1. No Meeting Agenda

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

1.I. Viewpack

Documents:

4 HULBERT AVE - MH PARTIAL DEMO OF NON-ORIGINAL ADDITIONS.PDF
4 STONE BARN WAY - HOUSE LIFT AND NEW FOUNDATION.PDF
10A GRAY AVE - POOL HARDSCAPE AND OUTDOOR GRILL AREA.PDF
19 NORTH PASTURE LANE - REVISE DECK AND PORCH AND ADD STAIRS.PDF
24 BARTLETT FARM RD - NEW ZONING SHED.PDF
24 BARTLETT FARM RD - POOL.PDF
35 DARTMOUNT ST-METAL ROOF SHINGLES.PDF
58 WALSH STREET - NEW DWELLING.PDF
65 CENTER STREET - PATIO AND HARDSCAPING.PDF
MACRIS - 65 CENTER ST-NB 6-23-20.PDF
OLD SOUTH WHARF - RAILING MODIFICATIONS.PDF
STAFF COMMENTS - 4 STONE BARN WAY- NB 6-23-20.PDF
STAFF COMMENTS - 58 WALSH ST- NB 6-23-20.PDF
STAFF COMMENTS - 65 CENTER ST- NB 6-23-20.PDF
STAFF COMMENTS - OLD SOUTH WHARF- 6-23-20.PDF

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.1.4 PARCEL N°. 2

Street & Number of Proposed Work: 4 HULBERT AVE

Owner of record: HULBERT ACK II LLC

Mailing Address: 1 MONARCH PLACE STE 1300
SPRINGFIELD, MA 01144

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: CHENEY BROTHERS BUILDING - S. CHENEY

Mailing Address: 15A N BEACH ST
NANTUCKET, MA 02554

Contact Phone #: 508-325-6983 E-mail: info@cheneybrothersbuilding.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 PARTIAL ☐ 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

PARTIAL DEMO APPLICATION

- DEMO OF NON-ORIGINAL ADDITIONS TO FACILITATE LIFT/RENO/ADDITIONS APPROVED IN COA HDC2020-02-0633

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 6/10/2020 Signature of owner of record _____ Signed under penalties of perjury

PROPOSED PARTIAL DEMO NOTES:

-PROPOSED DEMO OF NON-ORIGINAL ADDITIONS TO FACILITATE LIFT/RENO/ADDITIONS APPROVED IN COA HDC2020-02-0633

- This application is to supplement the present HDC approved lift/renovate/addition of "Blue Shutters" at 4 Hulbert Ave., and clarify means and methods of achieving the approved plans.

- The proposal is for partial demo of later additions at the builder's discretion, but to preserve as much of the original structure shown in the photos on this sheet.

- The original structure has undergone multiple renovations and had additions to all sides - significant amounts of the original structure have already been removed, as the first floor redesign during the additions has eliminated/headed out half of the original first floor walls. No original doors or windows remain, everything is vinyl track Brosco.

-The floor joists have been underwater repeatedly, and show mold and deterioration,. The new floor framing must be pressure treated as the joists sit below flood elevation to minimize additional height required for the lift.

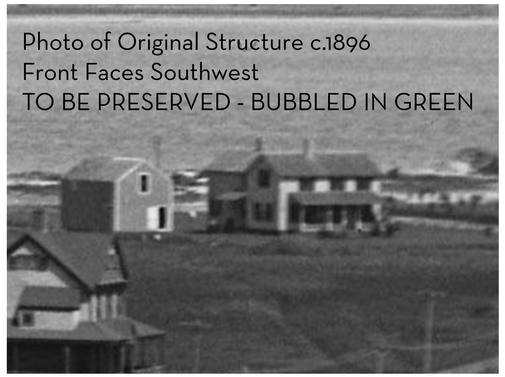
-The structure sits within 8 feet of the present wetland boundry, and selectively demolishing portions of the later additions could make the lift of the original structure more feasible and have less impact on the surroundings.

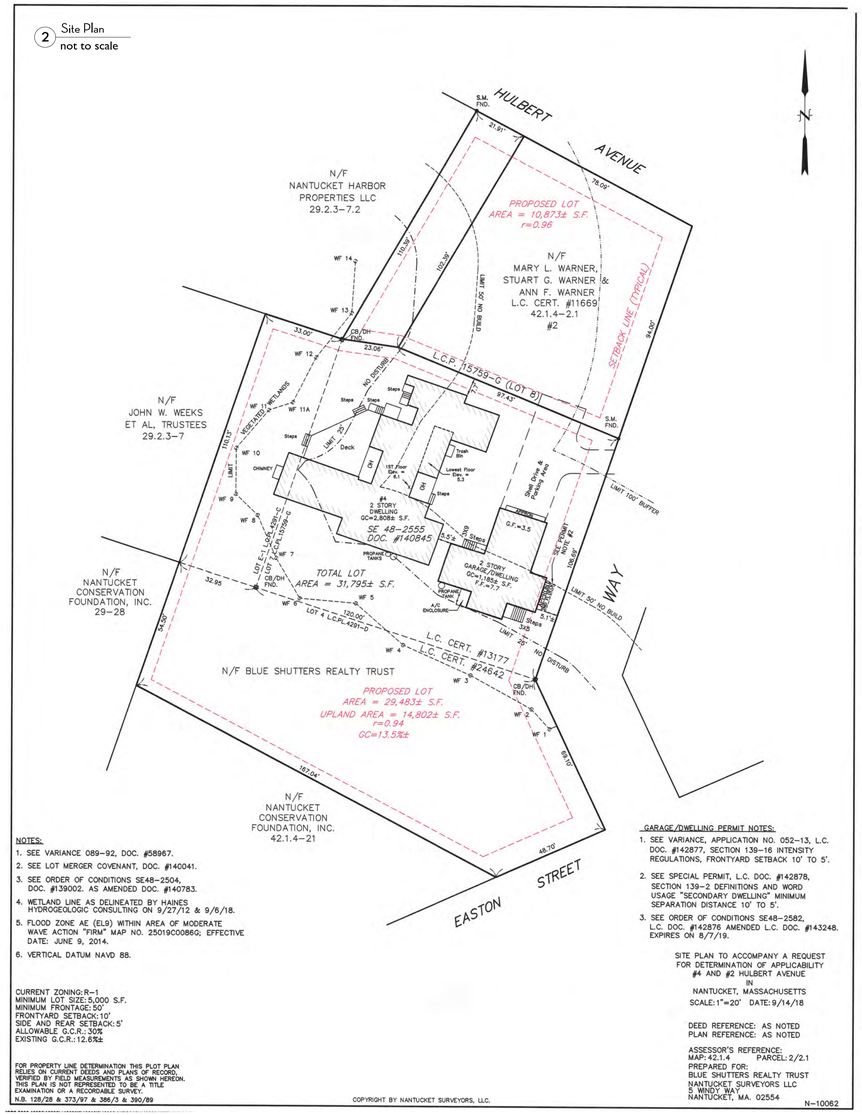
Sheet Index:

G100 - Site Plan, Locus Map
G101 - Existing and Historic Photos
A300 - A303 - Elevations
A101 - A102 - Floor Plans

ZONING NOTES - R1

Min lot size	5,000 SF required	29,483 SF existing
Ground cover	30% allowed	14% existing/proposed
Front setback	10' allowed	unchanged from existing
Side setback	5' allowed	unchanged from existing
Rear setback	5' allowed	unchanged from existing
Frontage	50' required	106' existing





S M D
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Builder:

Cheney Brothers Building
15A North Beach St.
Nantucket, MA 02554
T. 508.325.6983

Title + Date:

Site Plan, Locus, Notes, Schedules

HDC Submittal	2/5/2020
HDC Submittal	2/18/2020
HDC Staff Revs	3/9/2020
*COA HDC2020-02-0633	

Request for Partial Demo to Facilitate Lift
6/10/2020

HULBERT ACK II LLC
MAIN HOUSE LIFT/RENO
4 HULBERT AVENUE
Nantucket, MA 02554

Sheet:
G100

Aerial view of Front/East Elevations

South Elevation viewed from Easton Street.

All windows and doors replaced in 90's with stock brosco vinyl tracked units. No original windows or doors remain.

Existing Front/East Elevation

1938 Aerial showing original "T" plan house with no additions - additions date to 70s-80s
Note that first floor of original house was gutted and surrounded by additions.

Addition framing - modern construction and materials only.

Existing Rear/North Elevation

Original roof framing remains in main mass.

Floor framing - non PT lumber flooded multiple times with rot and mold.

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Builder:

Cheney Brothers Building
15A North Beach St.
Nantucket, MA 02554
T. 508.325.6983

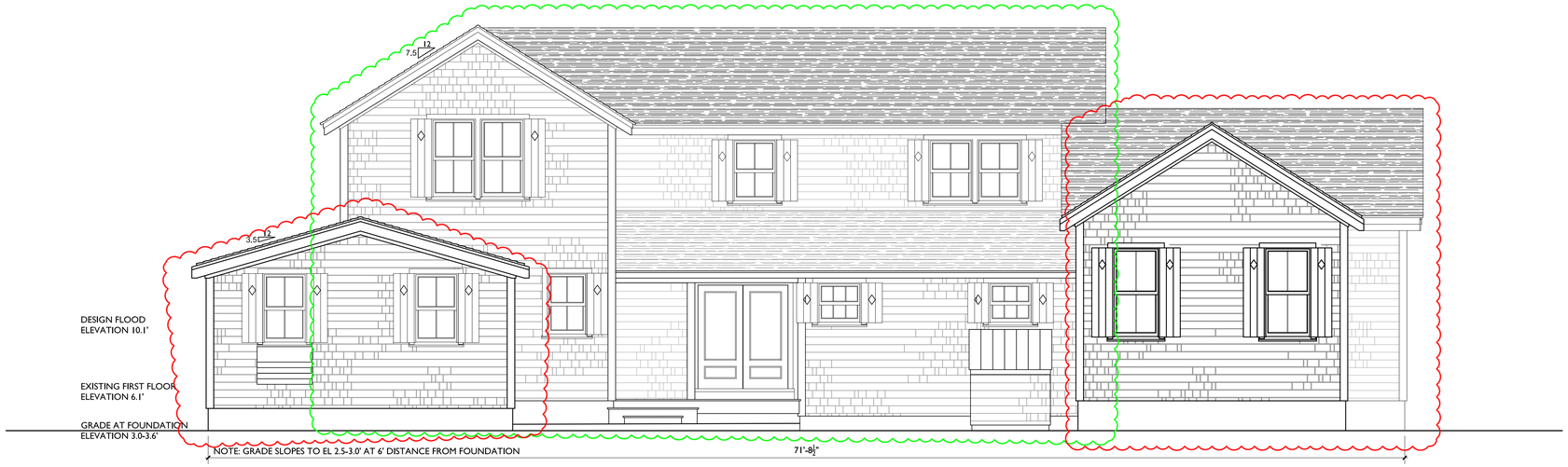
Title + Date:
Photos

HDC Submittal 2/5/2020

HULBERT ACK II LLC
MAIN HOUSE LIFT/RENO
4 HULBERT AVENUE
Nantucket, MA 02554

Sheet:
G101

PROPOSED PARTIAL DEMO NOTES:
-Original House bubbled in green - Do Not Demo and preserve as many original components as possible.
-Later Additions bubbled in red - propose having the option to demo at builders discretion based on condition, and practicality of lifting house as a unit.
-Rear Addition bubbled in yellow - later addition, may help maintain integrity of original house to preserve.



1 Existing Front (East) Elevation
1/4" = 1'-0"

2 Approved Front (East) Elevation
1/4" = 1'-0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Builder:

Cheney Brothers Building
15A North Beach St.
Nantucket, MA 02554
T. 508.325.6983

Title + Date:
Exterior Elevations

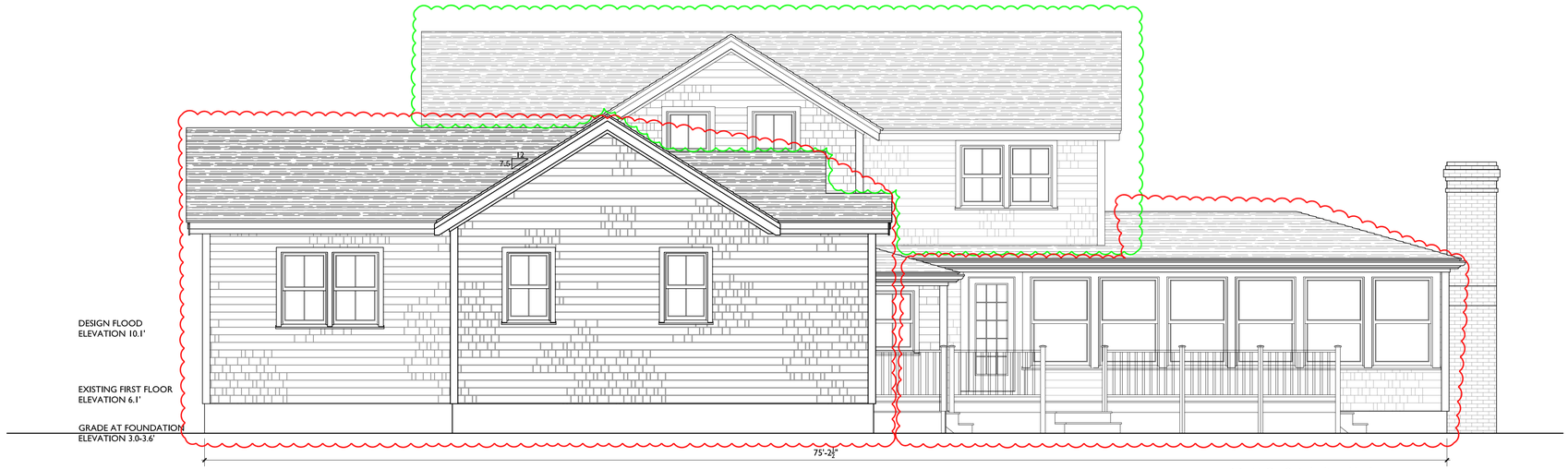
HDC Submittal	2/5/2020
HDC Submittal	2/18/2020
HDC Staff Revs	3/9/2020
*COA HDC2020-02-0633	
Request for Partial Demo to Facilitate Lift	6/10/2020

HULBERT ACK II LLC
MAIN HOUSE LIFT/RENO
4 HULBERT AVENUE

Nantucket, MA 02554

Sheet:
A300

PROPOSED PARTIAL DEMO NOTES:
-Original House bubbled in green - Do Not Demo and preserve as many original components as possible.
-Later Additions bubbled in red - propose having the option to demo at builders discretion based on condition, and practicality of lifting house as a unit.
-Rear Addition bubbled in yellow - later addition, may help maintain integrity of original house to preserve.



1 PREVIOUS Right (North) Elevation
1/4" = 1'-0"

2 REVISED Right (North) Elevation
1/4" = 1'-0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Builder:

Cheney Brothers Building
15A North Beach St.
Nantucket, MA 02554
T. 508.325.6983

Title + Date:
Exterior Elevations

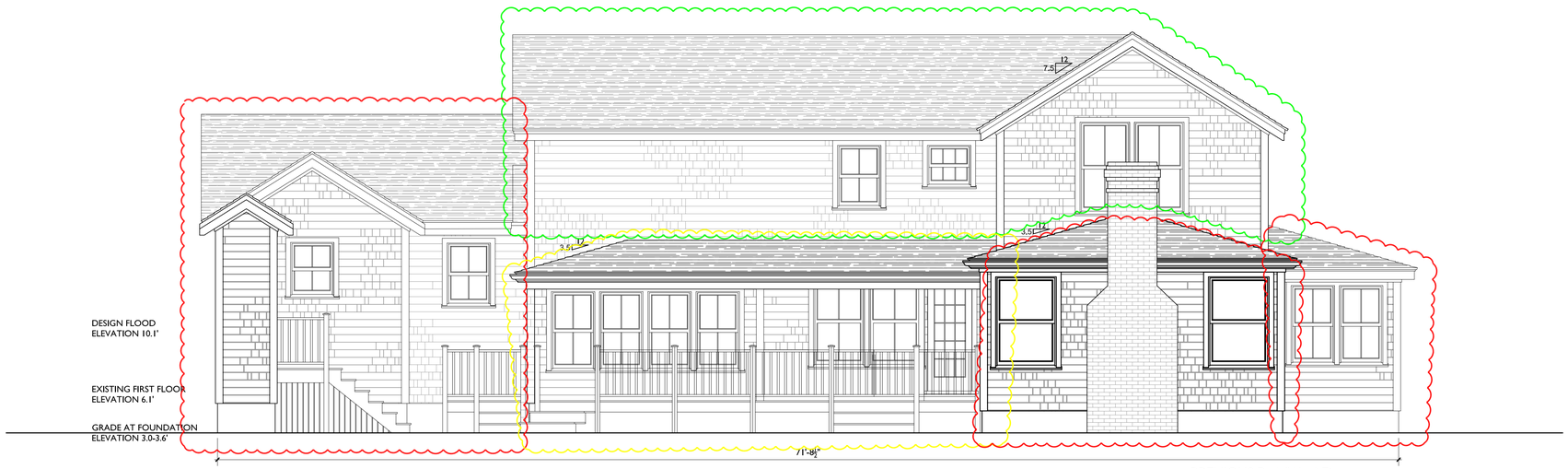
HDC Submittal	2/5/2020
HDC Submittal	2/18/2020
HDC Staff Revs	3/9/2020
*COA HDC2020-02-0633	
Request for Partial Demo to Facilitate Lift	6/10/2020

HULBERT ACK II LLC
MAIN HOUSE LIFT/RENO
4 HULBERT AVENUE

Nantucket, MA 02554

Sheet:
A301

PROPOSED PARTIAL DEMO NOTES:
-Original House bubbled in green - Do Not Demo and preserve as many original components as possible.
-Later Additions bubbled in red - propose having the option to demo at builders discretion based on condition, and practicality of lifting house as a unit.
-Rear Addition bubbled in yellow - later addition, may help maintain integrity of original house to preserve.



1 PREVIOUS Back (West) Elevation
1/4" = 1'-0"

2 REVISED Back (West) Elevation
1/4" = 1'-0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Builder:

Cheney Brothers Building
15A North Beach St.
Nantucket, MA 02554
T. 508.325.6983

Title + Date:
Exterior Elevations

HDC Submittal	2/5/2020
HDC Submittal	2/18/2020
HDC Staff Revs	3/9/2020
*COA HDC2020-02-0633	
Request for Partial Demo to Facilitate Lift	6/10/2020

HULBERT ACK II LLC
MAIN HOUSE LIFT/RENO
4 HULBERT AVENUE

Nantucket, MA 02554

Sheet:
A302

PROPOSED PARTIAL DEMO NOTES:
-Original House bubbled in green - Do Not Demo and preserve as many original components as possible.
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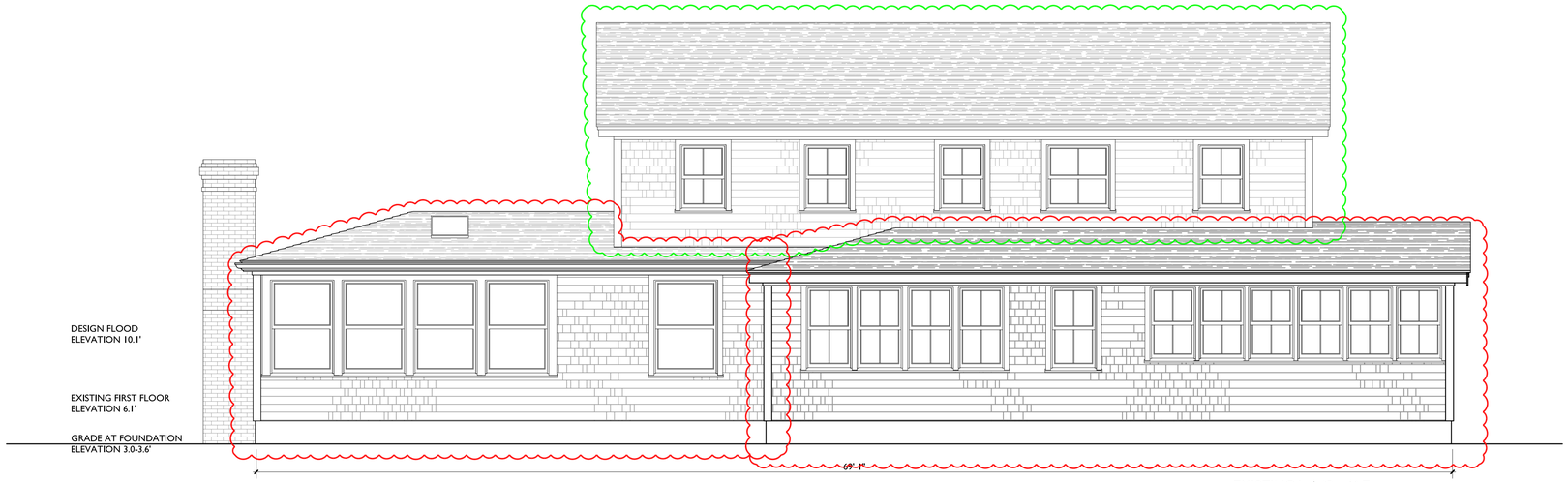
-Rear Addition bubbled in yellow - later addition, may help maintain integrity of original house to preserve.



1 EXISTING Left (South) Elevation
1/4" = 1'-0"

2 APPROVED Left (South) Elevation
1/4" = 1'-0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Builder:

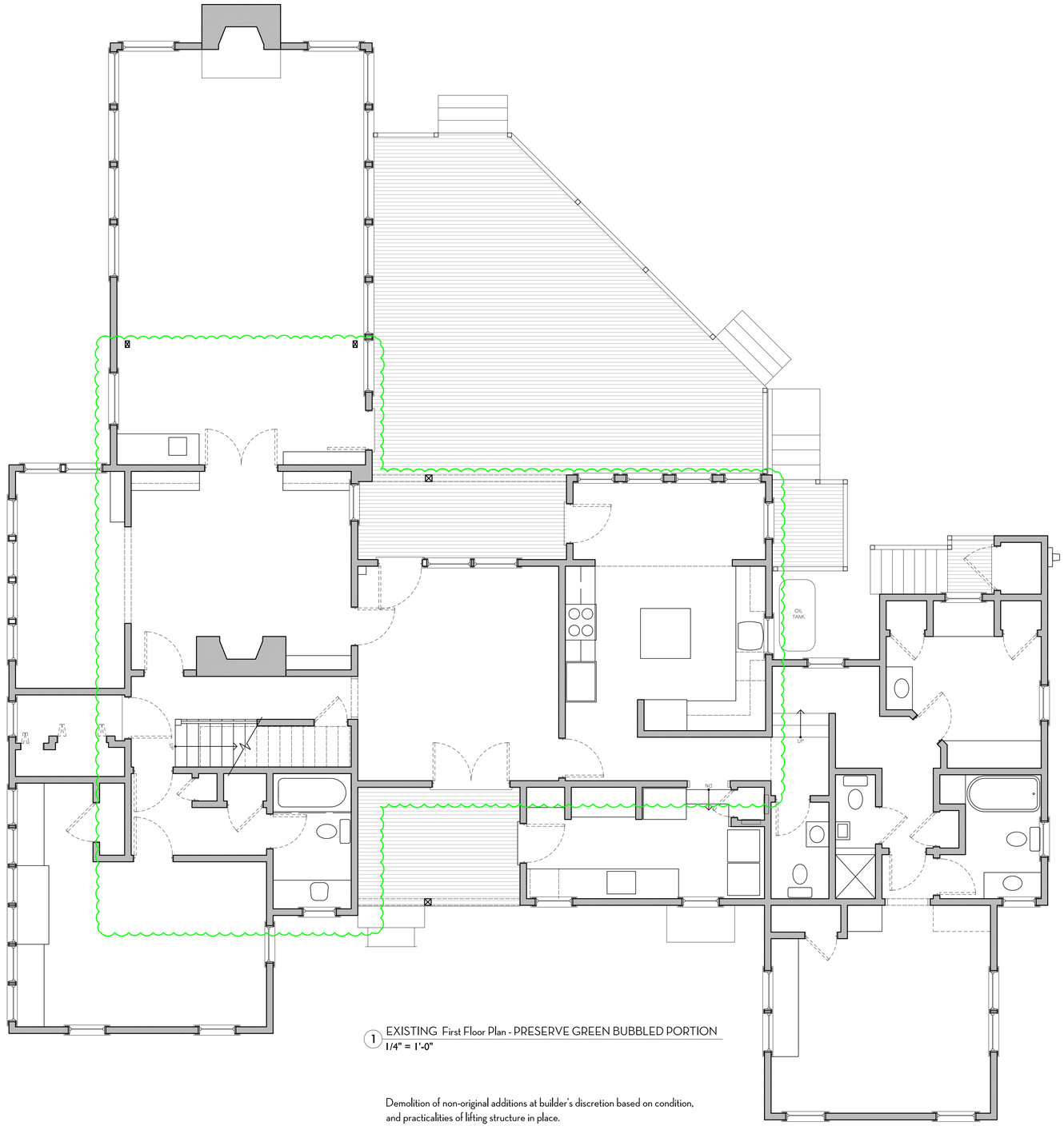
Cheney Brothers Building
15A North Beach St.
Nantucket, MA 02554
T. 508.325.6983

Title + Date:
Exterior Elevations

HDC Submittal	2/5/2020
HDC Submittal	2/18/2020
HDC Staff Revs	3/9/2020
*COA HDC2020-02-0633	
Request for Partial Demo to Facilitate Lift	6/10/2020

HULBERT ACK II LLC
MAIN HOUSE LIFT/RENO
4 HULBERT AVENUE
Nantucket, MA 02554

Sheet:
A303



1 EXISTING First Floor Plan - PRESERVE GREEN BUBBLED PORTION
1/4" = 1'-0"

Demolition of non-original additions at builder's discretion based on condition, and practicalities of lifting structure in place.

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Builder:

Cheney Brothers Building
15A North Beach St.
Nantucket, MA 02554
T. 508.325.6983

Title + Date:
Floor Plans

HDC Submittal	2/5/2020
HDC Submittal	2/18/2020
HDC Staff Revs	3/9/2020

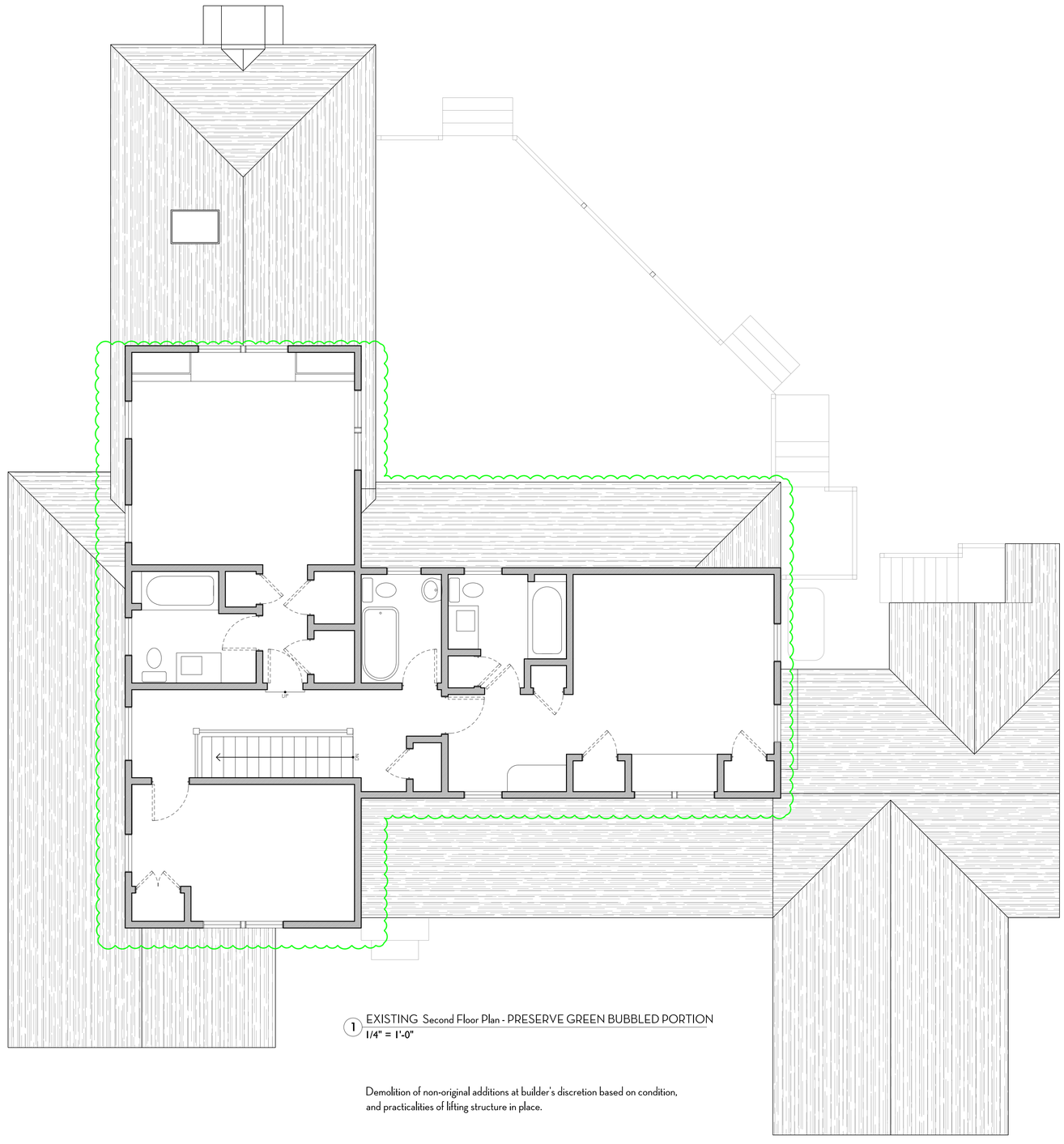
*COA HDC2020-02-0633

Request for Partial Demo to Facilitate Lift
6/10/2020

HULBERT ACK II LLC
MAIN HOUSE LIFT/RENO
4 HULBERT AVENUE

Nantucket, MA 02554

Sheet:
A101



1 EXISTING Second Floor Plan - PRESERVE GREEN BUBBLED PORTION
1/4" = 1'-0"

Demolition of non-original additions at builder's discretion based on condition, and practicalities of lifting structure in place.

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Builder:

Cheney Brothers Building
15A North Beach St.
Nantucket, MA 02554
T. 508.325.6983

Title + Date:
Floor Plans

HDC Submittal	2/5/2020
HDC Submittal	2/18/2020
HDC Staff Revs	3/9/2020

*COA HDC2020-02-0633

Request for Partial Demo to Facilitate Lift
6/10/2020

HULBERT ACK II LLC
MAIN HOUSE LIFT/RENO
4 HULBERT AVENUE

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°: 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.***

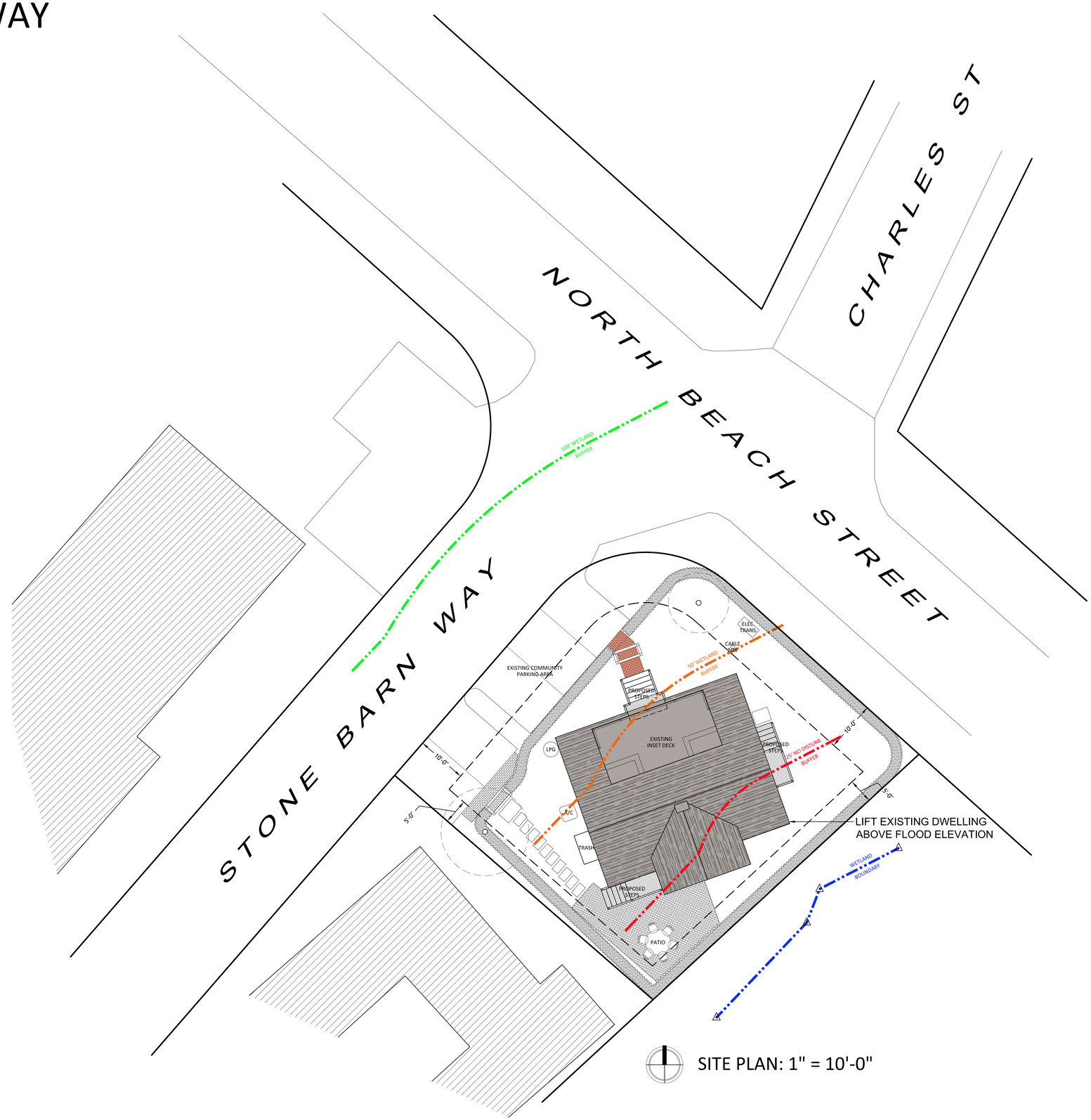
✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction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

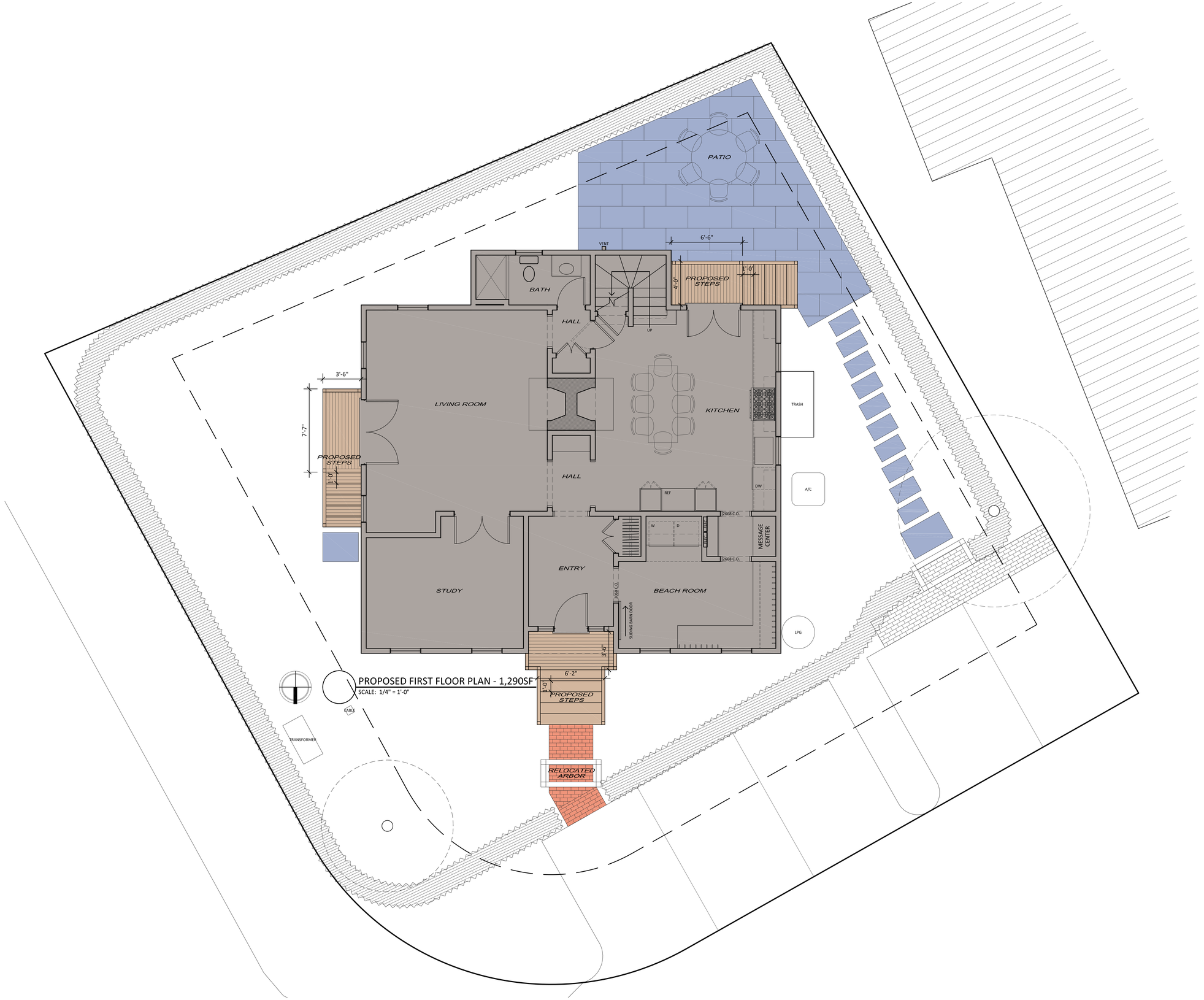
HOUSE LIFT HDC

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
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HOUSE LIFT HDC

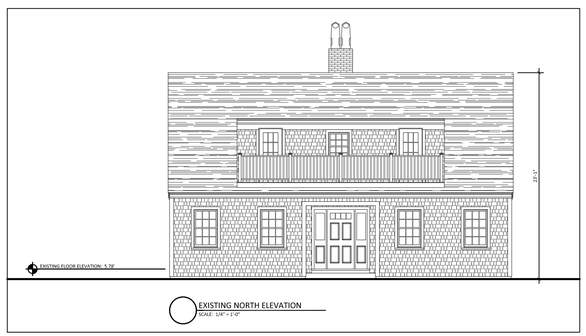
APPLEBY

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

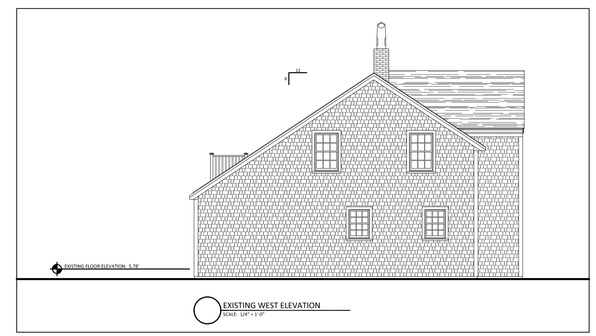
FIRST FLOOR PLAN

A1.1

3 APRIL 2020

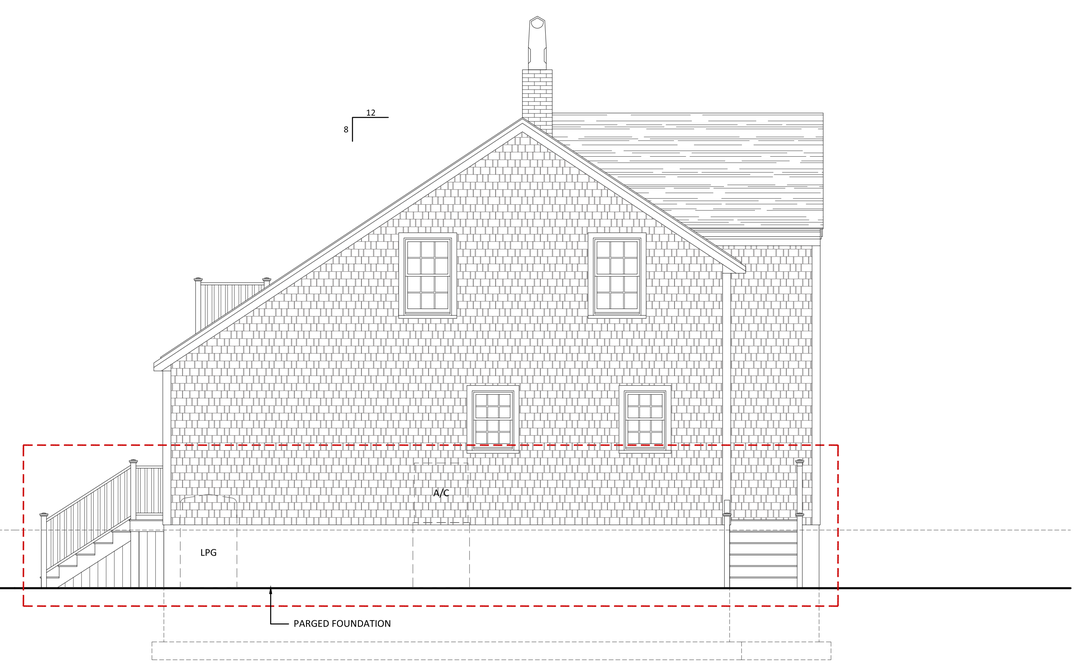


EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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



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

MARK CUTONE
ARCHITECTURE +

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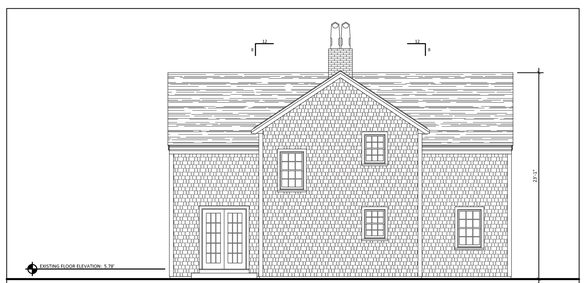
HOUSE LIFT HDC

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

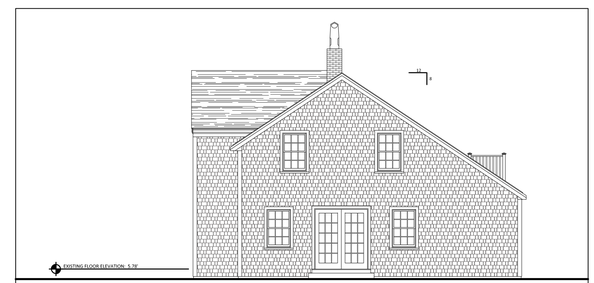
ELEVATIONS

A2.1

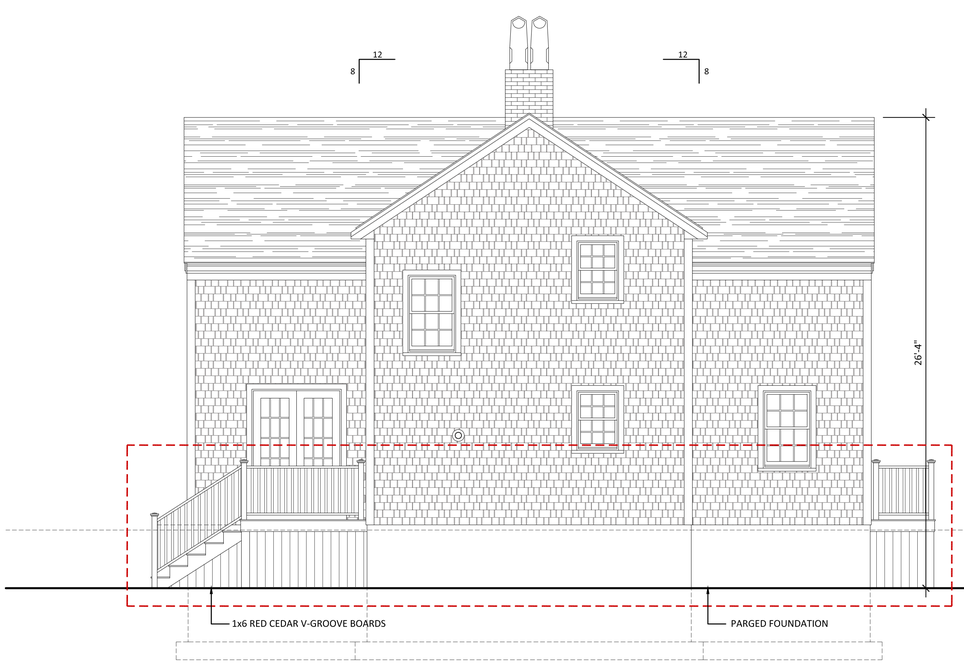
3 APRIL 2020



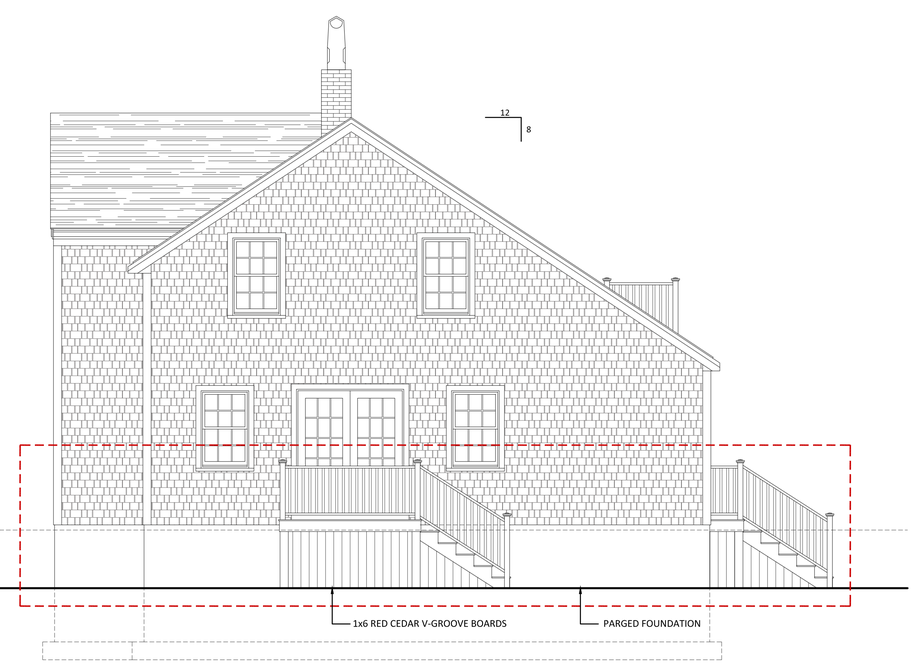
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
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SURVEYOR

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508.228.1007

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

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$ $4.10

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0554 01
NANTUCKET MA 02554
06/01/2020

DUGGAN JOHN E
135 MILTON STREET
MILTON, MA 02186

See Reverse for Instructions

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NANTUCKET, MA 02554

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$ $0.00
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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
$ $4.10

Postmark Here
0554 01
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

7019 0160 0000 6212 9358

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WASHINGTON, DC 20008

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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
$ $4.10

Postmark Here
0554 01
NANTUCKET MA 02554
06/01/2020

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

See Reverse for Instructions

7019 0160 0000 6212 9365

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ROCKY HILL, CT 06067

OFFICIAL USE

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

Postage $0.55
$ $4.10

Postmark Here
0554 01
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

OFFICIAL USE

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

Postage $0.55
$ $4.10

Postmark Here
0554 01
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**								

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 ✓5015

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

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 178.2

Street & Number of Proposed Work: 10A Gray Ave

Owner of record: Bradley Humphries

Mailing Address: 10A Gray Ave Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Waterscapes by Jesse Dutra

Mailing Address: PO Box 2578 Nantucket MA 02584

Contact Phone #: 508-654-2822 E-mail: jesse@nantucketpools.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 R10) ☐ Roof ☒ Other Outdoor Grill Area - L shape 8' x 4' sections

Size of Structure or Addition: Length: 33' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Pool - 33 x 16 = 528 sf Width: 16' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq - 48 sf Sq. footage 3rd floor: _____ 100 sf Bluestone

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 4' Pool Code
Type: Wire mesh vegetation fence
Length: approx 175'

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 Coping - Natural Walls _____

* Note: Complete door and window schedules are required. Outdoor Grill Stone veneer on vertical surfaces

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

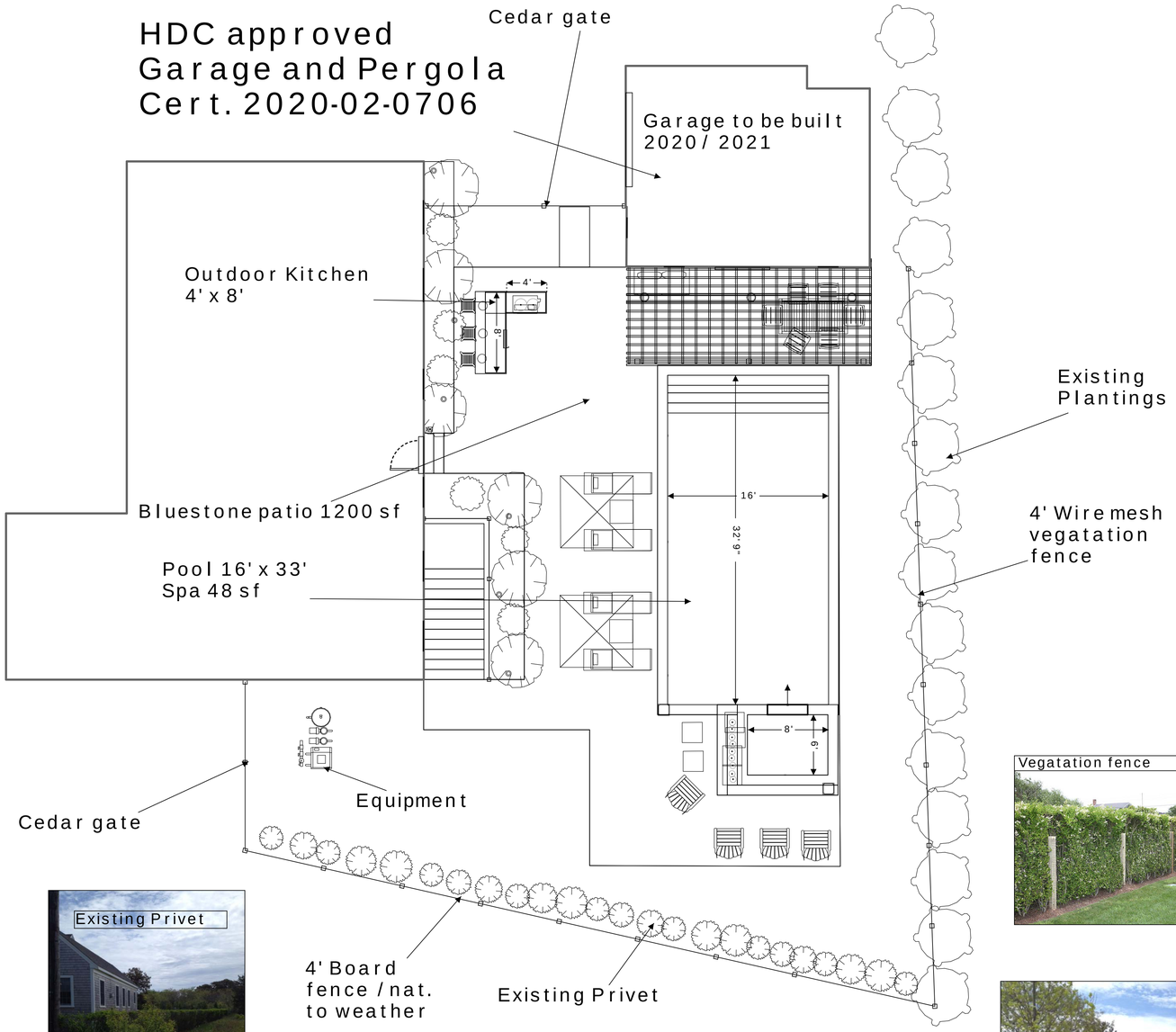
Deck _____ Foundation _____ Fence _____ Shutters _____

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

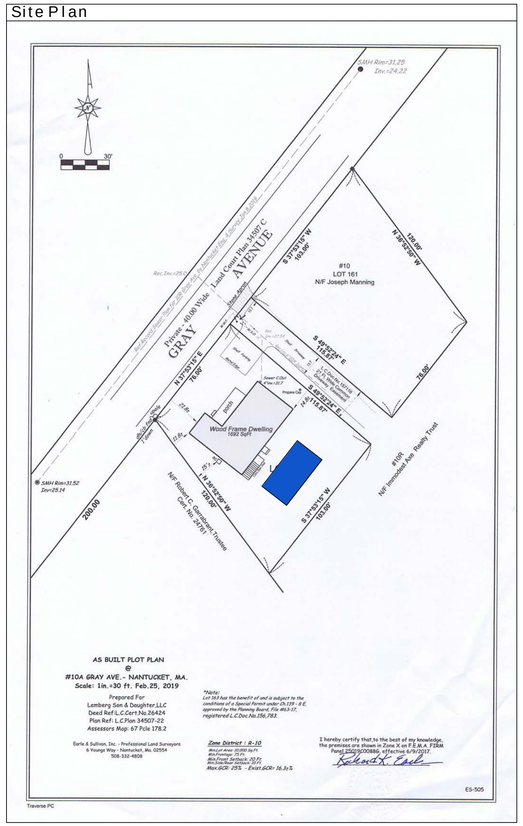
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 6/1/2020 Signature of owner of record _____ Signed under penalties of perjury

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

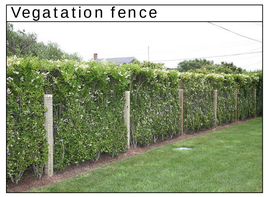


Site Plan



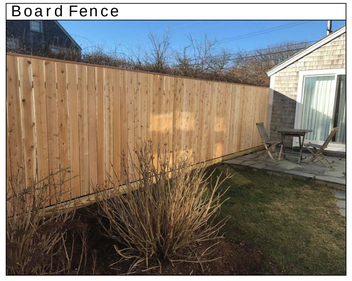
GIS

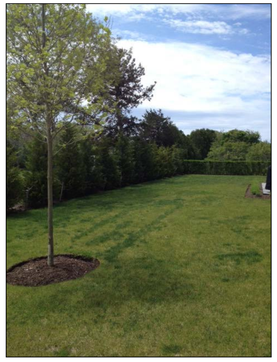
Vegatation fence



Existing Privet

Board Fence





Existing Plantings

Conceptual

Scale: 5/32" = 1 ft

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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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°: 44 PARCEL N°. 73

Street & Number of Proposed Work: 19 North Pasture Lane

Owner of record: 19 North Pasture Lane Trust; Steven Cohen Trustee

Mailing Address: PO Box 786
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

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: 129sf ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: 129sf ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

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 10" Square _____

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck Natural | Railings White (GME) 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 6/9/20 Signature of owner of record _____ Signed under penalties of perjury

1 **Locus Map**

1 **Site Plan**

1" = 20'-0"

BOTTICELLI & POHL

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

DATE	REVISIONS

Site Plan

Renovations at
19 North Pasture Lane
Nantucket, MA 02554

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

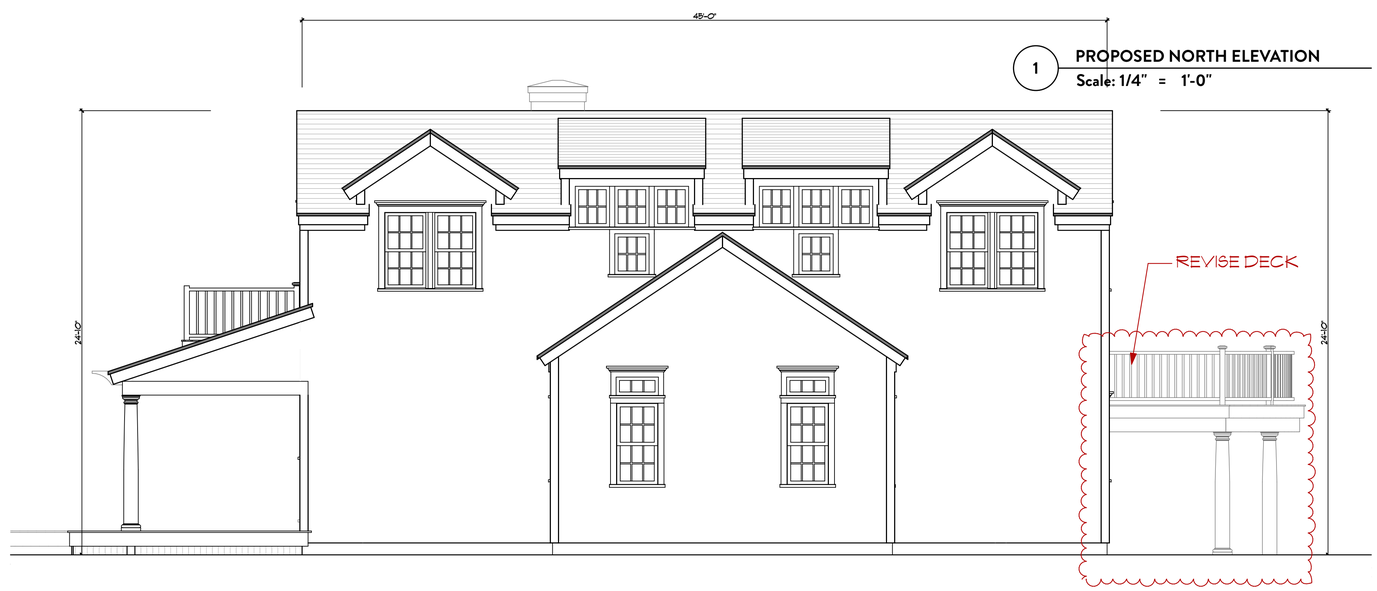
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#

L-1.1

3 Previously Approved North Elevation

4 Previously Approved East Elevation



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

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

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

North & East Elevations

Renovations at
19 North Pasture Lane
Nantucket, MA 02554

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

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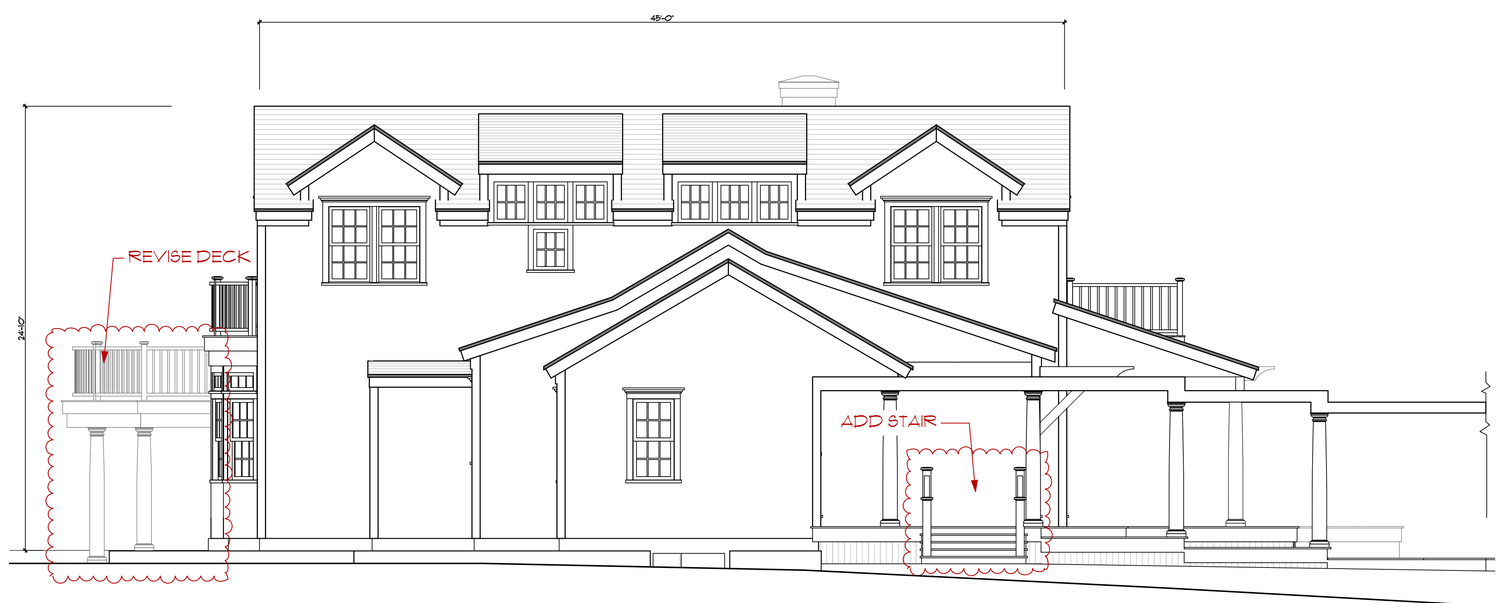
ID #
A-2.1

3 Previously Approved South Elevation

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

4 Previously Approved West Elevation



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

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

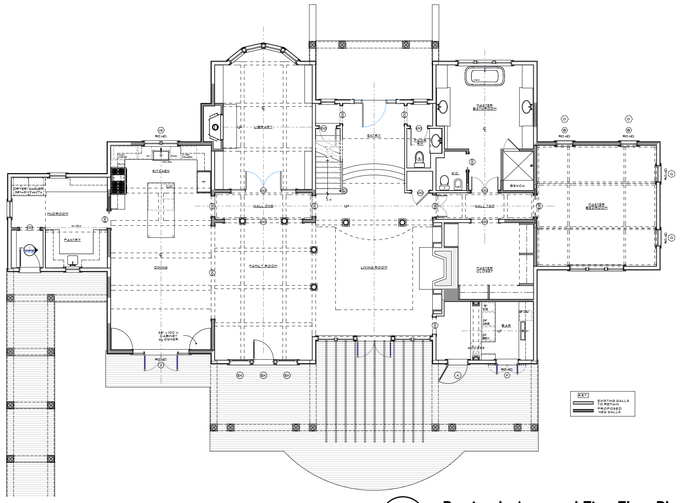
South & West Elevations

Renovations at
19 North Pasture Lane
Nantucket, MA 02554

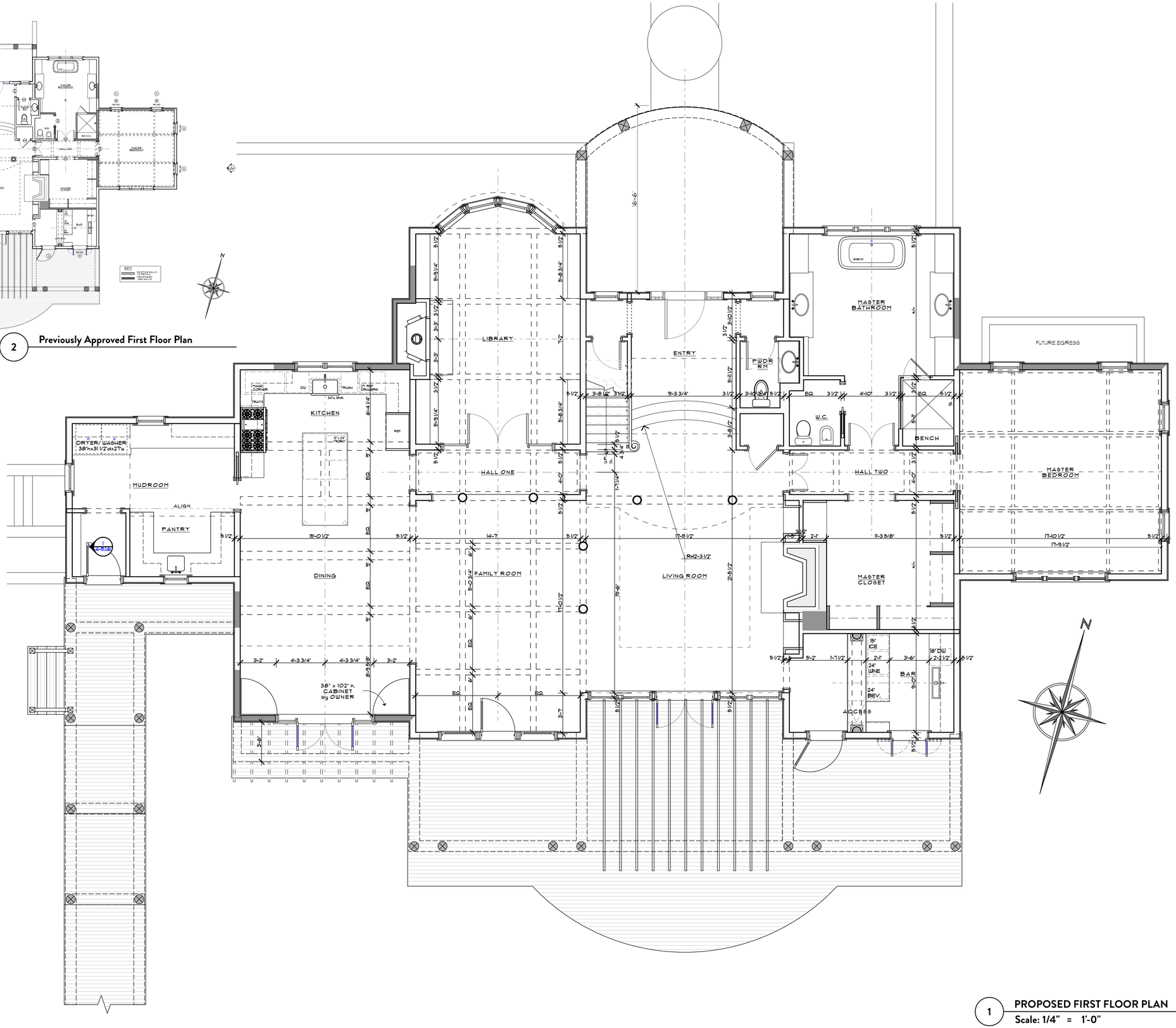
MAP NO.: 44 ZONING INFO.: LUG3
PARCEL NO.: 73 PROJECT NO.: 25 REVISED: May 14, 2020

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

ID#
A-2.2



2 **Previously Approved First Floor Plan**



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

BOTTICELLI & POHL

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

DATE | REVISIONS

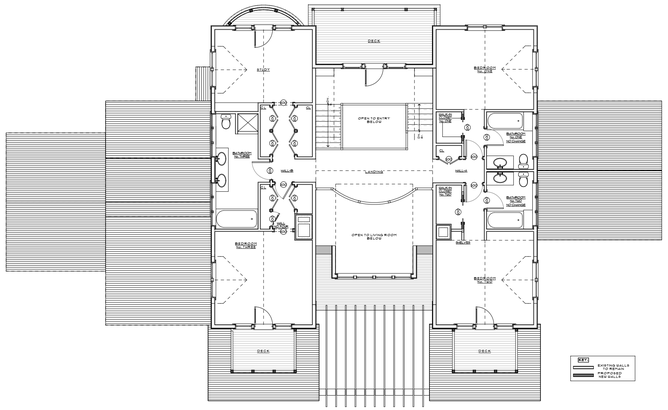
First Floor Plan

Renovations at
19 North Pasture Lane
Nantucket, MA 02554

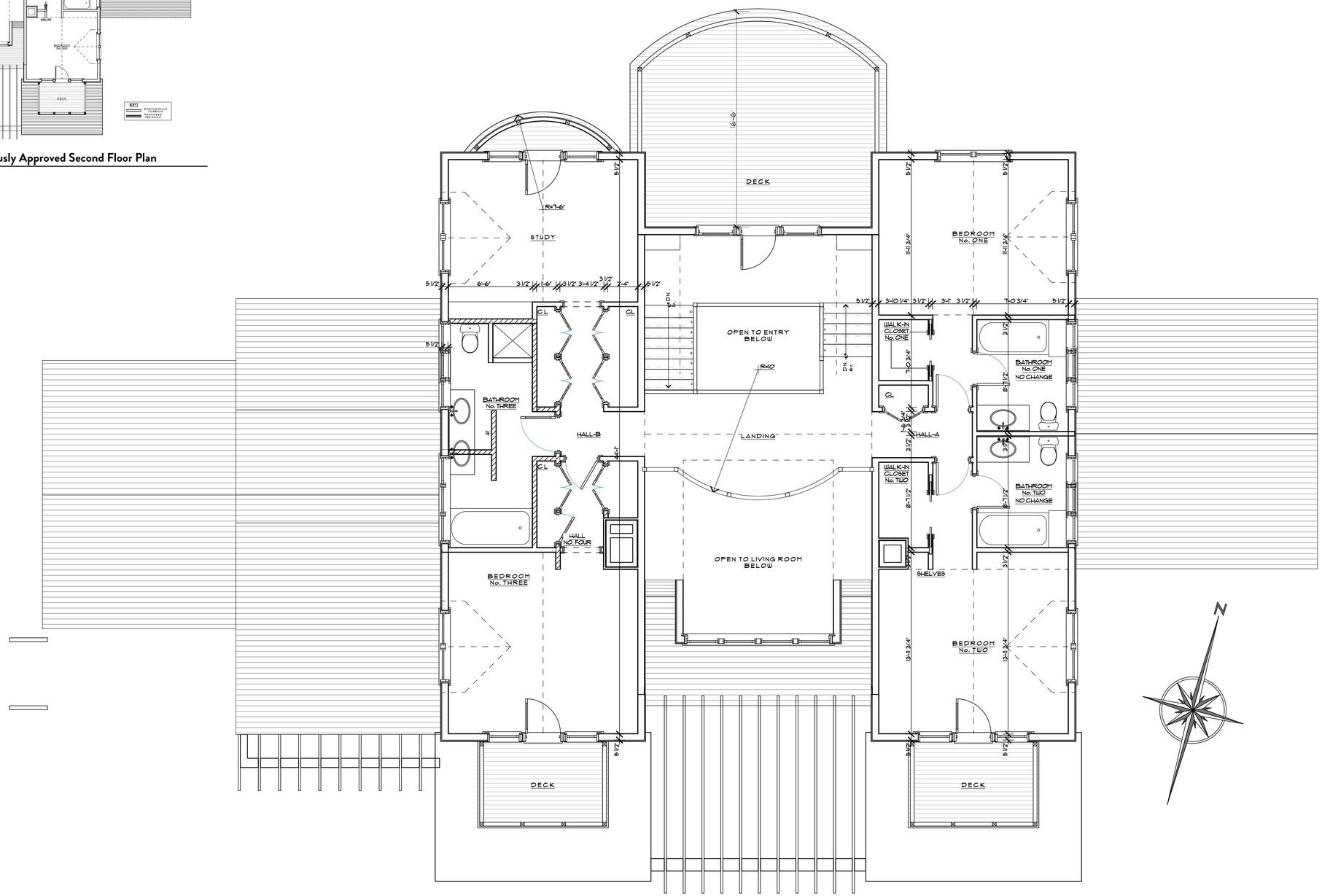
MAP NO: 44 ZONING INFO: LUG3
PARCEL NO: 73 PROJECT NO: 25 REVISED:

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

ID #
A-1.1



2 **Previously Approved Second Floor Plan**



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

BOTTICELLI & POHL

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

REVISIONS

DATE

Second Floor Plan

Renovations at
19 North Pasture Lane
Nantucket, MA 02554

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

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

ID #
A-1.2

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 65 PARCEL N°. 86

Street & Number of Proposed Work: 24 Bartlett Rd

Owner of record: TLJ Properties

Mailing Address: 24 Bartlett Rd
Nantocket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln
Nantocket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name:

Original Date:

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 5 1/2" Rake 5 1/2" Soffit (Overhang) 5 1/2" Corner boards _____ Frieze 3 1/2"
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 6.10.20 Signature of owner of record _____ Signed under penalties of perjury

24 Bartlett Farm Rd M 65 P 86

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

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

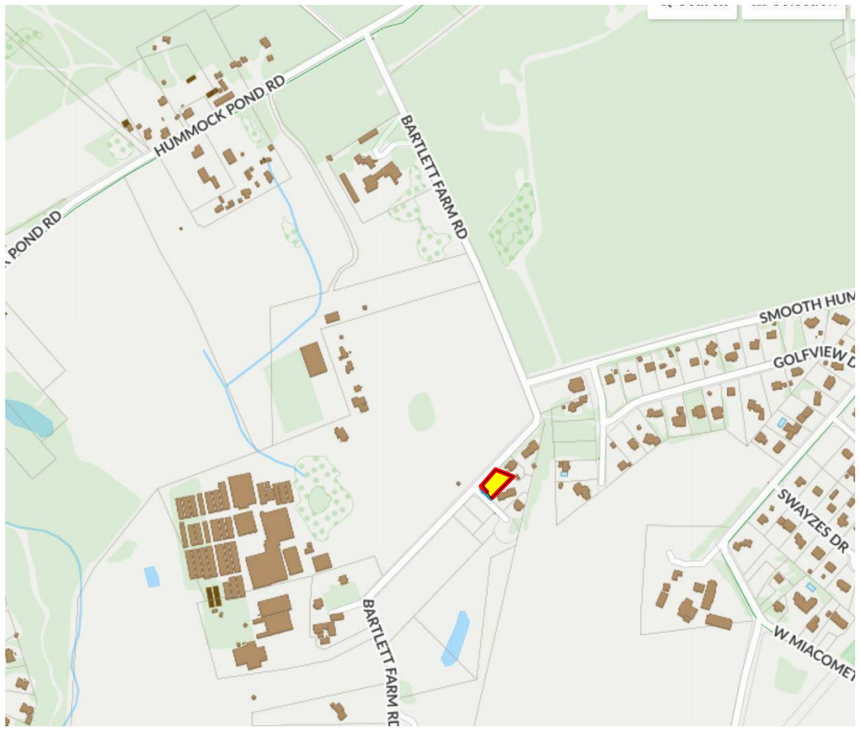
	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
n/a	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

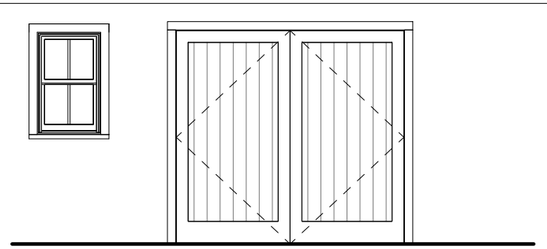
N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
11 (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
n/a	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

TLJ Properties Residence, Zoning Shed

24 Bartlett Farm Rd
Nantucket, MA 02554



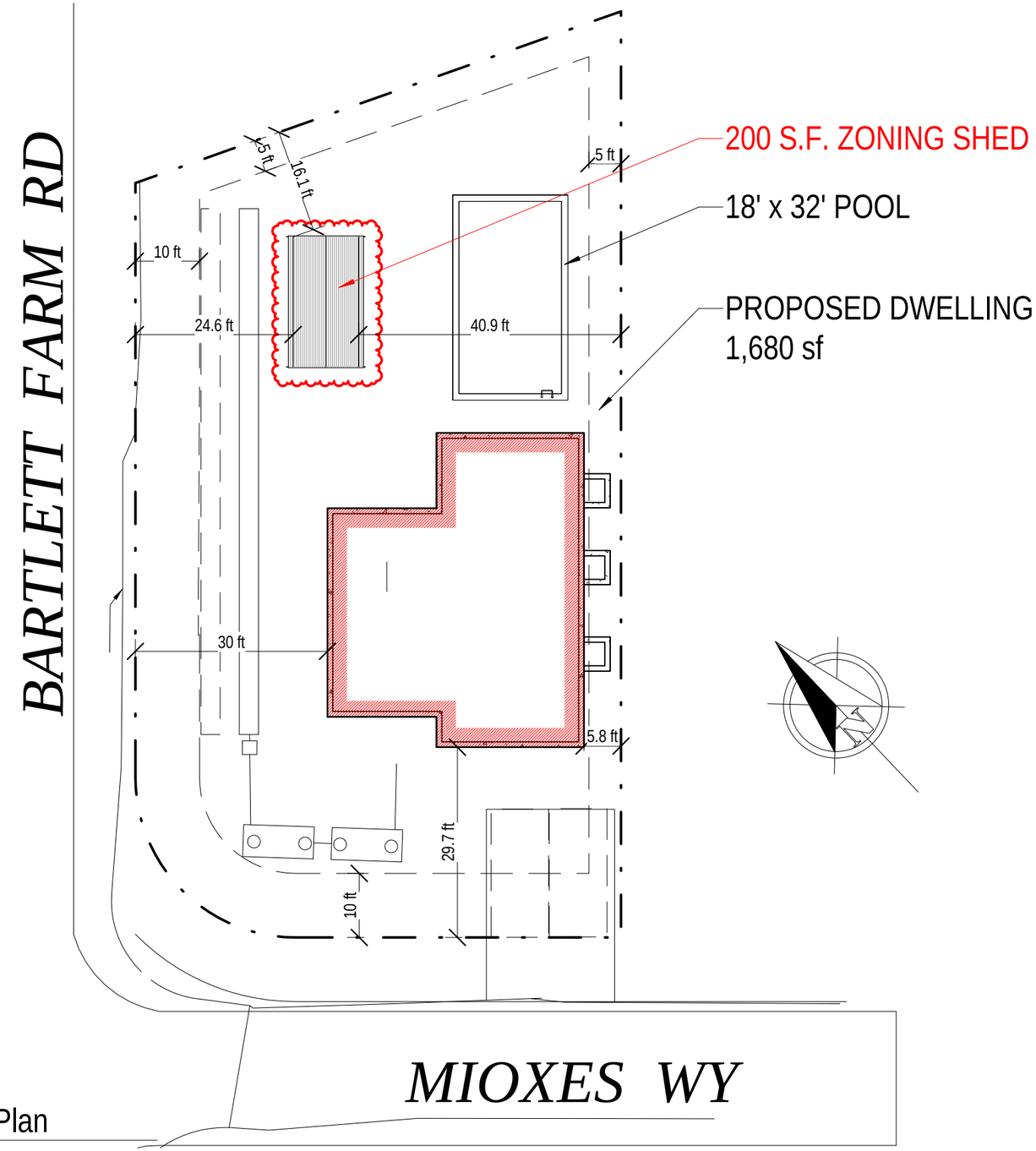
Locus



Double Hung
2/2 SDL

V-Groove Outswing Garage Door

Shed Window & Door Legend



Shed Site Plan

1" = 20'-0"

G.01

TLJ Properties Residence
24 Bartlett Farm Rd
Nantucket, MA 02554

Zoning Information

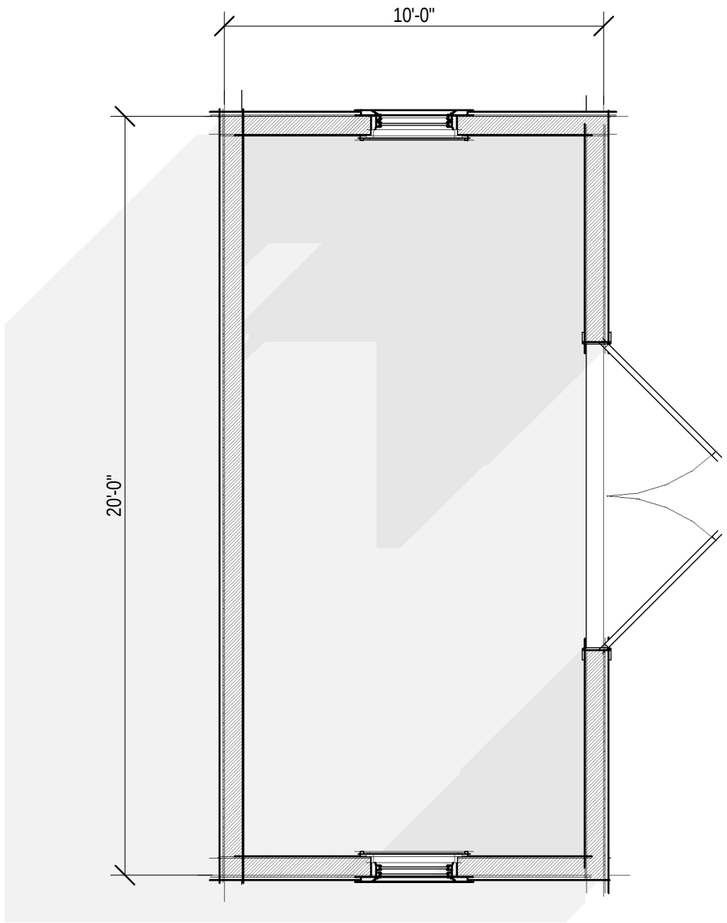
Map & Parcel:	65 / 86
Current Zoning:	RC-2
Minimum Frontage:	40 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft

Shed Cover Page

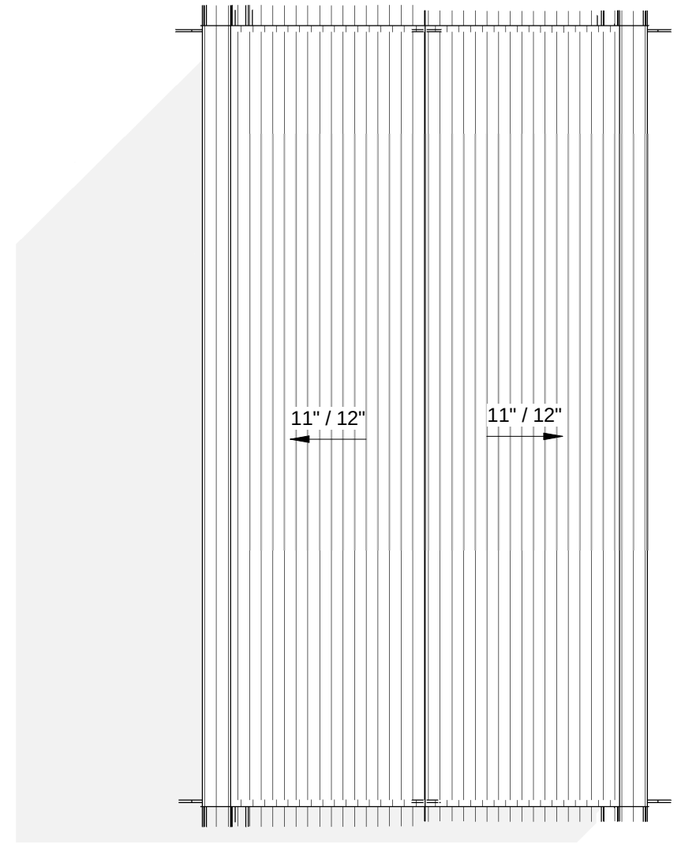
06.10.20

emeritus

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



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



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

A.1.6

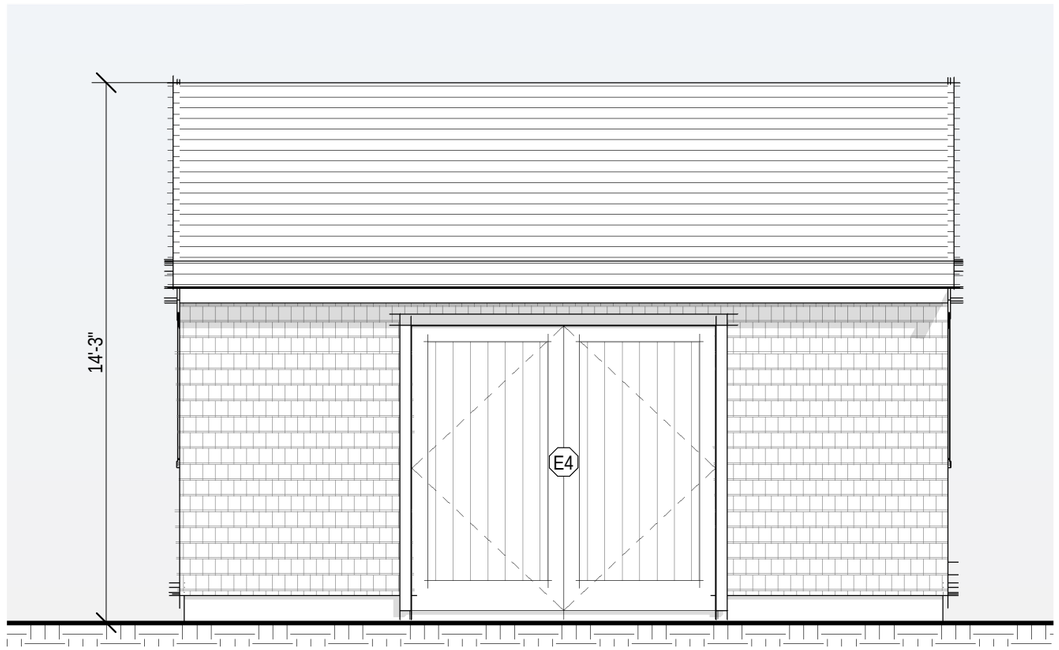
TLJ Properties Residence
24 Bartlett Farm Rd
Nantucket, MA 02554

Zoning Information

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

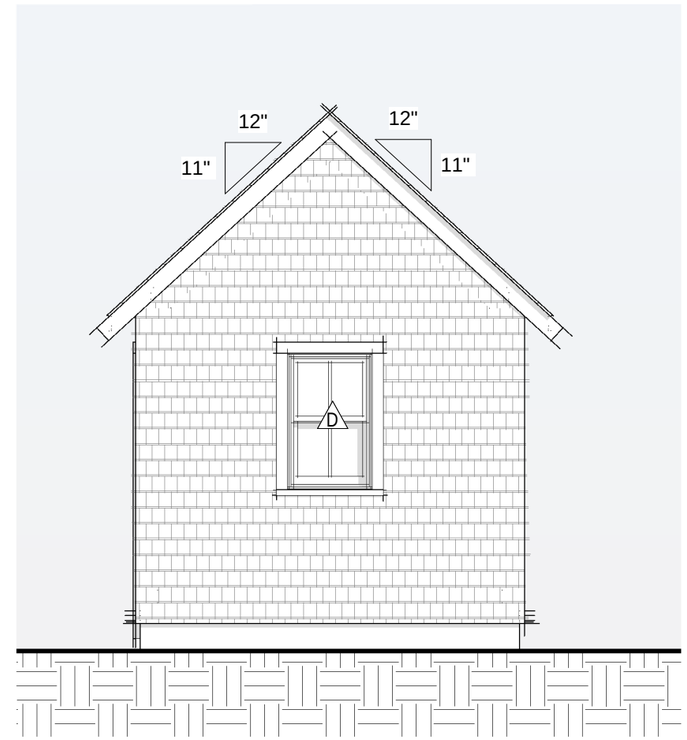
Shed Floor & Roof Plans
06.10.20

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



1 Shed East El.

1/4" = 1'-0"



2 Shed North El.

1/4" = 1'-0"

A.2.6

TLJ Properties Residence

24 Bartlett Farm Rd

Nantucket, MA 02554

Zoning Information

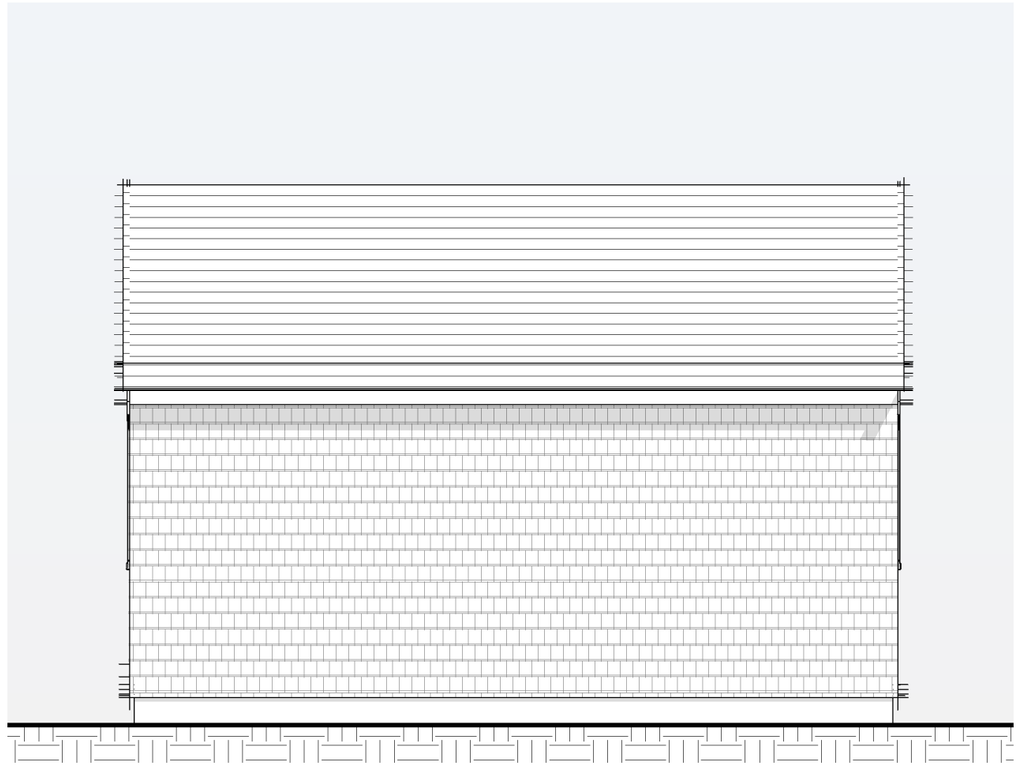
Map & Parcel:	65 / 86
Current Zoning:	RC-2
Minimum Frontage:	40 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft

Shed Elevations

06.10.20

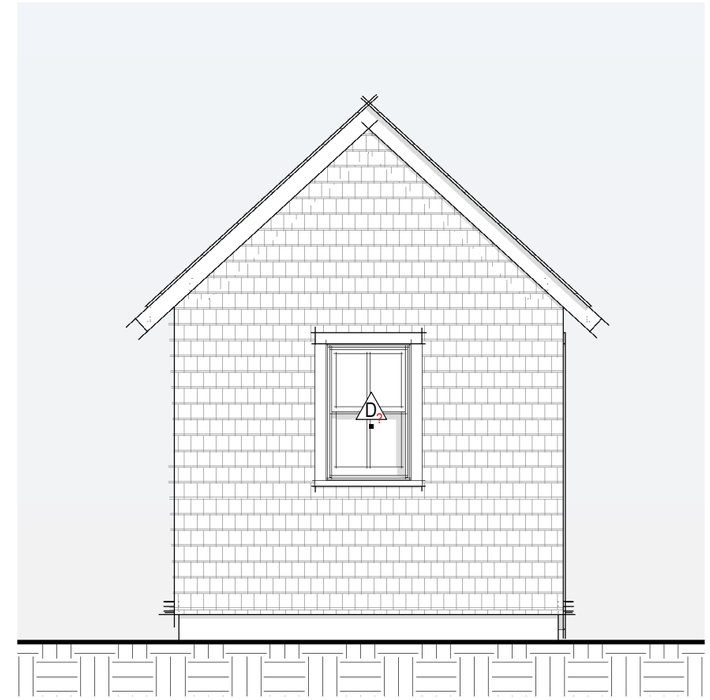
emeritus

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



1 Shed West El.

1/4" = 1'-0"



2 Shed South El.

1/4" = 1'-0"

A.2.7

TLJ Properties Residence

24 Bartlett Farm Rd

Nantucket, MA 02554

Zoning Information

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

Shed Elevations

06.10.20

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.

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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°: 65 PARCEL N°. 86

Street & Number of Proposed Work: 24 Bartlett Rd

Owner of record: TLJ Properties

Mailing Address: 24 Bartlett Rd
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☑ Pool (Zoning District RC2) ☐ Roof ☑ Other New Pool

Size of Structure or Addition: Length: 32 ft Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 18 ft Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (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 _____

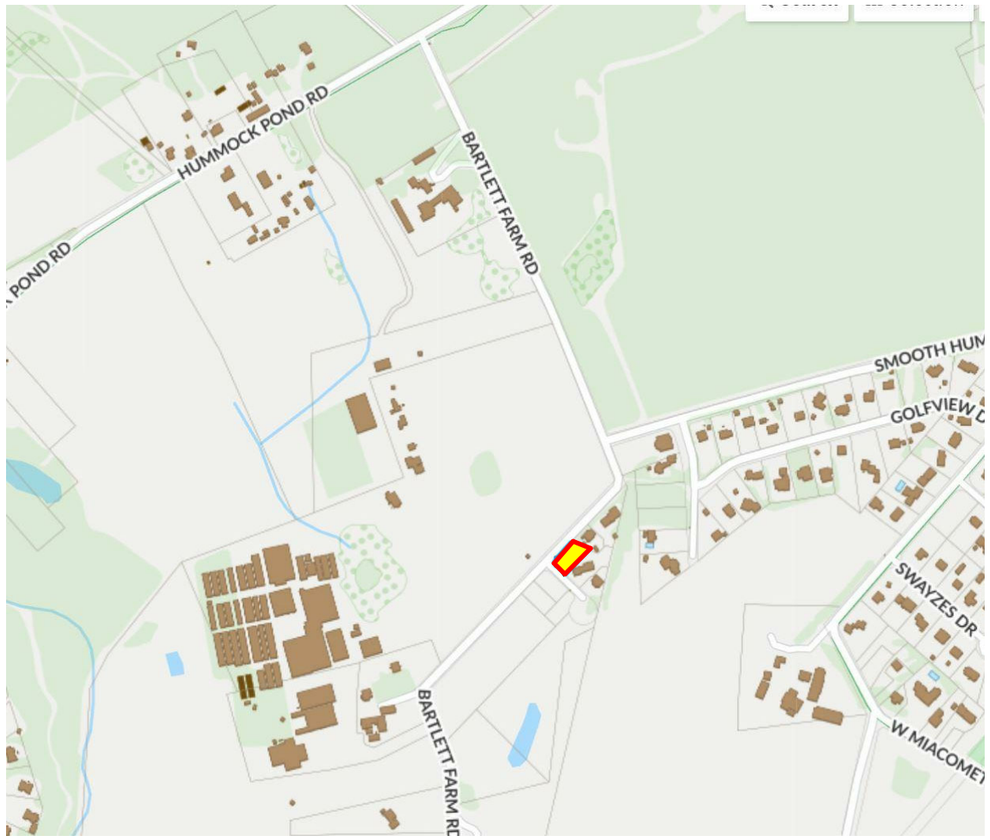
* Attach manufacturer's color samples if color is not from HDC approval list.

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

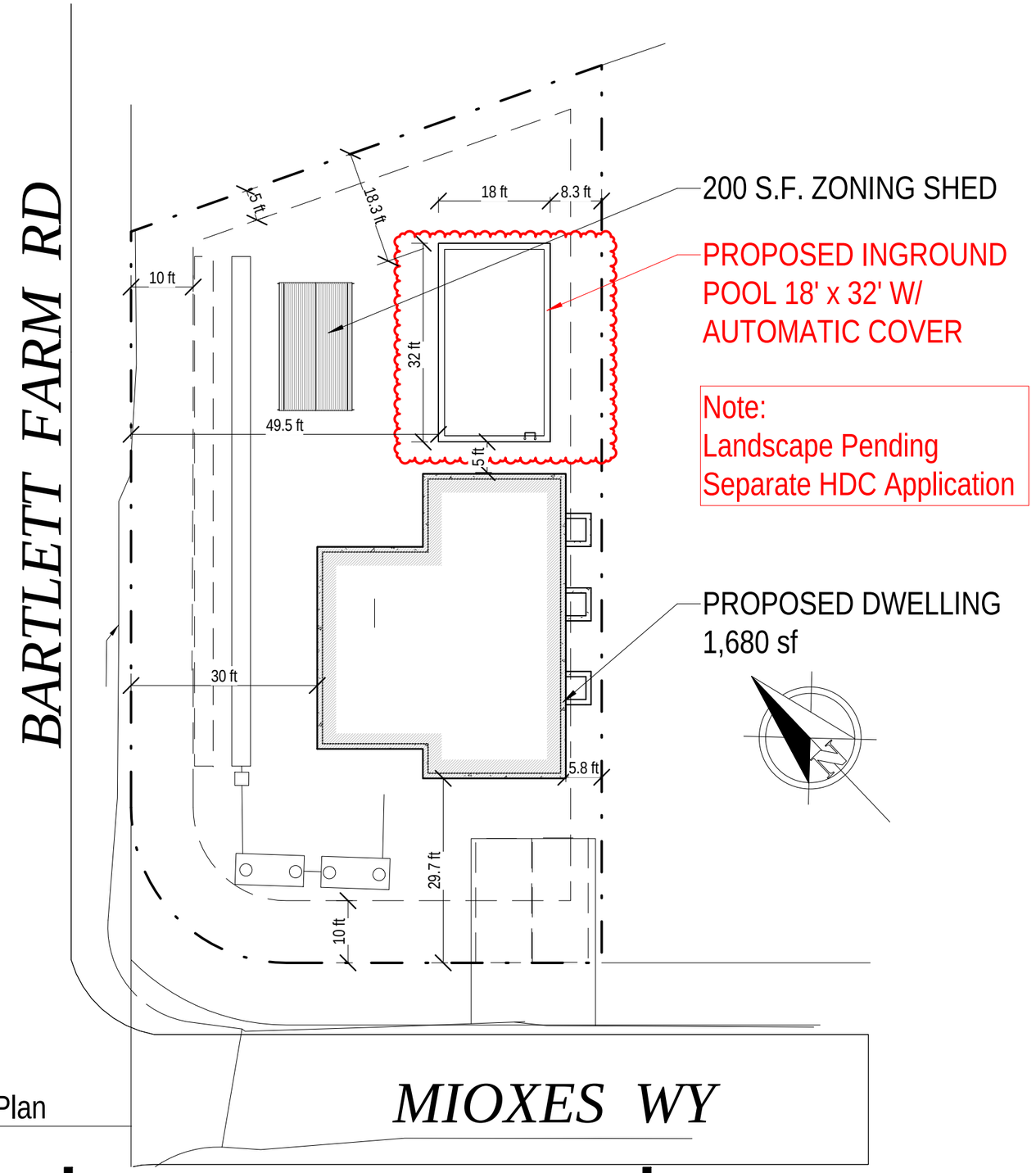
TLJ Properties Residence, Pool

24 Bartlett Farm Rd
Nantucket, MA 02554



Locus.

Not to Scale



Pool Site Plan

1" = 20'-0"

G.1.7

TLJ Properties Residence
24 Bartlett Farm Rd
Nantucket, MA 02554

Zoning Information

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

Pool HDC SUbmission

06.10.20

emeritus

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

24 Bartlett Rd Pool M 65 P 86

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

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
n/a	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
_____ (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
n/a	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

EAST COAST
METAL ROOFING

DiGiulio (Guest House) - 35 Dartmouth St, Nantucket, MA

1 = West (Exeter St)
2 = East (Dartmouth St)
3 = South (Lancashire St)
4 = North

2. East (Dartmouth St)

2. South (Lancashire St)

4. North

1. West (Exeter St)

DiGiulio (Guest House) - 35 Dartmouth St, Nantucket, MA

Cottage South-East facing

Main house South-West Facing

West with main house in background

Looking East from main house

East Coast Metal Roofing Comparable Project
Black Embossed Aluminum Shingle

DiGiulio (Guest House) - 35 Dartmouth St, Nantucket, MA

Town and County of Nantucket, MA

March 16, 2020

Property Information

Property ID	76.4.2 304
Location	35 DARTMOUTH ST
Owner	DIGIULIO NANCY L TR

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

PERMALOCK

The Aluminum Shingle Company

RESIDENTIAL DATA SHEET

The PermaLock Aluminum Shingle is a maintenance free, prefinished and extremely strong 18" wide shingle. Made from 95% recycled material in the USA, this shingle comes with a transferable lifetime warranty and is Energy Star rated.

Pictured
Dawn Grey Embossed

MATERIALS

Aluminum, Zinc, Copper

SPECIFICATIONS

- Uses: Roof, Wall
- Fasteners: Concealed
- Applications: Solid Sheathing
- Coverage: 9.25" tall x 18" wide
- 96 Shingles per square (40lbs/sq)
- Minimum Roof Pitch 3:12
- Kynar 500 / Hylar 5000 premium coating

WARRANTY & TESTING

- Lifetime transferable warranty
- 165 mph wind speed warranty
- Fire - UL 790 Class A
- Hail - UL 2218 Class 4
- Uplift - UL 997

PermaLockRoofing.com

Call today! 877-319-7999

FINISH OPTIONS

WOOD GRAIN

SLATE

EMBOSSED

SMOOTH

COLOR OPTIONS

Driftwood Cedar

Tudor Brown

Regal Brown

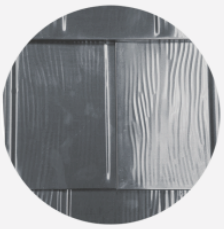
Terra Cotta Red

Classic Green

Dawn Grey

Charcoal Grey

Black



Plain Mill

Custom, premium, and zinc colors available. See website for details.

PERMALOCK
The Aluminum Shingle Company

Contact us today for a free, no obligation quote!

PermaLockRoofing.com | 877-319-7999

See website for details, specifications, and warranty information. © The Aluminum Shingle Company

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°. 97

Street & Number of Proposed Work: 58 WALSH ST.

Owner of record: Folbeth, Biff and Liz

Mailing Address: 7275 Pelican Bay Blvd
Naples FL 34108

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (If applicable)

Name: Sanne Payne

Mailing Address: 75 Goldfinch Dr.
Nantucket MA 02554

Contact Phone #: 332-0455 E-mail: Sannejbsen@comcast.net

FOR OFFICE USE ONLY V1497

Date application received: 6/2/2020 Fee Paid: $ 504.60

Must be acted on by: 8/6/2020

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: 69' max Sq. Footage 1st floor: 1519 SF
Width: 29' max Sq. footage 2nd floor: 1004 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 634 SF ☒ 1st floor ☐ 2nd floor
Size: 151 SF ☐ 1st floor ☒ 2nd floor

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

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

Additional Remarks

Historic Name:

Original Date:

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 _____ w/ Vert Board surround

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /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 _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

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

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

Doors* (type and material): ☐ TDL ☒ SDL Front 2 panel Rear _____ Side 15 Light

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

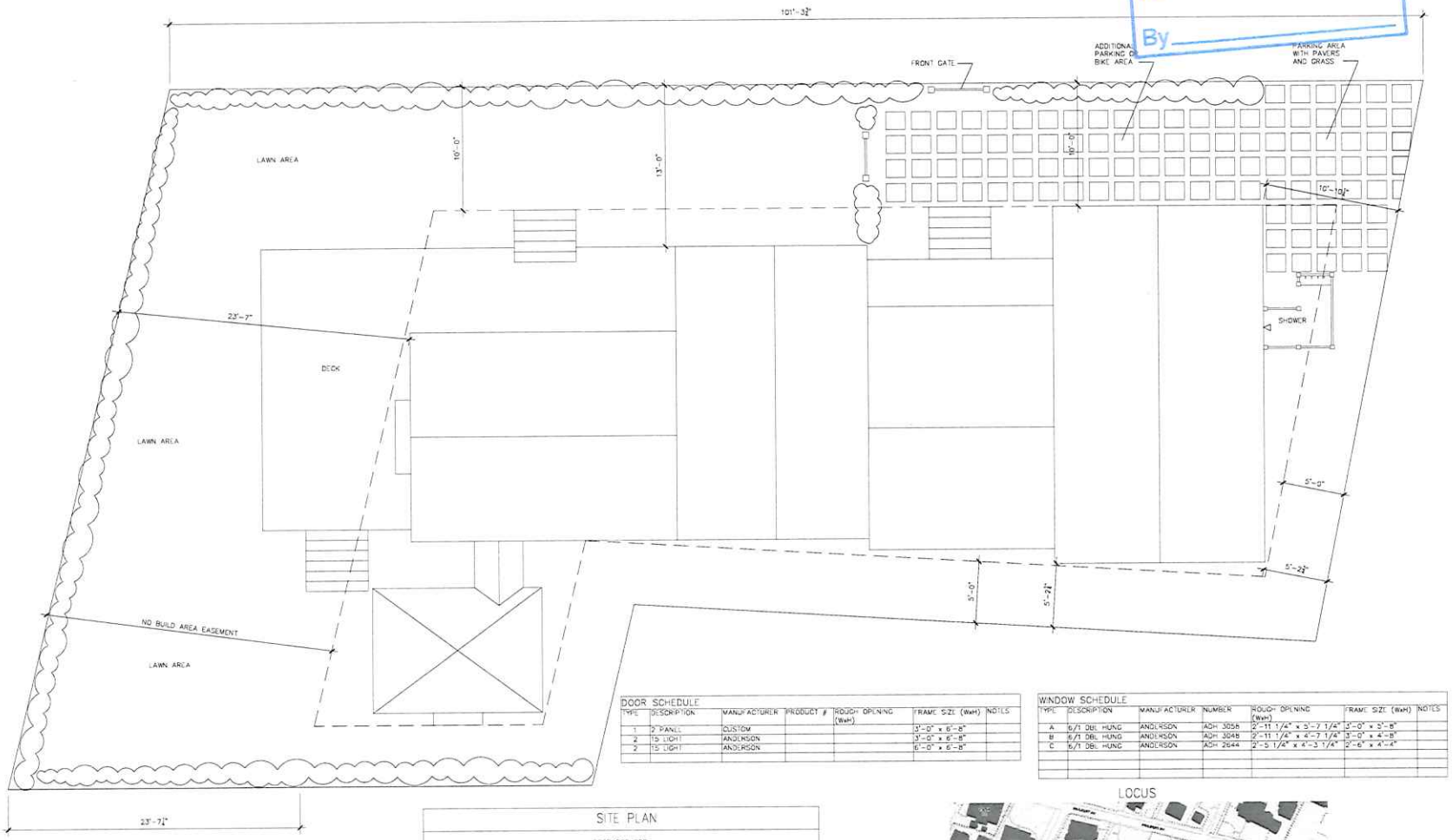
Sidewall White Cedar Clapboard (if applicable) _____ Roof Red Cedar
Trim White Sash White Doors White
Deck Natural Foundation Natural Vert. Bds. Fence _____ Shutters _____

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

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

Date 6.2.20 Signature of owner of record Sanne for Biff and Liz Folbeth Signed under penalties of perjury

RECEIVED
JUN 02 2020
By



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

WINDOW SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	NUMBER	ROUGH OPENING (WxH)	FRAME SIZE (WxH)	NOTES
A	6/1 DBL HUNG	ANDERSON	ADH 3058	2'-11 1/4" x 5'-7 1/4"	3'-0" x 5'-8"	
B	6/1 DBL HUNG	ANDERSON	ADH 3048	2'-11 1/4" x 4'-7 1/4"	3'-0" x 4'-8"	
C	6/1 DBL HUNG	ANDERSON	ADH 2044	2'-5 1/4" x 4'-3 1/4"	2'-6" x 4'-4"	

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

SITE PLAN

PREPARED FOR:
BIFF AND LIZ FOLBETH
7275 PELICAN BAY BLVD
NAPLES, FL 34108
1/8" = 1'-0"
ASSESSOR MAP # 28
TAX PARCEL # 97

ZONING REQUIREMENTS

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

ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY:
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554

LOCUS

DRAWING LIST

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

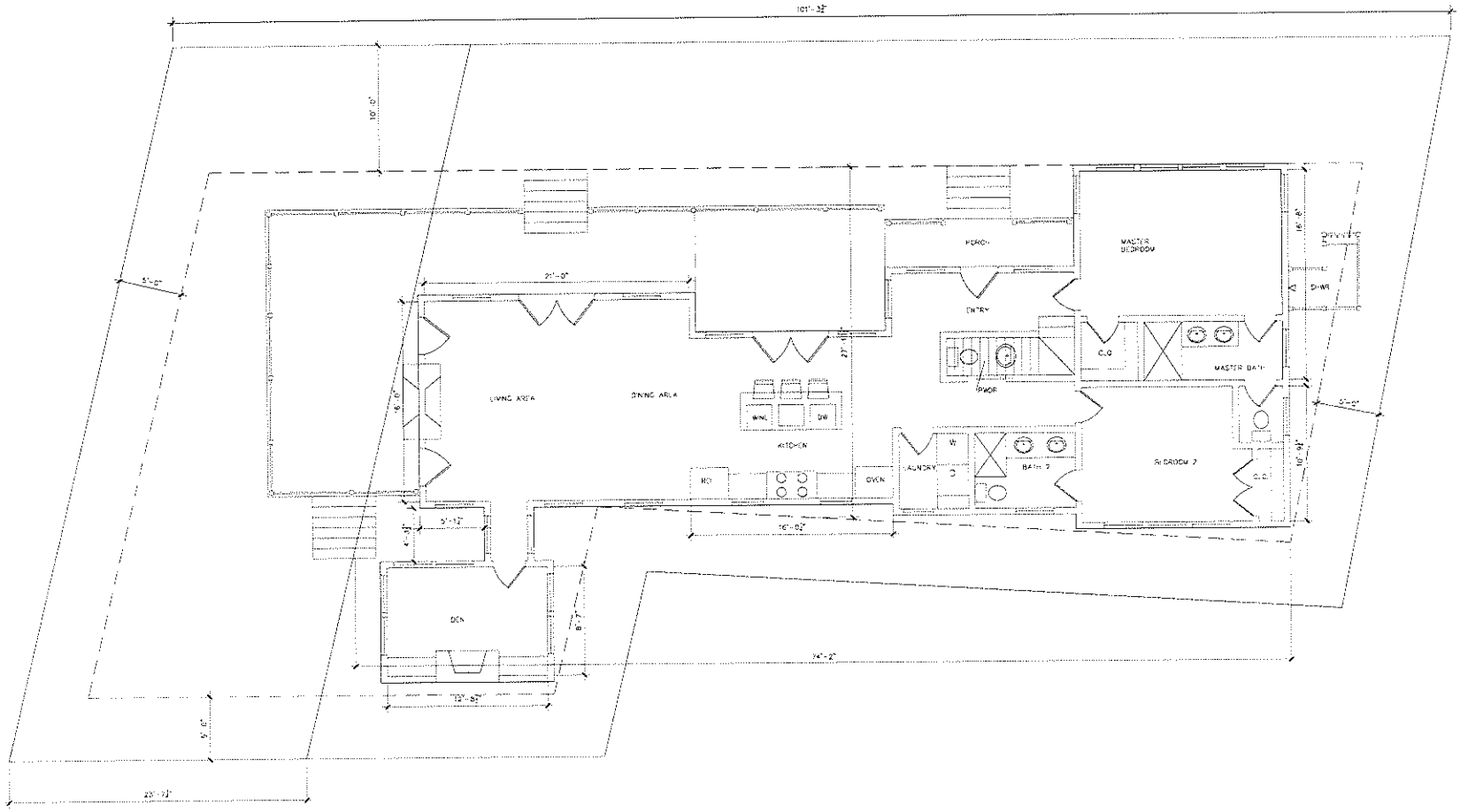
FOLBERTH
58 WALSH
NANTUCKET MA 02554

Date: 6.2.20 HDC SUBMITTAL
Revisions:

Drawn By: SR
Project No.: 58
Scale: NTS

SITE PLAN

A1.1



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

FOLBERTH
58 WALSH
NANTUCKET MA 02554

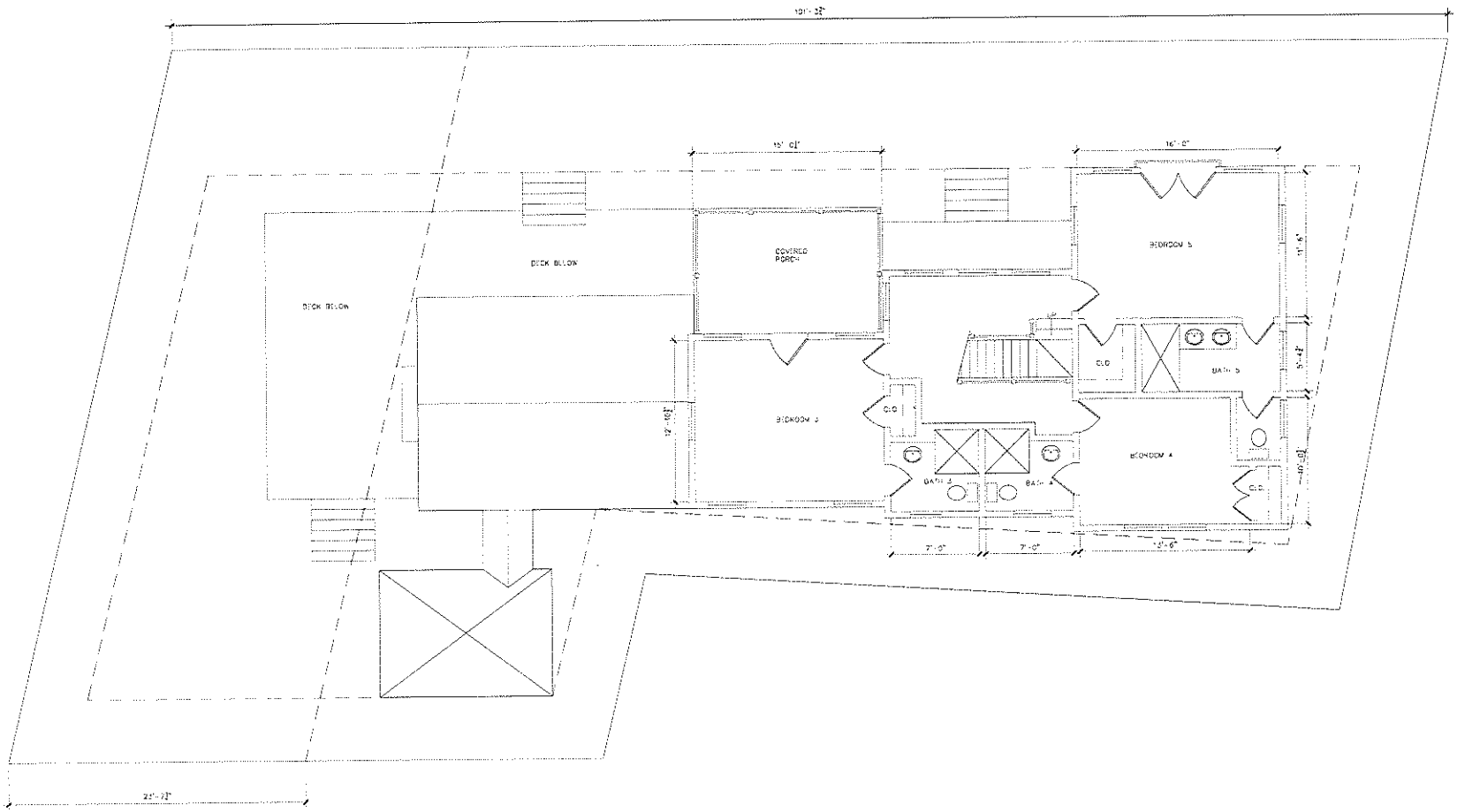
Date: 6.2.20 1-401 SUBMITTAL

Revisions:

Drawn By: SP
Project No: 18
Scale: 1/4"=1'

FIRST FLOOR PLAN

A2.1



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

FOLBERTH
58 WALSH
NANTUCKET MA 02554

Date: 6.2.20 - HDC SUBMITTAL
Revisions:

Drawn By: JT
Project No.: 18
Scale: 1/4"=1'

SECOND FLOOR PLAN

A2.2

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

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

RECEIVED
JUN 02 2020
By

FOLBERTH
58 WALSH
NANTUCKET MA 02554

Date: 6.2.20 HDC SUBMITTAL
Revisions:

Drawn By: sp
Project No: 58
Scale: 1/4"=1'-0"

STREET ELEVATION

A3.1

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

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

RECEIVED
JUN 02 2020
By

FOLBERTH
58 WALSH
NANTUCKET MA 02554

Date: 6.2.20 HDC SUBMITTAL
Revisions:

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

STREET ELEVATION

A3.2

LOCUS

WALSH ST

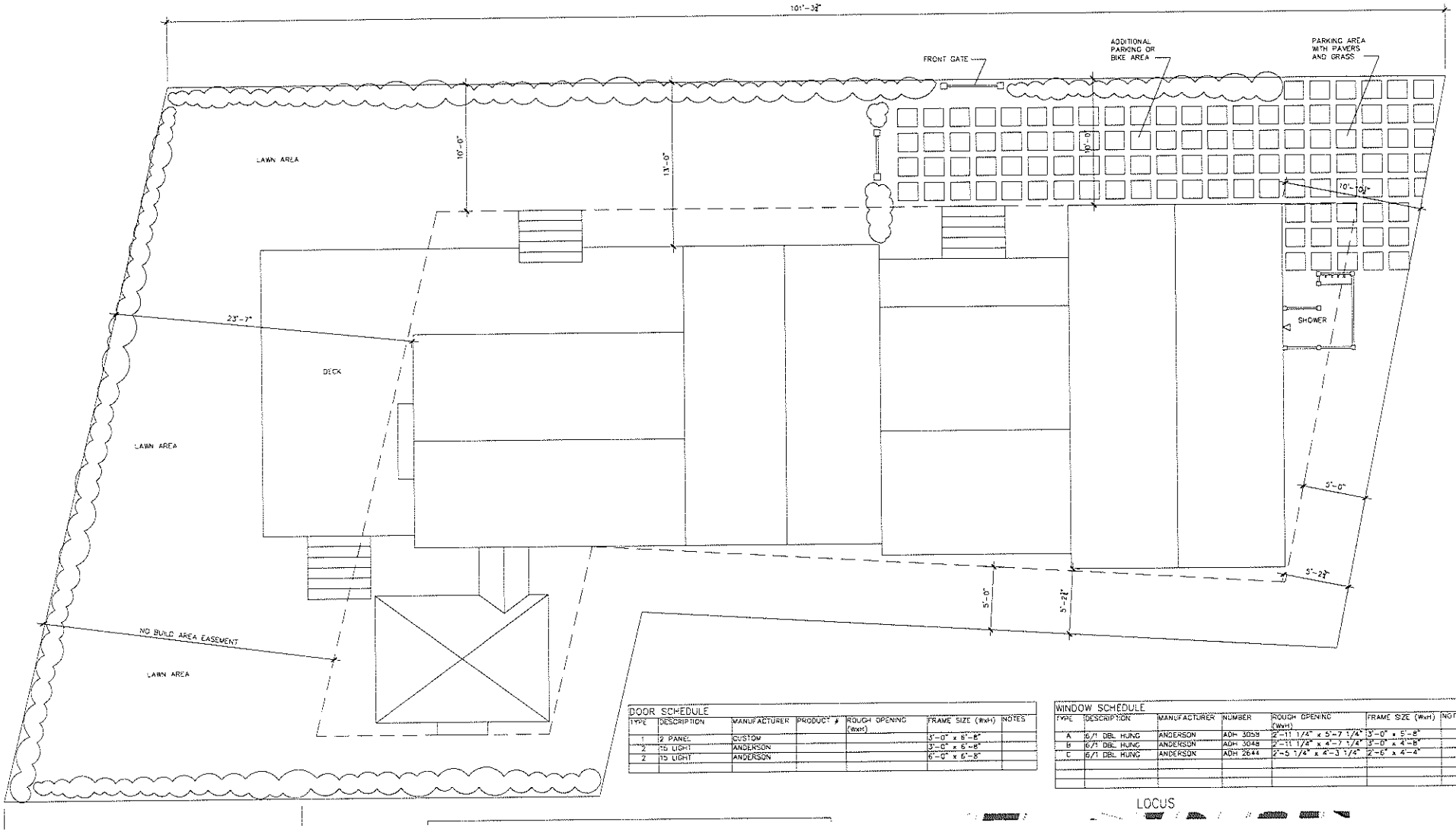
58 WALSH ST

N BEACH ST

HULBERT AVE

WALSH STREET

TRUE NORTH



DOOR SCHEDULE

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

WINDOW SCHEDULE

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

LOCUS

SITE PLAN

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

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ALLOWABLE TOTAL GROUND COVERAGE:	1561 S.F.
CURRENT TOTAL GROUND COVERAGE:	0 S.F.
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PROPOSED TOTAL GROUND COVERAGE:	1519 S.F.
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ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY:

DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	ROUGH OPENING (WxH)	FRAME SIZE (WxH)	NOTES
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WINDOW SCHEDULE

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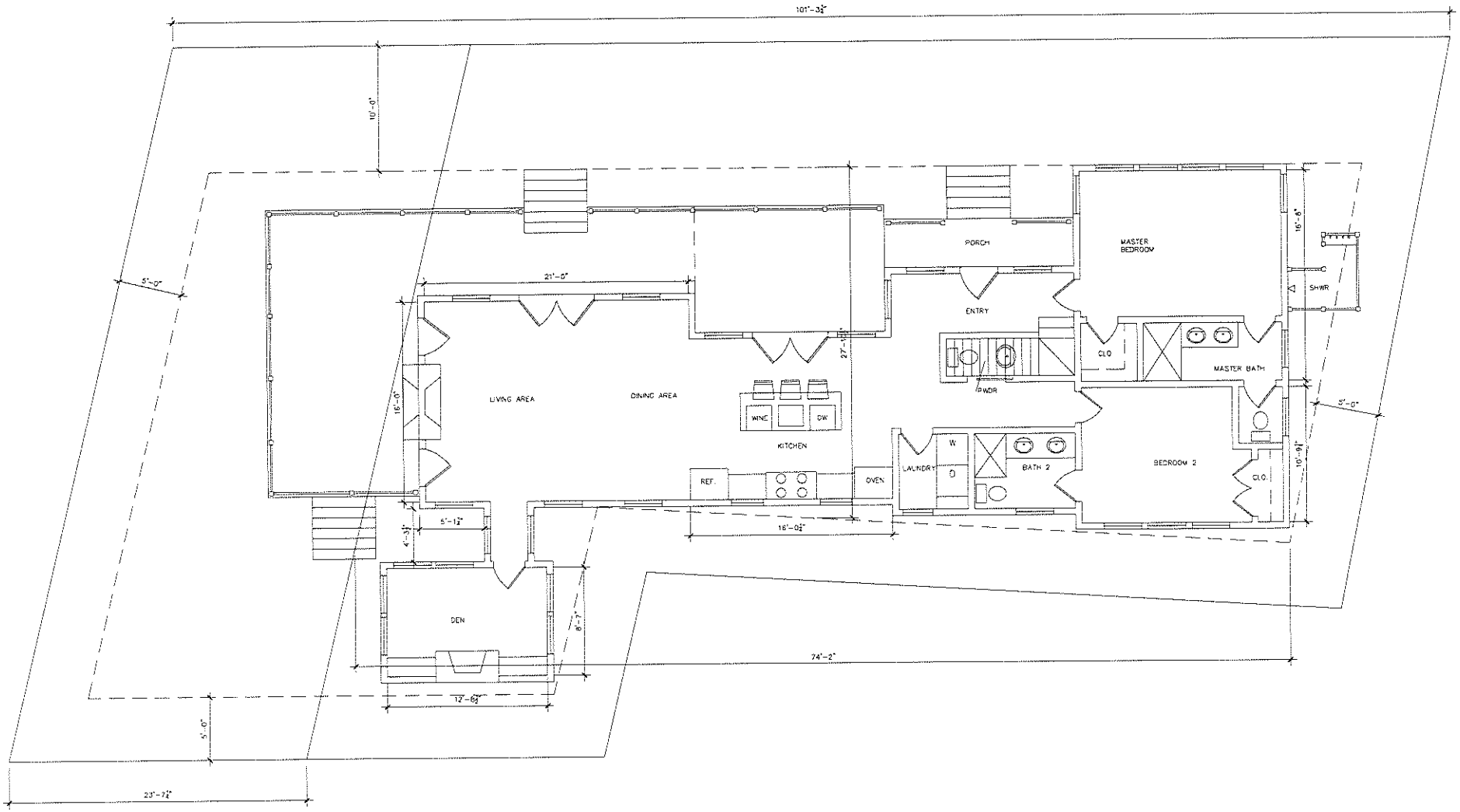
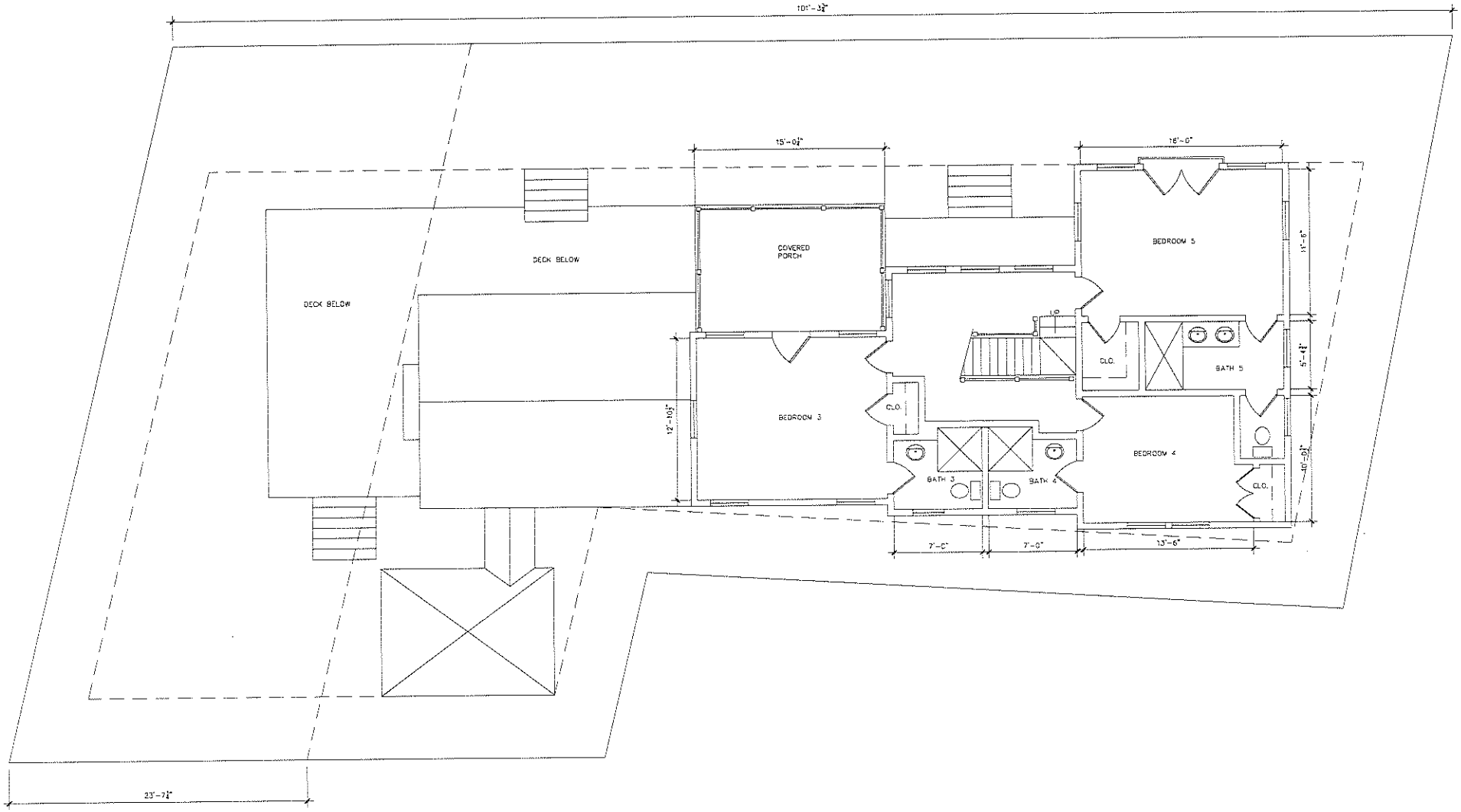
LOCUS



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



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

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

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By

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

RECEIVED
JUN 02 2020
By

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

RECEIVED
JUN 02 2020
By

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

RECEIVED
JUN 02 2020
By

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 16

Street & Number of Proposed Work: 65 CENTER STREET

Owner of record: K 22 S LLC

Mailing Address: 12 SOMERSET LANE NANTUCKET, MA 02554

Contact Phone #: 508-901-1044 E-mail: CHIP@KMSINTERIORDESIGN.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ 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

(See plan) walls/FENCES/PATIO/PARKING AREA/GATES/AC/STEPS/STEPPING STONES

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

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

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 COBBLE STONE/GRASS Walkways STEPPING STONES IRREGULAR Walls FIELD STONE 6"-2" IRREGULAR

Note: Complete door and window schedules are required.

NO change

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

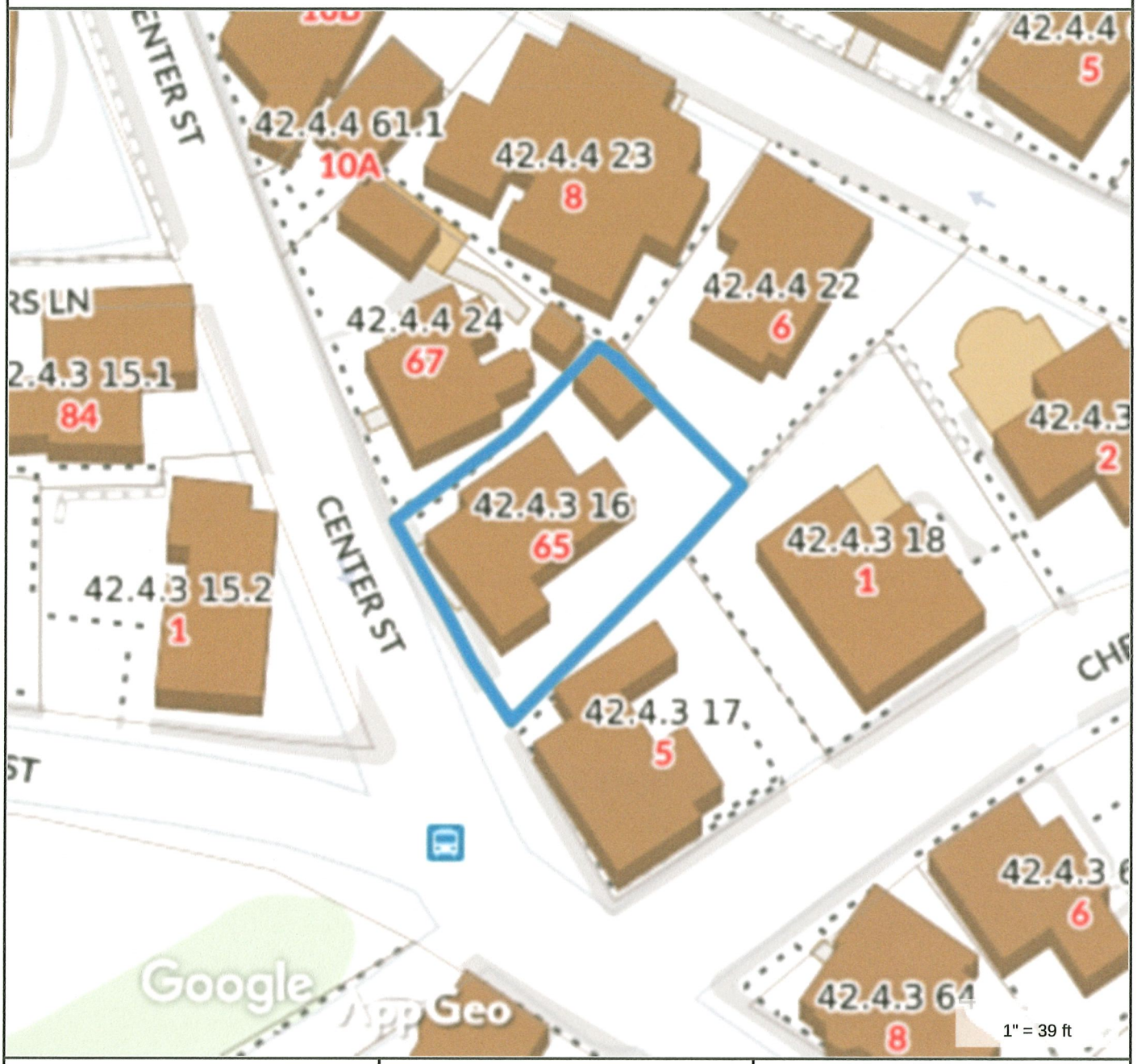
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NTW Shutters _____

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

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

Date 6/10/2020 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID 42.4.3 16
Location 65 CENTER ST
Owner K22S LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

Property Information

Property ID	42.4.3 16
Location	65 CENTER ST
Owner	K22S LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

HDC Submission Only - Not For Construction

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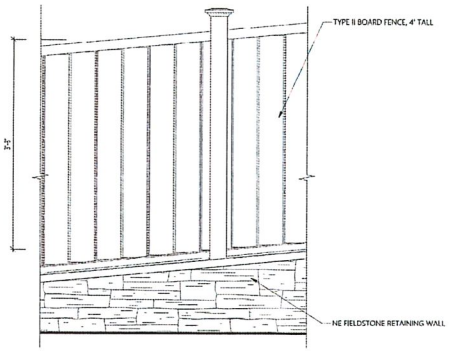
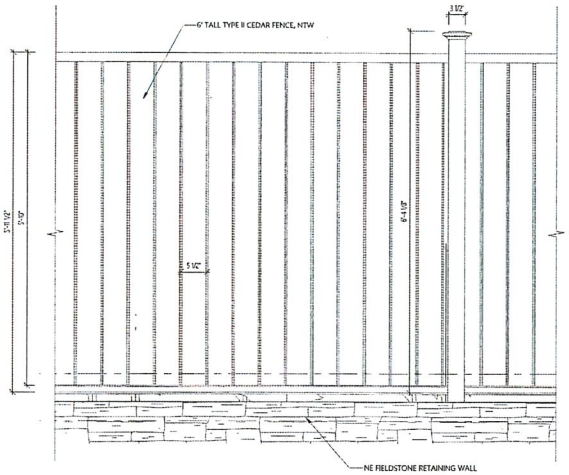
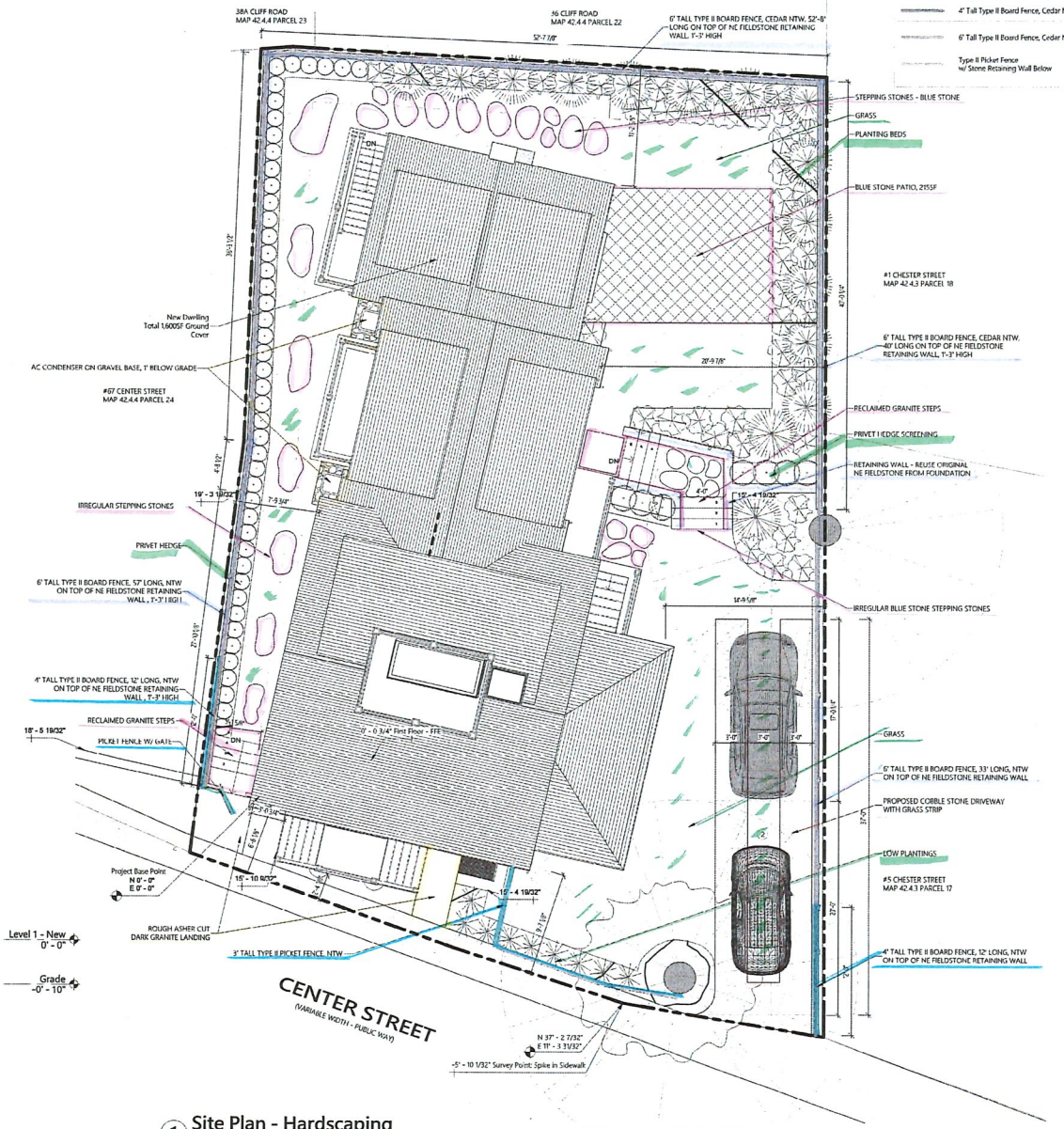


2 4' Tall Board Fence Elevation
1" = 1'-0"



5 6' Tall Fence Elevation
1" = 1'-0"



1 Site Plan - Hardscaping
1 : 60

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

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

Project

65 Center St. Residence

65 Center St.
Nantucket, MA 02554

Sheet

Site Plan - Hardscaping

SHEET INDEX

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

Date

06.09.2020

Revisions

No.	Description	Date

C.104

Scale As indicated

6/10/2020 2:35:02 PM

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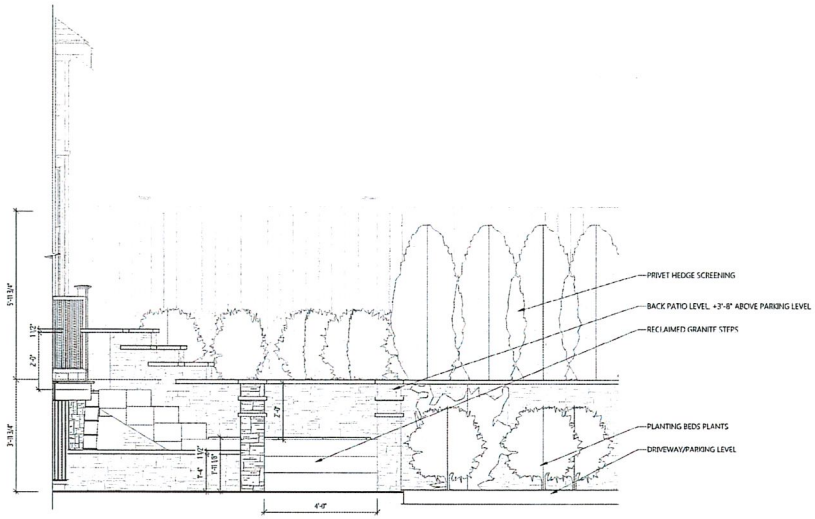
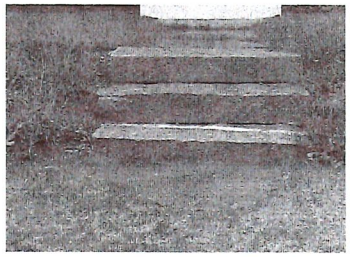


1 Steps Elevation From Driveway
1/2" = 1'-0"



GRANITE STEPS

STONE FOR RETAING WALL - RE-USING ORIGINAL STONE

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www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

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

Project

65 Center St. Residence

65 Center St.
Nantucket, MA 02554

Sheet

Hardscaping - Details

SHEET INDEX

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

Date

06.09.2020

Revisions

No.	Description	Date

C.105

Scale 1/2" = 1'-0"

6/10/2023 2:35:07 PM

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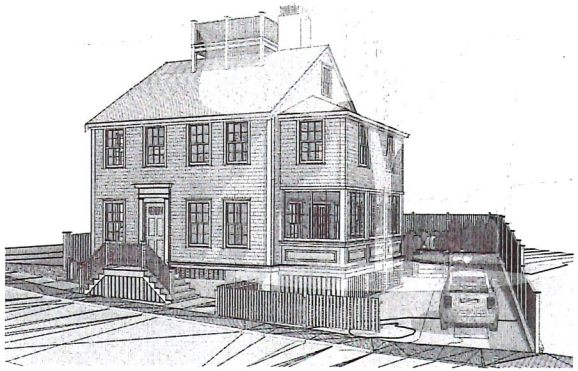
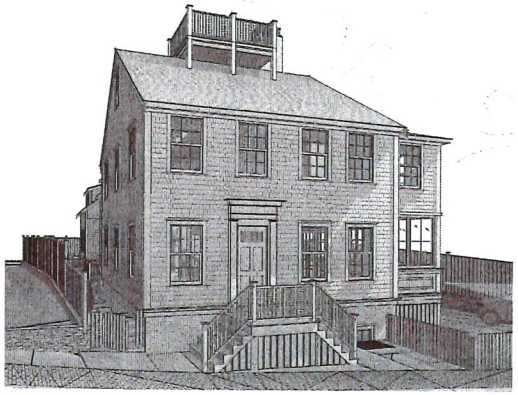
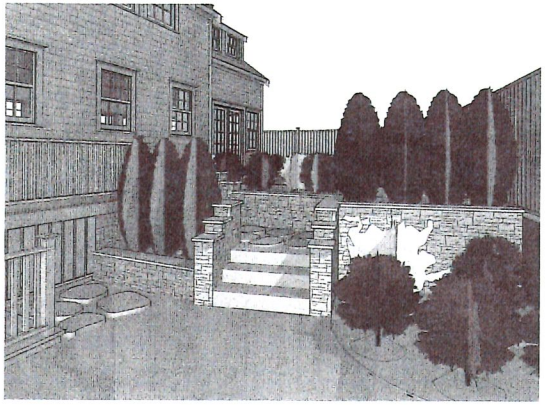


1 Street View 1

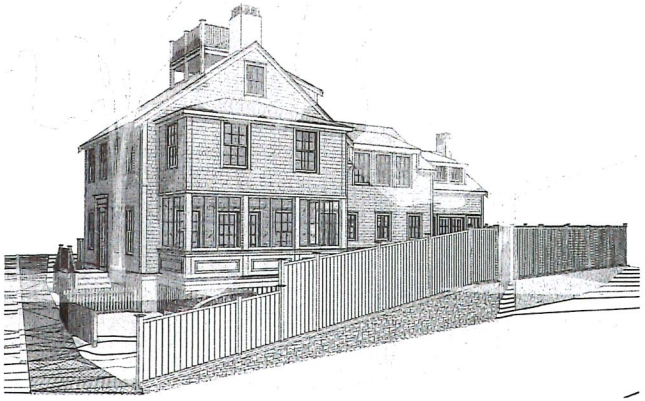


2 Street View 2



5 Arbor View

4 Patio View



3 S Fence View

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Project

65 Center St. Residence

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Nantucket, MA 02554

Sheet

Exterior - Hardscaping 3D Views

SHEET INDEX

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

Date

06.09.2020

Revisions

No.	Description	Date

A.206

Scale

6/10/2020 2:34:56 PM

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)

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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

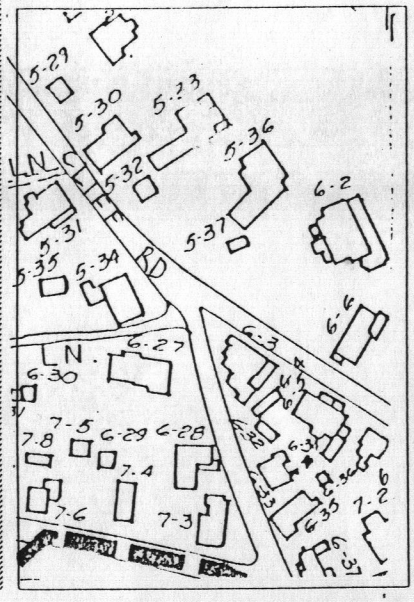
4. Present Owner: BRETSCHIEDER, VIRGINIA R.

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

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

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 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

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

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

emeritus
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Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
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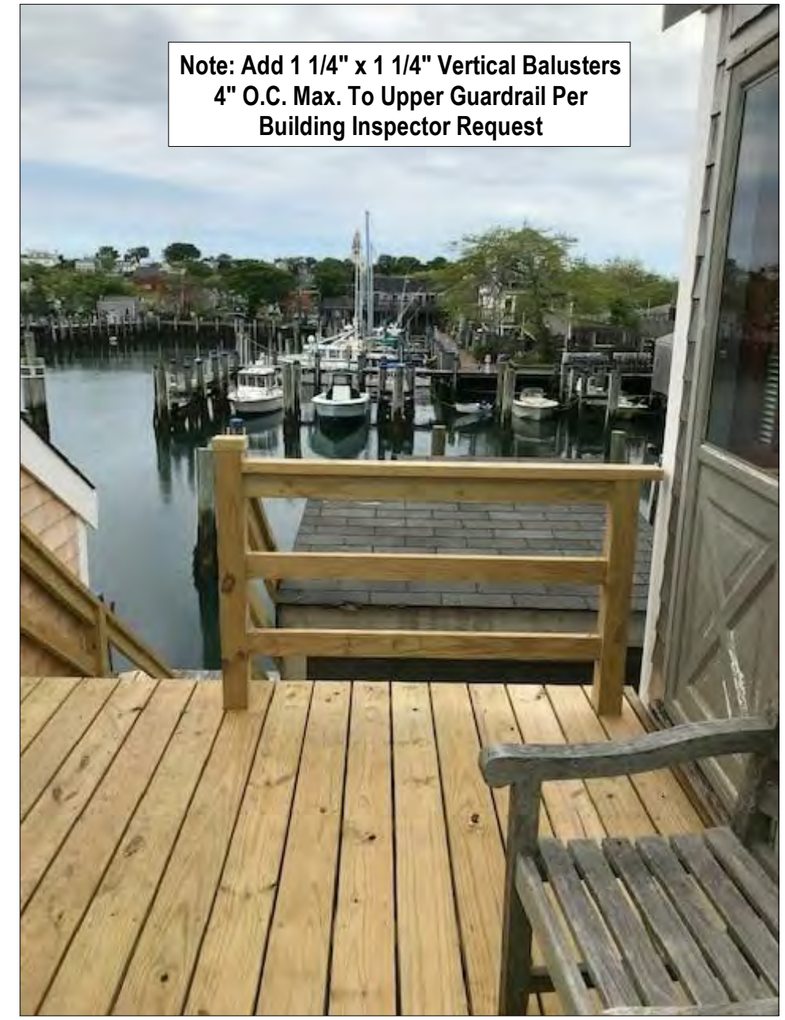
Stair No. 2 - Rear View

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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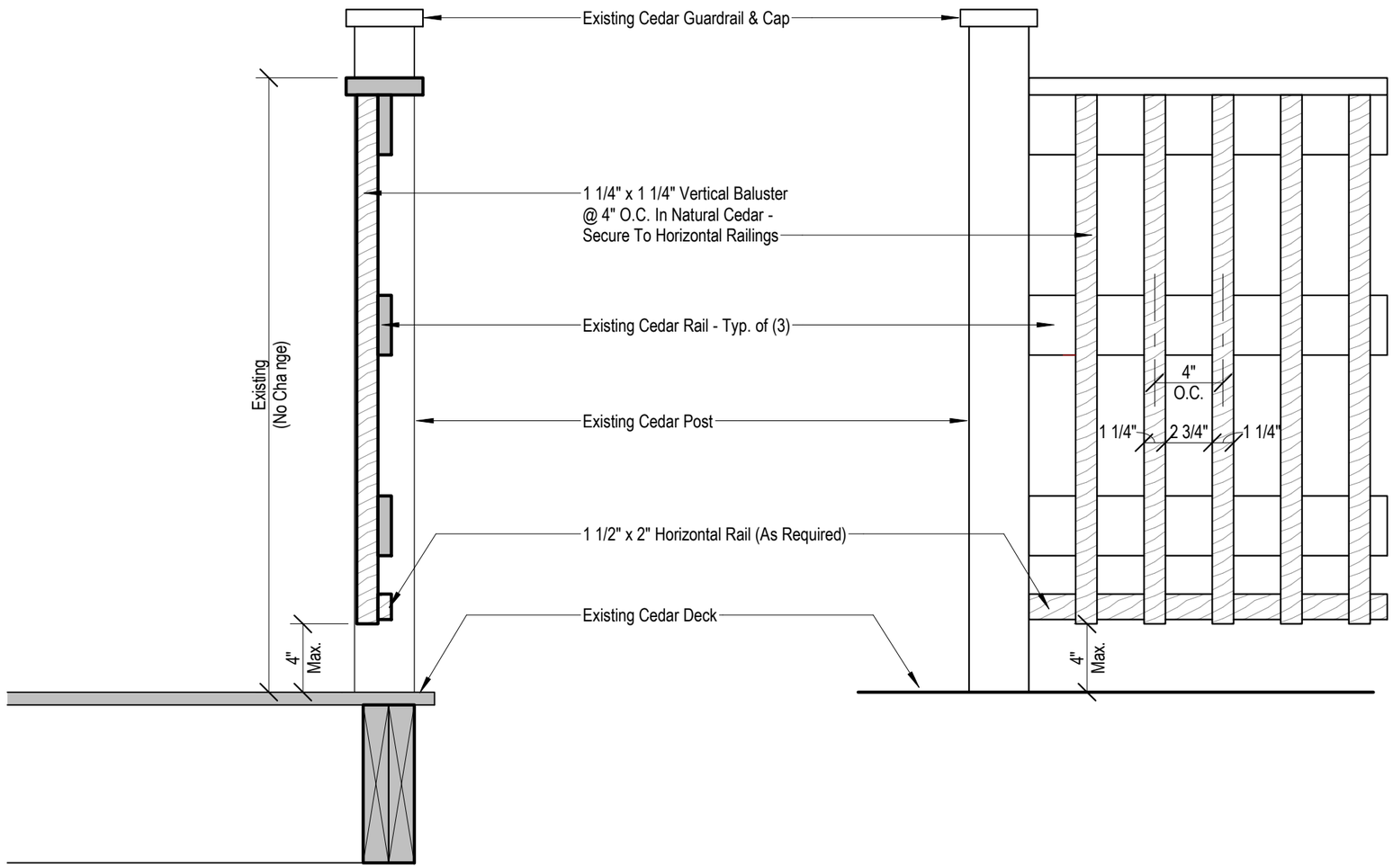

SECTION VIEW
Scale: 1 1/2" = 1'-0"

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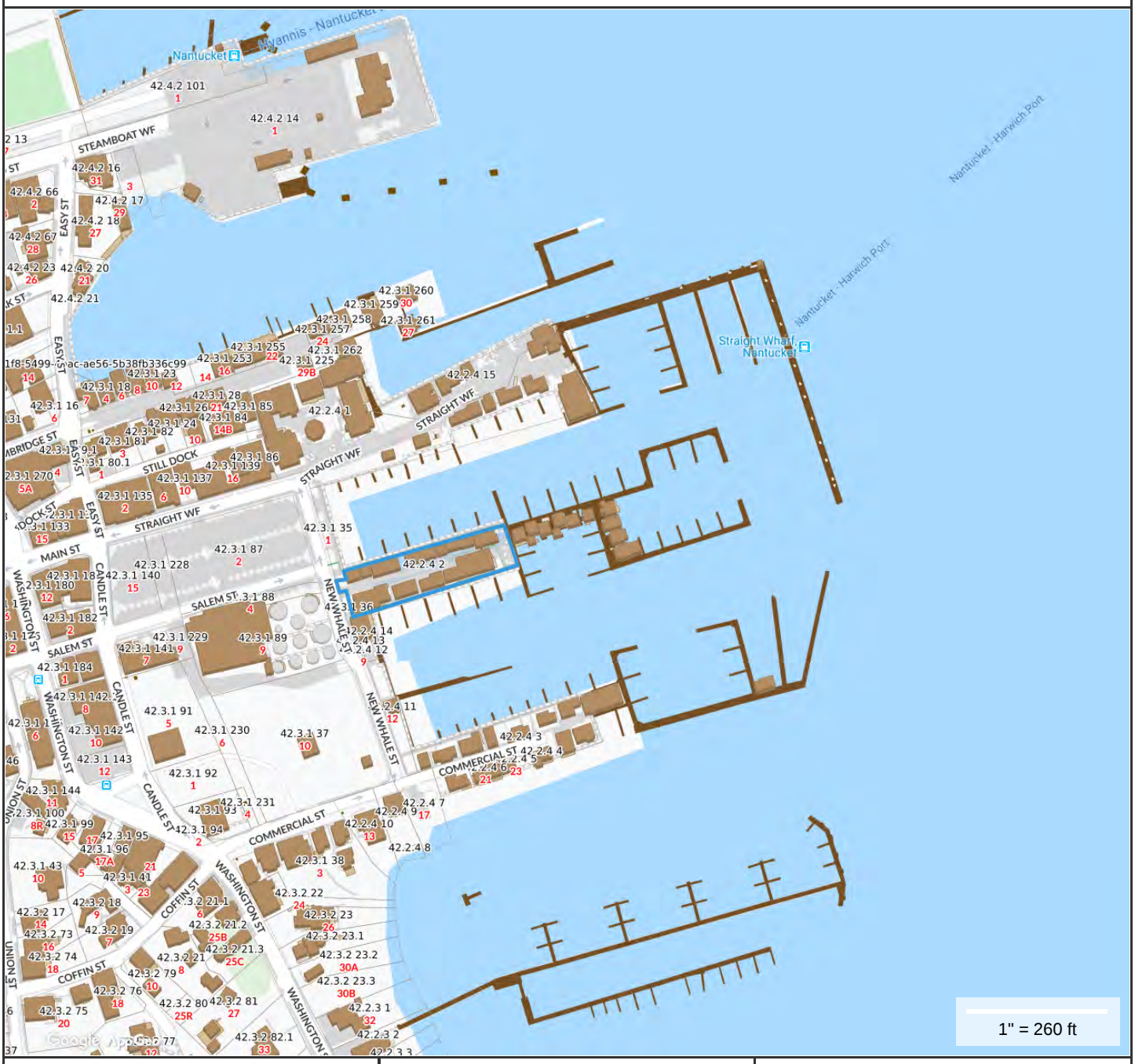

Property Information

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

emeritus

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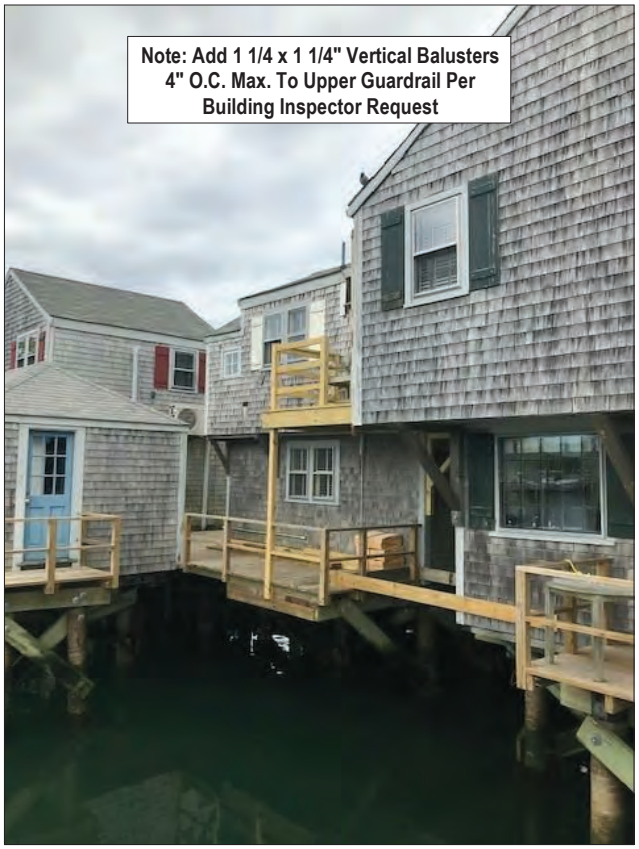

Stair No. 1 - Rear View

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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F. 508.325.6980
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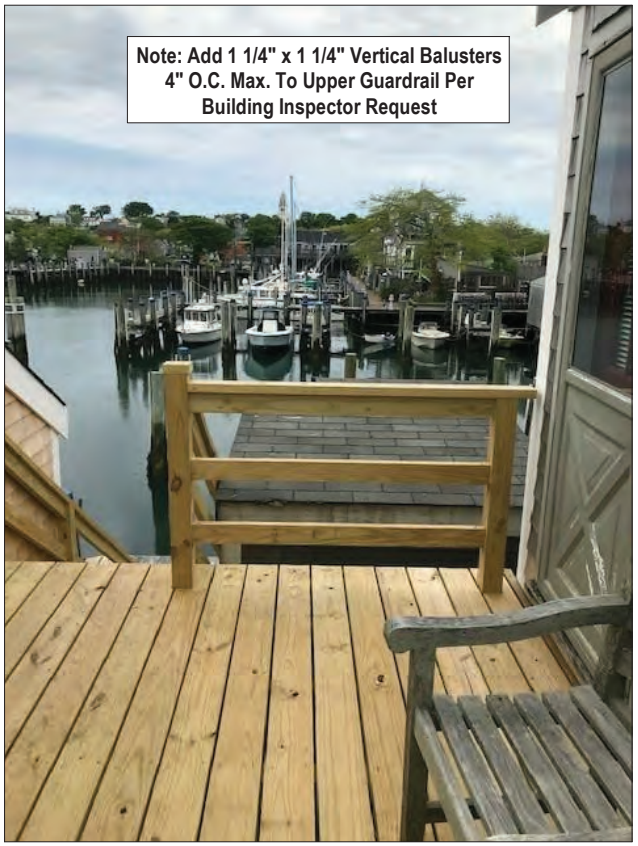
Stair No. 2 - Rear View

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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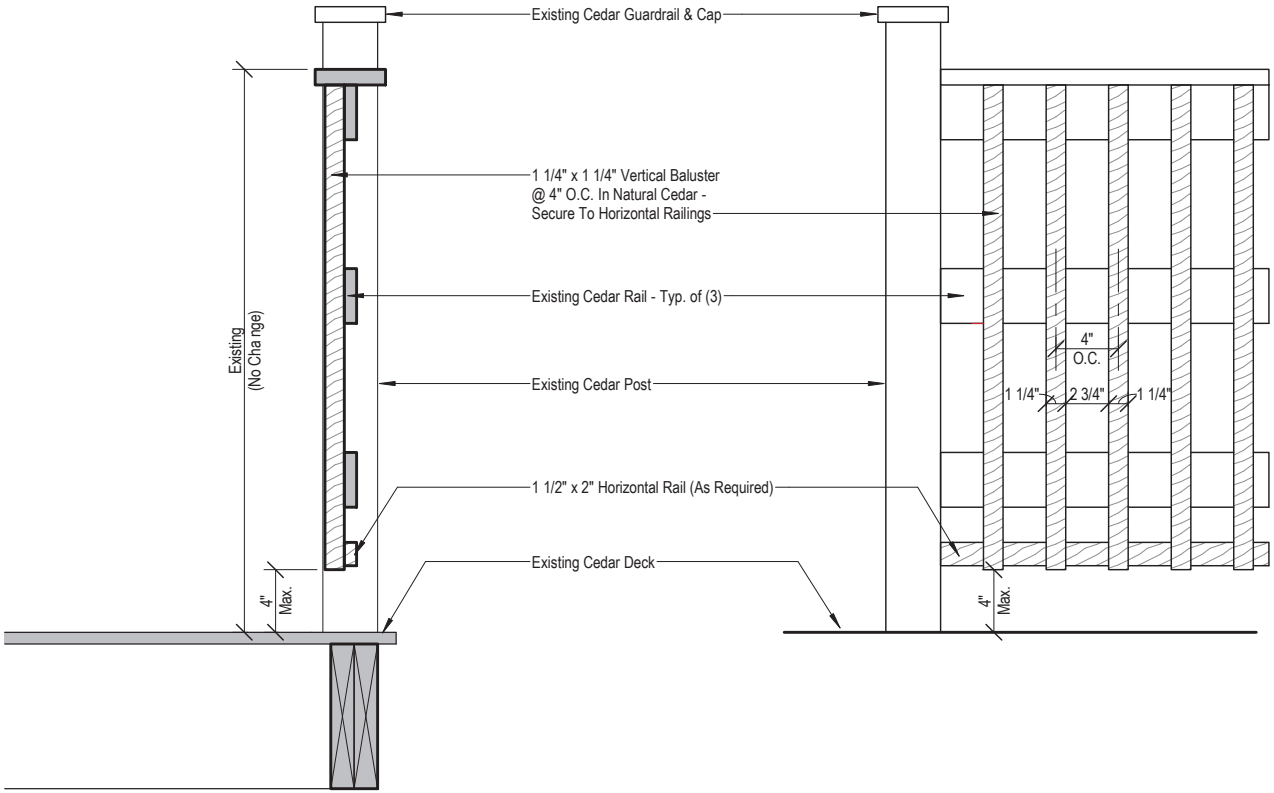

SECTION VIEW
Scale: 1 1/2" = 1'-0"

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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P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

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

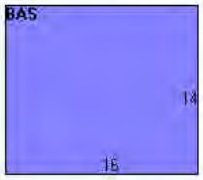
Building Attributes : Bldg 2 of 23	
Field	**Description**
STYLE	Commercial
MODEL	Commercial
Grade	Average +10
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	

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

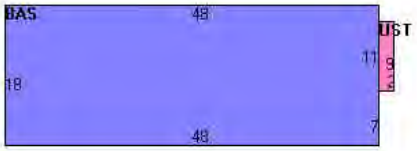
Building Attributes : Bldg 3 of 23	
Field	**Description**
STYLE	Commercial
MODEL	Commercial
Grade	Average +10
Stories:	1
Occupancy	3
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Wall Brd/Wood
Interior Wall 2	
Interior Floor 1	Pine/Soft 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

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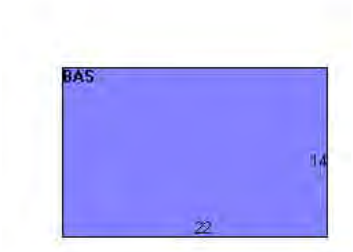
Building Layout



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	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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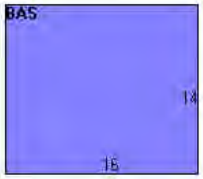
Building Layout



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	224	224
		224	224

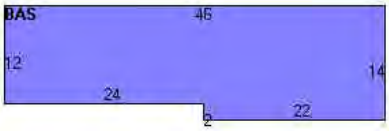
Year Built: 1970
Living Area: 596
Replacement Cost: $132,215
Building Percent Good: 87
Replacement Cost Less Depreciation: $115,000

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



(http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9436_10

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

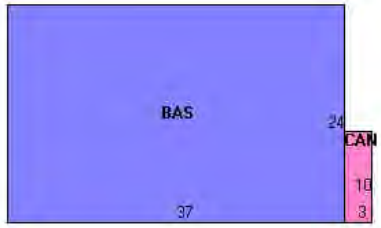
Building Attributes : Bldg 8 of 23	
Field	**Description**

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

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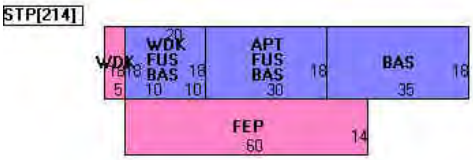
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Use:	ART GAL
Total Rooms	
Total Bedrms	00
Total Baths	1
1st Floor Use:	3260
Heat/AC	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

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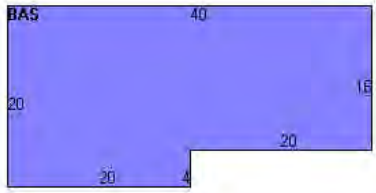
Building Layout

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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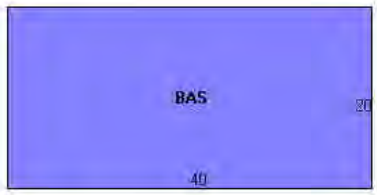
Building Layout



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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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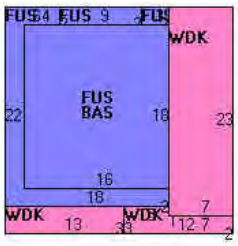
Building Layout



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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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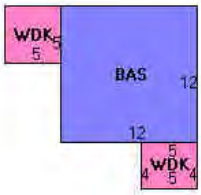
Building Layout



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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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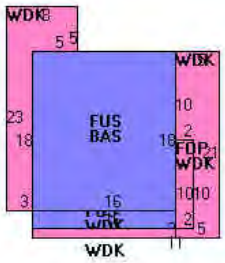
Building Layout



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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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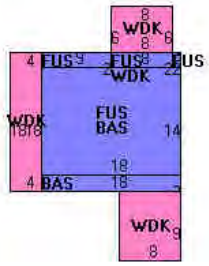
Building Layout



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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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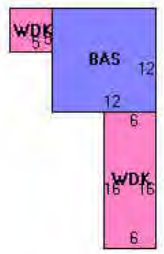
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	0
Total Half Baths:	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

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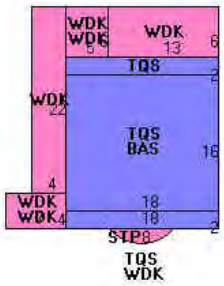
Building Layout

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**
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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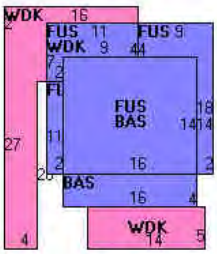
Building Layout

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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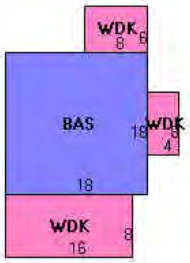
Building Layout



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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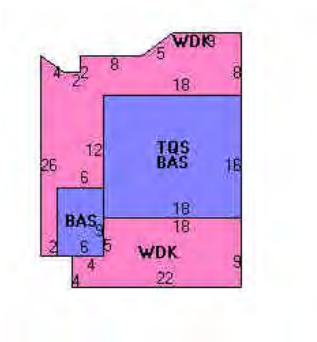
Building Layout



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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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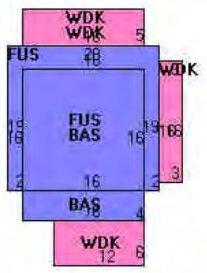
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Cust Wd Panel
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Vinyl/Asphalt
Heat Fuel	Electric
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
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

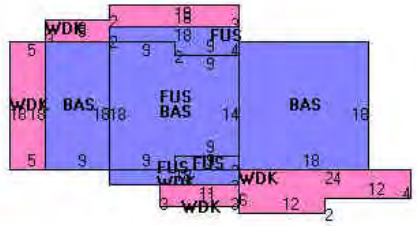
Building Attributes : Bldg 23 of 23	
Field	**Description**
Style	Bungalow
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
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



(http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9436_10

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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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 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)*