1. No Meeting Agenda

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

1.I. New And Old Business Packet For 5/19/20

Documents:

4 TRADERS LN- FENCE AND DRIVEWAY.PDF
4 TRADERS LN-STAFF COMMENTS.PDF
8 SHAWKEMO RD-ADDITIONAL INFO REC 5-18-20.PDF
8 SHAWKEMO ROAD - REV 11-0095 MH REVISIONS.PDF
11 DAVIS LN - CABANA.PDF
11 DAVIS LN - NEW DWELLING.PDF
11 DAVIS LN -OPPOSITION EMAIL B. ERISMAN 5-18-20.PDF
11 DAVIS LN- POOL.PDF
20 SANKATY HEAD ROAD - ADDITION AND NEW ROOF.PDF
20 SANKATY HEAD ROAD - GARAGE.PDF
20 SANKATY HEAD ROAD - MOVE OR DEMO GARAGE.PDF
20 SANKATY RD PICS.PDF
23 PINE ST - HARDSCAPING.PDF
23 PINE ST - REV 03-0841 REVISE ROOF PITCH AND WINDOW TYPE.PDF
23 PINE ST HARDSCAPING STAFF COMMENTS.PDF
23 PINE ST REVIS STAFF COMMENTS.PDF
30 MAIN ST- REV 72422 WINDOWS.PDF
30 MAIN ST STAFF COMMENTS.PDF
46 MONOMOY RD- MH REV.PDF
57 CENTER ST EXTERIOR SHOWER.PDF
69 CLIFF RD- ALTERATION ROOF.PDF
71 OLD SOUTH RD- HARDSCAPING.PDF
80 PLEASANT ST - REVISE FENESTRATION.PDF
80 PLEASANT ST- STAFF COMMENTS.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°: 4233 PARCEL N°. 22

Street & Number of Proposed Work: 4 Traders Lane

Owner of record: Austin Texas Realty Trust

Mailing Address: 12404 Wire Road
Leander, TX 78641

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

AGENT INFORMATION (if applicable)

Name: Edward Mills

Mailing Address: Same as above

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

Difference between existing grade and proposed finish grade: North None → South _____ East _____ West _____

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

Additional Remarks

Historic Name: Peleg Bunker House

Original Date: ~ 1750

Original Builder:

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

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways Brick Apron, 2 Path Shell Walkways _____ Walls _____

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

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence Natural Wood to match existing Shutters _____

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

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

Date 2/3/2020 Signature of owner of record EK Mills, Trustee Signed under penalties of perjury

Property Information

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

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

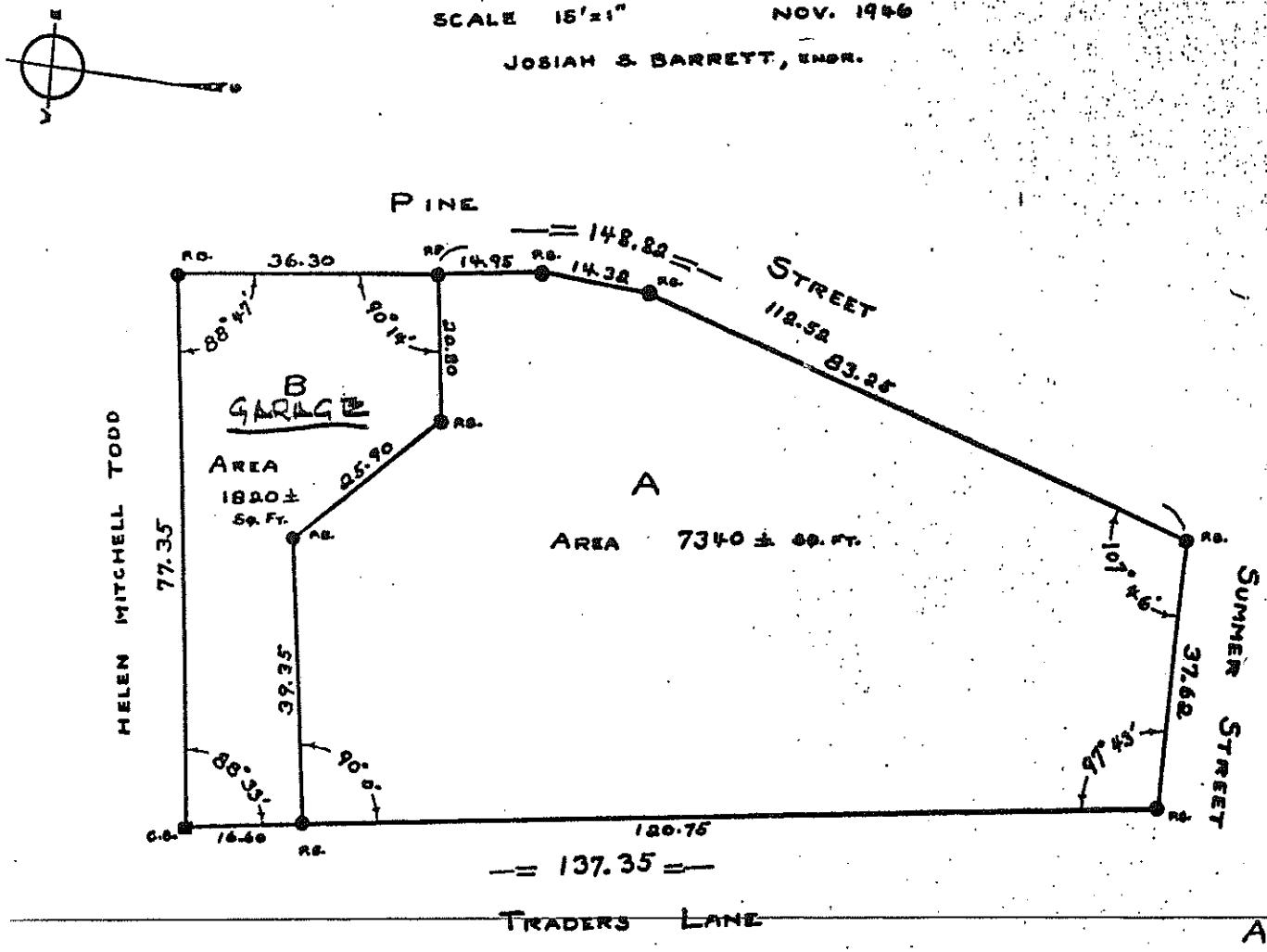
Geometry updated 11/13/2018
Data updated 11/19/2018

LAND IN NANTUCKET ~ SURVEYED FOR:-

ARTHUR H. BUNKER ANTOINETTE M. BUNKER

SCALE 15'=1" NOV. 1946

JOSIAH S. BARRETT, ENGR.

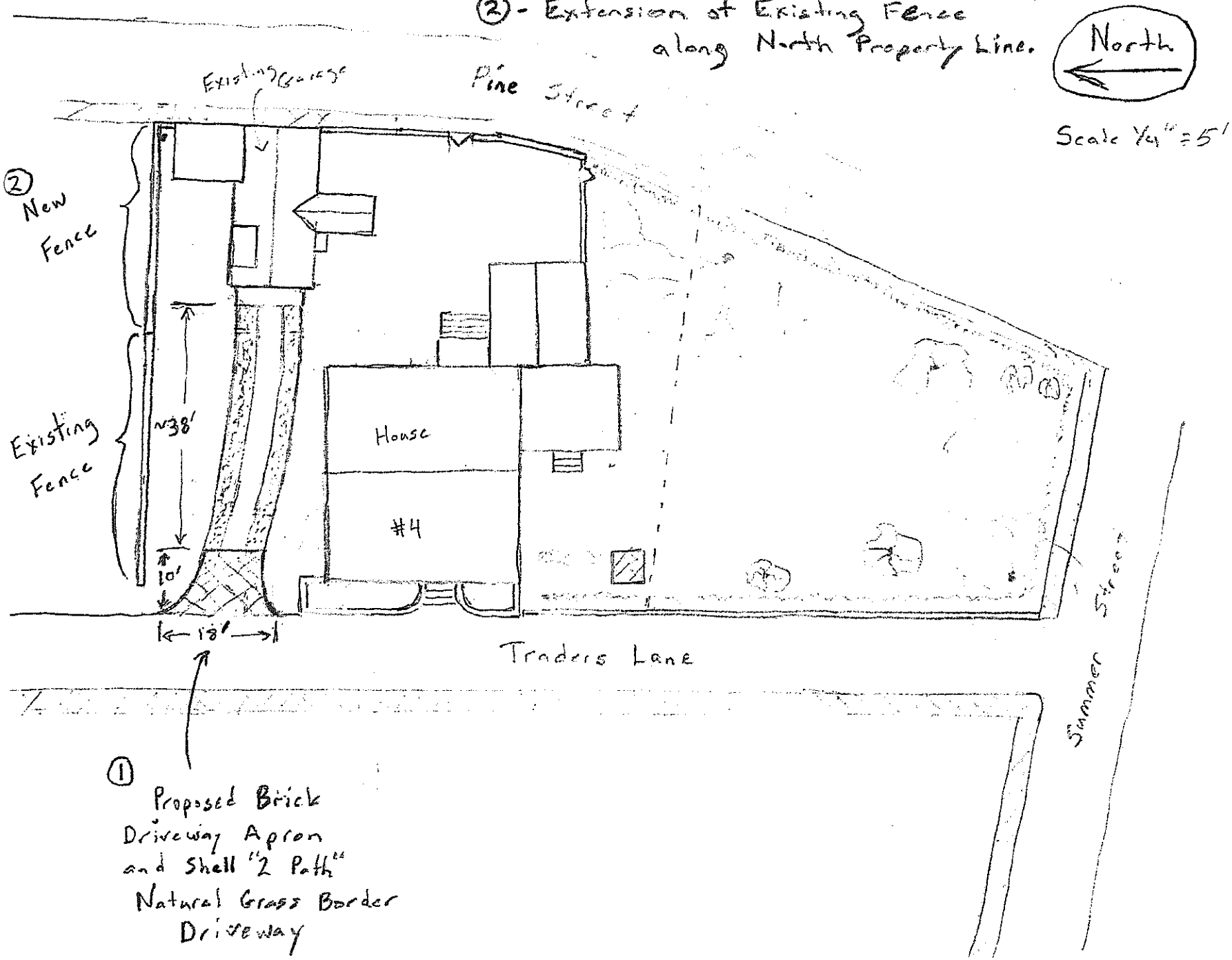


APRIL 8, 1947
9 h 52 m AM
RECEIVED AND ENTERED WITH
NANTUCKET COUNTY DEEDS BOOK OF
PLANS NO. 13 PAGE 16

Site Plan - 4 Traders Lane

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

② - Extension of Existing Fence along North Property Line.

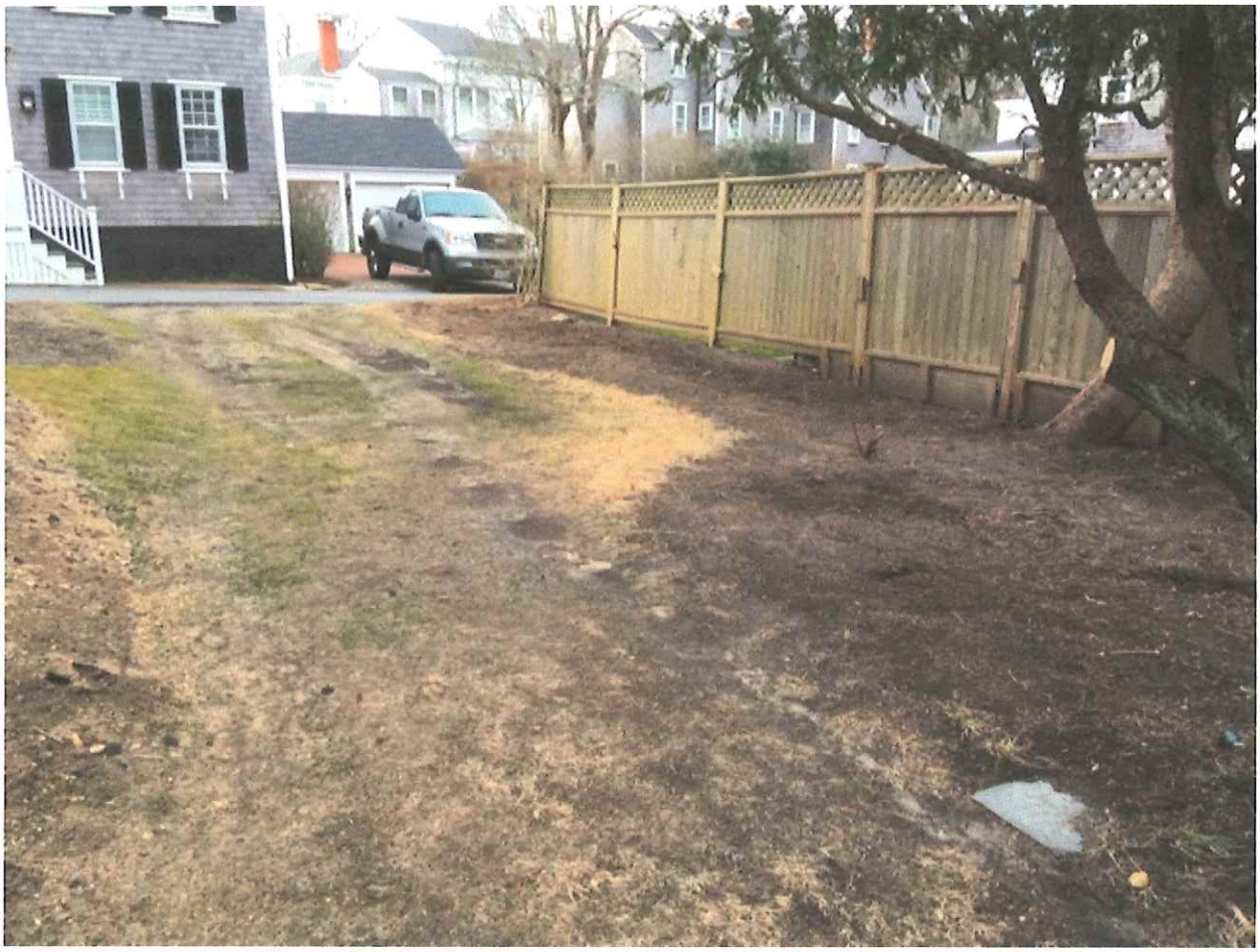


4 Traders Lane

Existing Driveway leading to garage.

4 Traders Lane

Existing Driveway seen from 3 Traders Lane showing Existing Fence.



4 Traders Lane

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

4 Traders Lane

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

4 Traders Lane

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

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date/Time February 10, 2020 3:50

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present
(✓) Angus MacLeod (✓) Lucy Dillon (✓) Jascin Leonardo Finger ( ) Milton Rowland ( ) Brook Meerbergen
Alternate: None

Applicant Edward Mills Address 4 Traders Lane

Historic information/known history

( ) Non-Contributing ( ) Contributing (X) Individually significant

Comments

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

( ) Does not meet guidelines ( ) Not appropriate *(As noted below)*

North Elevation

★ Note - has owner rec'd permission from easement holder? They must.

East Elevation

Need more info on pattern
brcks need to run parallel to street.

West Elevation

What fence happening on Pine St @ rear?

South Elevation

Other

Public Comment

Signatures *(three members required for quorum)*

HDC 2020-02-0584

HSAB

HDC Application Review Worksheet

— PRESERVATION (ATTACHED) RESTRICTION ON FILE

1. Staff Initials: HOLLY BACKUS
2. Meeting date: 2/11/2020 — c. 1750 PELEG BUNKER CONTRIBUTING!
3. Property address: 4 TRADERS LANE
4. Scope of work: HARDSCAPING/DRIVEWAY APRON ADDITION
5. If the site is located within the OHD or SOHD, please circle which one.
6. Is the structure, building, hardscaping, or other exterior architectural feature **open to view** from a beach, a public way, a traveled way, a street or way shown on a land court plan or shown on a plan approved and endorsed in accordance with the Subdivision Control Law, a public park or a public body of water? If yes, specify which portions.
   a. North elevation:
   b. South elevation:
   c. East elevation:
   d. West elevation: —
7. What is the distance between the proposed structure, building, hardscaping, or other exterior architectural feature and the location from which it is **open to view**? YES feet
8. Other: GOOGLE STREETVIEW SHOWS ACCESS ALWAYS HERE.
9. Comments on proposal:

THE PROPOSED DRIVEWAY + APRON WILL NEED TO MET ZONING BYLAW 139-20.1 + CURB CUT APPROVAL W/ DPW.

* WHAT BRICK PATTERN IS PROPOSED FOR THE APRON?
  - RUNNING BOND?
  - HERRINGBONE?
  - FLEMISH? *(EXAMPLES SHOWN)*

* OK W/ OVERALL PROPOSAL *

TRADERS LN - Town and Co...
3 Traders Ln - Google Maps
Welcome to MACRIS
MHC MACRIS Maps 2.0 Beta
EnerGov 9
Records
Edit View Favorites Tools Help
Convert
Select
Welcome to MACRIS
Sanborn Maps at the Nant...
SEARCH
General Laws CHAPTER 4...
Town GIS
Registry of Deeds
American Planning Associ...
APA - Massachusetts Cha...
EnerGov
Nantucket BYLAWS
MUNIS 11.3
3 Traders Ln
Nantucket, Massachusetts
Google
Street View
Google

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NAN.3072
Historic Name:	Bunker, Peleg House
Common Name:	Bunker, Jabez House
Address:	4 Traders Ln
City/Town:	Nantucket
Village/Neighborhood:	Nantucket
Local No:	
Year Constructed:	c 1750
Architect(s):	Bunker, Peleg
Architectural Style(s):	No style
Use(s):	Single Family Dwelling House
Significance:	Agriculture; Architecture; Landscape Architecture; Philosophy
Area(s):	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970); Preservation Restriction (01/24/2002)
Building Materials(s):	Roof: Asphalt Shingle Wall: Cedar Shingle; Wood; Wood Shingle Foundation: Brick; Stone, Uncut

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, February 3, 2020 at 2:38: PM

NAN.3072

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
		C, D	3072

Town Nantucket

Place *(neighborhood or village)* Nantucket

Historic District

Photograph

ess 4 Trader's Lane
Peleg Bunker House
ric Name Jabez Bunker House

Present Residence

Original Residence

of Construction Circa 1750
Lancaster,Clay "The Architecture..."
e Stackpole,Edouard A. "Rambling.."

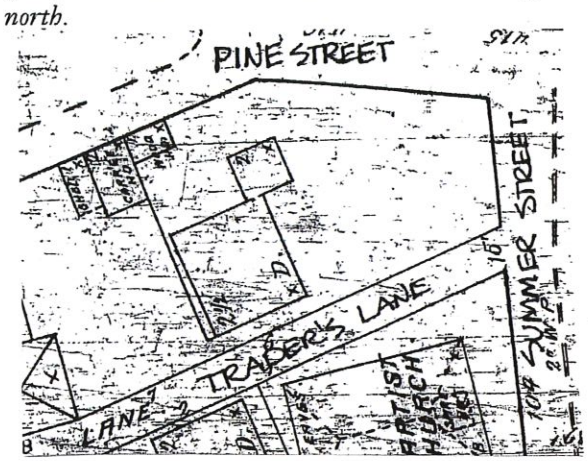
/Form Typical Nantucket Quaker Type

tect/Builder Peleg Bunker

ior Material: 2 1/2 stories 4 bay

dation brick / rubblestone

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Wall/Trim white cedar shingle
white painted wood cornerboard

Roof gable / composition shingle
w/ roof walk & roof hatch

Outbuildings/Secondary Structures garage / fence & parking

Major Alterations *(with dates)* (INTERIOR)

Condition good

Moved ☒ no ☐ yes Date

Acreage

Setting 10ft or less back from street
densely built-up
old historic residential district

Recorded by

Organization Nantucket Preservation Trust

Date *(month/year)* July 2001

RECEIVED
JUN 24 2002
MASS. HIST. COMM

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

BUILDING FORM

ARCHITECTURAL DESCRIPTION

X *see continuation sheet* (INTERIORS)

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

HISTORICAL NARRATIVE

x *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

BIBLIOGRAPHY and/or REFERENCES

_ *see continuation sheet*

Sanborn Insurance Maps 1887,1892,1898,1904,1909,1929
"The Architecture of Historic Nantucket" - Lancaster, Clay
"Rambling Through the Streets and Lanes of Nantucket" - Stackpole, Edouard A.

_ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

HISTORICAL NARRATIVE

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town	Property Address
Nantucket	Four Traders Lane

Area(s)	Form No.

HISTORY AND SOURCES

Traders Lane is described by Isaac Coffin in 1799, connecting Main Street with Summer Street between Pine Street and Pleasant Street. According to historian Edouard Stackpole, in Rambling Through the Streets and Lanes of Nantucket, the lane was laid out c. 1740-1745. It may have been named for Peleg Bunker who built Four Traders Lane c. 1750. Peleg's son, Captain Moses Bunker, took the first American whaleship into the Dutch East Indies.

The house was also know as the Jabez Bunker house. Peleg and his brother, Peter, were the youngest sons of Jabez and Hannah Gardiner Bunker, and received ownership of the land when Jabez Bunker's will was probated on May 25, 1750. The present owner, Muriel Williams, is the daughter of Richard F. and Edna P. Williams, whose deed was recorded in 1947.

The house at Four Traders Lane is a typical Nantucket Quaker type. It is 2 ½ stories, white cedar shingled with a ridge chimney, roof walk, four-bayed façade with transom over the front door, and has both twelve-over-twelve and nine-over-nine Boston-type cased windows.

Documents relating to the property are at the Nantucket Historical Association's Research Center. These include Sanborn Insurance maps, available from 1887- 1929, which illustrate that the open space has been in continuous use as open garden space since 1887. The footprint of the main structure has also remained the same, according to the maps. The secondary structure on the property is a simple garage and has been altered. Copies of the historic photographs corroborate that the garden space has remained free from structures.

GARDEN

The garden is a significant in-town land contribution to the Nantucket Island Historic District on its own merit. Traders Lane is adjacent to the area known as the Fish Lots, subdivided in 1717. The garden property at Four Traders Lane is a quadrangle composed of unequal sides. Two matures trees – a linden and a chestnut – provide shade over informal plantings which include a rustic vine-covered trellis, rose buses, perennial flowers, and grass. The garden is surround by a four-foot high privet hedge and a typical three-to-four foot high Nantucket capped rail fence, painted white. The relationship of the house and its sideyard is important, because it reflects a traditional pattern of house siting. During the Quaker settlement period, fenced rear or side yards were necessary to provide the household with vegetables, medicinal herbs, and to contain domestic animals, which may have included swine, cows and horses. Decorative flowers were not included in Quaker gardens because they were considered frivolous.

For more than two centuries, the side yard has provided an open area at the junction of Traders Lane, Pine Street, and Summer Street, visually creating a traditional "town green" space. The surrounding historic houses enjoy the light, air and beauty of the garden, which also compliments the Greek Revival architecture of the 1840 First Baptist Church across Traders Lane by quietly setting it apart from nearby structures.

INVENTORY FORM CONTINUATION SHEET

ARCHITECTURAL DESCRIPTION

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town	Property Address
Nantucket	Four Traders Lane

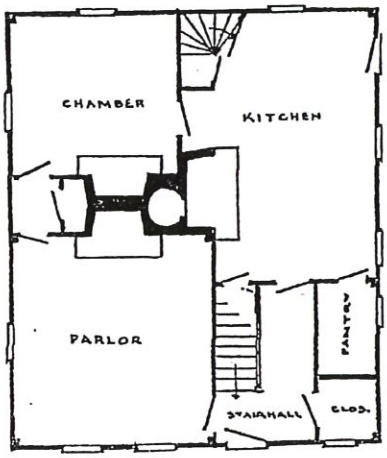
Area(s)	Form No.

FAÇADE

The significance of the façade, exterior and interior of the house support restriction from future changes. In Clay Lancaster's book, The Architecture of Nantucket, the house is listed as a "Typical Nantucket House Example - 1760s to 1830s". At the time the book was written in 1972, Lancaster noted that 44 of the listed 174 typical Nantucket house examples were modified, altered or enlarged in some fashion. Since Lancaster wrote the book, Four Traders Lane has remained intact. The four-bayed Bunker House asymmetrical façade is an early version of the indigenous type built by the Quakers on Nantucket beginning in the 1760s, with most of the collection built from 1790 through 1810, after the American Revolution and before the War of 1812. The typical Nantucket house expresses simplicity, function and excellent craftsmanship, rather than pretension. Each two-and-a-half storied house is timber-framed around a massive ridge chimney. Facades are varied, but usually two pairs of twelve-over-twelve windows on one side are balanced by narrower windows on the first and second stories on the other side of a plank-framed door with transom. The base of the at-grade foundation is stone, with brick above.

FLOOR PLAN AND INTERIOR

The floor plan follows the pattern outlined by Lancaster, pictured below. At Four Traders Lane, the closet and pantry partitions have been removed, and the original kitchen has become a main dining room. Earlier this century, a kitchen and pantry cupboards were added behind the original kitchen on the rear façade, with a semi-enclosed utility porch and south elevation one-story sleeping porch. Photographs are attached. In addition to the original floor plan, the fireplaces, wood floors, beaded beams, interior transoms, later (1790) paneling, and hardware are to be restricted. The room Lancaster notes as "chamber" is known as the "Pine Room," since all the walls are paneled with broad pine wood taken from the attic floor. There is an original fireplace on the west wall in the cellar. Opposite the fireplace, a four-foot high door reached by steps accesses the garden.



HISTORIC PRESERVATION RESTRICTION

THIS HISTORIC PRESERVATION RESTRICTION, made this 6th day of October 2001, by and between MURIEL WILLIAMS of 5 Roosevelt Place, Montclair, New Jersey 07042 (hereinafter "Grantor") and the NANTUCKET PRESERVATION TRUST, INC., a nonprofit Massachusetts corporation with a mailing address of P.O. Box 2999, Nantucket, Massachusetts 02584 (hereinafter "Grantee").

WITNESSETH:

WHEREAS, Grantor is owner of certain real property located at Four Traders Lane in the Town and County of Nantucket, Commonwealth of Massachusetts, more particularly described in Exhibit A attached hereto and incorporated herein (hereinafter "the Property"), said Property including the following structure (hereinafter "the Building"):

> the principal residence constructed of wood shingles in a rectangular form and is side-gabled, dating from around 1790.

WHEREAS, the Property also includes an informal landscaped lawn and garden that complements the Building and contributes to its setting and context, and contributes to the historic setting and atmosphere of the neighborhood (hereinafter "the Lawn and Garden");

WHEREAS, Grantee is authorized to accept historic preservation restrictions to protect property significant in national and state history and culture under the provisions of M.G.L. chapter 184, sections 31, 32, and 33 (hereinafter "the Act");

WHEREAS, Grantee is a publicly supported, tax-exempt, nonprofit organization whose primary purposes include the preservation and conservation of sites, buildings, and objects of national significance and is a qualifying recipient of qualified conservation contributions under Section 170(h) of the Internal Revenue Code of 1986, as amended, and the regulations thereunder (hereinafter "the Code");

WHEREAS, the Property stands as a significant example of the classical style of architecture in Nantucket, Massachusetts, illustrates aesthetics of design and setting, and possesses integrity of materials and workmanship;

WHEREAS, because of its architectural, historic, and cultural significance the Property was listed in the National Register of Historic Places in 1966 and is an historically important structure under Section 170(h)(4)(B) of the Code;

WHEREAS, Grantor and Grantee recognize the architectural, historic and cultural values (hereinafter "preservation values") and significance of the Property, and have the common purpose of conserving and preserving the aforesaid preservation values and significance of the Property;

WHEREAS, the Property's preservation values are documented in a set of reports, drawings, and photographs (hereinafter "Baseline Documentation") incorporated herein by reference, which Baseline Documentation the parties agree provides an accurate representation of the Property as of the effective date of this grant;

WHEREAS, the Baseline Documentation shall consist of the following: (1) interior and exterior photographs produced by Patricia A. Butler, dated July 1999; (2) recorded plan of the Property, drawn by Josiah S. Barrett, dated April 8, 1947; (3) research materials collected from the archives of the Nantucket Historical Association library and research center; (4) Nantucket Island Architectural and Cultural Resources Survey of the Property, prepared in May 1999; (5) Massachusetts Historical Commission Inventory Form B of the Property, prepared by Patricia A. Butler, dated September 26, 2001; and (6) interior floor plan of the first floor, showing the original first floor plan and new sections of the first floor, dated October 7, 2001.

WHEREAS, the grant of a preservation restriction by the Grantor to Grantee on the Property will assist in preserving and maintaining the Property and its architectural, historic and cultural features for the benefit of the people of the Town and County of Nantucket, Commonwealth of Massachusetts, and the United States of America; and

WHEREAS, to that end, Grantor desires to grant to Grantee, and Grantee desires to accept, a preservation restriction in gross in perpetuity on the Property pursuant to the Act;

NOW, THEREFORE, in consideration of Ten ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to Section 170(h) of the Code and M.G.L. chapter 184, sections 31, 32, and 33, Grantor does hereby voluntarily grant and convey unto the Grantee

this preservation restriction (hereinafter "the Restriction") in gross in perpetuity over the Property.

PURPOSE

1. **Purpose.** It is the Purpose of this Restriction to assure that the architectural, historic, and cultural features of the Property will be retained and maintained forever substantially in their current condition for conservation and preservation purposes, the Lawn and Garden will be retained and maintained forever substantially undeveloped and landscaped as a lawn and garden so that it continues to contribute to the historical setting and context of the Building and neighborhood, and to prevent any use or change of the Property that will significantly impair or interfere with the Property's preservation values.

GRANTOR'S COVENANTS

2.1 **Grantor's Covenants: Covenant to Maintain.** Grantor agrees at all times to maintain the Building in the same structural condition and state of repair as that existing on the effective date of this Restriction. Grantor's obligation to maintain shall require replacement, repair, and reconstruction by Grantor whenever necessary to preserve the Building in substantially the same structural condition and state of repair as that existing on the date of this Restriction. Grantor's obligation to maintain shall also require that the Property's landscaping be maintained in good appearance. The existing lawn areas shall be maintained as lawns, regularly mown. Vegetation and screening, including but not limited to the hedges along Traders Lane shall be maintained such that the Building and Open Space (defined in subparagraph 2.2(c) below) at all times remain visible to the public from Pine Street, Summer Street, and Traders Lane. Subject to the casualty provisions of paragraphs 7 and 8, this obligation to maintain shall require replacement, rebuilding, repair, and reconstruction of the Building whenever necessary in accordance with *Building with Nantucket in Mind,* and the policies and procedures of the Nantucket Historic District Commission and in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (36 C.F.R. 67 and 68), as these may be amended from time to time (hereinafter "the Historic District Commission Standards and the Secretary's Standards"). (The provisions of this Paragraph 2.1 shall not apply to the fence around the Property).

2.2 **Grantor's Covenants: Prohibited Activities.** The following acts or uses are expressly forbidden on, over, or under the Property, except as otherwise conditioned in this paragraph:

(a) the Building shall not be demolished, removed, or razed except as provided in paragraphs 7 and 8;

(b) nothing shall be erected or allowed to grow on the Property which would impair the visibility of the Open Space (defined in subparagraph 2.2(c) below) and the Building from Pine Street, Summer Street, and Traders Lane;

(c) no buildings or structures other than a perimeter fence that maintains clear visibility of the Property shall be erected or placed on the Property in the area of the Lawn and Garden south of the Building (hereinafter "Open Space") as shown on the Open Space Restriction Plan, attached hereto as Exhibit B, nor shall parking be allowed, to preserve the Open Space as a village green next to the church and protect the existing Linden tree located in the Open Space and shown on the Open Space Restriction Plan;

(d) the dumping of ashes, trash, rubbish, or any other unsightly or offensive materials is prohibited on the Property;

(e) the Property shall not be divided or subdivided in law or in fact and the Property shall not be devised or conveyed except as a unit;

(f) no above-ground utility transmission lines, except those reasonably necessary for the existing Building, may be created on the Property, subject to utility easements already recorded;

(g) subject to the maintenance covenants of Paragraph 2.1 hereof, the following original eighteenth century features located within the Building shall not be removed, demolished, or altered: (1) the original floor plan of the first floor as shown in the Baseline Documentation; (2) all fireplaces including the fireplace located in the basement; (3) the wood floors throughout the first floor; (4) beaded beams throughout the first floor; (5) interior transoms throughout the first floor; (6) original 1790 paneling around the fireplaces; and (7) wrought-iron hardware on the doors throughout the first floor.

GRANTOR'S CONDITIONAL RIGHTS

3.1 **Conditional Rights Requiring Approval by Grantee.** Without the prior express written approval of the Grantee, which approval may be withheld or conditioned in the sole discretion of Grantee, Grantor shall not undertake any of the following actions:

(a) increase or decrease the height of, make exterior additions to, change the exterior construction materials or colors of, or move, improve, alter,

reconstruct, or change the facades (including fenestration) and roof of the Building;

(b) change the floor plan of the Building (but no changes to the original floor plan of the first floor shall be made);

(c) renovate or otherwise improve the interior of the Building other than the first floor of the original floor plan;

(d) erect any external signs or external advertisements except; (i) such plaque permitted under paragraph 19 of this Restriction; and (ii) a sign stating solely the address of the Property;

(e) make permanent substantial topographical changes, such as, by example, excavation for the construction of roads and recreational facilities;

(f) cut down or otherwise remove healthy trees located within existing lawn areas; and

(g) change the use of the Property to use other than single family residential. Grantee must determine that the proposed use does not conflict with the Purpose of the Restriction.

3.2 **Archaeological Activities.** The conduct of archaeological activities, including without limitation survey, excavation, and artifact retrieval, may occur only following the submission of an archaeological field investigation plan prepared by the Grantor and approved in writing by the Grantee and the State Archaeologist of the Massachusetts Historical Commission (Massachusetts General Laws, chapter 9, section 27C, 950 C.M.R. 70.00).

3.3 **Review of Grantor's Requests for Approval.** Grantor shall submit to Grantee for Grantee's approval of those conditional rights set out at paragraph 3.1 two copies of information (including plans, specifications and designs, and Nantucket Historic District Commission application and materials where appropriate) identifying the proposed activity with reasonable specificity. In connection therewith, Grantor shall also submit to Grantee a timetable for the proposed activity sufficient to permit Grantee to monitor such activity. Within forty-five (45) days of receipt of Grantee's receipt of any plan or written request for approval hereunder, Grantee shall certify in writing that (a) it approves the plan or request, or (b) it disapproves the plan or request as submitted, in which case Grantee shall provide Grantor with written suggestions for modification or a written explanation for Grantee's disapproval. Any failure by Grantee to act within forty-five (45) days of receipt of Grantor's submission or resubmission of

plans or requests shall be deemed to constitute approval by Grantee of the plan or request as submitted and to permit Grantor to undertake the proposed activity in accordance with the plan or request submitted.

4. **Standards for Review.** In exercising any authority created by the Restriction to inspect the Property or the interior of the Building; to review any construction, alteration, repair or maintenance; or to review casualty damage or to reconstruct or approve reconstruction of the Building following casualty damage, Grantee shall apply the Historic District Commission Standards and the Secretary's Standards.

5. **Public Access.** Upon Grantee's reasonable request, Grantor shall make the Property and interior of the Building accessible to the public on a minimum of two days per year, one day in the spring and one day in the autumn. At other times deemed reasonable by Grantor persons affiliated with educational organizations, professional architectural associations, and historical societies shall be admitted to study the Property. Grantee may make photographs, drawings, or other representations documenting the significant historical, cultural, and architectural character and features of the Property and distribute them to magazines, newsletters, or other publicly available publications, or use them to fulfill its charitable and educational purposes.

GRANTOR'S RESERVED RIGHTS

6. **Grantor's Reserved Rights Not Requiring Further Approval by Grantee.** Subject to the provisions of paragraphs 2.1, 2.2, and 3.1, the following rights, uses, and activities of or by Grantor on, over, or under the Property are permitted by this Restriction and by Grantee without further approval by Grantee:

(a) the right to engage in all those activities and uses that: (i) are permitted by governmental statute or regulation; and (ii) are not inconsistent with the Purpose of this Restriction;

(b) the right to maintain and repair the Building strictly according to the Historic District Commission Standards and the Secretary's Standards, provided that the Grantor use in-kind materials and colors, applied with workmanship comparable to that which was used in the construction or application of those materials being repaired or maintained, for the purpose of retaining in good condition the appearance and construction of the Building. Changes in appearance, materials, colors or workmanship from that existing prior to the maintenance and repair requires the prior approval of the Grantee in accordance with the provisions of paragraphs 3.1 and 3.2;

(c) the right to continue all manner of existing residential use and enjoyment of the Property's Building and Lawn and Garden, including but not limited to the maintenance, repair and restoration of existing fences; the right to maintain existing driveways, roads, and paths with the use of same or similar surface materials; the right to maintain existing utility lines, gardening and building walkways, steps, and garden fences; the right to cut, remove, and clear grass or other vegetation and to perform routine maintenance, landscaping, horticultural activities, and upkeep, consistent with the Purpose of this Restriction and paragraphs 2.2 and 3.1;

(d) the right to renovate and update the facilities in the kitchen and bathrooms, provided however that wherever possible (i) the work is done in keeping with the historic character of the Building; (ii) according to the Historic District Commission Standards and the Secretary's Standards; and (iii) the Grantor uses in-kind materials and colors;

(e) the right to demolish, renovate, repair or replace the existing garage structure on the Property, provided however that wherever possible (i) the work is done in keeping with the historic character of the Property and the Building; (ii) according to the Historic District Commission Standards and the Secretary's Standards; and (iii) the Grantor use in-kind materials and colors; and

(f) the right to conduct at or on the Property educational and nonprofit activities that are not inconsistent with the protection of the preservation values of the Property.

CASUALTY DAMAGE OR DESTRUCTION; INSURANCE

7. **Casualty Damage or Destruction.** In the event that the Building or any part thereof shall be damaged or destroyed by fire, flood, windstorm, hurricane, earth movement, or other casualty, Grantor shall notify Grantee in writing within fourteen (14) days of the damage or destruction, such notification including what, if any, emergency work has already been completed. No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Building and to protect public safety, shall be undertaken by Grantor without Grantee's prior written approval. Within thirty (30) days of the date of damage or destruction, if required by Grantee, Grantor at its expense shall submit to the Grantee a written report prepared by a qualified restoration architect and an engineer who are acceptable to Grantor and Grantee, which report shall include the following:

(a) an assessment of the nature and extent of the damage;

(b) a determination of the feasibility of the restoration of the Building and/or reconstruction of damaged or destroyed portions of the Building; and

(c) a report of such restoration/reconstruction work necessary to return the Building to the condition existing as of the date hereof.

8. **Review After Casualty Damage or Destruction.** If, after reviewing the report provided in paragraph 7 and assessing the availability of insurance proceeds after satisfaction of any mortgagee's/lender's claims under paragraph 9, Grantor and Grantee agree that the Purpose of the Restriction will be served by such restoration/reconstruction, Grantor and Grantee shall establish a schedule under which Grantor shall complete the restoration/reconstruction of the Building in accordance with plans and specifications consented to by the parties up to at least the total of the casualty insurance proceeds available to Grantor.

If, after reviewing the report and assessing the availability of insurance proceeds after satisfaction of any mortgagee's/lender's claims under paragraph 9, Grantor and Grantee agree that restoration/reconstruction of the Property is impractical or impossible, or agree that the Purpose of the Restriction would not be served by such restoration/reconstruction, Grantor may, with the prior written consent of the Grantee, alter, demolish, remove, or raze the Building, and/or construct new improvements on the Property. Grantor and Grantee may then agree to extinguish this Restriction in whole or in part in accordance with the laws of the Commonwealth of Massachusetts and paragraph 23.2 hereof.

If, after reviewing the report and assessing the availability of insurance proceeds after satisfaction of any mortgagee's/lender's claims under paragraph 9, Grantor and Grantee are unable to agree that the Purpose of the Restriction will or will not be served by such restoration/reconstruction, the matter may be referred by either party to binding arbitration and settled in accordance with the Commonwealth of Massachusetts's arbitration statute then in effect.

9. **Insurance.** Grantor shall keep the Property insured by an insurance company rated "A1" or better by Best's for the full replacement value against loss from perils commonly insured under standard fire and extended coverage policies and comprehensive general liability insurance against claims for personal injury, death, and property damage. Property damage insurance shall include change in condition and building ordinance coverage, in form and amount sufficient to replace fully the damaged Property and Building without cost or expense to Grantor or contribution or coinsurance from Grantor. Such insurance shall include Grantee's interest and name Grantee as an additional

insured. Grantor shall deliver to Grantee, within ten (10) business days of Grantee's written request thereof, certificates of such insurance coverage. Provided, however, that whenever the Property is encumbered with a mortgage or deed of trust, nothing contained in this paragraph shall jeopardize the prior claim, if any, of the mortgagee/lender to the insurance proceeds.

INDEMNIFICATION; TAXES

10. **Indemnification.** Grantor hereby agrees to pay, protect, indemnify, hold harmless and defend at its own cost and expense, Grantee, its agents, directors, officers, and employees, or independent contractors from and against any and all claims, liabilities, expense, costs, damages, losses, and expenditures (including reasonable attorney's fees and disbursements hereafter incurred) arising out of or in connection with injury to or death of any person as a result of the existence of this Restriction; physical damage to the Property; the presence or release in, on or about the Property, at any time, of any substance now or hereafter defined, listed or otherwise classified pursuant to any law, ordinance, or regulation as a hazardous, toxic, polluting, or contaminating substance; or other injury, death or other damage occurring on or about the Property, unless such injury, death or damage is caused by Grantee or any agent, director, officer, employee, or independent contractor of Grantee or is the result of providing access to the Property as provided in paragraph 5 and such access was at the request of Grantee and such injury, death or damage was not caused by Grantor. In the event that Grantor is required to indemnify Grantee pursuant to the terms of this paragraph, the amount of such indemnity, until discharged, shall constitute a lien on the Property.

11. **Taxes.** Grantor shall pay immediately, when first due and owing, all general taxes, special taxes, special assessments, water charges, sewer service charges, and other charges which may become a lien on the Property unless Grantor timely objects to the amount or validity of the assessment or charge and diligently prosecutes an appeal thereof, in which case the obligation hereunder to pay such charges shall be suspended for the period permitted by law for prosecuting such appeal and any applicable grace period following completion of such action. In place of Grantor, Grantee is hereby authorized, but in no event required or expected, to make or advance upon three (3) days prior written notice to Grantor any payment relating to taxes, assessments, water rates, sewer rentals and other governmental or municipality charge, fine, imposition, or lien asserted against the Property. Grantee may make such payment according to any bill, statement, or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement, or assessment or into the validity of such tax, assessment, sale, or forfeiture. Such payment if made by Grantee shall constitute a lien on the Property.

ADMINISTRATION AND ENFORCEMENT

12. **Written Notice.** Any notice which either Grantor or Grantee may desire or be required to give to the other party shall be in writing and shall be delivered by one of the following methods - by overnight courier postage prepaid, facsimile transmission, registered or certified mail with return receipt requested, or hand delivery; if to Grantor, then to Muriel Williams at 5 Roosevelt Place, Montclair, New Jersey 07042, and if to Grantee, then at P.O. Box 2999, Nantucket, Massachusetts 02584.

Each party may change its address set forth herein by a notice to such effect to the other party.

13. **Evidence of Compliance.** Upon request by the Grantor, Grantee shall promptly furnish Grantor with certification that, to the best of Grantee's knowledge, Grantor is in compliance with the obligations of Grantor contained herein or that otherwise evidences the status of this Restriction to the extent of Grantee's knowledge thereof.

14. **Inspection.** With the consent of Grantor, representatives of Grantee shall be permitted at reasonable times to inspect the Property, including the interior of the Building, each May on an annual basis at the convenience of both Grantor and Grantee. Grantor covenants not to withhold unreasonably its consent in determining dates and times for such inspections.

15. **Grantee's Remedies.** Grantee may, following reasonable written notice to Grantor, institute suit(s) to enjoin any violation of the terms of this Restriction by ex parte, temporary, preliminary, and/or permanent injunction, including prohibitory and/or mandatory injunctive relief, and to require the restoration of the Property and Building to the condition and appearance that existed prior to the violation complained of. Grantee shall also have available all legal and other equitable remedies to enforce Grantor's obligations hereunder.

In the event Grantor is found to have violated any of its obligations, Grantor shall reimburse Grantee for any reasonable costs or expenses incurred in connection with Grantee's enforcement of the terms of this Restriction, including court costs, and attorney's, architectural, engineering, and expert witness fees.

In the event that Grantor is required to reimburse Grantee pursuant to the terms of this Paragraph, the amount of such reimbursement until discharged, shall constitute a lien on the Property.

Exercise by Grantee of one remedy hereunder shall not have the effect of waiving or limiting any other remedy, and the failure to exercise any remedy shall not have the effect of waiving or limiting the use of any other remedy or the use of such remedy at any other time.

16. **Notice from Government Authorities.** Grantor shall deliver to Grantee copies of any notice of violation or lien relating to the Property received by Grantor from any government authority within five (5) days of receipt by Grantor. Upon request by Grantee, Grantor shall promptly furnish Grantee with evidence of Grantor's compliance with such notice or lien where compliance is required by law.

17. **Notice of Proposed Sale.** Grantor shall promptly notify Grantee in writing of any proposed sale of the Property and provide the opportunity for Grantee to explain the terms of the Restriction to potential new owners prior to sale closing.

18. **Liens.** Any lien on the Property created pursuant to any paragraph of this Restriction may be confirmed by judgment and foreclosed by Grantee in the same manner as a mechanic's lien provided in Massachusetts General Laws chapter 254, section 5, except that no lien created pursuant to this Restriction shall jeopardize the priority of any recorded lien of mortgage or deed of trust given in connection with a promissory note secured by the Property.

19. **Plaque.** Grantor agrees that Grantee may provide and maintain a plaque on the Property, which plaque shall not exceed 6 inches by 24 inches in size, giving notice of the significance of the Property and the existence of this Restriction. The plaque shall be approved by Grantor prior to installation, such approval not to be unreasonably withheld.

BINDING EFFECT; ASSIGNMENT

20. **Runs with the Land.** Except as provided in paragraphs 8 and 23.2, the obligations imposed by this Restriction shall be effective in perpetuity and shall be deemed to run as a binding servitude with the Property. This Restriction shall extend to and be binding upon Grantor and Grantee, their respective successors in interest and all persons hereafter claiming under or through Grantor and Grantee, and the words "Grantor" and "Grantee" when used herein shall include all such persons. Any right, title, or interest herein granted to Grantee also shall be deemed granted to each successor and assign of Grantee and each such following successor and assign thereof, and the word "Grantee" shall include all such successors and assigns.

Anything contained herein to the contrary notwithstanding, an owner of the Property shall have no obligation pursuant to this instrument where such owner shall cease to have any ownership interest in the Property by reason of a bona fide transfer. The restrictions, stipulations, and covenants contained in this Restriction shall be inserted by Grantor, by express reference, in any subsequent deed or other legal instrument by which Grantor divests itself of either the fee simple title to or any lesser estate in the Property or any part hereof, including by way of example and not limitation, a lease of all or a portion of the Property, but excluding any lease with a term of fewer than ninety (90) days.

21. **Assignment.** Grantee may convey, assign, or transfer this Restriction to a unit of federal, state, or local government or to a similar local, state, or national organization that is a "qualified organization" under Section 170(h) of the Code and that qualifies under the Act as an eligible donee whose purposes, *inter alia,* are to promote preservation or conservation of historical, cultural, or architectural resources, provided than any such conveyance, assignment, or transfer requires that the Purpose for which the Restriction was granted will continue to be carried out as a condition of the transfer.

22. **Recording and Effective Date.** Grantee shall do and perform at its own cost all acts necessary to the prompt recording of this instrument in the land records of the County of Nantucket. Grantor and Grantee intend that the restrictions arising under this Restriction take effect on the day and year this instrument is recorded in the land records of the County of Nantucket.

PERCENTAGE INTERESTS; EXTINGUISHMENT

23.1 **Percentage Interests.** For purposes of allocating proceeds pursuant to paragraphs 23.2 and 23.3, Grantor and Grantee stipulate that as of the date of this Restriction, Grantor and Grantee are each vested with real property interests in the Property and that such interests have a stipulated percentage interest in the fair market value of the Property. Said percentage interests shall be determined by the ratio of the value of the Restriction on the effective date of this Restriction to the value of the Property, without deduction for the value of the Restriction, on the effective date of this Restriction. The values on the effective date of the Restriction shall be those values used to calculate the deduction for federal income tax purposes allowable by reason of this grant, pursuant to Section 170(h) of the Code. The parties shall include the ratio of those values with the Baseline Documentation (on file with Grantor and Grantee) and shall amend such values, if necessary, to reflect any final determination thereof by the Internal Revenue Service or court of competent jurisdiction. For purposes of this paragraph, the ratio of the value of the Restriction to the value of the Property unencumbered by the Restriction shall remain constant, and the percentage

interest of Grantor and Grantee in the fair market value of the Property thereby determinable shall remain constant, except that the value of any improvements made by Grantor after the effective date of this Restriction is reserved to Grantor.

23.2 **Extinguishment.** Grantor and Grantee hereby recognize that circumstances may arise that may make impossible the continued ownership or use of the Property in a manner consistent with the Purpose of this Restriction and necessitate extinguishment of the Restriction. Such circumstances may include, but are not limited to, partial or total destruction of the Building resulting from casualty. Extinguishment must be the result of a judicial proceeding in a court of competent jurisdiction and shall meet the requirements of the Act for extinguishment. Unless otherwise required by applicable law at the time, in the event of any sale of all or a portion of the Property (or of any other property received in connection with an exchange or involuntary conversion of the Property) after such termination or extinguishment, and after the satisfaction of prior claims and any costs or expenses associated with such sale, Grantor and Grantee shall share in any net proceeds resulting from such sale in accordance with their respective percentage interests in the fair market value of the Property, as such interests are determined under the provisions of paragraph 23.1, adjusted, if necessary, to reflect partial termination or extinguishment of this Restriction. All such proceeds received by Grantee shall be used by Grantee in a manner consistent with Grantee's primary purposes. Net proceeds shall also include, without limitation, net insurance proceeds.

In the event of extinguishment, the provisions of this paragraph shall survive extinguishment and shall constitute a lien on the Property.

23.3 **Condemnation.** If all or any part of the Property is taken under the power of eminent domain by public, corporate, or other authority, or otherwise acquired by such authority through a purchase in lieu of a taking, Grantor and Grantee shall join in appropriate proceedings at the time of such taking to recover the full value of those interests in the Property that are subject to the taking and all incidental and direct damages resulting from the taking. After the satisfaction of prior claims and net expenses reasonably incurred by Grantor and Grantee in connection with such taking, Grantor and Grantee shall be respectively entitled to compensation from the balance of the recovered proceeds in conformity with the provisions of paragraphs 23.1 and 23.2 unless otherwise provided by law.

INTERPRETATION

24. **Interpretation.** The following provisions shall govern the effectiveness, interpretation, and duration of the Restriction.

(a) Any rule of strict construction designed to limit the breadth of restrictions on alienation or use of Property shall not apply in the construction or interpretation of this Restriction, and this instrument shall be interpreted broadly to effect its Purpose and the transfer of rights and the restrictions on use herein contained.

(b) This instrument may be executed in two counterparts, one of which may be retained by the Grantor, and the other, after recording, to be retained by the Grantee. In the event of any discrepancy between the counterparts produced, the recorded counterpart shall in all cases govern. In the event of any discrepancy between two copies of any documentation retained by the parties, the copy retained by Grantee shall control.

(c) This instrument is made pursuant to the Act, but the invalidity of such Act or any part thereof shall not affect the validity and enforceability of this Restriction according to its terms, it being the intent of the parties to agree and to bind themselves, their successors, and their assigns in perpetuity to each term of this instrument whether this instrument be enforceable by reason of any statute, common law, or private agreement in existence either now or hereafter. The invalidity or unenforceability of any provision of this instrument shall not affect the validity or enforceability of any other provision of this instrument or any ancillary or supplementary agreement relating to the subject matter thereof.

(d) Nothing contained herein shall be interpreted to authorize or permit Grantor to violate any ordinance or regulation relating to building materials, construction methods, or use. In the event of any conflict between any such ordinance or regulation and the terms hereof, Grantor promptly shall notify Grantee of such conflict and shall cooperate with Grantee and the applicable governmental entity to accommodate the purposes of both this Restriction and such ordinance or regulation.

(e) To the extent that Grantor owns or is entitled to development rights which may exist now or at some time hereafter by reason of the fact that under any applicable zoning or similar ordinance the Property may be developed to use more intensive (in terms of height, bulk, or other objective criteria related by such ordinances) than the Property is devoted as of the date hereof, such development rights shall not be exercisable on, above, or below the Property during the term of the Restriction, nor shall they be transferred to any adjacent parcel and exercised in a manner that would interfere with the Purpose of the Restriction.

AMENDMENT

25. **Amendment.** If circumstances arise under which an amendment to or modification of this Restriction would be appropriate, Grantor and Grantee may by mutual written agreement jointly amend this Restriction, provided that no amendment shall be made that will adversely affect the qualification of the Restriction or the status of Grantee under any applicable laws, including Sections 170(h) and 501(c)(3) of the Code and the laws of the Commonwealth of Massachusetts. Any such amendment shall be consistent with the protection of the preservation values of the Property and the Purpose of this Restriction; shall not affect its perpetual duration; shall not permit additional residential development on the Property other than the residential development permitted by this Restriction on its effective date; shall not permit any private inurement to any person or entity; and shall not adversely impact the overall architectural, historic, natural habitat, and open space values protected by this Restriction. Any such amendment shall be effective when the requirements of the Act with respect to amendments have been met and the amendment is recorded in the land records of the County of Nantucket. Nothing in this paragraph shall require Grantor or Grantee to agree to any amendment or to consult or negotiate regarding any amendment.

THIS RESTRICTION reflects the entire agreement of Grantor and Grantee. Any prior or simultaneous correspondence, understandings, agreements, and representations are null and void upon execution hereof, unless set out in this instrument.

TO HAVE AND TO HOLD, the said Historic Preservation Restriction, unto the said Grantee and its successors and permitted assigns forever. This HISTORIC PRESERVATION RESTRICTION may be executed in two counterparts and by each party on a separate counterpart, each of which when so executed and delivered shall be an original, but both of which together shall constitute one instrument.

IN WITNESS WHEREOF, Grantor and Grantee have set their hands this 6th day of October, 2000.

GRANTOR

Muriel Williams

Muriel Williams

GRANTEE

Nantucket Preservation Trust, Inc.

BY: Georgia U. Raysman

~~Patricia S. Hohl,~~ President
Georgia U. Raysman

BY: Clarissa B. Porter

~~Bracebridge H. Young, Jr.,~~ Clarissa B. Porter
Treasurer

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. Sept. 29, 2000

Then personally appeared the above named Muriel Williams and acknowledged the foregoing instrument to be her free act and deed, before me,

Notary Public
My Commission Expires: C. RICHARD LOFTIN, Notary Public
My Commission Expires July 27, 2001

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. October 6, 2001 ~~2000~~

Then personally appeared the above named ~~Patricia S. Hohl,~~ Georgia U. Raysman and Clarissa B. Porter in her capacity as ~~President~~ President and Treasurer of the Nantucket Preservation Trust, Inc. and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of Nantucket Preservation Trust, Inc., before me,

Notary Public
My Commission Expires: 11-16-2001

APPROVAL BY SELECTMEN OF THE TOWN OF NANTUCKET

We, the undersigned being a majority of the members of the Board of Selectmen of the Town of Nantucket, Massachusetts, hereby certify that at a meeting held on January 23, 2002, we voted to approve the foregoing Historic Preservation Restriction by Muriel Williams to the Nantucket Preservation Trust, Inc., pursuant to Massachusetts General Laws, chapter 184, section 32, and also hereby certify at said meeting we made a finding that this Restriction is in the public interest.

Board of Selectmen
of the Town of Nantucket

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. January 23, 2002

Then personally appeared the above named Timothy Soverino, Stephen Rentsch, Francis Springs and acknowledged the foregoing instrument to be his/her free act and deed, as Francis T. Jones and Matthew Fee Selectman, before me,

Nancy S. Oliver
Notary Public NANCY S. OLIVER
My Commission Expires: 9/1/06

APPROVAL BY MASSACHUSETTS HISTORICAL COMMISSION
COMMONWEALTH OF MASSACHUSETTS

The undersigned Executive Director and Clerk of the Massachusetts Historical Commission hereby certifies that foregoing preservation restriction has been approved pursuant to Massachusetts General Law, chapter 184, section 32.

Date: 11/20/2001

CARA H. METZ
Executive Director and Clerk
Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. November 20, 2001

Then personally appeared the above named CARA H. METZ and acknowledged the foregoing instrument to be his/her free act and duly authorized deed of the Massachusetts Historical Commission, before me,

Elsa N. Fitzgerald
Notary Public
My Commission Expires: 10.9.2003

SCHEDULE OF EXHIBITS

A. Legal Description

B. Open Space Restriction Plan

C. Property Description

D. Interior Floor Plan of the First Floor of the Property

E. Photographs of the Property

EXHIBIT A

That certain parcel of land with buildings and improvements thereon, situate in the Town and County of Nantucket, Commonwealth of Massachusetts, now known and numbered as Four Traders Lane, bounded and described as follow:

PARCEL 1:

WESTERLY	by	Traders Lane, one hundred twenty and 75/100 (120.75) feet;
SOUTHERLY	by	Summer Street, thirty-seven and 62/100 (37.62) feet;
EASTERLY and SOUTHEASTERLY	by	Pine Street on three courses totaling one hundred twelve and 52/100 (112.52) feet; and
NORTHERLY and NORTHEASTERLY	by	Lot B on Plan hereinafter mentioned on three courses totaling eighty-six and 05/100 (86.05) feet.

Said property is shown as Lot A on Plan of Josiah S. Barrett, Engr., dated November 1946 (containing approximately 7,340 square feet) and recorded in Nantucket Registry of Deeds Book of Plans No. 13, Page 16.

For title, see Deed recorded in Book Page 153, Page 152 at the Nantucket Registry of Deeds.

PARCEL 2:

WESTERLY	by	Traders Lane, sixteen and 60/100 (16.60) feet;
NORTHERLY	by	land of Helen Mitchell Todd, seventy-seven and 35/100 (77.35) feet;
EASTERLY	by	Pine Street, thirty-six and 30/100 (36.30) feet; and

SOUTHERLY	twenty and 80/100 (20.80) feet;
SOUTHWESTERLY	twenty-five and 90/100 (25.90) feet;
SOUTHERLY	thirty-nine and 35/100 (39.35) feet, by Lot A on Plan hereinafter mentioned.

Containing approximately 1820 square feet.

Being Lot No. B shown on Plan of Josiah S. Barrett, Engineer, dated November 1946, and recorded in Nantucket Registry of Deed Book of Plans No. 13, Page 16.

For title, see Deed in book 153, Page 154 at the Nantucket Registry of Deeds.

EXHIBIT B

OPEN SPACE RESTRICTION PLAN

LAND IN NANTUCKET ~ SURVEYED FOR:-

ARTHUR H. BUNKER ANTOINETTE M. BUNKER

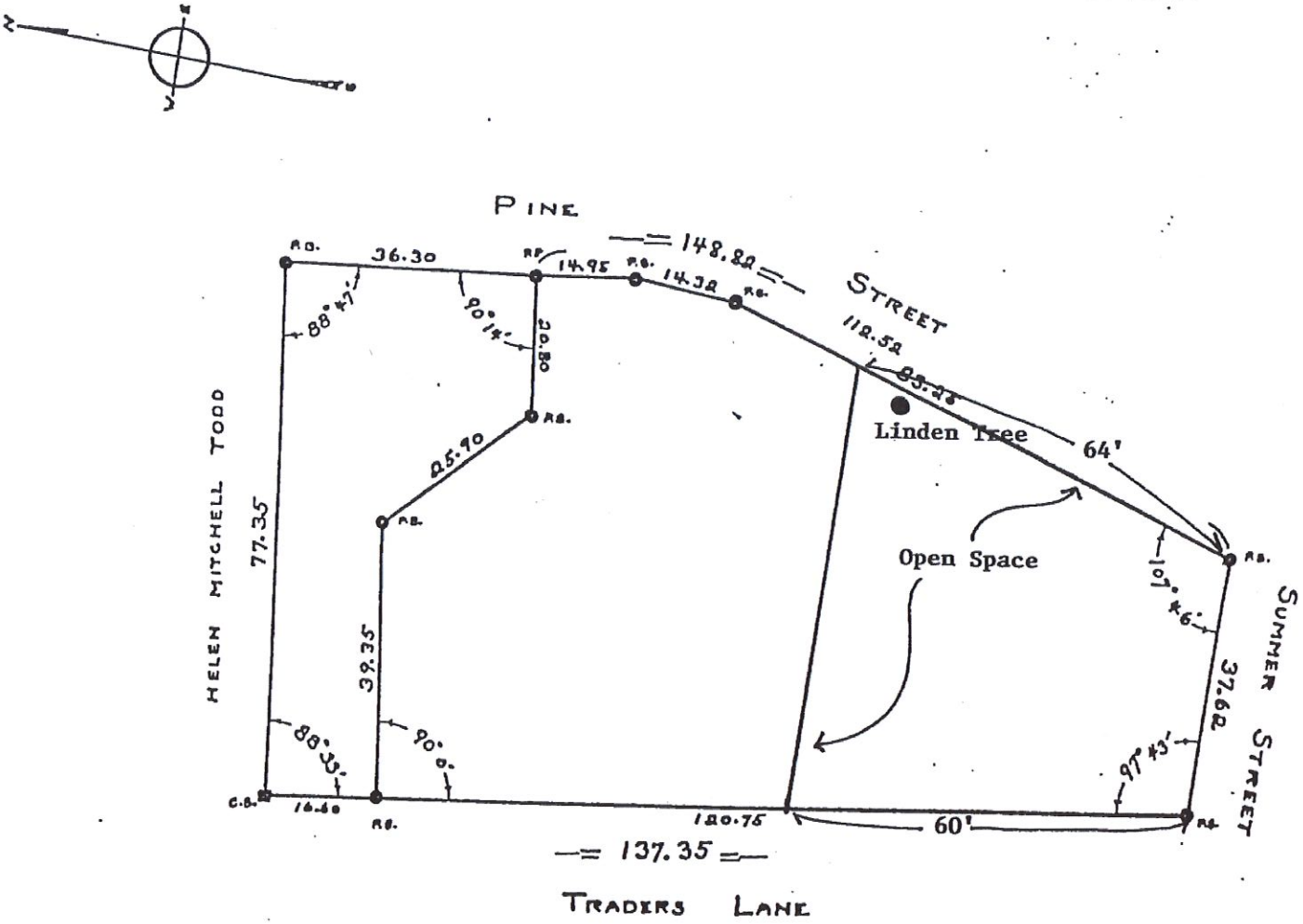


EXHIBIT C – PROPERTY DESCRIPTION

I. HISTORY

Traders Lane is described by Isaac Coffin in 1799, connecting Main Street with Summer Street between Pine Street and Pleasant Street. According to historian Edouard Stackpole, in Rambling Through the Streets and Lanes of Nantucket, the lane was laid out c. 1740-1745. It may have been named for Peleg Bunker who built Four Traders Lane c. 1750. Peleg's son, Captain Moses Bunker, took the first American whaleship into the Dutch East Indies.

The house was also know as the Jabez Bunker house. Peleg and his brother, Peter, were the youngest sons of Jabez and Hannah Gardiner Bunker, and received ownership of the land when Jabez Bunker's will was probated on May 25, 1750. The present owner, Muriel Williams, is the daughter of Richard F. and Edna P. Williams, whose deed was recorded in 1947.

The house at Four Traders Lane is a typical Nantucket Quaker type. It is 2 ½ stories, white cedar shingled with a ridge chimney, roof walk, four-bayed façade with transom over the front door, and has both twelve-over-twelve and nine-over-nine Boston-type cased windows.

Documents relating to the property are at the Nantucket Historical Association's Research Center. These include Sanborn Insurance maps, available from 1887- 1929, which illustrate that the open space has been in continuous use as open garden space since 1887. The footprint of the main structure has also remained the same, according to the maps. The secondary structure on the property is a simple garage and has been altered. copies of the historic photographs corroborate that the garden space has remained free from structures.

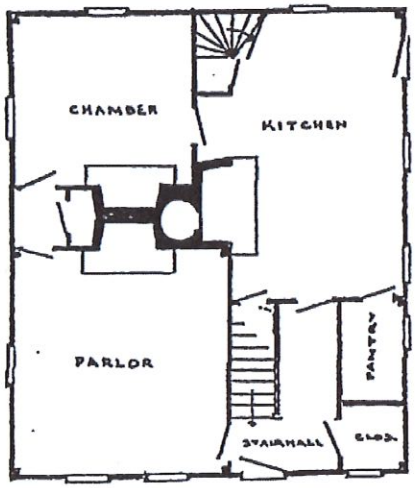
II. FAÇADE

In Clay Lancaster's book, The Architecture of Nantucket, the house is listed as a "Typical Nantucket House Example – 1760s to 1830s". At the time the book was written in 1972, Lancaster noted that 44 of the listed 174 typical Nantucket house examples were modified, altered or enlarged in some fashion. Since Lancaster wrote the book, Four Traders Lane has remained intact. The four-bayed Bunker House asymmetrical façade is an early version of the indigenous type built by the Quakers on Nantucket beginning in the 1760s, with most of the collection built from 1790 through 1810, after the American Revolution and before the War of 1812. The typical Nantucket house expresses simplicity, function and excellent craftsmanship, rather than pretension. Each two-and-a-half storied house is timber-framed around a massive ridge chimney. Facades are varied, but usually two pairs of twelve-over-twelve windows on one side are balanced by narrower windows

on the first and second stories on the other side of a plank-framed door with transom. The base of the at-grade foundation is stone, with brick above.

III. FLOOR PLAN AND INTERIOR

The floor plan follows the pattern outlined by Lancaster, pictured here. At Four Traders Lane, the closet and pantry partitions have been removed, and the original kitchen has become a main dining room. Earlier this century, a kitchen and pantry cupboards were added behind the original kitchen on the rear façade, with a semi-enclosed utility porch and south elevation one-story sleeping porch. Photographs are attached. In addition to the original floor plan, the fireplaces, wood floors, beaded beams, interior transoms, later (1790) paneling, and hardware are to be restricted. The room Lancaster notes as "chamber" is known as the "Pine Room," since all the walls are paneled with broad pine wood taken from the attic floor. There is an original fireplace on the west wall in the cellar. Opposite the fireplace, a four-foot high door reached by steps accesses the garden.



IV. GARDEN

The garden is a significant in-town land contribution to the Nantucket Island Historic District on its own merit. Traders Lane is adjacent to the area known as the Fish Lots, subdivided in 1717. The garden property at Four Traders Lane is a quadrangle composed of unequal sides. Two matures trees – a linden and a chestnut – provide shade over informal plantings which include a rustic vine-covered trellis, rose buses, perennial flowers, and grass. The garden is surround by a four-foot high privet hedge and a typical three-to-four foot high Nantucket capped rail fence, painted white. The relationship of the house and its sideyard is important, because it reflects a traditional pattern of house siting. During the Quaker settlement period, fenced rear or side yards were necessary to provide the household with vegetables, medicinal herbs, and to contain domestic animals, which may have included swine, cows and horses. Decorative flowers were not included in Quaker gardens because they were considered frivolous.

For more than two centuries, the side yard has provided an open area at the junction of Traders Lane, Pine Street, and Summer Street, visually creating a traditional "town green" space. The surrounding historic houses enjoy the light, air and beauty of the garden, which also compliments the Greek Revival architecture of the 1840 First Baptist Church across Traders Lane by quietly setting it apart from nearby structures.

EXHIBIT D

FIRST FLOOR PLAN FOR
#4 TRADERS LANE, NANTUCKET

DATE = OCTOBER 7, 2001 SCALE = 1/8" = 1'-0"

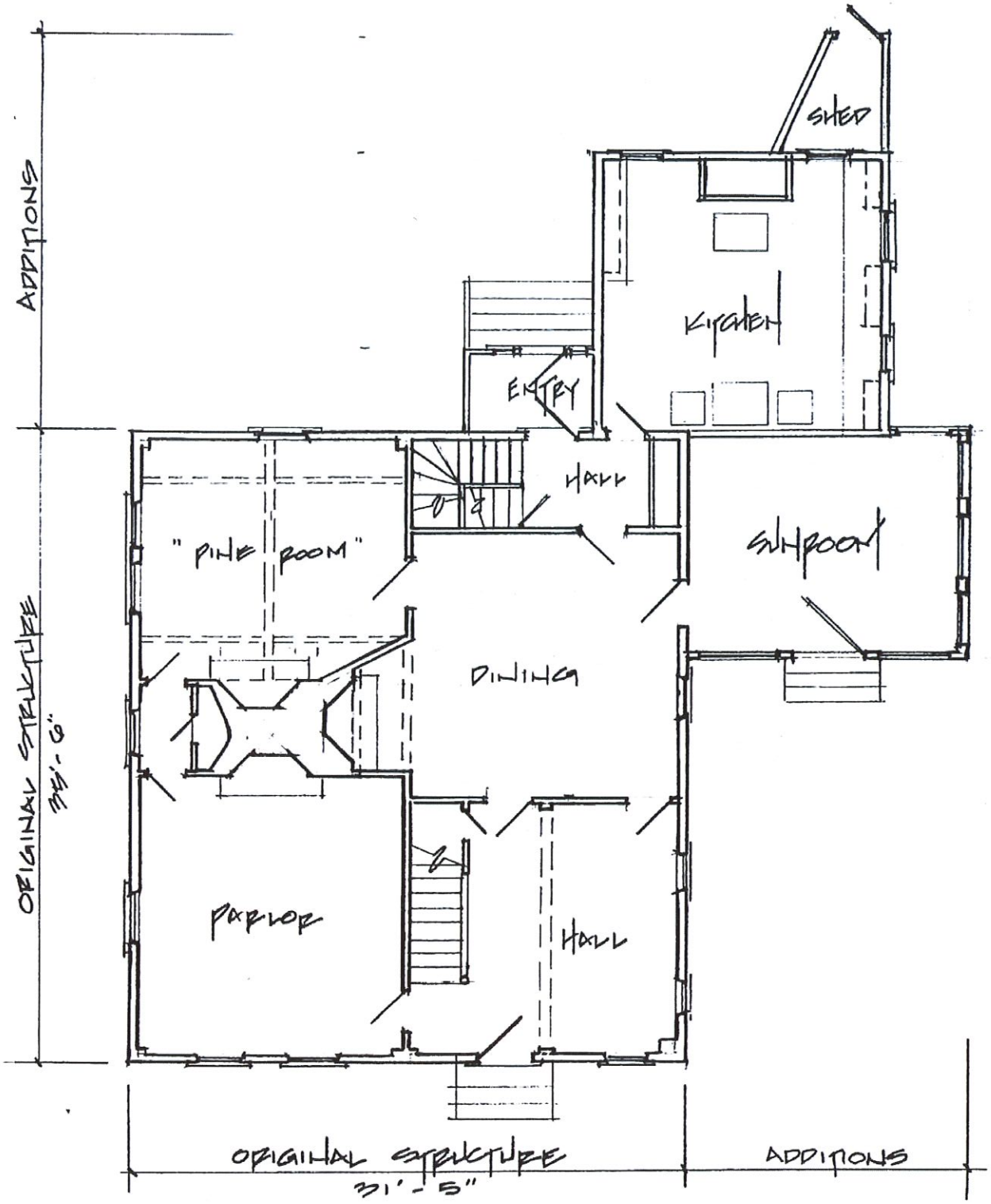
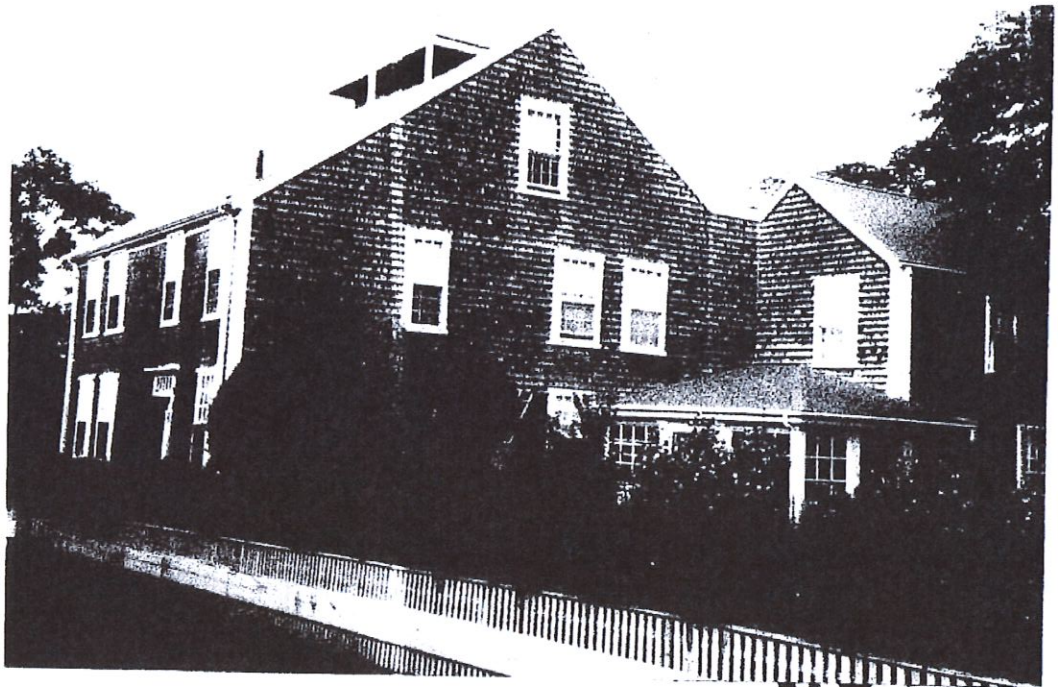


EXHIBIT E

FOUR TRADERS LANE
NANTUCKET, MASS

JULY 1999



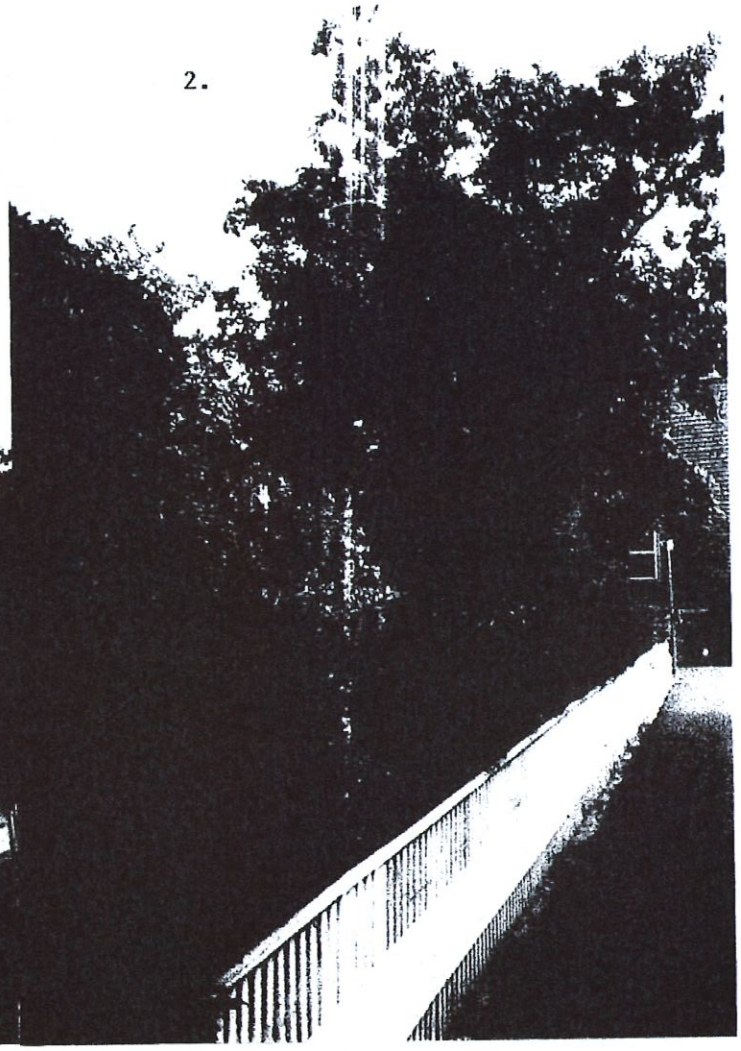
West and South Elevations

Lawn and Garden

BOOK 736 PAGE 0193

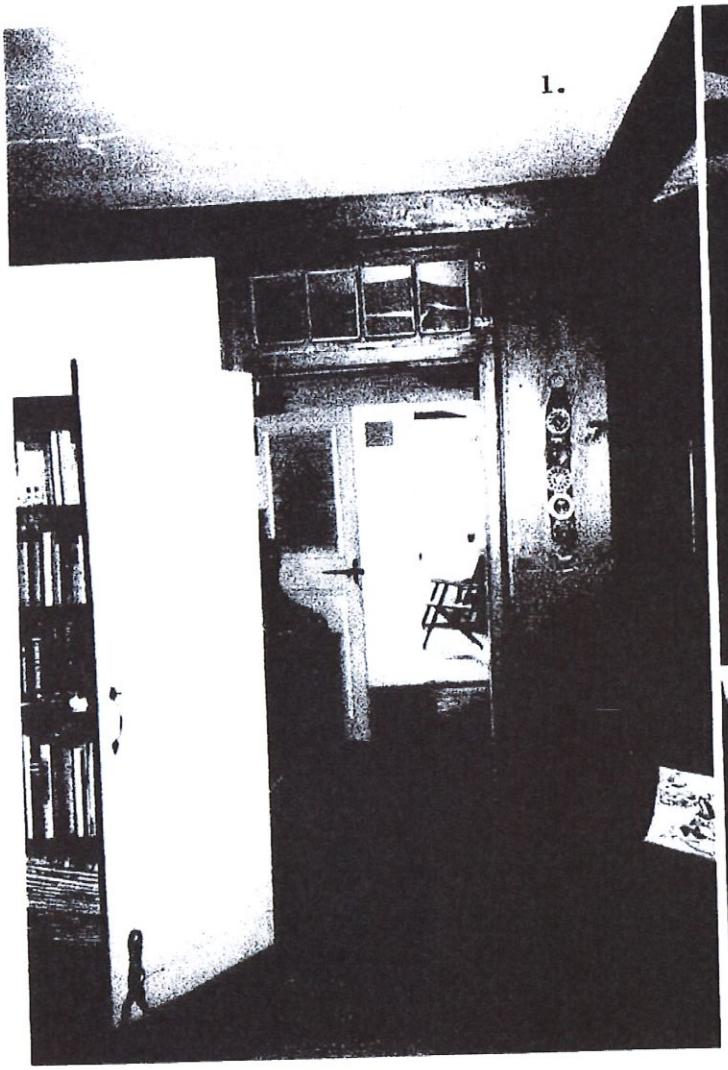
1.

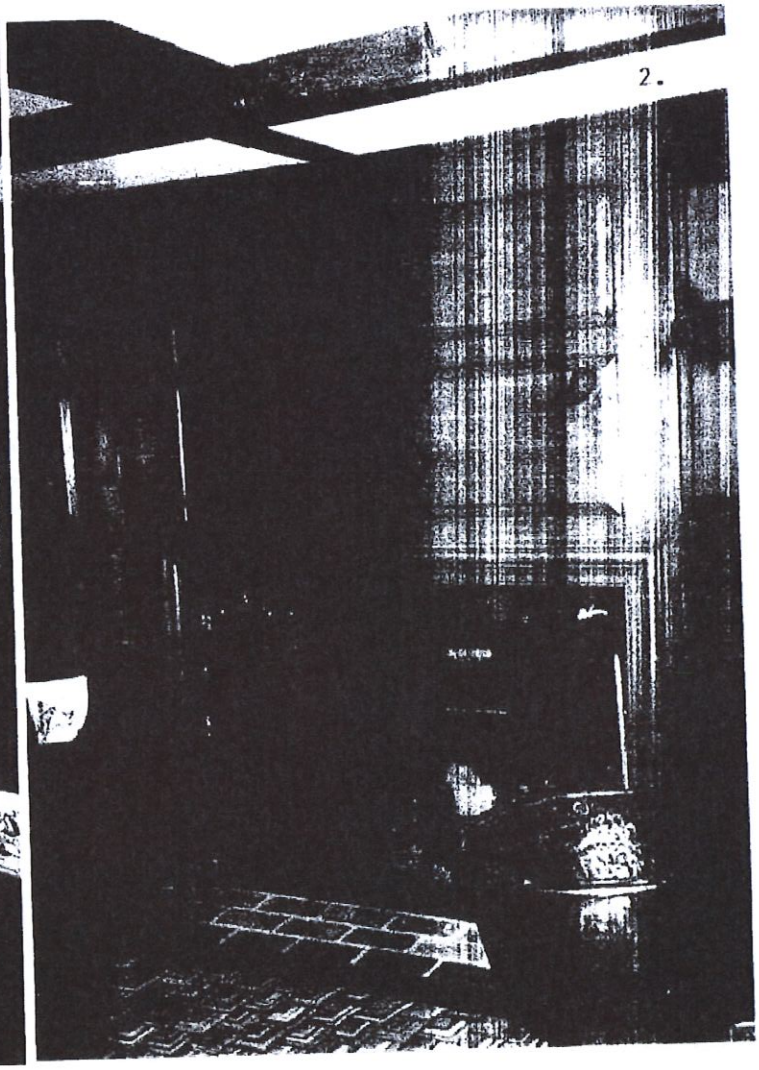
2.



3.

1. North and West Elevations
2. View of West Property Line
3. Garage





BOOK 730 PAGE 0134

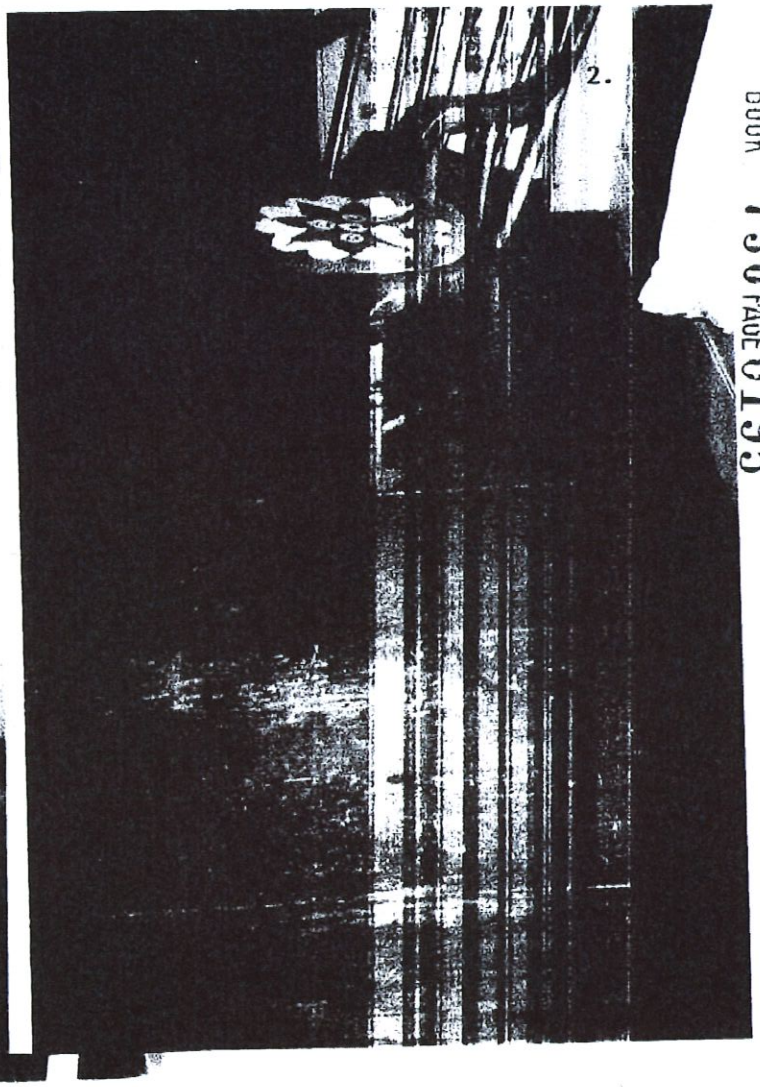
1. West Fireplace Wall, Pine Room

2. South Wall, Pine Room, Note Transom and Door Hardware

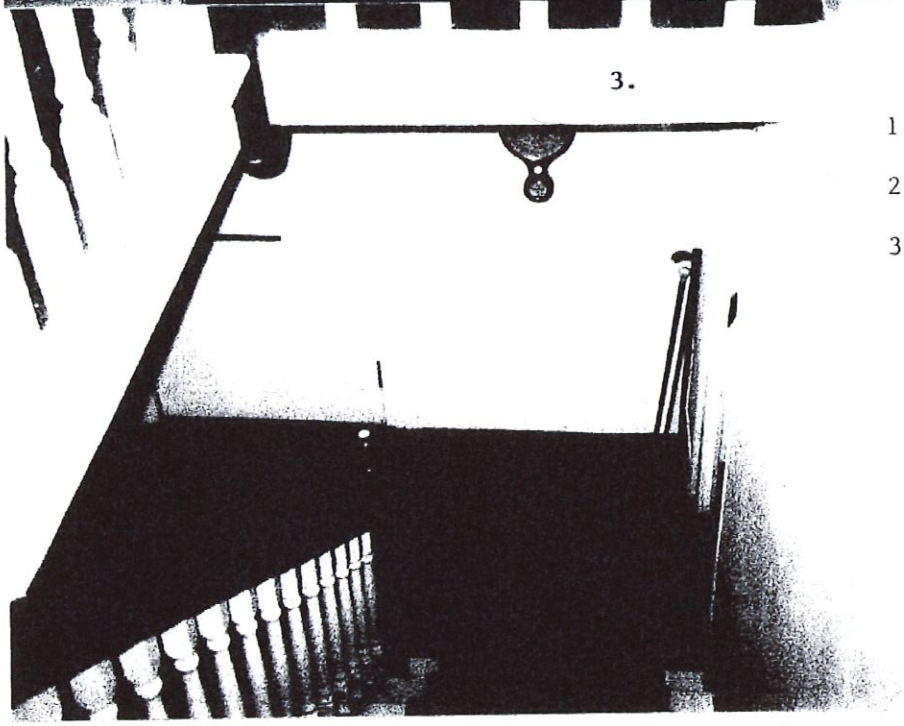
BOOK 736 PAGE 0195

1.

2.



3.



1. North W l c ii ing Room

2. Typical ide P n Floorboards

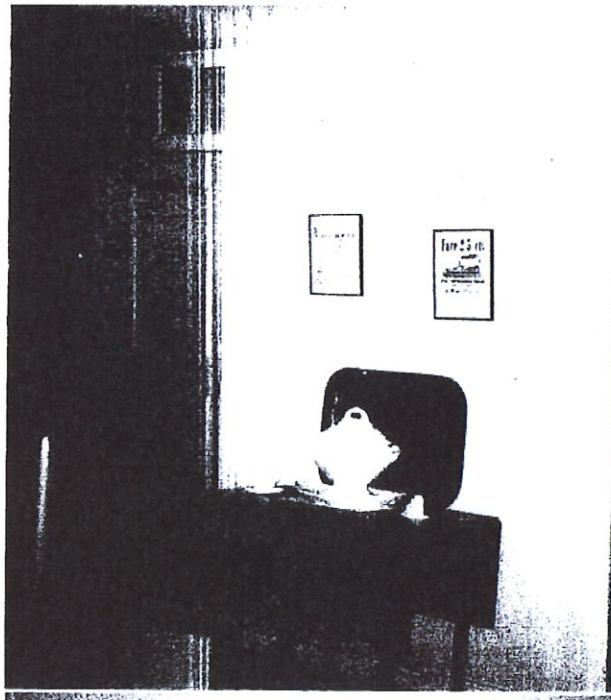
3. Front Entry a l and St irs
   Note Mortgag ton

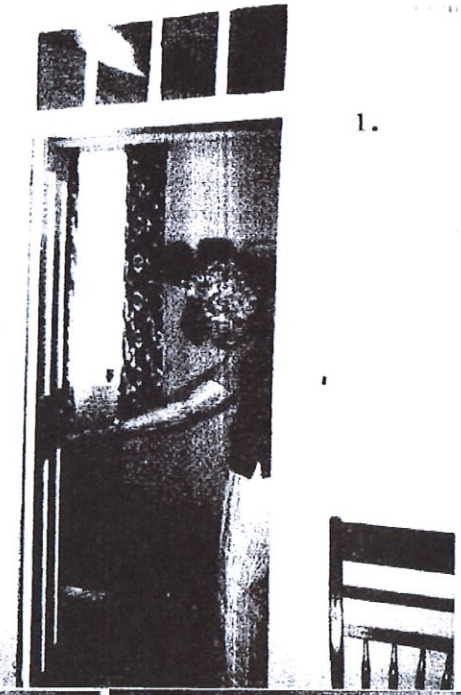
1.

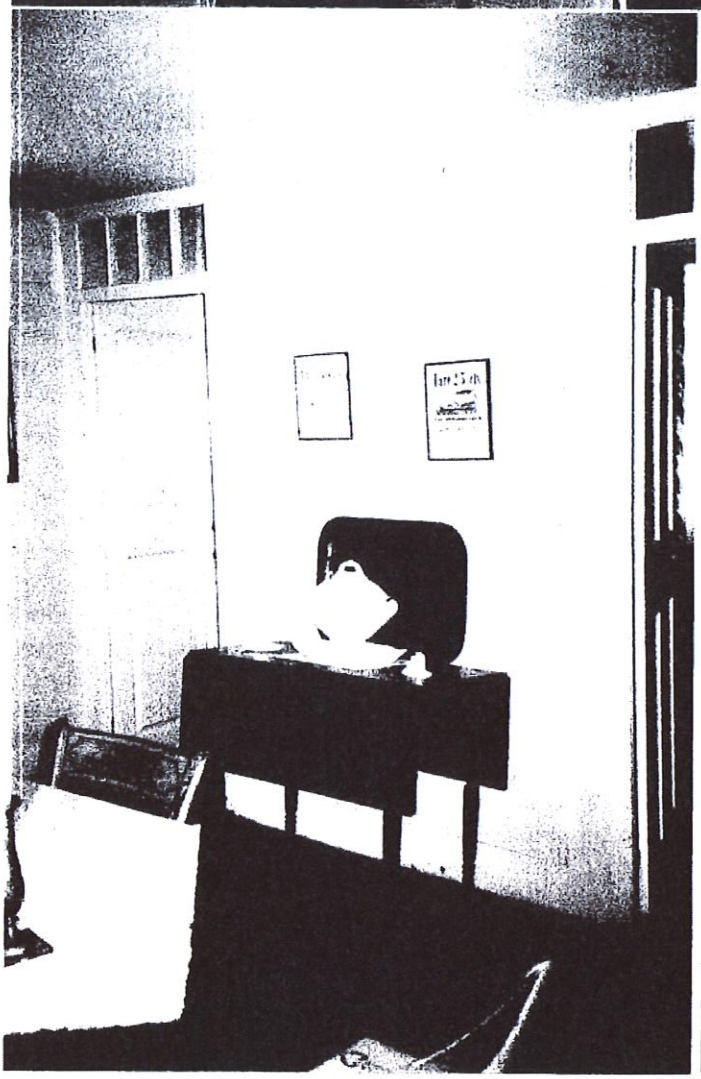
1. Double Transom Access Doors from Hall to Dining Room

2. Same

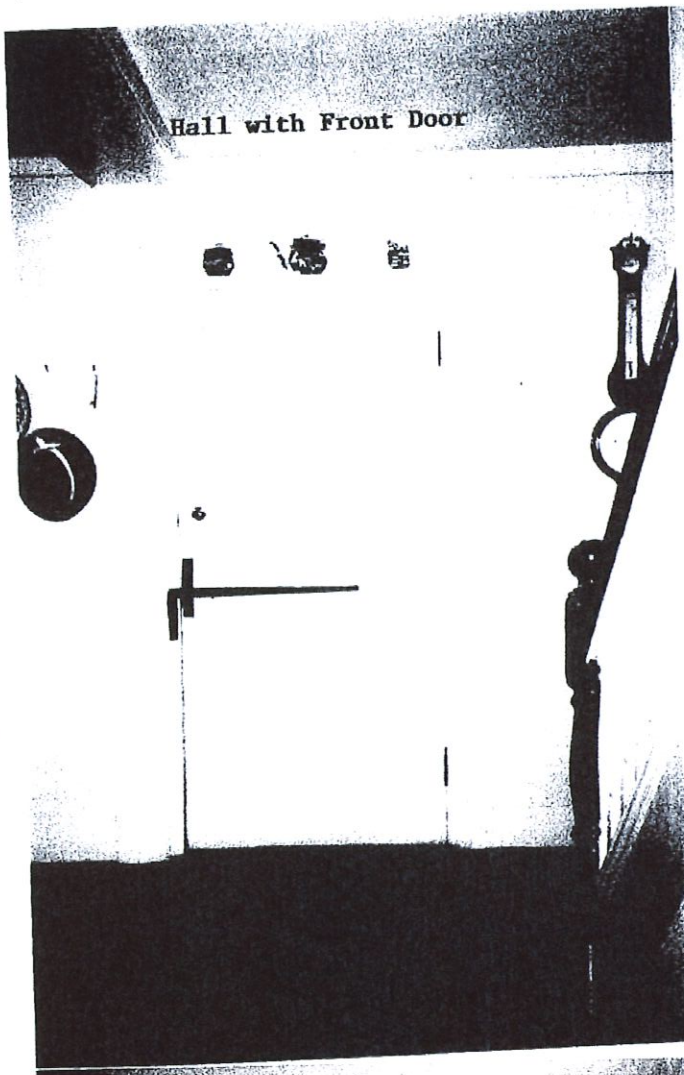
3. Door to Pine Room







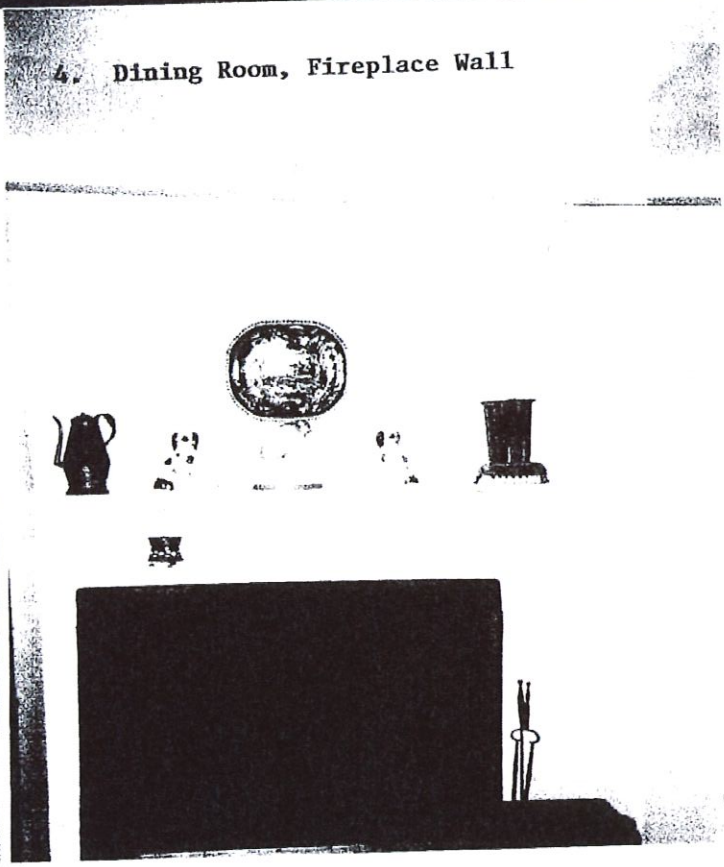
BOOK 736 PAGE 0197



Hall with Front Door

2. Typical Quaker Rail with Pegs, Front Hall

3. Corner Post with Beaded Trim, Hall



4. Dining Room, Fireplace Wall

Nantucket County Received & Entered
Date: JAN 24 2002 Time: 3:05
Attest: Joanne T. Kelley Register of Deeds

End of
Instrument

PLANT LIST:

WITHIN 25 FT SETBACK- RESTORATION WORK ONLY
20 HIGHBUSH BLUEBERRY
20 ARROWWOOD
20 WINTERBERRY HOLLY
20 SWEET PEPPERBUSH

SPLIT RAIL FENCE TO BE RELOCATED TO 25 FT SETBACK LINE

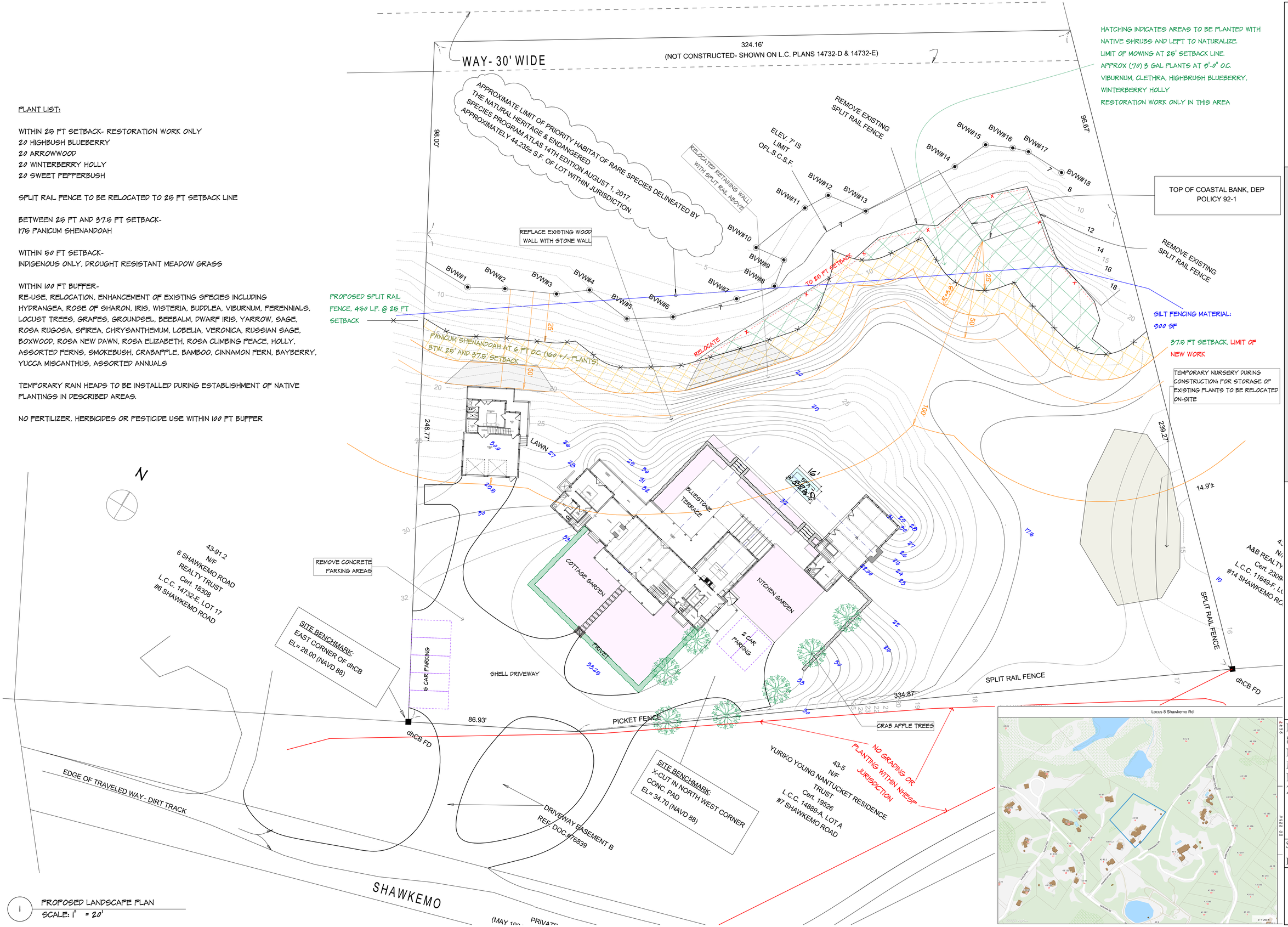
BETWEEN 25 FT AND 37.5 FT SETBACK-
175 PANICUM SHENANDOAH

WITHIN 50 FT SETBACK-
INDIGENOUS ONLY, DROUGHT RESISTANT MEADOW GRASS

WITHIN 100 FT BUFFER-
RE-USE, RELOCATION, ENHANCEMENT OF EXISTING SPECIES INCLUDING HYDRANGEA, ROSE OF SHARON, IRIS, WISTERIA, BUDDLEA, VIBURNUM, PERENNIALS, LOCUST TREES, GRAPES, GROUNDSEL, BEEBALM, DWARF IRIS, YARROW, SAGE, ROSA RUGOSA, SPIREA, CHRYSANTHEMUM, LOBELIA, VERONICA, RUSSIAN SAGE, BOXWOOD, ROSA NEW DAWN, ROSA ELIZABETH, ROSA CLIMBING PEACE, HOLLY, ASSORTED FERNS, SMOKEBUSH, CRABAPPLE, BAMBOO, CINNAMON FERN, BAYBERRY, YUCCA MISCANTHUS, ASSORTED ANNUALS

TEMPORARY RAIN HEADS TO BE INSTALLED DURING ESTABLISHMENT OF NATIVE PLANTINGS IN DESCRIBED AREAS.

NO FERTILIZER, HERBICIDES OR PESTICIDE USE WITHIN 100 FT BUFFER



1 PROPOSED LANDSCAPE PLAN
SCALE: 1" = 20'

'Sconset Gardener INC.

SGI DESIGN
88 Somerset Road, Nantucket, MA 02554
508-228-3422 (tel) 508-228-8432 (fax)
sgidesign@sconsetgardener.com

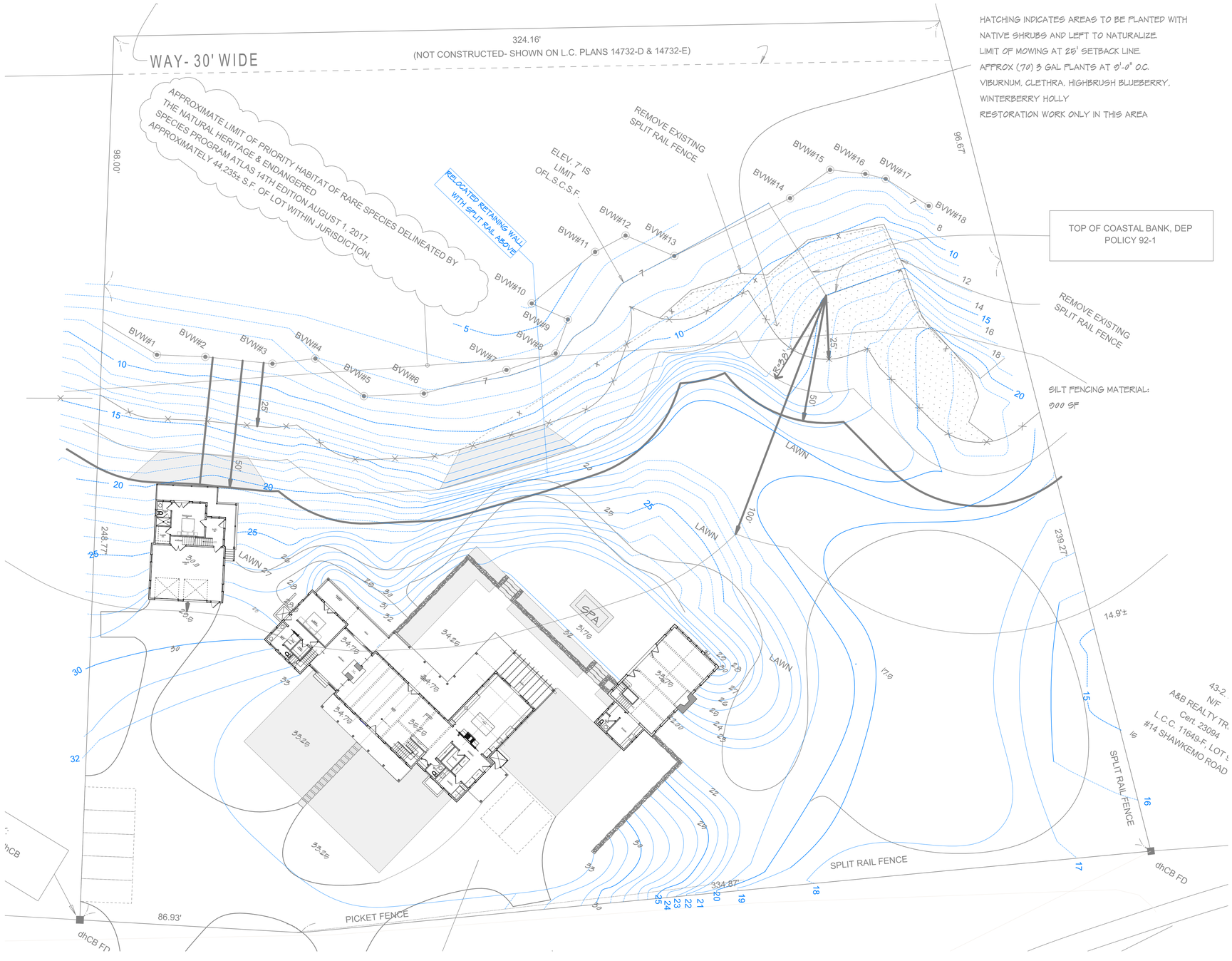
Proposed Landscape Plan

Residence at
8 Shawkemo Rd.
Nantucket, Ma. 02554
M: 43
P: 90
Zoning: LUG-3

Scale: as noted
Date: 2/26/2020

L-1

24 x 36



1 GRADING PLAN
SCALE: 1" = 20'

'Sconset Gardener INC.

SGI DESIGN
88 Somerset Road, Nantucket, MA 02554
508-228-3422 (tel) 508-228-8432 (fax)
sgidesign@sconsetgardener.com

GRADING PLAN

Residence at
8 Shawkemo Rd.
Nantucket, Ma. 02554
M: 43
P: 90
Zoning: LUG-3

Scale: as noted
Date: 2/26/2020

L-5 | 24 x 36

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 90

Street & Number of Proposed Work: 8 Shawkemo Road

Owner of record: Dworetzky-Banse Family Trust

Mailing Address: 2629 Pierce Street
San Francisco, CA 94123

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2019-11-0095
☐ 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 West Corner 5'-0"± South _____ East _____ West 5'-0"± Avg.

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 Revise Fenestration, Add Chimney, Remove Pergola, Add. cut-in deck + porch roof.
2. South Elevation Revise Fenestration, Add outdoor shower
3. West Elevation Revise Fenestration, Remove Pergola, Add porch roof + cut-in deck, Add outdoor shower
4. North Elevation Revise Fenestration, Remove pergola, Add roof porch + cut-in decks, Add chimney, Add deck skirt, Add outdoor shower

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 30" @ Sunroom ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

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 1X8 Rake 1X8 Soffit (Overhang) 1X6 Corner boards 5/4x6 Frieze 1X4
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 8X8

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

Doors* (type and material): ☐ TDL ☑ SDL Front 4 Light w/ Sidelights Rear French/Wood Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 5/12/20 Signature of owner of record [signature] Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Dvoretzky-Banse Family Trust

STREET ADDRESS 8 Shawkemo Road

MAP/PARCEL 43/90

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/12/20

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.

Signature

Date 5/12/20

1 **B&P Site Plan**
SCALE: 1" = 30'

2 **8 Shawkemo RD GIS Map**

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

DATE	REVISIONS

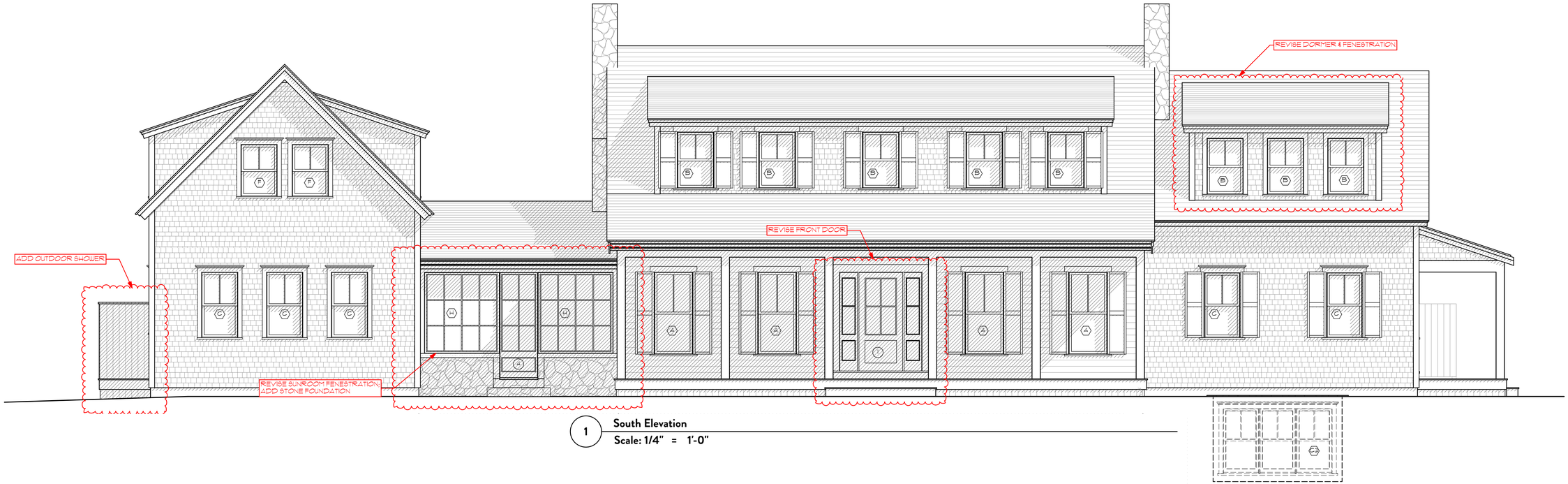
Site Plan

Main House
8 Shawkemo Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-3
PARCEL NO: 90 PROJECT NO: 18 REVISED: 5/11/20

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.

ID #
L-1.1



1 **South Elevation**
Scale: 1/4" = 1'-0"

South Elevation-Prev Appvl
NOT TO SCALE

East Elevation Prev Appvl
NOT TO SCALE

Main House
8 Shawkemo Rd
Nantucket, MA
Window & Exterior Door Schedule

HDC Submission: 7/2/19, 7/15/19 Draft Appvl
Building Dept. Sub: 10/18/19
Rev: 1/22/20, 2/12/20, 3/11/20, 3/19/20, 3/30/20, 4/20/20, 5/7/20

Window Schedule

No.	Qty	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
A	3	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" x 6'-8" (2)	2 over 1	Grids: tbd
B	5	(2) Double-hung	A-MD	n/a	(2) 2'-0" (2) x 6'-8"	4'-0" x 6'-8" (2)	2 over 1	Grids: tbd
C	8	Double-hung	A-MD	n/a	2'-0" (2) x 4'-0"	2'-0" (2) x 4'-0" (2)	2 over 1	
D	1	Double-hung	A-MD	n/a	2'-0" (2) x 3'-6"	2'-0" (2) x 3'-6" (2)	2 over 1	
E	3	Double-hung	A-MD	n/a	2'-0" (2) x 5'-6"	2'-0" (2) x 5'-6" (2)	2 over 1	Grids: tbd
F	2	(2) Double-hung	A-MD	n/a	(2) 2'-0" (2) x 5'-6"	4'-0" (2) x 5'-6" (2)	2 over 1	Grids: tbd
G	1	(3) Double-hung	A-MD	n/a	(3) 2'-0" (2) x 5'-6"	6'-0" (2) x 5'-6" (2)	2 over 1	Grids: tbd
H	1	(4) Double-hung	A-MD	n/a	(4) 2'-0" (2) x 5'-6"	8'-0" (2) x 5'-6" (2)	2 over 1	Grids: tbd
I	1	(5) Double-hung	A-MD	n/a	(5) 2'-0" (2) x 5'-6"	10'-0" (2) x 5'-6" (2)	2 over 1	Grids: tbd
J	8	(2) Double-hung	A-MD	n/a	(2) 2'-0" (2) x 6'-8"	4'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
K	1	(3) Double-hung	A-MD	n/a	(3) 2'-0" (2) x 6'-8"	6'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
L	1	(4) Double-hung	A-MD	n/a	(4) 2'-0" (2) x 6'-8"	8'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
M	1	(5) Double-hung	A-MD	n/a	(5) 2'-0" (2) x 6'-8"	10'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
N	1	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
O	1	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
P	4	Double-hung	A-MD	n/a	2'-0" (2) x 4'-0"	2'-0" (2) x 4'-0" (2)	2 over 1	
Q	2	Double-hung	A-MD	n/a	2'-0" (2) x 3'-6"	2'-0" (2) x 3'-6" (2)	2 over 1	
R	2	(2) Double-hung	A-MD	n/a	(2) 2'-0" (2) x 5'-6"	4'-0" (2) x 5'-6" (2)	2 over 1	Grids: tbd
S	1	Casement	Andersen	n/a	2'-0" (2) x 4'-0"	2'-0" (2) x 4'-0" (2)	1	Grids: tbd
T	4	Fixed	Andersen	n/a	2'-0" (2) x 4'-0"	2'-0" (2) x 4'-0" (2)	1	Grids: tbd
U	1	Fixed	Andersen	n/a	2'-0" (2) x 3'-6"	2'-0" (2) x 3'-6" (2)	1	Grids: tbd
V	1	Fixed	Andersen	n/a	2'-0" (2) x 5'-6"	2'-0" (2) x 5'-6" (2)	1	Grids: tbd
W	1	Fixed	Andersen	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	1	Grids: tbd
X	1	Fixed	Andersen	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	1	Grids: tbd
Y	4	Fixed	Andersen	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	1	Grids: tbd
Z	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AA	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AB	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AC	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AD	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AE	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AF	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AG	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AH	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AI	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AJ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AK	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AL	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AM	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AN	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AO	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AP	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AQ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AR	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AS	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AT	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AU	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AV	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AW	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AX	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AY	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
AZ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BA	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BB	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BC	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BD	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BE	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BF	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BG	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BH	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BI	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BJ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BK	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BL	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BM	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BN	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BO	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BP	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BQ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BR	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BS	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BT	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BU	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BV	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BW	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BX	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BY	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
BZ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CA	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CB	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CC	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CD	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CE	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CF	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CG	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CH	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CI	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CJ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CK	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CL	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CM	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CN	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CO	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CP	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CQ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CR	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CS	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CT	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CU	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CV	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CW	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CX	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CY	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
CZ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DA	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DB	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DC	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DD	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DE	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DF	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DG	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DH	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DI	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DJ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DK	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DL	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DM	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DN	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DO	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DP	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DQ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DR	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DS	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DT	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DU	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DV	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DW	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DX	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DY	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
DZ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EA	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EB	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EC	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
ED	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EE	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EF	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EG	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EH	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EI	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EJ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EK	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EL	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EM	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EN	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EO	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EP	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EQ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
ER	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
ES	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
ET	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EU	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EV	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EW	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EX	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EY	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
EZ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FA	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FB	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FC	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FD	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FE	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FF	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FG	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FH	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FI	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FJ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FK	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FL	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FM	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FN	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FO	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FP	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FQ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FR	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FS	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FT	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FU	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FV	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FW	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FX	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FY	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
FZ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GA	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GB	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GC	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GD	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GE	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GF	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GG	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GH	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GI	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GJ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GK	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GL	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GM	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GN	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GO	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GP	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GQ	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GR	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6'-8" (2)	2 over 1	Grids: tbd
GS	2	Double-hung	A-MD	n/a	2'-0" (2) x 6'-8"	2'-0" (2) x 6

1 **North Elevation**
Scale: 1/4" = 1'-0"

North Elevation-Prev Appvl
NOT TO SCALE

West Elevation-Prev Appvl
NOT TO SCALE

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

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

REVISIONS

DATE

North & West Elevations

Main House
8 Shawkemo Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-3
PARCEL NO: 90 PROJECT NO: 18 REVISED: 5/11/20

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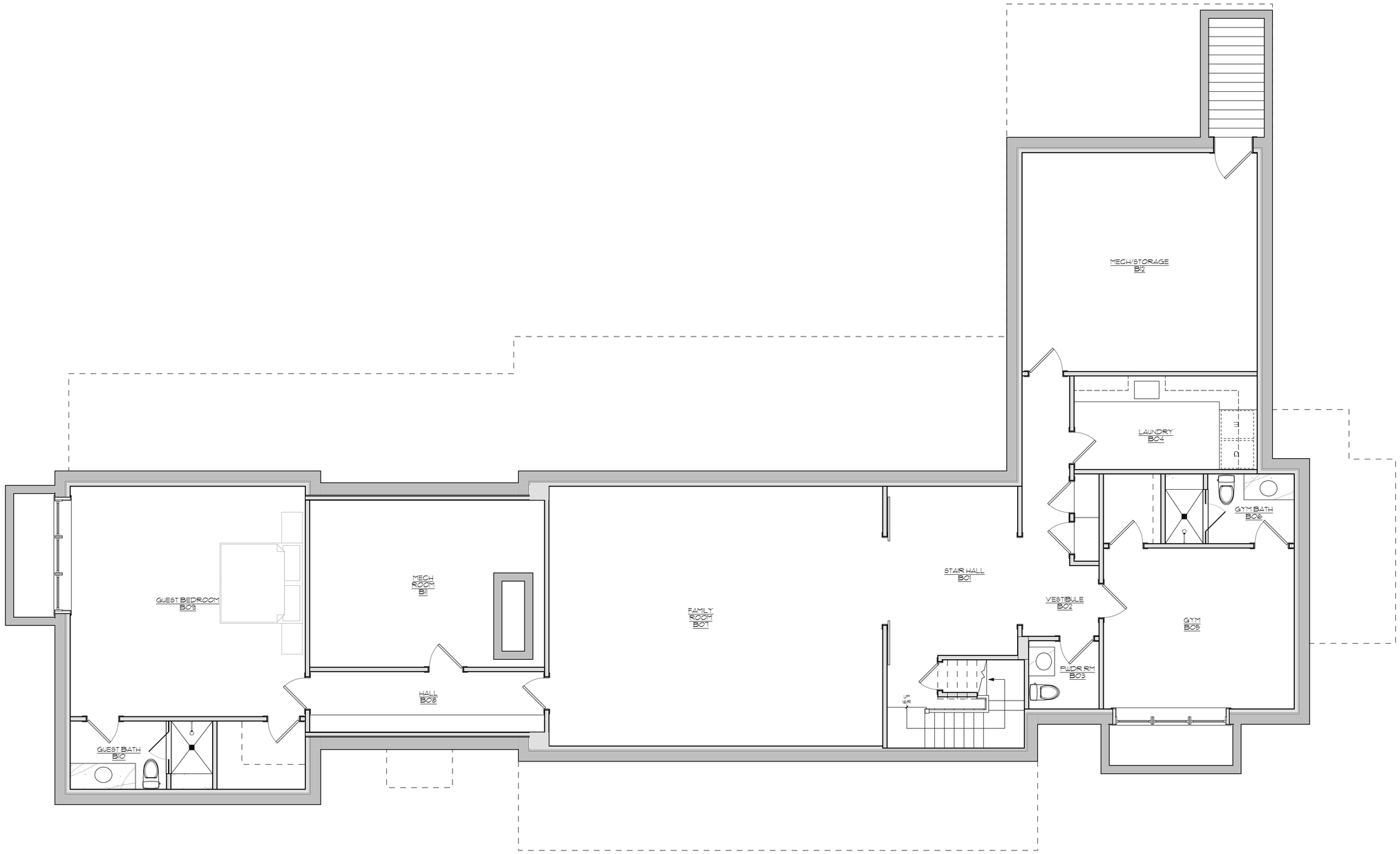
ID #
A-2.2



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

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DATE	REVISIONS

Basement Plan

Main House
8 Shawkemo Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-3
PARCEL NO: 90 PROJECT NO: 18 REVISED: 5/11/20

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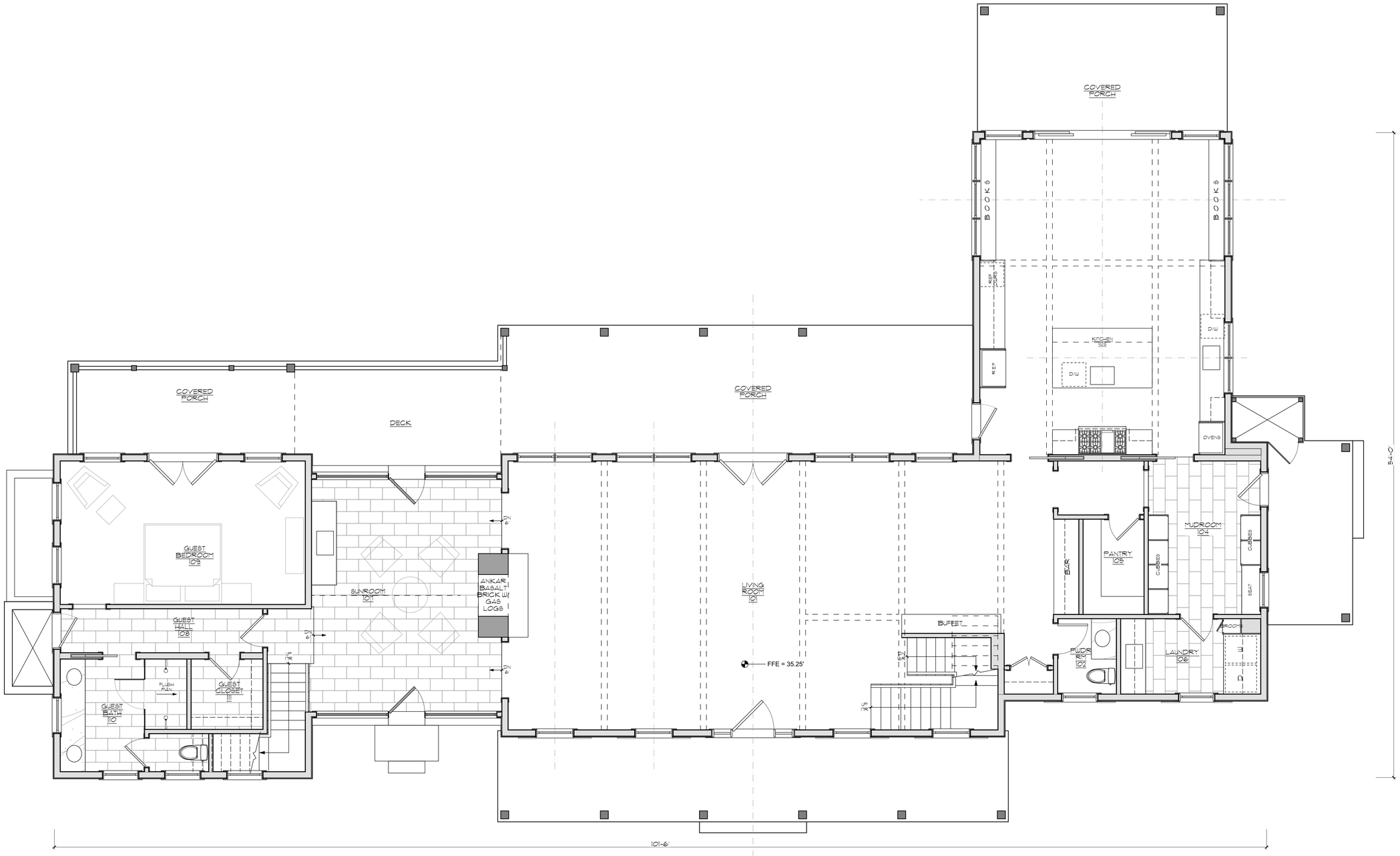
ID#
A-1.0



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

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BOTTICELLIANDPOHL.COM

DATE	REVISIONS

First Floor Plan

Main House
8 Shawkemo Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-3
PARCEL NO: 90 PROJECT NO: 18 REVISED: 5/11/20

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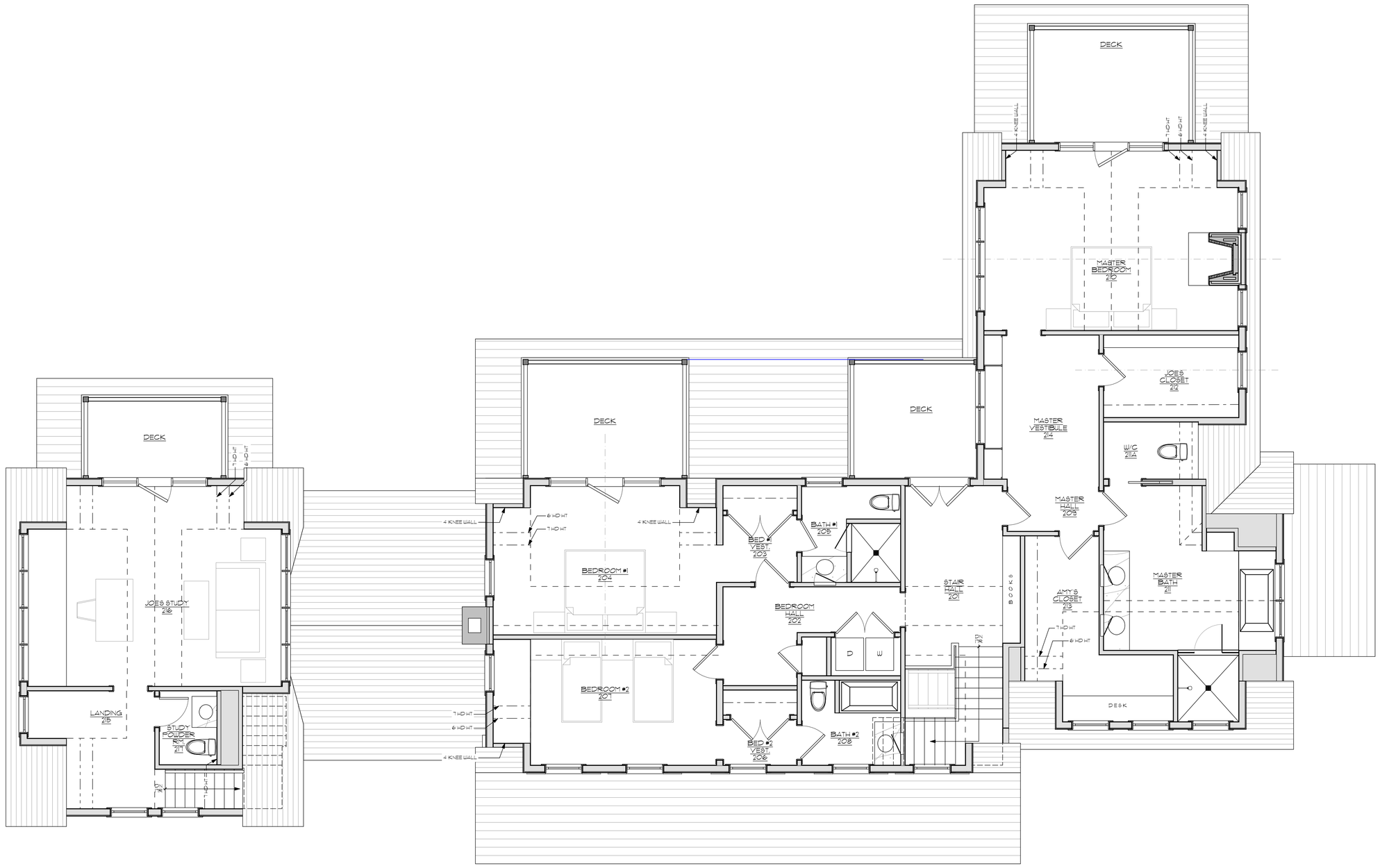
ID #
A-1.1



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

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BOTTICELLIANDPOHL.COM

DATE | REVISIONS

Second Floor Plan

Main House
8 Shawkemo Rd
Nantucket, MA 02554

MAP NO: 43 PARCEL NO: 90 ZONING INFO: LUG-3 PROJECT NO: 18 REVISED: 5/11/20

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ID#
A-1.2

19. 11 Davis, LLC **03-0803** 11 Davis Lane New Cabana/storage 82-75 Emeritus

Voting	Welch, McLaughlin, Oliver, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Matt McEachern, Emeritus
Public	None
Concerns	**McEachern** – Presented project. **Oliver** – The height of the roof over a negative mass needs to be mitigated; this structure shouldn't draw attention to itself. The copper leaders match the house and shed. **Dutra** – Suggested making it more a bungalow with a hipped roof. Get the chairs off the drawing. **McLaughlin** – It says the leaders are copper. **Welch** – Looking at the elevations, the eaves should come down 1 foot.
Motion	**Motion to Hold for revisions. (Oliver)**
Vote	Carried unanimously Certificate #

20. 11 Davis, LLC **03-0798** 11 Davis Lane New pool and fence 82-75 Emeritus

Voting	Welch, McLaughlin, Oliver, Dutra
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	Matt McEachern, Emeritus
Public	None
Concerns	**McEachern** – Presented project. **Oliver** - Think about this fitting in naturally; use indigenous material. The fence must come off the property line at least 5 feet with something planted in front of it. **Dutra** – Mark Lombardi did a good job, but we need a need a landscape plan. **McLaughlin** – No comment. **Welch** – Agrees about the idea of naturalized plantings being the key to success. No concerns on the pool.
Motion	**Motion to Hold revisions. (Oliver)**
Vote	Carried unanimously Certificate #

21. Diane Ash **03-0841** 23 Pine Street Window change 42.3.2-113 Emeritus

Voting	Welch, McLaughlin, Oliver, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing	Matt McEachern, Emeritus
Public	None
Concerns	**McEachern** – Presented project; submitted context photos at the table; defended use of 2-over-2 windows. **Oliver** – Houses in the context photos are significantly different in style; the only 4-square she sees is on Pleasant Street. Asked if HSAB weighed in. We spent a lot of time on the sun porch and doesn't know how that would play out. Disagrees with Mr. Welch; you're going to see full on view if this. HSAB provided commentary the last time. Noted the landscaping is all patio. **Welch** – Read HSAB comments: prefer 6-over-6. He feels the 6-over-6 are more appropriate but okay with 2-over-2s. **Dutra** – He thinks the 2-over-2s look better than 6-over-6. **McLaughlin** – No comment.
Motion	**Motion to Approve as submitted. (Dutra)**
Vote	Carried 3-1//Oliver opposed Certificate # **HDC2020-03-0841**

22. 17A Washington St., LLC **02-0757** 9 Coffin Street As-built fenestration changes 42.3.2-18 Permit Plus

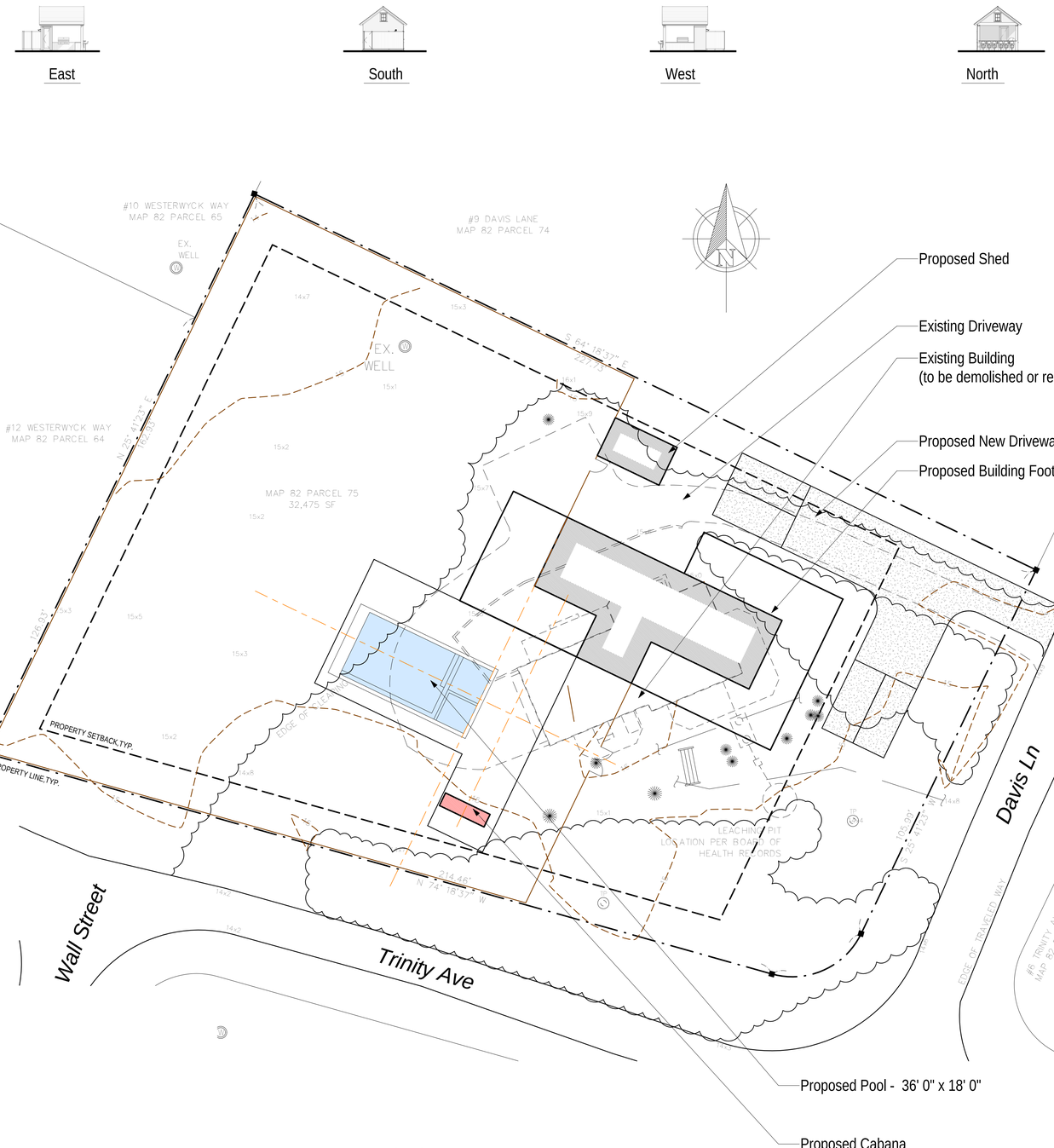
Voting	Welch, McLaughlin, Oliver, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical information, and advisory comments.
Representing	Mark Poor, Permits Plus
Public	None
Concerns	**Poor** – Presented project; circa 1930; building was vacant for about 25 years; paid the as-built fine. **Welch** – Read HSAB and Holly Backus comments: concern with proposal; request clarification on northeast elevation; elevation drawings would be helpful. **Dutra** – Confirmed they are asking to keep the A/C where it is. He has no issues with what's proposed as long as they keep the historical door. **Oliver** – The existing dormers should remain. The front looks historical. The exterior front door should remain. Okay with the side window. **McLaughlin** – Page A1, this used to have a door there. **Welch** – The windows should remain though not as a fan of windows. It looks like the bathroom and the kitchen are off-set so you can't spread the two 4-lights. The two 4-lights, frontispiece, and door will remain.
Motion	**Motion to Approve through staff with leaving the two 4-light windows and wooden door on northeast elevation, as shown in photo #5. (Oliver)**
Vote	Carried unanimously Certificate # **HDC2020-02-0757**

Cabana

11 Davis Ln
Nantucket, MA 02554

03.12.20

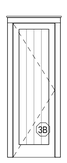
1 Locus Map
Not to Scale



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

Fixed
4 Lite SDL

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



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

WINDOW & DOOR NOTES
1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
7. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
8. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
9. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
10. The Unit Measurements Given In this Document Are For A Guide Only
11. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing

HDC Submission Only

2004
Cabana

11 Davis Ln
Nantucket, MA 02554

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

Cover Sheet

Site Information

Map & Parcel:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
Lot Size:	+/- 32,475 sq.ft.
Min. Lot Size:	80,000 sq.ft.
Allowable G.C.:	1,500 sq.ft. (per 139-33E(1b))
Existing G.C.:	1,351 sq.ft. (to be demolished)
Proposed G.C.:	48 sq.ft.
Total Proposed G.C.:	1,490 sq.ft.

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

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plan & Elevations

Revisions

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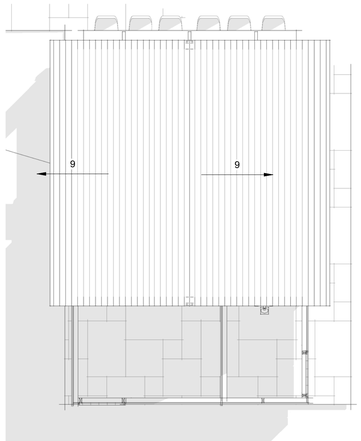
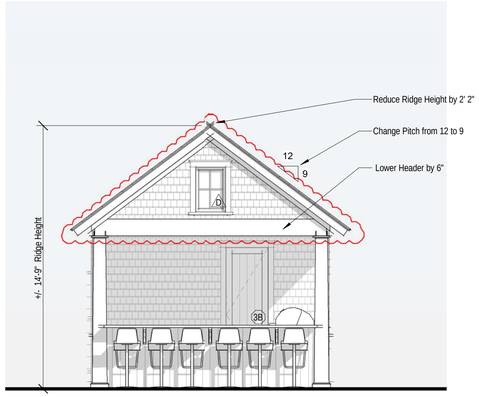
G.1.1
2004

03.12.20

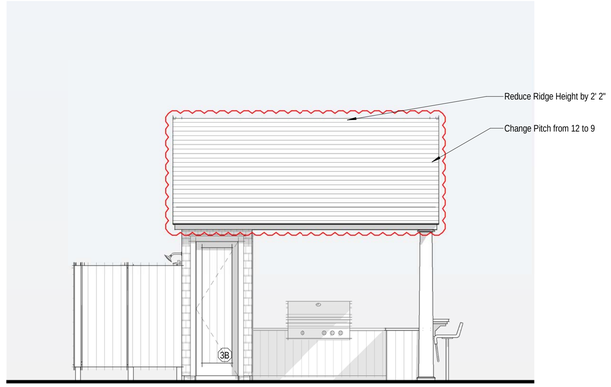
HDC Submission Only



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

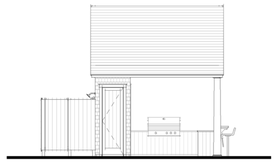


2 North Elevation
1/4" = 1'-0"

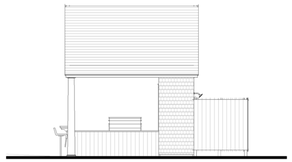


3 East Elevation
1/4" = 1'-0"

Previously Proposed North Elevation
1/8" = 1'-0"

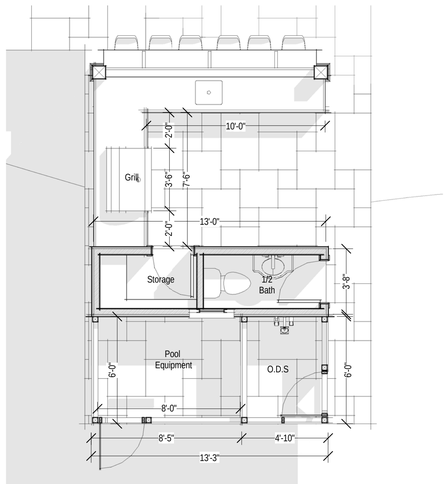


Previously Proposed East Elevation
1/8" = 1'-0"

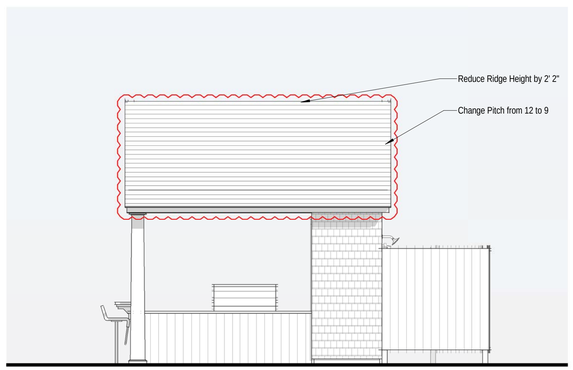


Previously Proposed West Elevation
1/8" = 1'-0"

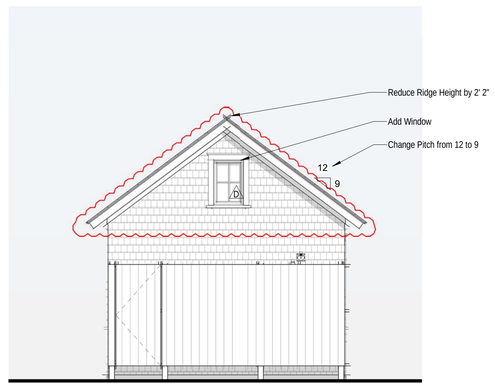
Previously Proposed South Elevation
1/8" = 1'-0"



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



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



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

2004

Cabana

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Floor Plan & Elevations

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A.1.1

2004

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°: 82 PARCEL N°. 75

Street & Number of Proposed Work: 11 DAVIS LN

Owner of record: 11 DAVIS LLC

Mailing Address: 11 DAVIS LN, NANTUCKET, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMERITUS

Mailing Address: 8 WILLIAMS LN, NANTUCKET, MA, 02554

Contact Phone #: 508 325 4995 E-mail: MATT@EMERITUSDEVELOPMENT.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

CABANA

☐ 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 POOL HOUSE / CABANA

Size of Structure or Addition: Length: 13'0" Sq. Footage 1st floor: 48 SF Decks/Patio: Size: ≠250 SF ☑ 1st floor ☐ 2nd floor

Width: 3'8" Sq. footage 2nd floor: N/A Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: N/A

Difference between existing grade and proposed finish grade: North ±6" South ±6" East ±6" West ±6"

Height of ridge above final finish grade: North ±16'11" South ±16'11" East ±16'11" West ±16'11"

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 ±8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

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

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

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): COPPER

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) ±1'0" Corner boards N/A Frieze 1x4

Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square Tapered 8 1/4" TO 11 1/4"

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

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

Doors* (type and material): ☐ TDL ☐ SDL Front 1 PANEL Rear _____ Side 1 PANEL

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

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

* Note: Complete door and window schedules are required.

COLORS

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

Trim WHITE Sash WHITE Doors WHITE

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

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

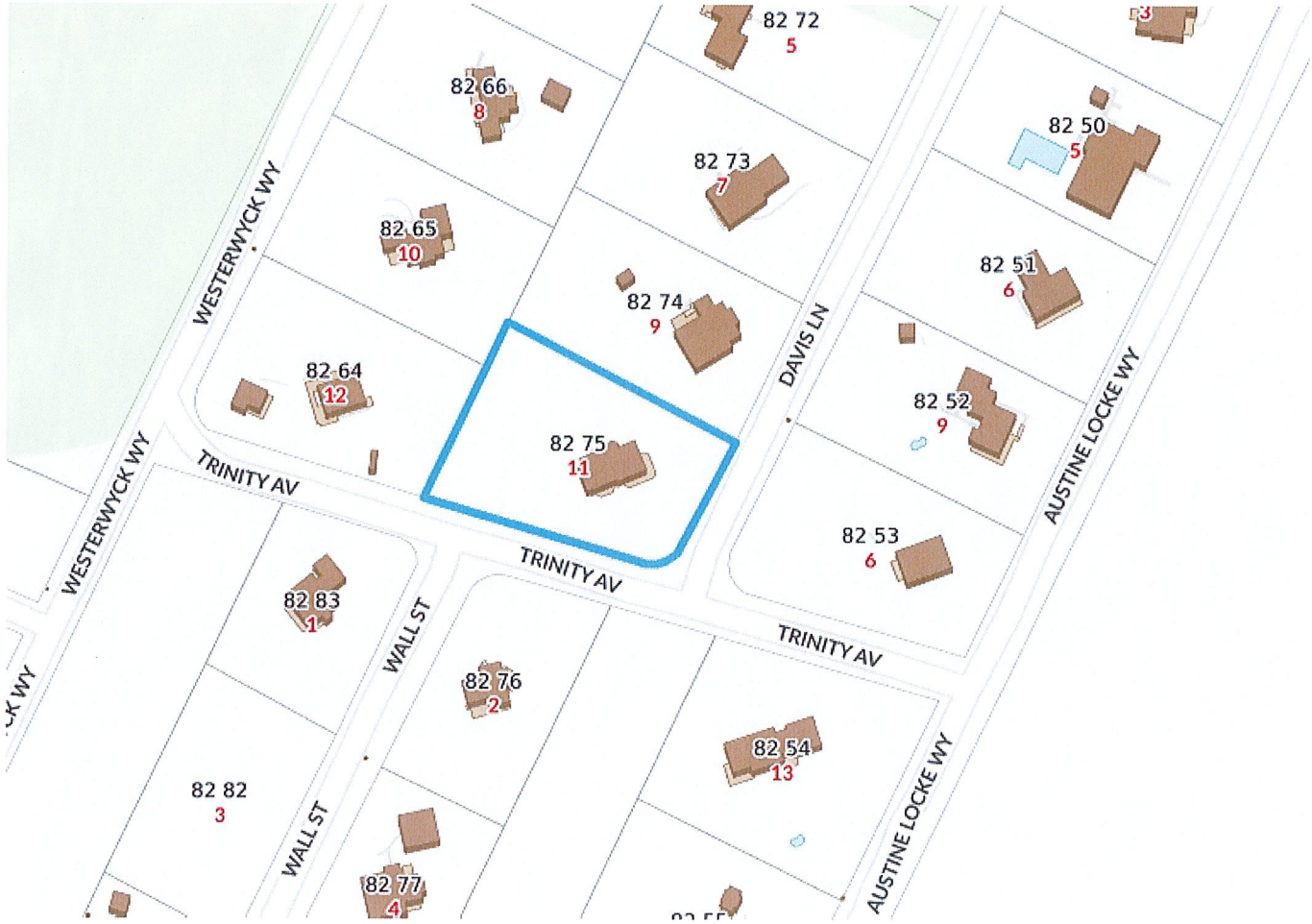
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

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

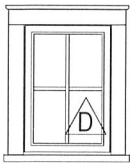
Cabana

11 Davis Ln
Nantucket, MA 02554

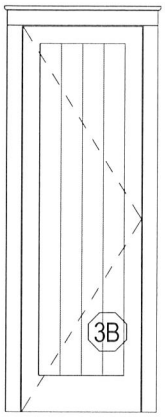
03.12.20



1 Locus Map
Not to Scale



Fixed
4 Lite SDL



Window Legend

1/4" = 1'-0"

Door Legend

1/4" = 1'-0"

WINDOW & DOOR NOTES

1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
7. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
8. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
9. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
10. The Unit Measurements Given In this Document Are For A Guide Only
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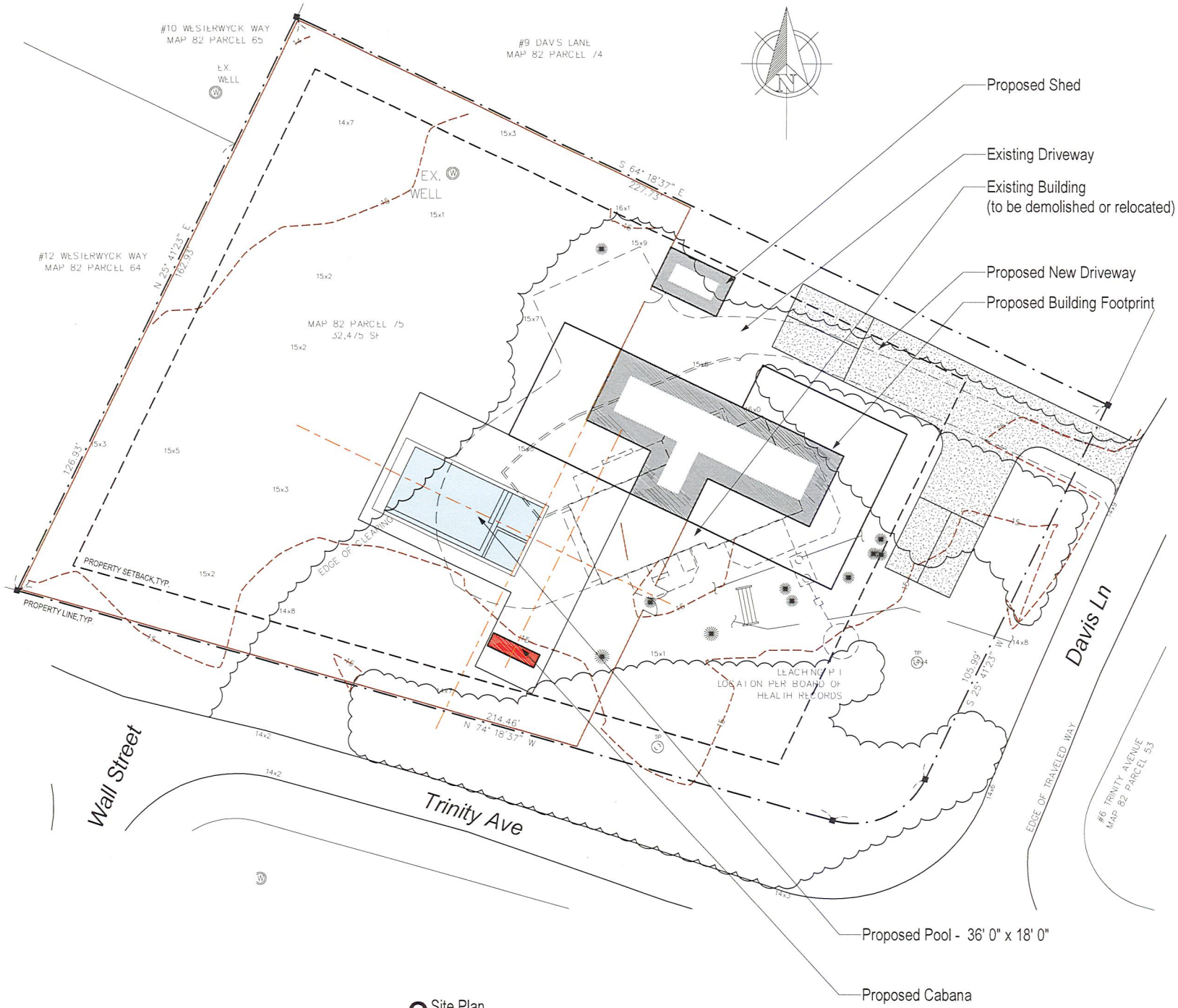
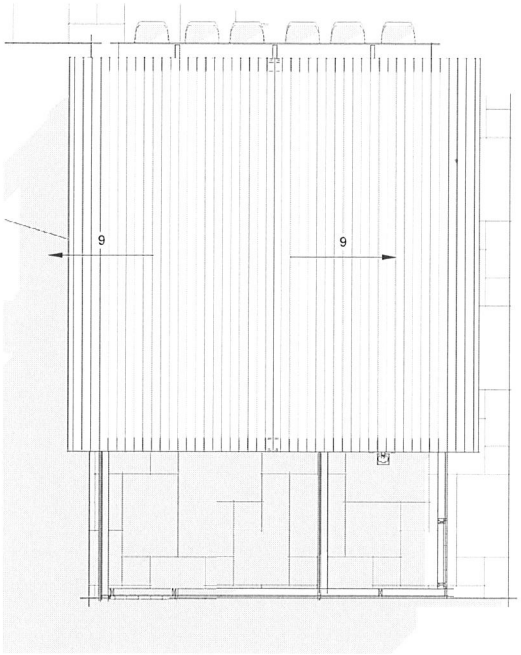


3 Site Plan
1/16" = 1'-0"



0 Roof Plan
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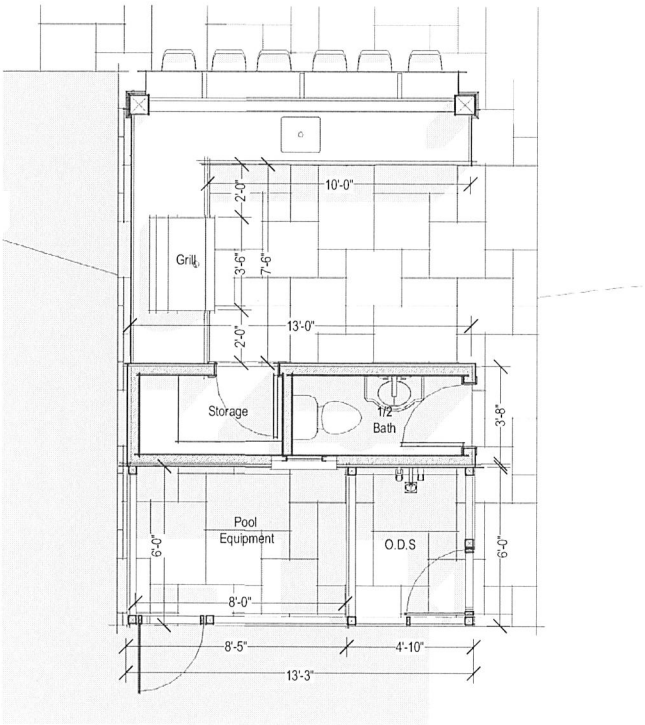

1 First Floor Plan
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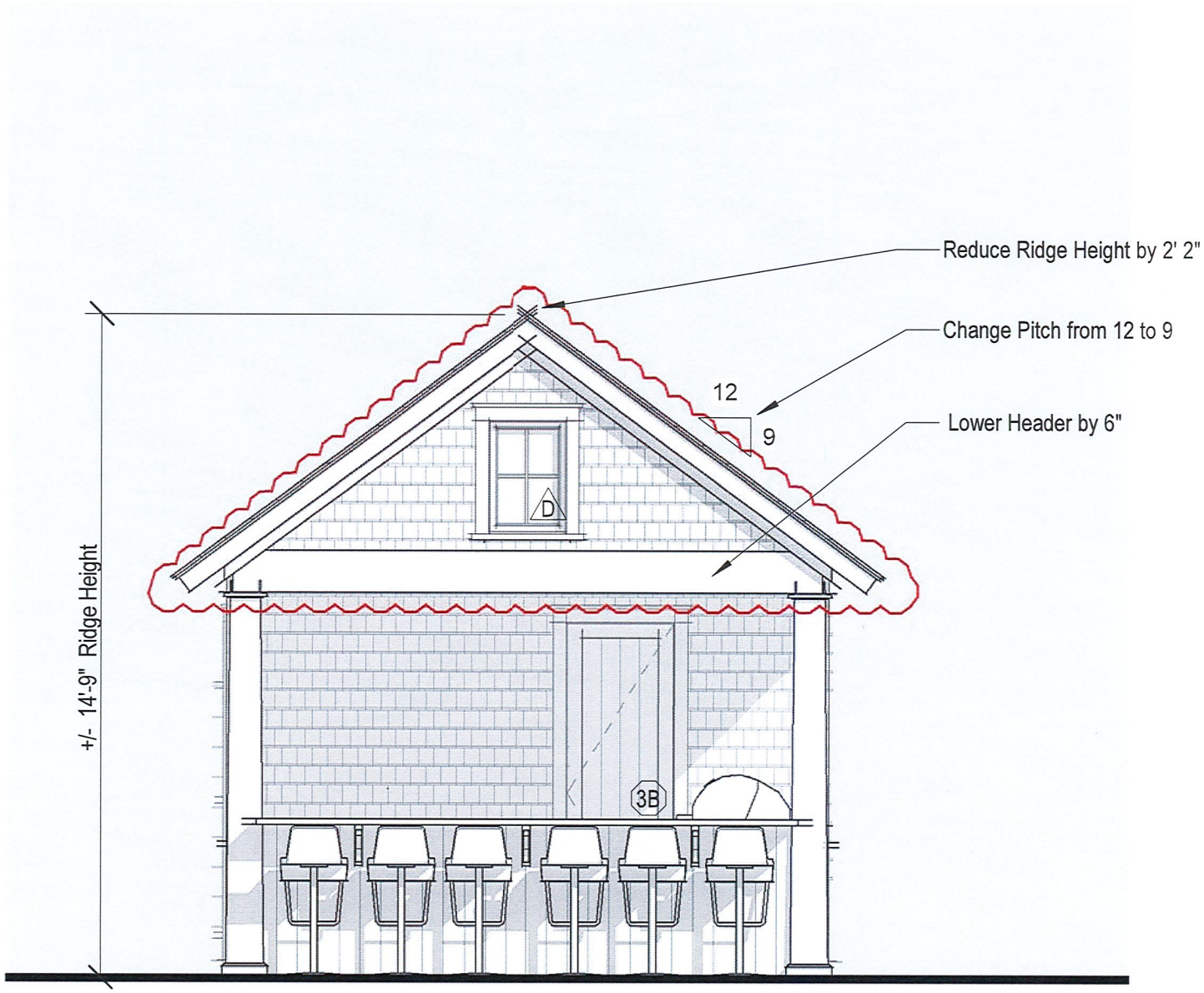
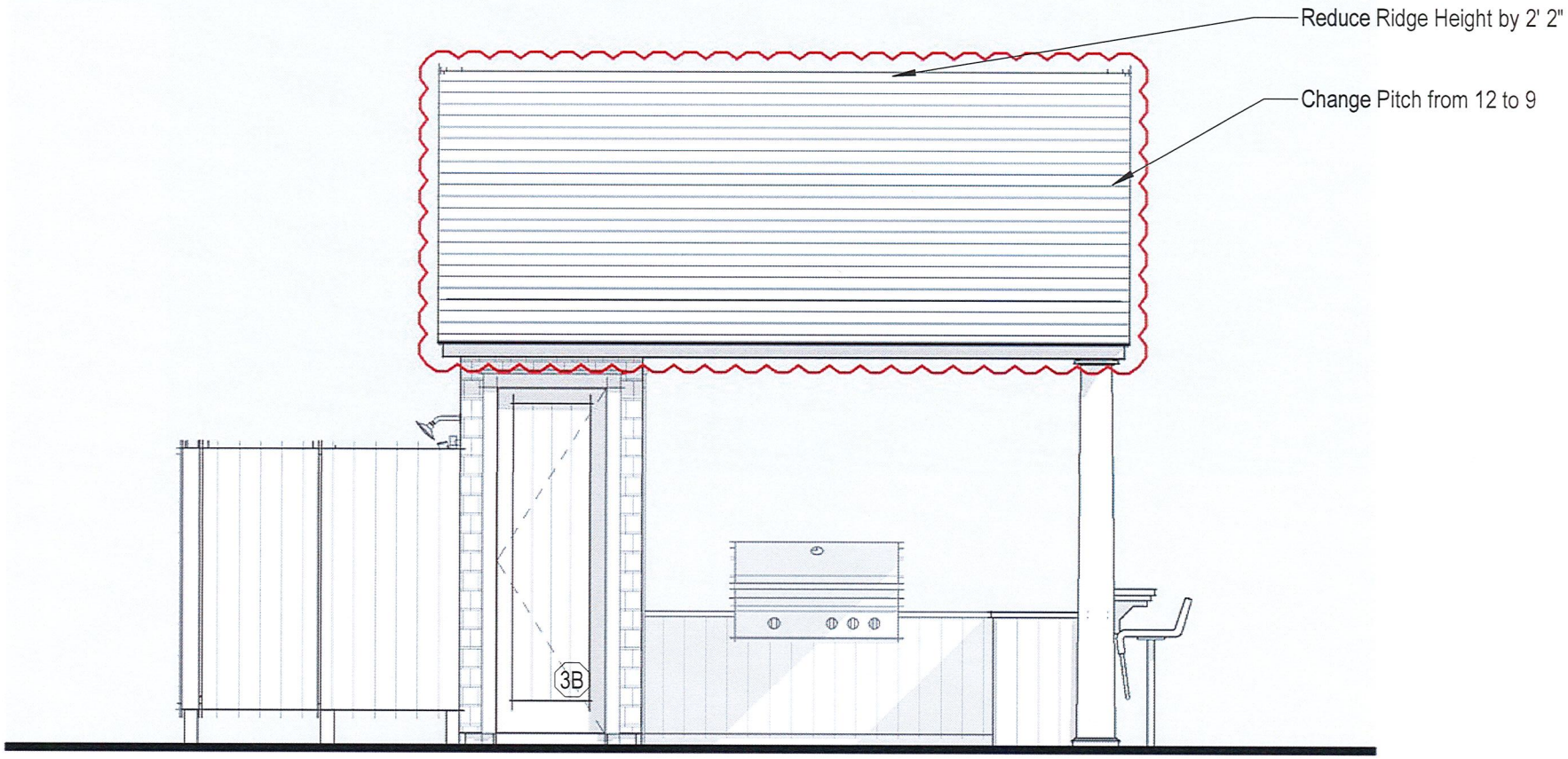


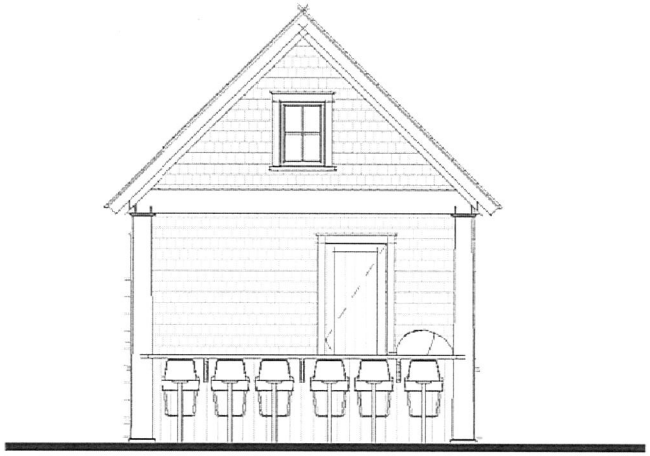
2 North Elevation

1/4" = 1'-0"



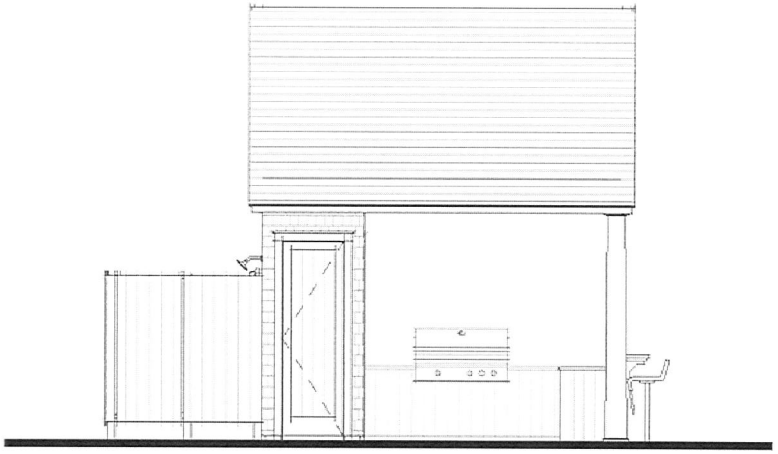
3 East Elevation

1/4" = 1'-0"



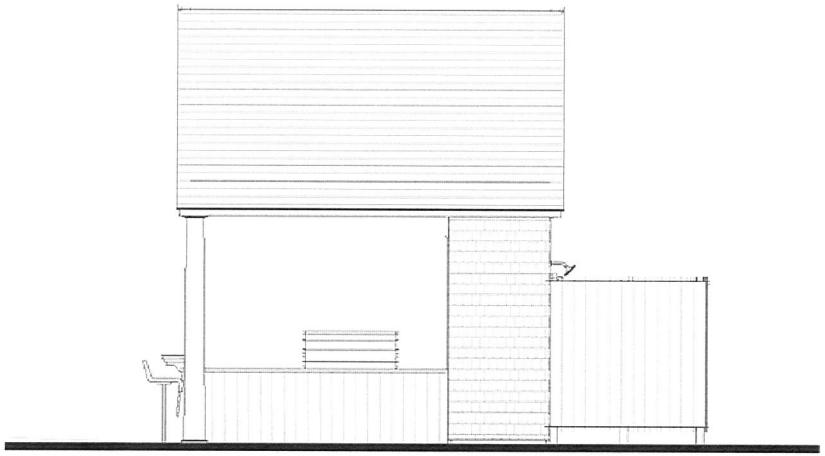
Previously Proposed North Elevation

1/8" = 1'-0"



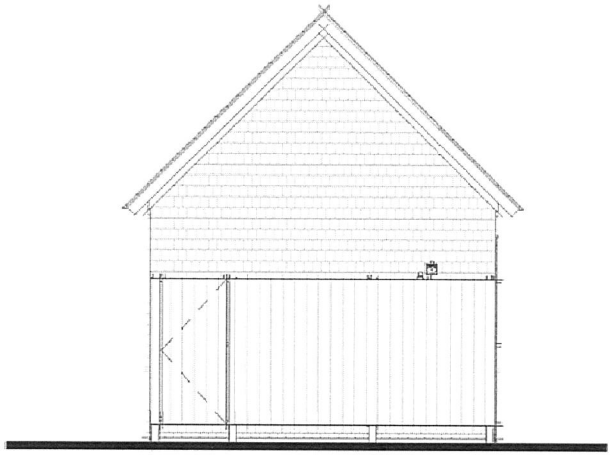
Previously Proposed East Elevation

1/8" = 1'-0"



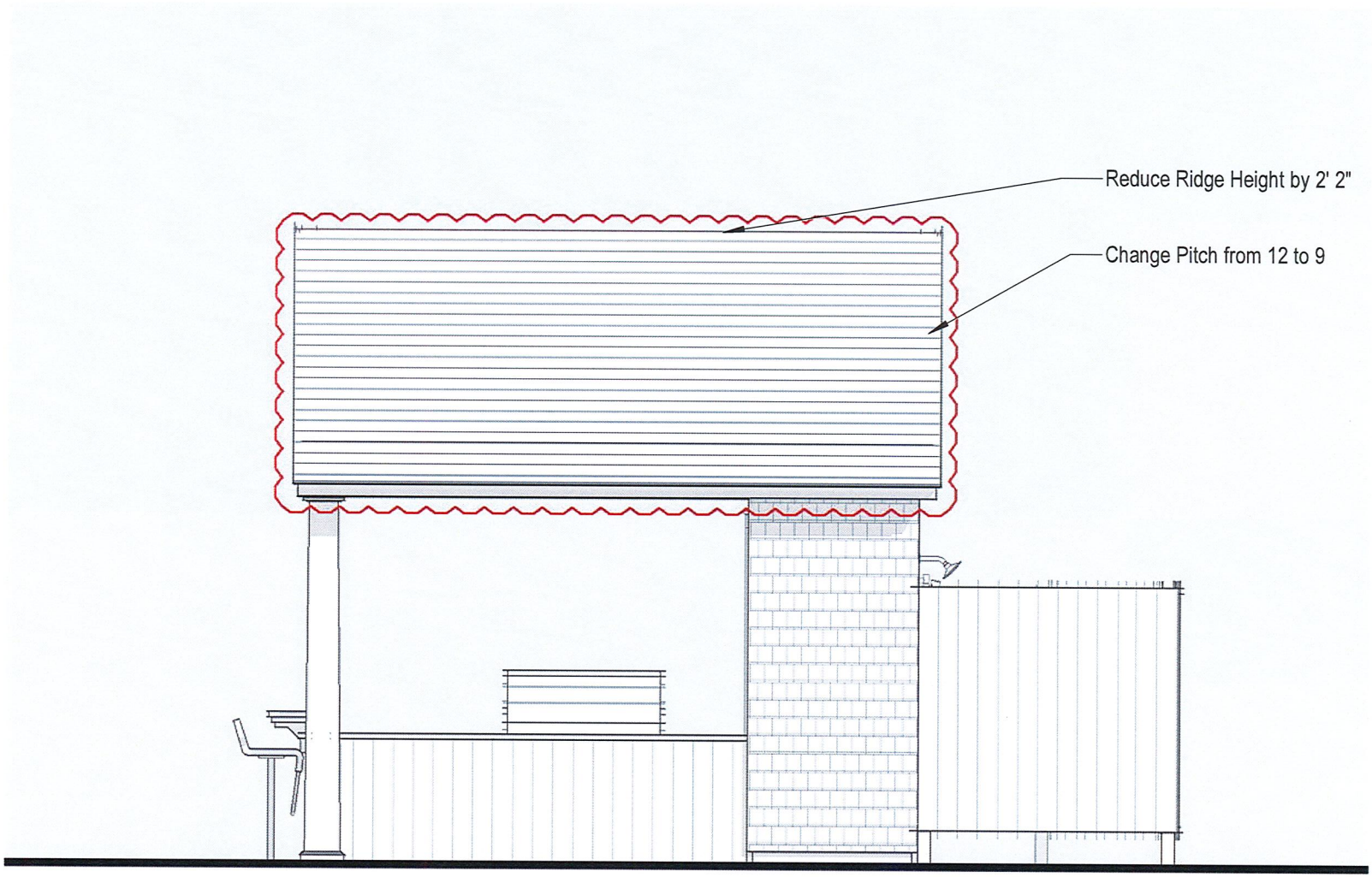
Previously Proposed West Elevation

1/8" = 1'-0"



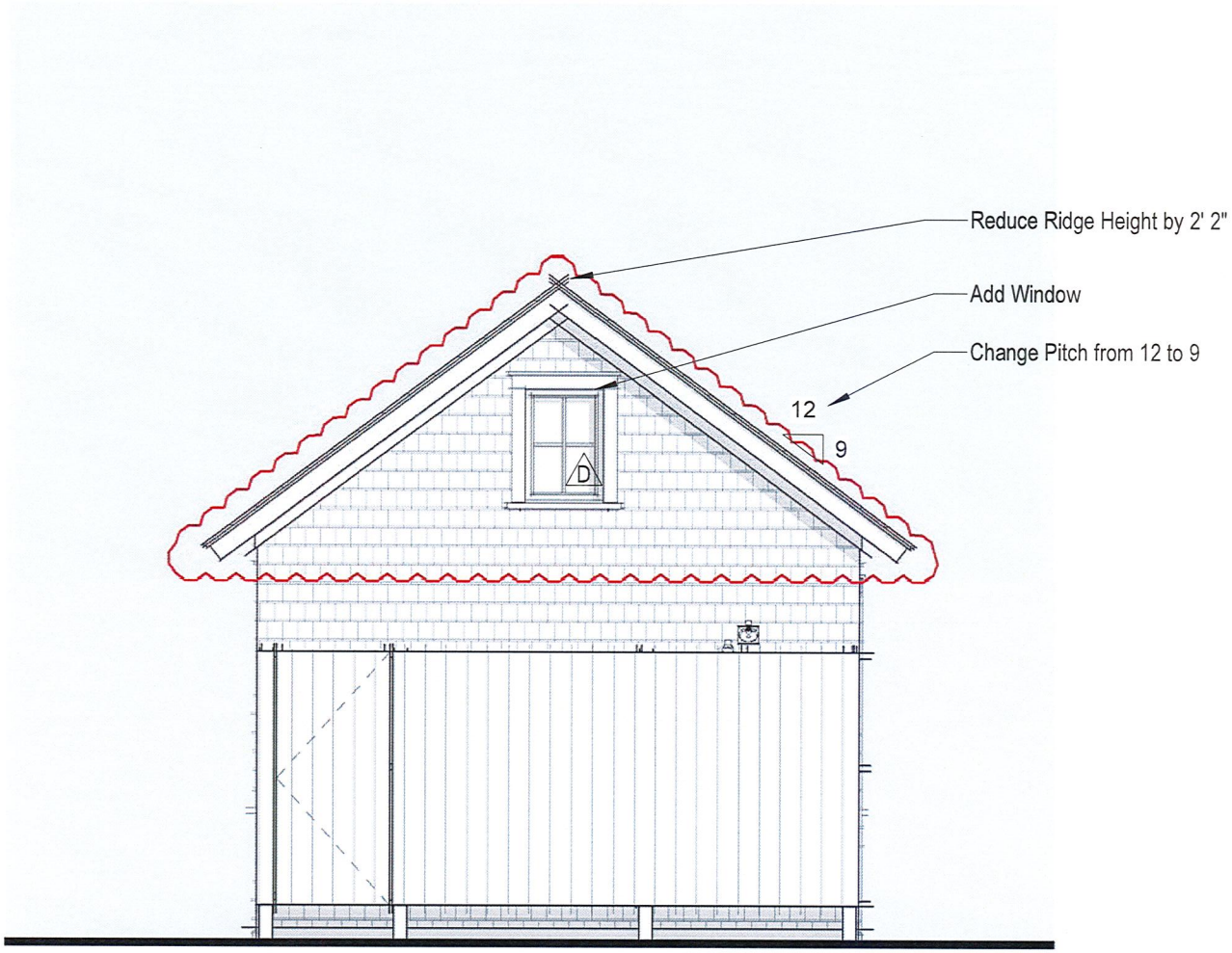
Previously Proposed South Elevation

1/8" = 1'-0"



4 West Elevation

1/4" = 1'-0"



5 South Elevation

1/4" = 1'-0"

15. Judith Cohen Trustee 11 Davis Lane Move off to 3 Miller Lane 82-75 Structures Ultd

Not anticipated by Chair within 48 hours

Voting	Welch, McLaughlin, Oliver, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Nancy Drahzal, Structures Unlimited
Public	None
Concerns	**Drahzal** – Presented project; circa 1980s No concerns.
Motion	**Motion to Approve the move off. (Oliver)**
Vote	Carried unanimously Certificate # **HDC2020-03-(TBD)**

16. Kim Glowacki 3 Miller Lane Move on from 11 Davis Lane 68-120 Structures Ultd

Not anticipated by Chair within 48 hours

Voting	Welch, McLaughlin, Oliver, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Nancy Drahzal, Structures Unlimited
Public	None
Concerns	**Drahzal** – Presented project. Oliver – Currently there is no context for Miller Lane. **Welch** – We need a site plan showing dimensions from the two property lines to the location, orientation, and the curb and the driveway. There's not enough information to make decision.
Motion	**Motion to Hold for a site plan. (Oliver)**
Vote	Carried unanimously Certificate #

17. 11 Davis, LLC **03-0802** 11 Davis Lane New Dwelling 82-75 Emeritus

Voting	Welch, McLaughlin, Oliver, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Matt McEachern, Emeritus
Public	None
Concerns	**McEachern** – Presented project; white trim & sash with cottage corners; flexible about dormers. **Dutra** – He gets desire for the balconies; they don't jump out because of the shingled wall. South elevation, the main gabled mass fenestration is good and matches everything else. West elevation is nice North elevation, the distance between the gable windows should be tightened up; they seem far apart. **McLaughlin** – East elevation, the left 2nd-floor deck needs to be pulled back to 8'; it shows as 12' deep. South elevation right side, the 2nd-floor deck shows as 10' and needs to be pulled back. Asked about the west elevation configuration of the outdoor fireplace. North elevation, the casement windows should be fixed. **Welch** – The overall design is great, but he's not sure with height of the door; it looks tasteful in 2D, not sure about 3D. Agrees with Mr. Mclaughlin's comments about the decks; he wants to see the revision. Would prefer to see the previous submission of the dormers; this might look over fenestrated. North elevation, the flush wall that continues passed the porch is a concern; asked that be looked at though it will be at an oblique angle; could bring rear porch cheek in or provide a perspective view from the front. Fenestration helps mask the height; white could negate that effect; suggested a light color but not white. **Oliver** – Asked about the colors and shed dormers. East elevation is a nice silhouette; second floor double dormer should be two single dormers. Good example on the west in what we like to see; they seem that they are floating and should be tightened up; the windows need to fill the dormers or the dormers should be narrower. South elevation, something should be unganged. Asked if the fireplace shingled or pargetted. Shares Mr. Welch's concern about the north elevation; it's one big line. The system of dormers, she's okay with the four lights. Asked if the two extra 4-lights on the dormers on the west is necessary. Asked to look at the space left to fit in the toilets. The porches are "ginormous". There is white trim out there, but she's not sure about a large white pergola (natural to weather).
Motion	**Motion to Hold for revisions. (McLaughlin)**
Vote	Carried unanimously Certificate #

Break

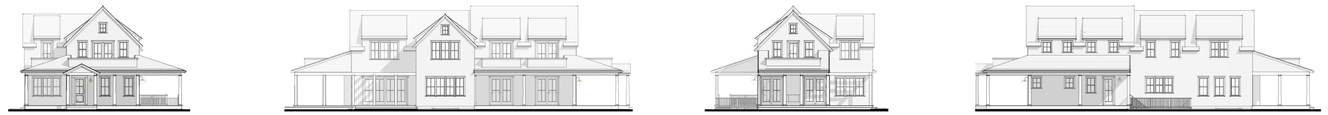
18. 11 Davis, LLC **03-0799** 11 Davis Lane New Shed 82-75 Emeritus

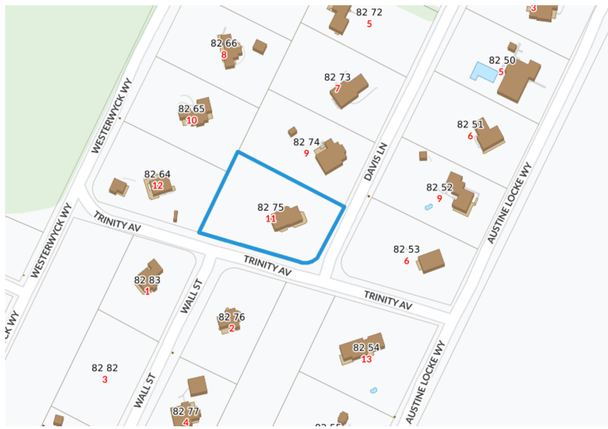
Voting	Welch, McLaughlin, Oliver, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Matt McEachern, Emeritus
Public	None
Concerns	No concerns.
Motion	**Motion to approve as submitted. (McLaughlin)**
Vote	Carried unanimously Certificate # **HDC2020-03-0799**

Main House

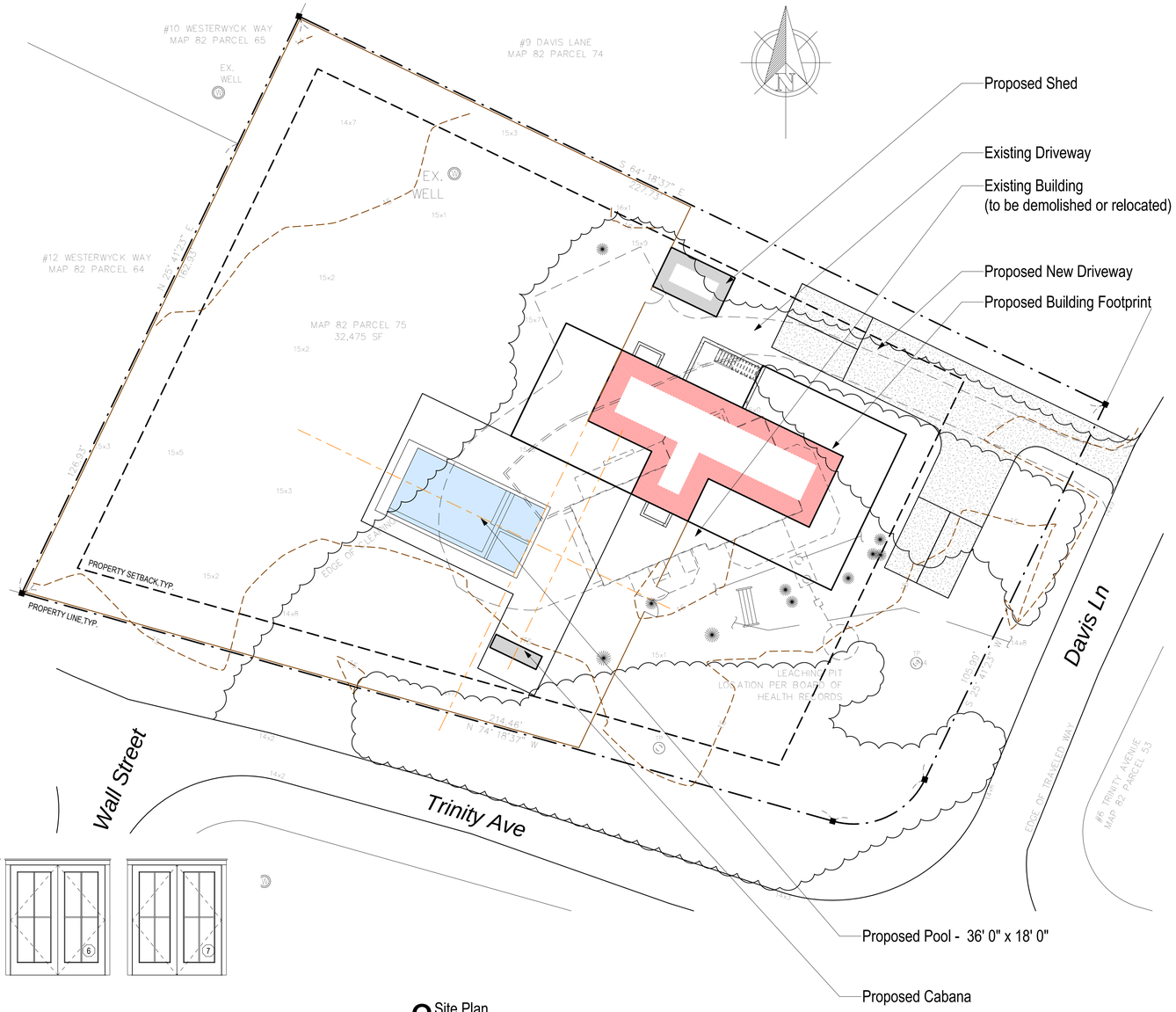
11 Davis Ln
Nantucket, MA 02554

03.12.20

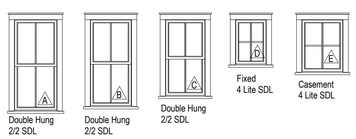




1 Locus Map
Not to Scale

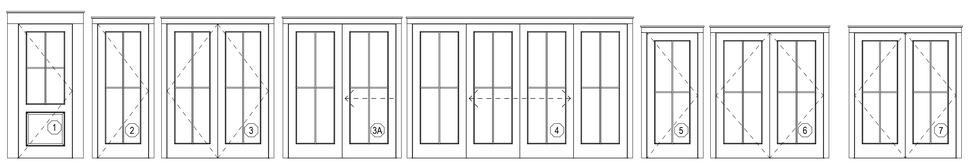


3 Site Plan
1/16" = 1'-0"



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

WINDOW SCHEDULE					
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	DP RATING
A	21	2'-7"	5'-2"	TBD	≥ 30
B	8	2'-6"	4'-11"	TBD	≥ 30
C	12	2'-5"	4'-4"	TBD	≥ 30
D	3	1'-11"	2'-7"	TBD	≥ 30
E	6	2'-6"	3'-0"	TBD	≥ 30



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

EXTERIOR DOOR SCHEDULE					
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	DP RATING
1	1	3'-0"	7'-6"	TBD	≥ 30
2	1	2'-10"	7'-6"	TBD	≥ 30
3	3	5'-8"	7'-6"	TBD	≥ 30
3A	2	6'-0"	7'-6"	TBD	≥ 30
4	1	12'-0"	7'-6"	TBD	≥ 30
5	2	2'-10"	7'-0"	TBD	≥ 30
6	2	6'-0"	7'-0"	TBD	≥ 30
7	1	5'-8"	7'-0"	TBD	≥ 30

WINDOW & DOOR NOTES
1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
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10. The Unit Measurements Given In this Document Are For A Guide Only
11. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing

HDC Submission Only

2004
Main House

11 Davis Ln
Nantucket, MA 02554

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

Cover Sheet

Site Information

Map & Parcel:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
Lot Size:	+/- 32,475 sq.ft.
Min. Lot Size:	80,000 sq.ft.
Allowable G.C.:	1,500 sq.ft. (per 139-33E(1b))
Existing G.C.:	1,351 sq.ft. (to be demolished)
Proposed G.C.:	1,442 sq.ft.
Total Proposed G.C.:	1,490 sq.ft.

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

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

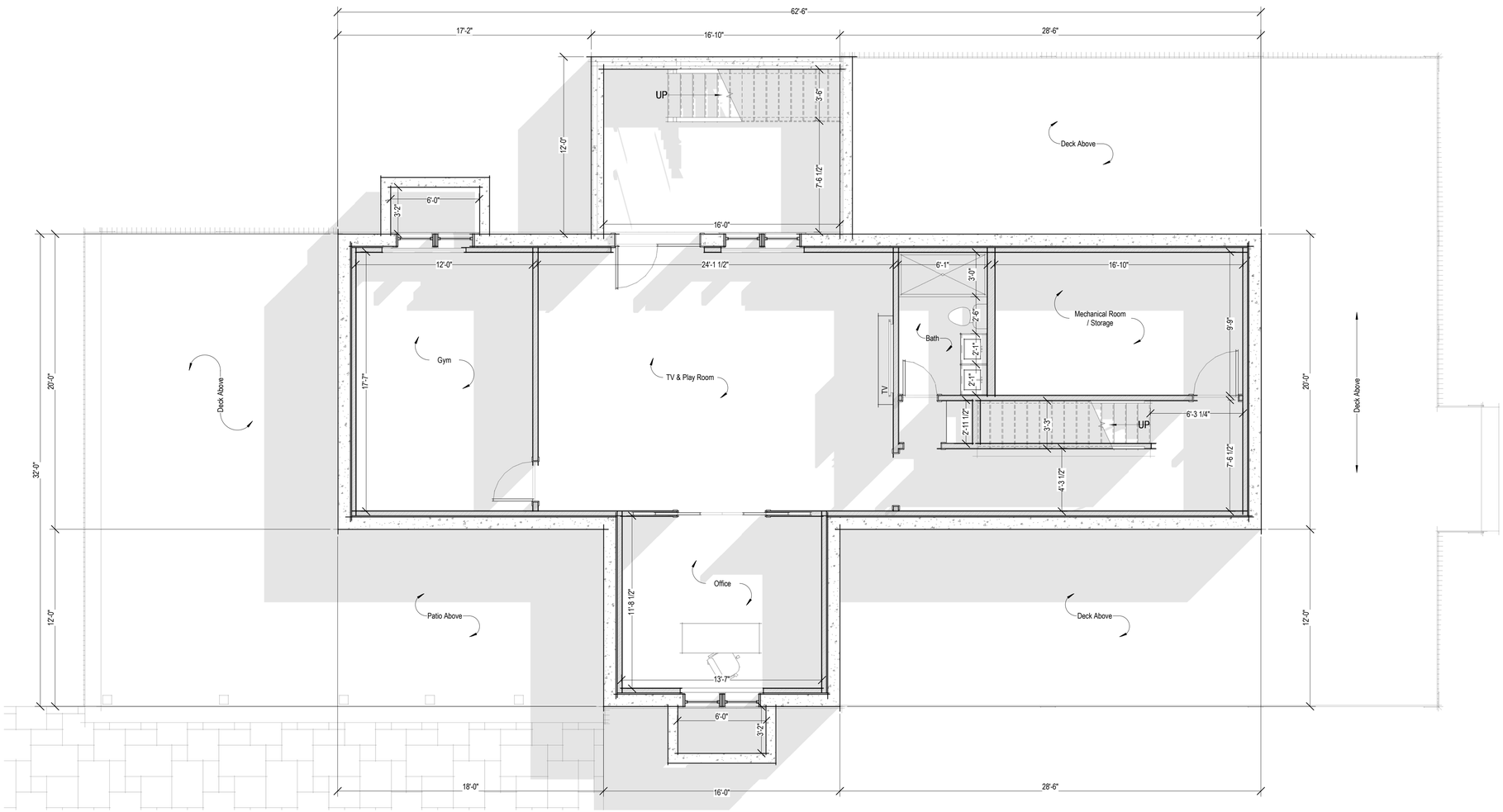
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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

G.1.1
2004

03.12.20

HDC Submission Only



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

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Basement Plan

Site Information

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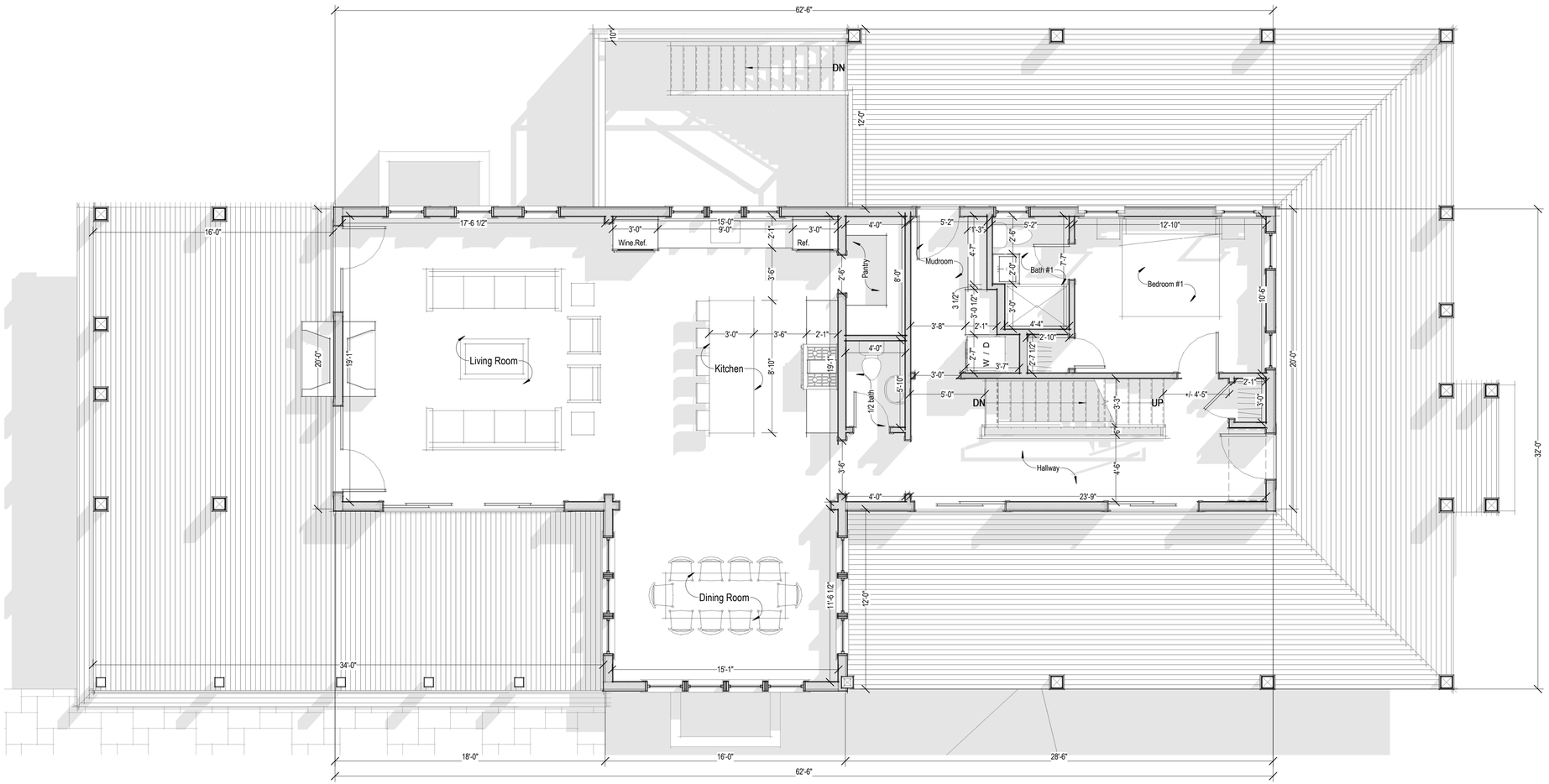
A.1.0

2004

03.12.20

HDC Submission Only



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

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First Floor Plan

Site Information

Map & Parcel:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
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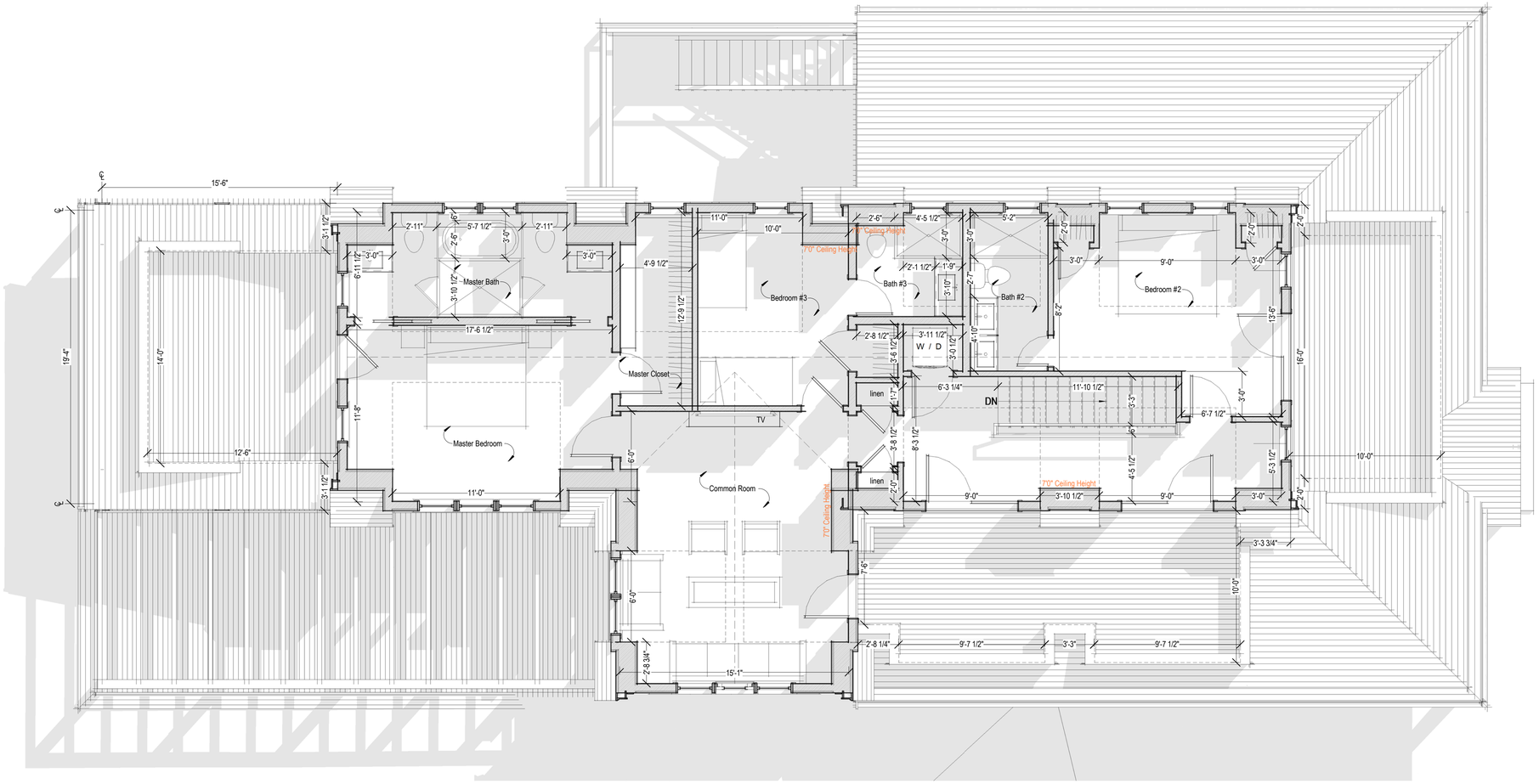
A.1.1

2004

03.12.20



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

HDC Submission Only

2004

Main House

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Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
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Second Floor Plan

Site Information

Map & Parcel:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
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Existing G.C.:	1,351 sq.ft. (to be demolished)
Proposed G.C.:	1,442 sq.ft.
Total Proposed G.C.:	1,490 sq.ft.

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

SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations

Revisions

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

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A.1.2

2004

03.12.20

HDC Submission Only

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

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

Previously Proposed East Elevation
1/8" = 1'-0"

Previously Proposed South Elevation
1/8" = 1'-0"

2004

Main House

11 Davis Ln
Nantucket, MA 02554

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

Exterior Elevations

Site Information

Map & Parcel:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
Lot Size:	+/- 32,475 sq.ft.
Min. Lot Size:	80,000 sq.ft.
Allowable G.C.:	1,500 sq.ft. (per 139-33E(1b))
Existing G.C.:	1,351 sq.ft. (to be demolished)
Proposed G.C.:	1,442 sq.ft.
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A.2.1

2004

03.12.20

HDC Submission Only

1 West Elevation / No Chnage
1/4" = 1'-0"

Previously Proposed West Elevation
1/8" = 1'-0"

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

Previously Proposed North Elevation
1/8" = 1'-0"

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A.2.2

2004

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°: 82 PARCEL N°. 75

Street & Number of Proposed Work: 11 DAVIS LN

Owner of record: 11 DAVIS LLC

Mailing Address: 11 DAVIS LN., NANTUCKET, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMORITUS

Mailing Address: 8 WILLIAMS LN., NANTUCKET, MA, 02554

Contact Phone #: 508 325 4995 E-mail: MATT@EMORITUSDEVELOPMENT.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.

MAIN HOUSE

☑ 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: 62'6" Sq. Footage 1st floor: 1,442 S.F. Decks/Patio: Size: ±1,953 SF ☑ 1st floor ☐ 2nd floor

Width: 32'0" Sq. footage 2nd floor: 1,442 S.F. Size: ±669 SF ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: N/A

Difference between existing grade and proposed finish grade: North ±6" South ±6" East ±6" West ±6"

Height of ridge above final finish grade: North ±28'11" South ±28'11" East ±28'11" West ±28'11"

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 ±8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ Other N/A

Roof Pitch: Main Mass 12 /12 Secondary Mass 12 /12 Dormer 8' 9 /12 Other COVERED PORCH ROOF 4/12

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

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): COPPER

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) ±1'0" Corner boards N/A Frieze 1x4

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____ Tapered 8 1/4" to 11 1/4"

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

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

Doors* (type and material): ☐ TDL ☑ SDL Front 1 panel 4 Lite Rear 4 Lite Side 4 Lite

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

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

* Note: Complete door and window schedules are required.

COLORS

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

Trim WHITE Sash WHITE Doors WHITE

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

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

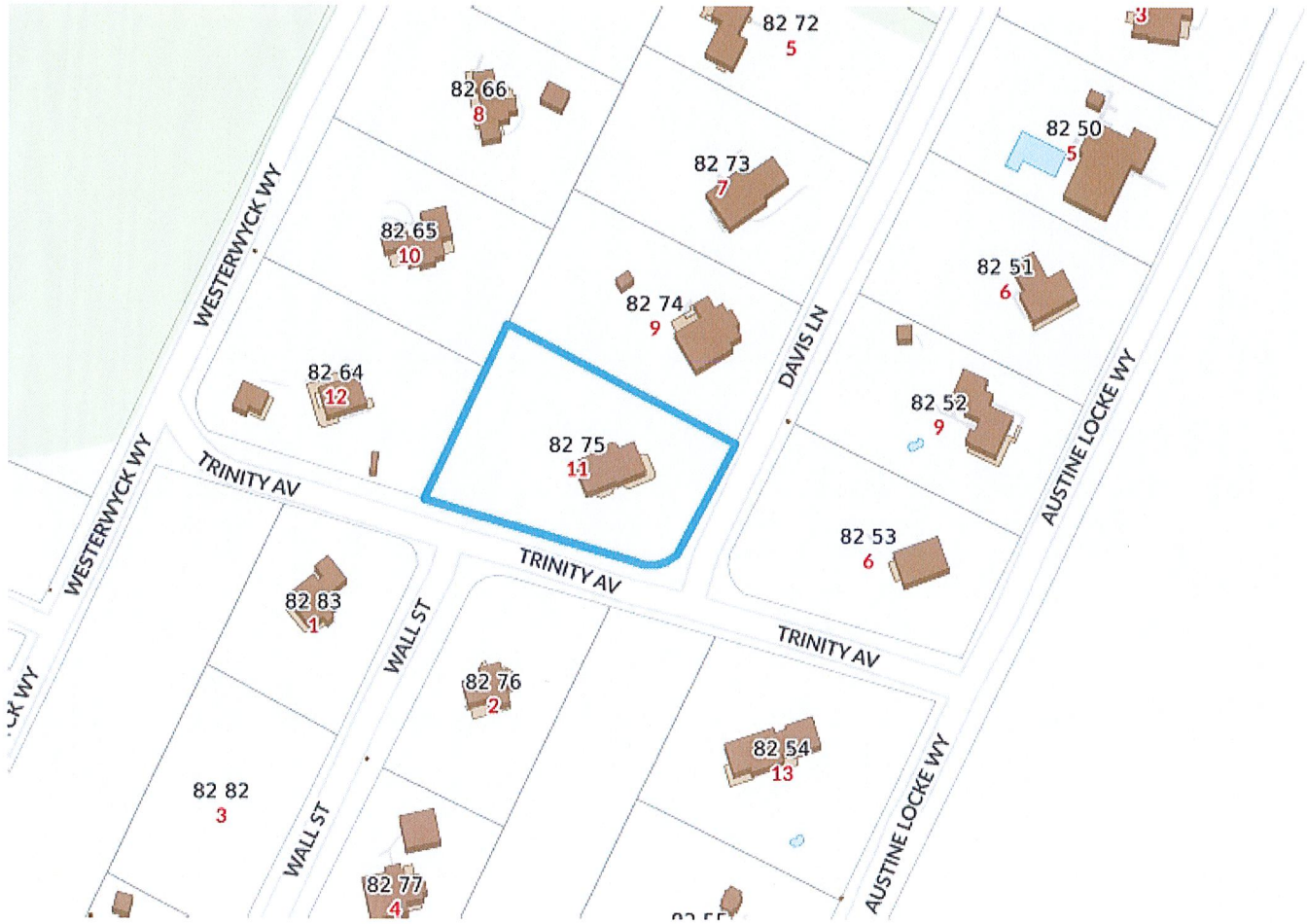
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

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

Main House

11 Davis Ln
Nantucket, MA 02554

03.12.20

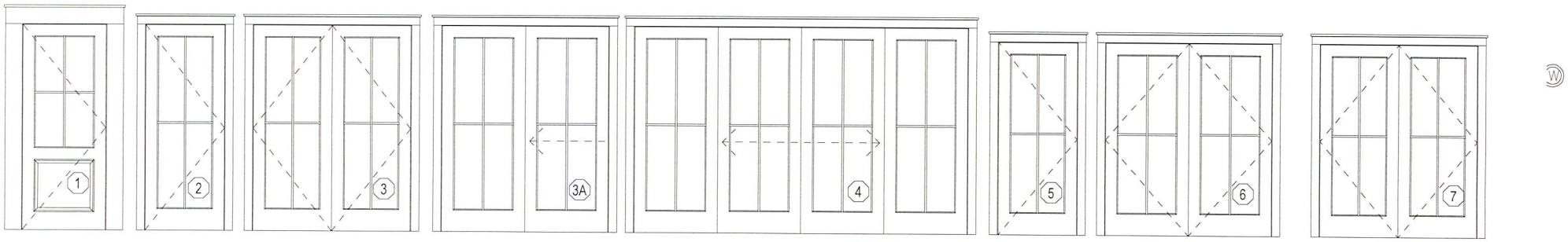


1 Locus Map
Not to Scale

Window Legend

1/4" = 1'-0"

WINDOW SCHEDULE					
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	DP RATING
A	21	2'-7"	5'-2"	TBD	≥ 30
B	8	2'-6"	4'-11"	TBD	≥ 30
C	12	2'-5"	4'-4"	TBD	≥ 30
D	3	1'-11"	2'-7"	TBD	≥ 30
E	6	2'-6"	3'-0"	TBD	≥ 30



Door Legend

1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE					
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	DP RATING
1	1	3'-0"	7'-6"	TBD	≥ 30
2	1	2'-10"	7'-6"	TBD	≥ 30
3	3	5'-8"	7'-6"	TBD	≥ 30
3A	2	6'-0"	7'-6"	TBD	≥ 30
4	1	12'-0"	7'-6"	TBD	≥ 30
5	2	2'-10"	7'-0"	TBD	≥ 30
6	2	6'-0"	7'-0"	TBD	≥ 30
7	1	5'-8"	7'-0"	TBD	≥ 30

WINDOW & DOOR NOTES

1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
7. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
8. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
9. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
10. The Unit Measurements Given In this Document Are For A Guide Only
11. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing

#10 WESTERWYCK WAY
MAP 82 PARCEL 65

#9 DAVIS LANE
MAP 82 PARCEL 74

#12 WESTERWYCK WAY
MAP 82 PARCEL 64

MAP 82 PARCEL 75
32,475 SF

EX. WELL

S 64° 18' 37" E
227.73'

N 25° 41' 23" E
162.33'

126.93'

214.46'
N 74° 18' 37" W

105.99'
S 25° 41' 23" W

PROPERTY SETBACK,TYP.

PROPERTY LINE,TYP.

EDGE OF CLEARING

LEACHING PIT
LOCATION PER BOARD OF
HEALTH RECORDS

EDGE OF TRAVELED WAY

#6 TRINITY AVENUE
MAP 82 PARCEL 53

Wall Street

Trinity Ave

Davis Ln

Proposed Shed

Existing Driveway

Existing Building
(to be demolished or relocated)

Proposed New Driveway

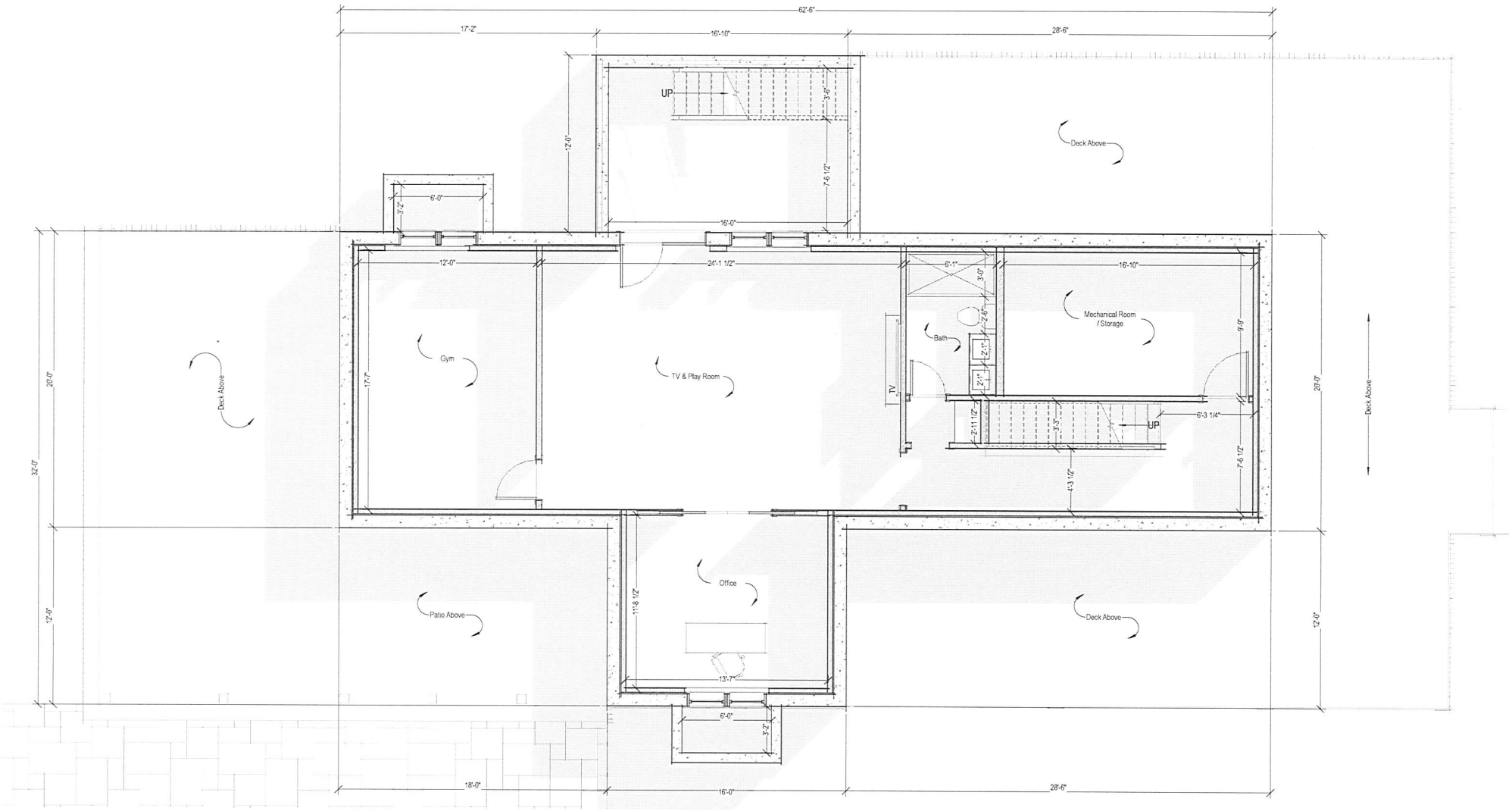
Proposed Building Footprint

Proposed Pool - 36' 0" x 18' 0"

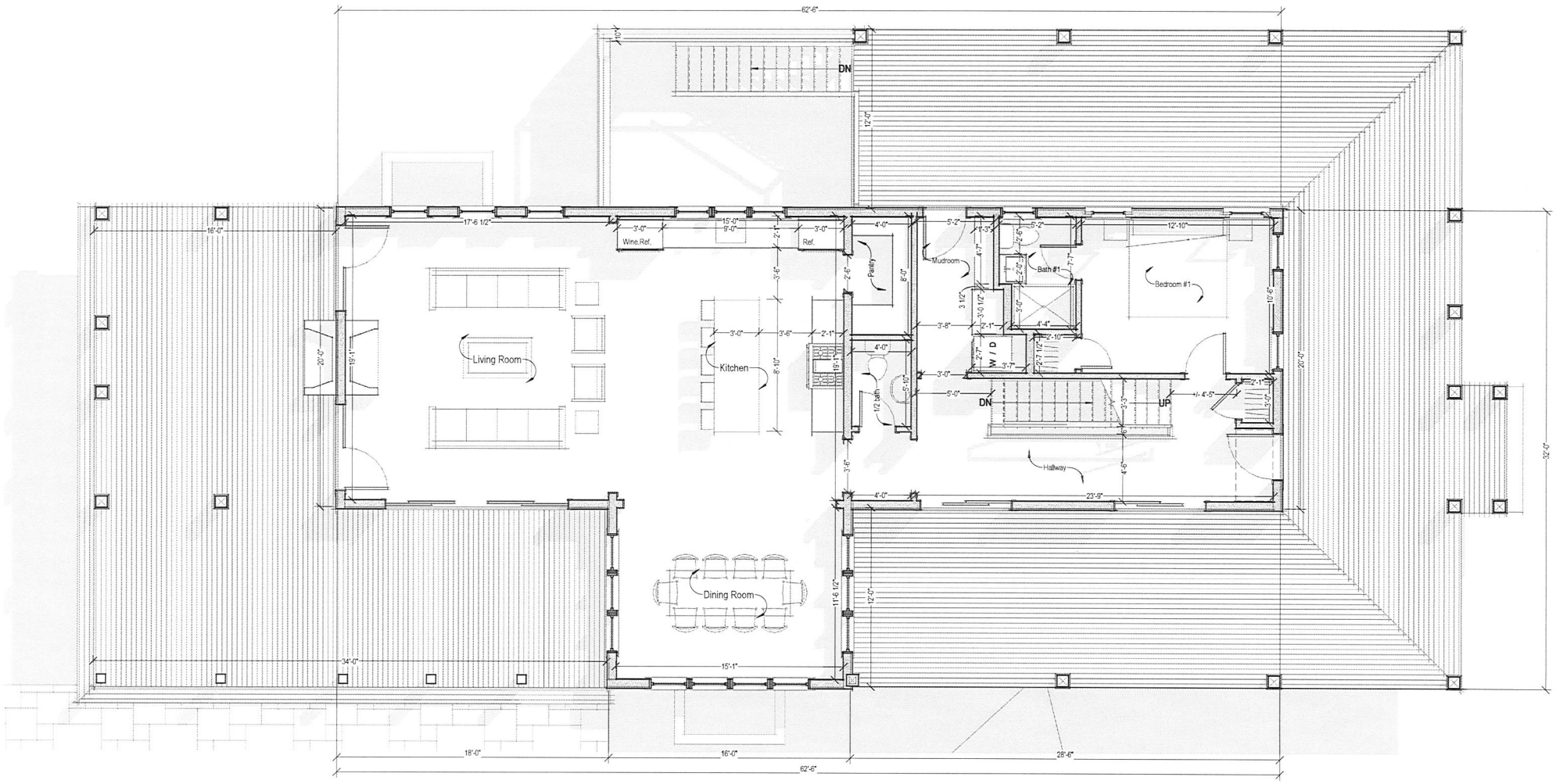
Proposed Cabana

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

Ivwood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of

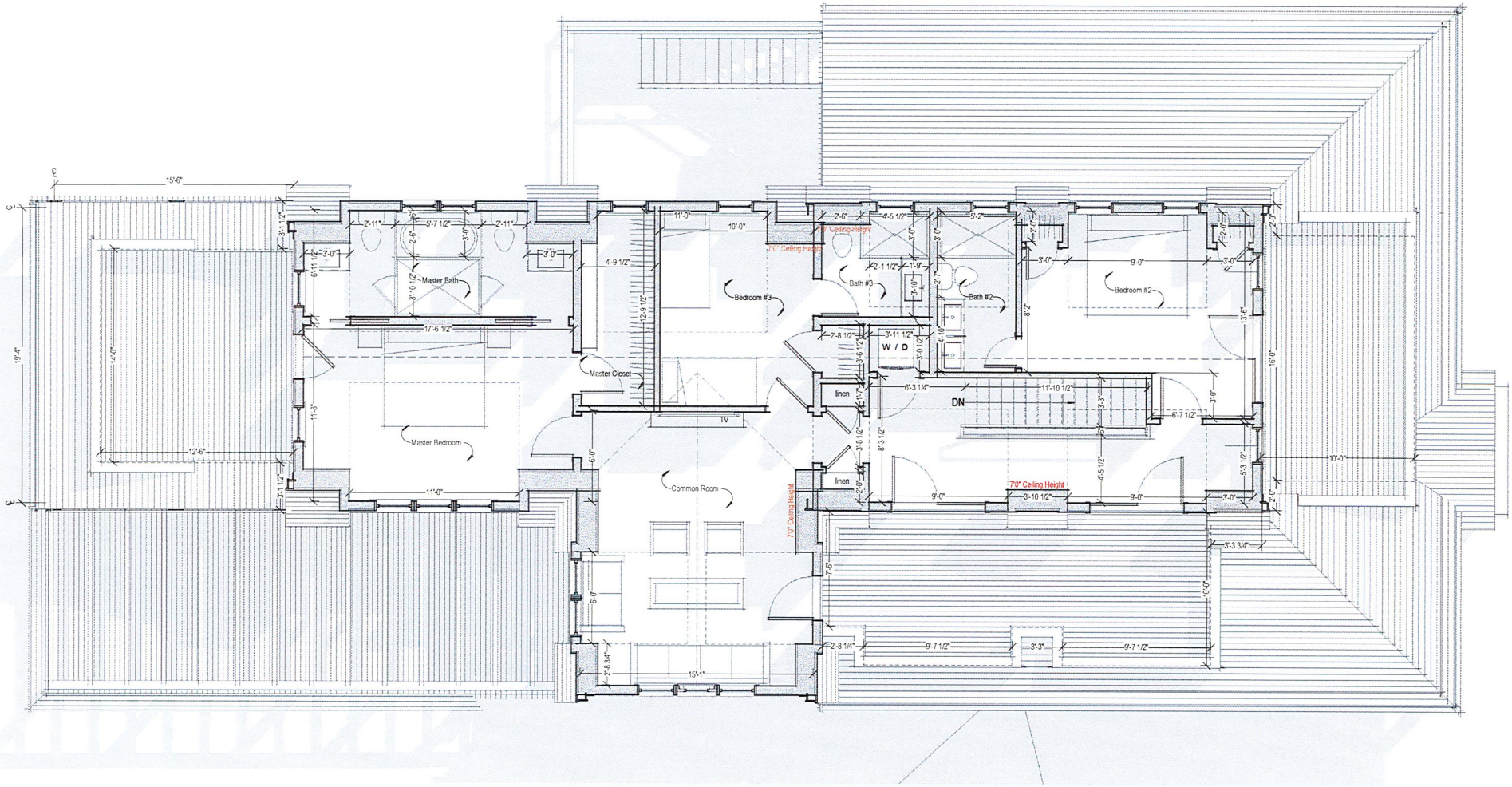


1 Basement Plan
1/4" = 1'-0"



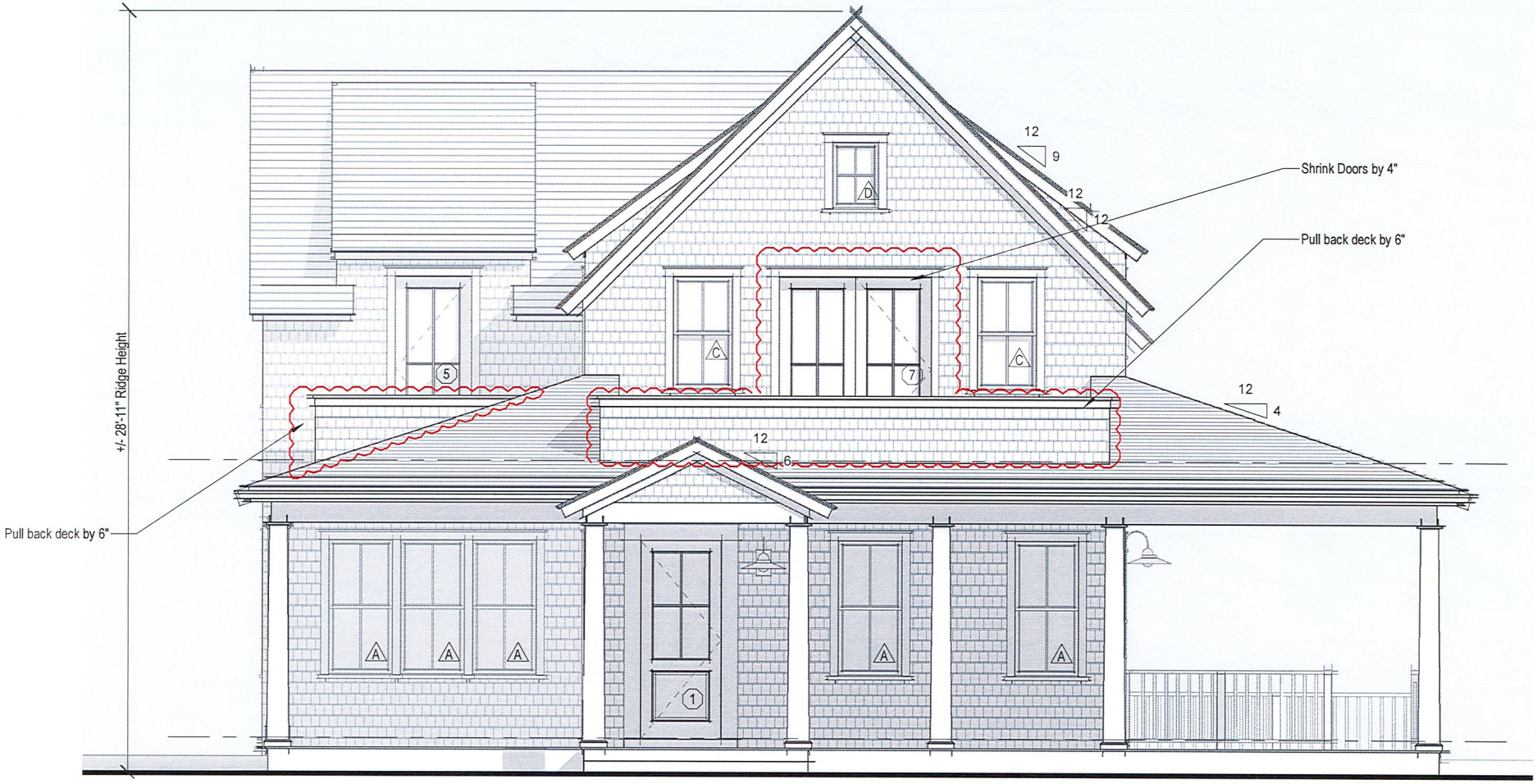
1 First Floor Plan

1/4" = 1'-0"



1 Second Floor Plan

1/4" = 1'-0"



1 East Elevation

1/4" = 1'-0"

Previously Proposed East Elevation

1/8" = 1'-0"

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

Previously Proposed South Elevation

1/8" = 1'-0"

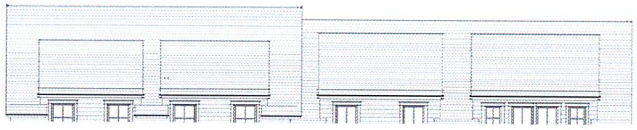
1 West Elevation / No Chnage

1/4" = 1'-0"

Previously Proposed West Elevation

1/8" = 1'-0"

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



Previously Proposed North Elevation

1/8" = 1'-0"

Cathy Flynn

From: Betsy Erisman <gonesurfing02554@yahoo.com>
Sent: Monday, May 18, 2020 12:40 PM
To: Cathy Flynn
Subject: Hdc application 11 Davis lane

To whom it may concern ,

I am writing as a concerned resident who has lived in Cisco year around since 1981.
We all know how much the island has changed in the last forty years but it's obvious that many are now taking advantage of zoning loopholes and loosening hdc regulations to add outdoor bathrooms ,pool cabanas ,outdoor kitchens and pools themselves to transform Cisco into their idea of suburban USA. Although these lots in Cisco are undersized and don't meet the current zoning requirements this seems to be becoming standard and is changing the character of the island with greedy realtors and spec builders licking their chops looking to maximize profits only to move on and ruin somebody else's neighborhood. I know as a board you can only control certain aspects of these added structures but I ask you to please clamp down in areas with undersized lots with no natural screening such as this.

My comments to the hdc are of course hoping the pool and cabana , outside kitchen and bathroom, do not get approved. Short of that if you feel this fits in the hdc guidelines than I ask you to please move the location of these added structures into the northwest corner of the lot near their neighbors similar structures and as far away from the public ways as possible. The neighbor at 12 westerwyck clearly likes these suburban landscapes and will no doubt embrace the new pool next door but nobody else in our area appreciates the looks and sounds of pools and equipment with associated eye pollution. The location shown on the plan has these structures up to the setback along trinity ave and in plain view of all who pass by. As far as I understood this is not allowable and has been frowned upon since realtors made pools popular a few years ago. Please take a look at this and remember that you shouldn't approve something that is against your principles simply to help someone maximize their profit on their latest spec house. We as the rest of the neighborhood are stuck with this mess long after the owner and realtor buddies has moved on to their next conquests. Thank you very much for your consideration. I am available by phone anytime if you want to hear how I really feel about this issue. Sincerely. Steve Erisman 508-325-1521

Sent from my iPad

This email was scanned by Bitdefender

6 LID B17

19. 11 Davis, LLC **03-0803** 11 Davis Lane New Cabana/storage 82-75 Emeritus

Voting Welch, McLaughlin, Oliver, Dutra
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Matt McEachern, Emeritus
Public None
Concerns **McEachern** – Presented project.
Oliver – The height of the roof over a negative mass needs to be mitigated; this structure shouldn't draw attention to itself. The copper leaders match the house and shed.
Dutra – Suggested making it more a bungalow with a hipped roof. Get the chairs off the drawing.
McLaughlin – It says the leaders are copper.
Welch – Looking at the elevations, the eaves should come down 1 foot.
Motion **Motion to Hold for revisions. (Oliver)**
Vote Carried unanimously Certificate #

20. 11 Davis, LLC **03-0798** 11 Davis Lane New pool and fence 82-75 Emeritus

Voting Welch, McLaughlin, Oliver, Dutra
Recused None
Documentation Landscape design plans, site plan, and photos.
Representing Matt McEachern, Emeritus
Public None
Concerns **McEachern** – Presented project.
Oliver - Think about this fitting in naturally; use indigenous material. The fence must come off the property line at least 5 feet with something planted in front of it.
Dutra – Mark Lombardi did a good job, but we need a need a landscape plan.
McLaughlin – No comment.
Welch – Agrees about the idea of naturalized plantings being the key to success. No concerns on the pool.
Motion **Motion to Hold revisions. (Oliver)**
Vote Carried unanimously Certificate #

21. Diane Ash **03-0841** 23 Pine Street Window change 42.3.2-115 Emeritus

Voting Welch, McLaughlin, Oliver, Dutra
Recused None
Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing Matt McEachern, Emeritus
Public None
Concerns **McEachern** – Presented project; submitted context photos at the table; defended use of 2-over-2 windows.
Oliver – Houses in the context photos are significantly different in style; the only 4-square she sees is on Pleasant Street. Asked if HSAB weighed in. We spent a lot of time on the sun porch and doesn't know how that would play out. Disagrees with Mr. Welch; you're going to see full on view if this. HSAB provided commentary the last time. Noted the landscaping is all patio.
Welch – Read HSAB comments: prefer 6-over-6. He feels the 6-over-6 are more appropriate but okay with 2-over-2s.
Dutra – He thinks the 2-over-2s look better than 6-over-6.
McLaughlin – No comment.
Motion **Motion to Approve as submitted. (Dutra)**
Vote Carried 3-1//Oliver opposed Certificate # **HDC2020-03-0841**

22. 17A Washington St., LLC **02-0757** 9 Coffin Street As-built fenestration changes 42.3.2-18 Permit Plus

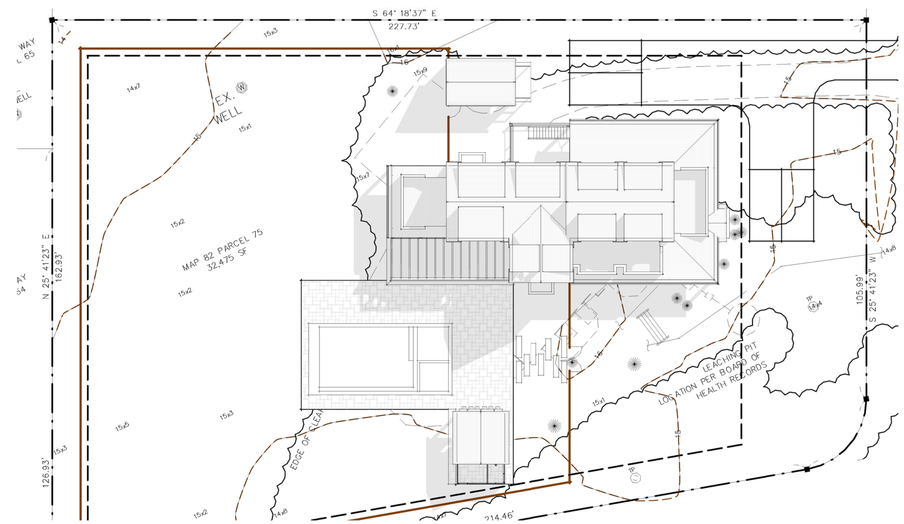
Voting Welch, McLaughlin, Oliver, Dutra
Recused None
Documentation Architectural elevation plans, site plan, photos, historical information, and advisory comments.
Representing Mark Poor, Permits Plus
Public None
Concerns **Poor** – Presented project; circa 1930; building was vacant for about 25 years; paid the as-built fine.
Welch – Read HSAB and Holly Backus comments: concern with proposal; request clarification on northeast elevation; elevation drawings would be helpful.
Dutra – Confirmed they are asking to keep the A/C where it is. He has no issues with what's proposed as long as they keep the historical door.
Oliver – The existing dormers should remain. The front looks historical. The exterior front door should remain. Okay with the side window.
McLaughlin – Page A1, this used to have a door there.
Welch – The windows should remain though not as a fan of windows. It looks like the bathroom and the kitchen are off-set so you can't spread the two 4-lights. The two 4-lights, frontispiece, and door will remain.
Motion **Motion to Approve through staff with leaving the two 4-light windows and wooden door on northeast elevation, as shown in photo #5. (Oliver)**
Vote Carried unanimously Certificate # **HDC2020-02-0757**

New Pool

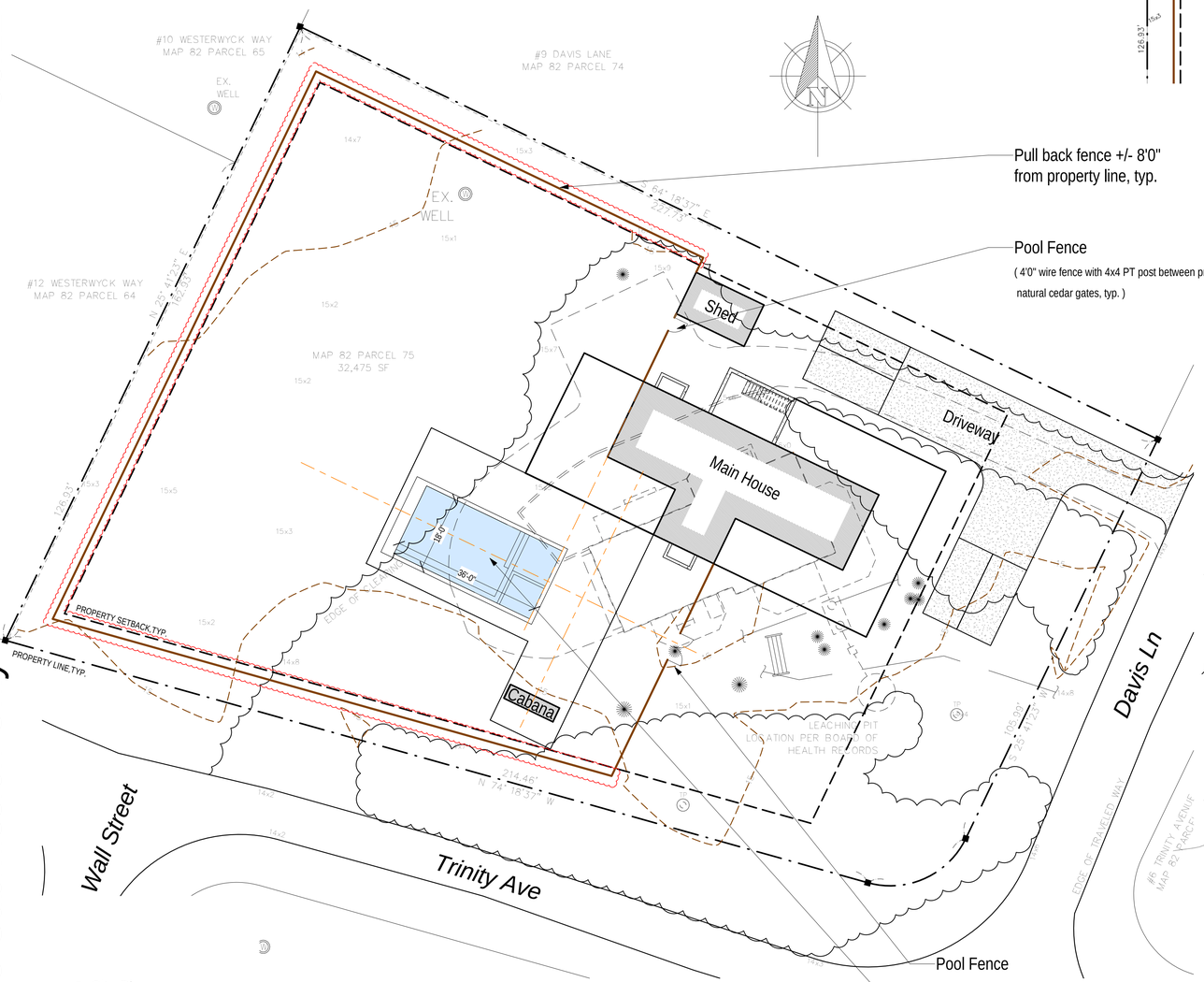
11 Davis Ln
Nantucket, MA 02554

03.12.20

1 Locus Map
12" = 1'-0"



3a Roof Plan
1" = 20'-0"



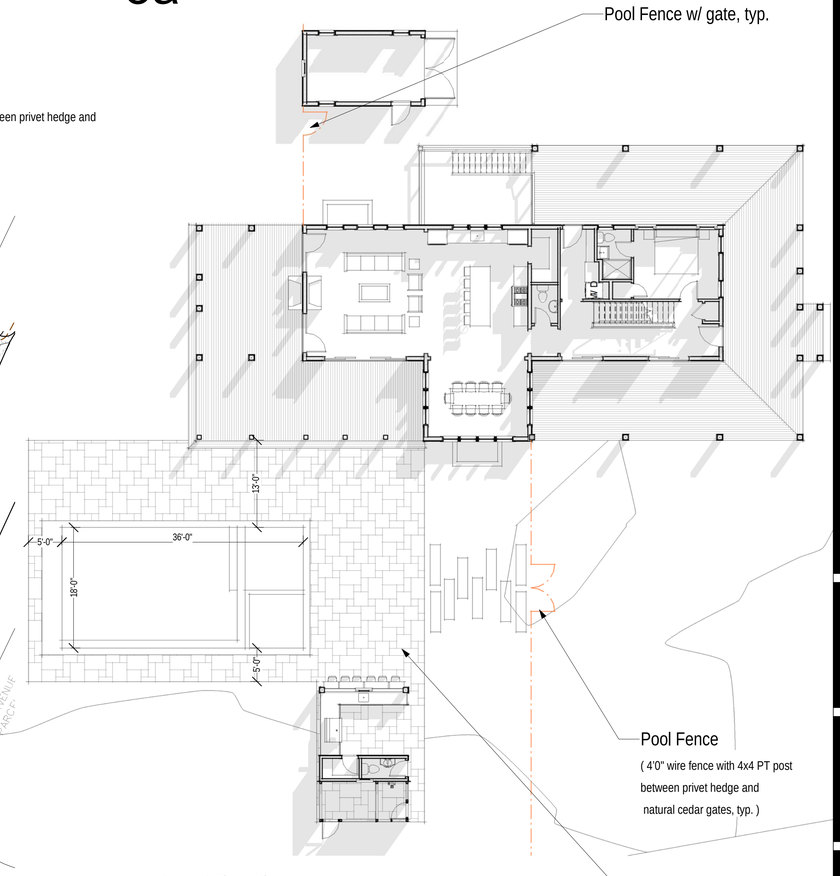
Pull back fence +/- 8'0" from property line, typ.

Pool Fence
(4'0" wire fence with 4x4 PT post between privet hedge and natural cedar gates, typ.)

Pool Fence
(4'0" wire fence with 4x4 PT post between privet hedge and natural cedar gates, typ.)

Proposed Pool - 36' 0" x 18' 0"

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



Pool Fence w/ gate, typ.

Pool Fence
(4'0" wire fence with 4x4 PT post between privet hedge and natural cedar gates, typ.)

Bluestone Patio

3 First Floor Plan
3/32" = 1'-0"

HDC Submission Only

2004
New Pool

11 Davis Ln
Nantucket, MA 02554

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

Site Plan

Site Information

Map & Parcel:	82 / 75
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Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
Lot Size:	+/- 32,475 sq.ft.
Min. Lot Size:	80,000 sq.ft.
Allowable G.C.:	------
Existing G.C.:	------
Proposed G.C.:	n/a
Total Proposed G.C.:	------

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

SHEET INDEX

G.1.2 Site Plan

Revisions

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G.1.2
2004

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°: 82 PARCEL N°. 75

Street & Number of Proposed Work: 11 Davis Ln

Owner of record: 11 Davis LLC

Mailing Address: 11 Davis Ln.
Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

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

Contact Phone #: 508 325 9995 E-mail: Matt@emeritus-developments.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.

POOL

☐ 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 UG-2) ☐ Roof ☐ Other New Pool 36' x 18' & fence

Size of Structure or Addition: Length: 36'0" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 18'0" 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: 4'0"
Type: wire fence w/ 4x4 posts
Length: ± 520'

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 Natural Shutters _____

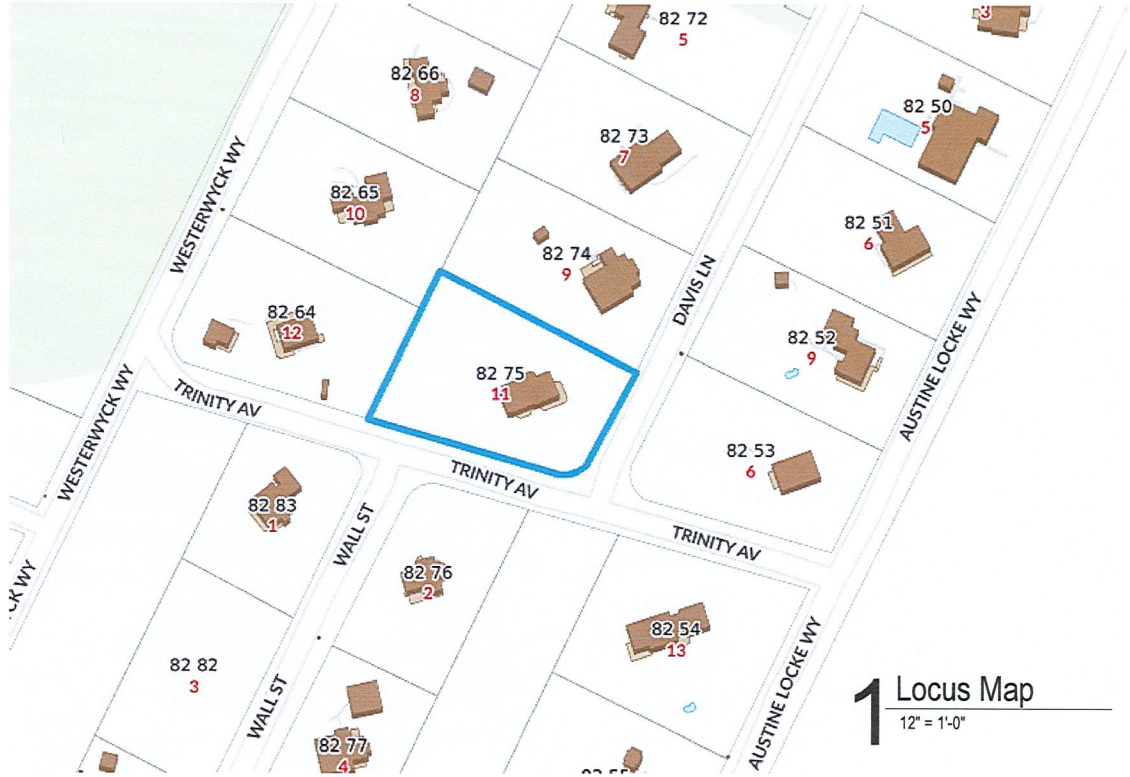
* Attach manufacturer's color samples if color is not from HDC approval list.

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

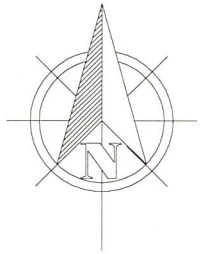
New Pool

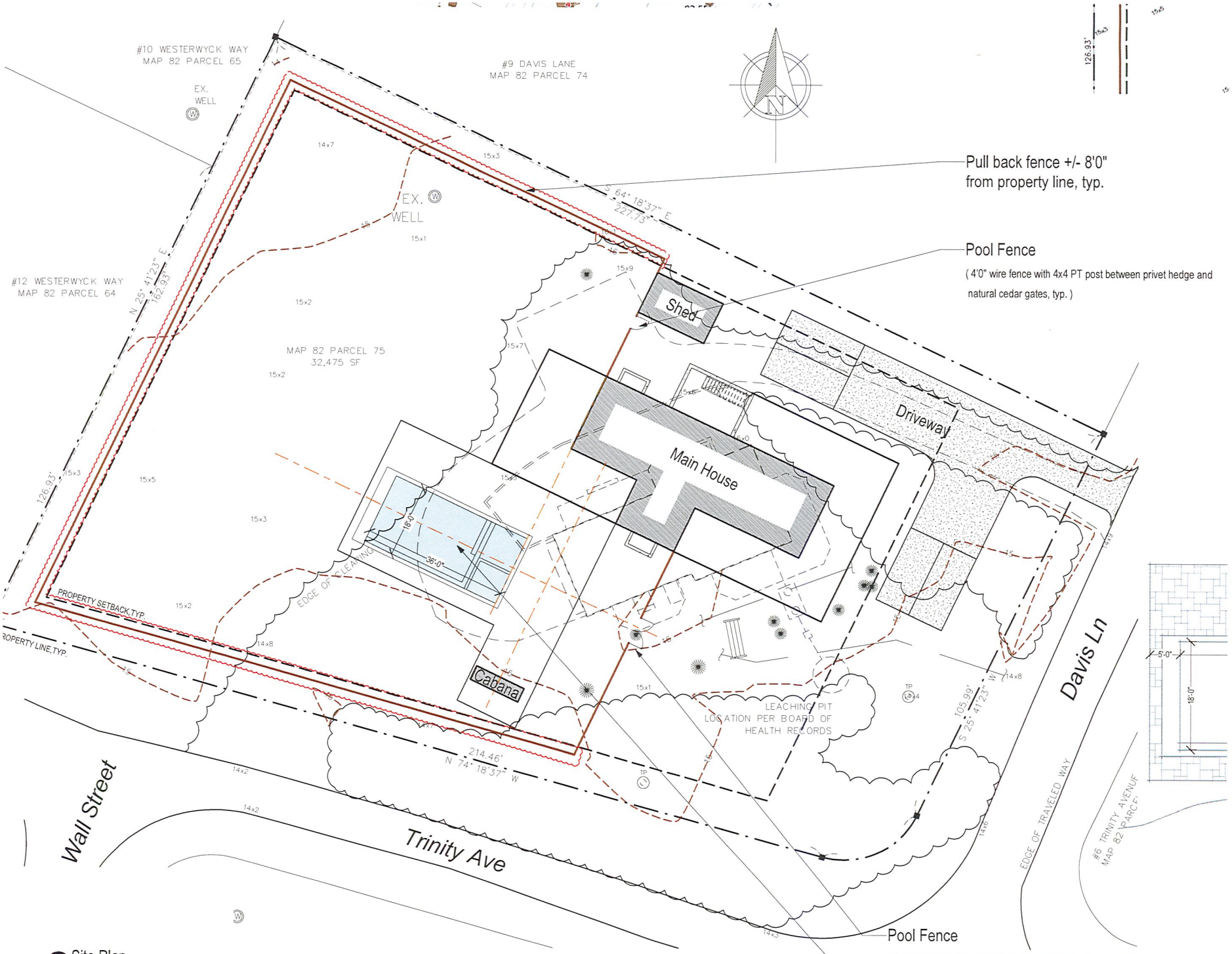
11 Davis Ln
Nantucket, MA 02554



1 Locus Map
12" = 1'-0"

#9 DAVIS LANE
MAP 82 PARCEL 74





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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 48 PARCEL N°. 31

Street & Number of Proposed Work: 20 Sankaty Head Road

Owner of record: Faro Strada LLC

Mailing Address: 316 Mansfield Avenue
Darien, CT 06820

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☑ Roof ☐ Other _____ 17'-8" x 6'-0" ☑ 1st floor

Size of Structure or Addition: Length: 4'-6" Sq. Footage 1st floor: 584 (476 Demo 108 New) Decks/Patio: Size: 22'-7½" x 12'-4½" ☑ 1st floor ☐ 2nd floor

Width: 24'-0" Sq. footage 2nd floor: 2273+/- Size: 37'-8" x 13'-8" ☑ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____ 10 x 20'

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

Height of ridge above final finish grade: North 27'-0½" +/- South 24'-1¼" +/- East 26'-0¾" +/- West 26'-0¾" +/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation New Roof and Dormers
2. South Elevation New Second Floor
3. West Elevation New Fenestration New Chimney
4. North Elevation New Porches

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 7½"-9" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 7 /12 Secondary Mass 11 /12 Dormer 9 /12 Other 12/5 Gambrel

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 6" (Gables) Corner boards 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round 10" Square _____

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

Doors* (type and material): ☐ TDL ☑ SDL Front 5 panel w/ 6 lite Sidelights Rear French, 12 Lite/Panel Side French 12 Lite/Panel

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White

Deck Natural Foundation Natural Fence _____ Shutters _____

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

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

Date 5/12/20 Signature of owner of record [signature] Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Faro Strada LLC

STREET ADDRESS 20 Sankaty Head Road

MAP/PARCEL 48/31

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/12/20

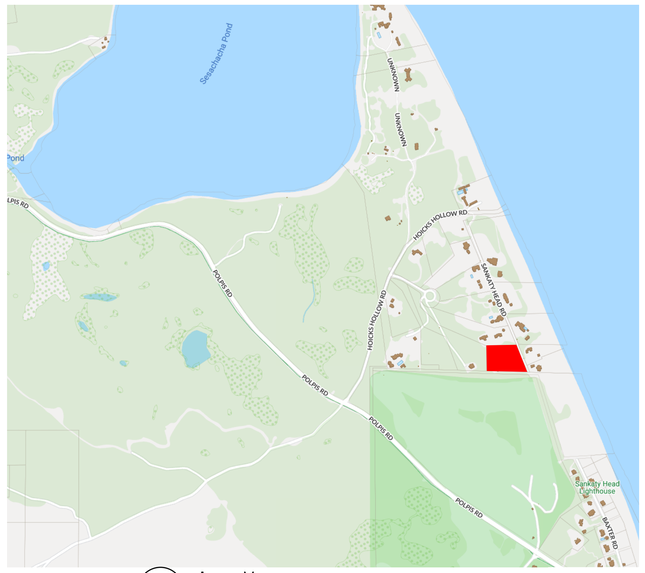
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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...

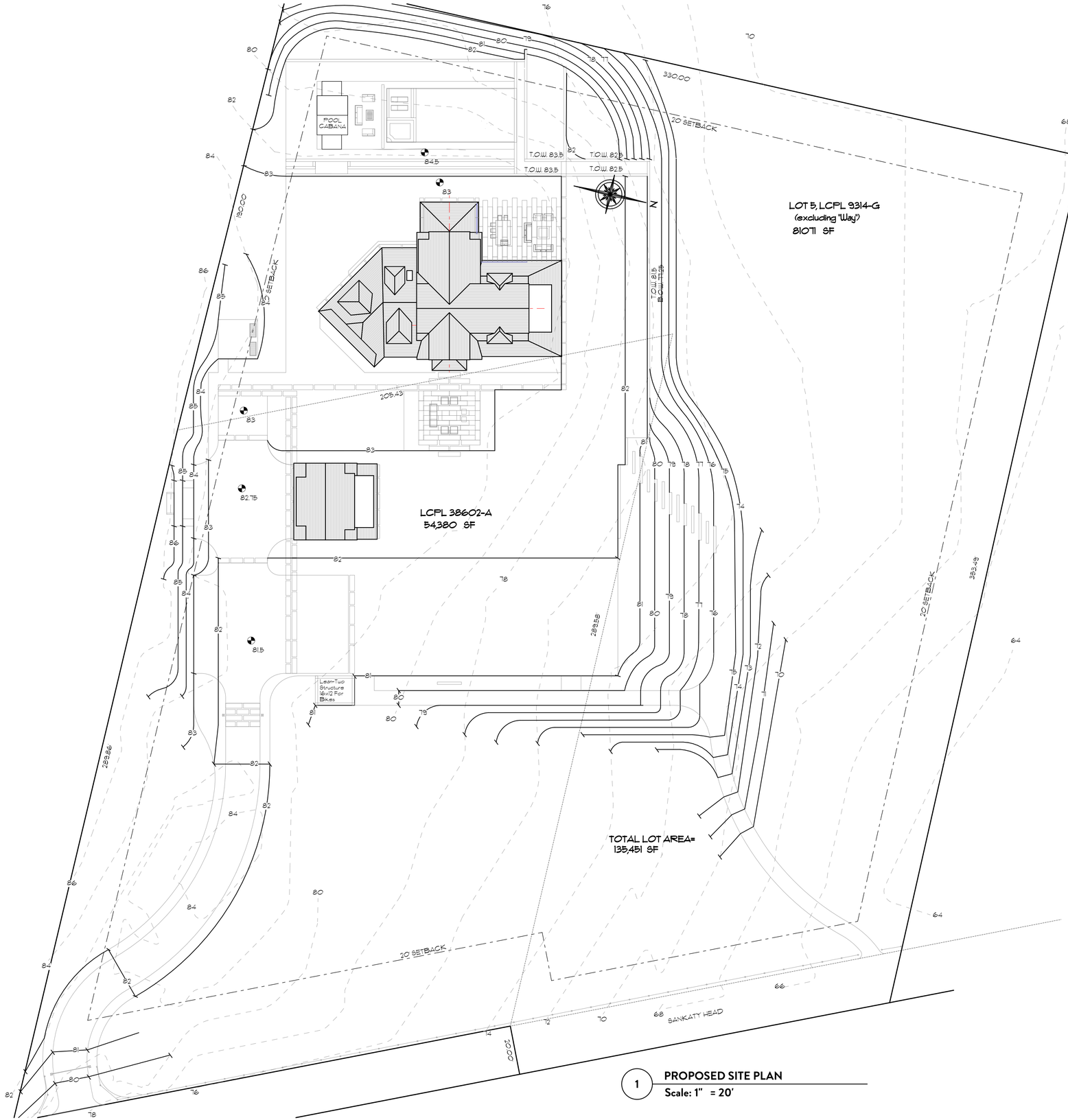
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

Date 5/12/20



2 **Locus Map**



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

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

DATE	REVISIONS

Site Plan

Residence at
20 Sankaty Head Road
Nantucket, MA 02554

MAP NO: 48 ZONING INFO: LUG3
PARCEL NO: 31 PROJECT NO: 09 REVISED: April 30, 2020

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.

ID #
L-1.1

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

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

REVISIONS:
NEW ROOF AND DORMERS.
NEW FENESTRATION.
NEW PORCHES
NEW CHIMNEY

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

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

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543

DATE	REVISIONS

Exterior Elevations

Residence at
20 Sankaty Head Road
Nantucket, MA 02554

MAP NO: 48 ZONING INFO: LUG3 REVISED: April 30, 2020
PARCEL NO: 31 PROJECT NO: 09

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ID #
A-2.1

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

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

REVISIONS:
NEW ROOF AND DORMERS.
NEW FENESTRATION.
NEW PORCHES
NEW CHIMNEY

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

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

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BOTTICELLIANDPOHL.COM

DATE	REVISIONS

Exterior Elevations

Residence at
20 Sankaty Head Road
Nantucket, MA 02554

MAP NO: 48 ZONING INFO: LUG3
PARCEL NO: 31 PROJECT NO: 09 REVISED: April 30, 2020

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ID #
A-2.2

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

REVISIONS:
NEW ROOF AND DORMERS.
NEW FENESTRATION.
NEW PORCHES
NEW CHIMNEY

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

Main House
20 Sankaty Head Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission:
Rev. 10/24/19, 3/3/20, 4/20/20

Window Schedule

No.	Qn.	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
A	3	Double Hung	Marvin	WDH 2828	2'-9 3/8" x 5'-5"	2'-10 3/8" x 5'-5 1/2"	6 over 6	
A3	1	Double Hung	Marvin	(3) WDH 2828	(3) 2'-9 3/8" x 5'-5"		6 over 6	
A4	1	Double Hung	Marvin	(4) WDH 2828	(4) 2'-9 3/8" x 5'-5"		6 over 6	
A5	1	Double Hung	Marvin	(5) WDH 2828	(5) 2'-9 3/8" x 5'-5"		6 over 6	
B	4	Double Hung	Marvin	WDH 2826	2'-9 3/8" x 5'-1"	2'-10 3/8" x 5'-1 1/2"	6 over 6	
B2	2	Double Hung	Marvin	(2) WDH 2826	(2) 2'-9 3/8" x 5'-1"		6 over 6	
B3	5	Double Hung	Marvin	(3) WDH 2826	(3) 2'-9 3/8" x 5'-1"		6 over 6	
C	1	Double Hung	Marvin	WDH 2618	2'-7 3/8" x 3'-9"	2'-8 3/8" x 3'-9 1/2"	6 over 6	
C3	2	Double Hung	Marvin	(3) WDH 2618	(3) 2'-7 3/8" x 3'-9"		6 over 6	
D	2	Fixed	Marvin	WAWN 2432	2'-0" x 2'-8 1/16"	2'-1" x 2'-8 9/16"	9	
E2	1	Casement	Marvin	UCA 3236	2'-8" x 2'-11 1/8"	2'-9" x 2'-11 5/8"	9	
F2	3	Double Hung	Marvin	(2)WDH2622	(2)2'-7 3/8" x 4'-5"		6 over 6	
G2	2	Double Hung	Marvin	(2)WDH2624	(2)2'-7 3/8" x 4'-9"		6 over 6	
H	3	Half Round	Marvin	UDGRT 4020		3'-5" x 1'-8"	5	
J3	1	Double Hung	Marvin	(3) WDH 2830	(3) 2'-9 3/8" x 5'-9"		6 over 6	

Door Schedule

No.	Qn.	Type	Manuf.		Door Size	Rough Opening	Lights	Comments
1	1	Front Entry	Custom	-	3'-6" x 7'-6"			Panels
	2	with Sidelights	Custom	-	2'-4" x 7'-6"		6 each	over panel
2	6	Double French	Custom	-	5'-4" x 7'-6"		12 each	over panel
3	1	Double French	Custom	-	5'-0" x 7'-6"		12 each	over panel

Notes:

1. All windows to be Marvin as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. dep 30 rating required with Low E 272 Argon glass, U-value of .33.
   All glazing to come with compliance sticker as required by local building codes.
2. All doors will be Custom, as per above schedule, SDL, with muntin configuration as shown on drawings.
   Min. dep 30 rating required with Low E 272 Argon glass, U-value of .23 with storm door, .45 w/o storm door.
   All glazing to come with compliance sticker as required by local building codes.
3. Contractor to provide tempered glass in all locations required by code and in all window locations adjacent to shower, tubs, and stairs.
4. **All shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
5. Contractor will verify all rough opening sizes and quantities on site during rough framing before placing door order.

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P. 617 482 4543
BOTTICELLIANDPOHL.COM

DATE	REVISIONS

Exterior Elevations

Residence at
20 Sankaty Head Road
Nantucket, MA 02554

MAP NO.: 48 ZONING INFO.: LUG3
PARCEL NO.: 31 PROJECT NO.: 09 REVISED: April 30, 2020

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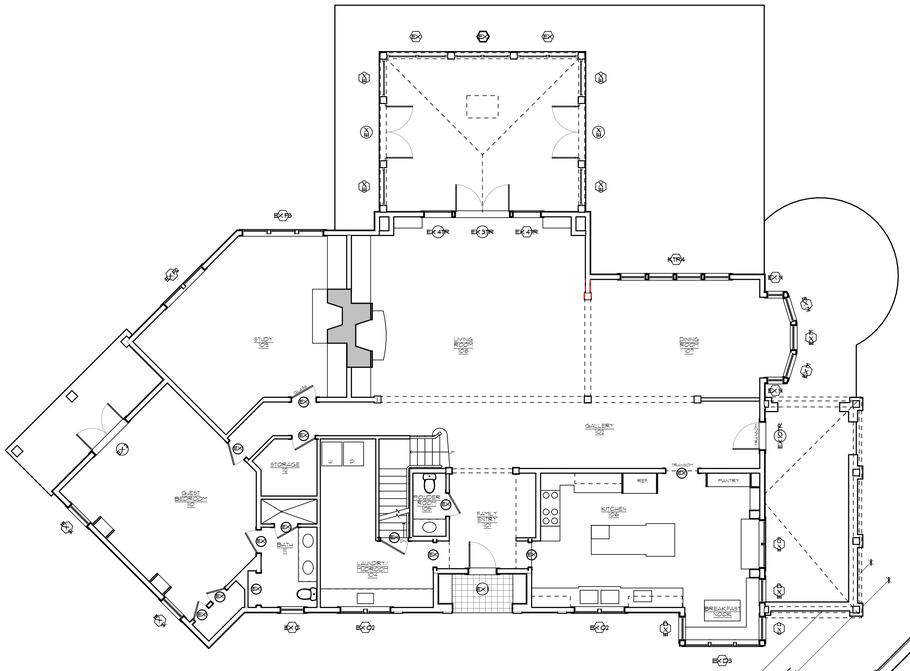
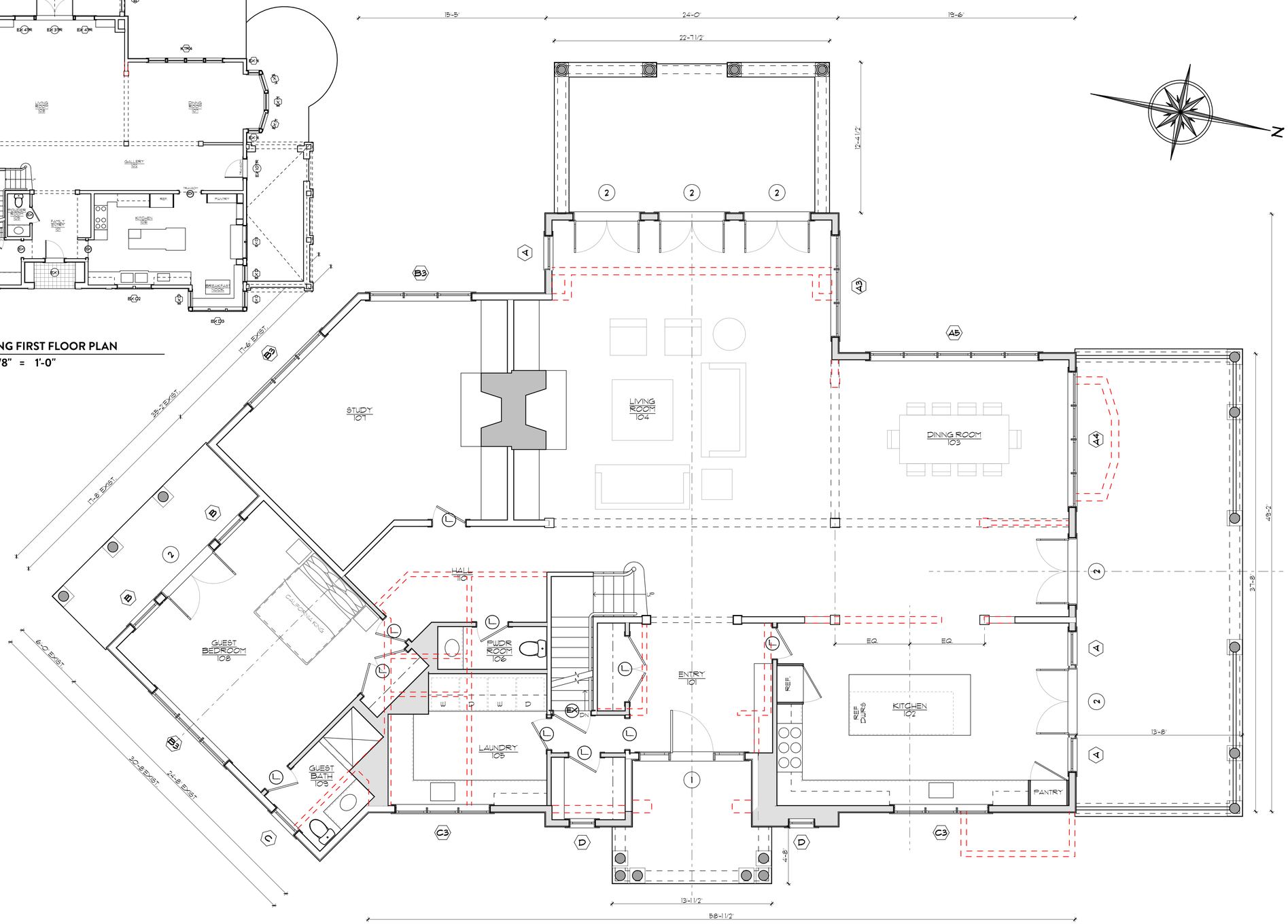
ID#
A-2.3



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



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

BOTTICELLI & POHL

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DATE | REVISIONS

First Floor Plan

Residence at
20 Sankaty Head Road
Nantucket, MA 02554

MAP NO: 48 | ZONING INFO: LUG3
PARCEL NO: 31 | PROJECT NO: 09 | REVISED: April 30, 2020

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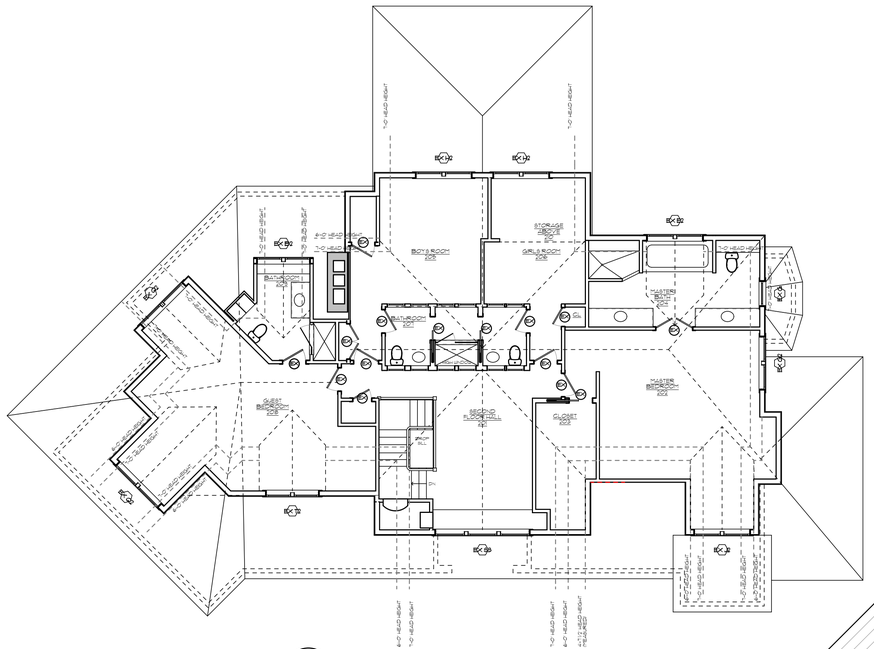
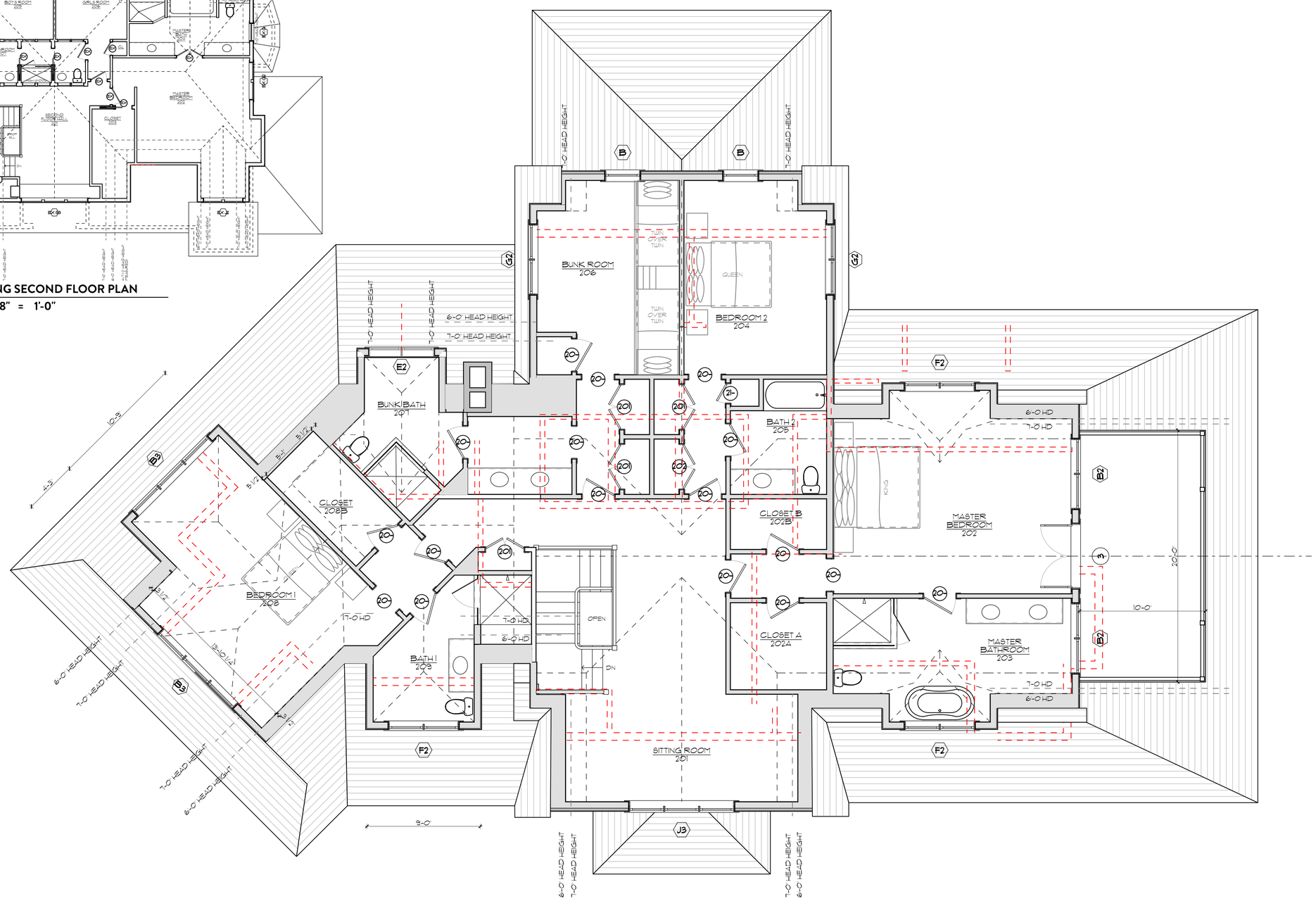
ID#
A-1.1



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



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

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
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BOTTICELLIANDPOHL.COM

DATE | REVISIONS

Second Floor Plan

Residence at
20 Sankaty Head Road
Nantucket, MA 02554

MAP NO: 48 | ZONING INFO: LUG3
PARCEL NO: 31 | PROJECT NO: 09 | REVISED: April 30, 2020

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No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID #
A-1.2

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 48 PARCEL N°. 31

Street & Number of Proposed Work: 20 Sankaty Head Road

Owner of record: Faro Strada LLC

Mailing Address: 316 Mansfield Avenue
Darien, CT 06820

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 30'-0" Sq. Footage 1st floor: 697.5 Decks/Patio: Size: 9'-0"x30'-4½" ☑ 1st floor ☐ 2nd floor

Width: 23'-3" Sq. footage 2nd floor: 642.25 Size: 8'-6"x22'-0" ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 26'-6" South 26'-6" East 26'-6" West 26'-6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8½" +/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 7/12 Secondary Mass _____/12 Dormer 7/12 Other Gambrel 12/5

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 1X8 Soffit (Overhang) 1'-1 Gambrel Corner boards 5/4 x6 Frieze _____

Window Casing 5/4 x4 Door Frame 5/4 x4 Columns/Posts: Round _____ Square 8x8

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

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

Doors* (type and material): ☐ TDL ☑ SDL Front 9 Lite/Panels Rear French, 8 Lite w/sidelights Side _____

Garage Door(s): Type Overhead Material 16 lite/panel, WOOD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

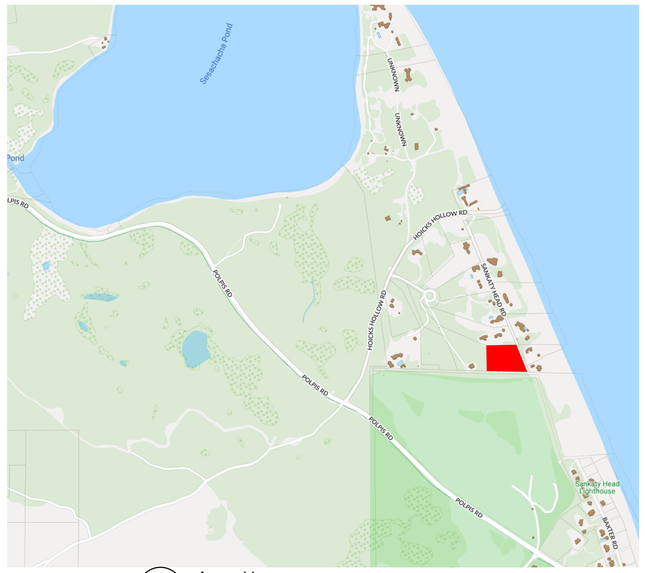
Trim White Sash White Doors White

Deck Natural Foundation Natural Fence _____ Shutters _____

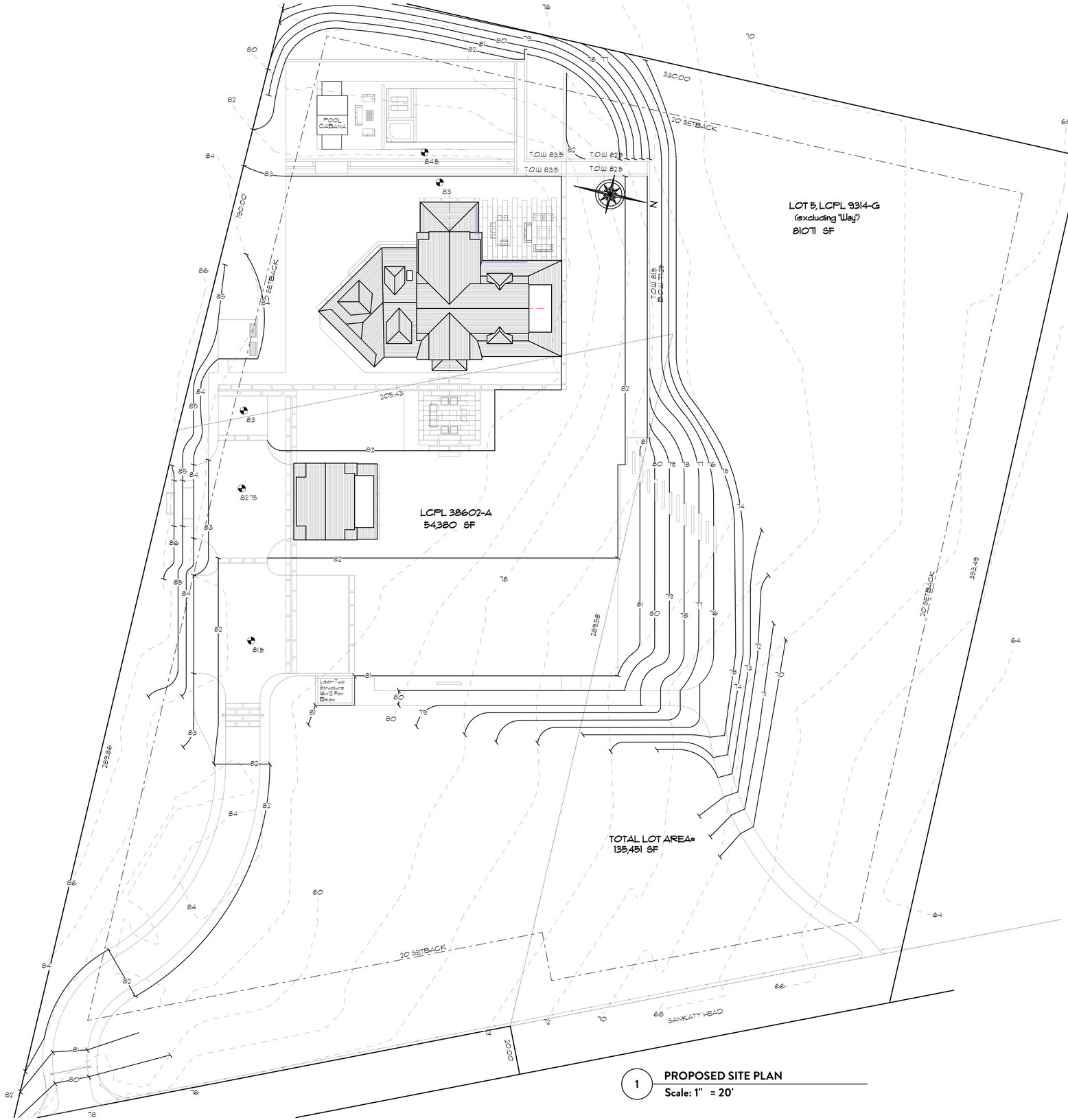
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 5/12/20 Signature of owner of record _____ Signed under penalties of perjury



2 **Locus Map**



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

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

DATE	REVISIONS

Site Plan

Residence at
20 Sankaty Head Road
Nantucket, MA 02554

MAP NO: 48 ZONING INFO: LUG3
PARCEL NO: 31 PROJECT NO: 09 REVISED: April 30, 2020

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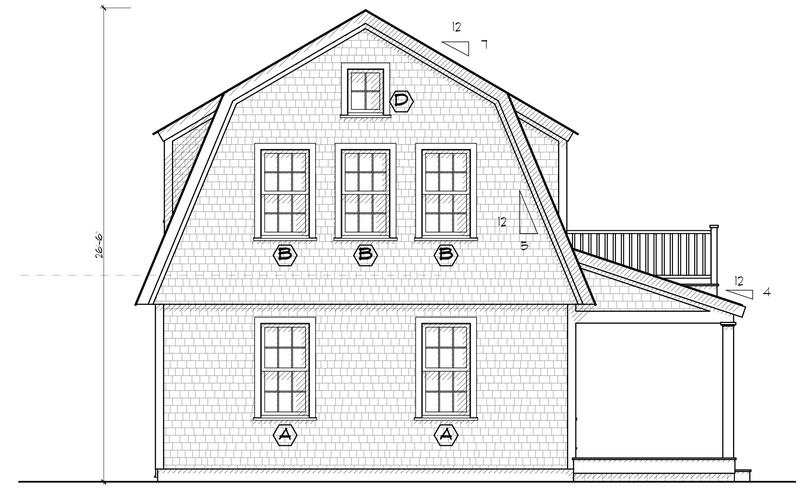
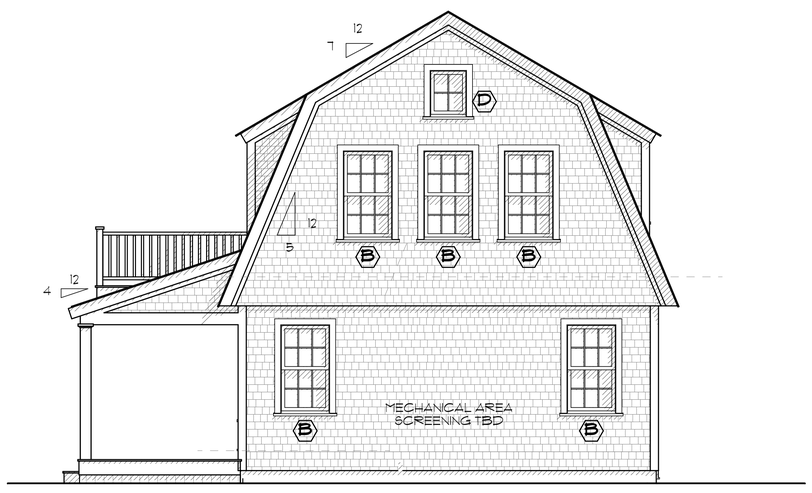
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID #
L-1.1

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



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



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

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

Garage — H.D.C. Submission:
20 Sankaty Head Road — Rev. 4/30/20
Nantucket, MA
Window & Exterior Door Schedule

Window Schedule

No.	Qn.	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
A	3	Double Hung	Marvin	WUDH 2828	2'-9 3/8" x 5'-5"	2'-10 3/8" x 5'-5 1/2"	6 over 6	
B	8	Double Hung	Marvin	WUDH 2826	2'-9 3/8" x 5'-1"	2'-10 3/8" x 5'-1 1/2"	6 over 6	
D	2	Fixed	Marvin	WUMUN 2432	2'-0" x 2'-8 1/16"	2'-1" x 2'-8 9/16"	4	
K	4	Double Hung	Marvin	WUDH 2622	2'-7 3/8" x 4'-1"	2'-8 3/8" x 4'-1 1/2"	6 over 6	

Door Schedule

No.	Qn.	Type	Manuf.		Door Size	Rough Opening	Lights	Comments
G-1	2	Entry	Custom	-	3'-0" x 7'-0"		9	over panels
G-2	2	Double French	Custom	-	2'-8" x 7'-0"		8	over panel
	2 ea.	with Sidelights	Custom	-	2'-8" x 7'-0"		8	over panel
G-3	2	Garage Doors	Custom	-	9'-0" x 8'-0"		16 each	over panels

Notes:

1. All window to be Marvin as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. dp 30 rating required with Low E 272 Argon glass. U-value of .33.
   All glazing to come with compliance sticker as required by local building codes.
2. All doors will be Custom, as per above schedule, SDL, with muntin configuration as shown on drawings.
   Min. dp 30 rating required with Low E 272 Argon glass. U-value of .73 with storm door, .45 w/o storm door.
   All glazing to come with compliance sticker as required by local building codes.
3. Contractor to provide tempered glass in all locations required by code and in all window locations adjacent to shower, tubs, and stairs.
4. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
5. **Contractor will verify all rough opening sizes and quantities on site during rough framing before placing door order.**

BOTTICELLI & POHL

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P 508 228 5455 | P 617 482 4543

DATE	REVISIONS

Exterior Elevations

Residence at
20 Sankaty Head Road
Nantucket, MA 02554

MAP NO: 48 ZONING INFO: LUG3
PARCEL NO: 31 PROJECT NO: 09 REVISED: April 30, 2020

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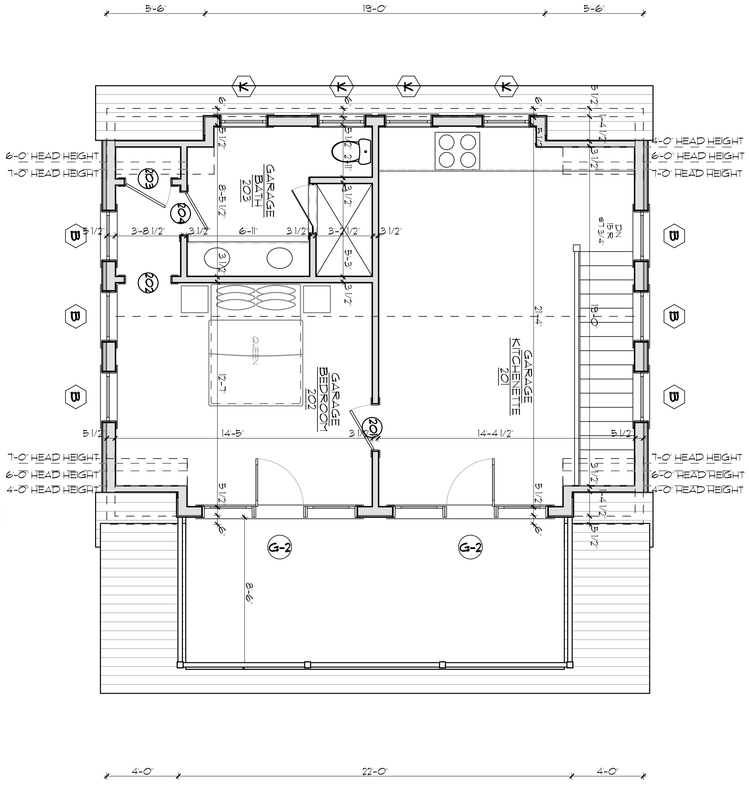
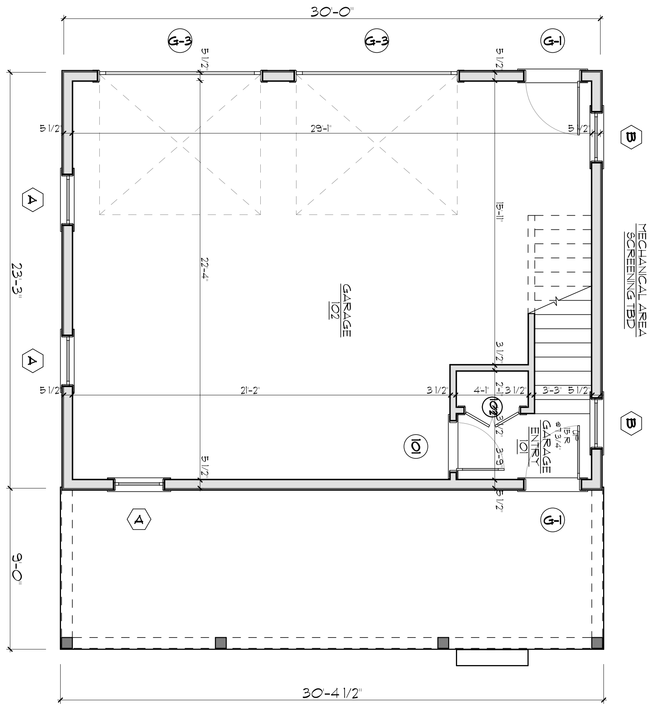
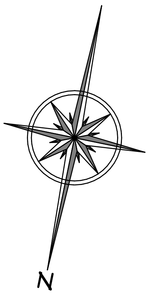
ID#
G-2.1



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



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



ID # **G-1.1**

Residence at
20 Sankaty Head Road
Nantucket, MA 02554

MAP NO: 48 ZONING INFO: LUG3
PARCEL NO: 31 PROJECT NO: 09 REVISED: April 30, 2020

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Garage Floor Plans

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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°: 48 PARCEL N°. 31

Street & Number of Proposed Work: 20 Sankaty Head Road

Owner of record: ~~BMC~~ Faro Strada LLC

Mailing Address: 316 Mansfield Avenue
Darien, CT 06820

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

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

Size of Structure or Addition: Length: 38' Sq. Footage 1st floor: 836+/- Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 22' Sq. footage 2nd floor: 755+/- Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 5/12/20 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Faro Strada LLC

STREET ADDRESS 20 Sankaty Head Road

MAP/PARCEL 48/31

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/12/20

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.

Signature

Date 5/12/20

SITE PLAN OF LAND

prepared for:

William and Barbara Charlton
20 Sankaty Head Road
Nantucket, MA 02554

1/20" = 1'-0" Nov 15, 1997

Assessor Map # 43
Tax Parcel # 51

ZONING REQUIREMENTS

Zone: LUG-3
Minimum Frontage: 200 ft.
Minimum Lot Size: 120,000 s.f.
Front Yard Setback: 35 ft.
Side and Rear Yard Setback: 20 ft.
Allowable Ground Cover Ratio: 3%
Current Lot Size: 151,600 s.f.
Actual Ground Coverage:
Actual Ground Cover Ratio:

Note: All site plan information was taken from a plot plan drawn by:
EMACK SURVEYING
5 MARCH 1998

INDEX TO DRAWINGS

A-1.0 Site Plan
A-1.1 Detail Site Plan
S-1 Foundation Plan
S-2 First Floor Framing Plan
S-3 Second Floor Framing Plan
S-4 Roof Framing Plan
S-5 Garage Structural Plans

A-2.0 Basement Plan
A-2.1 First Floor Plan
A-2.2 Second Floor Plan
A-2.3 Garage Floor Plans

E-2.0 Basement Electrical Plan
E-2.1 First Floor Electrical Plan
E-2.2 Second Floor Electrical Plan
E-2.3 Garage Floor Electrical Plans

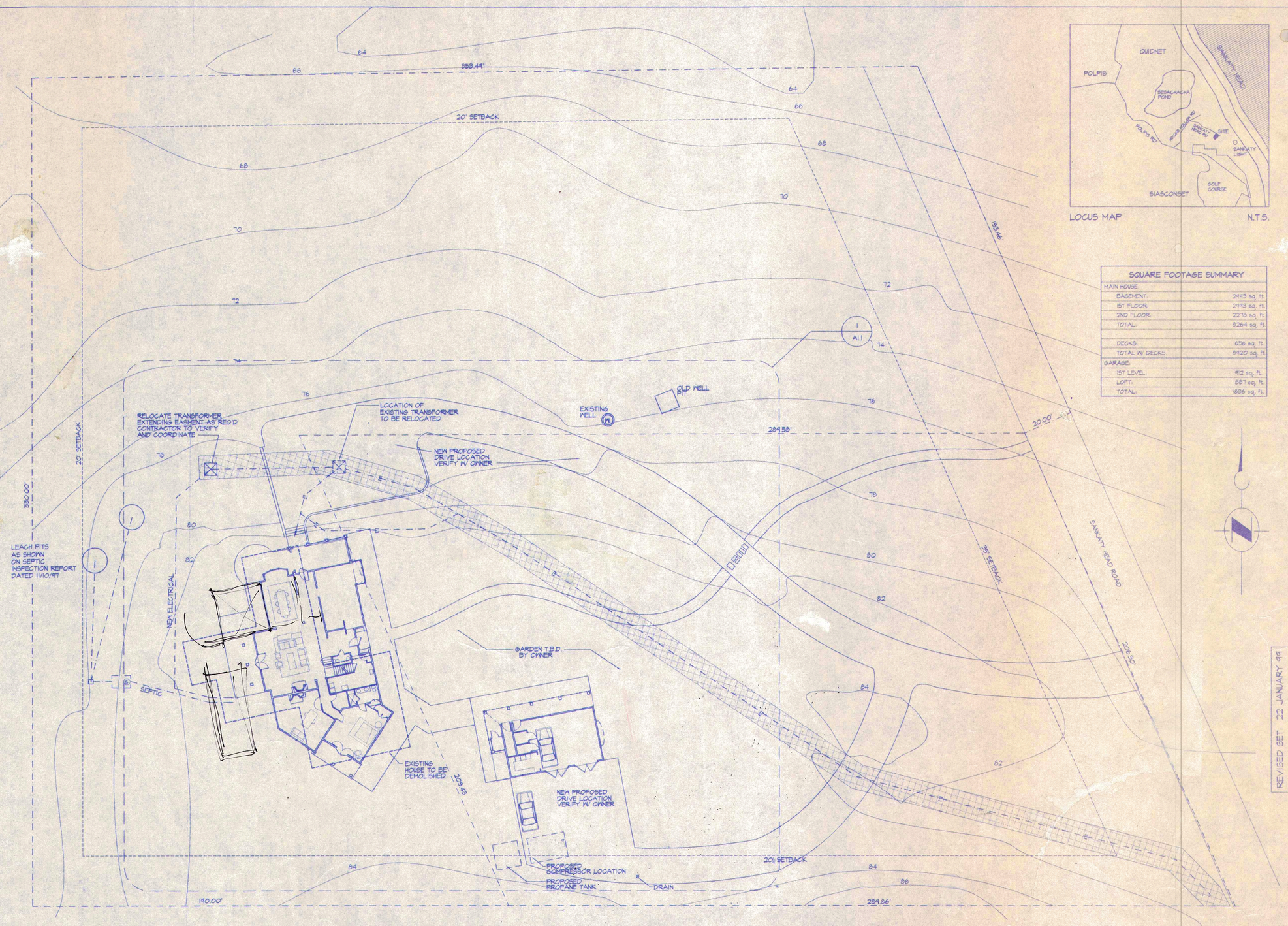
A-3.1 East / West Elevations
A-3.2 North Elevation
A-3.3 Garage Elevations

A-4.1 Building Sections
A-4.2 Building Sections
A-4.3 Building Sections
A-4.4 Garage Building Sections

A-5.1 Wall Sections

A-6.1 Structural Details
A-6.2 Framing Details
A-6.25 Column Details
A-6.3 Door/ Window Casing Dtls
A-6.4 Masonry Fireplace Dtls
A-6.5 Stair Framing

A-7.1 Exterior Door / Window Schedule



1 SITE PLAN
Scale: 1" = 20'-0"

LOCUS MAP N.T.S.

SQUARE FOOTAGE SUMMARY	
MAIN HOUSE:	
BASEMENT:	2993 sq. ft.
1ST FLOOR:	2993 sq. ft.
2ND FLOOR:	2278 sq. ft.
TOTAL:	8264 sq. ft.
DECKS:	656 sq. ft.
TOTAL W/ DECKS:	8420 sq. ft.
GARAGE:	
1ST LEVEL:	912 sq. ft.
LOFT:	881 sq. ft.
TOTAL:	1836 sq. ft.

NOTES:
1. CONTRACTOR TO COORDINATE WATER, GAS, SEPTIC, OIL, AND OTHER SITER RELATED ENTITIES VERIFY ALL LOCATIONS WITH ARCHITECT.
2. ALL CONTOURS AND SITE GRADING TO BE DETERMINED BY CONTRACTOR AND OWNER.
3. LOCATION OF BUILDINGS ON SITE TO BE VERIFIED BY OWNER.

CONSTRUCTION SET
VERIFY ALL DIMENSIONS IN FIELD.
NOTIFY ARCHITECT OF ANY DISCREPANCIES.
CONTRACTOR SHALL NOT SCALE DRAWINGS.

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LYMAN S.A. PERRY - ARCHITECT
78 Polpis Road
Nantucket, MA 02554
(508) 228-3340
Fax (508) 228-6758

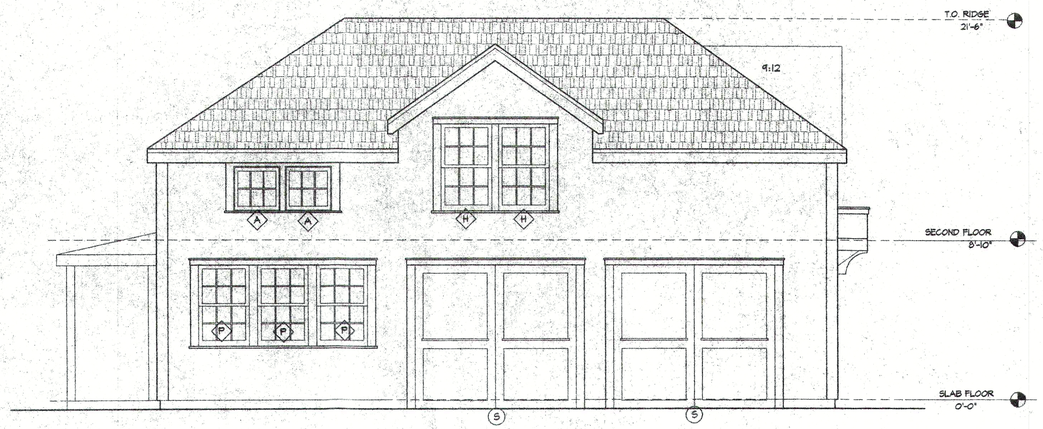
Charlton Residence
20 Sankaty Head Road
Nantucket, MA

REVISED SET 22 JANUARY 99

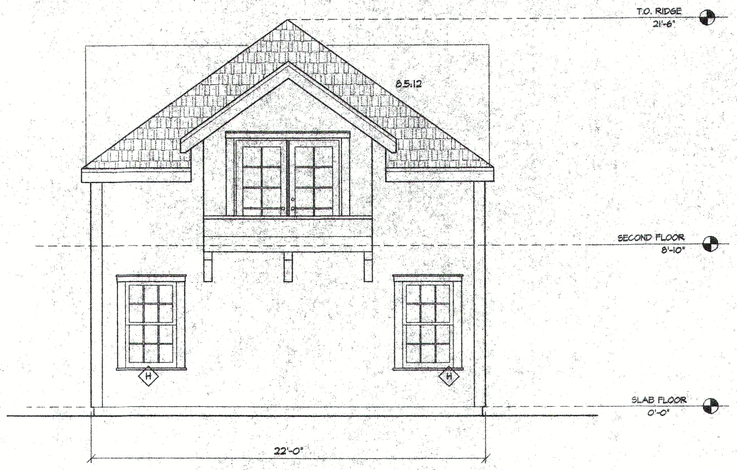
Drawing File: CONDOS/ Date: 17 July 98
Revision: SITE
Drawn By: R. Ingram
Project Number: 3497-00

Site Plan
Scale: 1" = 20'-0"

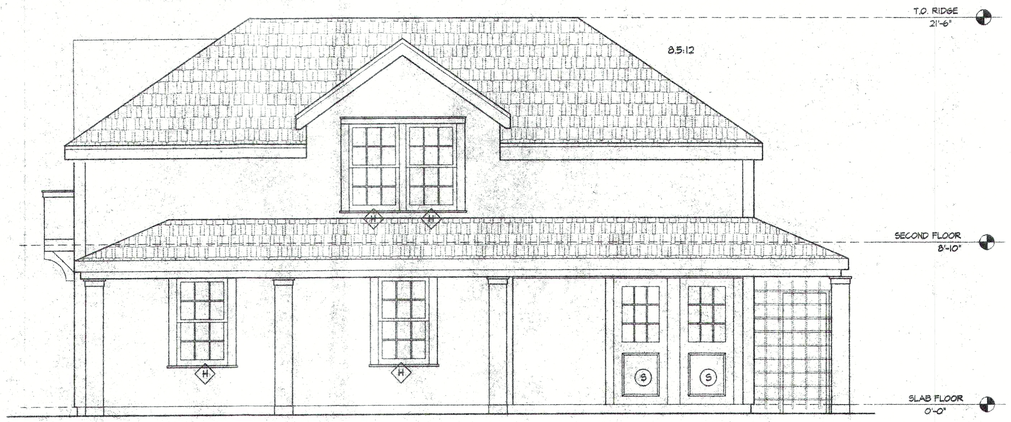
A-1.0

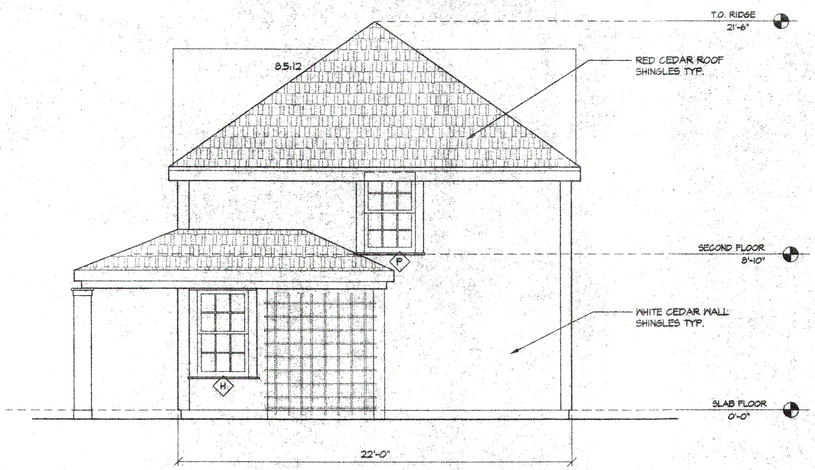


1 GARAGE SOUTH ELEVATION



1 GARAGE EAST ELEVATION





BUIDING PERMIT SET
NOT FOR CONSTRUCTION
VERIFY ALL DIMENSIONS IN FIELD.
NOTIFY ARCHITECT OF ANY DISCREPANCIES.
DO NOT SCALE DRAWINGS.

LYMAN S.A. PERRY - ARCHITECT
643 Lancaster Ave.
Berwyn, PA 19312
(610) 889-9966
(610) 889-9969 Fax
78 Polpis Road
Nantucket, MA 02554
(508) 228-3340
Fax (508) 228-6758

Charlton Residence
20 Sankaty Beach Head
Nantucket, MA

Date: 08 April 98
Rev.: 28 April 98
07 May 98
12 June 98

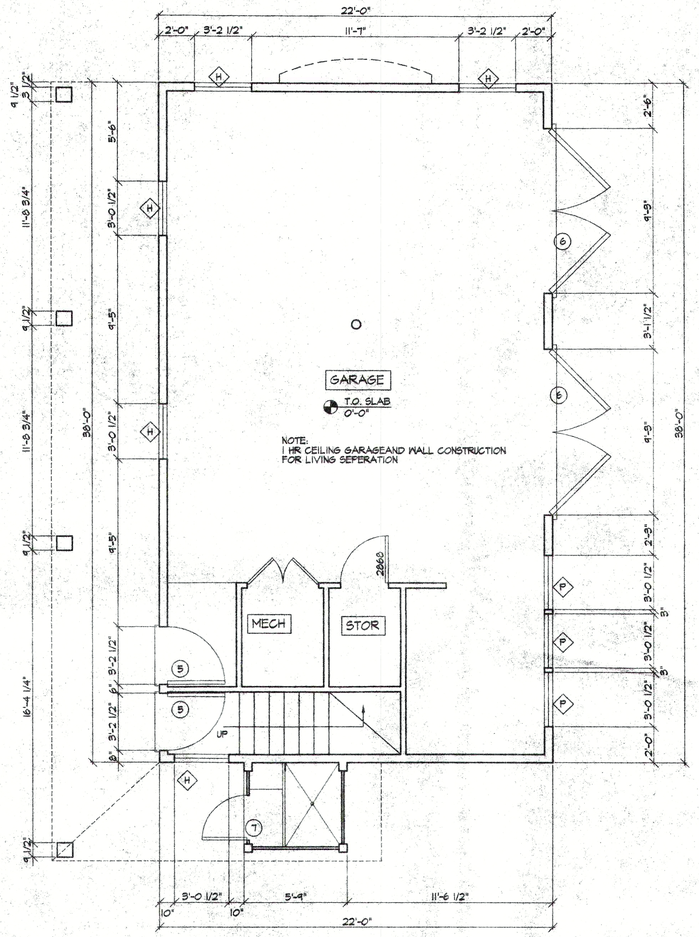
Drawing File: -

Drawn By: R. Ingram
Project Number: 34197

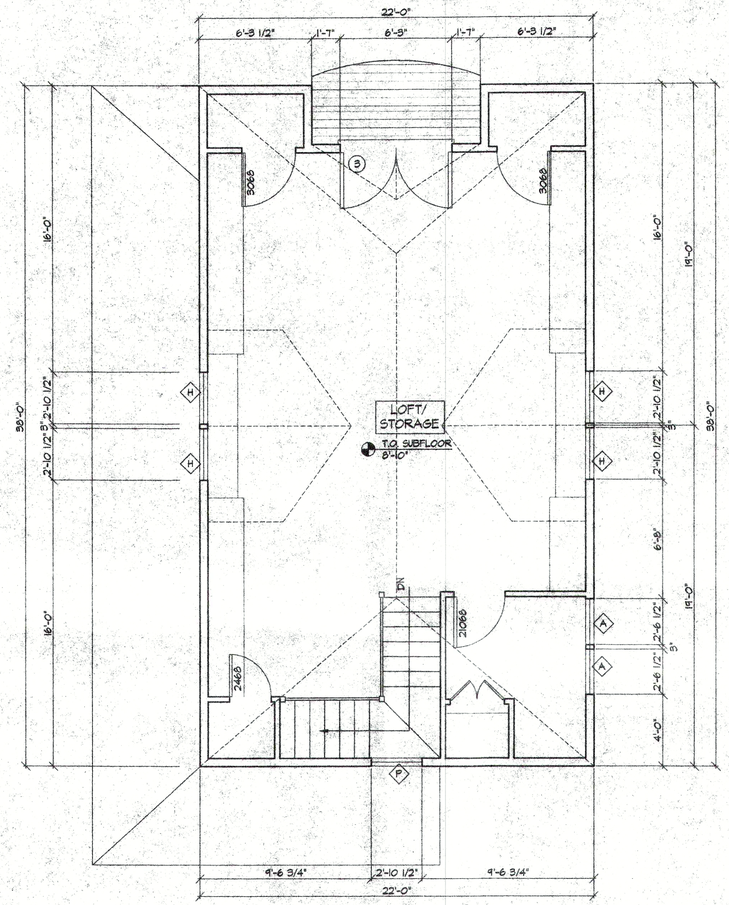
Garage Elevations

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

A-3.3



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



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

BUILDING PERMIT SET
NOT FOR CONSTRUCTION
VERIFY ALL DIMENSIONS IN FIELD.
NOTIFY ARCHITECT OF ANY DISCREPANCIES.
DO NOT SCALE DRAWINGS.

LYMAN S.A. PERRY - ARCHITECT
643 Lancaster Ave.
Berwyn PA 19312
(610) 889-9966
(610) 889-9969 Fax
78 Polpis Road
Nantucket, MA 02554
(508) 228-3340
Fax (508) 228-6758

Charlton Residence
20 Sankaty Beach Head
Nantucket, MA

Date: 3 April 98
Revision: 29 April 98
12 June 98

Drawing File:
\Bruce\Plans\Proto

Drawn By: R. Ingram
Project Number: 27594-00

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

A-2.3

Garage-South

Garage-South/West

Garage-North

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 113

Street & Number of Proposed Work: 23 Pine

Owner of record: Diane Ash

Mailing Address: 23 Pine Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Lane
Nantucket, MA

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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 No change South " " East " " West " "

Height of ridge above final finish grade: North N/A 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: 3' & 6'
Type: Type II Picket and 5 & 1
Length: 96' & 133'

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 Shell Walkways Blue Stone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence Type II and 5 & 1 Shutters _____

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

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

Date Signature of owner of record Signed under penalties of perjury

23 Pine Street : 42.3.2 / 113

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

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

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

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

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

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

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

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.

X 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

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 (1 copy):** of existing elevations

X 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.

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

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.

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

PLEASANT ST
PINE ST
CHARTER ST
FAIR ST
HILLERS LN
DARLING ST
HIGH ST
STARBUCK CT
TATTLE CT
FARMER ST
PUMP LN
MILL ST
CANDLE HOUSE LN
LYON ST
S MILL ST
N MILL ST
ANGOLA ST
JEFFERSON LN
PLUM
TWIN
42.3.2.52-b08b-4d71-bde9-b8294ffb5211

Locus Map.

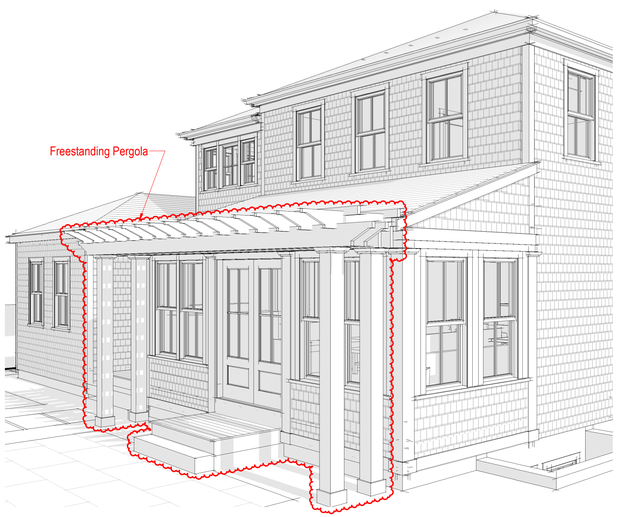
Ash Residence

23 Pine Street
Nantucket, MA 02554

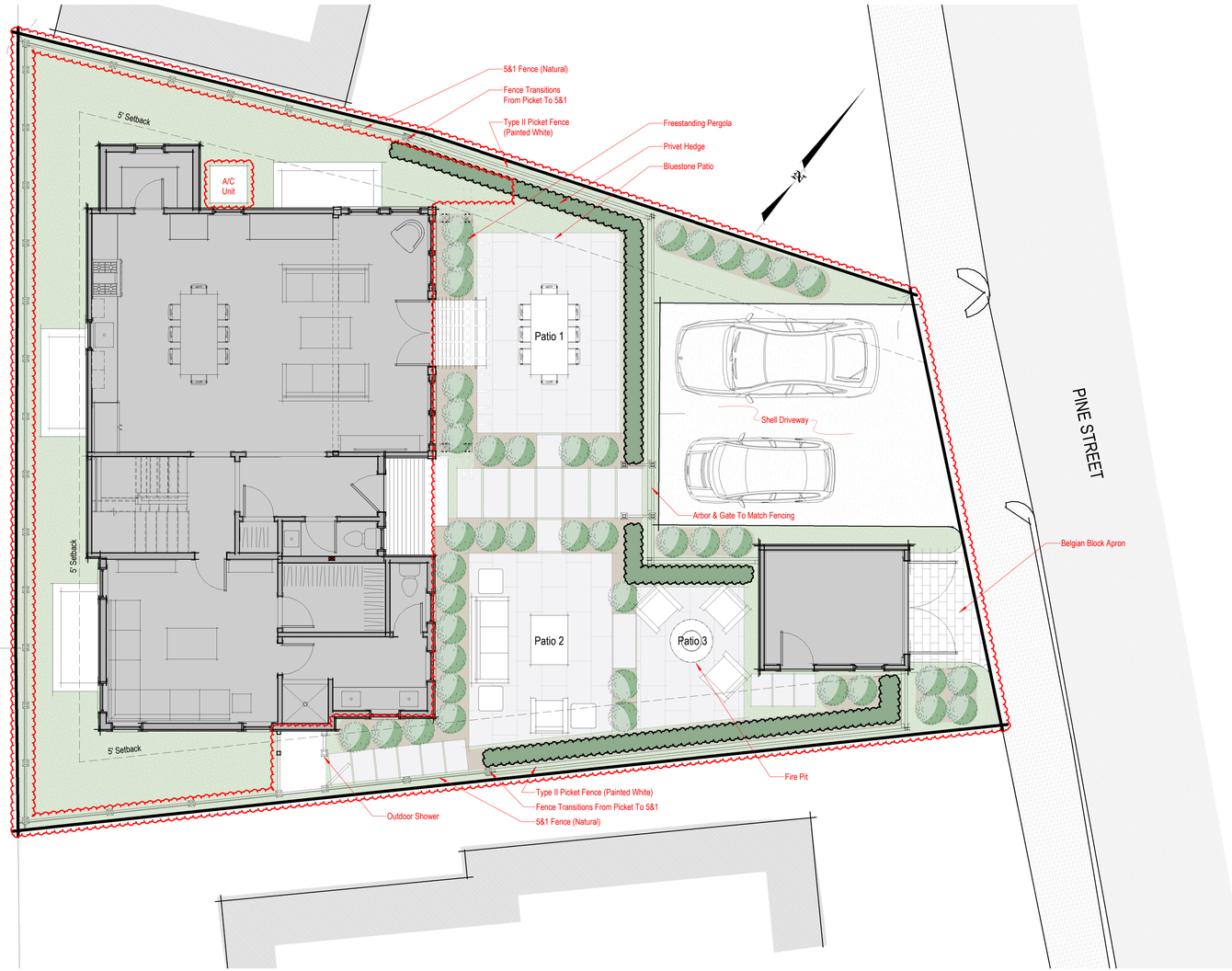
05.04.20

HDC Submission

Locus Map.



Pergola Perspective



Site Plan .

3/16" = 1'-0"

1944

Ash Residence

23 Pine Street
Nantucket, MA 02554

emeritus

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

Landscape Plan

Site Information

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

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

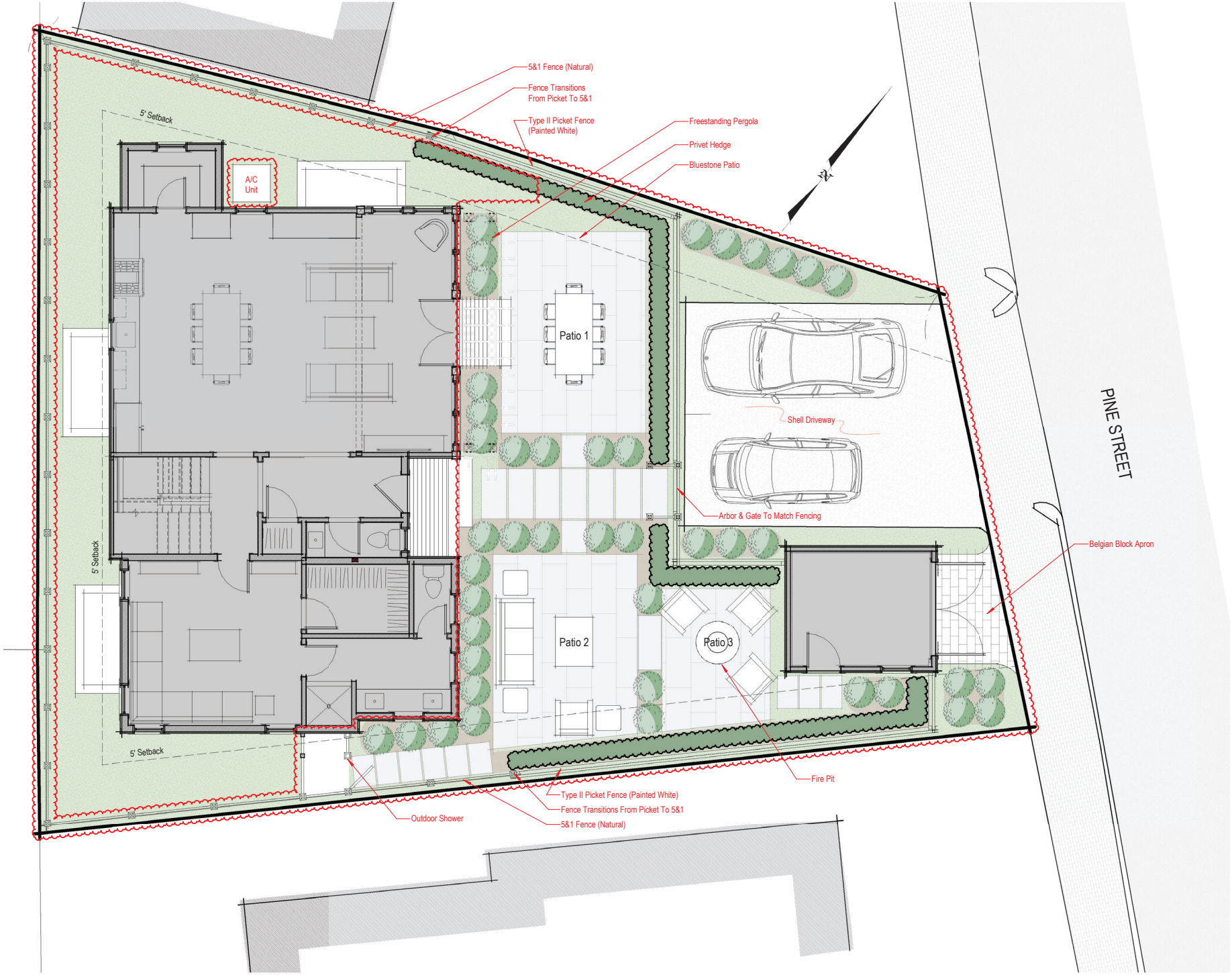
Revisions

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

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

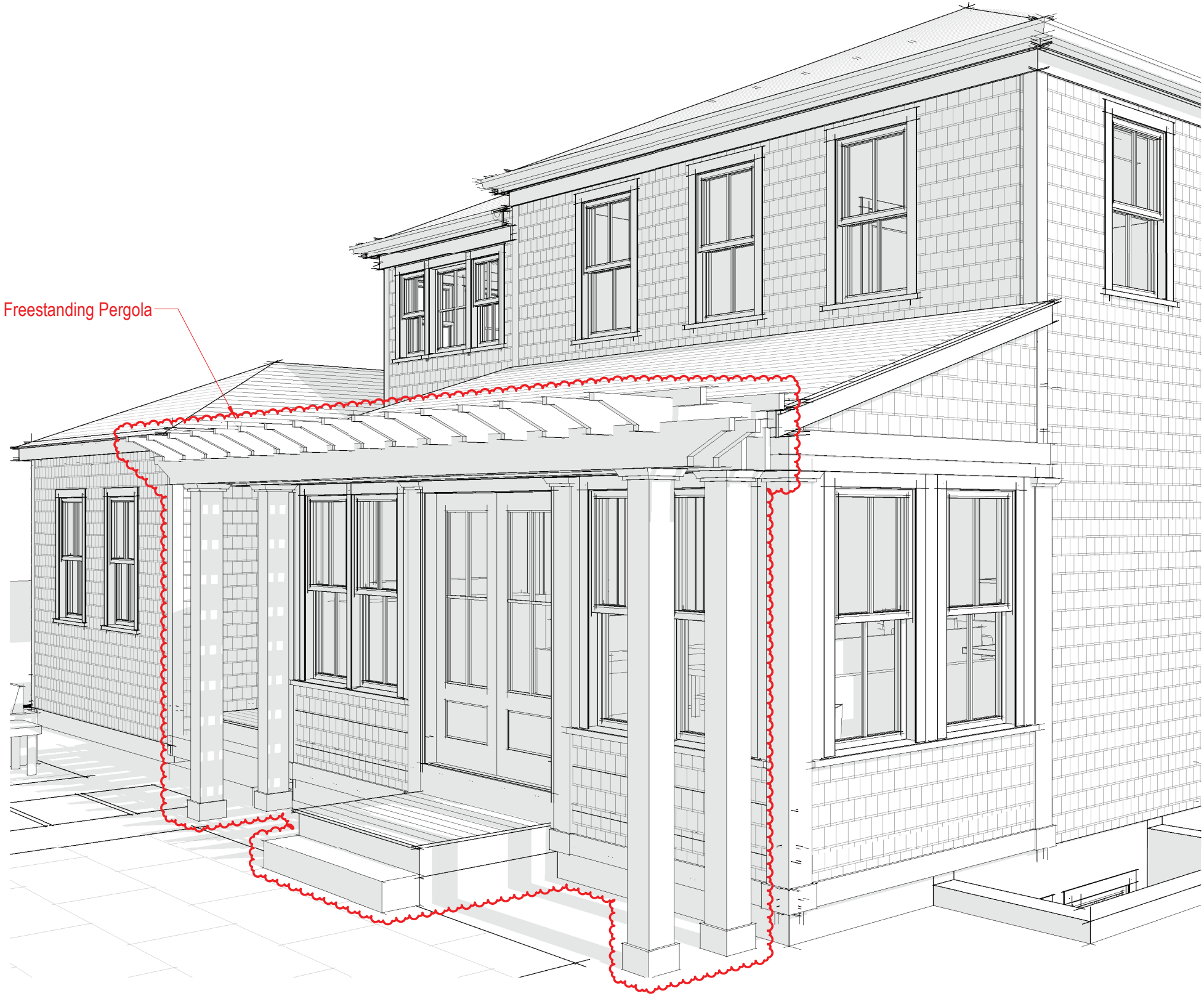
L.1.1

1944



Site Plan .

3/16" = 1'-0"


Freestanding Pergola

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 113

Street & Number of Proposed Work: 23 Pine Street

Owner of record: Diane Ash

Mailing Address: 23 Pine Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritos

Mailing Address: 8 Williams Lane
Nantucket, MA

Contact Phone #: 508-325-4995 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. HDC2020-03-0841
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: No change Sq. Footage 1st floor: No change Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South " " East " " West " "

Height of ridge above final finish grade: North No change South " " East " " West " "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation Revised hip roof pitch + window type
2. South Elevation " "
3. West Elevation " "
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

No change

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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☐ Other _____

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B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
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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 _____

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COLORS

No change

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

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Date Signature of owner of record Signed under penalties of perjury

23 Pine Street : 42.3.2 / 113

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

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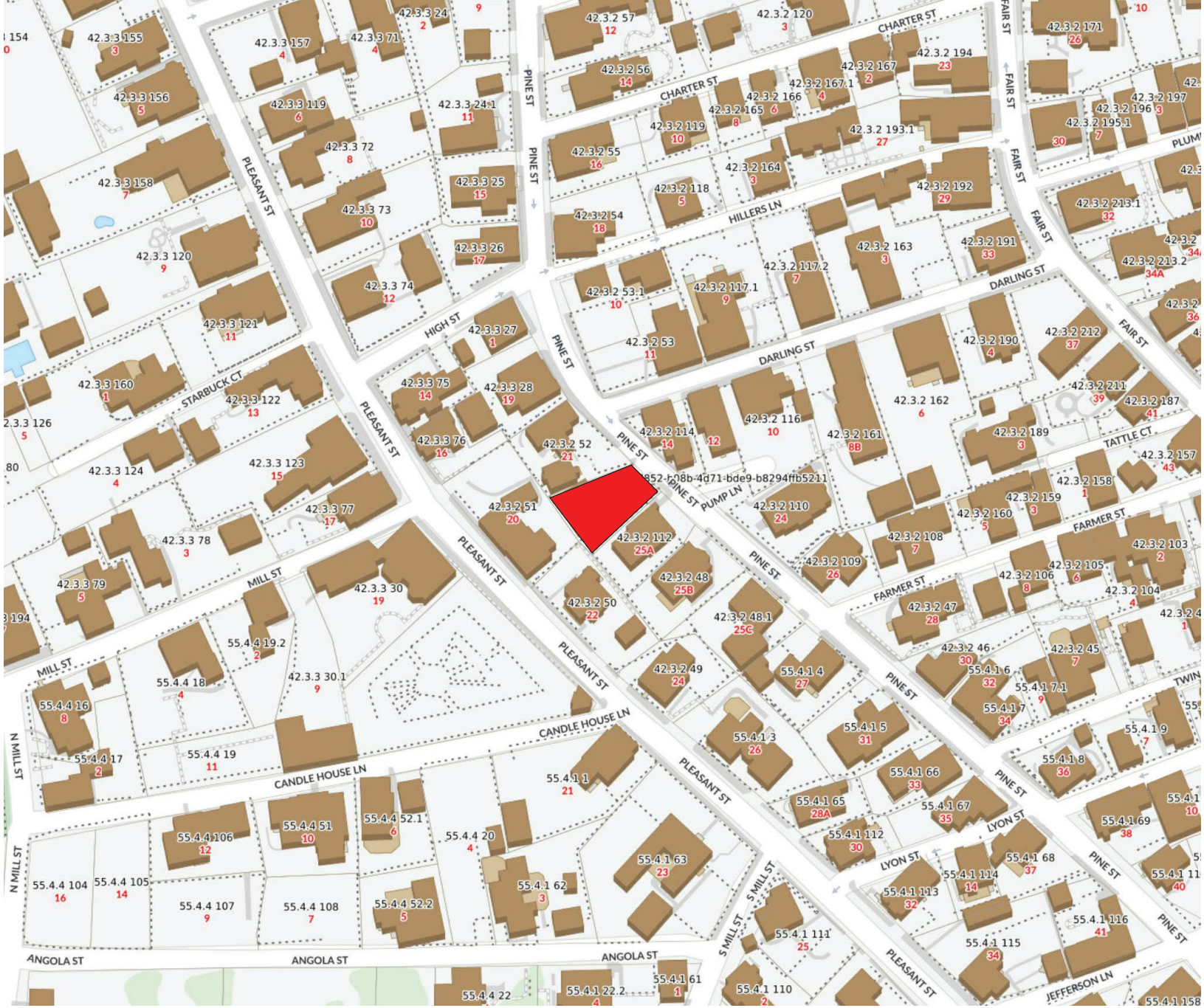
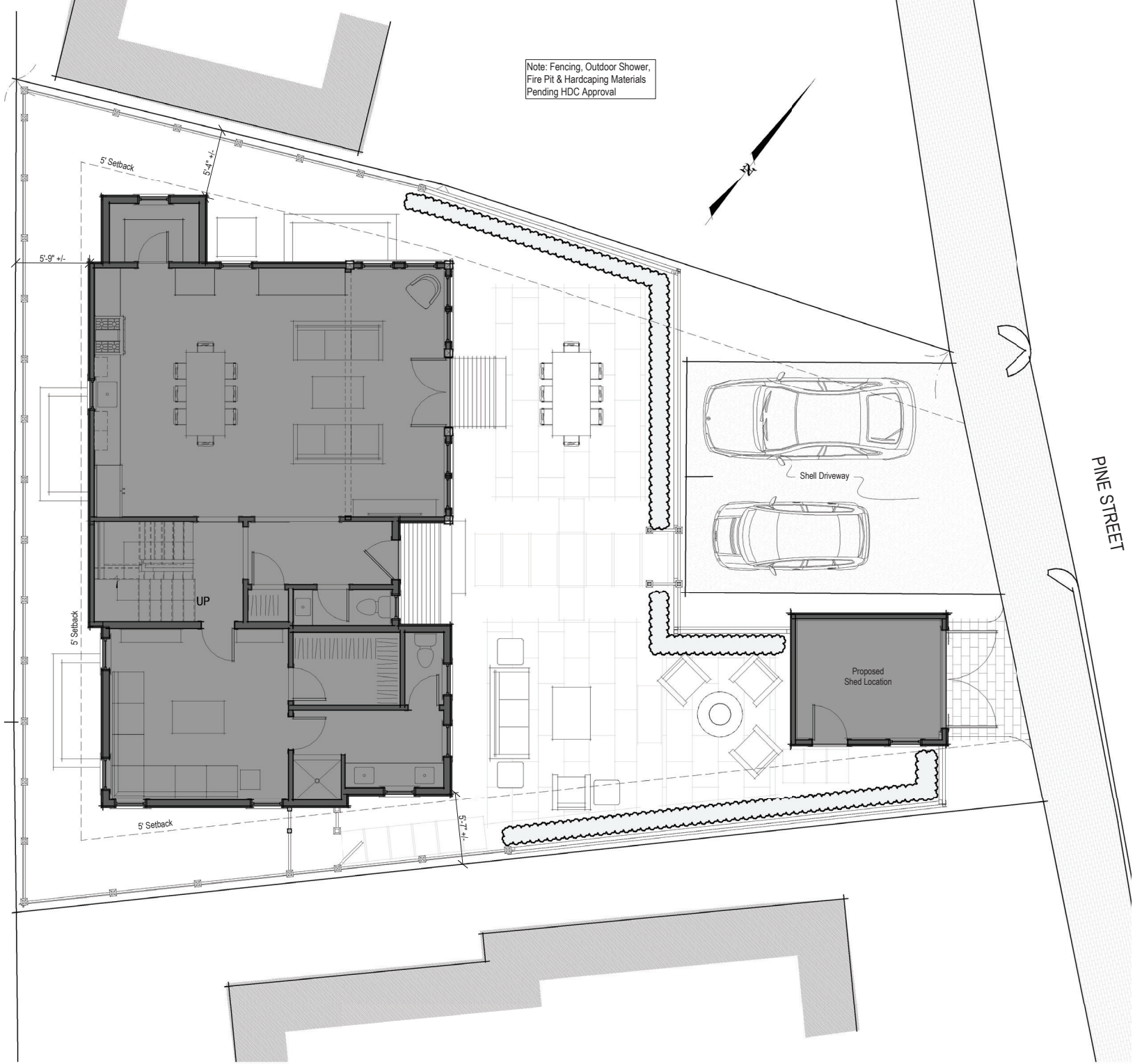
N/A 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.



1 Locus Map

Not to Scale



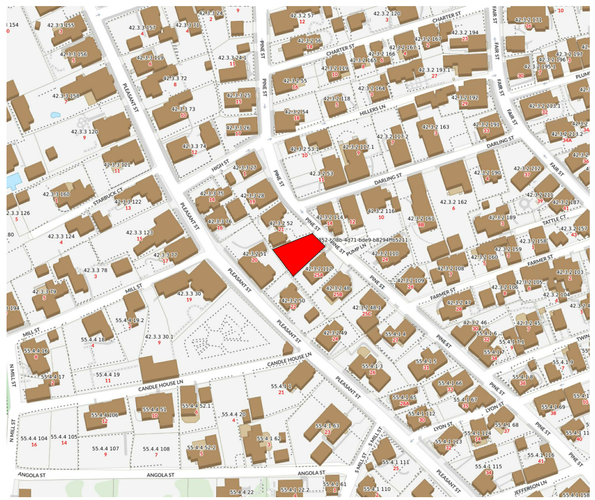
3 Site Plan
3/16" = 1'-0"

Ash Residence

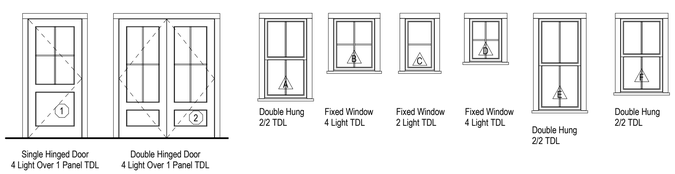
23 Pine Street
Nantucket, MA 02554

05.04.20

HDC Submission



1 Locus Map
Not to Scale



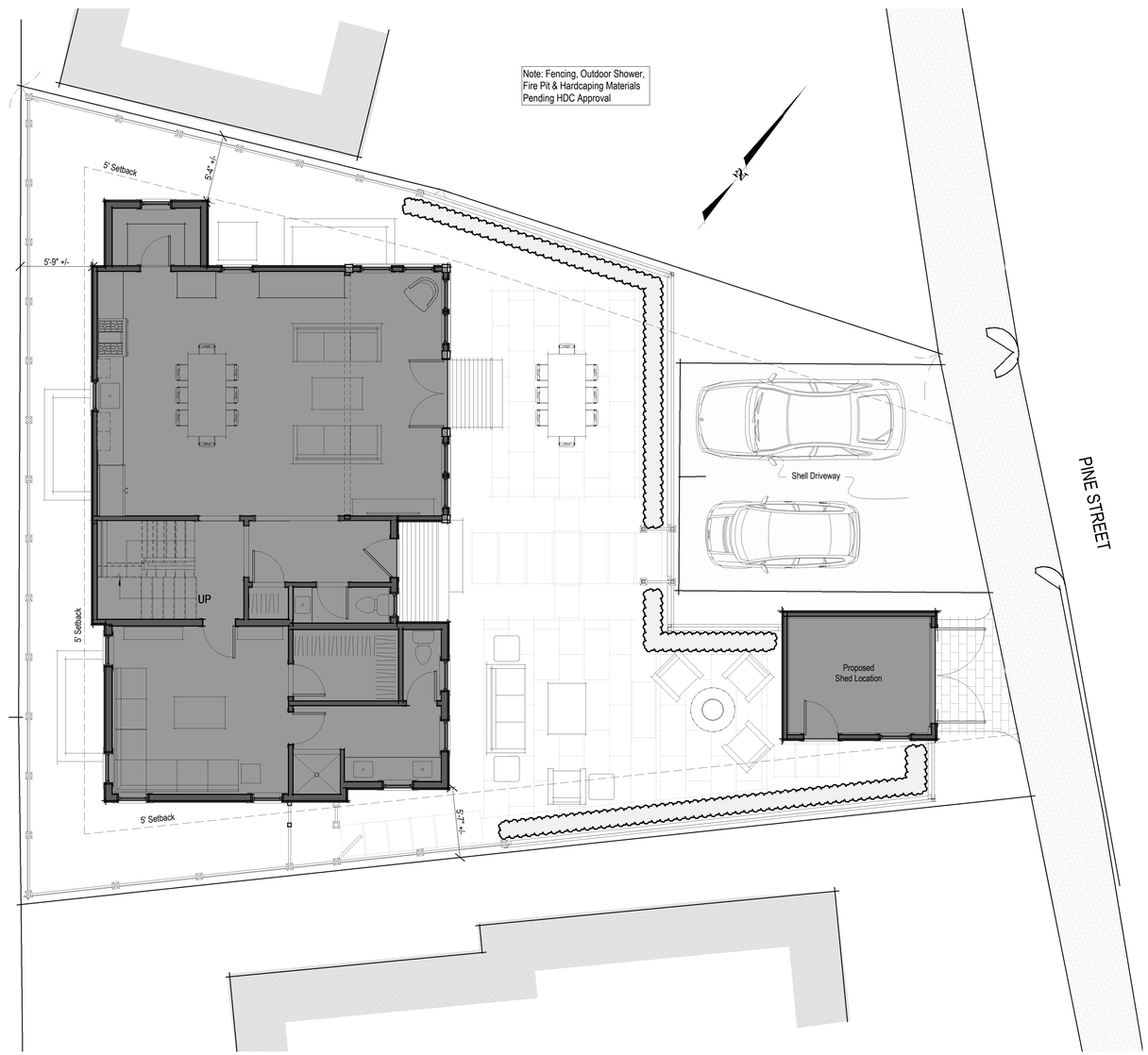
WINDOW SCHEDULE							
WINDOW	QUANTITY	R.O. WIDTH	R.O. HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	13	2' 6" 1/4"	4' 9 3/8"	Green Mountain	MDH 2424	EGRESS WINDOW	≥ 30
B	8	2' 5"	3' 1 1/4"	" "	MCM 2836	FIXED WINDOW	≥ 30
C	8	1' 9"	3' 1 1/4"				≥ 30
D	1			" "	MAW 2432	FIXED WINDOW	≥ 30
E	6	2' 6 1/4"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

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

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

WINDOW & DOOR NOTES

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



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

1944

Ash Residence

23 Pine Street
Nantucket, MA 02554

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

Cover Sheet

Site Information

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

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

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.1.2 Floor Plans
A.2.1 Exterior Elevations
F.1.1 Foundation Plan
S.1.1 Framing Plans
S.1.2 Roof Framing Plan
S.2.1 Building Sections

Revisions

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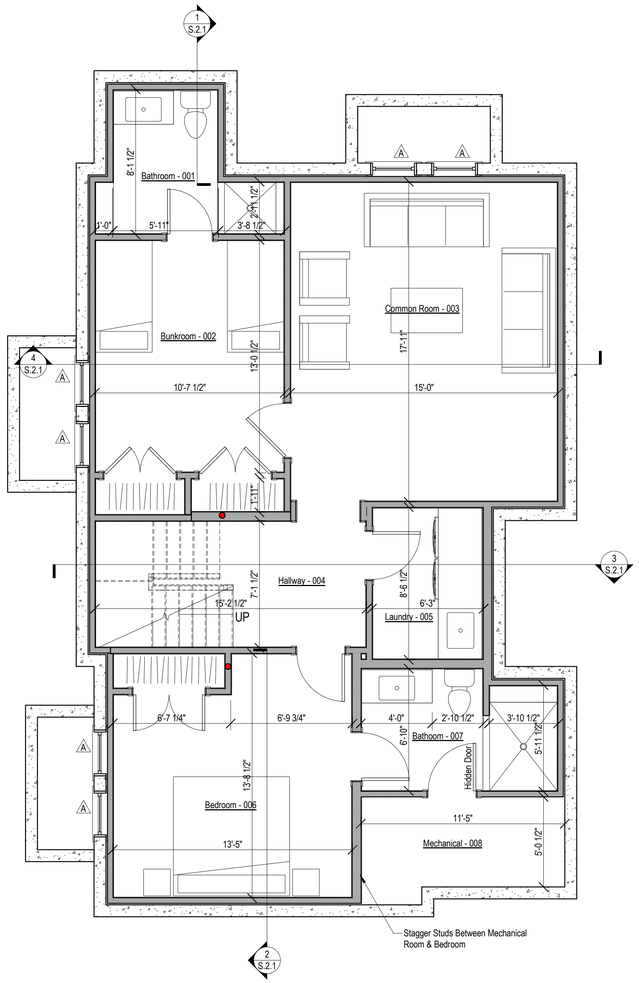
G.1.1

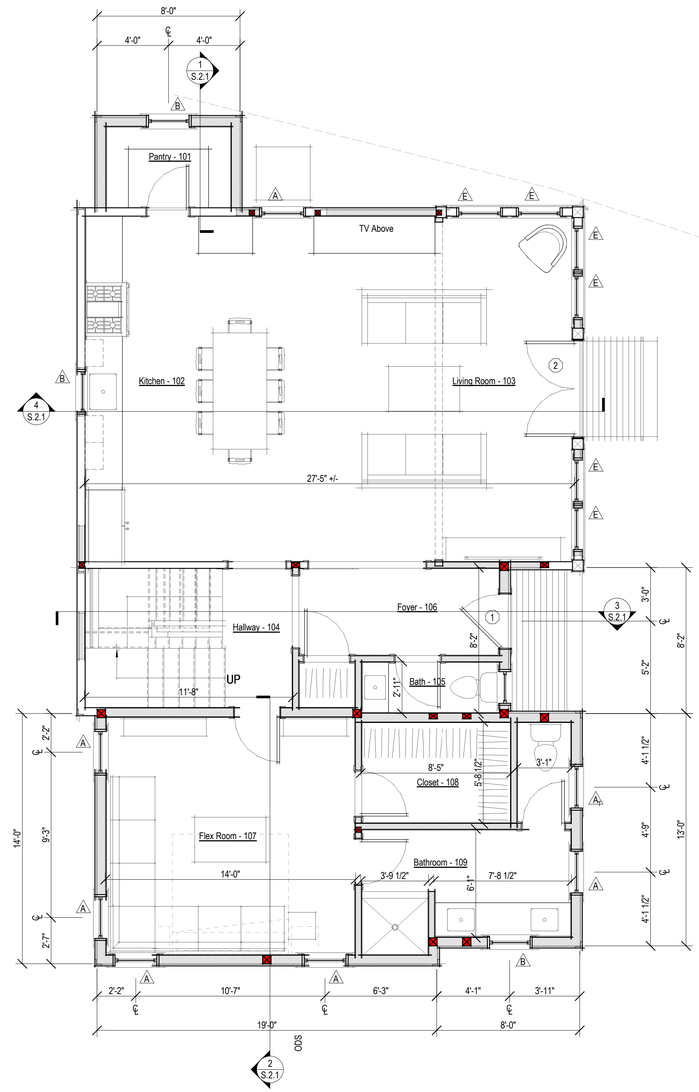
1944

05.04.20

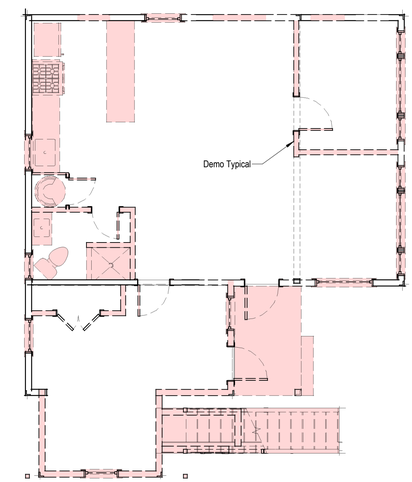
HDC Submission



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



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



3 Existing First Floor Demo Plan
3/16" = 1'-0"

PARTITION LEGEND

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

EXISTING CONDITIONS NOTES:

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

• Existing Framing Sizes and Span Directions to be Verified by Contractor Prior to Beginning Construction.

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

1944

Ash Residence

23 Pine Street
Nantucket, MA 02554

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

Floor Plans

Site Information

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

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

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.1.2 Floor Plans
A.2.1 Exterior Elevations
F.1.1 Foundation Plan
S.1.1 Framing Plans
S.1.2 Roof Framing Plan
S.2.1 Building Sections

Revisions

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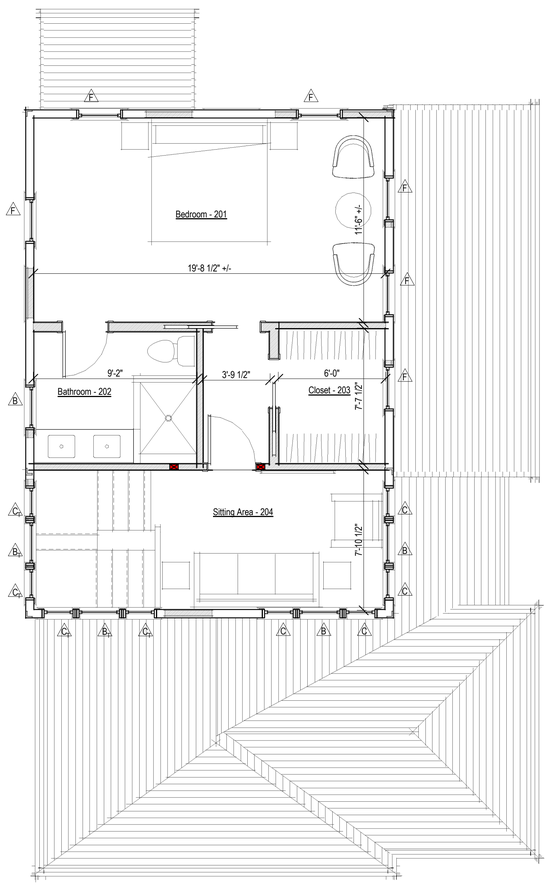
A.1.1

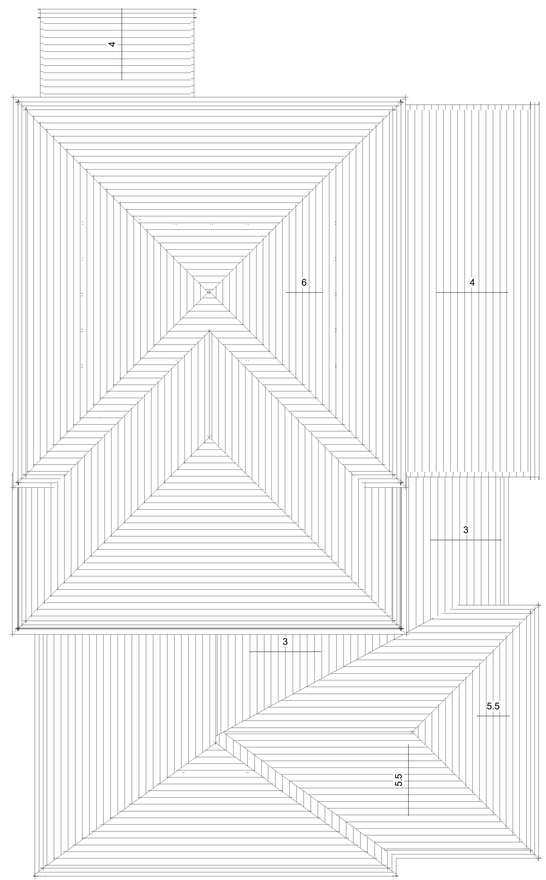
1944

05.04.20

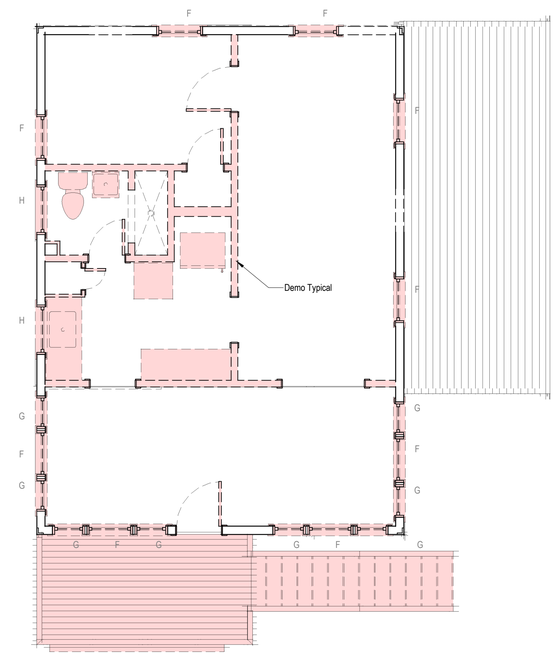
HDC Submission



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



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



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

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A.1.2

1944

05.04.20

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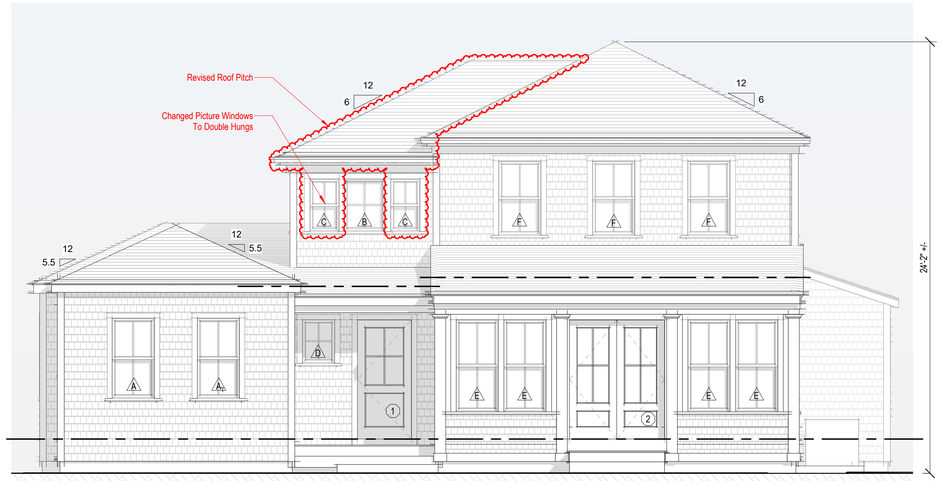
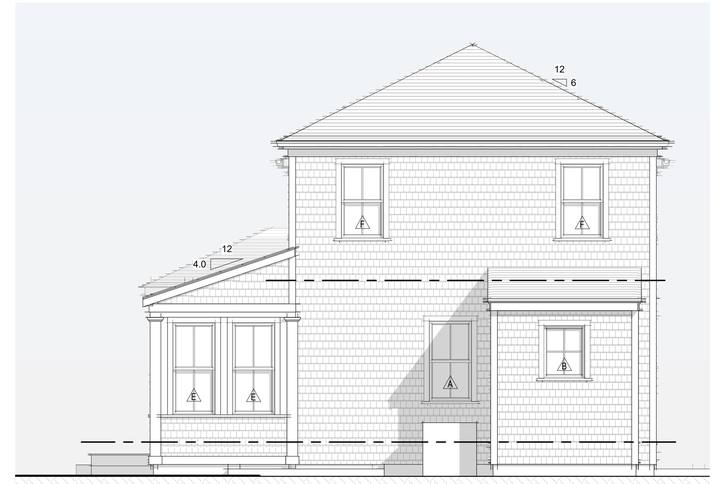


1 Proposed East Elevation
1/4" = 1'-0"



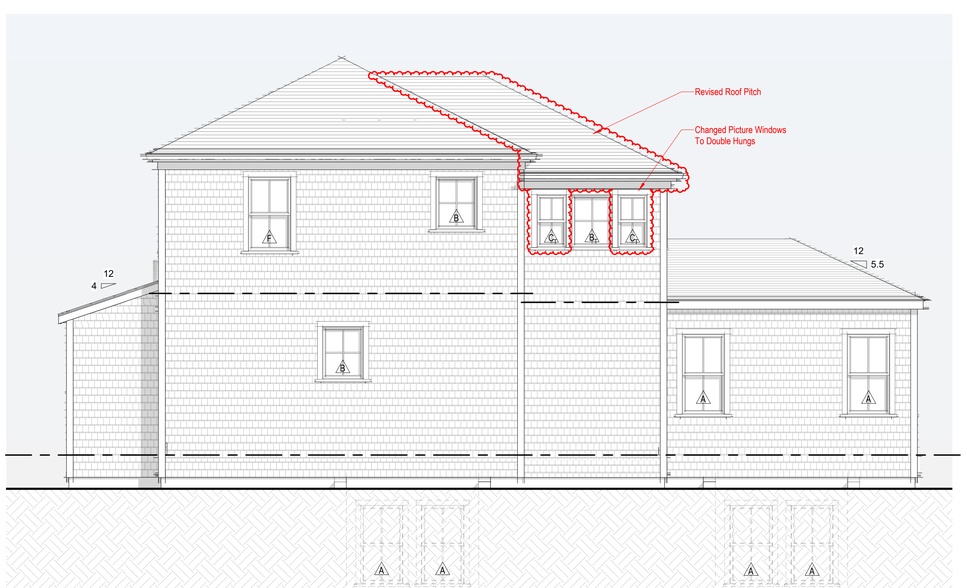
2 Proposed North Elevation
1/4" = 1'-0"

Previously Approved East Elevation
3/16" = 1'-0"

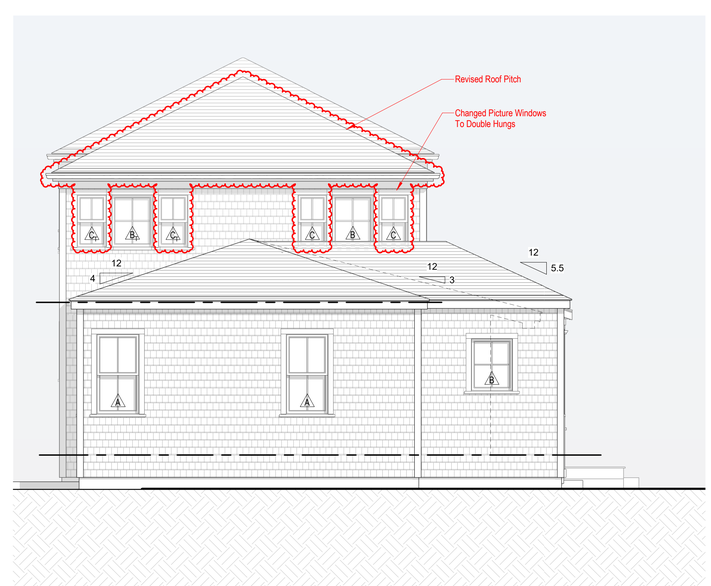
Previously Approved North Elevation
3/16" = 1'-0"

Previously Approved West Elevation
3/16" = 1'-0"

Previously Approved South Elevation
3/16" = 1'-0"



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



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

1944

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Nantucket, MA 02554

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Exterior Elevations

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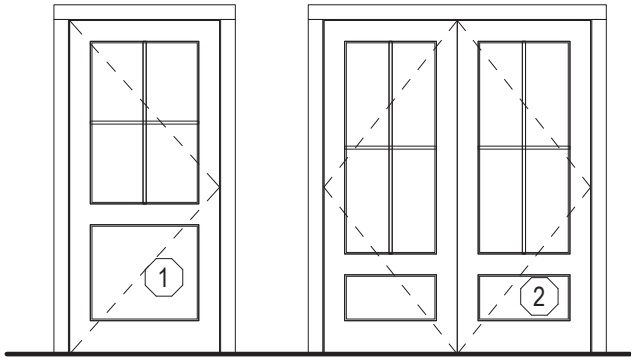
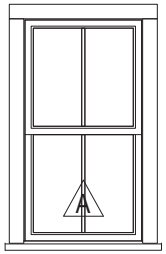
A.2.1

1944

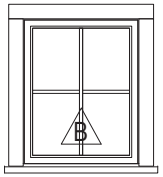


Single Hinged Door
4 Light Over 1 Panel TDL

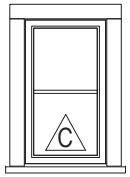
Double Hinged Door
4 Light Over 1 Panel TDL



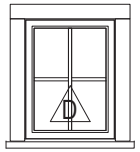
Double Hung
2/2 TDL



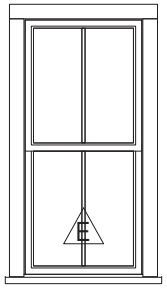
Fixed Window
4 Light TDL



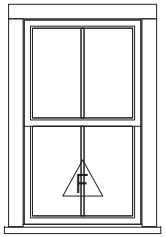
Fixed Window
2 Light TDL



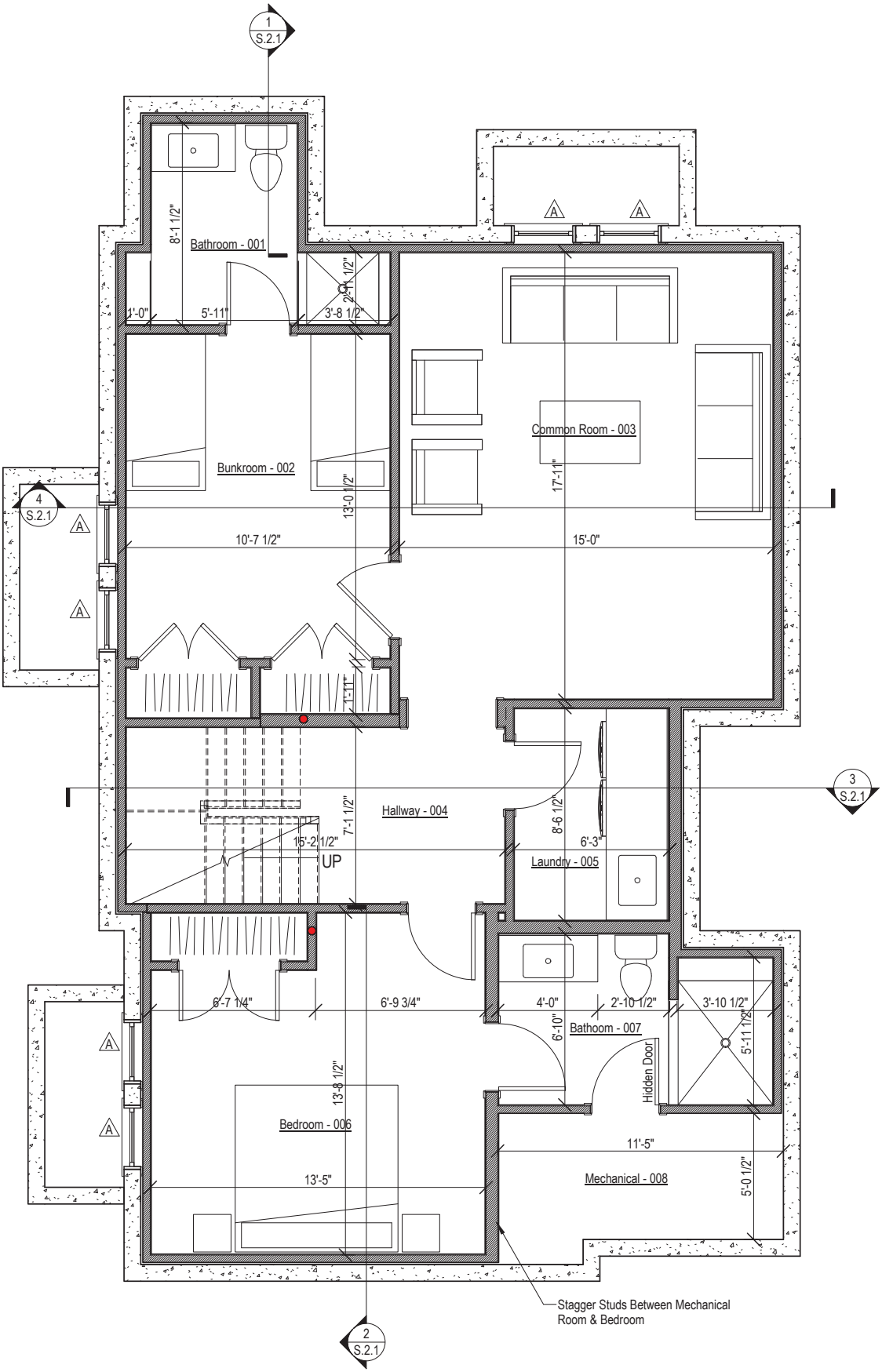
Fixed Window
4 Light TDL



Double Hung
2/2 TDL

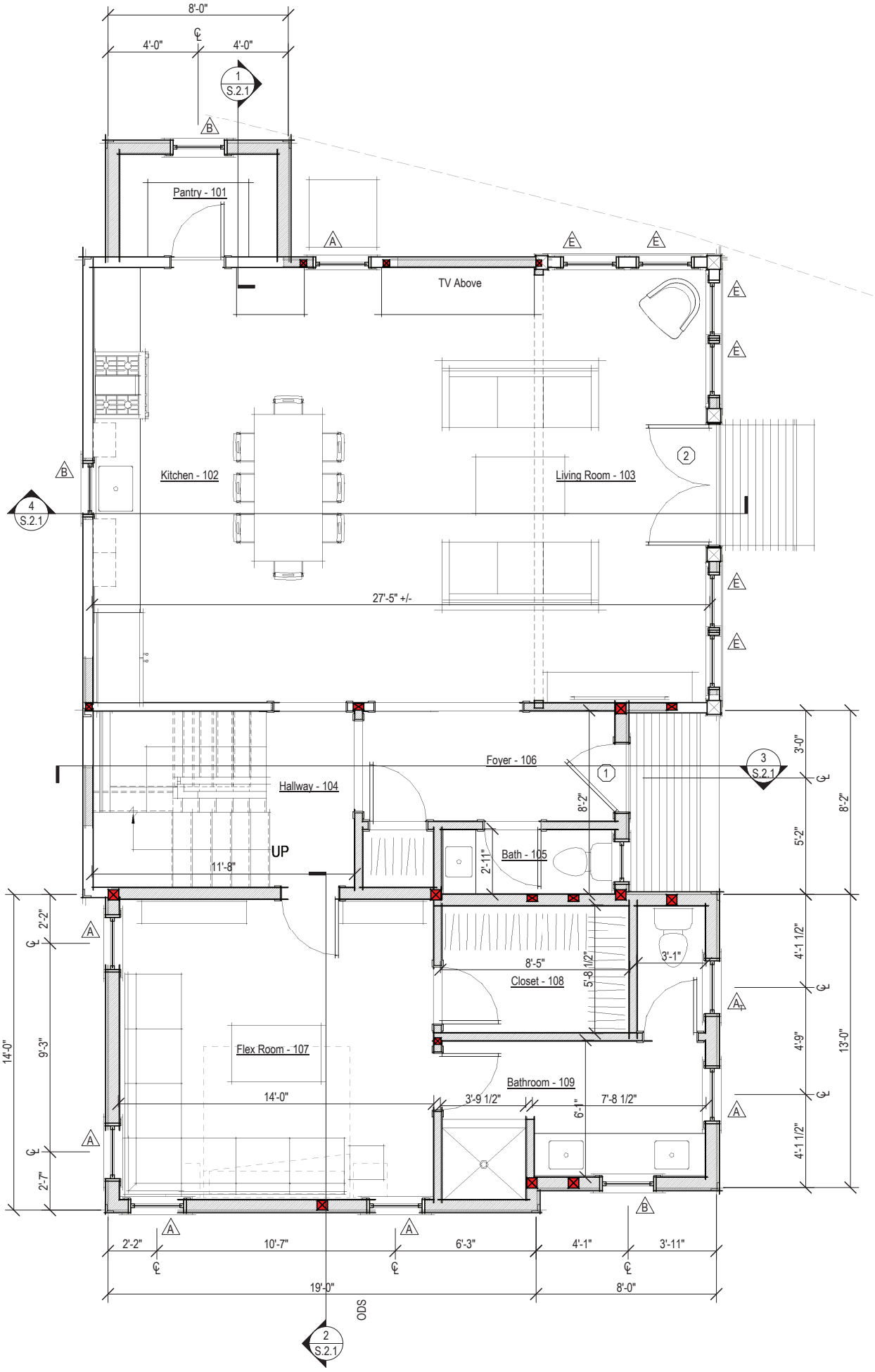


Double Hung
2/2 TDL



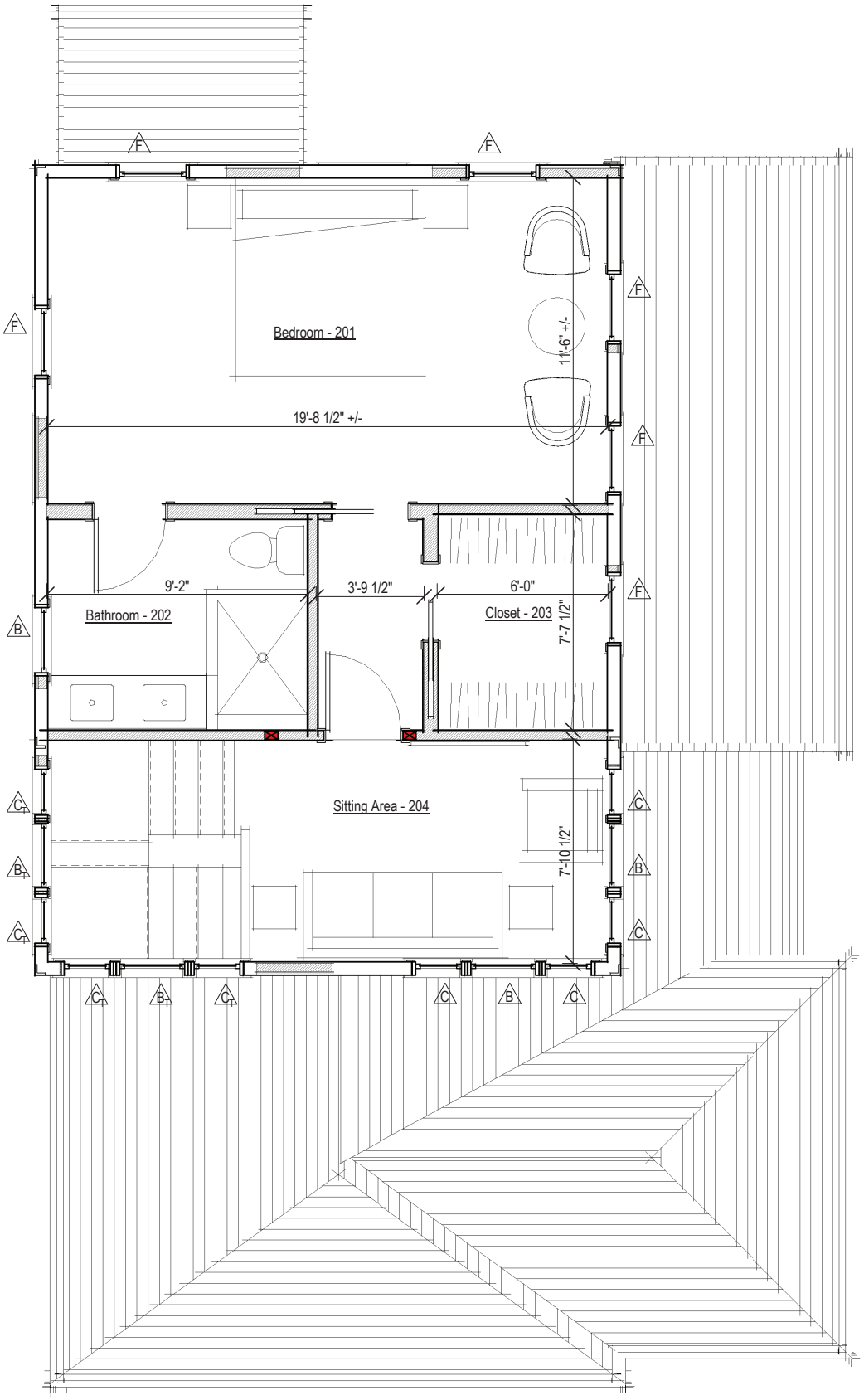
1 Basement Plan

1/4" = 1'-0"



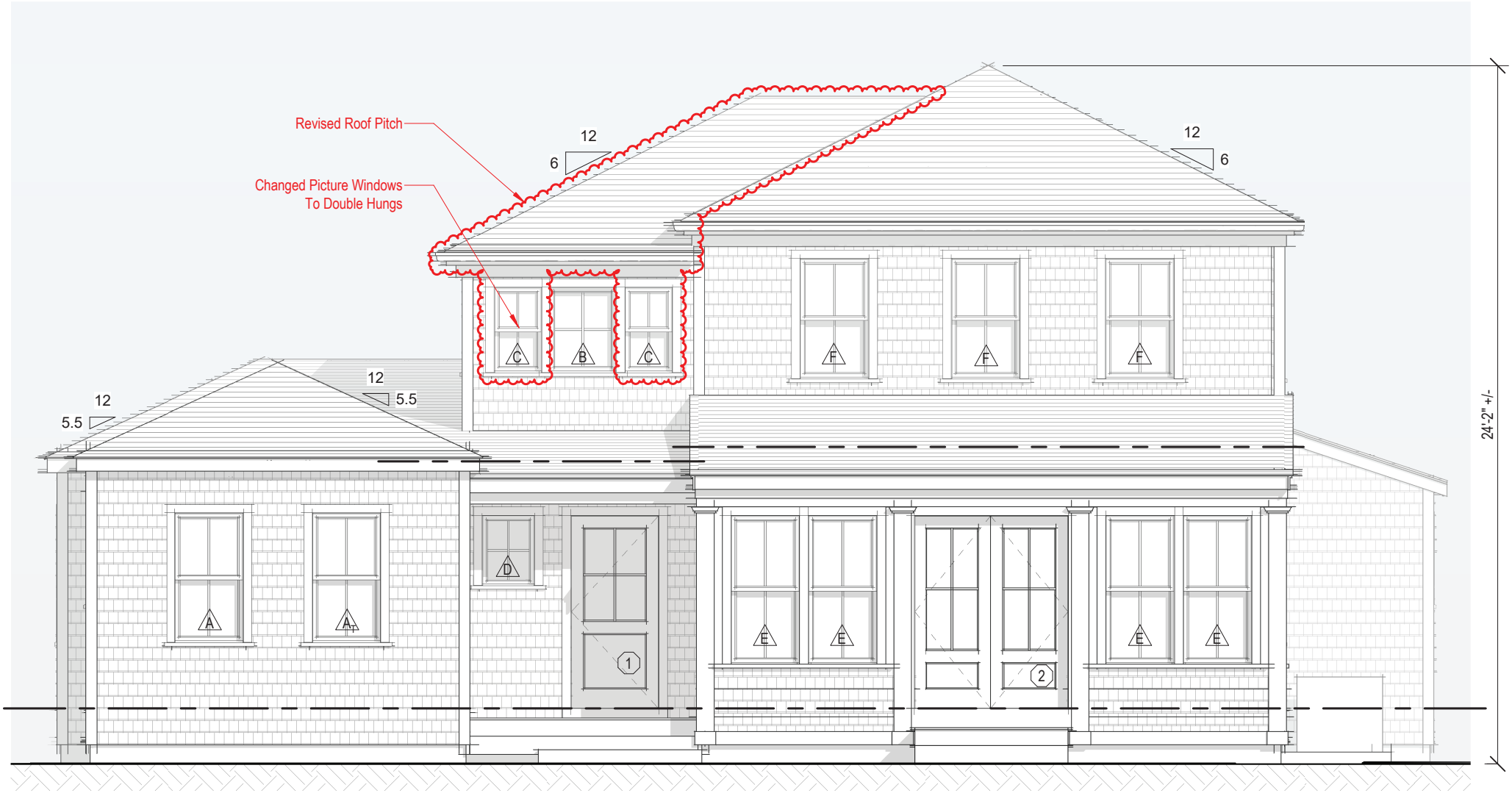
2 Proposed First Floor Plan

1/4" = 1'-0"



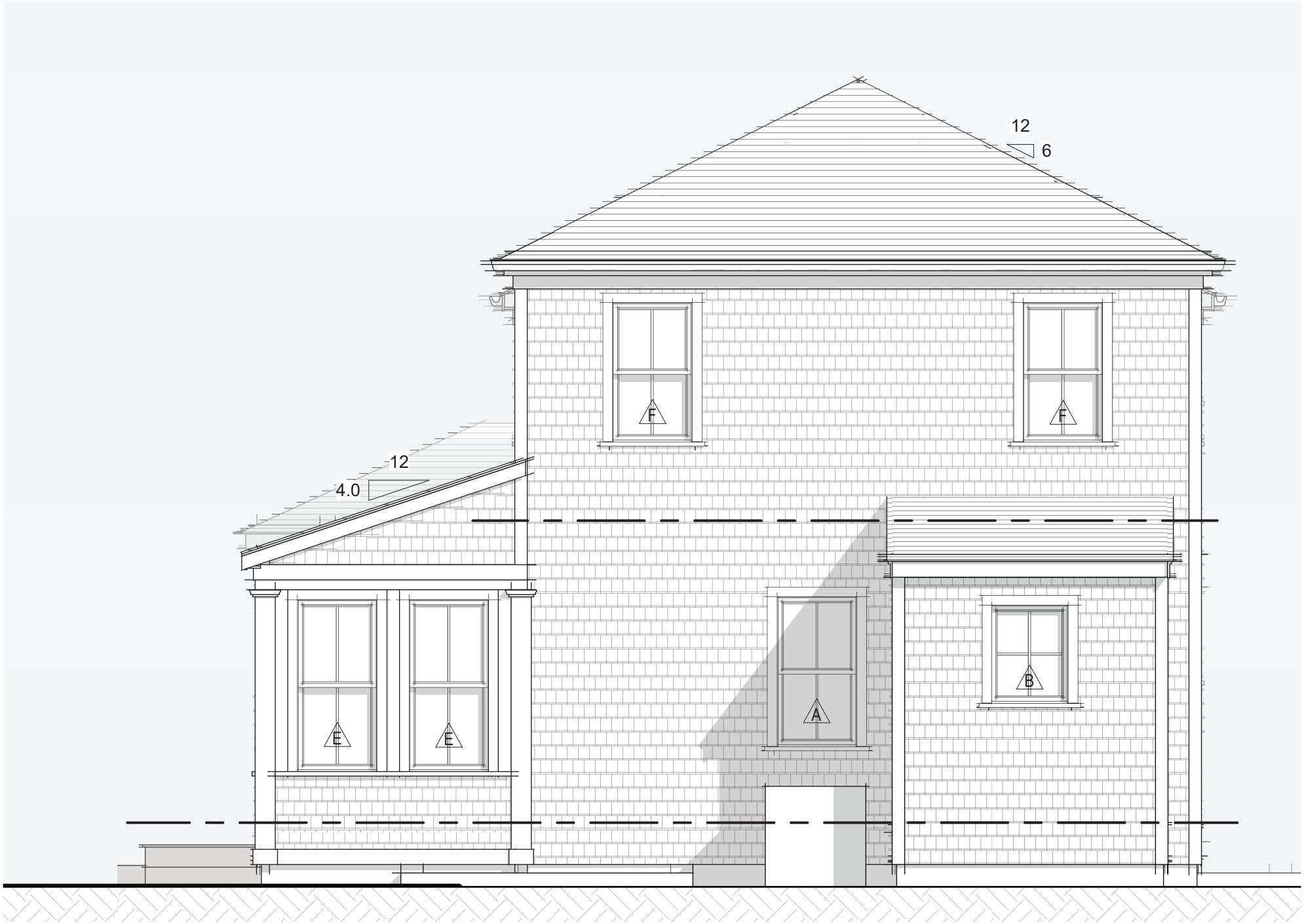
1 Proposed Second Floor Plan

1/4" = 1'-0"



1 Proposed East Elevation

1/4" = 1'-0"

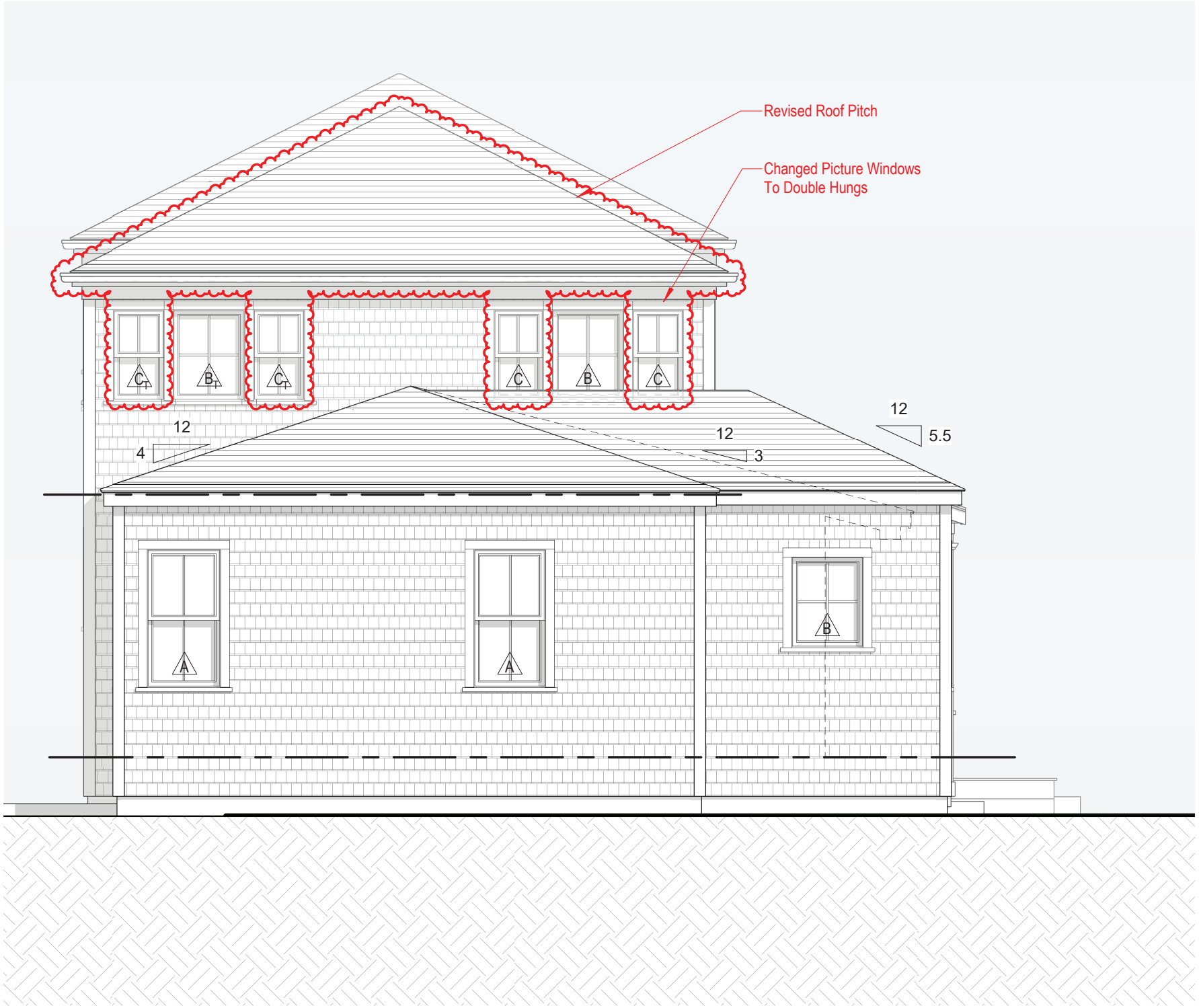


2 Proposed North Elevation

1/4" = 1'-0"

3 Proposed West Elevation

1/4" = 1'-0"



4 Proposed South Elevation

1/4" = 1'-0"

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date: 5/19/2020 Address 23 PINE STREET (42.3.2/133)

Scope of Work: HARDSCAPING

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

C.1957

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

* 3' + 6' TYPE II PICKET + 581
* SHELL D/W WITH BLUESTONE WALK
* FREESTANDING PERGOLA??
* FENCE DETAIL?
* TWO CURB CUTS PROPOSED?

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)*

Historic Preservation Advisory Board Meeting Memorandum HDC/HAB

Date: 5/19/2010 Address: 23 Pine Street

Scope of Work: REVISIONS # 05-0891: REVISE HIP-ROOF PITCH + WINDOW TYPE

Historic Information/Review History: Non-Contributing ( ) Contributing ( ) Individually significant

C. 1957

STAFF COMMENTS Name: Holly Backus, PP

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

( ) Does not meet guidelines Visibility: Front Side

( ) Not appropriate (see noted below)

THE CHANGE IN PITCH CHANGES THE CHARACTER OF THE DWELLING.

HDAB COMMENTS

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

( ) Does not meet guidelines Visibility: Top or Side

( ) Not appropriate (see noted below)

( ) Angus MacLeod ( ) Lucy Dillon ( ) Nacin Leonardo Finger ( ) Milton Rowland ( ) Brook Mosberger

Alternate None

Signature (three members required for quorum)

CERTIFICATE NO: _____ DATE ISSUED: _____

SCAN COPY

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.31 PARCEL N°. 215

Street & Number of Proposed Work: 30 MAIN STREET

Owner of record: UNION LODGE F+A MASONS

Mailing Address: PO BOX 697 NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: UNIONLODGEACK@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 72422

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

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 NOT TO REINSTALL WINDOWS
2. South Elevation SHORTEN SECOND FLOOR DECK.
3. West Elevation
4. North Elevation – NOT TO REINSTALL WINDOWS – CHANGE WINDOW/DOOR FIRST FLOOR

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

No material change

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

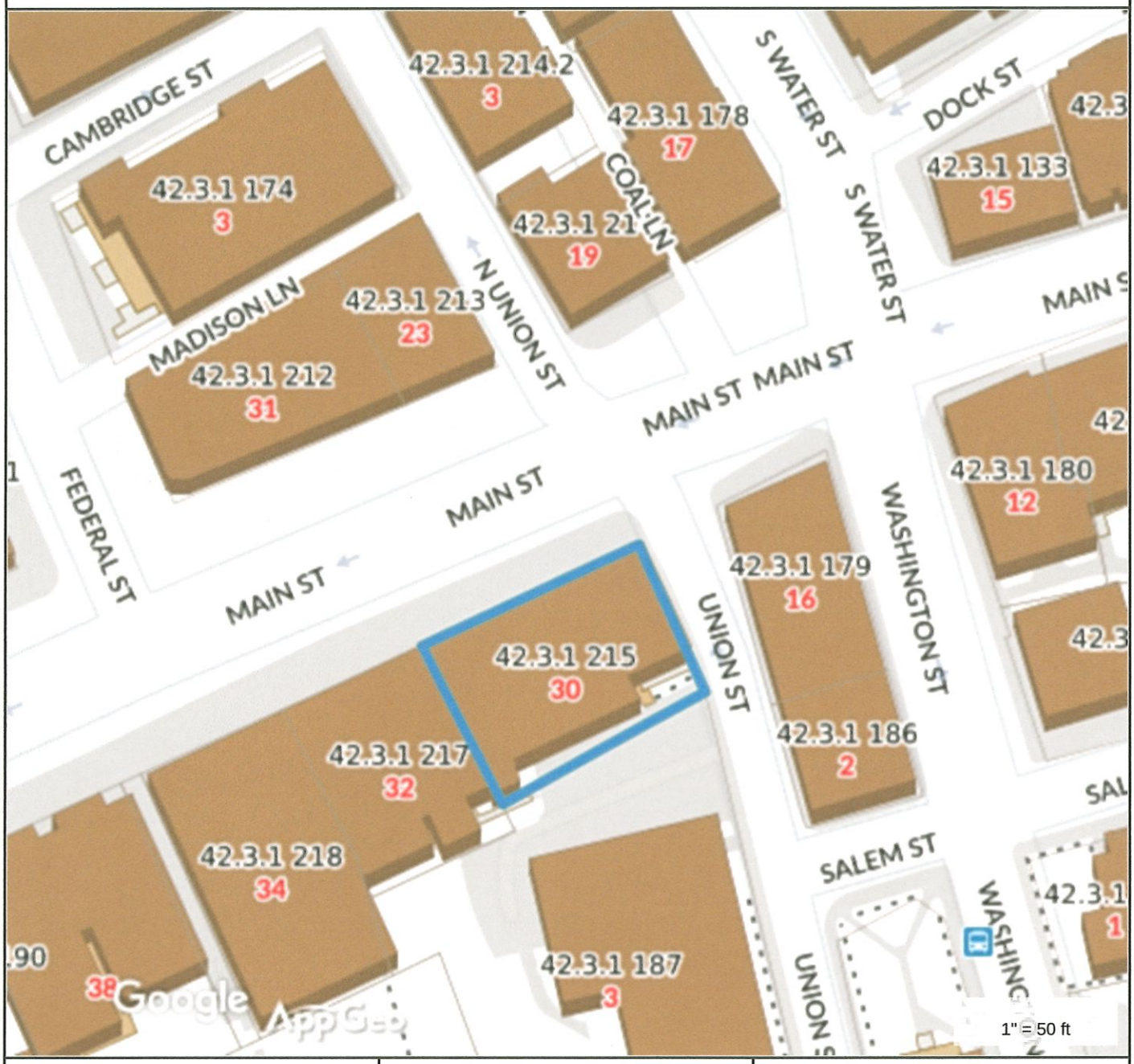
Deck _____ Foundation _____ Fence _____ Shutters _____

No change

* 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 5/12/2020 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	42.3.1 215
Location	30 MAIN ST
Owner	UNION LODGE F & A MASONS

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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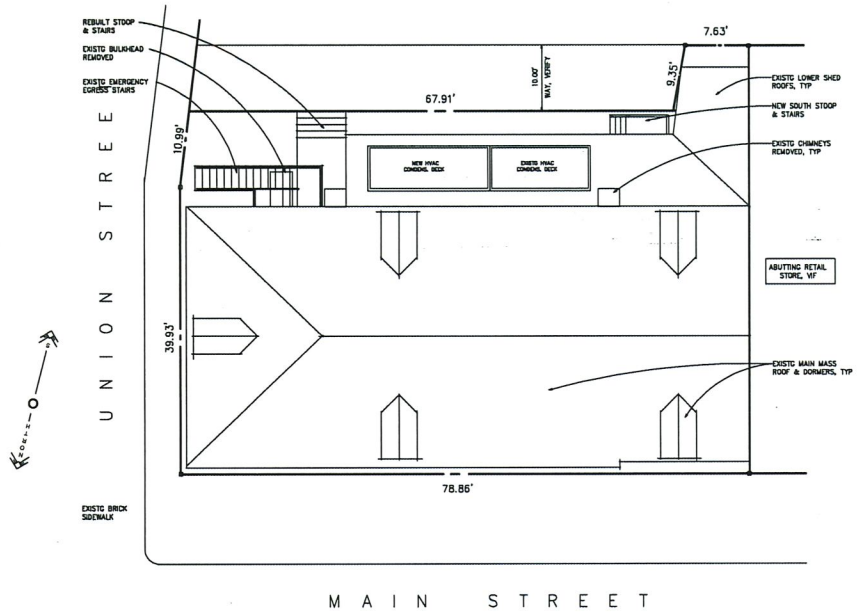
Data updated 11/19/2018



1 **Site Plan**
1/8" = 1' - 0"

2 **Streetscape Facing South, c. 2012**
NTS

RECEIVED
APR 29 2020
By

RECEIVED
MAY 14 2020
By

UNION LODGE

30 Main Street
Nantucket, MA 02554

For Review
04.14.2020

SHEET INDEX

C1.1	COVER SHEET
A1.0	BASEMENT PLAN
A1.1	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS

Concept Design Residential Design & Plan

Map & Parcel	42-3-1 215
Current Zoning	CDT
Minimum Frontage	
Front Setback	
Side/Rear Setback	
Min. Lot Size	
Lot Size	
Allowable G.C.	
Existing G.C.	
Proposed G.C.	
Total Proposed G.C	

C1.1
COVER SHEET

#1943

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

2 **Previous Approved North Elevation**
1/8" = 1' - 0"

RECEIVED
MAY 14 2020
By

RECEIVED
MAY 29 2020
By

UNION LODGE

30 Main Street
Nantucket, MA 02554

For Review
04.14.2020

SHEET INDEX

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A1.0	BASEMENT PLAN
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A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS

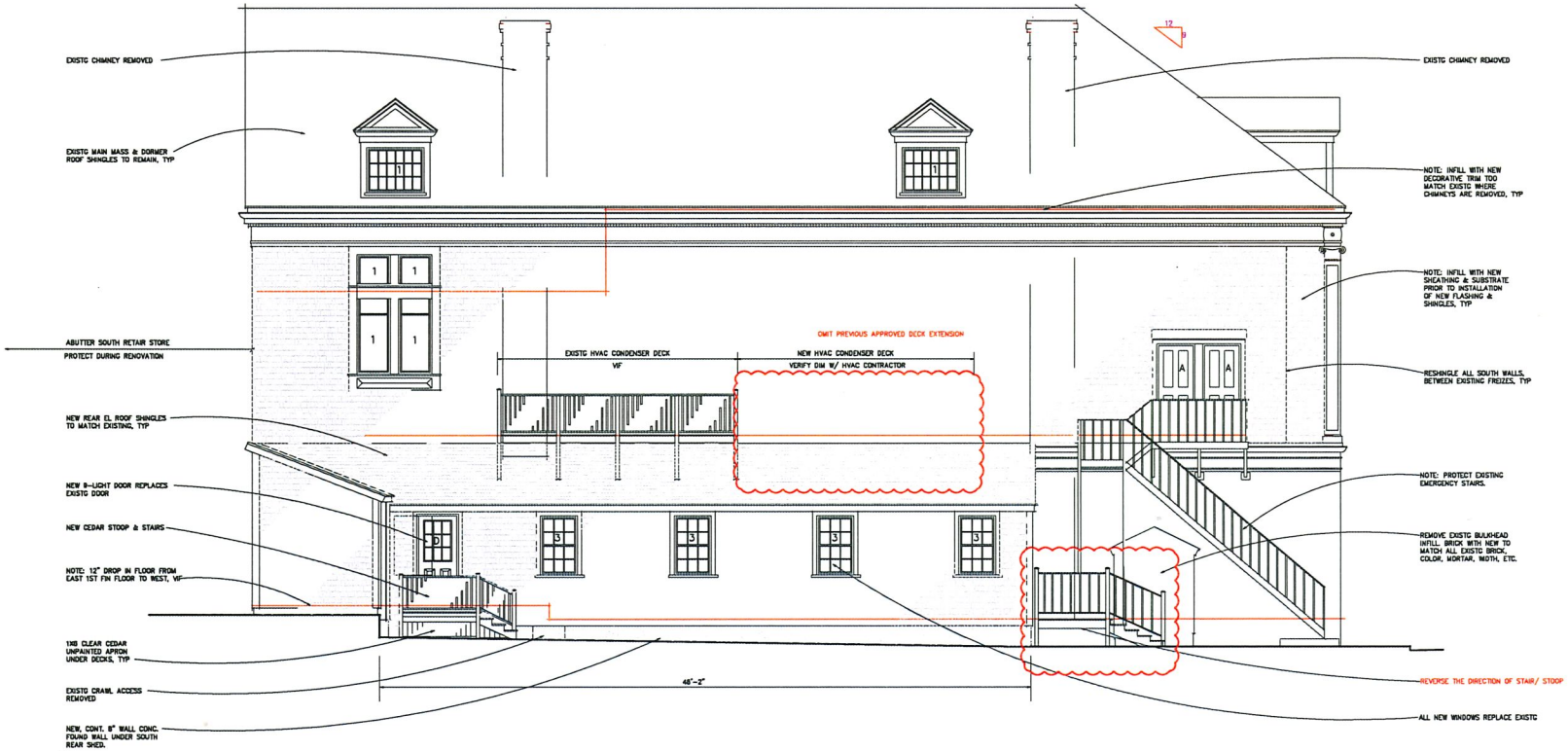
Concept Design Residential Design & Plans
508.228.7.3649
32 1/2 Winegard Lane
Nantucket, MA 02554

These Drawings are the Property of CONCEPT DESIGN LLC and May Not be Used or Reproduced Without Written Consent.

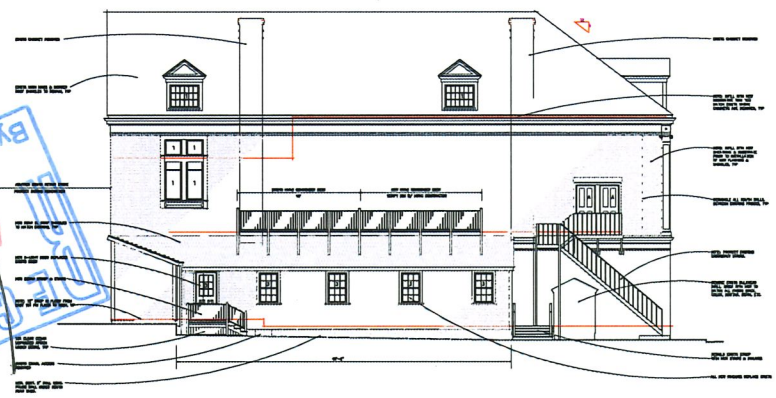
Map & Parcel	42-3-1 - 215
Current Zoning	CDT
Minimum Frontage	
Front Setback	
Side/ Rear Setback	
Min. Lot Size	
Lot Size	
Allowable G.C.	
Existing G.C.	
Proposed G.C.	
Total Proposed G.C.	

A2.1
ELEVATIONS

#1943



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



2 **Previous Approved South Elevation**
1/8" = 1' - 0"

RECEIVED
APR 29 2020
BY

RECEIVED
MAY 14 2020
BY

UNION LODGE

30 Main Street
Nantucket, MA 02554

For Review
04.14.2020

SHEET INDEX

C1.1	COVER SHEET
A1.0	BASEMENT PLAN
A1.1	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS

Concept Design Residential Design & Plan
508-221-3600
30 10 Winter Lane
Nantucket, MA 02554

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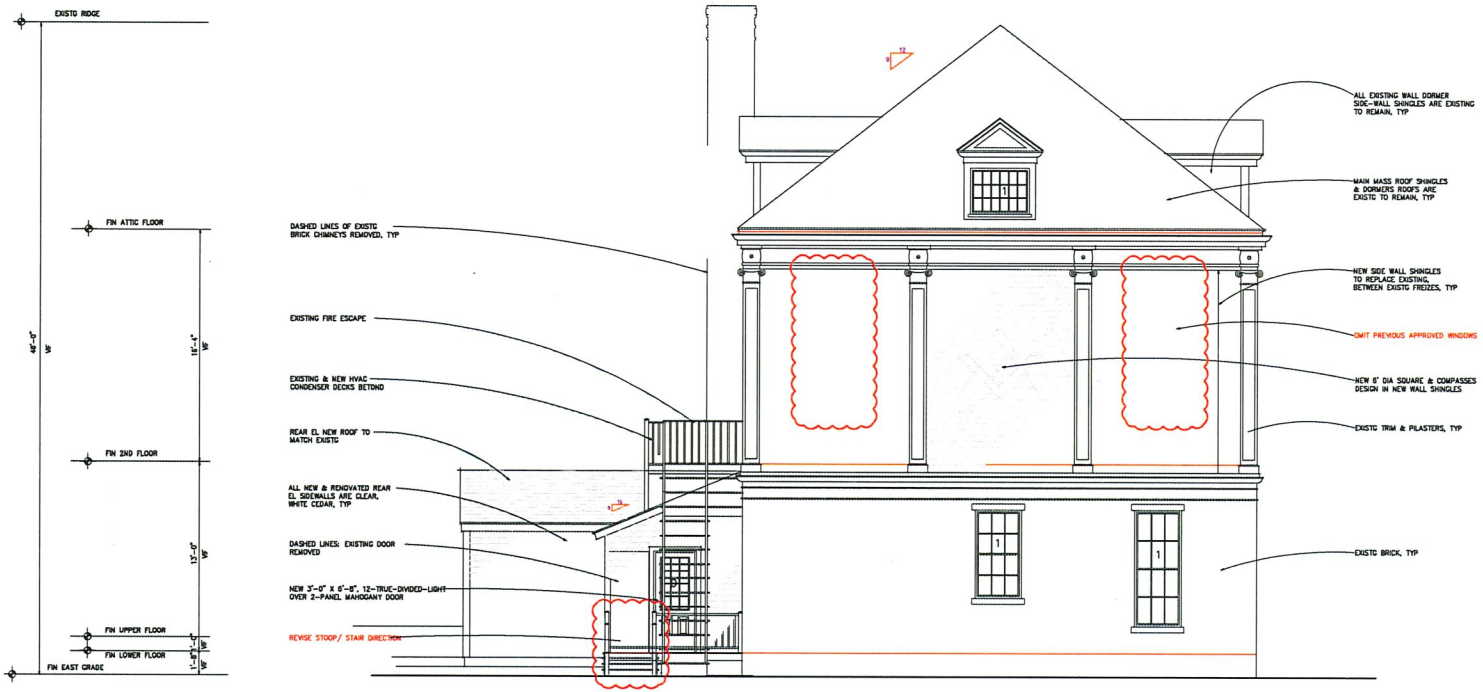
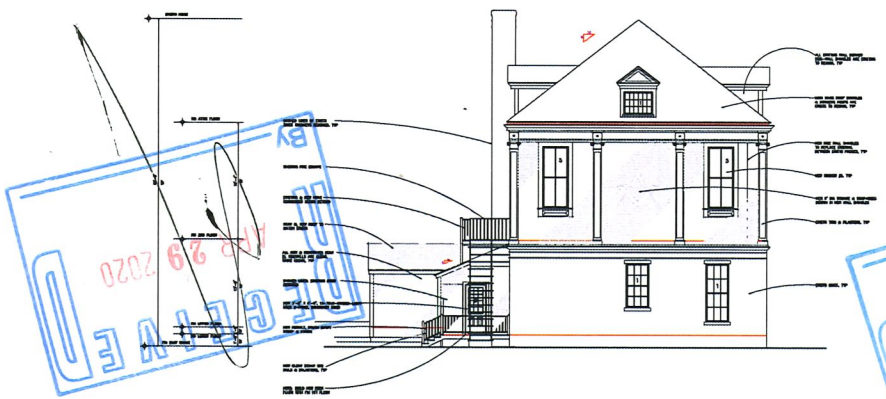
Map & Parcel	42-3.1 - 215
Current Zoning	CDT
Minimum Frontage	
Front Setback	
Side/Rear Setback	
Min. Lot Size	
Lot Size	
Allowable G.C.	
Existing G.C.	
Proposed G.C.	
Total Proposed G.C.	

A2.2
ELEVATIONS

#1943



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



2 **Previous Approved East Elevation**
1/8" = 1' - 0"

RECEIVED
APR 29 2020
BY
RECEIVED
MAY 14 2020
BY

UNION LODGE

30 Main Street
Nantucket, MA 02554

For Review
04.14.2020

SHEET INDEX

CL1	COVER SHEET
A1.0	BASEMENT PLAN
A1.1	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS

Concept Design Residential Design & Plan
Michael T. Joyce
32 NP Mooney Lane
Nantucket, MA 02584

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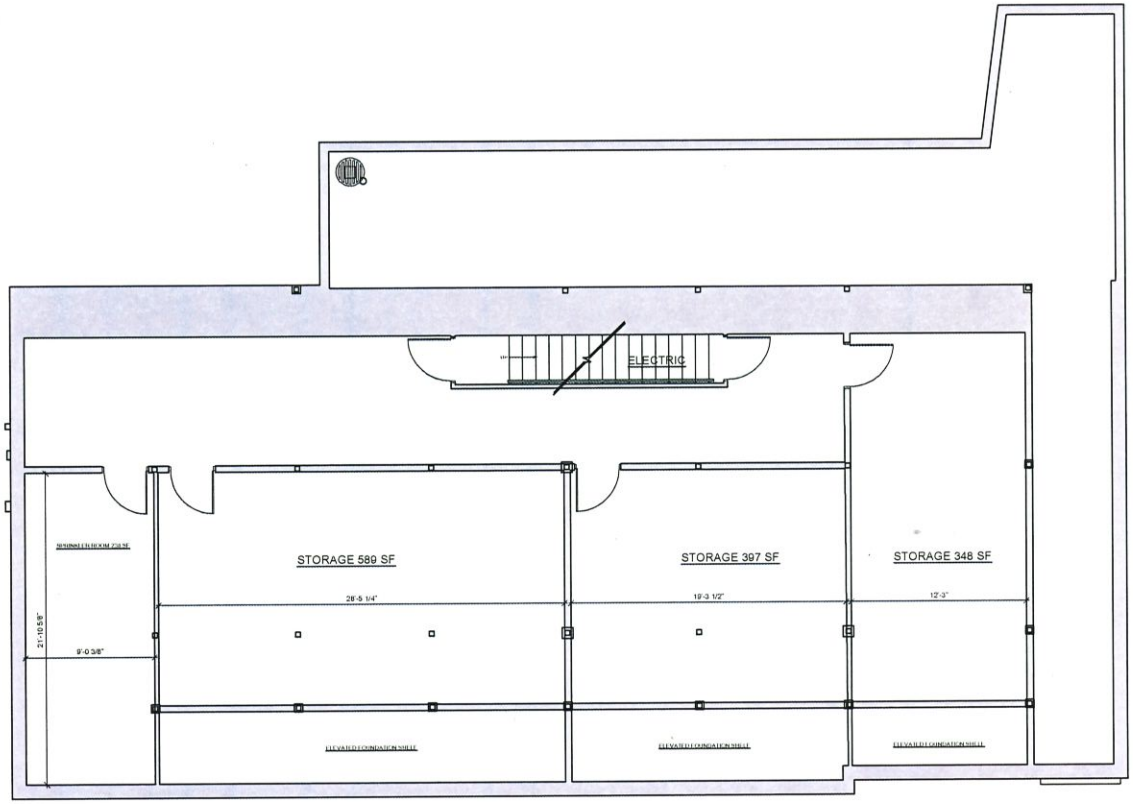
Map & Parcel	42.3.1 - 215
Current Zoning	CDT
Minimum Frontage	
Front Setback	
Side/ Rear Setback	
Min. Lot Size	
Allowable G.C.	
Existing G.C.	
Proposed G.C.	
Total Proposed G.C	

A2.3
ELEVATIONS

#1943



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

UNION LODGE

30 Main Street
Nantucket, MA 02554

For Review
04.14.2020

SHEET INDEX

CL1	COVER SHEET
A1.0	BASEMENT PLAN
A1.1	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS

Concept Design Residential Design & Plan

(508) 247-1669
10 Old Wharf Lane
Nantucket, MA 02554

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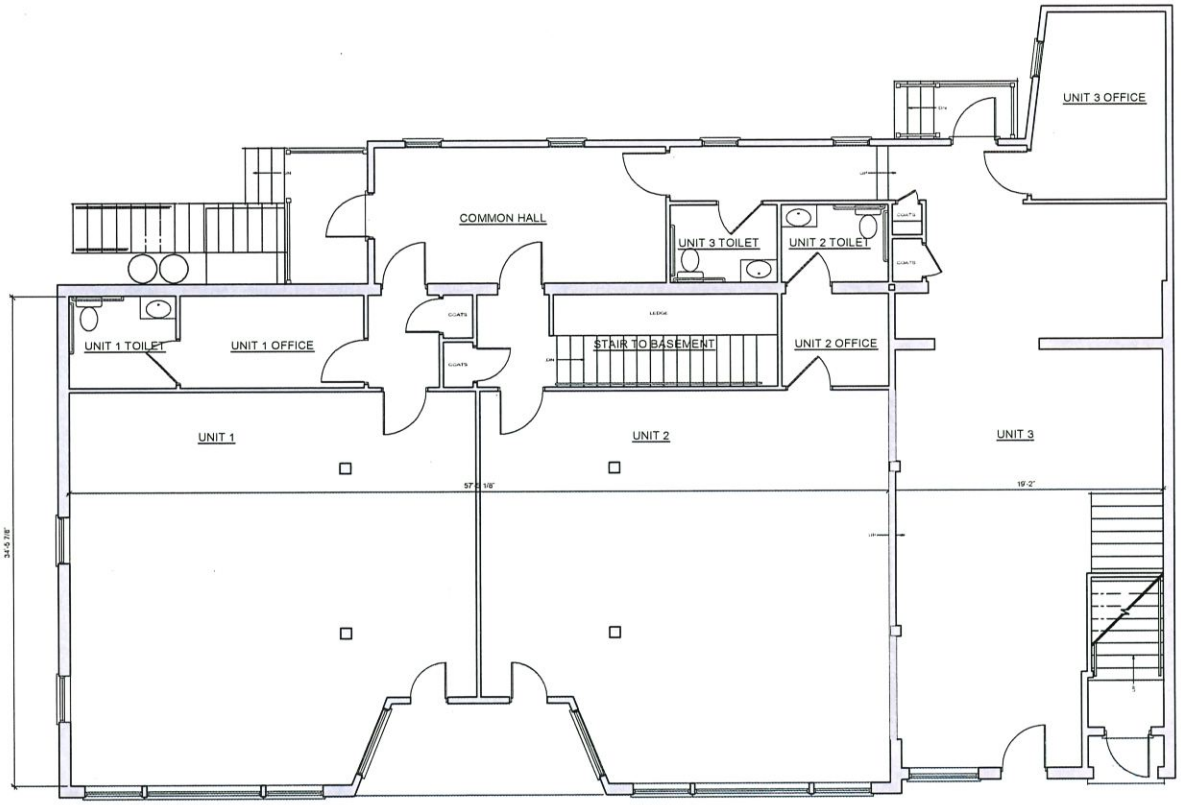
Map & Parcel	42-3-1	215
Current Zoning	CDT	
Minimum Frontage		
Front Setback		
Side/Rear Setback		
Min. Lot Size		
Lot Size		
Allowable G.C.		
Existing G.C.		
Proposed G.C		
Total Proposed G.C		

A1.0

BASEMENT

#1943



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

UNION LODGE

30 Main Street
Nantucket, MA 02554

For Review
04.14.2020

SHEET INDEX

CL1	COVER SHEET
AL0	BASEMENT PLAN
AL1	FLOOR PLAN
AL1	EXTERIOR ELEVATIONS

Concept Design
Residential Design & Plan

(508) 241-0009
33 1/2 Newport Lane
Nantucket, MA 02554

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Map & Parcel	42-3.1 - 215
Current Zoning	CDT
Minimum Frontage	
Front Setback	
Side/ Rear Setback	
Min. Lot Size	
Lot Size	
Allowable G.C.	
Existing G.C.	
Proposed G.C.	
Total Proposed G.C.	

A1.1

FIRST FLOOR

#1943

- After the Great Fire of 1846, the structure was re-built as a one-story commercial building with no chimneys.
- In 1890's after the building was donated to the Masons a second floor was put on the existing structure. Chimneys were put on the outside of the rear building for heating, not for fireplaces. There were shingles under the chimneys, so they were not integrated into the structure and appear to be an after-thought. The shingles did not line up with the main wall.
- The windows were put in over 40 years after the building had been originally constructed as part of the second floor.
- The windows appear to have remained until the early 1960s as the 1968 picture clearly shows that the windows had been removed and the singles were weathered.
- In conclusion, during the life of the building, the windows existed for about 60 years and there were no windows for almost 100 years. At which point is the building to be replicated from.

Mitigating factors:

- When the alterations were approved in 2019, the HDC allowed the chimneys to be demolished and not replaced based on the presentation and historical information report submitted, only if the Applicant put the windows back on the second floor. No windows were proposed nor discussed previously as part of the plan and all plans submitted showed the building as it exists today, with no windows on the second floor. Either the chimneys were appropriate to be removed on their own or they were not. They should not have been tied to replacing windows that were never asked for.
- As the project progressed, other issues arose that involved certain aspects of the structure that added excessive expense and delays. The Masons had to go to the ZBA unexpectedly due to the rear of the building additions. Another delay was due to ascertaining where the water table is and having to readjust the foundation design. Now the COVID19 delay. These delays have severely impacted the rental of the first floor which helps to sustain the structure and provide needed maintenance and preservation of the structure.

- For five custom windows it is $250,000, $50,000 each to put in. Cutting the face of the building to put them in may cause a lateral sway with the cutting of the large face of the building due to the current wind load requirements and will have to be assessed by a structural engineer. They will not be open to the inside given the Mason's use as their meeting space. The addition of windows will need maintenance and painting overtime.
- Replacing windows that had not been on the structure for 60 years was never anticipated as part of plan or the budget for the Masons who own the building.
- The Masons are a nonprofit charitable organization that does not have unlimited funds to ensure proper maintenance of the large commercial structure. A new roof ($250,000), paint, repair of trim, changes to the first floor as approved, substantial changes to the rear, foundation work ($1,500,000), sprinklers, are/were all part of the plan. The planned expenses have depleted the financial reserves in doing the required maintenance of the building to continue to be good stewards of this historic building.

3. N.I.R. – **72420**	5 Old South Wharf	Projecting sign	42.2.4-2	Will Sartorius
4. N.I.R. – **72421**	9A South Beach Street	Wall sign	42.4.2-58	Nathan Skerritt

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Watterson, Dutra
Recused	None
Documentation	Sign design plans, site plan, photos, and advisory board comments.
Representing	None
Sign Advisory	**Kevin Kuester**, Sign Advisory Committee – Recommend both approvable as submitted.
Concerns	No concerns.
Motion	**Motion to Approve. (Camp)**
Vote	Carried 5-0 Certificate # **72420 & 72421**

~~5. Nant Historical Assoc~~	~~2 Union Street~~	~~Flag sign~~	~~42.3.1-186~~	~~Julie Connor~~

IV. OLD BUSINESS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Union Lodge	30 Main Street	Revisions to entries/chimney	42.3.1-215	McMullen & Assoc

Voting	Camp (acting chair), McLaughlin, Oliver, Watterson, Dutra
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.
Representing	**Jeffrey Turner**, Union Lodge Chaplain – Reviewed the submitted material. The chimneys are leaking and causing serious internal issues. He doesn't know what the Brothers would say about replacing some windows. A total of 7 windows were removed – 2 on the back would remain bricked up. Older Brothers remember the insignia once being on the building.
Public	None
Concerns (4:41)	**Dutra** – He's okay with the front. Feels the chimneys are an important part of this historic building; they are over 100 years old. The windows were removed circa 1960s, and today HDC wouldn't allow that to happen. **Watterson** – He likes the single-pane glass in the sidelights. The chimneys aren't original, and this is a commercial building; he sees no reason to hold up the work. **Oliver** – The historic packet was very informative. Agrees with Mr. Watterson about the chimneys; this building has changed many times with more egregious changes. The insignia on the side should come off. **Welch** – This is an iconic building for a variety of reasons. He would ask for a trade-off; missing are windows along Main and Union Streets; replace those in exchange for allowing the chimneys to be removed. **McLaughlin** – The chimneys should be replaced exactly as you see them. All windows should be true-divided light (TDL), single-pane windows. Majority thinks the replacement of the windows would be great. **Hedden** – Replacing the windows are not part of the application. The Nr. 3 windows are noted as Andersons. **Camp** – She'd like the Board to decide on what they want to see and have the revisions come back.
Motion	**Motion to Approve through staff with the addition of the previously existing windows per Exhibit A, three bays on the Main Street side and two on the Union Street side; with all doors and windows to be TDL, single pane; and keeping the square and compass shingle pattern on the Union Street side. (Watterson)**
Vote	Carried 5-0 Certificate # **72422**

Motion to hear the Farmhouse before the Barn. (Oliver) Carried unanimously

2. Long, Dean	11 Pippens Way	New dwelling/Farmhouse	43-94.2	Gryphon Architect

Voting	Pohl, Coombs, McLaughlin, Oliver, Welch
Alternates	Watterson, Dutra
Recused	Camp
Documentation	Architectural elevation plans, site plan, and photos.
Representing	**Ethan Griffin**, Gryphon Architect – Presented project.
Public	None
Concerns (5:07)	**Oliver** – Thinks some height could come out of it but the structure probably won't be visible. **Coombs** – Southwest elevation, almost all windows are ganged; she'd like the 2nd-floor windows separated. **Welch** – No additional comments. **McLaughlin** – No comments. **Pohl** – Northeast elevation, there is only 1 foot between the top of the main ridge and the right-wing ridge.
Motion	**Motion to Approve through staff with the southwest-elevation, 2nd-floor, double-ganged windows separated. (Welch)**
Vote	Carried 5-0 Certificate # **72423**

HISTORIC DISTRICT COMMISSION
REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Abigail Camp, Vallorie Oliver,
Associate Commissioners: Stephen Welch, Terence Watterson, Jessie Dutra

~~ MINUTES ~~
Tuesday, May 14, 2019

Public Safety Facility, 4 Fairgrounds Road, Training Room – 4:30 p.m.

Called to order at 4:32 p.m. and announcements by Mr. Pohl

Staff in attendance:	John Hedden, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker
Attending Members:	Pohl, Coombs, McLaughlin, Camp, Oliver, Welch, Watterson, Dutra
Absent Members:	None
Late Arrivals:	Dutra, 4:36 p.m.
Early Departures:	Watterson, 7:37 p.m.; Camp, 8:08 p.m.; Coombs, 8:24 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

Pohl – He'd like an official designee to go to the Road committee, either from this board or HSAB, to be the point person for that.

II. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Houlihan, Morash – **72415**	18 Bishops Rise	Rev. 71251: windows	40-126	Val Oliver
2.	Theodorakos, Vaios – **72416**	2 Larrabee Lane	Roof change color	55-102.1	Yashagah, Burt
3.	Dias, Allan – **72417**	4 Nanina Drive	Extend driveway	67-591	Self
4.	Coyle, Marcia – **72418**	61 Pochick Avenue	Roof change color	79-159	T&T Roofing

Voting	Pohl, Coombs, McLaughlin, Camp, Watterson
Alternates	Welch, Dutra
Recused	Oliver
Documentation	None
Representing	None
Public	None
Concerns	**Staff** – Reviewed the roof color changes for Items 2 & 4.
Motion	**Motion to Approve. (Coombs)**
Vote	Carried 4-0//McLaughlin abstain — Certificate # **72415 to 72418**

III. SIGNS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Town of Nantucket	2/4 Fairgrounds Rd	Informational sign	67-40/67-752	Charles Gibson

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Watterson, Dutra
Recused	None
Documentation	Sign design plans, site plan, photos, and advisory board comments.
Representing	None
Sign Advisory	**Kevin Kuester**, Sign Advisory Committee – Recommend held.
Concerns	No comments at this time.
Motion	**Motion to Hold. (Camp)**
Vote	Carried 5-0 — Certificate #

2.	Easy Street Ltd Partnershp	2 Broad Street	Wall sign	42.4.2-66	Joseph Olson

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Watterson, Dutra
Recused	None
Documentation	Sign design plans, site plan, photos, and advisory board comments.
Representing	None
Sign Advisory	**Kevin Kuester**, Sign Advisory Committee – Recommend approvable per comments.
Concerns	No further concerns.
Motion	**Motion to Approve through staff per SAC comments. (Camp)**
Vote	Carried 5-0 — Certificate # **72419**

30 MAIN STREET

The original building did not survive the Great Fire of 1846 and was rebuilt as a one-story structure. A second floor was added later, and the chimneys were installed in the rear of the building. Henry Paddock suggested that a second floor be added in 1888. The deed to the property transferred as a one-story building in June 1889. They began to add the second floor for the Masonic Lodge shortly after that. It was dedicated to the Lodge in 1890.

As the pictures, Nantucket Historical Association ("NHA") notes and Sanborn Maps clearly show, there were as many as four separate doors on the front of this building, three (3) for the multiple uses on the first floor and the one (1) remaining today that leads to the second floor, and several separate uses in the first floor space at one time since reconstruction and into the 1930s.

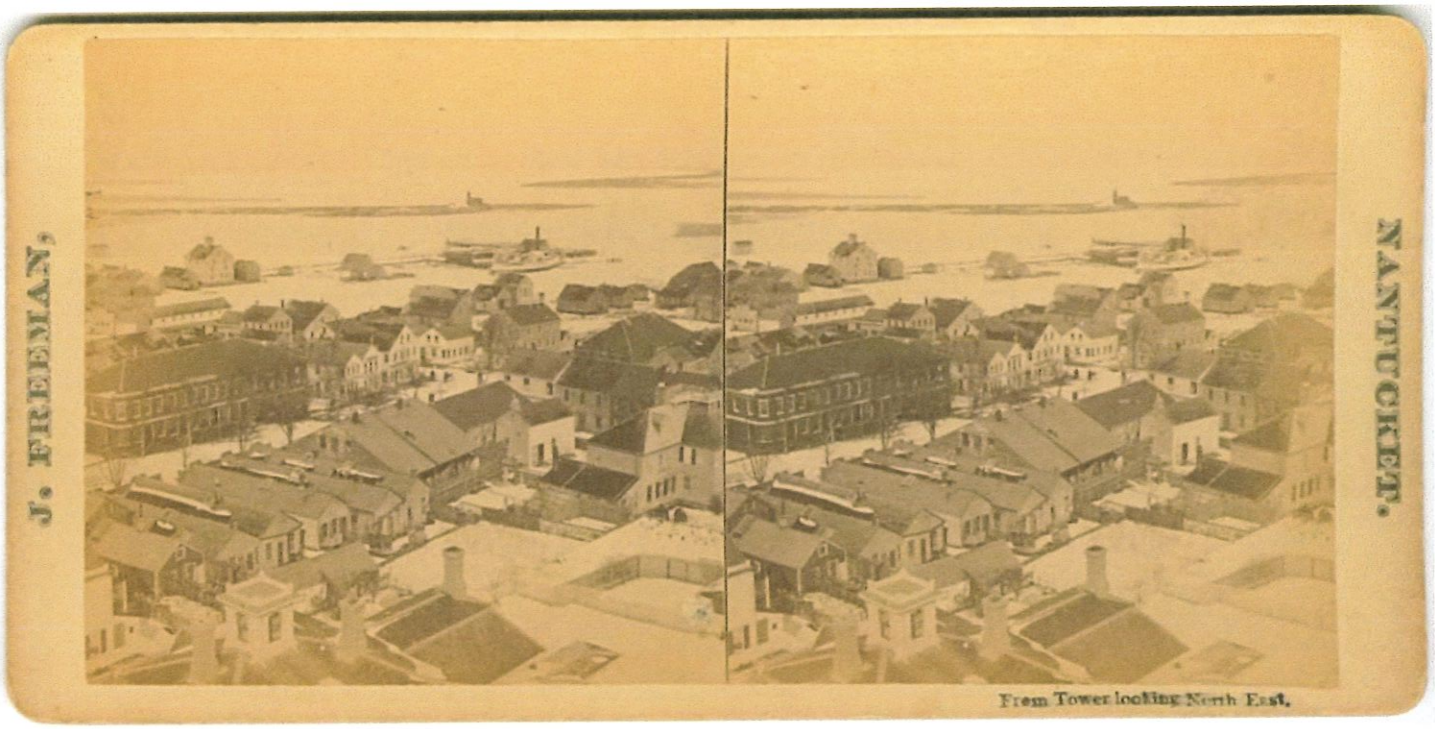
Several changes to the building have taken place even since the second floor was added for the Masonic Hall. Second floor windows were removed, first floor doors removed, windows completely changed out, multi-use space was changed to a single tenant sometime prior to when Buttner's came into the first-floor space by the 1930s. Colors have been changed.

NHA Notes

"The ground floor had many uses over the years, including the post office, a grocery store/sundry store, Buttner's department store, and the Sports Locker," (Now the Lions Paw).

1870

Second floor was not added yet and no chimneys on the rear of the structure are in place.



1874

NHA Notes

"Tower view from the Unitarian Church, overlooking **Main Street**... shows the 'temporary' buildings on the south side of **Main Street** built after the Great Fire of 1846...After the Great Fire of 1846, buildings were quickly erected along the south side of lower Main Street. Meant to be temporary, they were not removed until the late nineteenth century..."

The subject structure can be seen with the darker roof as noted. The full second floor had not been constructed as yet with the clipped gable ends.

1876 – NO CHANGE TO ROOF AND NO CHIMNEYS

1879 – NO CHANGES TO ROOF AND NO CHIMNEYS

1884-1895

NHA Notes

"Tower view looking northeast from the Unitarian Church, over **Main Street**, Old North Wharf, Steamboat Wharf, Brant Point, and Coatue. The steamship Island Home is docked, and the train is waiting at the station."

No second floor has been added yet and no chimneys on the rear of the structure.

1895

HDC Notes

"Covil & Pease's grocery store at 30 **Main Street**, with two men out front. Numerous signs advertise the wares, including fruits, cigars, chocolates, Christmas turkeys - many of which are on display outside, as well as horses and carriages to let."

1895

NHA Notes

"Man stands in doorway of a furniture store or auction house while woman looks in window. Building in the Masonic block, lower **Main Street**."

1895

NHA Notes

"A group of men and dog on a stool stand outside store on the Masonic Block. Sign over door: J. W. Brady. Striped pole indicates a barber shop. Goods in window include signs for musical instrument strings, banjos, tires, and music stands. A bowl of baseballs is also visible. The building is decorated with bunting in celebration of the 1895 centennial."

Notable is a third door on the façade, matching a far left door (not shown in this picture) and the one in the middle, plus far right double door that leads to the second floor. Photo shows that there were multiple uses on the first floor with their own doors and separate spaces.

@1890 – NO CHANGE TO ROOF AND NO CHIMNEYS

1900

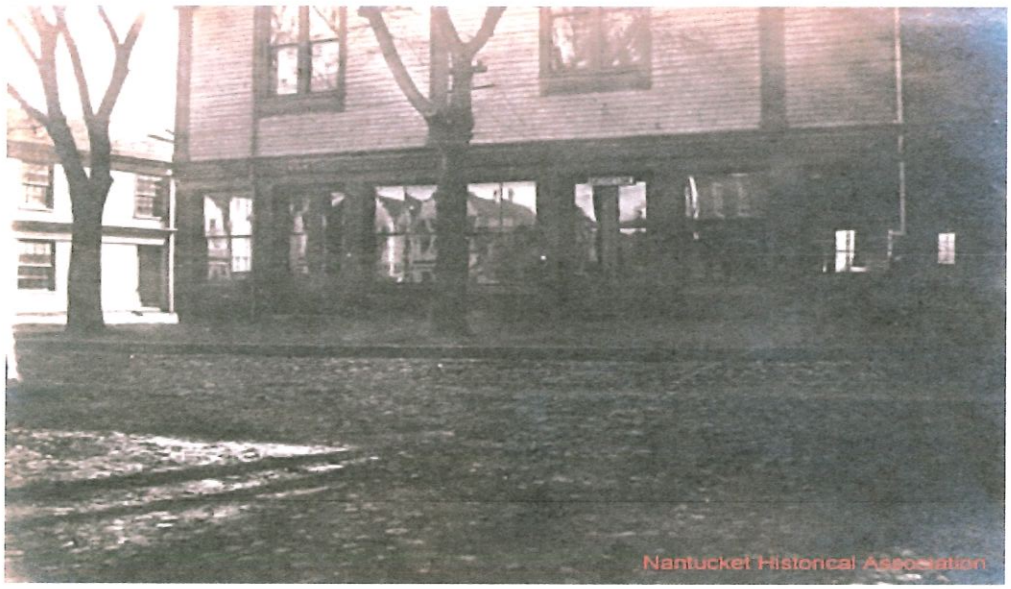
NHA Notes

"The Masonic building on **Main Street**, which housed the Post Office on the ground floor at this time. The awning on the shop next door reads: Fruits & Confectionery, Ice Cream Sodas. Signs in the window advertise ice cream and Moxie soda."

Second floor added with dormers/windows, dark trim, no chimneys visible yet.

1900

The sign over the door says "Museum", yet another use of the building.



1900

Three (3) shop doors are clearly visible on the façade.

1908

NHA Notes

"Postcard image of the post office and Masonic Hall at 30 **Main Street**."

Three (3) shop doors visible along with doors to second floor.

1910 – POST OFFICE USE

Second floor windows on Union Street blocked off, small window on Union Street added.

1910

The second floor addition the rear chimneys are visible now, newly shingled walls.

1910

1920

POST OFFICE AND MASONIC HALL, NANTUCKET, MASS.

1925 – CONTINUED USE AS THE POST OFFICE

NHA Notes

"Group of postal workers sorting mail, inside the post office, when it was located in the first floor of the Masonic Hall, at the southwest corner of Main and Union Streets." 1920s

1930

NHA Notes

"Rooftop view, looking towards the Unitarian Church clock tower. Large building in the foreground is the Union Lodge, at 30 **Main Street**, with Buttner's store on the first floor."

1930

1930s

Building now has one (1) main tenant on the first floor, Buttner's. There appears to still be a separate door to the right that is indicated as a separate use on the Sanborn Maps. Windows have been changed to what they are today. The center double door has been installed.

1930

1940

BUTTNERS
Nantucket Historical Association

1940

5
Nantucket Harbor, Nantucket, Mass.
6B404-N

1975

1968

NHA Notes

"The Masonic block on **Main Street**. The first floor is Buttner's store, selling clothing, notions, and dry goods. The second floor houses the Union Lodge hall."

Buttner's Department Store is now in place. The location of the other two doors that had been removed are visible. On the left side of the picture is a smaller plate window and on the far right is another smaller plate window. The other doors were in those locations as visible on the late 1800s pictures above.

SANBORN MAP REVIEW

From 1887 through 1949, the Sanborn Maps indicate that the surveyors considered the building to have four separate units on the first floor, labeled them separately and drew lines in between the units on the maps. The supports the multiple doorways on the front façade of the building until there remained one (1) main tenant with one new door, the others having been removed except for the original door to the second floor.

1887 – SHEET #7

There appeared to be four (4) units in the building. The "meat market" covers two (2) spaces, a "paint shop" and a "paints, oils and varnish" the other two (2).

1892 – SHEET #7

The second floor has been "frame(d)" and there is a notation for the "Masonic Hall" on the second floor. Four (4) separate units are still indicated on the first floor. The photographs support that there are still multiple separate units on the first floor.

1898 – SHEET #6

The second floor is still noted as the Masonic Hall. The first floor maintains several separate uses: a "barber shop", a "fin shop" and two (2) units are "vacant".

1904 – SHEET #10

The Masonic Hall is on the second floor. On the first floor is the post office which takes up three (3) units now, and a separate office.

1909 – SHEET #10

The Masonic Hall is still noted on the second floor. On the first floor is the post office and a separate office for the "Union Club".

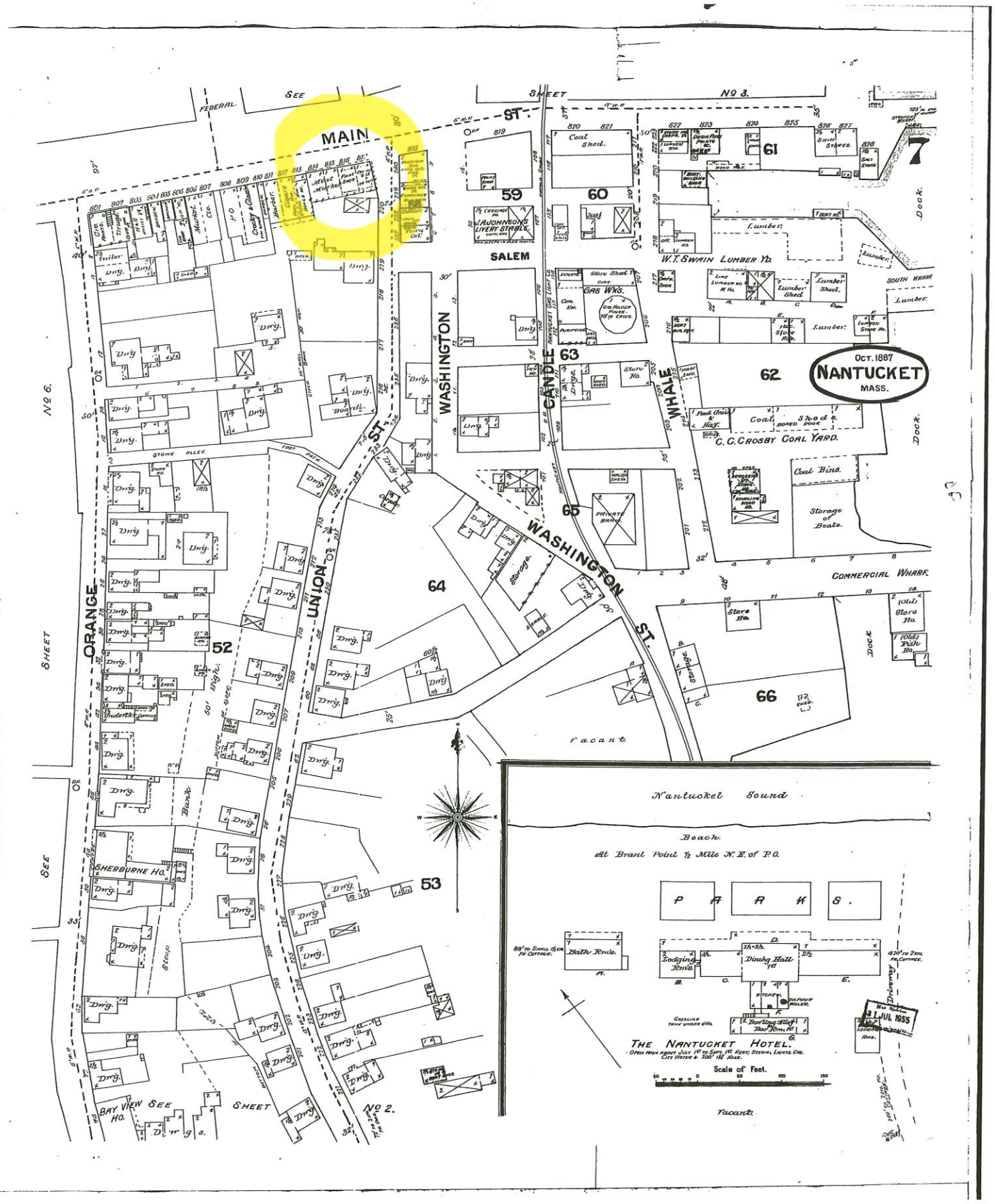
1923 – SHEET #7

There has been no change in use, i.e., post office and separate Union Club on the first floor and the Masonic Hall on the second floor.

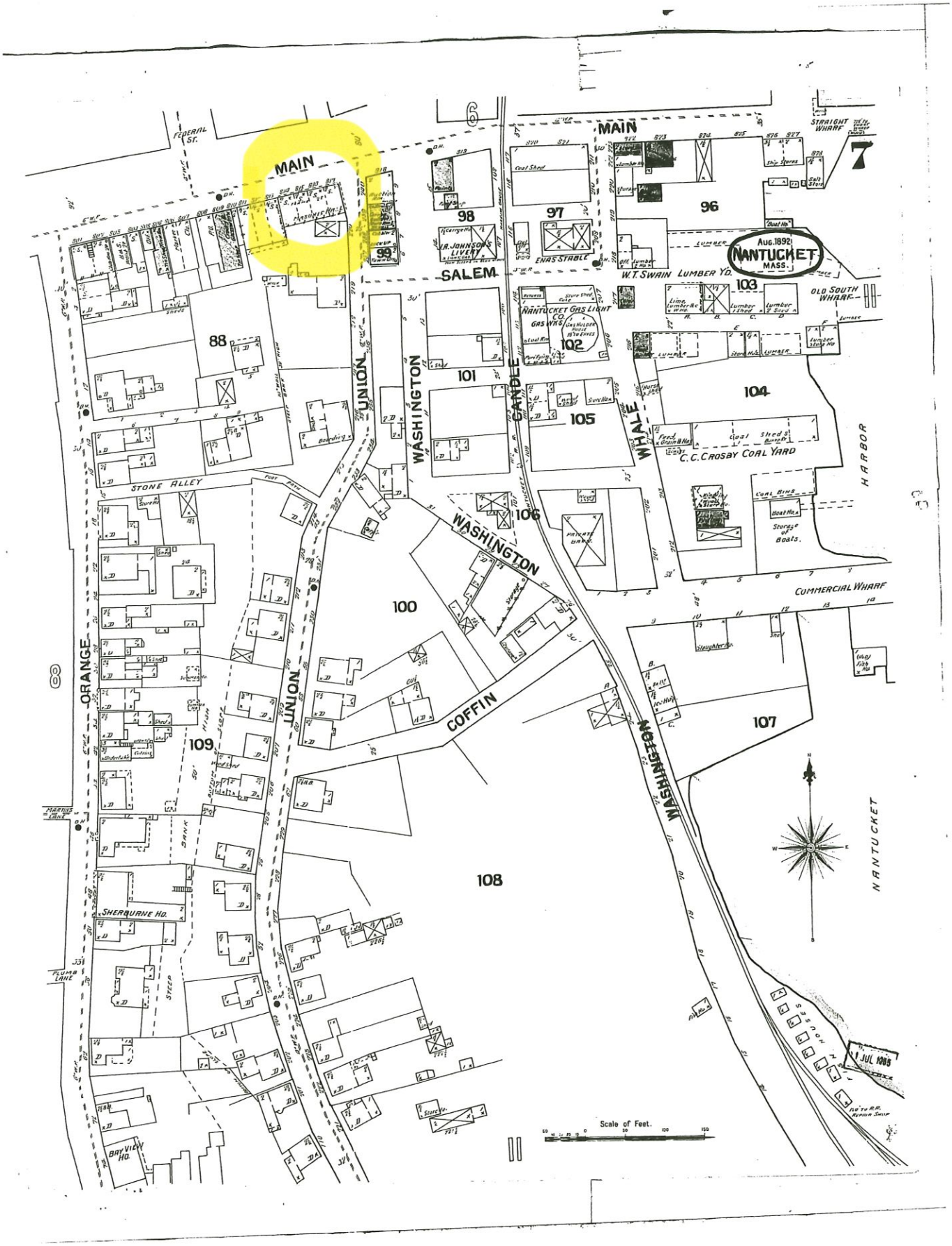
1949 – SHEET #7

The post office is no longer in the first floor space, Buttner's is there, the Union Club is still there and the Masonic Hall on the second floor.

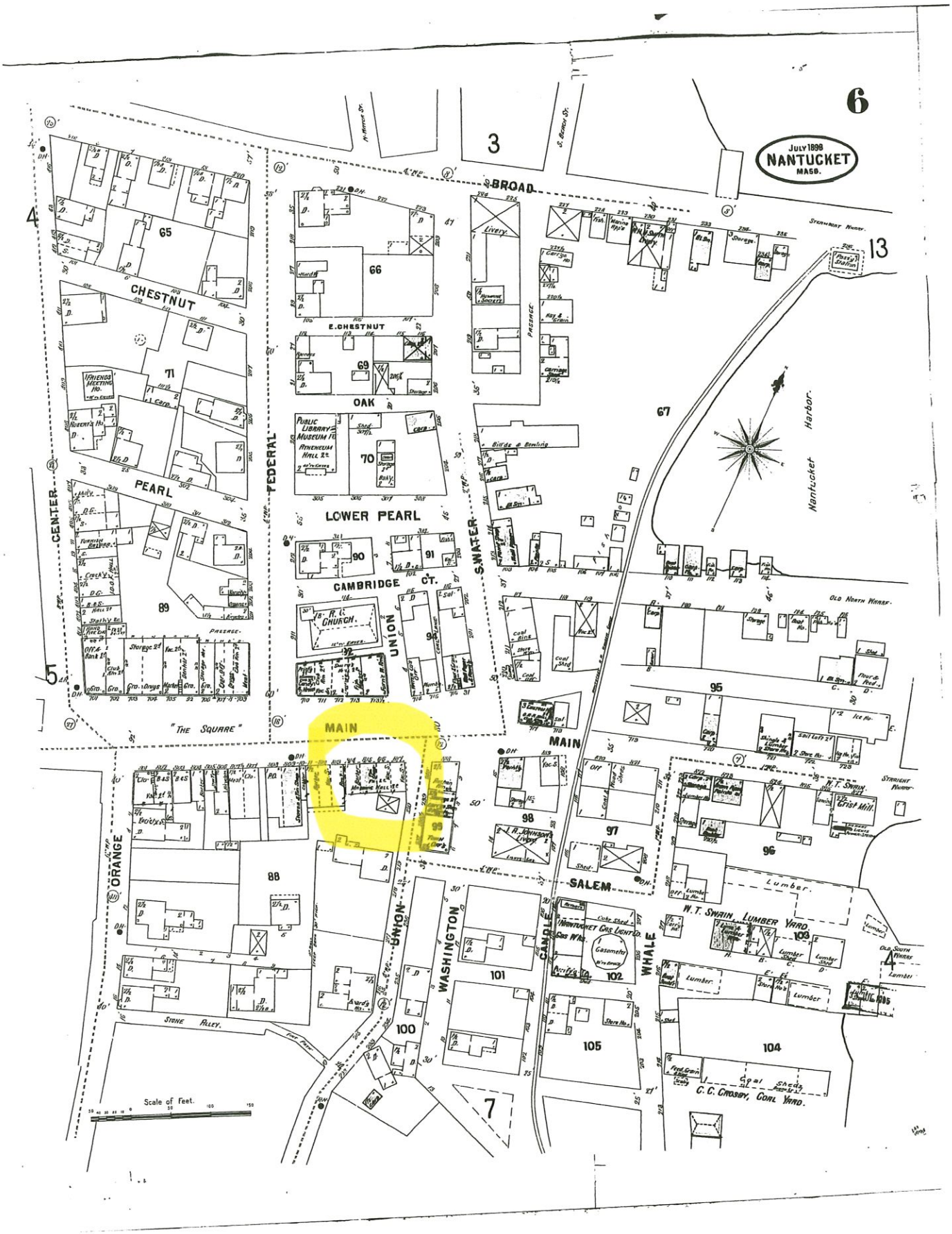
1887


Oct. 1887
NANTUCKET
MASS.
MAIN ST.
WASHINGTON ST.
CANDLE
WHALE
ORANGE
MONTAGUE ST.
SALEM
Coal Shed.
W.T. SWAIN LUMBER YD.
GAS WKS.
C.C. CROSBY COAL YARD.
Coal Bins.
Storage of Boats.
COMMERCIAL WHARF
PRIVATE WHARF
Vacant.
Nantucket Sound
Beach.
at Brant Point ½ Mile N.E. of P.O.
P A R K S.
Bath Rooms.
Lodging Rooms.
Dining Hall
Kitchen.
Bowling Alley
Bar Room
THE NANTUCKET HOTEL.
Scale of Feet.
SHERBURNE HO.
BAY VIEW HO.
SEE SHEET No 2.
SEE SHEET No 3.
SEE SHEET No 6.
SEE SHEET No 7.
Dry.
Boat Yd.
Stone Alley
Foot Path
Stone Yd.
Undertkr.
Bank
Steep
Dock.
Lumber.
South Wharf
Coal Shed.
Stone Yd.
Storage.
Stores.
Stores Ho.
Old Fish Ho.
Driveway
Vacant.
Coal Shed.
Stone Shed
Gas Holder House 78' in Diam.
Lumber Shed.
Lumber Store Ho.
Line Lumber Yd.
Ship Stores.
Boat Building Shop
Lumber Yd.
Coal Yard
Boiler Ho.
Stone Ho.
Private Wharf
Storage.
Stone Yd.
Coal Bins.
Storage of Boats.
Stores Ho.
Old Fish Ho.
Stores.
Vacant.
Nantucket Sound
Beach.
at Brant Point ½ Mile N.E. of P.O.
P A R K S.
Bath Rooms.
Lodging Rooms.
Dining Hall
Kitchen.
Bowling Alley
Bar Room
THE NANTUCKET HOTEL.
Scale of Feet.
Vacant.
Driveway
Lodging Rooms.
Stores.
Stores Ho.
Old Fish Ho.
Storage.
Private Wharf
Coal Bins.
Storage of Boats.
Coal Shed.
Stone Shed
Gas Holder House 78' in Diam.
Gas Wks.
Lumber Shed.
Lumber Store Ho.
Line Lumber Yd.
Ship Stores.
Boat Building Shop
Lumber Yd.
Coal Yard
Boiler Ho.
Stone Ho.
Stone Yd.
Undertkr.
Bank
Steep
Dock.
Lumber.
South Wharf
Coal Shed.
Stone Yd.
Storage.
Stores.
Stores Ho.
Old Fish Ho.
Driveway
Vacant

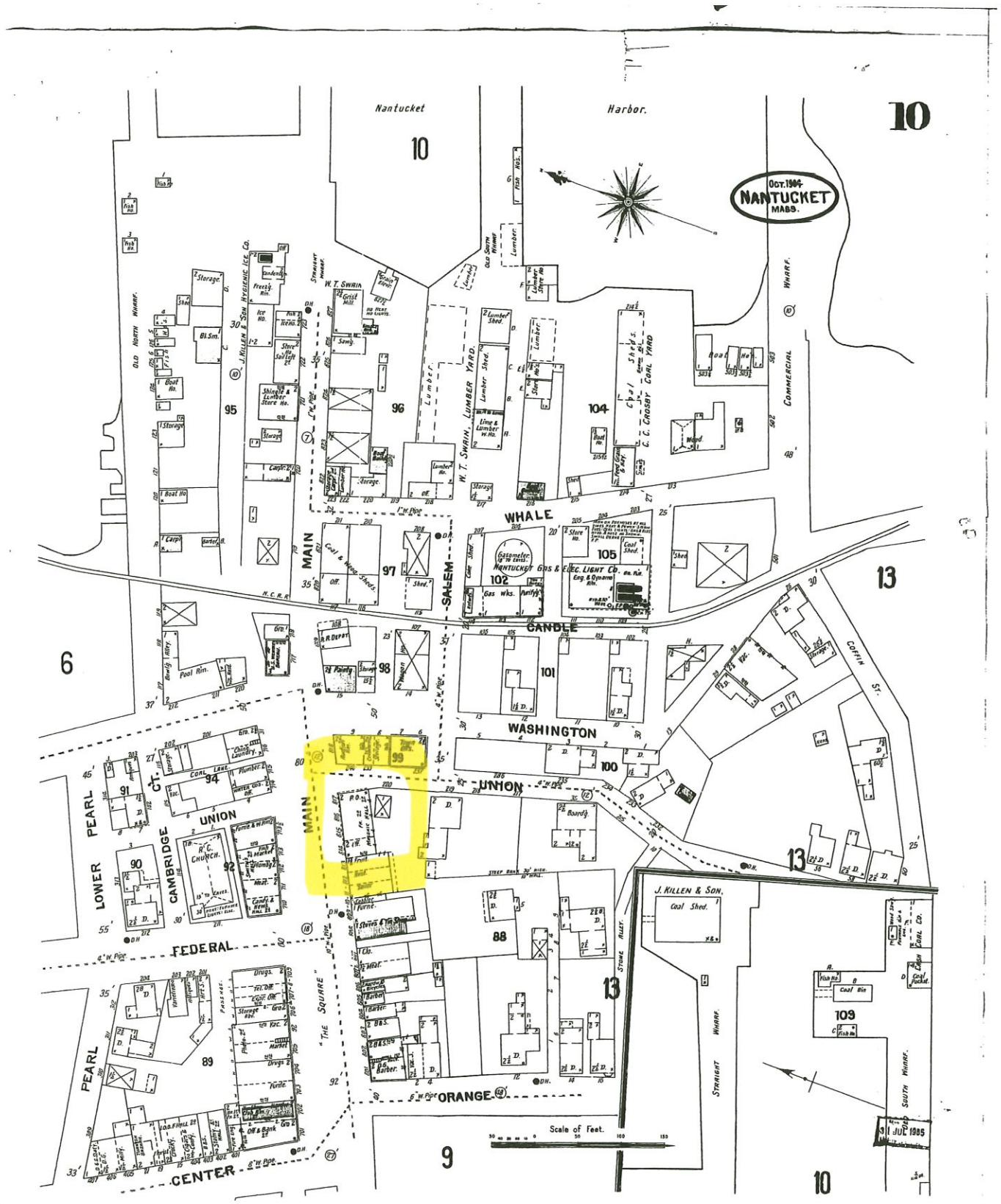
1892


MAIN
FEDERAL ST.
SALEM
UNION
WASHINGTON
GANDLE
WHALE
ORANGE
MONTAUK
COFFIN
STONE ALLEY
STRAIGHT WHARF
OLD SOUTH WHARF
COMMERCIAL WHARF
HARBOR
NANTUCKET
Aug. 1892
NANTUCKET
MASS.
W.T. SWAIN LUMBER YD.
NANTUCKET GAS LIGHT CO.
GAS WKS.
C.C. CROSBY COAL YARD
Storage of Boats.
SHERBURNE HO.
BAYVIEW HO.
Scale of Feet.
1 JUL 1895

1898


JULY 1898
NANTUCKET
MASS.
BROAD
CHESTNUT
E. CHESTNUT
OAK
PEARL
LOWER PEARL
CAMBRIDGE
CT.
UNION
FEDERAL
CENTER
S. WATER
MAIN
SALEM
ORANGE
WASHINGTON
WHALE
CANDLE
"THE SQUARE"
Nantucket Harbor
Livery
Stone Alley
Scale of Feet
W. T. SWAIN LUMBER YARD
C. C. CROSBY, COAL YARD
Nantucket Gas Light Co. Gas Wks.
Gasometer
Grist Mill
Lumber
Coal Sheds
Old North Wharf
Straight Wharf
Old South Wharf
Passage
Friends Meeting Ho.
Public Library & Museum
Athenaeum Hall
R. C. Church
Billiards & Bowling
Coal Bins
Coal Shed
Ice Ho.
Sail Loft
Shed
Storage
Stable
Carp.
Grocery
Drugs
Harbor
Gro.
Cor. Off.
Office
Bank
Club Rm.
Stores
Dwgs.
Dwellings
Tenements
Hall
Lodge Rm.
Wharf
Lumber
Feed & Grain
Coal Shed
Store No.
Ice Ho.
Sail Loft
Shop
Factory
Foundry
Machine Shop
Paint Shop
Cooper Shop
Blacksmith Shop
Boat Shop
Cabinet Shop
Pattern Shop
Tinsmith Shop
Plumber Shop
Gas Fitter
Stable
Hay & Grain
Carriage Ho.
Wagon Shop
Hardware
Furniture
Dry Goods
Clothing
Jewelry
Boots & Shoes
Hats & Caps
Meat Market
Fish Market
Grocery
Drugs
Paints & Oils
Stationery
Tobacco
Cigars
Confectionery
Fruit & Nuts
Ice Cream
Restaurant
Hotel
Boarding House
Lodging
Post Office
Express Office
Telegraph Office
Telephone Exch.
Newspaper Office
Publication Office
Bank
Insurance Agt.
Real Estate
Lawyer
Dentist
Physician
Undertaker
Photographer
Barber
Tailor
Dressmaker
Milliner
Laundry
Dyer
Cleaner
Repairer
Jeweler
Watchmaker
Optician
Bookbinder
Printer
Stationer
Artist
Musician
Teacher
Clergyman
Mason
Carpenter
Painter
Plumber
Gas Fitter
Tinsmith
Blacksmith
Wheelwright
Machinist
Engineer
Electrician
Contractor
Builder
Dealer
Manufacturer
Wholesale
Retail
Factory
Foundry
Machine Shop
Paint Shop
Cooper Shop
Blacksmith Shop
Boat Shop
Cabinet Shop
Pattern Shop
Tinsmith Shop
Plumber Shop
Gas Fitter
Stable
Hay & Grain
Carriage Ho.
Wagon Shop
Hardware
Furniture
Dry Goods
Clothing
Jewelry
Boots & Shoes
Hats & Caps
Meat Market
Fish Market
Grocery
Drugs
Paints & Oils
Stationery
Tobacco
Cigars
Confectionery
Fruit & Nuts
Ice Cream
Restaurant
Hotel
Boarding House
Lodging
Post Office
Express Office
Telegraph Office
Telephone Exch.
Newspaper Office
Publication Office
Bank
Insurance Agt.
Real Estate
Lawyer
Dentist
Physician
Undertaker
Photographer
Barber
Tailor
Dressmaker
Milliner
Laundry
Dyer
Cleaner
Repairer
Jeweler
Watchmaker
Optician
Bookbinder
Printer
Stationer
Artist
Musician
Teacher
Clergyman
Mason
Carpenter
Painter
Plumber
Gas Fitter
Tinsmith
Blacksmith
Wheelwright
Machinist
Engineer
Electrician
Contractor
Builder
Dealer
Manufacturer
Wholesale
Retail

1904


Nantucket
Harbor.
10
Oct. 1904
NANTUCKET
MASS.
OLD NORTH WHARF.
J. KILLEN & SON HYGIENIC ICE CO.
STRAIGHT WHARF.
W. T. SWAIN
W. T. SWAIN LUMBER YARD.
OLD SOUTH WHARF.
COAL YARD
C. C. CROSBY
COMMERCIAL WHARF.
WHALE
MAIN
SALEM
CANDLE
WASHINGTON
UNION
FEDERAL
ORANGE
CENTER
PEARL
LOWER
CAMBRIDGE
COFFIN ST.
STORE ALLEY
STRAIGHT WHARF.
"THE SQUARE"
NANTUCKET GAS & ELEC. LIGHT CO.
Gas wks.
Purifyg.
Gasometer
R.C. CHURCH
J. KILLEN & SON.
Coal Shed.
Coal Bin
Coal Pocket.
Scale of Feet.
6
9
13

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date: 5/19/2020 Address 30 MAIN STREET

Scope of Work: REVISIONS TO # 72422 · OMIT PREVIOUSLY APPROVED WINDOWS · WINDOW / DOOR CHANGE 1ST FLOOR · CHANGE TO 2ND FL DECK

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

UNION LODGE (MASONIC HALL) - EARLY 1800'S + REBUILT AFTER GREAT FIRE OF 1846 - FEDERAL STYLE, 2 STORY, HIPROOF, 5 BAYED FACADE W/ IONIC PILASTERS (C. LANCASTER)
* 2ND FLOOR ADDED AFTER 1890S *

STAFF COMMENTS Name: HOLLY BACKUS, AP

( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View
( ) Does not meet guidelines Visibility: Yes or No
(✓) Not appropriate *(As noted below)*

(GREAT HISTORY FROM DSO!! :)

* WINDOWS IN QUESTION SHOWN IN 1895 NHA PHOTO.
* UP TO COMMISSION ON REQUEST, HOWEVER THEY DO BRING THE BUILDING BACK TO THE 1890S ERA ON MAIN ST, ACK!

* NO CONCERNS TO 1ST FLOOR WINDOW / DOOR CHANGE + 2ND FLOOR DECK CHANGE

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)*

OLD BIZ

Welch – Agrees with what's been said. Asked about parking, which he believes is relative to setting and context. Agrees with Ms. Oliver. He needs to do a viewing to get some context of what's along Capuam Road.
McLaughlin – Nothing to add.

Motion **Motion to View and Hold for revisions. (Camp)**
Vote Carried 5-0 Certificate #

14. Leichtman-Levine **12-0402** 26 Milk Street Demo/move off 42.3.3-37 Botticelli & Pohl

Voting Camp (acting chair, McLaughlin, Oliver
Alternates None
Recused Pohl
Documentation None
Representing None
Public None
Concerns Not opened at this time.
Motion **Motion to Hold for January 28 meeting at applicant's request. (Camp)**
Vote Carried 3-0 Certificate #

15. Hale, Everts **12-0300** 46 Monomoy Road Main House renovations 54-71 Ethan McMorrow

Voting Pohl, Camp, Oliver, Welch, Dutra
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Ethan McMorrow
Public None
Concerns (7:53) **McMorrow** – Reviewed the project.
Oliver – The plans don't show (bubble) the changes or have the existing structure.
Motion **Motion to Hold for addition of the as-built to the drawings and clarification of the proposed. (Camp)**
Vote Carried 5-0 Certificate #

16. Hale, Everts **12-0301** 46 Monomoy Road Cabana 54-71 Ethan McMorrow

Voting Pohl, Camp, Oliver, Welch, Dutra
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Ethan McMorrow
Public None
Concerns (7:58) **McMorrow** – Don't look at the garage.
Oliver – The plan shows this connected to a portion of the garage with a deck and pergola.
Welch – Should have a cut-line of how it connects.
Dutra – Wants to hold this to see how it connects.
Motion **Motion to Approve through staff with removal of the garage from the plans. (Camp)**
Vote Carried 5-0 Certificate # **HDC2019-12-0301**

17. Reinemo Family **01-0458** Tuckernuck New dwelling 95-19 Val Oliver

Voting Pohl, Dutra
Alternates None
Recused Oliver, McLaughlin
Documentation None
Representing None
Public None
Concerns (8:00) Not opened due to No Quorum.
Motion **No action due to lack of quorum.**
Vote N/A Certificate #

18. Kaschuluk, Jeff **01-0461** 27 North Liberty Street Addition/move on lot 41-453 LINK

Voting Coombs (acting chair), McLaughlin, Camp, Oliver, Welch
Alternates Dutra
Recused Pohl
Documentation Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.
Representing Luke Thornewill, Thornewill Design
Carrie Thornewill, Thornewill Design
Jeff Kaschuluk, owner
Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP
Victoria Ewing, Link

RECEIVED
MAR 11 2020
By

PROPOSED

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°: 54 PARCEL N°. 71

Street & Number of Proposed Work: 46 Monomoy Road

Owner of record: Jane Willard Hammond and Helen Hammond

Mailing Address: 555 Dryden Place

Charlottsville, Virginia 22903

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Hale Everets

Mailing Address: 9 Prospect Park W. #6A

Brooklyn, New York 11215

Contact Phone #: 917-208-0267 E-mail: heverets@hotmail.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: 67'-9 1/4" Sq. Footage 1st floor: 1454 SF Decks/Patio: Size: 80 SF ☒ 1st floor ☐ 2nd floor

Width: 28'- 10" Sq. footage 2nd floor: 1042 SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 26' - 3 1/4" South 26'- 3 1/4" East 25'- 5 1/4" West 25' - 5 1/4"

Additional Remarks

Historic Name: Mistover

Original Date: 1930

Original Builder:

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

REVISIONS* (describe)

1. East Elevation - increase set back, modify hip roof to gable ridge;center 2nd Floor windows
2. South Elevation - modified hip to gable
3. West Elevation - modified hip to gable; added gable
4. North Elevation - eliminate enclosed porch & 2nd floor bay window, added shed porch & 2nd floor deck; modified hip to gable

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

Masonry Chimney: ☐ Block Parged ☒ Brick (type) Clay; running bond ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 4 /12 Other _____

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) copper

Leaders (material and size): copper; 2"O.D.

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 4" Rake 6" Soffit (Overhang) 11" Corner boards _____ Frieze _____

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

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

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

Doors* (type and material): ☒ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material existing to remain

Hardscape materials: Driveways existing to remain Walkways bluestone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof White Cedar

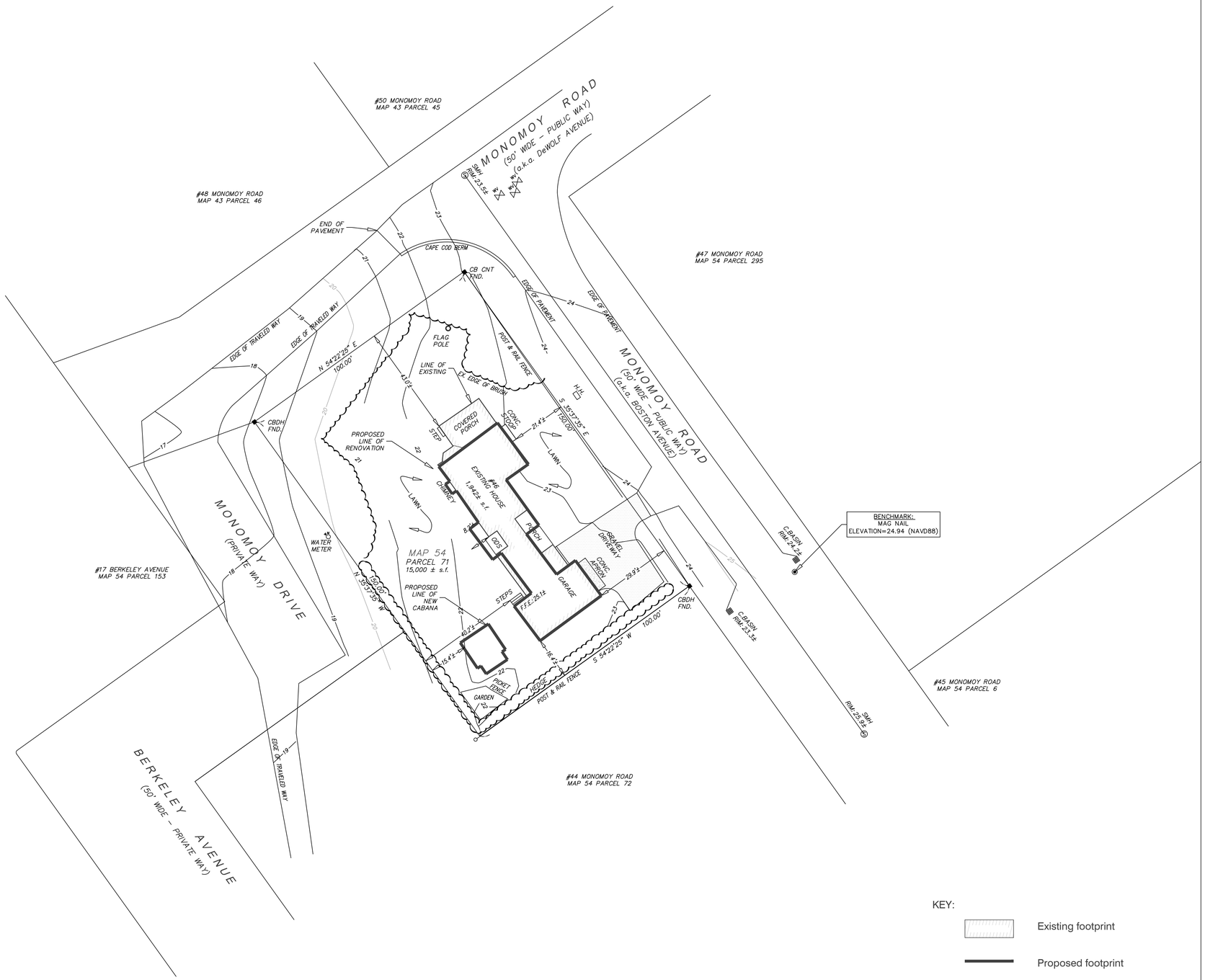
Trim white Sash Black Doors Green (HDC)

Deck mahogany Foundation 8" exposed Fence _____ Shutters open to maintaing on east elevation per existing

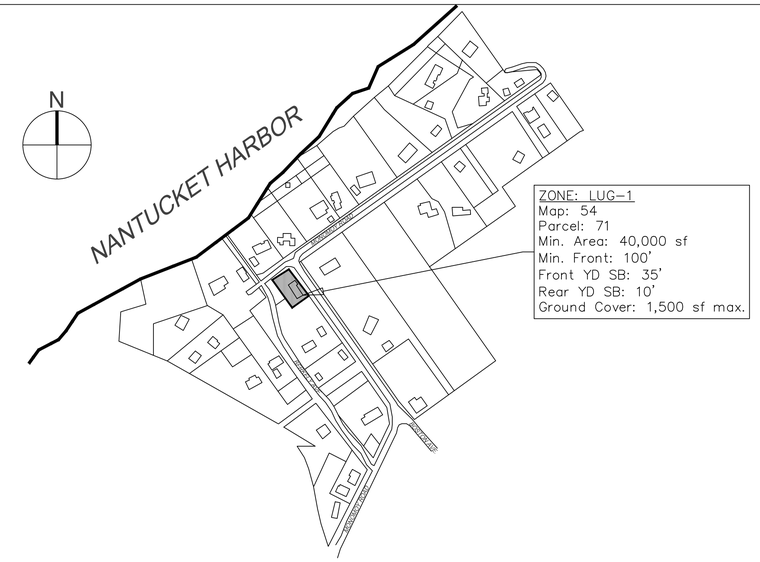
* Attach manufacturer's color samples if color is not from HDC approval list.

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 12/4/19 Signature of owner of record [signature] Signed under penalties of perjury



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



2 KEY MAP
NTS

EAST

WEST

NORTH

3 EXISTING PHOTOS
NTS

Hale Everets, RA
+
Katherine Kim

Renovations at 46 Monomoy Road

46 Monomoy Rd.
Nantucket, Ma 02554

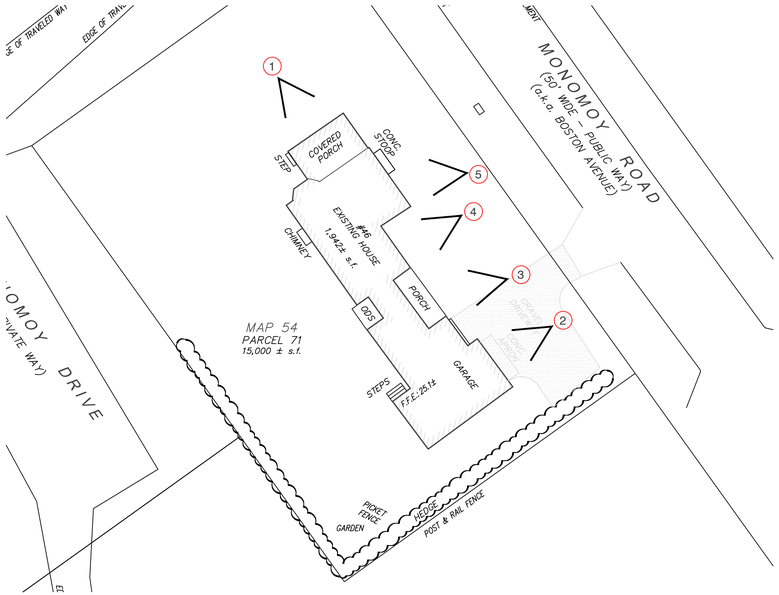
MAP NO: 54
PARCEL NO: 71
ZONING INFO: LUG-1

SITE PLAN / LOCATION

PROGRESS NOT FOR CONSTRUCTION

Date:	Revision:	Date:	Revision:
12.04.19	HDC SUBMISSION	3.12.20	HDC SUBMISSION
1.15.20	HDC SUBMISSION		
1.29.20	HDC SUBMISSION		
2.26.20	PROGRESS		

A-0.0



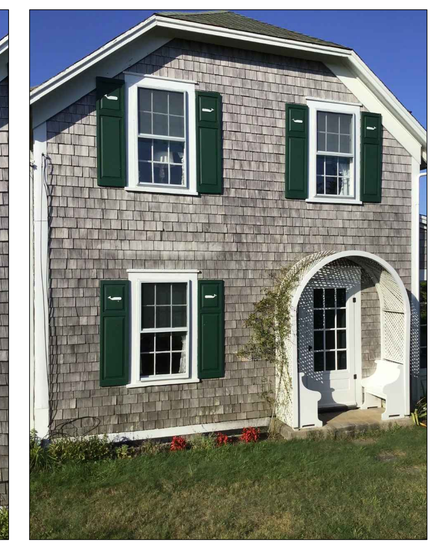
KEY PLAN

1 PHOTO - NORTH

2 PHOTO - EAST GARAGE

3 PHOTO - EAST LOW ROOF

4 PHOTO - EAST SETBACK



5 PHOTO - EAST MAIN ELEVATION

NOTES: Renovations are for illustrative purposes only.

Hale Everets, RA
+
Katherine Kim

Renovations at 46 Monomoy Road

46 Monomoy Rd.
Nantucket, Ma 02554

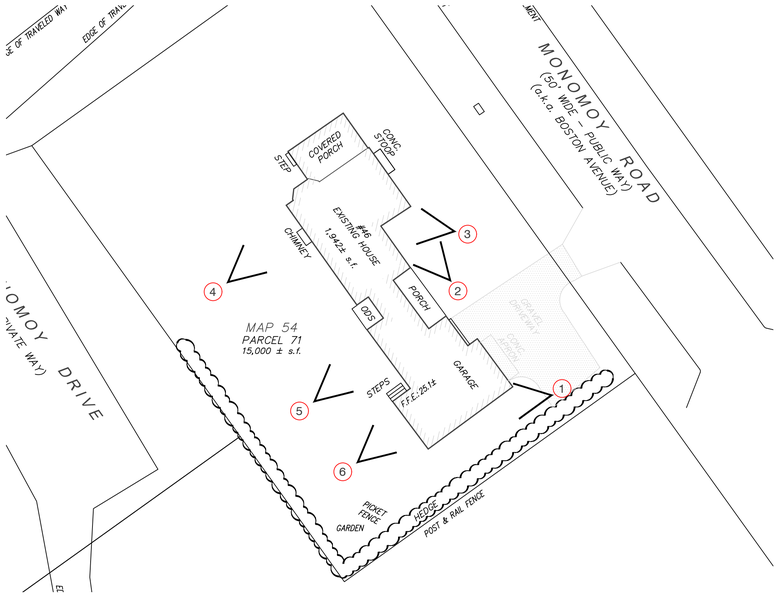
MAP NO: 54
PARCEL NO: 71
ZONING INFO: LUG-1

NORTH / EAST PHOTOS

PROGRESS NOT FOR CONSTRUCTION

Date:	Revision:	Date:	Revision:
12.04.19	HDC SUBMISSION	3.12.20	HDC SUBMISSION
1.15.20	HDC SUBMISSION		
1.29.20	HDC SUBMISSION		
2.26.20	PROGRESS		

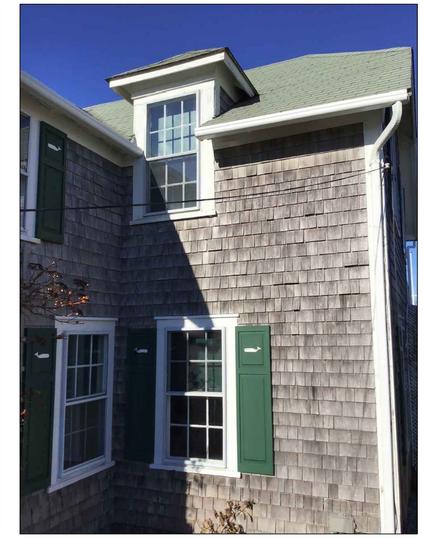
A-0.1



KEY PLAN

1 PHOTO - SOUTH GARAGE

2 PHOTO - SOUTH MAIN HOUSE



3 PHOTO - SOUTH MAIN HOUSE

4 PHOTO - WEST

5 PHOTO - WEST LOW ROOF

6 PHOTO - WEST GARAGE

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Katherine Kim

Renovations at 46 Monomoy Road

46 Monomoy Rd.
Nantucket, Ma 02554

MAP NO: 54
PARCEL NO: 71
ZONING INFO: LUG-1

SOUTH / WEST PHOTOS

PROGRESS NOT FOR CONSTRUCTION

Date:	Revision:	Date:	Revision:
12.04.19	HDC SUBMISSION	3.12.20	HDC SUBMISSION
1.15.20	HDC SUBMISSION		
1.29.20	HDC SUBMISSION		
2.26.20	PROGRESS		

A-0.2

1 SOUTH VIEW EXISTING

3 EAST VIEW EXISTING

5 NORTH VIEW EXISTING

2 SOUTH VIEW PROPOSED

4 EAST VIEW PROPOSED

6 NORTH VIEW PROPOSED

NOTES: Renderings are for illustrative purposes only. Refer to elevations for complete details.

Hale Everets, RA
+
Katherine Kim

Renovations at 46 Monomoy Road
46 Monomoy Rd.
Nantucket, Ma 02554

MAP NO: 54
PARCEL NO: 71
ZONING INFO: LUG-1

SOUTH / WEST PHOTOS

PROGRESS NOT FOR CONSTRUCTION

Date:	Revision:	Date:	Revision:
12.04.19	HDC SUBMISSION	3.12.20	HDC SUBMISSION
1.15.20	HDC SUBMISSION		
1.29.20	HDC SUBMISSION		
2.26.20	PROGRESS		

A-0.3

1 SOUTH VIEW PROPOSED

2 NORTH VIEW PROPOSED

3 WEST VIEW PROPOSED

NOTES: Renderings are for illustrative purposes only. Refer to elevations for complete details.

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Katherine Kim

Renovations at 46 Monomoy Road
46 Monomoy Rd.
Nantucket, Ma 02554

MAP NO: 54
PARCEL NO: 71
ZONING INFO: LUG-1

SOUTH / WEST PHOTOS

PROGRESS NOT FOR CONSTRUCTION

Date:	Revision:	Date:	Revision:
12.04.19	HDC SUBMISSION	3.12.20	HDC SUBMISSION
1.15.20	HDC SUBMISSION		
1.29.20	HDC SUBMISSION		
2.26.20	PROGRESS		

A-0.4

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

NOTES:

1. Existing above grade fuel tank to be removed and replaced with underground tank.
2. Restore existing shutters in kind where indicated.

KEY:

EXISTING WALL LOCATION:

NEW WALL LOCATION:

Hale Everets, RA
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Katherine Kim

Renovations at 46 Monomoy Road

46 Monomoy Rd.
Nantucket, Ma 02554

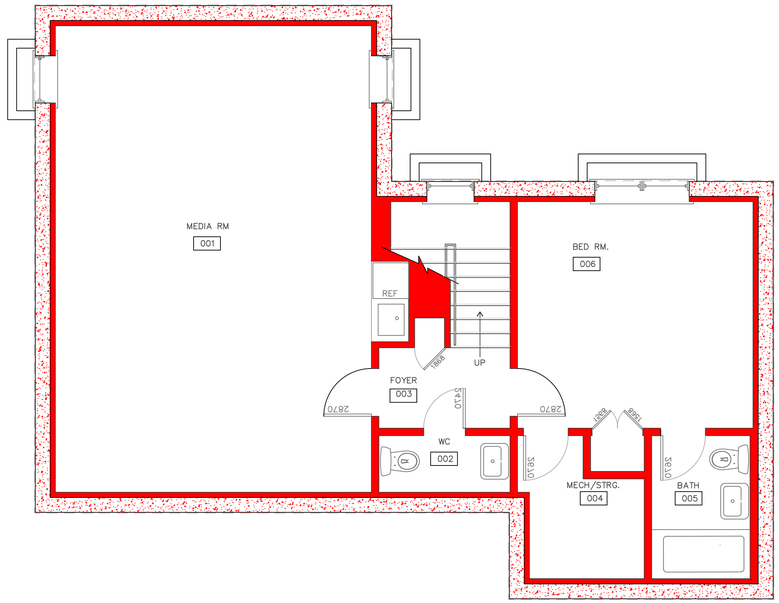
MAP NO: 54
PARCEL NO: 71
ZONING INFO: LUG-1

FIRST FLOOR PLAN

PROGRESS NOT FOR CONSTRUCTION

Date:	Revision:	Date:	Revision:
12.04.19	HDC SUBMISSION	3.12.20	HDC SUBMISSION
1.15.20	HDC SUBMISSION		
1.29.20	HDC SUBMISSION		
2.26.20	PROGRESS		

A-1.0



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

NOTES:

1. Existing above grade fuel tank to be removed and replaced with underground tank.
2. Restore existing shutters in kind where indicated.

KEY:

EXISTING WALL LOCATION:

NEW WALL LOCATION:

DOOR & WINDOW SCHEDULE					
SYM	MANUFACTURER	WIN. DIMENSIONS SIZE	GLASS SIZE	TYPE	REMARKS
WINDOWS					
A1					NOT USED
A2	ANDERSON	2'-7 5/8" X 4'-0 7/8"	25-5/8"X19-3/8"	WDH26310	6/6 D.H.
A3	ANDERSON				NOT USED
A4	ANDERSON	2'-7 5/8" X 5'-0 7/8"	25-5/8"X25-3/8"	WDH26410	6/6 D.H.
B	ANDERSON	2'-7 1/2" X 2'-4 3/8"	26 11/16"X24"	AW281	6 LITE AWNING
B2	ANDERSON	1'-8 1/2" X 2'-11 5/16"	16 1/8"X 31 1/8"	CN13	6 LITE CASEMENT
B3	ANDERSON	1'-5" X 4'-0"	12 5/8"X 43 3/16"	CR14	8 LITE CASEMENT
C1	VELUX	31-7/16" X 31-1/2"	27-1/4" X 27-1/4"	M02	FIXED SKYLIGHT
EX	EXISTING TO REMAIN				
DOORS					
1	SIMPSON	3'-0" X 7'-0"		F-7662	6 LITE 2 PNL EXT DR.
2	BROSCO	2'-6" 7'-0"		77506 TDL	8 LITE FRENCH DOOR
3	BROSCO	2'-6" 7'-6"		77506 TDL	10 LITE FRENCH DOOR
4	NANAWALL	(5) 2'-6" 7'-6"		HSW	10 LITE FRENCH DOOR

2 WINDOW SCHEDULE
NTS

Hale Everets, RA
+
Katherine Kim

Renovations at 46 Monomoy Road

46 Monomoy Rd.
Nantucket, Ma 02554

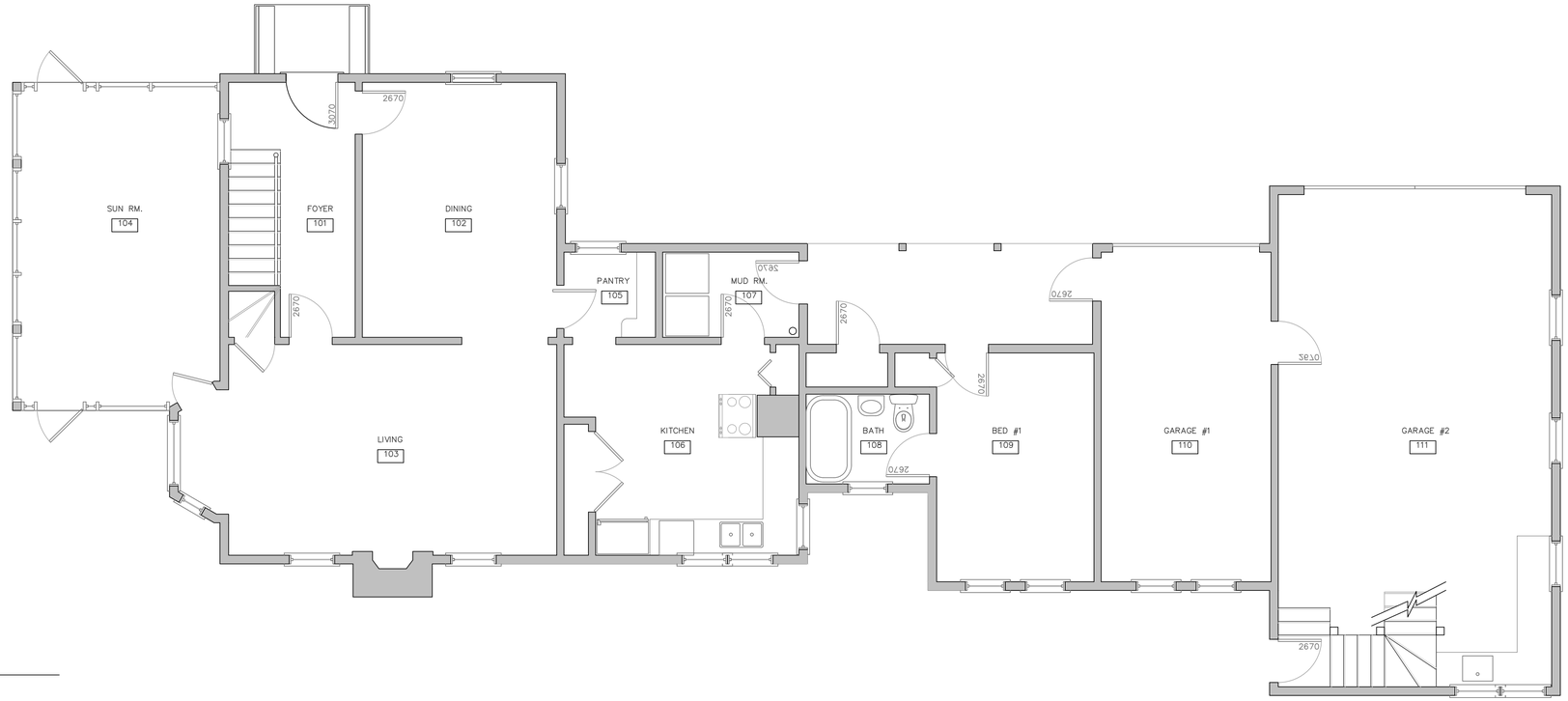
MAP NO: 54
PARCEL NO: 71
ZONING INFO: LUG-1

CELLAR PLAN

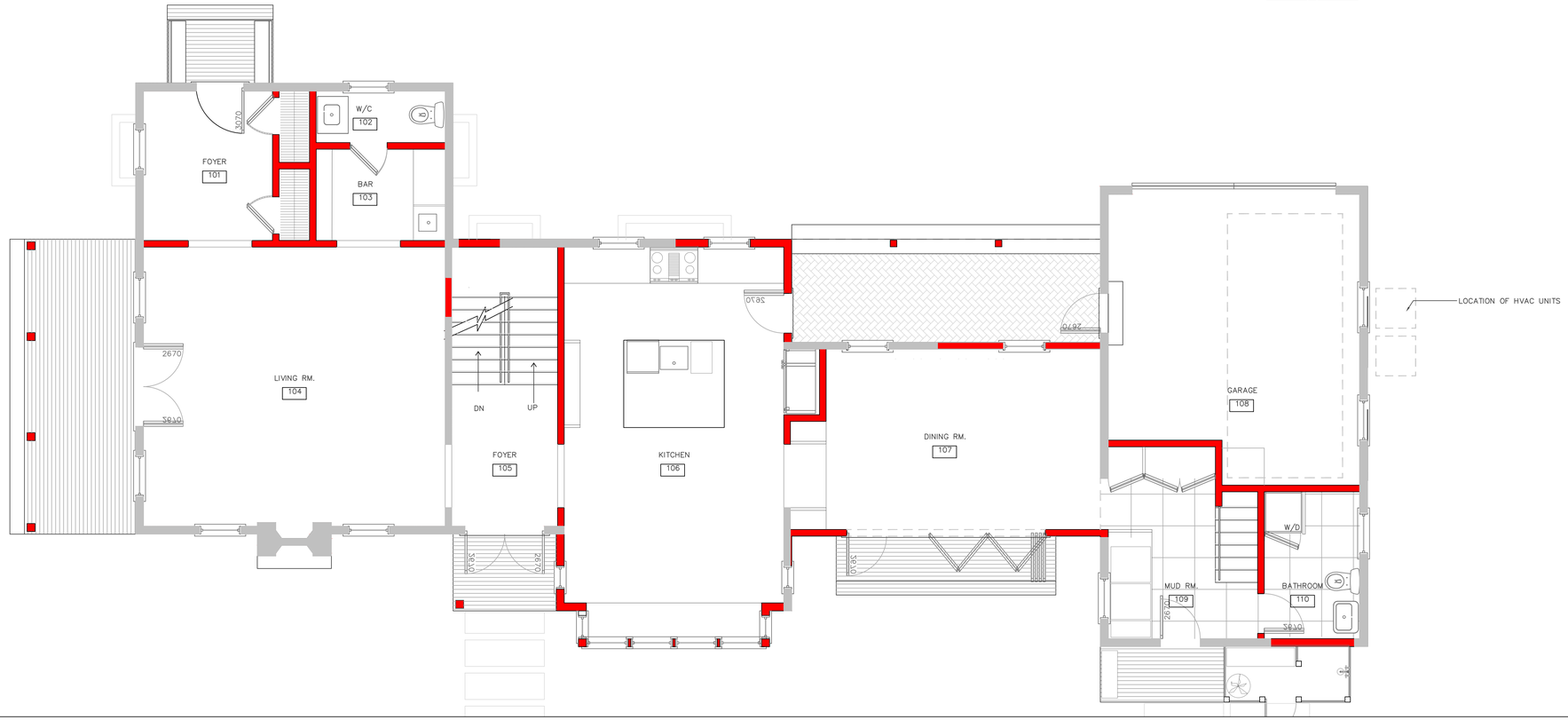
PROGRESS NOT FOR CONSTRUCTION

Date:	Revision:	Date:	Revision:
12.04.19	HDC SUBMISSION	3.12.20	HDC SUBMISSION
1.15.20	HDC SUBMISSION		
1.29.20	HDC SUBMISSION		
2.26.20	PROGRESS		

A-1.1



1 EXISTING FIRST FLOOR PLAN



2 PROPOSED FIRST FLOOR PLAN

NOTES:

1. Existing above grade fuel tank to be removed and replaced with underground tank.
2. Restore existing shutters in kind where indicated.

KEY:

EXISTING WALL LOCATION:

NEW WALL LOCATION:

Hale Everets, RA
+
Katherine Kim

Renovations at 46 Monomoy Road

46 Monomoy Rd.
Nantucket, Ma 02554

MAP NO: 54
PARCEL NO: 71
ZONING INFO: LUG-1

FIRST FLOOR PLAN

PROGRESS NOT FOR CONSTRUCTION

Date:	Revision:	Date:	Revision:
12.04.19	HDC SUBMISSION	3.12.20	HDC SUBMISSION
1.15.20	HDC SUBMISSION		
1.29.20	HDC SUBMISSION		
2.26.20	PROGRESS		

A-1.2

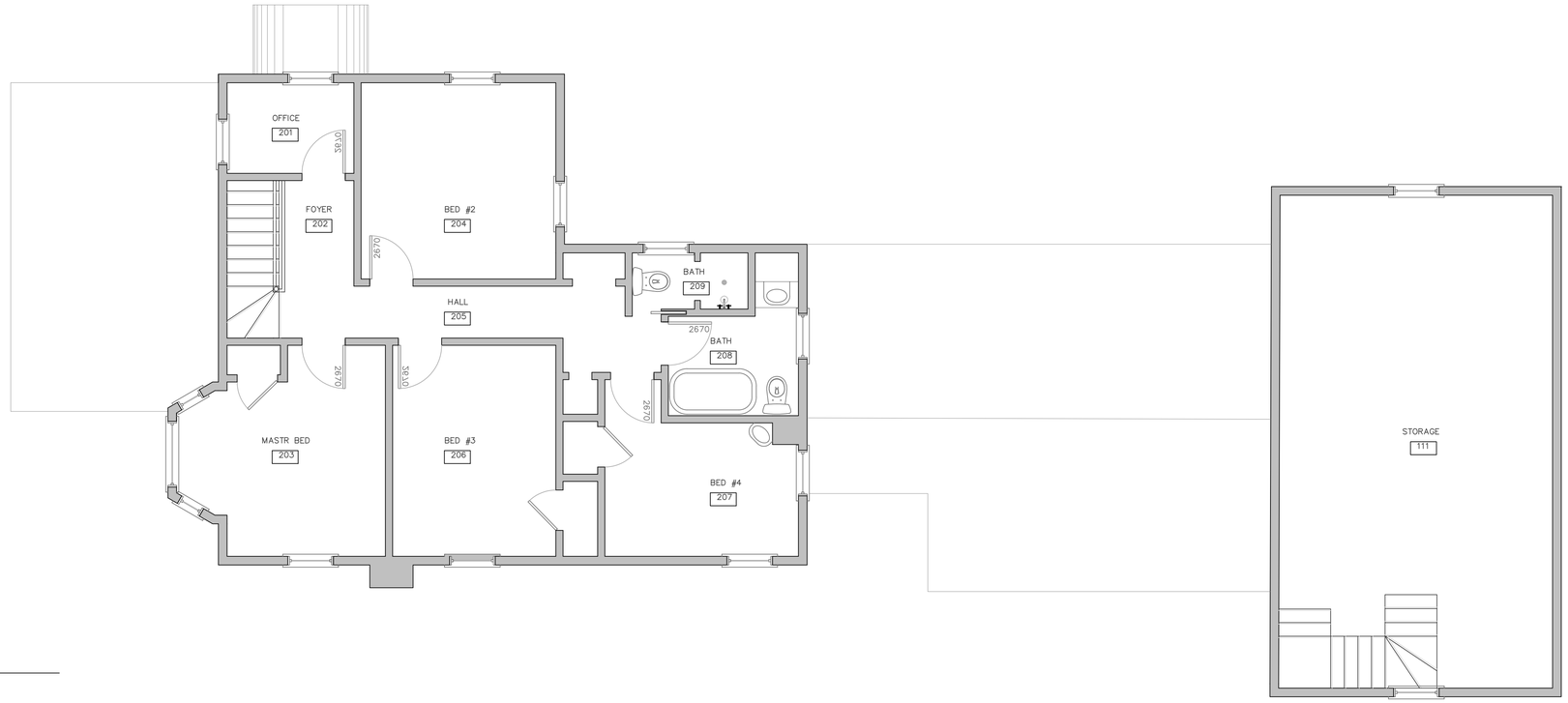
NOTES:

1. Existing above grade fuel tank to be removed and replaced with underground tank.
2. Restore existing shutters in kind where indicated.

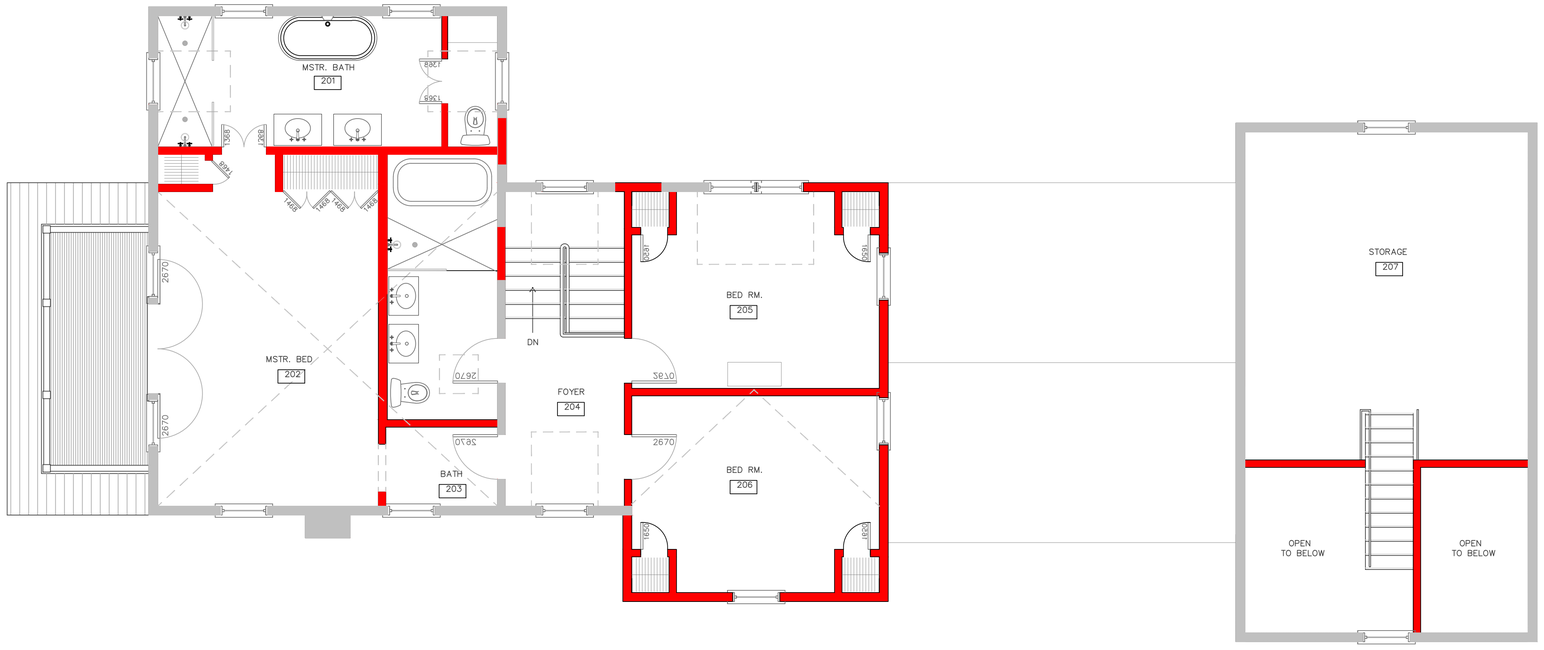
KEY:

EXISTING WALL LOCATION:

NEW WALL LOCATION:



1 EXISTING SECOND FLOOR PLAN



2 PROPOSED SECOND FLOOR PLAN

Hale Everets, RA
+
Katherine Kim

Renovations at 46 Monomoy Road

46 Monomoy Rd.
Nantucket, Ma 02554

MAP NO: 54
PARCEL NO: 71
ZONING INFO: LUG-1

SECOND FLOOR PLAN

PROGRESS NOT FOR CONSTRUCTION

Date:	Revision:	Date:	Revision:
12.04.19	HDC SUBMISSION	3.12.20	HDC SUBMISSION
1.15.20	HDC SUBMISSION		
1.29.20	HDC SUBMISSION		
2.26.20	PROGRESS		

A-1.3

NOTES:

1. Existing above grade fuel tank to be removed and replaced with underground tank.
2. Restore existing shutters in kind where indicated.

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

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

Hale Everets, RA
+
Katherine Kim

Renovations at 46 Monomoy Road

46 Monomoy Rd.
Nantucket, Ma 02554

MAP NO: 54
PARCEL NO: 71
ZONING INFO: LUG-1

EAST / NORTH ELEVATION

PROGRESS NOT FOR CONSTRUCTION

Date:	Revision:	Date:	Revision:
12.04.19	HDC SUBMISSION	3.12.20	HDC SUBMISSION
1.15.20	HDC SUBMISSION		
1.29.20	HDC SUBMISSION		
2.26.20	PROGRESS		

A-3.0

NOTES:

1. Existing above grade fuel tank to be removed and replaced with underground tank.
2. Restore existing shutters in kind where indicated.

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

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

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

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

Hale Everets, RA
+
Katherine Kim

Renovations at 46 Monomoy Road

46 Monomoy Rd.
Nantucket, Ma 02554

MAP NO: 54
PARCEL NO: 71
ZONING INFO: LUG-1

EAST / NORTH ELEVATION

PROGRESS NOT FOR CONSTRUCTION

Date:	Revision:	Date:	Revision:
12.04.19	HDC SUBMISSION	3.12.20	HDC SUBMISSION
1.15.20	HDC SUBMISSION		
1.29.20	HDC SUBMISSION		
2.26.20	PROGRESS		

A-3.1

NOTES:

1. Existing above grade fuel tank to be removed and replaced with underground tank.
2. Restore existing shutters in kind where indicated.

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

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

Hale Everets, RA
+
Katherine Kim

Renovations at 46 Monomoy Road
46 Monomoy Rd.
Nantucket, Ma 02554

MAP NO: 54
PARCEL NO: 71
ZONING INFO: LUG-1

WEST / SOUTH ELEVATION

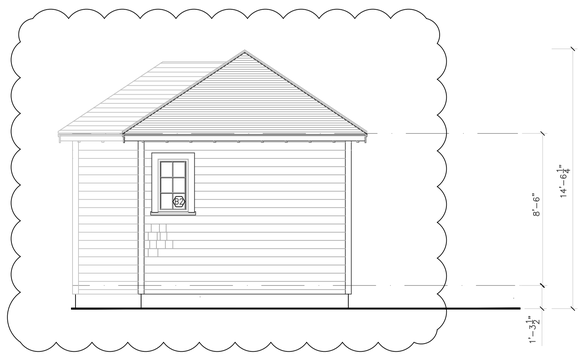
PROGRESS NOT FOR CONSTRUCTION

Date:	Revision:	Date:	Revision:
12.04.19	HDC SUBMISSION	3.12.20	HDC SUBMISSION
1.15.20	HDC SUBMISSION		
1.29.20	HDC SUBMISSION		
2.26.20	PROGRESS		

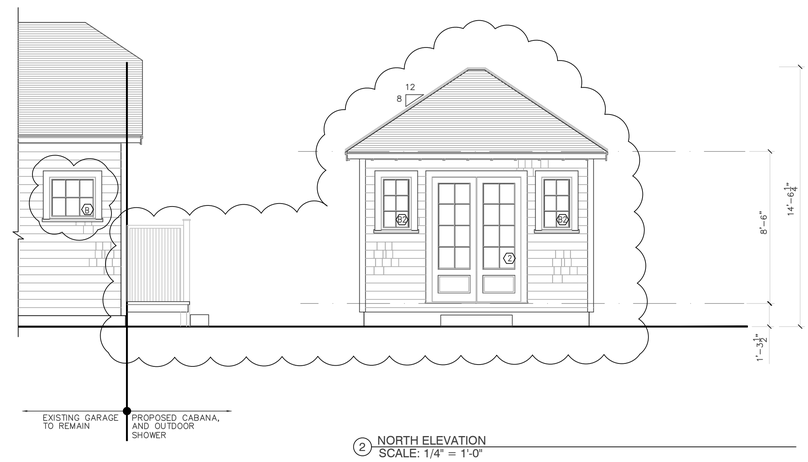
A-3.2

NOTES:

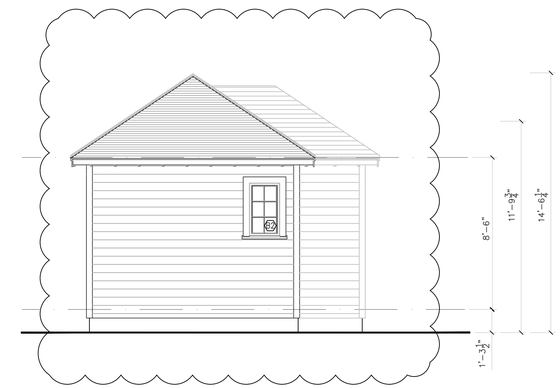
1. Existing above grade fuel tank to be removed and replaced with underground tank.
2. Restore existing shutters in kind where indicated.



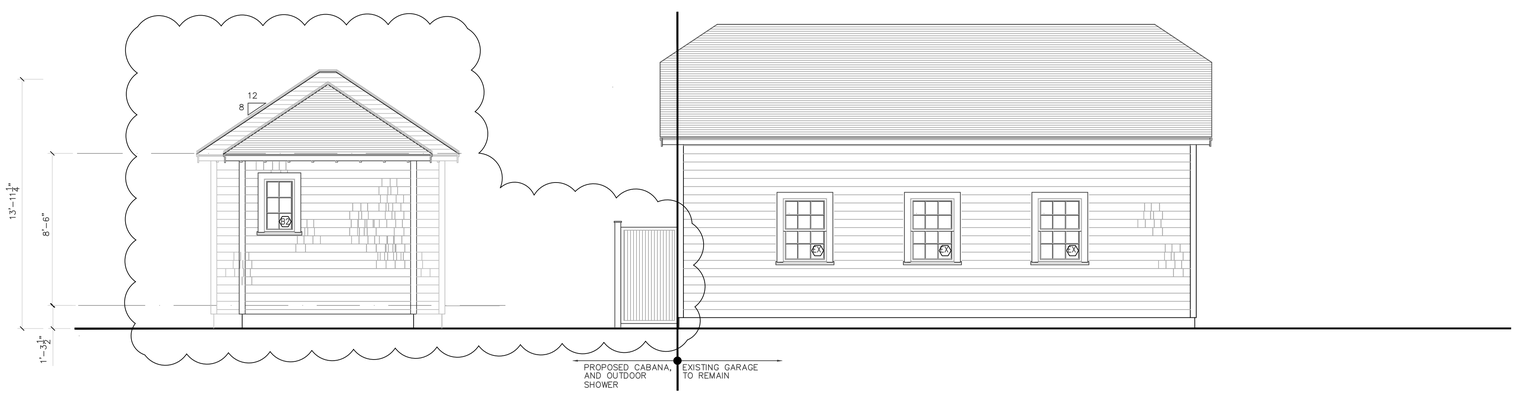
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

Hale Everets, RA
+
Katherine Kim

Renovations at 46 Monomoy Road
46 Monomoy Rd.
Nantucket, Ma 02554

MAP NO: 54
PARCEL NO: 71
ZONING INFO: LUG-1

POOL CABANA

PROGRESS NOT FOR CONSTRUCTION

Date:	Revision:	Date:	Revision:
12.04.19	HDC SUBMISSION	3.12.20	HDC SUBMISSION
1.15.20	HDC SUBMISSION		
1.29.20	HDC SUBMISSION		
2.26.20	PROGRESS		

A-3.3

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°: 4243 PARCEL N°. 70

Street & Number of Proposed Work: 57 CENTRE STREET

Owner of record: MONOMOY SHOALS LLC

Mailing Address: 1056 THROCK MORTON

MILL VALLEY, CA. 94941

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: NANTUCKET PROPERTY WATCH

Mailing Address: PO BOX 2026

NANTUCKET, MA 02554

Contact Phone #: (917) 825 4155 E-mail: KITCHENJOE@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District ____) ☐ Roof ☒ Other (SHOWER - 3.5' x 4.5') ENCLOSURE

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: SHOWER 6'-6"

Type: 3.5' x 4.5' (REAR OF HOUSE)

Length: NTW

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 _____

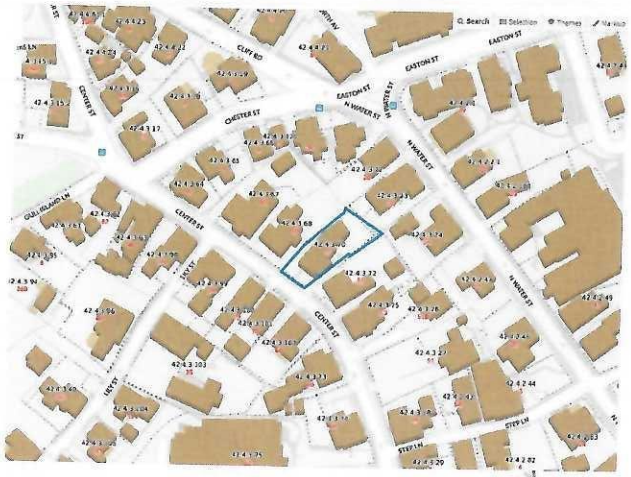
Trim _____ Sash _____ Doors _____

Deck NTW Foundation _____ Fence _____ Shutters _____

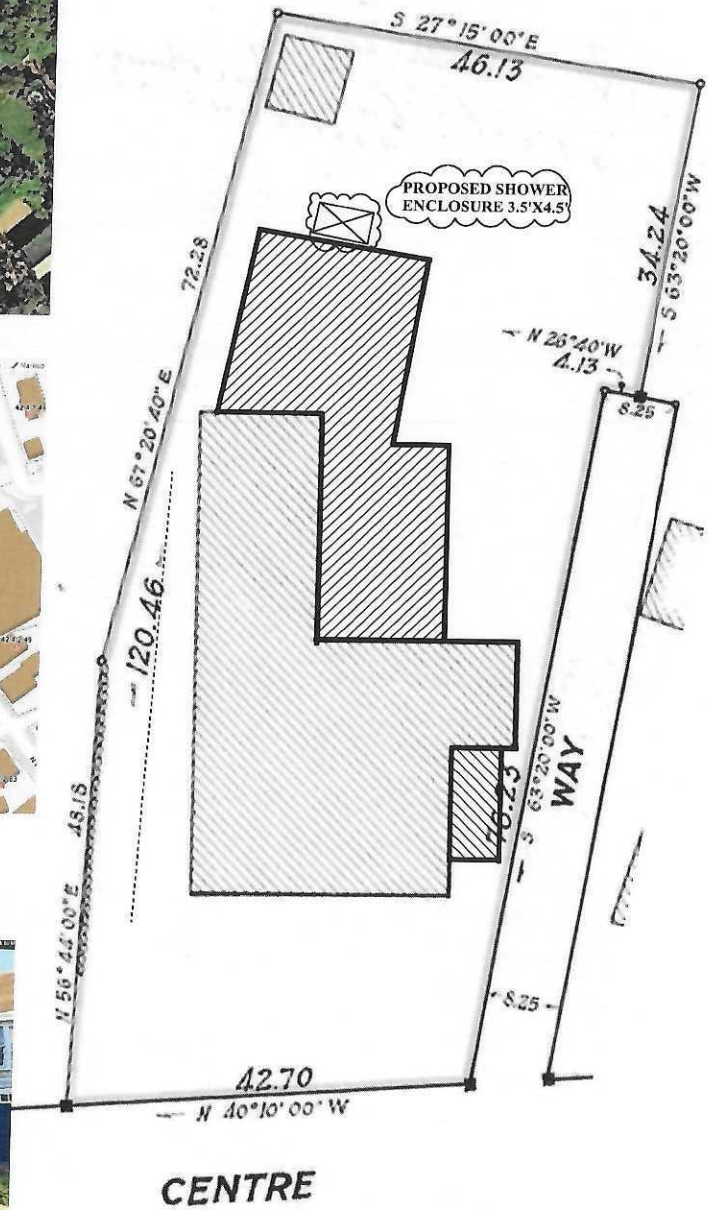
* Attach manufacturer's color samples if color is not from HDC approval list.

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 5/7/20 Signature of owner of record _____ Signed under penalties of perjury



MAP 42.4.3 PARCEL 70



EXAMPLE OF SHOWER

LOCATION

MONOMOY SHOALS LLC
57 CENTER STREET

EXTERIOR SHOWER

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I VAL OLIVER / NANTUCKET PROPERTY WATCH

AS AGENT FOR MONOMOY SHORES LLC

STREET ADDRESS 57 CENTER ST.

MAP/PARCEL 42A3 -70

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

5-7-20

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.

Signature Date 5-7-20

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 190

Street & Number of Proposed Work: 69 Cliff Rd

Owner of record: Richard Griffin

Mailing Address: 50 Mutinghouse Rd
Bedford NH 03110

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gaphon Architects

Mailing Address: PO Box 325
02554

Contact Phone #: 228 2820 E-mail: hello@g-arc.info

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 Repair Roof walk + Add skirt

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

Add skirt & Fix trim @ Roofwalk

*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 6x6

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 NTW

Trim white Sash _____ Doors _____

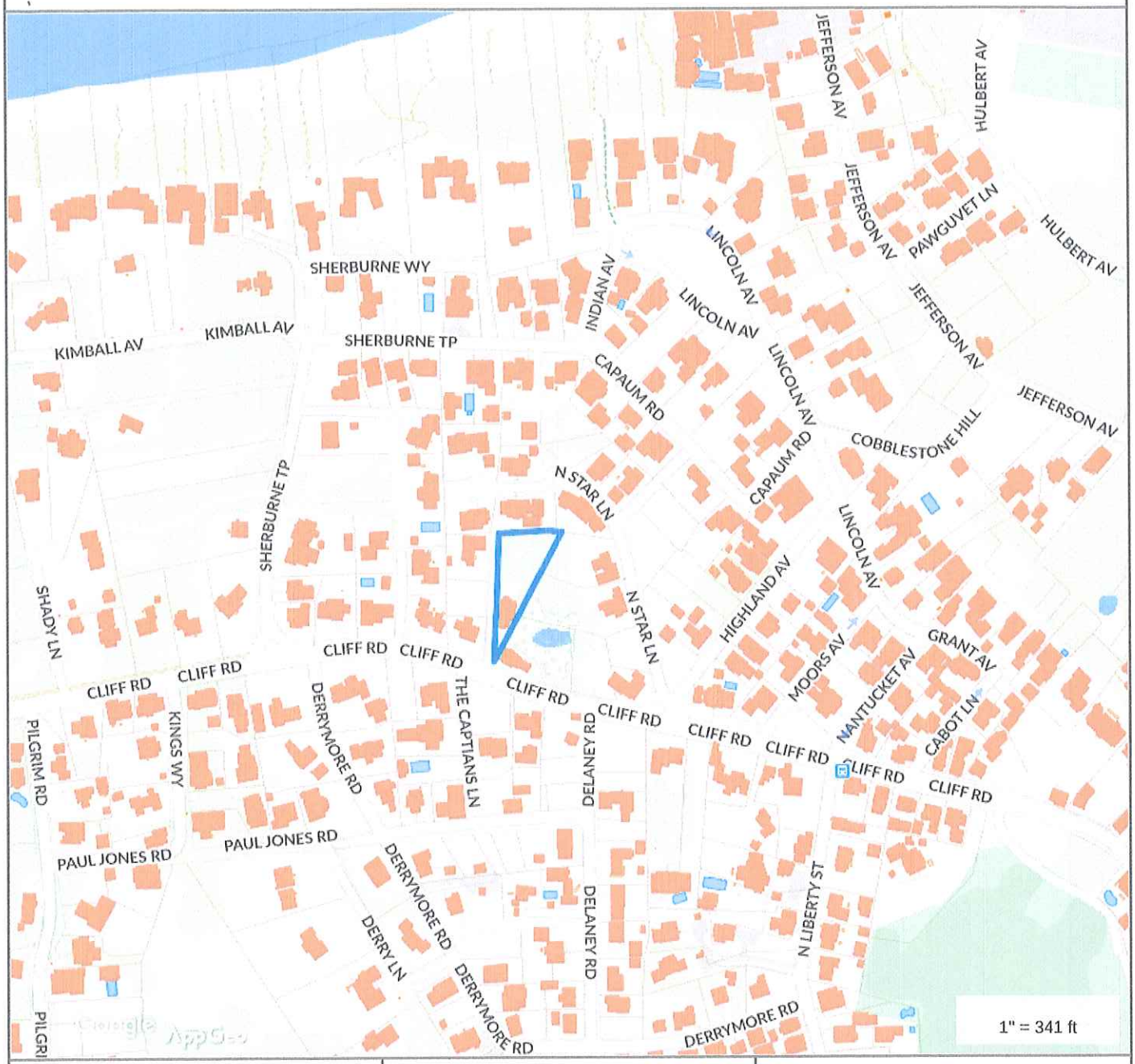
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

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

Signature By Attorney of Owner



Property Information

Property ID	30 190
Location	69 CLIFF RD
Owner	GRIFFIN RICHARD E TRST ETAL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

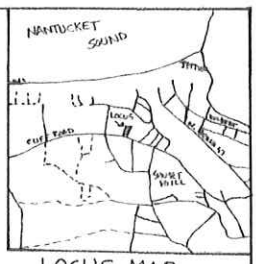
Estate of Robert L. Bushong

Lot 9 Cliff Rd

DRAWING NUMBER 49-Q

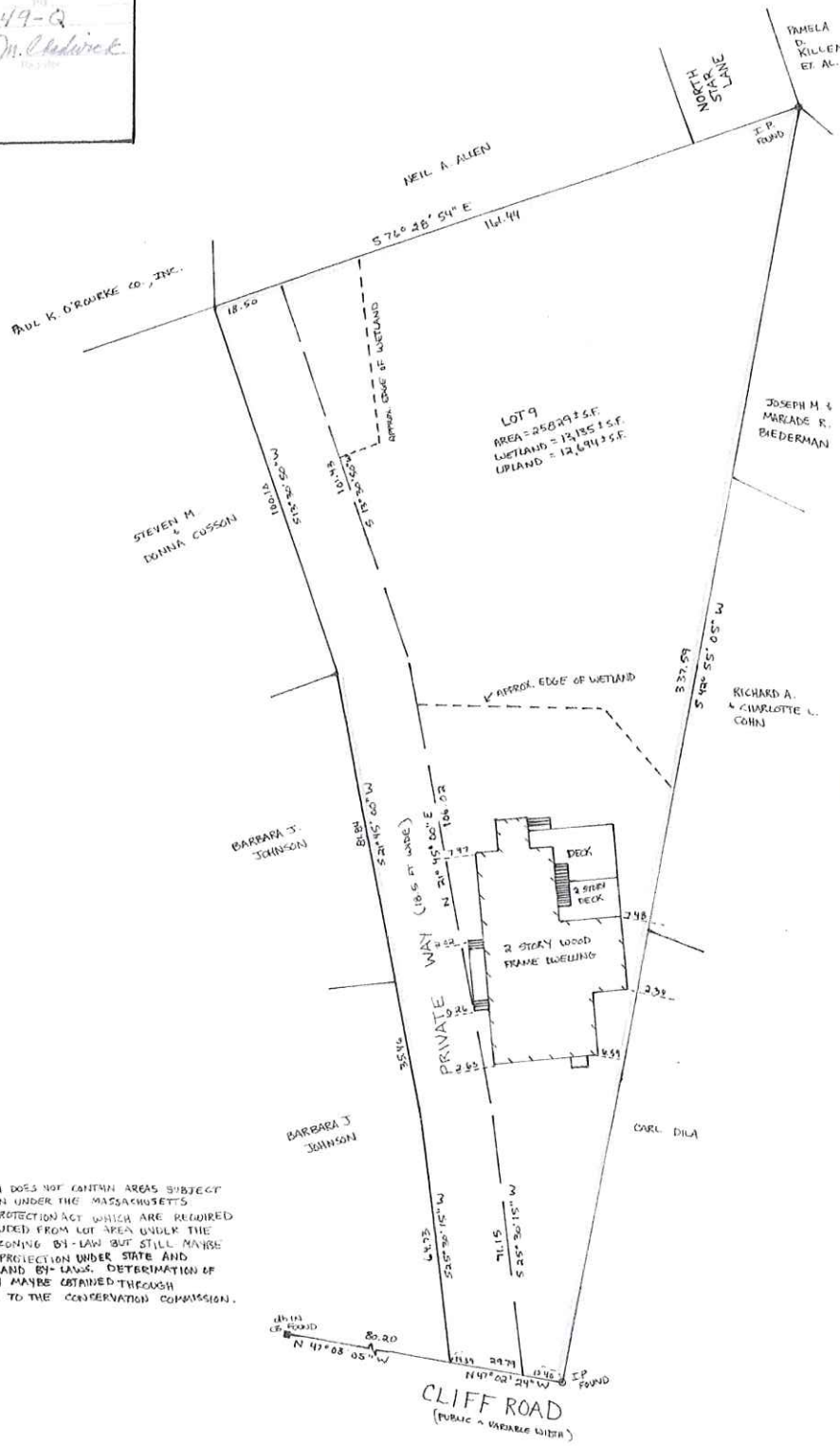
DRAWING NUMBER 49-Q

NANTUCKET REGISTRY OF DEEDS
Nov. 27, 1996
3:07 PM
49-Q
Sandra M. Chadwick
Register



LOCUS MAP
SCALE: 1" = 2000'

ZONING = R-1
AREA = 5,000 S.F.
FRONTAGE = 50'
FRONT YARD = 10'
REAR & SIDE YARD = 5'
GROUND COVER = 30%



NOTE: LOT 9 DOES NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAYBE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAYBE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN".

DATE: NOV 8, 1996

PROFESSIONAL LAND SURVEYOR

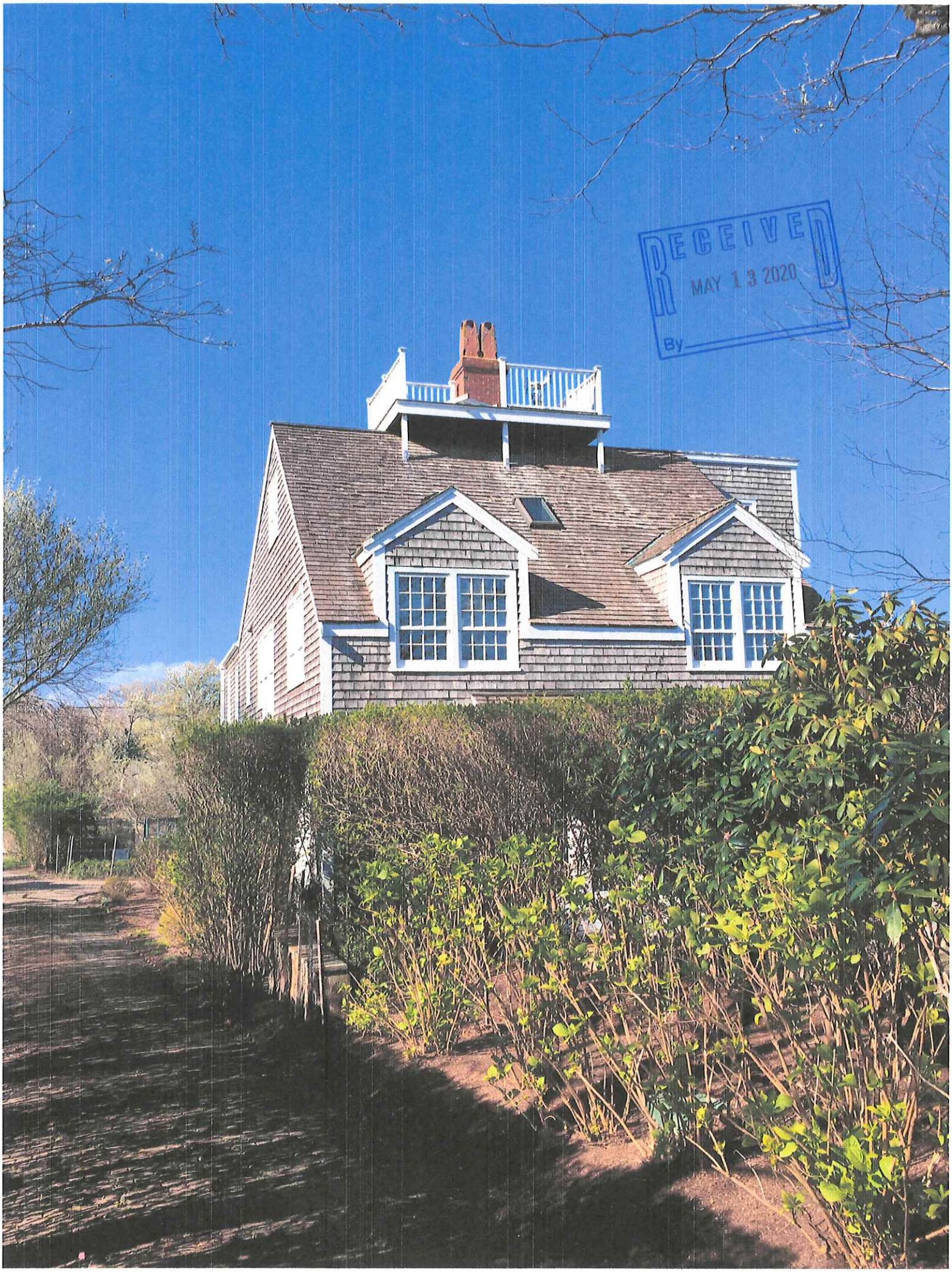
RECEIVED
MAY 13 2020
BY

PLAN OF LAND IN NANTUCKET, MA
SCALE: 1" = 20'
NOVEMBER 5, 1996
JOHN J. SHUGRUE, INC
57 OLD SOUTH ROAD
NANTUCKET, MA 02554
FOR: ESTATE OF ROBERT L BUSHONG

0 10 20
SCALE IN FEET

ASSESSORS MAP 86 PARCEL NO. 190

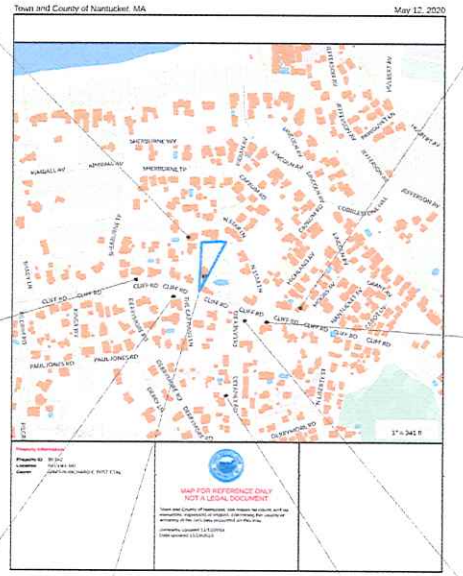
#4951

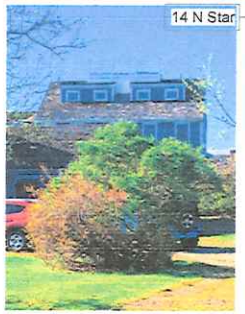


RECEIVED
MAY 13 2020
By

RECEIVED
MAY 13 2020
By

Locus Map



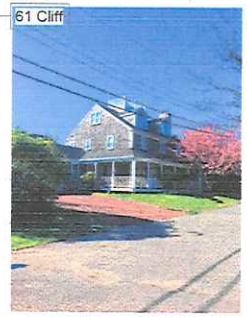

14 N Star

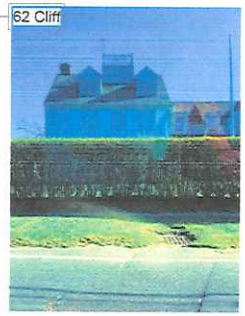
77 Cliff

72 Cliff

69 Cliff - from street

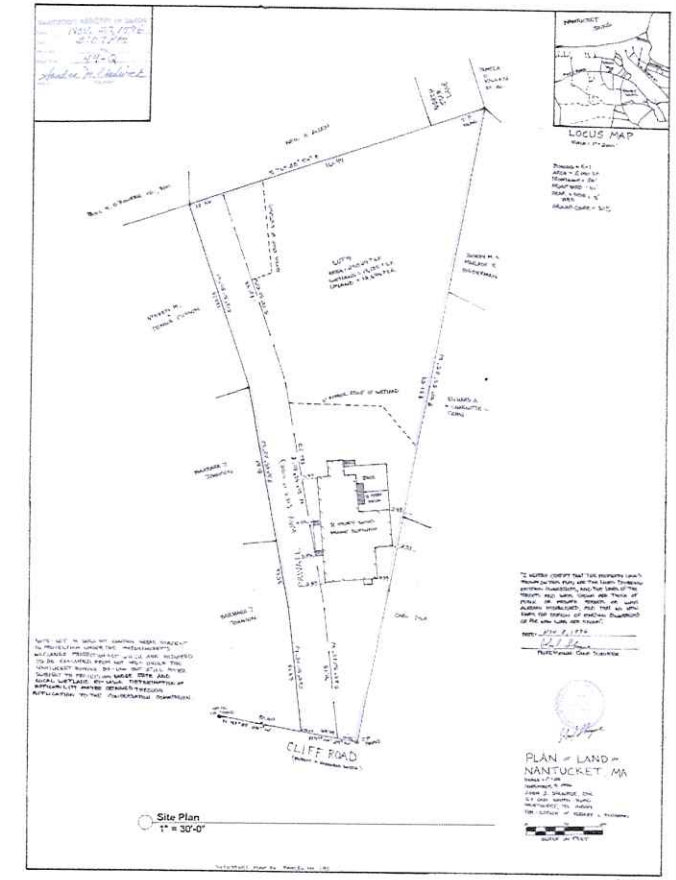
8 Delaney


61 Cliff


62 Cliff

64 Cliff

Neighborhood context for skirted roof walks



Wind damage due to significant deterioration of wood railings

Repair damage to roof as needed

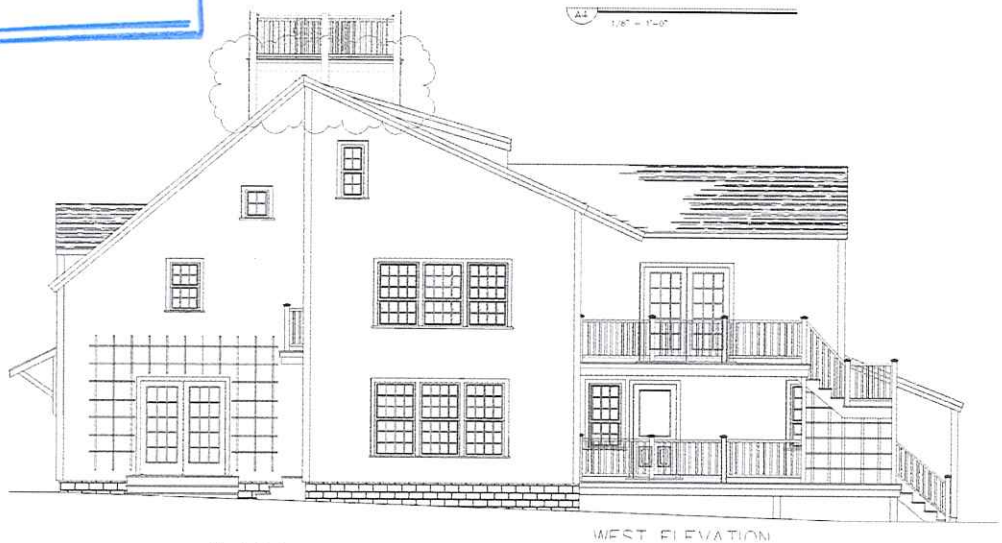
gryphon

Griffin

#	Description	Date
1	HDC Sub	2020.05.13

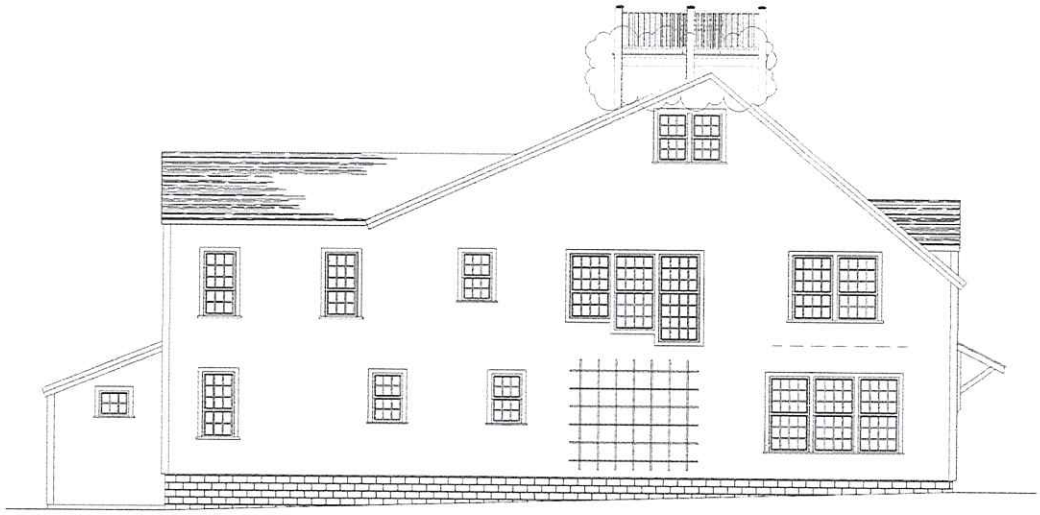
HDC0

RECEIVED
MAY 13 2020
By

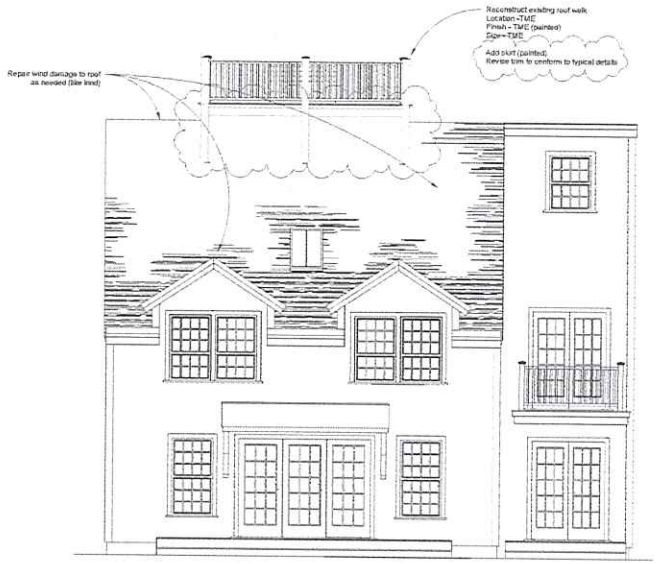


Elevation East
1/4" = 1'-0"

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



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



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

gryphon

Griffin

#	Description	Date
1	HDC Sub	2020.05.13

HDC1

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°: 68 PARCEL N°. 99.2

Street & Number of Proposed Work: 71 Old Sauth Rd.

Owner of record: Richmond Great Point Development LLC

Mailing Address: 23 Concord Street Wilmington Ma 01887

Contact Phone #: 508-901-9030 E-mail: ee@jardinsintl.com

AGENT INFORMATION (if applicable)

Name: Jardins International

Mailing Address: 53 Pleasant Street Nantucket Ma 02554

Contact Phone #: 508-325-9911 E-mail: ee@jardinsintl.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. Entry Pavilion

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 5/13/2020 Signature of owner of record E. Alm (agent) Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Elisabeth O'Rourke

AS AGENT FOR Richmond Great Point Development LLC

STREET ADDRESS Ironwood Road

MAP/PARCEL

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/13/2020

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.

Elisabeth O'Rourke — 5/13/2020

Signature — Date

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.

✓ 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:

____ 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 Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. 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.

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

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

____ 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.**

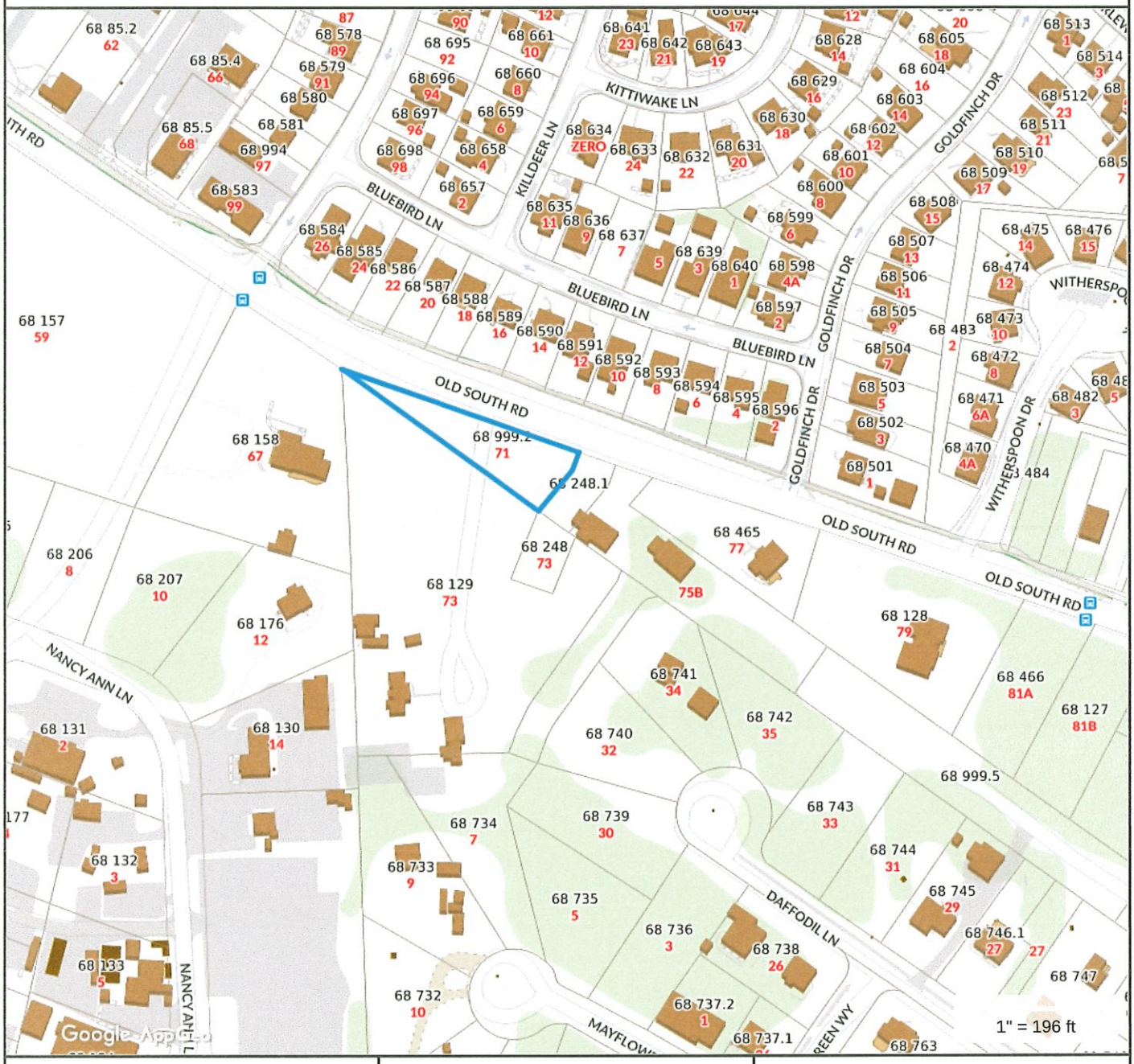
4. Specific sign types (cont.)

4.8 Monument signs/rock signs

Rock signs must be applied for and may be approvable if the following conditions are met:

The rock sign:

a. must be in a rural or semi-rural setting (i.e., outside of the OHD and SOHD);
b. space allocated for lettering must not exceed three (3) square feet in area (defined as the maximum height by the maximum width) and the lettering may be no more than three (3) inches in height;
c. must not exceed three feet in height as measured from the average grade of the surrounding area;
d. must be securely installed;
e. must not be placed in or on the street, sidewalk or municipal utility easement;
f. may not be used in combination with other signs;
g. graphics and text must comply with the relevant general guidelines from Section 3.



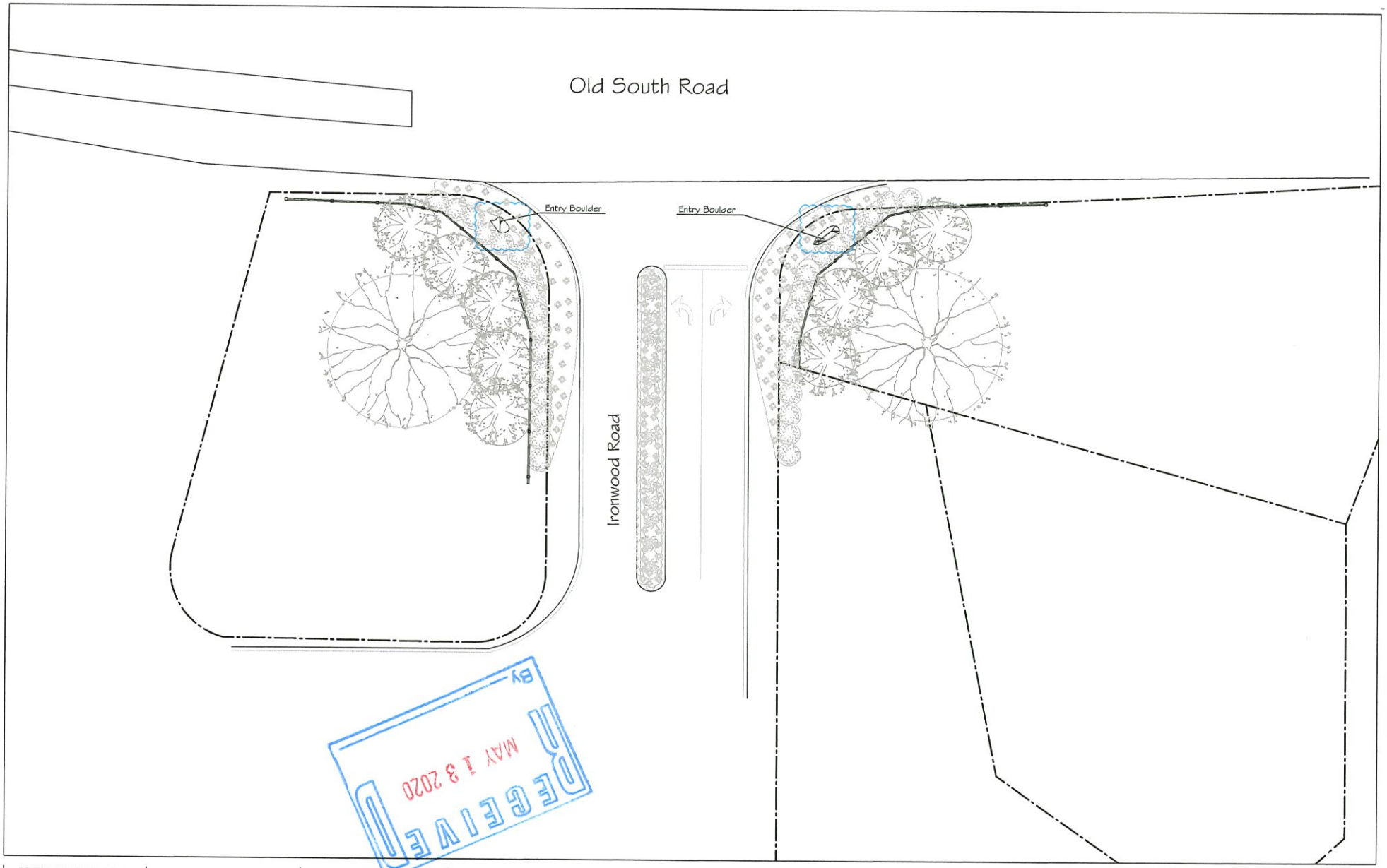
Property Information

Property ID	68 999.2
Location	71 OLD SOUTH RD
Owner	RICHMOND GREAT POINT DEVEL 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



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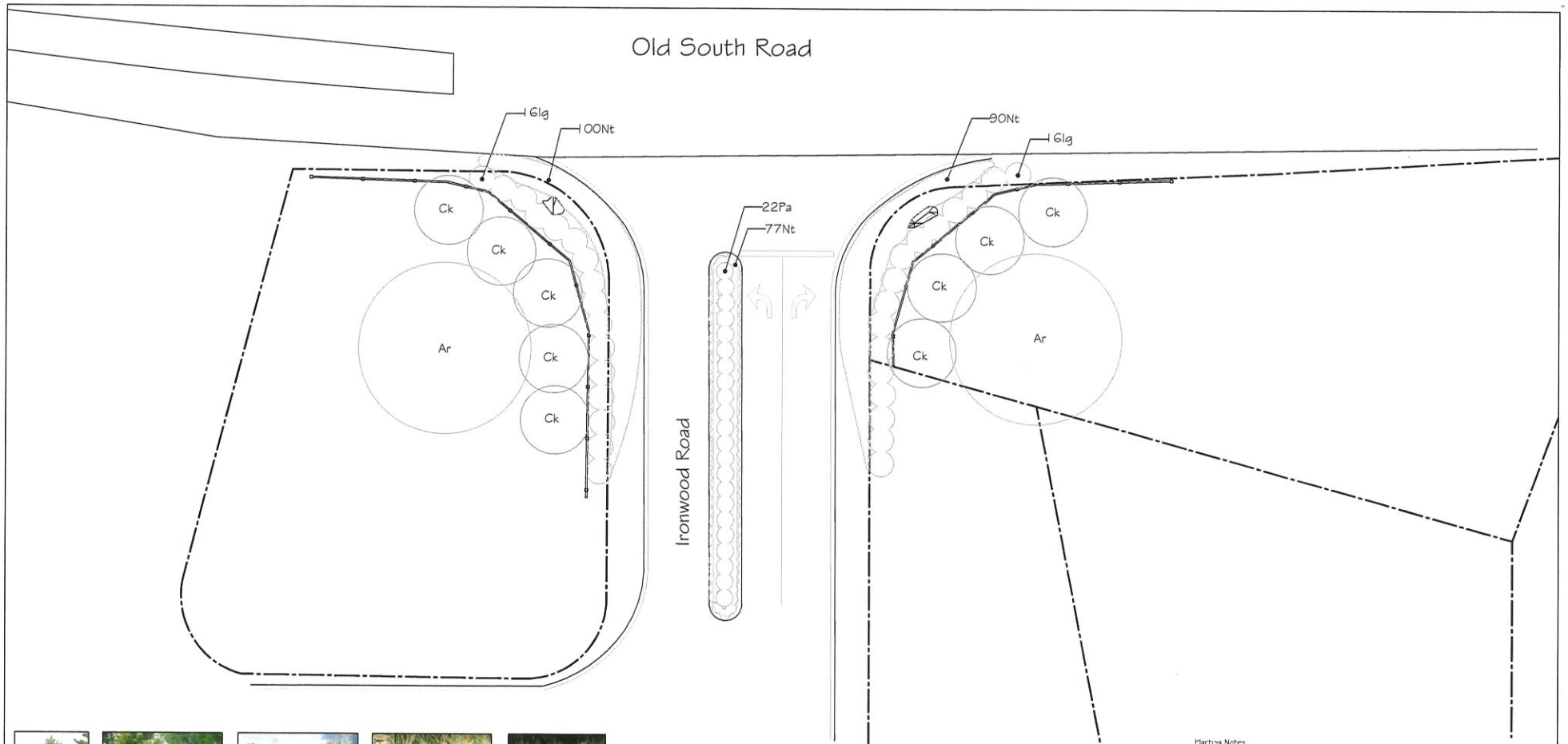
By

RICHMOND DEVELOPMENT
IRONWOOD ROAD
NANTUCKET
MA-02554

HDC Plan
Scale:1/8 "=1'-0"
REVISED: 5.6.2020
Page L.1

North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com



Acer rubrum 'October Glory' (Ar)

Cornus kousa 'Milky Way' (Ck)

Ilex glabra (Ig)

Nassella tenuissima (Nt)

Perovskia atriplicifolia 'Little Spires' (Pv)

PLANTING SCHEDULE:

Sym	Total	Botanical Name	Common Name	Size	Spacing
Ar	2	*Acer rubrum 'October Glory'*	'October Glory' Red Maple	2/2.5"cal	8-10'o.c.
Ck	9	*Cornus kousa 'Milky Way'*	'Milky Way' Dogwood	2/2.5"cal	8-10'o.c.
Ig	32	*Ilex glabra*	Inkberry Holly	5g.	3'o.c.
Nt	267	*Nassella tenuissima*	Mexican Feather Grass	2g.	15"o.c.
Pv	22	*Perovskia atriplicifolia 'Little Spires'*	'Little Spires' Russian Sage	2g.	24"o.c.

Planting Notes

1. Contractor is responsible for contacting for determining of the location of all existing utilities prior to commencing the work.
2. Remove all rocks and debris larger than 2" diameter from all planting beds.
3. Before planting all beds should be prepared with 60% topsoil and 33% manure loam, which shall be incorporated to a minimum depth of 18".
4. Lawn areas shall receive 12" of topsoil. Lawn to be seeded with a Cape Cod lawn mix.
5. Meadow areas shall be de-compacted and seeded once in fall and again in spring.
6. After completion of planting, all shrub beds shall be top-dressed with 2" of mulch. Mulch to be kept away from all colars of plants.
7. All Planting shall have a replacement guarantee for a period of one year beginning at the dated of Landscape Completion. Barring damage due to extraordinary weather events.
8. Existing vegetated area between abutting properties and newly andscaped areas shall be clear of major debris, and kept in a state of "controlled neglect". his suffer is important to maintain in a wild state for privacy.

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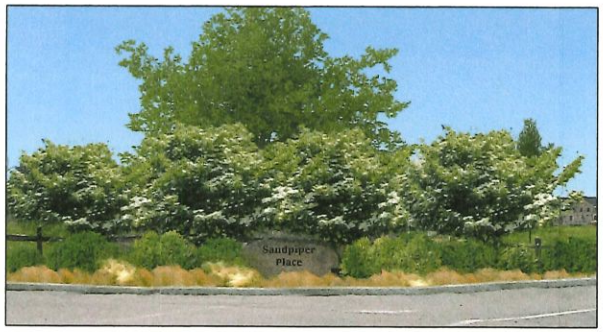
NANTUCKET
MA-02554

Planting Plan
Scales:1/8 "=1'-0"
REVISED: 5.6.2020
Page L1

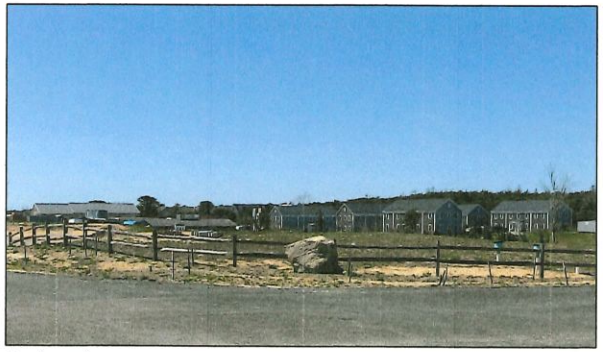
North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com

Before Image



After Image With Black Lettering. Please Note the Stone is Flipped & Sunken Into The Grade



Before Image

After Image With Black Sandpiper on Stone Face

After Image With Black Lettering on Stone face

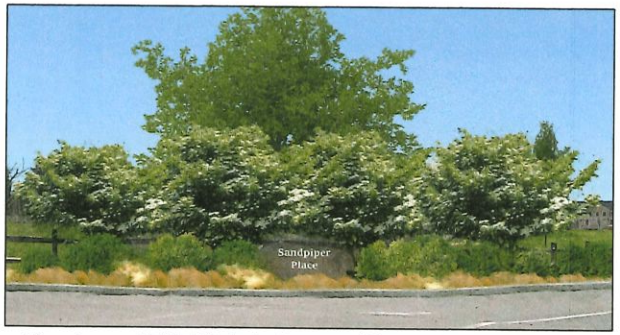
RICHMOND DEVELOPMENT
IRONWOOD ROAD
NANTUCKET
MA-02554

Option 1 Dark Letters
Scale:1/8 "=1'-0"
REVISED: 5.6.2020
Page L.1

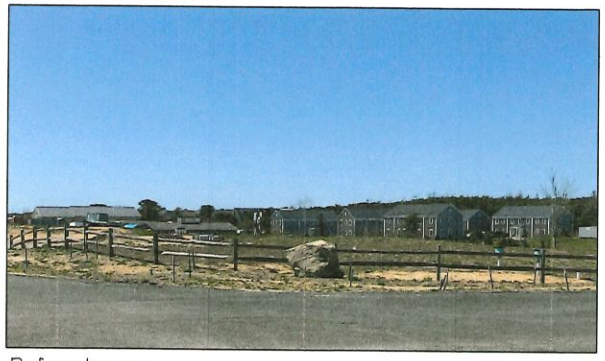
North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com

Before Image



After Image With White Lettering. Please Note the Stone is Flipped & Sunken Into The Grade



Before Image

After Image With White Sandpiper on Stone Face

After Image With White Lettering on Stone face

RICHMOND DEVELOPMENT
IRONWOOD ROAD
NANTUCKET
MA-02554

Option 2 Light Letters
Scale:3/8 "=1'-0"
REVISED: 5.6.2020
Page L1

North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 53 PARCEL N°. 655

Street & Number of Proposed Work: 80 Pleasant Street

Owner of record: Mark & Holly Maisto

Mailing Address: 11786 Lake Shore Place
North Palm Beach FL 33408

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Concept Design

Mailing Address: 33½ Vesper Lane
Nantucket MA 02554

Contact Phone #: 508 2213009 E-mail: _____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: _____ 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 Revise Fenestration

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

No Change

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

No Change

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

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

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

Date 5.15.20 Signature of owner of record _____ Signed under penalties of perjury

GENERAL NOTES:

1. CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE WITH THE DOCUMENTS OF SERVICE.

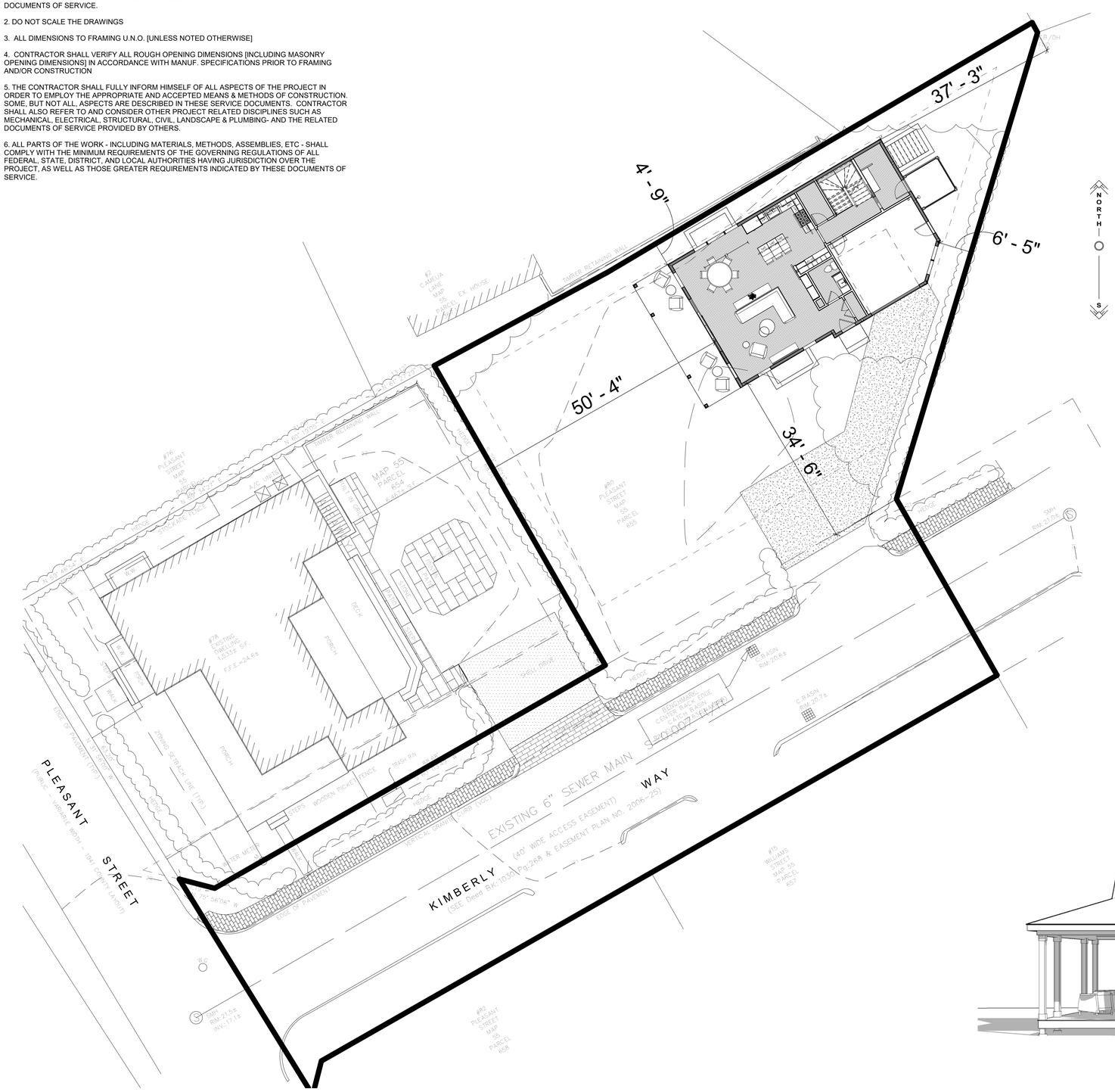
2. DO NOT SCALE THE DRAWINGS

3. ALL DIMENSIONS TO FRAMING U.N.O. [UNLESS NOTED OTHERWISE]

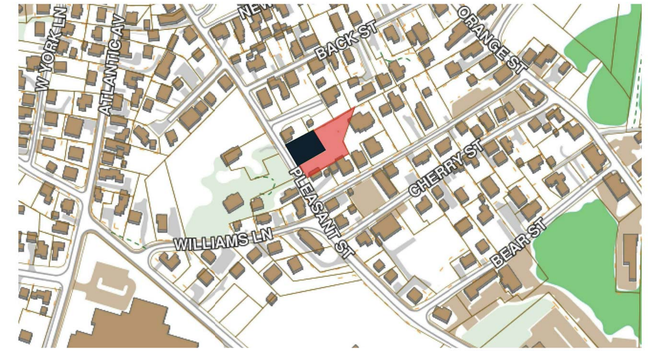
4. CONTRACTOR SHALL VERIFY ALL ROUGH OPENING DIMENSIONS [INCLUDING MASONRY OPENING DIMENSIONS] IN ACCORDANCE WITH MANUF. SPECIFICATIONS PRIOR TO FRAMING AND/OR CONSTRUCTION

5. THE CONTRACTOR SHALL FULLY INFORM HIMSELF OF ALL ASPECTS OF THE PROJECT IN ORDER TO EMPLOY THE APPROPRIATE AND ACCEPTED MEANS & METHODS OF CONSTRUCTION. SOME, BUT NOT ALL, ASPECTS ARE DESCRIBED IN THESE SERVICE DOCUMENTS. CONTRACTOR SHALL ALSO REFER TO AND CONSIDER OTHER PROJECT RELATED DISCIPLINES SUCH AS MECHANICAL, ELECTRICAL, STRUCTURAL, CIVIL, LANDSCAPE & PLUMBING- AND THE RELATED DOCUMENTS OF SERVICE PROVIDED BY OTHERS.

6. ALL PARTS OF THE WORK - INCLUDING MATERIALS, METHODS, ASSEMBLIES, ETC - SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF THE GOVERNING REGULATIONS OF ALL FEDERAL, STATE, DISTRICT, AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT, AS WELL AS THOSE GREATER REQUIREMENTS INDICATED BY THESE DOCUMENTS OF SERVICE.



1 **Site Plan**
3/32" = 1'-0"



Maisto Guesthouse

80 Pleasant Street
Nantucket, MA 02554

For Construction
05.12.20

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Concept Design
Residential Design & Plan
508.221.3009
33 1/2 Vesper Lane
Nantucket, MA 02554

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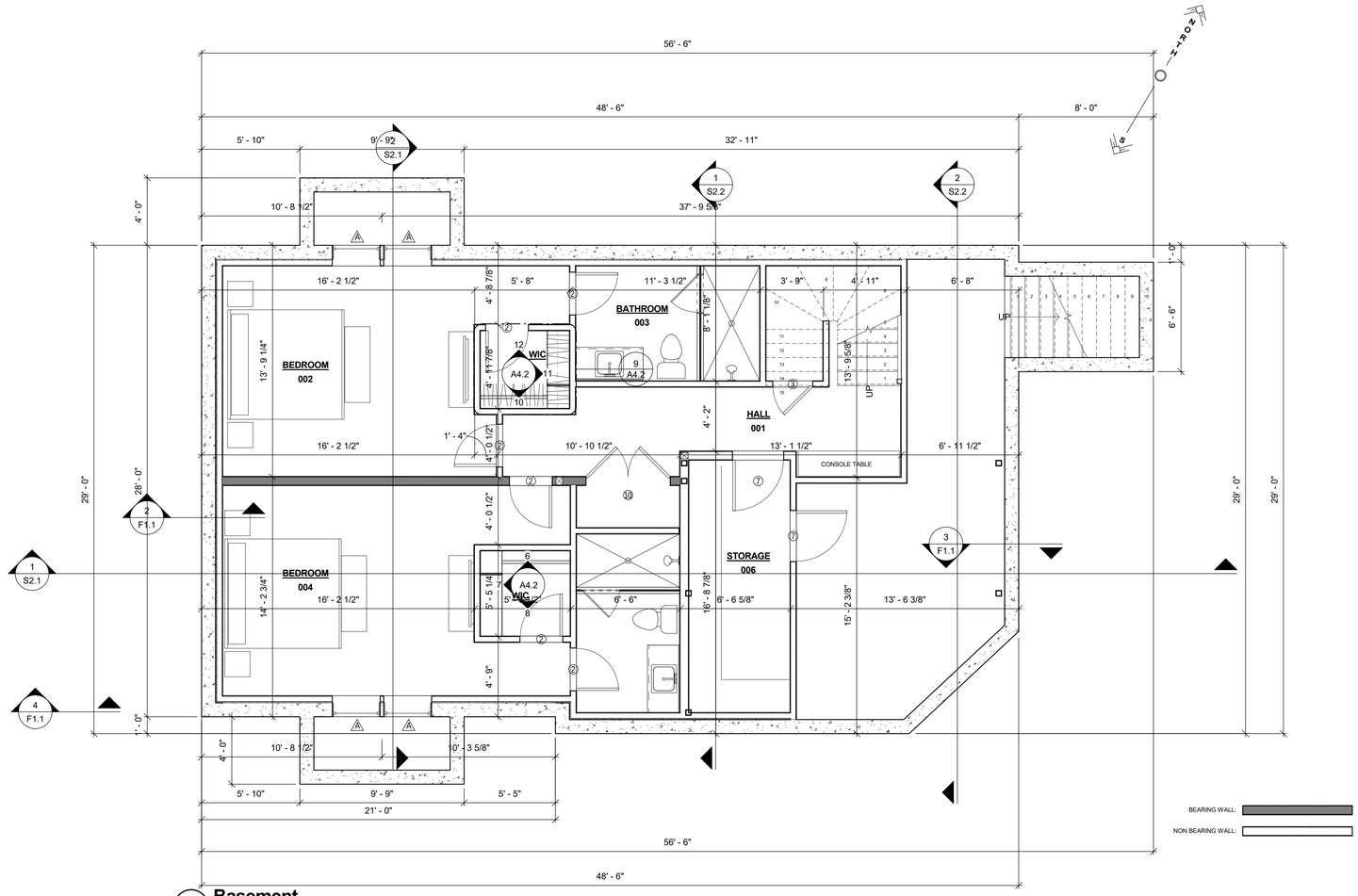
Map & Parcel	55-655
Current Zoning	R1
Minimum Frontage	50 FT
Front Setback	10 FT
Side/Rear Setback	5 FT
Min. Lot Size	5,000 SF
Lot Size	13,712 SF
Allowable G.C.	30%, or 4,113 SF
Existing G.C.	0 SF
Proposed G.C.	1366 SF
Total Proposed G.C.	1366 SF

C1.1
COVER SHEET

#1926



1 Basement

1/4" = 1'-0"

WINDOW SCHEDULE										
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING	U FACTOR
A	16	2' - 11 1/8"	5' - 4 3/8"	3' - 0 1/8"	5' - 4 7/8"	Andersen 400-Series 6 Over 6	WDH21052	White	≥ 30	≤ 0.30
B	2	2' - 9 1/8"	4' - 8 3/8"	2' - 10 1/8"	4' - 8 7/8"	Andersen Woodwright 6 over 6 Double Hung	WDH2846	White	≥ 30	≤ 0.30
C	2	2' - 9 1/8"	4' - 0 3/8"	2' - 10 1/8"	4' - 0 7/8"	Andersen Woodwright 6 over 6 Double Hung	WDH28310	White	≥ 30	≤ 0.30
D	2	3' - 5 1/8"	5' - 4 3/8"	3' - 6 1/8"	5' - 4 7/8"	Andersen Woodwright 16 Lite Picture Window	WPN3452	White	≥ 30	≤ 0.30
E	1	7' - 4"	3' - 2 5/8"	7' - 5"	3' - 3 1/8"	Andersen A Series 24 Lite Picture Window	CUSTOM	White	≥ 30	≤ 0.30
F	1	4' - 10 7/8"	2' - 9 3/8"	9' -11" 5/8"	5' -4" 7/8""	Andersen Woodwright 10 Lite Picture Window	WTR41027	White	≥ 30	≤ 0.30
G	1	4' - 11"	5' - 4 3/8"	5' - 0"	5' - 4 7/8"	Andersen A-Series Picture Window	TBD	White	≥ 30	≤ 0.30
H	1	3' - 9 1/8"	1' - 7 3/8"	10' - 0"	1' - 7 7/8"	Andresen Woodwright Transom 4 Lite	WTR3815	White	≥ 30	≤ 0.30
I	1	5' - 0 1/8"	1' - 7 1/2"	5' - 1 1/8"	1' - 8"	Andersen	ATF5018	White	≥ 30	≤ 0.30

NOTE: "E" TYPE WINDOW SIZE AND HEAD HEIGHT TO BE MATCHED TO ALIGN PRECISELY WITH KITCHEN GLASS-BACKED UPPER CABINET HEIGHT. CONTRACTOR TO COORDINATE WITH KITCHEN DESIGNER PRIOR TO WINDOW ORDER

EXTERIOR DOOR SCHEDULE									
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING
1	1	3' - 0"	7' - 0"	3' - 2 1/2"	7' - 3"	6 Lite 1 Panel Fir Door SDL	TBD	Essex Green	≥ 30
2	2	2' - 8"	7' - 0"	2' - 10 1/2"	7' - 3"	9 Lite 2 Panel Fir Door SDL	TBD	White	≥ 30
3	1	12' - 0"	7' - 0"	12' - 0 3/4"	7' - 0 1/2"	Andersen A Series Glider: 4 Lite, 1 Panel	TBD	White	≥ 30
4	1	11' - 0"	8' - 0"	11' - 1 1/2"	8' - 2 1/2"	10 Lite Garage Overhead Door	TBD	White	≥ 30

INTERIOR DOOR SCHEDULE										
DOOR	QUANTITY	PANEL WIDTH	HEIGHT	DESCRIPTION	FINISH	MANUFACTURER	Model	HARDWARE	H. FINISH	COMMENTS
1	1	4' - 0"	7' - 0"	2 Panel Double Swing	White	TruStile	TS2020			
2	7	2' - 6"	7' - 0"	2 Panel Single Swing	White	TruStile	TS2020			
3	2	2' - 4"	7' - 0"	2 Panel Single Swing	White	TruStile	TS2020			
4	3	2' - 8"	7' - 0"	2 Panel Single Swing	White	TruStile	TS2020			
5	1	2' - 8"	7' - 0"	2 Panel Single Pocket	White	TruStile	TS2020			
7	2	3' - 0"	7' - 0"	2 Panel Single Swing	White	TruStile	TS2020			
8	1	4' - 6"	7' - 0"	2 Panel Double Swing	White	TruStile	TS2020			
10	1	5' - 0"	7' - 0"	2 Panel Double Swing	White	TruStile	TS2020			

NOTES:
-Contractor to Verify ALL Rough Openings Per Manufacturer Specification PRIOR to Framing
-ALL Doors & Windows to be Installed Per Manufacturer Specification
-It is the Responsibility of the Contractor to Ensure that at Least One Window in Each Bedroom Has an Egress Window Suitable for Emergency Egress as Defined by IRC 2015 and the Applicable MA Amendments to the Building Code
-Provide Tempered Glass in All Locations Required by Code
-All Ganged Window Units to be Constructed w/ Stud Pockets Between Units

Maisto Guesthouse

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Nantucket, MA 02554

For Construction
05.12.20

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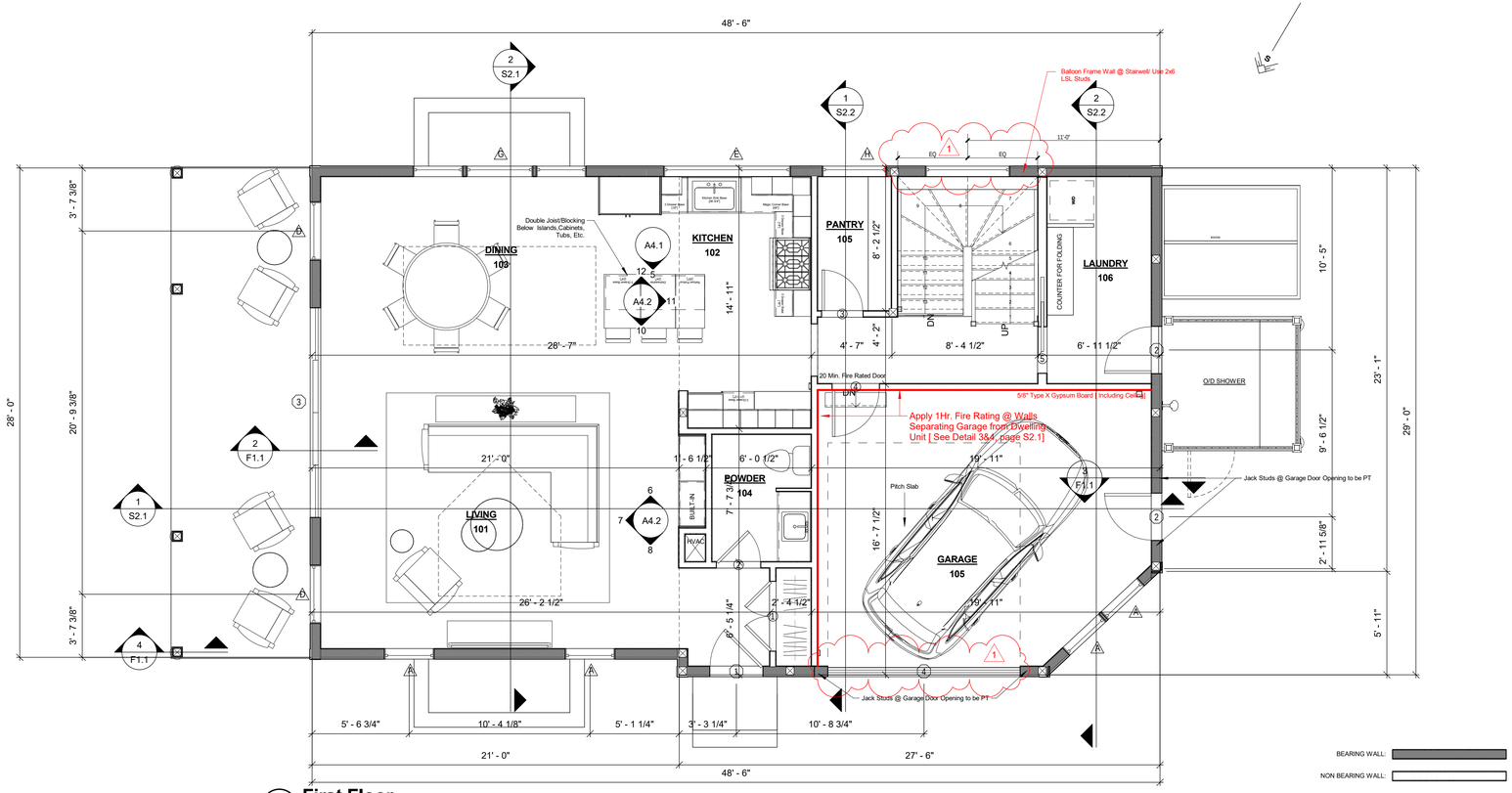
Lot Size	13,712 SF
Allowable G.C.	30%, or 4,113 SF
Existing G.C.	0 SF
Proposed G.C.	1366 SF
Total Proposed G.C.	1366 SF

A1.0

BASEMENT PLAN

#1926



1 First Floor

1/4" = 1'-0"

WINDOW SCHEDULE										
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING	U FACTOR
A	16	2' - 11 1/8"	5' - 4 3/8"	3' - 0 1/8"	5' - 4 7/8"	Andersen 400-Series 6 Over 6	WDH21052	White	≥ 30	≤ 0.30
B	2	2' - 9 1/8"	4' - 8 3/8"	2' - 10 1/8"	4' - 8 7/8"	Andersen Woodwright 6 over 6 Double Hung	WDH2846	White	≥ 30	≤ 0.30
C	2	2' - 9 1/8"	4' - 0 3/8"	2' - 10 1/8"	4' - 0 7/8"	Andersen Woodwright 6 over 6 Double Hung	WDH28310	White	≥ 30	≤ 0.30
D	2	3' - 5 1/8"	5' - 4 3/8"	3' - 6 1/8"	5' - 4 7/8"	Andersen Woodwright 16 Lite Picture Window	WPN3452	White	≥ 30	≤ 0.30
E	1	7' - 4"	3' - 2 5/8"	7' - 5"	3' - 3 1/8"	Andersen A Series 24 Lite Picture Window	CUSTOM	White	≥ 30	≤ 0.30
F	1	4' - 10 7/8"	2' - 9 3/8"	9' -11" 5/8""	5' -4" 7/8""	Andersen Woodwright 10 Lite Picture Window	WTR41027	White	≥ 30	≤ 0.30
G	1	4' - 11"	5' - 4 3/8"	5' - 0"	5' - 4 7/8"	Andersen A-Series Picture Window	TBD	White	≥ 30	≤ 0.30
H	1	3' - 9 1/8"	1' - 7 3/8"	10' - 0"	1' - 7 7/8"	Andresen Woodwright Transom 4 Lite	WTR3815	White	≥ 30	≤ 0.30
I	1	5' - 0 1/8"	1' - 7 1/2"	5' - 1 1/8"	1' - 8"	Andersen	ATF5018	White	≥ 30	≤ 0.30

NOTE: "E" TYPE WINDOW SIZE AND HEAD HEIGHT TO BE MATCHED TO ALIGN PRECISELY WITH KITCHEN GLASS-BACKED UPPER CABINET HEIGHT. CONTRACTOR TO COORDINATE WITH KITCHEN DESIGNER PRIOR TO WINDOW ORDER

EXTERIOR DOOR SCHEDULE									
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING
1	1	3' - 0"	7' - 0"	3' - 2 1/2"	7' - 3"	6 Lite 1 Panel Fir Door SDL	TBD	Essex Green	≥ 30
2	2	2' - 8"	7' - 0"	2' - 10 1/2"	7' - 3"	9 Lite 2 Panel Fir Door SDL	TBD	White	≥ 30
3	1	12' - 0"	7' - 0"	12' - 0 3/4"	7' - 0 1/2"	Andersen A Series Glider: 4 Lite, 1 Panel	TBD	White	≥ 30
4	1	11' - 0"	8' - 0"	11' - 1 1/2"	8' - 2 1/2"	10 Lite Garage Overhead Door	TBD	White	≥ 30

INTERIOR DOOR SCHEDULE										
DOOR	QUANTITY	PANEL WIDTH	HEIGHT	DESCRIPTION	FINISH	MANUFACTURER	Model	HARDWARE	H. FINISH	COMMENTS
1	1	4' - 0"	7' - 0"	2 Panel Double Swing	White	TruStile	TS2020			
2	7	2' - 6"	7' - 0"	2 Panel Single Swing	White	TruStile	TS2020			
3	2	2' - 4"	7' - 0"	2 Panel Single Swing	White	TruStile	TS2020			
4	3	2' - 8"	7' - 0"	2 Panel Single Swing	White	TruStile	TS2020			
5	1	2' - 8"	7' - 0"	2 Panel Single Pocket	White	TruStile	TS2020			
7	2	3' - 0"	7' - 0"	2 Panel Single Swing	White	TruStile	TS2020			
8	1	4' - 6"	7' - 0"	2 Panel Double Swing	White	TruStile	TS2020			
10	1	5' - 0"	7' - 0"	2 Panel Double Swing	White	TruStile	TS2020			

NOTES:
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-Provide Tempered Glass in All Locations Required by Code
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REVISION SCHEDULE

1. 02.18.2020
- Shift of Stairwell Window
- Change Garage Door Height to 8'

Maisto Guesthouse

80 Pleasant Street
Nantucket, MA 02554

For Construction
05.12.20

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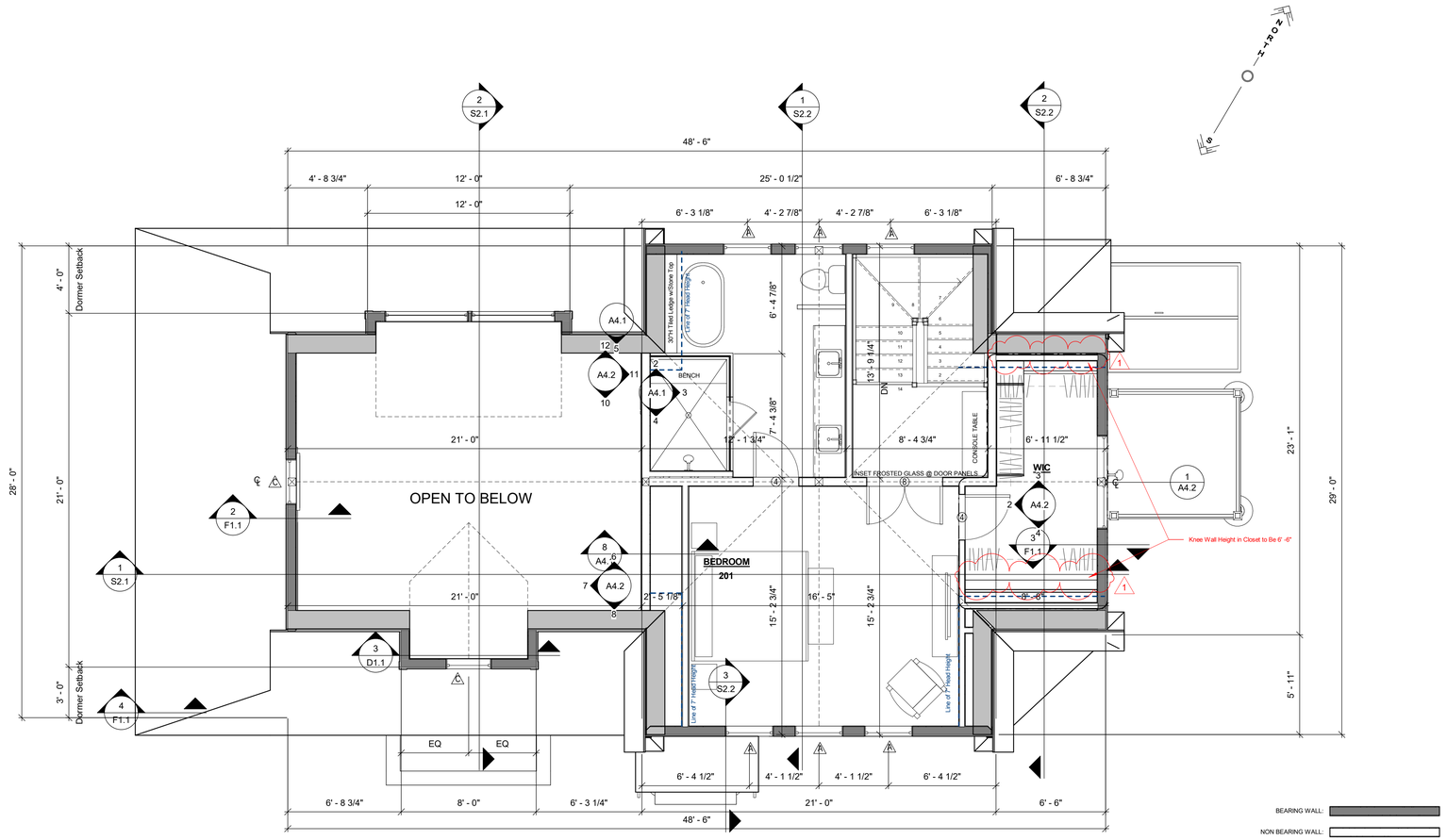
Existing G.C.	0 SF
Proposed G.C.	1366 SF
Total Proposed G.C.	1366 SF

A1.1

FLOOR PLAN

#1926



1 Second Floor

1/4" = 1'-0"

WINDOW SCHEDULE

WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING	U FACTOR
A	16	2' - 11 1/8"	5' - 4 3/8"	3' - 0 1/8"	5' - 4 7/8"	Andersen 400-Series 6 Over 6	WDH21052	White	≥ 30	≤ 0.30
B	2	2' - 9 1/8"	4' - 8 3/8"	2' - 10 1/8"	4' - 8 7/8"	Andersen Woodwright 6 over 6 Double Hung	WDH2846	White	≥ 30	≤ 0.30
C	2	2' - 9 1/8"	4' - 0 3/8"	2' - 10 1/8"	4' - 0 7/8"	Andersen Woodwright 6 over 6 Double Hung	WDH28310	White	≥ 30	≤ 0.30
D	2	3' - 5 1/8"	5' - 4 3/8"	3' - 6 1/8"	5' - 4 7/8"	Andersen Woodwright 16 Lite Picture Window	WPN3452	White	≥ 30	≤ 0.30
E	1	7' - 4"	3' - 2 5/8"	7' - 5"	3' - 3 1/8"	Andersen A Series 24 Lite Picture Window	CUSTOM	White	≥ 30	≤ 0.30
F	1	4' - 10 7/8"	2' - 9 3/8"	9' -11" 5/8""	5' -4" 7/8""	Andersen Woodwright 10 Lite Picture Window	WTR41027	White	≥ 30	≤ 0.30
G	1	4' - 11"	5' - 4 3/8"	5' - 0"	5' - 4 7/8"	Andersen A-Series Picture Window	TBD	White	≥ 30	≤ 0.30
H	1	3' - 9 1/8"	1' - 7 3/8"	10' - 0"	1' - 7 7/8"	Andresen Woodwright Transom 4 Lite	WTR3815	White	≥ 30	≤ 0.30
I	1	5' - 0 1/8"	1' - 7 1/2"	5' - 1 1/8"	1' - 8"	Andersen	ATF5018	White	≥ 30	≤ 0.30

NOTE: "E" TYPE WINDOW SIZE AND HEAD HEIGHT TO BE MATCHED TO ALIGN PRECISELY WITH KITCHEN GLASS-BACKED UPPER CABINET HEIGHT. CONTRACTOR TO COORDINATE WITH KITCHEN DESIGNER PRIOR TO WINDOW ORDER

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING
1	1	3' - 0"	7' - 0"	3' - 2 1/2"	7' - 3"	6 Lite 1 Panel Fir Door SDL	TBD	Essex Green	≥ 30
2	2	2' - 8"	7' - 0"	2' - 10 1/2"	7' - 3"	9 Lite 2 Panel Fir Door SDL	TBD	White	≥ 30
3	1	12' - 0"	7' - 0"	12' - 0 3/4"	7' - 0 1/2"	Andersen A Series Glider: 4 Lite, 1 Panel	TBD	White	≥ 30
4	1	11' - 0"	8' - 0"	11' - 1 1/2"	8' - 2 1/2"	10 Lite Garage Overhead Door	TBD	White	≥ 30

INTERIOR DOOR SCHEDULE

DOOR	QUANTITY	PANEL WIDTH	HEIGHT	DESCRIPTION	FINISH	MANUFACTURER	Model	HARDWARE	H. FINISH	COMMENTS
1	1	4' - 0"	7' - 0"	2 Panel Double Swing	White	TruStile	TS2020			
2	7	2' - 6"	7' - 0"	2 Panel Single Swing	White	TruStile	TS2020			
3	2	2' - 4"	7' - 0"	2 Panel Single Swing	White	TruStile	TS2020			
4	3	2' - 8"	7' - 0"	2 Panel Single Swing	White	TruStile	TS2020			
5	1	2' - 8"	7' - 0"	2 Panel Single Pocket	White	TruStile	TS2020			
7	2	3' - 0"	7' - 0"	2 Panel Single Swing	White	TruStile	TS2020			
8	1	4' - 6"	7' - 0"	2 Panel Double Swing	White	TruStile	TS2020			
10	1	5' - 0"	7' - 0"	2 Panel Double Swing	White	TruStile	TS2020			

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-All Ganged Window Units to be Constructed w/ Stud Pockets Between Units

REVISION SCHEDULE

1. 02.18.2020
- Knee Walls Added in Master Closet

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For Construction
05.12.20

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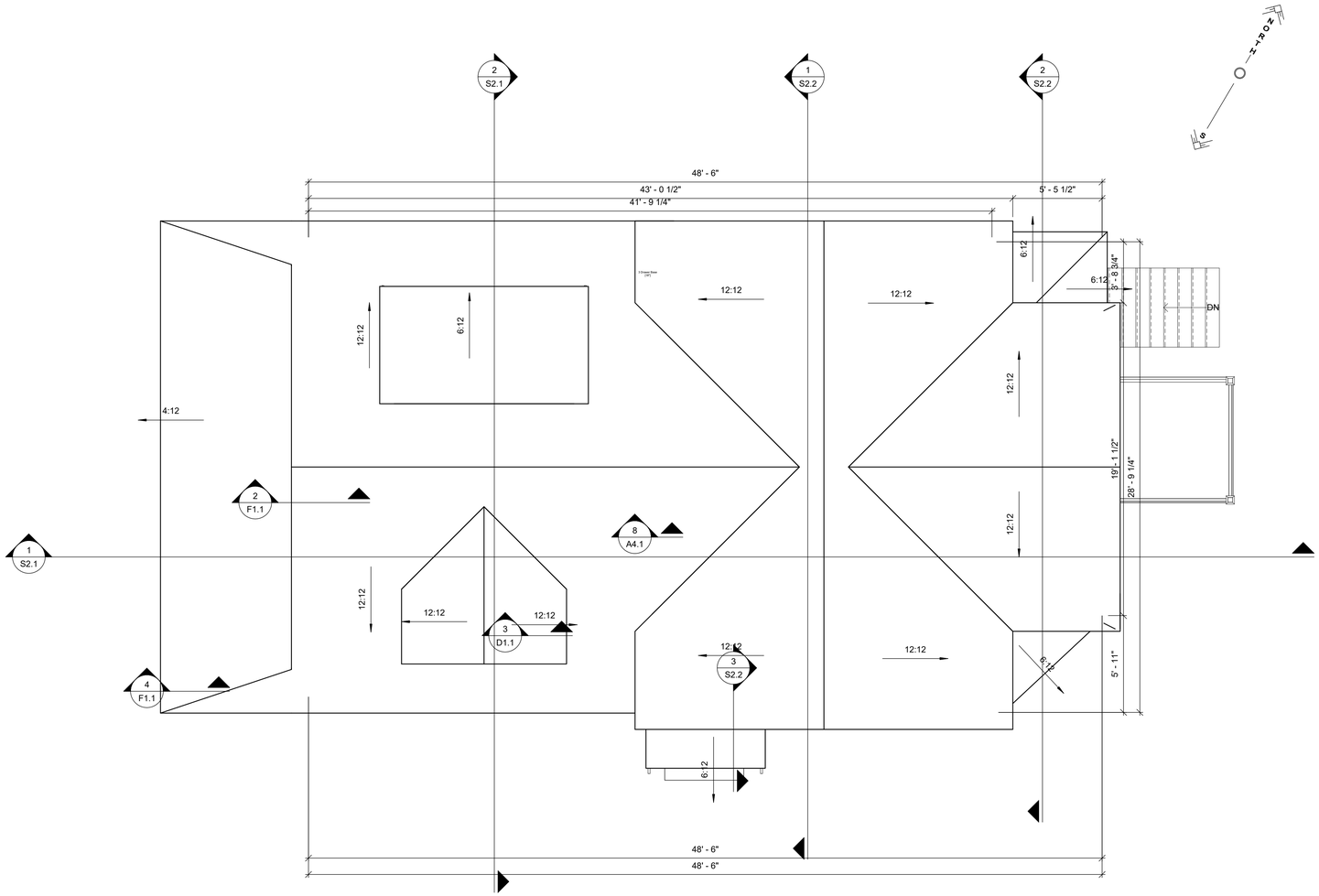
A1.2
FLOOR PLAN

#1926



1 Roof Plan

1/4" = 1'-0"

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A1.3

ROOF PLAN

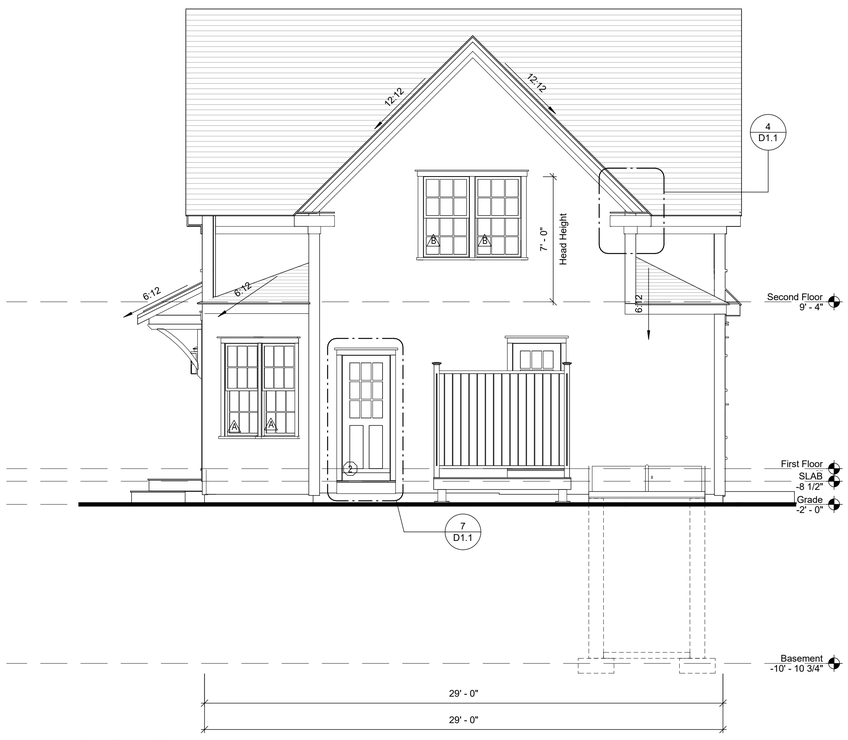
#1926

PREVIOUSLY APPROVED ELEVATIONS

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

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

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



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

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Total Proposed G.C.	1366 SF

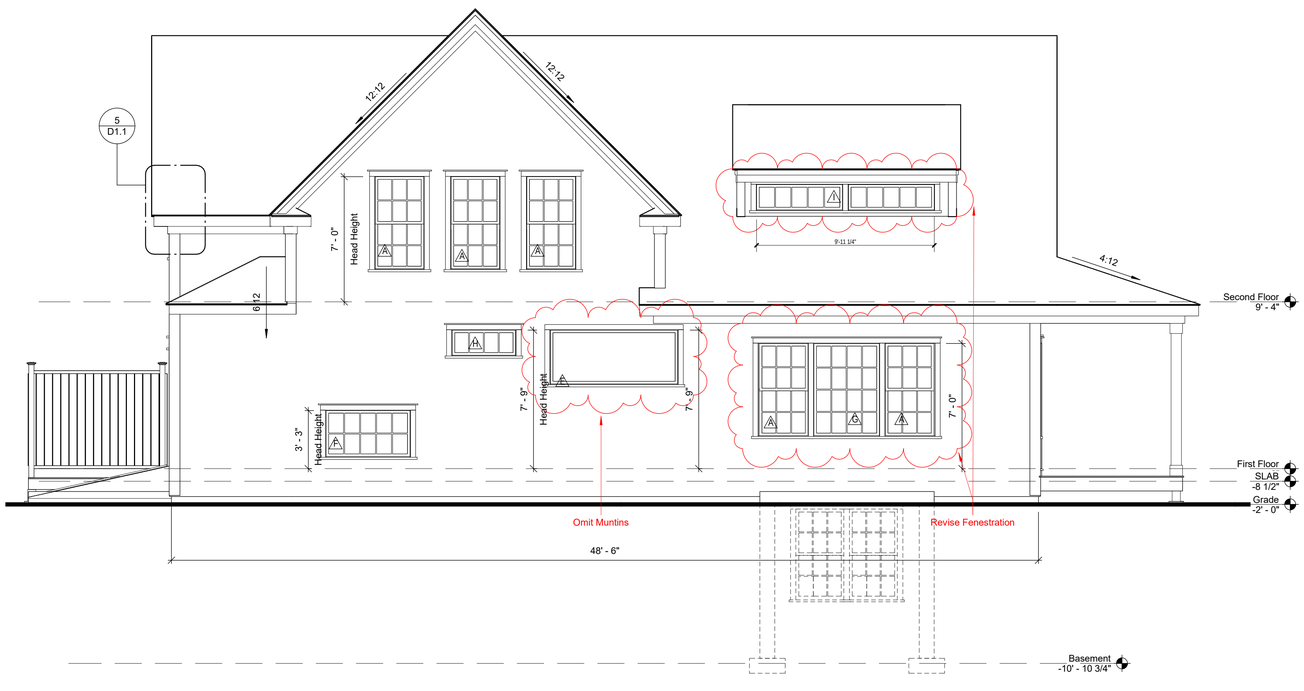
A2.1

EXTERIOR ELEVATIONS

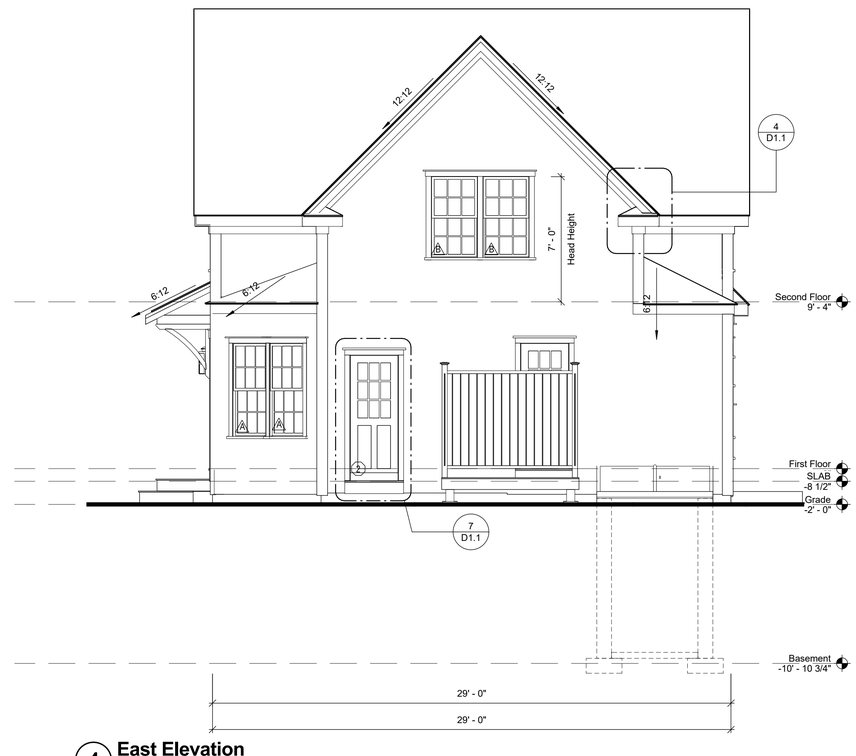
#1926

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

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



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



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

Maisto Guesthouse

80 Pleasant Street
Nantucket, MA 02554

For Construction
05.12.20

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A1.2	FLOOR PLAN
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Concept Design
Residential Design & Plan
508.221.3009
33 1/2 Vesper Lane
Nantucket, MA 02554

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Map & Parcel	55-655
Current Zoning	R1
Minimum Frontage	50 FT
Front Setback	10 FT
Side/Rear Setback	5 FT
Min. Lot Size	5,000 SF
Lot Size	13,712 SF
Allowable G.C.	30%, or 4,113 SF
Existing G.C.	0 SF
Proposed G.C.	1366 SF
Total Proposed G.C.	1366 SF

A2.1

EXTERIOR ELEVATIONS

#1926

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date: 5/19/2026 Address 80 PLEASANT STREET (55/455)

Scope of Work: FENESTRATION CHANGES

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

NEW GUESTHOUSE (2ND DW)

STAFF COMMENTS Name HOLLY BACKUS, PP

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

?

* STRANGE TO HAVE NO MUNTINS W/ A WALL FULL OF WINDOWS W/ MUNTINS (NORTH ELEVATION)

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)*