1. No Meeting Agenda

   There is no agenda available for this meeting. Please view the minutes.

   1.I. Viewpack

   Documents:

   88 QUIDNET RD - DEMO-RENO-ADDITION.PDF

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°. 109

Street & Number of Proposed Work: 88 Quidnet Road

Owner of record: Timothy + Elizabeth Quinlisk

Mailing Address: PO Box 2450
Duxbury, MA 02331

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

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 ☑ Partial Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 48'-3½" Sq. Footage 1st floor: 610 (Demo) 750 (move/Reno) 769 (New) Decks/Patio: Size: 4'-4" x 11'-4" ☑ 1st floor ☐ 2nd floor 9'-2" x 15'-6" ☑ 1st floor

Width: 50'-4" (totals) Sq. footage 2nd floor: 585 (New) Size: 5'-8" x 5'-6" ☑ 1st floor ☑ 2nd floor 7'-8" x 10'-10"

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +0.0' South +0.0' East -2.5' / +0.0' West +0.0'

Height of ridge above final finish grade: North 20'-2" South 25'-11" East 25'-11" West 23'-11"

Additional Remarks

Historic Name:

Original Date: Circa 1900

Original Builder:

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

REVISIONS* (describe)

1. East Elevation • Partial Demo 610sf. • Move + Renovate 750sf • Revise Fenestration
2. South Elevation • New Foundation and South Wing
3. West Elevation • Remove Existing Chimney and add new chimney
4. North Elevation • Add Dormer • Renovate porch + Roof and screen porch

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 9 /12 Secondary Mass 4+5 /12 Dormer 4 /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 1x8 Rake 1x8 Soffit (Overhang) 6" Corner boards 5/4 x 6 Frieze _____

Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 7¼"

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

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

Doors* (type and material): ☑ TDL ☐ SDL Front Dutch Wood/Glass Rear French Wood/Glass Side 4 Lite/Panel Wood/Glass

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall To Weather Clapboard (if applicable) _____ Roof To Weather

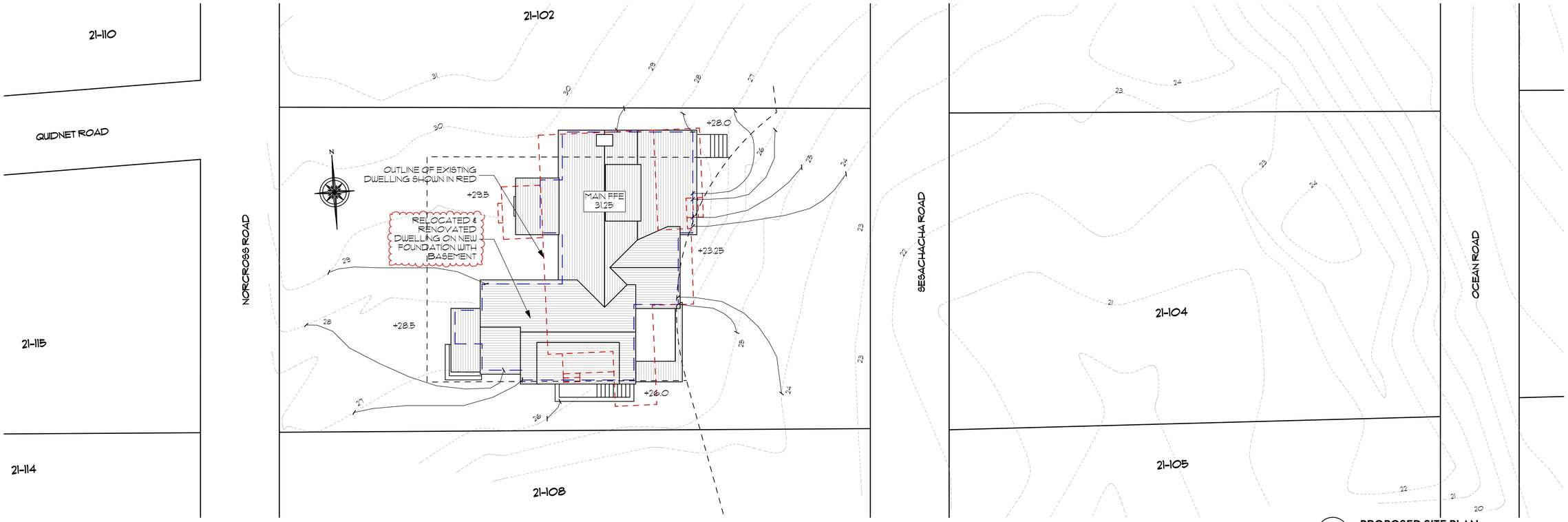
Trim White Sash White Doors White

Deck To Weather Foundation Natural Fence _____ Shutters _____

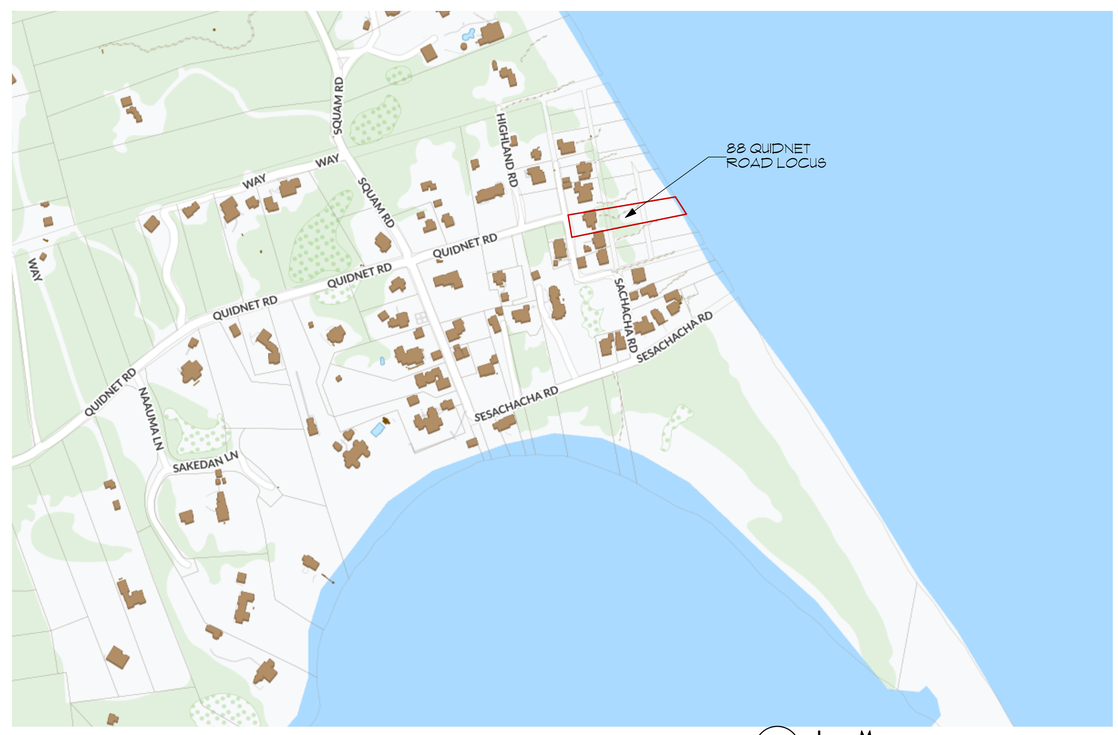
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 3/4/20 Signature of owner of record _____ Signed under penalties of perjury



2 **PROPOSED SITE PLAN**
Scale: 1" = 10'



1 **Locus Map**

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31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
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DATE	REVISIONS

Site Plan

Renovations at
88 Quidnet Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: R-20
PARCEL NO: 70, 104, 109, 115 REVISED:

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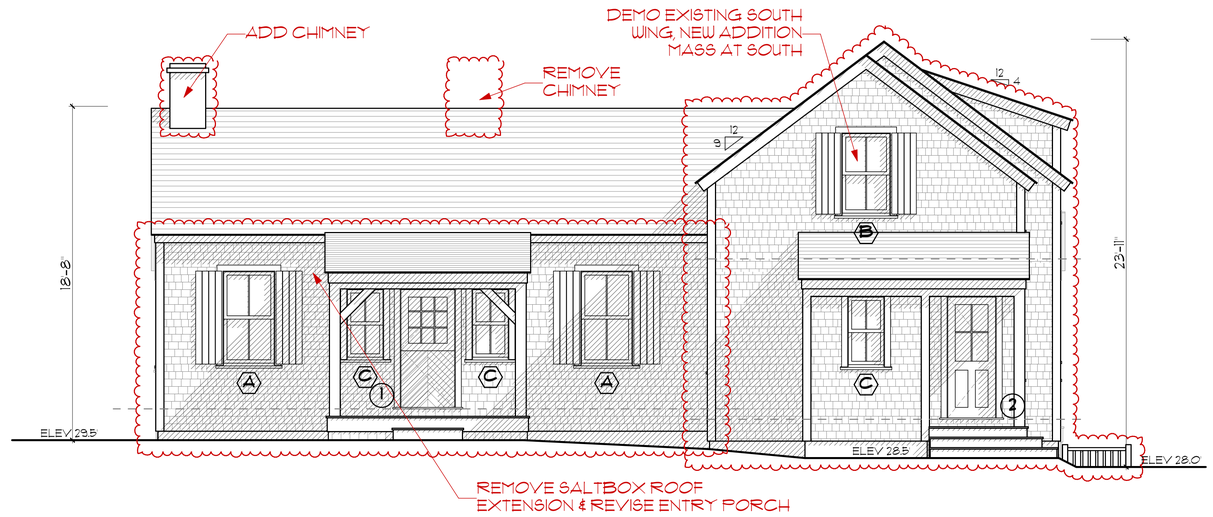
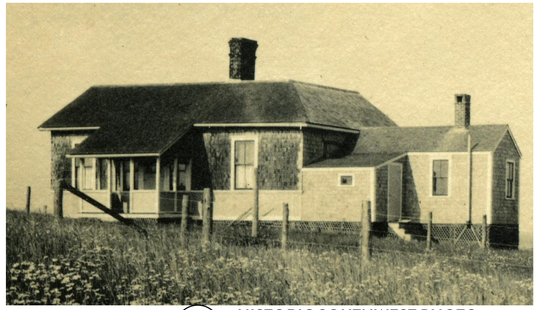
3 HISTORIC WEST ELEVATION
Scale: 1/8" = 1'-0"

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



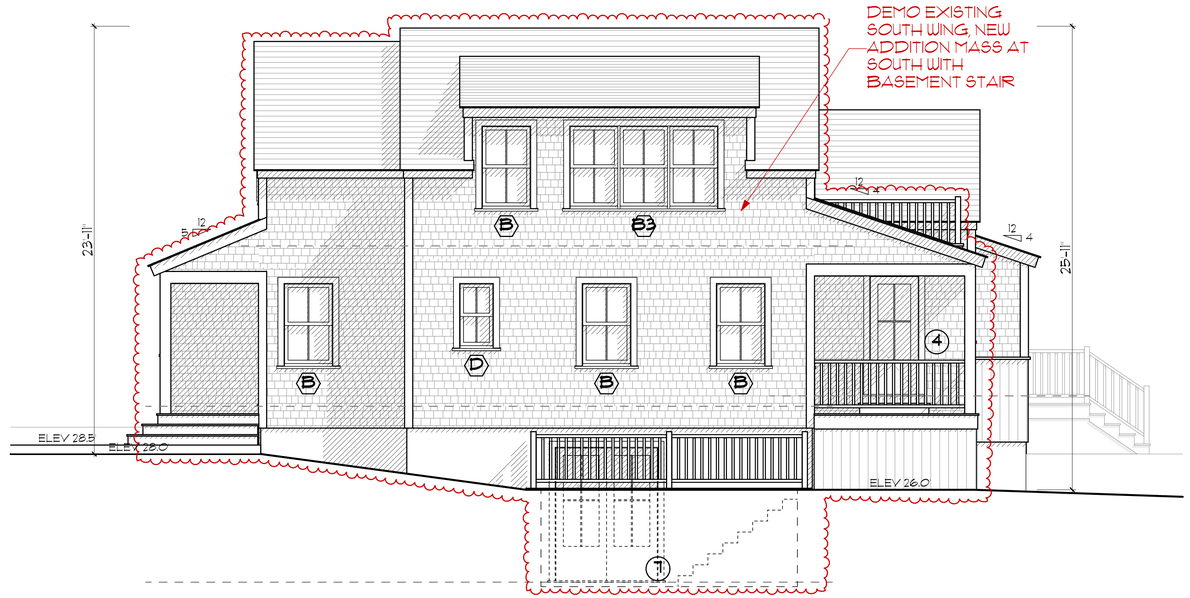
1 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"



7 HISTORIC SOUTHWEST PHOTO

6 HISTORIC SOUTH ELEVATION
Scale: 1/8" = 1'-0"

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



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

Renovations at
88 Quidnet Road
Nantucket, MA
Window & Exterior Door Schedule

Rev: 2020-02-20

Window Schedule

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Lights	Comments
A		Double Hung	Marvin	2'-11 3/8" x 5'-8"		2 over 2	
B		Double Hung	Marvin	2'-9 3/8" x 4'-9"		2 over 2	
B3		(3) Double Hung	Marvin	(3) 2'-9 3/8" x 4'-9"		2 over 2	
C		Double Hung	Marvin	2'-1 3/8" x 4'-1"		2 over 2	
D		Double Hung	Marvin	1'-1 3/8" x 3'-9"		2 over 2	
E		Three Leaf Slider	Marvin	7'-8" x 4'-8" opening	2'-8" x 4'-8" overlapping sashes	4	
F		Five Leaf Slider	Marvin	12'-7" x 4'-8" opening	2'-8" x 4'-8" overlapping sashes	4	
G		Fixed	Marvin	1'-10" x 2'-10"		4	
H3		Fixed	Marvin	(3) 3'-0" x 1'-10"		3	

Door Schedule

No.	Qn.	Type	Manuf.	Door Size	Rough Opening	Lights	Comments
1		Entry Dutch Door	Custom	3'-0" x 6'-8"		9	over one vertical panel
2		Side Door	Custom	2'-8" x 6'-10"		4	over 2 panel
3		Double French	Custom	5'-4" x 6'-10"		4	over panel
4		Single French	Custom	2'-8" x 6'-8"		4	over panel
5		Side Door	Custom	2'-8" x 6'-8"		4	over panel
6		Double French	Custom	5'-4" x 6'-8"		4	over panel
7		Double French	Custom	5'-8" x 7'-6"		4	over panel

Notes:

1. All windows will be Marvin windows as per above schedule, single glazed, TDL with muntin configuration as shown on drawings.
   We do 30 rating required. Low E 270 Argon glass. U-value of .33.
   All glazing to come with compliance sticker as required by local building codes.
2. All doors will be Custom doors as per above schedule, single glazed, TDL with muntin configuration as shown on drawings.
   We do 30 rating required. Low E Argon glass. U-value = .23 w/ storm door, .49 w/o storm door.
   All glazing to come with compliance sticker as required by local building codes.
3. We shop will provide shops drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows, including sidelights, transoms, and fixed windows, with nonogiary half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.

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REVISIONS

DATE

West & South Elevations

Renovations at
88 Quidnet Road
Nantucket, MA 02554

MAP NO: 21
PARCEL NO: 70, 104, 109, 115
ZONING INFO: R-20
REVISED:

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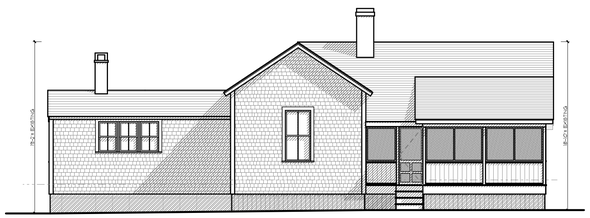
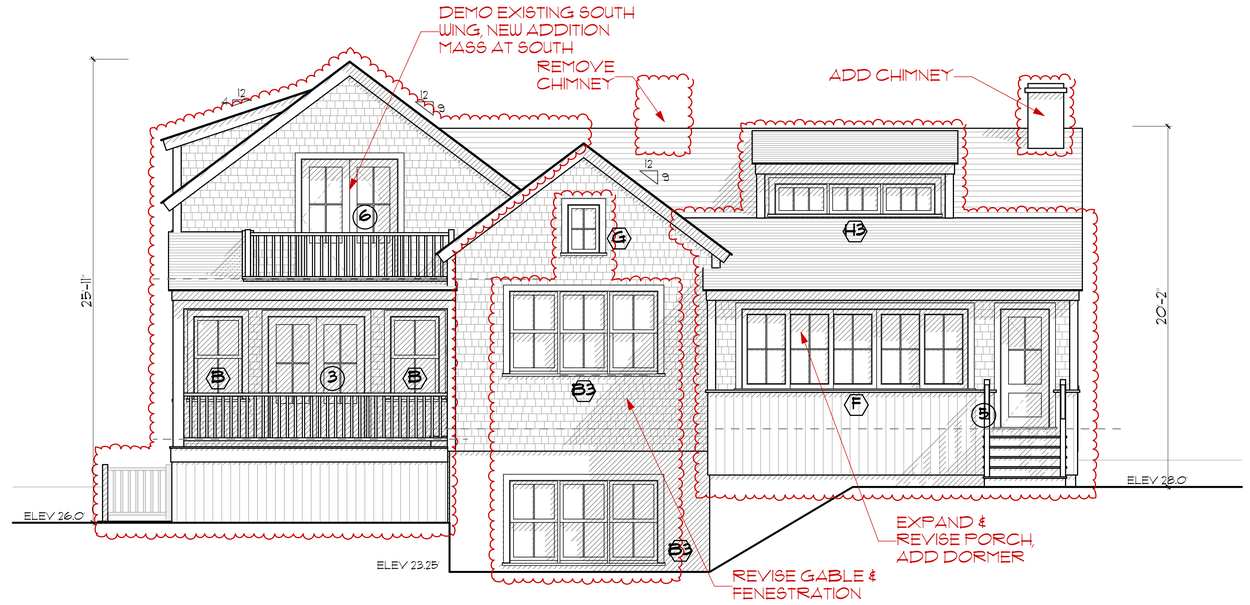
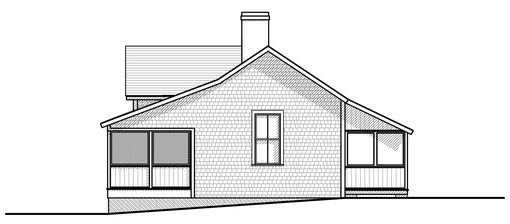


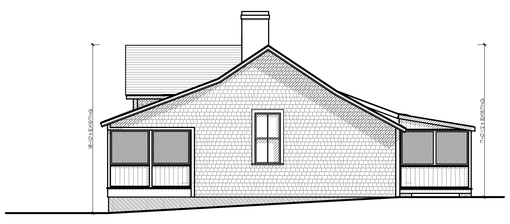
3 **EXISTING EAST ELEVATION**
Scale: 1/8" = 1'-0"



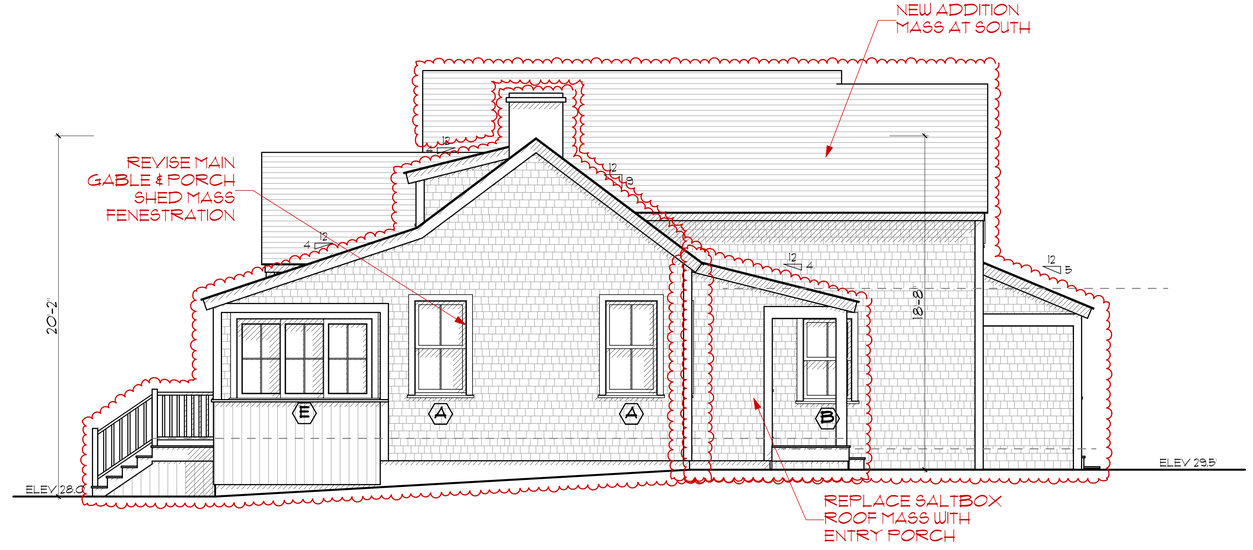
1 **PROPOSED EAST ELEVATION**
Scale: 1/4" = 1'-0"



5 **HISTORIC NORTH ELEVATION**
Scale: 1/8" = 1'-0"



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



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

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DATE	REVISIONS

East & North Elevations

Renovations at
88 Quidnet Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: R-20
PARCEL NO: 70, 104, 109, 115 REVISED:

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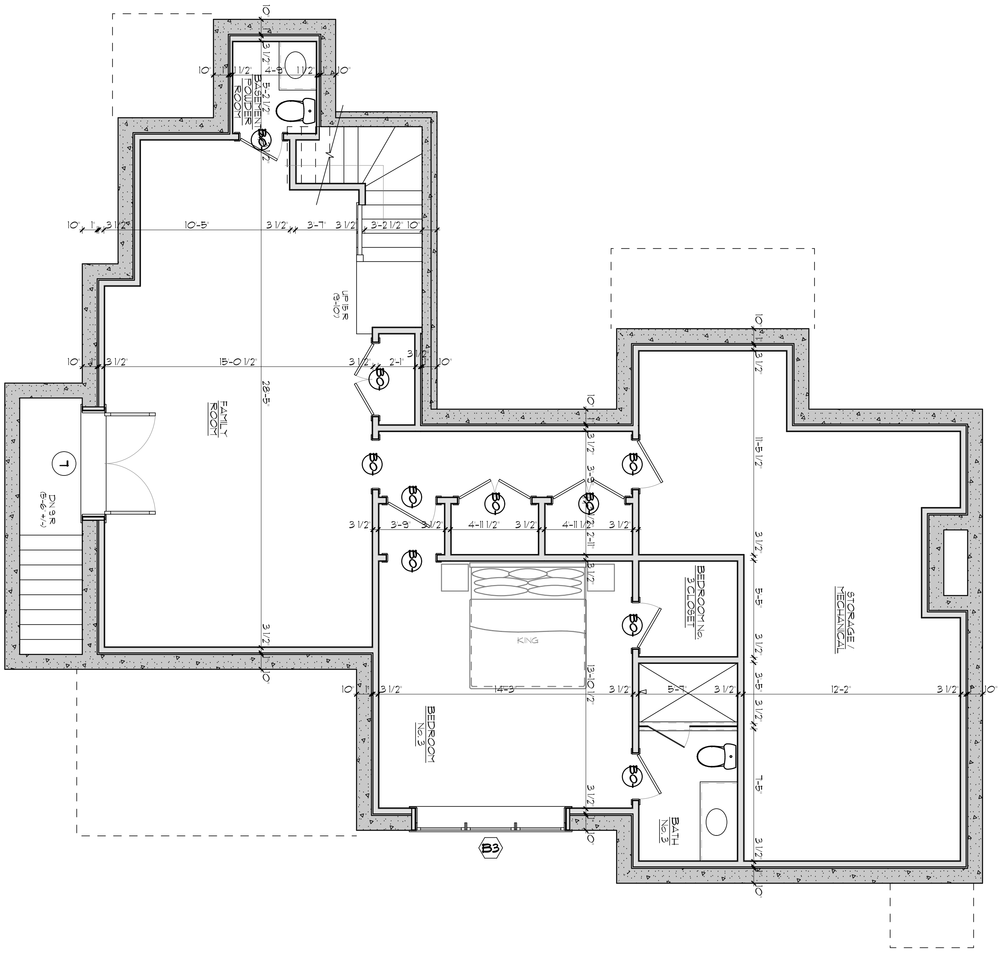

1 BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"

ID #
A-1.0

Renovations at
88 Quidnet Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: R-20
PARCEL NO: 70, 104, 109, 115 REVISED:

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Basement Floor Plan

DATE	REVISIONS

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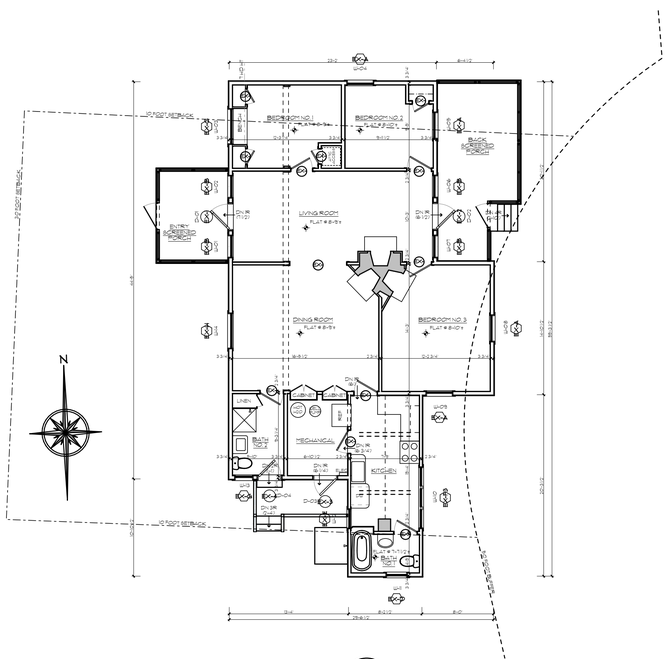
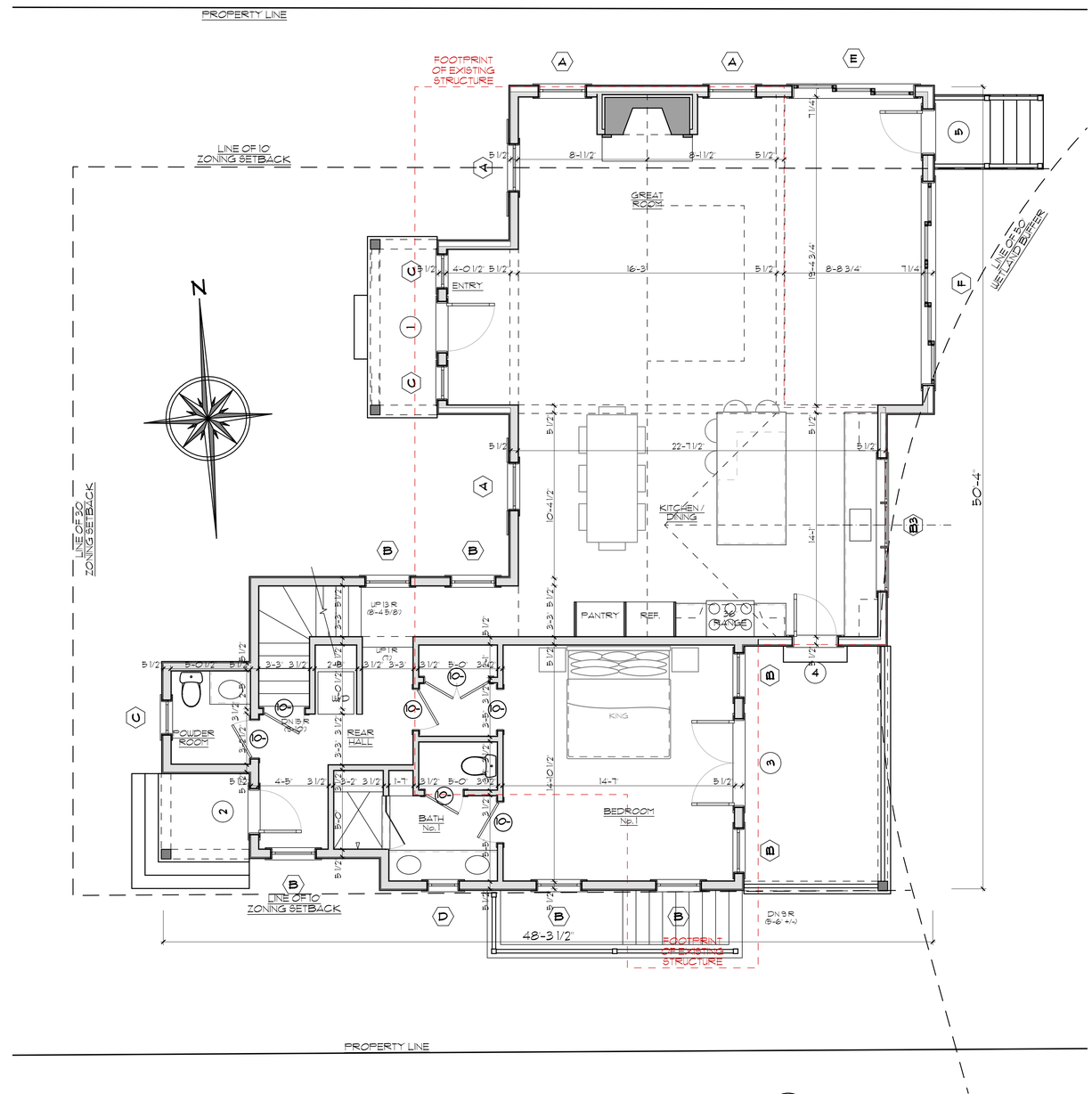


2 **EXISTING FIRST FLOOR PLAN**
Scale: 1/8" = 1'-0"



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

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DATE	REVISIONS

First Floor Plan

Renovations at
88 Quidnet Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: R-20
PARCEL NO: 70, 104, 109, 115 REVISED:

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

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DATE	REVISIONS

Second Floor Plan

Renovations at
88 Quidnet Road
Nantucket, MA 02554

MAP NO. 21 ZONING INFO: R-20
PARCEL NO. 70, 104, 109, 115 REVISED:

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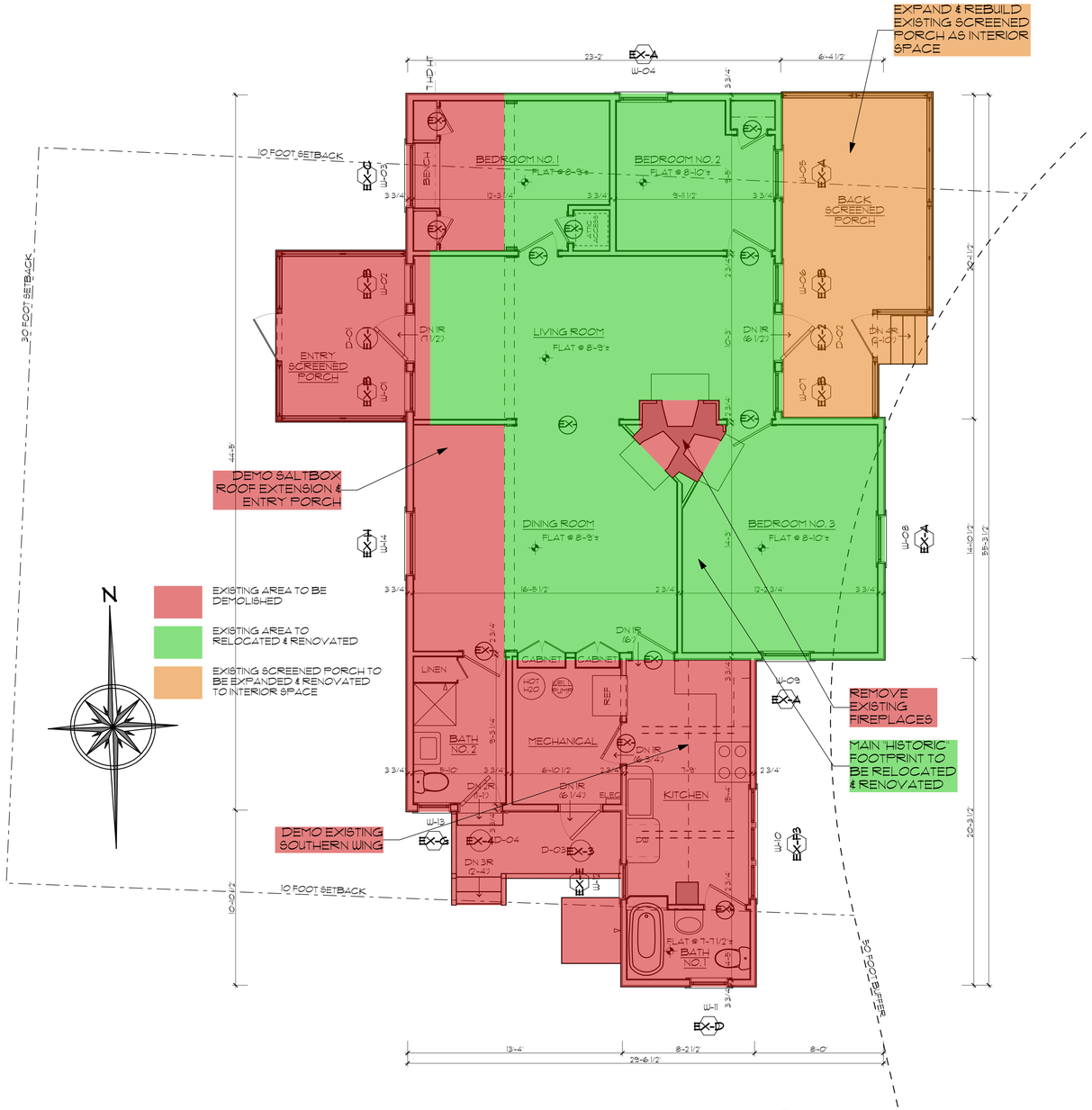

1 **DEMO FIRST FLOOR PLAN**
Scale: 1/4" = 1'-0"

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DATE	REVISIONS

First Floor Demolition Plan

Renovations at
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Nantucket, MA 02554

MAP NO: 21 ZONING INFO: R-20
PARCEL NO: 70, 104, 109, 115 REVISED:

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