1. No Meeting Agenda

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

1.I. New And Old Business Packet For 6/8/20

Documents:

PICS FROM 11 DAVIS LANE OWNER.PDF

1.II. New And Old Business Packet For 6/8/20

Documents:

1 SEA ST - STAFF REVIEW.PDF
12 LINCOLN AVE - STAFF REVIEW.PDF
17 BROADWAY- STAFF REVIEW JUNE.PDF
23 PINE ST - STAFF REVIEW.PDF
24 PINE ST - STAFF REVIEW.PDF
24 WEST CHESTER ST - STAFF REVIEW.PDF
43 UNION ST - STAFF REVIEW OB.PDF
57 QUIDNET RD - STAFF REVIEW OB.PDF
73 BAXTER - STAFF REVIEW.PDF
33 COFFIN ST - STAFF REVIEW NEW -OB.PDF
WASHINGTON ST - STAFF REVIEW.PDF

1.III. New And Old Business Packet For 6/8/20

Documents:

1 SEA ST- CHARGING STATION.PDF
4 FAIRGROUNDS RD- CHARGING STATIONS.PDF
4 JOHN ADAMS LN- DECK-WIND-DOORS.PDF
11 DAVIS LANE - CABANA.PDF
11 DAVIS LANE - NEW DWELLING.PDF
11 DAVIS LANE - POOL.PDF
12 LINCOLN AVE - REV 11-0147-FENESTRATION.PDF
13 WAYDALE RD-TEMPORARY SHED.PDF
14 AIRPORT RD- CHARGING STATION.PDF
17 BROADWAY -REV 2020-03-0845.PDF
20 SANKATY HEAD RD- GARAGE.PDF
23 PINE ST- HARDSCAPE FOR OB 6-8-20.PDF
23 PINE ST -REV 05-0940.PDF
24 BARTLETT FARM RD-OB SUB 6-8-20.PDF
24 PINE ST FENESTRATION REV.PDF
24 W. CHESTER- ADDITION.PDF
33 COFFIN ST- OB SUB 6-8-20.PDF
34 MEADOW VIEW DR- SOLAR PANELS OB FOR 6-8-20.PDF
43 UNION ST OB SUB FOR 6-8-20.PDF
57 QUIDNET ROAD - SOLAR PANELS- OB SUB FOR 6-8-20.PDF
73 BAXTER GARAGE MOVE-DEMO.PDF
135 PLEASANT ST CHARGE STATION.PDF
168 HUMMOCK POND ROAD - FARMSTAND.PDF
220 EEL POINT RD - HARDSCAPE.PDF
WASHINGTON ST- CHARGING STATIONS.PDF

WESTERWYCK WAY

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

Date: 6/8/2020 Address 1 SEA STREET

Scope of Work: ELECTRIC CHARGING STATION (1 PORT)

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

PUMP STATION C. 1923/1949/2018 - COLONIAL REVIVAL

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)*

* APPROPRIATE USE FOR A TOWN OWNED UTILITY-TYPE PROPERTY. STAFF SUPPORTS THE PROPOSAL, AS IT ADVANCES THE TOWN'S RESILIENCY + SUSTAINABILITY EFFORTS.
* WHITE ELEPHANT EXAMPLE IS NICE/APPROPRIATE.
* THE "FEEDER RUN" (SHOWN IN RED ON PAGE 3) LOOKS TO BE RUNNING ON THE ROOF - HOWEVER, SHOULD BE HIDDEN FROM VISIBILITY AS MUCH AS POSSIBLE.

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

Date: 6/8/2020 Address 12 LINCOLN AVE

Scope of Work: REVISIONS TO #11-0147: FENESTRATION CHANGES + RE-SITE DWELLING

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

MAIN HOUSE = C. 1902 (KIMBALL FAMILY)

* OTHER STRUCTURES (NEW) NOT CONTRIBUTING

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)*

* MOVE CABANA + CHANGE:

EAST → BIFOLD DOORS → NOT APPROPRIATE

W/ FLANKING SINGLE DOORS W/ PORTHOLES!?

WES → REMOVE DOORS → (3) SINGLE WINDOWS 6/1

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)*

Sconset Advisory Board *Meeting Memorandum* **HDC/SAB**

Date: ~~5/29~~ 6/1 2020 Address 17 BROADWAY

Scope of Work: REVISIONS TO #03-0845

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

C. 1791 "NONANTUM" BALZILLA FOLGER + BENJAMIN FRANKLIN FOLGER (PER MHC + NHL DATA)

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)*

* SOUTH — CHANGE FROM (3) 6/6 WINDOWS TO (2) 6/6 = OK
* EAST — ADD 3RD FL DORMER = NO SAB (MARCH 9, 2020) SAID NOT APPROPRIATE (STAFF AGREES - EVEN WITH ELIMINATION OF DORMER + MAKING A SHED ROOF) IT IS STILL "DORMER ON DORMER."
* NORTH - VIEW OF PROPOSED DORMER (ON EAST) ELV.

SAB COMMENTS

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

( ) Rob Benchley ( ) Caroline Ellis ( ) Angus Macleod ( ) Mary Will Alternate: Clement Durkes ( )

Signatures *(three members required for quorum)*

Sconset Advisory Board *Meeting Memorandum* **HDC/SAB**

Date: 3/9 Address 17 Broadway Sconset

Scope of Work: _____

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

STAFF COMMENTS Name: _____

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

SAB COMMENTS

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

East: ok with changing casements. ~~and~~ All third floor dormers are inappropriate (as dormer on top of dormer.) Proposed North dormer ok if meets guidelines • set back from side 3' • roof to be dropped 1' below ridge. • Dormer large enough for 1 3 light sash.

South: no problems with proposal.

( ) Rob Benchley (✓) Caroline Ellis (✓) Angus Macleod ( ) Mary Will Alternate: Clement Durkes ( )

Signatures *(three members required for quorum)*

Quorum

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NAN.2212
Historic Name:	Nonantum - Folger, Balzillai House
Common Name:	Folger, Benjamin Franklin House
Address:	17 Broadway St
City/Town:	Nantucket
Village/Neighborhood:	Sankaty Head; Siasconset
Local No:	7313-112, SC6-2
Year Constructed:	c 1791
Architect(s):	
Architectural Style(s):	No style
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Shingle

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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: Friday, March 6, 2020 at 3:54: PM

NAN.2212

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/ FILM ROLL #: SC6-2
7313-112
MAP/PARCEL#:

Recorded by: AH Date: 09/18/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 17 BROADWAY

2. Building Name: NONANTUM

3. Ownership: Private

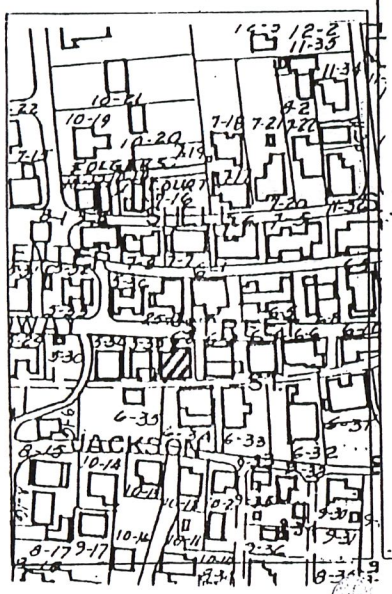
4. Present Owner: FARLEY, JAMES L & MARTHA B

5. Ownership History:
Built by Barzillai Folger who was the owner in 1814. Benjamin Franklin Folger, a hermit, owned the house in 1835. (UEC,HCF)

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"



NAN.2212

 Survey/Film Roll #: SC6-2

2212

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 10 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Densely Built,Residential, Old Historic District
15. Related Outbuildings and Property: Fence
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Unknown
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Front Facade,Skylight, Extended Eaves
26. Dormer Roof(s): Shed
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 2
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6,12LF

36. Porch: Front
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

NAN.2212

2212

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: By 1791
Source: H.C.Foreman 'Early Nantucket and Its Whaling Houses',PP,
173,264,H.C.Foremen(editor) Underhill's 'The Old Houses on Sconset's Bank',Pa.
Architect: Unknown Builder: Unknown
44. Building Type: Additive,Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: H.C.Foreman 'Early Nantucket and Its Whaling Houses',
Pages,
173,
264,
H.C. Foreman(editor) Underhill's 'The Old Houses on Sconset's Bank',
Page,
22

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

Date: 6/8/2020 Address 23 PINE STREET

Scope of Work: REVISION TO #05-0940 / SHUTTERS + COLOR CHANGE

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)*

"SEABROOK" FOR THE SHUTTERS + SINGLE DOOR DOES NOT SEEM APPROPRIATE – TOO BRIGHT.
* A MORE UNDERSTATED - RELAXED BLUE WOULD BE MORE APPROPRIATE.

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

Date: 6/8/2020 Address 24 PINE STREET

Scope of Work: REVISE FENESTRATION ON WEST ELEVATION (FACES PINE ST)

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

C. 1920 "FOUR SQUARE"
HDC SURVEY = AFTER 1923 - BEFORE 1949

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)*

WEST - REPLACE (2) SINGLE 6/1 WINDOWS TO (2) GANGED 6/1 WINDOWS - BOSTON SASH - ✓
* "FOUR SQUARE" STYLE WAS POPULAR BETWEEN 1880S - 1930S IN US. NOT AWARE OF MANY ON ISLAND. - COMMON WITH TWO RANKS OF WINDOWS + OFF-CENTER ENTRANCE. LOVE THE SHUTTERS!
* STAFF HAS NO CONCERNS ⇒ COLOR OF SASH?

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

Date: 6/8/2020 Address 24 WEST CHESTER ST

Scope of Work: ADDITION TO EXISTING GUEST HOUSE (787 ⅊ GC)

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

* CAPE COD STYLE - MAIN HOUSE (NOW CONTRIBUTING) C.1967 (BEEN ADDED TO)
* EX. GARAGE ≈ 2001 (NON-CONTRIBUTING)

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

( ) Does not meet guidelines Visibility: Yes or No LIMITED?

( ) Not appropriate *(As noted below)*

* NOT HDC RELATED — BUT APPLICANT SHOULD CONTACT PLANNING STAFF ABOUT AMENDING SECONDARY DWELLING - FOR APPROVAL TO PB

* EAST — NEW GABLE PITCH SHOULD MATCH EXISTING - LOOKS UNBALANCED — WINDOWS ARE ODD + SHOULD MATCH - GARAGE DOOR ⇒ LITES LOOK LARGE

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)*

_____

* PREVIOUS MTG = 5/26/2020

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

Date: 6/8/2020 Address 43 UNION STREET

Scope of Work: REDESIGN OF NEW DW (COA #70375)

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

C. 1850 GREEK REVIVAL

* PROPOSED DW ON LOT B (NOT HISTORIC)
* NEW LOT PURSUANT TO 4181L EXEMPTION (SUB. CONTROL LAW)

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)*

SOUTH → SHUTTERS ADDED (AS REQUESTED) ✓

WINDOWS ADDED (AS REQUESTED) ✓ SHOULD BE LG!

NORTH → ADDED TRELLIS

EAST → 2ND FL WINDOWS PULLED SLIGHTLY APART OK

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)*

*PREVIOUS MTG = 6/1/2020

QUIDNET

Historic Structures Advisory Board *Meeting Memorandum*

HDC/HSAB

Date: 6/8/2020 Address 57 QUIDNET RD

Scope of Work: SOLAR ON ROOF

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

C. 1960

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

( ) Does not meet guidelines Visibility: Yes or No — DIFFICULT FROM QUIDNET

( ) Not appropriate *(As noted below)*

*ALL PANELS PROPOSED ON SOUTHERN ELEVATIONS AS REQUESTED + REMOVED FROM WESTERN 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)*

Sconset Advisory Board *Meeting Memorandum* **HDC/SAB**

Date: 6/8/2020 Address 73 BAXTER ROAD

Scope of Work: MOVE/DEMO EXISTING GARAGE

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

ROSALIND RUSSELL - GARAGE + HOUSE
* HOUSE = C.1920 CRAFTSMAN BUNGALOW
* GARAGE = C.1920 - 1940 (PER SANBORN MAP + NHC DATA)
- GABLE-ENDED

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)*

* WHY? - WHAT IS BEING PROPOSED?

SAB COMMENTS

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

( ) Rob Benchley ( ) Caroline Ellis ( ) Angus Macleod ( ) Mary Will Alternate: Clement Durkes ( )
Signatures *(three members required for quorum)*

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NAN.2751
Historic Name:	Russell, Rosalind Garage
Common Name:	
Address:	73 Baxter Rd
City/Town:	Nantucket
Village/Neighborhood:	Sankaty Head; Siasconset
Local No:	49-28, SC21-24
Year Constructed:	
Architect(s):	
Architectural Style(s):	No style
Use(s):	Out Building
Significance:	Architecture; Transportation
Area(s):	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Shingle Foundation: Concrete Unspecified

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

This file was accessed on: Thursday, June 4, 2020 at 11:20 AM

NAN. 2751

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC21-24
MAP/PARCEL# 49-28

2751

Recorded by: JS Date: 10/04/89 Organization: AGS

C D
A SLAS
SAME
USE SLAS

IDENTIFICATION

1. Street Name & No.: 73 BAXTER RD

2. Building Name: N/A

3. Ownership: Private

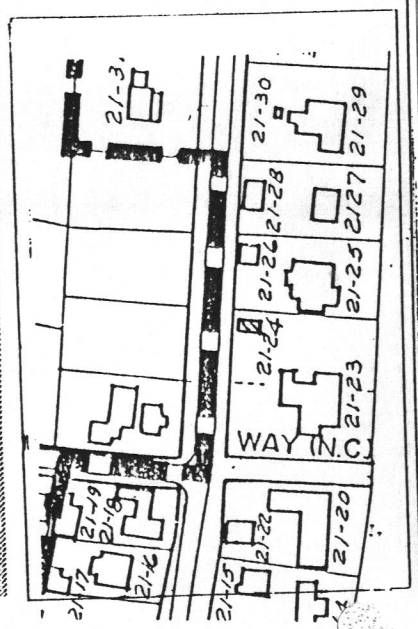
4. Present Owner: BECKER, RICHARD L & JOAN R.

5. Ownership History:
Unknown

6. Use: Original: Garage Present: Garage
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? N/A
Interior: N/A

8. MAP -- 3 X 2"



NAN.2751

Survey/Film Roll #: SC21-24

2751

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 10 feet or less
13. Orientation to Street Address: Gabled
14. Surroundings: SB,Residential
15. Related Outbuildings and Property: Tower,SC21-23
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 1
34. Window Frame Type: N/A
35. Window Sash Type(s) - Front Facade: N/A

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
    N/A

NAN.2751

2751

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: ND
Source: Unknown
Architect: Unknown Builder: Unknown
44. Building Type: Box,Gable Front
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: N/A

REVISION REVIEW

Sconset Advisory Board *Meeting Memorandum* **HDC/SAB**

Date: _____ Address 33 COFFIN ST

Scope of Work: REVISIONS TO DW + NEW POOL + HARDSCAPE

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

c. 1994

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)*

* LANDSCAPE PLAN SUBMITTED = HELPFUL
— PROPOSED GATES ⇒ HOW DO THEY STYLISTICALLY RELATE TO EACH OTHER?

* REVISIONS TO DW ⇒ DONT SEEM TO ADDRESS ALL COMMISSION'S COMMENTS

SAB COMMENTS

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

( ) Rob Benchley ( ) Caroline Ellis ( ) Angus Macleod ( ) Mary Will Alternate: Clement Durkes ( )

Signatures *(three members required for quorum)*

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

Date: 6/8/2020 Address 37 WASHINGTON ST

Scope of Work: ELECTRIC CHARGING STATION (2 PORTS)

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

C.1977 MUNICIPAL BUILDING

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)*

* APPROPRIATE USE FOR A TOWN OWNED PARKING LOT. STAFF SUPPORTS THE PROPOSAL, AS IT ADVANCES THE TOWN'S RESILIENCY + SUSTAINABILITY EFFORTS.
* WHITE ELEPHANT EXAMPLE IS NICE/APPROPRIATE.
* EXISTING WALL CHARGERS TO INSTALL BOLLARD STYLE FREESTANDING CHARGERS.

HSAB COMMENTS

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

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

Alternate: None

Signatures *(three members required for quorum)*

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 55

Street & Number of Proposed Work: 1 Sea Street

Owner of record: Town of Nantucket

Mailing Address: 16 Broad Street
Nantucket MA 02554

Contact Phone #: 5083255379 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Lauren Sinatra

Mailing Address: 2 Fairgrounds Rd
Nantucket MA 02554

Contact Phone #: 5083255379 E-mail: Lsinatra@nantucket-ma.gov

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 One dual-port electric vehicle charging station

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

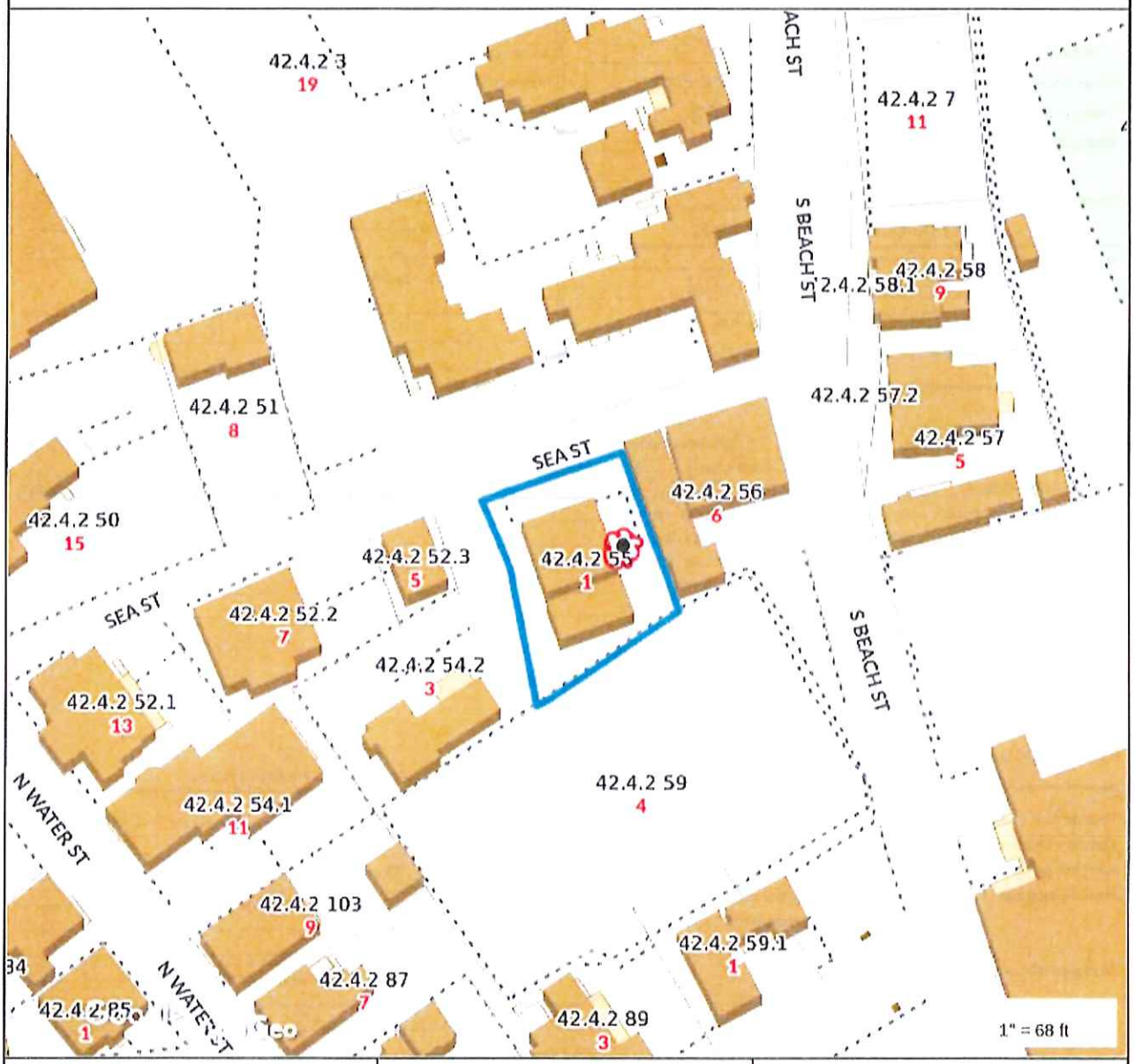
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 5/27/20 Signature of owner of record Lauren Sinatra Signed under penalties of perjury

Sea Street Pump Station



Property Information

Property ID	42.4.2 55
Location	1 SEA ST
Owner	NANTUCKET TOWN OF

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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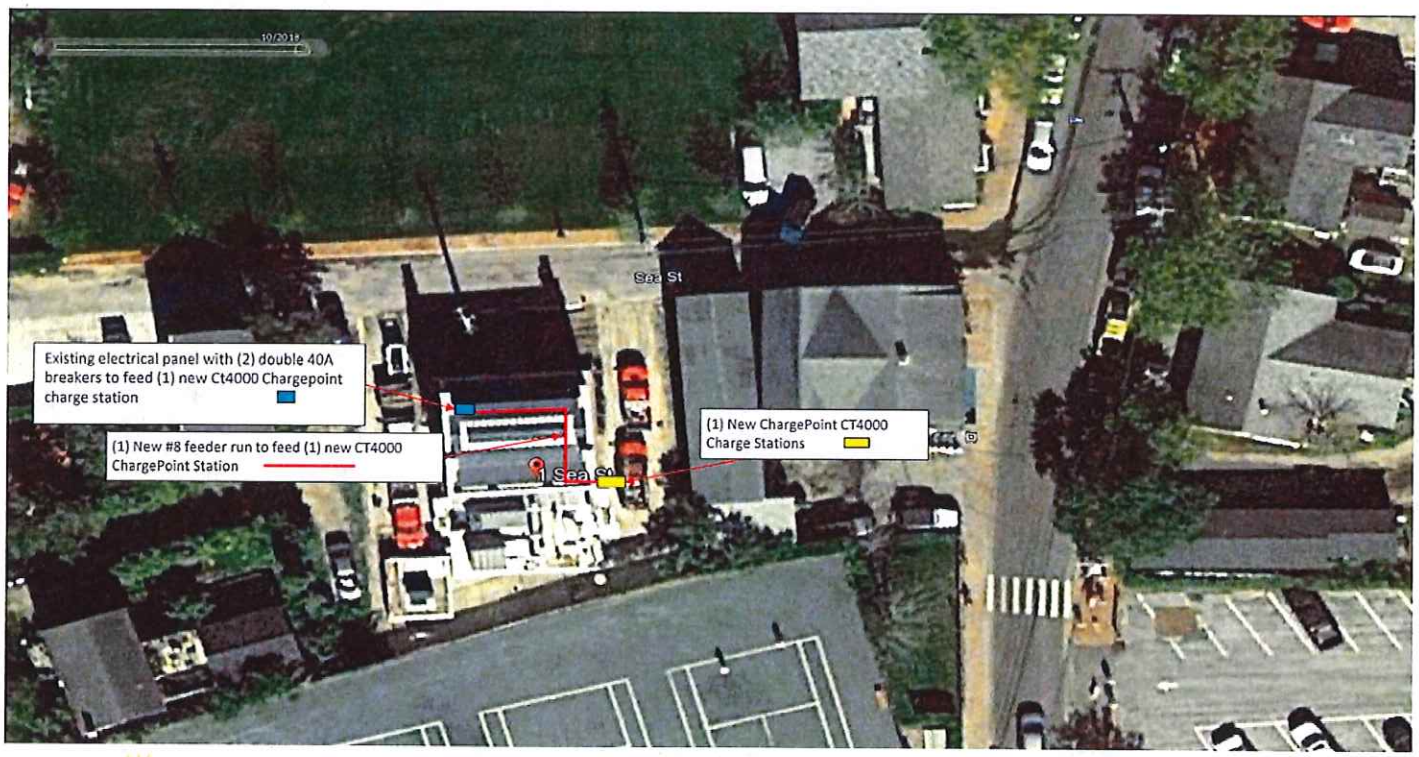
By



RISE ENGINEERING

1 SEA ST.
NANTUCKET, MA
EV CHARGE STATIONS MAP

RECEIVED
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By

CT4000 Level 2 Commercial Charging Stations

Specifications and Ordering Information

Ordering Information

Specify model number followed by the applicable code(s). The order code sequence is: **Model-Options. Software, Services** and **Misc** are ordered as separate line items.

Hardware

Description		Order Code
Model	1830 mm (6') Single Port Bollard Mount	CT4011
	1830 mm (6') Dual Port Bollard Mount	CT4021
	1830 mm (6') Single Port Wall Mount	CT4013
	1830 mm (6') Dual Port Wall Mount	CT4023
	2440 mm (8') Dual Port Bollard Mount	CT4025
	2440 mm (8') Dual Port Wall Mount	CT4027
Options	Integral Gateway Modem - USA	-GW1
	Integral Gateway Modem - Canada	-GW2
Misc	Power Management Kit	CT4000-PMGMT
	Bollard Concrete Mounting Kit	CT4001-CCM

Software & Services

Description	Order Code
ChargePoint Commercial Service Plan	CTSW-SAS-COMM-*n*[1]
ChargePoint Service Provider Plan	CTSW-SAS-SP-*n*[1]
ChargePoint Assure	CT4000-ASSURE*n*[2]
Station Activation and Configuration	CPSUPPORT-ACTIVE
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID

Note: All CT4000 stations come with 1 year of ChargePoint Assure coverage at no charge for qualified installations. Other conditions apply. All CT4000 stations require a network service plan.

[1] Substitute *n* for desired years of service (1, 2, 3, 4, or 5 years).
[2] Substitute *n* for the duration of the additional coverage (1, 2, 3, or 4 years).

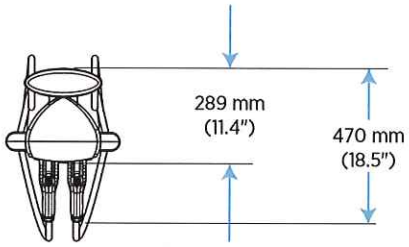
Order Code Examples

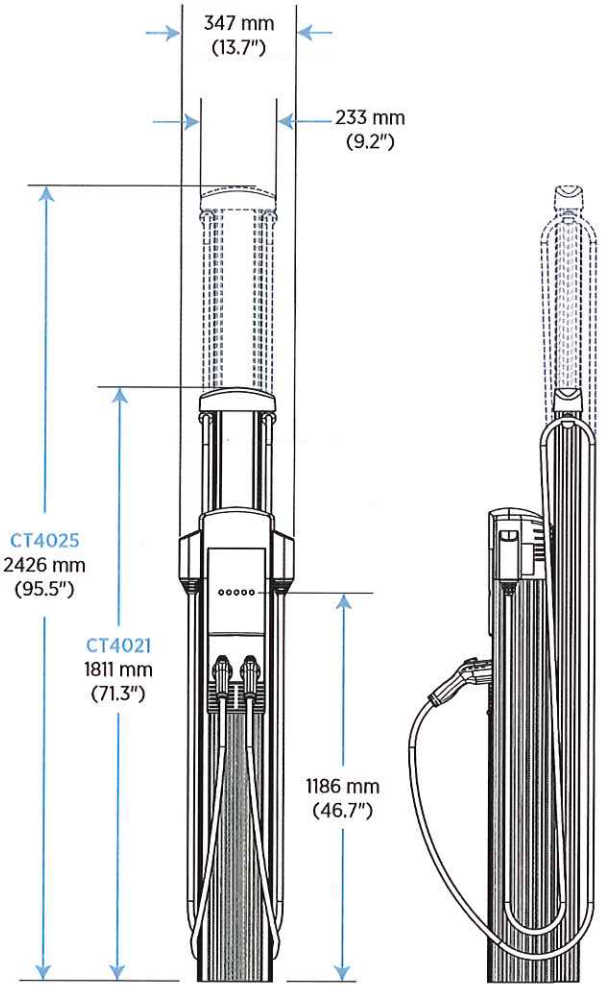
If ordering this	the order code is
1830 mm (6') Dual Port Bollard USA Gateway Station with Concrete Mounting Kit	CT4021-GW1 CT4001-CCM
ChargePoint Commercial Service Plan, 3 Year Subscription	CTSW-SAS-COMM-3
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID
2 Additional Years of Assure Coverage	CT4000-ASSURE2
1830 mm (6') Single Port Wall Mount Station	CT4013
ChargePoint Commercial Service Plan, 5 Year Subscription	CTSW-SAS-COMM-5
4 Additional Years of Assure Coverage	CT4000-ASSURE4
Station Activation and Configuration	CPSUPPORT-ACTIVE

** Orange signage can be customized or removed*

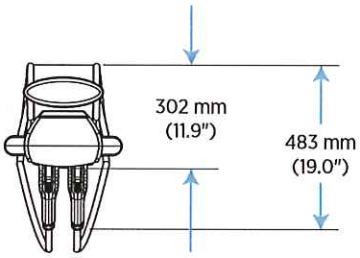
CT4021

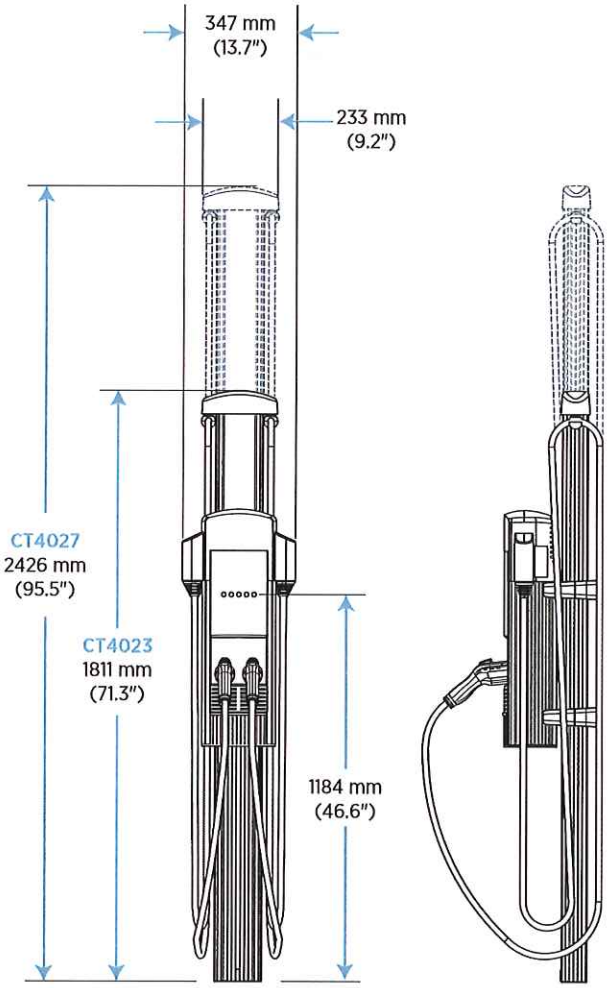
CT4021 1830 mm (6′)
CT4025 2440 mm (8′)
Bollard





CT4023 1830 mm (6′)
CT4027 2440 mm (8′)
Wall Mount





EV
CHARGING
ONLY
chargepoint
chargepoint

Example Photo:
White Elephant Village
19 N Water Street

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 40

Street & Number of Proposed Work: 4 Fairgrounds Rd

Owner of record: Town of Nantucket

Mailing Address: 16 Broad Street
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Lauren Sinatra

Mailing Address: 2 Fairgrounds Rd
Nantucket MA 02554

Contact Phone #: 5083255379 E-mail: LSinatra@nantucket-ma.gov

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 Two dual-port electric vehicle charging stations

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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Date 5/27/20 Signature of owner of record Lauren Sinatra Signed under penalties of perjury

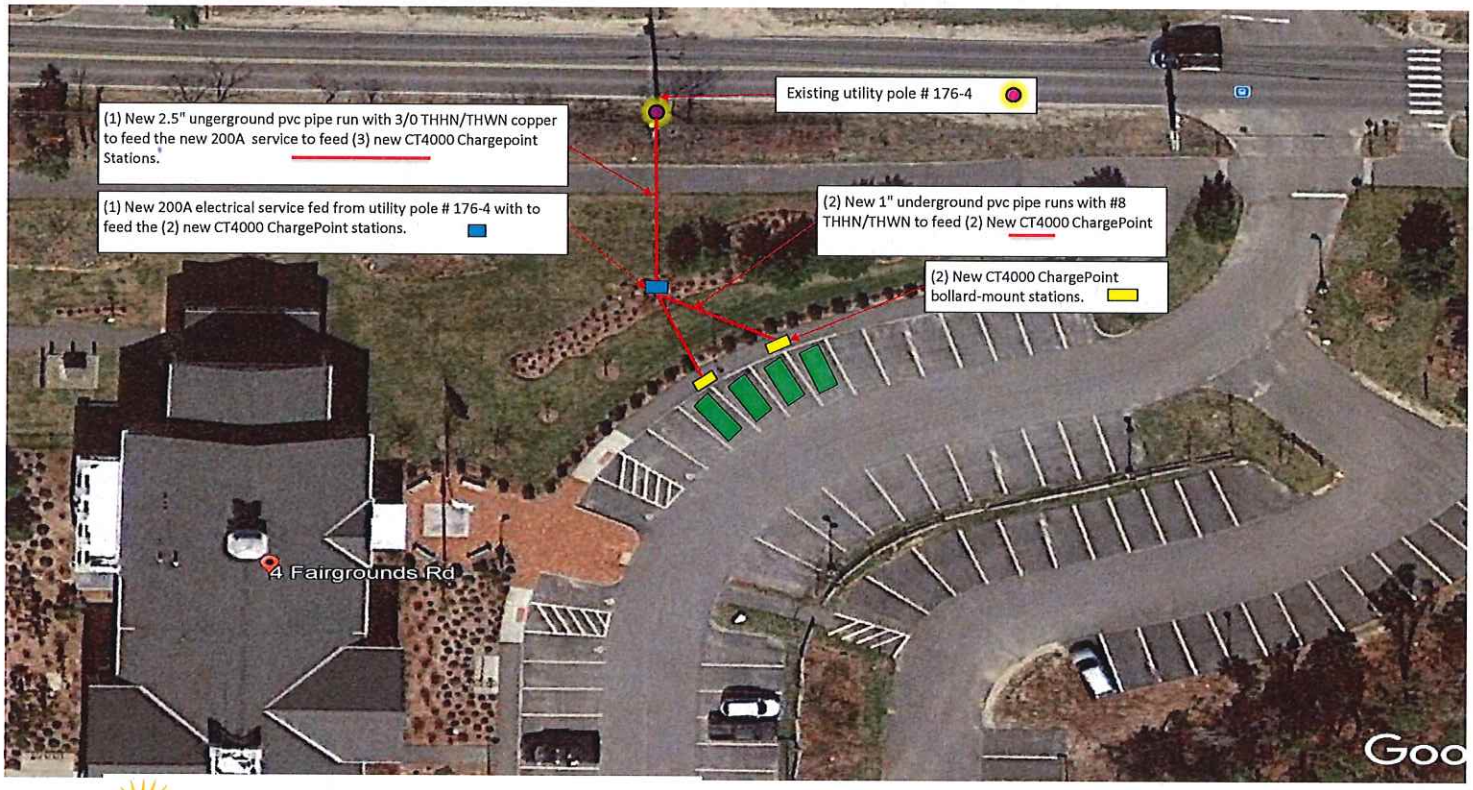
Public Safety Facility: 4FG Parking Lot

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

RECEIVED
JUN 01 2020
By



RISE ENGINEERING

4 FAIRGROUNDS RD.
NANTUCKET, MA
EV CHARGE STATIONS MAP

RECEIVED
JUN 01 2020
By

RECEIVED
JUN 01 2020
By

CT4000 Level 2 Commercial Charging Stations

Specifications and Ordering Information

Ordering Information

Specify model number followed by the applicable code(s). The order code sequence is: **Model-Options. Software, Services** and **Misc** are ordered as separate line items.

Hardware

Description		Order Code
Model	1830 mm (6') Single Port Bollard Mount	CT4011
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	1830 mm (6') Single Port Wall Mount	CT4013
	1830 mm (6') Dual Port Wall Mount	CT4023
	2440 mm (8') Dual Port Bollard Mount	CT4025
	2440 mm (8') Dual Port Wall Mount	CT4027
Options	Integral Gateway Modem - USA	-GW1
	Integral Gateway Modem - Canada	-GW2
Misc	Power Management Kit	CT4000-PMGMT
	Bollard Concrete Mounting Kit	CT4001-CCM

Software & Services

Description	Order Code
ChargePoint Commercial Service Plan	CTSW-SAS-COMM-*n*[1]
ChargePoint Service Provider Plan	CTSW-SAS-SP-*n*[1]
ChargePoint Assure	CT4000-ASSURE*n*[2]
Station Activation and Configuration	CPSUPPORT-ACTIVE
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID

Note: All CT4000 stations come with 1 year of ChargePoint Assure coverage at no charge for qualified installations. Other conditions apply. All CT4000 stations require a network service plan.

[1] Substitute *n* for desired years of service (1, 2, 3, 4, or 5 years).
[2] Substitute *n* for the duration of the additional coverage (1, 2, 3, or 4 years).

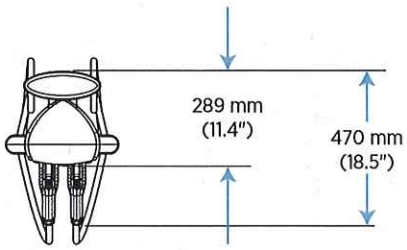
Order Code Examples

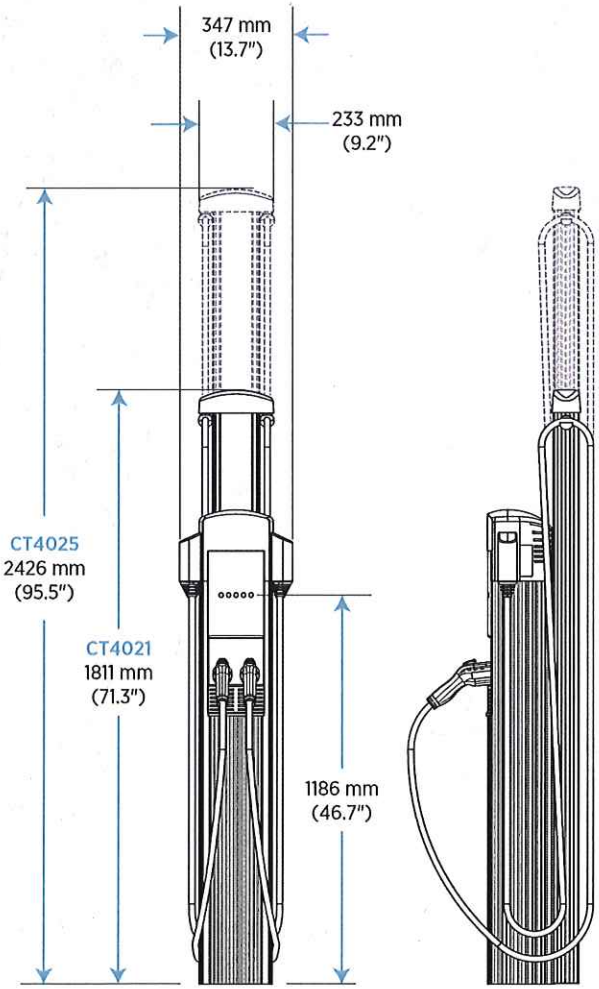
If ordering this	the order code is
1830 mm (6') Dual Port Bollard USA Gateway Station with Concrete Mounting Kit	CT4021-GW1 CT4001-CCM
ChargePoint Commercial Service Plan, 3 Year Subscription	CTSW-SAS-COMM-3
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID
2 Additional Years of Assure Coverage	CT4000-ASSURE2
1830 mm (6') Single Port Wall Mount Station	CT4013
ChargePoint Commercial Service Plan, 5 Year Subscription	CTSW-SAS-COMM-5
4 Additional Years of Assure Coverage	CT4000-ASSURE4
Station Activation and Configuration	CPSUPPORT-ACTIVE

** Orange signage can be customized or removed*

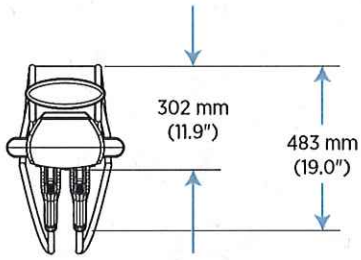
CT4021

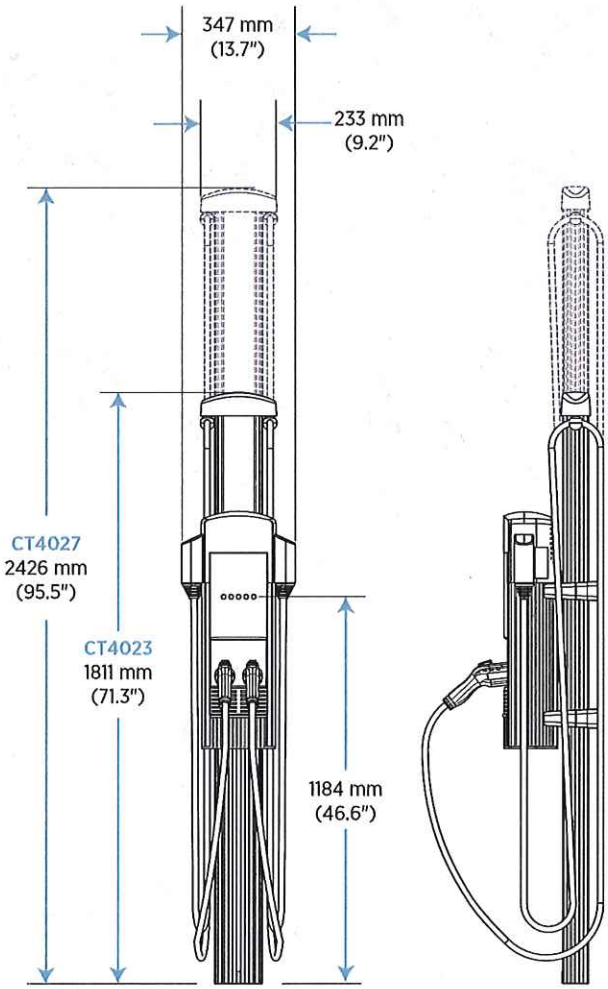
CT4021 1830 mm (6')
CT4025 2440 mm (8')
Bollard





CT4023 1830 mm (6')
CT4027 2440 mm (8')
Wall Mount





Example Photo:
White Elephant Village
19 N Water Street

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 628

Street & Number of Proposed Work: 4 John Adams Lane

Owner of record: Mark + Marilyn Wendling

Mailing Address: 1121 Bodwood Drive
Cincinnati, OH 45208

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: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 200sf ☑ 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 Revise windows, Add Door, extend Porch
2. South Elevation Connect Dormers
3. West Elevation Revise Windows
4. North Elevation Revise windows + Doors, extend Porch

*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 TME Frieze _____
Window Casing TME Door Frame TME Columns/Posts: Round _____ Square _____

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

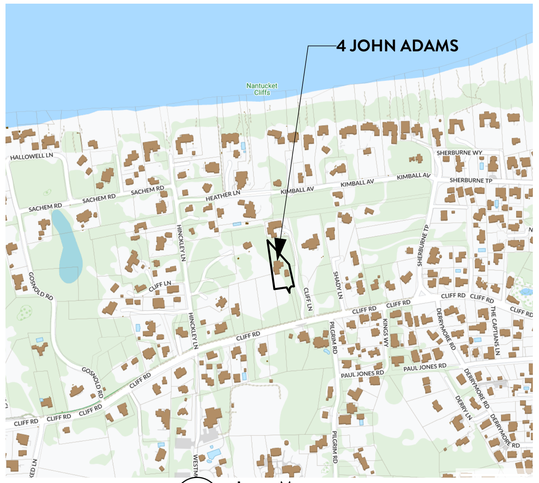
COLORS

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

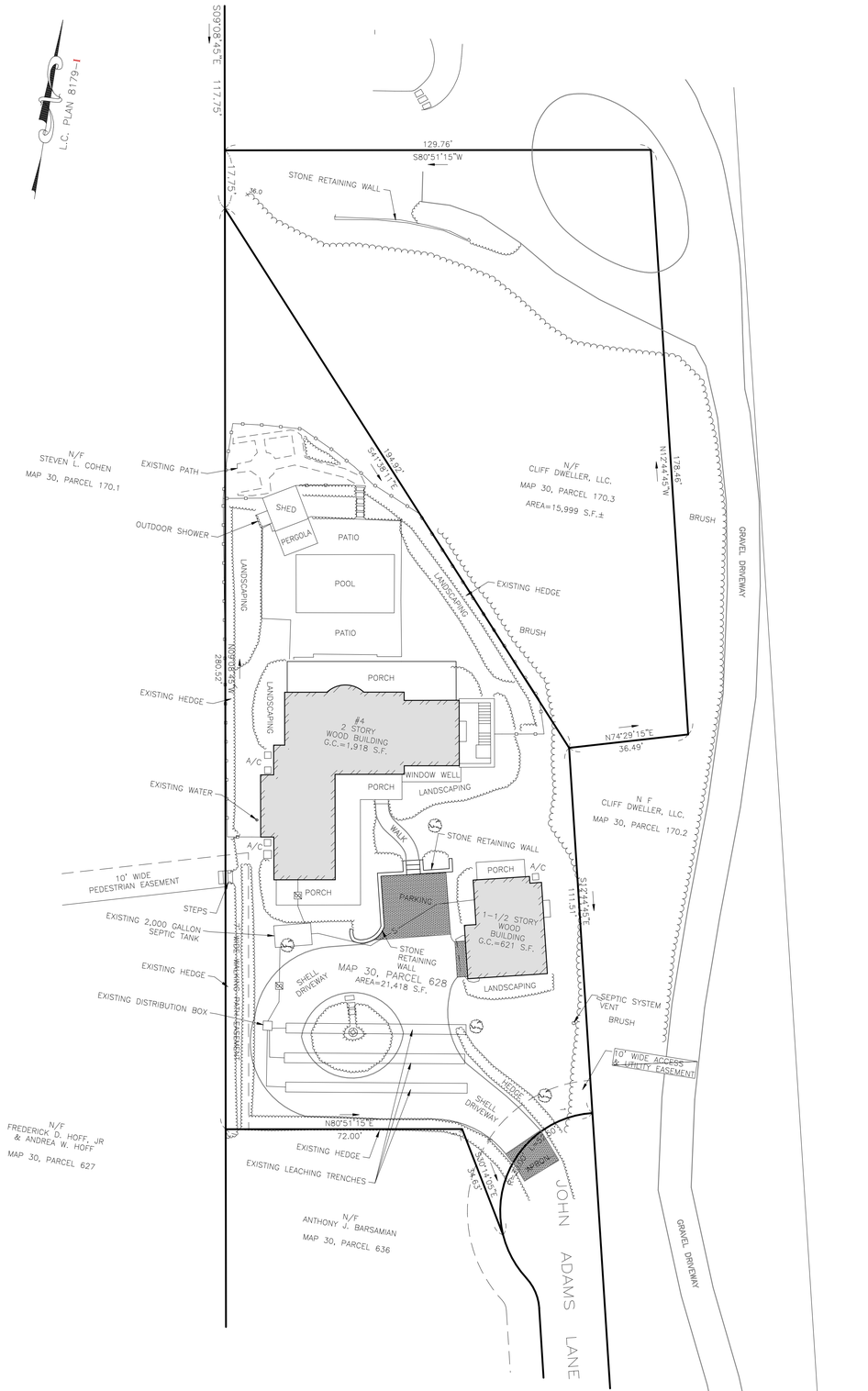
* Attach manufacturer's color samples if color is not from HDC approval list.

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 5/26/20 Signature of owner of record [signature] Signed under penalties of perjury



2 **Locus Map**



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

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DATE | REVISIONS

Site Plan

Renovations at
4 John Adams Lane
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R20
PARCEL NO: 628 PROJECT NO: 45 REVISED:

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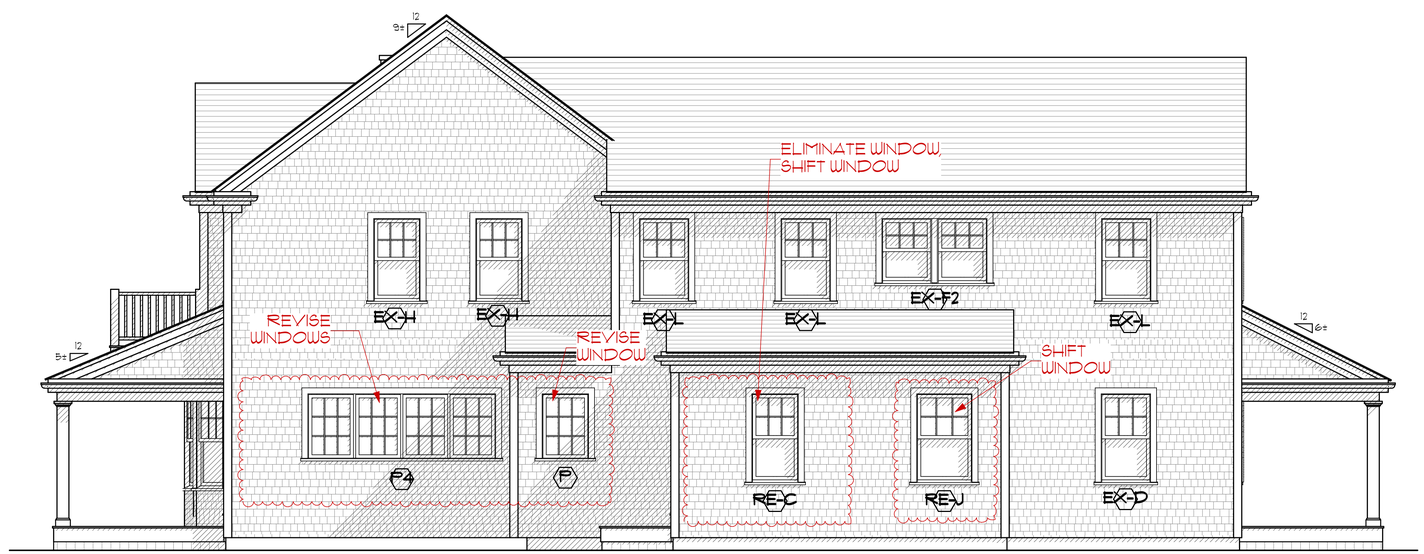
ID #
L-1.1

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

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

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



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

Main House at
4 John Adams Lane
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission:
Rev. 2020-5-22

Window Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening	Model	Lights	Comments
EX	-	Varies	Andersen	Varies	-	-	-	Existing unit to remain
RE	-	Varies	Andersen	Varies	-	-	-	Existing unit to be relocated
A		Double Hung	Andersen	2'-9 5/8' x 5'-4 7/8'	2'-10 1/8' x 5'-4 7/8'	WDH 2852	6 over 1	
P		Fixed	Andersen	2'-7 1/2' x 3'-8 1/2'	2'-8' x 3'-9'	TBD	9	
P4		(4) Fixed	Andersen	(4) 2'-7 1/2' x 3'-8 1/2'	TBD x 3'-9'	TBD	9 EA	

Door Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening		Lights	Comments
6		Single French Door	TBD	2'-8' x 6'-8'	8'-8 1/2' X 6'-11 1/2'	TBD	10	
		w/ Sidelights		2'-8' X 6'-8'	-		10 EA	
7		Single French Door	TBD	2'-8' x 6'-8'	2'-11 1/2' x 6'-11 1/2'	TBD	10	
8		Side Door	TBD	2'-8' x 6'-8'	2'-9 1/2' x 6'-11 1/2'	TBD	4	over panel
9		Single French Door	TBD	2'-8' X 7'-10 1/2'	8'-8 1/2' X 8'-2'	TBD	12	
		w/ Sidelights		2'-8' x 7'-10 1/2'	-		12 EA	

Notes:

1. All window will be Andersen 400 Series window as per above schedule, double glazed, Low-E4 glass, SDL with 3/4' muntins per light pattern above.
   All glazing to come with compliance sticker as required by local building codes.
2. Door manufacturer TBD double glazed, Low-E4 glass, SDL with 3/4' muntins per light pattern above.
   All glazing to come with compliance sticker as required by local building codes.
3. Mill shop will provide shops drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows including sidelights, transoms, and fixed windows, with mahogany half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.

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REVISIONS
DATE

South & West Elevations

Renovations at
4 John Adams Lane
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R20
PARCEL NO: 628 PROJECT NO: 45 REVISED: May 22, 2020

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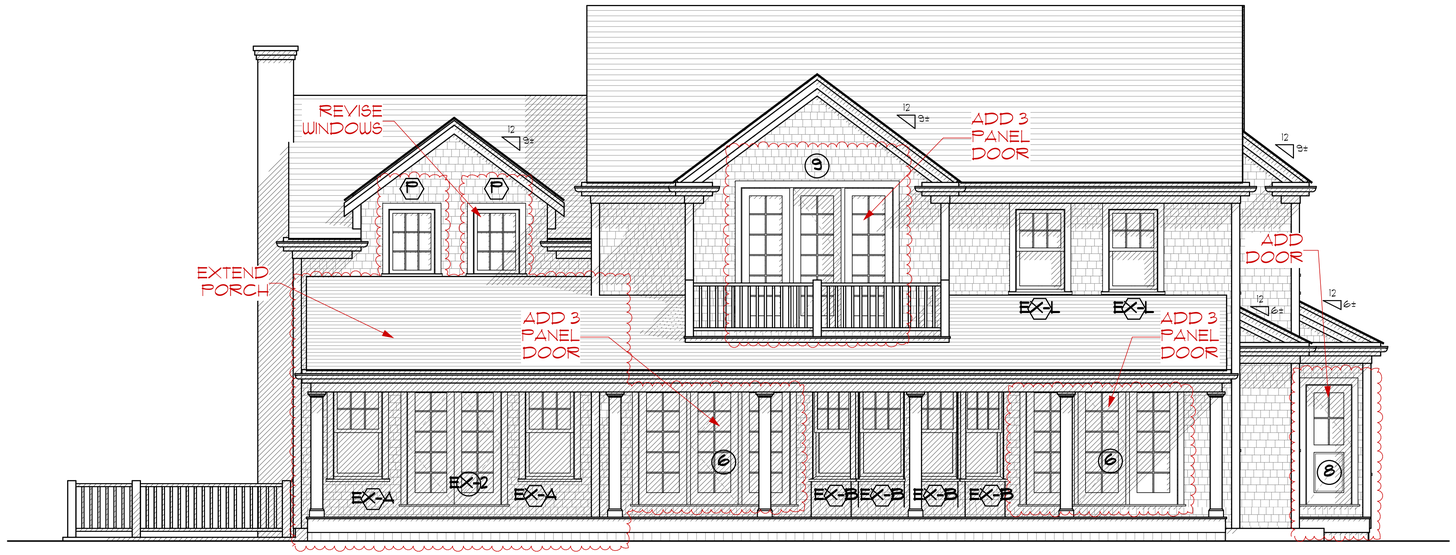
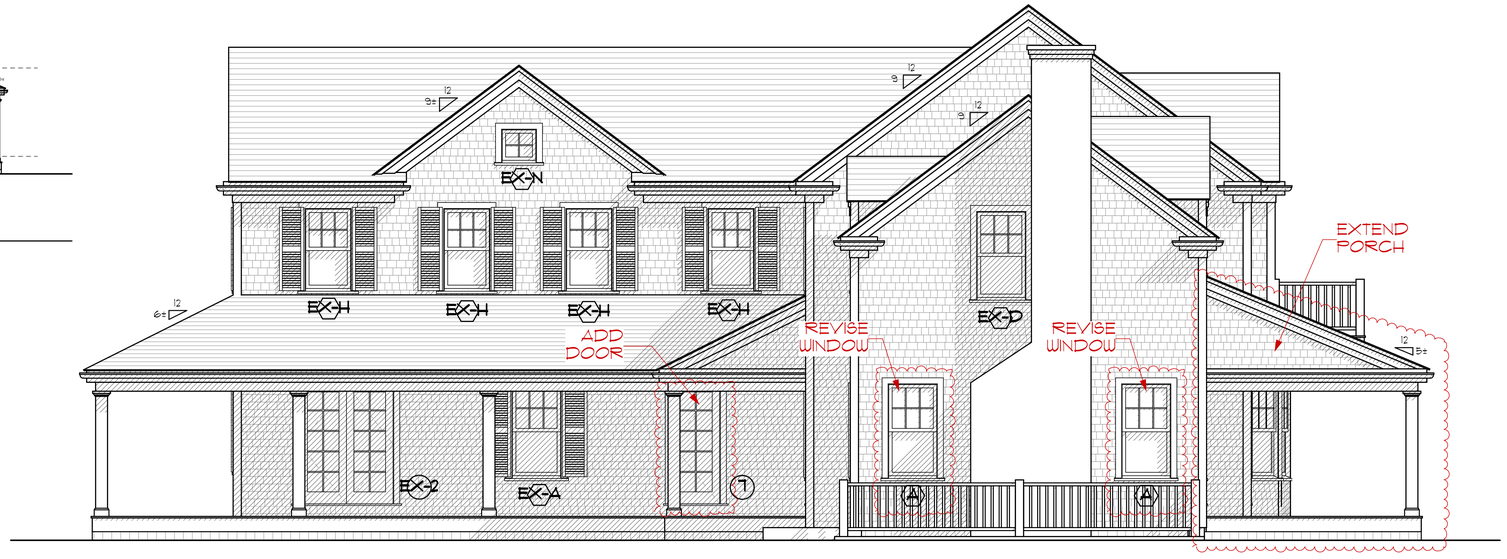
A-2.1

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



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

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



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

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REVISIONS

DATE

North & East Elevations

Renovations at
4 John Adams Lane
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R20
PARCEL NO: 628 PROJECT NO: 45 REVISED: May 22, 2020

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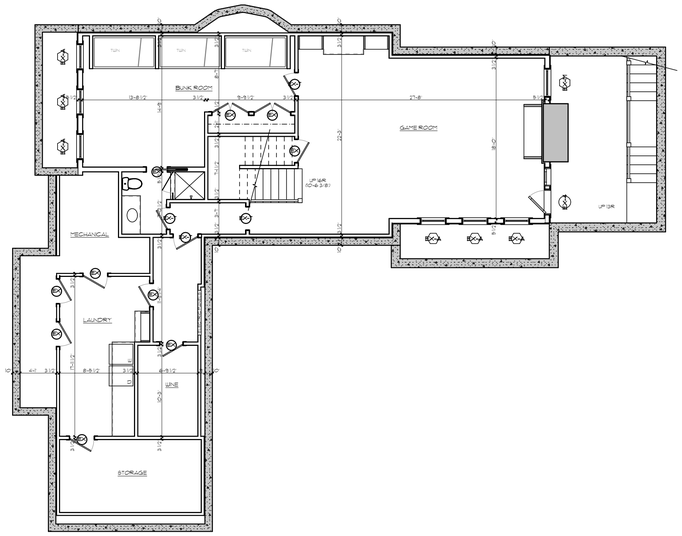
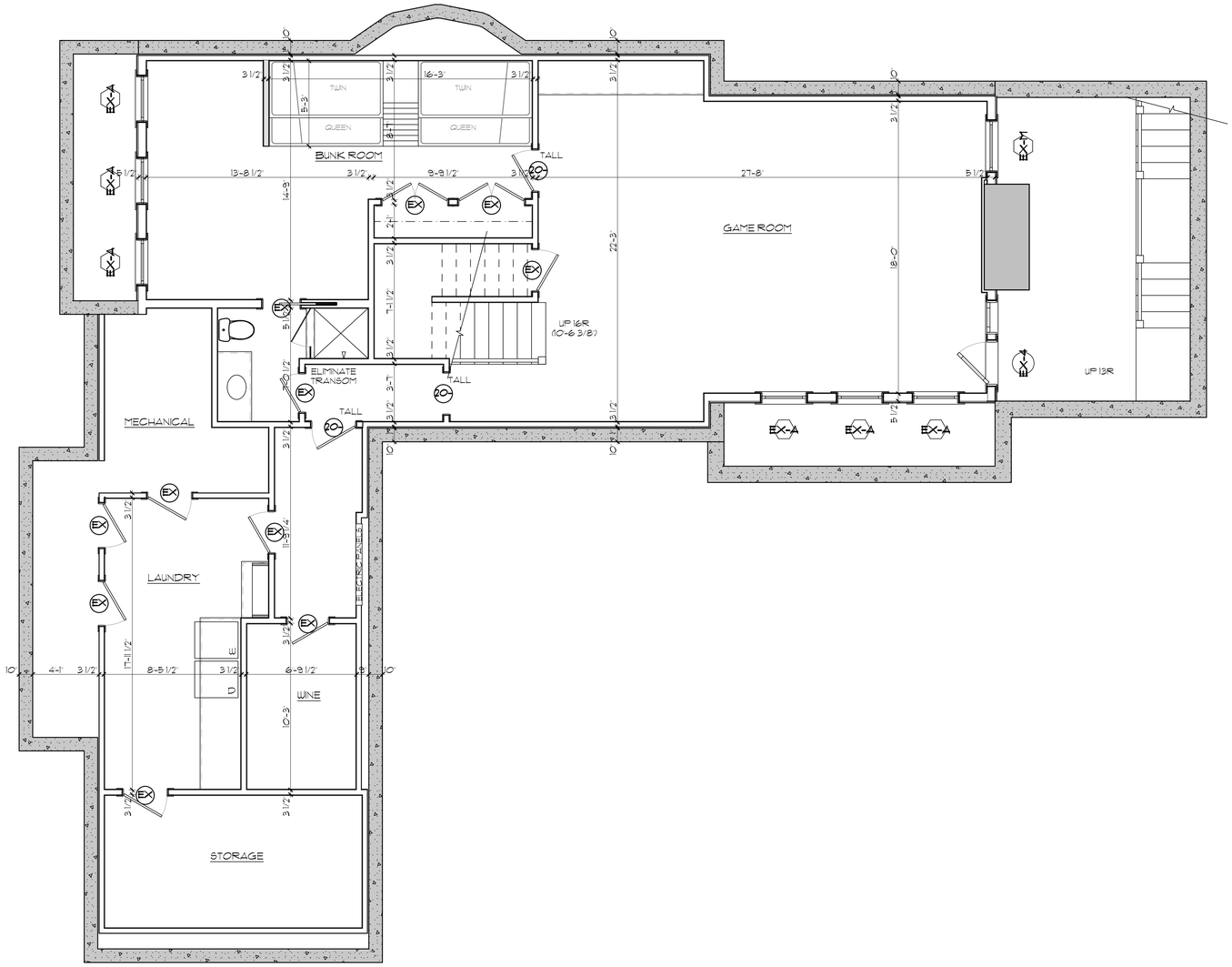
ID #
A-2.2



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



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

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DATE | REVISIONS

Basement Floor Plan

Renovations at
4 John Adams Lane
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R20 REVISED: May 01, 2020
PARCEL NO: 628 PROJECT NO: 45

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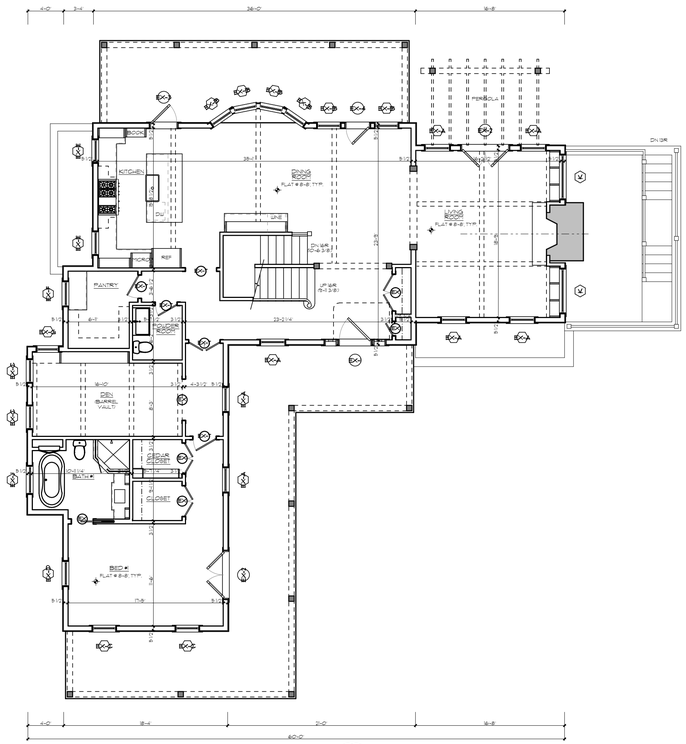
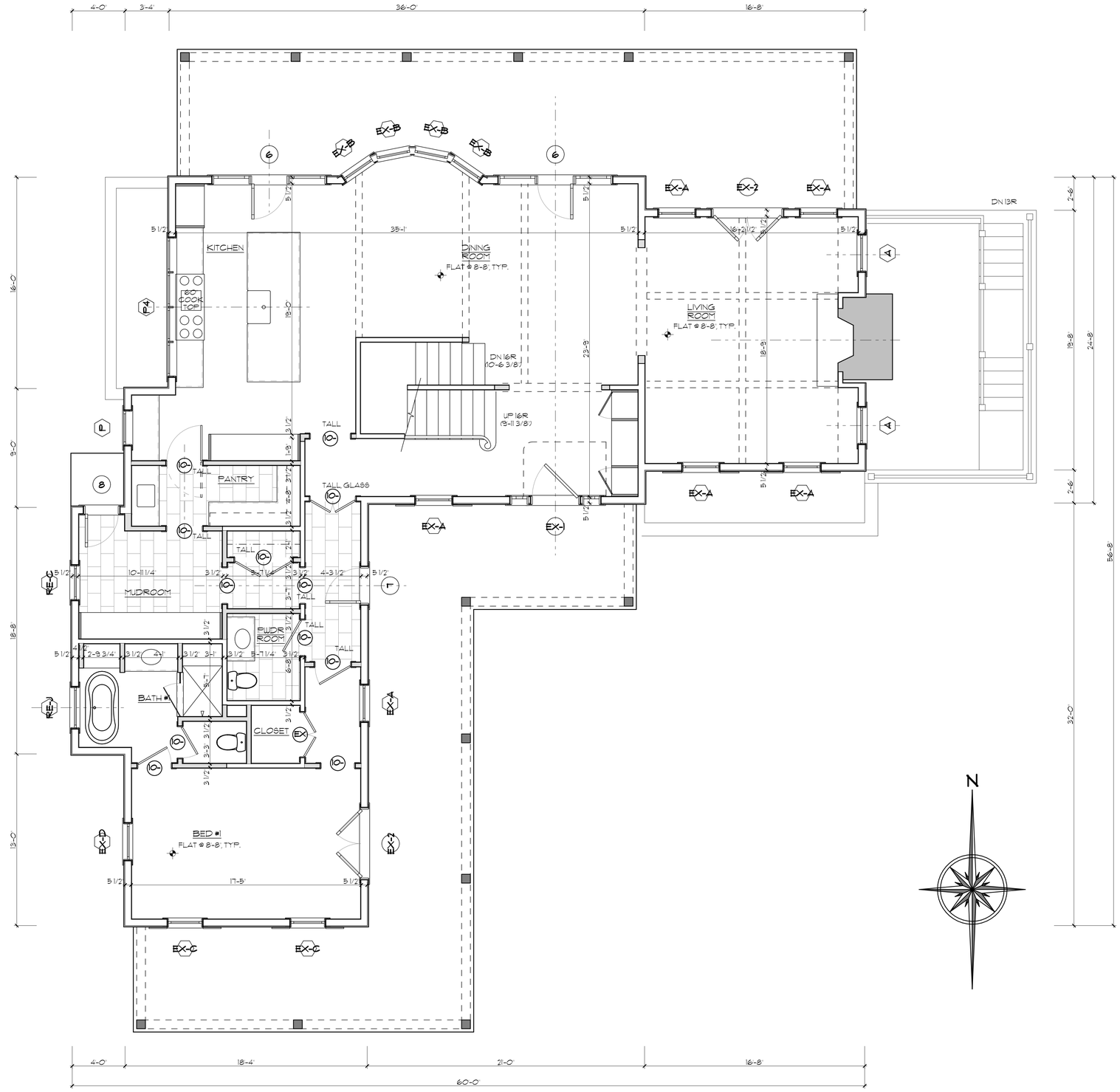
ID#
A-1.0



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



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

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DATE | REVISIONS

First Floor Plan

Renovations at
4 John Adams Lane
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R20
PARCEL NO: 628 PROJECT NO: 45 REVISED: May 01, 2020

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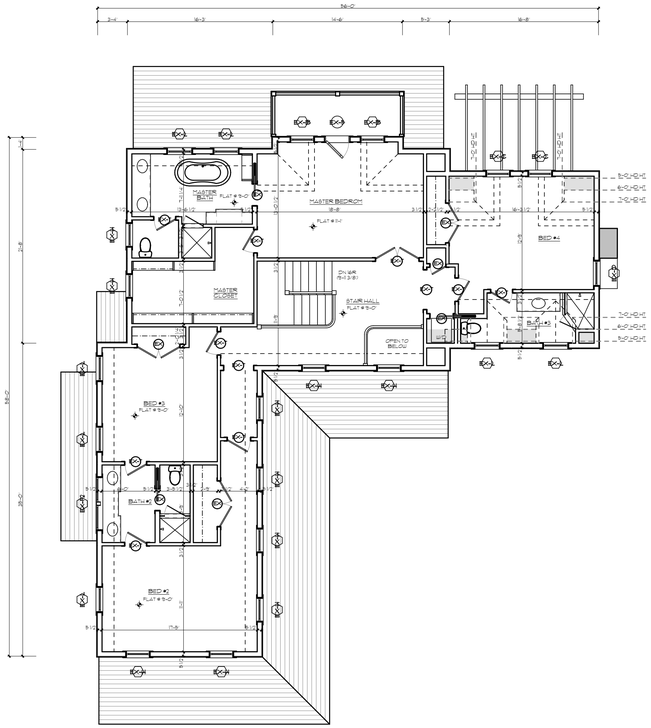
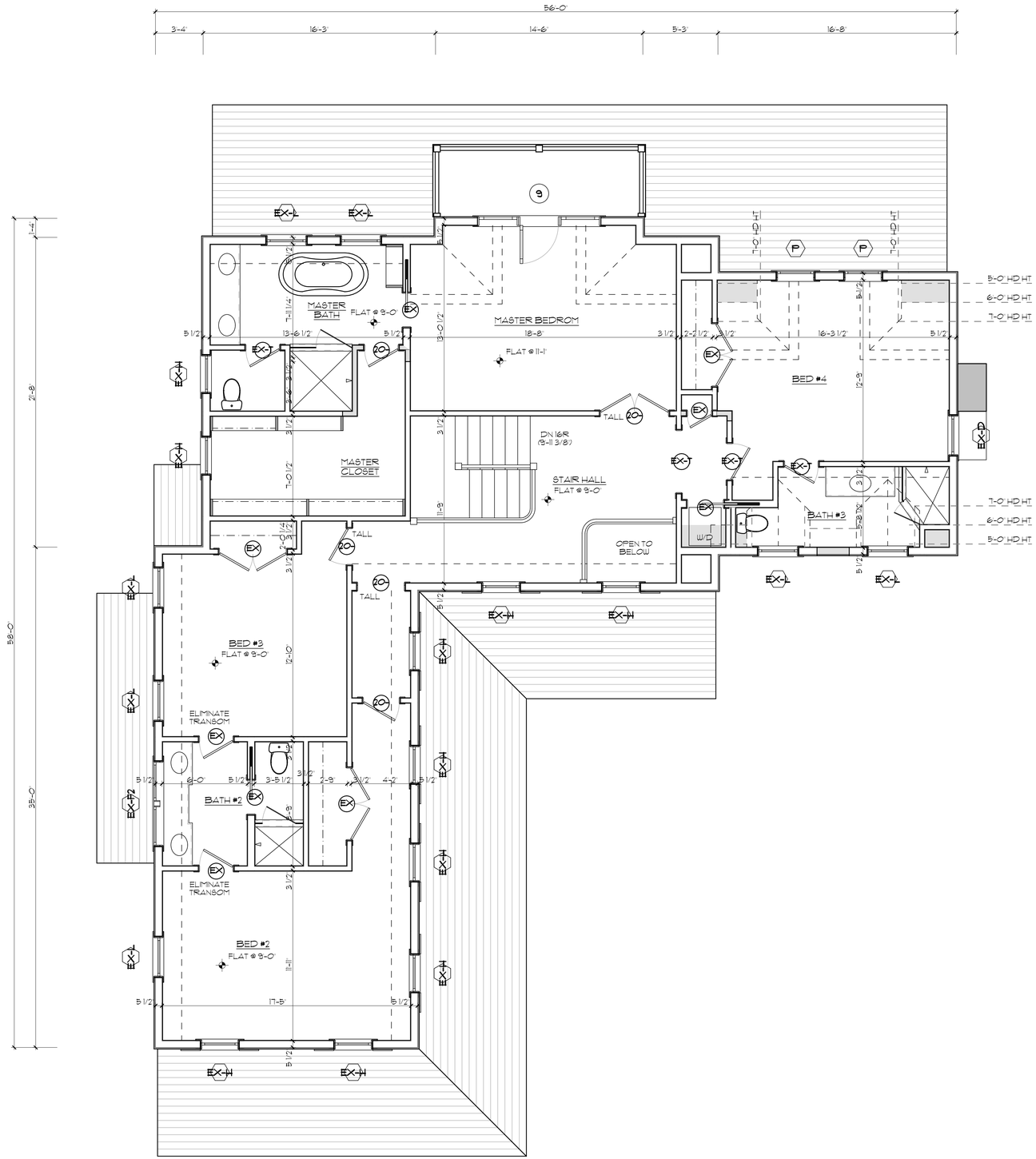
ID #
A-1.1



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



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

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DATE	REVISIONS

Second Floor Plan

Renovations at
4 John Adams Lane
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R20
PARCEL NO: 628 PROJECT NO: 45 REVISED: May 01, 2020

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ID #
A-1.2

4 John Adams Lane-North

4 John Adams Lane-East

4 John Adams Lane-Partial East

4 John Adams Lane-Partial South

4 John Adams Lane-South/East

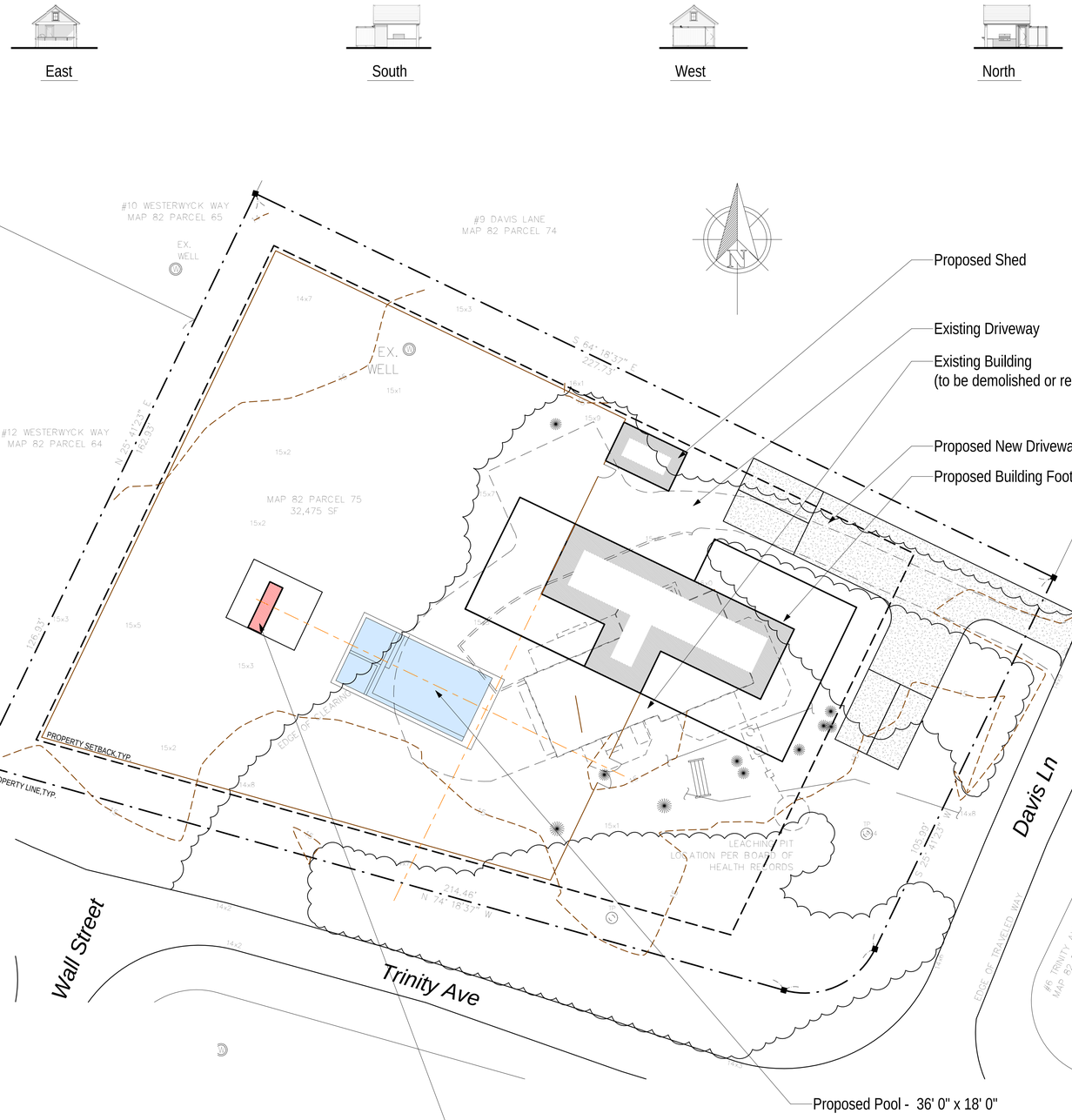
4 John Adams Lane-West

Cabana

11 Davis Ln
Nantucket, MA 02554

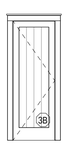
06.03.20

1 Locus Map
Not to Scale



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

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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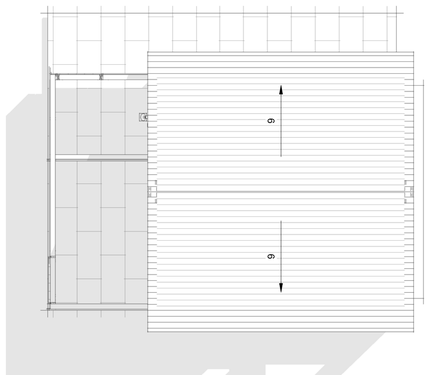
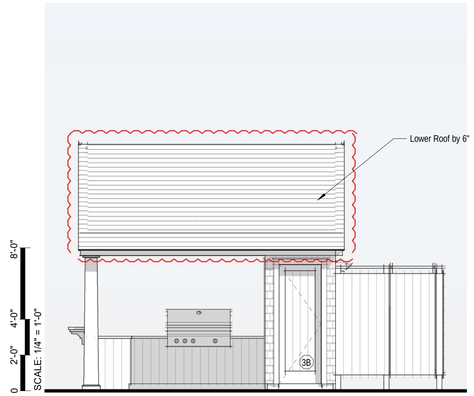
G.1.1
2004

06.03.20

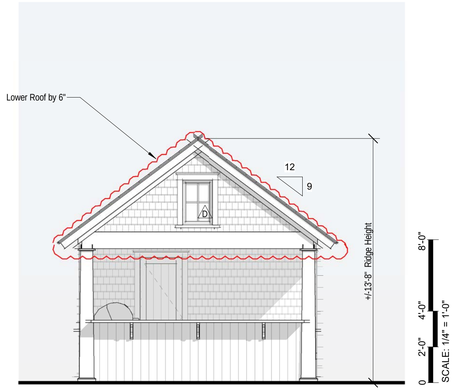
HDC Submission Only



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



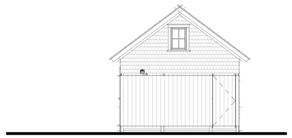
2 North Elevation
1/4" = 1'-0"



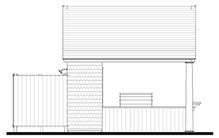
3 East Elevation
1/4" = 1'-0"

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

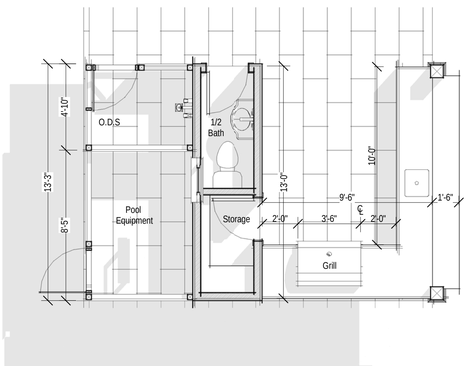
Previously Proposed East Elevation
1/8" = 1'-0"



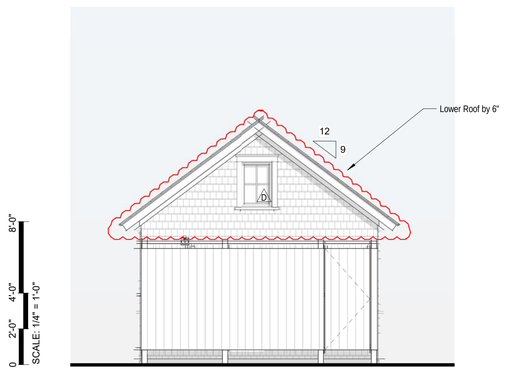
Previously Proposed West Elevation
1/8" = 1'-0"



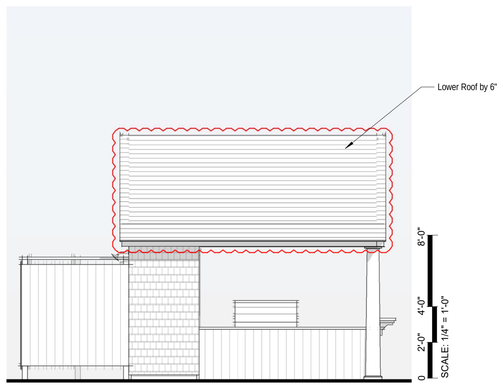
Previously Proposed South Elevation
1/8" = 1'-0"



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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Nantucket, MA 02554

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F: 508.325.6980
www.emeritusdevelopment.com

Floor Plan & Elevations

Site Information

Map & Parcel:	82 / 75
Current Zoning:	LUG - 2
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G.1.1 Cover Sheet
A.1.1 Floor Plan & Elevations

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A.1.1

2004

11 Davis Ln : 82/ 75

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

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

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2020-03-0803
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

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

Affidavit Certifying Completeness of Application

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

Signature: Anton Dimov Date: 06.03.20

4. 11 Davis Lane **03-0802** 11 Davis Lane New dwelling 82-75 Emeritus

Voting Welch (acting Chair), McLaughlin, Oliver
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Matt MacEachern, Emeritus Development
Public Matt Erisman, 2 Wall Street
Concerns (6:27) **MacEachern** – Reviewed changes made per previous concerns. Feels the north elevation is well balanced.
Oliver – Her concerns were ignored: she's asked for the ganged windows and doors to be separated. North elevation, the chicklet windows in the dormers have too much space, especially the far-right dormer with the ganged windows and massive cheek-wall space; either reduce the dormers or increase the windows. The 6-inch change in the secondary mass height is insufficient.
McLaughlin – North elevation right, the deck is around 10 feet deep; it should be pulled back to 8 feet; same on the left side.
Welch – North elevation, his concern is the sense of hierarchy between the primary and secondary masses; the walkout stairway will accentuate the height with an implied 3 stories. Regarding the small windows in the dormers and the ganging, he hoped the sense of a secondary mass would alleviate those issues. The 2nd-floor deck space is a general rule we've been following that the decks be closer to 8 feet deep; feels there should be some accommodation there. The North elevation is still vexing to the Commissioners.
Motion **Motion to Hold for revisions. (Oliver)**
Roll-call Vote Carried 3-0//McLaughlin, Oliver, and Welch-aye Certificate #

5. 11 Davis Lane **03-0803** 11 Davis Lane Cabana 82-75 Emeritus

Voting Welch (acting Chair), McLaughlin, Oliver
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Matt MacEachern, Emeritus Development
Public Matt Erisman, 2 Wall Street
Concerns (6:43) **Welch** – The abutter's email reiterated concerns stated by abutters in the previous hearing.
MacEachern – Reviewed changes made per previous concerns: relocated cabana, reduced height.
McLaughlin – No comments.
Oliver – She'd prefer the roof be a pergola; it would not draw attention to itself. Feels cabanas change the character of the area; doesn't know why they can't go into the house to use the bathroom. The natural vegetation should grow embrace the property. The cabana next door is surrounded by a board fence, not vegetation.
Erisman – At the last hearing, Ms. Oliver suggested the cabana shouldn't exist due to the zoning shed. All the natural vegetation has been cleared to about 4-feet outside their property line to Davis and Trinity. The natural buffer is now gone; he is concerned any vegetation that goes in will not be indigenous. The density of the lot is staggering.
Welch – Agrees that the height appears tallish; there's room to come down. Cisco is a low-profile area: vegetation and structures and location. 12 Westerwyck is not an appropriate model; that cabana also has an 8-foot soffit. This needs to be viewed in the context of the whole with the pool. He'd prefer a motion indicating this will track with the pool.
Motion **Motion to Hold for revisions. (Oliver)**
Roll-call Vote Carried 3-0//Oliver, McLaughlin, and Welch-aye Certificate #

6. 11 Davis Lane **03-00798** 11 Davis Lane Pool 82-75 Emeritus

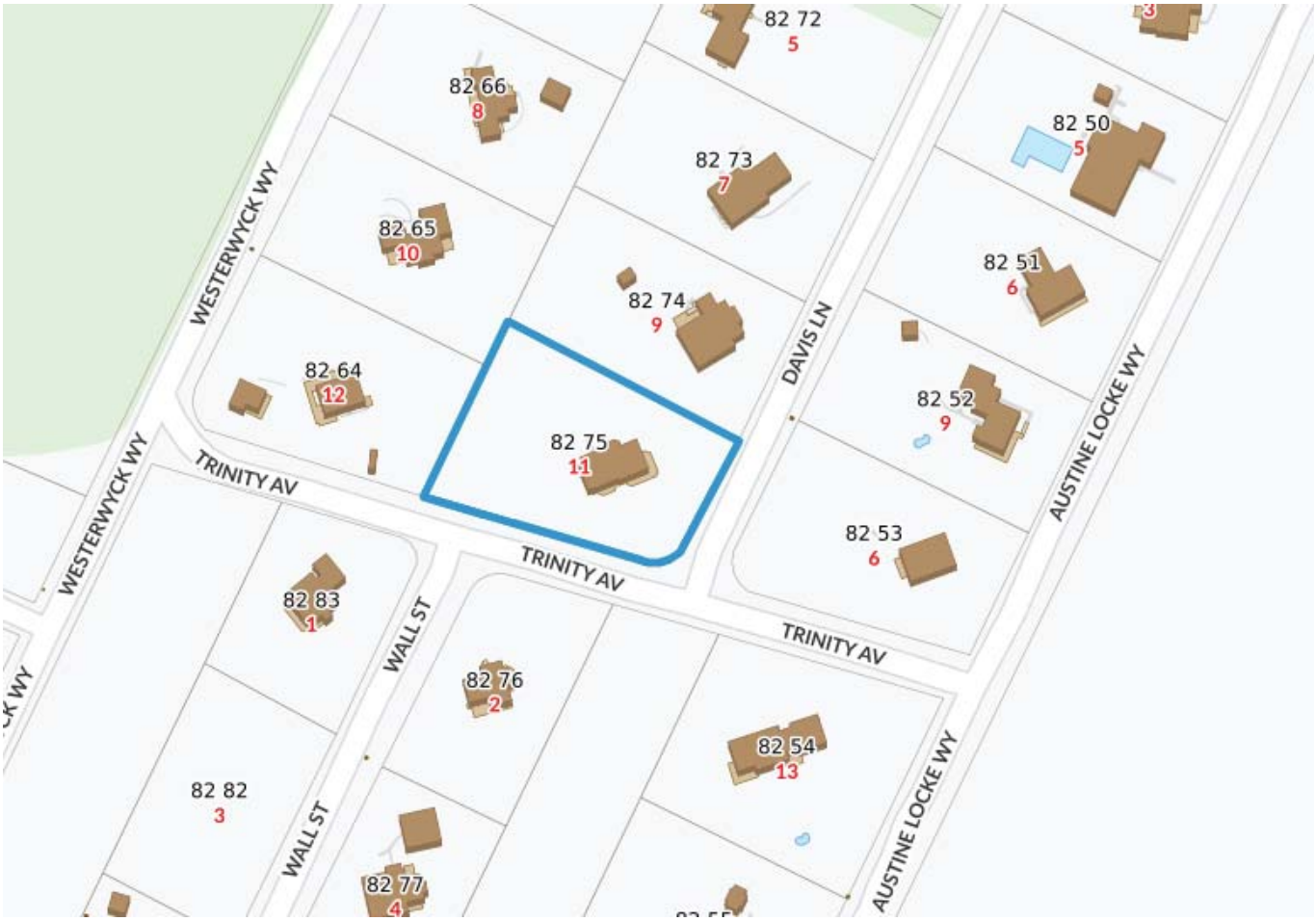
Voting Welch (acting Chair), McLaughlin, Oliver
Alternates None
Recused None
Documentation Landscape design elevation plans, site plan, and photos.
Representing Matt MacEachern, Emeritus Development
Public Matt Erisman, abutter
Concerns (time) **MacEachern** – There are no significant changes to the pool; the landscape plan wasn't completed until Saturday.
Erisman – He and his neighbors are outraged. Changes were insignificant; reduction of the pool is less than ½ of 1%; it's almost the same footprint as the house. Asked that the pool and cabana be eliminated altogether; people think 12 Westerwyck set a precedent. There had been discussion about moving the pool deeper into the lot.
Oliver – She's been consistent about this not being the area for a pool: it's the fences, privets, manicured landscaping. By pushing the pool in line with the house, everything could come in and keep the manicured landscape to a minimum; there is a lot of patio around this pool. We had asked for a screening plan; she wants to know what screening is proposed.
McLaughlin – Referred to Mr. Erisman's letter and his thoughtful comments; agrees with those concerns.
Welch – The site has been cleared, which isn't reflected on the site plan. The original proposal showed natural vegetation; not having it there is a concern. Pools have been approved with a naturalized buffer and distanced from the public way. The pool should be located such that the indigenous plant material can come close to and be mounded around the pool. What was installed at 12 Westerwyck is not what was approved; therefor it is not an appropriate model.
Motion **Motion to Hold for revisions. (Oliver)**
Roll-call Vote Carried 3-0//McLaughlin, Oliver, and Welch-aye Certificate #

PROPOSED

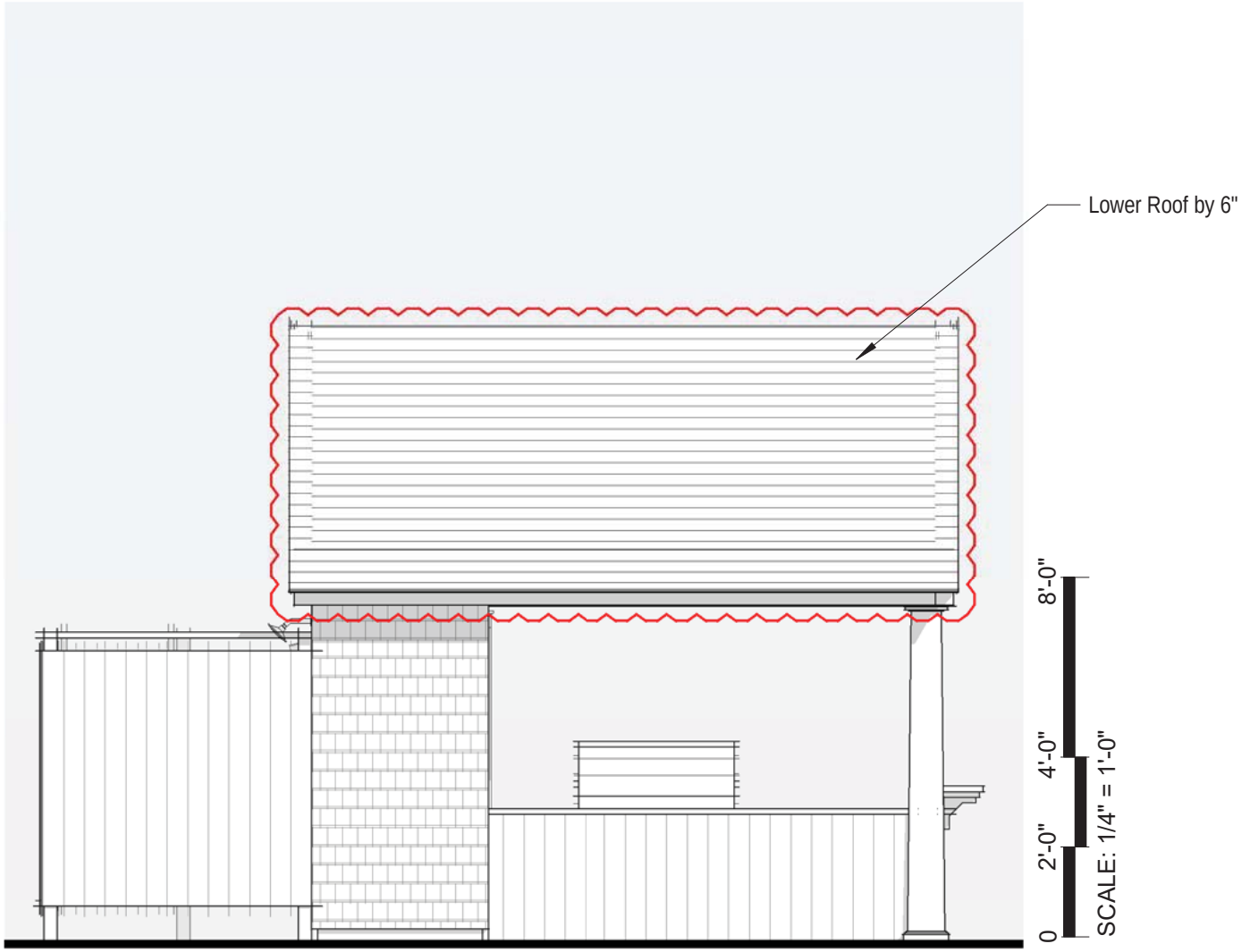
Cabana

11 Davis Ln
Nantucket, MA 02554

06.03.20

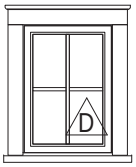


1 Locus Map
Not to Scale

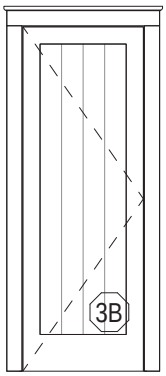


5 South Elevation

1/4" = 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
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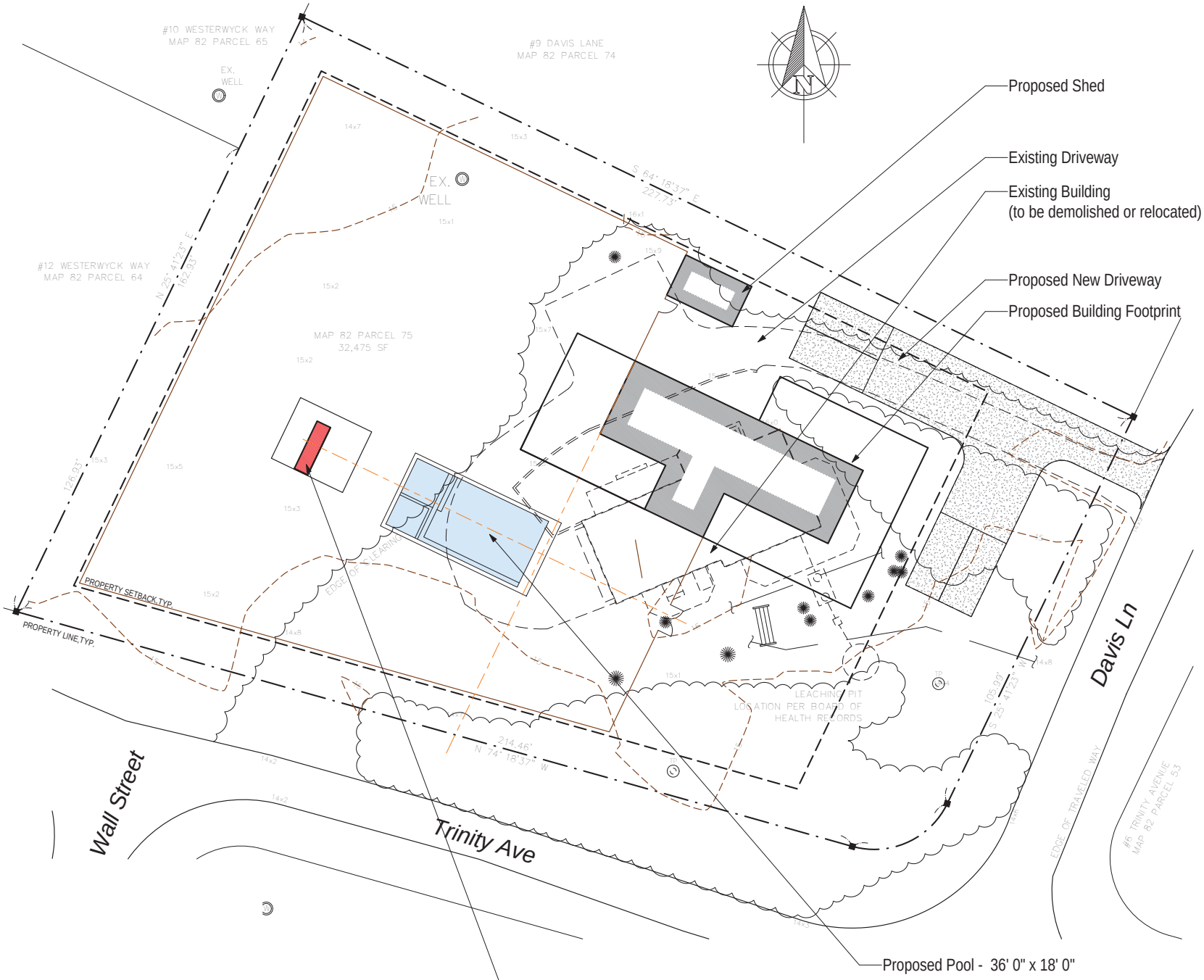
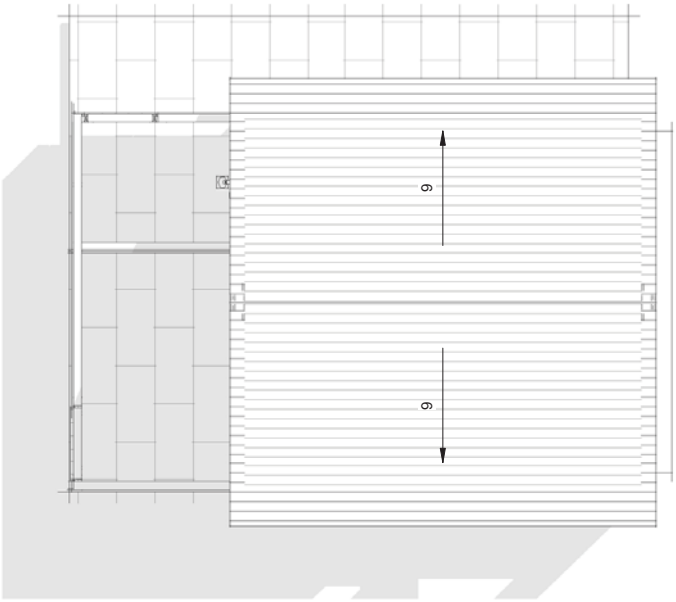
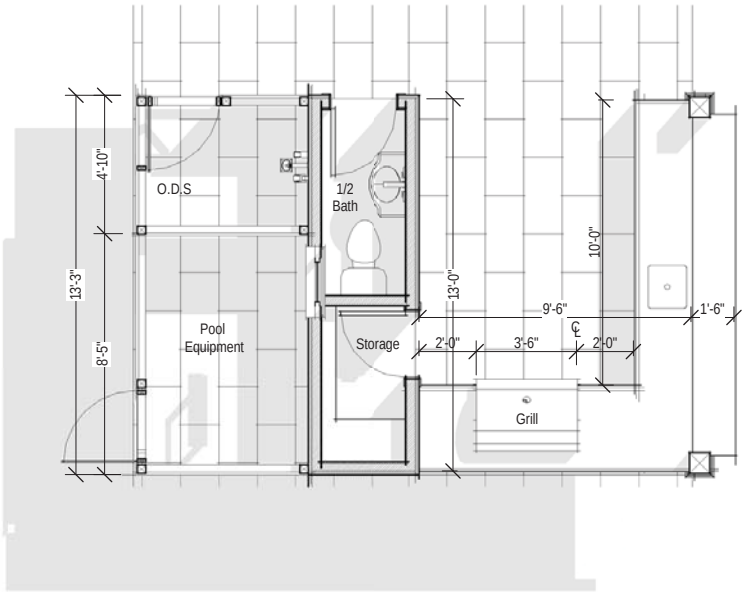


3 Site Plan
1/16" = 1'-0"



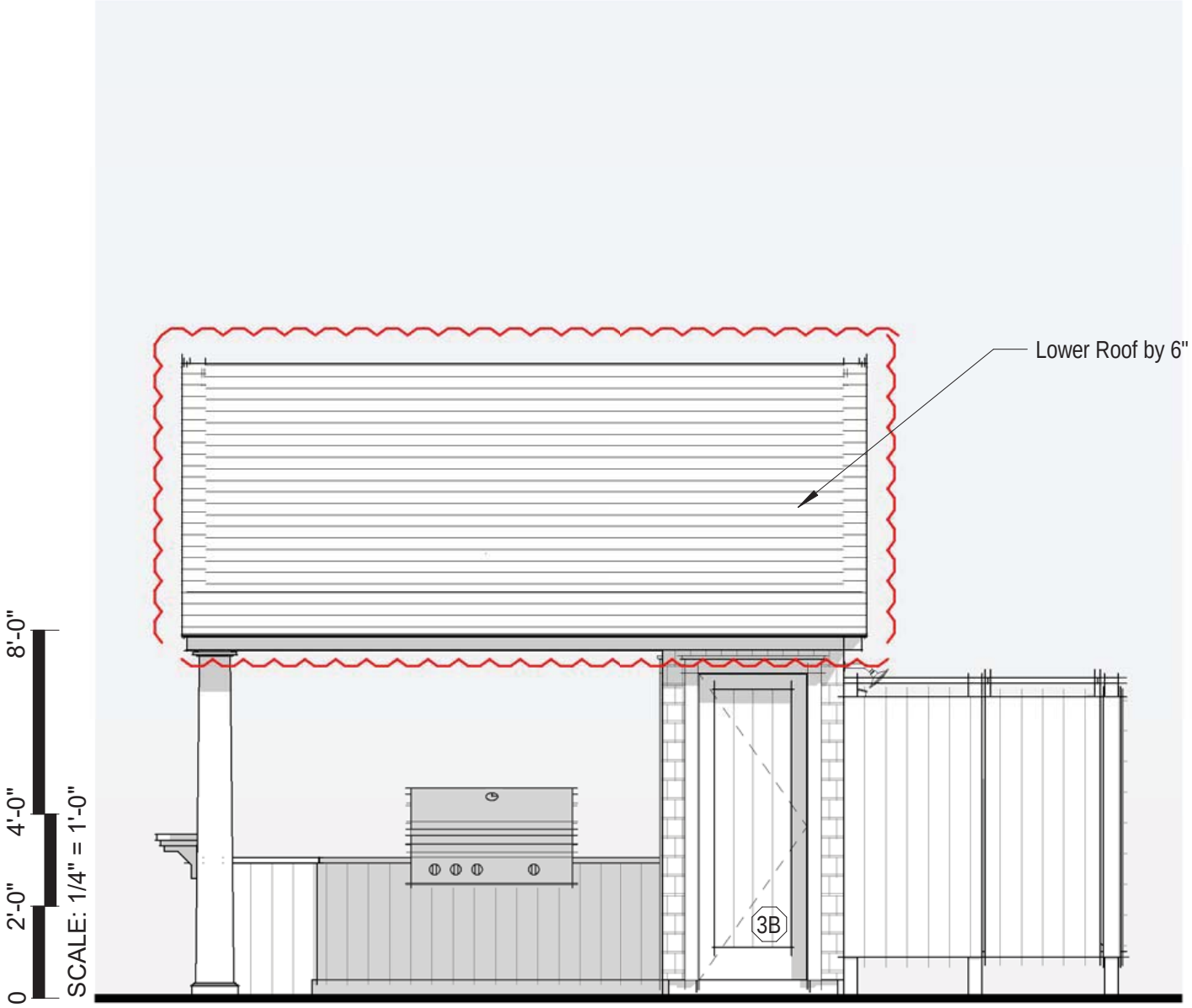
0 Roof Plan

1/4" = 1'-0"



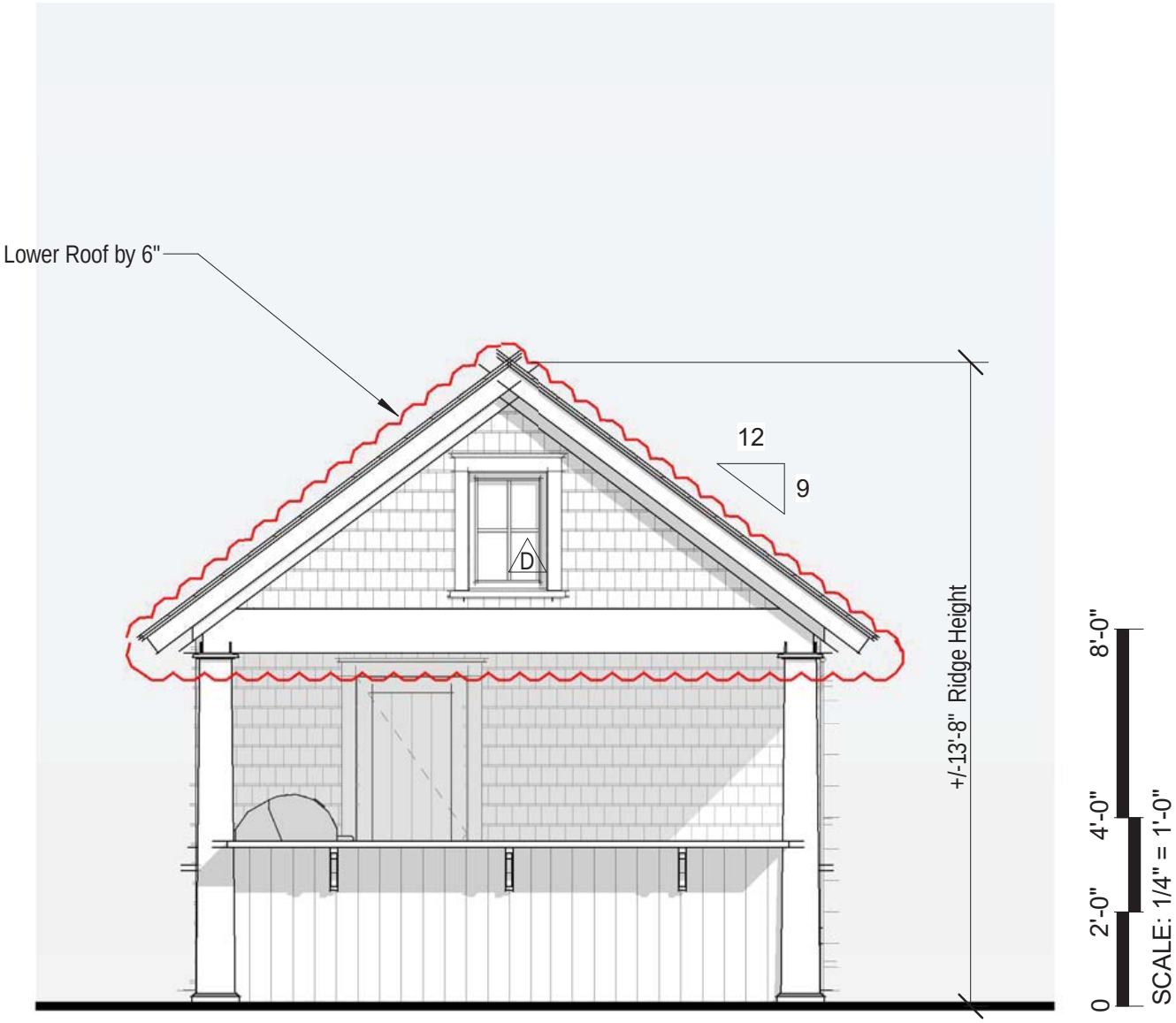
1 First Floor Plan

1/4" = 1'-0"



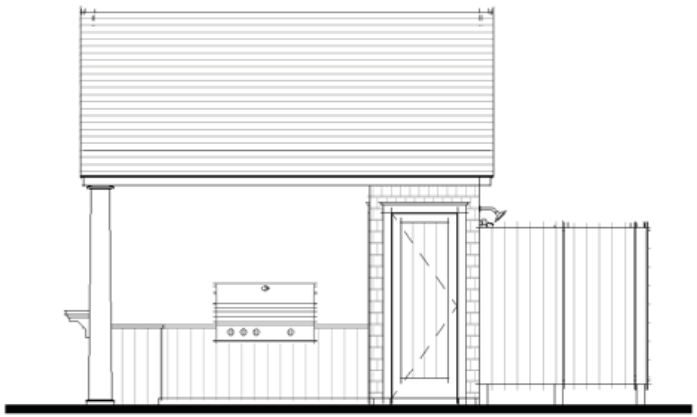
2 North Elevation

1/4" = 1'-0"



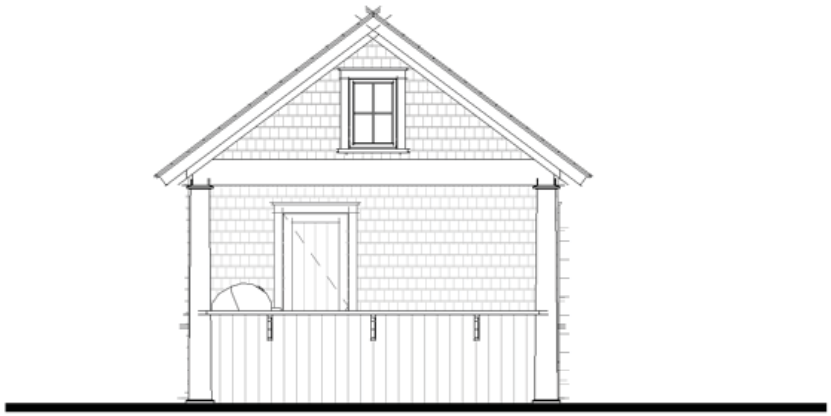
3 East Elevation

1/4" = 1'-0"



Previously Proposed North Elevation

1/8" = 1'-0"



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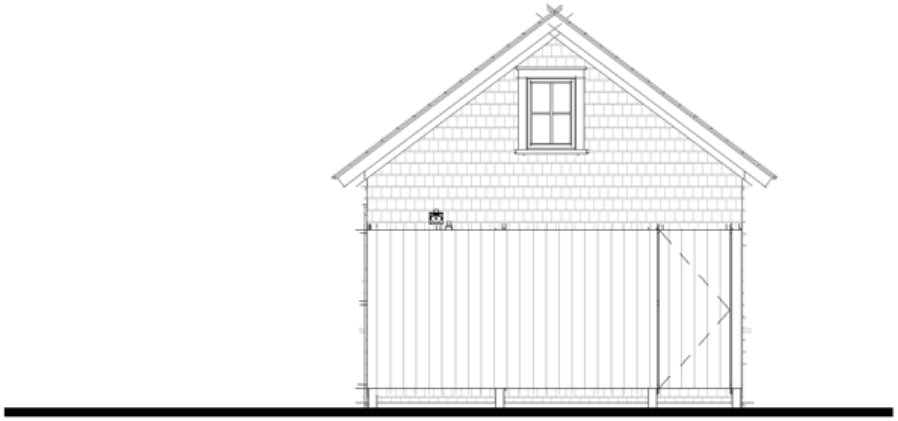
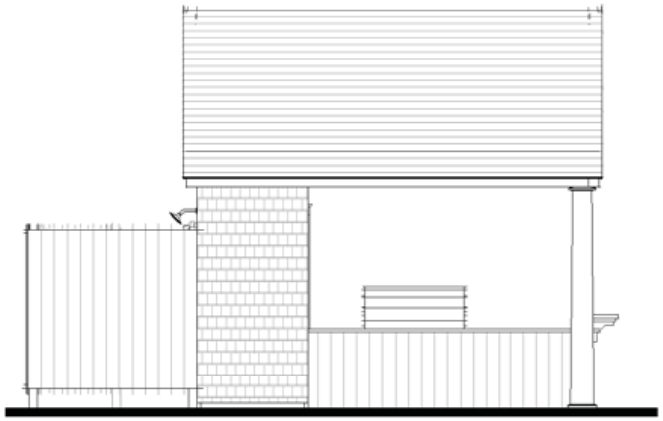


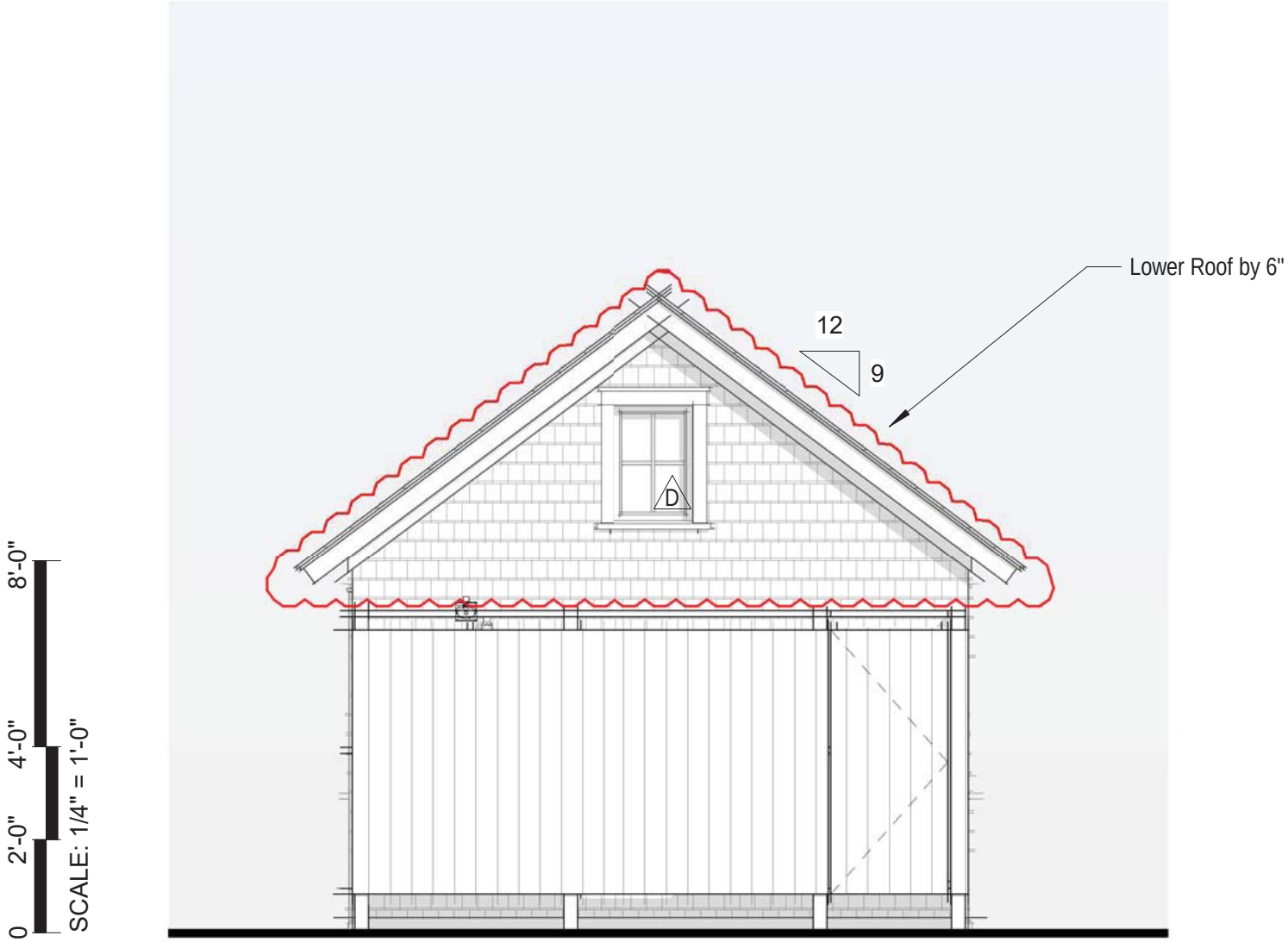
Previously Proposed West Elevation

1/8" = 1'-0"



Previously Proposed South Elevation

1/8" = 1'-0"



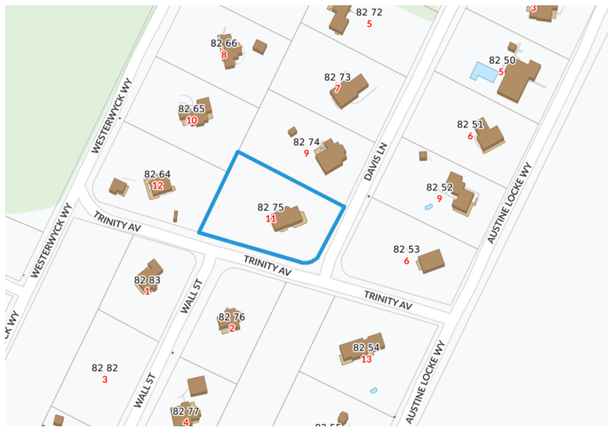
4 West Elevation

1/4" = 1'-0"

Main House

11 Davis Ln
Nantucket, MA 02554

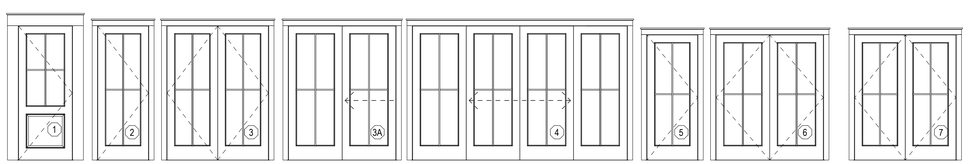
06.03.20



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
C1	4	2'-5"	3'-10"	TBD	≥ 30
D	3	1'-11"	2'-7"	TBD	≥ 30
E	2	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

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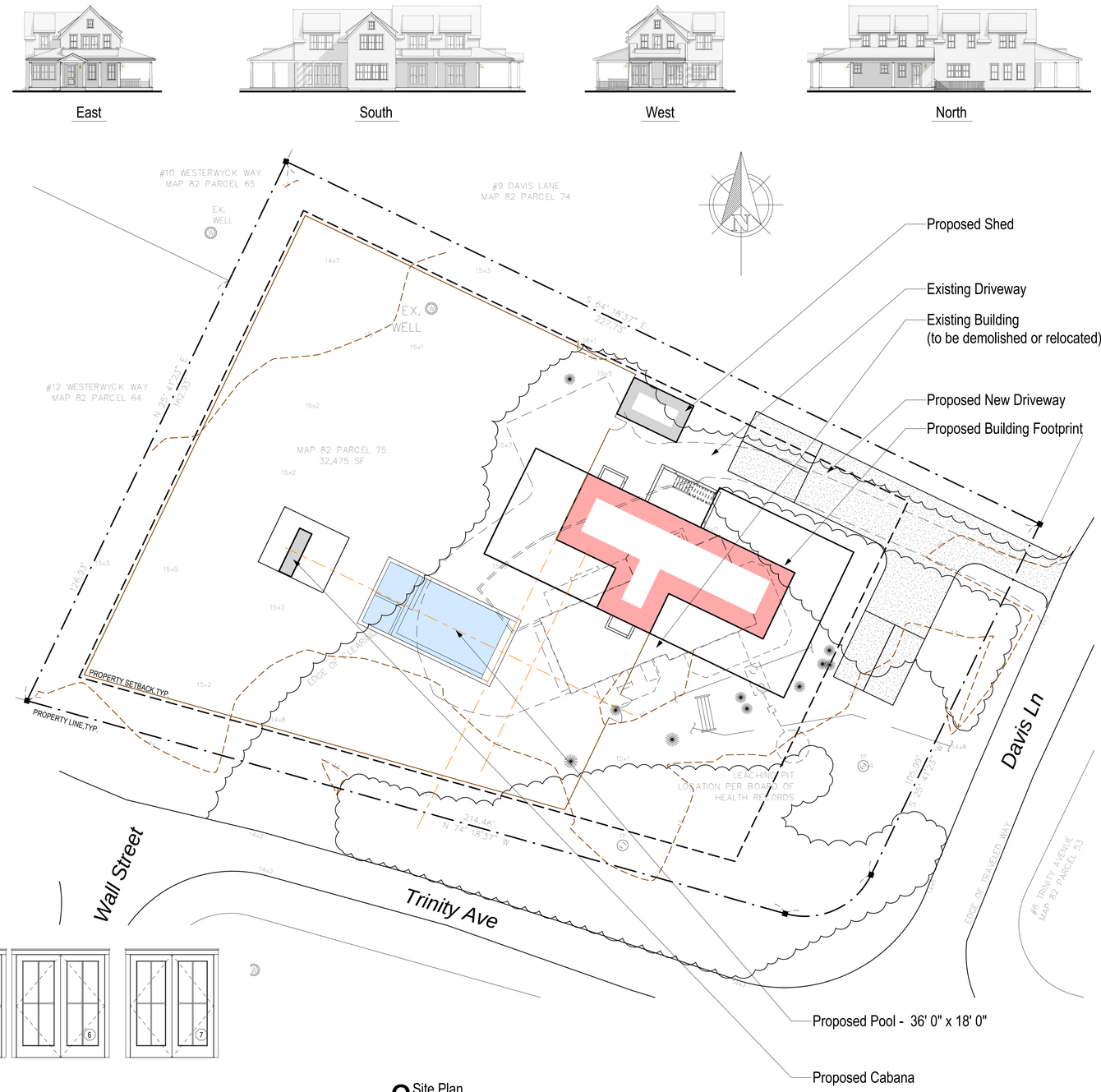

3 Site Plan
1/16" = 1'-0"

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.

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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

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G.1.1
2004

06.03.20

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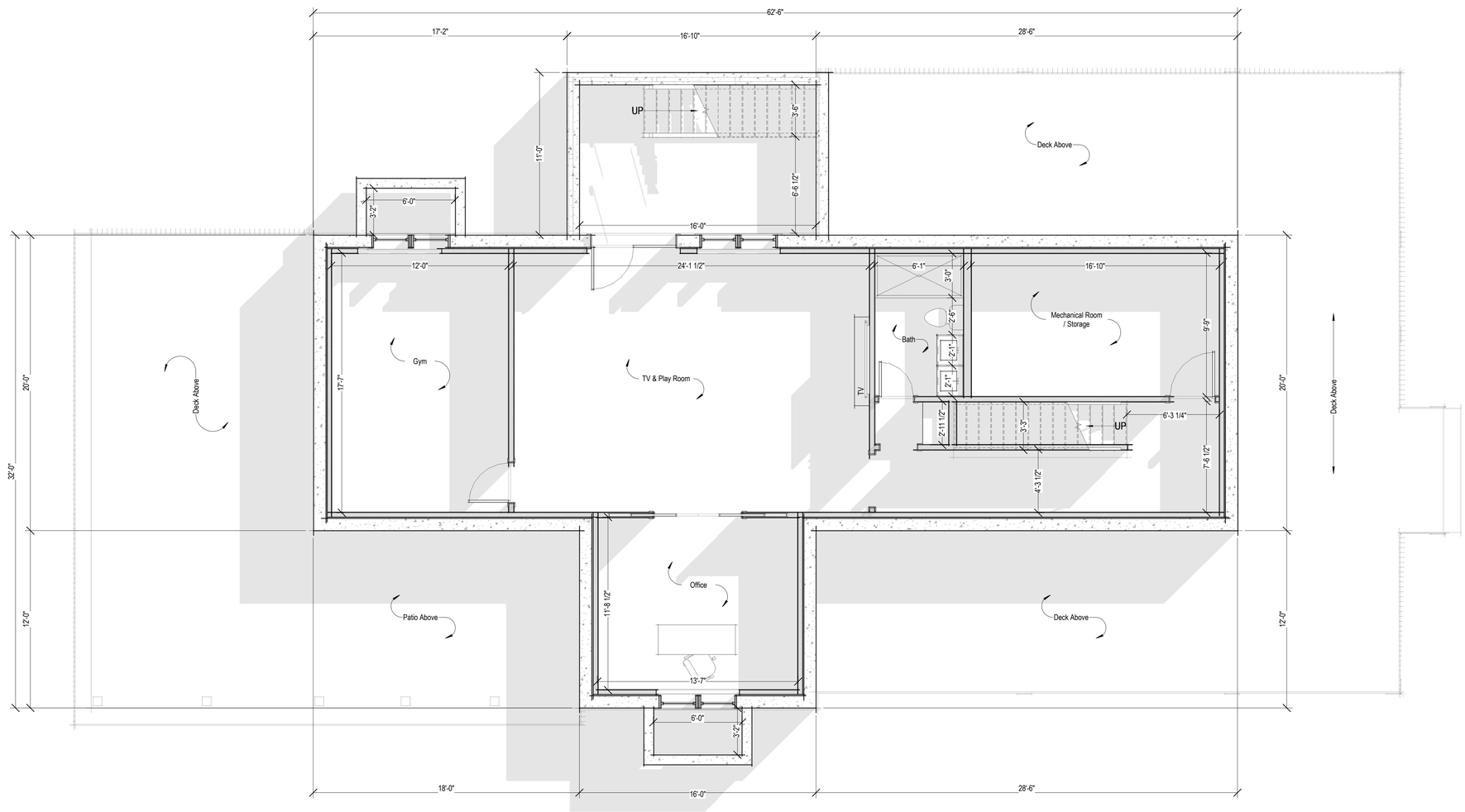

1 Basement Plan
1/4" = 1'-0"

2004

Main House

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Basement Plan

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A.1.0

2004

06.03.20

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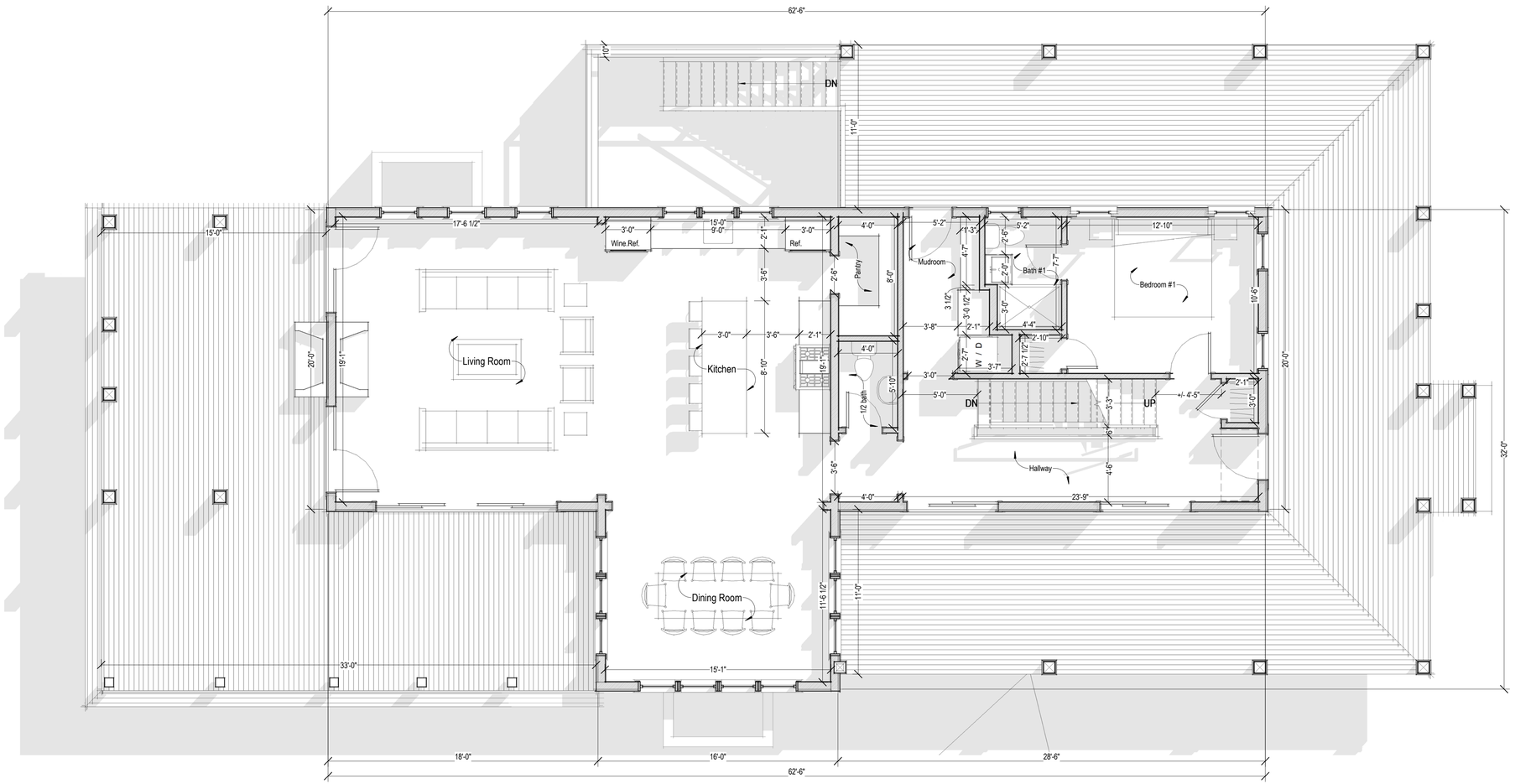

1 First Floor Plan
1/4" = 1'-0"

2004

Main House

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First Floor Plan

Site Information

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A.1.1

2004

06.03.20

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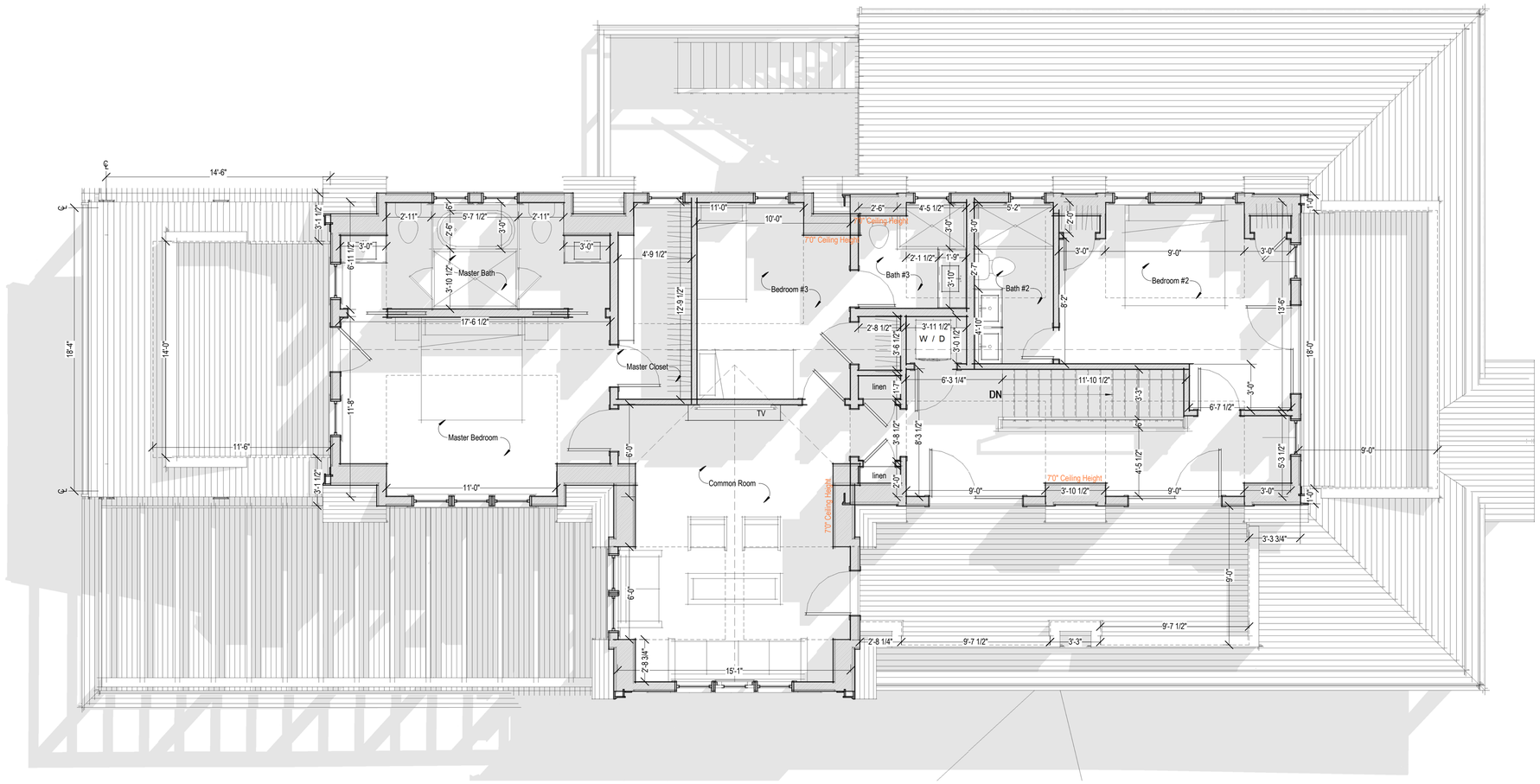

1 Second Floor Plan
1/4" = 1'-0"

2004

Main House

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Nantucket, MA 02554

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8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
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Second Floor Plan

Site Information

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A.1.2

2004

06.03.20

1 East Elevation / No Chnage
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"

HDC Submission Only

2004

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Exterior Elevations

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A.2.1

2004

06.03.20

HDC Submission Only

1 West Elevation
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"

2004

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Exterior Elevations

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A.2.2

2004

11 Davis Ln : 82/ 75

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

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

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2020-03-0802
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

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

Affidavit Certifying Completeness of Application

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

Signature: Anton Dimov Date: 06.03.20

4. 11 Davis Lane **03-0802** 11 Davis Lane New dwelling 82-75 Emeritus

Voting Welch (acting Chair), McLaughlin, Oliver
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Matt MacEachern, Emeritus Development
Public Matt Erisman, 2 Wall Street
Concerns (6:27) **MacEachern** – Reviewed changes made per previous concerns. Feels the north elevation is well balanced.
Oliver – Her concerns were ignored: she's asked for the ganged windows and doors to be separated. North elevation, the chicklet windows in the dormers have too much space, especially the far-right dormer with the ganged windows and massive cheek-wall space; either reduce the dormers or increase the windows. The 6-inch change in the secondary mass height is insufficient.
McLaughlin – North elevation right, the deck is around 10 feet deep; it should be pulled back to 8 feet; same on the left side.
Welch – North elevation, his concern is the sense of hierarchy between the primary and secondary masses; the walkout stairway will accentuate the height with an implied 3 stories. Regarding the small windows in the dormers and the ganging, he hoped the sense of a secondary mass would alleviate those issues. The 2nd-floor deck space is a general rule we've been following that the decks be closer to 8 feet deep; feels there should be some accommodation there. The North elevation is still vexing to the Commissioners.
Motion **Motion to Hold for revisions. (Oliver)**
Roll-call Vote Carried 3-0//McLaughlin, Oliver, and Welch-aye Certificate #

5. 11 Davis Lane **03-0803** 11 Davis Lane Cabana 82-75 Emeritus

Voting Welch (acting Chair), McLaughlin, Oliver
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Matt MacEachern, Emeritus Development
Public Matt Erisman, 2 Wall Street
Concerns (6:43) **Welch** – The abutter's email reiterated concerns stated by abutters in the previous hearing.
MacEachern – Reviewed changes made per previous concerns: relocated cabana, reduced height.
McLaughlin – No comments.
Oliver – She'd prefer the roof be a pergola; it would not draw attention to itself. Feels cabanas change the character of the area; doesn't know why they can't go into the house to use the bathroom. The natural vegetation should grow embrace the property. The cabana next door is surrounded by a board fence, not vegetation.
Erisman – At the last hearing, Ms. Oliver suggested the cabana shouldn't exist due to the zoning shed. All the natural vegetation has been cleared to about 4-feet outside their property line to Davis and Trinity. The natural buffer is now gone; he is concerned any vegetation that goes in will not be indigenous. The density of the lot is staggering.
Welch – Agrees that the height appears tallish; there's room to come down. Cisco is a low-profile area: vegetation and structures and location. 12 Westerwyck is not an appropriate model; that cabana also has an 8-foot soffit. This needs to be viewed in the context of the whole with the pool. He'd prefer a motion indicating this will track with the pool.
Motion **Motion to Hold for revisions. (Oliver)**
Roll-call Vote Carried 3-0//Oliver, McLaughlin, and Welch-aye Certificate #

6. 11 Davis Lane **03-00798** 11 Davis Lane Pool 82-75 Emeritus

Voting Welch (acting Chair), McLaughlin, Oliver
Alternates None
Recused None
Documentation Landscape design elevation plans, site plan, and photos.
Representing Matt MacEachern, Emeritus Development
Public Matt Erisman, abutter
Concerns (time) **MacEachern** – There are no significant changes to the pool; the landscape plan wasn't completed until Saturday.
Erisman – He and his neighbors are outraged. Changes were insignificant; reduction of the pool is less than ½ of 1%; it's almost the same footprint as the house. Asked that the pool and cabana be eliminated altogether; people think 12 Westerwyck set a precedent. There had been discussion about moving the pool deeper into the lot.
Oliver – She's been consistent about this not being the area for a pool: it's the fences, privets, manicured landscaping. By pushing the pool in line with the house, everything could come in and keep the manicured landscape to a minimum; there is a lot of patio around this pool. We had asked for a screening plan; she wants to know what screening is proposed.
McLaughlin – Referred to Mr. Erisman's letter and his thoughtful comments; agrees with those concerns.
Welch – The site has been cleared, which isn't reflected on the site plan. The original proposal showed natural vegetation; not having it there is a concern. Pools have been approved with a naturalized buffer and distanced from the public way. The pool should be located such that the indigenous plant material can come close to and be mounded around the pool. What was installed at 12 Westerwyck is not what was approved; therefor it is not an appropriate model.
Motion **Motion to Hold for revisions. (Oliver)**
Roll-call Vote Carried 3-0//McLaughlin, Oliver, and Welch-aye Certificate #

PROPOSED

Main House

11 Davis Ln
Nantucket, MA 02554

06.03.20

1 Locus Map

Not to Scale

1 West Elevation

1/4" = 1'-0"

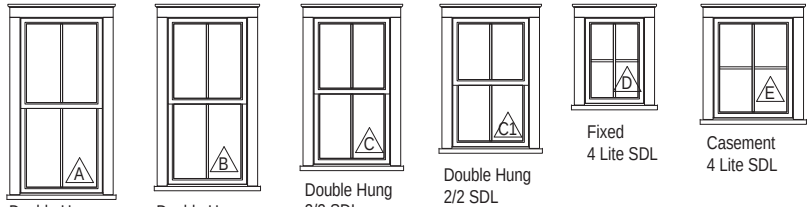
Previously Proposed West Elevation

1/8" = 1'-0"

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

Previously Proposed North Elevation

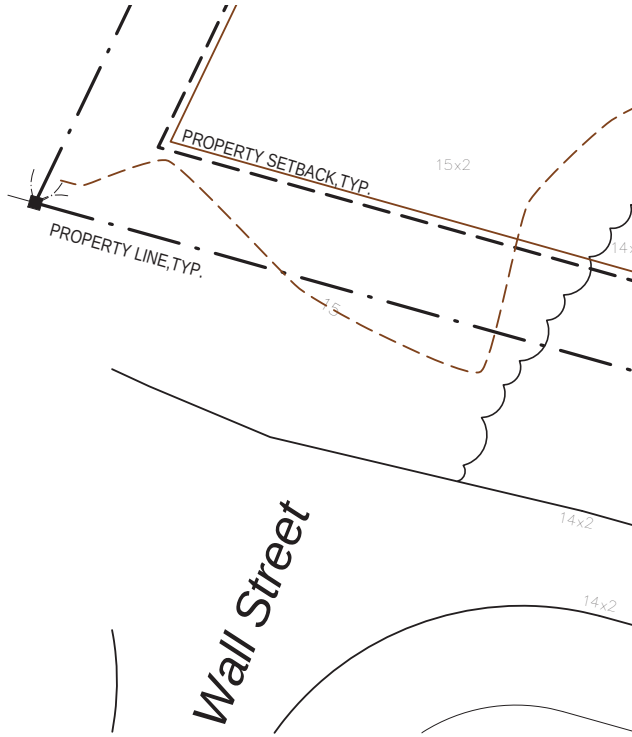
1/8" = 1'-0"

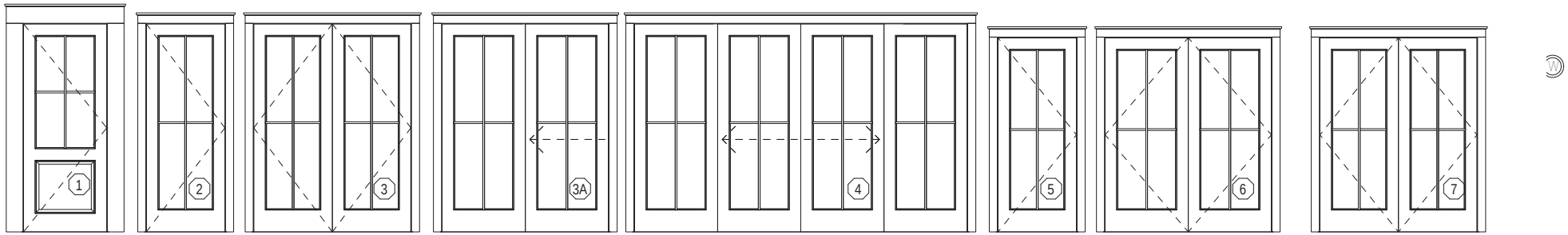


Window Legend

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
C1	4	2'-5"	3'-10"	TBD	≥ 30
D	3	1'-11"	2'-7"	TBD	≥ 30
E	2	2'-6"	3'-0"	TBD	≥ 30





Door Legend

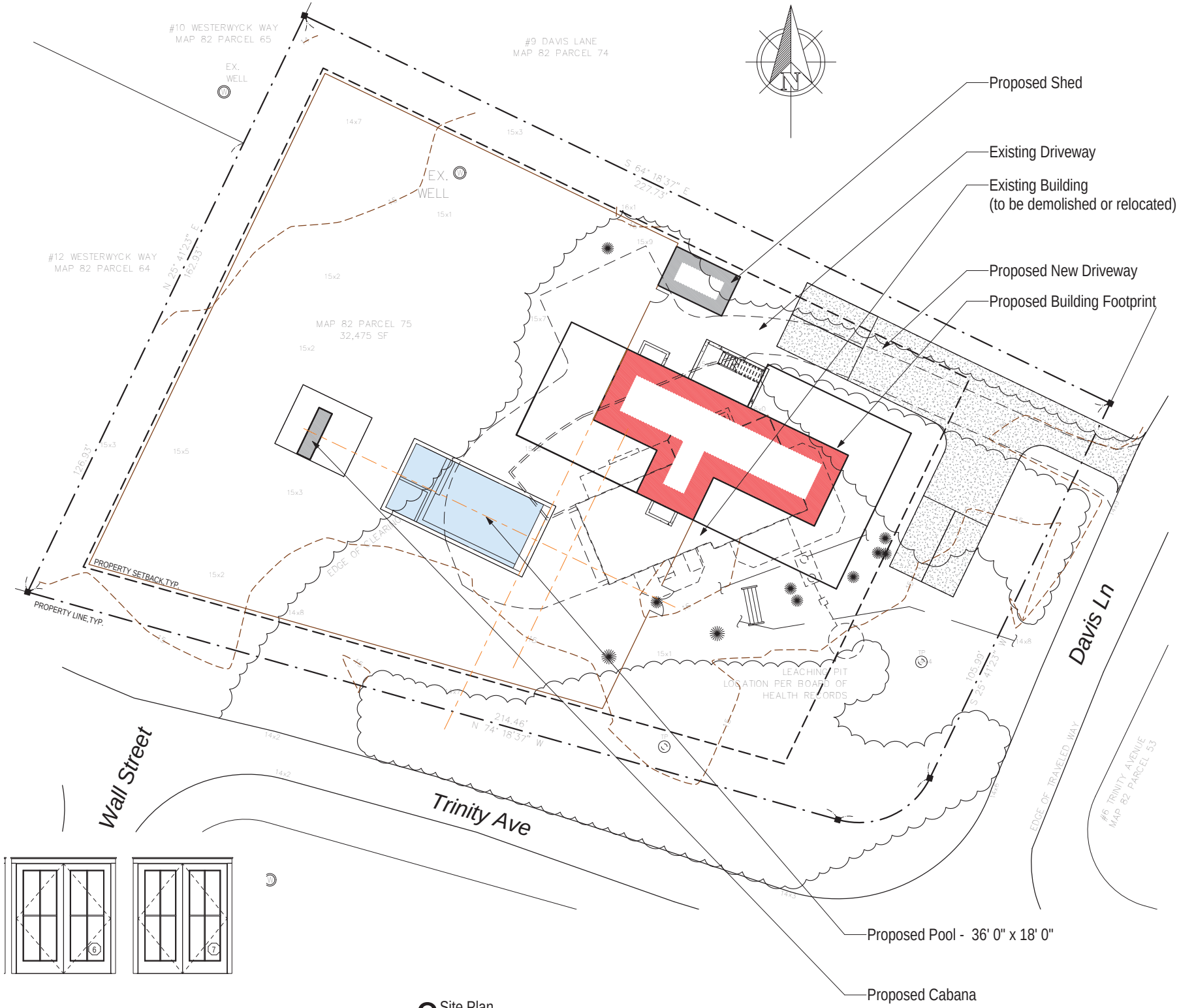
1/4" = 1'-0"

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

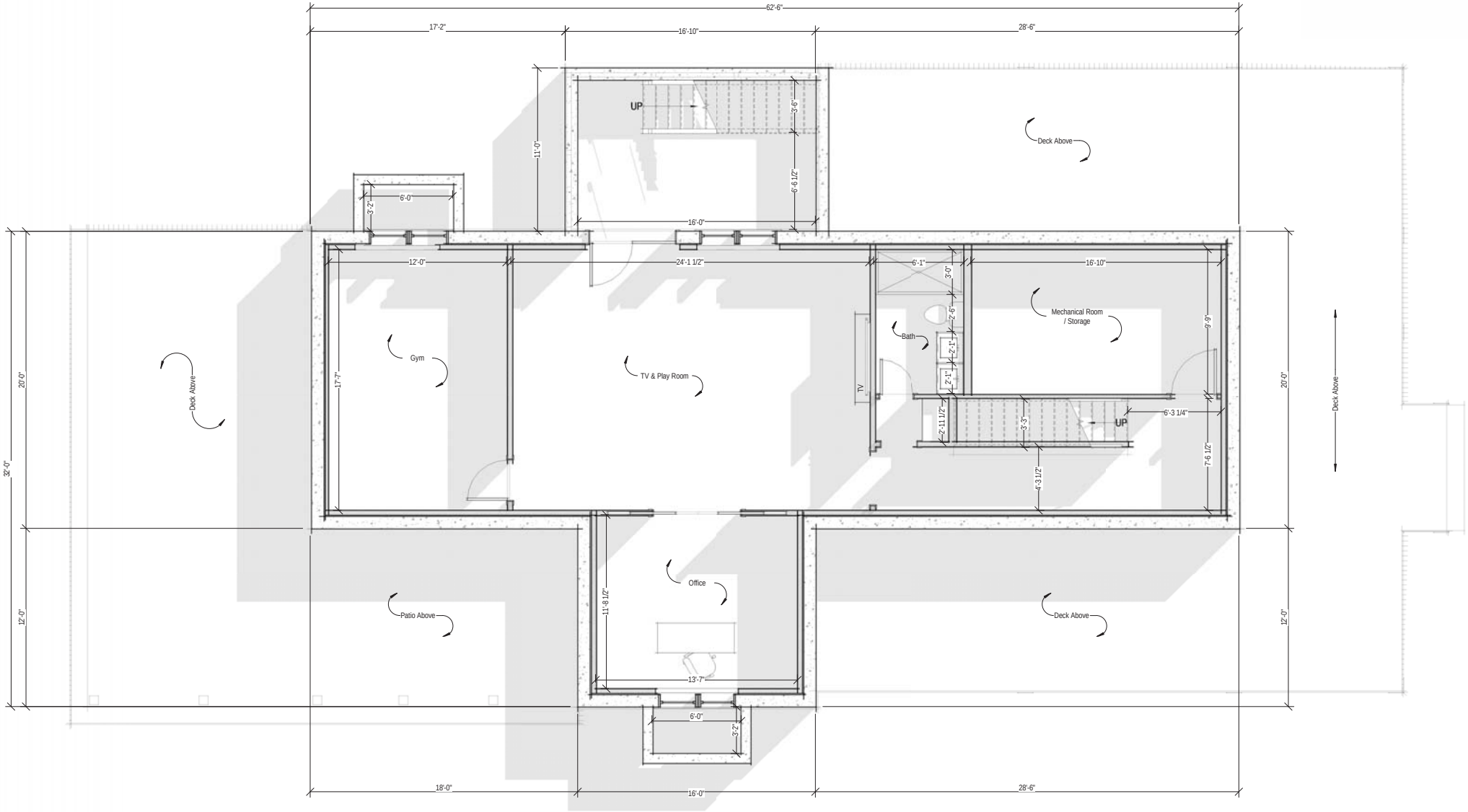
1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan 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

HDC Submission Only



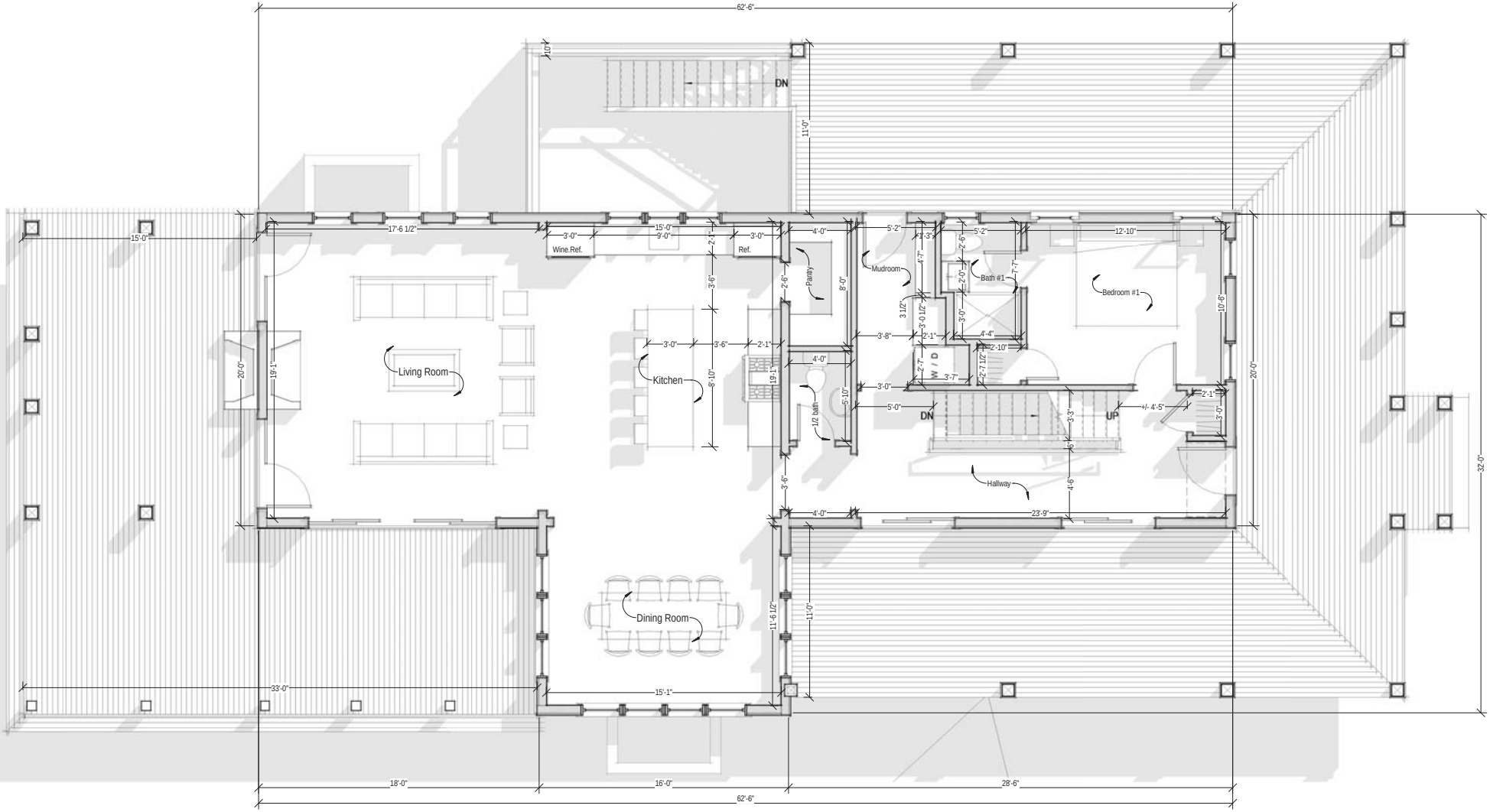
3 Site Plan
1/16" = 1'-0"

lywood 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 East Elevation / No Chnage

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"

11 Davis Ln : 82/ 75

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

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

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2020-03-0798
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
n/a	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

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

Affidavit Certifying Completeness of Application

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

Signature: Anton Dimov Date: 06.03.20

4. 11 Davis Lane **03-0802** 11 Davis Lane New dwelling 82-75 Emeritus

Voting Welch (acting Chair), McLaughlin, Oliver
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Matt MacEachern, Emeritus Development
Public Matt Erisman, 2 Wall Street
Concerns (6:27) **MacEachern** – Reviewed changes made per previous concerns. Feels the north elevation is well balanced.
Oliver – Her concerns were ignored: she's asked for the ganged windows and doors to be separated. North elevation, the chicklet windows in the dormers have too much space, especially the far-right dormer with the ganged windows and massive cheek-wall space; either reduce the dormers or increase the windows. The 6-inch change in the secondary mass height is insufficient.
McLaughlin – North elevation right, the deck is around 10 feet deep; it should be pulled back to 8 feet; same on the left side.
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Motion **Motion to Hold for revisions. (Oliver)**
Roll-call Vote Carried 3-0//McLaughlin, Oliver, and Welch-aye Certificate #

5. 11 Davis Lane **03-0803** 11 Davis Lane Cabana 82-75 Emeritus

Voting Welch (acting Chair), McLaughlin, Oliver
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Matt MacEachern, Emeritus Development
Public Matt Erisman, 2 Wall Street
Concerns (6:43) **Welch** – The abutter's email reiterated concerns stated by abutters in the previous hearing.
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Oliver – She'd prefer the roof be a pergola; it would not draw attention to itself. Feels cabanas change the character of the area; doesn't know why they can't go into the house to use the bathroom. The natural vegetation should grow embrace the property. The cabana next door is surrounded by a board fence, not vegetation.
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Motion **Motion to Hold for revisions. (Oliver)**
Roll-call Vote Carried 3-0//Oliver, McLaughlin, and Welch-aye Certificate #

6. 11 Davis Lane **03-00798** 11 Davis Lane Pool 82-75 Emeritus

Voting Welch (acting Chair), McLaughlin, Oliver
Alternates None
Recused None
Documentation Landscape design elevation plans, site plan, and photos.
Representing Matt MacEachern, Emeritus Development
Public Matt Erisman, abutter
Concerns (time) **MacEachern** – There are no significant changes to the pool; the landscape plan wasn't completed until Saturday.
Erisman – He and his neighbors are outraged. Changes were insignificant; reduction of the pool is less than ½ of 1%; it's almost the same footprint as the house. Asked that the pool and cabana be eliminated altogether; people think 12 Westerwyck set a precedent. There had been discussion about moving the pool deeper into the lot.
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Motion **Motion to Hold for revisions. (Oliver)**
Roll-call Vote Carried 3-0//McLaughlin, Oliver, and Welch-aye Certificate #

PROPOSED

New Pool

11 Davis Ln
Nantucket, MA 02554

1 Locus Map
12" = 1'-0"

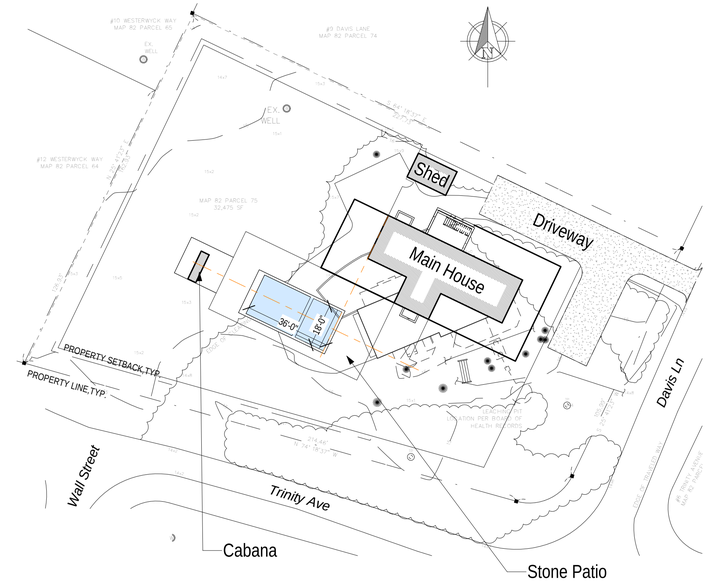
New Pool

11 Davis Ln
Nantucket, MA 02554

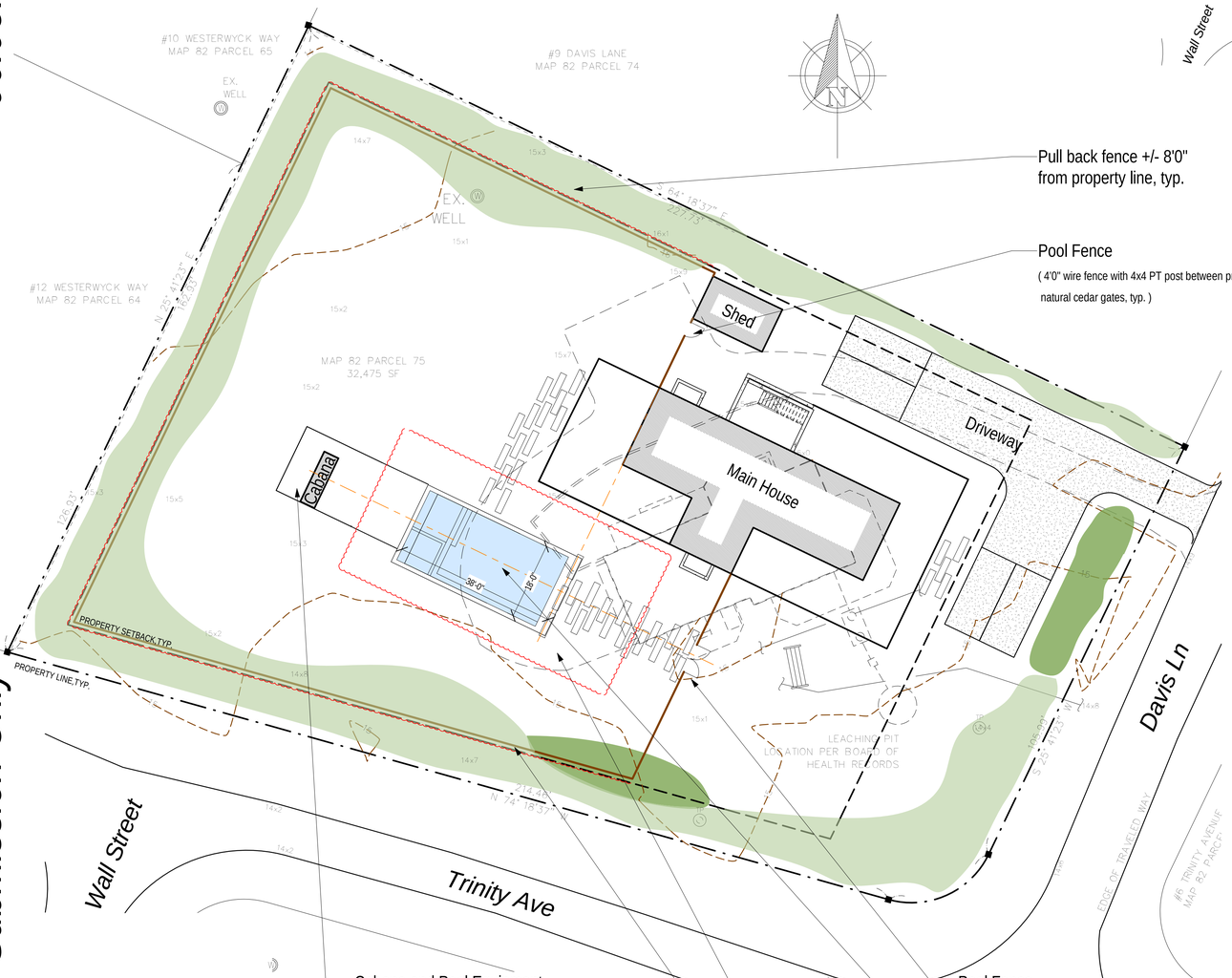
06.03.20

HDC Submission Only

1 Locus Map
12" = 1'-0"



4 Previously Submitted Site Plan
1" = 30'-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.)

Cabana and Pool Equipment

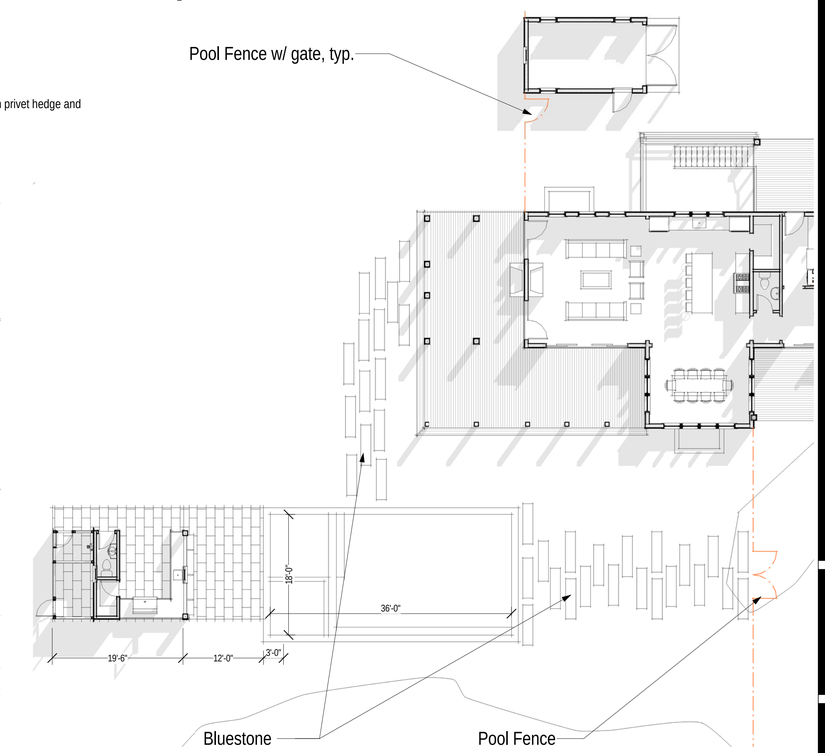
Omit Patio

Move fence by 3'0"

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"



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

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
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.:	-----
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

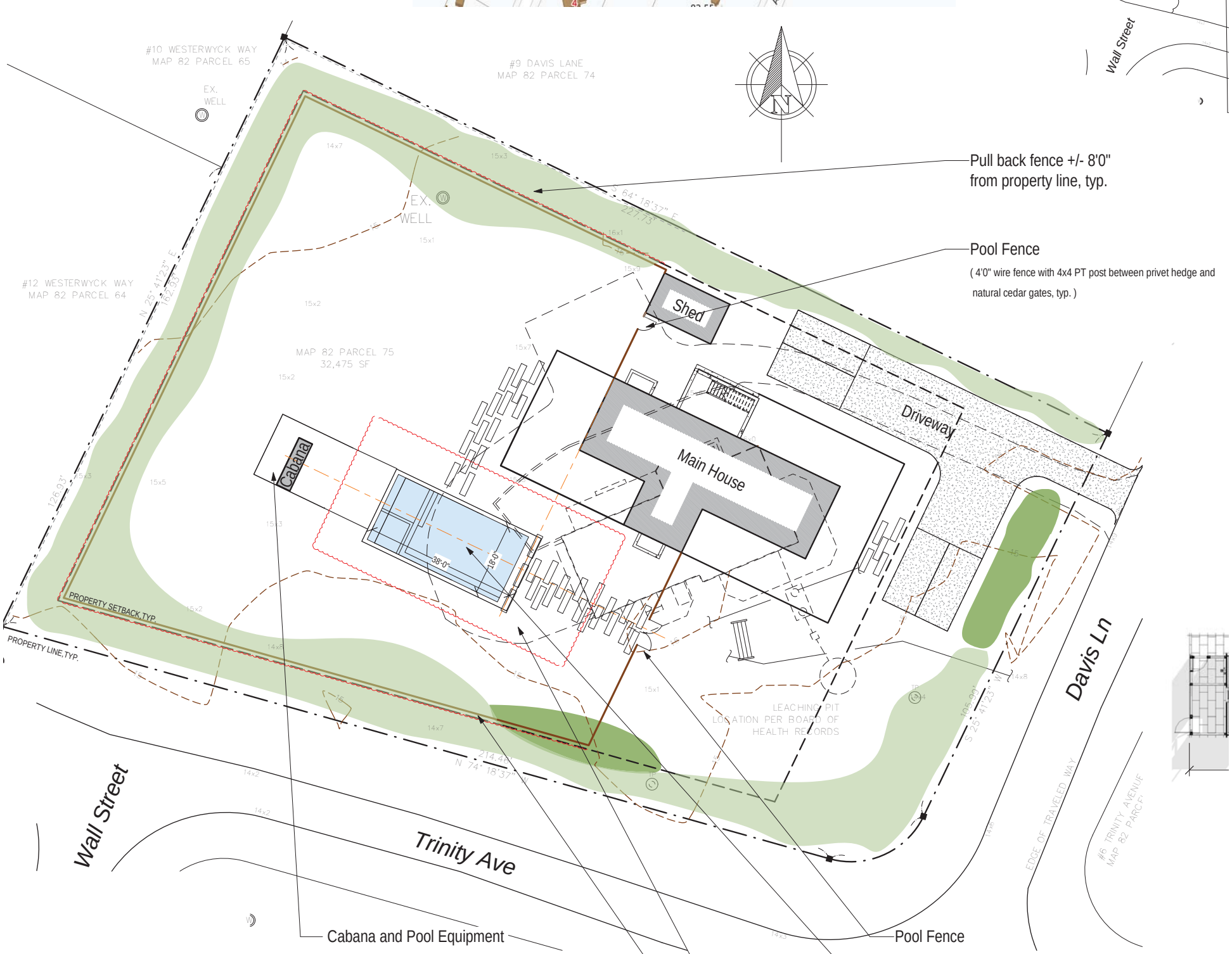
Revisions

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.

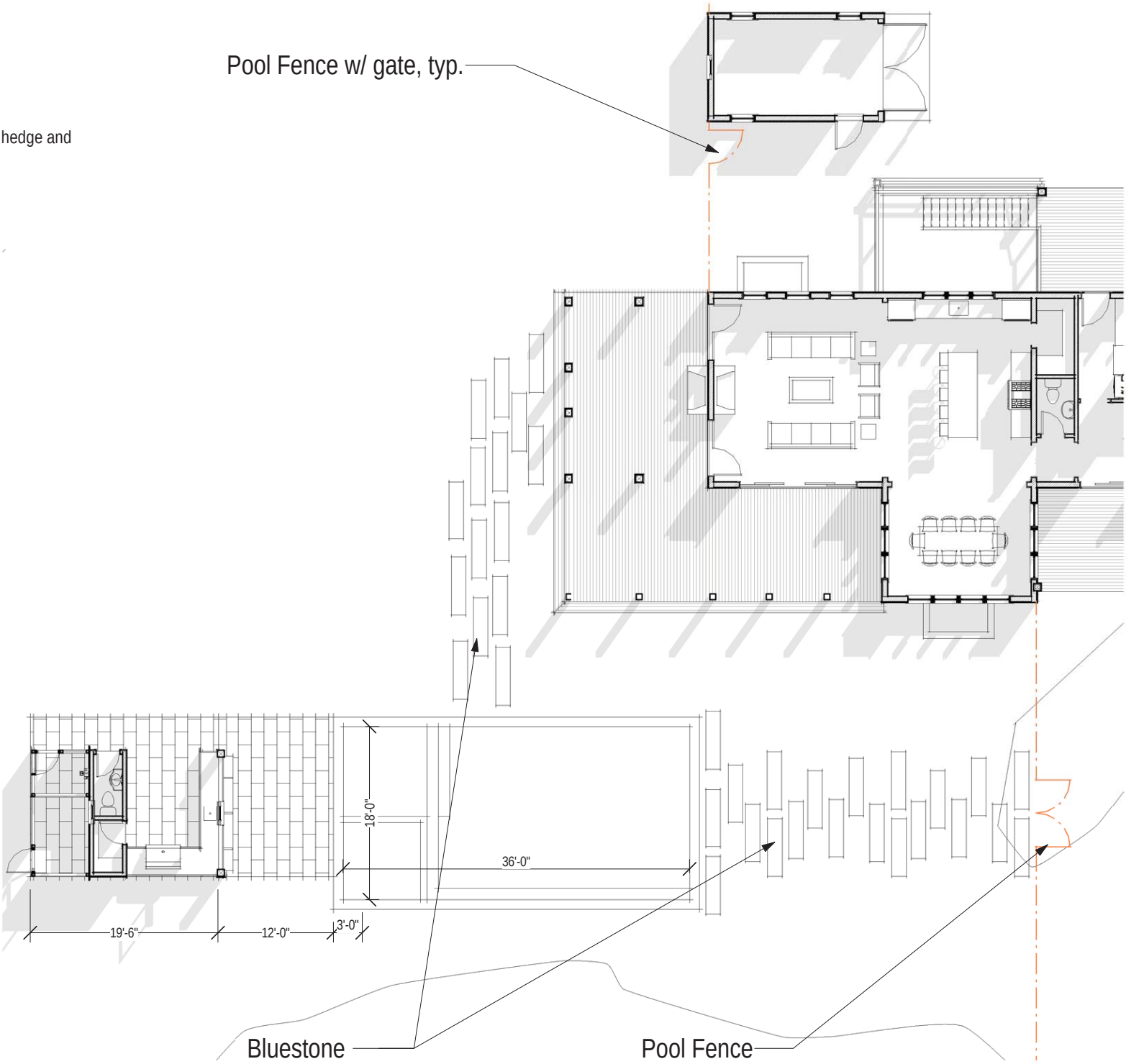
G.1.2

2004



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

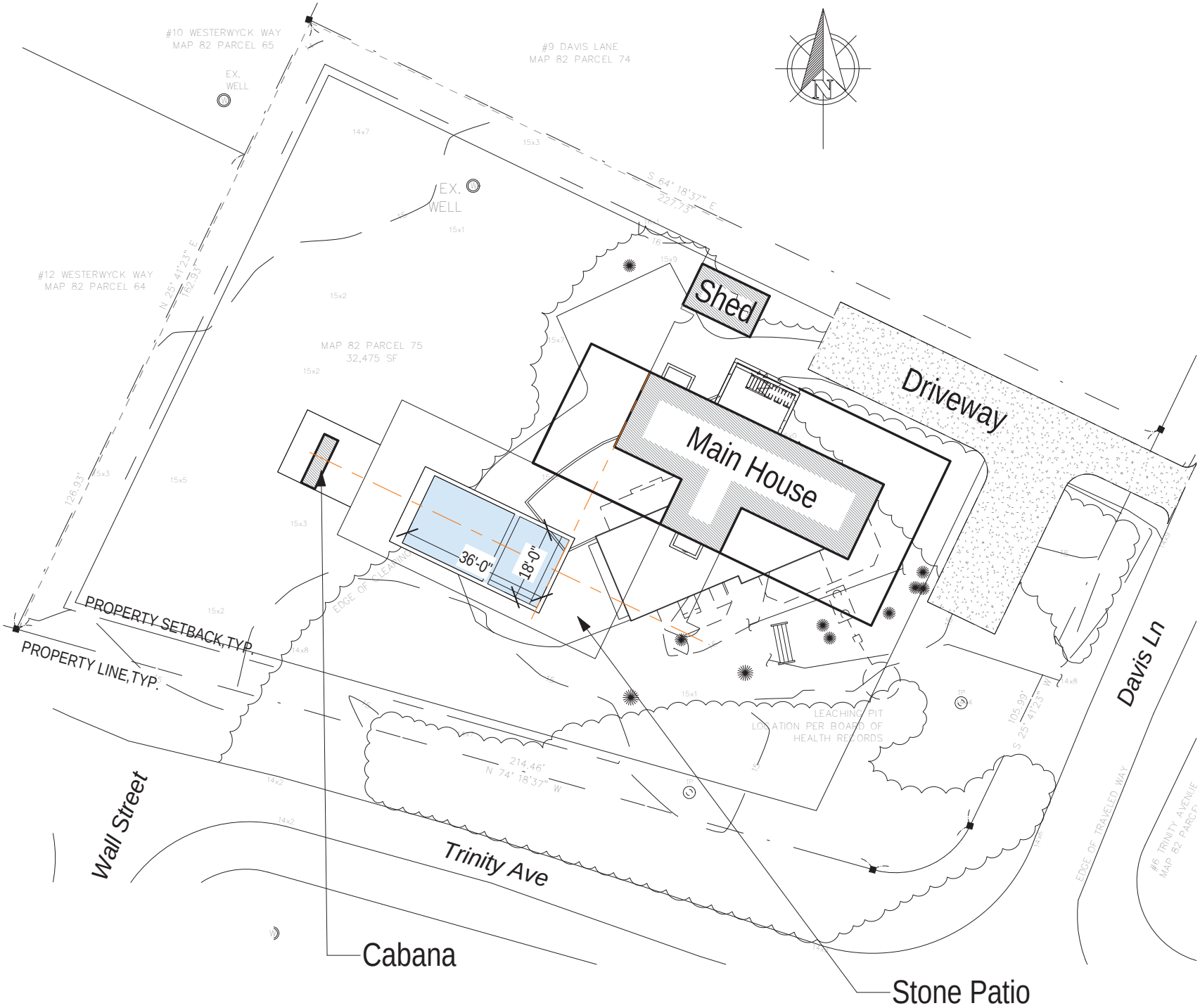
et hedge and



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

3 First Floor Plan

3/32" = 1'-0"



k fence +/- 8'0"
perty line, typ.

4 Previously Submitted Site Plan
1" = 30'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 183

Street & Number of Proposed Work: 12 Lincoln Ave

Owner of record: 12 Lincoln Ave LLC

Mailing Address: 23 Pine Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln
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. 11-0147
☐ Pool (Zoning District _____) ☐ Roof ☐ Other Relocate structure, fenestration changes

Size of Structure or Addition: Length: 25' Sq. Footage 1st floor: 350' Decks/Patio: Size: N/A ☐ 1st floor ☐ 2nd floor
Width: 14' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " " East " " West " "

Height of ridge above final finish grade: North 17'-7" +/- 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 Fenestration + Relocated Structure
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): _____

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 - Match Main Dwelling

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 06.01.20 Signature of owner of record _____ Signed under penalties of perjury

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:

_____	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.**
X	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
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
_____ (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

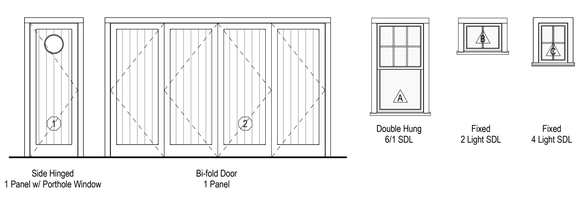
12 Lincoln Ave Nominee Trust

12 Lincoln Avenue
Nantucket, MA 02554

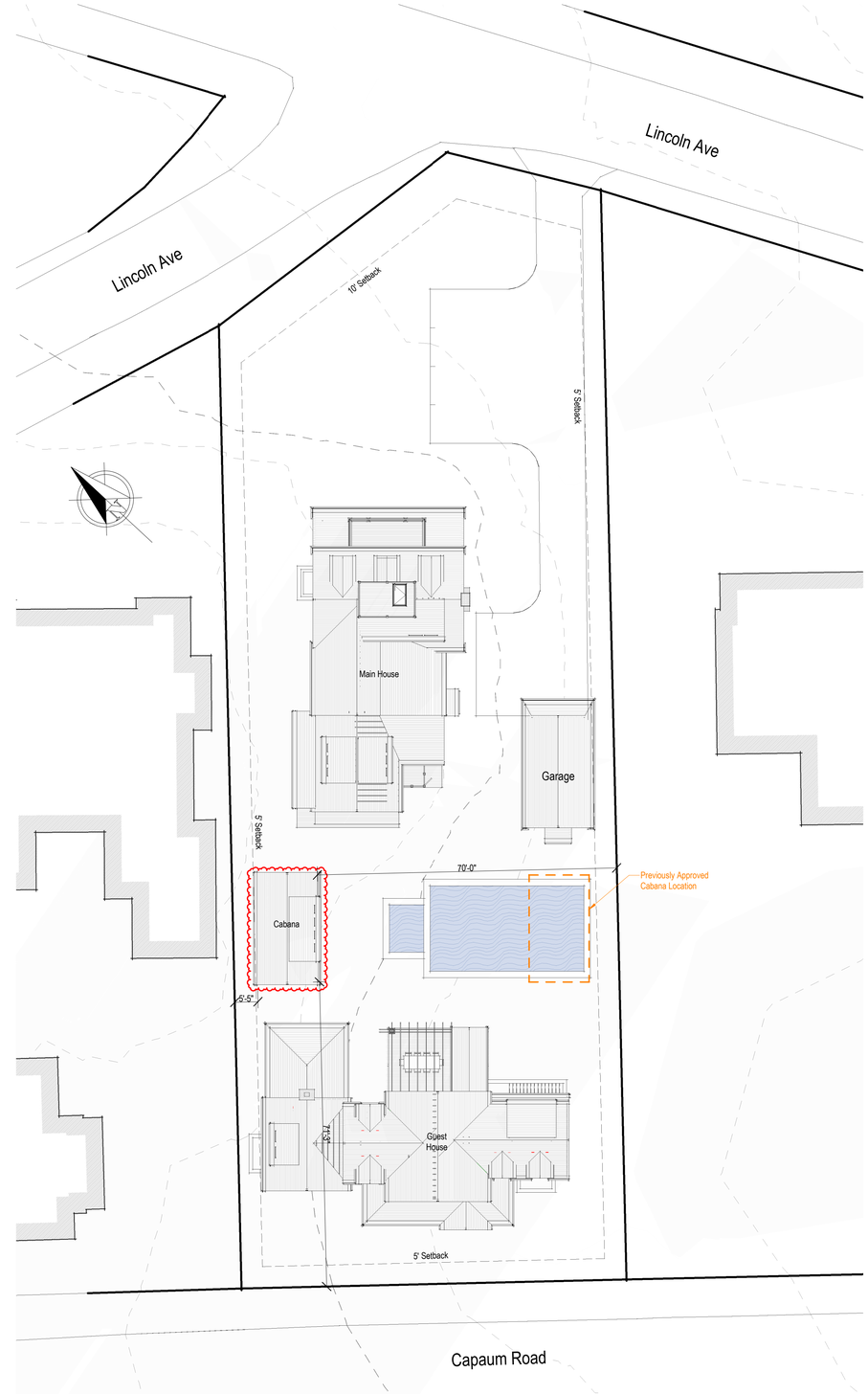
06.01.20

HDC Submission

1 Locus Map
12" = 1'-0"



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



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

1925

12 Lincoln Ave
Nominee Trust

12 Lincoln Avenue
Nantucket, MA 02554

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

Cover Page

Site Information

Map & Parcel:	30 / 183
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	22,553 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% or 6,766 SF +/-
Existing G.C.:	1,460 SF +/-
Proposed G.C.:	1,457 SF +/-
Total Proposed G.C.:	4,008 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

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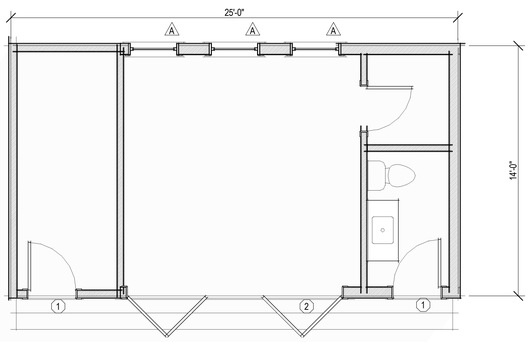
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1
1925

06.01.20

HDC Submission



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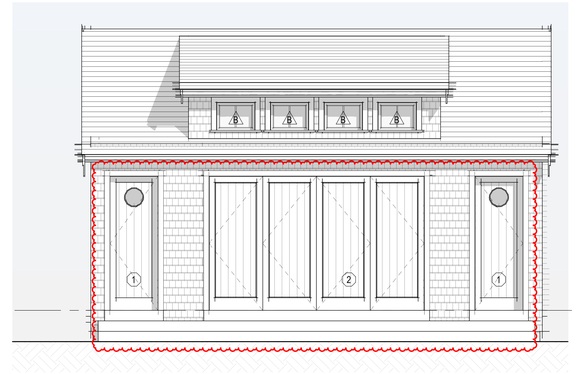
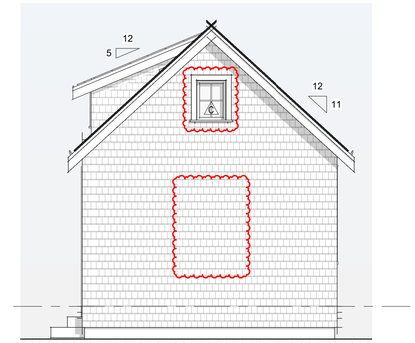


2 Proposed East Elevation
1/4" = 1'-0"



3 Proposed North Elevation
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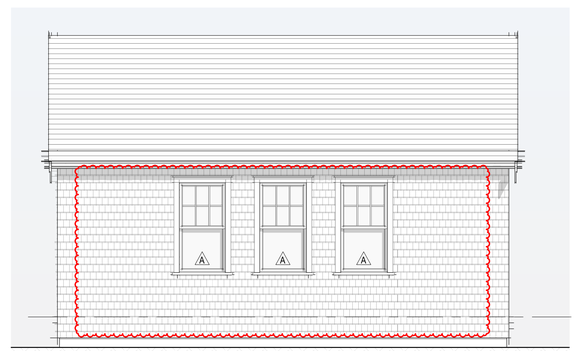

4 Proposed West Elevation
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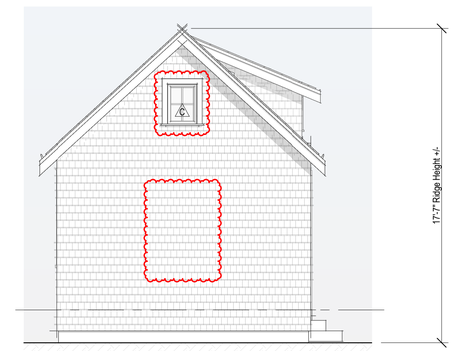
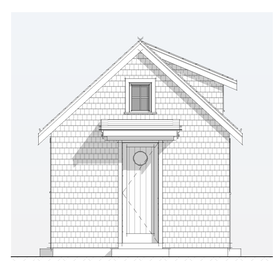


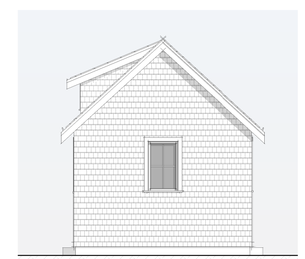
5 Proposed South Elevation
1/4" = 1'-0"

Previous Approval - West Elevation
3/16" = 1'-0"



Previous Approval - North Elevation
3/16" = 1'-0"

Previous Approval - East Elevation
3/16" = 1'-0"



Previous Approval - South Elevation
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1925

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Nominee Trust

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Plan & Elevations

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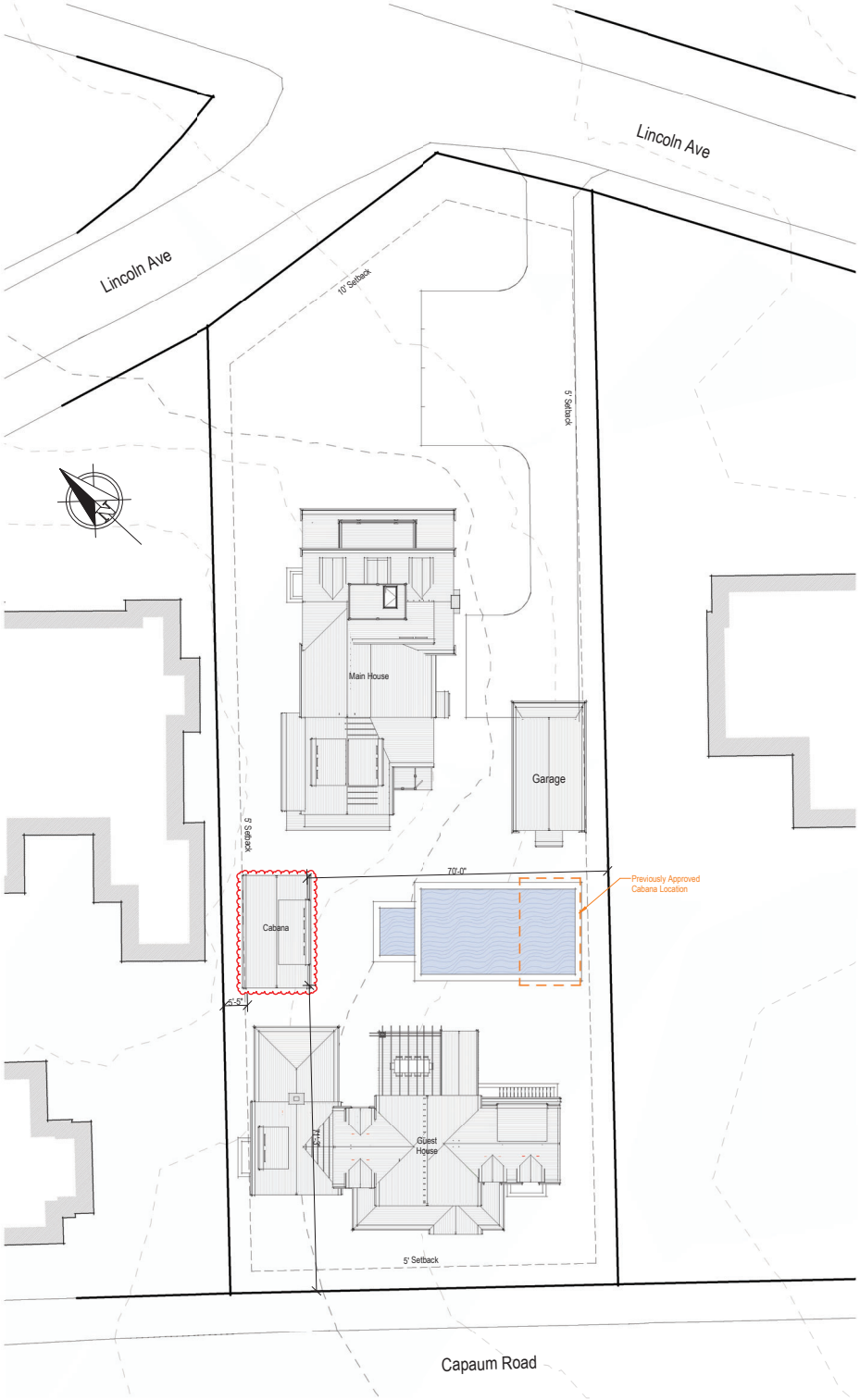
A.1.1

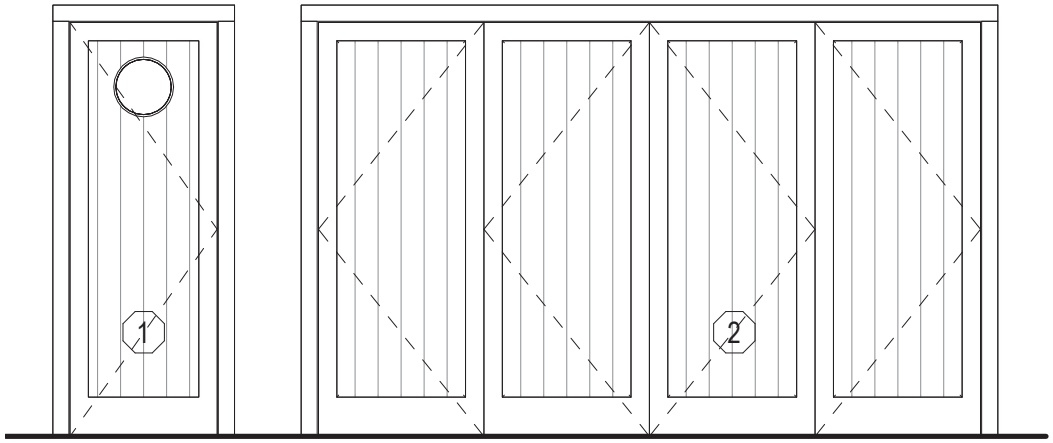
1925

1 Locus Map

12" = 1'-0"

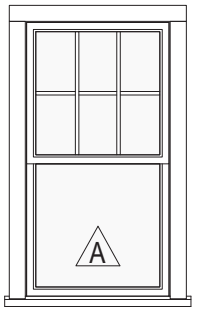


3 Site Plan
1/16" = 1'-0"

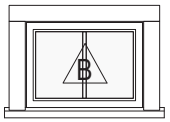


Side Hinged
1 Panel w/ Porthole Window

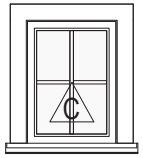
Bi-fold Door
1 Panel



Double Hung
6/1 SDL



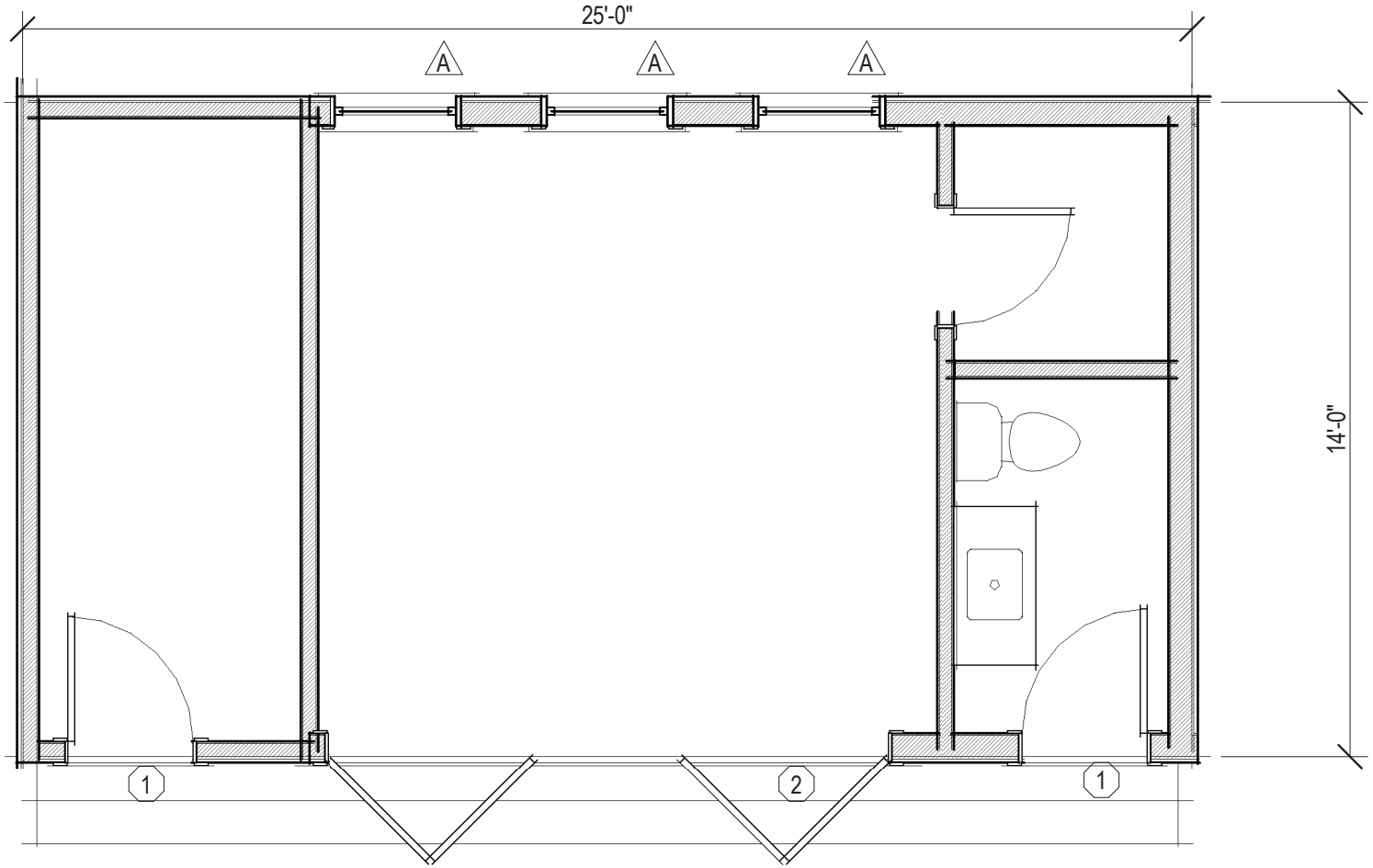
Fixed
2 Light SDL



Fixed
4 Light SDL

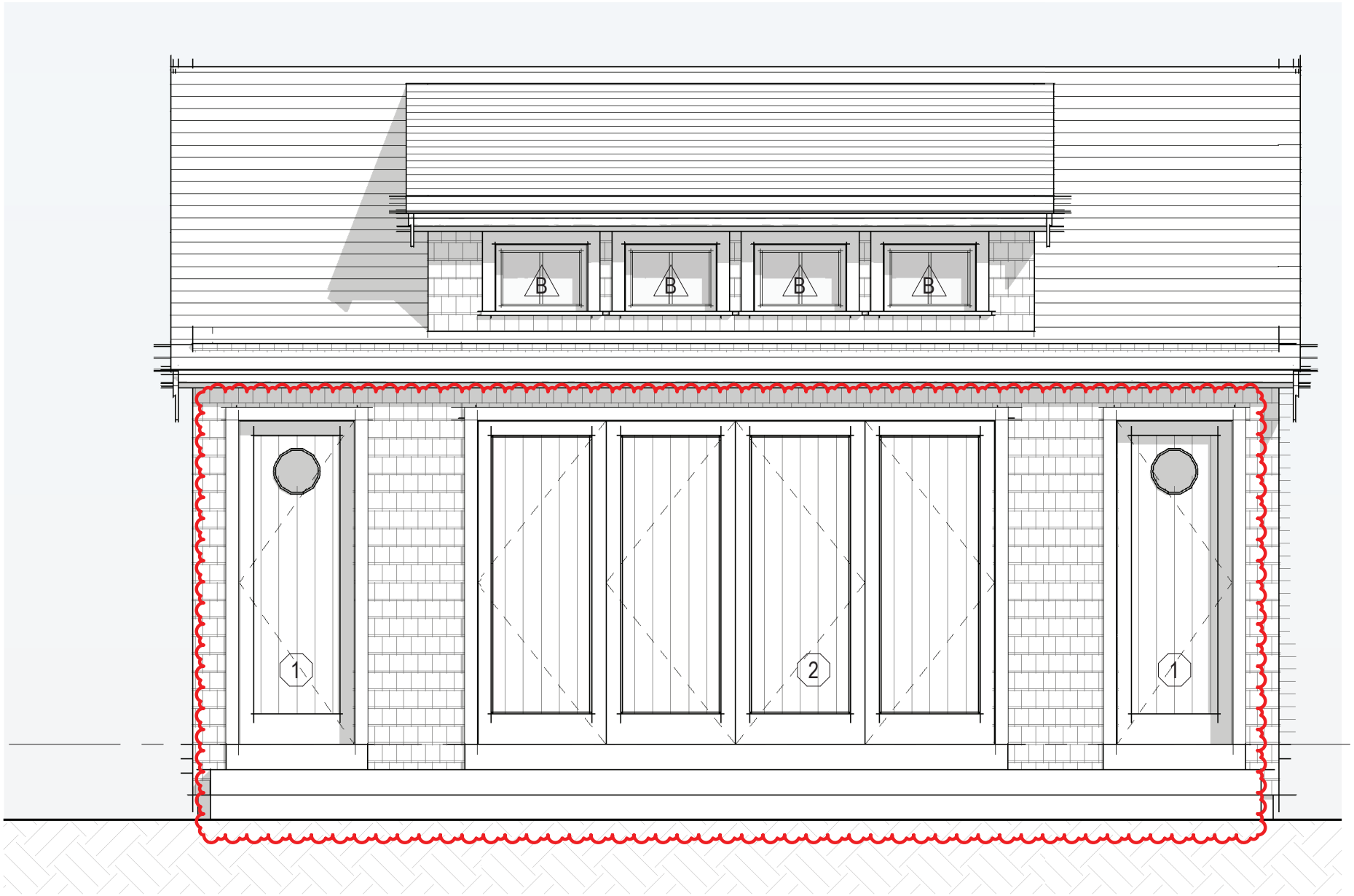
2 Window & Door Legend

1/4" = 1'-0"



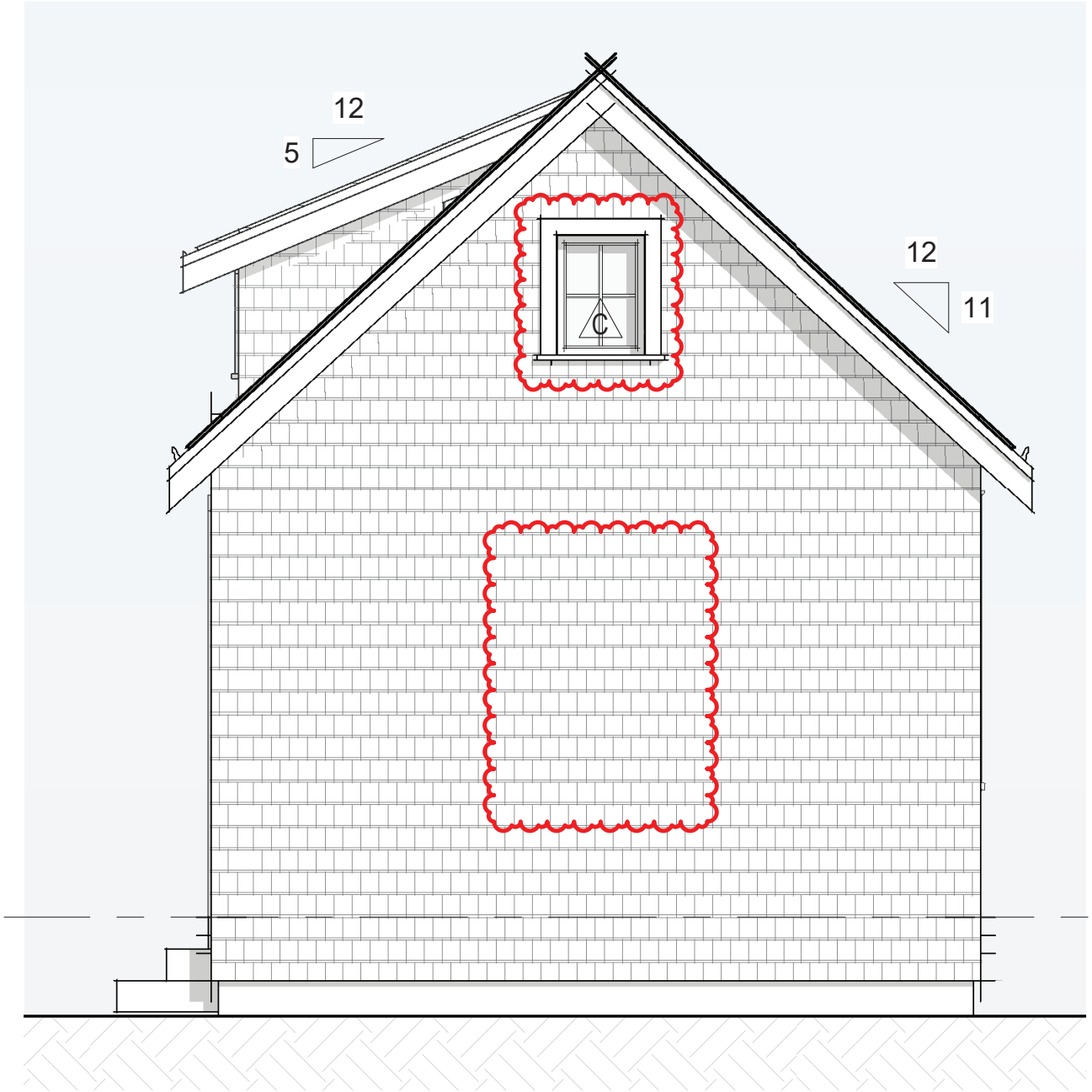
1 Floor Plan

1/4" = 1'-0"



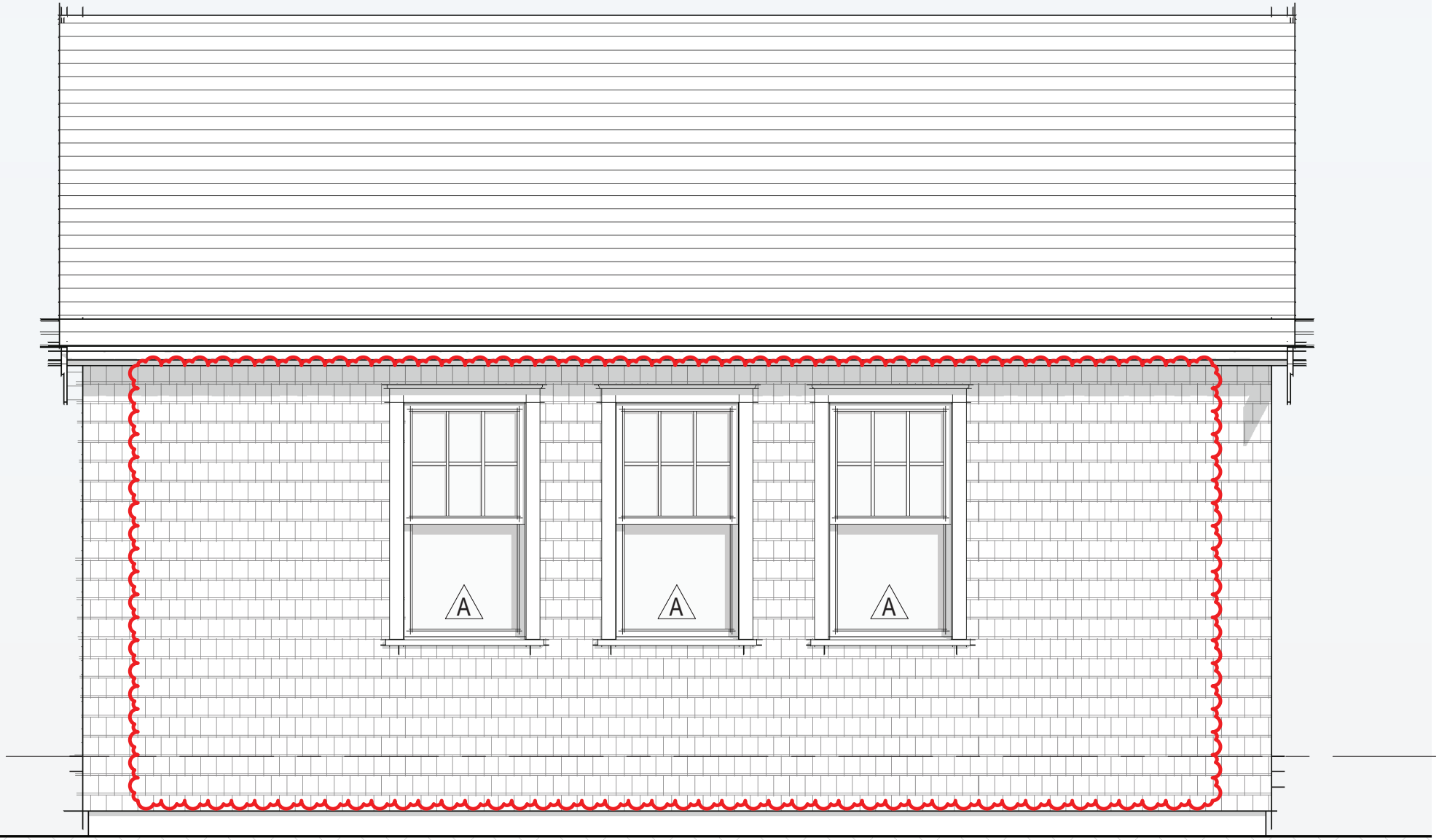
2 Proposed East Elevation

1/4" = 1'-0"



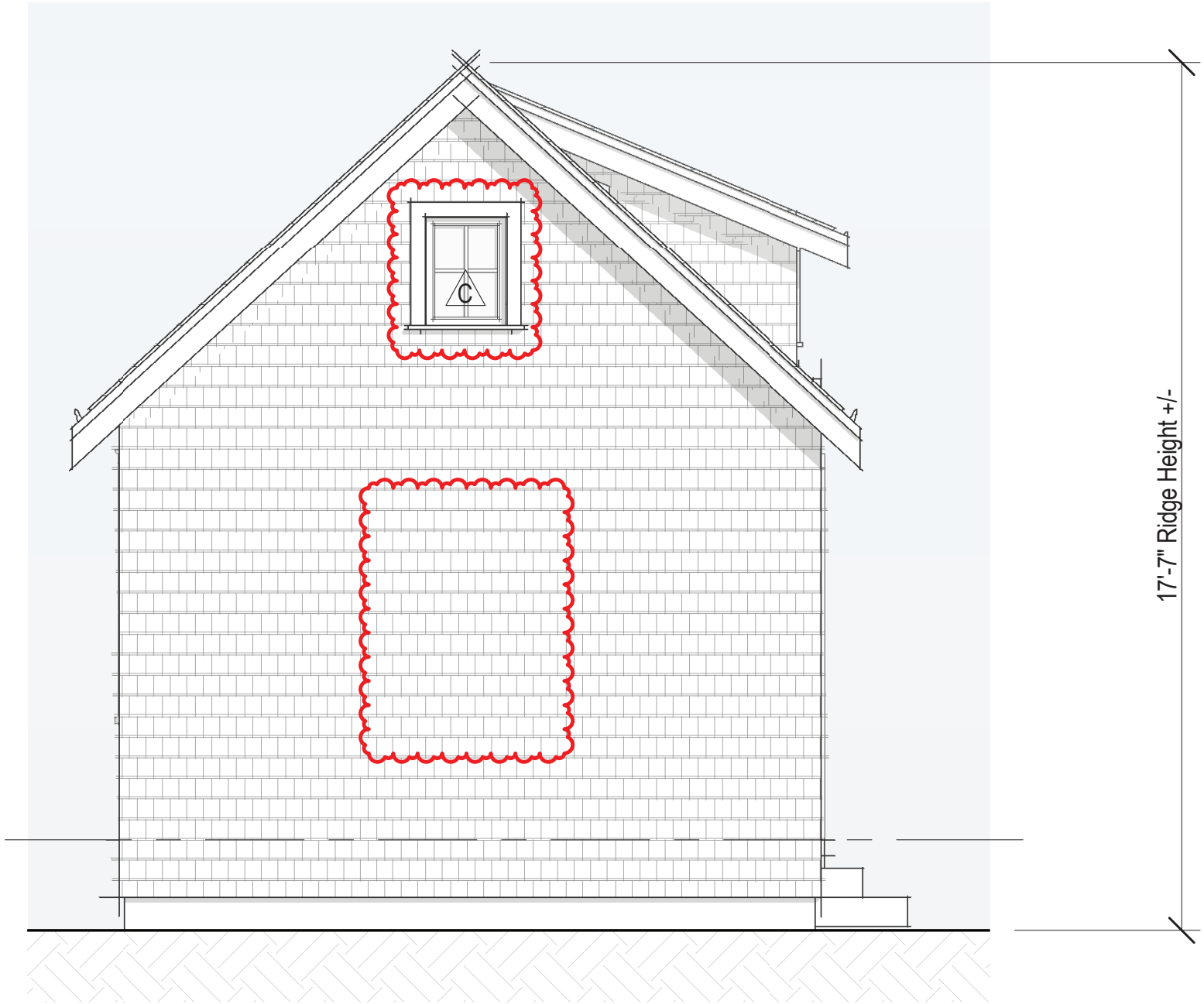
3 Proposed North Elevation

1/4" = 1'-0"



4 Proposed West Elevation

1/4" = 1'-0"



5 Proposed South Elevation

1/4" = 1'-0"

CERTIFICATE NO: HDG2019-11-0147

DATE ISSUED: 11/19/19

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°. 183

Street & Number of Proposed Work: 12 LINCOLN AVENUE

Owner of record: 12 LINCOLN AVE NOMINEE TRUST

Mailing Address: 12 LINCOLN AVE
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMERITUS

Mailing Address: 8 WILLIAMS LANE
NANTUCKET, MA 02554

Contact Phone #: 325-1995 E-mail: _____

FOR OFFICE USE ONLY ✓#190

Date application received: 11/13/19 Fee Paid: $ 500

Must be acted on by: 1/17/20

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: (acting)

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. 73258
☐ Pool (Zoning District _____) ☐ Roof ☒ Other POOL CABANA

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

Difference between existing grade and proposed finish grade: North NO CHANGE South _____ East _____ West _____

Height of ridge above final finish grade: North NO CHANGE South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

RELOCATE STRUCTURE ON SITE

*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 11/15/19 Signature of owner of record _____ Signed under penalties of perjury

12 Lincoln Ave Nominee Trust

12 Lincoln Avenue
Nantucket, MA 02554

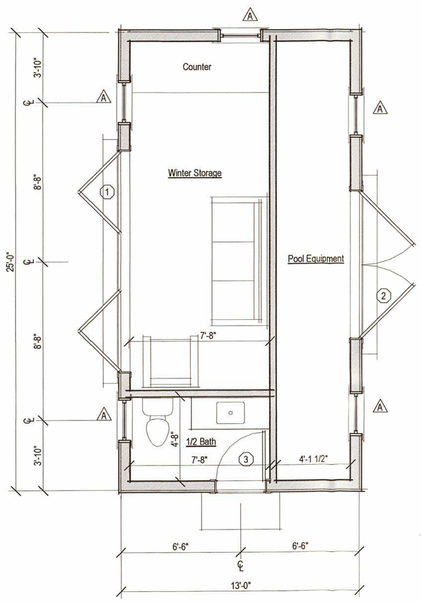
11.13.19

HDC Submission

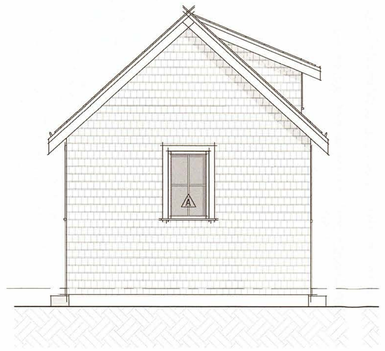
Whale Rock
Nantucket Cliffs
LINCOLN AV
CLIFF RD
MILL ST
CAPAUM RD
CROMWELL LN
HIGHLAND AV
SHERBURNE WY
KIMBALL AV
PAUL JONES RD
BERKSHIRE RD
DEXTER LN
HUBERT AV
BEACHCROFT
BEACHCLIFF
WALSH ST
BRANT POINT RD
NIRECHOFF
CLIFFTON
CLIFFWOOD
CLIFFMONT
CLIFFCREST
CLIFFHAVEN
CLIFFMOOR
CLIFFDALE
CLIFFVIEW

11.13.19

HDC Submission



1 Floor Plan
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"

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

1925

12 Lincoln Ave Nominee Trust

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emeritus
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P: 508.325.4995
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Floor Plan & Exterior Elevations

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Total Proposed G.C.:	3,922 SF

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SHEET INDEX

G.1.1 Cover Sheet
A.2.1 Floor Plan & Exterior Elevations

APPROVED
HDC2019-11-0147
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

Revisions

RECEIVED
NOV 13 2019
By

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A.2.1

1925

CERTIFICATE NO: _____ DATE ISSUED: _____

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PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 32

Street & Number of Proposed Work: 13 WAYDALE ROAD

Owner of record: STEPHEN WELCH

Mailing Address: PO BOX 3777
NANTUCKET, MA 02584

Contact Phone #: 508.228.1001 E-mail: ON FILE

AGENT INFORMATION (if applicable)

Name: WELCH & ASSOCIATES INC., LLC

Mailing Address: _____

Contact Phone #: 508.228.7777 x 7 E-mail: ON FILE

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

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

☐ Pool (Zoning District _____) ☐ Roof ☐ Other TEMPORARY 120 DAYS (RENEWABLE)

Size of Structure or Addition: Length: 15'± Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10'± Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

HEIGHT: 8'-6"-9' 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 _____

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Original Date:

Original Builder:

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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 6'-10" AT WOOD (OPTIONAL) ☐ 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 N/A Clapboard (if applicable) N/A Roof TAN

Trim N/A Sash N/A Doors TAN

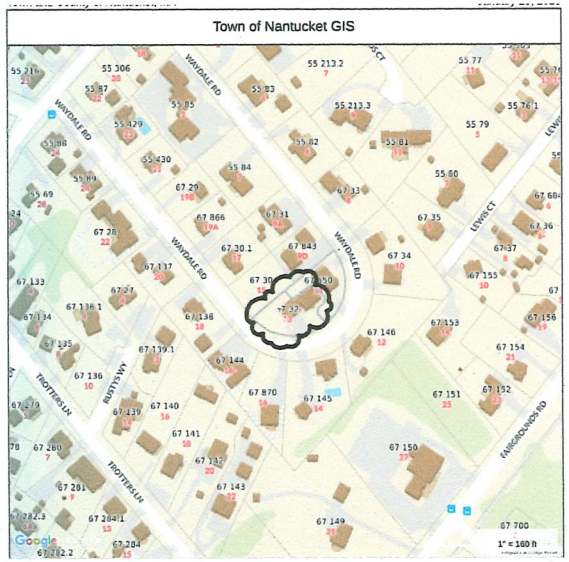
Deck N/A Foundation AT WOOD Fence N/A Shutters N/A

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

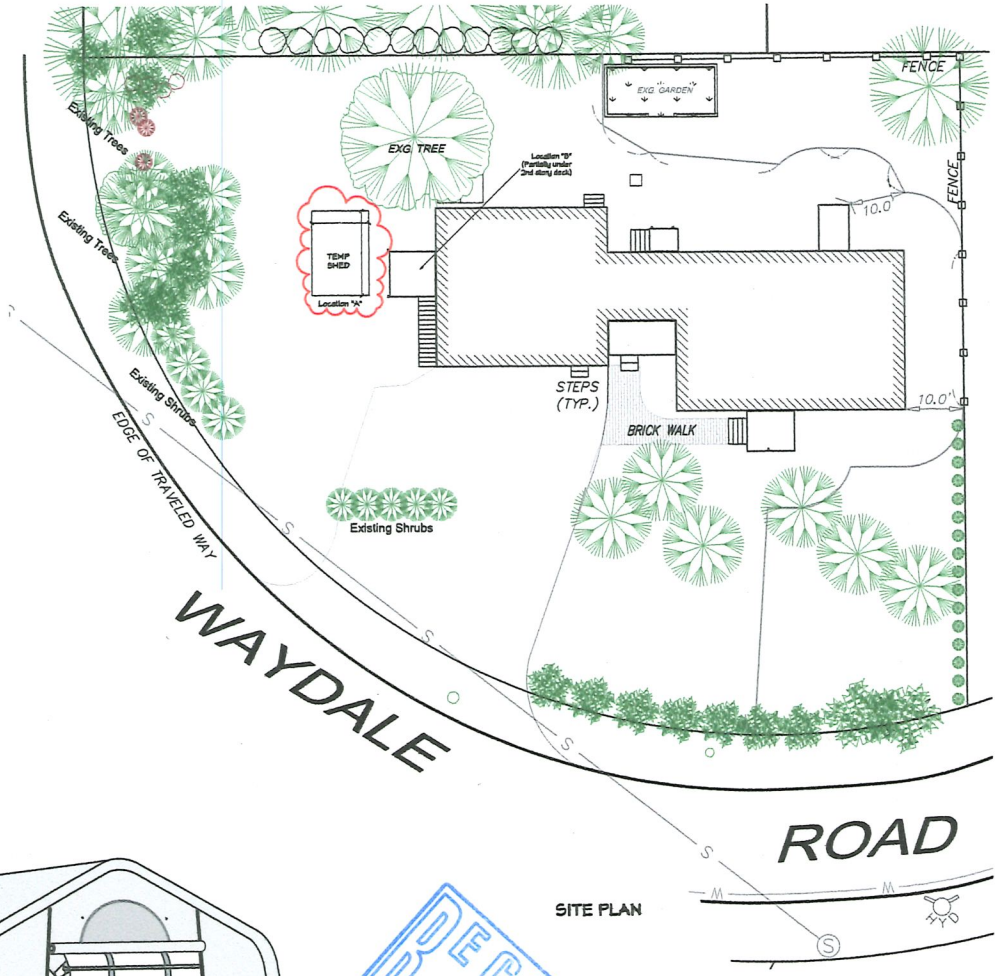
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date: 08/27/13 Signature: _____

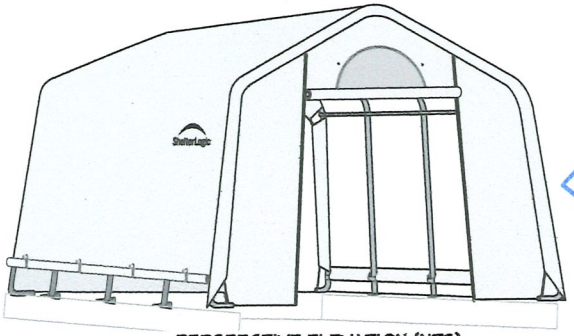
AERIAL VIEW



LOCUS



SITE PLAN



PERSPECTIVE ELEVATION (NTS)

Height: 8'6" to 8'9"
Width: 10'
Length: 15'

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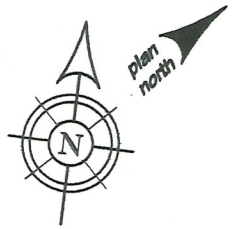
By



13 WAYDALE RD. IN WHOLE, OR PART(S) AS MAY BE CREATED

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°: 78 PARCEL N°. 1

Street & Number of Proposed Work: 14 Airport Rd

Owner of record: Town of Nantucket

Mailing Address: 16 Broad St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Lauren Sinatra

Mailing Address: 2 Fairgrounds Rd
Nantucket MA 02554

Contact Phone #: 508325-5379 E-mail: LSinatra@nantucket-ma.gov

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 One dual-port electric vehicle charging station

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

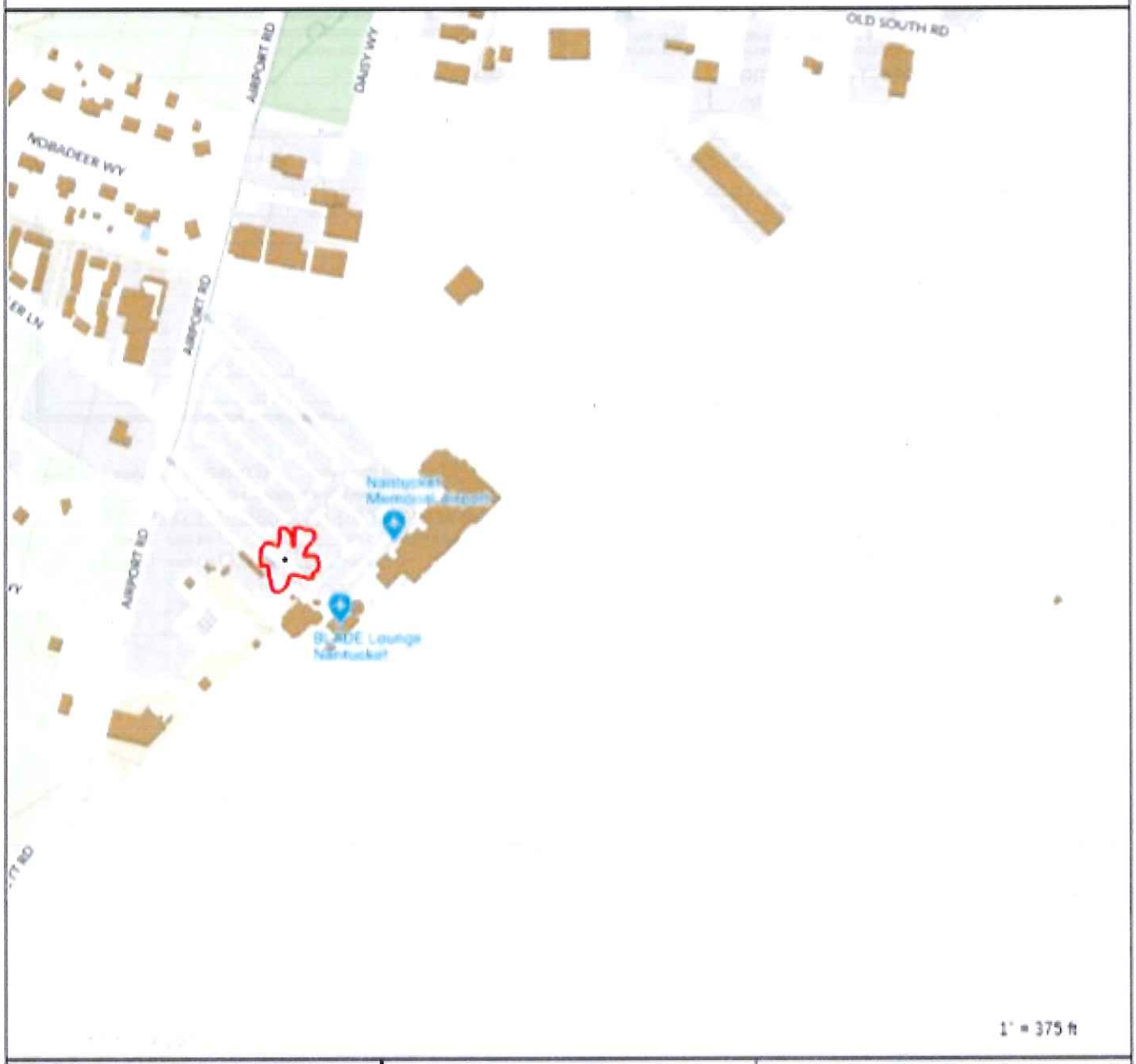
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 5/27/20 Signature of owner of record Lauren Sinatra Signed under penalties of perjury

14 Airport Rd: Parking Lot



Property Information

Property ID	55 271
Location	138 PLEASANT ST
Owner	NANTUCKET TOWN OF

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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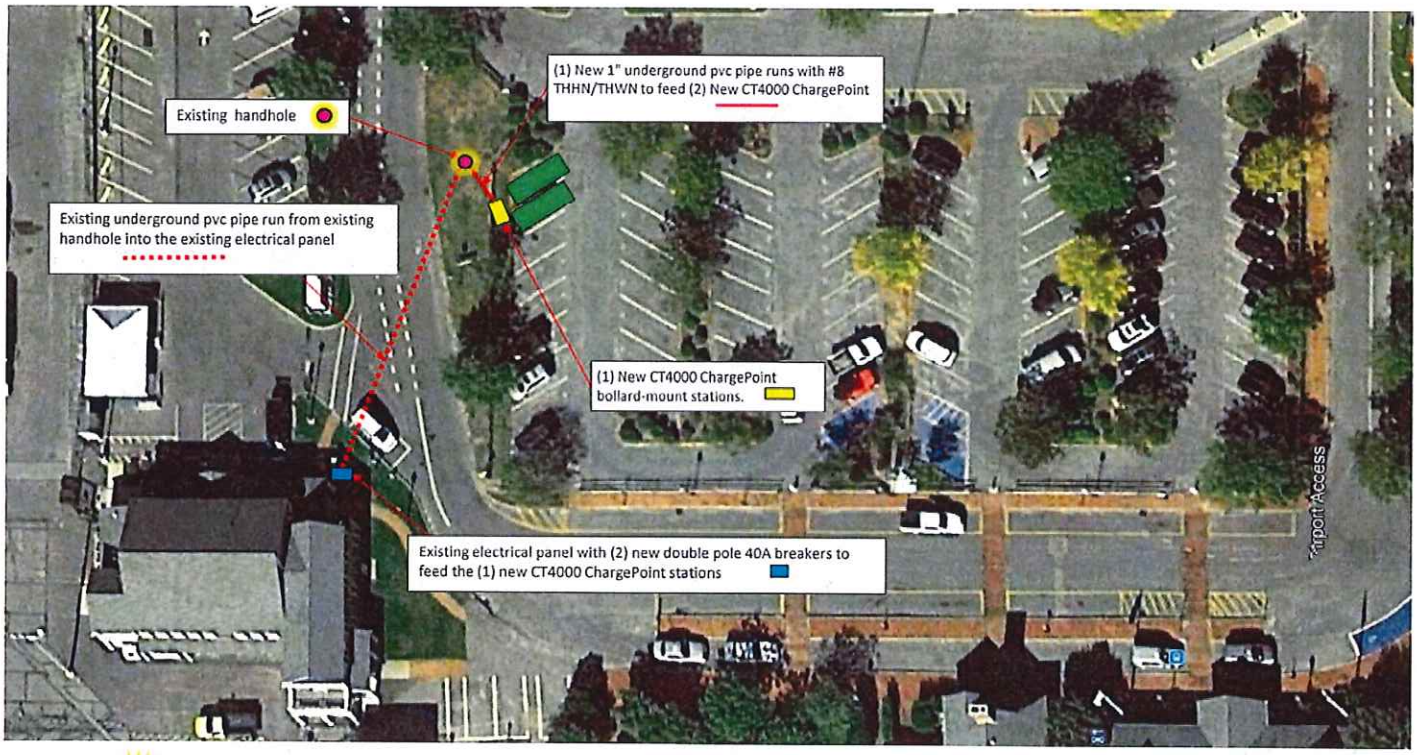
By



RISE ENGINEERING

14 AIRPORT RD.
NANTUCKET, MA
EV CHARGE STATIONS MAP

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By

CT4000 Level 2 Commercial Charging Stations

Specifications and Ordering Information

Ordering Information

Specify model number followed by the applicable code(s). The order code sequence is: **Model-Options. Software, Services** and **Misc** are ordered as separate line items.

Hardware

Description		Order Code
Model	1830 mm (6') Single Port Bollard Mount 1830 mm (6') Dual Port Bollard Mount	CT4011 CT4021
	1830 mm (6') Single Port Wall Mount 1830 mm (6') Dual Port Wall Mount	CT4013 CT4023
	2440 mm (8') Dual Port Bollard Mount 2440 mm (8') Dual Port Wall Mount	CT4025 CT4027
Options	Integral Gateway Modem - USA Integral Gateway Modem - Canada	-GW1 -GW2
Misc	Power Management Kit Bollard Concrete Mounting Kit	CT4000-PMGMT CT4001-CCM

Software & Services

Description	Order Code
ChargePoint Commercial Service Plan	CTSW-SAS-COMM-n[1]
ChargePoint Service Provider Plan	CTSW-SAS-SP-n[1]
ChargePoint Assure	CT4000-ASSURE-n[2]
Station Activation and Configuration	CPSUPPORT-ACTIVE
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID

Note: All CT4000 stations come with 1 year of ChargePoint Assure coverage at no charge for qualified installations. Other conditions apply. All CT4000 stations require a network service plan.

[1] Substitute n for desired years of service (1, 2, 3, 4, or 5 years).
[2] Substitute n for the duration of the additional coverage (1, 2, 3, or 4 years).

Order Code Examples

If ordering this	the order code is
1830 mm (6') Dual Port Bollard USA Gateway Station with Concrete Mounting Kit	CT4021-GW1 CT4001-CCM
ChargePoint Commercial Service Plan, 3 Year Subscription	CTSW-SAS-COMM-3
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID
2 Additional Years of Assure Coverage	CT4000-ASSURE2
1830 mm (6') Single Port Wall Mount Station	CT4013
ChargePoint Commercial Service Plan, 5 Year Subscription	CTSW-SAS-COMM-5
4 Additional Years of Assure Coverage	CT4000-ASSURE4
Station Activation and Configuration	CPSUPPORT-ACTIVE

CT4021

Example Photo:
White Elephant Village
19 N Water Street

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.1.3 PARCEL N°. 112

Street & Number of Proposed Work: 17 BROADWAY

Owner of record: PRICKLY PEAR c/o PARKER SHERRILL

Mailing Address: 1 CONSTITUTION CENTER
BOSTON, MA 02129

Contact Phone #: (214) 915-9010 E-mail: rkrumpf@tsiusa.com

AGENT INFORMATION (if applicable)

Name: VAL OMASK DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA. 02584

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50

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. 03-0845
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

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

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 (1) RECONSIDER DORMER - ATTIC LEVEL
2. South Elevation (2) ELIMINATE 2ND FLOOR DORMER - ATTIC MASS
3. West Elevation (3) RECONSIDER 2ND FLOOR WINDOWS - EVIDENCE OF OPEN PORCH HISTORICALLY
4. North Elevation (4) REDUCE WINDOWS ON SOUTH 1ST FLOOR TO TWO

*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.

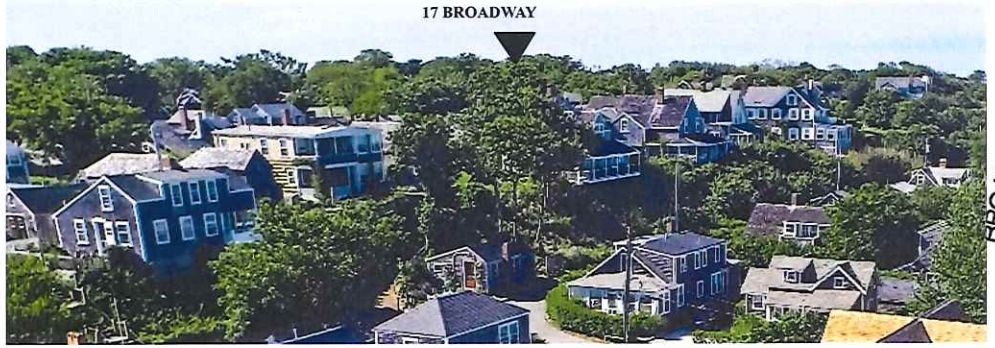
COLORS

Sidewall NTW Clapboard (if applicable) — Roof 3-TAB GREY (TO MATCH)
Trim TRIM WHITE TO MATCH Sash WHITE (TRU DIVIDED) Doors BLUE GRIST (N/C)
Deck NTW Foundation N/C 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.

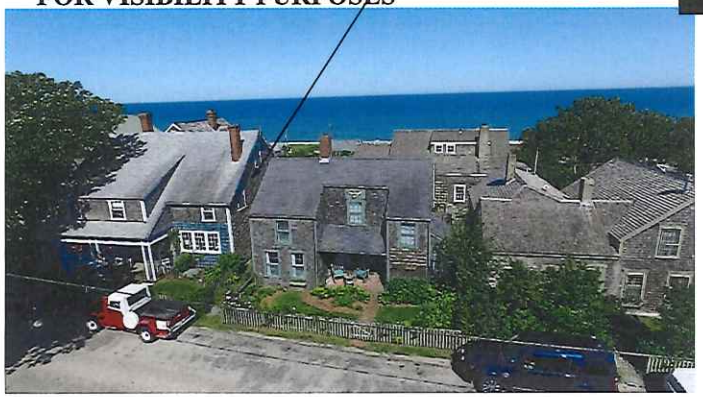
Date 5/25/20 Signature of owner of record _____ Signed under penalties of perjury

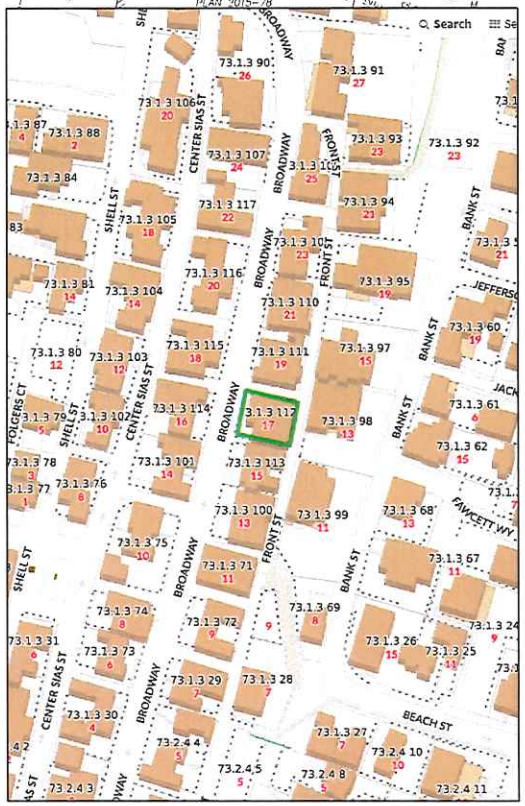


The image in the NHA video Codfish Park 'Sconset on Nantucket
https://nha.org/research/nantucket-history/my-nantucket-neighborhood/sconset/videos/

11 BROADWAY- OPEN PORCHS

NARROW SPACE BETWEEN BUILDINGS
FOR VISIBILITY PURPOSES





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By

17 BROADWAY- SIASCONSET
REV TO HDC2020-03-0845
ALTERATIONS TO EXISTING
5-15-20

RECEIVED
MAY 26 2020
By

EXISTING WEST ELEVATION

HDC APPROVED WEST ELEVATION

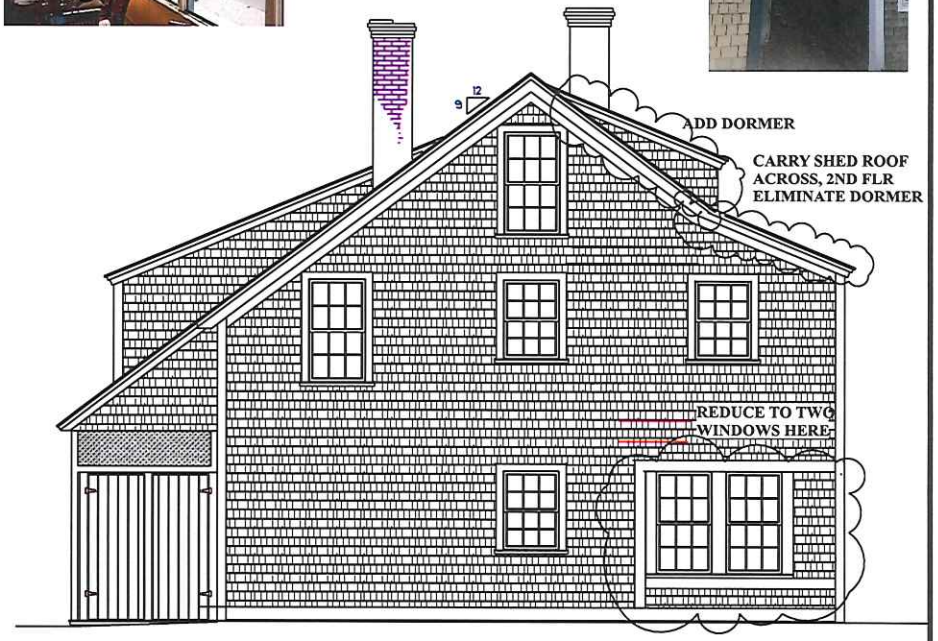
PROPOSED WEST ELEVATION (NO CHANGES)

EXISTING SOUTH ELEVATION

HDC APPROVED SOUTH ELEVATION

PROPOSED WINDOWS

AREA OF PROPOSED WINDOWS ON SECOND FLR TO MATCH APPROVED ON FIRST TO RETURN BACK TO OPEN PORCH STYLE



PROPOSED SOUTH ELEVATION

17 BROADWAY- SIASCONSET
ALTERATIONS TO EXISTING
5-15-20

EXISTING EAST ELEVATION

HDC APPROVED EAST ELEVATION

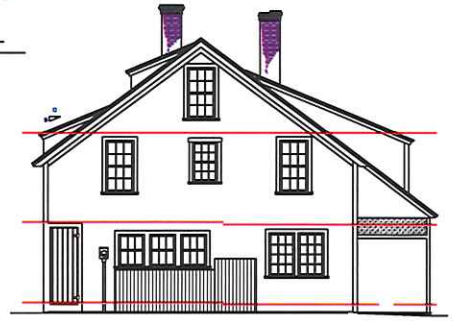
EXISTING OUTSWING WINDOWS

OPEN PORCH (2ND FLR)

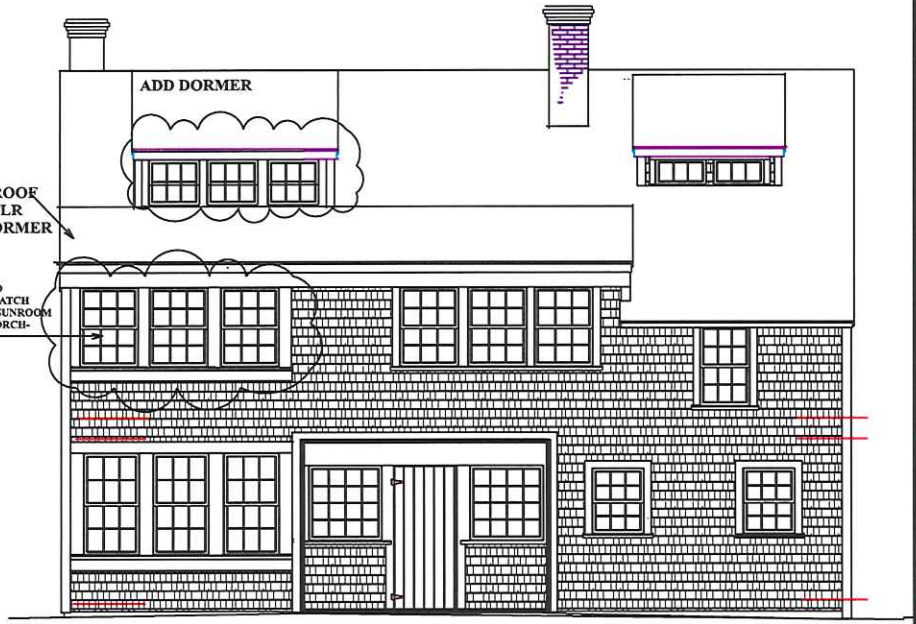
EXISTING NORTH ELEVATION

RECEIVED
MAY 26 2020
By

PROPOSED WINDOWS



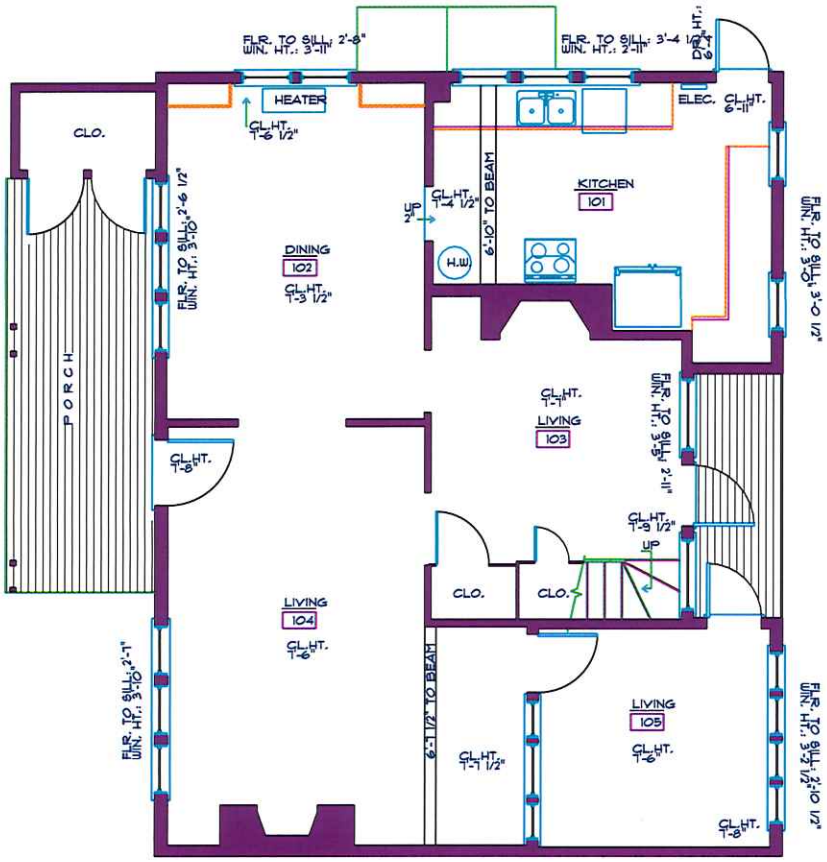
HDC APPROVED NORTH ELEVATION



REVISED PROPOSED EAST ELEVATION

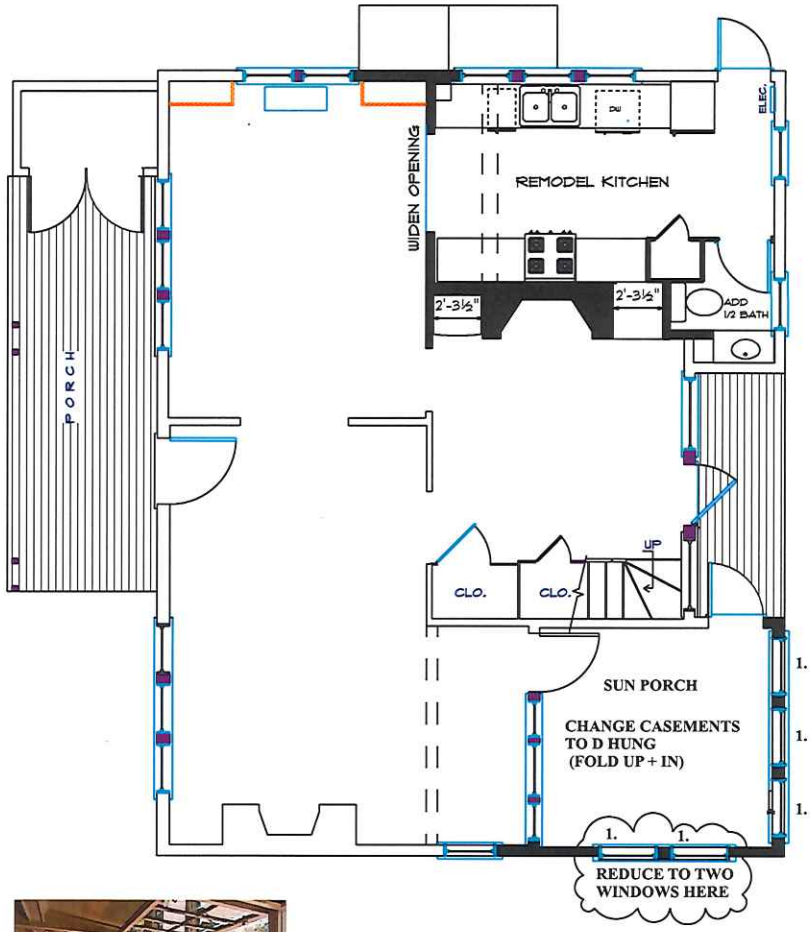
PROPOSED NORTH ELEVATION

17 BROADWAY- SIASCONSET
ALTERATIONS TO EXISTING
5-15-20



EXISTING FIRST FLOOR PLAN

WINDOW LOCATION
ON EXIST HOUSE



PROPOSED FIRST FLOOR PLAN

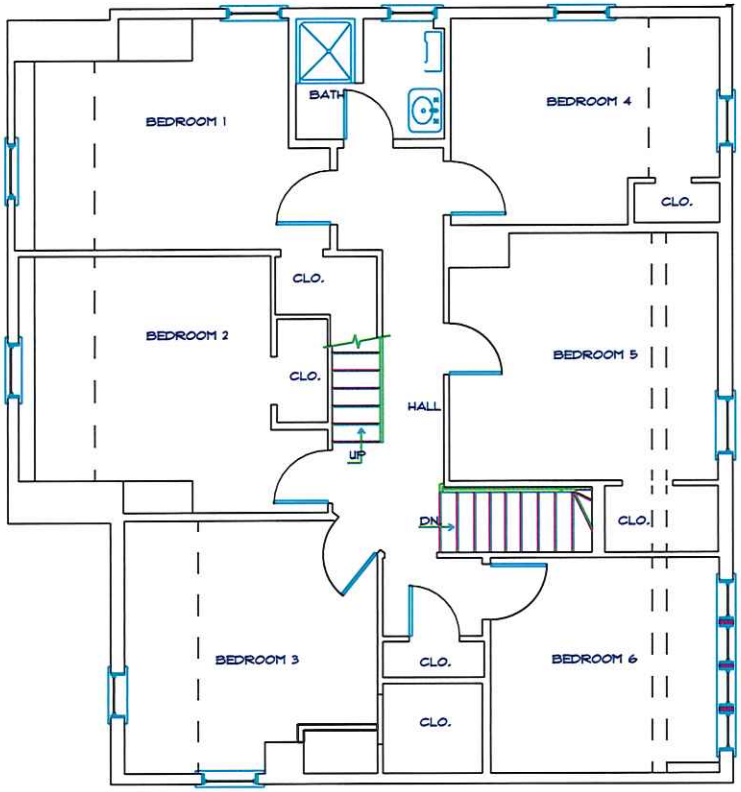
EXAMPLE OF #1

TRU DIVIDED LIGHT (WOOD) SINGLE GLAZE

1. D HUNG TDL SINGLE GLASS
(FOLD UP AND IN) : 31" X 56 "

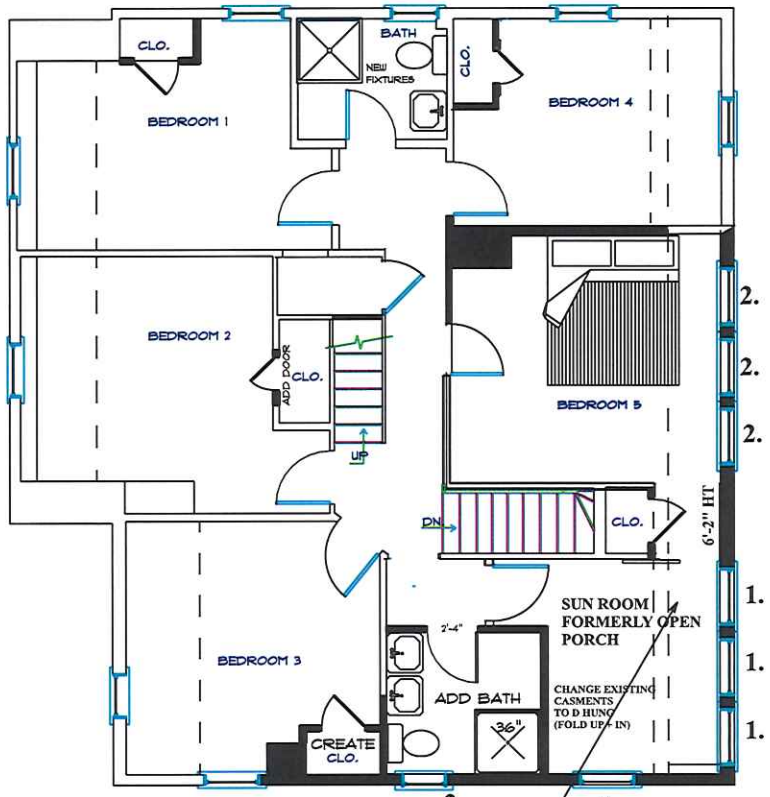
17 BROADWAY- SIASCONSET
ALTERATIONS TO EXISTING
5-15-20 HDC #3

EXISTING SECOND FLOOR PLAN



EXISTING OUTSWING WINDOWS

PROPOSED SECOND FLOOR PLAN



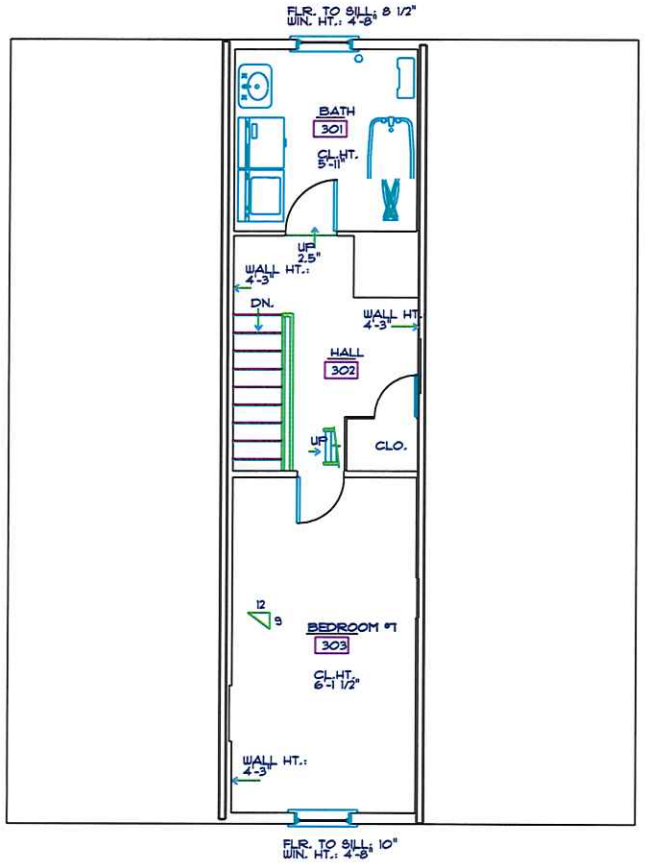
PROPOSED WINDOWS

TRU DIVIDED LIGHT (WOOD) SINGLE GLAZE

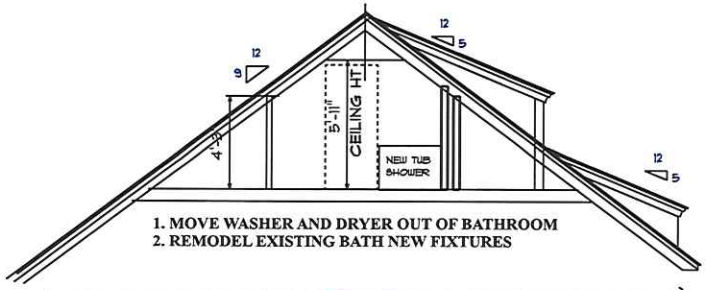
1. D HUNG TDL SINGLE GLASS (FOLD UP AND IN) : 31" X 44 "

2. D HUNG SIZE: 31" X 44 "

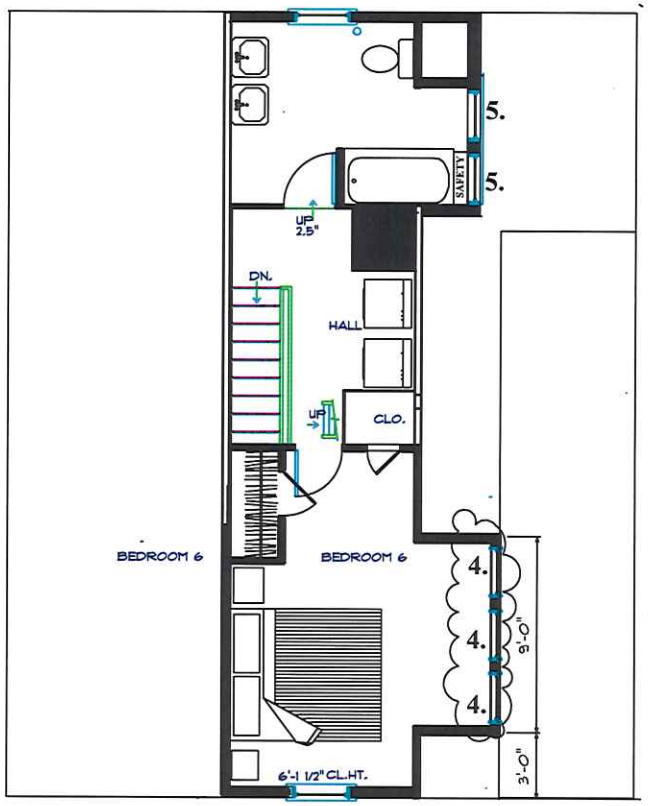
17 BROADWAY- SIASCONSET
ALTERATIONS TO EXISTING
5-15-20



EXISTING THIRD FLOOR PLAN



1. MOVE WASHER AND DRYER OUT OF BATHROOM
2. REMODEL EXISTING BATH NEW FIXTURES



PROPOSED THIRD FLOOR PLAN

TRU DIVIDED LIGHT (WOOD) SINGLE GLAZE

4. D HUNG 28"X 24" 3/3

5. FIXED 28" X 12" 3 LIGHT

17 BROADWAY- SIASCONSET
ALTERATIONS TO EXISTING
5-15-20

9. Faro Strada, LLC **05-0946**	20 Sankaty Head Road	Move-demo garage	48-31	Botticelli & Pohl

Voting	Coombs (acting chair), Oliver, Welch, Watterson
Alternates	Camp stepped out
Recused	Pohl
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.
Representing	Lisa Botticelli, Botticelli & Pohl
Public	None
Concerns (8:53)	**Botticelli** – Presented project, circa 1980s/1990s. **Oliver** – Okay. **Watterson** – He questions whether or not this could be moved. No concerns. **Welch** – No concern; there is no architectural loss. **Coombs** – No concerns.
Motion	**Motion to Approve as a move or demolition. (Oliver)**
Roll-call Vote	Carried 4-0//Watterson-aye; Oliver-aye; Welch-aye; Coombs-aye Certificate # **HDC2020-05-0946**

10. Faro Strada, LLC **05-0947**	20 Sankaty Head Road	Addition/partial demo	48-31	Botticelli & Pohl

Voting	Coombs (acting chair), Oliver, Welch, Watterson
Alternates	Camp stepped out
Recused	Pohl
Documentation	Landscape design plans, site plan, and photos.
Representing	Lisa Botticelli, Botticelli & Pohl
Public	None
Concerns (8:58)	**Botticelli** – Presented project. **Watterson** – Appreciates a lot of the redesign, particularly keeping the eaves low. Confirmed the ridge height will be a foot higher the existing. **Oliver** – Agrees. Her only concern is the north elevation is visible and is highly fenestrated compared to the existing. **Welch** – He agrees with Mr. Watterson and Ms. Oliver. He's concerned about what will be visible and the gambrel masses. This looks more attractive. Wants to see the photos of the area and the house. **Coombs** – Every north elevation window is mulled.
Motion	**Motion to Approve as submitted. (Oliver)**
Roll-call Vote	Carried 4-0//Watterson-aye; Oliver-aye; Welch-aye; Coombs-aye Certificate # **HDC2020-05-0947**

11. Faro Strada, LLC **05-0945**	20 Sankaty Head Road	Garage	48-31	Botticelli & Pohl

Voting	Coombs (acting chair), Oliver, Welch, Watterson
Alternates	Camp stepped out
Recused	Pohl
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Lisa Botticelli, Botticelli & Pohl
Public	None
Concerns (9:09)	**Botticelli** – Presented project; this sits on a lower section of the property and the whole 1st floor won't be visible. **Oliver** – It's better looking than the existing. She'd like to see if the height can be brought down; it might appear to be taller than the house. **Welch** – The ridge height is 26'6", which is tall for a garage; it looks to be taller than the main house. He would like to see the height reduced; it appears that this will be taller than the main house. Discussion about the height of the garage in relation to the existing garage and the altered main dwelling. **Coombs** – It should be no more than 24'. **Welch** – It would be beneficial to show, on the image of the existing, a representation of the proposed ridge line and a dash line showing the lower eave.
Motion	**Motion to Hold for revisions. (Oliver)**
Roll-call Vote	Carried 4-0//Watterson-aye; Oliver-aye; Welch-aye; Coombs-aye Certificate #

12. Richard Griffin **05-0956**	69 Cliff Road	Roof walk alteration	30-190	Gryphon Arch

Voting	Pohl, Coombs, Camp, Oliver, Watterson
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Ethan Griffin, Gryphon Architecture
Public	None
Concerns (9:19)	**Griffin** – Presented project; skirt is proposed white, but it could be natural to weather. **Coombs** – Don't think a skirt is appropriate on this house. **Oliver** – She has no concerns; no color preference. **Camp** – No concerns either white or natural to weather. **Watterson** – Also no concerns painted or natural.
Motion	**Motion to Approve with the balusters, posts, to be white but skirt vertical board natural to weather. (Oliver)**
Roll-call Vote	Carried 4-1//Watterson-aye; Coombs-nay; Camp-aye; Oliver-aye; Pohl-aye Certificate # **HDC2020-05-0956**

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

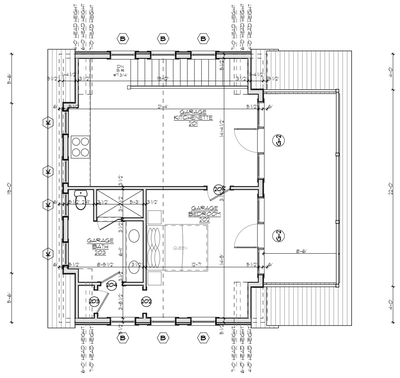
Trim White Sash White Doors White

Deck Natural Foundation Natural Fence _____ Shutters _____

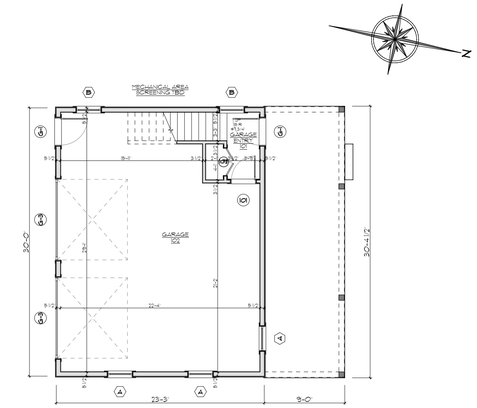
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

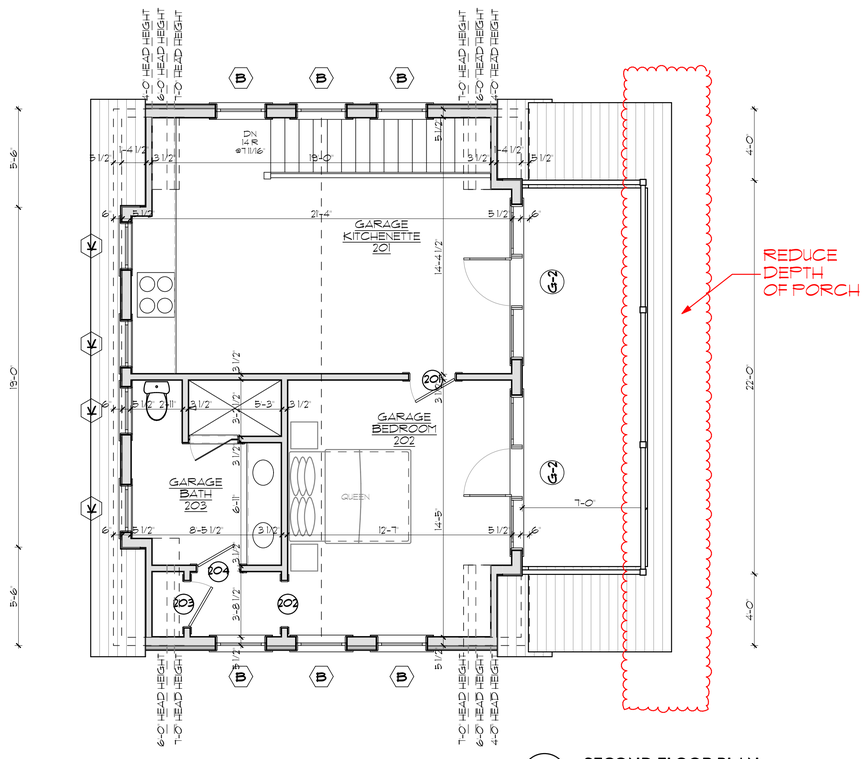
Date 5/12/20 Signature of owner of record _____ Signed under penalties of perjury



PREVIOUSLY SUBMITTED SECOND FLOOR PLAN

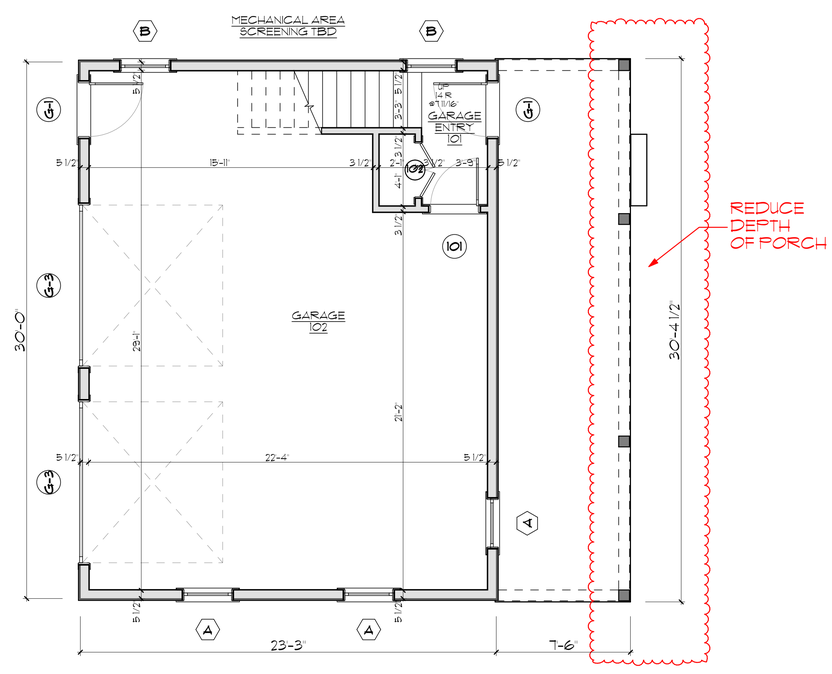


PREVIOUSLY SUBMITTED FIRST FLOOR PLAN



2 SECOND FLOOR PLAN

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



1 FIRST FLOOR PLAN

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

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

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

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DATE	REVISIONS

Garage Floor Plans

Residence at
20 Sankaty Head Road
Nantucket, MA 02554

MAP NO: 48 ZONING INFO: LUG3
PARCEL NO: 31 PROJECT NO: 09 REVISED: *May 27, 2020*

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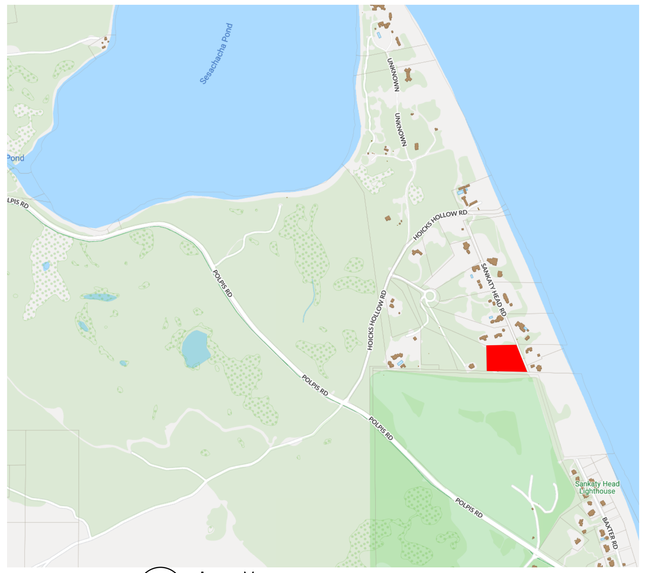
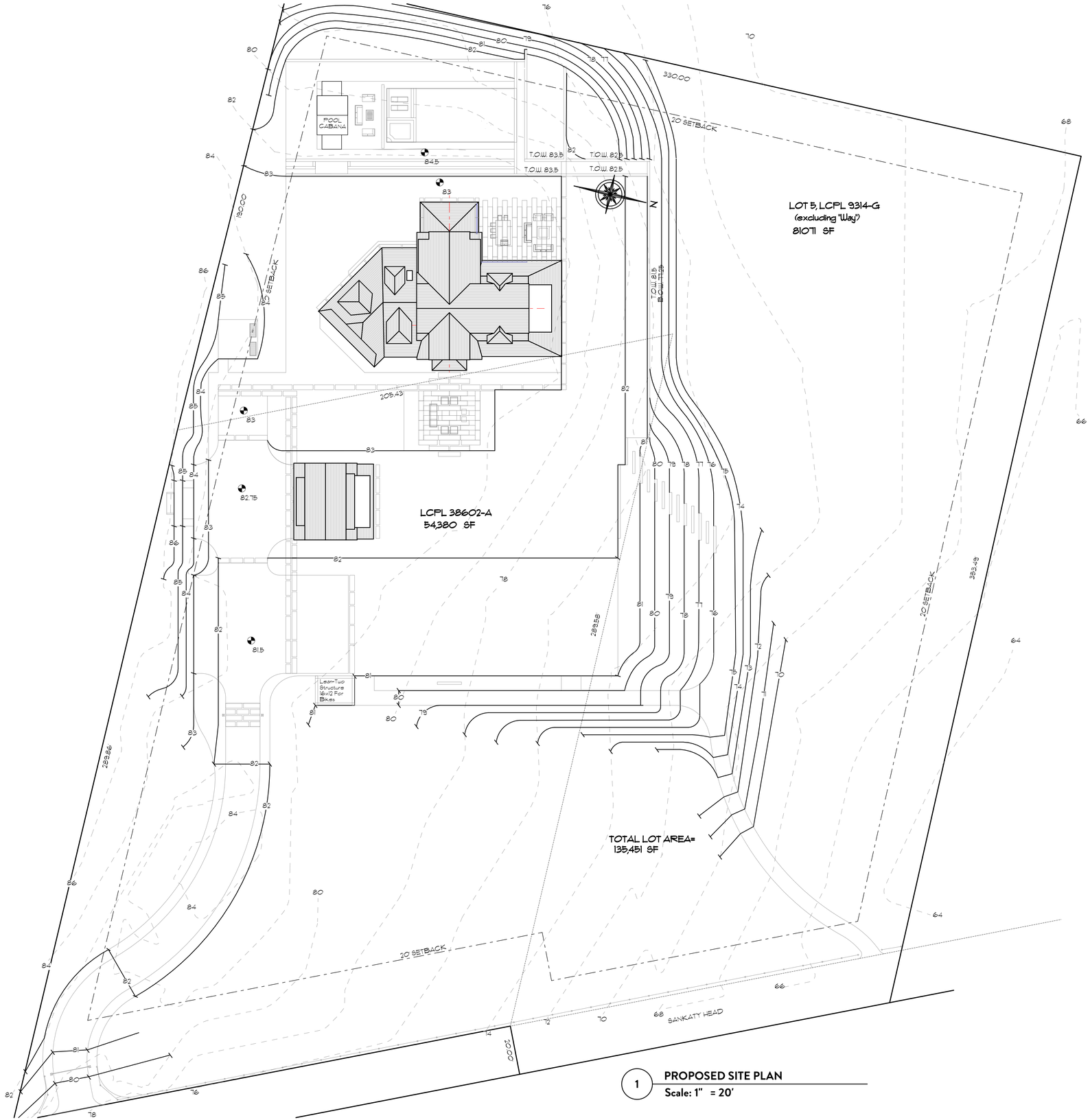
G-1.1



2 **Locus Map**



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

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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: May 27, 2020

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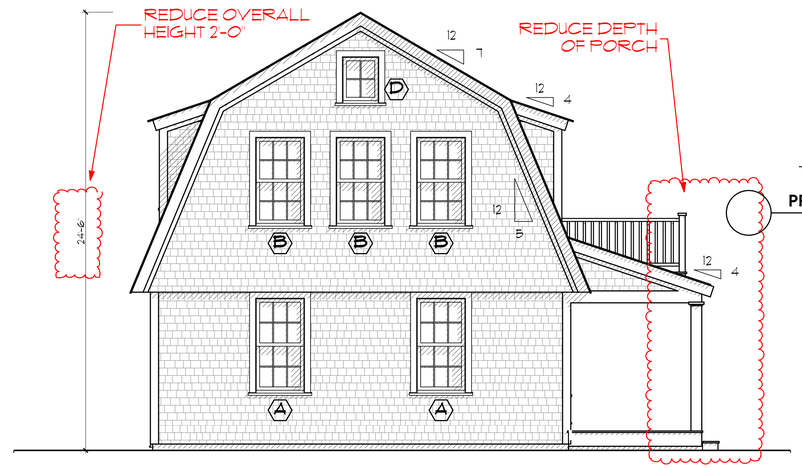
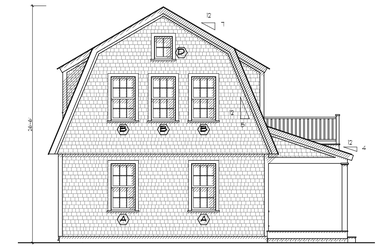
L-1.1

PREVIOUSLY SUBMITTED NORTH ELEVATION

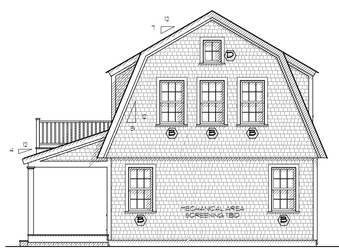
2 GARAGE NORTH ELEVATION
Scale: 1/4" = 1'-0"



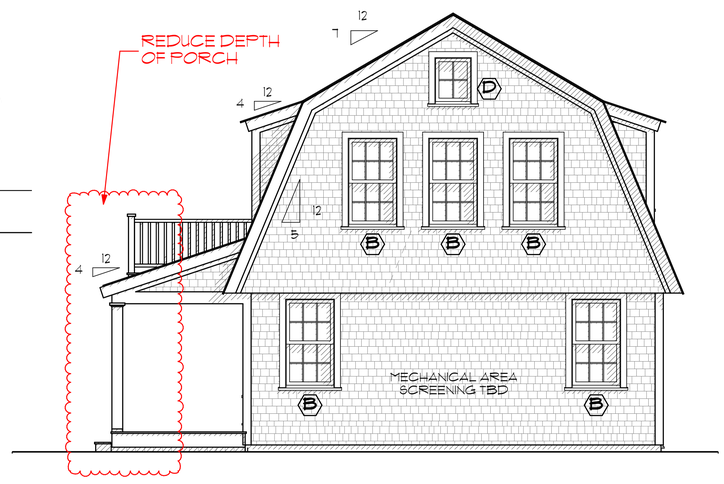
1 GARAGE EAST ELEVATION
Scale: 1/4" = 1'-0"



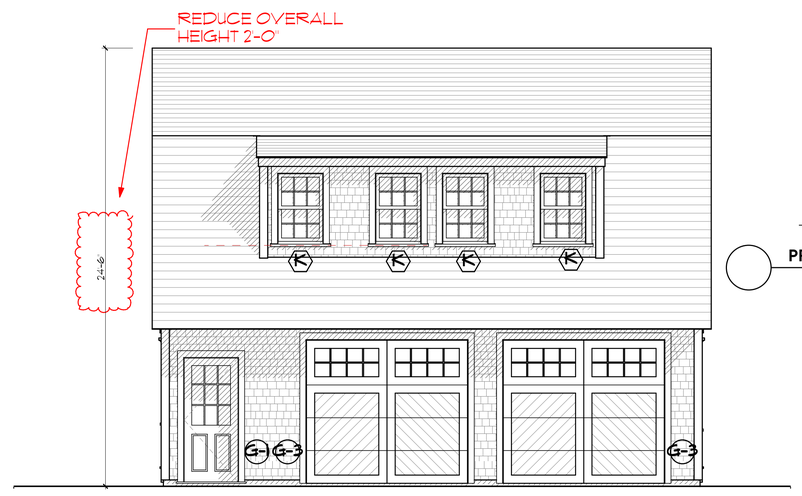
PREVIOUSLY SUBMITTED EAST ELEVATION



PREVIOUSLY SUBMITTED WEST ELEVATION



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



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

PREVIOUSLY SUBMITTED SOUTH ELEVATION

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

H.D.C. Submission:
Rev. 4/30/20

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	WIAWN 2432	2'-0" x 2'-8 1/16"	2'-1" x 2'-8 9/16"	4	
K	4	Double Hung	Marvin	WUDH 2822	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 windows 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 .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. 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.**

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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: May 27, 2020

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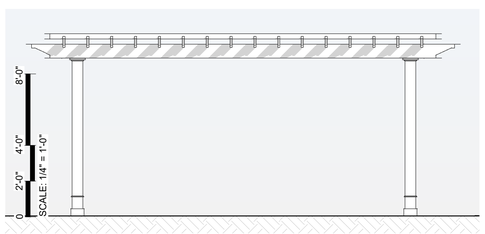
Ash Residence

23 Pine Street
Nantucket, MA 02554

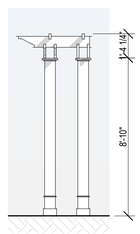
05.29.20

HDC Submission

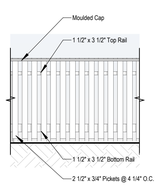
Locus Map.



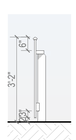
Pergola Front Elevation
1/4" = 1'-0"



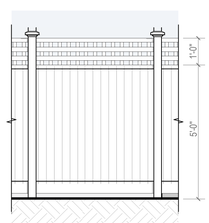
Pergola Side Elevation
1/4" = 1'-0"



Front Elevation
3/8" = 1'-0"



Section @ Fence
3/8" = 1'-0"

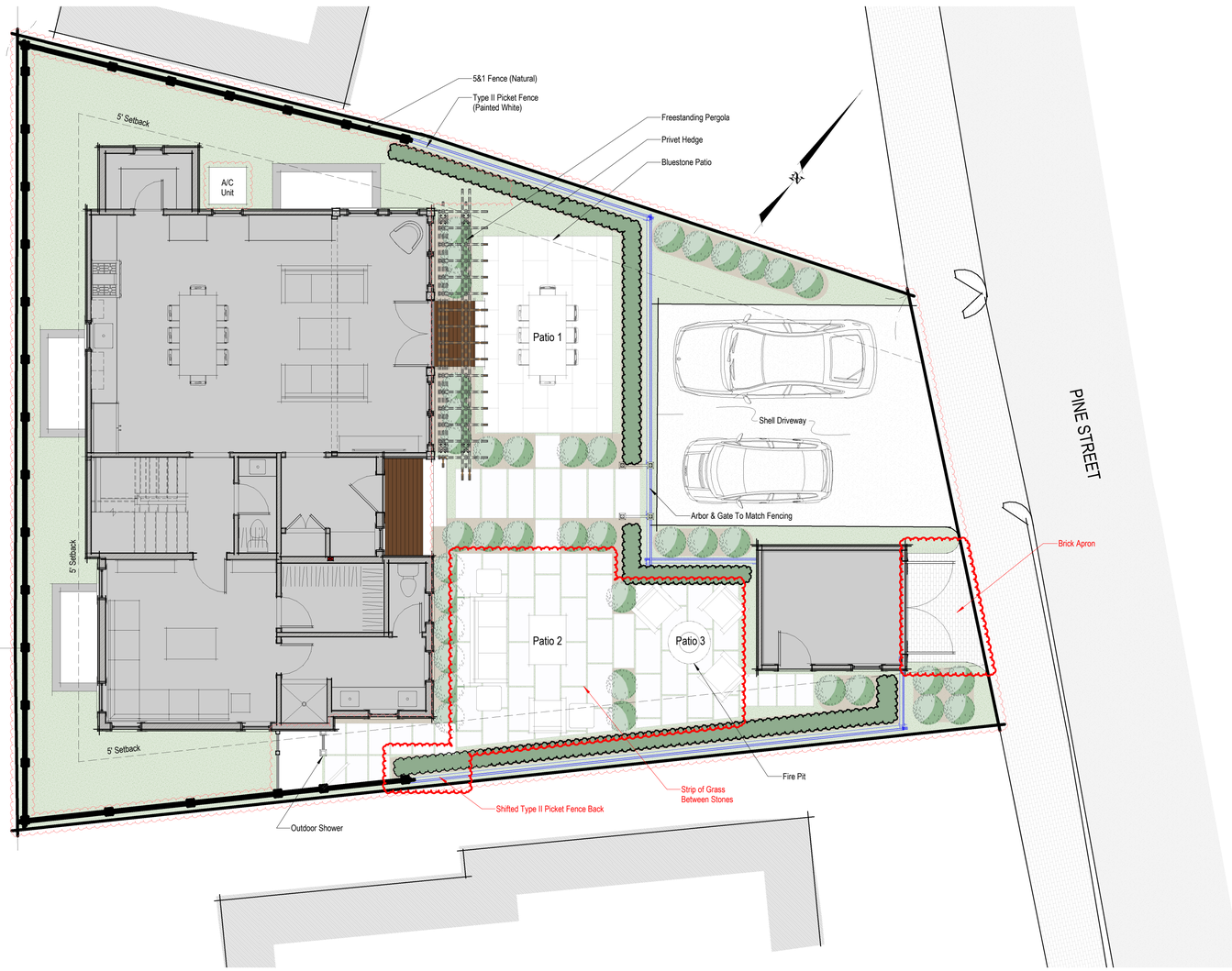


5&1 Fence
3/8" = 1'-0"

5&1 Fence

Type II Picket Fence

Fence Legend



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.

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L.1.1

1944

23 Pine Street : 42.3.2 / 113

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

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

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2020-05-0939
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 06.01.20

VI. NEW BUSINESS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Diane Ash **05-0939**	23 Pine Street	Hardscaping	42.3.2-113	Emeritus

Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch
Alternates	None
Recused	Pohl, Watterson
Documentation	Landscape design plans, site plan, photos, and advisory comments.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (7:23)	**MacEachern** – Presented project. **Coombs** – The carriage house obviously can't accommodate a vehicle; asked what it's for – bikes and such. **Camp** – She understands how confined the space is and is okay with the layout; however, the square patios of bluestone are not natural looking. Would like something to relax the hardscaping; grass, irregular stones. **Oliver** – Agrees with Ms. Camp; sometimes less is more. That's a lot of hardscaping. There are no other pergolas on Pine Street and this one is very shallow with no apparent purpose; suggested eliminating it. **McLaughlin** – The pergola is out of character with the neighborhood; there is no drawing of it. Patio 3 behind the carriage house, doesn't believe it will be visible. **Welch** – He'd ask, with respect to the rendering and plans, that there might be a different way to show a structure (the pergola) with no roof or wall. Agrees with the comment on the pergola and agrees with softening up the hardscaping; suggested Goshen stone with grass between. Asked the proposed color of the picket fence and trim – both white. **Coombs** – The fence changes from 36" to 54" before it gets to the front corner of the house; it should change at the house. Patio 2 could use a more relaxed stone; the same with the Patio 3 with the firepit. Okay with bluestone for Patio 1. **Backus** – She understands the intent of the pergola. It almost seems there is a second curbcut in front of the Carriage House; asked if that is pre-existing – no. Recommends softening look of the paving with grass in the middle.
Motion	**Motion to Hold for revisions. (Camp)**
Roll-call Vote	Carried 5-0//Camp-aye; Oliver-aye; Welch-aye; McLaughlin-aye; Coombs-aye — Certificate #

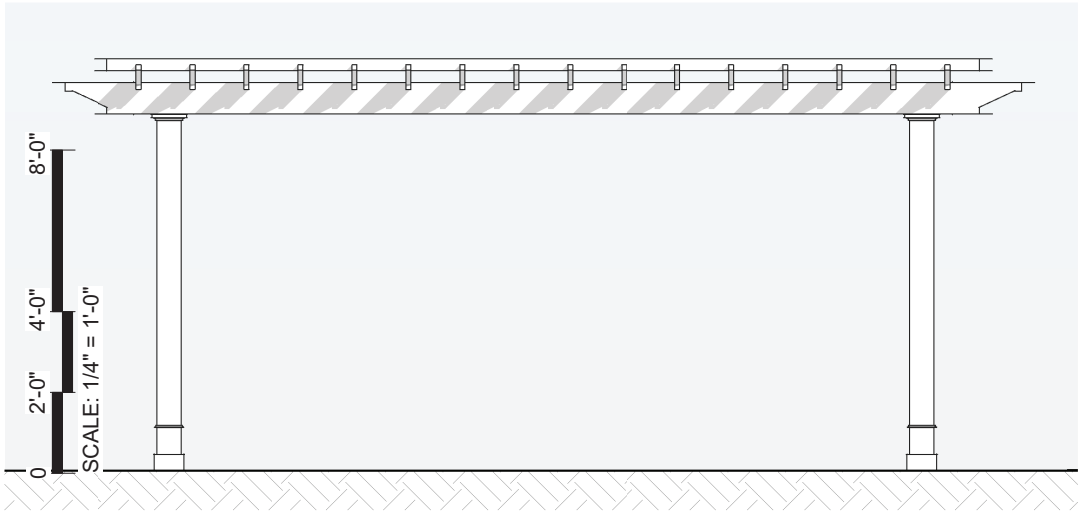
2. Diane Ash **05-0940**	23 Pine Street	Rev. 03-0841: pitch/wndws	42.3.2-113	Emeritus

Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch
Alternates	None
Recused	Pohl, Watterson
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (7:45)	**MacEachern** – Presented project. **McLaughlin** – Confirmed that the 6/12 pitch exists on the structure. **Camp** – She missed the shallow pitch of the 2nd-floor sun room; she wishes the roof weren't quite so high. **Oliver** – She's okay with it. Asked if the roof plain is set back from the main mass – wall is flush but roof is setback. **Welch** – Agrees with what's been said. The south elevation is an improvement. He has no concerns. **Backus** – This changes the character of the building; the original feel of the 1950s structure is now gone.
Motion	**Motion to Approve as submitted. (Oliver)**
Roll-call Vote	Carried 5-0//McLaughlin-aye; Camp-aye; Oliver-aye; Welch-aye; Coombs-aye — Certificate # **HDC2020-05-0940**

PROPOSED

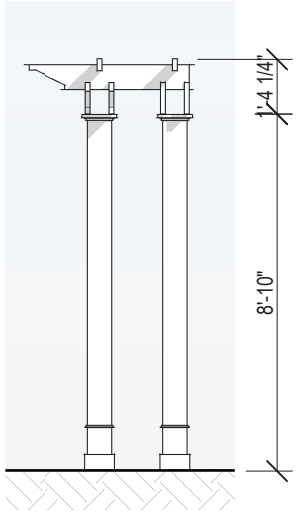
PLEASANT ST
PINE ST
CHARTER ST
FAIR ST
HILLERS LN
DARLING ST
HIGH ST
STARBUCK CT
TATTLE CT
FARMER ST
PUMP LN
MILL ST
N MILL ST
S MILL ST
CANDLE HOUSE LN
LYON ST
ANGOLA ST
JEFFERSON LN
PLUM
TWIN
52-108b-4d71-bde9-b8294ffb5211

Locus Map.



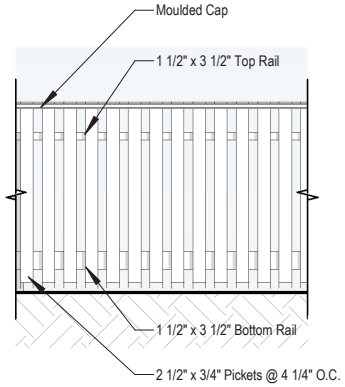
Pergola Front Elevation

1/4" = 1'-0"



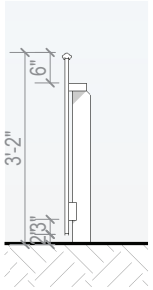
Pergola Side Elevation

1/4" = 1'-0"



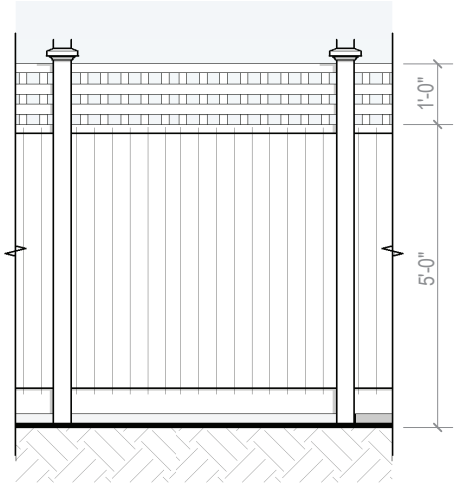
Front Elevation

3/8" = 1'-0"



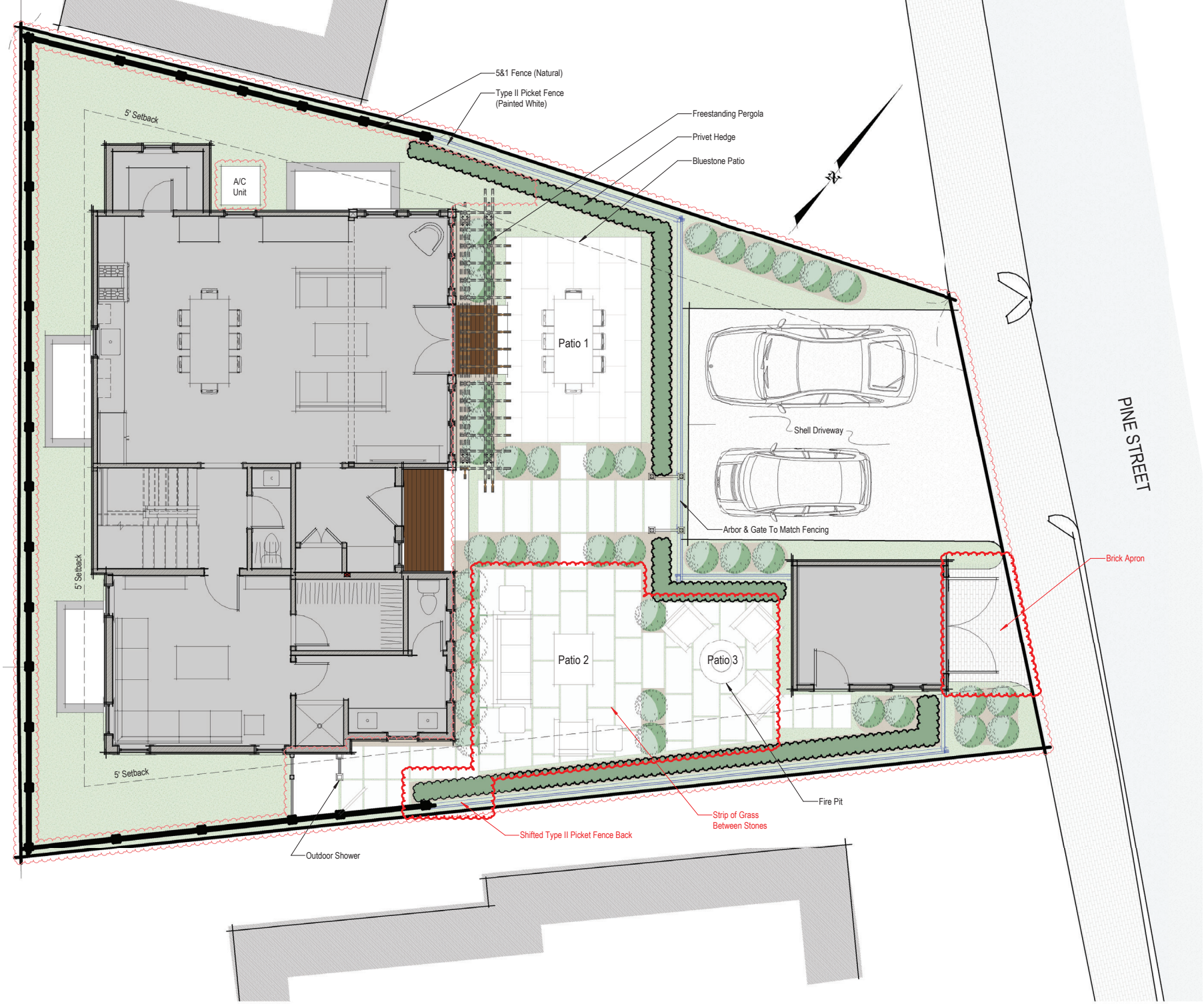
Section @ Fence

3/8" = 1'-0"



5&1 Fence

3/8" = 1'-0"



Site Plan .

3/16" = 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.

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 Ln
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. 05-0940
☐ Pool (Zoning District _____) ☐ Roof ☐ Other add shutters, change door color, + change roof shingle to natural red cedar

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation Add shutters, change door color, + change roof shingles
2. South Elevation Change roof shingles to red cedar
3. West Elevation " "
4. North Elevation " "

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 05.29.20 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.**

X 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

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

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

X 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.

J.H. 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.

Ash Residence

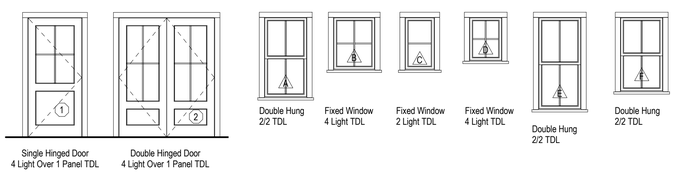
23 Pine Street
Nantucket, MA 02554

05.29.20

HDC Submission

East — North — West — South

1 Locus Map
Not to Scale



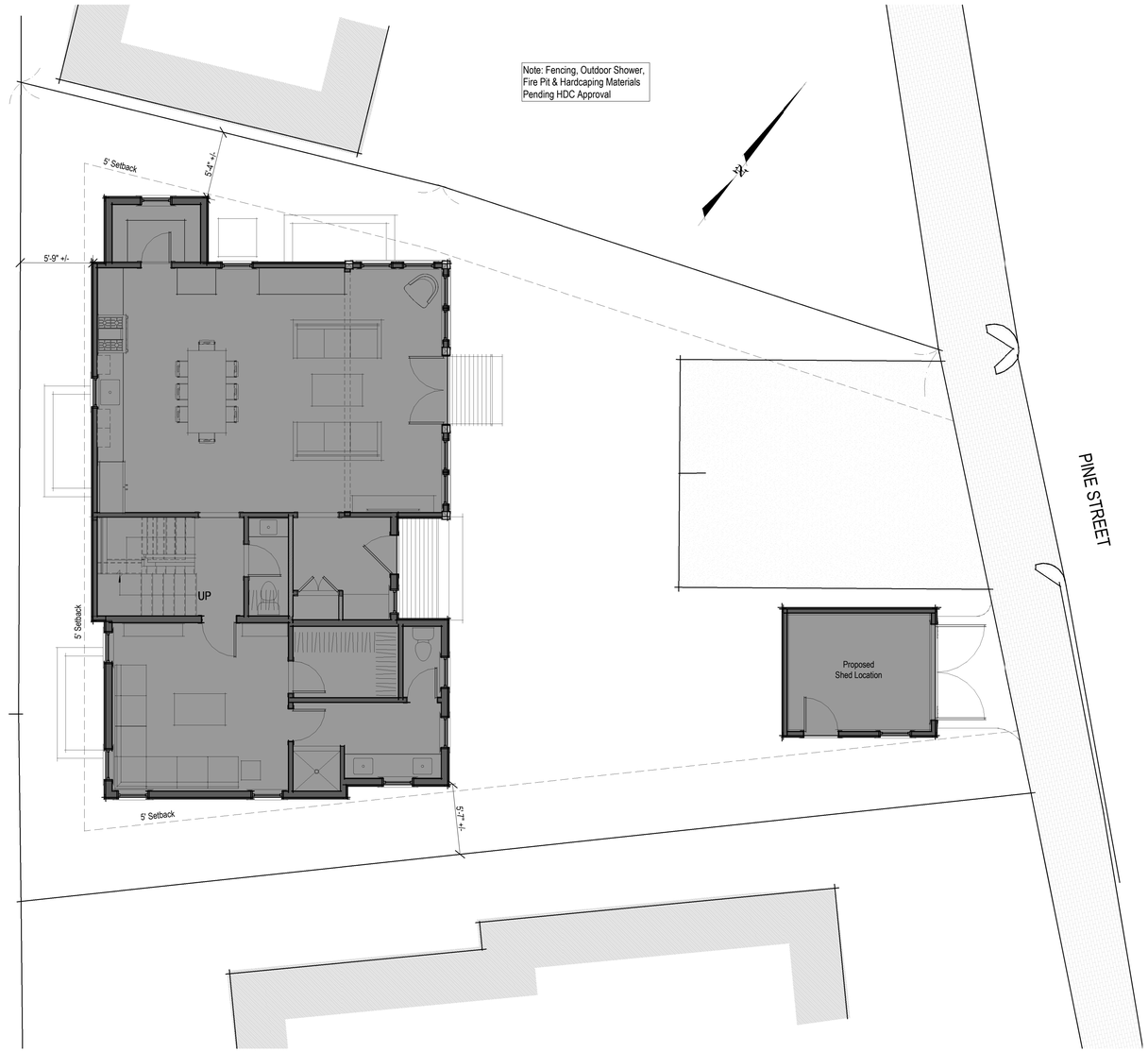
WINDOW SCHEDULE							
WINDOW	QUANTITY	R.O. WIDTH	R.O. HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	13	2' 6" 1/4"	4' 9 3/8"	Green Mountain	MDH 2424	EGRESS WINDOW	≥ 30
B	8	2' 5"	3' 1 1/4"	" "	MCM 2836	FIXED WINDOW	≥ 30
C	8	1' 9"	3' 1 1/4"				≥ 30
D	1			" "	MAW 2432	FIXED WINDOW	≥ 30
E	6	2' 6 1/4"	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
D.1.1 Exterior Trim Details

Revisions

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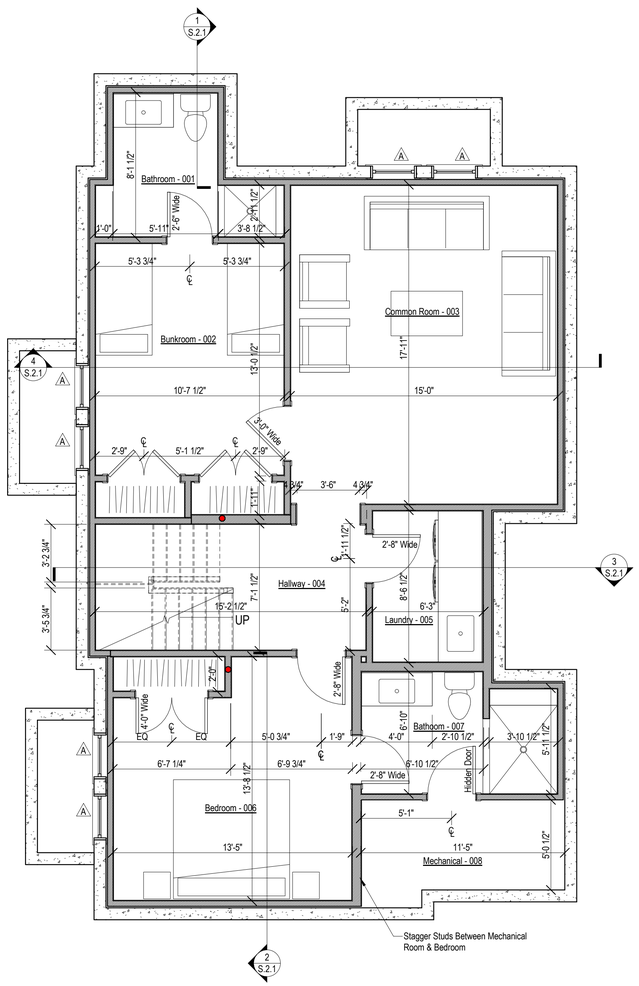
G.1.1

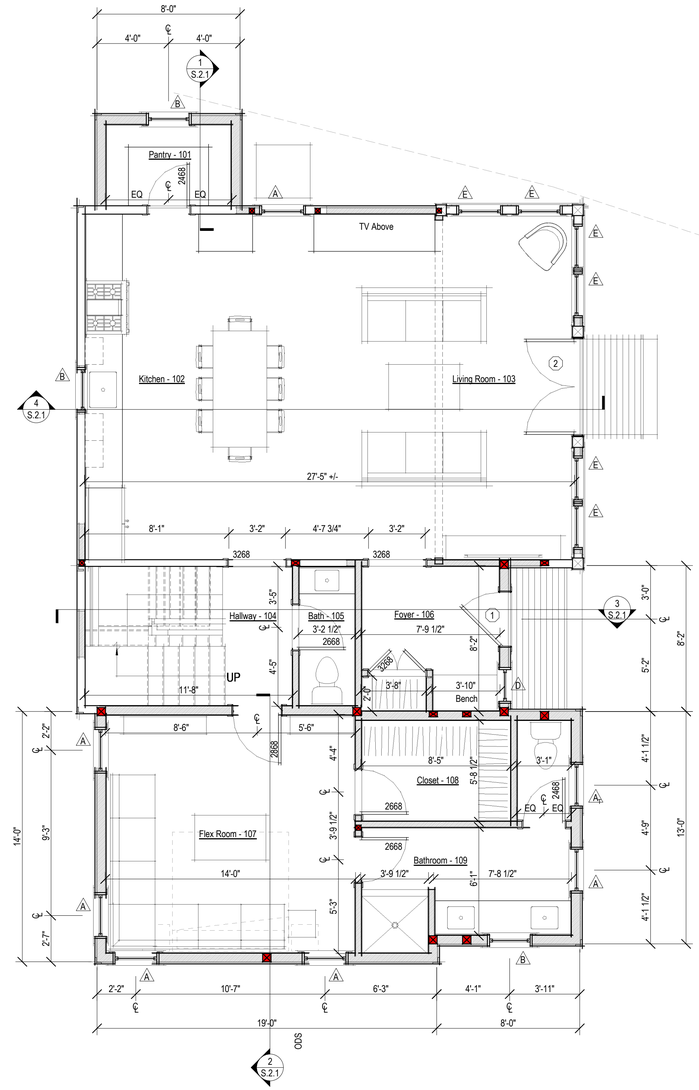
1944

05.29.20

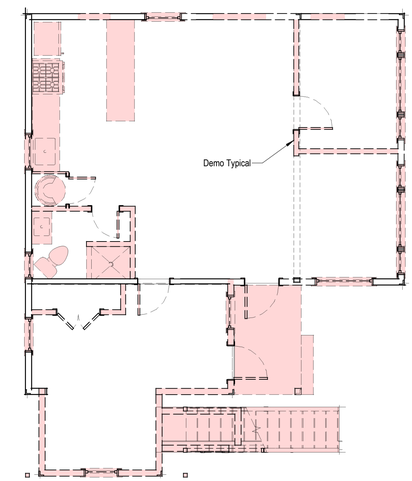
HDC Submission



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.

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Floor Plans

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A.1.1

1944

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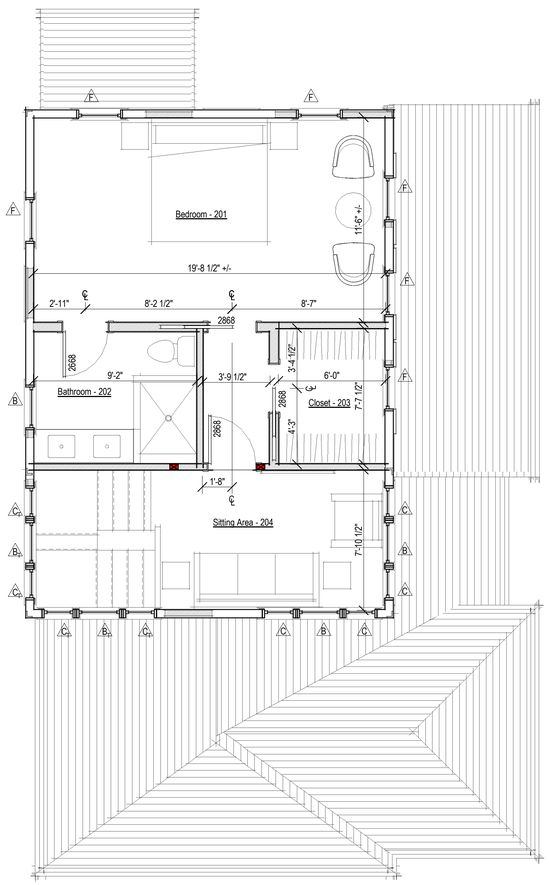
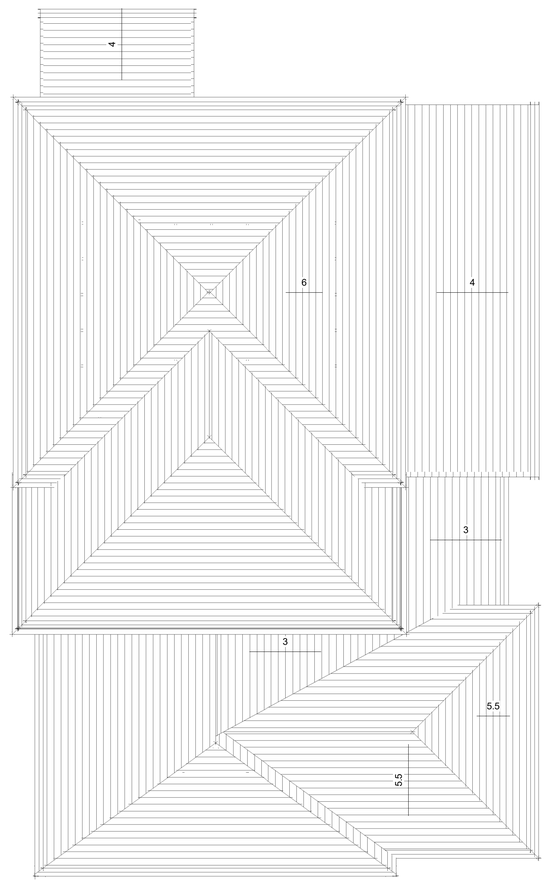
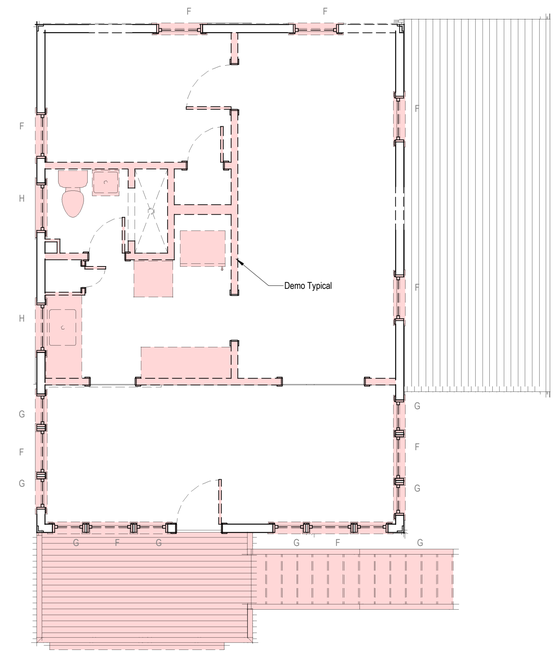


1 Proposed Second Floor Plan
1/4" = 1'-0"



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



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

PARTITION LEGEND

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
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1944

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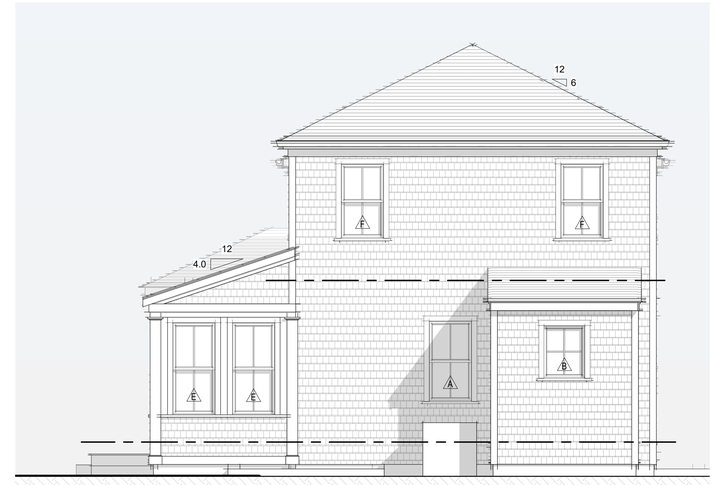
A.1.2

1944

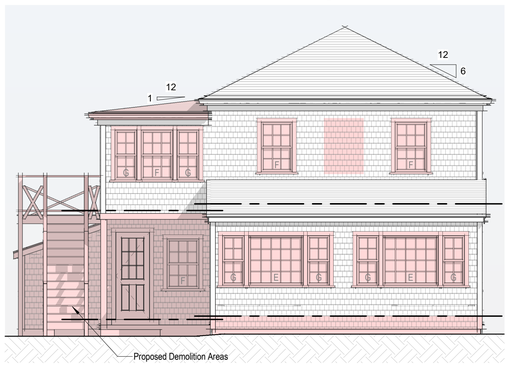
06.01.20

HDC Submission

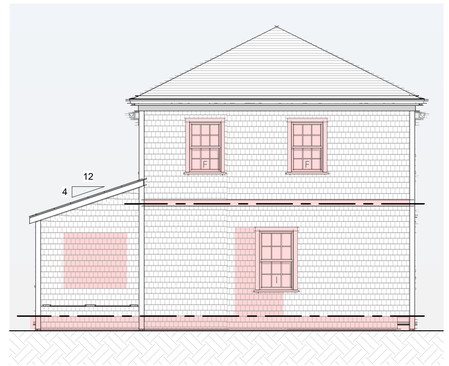
1 Proposed East Elevation
1/4" = 1'-0"



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

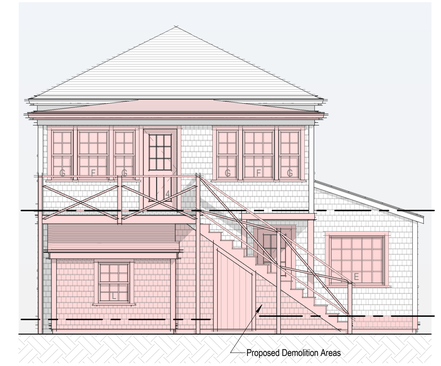


Existing East Elevation
3/16" = 1'-0"



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

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



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

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

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

1944

Ash Residence

23 Pine Street
Nantucket, MA 02554

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

Exterior Elevations

Site Information

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

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

SHEET INDEX

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

Revisions

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A.2.1

1944

Color Sample
Benjamin Moore - Seabrook

S.1

Ash Residence
23 Pine Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.2 / 113
Current Zoning:	ROH
Minimum Frontage:	50'
Front Setback:	None
Side/Rear Setback:	5'

Facade @ Garage

06.01.20

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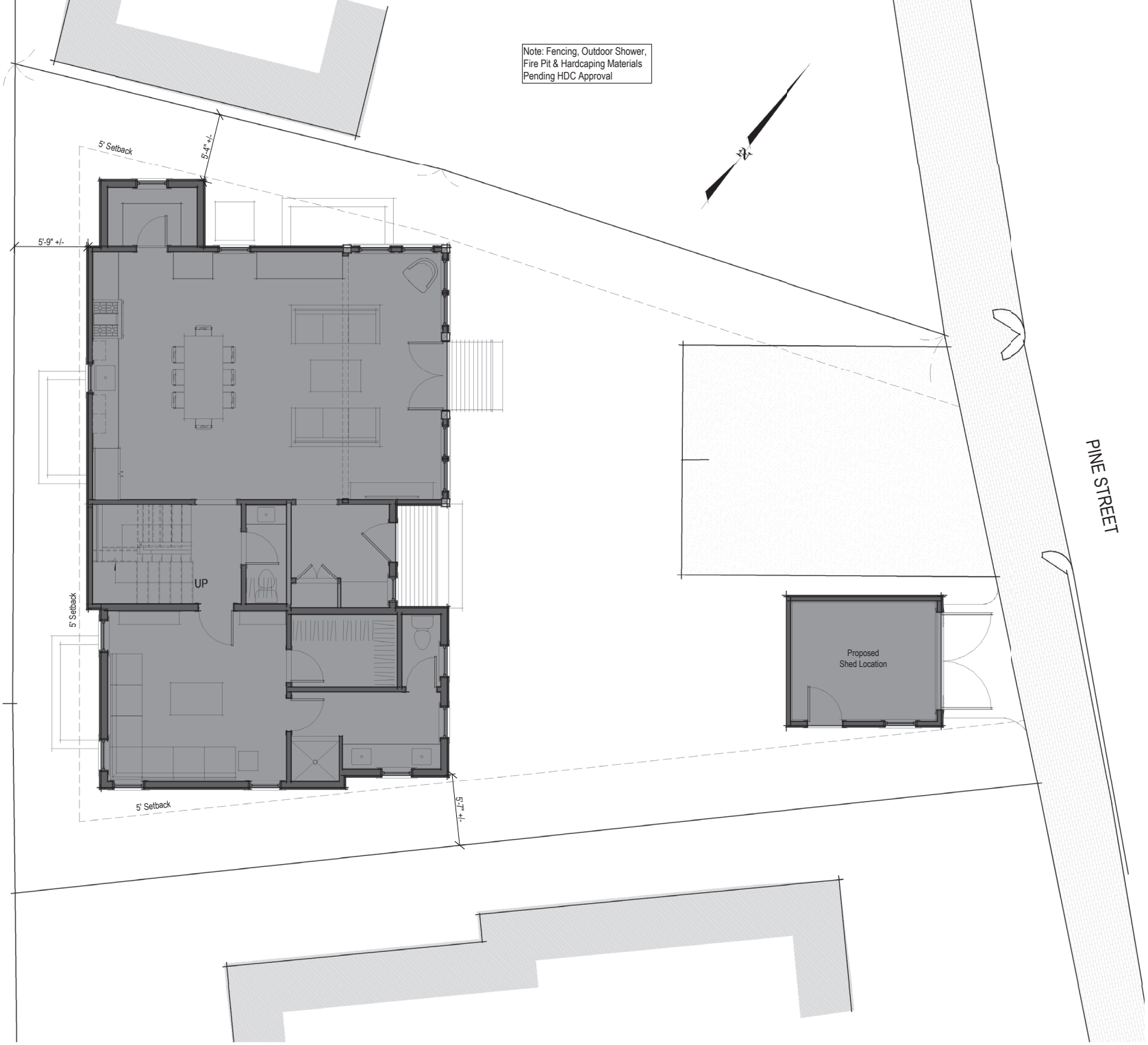
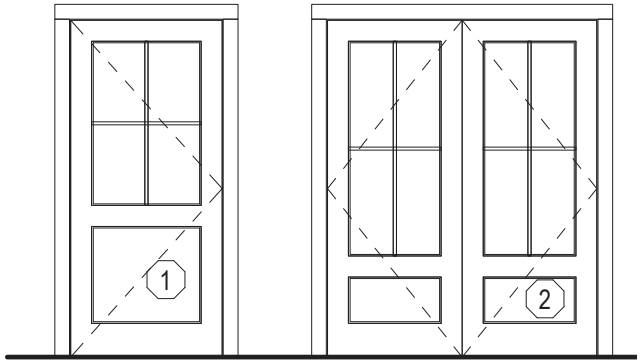
www.emeritusdevelopment.com

1 Locus Map

Not to Scale

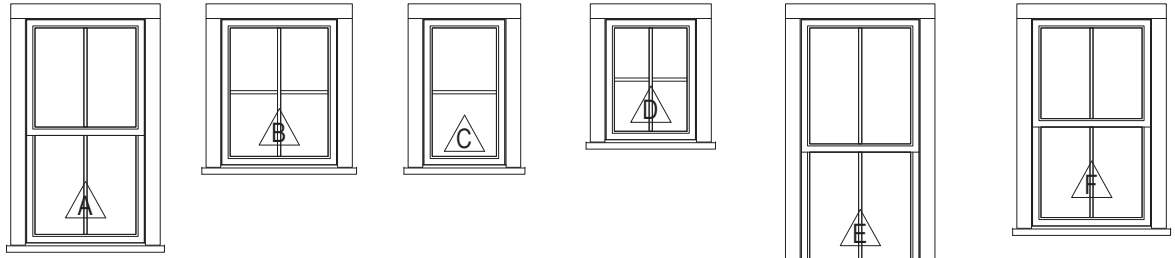


3 Site Plan
3/16" = 1'-0"



Single Hinged Door
4 Light Over 1 Panel TDL

Double Hinged Door
4 Light Over 1 Panel TDL



Double Hung
2/2 TDL

Fixed Window
4 Light TDL

Fixed Window
2 Light TDL

Fixed Window
4 Light TDL

Double Hung
2/2 TDL

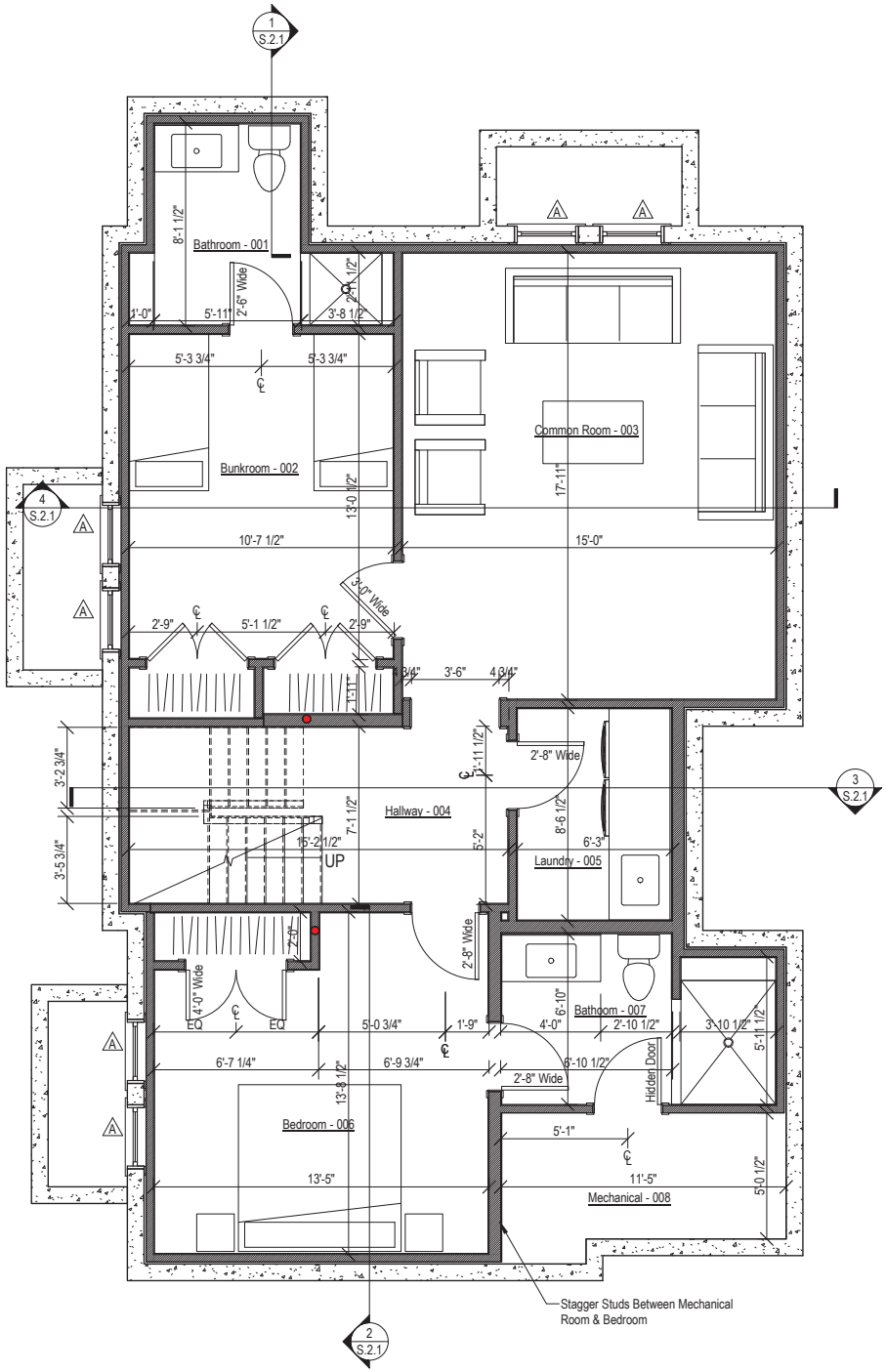
Double Hung
2/2 TDL

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

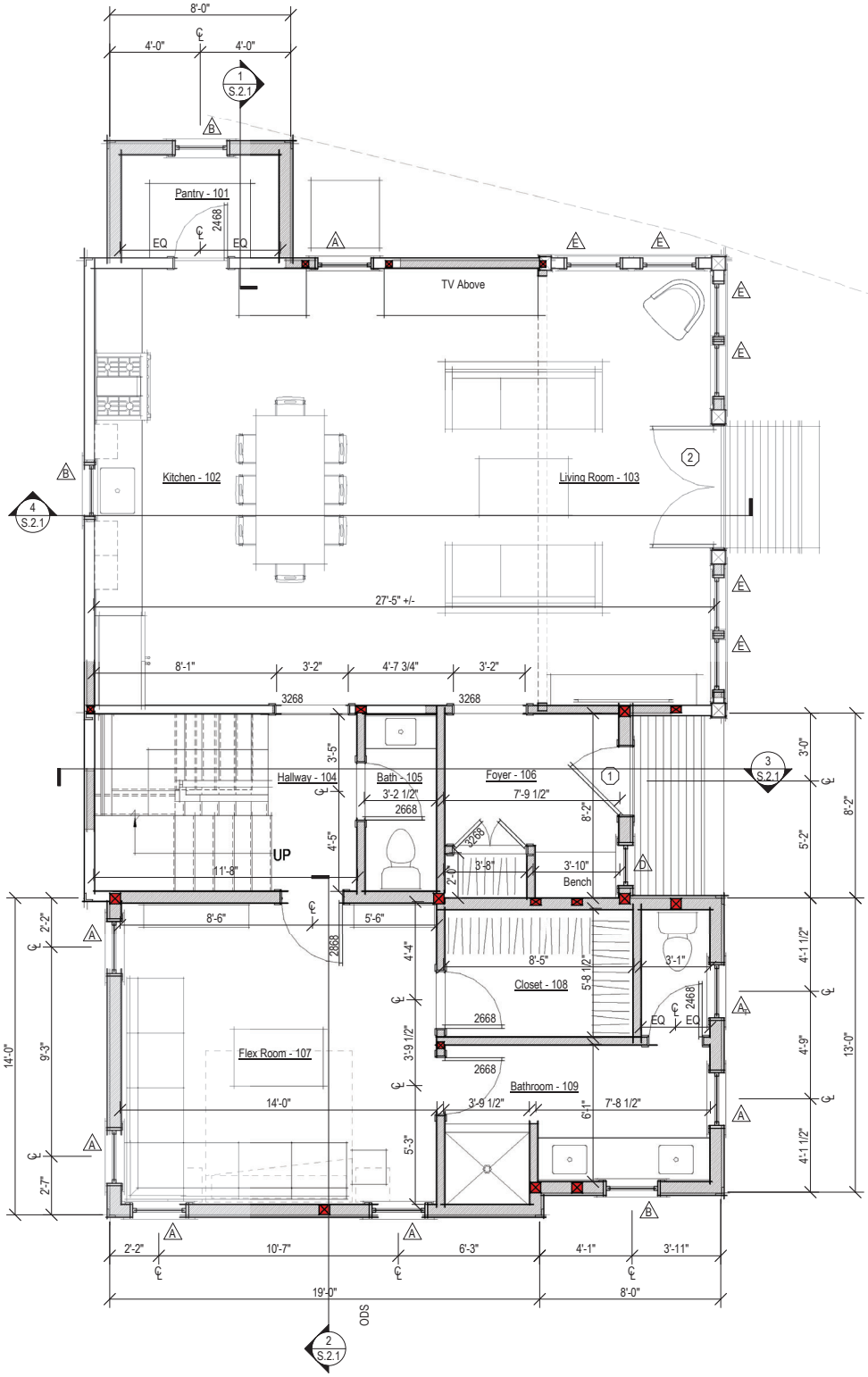
2 Window/Door Legend

1/4" = 1'-0"



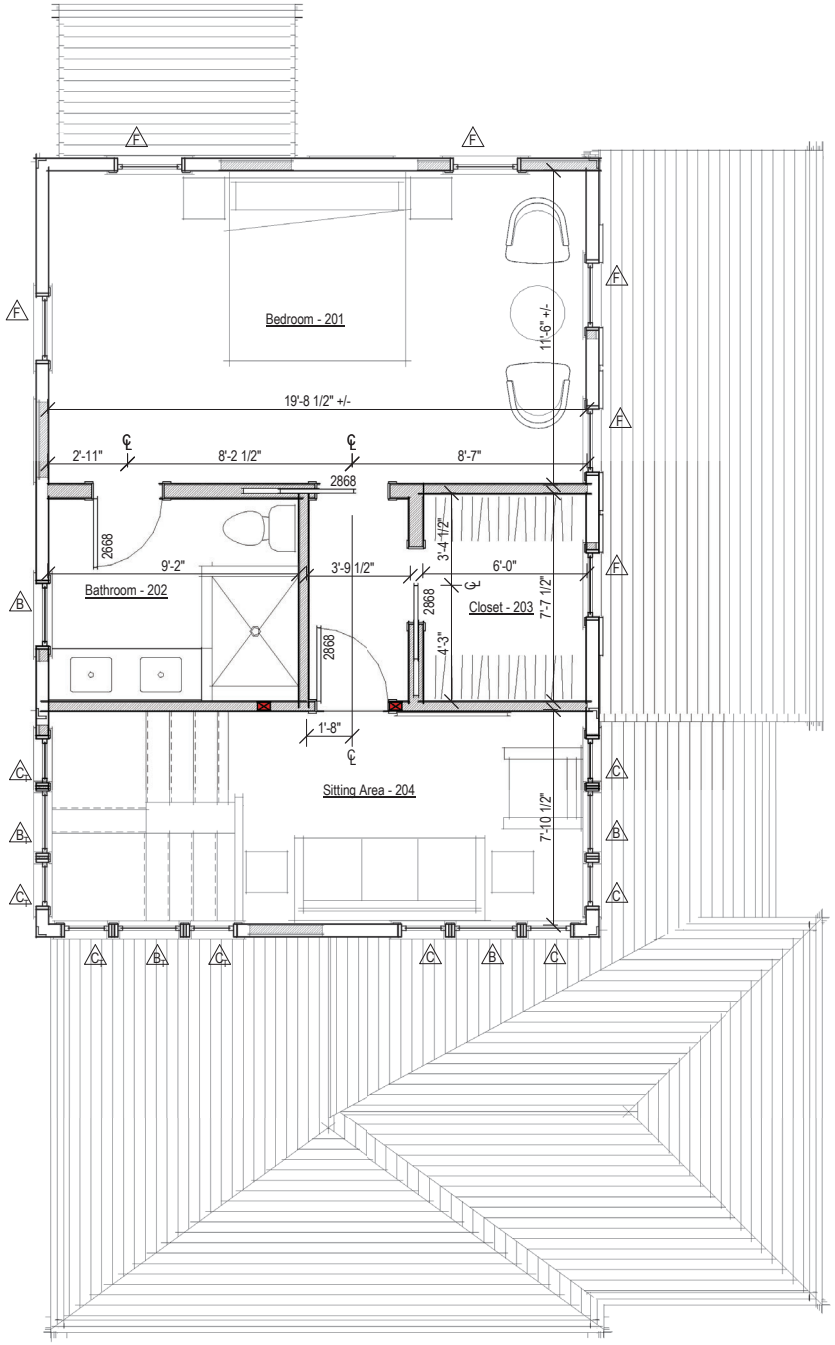
1 Basement Plan

1/4" = 1'-0"



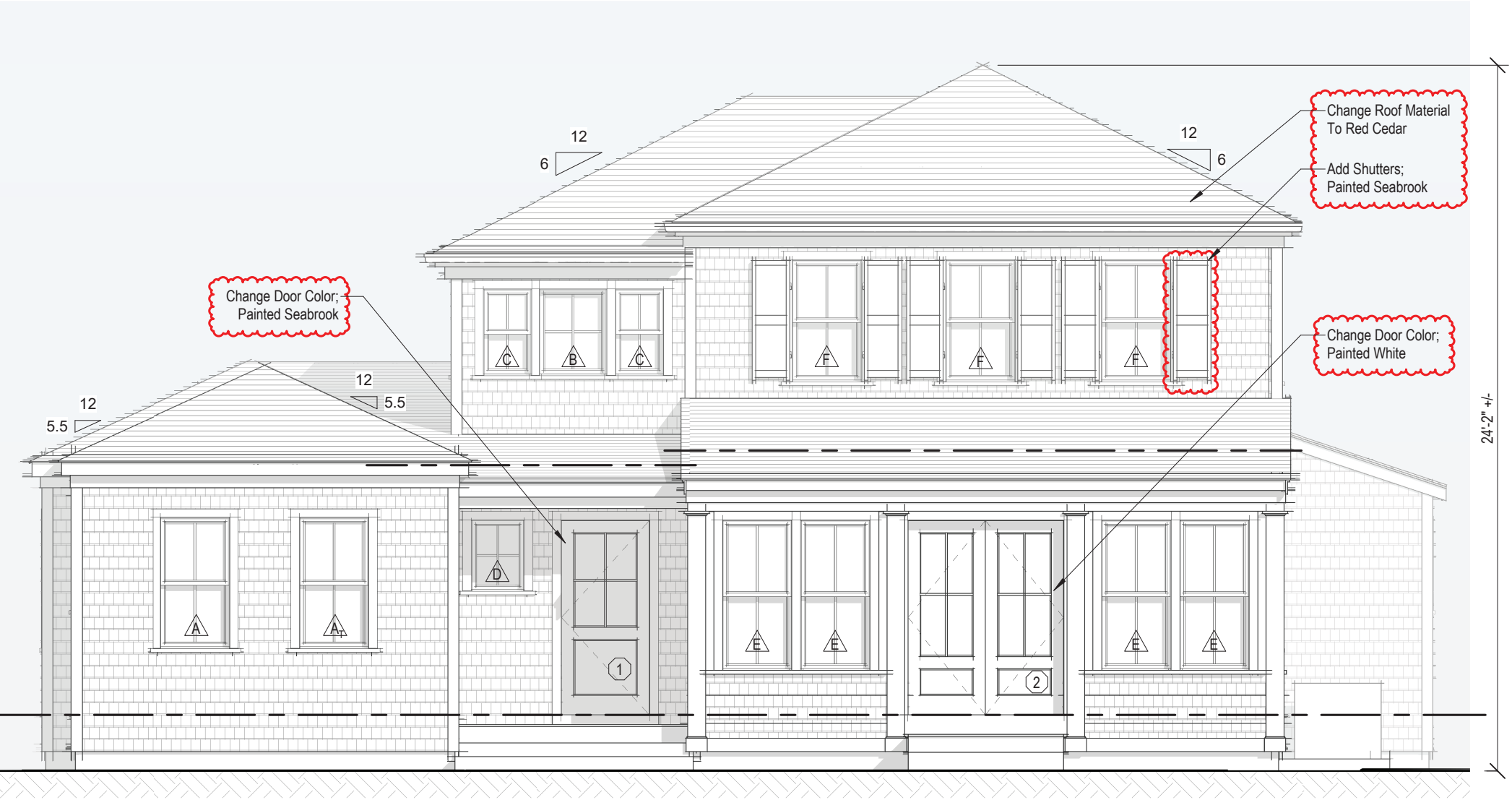
2 Proposed First Floor Plan

1/4" = 1'-0"



1 Proposed Second Floor Plan

1/4" = 1'-0"



1 Proposed East Elevation

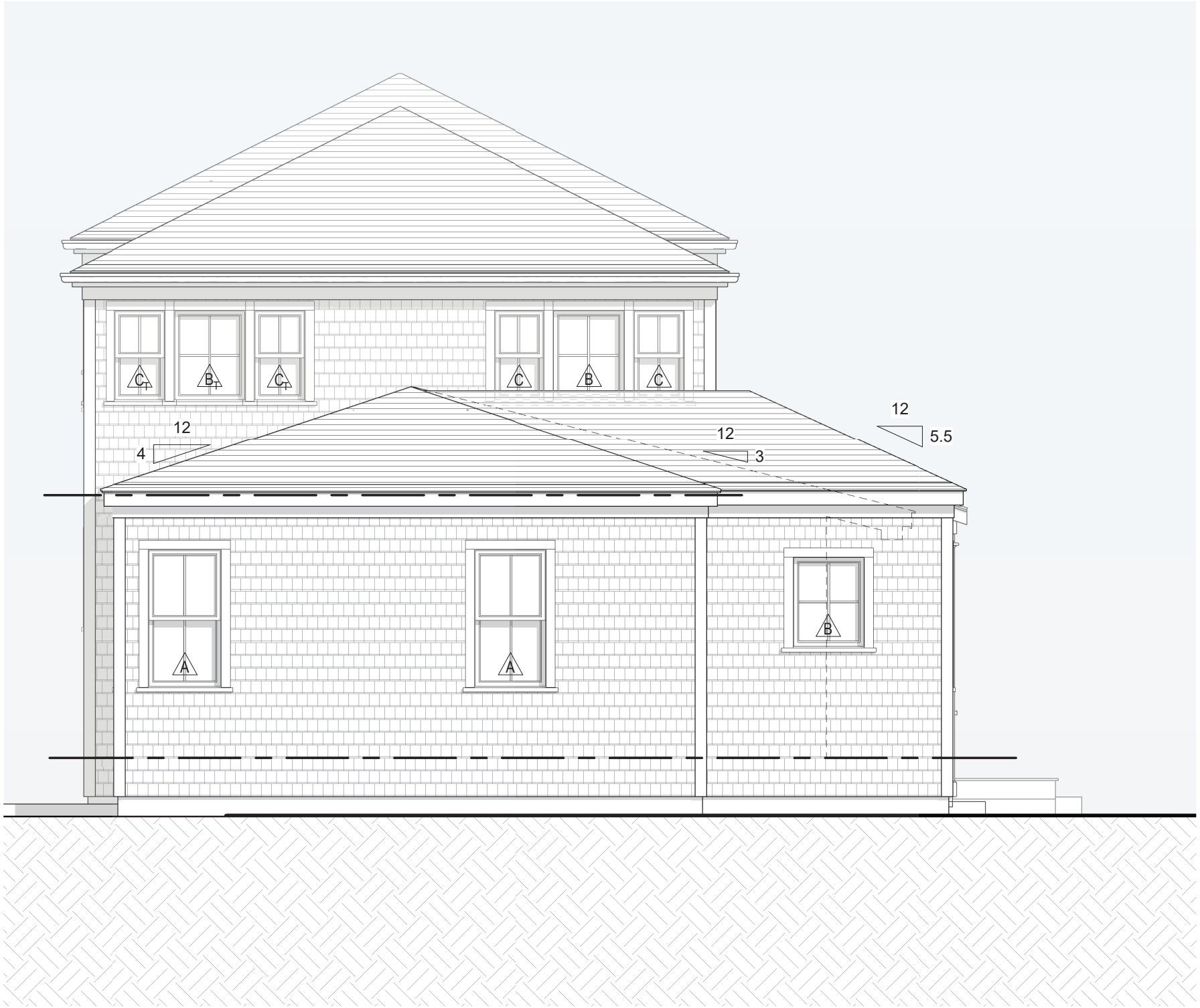
1/4" = 1'-0"

2 Proposed North Elevation

1/4" = 1'-0"

3 Proposed West Elevation

1/4" = 1'-0"



4 Proposed South Elevation

1/4" = 1'-0"

CERTIFICATE NO: HDC2020-05-0940 DATE ISSUED: 5/19/2020

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 ✓ #325

Date application received: 5/12/2020 Fee Paid: $ 50.00

Must be acted on by: 7/18/2020

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: Diane W B Coombs (Acting)

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): _____

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 _____ (Wood)
☐ 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.

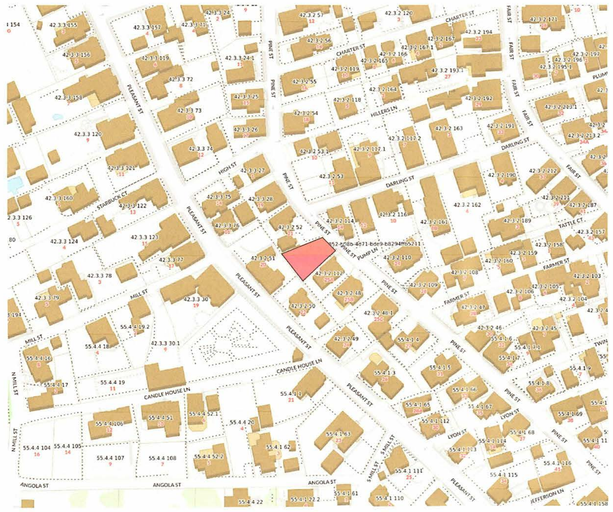
Date _____ Signature of owner of record _____ Signed under penalties of perjury

Ash Residence

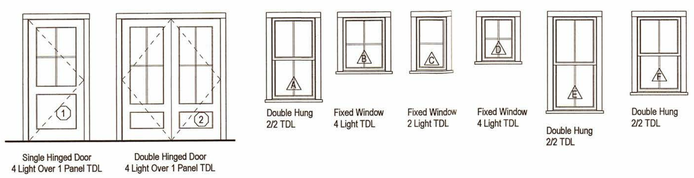
23 Pine Street
Nantucket, MA 02554

05.04.20

HDC Submission



1 Locus Map
Not to Scale



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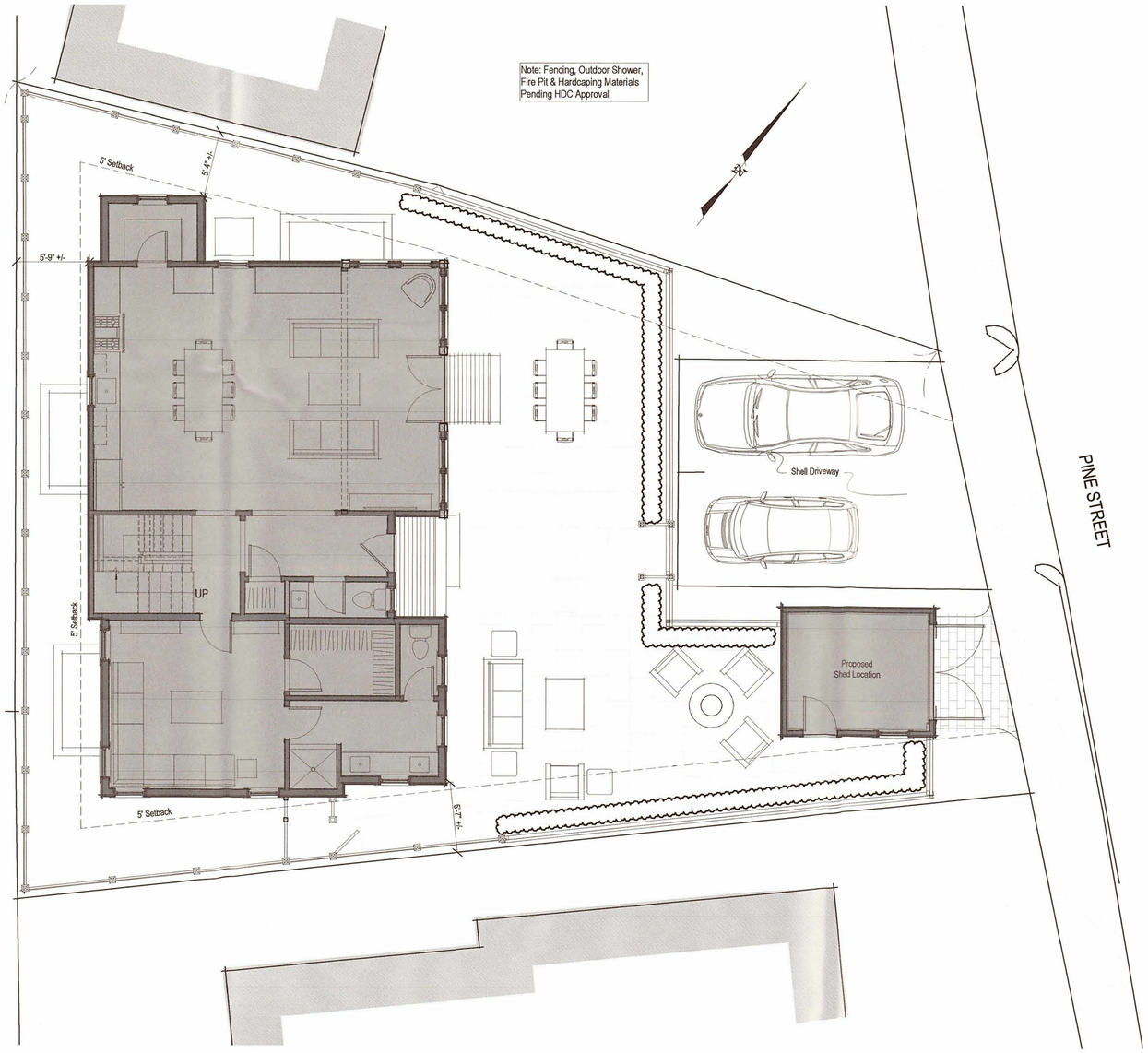
2	1	5'-4" +/-	6'-8" +/-				≥ 30

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. 508.325.8980
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

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A.1.2 Floor Plans
A.2.1 Exterior Elevations
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S.1.1 Framing Plans
S.1.2 Roof Framing Plan
S.2.1 Building Sections

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By

Revisions

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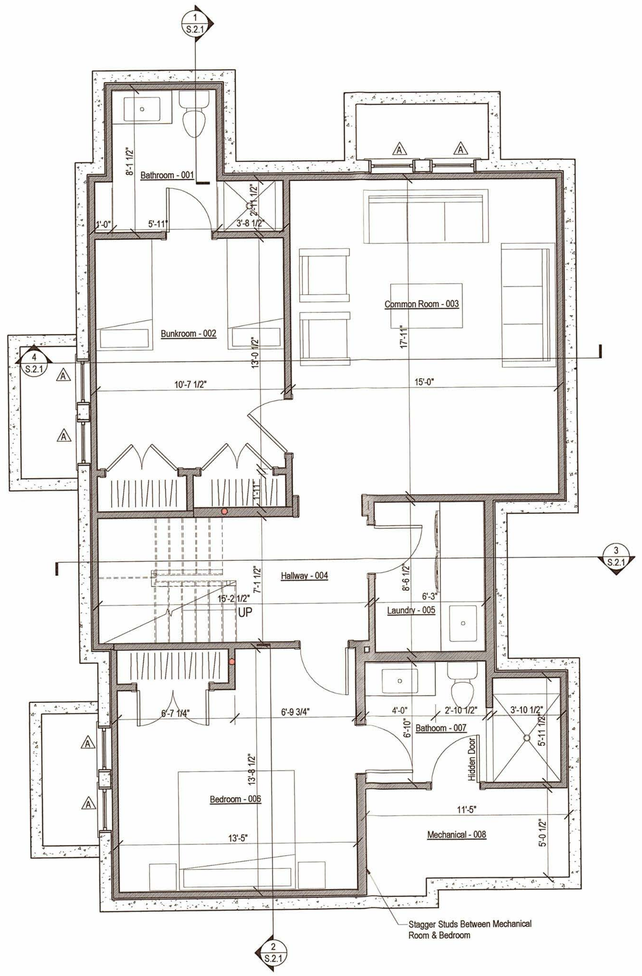
G.1.1

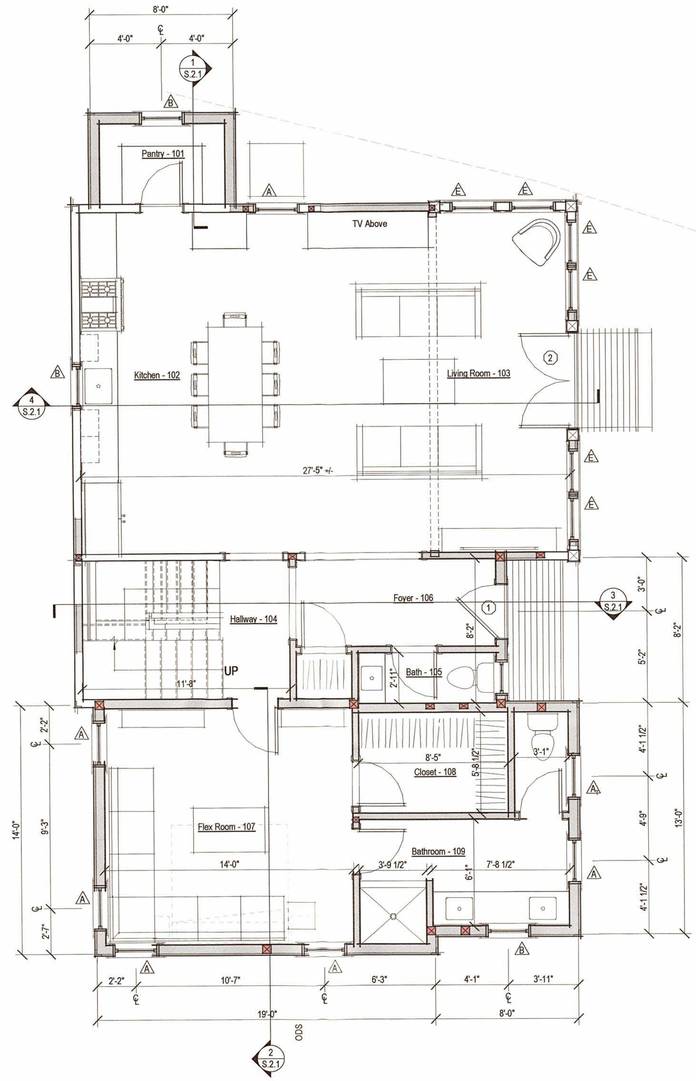
1944

05.04.20

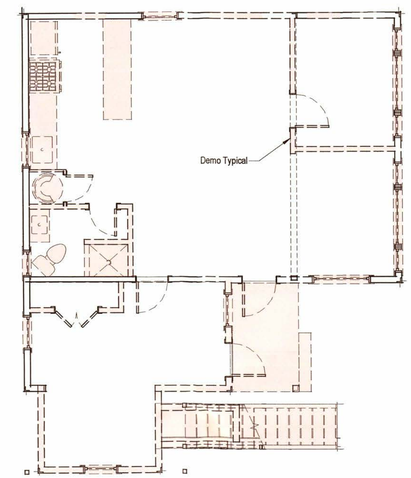
HDC Submission



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

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Floor Plans

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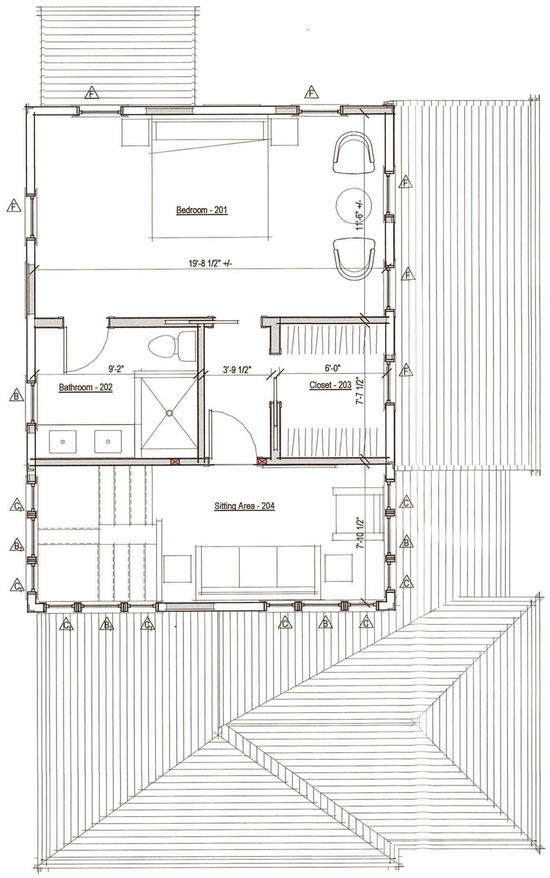
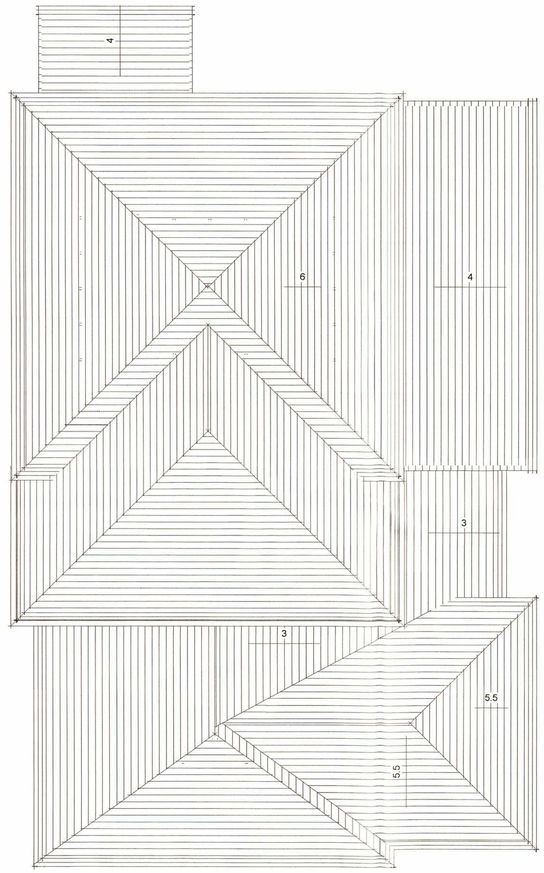
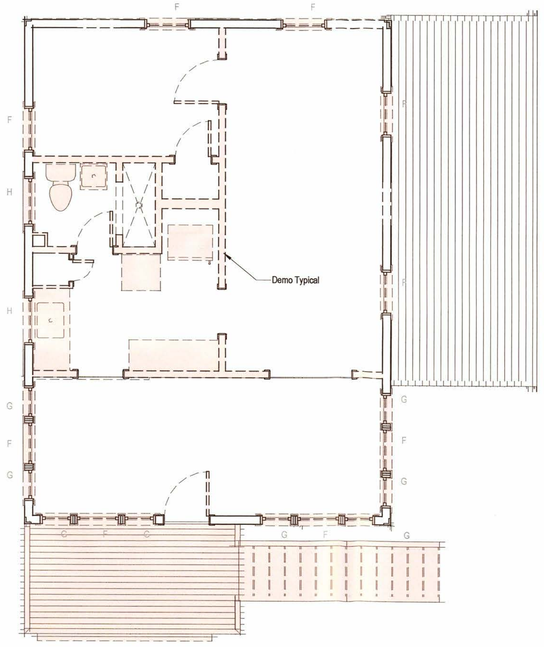


1 Proposed Second Floor Plan
1/4" = 1'-0"



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



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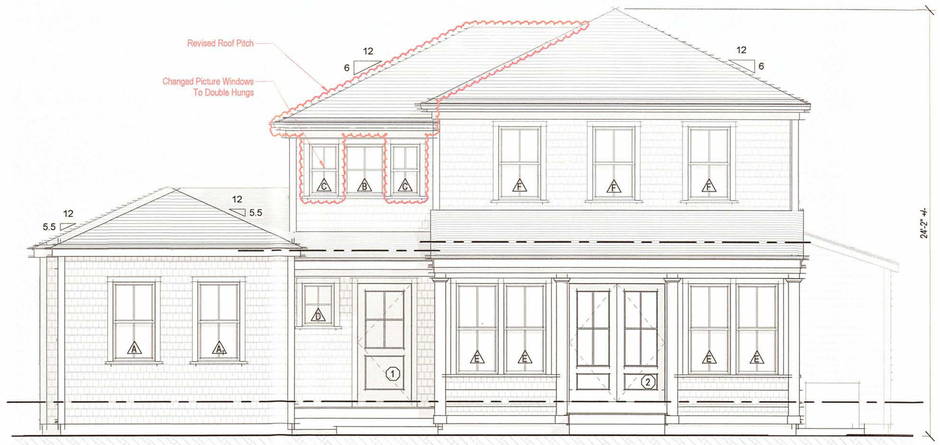
A.1.2

1944

05.04.20

HDC Submission



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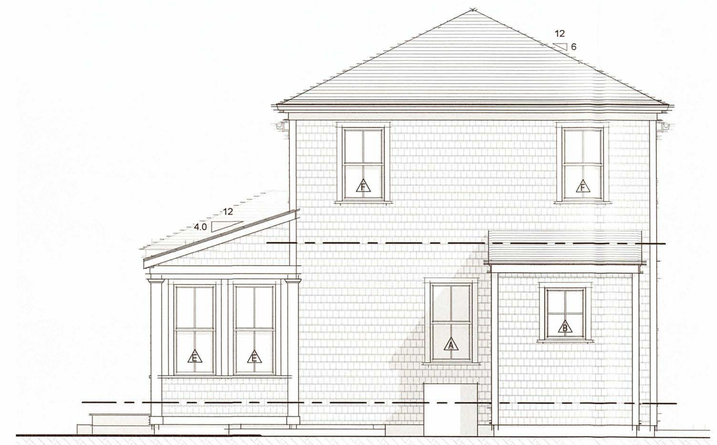


2 Proposed North Elevation
1/4" = 1'-0"

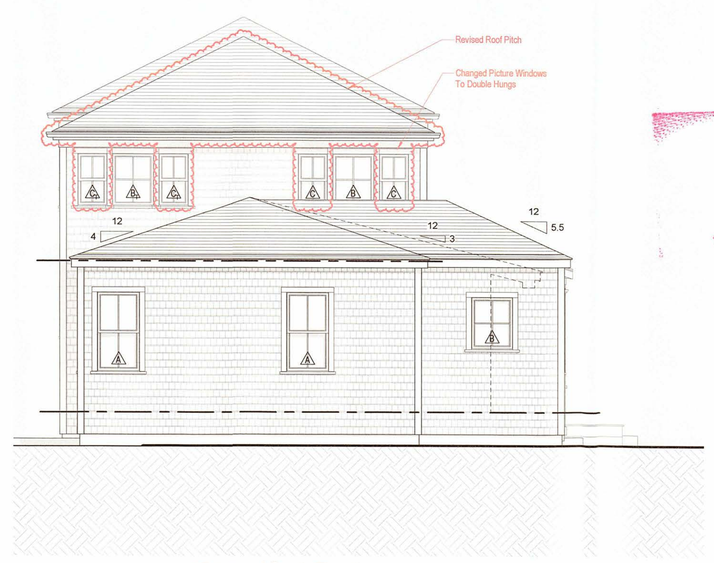
Previously Approved East Elevation
3/16" = 1'-0"

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"

APPROVED
HDC2020-05-0940
No Exterior Changes
Without HDC Approval

RECEIVED
MAY 12 2020
By

1944

Ash Residence

23 Pine Street
Nantucket, MA 02554

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

Exterior Elevations

Site Information

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

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

SHEET INDEX

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

Revisions

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

A.2.1

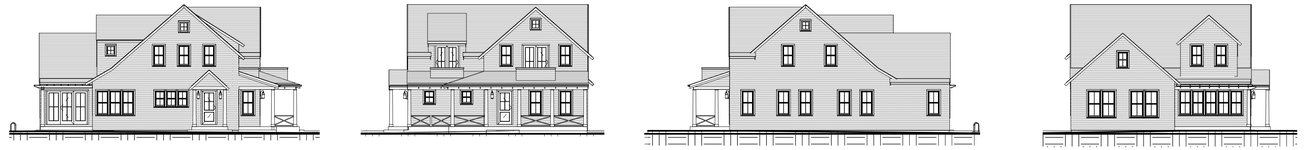
1944

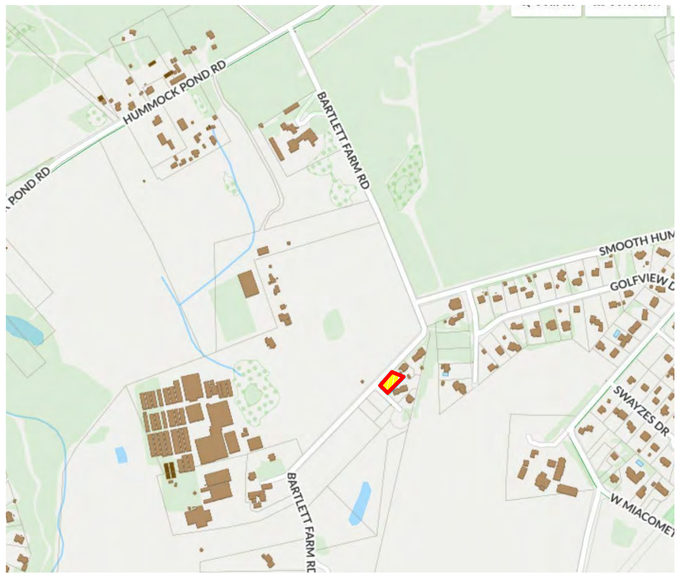
TLJ Properties Residence

24 Bartlett Farm Rd
Nantucket, MA 02554

06.03.20

HDC SUBMISSION





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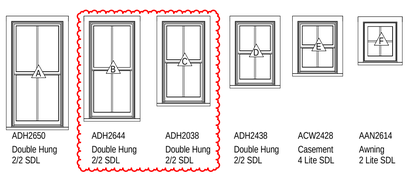
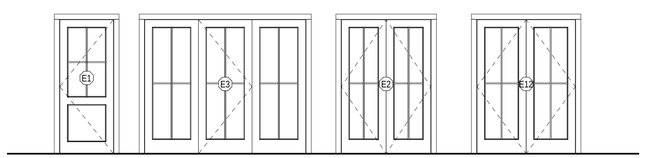


Window Legend

1/4" = 1'-0"

WINDOW SCHEDULE

WINDOW	QTY	UNIT WIDTH	UNIT HEIGHT	Rough Height	Rough Width	MANUFACTURER	Ext. Color
A	4	2'-11 1/4"	5'-11 1/4"	6'-0"	3'-0"	Andersen Corporation	
B	17	2'-7 1/4"	5'-5 1/2"	5'-6 1/4"	2'-8"	Andersen Corporation	
C	9	2'-5 1/4"	4'-7 1/4"	4'-8"	2'-6"	Andersen Corporation	
D	9	2'-3 1/4"	3'-7 1/4"	3'-8"	2'-4"	Andersen Corporation	
E	2	2'-3 1/4"	2'-11 1/4"	3'-0"	2'-4"	Andersen Corporation	
F	4	1'-11 1/4"	2'-3 1/4"	2'-4"	2'-0"	Andersen Corporation	

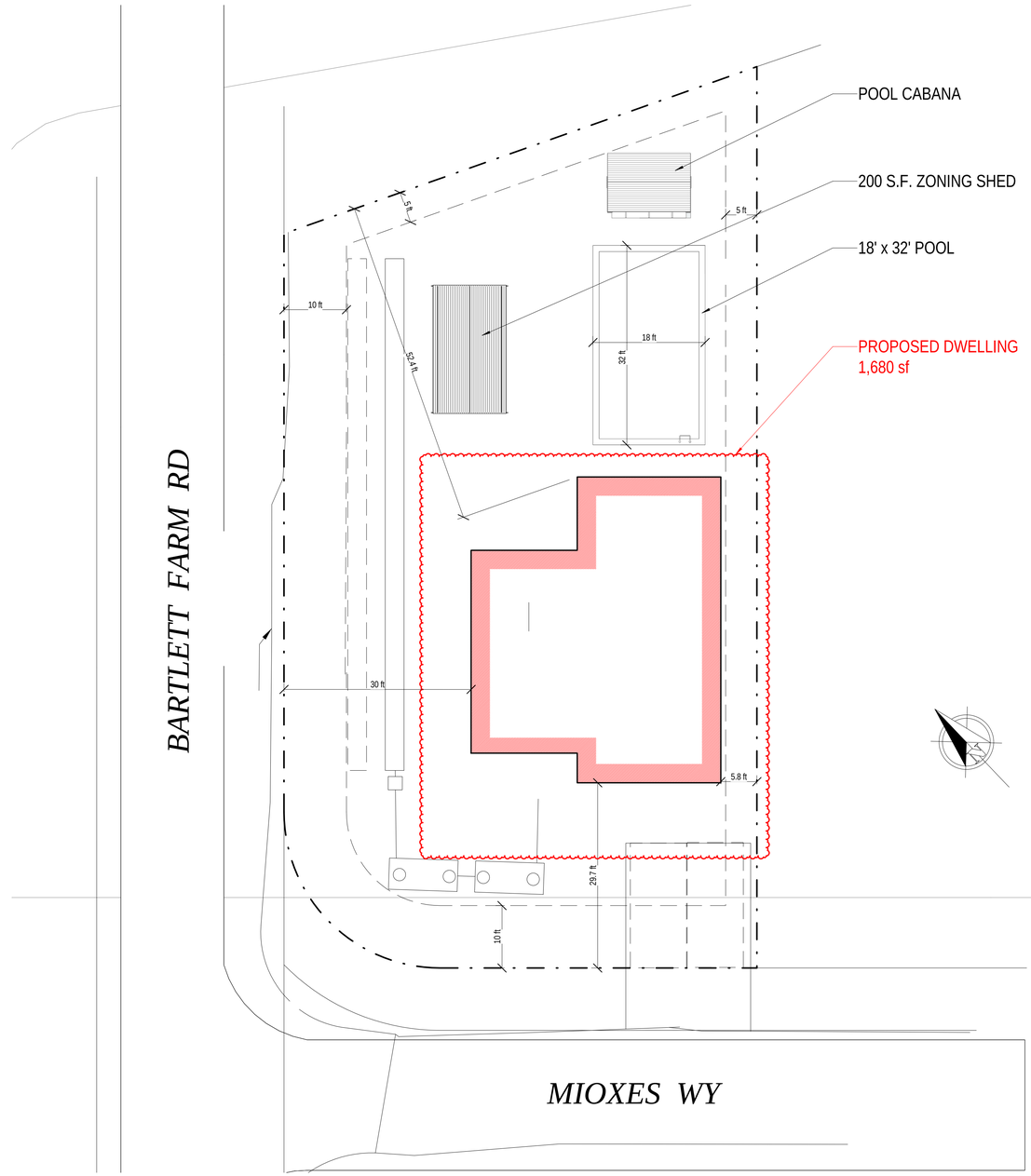


Door Legend

1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	Comments	DP RATING
E1	2	3'-0"	7'-6"	TBD		≥ 30
E2	1	5'-0"	7'-6"	Andersen		≥ 30
E3	1	9'-0"	7'-6"	Andersen		≥ 30
E4	1	8'-0"	7'-6"	TBD		≥ 30
E12	1	5'-6"	7'-6"			≥ 30



Site Plan HDC

3/32" = 1'-0"

2002

TLJ Properties Residence
24 Bartlett Farm Rd
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:	65 / 86
Current Zoning:	RC-2
Minimum Frontage:	40 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	9,790 sq.ft.
Min. Lot Size:	5, 000 sq.ft.
Allowable G.C.:	50% or 4,895 sq.ft.
Existing G.C.:	n/a
Proposed G.C.:	1,680 sq.ft.
Total Proposed G.C.:	1,680 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.101 COVER SHEET
A.101 FLOOR PLANS
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

Revision 1 Date 1

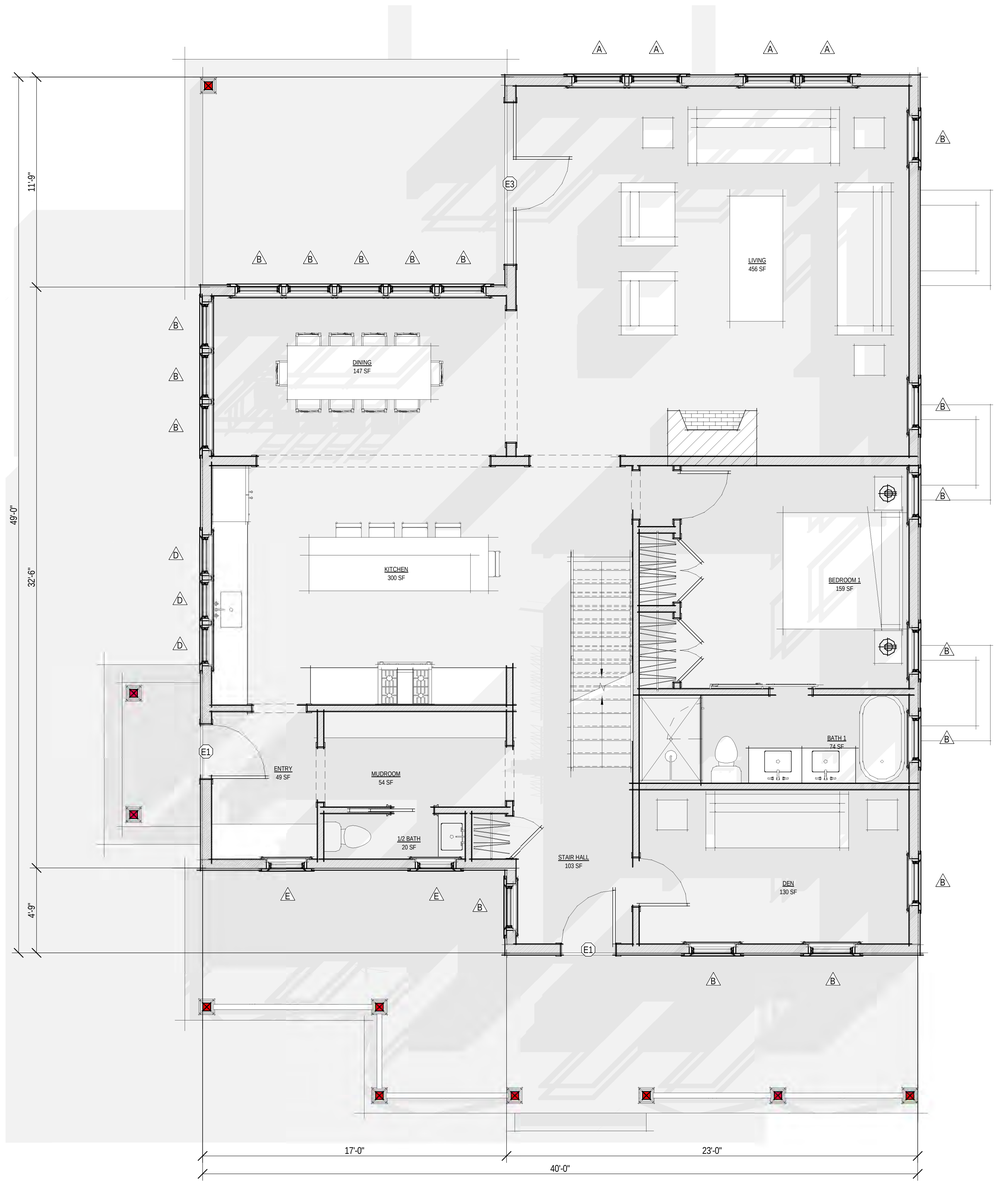
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION FROM EMERITUS DEVELOPMENT LTD. THESE DRAWINGS ARE INTENDED FOR PERMITTING PURPOSES NECESSARY TO OBTAIN A BUILDING PERMIT. FINAL CONSTRUCTION DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101

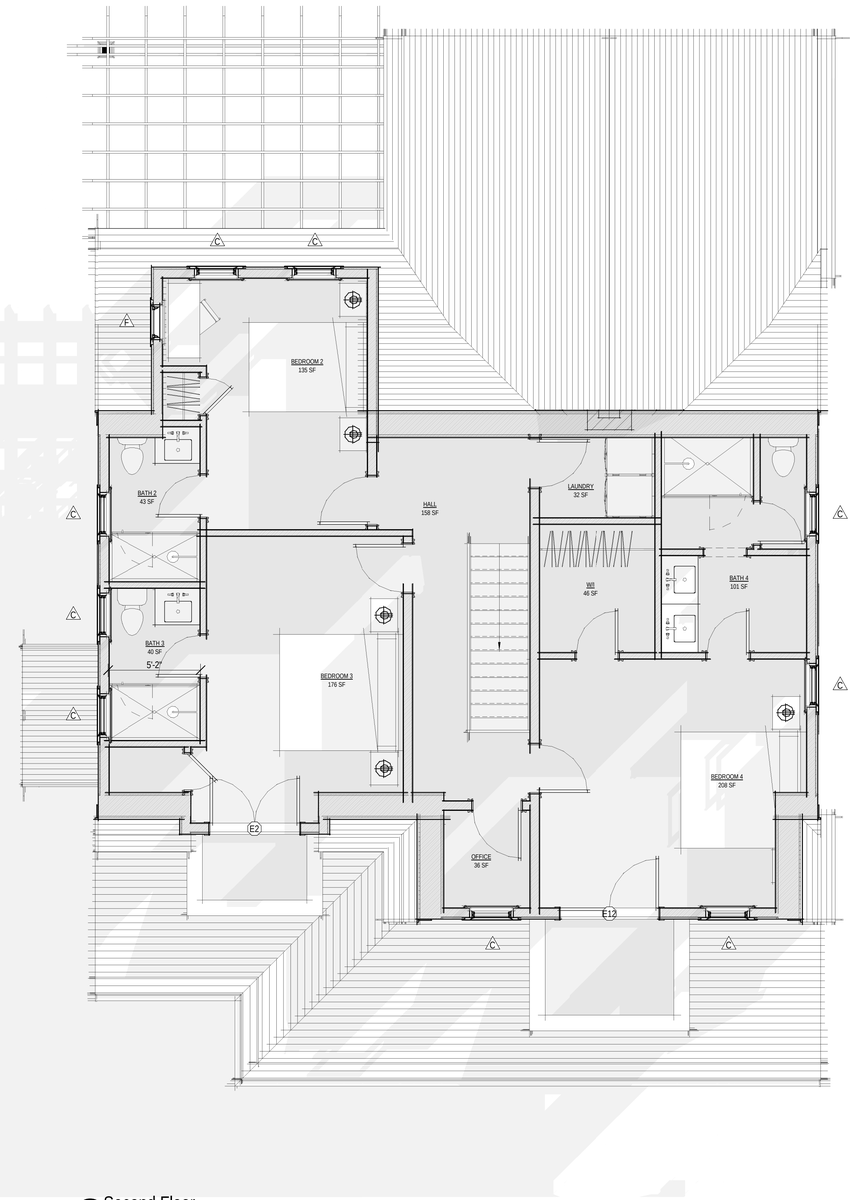
2002

06.03.20

HDC SUBMISSION



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



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

2002

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www.emeritusdevelopment.com

FLOOR PLANS

Site Information

Map & Parcel:	65 / 86
Current Zoning:	RC-2
Minimum Frontage:	40 ft
Front Setback:	10 ft
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Lot Size:	9,790 sq.ft.
Min. Lot Size:	5, 000 sq.ft.
Allowable G.C.:	50% or 4,895 sq.ft.
Existing G.C.:	n/a
Proposed G.C.:	1,680 sq.ft.
Total Proposed G.C.:	1,680 sq.ft.

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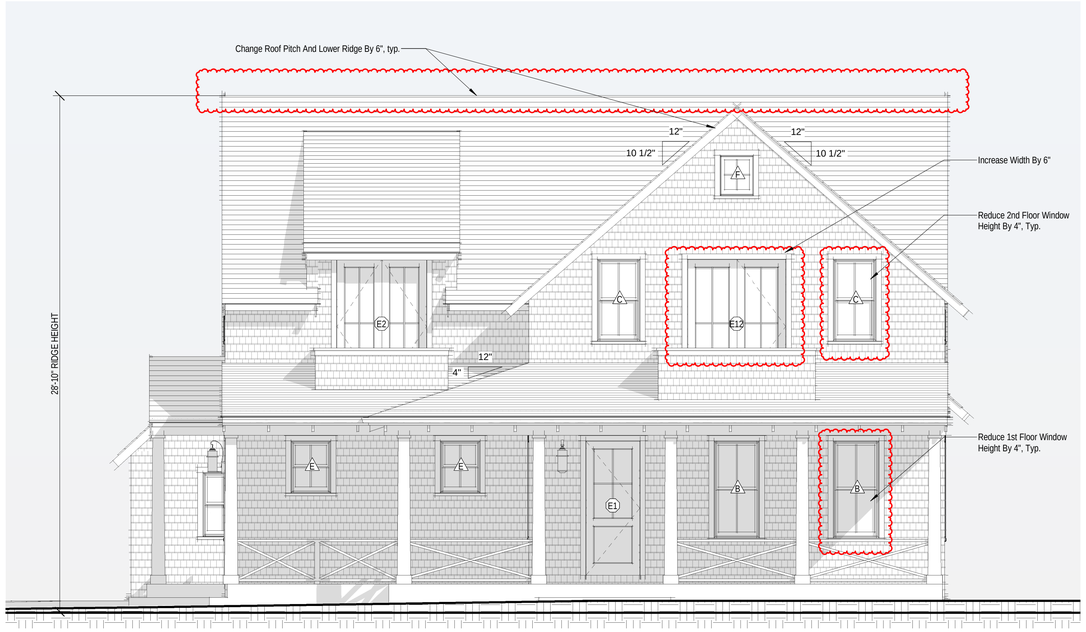
A.101
2002

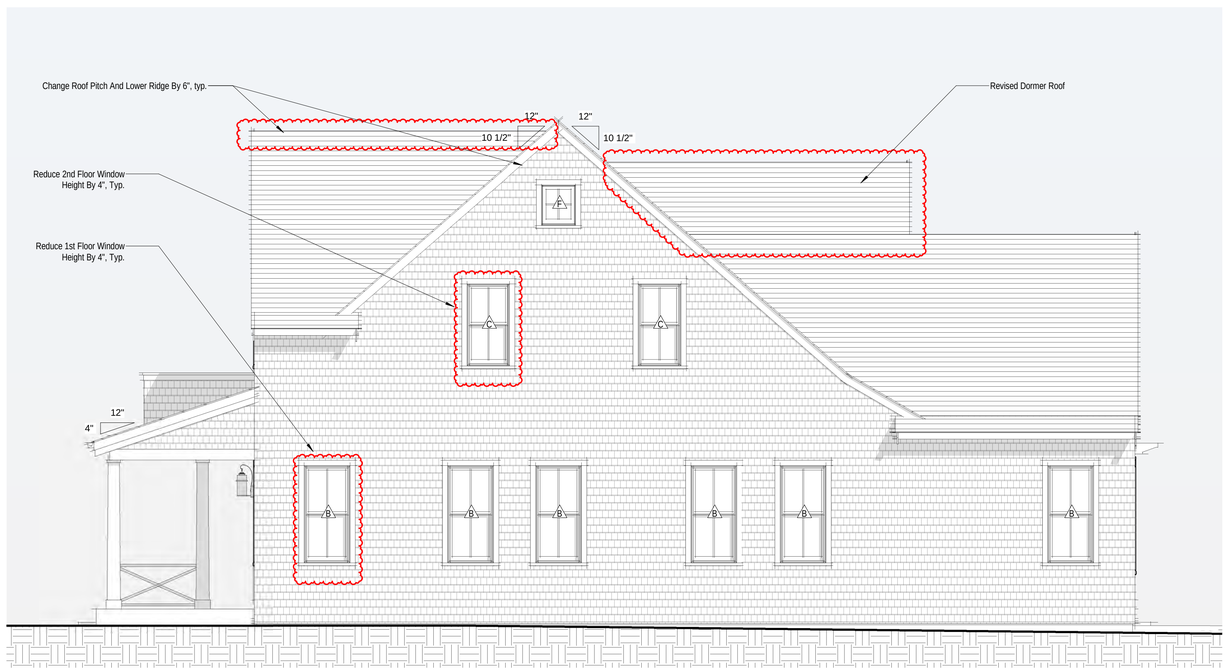
06.03.20

HDC SUBMISSION



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

Prev. Subm. South Elevation
1/8" = 1'-0"



2 East Elevation
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Prev. Subm. East Elevation
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

Site Information

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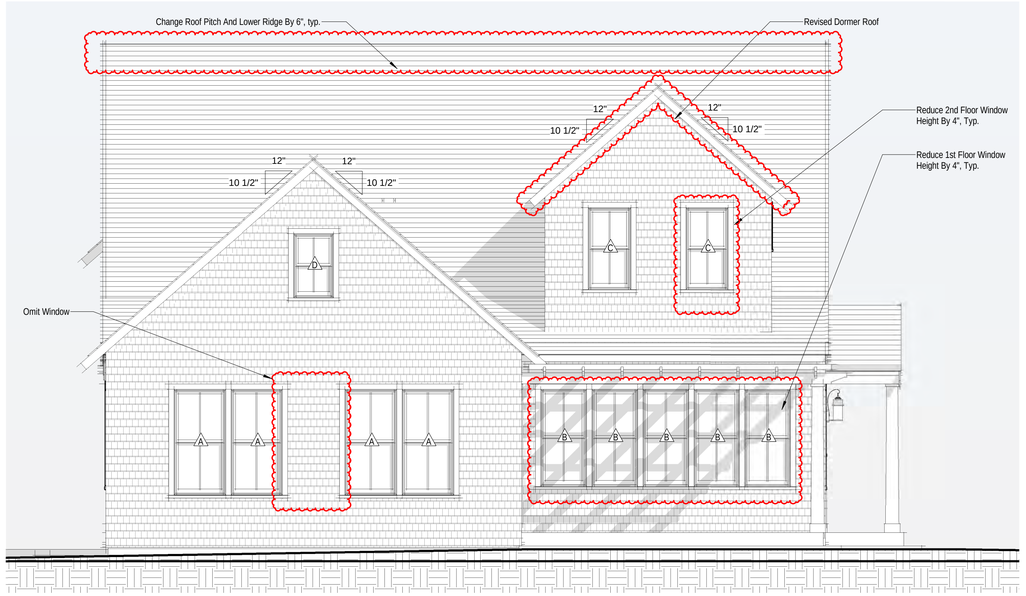
A.201

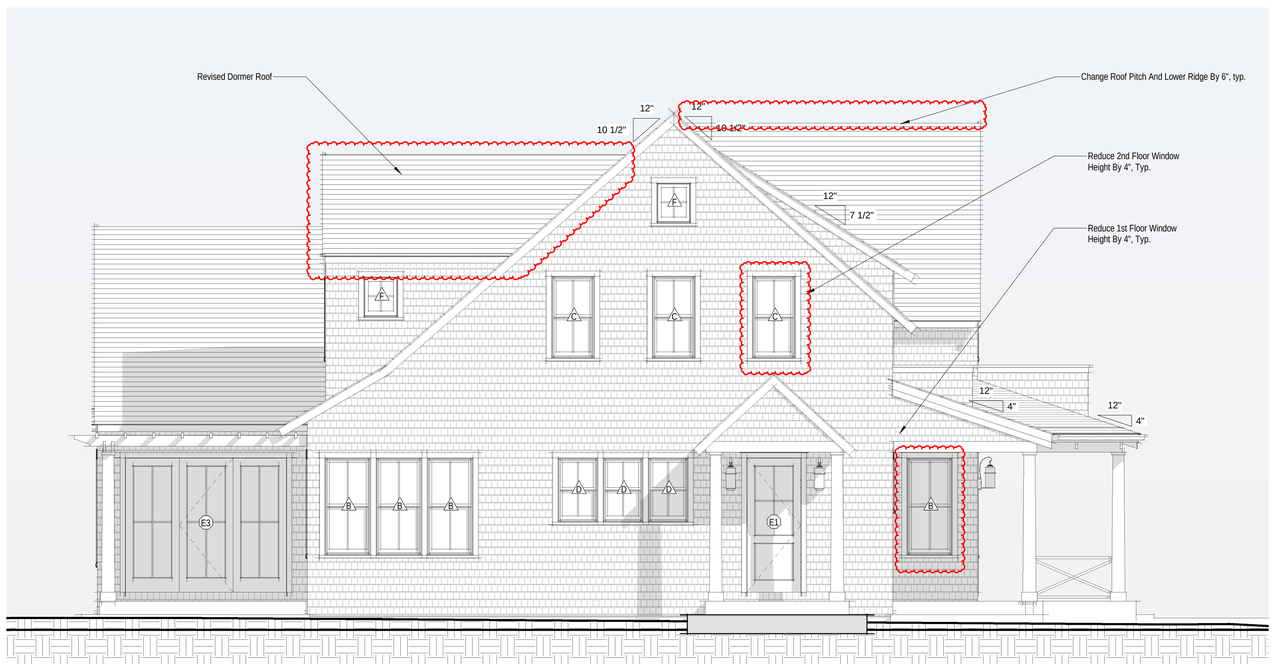
2002

06.03.20

HDC SUBMISSION



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



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

Prev. Subm. North Elevation
1/8" = 1'-0"

Prev. Subm. West Elevation
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	65 / 86
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Front Setback:	10 ft
Side/Rear Setback:	5 ft
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Existing G.C.:	n/a
Proposed G.C.:	1,680 sq.ft.
Total Proposed G.C.:	1,680 sq.ft.

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Revisions

Revision 1 Date 1

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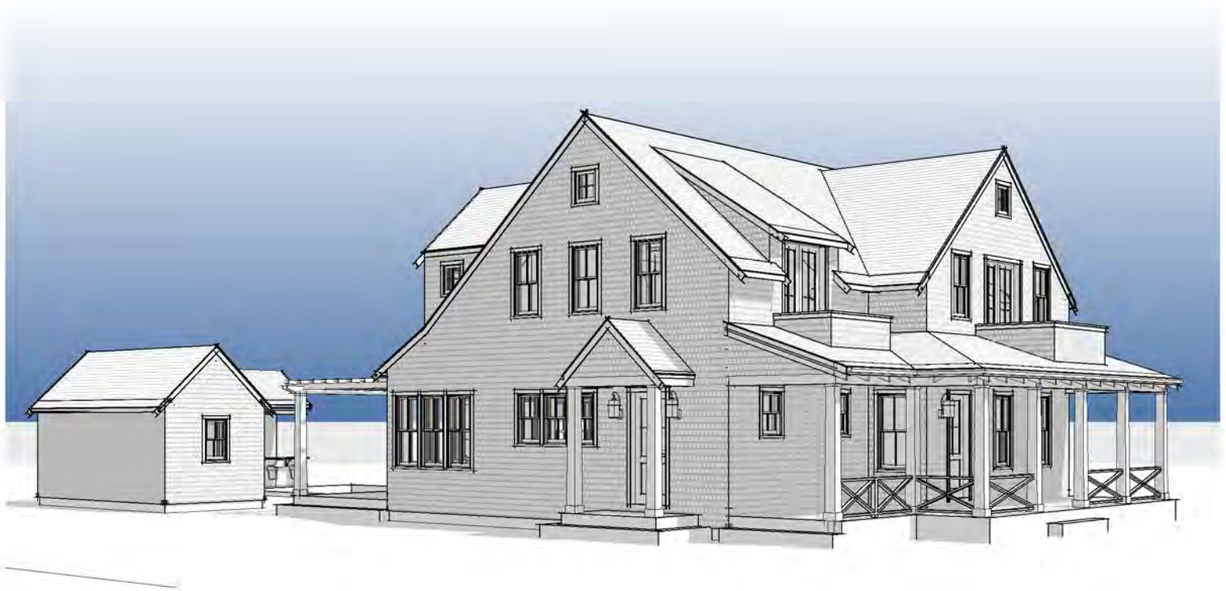
A.202

2002



emeritus

24 BARTLETT FARM RD PERSPECTIVE VIEWS

7. 11 Meadow, LLC **02-0722** 11 Meadow Lane New dwelling 41-448 Emeritus

Voting	Coombs (acting chair), Oliver, Welch
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (7:14)	**MacEachern** – Reviewed changes made per previous concerns. **Welch** – His question is the visibility of the rear from Grove Lane; it would be an oblique angle, so he has no concerns. **Oliver** – No concerns.
Motion	**Motion to Approve as submitted. (Welch)**
Roll-call Vote	Carried 3-0//Welch, Oliver, and Coombs-aye Certificate # **HDC2020-02-0722**

VII. NEW BUSINESS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Island Gas **05-1028**	11 Industry Road	Solar Panels	69-295	ACK Smart

Voting	Pohl, Coombs, McLaughlin, Camp, Welch
Alternates	None
Recused	Oliver
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
Representing	Tobias Glidden, ACK Smart Tim Carruthers, ACK Smart
Public	None
Concerns (7:19)	**Glidden** – Presented project; roof is corrugated metal dark grey. **Coombs** – Her concern would be the pitch of the roof. No others have concerns.
Motion	**Motion to Approve as submitted. (Welch)**
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Welch, and Pohl-aye Certificate # **HDC2020-05-1028**

2. TLJ Properties **05-1032** 24 Bartlett Farm Road New dwelling 65-86 Emeritus

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (7:28)	**MacEachern** – Presented project. **Camp** – It looks like a farmhouse, very appropriate. South elevation, suggested 10-light French doors would be more old-fashioned, in keeping with a farmhouse. It needs a chimney. **Oliver** – The west elevation, which is the side, faces the Bartlett Farm Road which is peculiar and with the window in the side of a dormer; you could wrap the porch around to the door. This is larger than structures around it. **Coombs** – White trim is inappropriate on a farmhouse. North elevation will be visible and it's all windows, which should be broken up; the dormer should be smaller. This will be visible from all sides. **McLaughlin** – Noted the document says Bartlett Road and the site plan says Bartlett Farm Road. Fenestration is chaotic. South elevation, front door should be a standard 6-panel; windows on the right are too large. The 2-over-2 windows are a modern feature and there are too many. **Pohl** – All 1st-floor windows are too tall; building is too tall; agrees about the south elevation dormer is too large; elevation orientation is different; agrees about the white trim.
Motion	**Motion to Hold for revisions. (Camp)**
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye Certificate #

PROPOSED

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

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

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

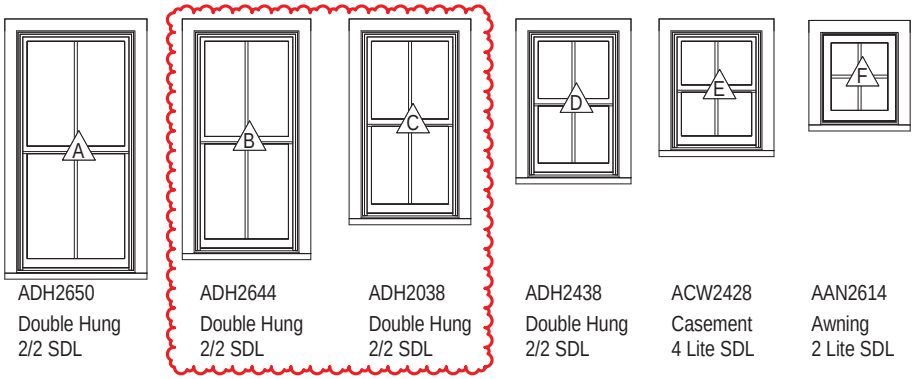
X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2020-05-1032
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: XX.XX.XX



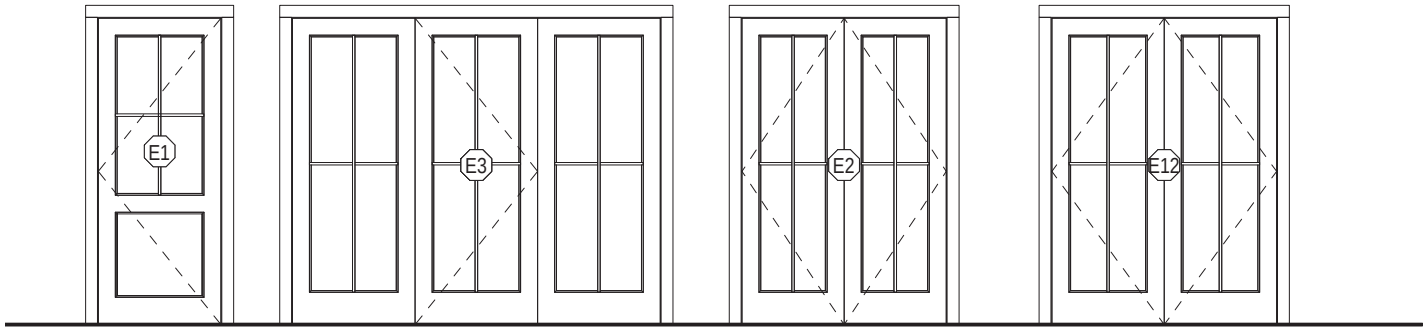
ADH2650	ADH2644	ADH2038	ADH2438	ACW2428	AAN2614
Double Hung	Double Hung	Double Hung	Double Hung	Casement	Awning
2/2 SDL	2/2 SDL	2/2 SDL	2/2 SDL	4 Lite SDL	2 Lite SDL

Window Legend

1/4" = 1'-0"

WINDOW SCHEDULE

WINDOW	QTY	UNIT WIDTH	UNIT HEIGHT	Rough Height	Rough Width	MANUFACTURER	Ext. Color
A	4	2'-11 1/4"	5'-11 1/4"	6'-0"	3'-0"	Andersen Corporation	
B	17	2'-7 1/4"	5'-5 1/2"	5'-6 1/4"	2'-8"	Andersen Corporation	
C	9	2'-5 1/4"	4'-7 1/4"	4'-8"	2'-6"	Andersen Corporation	
D	9	2'-3 1/4"	3'-7 1/4"	3'-8"	2'-4"	Andersen Corporation	
E	2	2'-3 1/4"	2'-11 1/4"	3'-0"	2'-4"	Andersen Corporation	
F	4	1'-11 1/4"	2'-3 1/4"	2'-4"	2'-0"	Andersen Corporation	



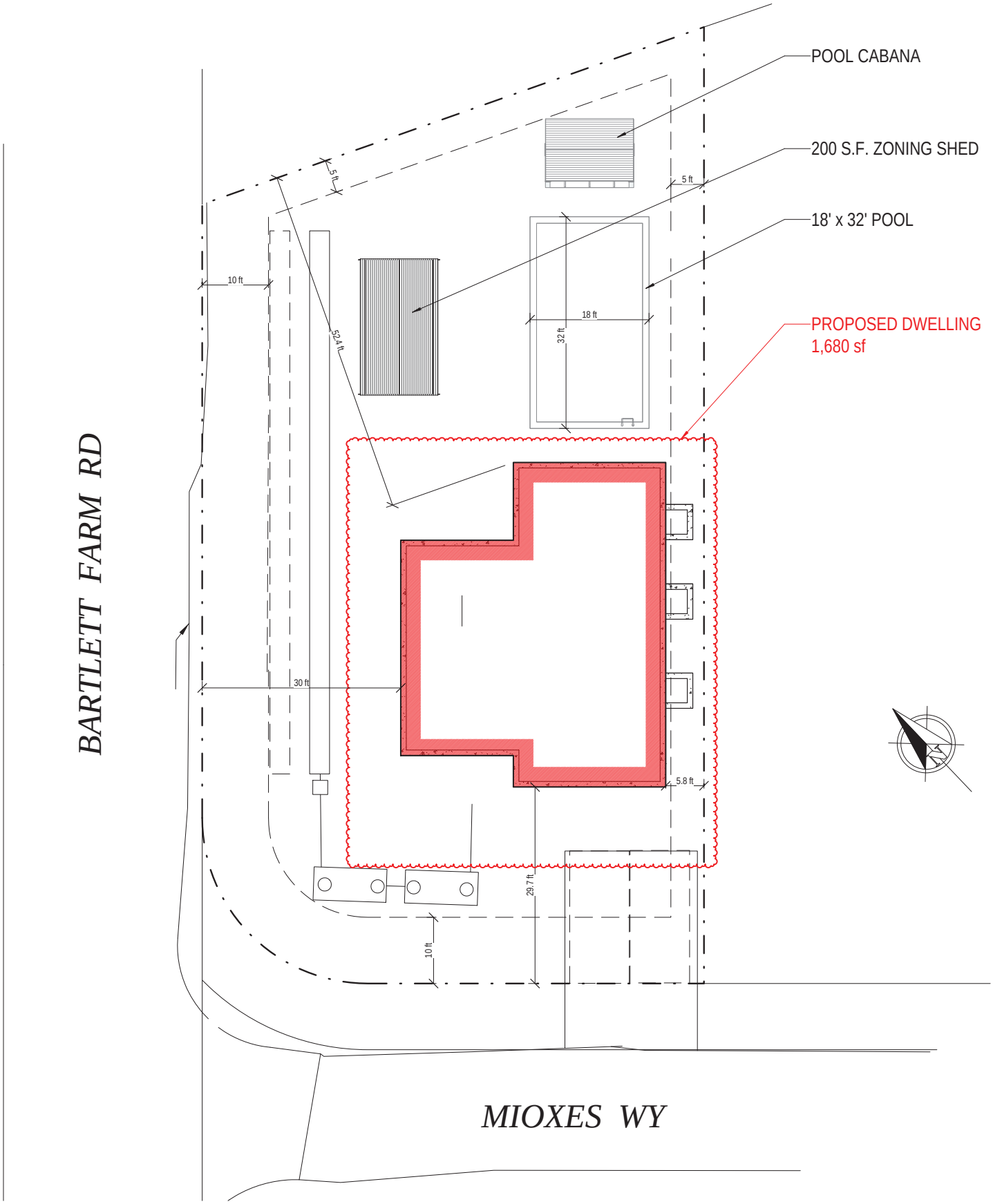
1 Panel Door w/ 4 Lite SDL	Triple French Door	Double French Door	Double French Door
	4 Lite SDL	4 Lite SDL	4 Lite SDL

Door Legend

1/4" = 1'-0"

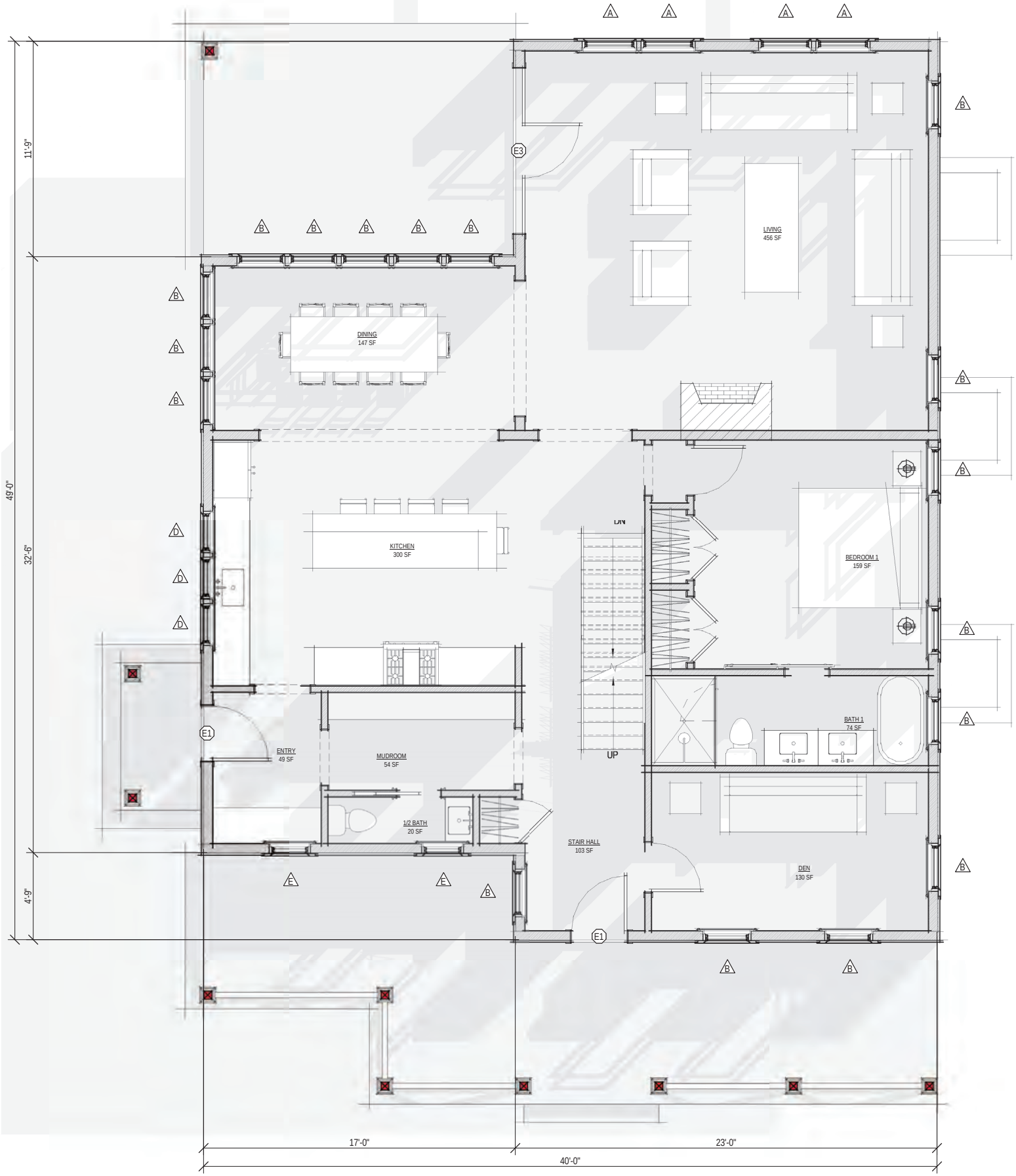
EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	Comments	DP RATING
E1	2	3'-0"	7'-6"	TBD		≥ 30
E2	1	5'-0"	7'-6"	Andersen		≥ 30
E3	1	9'-0"	7'-6"	Andersen		≥ 30
E4	1	8'-0"	7'-6"	TBD		≥ 30
E12	1	5'-6"	7'-6"			≥ 30



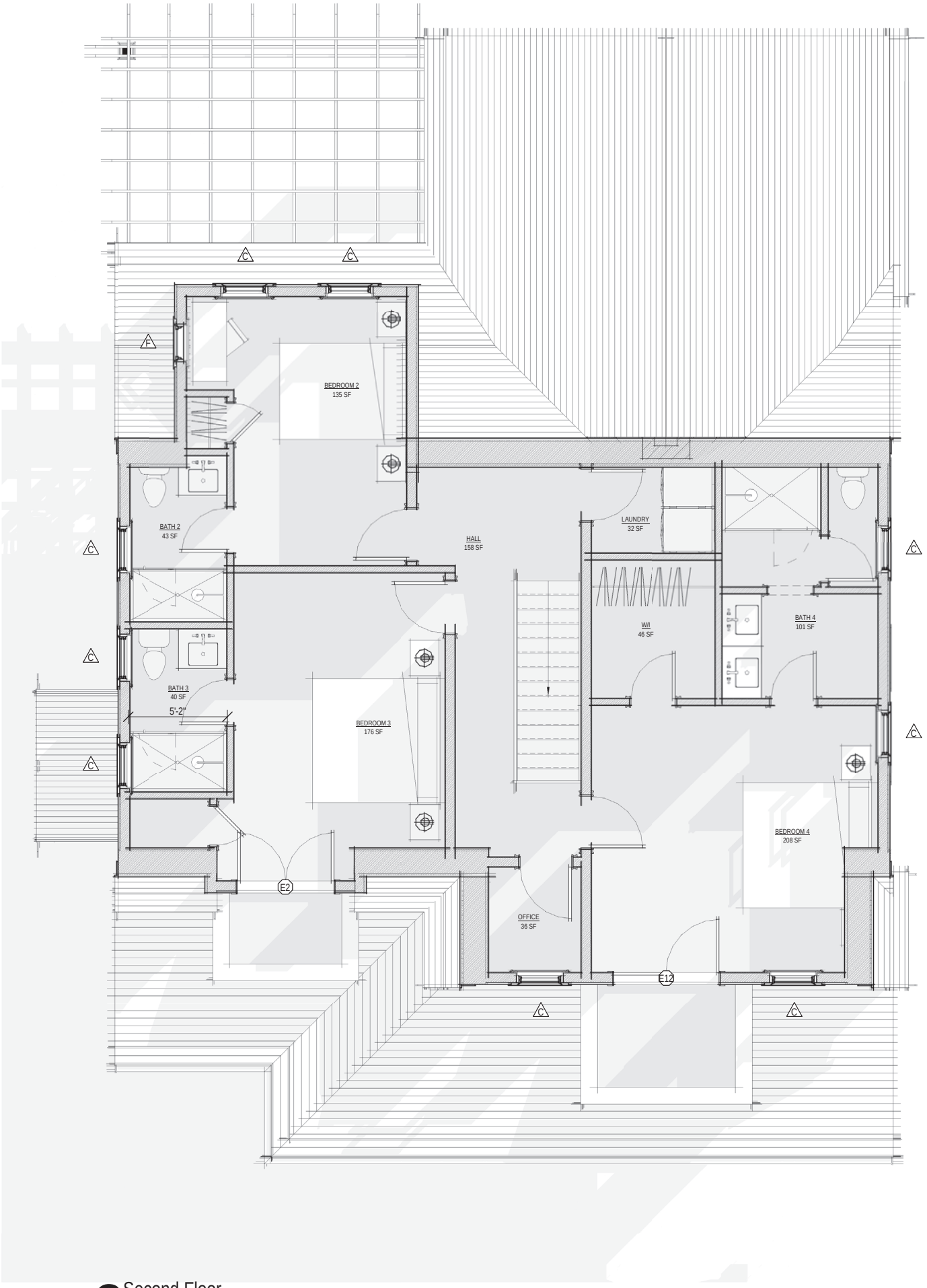
Site Plan HDC

3/32" = 1'-0"



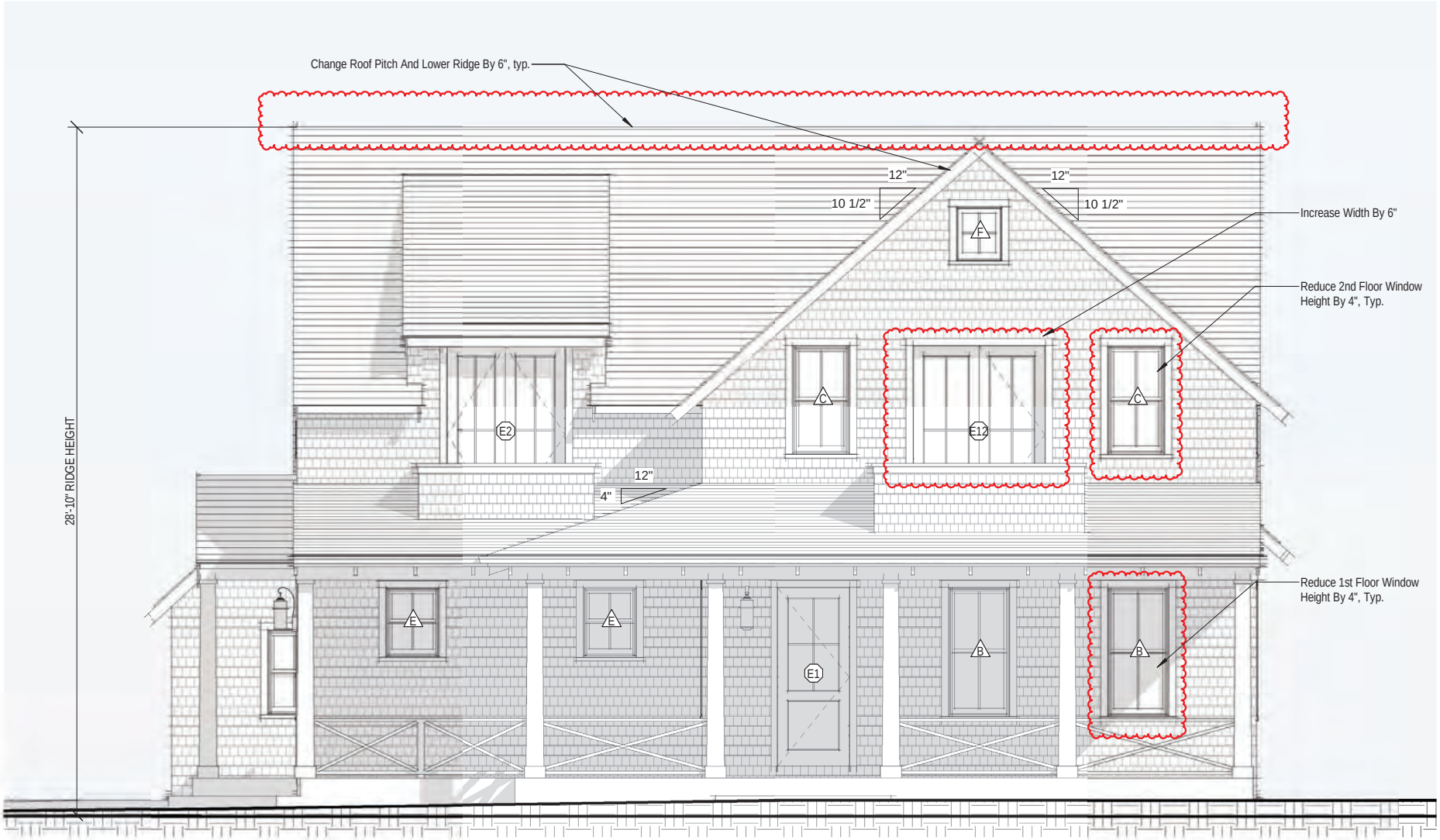
1 MH Floor Plans

1/4" = 1'-0"



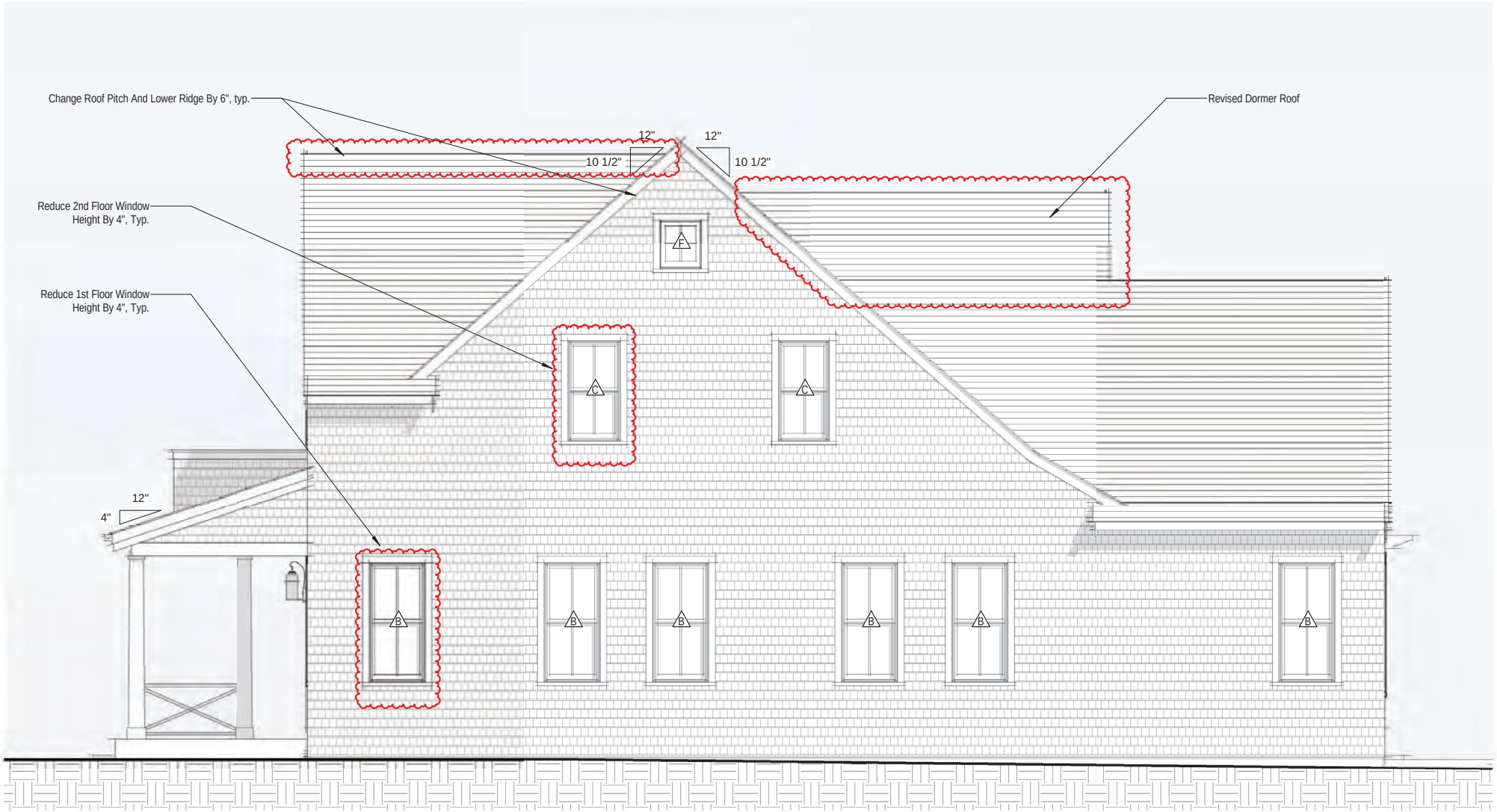
2 Second Floor

1/4" = 1'-0"



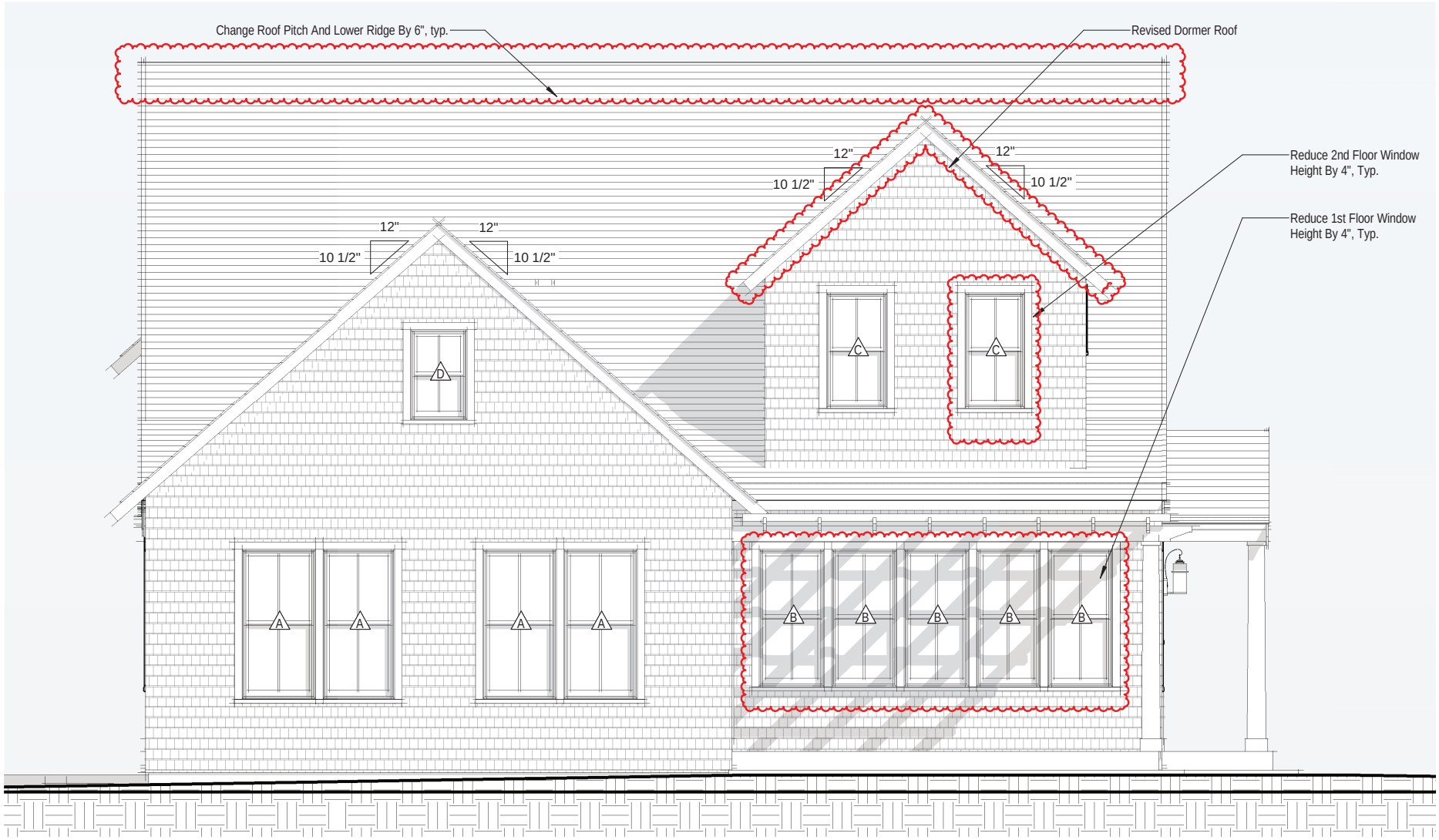
1 South Elevation

1/4" = 1'-0"



2 East Elevation

1/4" = 1'-0"



1 North Elevation

1/4" = 1'-0"

2 West Elevation

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 110

Street & Number of Proposed Work: 24 Pine Street

Owner of record: Raymond Pohl + Lisa Botticelli

Mailing Address: 24 Pine Street
Nantucket, MA 02554

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: _____ 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: between 1923-1949

Original Builder:

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

REVISIONS* (describe)

1. East Elevation N/C
2. South Elevation N/C
3. West Elevation Revise Fenestration
4. North Elevation N/C

*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 TME 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 Boston Sash

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.

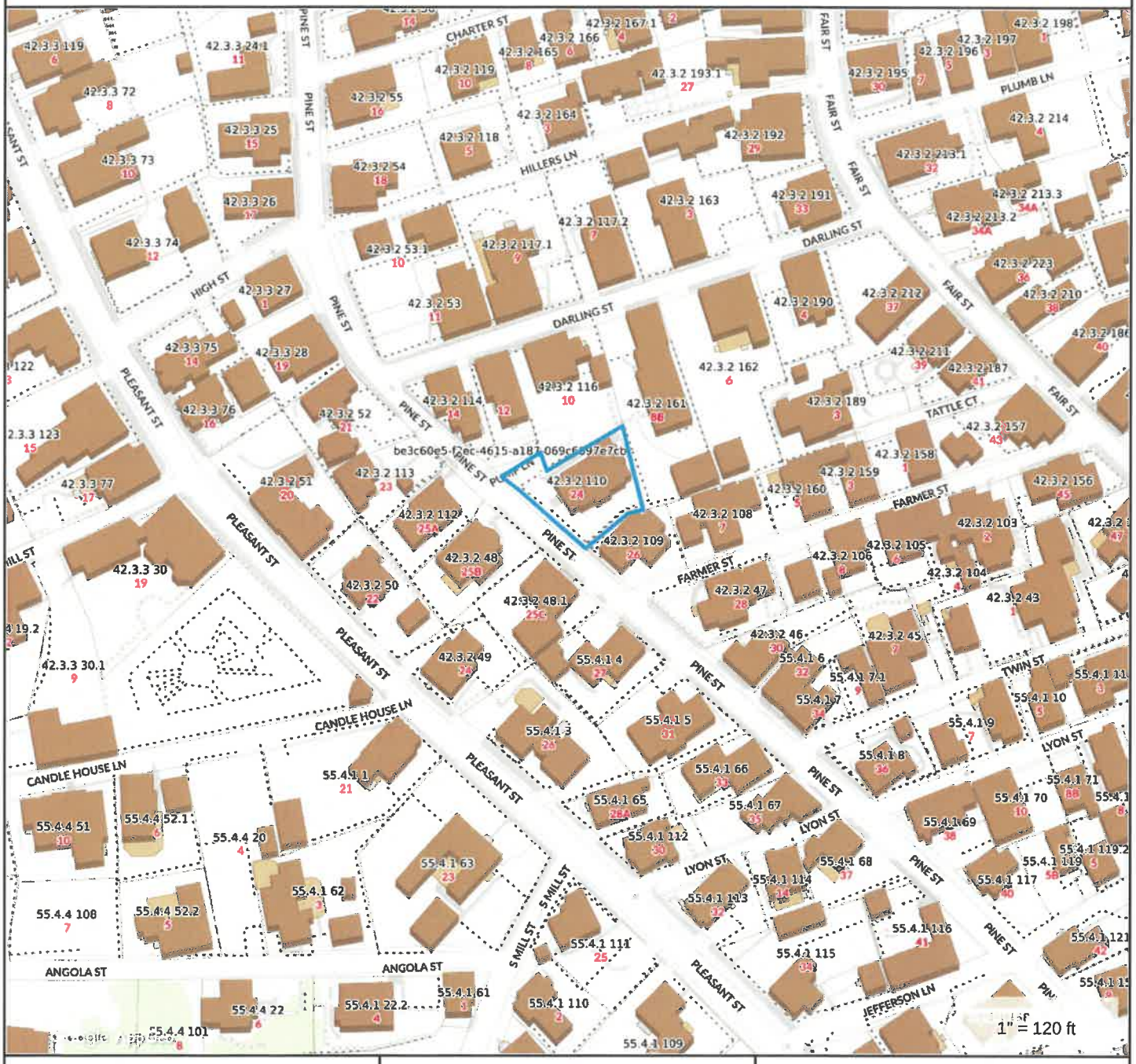
COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof _____
Trim TME Sash TME 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 6/2/20 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	42.3.2 110
Location	24 PINE ST
Owner	POHL RAYMOND & BOTTICELLI LISA M

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

SITE PLAN
1" = 10'-0"

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION

WEST ELEVATION - Existing

24 Pine Street-West

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-31-13
MAP/PARCEL#: 4232-110

Recorded By: AEG Date: [illegible] Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 24 Pine St. 2. BUILDING NAME:

3. OWNERSHIP: O a. public ⊖ b. private 4. PRESENT OWNER: Sjolund, Eunice

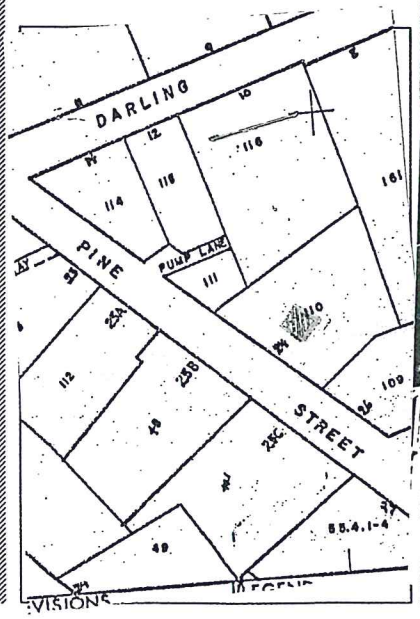
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built after 1923 and before 1949 - Sanborn maps

6. USE: Original: dwelling Present: dwelling
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊖ a. Yes O b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"



Revised 5/89

DESCRIPTION:

10. FOUNDATION
    - O a. brick
    - O b. rubblestone
    - ⊖ c. concrete
    - O d. other: _____

11. STRUCTURAL SYSTEM
    - O a. post-and-beam
    - O b. balloon wood frame
    - O c. masonry load-bearing walls
    - O d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
    - ⊖ a. shingles - weathered
    - O b. shingles - painted
    - O c. brick
    - O d. clapboard
    - O e. board and batten
    - O f. flush boarding
    - O g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
    - ⊖ a. shingles - weathered
    - O b. shingles - painted
    - O c. brick
    - O d. clapboard
    - O e. board and batten
    - O f. flush boarding
    - O g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
    - O a. shingles - weathered
    - O b. shingles - painted
    - O c. brick
    - O d. clapboard
    - O e. board and batten
    - O f. flush boarding
    - O g. other: _____

15. NUMBER OF STORIES:
    - O a. 1
    - O b. 1 1/2
    - O c. 1 3/4
    - ⊖ d. 2
    - O e. 2 1/2
    - O f. 3
    - O g. other: _____

16. ROOF SHAPE:
    - O a. gable
    - O b. gambrel
    - ⊖ c. hip
    - O d. shed
    - O e. other: _____

17. ROOFING MATERIAL:
    - ⊖ a. composition shingle
    - O b. weathered cedar shinge
    - O c. slate

18. ROOF FEATURES:
    - O a. roof walk
    - O b. dormers on street facade
    - O c. dormers on side elevations
    - O d. dormers on rear elevation
    - O e. balustrade
    - O f. skylight
    - O g. roof hatch
    - O h. cupola
    - O i. other: _____

19. DORMER ROOF(S):
    - O a. gable
    - O b. hip
    - O c. shed
    - O d. other: _____

20. CHIMNEY MATERIAL:
    - ⊖ a. brick, unpainted
    - O b. brick, painted
    - O c. brick, parged
    - O d. rubblestone
    - O e. concrete block
    - O f. metal

21. CHIMNEY POSITION:
    - O a. center
    - ⊖ b. off-center
    - O c. end wall
    - O d. other: _____

22. NUMBER OF CHIMNEYS:
    - ⊖ a. one
    - O b. two
    - O c. three
    - O d. other: _____

23. CHIMNEY FEATURES:
    - ⊖ a. corbelling
    - O b. chimney pots/owls
    - O c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:
    - O a. center
    - ⊖ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- O a. sidelights
- O b. transom
- O c. plank frame
- O d. flush frame
- O e. Federal
- O f. fanlight
- O g. blind fan
- O h. Greek Revival
- O i. recessed
- O j. other: _____

26. NUMBER OF BAYS:

- O a. three
- O b. four
- O c. five
- O d. N/A
- O e. other: _____

27. WINDOW FRAME TYPE:

- O a. flush
- O b. plank frame
- O c. bull-nose
- O d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- O a. 12/12
- O b. 9/9
- O c. 6/6
- O d. 2/2
- O e. casement
- O f. other: _____

29. PORCH:

- O a. front
- O b. side
- O c. wrap

30. DETAILS:

(check several if appropriate)

- O a. corner boards (plain)
- O b. corner boards (beaded)
- O c. corner board (single)
- O d. entry stairs w. balustrade
- O e. blinds
- O f. watertable
- O g. pilasters
- O h. trellis
- O i. other: _____

31. CONDITION:

- O a. excellent
- O b. good
- O c. fair
- O d. deteriorated

32. INTEGRITY:

- O a. original site
- O b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- O a. individually significant
- O b. contributing
- O c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- O a. box
- O b. additive
- O c. gable front
- O d. gable ell
- O e. side-gabled
- O f. other: _____

36. STYLE OF ARCHITECTURE:

- O a. pre-1750, 2 1/2-story Lean-to
- O b. post-1750, 1 3/4-story Lean-to
- O c. Typical Nantucket 4-bay
- O d. 1 3/4 story, 3-bay
- O e. Federal
- O f. Greek Revival
- O g. Gothic Revival
- O h. Italianate
- O i. Second Empire
- O j. Queen Anne
- O k. Colonial Revival
- O l. Shingle style
- O m. Bungalow
- O n. Four Square
- O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- O c. Lancaster, The Architecture of Historic Nantucket, page: _____
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- O f. NHA photos: _____
- O g. HABS research: _____
- O h. NHA plaque records: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 5,092 SF O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

- O a. at sidewalk
- O b. 10 feet or less
- O c. 20 feet or less
- O d. other: _____

42. ORIENTATION TO STREET ADDRESS: O a. gabled O b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- O a. densely built-up
- O b. scattered buildings
- O c. open land
- O d. residential
- O e. commercial
- O f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- O a. barn
- O b. privy
- O c. shop
- O d. arbor
- O e. carriage house
- O f. shed
- O g. gardens
- O h. deck
- O i. garage
- O j. greenhouse
- O k. fence
- O l. parking
- O m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

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°: 42.4.3 PARCEL N°. 57

Street & Number of Proposed Work: 24 W Chester

Owner of record: P. Zevnik

Mailing Address: 24 W Chester
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 39ft Sq. Footage 1st floor: 787 Decks/Patio: Size: +/- 75sq ☑ 1st floor ☐ 2nd floor
Width: 25ft Sq. footage 2nd floor: 588 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/-6" South +/- 6" East +/- 6" West +/- 6"
Height of ridge above final finish grade: North +/- 21'1" South +/- 21'1" East +/- 21'1" West +/- 21'1"

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) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 8 /12 Dormer 9 /12 Other Pent Roof 4/12

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type 1 Panel 9 Lites Material wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural Clapboard (if applicable) n/a Roof asphalt/existing no change
Trim white/existing no change Sash white/existing no change Doors white/existing no change
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 5.26.20 Signature of owner of record _____ Signed under penalties of perjury

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.

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

X 8. **Electronic submission:** All documents submitted to the HDC office must 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:

x 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.**

X 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

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

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

X 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.

A.D. 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)

x 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.

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 Emeritus

AS AGENT FOR P . Zevnik

STREET ADDRESS 24 W. Chester

MAP/PARCEL 42.4.3 / 57

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 05.26.20

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 05.26.20
Date

Guest House

24 West Chester Str
Nantucket, MA 02554

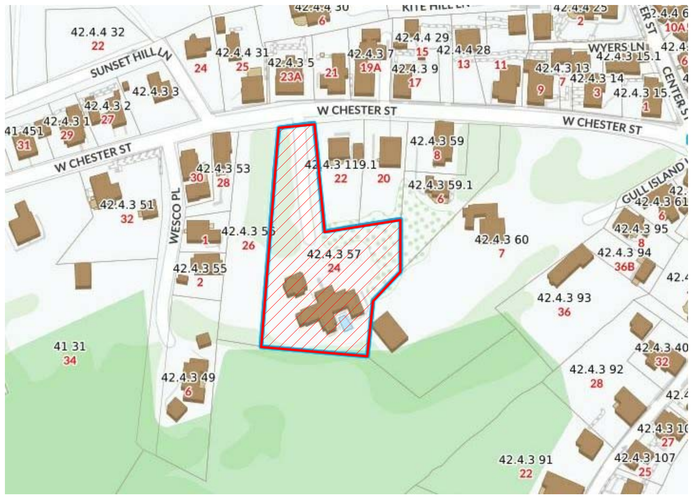
05. 26 .20

East

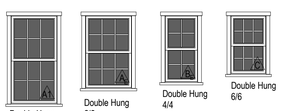
South

West

North



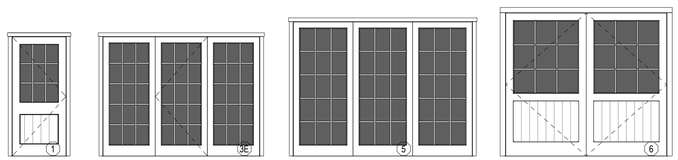
1 Locus Map
12" = 1'-0"



2 Window 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

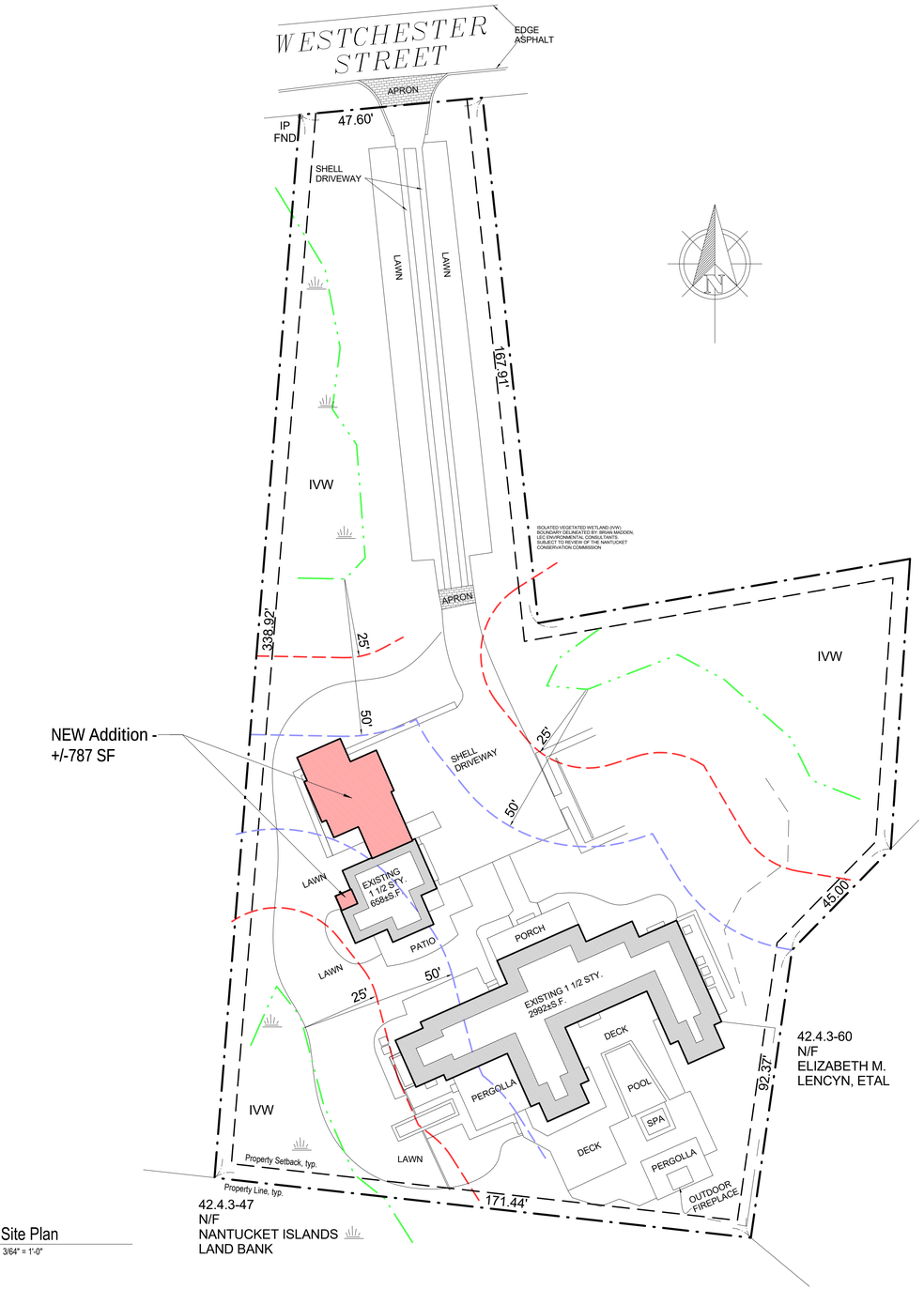
WINDOW SCHEDULE				
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
A	16	2'-9 1/4"	4'-1 1/2"	≥ 30
A1	2	2'-9 1/4"	5'-0"	≥ 30
C	3	2'-2"	3'-4"	≥ 30



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

EXTERIOR DOOR SCHEDULE				
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
1	1	3'-0"	6'-8"	≥ 30
3E	1	8'-9"	6'-8"	≥ 30
5	1	10'-0"	7'-6"	≥ 30
6	1	9'-0"	8'-0"	≥ 30

HDC Submission Only



4 Site Plan
3/64" = 1'-0"

2002

Guest House

24 West Chester Str
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:	42.4.3 / 57
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	48,557 sq.ft.
Min. Lot Size:	5, 000 sq.ft.
Allowable G.C.:	40%
Existing G.C.:	+/- 658 sq.ft.
Proposed G.C.:	_____ sq.ft.
Total Proposed G.C.:	_____ 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.

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A.2.1 Exterior Elevations
S.0.1 Foundation & Roof Plan
S.0.2 Building Sections

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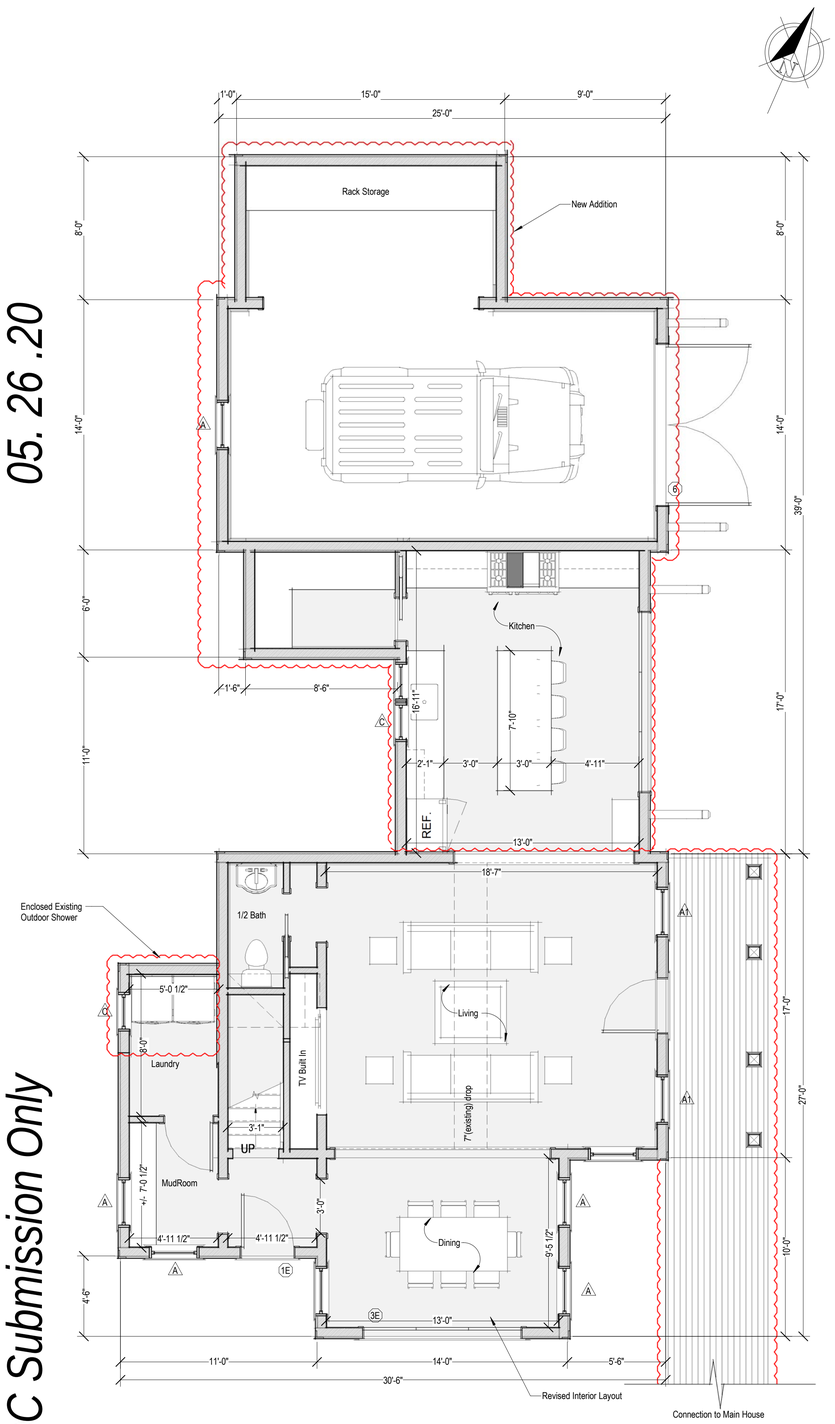
G.1.1

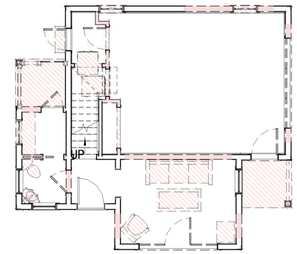
2002

05. 26 .20

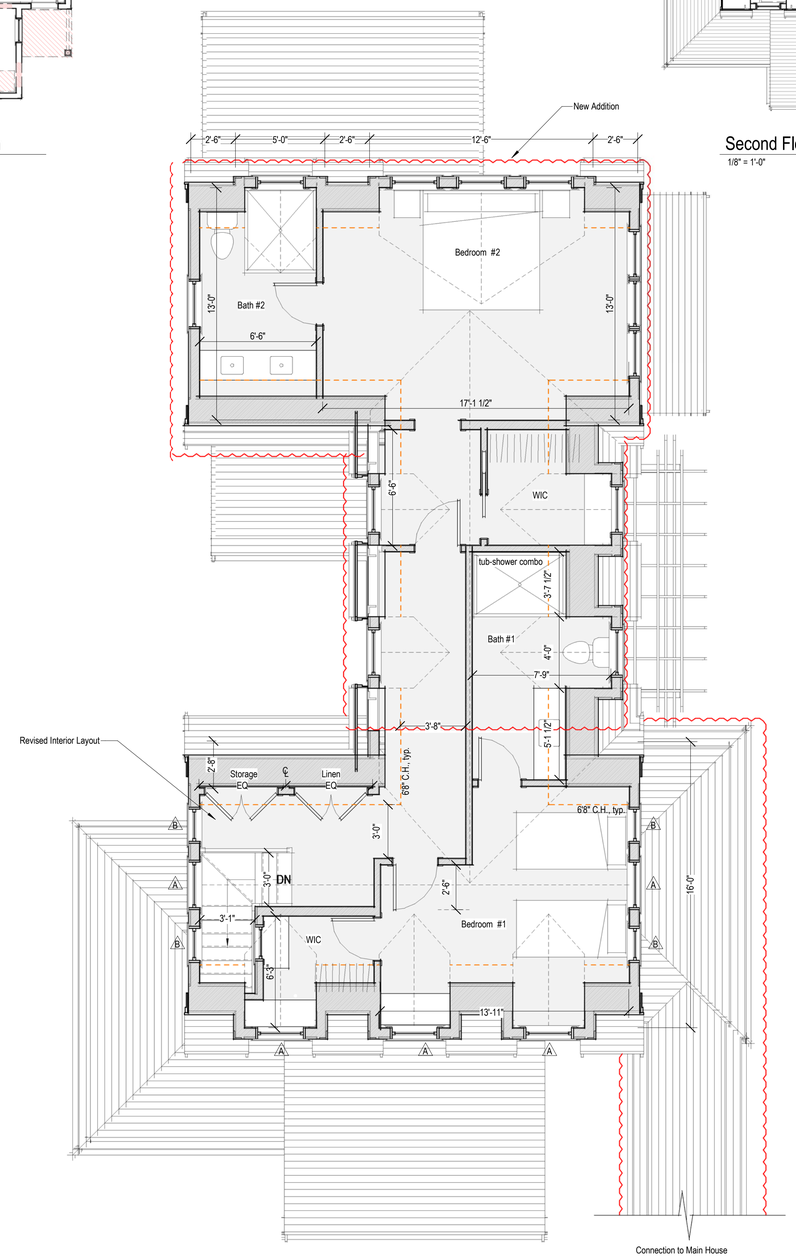
HDC Submission Only



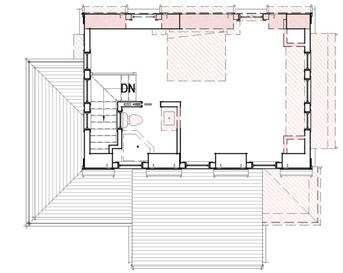
1 First Floor
1/4" = 1'-0"



First Floor - Demo Plan
1/8" = 1'-0"



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



Second Floor - Demo Plan
1/8" = 1'-0"

2002

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emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
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Floor Plans

Site Information

Map & Parcel:	42.4.3 / 57
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	48,557 sq.ft.
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Allowable G.C.:	40%
Existing G.C.:	+/- 658 sq.ft.
Proposed G.C.:	_____ sq.ft.
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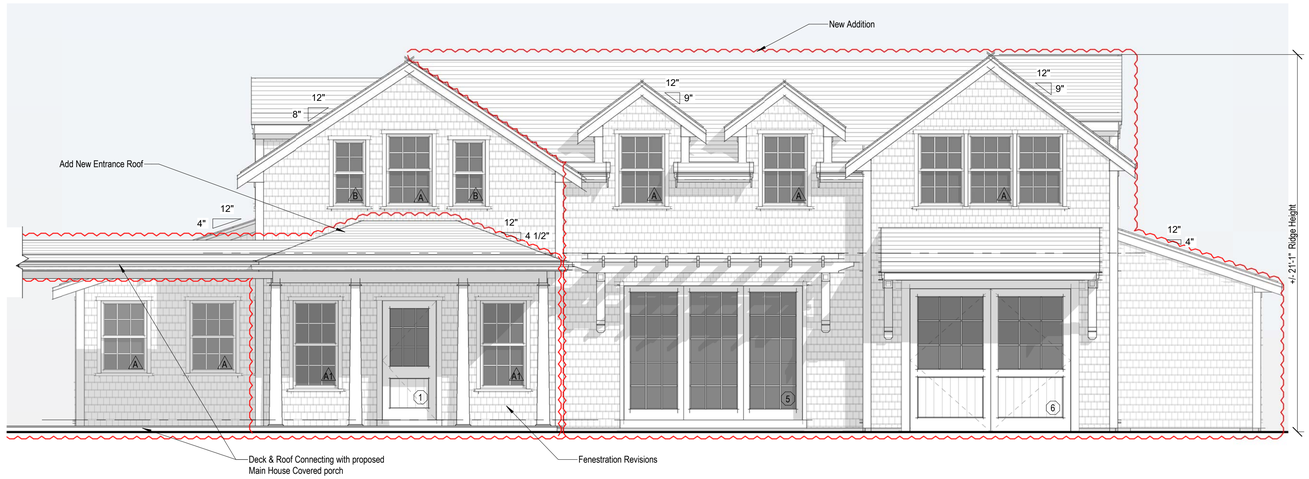
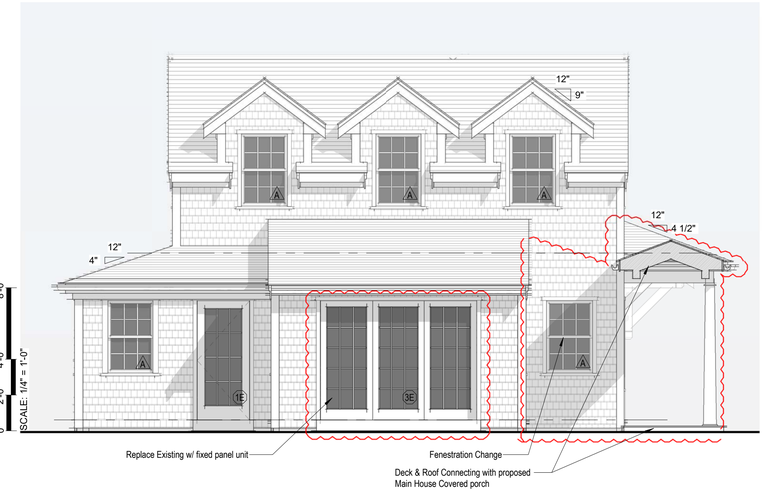
A.1.1

2002

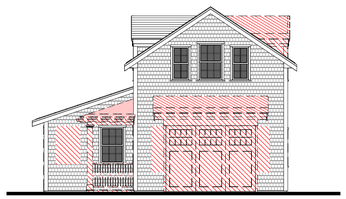
05. 26 .20



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

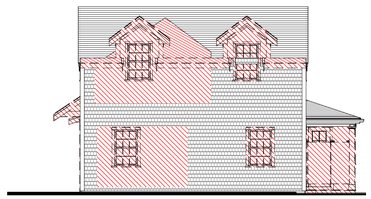


2 South Elevation
1/4" = 1'-0"

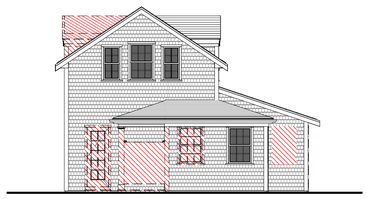


East Elevation - Existing & Demo
1/8" = 1'-0"

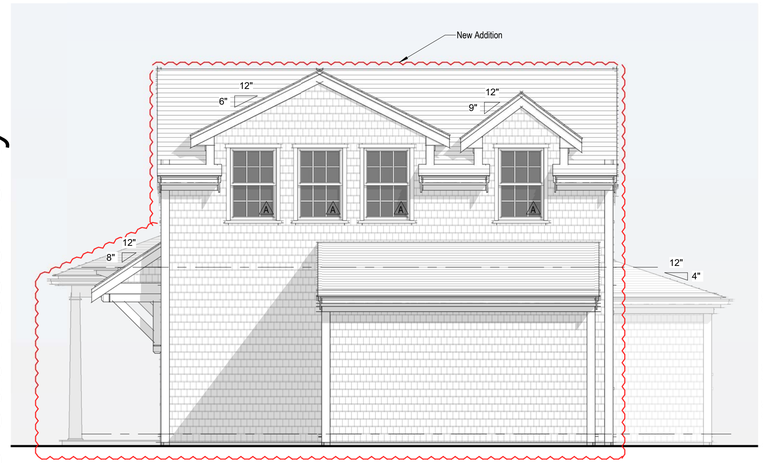
South Elevation - Existing & Demo
1/8" = 1'-0"



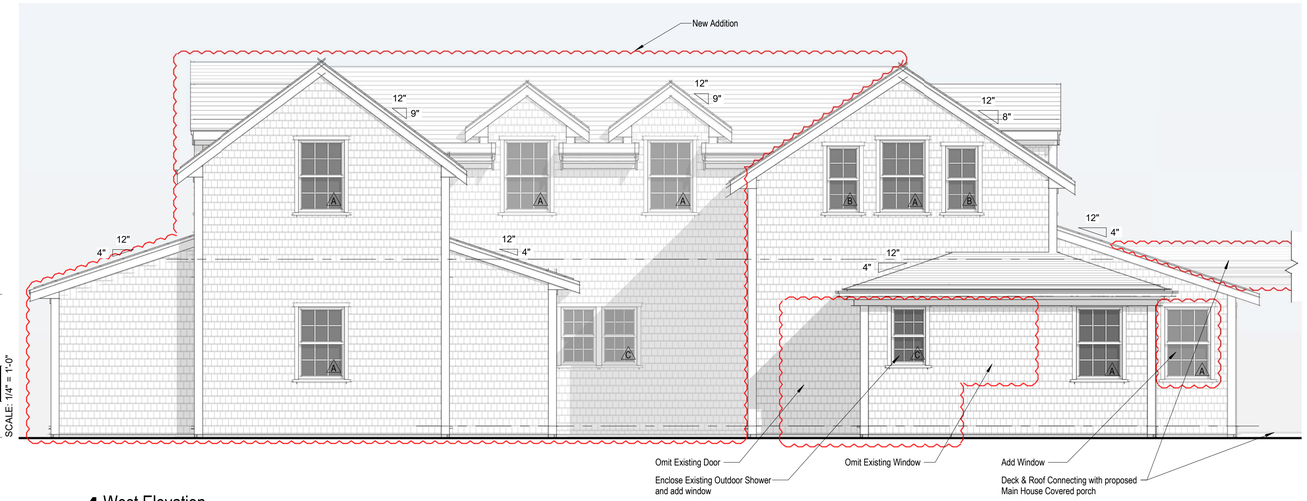
North Elevation - Existing & Demo
1/8" = 1'-0"



West Elevation - Existing & Demo
1/8" = 1'-0"



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



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

HDC Submission Only

2002

Guest House

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Exterior Elevations

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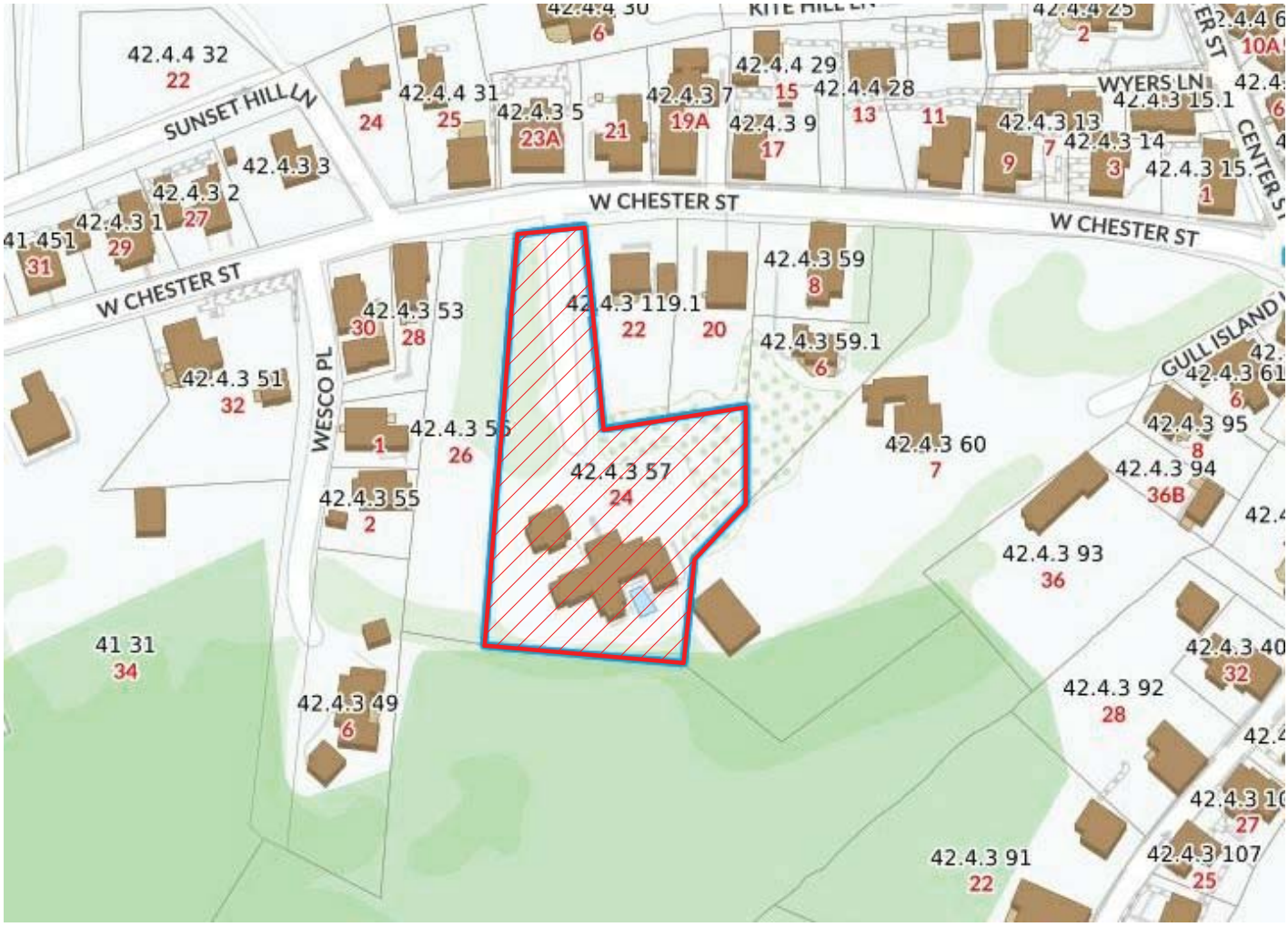
A.2.1

2002

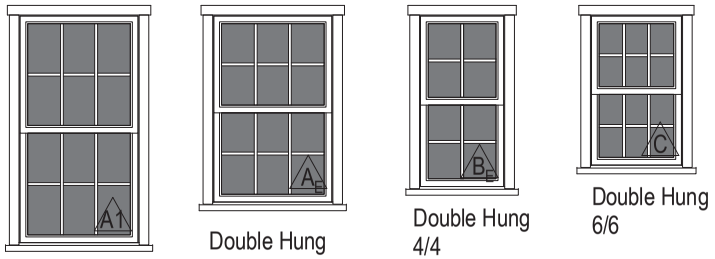
Guest House

24 West Chester Str
Nantucket, MA 02554

05. 26 .20



1 Locus Map
12" = 1'-0"



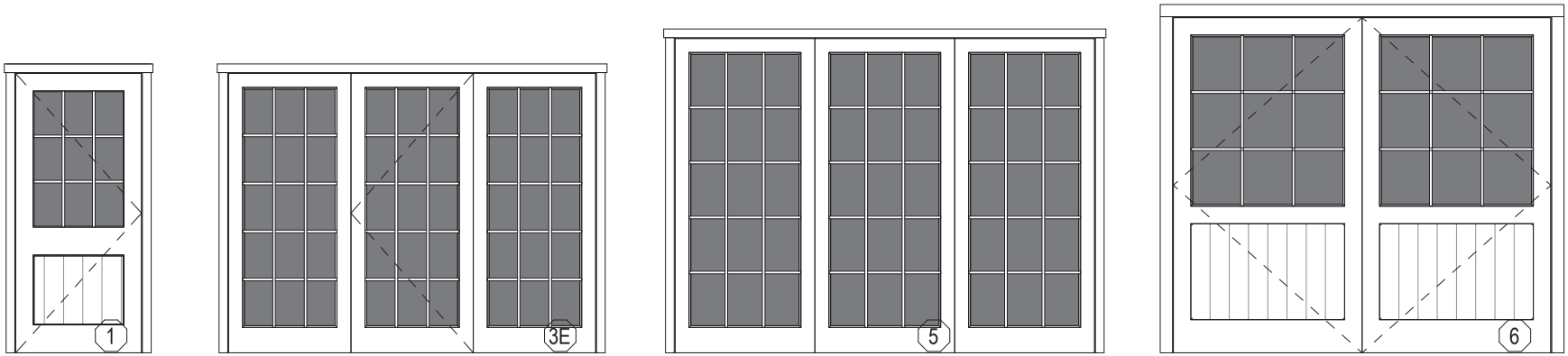
2 Window Legend

1/4" = 1'-0"

WINDOW SCHEDULE				
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
A	16	2'-9 1/4"	4'-1 1/2"	≥ 30
A1	2	2'-9 1/4"	5'-0"	≥ 30
C	3	2'-2"	3'-4"	≥ 30

WINDOW & DOOR NOTES

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



Single Door / Existing
1 Panel w/ 9 lite

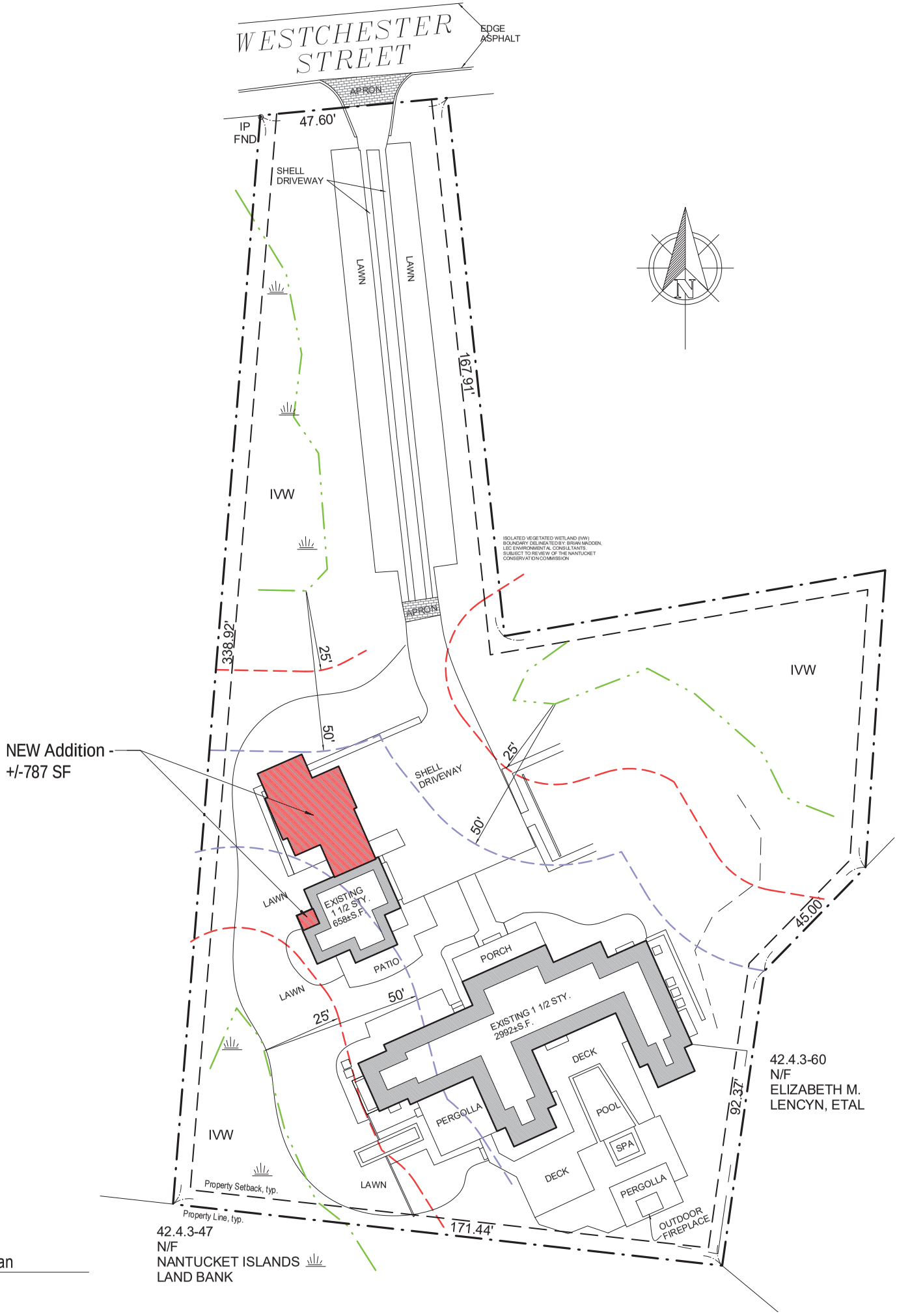
Triple French Door
15 Lite

Triple French Door
15 Lite

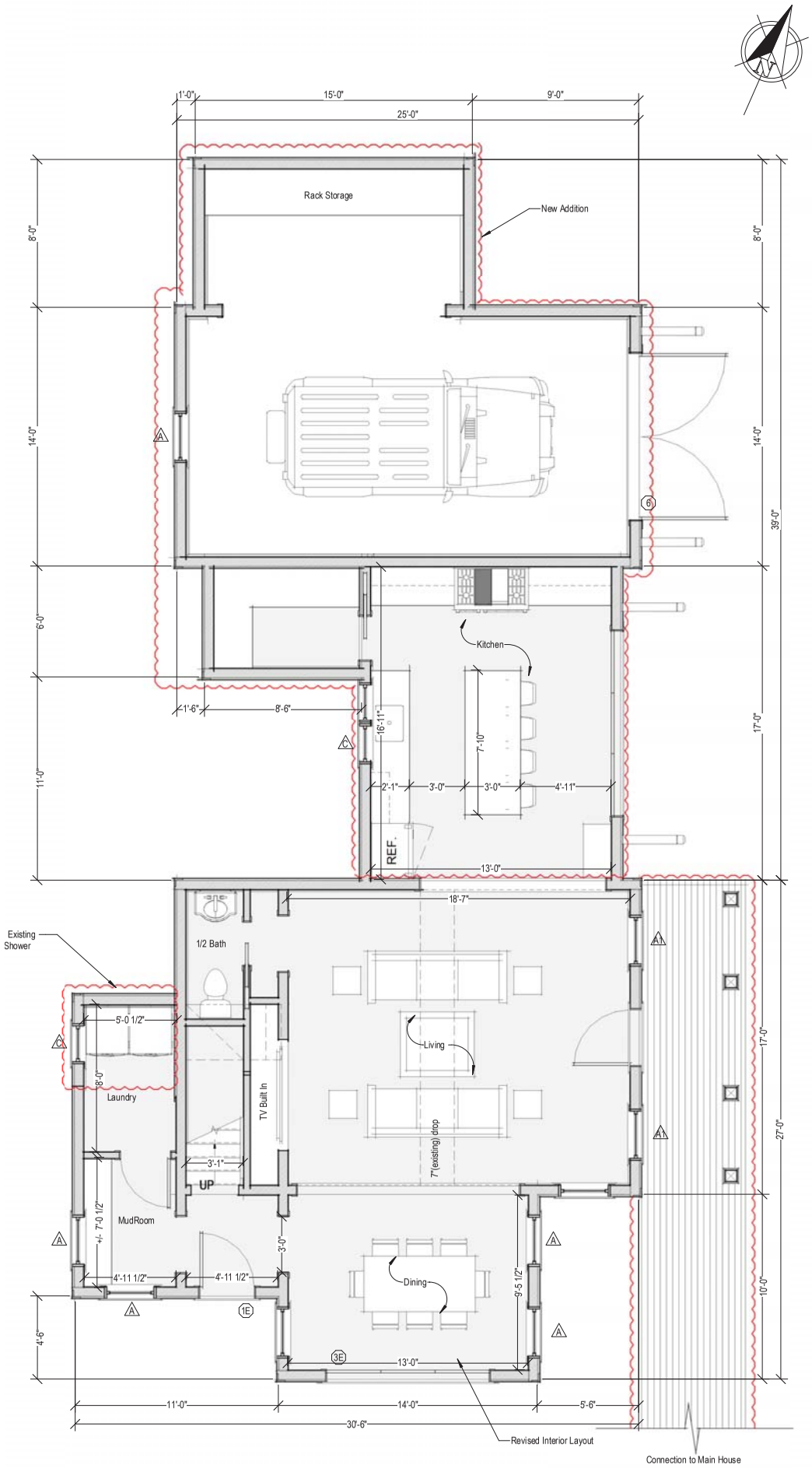
Garage Door / NEW
1 panel w/ 9 Lite

3 Door Legend

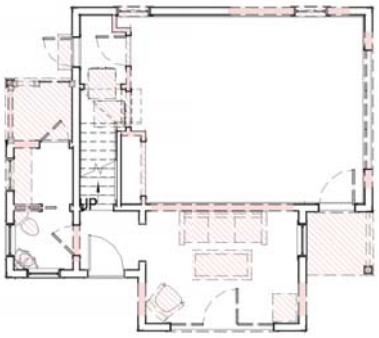
1/4" = 1'-0"



4 Site Plan
3/64" = 1'-0"

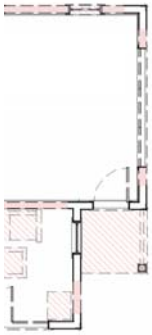


1 First Floor
1/4" = 1'-0"

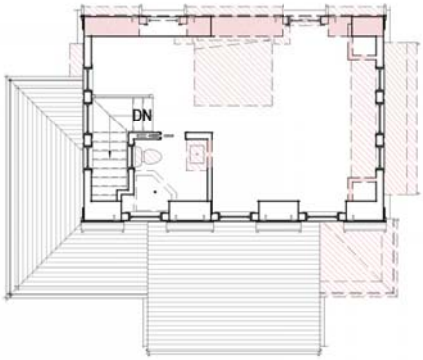


First Floor - Demo Plan
1/8" = 1'-0"

Revised Interior Lay

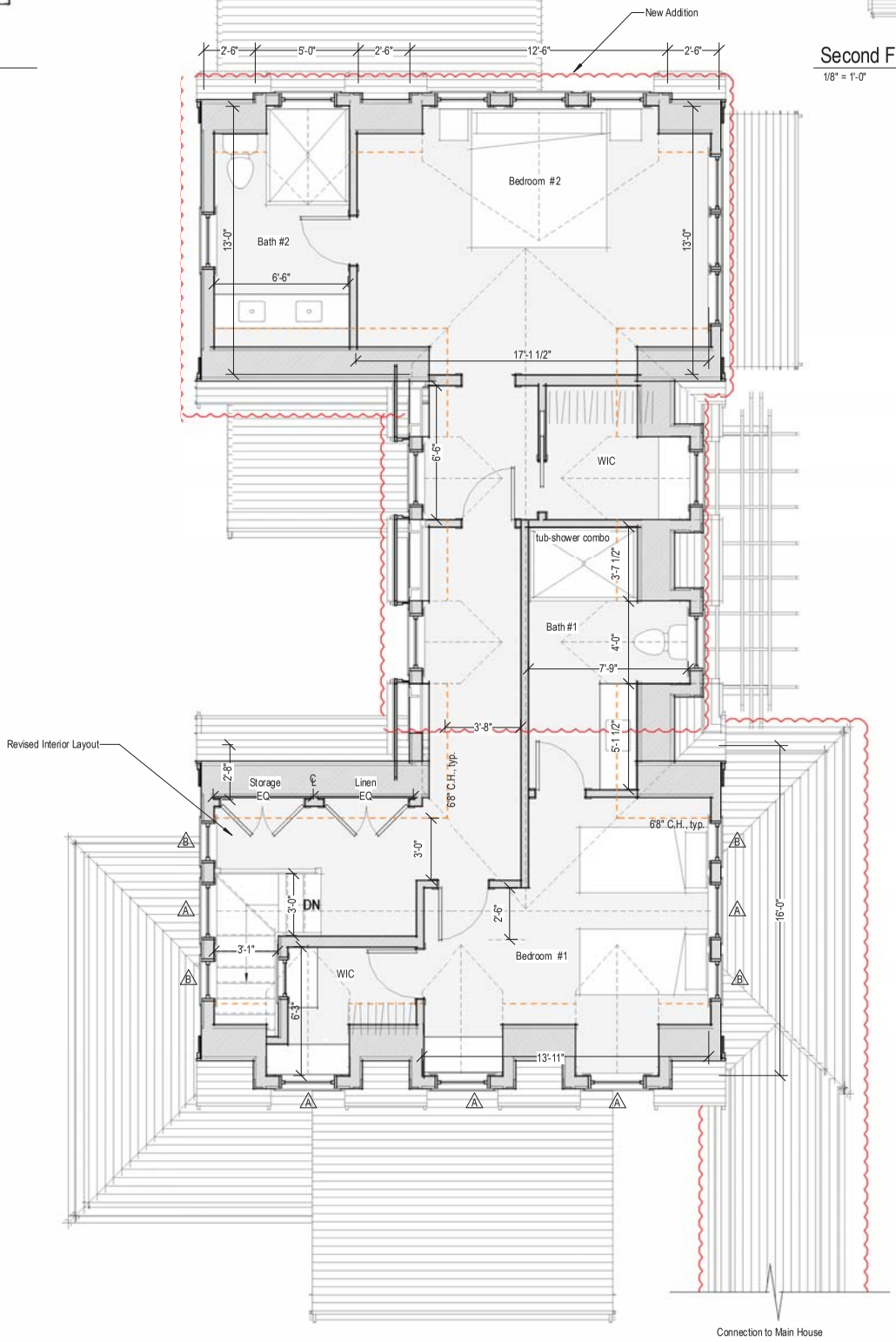


Plan



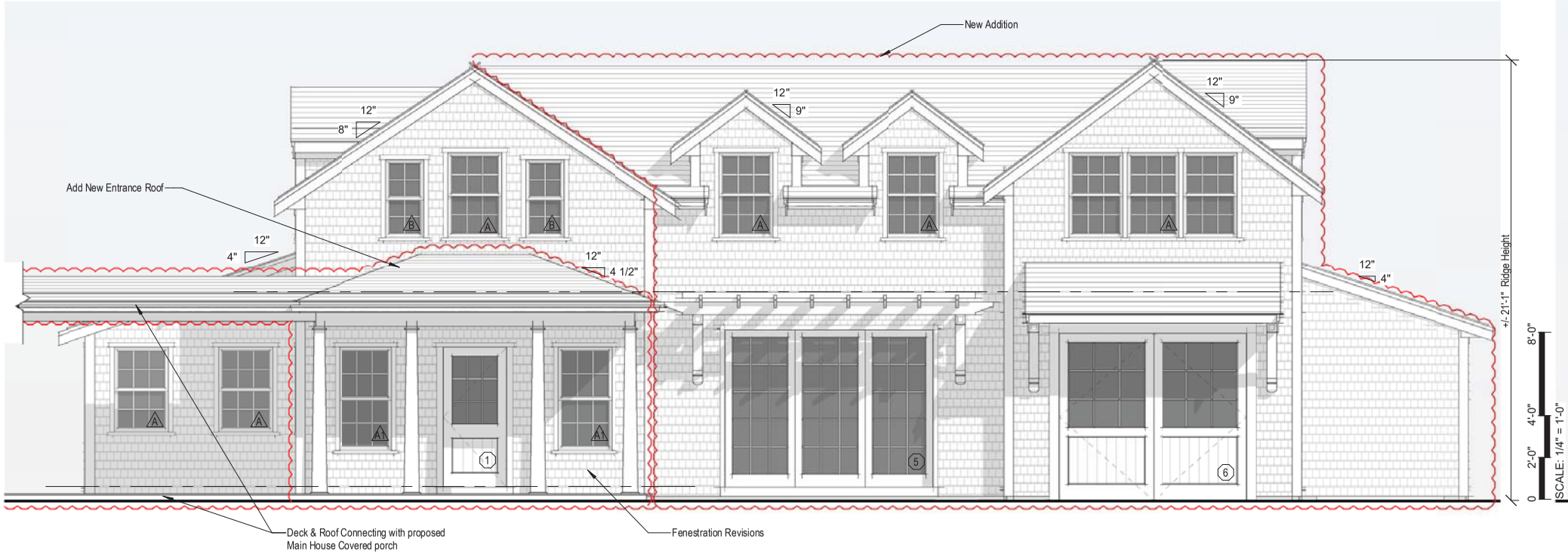
Second Floor - Demo Plan

1/8" = 1'-0"



2 Second Floor

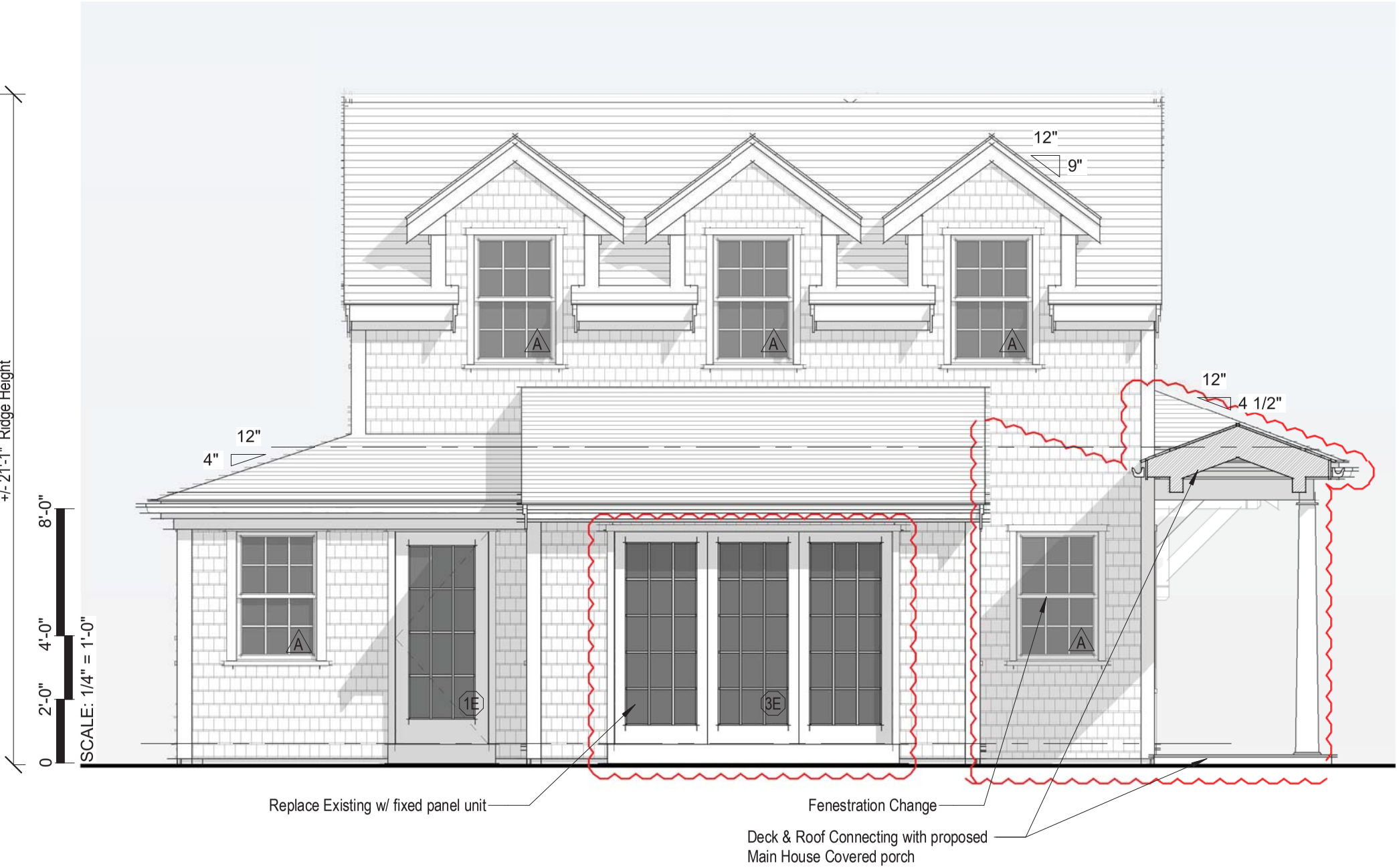
1/4" = 1'-0"



1 East Elevation

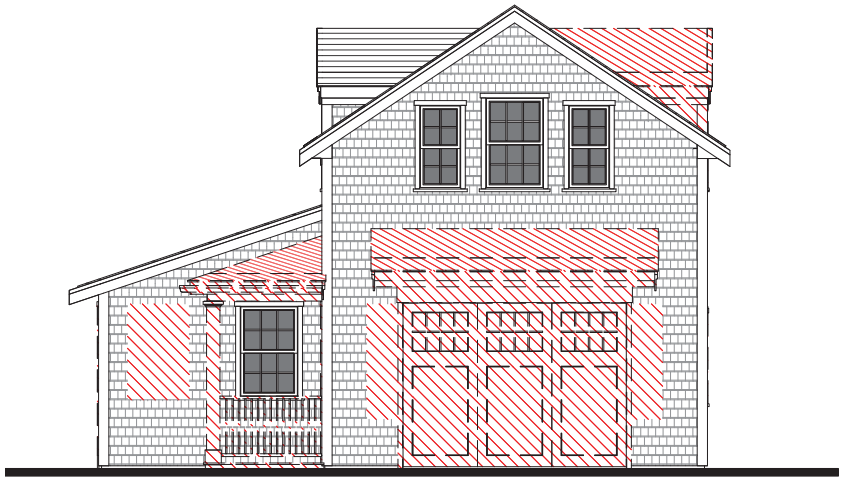
1/4" = 1'-0"

03.20.20



2 South Elevation

1/4" = 1'-0"

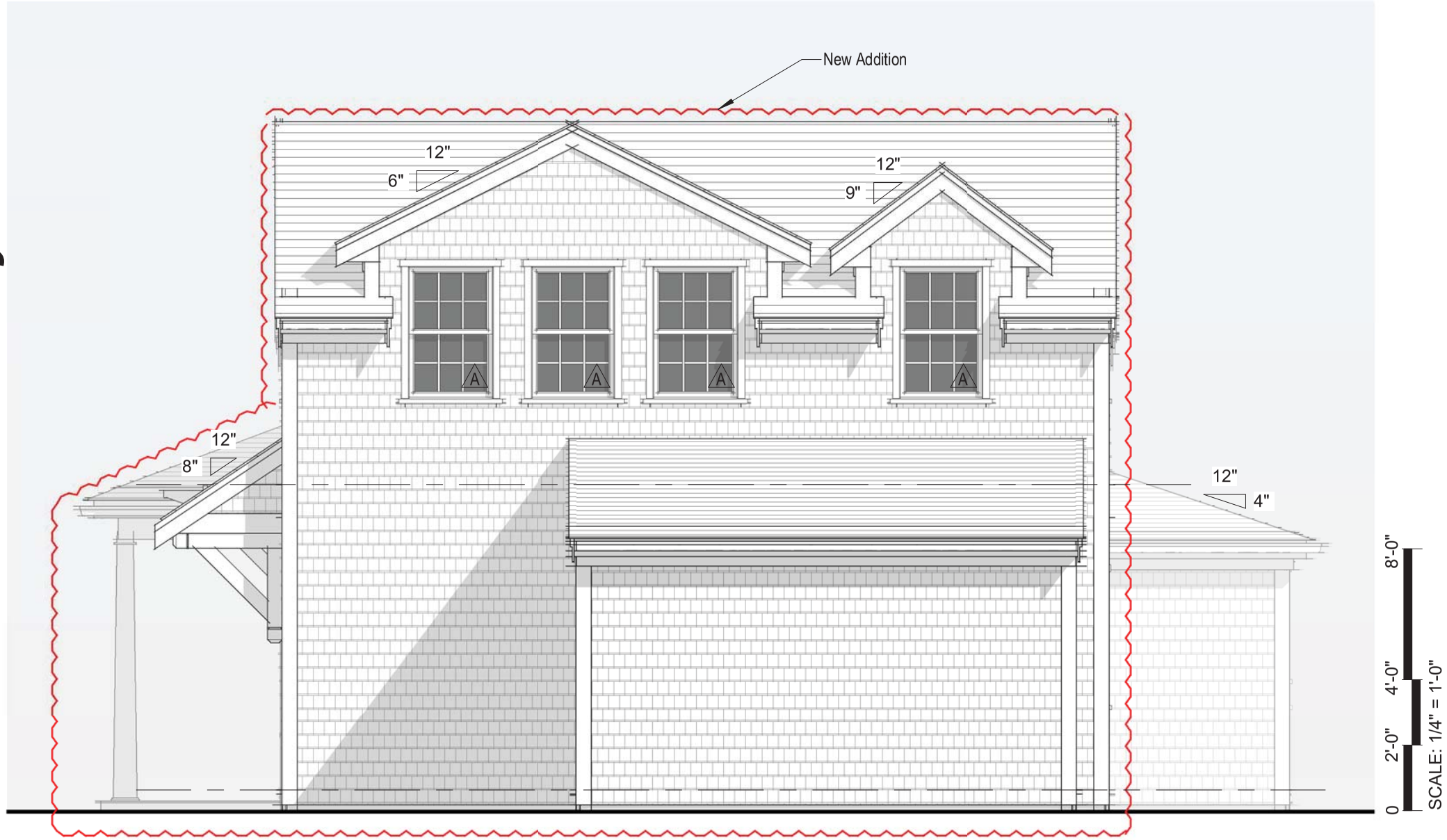


East Elevation - Existing & Demo

1/8" = 1'-0"

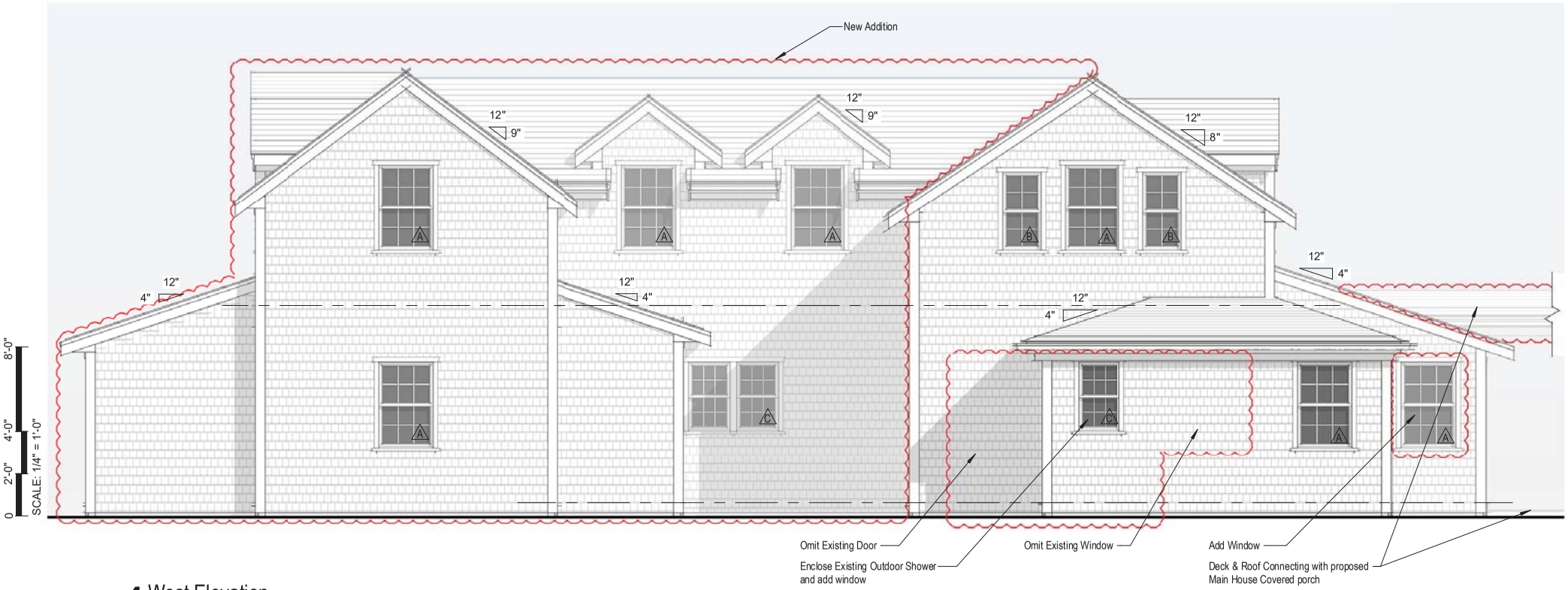
South Elevation - Existing & Demo

1/8" = 1'-0"

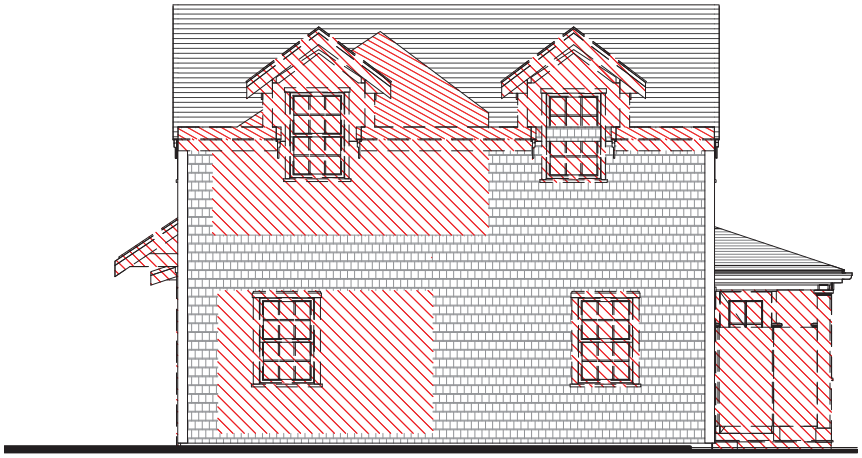


3 North Elevation

1/4" = 1'-0"

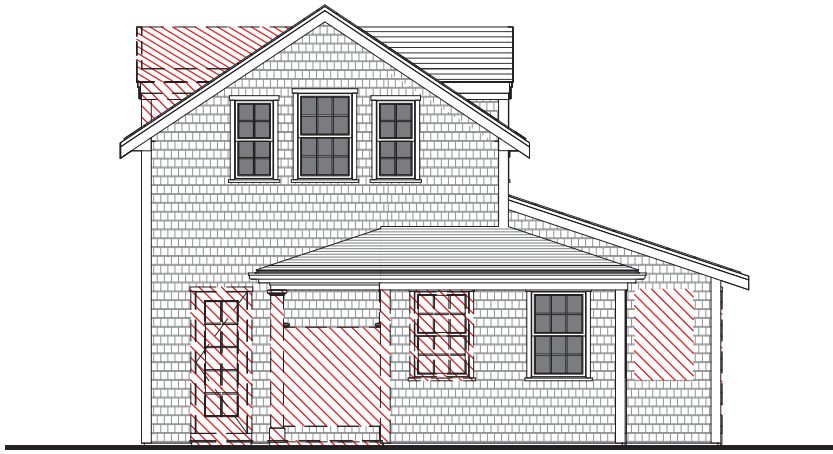


West Elevation



North Elevation - Existing & Demo

1/8" = 1'-0"



West Elevation - Existing & Demo

1/8" = 1'-0"

HISTORIC DISTRICT COMMISSION

37 Washington Street
Nantucket, Massachusetts 02554
Telephone: 508.228.7231 Fax: 508.325.7572

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 24 W. Chester

Tax Map Number: 42.4.3 Parcel Number: 57

Owner of Record: P. Zevnik

Description of Proposal: Addition to existing Guest House
+/- 787 - Ground Cover

Anticipated HDC Submission Date: 05.26.20

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.228.7231.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

REVISED April 2001

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER Paul A Zevnik

MAILING ADDRESS 1111 Pennsylvania Dr N

PROPERTY LOCATION 24 W Chester

ASSESSORS MAP/PARCEL 4243 // 57

SUBMITTED BY: Emeritus

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

5-26-2020

DATE

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor's Office, email=rranney@nantucket-ma.gov, c=US
Date: 2020.05.26 13:47:58 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

7019 1120 0002 0334 6674

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- Return Receipt (hardcopy) $
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $4.10
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05/26/2020

Sent To: Mazur Douglas + Summerfield Melissa Jo
Street and Apt. No., or PO Box No.: 680 Yorkshire Rd.
City, State, ZIP+4®: Neenah, WI 54956

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate) $0.00
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $4.10
Postmark Here — MAY 26 2020 — USPS — NANTUCKET, MA
05/26/2020

Sent To: Nantucket Islands Land Bank
Street and Apt. No., or PO Box No.: 22 Broad St
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

7019 1120 0002 0334 6698

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Street and Apt. No., or PO Box No.: Maggie Westchester Trust
City, State, ZIP+4®: 79 Puritan Ln Swampscott, MA 02215

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Sent To: Millicent Ruddy Nominee Tr
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City, State, ZIP+4®: Richmond, VA 23229

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Sent To: Lencyk Elizabeth M
Street and Apt. No., or PO Box No.: 46 Broad Brook Ln
City, State, ZIP+4®: Stamford, CT 06907

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- Return Receipt (hardcopy) $
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- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $4.10
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05/26/2020

Sent To: James Ralph + Janice Tr
Street and Apt. No., or PO Box No.: Maggie Westchester II Trust
City, State, ZIP+4®: 79 Puritan Lane Swampscott, MA 01907

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

MAZUR DOUGLAS & SUMMERFIELD
MELISSA JO
683 YORKSHIRE RD
NEENAH, WI 54956

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

BLACKBERRY PROPERTIES LLC
67 HAVEMEYER ROAD
IRVINGTON, NY 10533

JAMES RALPH & JANICE TR
MAGGIE WESTCHESTER II TRUST
79 PURITAN LANE
SWAMPSCOTT, MA 01907

MILLICENT K RUDDY NOMINEE TR
312 WESTOE ROAD
RICHMOND, VA 23229

LENCYK ELIZABETH M
46 BROAD BROOK LN
STAMFORD, CT 06907

JAMES RALPH & JANICE A TRS
MAGGIE WESTCHESTER TRUST
79 PURITAN LN
SWAMPSCOTT, MA 02215

Abutters List

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
4243	5	1	MAZUR DOUGLAS & SUMMERFIELD MELISSA JO		683 YORKSHIRE RD	NEENAH	WI	54956	23A W CHESTER ST
4243	47		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	8 WESCO PL
4243	56		BLACKBERRY PROPERTIES LLC		67 HAVEMEYER ROAD	IRVINGTON	NY	10533	26 W CHESTER ST
4243	58	1	JAMES RALPH & JANICE TR	MAGGIE WESTCHESTER II TRUST	79 PURITAN LANE	SWAMPSCOTT	MA	01907	20 W CHESTER ST
4243	59	1	MILLICENT K RUDDY NOMINEE TR		312 WESTOE ROAD	RICHMOND	VA	23229	6 W CHESTER ST
4243	60		LENCYK ELIZABETH M		46 BROAD BROOK LN	STAMFORD	CT	06907	7 GULL ISLAND LN
4243	119	1	JAMES RALPH & JANICE A TRS	MAGGIE WESTCHESTER TRUST	79 PURITAN LN	SWAMPSCOTT	MA	02215	22 W CHESTER ST
Count:	**7**								

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NAN.1898
Historic Name:	
Common Name:	
Address:	24 West Chester St
City/Town:	Nantucket
Village/Neighborhood:	Nantucket
Local No:	4243-057, NC7-23
Year Constructed:	
Architect(s):	
Architectural Style(s):	Cape; Not researched
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Shingle Foundation: Concrete Unspecified

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

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NAN.1898

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC7-23
MAP/PARCEL#: 4243-057

1898

Recorded by: CR Date: 07/11/89 Organization: AGS

CD
PL-NAN
VSB-NAN

IDENTIFICATION

1. Street Name & No.: 24 WEST CHESTER ST

2. Building Name: N/A

3. Ownership: Private

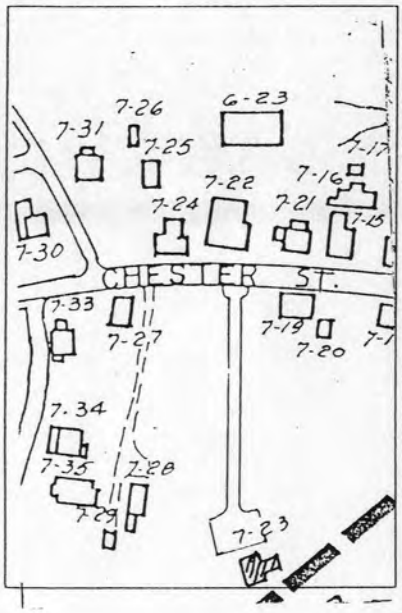
4. Present Owner: PATTERSON, ISABEL C. ET AL

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"



Revised 5/89

Survey/Film Roll #: NC7-23

NAN.1898

1898

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2-M
11. Approximate Frontage (ft.): 85
12. Setback from Street: 300 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Garage,Parking
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame,Pedimented
33. Number of Bays: NA
34. Window Frame Type: Flush Frame
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: N/A
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
    N/A

NAN. 1898

1898

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Role the Building Plays: Nantucket HD:
44. Date of Initial Construction: ND
    Source: Unknown
    Architect: Unknown Builder: Unknown
45. Building Type: Additive
46. Architectural Style: N/A
47. Historical and Architectural Importance:
    Unknown

48. Sources: Assessors Records,Sanborn Maps

24 W CHESTER ST

Location	24 W CHESTER ST	**Mblu**	4243/ / 57/ /
Acct#	00010546	**Owner**	ZEVNIK PAUL A
Assessment	$4,991,300	**PID**	10546
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$3,222,900	$1,768,400	$4,991,300

Owner of Record

Owner	ZEVNIK PAUL A	**Sale Price**	$4,350,000
Co-Owner	CROQUET PITCH LLC	**Certificate**	
Address	1111 PENNSYLVANIA DR N W WASHINGTON, DC 20004	**Book & Page**	00946/0073
		Sale Date	03/18/2005
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ZEVNIK PAUL A	$4,350,000		00946/0073	00	03/18/2005
WILLEY T MITCHELL TRUSTEE	$1,450,000		00705/0010	1O	07/06/2001
PATTERSON SHIRLEY C & ROBERT R	$0		00360/ 169	99	03/04/1991
PATTERSON ISABEL C ETAL	$0		00217/ 183	99	08/03/1984

Building Information

Building 1 : Section 1

Year Built:	1967
Living Area:	3,529
Replacement Cost:	$3,019,838
Building Percent Good:	84
Replacement Cost Less Depreciation:	$2,536,700

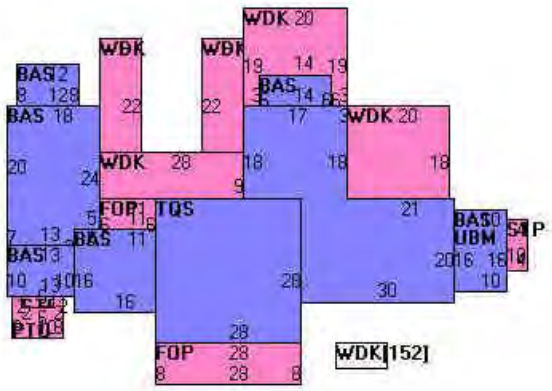
Building Attributes	
Field	**Description**

Style	Cape Cod
Model	Residential
Grade:	Luxurious +
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

Building Photo

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\03\35/

Building Layout



(http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/1

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	2,941	2,941
TQS	Three Quarter Story	784	588
FOP	Porch, Open, Finished	290	0
PTO	Patio	68	0
STP	Stoop	52	0
UBM	Basement, Unfinished	160	0
WDK	Deck, Wood	1,412	0
		5,707	3,529

Building 2 : Section 1

Year Built:	2001
Living Area:	657
Replacement Cost:	$673,882
Building Percent Good:	98

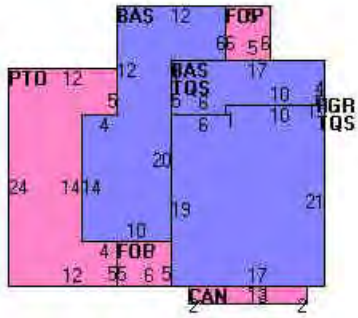
Replacement Cost
Less Depreciation: $660,400

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style	Guest Quarters
Model	Residential
Grade:	Excellent +
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

Building Photo

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\03\35/

Building Layout



(http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/1

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	338	338
TQS	Three Quarter Story	425	319
CAN	Canopy	26	0
FGR	Garage, Finished	335	0
FOP	Porch, Open, Finished	60	0
PTO	Patio	232	0
		1,416	657

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1 UNITS	$3,500	1
FPO	EXTRA FPL OPEN	1 UNITS	$1,000	1

FPL1	FIREPLACE 1 ST	4 UNITS	$11,100	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	ROH
Neighborhood	850
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.12
Frontage	0
Depth	0
Assessed Value	$1,768,400

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SPL3	GUNITE			330 S.F.	$5,900	1
WHPL	PERM HOTTUB			1 SLIPS	$1,800	1
SPL1	POOL-INGR CONC			126 S.F.	$2,000	1
PAT1	PATIO-AVG			280 S.F.	$500	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$2,916,200	$1,768,400	$4,684,600
2017	$2,875,700	$1,768,400	$4,644,100
2016	$2,656,200	$1,006,000	$3,662,200
2015	$2,471,600	$1,034,500	$3,506,100
2014	$2,471,600	$1,018,500	$3,490,100

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EXISITNG EAST ELEVATION

EXISITNG SOUTH ELEVATION

EXISITNG WEST ELEVATION

EXISITNG NORTH ELEVATION

3. 33 Coffin St, LLC	33 Coffin Street	Decks/add balcony	73.4.1-26.1	CWA

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver, Welch
Alternates	None
Recused	Camp – Stepped out
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing	Chip Webster, Chip Webster Associates
Public	None
Concerns (6:56)	**Webster** – Presented project; no change to the existing footprint. **Backus** – Circa 1994; concerned with the amount of fenestration on the west elevation. **Welch** – Asked if there is a sheet showing what is being removed and what is staying. The proposed site plan has some landscaping, but it is difficult to discern what is existing mass and proposed additive mass. He'd like to see the floor-plan to facilitate imagining this in 3D. He's a little concerned about the south elevation porch depth relative to the chimney and house; same on the north. Concerned about the balance of fenestration regarding visibility. South elevation, asked if the part of the gable above the three 2nd-floor windows will be proud of the rest of the gable; would like a perspective shot of this elevation. There needs to be more discussion about the relation of windows to doors; they seem disjointed and proportions are incongruent. **Oliver** – Likes a lot of the changes. She wants to see the cantilevered gable peak. The porches are very deep indicating a shallow-pitched roof. The north 2nd-floor additions will make the ridge line over 50 feet; should try to keep the ends as they are now to provide additive massing. All the 2nd-floor windows are casement or awnings; should work to get more double-hung windows and make them less horizontal. **McLaughlin** – You can't read anything on the plans; the print should be larger. North elevation, there should be one skylight per roof plain. **Coombs** – North elevation, agrees about the skylights; there are six sets of French doors and thinks that is not in keeping with that street corner; 2nd-floor gable has 4 ganged windows, which should be broken up. East elevation corner is very visible. Not sure about the 2-over-2 windows. **Pohl** – Agrees with what's been said. The porches are very deep and face Burnell with a very shallow roof pitch. Right now, the lot is wooded, and they seem to want more developed landscaping.
Motion	**Motion to Hold for revisions. (Coombs)**
Roll-call Vote	Carried 5-0//Oliver-aye; McLaughlin-aye; Welch-aye; Coombs-aye; Pohl-aye — Certificate #

4. Michelle Black	**05-0953**	28 Eel Point Road	Sports Court	40-49	Ahern LLC

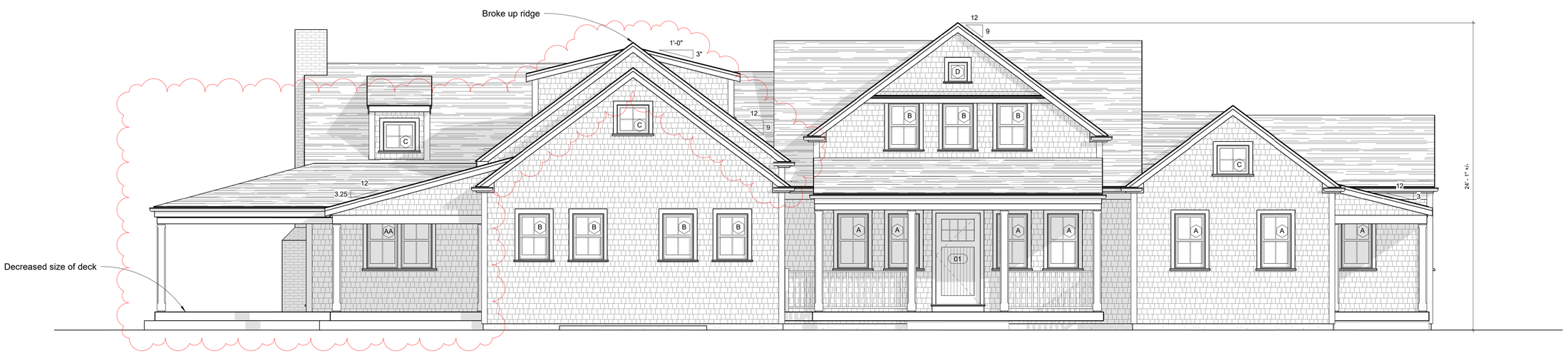
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch
Alternates	None
Recused	Camp – still out
Documentation	Landscape design plans, site plan, and photos.
Representing	Miroslava Ahern, Ahern Design, LLC
Public	None
Concerns (7:17)	**Ahern** – Presented project. **Welch** – Asked if the grade change was previously approved or if that is part of this application – grading for the court is part of this application. The biggest imperative related to grading is it should be fully legible on the plans. His understanding, when we viewed this for the structure, was that there would be substantial natural landscape in front of the house to screen it; he's not seeing any of that on this plan. He'd like to see a site plan with more landscaping information. **Coombs** – There are some apparently superfluous lines on the plan – 50-foot wetlands buffer. No concerns as long as the vegetation is as thick as proposed. Asked about the topographical elevations – court 32, house 43 and road 26. **McLaughlin** – Nothing to add. **Oliver** – She struggles with on-the-hill things. **Pohl** – It's cut into the side of the hill, working with grade, and heavily planted. He has no concerns.
Motion	**Motion to Hold for additional information on landscape/hardscape materials in front of the home and approved site plan for the house application. (Welch)**
Roll-call Vote	Carried 5-0//Welch-aye; Coombs-aye; Oliver-aye; McLaughlin-aye; Pohl-aye — Certificate #

PROPOSED

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

Previous Submission

Proposed



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

CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

Gabriel
Renovation
33 Coffin Street, Nantucket, MA

DD - Not For Construction

#	Date	Note
7	2020.05.14	HDC Submission
8	2020.05.27	HDC Resubmission

HDC1

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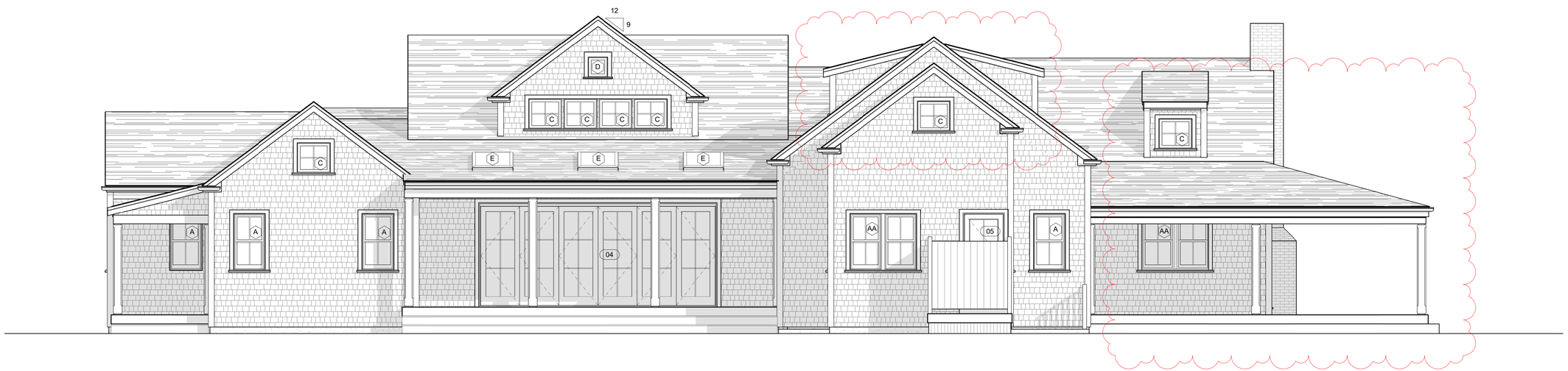
2 North - HDC
1/4" = 1'-0"

Previous Submission

Proposed



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

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Gabriel
Renovation
33 Coffin Street, Nantucket, MA

DD - Not For Construction

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7	2020.05.14	HDC Submission
8	2020.05.27	HDC Resubmission

HDC2

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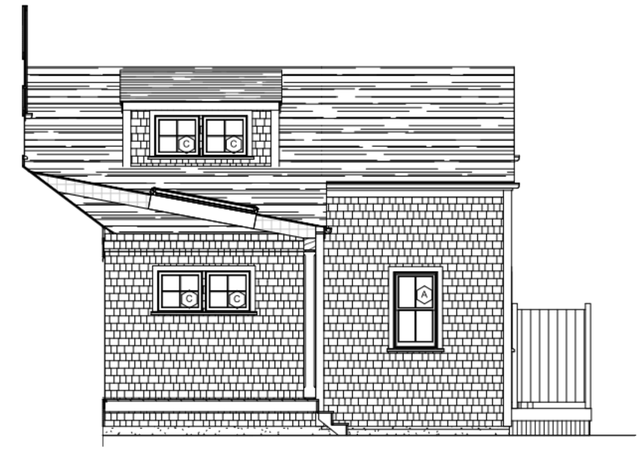
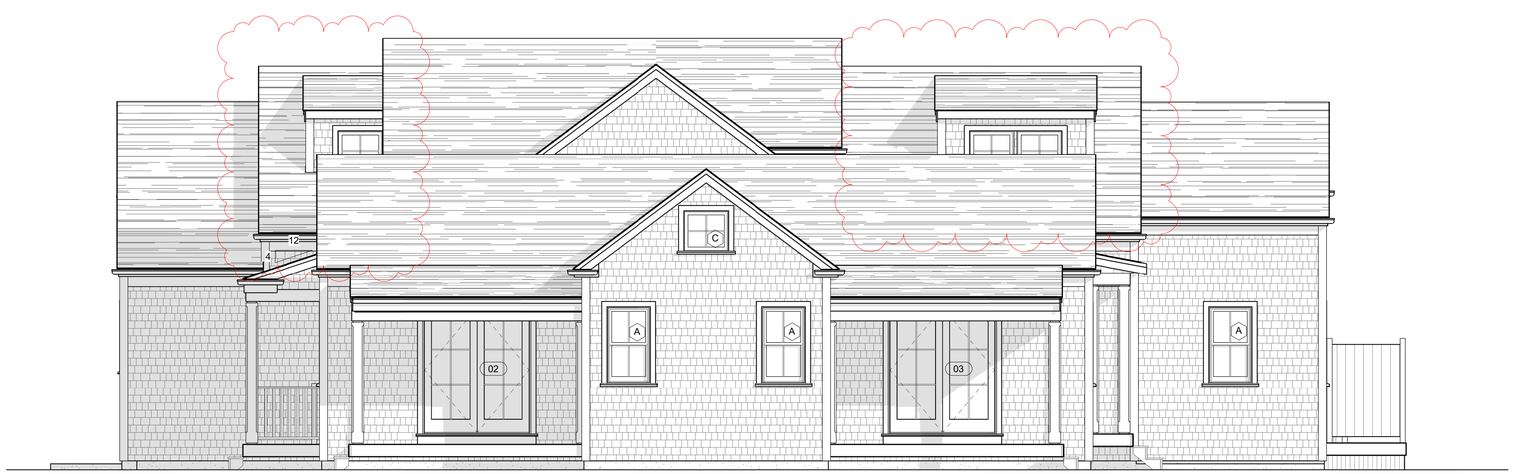


3 East HDC
1/4" = 1'-0"

Previous Submission

Proposed



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

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

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Gabriel
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33 Coffin Street, Nantucket, MA

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HDC3

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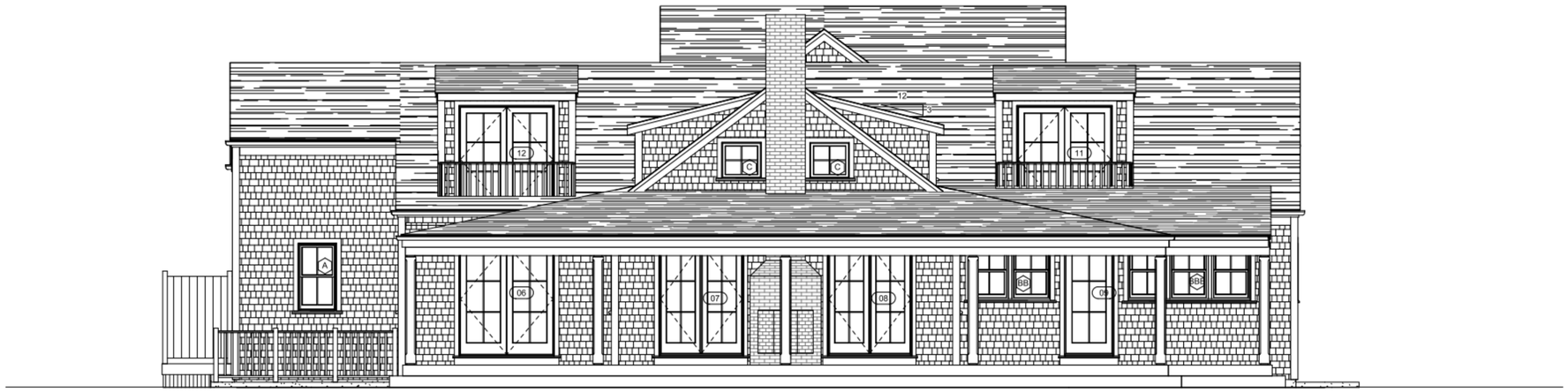
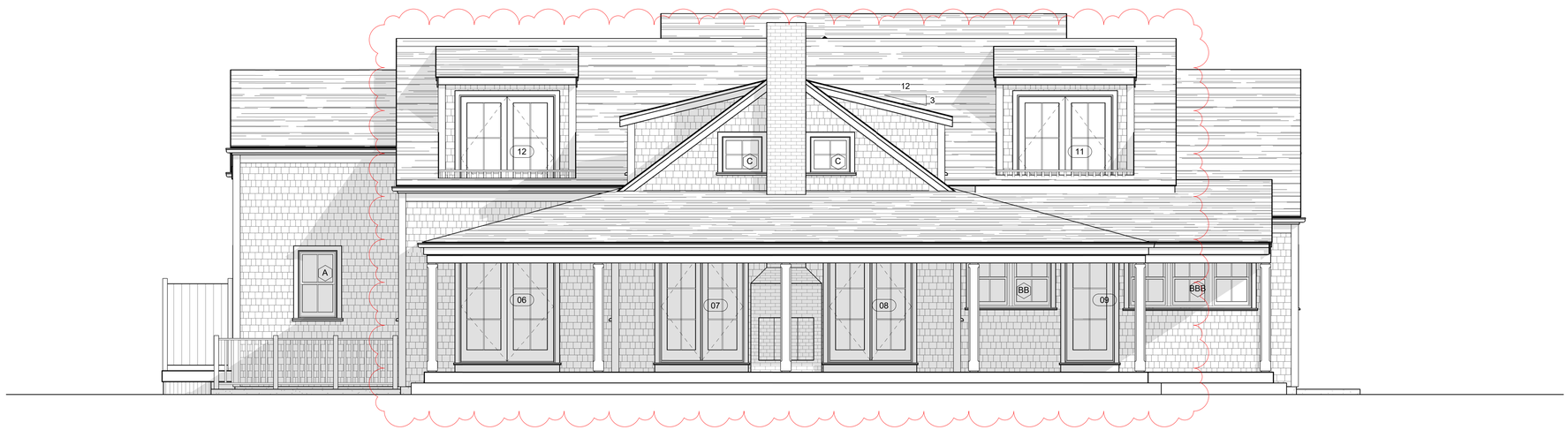


2 West - HDC
1/4" = 1'-0"

Previous Submission

Proposed



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

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Gabriel
Renovation
33 Coffin Street, Nantucket, MA

DD - Not For Construction

#	Date	Note
7	2020.05.14	HDC Submission
8	2020.05.27	HDC Resubmission

HDC4

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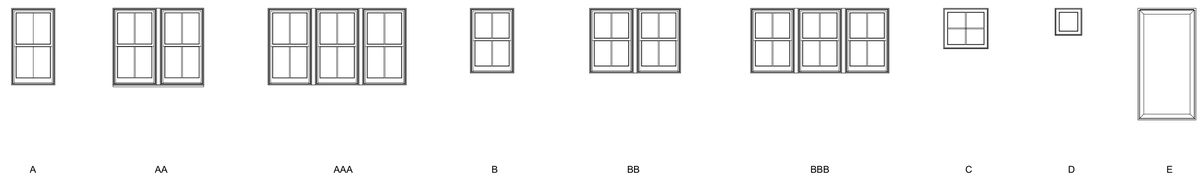
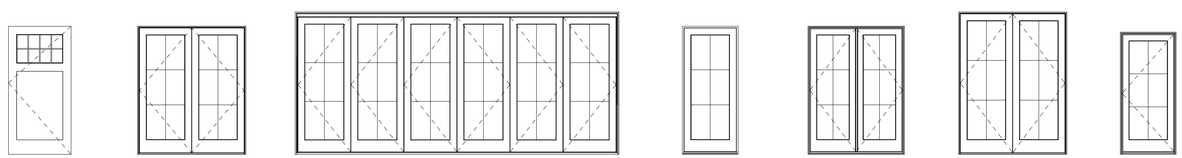


Window Legend
1/4" = 1'-0"

Window Schedule						
Type Mark	Manufacturer	Model	Rough Width	Rough Height	Finish	Comments
A	Marvin Windows and Doors	CUDH-NG2422	2' - 6 1/4"	4' - 4"	White	
AA	Marvin Windows and Doors	CUDH-NG2422	5' - 2"	4' - 4"	White	
AAA	Marvin Windows and Doors	CUDH-NG2422	7' - 9 3/4"	4' - 4"	White	
B	Marvin Windows and Doors	CUDH-NG2418	2' - 6 1/4"	3' - 8"	White	
BB	Marvin Windows and Doors	CUDH-NG2418	5' - 2"	3' - 8"	White	
BBB	Marvin Windows and Doors	CUDH-NG2418	7' - 9 3/4"	3' - 8"	White	
C	Marvin Windows and Doors	CUAWN3028	2' - 7"	2' - 3 3/4"	White	
D	Marvin Windows and Doors	CUAWN1818	1' - 7"	1' - 6 3/4"	White	
E	VELUX	VSE	3' - 0"	6' - 0"	White	

Base Window Specifications

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



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

Door Schedule						
Mark	Manufacturer	Model	Rough Width	Rough Height	Finish	Comments
01	Custom	3670	3' - 8 1/2"	7' - 4 1/2"	White	
02	Marvin Windows and Doors	CUOFD6070	6' - 1 3/4"	7' - 2 1/2"	White	
03	Marvin Windows and Doors	CUOFD6070	6' - 1 3/4"	7' - 2 1/2"	White	
04	Marvin Windows and Doors	CMOBFD18080	18' - 2 1/4"	8' - 0"	White	
05	Marvin Windows and Doors	CUOFD3070	3' - 2 1/2"	7' - 2 1/2"	White	
06	Marvin Windows and Doors	CUOFD6070	6' - 1 3/4"	7' - 2 1/2"	White	
07	Marvin Windows and Doors	CUIFD5470	5' - 5 3/4"	7' - 2 1/2"	White	
08	Marvin Windows and Doors	CUIFD5470	5' - 5 3/4"	7' - 2 1/2"	White	
09	Marvin Windows and Doors	CUIFD3070	3' - 2 1/2"	7' - 2 1/2"	White	
10	Marvin Windows and Doors	CUIFD3070	3' - 2 1/2"	7' - 2 1/2"	White	
11	Marvin Windows and Doors	CUOFD6080	6' - 1 3/4"	8' - 0"	White	
12	Marvin Windows and Doors	CUOFD6080	6' - 1 3/4"	8' - 0"	White	
13	Marvin Windows and Doors	CUIFD3068	3' - 2 1/2"	6' - 10 1/2"	White	

Base Door Specifications

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

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#	Date	Note
7	2020.05.14	HDC Submission
8	2020.05.27	HDC Resubmission

HDC5

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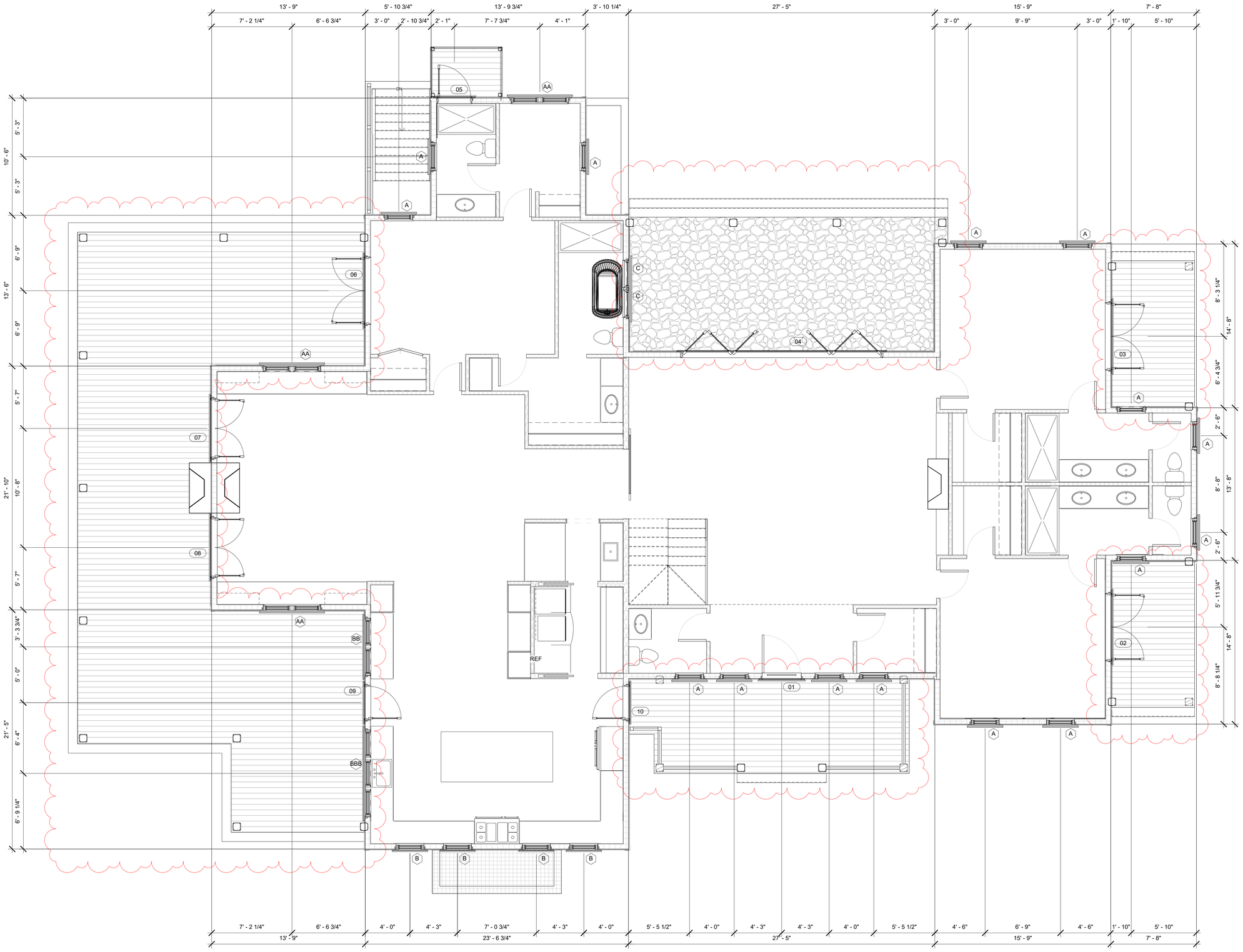

1 Floor 1 - HDC
1/4" = 1'-0"

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#	Date	Note
7	2020.05.14	HDC Submission
8	2020.05.27	HDC Resubmission

HDC6

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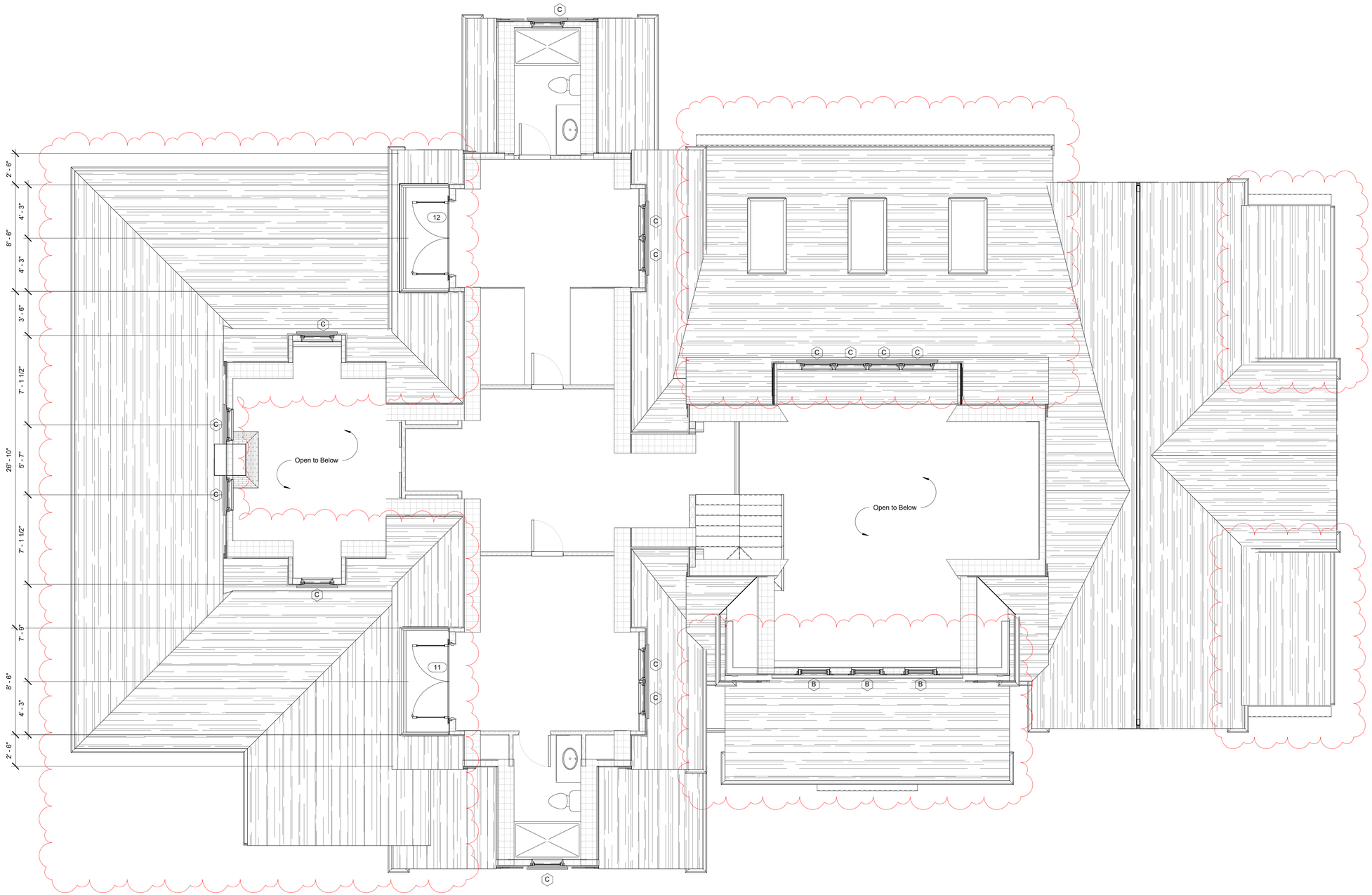

1 Floor 2 - HDC
1/4" = 1'-0"

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#	Date	Note
7	2020.05.14	HDC Submission
8	2020.05.27	HDC Resubmission

HDC7

6/1/2020 1:19:56 PM

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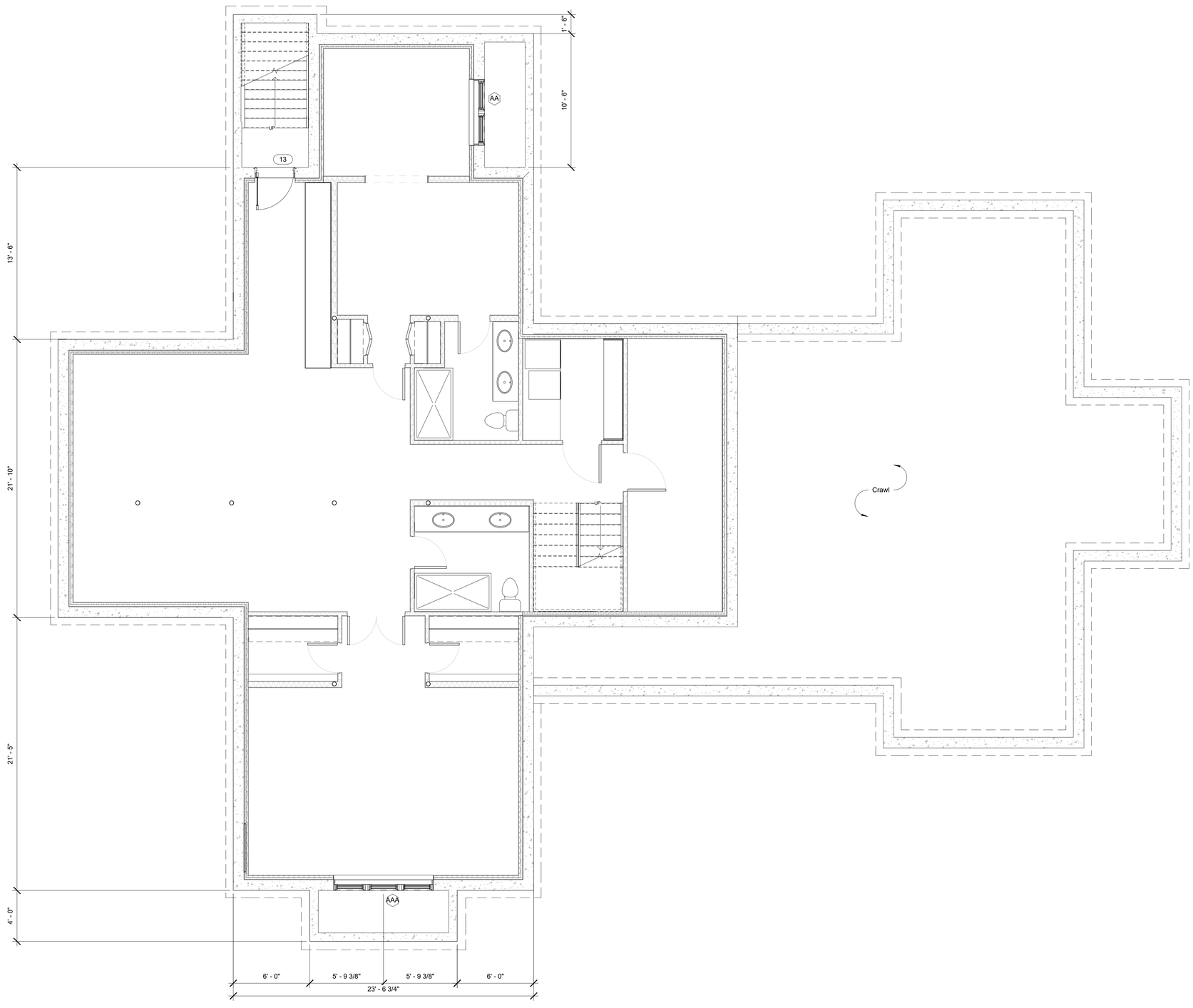

1 Basement - HDC
1/4" = 1'-0"

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#	Date	Note
7	2020.05.14	HDC Submission
8	2020.05.27	HDC Resubmission

HDC8

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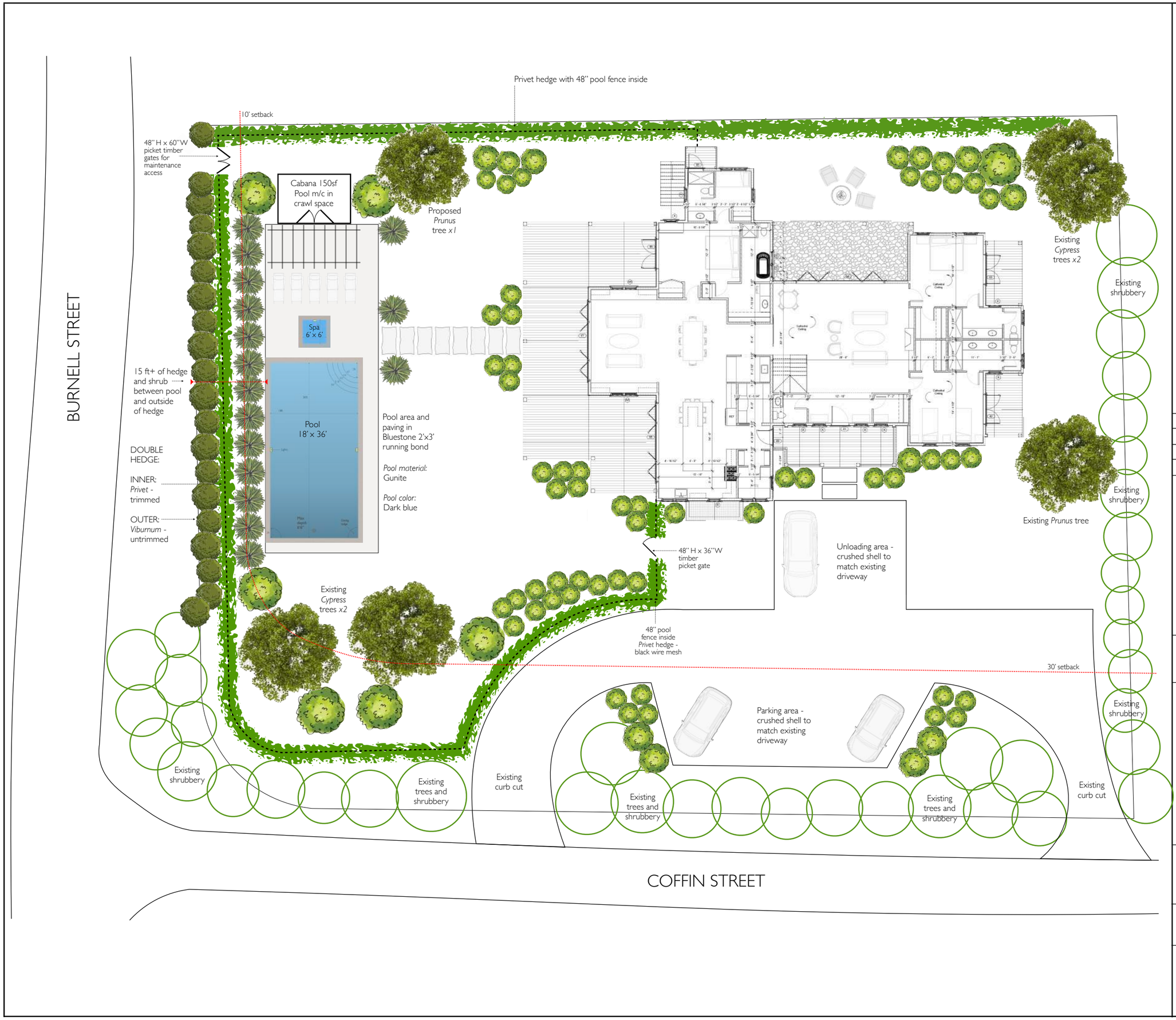

Notes:
All dimensions must be checked on-site and not scaled from this drawing

N

	Date	Revisions

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Ogilvy Landscape Design
Pilgrim's Wood
Fawley
Henley-on-Thames
Buckinghamshire RG9 6JG, UK

Tel: +44 7764 449 127
james@ogilvyandco.com

Client
Mr & Mrs Bob Gabriel

Job title
33 Coffin Street

Drawing title
Site plan v5
HDC submission

0 10 20 30 40 50
feet

Date	Drawn by
June 1st 2020	James Ogilvy

Drg. No.	Rev.
01:01:01	

297 x 420mm A3

APPENDIX

33 COFFIN STREET
Mr & Mrs Bob Gabriel

HDC SUBMISSION - LANDSCAPE PLAN NOTES

1 - GENERAL VISIBILITY - Existing trees and shrubs left in place on east side, along Coffin Street on south side, and round corner from Coffin Street into Burnell Street on west side.

2 - POOL VISIBILITY - Proposed double hedge to provide maximum visibility barrier between street and pool: *Privet* inner hedge and wilder *Viburnum* (or similar) outer hedge. Combined with *Pennisetum* on west side of pool, there will be 15 ft of hedge and shrub between pool and outside hedge

3 - PLANTING AROUND HOUSE - Representational only on plan but will be typical mix of reliable local plants: *Hydrangea, Nepeta, Rudbeckia, Geranium, Calamintha* etc

4 - DRIVEWAY - Crushed local shell to match existing surface

5 - POOL - Gunite construction; 6'6" max depth; dark blue color

6 - PAVING - 2'x3' running bond Bluestone around pool and for 'stepping-stone' paths

7 - POOL FENCE - Black wire mesh set into *Privet* hedge

8 - GATES - Maintenance access: Cedar double gate, 48" H x 60"W

9 - GATE - Garden access: Cedar single gate, 48" H x 36"W

Coffin Street looking south - unchanged

Coffin & Burnell Street corner - unchanged

Outer hedge - *Viburnum* - untrimmed

Inner hedge and planting - trimmed *Privet* with *Pennisetum*

Sample planting

Sample planting

Bluestone 2'x3' running bond

Black mesh pool fence (inside *Privet* hedge)

48" H x 60"W double Cedar gates for maintenance access

48" H x 36"W single Cedar gate for garden access

OLD BIZ

9. Noreen Salvitz **05-0972** 34 Meadow View Drive Roof top solar 56-136 ACK Smart

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer's spec sheet.
Representing	Tobias Glidden, ACK Smart
Public	None
Concerns (8:10)	**Glidden** – Presented project; will reroof in black to match the 24 panels **Camp** – If it were on the back she'd have no concerns. **Oliver** – Agrees, plus this is a 2-story structure. **Coombs** – This is visible from every corner. **McLaughlin** – It's fine. **Pohl** – Agrees with Ms. Camp and Ms. Oliver; wishes there was more vegetation and the panels fit exactly.
Motion	**Motion to Hold for revisions. (Camp)**
Roll-call Vote	Carried 5-0//Oliver-aye; McLaughlin-aye; Coombs-aye; Camp-aye; Pohl-aye — Certificate #

10. Richard Travaglione **05-0971** 27 Tomahawk Road Roof top solar 69-321 ACK Smart

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer's spec sheet.
Representing	Tobias Glidden, ACK Smart
Public	None
Concerns (8:16)	**Glidden** – Presented project. **Oliver** – Suggested moving it all the way to the back, away from Tomahawk. **Camp** – Suggested more panels. **McLaughlin** – No concerns.
Motion	**Motion to Approve through staff with the panels moved to the east away from the road. (McLaughlin)**
Roll-call Vote	Carried 5-0//Oliver-aye; Camp-aye; McLaughlin-aye; Coombs-aye; Pohl-aye — Certificate # **HDC2020-05-0971**

11. Michael Young Tr **05-0990** 220 Eel Point Road Hardscape 38-36 Julie Jordin

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	Julie Jordin, Garden Design Co.
Public	None
Concerns (8:19)	**Jordin** – Presented project; elevation at the road is 18, at the house is about 21; she forgot photos. **Pohl** – We should view but we also need photos; asked for a cross section east to west for the front terrace and wall. **Oliver** – Based on the distance from the road, she has no concerns. **Camp** – No real concerns with the proposal but would also like to view. **Coombs** – No problems but could agree to more information. **McLaughlin** – No comments.
Motion	**Motion to View and hold for additional information. (Camp)**
Roll-call Vote	Carried 5-0//Oliver-aye; McLaughlin-aye; Coombs-aye; Camp-aye; Pohl-aye — Certificate #

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°: 56 PARCEL N°: 136

Street & Number of Proposed Work: 34 MEADOW VIEW DR

Owner of record: NORDEN SLAVITZ

Mailing Address: 34 MEADOW VIEW DR
NANTUCKET MA 02554

Contact Phone #: 501 325 2914 E-mail: slavitz@comcast.com

AGENT INFORMATION (if applicable)

Name: ACK SOLAR

Mailing Address: 61 OLD SOUTH RD #300
NANTUCKET MA 02554

Contact Phone #: 781 325 6188 E-mail: SOLAR@ACKSOLAR.COM

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District ____) ☐ Roof ☒ Other INSTALL BLACK ASPHALT SHINGLE ROOF AND 24 ALL BLACK SOLAR MODULES

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

TO SOUTH ROOF

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.) BLACK SHINGLE

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.

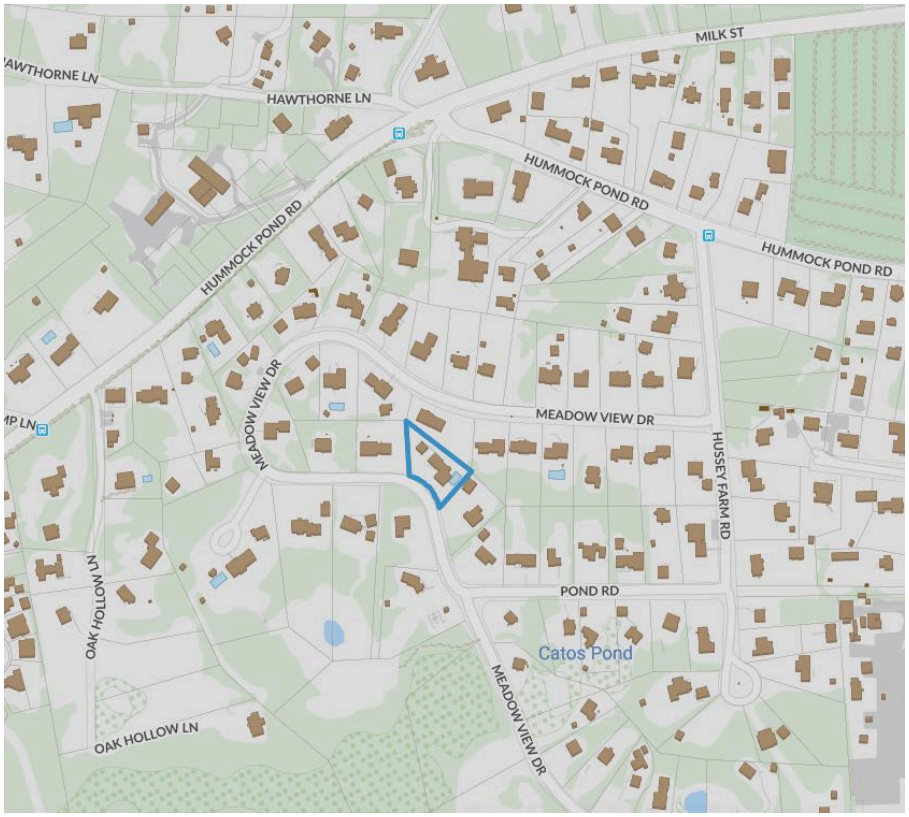
COLORS

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.

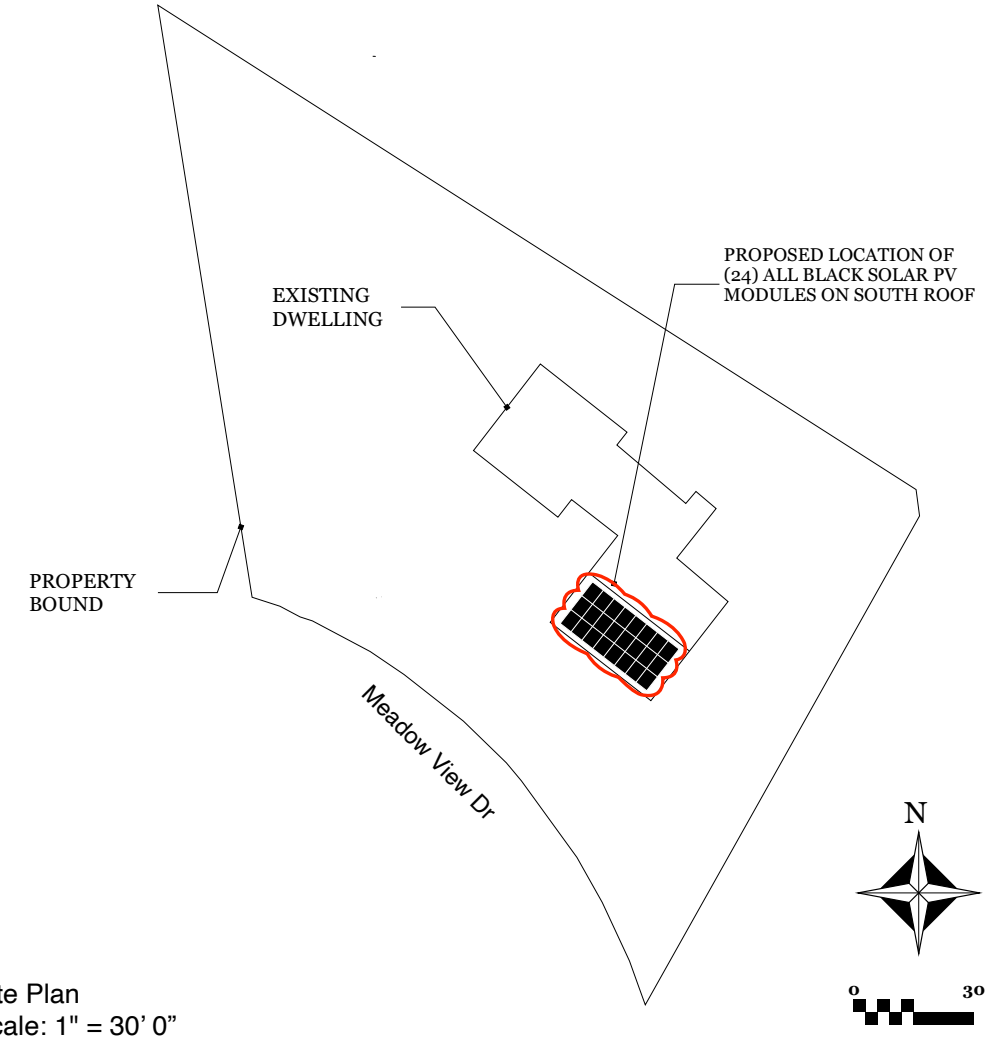
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 5/4/2020 Signature of owner of record _____ Signed under penalties of perjury



locus map
Scale: not to scale

ZONING CLASS: R20
Front Setback: 30 ft
Side/Rear setback: 10 ft



Site Plan
Scale: 1" = 30' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

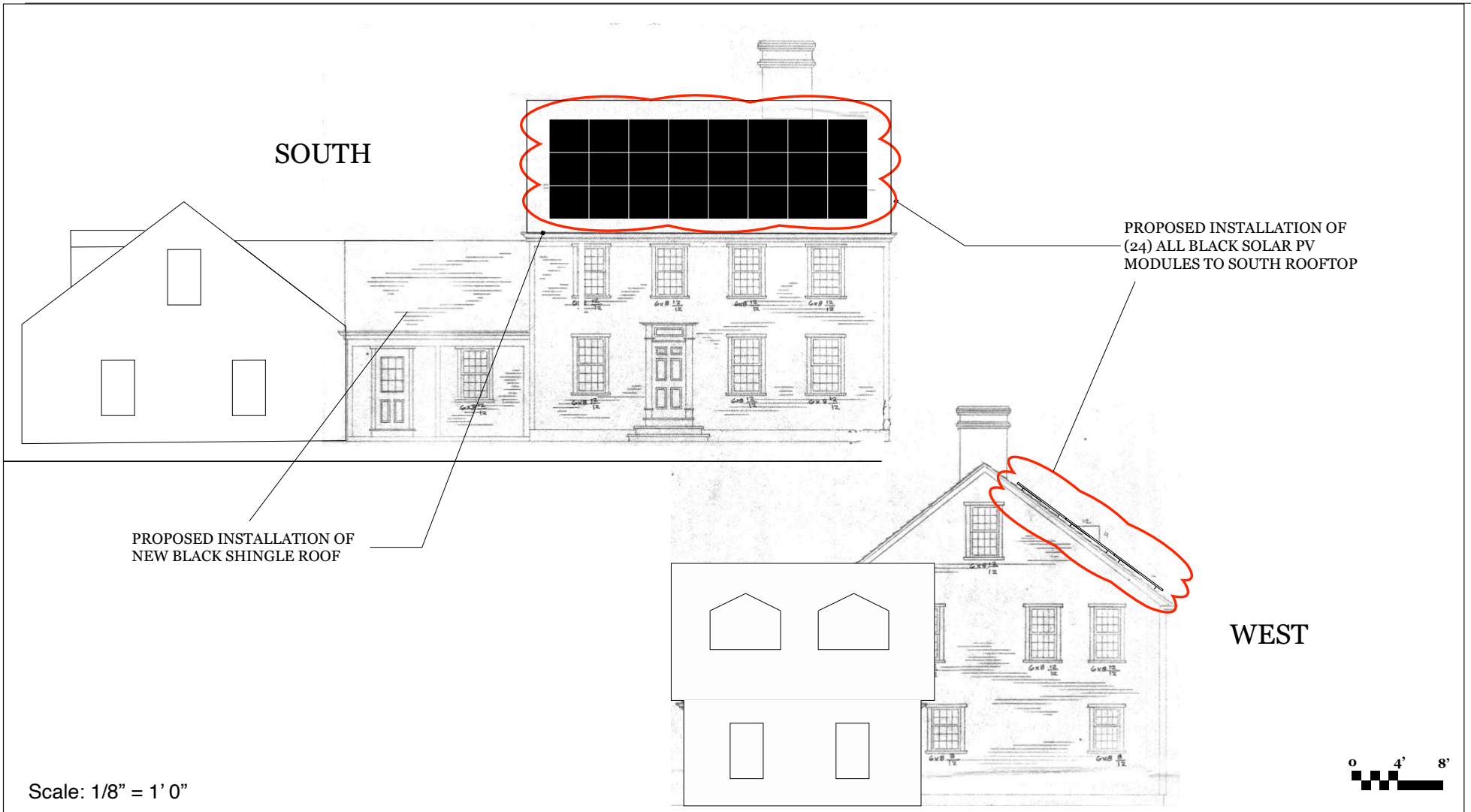
ROOFTOP Solar Array
7.8 kW DC, 11.4 kW AC

Owner:	Slavitz, Noreen
Site Sddress:	34 Meadow View Dr
City, State, Zip:	Nantucket, MA 02554
Map: 56	Parcel: 136

REVISIONS

	MM/DD/YY	REMARKS
1	5/11/2020	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01



Scale: 1/8" = 1' 0"

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Proposed Elevations

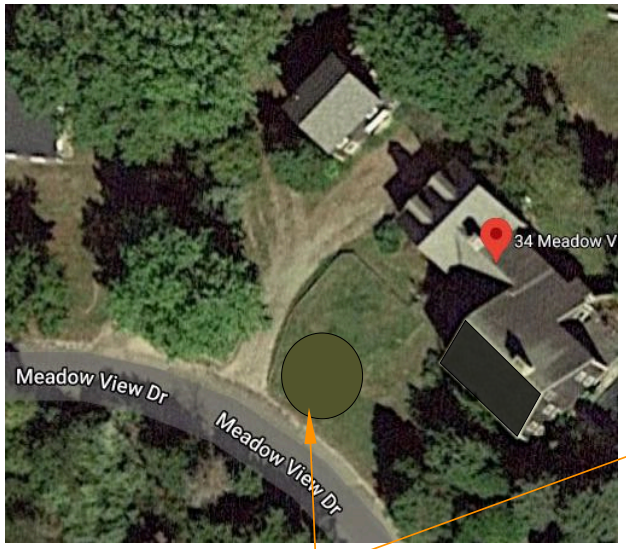
ROOFTOP Solar Array
7.8 kW DC, 11.4 kW AC

Owner:	Slavitz, Noreen
Site Sddress:	34 Meadow View Dr
City, State, Zip:	Nantucket, MA 02554
Map: 56	Parcel: 136

REVISIONS

	MM/DD/YY	REMARKS
1	5/11/2020	Submitted for HDC & permitting review.
2		
3		
4		
5		

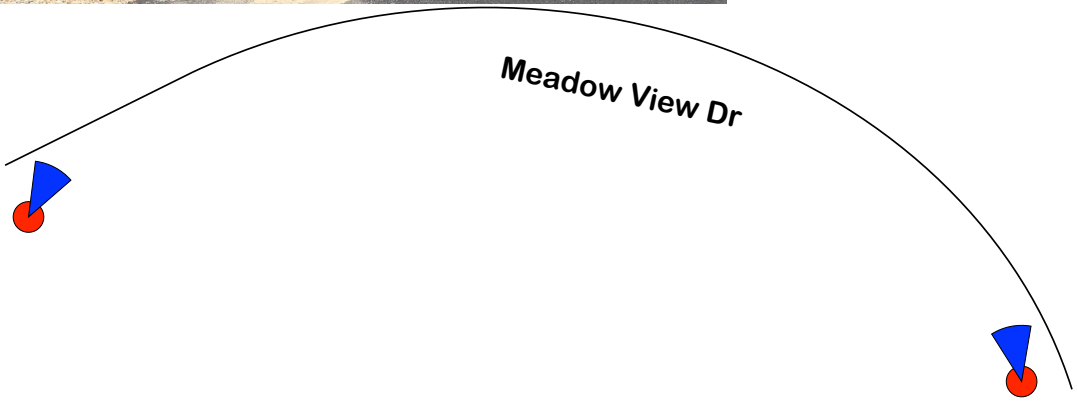
PV 02



VIEW APPROACHING FROM THE WEST TO BE SCREENED BY NEW TREE PLANTING SUCH AS A LINDEN, SPRUCE OR EASTERN RED CEDAR

BLACK ROOF SHINGLE REPLACEMENT

VIEW FROM SOUTH
ROOF COMPLETELY SCREENED



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Photos

ROOFTOP Solar Array
7.8 kW DC, 11.4 kW AC

Owner:	Slavitz, Noreen
Site Sddress:	34 Meadow View Dr
City, State, Zip:	Nantucket, MA 02554
Map: 56	Parcel: 136

REVISIONS

	MM/DD/YY	REMARKS
1	5/11/2020	Submitted for HDC & permitting review.
2		
3		
4		
5		

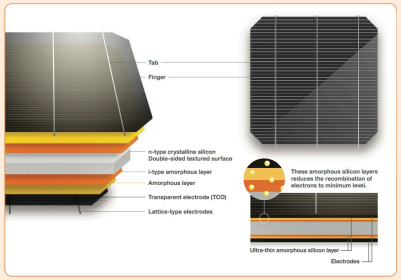
PV 03

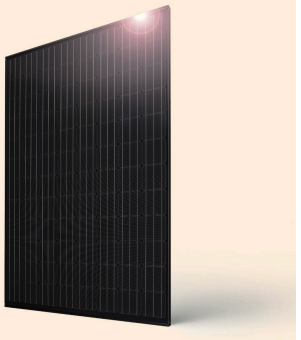
HIT Photovoltaic Module

Panasonic

N325K / N320K

Panasonic's unique heterojunction technology uses ultra-thin amorphous silicon layers. These thin dual layers reduce losses, resulting in higher energy output than conventional panels.





Panasonic HIT® Black is the brand new all-black module which features high efficiency 19.4%, industry leading temperature coefficient of -0.258% /ºC and a sleek design. Powerful and aesthetically designed to make your roof look great.

TOP PERFORMER 2018 DNV·GL PV MODULE RELIABILITY SCORECARD

Our competitive advantages

High Efficiency at High Temperatures
As temperature increases, HIT® continues to perform at high levels due to the industry leading temperature coefficient of -0.258% /ºC. No other module even comes close to our temperature characteristics. That means more energy throughout the day.

25 Year Product and Performance Warranty**
Industry leading 25 year product workmanship and performance warranty is backed by a century old company- Panasonic. Power output is guaranteed to 90.76% after 25 years, far greater than other companies.

Quality and Reliability
Panasonic's vertical integration, 21 years of experience manufacturing HIT® and 20 internal tests beyond those mandated by current standards provides extreme quality assurance.

Higher Efficiency 19.4%
Enables higher power output and greater energy yields. HIT® provides maximum production for your limited roof space.

Low Degradation
HIT "N-type" cells result in extremely Low Light Induced Degradation (LID) and zero Potential Induced Degradation (PID) which supports reliability and longevity. This technology reduces annual degradation to 0.26% compare to 0.70% in conventional panels, guaranteeing more power for the long haul.

Enhanced Frame Design
A new 40mm frame increases durability and strength, being able to handle loads of up to 5400Pa. Also, the water drainage system gives rain water and snow melt a place to go, reducing water stains and soiling. Less dirt on the module means more sunlight getting through to generate power.

HIT® is a registered trademark of Panasonic Group

HIT Photovoltaic Module

Panasonic

N325K / N320K

ELECTRICAL SPECIFICATIONS

Model	VBHN325KA03	VBHN320KA03
Rated Power (Pmax)[1]	325W	320W
Maximum Power Voltage (Vpm)	59.2V	58.7V
Maximum Power Current (Ipm)	5.50A	5.46A
Open Circuit Voltage (Voc)	70.9V	70.5V
Short Circuit Current (Isc)	5.94A	5.89A
Temperature Coefficient (Pmax)	-0.258%/ºC	-0.258%/ºC
Temperature Coefficient (Voc)	-0.17V/ºC	-0.16V/ºC
Temperature Coefficient (Isc)	3.27mA/ºC	3.21mA/ºC
NOCT	44.0ºC	44.0ºC
CEC PTC Rating (Tentative)	302.4	297.6
Cell Efficiency	21.8%	21.5%
Module Efficiency	19.4%	19.1%
Watts per Ft.²	18.03W	17.8W
Maximum System Voltage	600V	600V
Series Fuse Rating	15A	15A
Warranted Tolerance (-/+)	+10%/-0%*	+10%/-0%*

MECHANICAL SPECIFICATIONS

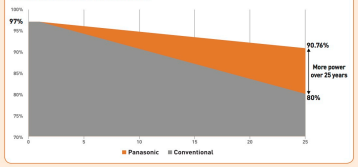
Model	VBHN325KA03, VBHN320KA03
Internal Bypass Diodes	4 Bypass Diodes
Module Area	18.02 Ft.² (1.67m²)
Weight	41.89 Lbs (19kg)
Dimensions LxWxH	62.6 x 41.5 x 1.6 (1590x1053x40mm)
Cable Length +Male/-Female	40.2/40.2 in. (1020/1020 mm)
Cable Size / Type	No. 12 AWG / PV Cable
Connector Type[2]	Multi-Contact® Type IV (MC4™)
Static Wind / Snow Load	112 PSF (5400Pa)****
Pallet Dimensions LxWxH	65.3x43.7x48.5 in. (USA) 63.7x42.2x46.4 in. (Malaysia)
Quantity per Pallet / Pallet Weight	24 pcs./1049 Lbs. (476 kg)
Quantity per 40' Container	672 pcs.
Quantity per 20' Container	288 pcs.

Operating Conditions & Safety Ratings

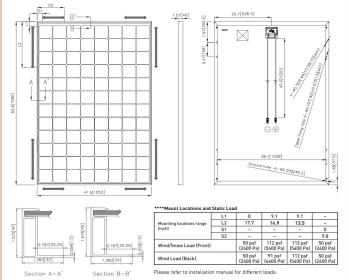
Model	VBHN325KA03, VBHN320KA03
Operating Temperature	-40ºF to 185ºF (-40ºC to 85ºC)
Hail Safety Impact Velocity	1" hailstone (25mm) at 52 mph (23m/s)
Safety & Rating Certifications	UL 1703, cUL Certified by UL LLC. CEC, FSEC, ISO9001
UL 1703 Fire Classification	Type 2
Limited Warranty	25** Yrs Workmanship and Power Output (Linear)***
Manufacturing Locations	USA and Malaysia

NOTE: Standard Test Conditions: Air mass 1.5; irradiance = 1000W/m²; cell temp. 25ºC
* Maximum power at delivery. For guarantee conditions, please check our guarantee document.
** Installation need to be registered through our website **www.panasonicsolarwarranty.com** within 60 days in order to receive twenty-five (25) year Product workmanship. Otherwise, Product Workmanship will be only fifteen (15) years.
*** 1st year 97%, after 2nd year 0.26% annual degradation to year 25.
[1] STC: Cell temp. 25ºC, AM1.5, 1000W/m²
[2] Safety locking clip (PV-55H4) is not supplied with the module.
NOTE: Specifications and information above may change without notice.

PERFORMANCE WARRANTY



DIMENSIONS

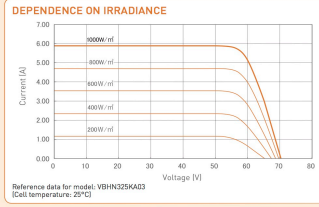


****Mount Locations and Static Load**

Mounting locations range (inch)	L1	0	9.1	8.1	-
	L2	17.7	16.7	13.2	-
	S1	-	-	-	8
	S2	-	-	-	9.8
Wind/Snow Load (Front)		50 psf (2400 Pa)	112 psf (5400 Pa)	112 psf (5400 Pa)	50 psf (2400 Pa)
Wind Load (Back)		30 psf (1440 Pa)	112 psf (5400 Pa)	112 psf (5400 Pa)	30 psf (1440 Pa)

Please refer to installation manual for different loads.

DEPENDENCE ON IRRADIANCE



Reference data for model: VBHN325KA03
(Cell temperature: 25ºC)

⚠CAUTION! Please read the installation manual carefully before using the products.

Used electrical and electronic products must not be mixed with general household waste. For proper treatment, recovery and recycling of old products, please take them to applicable collection points in accordance with your national legislation.

Panasonic

Panasonic Eco Solutions of North America
Two Riverfront Plaza, 5th Floor, Newark, NJ 07102
panasonicHIT@us.panasonic.com
na.panasonic.com/us/solarpanels

All Rights Reserved © 2019 COPYRIGHT Panasonic Corporation
Specifications are subject to change without notice.
08/2017

RS1749405_3.14.19

ACK SMART
(508) 257-1786
www.ACKsmart.com

pv module specifications

ROOFTOP Solar Array
7.8 kW DC, 11.4 kW AC

Owner:	Slavitz, Noreen
Site Sddress:	34 Meadow View Dr
City, State, Zip:	Nantucket, MA 02554
Map: 56	Parcel: 136

REVISIONS

	MM/DD/YY	REMARKS
1	5/11/2020	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 04

VI. NEW BUSINESS

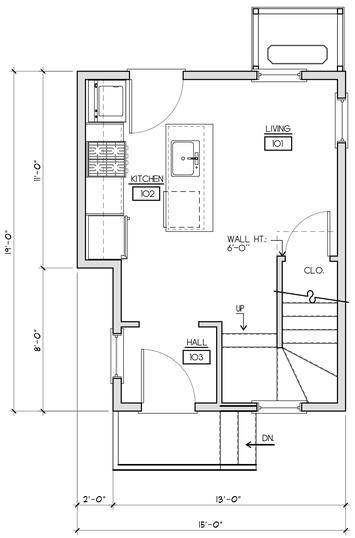
	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Whitney Matthews **05-0968**	43 Union Street	Rev. 70375: reduce size	43.3.2-29	Ethan McMorrow

Voting: Pohl, McLaughlin, Camp, Oliver, Welch
Alternates: Dutra
Recused: Coombs
Documentation: Architectural elevation plans, site plan, photos, and advisory comments.
Representing: Matt Matthews, owner
Ethan McMorrow
Public: Diane Coombs, 44 Union Street
Concerns (6:32): **Matthews** – Presented project.
McMorrow – The structure is on piers to protect the Town tree.
Backus – Subdividing the lot resulted in this smaller lot; appreciates that the elms were accommodated.
Coombs (speaking as an abutter) – The existing elm is a Town tree and must be saved. There is one window on the south elevation; that elevation should have another window. North elevation, the 2nd-floor windows are very small.
Camp – East elevation, the 2nd-floor windows should move apart. Suggested no shutters on the 2nd-floor north elevation windows.
Oliver – Agrees with Ms. Camp about no shutters on the north elevation 2nd floor. On the south, the 2nd-floor should have two windows of the same size as the first floor. North elevation, suggested lattice with roses to mitigate the blank wall.
McLaughlin – Nothing to add.
Welch – This is appropriate and likes the reduction in scale. The north elevation shutters aren't an issue due to the tree somewhat blocking the visibility. Agrees with Ms. Oliver about the south elevation and suggested adding shutters. All that is subject to the elm tree remaining in place.
Pohl – Agrees. East elevation, it's okay for the door to be out of alignment but would prefer the 1st-floor window move in rather than moving the 2nd-floor windows.
Motion: **Motion to Hold for minor revisions. (Oliver)**
Roll-call Vote: Carried 5-0//Welch-aye; McLaughlin-aye; Camp-aye; Oliver-aye; Pohl-aye
Certificate #

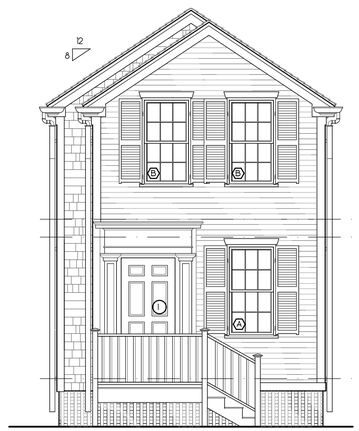
2.	Daniel Lawson **05-0966**	11 Sesapana Road	Front deck/entrance	68-26	Ethan McMorrow

Voting: Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates: Welch, Dutra
Recused: None
Documentation: Architectural elevation plans, site plan, and photos.
Representing: Ethan McMorrow
Public: None
Concerns (6:51): **McMorrow** – Presented project.
Camp – No concerns.
McLaughlin – No comments.
Oliver – Suggested a pergola over the deck to tie into the section of remaining roof.
Coombs – No concerns.
Motion: **Motion to Approve as submitted. (Oliver)**
Roll-call Vote: Carried 5-0//Coombs-aye; Camp-aye; Oliver-ay; McLaughlin-aye; Pohl-aye
Certificate # **HDC2020-05-0966**

PROPOSED

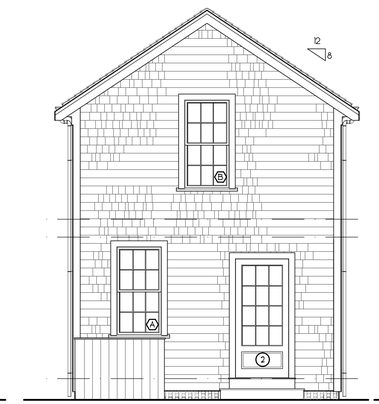


FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
269 S.F.



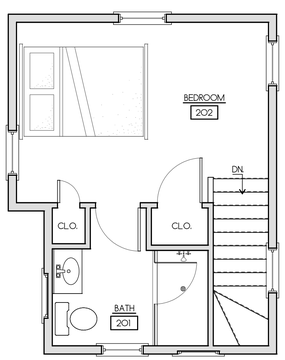
NEW EAST ELEVATION
SCALE: 1/4"=1'-0"

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

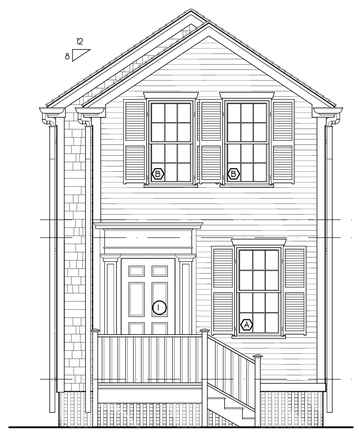


NEW WEST ELEVATION
SCALE: 1/4"=1'-0"

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

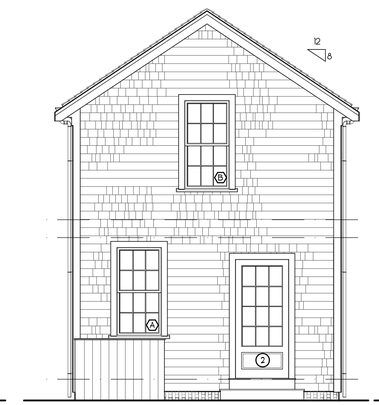


SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
269 S.F.



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

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



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

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

REVISIONS:
2/12/2018: AS-BUILT MEASURING
3/09/2018: AS-BUILT PLANS
3/14/2018: PROGRESS PRINT
3/16/2018: HDC PRINT
3/27/2018: PROGRESS PRINT
4/01/2020: HDC REVISION
5/28/2020: HDC REVISION

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

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

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

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MATTHEWS RESIDENCE

DRAWN BY: ETHAN McMORROW
P.O. BOX 1032
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 42.3.2 PARCEL: 29

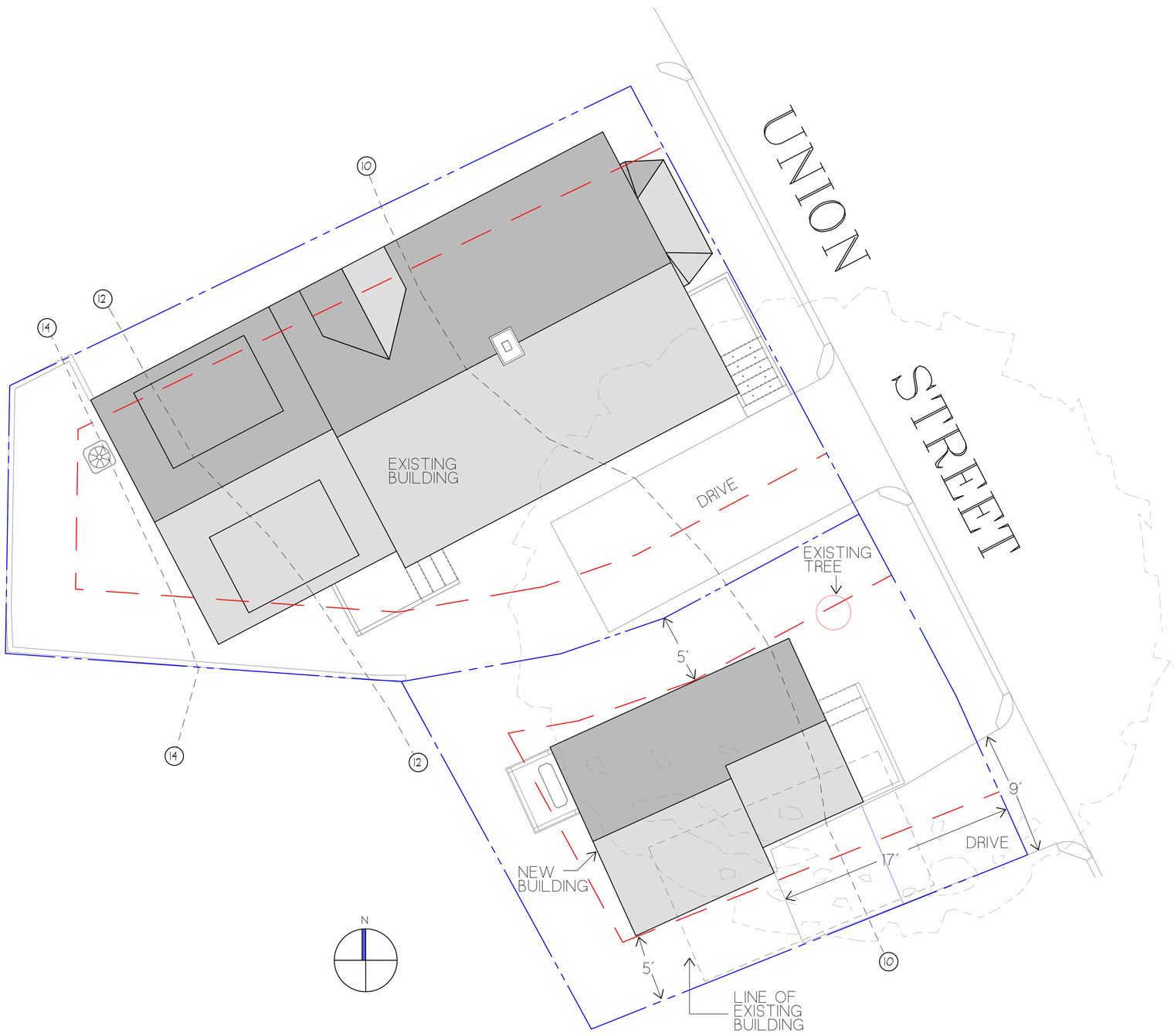
FLOOR PLANS

ADDRESS: 43 UNION STREET NANTUCKET, MA 02554

DATE: 5/28/2020

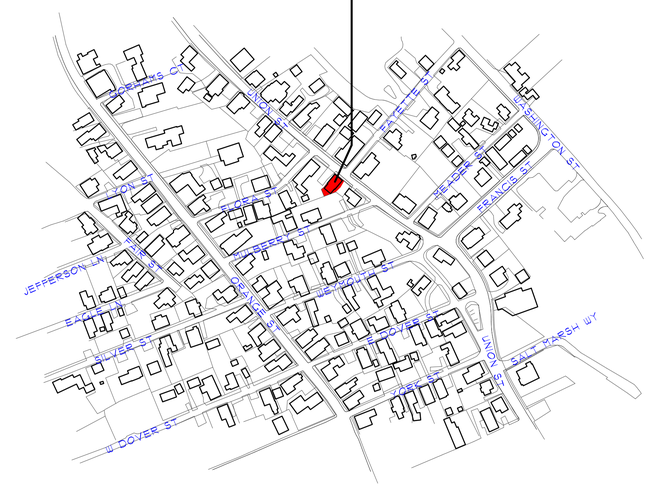
SCALE: 1/4" = 1'-0"

SHEET NO. a1



ZONING CLASSIFICATION: R.O.H.
MAP: 42.3.2 PARCEL: 29

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



DOOR & WINDOW SCHEDULE

SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	BOSTON SASH	2'-6" X 4'-10 1/2"	4	6/6 D.H.
B	BOSTON SASH	2'-6" X 4'-8"	3	6/6 D.H.
C	BOSTON SASH	2'-7" X 2'-6"	4	6 LT. AWNINGS
1	SIMPSON	3'-0" X 6'-8"	1	6 PLN. EXTERIOR WOOD DOOR
1	SIMPSON	3'-0" X 6'-8"	1	12 LT. 1 PNL. EXTERIOR DOOR

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

REVISIONS:
2/12/2018: AS-BUILT MEASURING
3/09/2018: AS-BUILT PLANS
3/14/2018: PROGRESS PRINT
3/16/2018: HDC PRINT
3/27/2018: PROGRESS PRINT
4/01/2020: HDC REVISION
5/28/2020: HDC REVISION

NOTE:
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NOTE:
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NOTE:
INFORMATION FOR THS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE LAND REGISTRATION OFFICE BY BLACKWELL & ASSOCIATES INC. DATED MARCH 14, 2018. THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY.
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MATTHEWS RESIDENCE

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

MAP: 42.3.2 PARCEL: 29
H.D.C. SITE PLAN ONLY

ADDRESS:	DATE:	SCALE:
43 UNION STREET NANTUCKET, MA 02554	5/28/2020	1/4" = 1'-0"

SHEET NO.
S 1

DO NOT
ENTER

OLD BIZ

3. Cannonbury Ln, LLC **05-0895** 42 Cannonbury Lane Streetscape: boardwalk 73-79 Ahern, LLC

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	Miroslava Ahern, Ahern Design, LLC
Public	None
Concerns (5:40)	(4:45) Motion to Hold for representation. (Camp) Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl- aye **Ahern** – Reviewed changes made per previous concerns: to use reclaimed granite for crosswalks. **Camp** – This is all novel, but the use of reclaimed granite is a good solution; she will support this. **Oliver** – No concerns. **Coombs** – Agrees this is better but wonders how the granite will look because they are all very even. **McLaughlin** – No concerns.
Motion	**Motion to Approve. (Camp)**
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate # **HDC2020-50-0895**

4. Eric Rosenfeld **05-0974** 57 Quidnet Road Roof top solar 21-89 ACK Smart

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
Representing	Tobias Glidden, ACK Smart
Public	None
Concerns (4:55)	(4:45) Motion to Hold for representation. (Camp) Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl- aye **Glidden** – This was held for a view. He will strike the west elevation panels and place them elsewhere if possible. **Camp** – Thinks the panels on the west elevation would be visible as you continue into Quidnet village; not in favor of panels on the west. Would like more uniformity in placement and size of the panels. Likes the idea of using the shed roof. She has concerns about the panels on the south elevation 2nd-floor roof. **Coombs** – Agrees with Ms. Coombs about the west elevation. Discussion about the visibility of the south elevation panels. **Oliver** – Agrees the west elevation will be visible; the south is a better spot. Suggested putting panels from any 2nd-floor roof plains on the shed south-facing roof to keep the panels set as low as possible. **McLaughlin** – Clarified the position and size of the panels. **Pohl** – He too is concerned about panels on the west and agrees with Ms. Oliver's suggestion of a different configuration on the south elevation and using the shed south-facing roof. Pointed out the shed would be a separate application. There are concerns about the panels on the 2nd-floor south elevation roof.
Motion	Motion to Approve through staff with no three panels on the west elevation dormer. (McLaughlin) Not carried. **Motion to Hold for revisions. (Oliver)**
Roll-call Vote	Carried 5-0// Camp, McLaughlin, Coombs, Oliver, and Pohl-aye Certificate #

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°: 89

Street & Number of Proposed Work: 57 GONWET RD

Owner of record: ERIC ROSENFELD

Mailing Address: 217 HOMMOCKS RD

LARCHMONT, NY 10538

Contact Phone #: 914 671 2999 E-mail: eric@jmdl.net

AGENT INFORMATION (if applicable)

Name: JACK SWART

Mailing Address: 61 OLD SOUTH RD #500

NANTUCKET MA 02554

Contact Phone #: 781 325 0120 E-mail: [illegible]

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 INSTALL 12 KW BLACK SOLAR PV MODULES TO SOUTH/WEST ROOF

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: REVISIONS*: 1. East Elevation

(describe) 2. South Elevation

Original Builder: 3. West Elevation

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

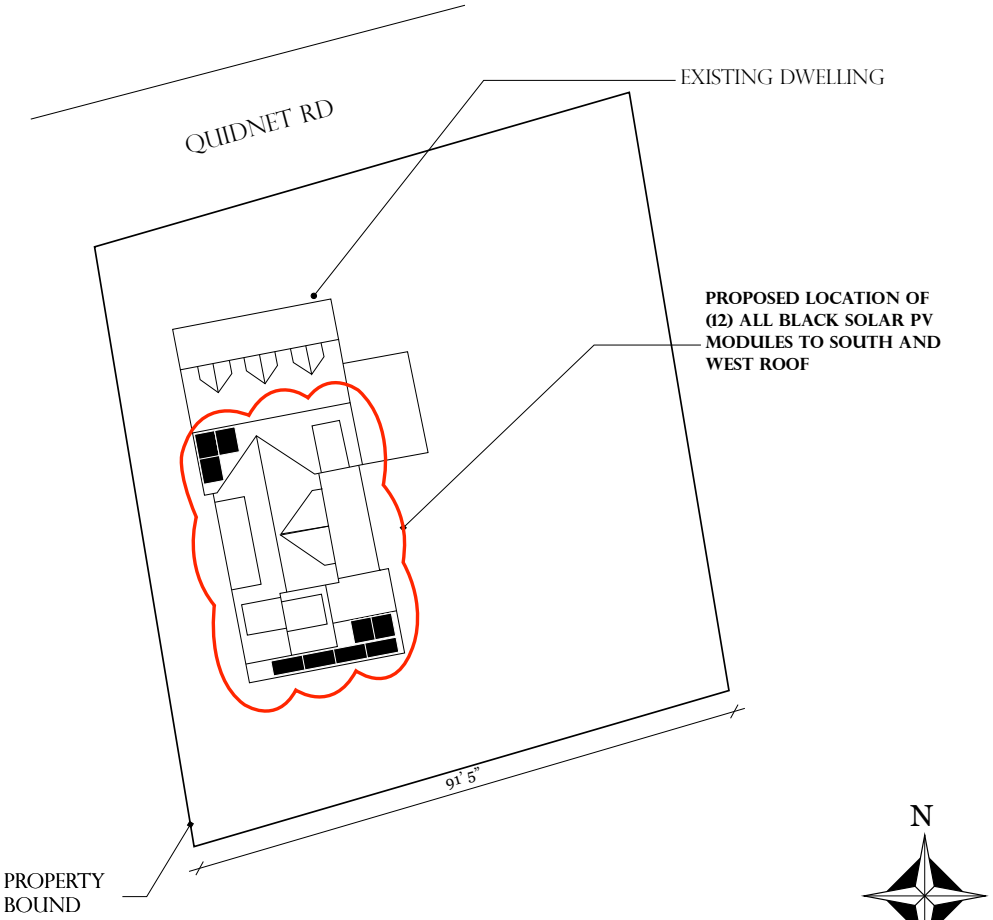
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date: 7/16/2020 Signature of owner of record: [illegible]

Signed under penalties of perjury

LOCUS MAP
SCALE: NOT TO SCALE

ZONING CLASS:	R-20
FRONT SETBACK:	30 FT
SIDE/REAR SETBACK:	10 FT



SITE PLAN
SCALE: 1" = 20' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
2.9 KW DC, 7.6 KW AC

OWNER:	ROSENFELD, ERIC
SITE ADDRESS:	57 QUIDNET RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 21	PARCEL: 89

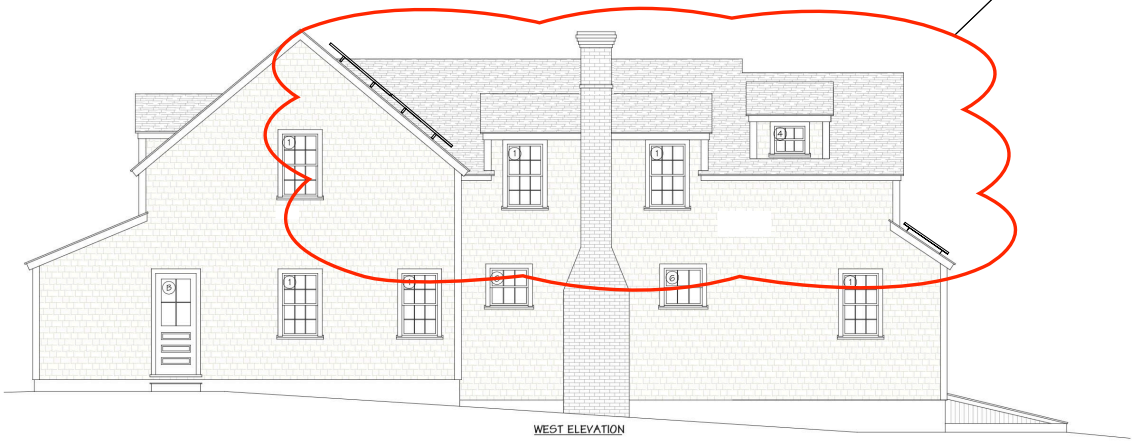
REVISIONS

	MM/DD/YY	REMARKS
1	5/15/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
2	6/2/2020	UPDATES FOR HDC REVIEW.
3		
4		
5		

PV 01

SOUTH

PROPOSED INSTALLATION OF
(12) ALL BLACK SOLAR PV MODULES
TO SOUTH AND WEST ROOFTOPS



WEST

SCALE: 1/8" = 1' 0"

0 4' 8'

ACK SMART
(508) 257-1786
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PROPOSED ELEVATIONS

ROOFTOP SOLAR ARRAY
2.9 KW DC, 7.6 KW AC

OWNER:	ROSENFELD, ERIC
SITE ADDRESS:	57 QUIDNET RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 21	PARCEL: 89

REVISIONS

	MM/DD/YY	REMARKS
1	5/15/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
2	6/2/2020	UPDATES FOR HDC REVIEW.
3		
4		
5		

PV 02

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
2.9 KW DC, 7.6 KW AC

OWNER:	ROSENFELD, ERIC
SITE ADDRESS:	57 QUIDNET RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 21	PARCEL: 89

REVISIONS

	MM/DD/YY	REMARKS
1	5/15/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
2	6/2/2020	UPDATES FOR HDC REVIEW.
3		
4		
5		

PV 03

SOUTH FACING ARRAY WILL NOT BE VISIBLE FROM QUIDNET RD

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
2.9 KW DC, 7.6 KW AC

OWNER:	ROSENFELD, ERIC
SITE ADDRESS:	57 QUIDNET RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 21	PARCEL: 89

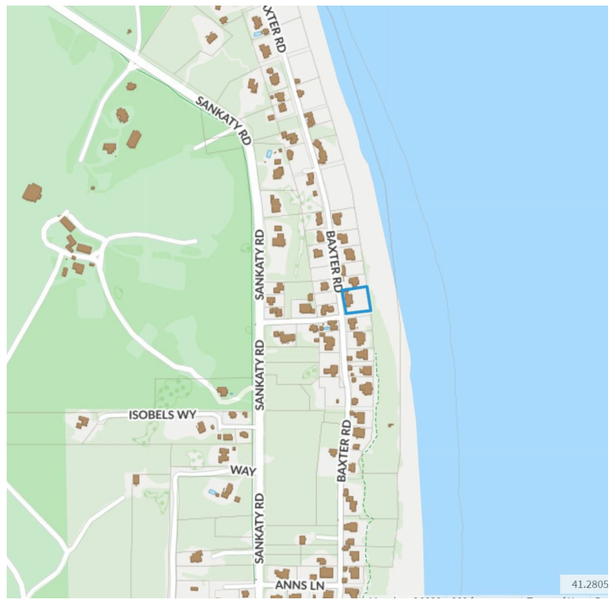
REVISIONS

	MM/DD/YY	REMARKS
1	5/15/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
2	6/2/2020	UPDATES FOR HDC REVIEW.
3		
4		
5		

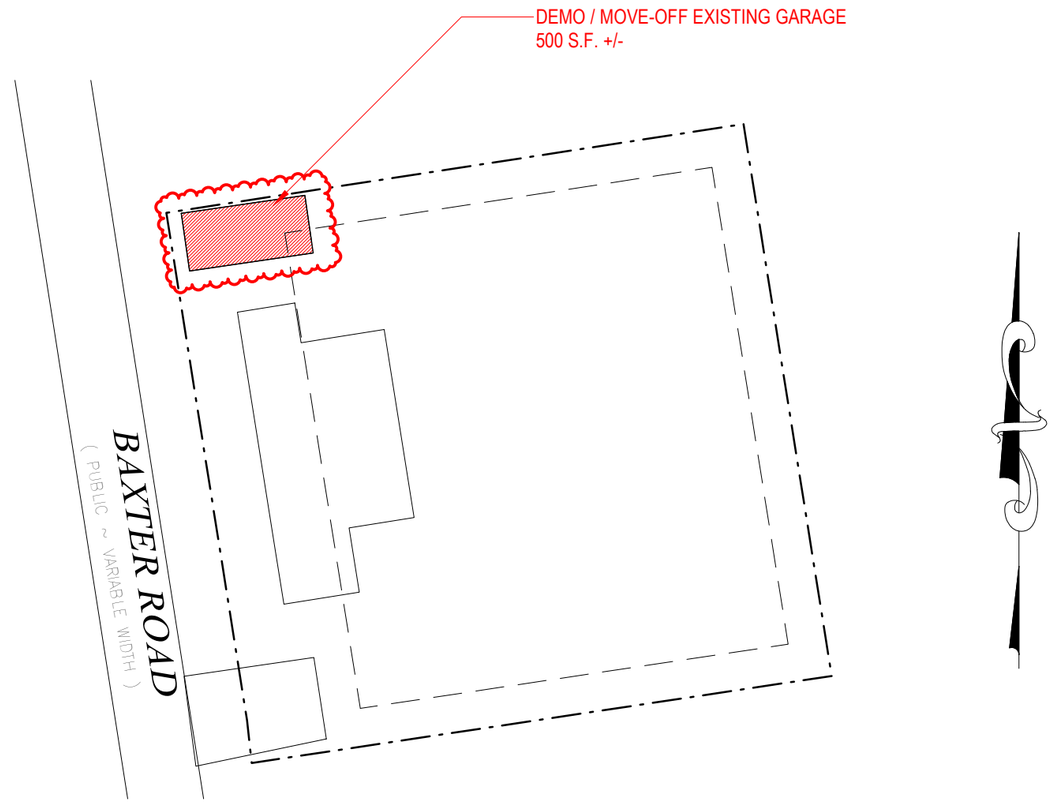
PV 04

Thompson Residence, Garage

73 Baxter Rd
Nantucket, MA 02554



Locus Map
12" = 1'-0"



Ex. South Elevation

Ex. East Elevation

Ex. West Elevation

Ex. North Elevation

G.1.0

Thompson Residence, Garage
73 Baxter Rd
Nantucket, MA 02554

Zoning Information

Map & Parcel:	49 / 27
Current Zoning:	SR 20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'

Garage Move-Off/Demo HDC Submission
05.26.20

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.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°: 49 PARCEL N°. 27

Street & Number of Proposed Work: 73 Baxter Rd

Owner of record: Thompson

Mailing Address: 73 Baxter Rd
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritos

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

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 Move-Off/Demo Existing Garage

Size of Structure or Addition: Length: 33 ft Sq. Footage 1st floor: 500 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 15 ft 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: n/a

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 5.26.20 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 Emeritus

AS AGENT FOR Thompson

STREET ADDRESS 73 Baxter Rd

MAP/PARCEL 49 / 27

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 05.26.20

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.

05.26.20

Signature Date

73 Baxter Rd. M/P: 49 / 27

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.

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

X 8. **Electronic submission:** All documents submitted to the HDC office must 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.**

X 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

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

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

X 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.

X 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.

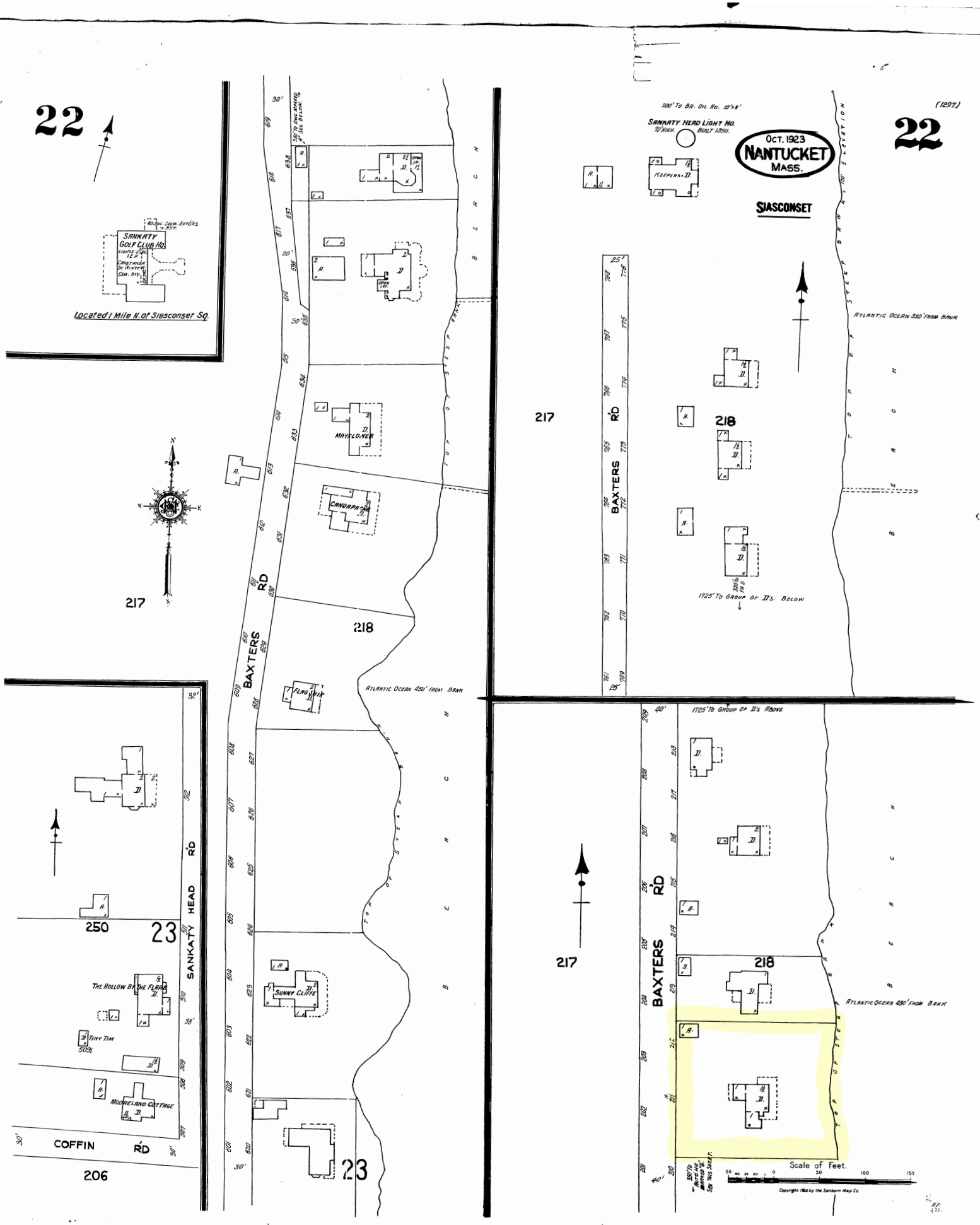
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

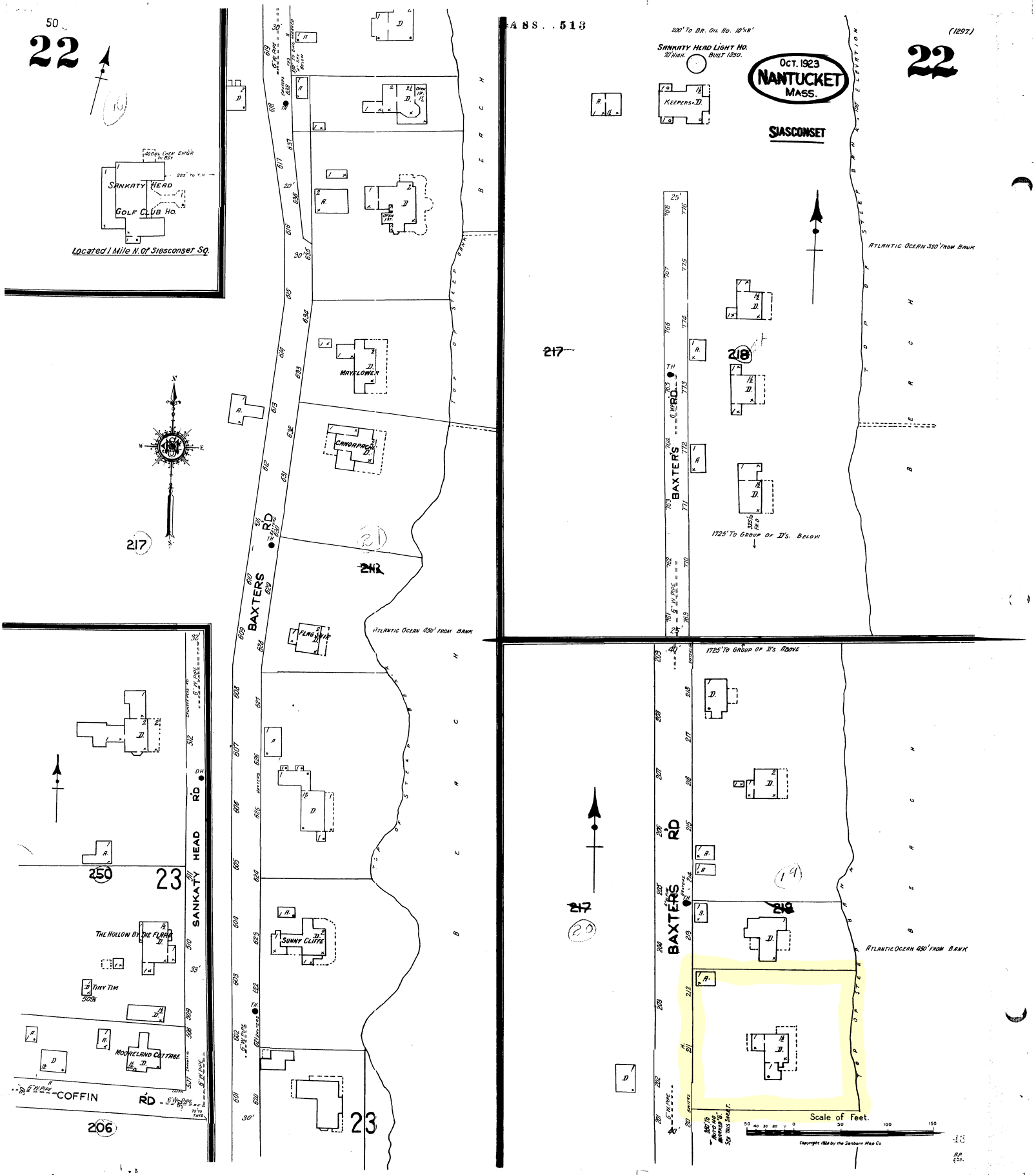
Historical Records

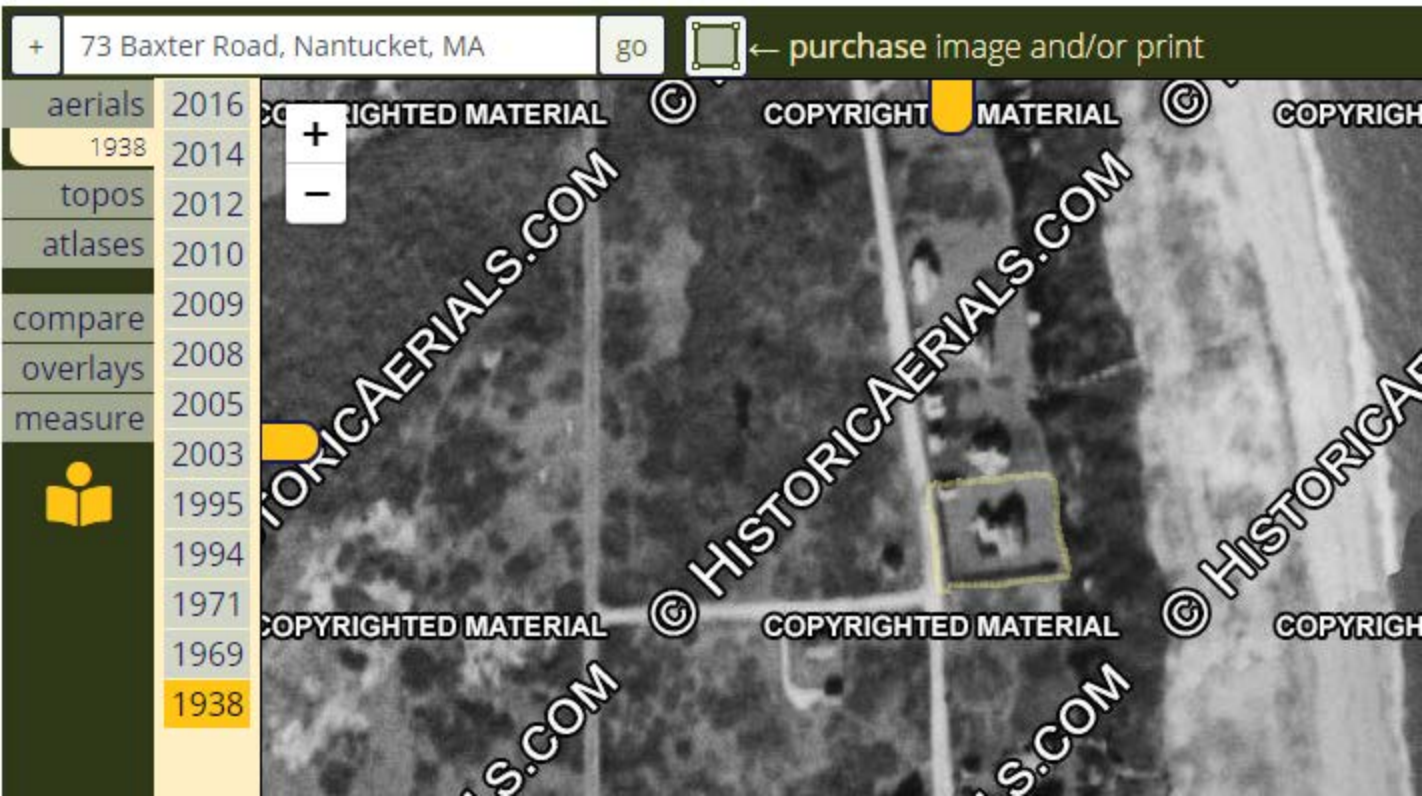
73 Baxter, Siasconset, MA 02564

The following includes:

- Sanborn Map 1923
- Sanborn Map 1949
- Historic Aerial 1938
- Nantucket Historical Association Photograph 1992


22
(1297)
Oct. 1923
NANTUCKET
MASS.
SIASCONSET
SANKATY HEAD LIGHT HO.
BUILT 1850.
KEEPERS
ATLANTIC OCEAN 350' FROM BANK
1725' TO GROUP OF D'S. BELOW
1725' TO GROUP OF D'S ABOVE
ATLANTIC OCEAN 450' FROM BANK
BAXTERS RD
217
218
23
250
206
SANKATY HEAD RD
COFFIN RD
SANKATY GOLF CLUB HO.
Located 1 Mile N. of Siasconset Sq.
MAYFLOWER
CANDRPR
FLAG STAFF
SUNNY CLIFFE
THE HOLLOW BY THE FLAGS
TINY TIM
MOORELAND COTTAGE
TOP OF STEEP BANK
BEACH
Scale of Feet.
Copyright 1924 by the Sanborn Map Co.


22
Oct. 1923
NANTUCKET
MASS.
SIASCONSET
Sankaty Head Light Ho.
70' High. Built 1850.
200' To Br. Oil No. 10'x8'
Keepers D.
Atlantic Ocean 350' from Bank
Atlantic Ocean 450' from Bank
1725' To Group of D's. Below
1725' To Group of D's Above
Baxters Rd.
Sankaty Head Rd.
Coffin Rd.
Sankaty Head Golf Club Ho.
Located 1 Mile N. of Siasconset Sq.
Mayflower
Canoppee
Flag Staff
Sunny Cliff
The Hollow By The Flag
Tiny Tim
Moorelind Cottage
Top of Steep Bank
Scale of Feet.
Copyright 1924 by the Sanborn Map Co.


+
73 Baxter Road, Nantucket, MA
go
← purchase image and/or print
aerials
1938
topos
atlases
compare
overlays
measure
2016
2014
2012
2010
2009
2008
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1969
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COPYRIGHTED MATERIAL
© HISTORICAERIALS.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.

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PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 271

Street & Number of Proposed Work: 135 Pleasant St.

Owner of record: Town of Nantucket

Mailing Address: 16 Broad St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Lauren Sinatra

Mailing Address: 2 Fairgrounds Rd
Nantucket MA 02554

Contact Phone #: 5083255379 E-mail: Lsinatra@nantucket-ma.gov

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 one dual-port electric vehicle charging station

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

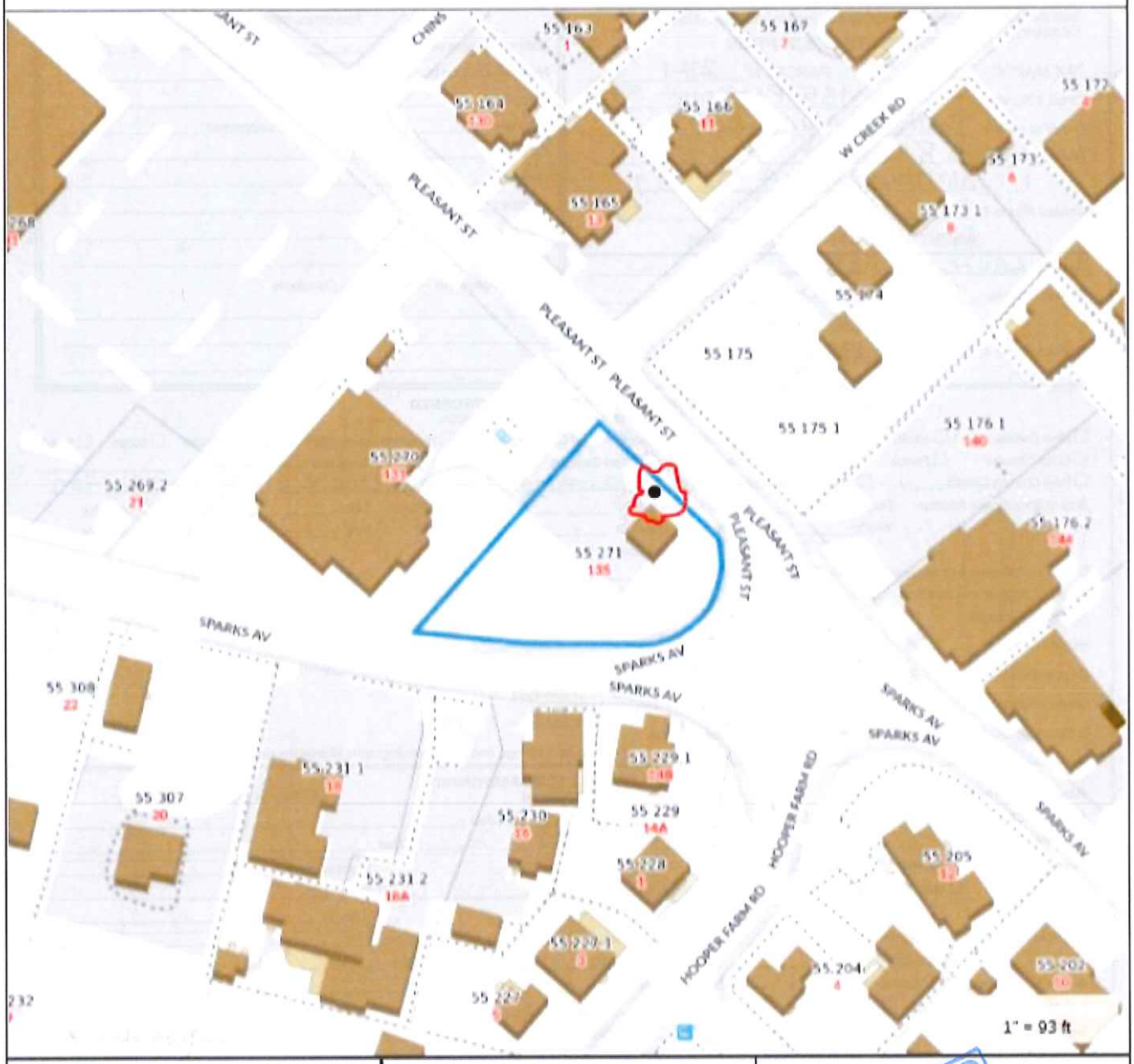
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 5/27/2020 Signature of owner of record Lauren Sinatra Signed under penalties of perjury

135 Pleasant Street Parking Lot



Property Information

Property ID	55 271
Location	135 PLEASANT ST
Owner	NANTUCKET TOWN OF

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

RECEIVED
JUN 01 2020
By

RECEIVED
JUN 01 2020
By

CT4000 Level 2 Commercial Charging Stations

Specifications and Ordering Information

Ordering Information

Specify model number followed by the applicable code(s). The order code sequence is: **Model-Options. Software, Services** and **Misc** are ordered as separate line items.

Hardware

Description		Order Code
Model	1830 mm (6') Single Port Bollard Mount	CT4011
	1830 mm (6') Dual Port Bollard Mount	CT4021
	1830 mm (6') Single Port Wall Mount	CT4013
	1830 mm (6') Dual Port Wall Mount	CT4023
	2440 mm (8') Dual Port Bollard Mount	CT4025
	2440 mm (8') Dual Port Wall Mount	CT4027
Options	Integral Gateway Modem - USA	-GW1
	Integral Gateway Modem - Canada	-GW2
Misc	Power Management Kit	CT4000-PMGMT
	Bollard Concrete Mounting Kit	CT4001-CCM

Software & Services

Description	Order Code
ChargePoint Commercial Service Plan	CTSW-SAS-COMM-*n*[1]
ChargePoint Service Provider Plan	CTSW-SAS-SP-*n*[1]
ChargePoint Assure	CT4000-ASSURE*n*[2]
Station Activation and Configuration	CPSUPPORT-ACTIVE
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID

Note: All CT4000 stations come with 1 year of ChargePoint Assure coverage at no charge for qualified installations. Other conditions apply. All CT4000 stations require a network service plan.

[1] Substitute *n* for desired years of service (1, 2, 3, 4, or 5 years).
[2] Substitute *n* for the duration of the additional coverage (1, 2, 3, or 4 years).

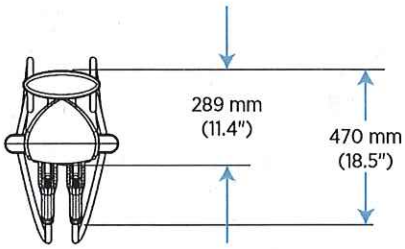
Order Code Examples

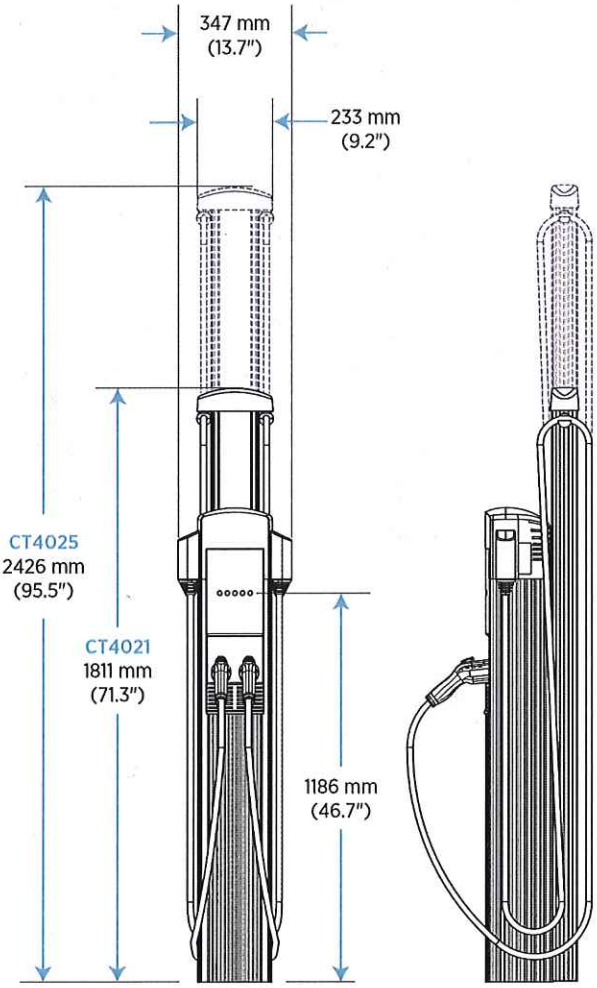
If ordering this	the order code is
1830 mm (6') Dual Port Bollard USA Gateway Station with Concrete Mounting Kit	CT4021-GW1 CT4001-CCM
ChargePoint Commercial Service Plan, 3 Year Subscription	CTSW-SAS-COMM-3
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID
2 Additional Years of Assure Coverage	CT4000-ASSURE2
1830 mm (6') Single Port Wall Mount Station	CT4013
ChargePoint Commercial Service Plan, 5 Year Subscription	CTSW-SAS-COMM-5
4 Additional Years of Assure Coverage	CT4000-ASSURE4
Station Activation and Configuration	CPSUPPORT-ACTIVE

** Orange signage can be customized or removed*

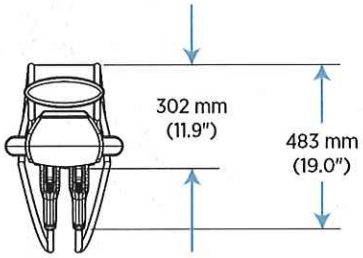
CT4021

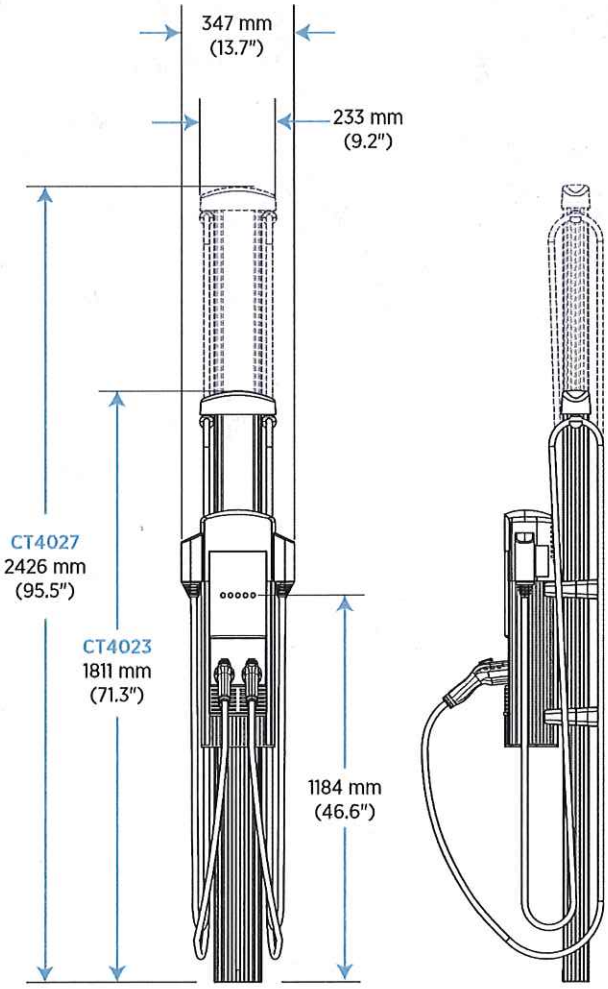
CT4021 1830 mm (6')
CT4025 2440 mm (8')
Bollard





CT4023 1830 mm (6')
CT4027 2440 mm (8')
Wall Mount





Example Photo:
White Elephant Village
19 N Water Street

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°: 65 PARCEL N°. 13 1/2 (13-2)

Street & Number of Proposed Work: 168 Hummock Pond Rd.

Owner of record: Nantucket Islands Land Bank

Mailing Address: 22 Broad Street, Nantucket, MA 02554

Contact Phone #: 508-228-7240 E-mail: esaretsky@nantucketislandslandbank.org

AGENT INFORMATION (if applicable)

Name: Posie Constable + Julie Jordan - Sustainable Nantucket

Mailing Address: 14 Federal Street, 2nd Fl. Nantucket, MA 02554

Contact Phone #: 508-228-3399 E-mail: posie@sustainablenantucket.org

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 NA

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: 600 Decks/Patio: Size: NA ☐ 1st floor ☐ 2nd floor

Width: 15' Sq. footage 2nd floor: NA Size: NA ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: NA

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

Height of ridge above final finish grade: North 15' 3 1/4" South 9'6" East NA West NA

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) NA ☐ Poured Concrete ☐ Piers ☑ GRAVEL

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

Roof Pitch: Main Mass 4 /12 Secondary Mass ____/12 Dormer ____/12 Other NA

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

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) STANDING SEAM METAL ROOF

Fence: Height: NA Type: NA Length: NA

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

Manufacturer NA Rough Opening NA Size NA Location NA

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

Leaders (material and size): NA

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

☑ Other BOARD & BATTEN

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other SPRUCE

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

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

Window Casing _____ Door Frame SPRUCE Columns/Posts: Round ____ Square ✓

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

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

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

Garage Door(s): Type Sliding Barn Door Material SPRUCE

Hardscape materials: Driveways GRAVEL (EXISTING) Walkways NA Walls NA

* Note: Complete door and window schedules are required.

COLORS

Sidewall NA Clapboard (if applicable) NA Roof MATTE BLACK

Trim NA Sash NA Doors SPRUCE - Unpainted

Deck NA Foundation NA Fence NA Shutters NA

* 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 5/29/20 Signature of owner of record Eric Saretsky Signed under penalties of perjury

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554

Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

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

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

*120 ✓ 40×15=600 ×2 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 drawings*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

BILL

✓ 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.

GRAVEL

____ 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).

FLAT

____ 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.

BILL 2 WINDOWS SLIDING

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)

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

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

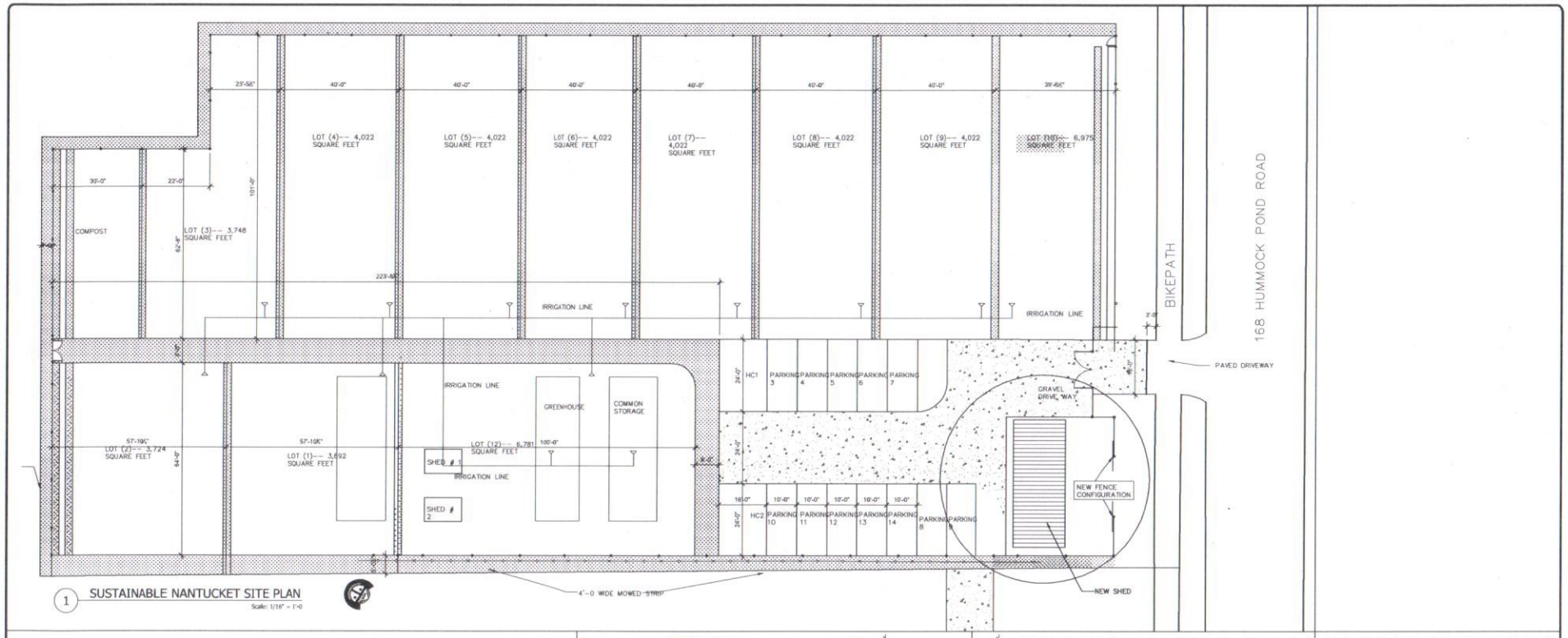
Property Information

Property ID 65 13.2
Location 168 HUMMOCK POND RD
Owner NANTUCKET ISLANDS LAND BANK

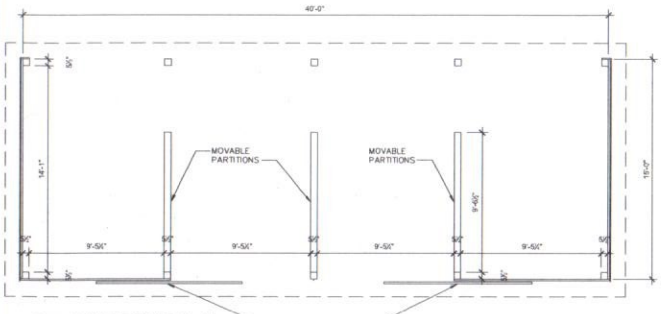
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

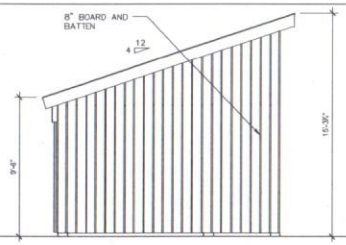
Geometry updated 11/13/2018
Data updated 11/19/2018



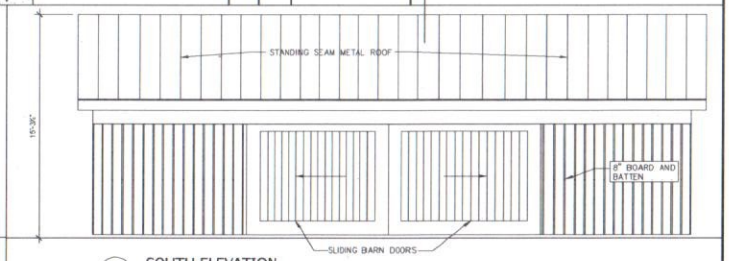
1 SUSTAINABLE NANTUCKET SITE PLAN
Scale: 1/16" = 1'-0



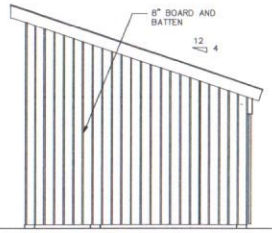
2 WALL FRAMING PLAN
Scale: 1/4" = 1'-0



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



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



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

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

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

NEW FARMERS STALL SHED
SUSTAINABLE NANTUCKET
HUMMOCK POND ROAD
NANTUCKET MASSACHUSETTS
MAP:65 PARCEL:

FARMERS MARKET
PRODUCE STAND

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS: 21APRIL2021
REVISIONS:
REVISIONS:
REVISIONS:

D/B: WMM copyright NAG 2004,18

HDC1

9. Noreen Salvitz **05-0972** 34 Meadow View Drive Roof top solar 56-136 ACK Smart

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer's spec sheet.
Representing	Tobias Glidden, ACK Smart
Public	None
Concerns (8:10)	**Glidden** – Presented project; will reroof in black to match the 24 panels **Camp** – If it were on the back she'd have no concerns. **Oliver** – Agrees, plus this is a 2-story structure. **Coombs** – This is visible from every corner. **McLaughlin** – It's fine. **Pohl** – Agrees with Ms. Camp and Ms. Oliver; wishes there was more vegetation and the panels fit exactly.
Motion	**Motion to Hold for revisions. (Camp)**
Roll-call Vote	Carried 5-0//Oliver-aye; McLaughlin-aye; Coombs-aye; Camp-aye; Pohl-aye Certificate #

10. Richard Travaglione **05-0971** 27 Tomahawk Road Roof top solar 69-321 ACK Smart

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer's spec sheet.
Representing	Tobias Glidden, ACK Smart
Public	None
Concerns (8:16)	**Glidden** – Presented project. **Oliver** – Suggested moving it all the way to the back, away from Tomahawk. **Camp** – Suggested more panels. **McLaughlin** – No concerns.
Motion	**Motion to Approve through staff with the panels moved to the east away from the road. (McLaughlin)**
Roll-call Vote	Carried 5-0//Oliver-aye; Camp-aye; McLaughlin-aye; Coombs-aye; Pohl-aye Certificate # **HDC2020-05-0971**

11. Michael Young Tr **05-0990** 220 Eel Point Road Hardscape 38-36 Julie Jordin

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	Julie Jordin, Garden Design Co.
Public	None
Concerns (8:19)	**Jordin** – Presented project; elevation at the road is 18, at the house is about 21; she forgot photos. **Pohl** – We should view but we also need photos; asked for a cross section east to west for the front terrace and wall. **Oliver** – Based on the distance from the road, she has no concerns. **Camp** – No real concerns with the proposal but would also like to view. **Coombs** – No problems but could agree to more information. **McLaughlin** – No comments.
Motion	**Motion to View and hold for additional information. (Camp)**
Roll-call Vote	Carried 5-0//Oliver-aye; McLaughlin-aye; Coombs-aye; Camp-aye; Pohl-aye Certificate #

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°: 38 PARCEL N°. 36

Street & Number of Proposed Work: 220 Eel Point Rd.

Owner of record: Young Michael F TRST

Mailing Address: 800 Andorra Rd.
Lafayette Hill, PA 19444

Contact Phone #: _____ E-mail: mfy@mfyoung.com

AGENT INFORMATION (if applicable)

Name: Julie Jordin

Mailing Address: P.O. Box 3153
Nantucket, MA 02584

Contact Phone #: (508) 560-6611 E-mail: julie@juliejordin.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 Freestanding CT Fieldstone wall

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

Deck/Patio Size:
(1) 18'x20'
(1) 20'x22'
(1) 10'x15'
(1) 18'x14'

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Gravel Walkways _____ Walls CT Fieldstone

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

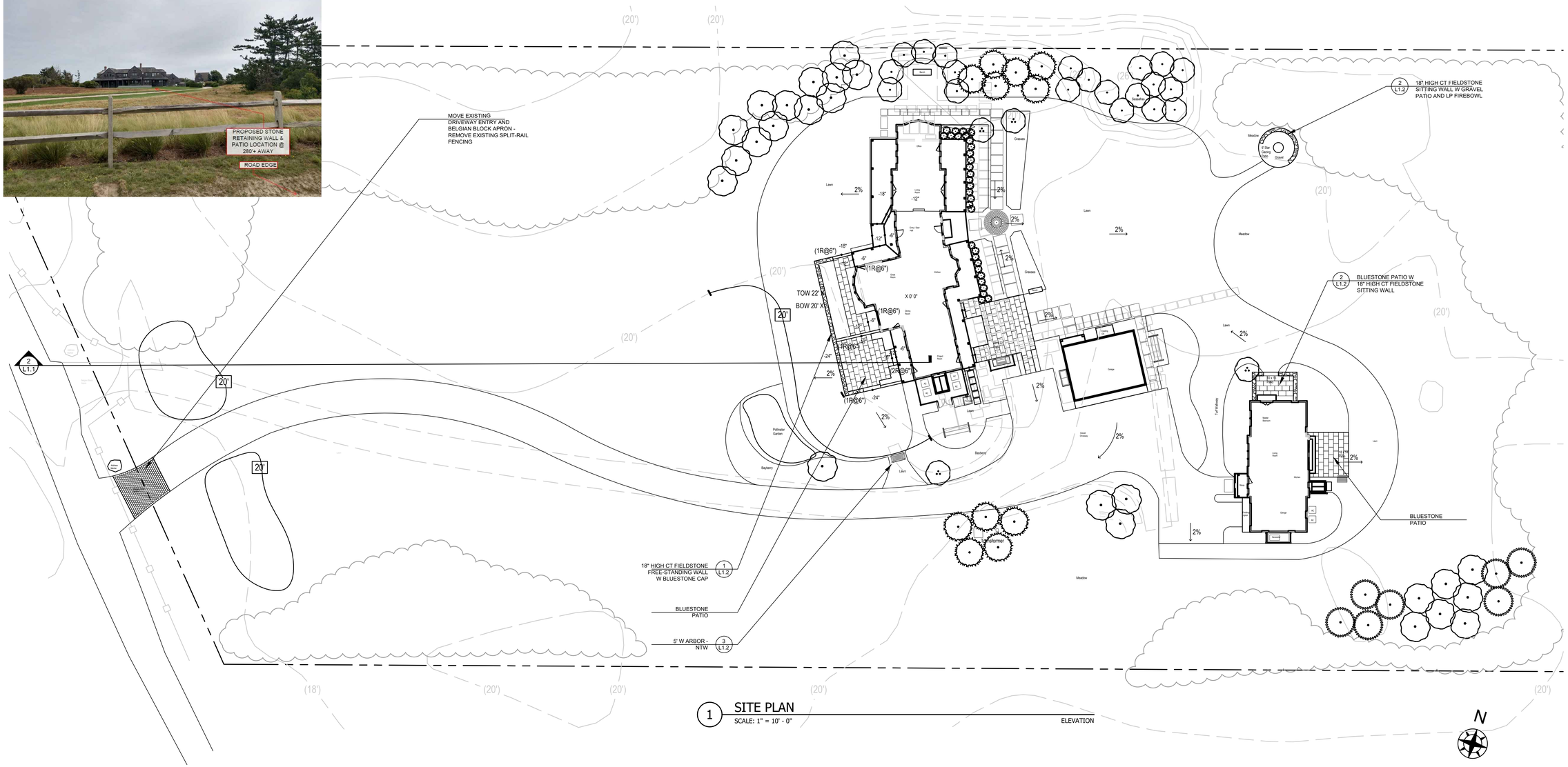
* Attach manufacturer's color samples if color is not from HDC approval list.

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 5/14/20 Signature of owner of record Julie M Jordin Signed under penalties of perjury

Scanned with CamScanner

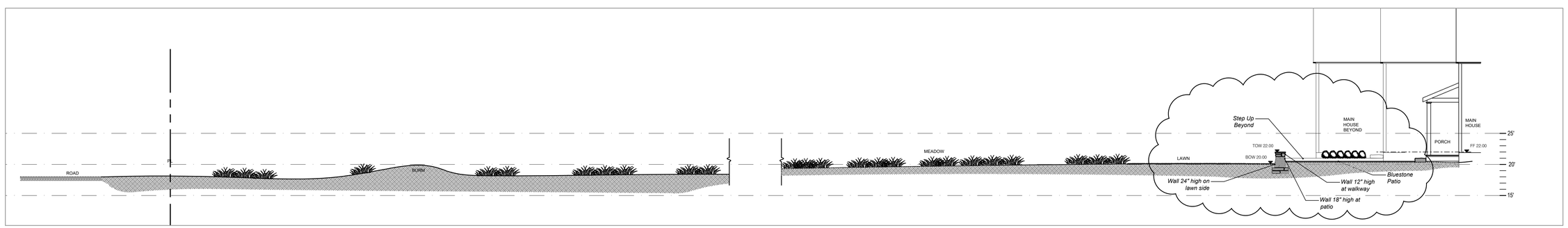
VIEW FROM ROAD



1 SITE PLAN

SCALE: 1" = 10' - 0"

ELEVATION



2 SECTION FROM ROAD TO MAIN HOUSE

SCALE: 1/8" = 1' - 0"

SECTION

JULIE JORDIN
THE GARDEN DESIGN COMPANY

SURVEYOR
Bracken Engineering, Inc.
508.825.0044

ARCHITECT
S.M. Roettke Design, Inc.
508.825.7588

GENERAL NOTES

Drawing are based on plans provided by architects and surveyor. Please notify designer of any discrepancies.

220 Eel Point Rd.
Nantucket, MA

DATE: 5/28/20
SCALE: 1" = 10'
DRAWN BY: Julie Jordin
MAP/PARCEL: 38 / 36
ZONING: LUG2
REVISION:

L1.1

SITE PLAN

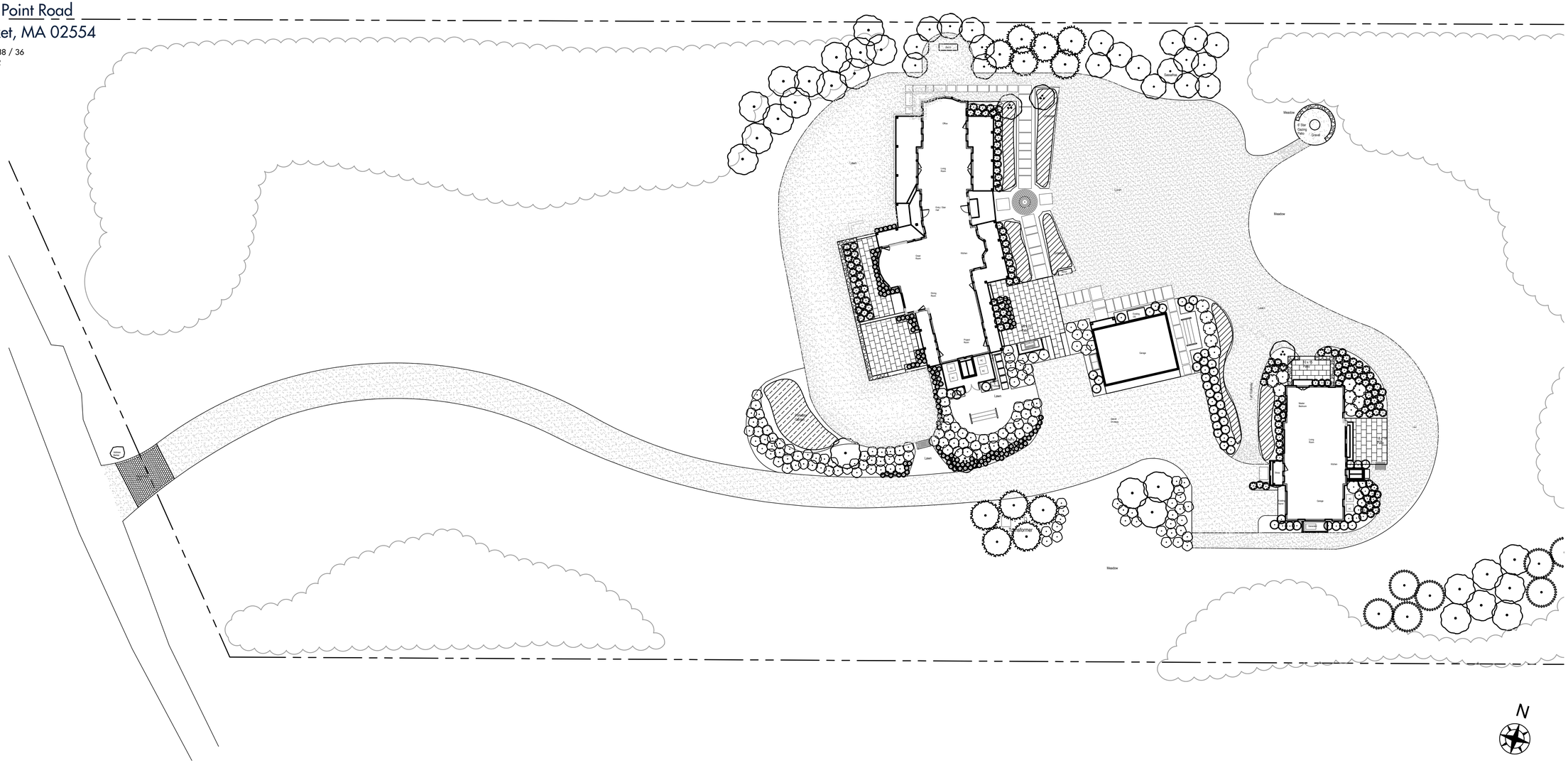
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com

© 2018 The Garden Design Co.

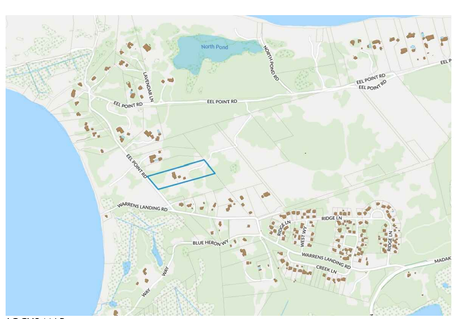
JULIE JORDIN
THE GARDEN DESIGN COMPANY

220 Eel Point Road
Nantucket, MA 02554

MAP/PARCEL: 38 / 36
ZONING: LUG2

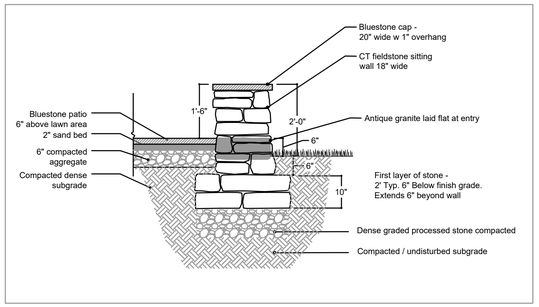


SITE PLAN
SCALE: 1" = 20'



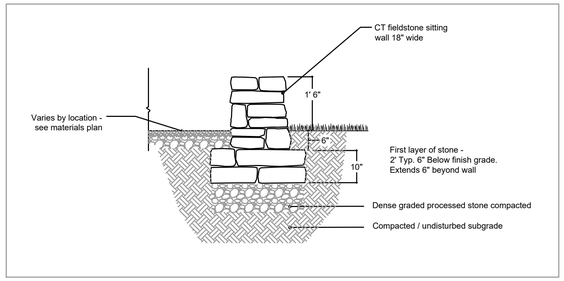
LOCUS MAP

THE GARDEN DESIGN COMPANY
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com



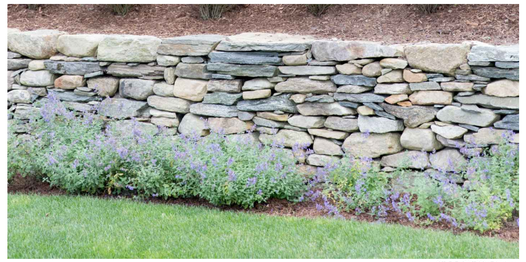
1 DRY LAID FIELDSTONE WALL W CAP AND GRANITE STEP

SCALE: 1/2" = 1' - 0" SECTION

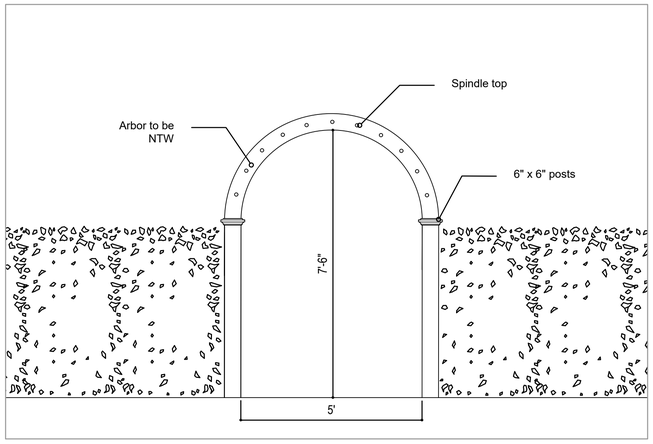


2 DRY LAID FREE STANDING FIELDSTONE WALL

SCALE: 1/2" = 1' - 0" SECTION



CT FIELDSTONE WALL



3 5' WIDE ARBOR - NTW

SCALE: 1/2" = 1' - 0" ELEVATION

JULIE JORDIN
THE GARDEN DESIGN COMPANY

SURVEYOR
Bracken Engineering, Inc.
508.825.0044

ARCHITECT
S.M. Roehlke Design, Inc.
508.825.7588

GENERAL NOTES

Drawing are based on plans provided by architects and surveyor. Please notify designer of any discrepancies.

220 Eel Point Rd.
Nantucket, MA

DATE: 5/28/20
SCALE: 1" = 10'
DRAWN BY: Julie Jordin
MAP/PARCEL: 38 / 36
ZONING: LUG2
REVISION:

L1.2

DETAILS

P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com

© 2018 The Garden Design Co.

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°. 26/84

Street & Number of Proposed Work: Washington St.

Owner of record: Town of Nantucket

Mailing Address: 16 Broad St.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: LSinatra@nantucket-ma.gov

AGENT INFORMATION (if applicable)

Name: Lauren Sinatra, Energy Coordinator

Mailing Address: 2 Fairgrounds Rd

Contact Phone #: 508-325-5379 E-mail: LSinatra@nantucket-ma.gov

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. 57414/57421

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Public EV Charging Stations @ Town Lot (2x Dual Port)

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

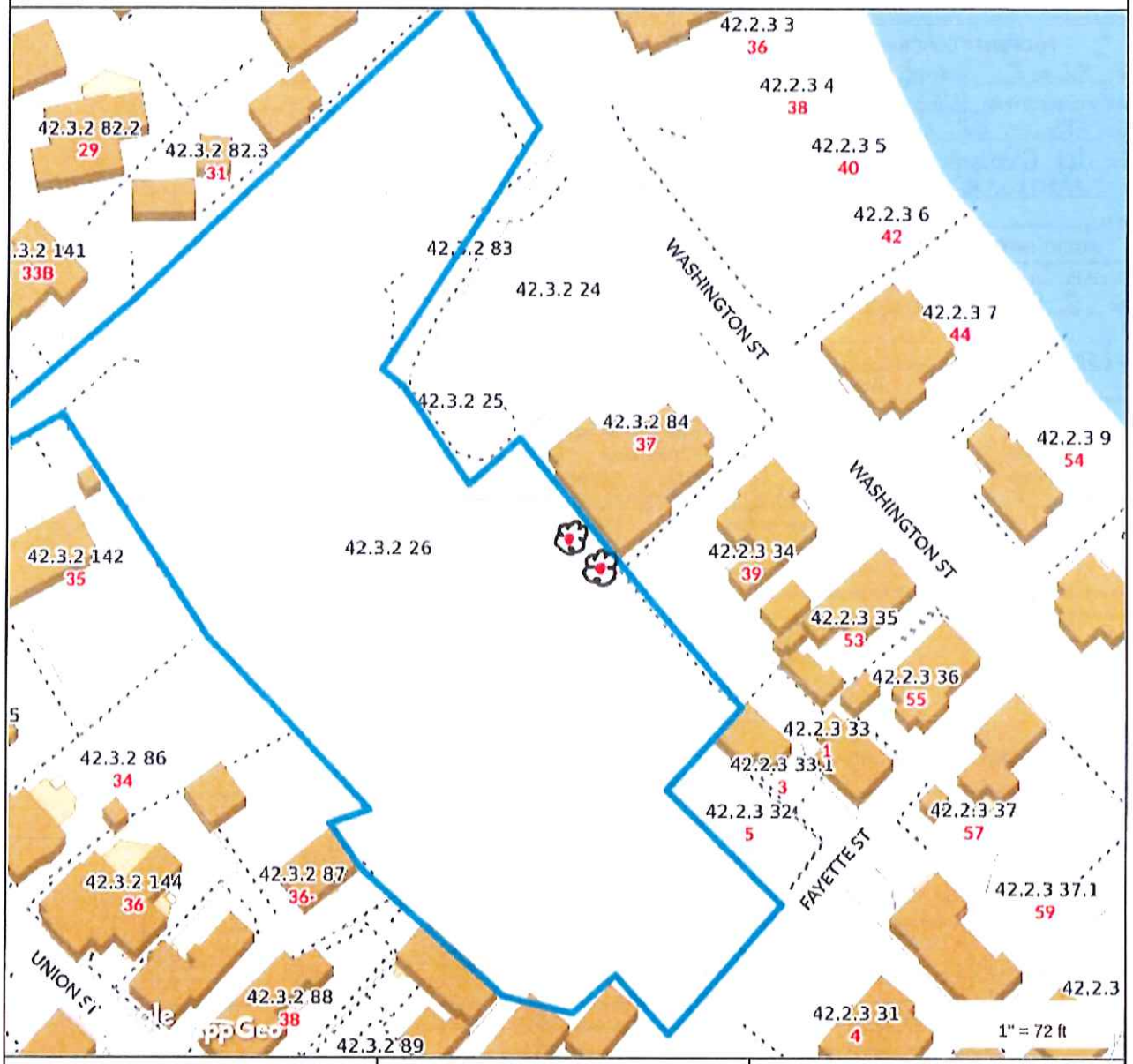
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 5/26/20 Signature of owner of record [signature] Signed under penalties of perjury

37 Washington: Parking LOT EV Charging Station



Property Information

Property ID	42.3.2 26
Location	WASHINGTON ST
Owner	NANTUCKET TOWN OF

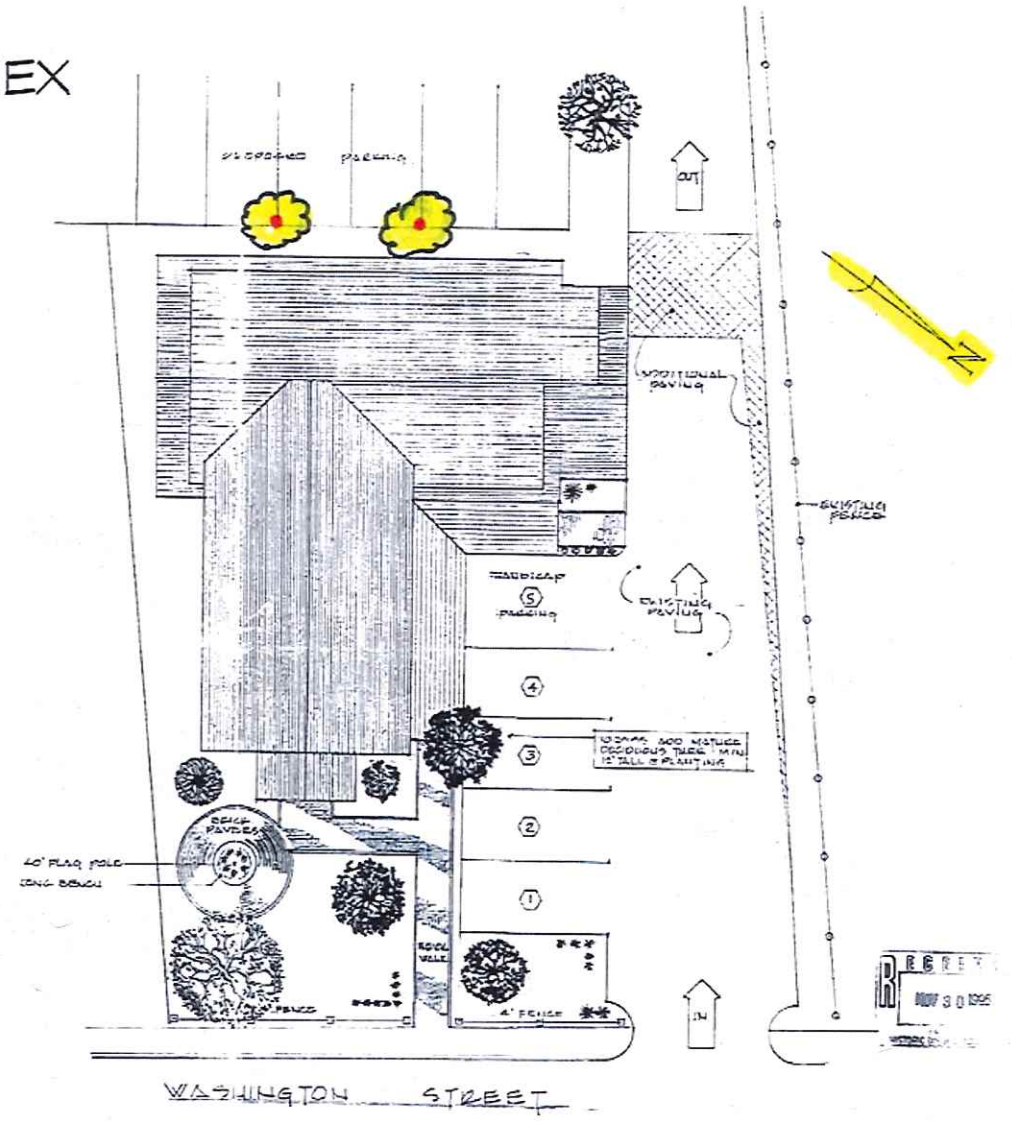
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

TOWN BUILDING ANNEX

32 WASHINGTON ST.
NANTUCKET ISLAND



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BY

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NOV 30 1995

CONTROL PRINT 08-12-95

32 WASHINGTON ST. • ADDITION & PROPOSED TOWN BUILDING ANNEX

D. NEIL PARENT
DESIGNER

POST OFFICE BOX 2450
NANTUCKET • ISLAND
MASS • 02554

PRELIMINARY SITE PLAN

SCALE: 1" = 10'-0" DATE: 06.03.95
DRAWN BY: DNP REVISED 15.95

DRAWING NUMBER: N-11944.009

SHEET L 1.0

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RISE ENGINEERING

37 WASHINGTON ST.
NANTUCKET, MA
EV CHARGE STATIONS MAP

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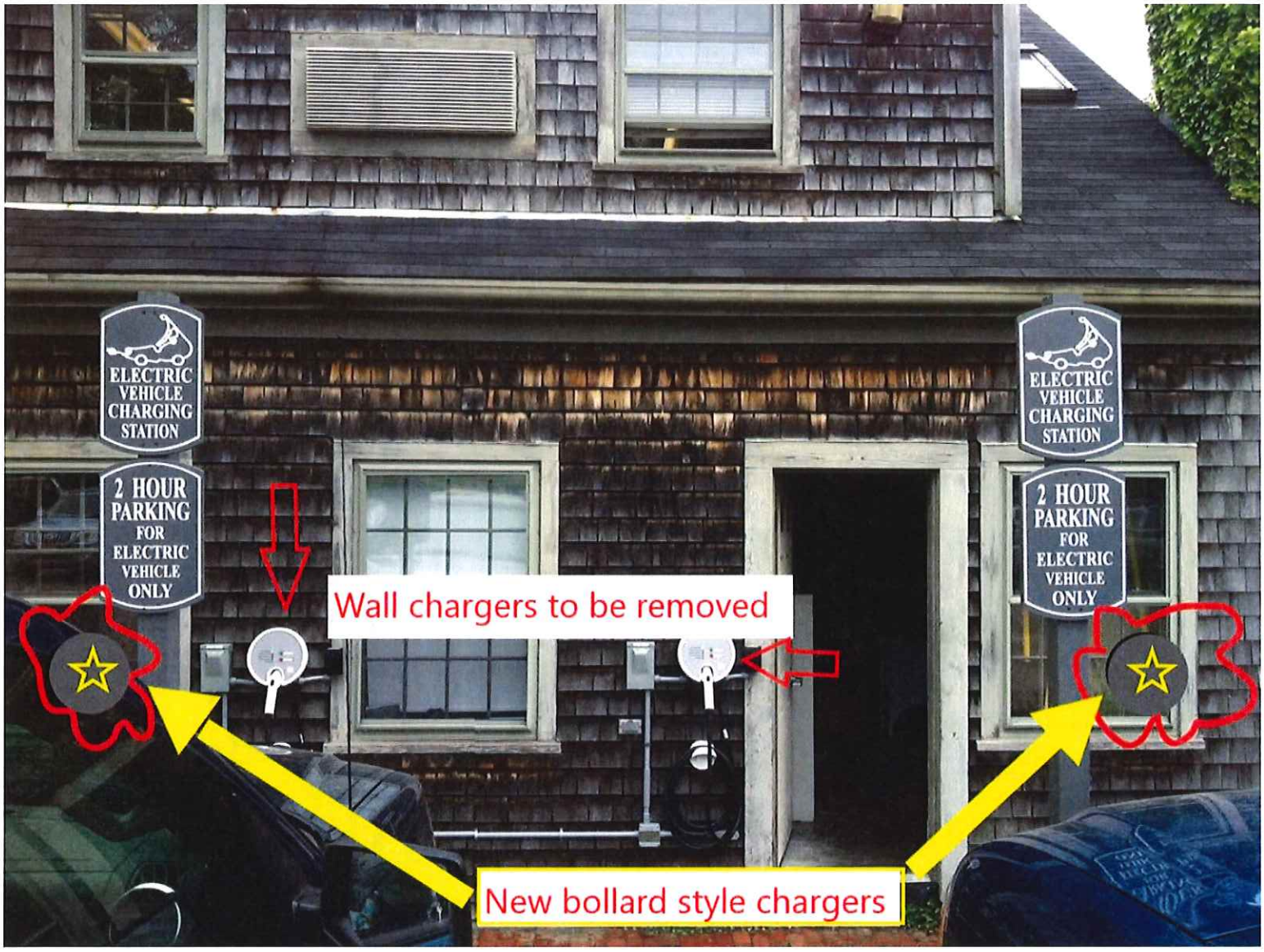


CT4000 Level 2 Commercial Charging Stations

Specifications and Ordering Information

Ordering Information

Specify model number followed by the applicable code(s). The order code sequence is: **Model-Options. Software, Services** and **Misc** are ordered as separate line items.

Hardware

Description		Order Code
Model	1830 mm (6') Single Port Bollard Mount	CT4011
	1830 mm (6') Dual Port Bollard Mount	CT4021
	1830 mm (6') Single Port Wall Mount	CT4013
	1830 mm (6') Dual Port Wall Mount	CT4023
	2440 mm (8') Dual Port Bollard Mount	CT4025
	2440 mm (8') Dual Port Wall Mount	CT4027
Options	Integral Gateway Modem - USA	-GW1
	Integral Gateway Modem - Canada	-GW2
Misc	Power Management Kit	CT4000-PMGMT
	Bollard Concrete Mounting Kit	CT4001-CCM

Software & Services

Description	Order Code
ChargePoint Commercial Service Plan	CTSW-SAS-COMM-*n*[1]
ChargePoint Service Provider Plan	CTSW-SAS-SP-*n*[1]
ChargePoint Assure	CT4000-ASSURE*n*[2]
Station Activation and Configuration	CPSUPPORT-ACTIVE
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID

Note: All CT4000 stations come with 1 year of ChargePoint Assure coverage at no charge for qualified installations. Other conditions apply. All CT4000 stations require a network service plan.

[1] Substitute *n* for desired years of service (1, 2, 3, 4, or 5 years).
[2] Substitute *n* for the duration of the additional coverage (1, 2, 3, or 4 years).

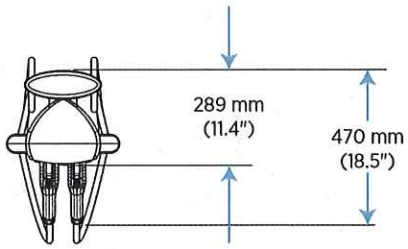
Order Code Examples

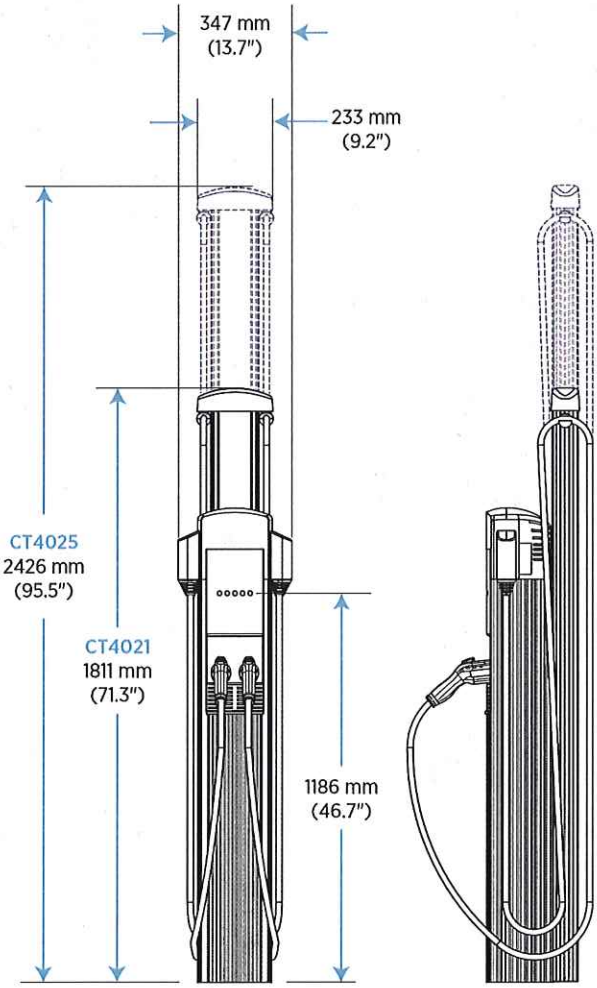
If ordering this	the order code is
1830 mm (6') Dual Port Bollard USA Gateway Station with Concrete Mounting Kit	CT4021-GW1 CT4001-CCM
ChargePoint Commercial Service Plan, 3 Year Subscription	CTSW-SAS-COMM-3
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID
2 Additional Years of Assure Coverage	CT4000-ASSURE2
1830 mm (6') Single Port Wall Mount Station	CT4013
ChargePoint Commercial Service Plan, 5 Year Subscription	CTSW-SAS-COMM-5
4 Additional Years of Assure Coverage	CT4000-ASSURE4
Station Activation and Configuration	CPSUPPORT-ACTIVE

** Orange signage can be customized or removed*

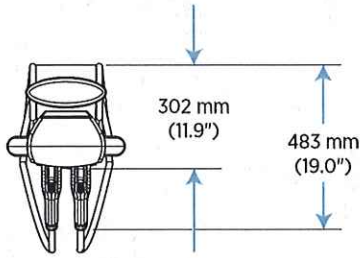
CT4021

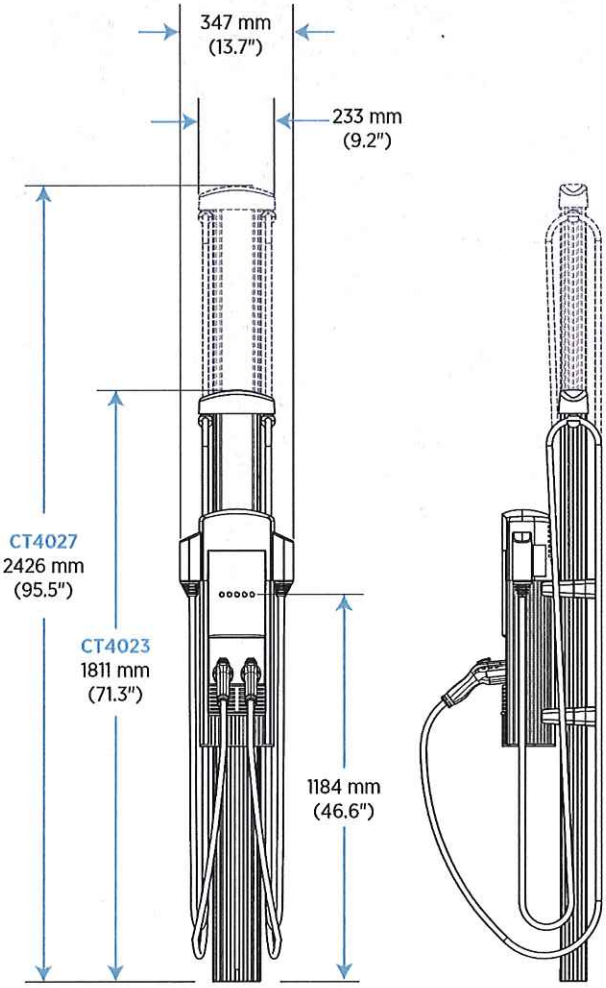
CT4021 1830 mm (6′)
CT4025 2440 mm (8′)
Bollard





CT4023 1830 mm (6′)
CT4027 2440 mm (8′)
Wall Mount





Example Photo:
White Elephant Village
19 N Water Street