1. No Meeting Agenda

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

1.I. Viewpack

Documents:

7A HUSSEY FARM RD - HARDSCAPING.PDF
28 EEL POINT HARDSCAPING.PDF
42 CANNONBURY - BOARDWALK.PDF
84 POCOMO RD - REV 2020-02-0596.PDF

CERTIFICATE NO: _____ DATE ISSUED: _____

Pergola

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°: 56 PARCEL N°. 94.3

Street & Number of Proposed Work: 7A HUSSEY FARM RD

Owner of record: JONATHAN KLATT

Mailing Address: 7A HUSSEY FARM ROAD NANTUCKET, MA 02554

Contact Phone #: 508-825-3120 E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☒ Landscaping ☐ 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

PORGE RETAINING WALL AROUND PARKING AREA - SAFETY PICKET FENCE AT UPPER GRADE NTA

*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: 36"
Type: PICKET
Length: WALL - 18" - 3'11"

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 PARGED OVER CONCRETE

* Note: Complete door and window schedules are required.

no change

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

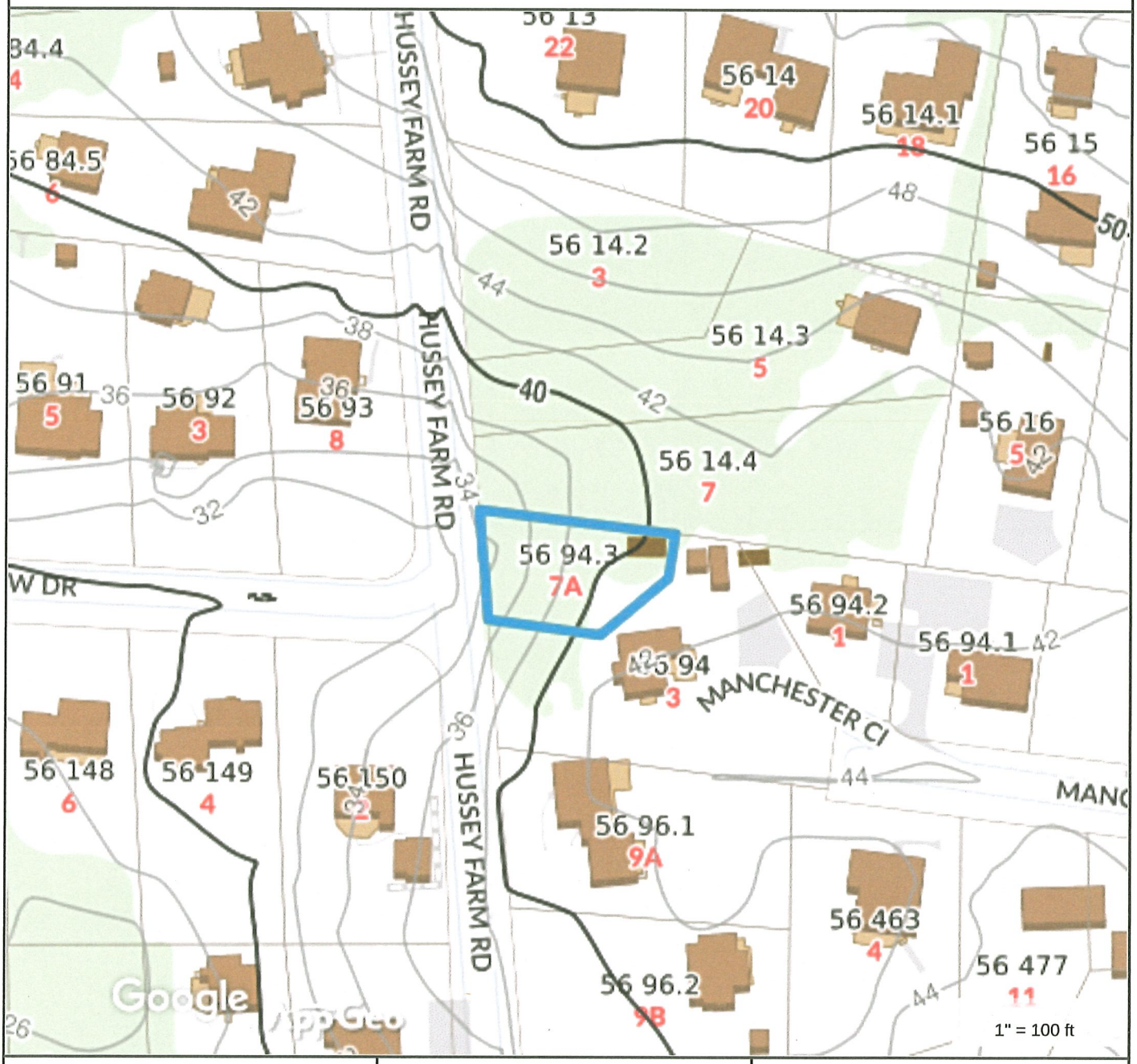
Trim _____ Sash _____ Doors _____

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



Property Information

Property ID	56 94.3
Location	7A HUSSEY FARM RD
Owner	KLATT JONATHAN G & SANDRA 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

Property Information

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Location	7A HUSSEY FARM RD
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MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

7A HUSSEY FARM ROAD

THE GRADE CHANGES FROM 32' AT STREET LEVEL TO 38' AT THE FRONT STEPS OF THE HOUSE – PROPERTY SITS AT THE BOTTOM OF A SIGNIFICANT HILL ON BOTH SIDES. THE GRADE DROPS FROM HUMMOCK POND ROAD AT 54' DOWN TO 32' AT THE BASE OF THE DRIVEWAY AND THEN SOUTH UP ANOTHER HILL TO 38'. THE STREETS DRAIN IS AT THE FRONT OF THE HOUSE'S DRIVEWAY AS WELL.

U
M1477

LIMITED 4WD

LOOKING SOUTH UP THE HILL

LOOKING NORTH UP HILL TOWARDS HUMMOCK POND ROAD

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°: 40 PARCEL N°. 44

Street & Number of Proposed Work: 28 EEL POINT RD

Owner of record: MICHELLE BLACK

Mailing Address: 28 EEL POINT RD
NANTUCKET, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: AHERN INC

Mailing Address: 6 WINDY WAY
NANTUCKET, MA

Contact Phone #: 508.333.5138 E-mail: DESIGN@AHERNINC.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 MULTI GAME SPORTS COURT (GRASS)

Size of Structure or Addition: Length: 28' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 50' 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: 8'
Type: WIRE MESH
Length: 148 LF

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 PT TIMBER

* Note: Complete door and window schedules are required. PIERS IN GRADE: GOSHEN STONE SPORTS COURT: GRASS

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

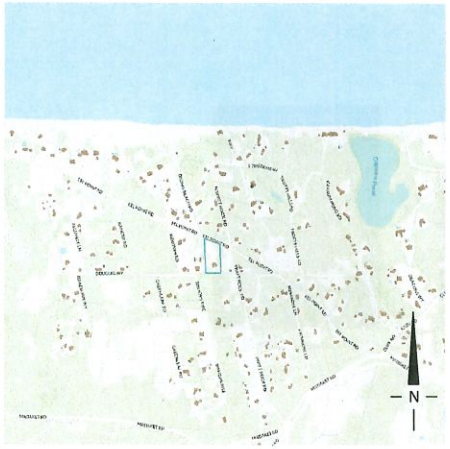
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

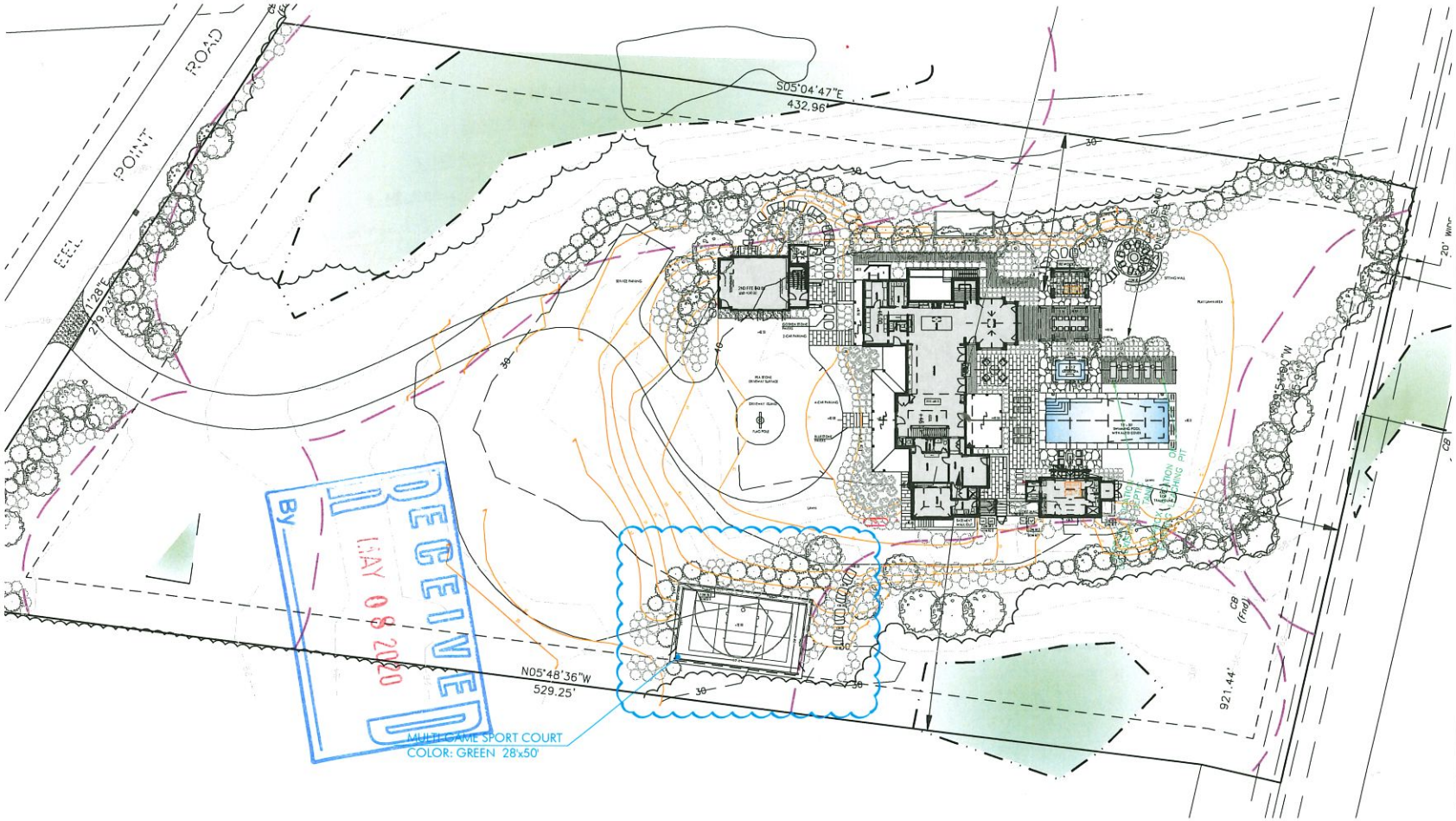
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 05.07.20 Signature of owner of record _____ Signed under penalties of perjury



GIS MAP #40/44

AERIAL MAP #40/44



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2212, Nantucket MA 02554
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

BLACK RESIDENCE

28 EEL POINT RD NANTUCKET MA 02554

OWNER

MICHELLE AND DARREN BLACK

ARCHITECT

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

SURVEYOR

DAN MULLOY
dmulloy@sitedesignnd.com
T (508) 503-3500

BUILDER

MILL POND BUILDERS COMPANY
PO BOX 814, Nantucket MA 02554
T (508) 356-5479

LANDSCAPE CONTRACTOR

POOL CONTRACTOR

HDC SUBMISSION
SPORT COURT

DRAWING INFO

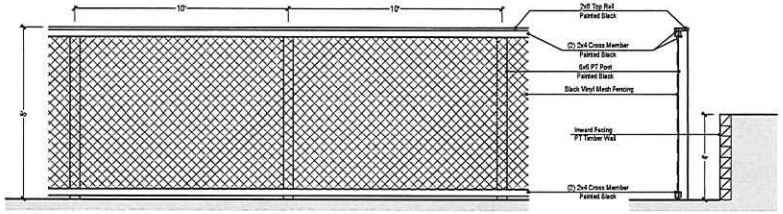
DATE	MAY 7, 2020
SCALE	1" = 30' - 0"

PREVIOUS ISSUES

HDC.01

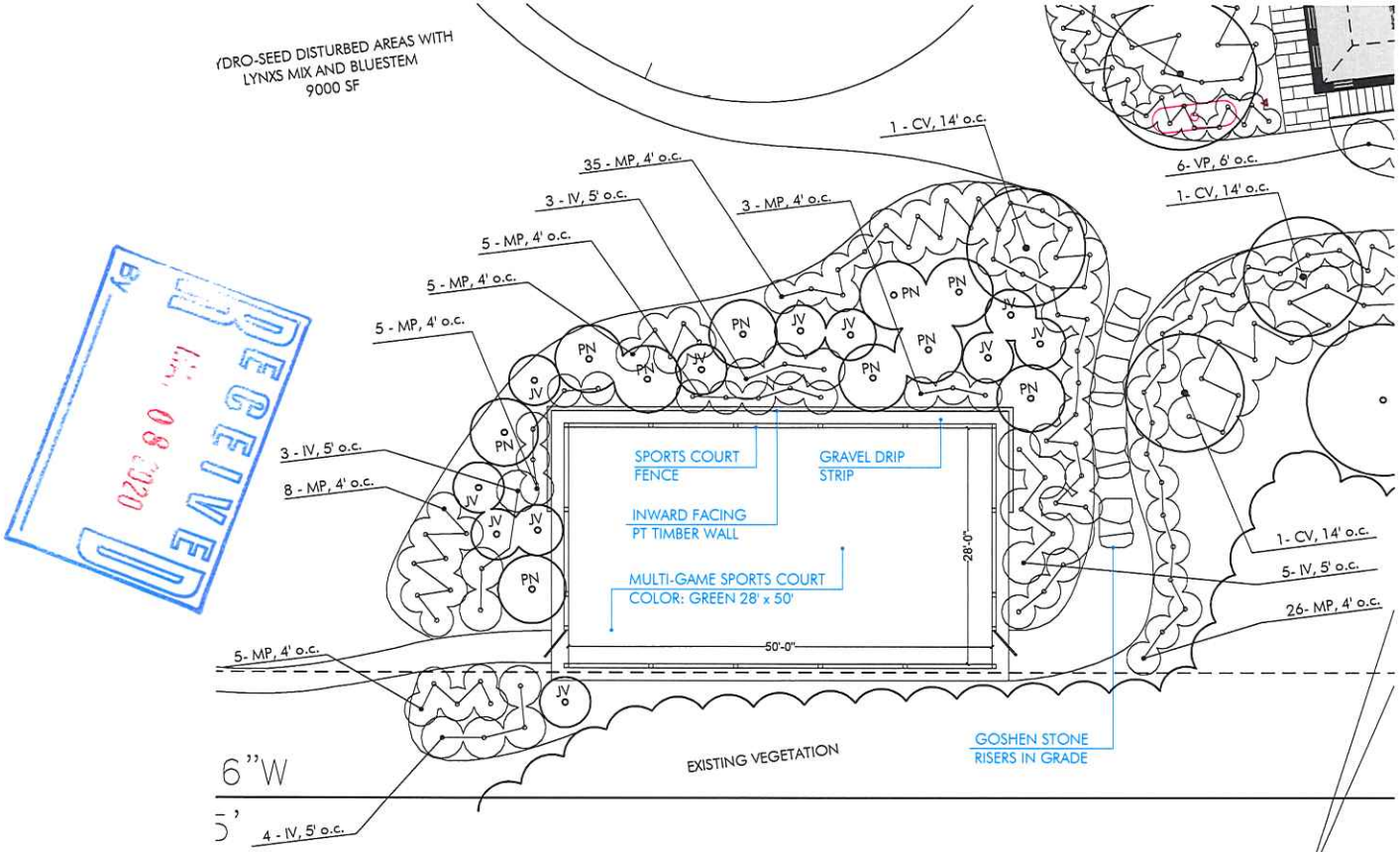
PT TIMBER WALL (TYP.)

GOSHEN STONE RISERS IN GRADE



SPORTS COURT FENCE PAINTED BLACK: ELEVATION

SCALE: 1/4" = 1'



SPORTS COURT: SCREENING PLAN

SCALE: 1" = 10'

CV - WINTER KING HAWTHORN

PN - PINE

JV - EASTERN RED CEDAR

IV - WINTER BERRY

MP - BAYBERRY

RECEIVED
AUG 08 2020
By

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2212, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

BLACK RESIDENCE

28 EEL POINT RD NANTUCKET MA 02554

OWNER

MICHELLE AND DARREN BLACK

ARCHITECT

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SURVEYOR

DAN MULLOY
dmulloy@shrdesignend.com
T (508) 503-3500

BUILDER

MILL POND BUILDERS COMPANY
PO BOX 814, Nantucket MA 02554
T (508) 356-5479

LANDSCAPE CONTRACTOR

POOL CONTRACTOR

HDC SUBMISSION SPORT COURT

DRAWING INFO

DATE	MAY 7, 2020
SCALE	AS NOTED

PREVIOUS ISSUES

HDC.02

OLDBIZ

3. Cannonbury Ln Hld **05-0896** 42 Cannonbury Lane Hardscape-fence/gate/drvy 73-29 Ahern LLC

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Watterson
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	Miroslava Ahern, Ahern Design, LLC Michael Luft-Weissberg, Workshop APD
Public	None
Concerns (5:08)	**Ahern** – Presented project, a community garden. The fence is wood and wire and designed to act as a trellis. **McLaughlin** – The plan says it's a 6-foot board fence; asked what type of fence is proposed. **Oliver** – The mesh fence is atypical, and she feels it should be inside the privet. Agrees with Ms. Camp. **Camp** – The Nr. 5 fence is very horizontal. Her concern is that if up-keep of the plantings falters, it will become visible. Asked the fence have wider gaps so it isn't prominent and suggested vertical elements to break up the horizontality **Coombs** – Concurs with Ms. Camp. Suggested reducing the number of trellis fences and they be spread out more; they can be added in the future. **Pohl** – We have a suggestion for the mesh gaps to be 12" on center; the second is to introduce vertical elements.
Motion	**Motion to Approve through staff with the gaps to be 12" on center and introduction of vertical elements. (Coombs)**
Roll-call Vote	Carried 5-0//Oliver-aye; Camp-aye; Coombs-aye; McLaughlin-aye; Pohl-aye Certificate # **HDC2020-05-0896**

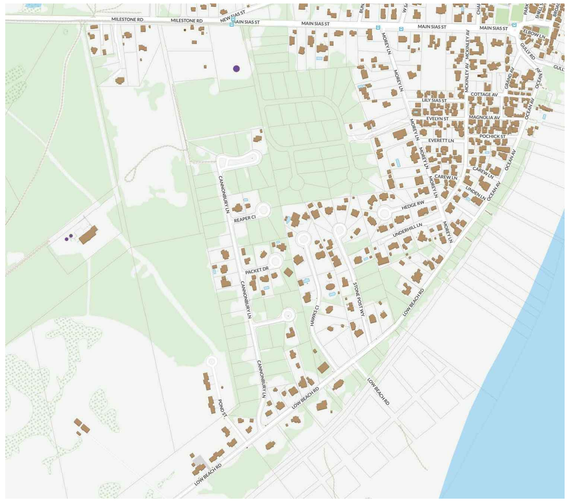
4. Cannonbury Ln Hld **05-0895** 42 Cannonbury Lane Boardwalk at grade 73-79 Ahern LLC

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Watterson
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	Miroslava Ahern, Ahern Design, LLC Michael Luft-Weissberg, Workshop APD
Public	None
Concerns (5:22)	**Luft-Weissberg** – Explained the need to slow traffic on the straight road. The boardwalk will be built into the dune. **Ahern** – Presented project. **Oliver** – We need to see exactly what this boardwalk will look like; as it's described it doesn't match the photo. **Camp** – She doesn't want this to look "Disney Land-ish." The dunes should be substantial with grasses rather than a sand strip. The asphalt should have texture to it, so it'll be more natural looking. She'd like to drive through this area. **Coombs** – It might be a good idea to view this; this is a lot of stuff along the road. All the *cul d sacs* are the same; it is too repetitive. **McLaughlin** – When this area was subdivided, no one thought about zoning; he feels there will be infrastructure issues due to the density. **Pohl** – He supports the idea of a view; Ms. Ahern has offered to provide a guided tour
Motion	**Motion to View. (Camp)**
Roll-call Vote	Carried 5-0//Coombs-aye; Camp-aye; McLaughlin-aye; Oliver-aye; Pohl-aye Certificate #

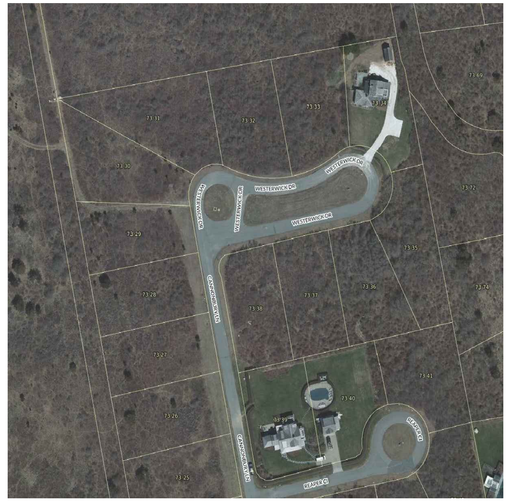
5. Donald Torey **03-0868** 63 West Chester Street Fence/gate/arbor 41-222.2 Dennis Galvin

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Watterson, Dutra
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	None
Public	None
Concerns (5:39)	**Oliver** – In this little area, all structures and fences are natural to weather. We could pass this but not as white. This house is natural to weather and in a prominent location. **Coombs** – Agrees it should be natural to weather. **Camp** – Also agrees. **McLaughlin** – Agrees. **Pohl** – The fence indicated in the photo is in front of a different house and provided as an example. Agrees with Ms. Oliver.
Motion	**Motion to Approve through staff with the picket fence to be natural to weather. (Camp)**
Roll-call Vote	Carried 5-0//Oliver-aye; Coombs-aye; Camp-aye; McLaughlin-aye; Pohl-aye Certificate # **HDC2020-03-0868**

PROPOSED



GIS MAP / PARCEL # 73 / 29



AERIAL MAP / PARCEL # 73 / 29

1 BOARDWALK @ GRADE (NO RAILINGS)

2 BELGIUM BLOCK CROSSWALKS (3' WIDTH) & DRIVEWAY APRONS (TYP)

3 DUNE PLANTING DETAIL

4 STREETSCAPE WITH DUNES

BOARDWALK @ GRADE (TYP) (SHOWN IN PINK)

BELGIUM BLOCK CROSSWALK (TYP) (SHOWN IN BLUE)

1 CANNONBURY DRIVE LANDSCAPE PLAN

SCALE 1" = 80'

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

PROJECT

CANNONBURY

CANNONBURY DRIVE
NANTUCKET MA 02554

OWNER

CANNONBURY LANE HOLDINGS 1, LLC
105 Newbury Street, 4th Floor
Boston, MA 02116

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

N

HDC SUBMISSION
STREETSCAPE
REVISED

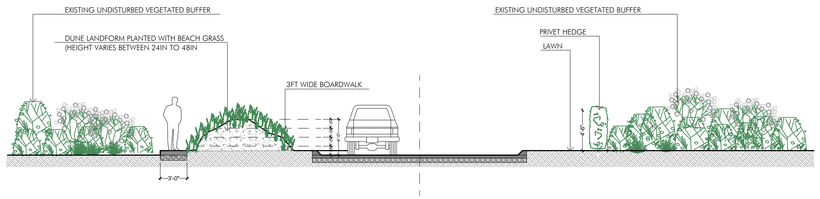
DRAWING INFO

DATE	MAY 12, 2020
SCALE	1" = 80' - 0"

REVISIONS

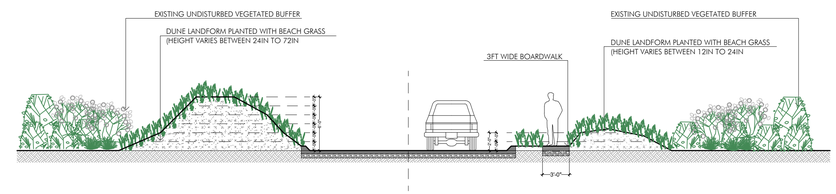
DATE	MARCH 5, 2020

ST-HDC



1 **CANNONBURY DRIVE STREET LANDSCAPE / SECTION A-A**

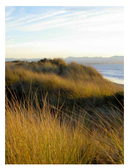
SCALE 1" = 8' - 0"



2 **CANNONBURY DRIVE STREET LANDSCAPE / SECTION B-B**

SCALE 1" = 8' - 0"

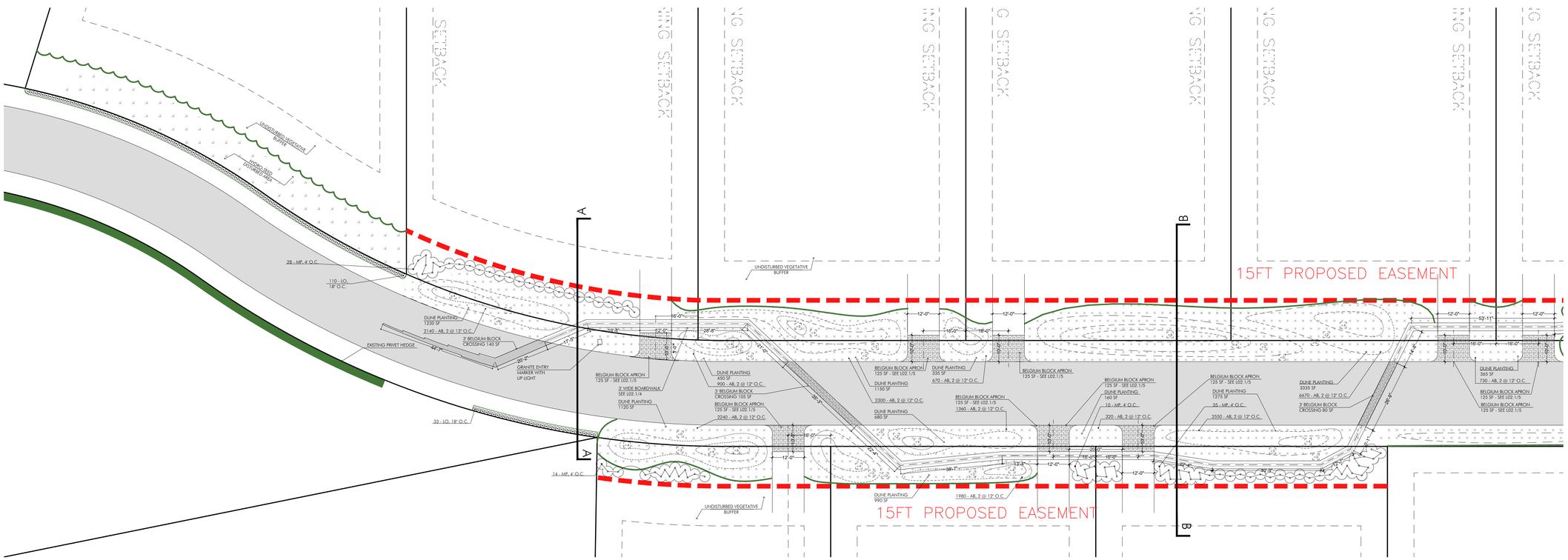
3 **PLANT SPECIFICATIONS**



AB - BEACH GRASS

MP - BAYBERRY

LO - PRIVET



4 **CANNONBURY DRIVE STREET LANDSCAPE / TYPICAL DETAIL**

SCALE 1" = 20' - 0"

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

PROJECT

CANNONBURY

CANNONBURY DRIVE
NANTUCKET MA 02554

OWNER

BLUE FLAG DEVELOPMENT, LLC
105 Newbury Street, 4th Floor
Boston, MA 02116

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

N

STREETSCAPE
SECTION 2
DETAILS

DRAWING INFO

DATE	MAY 12, 2020
SCALE	1" = 20' - 0"

REVISIONS

ST-HDC 2

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 40

Street & Number of Proposed Work: 84 Pocomo Rd

Owner of record: Neel Carlton Etal

Mailing Address: 727 Church Rd
Villanova, PA 19085

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture

Mailing Address: 9 Amelia Drive
Nantucket, MA 02554

Contact Phone #: 508-228-3600 E-mail: amy@chipwebster.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. HDC2020-02-0596
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 408 (175SF smaller) Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 17' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
(previously 17'x25') Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North varies South varies East 24'-5" +/- West 15'-10" +/-

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 – Reduce footprint and size of dormers
2. South Elevation – Change/add windows
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED No Changes

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

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

Roof Pitch: Main Mass no changes Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

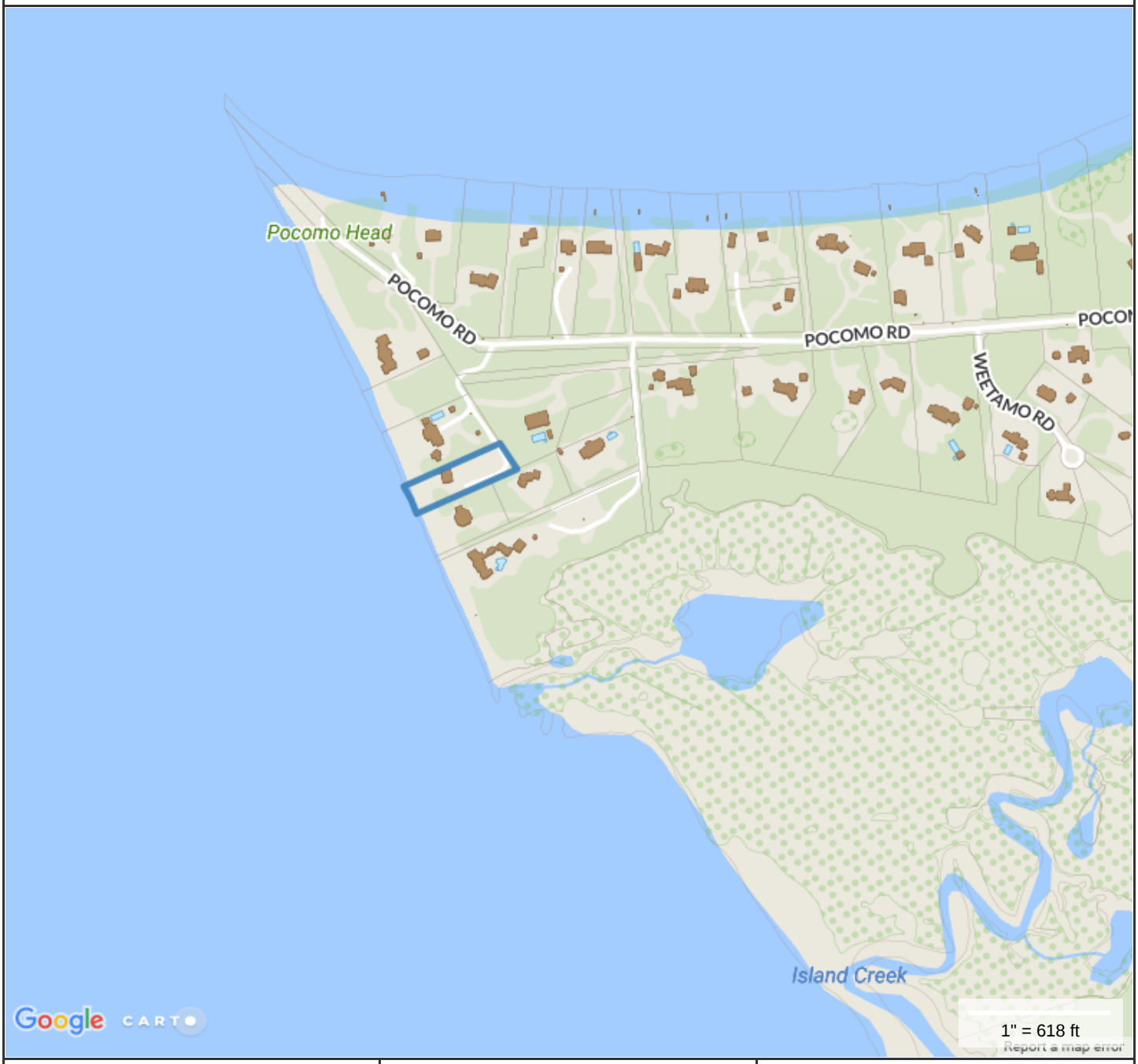
COLORS No Changes

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 5/11/20 Signature of owner of record Amy Fedorko *signed under authority of owner Signed under penalties of perjury



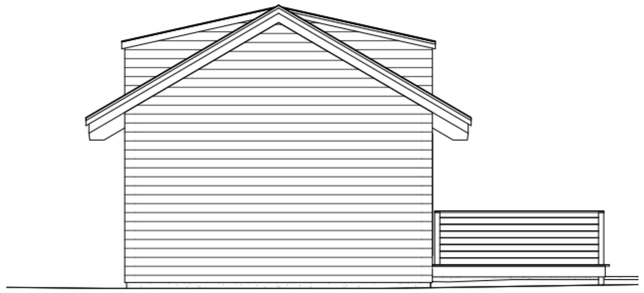
Property Information

Property ID	15 40
Location	84 POCOMO RD
Owner	ANATHAN MONE III

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Parcels updated June 2018
Properties updated 07/25/2018

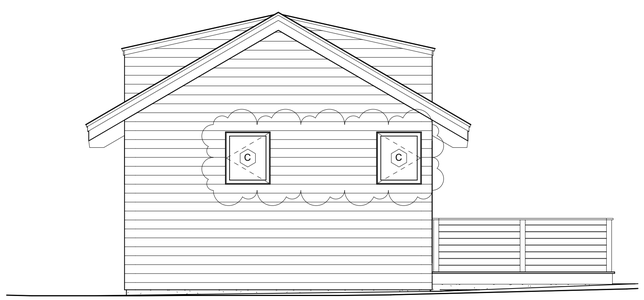


4 West
1/4" = 1'-0"

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

Previous Approval - HDC2020-02-0596

Proposed Submission



1 West - HDC
1/4" = 1'-0"

2 South - HDC
1/4" = 1'-0"

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Weissenberger Neel
Guest House
84 Pocomo Road, Nantucket, MA

CD - Not For Construction

#	Date	Note
6	2020.05.11	HDC Resubmission

HDC2

5/11/2020 11:38:11 AM

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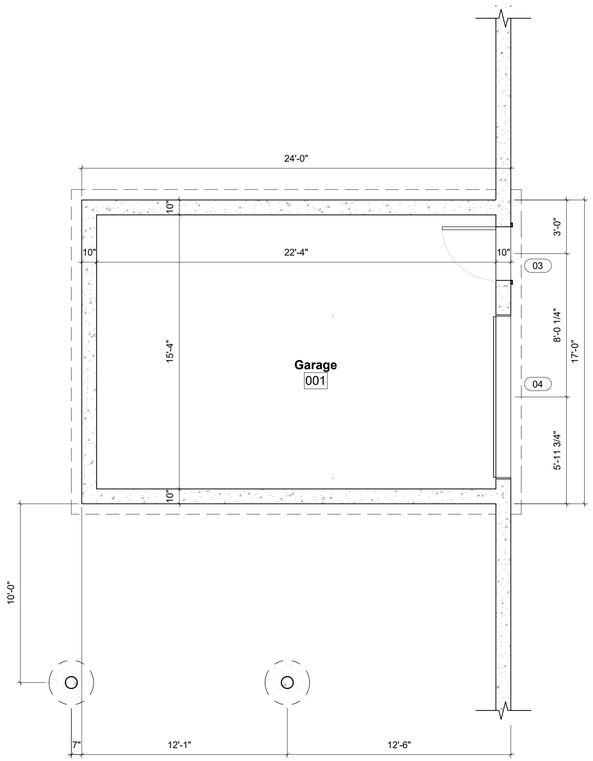
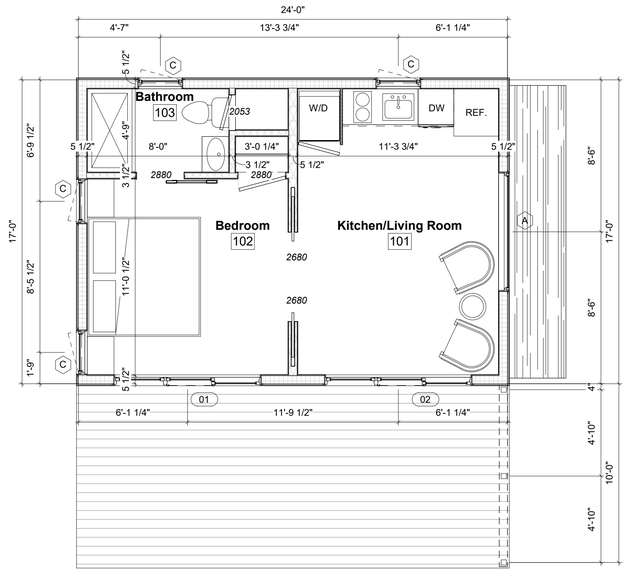
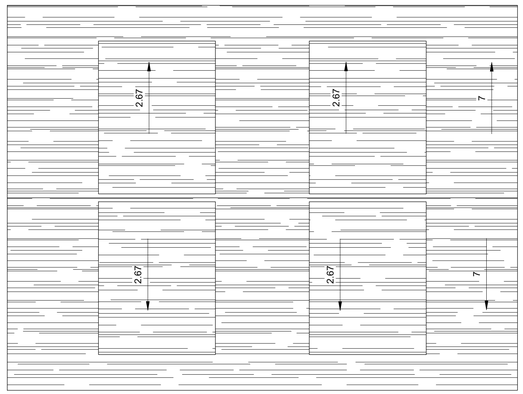


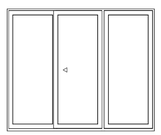
2 Garage
1/4" = 1'-0"



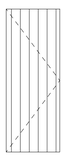
1 Floor 1
1/4" = 1'-0"



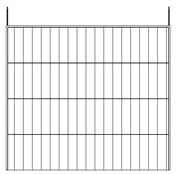
3 Roof Plan
1/4" = 1'-0"



01-02



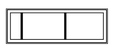
03



04

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

A



B

C

D

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

Door Schedule

Level	Mark	Manufacturer	Door Type	Model	Rough Width	Rough Height	Head Height	Glazing Material	Finish	Comments
Floor 1	01	Marvin Windows and Doors	Clad Sliding Patio Door	CSPD8068	8' - 3 3/4"	6' - 10 1/2"	6' - 10"	Glass-Marvin-IG Low E II with Argon	White	
Floor 1	02	Marvin Windows and Doors	Clad Sliding Patio Door	CSPD8068	8' - 3 3/4"	6' - 10 1/2"	6' - 10"	Glass-Marvin-IG Low E II with Argon	White	
TO Slab	03			3080	3' - 1"	8' - 1"	8' - 0"		White	
TO Slab	04			8080 Overhead Door	9' - 2"	8' - 1"	8' - 0"		White	

Base Door Specifications

Interior Finish: Primed
Hardware: Transitional Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh with interchangeable storm panel
Sill: Mahogany or gray Sill & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

Window Schedule

Level	Type Mark	Manufacturer	Window Type	Model	Rough Width	Rough Height	Head Height	Glass Type	Finish	Comments
Floor 1	A	Marvin Windows and Doors	Clad Contemporary Casement Picture Unit	CCNTPRYCAP8060	6' - 9"	4' - 11 5/8"	8' - 0"	IG Low E II with Argon	White	
Floor 1	B	Marvin Windows and Doors	Clad Contemporary Casement Picture Unit	CCNTPRYCAP9618	5' - 9"	2' - 0"	11' - 1"	IG Low E II with Argon	White	
Floor 1	B	Marvin Windows and Doors	Clad Contemporary Casement Picture Unit	CCNTPRYCAP9618	5' - 9"	2' - 0"	11' - 1"	IG Low E II with Argon	White	
Floor 1	B	Marvin Windows and Doors	Clad Contemporary Casement Picture Unit	CCNTPRYCAP9618	5' - 9"	2' - 0"	11' - 1"	IG Low E II with Argon	White	
Floor 1	B	Marvin Windows and Doors	Clad Contemporary Casement Picture Unit	CCNTPRYCAP9618	5' - 9"	2' - 0"	11' - 1"	IG Low E II with Argon	White	
Floor 1	C	Marvin Windows and Doors	Clad Ultimate Push Out Casement	CUPCA3036	2' - 7"	2' - 11 5/8"	7' - 4"	IG Low E II with Argon	White	
Floor 1	C	Marvin Windows and Doors	Clad Ultimate Push Out Casement	CUPCA3036	2' - 7"	2' - 11 5/8"	7' - 4"	IG Low E II with Argon	White	
Floor 1	C	Marvin Windows and Doors	Clad Ultimate Push Out Casement	CUPCA3036	2' - 7"	2' - 11 5/8"	7' - 4"	IG Low E II with Argon	White	
Floor 1	C	Marvin Windows and Doors	Clad Ultimate Push Out Casement	CUPCA3036	2' - 7"	2' - 11 5/8"	7' - 4"	IG Low E II with Argon	White	
Floor 1	D	Marvin Windows and Doors	Clad Contemporary Direct Glaze Polygon P4	CCNTPRYDGPOLY P4	3' - 5"	3' - 9 7/8"	11' - 9"	IG Low E II with Argon	White	
Floor 1	D	Marvin Windows and Doors	Clad Contemporary Direct Glaze Polygon P4	CCNTPRYDGPOLY P4	3' - 5"	3' - 9 7/8"	11' - 9"	IG Low E II with Argon	White	

Base Window Specifications

Interior Finish: Primed
Hardware: Traditional, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh.
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

CHIP WEBSTER
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Weissenberger Neel
Guest House
84 Pocomo Road, Nantucket, MA

CD - Not For Construction

#	Date	Note
1	2020.02.04	HDC Submission
2	2020.02.27	CD Progress Set
3	2020.04.14	Client Review
5	2020.04.28	Client Review
6	2020.05.11	HDC Resubmission

A1.1

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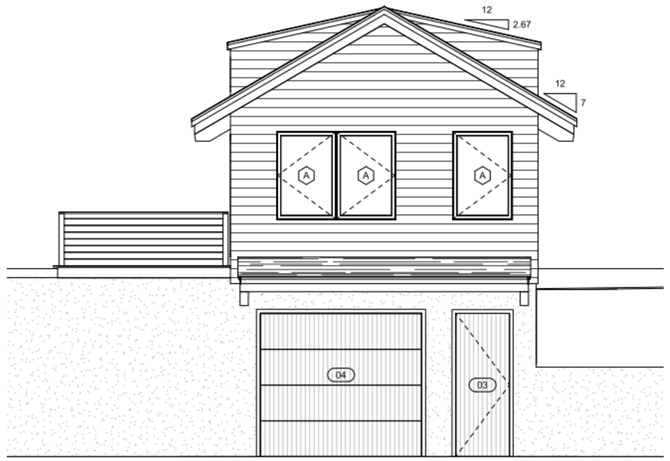
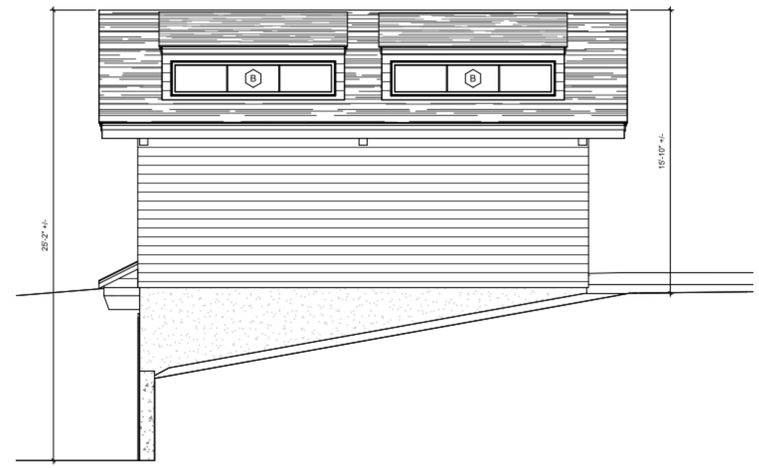


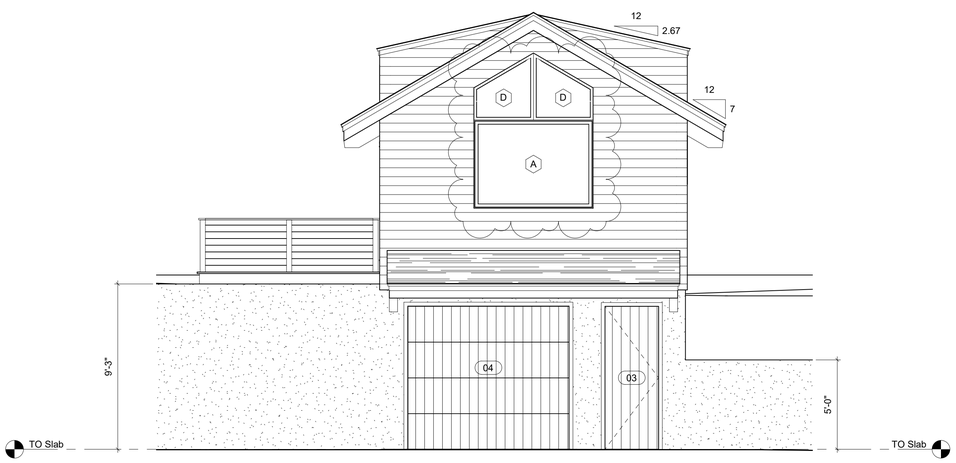
1 East
1/4" = 1'-0"



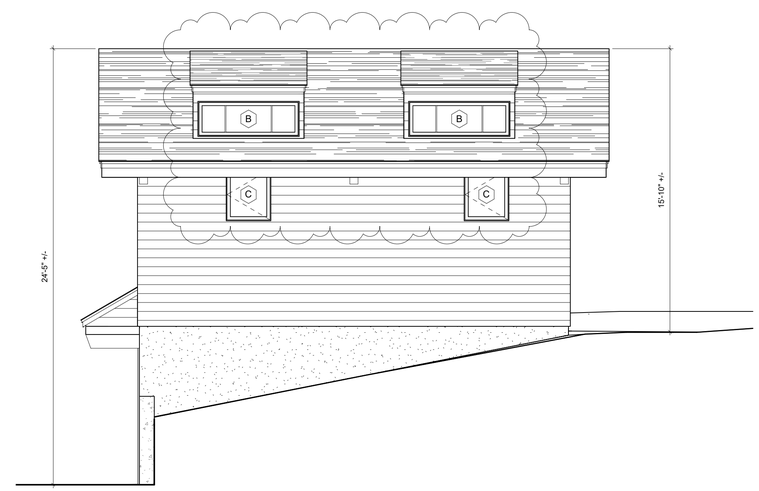
2 North
1/4" = 1'-0"

Previous Approval - HDC2020-02-0596

Proposed Submission



1 East - HDC
1/4" = 1'-0"



2 North - HDC
1/4" = 1'-0"

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Weissenberger Neel
Guest House
84 Pocomo Road, Nantucket, MA

CD - Not For Construction

#	Date	Note
6	2020.05.11	HDC Resubmission

HDC1

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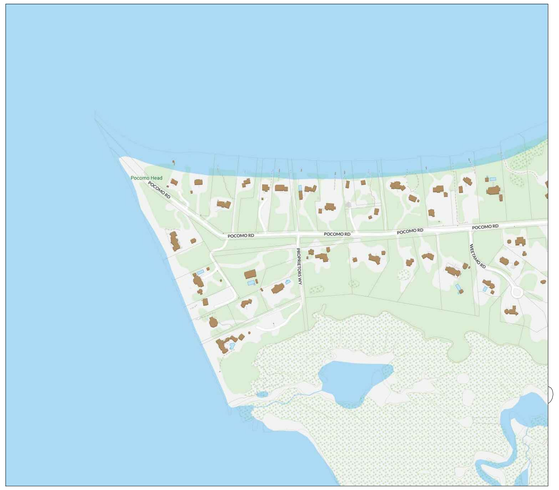
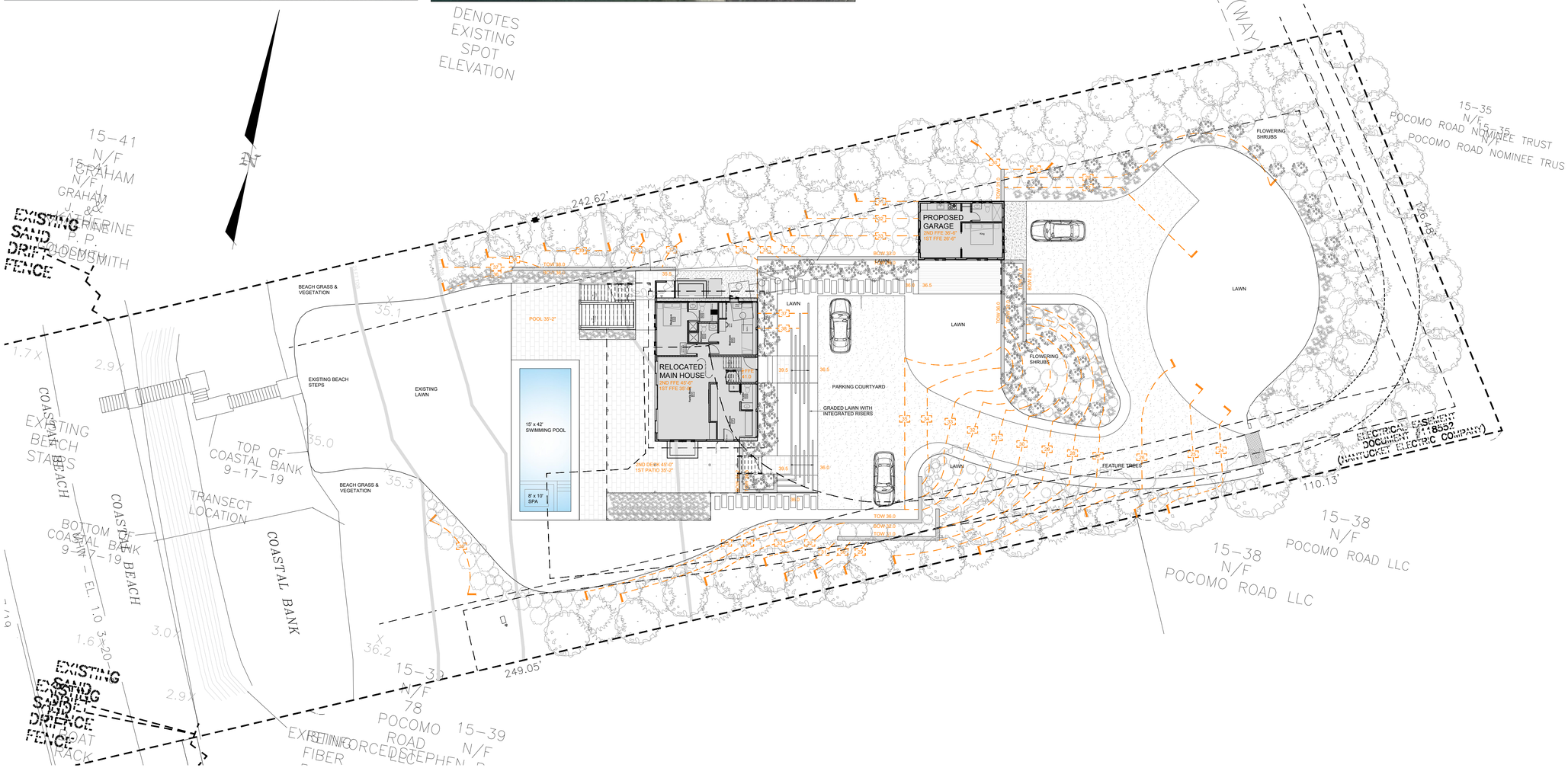


DENOTES EXISTING SPOT ELEVATION



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

PROJECT

NEEL RESIDENCE

84 POCOMO RD NANTUCKET MA 02554

ARCHITECT

CHIP WEBSTER ARCHITECTURE
9 Amelia Drive, Nantucket MA 02554
T (508) 228 3600

SURVEYOR

NANTUCKET ENGINEERING & SURVEY
20 Mary Ann Drive Nantucket MA
T (508) 825-5053

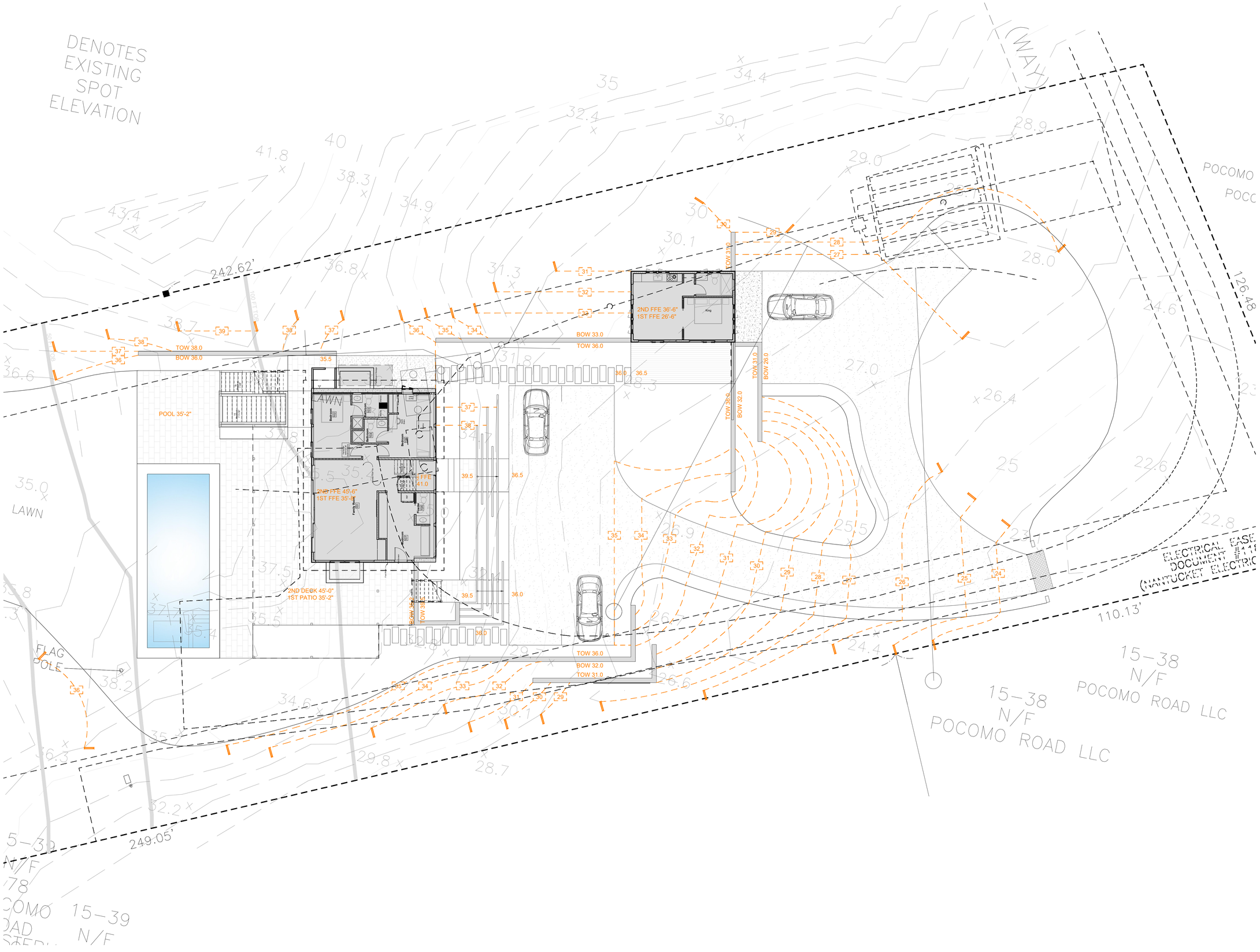
LANDSCAPE CONCEPTUAL PLAN

DRAWING INFO

DATE	JANUARY 21, 2020
SCALE	1/16" = 1' - 0"

PREVIOUS ISSUES

L.00



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PROJECT

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ARCHITECT

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T (508) 228 3600

SURVEYOR

NANTUCKET ENGINEERING & SURVEY
20 Mary Ann Drive Nantucket MA
T (508) 825-5053

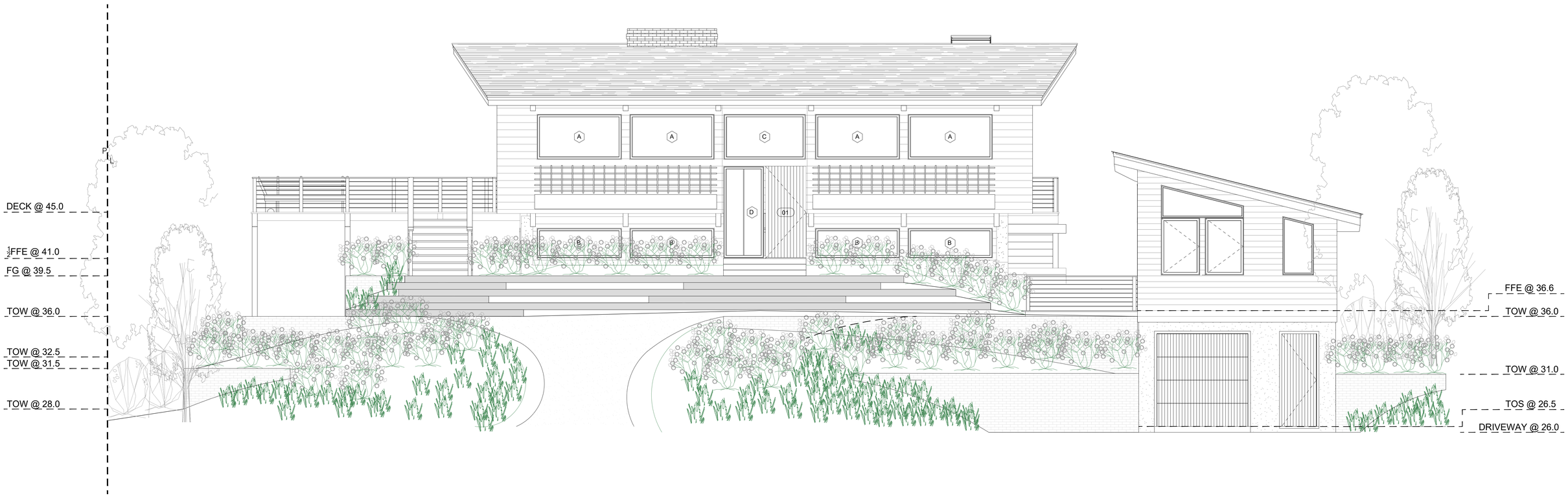
GRADING & UTILITY PLAN (progress)

DRAWING INFO

DATE	JANUARY 21, 2020
SCALE	1/16" = 1' - 0"

PREVIOUS ISSUES

L.02



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NEEL RESIDENCE

84 POCOMO RD NANTUCKET MA 02554

ARCHITECT

CHIP WEBSTER ARCHITECTURE
9 Amelia Drive, Nantucket MA 02554
T (508) 228 3600

LANDSCAPE EAST ELEVATION (progress)

DRAWING INFO

JANUARY 21, 2020

1/4" = 1' - 0"