1. No Meeting Agenda

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

1.I. Consents And Consents With Conditions

Documents:

6 BAYBERRY LN- ROOF CHG.PDF
6 DENNIS DRIVE- ROOF CHANGE.PDF
11 HICKORY MEADOW LN - GARAGE COLOR CHANGE.PDF
11 HICKORY MEADOW LN -MAIN HOUSE COLOR CHANGE.PDF
11 HICKORY MEADOW LN-CABANA COLOR CHANGE.PDF
11 LUFF RD- 480 SF GARAGE.PDF
20 BARTLETT RD- ADDITION.PDF
20 N WATER - STAIR CHNG.PDF
20 N WATER ST- STAFF COMMENTS.PDF
21 LYONS LANE- STAIR CHANGE.PDF
23 WAUWINET RD- DRIVEWAY-APRON.PDF
41 POCOMO RD - ROOF CHANGE.PDF
81 VESTAL ST- GARAGE REVISION.PDF
250 MADAKET RD- ADDITON.PDF
73 BAXTER RD- REV 58315 WIND CHGS.PDF

1.I.i. Consents And Consents With Conditions

Documents:

17A BARTLETT RD- FENCE.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°: 67 PARCEL N°. 73

Street & Number of Proposed Work: 6 Bayberry Lane

Owner of record: Stephanie Silva

Mailing Address: 6 Bayberry Lane
Nantucket MA 02554

Contact Phone #: 508 367 4065 E-mail: ackstephⓐgmail.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY ✓ #5705

Date application received: 4/30/2020 Fee Paid: $ 50.00

Must be acted on by: 7/3/2020

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 ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*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 10 /12 Secondary Mass _____/12 Dormer 5 /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 IKO "Cambridge" Weatherwood

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 4/28/2020 Signature of owner of record Stephanie Silva Signed under penalties of perjury

ROOF CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist must be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

✓	Completed application- Roof Shingle Color, Type and Manufacturer MUST be indicated.
✓	Copy of approvable HDC roof shingle colors guide. Exact name MUST BE indicated on application (please do not write in Gray, Black, etc.) https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF
✓	* Please note: If roof shingle color is not on list, a sample is required to bring to the meeting.
✓	Application fee: $50.00
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	COLORED Pictures: 4 sets, including the entire context of the house-
✓	All documents MUST be legible. All sets MUST be collated and stapled.
	Electronic Submission: ALL documents must be emailed to hdcsubmissions@nantucket-ma.gov
✓	Signed Affidavit: See reverse side

ROOF CHECKLIST

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Stephanie Silva Date: 4/28/2020

Nantucket Historic District Commission - Approvable Roof Shingle Colors

The following roof shingle types & colors are approvable by the Nantucket Historic District Commission (HDC), as noted.

Approval is subject to the following:

1. Submission of a complete application shall include shingle manufacturer and manufacturer's color reference. In the instance of an existing roof, application shall also include images sufficient to illustrate existing roof materials in the context of the respective structure(s) and of the surrounding environment. If application is for installation of a non-listed manufacturer color, applicant shall provide a minimum 3' x 3' sample of the proposed shingles.

2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

--- For additional information or instruction, contact Planning and Land Use Service at 508-325-7587 ---

ROOF SHINGLES	***APPROVABLE***	***APPROVABLE***
Style (Architectural or 3-tab), Manufacturer & Color	***Old Historic Districts (OHD & SOHD)***	***All other areas***
Architectural Shingles		
CertainTeed 'Landmark':		
1. Cobblestone Gray	Not Approvable	*Approvable*
2. Charcoal Black	*Approvable*	*Approvable*
3. Driftwood	Not Approvable	*Approvable*
4. Colonial Slate	*Approvable*	*Approvable*
5. Georgetown Gray	Not Approvable	*Approvable*
6. Granite Gray	Not Approvable	*Approvable*
7. Morie Black	*Approvable*	*Approvable*
8. Pewter Wood	Not Approvable	*Approvable*
9. Weathered Wood	*Approvable*	*Approvable*
IKO 'Cambridge':		
1. Charcoal Gray	*Approvable*	*Approvable*
2. Driftwood	Not Approvable	*Approvable*
3. Dual Black	*Approvable*	*Approvable*
4. Harvard Slate	Not Approvable	*Approvable*
5. Weatherwood	Not Approvable	*Approvable* ✓
3-tab Shingles		
BP 'Yukon SB':		
1. Brown Stone	Not Approvable	*Approvable*
2. Cobalt Black	*Approvable*	*Approvable*
3. Driftwood	Not Approvable	*Approvable*
4. Fossil Wood	Not Approvable	*Approvable*
5. Silver Grey	Not Approvable	*Approvable*
Certainteed 'XT25':		
1. Black Pepper	*Approvable*	*Approvable*
2. Gray Frost	*Approvable*	*Approvable*
3. Moire Black	*Approvable*	*Approvable*
4. Nickel Gray	*Approvable*	*Approvable*
5. Weathered Wood	Not Approvable	*Approvable*
IKO - 'Marathon/Marathon AR':		
1. Driftwood	Not Approvable	*Approvable*
2. Dual Black	*Approvable*	*Approvable*

--- Manufacturers listed are to provide a reference for all parties based on shingle type & colors then available on Nantucket. The Nantucket Historic District Commission does not endorse any manufacturer. ---

UPDATED 1-28-2020 BY HDC VOTE

Property Information

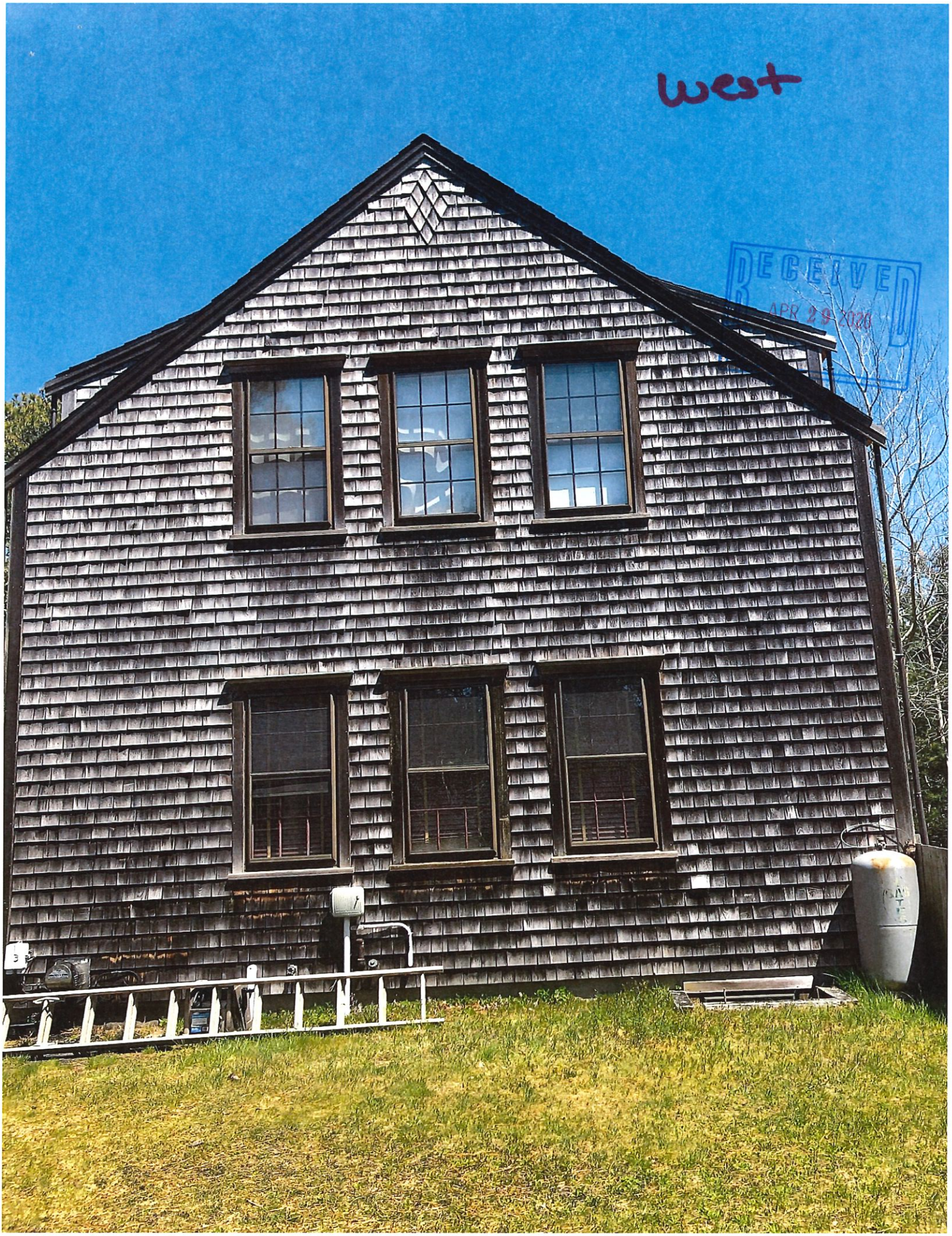
Property ID	67 73
Location	6 BAYBERRY LN
Owner	SILVA STEPHANIE L

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

RECEIVED
APR 29 2020
By



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APR 29 2020

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RECEIVED
JUN 3 0 2020
BY

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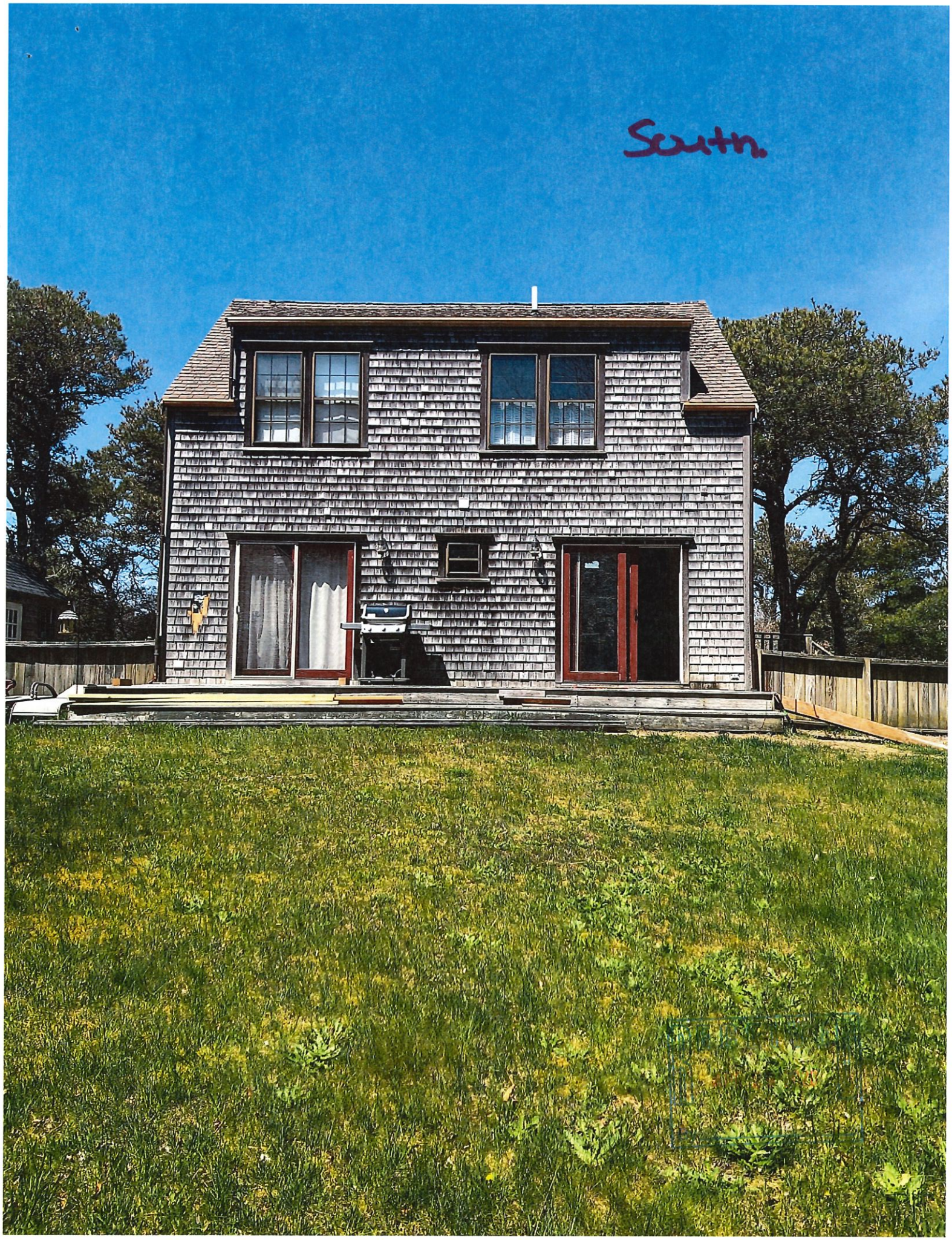
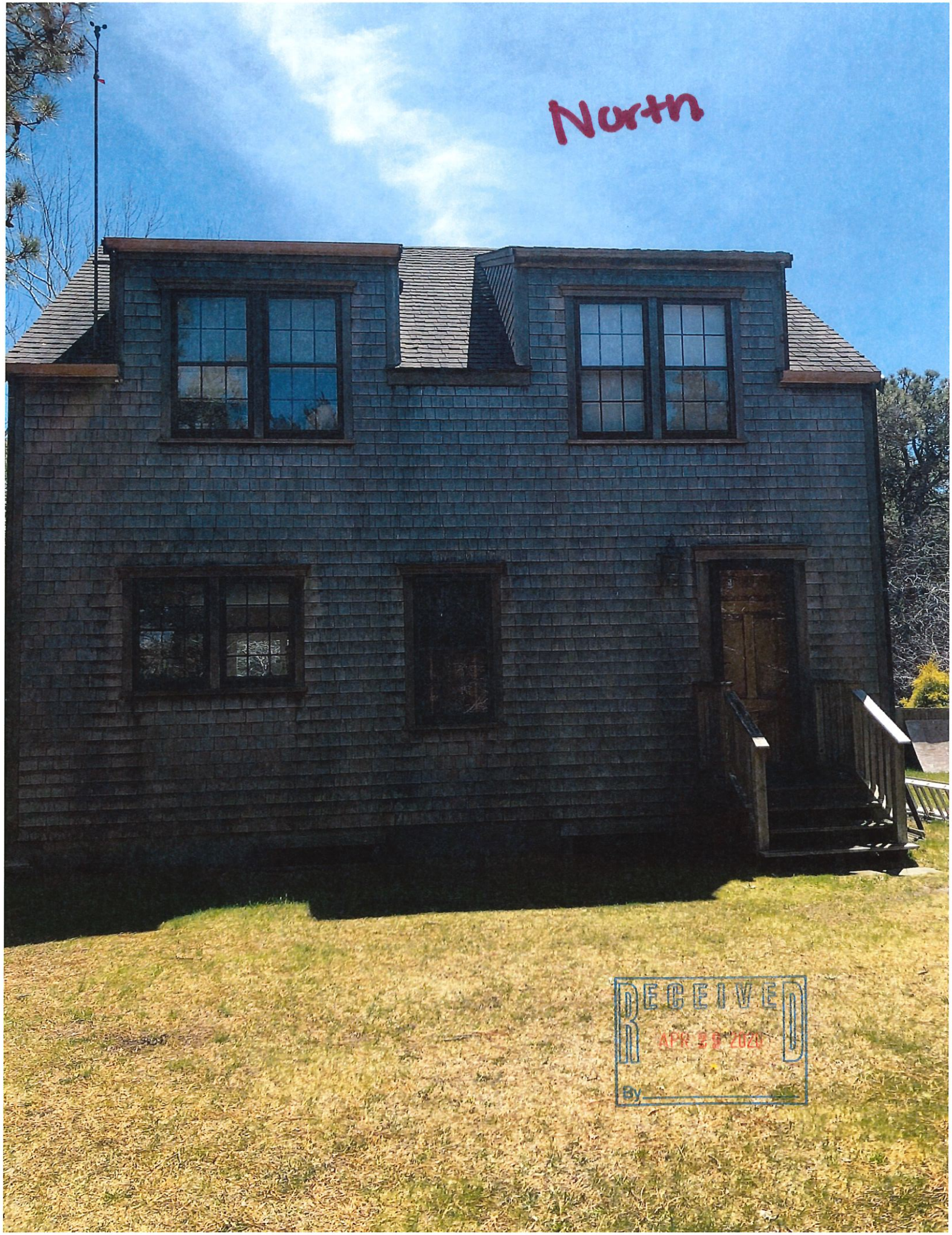

South



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APR 2 9 2020
By

NOTES

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By

Street view

ROOF CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

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	Copy of approvable HDC roof shingle colors guide. Exact name MUST BE indicated on application (please do not write in Gray, Black, etc.) https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF
	* Please note: If roof shingle color is not on list, a sample is required to bring to the meeting.
	Application fee: $50.00
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	COLORED Pictures: 4 sets, including the entire context of the house-
	All documents MUST be legible. All sets MUST be collated and stapled.
	Electronic Submission: ALL documents must be emailed to hdcsubmissions@nantucket-ma.gov
	Signed Affidavit: See reverse side

ROOF CHECKLIST

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** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 4.28.20

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 359

Street & Number of Proposed Work: 6 Dennis Drive

Owner of record: Donald + Susan Ryder

Mailing Address: 6 Dennis Dr.
Nantucket, MA 02554

Contact Phone #: 508-685-4765 E-mail: ackryder@yahoo.com

AGENT INFORMATION (if applicable)

Name: Steven Phillips

Mailing Address: P.O. Box 3085
Nantucket, MA 02584

Contact Phone #: 508-901-1400 E-mail: stevenandcarie@yahoo.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*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 IKO Moire Black

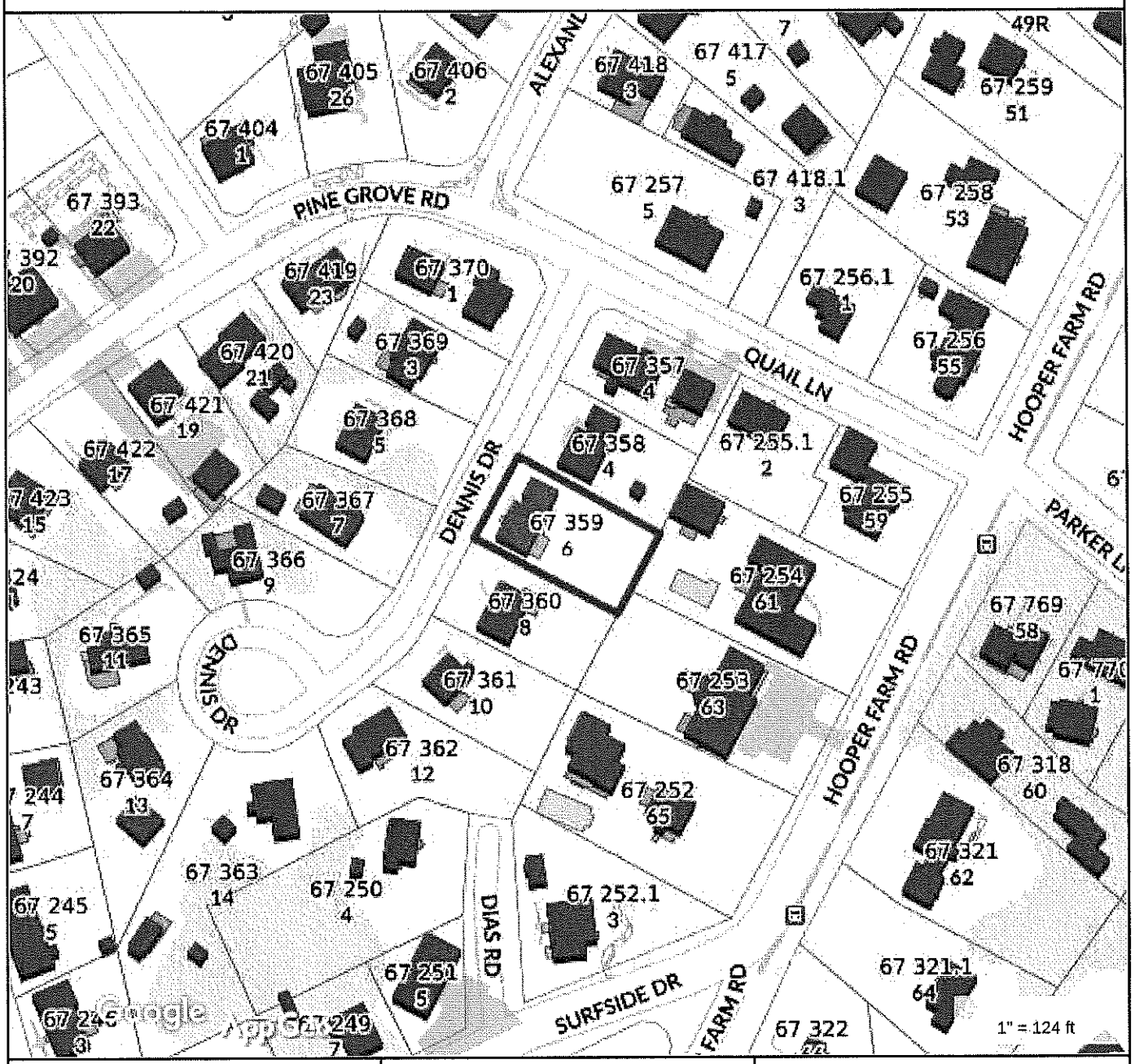
Trim _____ Sash _____ Doors _____

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 3.13.2020 Signature of owner of record Susan Ryder Signed under penalties of perjury



Property Information

Property ID	67 359
Location	6 DENNIS DR
Owner	RYDER DONALD L & SUSAN E TR

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

RECEIVED
APR 28 2020

CERTIFICATE NO: _____ DATE ISSUED: _____

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CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 903

Street & Number of Proposed Work: 11 Hickory Meadow Lane

Owner of record: Reggie + Holly Bradford

Mailing Address: 133 West Wesley Road
Atlanta, GA 30327

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

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☐ 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

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Original Date:

Original Builder:

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REVISIONS* (describe)

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3. West Elevation
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Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

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Manufacturer _____ Rough Opening _____ Size _____ Location _____

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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 _____

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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 White Doors White

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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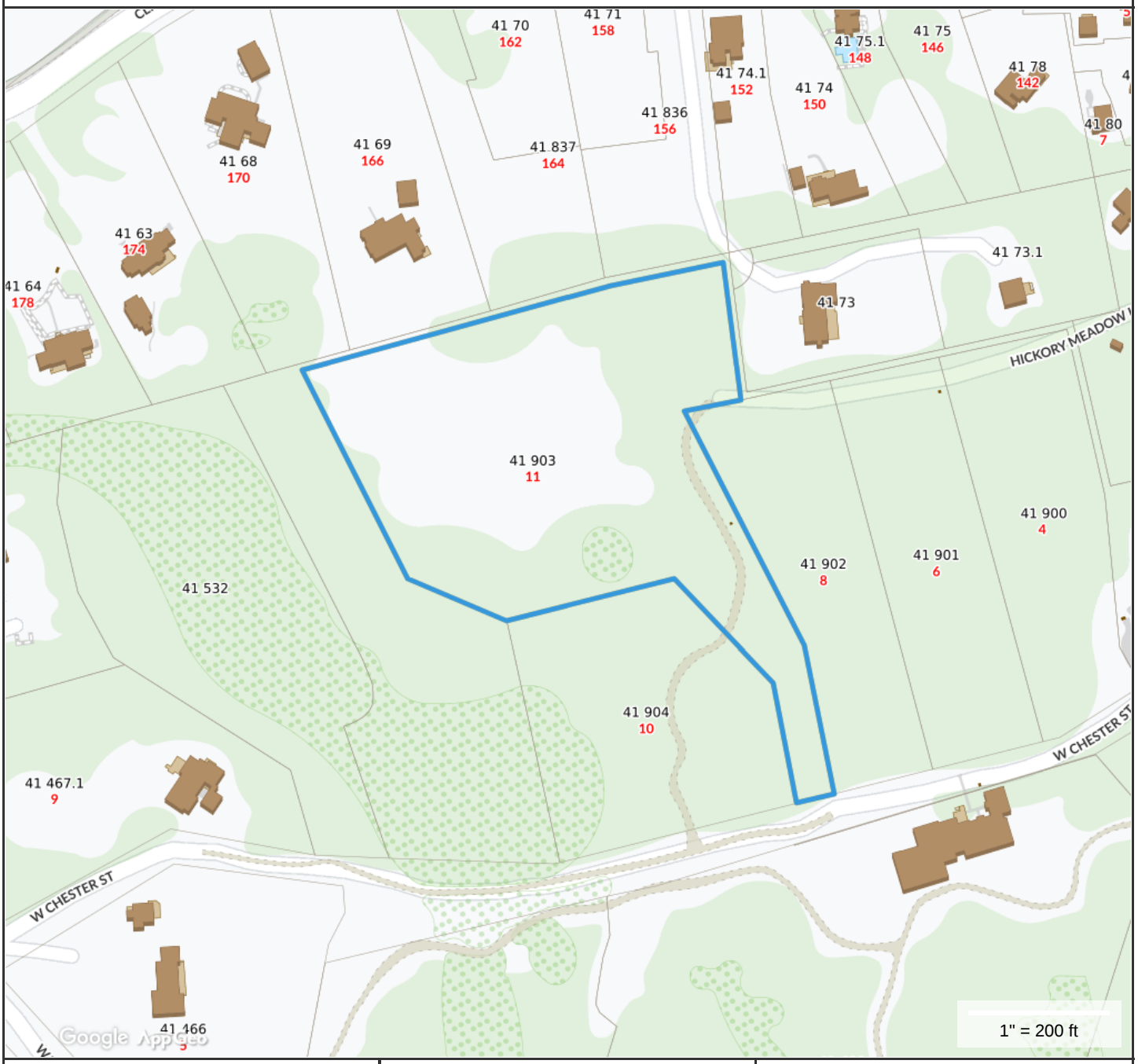
Date 4/24/20 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	41 903
Location	11 HICKORY MEADOW LN
Owner	BRADFORD REGGIE & HOLLY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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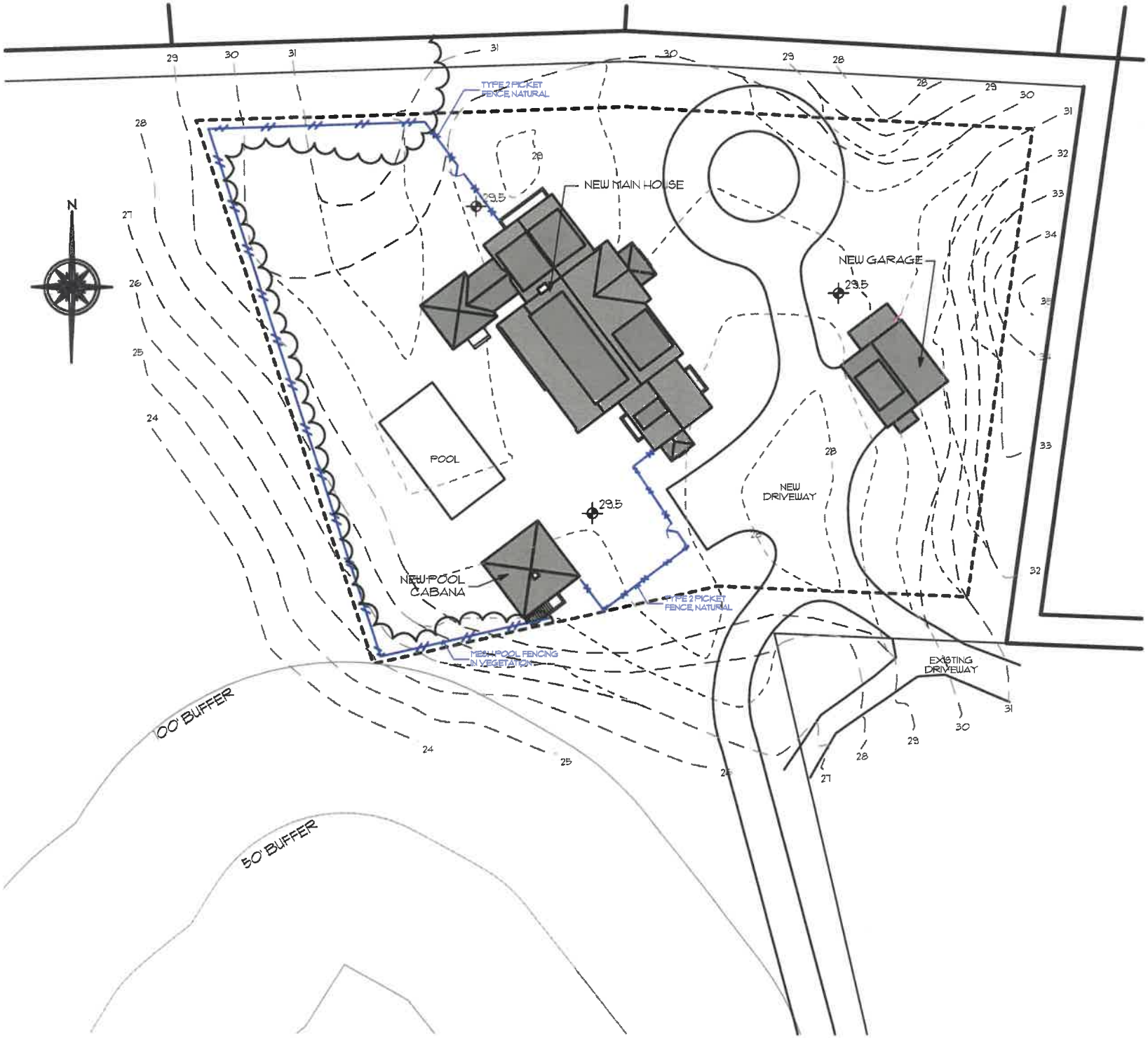
Geometry updated 11/13/2018
Data updated 11/19/2018



BOTTICELLI & POHL
ARCHITECTS

MARK	DATE	DESCRIPTION

Site Plan Micro

HDC SUBMISSION: 16 April, 2014
BUILDING PERMIT No.:

Bradford Residence
Crooked Lane Lot 6
Nantucket, MA
02554

Map No.: 41
Parcel No. : 903
Zoning Info: R-20, LUG-2
Project No: 82
Scale: As Noted
Plotted:
Drawing No.:

L-1.1

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C..

11 Hickory Meadow Lane
North-West

11 Hickory Meadow Lane
West
P18·722

11 Hickory Meadow Lane
South

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°. 903

Street & Number of Proposed Work: 11 Hickory Meadow Lane

Owner of record: Reggie + Holly Bradford

Mailing Address: 133 West Wesley Road
Atlanta, GA 30327

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Main House

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 _____

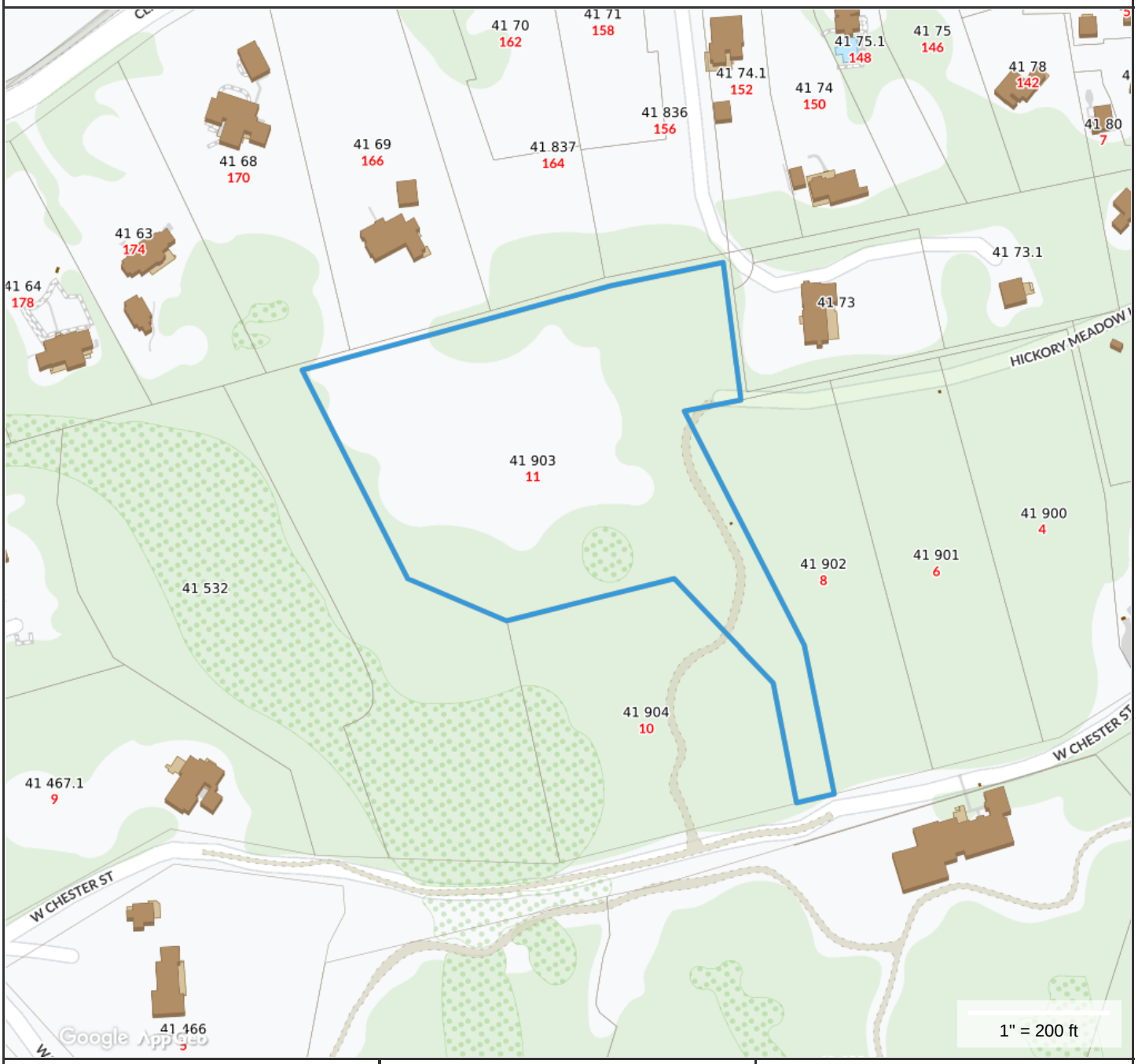
Trim White Sash White Doors White

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 4/24/20 Signature of owner of record [signature] Signed under penalties of perjury



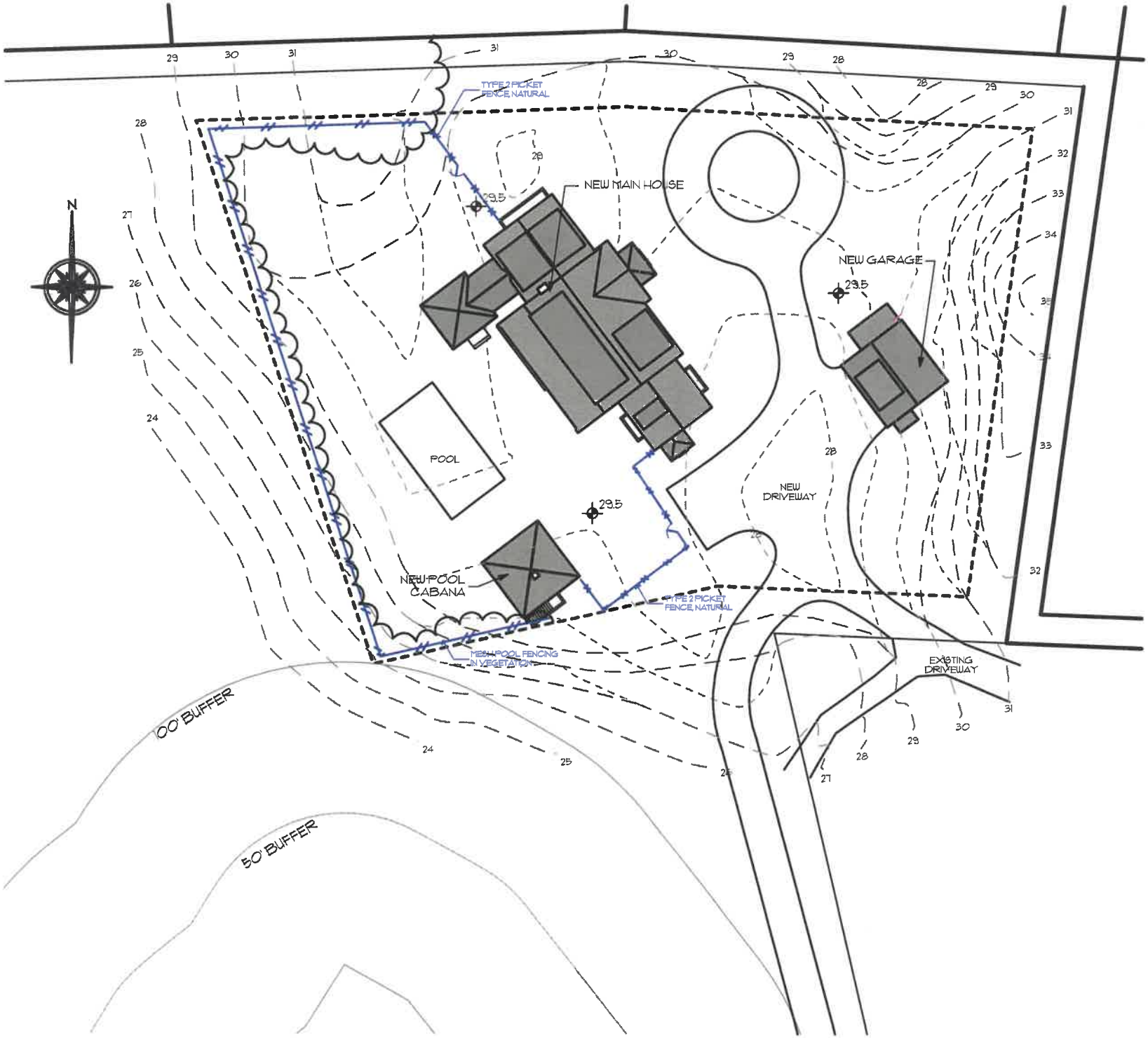
Property Information

Property ID	41 903
Location	11 HICKORY MEADOW LN
Owner	BRADFORD REGGIE & HOLLY

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



BOTTICELLI & POHL
ARCHITECTS

MARK	DATE	DESCRIPTION

Site Plan Micro

HDC SUBMISSION: 16 April, 2014
BUILDING PERMIT No.:

Bradford Residence
Crooked Lane Lot 6
Nantucket, MA
02554

Map No.: 41
Parcel No. : 903
Zoning Info: R-20, LUG-2
Project No: 82
Scale: As Noted
Plotted:
Drawing No.:

L-1.1

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C..

11 Hickory Meadow Lane
East

11 Hickory Meadow Lane
North

11 Hickory Meadow Lane
West

11 Hickory Meadow Lane
South

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 903

Street & Number of Proposed Work: 11 Hickory Meadow Lane

Owner of record: Reggie + Holly Bradford

Mailing Address: 133 West Wesley Road
Atlanta, GA 30327

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

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

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 White Sash White Doors White

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

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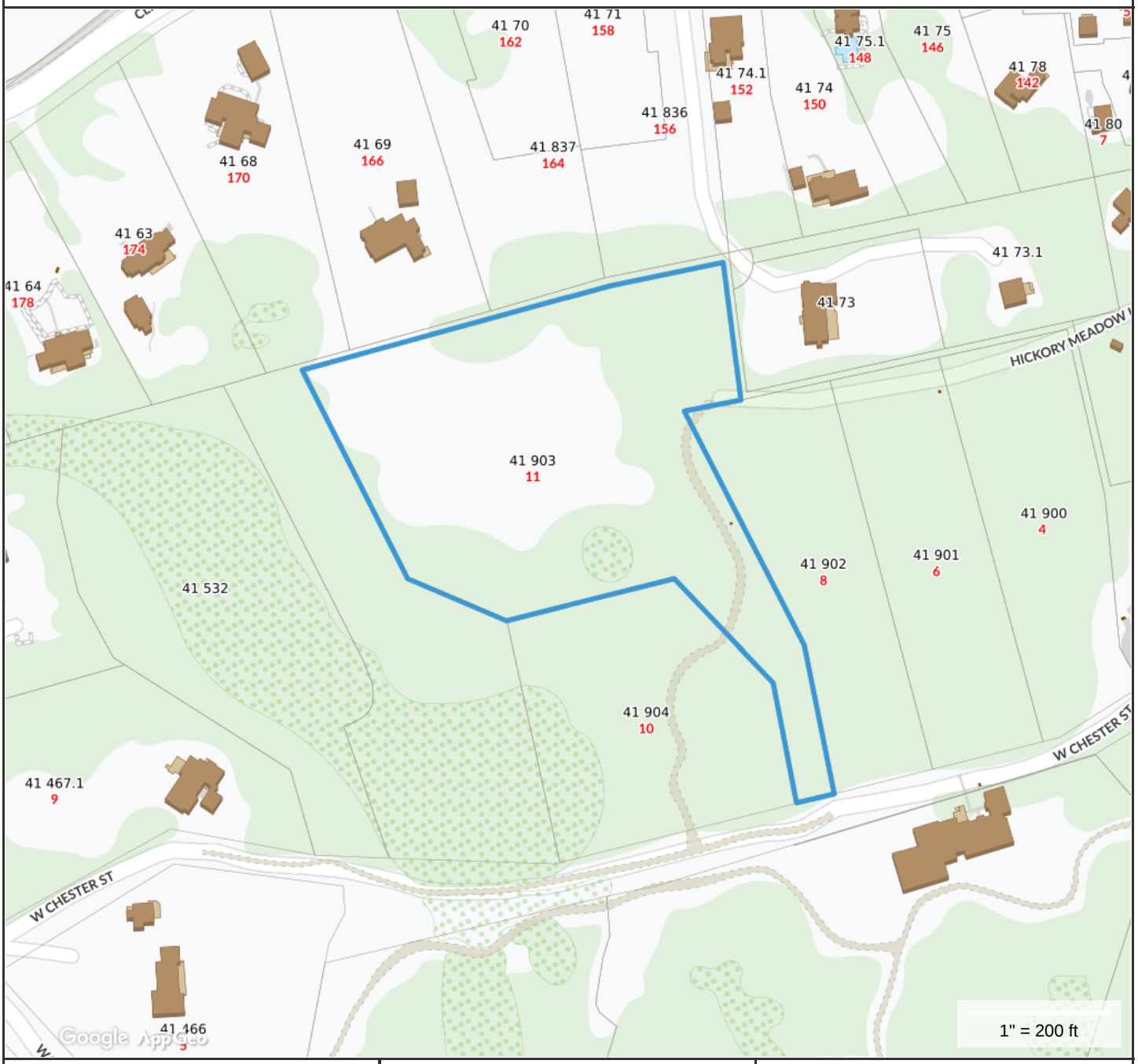

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Location	11 HICKORY MEADOW LN
Owner	BRADFORD REGGIE & HOLLY

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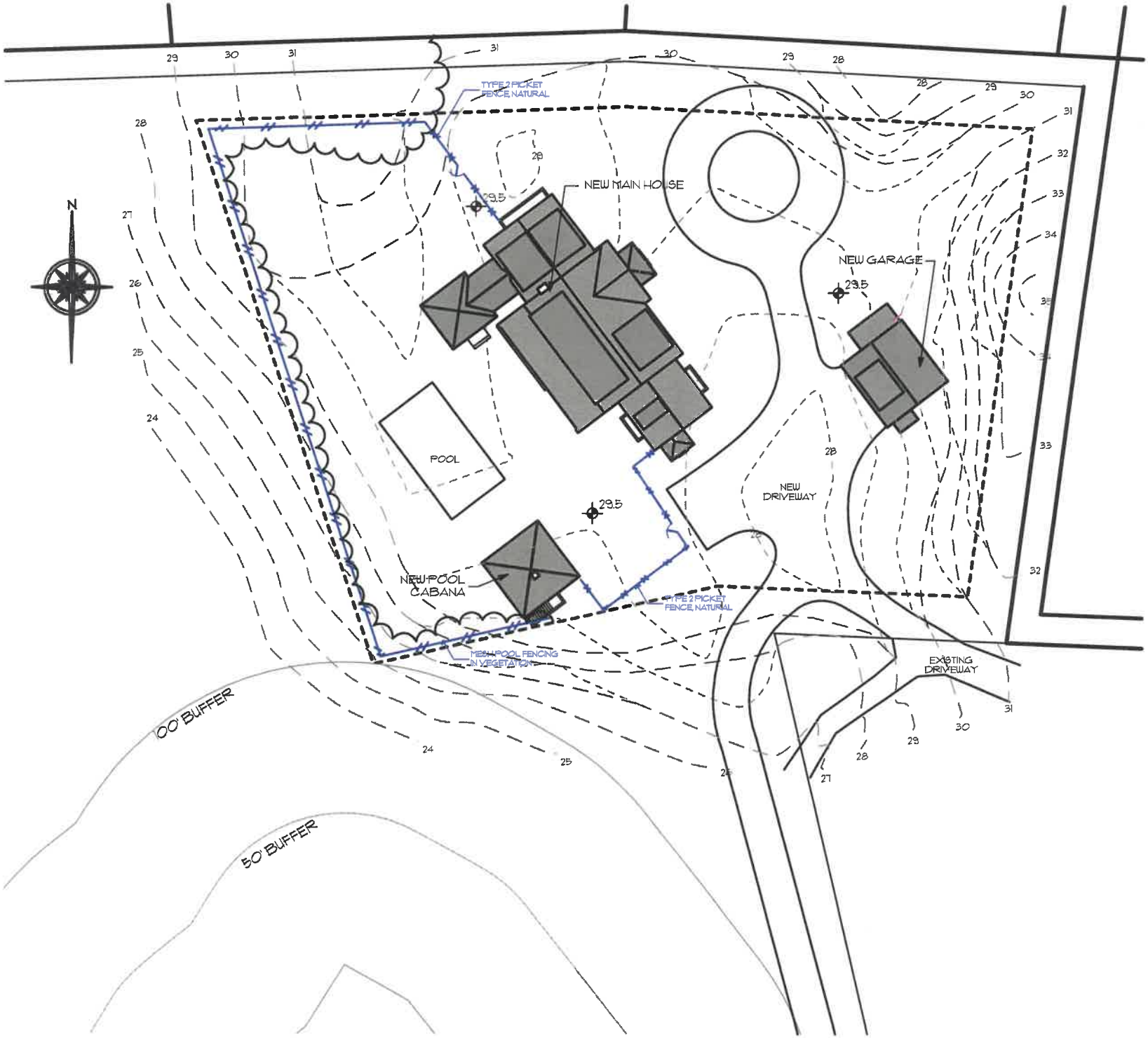
Geometry updated 11/13/2018
Data updated 11/19/2018



BOTTICELLI & POHL
ARCHITECTS

MARK	DATE	DESCRIPTION

Site Plan Micro

HDC SUBMISSION: 16 April, 2014
BUILDING PERMIT No.:

Bradford Residence
Crooked Lane Lot 6
Nantucket, MA
02554

Map No.: 41
Parcel No. : 903
Zoning Info: R-20, LUG-2
Project No: 82
Scale: As Noted
Plotted:
Drawing No.:

L-1.1

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11 Hickory Meadow Lane
North-West

11 Hickory Meadow Lane
East-North

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°: 354

Street & Number of Proposed Work: 11 LUCE ROAD

Owner of record: Anthony & Maureen Barila

Mailing Address: 5451 Timberview Way
Marlboro MA 01752

Contact Phone #: 508-958-3563 E-mail: tbarila@gmail.com

AGENT INFORMATION (if applicable)

Name: ~~Anthony C. B~~ PERMITS PLUS, INC

Mailing Address: BOX 3263
NANTUCKET, MA 02584

Contact Phone #: 508 228 6913 E-mail: PERMITS@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 - NOTE: DECK NOT VISIBLE FROM A PUBLIC WAY

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: 378 Decks/Patio: Size: 10x20 ☐ 1st floor ☒ 2nd floor
Width: 27 Sq. footage 2nd floor: – Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: –

Difference between existing grade and proposed finish grade: North 18"± South _____ East 18"± West 18"±
Height of ridge above final finish grade: North -0- South -0- East -0- West -0-

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 EXPAND DECK ON REAR ELEVATION NOT VISIBLE FROM A PUBLIC WAY
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 ± 18" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 8/4 /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) ALUMINUM COPPER: WHITE MATCH EXISTING

Leaders (material and size): ALUMINUM 2½ x 4

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

Trim: A. Wood ☑ Pine ☐ Redwood ☒ Cedar ☐ Other PAINTED PORCH/DECK SUPPORTS
B. Treatment ☑ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 4" Corner boards 5/4x6 Frieze –
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 6x8

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other ESCAPE WELL LOCATIONS (2)
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN -- MATCH EXISTING

Doors* (type and material): ☐ TDL ☑ SDL Front – Rear VINYL CLAD 15 LITE Side –
Garage Door(s): Type – Material –

Hardscape materials: Driveways EXISTING MATERIALS Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS -- MATCH EXISTING

Sidewall WEST TO WEATHER Clapboard (if applicable) – Roof HARVARD SLATE
Trim NAT TO WEATHER Sash WHITE Doors WHITE
Deck NATURAL Foundation NATURAL Fence TYPED PINE Shutters –
ESCAPE WELLS

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

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

Date 1/8/2020 Signature of owner of record _____ Signed under penalties of perjury

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

BARILA

REQUIRED WITH ALL APPLICATIONS:

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

✓ 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.

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

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)

✓ 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 AND FUEL TANKS. Available through the Registry of Deeds.

✓ 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**, collated and stapled.

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

✓ 8. PDF: Adobe Portable Document Format of submission, including application page. Submissions should be vertically oriented and optimized for fast opening.

REQUIRED WHERE APPLICABLE:

N/A 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.**

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-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 AND FUEL TANKS. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled

✓ 3. **As Built Plans (1 copy):** of existing elevations

N/A 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.

N/A 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).

✓ 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.

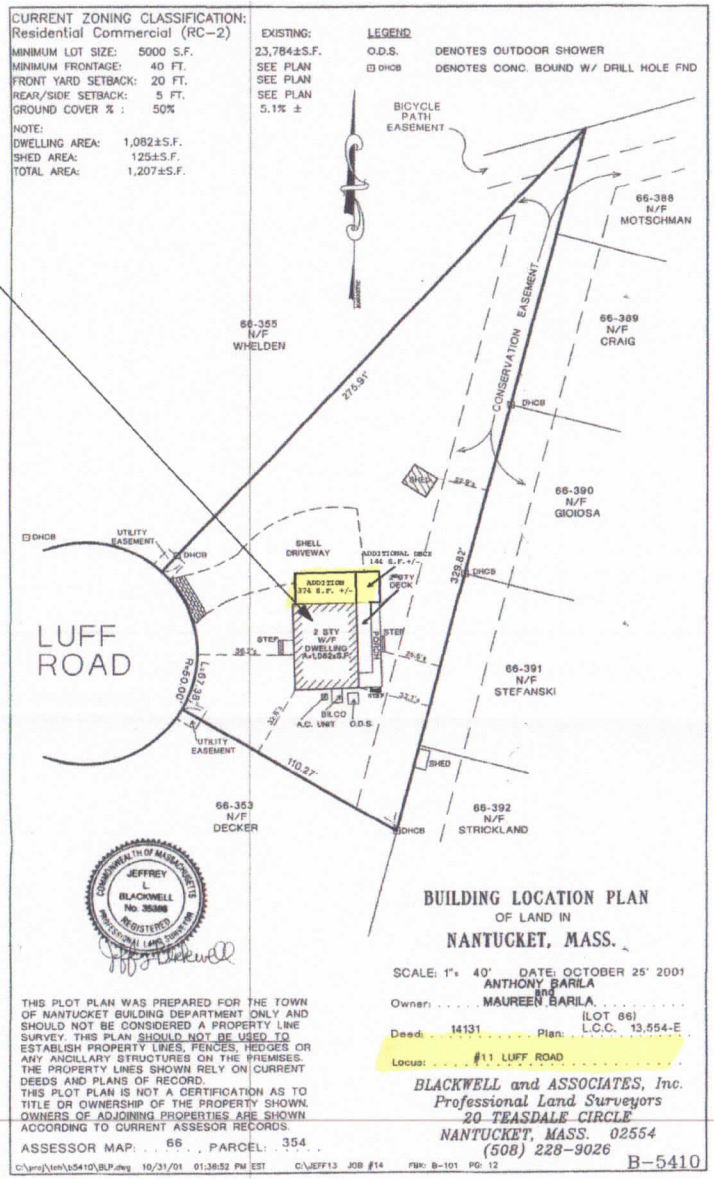
✓ 7. (initial to indicate read and understand) **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**

N/A 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 of 100 square feet.

N/A 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

TON GIS MAP

LOCUS



SITE PLAN

SHEET INDEX	
	NAME
	LOCUS MAP & EXISTING SITE PLAN
A-1	WEST ELEVATION
A-2	NORTH ELEVATION
A-3	EAST ELEVATION
A-4	SOUTH ELEVATION
A-5	LOWER LEVEL PLAN
A-6	ENTRY LEVEL PLAN
A-7	UPPER LEVEL PLAN
A-8	RENDERING

BARILA RESIDENCE
11 Luff Road
Nantucket, MA., 02554
LOCUS MAP & EXISTING SITE PLAN

HDC SUBMISSION:
ADDITION/RENOVATION
Map No.: 66 354
Scale: As Noted

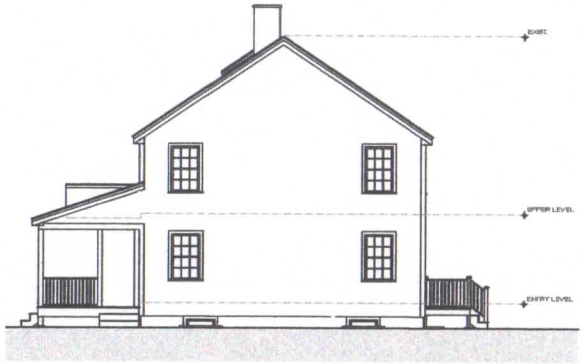
1/19/20

MWP RESIDENTIAL DESIGN
MARK W. POOR 508.228.6913
P.O.BOX 3363 NANTUCKET, MA. 02584

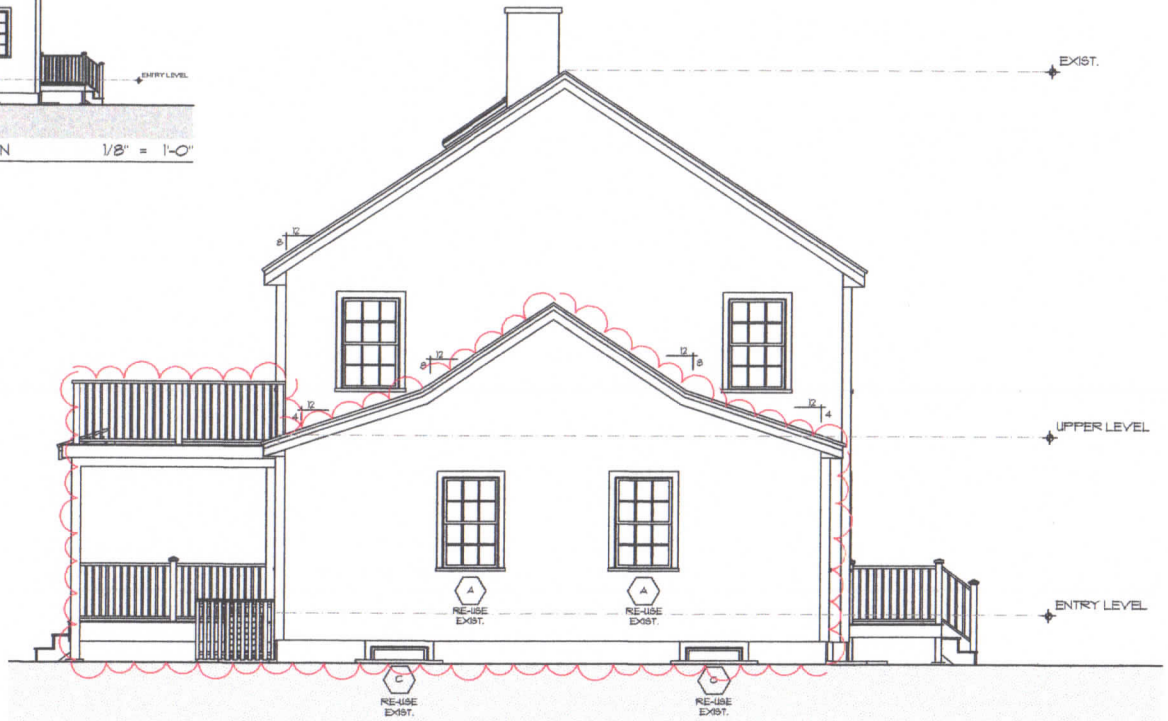
EXIST. WEST ELEVATION 1/8" = 1'-0"

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

	BARILA RESIDENCE 11 Luff Road Nantucket, MA., 02554 WEST ELEVATION		HDC SUBMISSION: ADDITION/RENOVATION Map No.: 66 354 Scale: As Noted	1/19/20	MWP RESIDENTIAL DESIGN MARK W. POOR 508.228.6913 P.O.BOX 3363 NANTUCKET, MA. 02584	A-1



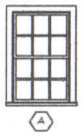
EXIST. NORTH ELEVATION 1/8" = 1'-0"



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

	BARILA RESIDENCE 11 Luff Road Nantucket, MA., 02554 NORTH ELEVATION		HDC SUBMISSION: ADDITION/RENOVATION Map No.: 66 354 Scale: As Noted	1/19/20	MWP RESIDENTIAL DESIGN MARK W. POOR 508.228.6913 P.O.BOX 3363 NANTUCKET, MA. 02584	A-2

EXIST. EAST ELEVATION 1/8" = 1'-0"

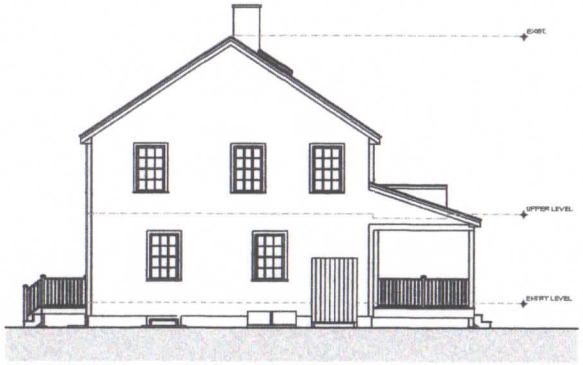


6/6
ANDERSEN 400 SERIES
MATCH EXIST.

CASEMENT
ANDERSEN 400 SERIES
CX46; TEMPERED GLAZING
R.O. 2'-8 ½ x 4'-5 3/8
EGRESS UNIT

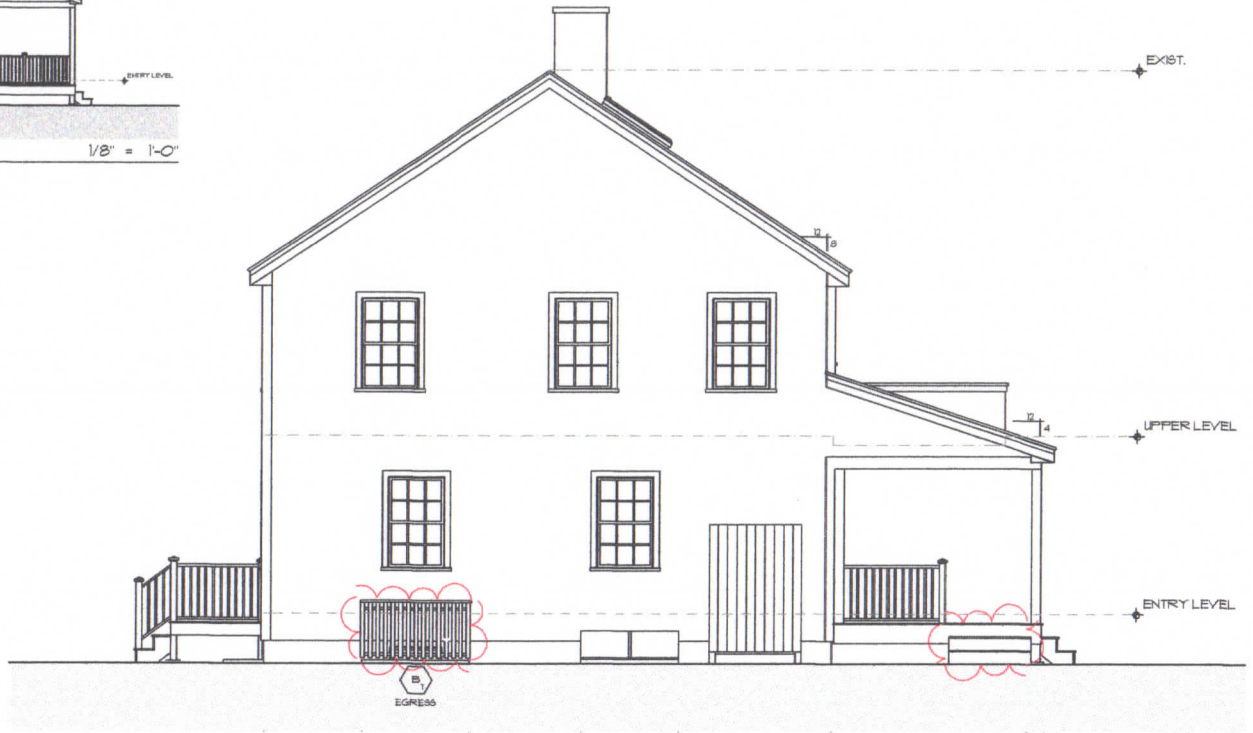
EAST ELEVATION 1/4" = 1'-0"

	BARILA RESIDENCE 11 Luff Road Nantucket, MA., 02554 EAST ELEVATION		HDC SUBMISSION: ADDITION/RENOVATION Map No.: 66 354 Scale: As Noted	1/19/20	MWP RESIDENTIAL DESIGN MARK W. POOR 508.228.6913 P.O.BOX 3363 NANTUCKET, MA. 02584	A-3



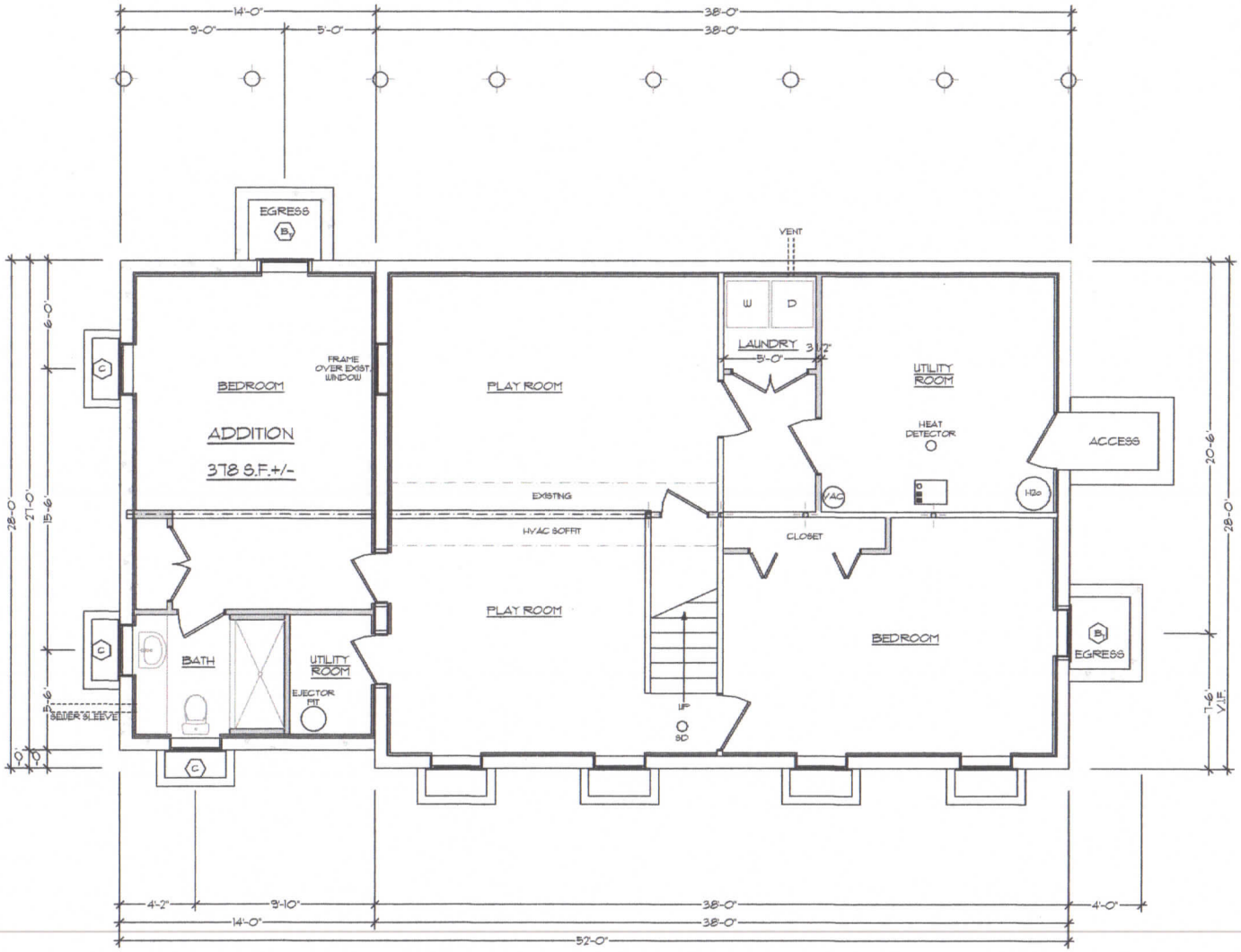
EXIST. SOUTH ELEVATION 1/8" = 1'-0"

CASEMENT
ANDERSEN 400 SERIES
CX48; TEMPERED GLAZING
R.O. 2'-8 x 4'-5 3/8"
EGRESS UNIT



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

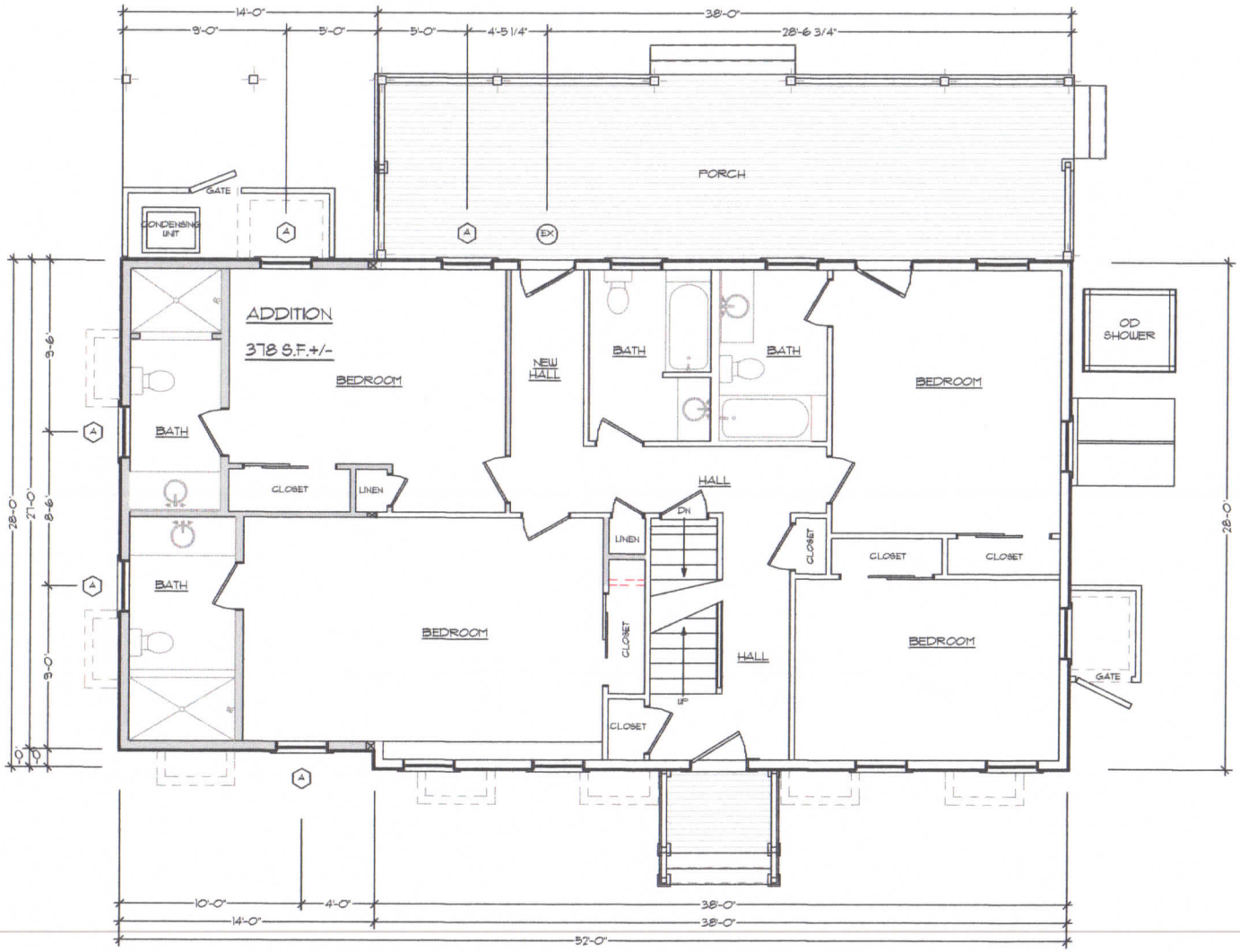
	BARILA RESIDENCE 11 Luff Road Nantucket, MA., 02554 SOUTH ELEVATION		HDC SUBMISSION: ADDITION/RENOVATION Map No.: 66 354 Scale: As Noted	1/19/20	MWP RESIDENTIAL DESIGN MARK W. POOR 508.228.6913 P.O.BOX 3363 NANTUCKET, MA. 02584	A-4



LOWER LEVEL PLAN

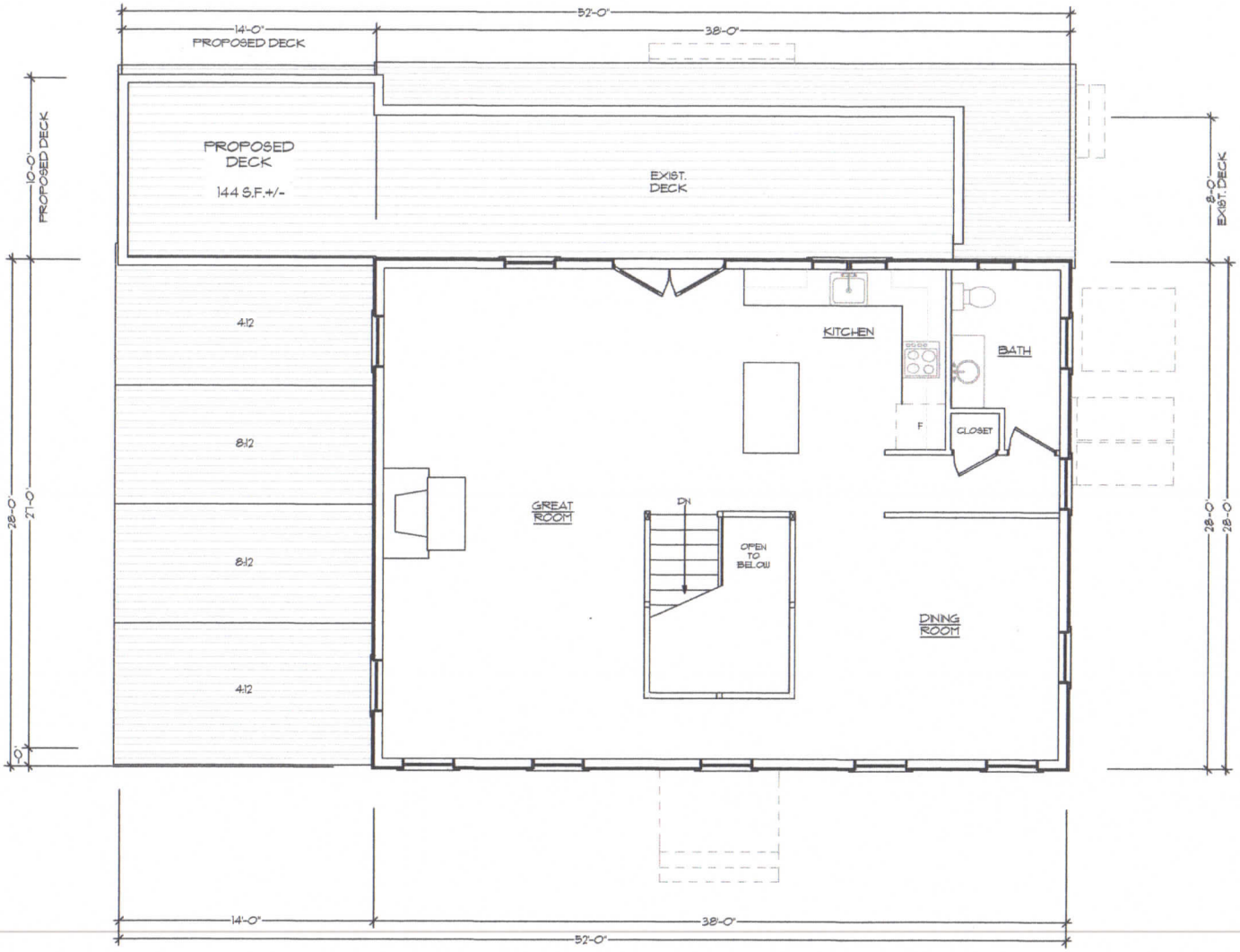
1/4" = 1'-0"

	BARILA RESIDENCE 11 Luff Road Nantucket, MA., 02554 LOWER LEVEL PLAN		HDC SUBMISSION: ADDITION/RENOVATION Map No.: 66 354 Scale: As Noted	1/19/20	MWP RESIDENTIAL DESIGN MARK W. POOR 508.228.6913 P.O.BOX 3363 NANTUCKET, MA. 02584	A-5



ENTRY LEVEL FLOOR PLAN 1/4" = 1'-0"

	BARILA RESIDENCE 11 Luff Road Nantucket, MA., 02554 ENTRY LEVEL PLAN		HDC SUBMISSION: ADDITION/RENOVATION Map No.: 66 354 Scale: As Noted	1/19/20	MWP RESIDENTIAL DESIGN MARK W. POOR 508.228.6913 P.O.BOX 3363 NANTUCKET, MA. 02584	A-6



UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

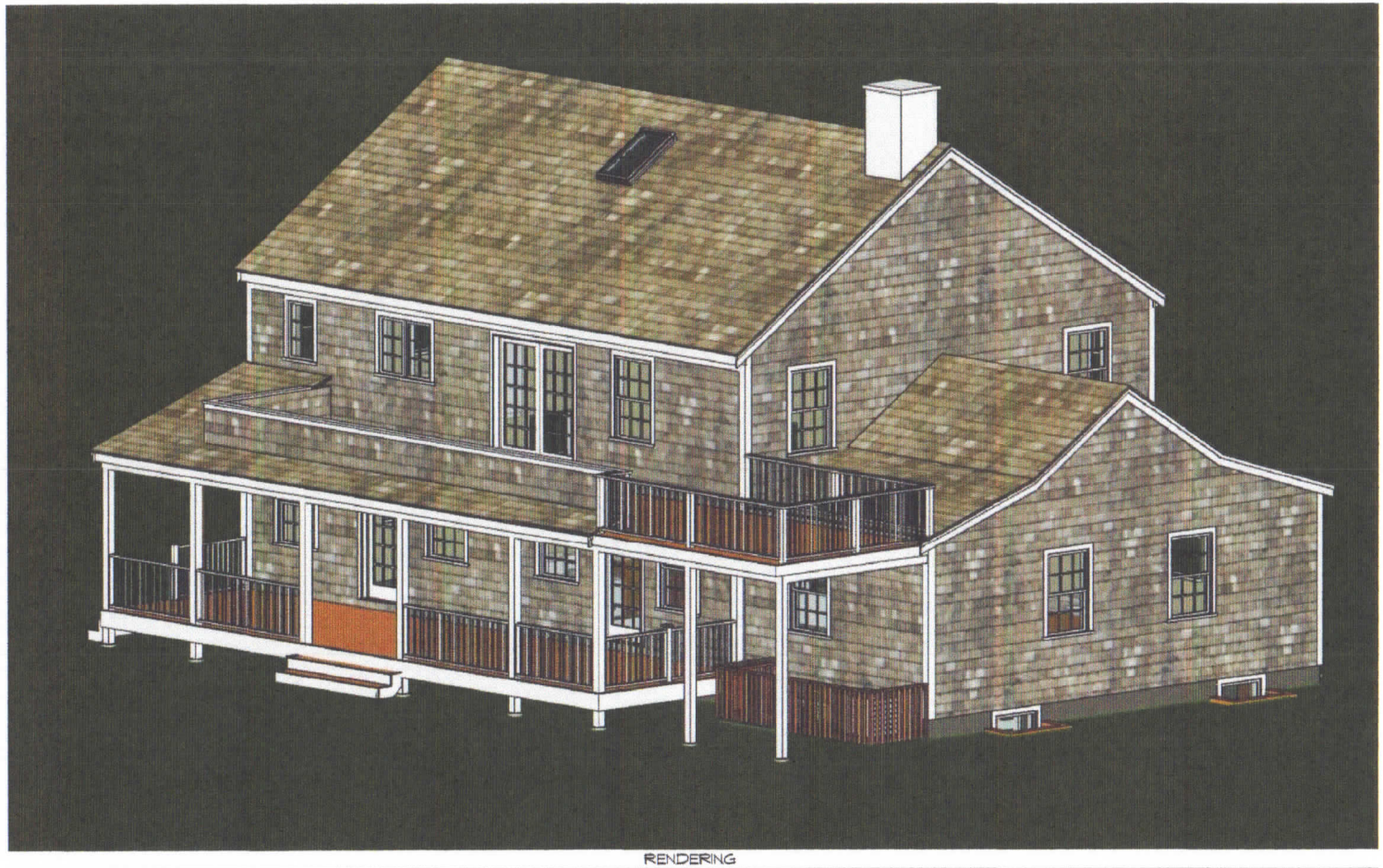
BARILA RESIDENCE
11 Luff Road
Nantucket, MA., 02554
UPPER LEVEL PLAN

HDC SUBMISSION:
ADDITION/RENOVATION
Map No.: 66 354
Scale: As Noted

1/19/20

MWP RESIDENTIAL DESIGN
MARK W. POORE 508.228.6913
P.O.BOX 3363 NANTUCKET, MA. 02584

A-7



RENDERING

	BARILA RESIDENCE 11 Luff Road Nantucket, MA., 02554 RENDERING		HDC SUBMISSION: ADDITION/RENOVATION Map No.: 66 354 Scale: As Noted	1/19/20	MWP RESIDENTIAL DESIGN MARK W. POOR 508.228.6913 P.O.BOX 3363 NANTUCKET, MA. 02584	A-8

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

MARTIN 20 BARTLETT RD

REQUIRED WITH ALL APPLICATIONS:

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

✓ 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.

✓ 3. Application Fee: See back of application for fee schedule or call the office. $109.00

✓ 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

✓ 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.*

✓ 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.

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

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

REQUIRED WHERE APPLICABLE:

N/A 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.

✓ 2. Exterior Elevations and Floor Plans (4 copies): Must be ¼-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.

✓ 3. As-Built Plans (1copy): of existing elevations

N/A 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.

N/A 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).

✓ 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.

(initial to indicate read and understand) 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.*

MMP 8. N/A 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.

N/A 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

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°: 67 PARCEL N°. 594

Street & Number of Proposed Work: 20 BARTLETT ROAD

Owner of record: NIKKI MARTIN

Mailing Address: 31 OXBOW ROAD
LYNNFIELD, MA 01940

Contact Phone #: 781 710 1440 E-mail: NIKKI.MARTIN@RAVENS.COM

AGENT INFORMATION (if applicable)

Name: PERMITS PLUS, INC.

Mailing Address: BOX 3363
NANTUCKET, MA 02584

Contact Phone #: 508 228 6913 E-mail: PERMITS@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 ☒ Additions ☐ 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 AC CONDENSER / OUTDOOR SHOWER ENCLOSURE

Size of Structure or Addition: Length: 30x16 Sq. Footage 1st floor: * HDC
Width: 10x14.5 Sq. footage ~~2nd~~ 1st floor: 145
Sq. footage 3rd floor: —

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd 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 EXIST. South EXIST. East EXIST. West EXIST.

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 MATCH EXISTING ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 4 /12 Secondary Mass 4 /12 Dormer ____/12 Other ADDITIONS: 4:12 MATCH EXISTING

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

Fence: Height: 6' SHOWER ENC
Type: 1x6 BOARD
Length: 5'x8'

Skylights (flat only): Manufacturer — Rough Opening — Size — Location —
OPTIONAL: Manufacturer — Rough Opening — Size — Location —

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☒ Leaders (material) ALUMINUM / WHITE

Leaders (material and size): 2x3

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

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) -0- Corner boards 5/4x6 Frieze 5/4x6
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round — Square —

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400/A SERIES

Doors* (type and material): ☐ TDL ☒ SDL Front EXISTING Rear 15 LITE ANDERSEN Side —
Garage Door(s): Type — Material —

Hardscape materials: Driveways EXISTING Walkways — Walls —

* Note: Complete door and window schedules are required.

COLORS MATCH EXISTING

Sidewall WILL TO WEATHER Clapboard (if applicable) — Roof MATCH EXISTING
Trim WHITE Sash WHITE Doors WHITE / EXISTING
~~Deck~~ STOOPS: NATURAL DECKING Foundation NATURAL Fence NATURAL SHOWER ENC 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 3.17.2020 Signature of owner of record Michael L. Poor AGENT Signed under penalties of perjury

DocuSign Envelope ID: B9095173-9637-43F3-B023-E3F6D1E4C317

NAME Nikki martin
ADDRESS 31 Oxbow Road Lynnfield, MA 01940
PHONE NUMBERS 781 710 1440
EMAIL Nikki.Martin@Raveis.com

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 in matters concerning property at: 20 Bartlett Road
Nantucket, MA 02554

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

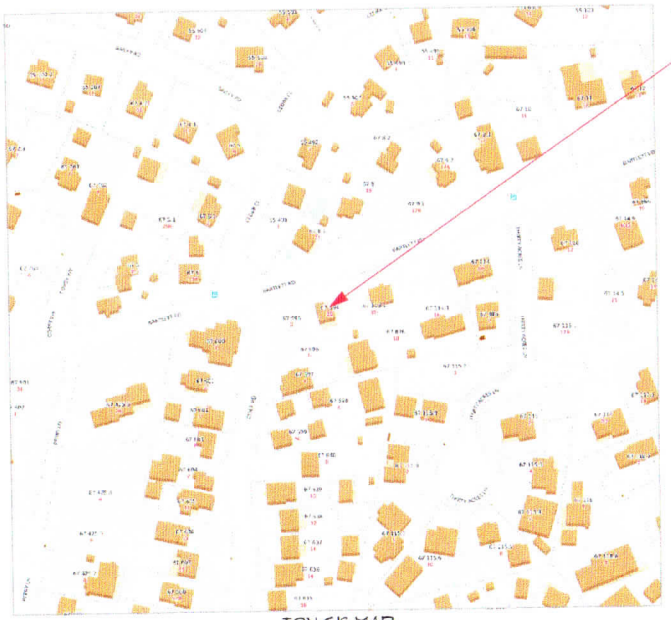
DocuSigned by:

Signed: Nikki martin
30F0470EEC09449...

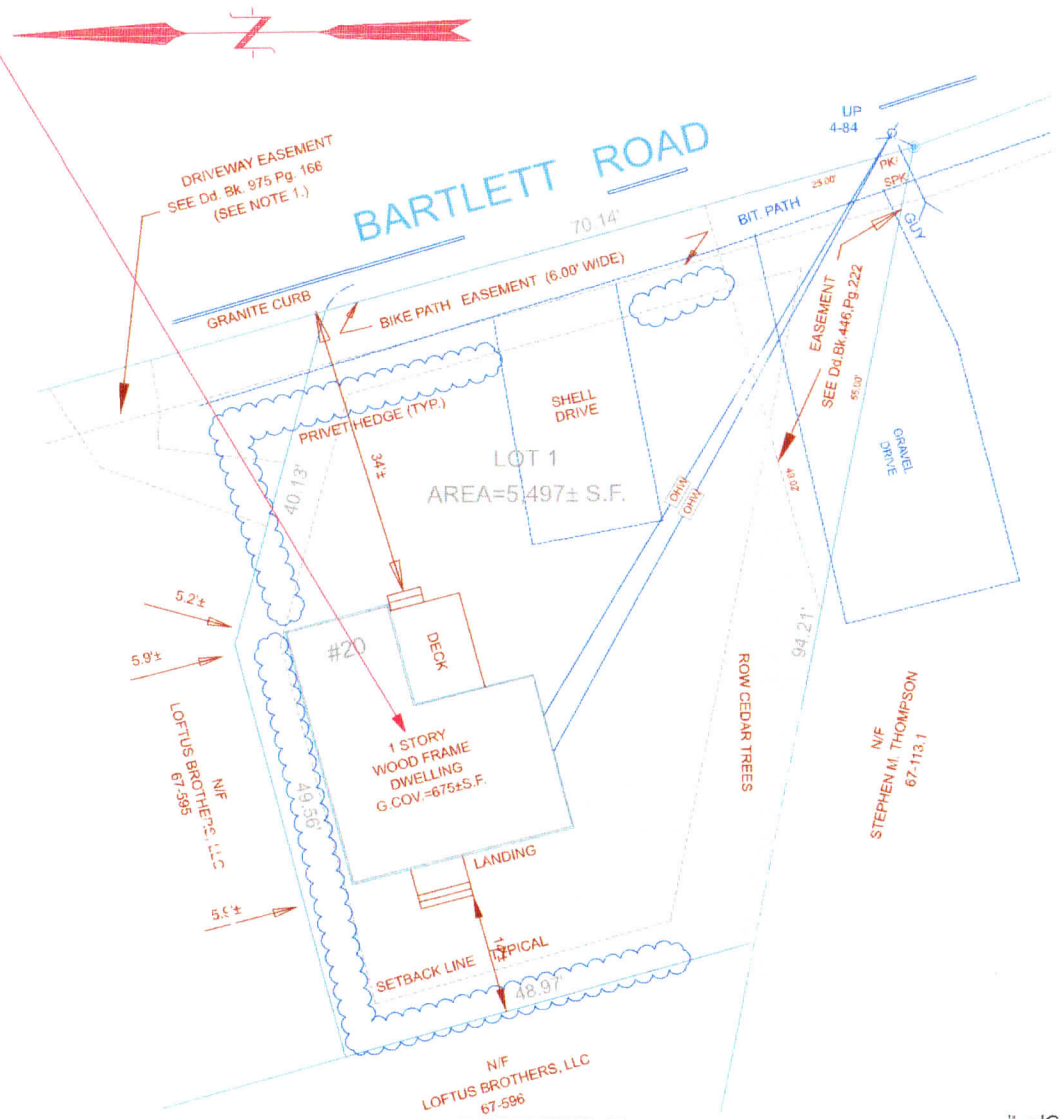
Name: NIKKI MARTIN
Telephone: 781-710 1440
Email: NIKKI.MARTIN@RAVEIS.COM
Date: 3.16.2020

Mark Poor: Mark Poor

Telephone: 508 228 6913
Date: 3.16.2020



TON GIS MAP



EXISTING SITE PLAN 1" = 10'

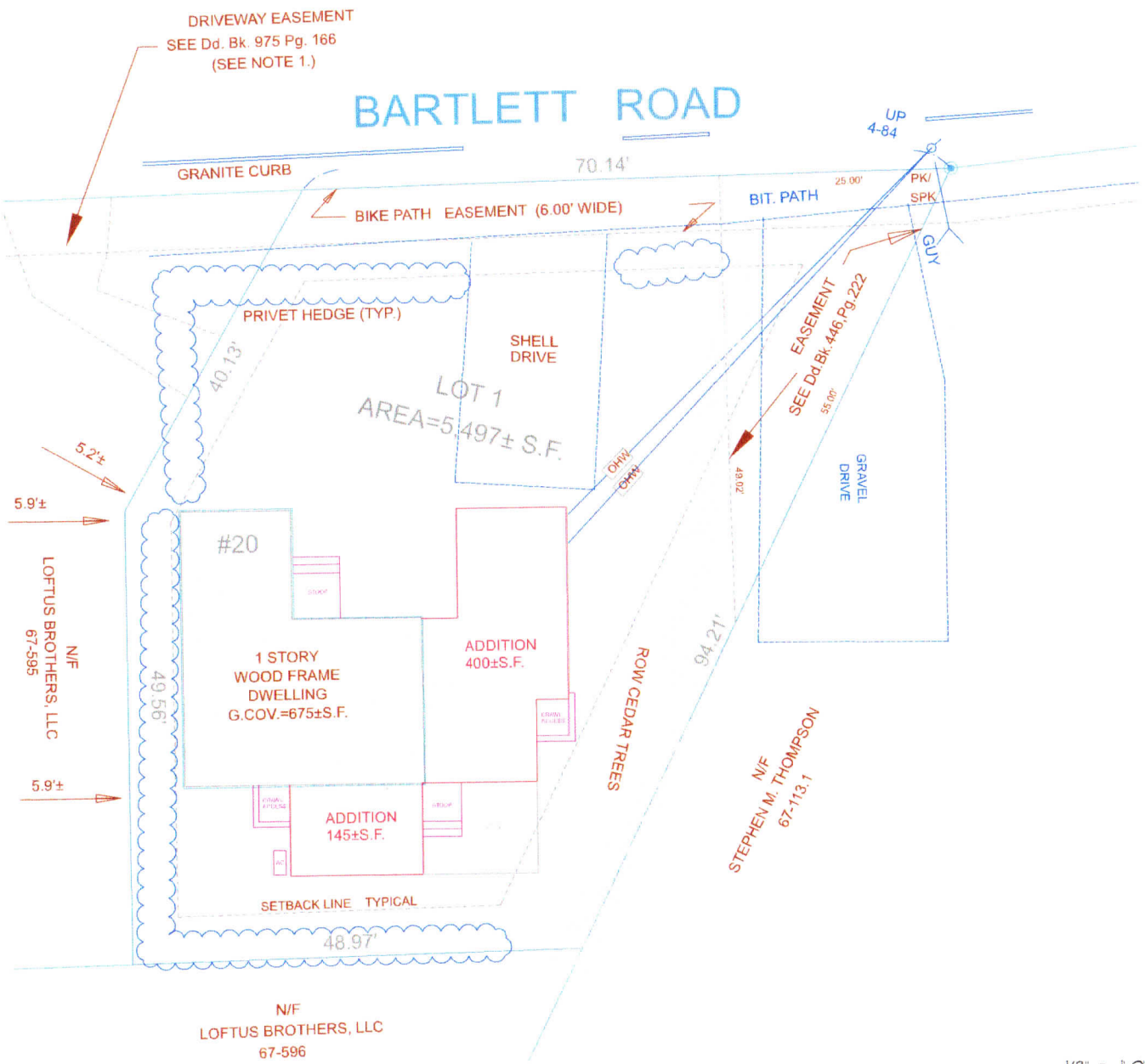
SHEET INDEX	
	NAME
	EXISTING SITE PLAN & LOCUS MAP
S-1	PROPOSED SITE PLAN
A-1	NORTH & SOUTH ELEVATIONS
A-2	EAST & WEST ELEVATIONS
A-3	ENTRY LEVEL FLOOR PLAN

MARTIN RESIDENCE
20 Bartlett Road
Nantucket, MA., 02554
EXISTING SITE PLAN & LOCUS MAP

HDC SUBMISSION:
ADDITION
Map No.: 67 594
Scale: As Noted

3/16/20

MWP RESIDENTIAL DESIGN
MARK W. POOR 508.228.6913
P.O.BOX 3363 NANTUCKET, MA. 02584



PROPOSED SITE PLAN 1/8" = 1'-0"

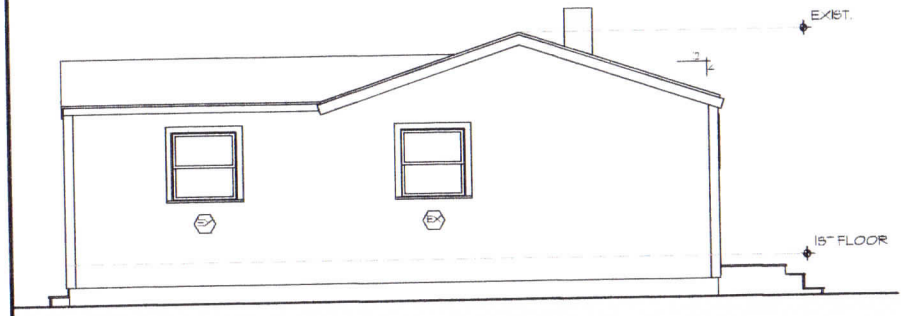
MARTIN RESIDENCE
20 Bartlett Road
Nantucket, MA., 02554
PROPOSED SITE PLAN

HDC SUBMISSION:
ADDITION
Map No.: 67 594
Scale: As Noted

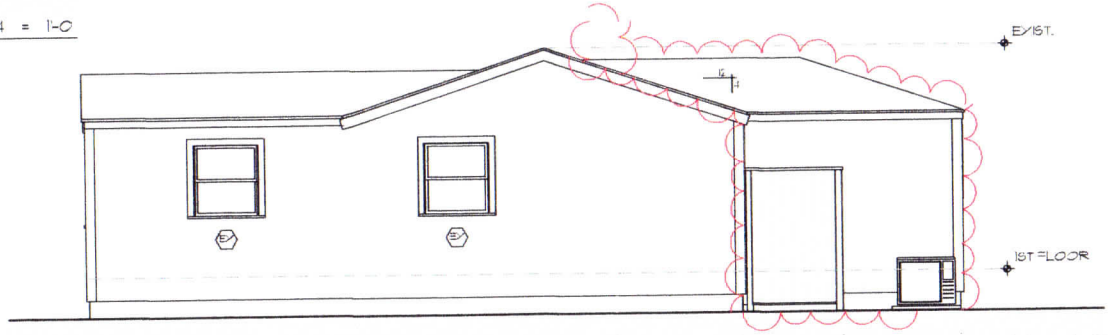
3/16/20

MWP RESIDENTIAL DESIGN
MARK W. POOR 508.228.6913
P.O.BOX 3363 NANTUCKET, MA. 02584

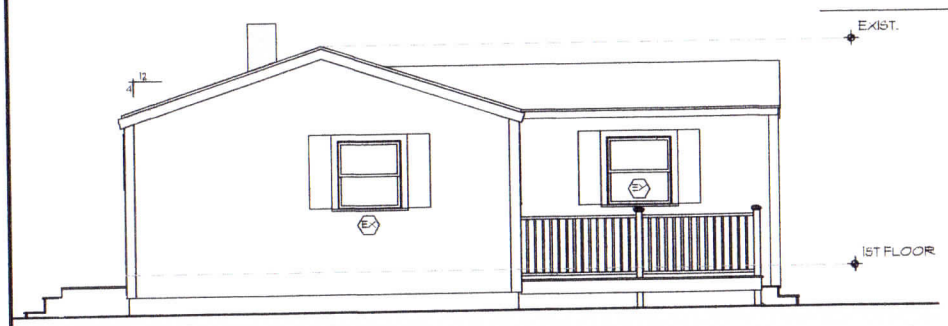
S-1



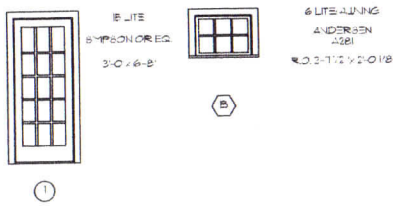
EXISTING ELEVATION 1/4 = 1'-0

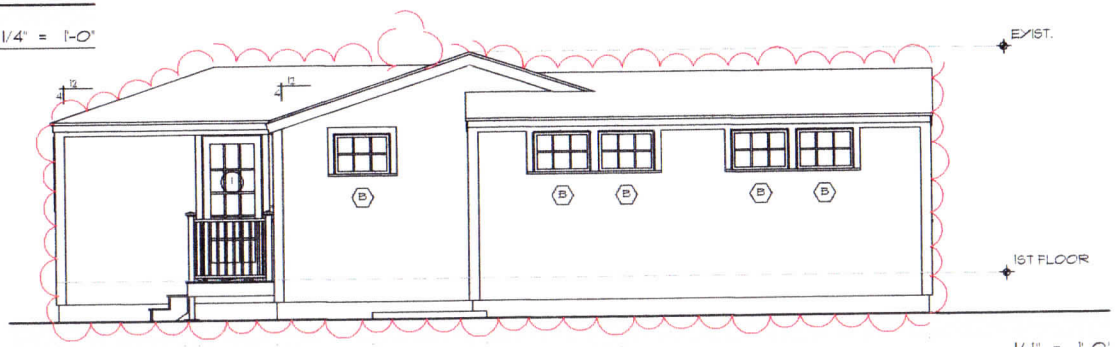


NORTH ELEVATION 1/4" = 1'-0"



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





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

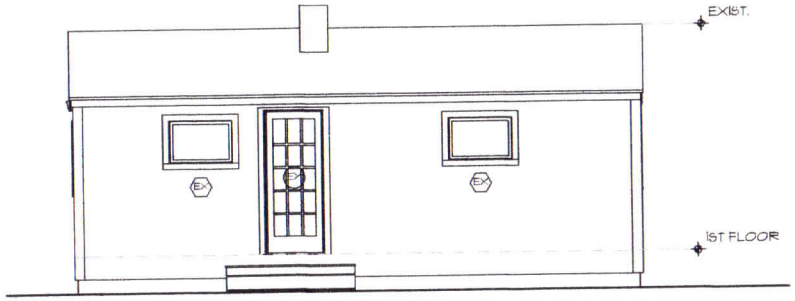
MARTIN RESIDENCE
20 Bartlett Road
Nantucket, MA., 02554
NORTH & SOUTH ELEVATIONS

HDC SUBMISSION:
ADDITION
Map No.: 67 594
Scale: As Noted

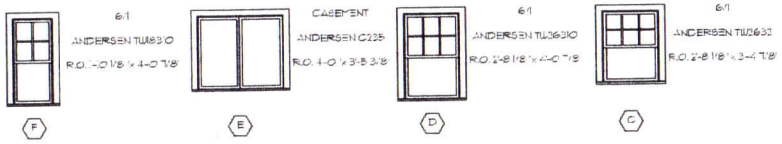
3/16/20

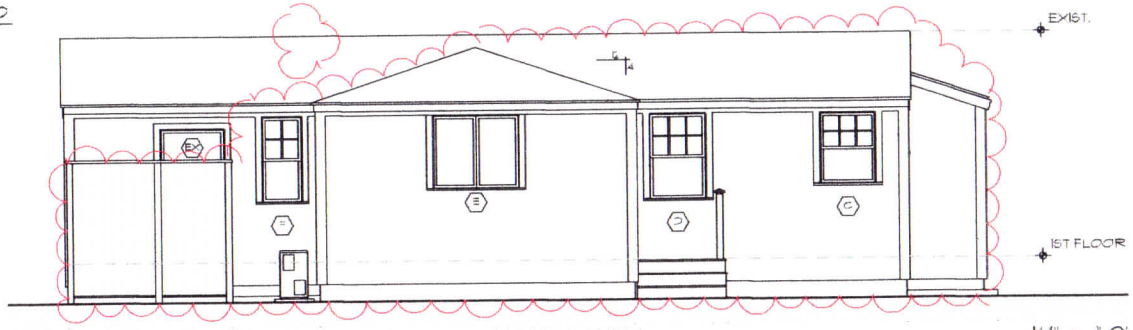
MWP RESIDENTIAL DESIGN
MARK W. POOR 508.228.6913
P.O.BOX 3363 NANTUCKET, MA. 02584

A-1

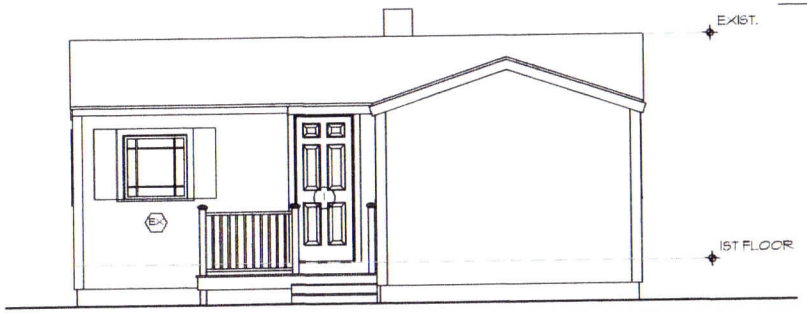


EXISTING ELEVATION 1/4 = 1'-0

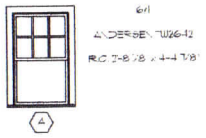


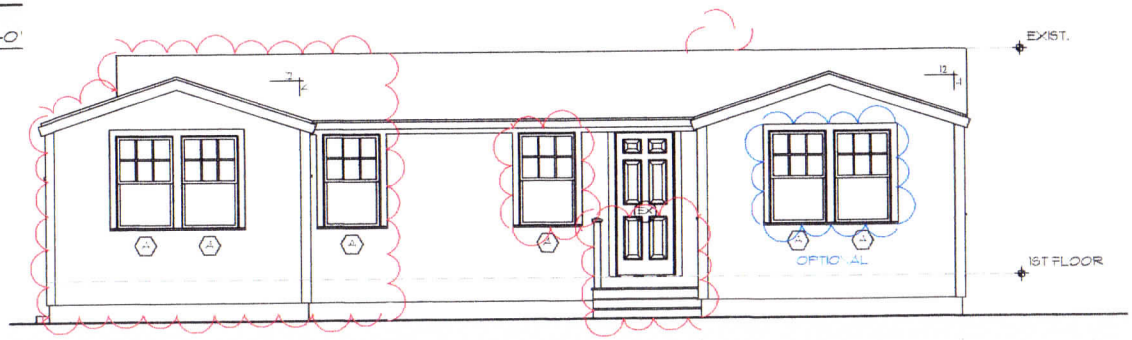


WEST ELEVATION 1/4" = 1'-0"



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





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

MARTIN RESIDENCE
20 Bartlett Road
Nantucket, MA., 02554
EAST & WEST ELEVATIONS

HDC SUBMISSION:
ADDITION
Map No.: 67 594
Scale: As Noted

3/16/20

MWP RESIDENTIAL DESIGN
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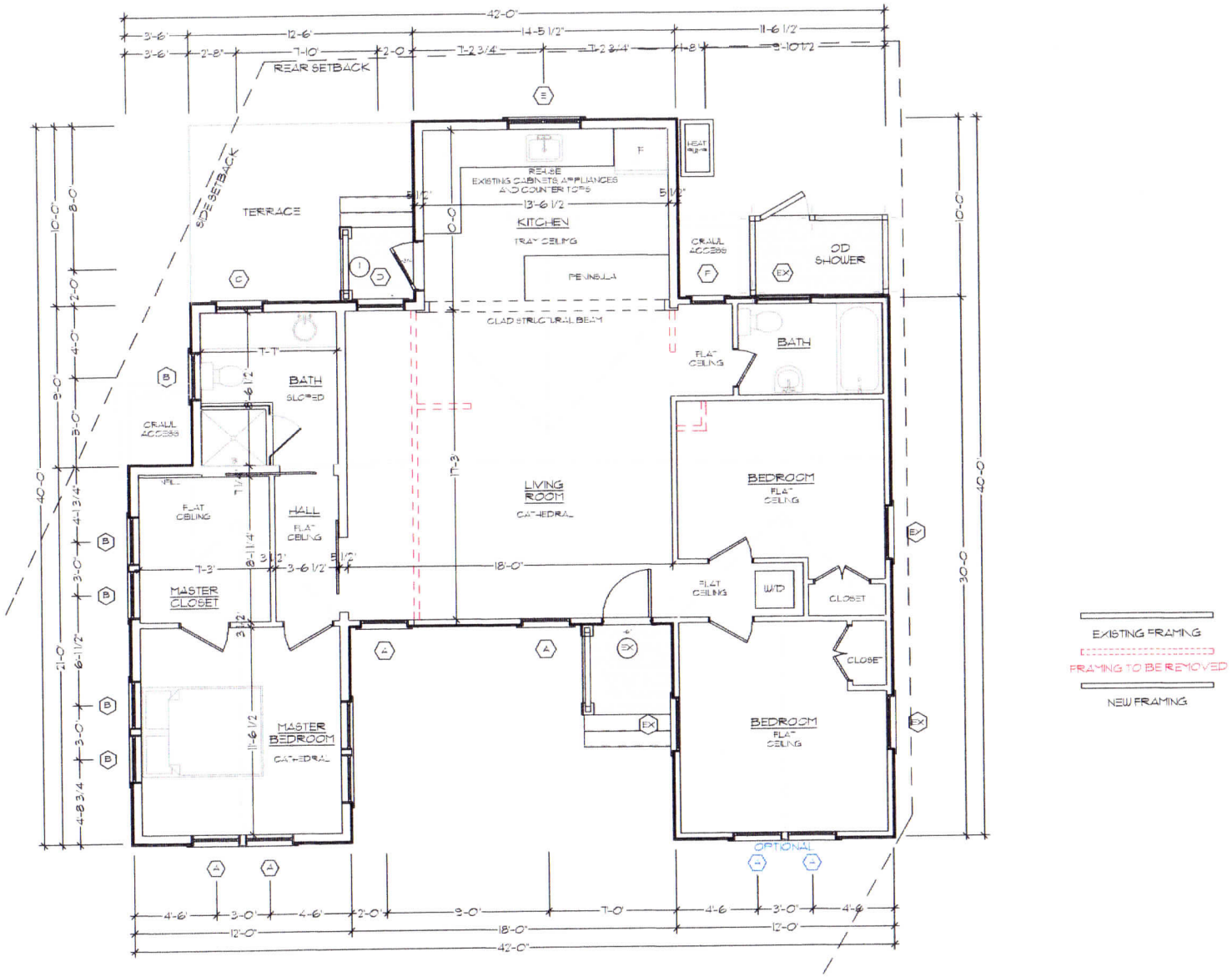
P.O.BOX 3363 NANTUCKET, MA. 02584

A-2



ENTRY LEVEL FLOOR PLAN

1/4 = 1-0'

1,155 S.F.+/-

MARTIN RESIDENCE
20 Bartlett Road
Nantucket, MA., 02554
ENTRY LEVEL FLOOR PLAN

HDC SUBMISSION:
ADDITION

Map No.: 67 594

Scale: As Noted

3/16/20

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P.O.BOX 3363 NANTUCKET, MA. 02584

A-3

MARTIN RESIDENCE
20 Bartlett Road
Nantucket, MA., 02554
EXIST. PHOTOS

HDC SUBMISSION:
ADDITION
Map No.: 67 594
Scale: As Noted

3/17/20

MWP
RESIDENTIAL DESIGN
MARK W. POOR 508.228.6913
P.O.BOX 3363 NANTUCKET, MA. 02584

P

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 46

Street & Number of Proposed Work: 20 N WATER STREET

Owner of record: TPG HOTELS & RESORTS

Mailing Address: 1140 RESERVOIR AVE
CRANSTON RI 02920

Contact Phone #: 401 946 4600 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 EXTERIOR EGRESS STAIR CHANGE

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: ~~[illegible]~~ 1830

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 EXTERIOR STAIR CHANGE

*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~~ STAIR WHITE TMÉ 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 3/4/20 Signature of owner of record _____ Signed under penalties of perjury

20 N WATER ST

Location	20 N WATER ST	**Mblu**	4242/ / 46/ /
Acct#	00010426	**Owner**	CHAPMAN HOUSE LLC
Assessment	$2,810,300	**PID**	10426
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$2,036,300	$774,000	$2,810,300

Owner of Record

Owner	CHAPMAN HOUSE LLC	**Sale Price**	$1,450,000
Co-Owner	C/O DALE HAMILTON	**Certificate**	
Address	506 RIVER DRIVE VERO BEACH, FL 32963	**Book & Page**	01318/0015
		Sale Date	03/16/2012
		Instrument	1U

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
CHAPMAN HOUSE LLC	$1,450,000		01318/0015	1U	03/16/2012
ISLAND REEF GUEST HOUSE LLC	$0		00811/0156	99	03/27/2003
DAVIS ERNEST R & JOHN E TRS	$0		00581/0342	99	06/12/1998
DAVIS JANE L	$0		00135/ 518		

Building Information

Building 1 : Section 1

Year Built:	1717
Living Area:	4,352
Replacement Cost:	$2,534,787
Building Percent Good:	80
Replacement Cost Less Depreciation:	$2,027,800

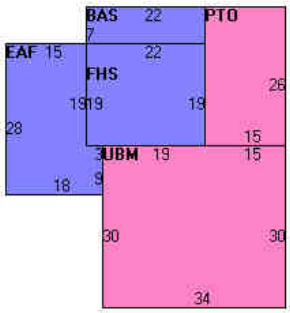
Building Attributes	
Field	**Description**
Style	B+B/Inn

Building Photo

Model	Residential
Grade:	Excellent
Stories:	2 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	14
Total Bthrms:	12
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\02\13/50.jpg)

Building Layout



(http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10426_119

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,039	2,039
FUS	Upper Story, Finished	1,438	1,438
FHS	Half Story, Finished	1,438	719
EAF	Attic, Expansion, Finished	447	156
PTO	Patio	390	0
UBM	Basement, Unfinished	1,020	0
		6,772	4,352

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	2 UNITS	$6,700	1
FLU2	BRICK	1 UNITS	$800	1
FPO	EXTRA FPL OPEN	1 UNITS	$1,000	1

Land

Land Use

Use Code	0302
Description	INNS
Zone	ROH
Neighborhood	BB3
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.13
Frontage	0
Depth	0
Assessed Value	$774,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	$1,656,000	$586,300	$2,242,300
2017	$1,656,000	$531,700	$2,187,700
2016	$1,619,400	$412,100	$2,031,500
2015	$1,473,000	$395,200	$1,868,200
2014	$1,473,000	$395,200	$1,868,200

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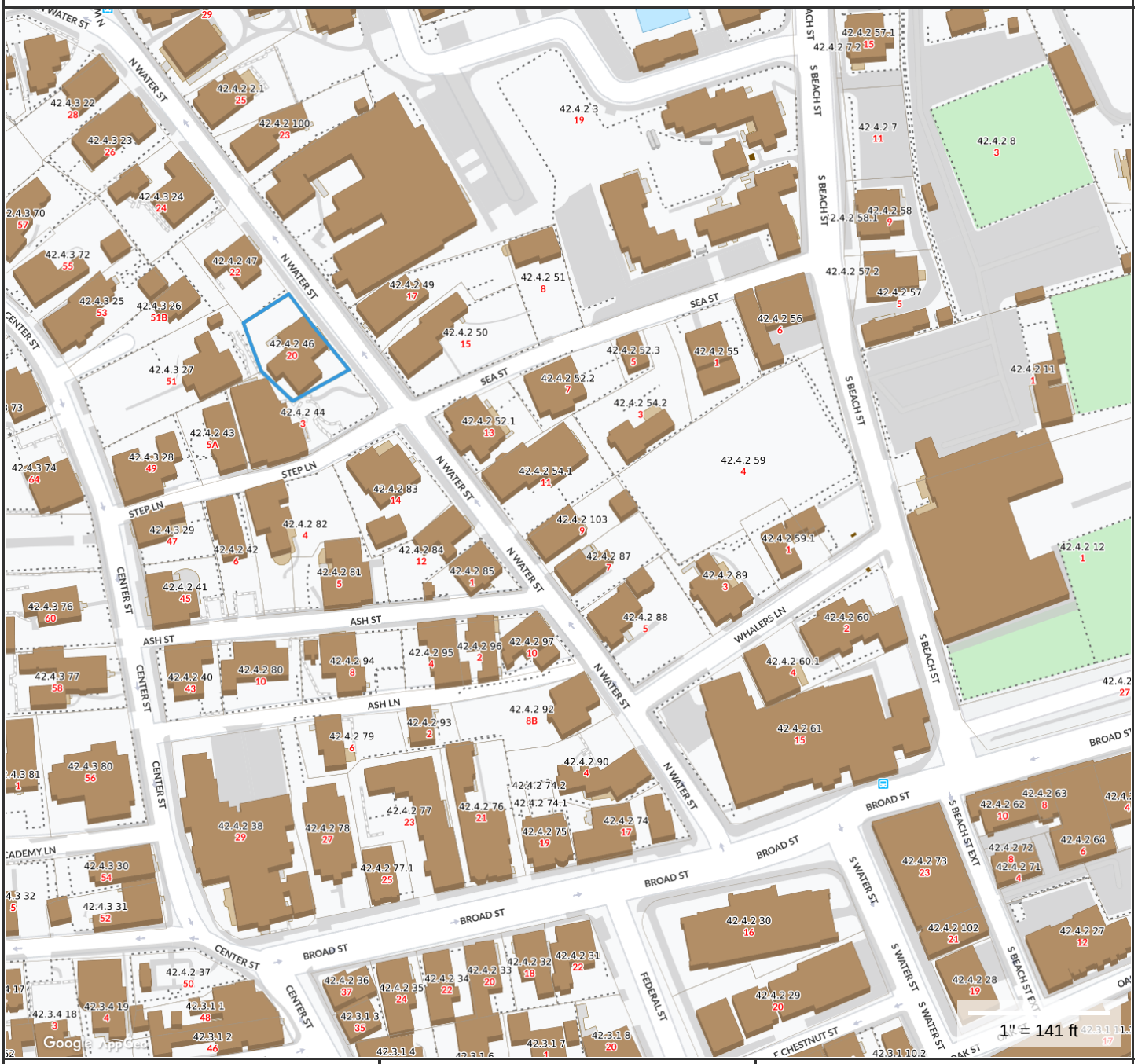
CH



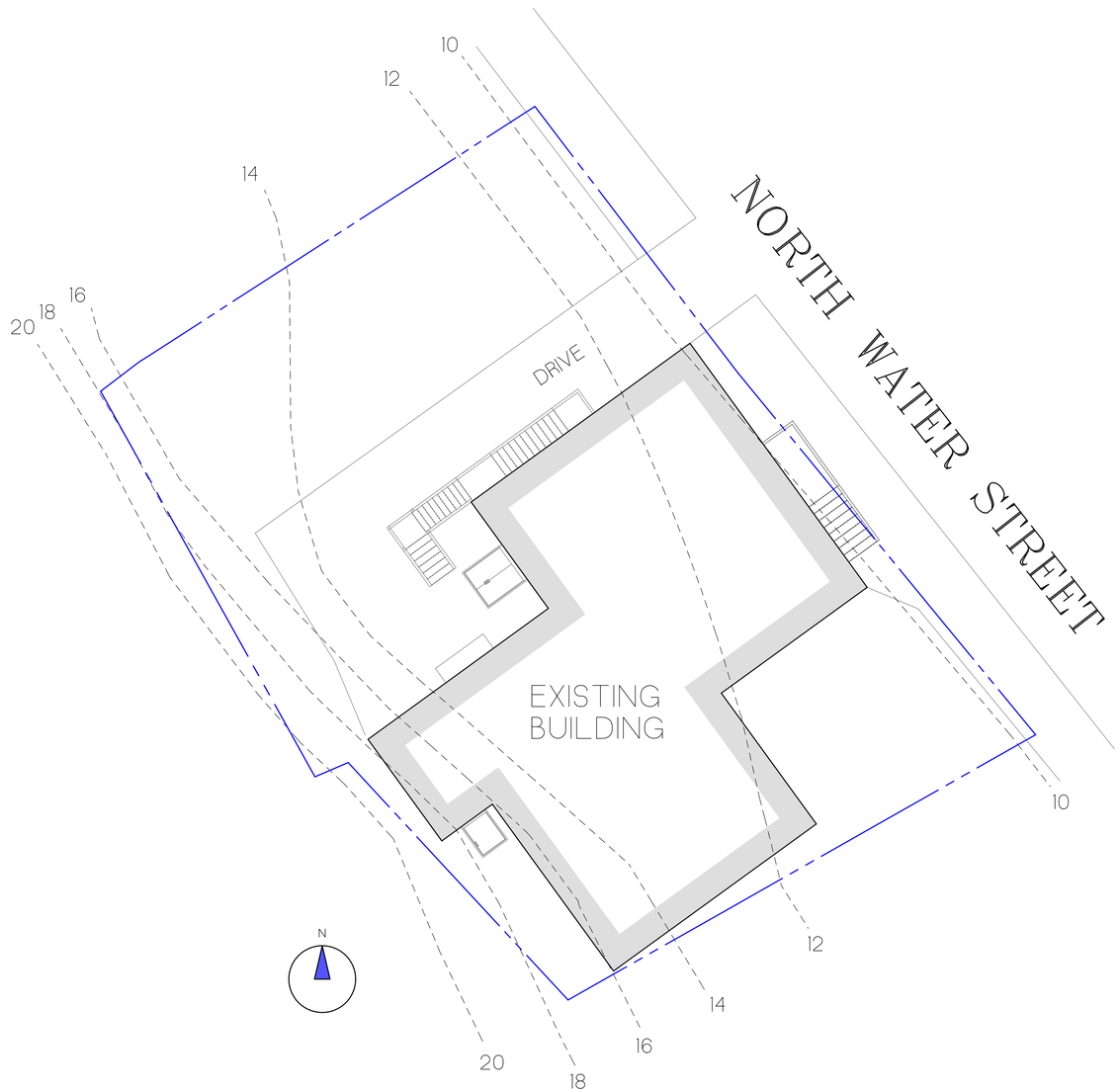
Property Information

Property ID	42.4.2 46
Location	20 N WATER ST
Owner	20 NORTH WATER STREET 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



ZONING CLASSIFICATION: R.O.H.
MAP: 42.4.2 PARCEL: 46

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:
11/04/2019: AS-BUILT MEASURING
11/07/2019: AS-BUILT PLANS
11/07/2019: PROGRESS PRINT
11/13/2019: PROGRESS PRINT
11/15/2019: PROGRESS PRINT
12/10/2019: PROGRESS PRINT
2/7/2020: PROGRESS PRINT
3/4/2020: HDC PRINT

NOTE:
ALL INTERIOR DEMINSEIONS ARE ± 1/2" TO THE INTERIOR FINISHED CONDITIONS.

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

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

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

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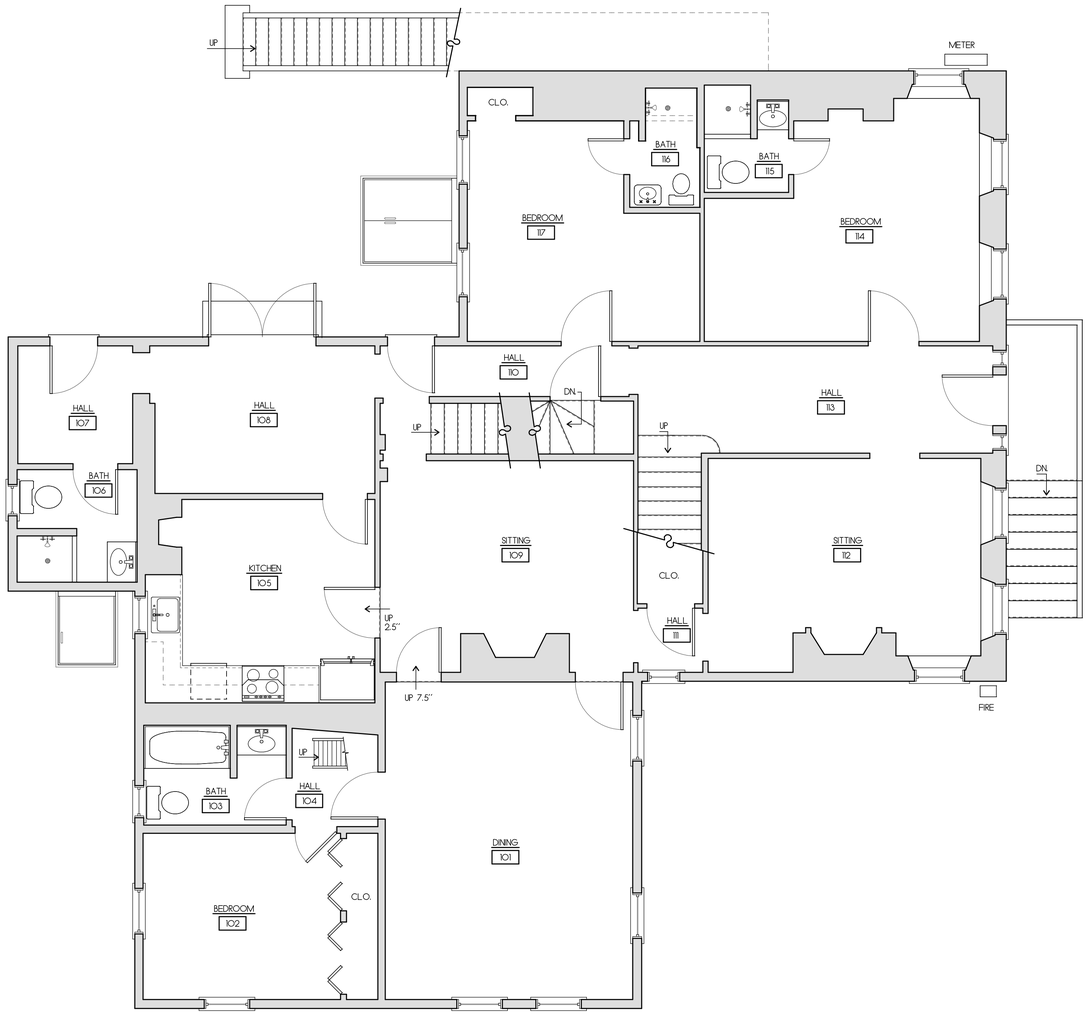
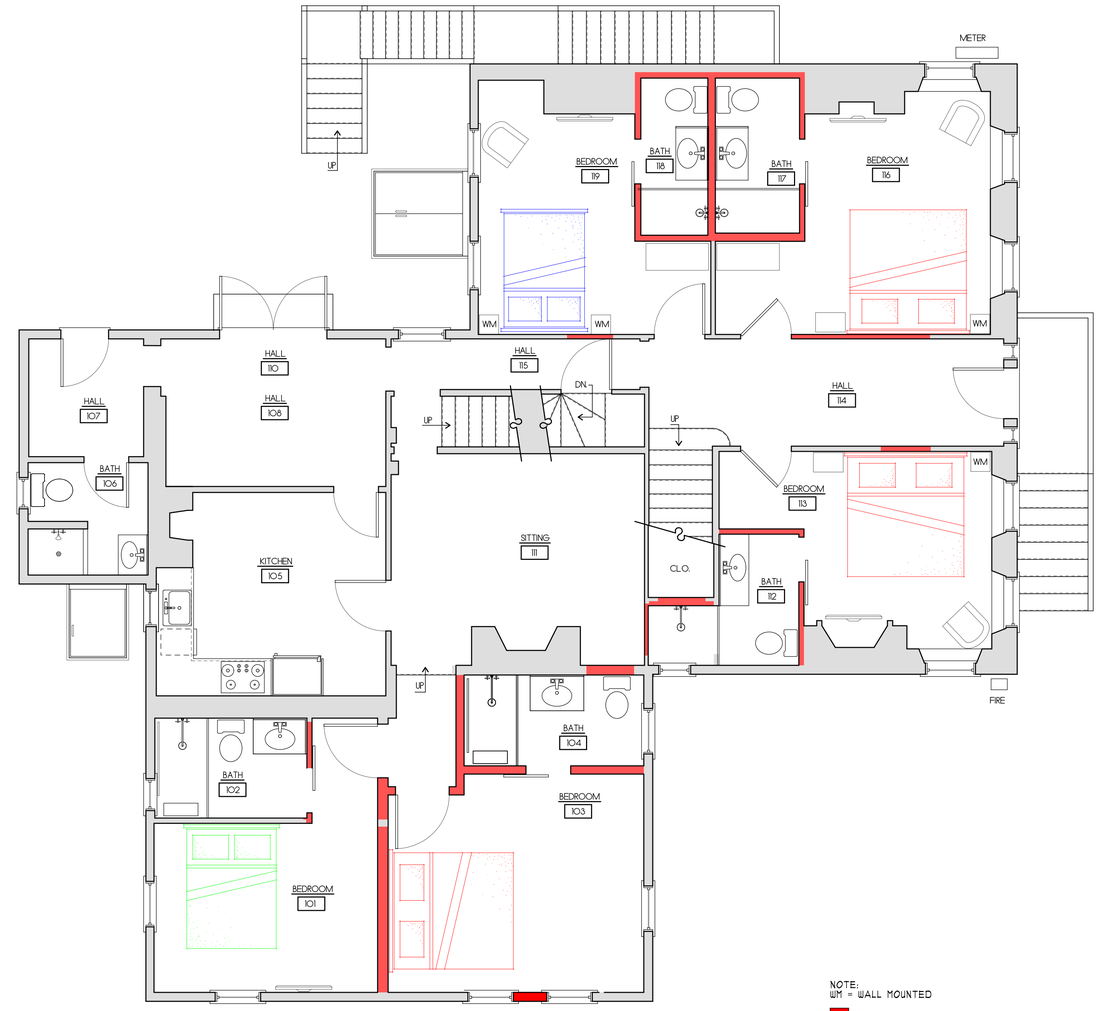
CHAPMAN HOUSE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1010
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan57@comcast.net

MAP: 42.4.2 PARCEL: 46
H.D.C. SITE PLAN ONLY
ADDRESS: 20 NORTH WATER STREET NANTUCKET, MA 02554
DATE: 3/04/2020
SCALE: 1/8" = 1'-0"
SHEET NO. S 1



EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
2,011 S.F.



NOTE:
WM = WALL MOUNTED

KING
QUEEN
FULL

PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
2,011 S.F.

KEY:
NEW WALLS:
EXISTING WALLS:

REVISIONS:
11/04/2019: AS-BUILT MEASURING
11/07/2019: AS-BUILT PLANS
11/07/2019: PROGRESS PRINT
11/13/2019: PROGRESS PRINT
11/15/2019: PROGRESS PRINT
12/10/2019: PROGRESS PRINT
2/7/2020: PROGRESS PRINT
3/4/2020: HDC PRINT

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

MAP: 42-42 PARCEL: 46

FLOOR PLANS

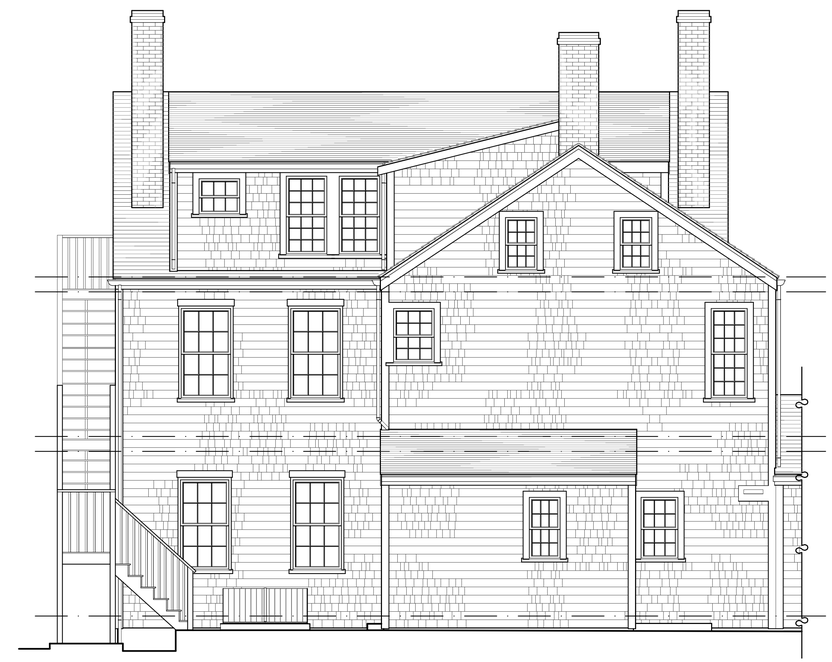
ADDRESS:
20 NORTH WATER STREET
NANTUCKET, MA 02554

DATE: 3/04/2020

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

SHEET NO. a 1

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



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

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

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

REVISIONS:
11/04/2019: AS-BUILT MEASURING
11/07/2019: AS-BUILT PLANS
3/4/2020: PROGRESS PRINT
11/13/2019: PROGRESS PRINT
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NOTE:
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P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 42.4.2 PARCEL: 46

ELEVATIONS

ADDRESS: 20 NORTH WATER STREET NANTUCKET, MA 02554

DATE: 3/04/2020

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

SHEET NO. a 4

CONSENT

HDC/HSAB

W/ CONDITIONS

Historic Structures Advisory Board *Meeting Memorandum*

Date: 5/4/2020 Address 20 N. WATER ST

Scope of Work: EXTERIOR EGRESS STAIR CHANGE

Historic information/known history ( ) Non-Contributing (✓) Contributing (✓) Individually significant

C. 1815/1820 FEDERAL STYLE - IN 1880S PART OF VERANDA HOUSE / OVERLOOK HOTEL (C. LANCASTER INFO)

X HDC SURVEY WAS NOT IN APP!

STAFF COMMENTS Name: HOLLY BACKUS, PP

( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View

( ) Does not meet guidelines Visibility: (Yes) or No PARTIALLY

( ) Not appropriate *(As noted below)*

ALTHOUGH HISTORIC INFO WAS NOT INCLUDED IN APPLICATION, AS NOTED ON APP, THE PROPOSAL TO MAKE THE EXISTING EXTERIOR STAIRS "EGRESS" APPROPRIATE W/ AN ADDITIONAL

X LANDING - STAFF HAS NO CONCERNS, PROVIDED MATERIALS ARE THE SAME AS EXISTING (AND TREATMENT.)

HSAB COMMENTS

( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

__( ) Angus MacLeod ( ) Lucy Dillon ( ) Jascin Leonardo Finger ( ) Milton Rowland ( ) Brook Meerbergen

Alternate: None

Signatures *(three members required for quorum)*

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°: 71 PARCEL N°. 12

Street & Number of Proposed Work: 21 LYONS LANE

Owner of record: Erik and Sarah Knutzen

Mailing Address: 16 Everett Avenue
Winchester, MA 01890

Contact Phone #: 781-729-5487 E-mail: sarahgemmill@hotmail.com

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. 202002067 7
☐ Pool (Zoning District _____) ☐ Roof ☐ Other ALTER EXTERIOR STAIR

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 ALTER EXTERIOR STAIR
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 12/9/19 Signature of owner of record [signature] Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
clynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Ethan McMorrow

AS AGENT FOR Sarah Knutzen

STREET ADDRESS 21 Lyons Lane

MAP/PARCEL 71 12

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/24/2020

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Ethan McMorrow — 4/24/2020

Signature — Date

11. Breen, Faith **02-0745**	19 Broadway	A/C unit	73.1.3-111	Josh Morash

Voting	Coombs, Oliver, Watterson
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing	Joshua Morash
Public	None
Concerns (6:06)	**Coombs –** Read SAB and Holly Backus comments: circa late 1800s, contributing, screen A/C. **Morash –** Presented project. **Oliver –** The horizontal conduit encased in natural to weather cedar shingles is a great idea; likes the vertical conduits looking like a downspout. **Watterson –** Likes the idea of shingling the conduits in. The lattice screening the unit is appropriate.
Motion	**Motion to Approve through staff with vertical south elevation conduit boxed in and painted to resemble a downspout and the rest boxed in cedar single and natural to weather lattice to screen the A/C and the heater, per Exhibit A. (Oliver)**
Vote	Carried unanimously — Certificate # **HDC2020-02-0745**

12. Knutzen, Sarah **02-0677**	21 Lyons Lane	Garage/studio/cabana	71-12	Ethan McMorrow

Voting	Coombs, Oliver, Watterson
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Ethan McMorrow
Public	None
Concerns (6:15)	**McMorrow –** Presented project; house is circa 1970. **Oliver –** No concerns, except the exterior stair should tuck into the side and not stick out. **Watterson –** The elevations are mis-labeled. Discussion about what to do with the stairs to tuck them against the house.
Motion	**Motion to Approve through staff with the stairway direction reversed to run along the building and correction of the cardinal points. (Oliver)**
Vote	Carried unanimously — Certificate # **HDC2020-02-0677**

V. OTHER BUSINESS

Approve Minutes	January 28, February 4, 11 & 13, 2020: Held by unanimous consent.
Review Minutes	February 18 & 25, 2020
Other Business	• Application pictures: Oliver – If we have all the information at the meeting, it won't take as long; the staff aren't making sure it's all there. • Mission Statement for Town Website vote • Historic Preservation Guideline/Nantucket Resiliency updates • Time management • Organizational Focus Committee • Roof plans: threshold • Plans: Scale of Elevations, Floor & Roof Plans • Application checklist: Differentiation between complex/simple; minimum standards • Application as Master Sheet • Discussion of Net Zero Stretch Code and impacts to HDC • Discussion and update on Nantucket Sidewalk Work Group
Commission Comments	None

List of additional documents used at the meeting:

1. None

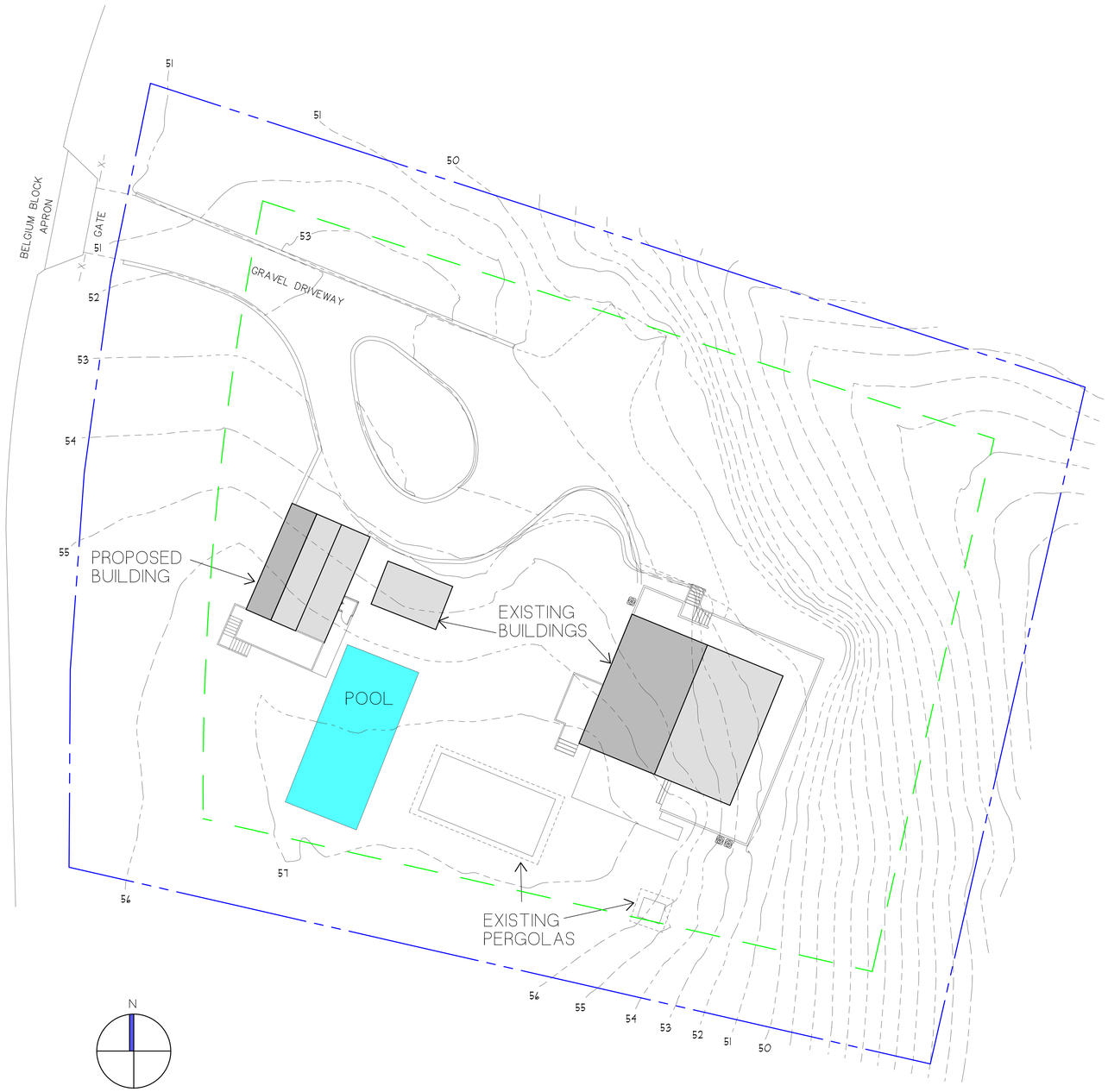
Adjourned at 6:24 p.m. by unanimous consent

Submitted by:
Terry L. Norton

Historic Structures Advisory Board 'Sconset Advisory Board

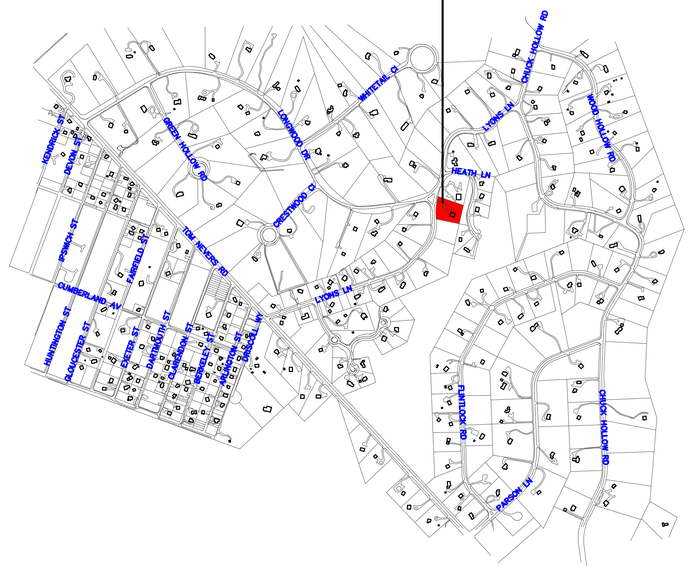
PROPOSED

LYONS LANE



ZONING CLASSIFICATION: L.U.G. 3
MAP: 71 PARCEL: 12

MIN. AREA:	120,000 sqft.
MIN. FRONTAGE:	200 ft.
FRONT YARD S.B.:	35 ft.
SIDE S.B.:	20 ft.
REAR S.B.:	20 ft.
GROUND COVER (%):	3%



DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	2'-9" X 4'-0"	6	1 LT. CASEMENTS
B	ANDERSEN	2'-6" X 4'-1"	5	1/1 D.H. (T.M.E.)
1	CUSTOM	6'-0" X 7'-0"	1	CUSTOM DBL. WOOD BARN DOOR
2	CUSTOM	8'-0" X 8'-0"	1	CEDAR OVERHEAD DOOR
3	ANDERSEN	6'-0" X 6'-8"	1	DBL. EXTERIOR FRENCH DOOR
4	CUSTOM	2'-6" X 6'-8"	1	1 LT. EXTERIOR DOOR
5	ANDERSEN	5'-0" X 6'-8"	1	DBL. EXTERIOR FRENCH DOOR

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
11/25/2019: PROGRESS PRINT
1/31/2020: PROGRESS PRINT
2/5/2020: HDC PRINT
2/10/2020: PROGRESS PRINT
3/4/2020: HDC APPROVAL
4/14/2020: HDC REVISION

NOTE:
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NOTE:
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NOTE:
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NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE NANTUCKET BUILDING DEPARTMENT BY NANTUCKET SURVEYORS L.L.C. DATED: AUGUST 3, 2018
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.

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KNUTZEN RESIDENCE

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

MAP: 71 PARCEL: 12

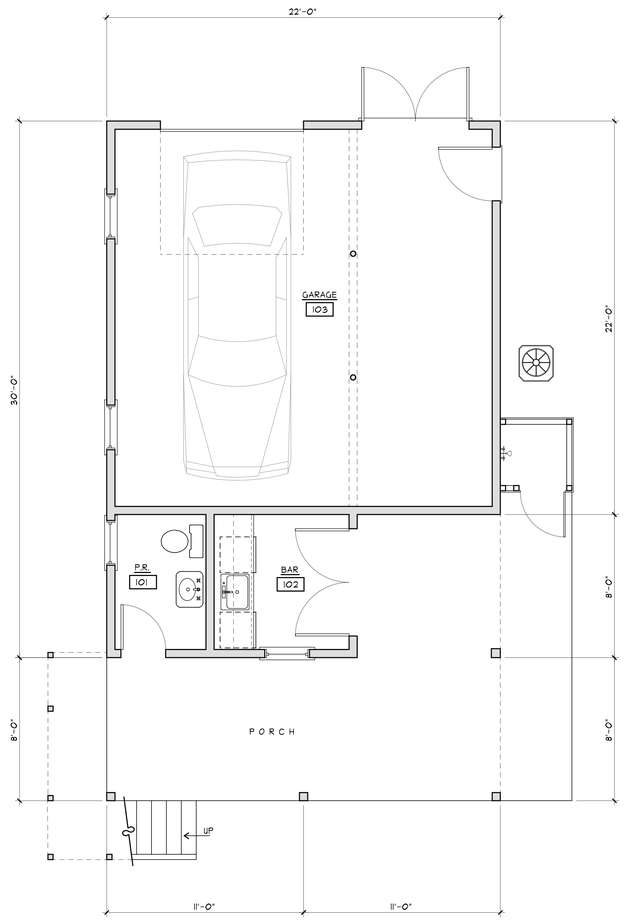
H.D.C. SITE PLAN

ADDRESS: 21 LYONS LANE NANTUCKET, MA 02554

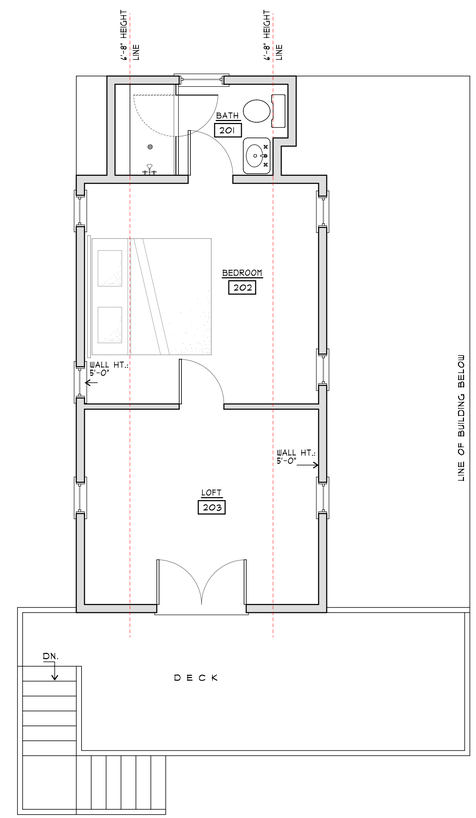
DATE: 4/14/2020

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

SHEET NO. S 1



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
484 S.F.



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
313 S.F.

N

REVISIONS:
11/25/2019: PROGRESS PRINT
1/31/2020: PROGRESS PRINT
2/5/2020: HDC PRINT
2/10/2020: PROGRESS PRINT
3/4/2020: HDC APPROVAL
4/14/2020: HDC REVISION

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NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 71 PARCEL: 12

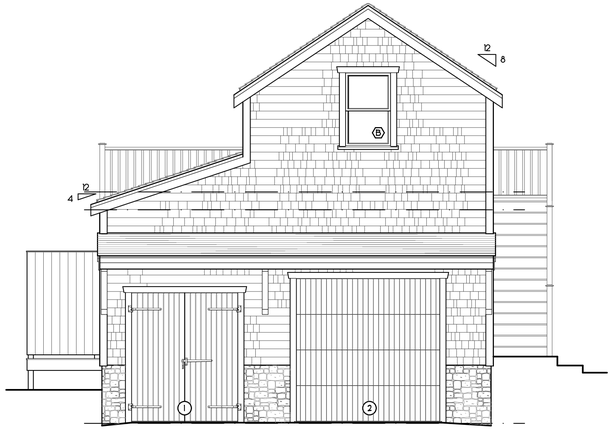
FLOOR PLANS

ADDRESS:
21 LYONS LANE
NANTUCKET, MA 02564

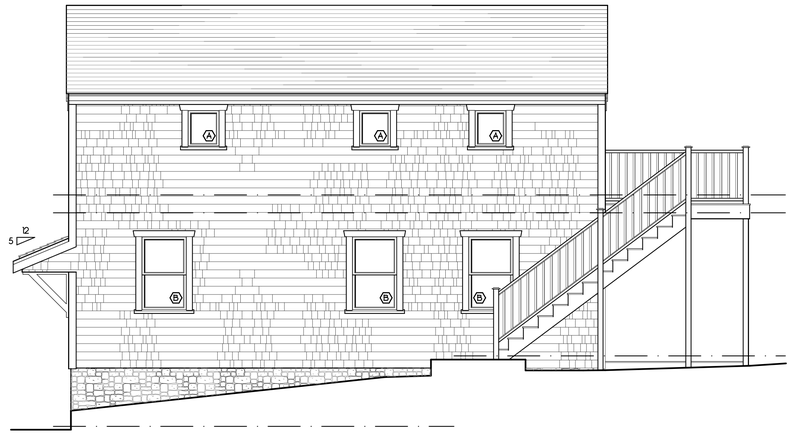
DATE: 4/14/2020

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

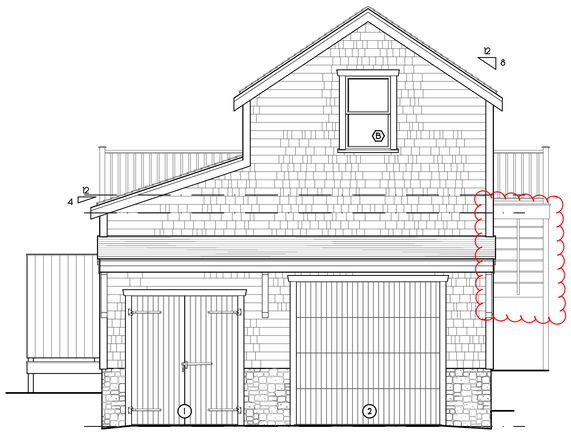
SHEET NO. a1



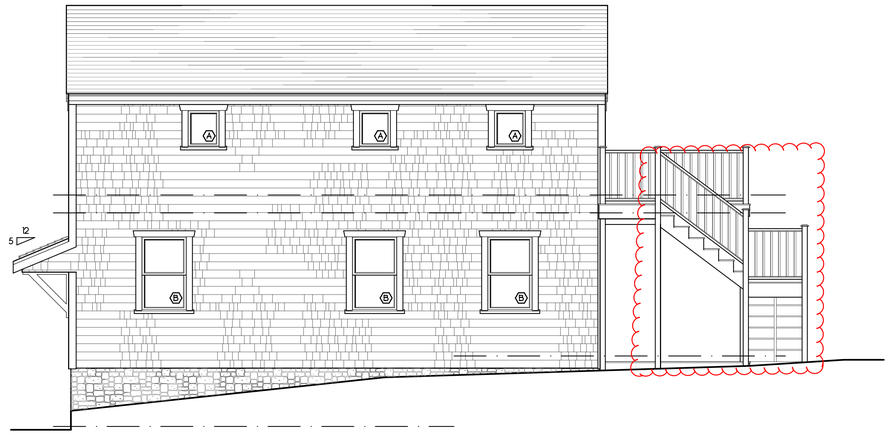
NORTH ELEVATION (CERT. # 2020-02-0677)
SCALE 1/4"=1'-0"



WEST ELEVATION (CERT. #2020-02-0677)
SCALE 1/4"=1'-0"



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



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

REVISIONS:
11/25/2019: PROGRESS PRINT
1/31/2020: PROGRESS PRINT
2/5/2020: HDC PRINT
2/10/2020: PROGRESS PRINT
3/4/2020: HDC APPROVAL
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NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 71 PARCEL: 12

ELEVATIONS

ADDRESS:
21 LYONS LANE
NANTUCKET, MA 02554

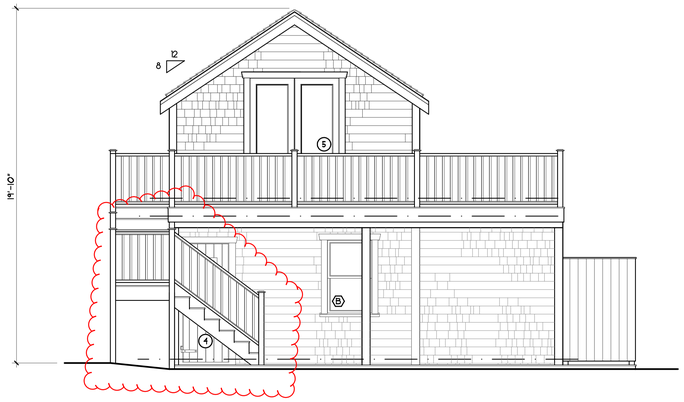
DATE: 4/14/2020

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

SHEET NO.
a 2

SOUTH ELEVATION (CERT. #2020-02-0677)
SCALE: 1/4"=1'-0"

EAST ELEVATION (CERT. #2020-02-0677)
SCALE: 1/4"=1'-0"



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

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

REVISIONS:
11/25/2019: PROGRESS PRINT
1/31/2020: PROGRESS PRINT
2/5/2020: HDC PRINT
2/10/2020: PROGRESS PRINT
3/4/2020: HDC APPROVAL
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NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 71 PARCEL: 12

ELEVATIONS

ADDRESS:
21 LYONS LANE
NANTUCKET, MA 02564

DATE: 4/14/2020

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

SHEET NO. a 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°: 20 PARCEL N°. 36

Street & Number of Proposed Work: 23 Wauwinet Road

Owner of record: NISDA C/o Kathy Kelm

Mailing Address: P.O. Box 1848
Nantucket, MA 02554

Contact Phone #: 508-737-7917 E-mail: nisdaarts nantucket@nisda.org

AGENT INFORMATION (if applicable)

Name: Bracken Engineering, Inc. - Don Bracken

Mailing Address: 19 Old South Road
Nantucket, MA 02554

Contact Phone #: 508-325-0044 E-mail: don@brackeneng.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: Not Historic

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation Belgian block 9 mm
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 gravel 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 3/9/2020 Signature of owner of record Kathy Kelm for NISDA Signed under penalties of perjury

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

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

✓ 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.

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

✓ 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

✓ 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.*.

✓ 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.

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

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

REQUIRED WHERE APPLICABLE:

N/A 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.

N/A 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼ 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.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 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.

N/A 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).

N/A 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.

(initial to indicate read and understand) 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.***

N/A 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.

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

March 5, 2020

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

To the Commissioners:

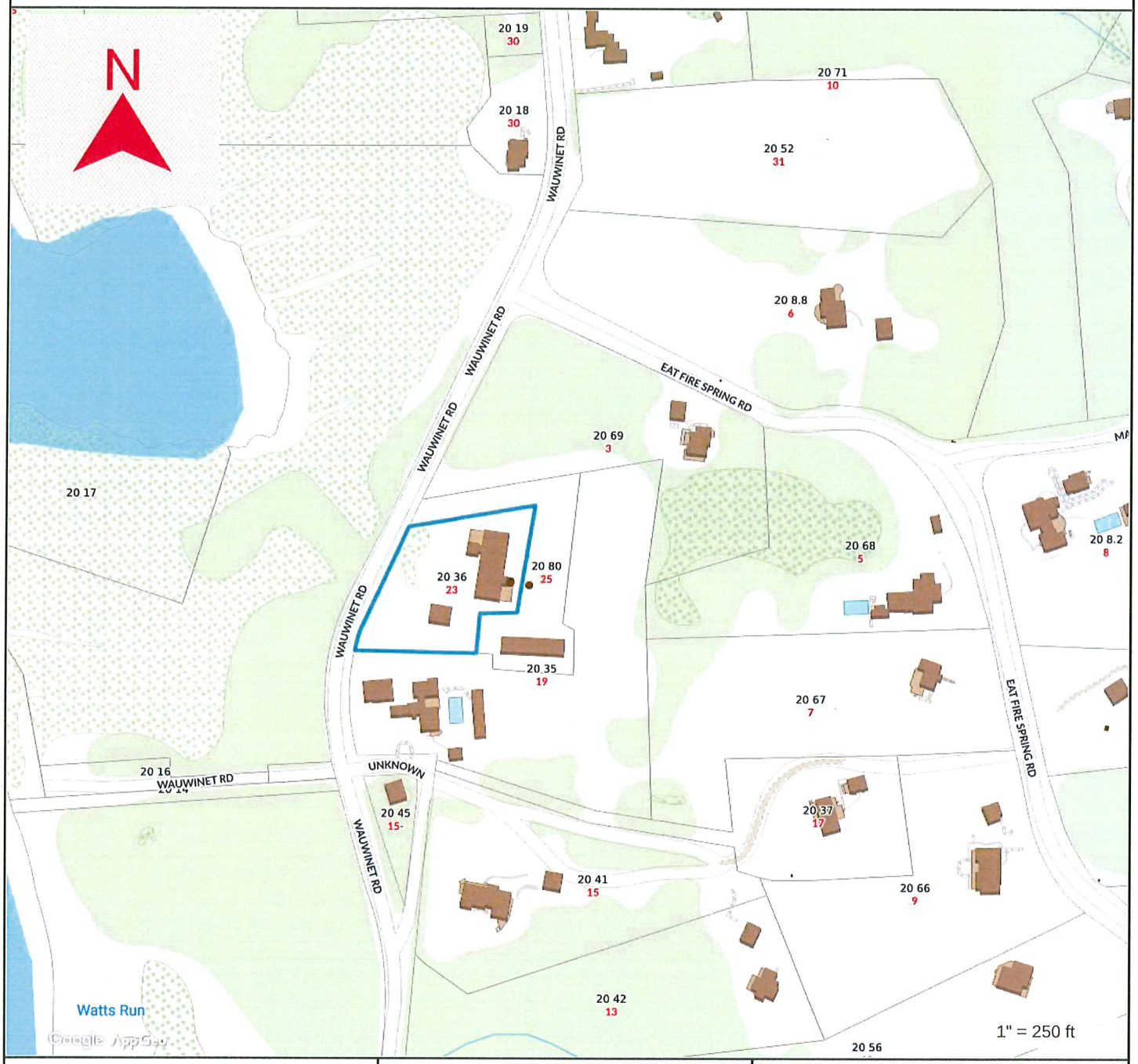
As the Executive Director for the Nantucket Island School of Design and the Arts, I hereby authorize Donald F. Bracken, Jr., PE of Bracken Engineering, Inc to submit an application to the Historic Commission for review and approval of a new driveway access.

Sincerely,

Kathy Kelm, Director for NISDA

Kathy Kelm
Nantucket School of Design (NISDA)
PO Box 958
Nantucket, MA 02554

23 Wauwinet Road - GIS Parcel Map



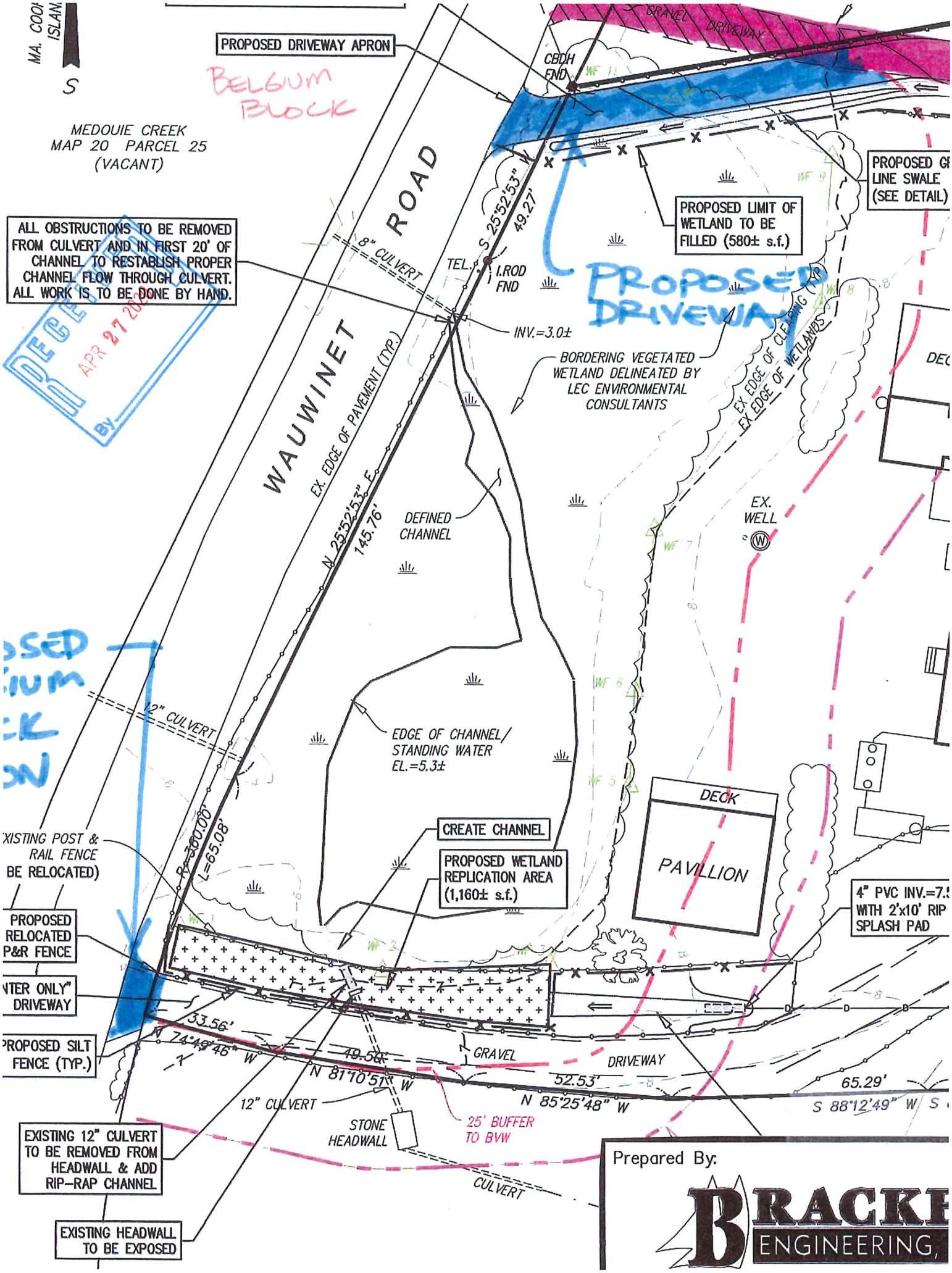
Property Information

Property ID	20 36
Location	23 WAUWINET RD
Owner	NISDA

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


MA. COOK ISLAND
S
MEDOUIE CREEK
MAP 20 PARCEL 25
(VACANT)
PROPOSED DRIVEWAY APRON
BELGIUM BLOCK
GRAVEL DRIVEWAY
CBDH FND
WF 11
WF 9
WF 8
WF 7
WF 6
WF 5
WF 2
PROPOSED GRASS LINE SWALE (SEE DETAIL)
PROPOSED LIMIT OF WETLAND TO BE FILLED (580± s.f.)
PROPOSED DRIVEWAY
ALL OBSTRUCTIONS TO BE REMOVED FROM CULVERT AND IN FIRST 20' OF CHANNEL TO RESTABLISH PROPER CHANNEL FLOW THROUGH CULVERT. ALL WORK IS TO BE DONE BY HAND.
WAUWINET ROAD
8" CULVERT
S 25°52'53" W
49.27'
TEL.
I.ROD FND
INV.=3.0±
EX. EDGE OF PAVEMENT (TYP.)
N 25°52'53" E
145.76'
BORDERING VEGETATED WETLAND DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS
EX EDGE OF CLEARING (TYP.)
EX EDGE OF WETLANDS
DEFINED CHANNEL
EX. WELL
12" CULVERT
EDGE OF CHANNEL/ STANDING WATER EL.=5.3±
DECK
PAVILLION
CREATE CHANNEL
PROPOSED WETLAND REPLICATION AREA (1,160± s.f.)
R=360.00'
L=65.08'
EXISTING POST & RAIL FENCE (TO BE RELOCATED)
PROPOSED RELOCATED POST & RAIL FENCE
"ENTER ONLY" DRIVEWAY
PROPOSED SILT FENCE (TYP.)
4" PVC INV.=7.5 WITH 2'x10' RIP SPLASH PAD
33.56'
N 74°49'46" W
49.56'
N 81°10'51" W
GRAVEL
DRIVEWAY
52.53'
N 85°25'48" W
65.29'
S 88°12'49" W
12" CULVERT
STONE HEADWALL
25' BUFFER TO BVW
CULVERT
EXISTING 12" CULVERT TO BE REMOVED FROM HEADWALL & ADD RIP-RAP CHANNEL
EXISTING HEADWALL TO BE EXPOSED
Prepared By:
BRACKETT ENGINEERING

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP:
SE48-3279
MassDEP File #

eDEP Transaction #

Nantucket
City/Town

A. General Information

1. From: Nantucket
Conservation Commission

2. This issuance is for (check one): a. ☒ Order of Conditions b. ☐ Amended Order of Conditions

3. To: Applicant:

Kathy
a. First Name

Kelm
b. Last Name

Nantucket Island School of Design and the Arts, Inc (NISDA)
c. Organization

P.O Box 1848
d. Mailing Address

Nantucket
e. City/Town

MA
f. State

02554
g. Zip Code

4. Property Owner (if different from applicant):

Same as Applicant
a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

5. Project Location:

23 & 25 Wauwinet Road
a. Street Address

Nantucket
b. City/Town

20
c. Assessors Map/Plat Number

36 & 80
d. Parcel/Lot Number

Latitude and Longitude, if known: 41° 18'22.45" N
d. Latitude

70° 0'28.69" W
e. Longitude

A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):

Nantucket	10132 & 18379
a. County	b. Certificate Number (if registered land)
c. Book	d. Page

7. Dates:

1/30/2020	2/19/2020	03/05/2020
a. Date Notice of Intent Filed	b. Date Public Hearing Closed	c. Date of Issuance

8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):

Proposed Site Plan
a. Plan Title

Bracken Engineering, Inc	Donald F. Bracken. JR P.E
b. Prepared By	c. Signed and Stamped by
1/27/2020	1" = 30'
d. Final Revision Date	e. Scale
f. Additional Plan or Document Title	g. Date

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:

a. ☒ Public Water Supply
b. ☒ Land Containing Shellfish
c. ☒ Prevention of Pollution
d. ☒ Private Water Supply
e. ☒ Fisheries
f. ☒ Protection of Wildlife Habitat
g. ☒ Groundwater Supply
h. ☒ Storm Damage Prevention
i. ☒ Flood Control
j. ☒ Wetland Scenic Views (bylaw)
k. ☒ Recreation (Bylaw)

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

a. ☒ the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.

B. Findings (cont.)

Denied because:

b. ☐ the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**

c. ☐ the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**

3. ☐ Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) _____ a. linear feet

Inland Resource Area Impacts: Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. ☒ Bank	40+/- temp/clean up a. linear feet	b. linear feet	40+/- new created channel c. linear feet	d. linear feet
5. ☒ Bordering Vegetated Wetland	580+/- a. square feet	b. square	1,160+/- c. square feet	d. square feet
6. ☒ Land Under Waterbodies and Waterways	20+/- temp/clean up e. c/y dredged	b. square f. c/y	20+/- new created channel	d. square feet
7. ☐ Bordering Land Subject to Flooding	a. square feet	b. square	c. square feet	d. square feet
Cubic Feet Flood Storage	e. cubic feet	f. cubic feet	g. cubic feet	h. cubic feet
8. ☐ Isolated Land Subject to Flooding	a. square feet	b. square		
Cubic Feet Flood Storage	c. cubic feet	d. cubic feet	e. cubic feet	f. cubic feet
9. ☐ Riverfront Area	a. total sq. feet	b. total sq.		
Sq ft within 100 ft	c. square feet	d. square	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square	i. square feet	j. square feet

B. Findings (cont.)

Coastal Resource Area Impacts: Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. ☐ Land Under the Ocean	a. square feet	b. square		
	c. c/y dredged	d. c/y		
12. ☐ Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. ☐ Coastal Beaches	a. square feet	b. square	cu yd c. nourishment	cu yd
14. ☐ Coastal Dunes	a. square feet	b. square	0 cu yd c. nourishment	cu yd
15. ☒ Coastal Banks	75+/- Restoration a. linear feet	b. linear feet		
16. ☐ Rocky Intertidal Shores	a. square feet	b. square		
17. ☐ Salt Marshes	a. square feet	b. square	c. square feet	d. square feet
18. ☐ Land Under Salt Ponds	a. square feet	b. square		
	c. c/y dredged	d. c/y		
19. ☐ Land Containing Shellfish	a. square feet	b. square	c. square feet	d. square feet
20. ☐ Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	a. c/y dredged	b. c/y		
21. ☒ Land Subject to Coastal Storm Flowage	2,200+/- a. square feet	b. square		

B. Findings (cont.)

22. ☐ Restoration/Enhancement *:

a. square feet of BVW | b. square feet of salt marsh

23. ☐ Stream Crossing(s):

a. number of new stream crossings | b. number of replacement stream crossings

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
   a. the work is a maintenance dredging project as provided for in the Act; or
   b. the time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order.
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on **3/05/2023** unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.
8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.

C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.

10. A sign shall be displayed at the site not less then two square feet or more than three square feet in size bearing the words,

    "Massachusetts Department of Environmental Protection" [or, "MassDEP"]

    "File Number SE48-3279 "

11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.

12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.

13. The work shall conform to the plans and special conditions referenced in this order.

14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.

15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.

17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.

C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.

NOTICE OF STORMWATER CONTROL AND MAINTENANCE REQUIREMENTS

19. **The work associated with this Order (the "Project") is** (1) ☐ **is not** (2) ☒ **subject to the Massachusetts Stormwater Standards. If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:**

a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.

b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:
i. all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
ii. as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
iii. any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;
iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;
v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement) for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following: *i.*) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and *ii.*) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.

d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.

e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.

C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

g) The responsible party shall:

1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.

h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.

i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.

j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.

k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.

l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):

D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? ☒ Yes ☐ No

2. The Nantucket Conservation Commission hereby finds (check one that applies):

   a. ☐ that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

   1. Municipal Ordinance or Bylaw — 2. Citation

   Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

   b. ☐ that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

   1. Municipal Ordinance or Bylaw — 2. Citation

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.
   The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):
   Please view additional findings and conditions page(s)

B1. Additional Conditions

The Town of Nantucket Conservation Commission has found it necessary to include these additional conditions as a standard part of every Order. If the condition applies, then the corresponding box will be checked:

☒ 1. Pursuant to General Condition Number 8, this Order of Conditions must be registered with the Registry of Deeds for Nantucket, and proof of recording shall be submitted to the Commission prior to the commencement of any work approved in this Order.

☒ 2. No work approved under this Order shall take place until all administrative appeal periods from the Order have elapsed, or, if an appeal has been filed, until all proceedings have been completed.

☒ 3. The landowner, applicant, and/or the contractor will notify the Commission in writing five days prior to the start of work. The letter shall state the name, address, and telephone number of the project supervisor who will be responsible for insuring onsite compliance with this Order. (All erosion/sedimentation control devices shall be installed BEFORE the start of work.)

☒ 4. Prior to any activity at the site, a snow fence, siltation fence or a line of straw bales shall be staked as shown on the plan of record. After the fence or straw bales are installed, notice shall be given to the Nantucket Conservation Commission. **No work shall begin on the site for 72 hours after said notice is given; so as to allow Commission members time to inspect all siltation devices.** The snow fence, siltation fence, or straw bale line erected to prevent siltation, erosion, filling of the wetland, and trap windblown debris during construction, will also serve as a limit of the activity for work crews. It shall remain in good repair during all phases of construction, and it shall not be removed until all soils are stabilized and revegetated or until permission to remove it is given by the Commission.

☒ 5. An as-built plan, signed and stamped by a registered professional engineer or land surveyor in the Commonwealth of Massachusetts, and having the same scale as the final approved plans, shall be submitted to the Commission at the same time as a written request for a Certificate of Compliance, and shall specify how, if at all, the completed plan differs from the final approved plan. The as-built plan shall include, but not be limited to, the following: any/culvert inverts for inflow and outfalls; pipe slope, size, and composition; location of any other drainage structures and their composition; limits of fill or alteration; location of all structures and pavement within 100 feet of the wetland; the edge of the wetland; the grade contours within 100 feet of the wetland.

☒ 6. Members, employees, and agents of the Commission shall have the right to enter and inspect the premises to evaluate compliance with the conditions and performance standards stated in this Order, the Massachusetts Wetlands Protection Act, and pertinent Massachusetts regulations (310CMR10:00 through 10:99). The Commission may require the submittal of any data deemed necessary by the Commission for that evaluation.

☒ 7. The applicant, owners, successors, or assignees shall be responsible for maintaining any on-site drainage structures and outfalls, assuring the lasting integrity of vegetative cover on the site, and monitoring of site activities so as to prevent erosion, siltation, sedimentation, chemical contamination, or other detrimental impact to any on-site or off-site resource area. It shall be the responsibility of the property owner of record to ensure compliance with the maintenance conditions required by this Order.

B1. Additional Conditions (cont.)

☒ 8. This document shall be included in all construction contracts and subcontracts dealing with the work proposed and shall supersede other contract requirements.

☒ 9. A complete copy of this permit, including its drawings, Special Conditions, and any Amendments shall be available at the work site whenever work is being performed. The permittee shall provide a copy of this permit to all contractors, subcontractors, and other personnel performing work relating to this project in order to assure full knowledge and compliance with the permit's terms and conditions.

☒ 10. Natural vegetation between the wetland edge and upland edge of the Undisturbed Buffer shall be left intact. Within 48 hours of project completion, weather permitting, all disturbed areas shall be replanted as previously approved by the Commission. There shall be at least a 25-foot undisturbed buffer on the upland side of the wetland boundary, unless otherwise specified by this Order. This shall be an ongoing Condition that shall survive the expiration of this permit and shall be so noted on the Certificate of Compliance.

☒ 11. To minimize adverse effects on wildlife and water resources, the use of any pesticide or fertilizer requires explicit permission to be granted by the Commission. This shall be an ongoing Condition that shall survive the expiration of this permit, and shall be so noted on the Certificate of Compliance.

☒ 12. In all cases, no part of any structure, including decks, stairs, cantilevers, etc., may be closer than 50 feet from the approved wetland boundary unless otherwise specified in this Order. This shall be an ongoing Condition that shall survive the expiration of this permit and shall be so noted on the Certificate of Compliance.

☒ 13. Any refuse material found on the site shall be disposed of at an approved landfill and in no case may these materials be buried or disposed of in or near a wetland.

☒ 14. This Order of Conditions shall apply to any successor in interest or successor in control of the property.

☒ 15. No underground petroleum product storage tanks are allowed within 100 feet of any wetland or within any velocity (V) flood zone as indicated on the most recent FEMA floodplain maps.

☒ 16. No work under this Order of Conditions may proceed until the applicant has filed all necessary permits and applications with:
Board of Health, ZBA, HDC, Building Inspector, Army Corps of Engineers, DEP, Waterways, MNH, etc.

☒ 17. All construction and alterations must comply with the above referenced plans and the Conditions of this Order. Any changes intended to be made in the plans or in the work shall require the applicant to file a new Notice of Intent, or to inquire of the Commission in writing whether the change is substantial enough to require a new filing. No change in plan or work under this filing is permissible without a new Notice of Intent, or permission from the Commission.

FINDINGS and ADDITIONAL CONDITIONS
Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40)
Town of Nantucket Wetlands Bylaw (Chapter 136)

Address:	23 & 25 Wauwinet Road
Assessor's Map and Parcel:	20-36 & 80
Property Owner:	Nantucket Island School of Design and the Arts, Inc.
Applicant:	Nantucket Island School of Design and the Arts, Inc.
DEP File Number:	SE48-3279
Filing Date:	January 30, 2020
Date Hearing Closed:	February 19, 2020
Date Orders Issued:	March 5, 2020
Plan of Record Information:	Proposed Site Plan, dated January 27, 2020 and stamped by Donald F. Bracken, Jr. P.E.

Permit Overview:
This order permits the relocation of an existing driveway, installation of a foundation drain, drainage swales, creation of vegetated wetland, vegetation management and associated grading, landscaping and utilities within Bordering Vegetated Wetland, Bank, Land Subject to Coastal Storm Flowage and their associated buffer zones. Waivers are required for this project.

Additional Findings:

1. The area falls outside mapped habitat areas and does not require NHESP review.

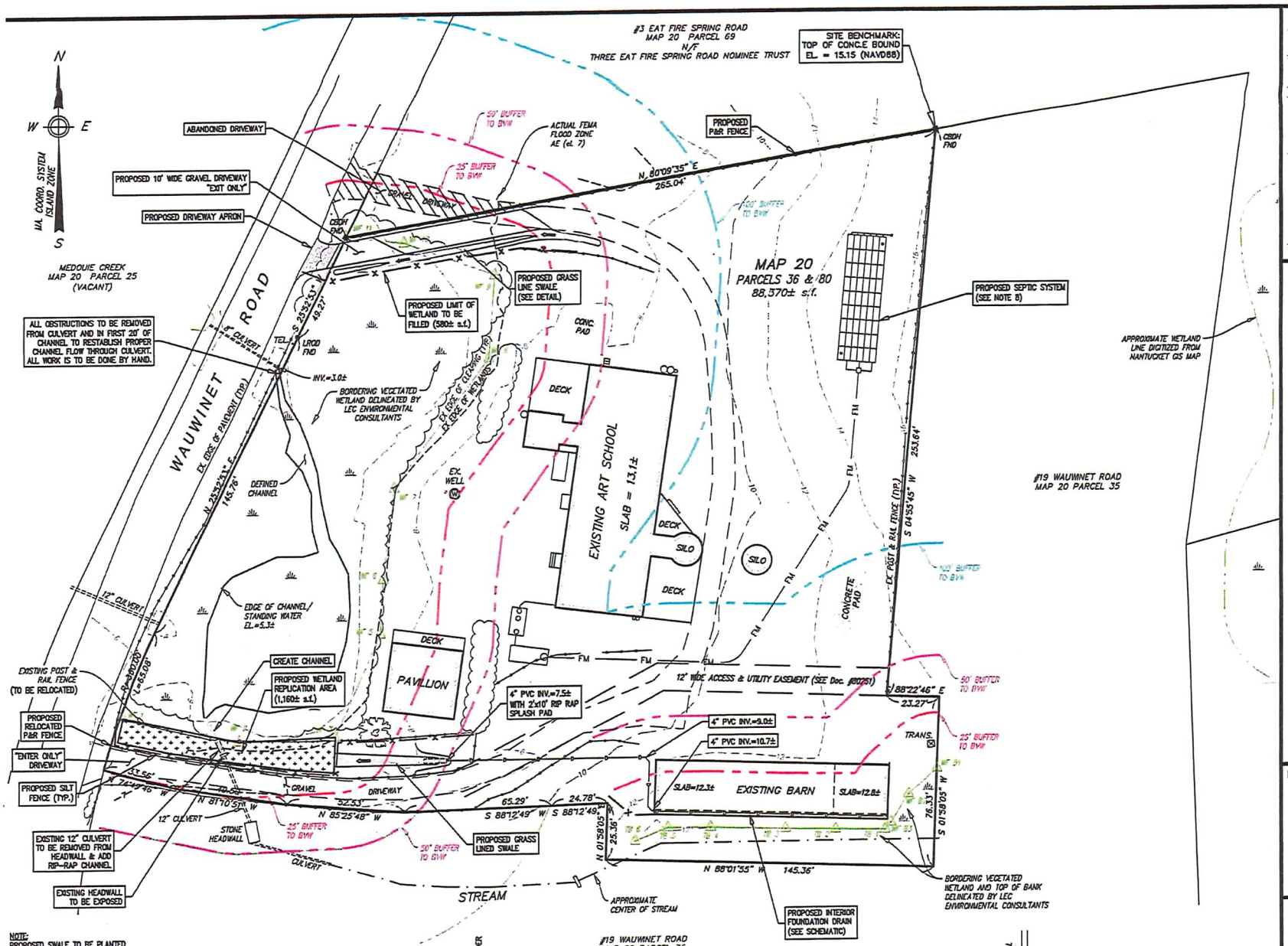
In addition to the General Conditions contained elsewhere in this document, the Commission includes the following Special Conditions pursuant to MGLCh131s40 and the Town of Nantucket Wetlands Protection Bylaw, Chapter 136:

18. All work shall be performed in accordance with the Site and Work Description contained within the Notice of Intent and plan notes set out on the plan of record, provided project narratives, waiver requests and protocols.
19. All soils used within the buffer zones to any resource area or within any resource area must be pre-screened for invasive species.
20. No fertilizers or permanent irrigation are permitted by this Order.
21. All invasive plant materials must be disposed of through the digester at the Nantucket Landfill.
22. Monitoring reports for all disturbed wetland area, buffer zones and the replication area shall be filed with the Commission at the beginning and end of each growing season until a Certificate of Compliance is issued.
23. Any invasive plants found within the replication area, resource areas, or buffer zones shall immediately be removed and properly disposed in the digester at the Nantucket Landfill.
24. Prior to the start of construction on the replication/mitigation area the final plans and protocols shall be reviewed on-site with the contractor, Commission staff, design engineer or representative and the property owner.
25. Commission staff shall be scheduled to inspect the mitigation areas prior to any plantings to review condition of the soils.

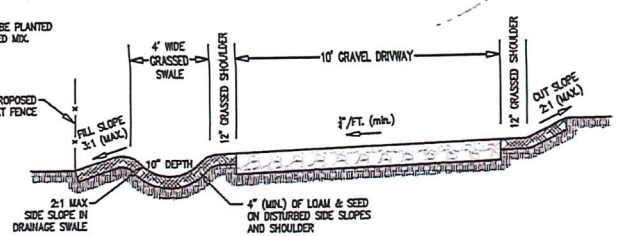
26. The applicant shall schedule an onsite meeting with the Department of Public Works and Commission staff to review the culvert work and maintenance.
27. The autumn olive(s) in the area of the culvert shall be removed.

WAIVERS UNDER THE NANTUCKET WETLANDS BYLAW/REGULATIONS

Waivers are required to Section 3.02(B)(1) of the Nantucket Wetlands Protection Regulations, that all projects shall maintain an undisturbed 25 foot buffer zone and all structures that are not water dependent shall be at least 50 feet from a vegetated wetland. The Commission finds that given the existing site conditions, the project as proposed includes wetland replication and other resource area work/enhancements sufficient to compensate for the loss of wetland/buffer zone area. The work as proposed will not have an adverse impact to the resource area and that there are no alternatives that allow the project to proceed. In addition the improved drainage systems and vegetation management shall serve to have a long term net benefit to the resource area. Therefore the Commission grants a waiver under Section 1.03(F)(3)(a&c) of the Nantucket Wetland Protection Regulations.



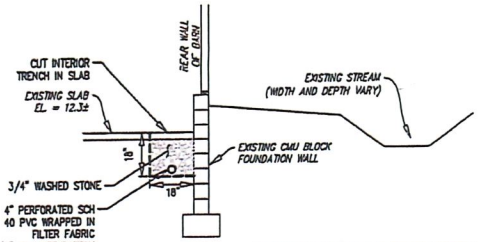
NOTE:
PROPOSED SWALE TO BE PLANTED WITH HERBACEOUS SEED MIX.



GRAVEL DRIVEWAY AND GRASS CHANNEL/BIOFILTER SWALE CROSS-SECTION
NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN JR.
CIVIL
No. 27071

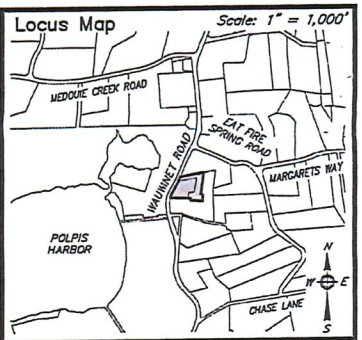
1-27-20



INTERIOR FOUNDATION DRAIN SCHEMATIC
NOT TO SCALE

Locus Map

Scale: 1" = 1,000'



Notes

1. LOCUS: #23 & #25 WAUWINET ROAD
   MAP 20 PARCEL 36 & 80
2. OWNER: NANTUCKET ISLAND SCHOOL OF DESIGN AND THE ARTS, INC.
   23 WAUWINET ROAD
   NANTUCKET, MA 02554
3. DEED REF: CERT. #10132 & #18379
4. PLAN REF: L.C. PLAN #6283-13 (LOT 105)
   L.C. PLAN #6283-12 (LOT 103)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 7) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0092-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. REFER TO SITE PLAN PREPARED BY CHARON ASSOCIATES, INC., DATED APRIL 20, 2000 AND ON FILE WITH THE BOARD OF HEALTH.
8. SEE APPROVED RDA, DATED APRIL 10, 2019 FOR WORK ASSOCIATED WITH THE SEPTIC SYSTEM.
9. SEE NOTICE OF INTENT APPLICATION FOR A DETAILED DESCRIPTION OF THE WETLAND REPLICATION AREA CONSTRUCTION.

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

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

PROPOSED SITE PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

NANTUCKET ISLAND SCHOOL OF DESIGN AND THE ARTS, INC.

#23 & #25 WAUWINET ROAD
MAP 20 PARCELS 36 & 80

No.	Date	Revision Description	By
-	-	-	-

Date:	Drawn:	Checked:	Sheet:
JANUARY 27, 2020	RMM/BB	DFB/AMG	1 of 1

E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

03/05/2020
1. Date of Issuance

Please indicate the number of members who will sign this form.
This Order must be signed by a majority of the Conservation Commission.

5
2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signatures:

Ashley Erisman (C)

Ian Golding (VC)

David La Fleur

Joseph Topham

Seth Engelbourg

Maureen Philips

Mark Beale

☒ by hand delivery on

3/05/2020
Date

☐ by certified mail, return receipt requested, on

Date

F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request of Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.

G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

_____
Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

_____
Conservation Commission

Please be advised that the Order of Conditions for the Project at:

_____ _____
Project Location MassDEP File Number

Has been recorded at the Registry of Deeds of:

_____ _____ _____
County Book Page

for: _____
Property Owner

and has been noted in the chain of title of the affected property in:

_____ _____
Book Page

In accordance with the Order of Conditions issued on:

_____
Date

If recorded land, the instrument number identifying this transaction is:

_____
Instrument Number

If registered land, the document number identifying this transaction is:

_____
Document Number

_____
Signature of Applicant

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: 4/27/20 Fee Paid: $ 50 11824

Must be acted on by: 7/3/20

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 201

Street & Number of Proposed Work: 41 POCOMO ROAD

Owner of record: ALLEN COHEN

Mailing Address: 41 POCOMO ROAD
NANTUCKET, MA 02554

Contact Phone #: 201.342.4890 E-mail: acohen@ccipproducts.com

AGENT INFORMATION (if applicable)

Name: BARRY DONOVAN GC INC.

Mailing Address: PO BOX 1346
NANTUCKET, MA 02554

Contact Phone #: 508.221.0537 E-mail: ~~[illegible]~~
→ barrybuilt@gmail.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 REPAIR ASPHALT ROOF / CHANGE TO ARCHITECTURAL ASPHALT FOR DURABILITY

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 Certainteed

☐ 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 _____

Landscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Siding _____ Clapboard (if applicable) _____ Roof ~~No color change~~ SAME / ~~SILVER BIRCH / BIRCH / ARCHITECT~~ Cobblestone gray

Trim _____ Sash _____ Doors COLOR ASPHALT

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 11/1/19 Signature of owner of record _____ Signed under penalties of perjury

ROOF CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist must be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

***Refer to the HDC Policies and Procedures for Applicants for further information:**

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-in-Mind-1992-PDF

✓	Completed application- Roof Shingle Color, Type and Manufacturer MUST be indicated.
✓	Copy of approvable HDC roof shingle colors guide. Exact name MUST BE indicated on application (please do not write in Gray, Black, etc.) https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF
—	* Please note: If roof shingle color is not on list, a sample is required to bring to the meeting.
✓	Application fee: $50.00
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	COLORED Pictures: 4 sets, including the entire context of the house-
✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents must be emailed to hdcsubmissions@nantucket-ma.gov
✓	Signed Affidavit: See reverse side

ROOF CHECKLIST

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 4/28/20

Nantucket Historic District Commission - Approvable Roof Shingle Colors

The following roof shingle types & colors are approvable by the Nantucket Historic District Commission (HDC), as noted.

Approval is subject to the following:

1. Submission of a complete application shall include shingle manufacturer and manufacturer's color reference. In the instance of an existing roof, application shall also include images sufficient to illustrate existing roof materials in the context of the respective structure(s) and of the surrounding environment. If application is for installation of a non-listed manufacturer color, applicant shall provide a minimum 3' x 3' sample of the proposed shingles.

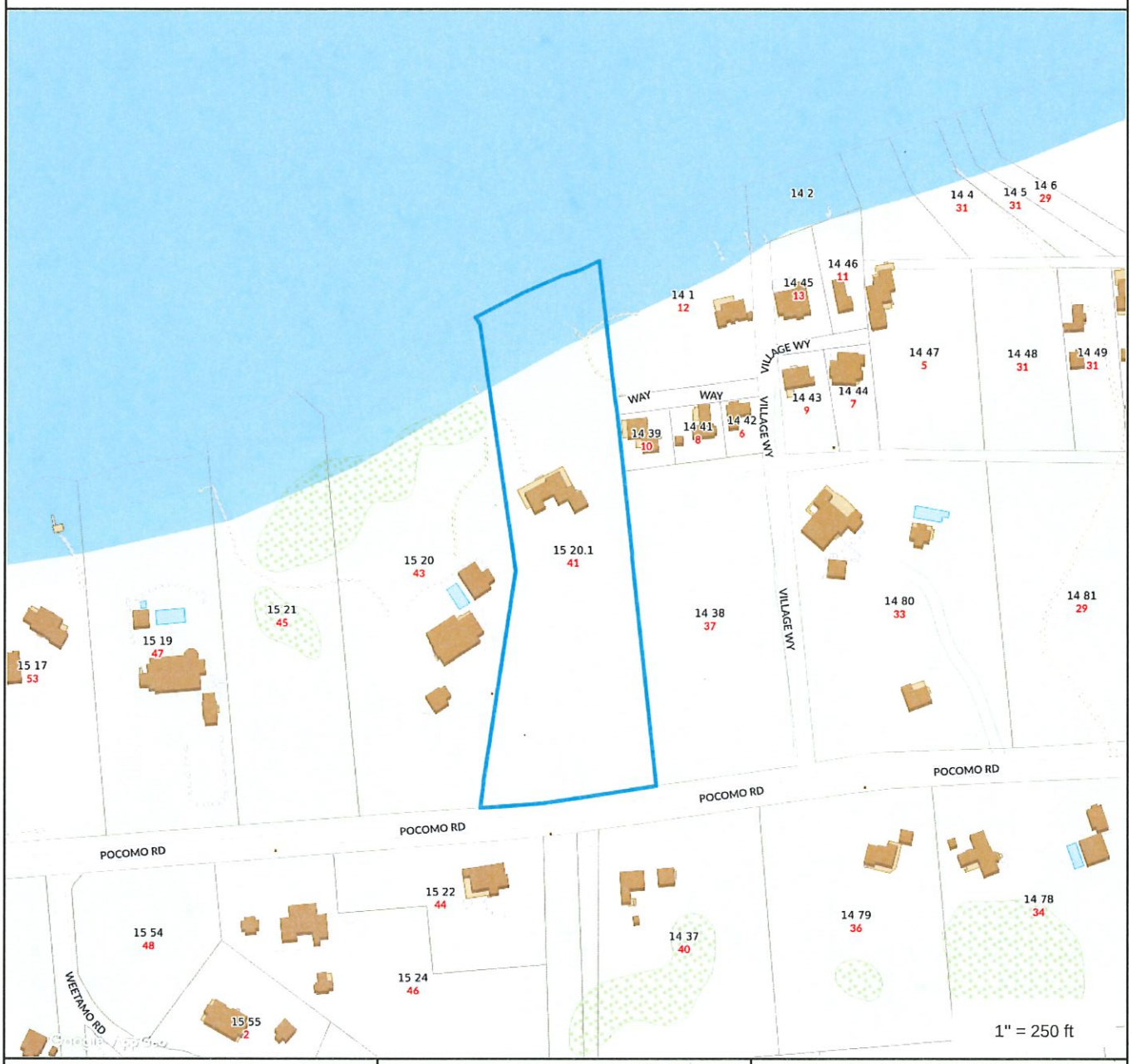
2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

--- For additional information or instruction, contact Planning and Land Use Service at 508-325-7587 ---

ROOF SHINGLES	***APPROVABLE***	***APPROVABLE***
Style (Architectural or 3-tab), Manufacturer & Color	***Old Historic Districts (OHD & SOHD)***	***All other areas***
Architectural Shingles		
CertainTeed 'Landmark':		
1. Cobblestone Gray	Not Approvable	*Approvable*
2. Charcoal Black	*Approvable*	*Approvable*
3. Driftwood	Not Approvable	*Approvable*
4. Colonial Slate	*Approvable*	*Approvable*
5. Georgetown Gray	Not Approvable	*Approvable*
6. Granite Gray	Not Approvable	*Approvable*
7. Morie Black	*Approvable*	*Approvable*
8. Pewter Wood	Not Approvable	*Approvable*
9. Weathered Wood	*Approvable*	*Approvable*
IKO 'Cambridge':		
1. Charcoal Gray	*Approvable*	*Approvable*
2. Driftwood	Not Approvable	*Approvable*
3. Dual Black	*Approvable*	*Approvable*
4. Harvard Slate	Not Approvable	*Approvable*
5. Weatherwood	Not Approvable	*Approvable*
3-tab Shingles		
BP 'Yukon SB':		
1. Brown Stone	Not Approvable	*Approvable*
2. Cobalt Black	*Approvable*	*Approvable*
3. Driftwood	Not Approvable	*Approvable*
4. Fossil Wood	Not Approvable	*Approvable*
5. Silver Grey	Not Approvable	*Approvable*
Certainteed 'XT25':		
1. Black Pepper	*Approvable*	*Approvable*
2. Gray Frost	*Approvable*	*Approvable*
3. Moire Black	*Approvable*	*Approvable*
4. Nickel Gray	*Approvable*	*Approvable*
5. Weathered Wood	Not Approvable	*Approvable*
IKO - 'Marathon/Marathon AR':		
1. Driftwood	Not Approvable	*Approvable*
2. Dual Black	*Approvable*	*Approvable*

--- Manufacturers listed are to provide a reference for all parties based on shingle type & colors then available on Nantucket. The Nantucket Historic District Commission does not endorse any manufacturer. ---

UPDATED 1-28-2020 BY HDC VOTE



Property Information

Property ID	15 20.1
Location	41 POCOMO RD
Owner	BALFE JUDITH M ETAL TRS

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 254

Street & Number of Proposed Work: 81 VESTAL ST

Owner of record: NANTUCKET G&S RT.

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCUTONE.COM

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE+

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCUTONE.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. 2019-10-0062 & 72635
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20 Sq. Footage 1st floor: 320 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 20 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 WALL MADE 2' WIDER; ROOF CHANGED TO GABLE FROM SHED
2. South Elevation - WINDOW ADDED
3. West Elevation - RETAINING WALL ELIMINATED
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 10 /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 AWNING
☐ 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

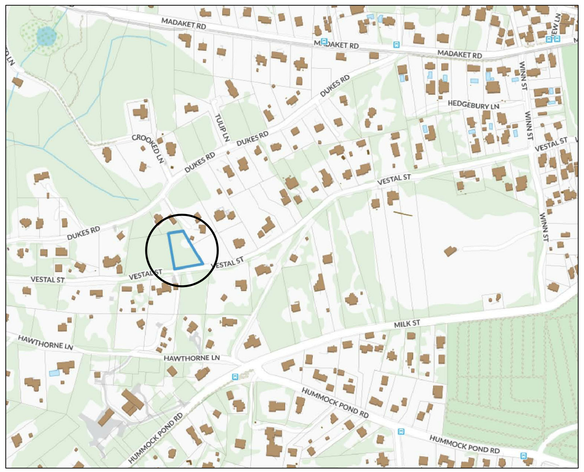
Sidewall NAT. Clapboard (if applicable) — Roof GRAY
Trim GRAY Sash BLACK Doors BLACK
Deck — Foundation NAT. Fence — Shutters —

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

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

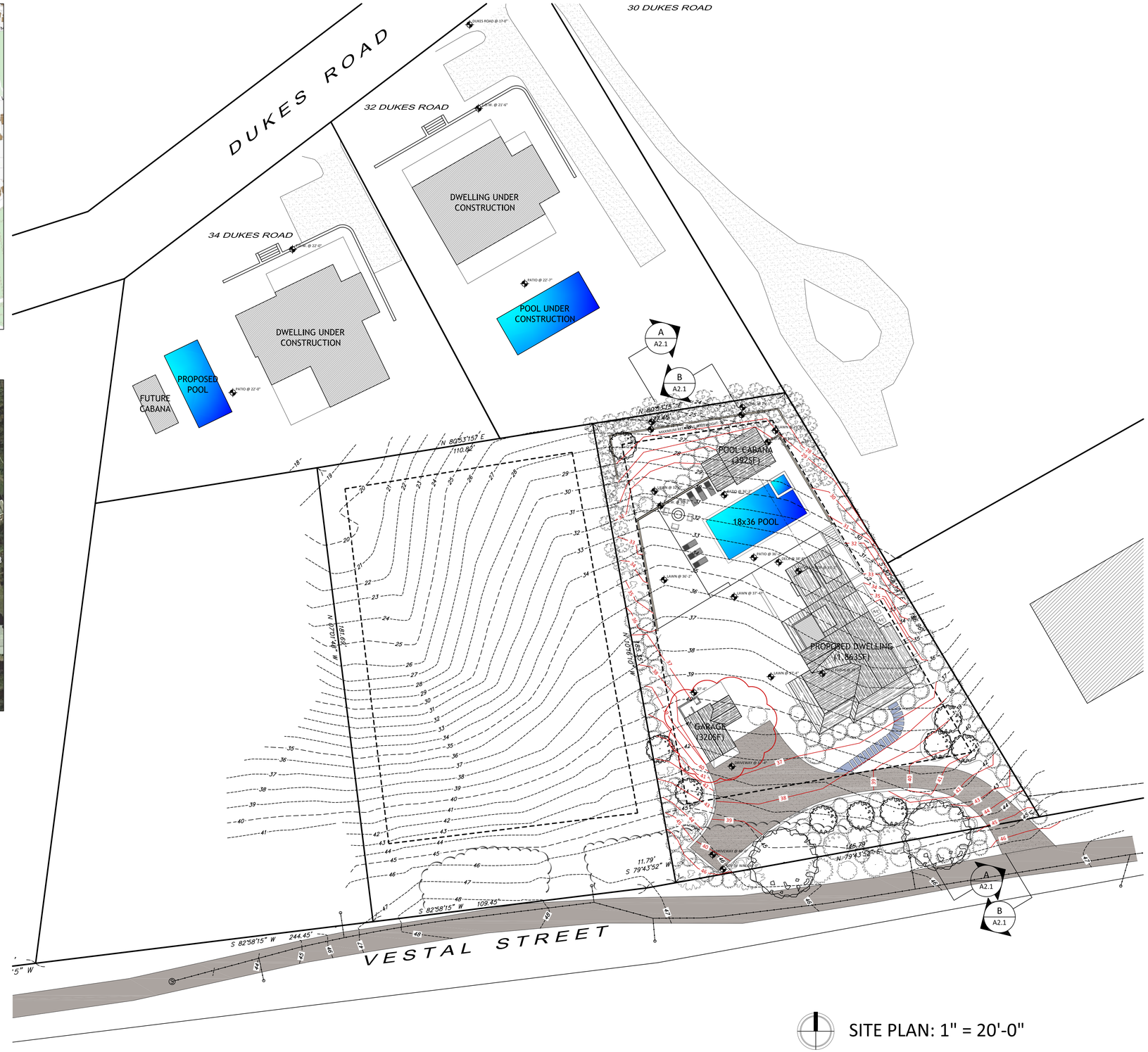
Date 4/30/20 Signature of owner of record [signature] G&S R.T. Signed under penalties of perjury

81 VESTAL STREET



LOCUS PLAN: NTS

AERIAL VIEW: NTS



SITE PLAN: 1" = 20'-0"

MARK CUTONE ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

CONTRACTOR

CROSSRIP
P.O. BOX 3051
NANTUCKET, MA 02584
508.228.1007

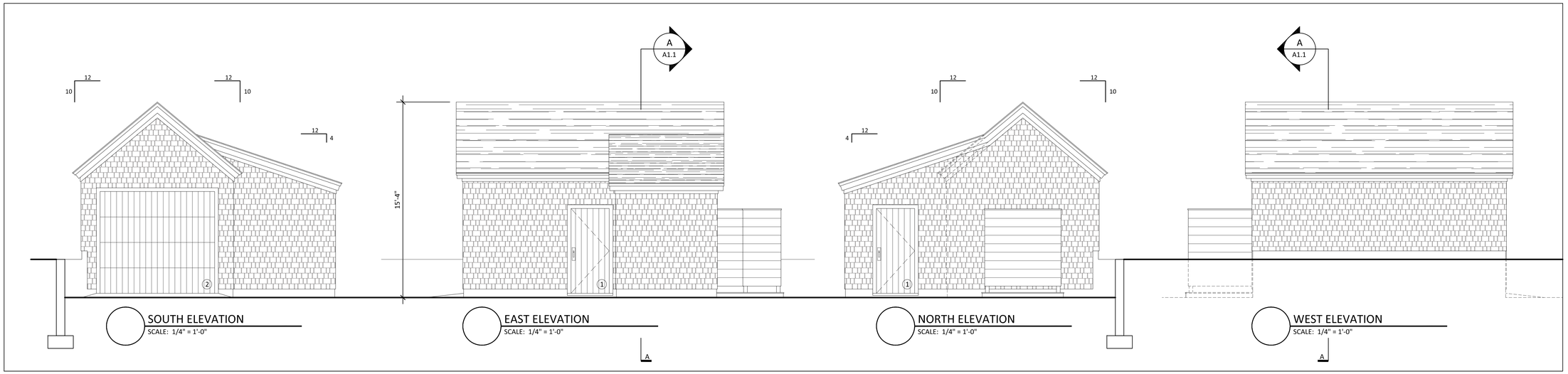
GARAGE
HDC REVISION

81 VESTAL
81 VESTAL STREET
NANTUCKET, MA 02554
MAP: 56 PARCEL: 254

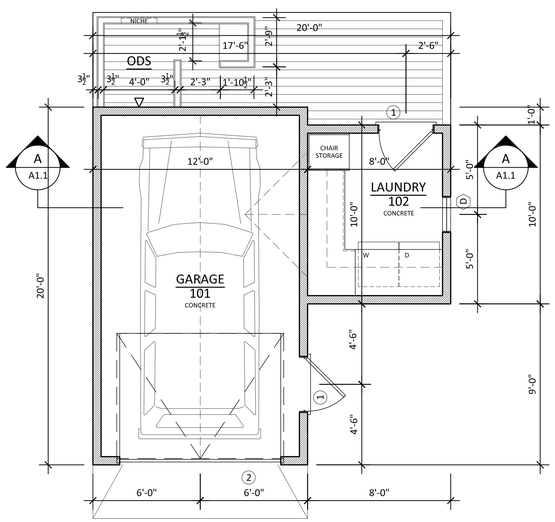
COVER SHEET

C1.2

30 APRIL 2020



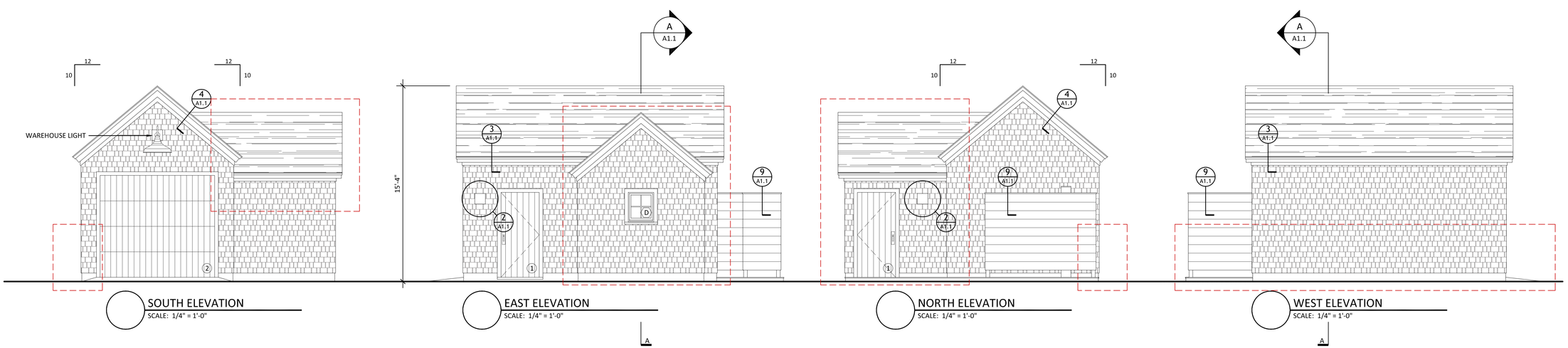
PREVIOUS APPROVAL



WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	
D	1	ANDERSEN AAN2024	R.O.: 2'-0" x 2'-4"	4 LIGHT AWNING WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	2	CUSTOM 3'-0" x 6'-8" DOOR	R.O.: 3'-3" x 6'-11"	6" BOARD DOOR w/ 3/8" CHANNEL GROOVE
2	1	CUSTOM OVERHEAD DOOR	R.O.: 9'-6" x 8'-6"	PAINTED RED CEDAR VENEER

*WINDOW SASH TO BE BLACK
*DOOR SLABS TO BE PAINTED BLACK
*HARDWARE: _____
*HARDWARE: _____

CURRENT PROPOSAL



MARK CUTONE ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
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FALMOUTH, MA 02541
508.457.6794

CONTRACTOR

CROSSRIP
P.O. BOX 3051
NANTUCKET, MA 02584
508.228.1007

GARAGE
HDC REVISION

81 VESTAL

81 VESTAL STREET
NANTUCKET, MA 02554
MAP: 56 PARCEL: 254

PLAN & ELEVATIONS

A1.1

30 APRIL 2020

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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°: 59.4 PARCEL N°. 213

Street & Number of Proposed Work: 250 MADAKET RD

Owner of record: SEVENTH GEN. N.T. c/o JOHNSON

Mailing Address: 250 MADAKET RD
NANTUCKET, MA 02554

Contact Phone #: 325.2792 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8.1388 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: 20' Sq. Footage 1st floor: 940 ft Decks/Patio: Size: 104 ☒ 1st floor ☐ 2nd floor

424 x .20 → $84.80

Width: 4.5' Sq. footage 2nd floor: 330 ft Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference ~~between~~ existing grade and proposed finish grade: North NO Δ'S South _____ East _____ West _____

Height of ridge above final finish grade: North 19'-6 1/2" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

REVISIONS* (describe)

1. East Elevation REMOVE EXIST ROOF/NEW ROOF & DORMERS; 4.5' ADDITION
2. South Elevation " " "

Historic Name:

Original Date: (describe)

Original Builder:

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

1. East Elevation [illegible]
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 EXISTING

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

Roof Pitch: Main Mass 12 /12 _____ Secondary Mass _____ /12 _____ Dormer 5 /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 1x6 Soffit (Overhang) Ø Corner boards 1x4 Frieze Ø
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear 9LT Side 15 LT SLIDER
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 CHARCOAL GREY
Trim WHITE Sash WHITE Doors WHITE
Deck MAHOG NTW Foundation Ø 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. [illegible] 7th GEN N.T.

SHED ADDITION - JOHNSON
250A MADAKET ROAD
SCALE: 1" = 50'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

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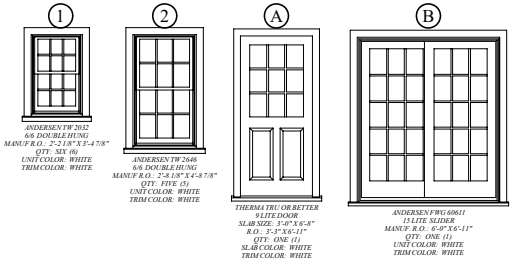

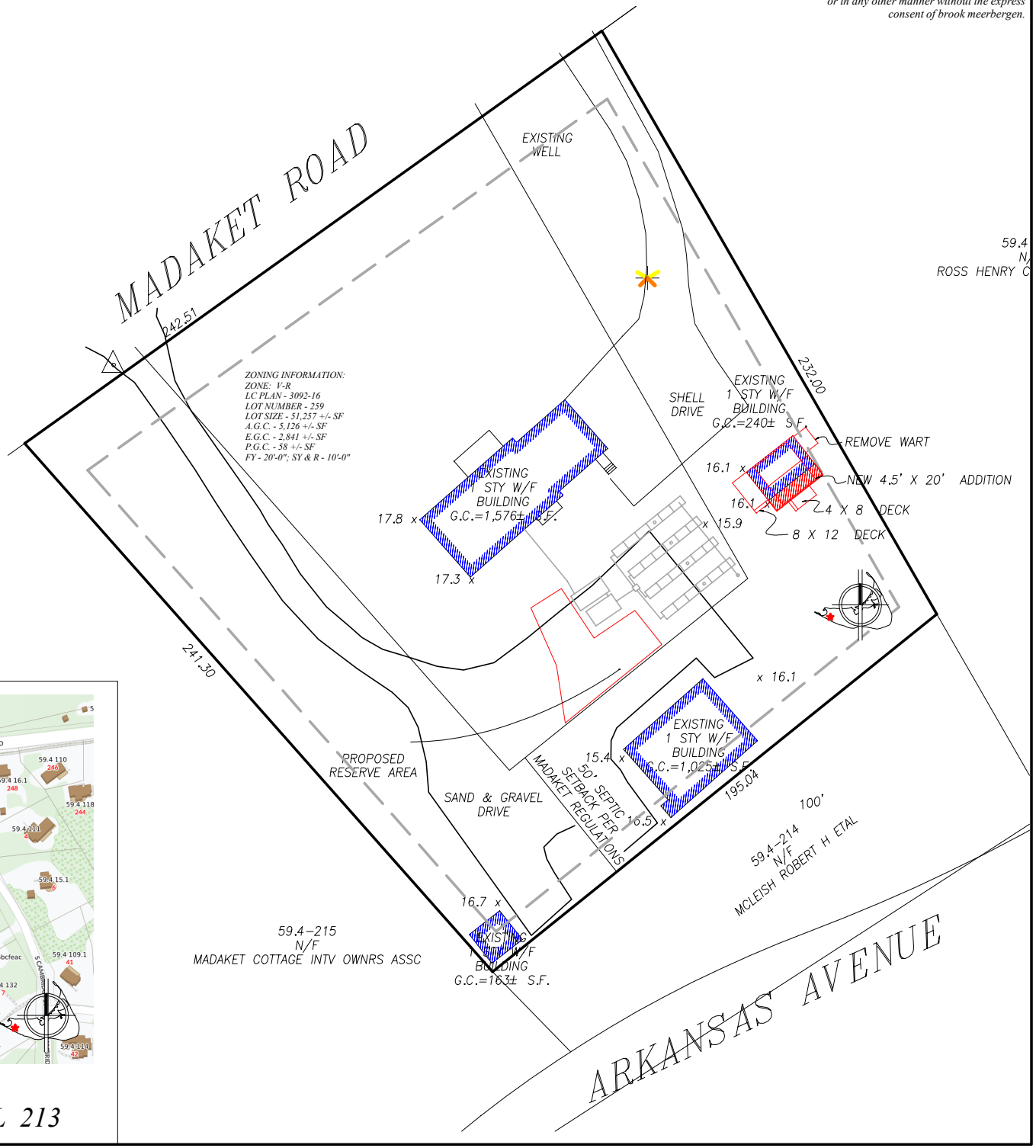

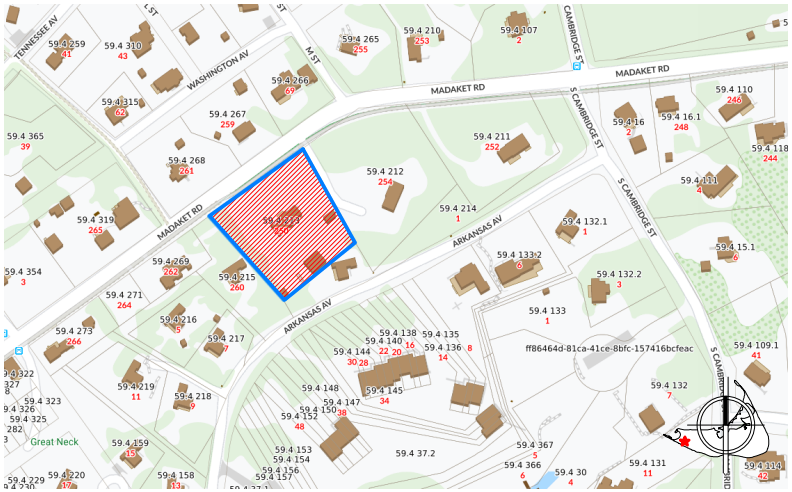

LOCUS MAP - NOT TO SCALE
250 MADAKET ROAD - MAP 59.4; PCL 213

SHED ADDITION - JOHNSON
250A MADAKET ROAD
SCALE: 1/8" = 1'-0"

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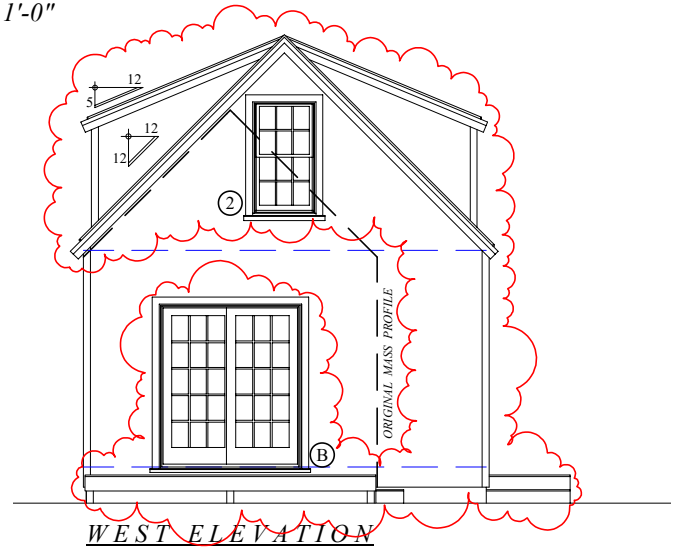
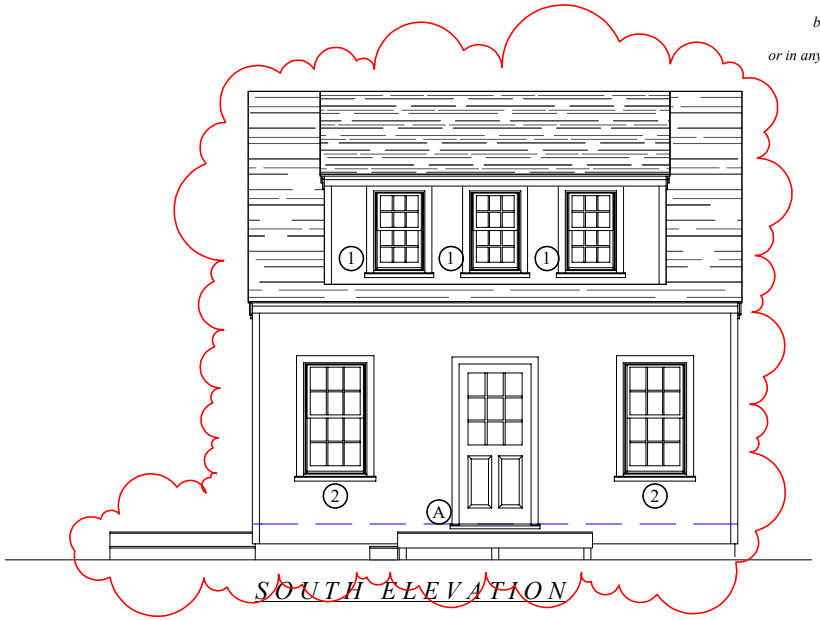
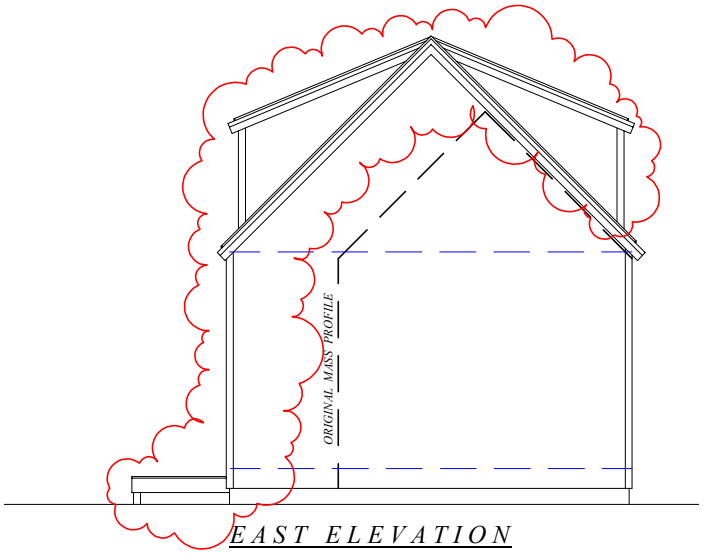


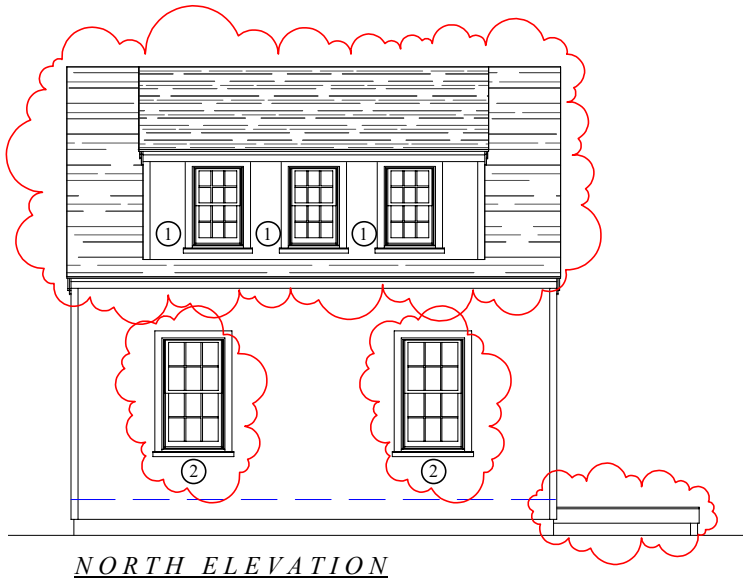
WEST ELEVATION
facing parking area



SOUTH ELEVATION



EAST ELEVATION
facing neighbor's driveway



NORTH ELEVATION
facing madaket road

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

SHED ADDITION - JOHNSON
250A MADAKET ROAD
SCALE: 1/8" = 1'-0"

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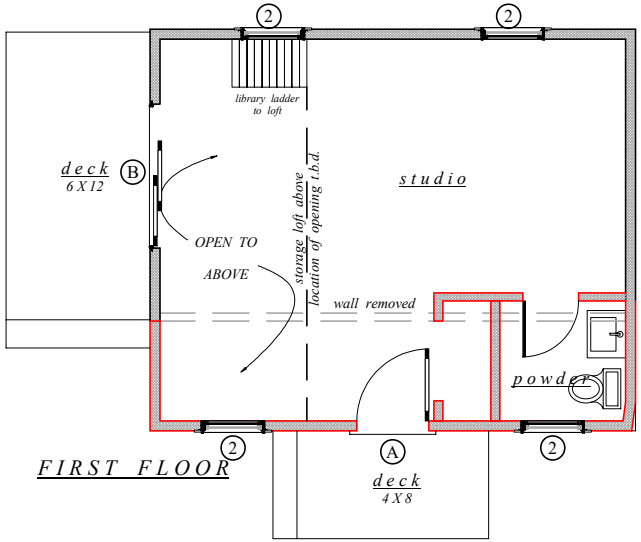
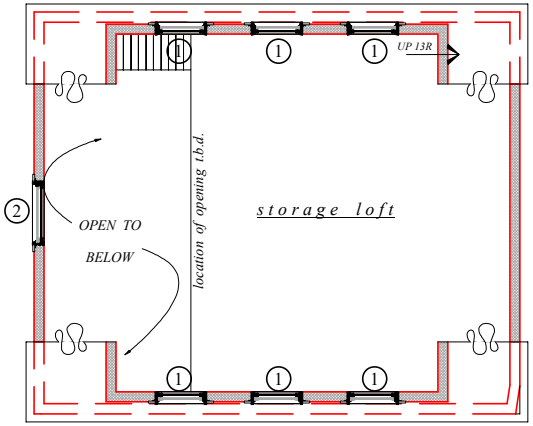
consent of brook meerbergen.



FIRST FLOOR



SECOND FLOOR

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

SHED AS BUILT ELEVATIONS - JOHNSON
250A MADAKET ROAD
SCALE: 1/8" = 1'-0"

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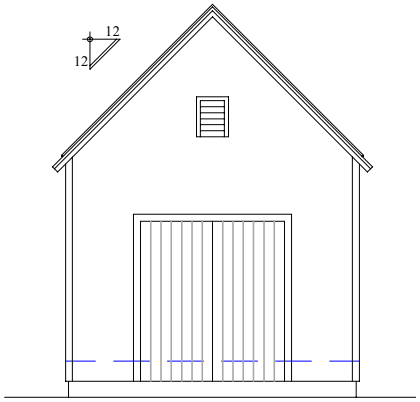
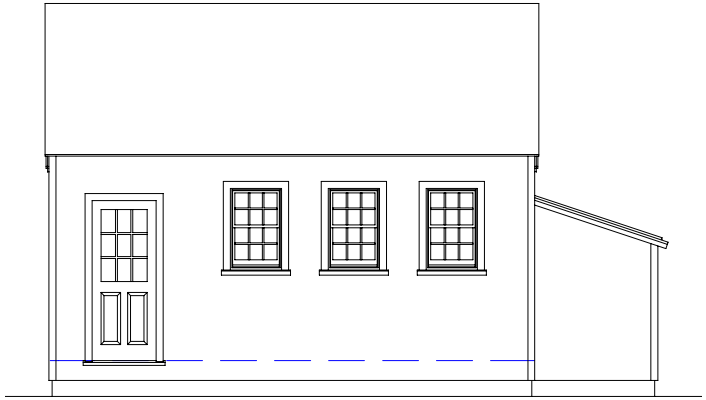
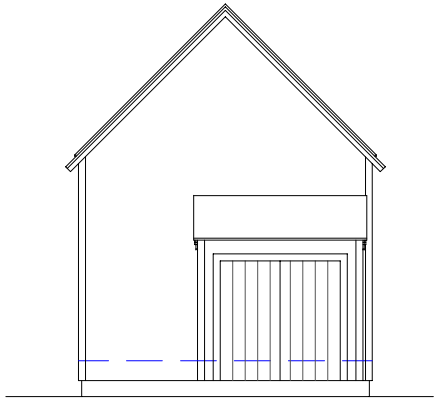


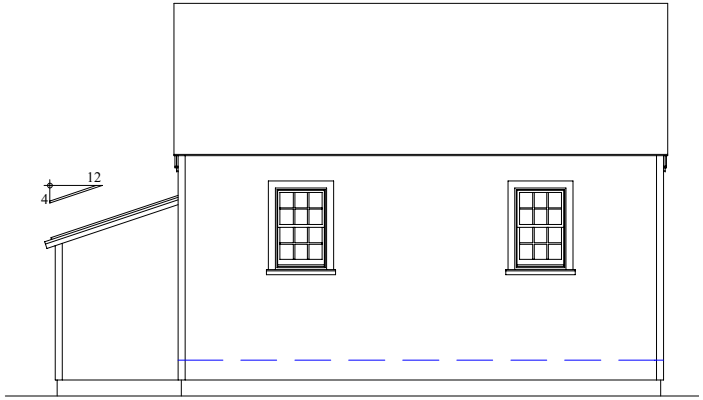
WEST ELEVATION
facing parking area



SOUTH ELEVATION



EAST ELEVATION
facing neighbor's driveway



NORTH ELEVATION
facing madaket road

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

DOOR

250 Madcket

OUT

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

RE: 73 BAXTER RD COA 5831S INSPECTION "FAIL" 2/8/20

REQUIRED WITH ALL APPLICATIONS:

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

✓ 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.

✓ 3. Application Fee: See back of application for fee schedule or call the office. $50.00

✓ 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

___ 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.*.

✓ 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.

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

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

REQUIRED WHERE APPLICABLE:

N/A 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.

✓ 2. Exterior Elevations and Floor Plans (4 copies): Must be ¼-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.*

– 3. As-Built Plans (1copy): of existing elevations

– 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.

– 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).

– 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.

– (initial to indicate read and understand) 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.*

– 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.

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

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°: 49 PARCEL N°. 27

Street & Number of Proposed Work: 73 PAXTER ROAD

Owner of record: DARBY, CHRISTIAN M.

Mailing Address: 400 NE 3RD AVE #1302

FORT LAUDERDALE, FL 33301

Contact Phone #: 310-710-0889 E-mail: DARBYCHRISTIAN@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: PERMITS PLUS, INC

Mailing Address: BOX 3363

NANTUCKET, MA 02584

Contact Phone #: 508 228 6913 E-mail: PERMITS@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. 58315

☐ Pool (Zoning District _____) ☐ Roof ☒ Other "CURE" AS-BUILT FENESTRATION CONDITIONS

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

Width: EXIST 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 WINDOWS IN KITCHEN REDUCED IN QUANTITY FROM 6 UNITS TO 3
3. West Elevation (FRONT) PORCH ADDED @ ENTRY NOT BUILT WINDOWS IN KITCHEN ALTERED
4. North Elevation CHIMNEY OVAL NOT SHOWN IN DRAWINGS

*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.

PER COA 58315

COLORS PER COA 58315

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 3/13/2020 Signature of owner of record MARK W. POLL, AGENT Signed under penalties of perjury

NAME CHRISTIAN DARBY
ADDRESS 420 NE 3RD AVENUE #1302 FORT LAUDERDALE, FL 33301
PHONE NUMBERS 310 710 0889
EMAIL DARBYCHRISTIAN@GMAIL.COM

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 for to pull permits and obtain approvals matters concerning property at 73 BAXTER ROAD SIASCONSET MA 02564

This authorization does not preclude my intervention in matters concerning_____.

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

Signed:

Name: CHRISTIAN DARBY
Telephone: 3107100889
Email: darbychristian@gmail.com
Date: 3/10/20

Mark Poor: Mark W Poor
Telephone: 508 228 6919
Date: 3-10-2020

COA 58315 Inspector CT Date Inspected 2/8/20 Map 49 Parcel 27

HDC Inspection Checklist – Major

Address Baxter - T3

Owner Darby

____ Pass X Fail

Inspection observed from: Baxter Rd

____ New Dwelling ___ Addition ____ Garage ____ Commercial bldg ____ Studio ____ Move ____ Demolition ____ Shed

____ Renovation ____ Alteration

Other: Renovation

INSPECTION DETAILS

Buildings –

Siting on lot:_____

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

Chimney Height_____ Material_____ Style_____ Cap_____

Roof Pitch Main Mass_____ Secondary Mass_____ Dormer_____ Other_____

Roof Material- Material_____ Style_____ Color_____

Skylight(s) Location_____ Material_____ Style_____

Gutter / Leader material _____ Size_____ Color_____

Sidewall exposure(inches)____ material_____ Clapboard_____ exposure (3 ½-4")_____

Trim material_____ Treatment_____ size_____ Color_____

Windows Type (TDL)____ (SDL)____ Style ___ Color____ notes_____

Doors Type (TDL)____ (SDL)____ Style ___ Color____ notes _____

Garage doors Type (TDL)____ (SDL)____ Style ___ Color____ notes _____

OTHER/NOTES - _____

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

ATTACH PHOTOGRAPHS – Y/N

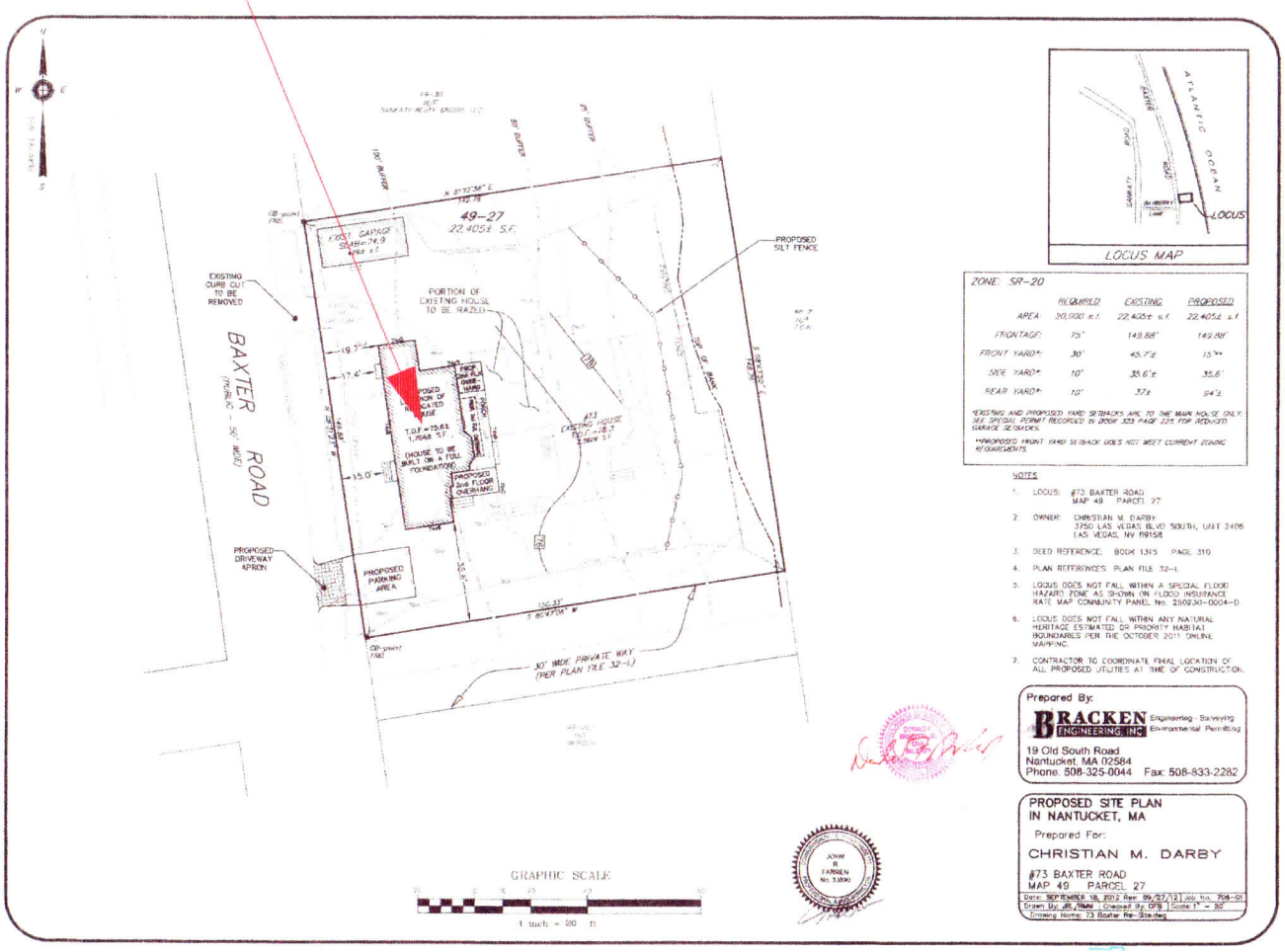
South elev windows dont match plans

West elev - Front door porch roof not constructed per plans
windows on addition do not match plans
chimney not per plans

* see attached approval / plans

LOCUS

TON GIS MAP



ZONE: SR-20

	REQUIRED	EXISTING	PROPOSED
AREA:	20,000 s.f.	22,405± s.f.	22,405± s.f.
FRONTAGE:	75'	149.88'	149.88'
FRONT YARD*:	30'	45.7'±	15'**
SIDE YARD*:	10'	35.6'±	35.6'
REAR YARD*:	10'	37±	34'±

*EXISTING AND PROPOSED YARD SETBACKS ARE TO THE MAIN HOUSE ONLY. SEE SPECIAL FORMAT RECORDED IN BOOK 323 PAGE 225 FOR REDUCED GARAGE SETBACKS.

**PROPOSED FRONT YARD SETBACK DOES NOT MEET CURRENT ZONING REQUIREMENTS.

NOTES

1. LOCUS: #73 BAXTER ROAD
   MAP 49 PARCEL 27
2. OWNER: CHRISTIAN M. DARBY
   3750 LAS VEGAS BLVD SOUTH, UNIT 2406
   LAS VEGAS, NV 89158
3. DEED REFERENCE: BOOK 1315 PAGE 310
4. PLAN REFERENCES: PLAN FILE 32-L
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 250230-0004-D.
6. LOCUS DOES NOT FALL WITHIN ANY NATURAL HERITAGE ESTIMATED OR PRIORITY HABITAT BOUNDARIES PER THE OCTOBER 2011 ONLINE MAPPING.
7. CONTRACTOR TO COORDINATE FINAL LOCATION OF ALL PROPOSED UTILITIES AT TIME OF CONSTRUCTION.

Prepared By:
BRACKEN ENGINEERING, INC. Engineering · Surveying · Environmental Permitting
19 Old South Road
Nantucket, MA 02584
Phone: 508-325-0044 Fax: 508-833-2282

PROPOSED SITE PLAN
IN NANTUCKET, MA
Prepared For:
CHRISTIAN M. DARBY
#73 BAXTER ROAD
MAP 49 PARCEL 27

Date: SEPTEMBER 18, 2012 Rev: 09/27/12 Job No. 706-01
Drawn By: JR/SMM Checked By: GPB Scale: 1" = 30'
Drawing Name: 73 Baxter Re-Site.dwg

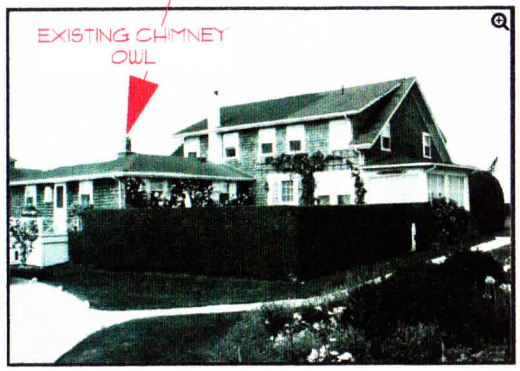
SHEET INDEX

	NAME
S	SITE PLAN & LOCUS MAP
A-1	WEST ELEVATION
A-2	NORTH & SOUTH ELEVATIONS
A-3	EAST ELEVATION
A-4	ENTRY LEVEL PLAN
A-5	UPPER LEVEL PLAN

	DARBY RESIDENCE 73 Baxter Road 'Sconset, MA., 02564 SITE PLAN & LOCUS MAP		HDC: AMENDMENT Property ID: 49 27 Scale: As Noted	3/13/20	PERMITS PLUS, INC. Technical Assistance Through the Permitting Process 508-228-6913 permits@nantucket.net P.O. BOX 3363 NANTUCKET, MA. 02584	S

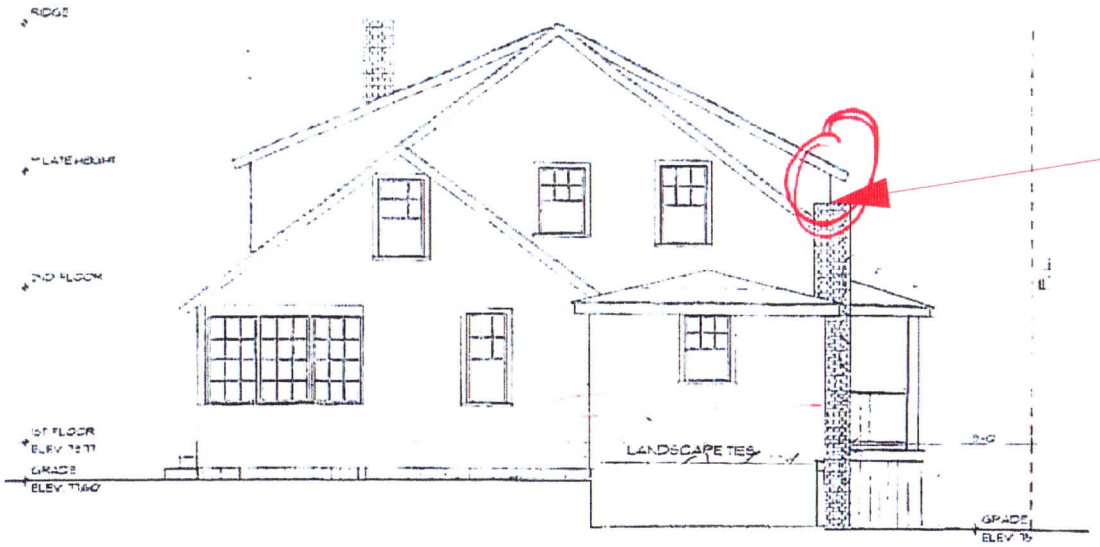
APPROVED

PRIOR WEST ELEVATION

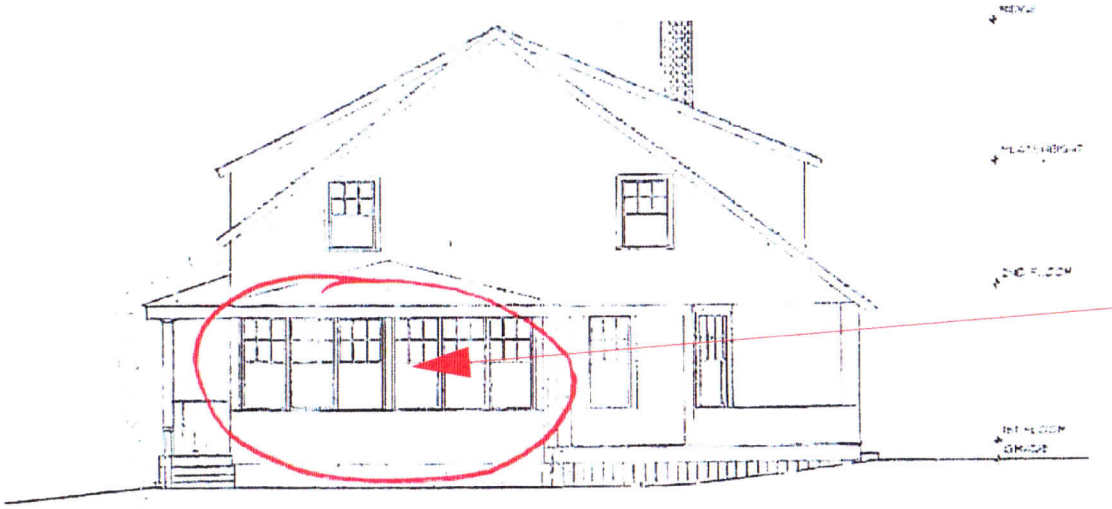


1972 NHA ARCHIVES

	DARBY RESIDENCE 73 Baxter Road Sconset, MA., 02564 WEST ELEVATION		HDC: AMENDMENT Property ID.: 49 27 Scale: As Noted	3/13/20	**PERMITS PLUS, INC.** Technical Assistance: Through the Permitting Process 508-228-6013 permitsi@comcast.net P.O.BOX 3363 NANTUCKET, MA. 02584	A-1



PRIOR NORTH ELEVATION



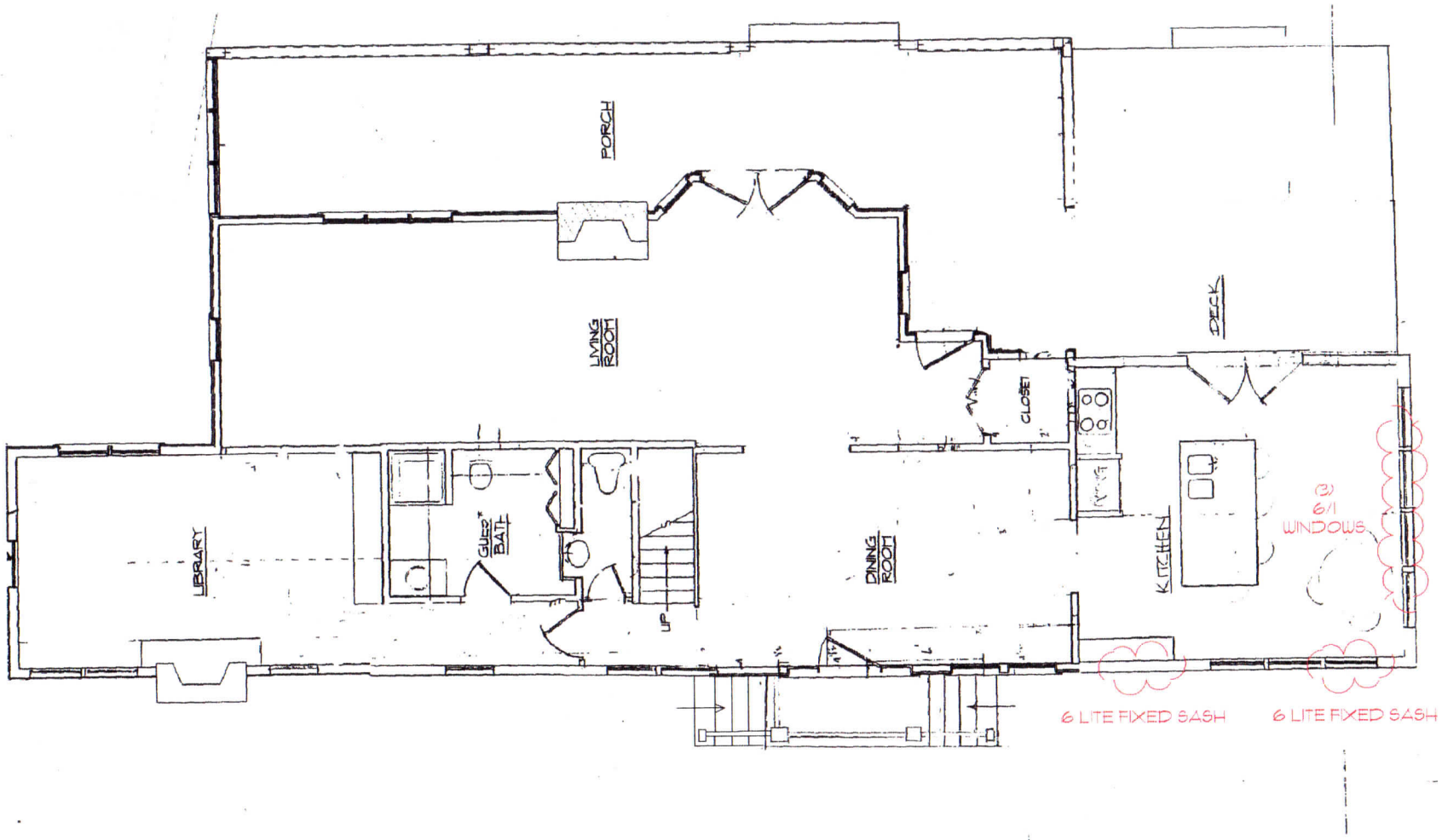
PRIOR SOUTH ELEVATION

	DARBY RESIDENCE 73 Baxter Road Sconset, MA., 02564 NORTH & SOUTH ELEVATIONS		HDC: AMENDMENT Property ID.: 49 27 Scale: As Noted	3/13/20	**PERMITS PLUS, INC.** Technical Assistance Through the Permitting Process 508-228-6913 permitplus@comcast.net P.O. BOX 3363 NANTUCKET, MA. 02584	A-2

APPROVED

EXISTING EAST ELEVATION

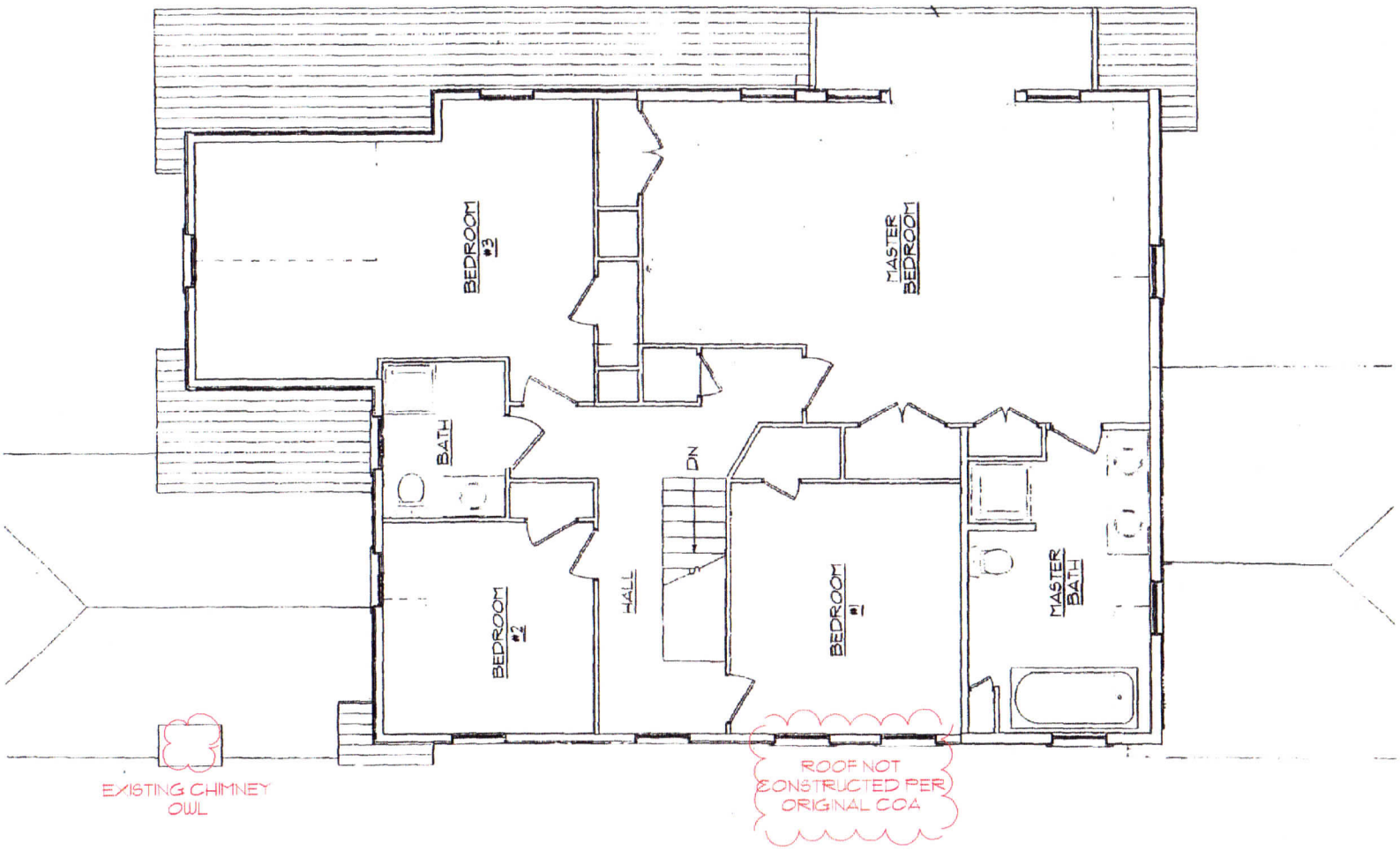
	DARBY RESIDENCE 73 Baxter Road Sconset, MA., 02564 EAST ELEVATION		HDC: AMENDMENT Property ID.: 49 27 Scale: As Noted	3/13/20	**PERMITS PLUS, INC.** Technical Assistance Through the Permitting Process 508-228-6913 permits@cottanet.net P.O. BOX 3363 NANTUCKET, MA. 02584	A-3



ENTRY LEVEL PLAN

NTS

	DARBY RESIDENCE 73 Baxter Road Sconset, MA., 02564 ENTRY LEVEL PLAN		HDC: AMENDMENT Property ID.: 49 27 Scale: As Noted	3/13/20	**PERMITS PLUS, INC.** Technical Assistance Through the Permitting Process 508-228-6913 permits@comcast.net P.O. BOX 3363 NANTUCKET, MA. 02584	A-4



UPPER LEVEL PLAN

NTS

	DARBY RESIDENCE 73 Baxter Road Sconset, MA., 02564 UPPER LEVEL PLAN		HDC: AMENDMENT Property ID.: 49 27 Scale: As Noted	3/13/20	**PERMITS PLUS, INC.** Technical Assistance Through the Permitting Process 508-228-6913 permits@comcast.net P.O.BOX 3363 NANTUCKET, MA. 02584	A-5

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.

Scanned copy

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 92

Street & Number of Proposed Work: 17A BARTLETT ROAD

Owner of record: CHRIS O'REILLY

Mailing Address: 17A BARTLETT ROAD
NANTUCKET, MA 02554

Contact Phone #: 904-362-7186 E-mail: OREILLY006@gmail.com

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARWALINDA@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: _____ 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 ADD 6' NEW BOARD FENCE
2. South Elevation
3. West Elevation
4. North Elevation ADD 6' NEW BOARD FENCE

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 6'
Type: BOARD
Length: N-109' E-180-

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location to corner of house
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 _____

GATE RETURN TO HOUSE EAST + WEST

No change

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

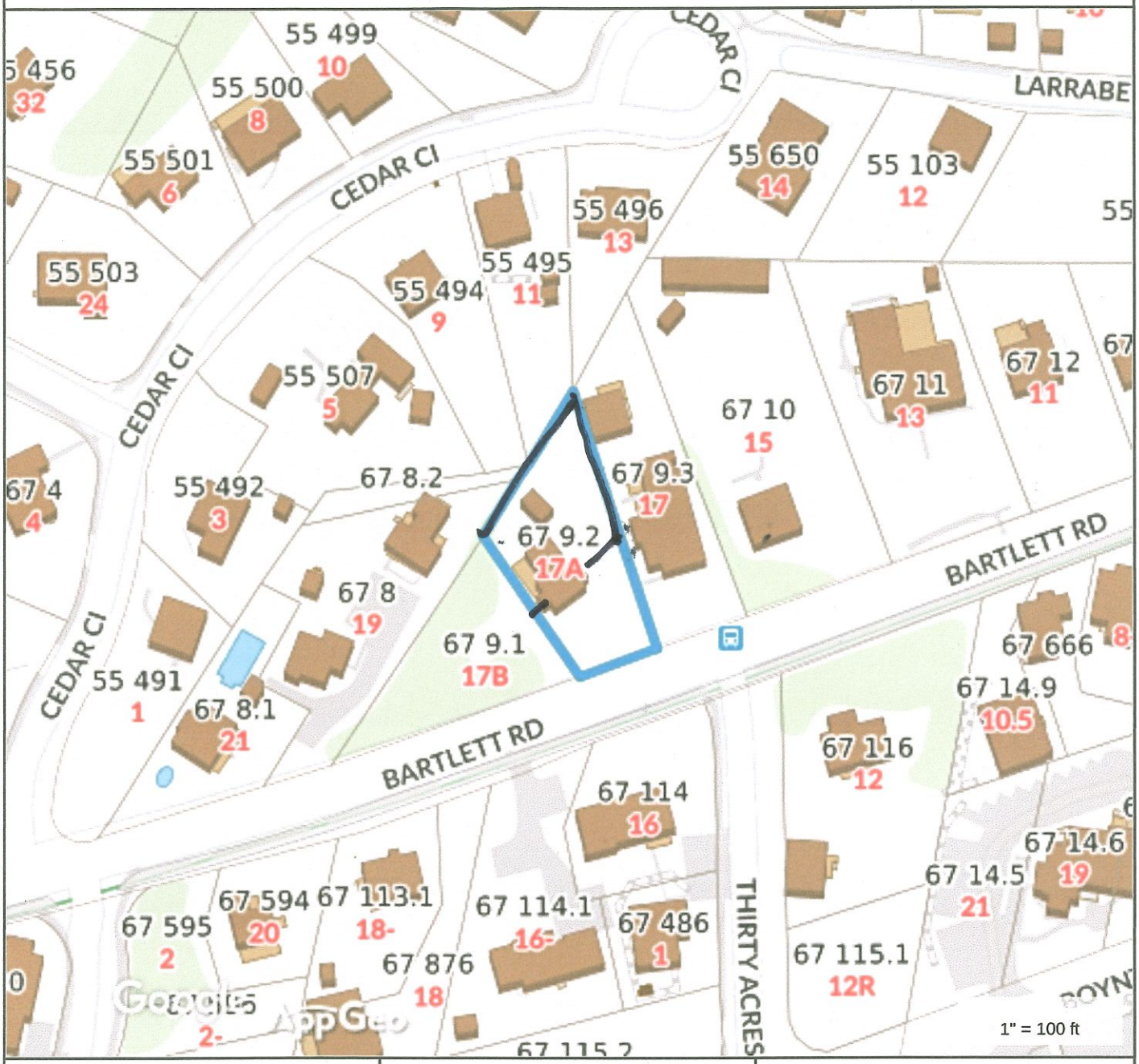
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NEW _____ 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 5/11/2020 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	67 9.2
Location	17A BARTLETT RD
Owner	OREILLY CHRISTOPHER D & ESCO CLARISSA J

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

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

Barbara V. Williams
Lee Goela
N 32° 47' 43" E
188.78
414.03
108.83
S 17° 03' 42" E
179.31
116.74
S 39° 37' 03" E
13' 02" E
228.08
75.00
50.00
402.97
177.85
302.85
S 69° 46' 40" W
BARTLETT ROAD
EXISTING 6' FENCE NEIGHBOR
1 sty w/l dwelling
shed
(1) AREA = 10099 ± S.F.
(2) AREA = 10297 ± S.F.
(3) AREA = 14141 ± S.F.
PLAN OF LAN

Linda Williams

From: Chris O'Reilly <coreilly006@gmail.com>
Sent: Tuesday, March 24, 2020 6:49 AM
To: Linda Williams
Subject: Re:

I was thinking something like this. Out of pt. 6ft. With or without the dog eared tops.

On Mon, Mar 23, 2020 at 11:39 PM Linda Williams <Czarinalinda@comcast.net> wrote:

What you want to put up

From: Chris O'Reilly <coreilly006@gmail.com>
Sent: Monday, March 23, 2020 3:27 PM
To: Linda Williams <Czarinalinda@comcast.net>
Subject: Re:

The current fence that Frank put up or an example of what I am planning?

On Sun, Mar 22, 2020 at 8:48 PM Linda Williams <Czarinalinda@comcast.net> wrote:

Send me a picture of the fence.