1. No Meeting Agenda

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

1.I. New And Old Business Packet For 6/16/20

Documents:

MACRIS - 65 CENTER ST-NB 6-16-20.PDF
STAFF COMMENTS - 4 STONE BARN WAY- NB 6-16-20.PDF
STAFF COMMENTS - 8 BROAD ST- NB 6-16-20.PDF
STAFF COMMENTS - 15 BEACH ST- NB 6-16-20.PDF
STAFF COMMENTS - 58 WALSH ST- NB 6-16-20.PDF
STAFF COMMENTS - 65 CENTER ST- NB 6-16-20.PDF
STAFF COMMENTS - OLD SOUTH WHARF- 6-16-20.PDF
MACRIS - 65 CENTER ST-NB 6-16-20.PDF
STAFF COMMENTS - 4 STONE BARN WAY- NB 6-16-20.PDF
STAFF COMMENTS - 8 BROAD ST- NB 6-16-20.PDF
STAFF COMMENTS - 15 BEACH ST- NB 6-16-20.PDF
STAFF COMMENTS - 58 WALSH ST- NB 6-16-20.PDF
STAFF COMMENTS - 65 CENTER ST- NB 6-16-20.PDF
STAFF COMMENTS - OLD SOUTH WHARF- 6-16-20.PDF

1.II. New And Old Business Packet For 6/16/20

Documents:

2 WHITE ST- ADDITION.PDF
4 STONE BARN WAY - HOUSE LIFT AND NEW FOUNDATION.PDF
6 GULL ISLAND - OLD BIZ REV 67657 AND 72922.PDF
6 GULL ISLAND MA NAN COND ASSESS.PDF
8 BROAD ST- AWNING.PDF
11 DAVIS LANE - NEW DWELLING.PDF
11 DAVIS LN- CABANA -LANDSCAPE-POOL COMMENTS.PDF
15 BEACH STREET - PARALLEL DRIVEWAY ON BANK STREET.PDF
23 PINE ST- HARSCAPING OLD BIZ 6-16-20.PDF
24 BARTLETT FARM RD-OB SUB 6-16-20.PDF
24 W CHESTER- GH ADDITION SUB FOR OB 6-16-20.PDF
31 FAIRGROUNDS RD - DEMO MOVE GARAGE.PDF
31 FAIRGROUNDS RD - DEMO MOVE HOUSE.PDF
31 FAIRGROUNDS RD - OPENSIDED PAVILION.PDF
31 FAIRGROUNDS RD UNIT A.PDF
31 FAIRGROUNDS RD UNIT B.PDF
31 FAIRGROUNDS RD UNIT C.PDF
31 FAIRGROUNDS RD UNIT D.PDF
31 FAIRGROUNDS UNIT E.PDF
32 W CHESTER - OLD BIZ NEW DWELLING.PDF
33 COFFIN ST- DECKS-BALCONY OB SUB FOR 6-18-20.PDF
33 COFFIN ST- NB SUB POOL TO TRACK WITH HOUSE.PDF
33 SOUTH SHORE RD- MOVE ON.PDF
34 MEADOW VIEW DR- SOLAR PANELS OB FOR 6-16-20.PDF
34 WASHING POND RD - REV 0248- MH- RESITE STRUCTURE.PDF
34 WASHING POND RD - REV 0249- GH- RESITE STRUCTURE.PDF
37 OCEAN AV- MH OB SUB 6-16-20.PDF
37 OCEAN AVE-COTTAGE.PDF
43 UNION ST OB SUB FOR 6-16-20.PDF
43 UNION ST STAFF COMMENTS FOR OB 6-16-20.PDF
51 OCEAN AV- OB SUB FOR 6-18-20.PDF

51 OCEAN AVE- BEACH STAIRS 5-26-20 SUBMISSION.PDF
57 QUIDNET RD - SOLAR PANELS FOR OB 6-16-20.PDF
57 QUIDNET RD - STAFF REVIEW OB.PDF
73 BAXTER GARAGE MOVE-DEMO NB SUB W STAFF COMMENTS.PDF
73 BAXTER RD- MOVE-DEMO GARAGE-OB SUB 6-16-20.PDF
78 WAUWINET - GARAGE.PDF
OLD SOUTH WHARF - RAILING MODIFICATIONS.PDF

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NAN.1546
Historic Name:	Nirvana
Common Name:	
Address:	65 Centre St
City/Town:	Nantucket
Village/Neighborhood:	Nantucket
Local No:	4243-016, NC6-34
Year Constructed:	1821
Architect(s):	
Architectural Style(s):	Federal; Greek Revival
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Shingle Foundation: Brick

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

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

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

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

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

This file was accessed on: Friday, June 12, 2020 at 8:37: PM

NAN.1546

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

SURVEY/
FILM ROLL #: NC6-34
MAP/PARCEL#: 243-016

1546

Recorded by: ANR Date: 06/08/89 Organization: AGS

CD
Pl-NAN
USGS-NAN

IDENTIFICATION

1. Street Name & No.: 65 ~~CENTER~~ Centre ST

2. Building Name: NIRVANA

3. Ownership: Private

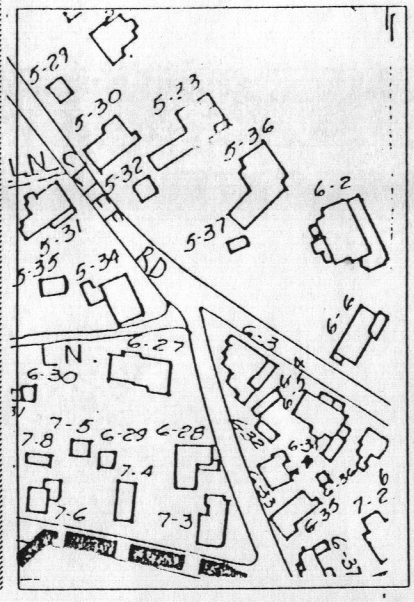
4. Present Owner: BRETSCHIEDER, VIRGINIA R.

5. Ownership History:
Unknown

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

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

8. MAP -- 3 X 2"



Revised 5/89

Survey/Film Roll #: NC6-34

NAN.1546

1546

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2-L
11. Approximate Frontage (ft.): 50
12. Setback from Street (ft.):At Sidewalk
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Densely Built,Residential
15. Related Outbuildings and Property: NC6-36,Shed
16. Other Notable Features:
    N/A

DESCRIPTION

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

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-single,Entry Stairs with Balustrade
39. Condition: Good
40. Integrity: Original Site
41. Alterations:
Doorway later (Lancaster)

NAN.1546

1546

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: 1821
  Source: Lancaster
  Architect: Unknown Builder: Unknown
44. Building Type: Additive,Side Gabled
45. Architectural Style: Nantucket Four-Bay
46. Historical and Architectural Importance:
  Unknown

47. Sources: Assessors Records,Lancaster pg.168,
Sanborn Maps

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

Date: 6/16/2020 Address 4 STONE BARN WAY

Scope of Work: HOUSE LIFT + NEW FOUNDATION

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

C. 1988

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

* LIFTING HOUSE DUE TO FEMA - ELEVATION CERT. AVAIL? 9' BFE? BASEMENT?
* PROPOSED PARGED CONCRETE FOUNDATION W/ RED CEDAR GROOVE BOARDS FOR ENTRANCE STOOPS
* ANY PROPOSED WET PROOFING?

HSAB COMMENTS

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

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

Alternate: None

Signatures *(three members required for quorum)*

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

Date: 6/16/2020 Address 8 BROAD STREET

Scope of Work: BLACK AWNING (2' X 19')

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

C. 1969 (NOW STUBBY'S) - ONCE SEAFOOD MARKET

GREAT PHOTOS SHOWING AWNING ONCE THERE

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

* PHOTOGRAPHIC EVIDENCE IS GREAT!
* HISTORICALLY APPROPRIATE
* WILL THIS BE PERMANENT OR TEMPORARY (FOR THE SEASON ONLY?)

HSAB COMMENTS

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

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

Alternate: None

Signatures *(three members required for quorum)*

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

Date: 6/16/2020 Address 15 BEACH STREET

Scope of Work: 2ND D/W (SHELL)

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

C. 1930s BUNGALOW

* PB SPECIAL PERMIT ATTACHED *

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

* NEW 7X17 PARALLEL (SHELL) PARKING SPACE
* APPLICANT RECEIVED PLANNING BOARD APPROVAL FOR SECOND CURB CUT + WAIVER OF APRON (JAN. 2020)
* THE PLANNING BOARD ALLOWS SHELL FOR THIS DRIVEWAY (IF ALLOWED BY COMMISSION)
* NO CONCERNS AS PROPOSED. THE SHELL D/W IS CONSISTENT W/ THE CHARACTER OF CODFISH PARK.

SAB COMMENTS

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

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

Signatures *(three members required for quorum)*

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

Date: 6/16/2020 Address 58 WALSH STREET

Scope of Work: NEW DWELLING

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

VACANT LOT ≈ APPROX. 5,227 □ LOT
* INFILL DW W/ HISTORIC BRANT POINT

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

* PLANS ARE VERY DIFFICULT TO READ! * TOO TALL WINDOWS
* ELEVATED STRUCTURE (30' TALL) ⟹ VERY TALL (WHAT ARE THE HEIGHTS OF DW IN THE AREA?)
NORTH – TOO MUCH FENESTRATION (MULTI GANGED WINDOWS)
WEST – GANGED WINDOW NOT APP.
SOUTH – TRIPPLE GANGED + SINGLE GANGED IN GABLE LOOKS OUT OF PLACE
EAST – IS THAT A GATE? * FLOOD ZONE?
* ELEVATION CERTIFICATE?

HSAB COMMENTS

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

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

Signatures *(three members required for quorum)*

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

Date: 6/16/2020 Address 65 CENTER STREET

Scope of Work: HARDSCAPING

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

C. 1821 "TYPICAL NANTUCKET" - "NIRVANA"

* 2019 - WAS DISMANTLED + RE-BUILT *

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

* FENCE / GATE / DECK / PATIO / STEPS / STONE WALL
* STONE WALL (FROM D/W) TO INCLUDE EXISTING STONE FROM SITE TO BE REUSED - W/ GRANITE STEPS
* TYPE II PICKET @ FRONT (NTN)
* TYPE II BOARD FENCE (NTN) ON TOP OF RETAINING WALL MADE OF FLAGSTONE
* BLUESTONE PATIO AT REAR W/ BLUESTONE STEPPING STONES

HSAB COMMENTS

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

⇒ THE PROPOSAL IS SOMEWHAT FORMAL - HOWEVER, THE ORIGINAL "TYPICAL NANTUCKET" WAS ADORNED LATER WITH A GREEK REVIVAL DOORWAY (AS APPROVED W/ RECONSTRUCTION) - A FORMAL ELEMENT ALREADY EXISTING W/ THE STRUCTURE.

"TYPICAL NANTUCKET" DWELLING WERE ORIGINALLY SIMPLISTIC IN NATURE (QUAKER) BUT SOME EVOLVED OVERTIME, IE; EMBELLISHED W/ GREEK REVIVAL DOORWAYS, LIKE 65 CENTER ST.

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

Alternate: None

Signatures *(three members required for quorum)*

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

Date: 6/16/2020 Address OLD SOUTH WHARF

Scope of Work: STAIR RAILING ALTERATIONS

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

C. 1969

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

* WORK STARTED AND DISCOVERED BY BUILDING INSPECTOR
* RAILINGS SHOULD NOT BE HORIZONTAL, BUT VERTICAL (AS SHOWN IN FIGURE + REQ. BY BUILDING CODE)
* ALTHOUGH SOME HAVE NOT HAD THE VERTICAL BALUSTERS – THE AGE OF THESE STRUCTURES (ALTHOUGH CONTRIBUTING NOW) SHOULD NOT OUTWAY SAFETY.

HSAB COMMENTS

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

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

Alternate: None

Signatures *(three members required for quorum)*

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NAN.1546
Historic Name:	Nirvana
Common Name:	
Address:	65 Centre St
City/Town:	Nantucket
Village/Neighborhood:	Nantucket
Local No:	4243-016, NC6-34
Year Constructed:	1821
Architect(s):	
Architectural Style(s):	Federal; Greek Revival
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Shingle Foundation: Brick

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

This file was accessed on: Friday, June 12, 2020 at 8:37: PM

NAN.1546

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

SURVEY/
FILM ROLL #: NC6-34
MAP/PARCEL#: 243-016

1546

Recorded by: ANR Date: 06/08/89 Organization: AGS

CD
Pl-NAN
USGS-NAN

IDENTIFICATION

1. Street Name & No.: 65 ~~CENTER~~ Centre ST

2. Building Name: NIRVANA

3. Ownership: Private

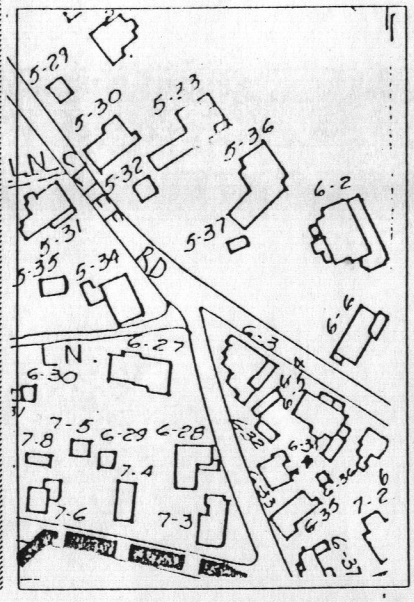
4. Present Owner: BRETSCHIEDER, VIRGINIA R.

5. Ownership History:
Unknown

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

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

8. MAP -- 3 X 2"



Revised 5/89

Survey/Film Roll #: NC6-34

NAN.1546

1546

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2-L
11. Approximate Frontage (ft.): 50
12. Setback from Street (ft.):At Sidewalk
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Densely Built,Residential
15. Related Outbuildings and Property: NC6-36,Shed
16. Other Notable Features:
    N/A

DESCRIPTION

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

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-single,Entry Stairs with Balustrade
39. Condition: Good
40. Integrity: Original Site
41. Alterations:
Doorway later (Lancaster)

NAN.1546

1546

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: 1821
  Source: Lancaster
  Architect: Unknown Builder: Unknown
44. Building Type: Additive,Side Gabled
45. Architectural Style: Nantucket Four-Bay
46. Historical and Architectural Importance:
  Unknown

47. Sources: Assessors Records,Lancaster pg.168,
Sanborn Maps

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

Date: 6/16/2020 Address 4 STONE BARN WAY

Scope of Work: HOUSE LIFT + NEW FOUNDATION

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

C. 1988

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

* LIFTING HOUSE DUE TO FEMA - ELEVATION CERT. AVAIL? 9' BFE? BASEMENT?
* PROPOSED PARGED CONCRETE FOUNDATION W/ RED CEDAR GROOVE BOARDS FOR ENTRANCE STOOPS
* ANY PROPOSED WET PROOFING?

HSAB COMMENTS

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

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

Alternate: None

Signatures *(three members required for quorum)*

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

Date: 6/16/2020 Address 8 BROAD STREET

Scope of Work: BLACK AWNING (2' X 19')

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

C. 1969 (NOW STUBBY'S) - ONCE SEAFOOD MARKET

GREAT PHOTOS SHOWING AWNING ONCE THERE

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

( ) Does not meet guidelines Visibility: Yes or No

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* PHOTOGRAPHIC EVIDENCE IS GREAT!
* HISTORICALLY APPROPRIATE
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HSAB COMMENTS

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

( ) Does not meet guidelines Visibility: Yes or No

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

Alternate: None

Signatures *(three members required for quorum)*

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

Date: 6/16/2020 Address 15 BEACH STREET

Scope of Work: 2ND D/W (SHELL)

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

C. 1930s BUNGALOW

* PB SPECIAL PERMIT ATTACHED *

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

* NEW 7X17 PARALLEL (SHELL) PARKING SPACE
* APPLICANT RECEIVED PLANNING BOARD APPROVAL FOR SECOND CURB CUT + WAIVER OF APRON (JAN. 2020)
* THE PLANNING BOARD ALLOWS SHELL FOR THIS DRIVEWAY (IF ALLOWED BY COMMISSION)
* NO CONCERNS AS PROPOSED. THE SHELL D/W IS CONSISTENT W/ THE CHARACTER OF CODFISH PARK.

SAB COMMENTS

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

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

Signatures *(three members required for quorum)*

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

Date: 6/16/2020 Address 58 WALSH STREET

Scope of Work: NEW DWELLING

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

VACANT LOT ≈ APPROX. 5,227 □ LOT
* INFILL DW W/ HISTORIC BRANT POINT

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

* PLANS ARE VERY DIFFICULT TO READ! * TOO TALL WINDOWS
* ELEVATED STRUCTURE (30' TALL) ⟹ VERY TALL (WHAT ARE THE HEIGHTS OF DW IN THE AREA?)
NORTH – TOO MUCH FENESTRATION (MULTI GANGED WINDOWS)
WEST – GANGED WINDOW NOT APP.
SOUTH – TRIPPLE GANGED + SINGLE GANGED IN GABLE LOOKS OUT OF PLACE
EAST – IS THAT A GATE? * FLOOD ZONE?
* ELEVATION CERTIFICATE?

HSAB COMMENTS

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

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

Signatures *(three members required for quorum)*

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

Date: 6/16/2020 Address 65 CENTER STREET

Scope of Work: HARDSCAPING

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

C. 1821 "TYPICAL NANTUCKET" - "NIRVANA"

* 2019 - WAS DISMANTLED + RE-BUILT *

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

* FENCE / GATE / DECK / PATIO / STEPS / STONE WALL
* STONE WALL (FROM D/W) TO INCLUDE EXISTING STONE FROM SITE TO BE REUSED - W/ GRANITE STEPS
* TYPE II PICKET @ FRONT (NTN)
* TYPE II BOARD FENCE (NTN) ON TOP OF RETAINING WALL MADE OF FLAGSTONE
* BLUESTONE PATIO AT REAR W/ BLUESTONE STEPPING STONES

HSAB COMMENTS

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

⇒ THE PROPOSAL IS SOMEWHAT FORMAL - HOWEVER, THE ORIGINAL "TYPICAL NANTUCKET" WAS ADORNED LATER WITH A GREEK REVIVAL DOORWAY (AS APPROVED W/ RECONSTRUCTION) - A FORMAL ELEMENT ALREADY EXISTING W/ THE STRUCTURE.

"TYPICAL NANTUCKET" DWELLING WERE ORIGINALLY SIMPLISTIC IN NATURE (QUAKER) BUT SOME EVOLVED OVERTIME, IE; EMBELLISHED W/ GREEK REVIVAL DOORWAYS, LIKE 65 CENTER ST.

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

Alternate: None

Signatures *(three members required for quorum)*

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

Date: 6/16/2020 Address OLD SOUTH WHARF

Scope of Work: STAIR RAILING ALTERATIONS

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

C. 1969

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

* WORK STARTED AND DISCOVERED BY BUILDING INSPECTOR
* RAILINGS SHOULD NOT BE HORIZONTAL, BUT VERTICAL (AS SHOWN IN FIGURE + REQ. BY BUILDING CODE)
* ALTHOUGH SOME HAVE NOT HAD THE VERTICAL BALUSTERS – THE AGE OF THESE STRUCTURES (ALTHOUGH CONTRIBUTING NOW) SHOULD NOT OUTWAY SAFETY.

HSAB COMMENTS

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

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

Alternate: None

Signatures *(three members required for quorum)*

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

Portion of TAX MAP N°: 80/215.1 PARCEL N°. 215.1

Street & Number of Proposed Work: 2 White St, Portion of Lot Lovers Ln

Owner of record: Terrence Newth

Mailing Address: 20 Croon Rd
Newton MA 02468

Contact Phone #: 228 2722 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BPC

Mailing Address: 12 B Oak St
Nantucket MA 02554

Contact Phone #: 228 2722 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 870 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 560 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0-10" South 0-10" East 0-10" West 0-10"

Height of ridge above final finish grade: North 27'2" South 27'2" East 27'2" West N/C

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9/12 Secondary Mass 4/12 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 _____
match existing 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 Andersen

Doors* (type and material): ☐ TDL ☐ SDL Front 9 Lt 1 panel Rear 15 Lt Side 15 Lt
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS –

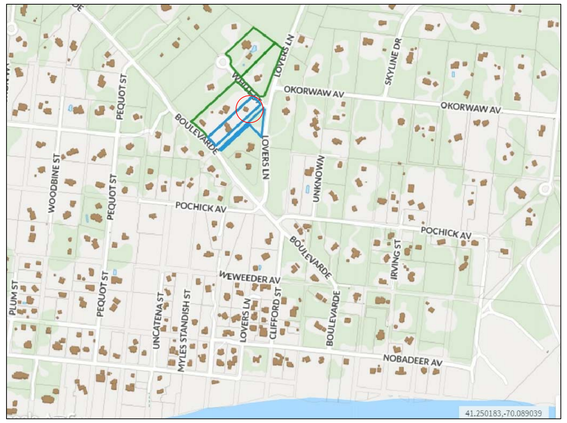
Sidewall natural Clapboard (if applicable) _____ Roof asphalt M.E.
Trim natural - M.E. Sash White M.E. Doors Black - Front White others
Deck NTW Foundation _____ Fence _____ Shutters _____

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

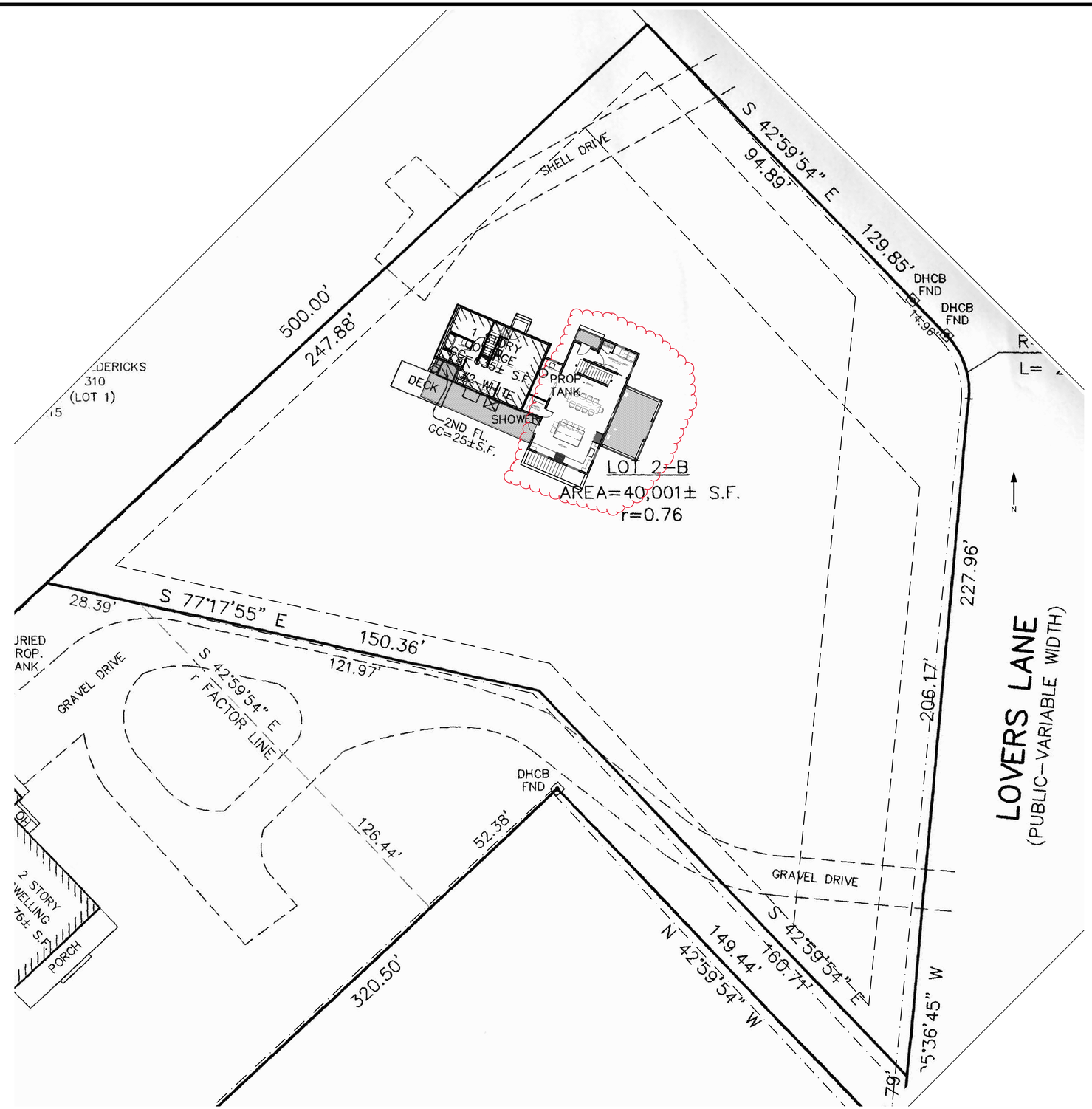
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 5-23-2020 Signature of owner of record _____ Signed under penalties of perjury

2 WHITE STREET



LOCUS: NTS



DOOR & WINDOW SCHEDULE

ID	MANUF.	MODEL #	UNIT SIZE	QTY.	DESCRIPTION	DP +/-
1	TBD		3'-0"x 7'-0"	1	9 LIGHT/1 PANEL	
2	ANDERSEN	FWHID31611	3'-1"x 6'-11"	1	15 LIGHT FRENCH DOORS - SINGLE	
3	ANDERSEN	FWHID60611	6'-0"x 6'-11"	1	15 LIGHT FRENCH DOORS - DOUBLE	
4	ANDERSEN	FWGD110611-4	11'-10"x 6'-11"	1	15 LIGHT GLIDING DOOR	

WINDOWS

ID	MANUF.	MODEL #	ROUGH OPENING	QTY.	DESCRIPTION	
A	ANDERSEN	WDH3052		6	6/6 DBL HUNG	
B	ANDERSEN	AX31		6	6 LIGHT AWNING	
C	ANDERSEN	AAN4040		3	12 LIGHT AWNING	
D	ANDERSEN	AW21		1	4 LIGHT FIXED	

bpc
12B OAK STREET
NANTUCKET, MA 02554
P 508 228 2722

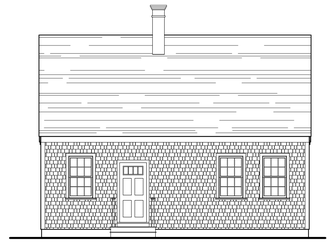
2 WHITE STREET
A portion of 61 Lover's Ln
A portion 80/215.1

HDC

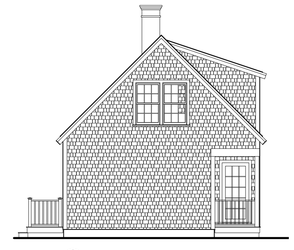
SITE PLAN
1/16"=1'-0"

C1.1
June 2, 2020

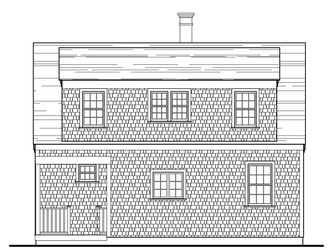
EXISTING



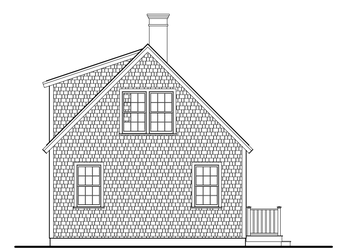
EXISTING NORTH ELEVATION
1/4"=1'-0"



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



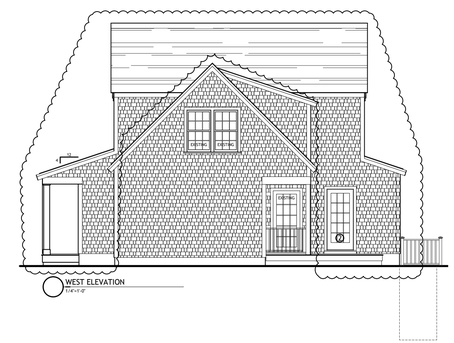
EXISTING SOUTH ELEVATION
1/4"=1'-0"



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

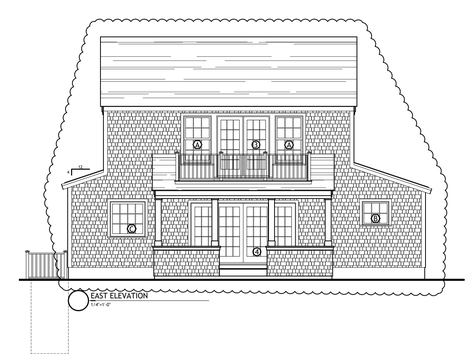
PROPOSED

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



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

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



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

bpc
12B OAK STREET
NANTUCKET, MA 02554
P 508 228 2722

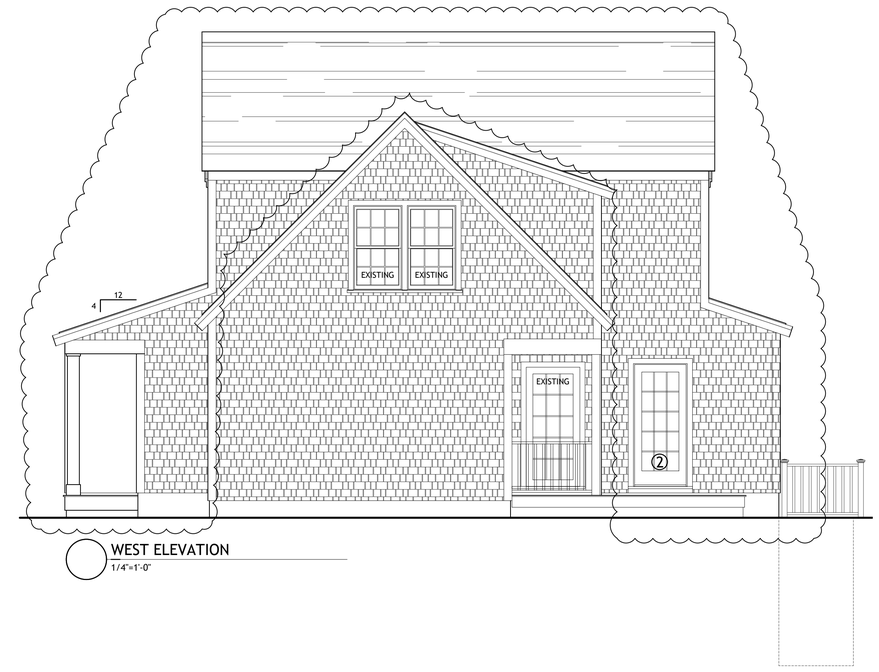
2 WHITE STREET

HDC

ELEVATIONS

A1.0
June 2, 2020

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



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

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

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

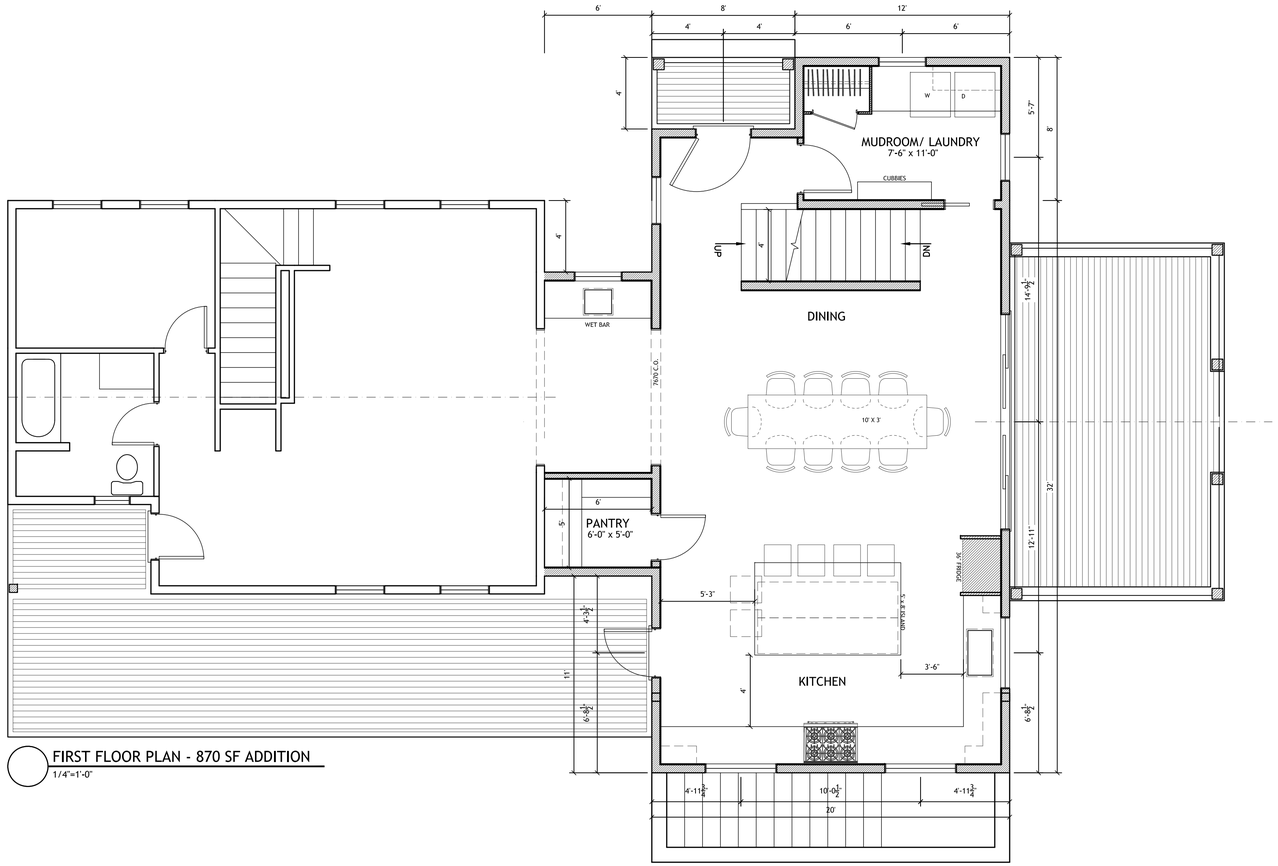
bpc
12B OAK STREET
NANTUCKET, MA 02554
P 508 228 2722

2 WHITE STREET

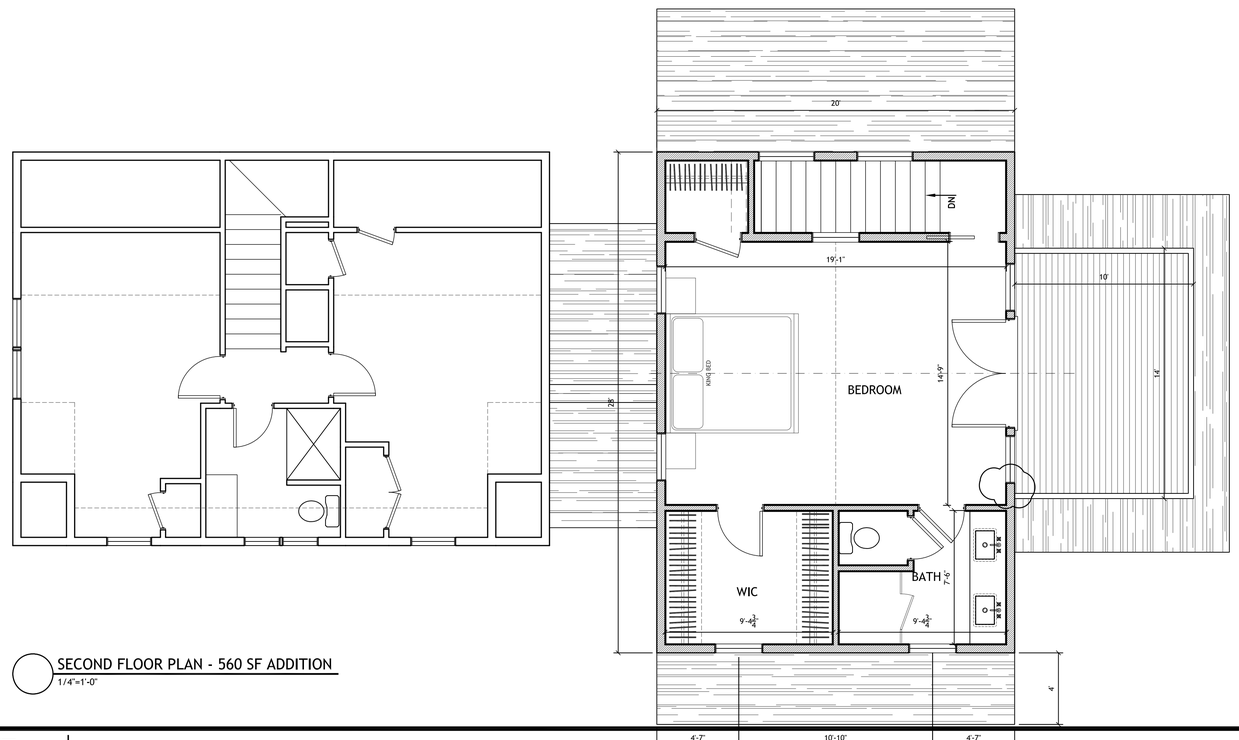
HDC

ELEVATIONS

A1.1
June 2, 2020



FIRST FLOOR PLAN - 870 SF ADDITION
1/4"=1'-0"



SECOND FLOOR PLAN - 560 SF ADDITION
1/4"=1'-0"

bpc
12B OAK STREET
NANTUCKET, MA 02554
P 508 228 2722

2 WHITE STREET

HDC

FLOOR PLANS

A2.1
June 2, 2020

IslandGa

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°: 29 PARCEL N°. 914

Street & Number of Proposed Work: 4 STONE BARN WAY

Owner of record: ABH LLC

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: —

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 38 Sq. Footage 1st floor: 1290SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 37 Sq. footage 2nd floor: 886SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____ 2176SF

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

Height of ridge above final finish grade: North 26'-4" ± South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 3'-6" ± ☐ 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 BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 6/1/20 Signature of owner of record [signature] ABH LLC Signed under penalties of perjury

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

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

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

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

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

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

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

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

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

REQUIRED WHERE APPLICABLE:

— 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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

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

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

— 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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

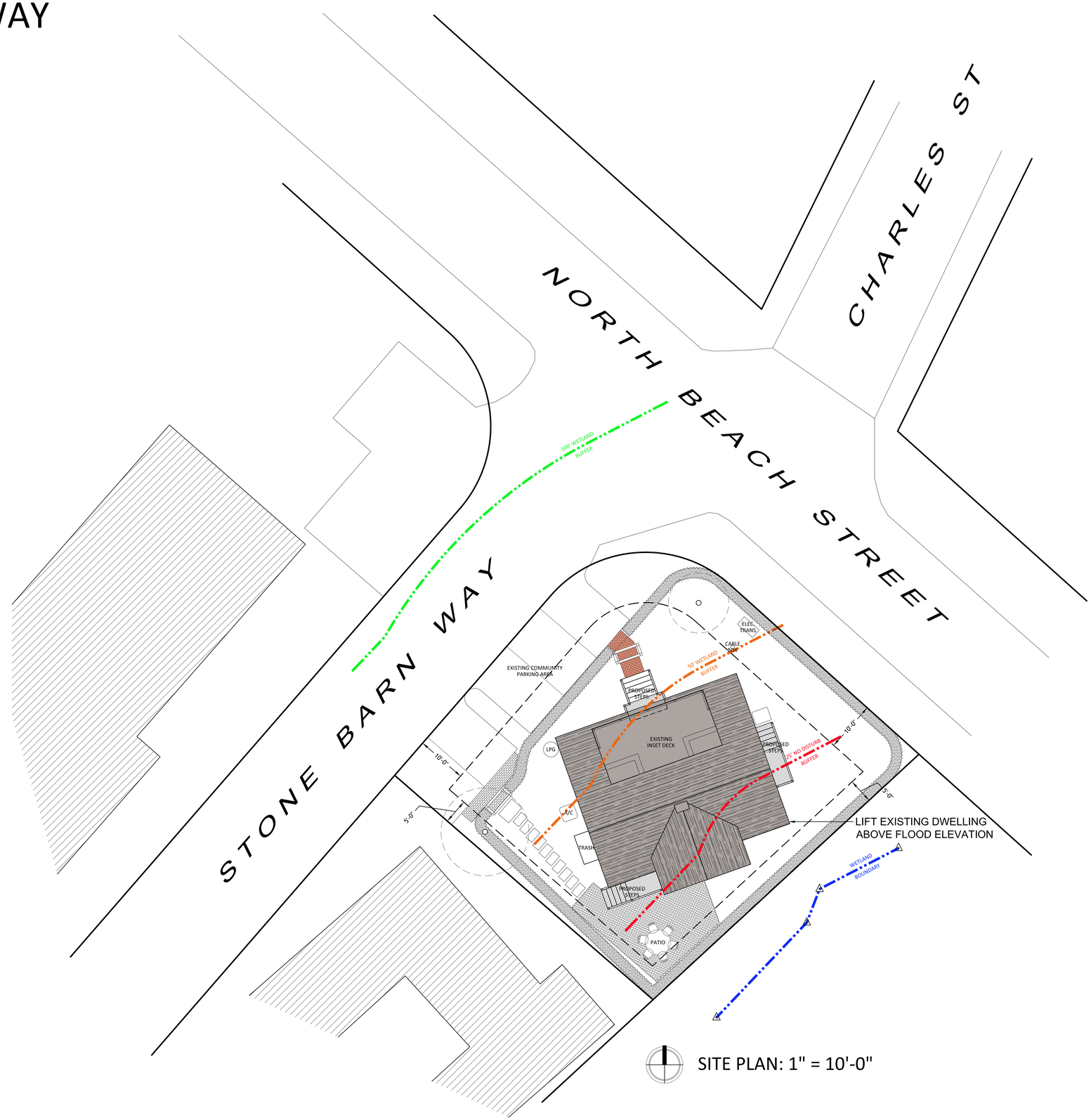
✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

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

APPLEBY - 4 STONE BARN WAY

LOCUS PLAN: NTS

AERIAL VIEW: NTS



SITE PLAN: 1" = 10'-0"

MARK CUTONE ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

CONTRACTOR

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

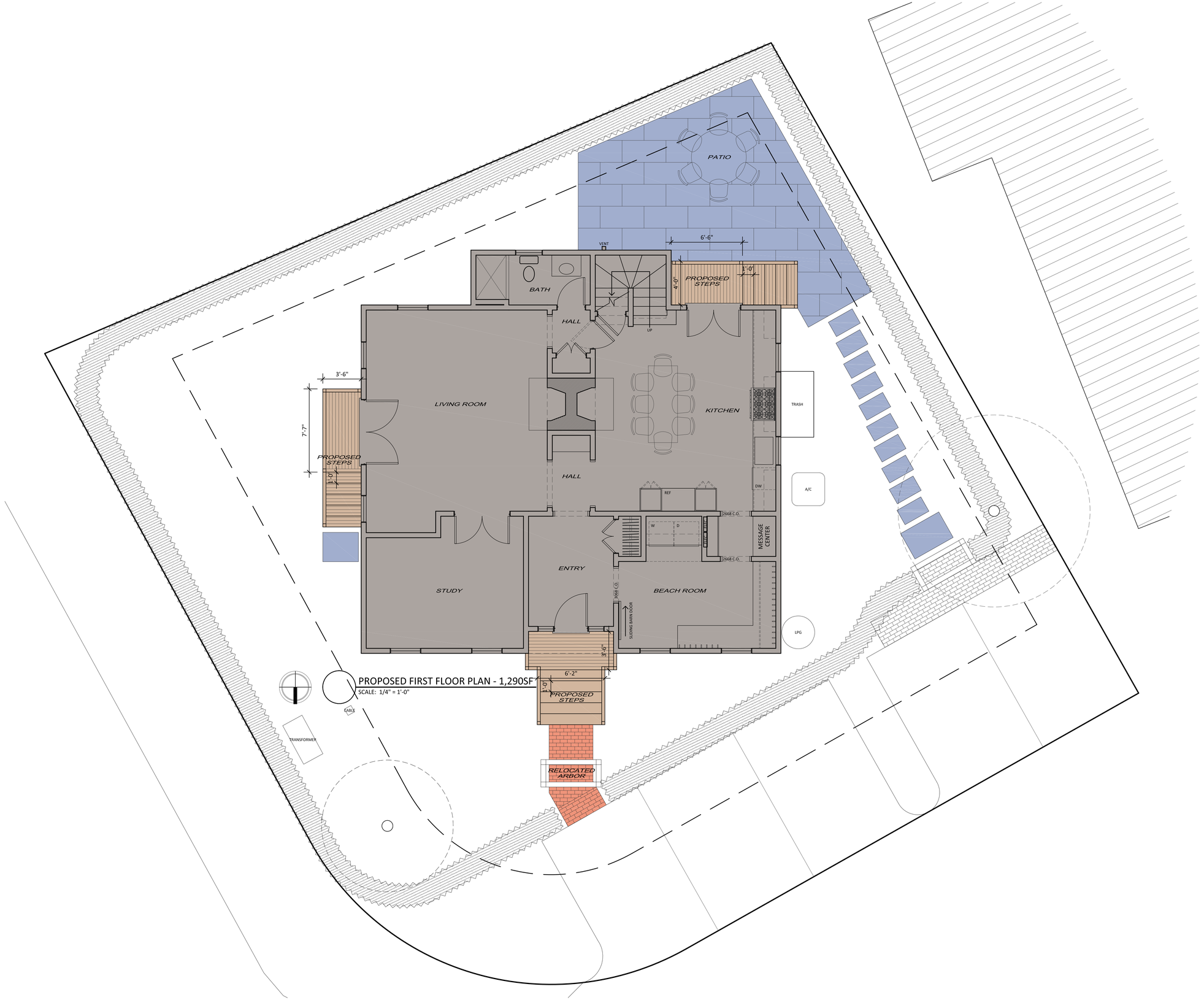
HOUSE LIFT HDC

APPLEBY
4 STONE BARN WAY
NANTUCKET, MA 02554
MAP: 29 PARCEL: 914

COVER SHEET

C1.1

3 APRIL 2020



PROPOSED FIRST FLOOR PLAN - 1,290SF

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

MARK CUTONE ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

CONTRACTOR

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

HOUSE LIFT HDC

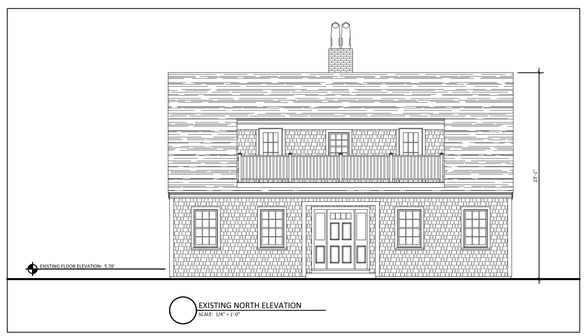
APPLEBY

4 STONE BARN WAY
NANTUCKET, MA 02554
MAP: 29 PARCEL: 914

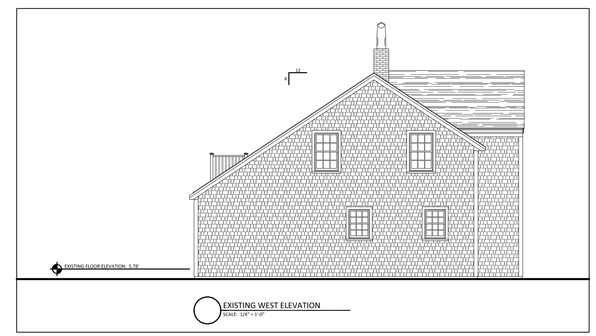
FIRST FLOOR PLAN

A1.1

3 APRIL 2020



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



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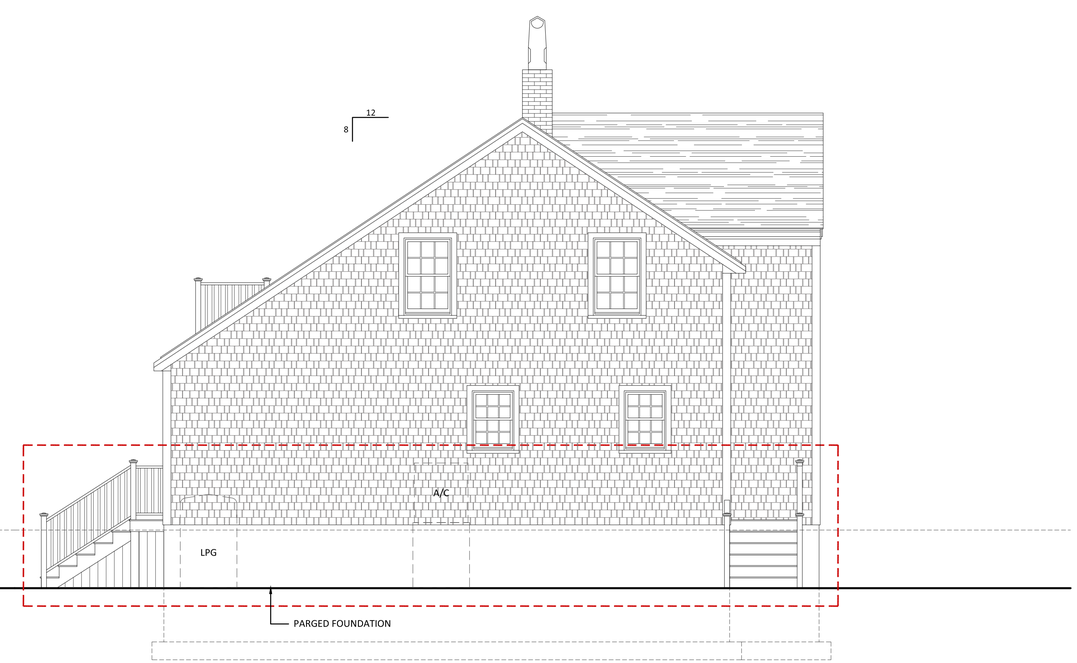
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
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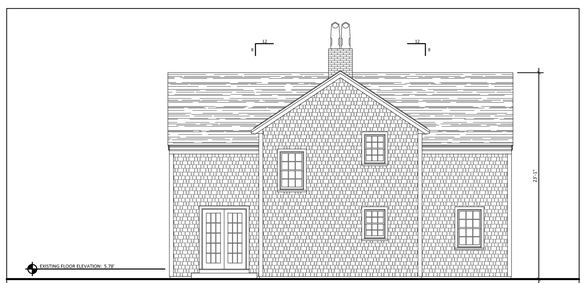
4 STONE BARN WAY
NANTUCKET, MA 02554
MAP: 29 PARCEL: 914

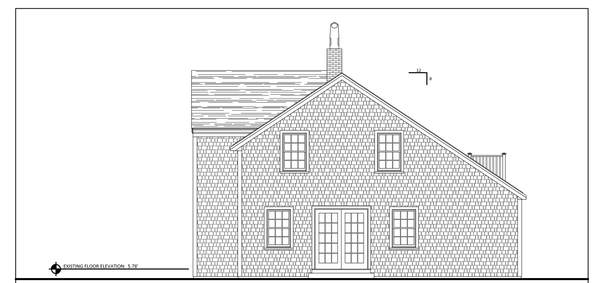
ELEVATIONS

A2.1

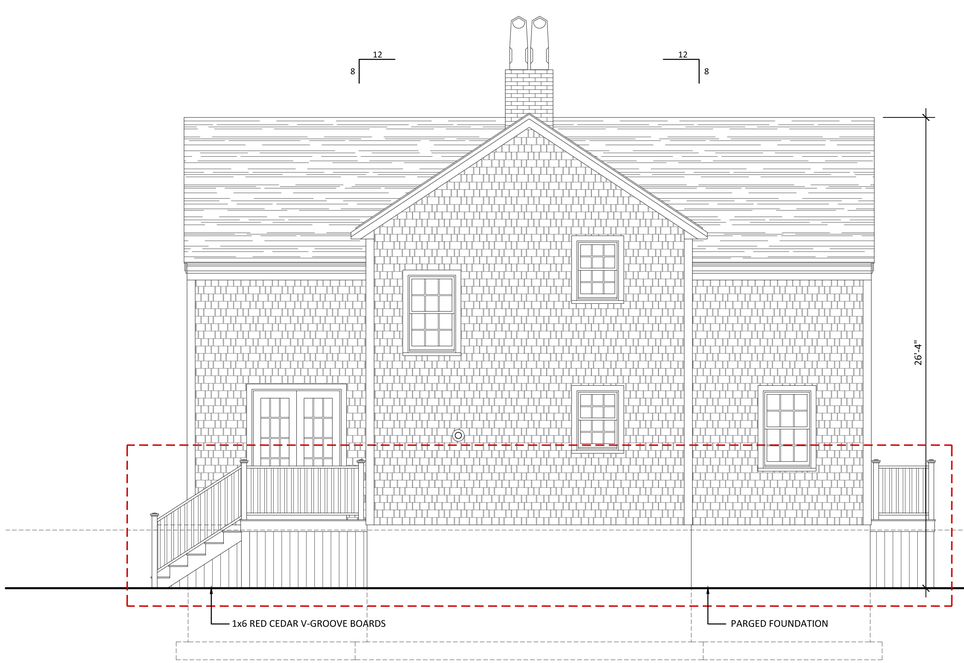
3 APRIL 2020



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



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



PROPOSED SOUTH ELEVATION
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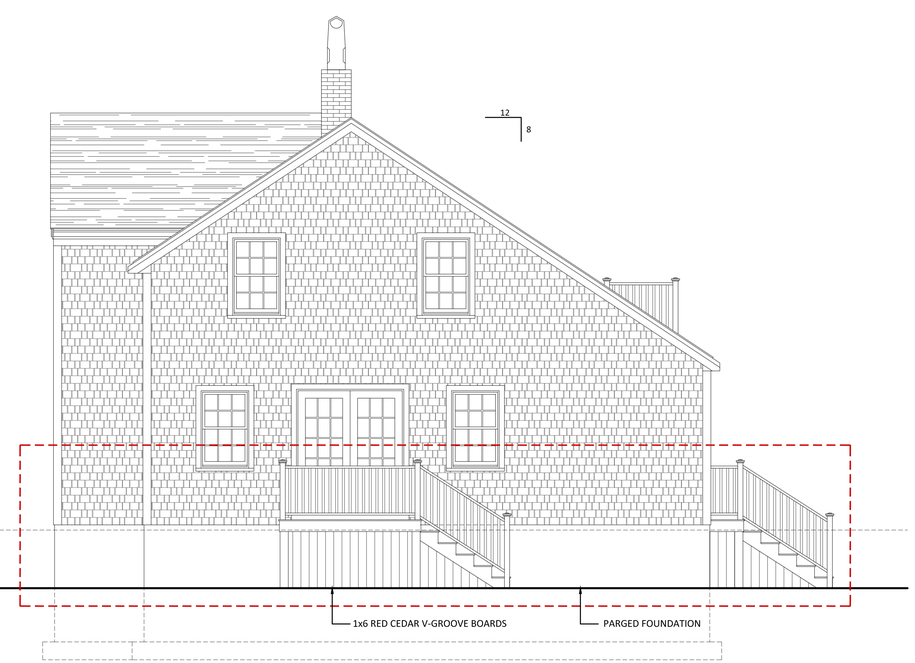

PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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HOUSE LIFT HDC

APPLEBY
4 STONE BARN WAY
NANTUCKET, MA 02554
MAP: 29 PARCEL: 914

ELEVATIONS

A2.2

3 APRIL 2020

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 4 STONE BARN WAY

Tax Map Number: 29 Parcel Number: 914

Owner of Record: ABH LLC

Description of Proposal: LIFT HOUSE ONTO NEW FOUNDATION. NEW STOOPS & DECK

Anticipated HDC Submission Date: 3/18/20

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

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

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.....ABH LLC.....

MAILING ADDRESS.....2 BROAD ST NANTUCKET, MA 02554.....

PROPERTY LOCATION.....4 STONE BARN WAY.....

ASSESSORS MAP/PARCEL.....29/914.....

SUBMITTED BY:.....DOUG @ MARKCUTLER.COM.....

SEE ATTACHED PAGES

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

5-22-2020

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

7019 0160 0000 6212 9327

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MILTON, MA 02186

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- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

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$ $4.10

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06/01/2020

DUGGAN JOHN E
135 MILTON STREET
MILTON, MA 02186

See Reverse for Instructions

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- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
$ $4.10

Postmark Here
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NANTUCKET MA 02554
06/01/2020

NANTUCKET TOWN OF
C/O PARK & REC
2 BATHING BEACH RD
NANTUCKET, MA 02554

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

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WASHINGTON, DC 20008

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- Adult Signature Required $ $0.00
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$ $4.10

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NANTUCKET MA 02554
06/01/2020

HAFT ROBERT M & MARY
2346 MASSACHUSETTS AVE NW
WASHINGTON, DC 20008

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- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
$ $4.10

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NANTUCKET MA 02554
06/01/2020

WARD ALISON BIBBINS TRST
WARD 2002 CT REALTY TRUST
280 CATHERINE DRIVE
ROCKY HILL, CT 06067

See Reverse for Instructions

7019 0160 0000 6212 9341

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NEW YORK, NY 10028

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

Postage $0.55
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NANTUCKET MA 02554
06/01/2020

KANS HOLDINGS LLC
C/O BROMPTON CONDOMINIUM #15 H
1049 5TH AVENUE TH 3
NEW YORK, NY 10028

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

Abutters List

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
29	50		NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	BATHING BEACH RD
29	86		HAFT ROBERT M & MARY		2346 MASSACHUSETTS AVE NW	WASHINGTON	DC	20008	60 N BEACH ST
29	91		KANS HOLDINGS LLC	C/O BROMPTON CONDOMINIUM #15 H	1049 5TH AVENUE TH 3	NEW YORK	NY	10028	10 CHARLES ST
29	901	1	DUGGAN JOHN E		135 MILTON STREET	MILTON	MA	02186	5A STONE BARN WY
29	912	1	WARD ALISON BIBBINS TRST	WARD 2002 CT REALTY TRUST	280 CATHERINE DRIVE	ROCKY HILL	CT	06067	6B STONE BARN WY
Count:	**5**								

6. Hannah Gardner **05-0988** 6 Gull Island Rev. 67657 and 72922 42.4.3-61 Sarah McLane

Voting: Coombs (acting chair), McLaughlin, Camp, Oliver, Welch
Alternates: None
Recused: Pohl
Documentation: Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing: Sarah McLane
Public: None
Concerns (8:07): **McLane** – Presented project; all original windows will be restored; south elevation is not visible.
Oliver – North elevation, the proposed rear addition isn't as successful as the previous approval; suggested turning the gable and running the roof the other way. There is a way to turn the west elevation addition and not lose headroom.
Camp – Some of the charm of the building is an anomaly; the original windows are really old with hand-blown glass; wants a full window survey and restoration of the original windows. The oriel window is charming and should remain. Okay with the right gable as seen from the north, but it should have a window. Her main concerns are the north, east and west sides.
Backus – Circa 1800s; Lancaster indicates 12-over-12 and 9-over-9 windows and Greek doorway; okay with oriel window replacement; reduce of rear gable; replicate the traditional ell.
McLaughlin – The east elevation oriel should duplicate what's there. There is no access for the roof walk. Agrees with Ms. Oliver about the addition as seen from the front.
Welch – Agrees with comments made. Understands concerns with lowering the roof as seen from the north elevation; but the existing west elevation competes much less with the hierarchy of the main mass; this adds a large mass on the west elevation; suggested reducing the height with some of the living space built out on the 1st-floor to the west and south. Suggested Ms. McLane direct any questions through the staff.
Motion: **Motion to Hold for revisions and further information. (Welch)**
Roll-call Vote: Carried 5-0//Oliver, Camp, McLaughlin, Welch, and Coombs-aye Certificate #

7. Town of Nantucket **05-1037** 25 Bunker Road North Building, storage 78-2.1 SMRD
8. Town of Nantucket **05-1027** 25 Bunker Road South Building, storage 78-2.1 SMRD

Voting: Pohl, Coombs, Camp, Oliver, Welch
Alternates: None
Recused: None
Documentation: Architectural elevation plans, site plan, and photos.
Representing: Steve Roethke, Steve M. Roethke Design
Public: None
Concerns (8:42): **Roethke** – These are identical buildings and can be considered together; presented project.
No concerns.
Motion: **Motion to Approve both Item 7 & 8. (Oliver)**
Roll-call Vote: Carried 5-0//Oliver, Coombs, Welch, Camp, and Pohl-aye Certificate # **HDC2020-05-(as noted)**

9. Town of Nantucket **05-1022** 5 Backus Lane Tennis crts/retain wall/fence 67-16 SMRT Architects

Voting: Pohl, Coombs, Camp, Oliver, Welch
Alternates: None
Recused: None
Documentation: Landscape design plans, site plan, and photos.
Representing: John McMeeking, SMRT Architects
Diane O'Neil, Nantucket Public Schools Facilities Manager
Public: None
Concerns (8:48): **McMeeking** – Presented project; retaining wall is 4-feet.
Welch – Appreciates the schools coming up with a cohesive campus plan. As long as the retainage receives a little vegetative landscaping to soften it from the back, he has no concerns. Visually this is a 10-foot "wall" on top of a 4-foot wall.
Coombs & **Oliver** – No concerns.
Camp – Leland Cyprus could break the wind and screen the wall and fence as well.
Motion: **Motion to Approve through staff with vegetation on the wall on the north and west. (Welch)**
Roll-call Vote: Carried 5-0//Camp, Coombs, Oliver, Welch, and Pohl-aye Certificate # **HDC2020-05-1022**

PROPOSED

2 **Locus Map**

1 **PROPOSED SITE PLAN**
Scale: 1" = 10'

BOTTICELLI & POHL

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

DATE	REVISIONS

Site Plan

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: ROH
PARCEL NO: 61 PROJECT NO: 41 REVISED: April 27, 2020

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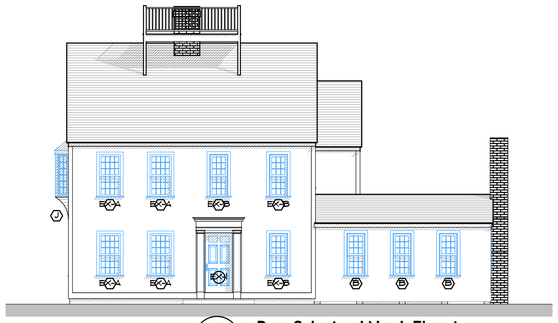
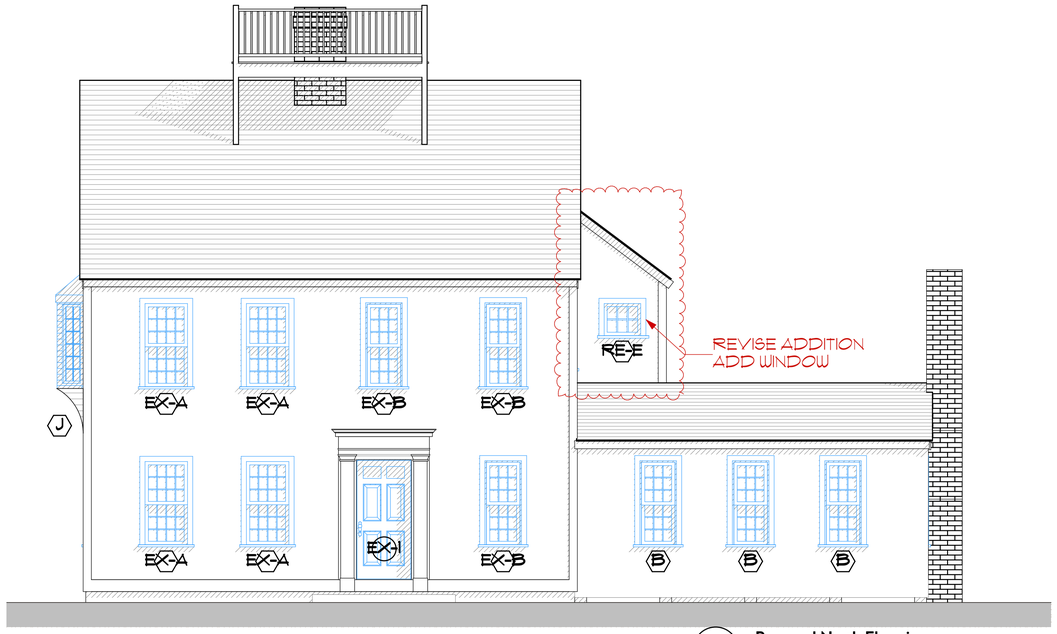


3 **Prev. Submitted North Elevation**
Scale: 1/8" = 1'-0"



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

Renovations at
6 Gull Island Lane
Nantucket, MA
Window & Exterior Door Schedule

Rev. 2020-04-21

Window Schedule

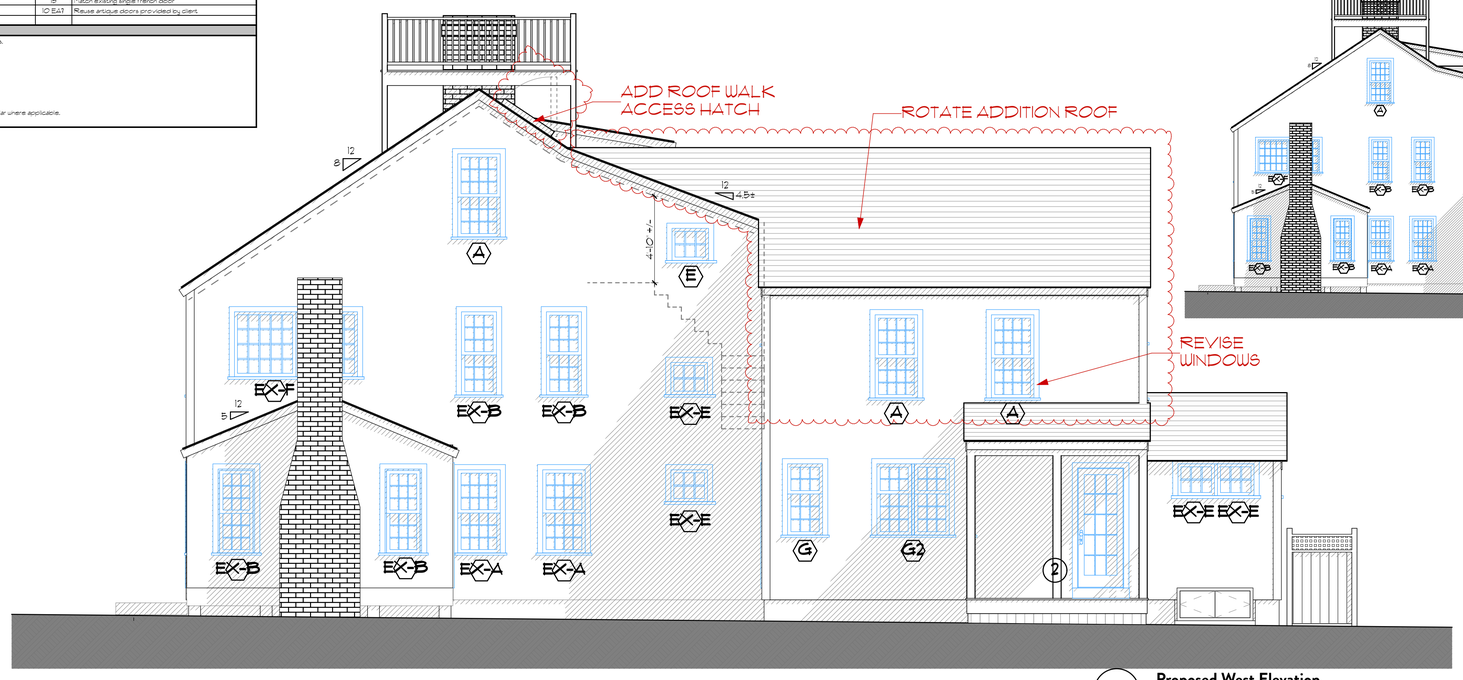
No.	Qn.	Type	Manuf.	Rough Opening	Lights	Comments
EX-A		Double Hung	EXISTING TO REMAIN	2'-8" x 4'-10" +/-	12 over 12	Verify in field
EX-B		Double Hung	EXISTING TO REMAIN	2'-1" x 4'-10" +/-	9 over 9	Verify in field
EX-C		Double Hung	NOT USED	2'-0" x 3'-8" +/-	8 over 6	Verify in field
EX-D		Double Hung	NOT USED	2'-4" x 3'-9" +/-	8 over 6	Verify in field
EX-E		Fixed	EXISTING TO REMAIN	2'-2" x 2'-0" +/-	6	Verify in field
EX-F		Double Casement	EXISTING TO REMAIN	7'-0" x 3'-10" +/-	20 EA	Verify in field
EX-G		Double Hung	NOT USED	2'-1" x 4'-2" +/-	6 over 9	Verify in field
EX-K		Fixed	EXISTING TO REMAIN	2'-8" x 2'-9"	6	Verify in field
A		Double Hung	Boston Bain	2'-8" x 4'-10"	TBD	12 over 12	*Match existing 'A' window
B		Double Hung	Boston Bain	2'-1" x 4'-10"	TBD	9 over 9	*Match existing 'B' window
E		Fixed	Boston Bain	2'-2" x 2'-0"	TBD	6	*Match existing 'E' window
G		Double Hung	Boston Bain	2'-1" x 4'-2"			*Match existing 'G' window
RE-H		Fixed	EXISTING TO RELOCATE	2'-8" x 1'-9" +/-	TBD	8	*Relocate existing windo
J		Chef Picture	Custom	2'-4" x 4'-8" +/-	TBD	24	See East elevation
		w/ Chef Sidelights	Custom	1'-2" x 4'-8" +/-	TBD	12	See East elevation
L		Fixed	Boston Bain	1'-8" x 1'-11"	TBD	4	*Match 'A' window light size

Door Schedule

No.	Qn.	Type	Manuf.	Door Size	Rough Opening	Lights	Comments
EX-1		Entry Door	EXISTING TO REMAIN	3'-0" x 6'-8" +/-	-	2	over 4 panels
RE-2		Single French Door	EXISTING TO RELOCATE	2'-8" x 6'-8" +/-	TBD	15	*Relocate existing door
2		Single French Door	Custom	2'-8" x 6'-8"	TBD	15	*Match existing single French door
3		Double French Door	PROVIDED BY CLIENT	2'-8" x 6'-8" +/-	TBD	10 EA7	*Reuse antique doors provided by client

Notes:

1. All new windows will be Boston Bain windows as per above schedule, single glazed TDL with muntin configuration as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .33.
   All glazing to come with compliance sticker as required by local building codes.
2. All new doors will be Custom doors as per above schedule, single glazed TDL with muntin configuration as shown on drawings.
   Min. dp 30 rating required. Low E Argon glass. U-value = .23 w/ storm door, .45 w/o storm door.
   All glazing to come with compliance sticker as required by local building codes.
3. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows including sidelights transoms and fixed windows with hangaway half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.



2 **Proposed West Elevation**
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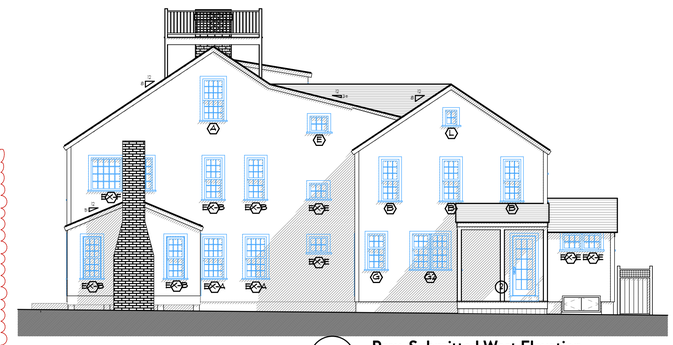

4 **Prev. Submitted West Elevation**
Scale: 1/8" = 1'-0"

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DATE | REVISIONS

North & West Elevations

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: ROH REVISED: June 04, 2020
PARCEL NO: 61 PROJECT NO: 41

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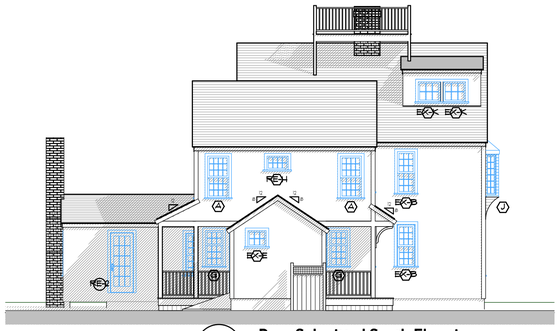
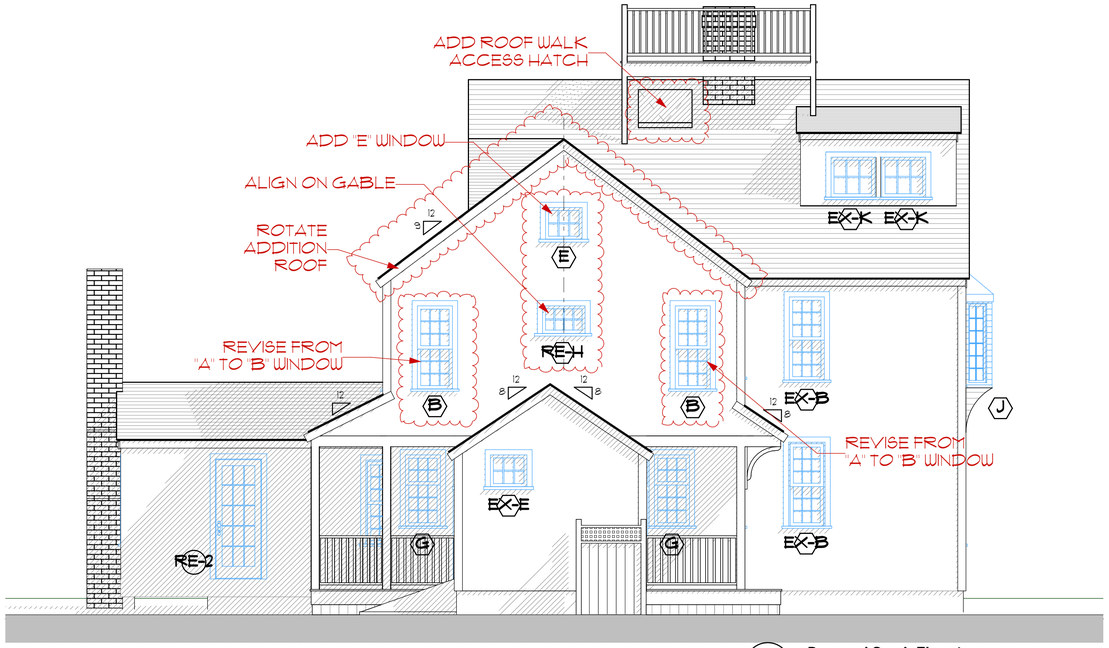
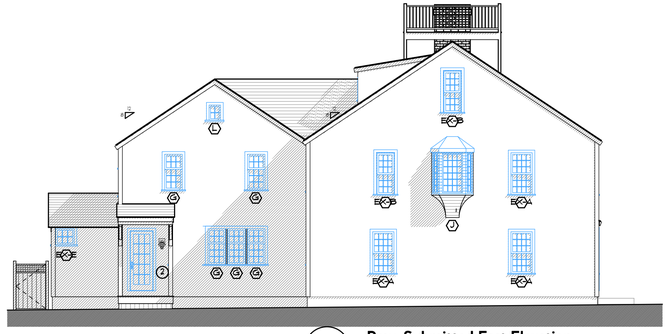


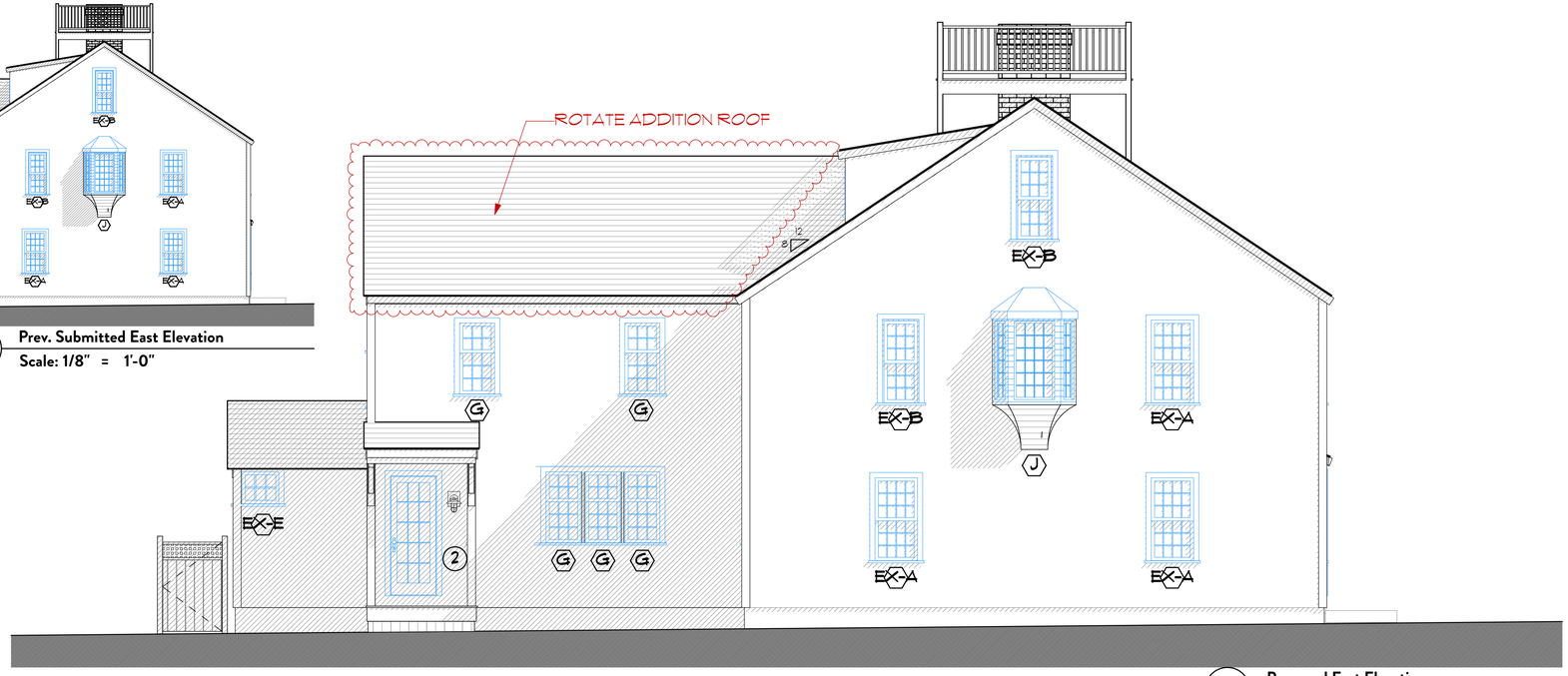
4 Prev. Submitted South Elevation
Scale: 1/8" = 1'-0"



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



5 Prev. Submitted East Elevation
Scale: 1/8" = 1'-0"



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

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South & East Elevations

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: ROH
PARCEL NO: 61 PROJECT NO: 41 REVISED: June 05, 2020

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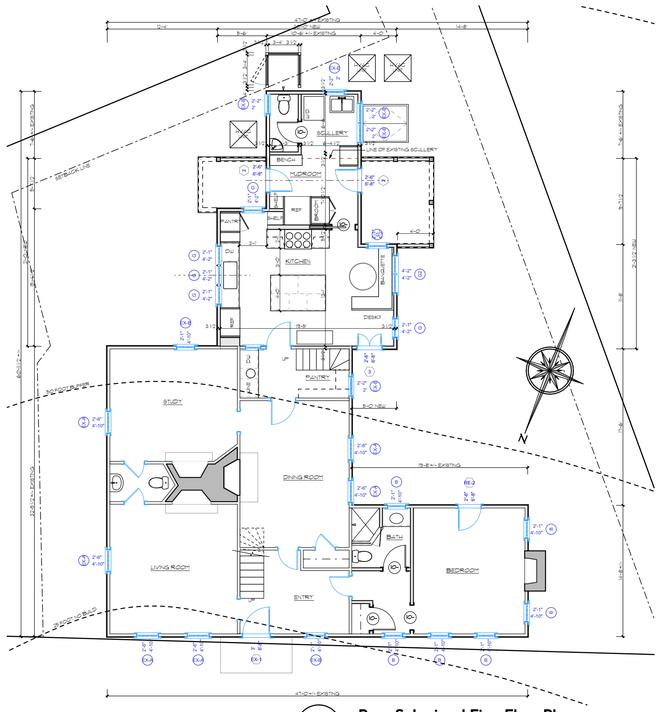
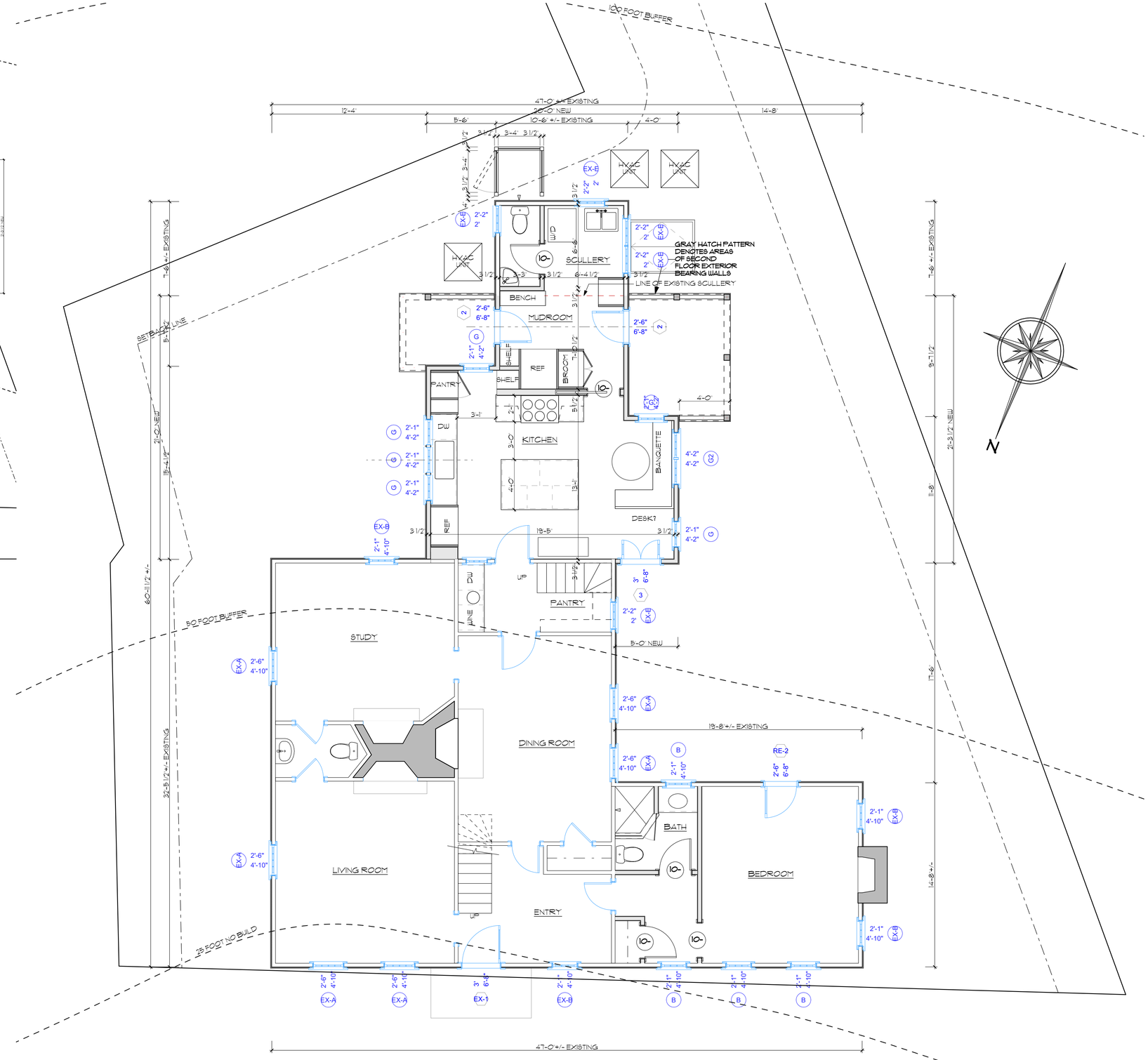


2 **Prev. Submitted First Floor Plan**
Scale: 1/8" = 1'-0"



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

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

DATE | REVISIONS

First Floor Plan

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: ROH REVISED: June 05, 2020
PARCEL NO: 61 PROJECT NO: 41

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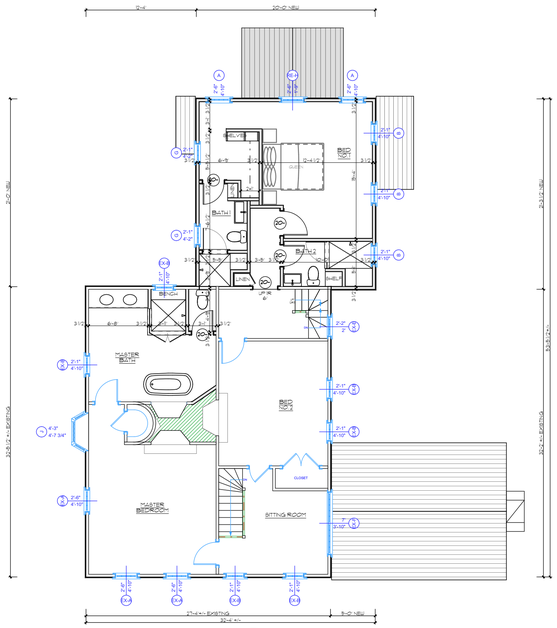
A-1.1



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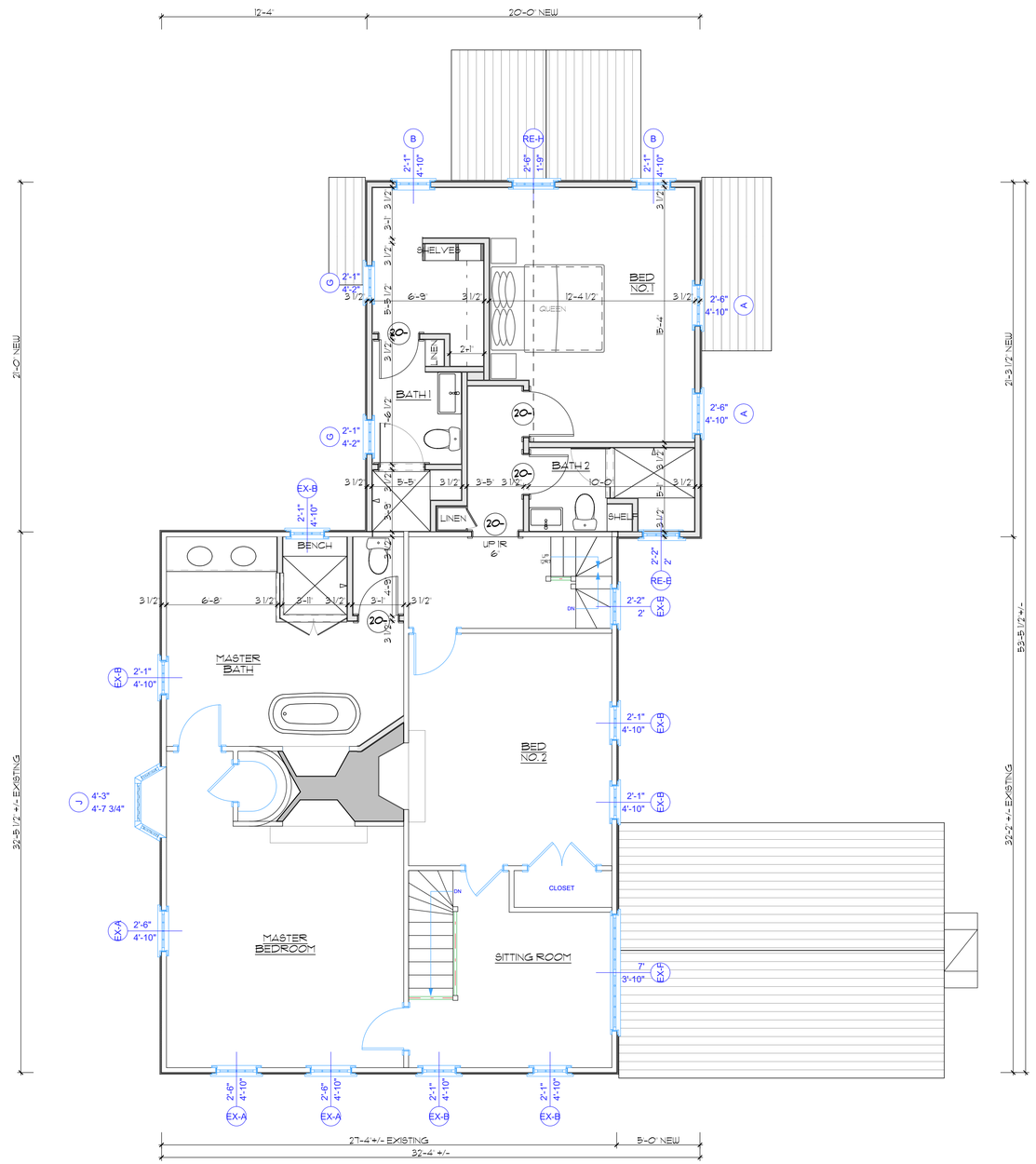

1 **PROPOSED SECOND FLOOR PLAN**
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DATE | REVISIONS

Second Floor Plan

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: ROH
PARCEL NO: 61 PROJECT NO: 41 REVISED: June 05, 2020

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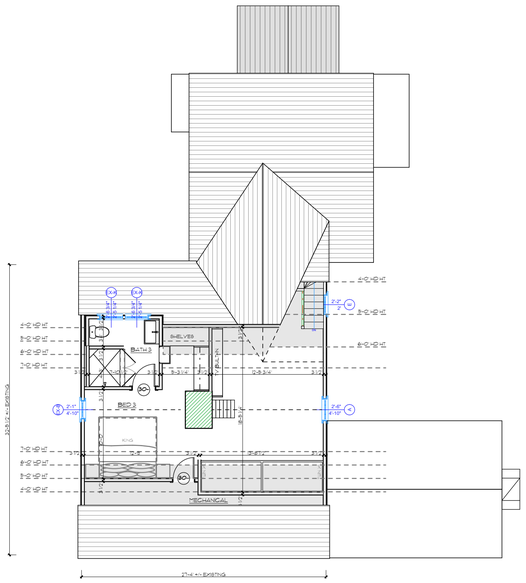

3 **Prev. Submitted Third Floor Plan**
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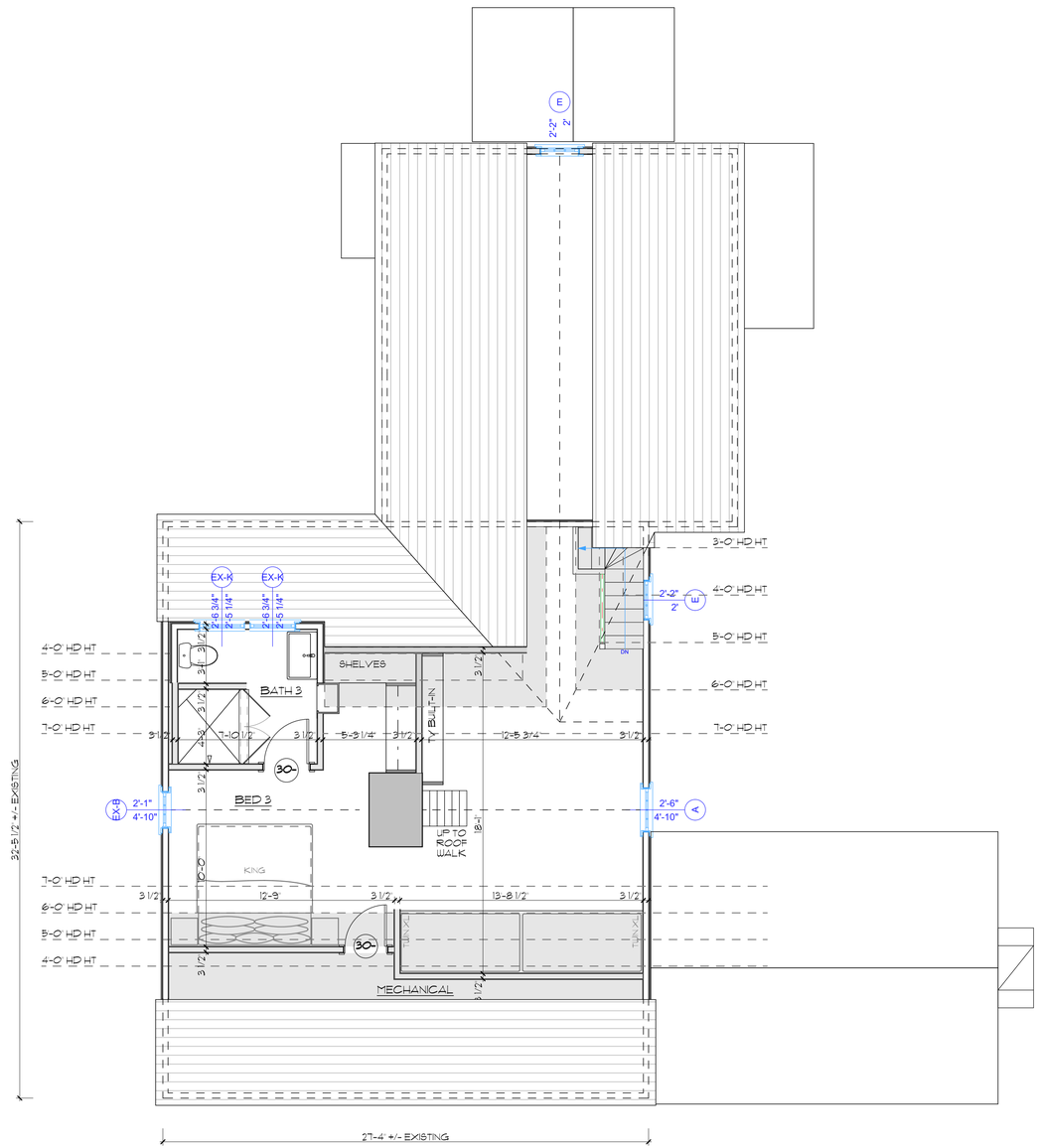

1 **PROPOSED THIRD FLOOR PLAN**
Scale: 1/4" = 1'-0"

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DATE | REVISIONS

Third Floor Plan

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: ROH
PARCEL NO: 61 PROJECT NO: 41 REVISED: June 05, 2020

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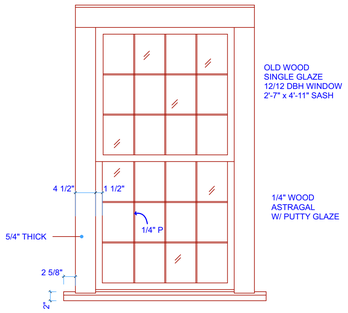
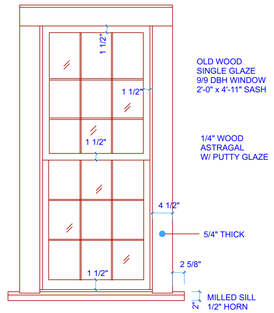


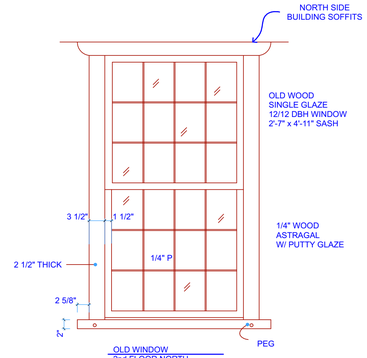
OLD WINDOW

#5, #6, #9



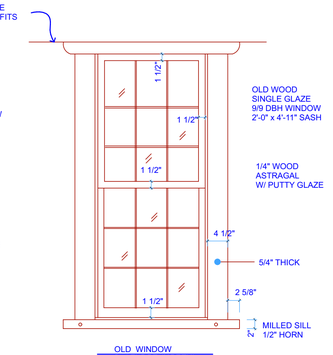
OLD WINDOW

#7, #8, #20



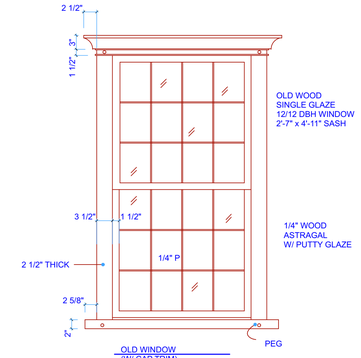
OLD WINDOW
2nd FLOOR NORTH

#23, #24



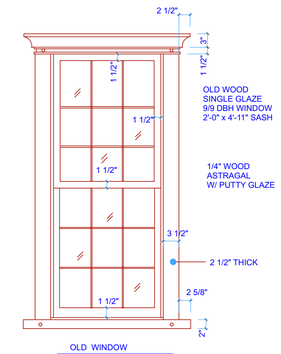
OLD WINDOW
2nd FLOOR (NORTH)

#25, 26,28,29,39,42



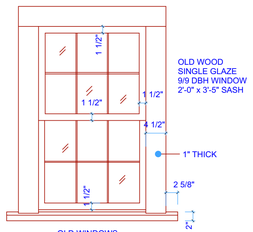
OLD WINDOW
(W/ CAP TRIM)

#1, 2, 3, 10, 11



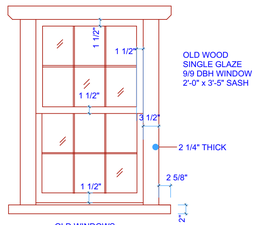
OLD WINDOW

4



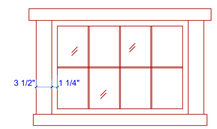
OLD WINDOWS

#31, #32, #33, #34



OLD WINDOWS

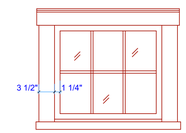
#19



OLD WINDOW # 18

OLD WOOD
SINGLE GLAZE
6 LITE
2'-0" x 1'-9" SASH

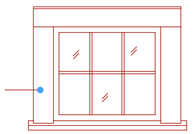
2 X 4 PLANK
FRAME TRIM



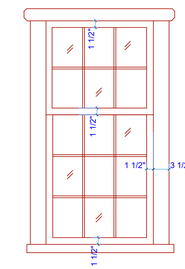
OLD WINDOW # 12

OLD WOOD
SINGLE GLAZE
6 LITE
2'-0" x 1'-9" SASH

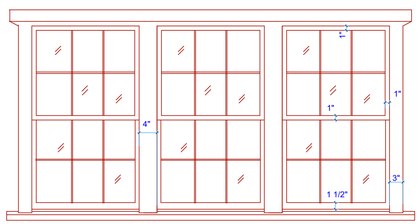
5/4 x 4 1/2" CEDAR
TRIM



OLD WINDOW #16, 30, 17, 35



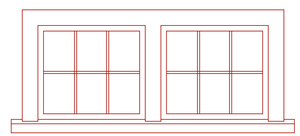
OLD WINDOW # 14



OLD WINDOWS

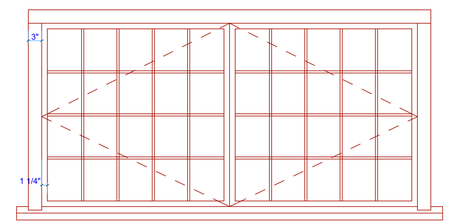
#13

OLD WOOD WINDOWS DBH 6/6



OLD WINDOW #15 & #41

WOOD SASH 2'-0" x 1'-9"
TRIM- 1" x 4"



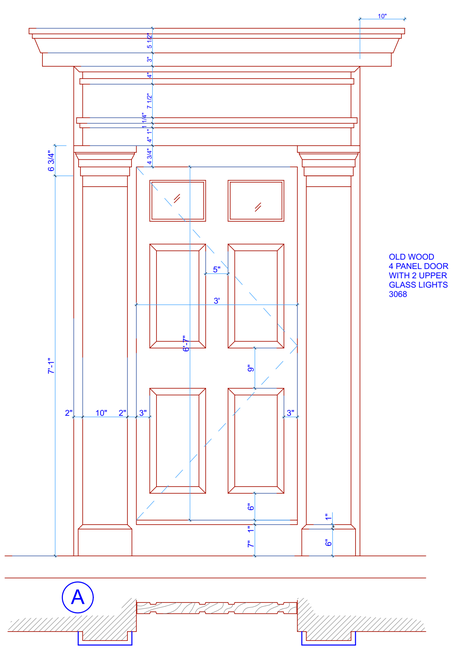
WOOD MUNTIN 1/4" w/ PUTTY GLAZE

OLD WOOD
SINGLE GLAZE
20 LITE
3'-6" x 3'-5" SASH

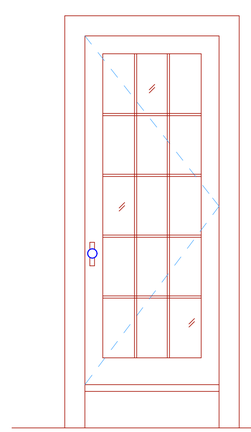
OLD WOOD WINDOW #27
OUTSWING- TRIM PLANK FRAME 3" x 2 1/2" +/-

OLD WINDOW GENERAL NOTES

ALL WOOD, AUTHENTIC DIVIDED LIGHTS,
PUTTY GLAZED MUNTINS, GLASS SINGLE GLAZING



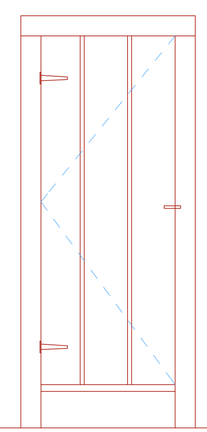
OLD WOOD
4 PANEL DOOR
WITH 2 UPPER
GLASS LIGHTS
3068



2'-6" X 6'-6"

B

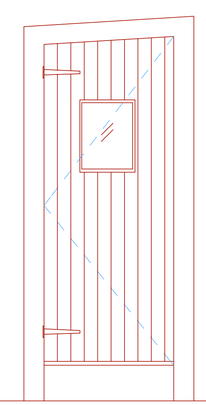
15 LIGHT OLD WOOD DOOR
SINGLE GLAZING



2'-6" X 6'-6"

C

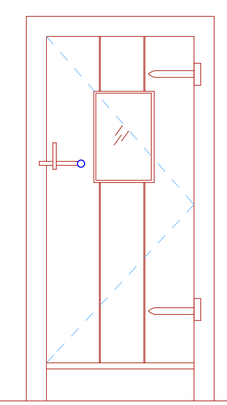
3 PART SHIPLAP OLD WOOD
DOOR



2'-5" X 6'-2"

D

3" BEAD BOARD OLD WOOD
DOOR WITH SINGLE GLAZING



2'-9" X 6'-2"

E

3 PART SHIPLAP OLD WOOD
DOOR WITH SINGLE GLAZING

ISSUES/REVISION	DATE
AS BUILT	11/1/16
HDC 2	2/14/17

THE AS BUILT DRAWINGS FOR

6 GULL ISLAND LANE, LLC

SIX GULL ISLAND LANE
NANTUCKET, MA

USE OF DRAWING

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Project No:
Designed by:
Drawn by:
Checked by:

Sheet No:

A1.3

Contents:
WINDOW & DOOR SCHEDULE

Initial Conditions Assessment
6 Gull Island Lane, Nantucket, Massachusetts
June 11, 2016

I. Background: Historic ownership of the house at 6 Gull Island Lane has not been identified in secondary sources or by primary sources made available for this assessment. For this reason, all dates provided are estimates based upon stylist and construction details. Only the house and not the adjacent two-storey garage/outbuilding has been evaluated for its condition.

The house is a complex structure created by at least seven periods of enlargement and alteration. The different portions of the structure are:

- **Main House (ca. 1775-1800 & ca. 1800-25):** The main block of the house seems likely to have been constructed in the third quarter of the eighteenth century and is a two-storey timber-frame structure set on a shallow footing wall of rubble stone and brick with intermediate posts within its crawl space to provide additional support to timber beams. A shallow brick cellar exists at the southwest corner of the structure; once accessible from a stair beneath the rear staircase, this cellar is now inaccessible except by crawling beneath the structure to it.

  The building is of timber-frame construction that appears to be a "Typical Nantucket House"; however, its framing varies from this type. Most buildings of this type consist of two structural bays in width and two in depth, creating a frame of four bays with a chimney tucked into the corner of one of the bays. The house is three bays in width, framed by timbers (summer beams) that run north to south at the first and second storeys without visible intermediate posts, although supplementary may be concealed within the chimney-breast at the center of the structure.

  The central chimney rises from a base of stone and brick set on grade; bedding and pointing mortars are lime-based without evidence of clay mortar at the chimney's core. There are three fireboxes at both the first and second storeys, but no kitchen hearth is apparent, suggesting that the chimney may have been modified in the early nineteenth century when the kitchen ell was added to the house.

  The exterior retains an exceptionally high proportion or original details including original shingles on the north wall, plank frame windows with original flashing and sash at all elevations, an original water-table at the façade, original corner boards with flashings, original cornices and original rake boards.

- **Rear Ell (ca. 1800-25)**: Originally built as a narrow two-storey extension on the south wall of the Main House, the Rear Ell retain several partial and

complete plank window frames that suggest it was constructed in the first quarter of the nineteenth century. The interior of the Ell has been substantially modified by the extension of its east and west walls. Few original interior finishes remain with the exception of a notable batten door and window that were the original back door to the Main House. The chimney of the ell contains a single flue and a brick pad at the first storey, presumably for an iron stove. Mortar is made of clay which was a common mortar material until the end of the eighteenth century, but increasingly rare thereafter.

- **West Extension of Rear Ell (ca. 1900-25)**: The west wall of the ell has been removed and extended beneath a shed roof laid atop the original. It is possible that the north end of this extension is earlier, as it stands on an older foundation. Windows appear to date primarily from the twentieth century and to have had frames made to imitate the plank frames of windows at the Main House

- **East Extension of Rear Ell (ca. 1900-25):** The second floor of the Rear Ell was extended eastward in the early twentieth century, leaving the first floor elevation in position. One window at the first storey retains its original plank frame.

- **South Extension of Rear Ell (ca. 1945-60):** The one-storey addition at the south end of the ell appears to have been constructed as a laundry room and does not appear on Sanborn Atlases or on the 1943 survey which accompanied the petition to change the property to Registered Land. The addition contains contemporary materials and is constructed with contemporary techniques.

- **West Livingroom Addition (ca. 1935-40)**: Shown on the 1943 survey of the property, this addition is built of nailed dimensional lumber set on piers and sections of foundation wall that partly surround a grade-level crawl space. The structure is enclosed by a pitched room with an exterior chimney rising at its west gable. All structural and finish elements are contemporary with the wing's period of construction.

- **Projecting East Oriel (post-1949):** Constructed at the center of the east elevation's second storey and supported on struts, this structure is entirely contemporary in its methods of construction and finishes. It was constructed to create a bathroom for second-storey bedrooms.

II. **Existing Conditions:** Evaluation of existing conditions has focused on the historic core of the structure, specifically the Main House, with the assumption that the Rear Ell and its extensions will be demolished along with the East Oriel Addition, but that West Livingroom Addition will be retained in place.

A. Site, Foundation & Piers: The building stands on a site near the Lily Pond and adjacent to a low area that once providing a connection between the outflow of the pond and the Nantucket Sound. This outflow has been largely blocked with the result that the water table beneath the building is likely to be higher than it was when the building was constructed.

1. **Foundation:** The north wall is built of early 19th century bricks and is severely damaged with partially collapsed sections. The west wall is also built of 19th century brick in mixed condition. The south wall consists of a mixture of rubble stone, brick and concrete-block patches that date from foundation repairs to the rear ell, ca. 1950-70. The east wall is built of rubble stone at its north end and brick at its sound then; both stone and brick sections are damaged and unstable due to loss of mortar and moisture damage.
2. **Piers:** Soil beneath the house is soft and of uncertain bearing capacity. Posts that have been added to stiffen the structure exhibit heavy staining from moisture absorbed through the floor into their grain ends.
3. **Rainwater Drainage:** No system currently exists to drain rainwater away from the building. Failed gutters drop water at building corners; much of the water dropped at the northeast and northwest corners enters the crawl space and damages structural wood with its splash back at grade.

RECOMMENDATIONS:

1. **Conduct additional research to determine the level of the water table beneath the house.**
2. **Replace wall in sections during timber repair with a frost wall of brick and stone with a footing sufficiently broad to support the wall on soft soil; above grade, the foundation should match the appearance of the historic foundation (allow 100% rebuilding – 119'-6"); [NOTE: creation of a full cellar is probably infeasible both because of the high water table on the site and the damage it may cause the chimney mass; the structure should be jacked only as much as is needed to replace sills and remove sags attributable to sill and joist decay.**
3. **Install a vapor barrier between the ground and wooden framing.**
4. **Hand-dig access channels and line with poured concrete to provide future access for maintenance and utilities.**
5. **Retain & repair existing partial cellar.**

6. **Investigate & install pads to support 8 piers (estimate) on soft soil.**
7. **Because the site is near wetlands and may have a high water table beneath it, draining rainwater away from the foundation is especially important. If at all possible, draining water to daylight where a positive pitch will cause it to flow away from the house is the ideal choice. If such drainage is not permitted because of the proximity of wetlands or lot lines, then a system of drainage into dry wells is a second-best choice.**

B. Timber Frame: In general, the building's frame remains in very good condition with several specific areas of damage, primarily at the first-floor framing and east wall:

1. **First Floor Framing:** Due to the combination of poorly drained roof run-off and a high water table, the frame of the first floor has been exposed to high moisture levels for a prolonged period. All sills are made of hewn white pine. The north sill is completely rotted while the west and south sills are mostly sound except for minor rot on their outer 1". The east sill is decayed near its north end, but sound for the southern ¾ of its length. Sills at the southeast corner of the house have decayed beneath the corner post. Decayed sills and joists have caused the structure to settle downward at its southwest corner, leaving the masonry all of the partial cellar as a high point under the wall between rooms 104 & 107, and causing the wall to bow and impeding the swing of the door between these rooms. All joists appear to be weakened by decay due to moisture.
2. **Corner Posts:** All corner posts require repair at the first storey. The northeast corner post has rotted at its base and at much of its outer face which has been exposed to the weather. All other corner posts have rotted at their bases.
3. **Second-storey East Wall:** Decay of portions of the east sill have caused the wall to settle by as much as 3" at the second storey causing joists to deflect. In addition, the oriel addition is cabled into the timber structure at the attic and is pulling the east girt and summer beam. It is likely that the supports of the oriel addition are inadequately engineered. The effects are visible in 202 & 205 where door frames have settled by approximately 3".
4. **Other framing:** All other portions of the frame appear to be in sound condition. First and second-storey wall framing is concealed by finishes, but there is no apparent buckling or sagging that would indicate damage. Attic framing is dry, sound and free of rot, excepting an area of rot due to a leak at the junction of a principal rafter, tie beam and south plate. Pinhole leaks in the roof have the potential to cause damage, but do not appear to have done so to date.

RECOMMENDATIONS: Repair damaged framing using timber-frame joinery and either white oak or white pine timbers to provide durability and physical properties similar to the rest of the frame.

1. **Shore the structure and jack sagged sections of the framing enough to level flooring and provide space to install new sills.**
2. **Assume complete replacement of north, west and south sills; assume selective replacement and splicing of east sill (allow for 100% replacement: 119'-6" of 8" x 8" timbers).**
3. **Cut all corner posts back to sound wood and splice in new bases, leaving interior faces intact, if possible (allow for 50% replacement of first-storey height – 18' of 8" x 8" timber).**
4. **Assume complete replacement of joists at first storey and of the summer than runs beneath rooms 103 and 104 north of the chimney (allow 360' of 3" x 6" timber).**
5. **Remove the added oriel at the east wall and jack girt back into position to relieve pressure on joists; inspect and selectively repair girt and second-storey joists as needed.**
6. **Remove decayed wood at the rafter, tie-beam and plate on the south wall; splice with new wood.**

C. **Exterior Wall Cladding & Finishes:** Although the claddings of exterior walls are heavily weathered, the Main Block of the house retains an unusual amount of original finishes:

1. **North elevation:** Shingles on this elevation appear to be original riven white pine. Where shingles are missing, only one row of nailing is visible on original sheathing and it corresponds to the nail placement of existing shingles. Corner boards and plank-frame windows are flashed with wooden shingles set into channels on the sides of these elements; vertical joints between these flashing shingles are skived to provide a downward sloping, overlapping joint. The base of the wall is trimmed with a moulded water table, the upper lip of which is rabbeted to allowing shingles to overlap the water table and provide a better seal against the weather.
2. **West elevation:** Covered with later shingles, the west elevation retains original plank frame windows, and an original moulded rake board. Alterations consist of West Livingroom Addition that conceals the north end of the first storey, the addition of small six-light windows at the rear staircase near the south end of the elevation, and the installation of two wide casements at the north end of the second storey. Trim is weathered but sound.
3. **South elevation:** Most of the south elevation is covered by the Rear Ell within which an original batten door with wrought-iron strap hinges and an original window set in a plank frame remain in position at the original back door to the house. The eastern half of the south

elevation is exposed to the weather and is trimmed with a beaded corner board and boxed cornice.

4. **East elevation:** Covered with twentieth-century shingles and altered by the addition of second-storey oriel set on posts and struts, the east elevation retains original beaded corner boards, an original moulded rake board and plank window frames with original wooden-spline flashings.

RECOMMENDATIONS: Repair damaged framing using timber-frame joinery and either white oak or white pine timbers to provide durability and physical properties similar to the rest of the frame.

1. **North elevation: Document, dismantle and salvage shingles and wooden-spline flashing; repair & splice plank frames as needed, repair sheathing as needed, provide access for utility/wiring lines, provide access for blown-in cellulose insulation. Determine feasibility of re-using some or all of the original shingles; if infeasible, consider restoring this elevation to match its unique historic condition using riven white-pine shingles and splines. Reserve sample of rotted water table and have new water table fabricated to match.**
2. **East and west elevation: Strip existing clapboards, repair sheathing as needed, repair & splice plank frames as needed, provide access for utility/wiring lines, provide access for blown-in cellulose insulation, and re-cover at owner's option with riven white pine shingles or standard red cedar shingles nailed to match spacing of original shingles at façade (north elevation).**
3. **South elevation: Treat the south elevation in the same manner as the east and west. If the Rear Ell is to be demolished, the treatment of the area currently covered by the Ell cannot be specified until plans are developed to indicate the height of the new ell's roof and whether there will be additional fenestration on the second floor of this wall.**

D. **Windows & Sash:** The Main House retains nearly all of its original windows, comprising 9 windows with 12/12 sash, 10 windows with 9/9 sash and 1 window with 4/4 sash (now contained within the rear ell), glazed with 7" x 9" panes, the majority of which are original crown glass or cylinder glass. All windows are set in their original plank frames, the majority of which retain their wooden spline flashing set into channels on jambs and extending over sheathing to seal the joint between the frame and the wall sheathing; this system has performed well during the buildings 200+ year life.

1. **North elevation:** All 7 windows on the north elevation are original and retain original sash with the majority of its early glass in position. The easternmost window at the first storey has jambs that are damaged

by bolts having been attached to them; other frames remain in sound condition.

2. **West elevation:** 5 original windows remain in position with plank frames and original sash. Two 6-light hoppers have been added to light the back staircase near the south end of the elevation and a wide casement with two 20-light sashes has been added to the second storey's north end to illuminate room 201.
3. **South elevation:** 3 original windows remain – 2 on the exterior and one contained within room 108.
4. **East elevation:** 5 original windows remain, 2 per storey at the first and second storeys and one at the attic. The window on the east wall of the Oriel Addition is entirely modern. Windows at the south end of the wall have damaged heads that have been previously repaired by nailing new pieces in position.

RECOMMENDATIONS: Retain and repair all original windows; if the Rear Ell is to be demolished, remove and retain two plank frames and associated sash for re-use.

1. **Inspect and repair all plank frames using joinery to splice in new pieces as needed – assume 6 new spliced lintels or jambs needed.**
2. **Retain all existing sash, de-glaze, repair sash frames splicing in new rails and muntins as needed (assume 10% replacement of bottom rails and muntins), consolidate wood with linseed oil, re-glaze with original glass using linseed oil putty, and repaint.**
3. **Select and install exterior storm windows or storm panels to achieve energy savings.**
4. **Consider installation of weather-stripping to tighten windows.**

E. Doors: The house retains the majority of its eighteenth-century doors and a small amount of early hardware. In the Main House there are 11 original doorways with moulded architraves, four-light transoms and raised-doors some of which retain original wrought-iron hardware. In addition, there are 3 early batten doors, the most notable of which stands between rooms 107 and 108. There are three other early paneled doors set, or re-set in locations without transoms. The Rear ell retains 4 raised-panel doors that were re-set as salvage at the second storey; retain for re-use in the Main House.

RECOMMENDATIONS:

1. **Retain and repair all original or early doors *in situ* together with their moulded architraves and transoms; minor planing and fitting will be needed after the structure is leveled, but most merely require preparation and repainting.**
2. **Remove and retain two plank window frames from the ell and associated sash for re-use.**

F. Roof: The Main House's existing roof structure and deck appear sound, although asphalt shingles are worn out and need replacement. Wooden gutters have decayed beyond repair and downspouts are either missing or damaged. A shed dormer has been added (ca. 1940-60) to the east end of the south slope of the roof. It appears sound, although its 2 6-light windows are broken. Originally, the south slope of the roof had a clean-out hatch for the chimney; this hatch was reached by an early ladder (pre-1825) that remains in position.

RECOMMENDATIONS: Retain and repair all original windows; if the Rear Ell is to be demolished, remove and retain two plank frames and associated sash for re-use.

1. **Strip all surfaces back to wooden sheathing, inspect and splice as needed (assume less than 5% replacement)**
2. **Install new asphalt shingle roof (allow 1,100 square feet); avoid the use of ice & water shield or other impermeable coatings beneath the shingles, as such surfaces increase the likelihood that sheathing boards will rot.**
3. **Re-flash chimney with lead flashings and counter flashings.**
4. **Install new wooden gutters and downspouts; connect to drainage system to carry water away from building.**
5. **If additional flashings against ice damming and heavy rain are needed, use copper at eaves.**
6. **At owner's option, reconstruct former clean-out hatch adjacent to the central chimney at the attic; retain the historic ladder to the hatch which remains in position.**

G. Floor Plan: The existing floor plan with a large, open stair hall at the building's northwest corner and a small, winding rear stair at its southwest corner are character-defining elements of houses of this type, together with the layout of three rooms and fireboxes around a central chimney.

RECOMMENDATIONS: To preserve the largely undisturbed architecture of the building, existing room shapes, partitions, door locations and finishes should be preserved.

1. **The installation of bathrooms should, ideally occur within the spaces now used for bathrooms (rooms 105 and 204 immediately adjacent to the east side of the chimney) or in the rear ell.**
2. **If necessary, re-introduction of a partition along the scar line of a former partition in room 201 could create a bathroom or service room without intruding upon the plan and proportion of the house's major interior spaces.**
3. **Retain and repair all original windows; remove and retain plank frames and associated sash from the Rear Ell for re-use.**

H. Chimney & Fire Boxes: The chimney survives in fundamentally sound condition. The base of the chimney has suffered some dislocation of its footing stones and mortar, but not enough to cause more than slight movement in one first-storey firebox (west). Flues appear to be in good condition, but most of their linings have deteriorated. The chimney cap above the roof is deteriorated and in need of rebuilding.

RECOMMENDATIONS: Repair chimney with lime mortar to match original conditions. [Note: stabilization work cited in #1-3 should be regarded as essential; items #4-5 are desirable but could be deferred without danger of damage to the building.

1. **Repair the base of the chimney in the crawlspace and the related crack at the first storey.**
2. **Rebuild the chimney cap from the attic through the roof, re-flash with lead flashings.**
3. **Install top-mounted dampers or a vented cap (if fireplaces are not to be operable) to stop rainwater entry into the flues.**
4. **Re-line all flues with lime mortar to provide a complete lining from firebox to chimney cap.**
5. **Selectively repair plaster facings around fireboxes and re-set sections of hearths as needed.**

I. Interior Woodwork: The Main House retains virtually all of its architraves at windows and doors as well as baseboards. It contains six fireplaces, each of which is trimmed with a wooden mantelpiece, and some with paneled room ends; a seventh fireplace exists in the Livingroom Addition and has been included on this list. By rooms these are:

1. **Room 102 –** fireplace constructed between 1935-1943 with hard Portland cement mortars. The fireplace is set in a paneled room end of paneling that dates from the time of its construction and is trimmed with a mantelpiece that appears to mimic mid-nineteenth century architectural details. None of these features is essential to the historic character of the Main House and should be retained or removed at the owner's preference.
2. **Room 103 –** fireplace set in a wall of original raised-paneling to which a Federal Period mantelpiece (ca. 1800-25) has been applied; the hearth has been covered in part or completely with an applied cement render.
3. **Room 104 –** fireplace is currently blocked; it is framed by a Federal Period mantelpiece; surrounding raised-panel work appears to date from ca. 1935-43 and has been applied over an unknown surface, perhaps plaster.
4. **Room 106 –** fireplace is framed by a Federal Period mantelpiece; surrounding raised-panel work appears to date from ca. 1935-43 and

has been applied over an unknown surface, perhaps plaster. Plaster at the fireplace's jambs has been damaged.

5. **Room 202 –** fireplace is currently blocked but surrounded by a federal Period mantelpiece, the shelf of which appears to be a replacement from the second half of the nineteenth century.
6. **Room 203 –** fireplace is currently blocked but surrounded by a mantelpiece that may be Federal Period, although no joinery is evident. The mantel-shelf appears to have been replaced in the mid- or late nineteenth century with a thick shelf bearing a flat edge rather than moulded profiles.
7. **Room 205** – fireplace is surrounded by Federal Period mantelpiece; it is unclear if the shelf is original.

RECOMMENDATIONS: Retain and repair all mantelpieces and woodwork. Subject to confirmation of construction technique and age, the following features may be modified without loss of historic fabric:

1. **Room 102 – any and all features may be modified without loss of historic fabric from the Main House's major period of significance.**
2. **Rooms 104 & 106 – removal of applied twentieth-century paneling will not affect the building's historic integrity provided the existing mantelpiece is retained.**
3. **Rooms 202, 203 & 205 – all mantelpieces seem to have had their shelves replaced and would typically have had shelves with moulded profiles at the edge. The existing shelves appear to date from the mid-nineteenth century and are in sound condition. Removal is not recommended, as replacement would require some architectural conjecture about original conditions; however, removal would not seriously affect the historic value of these features if sensitively designed shelves were to be installed.**

J. Plaster: The majority of walls in the Main House appear to retain their original lime plaster on wooden lath. Plaster cannot be fully assessed as it is mostly covered with lining paper that has retained moisture and displays a significant amount of mold. It is likely that the plaster remains in fair and repairable condition.

RECOMMENDATIONS:

1. **Remove all lining paper as soon as possible to reduce mold in the house and to expose plaster.**
2. **Confirm condition of plaster, its keying and surface condition.**
3. **Repair sound plaster & replace missing plaster with new lime plaster set on existing wooden laths.**

K. Floors: With the exceptions of rooms 104, 107 & 206, softwood floors have been previously sanded with a heavy belt-sander that has removed their original hand-finished surfaces. In the three spaces where painted floors remain, they show the usual signs of heavy wear but remain in sound condition.

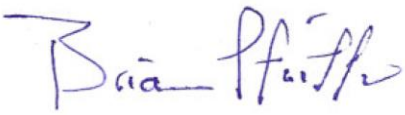
RECOMMENDATIONS:

1. **Rooms 104, 107 & 206: Where floors have not been sanded with a belt sander, either retain and renew their painted surfaces or remove paint chemically to avoid removing their original surfaces which sanding does.**
2. **Where floors have been previously sanded, they cannot be re-sanding with the danger that the boards will be severely damaged, as they have already lost a significant portion of their thickness to the first sanding. If surfaces in these areas are to be renewed, coating with paint or applying a new layer of clear finish after cleaning the surfaces is recommended.**

L. Utilities & HVAC: Existing services are antiquated and worn out. Complete replacement is anticipated and recommended.

RECOMMENDATIONS: Before estimates can be made of construction costs and timing, HVAC, plumbing, electrical wiring and security system plans will be needed. Repairs to the building's timber frame and plaster can be coordinated with creating chases for services that do not require damage to historic features; creating these chases and openings as part of the repair can reduce the cost of installing services in the building.

Submitted June 20, 2016,



Brian Pfeiffer, Building Preservation Associates

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°: 4242 PARCEL N°. 63

Street & Number of Proposed Work: 8 Broad Street

Owner of record: Glidden Family Partnership

Mailing Address: Box 403

Contact Phone #: 508-901-1785 E-mail: integrity1@gmail

AGENT INFORMATION (if applicable)

Name: Tobias Glidden

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 8/3/2020 Fee Paid: $ 100.00 #1624

Must be acted on by: 8/14/2020

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation ADD AWNing (Black)

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

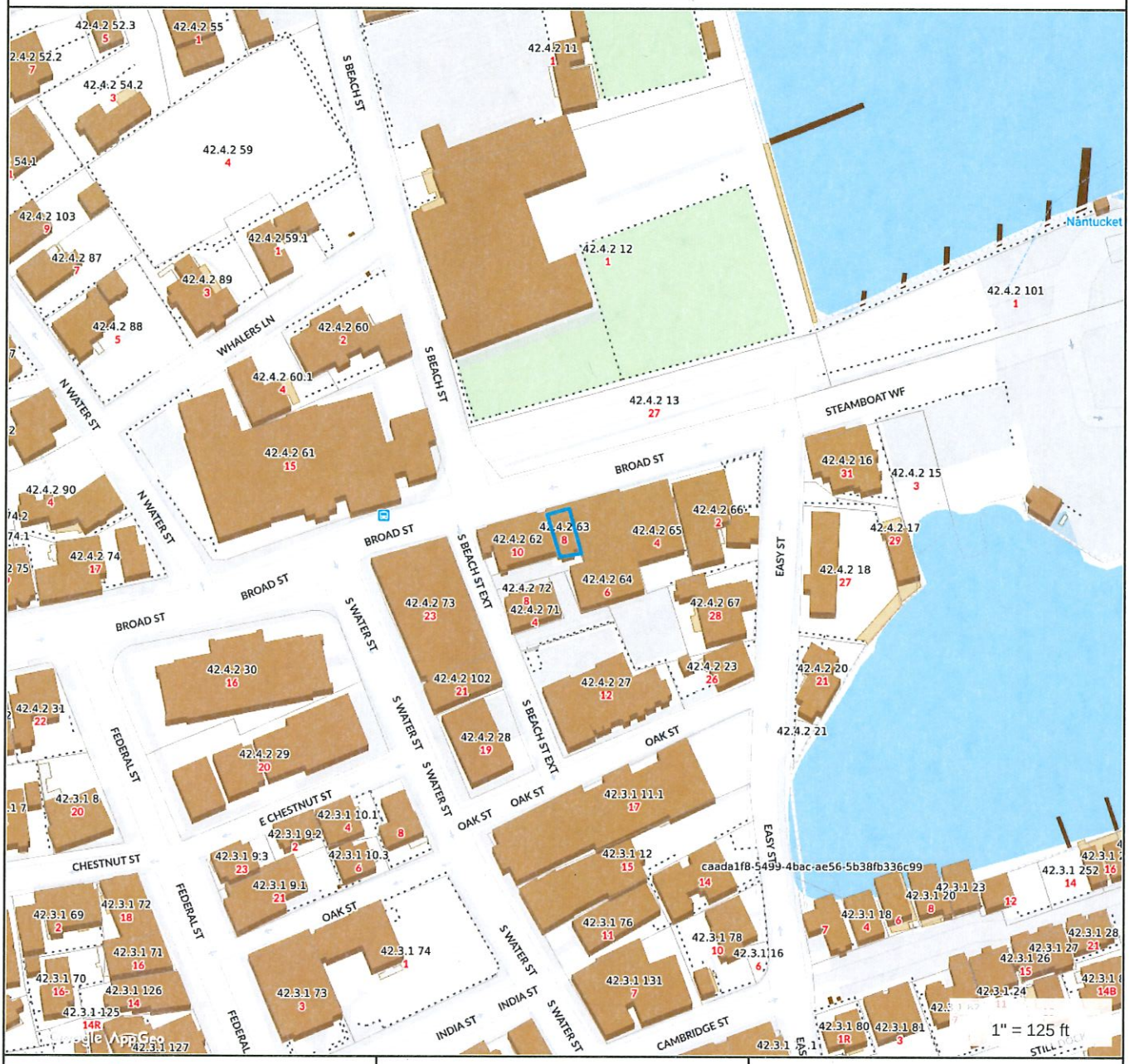
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date June 2 2020 Signature of owner of record _____ Signed under penalties of perjury



Property Information

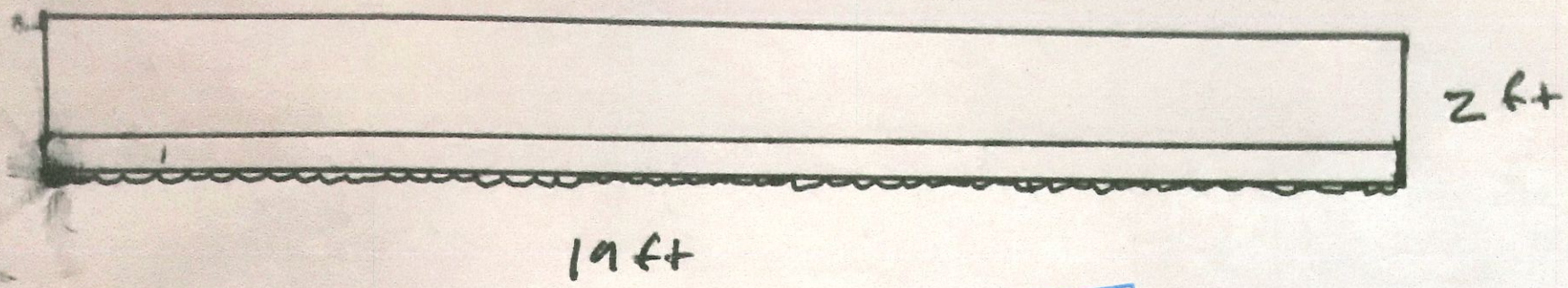
Property ID	42.4.2 63
Location	8 BROAD ST
Owner	GLIDDEN WALTER D JR ETAL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

All black awning to replace historic awning 2"high 4"wide.



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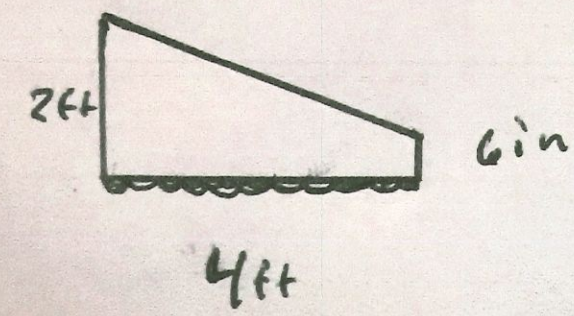
By



FOR LEASE

31 EASY STREET

ISLAND
COFFEE
NANTUCKET
BIKE
SHOP
YOUNGS
BICYCLE SHOP
RENTING & REPAIRING

Coca-Cola
BICYCLE SHOP

W.D. GLIDDEN &
SEA FOOD
LOBSTERS

BREAKFAST · LUNCH & BAKERY

N & BREAD · MERCANTILE & BAKERY

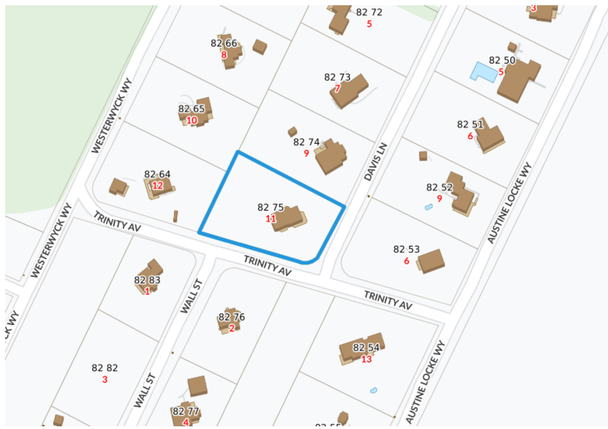
DIVE CENTER
The Sunken Ship INC
GENERAL STORE

The Juice Bar
PICK UP ONLY

Main House

11 Davis Ln
Nantucket, MA 02554

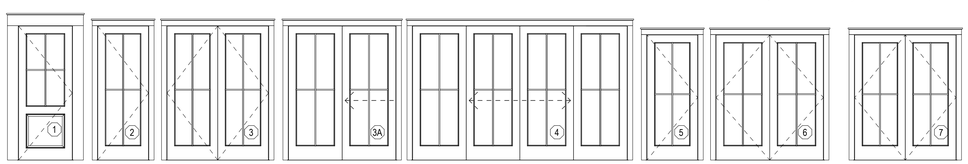
06.03.20



1 Locus Map
Not to Scale

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

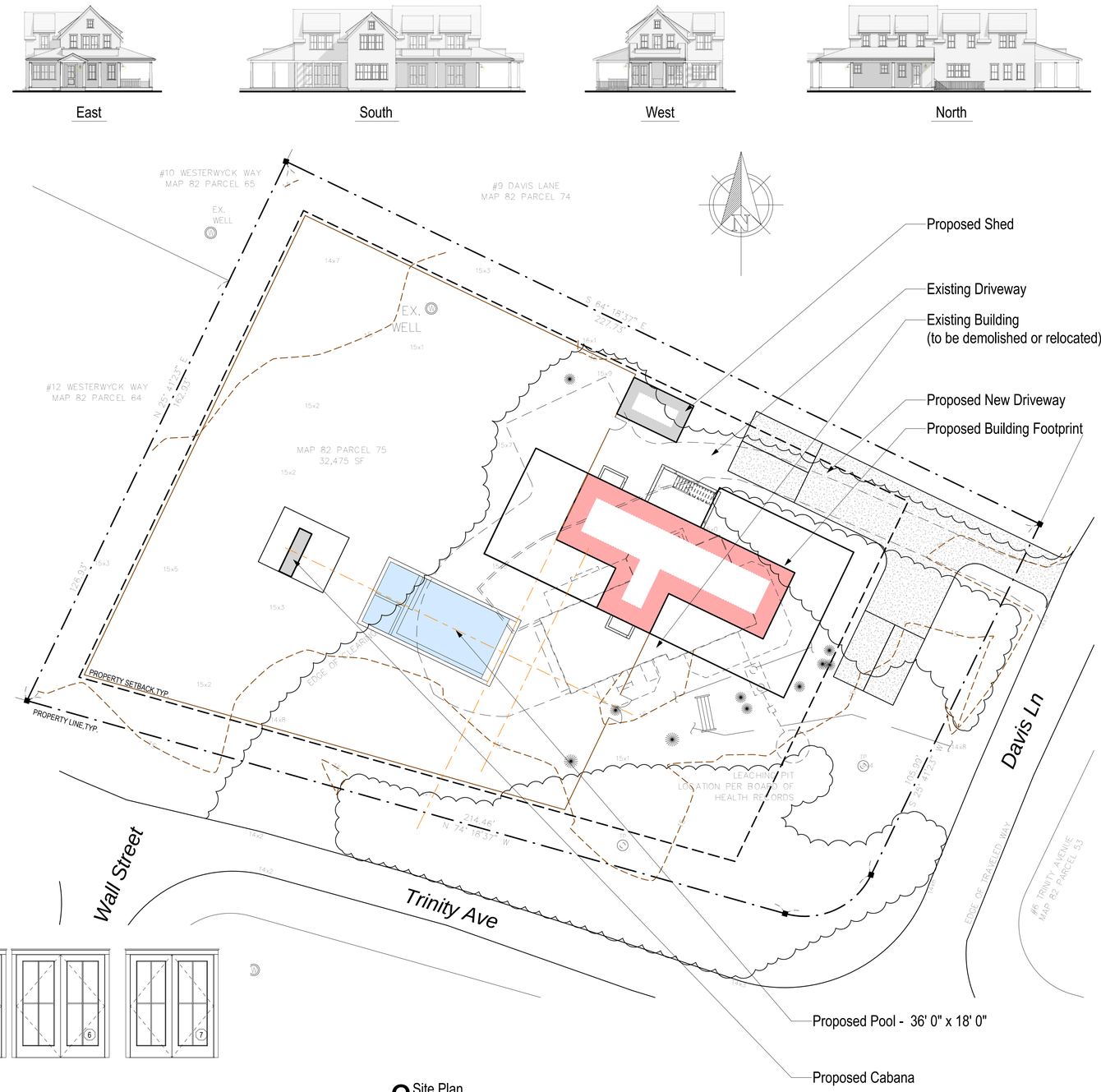
WINDOW SCHEDULE					
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	DP RATING
A	21	2'-7"	5'-2"	TBD	≥ 30
B	8	2'-6"	4'-11"	TBD	≥ 30
C	12	2'-5"	4'-4"	TBD	≥ 30
C1	4	2'-5"	3'-10"	TBD	≥ 30
D	3	1'-11"	2'-7"	TBD	≥ 30
E	2	2'-6"	3'-0"	TBD	≥ 30



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

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

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



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

HDC Submission Only

2004
Main House

11 Davis Ln
Nantucket, MA 02554

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

Cover Sheet

Site Information

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

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

SHEET INDEX

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

Revisions

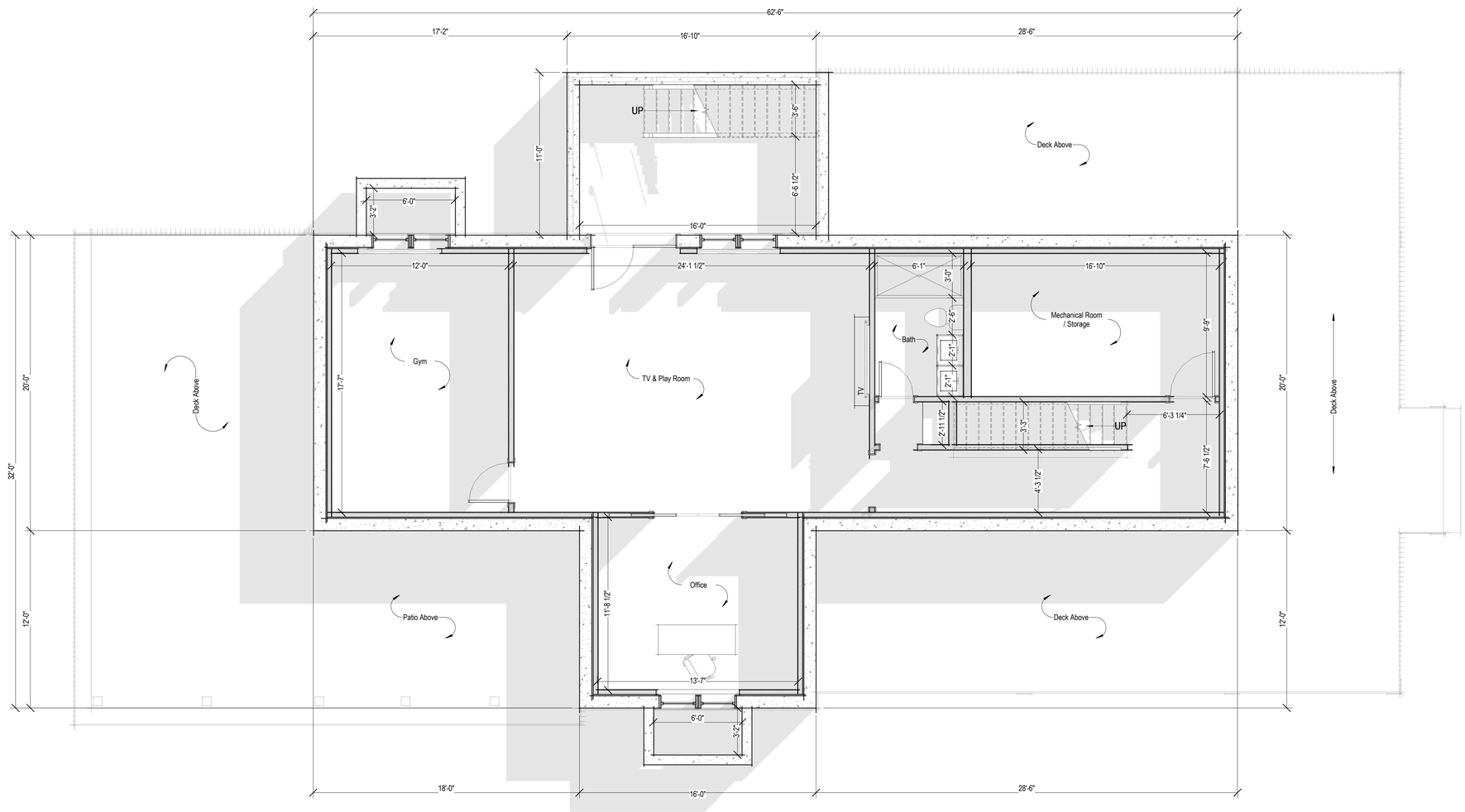
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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

G.1.1
2004

06.03.20

HDC Submission Only



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

2004

Main House

11 Davis Ln
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emeritus

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www.emeritusdevelopment.com

Basement Plan

Site Information

Map & Parcel:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
Lot Size:	+/- 32,475 sq.ft.
Min. Lot Size:	80,000 sq.ft.
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Revisions

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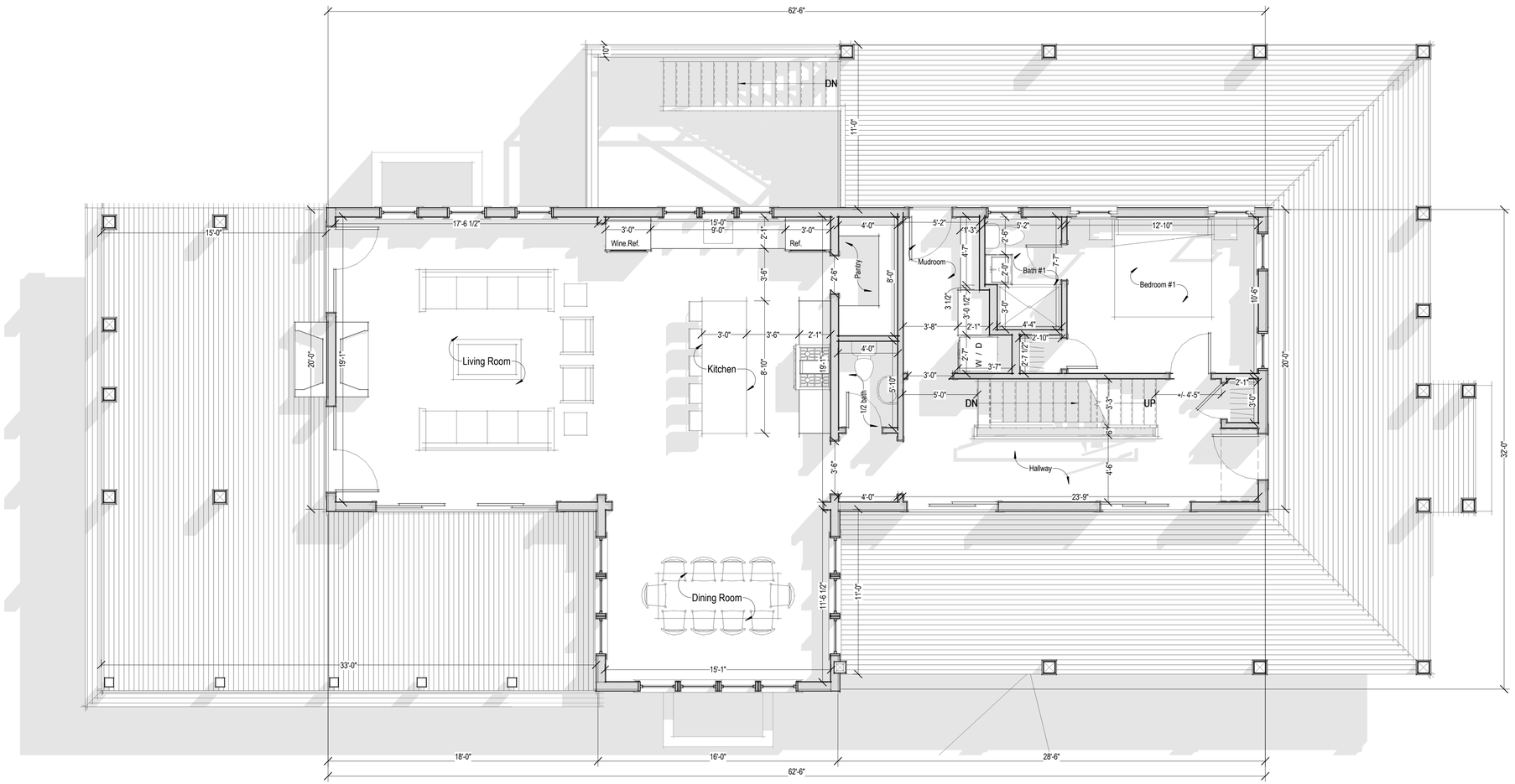
A.1.0

2004

06.03.20

HDC Submission Only



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

2004

Main House

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Nantucket, MA 02554

emeritus

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

First Floor Plan

Site Information

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

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

SHEET INDEX

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

Revisions

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

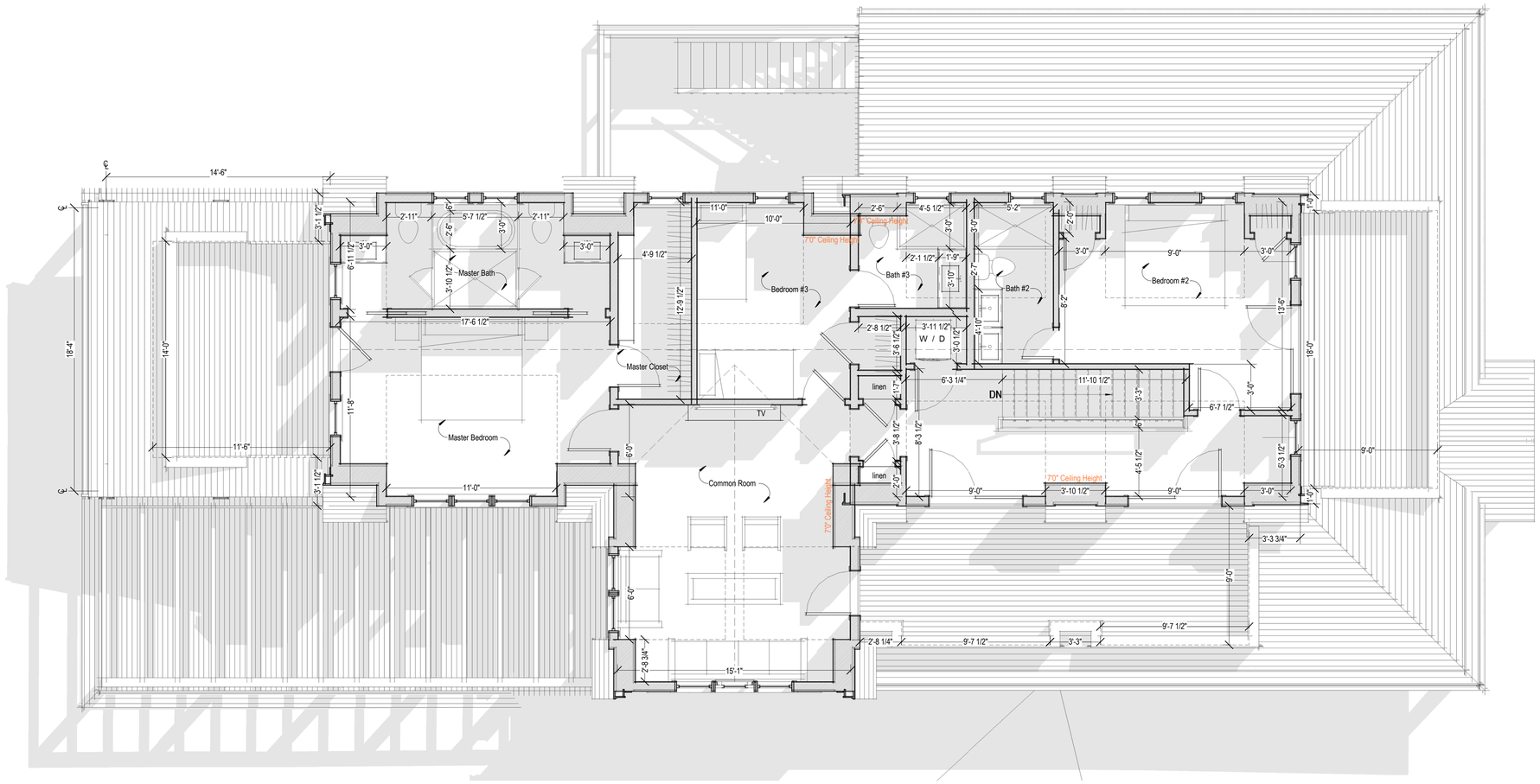
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

2004

06.03.20

HDC Submission Only



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

2004

Main House

11 Davis Ln
Nantucket, MA 02554

emeritus

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

Second Floor Plan

Site Information

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

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A.1.2

2004

06.03.20

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

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

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

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

HDC Submission Only

2004

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Exterior Elevations

Site Information

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A.2.1

2004

06.03.20

HDC Submission Only

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

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

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

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

2004

Main House

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A.2.2

2004

11 Davis Ln : 82/ 75

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

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

This checklist MUST be submitted with your application.

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

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: Anton Dimov Date: 06.03.20

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

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

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

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

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

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

PROPOSED

Main House

11 Davis Ln
Nantucket, MA 02554

06.03.20

1 Locus Map

Not to Scale

1 West Elevation

1/4" = 1'-0"

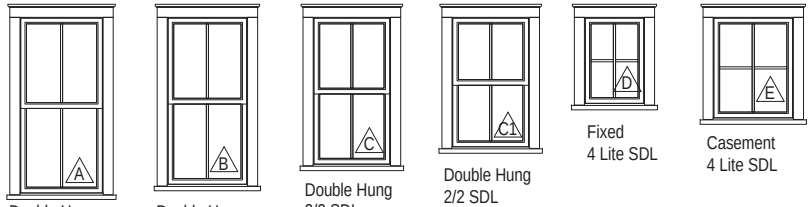
Previously Proposed West Elevation

1/8" = 1'-0"

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

Previously Proposed North Elevation

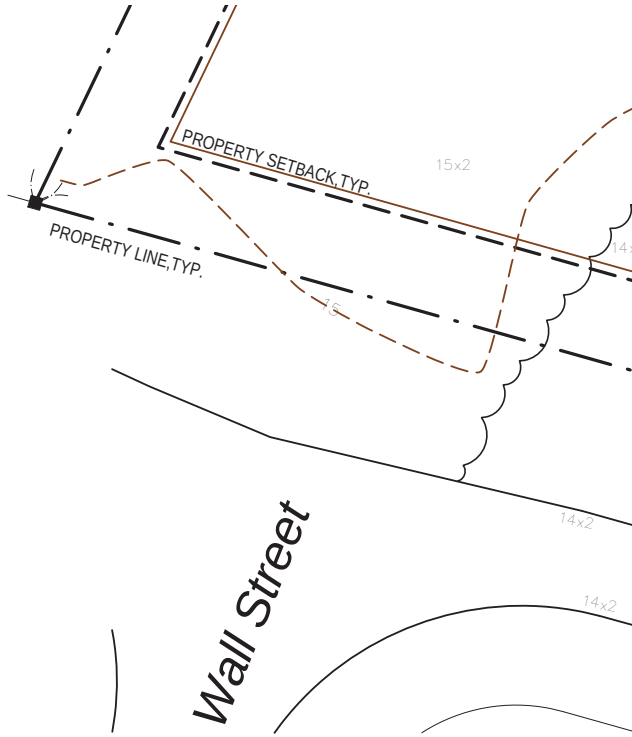
1/8" = 1'-0"

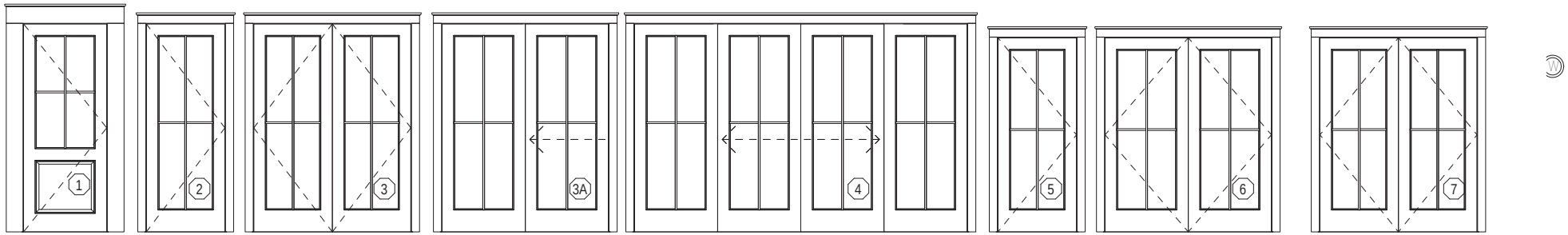


Window Legend

1/4" = 1'-0"

WINDOW SCHEDULE					
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	DP RATING
A	21	2'-7"	5'-2"	TBD	≥ 30
B	8	2'-6"	4'-11"	TBD	≥ 30
C	12	2'-5"	4'-4"	TBD	≥ 30
C1	4	2'-5"	3'-10"	TBD	≥ 30
D	3	1'-11"	2'-7"	TBD	≥ 30
E	2	2'-6"	3'-0"	TBD	≥ 30





Door Legend

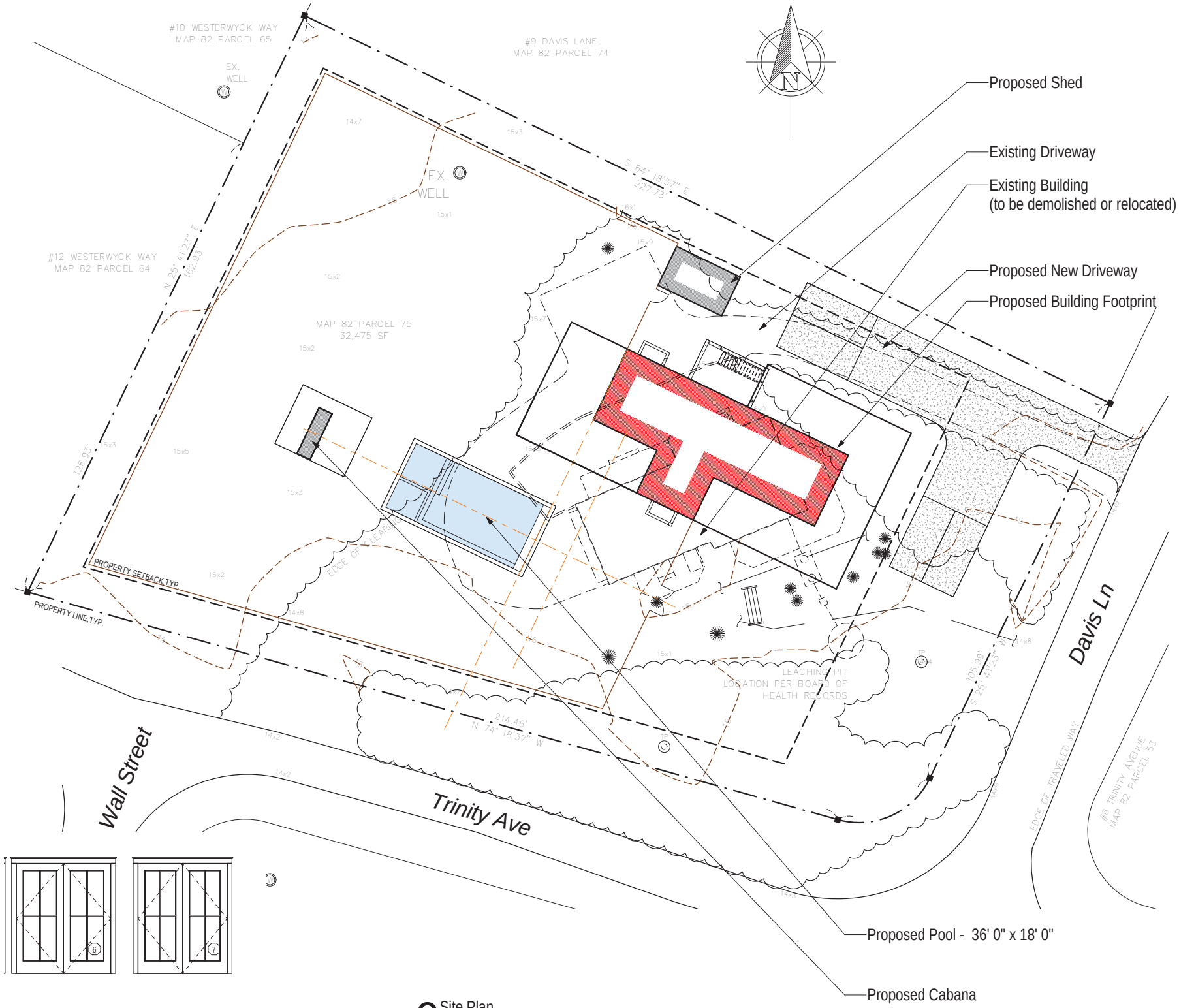
1/4" = 1'-0"

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

WINDOW & DOOR NOTES

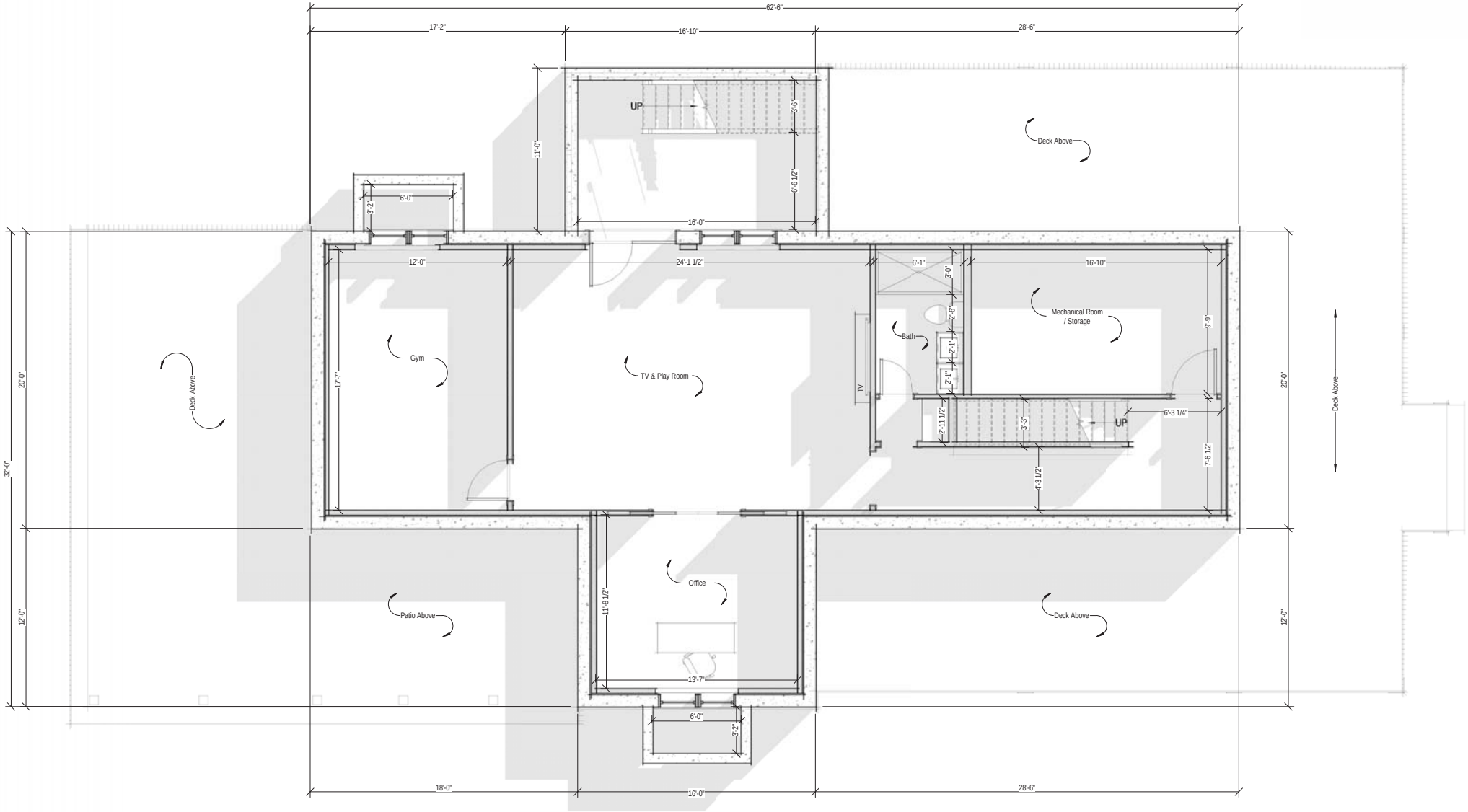
1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan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

HDC Submission Only



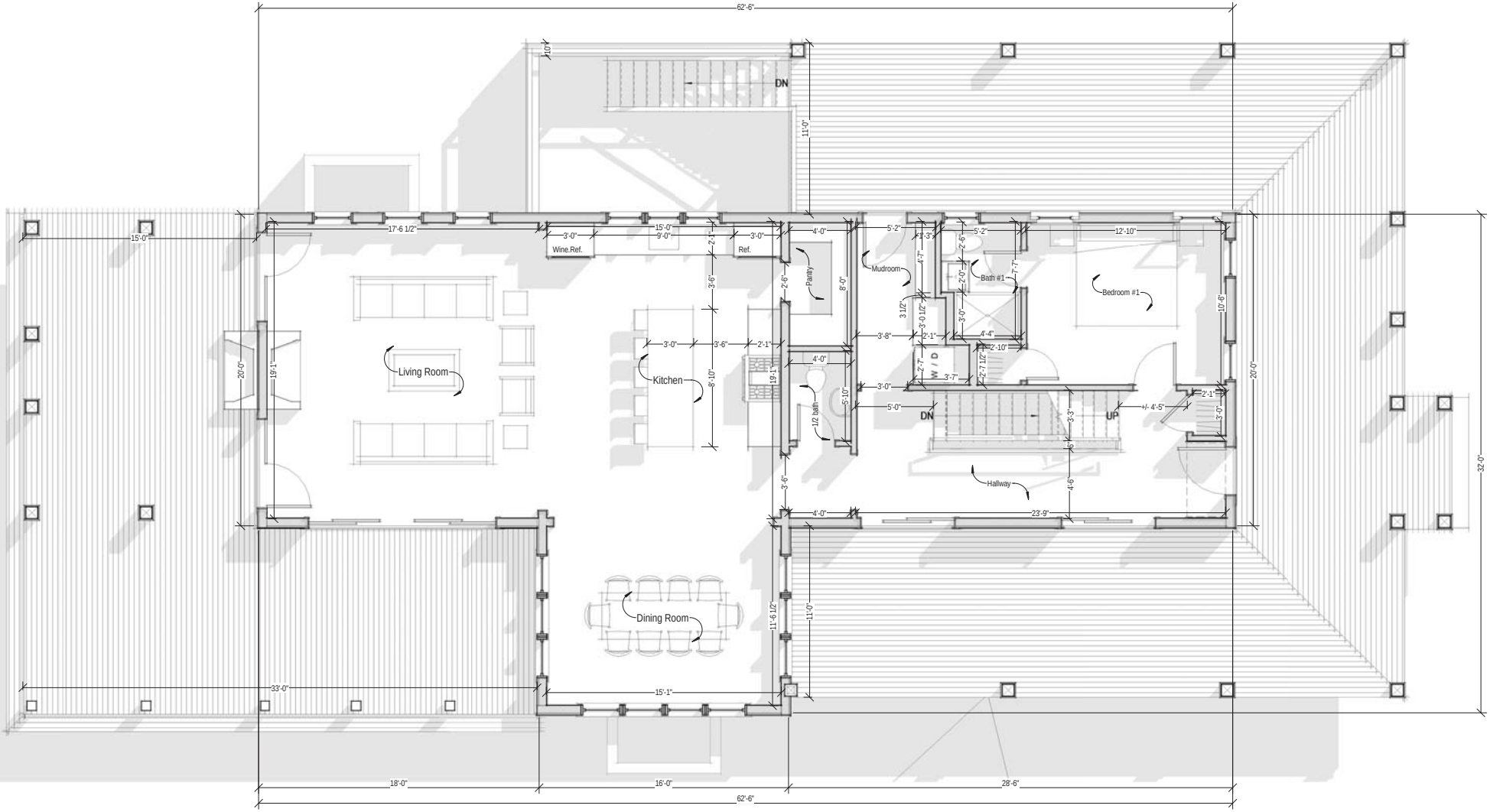
3 Site Plan
1/16" = 1'-0"

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



1 Basement Plan

1/4" = 1'-0"



1 First Floor Plan

1/4" = 1'-0"

1 East Elevation / No Chnage

1/4" = 1'-0"

Previously Proposed East Elevation

1/8" = 1'-0"

2 South Elevation

1/4" = 1'-0"

Previously Proposed South Elevation

1/8" = 1'-0"

Cathy Flynn

From: moekbg55@aol.com
Sent: Sunday, June 07, 2020 1:07 PM
To: Cathy Flynn
Cc: jgagliano8@gmail.com
Subject: 11 Davis Lane

My Name is Maureen Kelleher Gagliano. My husband is Joe Gagliano. We live at 10 Westerwyck Way. The property abuts 12 Westerwyck and 11 Davis Lane and our home is an upside down home situated with a southern orientation.

I apologize for not sending these comments earlier.

I have very strong concerns regarding the proposed pool, cabana and pool mechanics proposed for 11 Davis Lane.

We bought the land at 10 Westerwyck in 1984 from Charlie Davis because we fell in love with the Cisco area. The area has changed a lot since then and is changing very rapidly before our eyes as evidenced by what happened at 12 Westerwyck.
12 Westerwyck Way was a mistake. It is an example of a failure to fit in with Cisco's sense of place. That pool and cabana are not hidden but are an open eyesore no matter where you are around it.

Our sense of place in a unique, beautiful, natural and wild part of Nantucket is disappearing and irrevocably changed by the clear cutting of these two lots. The natural buffer our properties have shared has disappeared from these two lots.

Because of what happened at 12 Westerwyck, we understand the lack of influence we have and despite all our efforts and our pleading to the HDC to preserve the unique beauty of the area for not only the walkers, the bikers and those driving by, but to consider the neighbors in the neighborhood who actually live here. We are here in our homes for a great many more hours than those passing through. And we chose this area for a reason. Please don't let it happen again. It is within your purview to preserve the unique and diminishing wild landscape of an area.

We are especially aggrieved that the latest proposals for 11 Davis Lane involve moving the pool, cabana and pool mechanics to the back of the northwest corner of the lot. There is no hiding a 14 foot cabana and we're looking at one already. The cabana at 12 Westerwyck is smack dab in our faces. It's enormous and is placed exactly as close to our property as the owners could possible place it. It's inconceivable to me that the proposal at 11 Davis Lane involves a cabana which would also be smack dab in our faces once again. We don't want to live in cabana villa.
This truly feels inappropriate for the area and really, unfair to us. We feel this violates the spirit of the ideals that Charlie Davis had for the area. He wanted little or no outbuildings so that views could be enjoyed by all.
It is hard not to get emotional and not to take it personally when you see something that you love change dramatically and negatively and when the changes involve not one, but two pools and two cabanas as our new Cisco view.

Thank you for your consideration,
Maureen Kelleher Gagliano

This email was scanned by Bitdefender

Cathy Flynn

From: Joseph Gagliano <jgagliano8@gmail.com>
Sent: Sunday, June 07, 2020 3:04 PM
To: Cathy Flynn; Maureen Gagliano
Subject: HDC2020-03-0798 pool, & HDC2020-03-0803 cabana ay 11 Davis Way Cisco.

To HDC Board,

This is Joe Gagliano from 10 Westerwyck Way Cisco property 82-65 an abutter to 11 Dais Way parcel 82-75. I apologize for the late inclusion of this letter but we were off island complying with the covid-19 restrictions. My wife and I have recently arrived in Cisco and are devastated to see the clearcut vegetation on 11 Davis Way abutting our backyard.

The natural habitat continues to diminish out here and no matter what plantings are used to replace it, it's difficult to recreate Cisco's original feeling of the low lying moors vegetation that have borderless house's randomly interspersed.

At your last meeting HDC members stated that 12 Westerwyck Way is " not a model", " it got away from us", " does not conform to the drawing". Again we would like to voice our dissent about the pool/cabana complex, but this time at 11Davis Way. The pool, cabana, and hardscape complex is over 3000sq. ft. of ground cover equating to roughly the same ground cover of the house plus outside decks combined. And with a pool comes: cabana, fences, hardscape, screening, hedges, wetbar, bathroom, mechanical & light and noise pollution, and activities day and night. What an aberration to the silent sense of place in Cisco!

This over 3000sq. ft. complex, plus the clearcutting of the vegetation violates who we are and what we believe is Cisco. Pushing the cabana/pool environment into the NW corner of 11 Davis violates ours and our neighbors daily life from where we live in our upside down houses.

Now we are at a crossroads again. These issues were discussed in detail at the 12 Westerwyck meetings and to HDC's credit they recognize it should not be a model for the area. But 11 Davis Way is reliving all these previous mistakes. And it's Heartbreaking.

Sincerely,
Joe Gagliano
10 Westerwyck Way
Cisco Nantucket.

This email was scanned by Bitdefender

RECEIVED
JUN 07 2020
By Viaemail CF

June 6, 2020

Dear Historic District Board Members,

At your last meeting we watched your discussion on the 11 Davis Lane's application for approval and trust that you will continue with your suggestions until the architect and builder's structural and landscaping proposals meet with your approval.

Unfortunately we were not able to review the landscape design for any length of time during the meeting but with what we were able to view we do have some areas of concern with:

- The lineal, solid border of repeated plantings giving the effect of an outlined property without a break or a "rhythm" to the border. In regards to the plan's use of hedges... hedges are stiff and structural in growth and without movement. The natural planting here have movement with the winds. Hedges are typically used in a more formal setting. They are not indigenous to an area where bush-like shapes are prevalent. It is important for the new plantings in this area relate to their surroundings. For many of us in the neighborhood the quietness of our surroundings is just as important. The reality is that hedges require maintenance. In order to keep their structural form and with the number of hedges suggested in the plans, there will be hours of noise accompanying the maintenance of such a border.

- FYI: Initially #12 Westerwyck Way installed a similar lineal border of hedges on 3 sides of their property and then shortly afterwards removed most of them. Now with some their hedge plantings remaining, we are able to include photos of what they look like today. As you can see there are more branches than leaves on them. Cisco wind, salt air, and soil apparently do not support healthy growth for many "store" bought plantings and pine trees can also be added to that list. The first set of photos sent is of #12 Westerwyck's pine trees and hedges (all on the Trinity side) that have not thrived either ... most are turning brown and some have not one pine needle left on them. The next set of pictures is from 8 Caroline Way and those pines did not make it through their first winter. Recognizing that neighbors want their privacy and before they invest a great deal of money, perhaps the homeowner might want to reconsider his choice of plantings? A great

example of a privacy barrier can be seen at Carol Langer's home on the corner of Davis Lane and Heller Way. As you enter Davis Lane and to the left hand side there is a mix of well chosen plantings that have all thrived in Cisco. The variety of bush-like plants offer her yard great privacy and #11 Davis Lane may want to check them out.

- In reference to a photo sent to a previous meeting (by Matt Erisman) of the storm drain, you can now observe an inaccurate claim to the property line on Davis and Trinity Avenue. Presently the homeowner has extended his property line and installed a sprinkler system right up to the now existing edges of the dirt road. These property lines are estimated to be an intrusion of 12' on the Davis Lane's road (with the sprinkler system installed on at least 6' on that road) and another intrusion of 10-14' on Trinity Avenue's road with a sprinkler system also placed on said road's property. The prior landscape did have a buffer on these two roads with indigenous plants (planted only by nature). Initially the true property line could have easily been misconstrued but certainly not after the surveyors plot plan was made and certainly not once the buffer zone was removed and a definite view of the road's storm drain and a surveyors marker can be seen as a guide to not intrude onto street property. This practice of road intrusion appears to be happening with more frequency in Cisco. Each year the Cisco Civic Association pays to have our roads graded and if it becomes necessary in the future for our roads to be widened, homeowners on both sides of the street need to share their buffer strip for the widening of the road. We feel before moving forward it would be appropriate to correct this problem by having #11's sprinkling system moved back to within their deeded property line and all set backs begin from this true, corrected property line. Once the property line is reestablished it would be better in this buffer area with natural vegetation being restored in front of the proposed plantings so that the retained visual is in keeping with the rest of Cisco.

- For consideration: The majority of homes in this area have "upside down" interiors with the main living areas on the second floor. Perhaps plantings around the pool may also help soften the view not only from the road but from a neighbor's second floor view?

Recently the Linda Loring Foundation received a grant of almost $50,000 to remove invasive Japanese pine trees from the Foundation's property. I may be mistaken but we think similar pine trees may have been suggested for 11 Davis's plantings. When the State awarded this invasive-species grant, they were recognizing the importance of preserving our coastal shrub, grass and heath plains. In 1974 Cisco had not one pine or cedar tree in this area and the few bayberry were no taller than your knee. Grass, low shrub and heath were the landscape. Over the years the birds, animals and wind, have helped to disperse seeds into the now landscape of Cisco. The Cisco Civic Association, on many occasions, have hired Sam Myers to cull out the dead pine trees and help to maintain safe fire prevention. This year we hope to work with the Conservation Commission regarding a dense stand of dead pine trees on their land that runs vertically from Trinity Avenue to Caroline Way and along Westerwyck Way. After the Land Bank became stewards of the large tract of land abutting Austine Locke Way one of the first maintenance steps taken was to cut down unwanted pine trees and mow the entire land enabling the natural grasses and plants to once again thrive. Recognizing that neighbors want privacy perhaps a more appropriate mix of plantings can be made in keeping with this area?

Will Rogers, well known for his political commentary, once said, "Lettin' the cat outta the bag is a whole lot easier'n puttin' it back." We heard during the last meeting's discussion your acknowledgement that there are some design elements with #12 Westerwyck Way that you were unhappy with and that there were also some liberties taken with their outside cabana and plantings that had not been asked for approval. Rogers also said, "Good judgment comes from experience, and a lot of that comes from bad judgment." At this point in time 11 Davis Lane is only a proposal on paper and we still have an opportunity to not let the cat out of the bag again. We can take this opportunity to create firm landscape guidelines for any future home in a rural setting or for one placed in close proximity to a heath and coastal sand plain area.

Once again, thank you for your persistence and dedication to our Nantucket community. Your efforts are much appreciated.

Regards,

Rob and Diane Frame

13 Austine Locke Way

8 CAROLINE WAY

12 WESTERWYCK WAY

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°: 73.1.3 PARCEL N°. 26

Street & Number of Proposed Work: 15 Beach St

Owner of record: Mark Burlingham

Mailing Address: P.O. Box 1633

Nantucket, MA 02554

Contact Phone #: 949-861-1451 E-mail: Terrisabb@gmail.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District ____) ☐ Roof ☐ Other parallel driveway to Bank Street

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

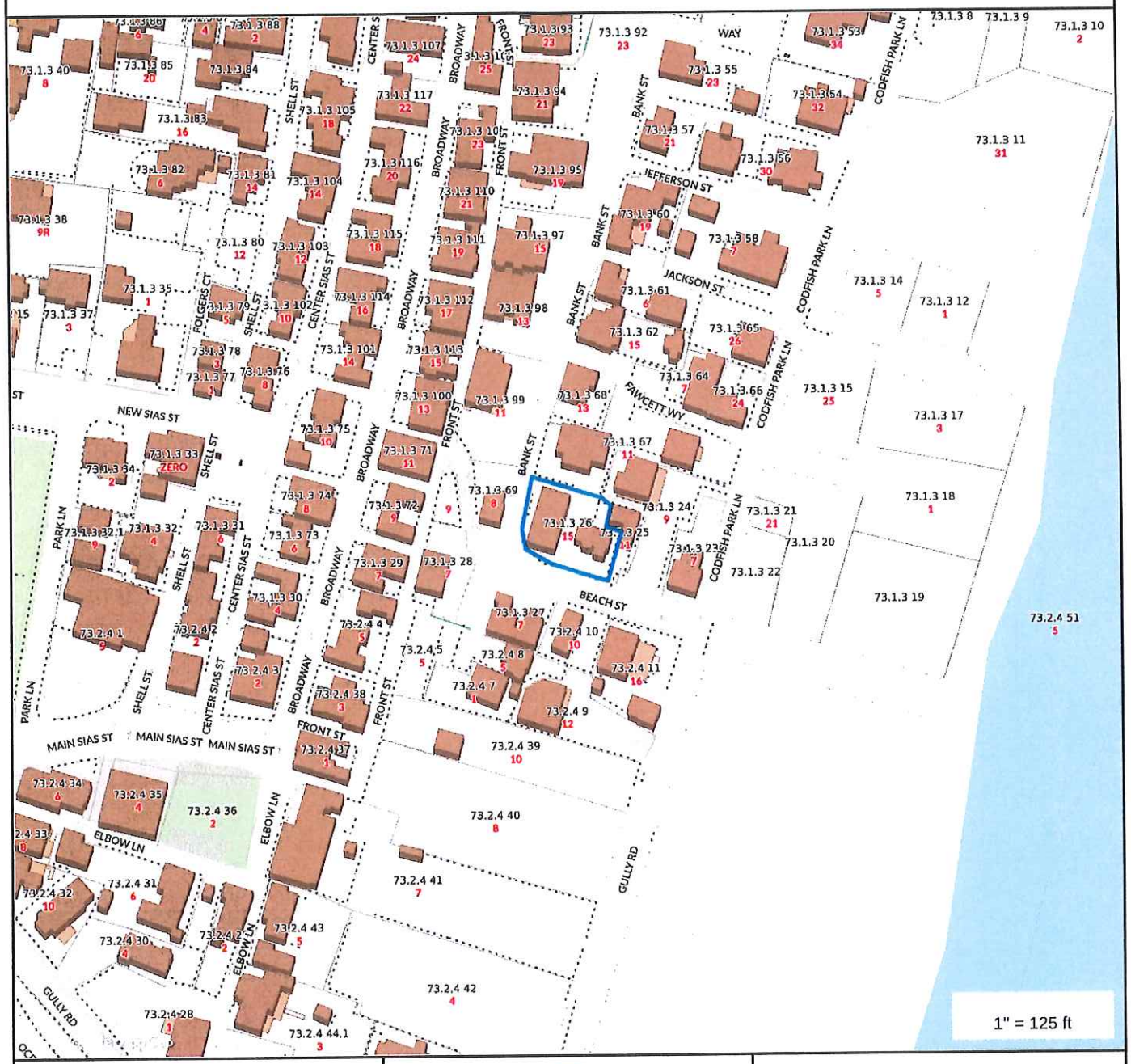
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 6/7/2020 Signature of owner of record Mark Burlingham Signed under penalties of perjury



Property Information

Property ID	73.1.3 26
Location	15 BEACH ST
Owner	BURLINGHAM MARK G TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

Zoning District:	SR-1
Min. Lot Size:	5,000
Frontage:	50 ft
Ground Cover Ratio:	30 %
Front Setback:	10 ft
Side/Rear Setback:	5 ft

§ 139-18 PARKING REQUIREMENTS
SR-1

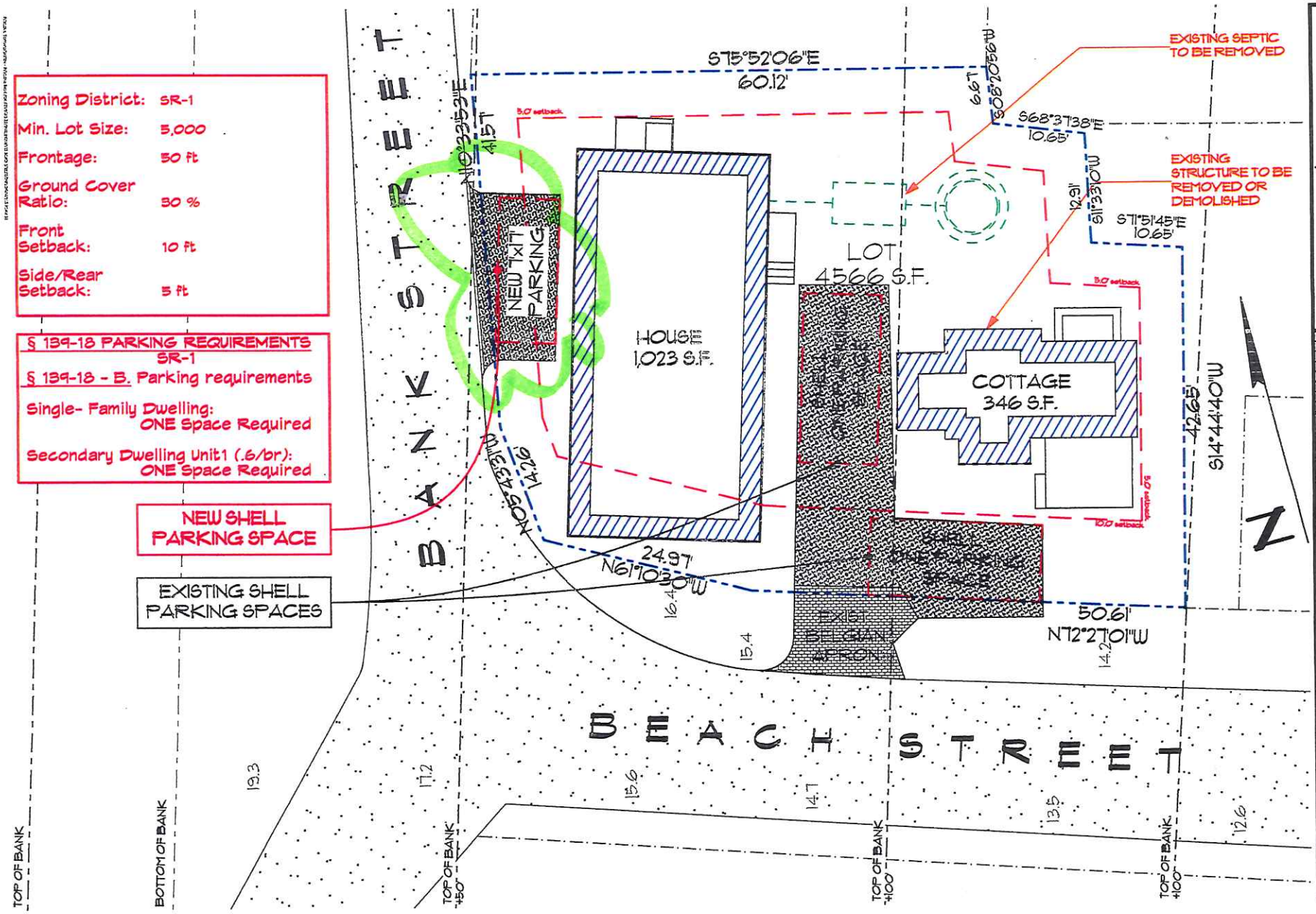
§ 139-18 - B. Parking requirements

Single- Family Dwelling:
ONE Space Required

Secondary Dwelling Unit1 (.6/br):
ONE Space Required

NEW SHELL PARKING SPACE

EXISTING SHELL PARKING SPACES



TOPHAM DESIGN, LLC
18 HUNTLOCK POND ROAD, NANTUCKET, MA, 02554.
TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNLLC.COM

FIGURE	DATE	DESCRIPTION
	/ /	

PROPOSED HDC SITE PLAN (SR-1)

BURLINGHAM RESIDENCE
15 BEACH STREET
SIASCONSET, MA 02564

SCHEMATIC DESIGN
5/30/20

PROJECT NO:2020-04
MAP NO.:MAP NO. MAP NO.: 24
ZONING:<NONE> ALLOWABLE G.C.:30.0%

L-1.3

FIRE HYD

PB

NANTUCKET
TOWN CLERK

2020 FEB 19 PM 1:07

Nantucket Planning Board

SECOND DRIVEWAY ACCESS
SPECIAL PERMIT DECISION
Planning Board File #PLSP-2019-11-0014

Owner: Lega-Sea Nominee Trust
Applicant: Mark Burlingham, Trustee Lega-Sea Nominee Trust

15 Beach Street
Nantucket Tax Assessor's Map 73.1.3 Parcel 26
Sconset Residential – 1 (SR-1) Zoning District

Land Court Plan# 42832-A
Certificate# 22988
Nantucket County District of Land Court

January 28, 2020

Proposal:
The Nantucket Planning Board held a public hearing on December 9, 2019 and January 13, 2020 to consider the application of Lega-Sea Nominee Trust for a Second Driveway Access Special Permit with additional waivers sought for the driveway access being closer than (25) twenty-five feet from the curb line of an intersecting street and a maximum driveway width greater than (15) fifteen feet pursuant to Nantucket Zoning Bylaw Sections 139-20.1B(1); 139-20.1C; 139-30; 139-20.1B(2)(F); and139-20.1B(2)(B).

Basis of the Findings:
A public hearing was held on December 9, 2019 and January 13, 2020 at which time the Planning Board heard testimony from the applicant's representatives. The Planning Board based their decision on the following documents:

- An application to the Planning Board for Special Permit received by the Planning Board on November 12, 2019;
- Staff report dated December 6, 2019;
- Staff report dated January 10, 2020;
- A site plan entitled "Parking Exhibit Plot Plan" prepared by Nantucket Surveyors LLC., dated November 12, 2019;
- An email dated December 4, 2019 from Joseph Avary in opposition to the proposal;
- Four (4) emails dated December 9, 2019 from abutters in support of the proposal;
- A letter dated December 9, 2019 from the applicants, Terri and Mark Burlingham providing an explanation to their request;
- Representation and testimony received in connection with the public hearings held on December 9, 2019 and January 13, 2020; and,
- Other assorted documents that are on file with the Planning Board.

The Planning Board closed the public hearing on January 13, 2020.

Findings:
Based upon review of this application in accordance with Bylaw, the Planning Board finds that the Special Permit relief for a second driveway access requested by the Applicant is within the general purpose and intent of the Zoning Bylaw. The Planning Board further found that the additional waivers for the second driveway to be constructed at a width greater than (15) fifteen feet and to be located closer than (25) twenty-five feet from the curb line of an intersecting street were also within the general purpose and intent of the Zoning Bylaw. Additionally, the Planning Board granted a waiver of the apron requirement, allowing crushed shell if so chosen by the Applicant and as to be determined by the (HDC) Historic District Commission, as this is consistent with the character of the neighborhood. The Board found because the site is located on a narrow street with minimal traffic volume, the second driveway is not contrary to sound traffic and safety considerations and would not have an adverse effect on the scenic and historic integrity of the neighborhood, as several neighboring properties have been granted similar relief.

Decision:
Based on the foregoing proposal, findings, and the above referenced documents, the Nantucket Planning Board **4-1** voted in favor to **APPROVE** this application for Special Permit with the following condition:

- That bollard protection be placed surrounding the exterior propane tanks located adjacent to the second driveway access as specified by the Fire Department pursuant to Fire Code 60.2.1.9.

SIGNATURE PAGE TO FOLLOW

Record of Vote:
The Nantucket Planning Board at its January 13, 2020 meeting voted 4-1 to **APPROVE** this proposed Second Driveway Special Permit and to **ENDORSE** this decision.

John Trudel, III APPROVE

Nathaniel Lowell APPROVE

Frederick McClure DENIED

Judith Wegner APPROVE

David Iverson APPROVE

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS

February 10, 2020

On the 10th day of February, 2020, before me, the undersigned notary public, personally appeared Nathaniel Lowell, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

Notary Public:

May 8, 2020
My Commission Expires:

MEGAN TRUDEL
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
May 08, 2020

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Mark Burlingham

AS AGENT FOR

STREET ADDRESS 15 Beach St.

MAP/PARCEL 73.1.3/26

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

6/7/20

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

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

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

Mark Burlingham 6/7/20

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587
THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

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

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

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

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

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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

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

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

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

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

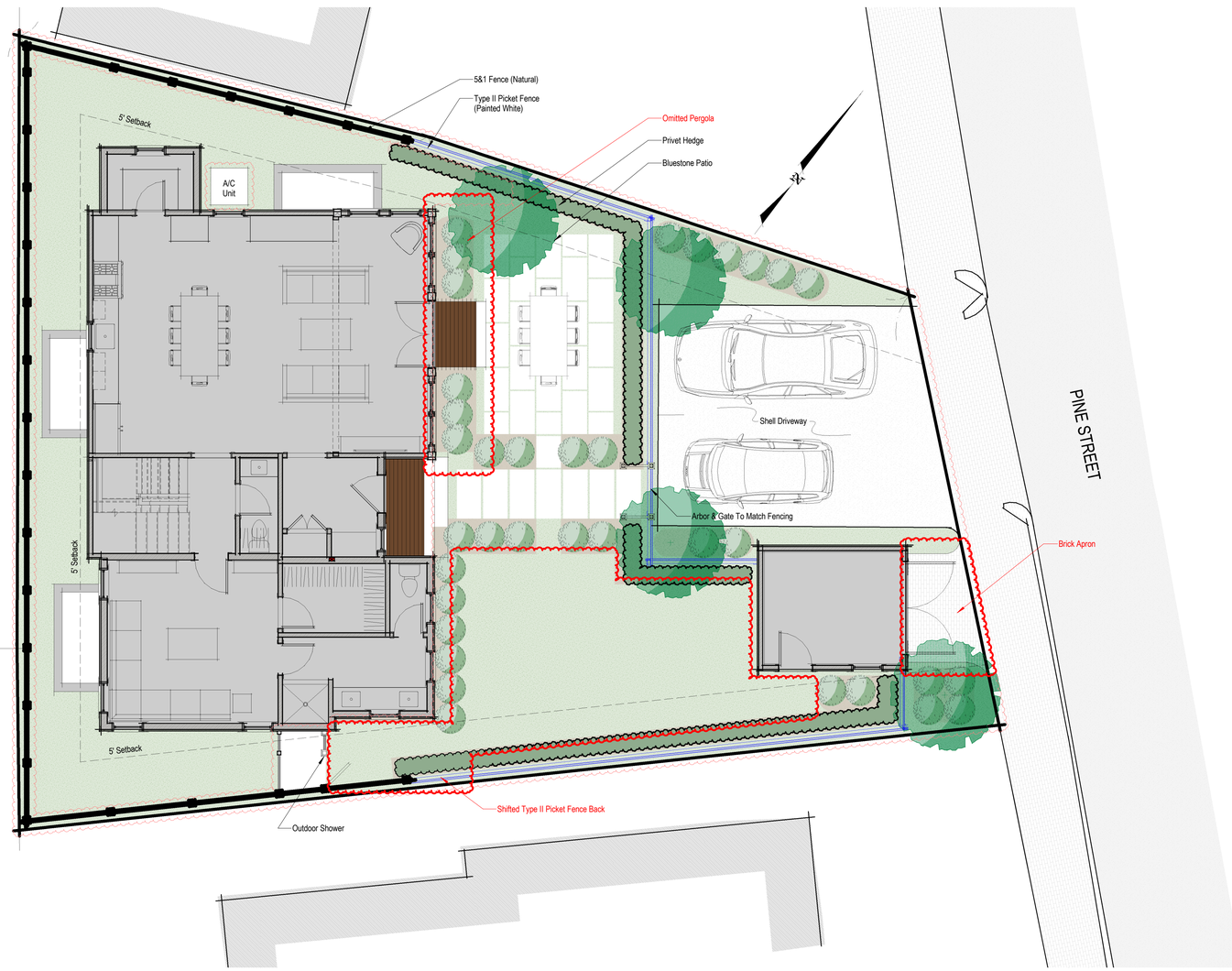
Ash Residence

23 Pine Street
Nantucket, MA 02554

06.10.20

Locus Map.

HDC Submission

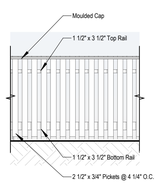


Site Plan .
3/16" = 1'-0"

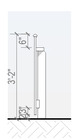
5&1 Fence

Type II Picket Fence

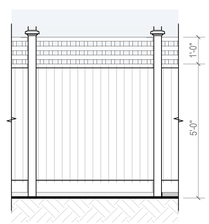
Fence Legend



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



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



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

1944

Ash Residence

23 Pine Street
Nantucket, MA 02554

emeritus

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

Landscape Plan

Site Information

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

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

Revisions

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

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

L.1.1

1944

21. Diane Ash **06-1070**	23 Pine Street	Rev. 05-0940: matl & clr chg	42.3.2-113	Emeritus

Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch
Alternates	None
Recused	Pohl
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (8:16)	**MacEachern** – Presented project; the colors are based upon the Hilfiger house on Lincoln Circle. **Flynn** – Read Ms. Backus' comments: Circa 1957; non-contributing; Seabrook for shutters and door not appropriate. **Camp** – Seabrook is inappropriate for Pine Street; it could be greyed down. Okay with other changes. **Oliver** – Seabrook is not Pine Street. **McLaughlin** – The contrast between blue and brown is too much; Seabrook blue is not appropriate. The double doors are forward of the right front door, which should be a standard 6-panel door. **Welch** – Agrees with respect to comments about the color. The shutters are appropriate.
Motion	**Motion to Hold for revisions. (McLaughlin)**
Roll-call Vote	Carried 5-0//Camp, Oliver, Welch, McLaughlin, and Coombs-aye Certificate #

VII. OLD BUSINESS

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

Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch
Alternates	None
Recused	Pohl
Documentation	Landscape design plans, site plan, photos, and advisory comments.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (8:28)	Motion to move up on the agenda. (Welch) Carried 5-0//Oliver, Camp, McLaughlin, Welch, and Coombs-aye **MacEachern** – Reviewed the project and changes made per previous concerns. **Oliver** – Her comment was "less is more and there are no other pergolas on Pine Street"; the pergola too shallow and doesn't offer anything. The patio area should be significantly reduced. **Camp** – She wants more softening than was done; this is right on the street and needs to be screened from the public space. Agrees with Ms. Camp about the pergola. There are other plants beside privet that could be used; it should reflect the street more, which has trees. **McLaughlin** – The pergola looks awful hanging off the front of the building. **Welch** – Doesn't disagree with retaining a transition from public to private space; however, this area of Pine Street between High and Twin Streets is all parking with trees; a tree in front would help. If the hardscaping isn't visible, it's our purview.
Motion	**Motion to Hold for revisions. (Oliver)**
Roll-call Vote	Carried 5-0//McLaughlin, Welch, Oliver, Camp, and Coombs-aye Certificate #

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

Voting	Coombs (acting chair), Oliver, Welch
Alternates	None
Recused	Pohl
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.
Representing	Lisa Botticelli, Botticelli & Pohl
Public	None
Concerns (8:35)	**Botticelli** – Reviewed changes made per previous concerns. **Oliver** – She looked up different garages and compared this with the existing, this is an improvement. **Welch** – Agrees with Ms. Oliver. The roof form is more appropriate.
Motion	**Motion to Approve as submitted. (Oliver)**
Roll-call Vote	Carried 3-0// Oliver, Welch, and Coombs-aye Certificate # **HDC2020-05-0945**

PROPOSED

23 Pine Street - Hardscaping: 42.3.2 / 113

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

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

This checklist MUST be submitted with your application.

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

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

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

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

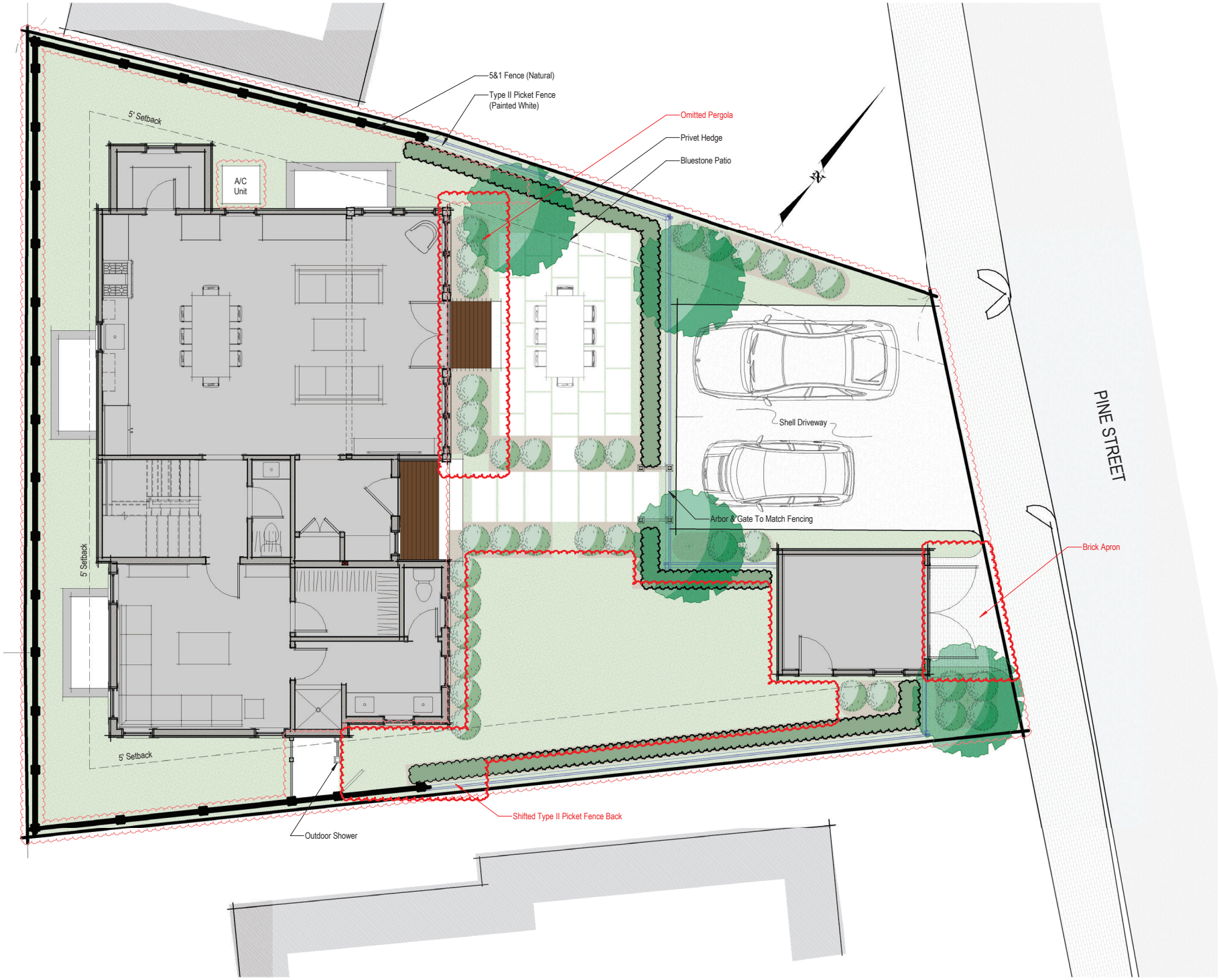
Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 06.10.20

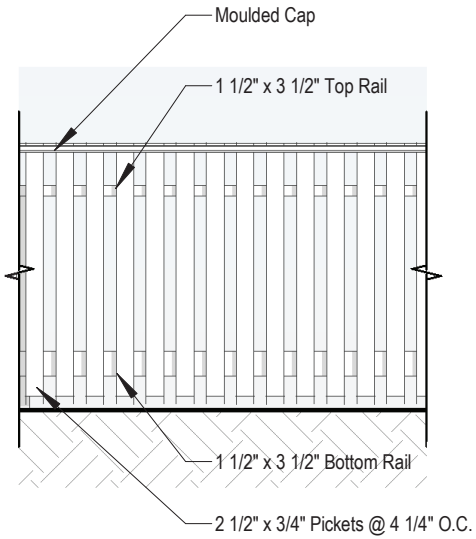
PLEASANT ST
PINE ST
CHARTER ST
FAIR ST
HILLERS LN
DARLING ST
HIGH ST
STARBUCK CT
PUMP LN
TATTLE CT
FARMER ST
MILL ST
N MILL ST
S MILL ST
CANDLE HOUSE LN
LYON ST
ANGOLA ST
JEFFERSON LN

Locus Map.



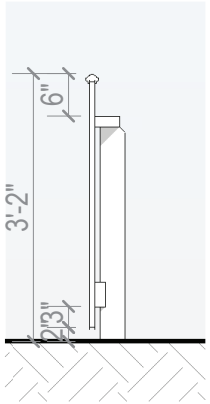
Site Plan .

3/16" = 1'-0"



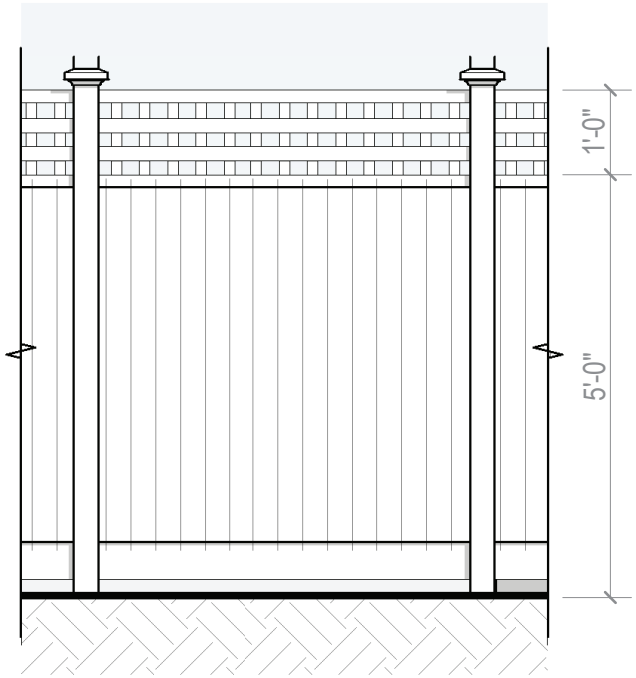
Front Elevation

3/8" = 1'-0"



Section @ Fence

3/8" = 1'-0"



5&1 Fence

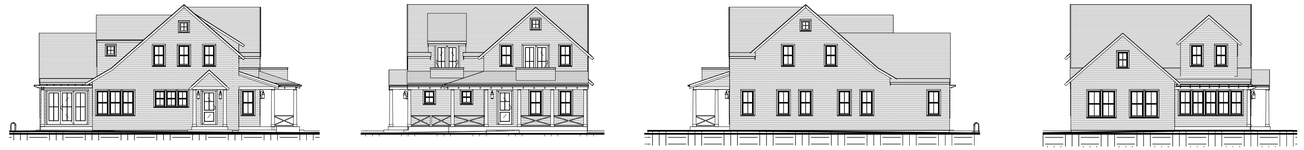
3/8" = 1'-0"

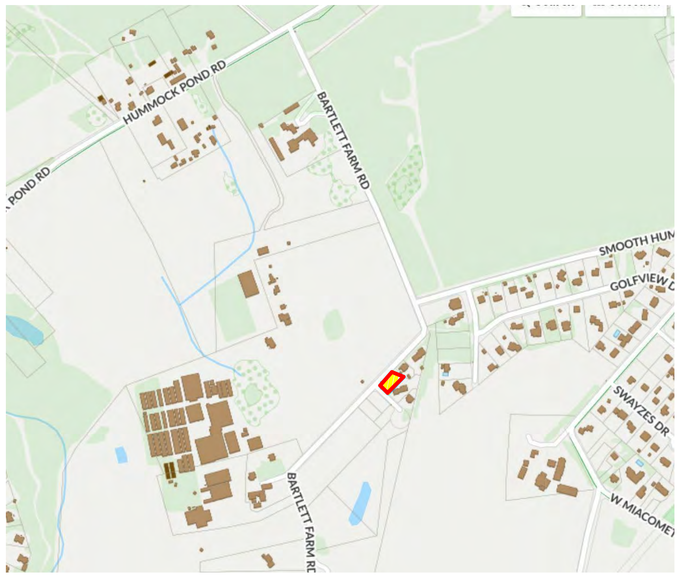
TLJ Properties Residence

24 Bartlett Farm Rd
Nantucket, MA 02554

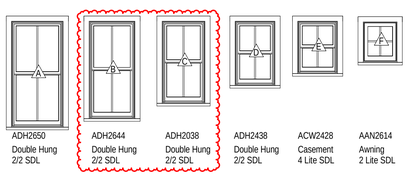
06.03.20

HDC SUBMISSION





Locus Map

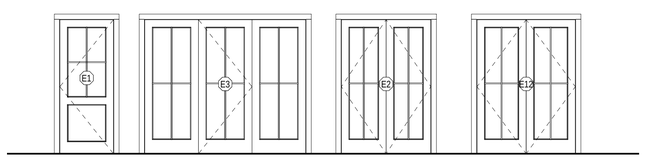


Window Legend

1/4" = 1'-0"

WINDOW SCHEDULE

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

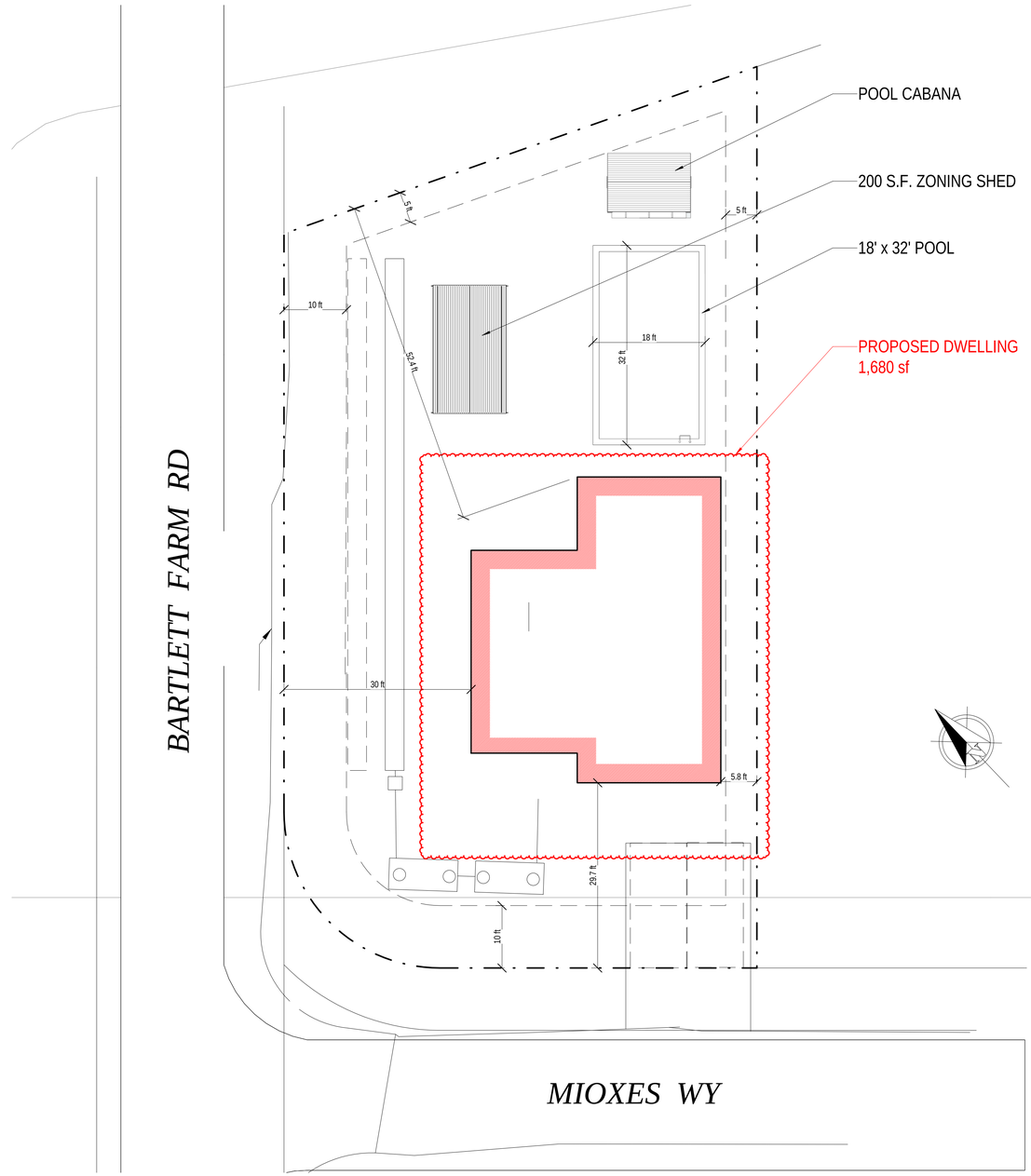


Door Legend

1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE

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



Site Plan HDC

3/32" = 1'-0"

2002

TLJ Properties Residence
24 Bartlett Farm Rd
Nantucket, MA 02554

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

COVER SHEET

Site Information

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

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

SHEET INDEX

G.101 COVER SHEET
A.101 FLOOR PLANS
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

Revision 1 Date 1

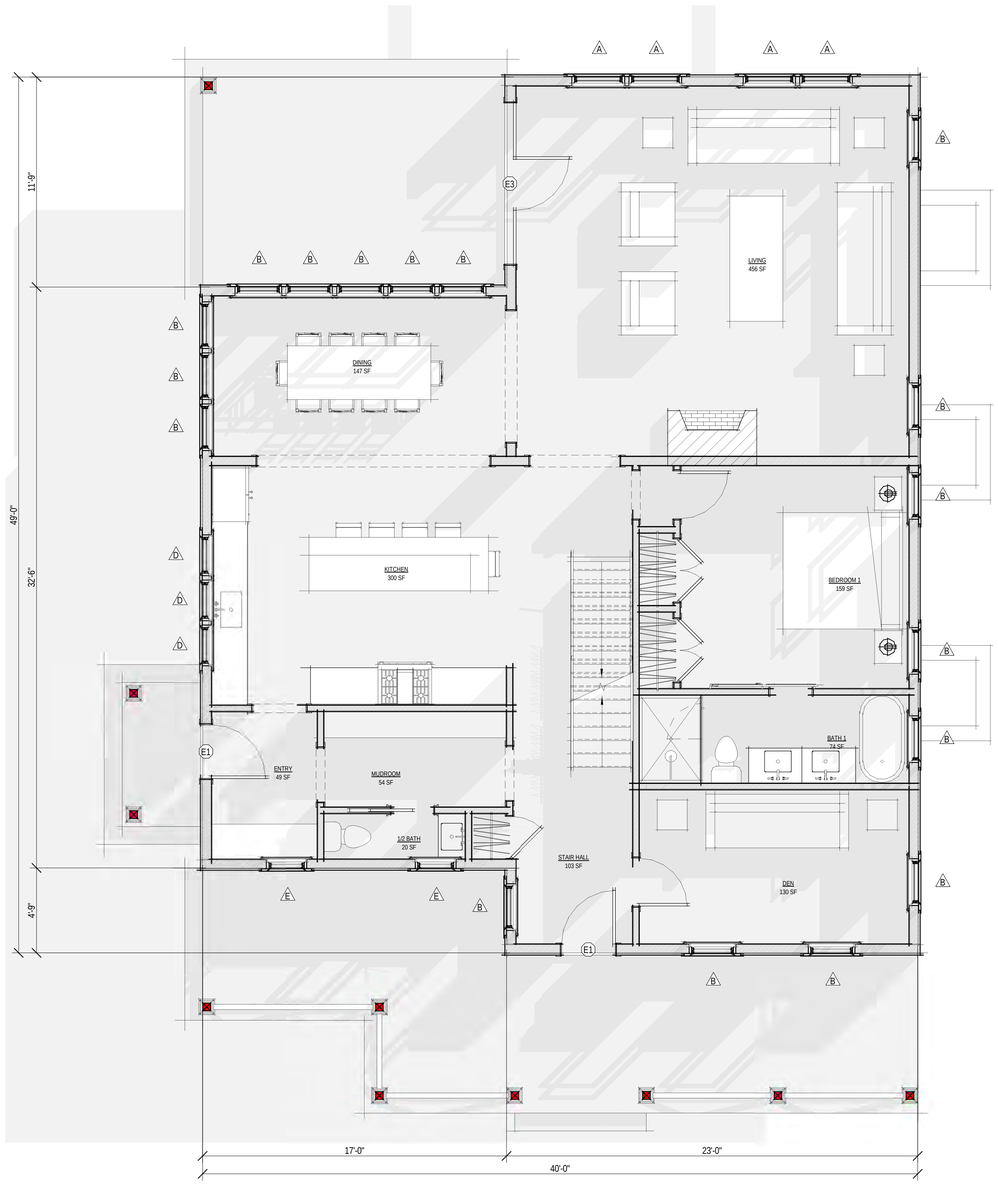
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION FROM EMERITUS DEVELOPMENT LTD. THESE DRAWINGS ARE INTENDED FOR PERMITTING PURPOSES NECESSARY TO OBTAIN A BUILDING PERMIT. FINAL CONSTRUCTION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

G.101

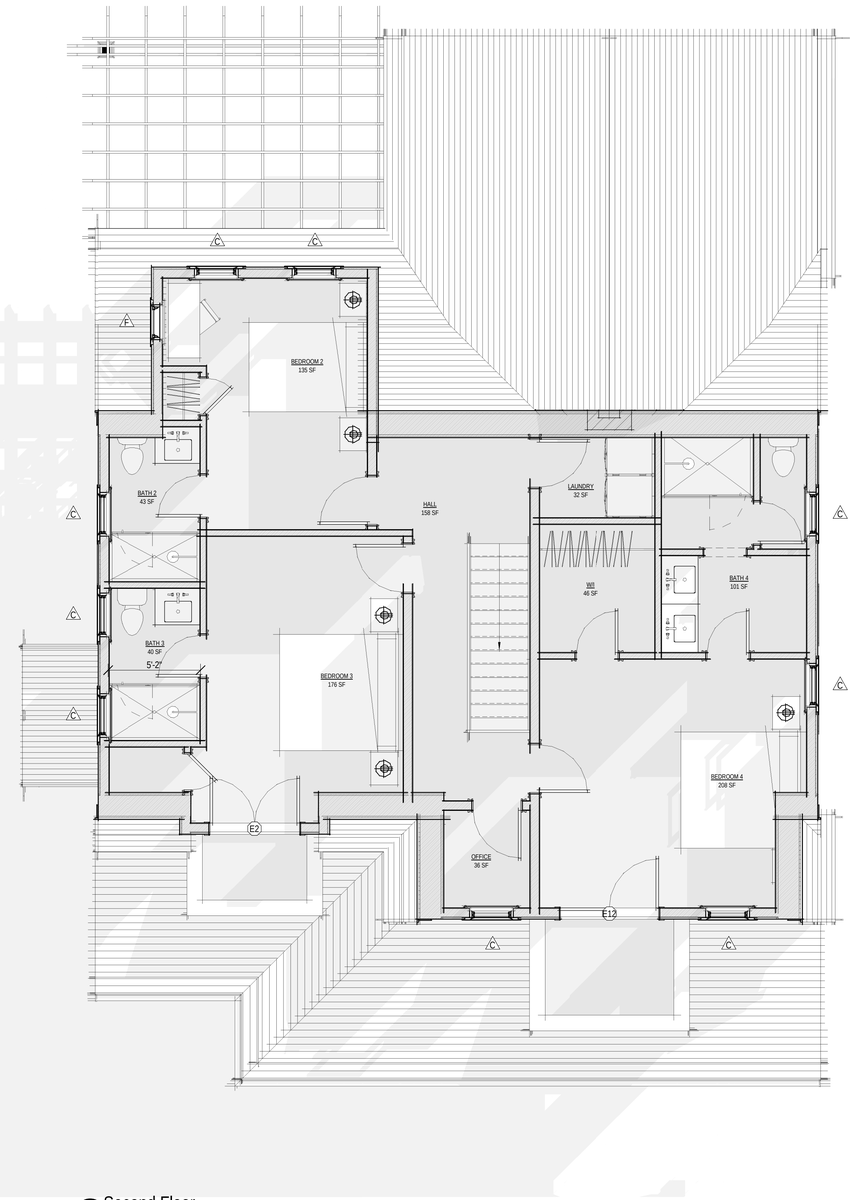
2002

06.03.20

HDC SUBMISSION



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



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

2002

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FLOOR PLANS

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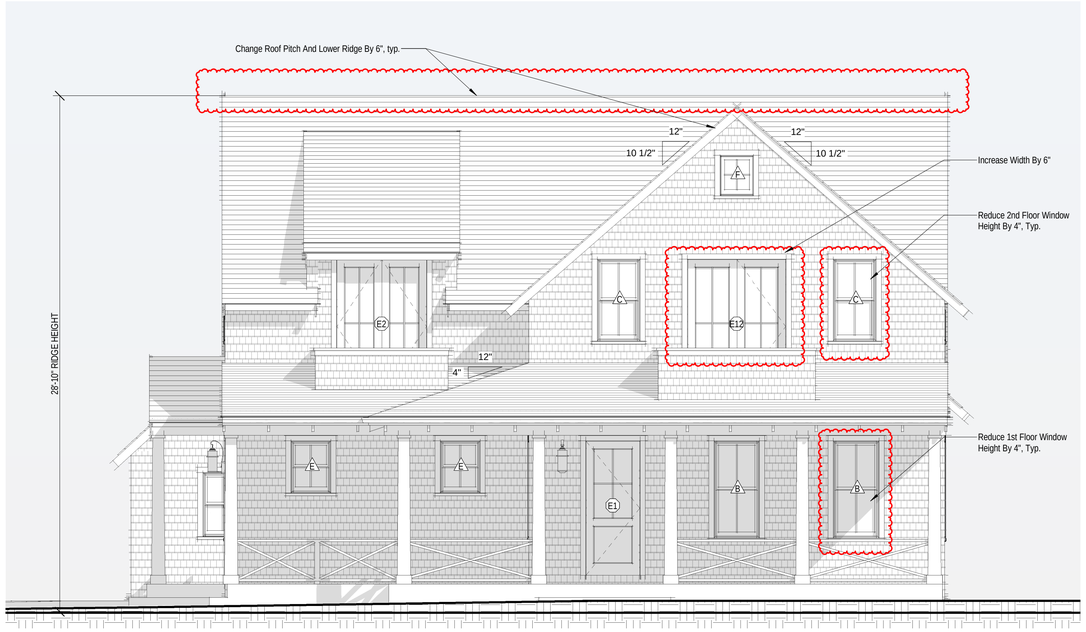
A.101
2002

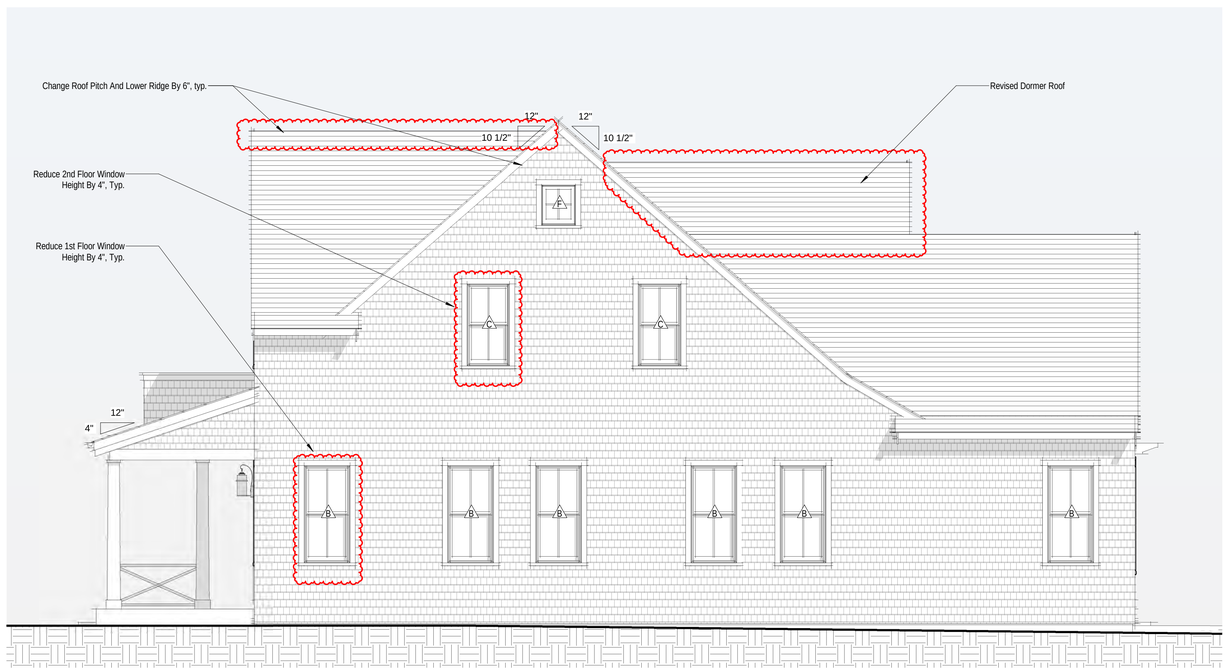
06.03.20

HDC SUBMISSION



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

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



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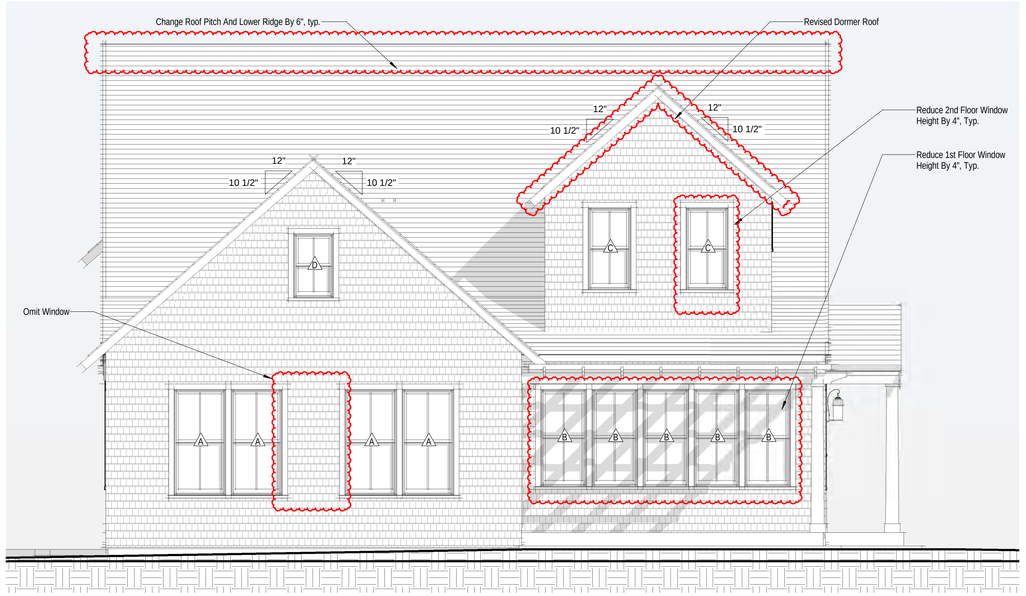
A.201

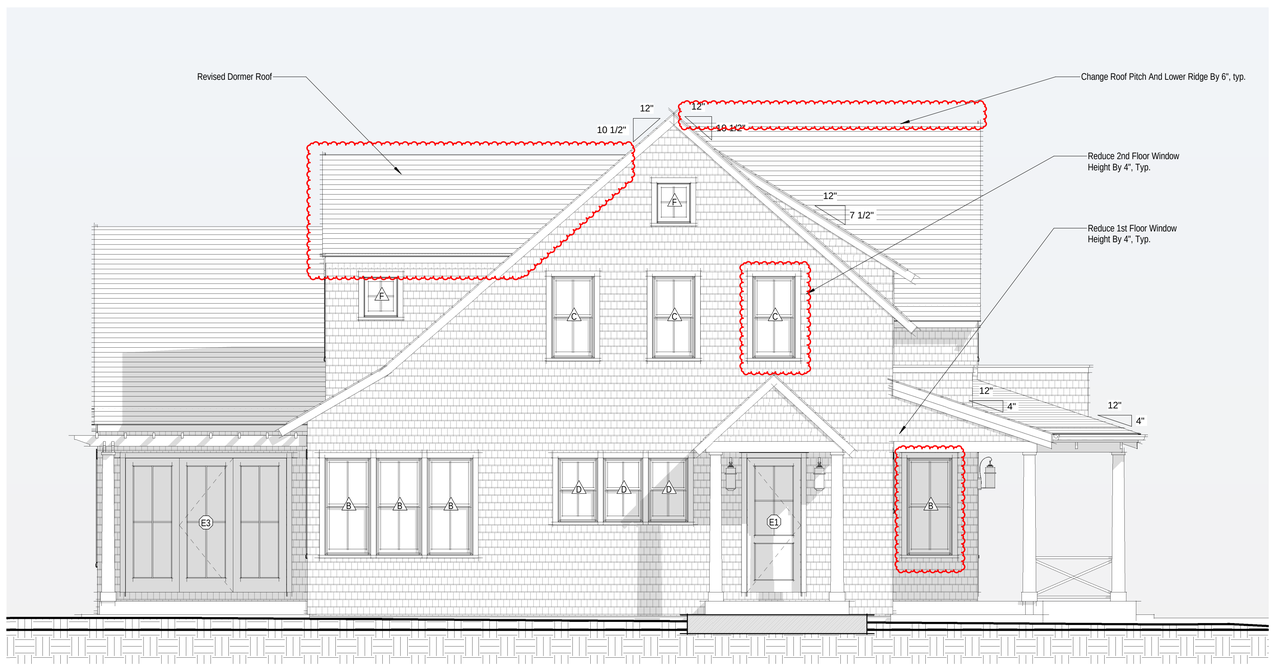
2002

06.03.20

HDC SUBMISSION



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



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

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

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

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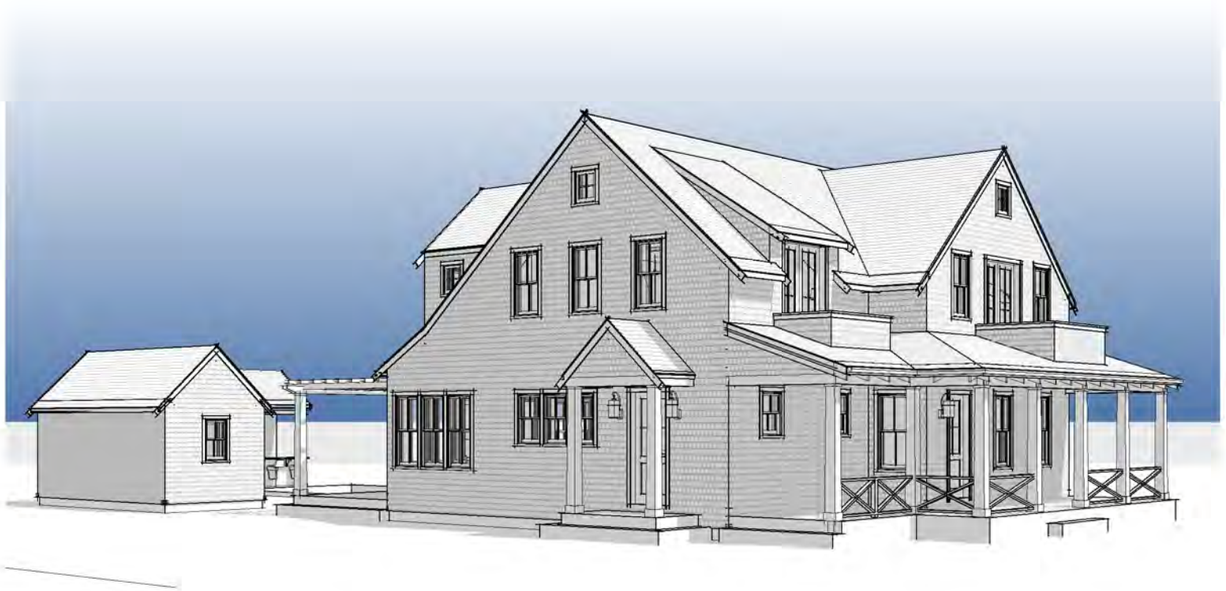
A.202

2002



emeritus

24 BARTLETT FARM RD PERSPECTIVE VIEWS

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

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

VII. NEW BUSINESS

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

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

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

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

PROPOSED

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

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

This checklist MUST be submitted with your application.

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

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

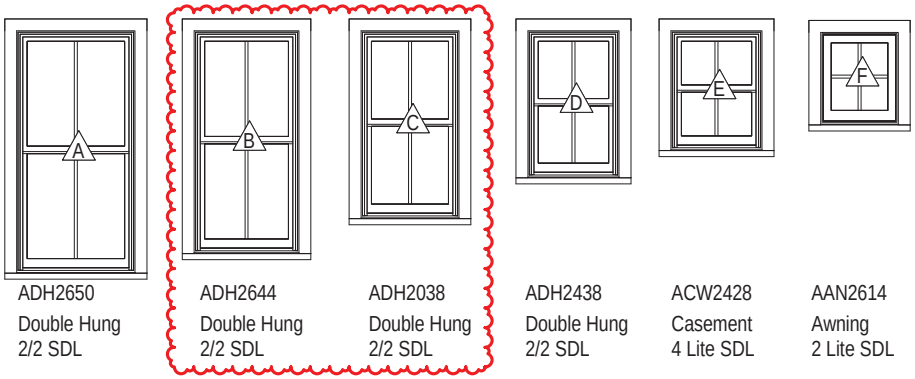
X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2020-05-1032
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: XX.XX.XX



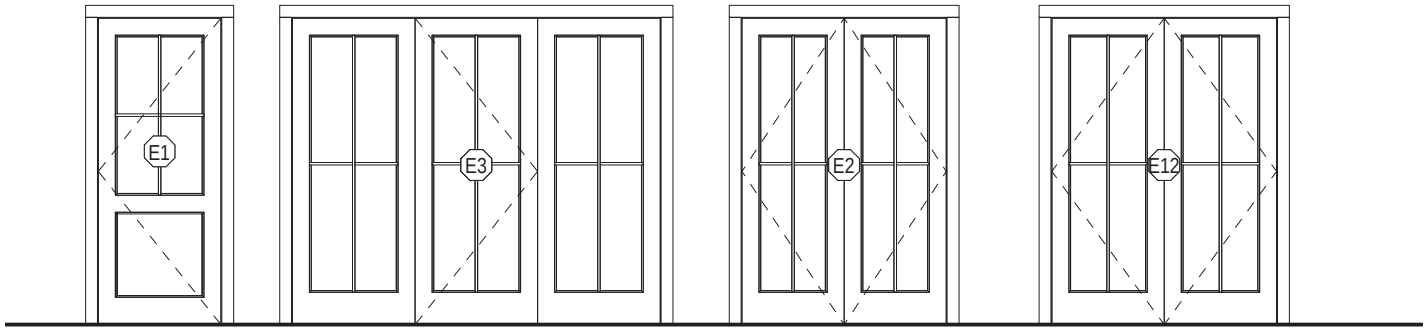
ADH2650	ADH2644	ADH2038	ADH2438	ACW2428	AAN2614
Double Hung	Double Hung	Double Hung	Double Hung	Casement	Awning
2/2 SDL	2/2 SDL	2/2 SDL	2/2 SDL	4 Lite SDL	2 Lite SDL

Window Legend

1/4" = 1'-0"

WINDOW SCHEDULE

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



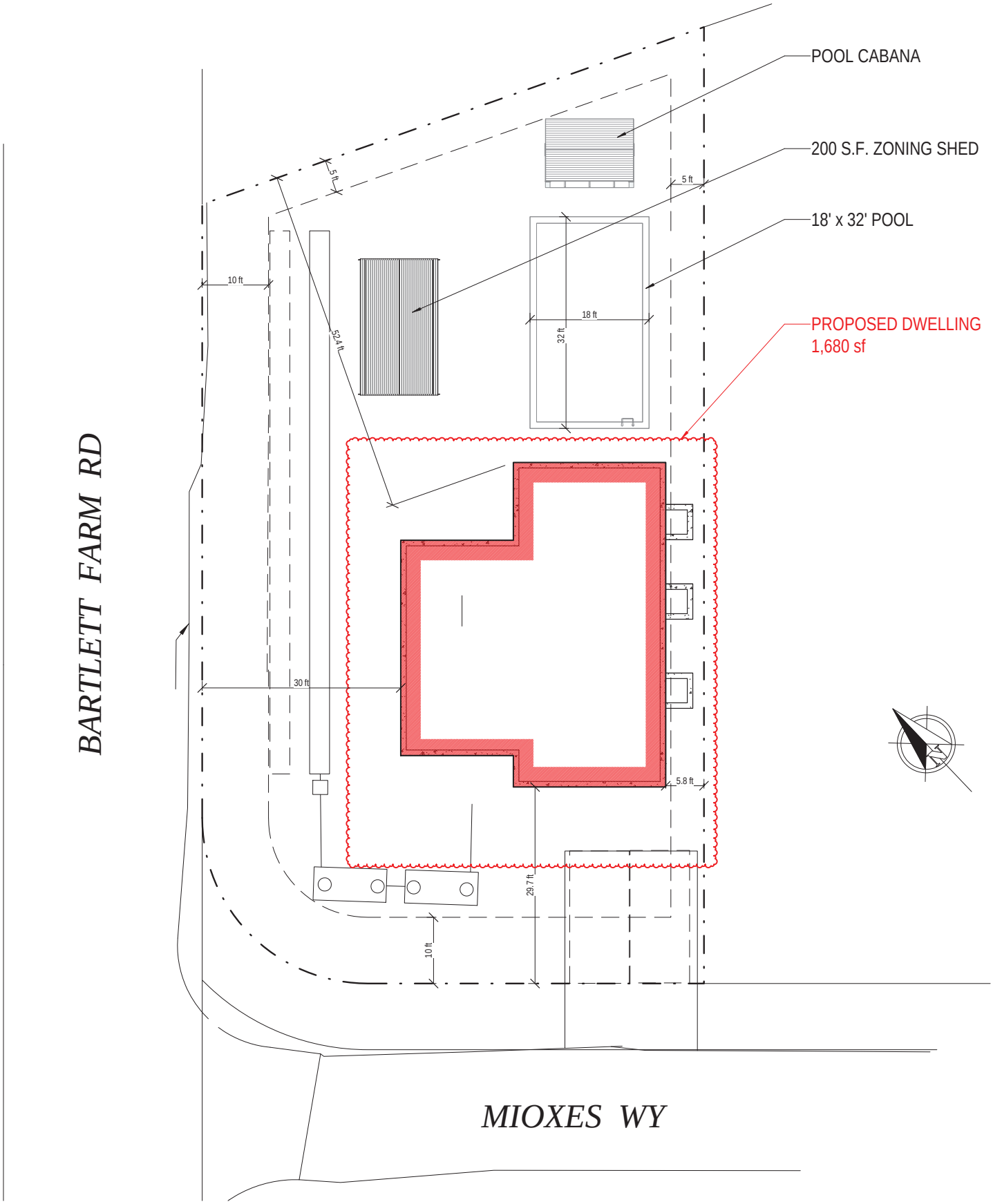
1 Panel Door w/ 4 Lite SDL	Triple French Door	Double French Door	Double French Door
	4 Lite SDL	4 Lite SDL	4 Lite SDL

Door Legend

1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE

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



Site Plan HDC

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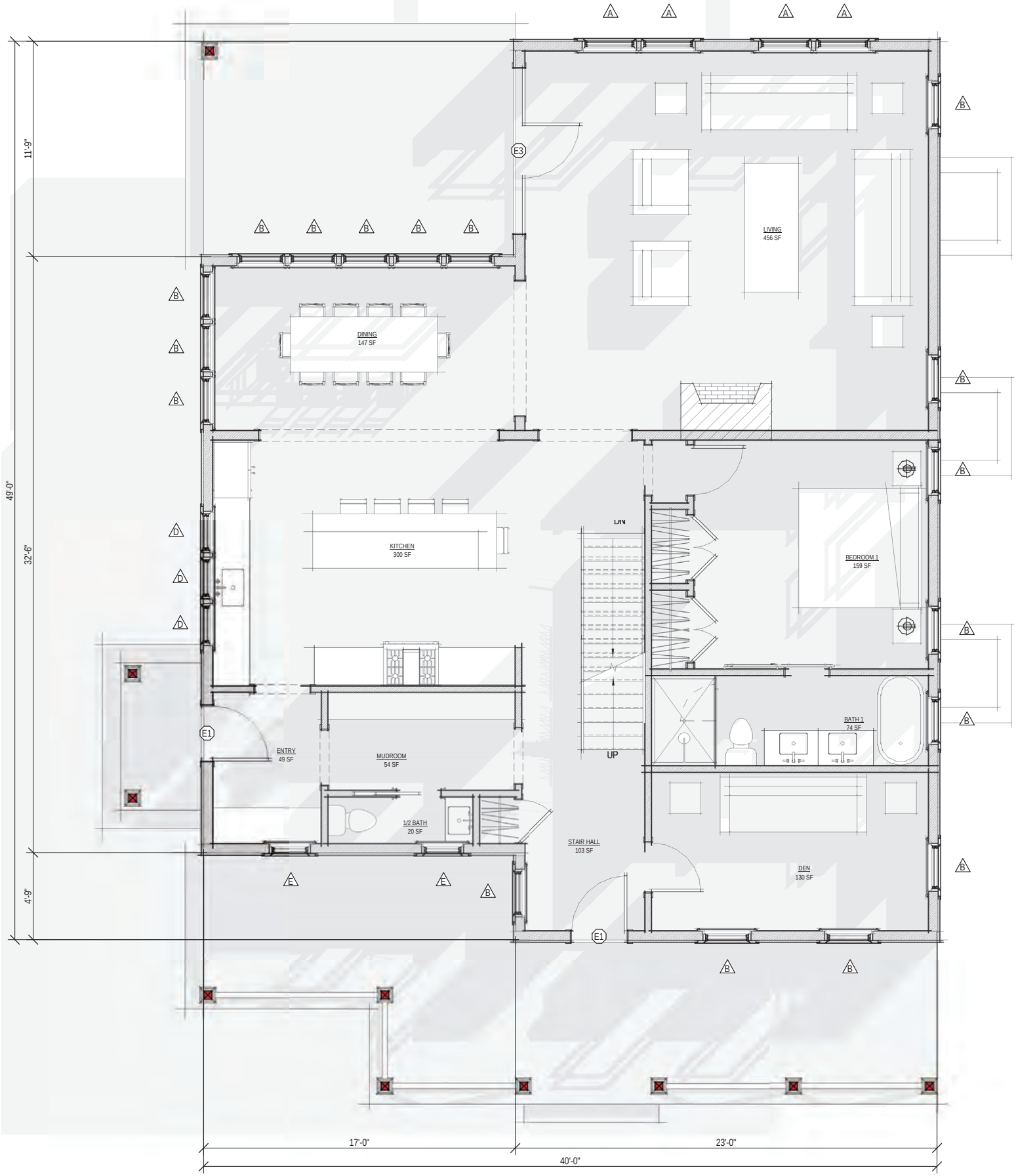
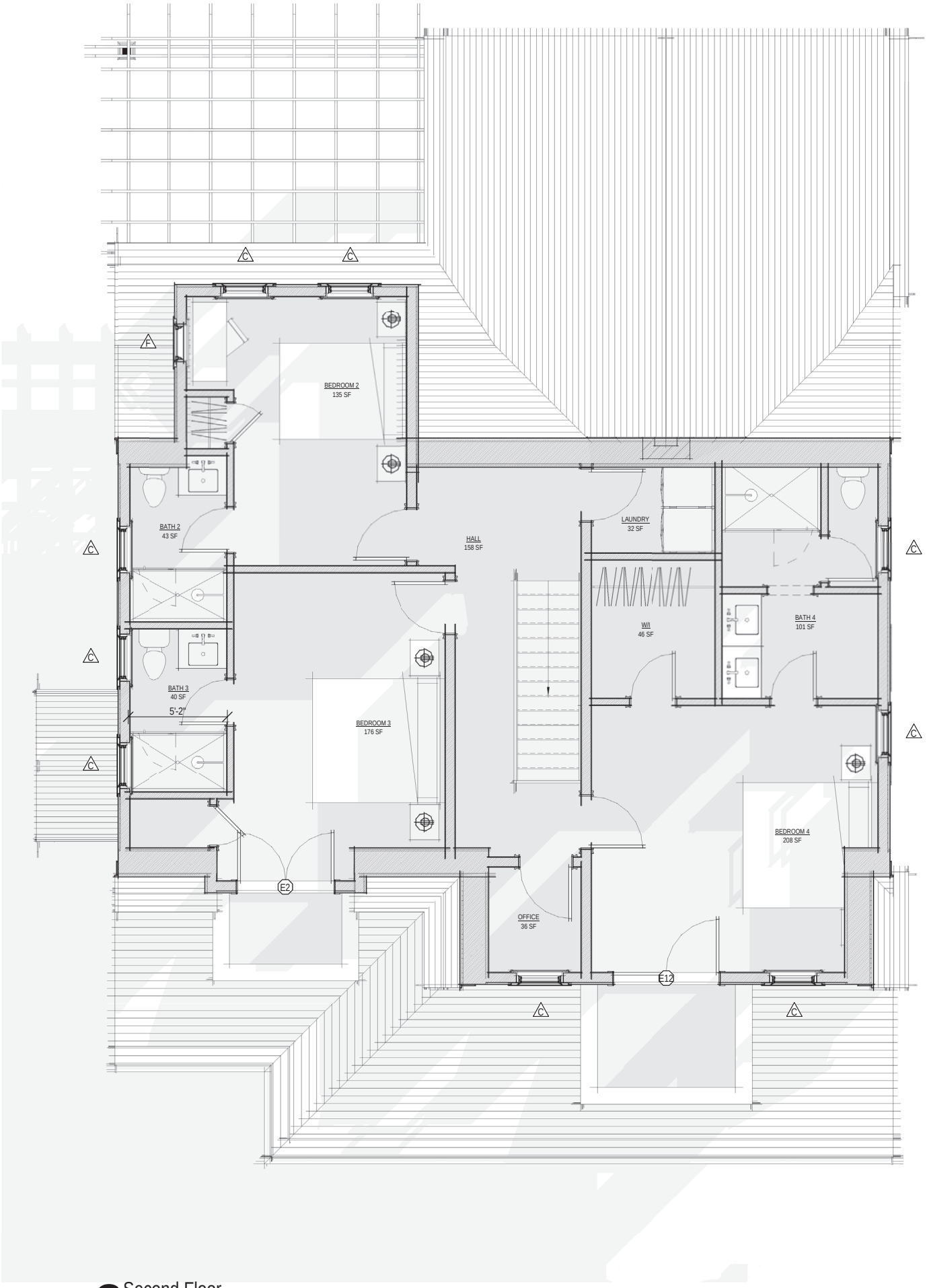


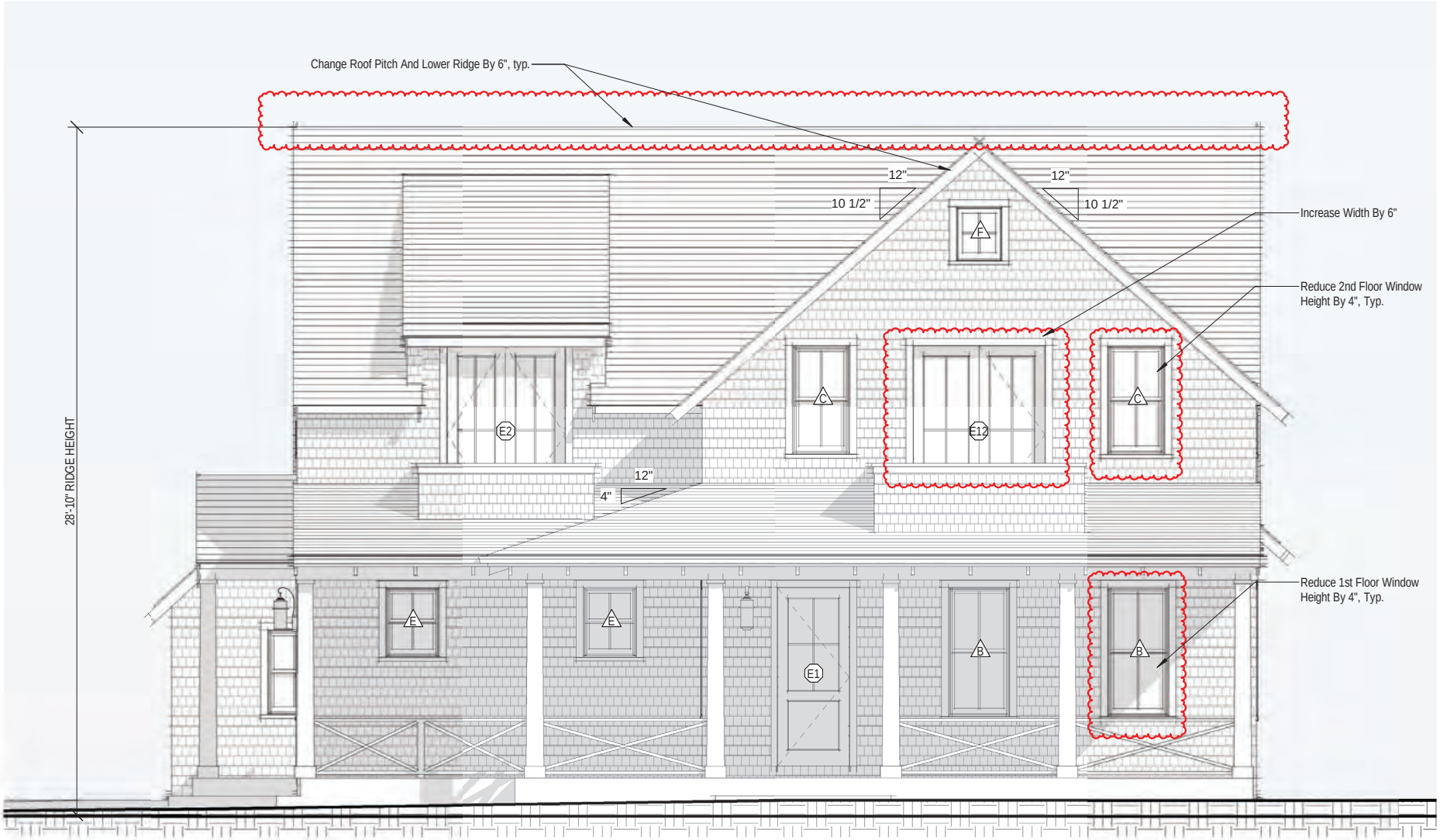
1 MH Floor Plans

1/4" = 1'-0"



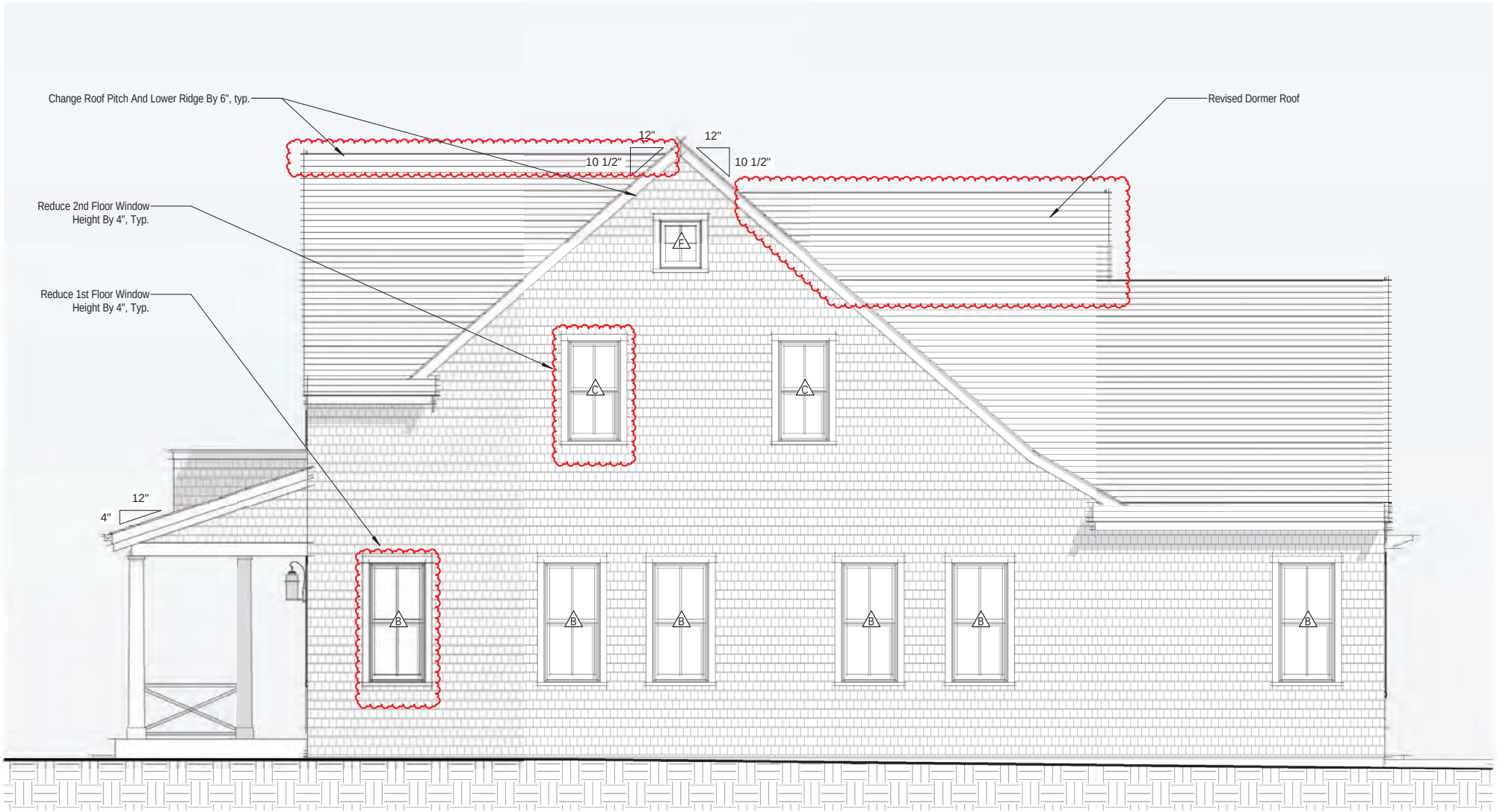
2 Second Floor

1/4" = 1'-0"



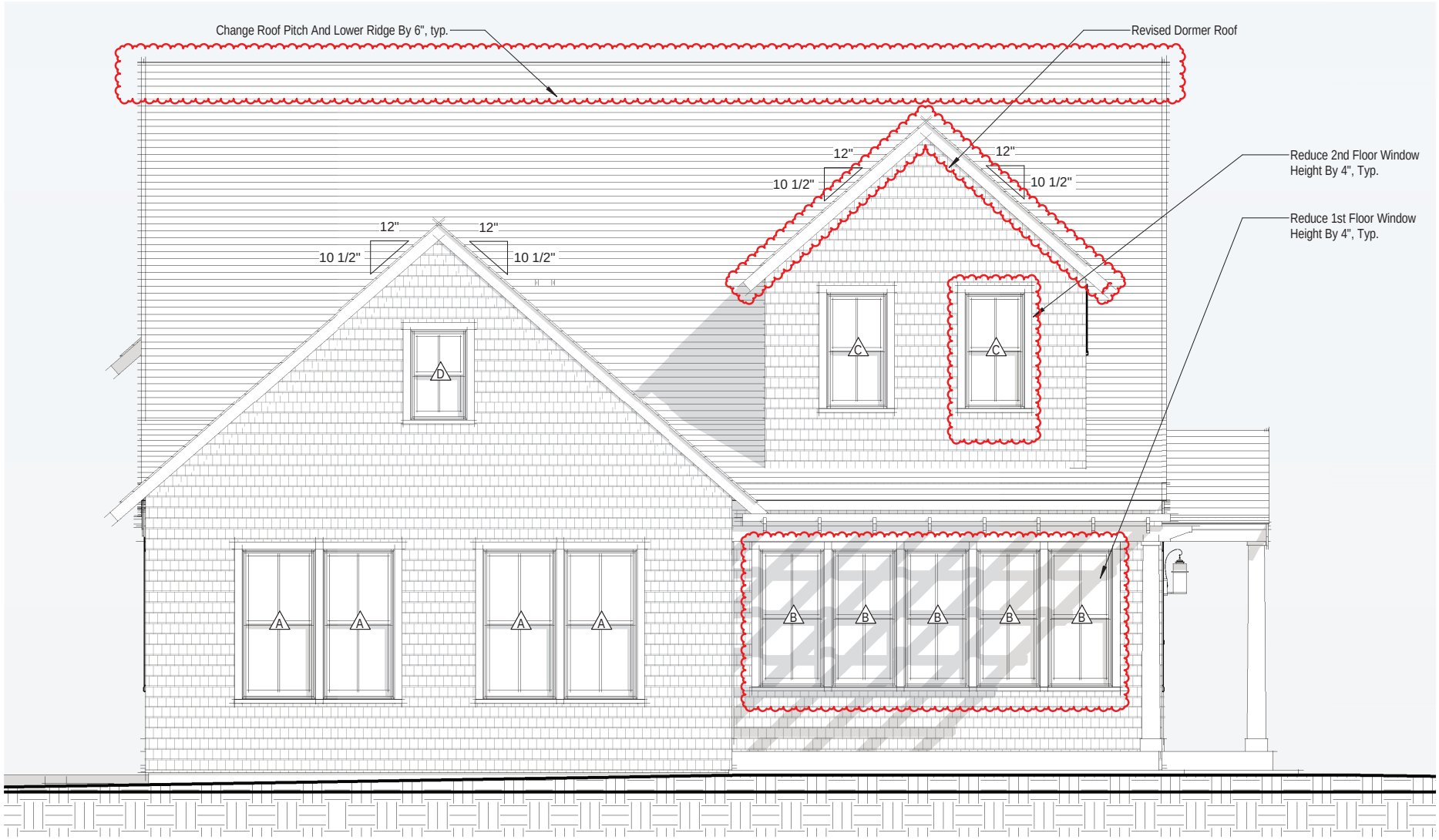
1 South Elevation

1/4" = 1'-0"



2 East Elevation

1/4" = 1'-0"



1 North Elevation

1/4" = 1'-0"

2 West Elevation

1/4" = 1'-0"

Guest House

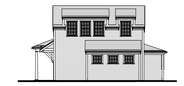
24 West Chester Str
Nantucket, MA 02554

06. 11 .20

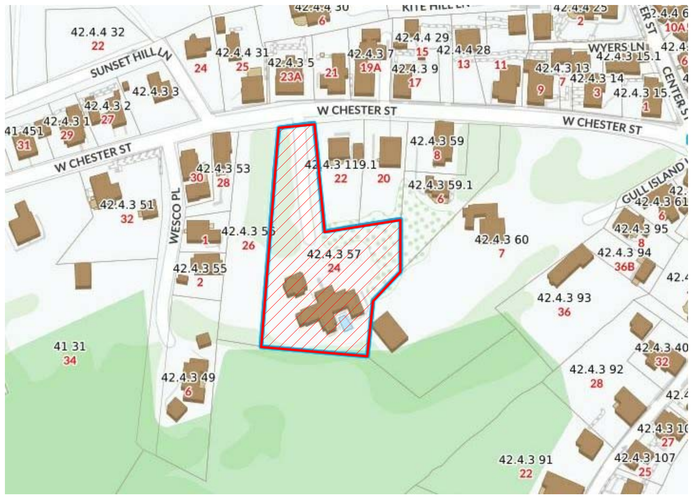
East

South

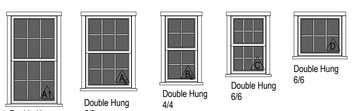
West



North



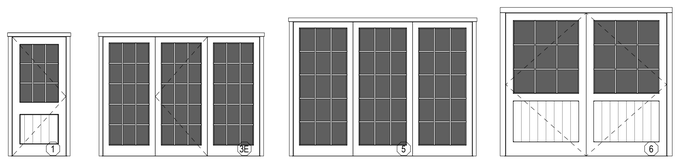
1 Locus Map
12" = 1'-0"



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

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

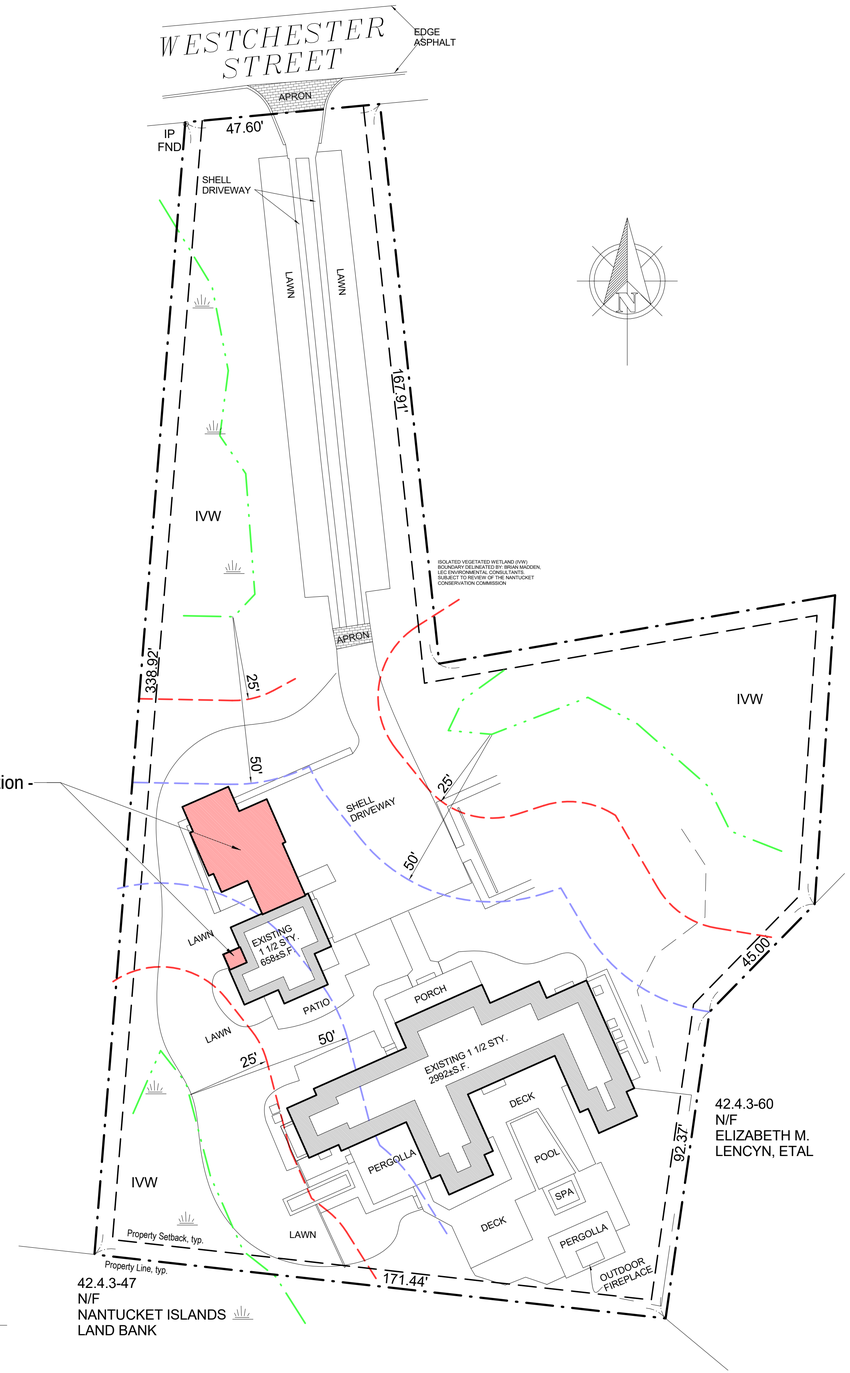
WINDOW SCHEDULE				
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
A	16	2'-9 1/4"	4'-1 1/2"	≥ 30
A1	2	2'-9 1/4"	5'-0"	≥ 30
C	3	2'-2"	3'-4"	≥ 30
D	3	2'-8"	2'-4"	≥ 30



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

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

HDC Submission Only



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

2002

Guest House

24 West Chester Str
Nantucket, MA 02554

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

Cover Sheet

Site Information

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

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

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A.2.2 Exterior Elevations
S.0.1 Foundation & Roof Plan
S.0.2 Building Sections

Revisions

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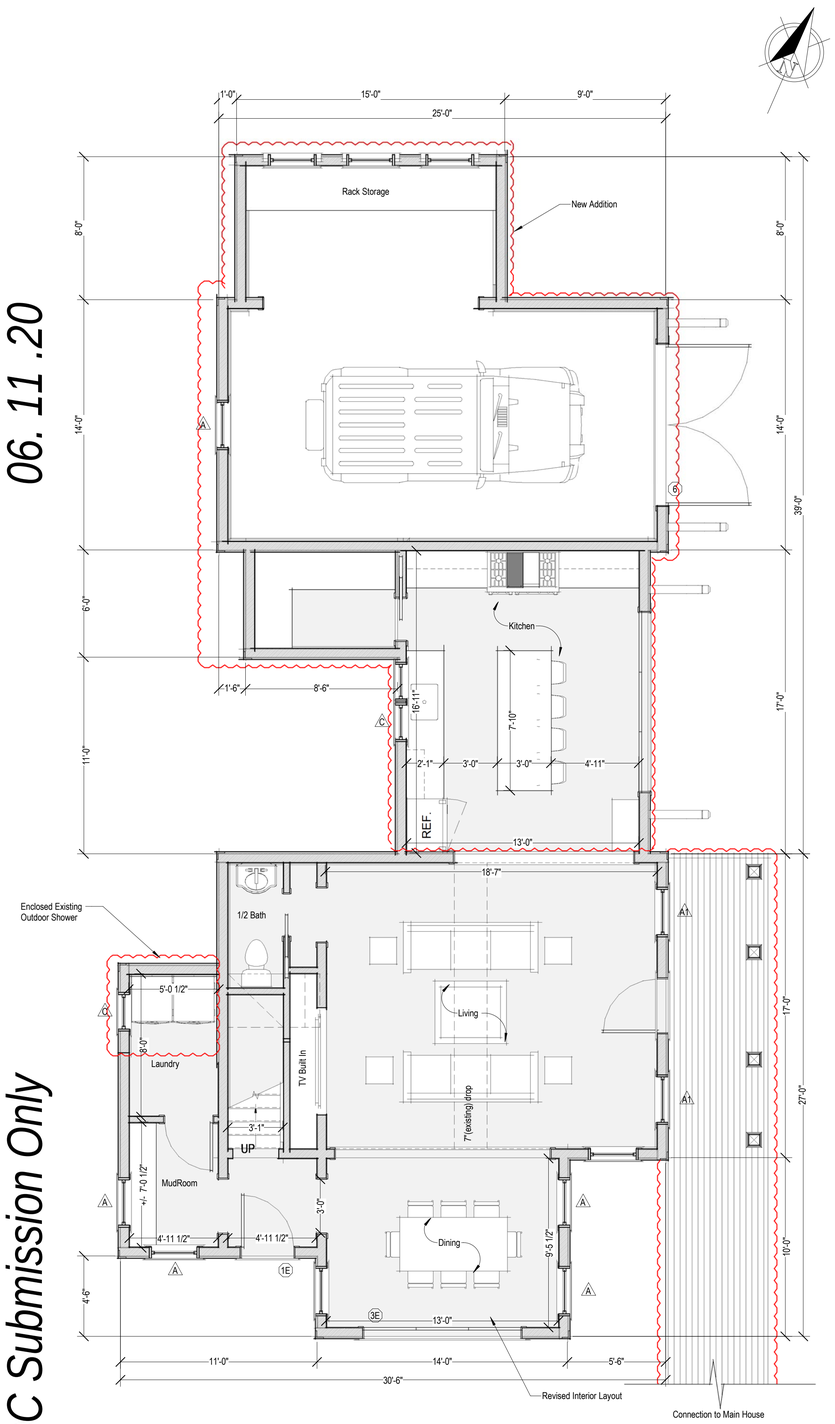
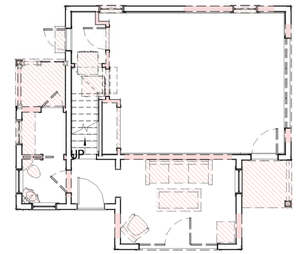
G.1.1
2002

06. 11 .20

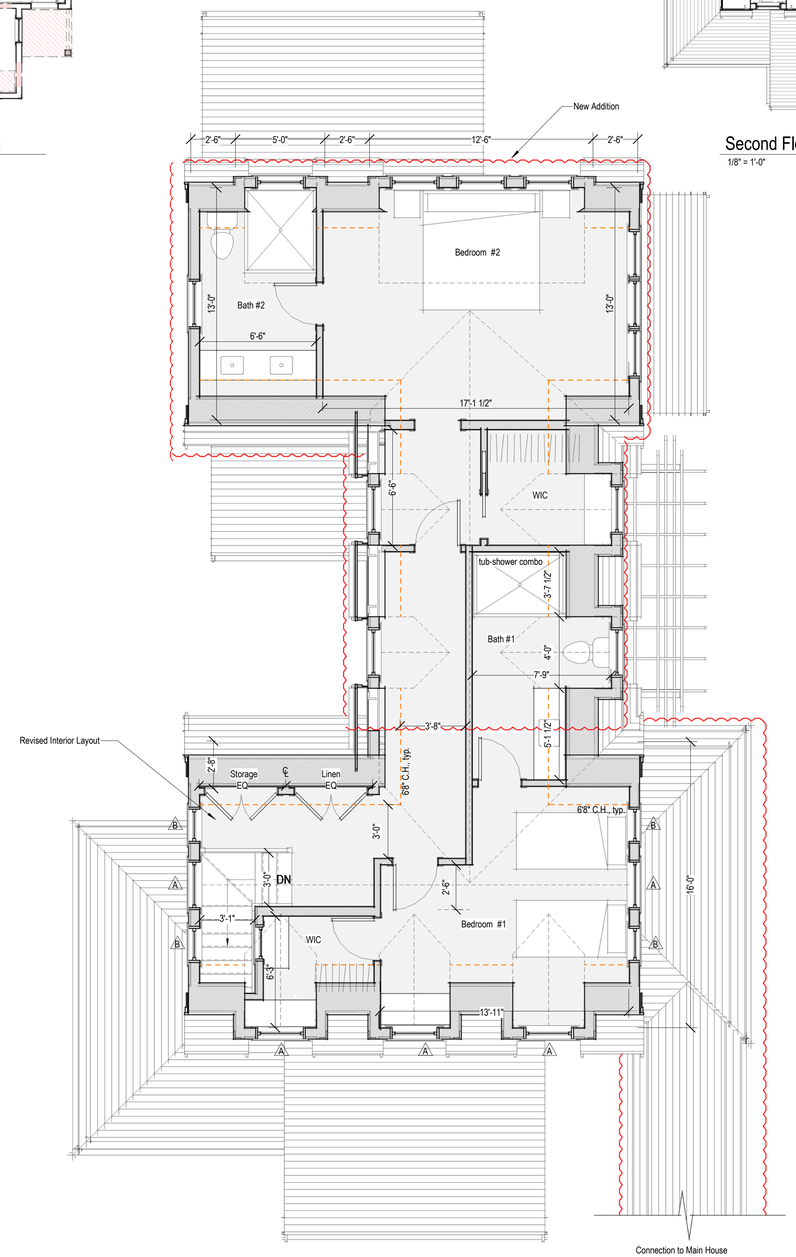
HDC Submission Only



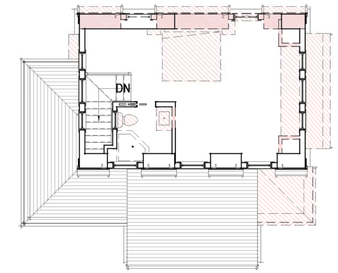
1 First Floor
1/4" = 1'-0"



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



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



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

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Floor Plans

Site Information

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Current Zoning:	ROH
Minimum Frontage:	50 ft
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Lot Size:	48,557 sq.ft.
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Allowable G.C.:	40%
Existing G.C.:	+/- 658 sq.ft.
Proposed G.C.:	_____ sq.ft.
Total Proposed G.C.:	_____ sq.ft.

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A.1.1

2002

06. 11 .20

HDC Submission Only

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

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

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

2 South Elevation / No Change
1/4" = 1'-0"

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

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

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Exterior Elevations

Site Information

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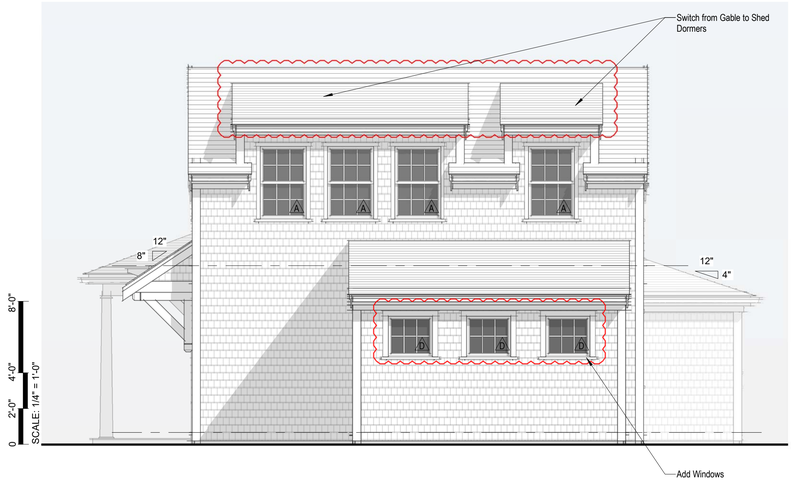
A.2.1

2002

06. 11 .20

HDC Submission Only



1 North Elevation
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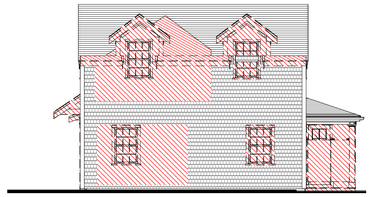
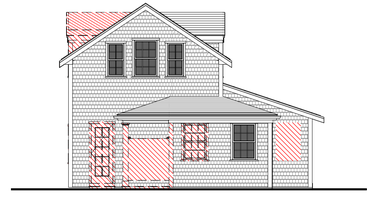


North Elevation - Existing & Demo
1/8" = 1'-0"

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

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

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



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

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Exterior Elevations

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A.2.2

2002

15.	33 Coffin LLC **06-1079**	33 Coffin Street	Hardscape: other than pool	73.4.1-26	CWA
16.	33 Coffin LLC **06-1080**	33 Coffin Street	Pool	73.4.1-26	CWA

Voting: Pohl, Coombs, McLaughlin, Oliver, Welch
Alternates: Camp stepped out.
Recused: None
Documentation: Landscape design plans, site plan, photos, and advisory comments.
Representing: Chip Webster, Chip Webster Associates
Public: None
Concerns (6:30): **Webster** – Presented project; the pergola is not part of this application.
Flynn – Read Ms. Backus comments: Landscape plan helpful; proposed gates should relate stylistically.
Oliver – It says the "timber" cedar gate at the driveway is shown as a curved gate, which is very atypical; it should match the maintenance gate. Would prefer this and the pool to be one application. The Google map shows heavy vegetation on the corner; if that remains, she has no concerns.
McLaughlin – The "V" on the maintenance gates is inappropriate.
Welch – Agrees with comments on the Type II picket gates. Everything we are not approving should be stricken from the drawing. Some of the plant materials on this plan are associated with the pool. The pool should be moved in half its current distance to the house; doesn't know if that will impact the proposed hedging. Looking along the bottom of the property and up right side, it is listed as with existing shrubbery; he finds it troubling that has not been continued along Burnell Street. Appendix II indicates the outer hedge to be Viburnum but not which type.
Coombs – Running the pool against Burnell Street is inappropriate; this is an important corner with nothing protecting the visibility but the hedges. Wants the pool to get closer to the house or to turn. This is a very rural location; believes at one point we asked for this to be less formal, but it has gotten more formal. The pool fence encloses the entire property rather than being tucked up to the pool.
Pohl – The tops of the maintenance gate pickets look rounded; the landscaper needs to look at the guidelines; this is a deviation from typical Nantucket picket gates. It's not clear what is and what is not part of this application. Noted that the land along the roads is Town land, not private. He is also concerned about the pool's proximity to Burnell and the vegetation that would be needed for screening and its being too formal for the area. He'd support an alternate location for the pool and less formal landscaping.
Discussion about combining these two into one application.
Motion: **Motion to Hold for revisions and combining these two applications into one with elements not being asked for to be removed from the plans. (Coombs)**
Roll-call Vote: Carried 5-0//Welch, Oliver, McLaughlin, Coombs, Pohl-aye Certificate #

17.	Paul Zevnik **06-1071**	24 West Chester Street	GH-addition	42.4.3-57	Emeritus

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 (7:11): **MacEachern** – Presented project; no indication this is an older structure.
Flynn – Read Ms. Backus' comments: garage non-contributing; east new garage gable pitch should match existing; windows should match.
Camp – This is 100-plus feet off the road; There are three gables with doghouse dormers that could be replicated. The north elevation could stand another window.
Welch – Agrees with what's been said.
McLaughlin – West- and east-elevation meeting rails on flush dormers should align.
Coombs – No concerns.
Pohl – The one elevation that is the least successful is the north, which faces the road. He's not keen on the gable dormer with three windows; there are literally no windows on the first floor.
Motion: **Motion to Hold for revisions. (Camp)**
Roll-call Vote: Carried 5-0//Welch, Coombs, McLaughlin, Camp, and Pohl-aye Certificate #

PROPOSED

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

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

This checklist MUST be submitted with your application.

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

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

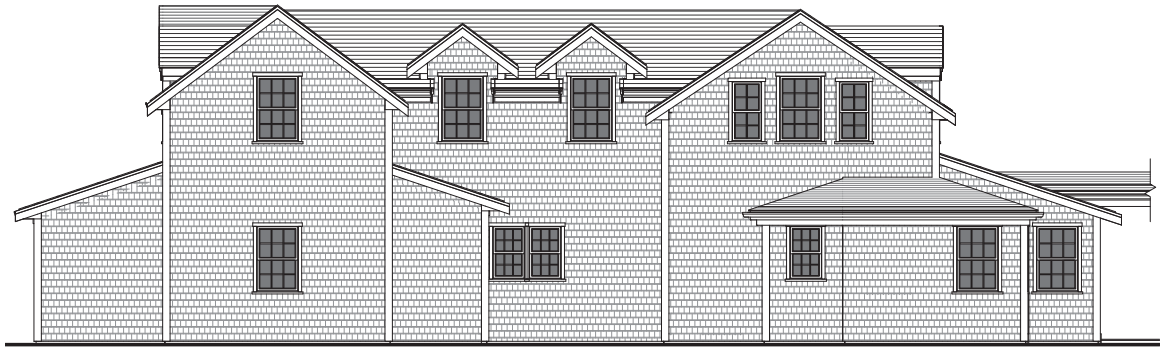
X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2020-06-1071
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

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

Affidavit Certifying Completeness of Application

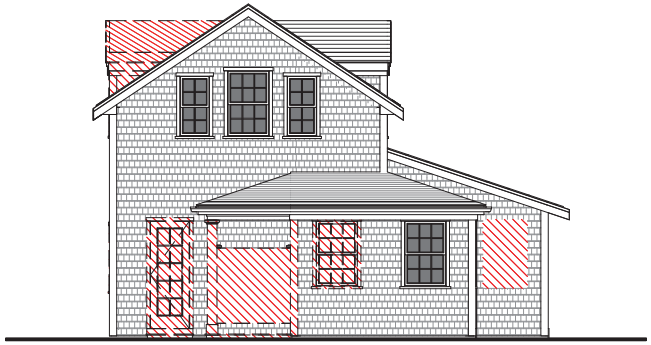
I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Anton Dimov Date: 06.10.20



Previous Proposed West Elevation

1/8" = 1'-0"

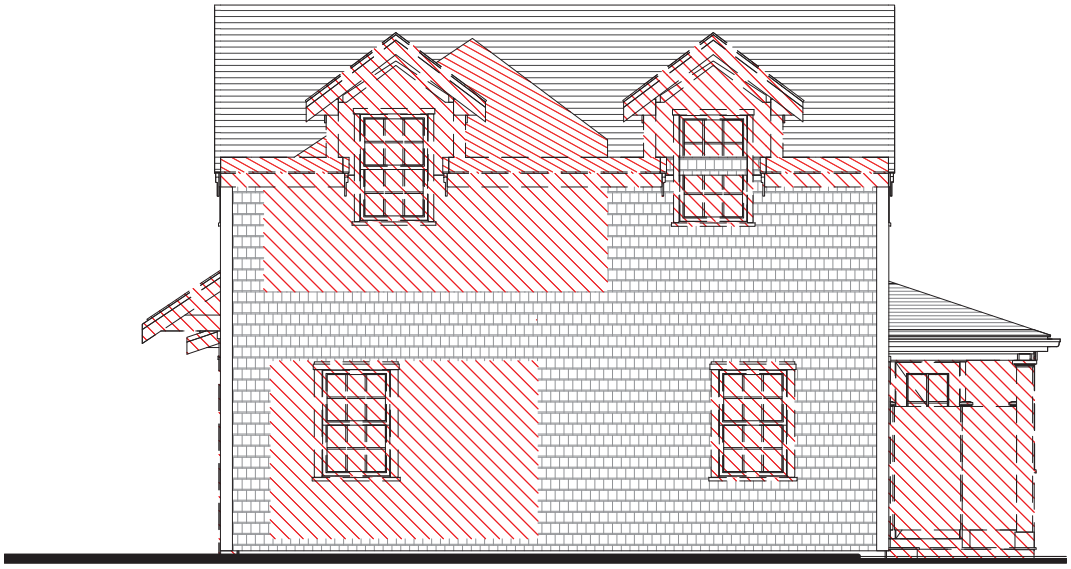


West Elevation - Existing & Demo

1/8" = 1'-0"

2 West Elevation

1/4" = 1'-0"



North Elevation - Existing & Demo

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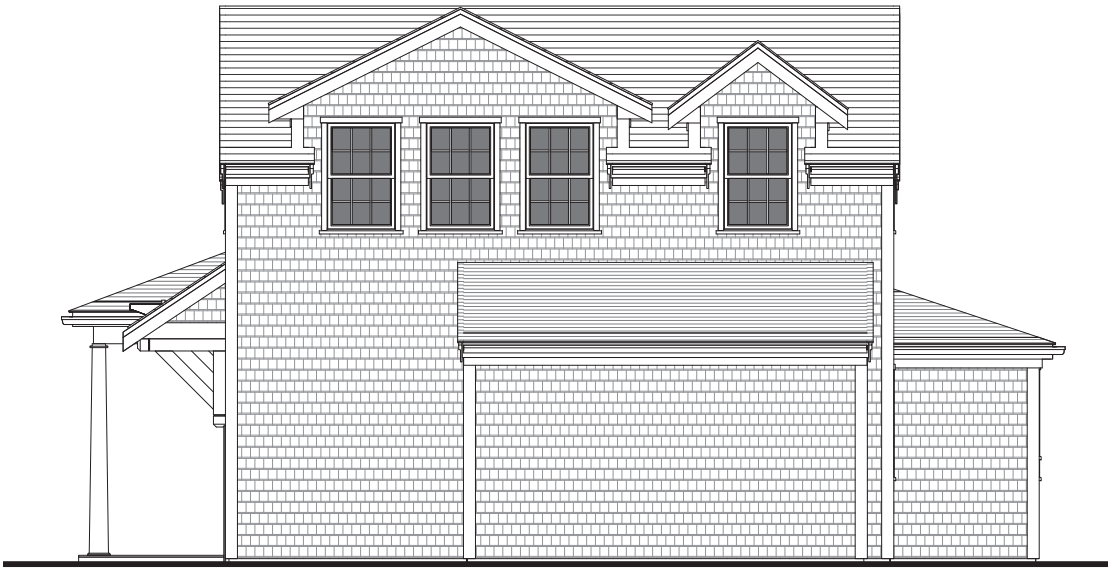

Previous Proposed North Elevation

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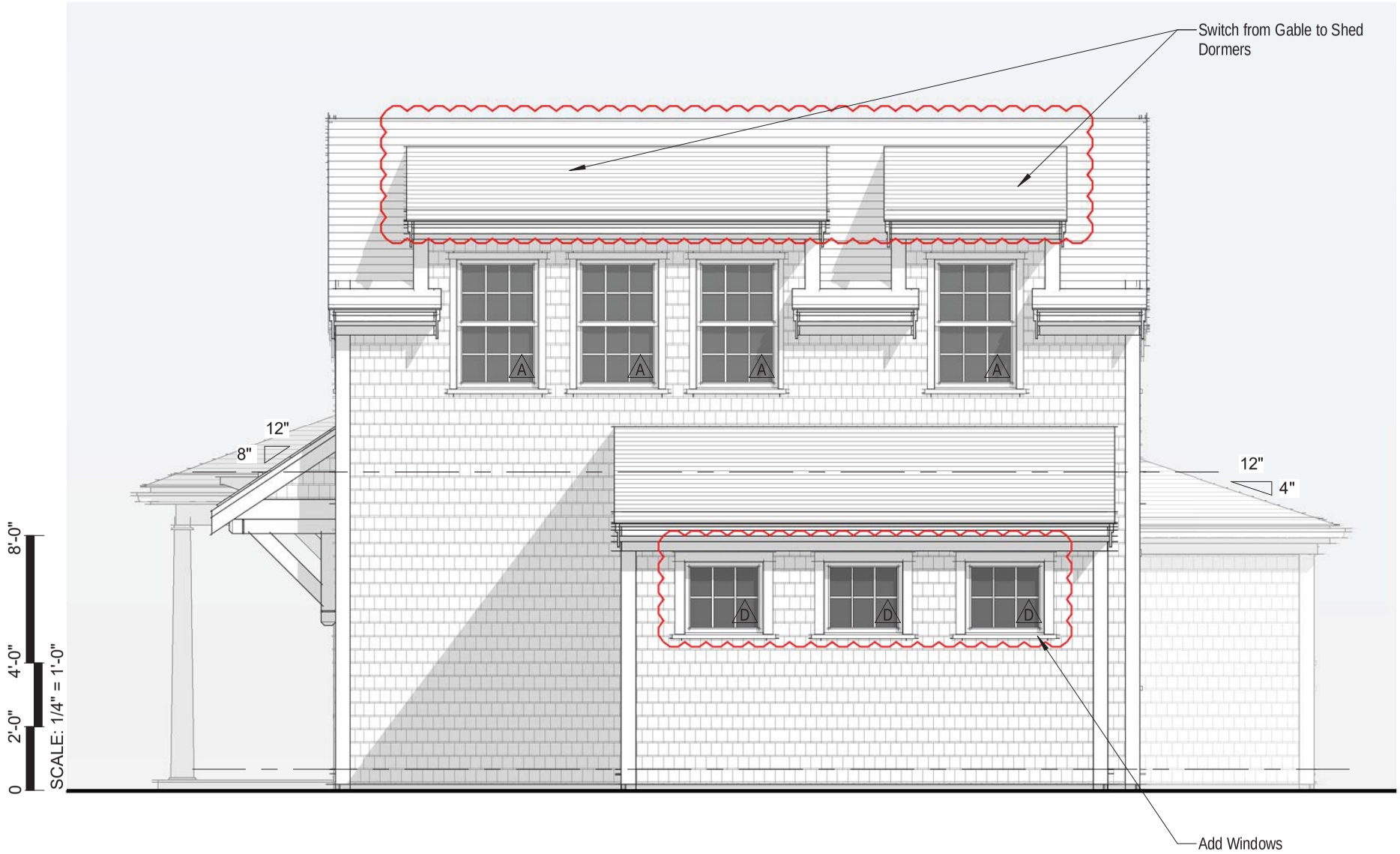


1 North Elevation

1/4" = 1'-0"

South Elevation - Existing & Demo

1/8" = 1'-0"

Previous Proposed South Elevation

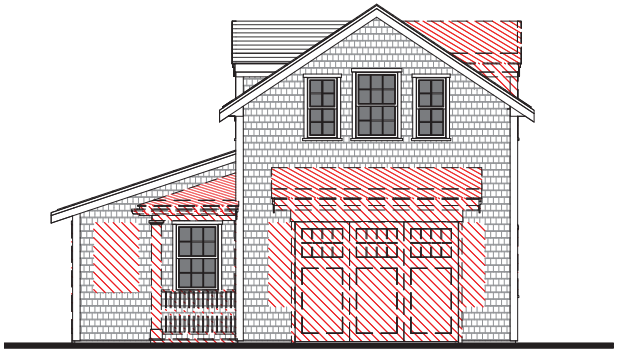
1/8" = 1'-0"

2 South Elevation / No Change

1/4" = 1'-0"

Previous Proposed East Elevation

1/8" = 1'-0"



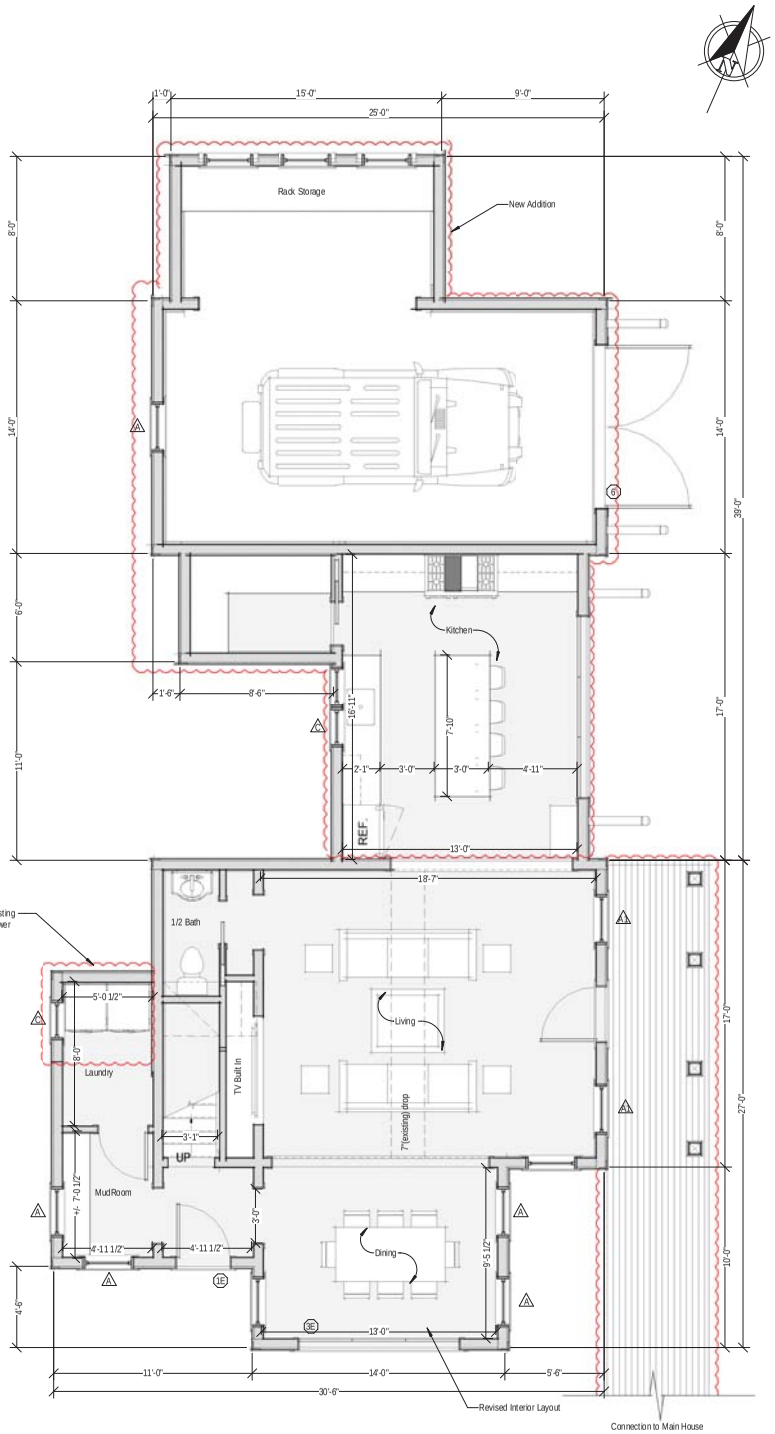
East Elevation - Existing & Demo

1/8" = 1'-0"

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

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

ADC Submission Only 08.11.20



1 First Floor
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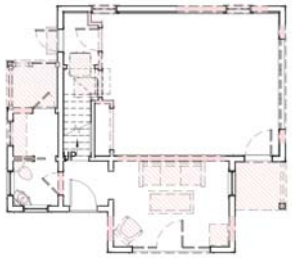
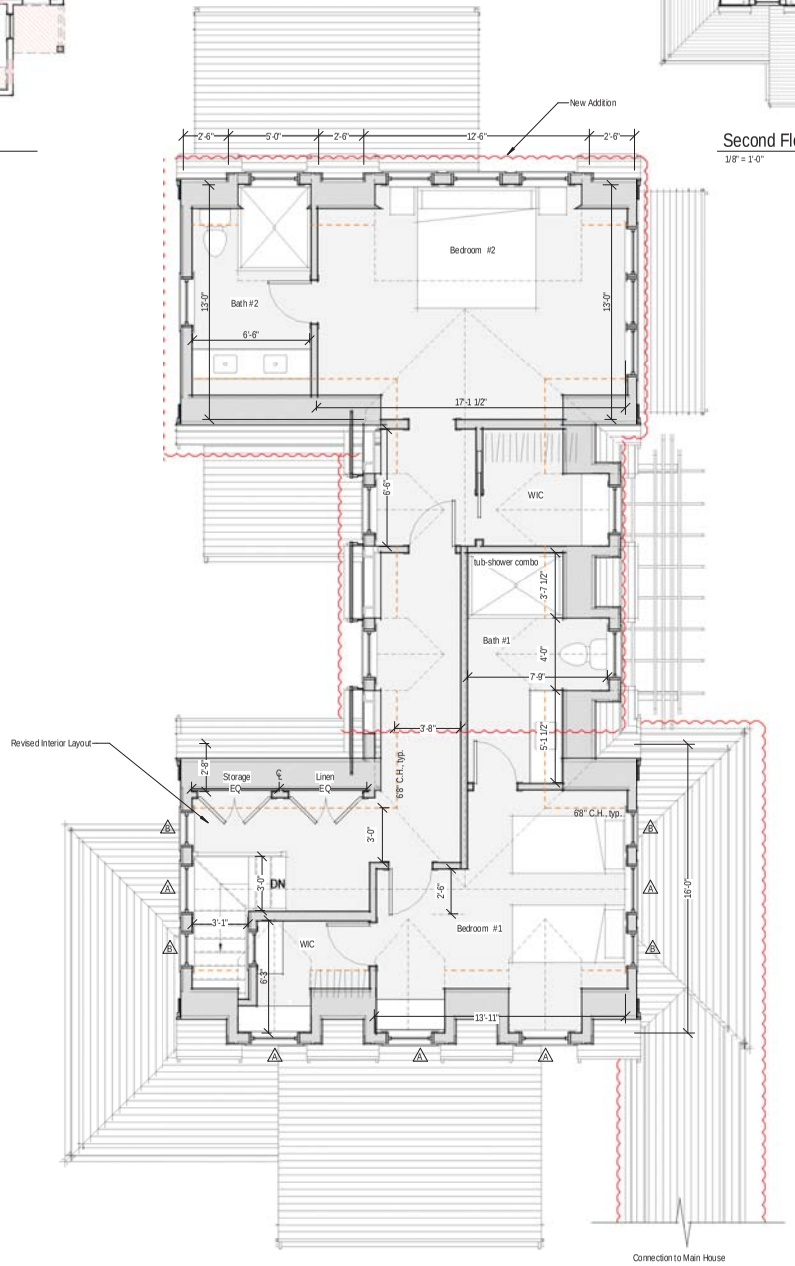


First Floor - Demo Plan
1/8" = 1'-0"



2 Second Floor
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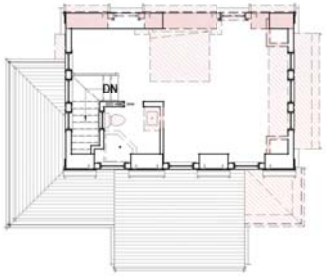

Second Floor - Demo Plan
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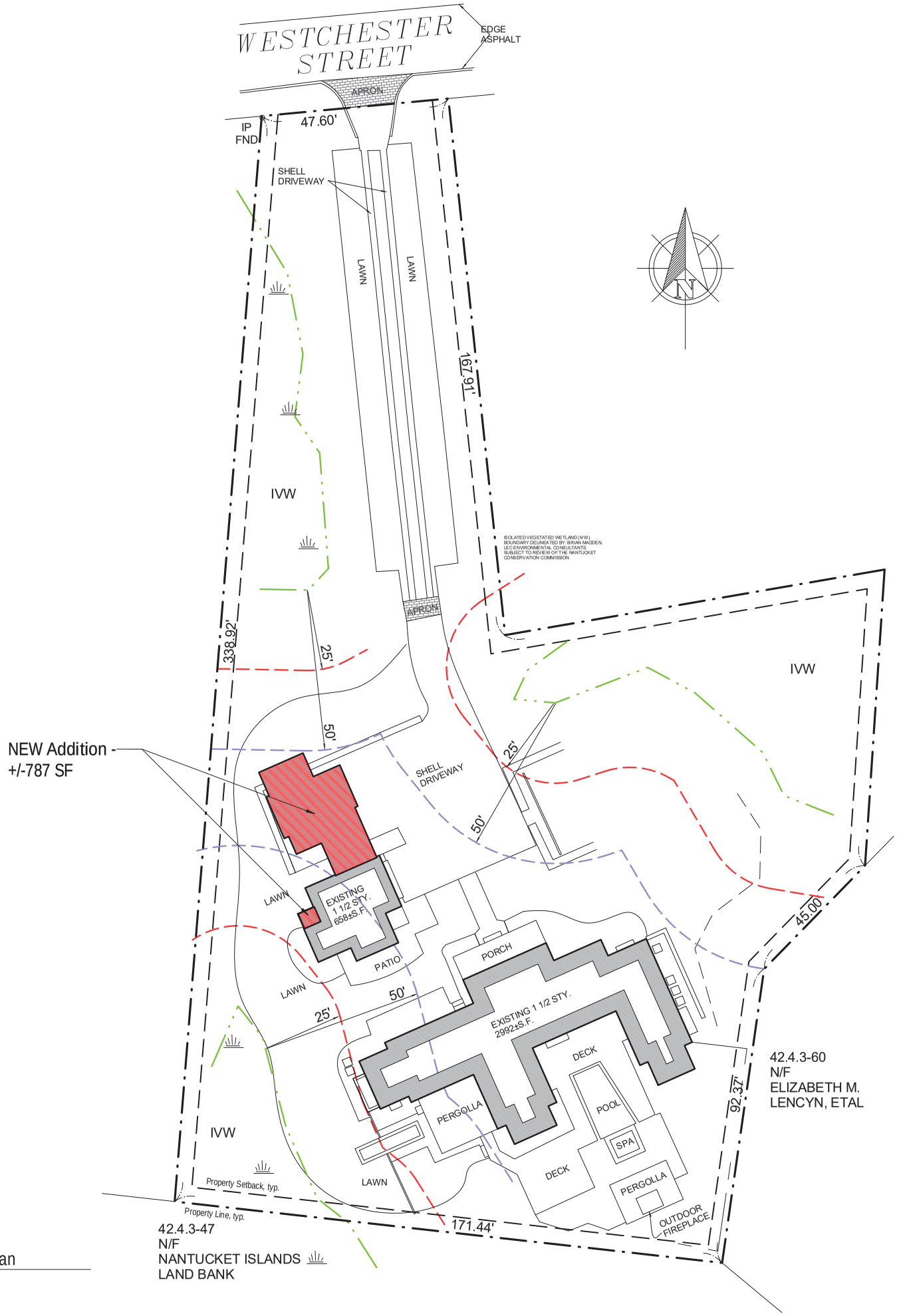

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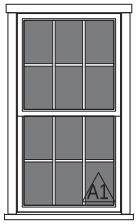

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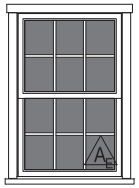
6/6



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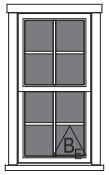

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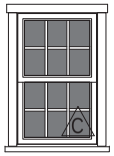
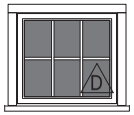


Double Hung
6/6



Double Hung
6/6

2 Window Legend

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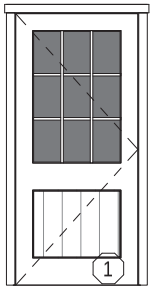
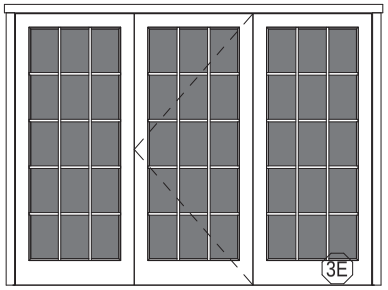
WINDOW SCHEDULE				
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
A	16	2'-9 1/4"	4'-1 1/2"	≥ 30
A1	2	2'-9 1/4"	5'-0"	≥ 30
C	3	2'-2"	3'-4"	≥ 30
D	3	2'-8"	2'-4"	≥ 30

WINDOW & DOOR NOTES

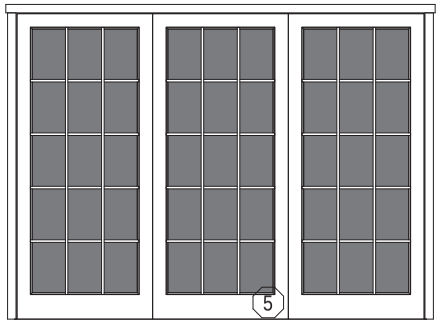
1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan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



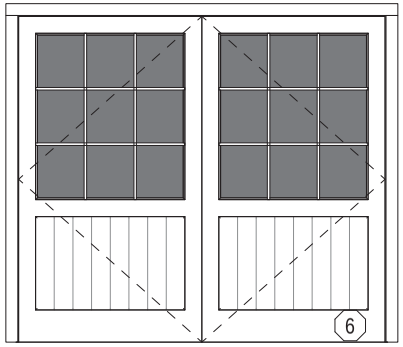
Single Door / Existing
1 Panel w/ 9 lite



Triple French Door
15 Lite



Triple French Door
15 Lite



Garage Door / NEW
1 panel w/ 9 Lite

3 Door Legend

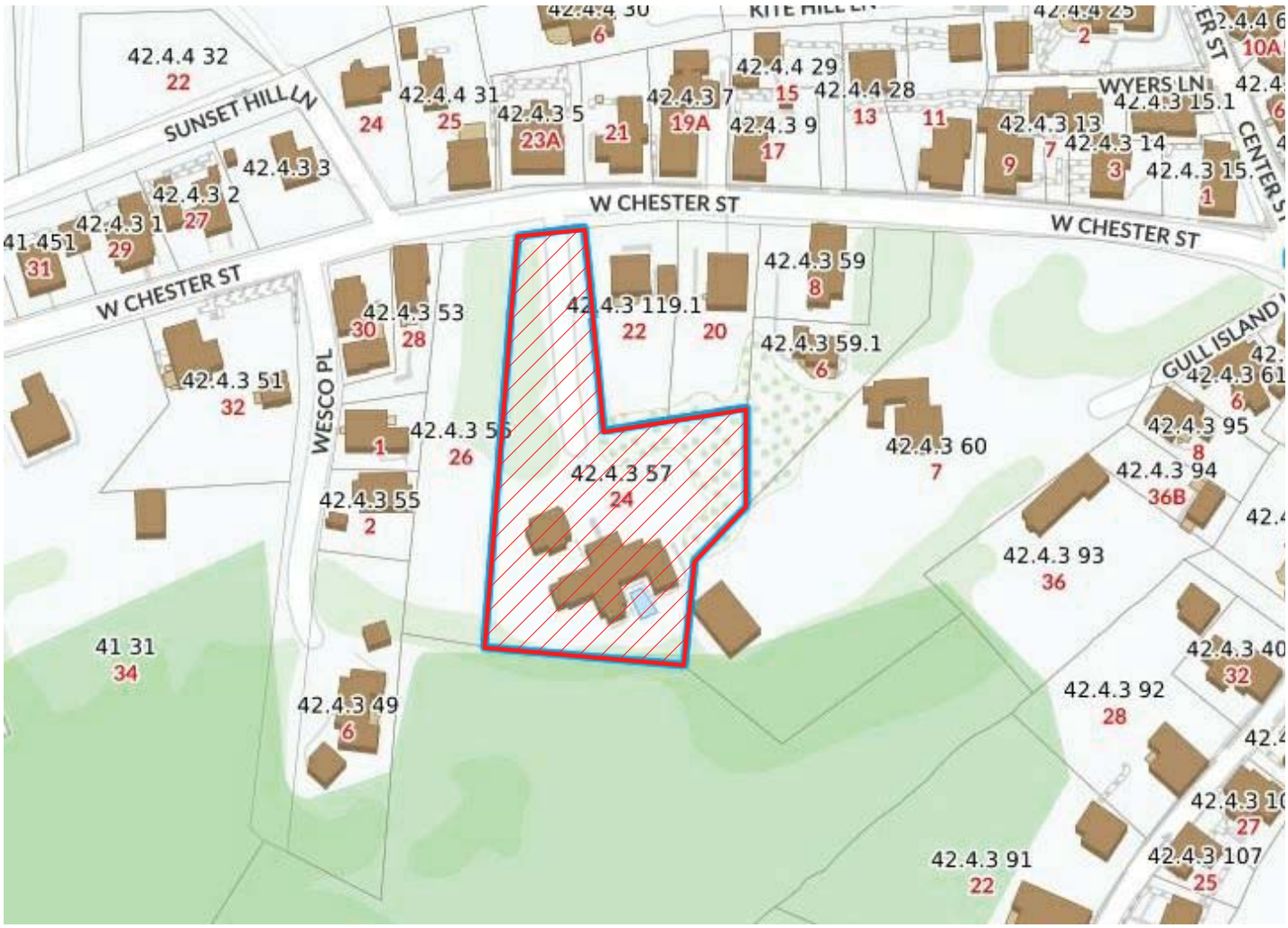
1/4" = 1'-0"

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

Guest House

24 West Chester Str
Nantucket, MA 02554

06. 11 .20



1 Locus Map
12" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

'AX MAP N°: 67 PARCEL N°. 149

treet & Number of Proposed Work: 31 FAIRGROUNDS

)wner of record: COFFIN FAM. N.T. (Demo/Move Garage)

lailing Address: PO BOX 285

NANTUCKET, MA 02554

:ontact Phone #: 5087355159 E-mail: _____

AGENT INFORMATION (if applicable)

'ame: BROOK MEERBERGEN

lailing Address: PO BOX 673

02554

ontact Phone #: 8 1388 E-mail: _____

FOR OFFICE USE ONLY V2239

Date application received: 6/3/2020 Fee Paid: $ 100.00

Must be acted on by: 8/14/2020

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

ize 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: _____

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

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

dditional Remarks

istoric Name:

riginal Date:

riginal Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

eaders (material and size): _____

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

☐ Other _____

rim: 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 _____

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

Garage Door(s): Type _____ Material _____

ardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

idewall _____ Clapboard (if applicable) _____ Roof _____

'im _____ Sash _____ Doors _____

eck _____ Foundation _____ Fence _____ Shutters _____

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

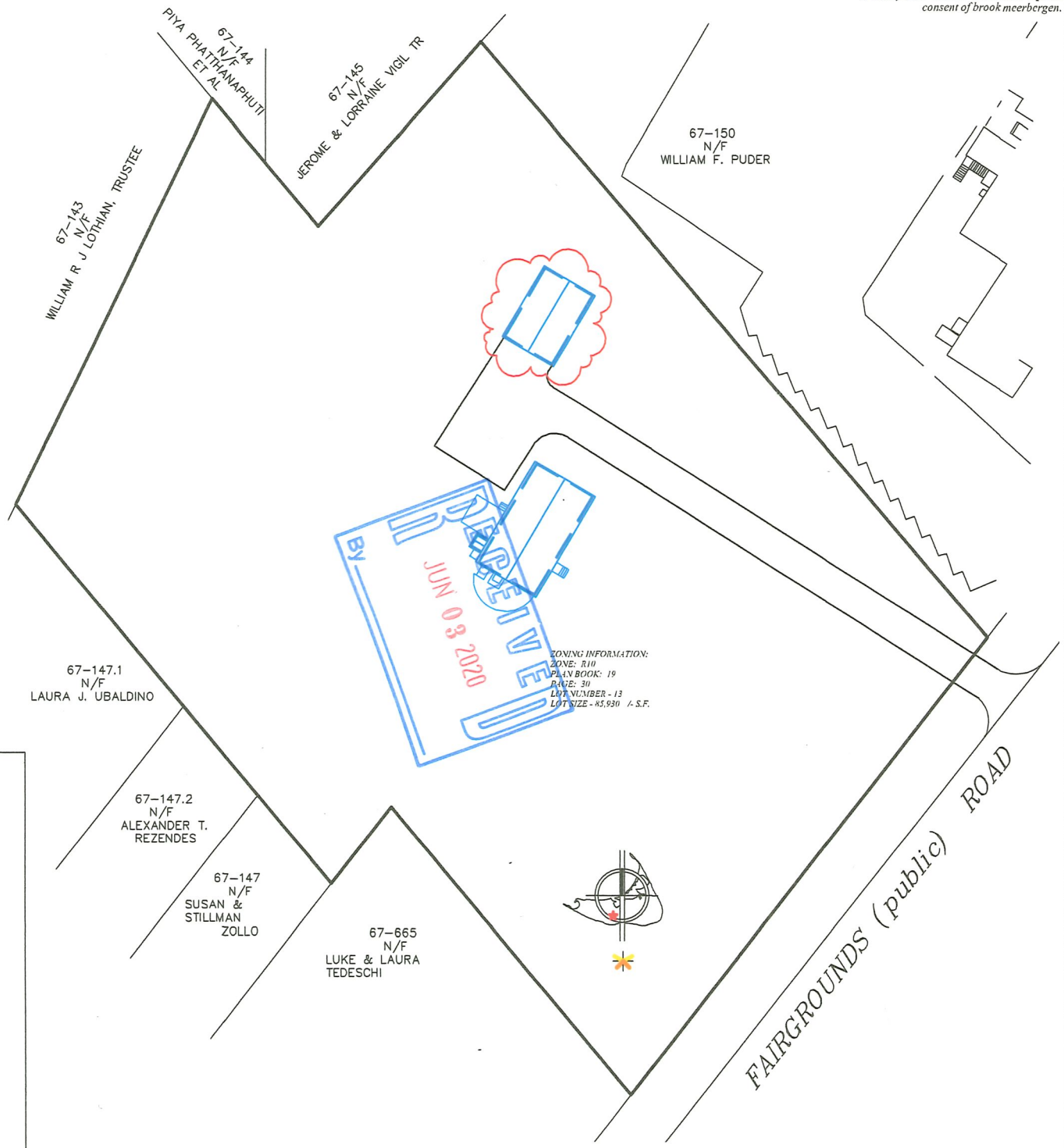
hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the applica-on into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

ate 05/12/2020 Signature of owner of record [signature] COFFIN FAM. N.T.

DEMO / MOVE OFF - COFFIN N.T. (GARAGE)
31 FAIRGROUNDS ROAD
SCALE: 1" = 60'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.



LOCUS MAP - NOT TO SCALE
COFFIN FAM. N.T. - MAP 67; PCL 149

DEMO / MOVE OFF - COFFIN N.T. (GARAGE)
31 FAIRGROUNDS ROAD
SCALE: 1/8" = 1'-0"

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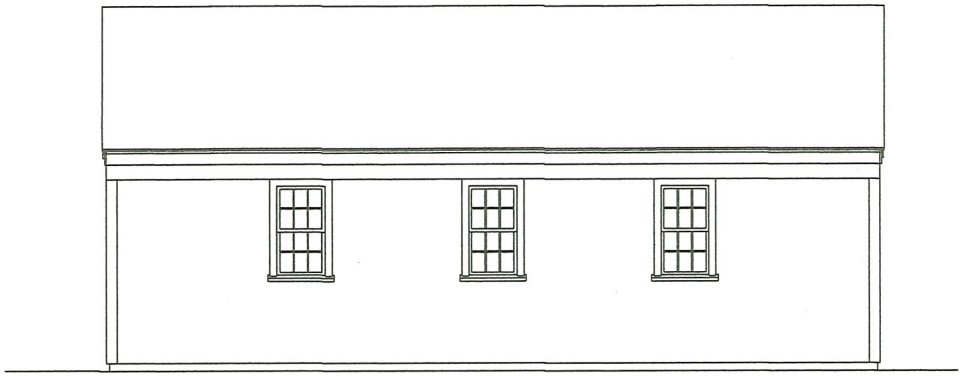
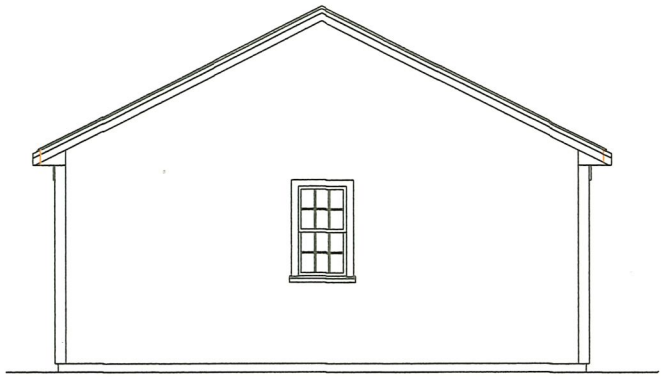
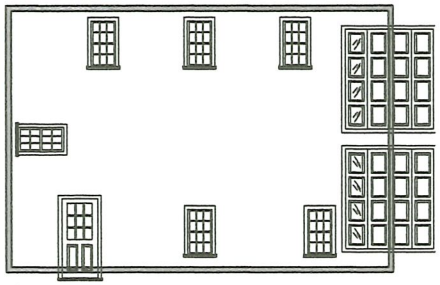


SOUTH ELEVATION
facing fairgrounds road

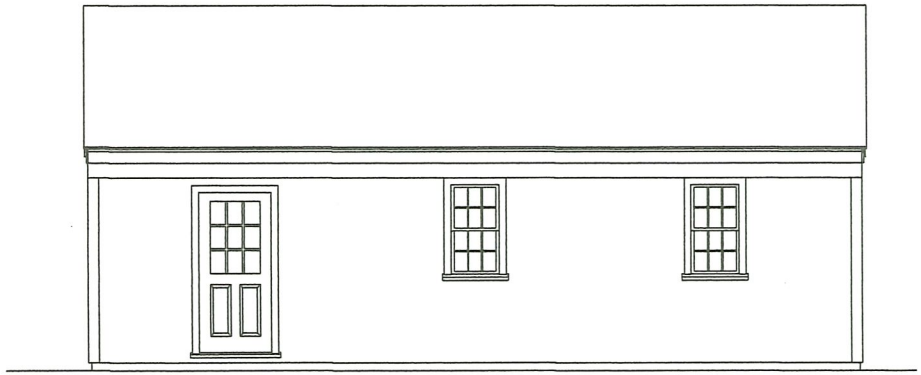


EAST ELEVATION

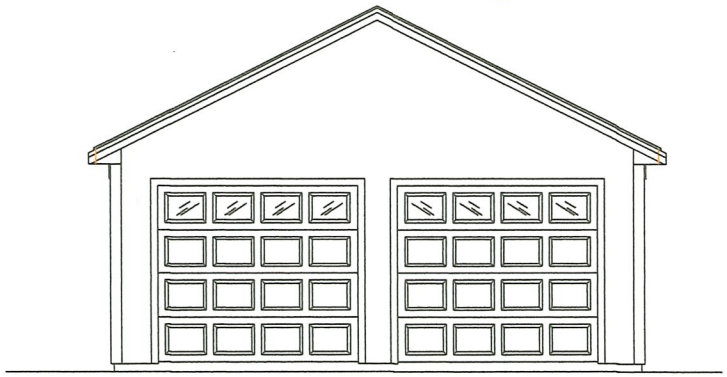


PERIMETER PLAN

RECEIVED
JUN 03 2020
By



NORTH ELEVATION



WEST ELEVATION

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

FOR OFFICE USE ONLY V#2239

Date application received: 6/3/2020 Fee Paid: $ 100.00

Must be acted on by: 8/14/2020

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 149

Street & Number of Proposed Work: 31 FAIRGROUNDS

Owner of record: COFFIN FAM. N.T. (Demo/Move house)

Mailing Address: PO BOX 285
NANTUCKET, MA 02554

Contact Phone #: 5087355159 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8138B E-mail: _____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Demo fee $100 Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 05/12/2020 Signature of owner: [illegible] for COFFIN N.T.

DEMO / MOVE OFF - COFFIN N.T. (HOUSE)
31 FAIRGROUNDS ROAD
SCALE: 1" = 60'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

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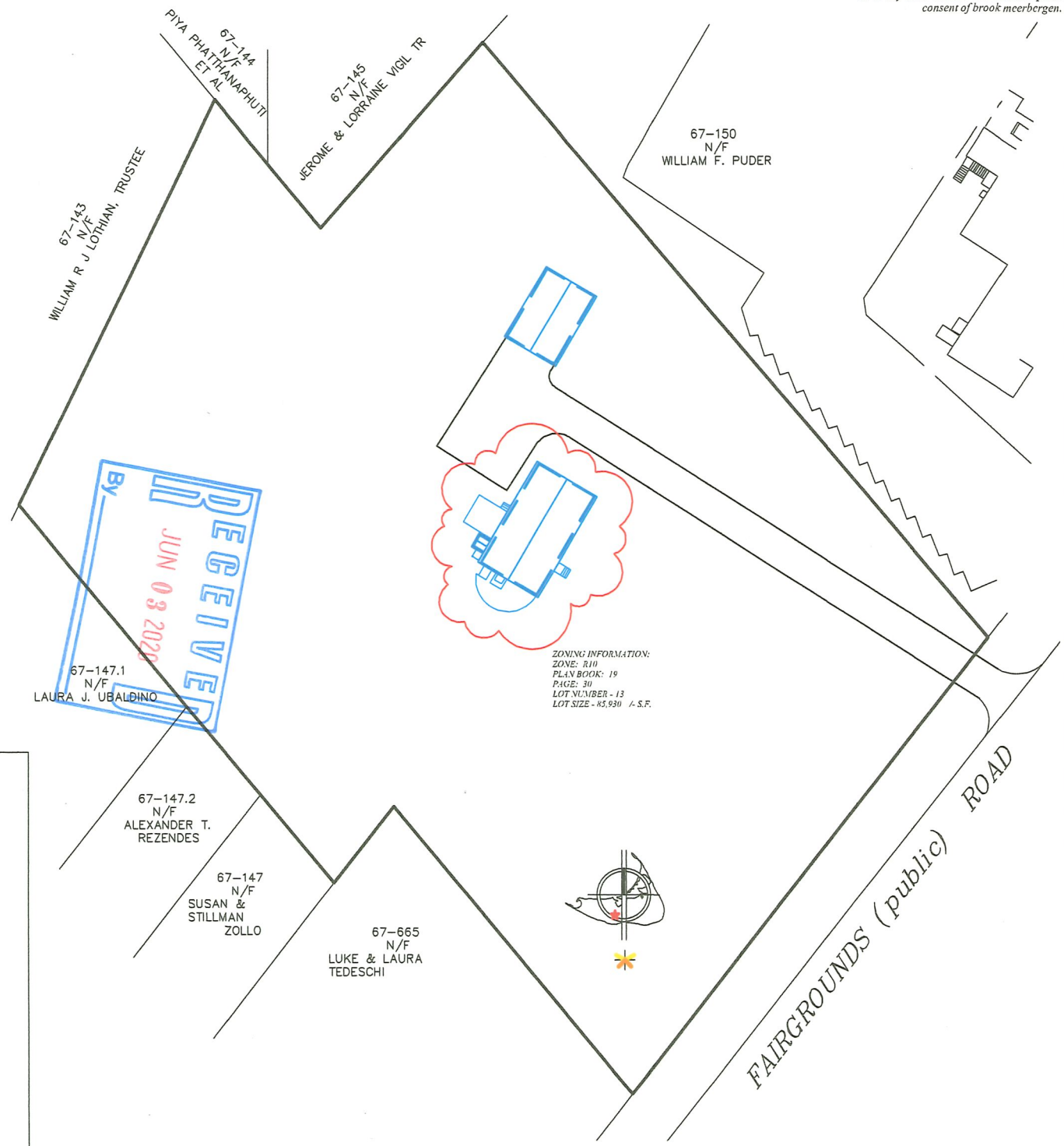
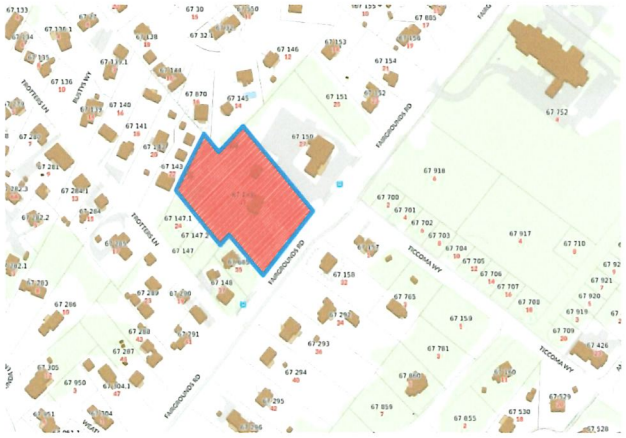




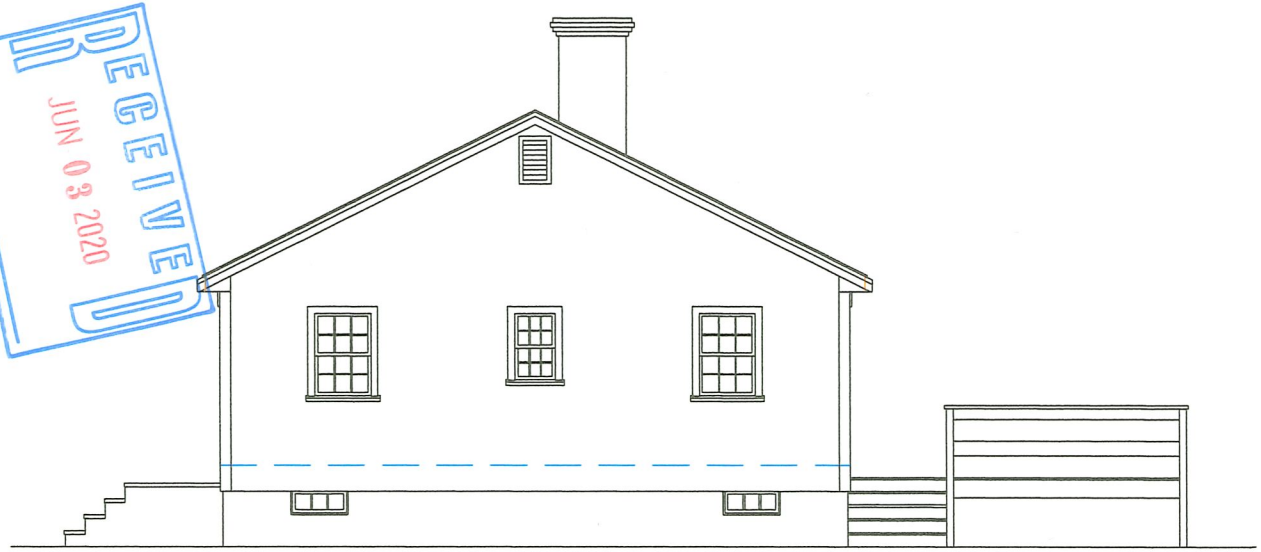
LOCUS MAP - NOT TO SCALE
COFFIN FAM. N.T. - MAP 67; PCL 149

DEMO / MOVE OFF - COFFIN N.T. (HOUSE)
31 FAIRGROUNDS ROAD
SCALE: 1/8" = 1'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.

SOUTH ELEVATION
facing fairgrounds road

RECEIVED
JUN 03 2020
By



EAST ELEVATION

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

DEMO / MOVE OFF - COFFIN N.T. (HOUSE)
31 FAIRGROUNDS ROAD
SCALE: 1/8" = 1'-0"

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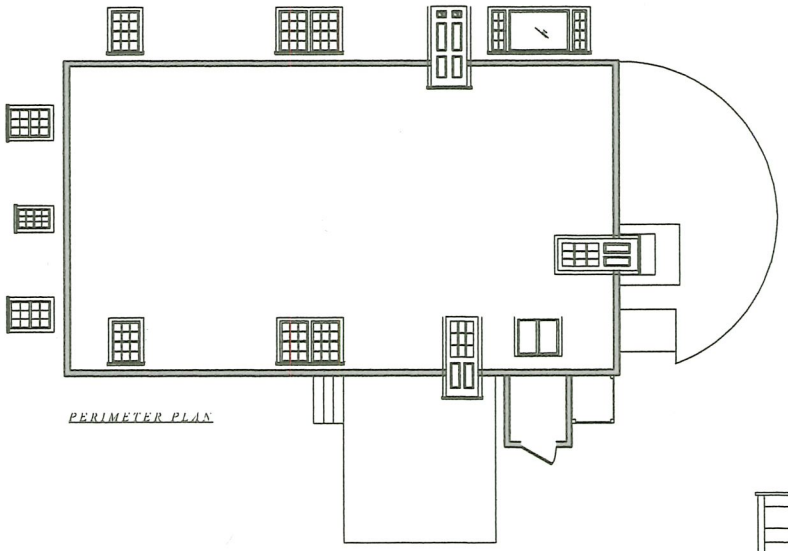
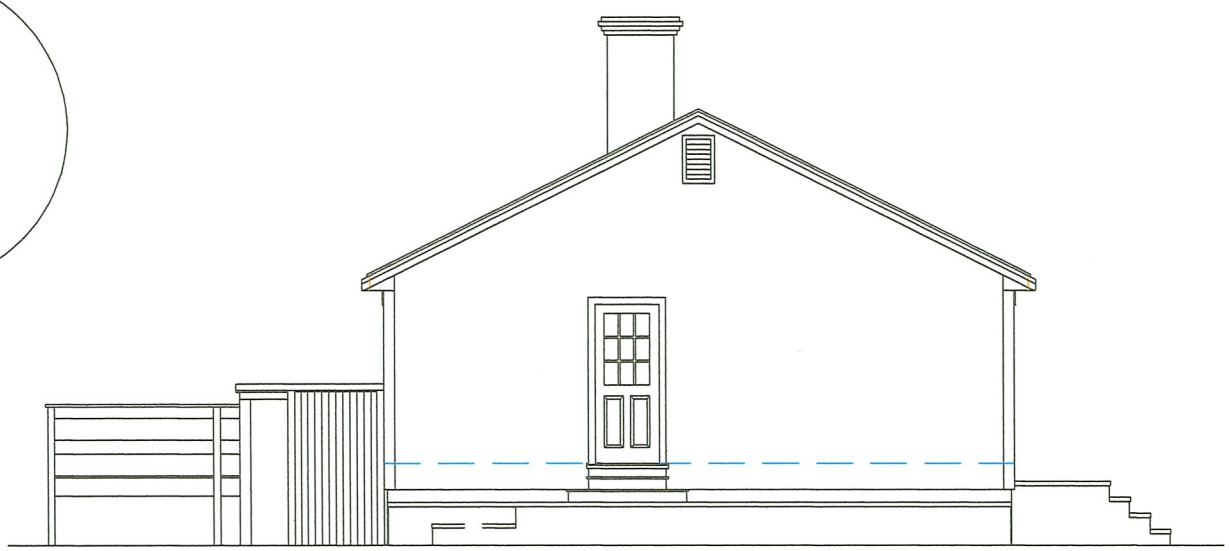
NORTH ELEVATION



PERIMETER PLAN



WEST ELEVATION

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 149

Street & Number of Proposed Work: 31 FAIRGROUNDS (OPEN PARCEL)

Owner of record: COFFIN FAM. NOM. TRS (PAVILION)

Mailing Address: PO BOX 285
NANTUCKET, MA 02554

Contact Phone #: 5087355159 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 81380 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 6/4/2020 Fee Paid: $50 ✓2239

Must be acted on by: 8/14/2020

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 28 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 14 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Other structures $50.00

Difference between existing grade and proposed finish grade: North NO Δ South _____ East _____ West _____
Height of ridge above final finish grade: North 15'-4½" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 9 /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 1X6 #2 CEDAR BOARD

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☒ Other _____
B. Treatment ☒ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) Ø Corner boards Ø Frieze 1X8
Window Casing Ø Door Frame Ø Columns/Posts: Round ____ Square 7X7

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof HARVARD SLATE
Trim WHITE Sash _____ Doors _____
Deck NTW Foundation _____ Fence CEDAR RAILING NTW Shutters _____

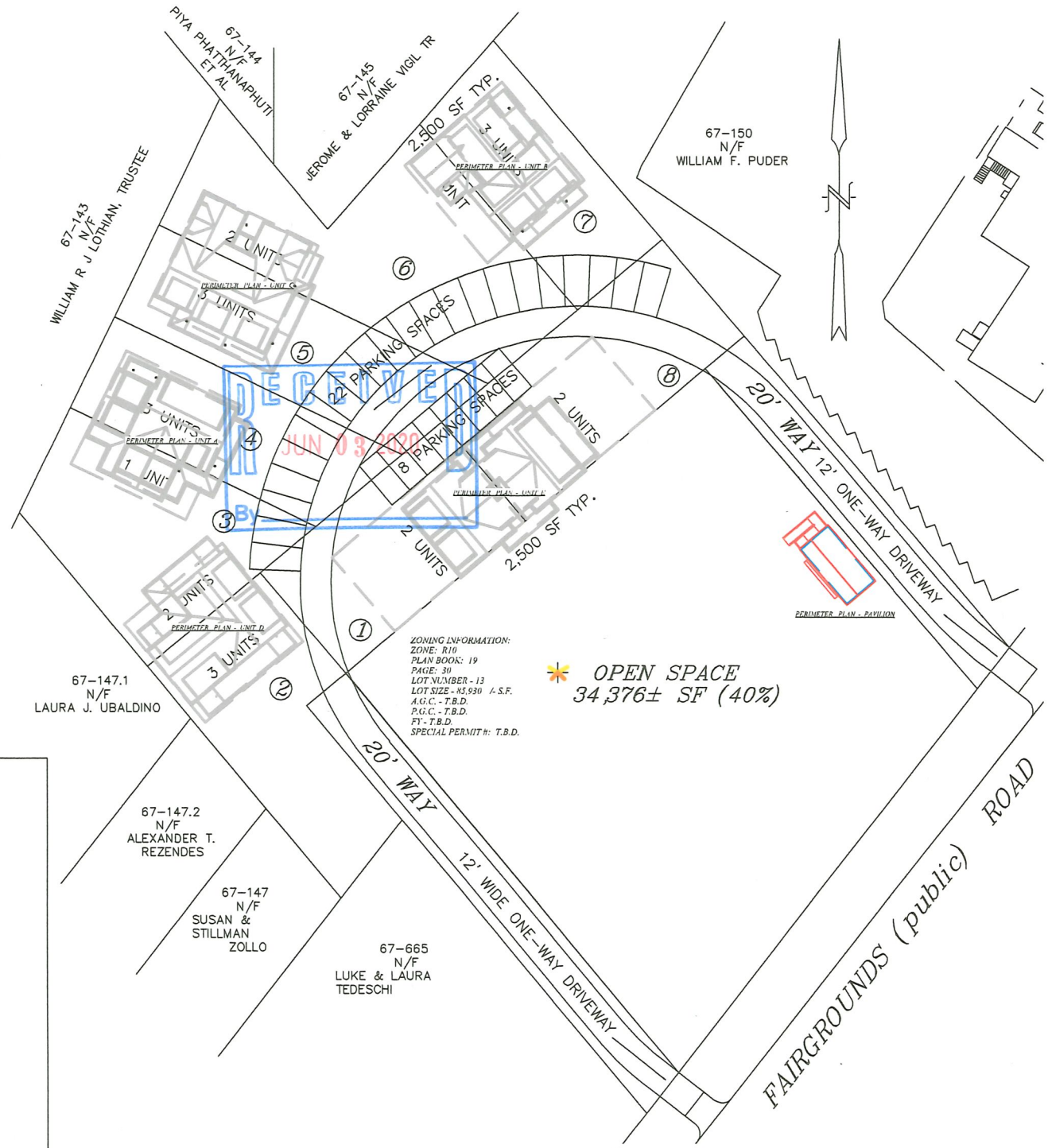
* Attach manufacturer's color samples if color is not from HDC approval list.

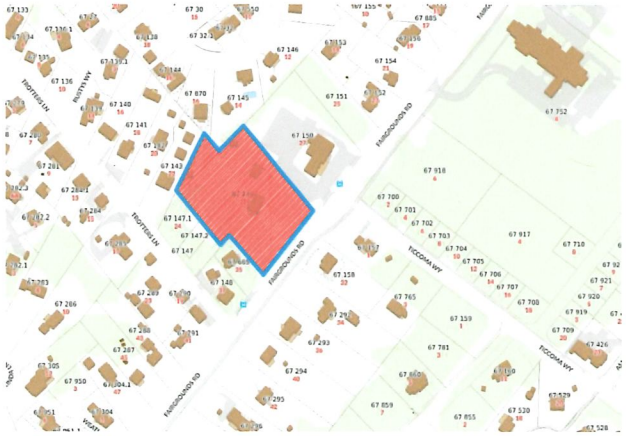
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date April 2020 Signature of owner of record [illegible] For Coffin Family Trs

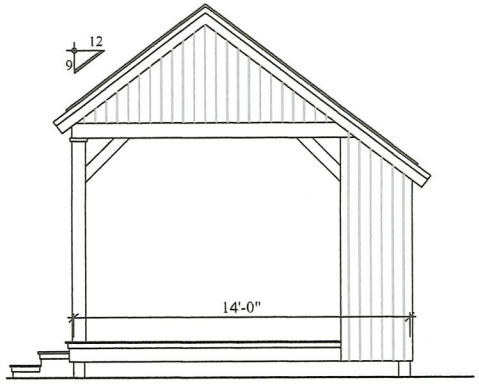
COFFIN FAMILY NOMINEE TRUST
PAVILION - OPEN SPACE PARCEL
SITE PLAN
31 FAREGROUNDS ROAD
SCALE: 1" = 60'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

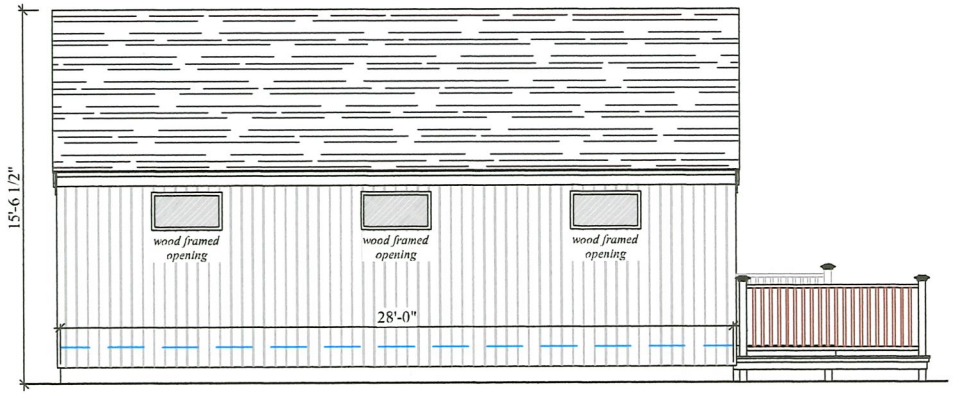




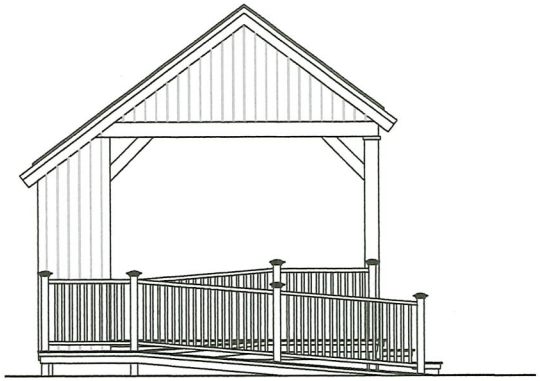
LOCUS MAP - NOT TO SCALE
COFFIN FAM. N.T. - MAP 67; PCL 149



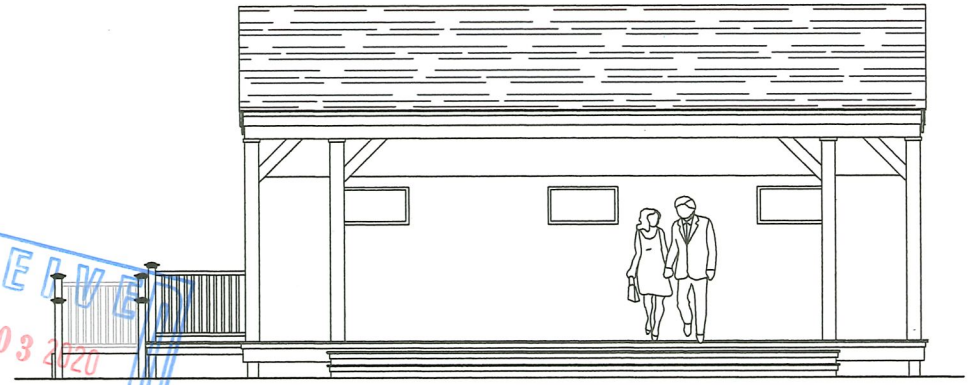
SOUTH ELEVATION - PAVILION
facing faregrounds road



EAST ELEVATION - PAVILION
facing restaurant



NORTH ELEVATION - PAVILION



WEST ELEVATION - PAVILION
facing open space

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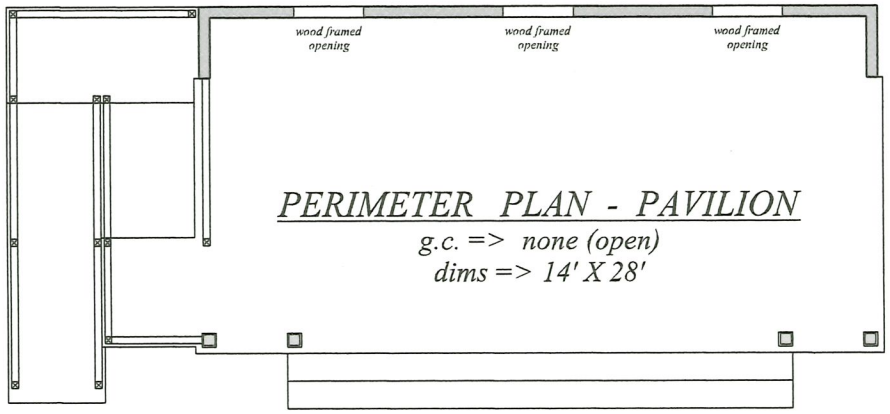

PERIMETER PLAN - PAVILION
g.c. => none (open)
dims => 14' X 28'

COFFIN FAMILY NOMINEE TRUST
PAVILION - OPEN SPACE PARCEL
PERIMETER AND ELEVATIONS
31 FAREGROUNDS ROAD
SCALE: 1/8" = 1'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

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CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 149

Street & Number of Proposed Work: 31 FAIRGROUNDS (3&4)

Owner of record: COFFIN FAM. NOM. TRS. UNIT (A)

Mailing Address: PO BOX 285
NANTUCKET, MA 02554

Contact Phone #: 508.735.5159 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8.1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 54'-0" Sq. Footage 1st floor: 1776 Decks/Patio: Size: 328 ☒ 1st floor ☐ 2nd floor

Width: 44'-0" Sq. footage 2nd floor: 1572 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 24'-11" South 27'-2"/24'-2" East 27'-2"/24'-11" West _____

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name:

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 5 /12 Other 5/12 PORCH

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

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

Fence: Height: _____
Type: BASEMENT RAILINGS TO BE
Length: POWDER COATED ALUM. PICKETS

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) FIBERGLASS GUTTER CO (G-60)

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 10" Corner boards 5/4x6 Frieze 1x4

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 7x7

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other AWNING

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

Doors* (type and material): ☐ TDL ☒ SDL Front 6LT/2PANEL Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof HARVARD SLATE

Trim COBBLESTONE Sash BLACK Doors BLACK

Deck NTW MAHOG Foundation GREY Fence BLACK 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

MULTI FAMILY STRUCTURES
SITE CONCEPT - UNIT (A)
31 FAIRGROUNDS ROAD - #3 & #4
SCALE: 1" = 60'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

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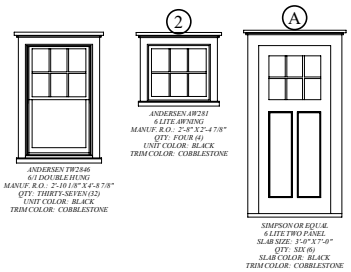

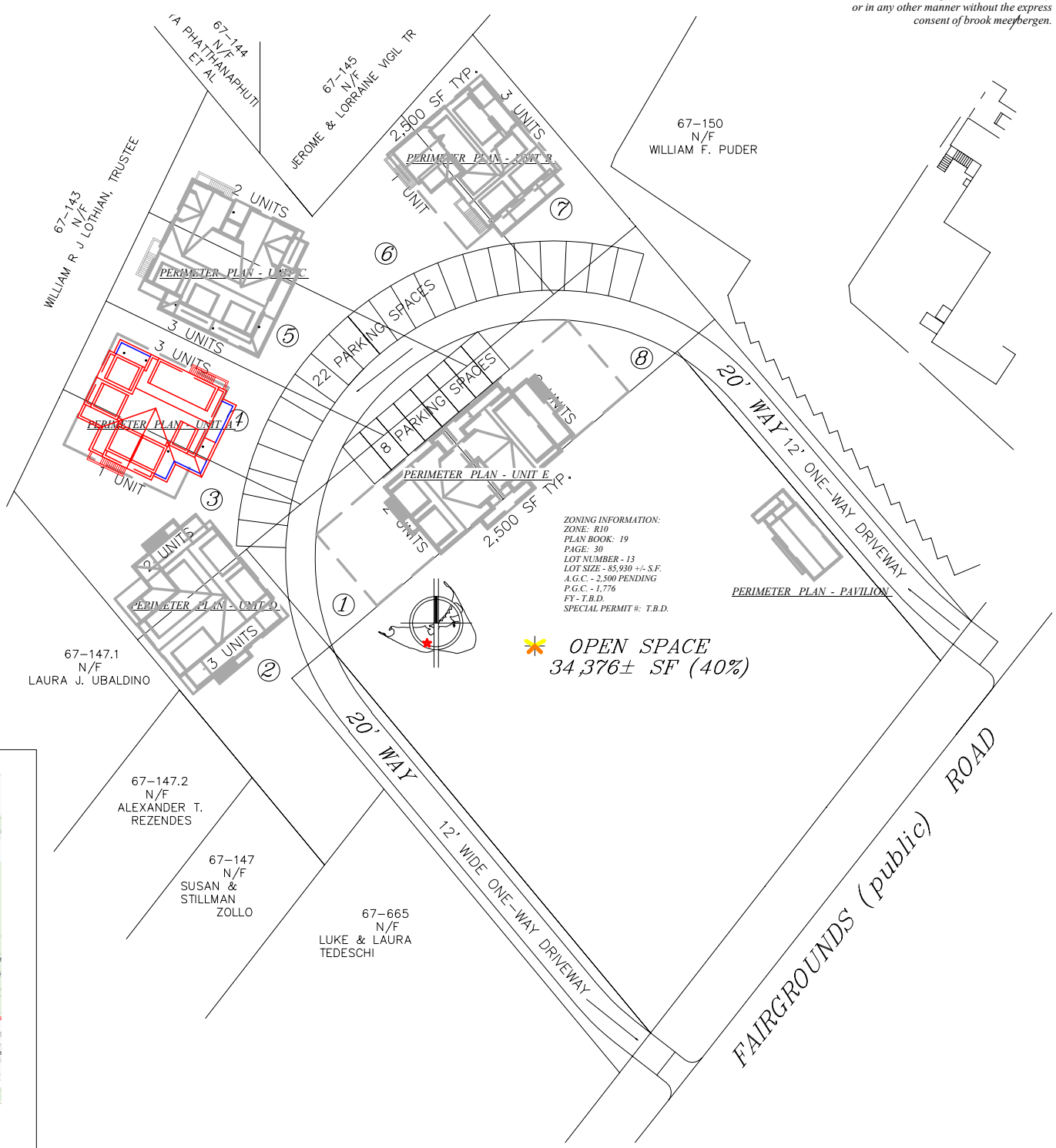

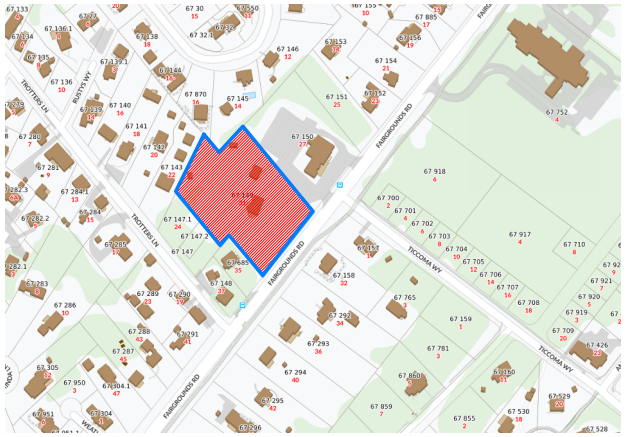

LOCUS MAP - NOT TO SCALE
COFFIN FAM. N.T. - MAP 67; PCL 149

MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT (A)
31 FAIRGROUNDS ROAD - #3 & #4
SCALE: 1" = 10'-0"

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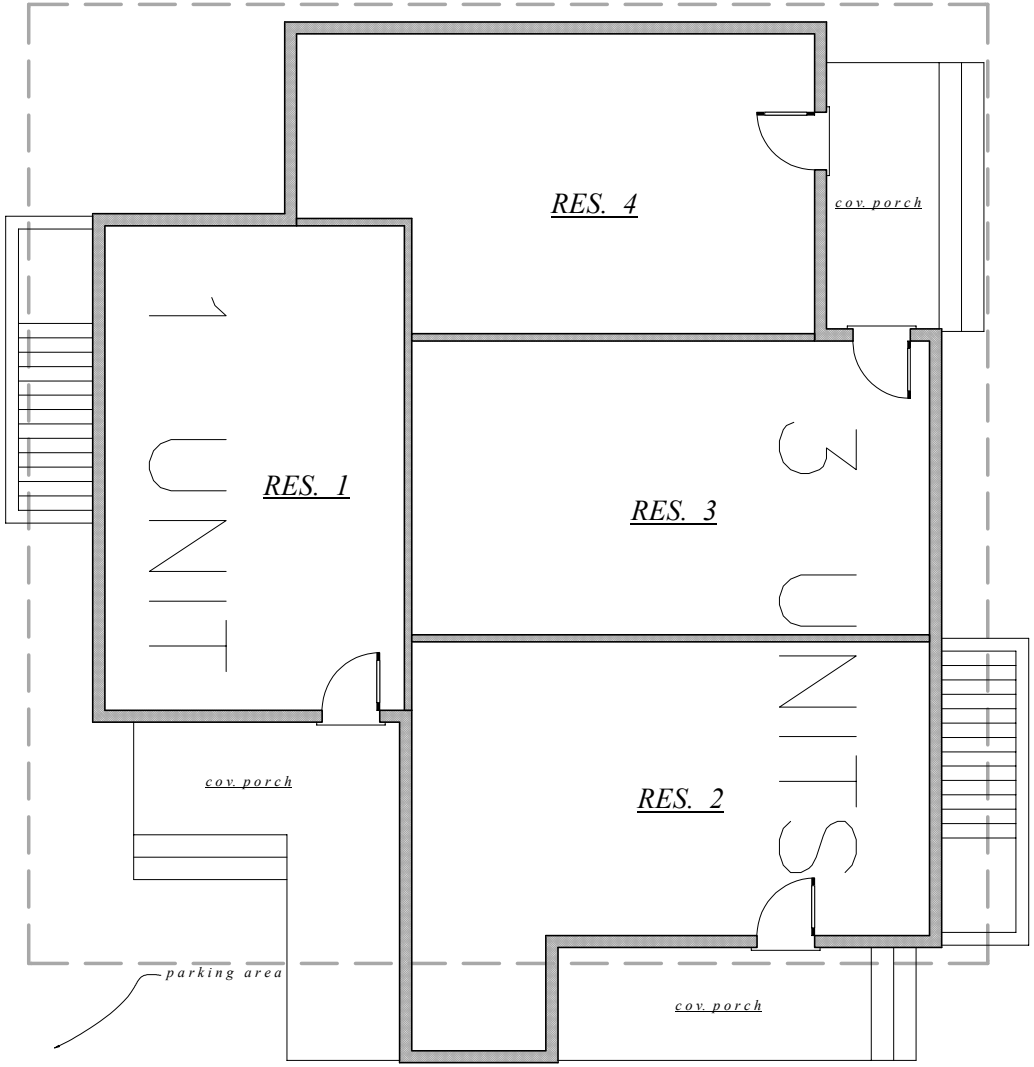

PERIMETER PLAN - UNIT A (ground floor)
g.c. => 1776
2nd flr => 1572

MEERBERGEN DESIGNS
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NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT (A)
31 FAIRGROUNDS ROAD - #3 & #4
SCALE: 1" = 10'-0"

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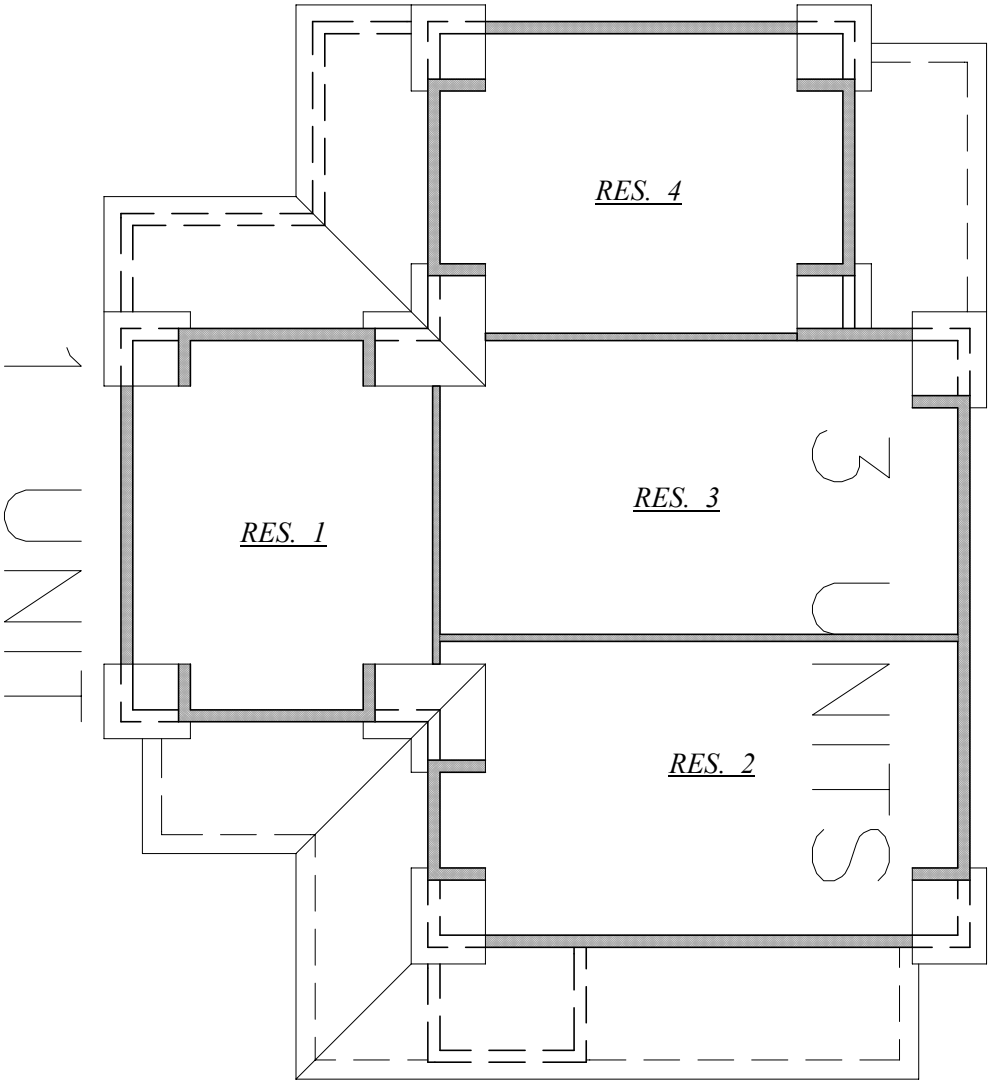

PERIMETER PLAN - UNIT A (second floor)
g.c. => 1776
2nd flr => 1572

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT (A)
31 FAIRGROUNDS ROAD - #3 & #4
SCALE: 1" = 10'-0"

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SOUTH ELEVATION - UNIT A
facing faregrounds road

EAST ELEVATION - UNIT A

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT (A)
31 FAIRGROUNDS ROAD - #3 & #4
SCALE: 1" = 10'-0"

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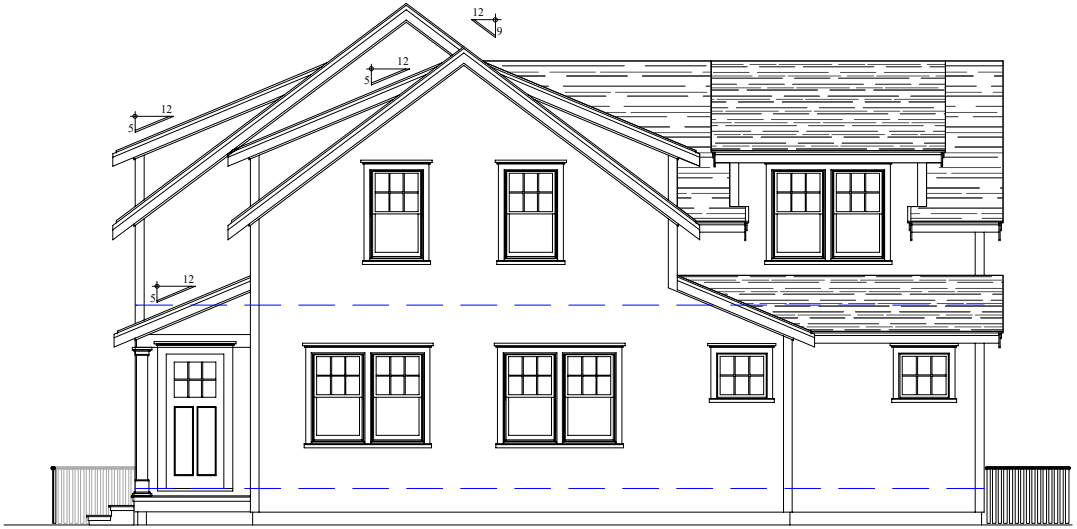

NORTH ELEVATION - UNIT A

WEST ELEVATION - UNIT A

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 149

Street & Number of Proposed Work: 31 FAIRGROUNDS (6&7)

Owner of record: COFFIN FAM. NOM. TRS. (UNIT B)

Mailing Address: PO BOX 285
NANTUCKET, MA 02554

Contact Phone #: 508.735.5159 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 81388 E-mail: _____

FOR OFFICE USE ONLY ✓ #2239

Date application received: 6/3/2020 Fee Paid: $ 623.60

Must be acted on by: 8/14/2020

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 54'-0" Sq. Footage 1st floor: 1924 Decks/Patio: Size: 192 ☒ 1st floor ☐ 2nd floor

3/18 * .20 ⇒ Width: 46'-0" Sq. footage 2nd floor: 1194 Size: _____ ☐ 1st floor ☐ 2nd floor

$623.60 Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ's South East West

Height of ridge above final finish grade: North 24'-2½" South 24'-2½" East 24'-2½" West 20'-2½"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 12 /12 Secondary Mass 12 /12 Dormer 5 /12 Other 5/12 PORCH

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

Fence: Height: _____
Type: BASEMENT RAILINGS TO BE
Length: POWDER COATED ALUM. (PICKET)

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

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) FIBERGLASS GUTTER CO (G.60)

Leaders (material and size): _____

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

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) Ø Corner boards 5/4x6 Frieze Ø
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 7x7

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

Doors* (type and material): ☐ TDL ☒ SDL Front 2 LITE / 1 PANEL Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof HARVARD SLATE

Trim COBBLESTONE Sash BLACK Doors BLACK

Deck NTW MAHOG Foundation GREY Fence BLACK 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.

MULTI FAMILY STRUCTURES
SITE CONCEPT - UNIT (B)
31 FAIREGROUNDS ROAD - #6 & #7
SCALE: 1" = 60'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

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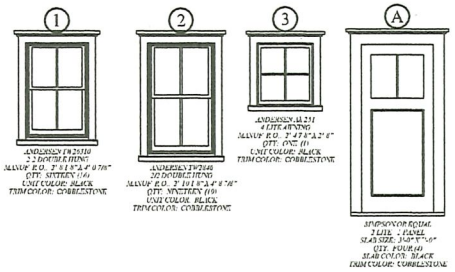

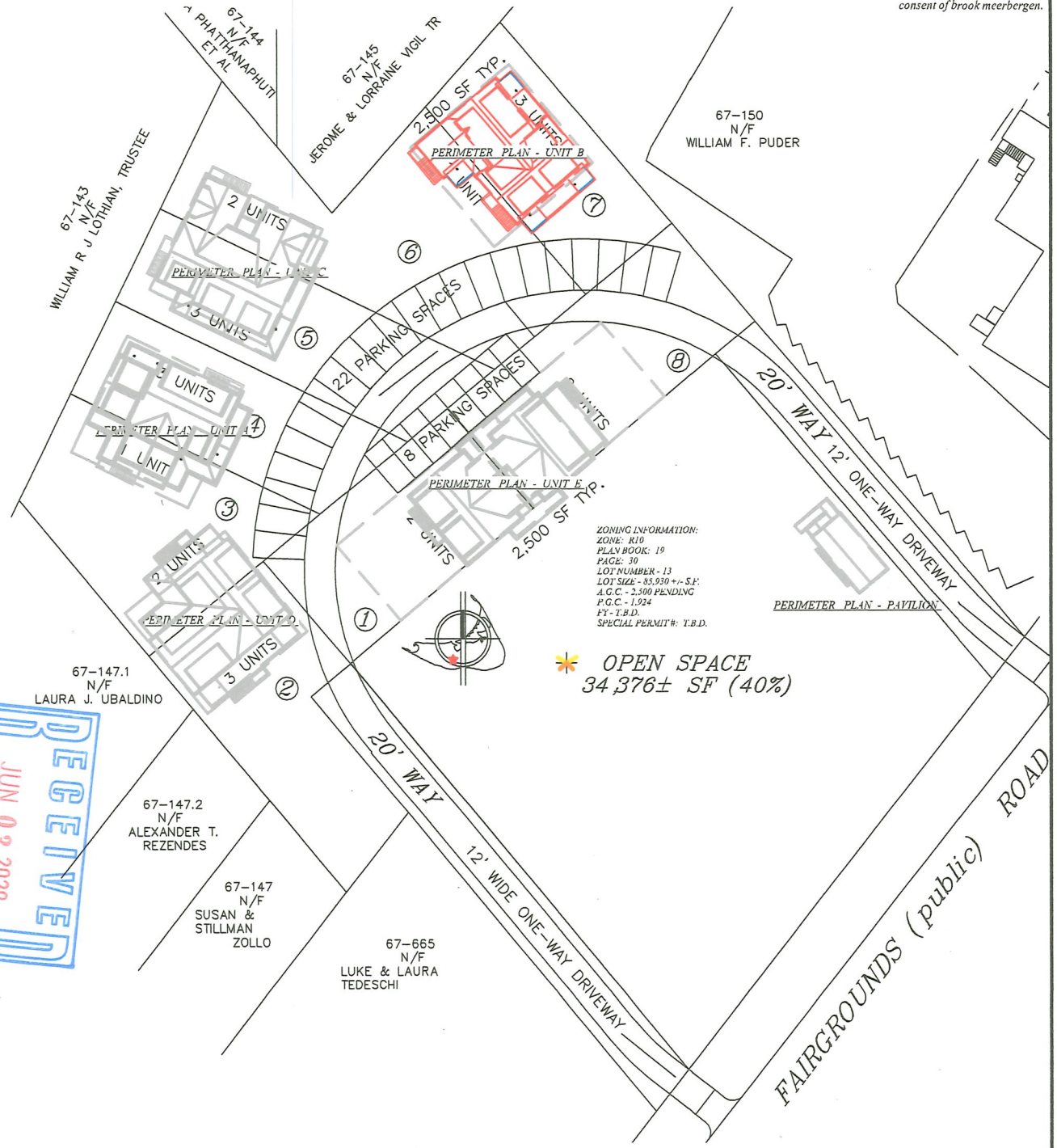

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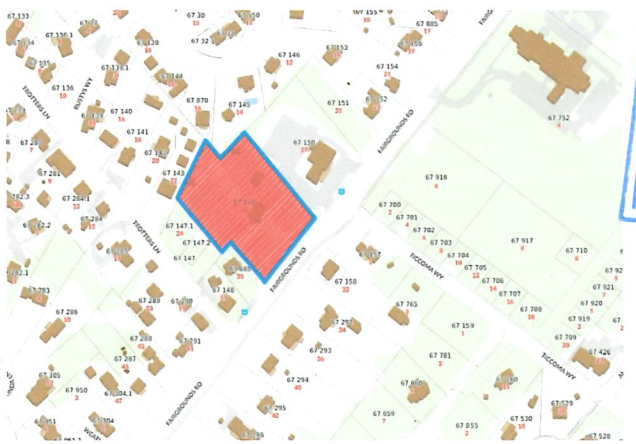
BY



LOCUS MAP - NOT TO SCALE
COFFIN FAM. N.T. - MAP 67; PCL 149

MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT (B)
31 FAIRGROUNDS ROAD - #6 & #7
SCALE: 1" = 10'-0"

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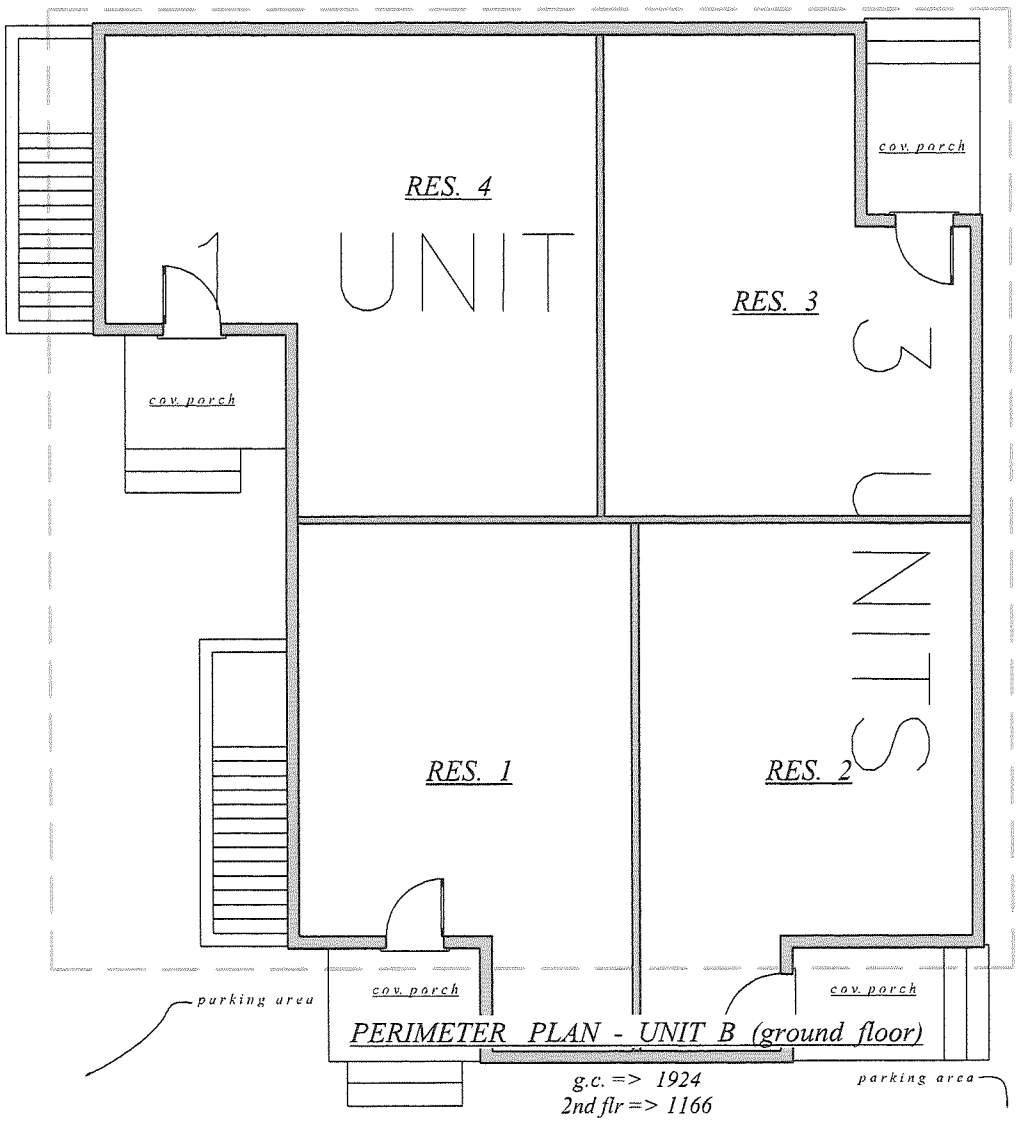

PERIMETER PLAN - UNIT B (ground floor)

g.c. => 1924
2nd flr => 1166

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT (B)
31 FAIRGROUNDS ROAD - #6 & #7
SCALE: 1" = 10'-0"

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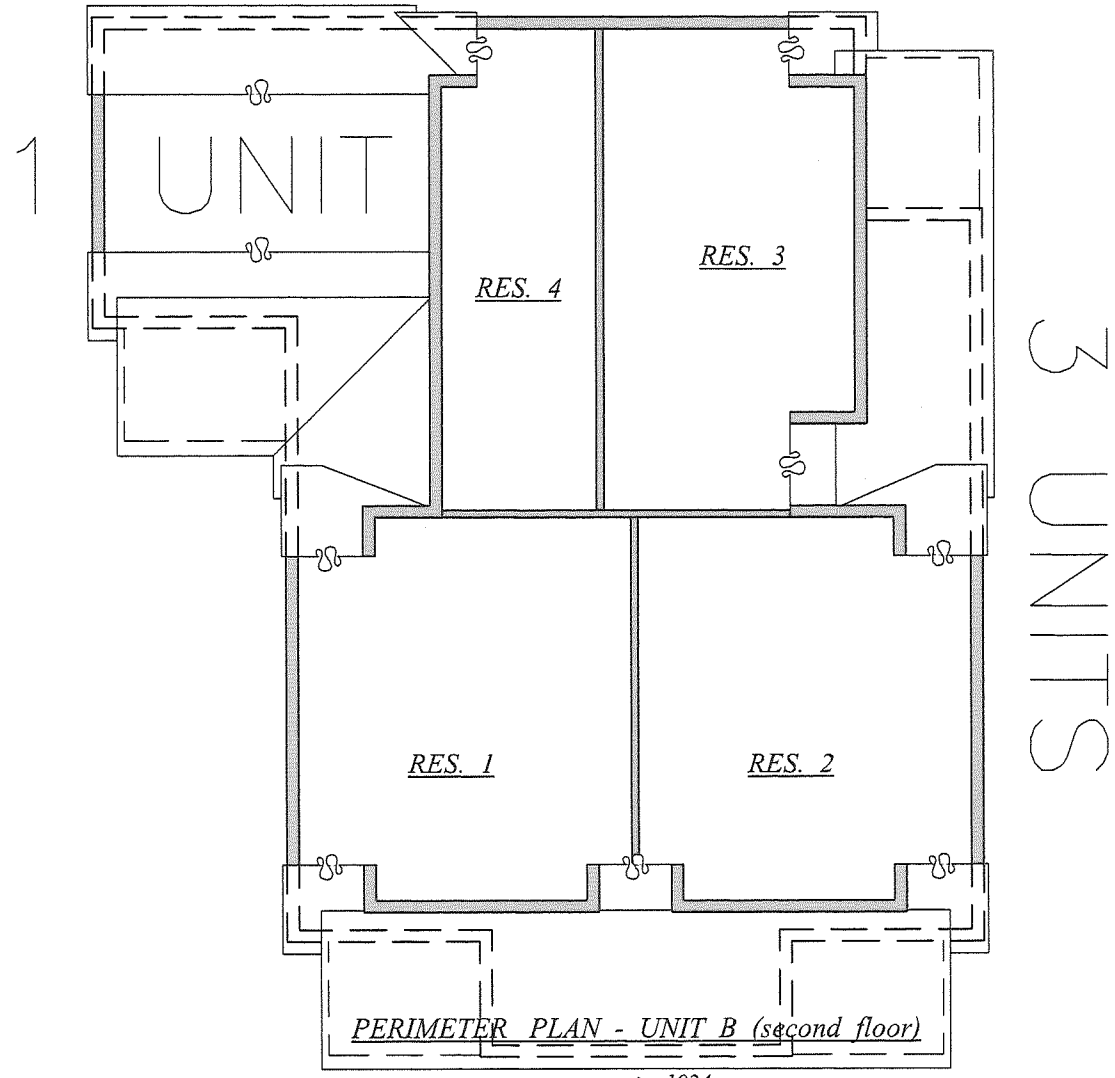

PERIMETER PLAN - UNIT B (second floor)

g.c. => 1924
2nd flr => 1194

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT (B)
31 FAIRGROUNDS ROAD - #6 & #7
SCALE: 1" = 10'-0"

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SOUTH ELEVATION - UNIT B
facing faregrounds road

EAST ELEVATION - UNIT B

RECEIVED
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MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT (B)
31 FAIRGROUNDS ROAD - #6 & #7
SCALE: 1" = 10'-0"

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NORTH ELEVATION - UNIT B

WEST ELEVATION - UNIT B

RECEIVED
JUN 03 2020
By

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 149

Street & Number of Proposed Work: 31 FAIRGROUNDS (586)

Owner of record: COFFIN FAM. NOM. TRS (UNIT C)

Mailing Address: PO BOX 285

NANTUCKET, MA 02554

Contact Phone #: 5087355159 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673

02554

Contact Phone #: 81388 E-mail: _____

FOR OFFICE USE ONLY V#2239

Date application received: 6/3/2020 Fee Paid: $ 862.40

Must be acted on by: 8/14/2020

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 54'-0" Sq. Footage 1st floor: 2288 Decks/Patio: Size: 322 ☒ 1st floor ☐ 2nd floor
4312 * .20 ⇒ Width: 52'-0" Sq. footage 2nd floor: 2024 Size: _____ ☐ 1st floor ☐ 2nd floor
$862.40 Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 23'-8½" South 27'-0½" East 24'-6½" West 26'-2½"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 6 /12 Other 5/12 PORCH

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

Fence: Height: _____
Type: BASEMENT RAILINGS TO BE
Length POWDER COATED ALUM. PICKET

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

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) FIBERGLASS GUTTER CO. (G-60)

Leaders (material and size): _____

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

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X8 Rake 1x8 Soffit (Overhang) Ø Corner boards 5/4x6 Frieze Ø
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 7x7

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

Doors* (type and material): ☐ TDL ☒ SDL Front 4LITE Rear 4 LITE Side 4 LITE
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof HARVARD SLATE
Trim COBBLESTONE Sash BLACK Doors BLACK
Deck NTW MAHOG Foundation GREY Fence BLACK Shutters _____

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

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

Date 05.12.2020 Signature of owner of record [signature] FOR COFFIN FAM. LT

MULTI FAMILY STRUCTURES
SITE CONCEPT - UNIT (C)
31 FAREGROUNDS ROAD - #5 & #6
SCALE: 1" = 60'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

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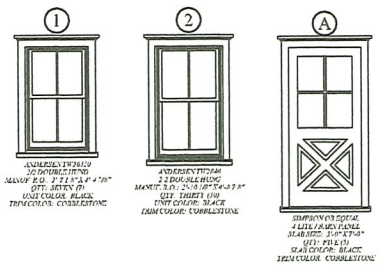

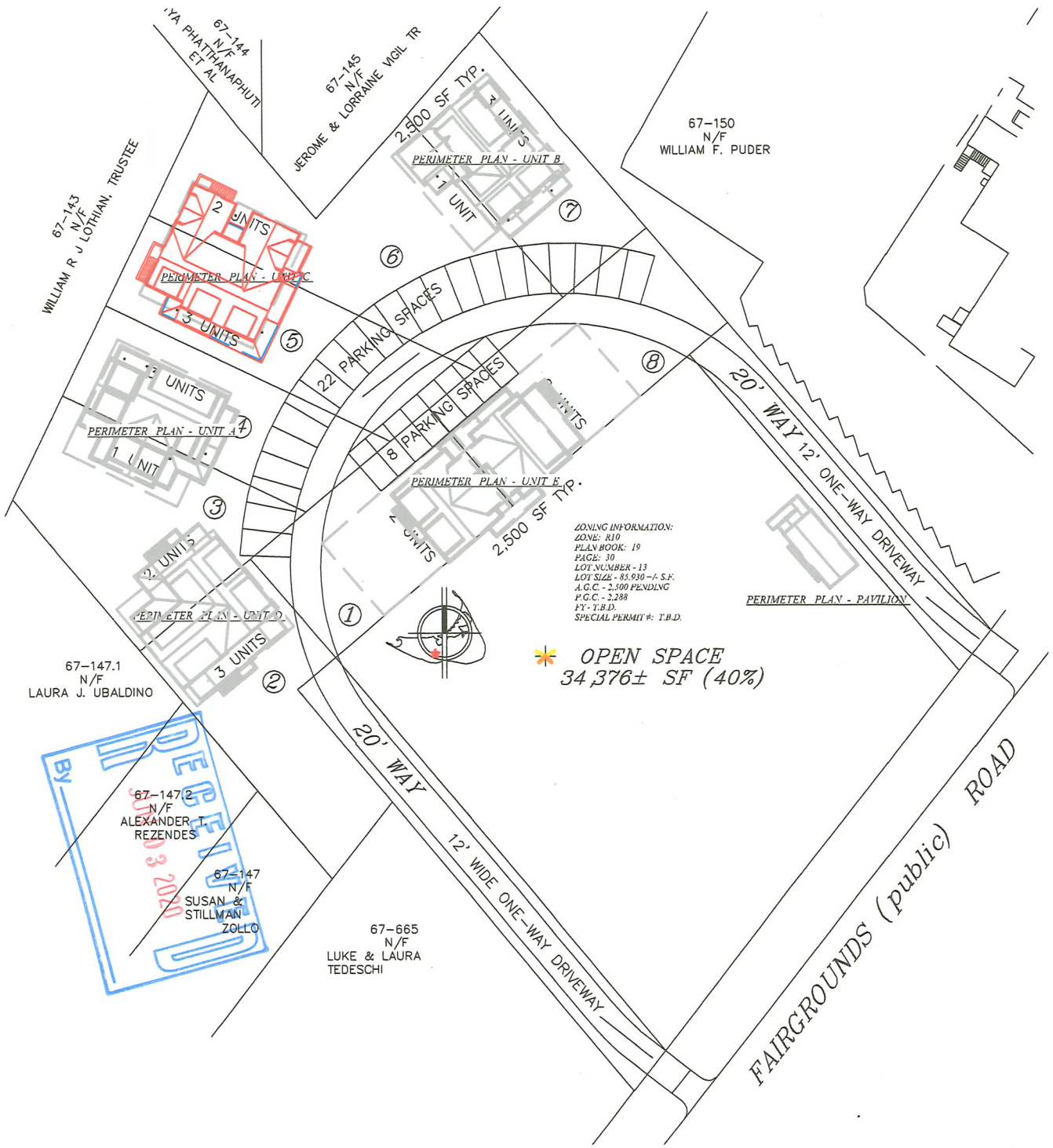

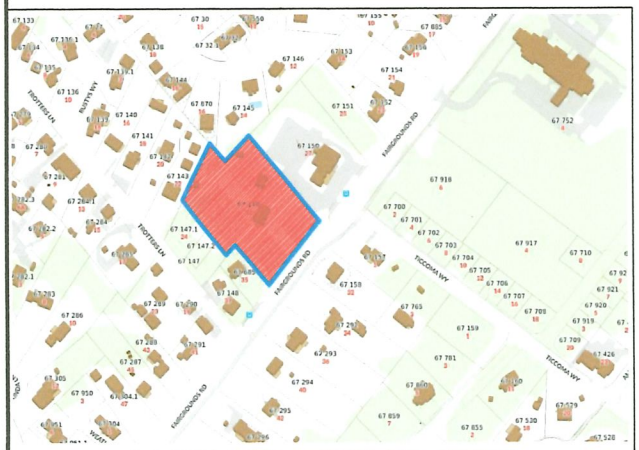

LOCUS MAP - NOT TO SCALE
COFFIN FAM. N.T. - MAP 67; PCL 149

MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT (C)
31 FAREGROUNDS ROAD - #5 & #6
SCALE: 1" = 10'-0"

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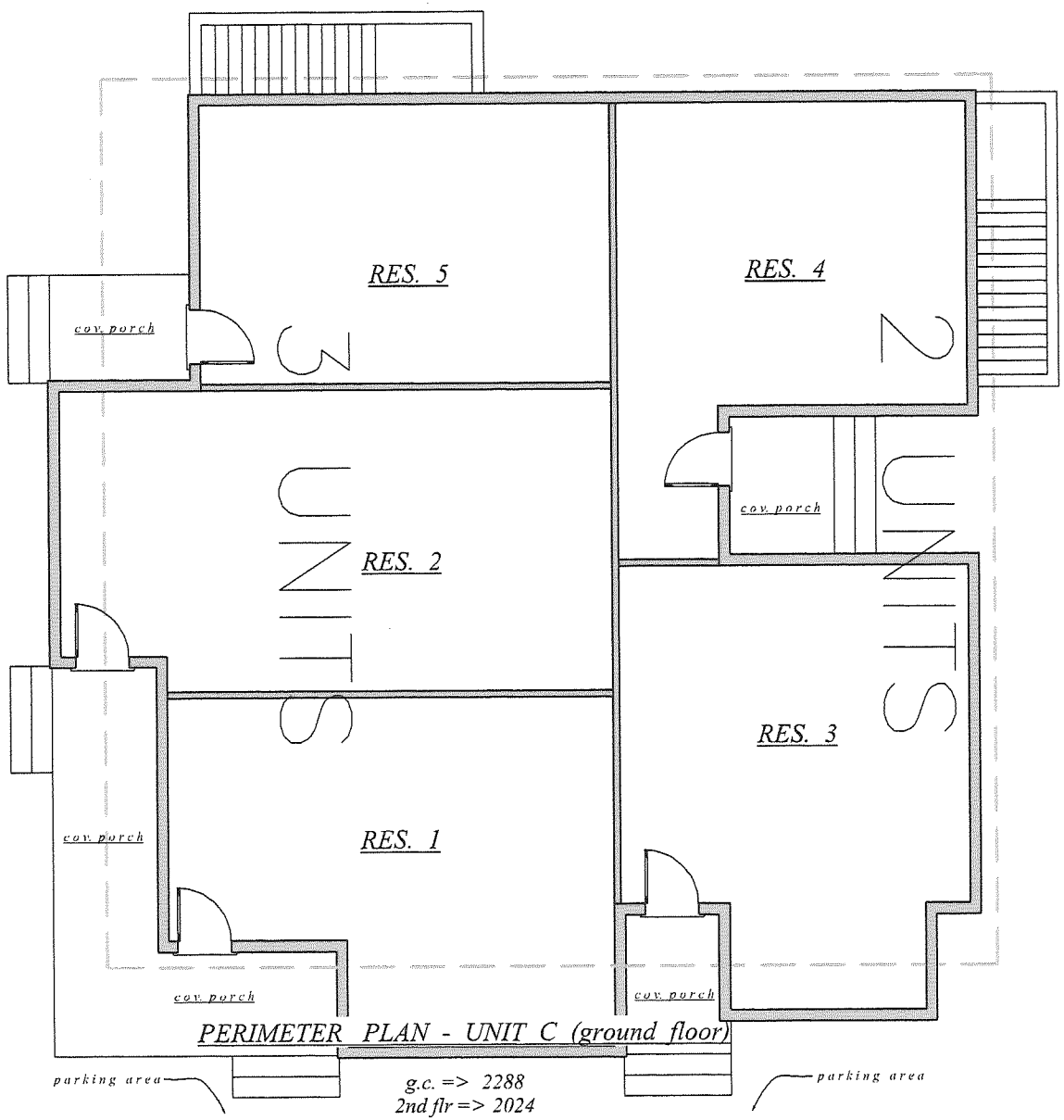

PERIMETER PLAN - UNIT C (ground floor)

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT (C)
31 FAREGROUNDS ROAD - #5 & #6
SCALE: 1" = 10'-0"

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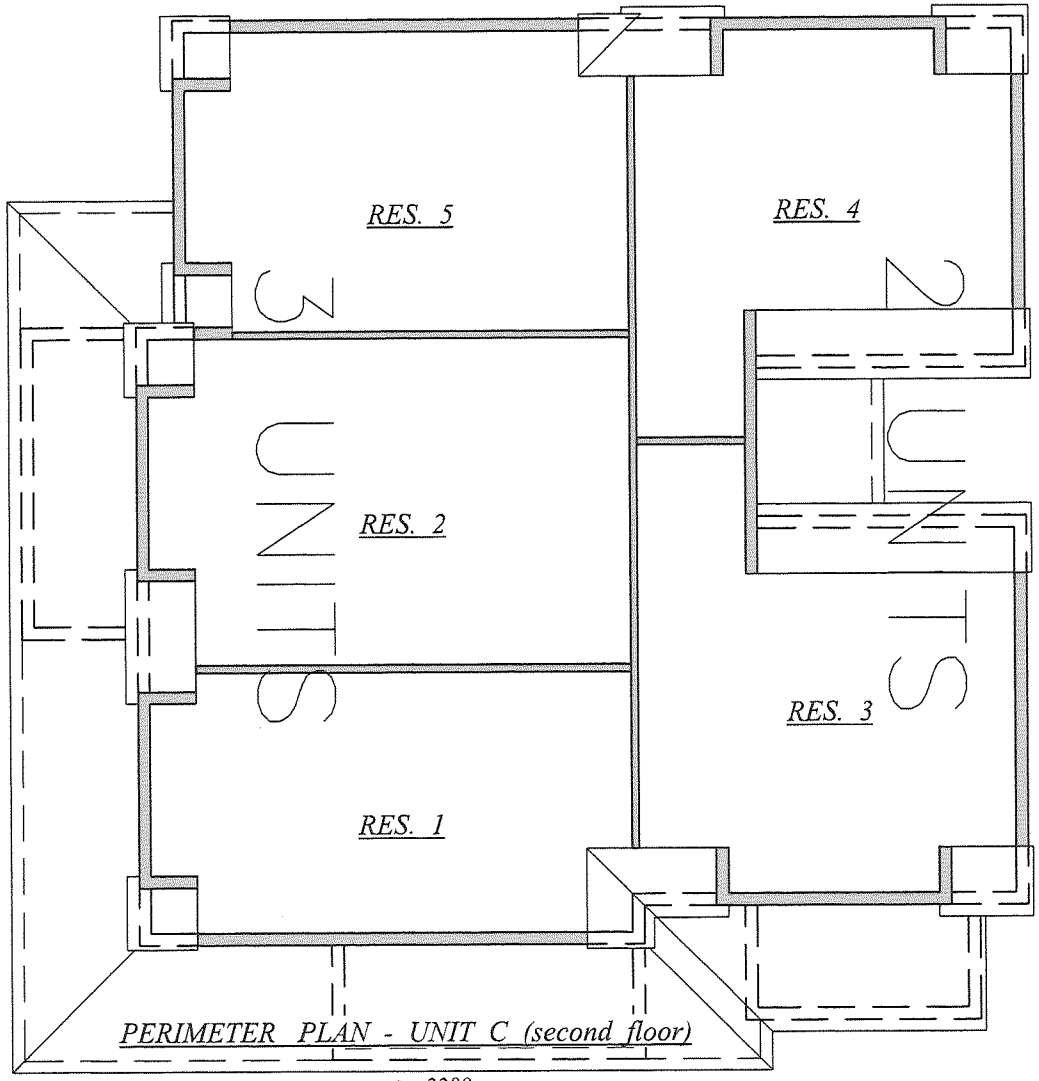

PERIMETER PLAN - UNIT C (second floor)

g.c. => 2288
2nd flr => 2024

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT (C)
31 FAREGROUNDS ROAD - #5 & #6
SCALE: 1" = 10'-0"

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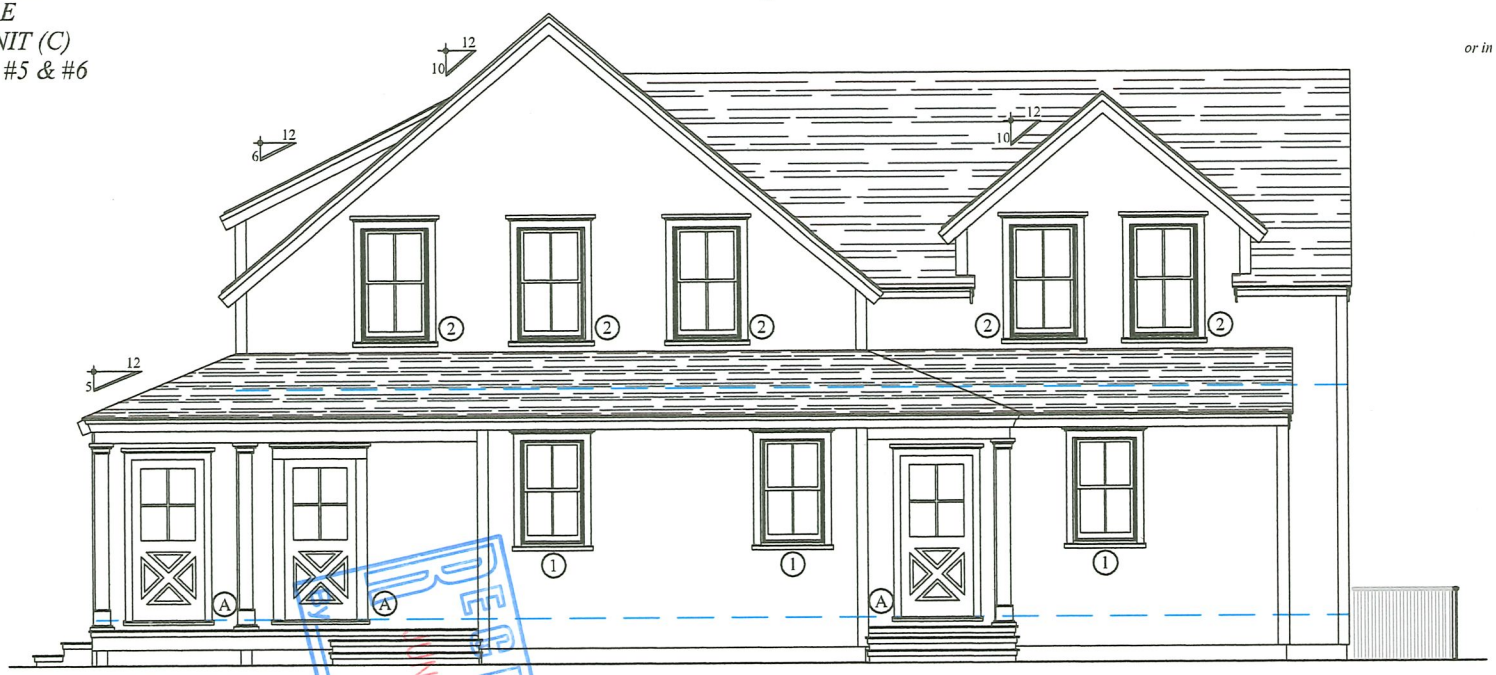

SOUTH ELEVATION - UNIT C
facing faregrounds road

RECEIVED
NOV 03 2020

EAST ELEVATION - UNIT C

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT (C)
31 FAREGROUNDS ROAD - #5 & #6
SCALE: 1" = 10'-0"

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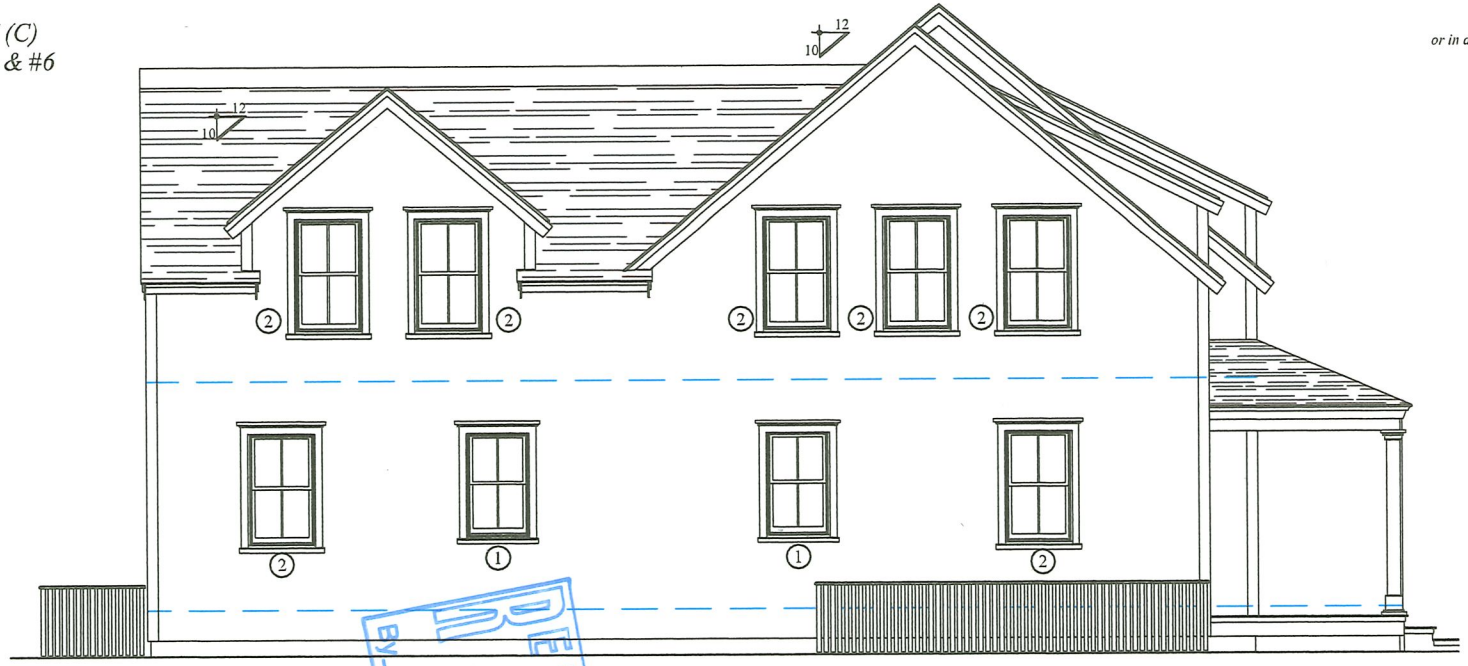

NORTH ELEVATION - UNIT C

RECEIVED
BY
JUN 03 2020

WEST ELEVATION - UNIT C

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 149

Street & Number of Proposed Work: 31 FAIRGROUNDS (263)

Owner of record: COFFIN FAM. NOM. TRS. **Unit D**

Mailing Address: PO BOX 285
NANTUCKET, MA 02554

Contact Phone #: 5087355159 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 81388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 54'-0" Sq. Footage 1st floor: 2086 Decks/Patio: Size: 304 ☒ 1st floor ☐ 2nd floor

3676 * .20 ⇒ $735.20

Width: 48'-6" Sq. footage 2nd floor: 1590 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 27'-3" South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name:

Historic Name:

Original Date:

Original Builder:

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

REVISIONS (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 6 /12 Other 4/12 COV PORCH

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

Fence: Height: _____
Type: powder coated aluminum
Length: pickets (black)

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

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) FIBERGLAS GUTTER CO, (G60)

Leaders (material and size): _____

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

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) Ø Corner boards 5/4x6 Frieze Ø
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 7x7

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

Doors* (type and material): ☐ TDL ☒ SDL Front 6 LT/2 PANEL Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof HARVARD SLATE
Trim COBBLESTONE Sash BLACK Doors BLACK
Deck NTW MAHOG Foundation GREY 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.

MULTI FAMILY STRUCTURES
SITE CONCEPT - UNIT (D)
31 FAREGROUNDS ROAD - #2 & #3
SCALE: 1" = 60'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

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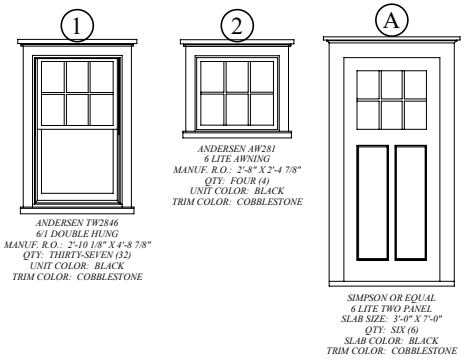
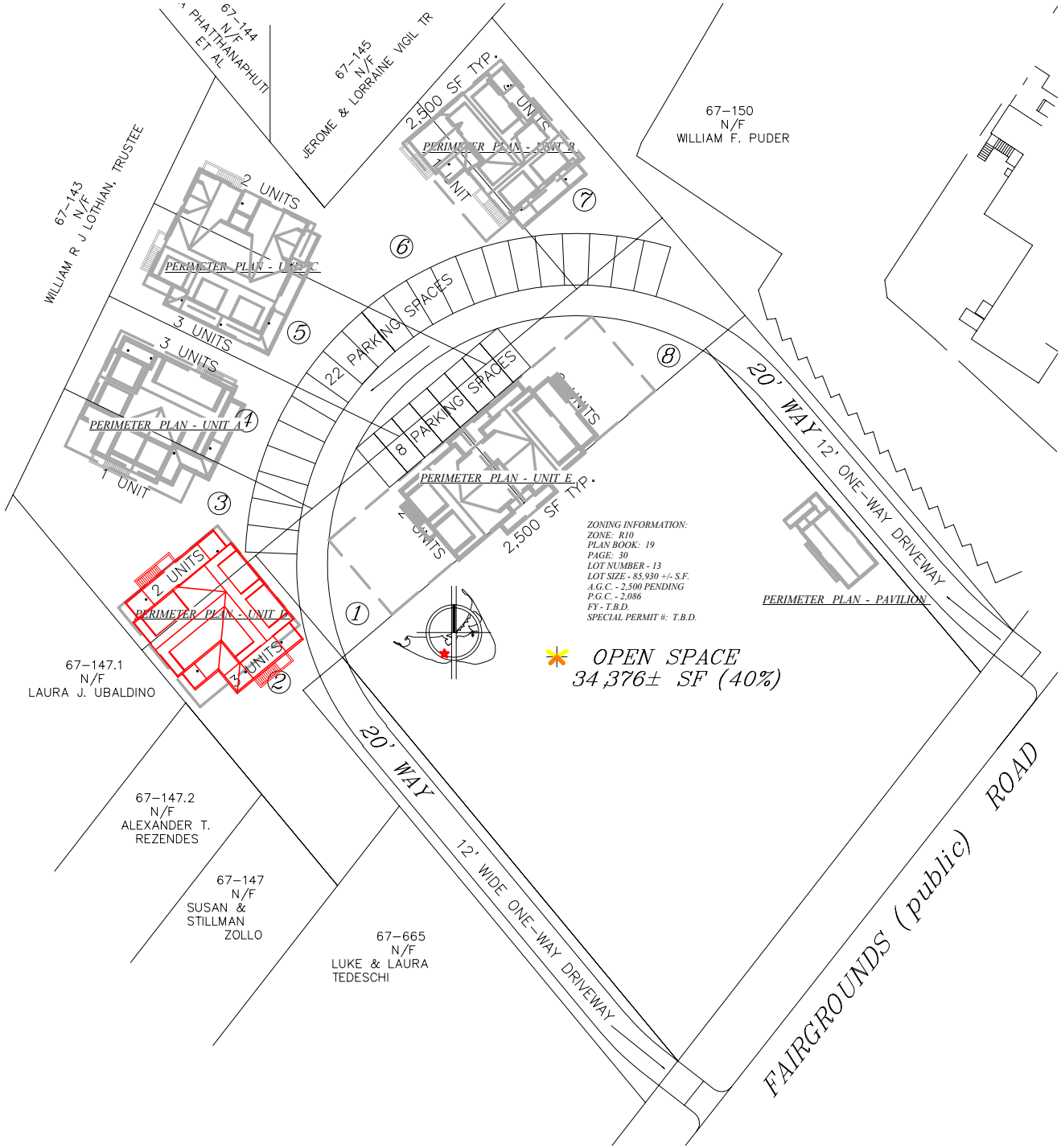
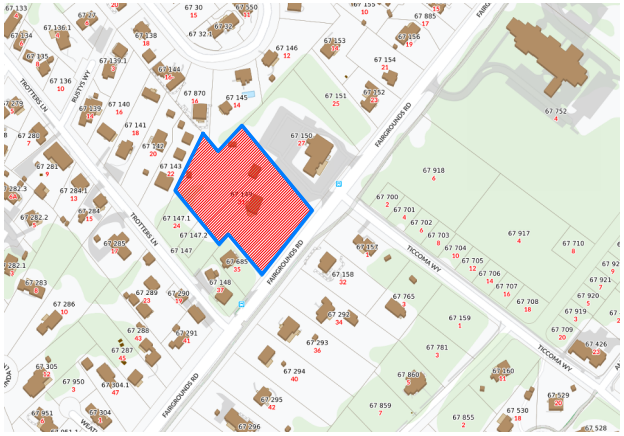




ZONING INFORMATION:
ZONE: R10
PLAN BOOK: 19
PAGE: 30
LOT NUMBER - 13
LOT SIZE - 85,930 +/- S.F.
A.G.C. - 2,500 PENDING
P.G.C. - 2,086
FY - T.B.D.
SPECIAL PERMIT #: T.B.D.

* *OPEN SPACE*
34,376± SF (40%)



LOCUS MAP - NOT TO SCALE
COFFIN FAM. N.T. - MAP 67; PCL 149

MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT (D)
31 FAREGROUNDS ROAD - #2 & #3
SCALE: 1" = 10'-0"

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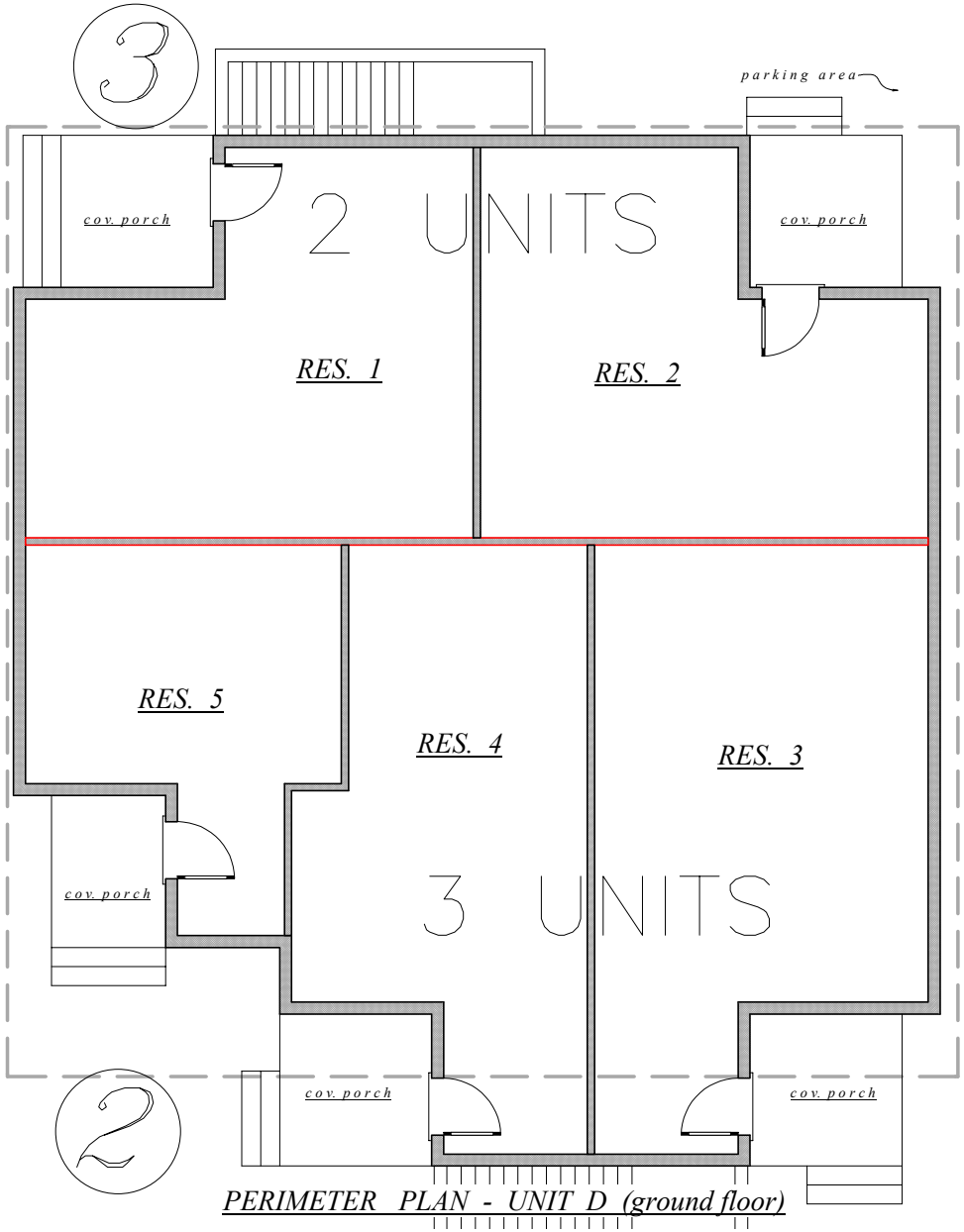

PERIMETER PLAN - UNIT D (ground floor)

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT (D)
31 FAREGROUNDS ROAD - #2 & #3
SCALE: 1" = 10'-0"

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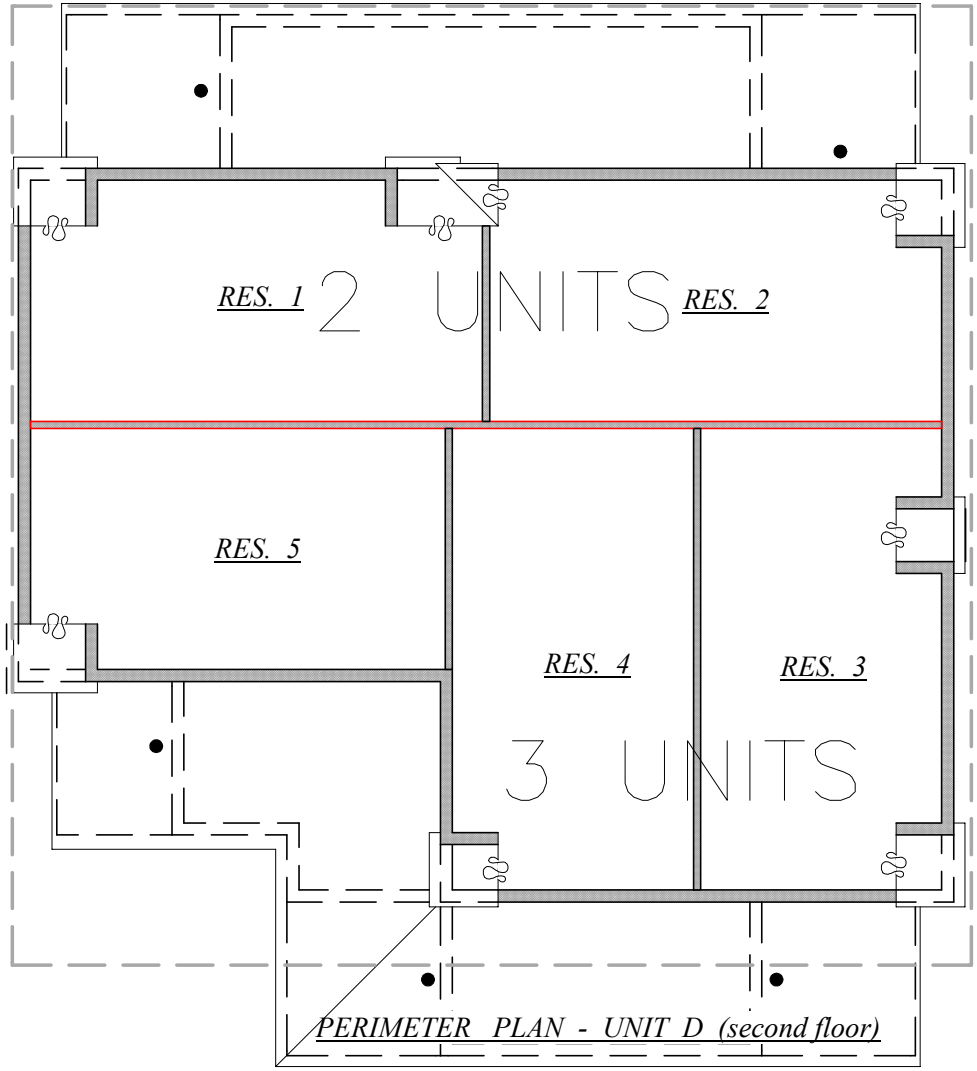


PERIMETER PLAN - UNIT D (second floor)

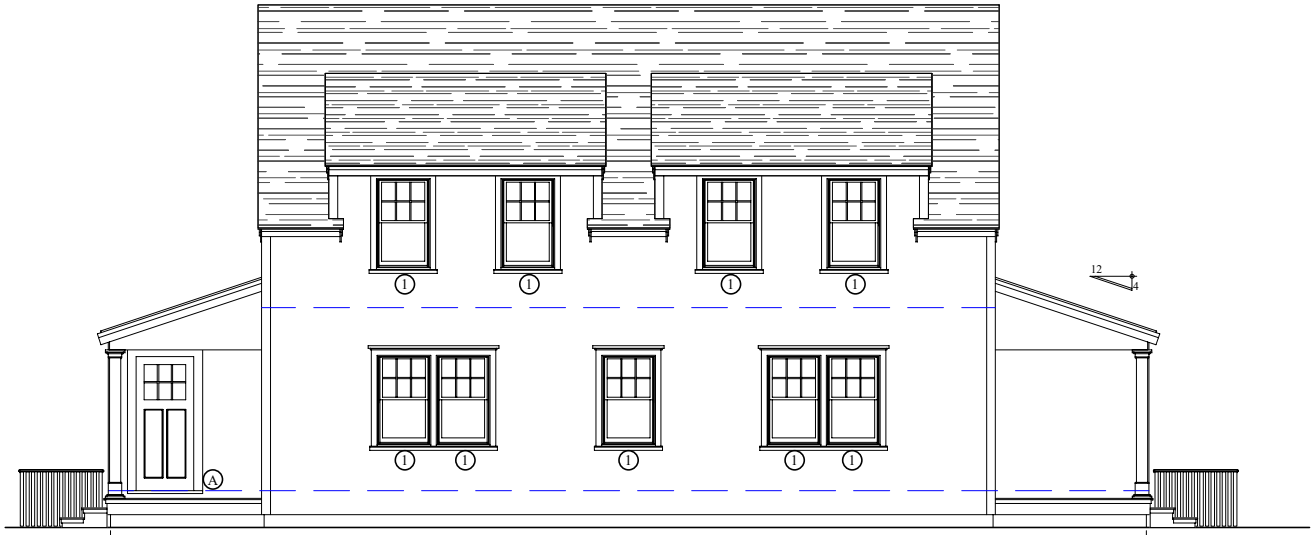
g.c. => 2086
2nd flr => 1590

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT (D)
31 FAREGROUNDS ROAD - #2 & #3
SCALE: 1" = 10'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.

SOUTH ELEVATION - UNIT D
facing faregrounds road



EAST ELEVATION - UNIT D 54'-0"
facing access road

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT (D)
31 FAREGROUNDS ROAD - #2 & #3
SCALE: 1" = 10'-0"

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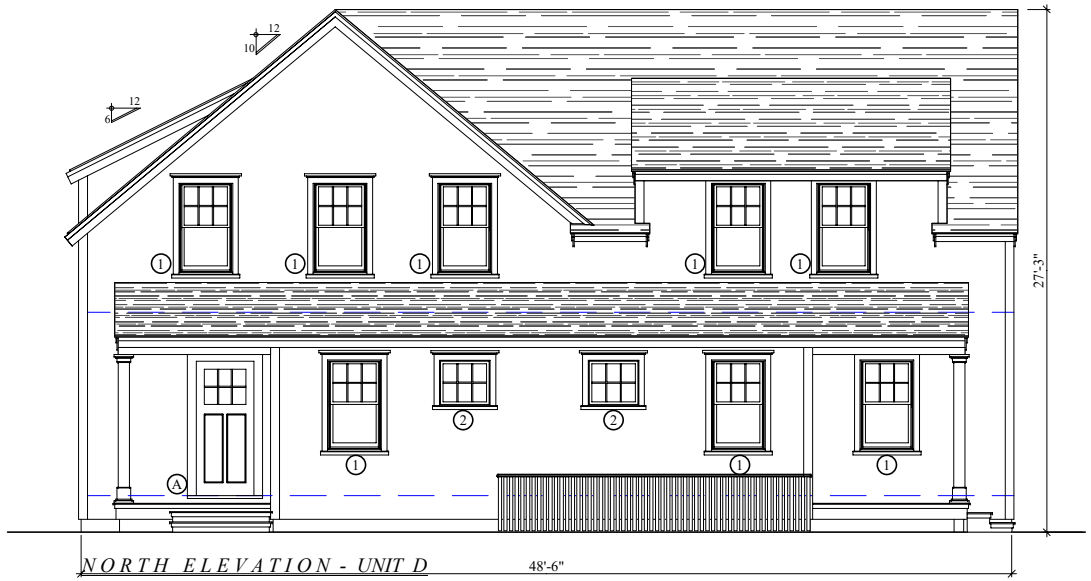
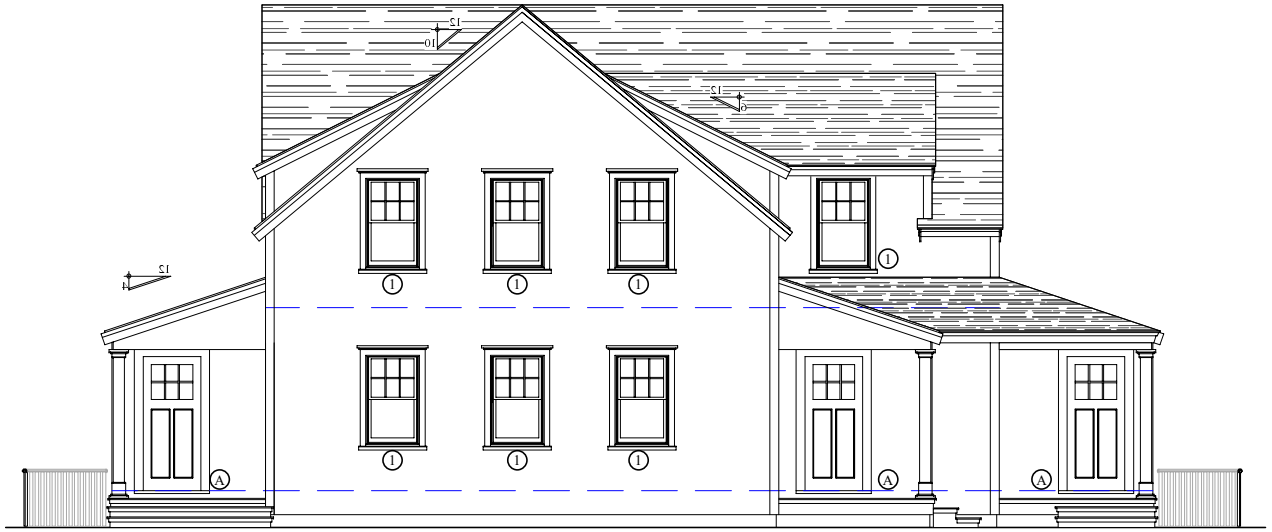


NORTH ELEVATION - UNIT D



WEST ELEVATION - UNIT D

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 149

Street & Number of Proposed Work: 31 FAIRGROUNDS (188)

Owner of record: COFFIN FAM. NOM. TRS. (UNIT(E))

Mailing Address: PO BOX 285

NANTUCKET, MA 02554

Contact Phone #: 508.735.5159 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673

02554

Contact Phone #: 8'1388 E-mail: _____

FOR OFFICE USE ONLY V2239

Date application received: 6/3/2020 Fee Paid: $ 844.00

Must be acted on by: 8/14/2020

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 71'-0" Sq. Footage 1st floor: 2270 Decks/Patio: Size: 186 ☒ 1st floor ☐ 2nd floor

4220 * .20 ⇒ Width: 36'-6" Sq. footage 2nd floor: 1950 Size: _____ ☐ 1st floor ☐ 2nd floor

$844.00 Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 26'9½" ⇒ 25'-8" South 26'-9½" ⇒ 25'-8" East 25'-8" West 26'-9½"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 5 /12 Other INFILL ROOF 6/12

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

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

Fence: Height: _____

Type: BASEMENT RAILINGS TO BE

Length: POWDER COATED ALUM. PICKETS

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) FIBERGLAS GUTTER CO.

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 10" Corner boards 5/4x6 Frieze 1x4

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 7x7

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

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

Doors* (type and material): ☐ TDL ☒ SDL Front 2LT/1 PANEL Rear _____ Side 2LT/1 PANEL

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof HARVARD SLATE

Trim COBBLESTONE Sash BLACK Doors BLACK

Deck NTW MAHOG Foundation GREY Fence BLACK Shutters _____

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

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

Date 05.12.2020 Signature [illegible] COFFIN FAM. N.T.

MULTI FAMILY STRUCTURES
SITE CONCEPT - UNIT (E)
31 FAREGROUNDS ROAD - #1 & #8
SCALE: 1" = 60'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

(E)

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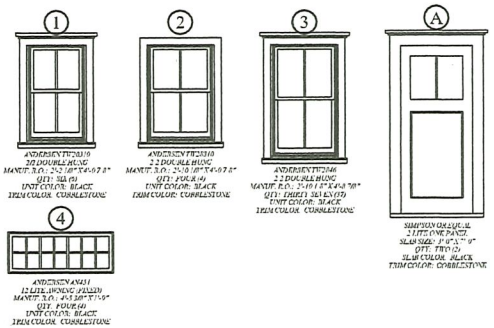
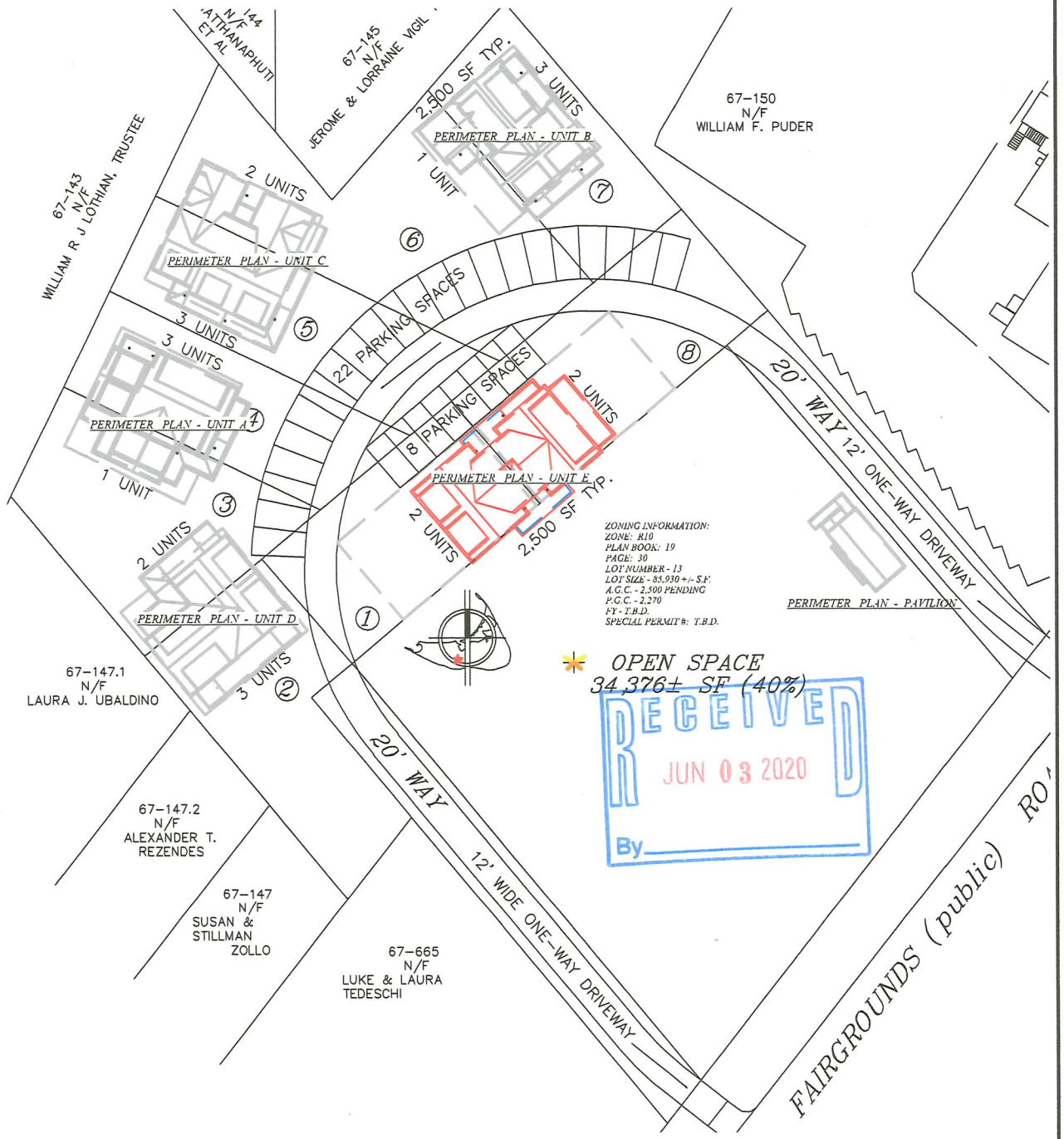
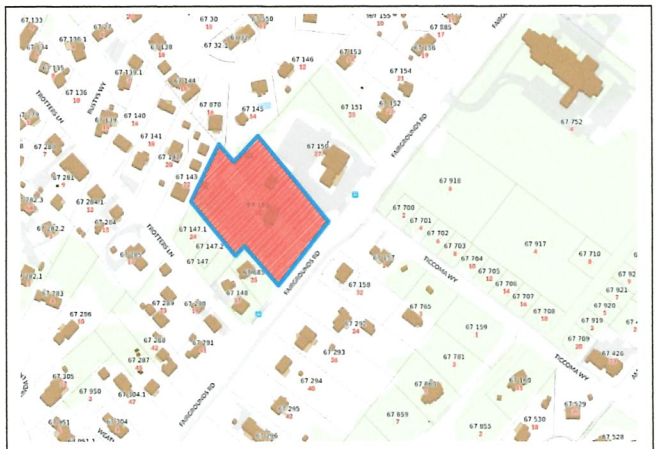


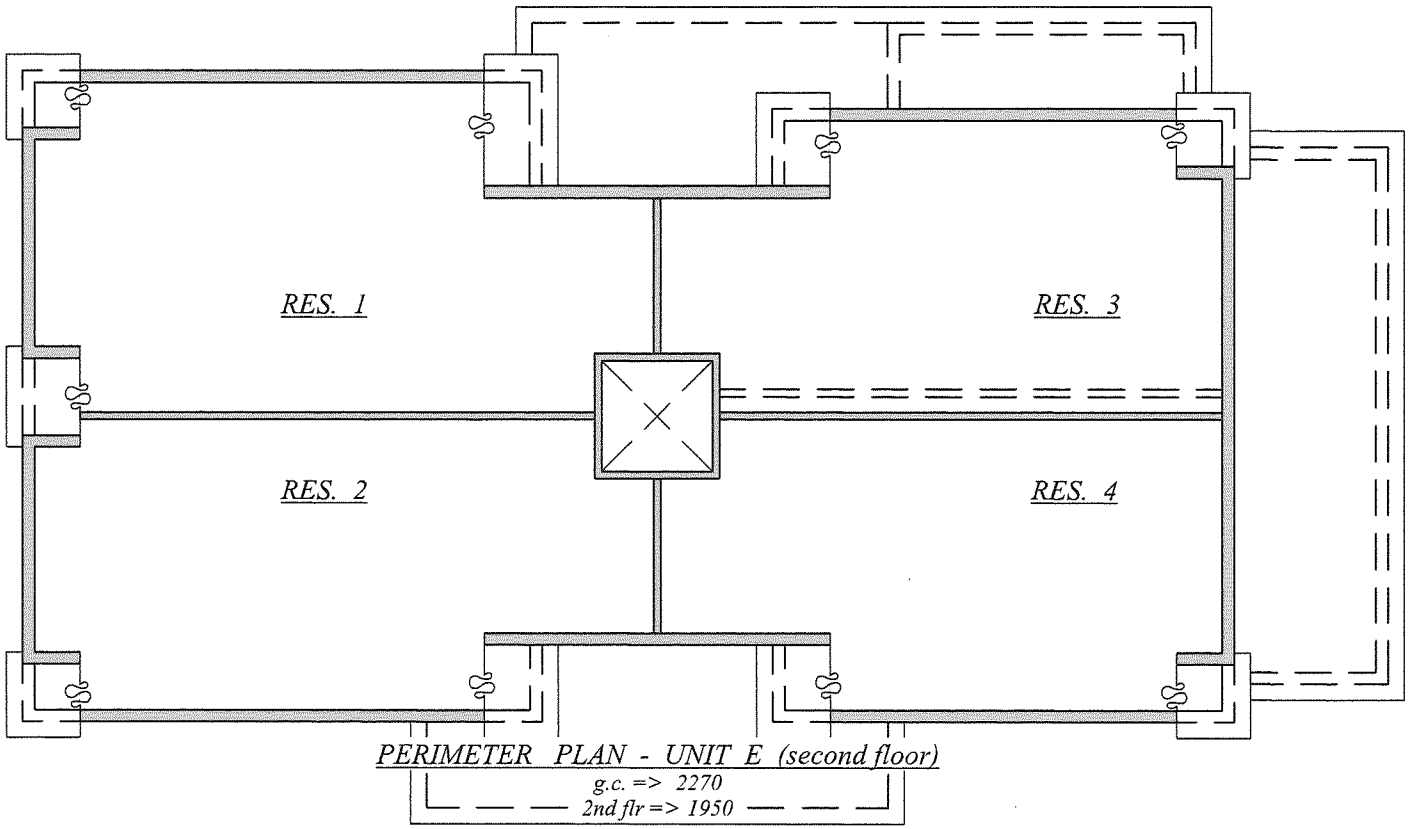




LOCUS MAP - NOT TO SCALE
COFFIN FAM. N.T. - MAP 67; PCL 149

MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT E
31 FAREGROUNDS ROAD - #1 & #8
SCALE: 1" = 10'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.

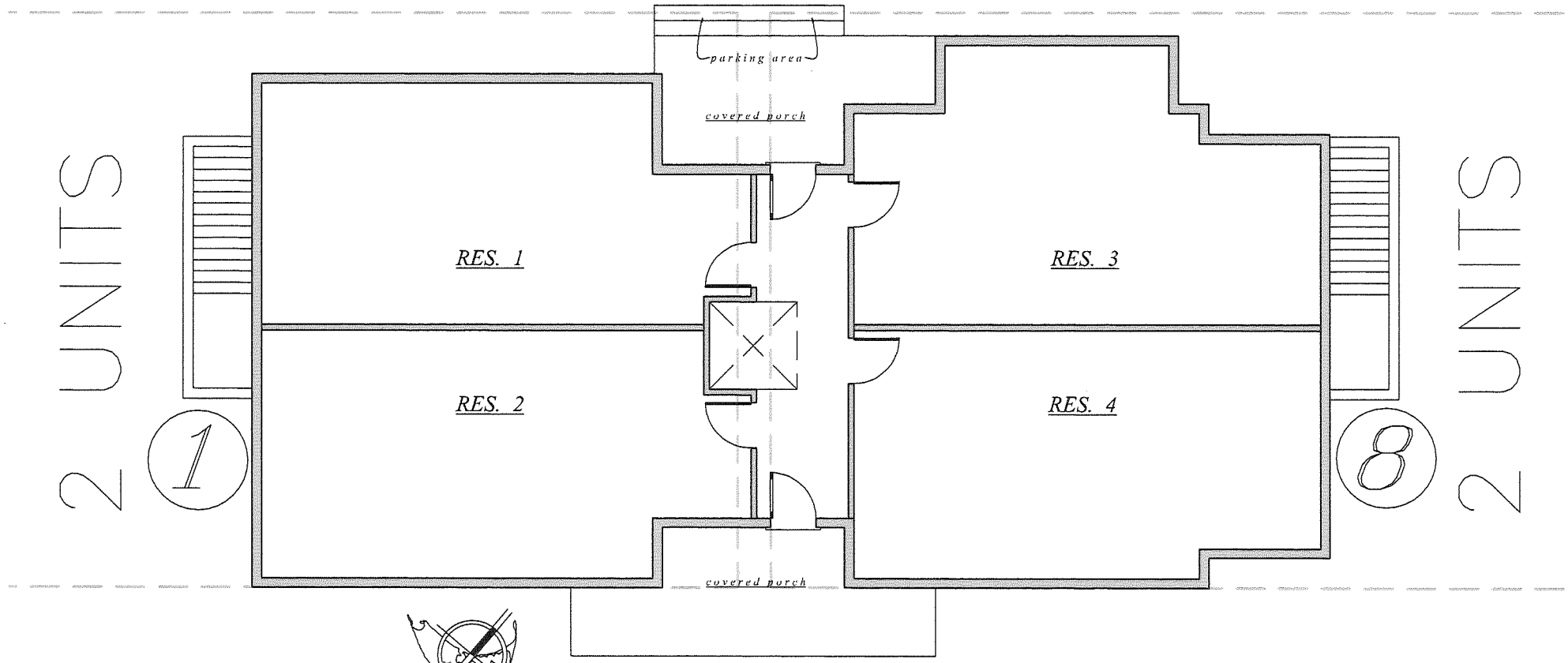


PERIMETER PLAN - UNIT E (second floor)

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT E
31 FAREGROUNDS ROAD - #1 & #8
SCALE: 1" = 10'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.



PERIMETER PLAN - UNIT E (ground floor)
g.c. => 2270
2nd flr => 1950

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT E
31 FAREGROUNDS ROAD - #1 & #8
SCALE: 1" = 10'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.

SOUTH ELEVATION - UNIT E
facing faregrounds road

EAST ELEVATION - UNIT E
facing unit F

RECEIVED
JUN 03 2020
By

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT E
31 FAREGROUNDS ROAD - #1 & #8
SCALE: 1" = 10'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.

NORTH ELEVATION - UNIT E
facing parking area

WEST ELEVATION - UNIT E

RECEIVED
JUN 03 2020
By

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. portion of 51

Street & Number of Proposed Work: Portion of 32 W Chester on Wesco Pl.

Owner of record: Chesley, Richard + Dianna

Mailing Address: 2035 N Orleans St Unit M1
Chicago IL 60614

Contact Phone #: 228-2722 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BPC

Mailing Address: 12 Broad St
Nantucket MA 02554

Contact Phone #: 228 2722 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1632 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 1244 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0-12" South 0-12" East 0-12" West 0-12"

Height of ridge above final finish grade: North 29'2" South 29'2" East 29'2" West 26'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) Water Struck - painted ☐ Other gray

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 + 6 /12 Dormer 6 /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 1x8 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 8"

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

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

Doors* (type and material): ☐ TDL ☐ SDL Front 4 Lt Rear _____ Side 15 Lt

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural Clapboard (if applicable) _____ Roof Black

Trim light gray Sash Black Doors Black

Deck _____ 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 2/2/2020 Signature of owner of record _____ Signed under penalties of perjury

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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.

	Sign in submission at Front Desk
✓	HDC case number: (ex HDC2020-xx-xxxx), if applicable 05-0895 02-0752
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of plans at 3/16" or ¼" scale (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Signed Affidavit: see reverse side

Historic District Commission

OLD BUSINESS CHECKLIST

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

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Thea Raab Date: 6/10/2020

IV. OLD BUSINESS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Shneider, Karl **02-0612**	84 Main Street	Deck/stoop/skylight	42.3.3-20	Thornewill Design

Voting: Oliver, Welch, Watterson
Recused: None
Documentation: None
Representing: None
Public: None
Concerns: **Staff** – Applicant asked this to be held without opening for the next old-business meeting due to lack of quorum.
Motion: **Motion to Hold for March 17 at applicant's request.**
Vote: Carried Certificate #

2.	Larrabee, Rich **02-0711**	7 Millbrook Road	New dwelling	56-474	Val Oliver

Voting: Coombs, Watterson
Recused: Oliver
Documentation: None
Representing: Val Oliver
Public: None
Concerns: (4:35) **Oliver** – Asked this be held without opening.
Motion: **Motion to Hold for March 10**
Vote: Carried Certificate #

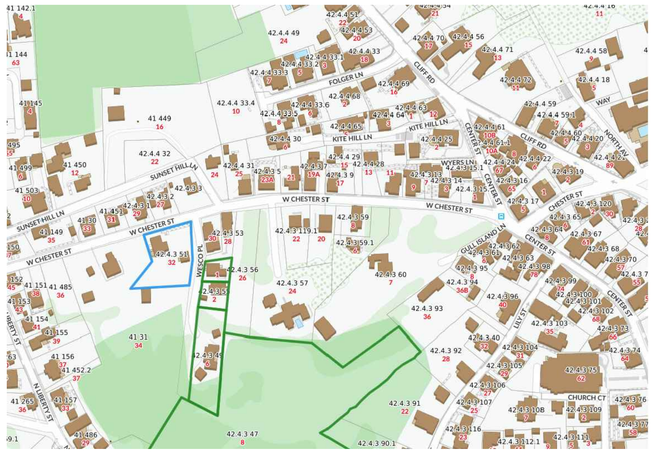
3.	Chesley, Richard **02-0732**	32 West Chester Street	New dwelling	42.4.3-31	BPC

Voting: Coombs, Oliver, Watterson, Welch (arrived 6 minutes into discussion)
Recused: None
Documentation: Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing: Joe Paul, BPC
Steven Cohen, Cohen & Cohen Law P.C.
Public: None
Concerns (4:36): **Paul** – Confirmed other commissioners can read back in. Presented project.
Coombs – Read HSAB comments: wall-line break along long wall; dormer overlap; glass to be vertical; front door not appropriate; west elevation, overlarge glass with commercial appearance; south elevation fenestration repetitive. Read Holly Backus comments: balcony not appropriate.
Oliver – There is a lot of open space, so this is visible. The south elevation needs to be rethought, way too much glass; the balcony should be reconsidered. This needs more additive massing. Front door needs to be more traditional. Agrees with HSAB about the west elevation. Questions it's needs to be 29 feet tall; there are no floor heights on the plans.
Watterson – Agrees with HSAB. South elevation seems really over fenestrated; okay with the west elevation. The dormer at the massing brake is atypical. East elevation fenestration needs more sense in its layout.
Welch – West gable seems 2 feet too taller than on the south elevation. Agrees with what's been said. No concerns due to limited visibility of the north elevation. Concerned about the height and length because this will become a template to fill the lot front to back; it needs more of a sense of secondary massing.
Coombs – Agrees it needs more additive massing. North elevation, asked about the lack of 1st-floor windows. Ganged windows on the north and south elevations should be separated. Has issues with the front door with the porch roof and 2-over-2 windows. Agrees with Ms. Oliver about reducing the height.
Motion: **Held. (No motion made or voted)**
Vote: N/A Certificate #

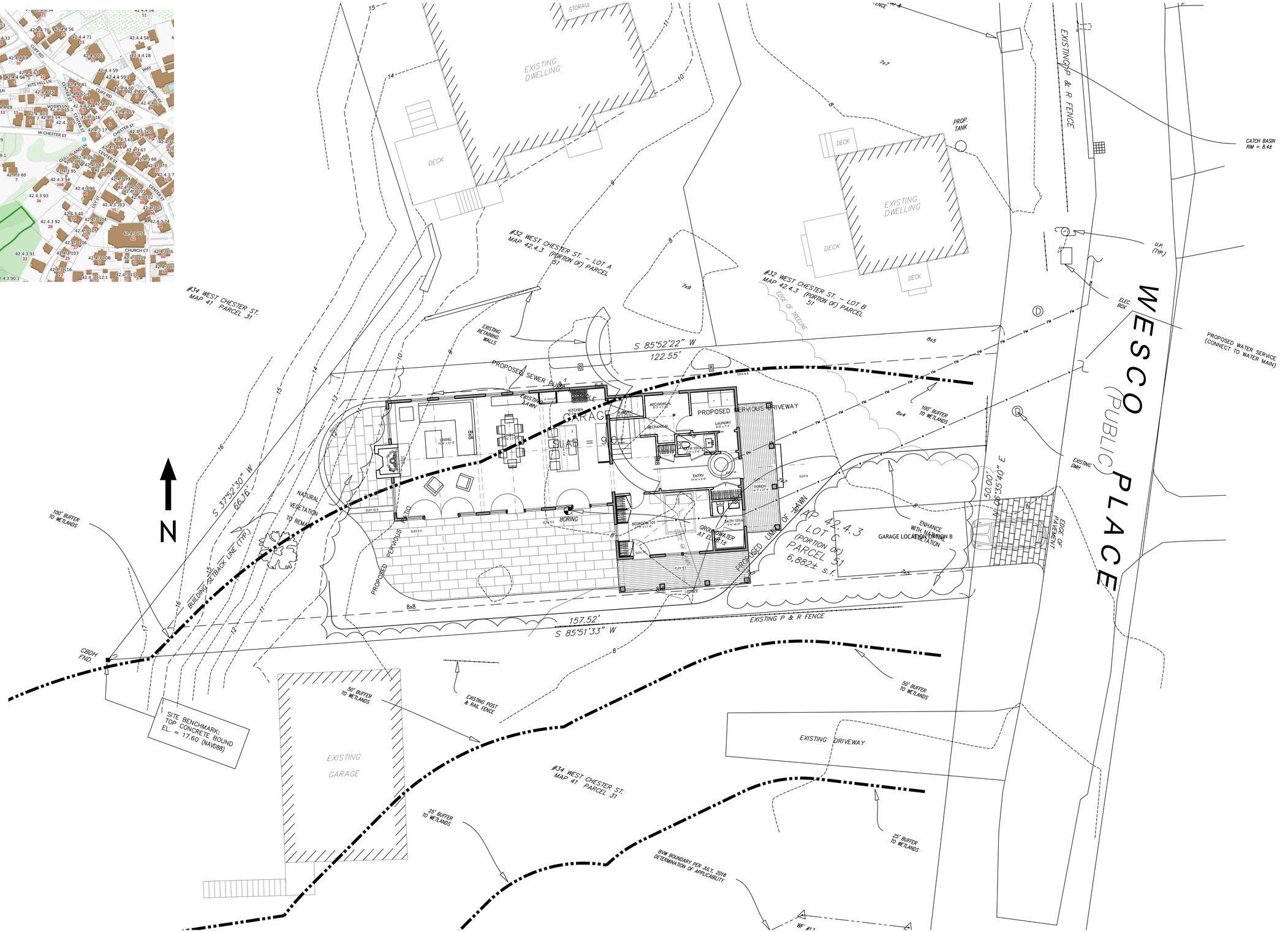
4.	Rudofsky, Sendra **01-0493**	12 Nanahumacke Lane	Roof change/rooftop solar	65-79	Sun Wind, LLC

Voting: Coombs, Oliver, Welch
Recused: None
Documentation: Architectural elevation plans, site plan, photos, sample of red cedar stained black, and manufacturer spec sheet.
Representing: Tim Holmes, Sun Wind, LLC
Public: **T.J. Watterson** – He's opposed to the black stain; envisions it an eyesore to natural to weather roofing and will look odd and call attention to the rear.
Concerns (4:51): (4:43) Held due to lack of quorum.
Holmes – Reviewed changes made and additional information per previous concerns; used Minwax, ebony.
Welch – Feels the stain will have to be revisited to maintain it. Since this is on the back, he has no concerns. If the stain was going onto anything but the low-slope dormer roofs, he would be against it. If it does look funky, come back and we can let it bleach out.
Oliver – She sees Mr. Watterson's point of staining where the panels are.
Coombs – She will support this to see how it looks especially after a few months.
Motion: **Motion to Approve through staff with staining the low-slope dormer roofs and the black stain maintained in perpetuity. (Welch)**
Vote: Carried 2-1//Oliver opposed Certificate # **HDC2020-01-0493**

Chesley - Wesco Place



LOCUS: NTS



bpc
12 B OAK STREET
NANTUCKET, MA 02554
P 508 228 2722

Wesco Place
NANTUCKET, MA 02554
MAP: 42.4.3 PARCEL: PORTION OF 51

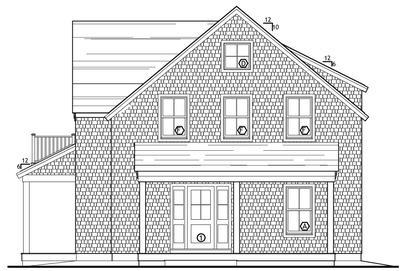
HDC

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

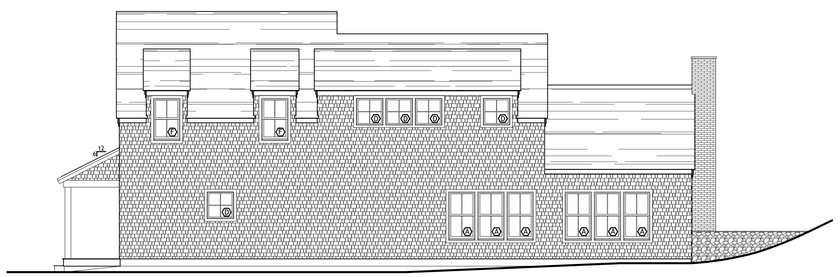
COVER SHEET

C1.1
JUNE 11, 2020

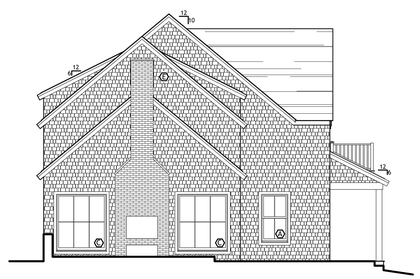
PREVIOUS



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



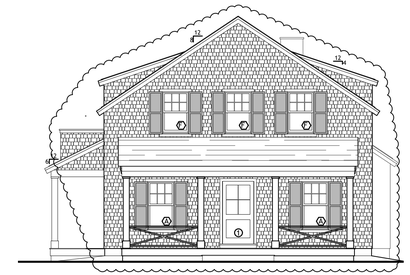
NORTH ELEVATION
1/4"=1'-0"



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

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

PROPOSED



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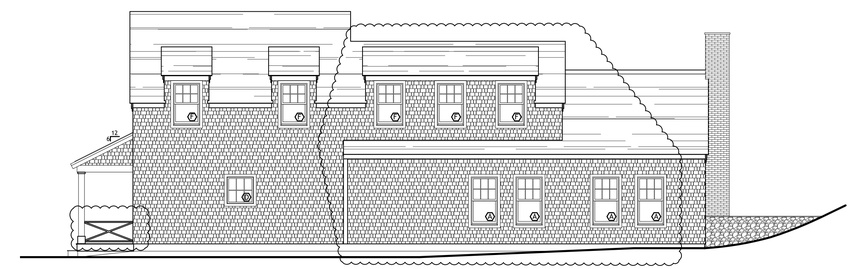
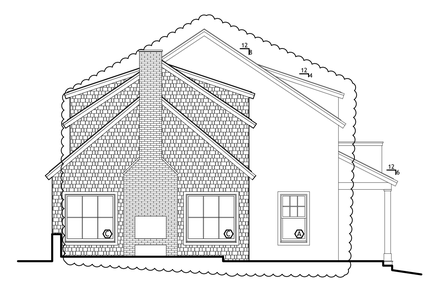


NORTH ELEVATION
1/4"=1'-0"



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

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

bpc

12 B OAK STREET
NANTUCKET, MA 02554

P 508 228 2722

Wesco Place

NANTUCKET, MA 02554
MAP: 42.4.3 PARCEL: PORTION OF 51

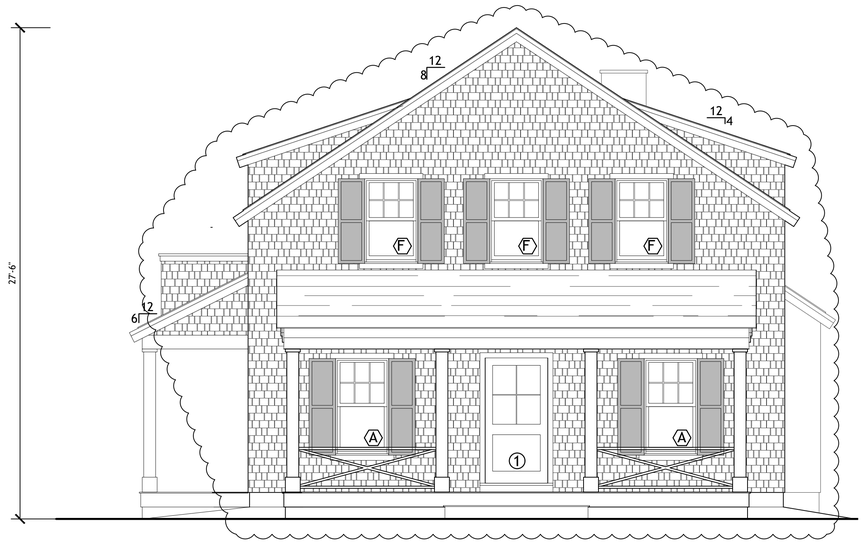
HDC

1/8" = 1'-0"

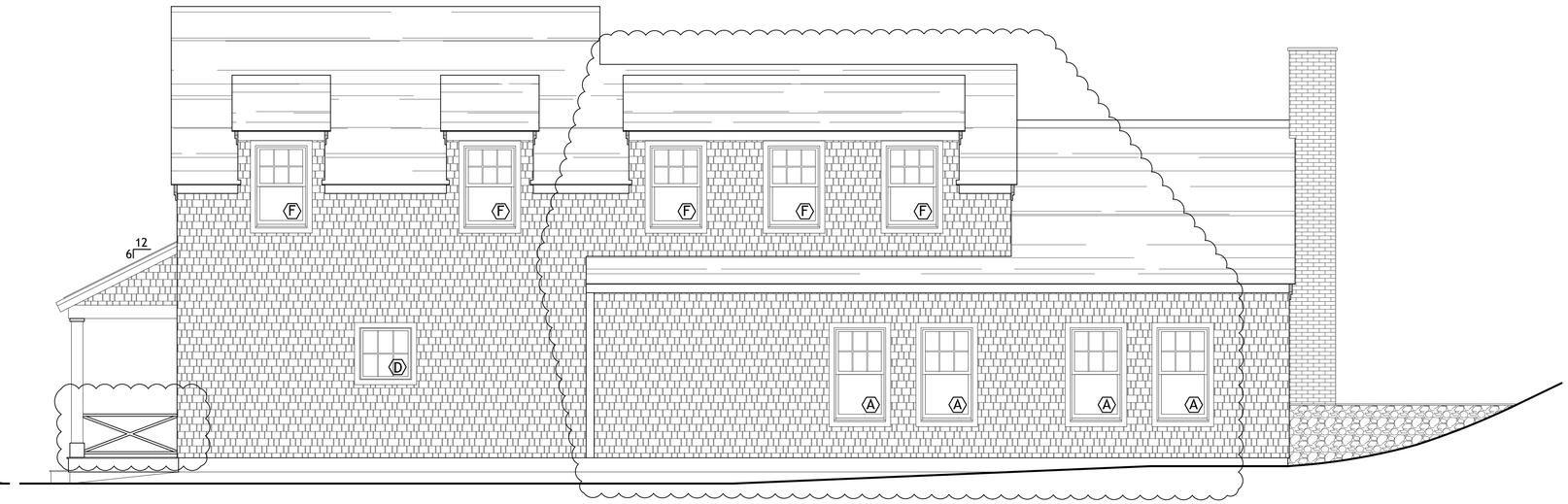
ELEVATIONS

A1.0

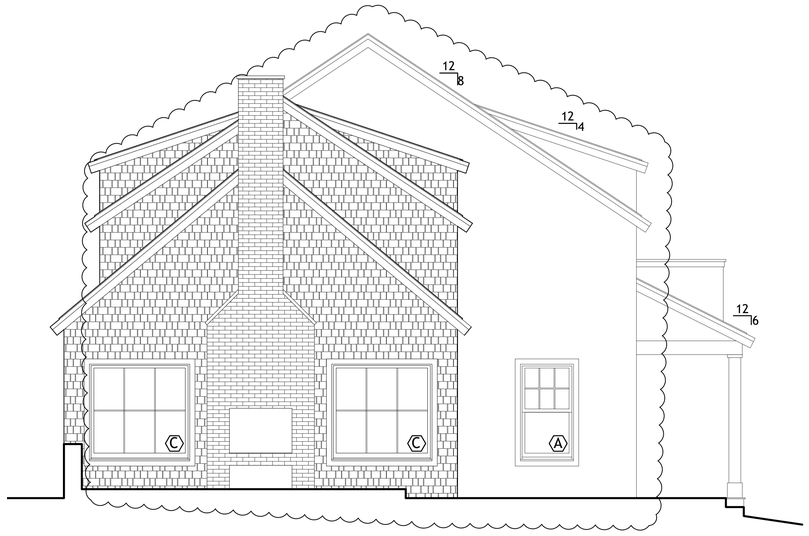
JUNE 10, 2020



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



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



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

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

DOOR & WINDOW SCHEDULE

ID	MANUF.	MODEL #	UNIT SIZE	QTY.	DESCRIPTION	DP +/-
1	TBD		3'-0"x 7'-0"	1	4 LIGHT/1 PANEL W/ SIDELIGHTS	
2	ANDERSEN	FWHID31611	3'-1"x 6'-11"	3	4 LIGHT FRENCH DOOR - SINGLE	
3	ANDERSEN	FWHD60611	6'-0"x 6'-11"	1	4 LIGHT FRENCH DOORS - DOUBLE	
4	ANDERSEN	FWHD81611-3	8'-11"x 6'-11"	1	4 LIGHT FRENCH DOORS - TRIPLE	

WINDOWS						
ID	MANUF.	MODEL #	ROUGH OPENING	QTY.	DESCRIPTION	
A	ANDERSEN	WDH2105Z		14	2/2 DBL HUNG	
B	ANDERSEN	WDH2106Z		6	2/2 DBL HUNG	
C	ANDERSEN	WPW5652		2	PICTURE WINDOW - 6 LIGHT	
D	ANDERSEN	AXW31		6	4 LIGHT WINDOW - AWNING	
E	ANDERSEN	AW21		2	4 LIGHT WINDOW - AWNING	
F	ANDERSEN	WDH21046		5	2/2 DBL HUNG	

bpc
12 B OAK STREET
NANTUCKET, MA 02554
P 508 228 2722

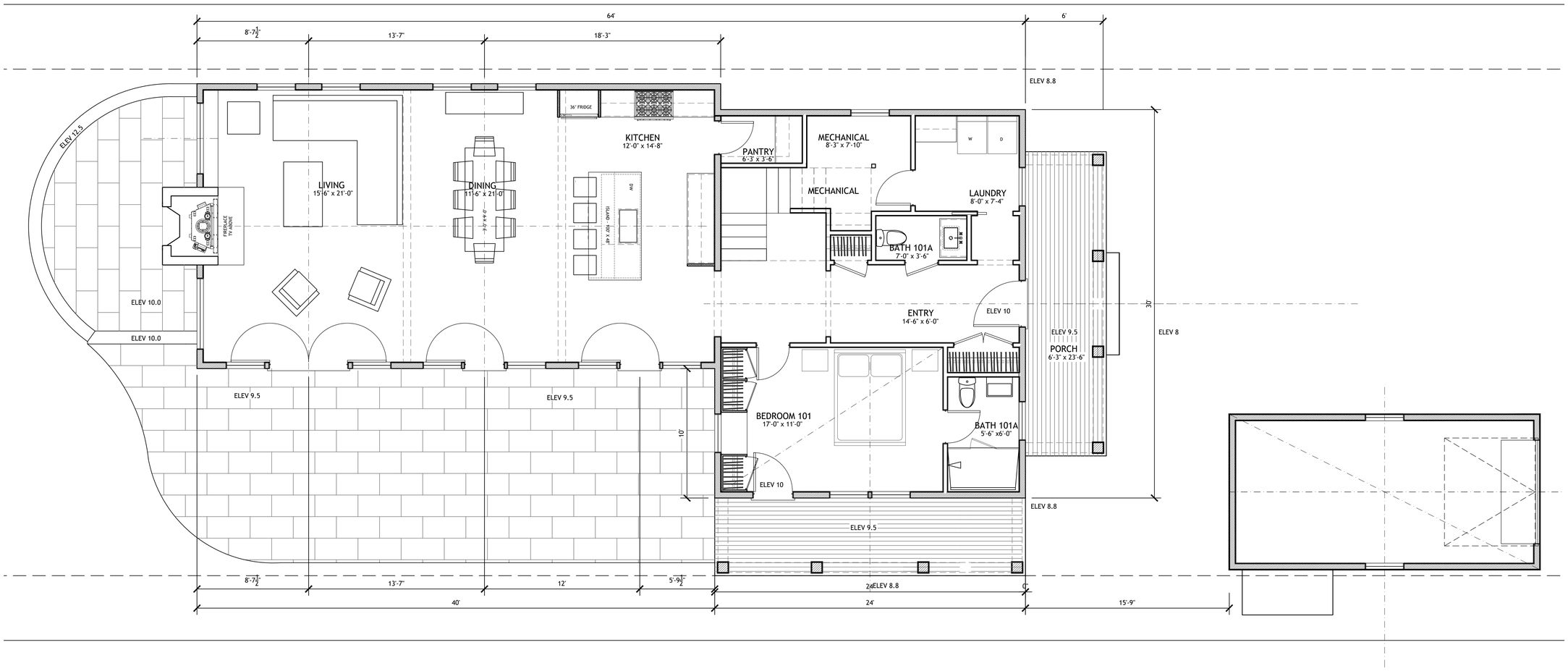
Wesco Place
NANTUCKET, MA 02554
MAP: 42.4.3 PARCEL: PORTION OF 51

HDC

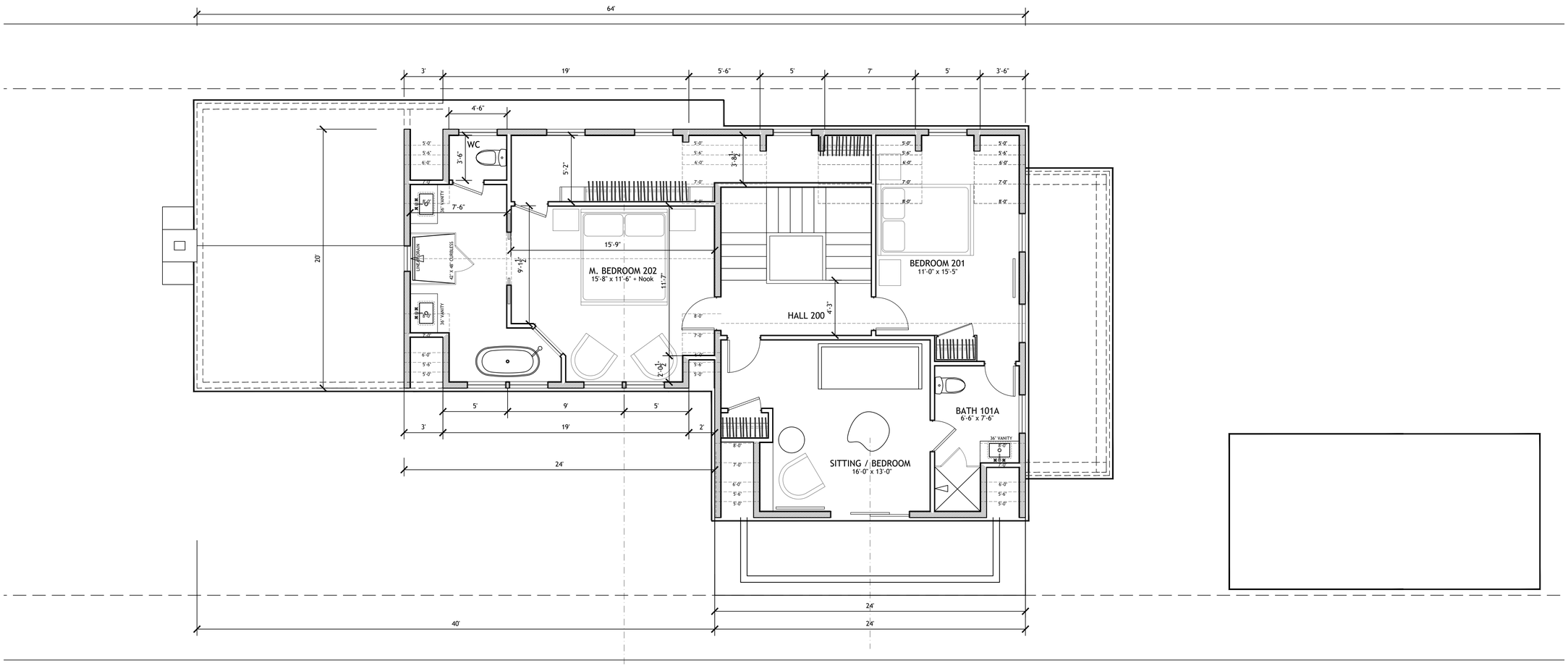
1/4" = 1'-0"

ELEVATIONS

A1.1
JUNE 11, 2020



FIRST FLOOR - CURRENT "B" - 1601 SF
1/4" = 1'-0"



SECOND FLOOR - CURRENT "A" - 1200 SF
1/4" = 1'-0"

bpc
12 B OAK STREET
NANTUCKET, MA 02554
P 508 228 2722

Wesco Place
NANTUCKET, MA 02554
MAP: 42.4.3 PARCEL: PORTION OF 51

HDC

1/4" = 1'-0"

SECOND FLOOR

A2.2
JUNE 11, 2020

Property Information

Property ID	73.4.1 26.1
Location	33 COFFIN SIAS ST
Owner	33 COFFIN STREET LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

11. 33 Coffin St, LLC **05-1009**	33 Coffin Street	Decks/add balcony	73.4.1-26.1	CWA

Voting	Pohl, Coombs, Oliver
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Chip Webster, Chip Webster Associates
Public	None
Concerns (time)	**Webster** – Reviewed changes made per previous concerns. **Oliver** – West elevation, the gable doesn't break the roof line, which is long; the void in front of the dormers doesn't read on the plans. The higher gable over the lower gable is overly busy. **Coombs** – Agrees with Ms. Oliver. **Pohl** – He also agrees. The west elevation is going to be very visible from Burnell; the whole gesture of stepping the center gable up to break the ridge line isn't successful; it's still very long.
Motion	**Motion to Hold for revisions. (Coombs)**
Roll-call Vote	Carried 3-0//VO, DC, and Pohl-aye Certificate #

12. Whitney Matthews **05-0968**	43 Union Street	Rev 70375; reduce size	43.3.2-29	Ethan McMorrow
13. TLJ Properties **05-1032**	24 Bartlett Farm Road	New dwelling	65-86	Emeritus
14. 11 Davis Lane **03-0802**	11 Davis Lane	New dwelling	82-75	Emeritus
15. 11 Davis Lane **03-0803**	11 Davis Lane	Cabana	82-75	Emeritus
16. 11 Davis Lane **03-0798**	11 Davis Lane	Pool	82-75	Emeritus
17. Eric Rosenfeld **05-0974**	57 Quidnet Road	Roof top solar	21-89	ACK Smart
18. Noreen Salvitz **05-0972**	34 Meadow View Drive	Roof top solar	56-136	ACK Smart

Voting	Pohl, Coombs, Oliver
Alternates	None
Recused	None
Documentation	None
Representing	None
Public	None
Concerns (9:15)	Not opened at this time.
Motion	**Motion to Hold for the beginning of the next meeting. (Oliver)**
Roll-call Vote	Carried 3-0//Coombs, Oliver, and Pohl-aye Certificate #

VIII. OTHER BUSINESS	
Approve Minutes Roll-call vote	May 19 & 26, 2020: **Motion to Approve.** (Coombs) Carried 3-0//VO, DC, and Pohl-aye
Review Minutes	June 1, 2020
Other Business	• Next HDC Meeting Tuesday June 16, 2020 at 4:30pm
Commission Comments	None

List of additional documents used at the meeting:

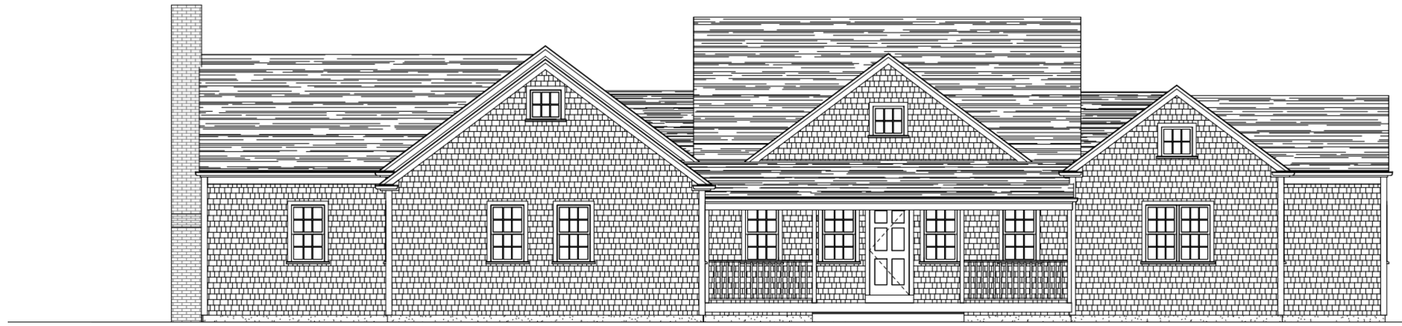
1. None

Motion to Adjourn at 9:17 p.m. (Oliver) Carried 3-0//Coombs, Oliver, and Pohl-aye

Submitted by:
Terry L. Norton

Historic Structures Advisory Board 'Sconset Advisory Board Madaket Advisory Board Sign Advisory Committee

PROPOSED



Existing South Elevation

First Submission

Second Submission

Current Submission

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Gabriel
Renovation
33 Coffin Street, Nantucket, MA

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#	Date	Note

HDC9

6/11/2020 10:29:18 AM

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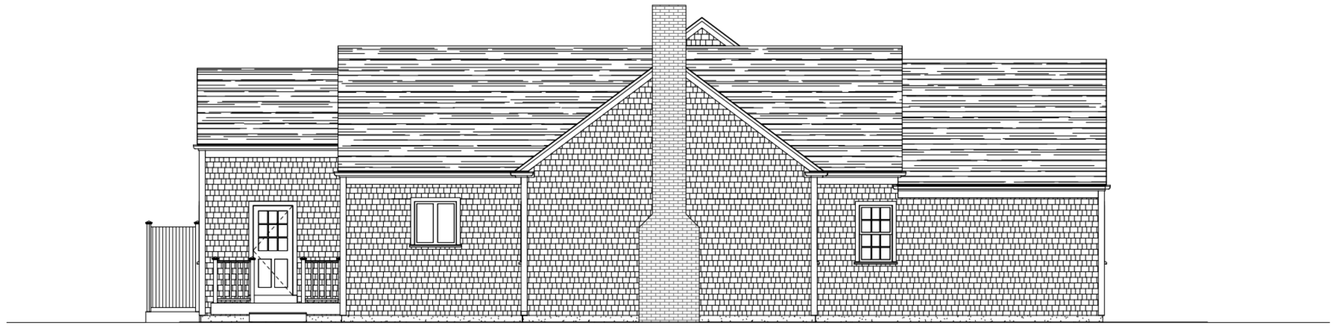
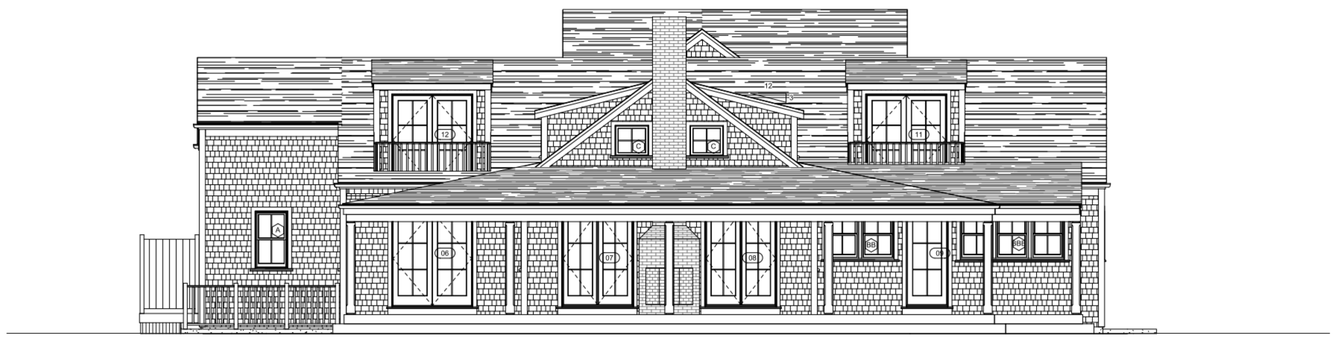


Existing West Elevation



First Submission

Second Submission

Current Submission

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#	Date	Note
9	2020.06.10	HDC Resubmission

HDC10

6/11/2020 10:29:19 AM

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

Previous Submission

Proposed

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

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#	Date	Note
7	2020.05.14	HDC Submission
8	2020.05.27	HDC Resubmission
9	2020.06.10	HDC Resubmission

HDC1

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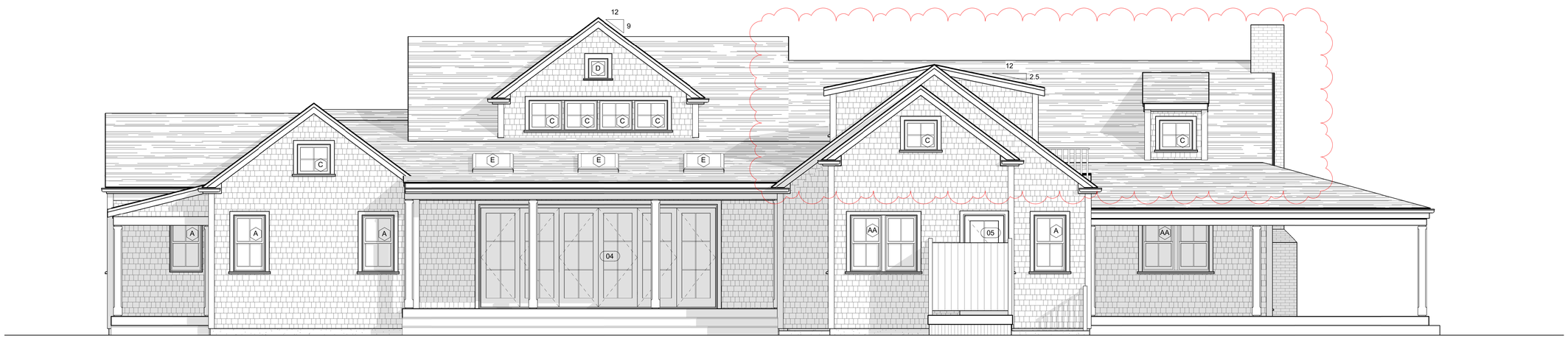
2 North - HDC
1/4" = 1'-0"

Previous Submission

Proposed



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

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7	2020.05.14	HDC Submission
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9	2020.06.10	HDC Resubmission

HDC2

6/10/2020 8:33:22 PM

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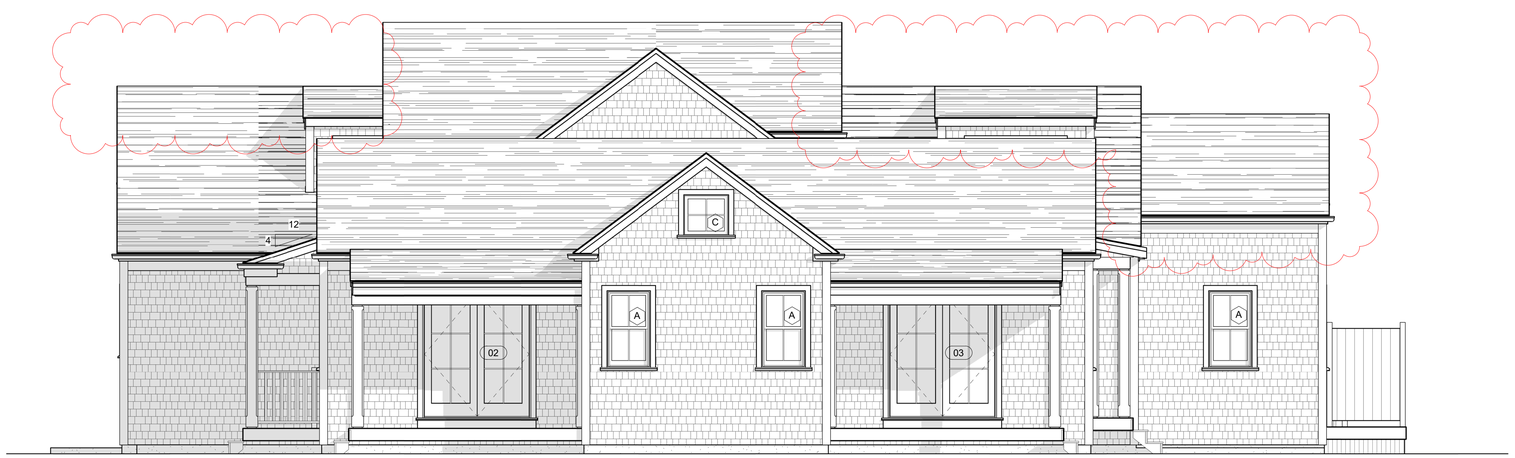
2 East - HDC
1/4" = 1'-0"

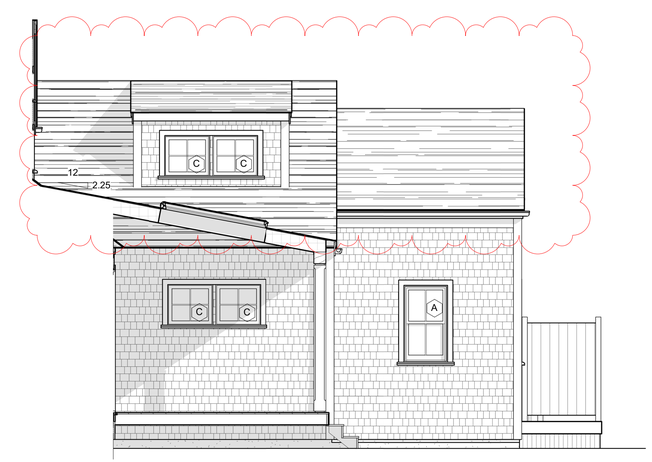
3 East HDC
1/4" = 1'-0"

Previous Submission

Proposed



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



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

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9	2020.06.10	HDC Resubmission

HDC3

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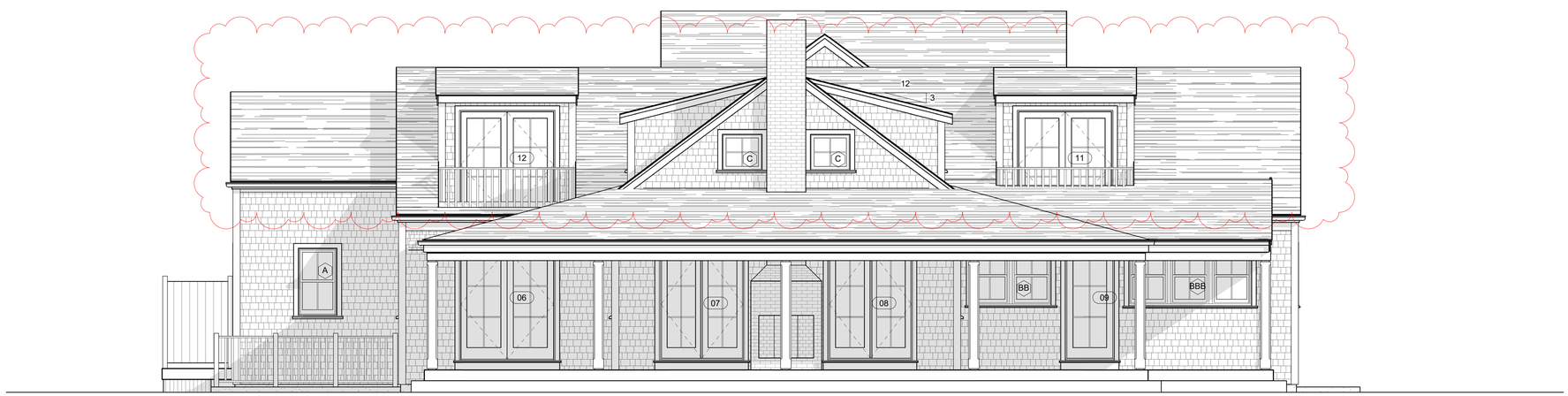
2 West - HDC
1/4" = 1'-0"

Previous Submission

Proposed



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

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9	2020.06.10	HDC Resubmission

HDC4

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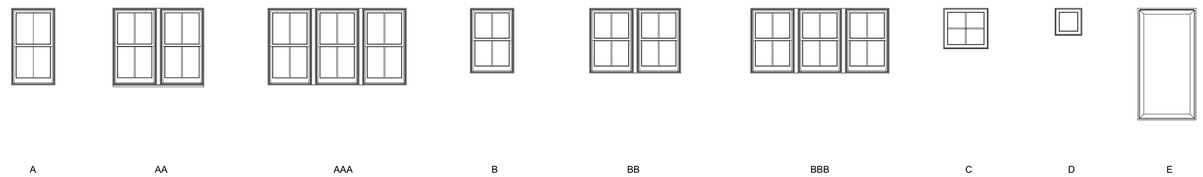
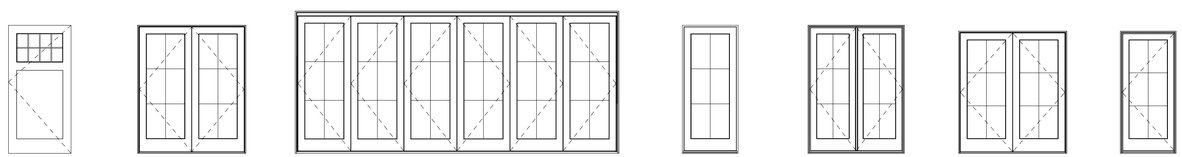


Window Legend
1/4" = 1'-0"

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

Base Window Specifications

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



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

Door Schedule						
Mark	Manufacturer	Model	Rough Width	Rough Height	Finish	Comments
01	Custom	3670	3' - 8 1/2"	7' - 4 1/2"	White	
02	Marvin Windows and Doors	CUOFD6070	6' - 1 3/4"	7' - 2 1/2"	White	
03	Marvin Windows and Doors	CUOFD6070	6' - 1 3/4"	7' - 2 1/2"	White	
04	Marvin Windows and Doors	CMOBFD18080	18' - 2 1/4"	8' - 0"	White	
05	Marvin Windows and Doors	CUOFD3070	3' - 2 1/2"	7' - 2 1/2"	White	
06	Marvin Windows and Doors	CUOFD6070	6' - 1 3/4"	7' - 2 1/2"	White	
07	Marvin Windows and Doors	CUIFD5470	5' - 5 3/4"	7' - 2 1/2"	White	
08	Marvin Windows and Doors	CUIFD5470	5' - 5 3/4"	7' - 2 1/2"	White	
09	Marvin Windows and Doors	CUIFD3070	3' - 2 1/2"	7' - 2 1/2"	White	
10	Marvin Windows and Doors	CUIFD3070	3' - 2 1/2"	7' - 2 1/2"	White	
11	Marvin Windows and Doors	CUOFD6068	6' - 1 3/4"	6' - 10 1/2"	White	
12	Marvin Windows and Doors	CUOFD6068	6' - 1 3/4"	6' - 10 1/2"	White	
13	Marvin Windows and Doors	CUIFD3068	3' - 2 1/2"	6' - 10 1/2"	White	

Base Door Specifications

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

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#	Date	Note
7	2020.05.14	HDC Submission
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9	2020.06.10	HDC Resubmission

HDC5

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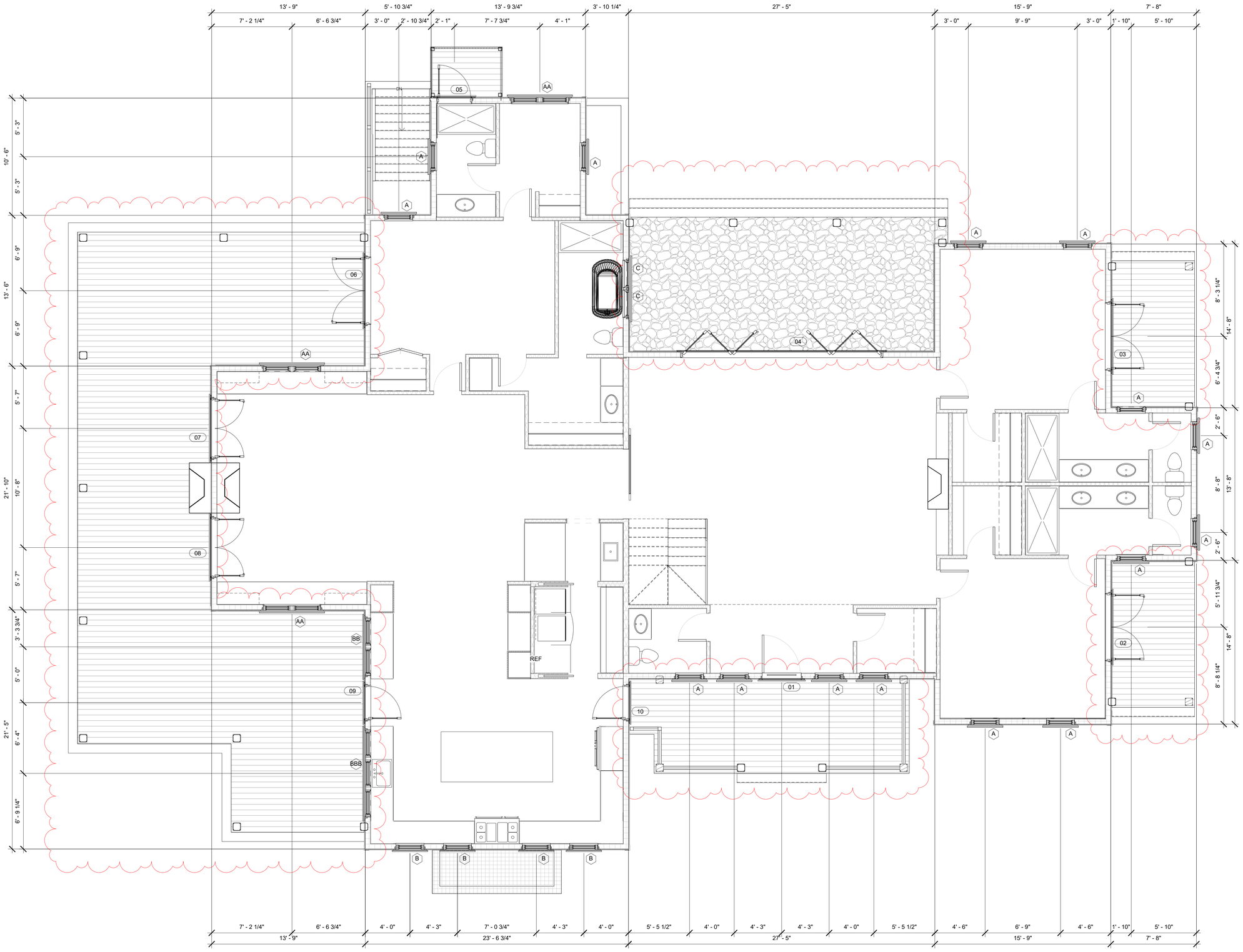

1 Floor 1 - HDC
1/4" = 1'-0"

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HDC6

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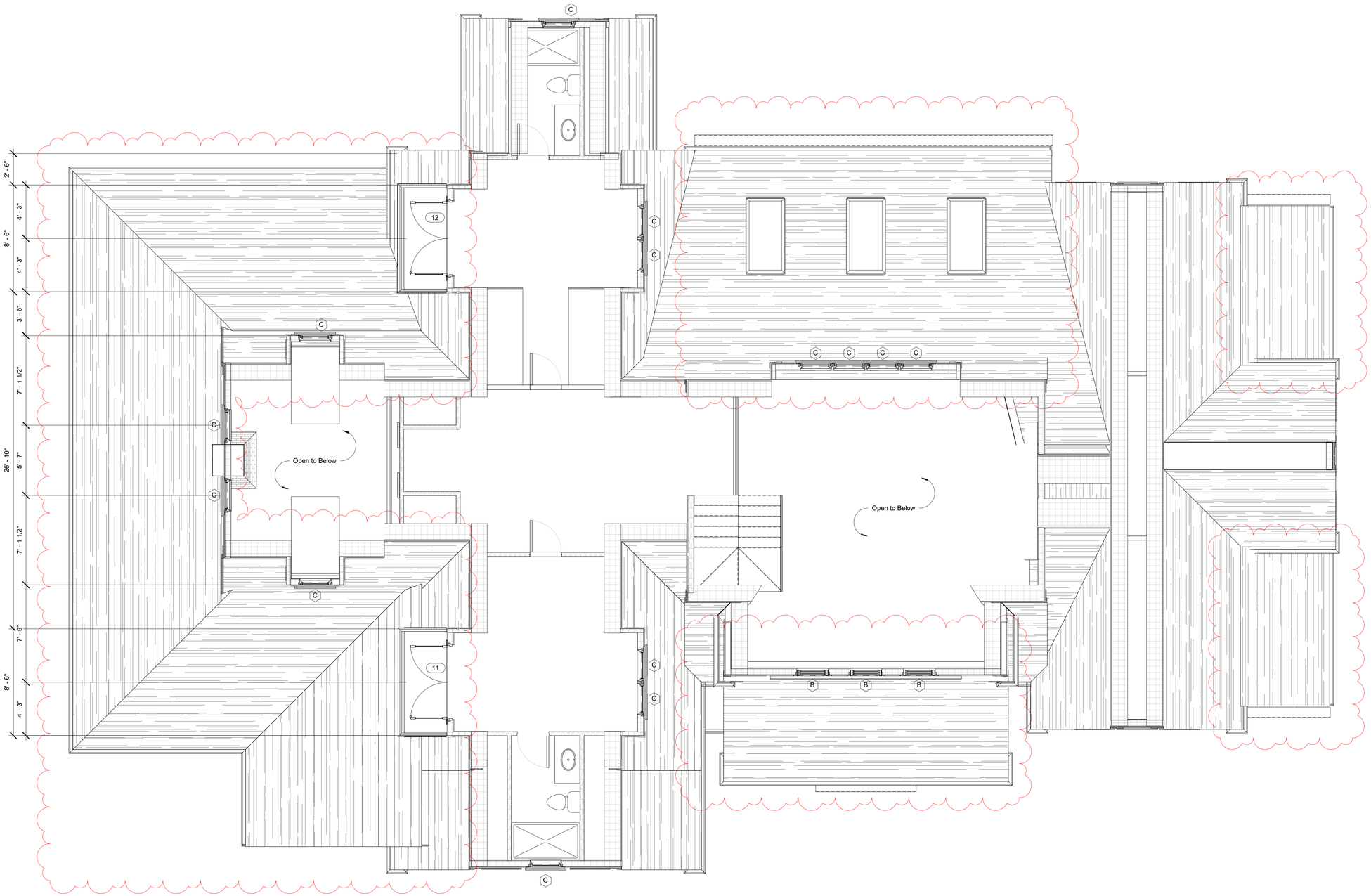

1 Floor 2 - HDC
1/4" = 1'-0"

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#	Date	Note
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9	2020.06.10	HDC Resubmission

HDC7

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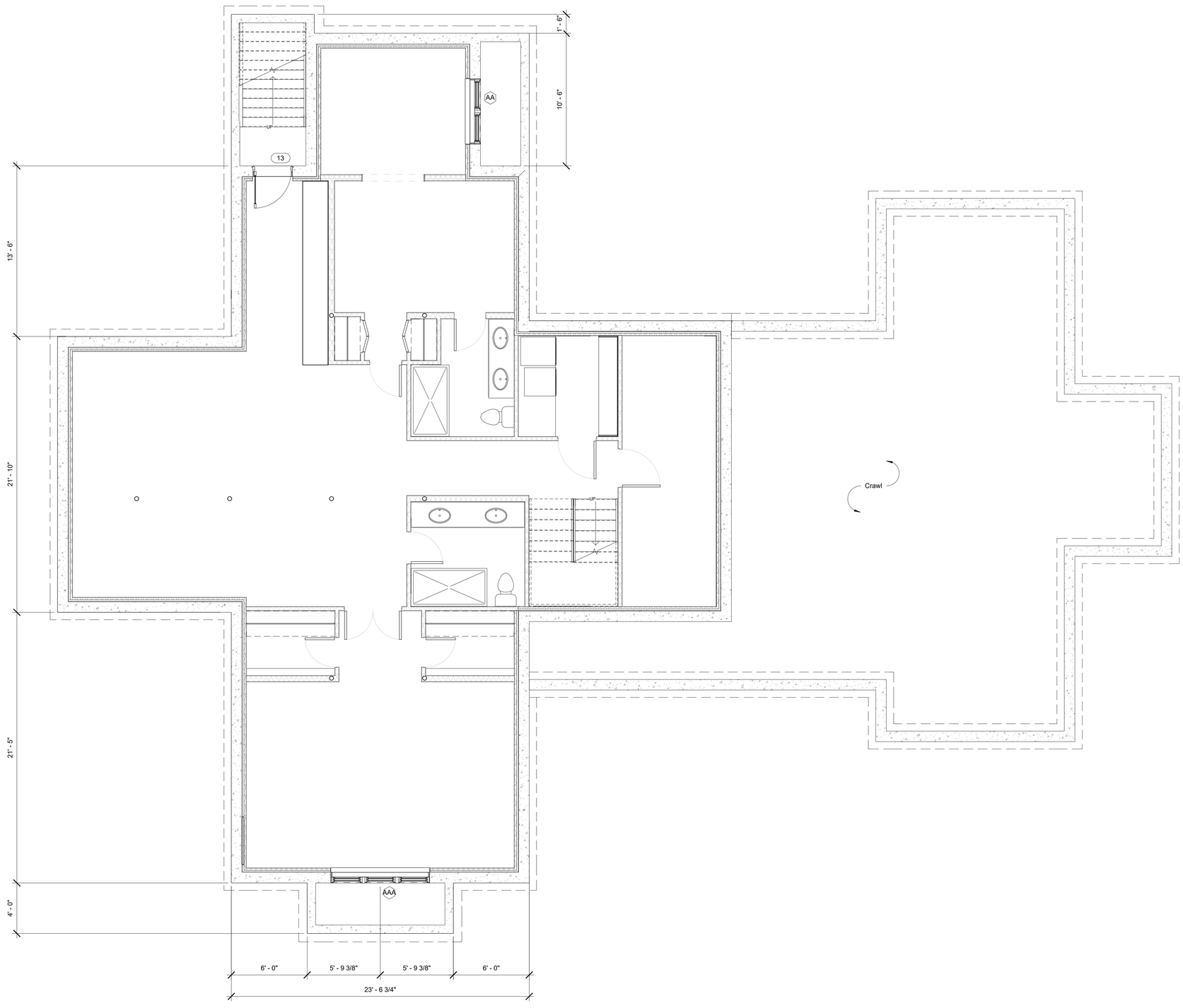

1 Basement - HDC
1/4" = 1'-0"

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7	2020.05.14	HDC Submission
8	2020.05.27	HDC Resubmission
9	2020.06.10	HDC Resubmission

HDC8

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

N

	Date	Revisions

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

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

Client
Mr & Mrs Bob Gabriel

Job title
33 Coffin Street

Drawing title
Revised site plan
HDC submission

0 10 20 30 40 50
feet

Date
June 10th 2020

Drawn by
James Ogilvy

Scale
1" = 20'

Rev.

ARCH B - 12x18"

APPENDIX

33 COFFIN STREET
Mr & Mrs Bob Gabriel

HDC SUBMISSION - LANDSCAPE PLAN NOTES

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

2 - POOL VISIBILITY - Pool to be completely hidden from Burnell Street. Proposed double hedge border planting to provide a triple-level barrier between street and pool:
i - Inside existing vegetation a mix of *Viburnum plicatum* and *Vib. dentatum* allowed to grow loosely and reinforce existing vegetation
ii - Inner hedge of trimmed *Ligustrum ovalifolium*
iii - Third layer of border planting

On average there will be c.30ft of vegetation beetween street and pool

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

4 - DRIVEWAY - Crushed local shell to match existing surface

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

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

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

8 - GATES - Maintenance access: Type 2 Nantucket Gate, 48" H x 60" W

9 - GATE - Garden access: Type 2 Nantucket Gate, 48" H x 36" W

Coffin Street looking south - unchanged

Coffin & Burnell Street corner - unchanged

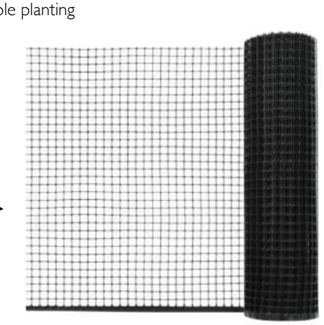
Barrier hedge - *Viburnum plicatum* and *V. dentatum* - untrimmed

Inner Privet hedge (trimmed) and typical border planting

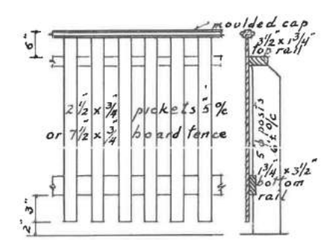
Sample planting

Sample planting

Bluestone 2'x3' running bond


Black mesh pool fence (inside *Privet* hedge)

Type 2 Nantucket Gate
as per historic code



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°: 73.4.1 PARCEL N°. 26.1

Street & Number of Proposed Work: 33 Coffin St

Owner of record: 33 Coffin St LLC

Mailing Address: 1644 Avon Place NW
Washington DC 20007

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture

Mailing Address: 9 Amelia Drive
Nantucket, MA 02554

Contact Phone #: 508-228-3600 E-mail: amy@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☒ Pool (Zoning District SR20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36' (pool) Sq. Footage ~~1st floor:~~ 648 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 18' Sq. footage ~~2nd floor:~~ 36 SF (spa) Size: _____ ☐ 1st floor ☐ 2nd floor

6x6 spa 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 48"
Type: black mesh
Length: 320' +/-

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 crushed shell - match existing Walkways bluestone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence black mesh inside privet hedge 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 6/11/20 Signature of owner of record [signature] ☆signed under authority of owner Signed under penalties of perjury

15. 33 Coffin LLC **06-1079**	33 Coffin Street	Hardscape: other than pool	73.4.1-26	CWA
16. 33 Coffin LLC **06-1080**	33 Coffin Street	Pool	73.4.1-26	CWA

Voting	Pohl, Coombs, McLaughlin, Oliver, Welch
Alternates	Camp stepped out.
Recused	None
Documentation	Landscape design plans, site plan, photos, and advisory comments.
Representing	Chip Webster, Chip Webster Associates
Public	None
Concerns (6:30)	**Webster** – Presented project; the pergola is not part of this application. **Flynn** – Read Ms. Backus comments: Landscape plan helpful; proposed gates should relate stylistically. **Oliver** – It says the "timber" cedar gate at the driveway is shown as a curved gate, which is very atypical; it should match the maintenance gate. Would prefer this and the pool to be one application. The Google map shows heavy vegetation on the corner; if that remains, she has no concerns. **McLaughlin** – The "V" on the maintenance gates is inappropriate. **Welch** – Agrees with comments on the Type II picket gates. Everything we are not approving should be stricken from the drawing. Some of the plant materials on this plan are associated with the pool. The pool should be moved in half its current distance to the house; doesn't know if that will impact the proposed hedging. Looking along the bottom of the property and up right side, it is listed as with existing shrubbery; he finds it troubling that has not been continued along Burnell Street. Appendix II indicates the outer hedge to be Viburnum but not which type. **Coombs** – Running the pool against Burnell Street is inappropriate; this is an important corner with nothing protecting the visibility but the hedges. Wants the pool to get closer to the house or to turn. This is a very rural location; believes at one point we asked for this to be less formal, but it has gotten more formal. The pool fence encloses the entire property rather than being tucked up to the pool. **Pohl** – The tops of the maintenance gate pickets look rounded; the landscaper needs to look at the guidelines; this is a deviation from typical Nantucket picket gates. It's not clear what is and what is not part of this application. Noted that the land along the roads is Town land, not private. He is also concerned about the pool's proximity to Burnell and the vegetation that would be needed for screening and its being too formal for the area. He'd support an alternate location for the pool and less formal landscaping. Discussion about combining these two into one application.
Motion	**Motion to Hold for revisions and combining these two applications into one with elements not being asked for to be removed from the plans. (Coombs)**
Roll-call Vote	Carried 5-0//Welch, Oliver, McLaughlin, Coombs, Pohl-aye Certificate #

17. Paul Zevnik **06-1071**	24 West Chester Street	GH-addition	42.4.3-57	Emeritus

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 (7:11)	**MacEachern** – Presented project; no indication this is an older structure. **Flynn** – Read Ms. Backus' comments: garage non-contributing; east new garage gable pitch should match existing; windows should match. **Camp** – This is 100-plus feet off the road; There are three gables with doghouse dormers that could be replicated. The north elevation could stand another window. **Welch** – Agrees with what's been said. **McLaughlin** – West- and east-elevation meeting rails on flush dormers should align. **Coombs** – No concerns. **Pohl** – The one elevation that is the least successful is the north, which faces the road. He's not keen on the gable dormer with three windows; there are literally no windows on the first floor.
Motion	**Motion to Hold for revisions. (Camp)**
Roll-call Vote	Carried 5-0//Welch, Coombs, McLaughlin, Camp, and Pohl-aye Certificate #

PROPOSED

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Chip Webster Architecture / Amy Ledoux

AS AGENT FOR 33 Coffin St LLC

STREET ADDRESS 33 Coffin St

MAP/PARCEL 73.4.1/26

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

6/11/20

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

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

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

Amy Ledoux — 6/11/20

Signature — Date

Property Information

Property ID	73.4.1 26.1
Location	33 COFFIN SIAS ST
Owner	33 COFFIN STREET LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

N

	Date	Revisions

© copyright

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

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

Client
Mr & Mrs Bob Gabriel

Job title
33 Coffin Street

Drawing title
Revised site plan
HDC submission

0 10 20 30 40 50
feet

Date
June 10th 2020

Drawn by
James Ogilvy

Scale
1" = 20'

Rev.

ARCH B - 12x18"

APPENDIX

33 COFFIN STREET
Mr & Mrs Bob Gabriel

HDC SUBMISSION - LANDSCAPE PLAN NOTES

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

2 - POOL VISIBILITY - Pool to be completely hidden from Burnell Street. Proposed double hedge border planting to provide a triple-level barrier between street and pool:
i - Inside existing vegetation a mix of *Viburnum plicatum* and *Vib. dentatum* allowed to grow loosely and reinforce existing vegetation
ii - Inner hedge of trimmed *Ligustrum ovalifolium*
iii - Third layer of border planting

On average there will be c.30ft of vegetation beetween street and pool

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

4 - DRIVEWAY - Crushed local shell to match existing surface

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

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

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

8 - GATES - Maintenance access: Type 2 Nantucket Gate, 48" H x 60" W

9 - GATE - Garden access: Type 2 Nantucket Gate, 48" H x 36" W

Coffin Street looking south - unchanged

Coffin & Burnell Street corner - unchanged

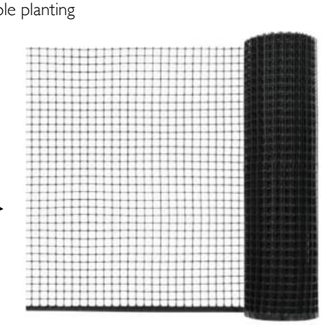
Barrier hedge - *Viburnum plicatum* and *V. dentatum* - untrimmed

Inner Privet hedge (trimmed) and typical border planting

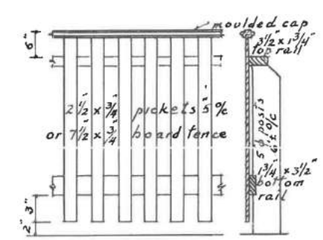
Sample planting

Sample planting

Bluestone 2'x3' running bond


Black mesh pool fence (inside *Privet* hedge)

Type 2 Nantucket Gate
as per historic code



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°: 80 PARCEL N°. 64

Street & Number of Proposed Work: 33 SOUTH SHORE RD.

Owner of record: LEMBERG / CASSANO

Mailing Address: PO BOX 1231
NANTUCKET, MA 02554

Contact Phone #: 508·680·4029 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8·1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 46 Sq. Footage 1st floor: 1196 +/- ft Decks/Patio: Size: 8X12 +/- ☒ 1st floor ☐ 2nd floor

Width: 26 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 17'-7" South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name:

Original Date: (describe)

Original Builder:

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

3. West Elevation
4. North Elevation

DOCUMENTS REFLECT REMOVED ON "AS-BUILT". NO A'S

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 18"+/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 6 /12 _____ Secondary Mass _____/12 _____ Dormer _____/12 _____ Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) 10" Corner boards 5/4x6 Frieze 1X4
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☒ TDL ☒ SDL Front _____ Rear 9 LITE Side 9 LITE
Garage Door(s): Type 2LT/4 PANEL Material _____

Hardscape materials: Driveways NATIVE STONE Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof GREY (NO CHANGE)
Trim WHITE (NO CHANGE) Sash WHITE (NO CHANGE) Doors WHITE (NO CHANGE)
Deck _____ Foundation GREY Fence _____ Shutters _____

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

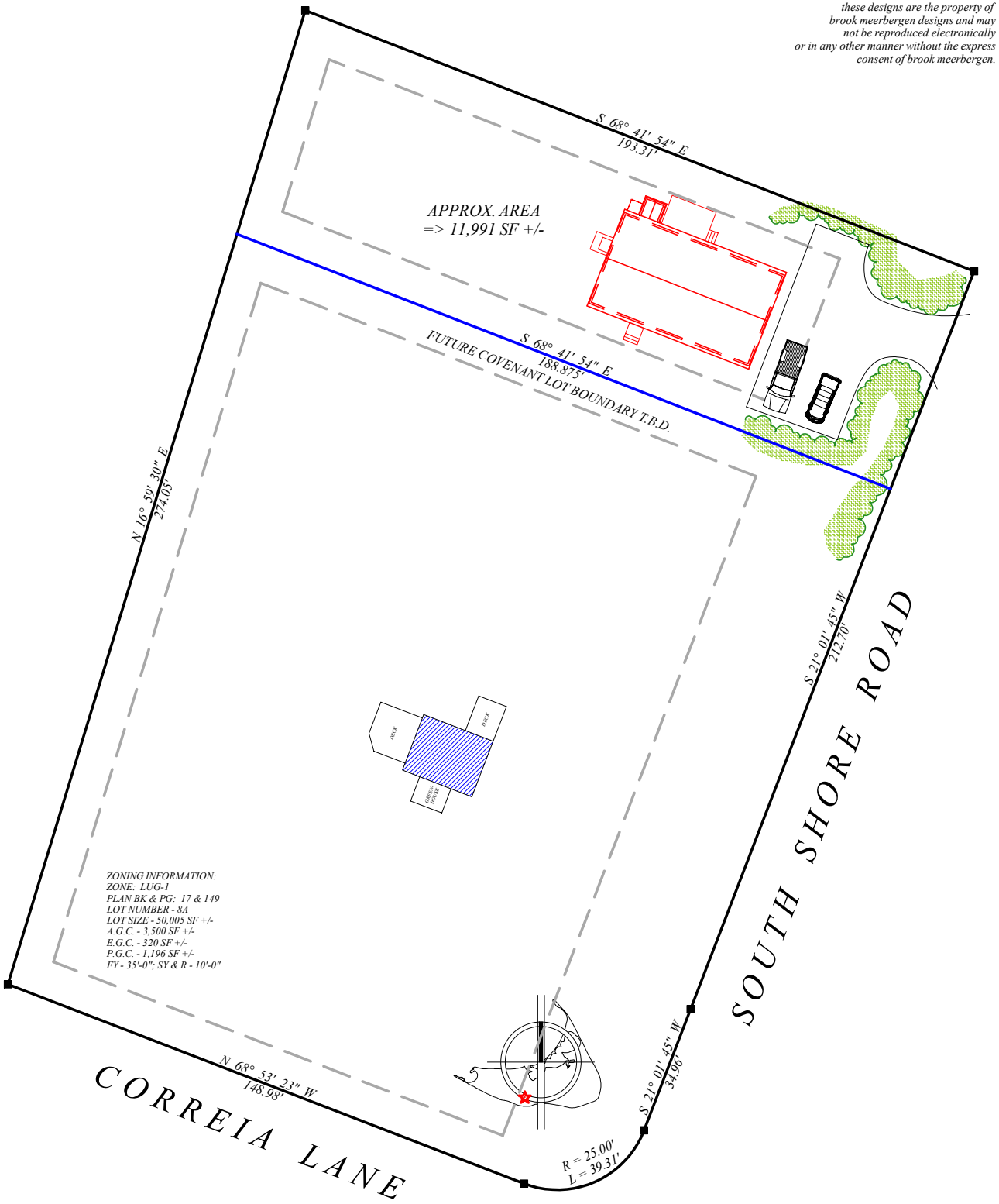
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 04.30.20 Signature of owner of record Brock P. Meek FOR DAVID LEMBERG

MOVE ON - LEMBERG - CASSANO
33 SOUTH SHORE ROAD
SCALE: 1" = 40'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.

LOCUS MAP - NOT TO SCALE
CASSANO - MAP 80; PCL 64



MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MOVE ON - LEMBERG - CASSANO
33 SOUTH SHORE ROAD
SCALE: 1/8" = 1'-0"

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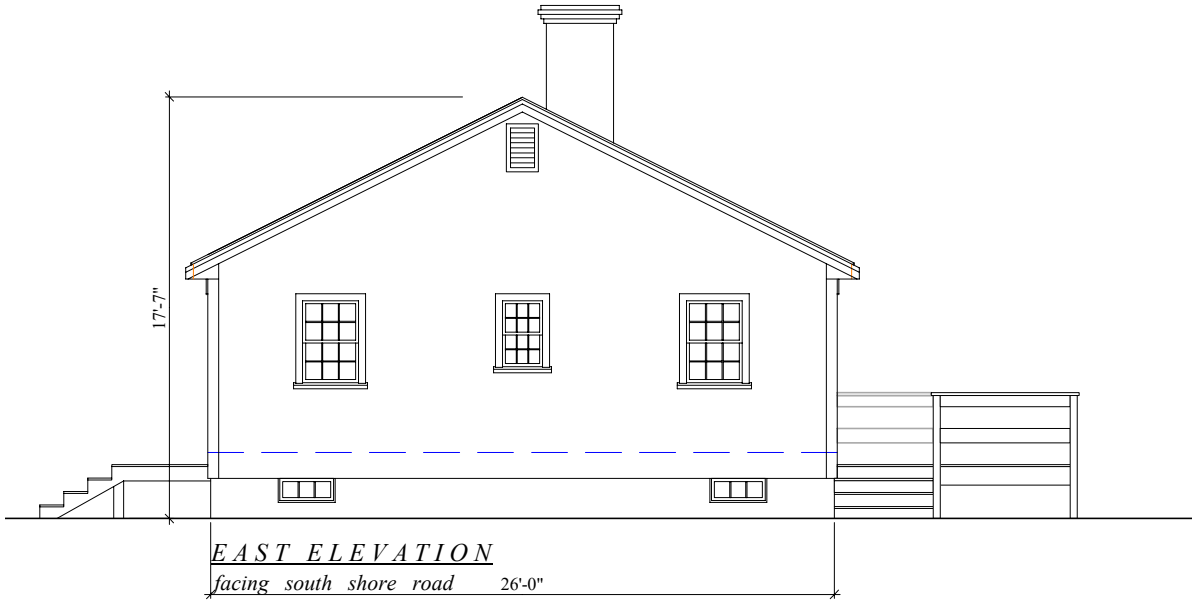
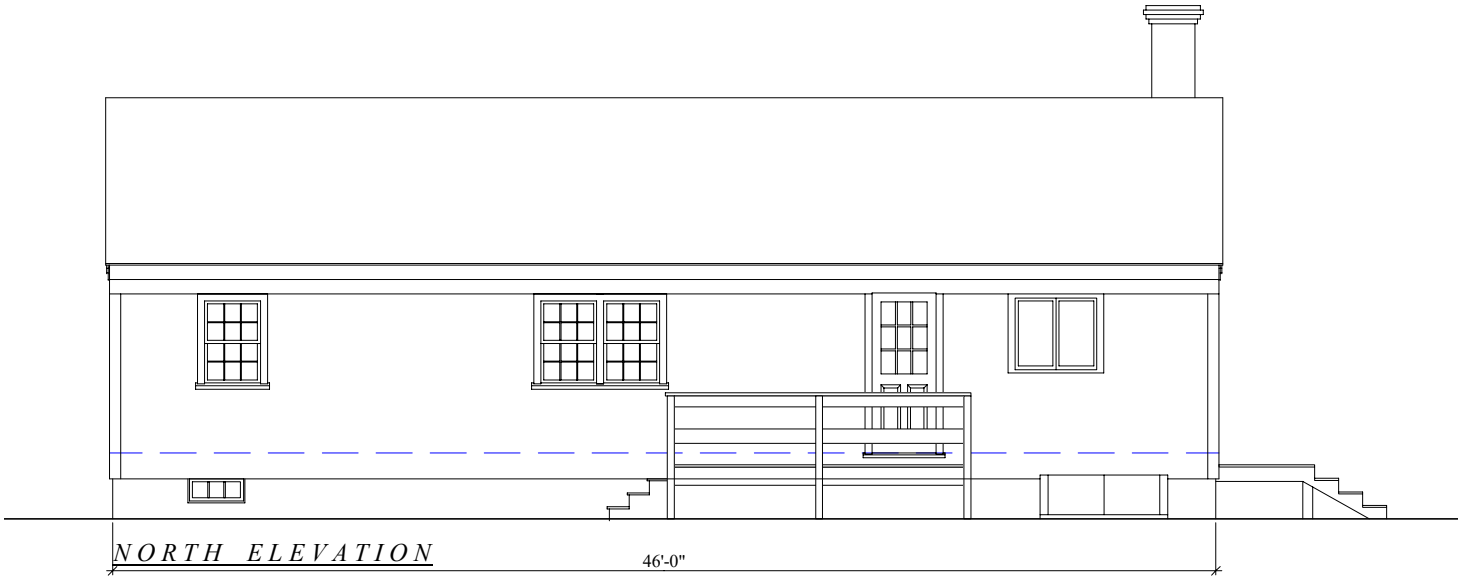


EAST ELEVATION
facing south shore road



NORTH ELEVATION

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MOVE ON - LEMBERG - CASSANO
33 SOUTH SHORE ROAD
SCALE: 1/8" = 1'-0"

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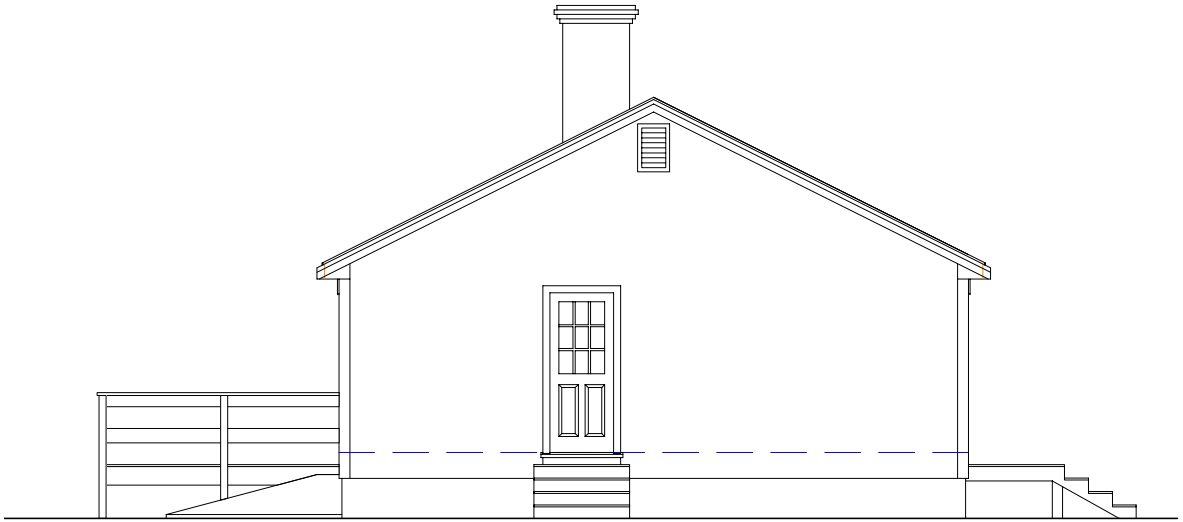


WEST ELEVATION

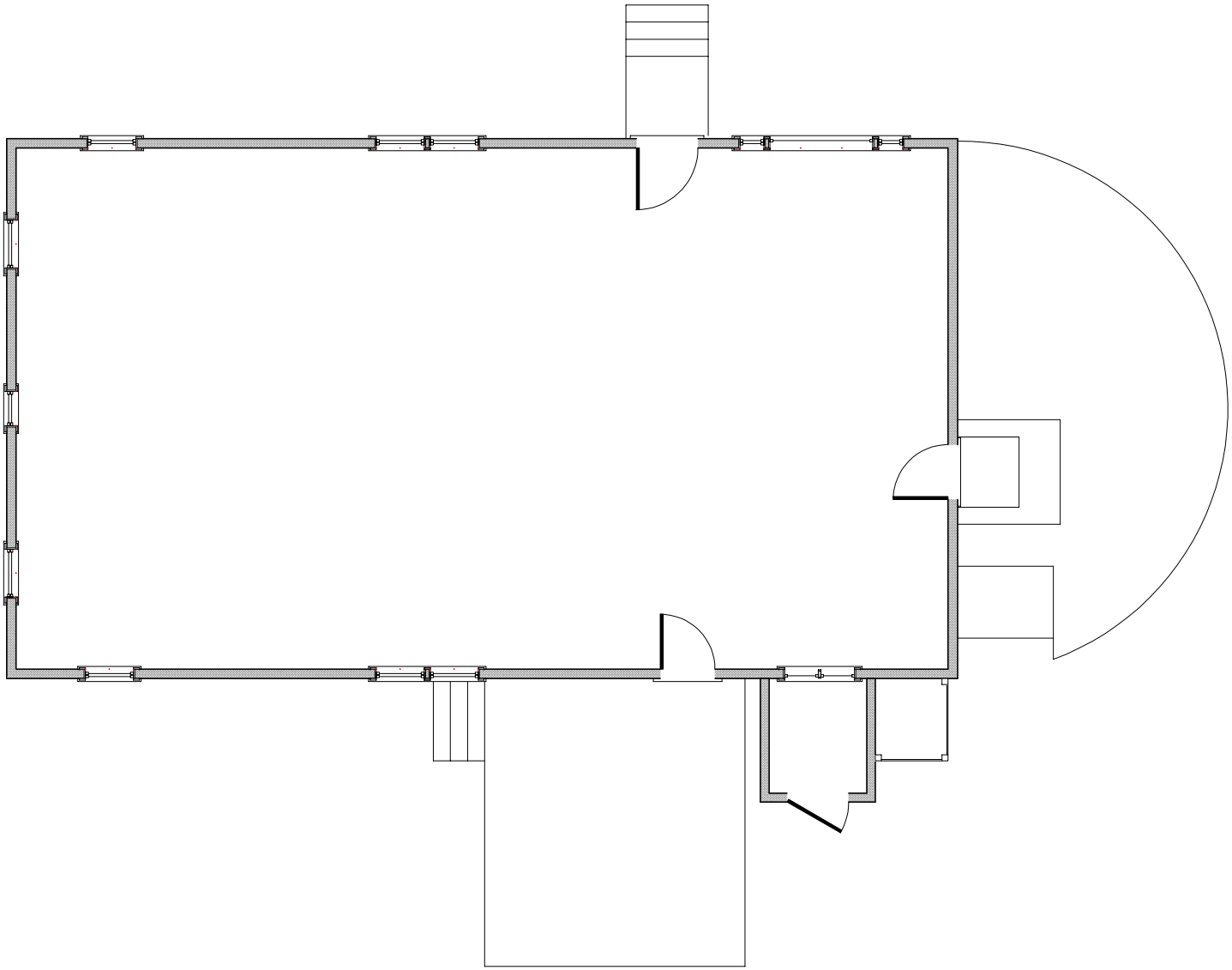
SOUTH ELEVATION

facing existing house

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MOVE ON - LEMBERG - CASSANO
33 SOUTH SHORE ROAD
SCALE: 1/8" = 1'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.



MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

OLD BIZ

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°: 136

Street & Number of Proposed Work: 34 MEADOW VIEW DR

Owner of record: NORDEN SLAVITZ

Mailing Address: 34 MEADOW VIEW DR
NANTUCKET MA 02554

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

AGENT INFORMATION (if applicable)

Name: ACK SOLAR

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

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

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

Additional Remarks

TO SOUTH ROOF

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

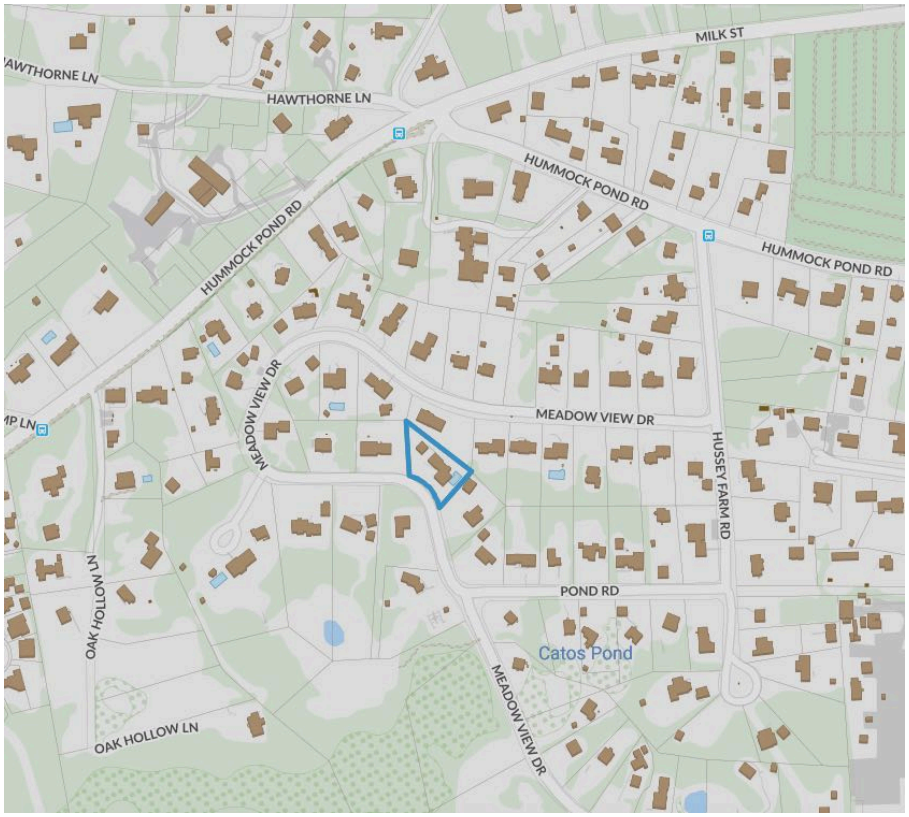
COLORS

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

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

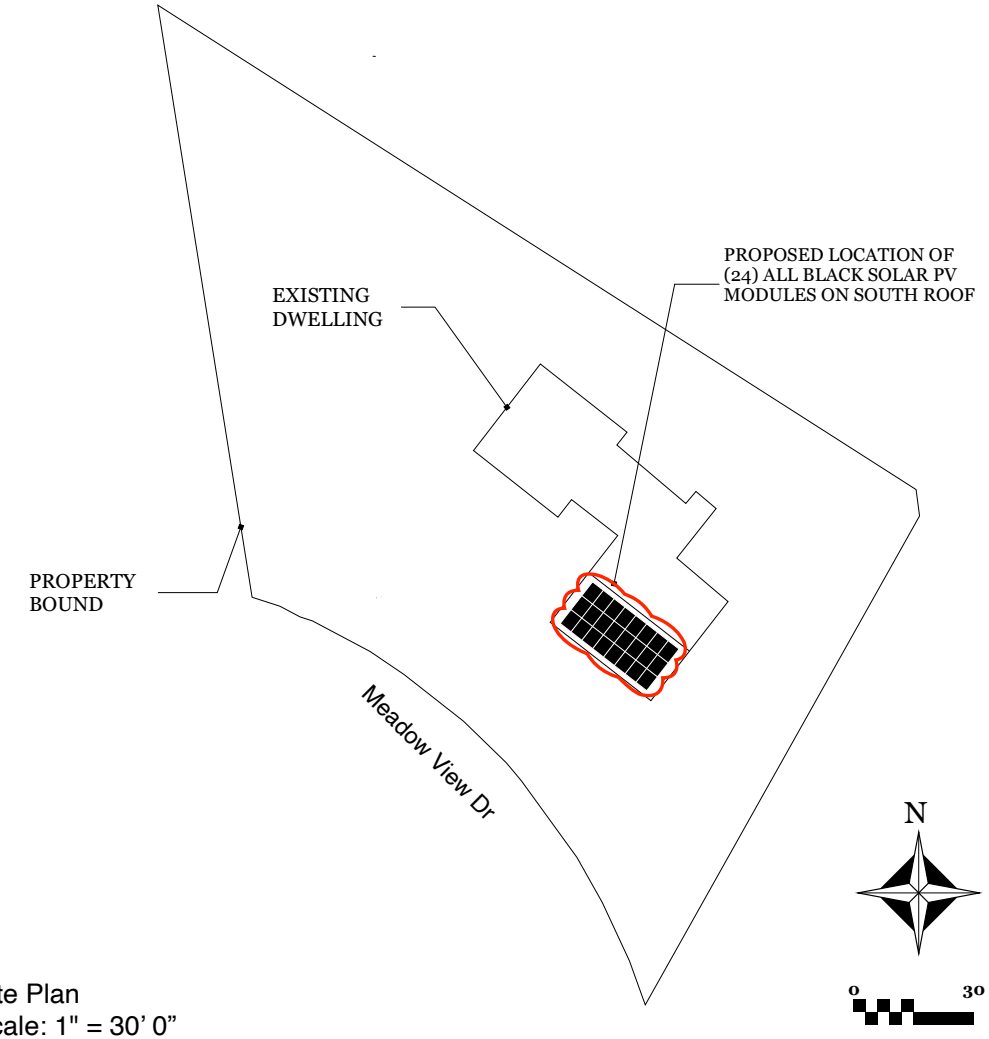
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

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



locus map
Scale: not to scale

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



Site Plan
Scale: 1" = 30' 0"

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

GIS & SITE PLAN

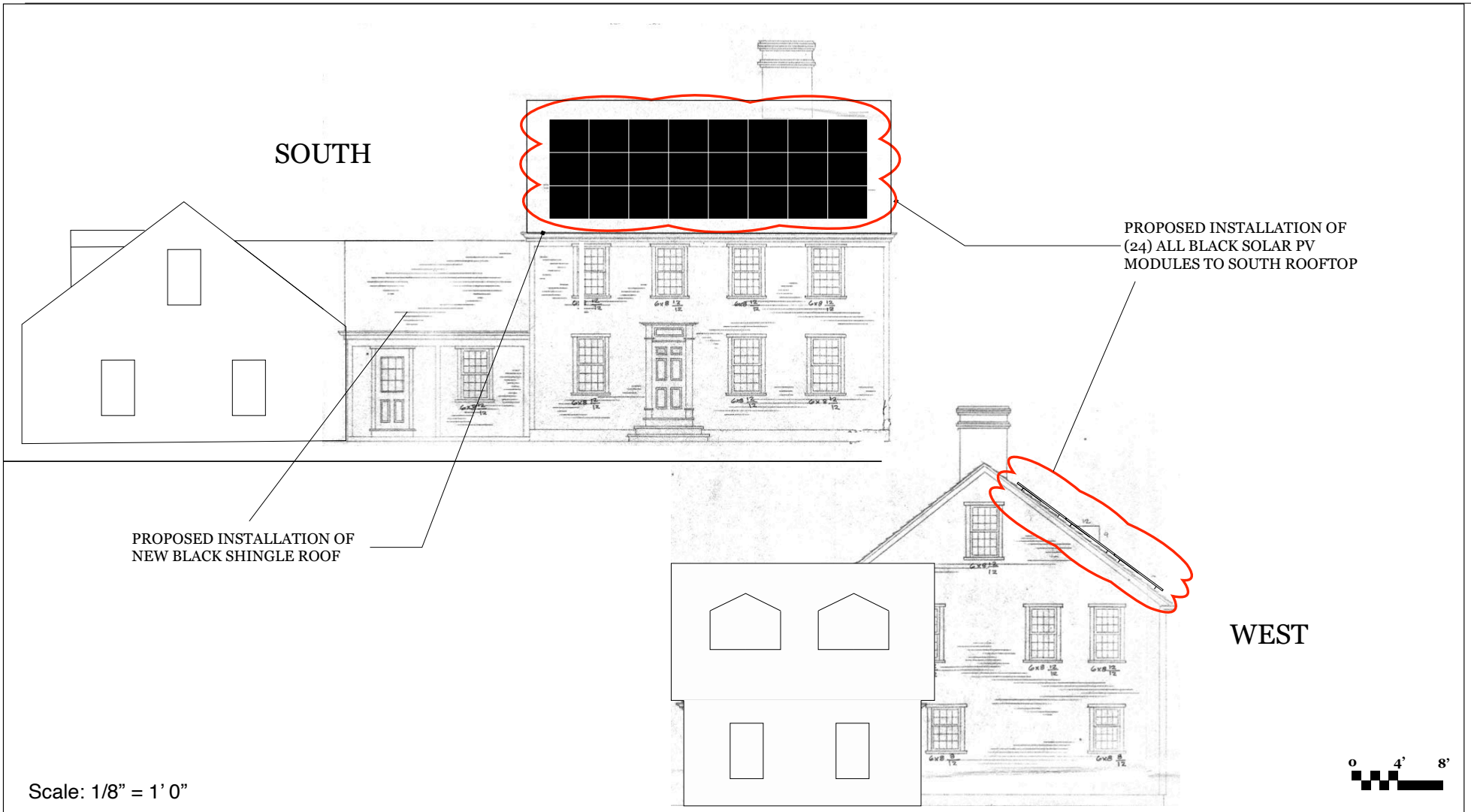
ROOFTOP Solar Array
7.8 kW DC, 11.4 kW AC

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

REVISIONS

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

PV 01



Scale: 1/8" = 1' 0"

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

Proposed Elevations

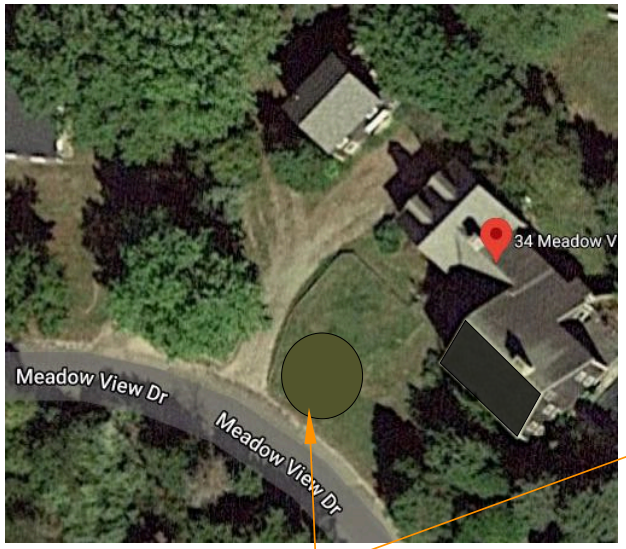
ROOFTOP Solar Array
7.8 kW DC, 11.4 kW AC

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

REVISIONS

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

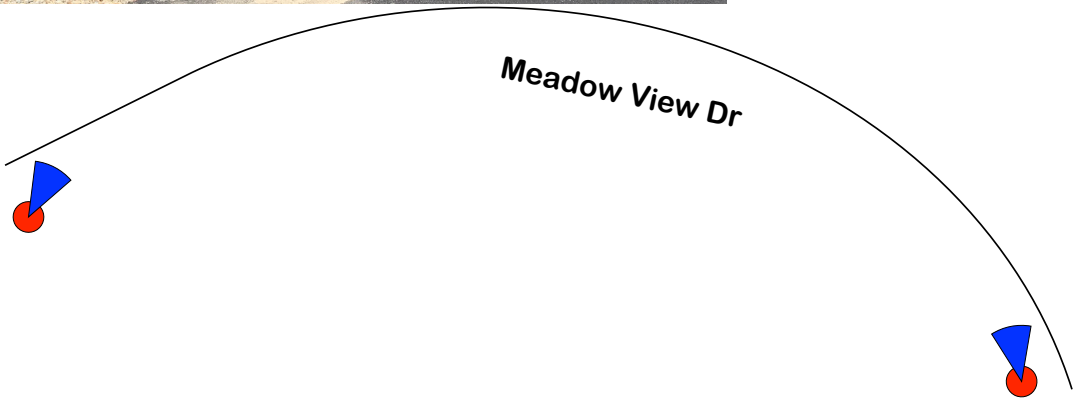
PV 02



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

BLACK ROOF SHINGLE REPLACEMENT

VIEW FROM SOUTH
ROOF COMPLETELY SCREENED



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

Photos

ROOFTOP Solar Array
7.8 kW DC, 11.4 kW AC

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

REVISIONS

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

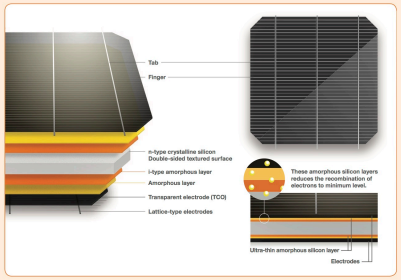
PV 03

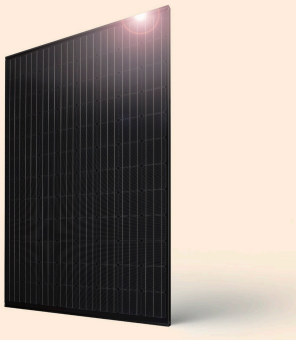
HIT Photovoltaic Module

Panasonic

N325K / N320K

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





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

TOP PERFORMER 2018 DNV·GL PV MODULE RELIABILITY SCORECARD

Our competitive advantages

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

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

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

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

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

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

HIT® is a registered trademark of Panasonic Group

HIT Photovoltaic Module

Panasonic

N325K / N320K

ELECTRICAL SPECIFICATIONS

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

MECHANICAL SPECIFICATIONS

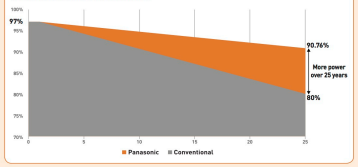
Model	VBHN325KA03, VBHN320KA03
Internal Bypass Diodes	4 Bypass Diodes
Module Area	18.02 Ft.² (1.67m²)
Weight	41.89 Lbs (19kg)
Dimensions LxWxH	62.6 x 41.5 x 1.6 (1590x1053x40mm)
Cable Length +Male/-Female	40.2/40.2 in. (1020/1020 mm)
Cable Size / Type	No. 12 AWG / PV Cable
Connector Type[2]	Multi-Contact®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

Operating Conditions & Safety Ratings

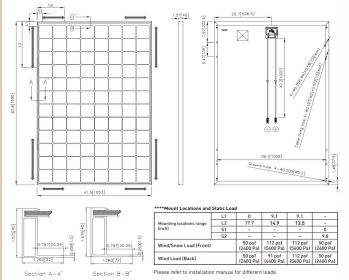
Model	VBHN325KA03, VBHN320KA03
Operating Temperature	-40ºF to 185ºF (-40ºC to 85ºC)
Hail Safety Impact Velocity	1" hailstone (25mm) at 52 mph (23m/s)
Safety & Rating Certifications	UL 1703, cUL Certified by UL LLC. CEC, FSEC, ISO9001
UL 1703 Fire Classification	Type 2
Limited Warranty	25** Yrs Workmanship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

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

PERFORMANCE WARRANTY



DIMENSIONS

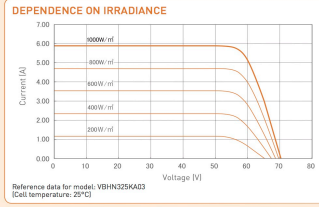


****Mount Locations and Static Load**

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

Please refer to installation manual for different loads.

DEPENDENCE ON IRRADIANCE



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

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

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

Panasonic

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

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

RS1749405_3.14.19

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

pv module specifications

ROOFTOP Solar Array
7.8 kW DC, 11.4 kW AC

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

REVISIONS

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

PV 04

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°: 31 PARCEL N°. 13.3

Street & Number of Proposed Work: 34 WASHING POND RD

Owner of record: LORENTSZEN, GOODMILLE, JANE & EUGENE TR

Mailing Address: 7190 DESERT STAR CT
TUSCON, AZ 85750

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: SOPHIE METZ DESIGN

Mailing Address: 15A N BEACH ST
NANTUCKET, MA 02554

Contact Phone #: 202-360-7177 E-mail: sometz@hotmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC-2019-12-0248

☐ Pool (Zoning District _____) ☐ Roof ☒ Other RELOCATE PREVIOUSLY APPROVED, UNCONSTRUCTED MAIN HOUSE ON SITE

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

NO CHANGES TO STRUCTURE PREVIOUSLY APPROVED

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

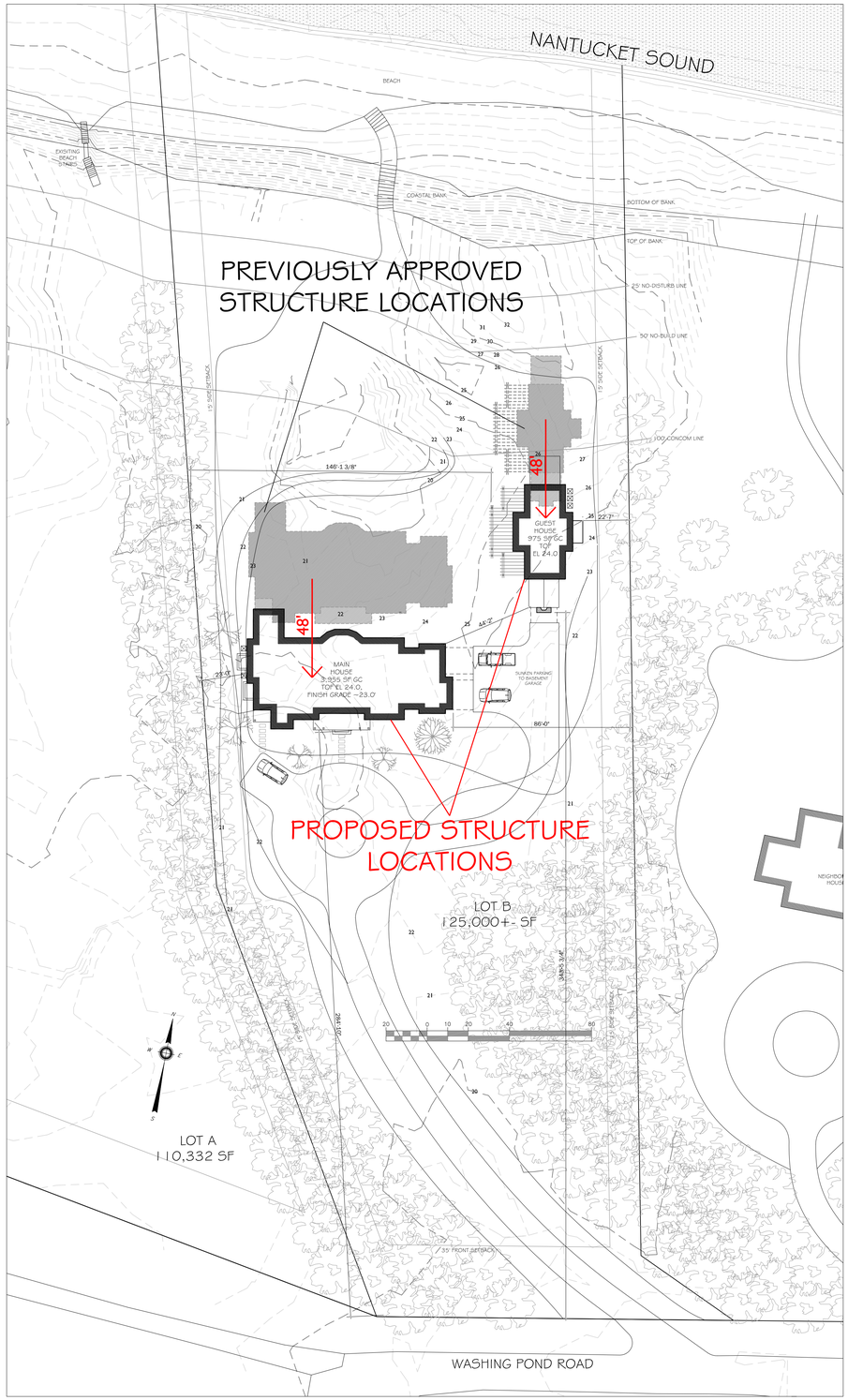
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 6/3/2026 Signature of owner of record _____ Signed under penalties of perjury



1 Site Plan
not to scale

HDC APPLICATION FOR SITING REVISION:

-This application proposes re-siting the previously approved Main House 48' to the South, moving it away from the ocean.

- No changes to the previously approved structures themselves are proposed, only the locations change.

- Due to site topography sitting slightly lower in proposed location, grades and tops of foundation are lowered accordingly to maintain the same relative relationship between the program and site as was previously approved.

-Proposed finish grade (4' from foundation) drops down 2.0' from previously approved 25.0' to 23.0'.

-TOF for both structures proposed at 24.0'

-Construction has not commenced, this proposed change to a COA relates to the design stage only.

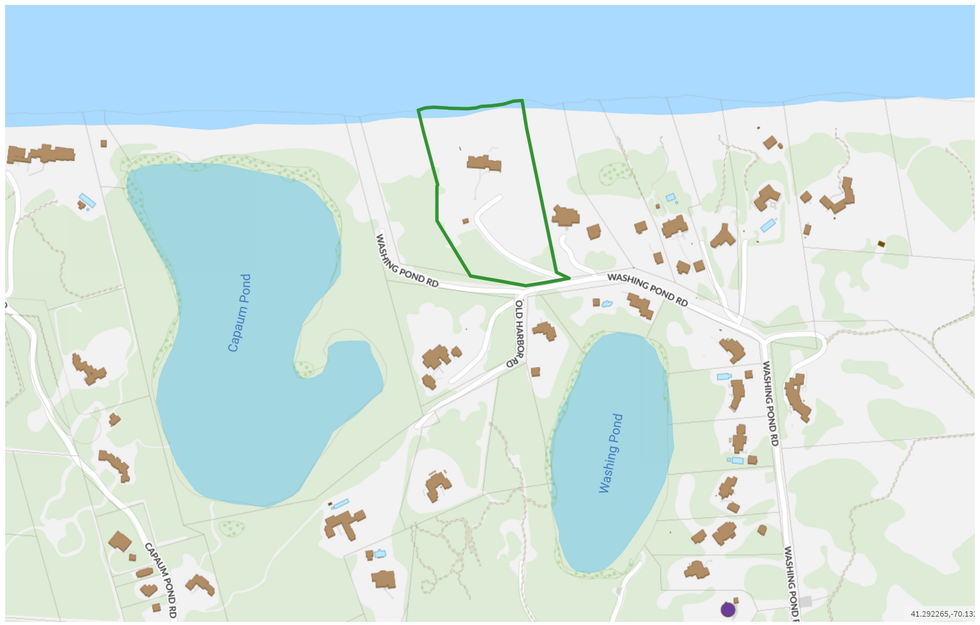
SHEET INDEX

G100: Site Plan, Locus, Notes
G101: Window and Door Schedule (UNCHANGED)
A300-301: Exterior Elevations (UNCHANGED)
A100-A102: Floor Plans (UNCHANGED)

SITE NOTES
34 WASHING POND ROAD, MAP 31 PARCEL 13.3

MINIMUM LOT SIZE.....80,000 S.F.
EXISTING LOT SIZE.....125,000+- S.F.
MINIMUM FRONTAGE.....150'
FRONT SETBACK.....35'
SIDE/REAR SETBACK.....15'
GROUND COVER RATIO.....4%
ALLOWED GROUND COVER.....~5,000 S.F.

MAIN HOUSE GROUND COVER.....3,955 S.F.
GUEST HOUSE GROUND COVER.....975 S.F.
TOTAL GROUND COVER.....4930 S.F.
NOTE: Ground Cover numbers above include all stone veneer shown on foundations.



2 Locus Map
not to scale

S M D
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Site Engineer:

Nantucket Engineering and Survey, PC
20 Mary Ann Drive
Nantucket, MA 02554
T. 508.825.5053

Builder:

Cheney Brothers Building
15A North Beach Street
Nantucket, MA 02554
T. 508.325.6983

Title + Date:
Site Plan, Notes, Locus

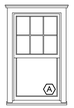
REVS TO COA #
HDC2019-12-0248

HDC Submittal 6/3/2020

GALIHER RESIDENCE
SITING REVISION
-MAIN HOUSE-
34 Washing Pond Road
Nantucket, MA 02554

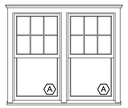
Sheet:
G100

34 Washing Pond Rd MAIN HOUSE WINDOW SCHEDULE:
Windows to be Lepage Wood Windows, XL-200, Mahogany Sashes, Mahogany Frame, Mahogany Historic Still, Mahogany Casings and Blindstops, 7/8 SDL with Bronze Spacer Bar and Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE2 Glazing with Argon, 3-1/2" Side and Center Casings, 5-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), Casings applied flush to frames, 1" Sill Horns, Polished Nickel Sash Locks, White Jamb Hardware, Coastal-Stainless Hardware where applicable.



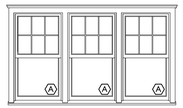
"A" Single Window
RO 3'0-3/8"w x 5'5-1/2"h
6/1 Double Hung

Totals:
(1) Non-Tempered



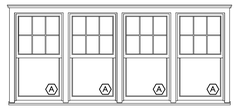
"A" Double Mull
RO TBD w x 5'5-1/2"h
6/1 Double Hung

Totals:
(2) Non-Tempered



"A" Triple Mull
RO TBD w x 5'5-1/2"h
2/2 Double Hung

Totals:
(1) Non-Tempered + Tempered (Gang with SunRoom Door)
(1) Non-Tempered (Den)

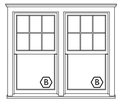


"A" Quad Mull
RO TBD w x 5'5-1/2"h
2/2 Double Hung

Totals:
(1) Non-Tempered

"B" Single Window
RO 2'10-3/8"w x 5'1-1/2"h
6/1 Double Hung

Totals:
(3) Non-Tempered

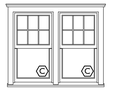


"B" Double Mull
RO TBD w x 5'1-1/2"h
6/1 Double Hung

Totals:
(2) Non-Tempered
(1) Tempered

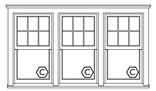
"C" Single Window
RO 2'4-3/8"w x 4'4-1/2"h
6/1 Double Hung

Totals:
(3) Non-Tempered
(1) Tempered



"C" Double Mull
RO TBDw x 4'4-1/2"h
6/1 Double Hung

Totals:
(1) Non-Tempered



"C" Triple Mull
RO TBDw x 4'4-1/2"h
6/1 Double Hung

Totals:
(1) Non-Tempered
(1) Tempered

"D" Single Window
RO 2'2"w x 2'5"h
2w2h Inoperable
Totals:
(8) Non-Tempered
(2)Tempered

"L" Single Window
RO 2'2"w x 2'5"h
2w2h Hopper

Totals:
(12) Non-Tempered

"E" Single Window
RO 2'10-3/8"w x 3'9"h
3w3h Inoperable
Totals:
(2)Non-Tempered

"F" Eyebrow Window
RO 5'10"w x 1'8"h
Inoperable
Totals:
(1)Non-Tempered

"G" Eyebrow Window
RO 4'10"w x 1'4"h
Inoperable
Totals:
(2)Non-Tempered

"H" Single Window
RO 2'2-3/8"w x 5'1-1/2"h
4/1 Double Hung

Totals:
(2) Non-Tempered

NO CHANGES FROM PREVIOUSLY APPROVED ON THIS SHEET

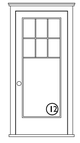
34 Washing Pond Rd MAIN HOUSE DOOR SCHEDULE:
Doors to be Dover Custom Exterior Doors, Mahogany Doors 2-1/4" Thick (painted finish), Mahogany Frames, Self Draining Threshold with Bronze (ORB finish) top section and Mahogany exterior (unpainted), 7/8 SDL with Bronze Space Bars, Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE Glazing with Argon fill, 3-1/2" Side Casings, 5-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), 1" Sill Horns.

"1" Front Door with Sidelights
Door Size: 3'4"w x 7'6"h
Sidelights: 2'0"w x 7'6"h

Totals:
(1) LH Inswing

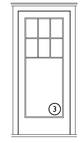
"2" Mudroom Half-Light Door
Door Size: 3'0"w x 7'2"h

Totals:
(1) RH Inswing



"12" Single Patio Door
Door Size: 3'0"w x 7'2"h

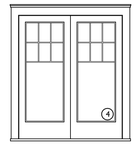
Totals:
(1) RH Inswing



"3" Single Fixed Door
Door Size: 3'0"w x 7'2"h

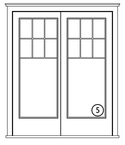
Totals:

(4) Fixed Panels



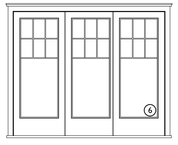
"4" French Door
Door Size: 6'0"w x 7'2"h

Totals:
(1) Left Active



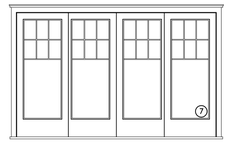
"5" Lift and Slide Door
Door Size: 5'9"w x 6'11"h (match other 3'0" panels)

Totals:
(3) Direction TBD



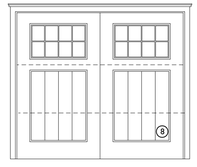
"6" Lift and Slide Door
Door Size: 8'9"w x 7'2"h (match other 3'0" panels)

Totals:
(1) Center Panel Operates



"7" Lift and Slide Door
Door Size: 11'6"w x 7'2"h (match other 3'0" panels)

Totals:
(1) Center Panels Operate



"8" Overhead Lift Garage Bay Door
Size: 10'0"w x 8'6"h
White Painted Wood

Totals:
(2)

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Cheney Brothers Building
15A North Beach Street
Nantucket, MA 02554
T. 508.325.6983

Title + Date:
Window and Door Schedule

HDC Submittal	12/2/2019
HDC Revisions	12/12/2019
HDC Staff Approval Set	1/3/2020
HDC Siting Revisions	6/3/2020

GALIHER RESIDENCE
MAIN DWELLING

34 Washing Pond Road
Nantucket, MA 02554

Sheet:
G101

1 UNCHANGED Front (South) Elevation
$\frac{1}{4}$" = 1'-0"

2 UNCHANGED Left (West) Elevation
$\frac{1}{4}$" = 1'-0"

NO CHANGES FROM PREVIOUSLY APPROVED ON THIS SHEET

SMD
SOPHIE METZ DESIGN

15A North Beach Street
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T 202.360.7177

Nantucket New York

Structural Engineer:

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T. 508.325.6983

Title + Date:
Exterior Elevations

HDC Submittal	12/2/2019
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GALIHER RESIDENCE
MAIN DWELLING

34 Washing Pond Road
Nantucket, MA 02554

Sheet:
A300

1 Unchanged Back (North) Elevation
$\frac{1}{4}$" = 1'-0"

2 Unchanged Right (East) Elevation
$\frac{1}{4}$" = 1'-0"

NO CHANGES FROM PREVIOUSLY APPROVED ON THIS SHEET

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SOPHIE METZ DESIGN

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Title + Date:
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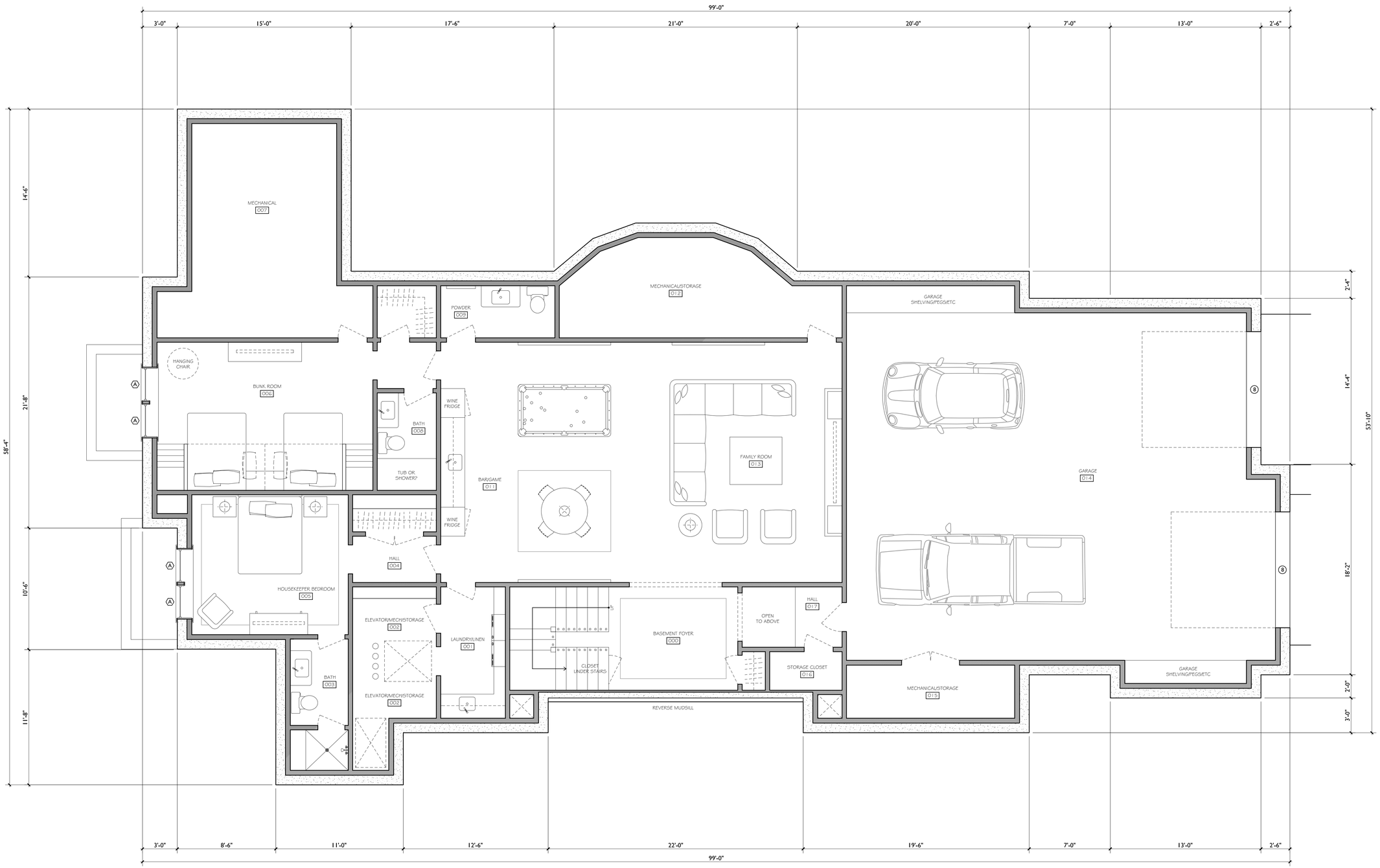
GALIHER RESIDENCE
MAIN DWELLING

34 Washing Pond Road
Nantucket, MA 02554

Sheet:
A301



1 Basement Plan (UNCHANGED)
$\frac{1}{4}$" = 1'-0"

NO CHANGES FROM
PREVIOUSLY APPROVED
ON THIS SHEET

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
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Builder:

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15A North Beach Street
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T. 508.325.6983

Title + Date:
Floor Plans

HDC Submittal	12/2/2019
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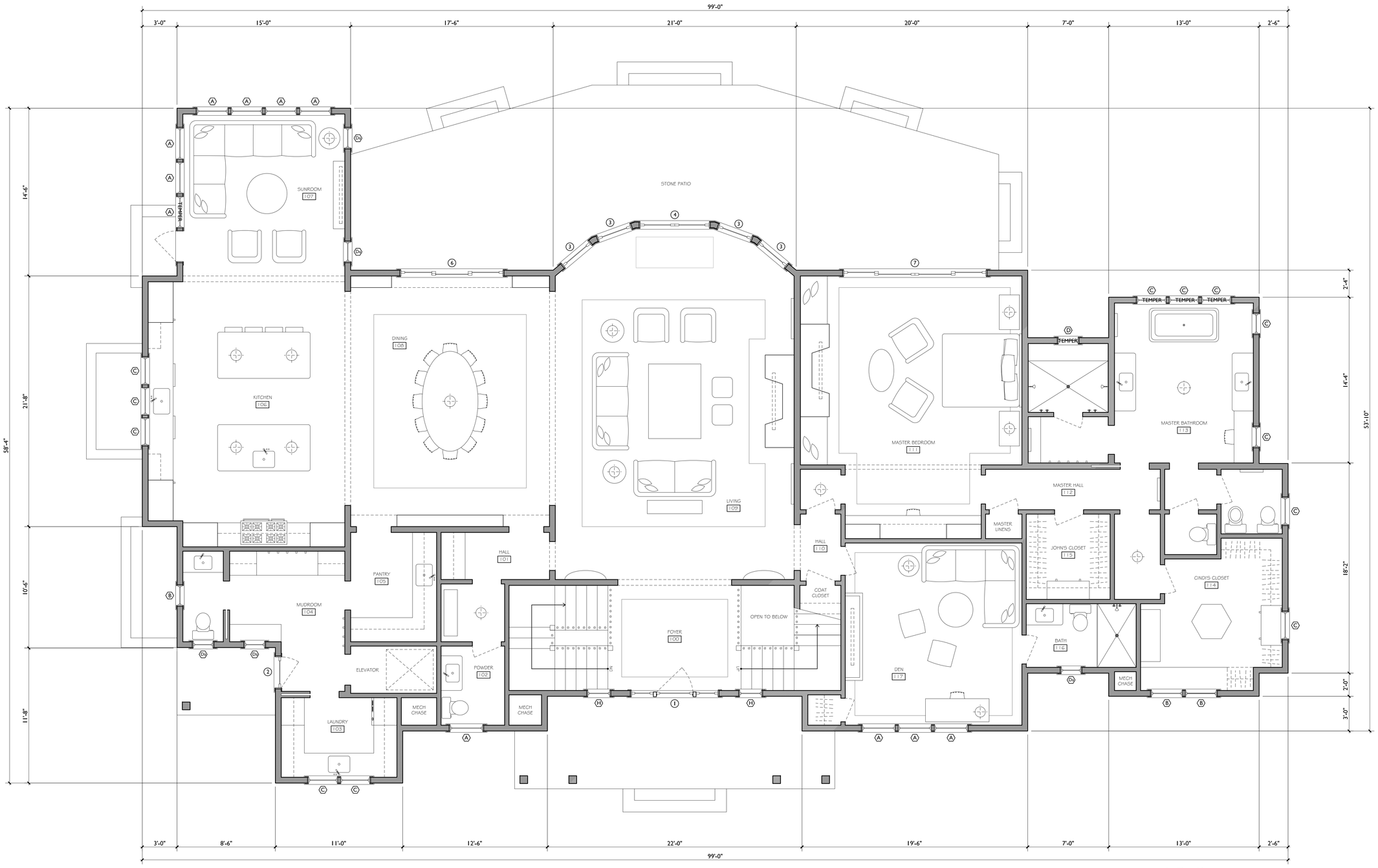
GALIHER RESIDENCE MAIN DWELLING

34 Washing Pond Road
Nantucket, MA 02554

Sheet:
A100



1 1st Floor Plan
$\frac{1}{4}$" = 1'-0"

NO CHANGES FROM PREVIOUSLY APPROVED ON THIS SHEET

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Floor Plans

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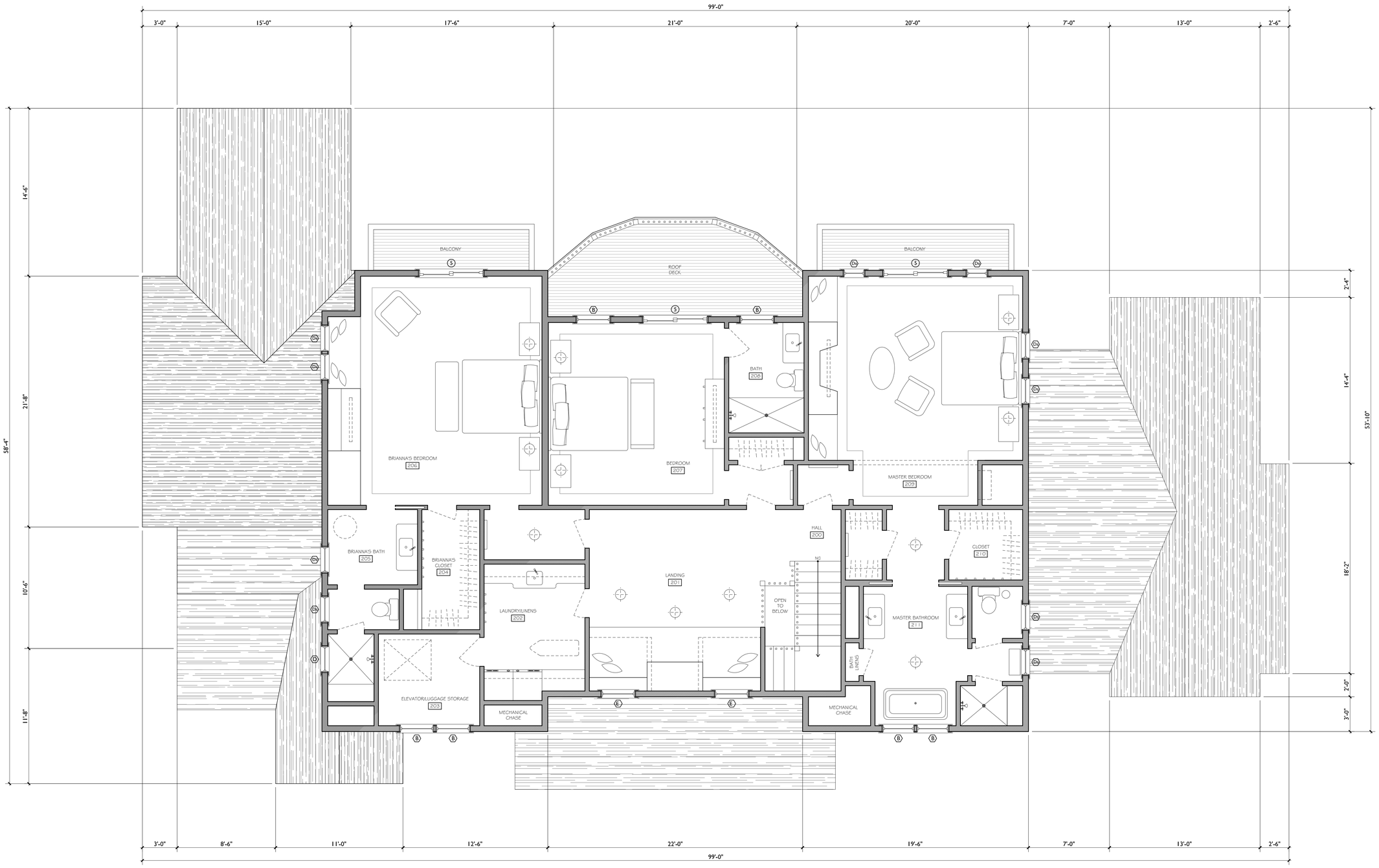
GALIHER RESIDENCE MAIN DWELLING

34 Washing Pond Road
Nantucket, MA 02554

Sheet:
A101



1 2nd Floor Plan
$\frac{1}{4}$" = 1'-0"

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GALIHER RESIDENCE MAIN DWELLING

34 Washing Pond Road
Nantucket, MA 02554

Sheet:
A102

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°: 31 PARCEL N°. 13.3

Street & Number of Proposed Work: 34 WASHING POND RD

Owner of record: LORENTSZEN - GOODVILLE, JANET EUGENE TR

Mailing Address: 7190 E DESERT STAR CT
TUSCON, AZ 85750

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: SOPHIE METZ DESIGN

Mailing Address: 15A N BEACH ST
NANTUCKET, MA 02554

Contact Phone #: 202-360-7179 E-mail: sometz@hotmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2019-12-0249

☐ Pool (Zoning District ____) ☐ Roof ☒ Other RELOCATE PREVIOUSLY APPROVED, UNCONSTRUCTED, GUEST HOUSE ON SITE

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 SEE SITE PLAN TOPOS South _____ East _____ West _____

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

NO CHANGES TO STRUCTURE PREVIOUSLY APPROVED

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

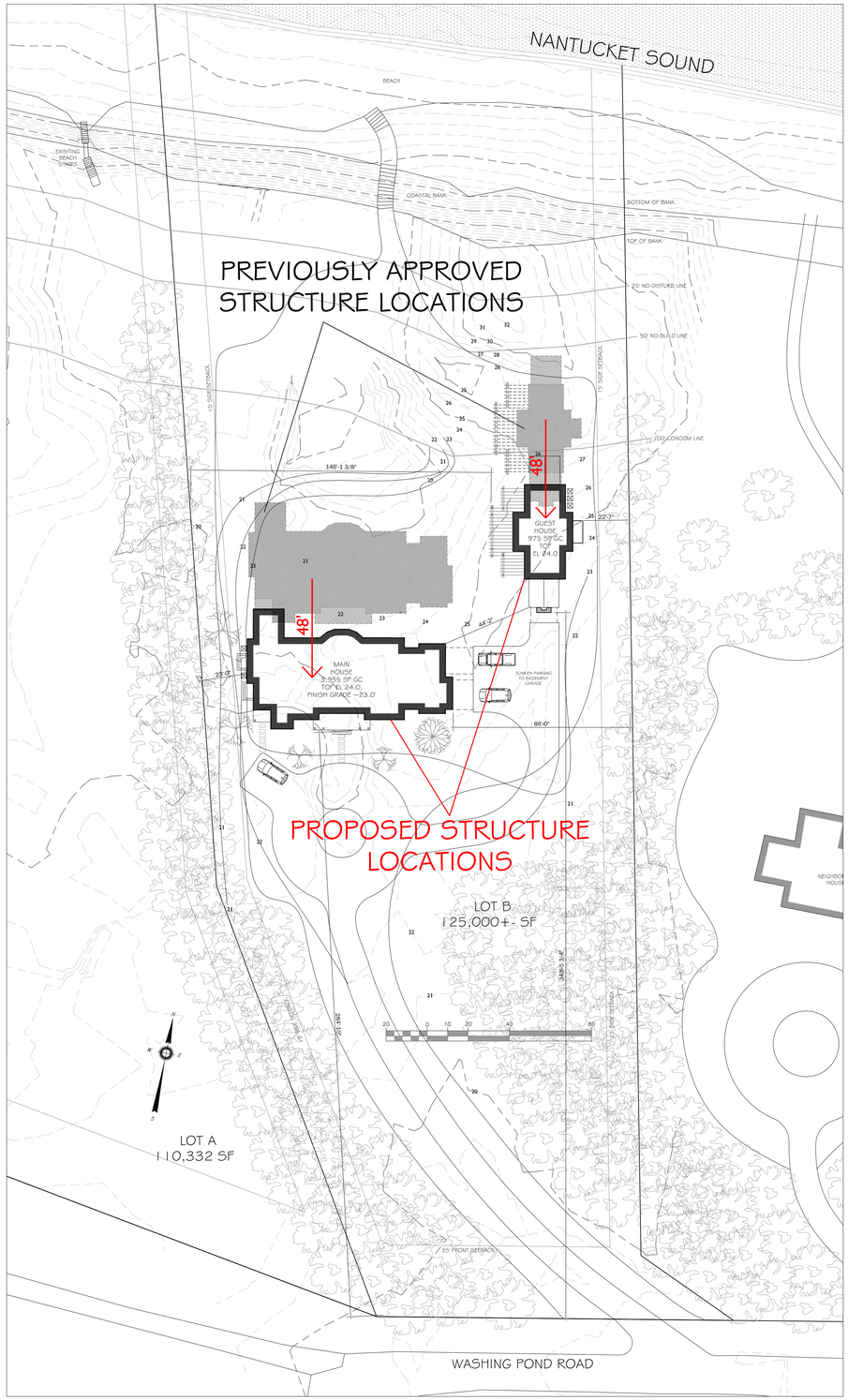
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 6/3/2020 Signature of owner of record _____ Signed under penalties of perjury



1 Site Plan
not to scale

HDC APPLICATION FOR SITING REVISION:

-This application proposes re-siting the previously approved Guest House, 48' to the South, moving it away from the ocean.

- No changes to the previously approved structures themselves are proposed, only the locations change.

- Due to site topography sitting slightly lower in proposed location, grades and tops of foundation are lowered accordingly to maintain the same relative relationship between the program and site as was previously approved.

-Proposed finish grade (4' from foundation) drops down 2.0' from previously approved 25.0' to 23.0'.

-TOF for both structures proposed at 24.0'

-Construction has not commenced, this proposed change to a COA relates to the design stage only.

SHEET INDEX

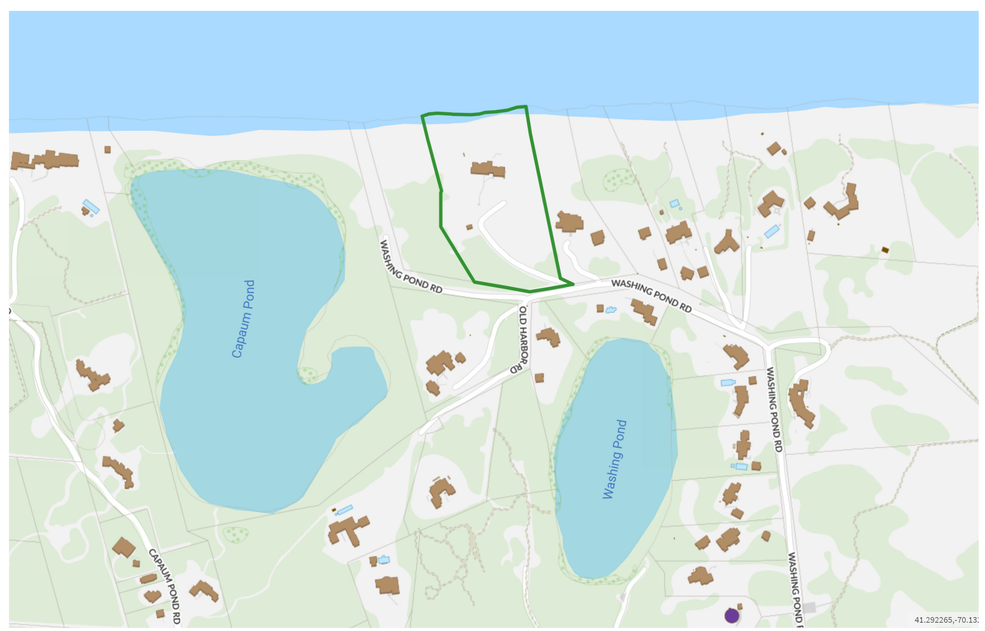
G100:	Site Plan, Locus, Notes
G101:	Window and Door Schedule (UNCHANGED)
A300:	Exterior Elevations (UNCHANGED)
A100-A102:	Floor Plans (UNCHANGED)

SITE NOTES
34 WASHING POND ROAD, MAP 31 PARCEL 13.3

MINIMUM LOT SIZE	80,000 S.F.
EXISTING LOT SIZE	125,000+- S.F.
MINIMUM FRONTAGE	150'
FRONT SETBACK	35'
SIDE/REAR SETBACK	15'
GROUND COVER RATIO	4%
ALLOWED GROUND COVER	5,000 S.F.

MAIN HOUSE GROUND COVER	3,955 S.F.
GUEST HOUSE GROUND COVER	975 S.F.
TOTAL GROUND COVER	4930 S.F.

NOTE: Ground Cover numbers above include all stone veneer shown on foundations.



2 Locus Map
not to scale

S M D
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Site Engineer:

Nantucket Engineering and Survey, PC
20 Mary Ann Drive
Nantucket, MA 02554
T. 508.825.5053

Builder:

Cheney Brothers Building
15A North Beach Street
Nantucket, MA 02554
T. 508.325.6983

Title + Date:
Site Plan, Notes, Locus

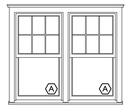
REVS TO COA #
HDC2019-12-0249

HDC Submittal 6/3/2020

GALIHER RESIDENCE
SITING REVISION
-GUEST HOUSE-
34 Washing Pond Road
Nantucket, MA 02554

Sheet:
G100

34 Washing Pond Rd GUEST HOUSE WINDOW SCHEDULE:
Windows to be Lepage Wood Windows, XL-200, Mahogany Sashes, Mahogany Frame, Mahogany Historic Still, Mahogany Casings and Blindstops, 7/8 SDL with Bronze Spacer Bar and Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE2 Glazing with Argon, 3-1/2" Side and Center Casings, 5-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), Casings applied flush to frames, 1" Sill Horns, Polished Nickel Sash Locks, White Jamb Hardware, Coastal-Stainless Hardware where applicable.

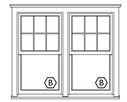


"A" Double Mull
RO TBD w x 5'5-1/2"h
6/1 Double Hung

Totals:
(2) Non-Tempered

"B" Single Window
RO 2'10-3/8"w x 5'1-1/2"h
6/1 Double Hung

Totals:
(4) Non-Tempered



"B" Double Mull
RO TBD w x 5'1-1/2"h
6/1 Double Hung

Totals:
(2) Tempered

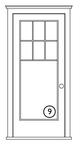
"C" Single Window
RO 2'4-3/8"w x 4'4-1/2"h
6/1 Double Hung

Totals:
(5) Non-Tempered
(2) Tempered

"J" Single Window
RO 2'2"w x 1'8"h
2w Inoperable
Totals:
(2) Tempered

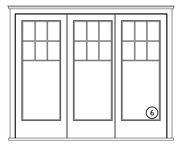
"K" Single Window
RO 1'8"w x 1'10"h
2w2h Inoperable
Totals:
(6) Non-Tempered

34 Washing Pond Rd GUEST HOUSE DOOR SCHEDULE:
Doors to be Dover Custom Exterior Doors, Mahogany Doors 2-1/4" Thick (painted finish), Mahogany Frames, Self Draining Threshold with Bronze (ORB finish) top section and Mahogany exterior (unpainted), 7/8 SDL with Bronze Space Bars, Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE Glazing with Argon fill, 3-1/2" Side Casings, 5-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), 1" Sill Horns.



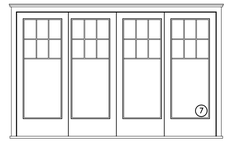
"9" Single Patio Door
Door Size: 3'0"w x 7'2"h

Totals:
(1) LH Inswing



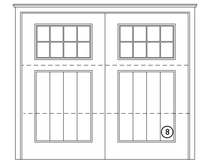
"6" Lift and Slide Door
Door Size: 8'9"w x 7'2"h (match other 3'0" panels)

Totals:
(1) Center Panel Operates



"7" Lift and Slide Door
Door Size: 11'6"w x 7'2"h (match other 3'0" panels)

Totals:
(1) Center Panels Operate

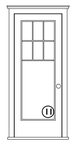


"8" Overhead Lift Garage Bay Door
Size: 10'0"w x 8'6"h
White Painted Wood

Totals:
(1)

"10" Shed Doors
Vertical Board Cedar
Door Size: 3'0"w x 7'0"h

Totals:
(1) Pair



"11" Single Patio Door
Door Size: 2'8"w x 7'2"h

Totals:
(1) LH Outswing

NO CHANGES FROM PREVIOUSLY APPROVED ON THIS SHEET

SMD
SOPHIE METZ DESIGN

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T 202.360.7177

Nantucket New York

Structural Engineer:

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Title + Date:
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GALIHER RESIDENCE
GUEST HOUSE
34 Washing Pond Road
Nantucket, MA 02554

Sheet: GUEST HOUSE
G101

1 UNCHANGED West Elevation
$\frac{1}{4}$" = 1'-0"

2 UNCHANGED South Elevation
$\frac{1}{4}$" = 1'-0"

3 UNCHANGED East Elevation
$\frac{1}{4}$" = 1'-0"

4 UNCHANGED North Elevation
$\frac{1}{4}$" = 1'-0"

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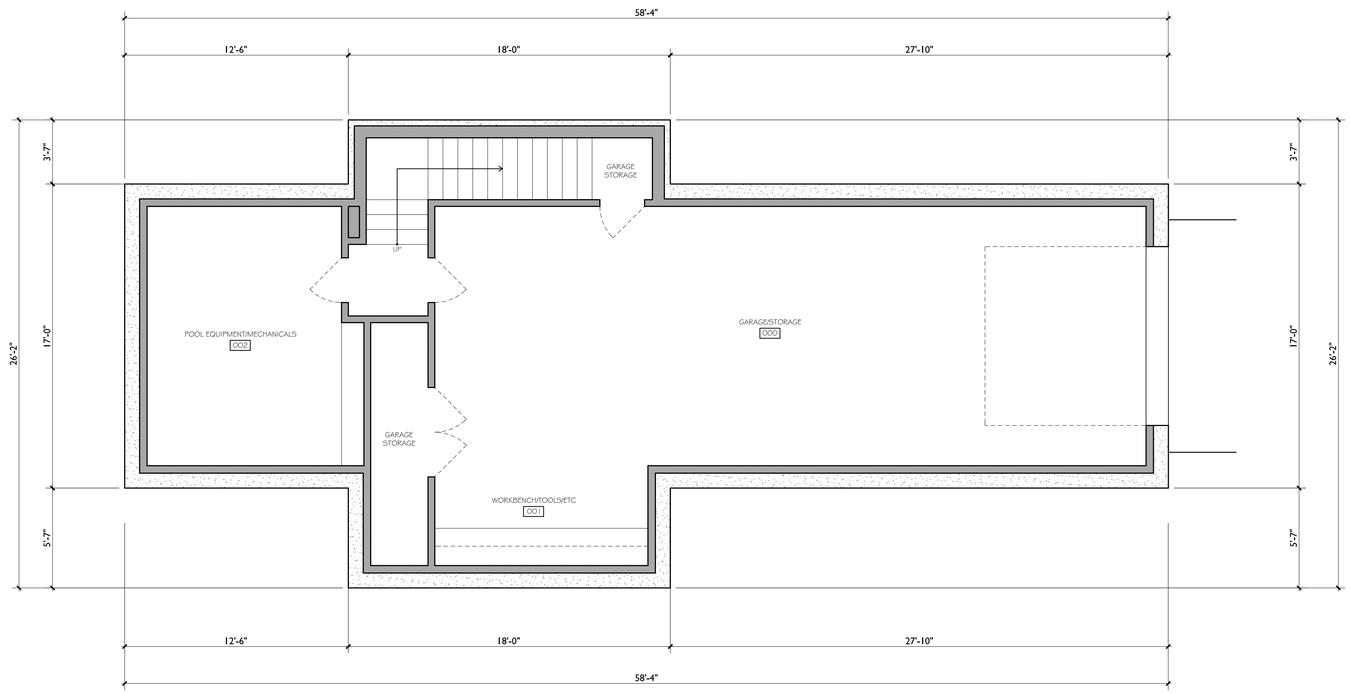
GALIHER RESIDENCE
GUEST HOUSE

34 Washing Pond Road
Nantucket, MA 02554

Sheet: GUEST HOUSE
A300



1 Basement Plan
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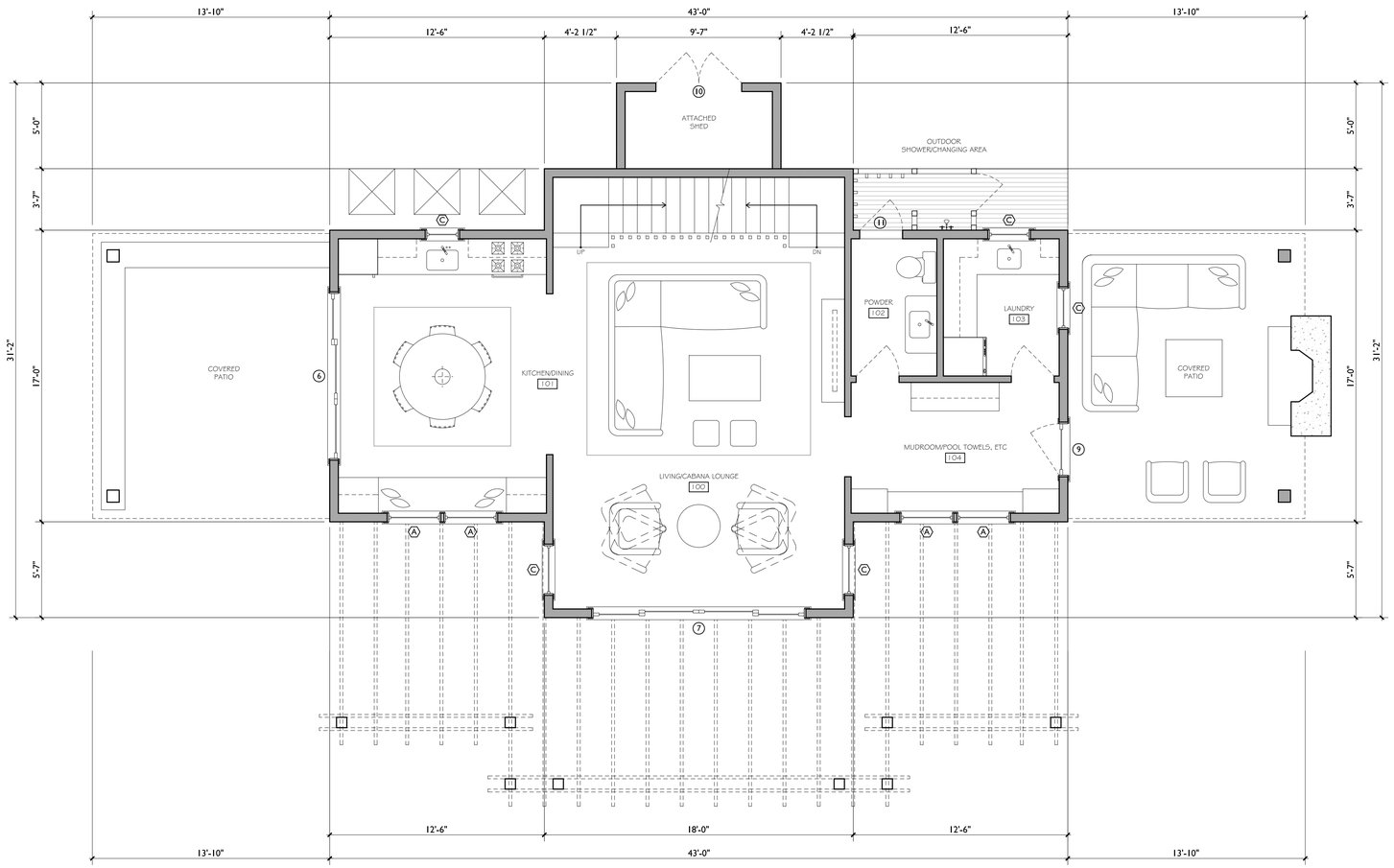

1 1st Floor Plan
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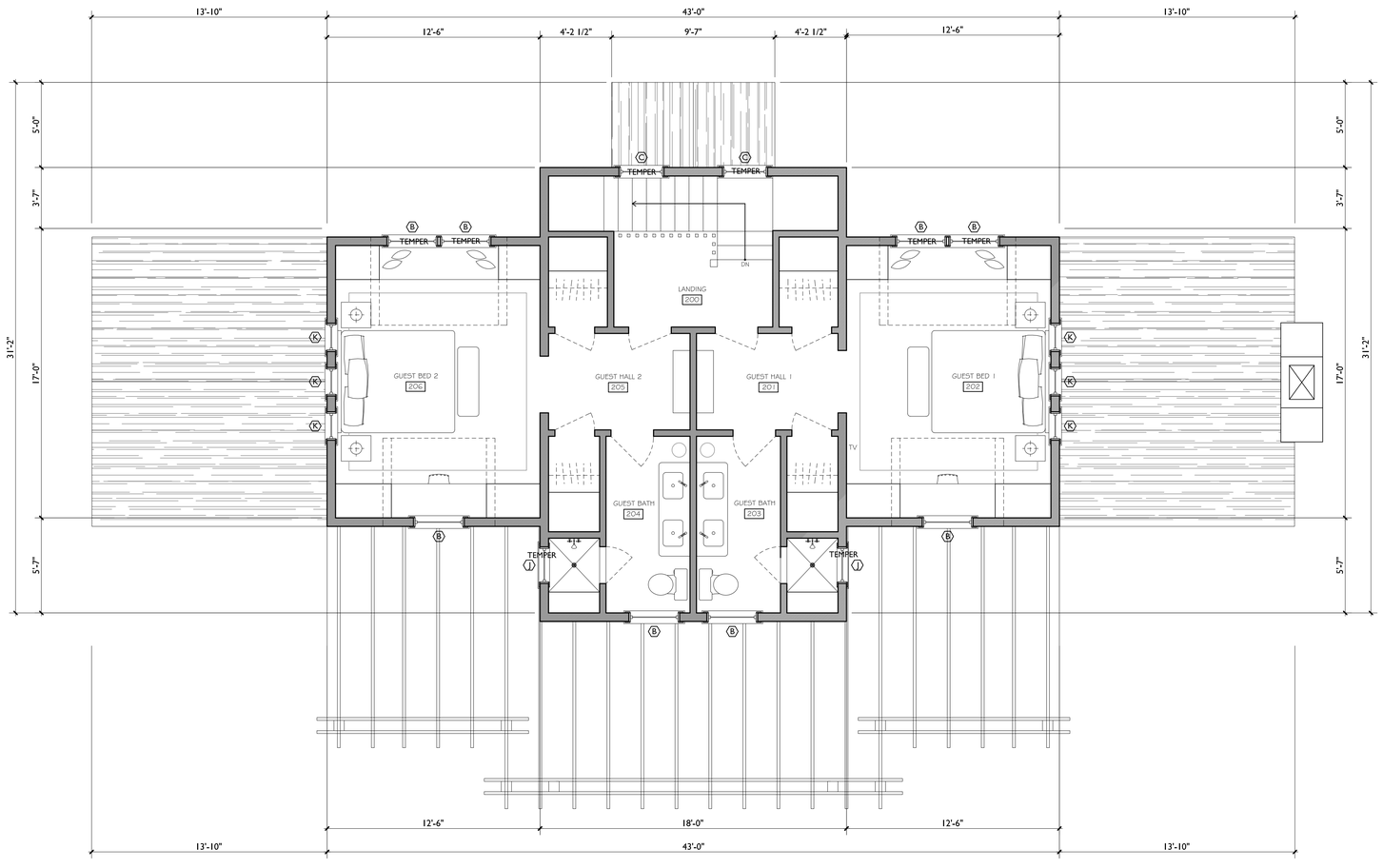
Sheet: GUEST HOUSE
A101



1 2nd Floor Plan
$\frac{1}{4}$" = 1'-0"

NO CHANGES FROM
PREVIOUSLY APPROVED
ON THIS SHEET

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Cheney Brothers Building
15A North Beach Street
Nantucket, MA 02554
T. 508.325.6983

Title + Date:
Floor Plans

HDC Submittal	12/2/2019
HDC Revisions	12/12/2019
HDC Siting Revisions	6/3/2020

GALIHER RESIDENCE GUEST HOUSE

34 Washing Pond Road
Nantucket, MA 02554

Sheet: GUEST HOUSE
A102

OLD BIZ

6. Michael Sweeney **05-0931** 1 Longwood Drive Addition/cupola 71-54 Ethan McMorrow

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Watterson, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Michael Sweeney, owner
Public	None
Concerns (5:45)	**Sweeney** – Presented project. North elevation is the front façade with the front door. Everything is to be natural to weather. The chimney is Durock. **Oliver** – No concerns. **Camp** – No concerns. This area has varied architecture; she's okay with the cupola because of the location: a big lot and set well back. **McLaughlin** – A cupola is not appropriate on this style of house. **Coombs** – Prefers the chimney remain; the cupola is inappropriate. Confirmed the vertical board is natural to weather. East elevation, the large set of the mulled windows should be separated. West elevation, the front door should center under the mulled windows above. **Pohl** – In the abstract, the front door aligning with the window above is a good idea, but it won't be visible. The chimney is probably leaking like crazy.
Motion	**Motion to Approve through staff with the east elevation, large, 1st-floor windows separated and trim to be natural to weather. (Oliver)**
Roll-call Vote	Carried 4-1//Camp-aye; Coombs-aye; McLaughlin-nay; Oliver-aye; Pohl-aye Certificate # **HDC2020-05-0931**

7. Mary Heller FT **05-0908** 37 Ocean Avenue Roof top solar 73.3.2-49 ACK Smart

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Watterson, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and manufacturer spec sheet.
Representing	Tobias Glidden, ACK Smart
Public	None
Concerns (5:57)	**Glidden** – Presented project; black panels on a black roof with surrounding vegetation **Camp** – Linden Lane is heavily trafficked by pedestrians and this is an iconic house; she can't support this. She would like to view the west roof. **Coombs** – Each house is different; this is an old house on an old street. To put these on this house is a bad idea; she doesn't support this application. **McLaughlin** – This is in the 'Sconset old historic district, which we are charged with protecting. He doesn't support these being on the roof; would be okay if they can be on the ground and screened. **Oliver** – Agrees due to the significance of this house; she appreciates the location, but they will be visible and go in different directions. Asked them to rethink putting them some place they won't be visible. Suggested taking the large array off the south elevation and putting it on the west. **Pohl** – He also does not support this for the reasons stated. The precedent photographs weren't necessarily well done. **Backus** – This house is circa 1892.
Motion	**Motion to Hold for revisions. (Oliver)**
Roll-call Vote	Carried 5-0//Camp-aye; McLaughlin-aye; Coombs-aye; Oliver-aye; Pohl - aye Certificate #

8. Deborah Van Dyke Tr **05-0936** 8 Jefferson Avenue Extend deck 29-49 Val Oliver

Voting	Pohl, Coombs, McLaughlin, Camp, Watterson
Alternates	Welch
Recused	Oliver
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Val Oliver, V Oliver Design
Public	None
Concerns (6:14)	**Oliver** – Presented project. No concerns.
Motion	**Motion to Approve as submitted. (Camp)**
Roll-call Vote	Carried 5-0//Coombs-aye; McLaughlin-aye; Watterson-aye; Camp-aye; Pohl-aye Certificate # **HDC2020-05-0936**

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°: 73.3.2 PARCEL N°. 49

Street & Number of Proposed Work: 37 OCEAN AVE

Owner of record: MARY HELLER FAMILY TRUST

Mailing Address: 180 E 79th ST c/o KATE HELLER APT 16G NEW YORK NY 10075

Contact Phone #: 917 679 8432 E-mail: khoreilly@gmail.com

AGENT INFORMATION (if applicable)

Name: ACK SMART

Mailing Address: 61 OLD SOUTH RD #500 NANTUCKET MA 02554

Contact Phone #: 781 325 6128 E-mail: solar@acksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☐ Other INSTALL 8 ALL BLACK SOLAR PV MODULES ON COTTAGE ROOF

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 6/3/2020 Signature of owner of record Timothy [signature] Signed under penalties of perjury

Dear Members of the HDC,

Many years ago, I talked to Lauren Sinatra in the Town Office about installing solar panels. It seemed the responsible thing to do to help move Nantucket towards renewable and self-sufficient sources of energy. Then, the logistical hurdles and cost were prohibitive. Now, the reduction in the cost of the panels, the ease of installation thanks to ACKSmart, and the government incentives put the project within reach, I am keen to take advantage of my sunny roof. If I could, I'd panel the entire surface; the extant asphalt roofing tile is not particularly attractive.

The appearance of the house has changed significantly over its 140 year life. As far as I know, 37 Ocean Ave (*The Studio)* was built in the 1880's as a double house for two sisters and their families. As the photo shows, it had both a porch and dormers facing Ocean Ave. In the 1920's, the then owner reconstructed the front of the house to accommodate piano recitals and gave it its current distinctive profile. At some later point, my parents built the garage apartment. In the '80's, I think, they tore down the old back of the house and rebuilt it on the same footprint. Subsequently, we renovated the upstairs to provide separate bedrooms for my children. I have just had the living room windows restored, and would never want to do anything to distort the look of the house.

Linden Lane, as you know, is an abutters' way under your jurisdiction. I invite you to wander down its grassy and shaded way – which hardly anyone ever does – to convince yourselves that the roofs on which ACKSmart proposes to mount the panels are barely visible.

Now, as we feel climate change all around us, I feel it's even more imperative to use solar power, not the least because, again, the more energy independent Nantucket can be, the better.

Thank you for your consideration,

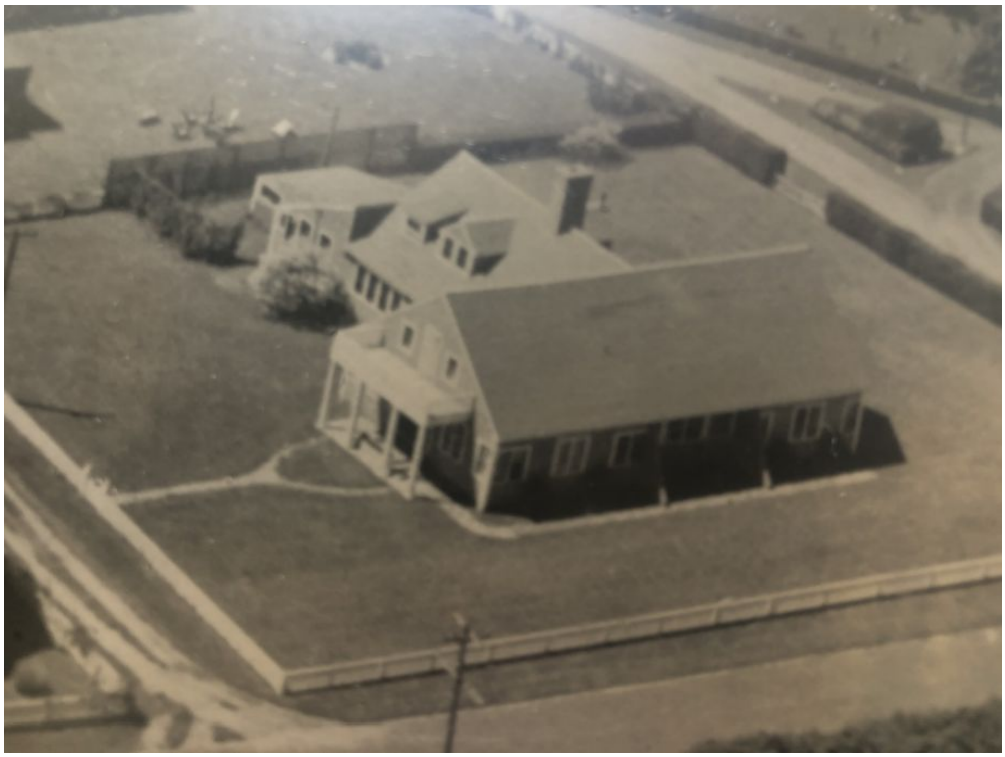
Kate Heller O'Reilly

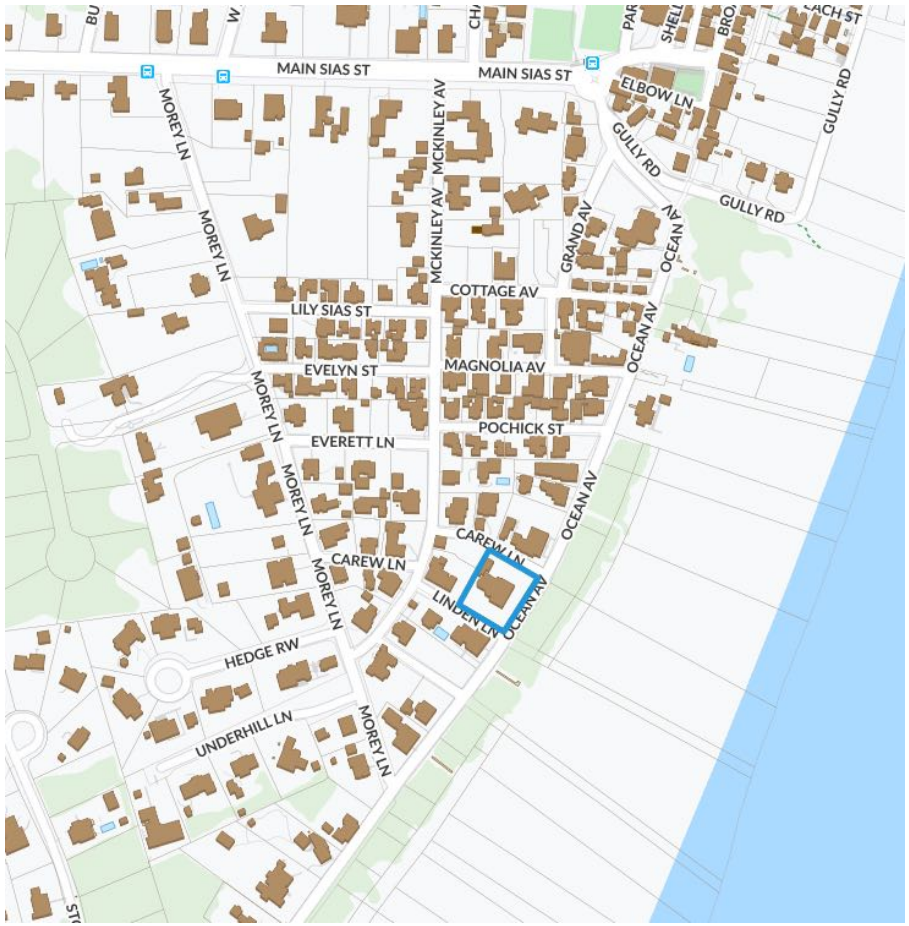
1910 From Linden Ln

1910 From Ocean Av

1910 From Ocean Ave

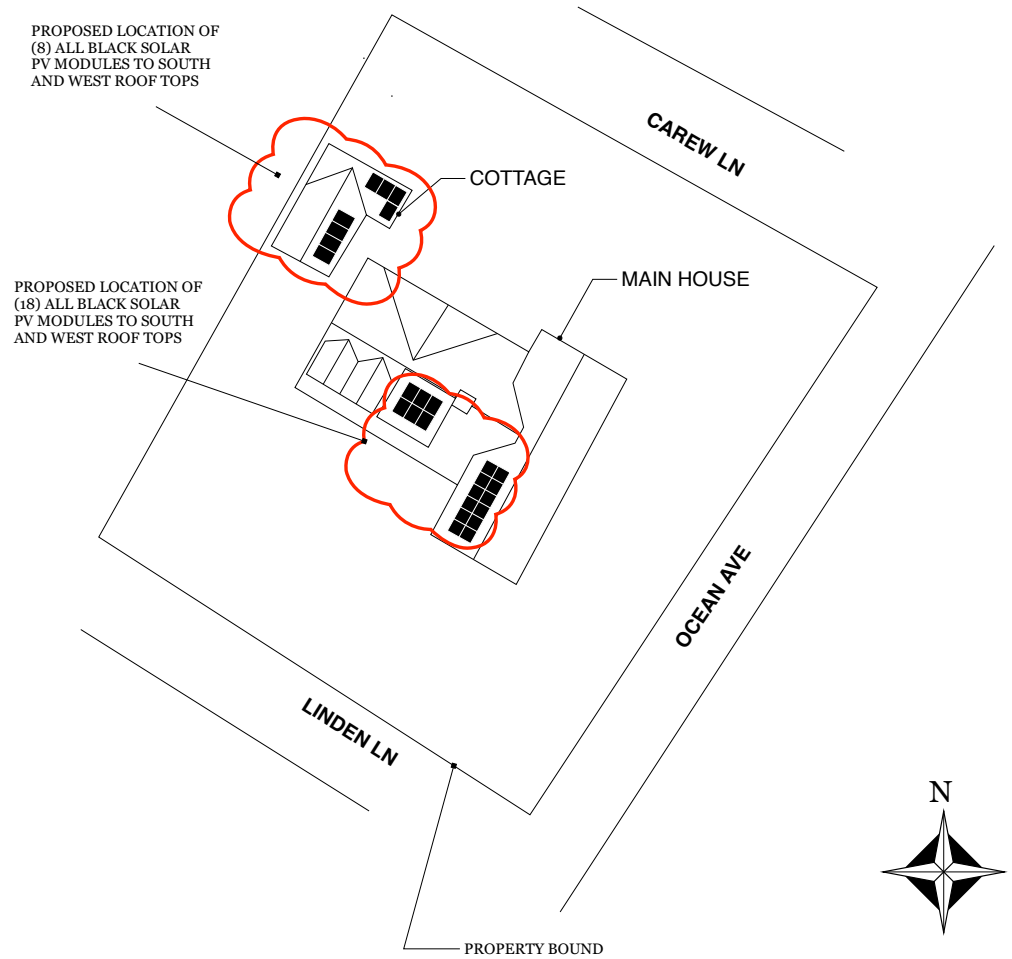
1940





locus map
Scale: not to scale

ZONING CLASS:	SOH
Front Setback:	0 ft
side/rear setback:	5 ft



Site Plan
Scale: 1" = 30' 0"

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

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

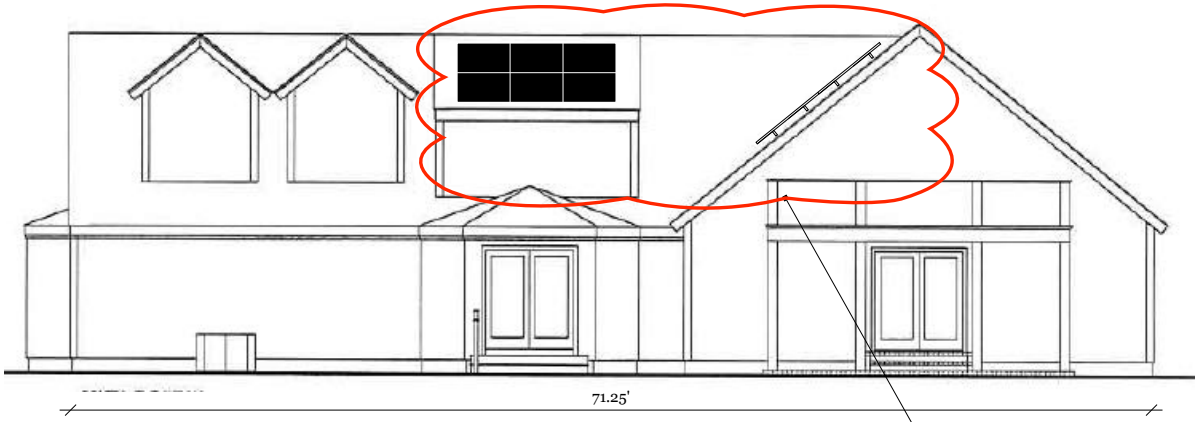
OWNER:	MARY HELLER FAMILY TRUST
SITE ADDRESS:	37 OCEAN AV
CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

REVISIONS

	MM/DD/YY	REMARKS
1	5/1/2020	Submitted for HDC & permitting review.
2	6/2/2020	Updated for HDC review.
3		
4		
5		

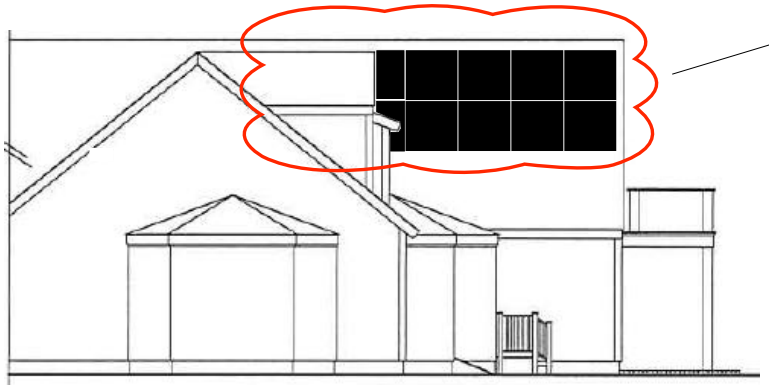
PV 01

MAIN HOUSE



SOUTH

PROPOSED INSTALLATION OF (18) ALL BLACK SOLAR PV MODULES TO HOUSE SOUTH AND WEST ROOF TOPS



WEST

Scale: 1/8" = 1' 0"

0 4' 8'

ACK SMART
(508) 257-1786
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HOUSE ELEVATIONS

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

OWNER:	MARY HELLER FAMILY TRUST
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CITY, STATE, ZIP:	SCONSET, MA 02564
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REVISIONS

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3		
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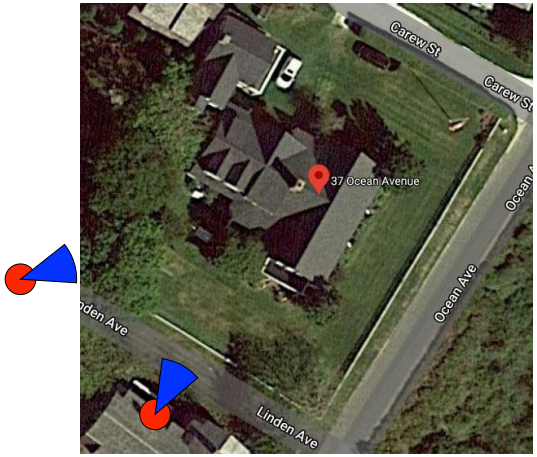
5		

PV 02

VIEWS FROM LINDEN LN



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

PHOTOS - LINDEN LN

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

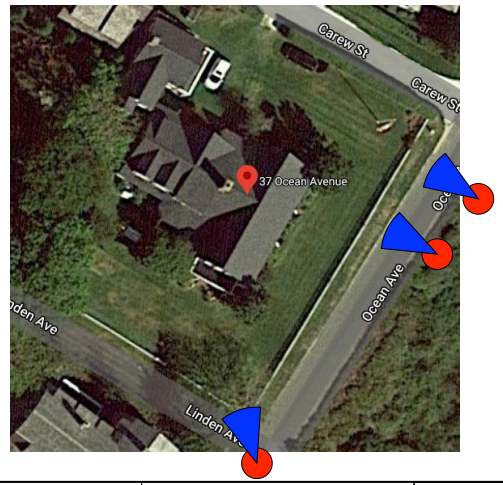
OWNER:	MARY HELLER FAMILY TRUST
SITE ADDRESS:	37 OCEAN AV
CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

REVISIONS

	MM/DD/YY	REMARKS
1	5/1/2020	Submitted for HDC & permitting review.
2	6/2/2020	Updated for HDC review.
3		
4		
5		

PV 04

VIEWS FROM OCEAN AV



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

PHOTOS OCEAN AV

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

OWNER:	MARY HELLER FAMILY TRUST
SITE ADDRESS:	37 OCEAN AV
CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

REVISIONS

	MM/DD/YY	REMARKS
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2	6/2/2020	Updated for HDC review.
3		
4		
5		

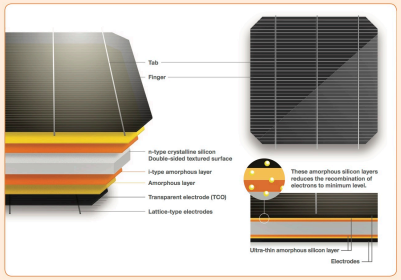
PV 05

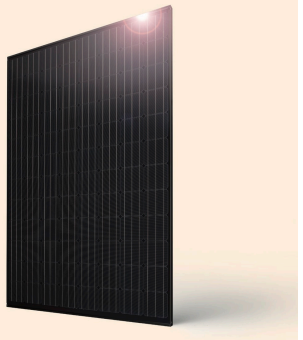
HIT Photovoltaic Module

Panasonic

N325K / N320K

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





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

TOP PERFORMER 2018 DNV·GL PV MODULE RELIABILITY SCORECARD

Our competitive advantages

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

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

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

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

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

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

HIT® is a registered trademark of Panasonic Group

HIT Photovoltaic Module

Panasonic

N325K / N320K

ELECTRICAL SPECIFICATIONS

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

MECHANICAL SPECIFICATIONS

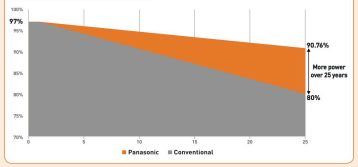
Model	VBHN325KA03, VBHN320KA03
Internal Bypass Diodes	4 Bypass Diodes
Module Area	18.02 Ft.² (1.67m²)
Weight	41.89 Lbs (19kg)
Dimensions LxWxH	62.6 x 41.5 x 1.6 (1590x1053x40mm)
Cable Length +Male/-Female	40.2/40.2 in. (1020/1020 mm)
Cable Size / Type	No. 12 AWG / PV Cable
Connector Type[2]	Multi-Contact®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

Operating Conditions & Safety Ratings

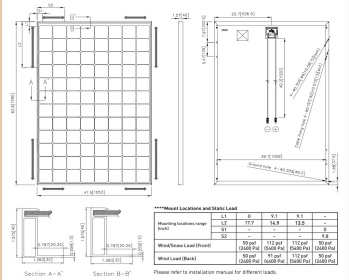
Model	VBHN325KA03, VBHN320KA03
Operating Temperature	-40ºF to 185ºF (-40ºC to 85ºC)
Hail Safety Impact Velocity	1" hailstone (25mm) at 52 mph (23m/s)
Safety & Rating Certifications	UL 1703, cUL Certified by UL LLC. CEC, FSEC, ISO9001
UL 1703 Fire Classification	Type 2
Limited Warranty	25** Yrs Workmanship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

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

PERFORMANCE WARRANTY



DIMENSIONS

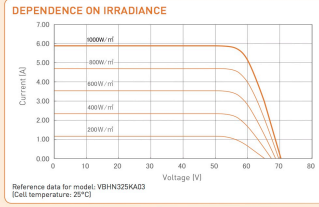


****Mount Locations and Static Load**

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

Please refer to installation manual for different loads.

DEPENDENCE ON IRRADIANCE



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

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

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

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

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Specifications are subject to change without notice.
08/2017

RS1749405_3.14.19

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

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

OWNER:	MARY HELLER FAMILY TRUST
SITE ADDRESS:	37 OCEAN AV
CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

REVISIONS

	MM/DD/YY	REMARKS
1	5/1/2020	Submitted for HDC & permitting review.
2	6/2/2020	Updated for HDC review.
3		
4		
5		

PV 06

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.2 PARCEL N°. 49

Street & Number of Proposed Work: 37 OCEAN AVE

Owner of record: MARY HELLER FAMILY TRUST

Mailing Address: 180 E 79th ST c/o KATE HELLER APT 16G NEW YORK NY 10075

Contact Phone #: 917 679 8432 E-mail: khoreilly@gmail.com

AGENT INFORMATION (if applicable)

Name: ACK SMART

Mailing Address: 61 OLD SOUTH RD #500 NANTUCKET MA 02554

Contact Phone #: 781 325 6128 E-mail: solar@acksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☐ Other INSTALL 8 ALL BLACK SOLAR PV MODULES ON COTTAGE ROOF

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 6/3/2020 Signature of owner of record Timothy [signature] Signed under penalties of perjury

DocuSign Envelope ID: C4179D42-BB38-4DFD-ABAC-A4E99AAB30A4

Sent via email to: cflynn@nantucket-ma.gov
hdcsubmissions@nantucket-ma.gov

Cathy Flynn, Land Use Specialist
The Historic District Commission (HDC)
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Ms. Flynn and the HDC,

I am the owner of the property located at 37 Ocean Ave Siasconset, MA 02564.

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy are authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature DocuSigned by: Kate H O'Reilly 2B5F118F06C9420...

Name Kate H O'Reilly

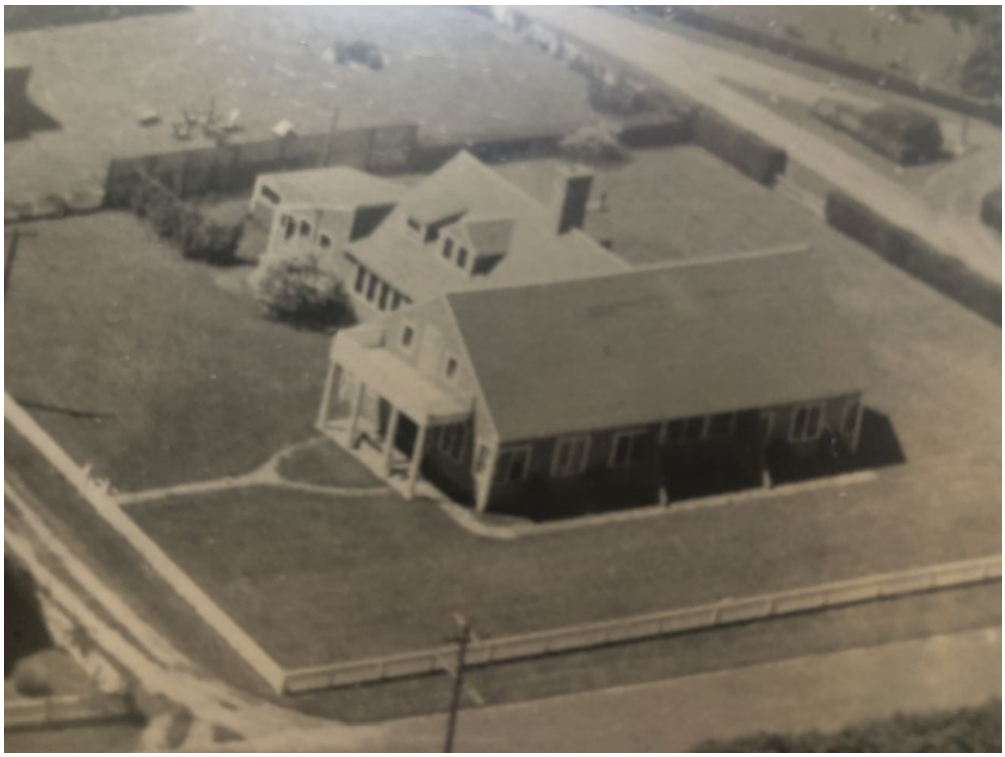
Date 3/17/2020

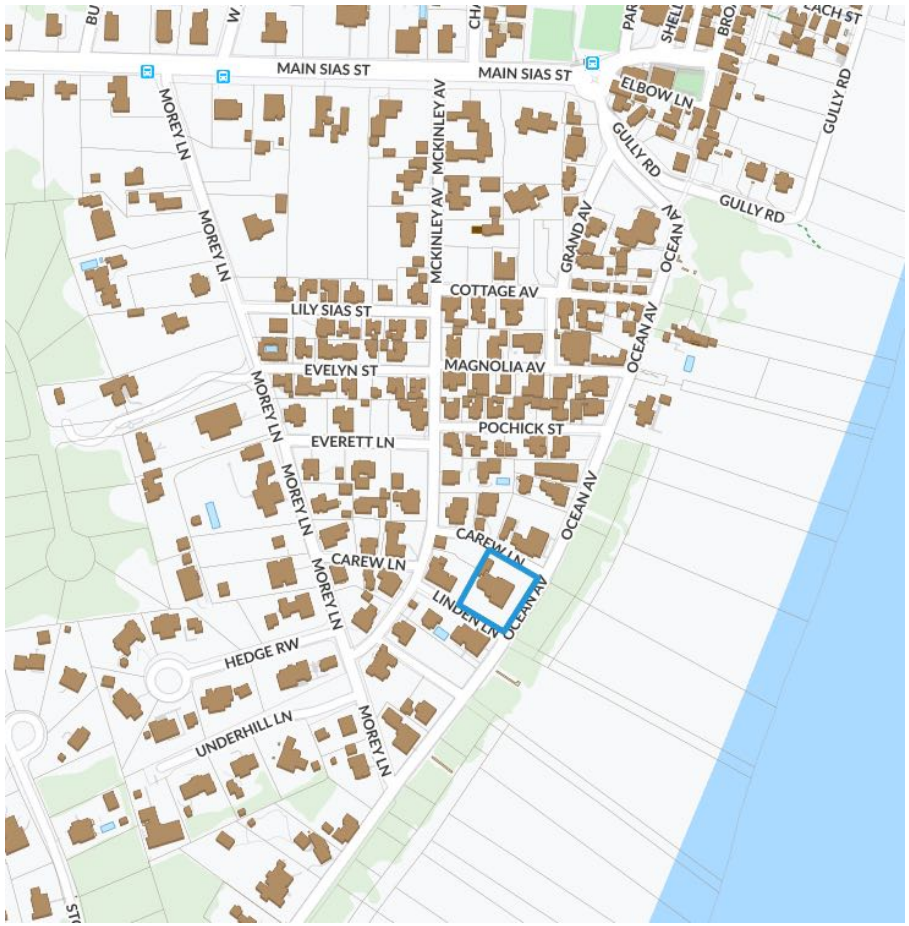
1910 From Linden Ln

1910 From Ocean Av

1910 From Ocean Ave

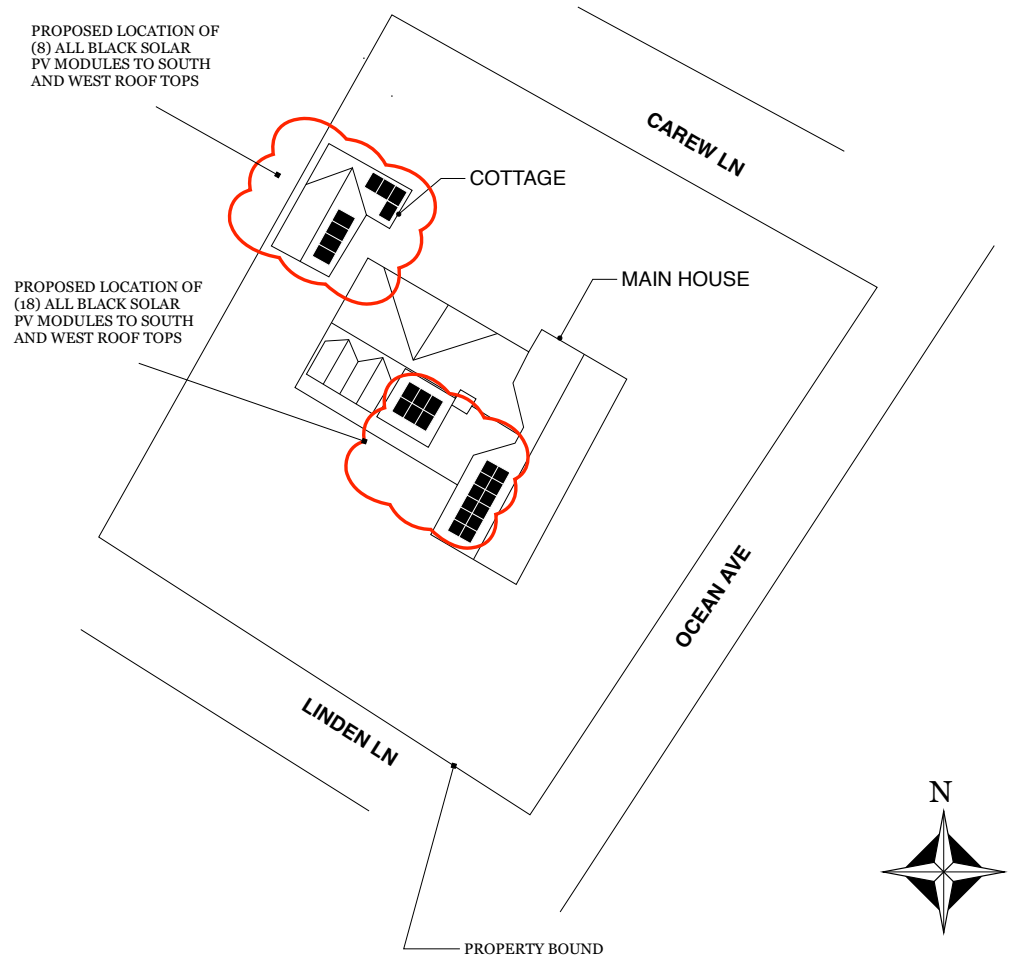
1940





locus map
Scale: not to scale

ZONING CLASS:	SOH
Front Setback:	0 ft
side/rear setback:	5 ft



Site Plan
Scale: 1" = 30' 0"

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

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

OWNER:	MARY HELLER FAMILY TRUST
SITE ADDRESS:	37 OCEAN AV
CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

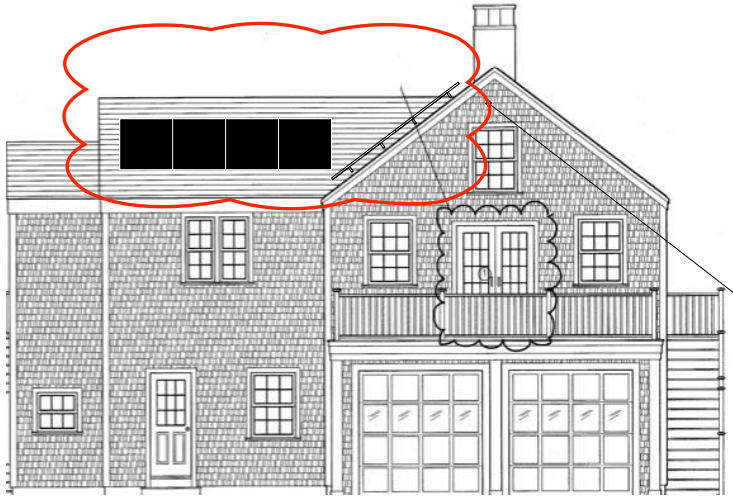
REVISIONS

	MM/DD/YY	REMARKS
1	5/1/2020	Submitted for HDC & permitting review.
2	6/2/2020	Updated for HDC review.
3		
4		
5		

PV 01

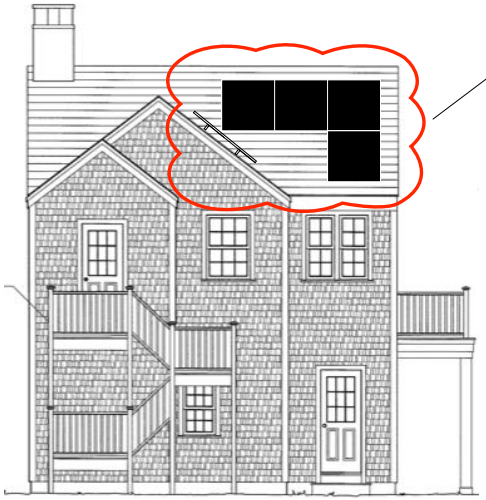
COTTAGE

SOUTH



PROPOSED INSTALLATION OF (8) ALL BLACK SOLAR PV MODULES TO COTTAGE SOUTH AND WEST ROOF TOPS

WEST



Scale: 1/8" = 1' 0"

0 4' 8'

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COTTAGE ELEVATIONS

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

OWNER:	MARY HELLER FAMILY TRUST
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CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

REVISIONS

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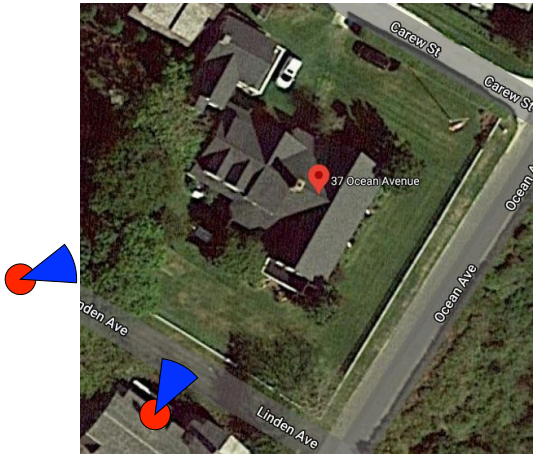
1	5/1/2020	Submitted for HDC & permitting review.
2	6/2/2020	Updated for HDC review.
3		
4		
5		

PV 03

VIEWS FROM LINDEN LN



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PHOTOS - LINDEN LN

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

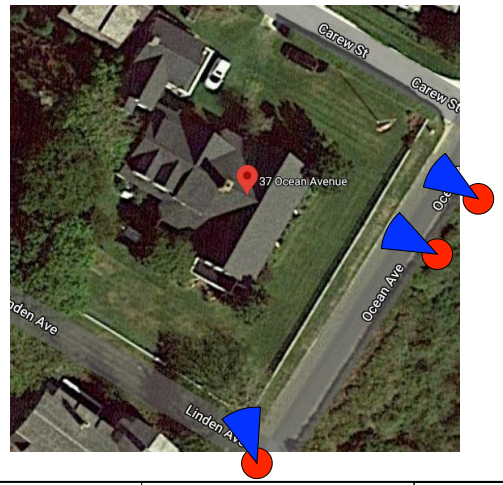
OWNER:	MARY HELLER FAMILY TRUST
SITE ADDRESS:	37 OCEAN AV
CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

REVISIONS

	MM/DD/YY	REMARKS
1	5/1/2020	Submitted for HDC & permitting review.
2	6/2/2020	Updated for HDC review.
3		
4		
5		

PV 04

VIEWS FROM OCEAN AV



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

PHOTOS OCEAN AV

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

OWNER:	MARY HELLER FAMILY TRUST
SITE ADDRESS:	37 OCEAN AV
CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

REVISIONS

	MM/DD/YY	REMARKS
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2	6/2/2020	Updated for HDC review.
3		
4		
5		

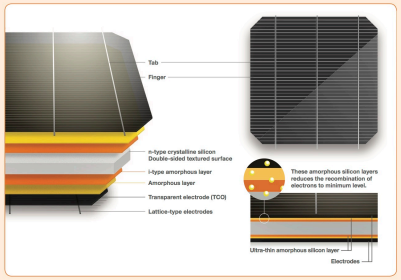
PV 05

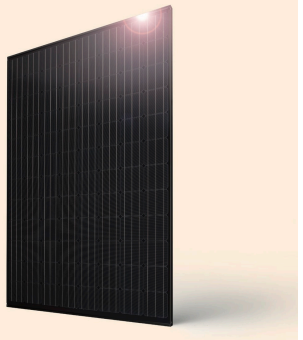
HIT Photovoltaic Module

Panasonic

N325K / N320K

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





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

TOP PERFORMER 2018 DNV·GL PV MODULE RELIABILITY SCORECARD

Our competitive advantages

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

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

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

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

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

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

HIT® is a registered trademark of Panasonic Group

HIT Photovoltaic Module

Panasonic

N325K / N320K

ELECTRICAL SPECIFICATIONS

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

MECHANICAL SPECIFICATIONS

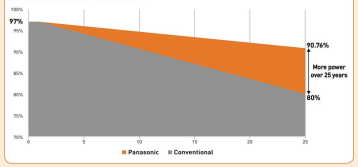
Model	VBHN325KA03, VBHN320KA03
Internal Bypass Diodes	4 Bypass Diodes
Module Area	18.02 Ft.² (1.67m²)
Weight	41.89 Lbs (19kg)
Dimensions LxWxH	62.6 x 41.5 x 1.6 (1590x1053x40mm)
Cable Length +Male/-Female	40.2/40.2 in. (1020/1020 mm)
Cable Size / Type	No. 12 AWG / PV Cable
Connector Type[2]	Multi-Contact®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

Operating Conditions & Safety Ratings

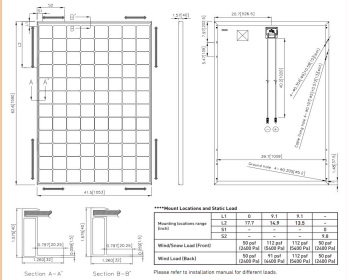
Model	VBHN325KA03, VBHN320KA03
Operating Temperature	-40ºF to 185ºF (-40ºC to 85ºC)
Hail Safety Impact Velocity	1" hailstone (25mm) at 52 mph (23m/s)
Safety & Rating Certifications	UL 1703, cUL Certified by UL LLC. CEC, FSEC, ISO9001
UL 1703 Fire Classification	Type 2
Limited Warranty	25** Yrs Workmanship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

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

PERFORMANCE WARRANTY



DIMENSIONS

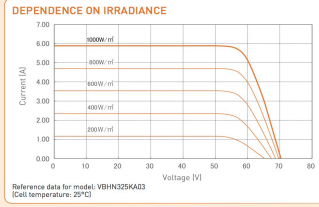


****Mount Locations and Static Load**

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

Please refer to installation manual for different loads.

DEPENDENCE ON IRRADIANCE



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

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

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

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

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Specifications are subject to change without notice.
08/2017

RS1749405_3.14.19

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

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

OWNER:	MARY HELLER FAMILY TRUST
SITE ADDRESS:	37 OCEAN AV
CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

REVISIONS

	MM/DD/YY	REMARKS
1	5/1/2020	Submitted for HDC & permitting review.
2	6/2/2020	Updated for HDC review.
3		
4		
5		

PV 06

VI. NEW BUSINESS

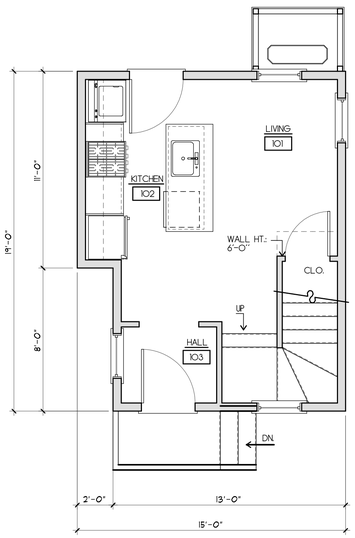
	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Whitney Matthews **05-0968**	43 Union Street	Rev. 70375: reduce size	43.3.2-29	Ethan McMorrow

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

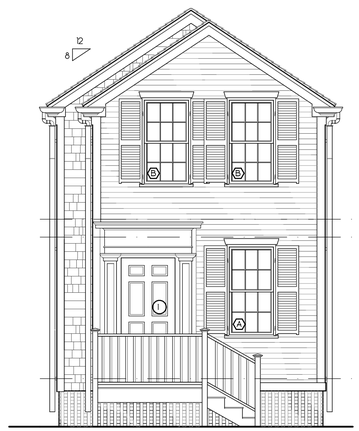
2.	Daniel Lawson **05-0966**	11 Sesapana Road	Front deck/entrance	68-26	Ethan McMorrow

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

PROPOSED

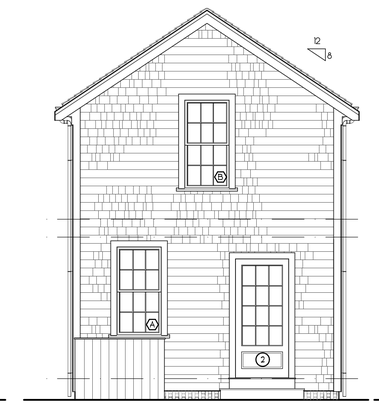


FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
269 S.F.



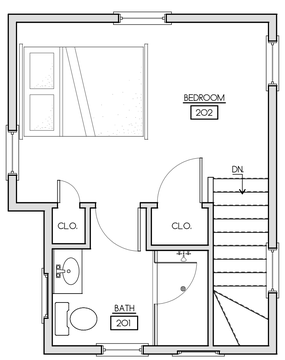
NEW EAST ELEVATION
SCALE: 1/4"=1'-0"

NEW NORTH ELEVATION
SCALE: 1/4"=1'-0"

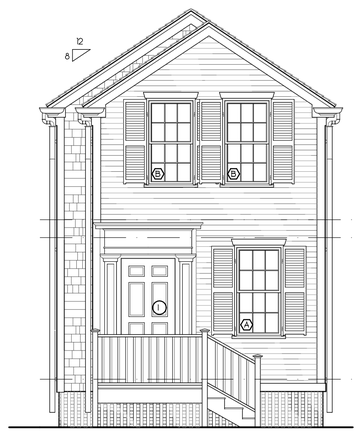


NEW WEST ELEVATION
SCALE: 1/4"=1'-0"

NEW SOUTH ELEVATION
SCALE: 1/4"=1'-0"

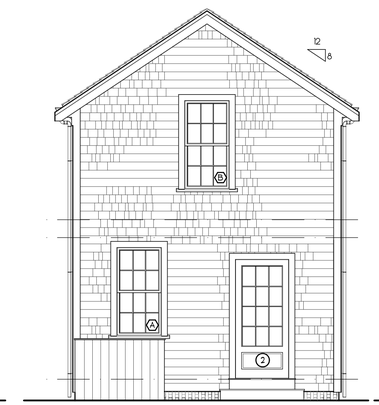


SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
269 S.F.



EAST ELEVATION
SCALE: 1/4"=1'-0"

NORTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"

SOUTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
2/12/2018: AS-BUILT MEASURING
3/09/2018: AS-BUILT PLANS
3/14/2018: PROGRESS PRINT
3/16/2018: HDC PRINT
3/27/2018: PROGRESS PRINT
4/01/2020: HDC REVISION
5/28/2020: HDC REVISION

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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MATTHEWS RESIDENCE

DRAWN BY: ETHAN McMORROW
P.O. BOX 1032
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 42.3.2 PARCEL: 29

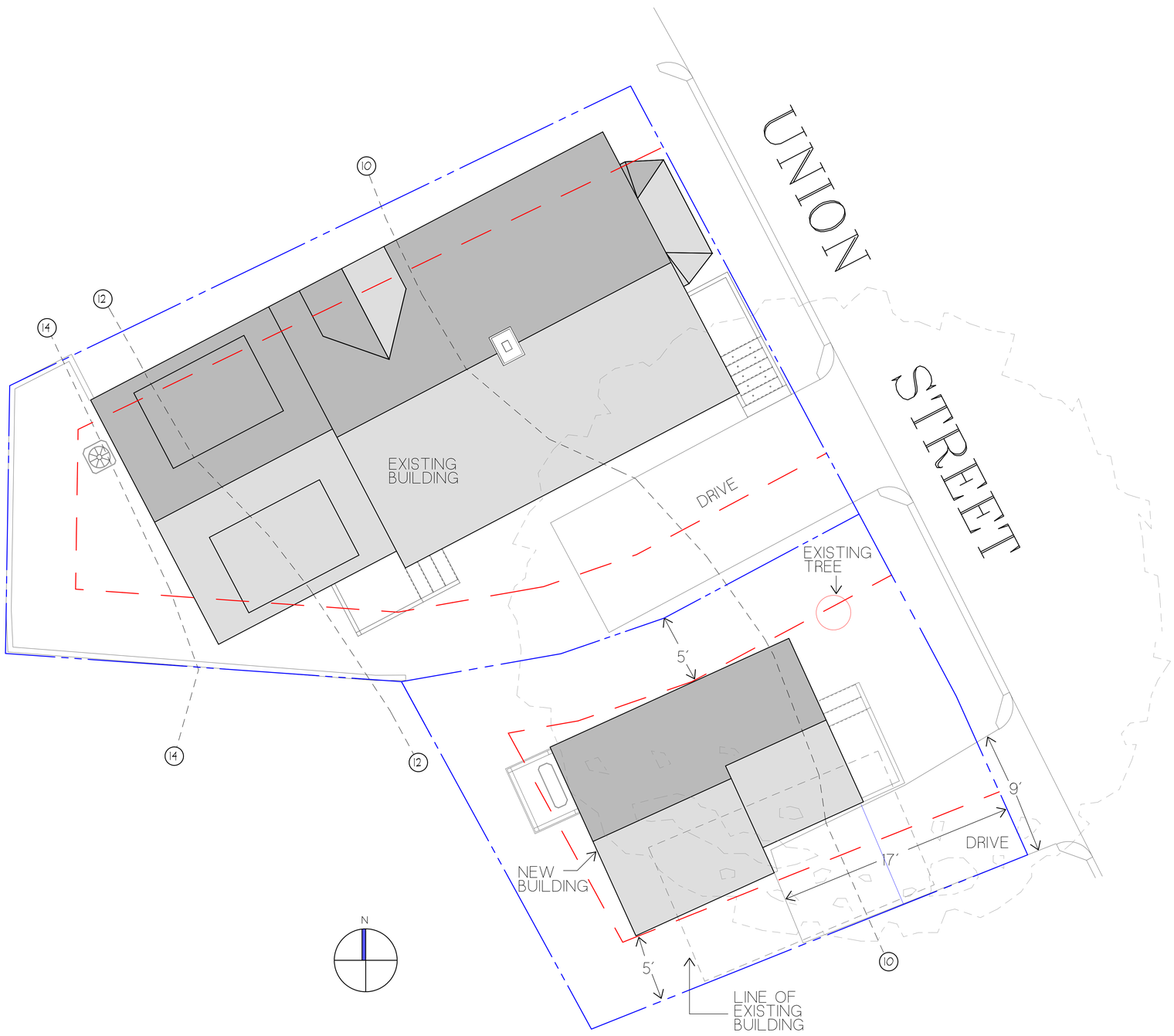
FLOOR PLANS

ADDRESS: 43 UNION STREET NANTUCKET, MA 02554

DATE: 5/28/2020

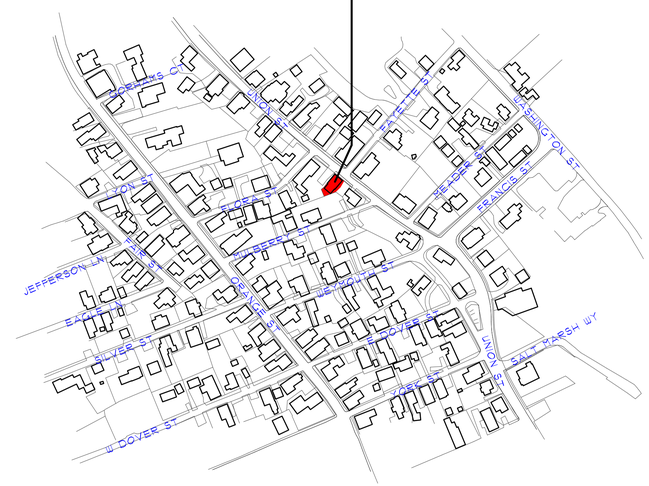
SCALE: 1/4" = 1'-0"

SHEET NO. a1



ZONING CLASSIFICATION: R.O.H.
MAP: 42.3.2 PARCEL: 29

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 ft.
FRONT YARD S.B.:	0 ft.
SIDE S.B.:	5 ft.
REAR S.B.:	5 ft.
GROUND COVER (%):	50%



DOOR & WINDOW SCHEDULE

SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	BOSTON SASH	2'-6" X 4'-10 1/2"	4	6/6 D.H.
B	BOSTON SASH	2'-6" X 4'-8"	3	6/6 D.H.
C	BOSTON SASH	2'-7" X 2'-6"	4	6 LT. AWNINGS
1	SIMPSON	3'-0" X 6'-8"	1	6 PLN. EXTERIOR WOOD DOOR
1	SIMPSON	3'-0" X 6'-8"	1	12 LT. 1 PNL. EXTERIOR DOOR

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
2/12/2018: AS-BUILT MEASURING
3/09/2018: AS-BUILT PLANS
3/14/2018: PROGRESS PRINT
3/16/2018: HDC PRINT
3/27/2018: PROGRESS PRINT
4/01/2020: HDC REVISION
5/28/2020: HDC REVISION

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
INFORMATION FOR THS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE LAND REGISTRATION OFFICE BY BLACKWELL & ASSOCIATES INC. DATED MARCH 14, 2018. THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY.
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

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MATTHEWS RESIDENCE

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE: 508-228-0456 email: ethan67@comcast.net

MAP: 42.3.2 PARCEL: 29
H.D.C. SITE PLAN ONLY

ADDRESS:	DATE:	SCALE:
43 UNION STREET NANTUCKET, MA 02554	5/28/2020	1/4" = 1'-0"

SHEET NO.
S 1

DO NOT
ENTER

* PREVIOUS MTG = 5/26/2020

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date: 6/8/2020 Address 43 UNION STREET

Scope of Work: REDESIGN OF NEW DW (COA #70375)

Historic information/known history ✓ (LOT B) Non-Contributing ✓ (LOT A) Contributing ( ) Individually significant

C. 1850 GREEK REVIVAL

* PROPOSED DW ON LOT B (NOT HISTORIC)
* NEW LOT PURSUANT TO 4181L EXEMPTION (SUB. CONTROL LAW)

STAFF COMMENTS Name: HOLLY BACKUS, PP

( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

SOUTH → SHUTTERS ADDED (AS REQUESTED) ✓

WINDOWS ADDED (AS REQUESTED) ✓ SHOULD BE LG!

NORTH → ADDED TRELLIS

EAST → 2ND FL WINDOWS PULLED SLIGHTLY APART OK

HSAB COMMENTS

( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

__( ) Angus MacLeod ( ) Lucy Dillon ( ) Jascin Leonardo Finger ( ) Milton Rowland ( ) Brook Meerbergen

Alternate: None

Signatures *(three members required for quorum)*

McLaughlin – This structure for the area is the second largest and doesn't fit the area. The roof walk will stand out and is not appropriate on this style roof.

Coombs – She viewed this and looked at an old application showing the topography; this is on the highest point of the property and is huge compared to others in the area. The roof walk will add more height to it. The buildings in this area of Madaket Road and Cliff Road are small and low. She can't support the roof walk.

Discussion about the dimensions of the structure.

Motion — Motion to Approve through staff without the roof walk. (McLaughlin) did not pass

Motion to Hold for revisions. (Camp)

Roll-call Vote — Carried 5-0//Oliver-aye; Camp-aye; Watterson-aye; McLaughlin-aye; Coombs-aye — Certificate #

HDC REVISIONS: JUN 11 2020

2. Seaver Fam Trust **05-0937** — 51 Ocean Avenue — Beach Stairs — 73.3.2-53 — Botticelli & Pohl

Voting — Coombs (acting chair), McLaughlin, Camp, Oliver, Welch

Alternates — Watterson

Recused — Pohl

Documentation — Landscape design plans, site plan, and photos.

Representing — Lisa Botticelli, Botticelli & Pohl

Public — None

Concerns (5:24) — **Botticelli** – This was held for a view; given the vegetation, contends the platform is not visible from a public way. From her description, she believes Ms. Camp was not viewing the correct set of beach stairs.

Camp – There are a lot of black pines; making the platform larger will take away natural vegetation; wants the platform to remain the size it is now. She viewed this from Ocean Avenue, and it is visible from the road.

Oliver – She walked the area and feels this will not be visible.

Welch – Asked that any images submitted for an application be dragged into the PDF; not doing that makes it very difficult for the Staff to handle during the meeting. Agrees with various comments; suggested the landing be located slightly farther down the hill, maybe 6 steps or another section of stairs, to be less visible from the street and be smaller, perhaps 10X15 noting that where it is proposed some current vegetation will be removed increasing visibility whereas moving it down the hill and making it smaller might help.

McLaughlin – From Maury Lane to the bridge, there are 3 sets of stairs that have been there for years. This should be a standard beach stair, natural to weather.

Coombs – Would prefer the new deck to be a little smaller; it's proposed at 10X20. Likes Mr. Welch's idea.

Motion — **Motion to Hold for more information. (Camp)**

Roll-call Vote — Carried 5-0//Camp-aye; Oliver-aye; Welch-aye; McLaughlin-aye; Coombs-aye — Certificate #

3. Chip Webster **05-0943** — 11 South Shore Road — Dr/wind chgs/small solar — 67-468.1 — Self

Voting — Pohl, Coombs, McLaughlin, Camp, Oliver

Alternates — Welch, Watterson

Recused — None

Documentation — Architectural elevation plans, site plan, and photos.

Representing — Chip Webster, Chip Webster Associates

Public — None

Concerns (5:49) — **Webster** – This was held for a view concerning visibility of the stove pipe and panels; provided a photo of the panels; reviewed context photos. Visibility of this roofline from Wherowhero would be seasonal.

Oliver – She walked the area; the vegetative buffer in place, she no long has concerns.

Camp – She has no concerns.

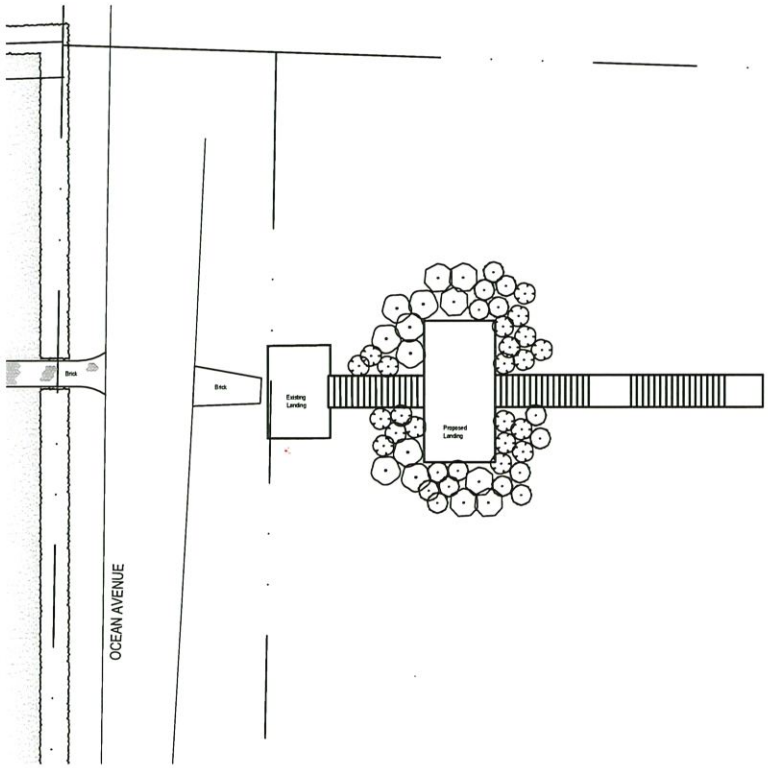
McLaughlin – This is not in the old historic district; he has no concerns. Asked if the status of the pipes Mr. Webster cited as examples were approved or not – unknown.

Coombs – No concerns. Wherowhero is wild enough to carry this. Asked that any steel chimneys be considered on an individual basis, not because others have them.

Pohl – This property has an easement buffer that must be maintained.

Motion — **Motion to Approve. (Camp)**

Roll-call Vote — Carried 5-0//Camp-aye; Oliver-aye; McLaughlin-aye; Coombs-aye; Pohl-aye — Certificate # **HDC2020-05-0943**



RECEIVED
JUN 11 2020
By

PLANT SCHEDULE STEPS

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	8	Myrica pensylvanica / Northern Bayberry	4-5' b&b
	21	Myrica pensylvanica / Northern Bayberry	7 gal
	6	Prunus maritima / Beach Plum	15 gal
	15	Prunus maritima / Beach Plum	7 gal

In Progress 6.11.2020

HDC REVISIONS: JUN 11 2020

JULIE JORDIN
THE GARDEN DESIGN COMPANY

SURVEYOR
Blackwell & Assoc
508 228 9026

ARCHITECT
Botticelli & Fahl
508 228 5455

PLANTING NOTES

1. Drawing are based on plans provided by architect. Please notify designer of any discrepancies.
2. Contractor to verify locations of all below grade utilities and structures before excavation
3. Contractor to verify all dimensions in field and report any discrepancies to landscape designer.
4. All existing plant material and proposed plant material should be counted by contractor in the field. Any adjustments discussed with designer to modify the drawing and plant quantities.
5. All plant placement should be verified in the field
6. All compacted earth in bed areas to be removed to a depth of 18"-24" and replaced with 18"-24" of topsoil amended with organic matter and plant food
7. Lawn preparation to be at a depth of 12 - 18 inches of topsoil, compost, and peat moss
8. Plants to be 24" o.c. from buildings
9. All planting beds to be topdressed with 3" of mulch at completion of planting.

51 Ocean Ave.
Nantucket, MA

DATE: 6/11/20
SCALE: 1/8" = 1'
DRAWN BY: Julie Jordin
MAP/PARCEL: 73.3.2 / 53
ZONING: RCH
REVISION:

L6.1
PLANTING PLAN

P.O. BOX 2150
NANTUCKET, MA 02584
508 325 4080
www.julieJordin.com

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9. Seaver Fam Trust **05-0937**	51 Ocean Avenue	Beach stairs	73.3.2-53	Botticelli & Pohl

Voting	Coombs (acting chair), McLaughlin, Camp, Oliver; Welch
Alternates	Watterson
Recused	Pohl
Documentation	Landscape design plans, site plan, photos, and advisory comments.
Representing	Lisa Botticelli, Botticelli & Pohl
Public	None
Concerns (6:20)	**Botticelli** – Presented project. If you want to view this, the surveyor stakes are still in place. **Camp** – No concerns. This house is a little more publicly visible, so it might be worth a view. **Welch** – Asked the dimensions of the new large landing – staff stated: 10X20. Seeking clarification of what is in the drawing. It seems quite a bit larger than the existing landing. He wasn't able to view this due to where it is; he doesn't know what other beach stairs with landings look like in that area. Agrees a view is fine, even better if staked. **Coombs** – The new landing is much too large; would prefer it be much smaller.
Motion	**Motion to View. (Camp)**
Roll-call Vote	Carried 5-0//Camp-aye; Oliver-aye; Welch-aye; McLaughlin-aye; Coombs-aye — Certificate #

V. OLD BUSINESS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Kimchee Bedding	27 West Chester Street	Enlarge driveway	42.4.3-2	Botticelli & Pohl

Voting	Camp (acting Chair), McLaughlin, Oliver, Watterson
Alternates	None
Recused	Pohl
Documentation	Landscape design plans, site plan, photos, and advisory comments.
Representing	Lisa Botticelli, Botticelli & Pohl
Public	None
Concerns (6:46)	**Botticelli** – She had taken pictures of brick driveways in the area. The correct information isn't being projected. (6:31) Held for Ms. Botticelli to provide the correct information. **Botticelli** – Presented the revisions as depicted in the correct drawings. There are wide driveways in the area. **Oliver** – There are many different driveways along this road; thinks this is fine as proposed. **Watterson** – He likes the application with the fieldstone median. **McLaughlin** – Suggested smaller fieldstones in the strip with more brick exposed. **Camp** – Confirmed the stone strip is 24" to 30". She likes it as proposed.
Motion	**Motion to Approve. (Watterson)**
Roll-call Vote	Carried 4-0//Oliver-aye; McLaughlin-aye; Watterson-aye; Camp-aye — Certificate # **73373**

2. Century House R.E. **02-0617**	10B Cliff Road	Color change	42.4.4-61	Emeritus

Voting	Pohl, Coombs, Camp, Welch
Alternates	None
Recused	Watterson
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (6:34)	**MacEachern** – Reviewed previous concerns; the client feels strongly about having grey trim; suggesting "sea haze", which is a light grey. The window sashes are black. Historical research indicated other houses in this area had darker trim. **Coombs** – She likes the existing colors; the grey should be lighter than the "sea haze." She likes Ms. Camp's idea. **Camp** – She would go with "platinum" grey; it's soft and looks good with black sash and platinum clapboard. **Welch** – Appreciates the rendering. He's fine with the grey as proposed; noted the application states gray sash; suggested the applicant consider less of a "Quaker" [monotone] approach and more towards the original light trim and black sash, with the Raisin Torte door color applied to the sash – although muted by storm windows this type of approach would create depth. A slight change provides dimensionality to the façade. He does not support the moccasin clapboard.
Motion	**Motion to Approve through staff with the trim and clapboard to the platinum grey; raison torte for the front door, and black sash. (Camp)**
Roll-call Vote	Carried 4-0//Coombs-aye; Welch-aye; Camp-aye; Pohl-aye — Certificate # **HDC2020-02-0617**

PROPOSED

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.2 PARCEL N°. 53

Street & Number of Proposed Work: 51 Ocean Avenue

Owner of record: Seaver Family Trust

Mailing Address: 510 West Road
Darien, CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Beach Stair

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Add new landing 10' x 20' and replace lower beach stair to match existing. Upper stair + landing to remain

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 36" from Deck
Type: TME
Length: 48'-2"

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

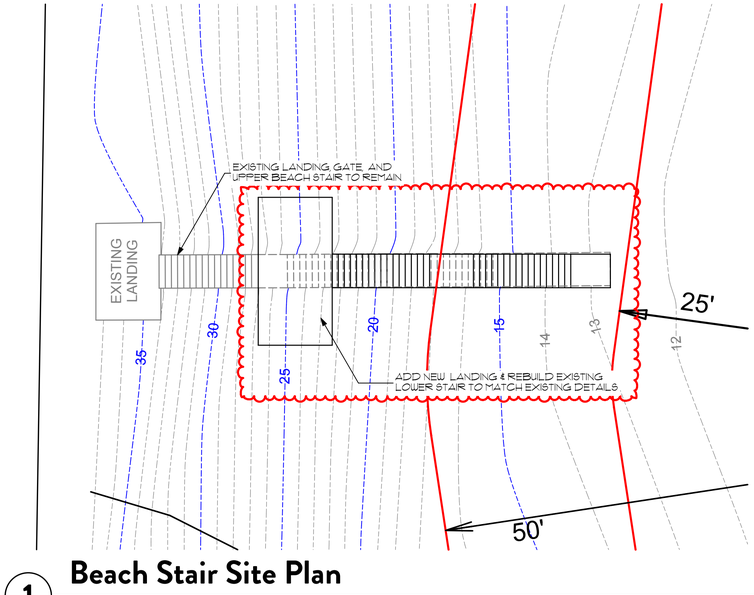
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Natural to Weather Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

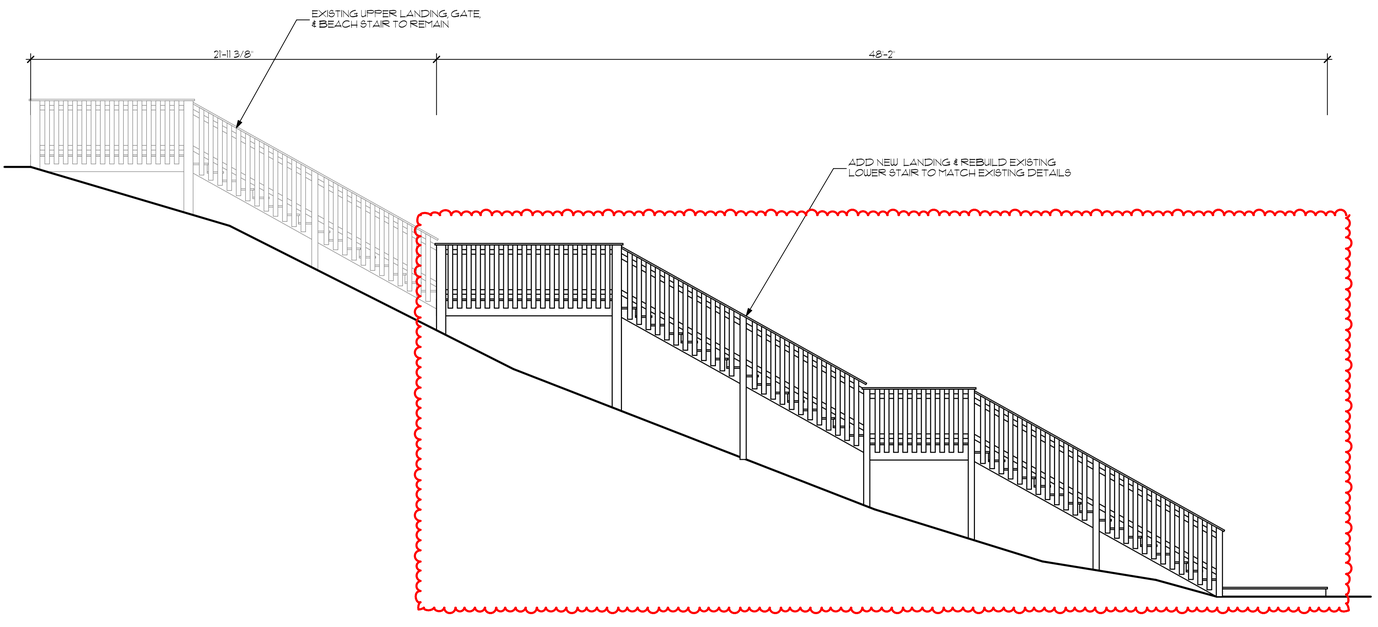
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/4/20 Signature of owner of record [signature] Signed under penalties of perjury



1 Beach Stair Site Plan

SCALE: 1" = 10'

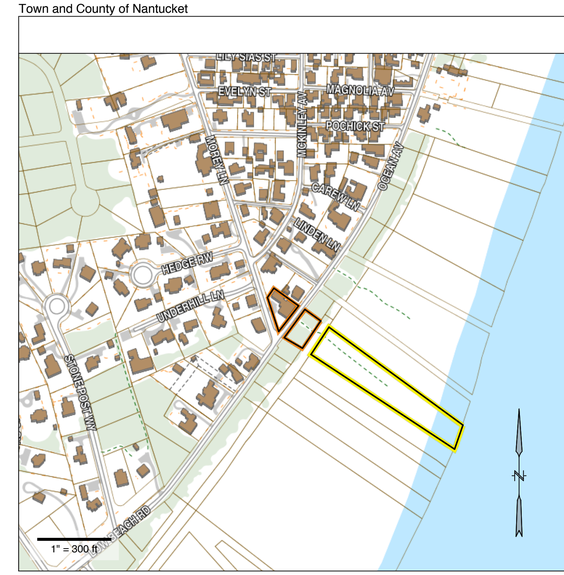


2 Beach Stair

SCALE: 1/4" = 1'-0"

Town and County of Nantucket

May 20, 2013



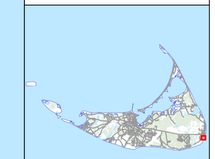
Property Information

Property ID 7332 53
Location 51 OCEAN AV
Owner ALFELD STANLEY F TRUSTEE
ALFA OCEAN NOMINEE TRUST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

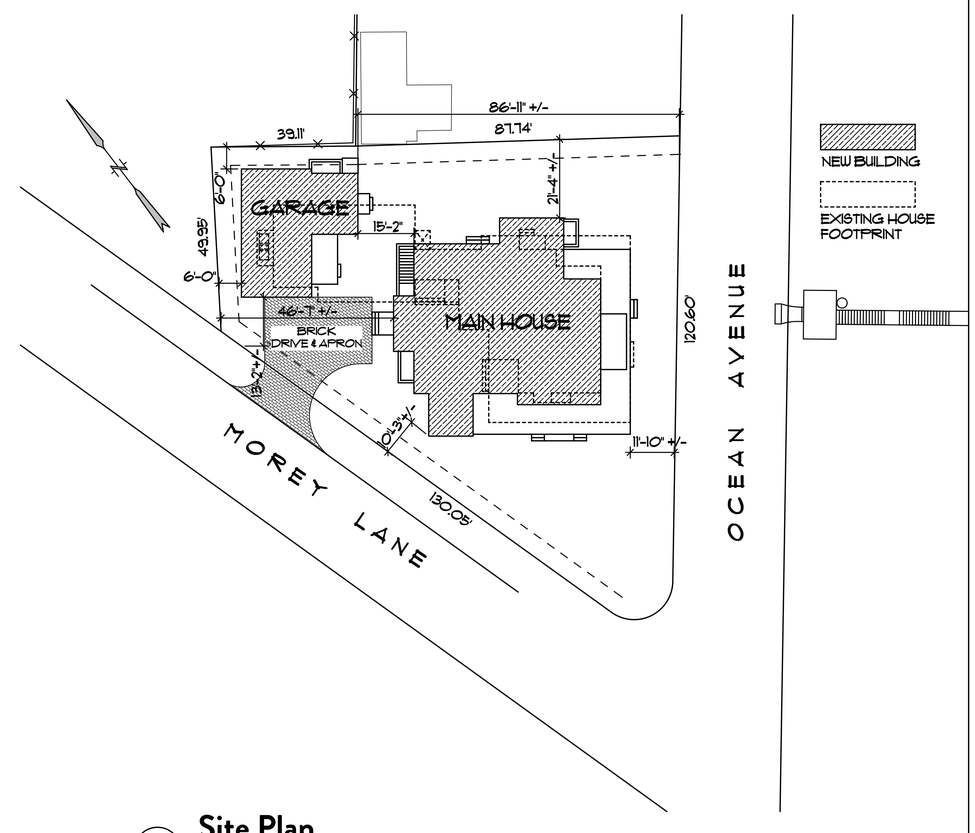
The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2012



Locus Map

SCALE: 1' = 1'-0"



Site Plan

SCALE: 1" = 20'

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

REVISIONS

DATE

Beach Stair

Beach Stair
51 Ocean Ave
Nantucket, MA 02554

MAP NO: 73.3.2 ZONING INFO: SOH
PARCEL NO: 53 PROJECT NO: 08 REVISED: 5/1/20

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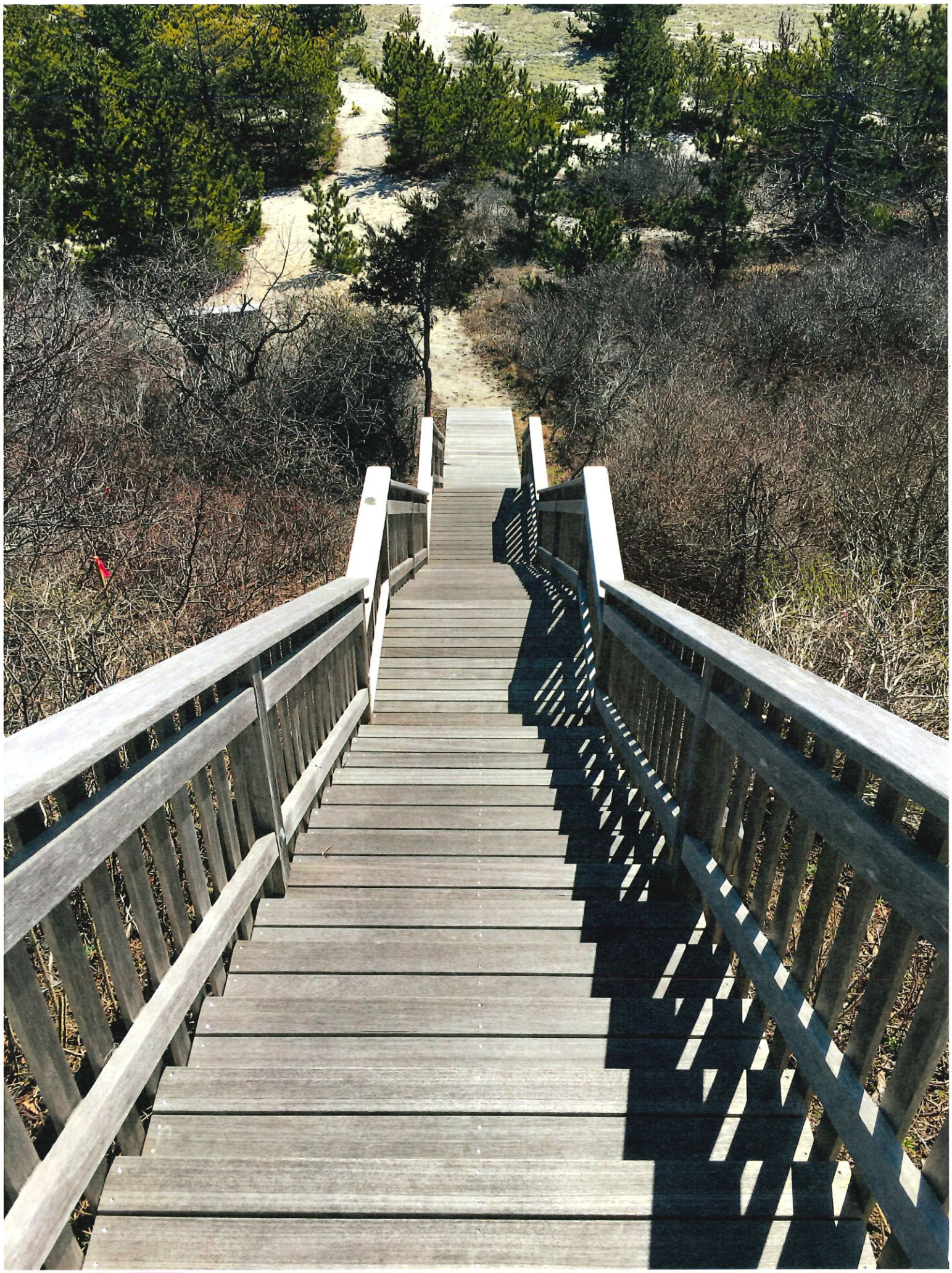
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID #

B-1.1



Sconset Advisory Board *Meeting Memorandum* **HDC/SAB** VIEW

Date: 5/11/2020 Address 57 OCEAN AVE

Scope of Work: ADD NEW 10'X20' LANDING TO EXISTING BEACH STAIRS + REPLACE STAIRS TO MATCH

Historic information/known history ( ) Non-Contributing (✓) Contributing ( ) Individually significant

CONTRIBUTING CONSERVATION LAND ATTACHED VIA OWNERSHIP TO "WINDSONG" CIRCA 1992 (NOT CONTRIBUTING)

STAFF COMMENTS Name: HOLLY BACKUS, PP

( ) Incomplete application ( ) Historical information needed ( ) No Concerns (✓) Recommend View

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

+ ADDITION OF 10'X20' LANDING SHOULD BE DISCUSSED

SAB COMMENTS

( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

( ) Rob Benchley ( ) Caroline Ellis ( ) Angus Macleod ( ) Mary Will Alternate: Clement Durkes ( )

Signatures *(three members required for quorum)*

OLD BIZ

3. Cannonbury Ln, LLC **05-0895** 42 Cannonbury Lane Streetscape: boardwalk 73-79 Ahern, LLC

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	Miroslava Ahern, Ahern Design, LLC
Public	None
Concerns (5:40)	(4:45) Motion to Hold for representation. (Camp) Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl- aye **Ahern** – Reviewed changes made per previous concerns: to use reclaimed granite for crosswalks. **Camp** – This is all novel, but the use of reclaimed granite is a good solution; she will support this. **Oliver** – No concerns. **Coombs** – Agrees this is better but wonders how the granite will look because they are all very even. **McLaughlin** – No concerns.
Motion	**Motion to Approve. (Camp)**
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate # **HDC2020-50-0895**

4. Eric Rosenfeld **05-0974** 57 Quidnet Road Roof top solar 21-89 ACK Smart

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
Representing	Tobias Glidden, ACK Smart
Public	None
Concerns (4:55)	(4:45) Motion to Hold for representation. (Camp) Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl- aye **Glidden** – This was held for a view. He will strike the west elevation panels and place them elsewhere if possible. **Camp** – Thinks the panels on the west elevation would be visible as you continue into Quidnet village; not in favor of panels on the west. Would like more uniformity in placement and size of the panels. Likes the idea of using the shed roof. She has concerns about the panels on the south elevation 2nd-floor roof. **Coombs** – Agrees with Ms. Coombs about the west elevation. Discussion about the visibility of the south elevation panels. **Oliver** – Agrees the west elevation will be visible; the south is a better spot. Suggested putting panels from any 2nd-floor roof plains on the shed south-facing roof to keep the panels set as low as possible. **McLaughlin** – Clarified the position and size of the panels. **Pohl** – He too is concerned about panels on the west and agrees with Ms. Oliver's suggestion of a different configuration on the south elevation and using the shed south-facing roof. Pointed out the shed would be a separate application. There are concerns about the panels on the 2nd-floor south elevation roof.
Motion	Motion to Approve through staff with no three panels on the west elevation dormer. (McLaughlin) Not carried. **Motion to Hold for revisions. (Oliver)**
Roll-call Vote	Carried 5-0// Camp, McLaughlin, Coombs, Oliver, and Pohl-aye Certificate #

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°: 89

Street & Number of Proposed Work: 57 GONWET RD

Owner of record: ERIC ROSENFELD

Mailing Address: 217 HOMMOCKS RD

LARCHMONT, NY 10538

Contact Phone #: 914 671 2999 E-mail: eric@jmdl.net

AGENT INFORMATION (if applicable)

Name: JACK SWART

Mailing Address: 61 OLD SOUTH RD #500

NANTUCKET MA 02554

Contact Phone #: 781 325 0120 E-mail: [illegible]

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other INSTALL 12 KW BLACK SOLAR PV MODULES TO SOUTH/WEST ROOF

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name

Original Date: REVISIONS*: 1. East Elevation

(describe) 2. South Elevation

Original Builder: 3. West Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A 4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

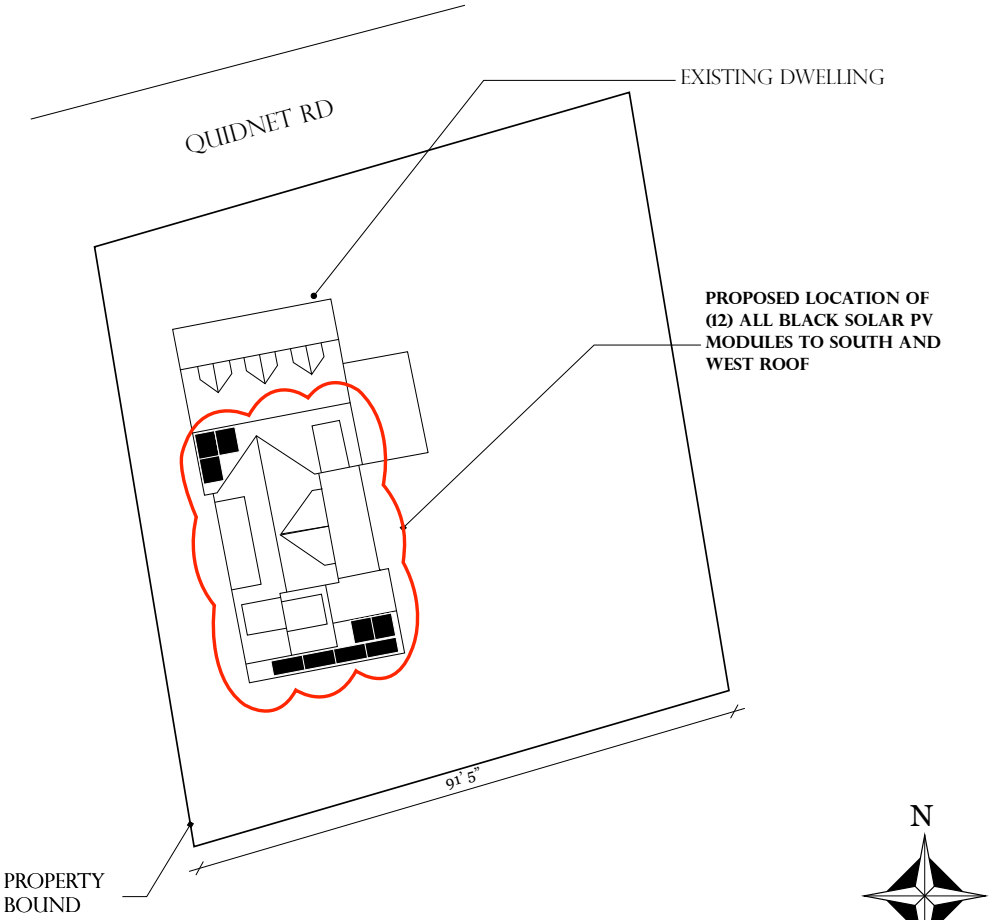
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date: 7/16/2020 Signature of owner of record: [illegible]

Signed under penalties of perjury

LOCUS MAP
SCALE: NOT TO SCALE

ZONING CLASS:	R-20
FRONT SETBACK:	30 FT
SIDE/REAR SETBACK:	10 FT



SITE PLAN
SCALE: 1" = 20' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
2.9 KW DC, 7.6 KW AC

OWNER:	ROSENFELD, ERIC
SITE ADDRESS:	57 QUIDNET RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 21	PARCEL: 89

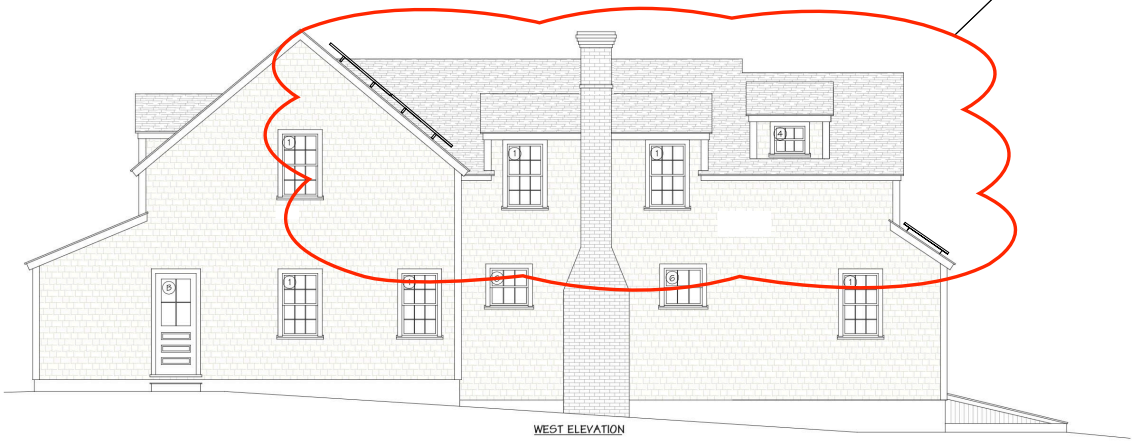
REVISIONS

	MM/DD/YY	REMARKS
1	5/15/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
2	6/2/2020	UPDATES FOR HDC REVIEW.
3		
4		
5		

PV 01

SOUTH

PROPOSED INSTALLATION OF
(12) ALL BLACK SOLAR PV MODULES
TO SOUTH AND WEST ROOFTOPS



WEST

SCALE: 1/8" = 1' 0"

0 4' 8'

ACK SMART
(508) 257-1786
www.ACKsmart.com

PROPOSED ELEVATIONS

ROOFTOP SOLAR ARRAY
2.9 KW DC, 7.6 KW AC

OWNER:	ROSENFELD, ERIC
SITE ADDRESS:	57 QUIDNET RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 21	PARCEL: 89

REVISIONS

	MM/DD/YY	REMARKS
1	5/15/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
2	6/2/2020	UPDATES FOR HDC REVIEW.
3		
4		
5		

PV 02

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
2.9 KW DC, 7.6 KW AC

OWNER:	ROSENFELD, ERIC
SITE ADDRESS:	57 QUIDNET RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 21	PARCEL: 89

REVISIONS

	MM/DD/YY	REMARKS
1	5/15/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
2	6/2/2020	UPDATES FOR HDC REVIEW.
3		
4		
5		

PV 03

SOUTH FACING ARRAY WILL NOT BE VISIBLE FROM QUIDNET RD

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
2.9 KW DC, 7.6 KW AC

OWNER:	ROSENFELD, ERIC
SITE ADDRESS:	57 QUIDNET RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 21	PARCEL: 89

REVISIONS

	MM/DD/YY	REMARKS
1	5/15/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
2	6/2/2020	UPDATES FOR HDC REVIEW.
3		
4		
5		

PV 04

*PREVIOUS MTG = 6/1/2020

QUIDNET

Historic Structures Advisory Board *Meeting Memorandum*

HDC/HSAB

Date: 6/8/2020 Address 57 QUIDNET RD

Scope of Work: SOLAR ON ROOF

Historic information/known history ( ) Non-Contributing (✓) Contributing ( ) Individually significant

C. 1960

STAFF COMMENTS Name: HOLLY BACKUS, PP

( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View

( ) Does not meet guidelines Visibility: Yes or No — DIFFICULT FROM QUIDNET

( ) Not appropriate *(As noted below)*

*ALL PANELS PROPOSED ON SOUTHERN ELEVATIONS AS REQUESTED + REMOVED FROM WESTERN ELEVATION.

HSAB COMMENTS

( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

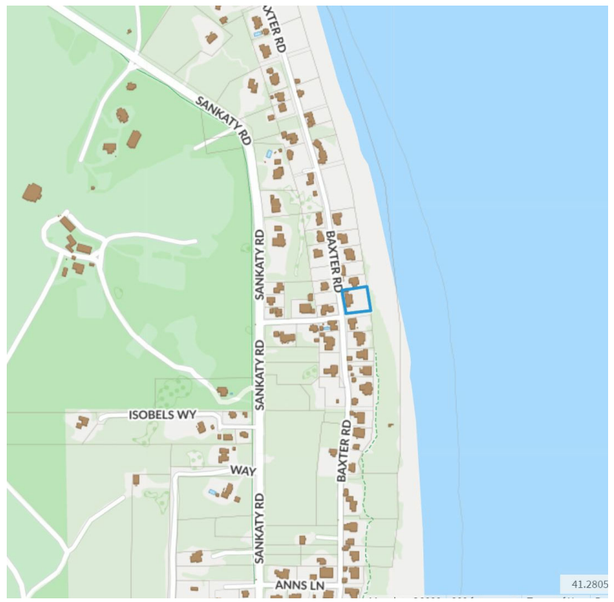
__( ) Angus MacLeod ( ) Lucy Dillon ( ) Jascin Leonardo Finger ( ) Milton Rowland ( ) Brook Meerbergen

Alternate: None

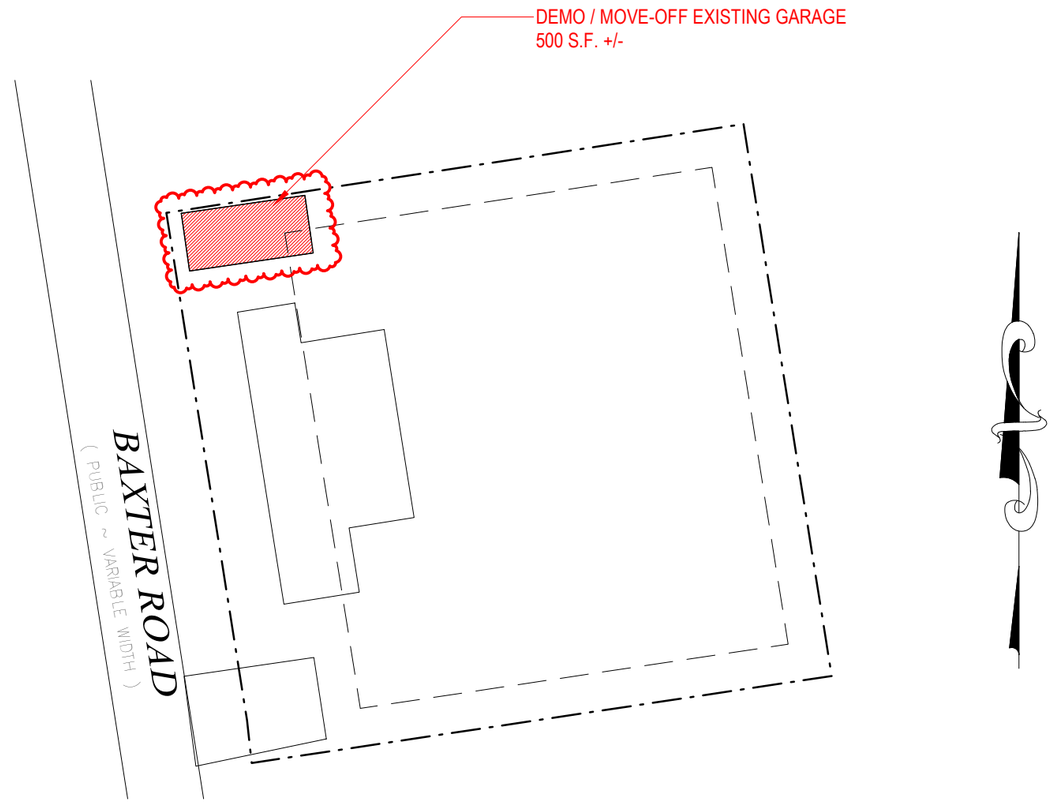
Signatures *(three members required for quorum)*

Thompson Residence, Garage

73 Baxter Rd
Nantucket, MA 02554



Locus Map
12" = 1'-0"



Ex. South Elevation

Ex. East Elevation

Ex. West Elevation

Ex. North Elevation

G.1.0

Thompson Residence, Garage
73 Baxter Rd
Nantucket, MA 02554

Zoning Information

Map & Parcel:	49 / 27
Current Zoning:	SR 20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'

Garage Move-Off/Demo HDC Submission
05.26.20

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 49 PARCEL N°. 27

Street & Number of Proposed Work: 73 Baxter Rd

Owner of record: Thompson

Mailing Address: 73 Baxter Rd
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritos

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 325-4995 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Move-Off/Demo Existing Garage

Size of Structure or Addition: Length: 33 ft Sq. Footage 1st floor: 500 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 15 ft Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: n/a

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5.26.20 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR Thompson

STREET ADDRESS 73 Baxter Rd

MAP/PARCEL 49 / 27

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 05.26.20

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

05.26.20

Signature Date

73 Baxter Rd. M/P: 49 / 27

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

X 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

X 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

X 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

n/a 3. **As-Built Plans (1 copy):** of existing elevations

n/a 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

N/A 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

X 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

n/a 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

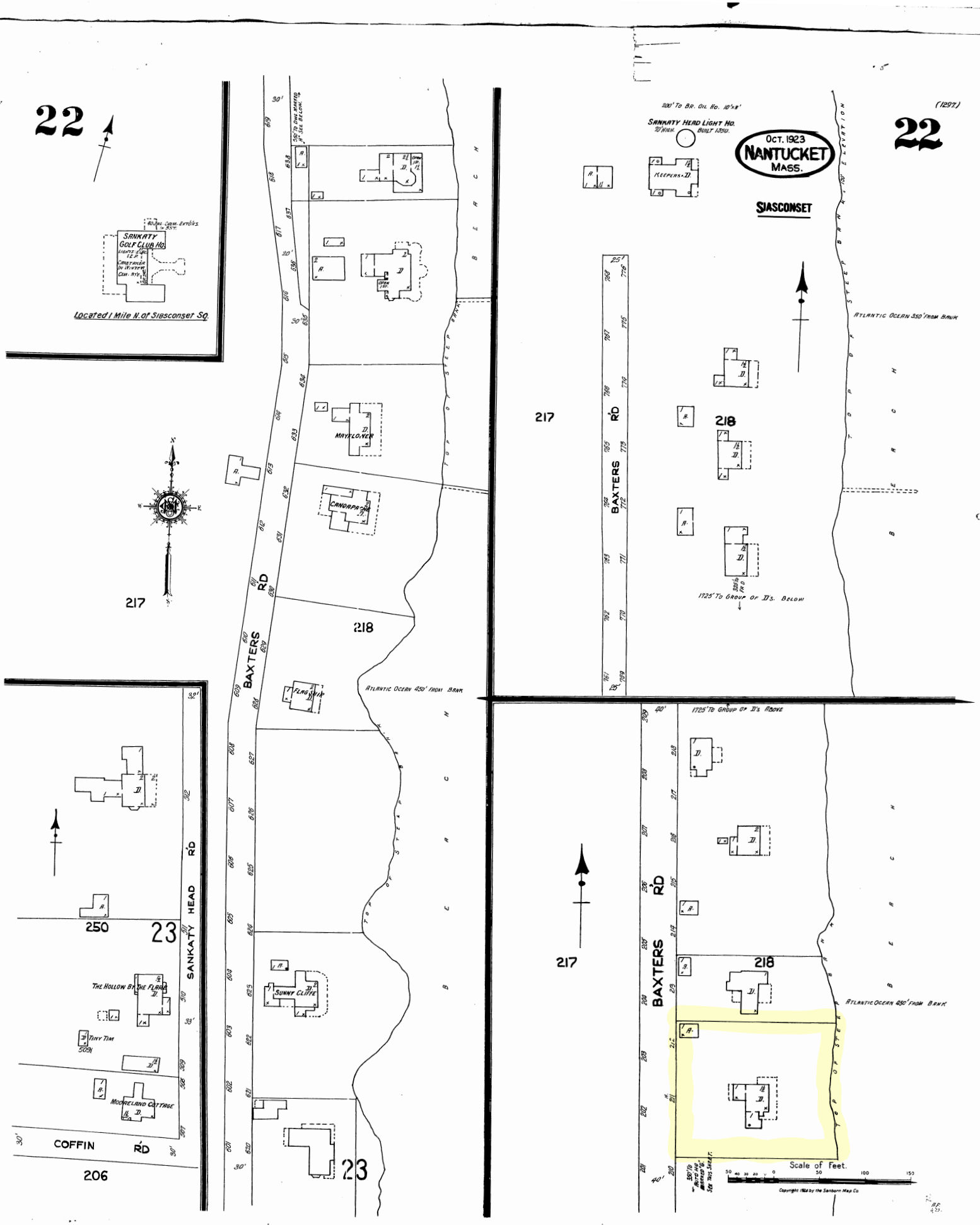
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

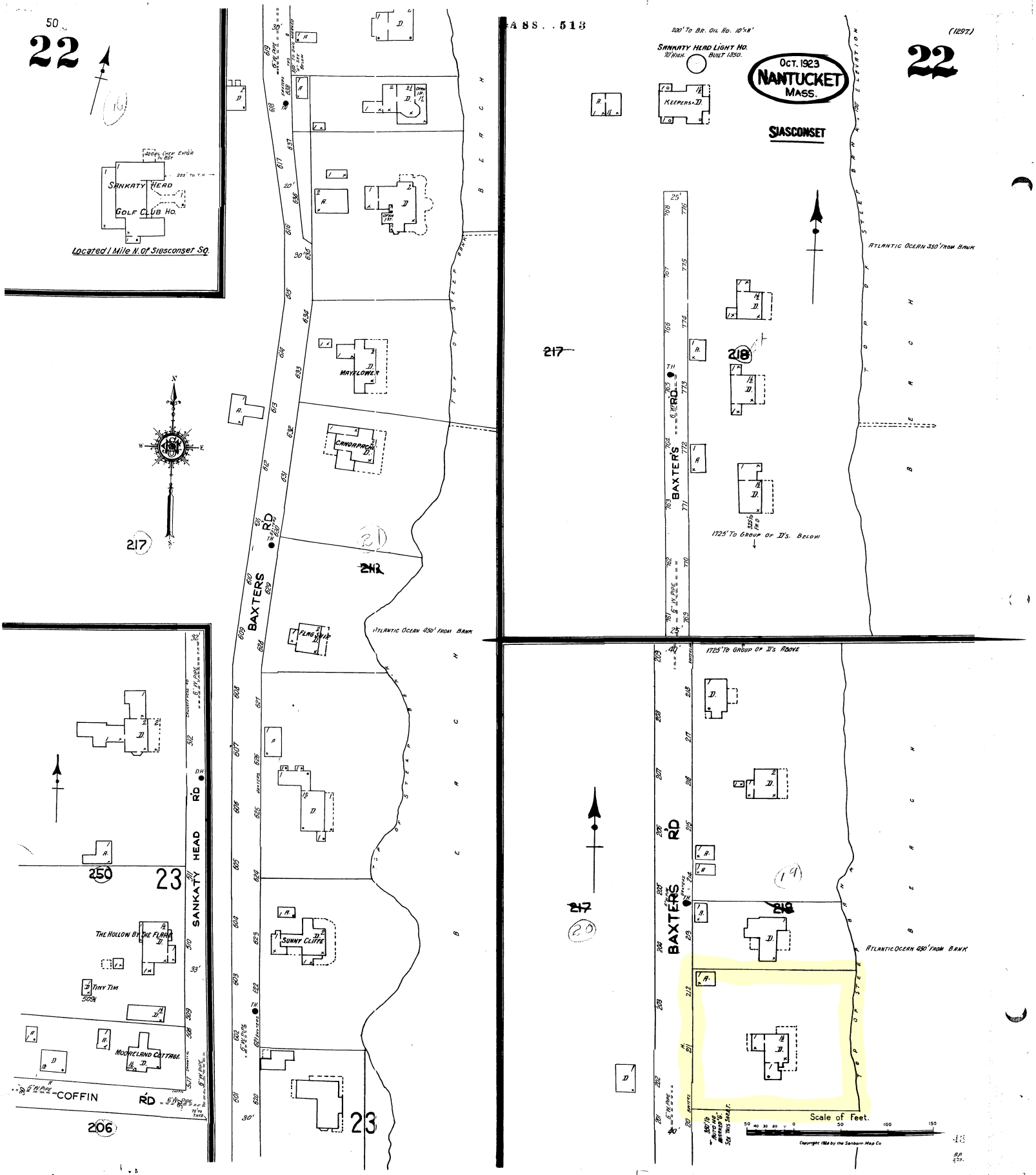
Historical Records

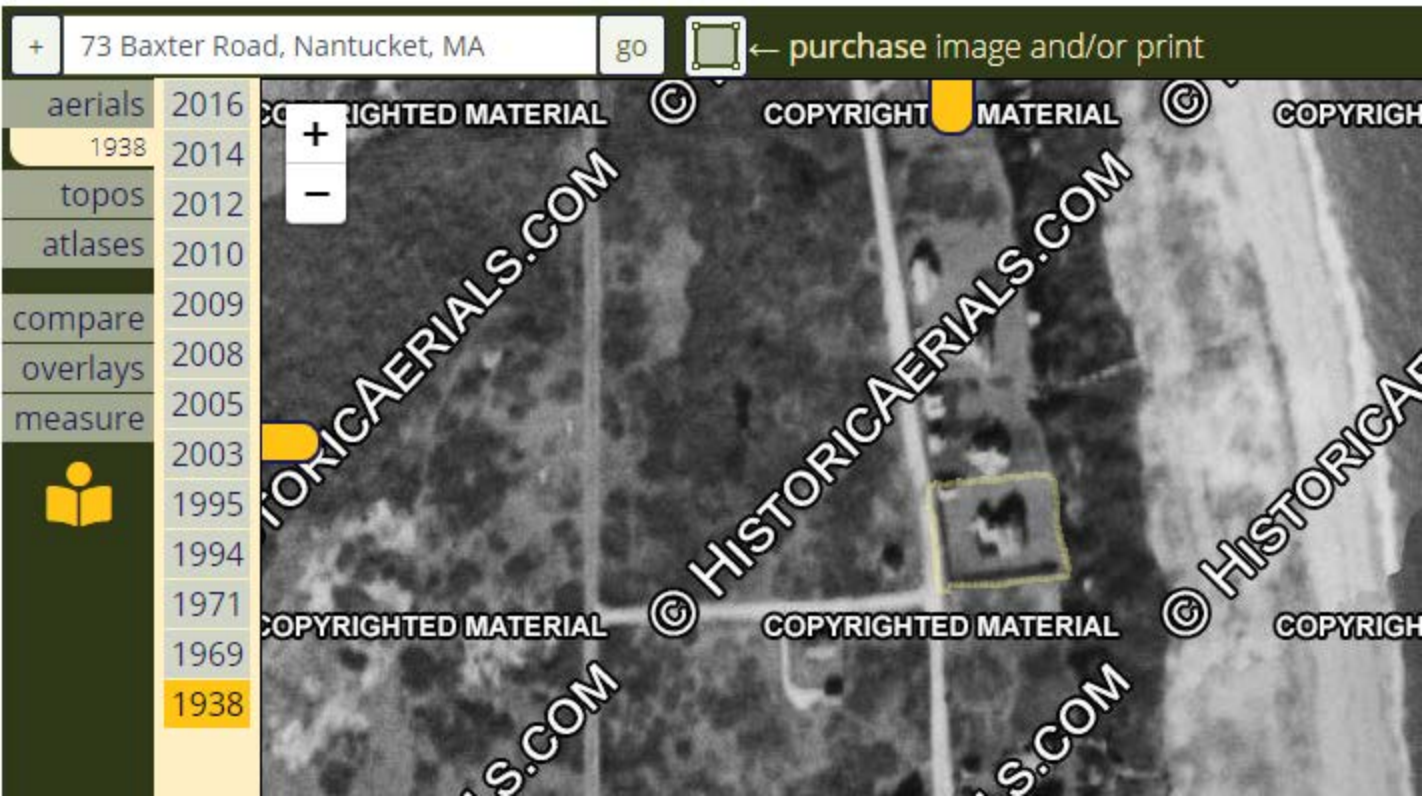
73 Baxter, Siasconset, MA 02564

The following includes:

- Sanborn Map 1923
- Sanborn Map 1949
- Historic Aerial 1938
- Nantucket Historical Association Photograph 1992


22
(1297)
Oct. 1923
NANTUCKET
MASS.
SIASCONSET
SANKATY HEAD LIGHT HO.
BUILT 1850.
KEEPERS
ATLANTIC OCEAN 350' FROM BANK
1725' TO GROUP OF D'S. BELOW
1725' TO GROUP OF D'S ABOVE
ATLANTIC OCEAN 450' FROM BANK
BAXTERS RD
217
218
23
250
206
SANKATY HEAD RD
COFFIN RD
SANKATY GOLF CLUB HO.
Located 1 Mile N. of Siasconset Sq.
MAYFLOWER
CANDRPR
FLAG STAFF
SUNNY CLIFFE
THE HOLLOW BY THE FLAGS
TINY TIM
MOORELAND COTTAGE
TOP OF STEEP BANK
BEACH
Scale of Feet.
Copyright 1924 by the Sanborn Map Co.


22
Oct. 1923
NANTUCKET
MASS.
SIASCONSET
Sankaty Head Light Ho.
70' High. Built 1850.
200' To Br. Oil No. 10'x8'
Keepers D.
Atlantic Ocean 350' from Bank
Atlantic Ocean 450' from Bank
1725' To Group of D's. Below
1725' To Group of D's Above
Baxters Rd.
Sankaty Head Rd.
Coffin Rd.
Sankaty Head Golf Club Ho.
Located 1 Mile N. of Siasconset Sq.
Mayflower
Canoppee
Flag Staff
Sunny Cliff
The Hollow By The Flag
Tiny Tim
Moorelind Cottage
Top of Steep Bank
Scale of Feet.
Copyright 1924 by the Sanborn Map Co.


+
73 Baxter Road, Nantucket, MA
go
← purchase image and/or print
aerials
1938
topos
atlases
compare
overlays
measure
2016
2014
2012
2010
2009
2008
2005
2003
1995
1994
1971
1969
1938
+
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COPYRIGHTED MATERIAL
© HISTORICAERIALS.COM

Sconset Advisory Board *Meeting Memorandum* **HDC/SAB**

Date: 6/8/2020 Address 73 BAXTER ROAD

Scope of Work: MOVE/DEMO EXISTING GARAGE

Historic information/known history ( ) Non-Contributing (✓) Contributing ( ) Individually significant

ROSALIND RUSSELL - GARAGE + HOUSE
* HOUSE = C.1920 CRAFTSMAN BUNGALOW
* GARAGE = C.1920 - 1940 (PER SANBORN MAP + NHC DATA)
- GABLE-ENDED

STAFF COMMENTS Name: HOLLY BACKUS, PP

( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View
( ) Does not meet guidelines Visibility: Yes or No
( ) Not appropriate *(As noted below)*

* WHY? - WHAT IS BEING PROPOSED?

SAB COMMENTS

( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View
( ) Does not meet guidelines Visibility: Yes or No
( ) Not appropriate *(As noted below)*

( ) Rob Benchley ( ) Caroline Ellis ( ) Angus Macleod ( ) Mary Will Alternate: Clement Durkes ( )
Signatures *(three members required for quorum)*

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NAN.2751
Historic Name:	Russell, Rosalind Garage
Common Name:	
Address:	73 Baxter Rd
City/Town:	Nantucket
Village/Neighborhood:	Sankaty Head; Siasconset
Local No:	49-28, SC21-24
Year Constructed:	
Architect(s):	
Architectural Style(s):	No style
Use(s):	Out Building
Significance:	Architecture; Transportation
Area(s):	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Shingle Foundation: Concrete Unspecified

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, June 4, 2020 at 11:20 AM

NAN. 2751

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC21-24
MAP/PARCEL# 49-28

2751

Recorded by: JS Date: 10/04/89 Organization: AGS

C D
A SLAS
SAME
USE SLAS

IDENTIFICATION

1. Street Name & No.: 73 BAXTER RD

2. Building Name: N/A

3. Ownership: Private

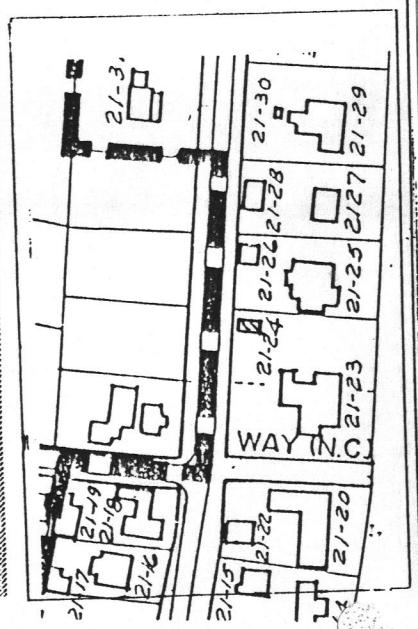
4. Present Owner: BECKER, RICHARD L & JOAN R.

5. Ownership History:
Unknown

6. Use: Original: Garage Present: Garage
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? N/A
Interior: N/A

8. MAP -- 3 X 2"



NAN.2751

Survey/Film Roll #: SC21-24

2751

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 10 feet or less
13. Orientation to Street Address: Gabled
14. Surroundings: SB,Residential
15. Related Outbuildings and Property: Tower,SC21-23
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 1
34. Window Frame Type: N/A
35. Window Sash Type(s) - Front Facade: N/A

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
    N/A

NAN.2751

2751

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: ND
Source: Unknown
Architect: Unknown Builder: Unknown
44. Building Type: Box,Gable Front
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: N/A

18. Thompson **05-1039** 73 Baxter Road Move/demo garage 49-27 Emeritus

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)	**MacEachern** – Presented project; doesn't think this has any historical significance; reusing it is not an option. **Flynn** – Read Ms. Backus' comments: circa 1920-1940; wants to know what's being proposed and why. **Coombs** – 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. **Camp** – 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. **McLaughlin** – The style of garage doors is post 1940s. It could be moved to the bottom right corner and saved. **Welch** – He thinks finding a home for this is beneficial. **Pohl** – 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.
Motion	**Motion to Hold for more information. (Camp)**
Roll-call Vote	Carried 5-0//Welch, Coombs, Camp, McLaughlin, and Pohl-aye Certificate #

19. 12 Lincoln Ave, LLC **06-1069** 12 Lincoln Avenue Rev. 11-0147: cabana chngs 30-183 Emeritus

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)	**MacEachern** – Presented project; contends it's not visible due to location between two buildings. **Flynn** – 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. **Oliver** – 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. **Welch** – 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. **McLaughlin** – The porthole windows in the doors should be square; with that change, he'd approve this. **Camp** – She thinks the proposed is okay; she prefers the porthole windows.
Motion	**Motion to Approve through staff with the porthole windows to be square 4-light and the height to remain 16'2". (McLaughlin)**
Roll-call Vote	Carried 5-0//Camp, Oliver, Welch, McLaughlin, and Coombs-aye Certificate # **HDC2020-06-1969**

20. 78 Wauwinet LLC **06-1065** 78 Wauwinet Road New dwelling 14-18 Emeritus

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (7:51)	**MacEachern** – 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. **McLaughlin** - South elevation, the gable roof over the door should be 7/12 pitch; meeting rails don't align. **Oliver** – 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. **Camp** – She's not sure about the visibility from the water; the 14/12 pitch on the south elevation 3rd-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. **Coombs** – The 3rd-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. **Pohl** – 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.
Motion	**Motion to Hold for revisions. (Coombs)**
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye Certificate #

PROPOSED

73 Baxter Rd : Map 49 / Parcel 27

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2020-05-1039
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

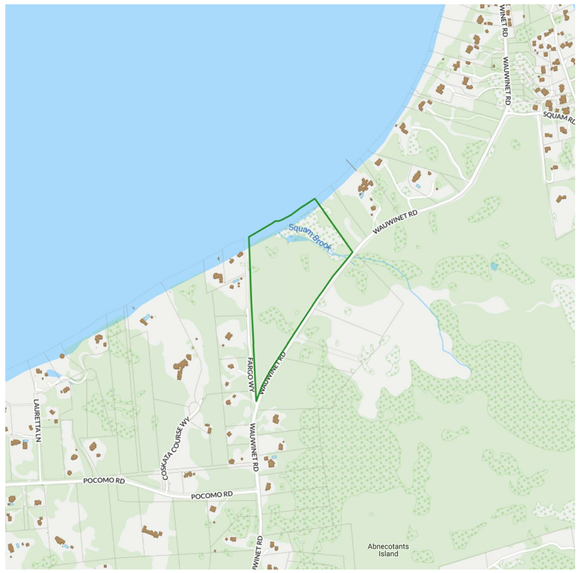
Signature: _____ Date: 06.11.20

BOCA

78 Wauwinet LLC

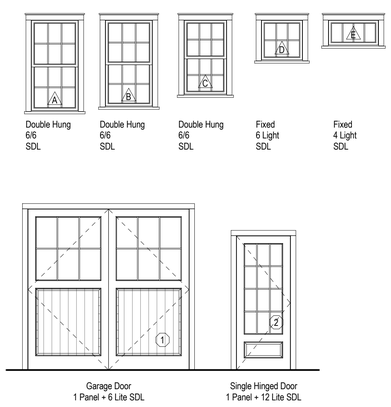
78 Wauwinet Road
Nantucket, MA 02554

06.09.20



Locus Map

HDC Submission



Window & Door Legend

1/4" = 1'-0"

Site Plan

1" = 80'-0"

1942

78 Wauwinet LLC

78 Wauwinet Road
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

Cover Sheet

Site Information

Map & Parcel:	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%
Existing G.C.:	------
Proposed G.C.:	3,851 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does *not* constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations

Revisions

Revision 1	Date 1

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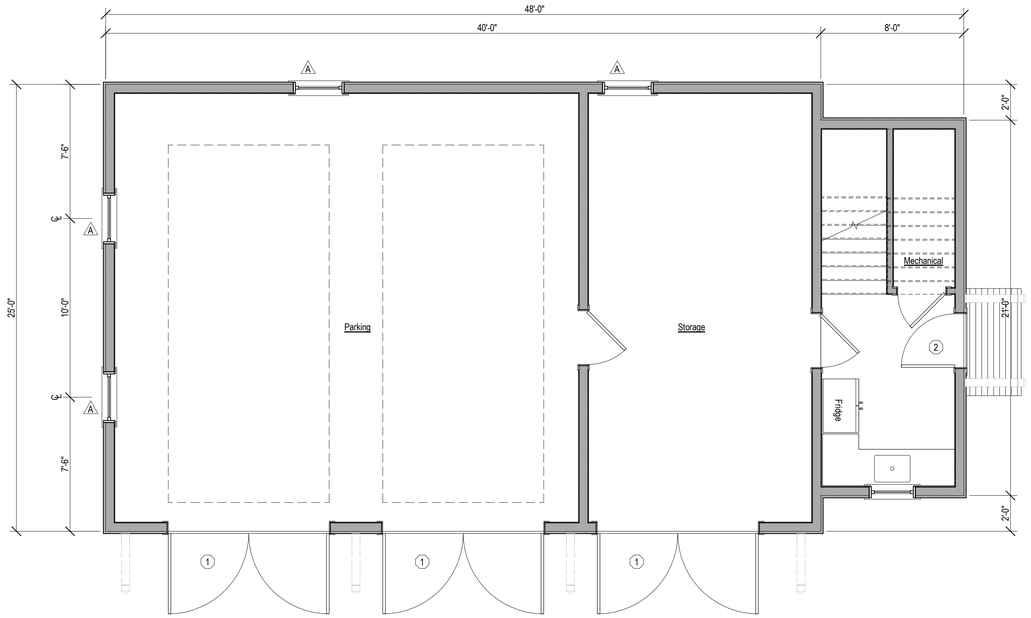
G.1.1

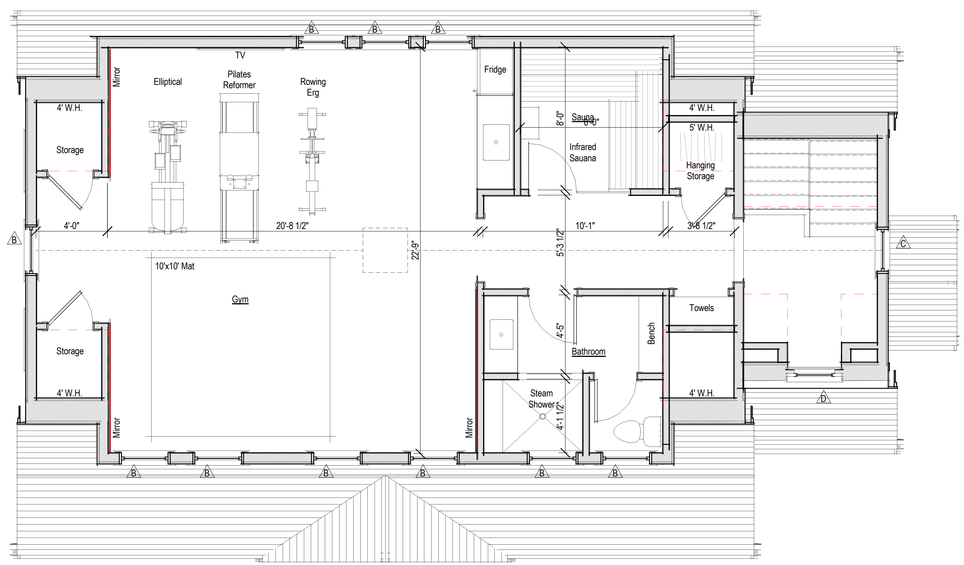
1942

06.09.20

HDC Submission



1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"

1942

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emeritus
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Floor Plans

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A.1.1

1942

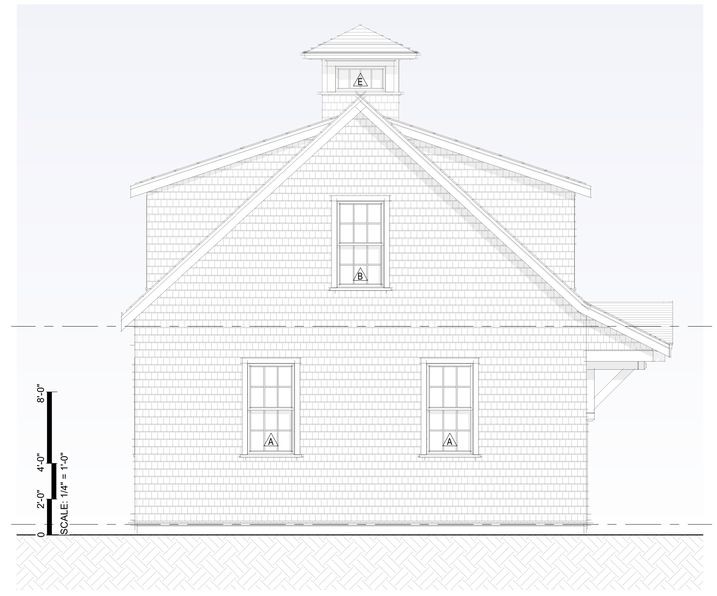
06.09.20

HDC Submission

1 East Elevation
1/4" = 1'-0"

3 North Elevation
1/4" = 1'-0"

2 West Elevation
1/4" = 1'-0"



4 South Elevation
1/4" = 1'-0"

1942

78 Wauwinet LLC

78 Wauwinet Road
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Exterior Elevations

Site Information

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Min. Lot Size:	120,000 SF
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Existing G.C.:	------
Proposed G.C.:	3,851 SF

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A.2.1

1942

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°: 14 PARCEL N°. 18

Street & Number of Proposed Work: 78 Wauwinet Road

Owner of record: 78 Wauwinet LLC

Mailing Address: 78 Wauwinet Road
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln
Nantucket, MA

Contact Phone #: 325-4995 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 48' Sq. Footage 1st floor: 1,168 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 25' Sq. footage 2nd floor: 1,038 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South 6" +/- East 6" +/- West 6" +/-

Height of ridge above final finish grade: North 24'7" +/- South " " East " " West " "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11/12 Secondary Mass 11/12 Dormer 4/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

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 6" Rake 8" Soffit (Overhang) 4" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 4" 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

Match Main Dwelling

Sidewall Natural Clapboard (if applicable) _____ Roof Natural Cedar

Trim White Sash White Doors White + Natural

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

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

X 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

X 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

n/a 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

n/a 3. **As-Built Plans (1 copy):** of existing elevations

n/a 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

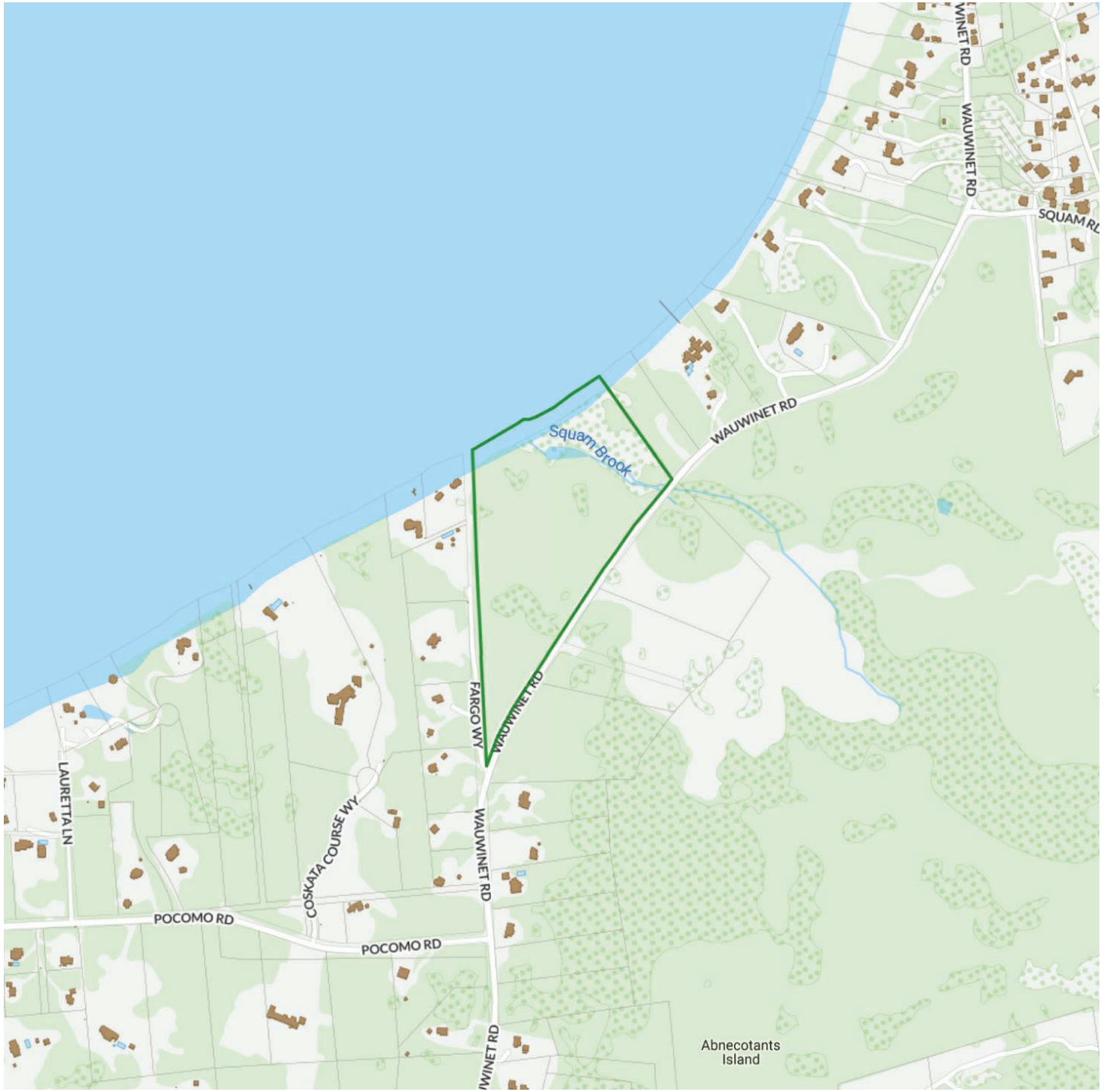
n/a 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

J.H. 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

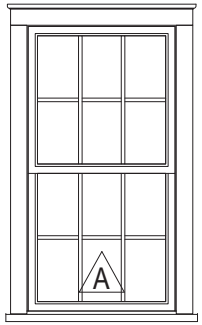
n/a 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.


WINET RD
WAUWINET RD
SQUAM RD
WAUWINET RD
Squam Brook
FARGO WY
WAUWINET RD
LAURETTA LN
COSKATA COURSE WY
WAUWINET RD
POCOMO RD
POCOMO RD
WINET RD
Abnecotants
Island

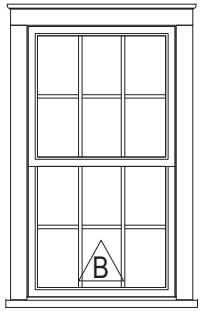
Locus Map

Site Plan

1" = 80'-0"



Double Hung
6/6
SDL



Double Hung
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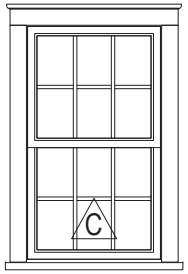

Double Hung
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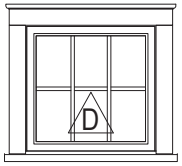
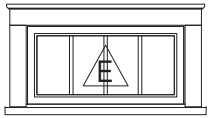
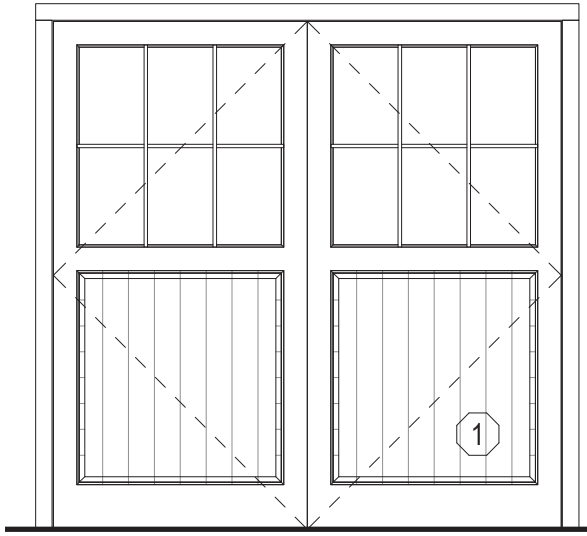
SDL



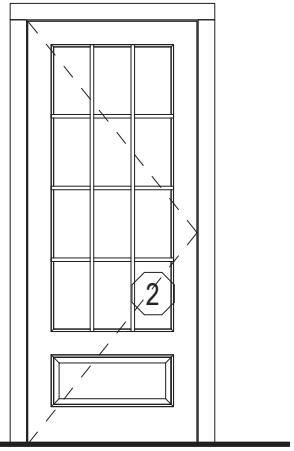
Fixed
6 Light
SDL



Fixed
4 Light
SDL



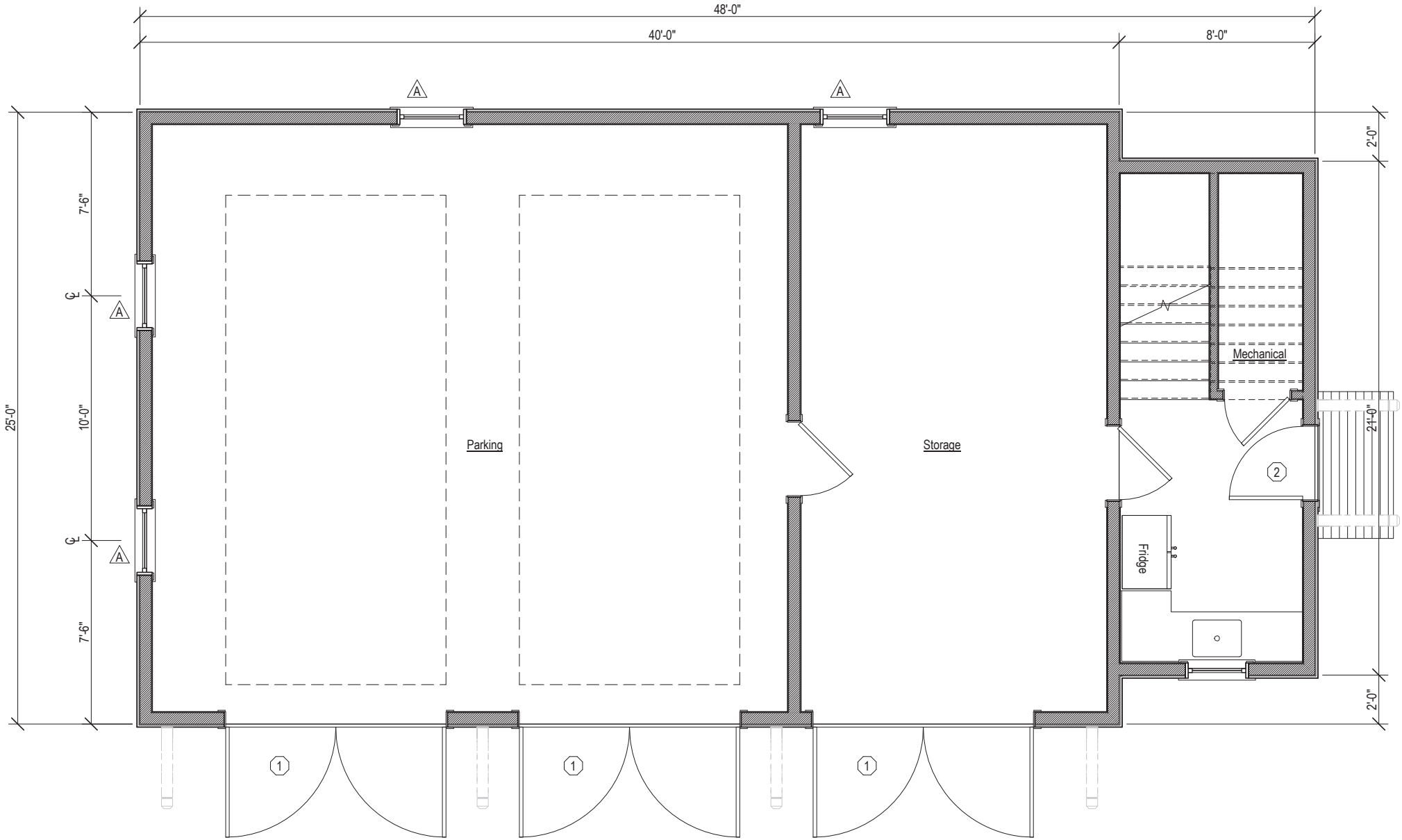
Garage Door
1 Panel + 6 Lite SDL



Single Hinged Door
1 Panel + 12 Lite SDL

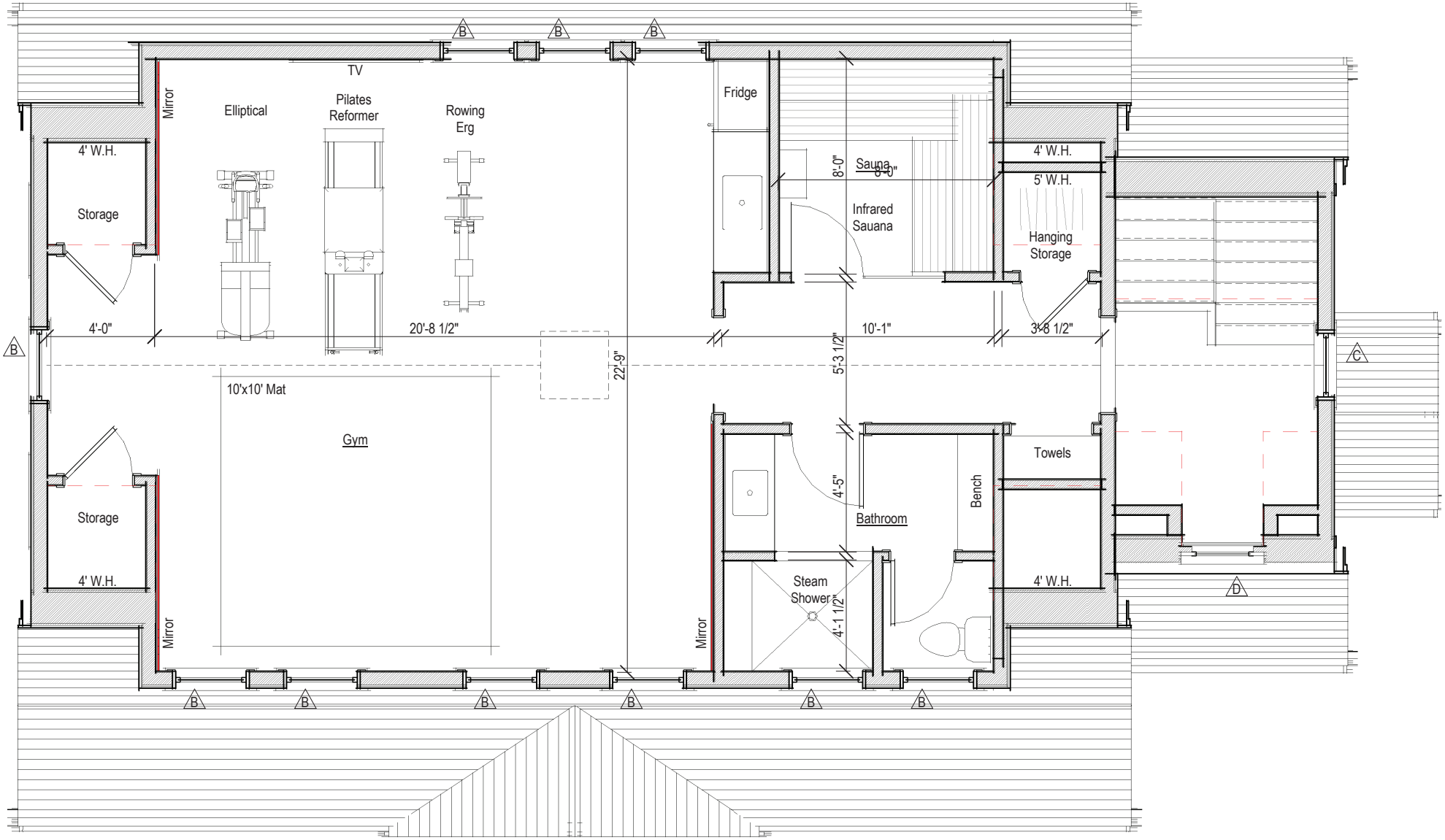
Window & Door Legend

1/4" = 1'-0"



1 First Floor Plan

1/4" = 1'-0"



2 Second Floor Plan

1/4" = 1'-0"

1 East Elevation

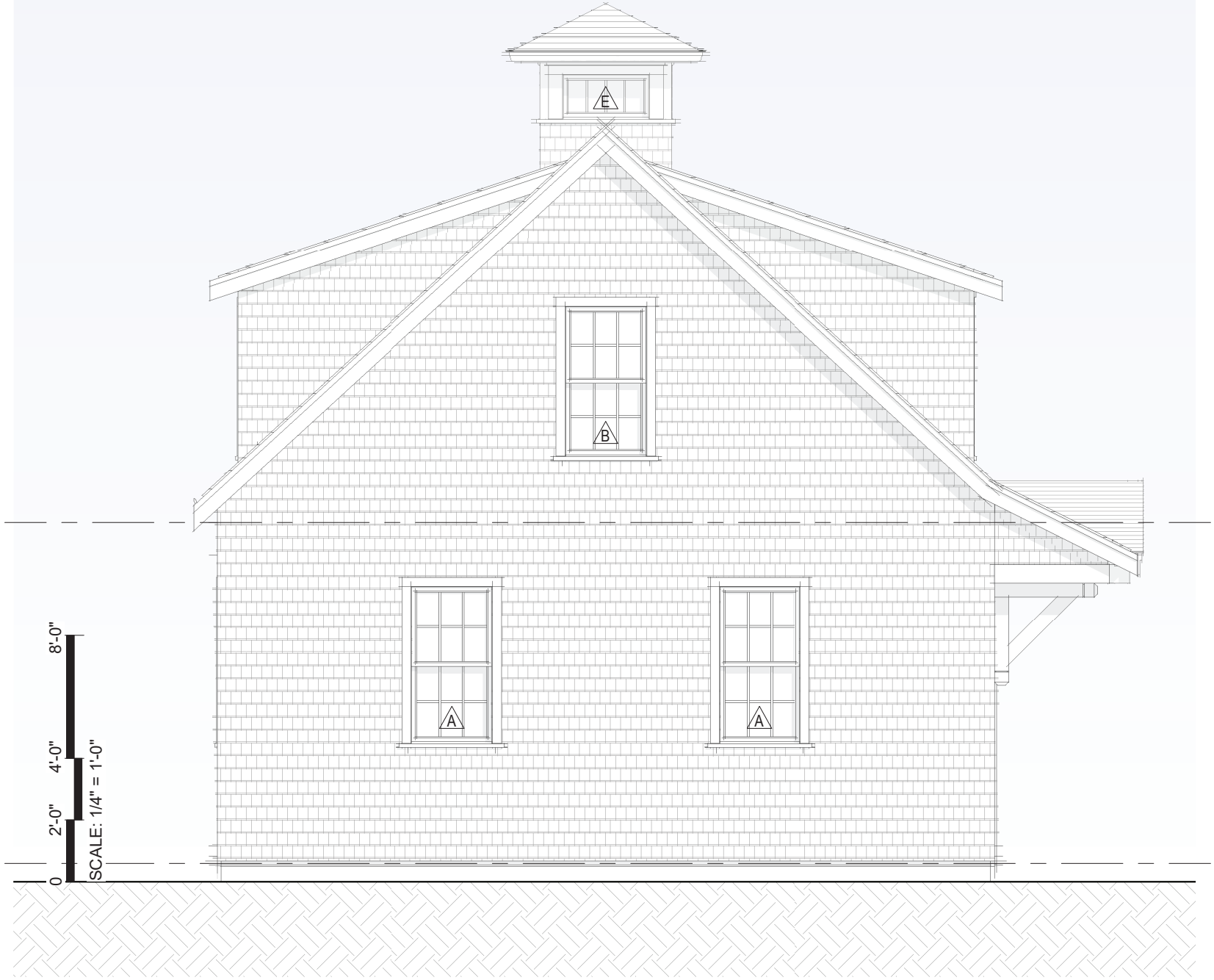
1/4" = 1'-0"

2 West Elevation

1/4" = 1'-0"

3 North Elevation

1/4" = 1'-0"



4 South Elevation

1/4" = 1'-0"

7018 1830 0001 1462 9344

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Street and Apt. No., or PO Box No. 3647 Cloudland Drive NW
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Street and Apt. No., or PO Box No. 86 Aberdeen Place
City, State, ZIP+4® St Louis, MO 63105

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Street and Apt. No., or PO Box No. 797B Heritage Village
City, State, ZIP+4® Southbury, CT 06488

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 78 Wauwinet Road

Tax Map Number: 14 Parcel Number: 18

Owner of Record: 78 Wauwinet Road LLC

Description of Proposal: 2,206 Square Foot Garage

Anticipated HDC Submission Date: 06.10.20

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER 78 Wauwinet Road LLC

MAILING ADDRESS 9 Wauwinet Road, Nantucket MA 02554

PROPERTY LOCATION 78 Wauwinet Road, Nantucket MA 02554

ASSESSORS MAP/PARCEL 14 / 18

SUBMITTED BY: Emeritus

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

6-9-2020

DATE

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor's Office, email=rranney@nantucket-ma.gov, c=US
Date: 2020.06.09 13:52:45 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

FAY MICHAEL L TRUSTEE
C/O GEARY BILL
16 EXETER ST #1
BOSTON, MA 02116

THOMPSON ROY S TRST
COTOCKTA NOMINEE TRUST
57 SAMMIS RD
ROWAYTON, CT 06853

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

VARNER K MORGAN III & CHILTON
3647 CLOUDLAND DRIVE NW
ATLANTA, GA 30327

JACOBI JAN DEGREEFF TRST
JACOBI JAN DEGREEFF REV TRUST
86 ABERDEEN PLACE
ST LOUIS, MO 63105

LYONS JOYCE P TRST
LYONS NOMINEE TRUST
797B HERITAGE VILLAGE
SOUTHBURY, CT 06488

SCRUTON DENISE
104-70 QUEENS BOULEVARDS SUITE 402
FOREST HILLS, NY 11375

Abutters List

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
14	15		FAY MICHAEL L TRUSTEE	C/O GEARY BILL	16 EXETER ST #1	BOSTON	MA	02116	10 FARGO WY
14	17		THOMPSON ROY S TRST	COTOCKTA NOMINEE TRUST	57 SAMMIS RD	ROWAYTON	CT	06853	14 FARGO WY
14	19	4	NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	75 WAUWINET RD
14	61	1	VARNER K MORGAN III & CHILTON		3647 CLOUDLAND DRIVE NW	ATLANTA	GA	30327	6 FARGO WY
14	62		JACOBI JAN DEGREEFF TRST	JACOBI JAN DEGREEFF REV TRUST	86 ABERDEEN PLACE	ST LOUIS	MO	63105	4 FARGO WY
14	63		LYONS JOYCE P TRST	LYONS NOMINEE TRUST	797B HERITAGE VILLAGE	SOUTHBURY	CT	06488	62 WAUWINET RD
14	89	2	SCRUTON DENISE		104-70 QUEENS BOULEVARDS SUITE 402	FOREST HILLS	NY	11375	80 WAUWINET RD
Count:	**7**								

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.2.4 PARCEL N°. 2

Street & Number of Proposed Work: Old South Wharf

Owner of record: New England Development / NR - Michael Duffy

Mailing Address: 75 Park Plaza
Boston, MA 02116

Contact Phone #: 617-243-7848 E-mail: mduffy@nedevelopment.com

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln
Nantucket, MA

Contact Phone #: 508-325-4995 E-mail: matt@emeritusdevelopment.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ 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 Railing Modifications to Existing Exterior Stairs - Cedar w/ Natural Finish

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: Old South Wharf ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____ Exterior Stairs - M: 42.2.4 P: 2 June 10, 2020

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation Exterior Railing Modifications Per Building Inspector
2. South Elevation Exterior Railing Modifications Per Building Inspector
3. West Elevation Exterior Railing Modifications Per Building Inspector
4. North Elevation Exterior Railing Modifications Per Building Inspector

*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 O.K. /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 _____ X
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 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

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

X 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

X 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

X 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

N/A 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1 copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

N/A 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

D.K. 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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STAFF

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Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR Michael Duffy - New England Development / NIR

STREET ADDRESS Old South Wharf

MAP/PARCEL 42.2.4 / 2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 06.10.20

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 06.10.20 Date

SK1

Old South Wharf Stair Alterations

Old South Wharf
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.2.4.2
Current Zoning:	CTD
Minimum Frontage:	35 ft.
Front Setback:	0 ft.
Side/Rear Setback:	0 / 5 ft.

Locus Map

H.D.C. Submission
06.10.20

e m e r i t u s
8 Williams Lane
Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

SK2

Old South Wharf Stair Alterations

Old South Wharf
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.2.4.2
Current Zoning:	CTD
Minimum Frontage:	35 ft.
Front Setback:	0 ft.
Side/Rear Setback:	0 / 5 ft.

Site Plan With Exterior Stairs

H.D.C. Submission
06.10.20

emeritus

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Stair No. 1 - Rear View

Stair No. 1 - Front View

Stair No. 1 - Side View

SK3

Old South Wharf Stair Alterations
Old South Wharf
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.2.4.2
Current Zoning:	CTD
Minimum Frontage:	35 ft.
Front Setback:	0 ft.
Side/Rear Setback:	0 / 5 ft.

Existing Photographs
H.D.C. Submission
06.10.20

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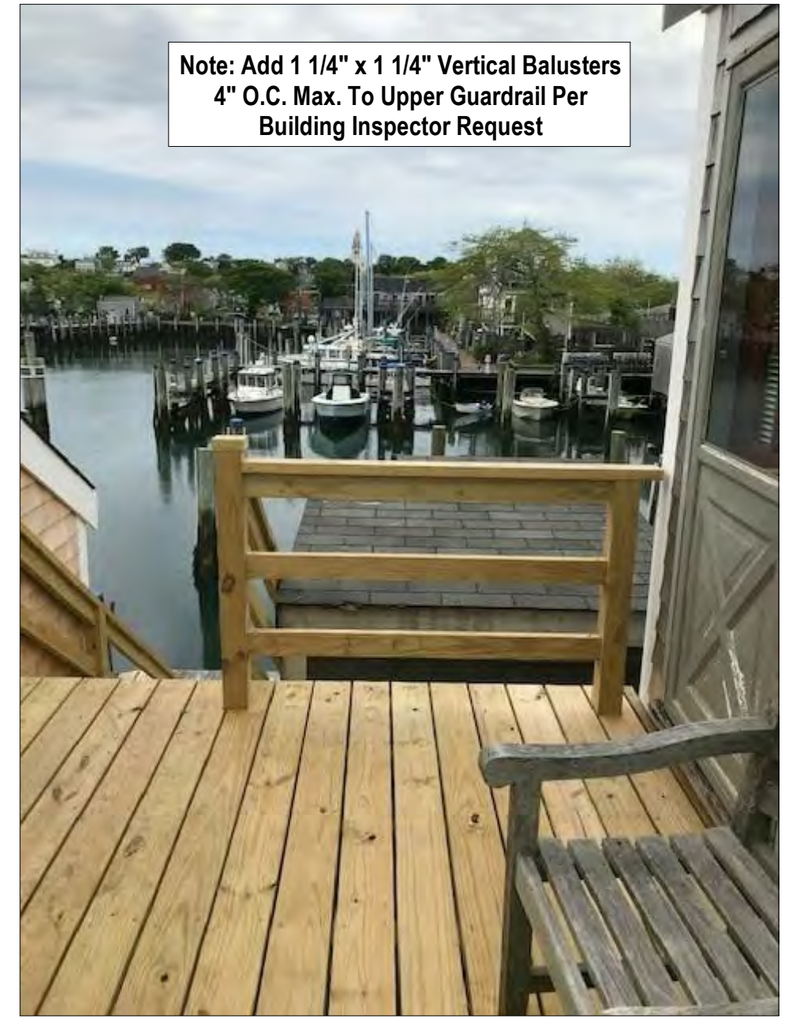
Stair No. 2 - Rear View

Stair No. 2 - Front View



Stair No. 2 - Top View

SK4

Old South Wharf Stair Alterations
Old South Wharf
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.2.4.2
Current Zoning:	CTD
Minimum Frontage:	35 ft.
Front Setback:	0 ft.
Side/Rear Setback:	0 / 5 ft.

Existing Photographs
H.D.C. Submission
06.10.20

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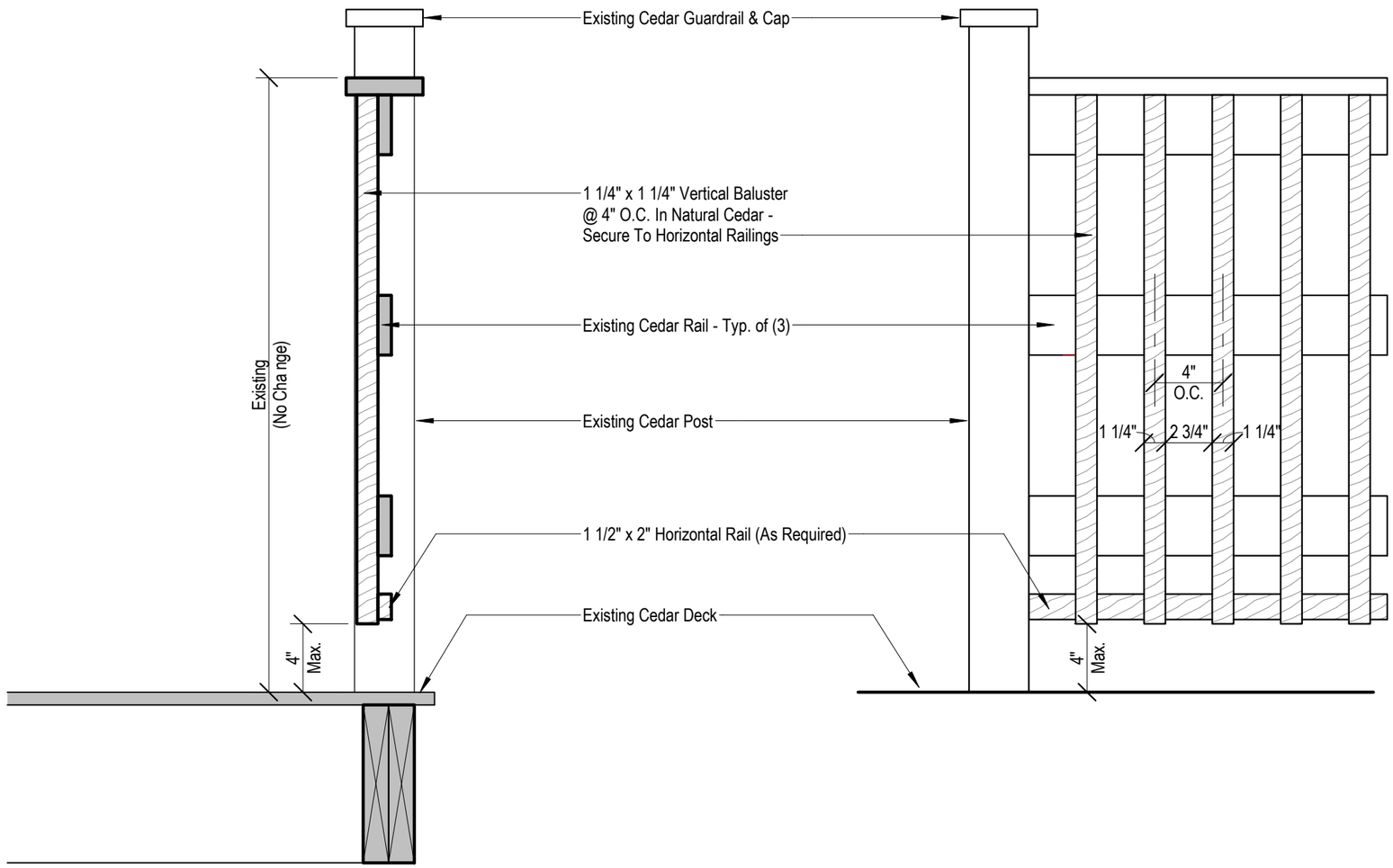

SECTION VIEW
Scale: 1 1/2" = 1'-0"

ELEVATION VIEW
Scale: 1 1/2" = 1'-0"

SK5

Old South Wharf Stair Alterations
Old South Wharf
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.2.4.2
Current Zoning:	CTD
Minimum Frontage:	35 ft.
Front Setback:	0 ft.
Side/Rear Setback:	0 / 5 ft.

Guardrail Details
H.D.C. Submission
06.10.20

emeritus
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Nantucket, MA 02554
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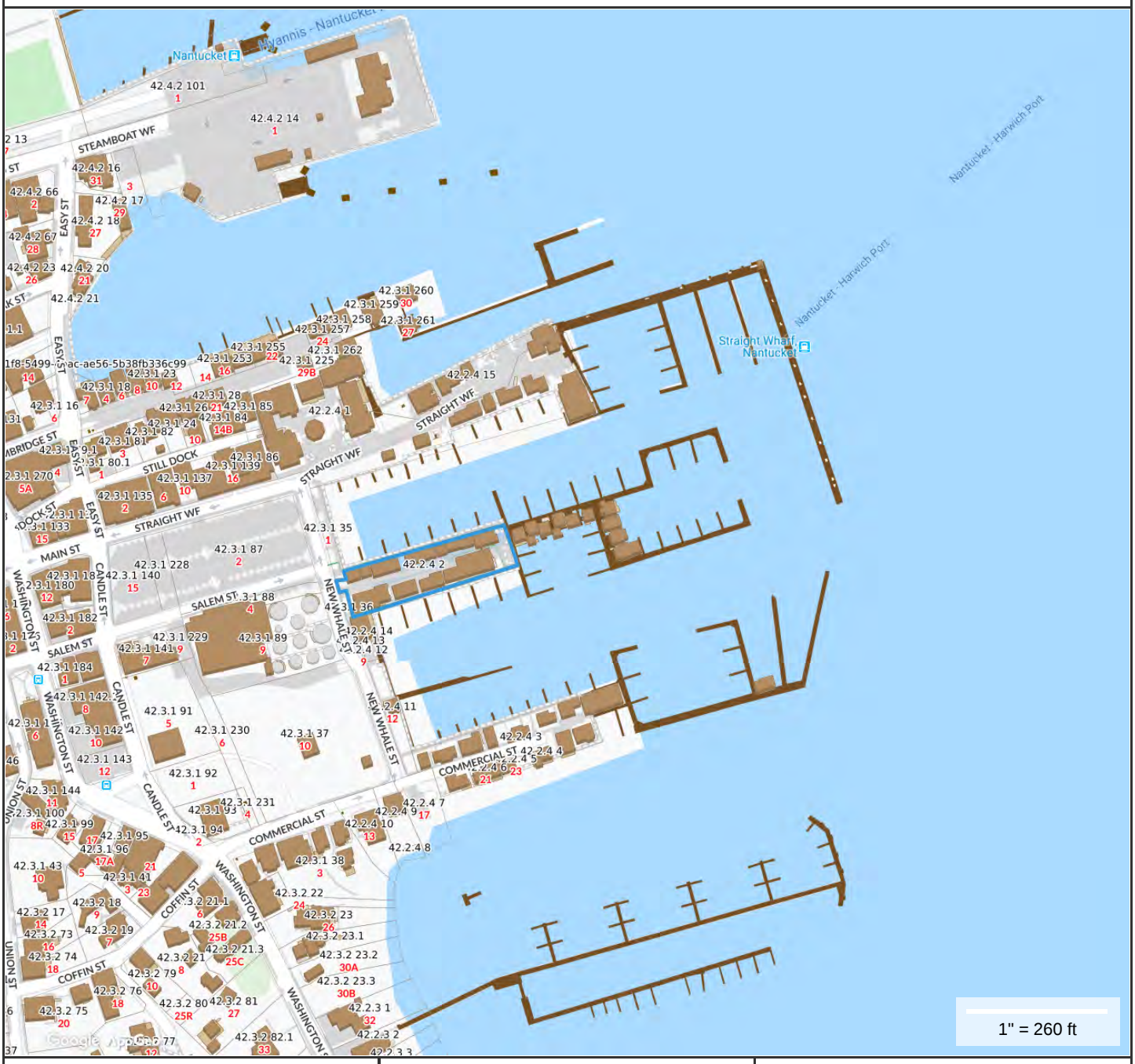

Property Information

Property ID	42.2.4 2
Location	OLD SOUTH WF
Owner	NIR RETAIL 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

SK1

Old South Wharf Stair Alterations
Old South Wharf
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.2.4 / 2
Current Zoning:	CTD
Minimum Frontage:	35 ft.
Front Setback:	0 ft.
Side/Rear Setback:	0 / 5 ft.

Locus Map
H.D.C. Submission
06.10.20

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SK2

Old South Wharf Stair Alterations

Old South Wharf
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.2.4 / 2
Current Zoning:	CTD
Minimum Frontage:	35 ft.
Front Setback:	0 ft.
Side/Rear Setback:	0 / 5 ft.

Site Plan With Exterior Stairs

H.D.C. Submission
06.10.20

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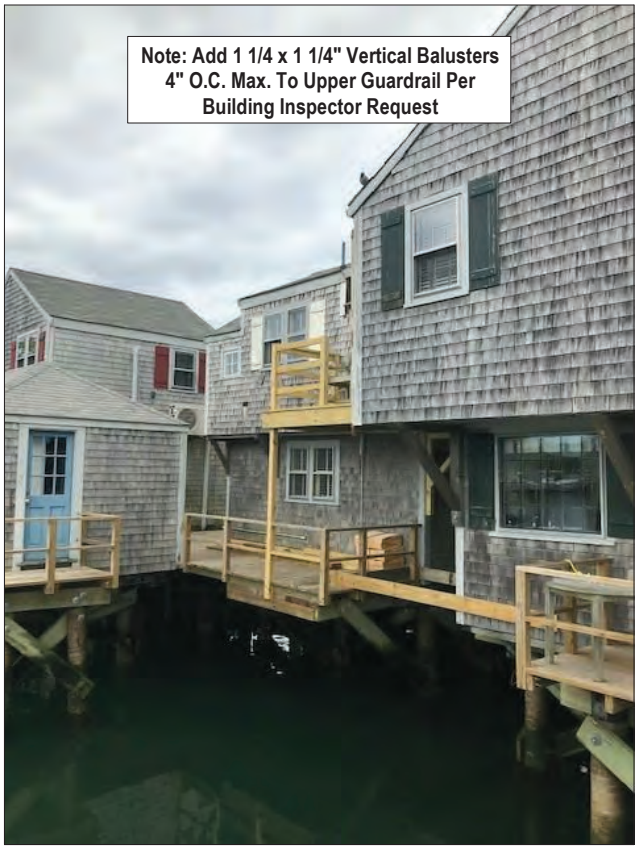

Stair No. 1 - Rear View

Stair No. 1 - Front View

Stair No. 1 - Side View

SK3

Old South Wharf Stair Alterations
Old South Wharf
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.2.4 / 2
Current Zoning:	CTD
Minimum Frontage:	35 ft.
Front Setback:	0 ft.
Side/Rear Setback:	0 / 5 ft.

Existing Photographs
H.D.C. Submission
06.10.20

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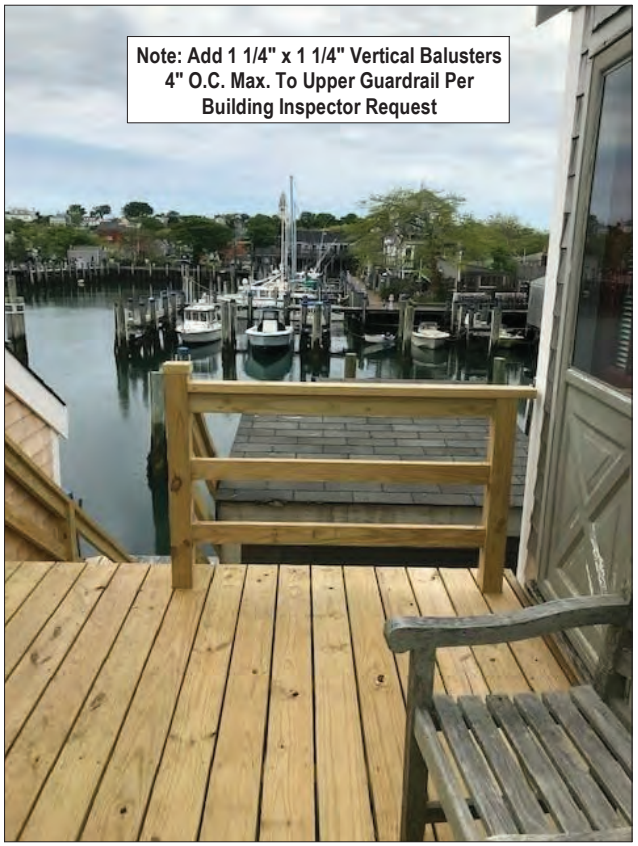
Stair No. 2 - Rear View

Stair No. 2 - Front View



Stair No. 2 - Top View

SK4

Old South Wharf Stair Alterations
Old South Wharf
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.2.4 / 2
Current Zoning:	CTD
Minimum Frontage:	35 ft.
Front Setback:	0 ft.
Side/Rear Setback:	0 / 5 ft.

Existing Photographs
H.D.C. Submission
06.10.20

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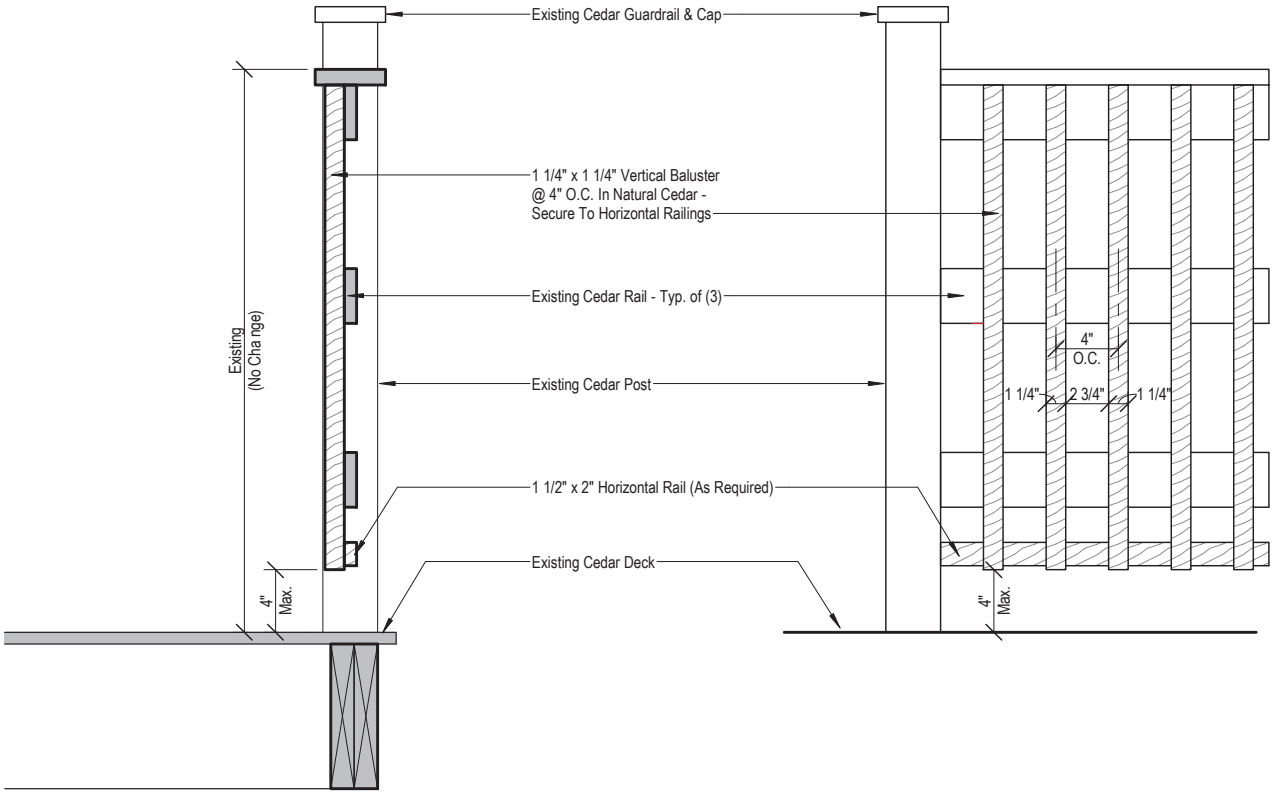

SECTION VIEW
Scale: 1 1/2" = 1'-0"

ELEVATION VIEW
Scale: 1 1/2" = 1'-0"

SK5

Old South Wharf Stair Alterations
Old South Wharf
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.2.4 / 2
Current Zoning:	CTD
Minimum Frontage:	35 ft.
Front Setback:	0 ft.
Side/Rear Setback:	0 / 5 ft.

Guardrail Details
H.D.C. Submission
06.10.20

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OLD SOUTH WF

Location	OLD SOUTH WF	**Mblu**	4224/ / 2/ /
Acct#	00009436	**Owner**	NIR RETAIL LLC
Assessment	$17,447,400	**PID**	9436
Building Count	23		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$13,032,300	$4,415,100	$17,447,400

Owner of Record

Owner	NIR RETAIL LLC	**Sale Price**	$55,000,000
Co-Owner	C/O NEW ENGLAND DEVELOP-ACCTING DEPT	**Certificate**	
Address	75 PARK PLAZA BOSTON, MA 02116	**Book & Page**	C0021819
		Sale Date	06/22/2005
		Instrument	1N

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
NIR RETAIL LLC	$55,000,000		C0021819	1N	06/22/2005
HESS WALTER R TR	$0		C0012/ 975	99	02/25/1987

Building Information

Building 1 : Section 1

Year Built:	1970
Living Area:	336
Replacement Cost:	$63,102
Building Percent Good:	87
Replacement Cost Less Depreciation:	$54,900

Building Attributes	
Field	**Description**
STYLE	Commercial
MODEL	Commercial
Grade	Average +10

Building Photo

Stories:	1
Occupancy	2
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Wall Brd/Wood
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Carpet
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Use:	MARINAS M94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3840
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	NONE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	LIGHT
Wall Height	8
% Comn Wall	0

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\03\32/87.jpg)

Building Layout

(http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9436_10

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	336	336
		336	336

Building 2 : Section 1

Year Built: 1970
Living Area: 224
Replacement Cost: $48,070
Building Percent Good: 75
Replacement Cost Less Depreciation: $36,100

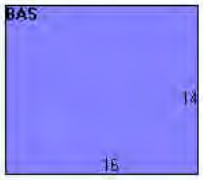
Building Attributes : Bldg 2 of 23	
Field	**Description**
STYLE	Commercial
MODEL	Commercial
Grade	Average +10
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	

Building Photo

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\03\32/89.jpg)

Building Layout

Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Carpet
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Use:	ART GAL
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3610
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	NONE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	LIGHT
Wall Height	7
% Comn Wall	0



(http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9436_10

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	224	224
		224	224

Building 3 : Section 1

Year Built: 1970
Living Area: 864
Replacement Cost: $161,107
Building Percent Good: 75
Replacement Cost Less Depreciation: $120,800

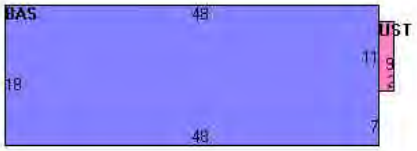
Building Attributes : Bldg 3 of 23	
Field	**Description**
STYLE	Commercial
MODEL	Commercial
Grade	Average +10
Stories:	1
Occupancy	3
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Wall Brd/Wood
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Carpet

Building Photo

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\00\70/62.jpg)

Building Layout

Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Use:	ART GAL
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3610
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	NONE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	7
% Comn Wall	0



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	864	864
UST	Utility, Storage, Unfinished	18	0
		882	864

Building 4 : Section 1

Year Built: 1970
Living Area: 420
Replacement Cost: $84,960
Building Percent Good: 75
Replacement Cost Less Depreciation: $63,700

Building Attributes : Bldg 4 of 23	
Field	**Description**
STYLE	Commercial
MODEL	Commercial
Grade	Average +10
Stories:	1
Occupancy	2
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Wall Brd/Wood
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Use:	ART GAL
Total Rooms	

Building Photo

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\00\70/65.jpg)

Building Layout

(http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9436_10

Total Bedrms	00
Total Baths	0
1st Floor Use:	3610
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	NONE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	7
% Comn Wall	0

Code	Description	Gross Area	Living Area
BAS	First Floor	420	420
UST	Utility, Storage, Unfinished	40	0
		460	420

Building 5 : Section 1

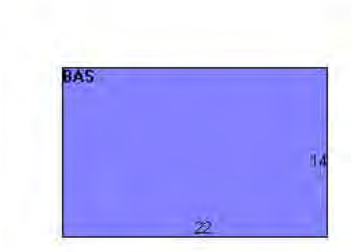
Year Built: 1970
Living Area: 308
Replacement Cost: $66,096
Building Percent Good: 75
Replacement Cost Less Depreciation: $49,600

Building Attributes : Bldg 5 of 23	
Field	**Description**
STYLE	Commercial
MODEL	Commercial
Grade	Average +10
Stories:	1
Occupancy	3
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Use:	ART GAL
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3610
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	NONE

Building Photo

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\00\70/66.jpg)

Building Layout



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	308	308
		308	308

Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	LIGHT
Wall Height	8
% Comn Wall	0

Building 6 : Section 1

Year Built: 1970
Living Area: 224
Replacement Cost: $47,531
Building Percent Good: 75
Replacement Cost Less Depreciation: $35,600

Building Attributes : Bldg 6 of 23	
Field	**Description**
STYLE	Commercial
MODEL	Commercial
Grade	Average +10
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Use:	STORE/SHP M94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3220
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	NONE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	LIGHT
Wall Height	7
% Comn Wall	0

Building 7 : Section 1

Building Photo

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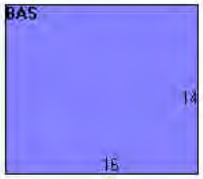
Building Layout



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	224	224
		224	224

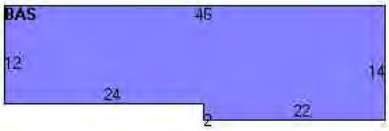
Year Built: 1970
Living Area: 596
Replacement Cost: $132,215
Building Percent Good: 87
Replacement Cost Less Depreciation: $115,000

Building Attributes : Bldg 7 of 23	
Field	**Description**
STYLE	Commercial
MODEL	Commercial
Grade	Average +10
Stories:	1
Occupancy	2
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Use:	ART GAL
Total Rooms	
Total Bedrms	04
Total Baths	0
1st Floor Use:	3610
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	NONE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	11
% Comn Wall	0

Building Photo

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\00\70/70.jpg)

Building Layout



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	596	596
		596	596

Building 8 : Section 1

Year Built: 1970
Living Area: 888
Replacement Cost: $139,082
Building Percent Good: 75
Replacement Cost Less Depreciation: $104,300

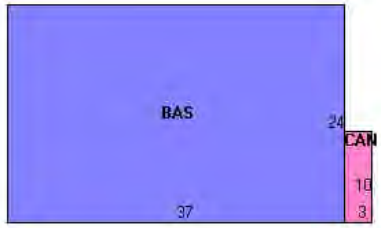
Building Attributes : Bldg 8 of 23	
Field	**Description**

Building Photo

STYLE	Service Shop
MODEL	Comm/Ind
Grade	Average +10
Stories:	1
Occupancy	
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Forced Air-Duc
AC Type	Heat Pump
Use:	STORE/SHP M96
Total Rooms	
Total Bedrms	00
Total Baths	4
1st Floor Use:	322I
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	EXTENSIVE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	8
% Comn Wall	0

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\00\70/73.jpg)

Building Layout



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	888	888
CAN	Canopy	30	0
		918	888

Building 9 : Section 1

Year Built: 1970
Living Area: 2,970
Replacement Cost: $832,362
Building Percent Good: 75
Replacement Cost Less Depreciation: $624,300

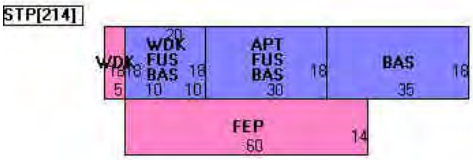
Building Attributes : Bldg 9 of 23	
Field	**Description**
STYLE	Store
MODEL	Commercial
Grade	Average +20
Stories:	3
Occupancy	6
Exterior Wall 1	Wood Shingle

Building Photo

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\00\70/74.jpg)

Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Use:	ART GAL
Total Rooms	
Total Bedrms	00
Total Baths	1
1st Floor Use:	3260
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	LIGHT
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8
% Comn Wall	0

Building Layout



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,530	1,530
FUS	Upper Story, Finished	900	900
APT	Apartment	540	540
FEP	Porch, Enclosed, Finished	840	0
STP	Stoop	214	0
WDK	Deck, Wood	450	0
		4,474	2,970

Building 10 : Section 1

Year Built: 1970
Living Area: 720
Replacement Cost: $156,254
Building Percent Good: 75
Replacement Cost Less Depreciation: $117,200

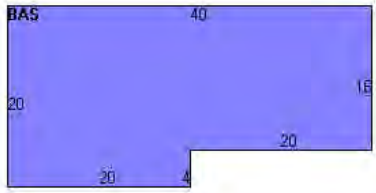
Building Attributes : Bldg 10 of 23	
Field	**Description**
STYLE	Commercial
MODEL	Commercial
Grade	Average +10
Stories:	1
Occupancy	3
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet

Building Photo

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\00\70/77.jpg)

Building Layout

Interior Floor 2	
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Use:	ART GAL
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3610
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	NONE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	7
% Comn Wall	0



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Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	720	720
		720	720

Building 11 : Section 1

Year Built: 1970
Living Area: 800
Replacement Cost: $195,818
Building Percent Good: 75
Replacement Cost Less Depreciation: $146,900

Building Attributes : Bldg 11 of 23	
Field	Description
STYLE	Commercial
MODEL	Commercial
Grade	Average +10
Stories:	1
Occupancy	2
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Inlaid Sht Gds
Heating Fuel	Electric
Heating Type	Forced Air-Duc
AC Type	Heat Pump
Use:	ART GAL
Total Rooms	

Building Photo

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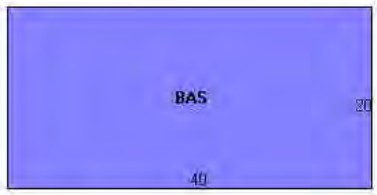
Building Layout



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Building Sub-Areas (sq ft)	Legend

Total Bedrms	00
Total Baths	0
1st Floor Use:	3610
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	NONE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	7
% Comn Wall	0

Code	Description	Gross Area	Living Area
BAS	First Floor	800	800
		800	800

Building 12 : Section 1

Year Built: 1970
Living Area: 684
Replacement Cost: $455,835
Building Percent Good: 73
Replacement Cost Less Depreciation: $332,800

Building Attributes : Bldg 12 of 23	
Field	**Description**
Style	Bungalow
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Electric
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump
Total Bedrooms:	1 Bedroom
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

Building Photo

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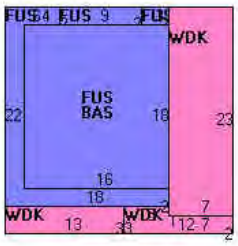
Building Layout



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FUS	Upper Story, Finished	396	396
BAS	First Floor	288	288
WDK	Deck, Wood	247	0
		931	684

Building 13 : Section 1

Year Built: 1970
Living Area: 144
Replacement Cost: $146,660
Building Percent Good: 84
Replacement Cost Less Depreciation: $123,200

Building Attributes : Bldg 13 of 23	
Field	**Description**
Style	Bungalow
Model	Residential
Grade:	Good
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	0
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

Building Photo

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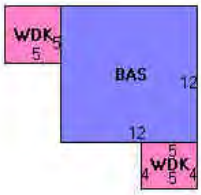
Building Layout



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	144	144
WDK	Deck, Wood	45	0
		189	144

Building 14 : Section 1

Year Built: 1970
Living Area: 608
Replacement Cost: $446,672
Building Percent Good: 84
Replacement Cost Less Depreciation: $375,200

Building Attributes : Bldg 14 of 23	
Field	**Description**
Style	Bungalow
Model	Residential

Building Photo

Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

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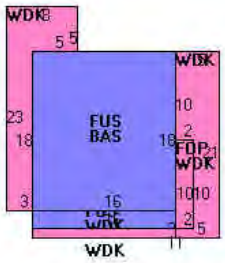
Building Layout



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FUS	Upper Story, Finished	320	320
BAS	First Floor	288	288
FOP	Porch, Open, Finished	20	0
WDK	Deck, Wood	247	0
		875	608

Building 15 : Section 1

Year Built: 1970
Living Area: 576
Replacement Cost: $428,105
Building Percent Good: 84
Replacement Cost Less Depreciation: $359,600

Building Attributes : Bldg 15 of 23	
Field	**Description**
Style	Bungalow
Model	Residential
Grade:	Good
Stories:	2 Stories

Building Photo

Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

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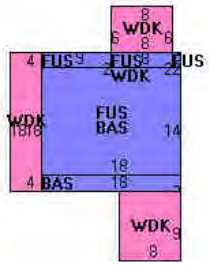
Building Layout



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	288	288
FUS	Upper Story, Finished	288	288
WDK	Deck, Wood	208	0
		784	576

Building 16 : Section 1

Year Built: 1970
Living Area: 144
Replacement Cost: $153,124
Building Percent Good: 84
Replacement Cost Less Depreciation: $128,600

Building Attributes : Bldg 16 of 23	
Field	**Description**
Style	Bungalow
Model	Residential
Grade:	Good
Stories:	1 Story
Occupancy	1

Building Photo

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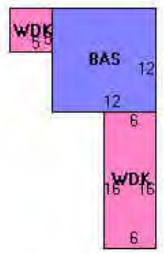
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	0
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

Building Layout



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	144	144
WDK	Deck, Wood	121	0
		265	144

Building 17 : Section 1

Year Built: 1970
Living Area: 558
Replacement Cost: $439,399
Building Percent Good: 84
Replacement Cost Less Depreciation: $369,100

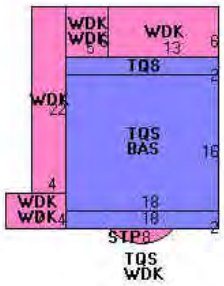
Building Attributes : Bldg 17 of 23	
Field	**Description**
Style	Bungalow
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump

Building Photo

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\00\70/90.jpg)

Building Layout

Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	288	288
TQS	Three Quarter Story	360	270
STP	Stoop	11	0
WDK	Deck, Wood	318	0
		977	558

Building 18 : Section 1

Year Built: 1970
Living Area: 648
Replacement Cost: $450,189
Building Percent Good: 84
Replacement Cost Less Depreciation: $378,200

Building Attributes : Bldg 18 of 23	
Field	**Description**
Style	Bungalow
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump

Building Photo

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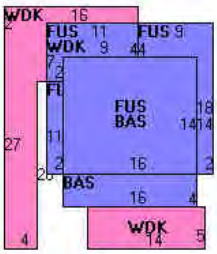
Building Layout

Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FUS	Upper Story, Finished	360	360
BAS	First Floor	288	288
WDK	Deck, Wood	317	0
		965	648

Building 19 : Section 1

Year Built: 1970
Living Area: 324
Replacement Cost: $365,323
Building Percent Good: 84
Replacement Cost Less Depreciation: $306,900

Building Attributes : Bldg 19 of 23	
Field	**Description**
Style	Bungalow
Model	Residential
Grade:	Good
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump
Total Bedrooms:	1 Bedroom

Building Photo

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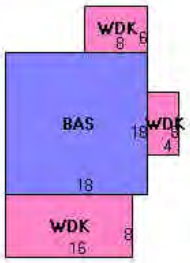
Building Layout



Total Bthrms:	0
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	324	324
WDK	Deck, Wood	208	0
		532	324

Building 20 : Section 1

Year Built: 1970
Living Area: 558
Replacement Cost: $441,630
Building Percent Good: 84
Replacement Cost Less Depreciation: $371,000

Building Attributes : Bldg 20 of 23	
Field	Description
Style	Bungalow
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

Building Photo

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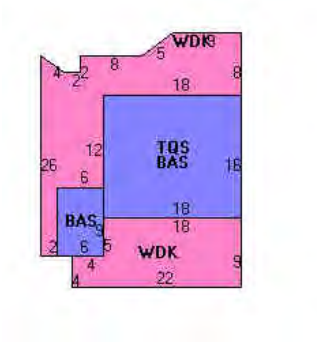
Building Layout



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Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	342	342
TQS	Three Quarter Story	288	216
WDK	Deck, Wood	448	0
		1,078	558

Building 21 : Section 1

Year Built: 1970
Living Area: 756

Building Photo

Replacement Cost: $463,649
Building Percent Good: 84
Replacement Cost Less Depreciation: $389,500

Building Attributes : Bldg 21 of 23	
Field	**Description**
Style	Bungalow
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

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Building Layout

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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FUS	Upper Story, Finished	396	396
BAS	First Floor	360	360
WDK	Deck, Wood	102	0
		858	756

Building 22 : Section 1

Year Built: 1970
Living Area: 700
Replacement Cost: $480,774
Building Percent Good: 84
Replacement Cost Less Depreciation: $403,900

Building Attributes : Bldg 22 of 23	
Field	**Description**
Style	Bungalow
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1

Building Photo

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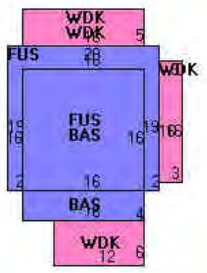
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Cust Wd Panel
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Vinyl/Asphalt
Heat Fuel	Electric
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

Building Layout



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FUS	Upper Story, Finished	380	380
BAS	First Floor	320	320
WDK	Deck, Wood	280	0
		980	700

Building 23 : Section 1

Year Built: 1970
Living Area: 1,170
Replacement Cost: $549,810
Building Percent Good: 84
Replacement Cost Less Depreciation: $461,800

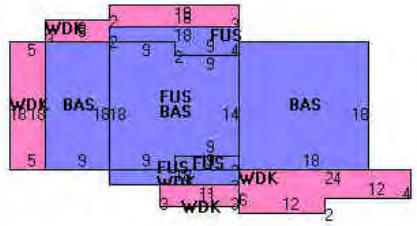
Building Attributes : Bldg 23 of 23	
Field	**Description**
Style	Bungalow
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Forced Air-Duc

Building Photo

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\00\71/01.jpg)

Building Layout

AC Type:	Heat Pump
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	774	774
FUS	Upper Story, Finished	396	396
WDK	Deck, Wood	360	0
		1,530	1,170

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
A/C	AIR CONDITION	900 UNITS	$2,000	9

Land

Land Use

Use Code	3840
Description	MARINAS M94
Zone	CDT
Neighborhood	H52
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.51
Frontage	0
Depth	0
Assessed Value	$4,415,100

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			36 S.F.	$200	20
SHD1	SHED FRAME			41 S.F.	$500	22
SLP1	BT DCK BASIN-COM			75 UNITS	$7,560,000	1
PAT1	PATIO-AVG			735 S.F.	$1,400	1

Valuation History

Assessment

Valuation Year	Improvements	Land	Total
2018	$12,254,500	$4,786,600	$17,041,100
2017	$11,877,300	$4,786,600	$16,663,900
2016	$11,378,800	$4,786,600	$16,165,400
2015	$12,284,900	$4,559,000	$16,843,900
2014	$12,284,900	$4,559,000	$16,843,900

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