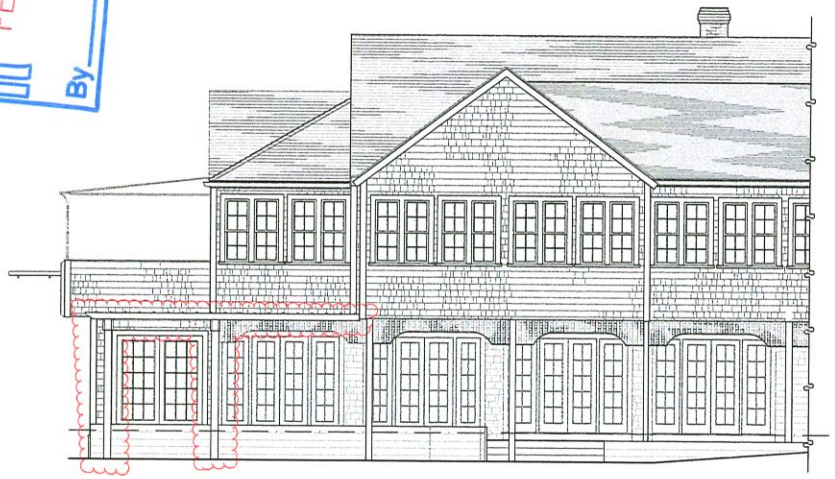


EXISTING SOUTH ELEVATION
SCALE 1/4"=1'-0"

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



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



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

RECEIVED
FEB 27 2020
By

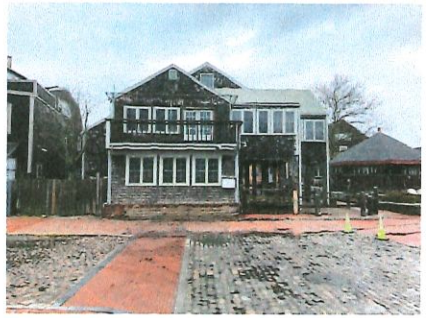
REVISIONS:
3/10/2016: AS-BUILT MEASURING
2/14/2020: PROGRESS PRINT

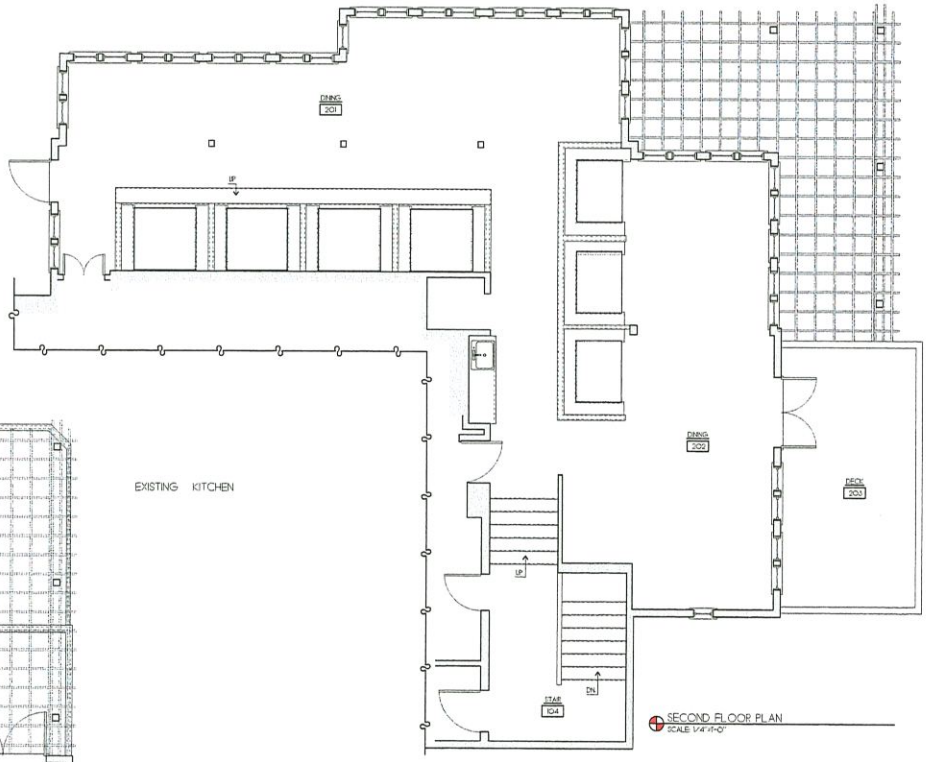
NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS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

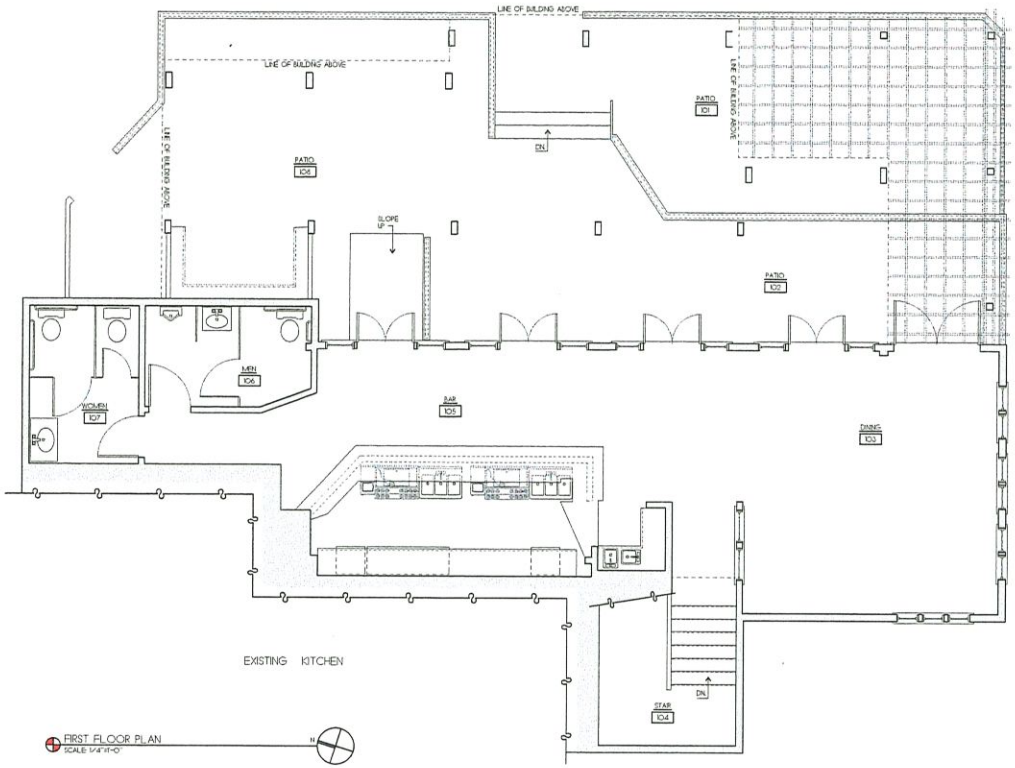
NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

TAVERN RESTAURANT DRAWN BY: STAN McMORROW P.O. BOX 1332 NANTUCKET, MA. 02554 PHONE 508-228-0456 email stan@27thcircle.net	MAP 42-2-4 PARCEL 1 ELEVATIONS ADDRESS: STRAIGHT WHARF NANTUCKET, MA. 02554	DATE 2/14/2020	SCALE 1/4" = 1'-0"	SHEET NO. a 2





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



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

REVISIONS:
3/10/2016: AS-BUILT MEASURING
2/14/2020: 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.

TAVERN RESTAURANT	MAP: 42L4 PARCEL: 1			SHEET NO.
DRAWN BY: ETHAN MAMOROW	FLOOR PLANS			
P.O. BOX 1012 NANTUCKET, MA. 02554 PHONE: 508-228-0455 email: ethan@thomasbrand	ADDRESS: STRAIGHT WHARF NANTUCKET, MA 02554	DATE: 2/14/2020	SCALE: 1/4" = 1'-0"	a 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°: 55.4.1 PARCEL N°. 41

Street & Number of Proposed Work: 15 WARREN STREET

Owner of record: PAULINE + LARRY BOGAN

Mailing Address: 15 WARREN ST.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVER DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA. 02584

Contact Phone #: (508) 325-4319 E-mail: ack.val02@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. 2020-01-0550
☐ 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: 1850 (HISTORY IN FILE WITH ORIGINAL APPLICATION)

Original Builder:

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

REVISIONS* (describe)

1. ~~East Elevation~~
2. South Elevation – KEEP DOOR & PANEL INSTEAD OF REPLICATING HISTORIC DOOR
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.

NO change

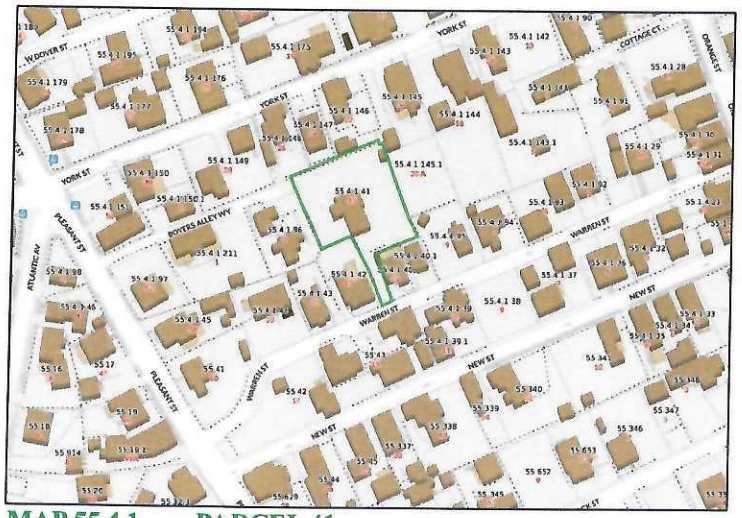
COLORS

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

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

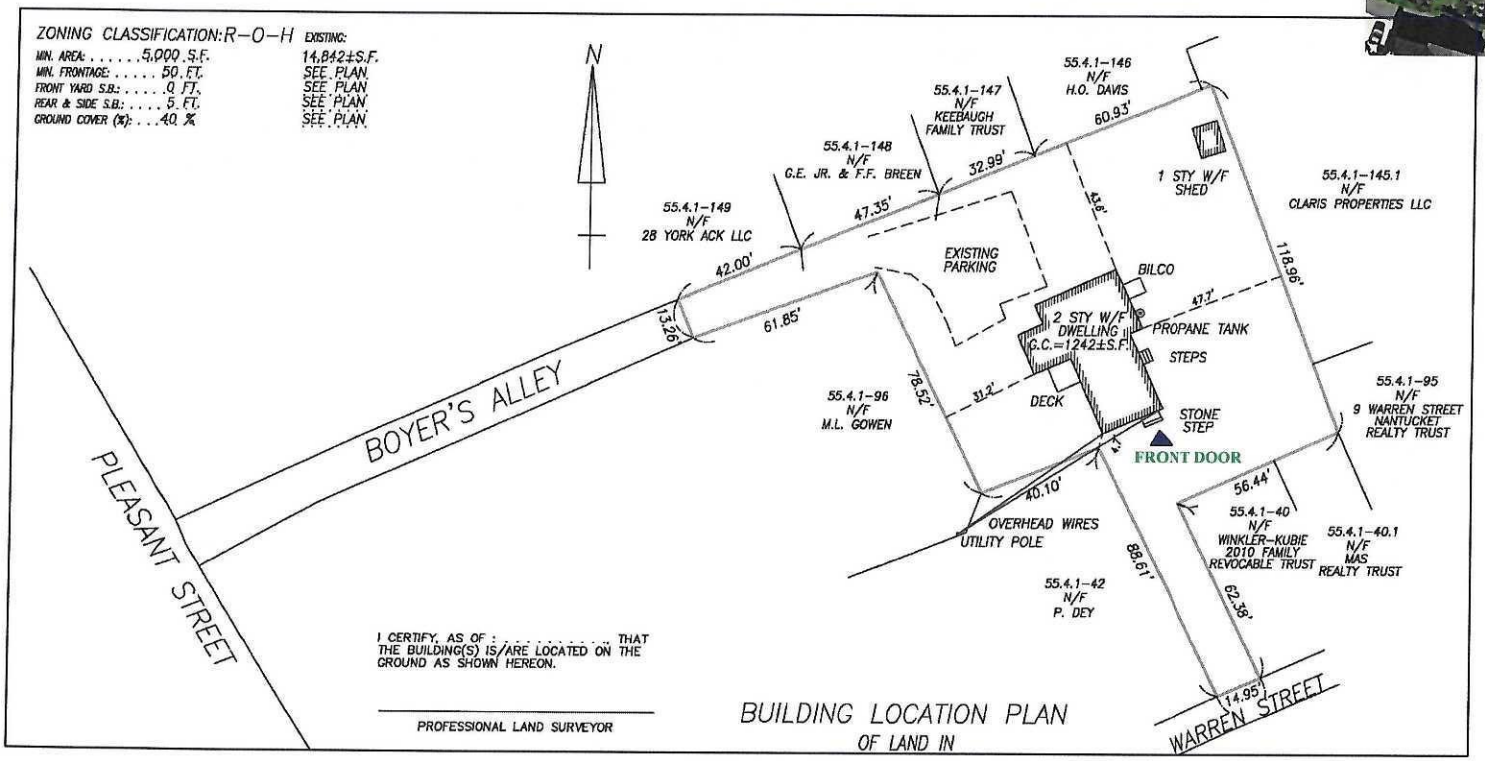
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 2/23/20 Signature of owner of record _____ Signed under penalties of perjury



MAP 55.4.1 PARCEL 41

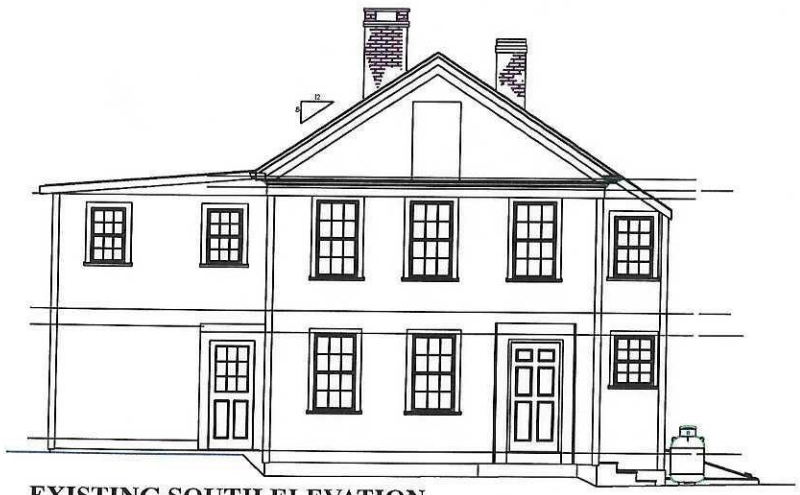
HISTORIC PHOTO (HOUSE IS @1850)



SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 2-23-20

BOGAN-15 WARREN ST
REV TO PREVIOUS APPROVAL (2020-01-0550)
KEEP DOOR AS 6 PANEL (WITH 2 LIGHTS)

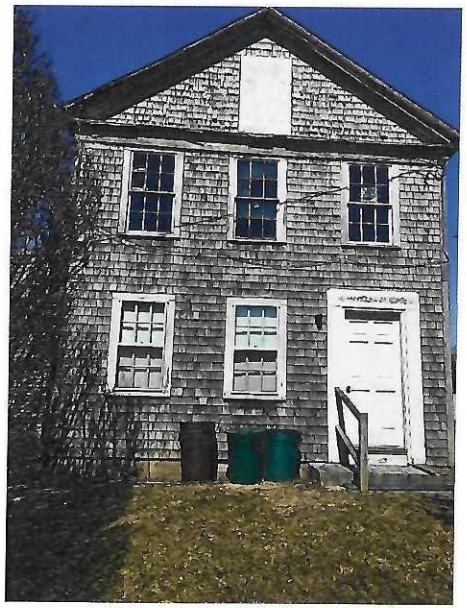
VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



EXISTING SOUTH ELEVATION

APPROVED SOUTH ELEVATION
HDC 2020-01-0550

PROPOSED REV TO SOUTH ELEVATION



SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 2-21-20

BOGAN-15 WARREN ST
REV TO PREVIOUS APPROVAL (2020-01-0550)
KEEP DOOR AS 6 PANEL (WITH 2 LIGHTS)

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

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°: 587 PARCEL N°. 95

Street & Number of Proposed Work: 49 UNION ST

Owner of record: N. LIGHTSHIP BASKET MUSEUM

Mailing Address: BOX 2517
NANTUCKET 02584

Contact Phone #: 8-1177 E-mail: ~~lightshipbasket museum.org~~ adminoffice@nantucketlightshipbasketmuseum.org

AGENT INFORMATION (if applicable)

Name: LUCY DILLON

Mailing Address: BOX 1078
NANTUCKET 02554

Contact Phone #: 8-6517 E-mail: lucysdillon@comcast.net

FOR OFFICE USE ONLY

Date application received: 2/27/2020 Fee Paid: $ Ø

Must be acted on by: 5/8/2020

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 DEMO ☐ 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: 1821 (Lancaster)

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

Remove split rail Fencing. (photos)

*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 2/27/2020 Signature of owner of record Lucy Dillon (Board member) Signed under penalties of perjury

From: **Allison Levy** allison@nantucketlightshipbasketmuseum.org
Subject: Photo
Date: February 27, 2020 at 10:16 AM
To: Lucy Dillon (lucysdillon@comcast.net) lucysdillon@comcast.net

AL

I think this is the one!

Let me know if this works.

Best,
Allison

Allison Levy, Deputy Director
Nantucket Lightship Basket Museum
49 Union Street
PO Box 2517
Nantucket, MA 02584
508.228.1177
Allison@nantucketlightshipbasketmuseum.org

1895

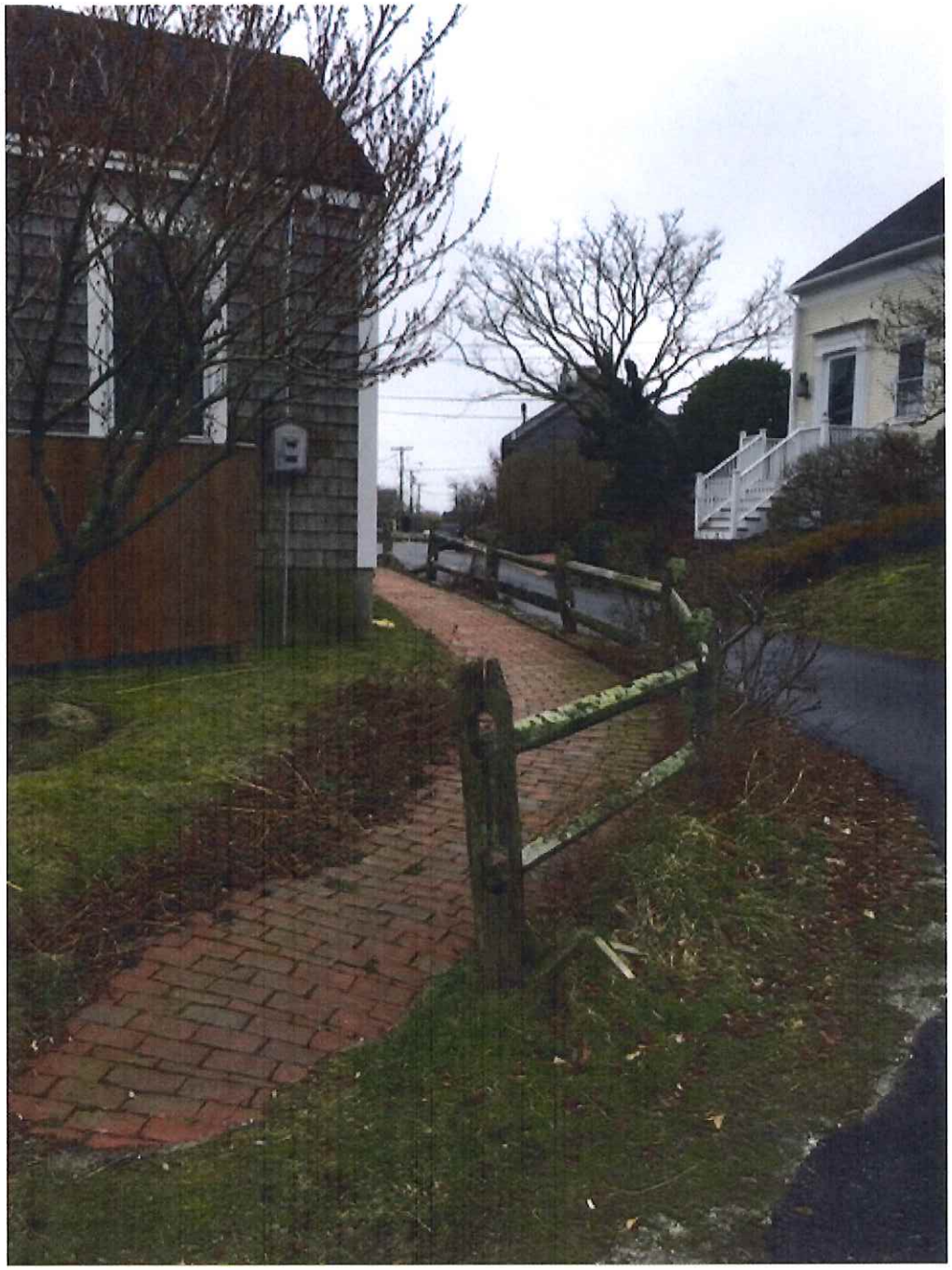
From: lucysdillon@comcast.net
Subject: NLBM 4
Date: February 27, 2020 at 10:13 AM
To: lucysdillon@comcast.net

Sent from my iPhone

From: lucysdillon@comcast.net
Subject: NLBM 3
Date: February 27, 2020 at 10:13 AM
To: lucysdillon@comcast.net

Sent from my iPhone

From: lucysdillon@comcast.net
Subject: Nlbm2
Date: February 27, 2020 at 10:12 AM
To: lucysdillon@comcast.net



Sent from my iPhone

From: lucysdillon@comcast.net
Subject: Nlbm1
Date: February 27, 2020 at 10:12 AM
To: lucysdillon@comcast.net

Sent from my iPhone

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°: 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.

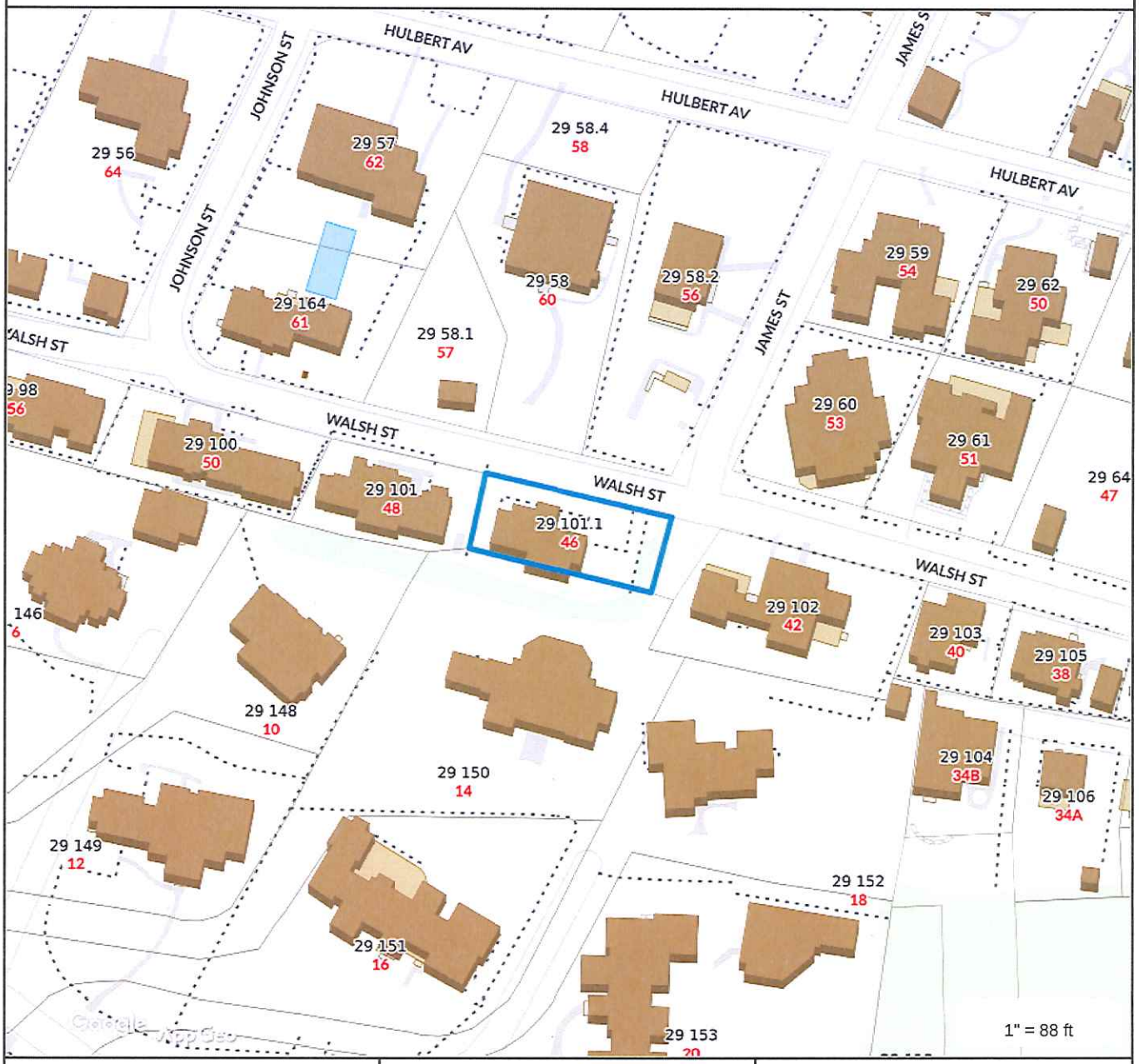
COLORS

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

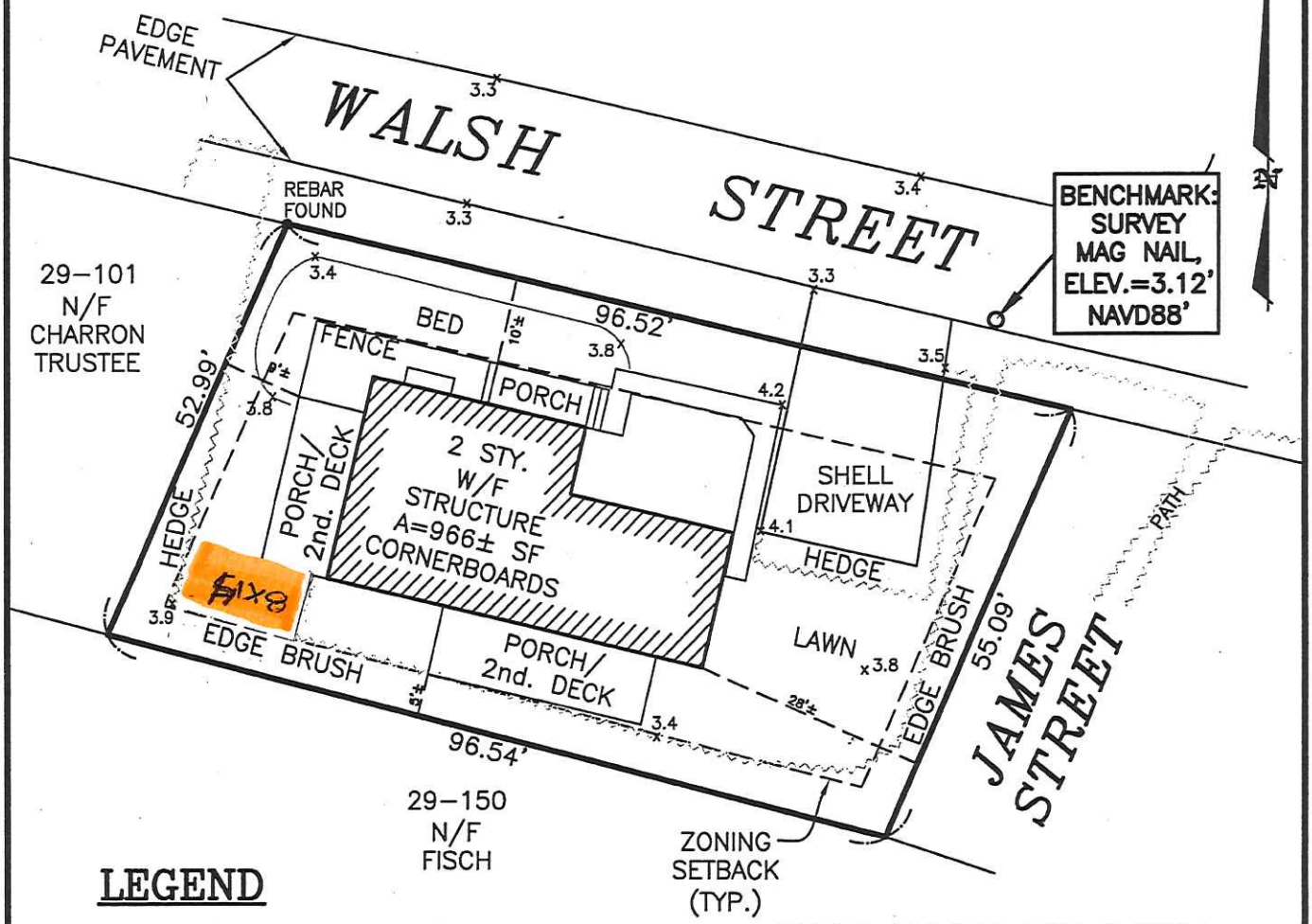
PROPERTY DATA

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

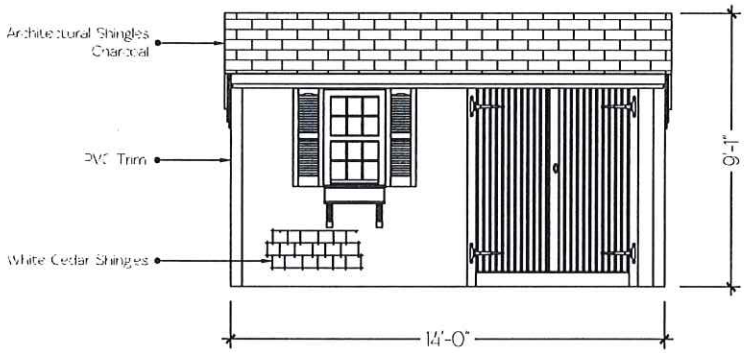
SITE PLAN OF LAND IN NANTUCKET, MA PREPARED FOR AMANDA B. CROSS & LISA W. POWNALL–GRAY 46 WALSH STREET MAP 29 PARCEL 101.1

SEPTEMBER 27, 2017
SCALE: 1"=20'

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

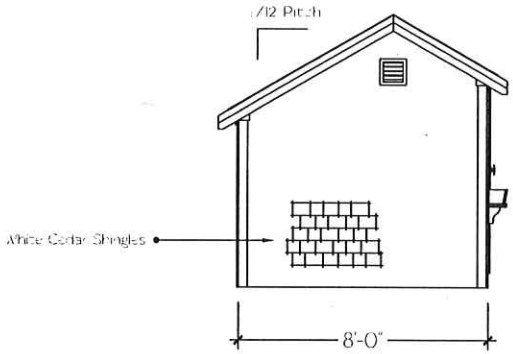
1 Front Elevation

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



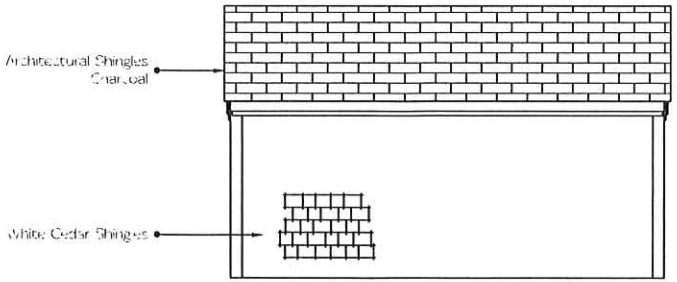
2 Left Elevation

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



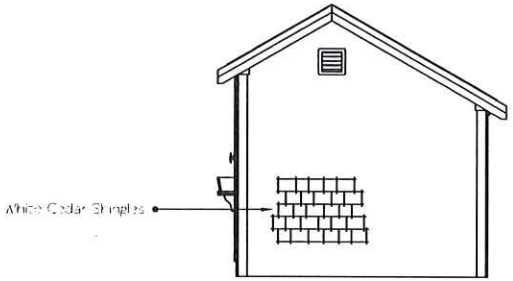
3 Rear Elevation

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.

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 ✓#1273

Date application received: 3/02/2020 Fee Paid: $ 50.00

Must be acted on by: 5/8/2020

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. ~~42-4-2~~ 63

Street & Number of Proposed Work: 80 CENTRE STREET

Owner of record: ROAN TAMAS LLC

Mailing Address: PO BOX 3512, NANTUCKET, MA, 02554

Contact Phone #: 508.280.7585 E-mail: orlamurphylascola@me.com

AGENT INFORMATION (if applicable)

Name: NEIL FERGUSON (BUSINESS OWNER AT ADDRESS)

Mailing Address: 98 HINSDALE ROAD, UNIT B
NANTUCKET, MA, 02554

Contact Phone #: 917.251.8397 E-mail: neilgferguson@aol.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 CHANGING RED DOOR AND WINDOW FRAMES FROM RED TO BLACK, WINDOW BOXES TO GREEN

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 _____

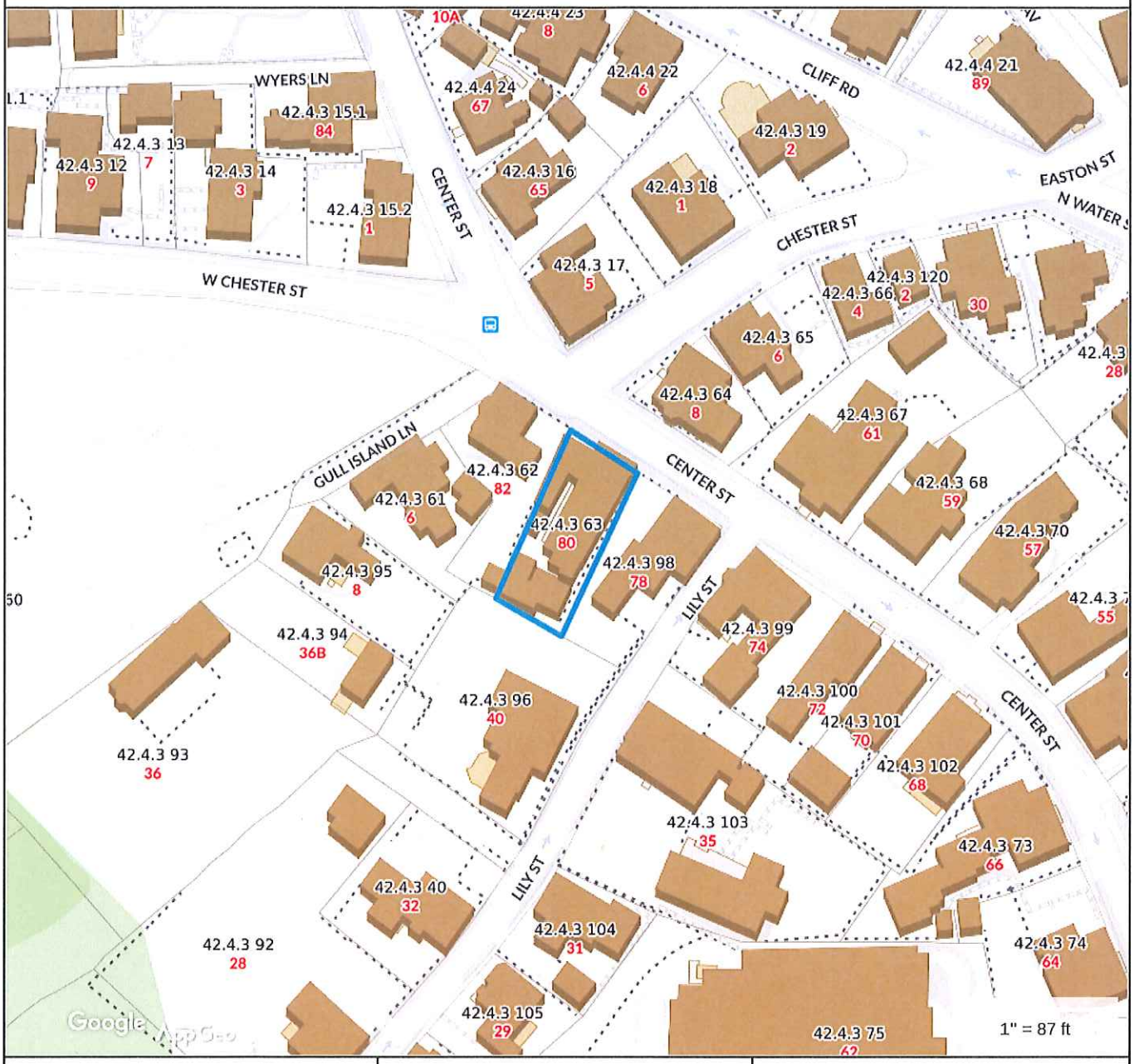
Trim Gardner green. Sash BLACK Doors SINGLE FRONT DOOR - BLACK SIDE DOOR - BLACK

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 2/22/20 Signature of owner of record _____ Signed under penalties of perjury



Property Information

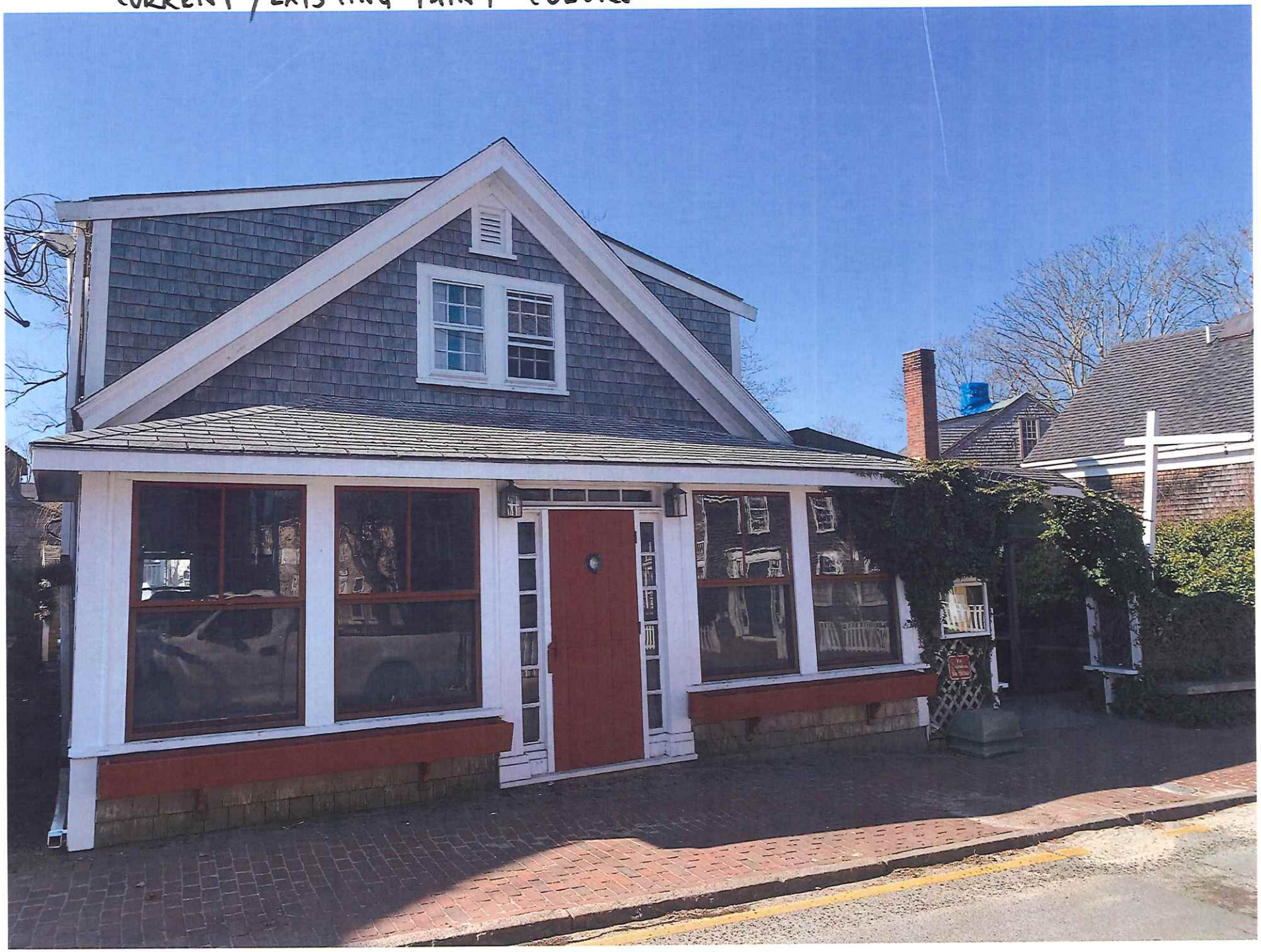
Property ID	42.4.3 63
Location	80 CENTER ST
Owner	ROAN TAMAS LLC

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

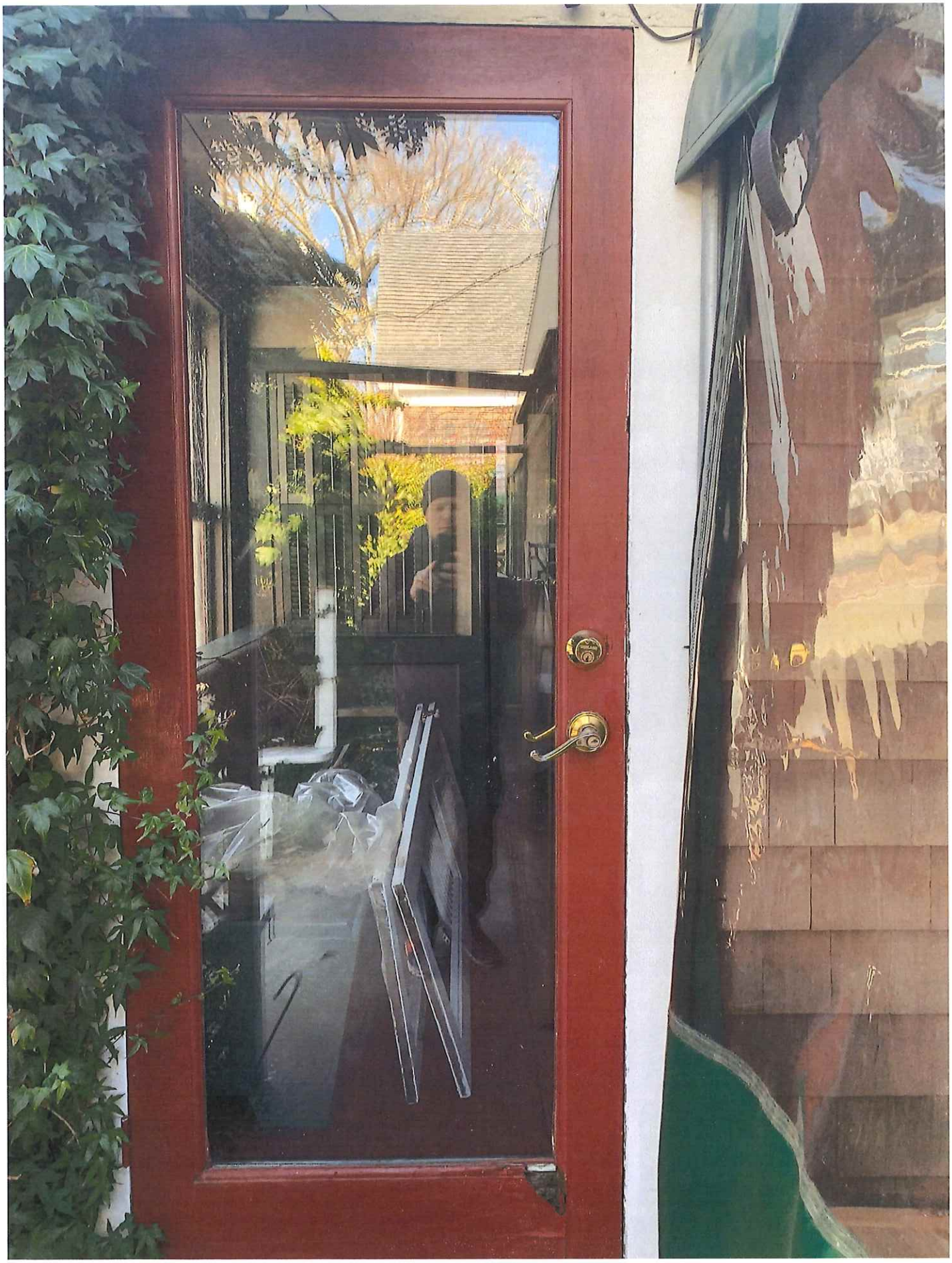
CURRENT / EXISTING PAINT COLORS



COLOR OF EXISTING AWNING WILL MATCH NEW GREEN ON WINDOW BOXES

WINDOW BOXES CHANGING FROM RED TO HDC APPROVED GARDNER GREEN.

WINDOW BOXES
FROM RED TO
GARDNER GREEN.
COLOR CHANGE
FROM RED TO BLACK



EXTERIOR SIDE DOOR COLOR CHANGE FROM RED TO BLACK.

EXTERIOR DOORS AND WINDOWS ON PATIO, NOT VISIBLE FROM STREET, COLOR CHANGE RED TO BLACK.

EXTERIOR PATIO WINDOWS, NOT VISIBLE FROM STREET, CHANGING FROM RED TO BLACK

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 PARCEL N° 3.1.92; 3.1.91; 3.1.93; 3.1.231; 3.1.230; 3.1.37

Street & Number of Proposed Work: 2 Commercial St., Nantucket, MA

Owner of record: Nantucket Electric Company d/b/a National Grid

Mailing Address: 40 Sylvan Road
Waltham, MA 02451

Contact Phone #: 508-926-3464 E-mail: jsmith@bowditch.com

AGENT INFORMATION (if applicable)

Name: Joshua Lee Smith, Esquire

Mailing Address: 311 Main Street
Worcester, MA 01608

Contact Phone #: 508-926-3464 E-mail: jsmith@bowditch.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 See attached.

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 N/A

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.) N/A

Fence: Height: _____
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): N/A

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

☐ Other N/A

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other N/A

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other N/A

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

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

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front N/A Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways brick and granite, _____ 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

DRAWING USE NOTE:
OVERALL SITE PLAN COMPILED FROM SURVEYS AND DRAWINGS BY OTHERS AND IS NOT FOR CONSTRUCTION.
PROPOSED SWITCHGEAR PLATFORM AT ELEVATION 6.00 PER NAD1983 AND NADV 1988
ALL WORK WILL BE PERFORMED IN COMPLIANCE WITH AUL.

CRYPTOMERIA JAPONICA TO BE INSTALLED AT 8' HT.
QUERCUS ROBUR FASITIGIATA TO BE INSTALLED AT 3" CAL.

BASE DRAWING NOTES :

1. DRAWING BASED ON PLANS PREPARED FROM BLACKWELL AND ASSOCIATES INC. SURVEY DRAWING NO. B-42941 DATED MAY 26, 1995.
2. SEE DRAWING H-67486 AND H-67493 FOR ADDITIONAL INFORMATION REGARDING UNDERGROUND UTILITIES.

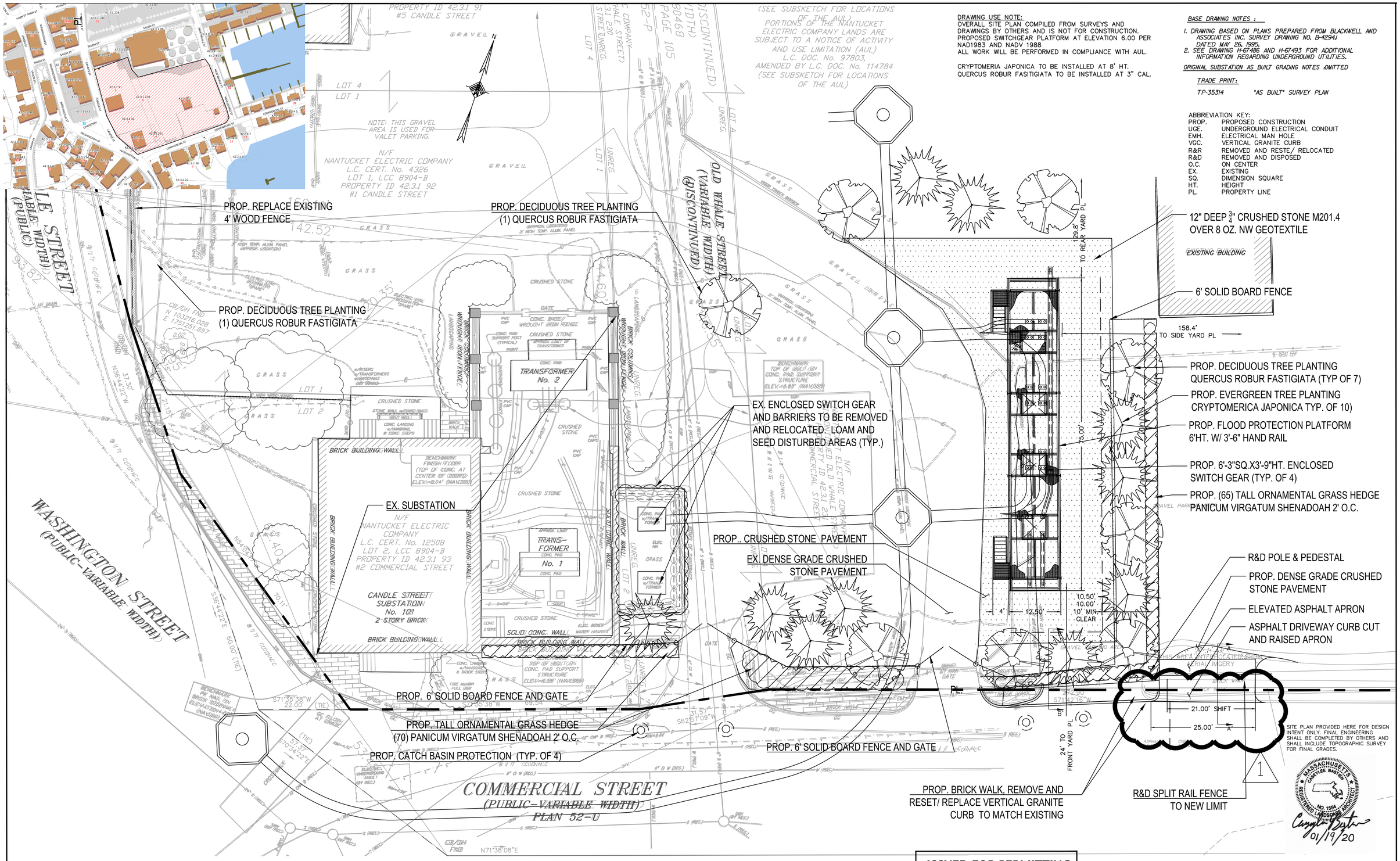
ORIGINAL SUBSTATION AS BUILT GRADING NOTES :OMITTED

TRADE PRINT:

TP-35314 "AS BUILT" SURVEY PLAN

ABBREVIATION KEY:

PROP.	PROPOSED CONSTRUCTION
UGE.	UNDERGROUND ELECTRICAL CONDUIT
EMH.	ELECTRICAL MAN HOLE
VGC.	VERTICAL GRANITE CURB
R&R	REMOVED AND RESTE/ RELOCATED
R&D	REMOVED AND DISPOSED
O.C.	ON CENTER
EX.	EXISTING
SQ.	DIMENSION SQUARE
HT.	HEIGHT
PL.	PROPERTY LINE



SITE PLAN PROVIDED HERE FOR DESIGN INTENT ONLY. FINAL ENGINEERING SHALL BE COMPLETED BY OTHERS AND SHALL INCLUDE TOPOGRAPHIC SURVEY FOR FINAL GRADES.

MASSACHUSETTS CASEY LEE BASTEDO REGISTERED LANDSCAPE ARCHITECT NO. 1554
01/19/20

CANDLE STREET SUBSTATION

SITE PLAN

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

SCALE:1" = 10'
0 10' 20' FEET

BSC GROUP

NANTUCKET , MA	SCALE 1"=10'	DATE 11/20/2019 (1) REV. 02/28/2020	DRAWING C-3 OF 7

349 Main Street - Route 28 West
Yarmouth, Massachusetts 02673
508-778-8919

CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, SURVEYING, PLANNING, GIS, AND ECOLOGICAL SCIENCES

PRJ. NO. 89570.82

DRAWING USE NOTE:
OVERALL SITE PLAN COMPILED FROM SURVEYS AND DRAWINGS BY OTHERS AND IS NOT FOR CONSTRUCTION.
PROPOSED SWITCHGEAR PLATFORM AT ELEVATION 6.00 PER NAD1983 AND NADV 1988
ALL WORK WILL BE PERFORMED IN COMPLIANCE WITH AUL.

CRYPTOMERIA JAPONICA TO BE INSTALLED AT 8' HT.
QUERCUS ROBUR FASITIGIATA TO BE INSTALLED AT 3" CAL.

BASE DRAWING NOTES :

1. DRAWING BASED ON PLANS PREPARED FROM BLACKWELL AND ASSOCIATES INC. SURVEY DRAWING NO. B-42941 DATED MAY 26, 1995.
2. SEE DRAWING H-67486 AND H-67493 FOR ADDITIONAL INFORMATION REGARDING UNDERGROUND UTILITIES.

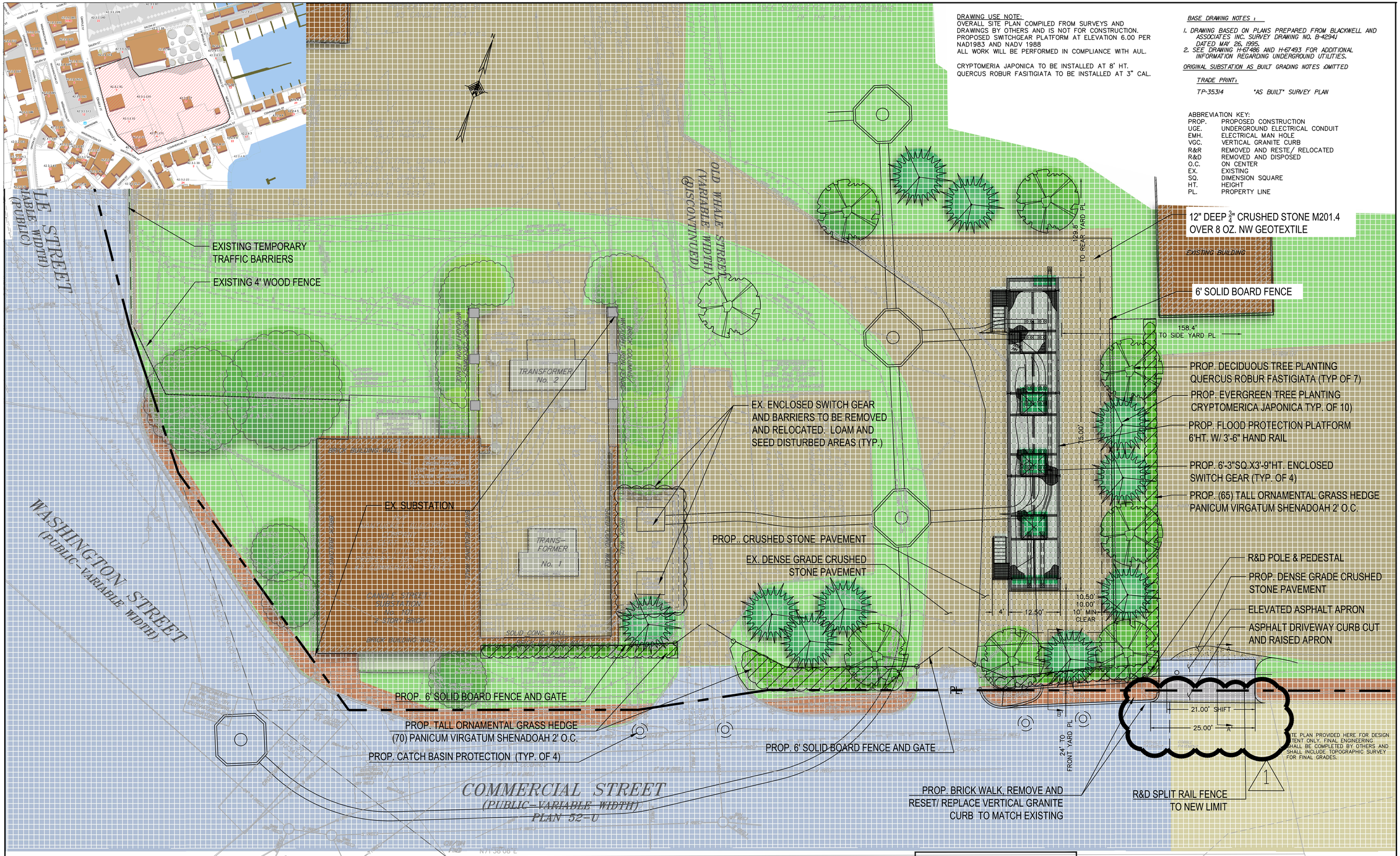
ORIGINAL SUBSTATION AS BUILT GRADING NOTES :OMITTED

TRADE PRINT:

TP-35314 "AS BUILT" SURVEY PLAN

ABBREVIATION KEY:

PROP.	PROPOSED CONSTRUCTION
UGE.	UNDERGROUND ELECTRICAL CONDUIT
EMH.	ELECTRICAL MAN HOLE
VGC.	VERTICAL GRANITE CURB
R&R	REMOVED AND RESTE/ RELOCATED
R&D	REMOVED AND DISPOSED
O.C.	ON CENTER
EX.	EXISTING
SQ.	DIMENSION SQUARE
HT.	HEIGHT
PL.	PROPERTY LINE



CANDLE STREET SUBSTATION

SITE PLAN

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

SCALE:1" = 10'
0 10' 20' FEET

BSC GROUP

NANTUCKET , MA	SCALE 1"=10'	DATE 11/20/2019 (1) REV. 02/28/2020	DRAWING C-3a OF 7

349 Main Street - Route 28 West
Yarmouth, Massachusetts 02673
508-778-8919

CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, SURVEYING, PLANNING, GIS, AND ECOLOGICAL SCIENCES

PRJ. NO. 89570.82

EX. ENCLOSED SWITCH GEAR TO BE REMOVED AND RELOCATED. LOAM AND SEED DISTURBED AREAS (TYP.)

PROP. REPLACE DAMAGED SECTIONS OF EXISTING 4' WOOD FENCE

1

CANDLE STREET (PUBLIC-VARIABLE WIDTH) PLAN 4-A

N16°35'02"W 171.07'

CROSSWALK

CONCRETE

2 STORY BRICK

GRAVEL

LOT 4

LOT 1

EXISTING TEMPORARY TRAFFIC BARRIER

NOTE: THIS GRAVEL AREA IS USED FOR VALET PARKING.

N/F
NANTUCKET ELECTRIC COMPANY
L.C. CERT. No. 1143
LOT 4, LCC 8580-C
PROPERTY ID 42.3.1 91
#5 CANDLE STREET

N/F
NANTUCKET ELECTRIC COMPANY
(DISCONTINUED OLD WHALE STREET)
PROPERTY ID 42.3.1 230
#5 COMMERCIAL STREET UNREG.

OLD WHALE STREET (DISCONTINUED) (VARIABLE WIDTH)
L.C. DOC. No. 80468
DEED BOOK 578 PAGE 105
PLAN FILE 52-P

PORTIONS OF THE NANTUCKET ELECTRIC COMPANY LANDS ARE SUBJECT TO A NOTICE OF ACTIVITY AND USE LIMITATION (AUL) L.C. DOC. No. 97803, AMENDED BY L.C. DOC. No. 114784 (SEE SUBSKETCH FOR LOCATIONS OF THE AUL)

PORTIONS OF THE NANTUCKET ELECTRIC COMPANY LANDS ARE SUBJECT TO A NOTICE OF ACTIVITY AND USE LIMITATION (AUL) L.C. DOC. No. 97803, AMENDED BY L.C. DOC. No. 114784 (SEE SUBSKETCH FOR LOCATIONS OF THE AUL)

N/F
NANTUCKET ELECTRIC COMPANY
L.C. CERT. No. 1143
REMAINING PORTION OF
LOT A, LCC 8580-A
PROPERTY ID 42.3.1 37
#10 NEW WHALE STREET

LOT A UNREG.

CANDLE STREET SUBSTATION

SITE PLAN

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

SCALE:1" = 10'
0 10' 20' FEET

BSC GROUP

NANTUCKET , MA	SCALE 1"=10'	DATE 11/20/2019 (1) REV. 02/28/2020	DRAWING C-3B OF 7

349 Main Street - Route 28 West
Yarmouth, Massachusetts 02673
508-778-8919

CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, SURVEYING, PLANNING, GIS, AND ECOLOGICAL SCIENCES

PRJ. NO. 89570.82

CANDLE STREET SUBSTATION

SITE PLAN

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

SCALE:1" = 10'
0 10' 20' FEET

BSC GROUP

NANTUCKET , MA

SCALE	DATE	
1"=10'	11/20/2019 (1) REV. 02/28/2020	DRAWING C-3B OF 7

349 Main Street - Route 28 West
Yarmouth, Massachusetts 02673
508-778-8919

CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, SURVEYING, PLANNING, GIS, AND ECOLOGICAL SCIENCES

PRJ. NO. 89570.82

PRIVATE
PARKING

Stop&Shop

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°. 18

Street & Number of Proposed Work: 9 COFFIN STREET

Owner of record: 17A WASHINGTON STLLC % PERRONT

Mailing Address: 19 FIVE MILE RIVER ROAD

DARIEN, CT 06820

Contact Phone #: 203 767 9002 E-mail: SAM@PERRONT@MSN.COM

AGENT INFORMATION (if applicable)

Name: PERMITS PLUS, INC

Mailing Address: BOX 3363

NANTUCKET, MA 02584

Contact Phone #: 508 228 6413 E-mail: PERMITS@CONCAST.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 FENESTRATION CHANGES REMOVE DOORS, ADD WINDOWS

Size of Structure or Addition: Length: N/A Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: N/A 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

CIRCA 1930

REVISIONS* (describe)

1. East Elevation
2. South Elevation ADD ELEVATED CONDENSING UNIT
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 EXIST. Rear EXIST. Side _____

Garage Door(s): Type N/A Material N/A

Hardscape materials: Driveways N/A Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

MATCH EXIST. TRIM CONDITIONS

COLORS SEE PHOTOS -- MATCH EXISTING

Sidewall PAINT TO MATCH EXISTING Clapboard (if applicable) – Roof MATCH FORMER SHINGLE COLOR

Trim WHITE Sash WHITE 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 MARK W. POOL, AGENT Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

17A WASHINGTON STREET LLC c/o SAM PIERPONT LOCUS: 9 COFFIN STREET M&P 42.3.2 - 18

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X see email 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*

X 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs:** Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

* NOTE: HABS FILE IS BLANK--NO DATA

none found * 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application. * HABS REPORT HAS NOT DATA

Existing and Proposed Floor Plans--see photos for Elevations

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

*see photos 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map:** Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

SEE PLANS 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand) MWP

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

17A Washington Street, LLC

19 Five Mile River Rd, Darien CT 06820 (203) 767-9222 SamPierpont@msn.com

January 26, 2020

LETTER OF AUTHORIZATION

Representative:

Mark Poor Permits
Plus, Inc.
Nantucket, MA

To Whom It May Concern:

This letter confirms my designation of the above named individual and firm to act on my behalf to pull permits and obtain approvals matters concerning property at 9 Coffin Street.

This authorization is effective on the date signed and will remain in effect until terminated by either party upon 30 day notice.

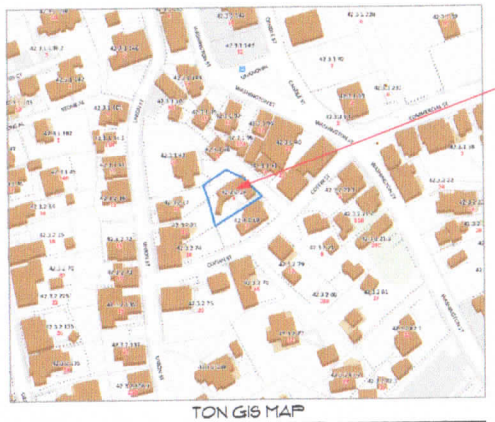
_____

Samuel L. Pierpont
Manager
203-767-9222
SamPierpont@msn.com

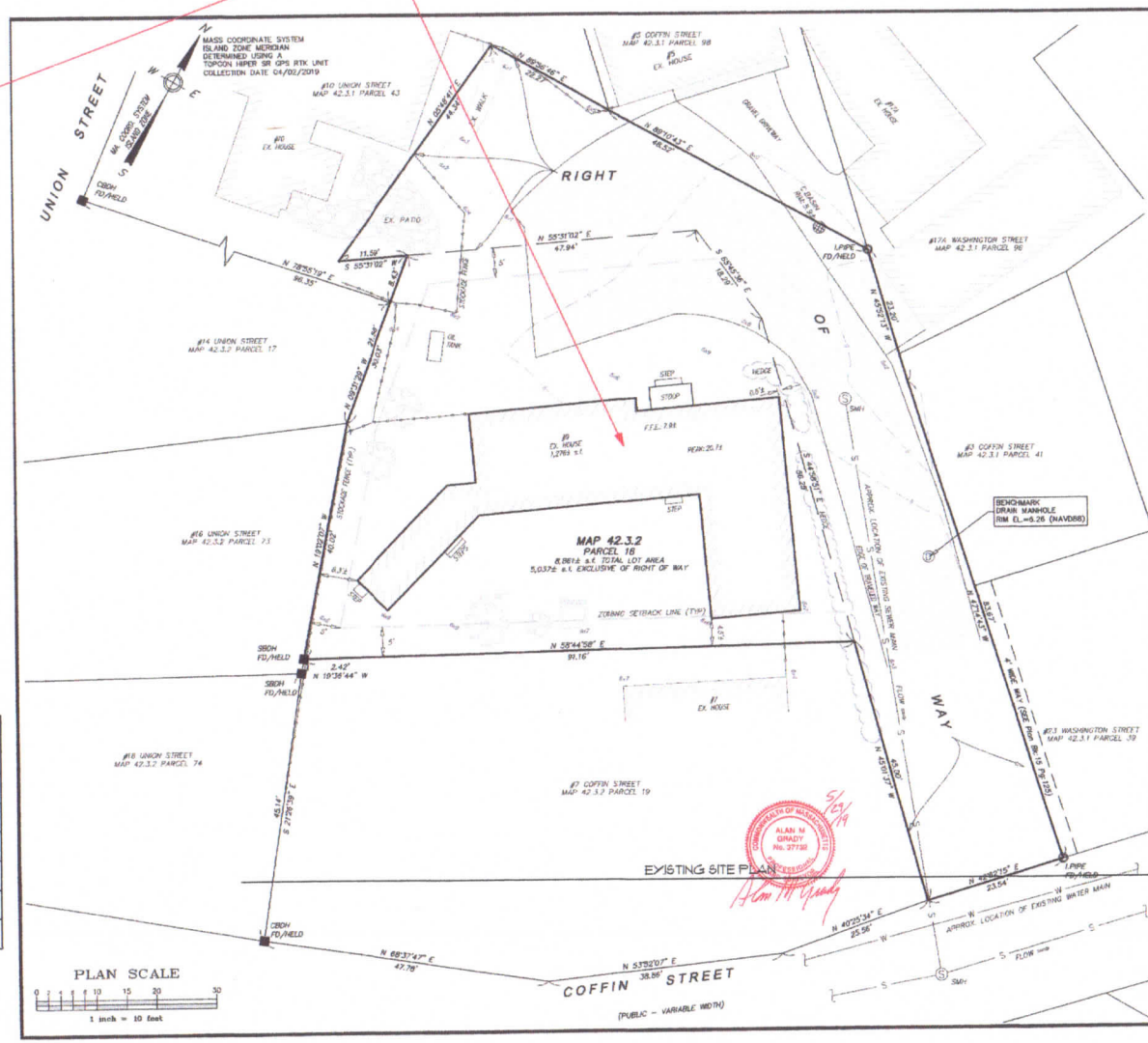
_____

Mark Poor
Telephone: _____
Date: _____

LOCUS

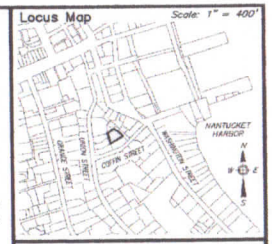


TON GIS MAP



Locus Map

Scale: 1" = 400'



Notes

1. LOCUS: #9 COFFIN STREET MAP 42.3.2 PARCEL 18
2. OWNER: HARRIET W. BACKUS c/o ROBERT E. MOSES 28 UNION STREET LEBANON, NH 03766
3. DEED REF: BK: 124 PG: 402 BK: 108 PG: 290
4. PLAN REF: Bk: 20 Pg: 110 (LOT 2) Bk: 12 Pg: 22 Bk: 10 Pg: 18 Bk: 7 Pg: 41 Bk: 11 Pg: 26 Bk: 16 Pg: 102
5. LOCUS DOES FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AE (EL.9) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
7. LOCUS FALLS WITHIN ZONE "A" OF THE NANTUCKET HARBOR WATERSHED PROTECTION DISTRICT.

ZONE: ROH

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	5,037± s.f.
FRONTAGE:	50'	74.54'±
FRONT YARD:	0'	0.8'±
SIDE/REAR YARD:	5'	4.5'±
GROUND COVER:	40% (MAX) (2,014 s.f.)	25.3% (1,276± s.f.)

Prepared By:

BRACKEN ENGINEERING INC

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.8070
(fax) 508.833.3262

19 OLD SOUTH ROAD
NANTUCKET, MA 02584
(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared For:

HARRIET W. BACKUS

#9 COFFIN STREET
MAP 42.3.2 PARCEL 18

No.	Date	Revision Description	By

Date:	Drawn:	Checked:	Sheet:
MAY 29, 2019	DAF/ERC/BEI	DFB/AMG	1 of 1

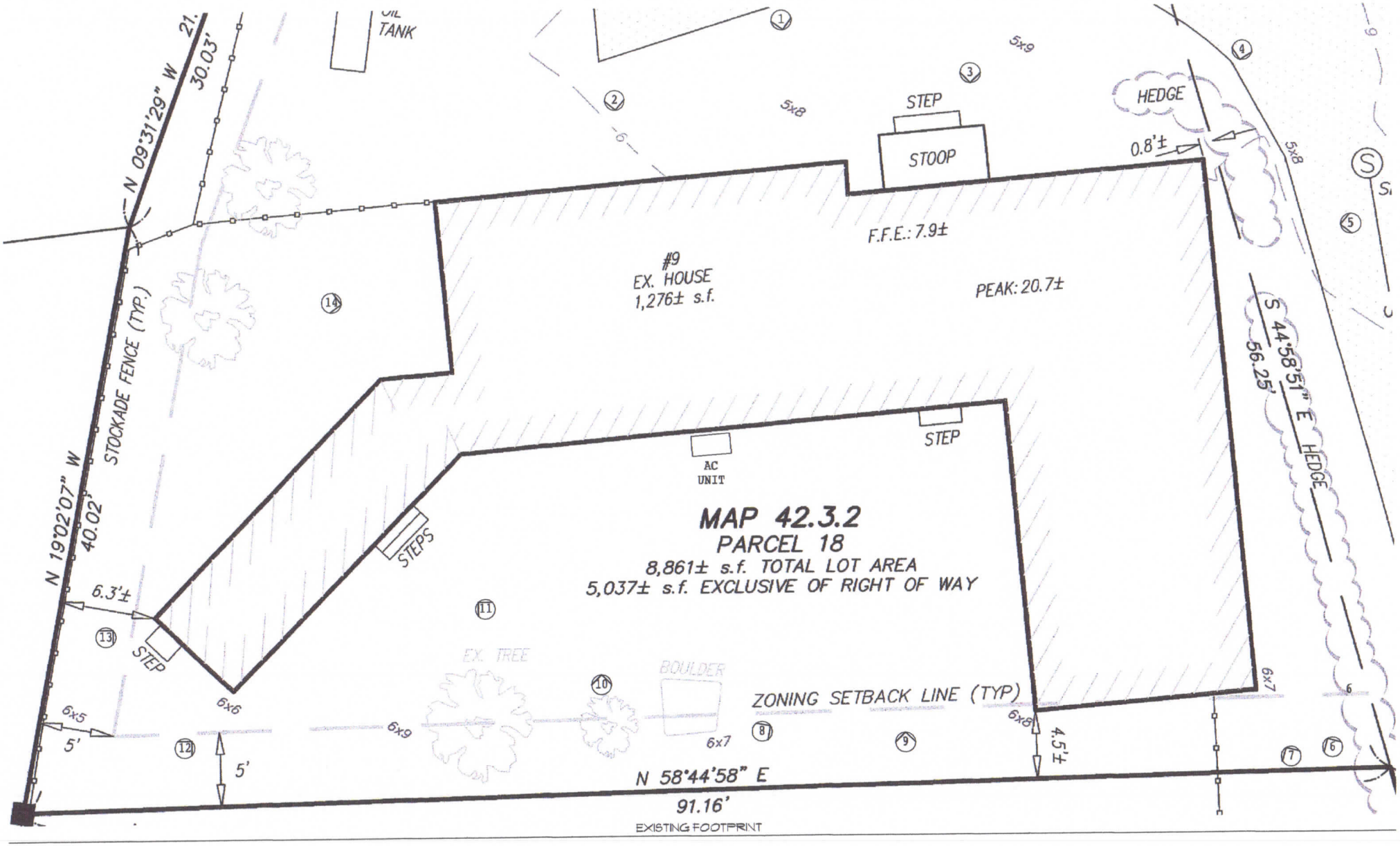
SHEET INDEX

	NAME
	EXISTING SITE PLAN & LOCUS MAP
S-1	EXISTING FOOTPRINT
E-1	ENGINEER'S DEMOLITION & FLOOR PLAN
A-1	FLOOR PLAN
P-1	EXISTING PHOTOS
P-2	EXISTING PHOTOS

17a WASHINGTON ST. LLC c/o SAM PIERPONT
9 Coffin Street
Nantucket, MA., 02554
EXISTING SITE PLAN & LOCUS MAP

HDC SET:
RENOVATION
Property ID: 42.3.2
Scale: As Noted

PERMITS PLUS, INC.
Technical Assistance Through the Permitting Process
508-228-6913 permitsi@nantmail.net
P.O.BOX 3363 NANTUCKET, MA. 02584

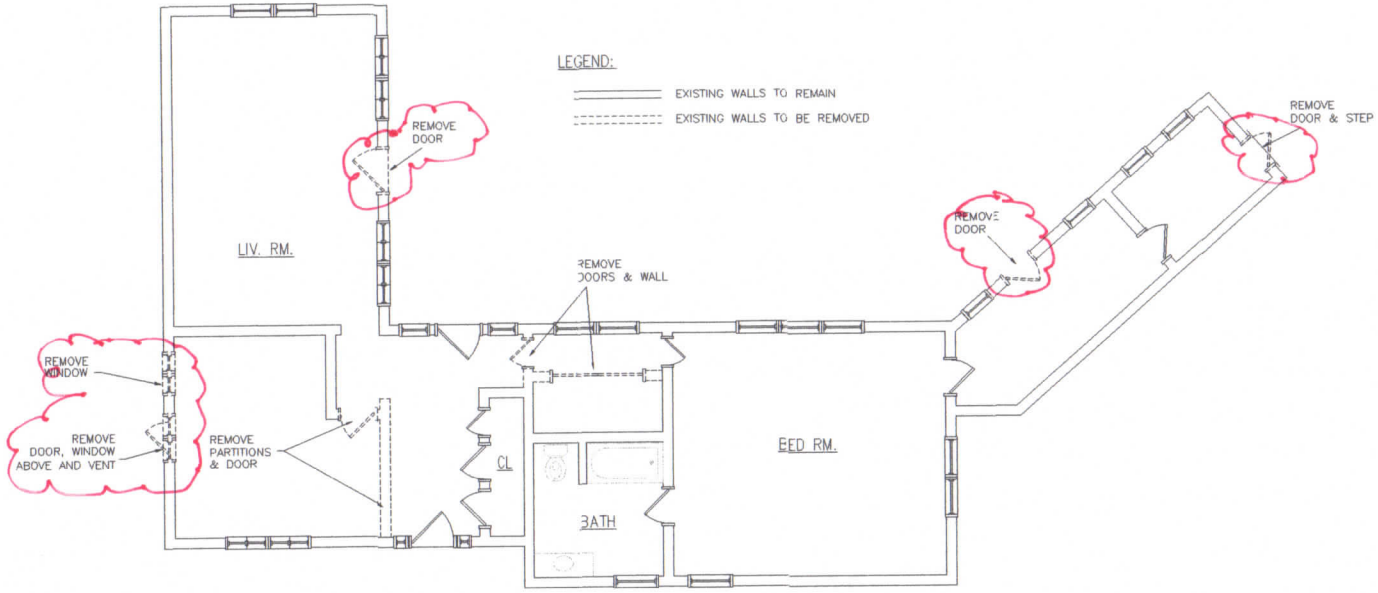


17a WASHINGTON ST. LLC c/o SAM PIERPONT
9 Coffin Street
Nantucket, MA., 02554
EXISTING FOOTPRINT

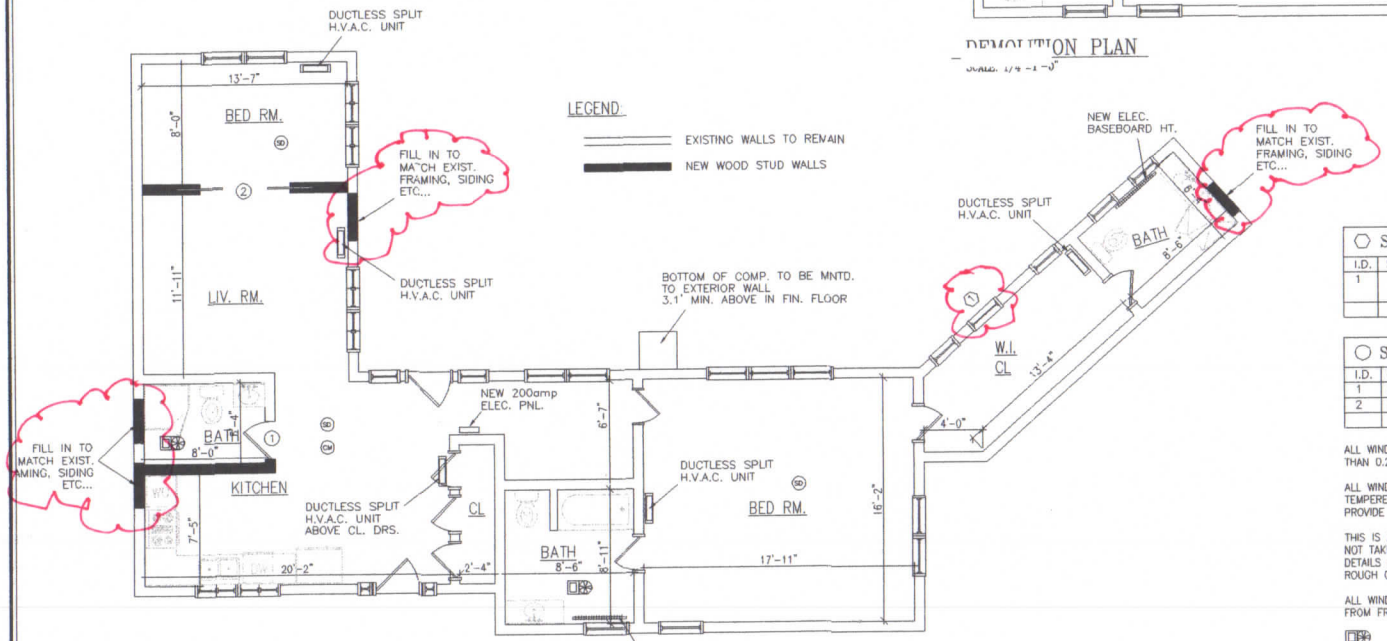
HDC SET:
RENOVATION
Property ID: 42.3.2
Scale: As Noted

PERMITS PLUS, INC.
Technical Assistance Through the Permitting Process
508-228-6913 permits@comcast.net
P.O.BOX 3363 NANTUCKET, MA. 02584

S-1



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



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

SYM	WINDOW SCHED.		
I.D.	SIZE		QTY.
1		6/6 DBL HUNG – EGRESS SINGLE GLAZED	1

SYM	DOOR SCHED.		
I.D.	SIZE	TYPE	QTY.
1	2668	SINGLE HINGE WOOD INT.	1
2	6068	DOUBLE POCKET	1

ALL WINDOWS TO BE LOW "E" ARGON GAS FILLED WITH A "U" FACTOR OF NOT MORE THAN 0.29, INSULATED WITH THERMAL-BREAK FRAMES.

ALL WINDOWS SHALL BE EXTERIOR CLAD. SUPPLY SCREENS AS REQUIRED. PROVIDE TEMPERED GLASS WINDOWS AT ALL DOORS, STAIRS, AND TUB/SHOWER LOCATIONS. PROVIDE EGRESS WINDOWS AT ALL BEDROOM LOCATIONS.

THIS IS A PRELIMINARY WINDOW SCHEDULE. ATLANTIC CONSULTING & ENGINEERING DOES NOT TAKE ANY RESPONSIBILITY FOR SIZES, LOCATIONS, FRAMES, ETC. UNTIL ACCURATE DETAILS HAVE BEEN SUBMITTED FOR REVIEW. VERIFICATION OF EXACT WINDOW SIZES, ROUGH OPENINGS, ETC. RESTS SOLELY WITH THE GENERAL CONTRCTOR AND/OR THE OWNER.

ALL WINDOWS FACING THE WATER TO HAVE HURRICANE SHUTTERS FOR PROTECTION FROM FROM WINDBOURNE DEBRI.

LIGHT AND EXHAUST FAN (2 SWITCH)

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER FOR THIS PROJECT AT THIS SITE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THE ENGINEER.

Atlantic Consulting & Engineering LLC
525 John Street
Bridgeport, Connecticut
06604-3003
(203) 335-4497
(203) 335-1789 FAX
E-mail:
info@atlantic-eng.com

HOME RENOVATION
9 COFFIN ST.
NANTUCKET, MA

Job Number: 20-4032

Start Date: 2/12/20

Issued For:	Date:
APPROVAL	2/14/20
PERMIT	2/21/20

REVISION	Date:

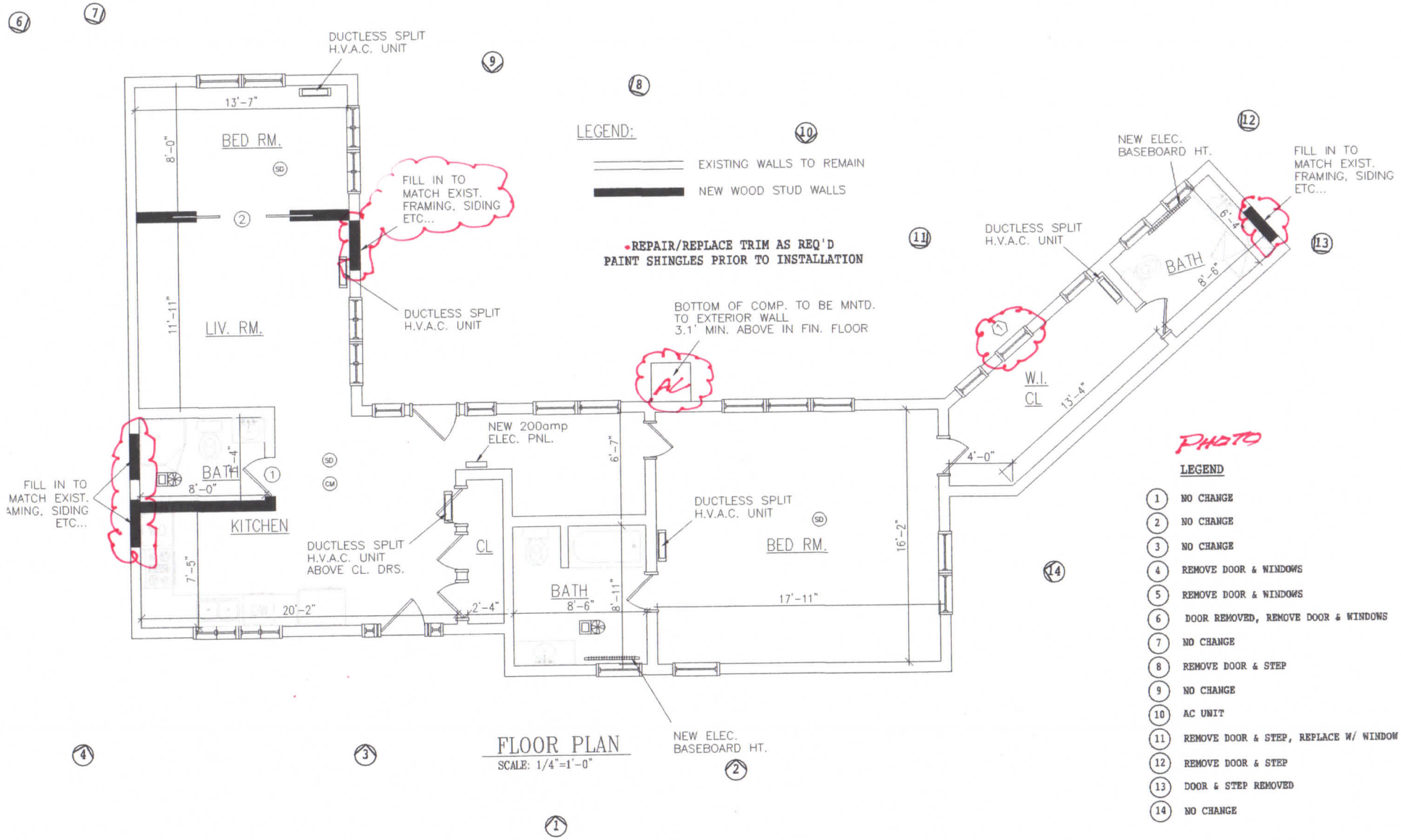
Drawn By: TJP
Checked By: JEQ

Seal: JAMES E. QUILL NO. 31229 PROFESSIONAL ENGINEER

Sheet Title: FLOOR PLAN

Scale: AS NOTED

Sheet Number: A-1



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

LEGEND

1. NO CHANGE
2. NO CHANGE
3. NO CHANGE
4. REMOVE DOOR & WINDOWS
5. REMOVE DOOR & WINDOWS
6. DOOR REMOVED, REMOVE DOOR & WINDOWS
7. NO CHANGE
8. REMOVE DOOR & STEP
9. NO CHANGE
10. AC UNIT
11. REMOVE DOOR & STEP, REPLACE W/ WINDOW
12. REMOVE DOOR & STEP
13. DOOR & STEP REMOVED
14. NO CHANGE

17a WASHINGTON ST. LLC c/o SAM PIERPONT
9 Coffin Street
Nantucket, MA., 02554
FLOOR PLAN

HDC SET:
RENOVATION
Property ID: 42.3.2
Scale: As Noted

PERMITS PLUS, INC.
Technical Assistance Through the Permitting Process
508-228-6913 permits@nantucket.net
P.O.BOX 3363 NANTUCKET, MA. 02584

A-1

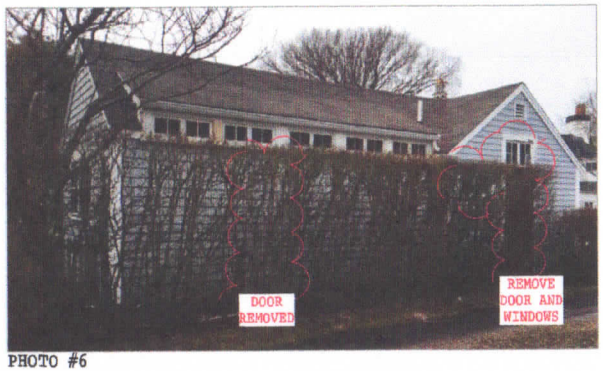


PHOTO #6

PHOTO #7

PHOTO #3

PHOTO #4

PHOTO #5

PHOTO #1

PHOTO #2

17a WASHINGTON ST. LLC c/o SAM PIERPONT
9 Coffin Street
Nantucket, MA., 02554
EXISTING PHOTOS

HDC SET:
RENOVATION
Property ID.: 42.3.2
Scale: As Noted

PERMITS PLUS, INC.
Technical Assistance Through the Permitting Process
508-228-6943 permits@nxmear.net
P.O.BOX 3363 NANTUCKET, MA. 02584

P-1

PHOTO #14

PHOTO #11

PHOTO #12

PHOTO #13

PHOTO #8

PHOTO #9

PHOTO #10

17a WASHINGTON ST. LLC c/o SAM PIERPONT
9 Coffin Street
Nantucket, MA., 02554
EXISTING PHOTOS

HDC SET:
RENOVATION
Property ID: 42.3.2
Scale: As Noted

PERMITS PLUS, INC.
Technical Assistance Through the Permitting Process
508-228-6913 permits@nantucket.net
P.O. BOX 3363 NANTUCKET, MA. 02584

P-2

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°: 42.2.4 PARCEL N°. 2

Street & Number of Proposed Work: 21 Old South Wharf

Owner of record: NR Retail LLC

Mailing Address: 44 Main Str.,
Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

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

Contact Phone #: 5083254995 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 FENESTRATION CHANGES

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 110/NEW/SF ☑ 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 chimney
2. South Elevation chimney
3. West Elevation Deck Expansion
4. North Elevation ——,, ——— , 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 METAL

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 FIXED

☑ 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 MATCH EXISTING

Sidewall NATURAL Clapboard (if applicable) N/A Roof NATURAL

Trim WHITE Sash WOOD STAIN Doors WHITE

Deck NATURAL 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.

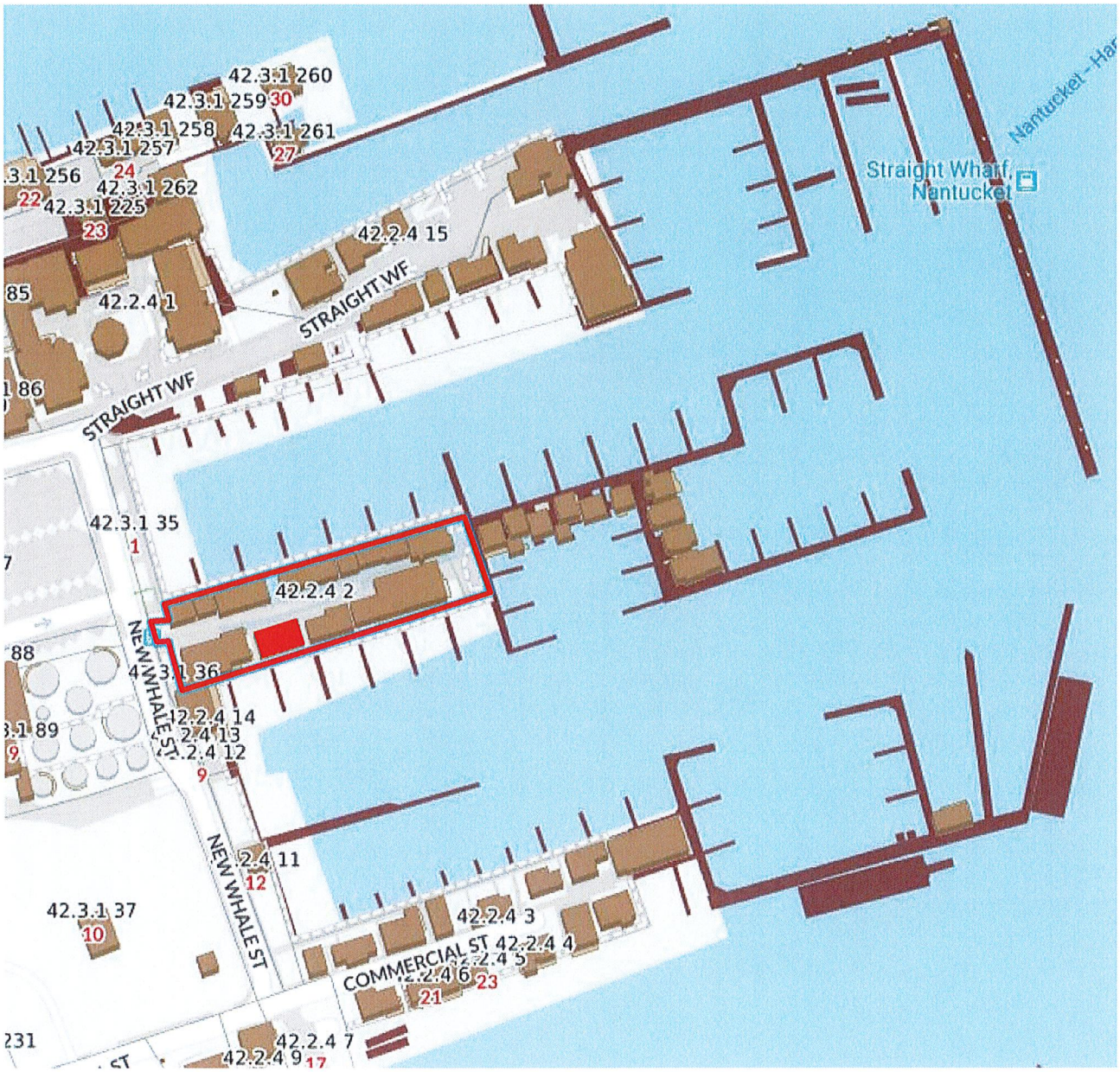
Date 03/04/20 Signature of owner of record _____ Signed under penalties of perjury

Bar Yoshi - Deck

21 Old South Wharf
Nantucket, MA 02554

03.04.20

ubmission



1 Locus Map
Not to Scale

Bar Yoshi - Deck

21 Old South Wharf
Nantucket, MA 02554

03.04.20

H.D.C. Submission

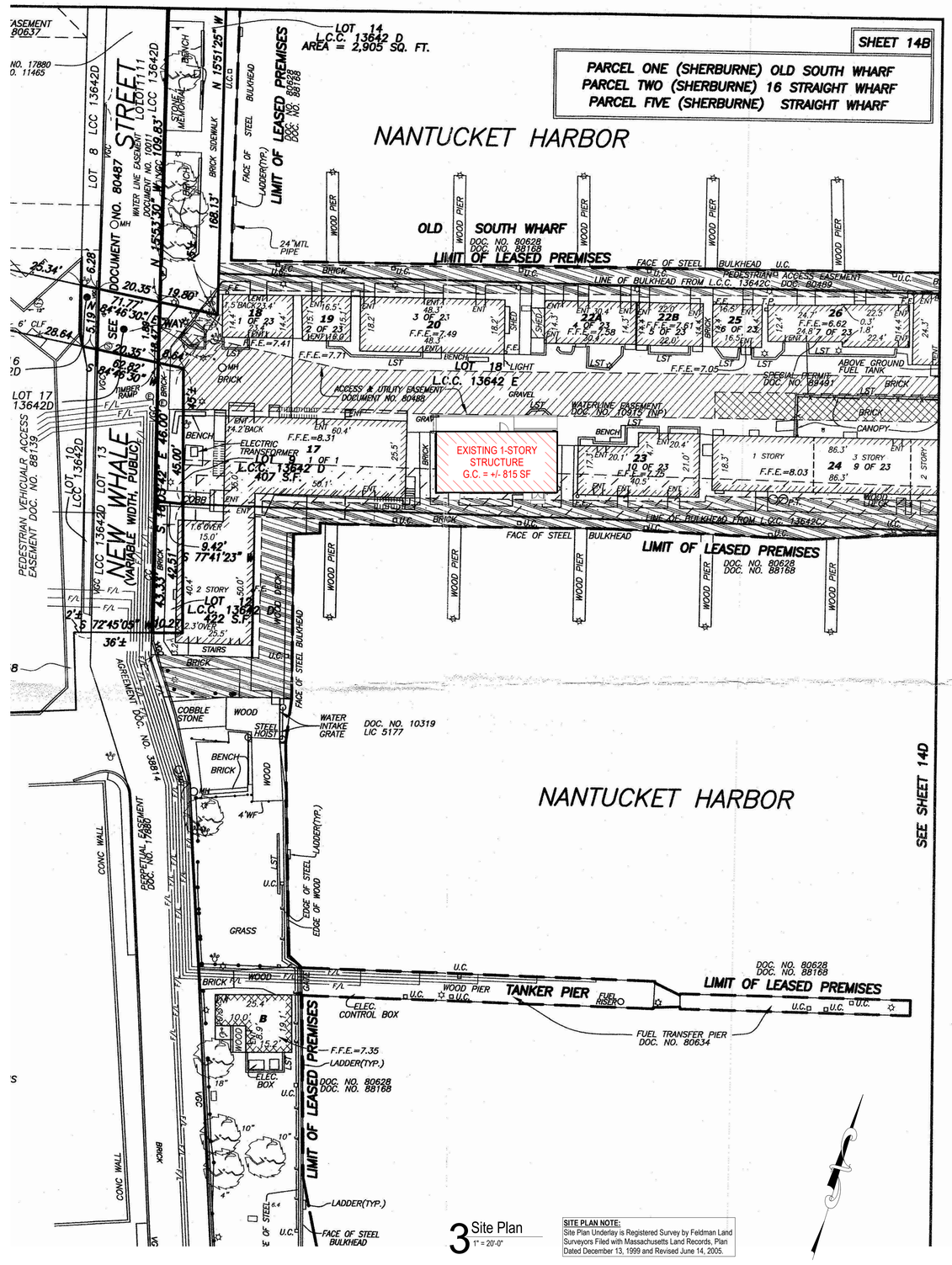
1 Locus Map
Not to Scale

Fixed
6-Lite TDL

WINDOW SCHEDULE **Refer to Separate Request for Modification to Building Code 780 CMR 1609.1.2 for Relief from Impact-Resistant Glazing Requirements.

WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	3	2'-8"	4'-2"	TBD By Owner	TBD By Owner	6-Lite Fixed, Wood, True Divided Lite, Single Pane Glazing, Match Existing North Windows	≥ 30

2 Window Legend
1/4" = 1'-0"



3 Site Plan
1" = 20'-0"

SITE PLAN NOTE:
Site Plan Underlay is Registered Survey by Feldman Land Surveyors Filed with Massachusetts Land Records, Plan Dated December 13, 1999 and Revised June 14, 2005.

1906

Bar Yoshi - Deck

21 Old South Wharf
Nantucket, MA 02554

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

Cover Sheet

Site Information

Map & Parcel:	42.2.4 / 2
Current Zoning:	CDT
Minimum Frontage:	35 ft.
Front Setback:	0 ft.
Side/Rear Setback:	0 ft. / 5 ft.
Lot Size:	0.51 AC (+/-)
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	75%
Existing G.C.:	-------
Proposed G.C.:	-------
Total Proposed G.C.:	-------

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.0.1 Code Analysis
A.1.1 Floor Plans
A.2.1 Exterior Elevations

Revisions

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.

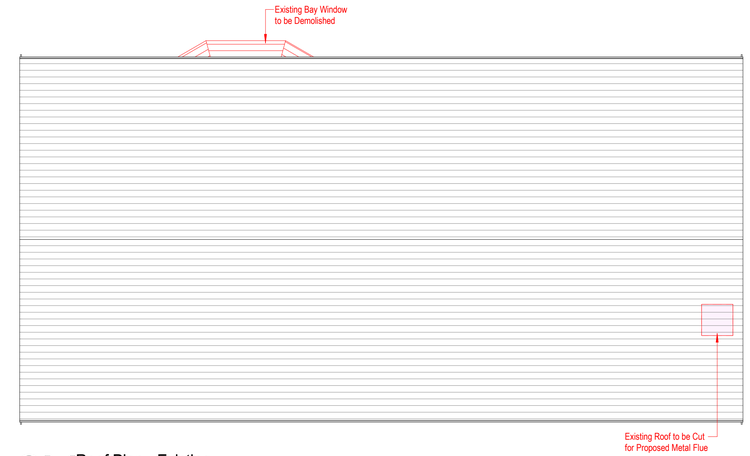
G.1.1

1906

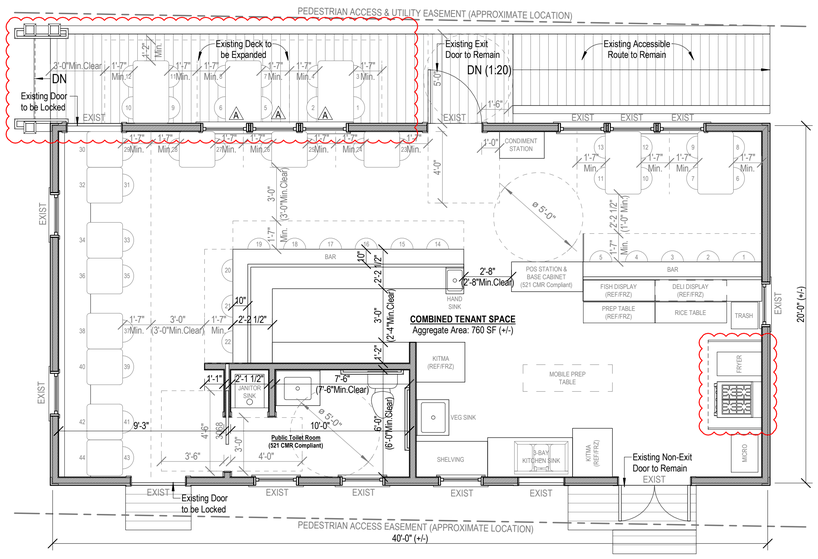
03.04.20

H.D.C. Submission

2 Roof Plan - Proposed
1/4" = 1'-0"



2X Roof Plan - Existing
1/4" = 1'-0"

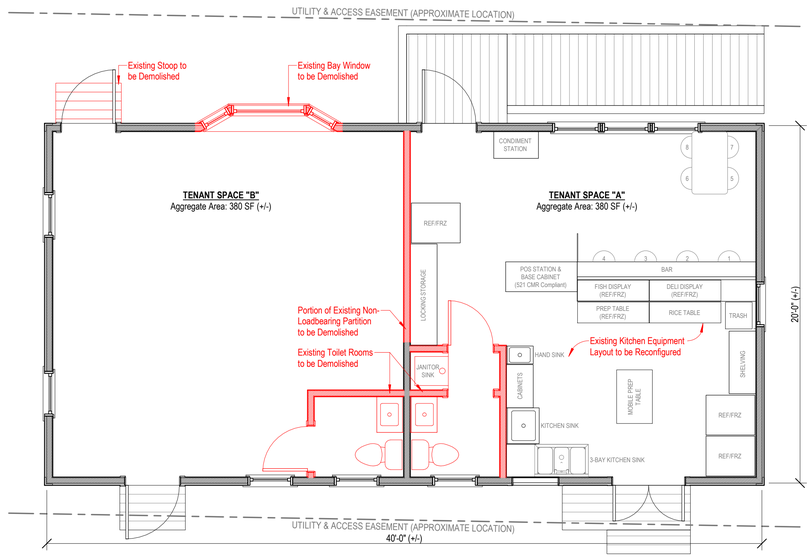


1 Floor Plan - Proposed
1/4" = 1'-0"

OCCUPANT LOAD CALCULATION

INTERIOR - Minimum Design Occupant Load (Per Table 1004.1.2)			**35 Occ**
Assembly (Tables & Chairs)	*1 Occ Per 15 SF Net*	345 SF Net	23 Occ
Assembly (Chairs Only)	*1 Occ Per 7 SF Net*	70 SF Net	10 Occ
Kitchens, Commercial	*1 Occ Per 200 SF Gross*	282 SF Gross	2 Occ
INTERIOR - Maximum Allowable Occupant Load (Per Seating Plan)			**49 Occ**
Number of Public Seats			44 Occ
Number of Employees			5 Occ
EXTERIOR - Maximum Allowable Occupant Load (Per Seating Plan)			**12 Occ**
Number of Public Seats			12 Occ

NOTE: Minimum Design Occupant Load is Calculated by Use and Area Per 780 CMR Table 1004.1.2 and Does Not Distinguish Between Employees and Public Patrons. Maximum Allowable Occupant Load of Building is Permitted to be Increased from That Number Per 780 CMR 1004.2 Provided That All Other Requirements (Means of Egress, etc.) of the Code are Met Based on Such Modified Number. Refer to 1/A.0.1 "Code Plan" for Occupancy Area Breakdown and Compliant Seating Layout. Building Occupancy Classification is Based on Interior Occupant Load Only.



1X Floor Plan - Existing
1/4" = 1'-0"

1906

Bar Yoshi - Deck

21 Old South Wharf
Nantucket, MA 02554

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

Floor Plans

Site Information

Map & Parcel:	42.2.4 / 2
Current Zoning:	CDT
Minimum Frontage:	35 ft.
Front Setback:	0 ft.
Side/Rear Setback:	0 ft. / 5 ft.
Lot Size:	0.51 AC (+/-)
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	75%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

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.0.1 Code Analysis
A.1.1 Floor Plans
A.2.1 Exterior Elevations

Revisions

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.

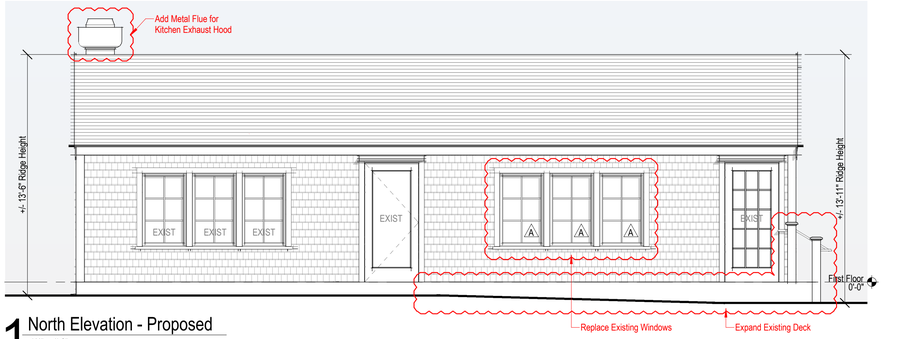
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

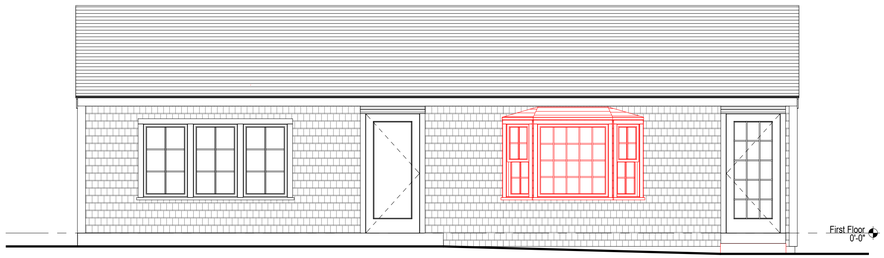
1906

03.04.20

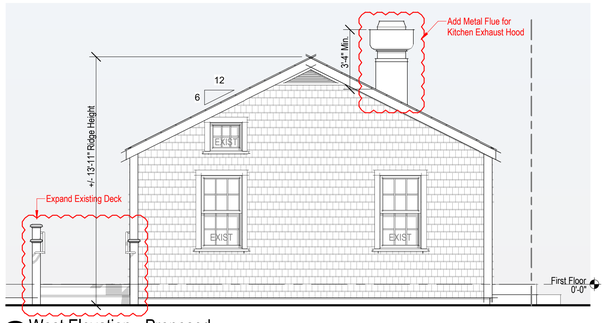
H.D.C. Submission



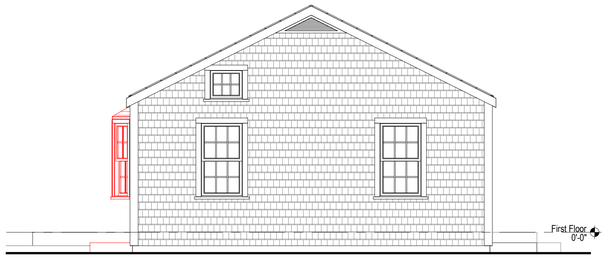
1 North Elevation - Proposed
1/4" = 1'-0"



1X North Elevation - Existing
1/4" = 1'-0"

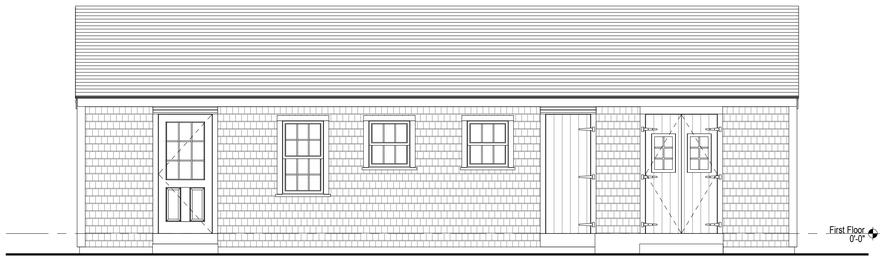


2 West Elevation - Proposed
1/4" = 1'-0"

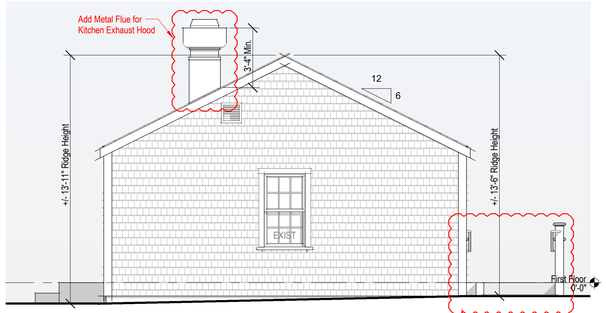


2X West Elevation - Existing
1/4" = 1'-0"

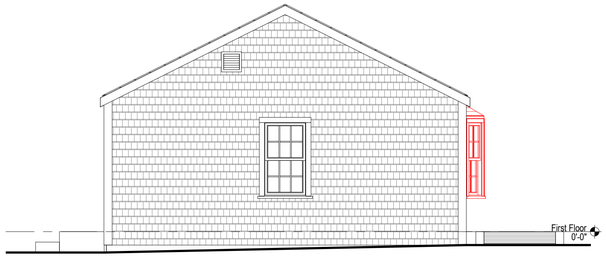
3 South Elevation - Proposed
1/4" = 1'-0"



3X South Elevation - Existing
1/4" = 1'-0"



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



4X East Elevation - Existing
1/4" = 1'-0"

1906

Bar Yoshi - Deck

21 Old South Wharf
Nantucket, MA 02554

emeritus

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

Exterior Elevations

Site Information

Map & Parcel:	42.2.4 / 2
Current Zoning:	CDT
Minimum Frontage:	35 ft.
Front Setback:	0 ft.
Side/Rear Setback:	0 ft. / 5 ft.
Lot Size:	0.51 AC (+/-)
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	75%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

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.0.1 Code Analysis
A.1.1 Floor Plans
A.2.1 Exterior Elevations

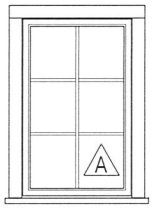
Revisions

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.2.1

1906



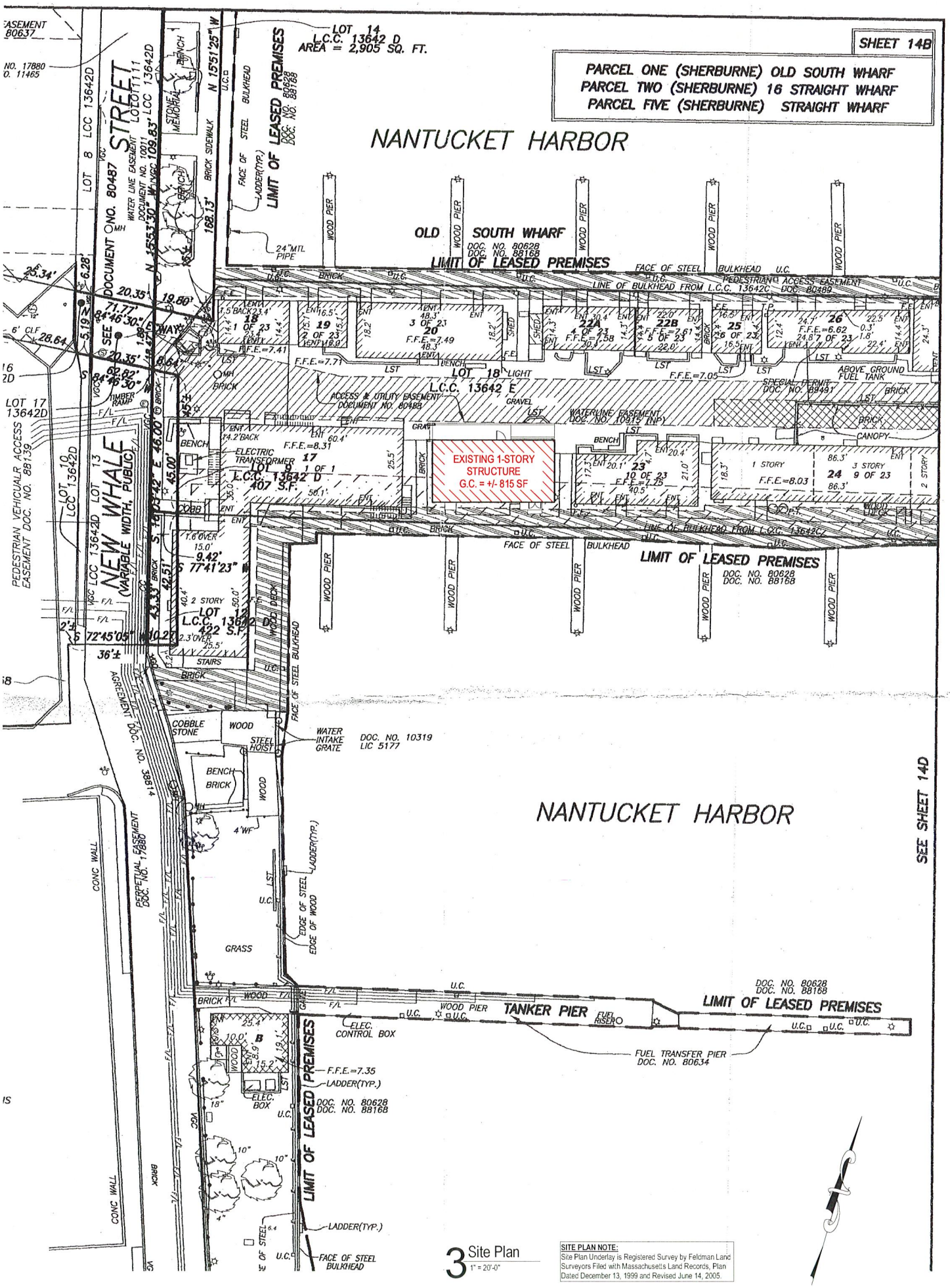
Fixed
6-Lite TDL

WINDOW SCHEDULE ***Refer to Separate Request for Modification to Building Code 780 CMR 1609.1.2 for Relief from Impact-Resistant Glazing Requirements.*

WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	3	2'-8"	4'-2"	TBD By Owner	TBD By Owner	6-Lite Fixed, Wood, True Divided Lite, Single Pane Glazing, Match Existing North Windows	≥ 30

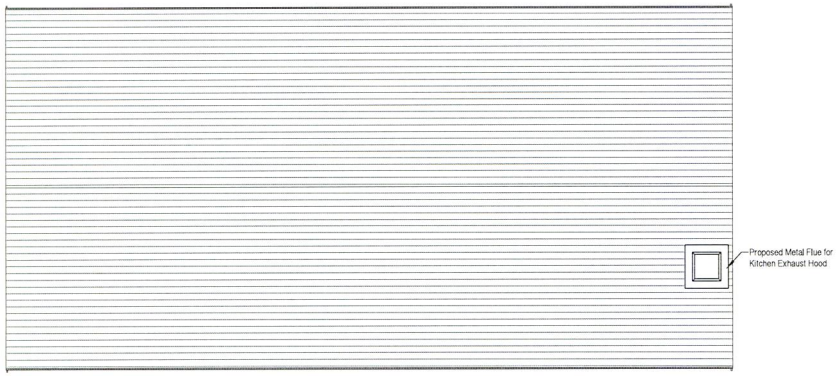
2 Window Legend

1/4" = 1'-0"

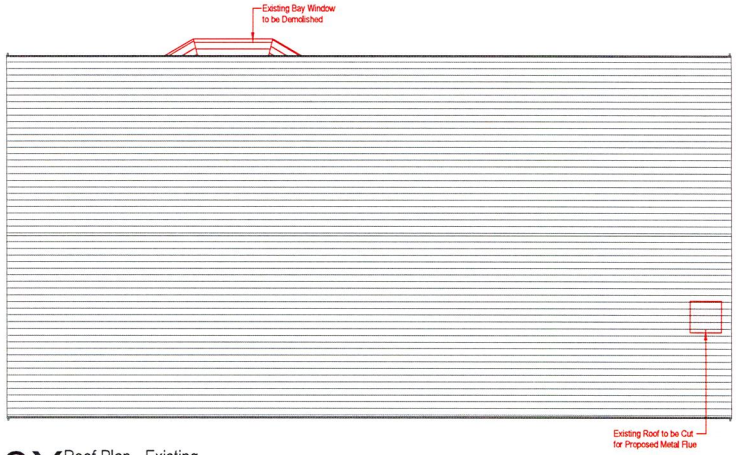


3 Site Plan
1" = 20'-0"

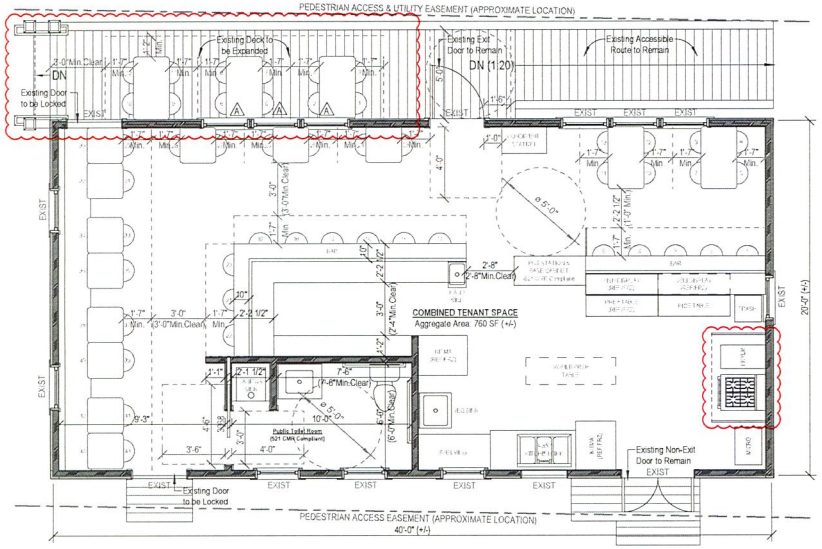
SITE PLAN NOTE:
Site Plan Underlay is Registered Survey by Feldman Land Surveyors Filed with Massachusetts Land Records, Plan Dated December 13, 1999 and Revised June 14, 2005.



2 Roof Plan - Proposed
1/4" = 1'-0"



2X Roof Plan - Existing
1/4" = 1'-0"

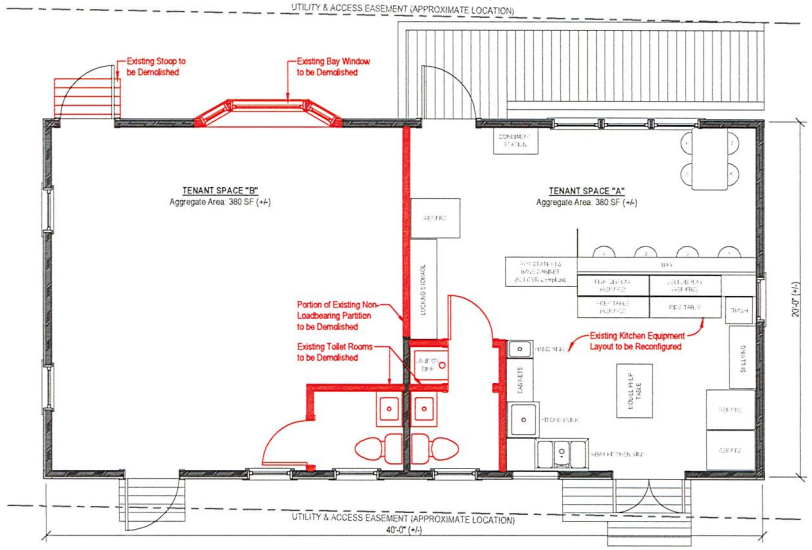


1 Floor Plan - Proposed
1/4" = 1'-0"

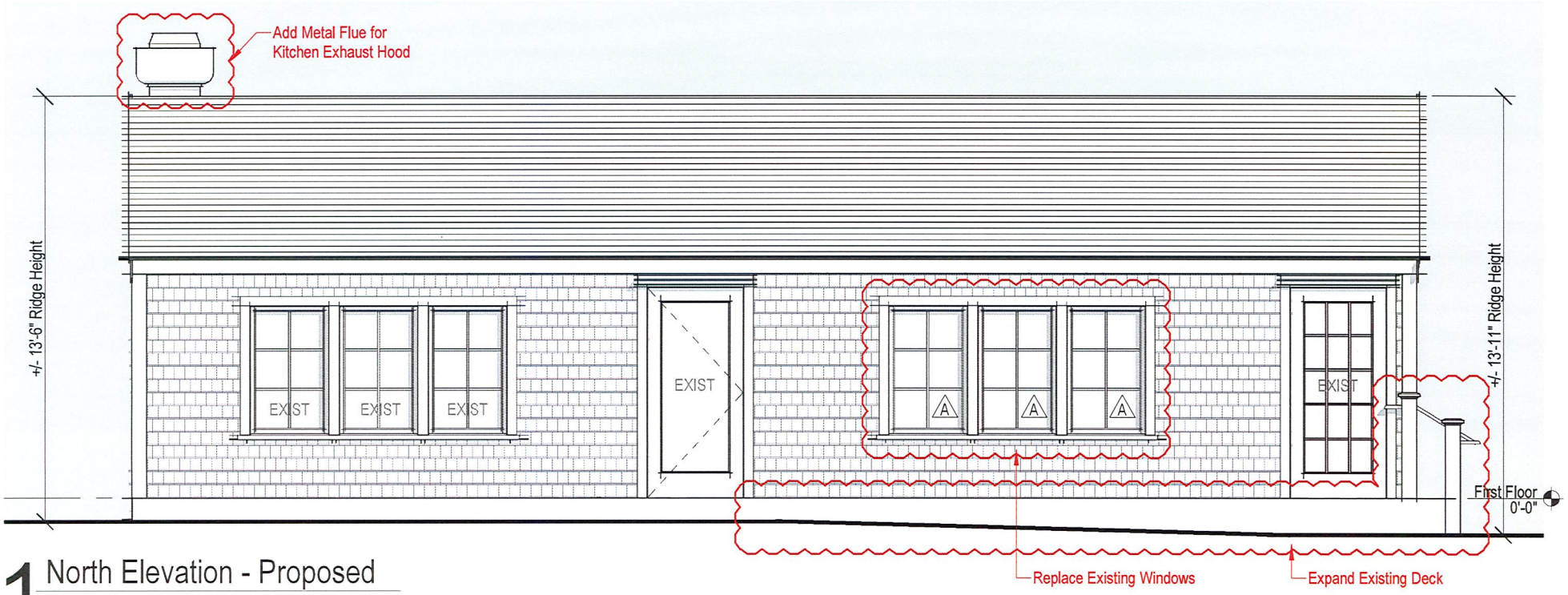
OCCUPANT LOAD CALCULATION

INTERIOR - Minimum Design Occupant Load (Per Table 1004.1.2)			**35 Occ**
Assembly (Tables & Chairs)	1 Occ Per 15 SF Net	345 SF Net	23 Occ
Assembly (Chairs Only)	1 Occ Per 7 SF Net	70 SF Net	10 Occ
Kitchens, Commercial	1 Occ Per 200 SF Gross	282 SF Gross	2 Occ
INTERIOR - Maximum Allowable Occupant Load (Per Seating Plan)			**49 Occ**
Number of Public Seats			44 Occ
Number of Employees			5 Occ
EXTERIOR - Maximum Allowable Occupant Load (Per Seating Plan)			**12 Occ**
Number of Public Seats			12 Occ

NOTE: Minimum Design Occupant Load is Calculated by Use and Area Per 780 CMR Table 1004.1.2 and Does Not Distinguish Between Employees and Public Patrons. Maximum Allowable Occupant Load of Building is Permitted to be Increased from That Number Per 780 CMR 1004.2 Provided That All Other Requirements (Means of Egress, etc.) of the Code are Met Based on Such Modified Number. Refer to 1/A.0.1 "Code Plan" for Occupancy Area Breakdown and Compliant Seating Layout. Building Occupancy Classification is Based on Interior Occupant Load Only.

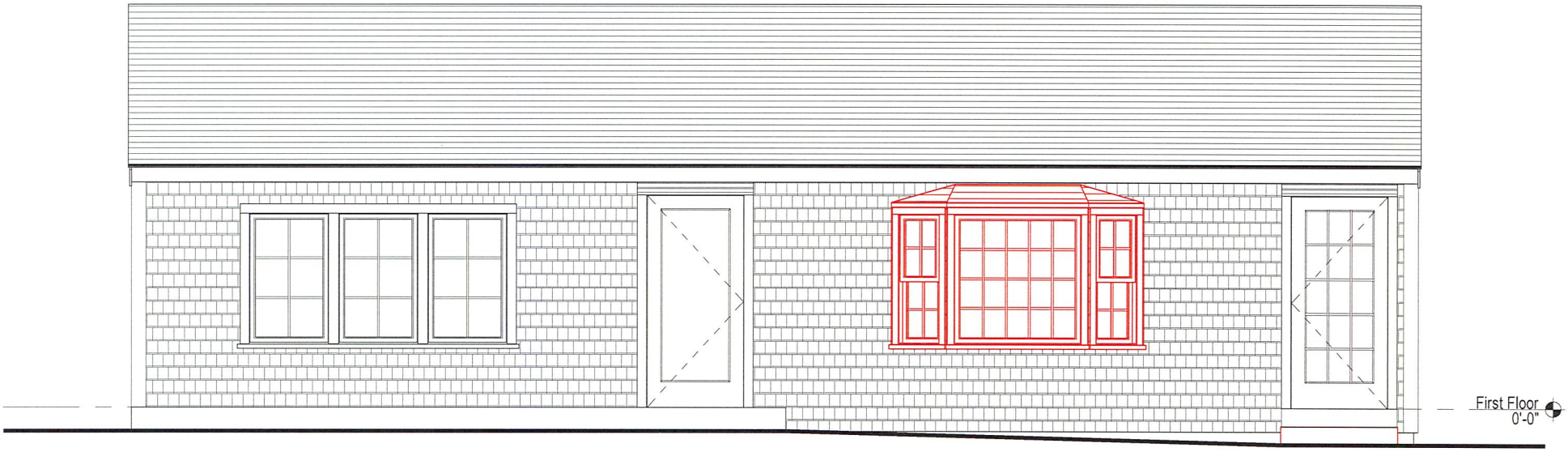


1X Floor Plan - Existing
1/4" = 1'-0"



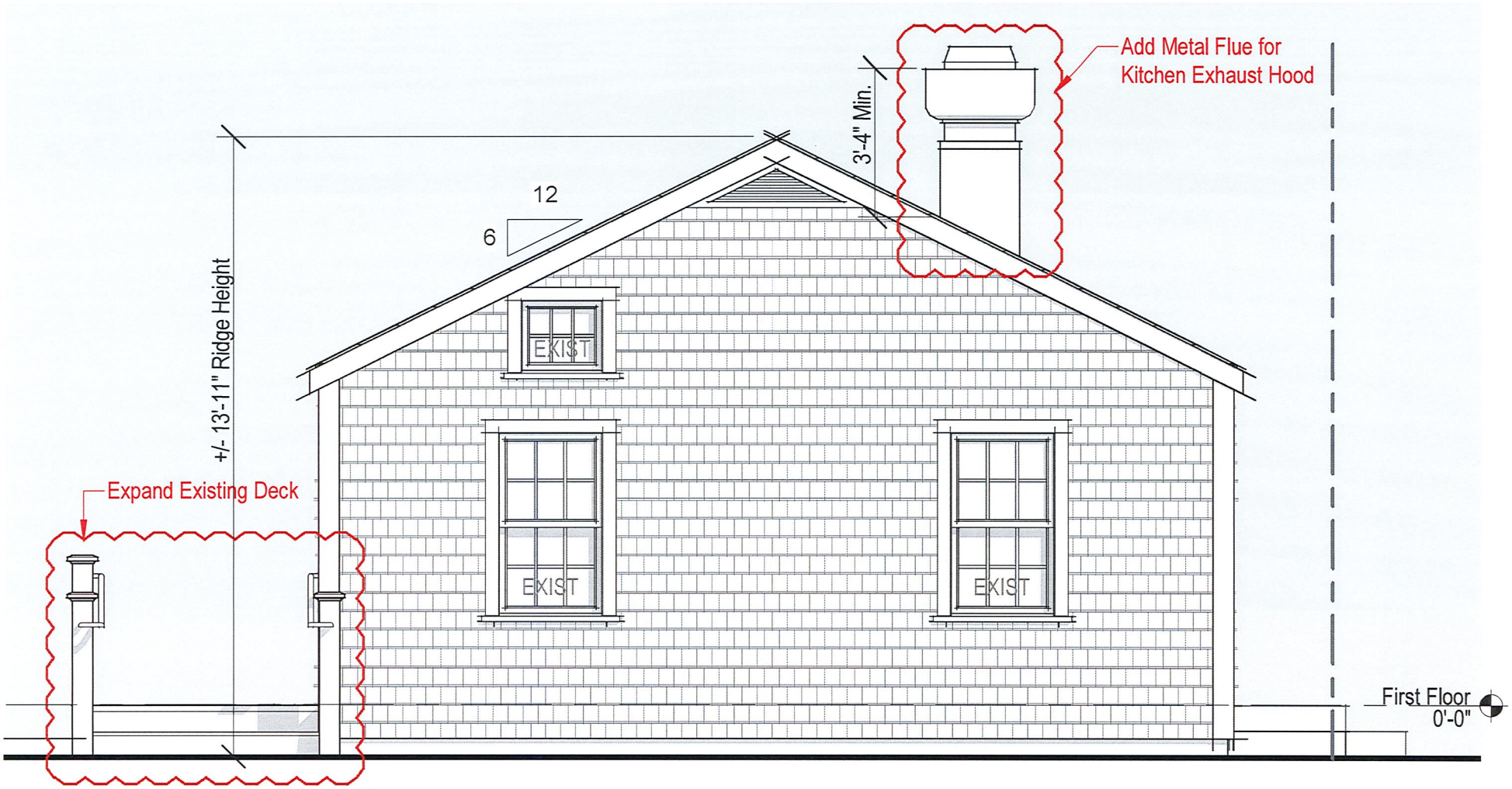
1 North Elevation - Proposed

1/4" = 1'-0"



1X North Elevation - Existing

1/4" = 1'-0"



2 West Elevation - Proposed

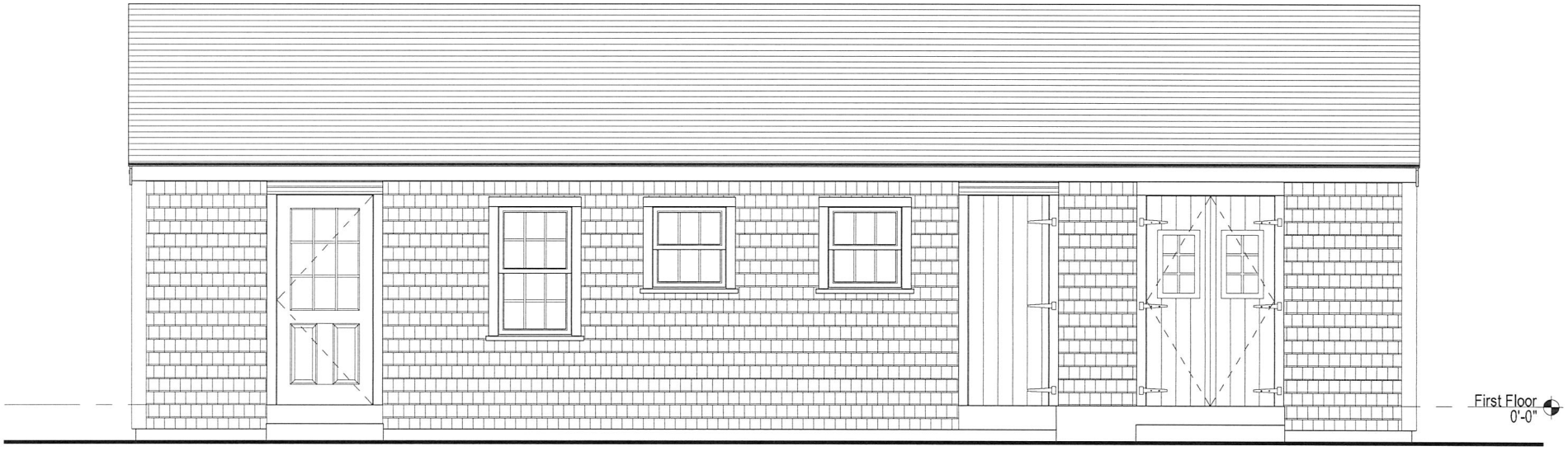
1/4" = 1'-0"

2X West Elevation - Existing

1/4" = 1'-0"

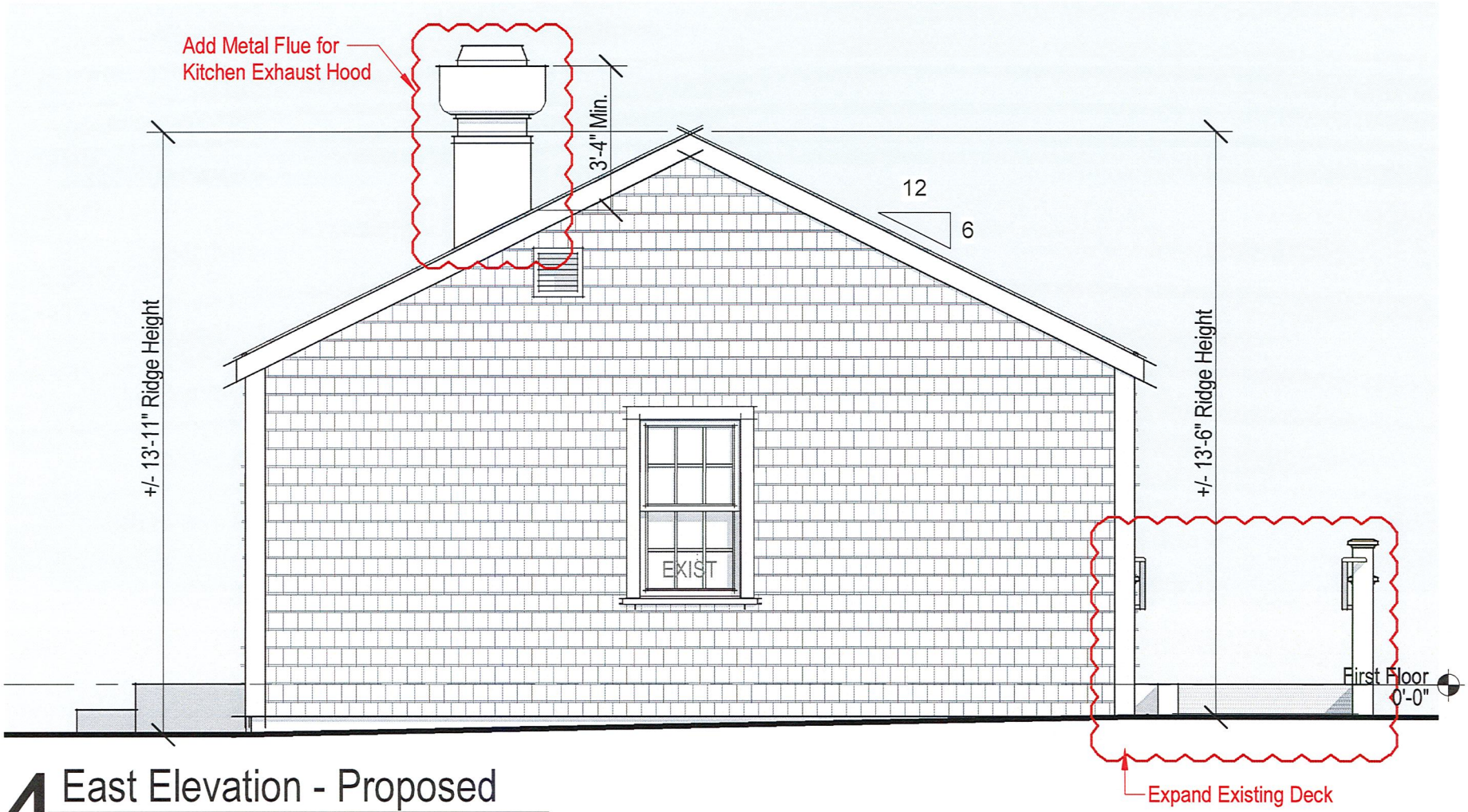
3 South Elevation - Proposed

1/4" = 1'-0"



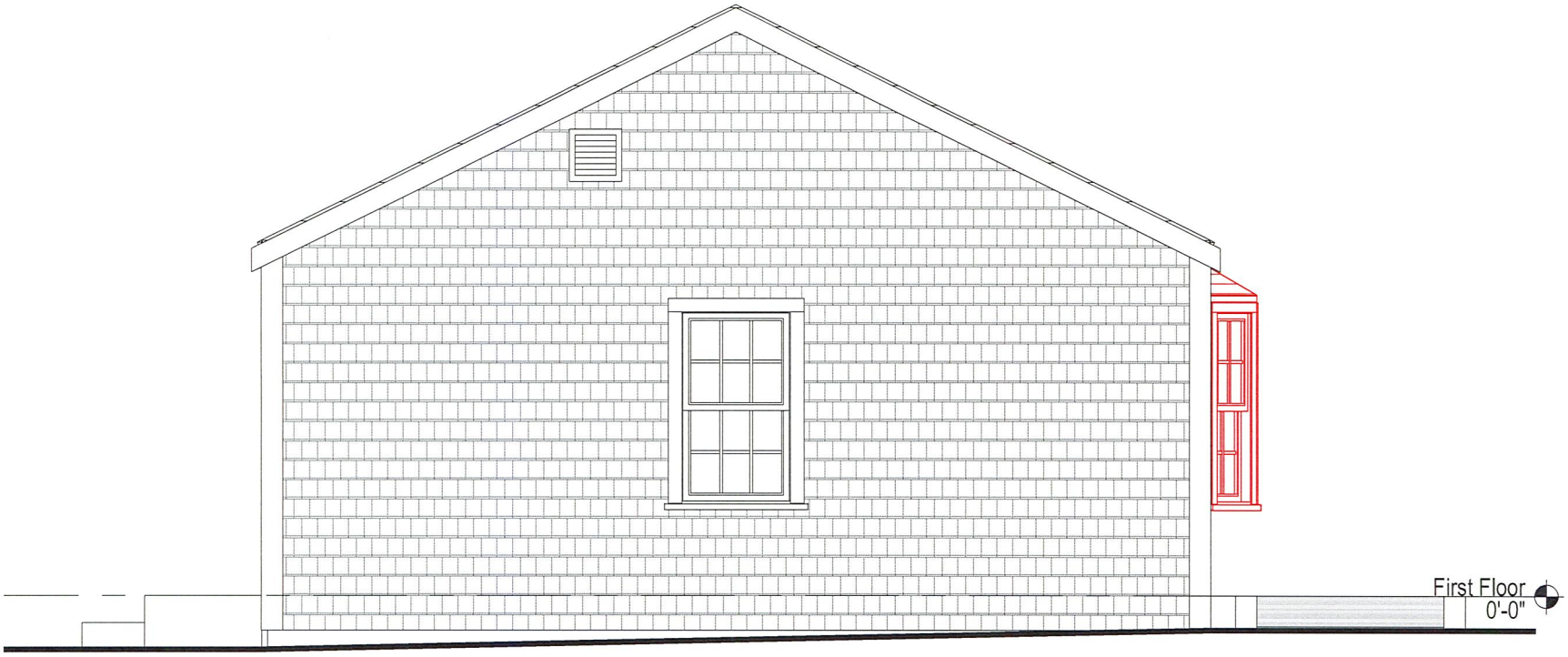
3X South Elevation - Existing

1/4" = 1'-0"



4 East Elevation - Proposed

1/4" = 1'-0"



4X East Elevation - Existing

1/4" = 1'-0"

21 OLD SOUTH WHARF (EXISTING NORTH ELEVATION)

21 OLD SOUTH WHARF (EXISTING WEST ELEVATION)

21 OLD SOUTH WHARF (EXISTING SOUTH & EAST 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°: 42.3.2 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 #: _____ 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. 01-0546

☐ Pool (Zoning District _____) ☐ Roof ☒ Other CHANGE WINDOW TYPE TO 2/2

Size of Structure or Addition: Length: NO CHANGE Sq. Footage 1st floor: NO CHANGE 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 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
4. North Elevation

CHANGE WINDOW TYPE TO 2/2

*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 3/4/26 Signature of owner of record _____ Signed under penalties of perjury

1 Locus Map

Not to Scale

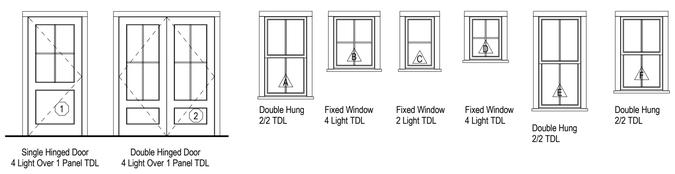
Ash Residence

23 Pine Street
Nantucket, MA 02554

03.04.20

HDC Submission

1 Locus Map
Not to Scale



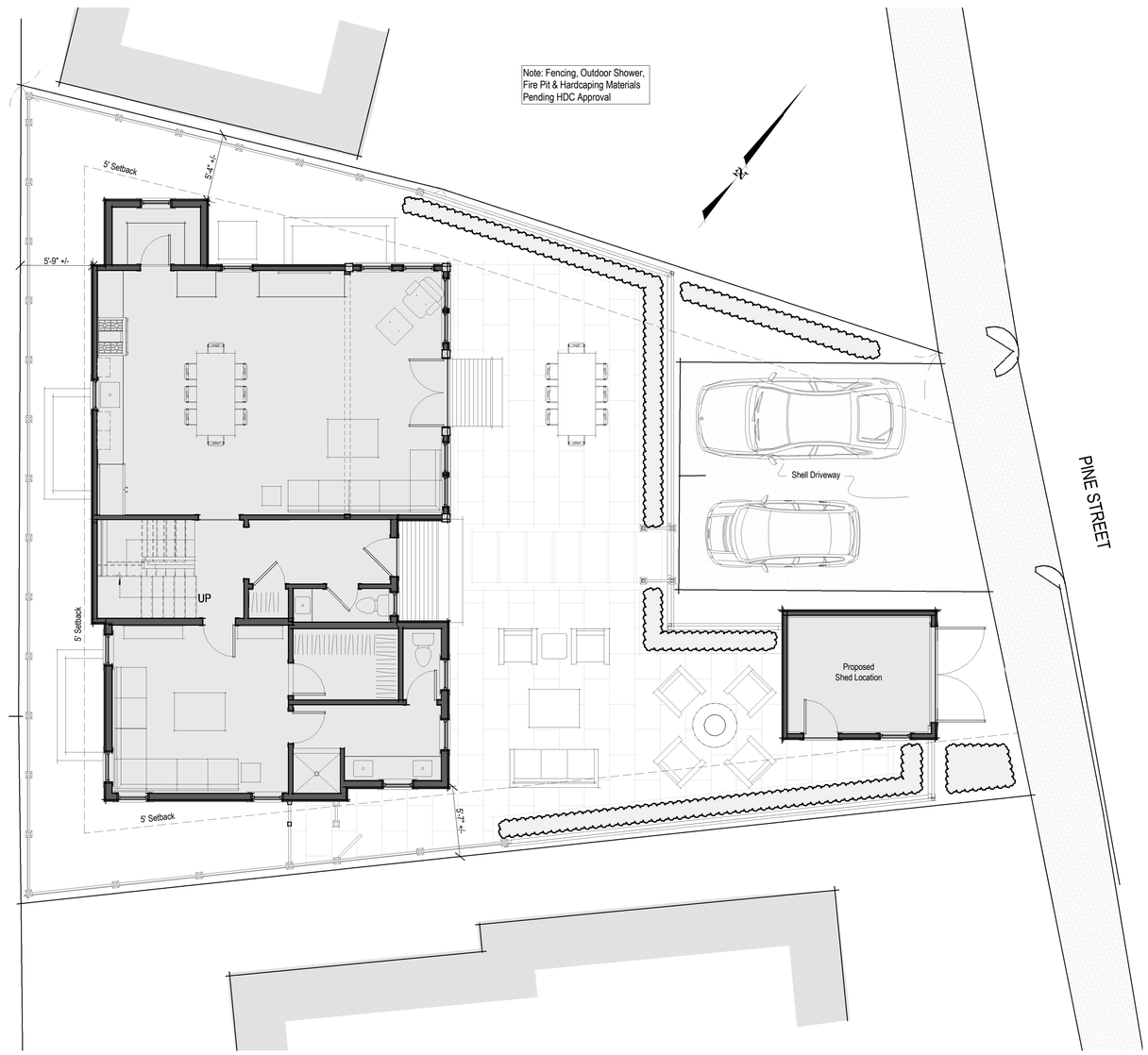
WINDOW SCHEDULE							
WINDOW	QUANTITY	R.O. WIDTH	R.O. HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	13	2' 6" 1/4"	4' 9 3/8"	Green Mountain	MDH 2424	EGRESS WINDOW	≥ 30
B	8	2' 5"	3' 1 1/4"	" "	MCM 2836	FIXED WINDOW	≥ 30
C	8	1' 9"	3' 1 1/4"	" "	MCM 2036	FIXED WINDOW	≥ 30
D	1	2' 1"	2' 2 3/4"	" "	MAW 2432	FIXED WINDOW	≥ 30
E	6	2' 6 1/4"	5' 5 3/8"	" "	MDH 2428	EGRESS WINDOW	≥ 30
F	6	2' 6 1/4"	4' 5 3/8"	" "	MDH 2422	EGRESS WINDOW	≥ 30

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	1	3'-0" +/-	6'-8" +/-	TBD	TBD		≥ 30
2	1	5'-4" +/-	6'-8" +/-				≥ 30

2 Window/Door Legend
1/4" = 1'-0"

WINDOW & DOOR NOTES

1. Windows w/ DP Rating of 30 or Greater Required
2. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
3. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
4. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
5. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
6. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings
7. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
8. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
9. The Unit Measurements Given In this Document Are For A Guide Only
10. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing
11. All Windows Must Have A 0.32 U-factor Or Better
12. All Windows & Doors To Be Single Pane Glass, True Divided Lights & Have Low E Storms As Needed For Energy Requirements



3 Site Plan
3/16" = 1'-0"

1944

Ash Residence

23 Pine Street
Nantucket, MA 02554

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

Cover Sheet

Site Information

Map & Parcel:	42.3.2 / 113
Current Zoning:	ROH
Minimum Frontage:	50'
Front Setback:	None
Side/Rear Setback:	5'
Lot Size:	3,833 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	1,533 SF +/-
Existing G.C.:	751 SF +/-
Proposed G.C.:	1,145 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.1.1 Floor Plans
A.1.2 Floor Plans
A.2.1 Exterior Elevations
F.1.1 Foundation Plan
S.1.1 Framing Plans
S.1.2 Roof Framing Plan
S.2.1 Building Sections

Revisions

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.

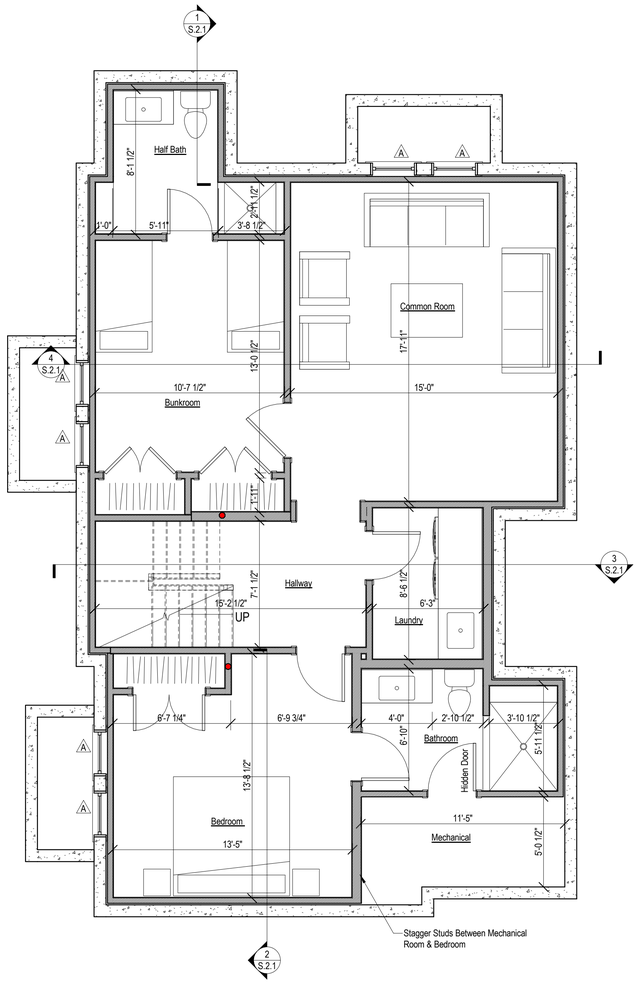
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

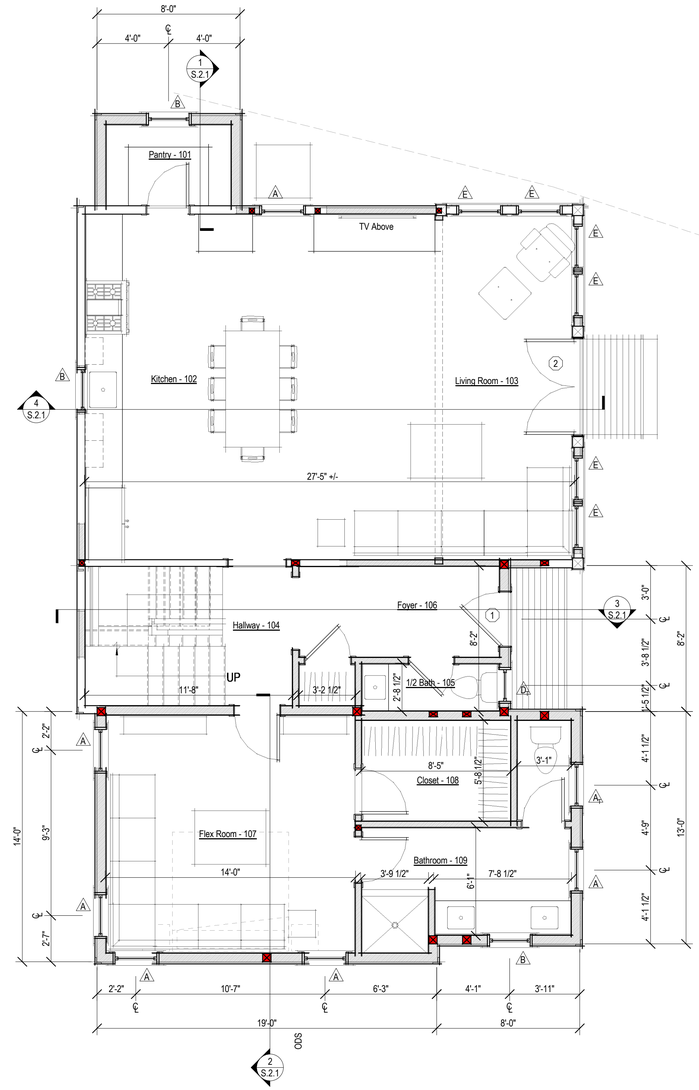
1944

03.04.20

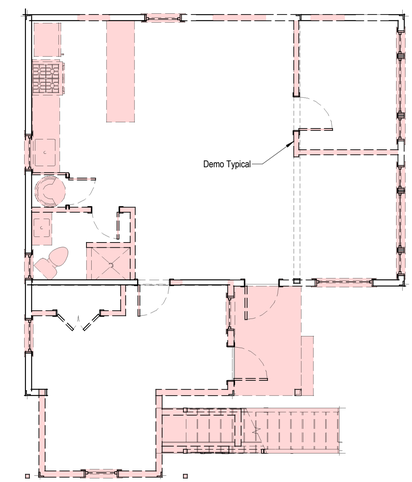
HDC Submission



1 Basement Plan
1/4" = 1'-0"



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



3 Existing First Floor Demo Plan
3/16" = 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.

• Plumb Down From All Existing Stud Walls When Setting Foundation Forms. Verify All Foundation Wall Dimension in Field.

1944

Ash Residence

23 Pine Street
Nantucket, MA 02554

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

Floor Plans

Site Information

Map & Parcel:	42.3.2 / 113
Current Zoning:	ROH
Minimum Frontage:	50'
Front Setback:	None
Side/Rear Setback:	5'
Lot Size:	3,833 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	1,533 SF +/-
Existing G.C.:	751 SF +/-
Proposed G.C.:	1,145 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.1.1 Floor Plans
A.1.2 Floor Plans
A.2.1 Exterior Elevations
F.1.1 Foundation Plan
S.1.1 Framing Plans
S.1.2 Roof Framing Plan
S.2.1 Building Sections

Revisions

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.

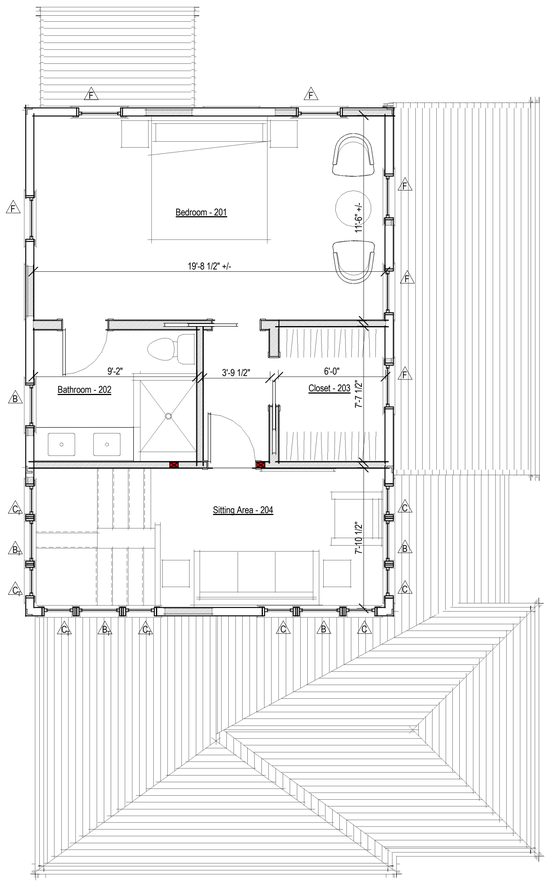
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

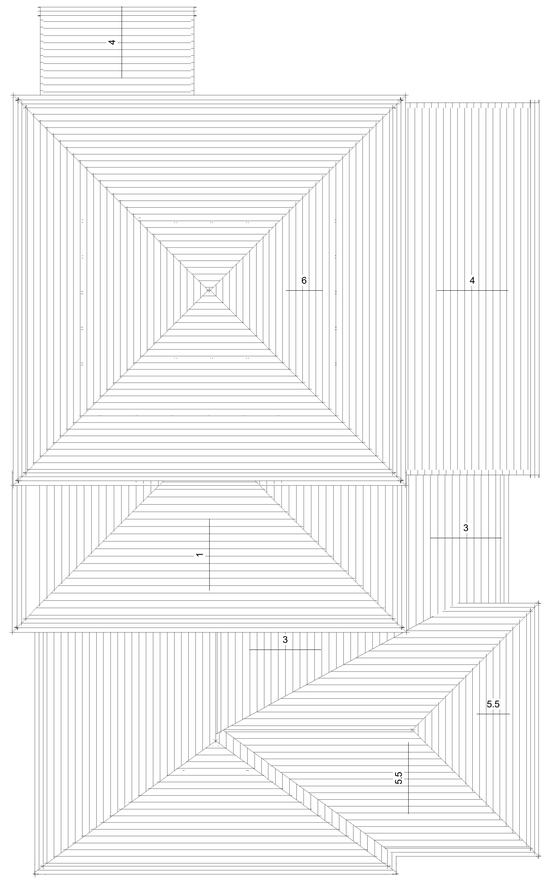
1944

03.04.20

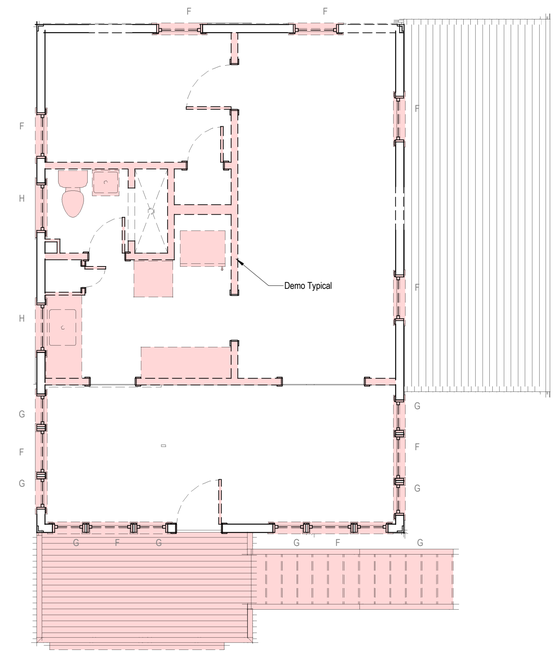
HDC Submission



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



2 Roof Plan
1/4" = 1'-0"



3 Existing Second Floor Demo Plan
1/4" = 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.

• Plumb Down From All Existing Stud Walls When Setting Foundation Forms. Verify All Foundation Wall Dimension in Field.

1944

Ash Residence

23 Pine Street
Nantucket, MA 02554

emeritus

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

Floor Plans

Site Information

Map & Parcel:	42.3.2 / 113
Current Zoning:	ROH
Minimum Frontage:	50'
Front Setback:	None
Side/Rear Setback:	5'
Lot Size:	3,833 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	1,533 SF +/-
Existing G.C.:	751 SF +/-
Proposed G.C.:	1,145 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.

Revisions

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.

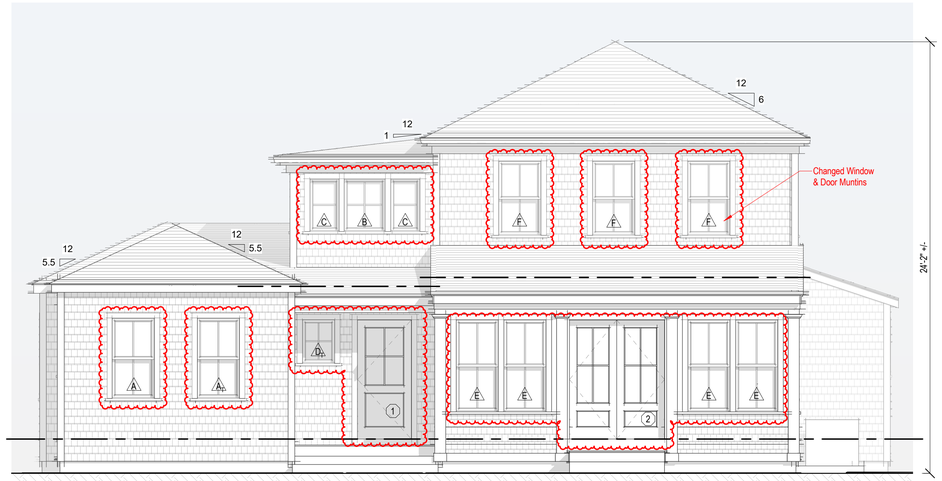
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.2

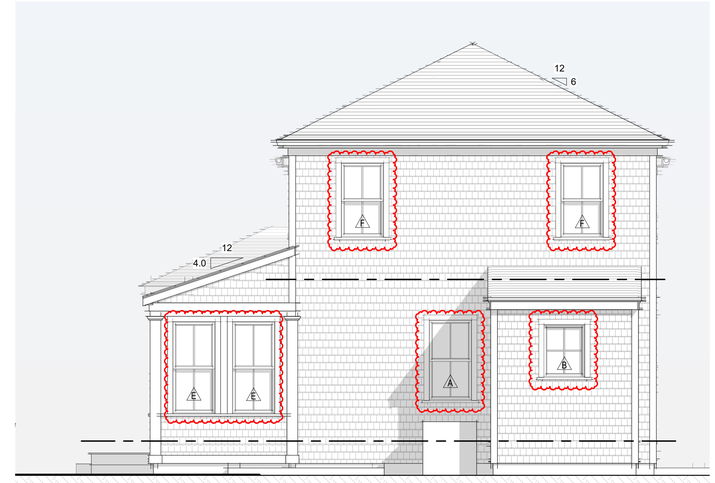
1944

03.04.20

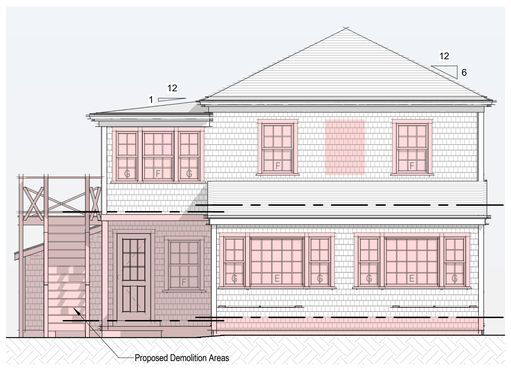
HDC Submission



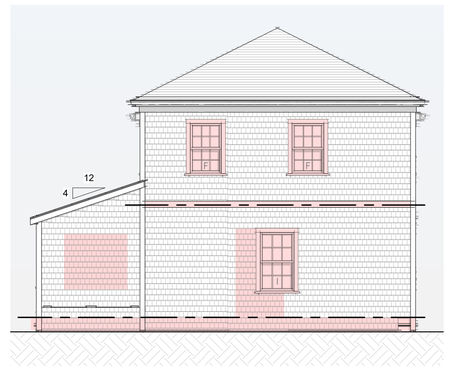
1 Proposed East Elevation
1/4" = 1'-0"



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

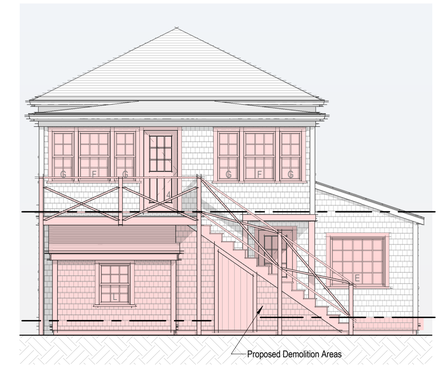


Existing East Elevation
3/16" = 1'-0"



Existing North Elevation
3/16" = 1'-0"

Existing West Elevation
3/16" = 1'-0"



Existing South Elevation
3/16" = 1'-0"

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

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

1944

Ash Residence

23 Pine Street
Nantucket, MA 02554

emeritus

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

Exterior Elevations

Site Information

Map & Parcel:	42.3.2 / 113
Current Zoning:	ROH
Minimum Frontage:	50'
Front Setback:	None
Side/Rear Setback:	5'
Lot Size:	3,833 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	1,533 SF +/-
Existing G.C.:	751 SF +/-
Proposed G.C.:	1,145 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.1.1 Floor Plans
A.1.2 Floor Plans
A.2.1 Exterior Elevations
F.1.1 Foundation Plan
S.1.1 Framing Plans
S.1.2 Roof Framing Plan
S.2.1 Building Sections

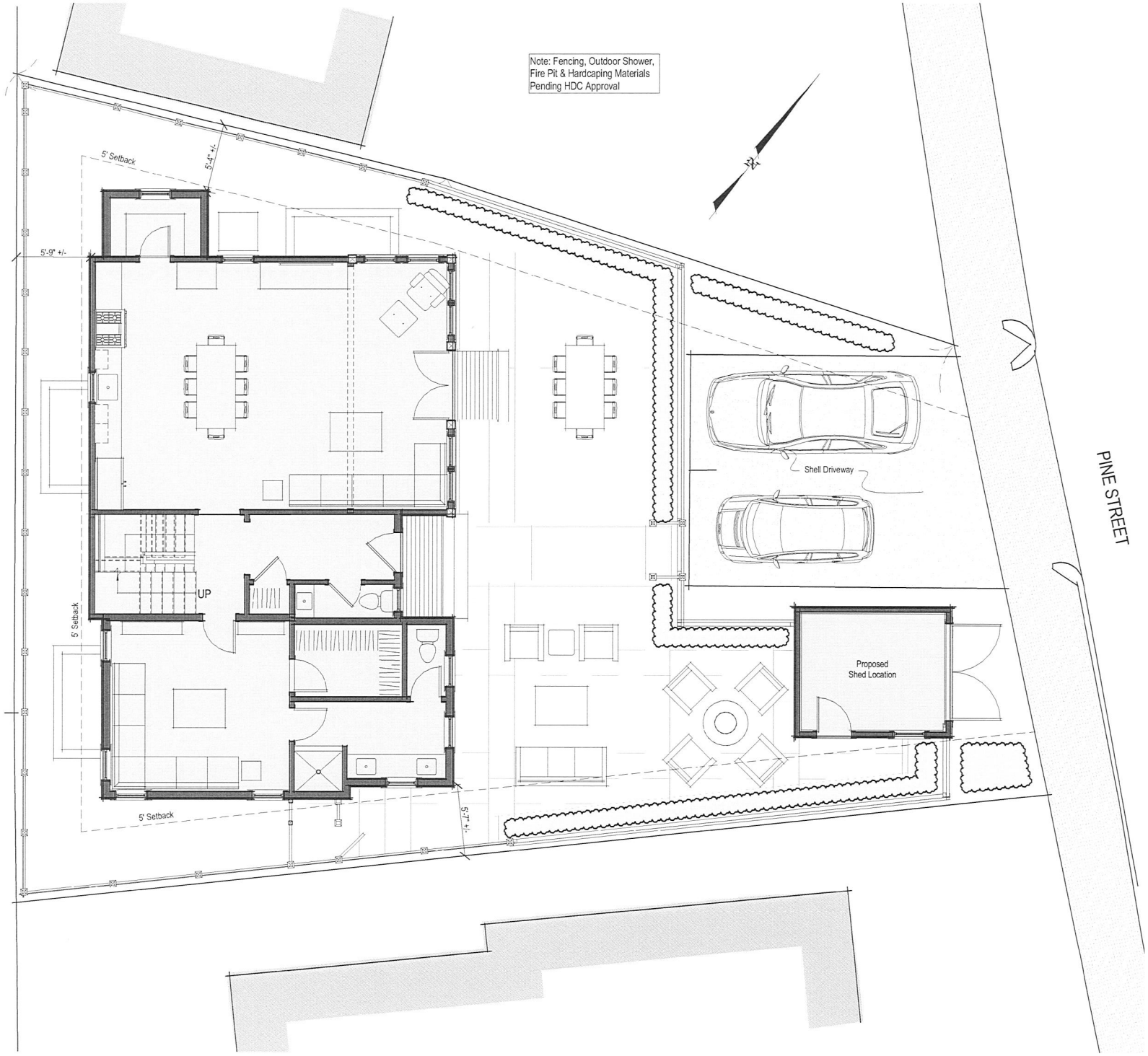
Revisions

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.

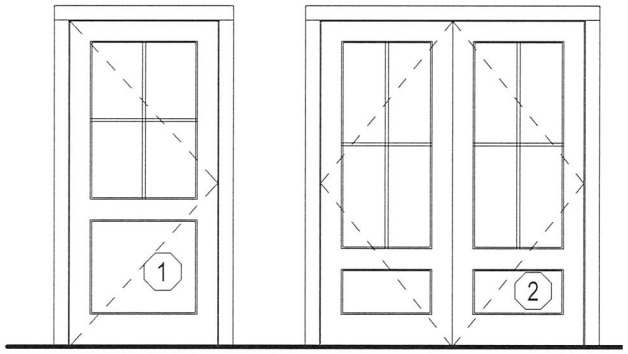
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

1944

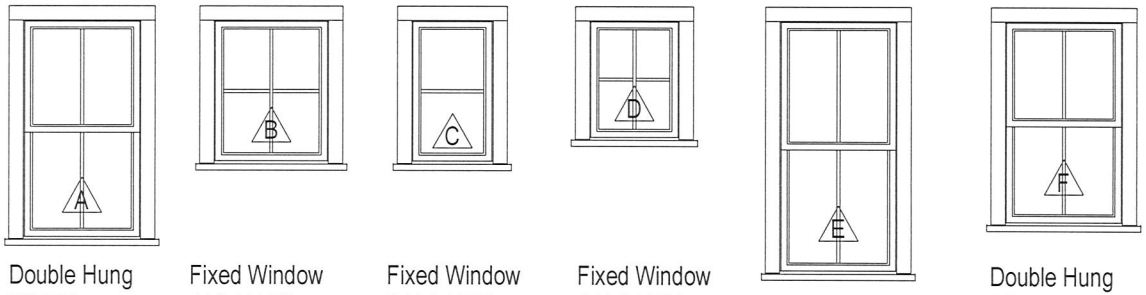


3 Site Plan
3/16" = 1'-0"



Single Hinged Door
4 Light Over 1 Panel TDL

Double Hinged Door
4 Light Over 1 Panel TDL



Double Hung
2/2 TDL

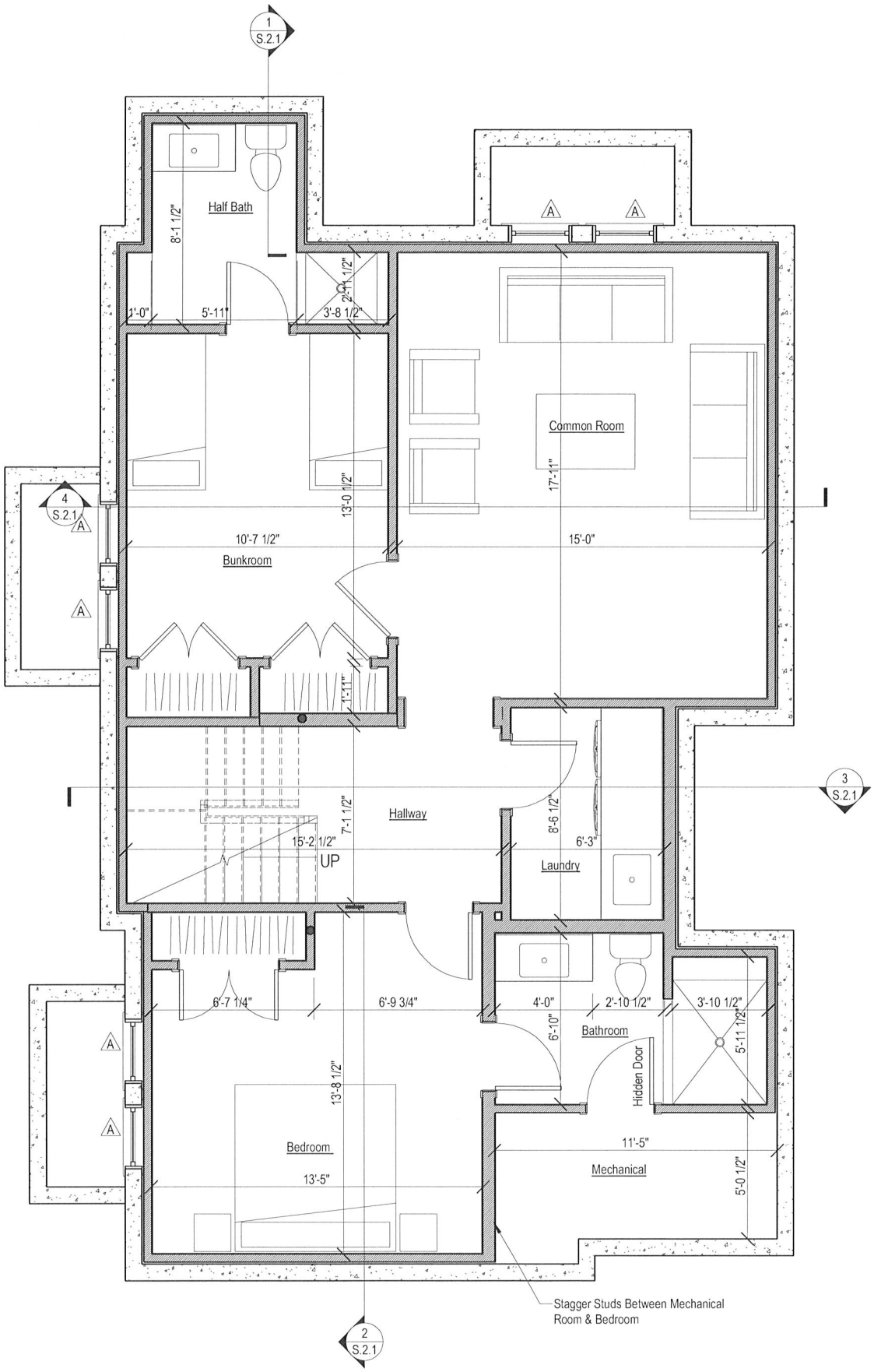
Fixed Window
4 Light TDL

Fixed Window
2 Light TDL

Fixed Window
4 Light TDL

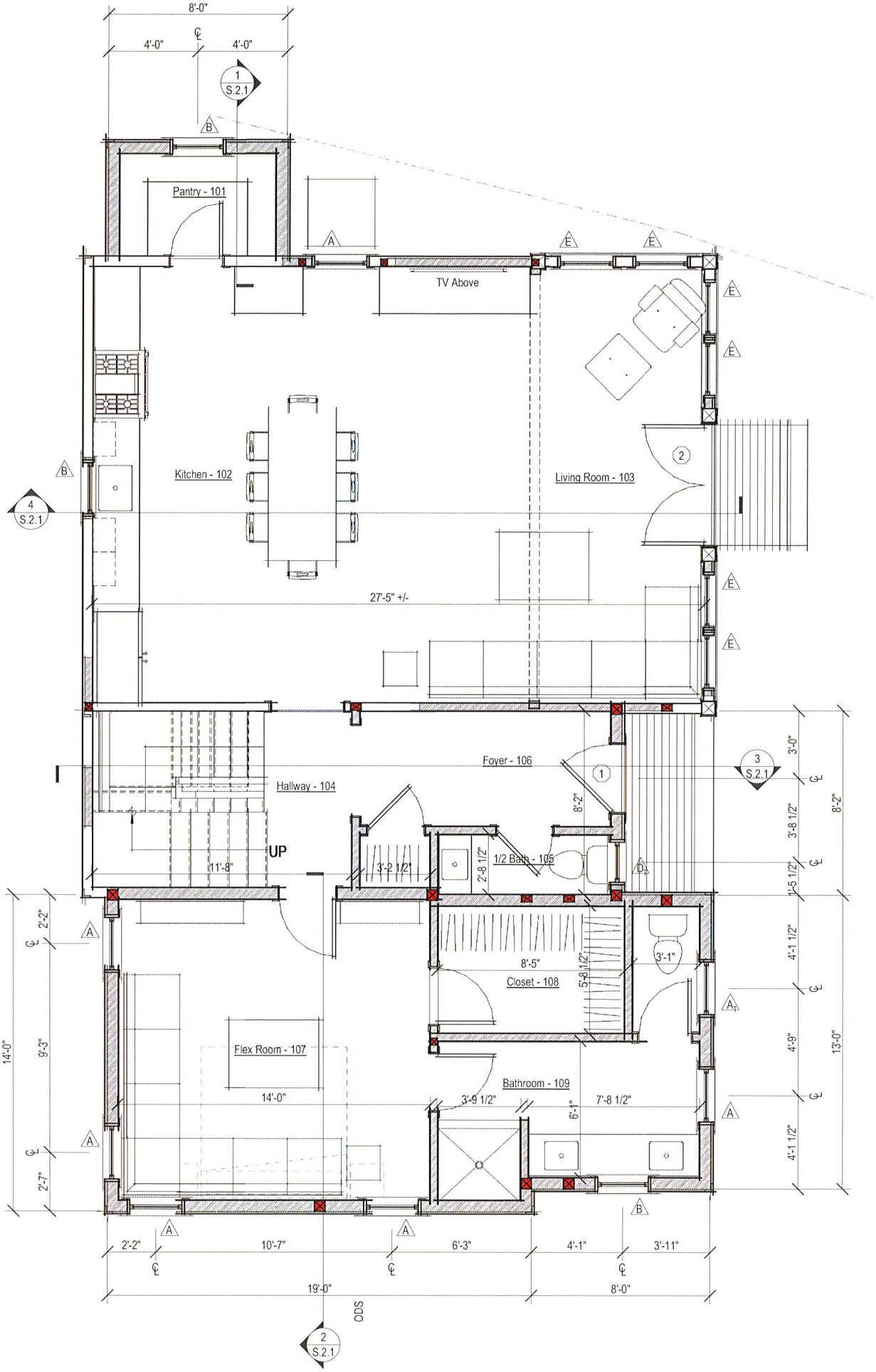
Double Hung
2/2 TDL

Double Hung
2/2 TDL



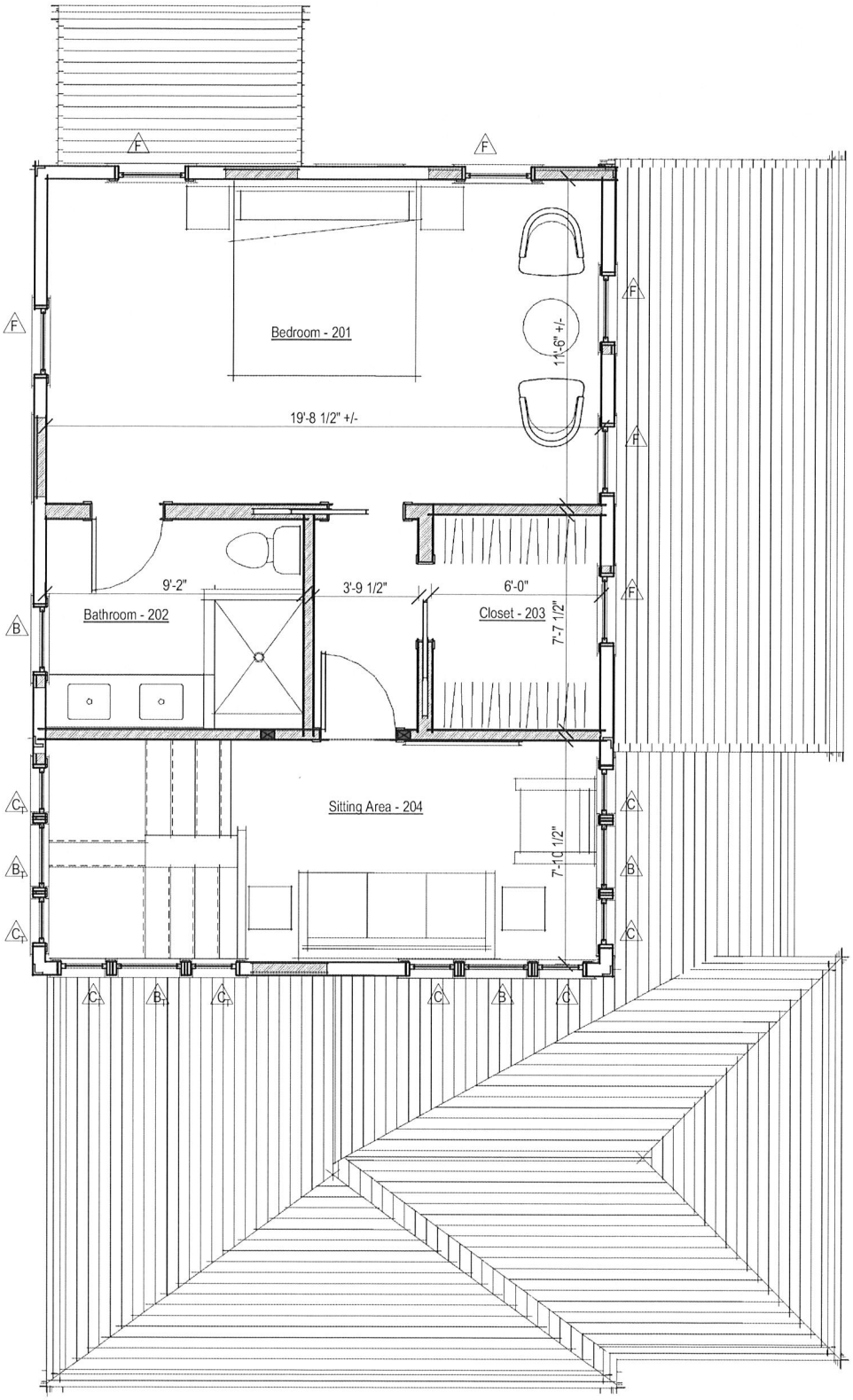
1 Basement Plan

1/4" = 1'-0"



2 Proposed First Floor Plan

1/4" = 1'-0"

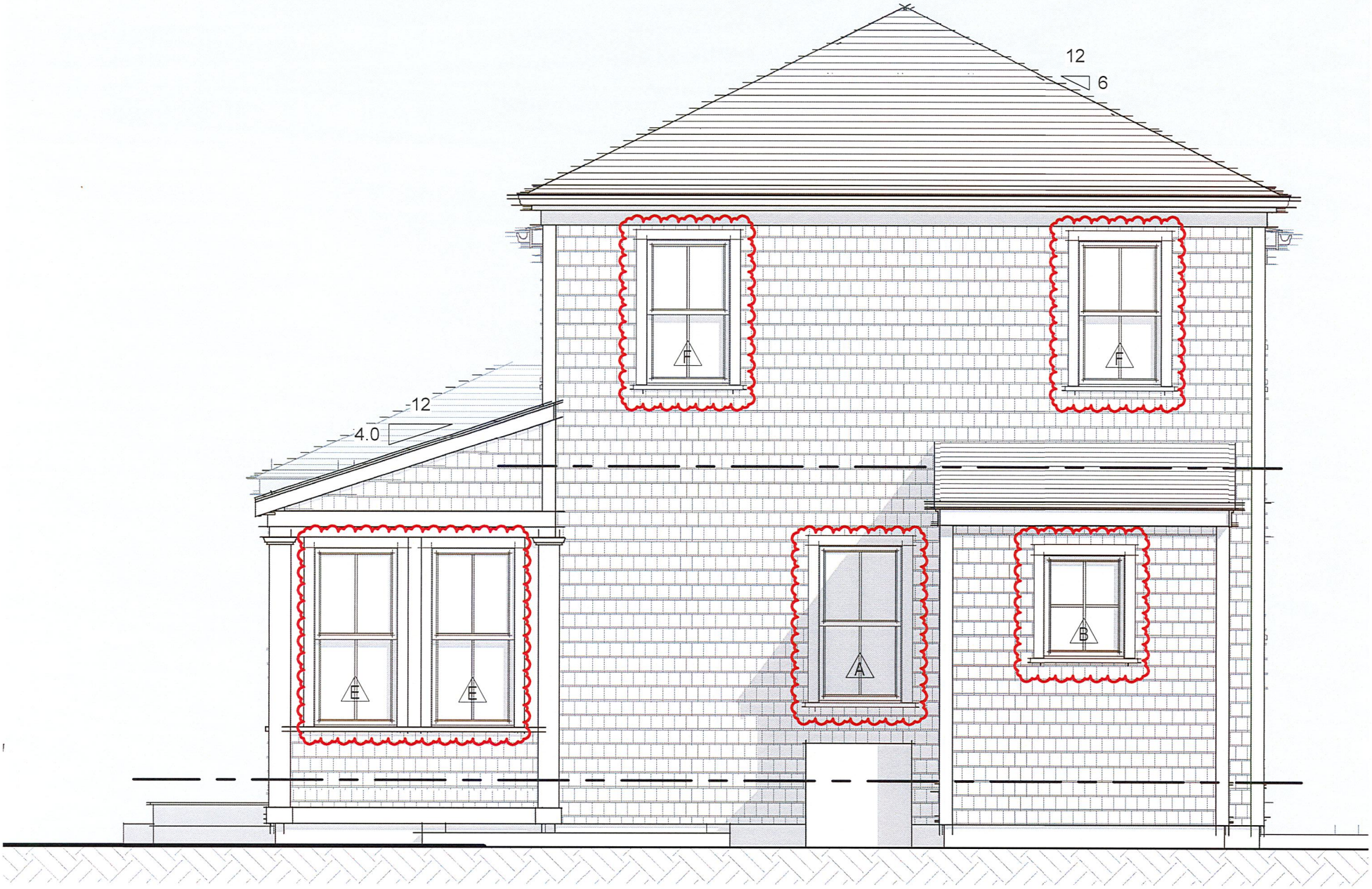


1 Proposed Second Floor Plan

1/4" = 1'-0"

1 Proposed East Elevation

1/4" = 1'-0"



2 Proposed North Elevation

1/4" = 1'-0"

3 Proposed West Elevation

1/4" = 1'-0"

4 Proposed South 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°: 41 PARCEL N°. 458

Street & Number of Proposed Work: 33 Milk st.

Owner of record: Ickes Harold M TRST ETAL

Mailing Address: 1406 34Th street NW

Washington, DC 20007

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JP Studio

Mailing Address: PO Box 3741

Nantucket, MA 02584

Contact Phone #: 774 333 5995 E-mail: juraj@thejpstudio.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. 2019-11-0246

☐ 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 Change previously approved french
2. South Elevation door to 6lite/1panel with
3. West Elevation 8 lite transom and match trim
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 double outswing

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 Sash white Doors white - side door

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 3/4/2020 Signature of owner of record _____ Signed under penalties of perjury

Property Information

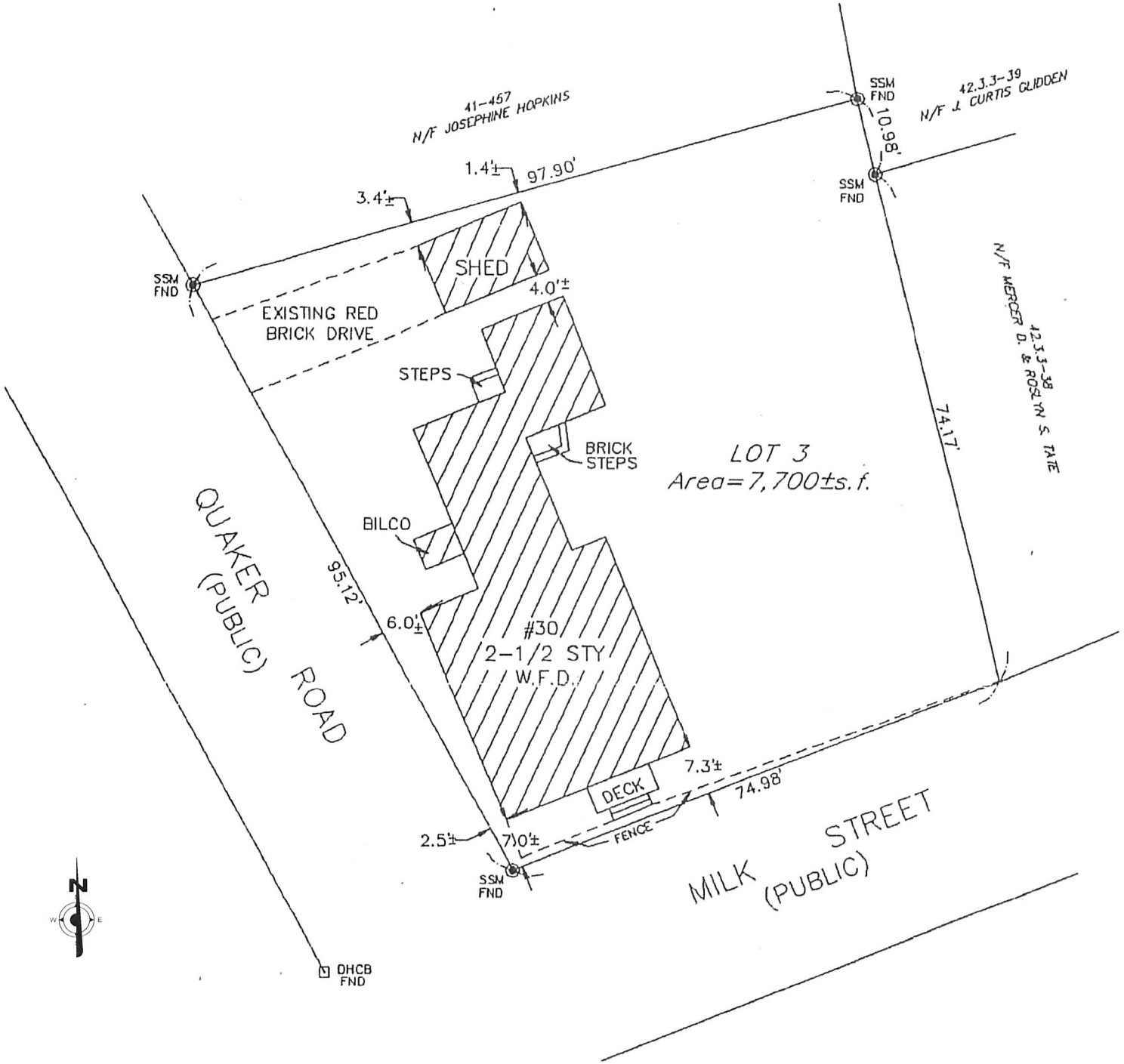
Property ID	41 458
Location	33 MILK ST
Owner	ICKES HAROLD M TRST ETAL

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.

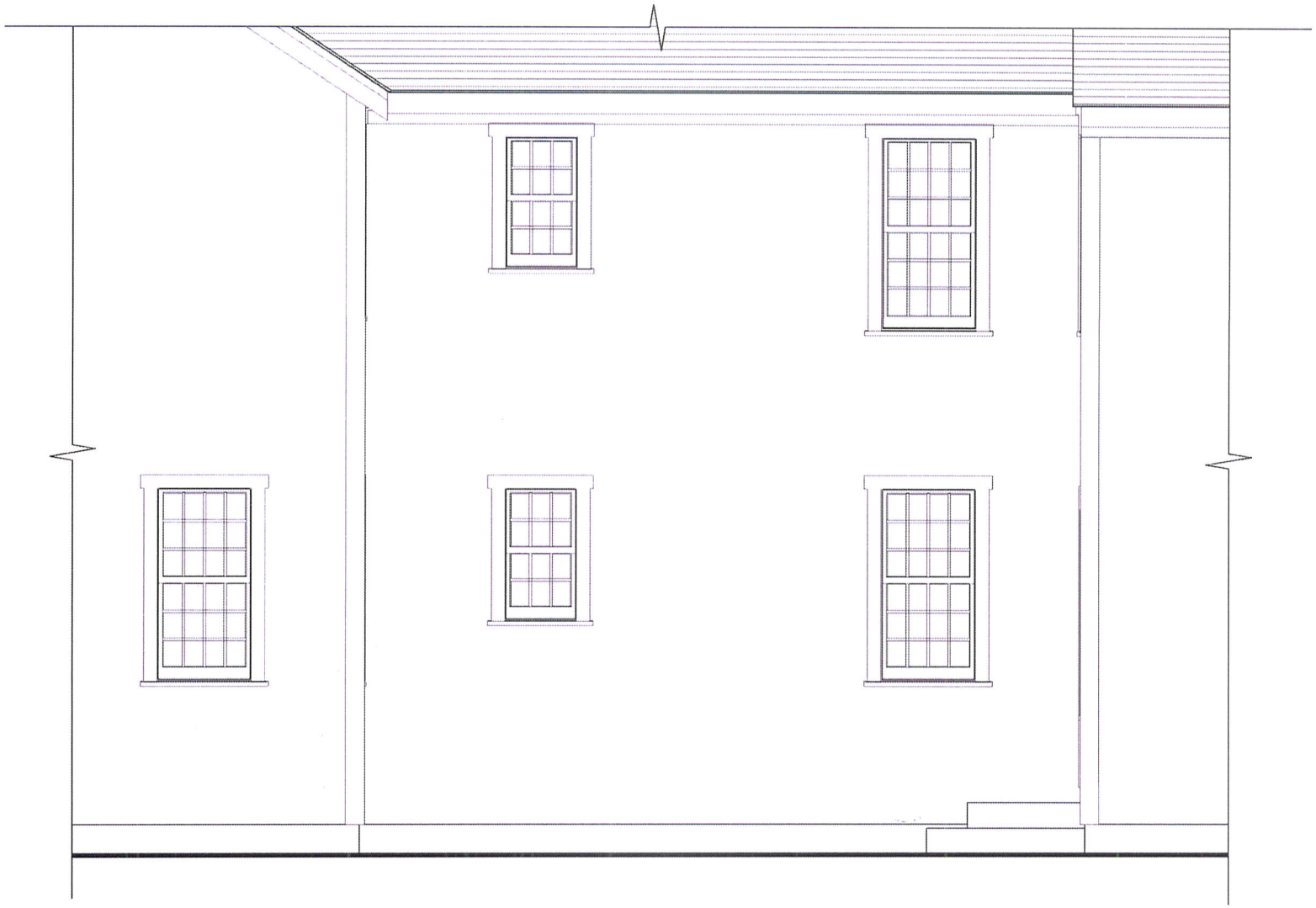
Geometry updated 11/13/2018
Data updated 11/19/2018

2 Locus Map
NTS



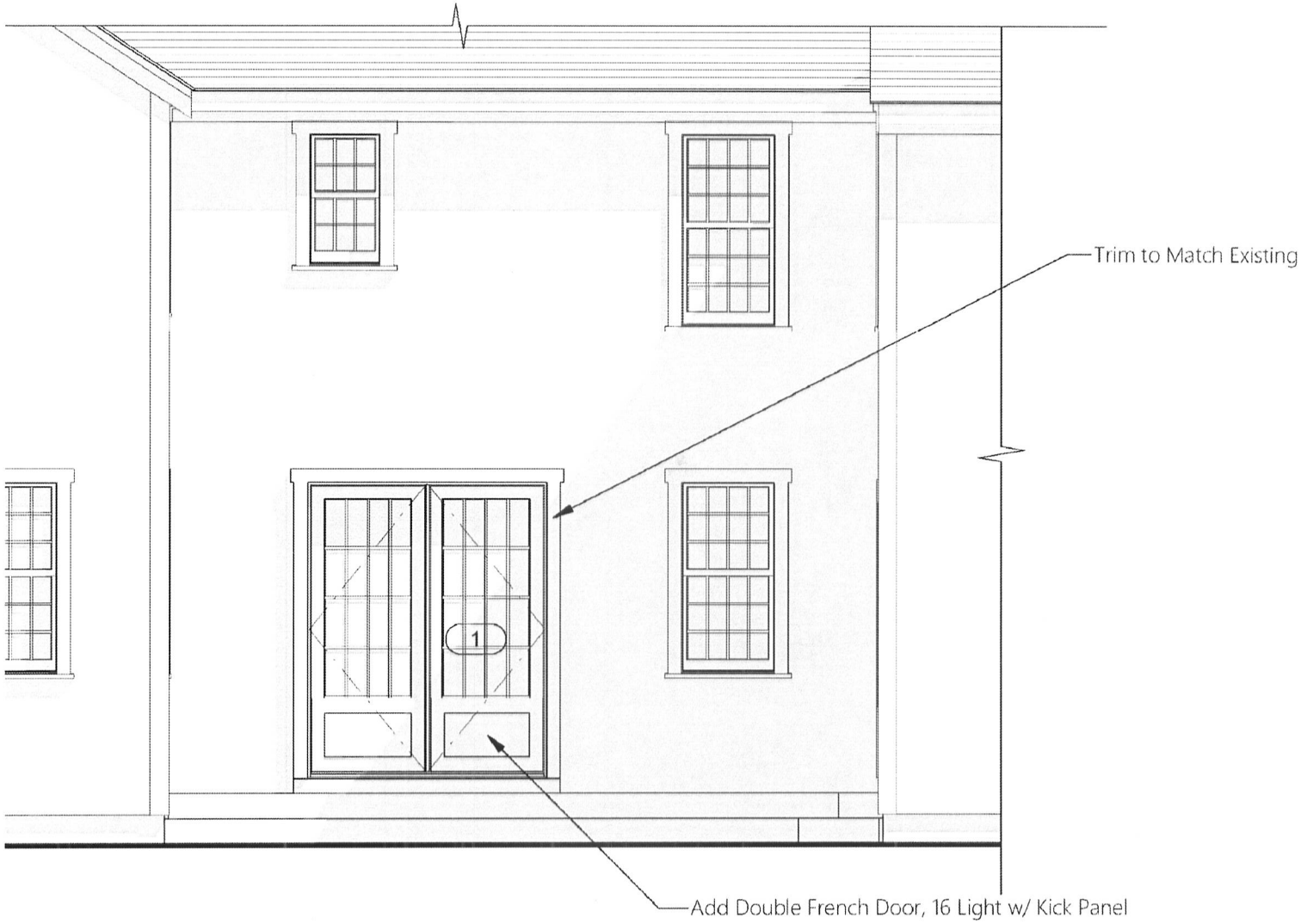
3 Site Plan - Existing

1" = 10'-0"



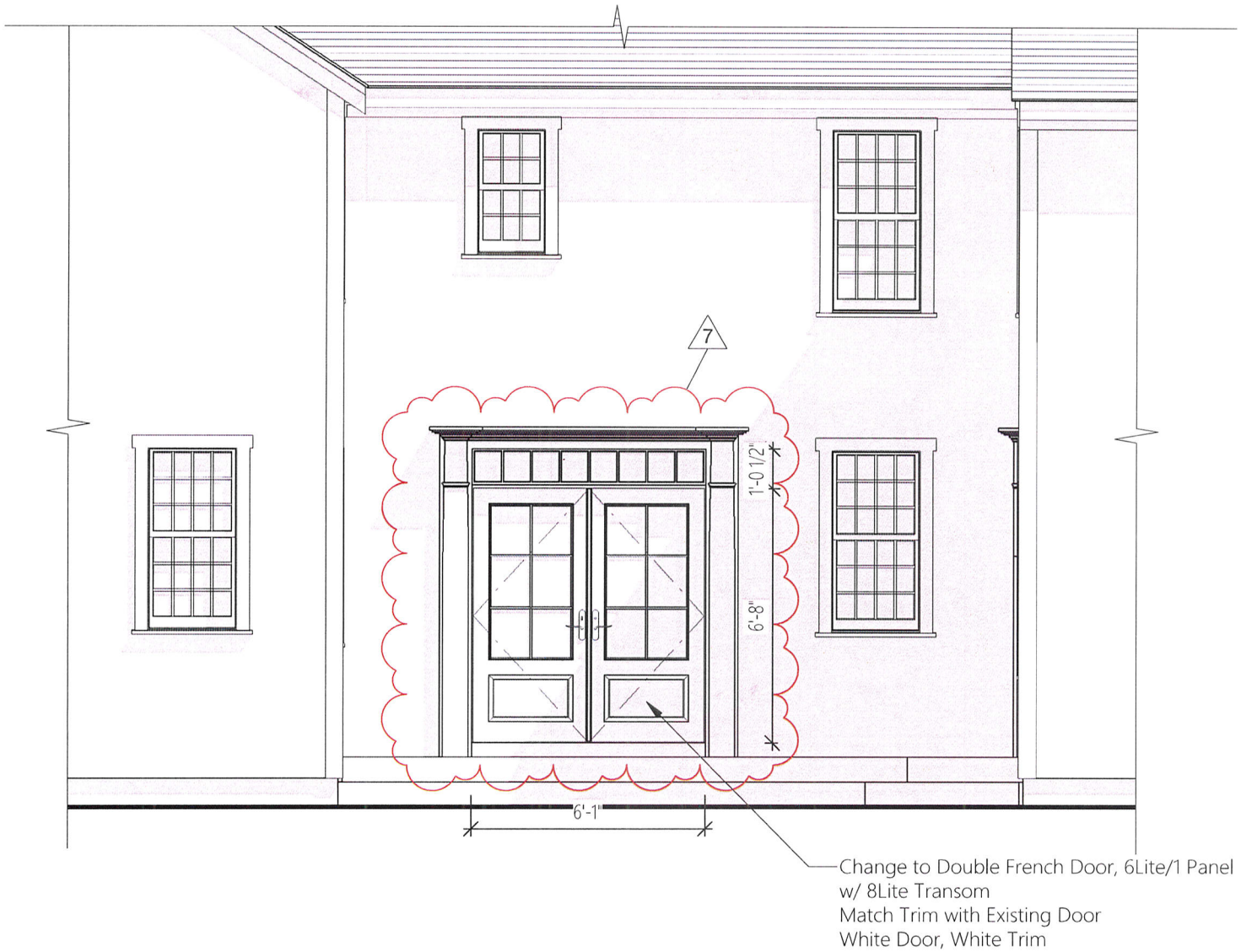
2 Existing East Elevation

1/4" = 1'-0"



1 Previously Approved East Elevation

1/4" = 1'-0"

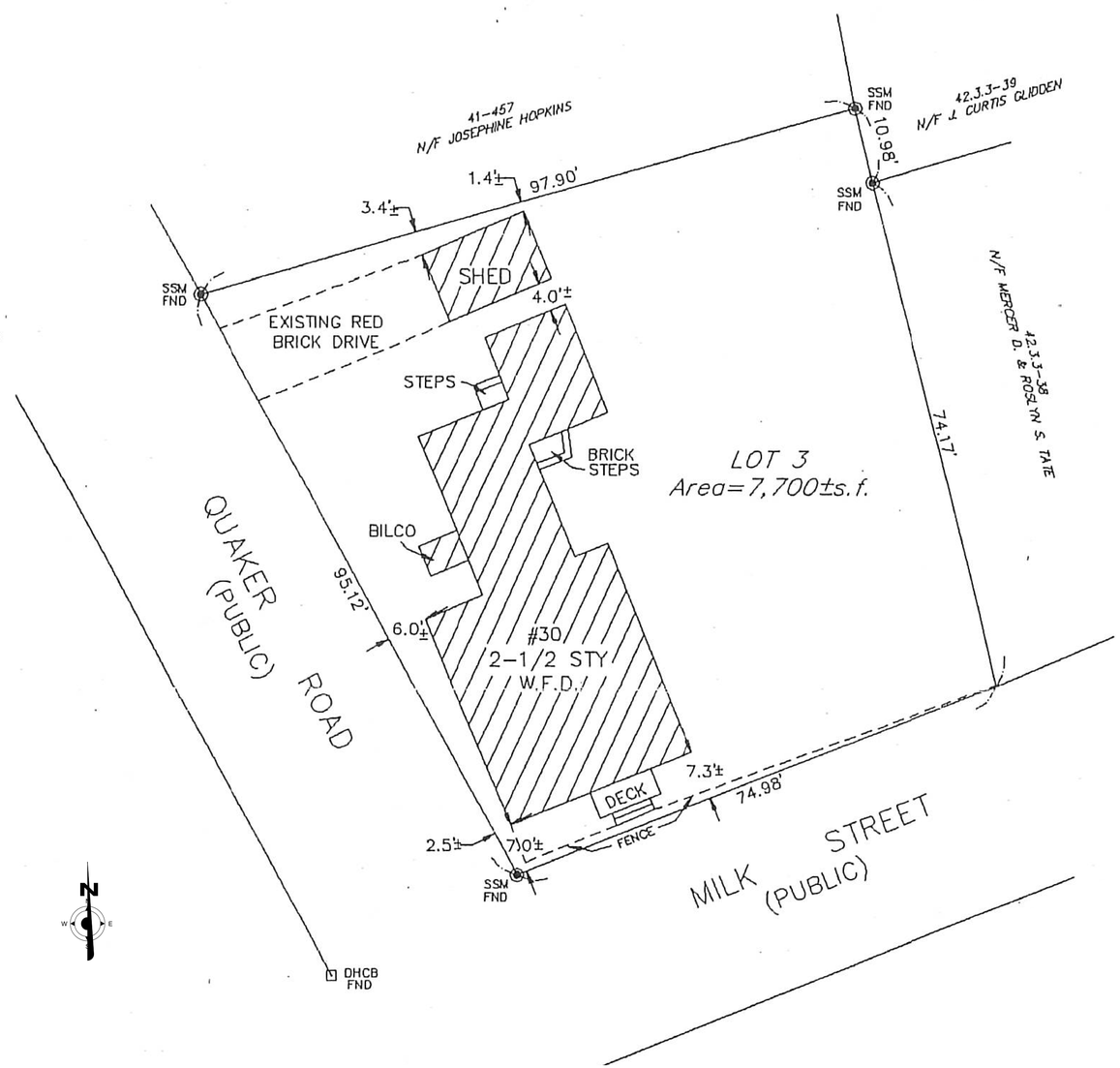


4 Proposed East Elevation

1/4" = 1'-0"

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



3 Site Plan - Existing
1" = 10'-0"

Town and County of Nantucket, MA

November 27, 2019

Property Information

Property ID	41 458
Location	33 MILK ST
Owner	ICKES HAROLD M TRST ETAL

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

2 Locus Map
NTS

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Coffin - Gardner House

33 Mill St., Nantucket, MA 02554

Sheet

Site Plan

SHEET INDEX

C.101 Site Plan
A.201 Elevations
Grand total: 2

Date

03.04.2020

Revisions

No.	Description	Date
6	Add Double French Door	11.26.19

C.101

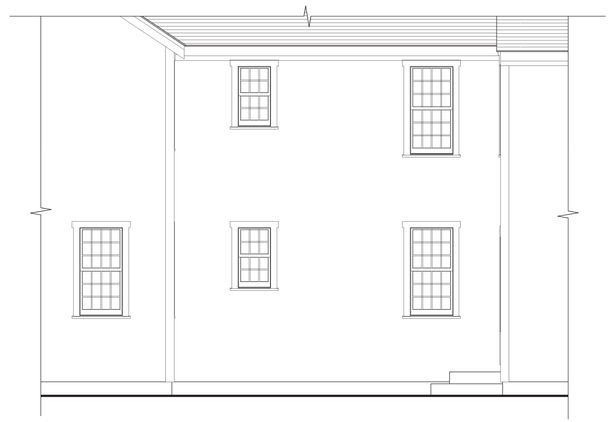
Scale As indicated

3/4/2020 8:17:21 AM

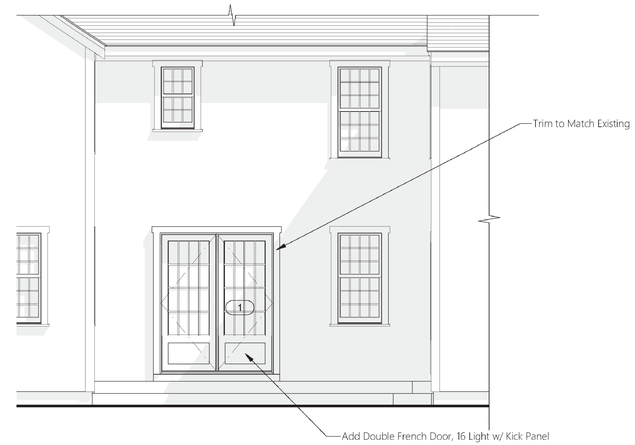
HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

5 3D View 1

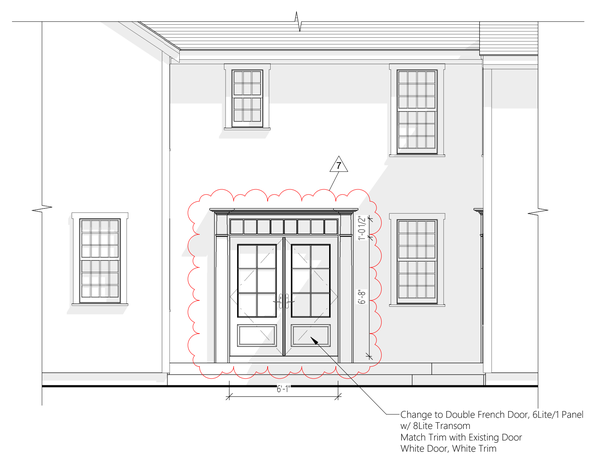


2 Existing East Elevation
1/4" = 1'-0"



1 Previously Approved East Elevation
1/4" = 1'-0"

6 3D View 2



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

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Coffin - Gardner House

33 Mill St., Nantucket, MA 02554

Sheet

Elevations

SHEET INDEX

C.101 Site Plan
A.201 Elevations
Grand total: 2

Date

03.04.2020

Revisions

No.	Description	Date
7	Change to 6Lite/1Panel Double French Door w/ 8Lite Transom	03.04.2020

A.201

Scale 1/4" = 1'-0"

3/4/2020 8:17:16 AM

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 #: 724-487-0327 E-mail: spfwacner@me.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

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 10'-0" Sq. Footage 1st floor: 80 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 8'-0" 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 10'-6" South 10'-6" East 10'-6" West 10'-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 _____/12 Secondary Mass _____/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) _____

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 6" Rake 8" Soffit (Overhang) 0' Corner boards 6"x6" Frieze _____
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other (2) Fixed 4 Lite (1) 6/6 Dbl Hung
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front Barn / White Rear – Side –
Garage Door(s): Type – Material –

Hardscape materials: Driveways – Walkways – Walls –

* Note: Complete door and window schedules are required.

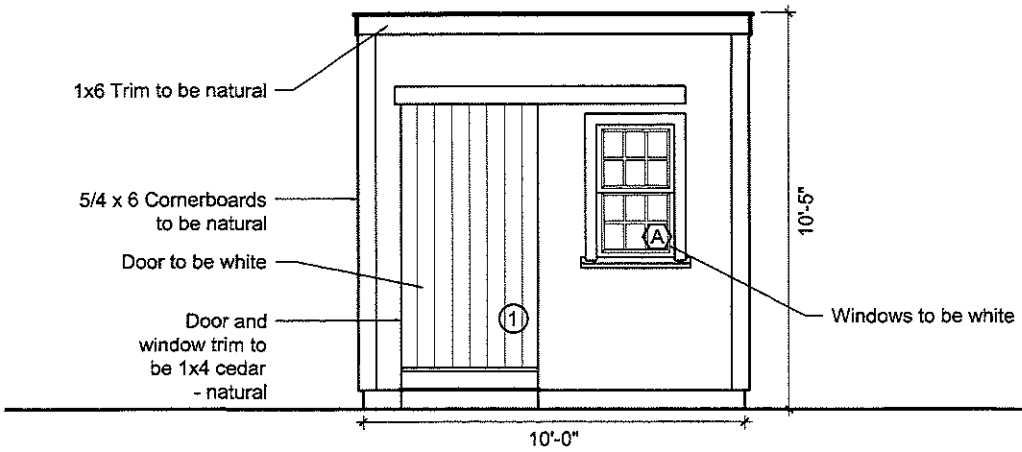
COLORS

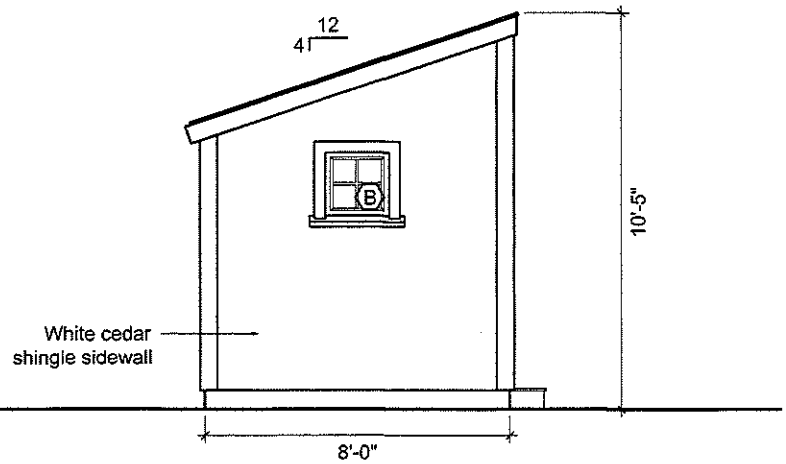
Sidewall Natural Clapboard (if applicable) – Roof Natural
Trim Natural Sash White Doors White
Deck – Foundation Piers (Not Visible) Fence – Shutters –

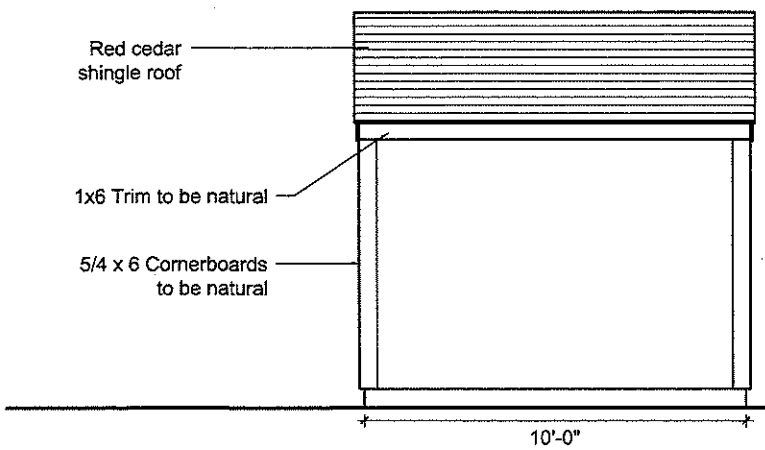
* Attach manufacturer's color samples if color is not from HDC approval list.

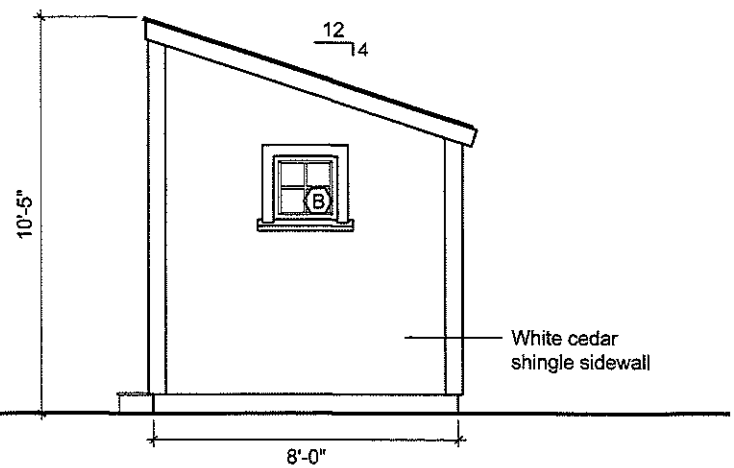
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

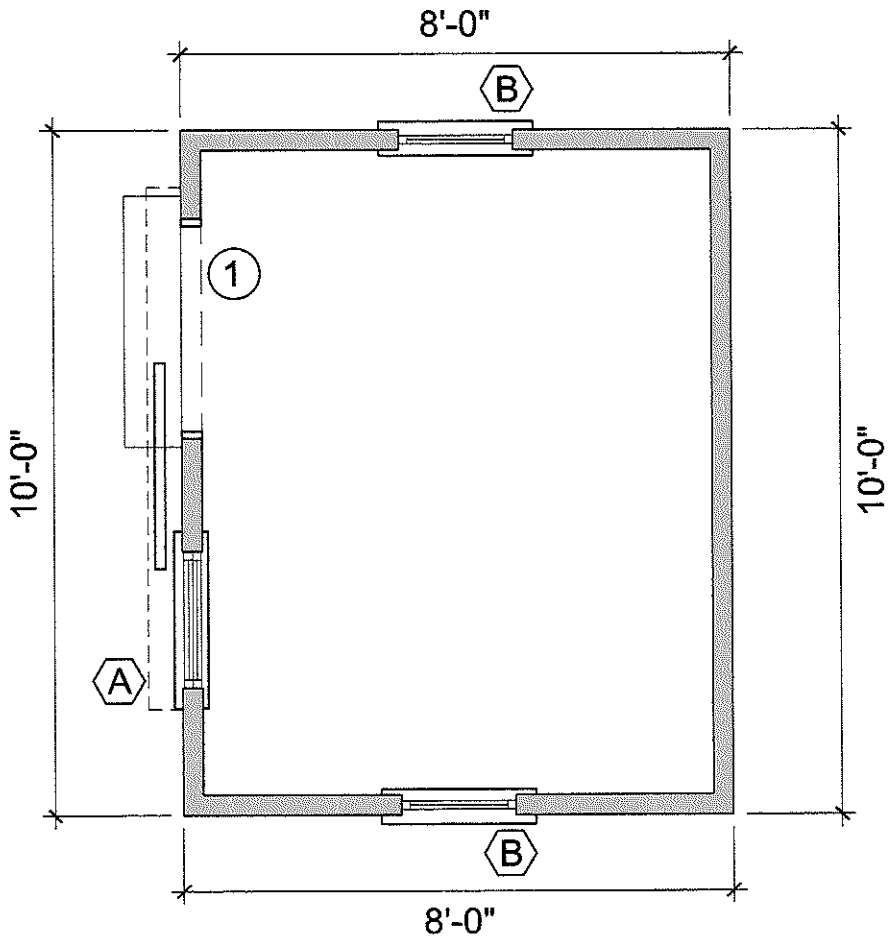
Date 3/01/2020 Signature of owner of record _____ Signed under penalties of perjury

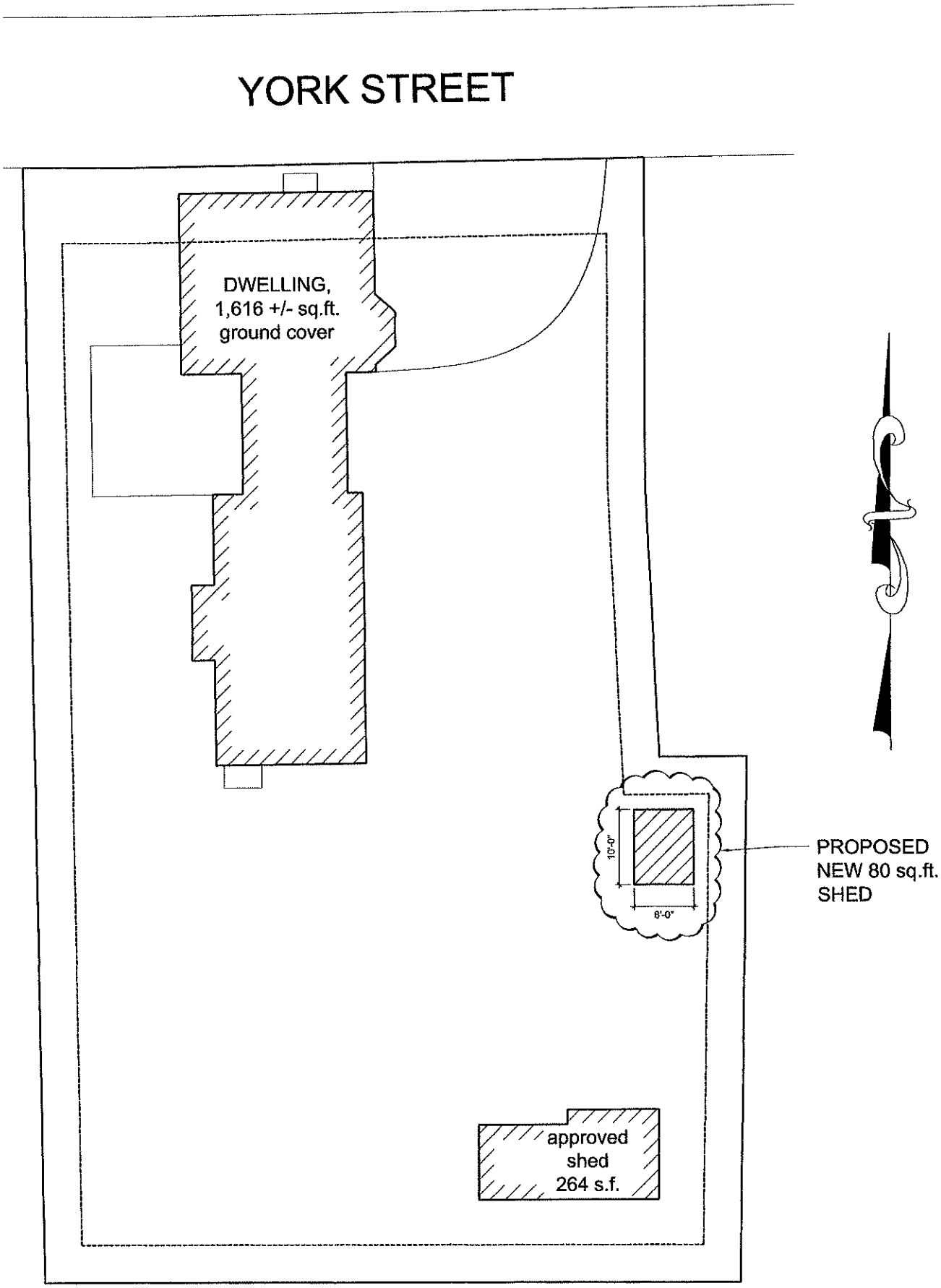

1x6 Trim to be natural
5/4 x 6 Cornerboards to be natural
Door to be white
Door and window trim to be 1x4 cedar - natural
1
A
Windows to be white
10'-5"
10'-0"

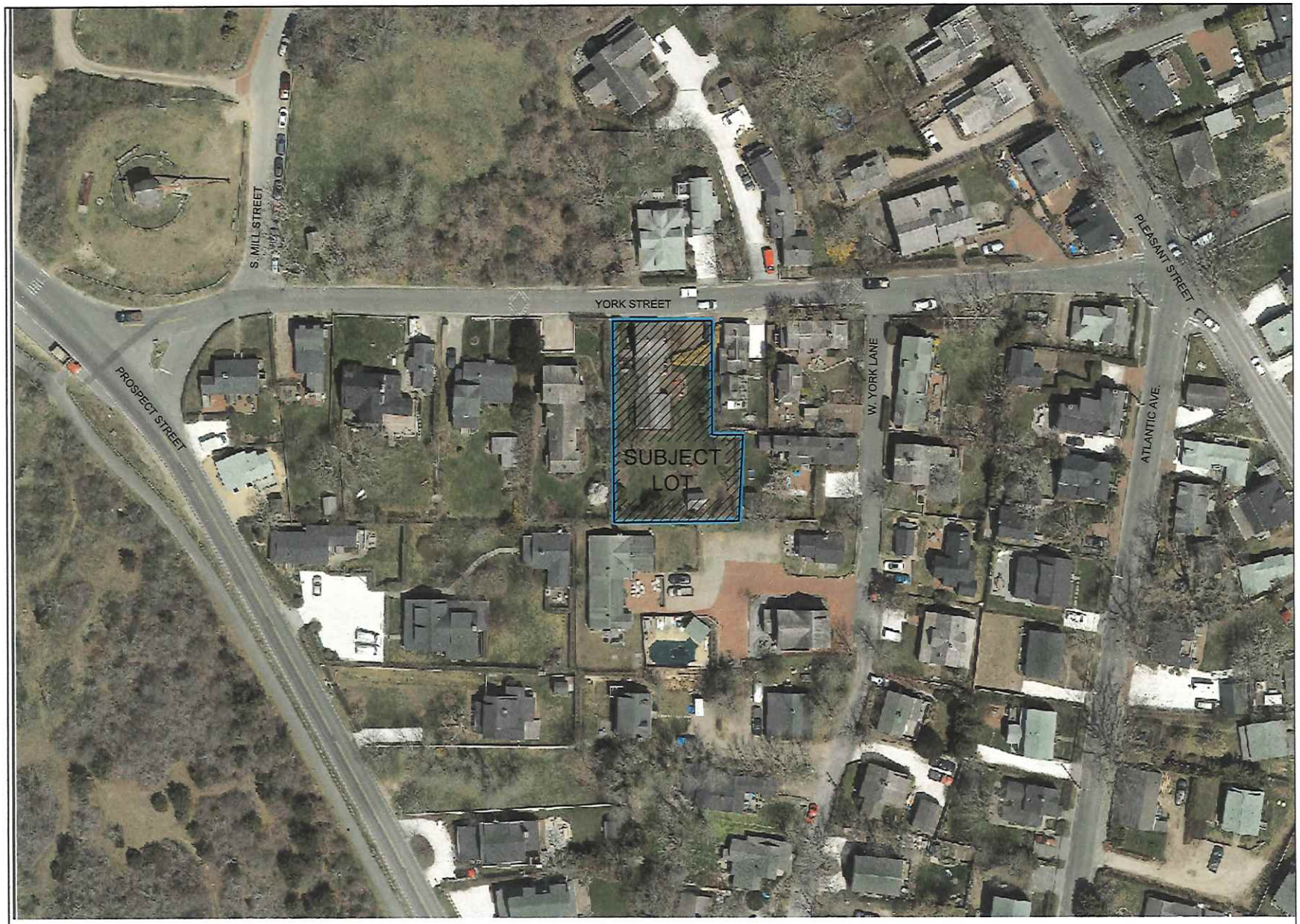

12
4
B
White cedar shingle sidewall
10'-5"
8'-0"


Red cedar shingle roof
1x6 Trim to be natural
5/4 x 6 Cornerboards to be natural
10'-0"


12
4
B
10'-5"
White cedar shingle sidewall
8'-0"


8'-0"
B
1
10'-0"
10'-0"
A
B
8'-0"


YORK STREET
DWELLING,
1,616 +/- sq.ft.
ground cover
10'-0"
8'-0"
PROPOSED
NEW 80 sq.ft.
SHED
approved
shed
264 s.f.



1 Locus Map
NO SCALE