

1. No Meeting Agenda

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

1.1. Viewpack

Documents:

[10A GRAY AVE - POOL HARDSCAPE AND OUTDOOR GRILL AREA.PDF](#)

[18 SPARKS AVE - FENCE.PDF](#)

[19 NORTH PASTURE LANE - REVISE DECK AND PORCH AND ADD STAIRS.PDF](#)

[24 BARTLETT FARM RD - NEW ZONING SHED.PDF](#)

[24 BARTLETT FARM RD - POOL.PDF](#)

[58 WALSH STREET - NEW DWELLING.PDF](#)

[65 CENTER STREET - PATIO AND HARDSCAPING.PDF](#)

[78 WAUWINET RD- NEW DWELLING OB SUB 6-16-20.PDF](#)

[78 WAWINET RD- SUP DOC.PDF](#)

CERTIFICATE NO: \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

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

### CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

#### PROPERTY DESCRIPTION

TAX MAP N<sup>o</sup>: 67 PARCEL N<sup>o</sup>: 178.2  
 Street & Number of Proposed Work: 10A Gussy Ave  
 Owner of record: Bredley Humphries  
 Mailing Address: 10A Gussy Ave  
Nantucket MA 02554  
 Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### AGENT INFORMATION (if applicable)

Name: Waterscapes by Jesse D'Alva  
 Mailing Address: PO Box 2578  
Nantucket MA 02584  
 Contact Phone #: 508-654-2822 E-mail: jesse@nantucketpools.com

FOR OFFICE USE ONLY ✓ 5015

Date application received: 6/10/2020 Fee Paid: \$ 200

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 R70)  Roof  Other Outdoor Grill Area - L shape 8' x 4' sections

Size of Structure or Addition: Length: 33' Sq. Footage 1st floor: \_\_\_\_\_ Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
Pool - 33' x 16' = 528sf Width: 16' Sq. Footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
Spa - 48sf Sq. Footage 3rd floor: \_\_\_\_\_ no Bluestone

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

Additional Fence + Gates  
4' Board Fence (Cedar Natural to weather) = 95 LF  
(2) 4' Cedar Gates (Natural to weather)

\*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.) \_\_\_\_\_

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 Bluestone Counter - Natural Walls \_\_\_\_\_

Fence: Height: 4' Pool Gate  
 Type: Wix mesh vegetation fence  
 Length: approx 15'

Outdoor Grill Stone veneer on vertical surfaces

\* 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 6/11/2020 Signature of owner of record [Signature] Signed under penalties of perjury

HDC approved  
Garage and Pergola  
Cert. 2020-02-0706

Cedar gate

Garage to be built  
2020/ 2021

Outdoor Kitchen  
4' x 8'

Bluestone patio 1200 sf

Pool 16' x 33'  
Spa 48 sf

Equipment

Cedar gate

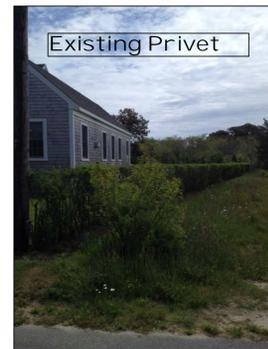
4' Board  
fence / nat.  
to weather

Existing Privet

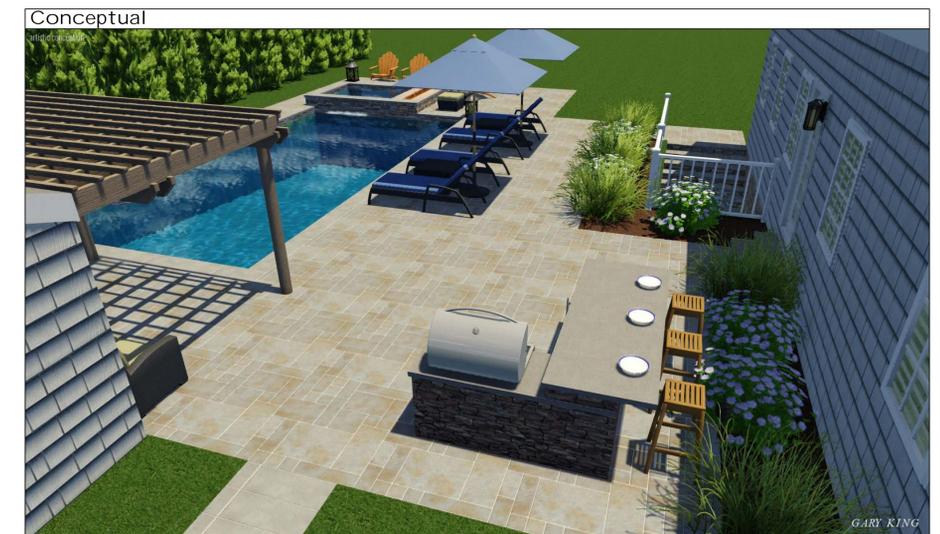
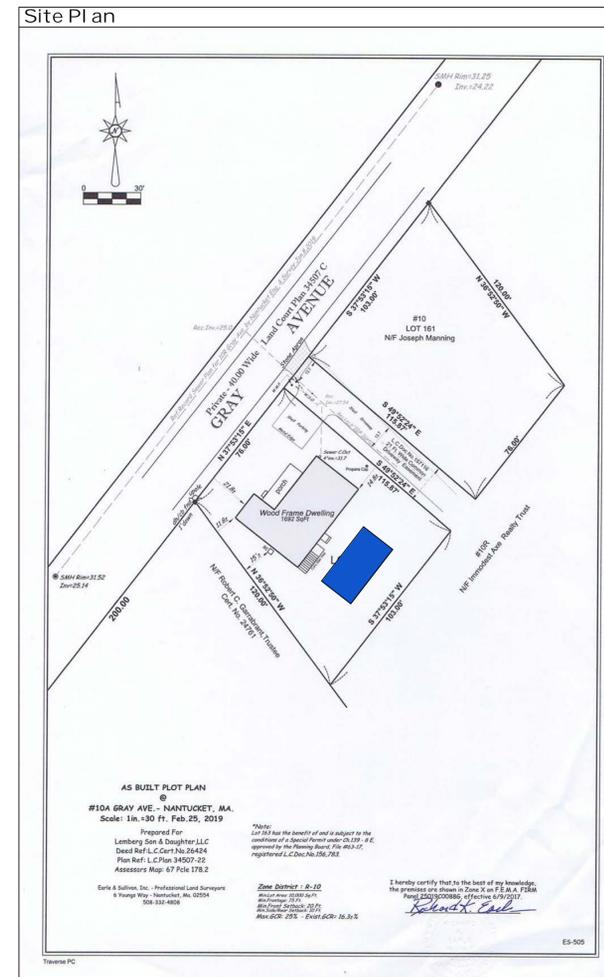
Board Fence

Existing  
PI antings

4' Wire mesh  
vegetation  
fence



Existing PI antings



CERTIFICATE NO: \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

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for structural work.

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#### PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°: 231.1  
 Street & Number of Proposed Work: 18 SPARKS AVE  
 Owner of record: DOUNNY FLAKE INC  
 Mailing Address: P.O. Box 1444  
NANTUCKET MA 02554  
 Contact Phone #: 508-228-7724 E-mail: REMEMO@comcast

#### AGENT INFORMATION (If applicable)

Name: Karsten Reinemo  
 Mailing Address: P.O. Box 1444  
Nantucket MA 02554  
 Contact Phone #: 508-228-7724 E-mail: Reinemo@comcast

FOR OFFICE USE ONLY

Date application received: 6/3/2020 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. \_\_\_\_\_
- 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: \_\_\_\_\_ REVISIONS\* 1. East Elevation  
 Original Date: \_\_\_\_\_ (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: 6 FT  
 Type: 5' Wood w/ 1 FT WHITE ABOVE  
 Length: 55' (TYPICAL MNT.)

Skylights (flat only): Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
 Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
 Gutters:  Wood  Aluminum  Copper  Leaders (material) \_\_\_\_\_  
 Leaders (material and size): \_\_\_\_\_ (FIVE ONE)

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 \_\_\_\_\_

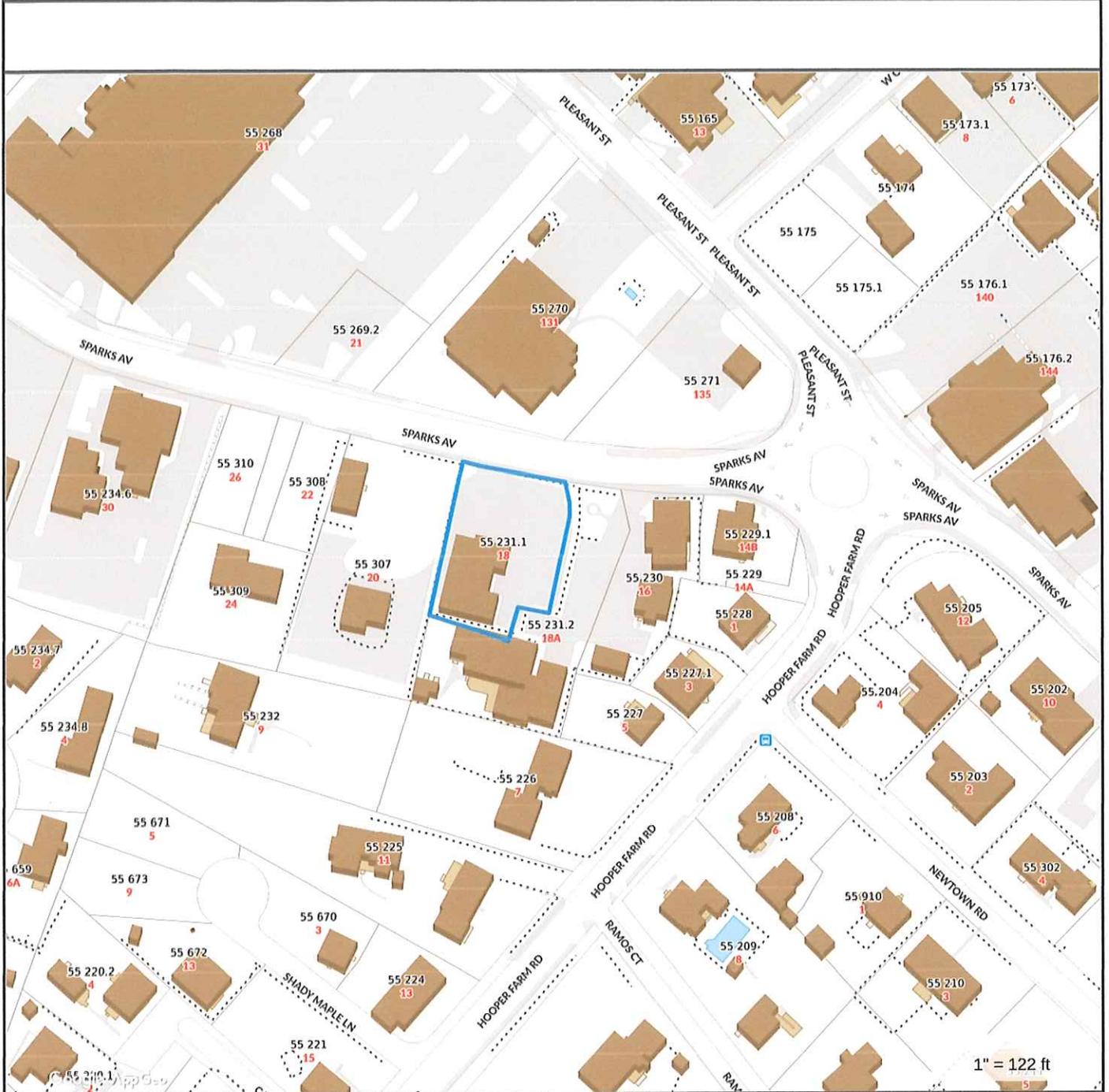
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Date 6/3/2020

Signature of owner of record Karsten Reinemo

Signed under penalties of perjury



**Property Information**

**Property ID** 55 231.1  
**Location** 18 SPARKS AV  
**Owner** DOWNYFLAKE INC



**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

ORRISON

10 FT setback  
Proposed fence

Start  
5 FT setback

Existing (same fence)

RECEIVED  
JUN 03 2020  
By

SPARKS

(PUBLIC - VARIABLE WIDTH)

AVE.

EARL J. MAYO  
LOT 2

EARL J. MAYO  
LOT 8

LOT 11  
AREA = 10,574 ± SF  
(0.24 AC.)

EARL J. MAYO  
LOT 4

LOT 10  
AREA = 14,902 ± SF  
(0.34 AC.)

1 STORY W/F  
HOUSE - SHOP

1 STORY W/F  
HOUSE - SHOP

1 STORY  
HOUSE

JAMES W. AND MARILYN I. GARNETT



NOTE:  
BEING A COMBINATION AND RESUBDIVISION OF LOT 1,  
ON PLAN BY JOHN H. BARNETT DATED OCT 25, 1967  
AS SHOWN ON PLAN BY SHUGRUE AND HART, DATED 15  
JANUARY 29, 1976  
ZONING CLASSIFICATION: RESIDENTIAL - COMMERCIAL  
LEGEND:  
□ DEPOTS, BRILL TYLE IN CONCRETE BOUND FOR  
--- DOTTED WOOD TRAIL FENCE

DATE: 11/27/82 FILE NO. 82

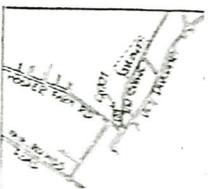
APPROVAL UNDER THE SAME  
CONTROL LAW NOT REQUIRED  
NANTUCKET PLANNING BY  
*Joseph J. Sargent*  
*Surveyor*  
*11/27/82*

RECEIVED AND ENTERED WITH  
NANTUCKET COUNTY DEEDS BOOK OF  
PLANS NO. 20 PAGE 82  
ATTEST: *R. B. ...*

SEPT. 20, 1979 2:43 P.

GRID NOK  
MASS COORDINATE SYSTEM  
ISLAND BOUNDARY

LOTUS MAP 1" = 700'







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DATE ISSUED: \_\_\_\_\_

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#### PROPERTY DESCRIPTION

TAX MAP N°: 44 PARCEL N°: 73  
 Street & Number of Proposed Work: 19 North Pasture Lane  
 Owner of record: 19 North Pasture Lane Trust; Steven Cohen Trustee  
 Mailing Address: PO Box 786  
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.

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 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: 129sf  1st floor  2nd floor  
 Width: \_\_\_\_\_ Sq. footage 2nd floor: \_\_\_\_\_ Size: 129sf  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\*

1. East Elevation Revise Deck
2. South Elevation N/C
3. West Elevation Revise Deck, Add Stairs
4. North Elevation Revise porch + Second floor Deck

\*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.) \_\_\_\_\_  
**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 10" 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.

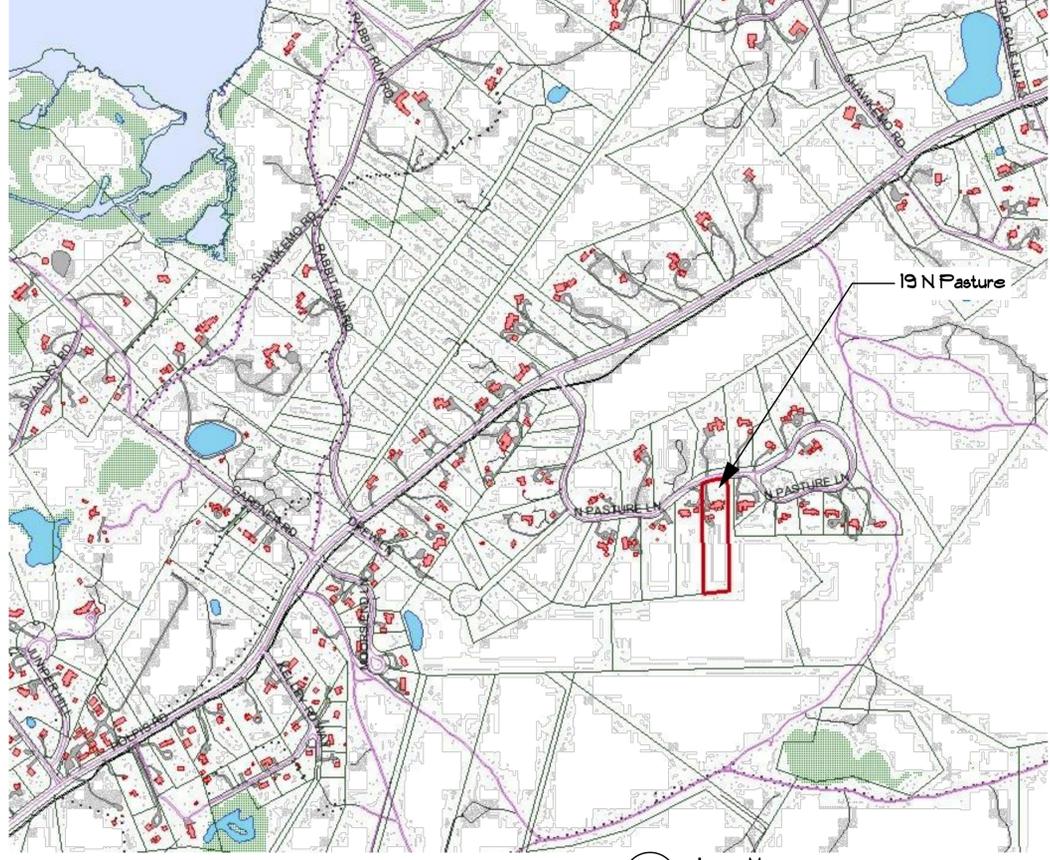
#### COLORS

Sidewall \_\_\_\_\_ Clapboard (if applicable) \_\_\_\_\_ Roof \_\_\_\_\_  
 Trim \_\_\_\_\_ Sash \_\_\_\_\_ Doors \_\_\_\_\_  
 Deck Natural / Railings White (TME) Foundation \_\_\_\_\_ Fence \_\_\_\_\_ Shutters \_\_\_\_\_

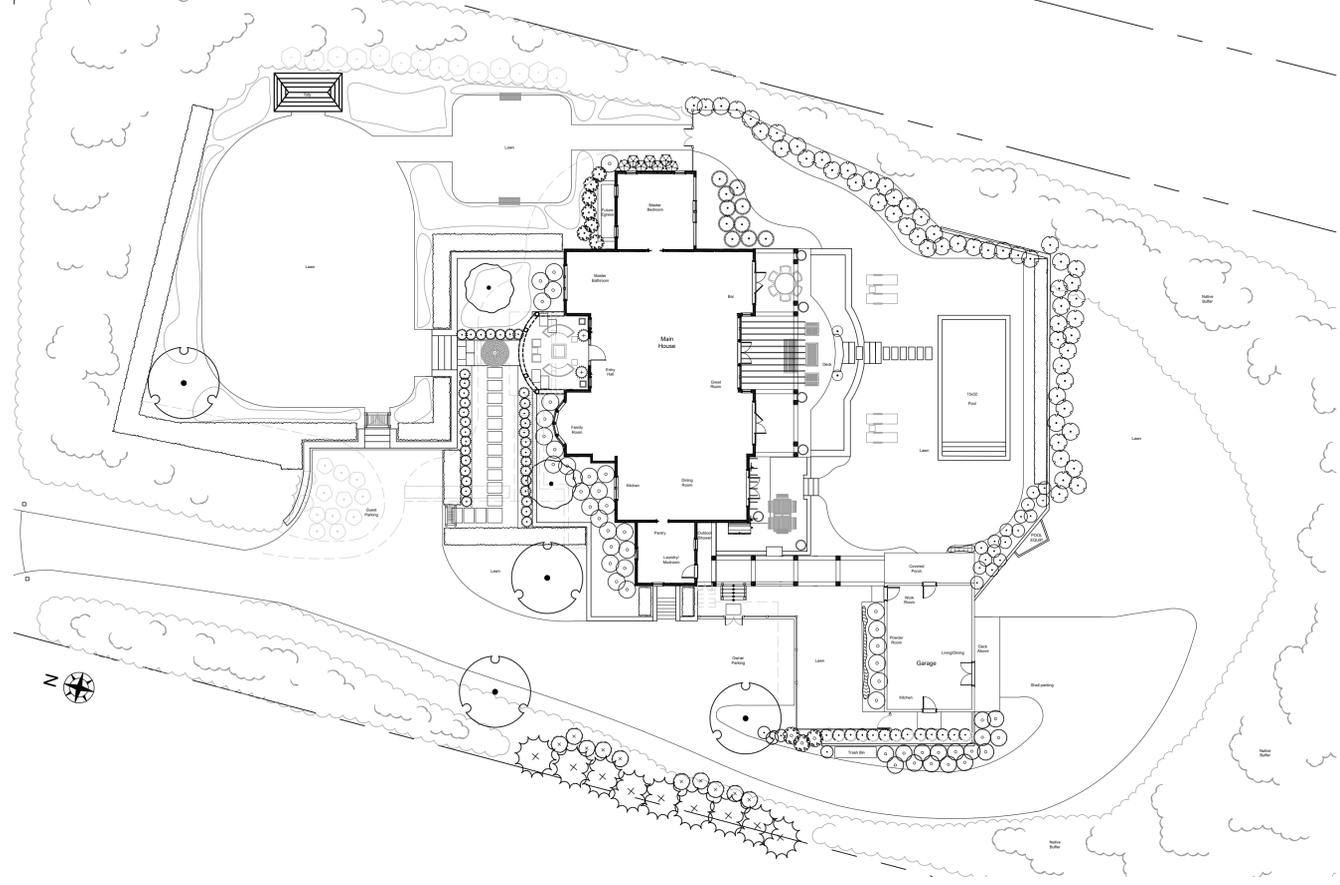
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Date 6/9/20 Signature of owner of record \_\_\_\_\_ Signed under penalties of perjury



1 Locus Map



1 Site Plan  
1" = 20'-0"

Renovations at

19 North Pasture Lane

Nantucket, MA 02554

MAP NO: 44 ZONING INFO: LUG3

PARCEL NO: 73 PROJECT NO: 25

REVISED:

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

ID #

L-1.1

Site Plan

DATE REVISIONS

DATE	REVISIONS

BOTTICELLI & POHL

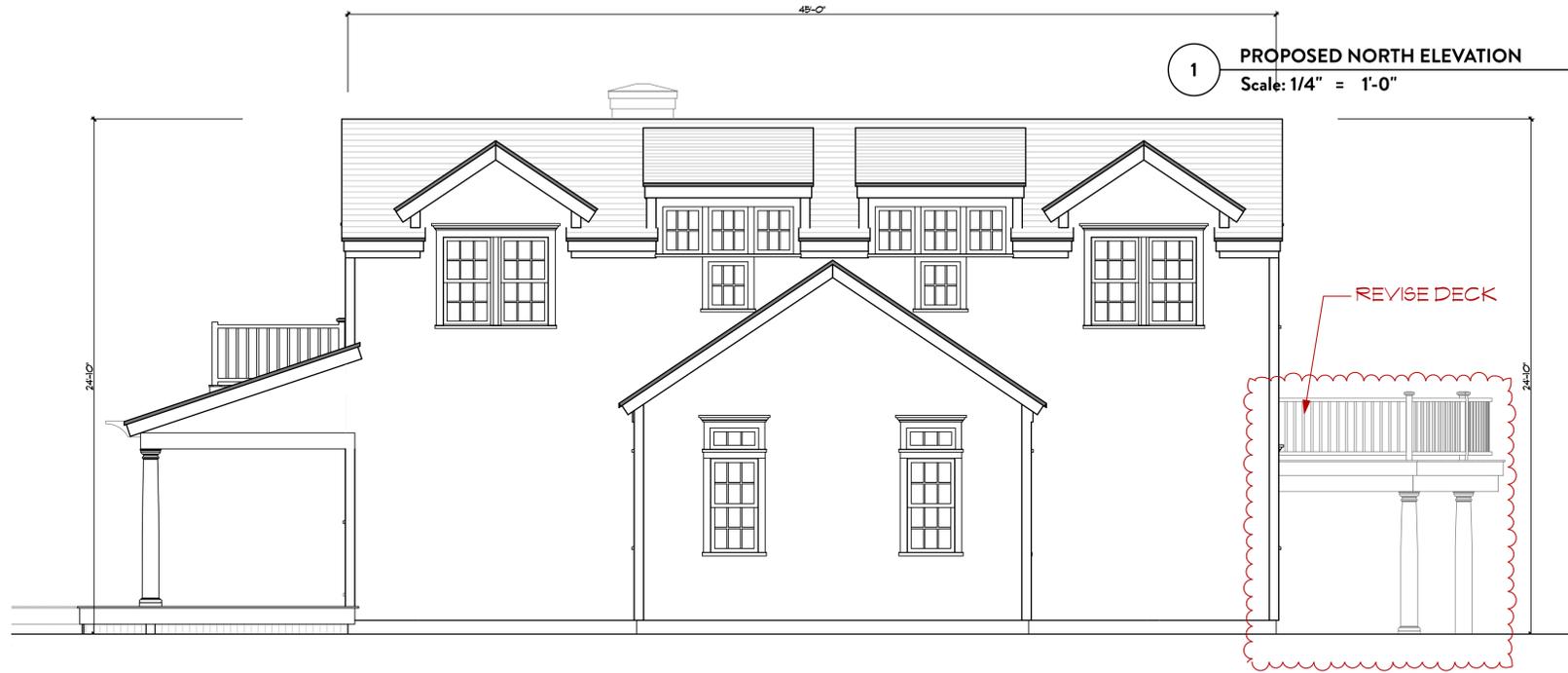
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM  
P. 508.228.3455 P. 617.482.4543



3 Previously Approved North Elevation



4 Previously Approved East Elevation



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

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

DATE	REVISIONS



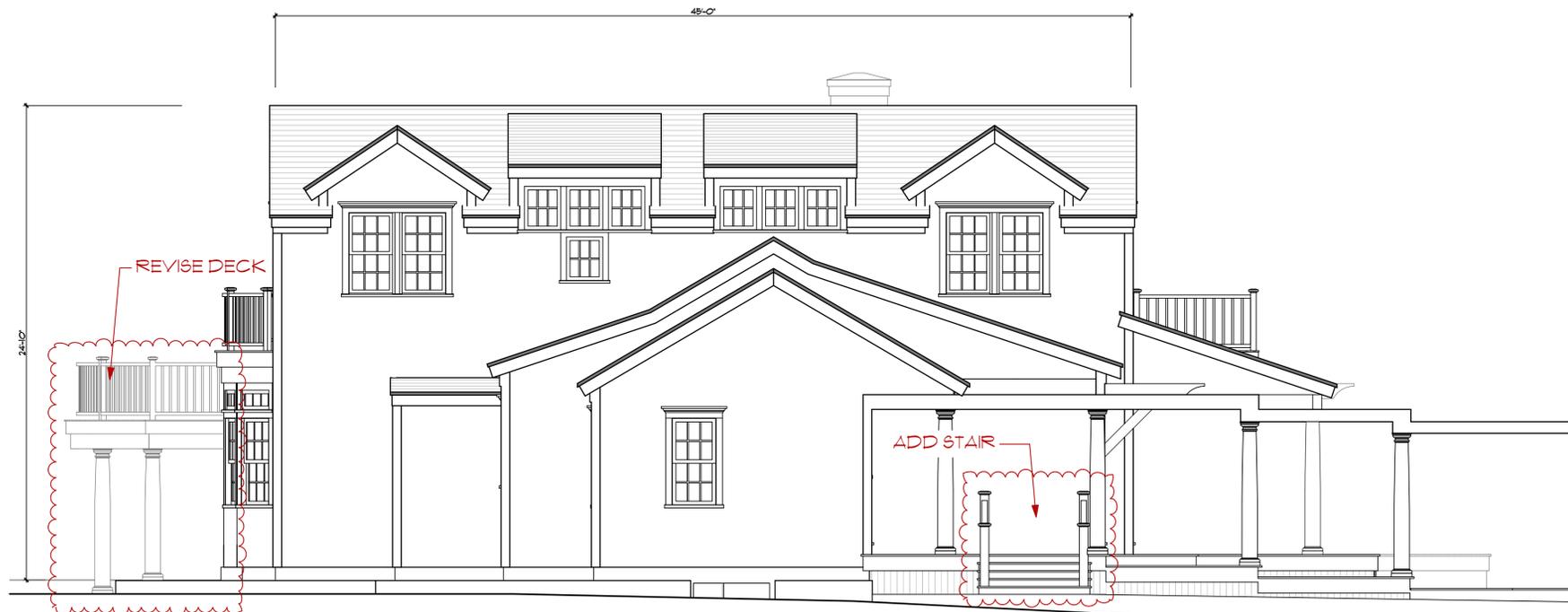
3 Previously Approved South Elevation



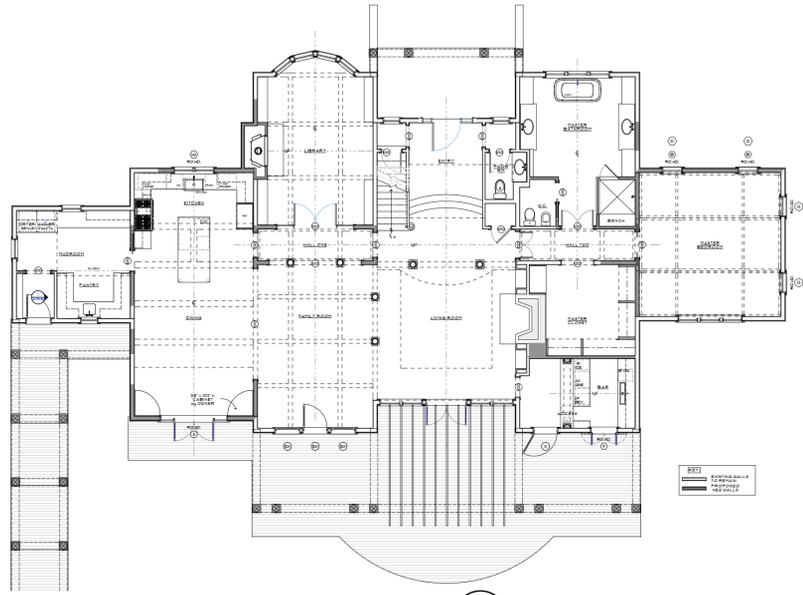
1 PROPOSED SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



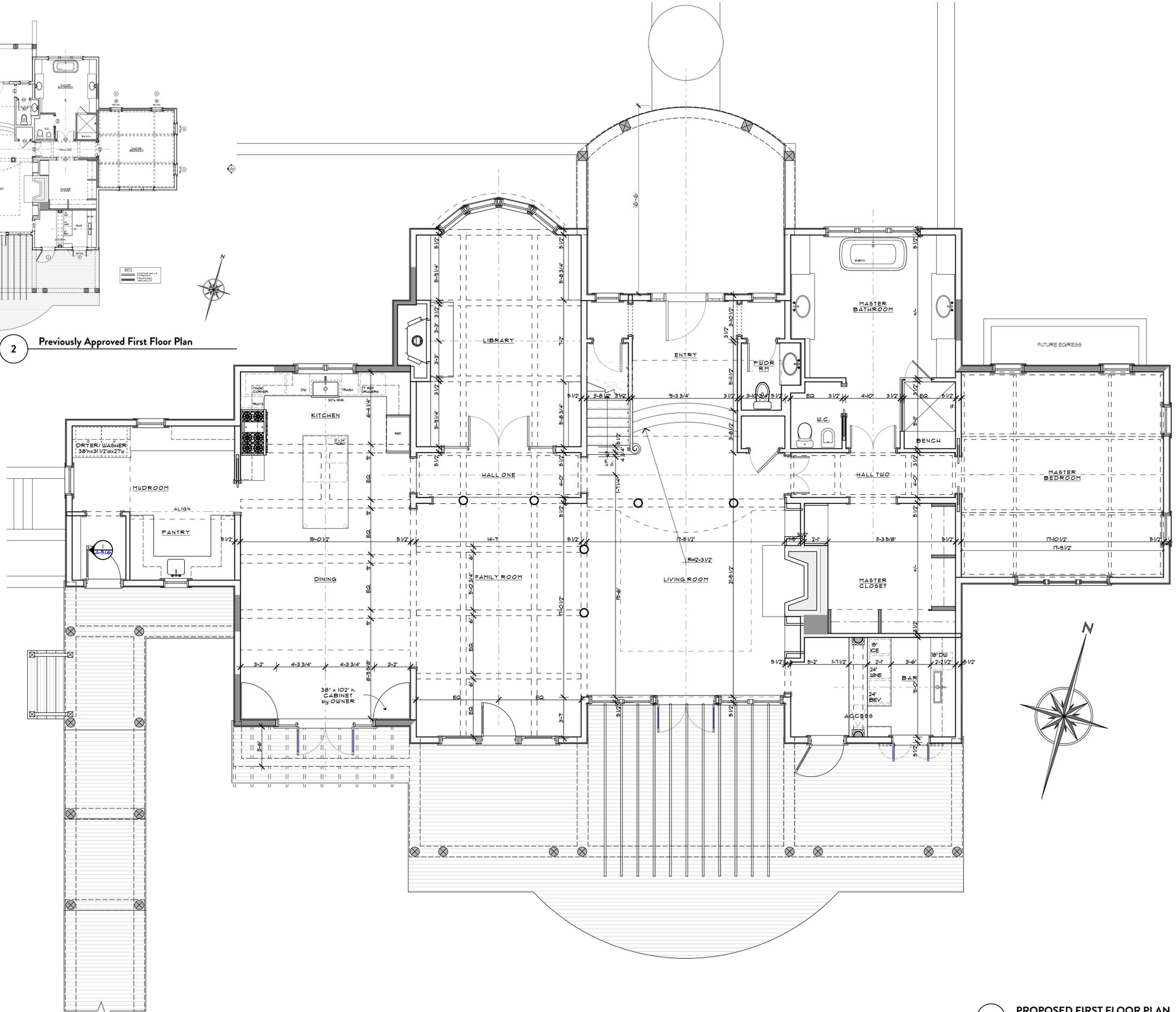
4 Previously Approved West Elevation



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



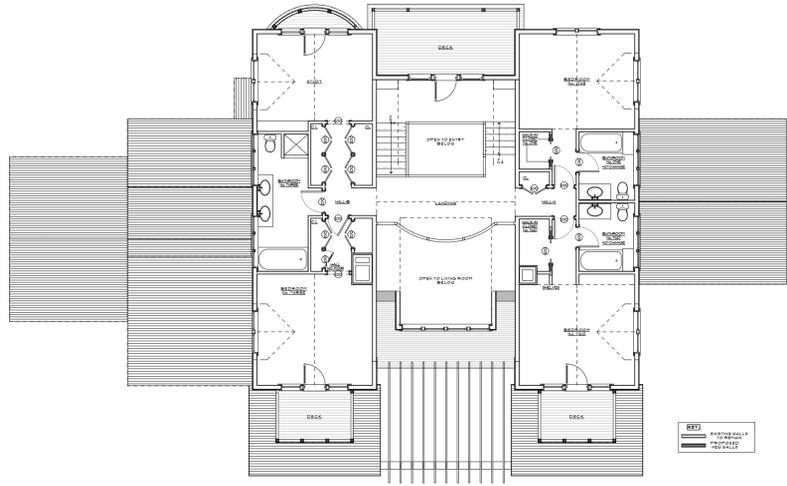
2 Previously Approved First Floor Plan



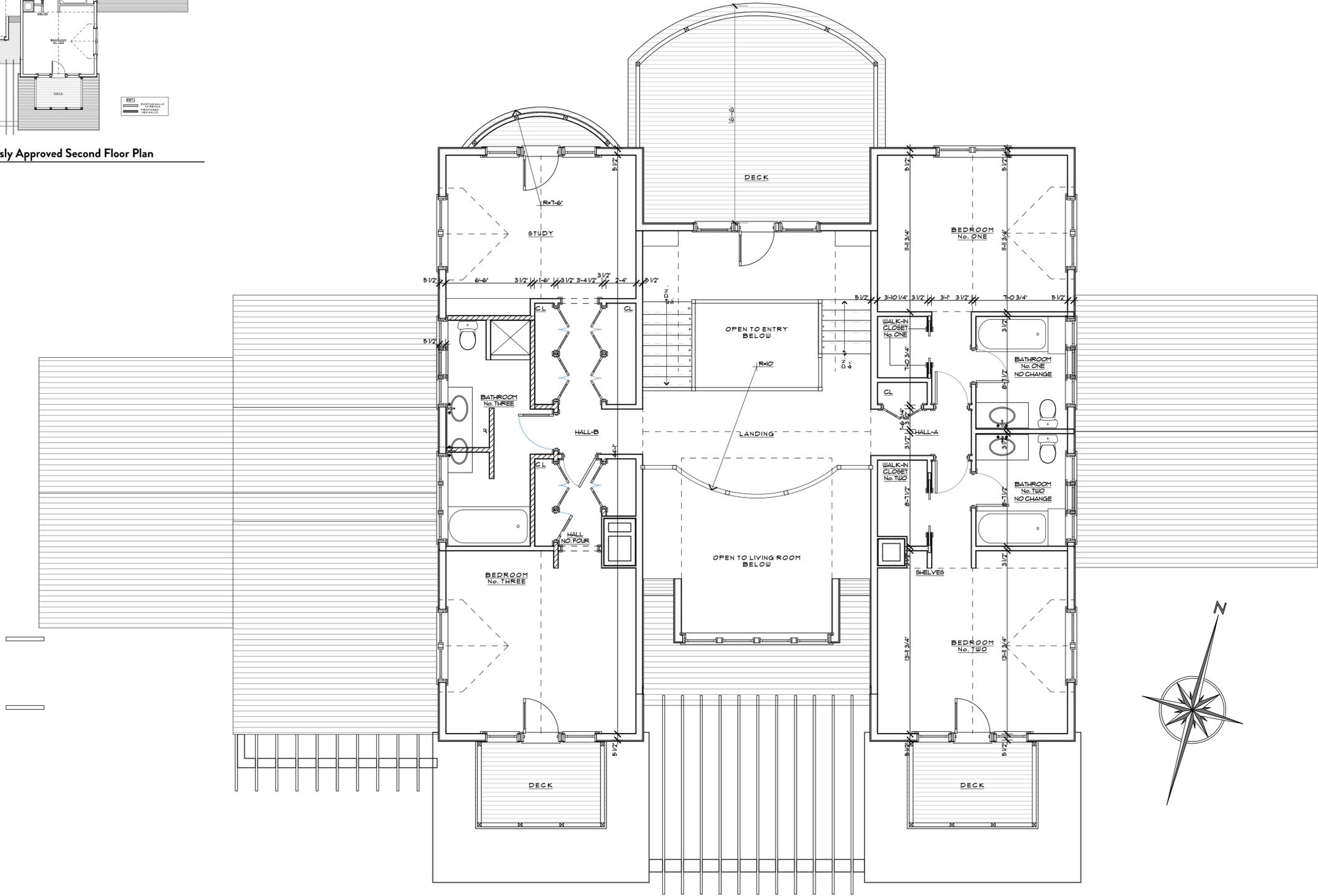
1 PROPOSED FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"

DATE	REVISIONS

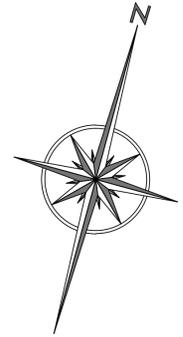
Renovations at  
19 North Pasture Lane  
Nantucket, MA 02554  
MAP NO: 44 ZONING INFO: LUG3  
PARCEL NO: 73 PROJECT NO: 25 REVISED:  
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.  
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.



2 Previously Approved Second Floor Plan



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



Renovations at  
19 North Pasture Lane  
Nantucket, MA 02554

MAP NO: 44 ZONING INFO: LUG3  
PARCEL NO: 73 PROJECT NO: 25 REVISED:

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

Second Floor Plan

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM  
P. 508.228.5455 | P. 617.482.4543

ID#

A-1.2



CERTIFICATE NO: \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

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

### CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

#### PROPERTY DESCRIPTION

TAX MAP N<sup>o</sup>: 65 PARCEL N<sup>o</sup>: 86  
 Street & Number of Proposed Work: 24 Bartlett Rd  
 Owner of record: T LJ Properties  
 Mailing Address: 24 Bartlett Rd  
Nantucket, MA 02554  
 Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### AGENT INFORMATION (if applicable)

Name: Emeritus  
 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 New Zoning Shed

Size of Structure or Addition: Length: 10ft Sq. Footage 1st floor: 200 Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: 20ft Sq. footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
 Sq. footage 3rd floor: \_\_\_\_\_

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

#### Additional Remarks

Historic Name: \_\_\_\_\_  
 Original Date: \_\_\_\_\_ (describe)  
 Original Builder: \_\_\_\_\_  
 Is there an HDC survey form for this building attached?  Yes  N/A

- REVISIONS\***  
 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 5 1/2" Rake 5 1/2" Soffit (Overhang) 5 1/2" Corner boards \_\_\_\_\_ Frieze 3 1/2"

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) n/a 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 6.10.20 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](http://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.
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- \_\_\_\_\_ 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) <http://www.mapgeo.com/NantucketMA/>.
- \_\_\_\_\_ 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.  
**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
- \_\_\_\_\_ 7. **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.

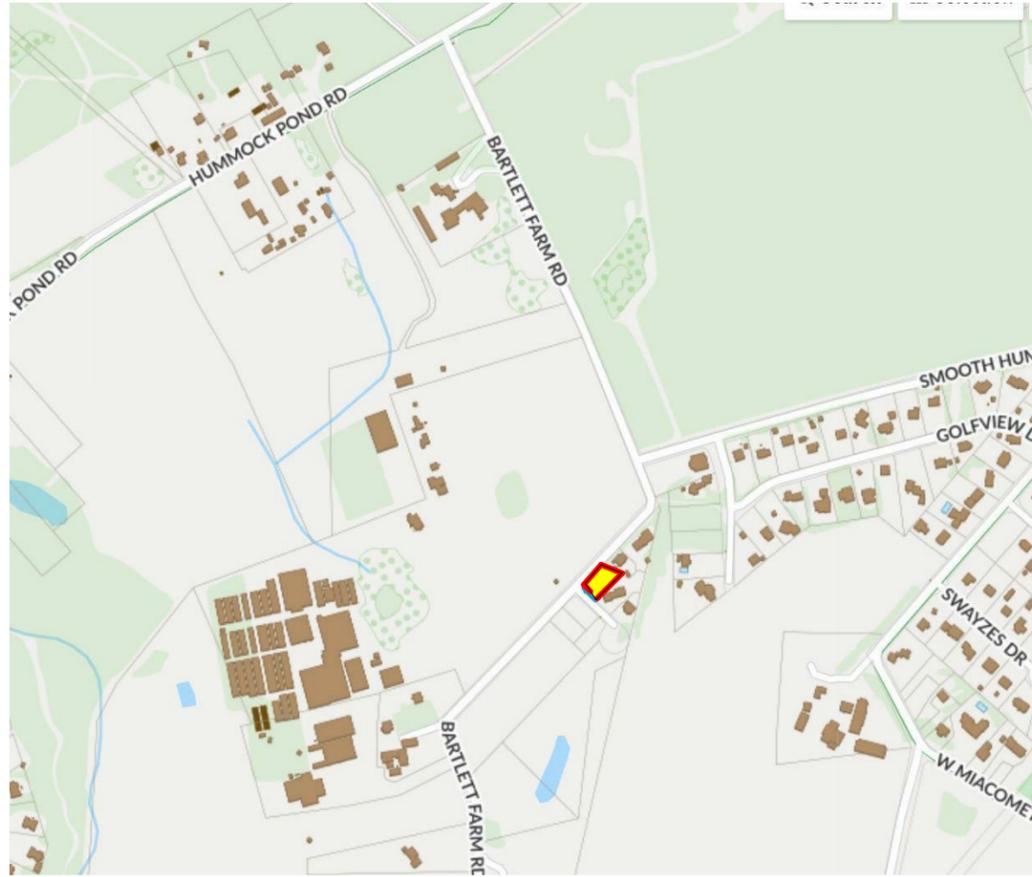
**REQUIRED WHERE APPLICABLE:**

- \_\_\_\_\_ 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 1/4-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.  
**As-Built Plans (1 copy):** of existing elevations
- \_\_\_\_\_ 3. **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.
- \_\_\_\_\_ 4. **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).
- \_\_\_\_\_ 5. **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.
- \_\_\_\_\_ 6. **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.**
- \_\_\_\_\_ 7. **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.
- \_\_\_\_\_ 8. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.
- \_\_\_\_\_ 9.

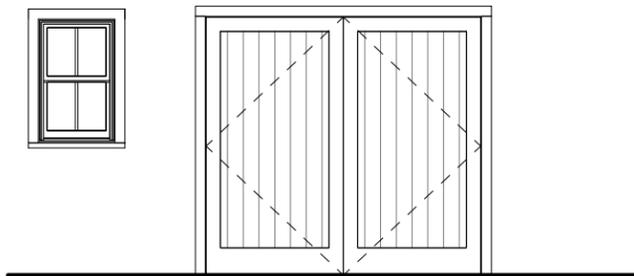
(initial to indicate read and understand)

# TLJ Properties Residence, Zoning Shed

24 Bartlett Farm Rd  
Nantucket, MA 02554



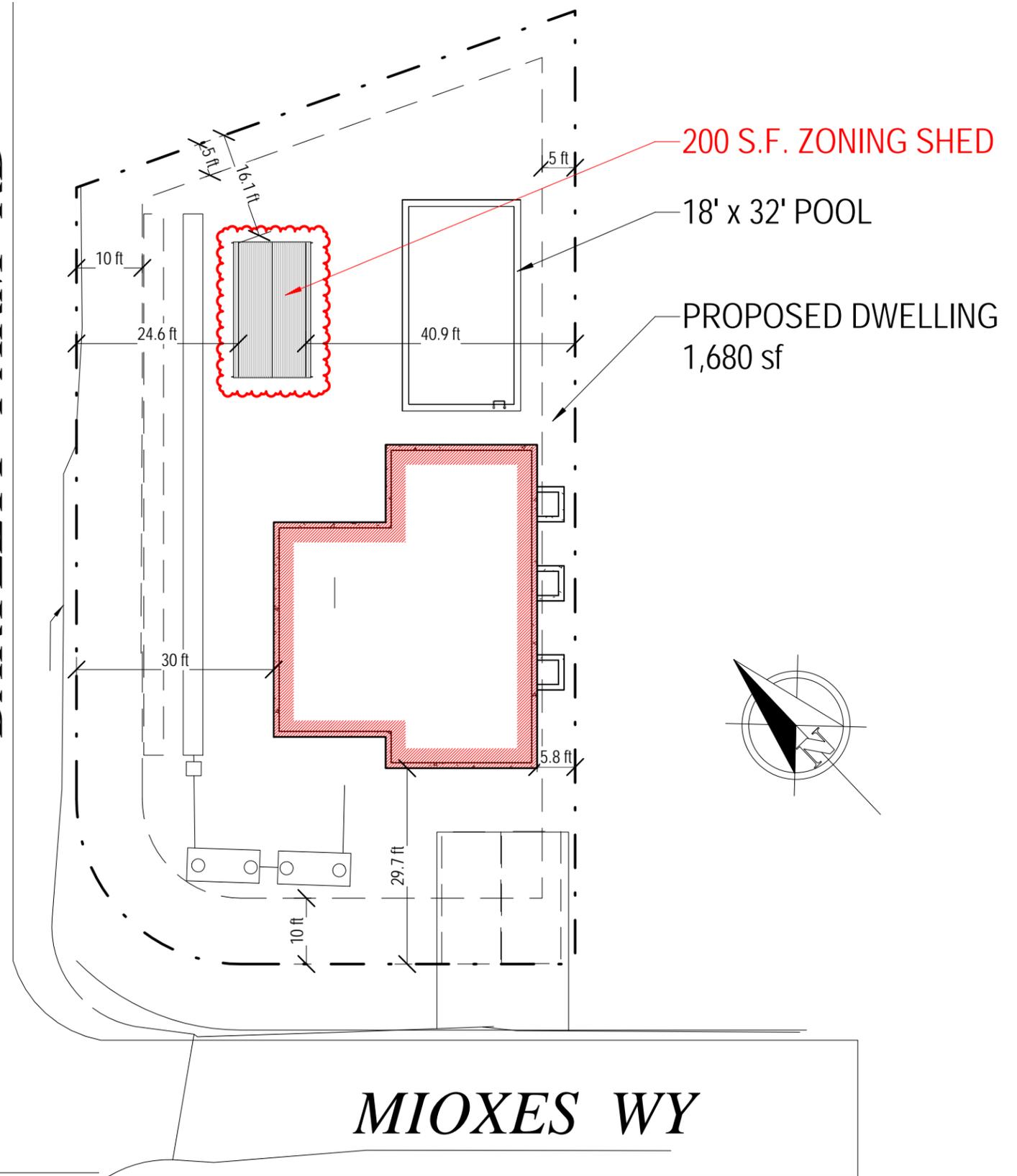
Locus



Double Hung 2/2 SDL V-Groove Outswing Garage Door

Shed Window & Door Legend

BARTLETT FARM RD



Shed Site Plan

1" = 20'-0"

G.01

*TLJ Properties Residence*  
24 Bartlett Farm Rd  
Nantucket, MA 02554

**Zoning Information**

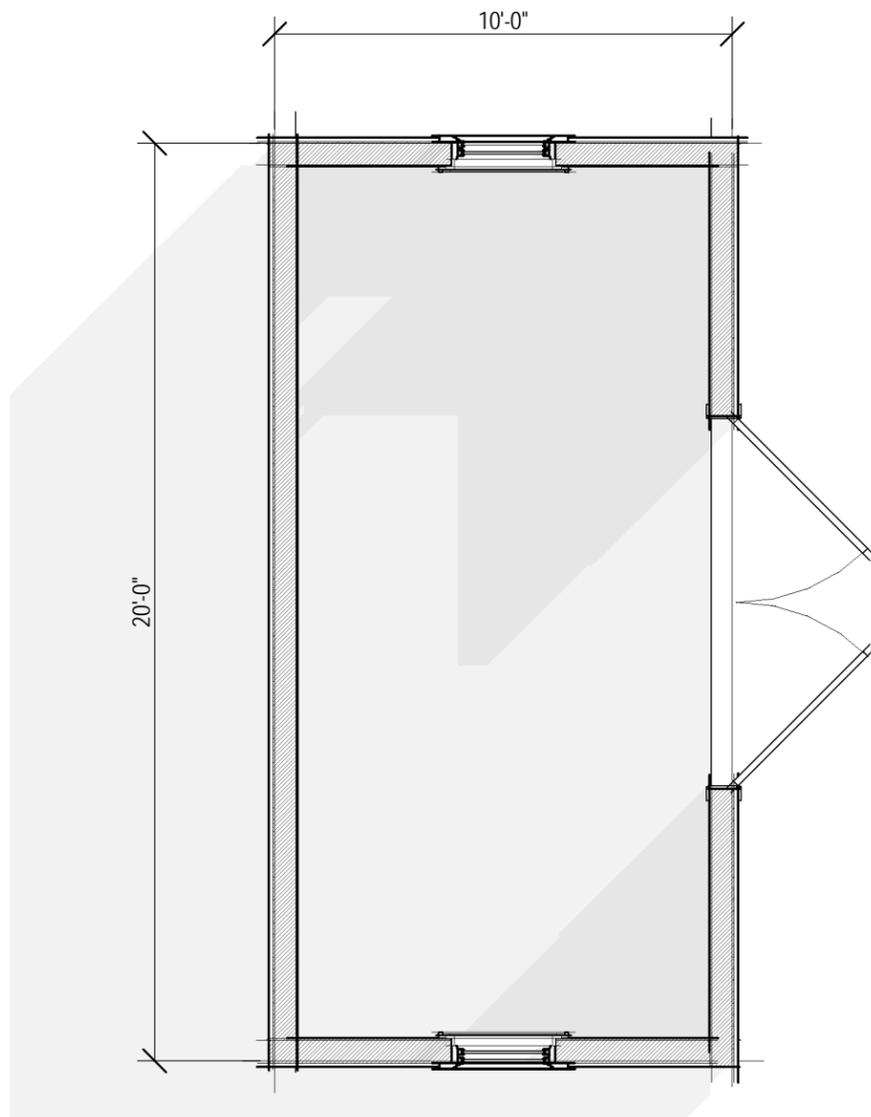
Map & Parcel: 65 / 86  
Current Zoning: RC-2  
Minimum Frontage: 40 ft  
Front Setback: 10 ft  
Side/Rear Setback: 5 ft

**Shed Cover Page**

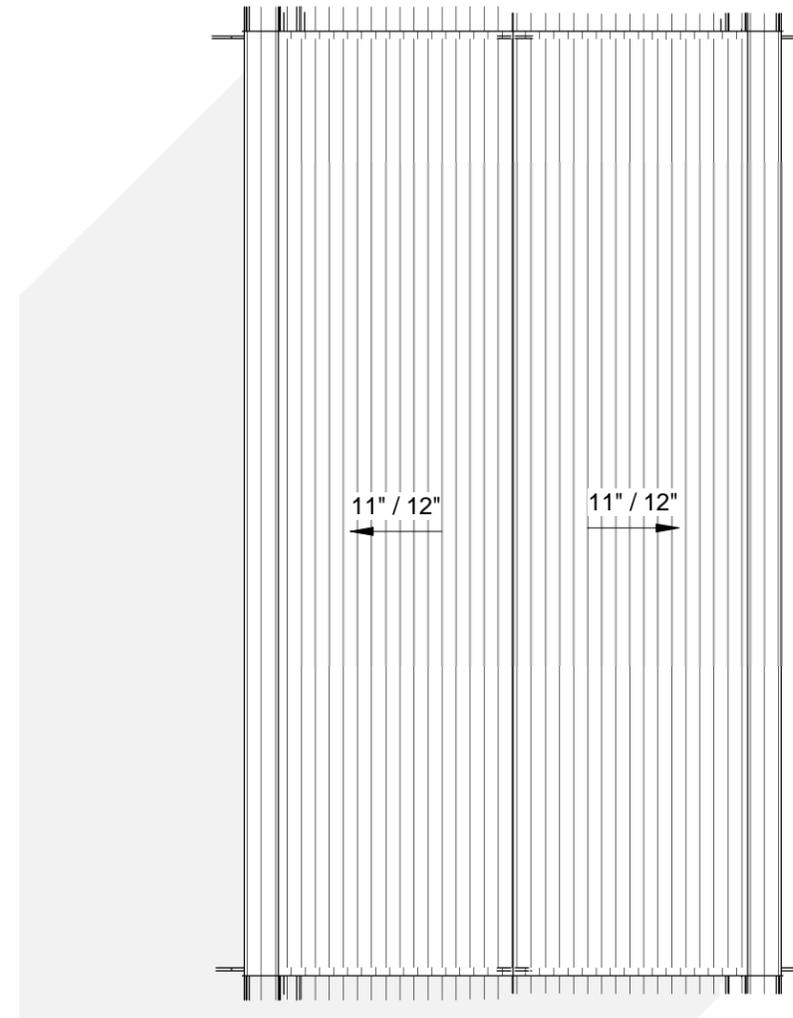
06.10.20



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



**1** Shed Floor Plan  
1/4" = 1'-0"



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

**Zoning Information**

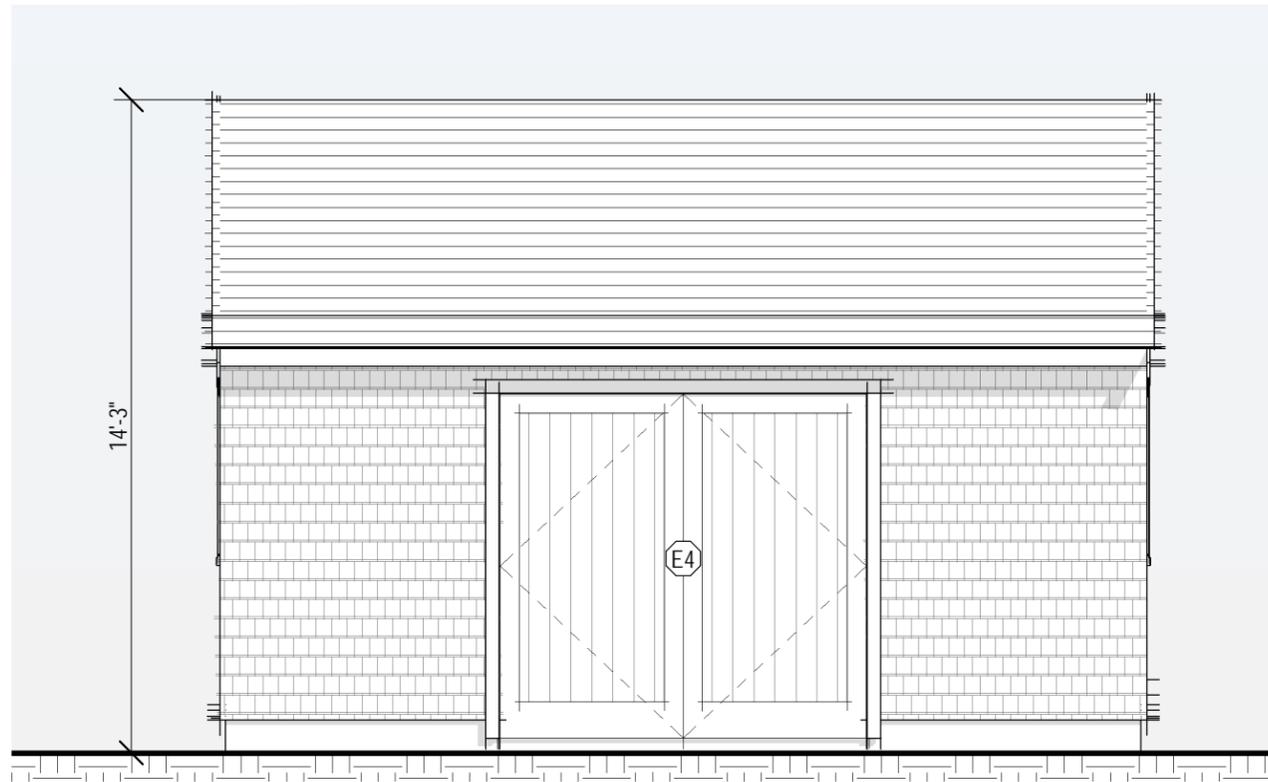
Map & Parcel: 65 / 86  
Current Zoning: RC-2  
Minimum Frontage: 40 ft  
Front Setback: 10 ft  
Side/Rear Setback: 5 ft

**Shed Floor & Roof Plans**

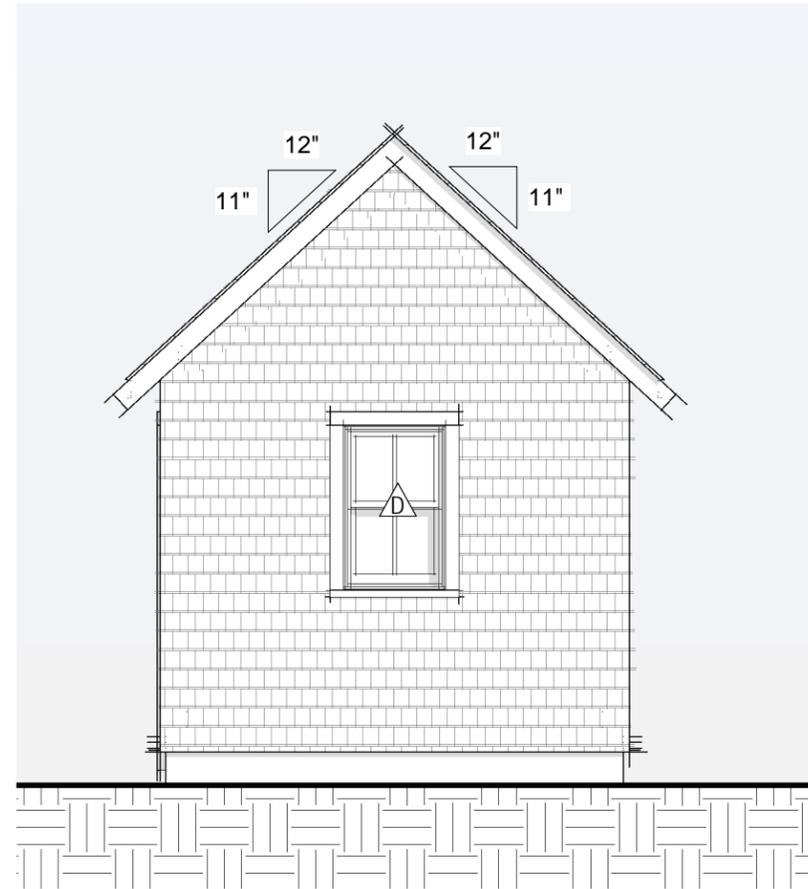
06.10.20



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



**1** Shed East El.  
1/4" = 1'-0"



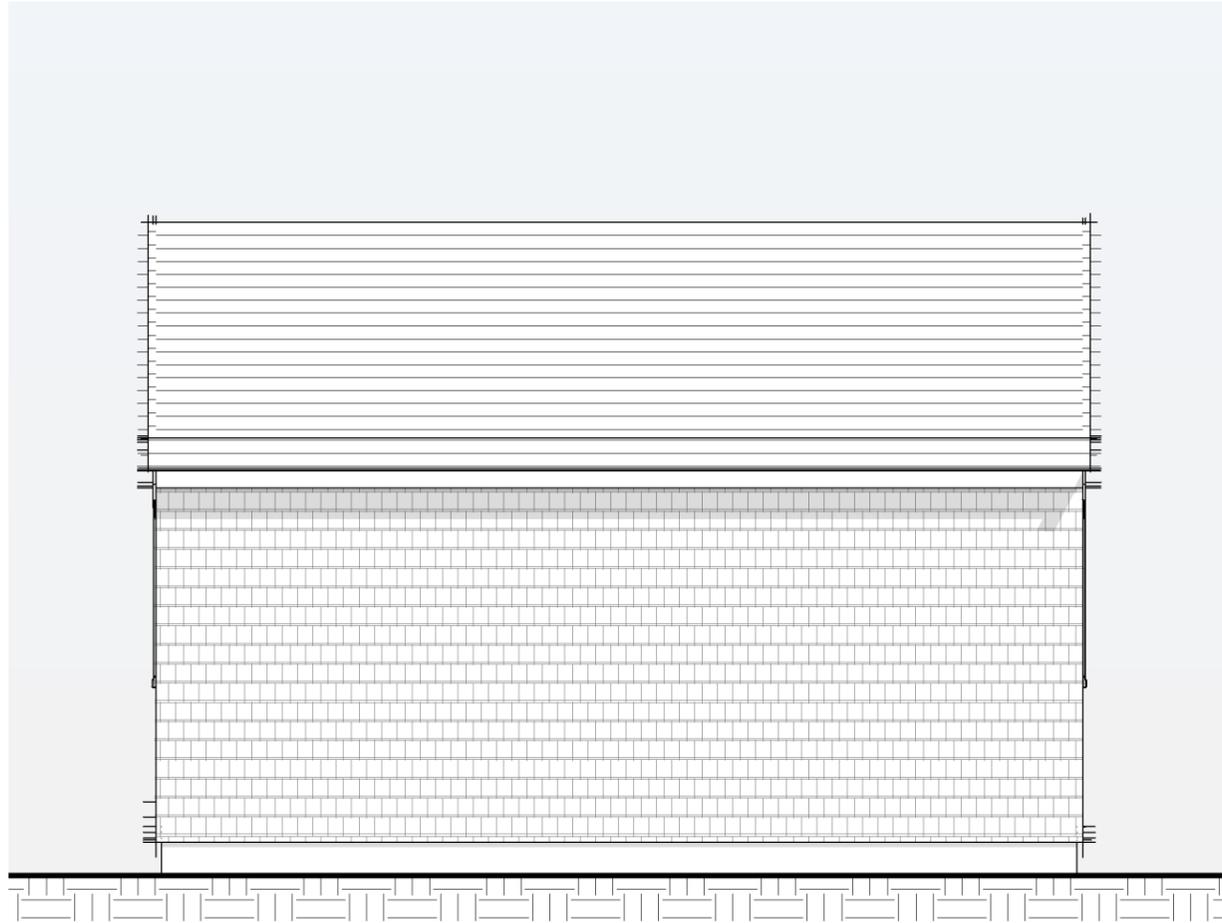
**2** Shed North El.  
1/4" = 1'-0"

**Zoning Information**

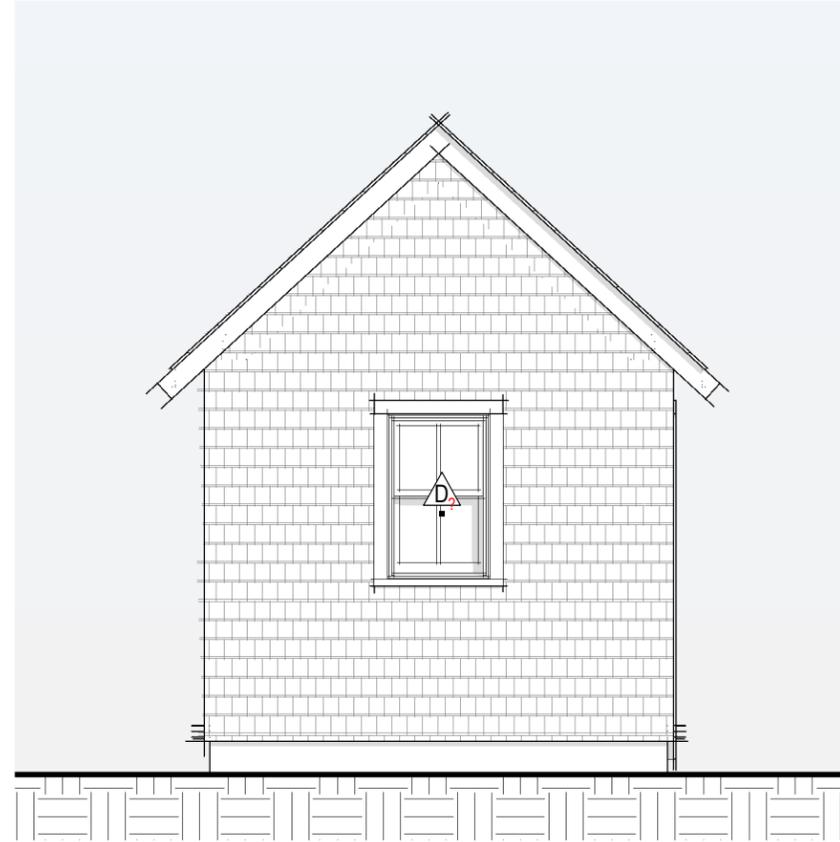
Map & Parcel: 65 / 86  
Current Zoning: RC-2  
Minimum Frontage: 40 ft  
Front Setback: 10 ft  
Side/Rear Setback: 5 ft

**Shed Elevations**

06.10.20



**1** Shed West El.  
1/4" = 1'-0"



**2** Shed South El.  
1/4" = 1'-0"

**Zoning Information**

Map & Parcel: 65 / 86  
Current Zoning: RC-2  
Minimum Frontage: 40 ft  
Front Setback: 10 ft  
Side/Rear Setback: 5 ft

**Shed Elevations**

06.10.20

CERTIFICATE NO: \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

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

### CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

#### PROPERTY DESCRIPTION

TAX MAP N°: 65 PARCEL N°: 86  
 Street & Number of Proposed Work: 24 Bartlett Rd  
 Owner of record: TLJ Properties  
 Mailing Address: 24 Bartlett Rd  
Nantucket, MA 02554  
 Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### AGENT INFORMATION (if applicable)

Name: Emeritus  
 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 Rc2)  Roof  Other New Pool

Size of Structure or Addition: Length: 32 ft Sq. Footage 1st floor: \_\_\_\_\_ Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: 18 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: \_\_\_\_\_  
 Original Date: \_\_\_\_\_  
 Original Builder: \_\_\_\_\_  
 Is there an HDC survey form for this building attached?  Yes  N/A

#### REVISIONS\*

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 \_\_\_\_\_

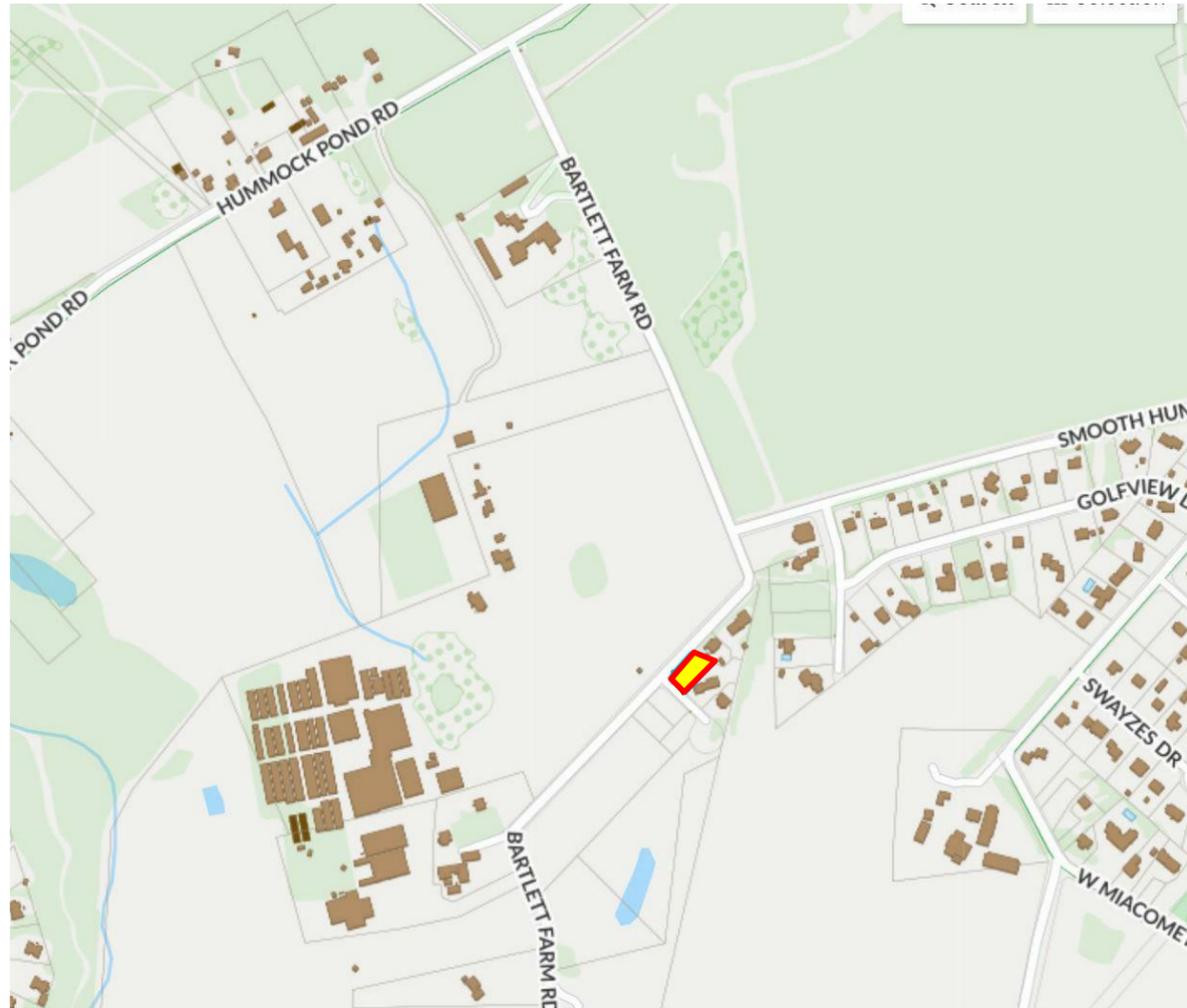
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# TLJ Properties Residence, Pool

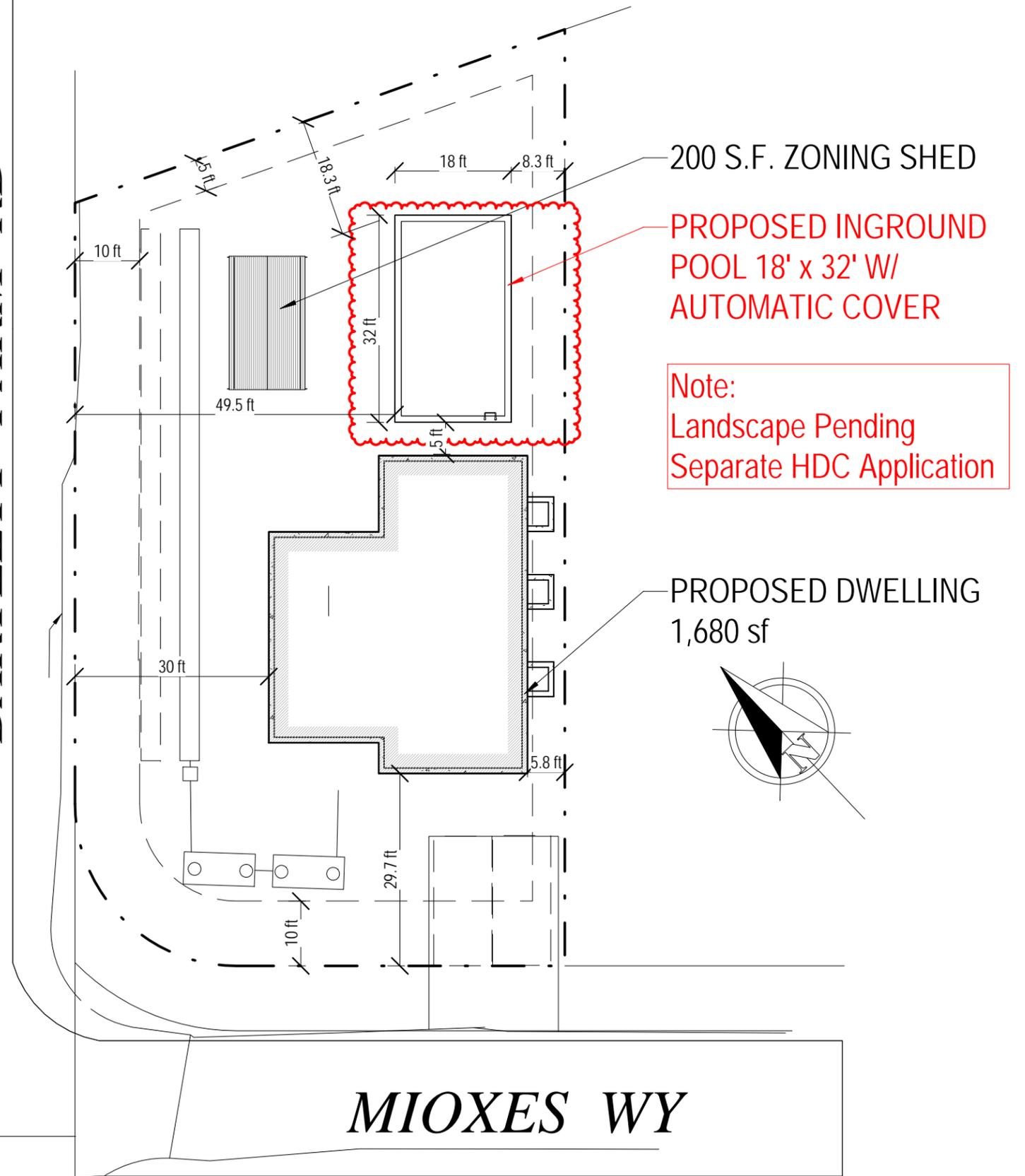
24 Bartlett Farm Rd  
Nantucket, MA 02554



Locus.  
Not to Scale

BARTLETT FARM RD

Pool Site Plan  
1" = 20'-0"



G.1.7

*TLJ Properties Residence*  
24 Bartlett Farm Rd  
Nantucket, MA 02554

### Zoning Information

Map & Parcel: 65 / 86  
Current Zoning: RC-2  
Minimum Frontage: 40 ft  
Front Setback: 10 ft  
Side/Rear Setback: 5 ft

### Pool HDC Submission

06.10.20



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



2 Fairgrounds Road, Nantucket, Massachusetts 02554  
Telephone: 508.325.7587, Fax: 508.228.7298  
[www.nantucket-ma.gov/Pages/NantucketMA\\_HistDist/index](http://www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index)  
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- \_\_\_\_\_ 3. **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.
- \_\_\_\_\_ 4. **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).
- \_\_\_\_\_ 5. **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.
- \_\_\_\_\_ 6. **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.**
- \_\_\_\_\_ 7. **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.
- \_\_\_\_\_ 8. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.
- \_\_\_\_\_ 9.

(initial to indicate read and understand)

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<sup>o</sup>: 29 PARCEL N<sup>o</sup>: 97  
Street & Number of Proposed Work: 58 WALSH ST.  
Owner of record: Folbearn BIFF and LIZ  
Mailing Address: 7275 Pelican Bay Blvd  
Naples FL 34108  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**AGENT INFORMATION (if applicable)**

Name: Sanne Payne  
Mailing Address: 75 Goldfinch Dr.  
Nantucket MA 02554  
Contact Phone #: 322-0455 E-mail: Sannebsen@comcast.net

FOR OFFICE USE ONLY	
Date application received: <u>6/2/2020</u>	Fee Paid: \$ <u>504.60</u>
Must be acted on by: <u>8/6/2020</u>	
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: 69' max Sq. Footage 1st floor: 1519 SF    Decks/Patio: Size: 634 SF  1st floor  2nd floor  
Width: 29' max Sq. Footage 2nd floor: 1004 SF    Size: 151 SF  1st floor  2nd floor  
Sq. Footage 3rd floor: \_\_\_\_\_

Difference between existing grade and proposed finish grade: North 0    South 0    East 0    West 0  
Height of ridge above final finish grade: North 30'-0"    South 30'-0"    East 30'-0"    West 30'-0"  
(22'-0")

Additional Remarks \_\_\_\_\_  
Historic Name: \_\_\_\_\_  
Original Date: \_\_\_\_\_ (describe) \_\_\_\_\_  
Original Builder: \_\_\_\_\_  
Is there an HDC survey form for this building attached?  Yes  N/A  
REVISIONS\* 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 \_\_\_\_\_ w/ VEA BOARD  
Roof Pitch: Main Mass 9 /12 9 Secondary Mass 9 /12    Dormer 4 /12    Other \_\_\_\_\_ surround

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 ANDERSON A-SERIES

Doors\* (type and material):  TDL     SDL Front 2-panel Rear \_\_\_\_\_ Side 15 Light

Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_

Hardscape materials: Driveways \_\_\_\_\_ Walkways \_\_\_\_\_ Walls \_\_\_\_\_

\* Note: Complete door and window schedules are required.

**COLORS**

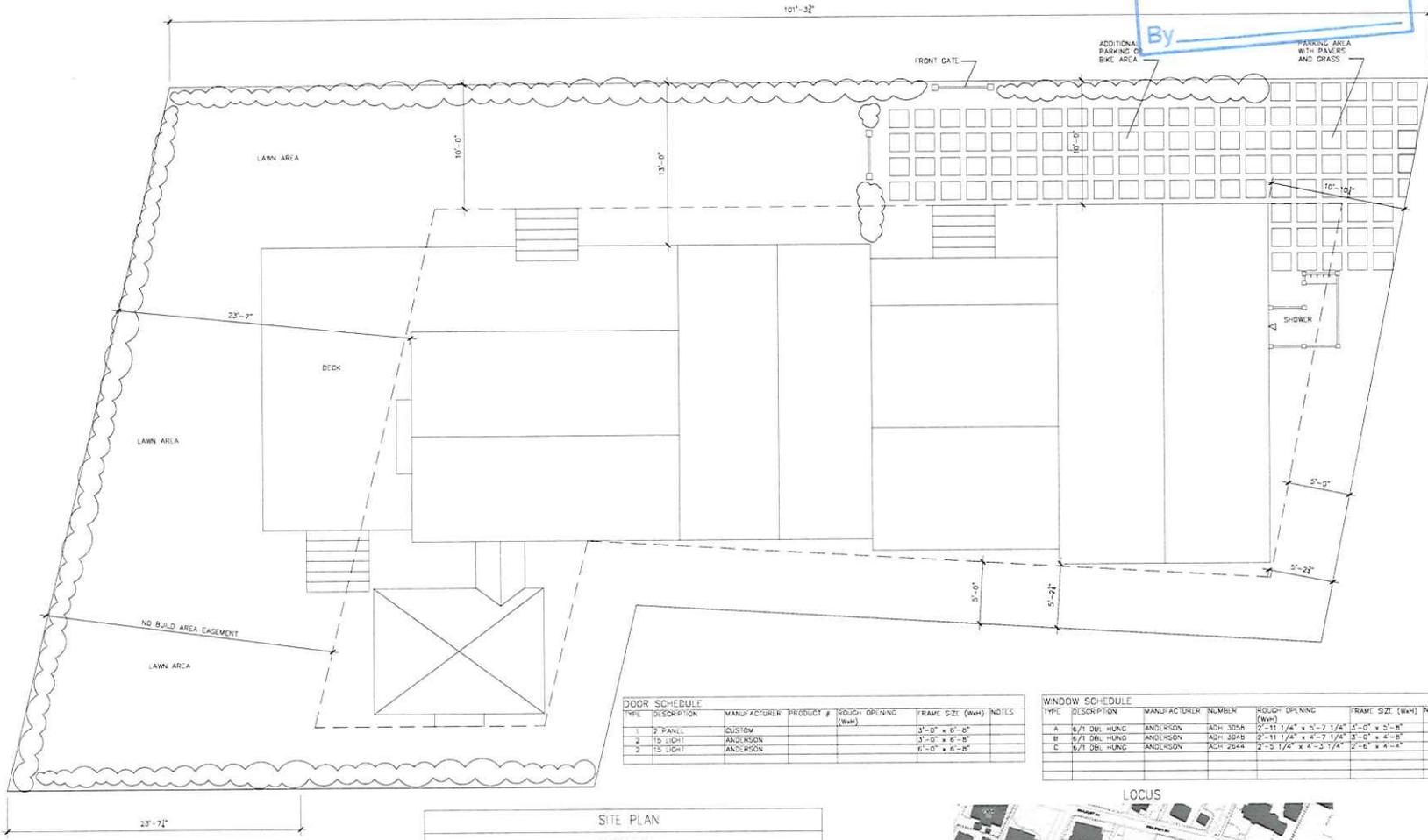
Sidewall White Cedar    Clapboard (if applicable) \_\_\_\_\_    Roof Red Cedar  
Trim White    Sash White    Doors White ?  
Deck Natural    Foundation Natural Vert. Bds.    Fence \_\_\_\_\_    Shutters \_\_\_\_\_

\* 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, Sanne for Biff and Liz Folbearn    Signed under penalties of perjury

**RECEIVED**  
 JUN 02 2020  
 By \_\_\_\_\_



DOOR SCHEDULE				
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	ROUGH OPENING (WxH)
1	3' PANEL	CUSTOM		3'-0" x 6'-8"
2	15' LIGHT	ANDERSON		3'-0" x 6'-8"
2	15' LIGHT	ANDERSON		6'-0" x 6'-8"

WINDOW SCHEDULE				
TYPE	DESCRIPTION	MANUFACTURER	NUMBER	ROUGH OPENING (WxH)
A	6/1 DEL HUNG	ANDERSON	ADH 3056	2'-11 1/4" x 2'-7 1/4"
B	6/1 DEL HUNG	ANDERSON	ADH 3048	2'-11 1/4" x 4'-7 1/4"
C	6/1 DEL HUNG	ANDERSON	ADH 2644	2'-5 1/4" x 4'-3 1/4"

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

DRAWING LIST	
A1.1	SITE PLAN
A2.1	PLANS
A2.2	PLANS
A3.1	ELEVATIONS
A3.2	ELEVATIONS

SITE PLAN	
PREPARED FOR: RYAN AND LIZ FOLBERT 7275 PELICAN BAY BLVD NAPLES, FL 34109 1/2" = 1'-0" ASSessor MAP # 59 TAX PARCEL # 57	
ZONING REQUIREMENTS	
ZONE:	RT
MINIMUM FRONTAGE:	50'-0"
MINIMUM LOT SIZE:	5,000 S.F.
CURRENT FRONTAGE:	101' 3 3/4"
CURRENT LOT SIZE:	5204 S.F.
FRONT YARD SETBACK:	10'-0"
SIDE AND REAR YARD SETBACK:	5'-0"
ALLOWABLE TOTAL GROUND COVERAGE (RATIO):	30%
CURRENT TOTAL GROUND COVERAGE:	1561 S.F.
CURRENT TOTAL GROUND COVERAGE (RATIO):	0%
PROPOSED TOTAL GROUND COVERAGE:	1519 S.F.
PROPOSED TOTAL GROUND COVERAGE (RATIO):	29.2%
ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY: BRACKEN ENGINEERING, INC. 19 OLD SOUTH ROAD NANTUCKET, MA 02554	



FOLBERTH  
 58 WALSH  
 NANTUCKET MA 02554

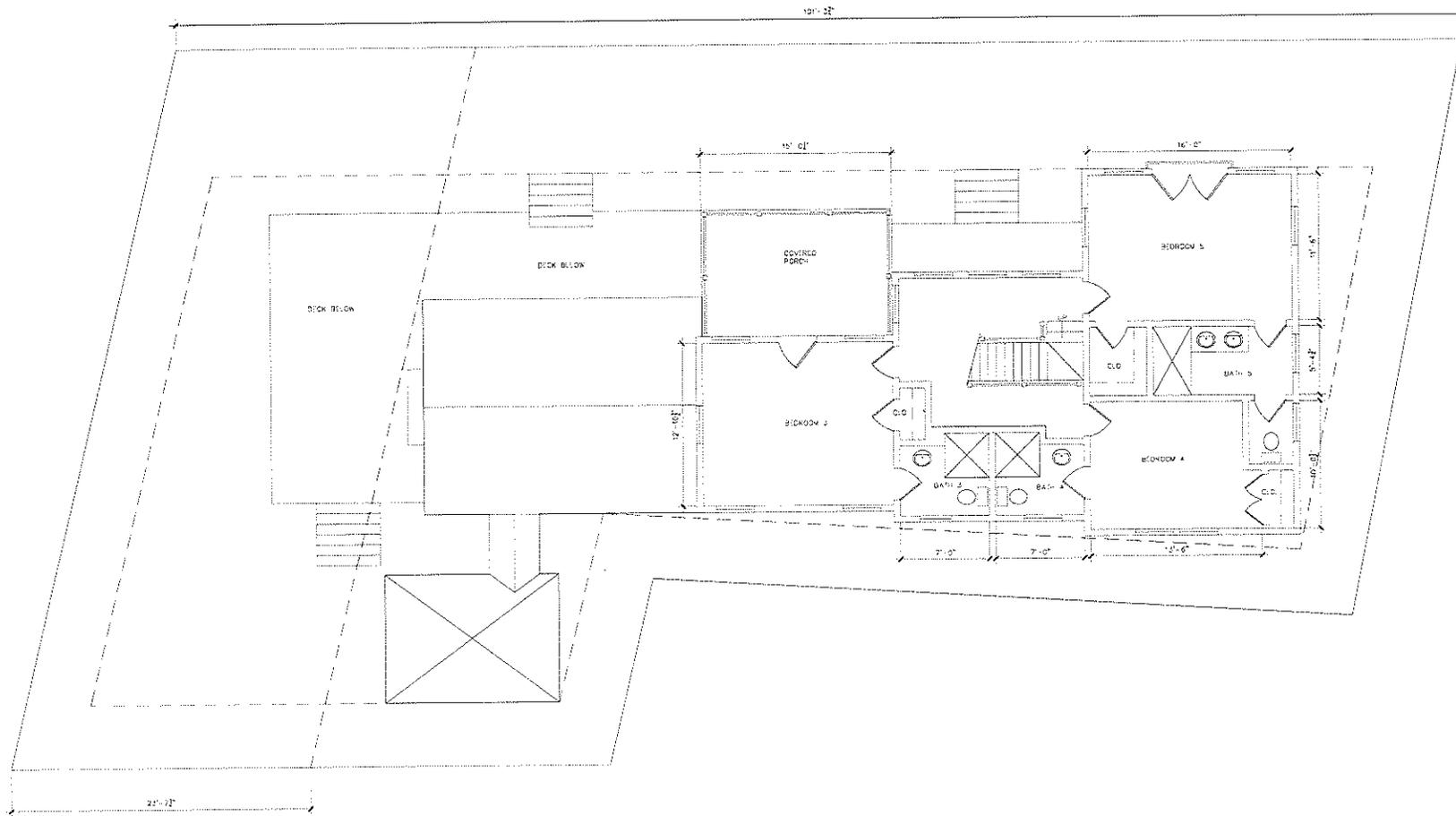
Date: 6.2.20 HDC SUBMITTAL  
 Revisions:

Drawn By: SJK  
 Project No.: 58  
 Scale: NTD

SITE PLAN

**A1.1**





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

FOLBERTH  
58 WALSH  
NANTUCKET MA 02554

Date: 6.2.20  
Rev: 5/20

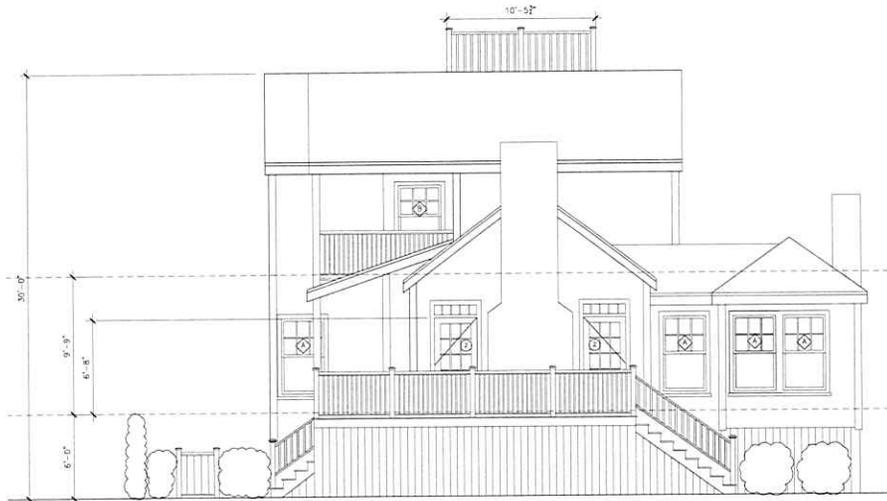
Drawn By: JF  
Project No.: 28  
Scale: 1/8" = 1'-0"

SECOND FLOOR PLAN

**A2.2**



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



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



FOLBERTH  
58 WALSH  
NANTUCKET MA 02554

Date: 6.2.20 HDC SUBMITTA

Revisions:

Drawn By:

Project No.:

Scale:

WTD

STREET ELEVATION

**A3.1**



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



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

RECEIVED  
JUN 02 2020  
By \_\_\_\_\_

FOLBERTH  
58 WALSH  
NANTUCKET MA 02554

Date: 6.2.20 HDC SUBMITTAL  
Revisions:

Drawn By:  
SP  
Project No.:  
58  
Scale:  
NTP

STREET ELEVATION

A3.2

LOCUS

WALSH ST  
58 WALSH ST

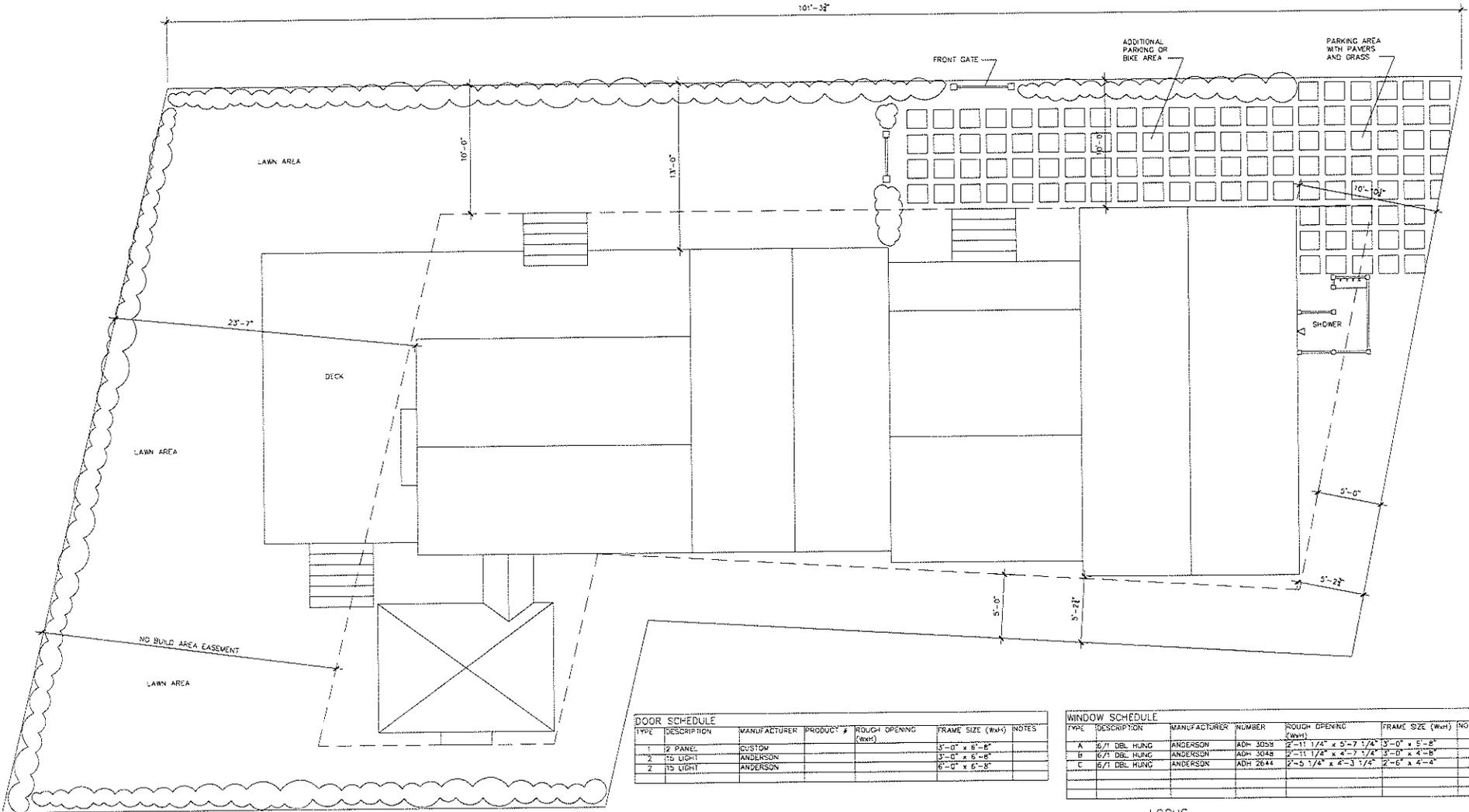
HULBERT AVE

WALSH STREET

N BEACH ST

TRUE NORTH





DOOR SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	ROUGH OPENING (WxH)	FRAME SIZE (WxH)	NOTES
1	12 PANEL	CUSTOM			13'-0" x 8'-8"	
2	15 LIGHT	ANDERSON		6'-0" x 6'-8"		
2	15 LIGHT	ANDERSON		6'-0" x 6'-8"		

WINDOW SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	NUMBER	ROUGH OPENING (WxH)	FRAME SIZE (WxH)	NOTES
A	6/1 DBL HUNG	ANDERSON	ADH 1039	2'-11 1/4" x 5'-7 1/4"	3'-0" x 5'-8"	
B	6/7 DBL HUNG	ANDERSON	ADH 1048	2'-11 1/4" x 4'-7 1/4"	3'-0" x 4'-8"	
C	6/1 DBL HUNG	ANDERSON	ADH 2644	2'-5 1/4" x 4'-3 1/4"	2'-6" x 4'-4"	

LOCUS

# SITE PLAN

PREPARED FOR:  
BIFF AND LIZ FOLBETH  
7275 PELICAN BAY BLVD  
NAPLES, FL 34108  
1/8" = 1'-0"  
ASSESSOR MAP # 29  
TAX PARCEL # 97

## ZONING REQUIREMENTS

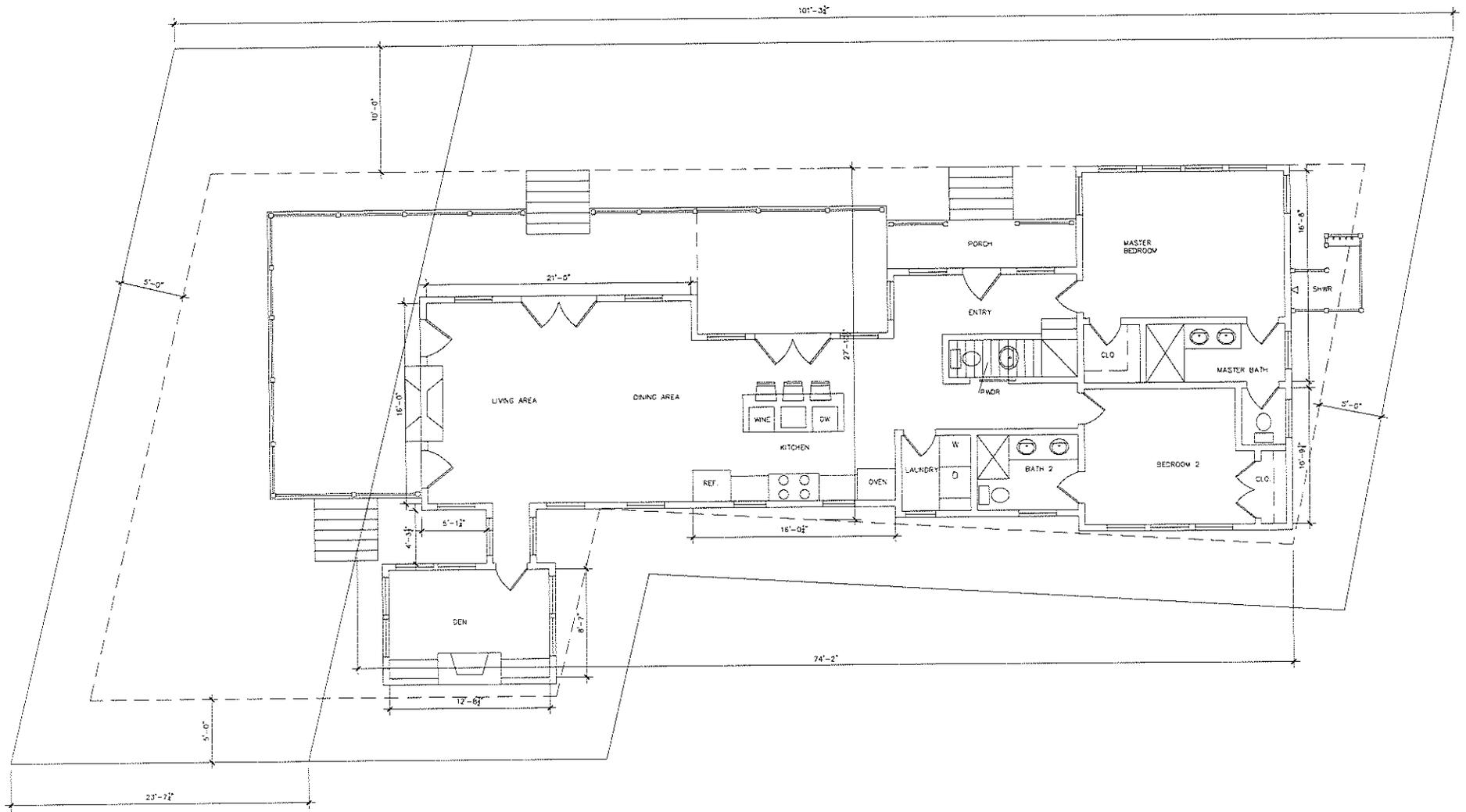
ZONE:	R1
MINIMUM FRONTAGE:	50'-0"
MINIMUM LOT SIZE:	5,000 S.F.
CURRENT FRONTAGE:	101' 3 3/4"
CURRENT LOT SIZE:	5204 S.F.
FRONT YARD SETBACK:	10'-0"
SIDE AND REAR YARD SETBACK:	5'-0"
ALLOWABLE TOTAL GROUND COVERAGE RATIO:	30%
ALLOWABLE TOTAL GROUND COVERAGE:	1561 S.F.
CURRENT TOTAL GROUND COVERAGE:	0 S.F.
CURRENT TOTAL GROUND COVERAGE RATIO:	0%
PROPOSED TOTAL GROUND COVERAGE:	1519 S.F.
PROPOSED TOTAL GROUND COVERAGE RATIO:	29.2%

ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY:

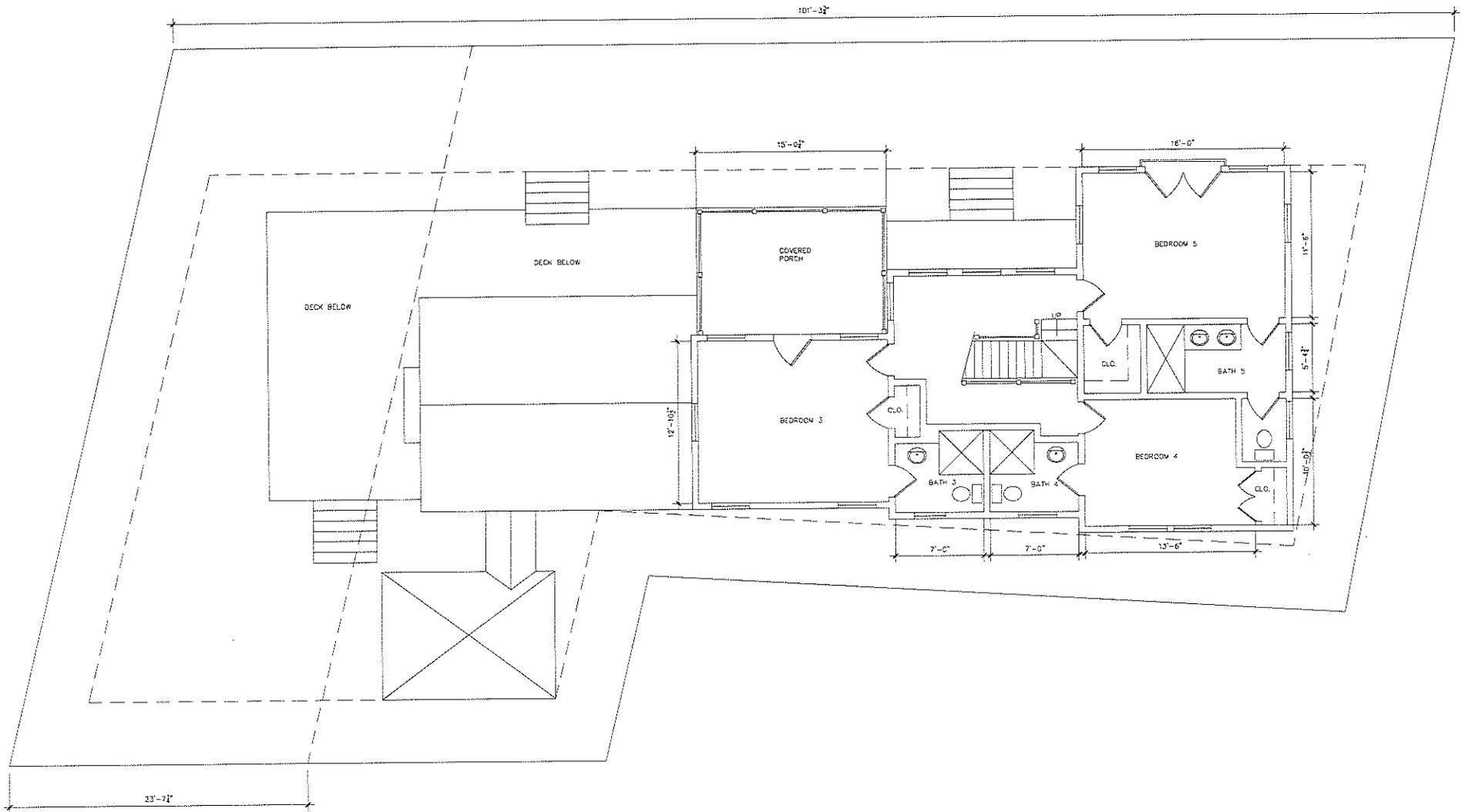
DOOR SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	ROUGH OPENING (WxH)	FRAME SIZE (WxH)	NOTES
1	2 PANEL	CUSTOM			3'-0" x 6'-8"	
2	15 LIGHT	ANDERSON			3'-0" x 6'-8"	
2	15 LIGHT	ANDERSON			6'-0" x 6'-8"	

WINDOW SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	NUMBER	ROUGH OPENING (WxH)	FRAME SIZE (WxH)	NOTES
A	6/1 DBL HUNG	ANDERSON	ADH 3058	2'-11 1/4" x 5'-7 1/4"	3'-0" x 5'-8"	
B	6/1 DBL HUNG	ANDERSON	ADH 3048	2'-11 1/4" x 4'-7 1/4"	3'-0" x 4'-8"	
C	6/1 DBL HUNG	ANDERSON	ADH 2644	2'-5 1/4" x 4'-3 1/4"	2'-8" x 4'-4"	

LOCUS



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



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



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

RECEIVED  
 JUN 02 2020  
 By \_\_\_\_\_



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

RECEIVED  
 JUN 02 2020  
 By \_\_\_\_\_



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

RECEIVED  
JUN 02 2020  
By \_\_\_\_\_



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

RECEIVED  
 JUN 02 2020  
 By \_\_\_\_\_

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°: 16  
Street & Number of Proposed Work: 65 CENTER STREET  
Owner of record: K 225 LLC  
Mailing Address: 12 SOMERSET LANE  
NANTUCKET, MA 02554  
Contact Phone #: 508-901-1044 E-mail: CHIP@KMSINTERIORDESIGN.COM

**AGENT INFORMATION (if applicable)**

Name: LINDA WILLIAMS  
Mailing Address: PO Box 1446  
NANTUCKET, MA 02554  
Contact Phone #: 508-21-0432 E-mail: CHARINA.LINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_  
Must be acted on by: \_\_\_\_\_  
Extended to: \_\_\_\_\_  
Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_  
Chairman: \_\_\_\_\_  
Member: \_\_\_\_\_  
Member: \_\_\_\_\_  
Member: \_\_\_\_\_  
Member: \_\_\_\_\_  
Notes - Comments - Restrictions - Conditions  
\_\_\_\_\_  
\_\_\_\_\_

**DESCRIPTION OF WORK TO BE PERFORMED**

See reverse for required documentation.

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

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

Difference between existing grade and proposed finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_  
Height of ridge above final finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

**Additional Remarks**

Historic Name: \_\_\_\_\_ REVISIONS\* 1. East Elevation  
Original Date: \_\_\_\_\_ (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.

*(see plan) WALLS/FENCES/PATIO/  
PARKING AREA/GATES/AC/STEPS/  
STEPPING STONES*

**DETAIL OF WORK TO BE PERFORMED**

Foundation: Height Exposed \_\_\_\_\_  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_  
Roof Pitch: Main Mass \_\_\_\_\_/12 Secondary Mass \_\_\_\_\_/12 Dormer \_\_\_\_\_/12 Other \_\_\_\_\_  
Roofing material:  Asphalt:  3-Tab  Architectural  
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.)

Fence: Height: 6' + 4'  
Type: NTW BOARD FENCES  
Length: 41 @ 30±' 6' @ 180±'

Skylights (flat only): Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
Manufacture \_\_\_\_\_ 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 COBBLE STONE/GRASS Walkways STEPPING STONES Walls FIELD STONE-  
IRREGULAR IRREGULAR

Note: Complete door and window schedules are required.

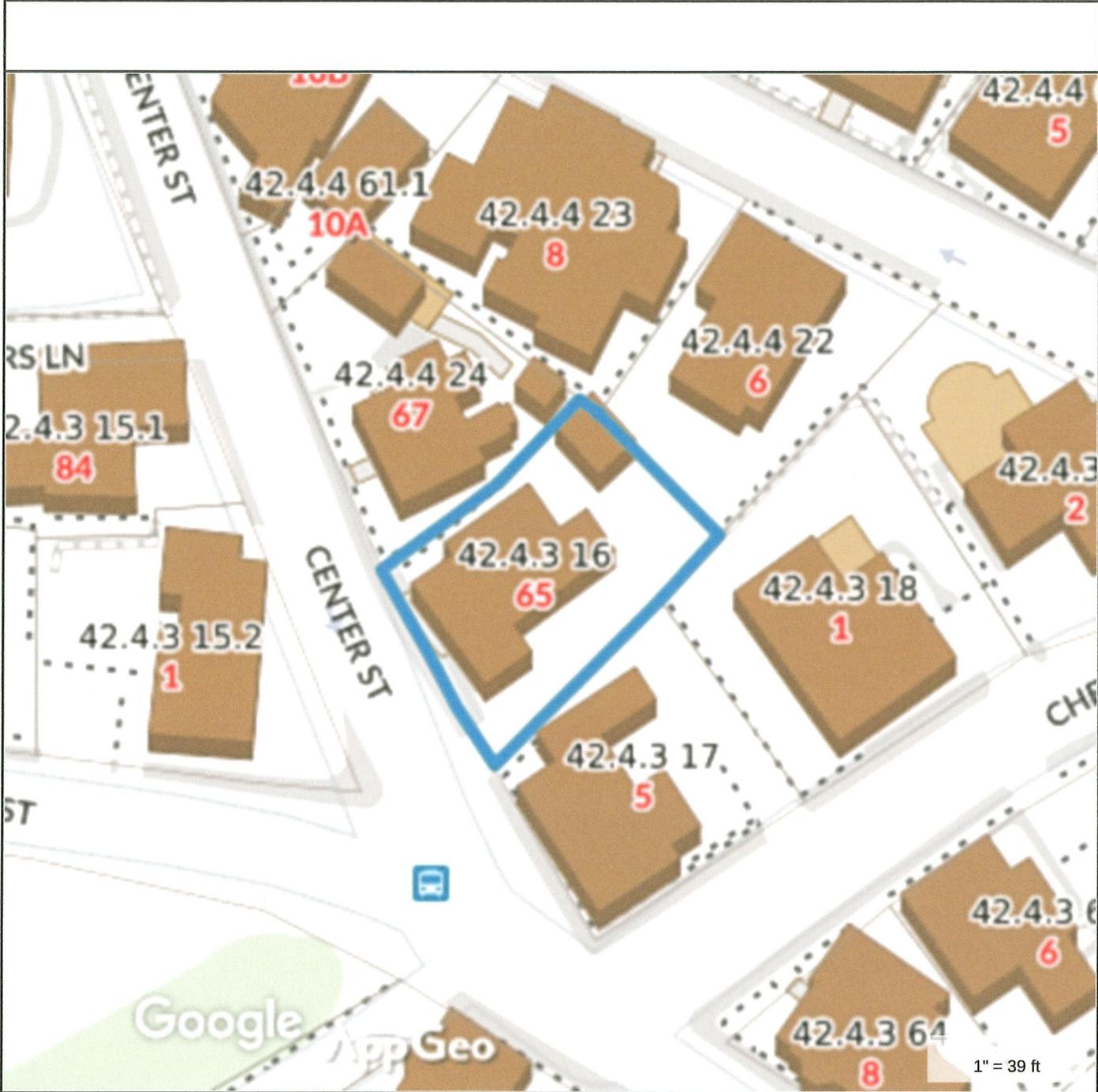
**COLORS**

Sidewall \_\_\_\_\_ Clapboard (if applicable) \_\_\_\_\_ Roof \_\_\_\_\_  
Trim \_\_\_\_\_ Sash \_\_\_\_\_ Doors \_\_\_\_\_  
Deck \_\_\_\_\_ Foundation \_\_\_\_\_ Fence NTW 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: 6/10/20 Signature of owner of record: \_\_\_\_\_ Signed under penalty of perjury



**Property Information**

**Property ID** 42.4.3 16  
**Location** 65 CENTER ST  
**Owner** K22S LLC



**MAP FOR REFERENCE ONLY**  
**NOT A LEGAL DOCUMENT**

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

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



**Property Information**

**Property ID** 42.4.3 16  
**Location** 65 CENTER ST  
**Owner** K22S LLC



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



HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE CLIENT. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INTERPRETED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO. THIRD PARTYING AND SPECIFICATIONS ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION BY JBSTUDIO. DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.

**JBSTUDIO**  
Residential and Commercial Design  
www.theJBStudio.com

JBStudio  
PO Box 3741  
Nantucket, MA 02584

tel: (508) 332-9654  
email: juraj@theJBStudio.com

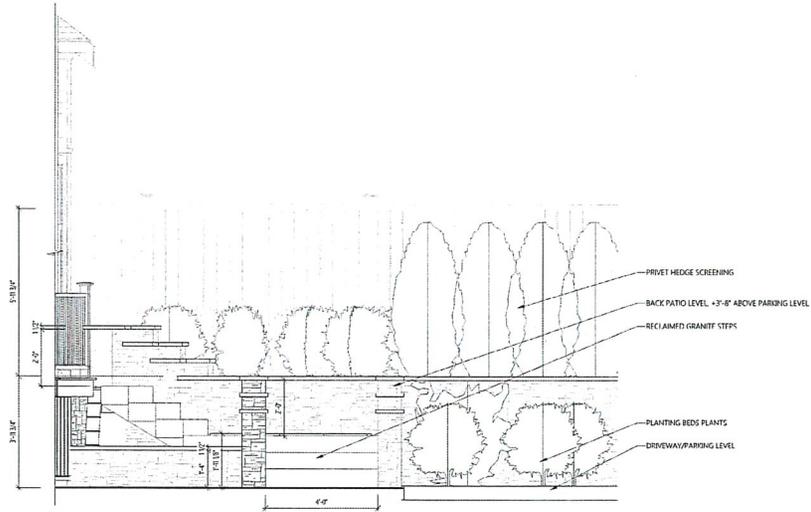
Project

**65 Center St.  
Residence**  
65 Center St.  
Nantucket, MA 02554

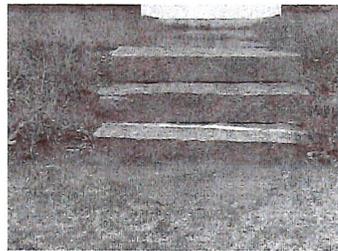
Sheet  
Hardscaping - Details

**SHEET INDEX**

- C.104 Site Plan - Hardscaping
  - C.105 Hardscaping - Details
  - A.206 Exterior - Hardscaping 3D Views
- Grand total: 3



1 Steps Elevation From Driveway  
1/2" = 1'-0"



GRANITE STEPS



STONE FOR RETAINING WALL - RE-USING ORIGINAL STONE



Date  
06.09.2020

Revisions

No.	Description	Date

**C.105**  
Scale 1/2" = 1'-0"

8/10/2020 3:18:07 PM

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**JBSTUDIO**  
Residential and Commercial Design

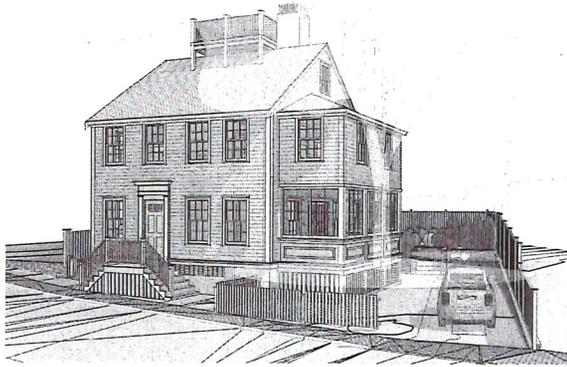
www.theJBStudio.com

JBStudio  
PO Box 3741  
Nantucket, MA 02584

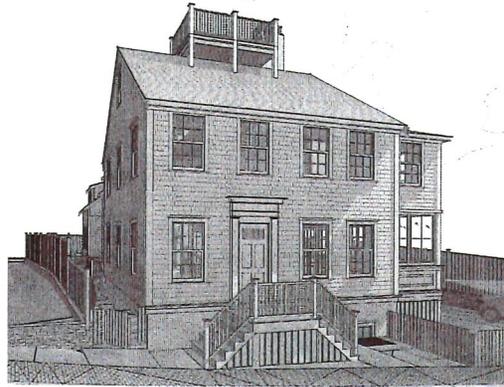
tel: (508) 332-9654  
email: juraj@theJBStudio.com

Project

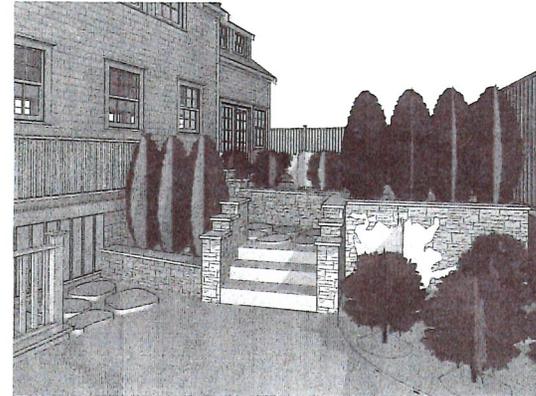
**65 Center St.  
Residence**  
65 Center St.  
Nantucket, MA 02554



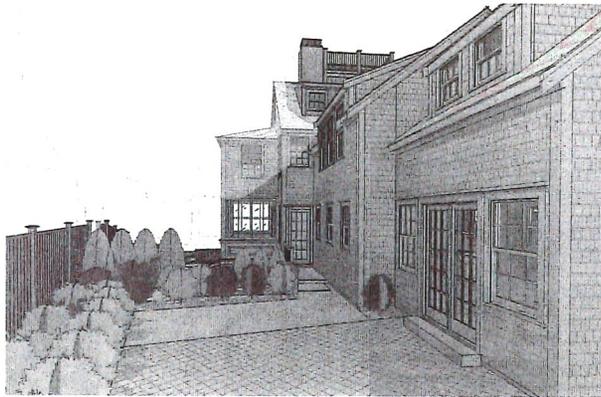
1 Street View 1



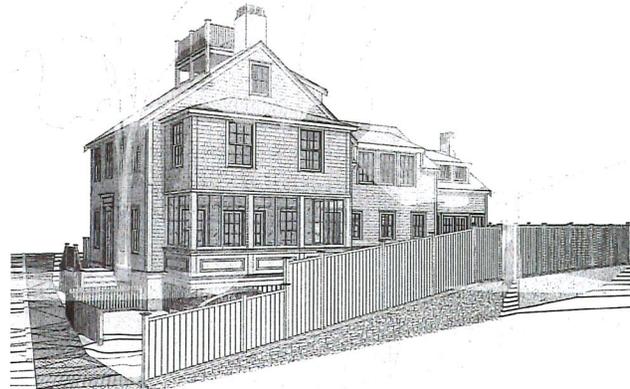
2 Street View 2



5 Arbor View



4 Patio View



3 S Fence View

Sheet

Exterior - Hardscaping  
3D Views

SHEET INDEX

C.104 Site Plan - Hardscaping  
C.105 Hardscaping - Details  
A.206 Exterior - Hardscaping 3D  
Views  
Grand total: 3

Date

06.09.2020

Revisions

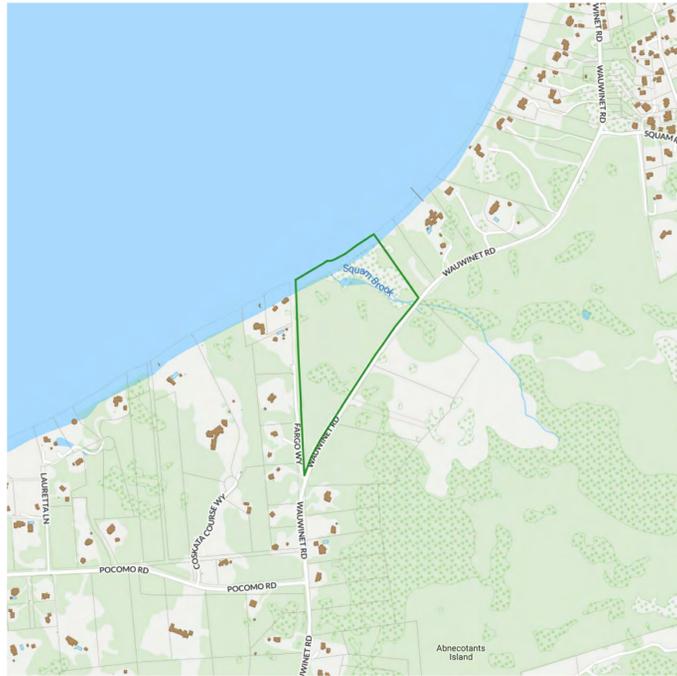
No.	Description	Date

**A.206**

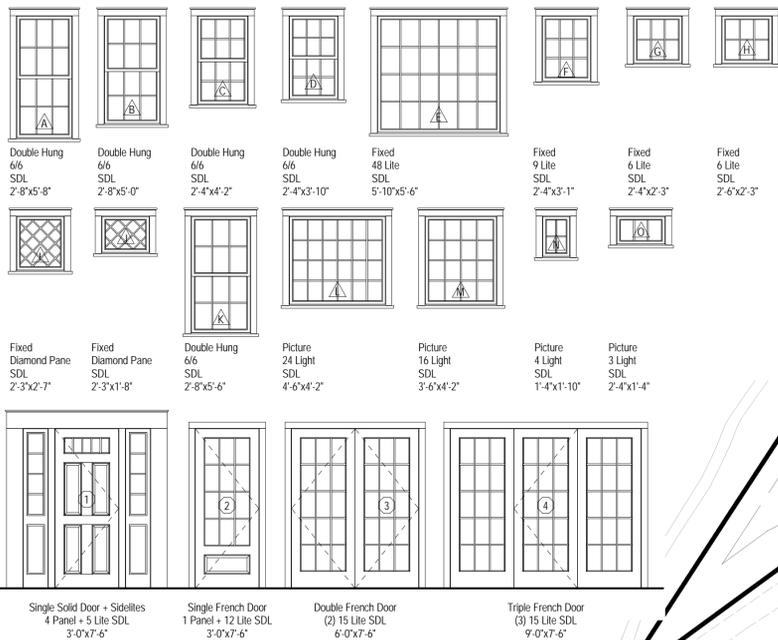
Scale

# 78 Wauwinet LLC

78 Wauwinet Road  
Nantucket, MA 02554



## Locus Map



## Window & Door Legend

1/4" = 1'-0"

### WINDOW & DOOR NOTES

- Windows w/ DP Rating of 30 or Greater Required
- Refer To Plan For Tempered Glass Locations; Contractor To Verify Tempered Windows Are Provided Where Required
- Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
- General Contractor To Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
- General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per HERS Calculation
- Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
- Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
- The Unit Measurements Given In This Document Are For A Guide Only



Enlarged Plan  
1" = 40'-0"

1942

78 Wauwinet LLC

78 Wauwinet Road  
Nantucket, MA 02554



## Cover Sheet

## Site Information

Map & Parcel:	14 / 18
Current Zoning:	LUG-3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	1,092,874 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	32,786 SF +/- or 3%
Proposed G.C.:	3,851 SF
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.1.1 Cover Sheet
- A.1.1 First Floor Plan
- A.1.2 Second Floor Plan
- A.2.1 Exterior Elevations
- A.2.2 Exterior Elevations

## Revisions

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

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

G.1.1  
1942

# 1942

78 Wauwinet LLC

78 Wauwinet Road  
Nantucket, MA 02554



## First Floor Plan

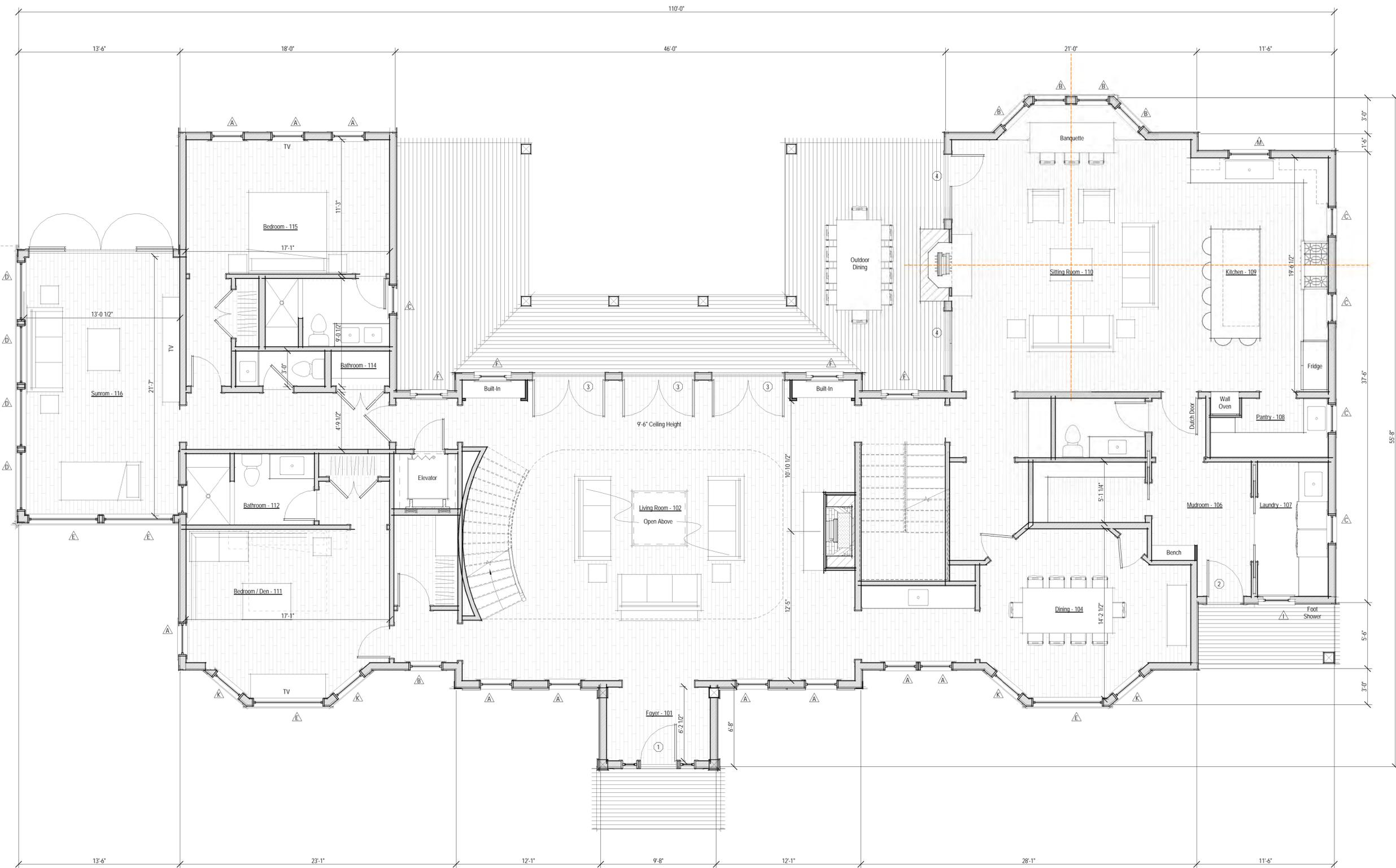
### Site Information

Map & Parcel:	14 / 18
Current Zoning:	LUG-3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	1,092,874 SF
Min. Lot Size:	120,000 SF
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- A.2.2 Exterior Elevations



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

### Revisions

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**A.1.1**  
**1942**



**Second Floor Plan**

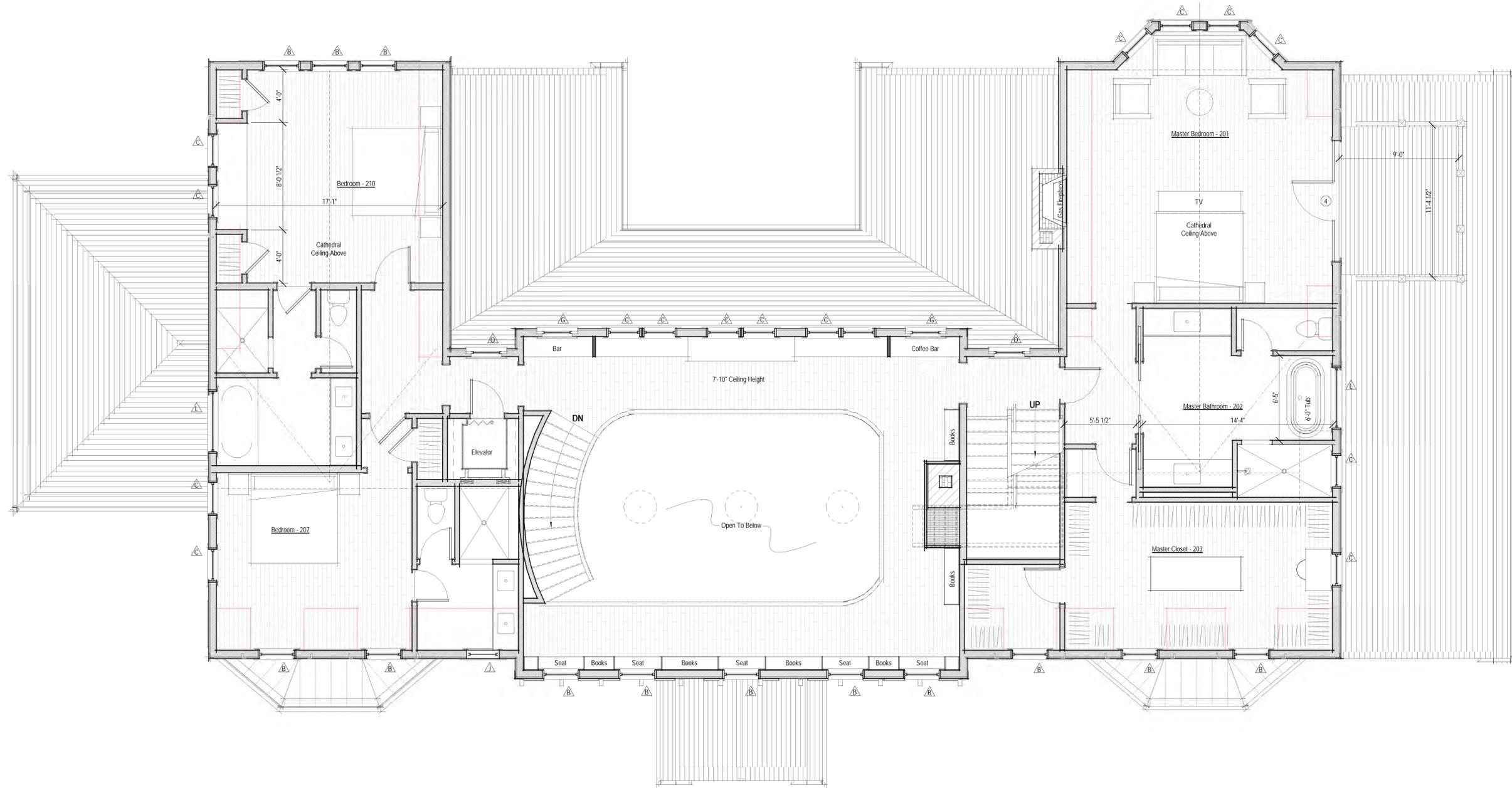
**Site Information**

Map & Parcel:	14 / 18
Current Zoning:	LUG-3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	1,092,874 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	32,786 SF +/- or 3%
Proposed G.C.:	3,851 SF
Total Proposed G.C.:	.....

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**SHEET INDEX**

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



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

**Revisions**

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**A.1.2**  
**1942**

1942

78 Wauwinet LLC

78 Wauwinet Road  
Nantucket, MA 02554



Exterior Elevations

Site Information

Map & Parcel:	14 / 18
Current Zoning:	LUG-3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	1,092,874 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	32,786 SF +/- or 3%
Proposed G.C.:	3,851 SF
Total Proposed G.C.:	.....

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SHEET INDEX

- G.1.1 Cover Sheet
- 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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A.2.1  
1942

1942

78 Wauwinet LLC

78 Wauwinet Road  
Nantucket, MA 02554



Exterior Elevations

Site Information

Map & Parcel:	14 / 18
Current Zoning:	LUG-3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
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Min. Lot Size:	120,000 SF
Allowable G.C.:	32,786 SF +/- or 3%
Proposed G.C.:	3,851 SF
Total Proposed G.C.:	.....

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- G.1.1 Cover Sheet
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- A.1.2 Second Floor Plan
- A.2.1 Exterior Elevations
- A.2.2 Exterior Elevations



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



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

Revisions

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A.2.2  
1942



## 78 Wauwinet LLC

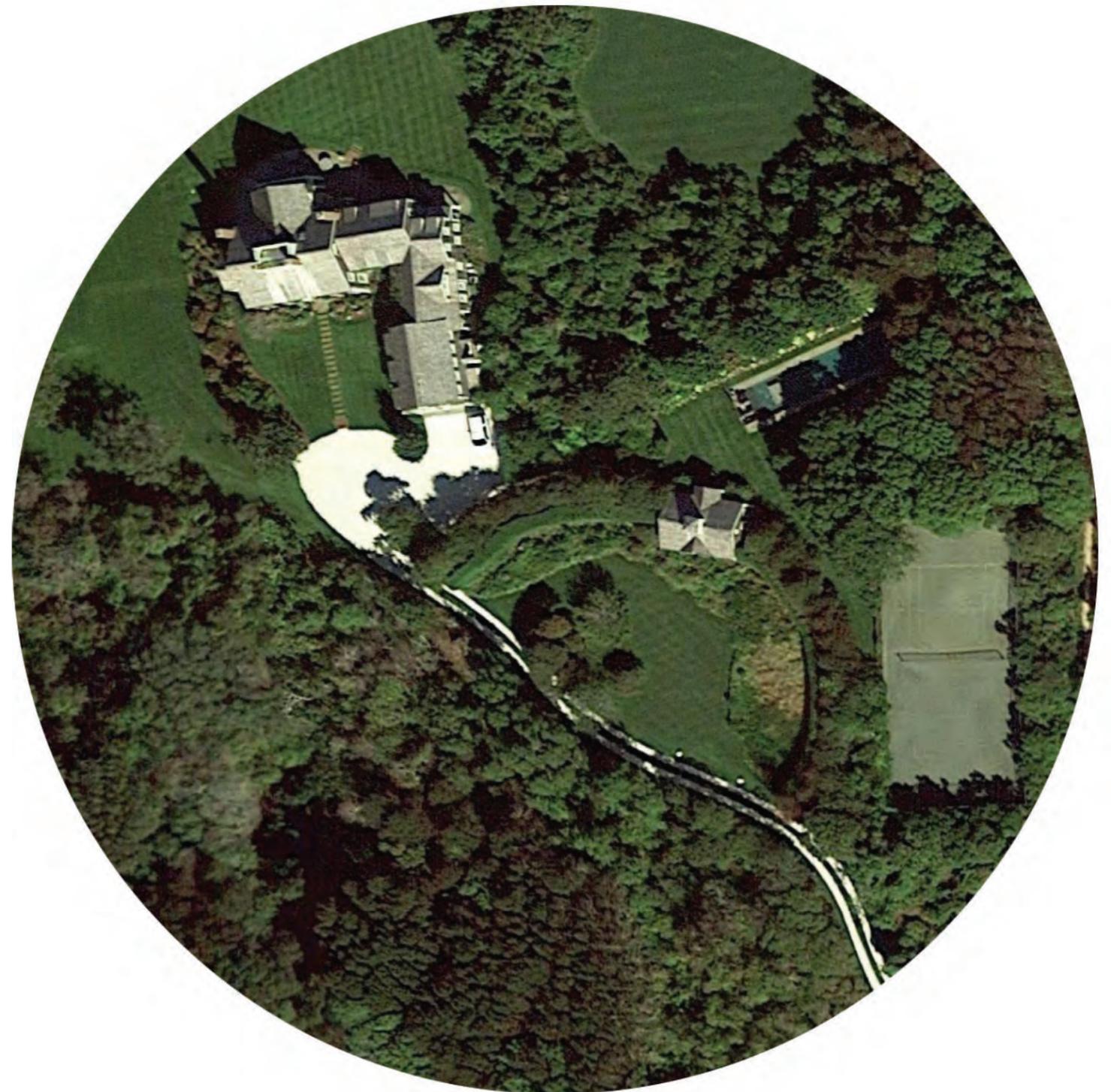
78 Wauwinet Road  
Nantucket, MA 02554



8 Williams Lane Nantucket, MA  
02554  
P. 508.325.4995  
F. 508.325.6980  
[www.emeritusdevelopment.com](http://www.emeritusdevelopment.com)



4 COSKATA COURSE WAY



10 FARGO WAY

78 Wauwinet LLC

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84 WAUWINET ROAD



88 WAUWINET ROAD

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Nantucket, MA 02554



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6 FARGO WAY

78 Wauwinet LLC

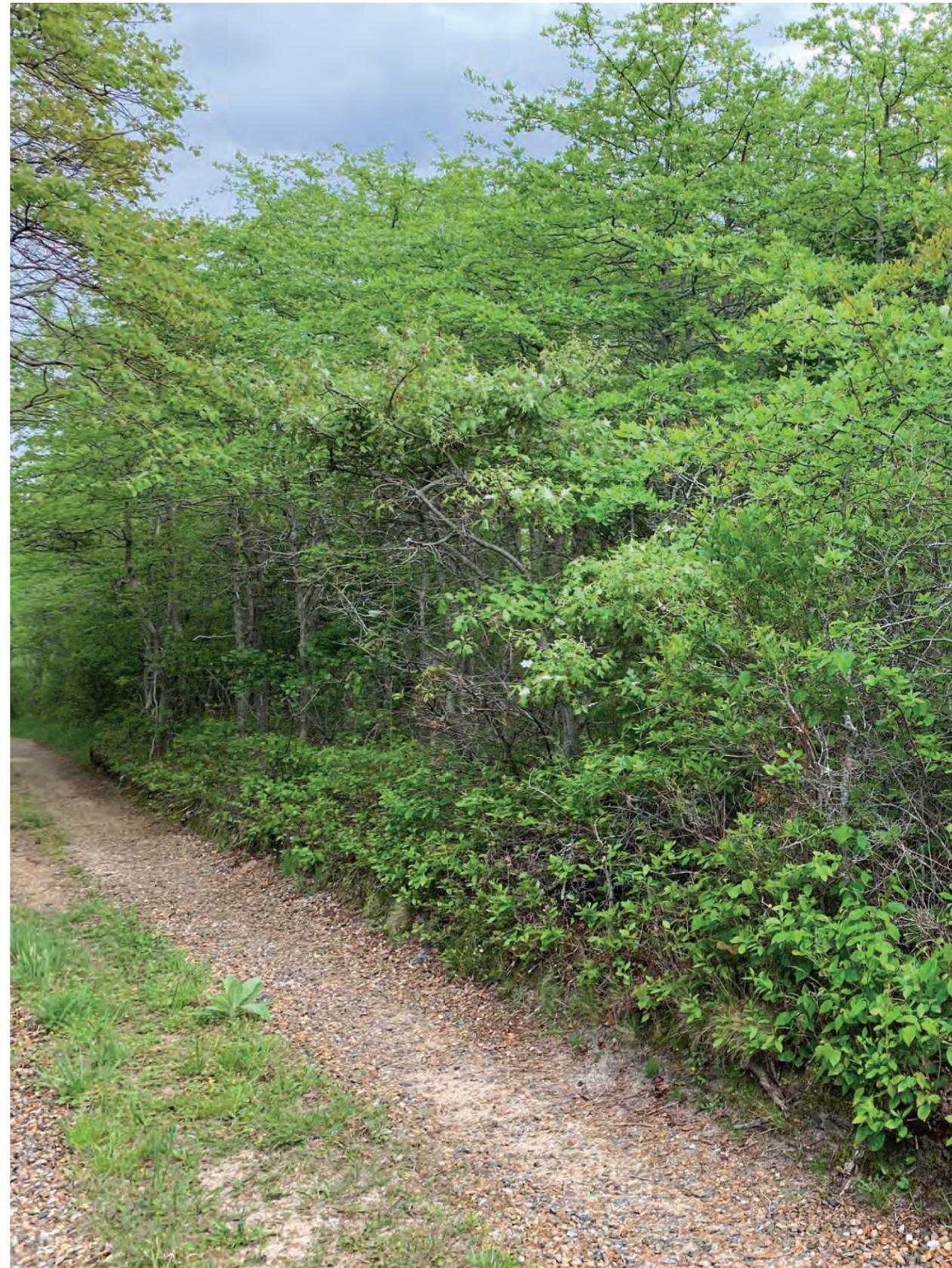
78 Wauwinet Road  
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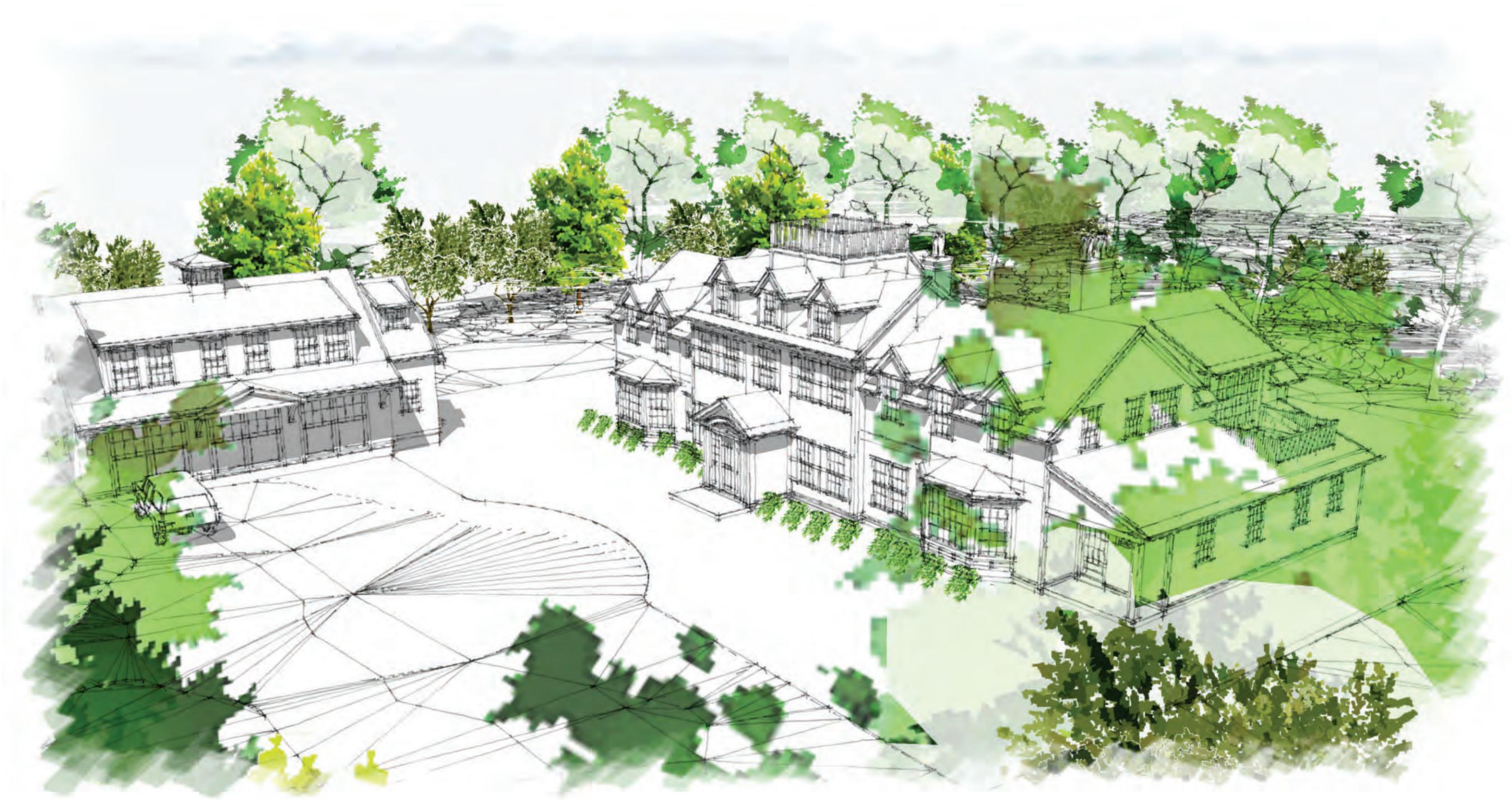


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# OLD BUSINESS CHECKLIST



## 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 HDC2020-06-1065
X	<u>Copy of Minutes</u> (application item circled)
X	<u>Reduced (8 1/2 x 11) copy of application</u>
X	<u>Locus Map</u> : 4 copies: <a href="https://www.nantucket-ma.gov/151/GIS-Maps">https://www.nantucket-ma.gov/151/GIS-Maps</a>
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) <ul style="list-style-type: none"> <li>Ⓐ Site Plan</li> <li>Ⓑ North Elevation</li> <li>Ⓒ South Elevation</li> <li>Ⓓ East Elevation</li> <li>Ⓔ West Elevation</li> <li>Ⓕ Window/Door Schedule</li> </ul>
X	<u>One set reduced plans</u> : 8 1/2 x 11
X	<u>Electronic Submission</u> : ALL documents <b>MUST BE</b> scanned to <a href="mailto:hdcsubmissions@nantucket-ma.gov">hdcsubmissions@nantucket-ma.gov</a> .

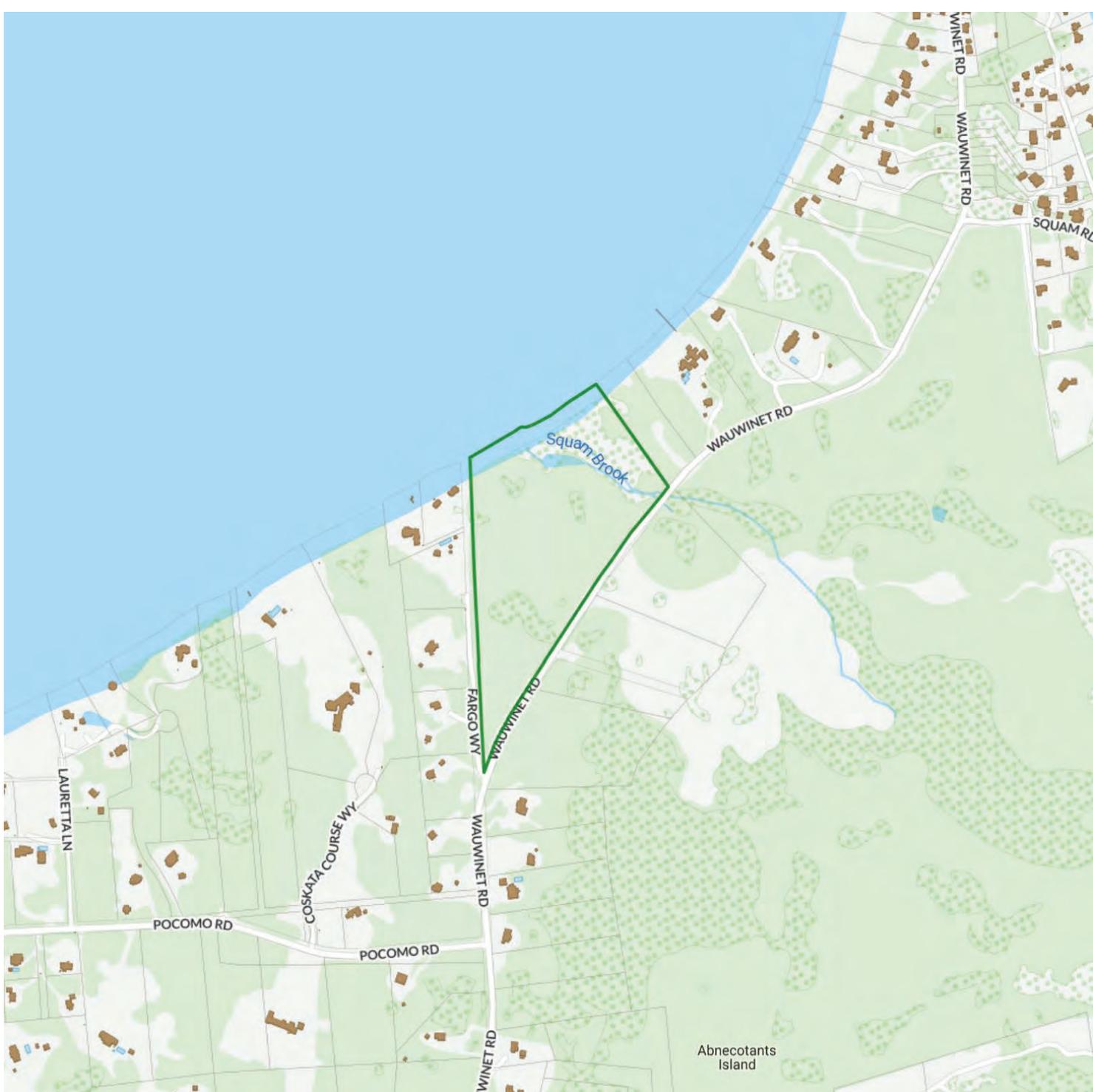
**\*\* PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.**

### **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: 06.10.20

<b>18. Thompson 05-1039</b>					<b>73 Baxter Road</b>	<b>Move/demo garage</b>	<b>49-27</b>	<b>Emeritus</b>
Voting	Pohl, Coombs, McLaughlin, Camp, Welch							
Alternates	Oliver stepped out.							
Recused	None							
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.							
Representing	Matt MacEachern, Emeritus Development							
Public	None							
Concerns (7:23)	<p><b>MacEachern</b> – Presented project; doesn't think this has any historical significance; reusing it is not an option.</p> <p><b>Flynn</b> – Read Ms. Backus' comments: circa 1920-1940; wants to know what's being proposed and why.</p> <p><b>Coombs</b> – This has been in place since at least the 1940s; she doesn't understand why it has to be removed when it's grandfathered in. Does not support demolishing this; it has enough age and history to stay on lot.</p> <p><b>Camp</b> – She'd like to see it remain on the property and be renovated. It has charm and character. Believes this is a Sears and Roebuck house.</p> <p><b>McLaughlin</b> – The style of garage doors is post 1940s. It could be moved to the bottom right corner and saved.</p> <p><b>Welch</b> – He thinks finding a home for this is beneficial.</p> <p><b>Pohl</b> – If you move it 3 feet off the property line, you can put windows in. What's on the table now is the fact that if no one takes this, we'd be approving a demolition. Asked Mr. MacEachern to do more historical research.</p>							
Motion	<b>Motion to Hold for more information. (Camp)</b>							
Roll-call Vote	Carried 5-0//Welch, Coombs, Camp, McLaughlin, and Pohl-aye					Certificate #		
<b>19. 12 Lincoln Ave, LLC 06-1069</b>					<b>12 Lincoln Avenue</b>	<b>Rev. 11-0147: cabana chngs</b>	<b>30-183</b>	<b>Emeritus</b>
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch							
Alternates	Pohl lost connectivity							
Recused	None							
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.							
Representing	Matt MacEachern, Emeritus Development							
Public	None							
Concerns (7:35)	<p><b>MacEachern</b> – Presented project; contends it's not visible due to location between two buildings.</p> <p><b>Flynn</b> – Read Ms. Backus' comments: visible, not appropriate; east bi-fold doors not appropriate; west elevation, removed doors, and windows changed from 2-over-2 to 6-over-1.</p> <p><b>Oliver</b> – She has no concerns. Our concern was always the open yard facing east might make the doors more visible. Her only concern would be visibility from the east.</p> <p><b>Welch</b> – The pool and cabana are swapping with the same relationship; along the property line there will be windows instead of doors. He has no concerns. The height changes from 16'2" to 17'6"; that is a change we need to review.</p> <p><b>McLaughlin</b> – The porthole windows in the doors should be square; with that change, he'd approve this.</p> <p><b>Camp</b> – She thinks the proposed is okay; she prefers the porthole windows.</p>							
Motion	<b>Motion to Approve through staff with the porthole windows to be square 4-light and the height to remain 16'2". (McLaughlin)</b>							
Roll-call Vote	Carried 5-0//Camp, Oliver, Welch, McLaughlin, and Coombs-aye					Certificate # <b>HDC2020-06-1969</b>		
<b>20. 78 Wauwinet LLC 06-1065</b>					<b>78 Wauwinet Road</b>	<b>New dwelling</b>	<b>14-18</b>	<b>Emeritus</b>
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 (7:51)	<p><b>MacEachern</b> – Presented project; any visibility would be from Fargo; from the water, only the third floor would be visible due to the dense vegetation; assured there won't be any clear cutting toward the water or Wauwinet Road.</p> <p><b>McLaughlin</b> - South elevation, the gable roof over the door should be 7/12 pitch; meeting rails don't align.</p> <p><b>Oliver</b> – Appreciates the traditional design. Doors and windows have no sizes. It would be helpful to have scale box on each elevation. Suggested having the garage considered in conjunction with the house.</p> <p><b>Camp</b> – She's not sure about the visibility from the water; the 14/12 pitch on the south elevation 3<sup>rd</sup>-floor dormers is too steep; the fascia strip is overly ornate. The last house on Fargo is laid-back; she'd like this formality toned down.</p> <p><b>Coombs</b> – The 3<sup>rd</sup>-floor doghouse dormers should be wider with the windows adjusted to fit; the bottom two panels of the sidelights should be wood panels. At 29'10" with a skirted roof walk, it looks too tall and too heavy. It's overly long at 110 feet; you are going to lose a huge amount of vegetation thus opening it to visibility. The south elevation should be simpler.</p> <p><b>Pohl</b> – He feels this is a redesign; it flies in the face of the rural guidelines. He guarantees it will be visible from Wauwinet Road and the water, especially with all the details painted white. Thinks this would benefit from a view with height poles.</p>							
Motion	<b>Motion to Hold for revisions. (Coombs)</b>							
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye					Certificate #		



Locus Map

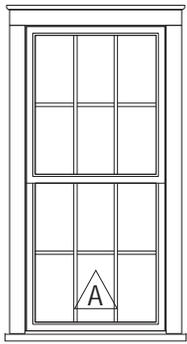


- Future Pool Cabana
- Future Pool
- Proposed Dwelling
- Future Garage
- Future Shed

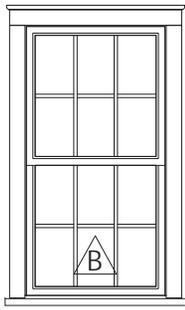
Site Plan  
1" = 80'-0"



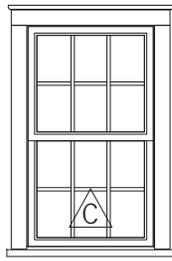
Enlarged Plan  
1" = 40'-0"



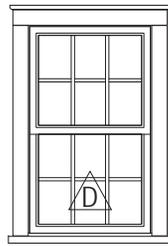
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6/6  
SDL  
2'-8"x5'-8"



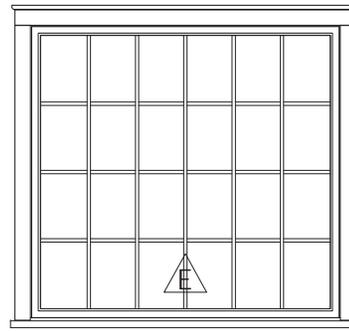
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6/6  
SDL  
2'-8"x5'-0"



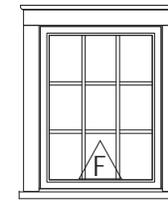
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6/6  
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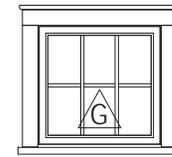
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6/6  
SDL  
2'-4"x3'-10"



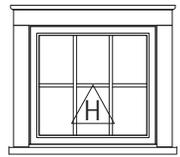
Fixed  
48 Lite  
SDL  
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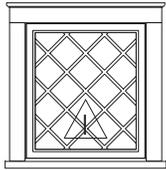
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9 Lite  
SDL  
2'-4"x3'-1"



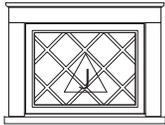
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SDL  
2'-4"x2'-3"



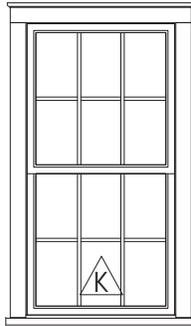
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SDL  
2'-6"x2'-3"



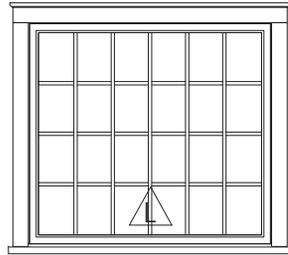
Fixed  
Diamond Pane  
SDL  
2'-3"x2'-7"



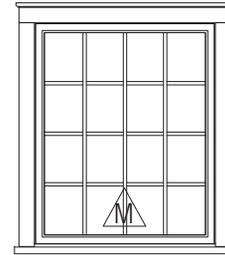
Fixed  
Diamond Pane  
SDL  
2'-3"x1'-8"



Double Hung  
6/6  
SDL  
2'-8"x5'-6"



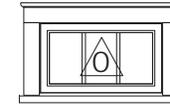
Picture  
24 Lite  
SDL  
4'-6"x4'-2"



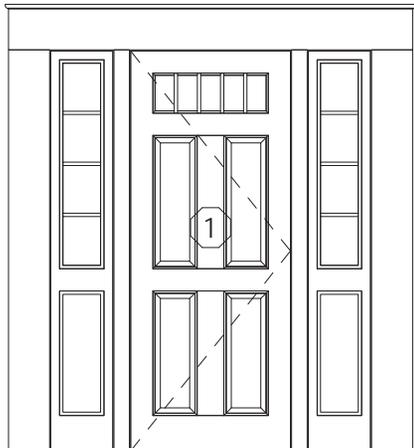
Picture  
16 Lite  
SDL  
3'-6"x4'-2"



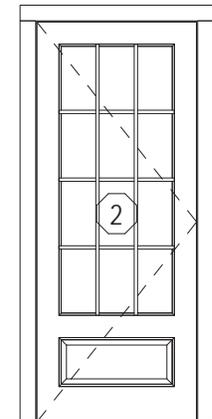
Picture  
4 Lite  
SDL  
1'-4"x1'-10"



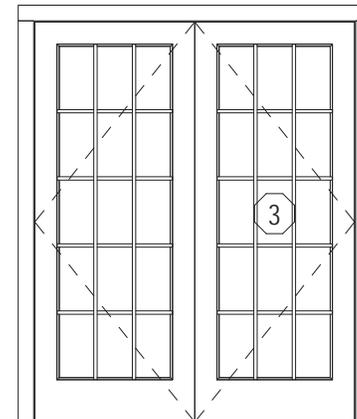
Picture  
3 Lite  
SDL  
2'-4"x1'-4"



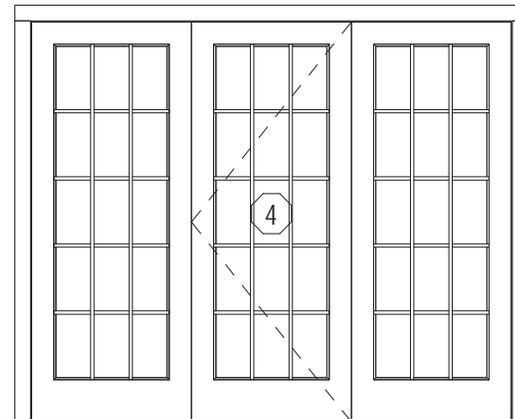
Single Solid Door + Sidelites  
4 Panel + 5 Lite SDL  
3'-0"x7'-6"



Single French Door  
1 Panel + 12 Lite SDL  
3'-0"x7'-6"

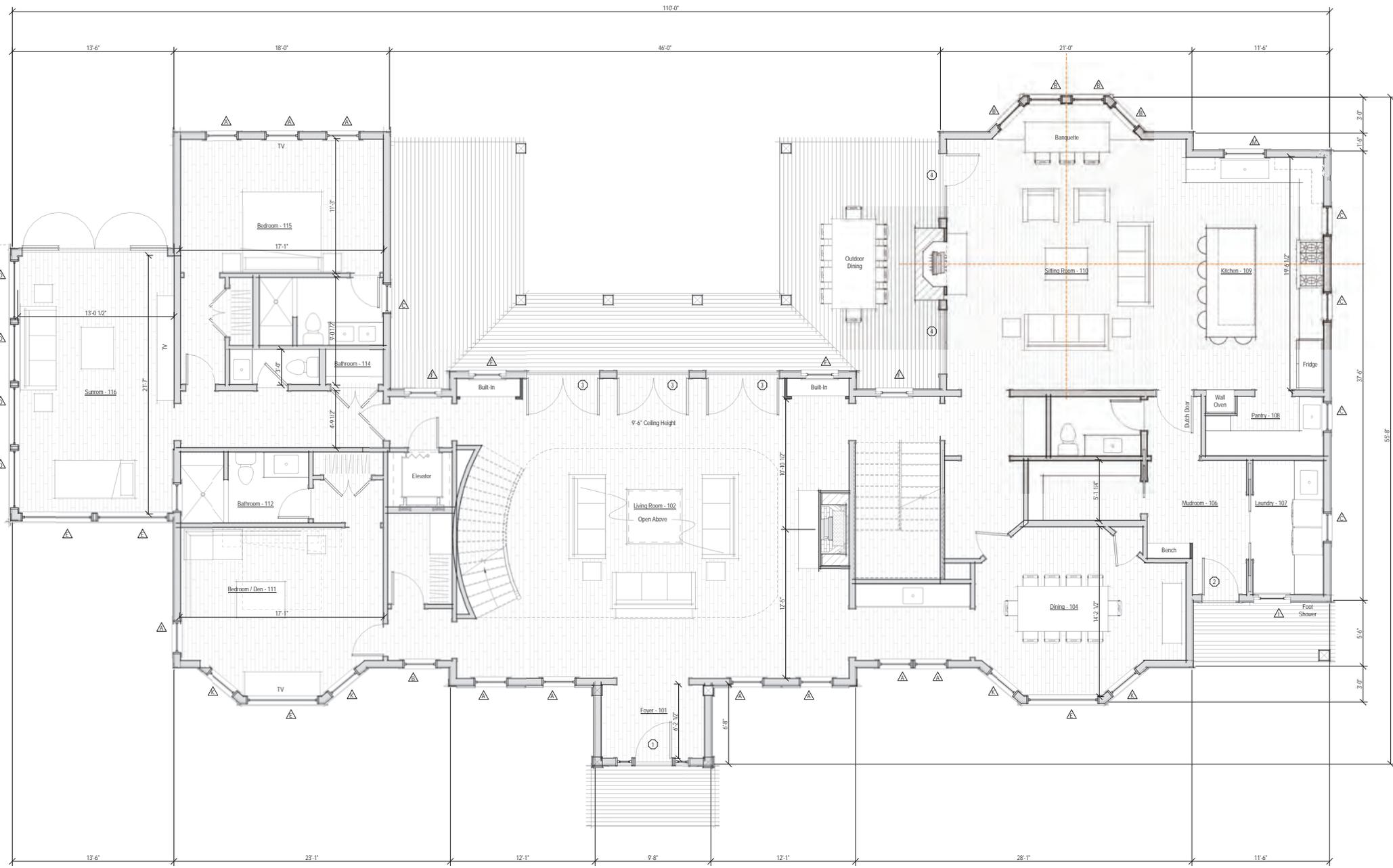


Double French Door  
(2) 15 Lite SDL  
6'-0"x7'-6"



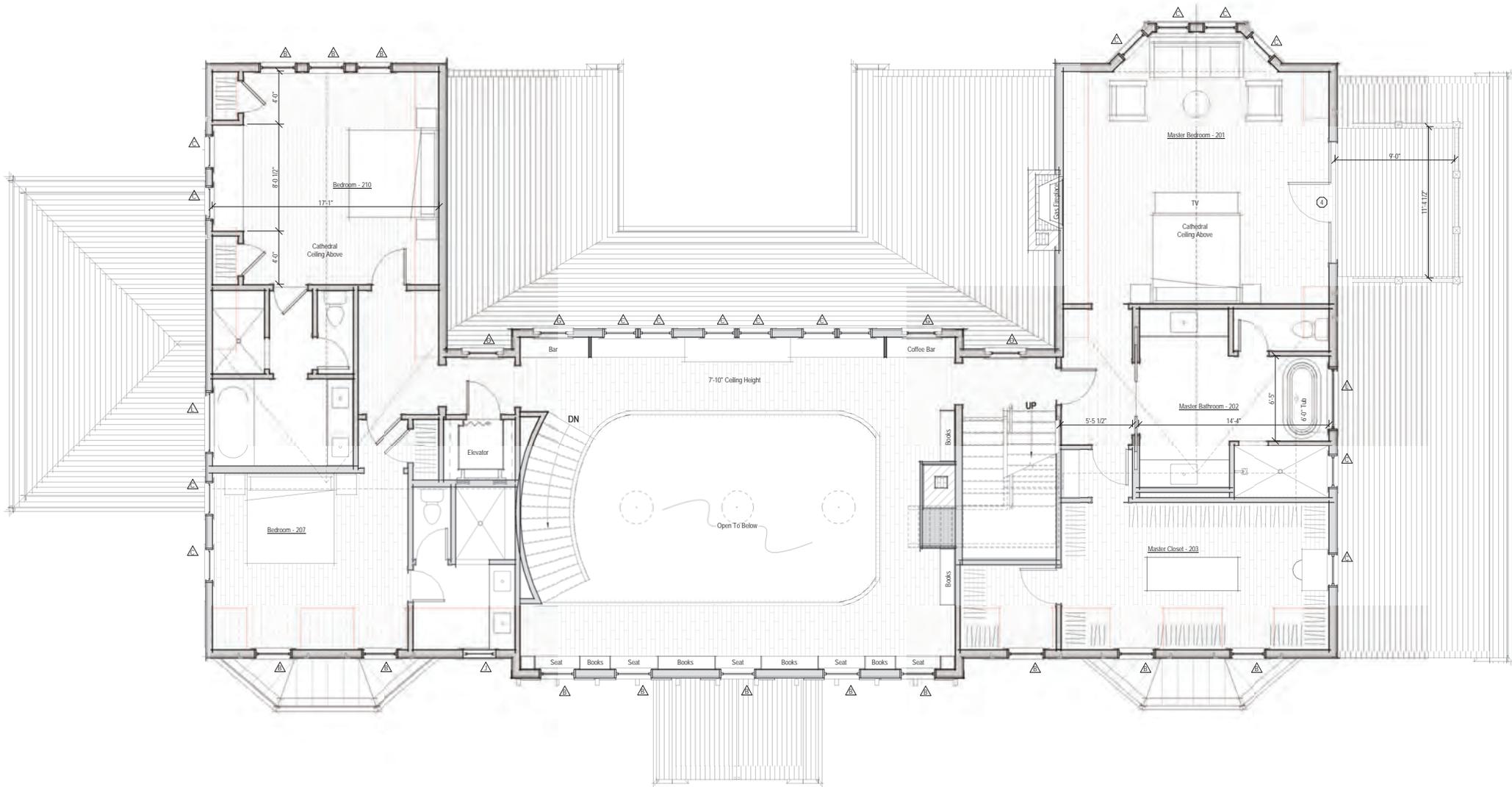
Triple French Door  
(3) 15 Lite SDL  
9'-0"x7'-6"





**1** First Floor Plan

1/4" = 1'-0"



**1** Second Floor Plan  
 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"



8'-0"  
4'-0"  
2'-0"  
0  
SCALE: 1/4" = 1'-0"

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



## 78 Wauwinet LLC

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4 COSKATA COURSE WAY



10 FARGO WAY

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<b>18. Thompson 05-1039</b>					<b>73 Baxter Road</b>	<b>Move/demo garage</b>	<b>49-27</b>	<b>Emeritus</b>
Voting	Pohl, Coombs, McLaughlin, Camp, Welch							
Alternates	Oliver stepped out.							
Recused	None							
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.							
Representing	Matt MacEachern, Emeritus Development							
Public	None							
Concerns (7:23)	<p><b>MacEachern</b> – Presented project; doesn't think this has any historical significance; reusing it is not an option.</p> <p><b>Flynn</b> – Read Ms. Backus' comments: circa 1920-1940; wants to know what's being proposed and why.</p> <p><b>Coombs</b> – This has been in place since at least the 1940s; she doesn't understand why it has to be removed when it's grandfathered in. Does not support demolishing this; it has enough age and history to stay on lot.</p> <p><b>Camp</b> – She'd like to see it remain on the property and be renovated. It has charm and character. Believes this is a Sears and Roebuck house.</p> <p><b>McLaughlin</b> – The style of garage doors is post 1940s. It could be moved to the bottom right corner and saved.</p> <p><b>Welch</b> – He thinks finding a home for this is beneficial.</p> <p><b>Pohl</b> – If you move it 3 feet off the property line, you can put windows in. What's on the table now is the fact that if no one takes this, we'd be approving a demolition. Asked Mr. MacEachern to do more historical research.</p>							
Motion	<b>Motion to Hold for more information. (Camp)</b>							
Roll-call Vote	Carried 5-0//Welch, Coombs, Camp, McLaughlin, and Pohl-aye						Certificate #	
<b>19. 12 Lincoln Ave, LLC 06-1069</b>					<b>12 Lincoln Avenue</b>	<b>Rev. 11-0147: cabana chngs</b>	<b>30-183</b>	<b>Emeritus</b>
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch							
Alternates	Pohl lost connectivity							
Recused	None							
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.							
Representing	Matt MacEachern, Emeritus Development							
Public	None							
Concerns (7:35)	<p><b>MacEachern</b> – Presented project; contends it's not visible due to location between two buildings.</p> <p><b>Flynn</b> – Read Ms. Backus' comments: visible, not appropriate; east bi-fold doors not appropriate; west elevation, removed doors, and windows changed from 2-over-2 to 6-over-1.</p> <p><b>Oliver</b> – She has no concerns. Our concern was always the open yard facing east might make the doors more visible. Her only concern would be visibility from the east.</p> <p><b>Welch</b> – The pool and cabana are swapping with the same relationship; along the property line there will be windows instead of doors. He has no concerns. The height changes from 16'2" to 17'6"; that is a change we need to review.</p> <p><b>McLaughlin</b> – The porthole windows in the doors should be square; with that change, he'd approve this.</p> <p><b>Camp</b> – She thinks the proposed is okay; she prefers the porthole windows.</p>							
Motion	<b>Motion to Approve through staff with the porthole windows to be square 4-light and the height to remain 16'2". (McLaughlin)</b>							
Roll-call Vote	Carried 5-0//Camp, Oliver, Welch, McLaughlin, and Coombs-aye						Certificate #	<b>HDC2020-06-1969</b>
<b>20. 78 Wauwinet LLC 06-1065</b>					<b>78 Wauwinet Road</b>	<b>New dwelling</b>	<b>14-18</b>	<b>Emeritus</b>
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 (7:51)	<p><b>MacEachern</b> – Presented project; any visibility would be from Fargo; from the water, only the third floor would be visible due to the dense vegetation; assured there won't be any clear cutting toward the water or Wauwinet Road.</p> <p><b>McLaughlin</b> - South elevation, the gable roof over the door should be 7/12 pitch; meeting rails don't align.</p> <p><b>Oliver</b> – Appreciates the traditional design. Doors and windows have no sizes. It would be helpful to have scale box on each elevation. Suggested having the garage considered in conjunction with the house.</p> <p><b>Camp</b> – She's not sure about the visibility from the water; the 14/12 pitch on the south elevation 3<sup>rd</sup>-floor dormers is too steep; the fascia strip is overly ornate. The last house on Fargo is laid-back; she'd like this formality toned down.</p> <p><b>Coombs</b> – The 3<sup>rd</sup>-floor doghouse dormers should be wider with the windows adjusted to fit; the bottom two panels of the sidelights should be wood panels. At 29'10" with a skirted roof walk, it looks too tall and too heavy. It's overly long at 110 feet; you are going to lose a huge amount of vegetation thus opening it to visibility. The south elevation should be simpler.</p> <p><b>Pohl</b> – He feels this is a redesign; it flies in the face of the rural guidelines. He guarantees it will be visible from Wauwinet Road and the water, especially with all the details painted white. <b>Thinks this would benefit from a view with height poles.</b></p>							
Motion	<b>Motion to Hold for revisions. (Coombs)</b>							
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye						Certificate #	



84 WAUWINET ROAD



88 WAUWINET ROAD

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6 FARGO WAY

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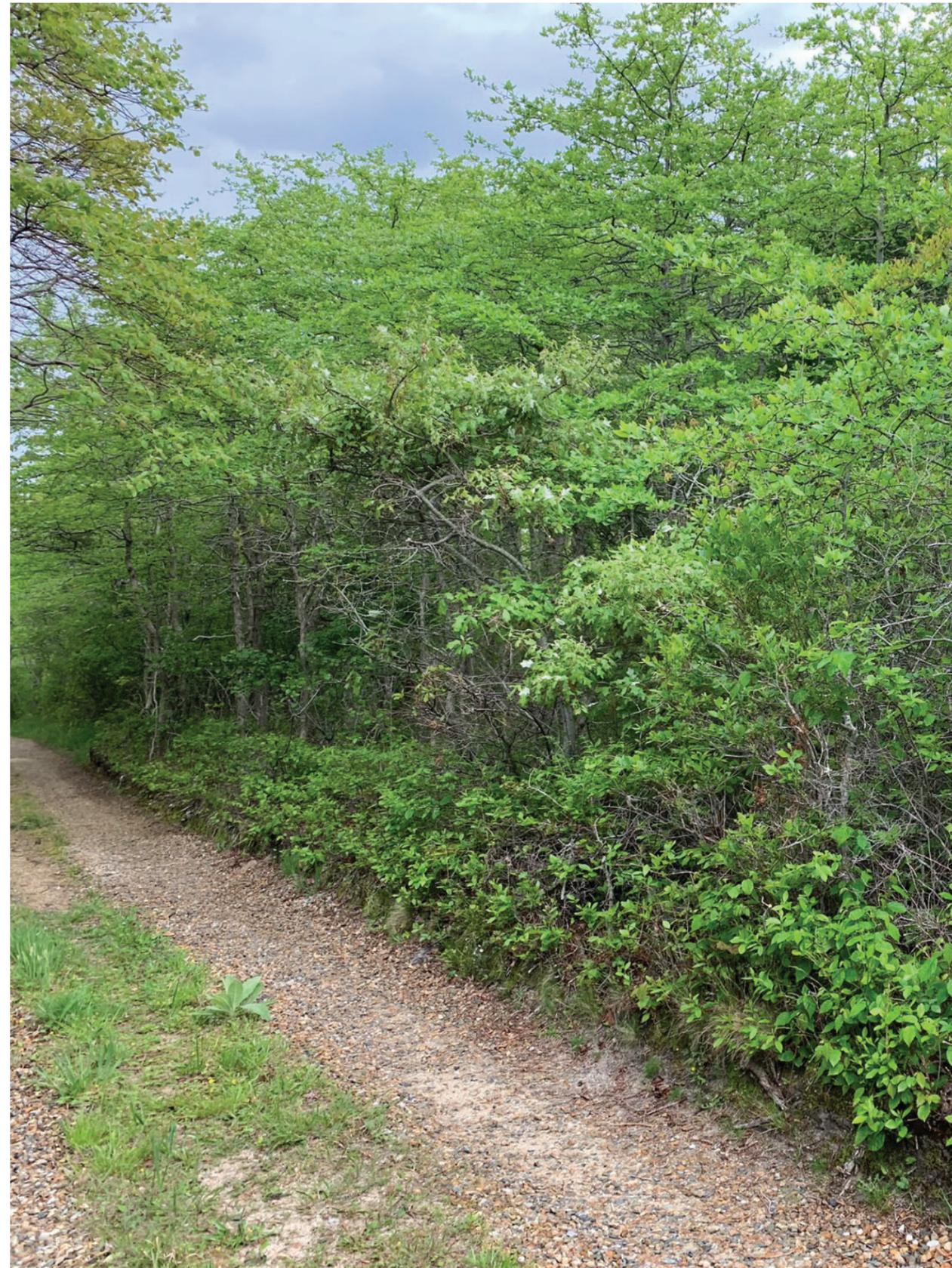
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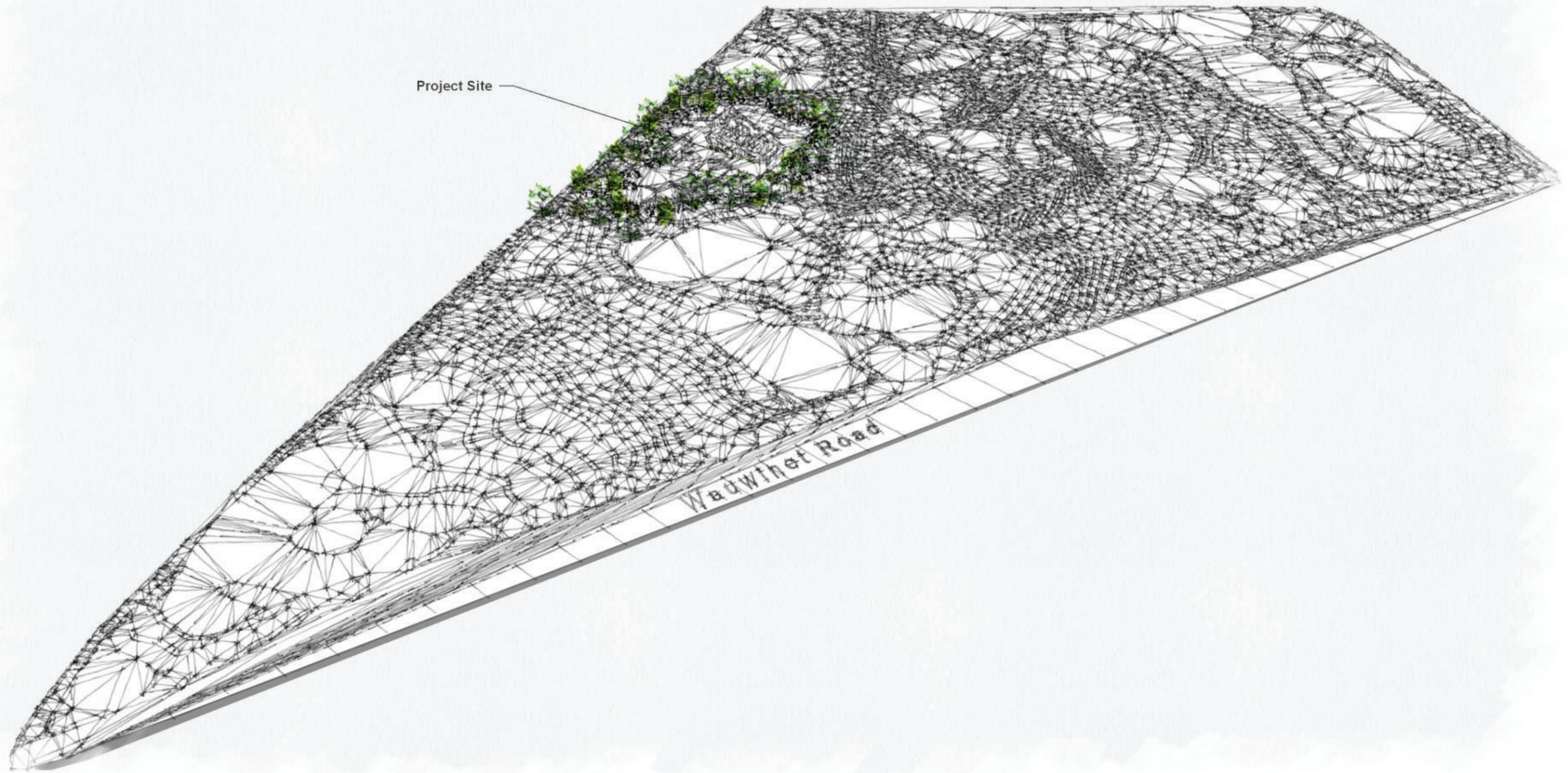


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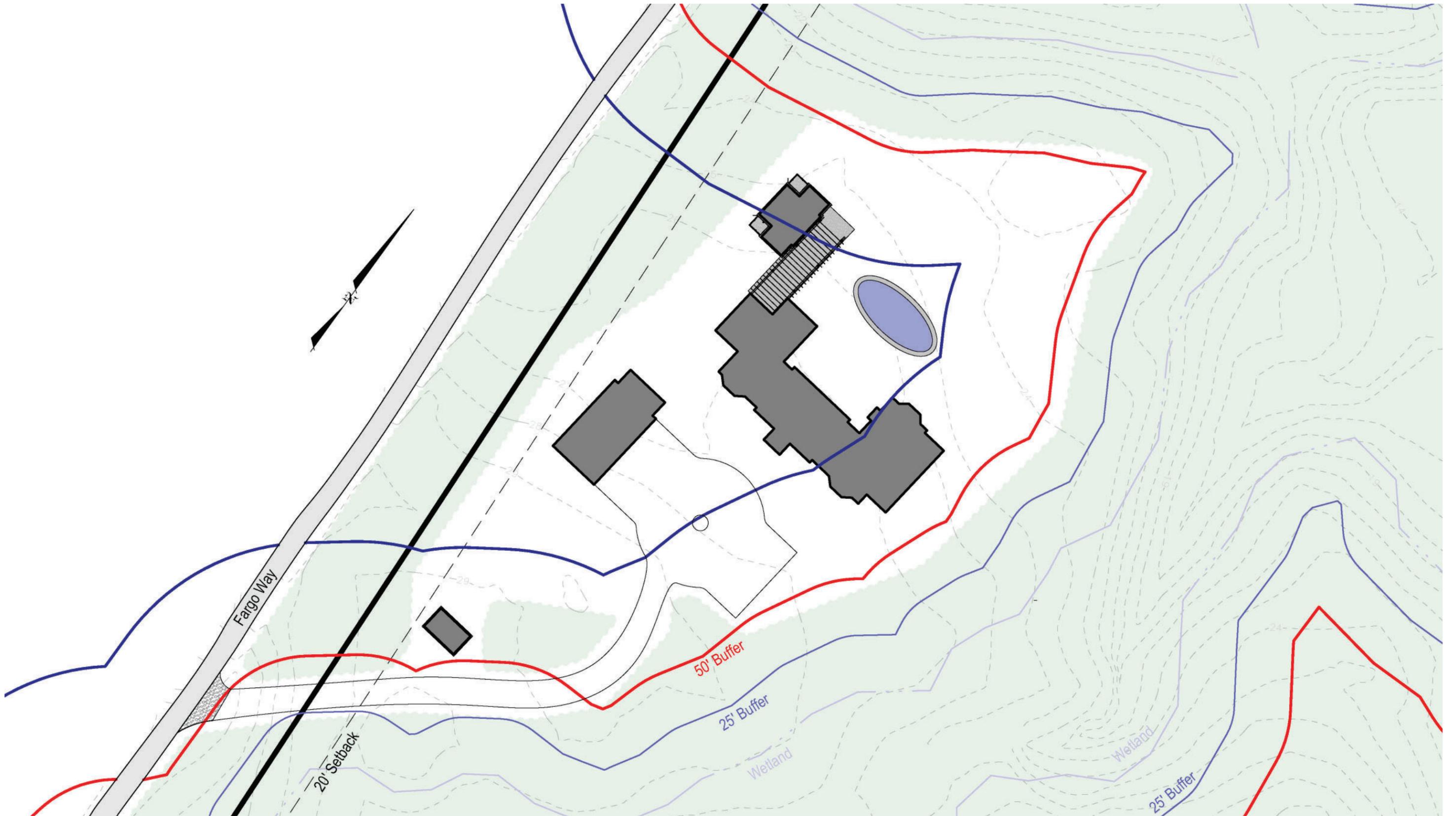


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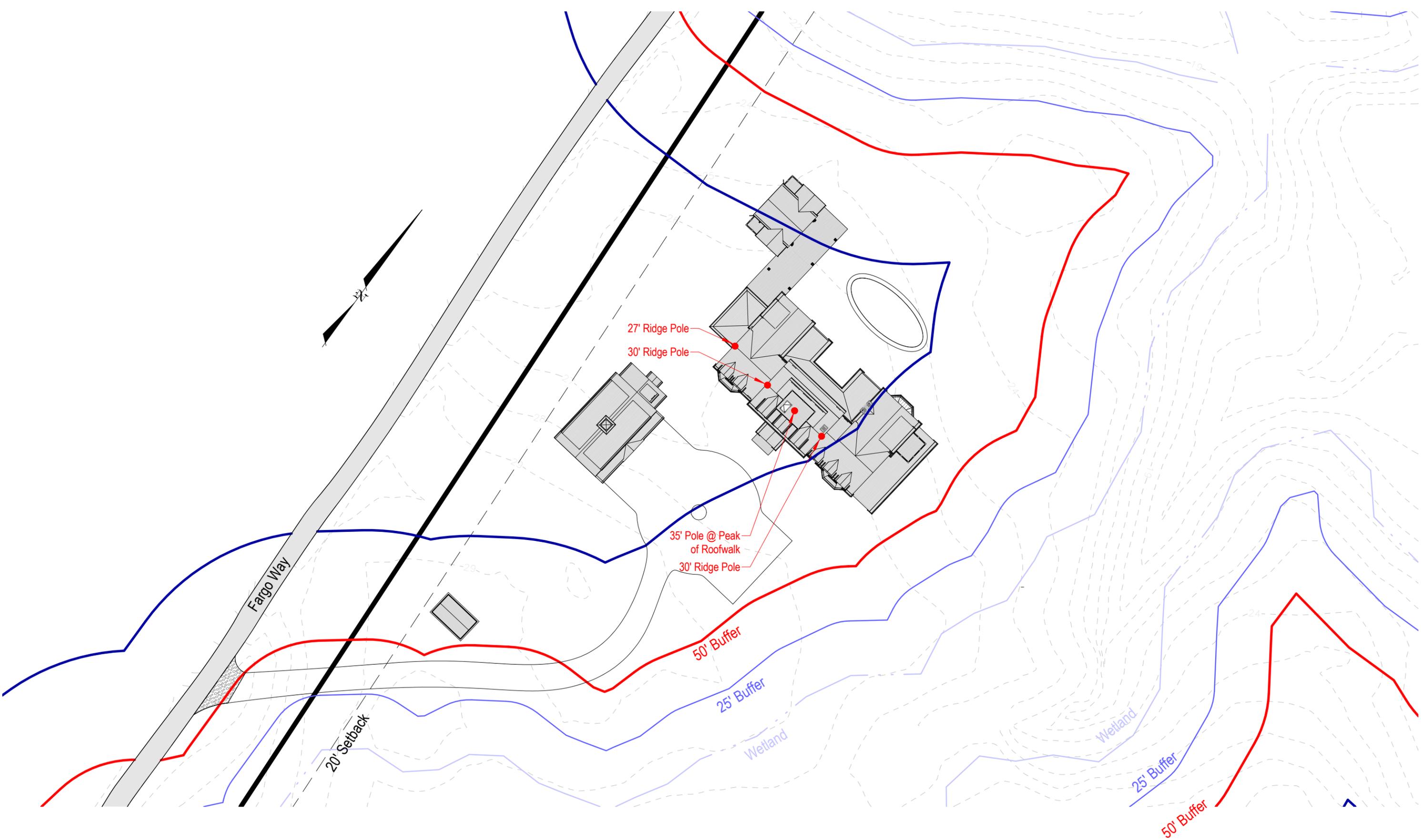


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**RP.1**

**78 Wauwinet LLC**  
 78 Wauwinet Road  
 Nantucket, MA 02554

**Zoning Information**

- Map & Parcel: -----
- Current Zoning: -----
- Minimum Frontage: -----
- Front Setback: -----
- Side/Rear Setback: -----

**Ridge Pole Locations**

06.12.20



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