1. Viewpack

Documents:

32 W CHESTER- NEW DWELLING NB SUB FOR 3-3-20.PDF
92 WASHINGTON ST EXT ENGINEER LTR FOR 6-8-20.PDF
60 WALSH STREET - NEW DWELLING NB SUB FOR 7-2-20.PDF
32 W CHESTER ST- STAFF COMMENTS.PDF
60 WALSH ST- NEIGHBORS IMAGES.PDF
32 W CHESTER- LTR FROM NONI SMITH.PDF
92 WASHIINGTON ST- ELEVATION CERT.PDF
60 WALSH ST- HARDSCAPING NB SUB FOR 7-2-20.PDF
60 WALSH ST- NEW DW- NANT SURV.PDF
92 WASHINGTON ST- STAFF COMMENTS.PDF
92 WASHINGTON ST- CONTEXT PICS.PDF
92 WASHINGTON ST- OB SUB FOR 6-30-20.PDF
92 WASHINGTON ST- NB SUB 2-11-20.PDF
92 WASHINGTON ST OB SUB FOR 3-3-20.PDF
92 WASHINGTON ST- HSAB COMMENTS.PDF
92 WASHINGTON ST- PICS.PDF
23 PINE ST- REV 05-0940-MATL CHG.PDF
32 W CHESTER ST- OB SUB FOR 6-16-20.PDF
19 LILY ST- HARDSCAPE NB SUB.PDF
15 WARREN ST- GARAGE- NB SUB.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°: 42.4.3 PARCEL N°. portion of 51

Street & Number of Proposed Work: Portion of 32 W Chester on Wesco Pl.

Owner of record: Chesley, Richard + Dianna

Mailing Address: 2035 N Orleans St Unit M1
Chicago IL 60614

Contact Phone #: 228-2722 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BPC

Mailing Address: 12 Broad St
Nantucket MA 02554

Contact Phone #: 228 2722 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1632 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 1244 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0-12" South 0-12" East 0-12" West 0-12"

Height of ridge above final finish grade: North 29'2" South 29'2" East 29'2" West 26'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

Masonry Chimney: ☐ Block Parged ☒ Brick (type) Water Struck - painted ☐ Other gray

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 + 6 /12 Dormer 6 /12 Other _____

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia _____ Rake 1x8 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 8"

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

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

Doors* (type and material): ☐ TDL ☐ SDL Front 4 Lt Rear _____ Side 15 Lt

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural Clapboard (if applicable) _____ Roof Black

Trim light gray Sash Black Doors Black

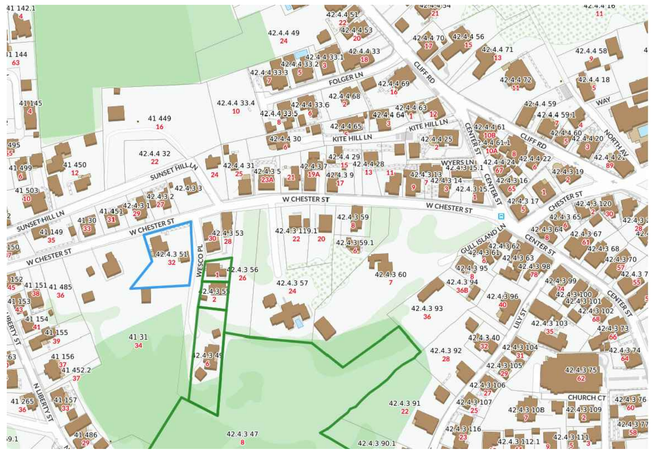
Deck _____ Foundation natural Fence _____ Shutters _____

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

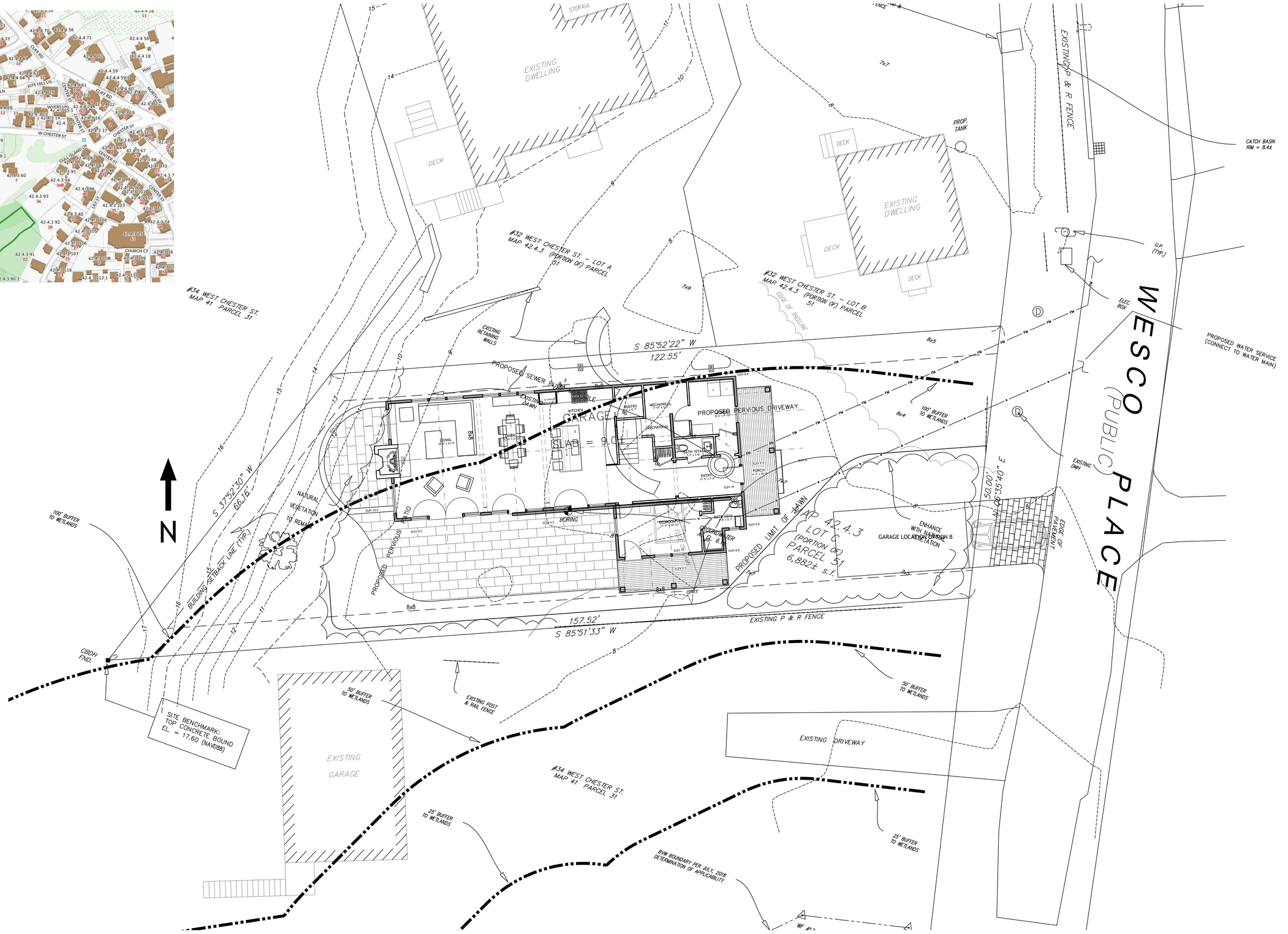
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

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

Chesley - Wesco Place



LOCUS: NTS



bpc

12 B OAK STREET
NANTUCKET, MA 02554

P 508 228 2722

Wesco Place
NANTUCKET, MA 02554
MAP: 42.4.3 PARCEL: PORTION OF 51

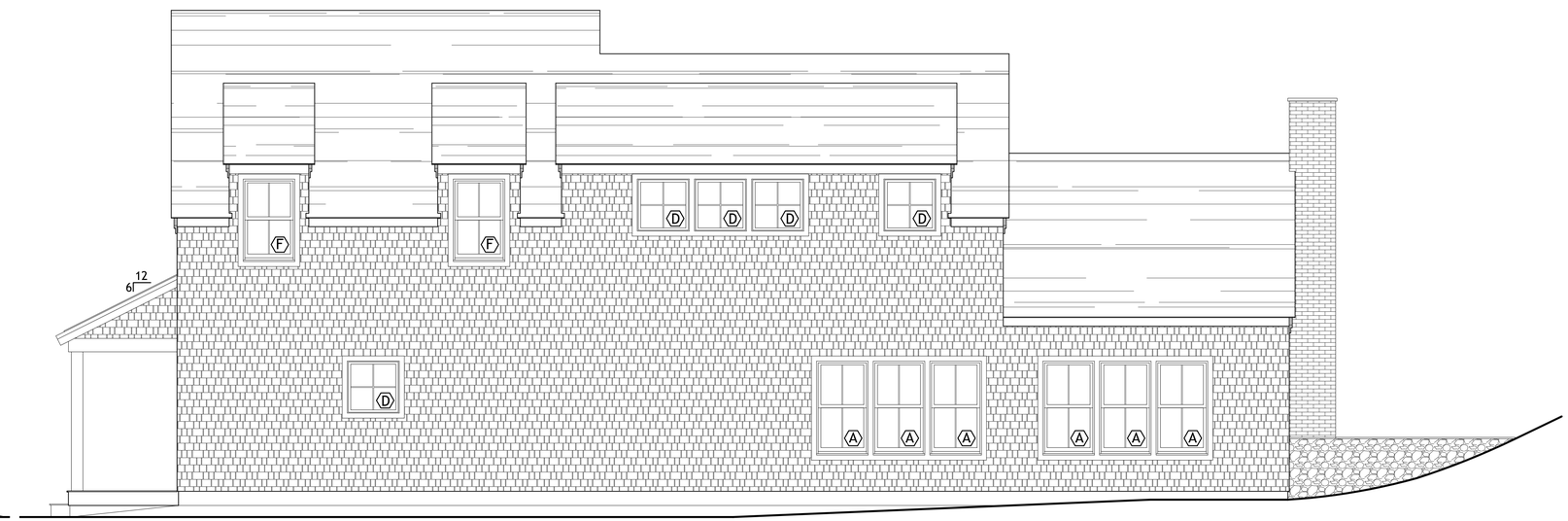
HDC

SITE PLAN: 1/8" = 1'-0"

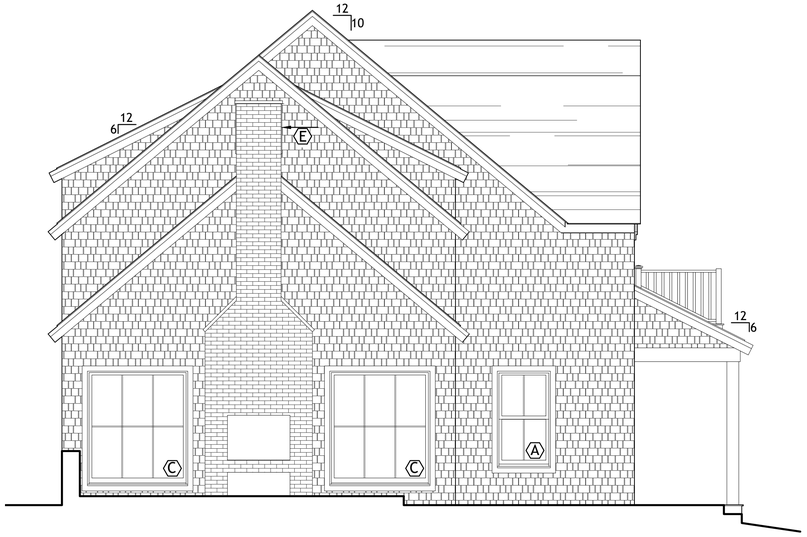
COVER SHEET

C1.1
FEBRUARY 19, 2020

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



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



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

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

DOOR & WINDOW SCHEDULE

ID	MANUF.	MODEL #	UNIT SIZE	QTY.	DESCRIPTION	DP +/-
1	TBD		3'-0"x 7'-0"	1	4 LIGHT/1 PANEL W/ SIDELIGHTS	
2	ANDERSEN	FWHD31611	3'-1"x 6'-11"	3	4 LIGHT FRENCH DOOR - SINGLE	
3	ANDERSEN	FWHD60611	6'-0"x 6'-11"	1	4 LIGHT FRENCH DOORS - DOUBLE	
4	ANDERSEN	FWHD81611-3	8'-11"x 6'-11"	1	4 LIGHT FRENCH DOORS - TRIPLE	

WINDOWS

ID	MANUF.	MODEL #	ROUGH OPENING	QTY.	DESCRIPTION	
A	ANDERSEN	WDH21052		14	2/2 DBL HUNG	
B	ANDERSEN	WDH21062		6	2/2 DBL HUNG	
C	ANDERSEN	WPW5662		2	PICTURE WINDOW - 6 LIGHT	
D	ANDERSEN	AWW31		6	4 LIGHT WINDOW - AWNING	
E	ANDERSEN	AW21		2	4 LIGHT WINDOW - AWNING	
F	ANDERSEN	WDH21046		5	2/2 DBL HUNG	

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

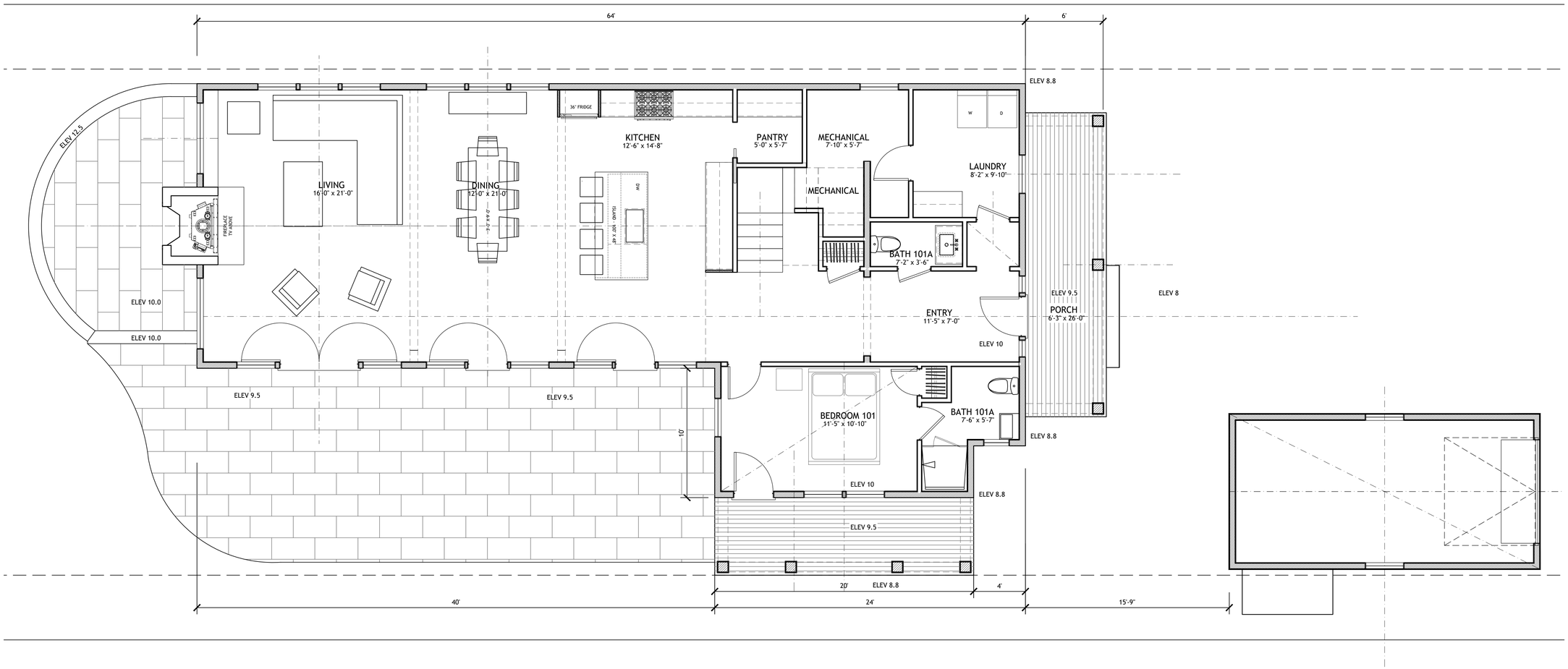
Wesco Place
NANTUCKET, MA 02554
MAP: 42.4.3 PARCEL: PORTION OF 51

HDC

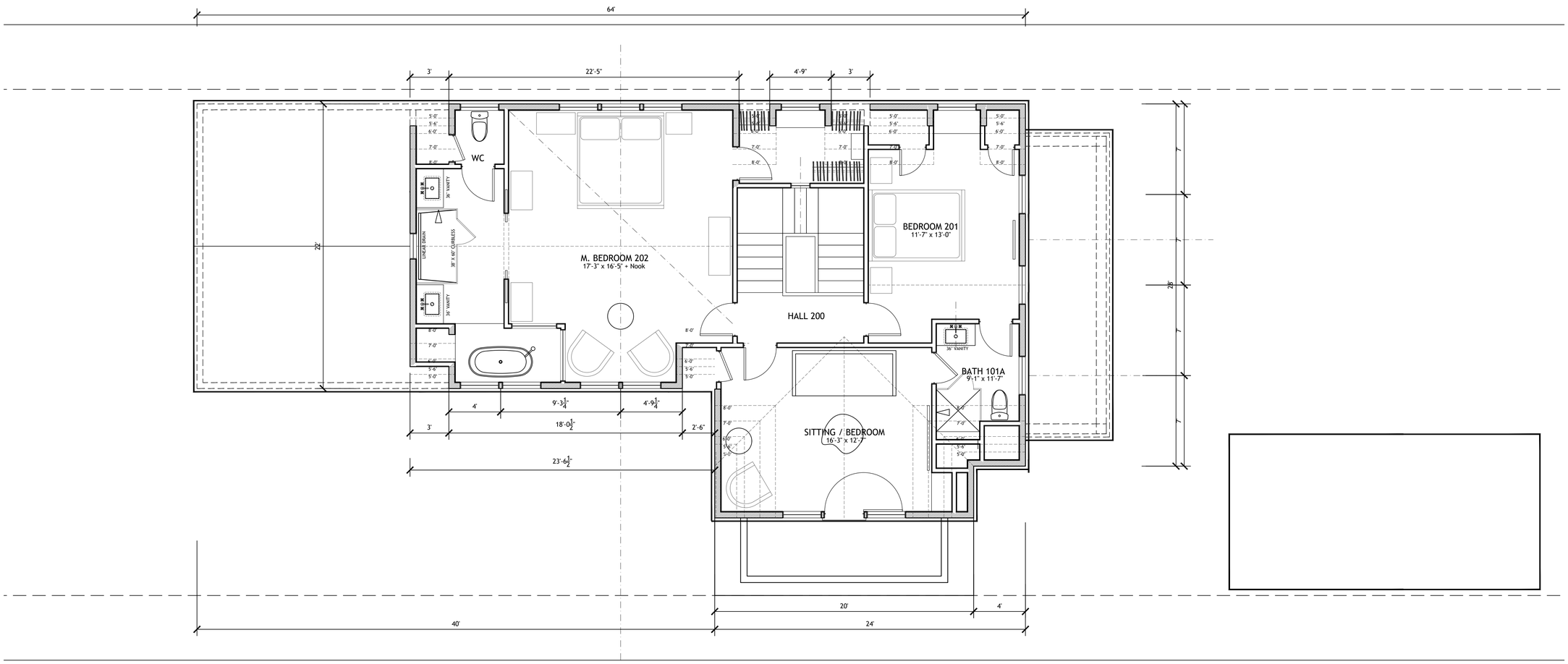
1/4" = 1'-0"

ELEVATIONS

A1.1
FEBRUARY 19, 2020



FIRST FLOOR - CURRENT "B" - 1632 SF
1/4" = 1'-0"



SECOND FLOOR - CURRENT "F" - 1244 SF
1/4" = 1'-0"

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: Portion of 32 W Chester (Lot C)

Tax Map Number: 42.4.3 Parcel Number: portion of 51

Owner of Record: Richard + Dianna Chesley

Description of Proposal: new dwelling

Anticipated HDC Submission Date: 2-19-2020

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

Abutters List

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location	Primary Use	Internal ID
41	31		GHRISKEY H WILLIAM TRST ETAL	1ST REPUBLIC INVESTMENT MGMT	1230 AVE OF AMERICAS 2ND FLR	NEW YORK	NY	10020	34 W CHESTER ST	109R	1765
41	451		31 WEST CHESTER LLC		11683 ANHINGA AVENUE	VENICE	FL	34292	31 W CHESTER ST	1010	2221
4243	1		SMITH RUSSELL G & JOAN L		40 LINDEN DR	WYOMING	OH	45215	29 W CHESTER ST	1010	10492
4243	2		KIMCHEE BEDDING LLC		24 PINE STREET	NANTUCKET	MA	02554	27 W CHESTER ST	1010	10493
4243	3		HURLEY DAVID F & MARY ELLEN	C/O MICHAEL HURLEY	36 BELLINGTON ST	ARLINGTON	MA	02476	19 SUNSET HILL LN	1010	10494
4243	51		ROREM NED TR	32 W CHESTER ST NOM TR	18 WEST 70TH STREET	NEW YORK	NY	10023	32 W CHESTER ST	1090	10540
4243	52		KAGAN ILLYA HAMILTON		30 WEST CHESTER ST	NANTUCKET	MA	02554	30 W CHESTER ST	1090	10541
4243	53		PIN OAK PROPERTIES NO 1 LLC	C/O FELLON ANDREW	3 OVERBROOK RD	LOUISVILLE	KY	40207	28 W CHESTER ST	1010	10542
4243	54		CHESLEY RICHARD A & DIANNA L		2035 N ORLEANS ST UNIT M1	CHICAGO	IL	60614	1 WESCO PL	1010	10543
4243	55		NORTON FLORENCE E &	C/O FOSTER NANCY NORTON	55 ADAMS ST	FAIRHAVEN	MA	02719	2 WESCO PL	1010	10544
Count:	10										

RECEIVED
BOARD OF ASSESSORS

FEB 18 2020

TOWN OF
NANTUCKET, MA

5

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER Chesley, Richard & Dianna

MAILING ADDRESS 2035 N Orleans St, Unit M1, Chicago, IL 60614

PROPERTY LOCATION 32 W Chester Street Lot C

ASSESSORS MAP/PARCEL 42.4.3/ portion of 51

SUBMITTED BY: BPC Architecture 508-228-2722

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.

02-19-2020
DATE

Elizabeth M. Flanagan
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

41/ / 31/ /
GHRISKEY H WILLIAM TRST ETAL
1ST REPUBLIC INVESTMENT MGMT
1230 AVE OF AMERICAS 2ND FLR
NEW YORK , NY 10020

41/ / 451/ /
31 WEST CHESTER LLC
11683 ANHINGA AVENUE
VENICE , FL 34292

4243/ / 1/ /
SMITH RUSSELL G & JOAN L
40 LINDEN DR
WYOMING , OH 45215

4243/ / 2/ /
KIMCHEE BEDDING LLC
24 PINE STREET
NANTUCKET , MA 02554

4243/ / 3/ /
HURLEY DAVID F & MARY ELLEN
C/O MICHAEL HURLEY
36 BELLINGTON ST
ARLINGTON , MA 02476

4243/ / 51/ /
ROREM NED TR
32 W CHESTER ST NOM TR
18 WEST 70TH STREET
NEW YORK , NY 10023

4243/ / 52/ /
KAGAN ILLYA HAMILTON
30 WEST CHESTER ST
NANTUCKET , MA 02554

4243/ / 53/ /
PIN OAK PROPERTIES NO 1 LLC
C/O FELLON ANDREW
3 OVERBROOK RD
LOUISVILLE , KY 40207

4243/ / 54/ /
CHESLEY RICHARD A & DIANNA L
2035 N ORLEANS ST UNIT M1
CHICAGO , IL 60614

4243/ / 55/ /
NORTON FLORENCE E &
C/O FOSTER NANCY NORTON
55 ADAMS ST
FAIRHAVEN , MA 02719

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
(o) 603-232-6142
(c) 207-752-3274
SJGEng@Comcast.net

Blackwell & Associates **February 21, 2020**
Att: Mr. Leo Asadoorian, PS LS
20 Teasdale Circle
Nantucket, MA 02554

Re: Foundation Design Flood Elevation
92 Washington St. Extension.
Nantucket, MA 02554.

Dear Leo,
Following up our conversation regarding the subject property and the height of the first floor confirming to FEMA requirements and the Massachusetts State Building Code, the following procedure was followed:

Code: Massachusetts State Residential Building Code 9th Edition amendments to IRC2015, FEMA flood insurance rate maps, ASCE 24-14. Flood resistant design.

Code sections applicable to design in flood plains:
MBC 9th Edition sections R.322.2 and R322.2.1 define the use of FIRM and requires lowest floor to be elevated above design flood elevation.
FEMA Firm map notes BFE elevation 9'. Refer to FIRMETTE and close in print out of FEMA FIRM Map BFE Elevations.
ASCE 24 design application illustration of design flood flow chart.
ASCE 24 definitions of design flood elevation and dry floodproofing
ASCE 24 notes design flood elevation and Massachusetts State Building Code 9th Edition, Design Flood Elevation = BFE plus 1 foot.

Summary:
As the registered design professional, we advise an Owner by using the referenced Codes and accepted practice. The proposed construction materials for the first-floor frame will be pressure treated, which is acknowledged as flood proof materials. This allows the building to be lower than one which does not have flood resistant framing materials.

FEMA notes that the building is in an AE zone with a base flood elevation BFE=9'.
The design flood elevation as noted in the Massachusetts State Building Code = BFE plus 1'.

Therefore, we establish the top of the concrete foundation elevation at el 9.0'
The joists and girders will sit on the foundation and will be connected to pressure treated 2-2x PT sill plates connected to the foundation. The floor framing is pressure 2x12s. the top of pressure treated floor framing will be at elevation 10'-2 ¼ ".

Please feel free to contact me if you have any comments or questions.

Thank You.

Sincerely,

Stephen J. Goan
Stephen J. Goan, PE, SE
Principal.

COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. GOAN
STRUCTURAL
No. 46226
REGISTERED PROFESSIONAL ENGINEER

w/ encl.
CC: File

Flood

Results:

Flood Zone Categorization: AE

Base Flood Elevation: NAVD88

Data Source: FEMA National Flood Hazard Layer - Effective Flood Hazard Layer for US, where modernized (https://msc.fema.gov/portal/search)

Date Accessed: Thu Feb 13 2020

FIRM Panel: If available, download FIRM panel here

Insurance Study Note: Download FEMA Flood Insurance Study for this area here

51.00: continued

R321.1 through R321.3 Revise the sections as follows:

R321.1 Elevators. Where provided, passenger elevators, limited-use and limited-application elevators or private residence elevators shall comply with 524 CMR: *Board of Elevator Regulations*.

R321.2 Platform Lifts. Where provided, platform lifts shall comply with 524 CMR: *Board of Elevator Regulations*.

R321.3 Accessibility. Elevators or platform lifts that are part of an accessible route required by 780 CMR 11.00: *Accessibility* shall comply with 524 CMR: *Board of Elevator Regulations*.

R322.1 Replace the section as follows:

R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas and coastal dunes, and substantial improvement and restoration of substantial damage of buildings and structures in those areas shall be designed and constructed in accordance with the provisions contained in this section. Buildings and structures located in more than one flood hazard area and coastal dunes shall comply with the most restrictive provisions. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24. *See* section R105.3.1.1 for substantial improvements and damage and *see* section R309 for garage requirements. Flood hazard areas include the following:

1. AO zones, where shallow flooding exists without waves;
2. A zones; and
3. V zones, where high velocity wave action exists and wave heights are greater than or equal to three feet.

R322.1.1 Replace the subsection as follows:

R322.1.1 Base Flood Elevation, Flood Maps, Delineations and Definitions. For base flood elevation and mapping resources, *see* the following:

1. Flood hazard areas and base flood elevations are identified on a community's current effective Flood Insurance Rate Map ("FIRM") or Flood Hazard Boundary Map ("FHBM"), whichever is applicable, and further defined in the current effective Flood Insurance Study ("FIS") where applicable.
2. Floodways are delineated on a community's current effective FIRM or Flood Boundary & Floodway Map, whichever is applicable, and further defined in the current effective FIS.
3. If a community has received a preliminary FIRM and FIS from FEMA, and has been issued a Letter of Final Determination ("LFD") from FEMA, the community shall use the preliminary FIRM and FIS to determine applicable flood zones, base flood elevations and floodways as of the date of the LFD.
4. Coastal wetlands resource areas are defined on the "Map of Coastal Wetland Resources for Building Officials".

R322.1.4 Revise the subsection as follows:

R322.1.4 Establishing the Design Flood Elevation. The design flood elevation in Massachusetts shall be as follows:

1. For AO Zones, the design flood elevation shall be the elevation of the highest adjacent grade plus the flood depth specified on the FIRM plus one foot or the elevation of the highest adjacent grade plus three feet if no flood depth is specified. *See* section R322.2 for requirements.
2. For A Zones, the design flood elevation shall be the base flood elevation plus one foot. *See* section R322.2 for requirements.
3. For V Zones, the design flood elevation shall be the base flood elevation plus two feet. *See* section R322.3 for requirements.
4. For coastal dunes, *see* section R322.4 for requirements.

R322.1.4.2 Reserved

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°. 85.2

Street & Number of Proposed Work: 60 Walsh Street

Owner of record: Nantucket 62 Walsh LLC

Mailing Address: 37 Centre Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 66'-8" Sq. Footage 1st floor: 1807 Decks/Patio: Size: 18'-8"x 6'-0" ☑ 1st floor ☐ 2nd floor

Width: 35'-6" Sq. footage 2nd floor: 1230 Size: 12'-7"x 8'-0" ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 23'-8" South 23'-8" East 23'-8" West 23'-8"

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 6"-18" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 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) Copper

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1x6 Corner boards 1x6 Frieze 1x4

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 8x8

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

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

Doors* (type and material): ☐ TDL ☑ SDL Front 4 Light/Wood Rear French/Wood Side Batten/Wood

Garage Door(s): Type Overhead Material Wood

Hardscape materials: Driveways Crushed Shell Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

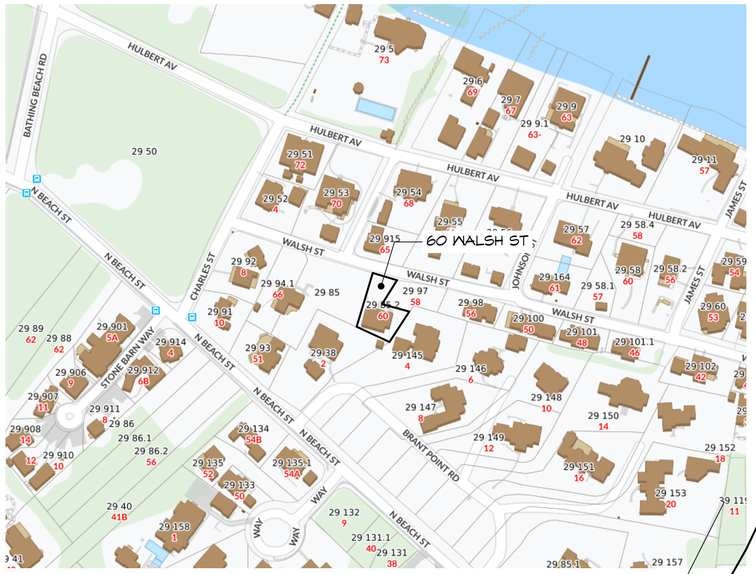
Trim White Sash White Doors White

Deck Natural Foundation Natural Fence _____ Shutters _____

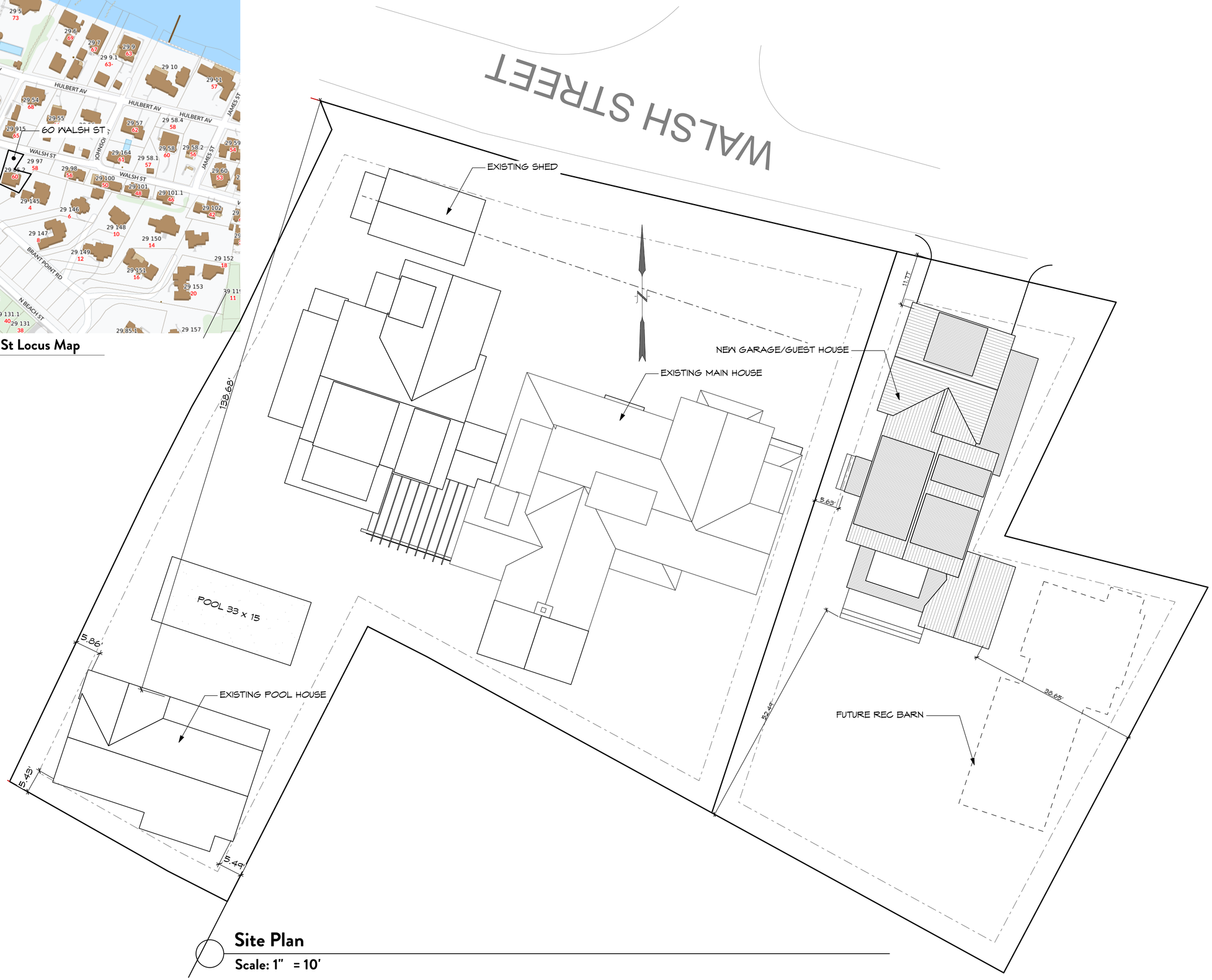
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 6/9/20 Signature of owner of record [signature] Signed under penalties of perjury



60 Walsh St Locus Map



Site Plan

Scale: 1" = 10'

DATE	REVISIONS

Site Plan

Garage/Guest House
60 Walsh St
Nantucket, MA 02554

MAP NO:
PARCEL NO:
ZONING INFO: R-1
PROJECT NO: 17
REVISED: 6/9/20

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

ID #

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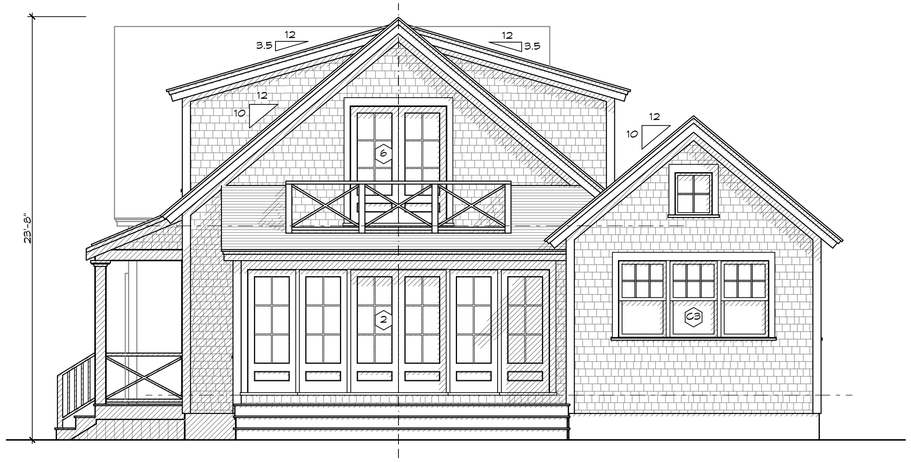

2 **South Elevation**
SCALE:1/4" = 1'-0"

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

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

3 **East Elevation**
SCALE:1/4" = 1'-0"

Garage/Guest house
60 Walsh St
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 6/10/20
Building Dept. Sub:
Rev:

Window Schedule

No.	Qn.	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
A		Double Hung	LaPage	XL 2829	35 5/8" x 68 7/8"	36 5/8" x 69 3/8"	6 over 1	V.G. = 27 1/2" x 28 3/8"
A2		(2) Double Hung	LaPage	XL 2828-2	(2) 35 5/8" x 68 7/8"	72 1/4" x 69 3/8"	6 over 1	V.G. = 27 1/2" x 28 3/8"
A3		(3) Double Hung	LaPage	XL 2828-3	(3) 35 5/8" x 68 7/8"	107 7/8" x 69 3/8"	6 over 1	V.G. = 27 1/2" x 28 3/8"
B3		(3) Double Hung	LaPage	Custom Size	(3) 35 5/8" x 62 7/8"	107 7/8" x 63 3/8"	6 over 1	V.G. = 27 1/2" x 25 3/8"
C		Double Hung	LaPage	XL 2823	35 5/8" x 56 7/8"	36 5/8" x 57 3/8"	6 over 1	V.G. = 27 1/2" x 22 3/8"
C3		(3) Double Hung	LaPage	XL 2823-3	(3) 35 5/8" x 56 7/8"	107 7/8" x 57 3/8"	6 over 1	V.G. = 27 1/2" x 22 3/8"
D		Double Hung	LaPage	XL 2825	35 5/8" x 60 7/8"	36 5/8" x 61 3/8"	6 over 1	V.G. = 27 1/2" x 24 3/8"
D3		(3) Double Hung	LaPage	XL 2825-3	(3) 35 5/8" x 60 7/8"	107 7/8" x 61 3/8"	6 over 1	V.G. = 27 1/2" x 24 3/8"
E3		(3) Double Hung	LaPage	XL 2819-3	(3) 35 5/8" x 48 7/8"	107 7/8" x 49 3/8"	6 over 1	V.G. = 27 1/2" x 18 3/8"
F		Casement	LaPage	WCII-2226	28" x 32"	29" x 32 1/2"	4	V.G. = 21 1/8" x 25"

Door Schedule

No.	Qn.	Type	Manuf.	Model #	Door Size	Rough Opening	Lights	Comments
1		Entry Door	Dover Door	Custom	3'-0" x 7'-6"	TBD	4	Raised panel; see details for sticking--provide shop drawings
2		Insulng French Doors	Dover Door	Custom	5'-4" x 7'-0"		6	Flat panel w/ stepped quarter round--see elevations
		w/ sidelights	Dover Door	Custom	2'-8" x 7'-0"	TBD	6	Flat panel w/ stepped quarter round--see elevations
3		Overhead Garage Doors	Custom	Custom	8'-6" x 8'-1"	TBD	16	6" v-groove panels w/lights above--see elevations
4		Outswing Shed Doors	Custom	Custom	(2) 3'-0" x 7'-6"	TBD	N/A	6" diagonal v-groove doors--see elevations
5		Sliding Barn Doors	Custom	Custom	(2) 5'-0" x 9'-1"	TBD	N/A	6" v-groove sliding barn doors--see elevations
6		Insulng French Doors	Dover Door	Custom	5'-4" x 6'-8"	TBD	6	Flat panel w/ stepped quarter round--see elevations

Notes:

1. All windows will be LaPage, wood, double glazed, 7/8" Muddy exterior SDL & 7/8" Davis interior SDL with bronze spacer bars & muntin configuration as shown on drawings. DP 30 rated, Min. U-value = .33
   All glazing to come with compliance sticker as required by local building codes or manuf. affidavit verifying compliance w/ design pressure ratings & U-values.
2. All French doors will be by Dover Window & Door Co., wood, double glazed, 7/8" Putty ext. SDL & 7/8" Ogee int. SDL w/ bronze spacer bars & muntin configuration as shown on drawings. DP 30 rated, Min. U-value = .33.
   All glazing to come with compliance sticker as required by local building codes or manuf. affidavit verifying compliance w/ design pressure ratings & U-values.
3. Window and door glass to be Low E-366 Argon filled double pane by Cardinal Corp.
4. Mill shop will provide shops drawings for all window and door units to architect for approval prior to placing window and door order.
5. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany screen panels. Provide custom mahogany storm/screen combo doors for all exterior doors.
6. Provide tempered glass in all locations required by code.

REVISIONS

DATE

Exterior Elevations

Garage/Guest House
60 Walsh St
Nantucket, MA 02554

MAP NO:
PARCEL NO:
ZONING INFO: R-1
PROJECT NO: 17
REVISED: 6/9/20

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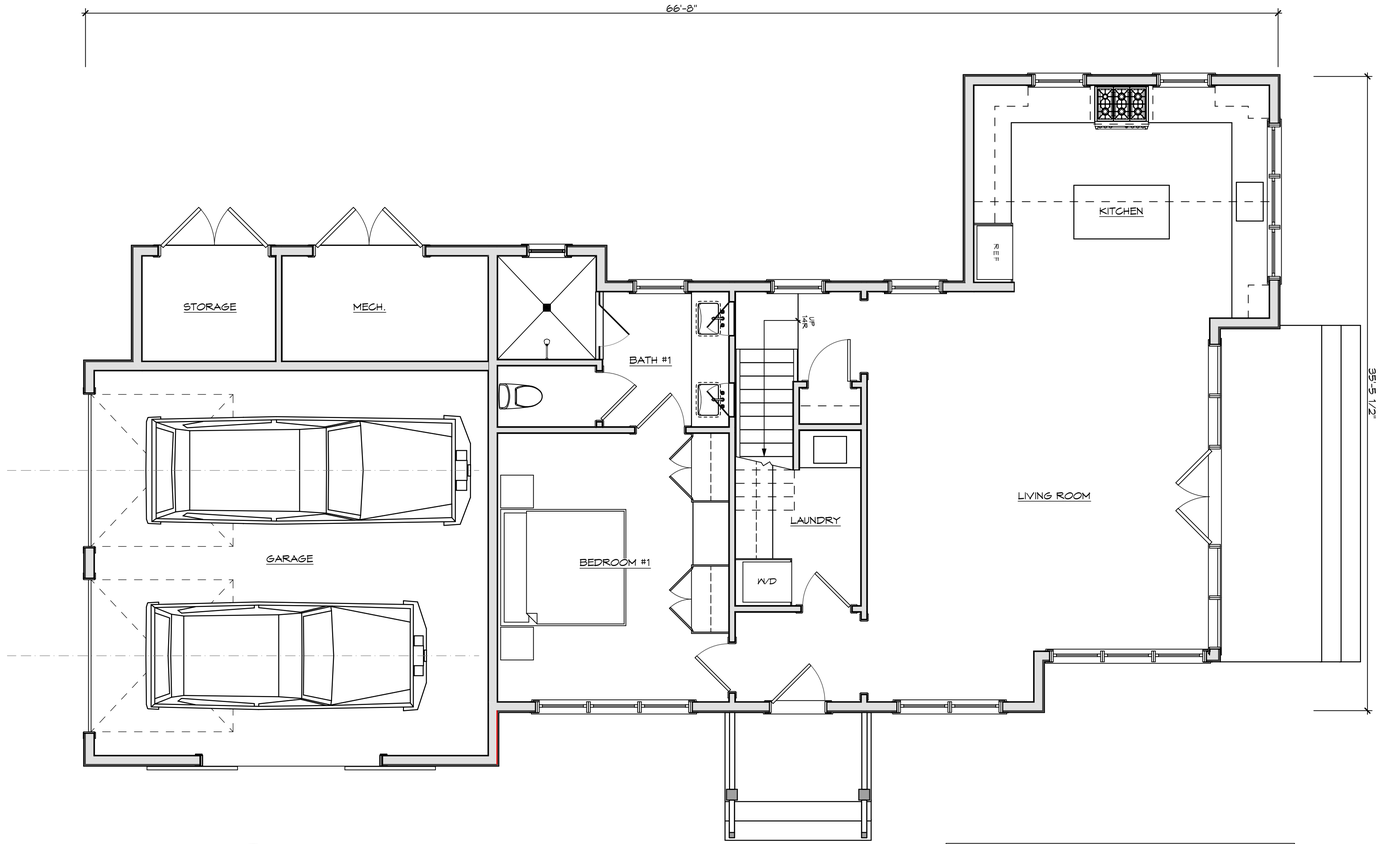
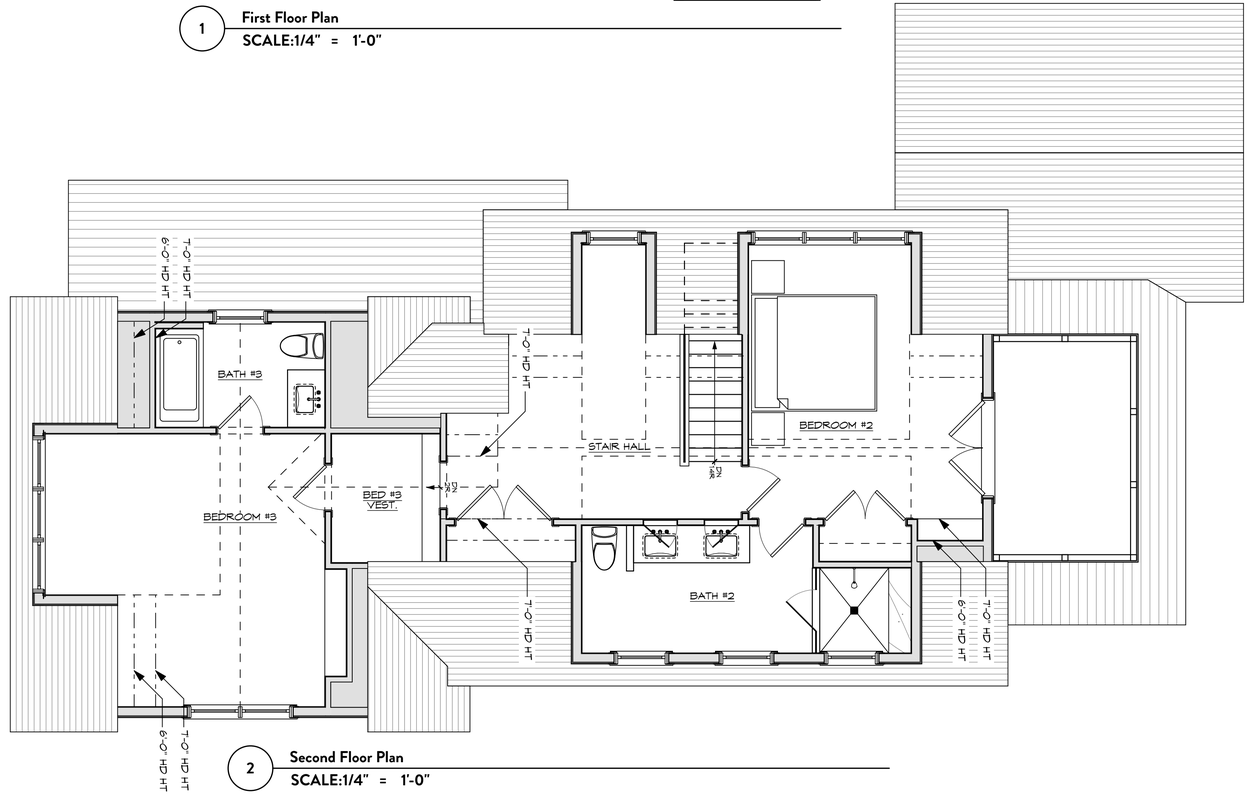
ID#
A-2.1



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



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

REVISIONS

DATE

Floor Plans

Garage/Guest House
60 Walsh St
Nantucket, MA 02554

MAP NO:
PARCEL NO:
ZONING INFO: R-1
PROJECT NO: 17
REVISED: 6/9/20

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ID #
A-1.1

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

June 9, 2020

To the Commissioners,

Nantucket 62 Walsh, LLC, owner of record of property located at 60 Walsh Street authorize Botticelli and Pohl Architects to sign applications on our behalf.

Sincerely,

Richard J. Glidden

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: 60 Walsh Street

Tax Map Number: 29 Parcel Number: 85.2

Owner of Record: Nantucket 62 Walsh LLC

Description of Proposal: Construct New Dwelling

Anticipated HDC Submission Date: June 10, 2020

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.

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Charleston, SC 29401

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Nantucket 62 Walsh LLC % Glidden + Glidden
Street and Apt. No., or PO Box No.
37 Centre Street
City, State, ZIP+4®
Nantucket, MA 02554

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER...Nantucket 62 Walsh LLC...

MAILING ADDRESS...37 Centre Street, Nantucket, MA 02554...

PROPERTY LOCATION...60 Walsh Street...

ASSESSORS MAP/PARCEL...29 / 85.2...

SUBMITTED BY:...Botticelli + Pohl...

SEE ATTACHED PAGES

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

5-26-2020

DATE

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor's Office, email=rranney@nantucket-ma.gov, c=US
Date: 2020.05.26 08:58:36 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters List

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
29	38		CUNHA MARK G & KRISTEN N		435 EAST 52ND STREET APT 9A	NEW YORK	NY	10022	2 BRANT POINT RD
29	55		BALTZER CAROLINE R TR ETAL	BALTZER 66 HULBERT NOM TRUST	7 ROCKVILLE AVENUE	LEXINGTON	MA	02421	66 HULBERT AV
29	85		NANTUCKET 62 WALSH LLC	C/O GLIDDEN & GLIDDEN	37 CENTER ST	NANTUCKET	MA	02554	64 WALSH ST
29	97		FOLBERTH WILLIAM TRST	FOLBERTH FAMILY NOM TRUST	10 STURGIS ROAD	BRONXVILLE	NY	10708	58 WALSH ST
29	145		OTTO JOHN F JR TRUSTEE	TACONIC PARTNERS NOMINEE TRST	375 ROUND HILL ROAD	GREENWICH	CT	06831	4 BRANT POINT RD
29	915		45 PINCKNEY STREET LLC		112 N MARKET STREET	CHARLESTON	SC	29401	65 WALSH ST
Count:	6								

CUNHA MARK G & KRISTEN N
435 EAST 52ND STREET APT 9A
NEW YORK, NY 10022

BALTZER CAROLINE R TR ETAL
BALTZER 66 HULBERT NOM TRUST
7 ROCKVILLE AVENUE
LEXINGTON, MA 02421

NANTUCKET 62 WALSH LLC
C/O GLIDDEN & GLIDDEN
37 CENTER ST
NANTUCKET, MA 02554

FOLBERTH WILLIAM TRST
FOLBERTH FAMILY NOM TRUST
10 STURGIS ROAD
BRONXVILLE, NY 10708

OTTO JOHN F JR TRUSTEE
TACONIC PARTNERS NOMINEE TRST
375 ROUND HILL ROAD
GREENWICH, CT 06831

45 PINCKNEY STREET LLC
112 N MARKET STREET
CHARLESTON, SC 29401

REVISIONS - PREVIOUS MTG = 3/3/2020

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

Date: 6/16/2020 Address 32 WEST CHESTER ST (OFF WESCO PLACE)

Scope of Work: NEW DWELLING

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

* LOT C (VACANT) OF PLAN 2019-18 *
LOT A (c. 1918-1925) GAMBREL - CONTRIBUTING
LOT B (c. 2007) CAPE COD

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)*

EAST - BALANCED W/ SHED DORMERS ON BOTH SIDES + SHUTTERS ADDED ✓
NORTH - SEPARATED GANGED WINDOWS + ADDED (3) SINGLE 6/1 DH WINDOWS IN SHED DORMER
WEST ✓
SOUTH - BALCONY IS BETTER - STILL A LOT OF FENESTRATION

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/Time 02.24.20 4:27

To: Historic District Commission
From: Historic Structures Advisory Board

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

Applicant CHESLEY Address 32 W. CHESTER

Historic information/known history

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

Comments

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

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

North Elevation
- WALL LINE BREAK FOR LOW WALL; DORMER OVERLAP; MASS TRANSITION; GLASS NEEDS TO BE VERTICAL (UNTD); MORE FENESTRATION

East Elevation
- FRONT DOOR NOT APPROPRIATE; VISIBLE DECK

West Elevation
- OVER-LARGE GLASS/COMMERCIAL APPEARANCE

South Elevation
- EXCESSIVE FENESTRATION; REPETITIVE

Other
- WHAT STYLE IS THIS? THIS BUILDING DOESN'T WORK W/ TURN OF CENTURY/BUNGALOWS IN IMMEDIATE VICINITY; COTTAGE MODERN NOT APPROPRIATE
- BUILDING MASS NEEDS TO BE MORE ARTICULATED

Public Comment PLEASE SEND BACK THRU HSAB

Signatures *(three members required for quorum)*

56 Walsh Street

70 Hulbert Ave

17 Walsh Street

8 Walsh Street

12 Wilard Street

15 Wilard Street

HARTMAN RESIDENCE
60 Walsh ST.
NANTUCKET
MA-02554

HDC Garage Images
Scale:1/16"=1'-0"
REVISED: 6.9.2020
Page L.1

North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com

16 Willard Street

25 Walsh Street

16 Willard Street

10 Wilard Street

3 Walsh Street

47 Walsh Street

HARTMAN RESIDENCE
60 Walsh ST.
NANTUCKET
MA-02554

HDC Garage Images
Scale:1/16"=1'-0"
REVISED: 6.9.2020
Page L.2

North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com

Cathy Flynn

From: Noni and Russell Smith <noniandrussellsmith@gmail.com>
Sent: Friday, March 06, 2020 2:12 PM
To: Cathy Flynn
Subject: 32 W. Chester, portion of on Wesco Place.

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To Historic District Commissioners:

In reviewing the application for this new structure, We have found inconsistencies in what was presented to and approved by the Conservation Commission.

1. On June 19,2019, the ConCom granted a Waiver for a proposed structure within two feet of high groundwater. The proposed single family dwelling with attached garage has a ground cover of 1248 sf with provision for "Storm Tech Infiltration Chambers" for roof water runoff .

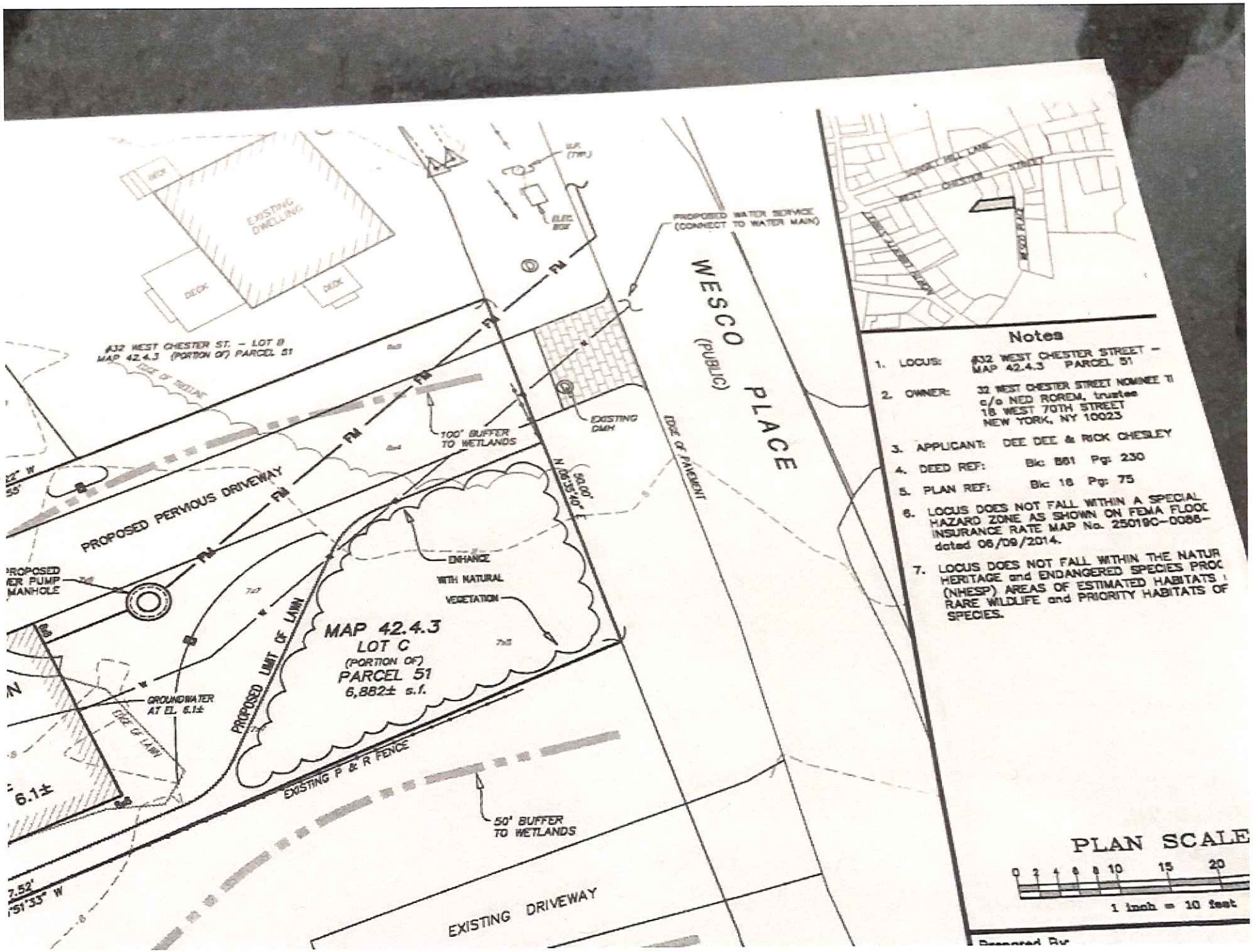
The application submitted for HDC approval has a 30% increase in ground cover (1648 sf) and no Storm Tech Chambers.

2. ConCom application shows attached garage. Application to HDC shows garage directly off Wesco, which is inconsistent with neighboring properties.

3. Northern elevation is a tall linear mass, which from W. Chester, will appear to be a commercial structure, inconsistent with the area.

Thank you for your review and consideration

Russell and Noni Smith


EXISTING DWELLING
DECK
DECK
#32 WEST CHESTER ST. – LOT B
MAP 42.4.3 (PORTION OF) PARCEL 51
EDGE OF WETLAND
PROPOSED PERVIOUS DRIVEWAY
PROPOSED WATER PUMP MANHOLE
GROUNDWATER AT EL. 6.1±
EDGE OF LAWN
PROPOSED LIMIT OF LAWN
100' BUFFER TO WETLANDS
EXISTING DWY
ENHANCE WITH NATURAL VEGETATION
MAP 42.4.3
LOT C
(PORTION OF)
PARCEL 51
6,882± s.f.
EXISTING P & R FENCE
50' BUFFER TO WETLANDS
EXISTING DRIVEWAY
PROPOSED WATER SERVICE (CONNECT TO WATER MAIN)
WESCO PLACE
(PUBLIC)
EDGE OF PAVEMENT
N 06°35'40" E
50.00'
6.1±
7.52'
51'33" W
WEST CHESTER STREET
WESCO PLACE
Notes
1. LOCUS: #32 WEST CHESTER STREET – MAP 42.4.3 PARCEL 51
2. OWNER: 32 WEST CHESTER STREET NOMINEE TI c/o NED RORDM, trustee 18 WEST 70TH STREET NEW YORK, NY 10023
3. APPLICANT: DEE DEE & RICK CHESLEY
4. DEED REF: Blc 881 Pg: 230
5. PLAN REF: Blc 18 Pg: 75
6. LOCUS DOES NOT FALL WITHIN A SPECIAL HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086- dated 06/09/2014.
7. LOCUS DOES NOT FALL WITHIN THE NATUR HERITAGE and ENDANGERED SPECIES PROG (NHESP) AREAS OF ESTIMATED HABITATS RARE WILDLIFE and PRIORITY HABITATS OF SPECIES.
PLAN SCALE
0 2 4 6 8 10 15 20
1 inch = 10 feet

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION			FOR INSURANCE COMPANY USE
A1. Building Owner's Name GREAT STATE PROPERTIES, LLC			Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 92 WASHINGTON STREET EXTENSION			Company NAIC Number:
City NANTUCKET	State Massachusetts	ZIP Code 02554	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) TAX MAP: 42.2.3, PARCEL: 22			

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 41-16-46.45 Long. 70-05-31.34 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 5

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 1650.00 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 24

c) Total net area of flood openings in A8.b 66384.00 sq in

d) Engineered flood openings? ☒ Yes ☐ No

A9. For a building with an attached garage:

a) Square footage of attached garage _____ sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____

c) Total net area of flood openings in A9.b _____ sq in

d) Engineered flood openings? ☐ Yes ☐ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
NANTUCKET & 250230	NANTUCKET	Massachusetts

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
25019C0089G		06-09-2014	06-09-2014	AE	9'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No

Designation Date: _____ ☐ CBRS ☐ OPA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 92 WASHINGTON STREET EXTENSION			Policy Number:
City NANTUCKET	State Massachusetts	ZIP Code 02554	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS ESTABLISHED Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	10.2	☒ feet	☐ meters
b) Top of the next higher floor	20.2	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)		☐ feet	☐ meters
d) Attached garage (top of slab)		☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	10.2	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	4.2	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	4.8	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	4.4	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name LEO C. ASADOORIAN	License Number 33930		
Title PROFESSIONAL LAND SURVEYOR			
Company Name BLACKWELL & ASSOCIATES, INC.			
Address 20 TEASDALE CIRCLE			
City NANTUCKET	State Massachusetts	ZIP Code 02554	
Signature Leo C. Asadoorian	Date 06-18-2020	Telephone (508) 228-9026	Ext. 12

COMMONWEALTH OF MASSACHUSETTS
Place
LEO C. ASADOORIAN
NO. 33930
REGISTERED
PROFESSIONAL LAND SURVEYOR
Here
6.18.20

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
ALL EQUIPMENT WILL BE LOCATED AT OR ABOVE FIRST FLOOR (EL=10.20 / NAVD 88)
THIS ELEVATION CERTIFICATE WAS PREPARED FOR THE NANTUCKET HISTORICAL DISTRICT COMMISSION AND ONLY INCLUDEDS THE PROPOSED NEW DWELLING.
ALL INFORMATION REGARDING THE PROPOSED DWELLING IS BASED ON PLANS PROVIDED BY THE PROJECT ARCHITECH.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 92 WASHINGTON STREET EXTENSION			Policy Number:
City NANTUCKET	State Massachusetts	ZIP Code 02554	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 92 WASHINGTON STREET EXTENSION			Policy Number:
City NANTUCKET	State Massachusetts	ZIP Code 02554	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 92 WASHINGTON STREET EXTENSION			Policy Number:
City NANTUCKET	State Massachusetts	ZIP Code 02554	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photo One

Photo One Caption NORTH ELEVATION OCEAN SIDE

Clear Photo One

Photo Two

Photo Two Caption SOUTH ELEVATION STREET SIDE

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 92 WASHINGTON STREET EXTENSION			Policy Number:
City NANTUCKET	State Massachusetts	ZIP Code 02554	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

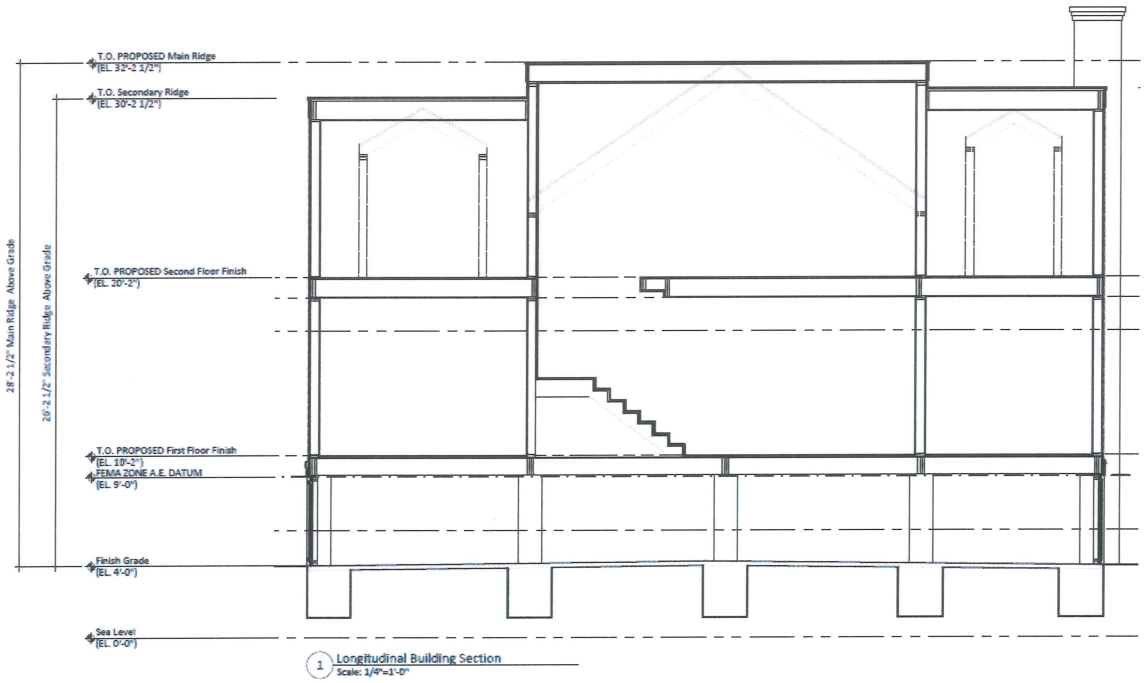


Photo Three

Photo Three Caption BUILDING SECTION

Clear Photo Three

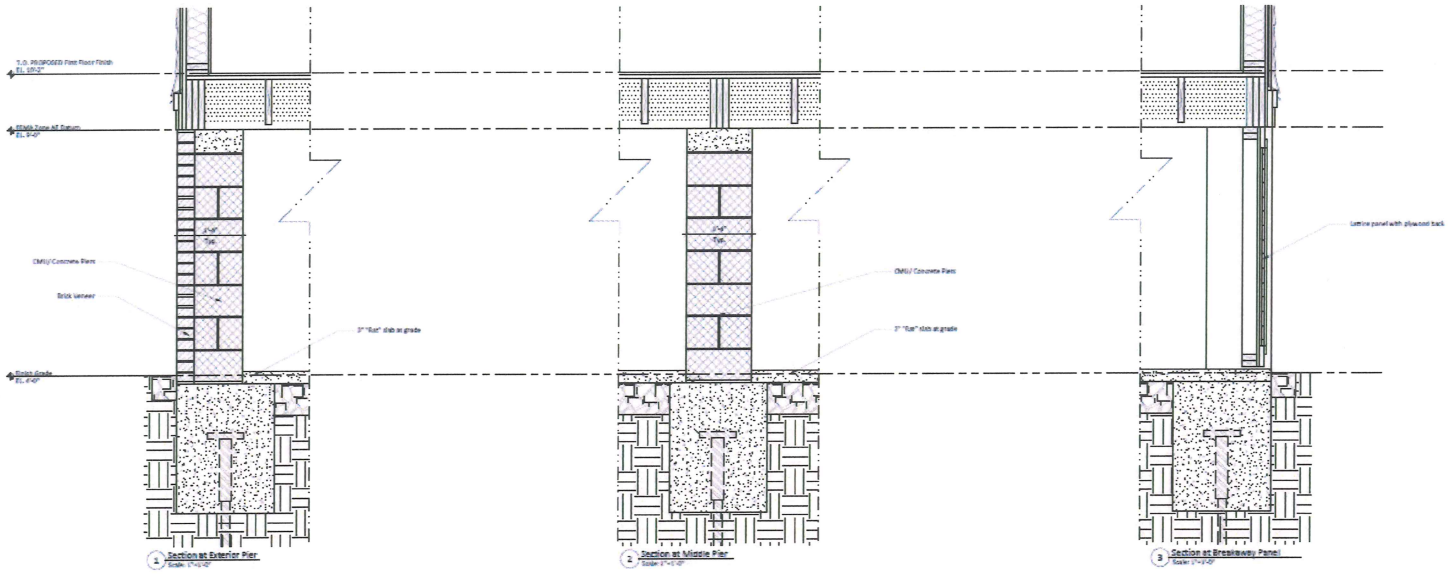


Photo Four

Photo Four Caption FOUNDATION / PROPOSED PIERS

Clear Photo Four

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°. 85.2

Street & Number of Proposed Work: 60 Walsh Street

Owner of record: Nantucket 62 Walsh LLC

Mailing Address: Nantucket Ma 02554
62 Walsh

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Jardins International

Mailing Address: 53 Pleasant Street
Nantucket Ma 02554

Contact Phone #: 508-325-9911 E-mail: eo@jardinsinth.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 4'
Type: Picket type II
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways Shell w/ Walkways Medium Grey Walls _____

* Note: Complete door and window schedules are required. Belgium Block Apron Granite to match Existing

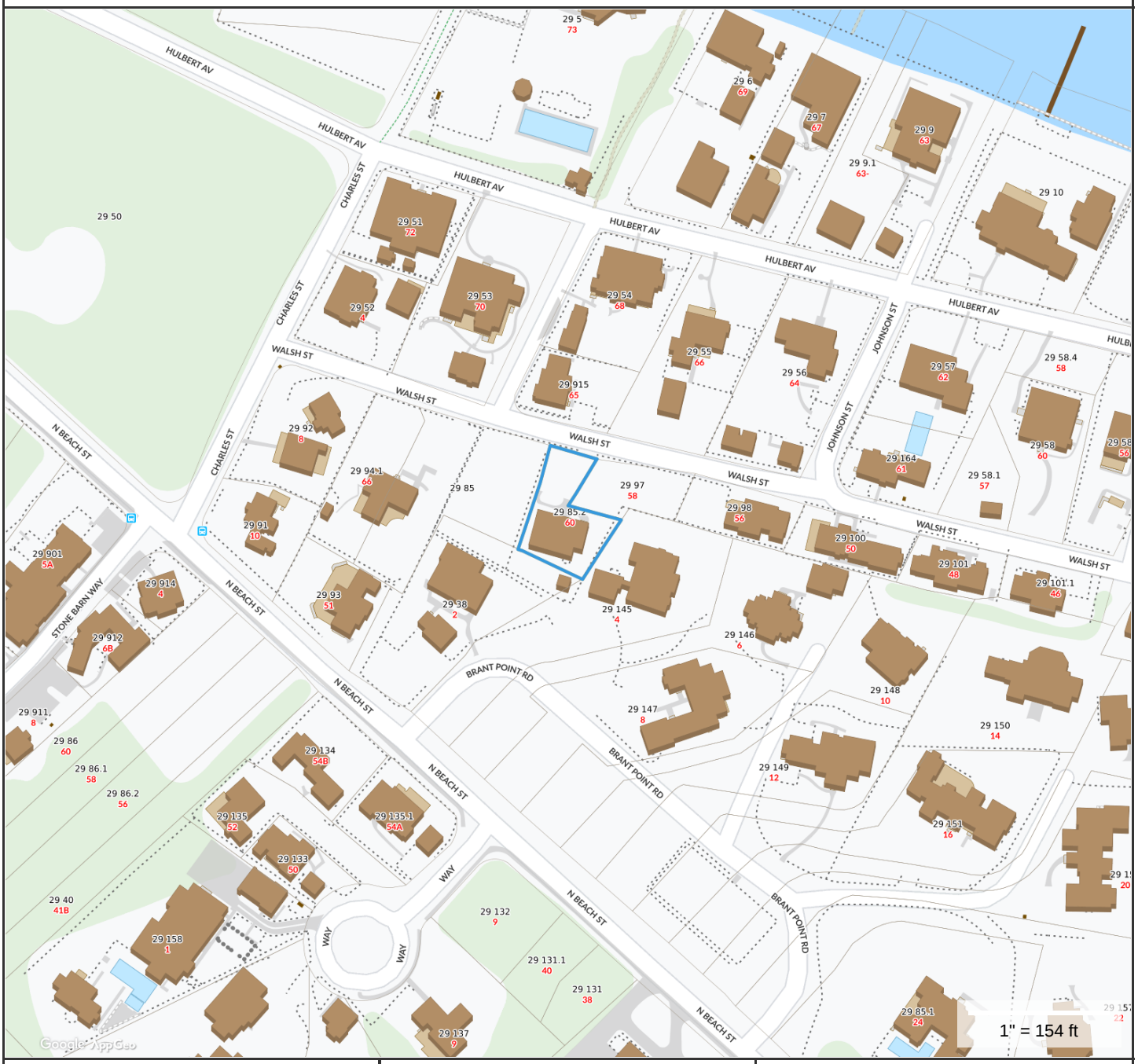
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence White Gate 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 6/16/2020 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	29 85.2
Location	60 WALSH ST
Owner	NANTUCKET 62 WALSH 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

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 E Oliver

AS AGENT FOR Nantucket 62 Walsh LLC

STREET ADDRESS 60 Walsh Street

MAP/PARCEL 29 / 85.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

6/10/2020

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

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

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

E Oliver — Signature

6/10/2020 — Date

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

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) https://www.nantucket-ma.gov/151/GIS-Maps

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 be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

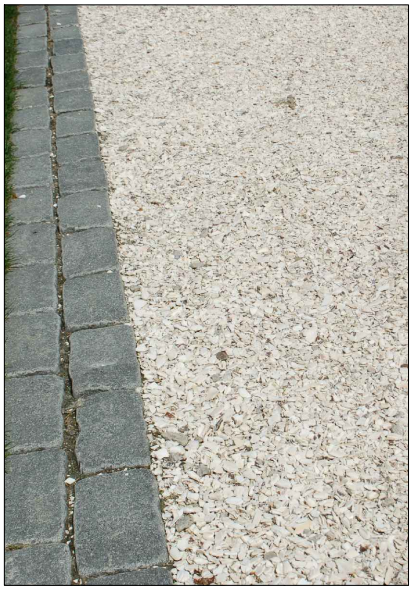
____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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

_____ **(initial to indicate read and understand)**

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

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



Proposed Driveway To Match
Existing Driveway Material (
Shell W/ Belgium Block)

Proposed Hardscape To
Match Existing Stone Material

HARTMAN RESIDENCE
60 Walsh ST.
NANTUCKET
MA-02554

HDC Plan
Scale:1/16"=1'-0"
REVISED: 6.9.2020
Page L.1

North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com

Gates for Dog Enclosure

Proposed Barn/ Gym Structure

Lawn

Black Wire Mesh Hidden In Existing Vegetation

COVERED PORCH

Proposed Dwelling

Lawn

Garden Bed

Granite Entry Patio

Proposed Garage

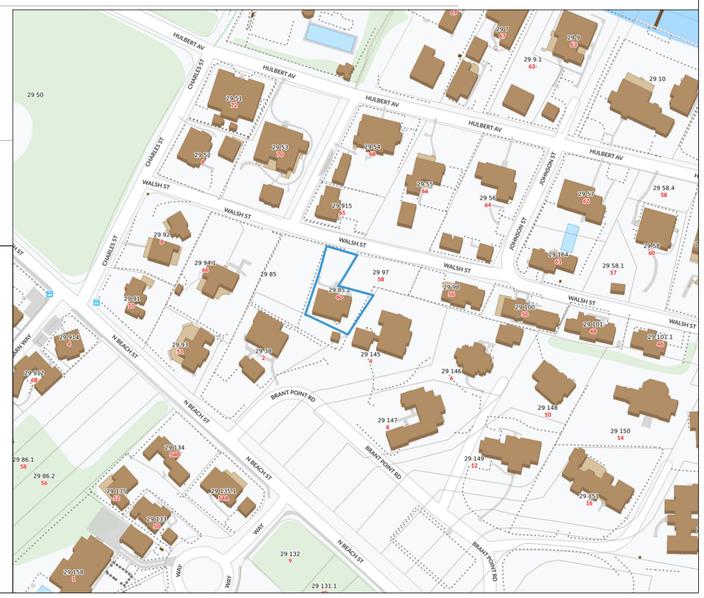
Lawn

Belgium Block Apron

Shell Driveway

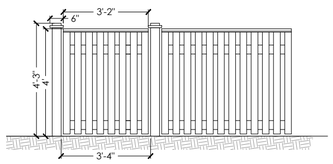
Garden Bed

Walsh Street



1 Picket Type II White Gate To Match Existing

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



HARTMAN RESIDENCE
60 Walsh ST.
NANTUCKET
MA-02554

HDC Plan
Scale:1/16"=1'-0"
REVISED: 6.9.2020
Page L.1

North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com

Nantucket SURVEYORS LLC
One of The TILTON Companies

P.O. Box 3627, Nantucket, Massachusetts 02584-3627
Tel. (508) 228-0240 Fax (508) 228-9856
www.nantucketsurveyors.com
nsllcinfo@nantucketsurveyors.com

NS-11121

June 24, 2020

Nantucket Historical District Commission
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Re: 60 Walsh Street, Map: 29 Parcel: 85.2
Nantucket, MA 02554

Dear Sir/Madame,

On behalf of the current property owner, Nantucket 62 Walsh Street, LLC, Nantucket Surveyors LLC has been asked to provide the Historic District Commission verification that the proposed height of the dwelling does not exceed the minimum standard as set forth in the Ninth Edition of the MA State Building Code 780 CMR.

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for this portion of Nantucket (FIRM Map No. 25019C0086G), dated June 9, 2014 shows that the area of proposed activity is located within Flood Hazard Zone AE (Elevation 7, Design Flood Zone Elevation = 7.3). Vertical Datum being NAVD88.

The minimum first floor for the dwelling based on the code is established at elevation 8.3.

NSLLC will set a benchmark pre-construction establishing the proposed dwelling elevation on the subject property to insure the approved elevation is not exceeded.

Thank you for your attention to this matter. If you have any questions, please do not hesitate to call our office.

Very truly yours,
Nantucket Surveyors, LLC

Paul J. Santos, PLS

Enclosures
cc: Lisa Botticelli

HSAB

HDC Application Review Worksheet

1. Staff Initials: HOLLY BACKUS
2. Meeting date: 2/11/2020
3. Property address: 92 WASHINGTON ST - EXISTING DW C.1965 BUT CONTRIBUTING!
4. Scope of work: NEW DWELLING -

5. If the site is located within the OHD or SOHD, please circle which one.

6. Is the structure, building, hardscaping, or other exterior architectural feature **open to view** from a beach, a public way, a traveled way, a street or way shown on a land court plan or shown on a plan approved and endorsed in accordance with the Subdivision Control Law, a public park or a public body of water? If yes, specify which portions.
   a. North elevation:
   b. South elevation:
   c. East elevation:
   d. West elevation:

7. What is the distance between the proposed structure, building, hardscaping, or other exterior architectural feature and the location from which it is **open to view**? YES feet

8. Other:

9. Comments on proposal:

THE APPLICANT OMITTED TO PROVIDE INFO ON THE PREVIOUS COA APPROVALS:

* 2/26/2019 COA # 71948 - DEMO MAIN HOUSE
* 8/06/2019 COA # 72844 - MOVE GARAGE ON LOT

⇒ PROPOSED PLANS DO NOT SHOW THE RELOCATED GARAGE - APPLICANT SHOULD CLARIFY INTENT!

* CONCERNED W/ PROPOSED ELEVATION FOR FEMA W/OUT HDC APPROVED GUIDELINES! "CART BEFORE THE HORSE!"

Street Name	St #	Unit/ other	MAP_LOT	BUILDING TYPE/NAME	Year(s) Built	Year(s) Altered	Style	C or NC	Architect/Notes
WASHINGTON AV	22		60.2.1 12						VACANT
WASHINGTON AV	25		60.2.1 52						VACANT
WASHINGTON AV	27		60.2.1 53						VACANT
WASHINGTON AV	37		60.1.2 62	conservation				C	
WASHINGTON AV	39		60.1.2 63	conservation				C	
WASHINGTON AV	57							NC	" Et Cetera"
WASHINGTON ST	26		42.3.2 23		1950		CR	C	
WASHINGTON ST	30	30A	42.3.2 23.2		1950		BUNGELO W	C	
WASHINGTON ST	30	30B	42.3.2 23.3		1950		BUNGELO W	C	
WASHINGTON ST	56		42.2.3 11		1950		astyle	C	
WASHINGTON ST	71		42.2.3 41	conservation	1950			C	ARTIST COLONY 7 COTTAGES
WASHINGTON ST	66		42.2.3 14	conservation	1954			C	
WASHINGTON ST	17	17A	42.3.1 96		1955		1 STORY COT	C	
WASHINGTON ST	27		42.3.2 81		1955			C	
WASHINGTON ST	54		42.2.3 9		1955			C	
WASHINGTON ST	68		42.2.3 15		1960			C	
WASHINGTON ST	115		55.1.4 39		1960			C	
WASHINGTON ST	15		42.3.1 99		1962			C	
WASHINGTON ST	92		42.2.3 22		1965			C	
WASHINGTON ST	91		55.1.4 5		1966			C	
WASHINGTON ST	2		42.3.1 182		1968			C	
WASHINGTON ST	31		42.3.2 82.3		1969			C	
WASHINGTON ST	109		55.1.4 105	conservation	1970			C	
WASHINGTON ST	114		55.1.4 13		1970			C	
WASHINGTON ST	112		55.1.4 12		1971			C	
WASHINGTON ST	103		55.1.4 37		1975			C	
WASHINGTON ST	37		42.3.2 84	conservation	1977			NC	
WASHINGTON ST	29		42.3.2 82.2		1982			NC	
WASHINGTON ST	83		42.2.3 23	conservation	1984			NC	
WASHINGTON ST	80		42.2.3 20.8		1987			NC	8 units
WASHINGTON ST	34		42.2.3 2	conservation	1988			NC	
WASHINGTON ST	95	95A			1988			NC	
WASHINGTON ST	95	95B			1988			NC	
WASHINGTON ST	32		42.2.3 1		1995			NC	

90 Washington Street (Water side)

92 Washington Street

96 Washington Street
(Great Harbor Yacht Club)

90 Washington Street (Street side)

95 Washington Street

97 Washington Street

HISTORIC DISTRICT COMMISSION
REGULAR MEETING

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

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

~~ MINUTES ~~
Tuesday, March 3, 2020

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

Called to order at 4:30 p.m. and announcements by Ms. Coombs

Staff in attendance:	Cathy Flynn, Land Use Specialist; Kadeem McCarthy, Administrative Specialist; Esmeralda Martinez, Administrative Specialist; Holly Backus, Preservation Planner
Attending Members:	Coombs, Oliver, Welch, Watterson
Absent Members:	Pohl, McLaughlin, Camp, Dutra
Late Arrivals:	Welch, 4:42 p.m.
Early Departures:	Welch, 6:00 p.m.

Agenda adopted as amended by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Lampe, Dean **02-0681**	2 Okorwaw Avenue	Cabana	79-131.1	D. Lampe
2. Lee, Jeffrey **02-0761**	9 Aurora Way	Rev. 73198: fence/chimney	56-450	Design Associates
3. The Westmoor Club **02-0762**	10 Westmoor Lane	Rev. 73263: window/door	41-805	J Graham Goldsmith
4. Steinberg, Jeanne **02-0755**	23 Surfside Road	Trim/window color change	55-113.2	Self
5. Hausberg, William **03-0768**	105 Eel Point Road	Rev. 02-0647	32-5	John Curran
6. 4 Shawkemo Rd RT **02-0756**	4 Shawkemo Road	240 sf garage move/demo	43-91.1	Botticelli & Pohl
7. 21 Quidnet Road, LLC**03-0782**	21 Quidnet Road	Roof walk color change	21-30	Ethan McMorrow

Voting	Coombs, Oliver, Watterson
Recused	None
Documentation	None
Representing	None
Public	None
Concerns	No concerns.
Motion	**Motion to Approve. (Oliver)**
Vote	Carried 3-0
Certificate #	**HDC2020-02-(as noted) & -03-0### (as noted)**

III. CONSENT WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Forrester, Courtney **02-0754**	141 Polpis Road	Rev. 70753: relocate shed	44-7.3	Normand Residential
	• Due to lack of visibility				
2.	Keith, Kate **02-0758**	1 Doc Ryder	Alterations/fenestration	66-209	Permits Plus
	• Due to lack of visibility				
3.	Everest, Chris **03-0780**	6 Bluebird Lane	Egress window well	68-594	NAG
	• Due to lack of visibility				
4.	Toce, Margaret **03-0781**	18 Pequot Street	Pool	80-94	Craig Taylor
	• Must not be visible at time of inspection and in perpetuity				

Voting	Coombs, Oliver, Watterson
Recused	None
Documentation	None
Representing	None
Public	None
Concerns	No additional concerns.
Motion	**Motion to Approve through staff per noted concerns. (Oliver)**
Vote	Carried 3-0
Certificate #	**HDC2020-02-(as noted) & -03-(as noted)**

PROPOSED

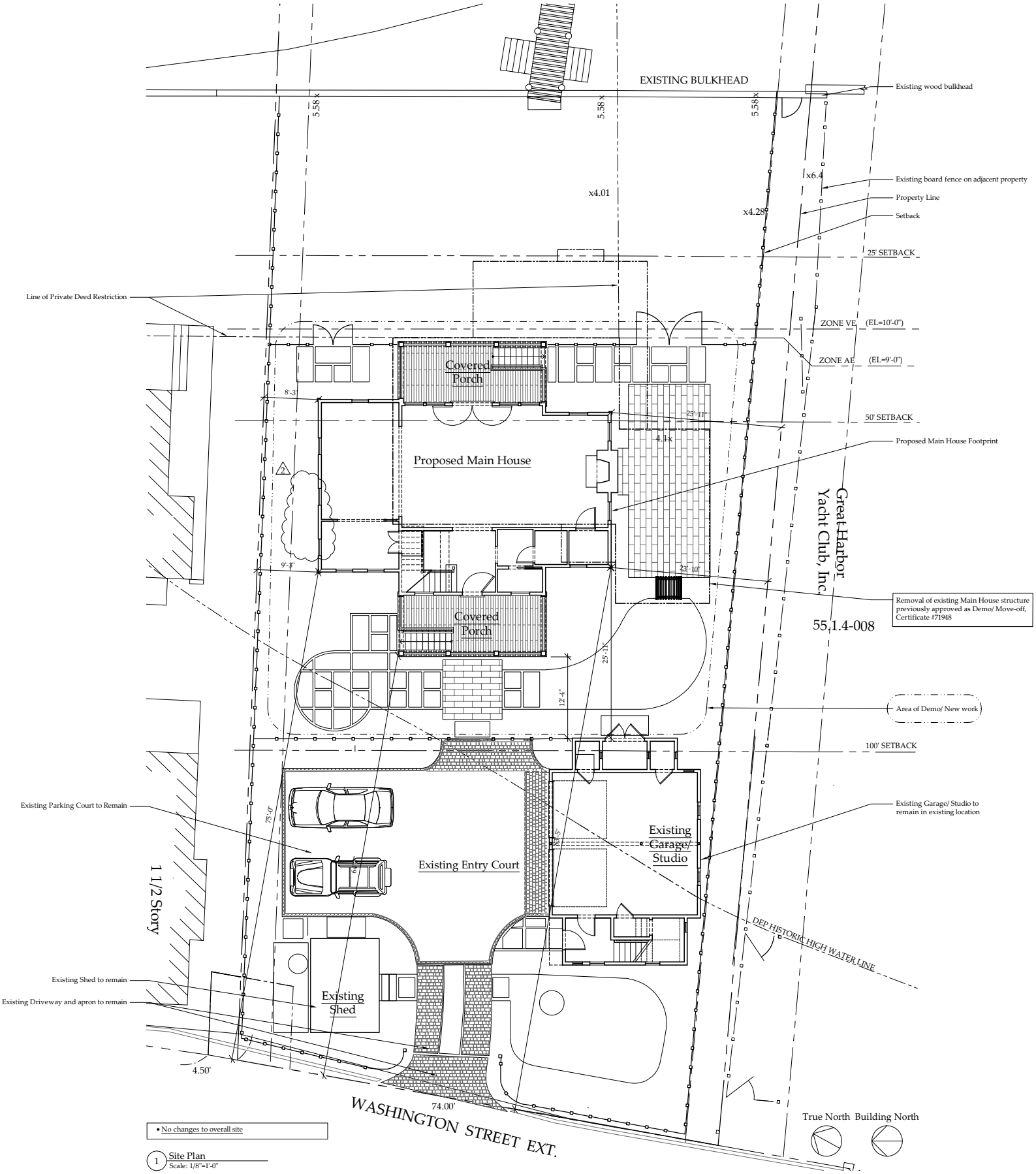
5. Hulbert ACK, LLC **02-0633**	4 Hulbert Avenue	Lift/renovate/addition	42.1.4-2	Sophie Metz

Voting	Coombs, Oliver, Welch, Watterson
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.
Representing	Sophie Metz
Public	None
Concerns (5:02)	(4:35) Motion to Hold for representation. (Oliver) carried 3-0 (Welch not yet here.) **Coombs –** Read HSAB (no quorum) and Holly Backus comments. **Metz –** Reviewed changes made per previous concerns. In this used the exact same size 2nd-floor windows of the main house in the 2nd-floor of this as well. You asked for a water table, but we can eliminate that. **Watterson –** Appreciates changes; suggested integrating the water table flush with corner boards and trim. **Oliver –** In the drone shots, it is evident that this is with the other house; the blue shutters reflect that. The roof walk is out of place. The south elevation is visible from across the wetland and should have more a feel of the sunroom that was there; the way it reads now relates to the other structure; the proposed doesn't. **Welch –** The roof walk is too much of an adornment with the skirt. Integrating the water table flush into the corner boards will create a different architectural style that reads as modern small cubes rather than stacking; the drip cap is not appropriate for this location. Agrees about the north elevation fenestration; change it to capture the sense of an enclosed porch; though it isn't visible. South elevation, the single-story mass the four-ganged windows, to him, should read as separated by something. The front door is an improvement over what exists. **Coombs –** The "C" window panes as compared to the size of the "B" window panes catch her eye since there are so many. These two houses really stand out so for that reason are important.
Motion	**Motion to Approve through staff with no roof walk, no water table, shutters to match the existing design and color, and surveyor certification of minimum flood height increase relative to FEMA code. (Welch)**
Vote	Carried unanimously — Certificate # **HDC2020-02-0633**

6. Great State Prop. **02-0589**	92 Washington Street	New dwelling	42.2.3-22	Smith-Hutton Arch

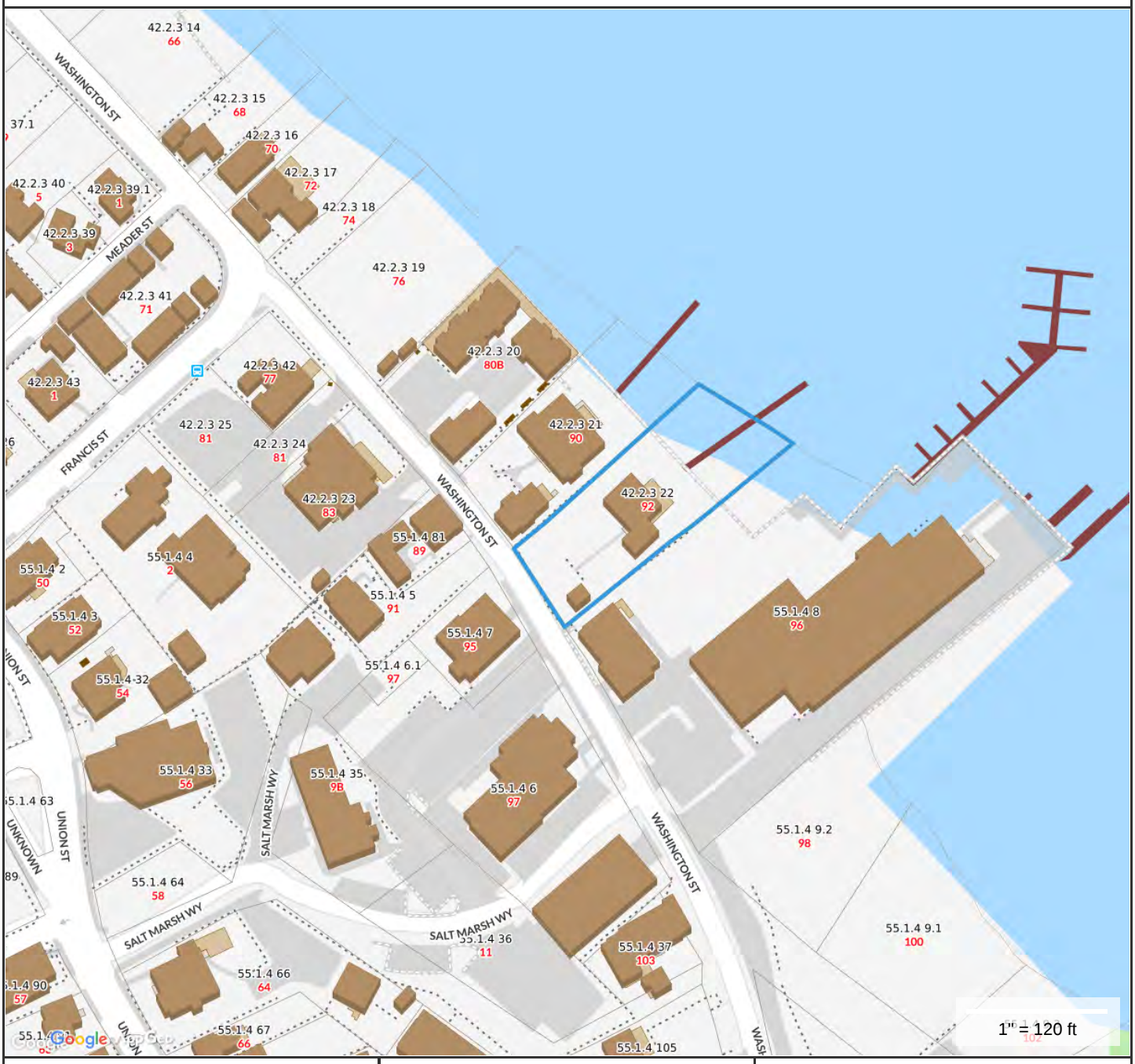
Voting	Coombs, Oliver, Welch, Watterson
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.
Representing	No name given.
Public	None
Concerns (5:24)	**Coombs –** Read HSAB (no quorum) comments. **Owner Rep. –** Reviewed changes made per previous concerns; have a surveyor letter confirming the 9-foot minimum lift relative to the FEMA flood level. The garage is simulated-divided lights (SDL). **Watterson –** Okay with all the changes. Asked what others think about the skirting, should it be on the outside. It's half-way defensible; this is 65 feet from the road behind the garage and wood windows. **Welch –** If this were natural brick it should be painted. The skirting should be separated; it's detailed and too formal. The A/C should come back as a separate application. This is really high. Agrees about the north elevation fenestration. Asked for a description of the Norwood line of SDL windows; there should be consistency of the windows on all visible facades; he'd like to see a cut-sheet on these windows. **Oliver –** She's not sure what to think about the foundation skirting. Agrees with what's been said. Preferred the north elevation as it was previously approved; the pane pattern draws attention to it. The windows are SDL; in the old historic district (OHD) the visible facades should be true divided light (TDL). **Coombs –** This an important location in the OHD; the small buildings that were there have been demolished and what's going in doesn't look anything like what it was. The height should come down; it should be as small and simple as possible. The windows have to be TDL in the OHD.
Motion	**Motion to Hold for revisions and a tear sheet for the windows and the A/C removed from the application. (Welch)**
Vote	Carried — Certificate #

PROPOSED



• No changes to overall site

1 Site Plan
Scale: 1/8"=1'-0"



Property Information

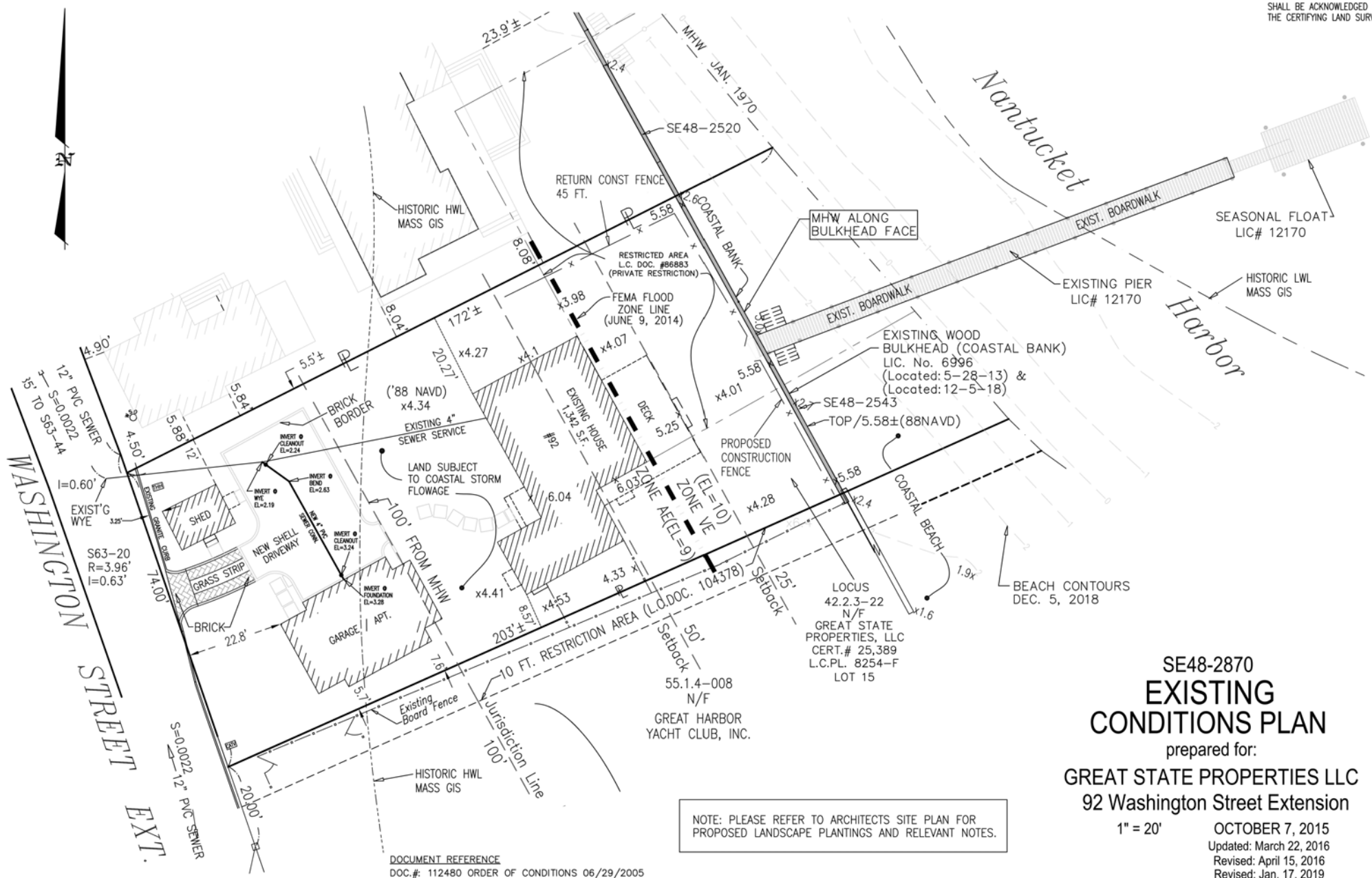
Property ID	42.2.3 22
Location	92 WASHINGTON ST
Owner	GREAT STATE PROPERTIES LLC

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

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.



NOTE: PLEASE REFER TO ARCHITECTS SITE PLAN FOR PROPOSED LANDSCAPE PLANTINGS AND RELEVANT NOTES.

ZONING CLASSIFICATION: R-C.

		EXISTING:
MIN. AREA:	5000	14,757 S.F.±
MIN. FRONTAGE:	40 FT	SEE PLAN
FRONT YARD S.B.:	ZERO	SEE PLAN
REAR & SIDE S. B.	5'	SEE PLAN
GROUND COVER (%):	50%	10.1% House: 1,342 Shed: 148 sf

SE48-1787
SE48-2543
SE48-2870

DOCUMENT REFERENCE

DOC.#: 112480 ORDER OF CONDITIONS 06/29/2005
DOC.#: 79167 LICENSE #6996 & PLAN 02/24/1998 (BULKHEAD)
DOC.#: 124800 LICENSE #12170 & PLAN 7/15/2008 (PIER)
DOC.#: 139419 LICENSE #12170 CERT. OF COMPL. (PIER)
DOC.#: 140567 ORDER OF CONDITIONS 03/20/13
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 104378 PRIVATE DEED RESTRICTION

OWNER'S REFERENCE

ACKEASY, LLC
CERT. OF TITLE: 23,851
L.C.C.: 8254-F LOT 15

ASSESSOR MAP 42.2.3, PARCEL 22

NO PART OF THE PREMISES IS WITHIN THE AREA MAPPED AS PRIORITY HABITATS OF RARE SPECIES BY THE NHESP.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SE48-2870

EXISTING CONDITIONS PLAN

prepared for:

GREAT STATE PROPERTIES LLC
92 Washington Street Extension

1" = 20' OCTOBER 7, 2015
Updated: March 22, 2016
Revised: April 15, 2016
Revised: Jan. 17, 2019

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

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SHEET 1 of 1 B7956.1

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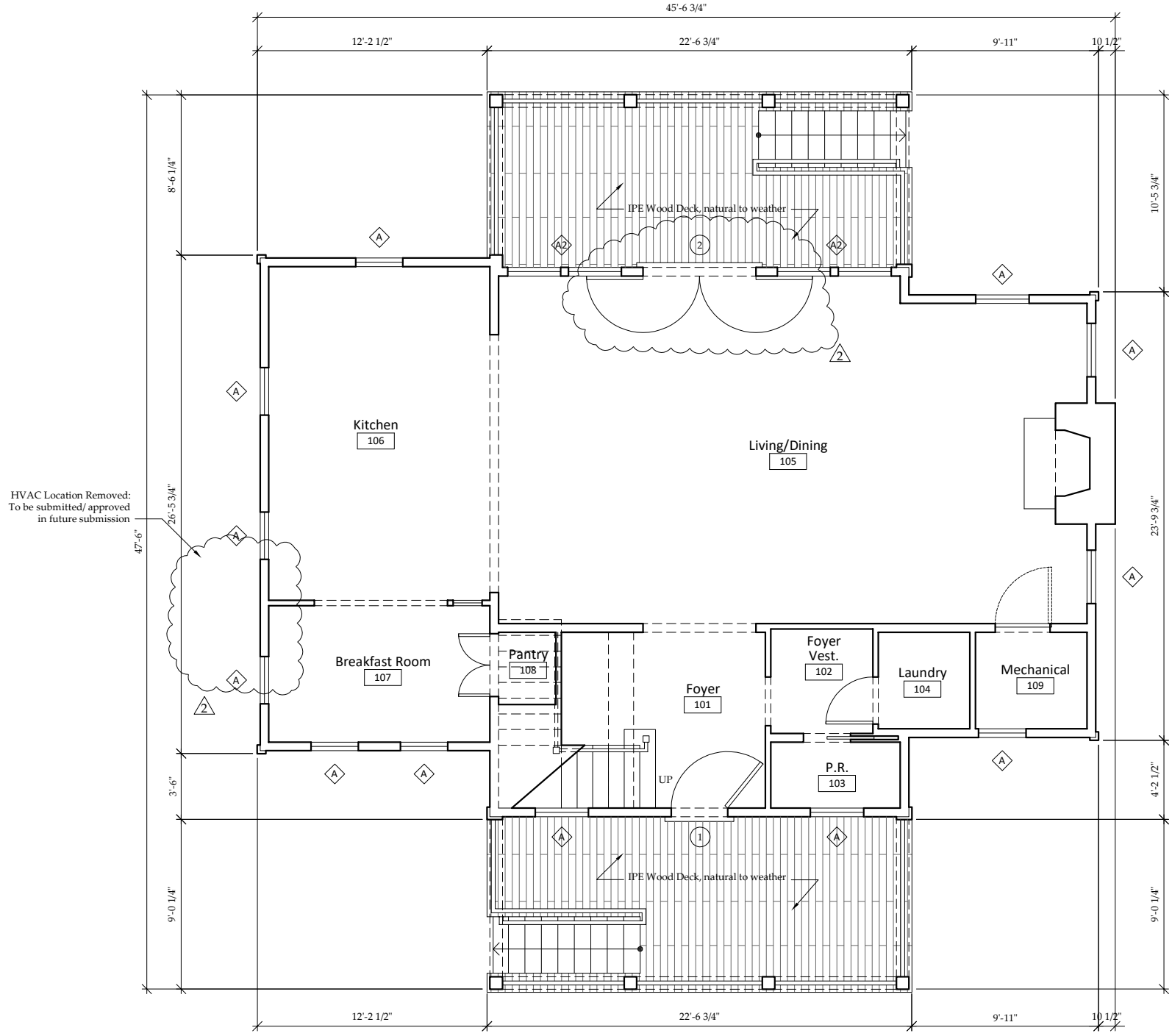
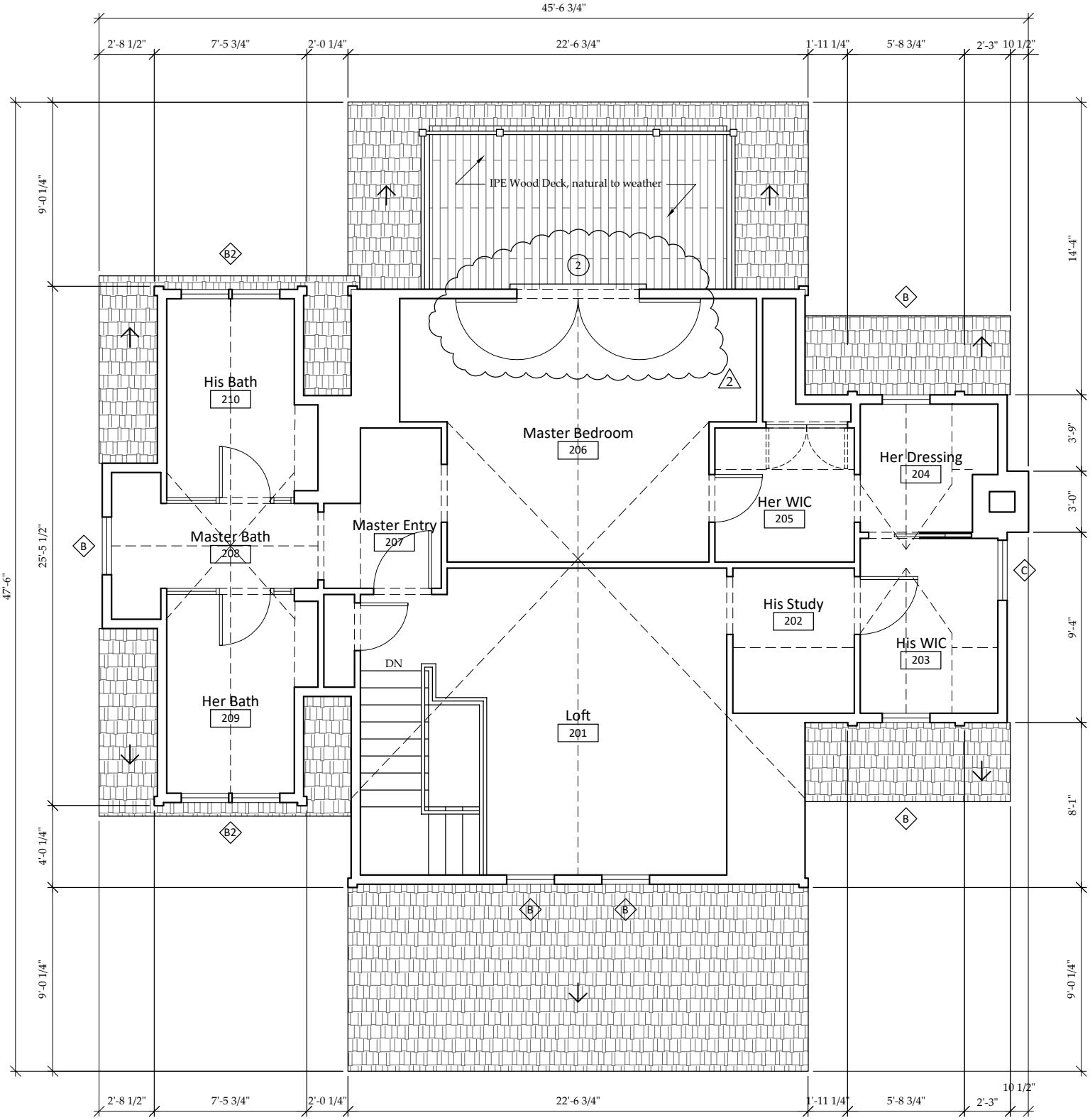


1 First Floor Plan
Scale: 1/4"=1'-0"

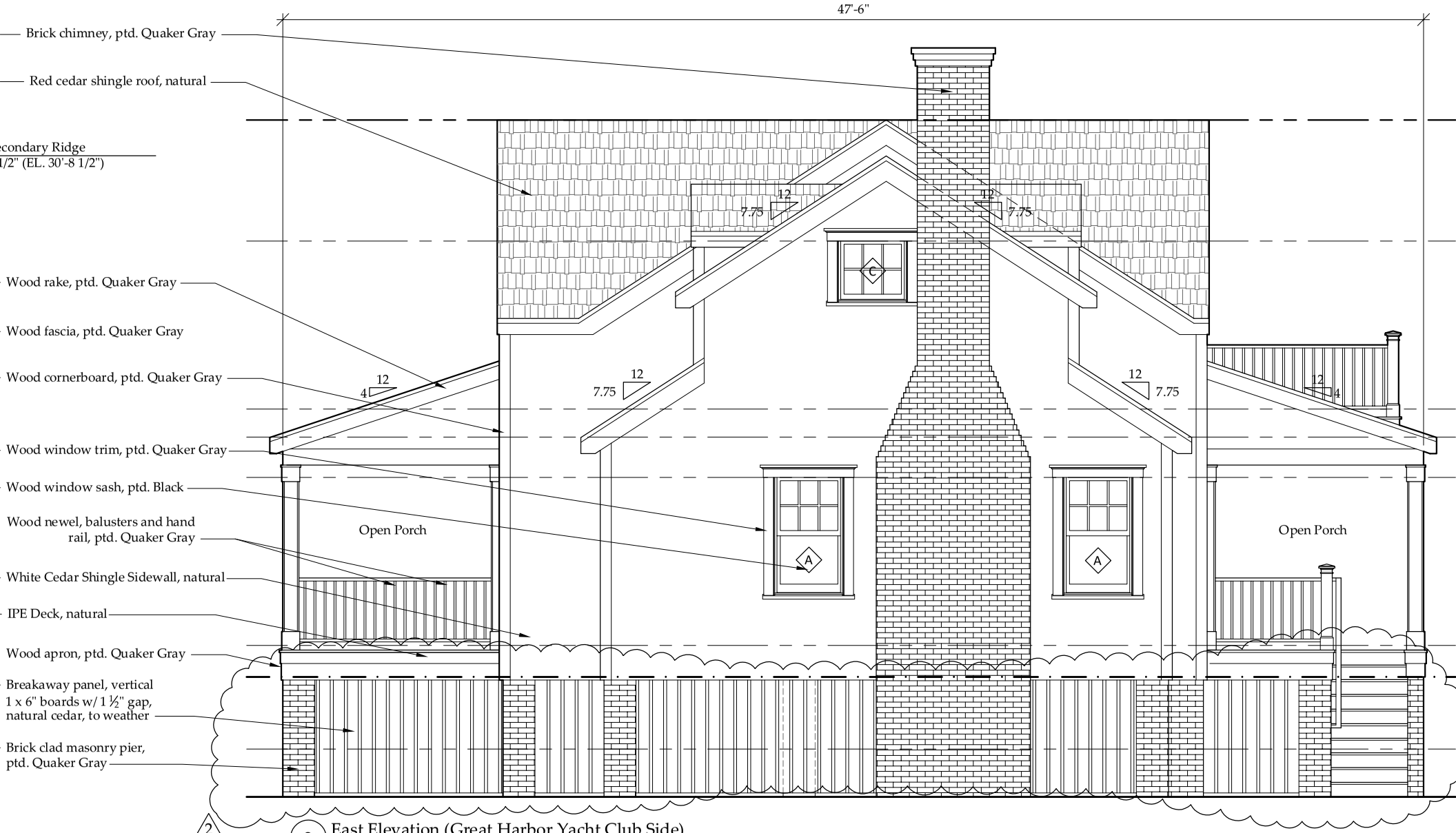


2 Second Floor Plan
Scale: 1/4"=1'-0"

1 South Elevation (Washington Street Side)
Scale: 1/4"=1'-0"

3 South Elevation (Washington Street Side)
Scale: 1/4"=1'-0"

As Previously Submitted - Old Business (3/3/20)



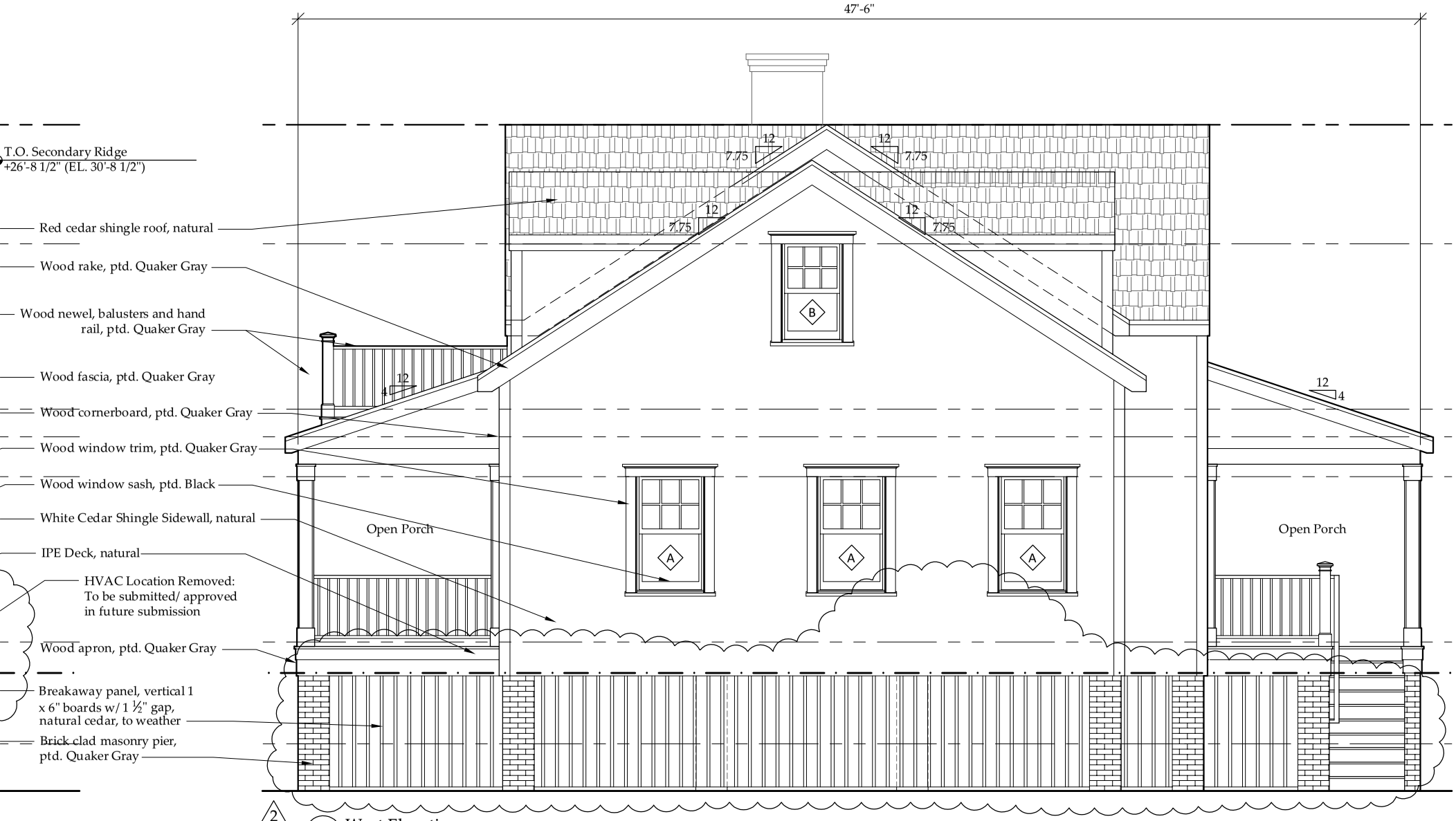
2 East Elevation (Great Harbor Yacht Club Side)
Scale: 1/4"=1'-0"

4 East Elevation (Great Harbor Yacht Club Side)
Scale: 1/4"=1'-0"

1 North Elevation (Ocean Side)
Scale: 1/4"=1'-0"

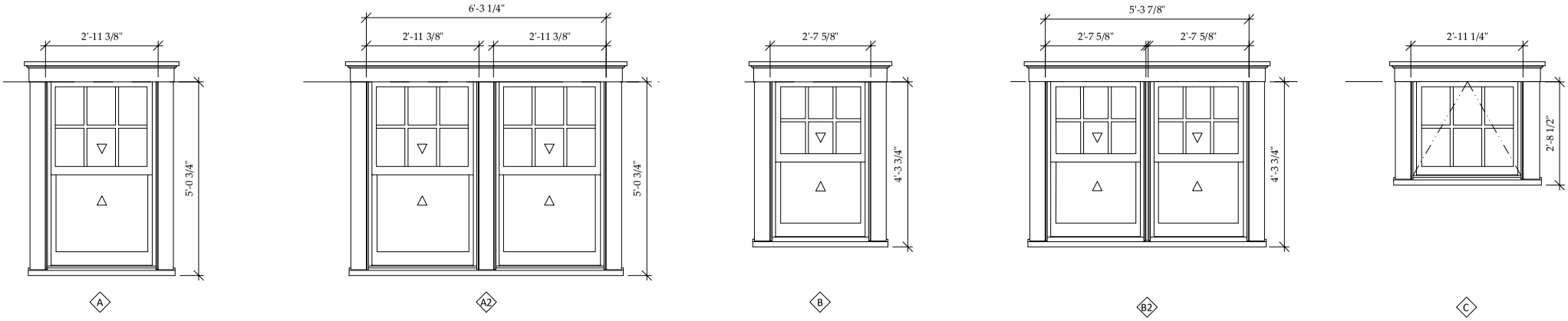
3 North Elevation (Ocean Side)
Scale: 1/4"=1'-0"

As Previously Submitted - Old Business (3/3/20)



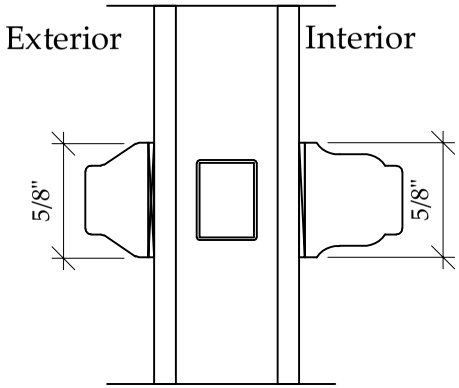
2 West Elevation
Scale: 1/4"=1'-0"

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

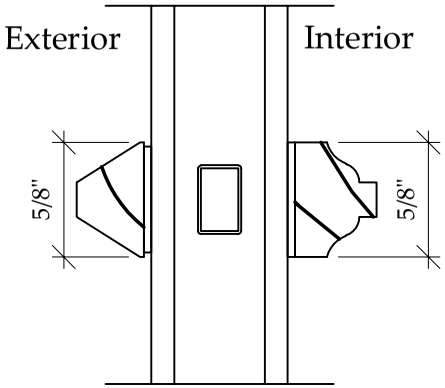


Exterior Door Schedule								
Type	Description	Manufacturer	Lights	Unit Size	Material	Unit Finish	Exterior Trim Finish	Notes
A	500 Series Double Hung - 6/1 Lite	Norwood Window and Door	SDL	2'-11 3/8"w x 5'-0 3/4"h	All Wood Unit	Black	Quaker Grey	
A-2	500 Series Pair Double Hung - 6/1 lite	Norwood Window and Door	SDL	5'-11 5/8"w x 5'-0 3/4"h	All Wood Unit	Black	Quaker Grey	
B	500 Series Double Hung - 6/1 Lite	Norwood Window and Door	SDL	2'-7 5/8"w x 4'-3 3/4"h	All Wood Unit	Black	Quaker Grey	
B-2	500 Series Double Hung - 6/1 Lite	Norwood Window and Door	SDL	5'-3 7/8"w x 4'-3 3/4"h	All Wood Unit	Black	Quaker Grey	
C	6 Lite Awning Window	Norwood Window and Door	SDL	2'-11 1/4"w x 2'-8 1/2"h	All Wood Unit	Black	Quaker Grey	

1 Window Elevations
Scale: 1/2"=1'-0"

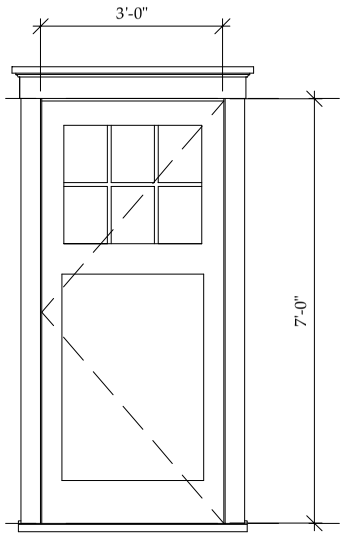


2 Norwood SDL Muntin Section
Scale: 1/2"=1'-0"

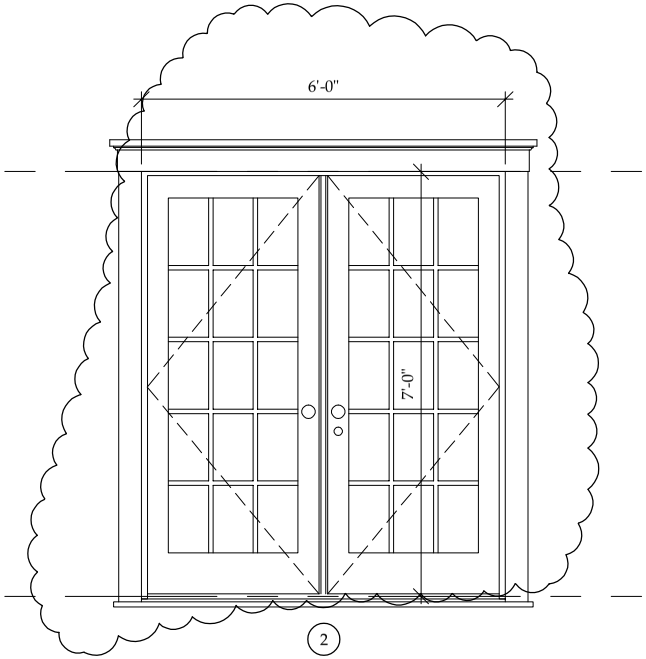


3 Comparable Marvin SDL Muntin Section
Scale: 1/2"=1'-0"

4 Existing Approved/ As-Built Marvin SDL Window on Garage Studio
NTS



1



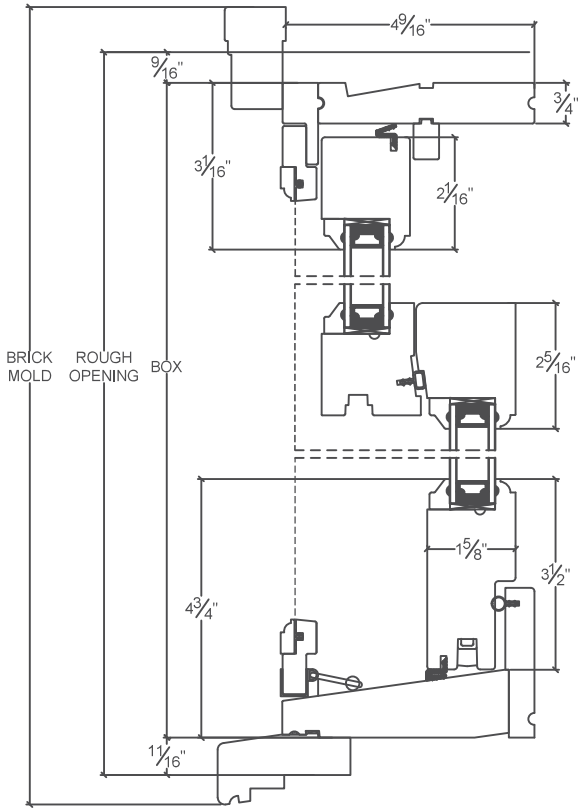
2

Exterior Door Schedule										
Type	Description	Manufacturer	Lights	Nominal Size	Material	Swing	Handing	Unit Finish	Exterior Trim Finish	Notes
1	1/4 Vision 6 lite Door	Norwood Window and Door	SDL	3'-0" w x 7'-0" h	All Wood Unit	Inswing	RH	Black	Quaker Grey	
2	Pair Full Vision 15 lite French Door	Norwood Window and Door	SDL	6'-0"w x 7'-0"h	All Wood Unit	Inswing	LH/RH Active	Black	Quaker Grey	
2	Pair Full Vision 15 lite French Door	Norwood Window and Door	SDL	6'-0"w x 7'-0"h	All Wood Unit	Inswing	LH/RH Active	Black	Quaker Grey	

1 Exterior Door Elevations
Scale: 1/2"=1'-0"

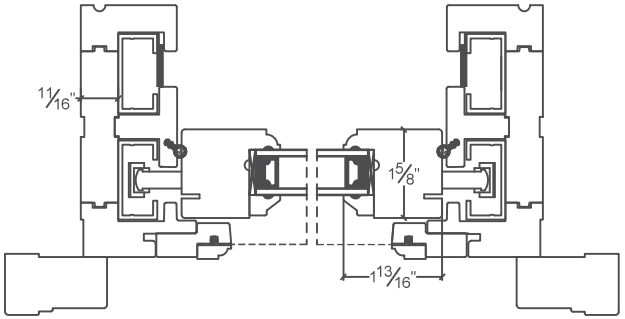
Double Hung Wood Screen - Ovalo

Vertical

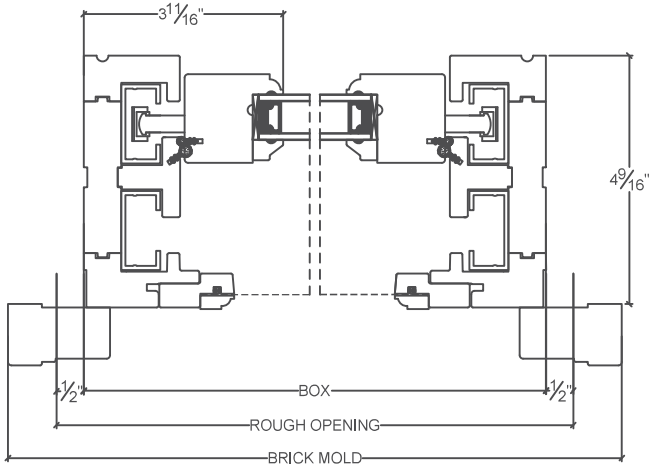


Horizontal

Top Sash

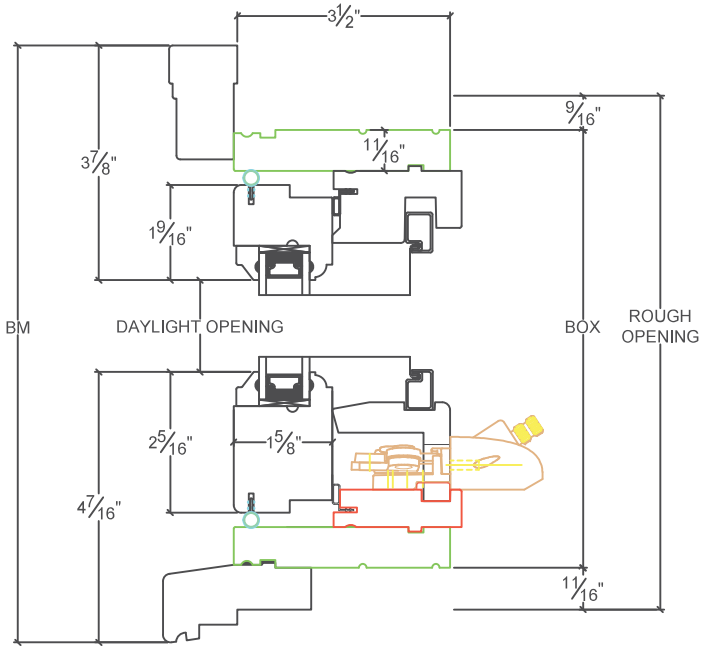


Bottom Sash

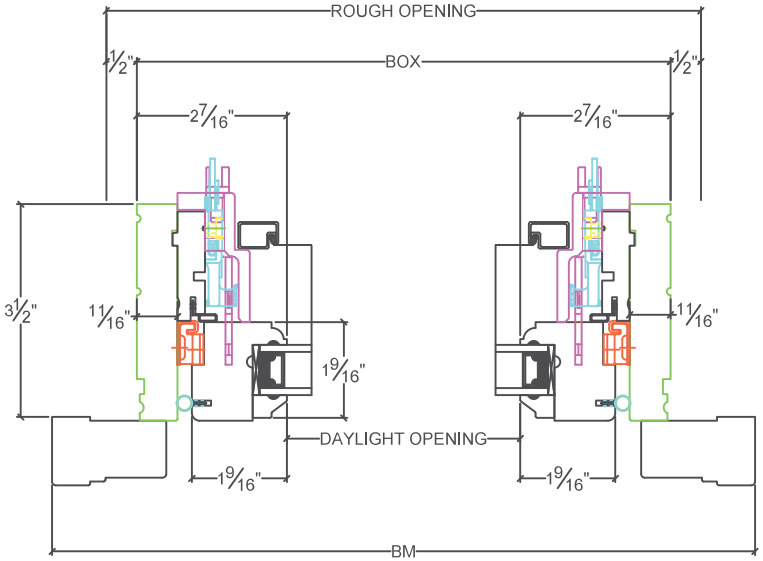


NORWOOD
WINDOWS & DOORS

Awning - Ovalo Profile



Vertical

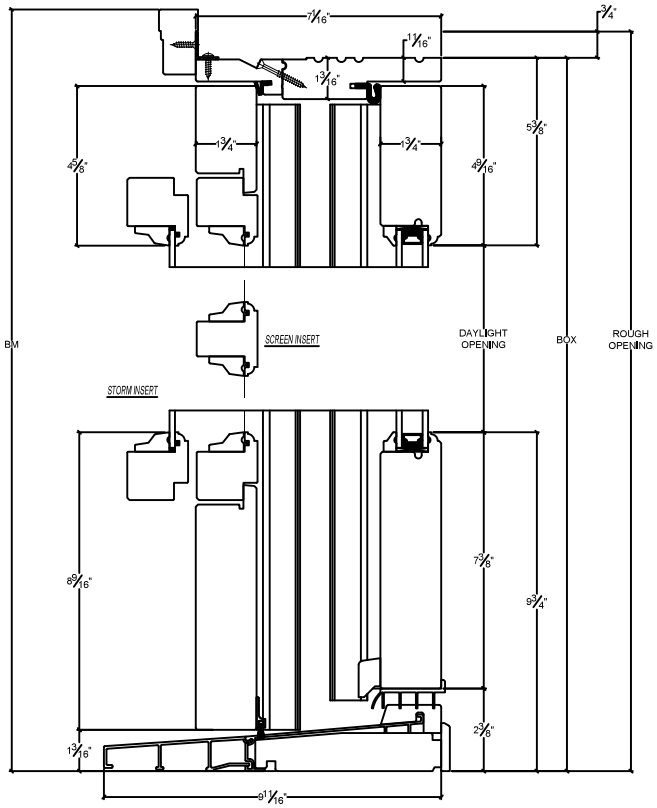


Horizontal

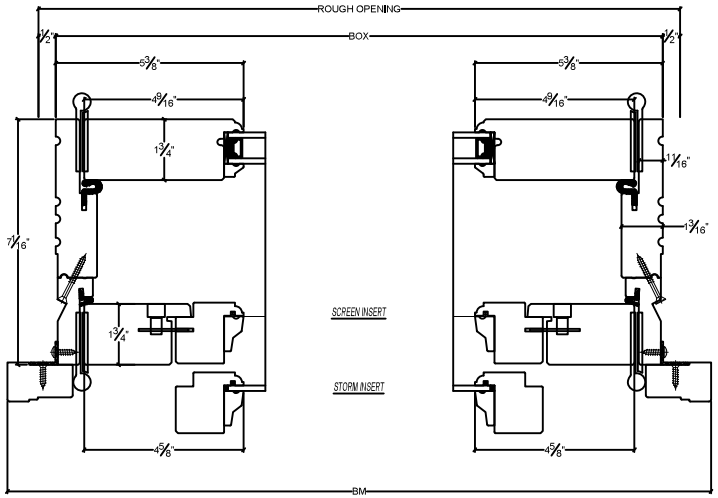
NORWOOD
WINDOWS & DOORS

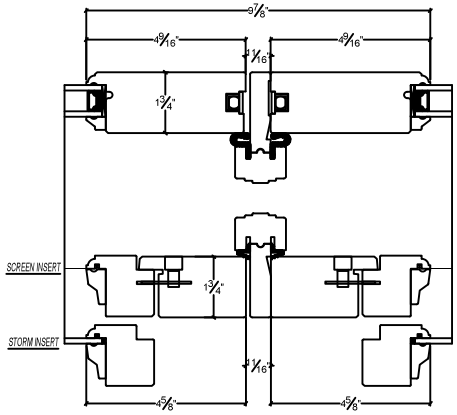
FD Double 7-1/16 Inswing Swinging Wood Screen Cross Section

Vertical



Horizontal



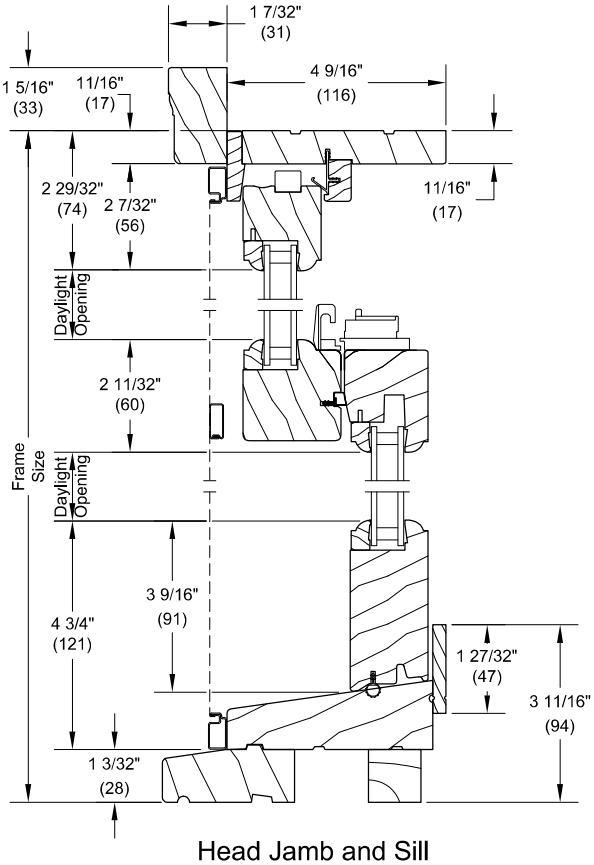


NORWOOD
WINDOWS & DOORS

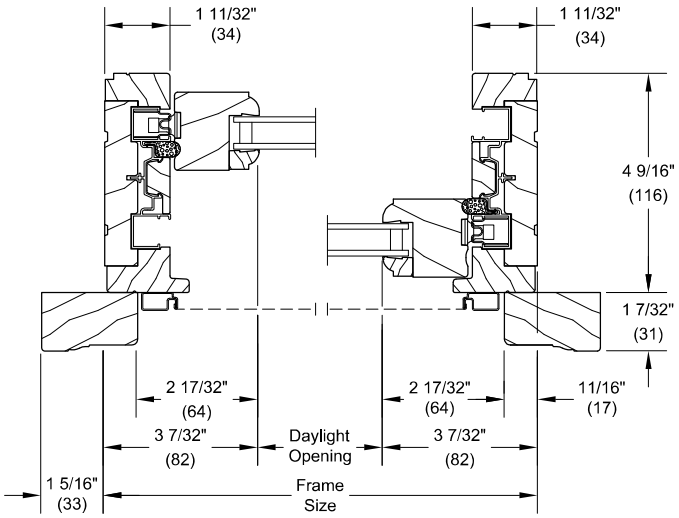
Section Details: Operating

Scale: 3" = 1' 0"

Double Hung

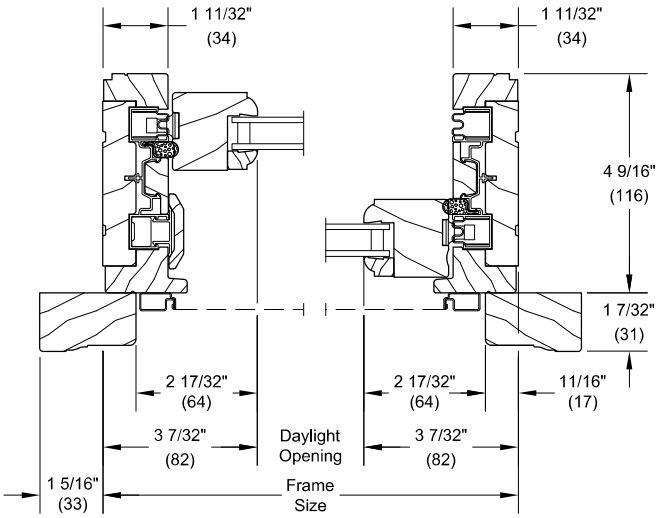


Head Jamb and Sill

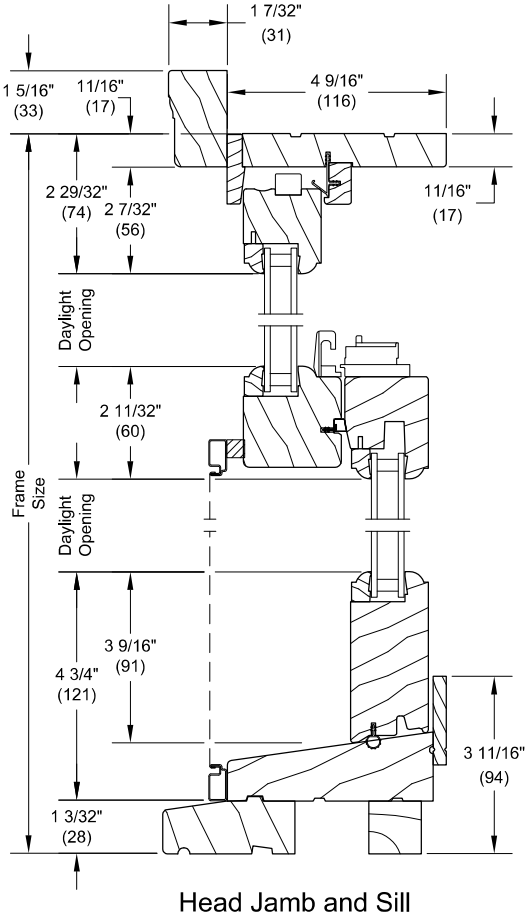


Jambs

Single Hung



Jambs

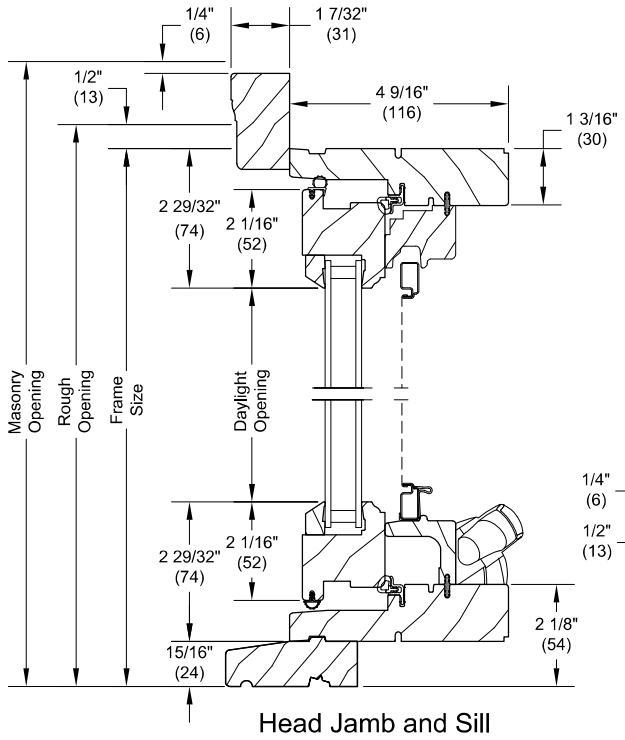


Head Jamb and Sill

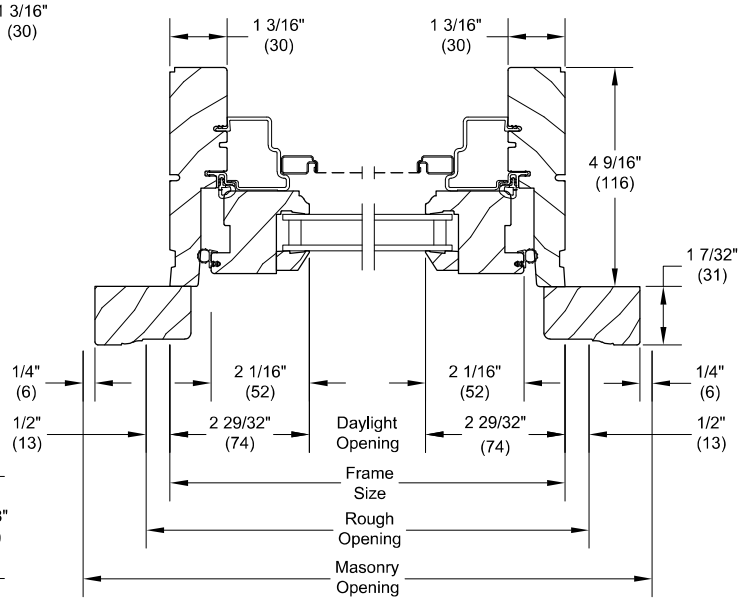
Section Details: Operating and Stationary / Picture - 3/4" (19) IG

Scale: 3" = 1' 0"

Operating

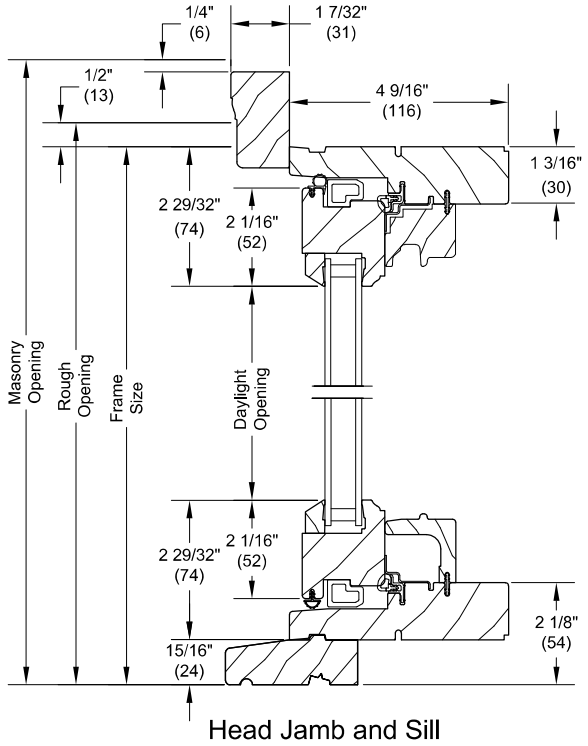


Head Jamb and Sill

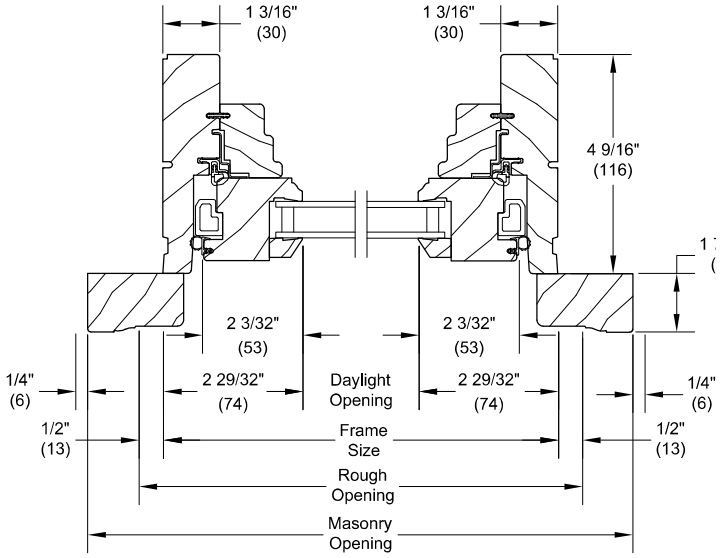


Jambs

Stationary



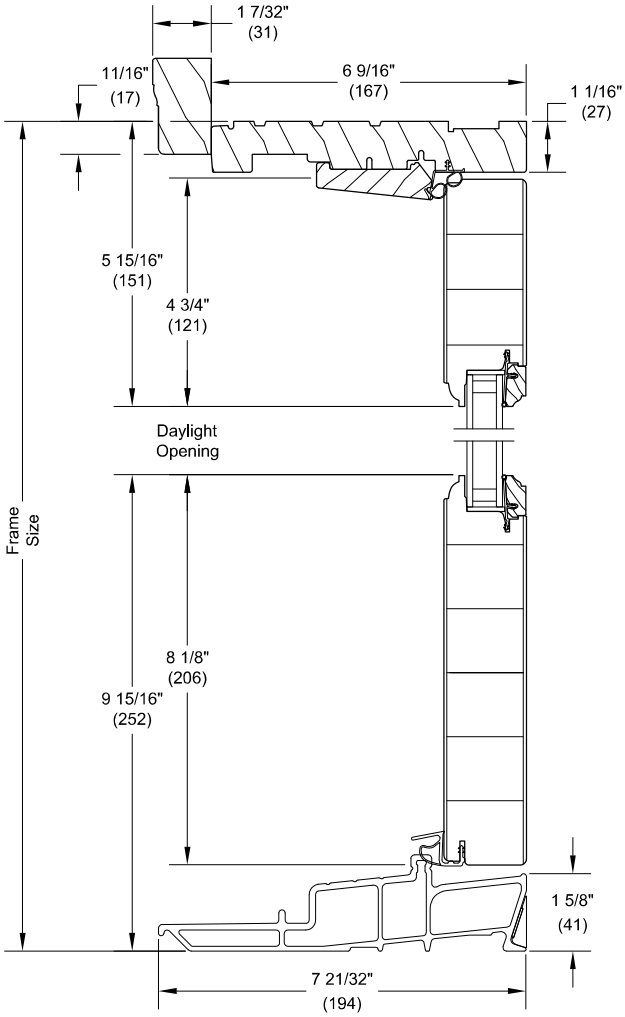
Head Jamb and Sill



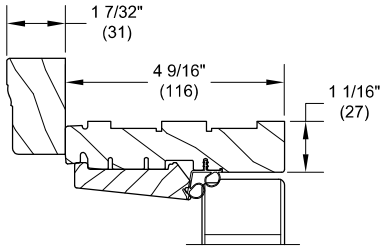
Jambs

Inswing Section Details: Operating

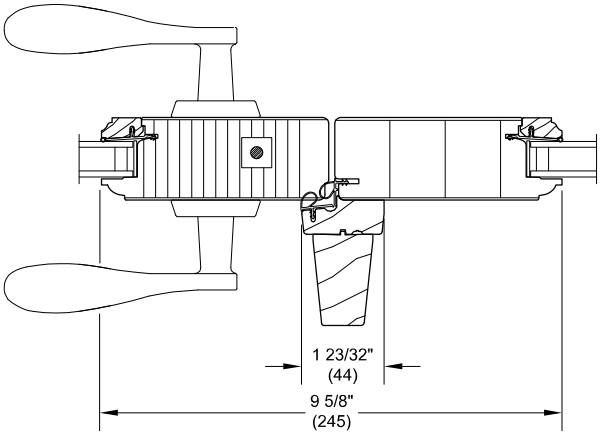
Scale: 3" = 1' 0"



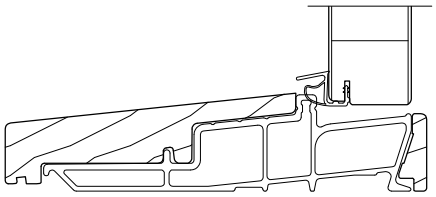
Head Jamb and Sill



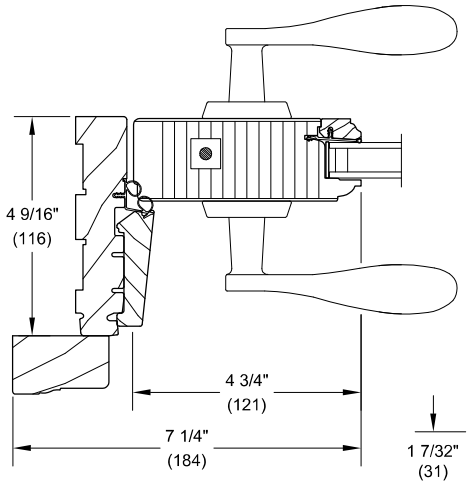
4 9/16" Head Jamb



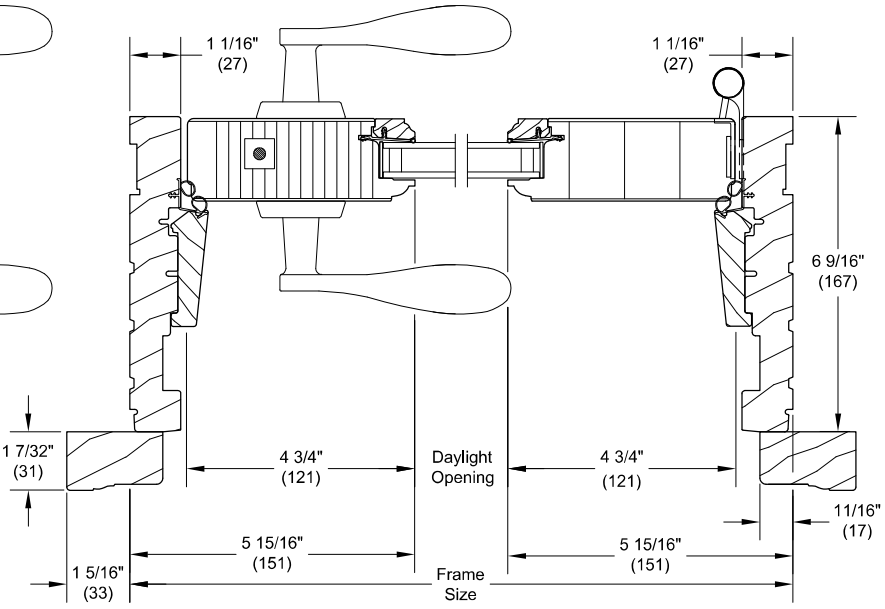
XO L - Meeting Stiles



Optional Ext. Sill Cover
Optional Oak Sill Liner



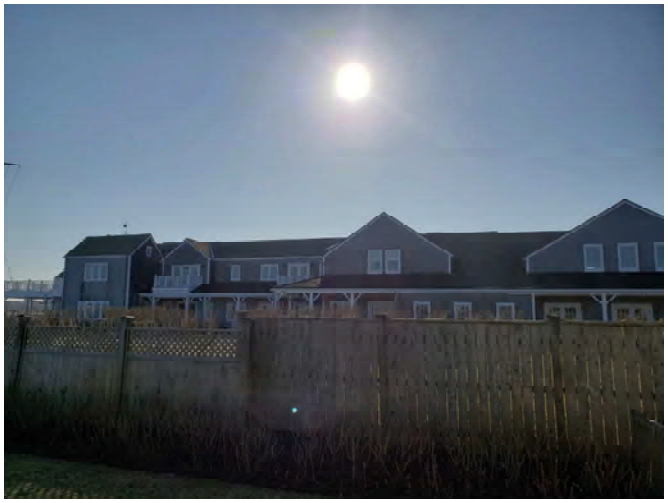
4 9/16" Jamb



X R Jambs

90 Washington Street (Water side)

92 Washington Street



96 Washington Street
(Great Harbor Yacht Club)

90 Washington Street (Street side)

95 Washington Street

97 Washington Street

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:

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) https://www.nantucket-ma.gov/151/GIS-Maps

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 be emailed to hdcsubmissions@nantucket-ma.gov.

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 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.

X 3. **As-Built Plans (1copy):** 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.

JMD (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.*

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

n/a 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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°: 42.2.3 PARCEL N°. 22

Street & Number of Proposed Work: 92 Washington Street

Owner of record: Great State Properties c/o Joseph Quay

Mailing Address: 3107 Westlake Drive
Austin, Tx 78746

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Scott Hutton, Smith + Hutton Architects

Mailing Address: 91 Chestnut Road, Suite B
Paoli, PA 19301

Contact Phone #: 610.644.4400 E-mail: scott@smithhutton.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 47'-6" Sq. Footage 1st floor: 1225 SF
Width: 45'-7" Sq. footage 2nd floor: 1059 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: FRONT - 214 SF ☒ 1st floor ☐ 2nd floor
Size: REAR - 210 SF ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North n/a South n/a East n/a West n/a

Height of ridge above final finish grade: North 28'-2½" South 28'-2½" East 26'-8½" West 26'-2½"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 5'-0" ☐ Block ☐ Block Parged ☒ Brick (type) morin, college blend, ptd. ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) morin, college blend, ptd. ☐ Other _____

Roof Pitch: Main Mass 8.25/12 Secondary Mass 7.75/12 Dormer 7/12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) fir, ptd. Quaker Grey

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other ptd. Quaker Grey to match Ex. Garage
C. Dimensions: Fascia 8" Rake 10" Soffit (Overhang) 6" Corner boards 5½" Frieze _____
Window Casing 4½" Door Frame 4½" Columns/Posts: Round _____ Square 8"

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

Doors* (type and material): ☐ TDL ☒ SDL Front 6 lite, paneled door Rear 15 lite, french pair Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall white cedar, natural to weather Clapboard (if applicable) n/a Roof Red Cedar Shingle, natural to weather

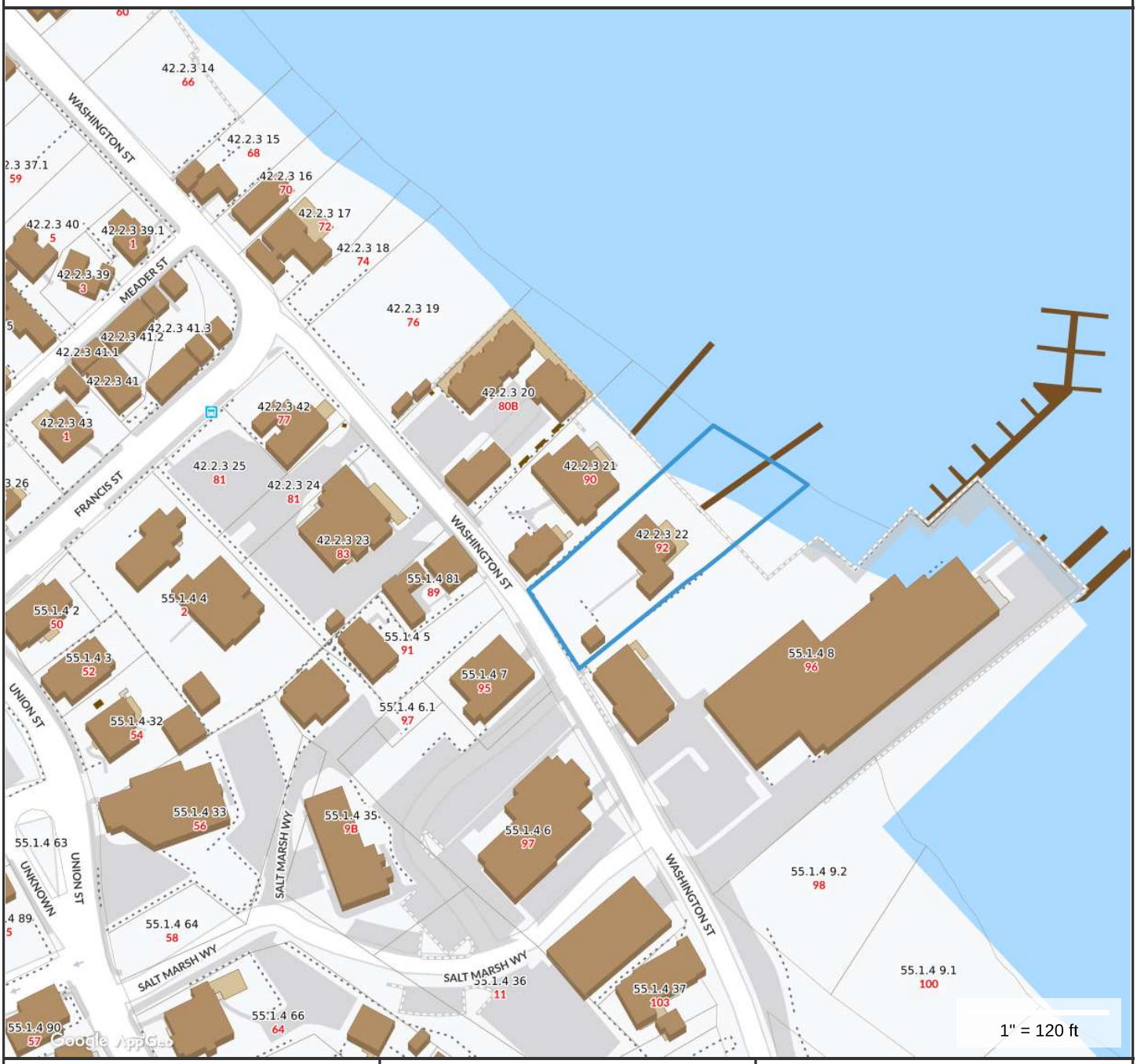
Trim ptd. Quaker Grey Sash ptd. Black Doors ptd. Black

Deck IPE, natural to weather Foundation Brick pier, ptd. Quaker Grey Fence _____ Shutters _____

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

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

Date 1/31/2020 Signature of owner of record [signature] Signed under penalties of perjury



Property Information

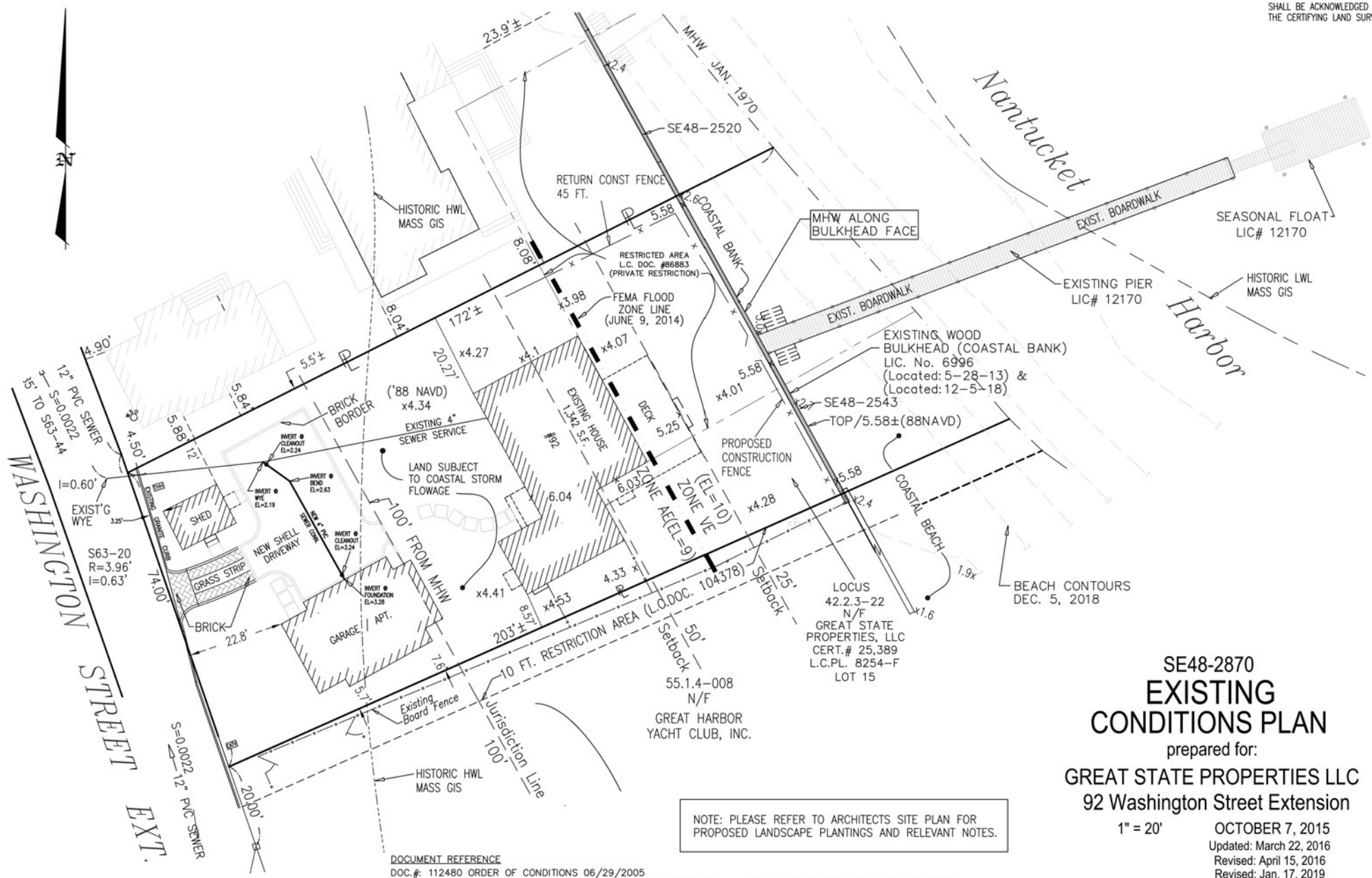
Property ID	42.2.3 22
Location	92 WASHINGTON ST
Owner	GREAT STATE PROPERTIES LLC

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

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.



NOTE: PLEASE REFER TO ARCHITECTS SITE PLAN FOR PROPOSED LANDSCAPE PLANTINGS AND RELEVANT NOTES.

ZONING CLASSIFICATION: R-C.

		EXISTING:
MIN. AREA:	5000	14,757 S.F.±
MIN. FRONTAGE:	40 FT	SEE PLAN
FRONT YARD S.B.:	ZERO	SEE PLAN
REAR & SIDE S. B. :	5'	SEE PLAN
GROUND COVER (%):	50%	10.1% House: 1,342 Shed: 148 sf

SE48-1787
SE48-2543
SE48-2870

DOCUMENT REFERENCE

DOC.#: 112480 ORDER OF CONDITIONS 06/29/2005
DOC.#: 79167 LICENSE #6996 & PLAN 02/24/1998 (BULKHEAD)
DOC.#: 124800 LICENSE #12170 & PLAN 7/15/2008 (PIER)
DOC.#: 139419 LICENSE #12170 CERT. OF COMPL. (PIER)
DOC.#: 140567 ORDER OF CONDITIONS 03/20/13
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 104378 PRIVATE DEED RESTRICTION

OWNER'S REFERENCE

ACKEASY, LLC
CERT. OF TITLE: 23,851
L.C.C.: 8254-F LOT 15

ASSESSOR MAP 42.2.3, PARCEL 22

NO PART OF THE PREMISES IS WITHIN THE AREA MAPPED AS PRIORITY HABITATS OF RARE SPECIES BY THE NHESP.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SE48-2870

EXISTING CONDITIONS PLAN

prepared for:

GREAT STATE PROPERTIES LLC
92 Washington Street Extension

1" = 20' OCTOBER 7, 2015
Updated: March 22, 2016
Revised: April 15, 2016
Revised: Jan. 17, 2019

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

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SHEET 1 of 1 B7956.1

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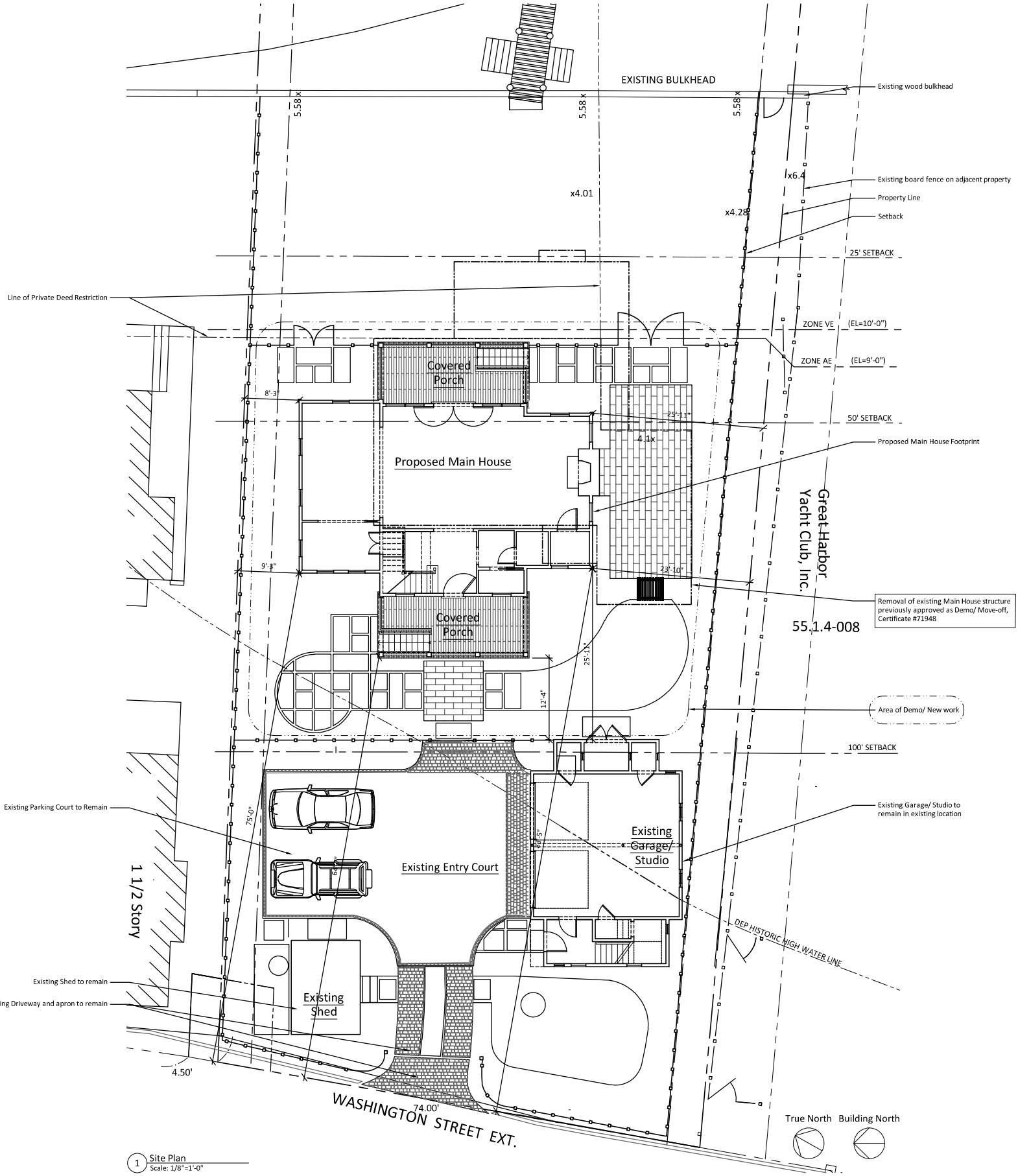
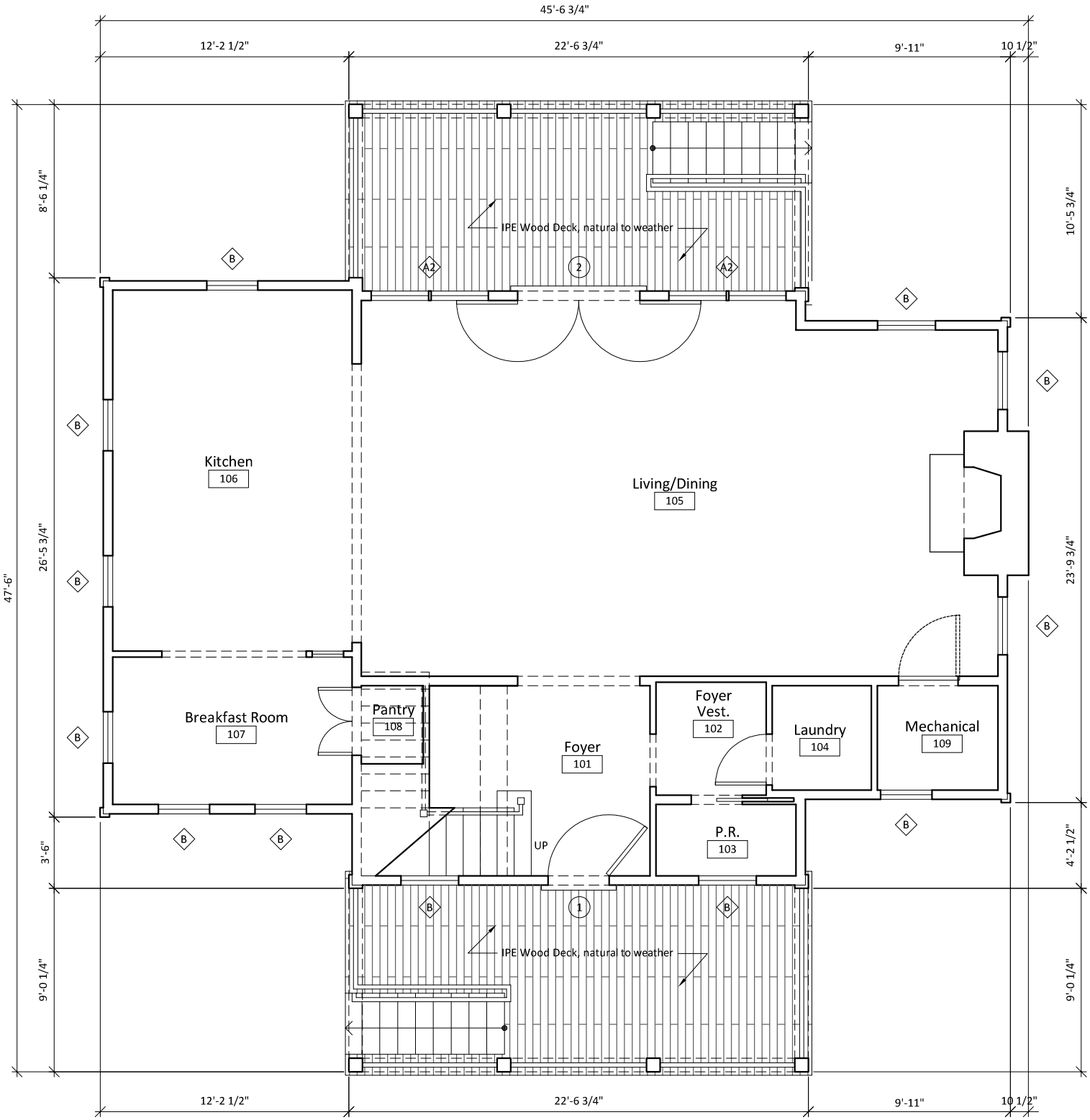
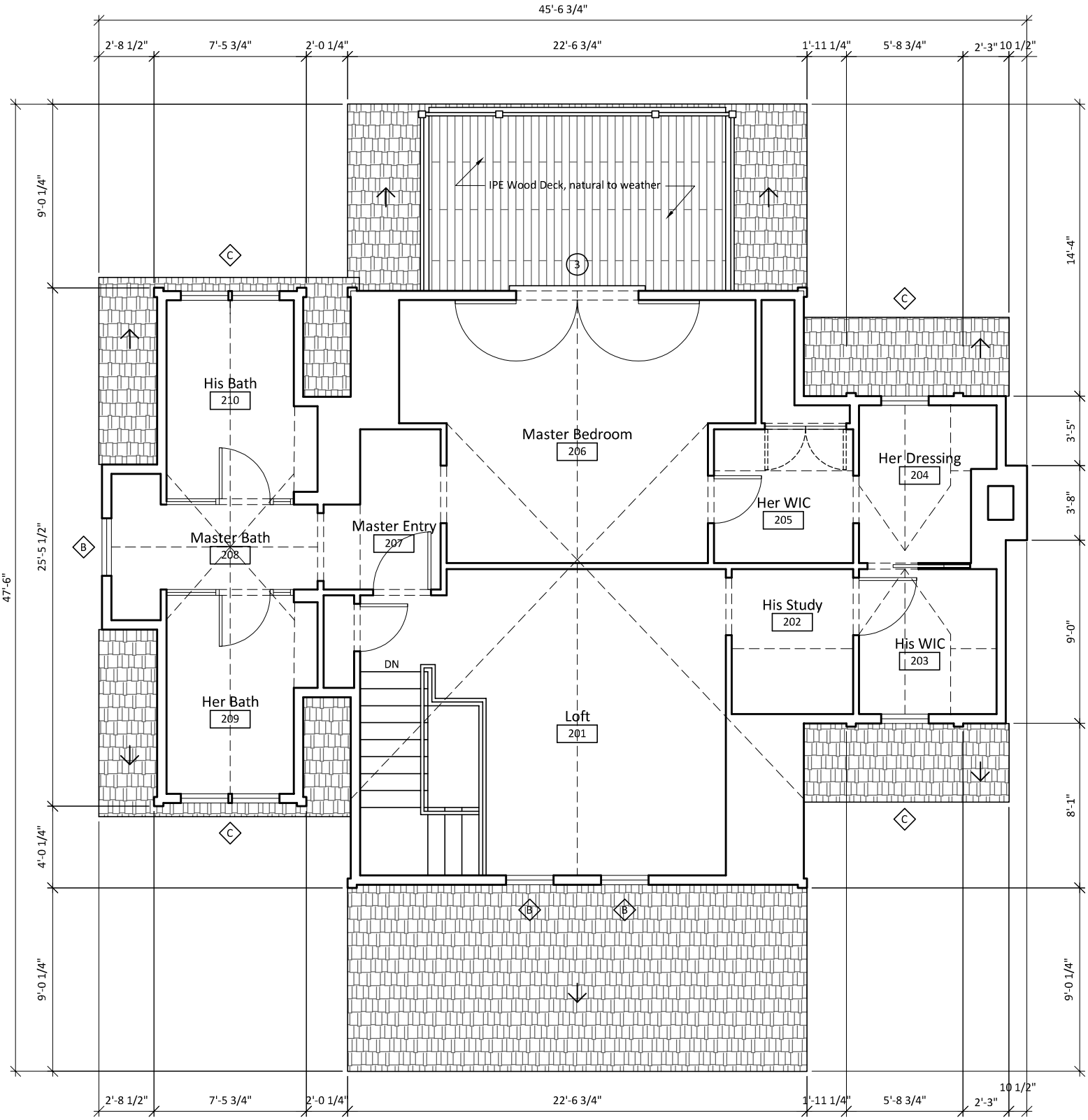


1 Site Plan
Scale: 1/8"=1'-0"

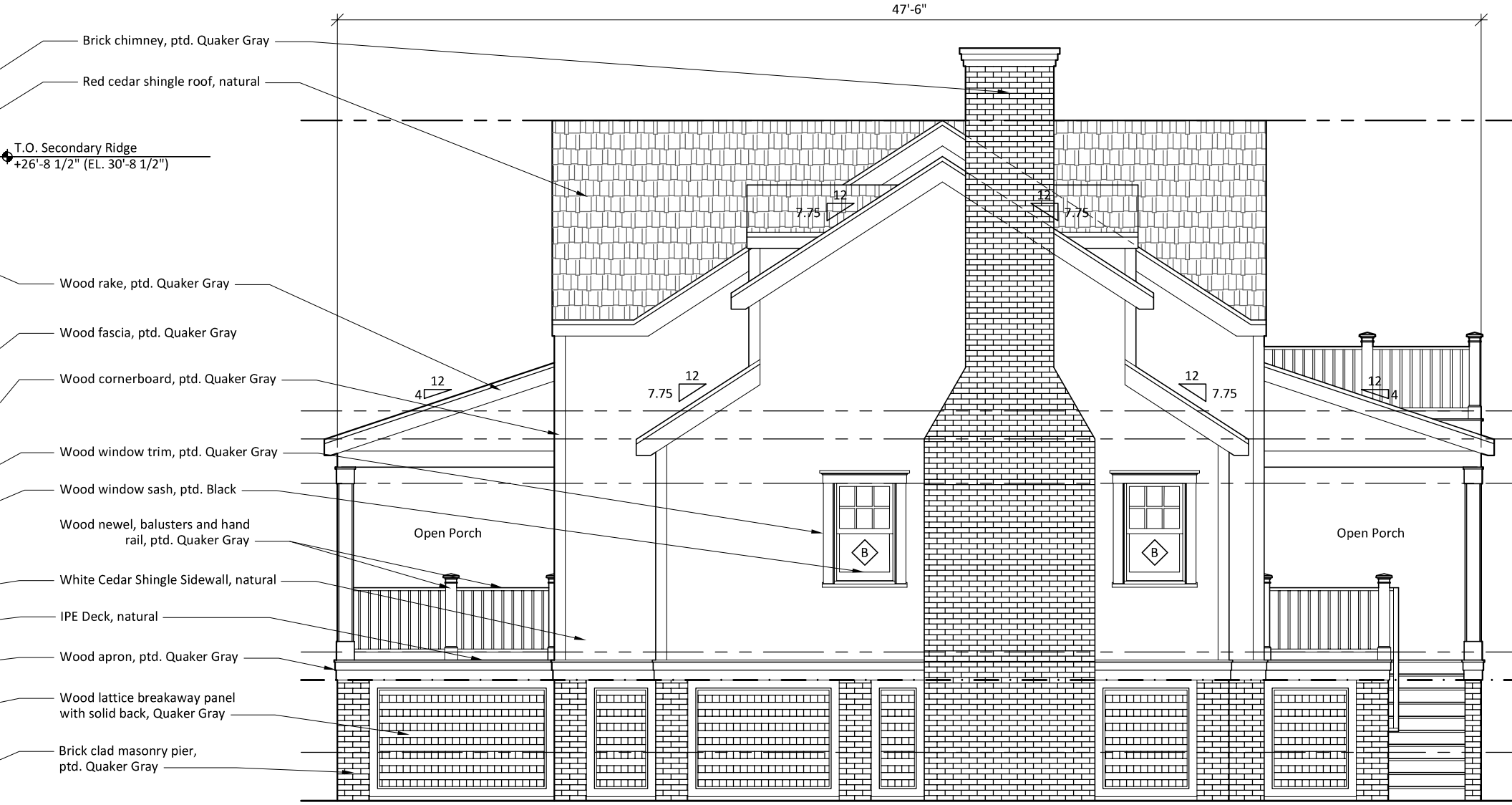


1 First Floor Plan
Scale: 1/4"=1'-0"



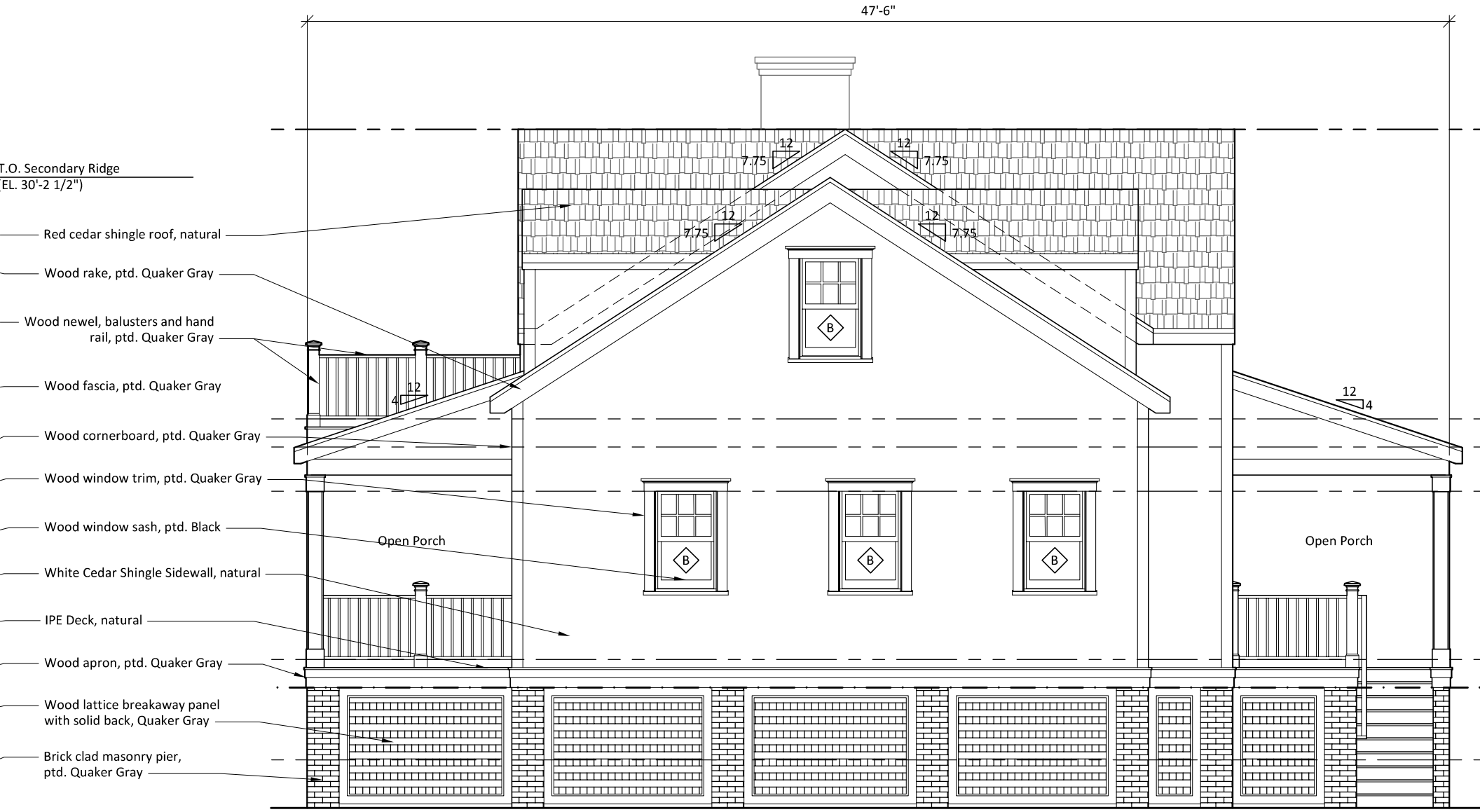
2 Second Floor Plan
Scale: 1/4"=1'-0"

1 South Elevation (Washington Street Side)
Scale: 1/4"=1'-0"

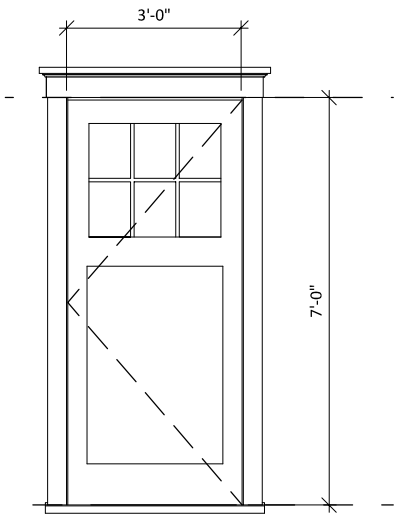


2 East Elevation (Great Harbor Yacht Club Side)
Scale: 1/4"=1'-0"

3 North Elevation (Ocean Side)
Scale: 1/4"=1'-0"



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



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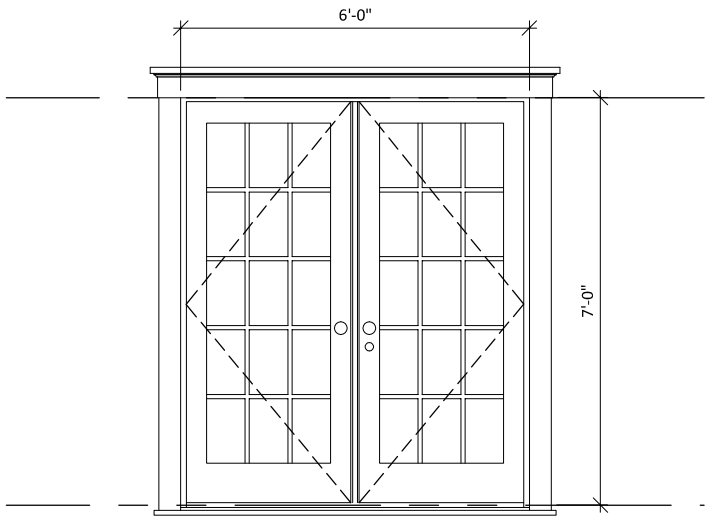

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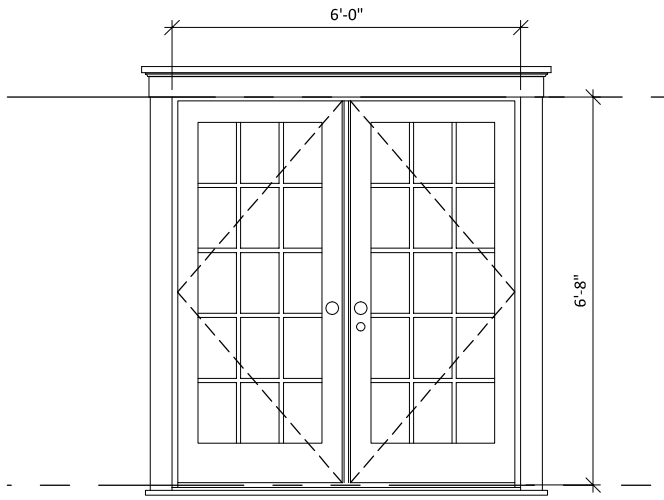
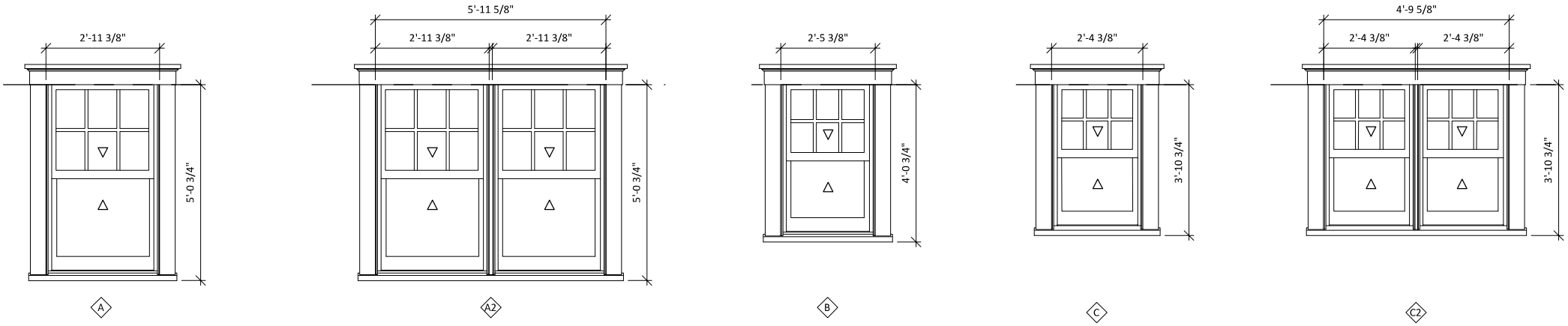


3

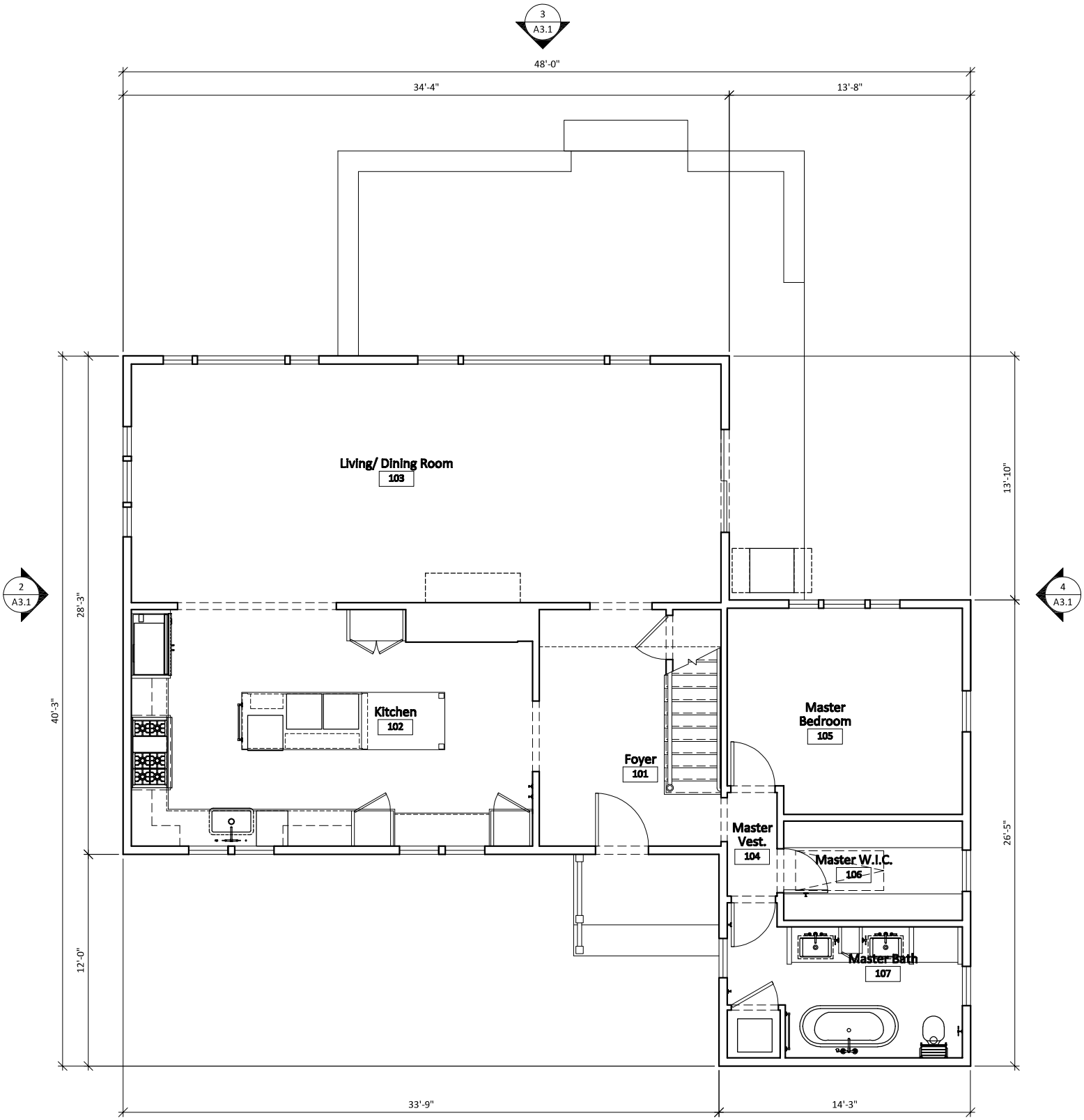
Exterior Door Schedule										
Type	Description	Manufacturer	Lights	Nominal Size	Material	Swing	Handing	Unit Finish	Exterior Trim Finish	Notes
1	1/4 Vision 6 lite Door	Norwood Window and Door	SDL	3'-0" w x 7'-0" h	All Wood Unit	Inswing	RH	Black	Quaker Grey	
2	Pair Full Vision 15 lite French Door	Norwood Window and Door	SDL	6'-0"w x 7'-0"h	All Wood Unit	Inswing	LH/RH Active	Black	Quaker Grey	
3	Pair Full Vision 15 lite French Door	Norwood Window and Door	SDL	6'-0"w x 6'-8" h	All Wood Unit	Inswing	LH/RH Active	Black	Quaker Grey	

1 Exterior Door Elevations
Scale: 1/2"=1'-0"



Exterior Door Schedule								
Type	Description	Manufacturer	Lights	Unit Size	Material	Unit Finish	Exterior Trim Finish	Notes
A	500 Series Double Hung - 6/1 Lite	Norwood Window and Door	SDL	2'-11 3/8"w x 5'-0 3/4"h	All Wood Unit	Black	Quaker Grey	
A-2	500 Series Pair Double Hung - 6/1 lite	Norwood Window and Door	SDL	5'-11 5/8"w x 5'-0 3/4"h	All Wood Unit	Black	Quaker Grey	
B	500 Series Double Hung - 6/1 Lite	Norwood Window and Door	SDL	2'-5 3/8"w x 4'-0 3/4"h	All Wood Unit	Black	Quaker Grey	
C	500 Series Double Hung - 6/1 Lite	Norwood Window and Door	SDL	2'-4 3/8"w x 3'-10 3/4"h	All Wood Unit	Black	Quaker Grey	
C-2	500 Series Pair Double Hung - 6/1 lite	Norwood Window and Door	SDL	4'-9 5/8"w x 3'-10 3/4"h	All Wood Unit	Black	Quaker Grey	

2 Window Elevations
Scale: 1/2"=1'-0"

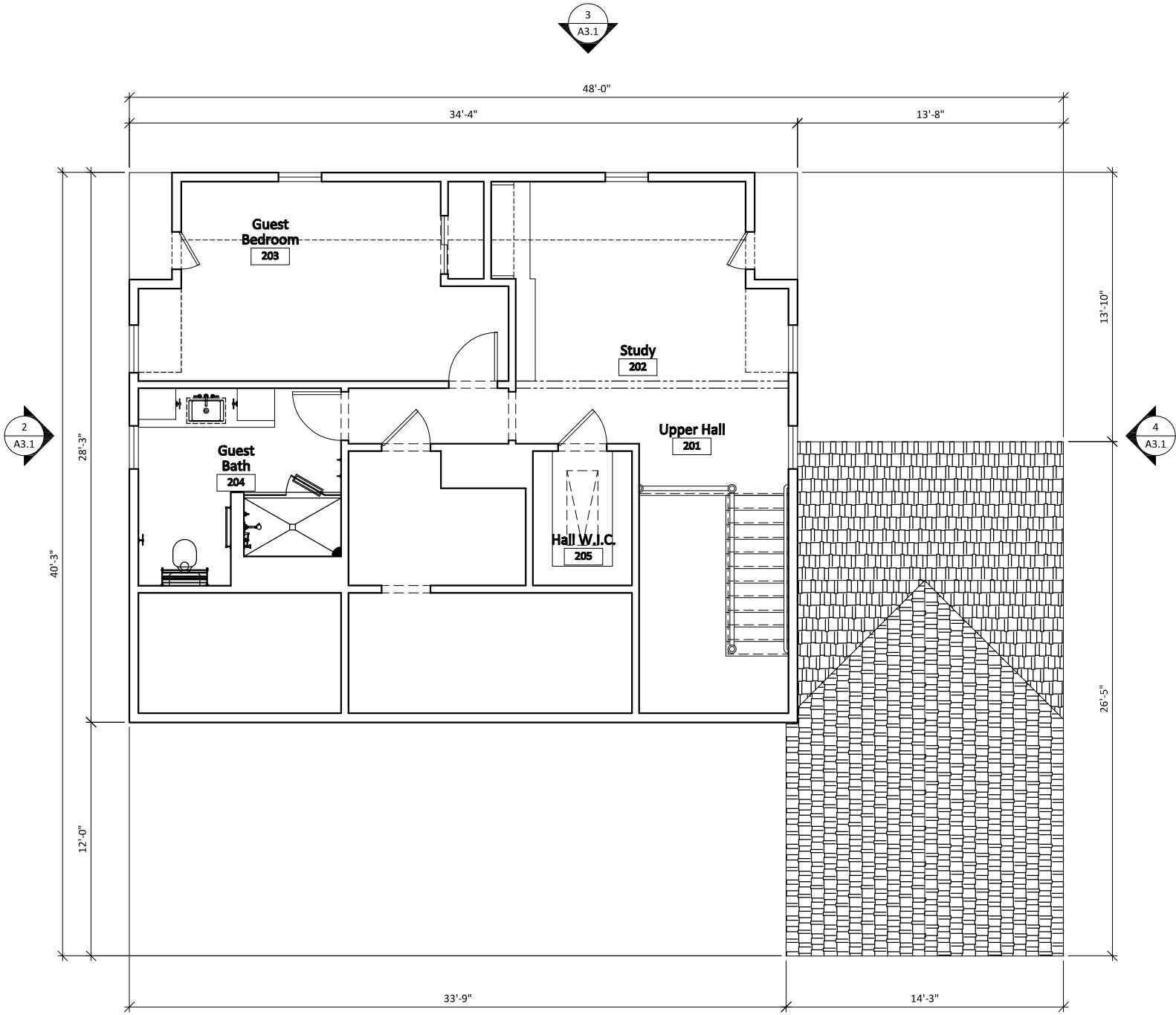


1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

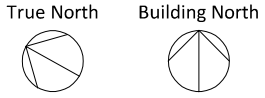
1
A3.1

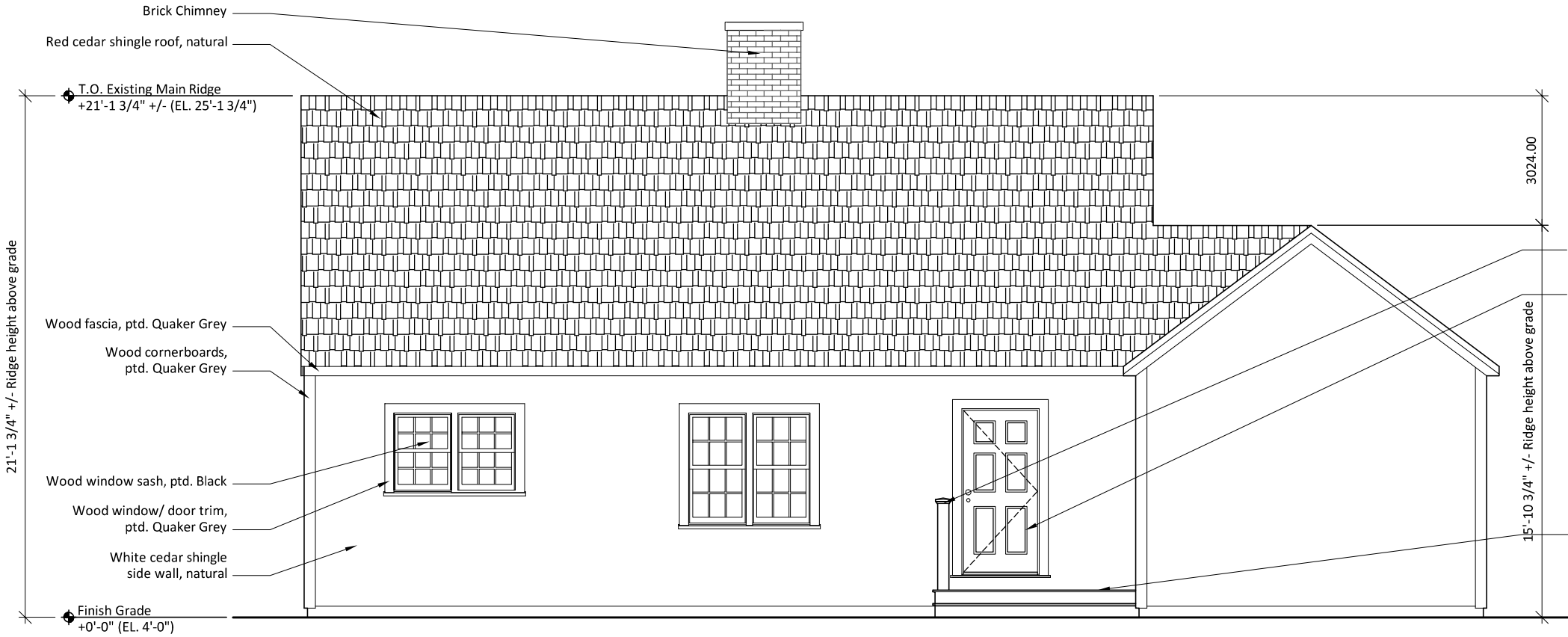
Existing 1.5 story Main House previously approved as "Demo/ Move-off", Certificate #71948

- See separate application for New Proposed Main House
- Existing building components to be reused/ donated as possible



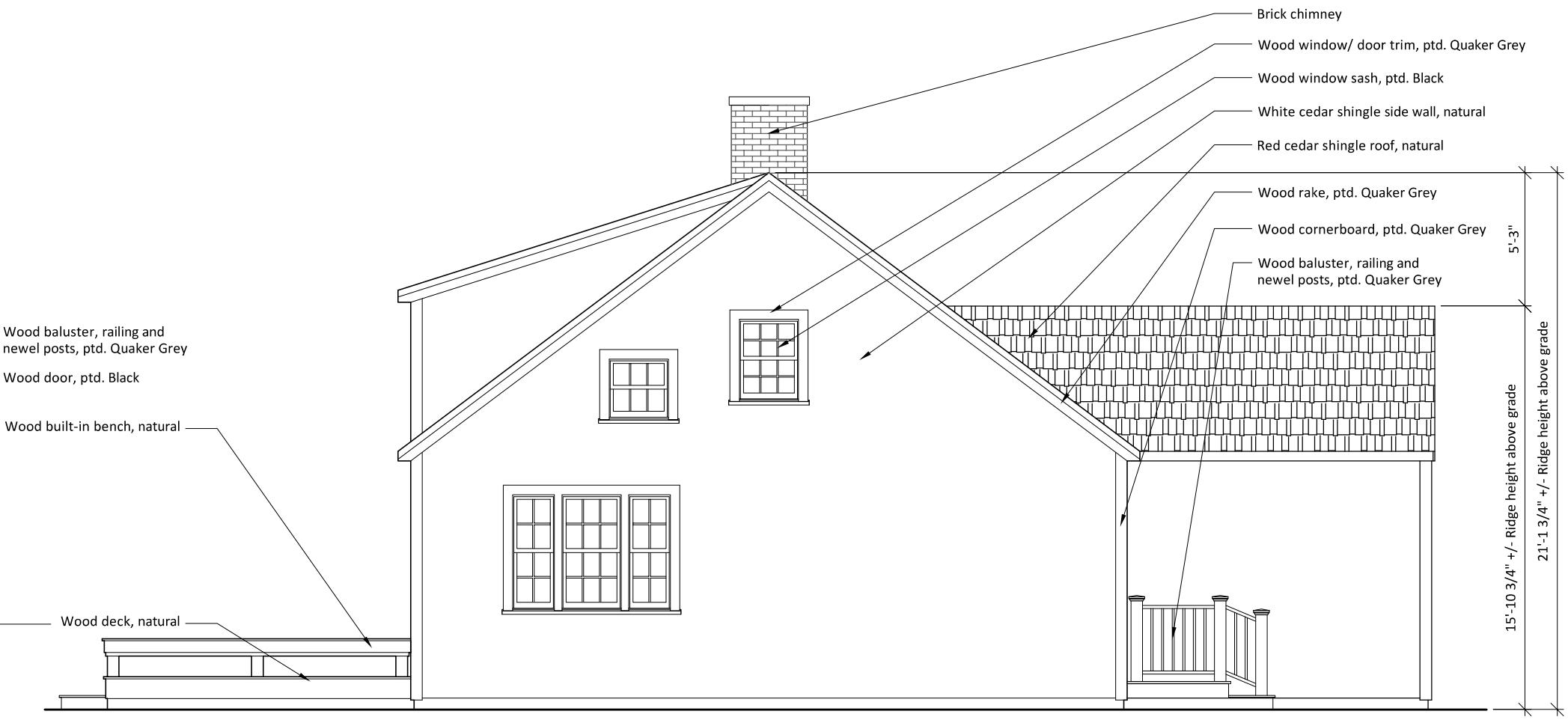
2 Existing Second Floor Plan
Scale: 1/4" = 1'-0"



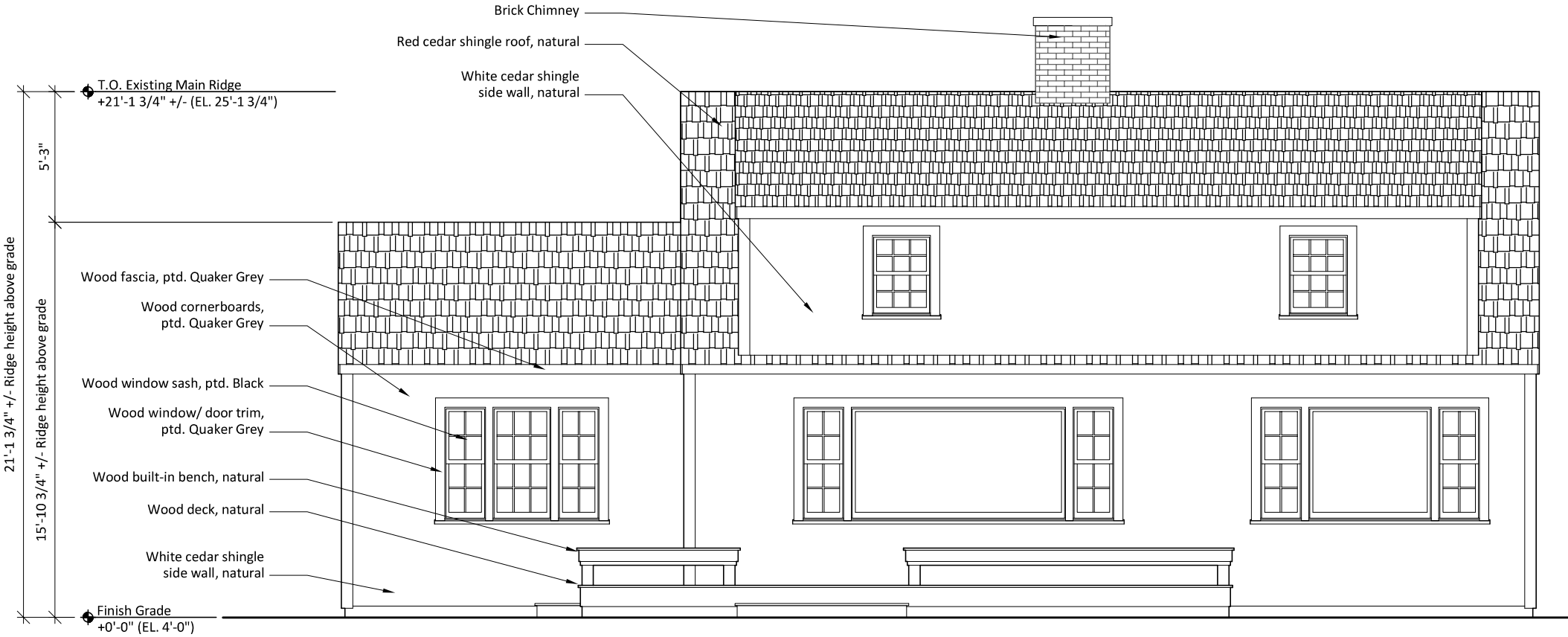


1 Southwest Elevation

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

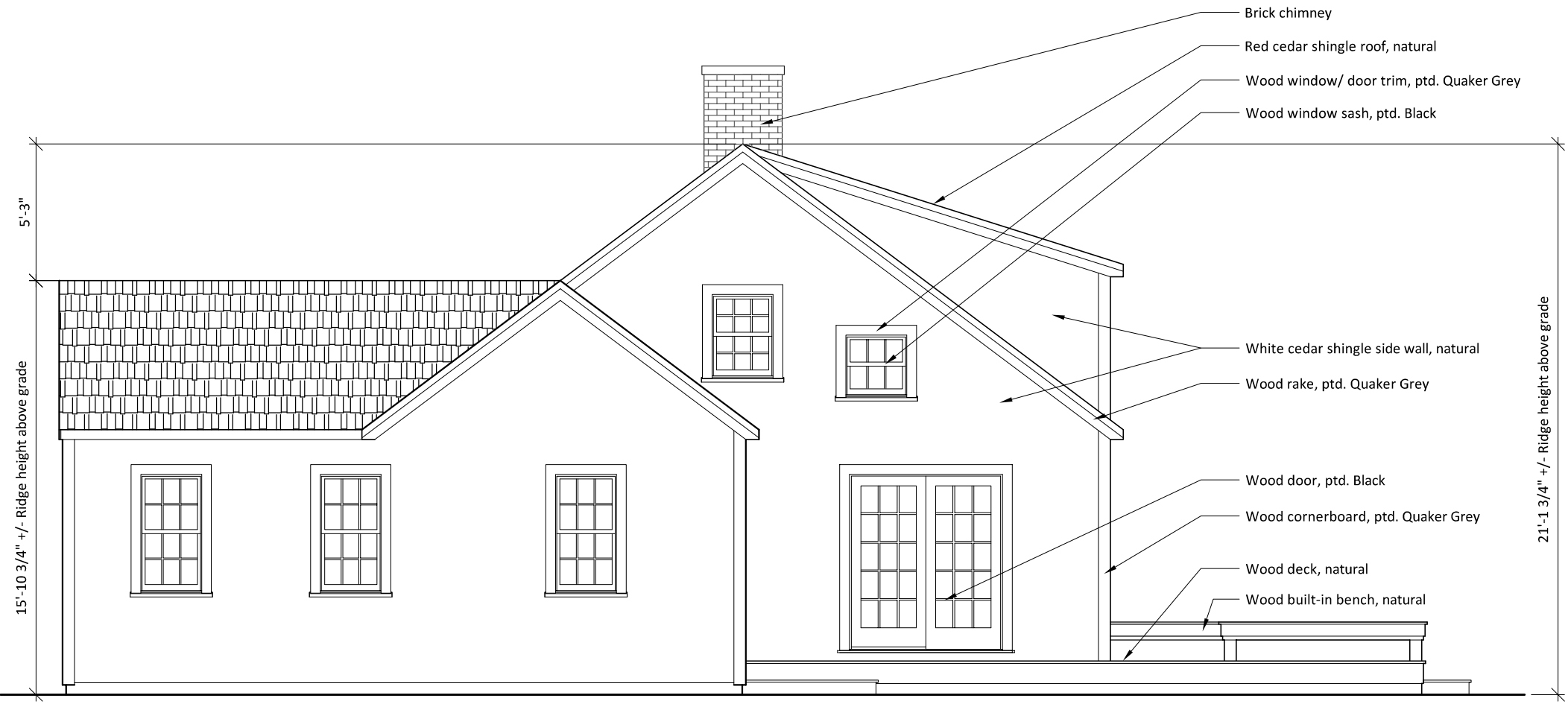


2 Northwest Elevation
Scale: 1/4" = 1'-0"



3 Northeast Elevation

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



4 Southeast Elevation

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

Existing Main House From South (Street Side)
(to be Moved-off/ Demolished)

Existing Main House From Northwest (Water Side)
(to be Moved-off/ Demolished)

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architecture . interior design

92 Washington Street
Existing Conditions

Existing Main House From East (Yacht Club Side)
(to be Moved-off/ Demolished)

Existing Main House From Southwest
(to be Moved-off/ Demolished)

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92 Washington Street
Existing Conditions

Existing Main House From Northeast (Water Side)
(to be Moved-off/ Demolished)

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92 Washington Street
Existing Conditions

Existing Site from Street

92 Washington Street
Existing Conditions

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Existing Garage/ Studio from West (Parking Court)
(Existing Garage/ Studio Structure to Remain; Photos for context purposes only)

Existing Garage/ Studio from Northeast
(Existing Garage/ Studio Structure to Remain; Photos for context purposes only)

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92 Washington Street
Existing Conditions

Existing Garage/ Studio from South (Street Side)
(Existing Garage/ Studio Structure to Remain; Photos for context purposes only)

Existing Garage/ Studio From Northwest
(Existing Garage/ Studio Structure to Remain; Photos for context purposes only)

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92 Washington Street
Existing Conditions

Existing Shed from North (Parking Court)
(Existing Shed Structure to Remain; Photos for context purposes only)

Existing Shed from South (Street)
(Existing Shed Structure to Remain; Photos for context purposes only)

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92 Washington Street
Existing Conditions

SMITH & HUTTON LLC
91 CHESTNUT RD STE B
PAOLI, PA 19301-1502

2980

60-208/312 PA
1164

DATE January 31, 2020

PAY TO THE ORDER OF Town of Nantucket $ 456.80

Four Hundred Fifty Six and 80/100 DOLLARS

Photo Safe Deposit® Details on back

BANK OF AMERICA

ACH R/T 031202084

FOR 92 Washington Street Fee

Scott L Hutton

⑈002980⑈ ⑆031202084⑆ 003830122870⑈

20% X 2,284 SF.

$456.80

ABUTTERS LISTING
NANTUCKET, MA

Map	Block	Lot	Unit	Owner~s Name	Co Owner~s Name	Address	City	ST Zip	Parcel Location
4223		21		CROWE ROBERT B TRST	NANTUCKET 2009 REALTY TRUST	81 BEACON STREET	BOSTON	MA 02108	90 WASHINGTON ST
5514		7	1	DREXLER BLAKE S		687 OENOKE RIDGE	NEW CANAAN	CT 06840	95 WASHINGTON ST
5514		8		GREAT HARBOR YACHT CLUB INC		96 WASHINGTON STREET	NANTUCKET	MA 02554	96 WASHINGTON ST

7019 0700 0002 2528 2243

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☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.55	
Total Postage and Fees $6.95	01/30/2020

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

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NEW CANAAN, CT 06840

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City, State, ZIP+4® Boston, MA 02108

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

RECEIVED
BOARD OF ASSESSORS
JAN 24 2020
TOWN OF
NANTUCKET, MA

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER: Great State Properties LLC

MAILING ADDRESS: PO Box 1294 Nantucket MA 02554

PROPERTY LOCATION: 92 Washington Street

ASSESSORS MAP/PARCEL: 42.2.3.22

SUBMITTED BY: Chris Deemer - Smith and Hutton Architects

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.

1-24-2020
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

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: 92 Washington Street

Tax Map Number: 42.2.3 Parcel Number: 22

Owner of Record: Great State Properties, c/o Joseph Guay

Description of Proposal: New two story Main House on Brick Piers. Removal of existing Main House structure previously approved as "Demo/Move-off." Existing Garage/ Studio, Shed and Parking Court to remain in existing locations.

Anticipated HDC Submission Date: New Business, 2/11/2020

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

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

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

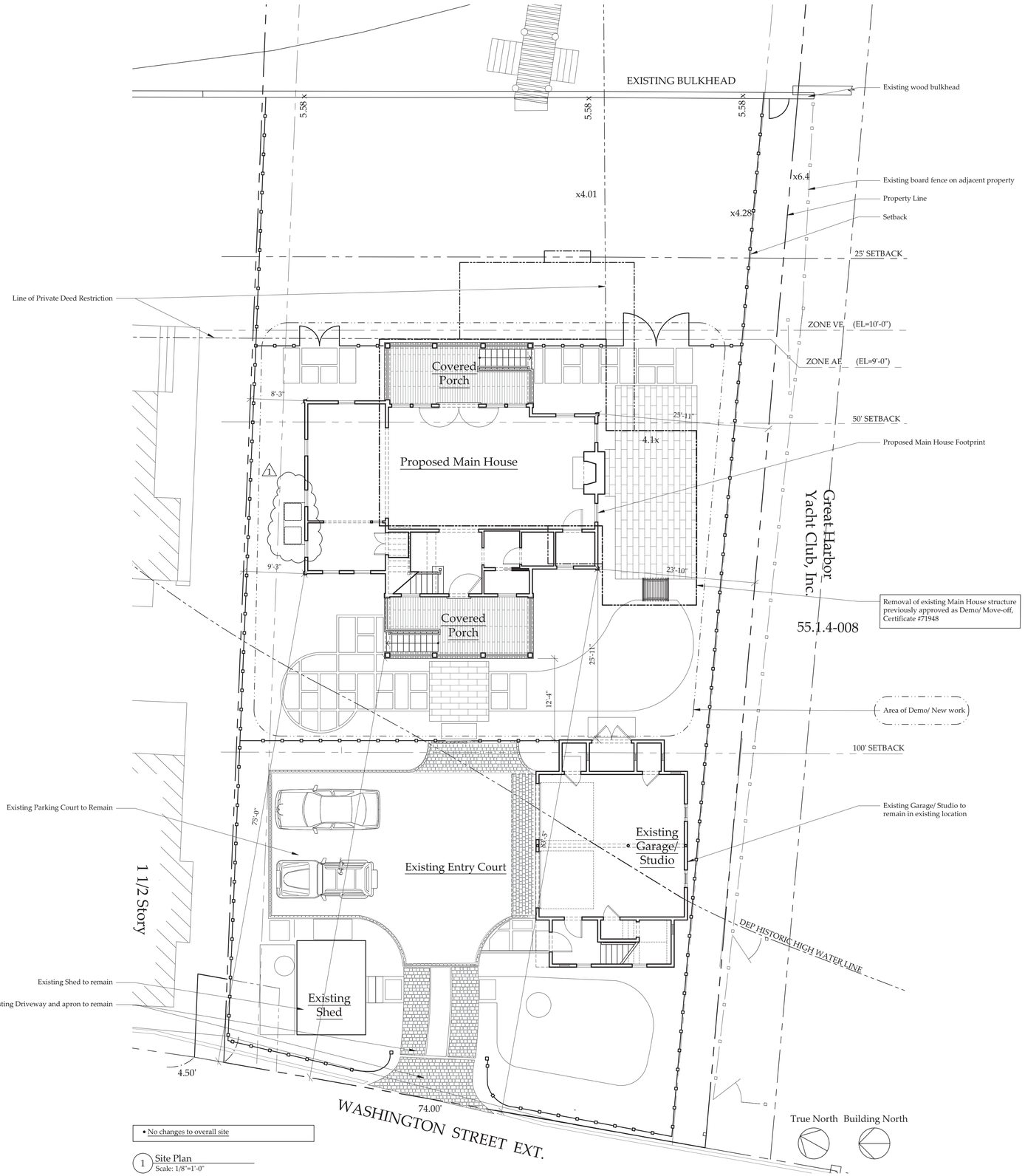
HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

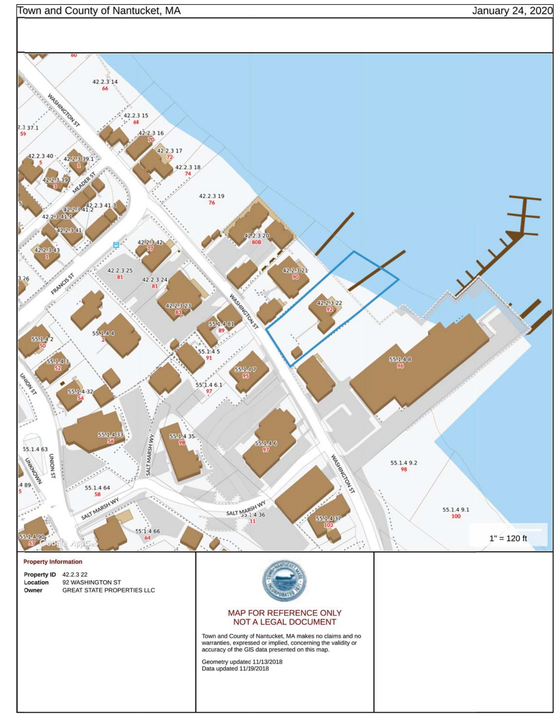
> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested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

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



• No changes to overall site

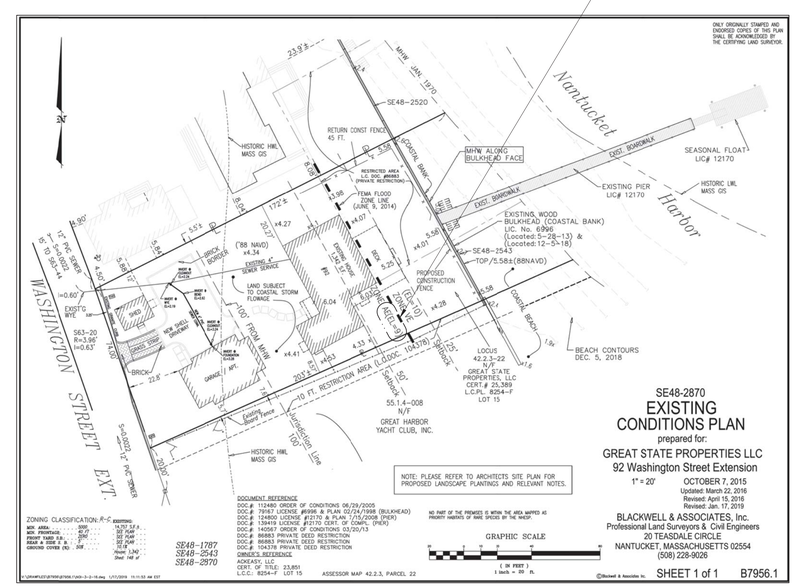
1 Site Plan
Scale: 1/8"=1'-0"



2 Locus
Scale: 1" = 120'-0"

True North

Note: Elevation of structure above flood plane defined by FEMA



3 Existing Conditions Plan
Scale: 1"=20'-0"

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91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400

New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

www.smithhutton.com

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Great State Properties
92 Washington St.
Nantucket, Ma 02554

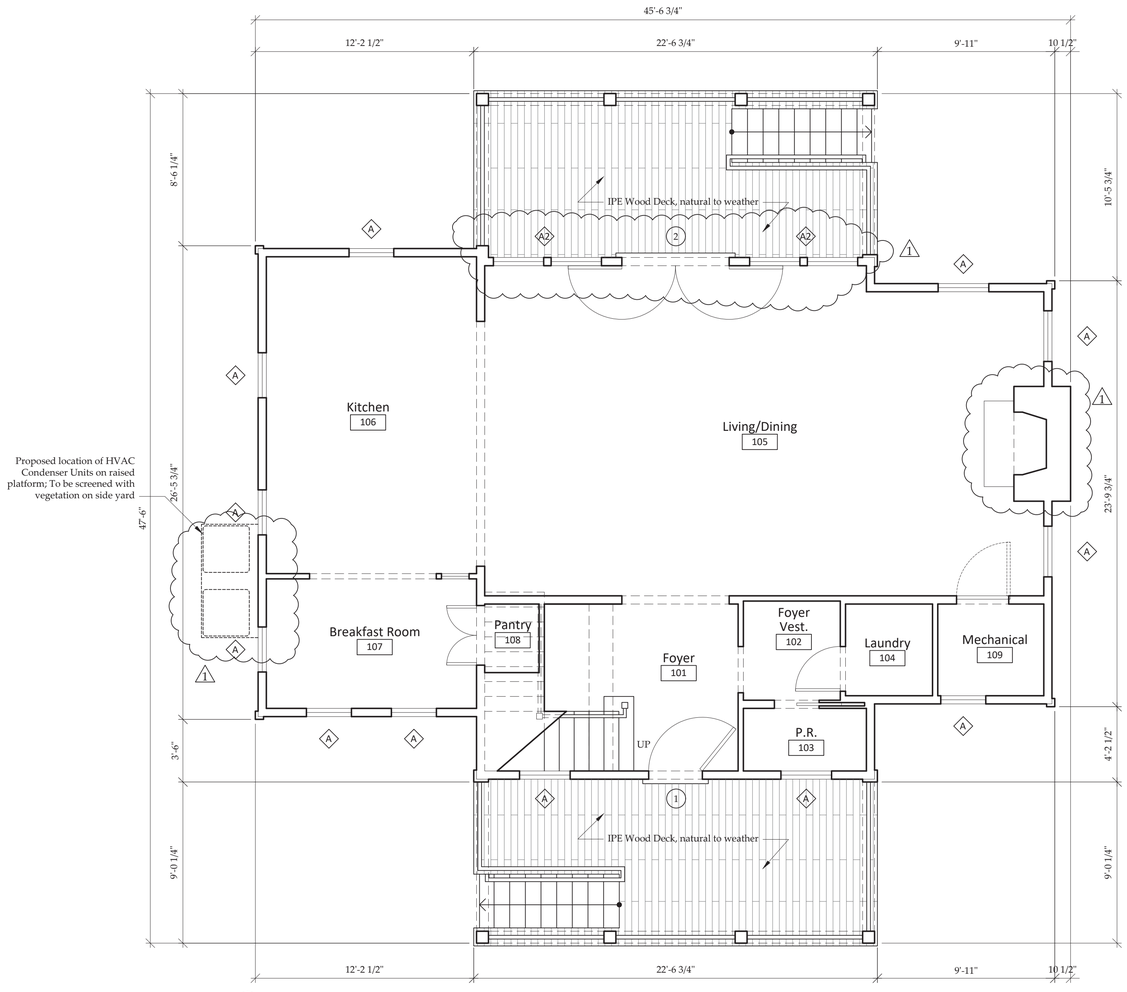
Site Plan

HDC SUBMISSION
*Not for construction
*Do not scale drawings
*Notify architect of any discrepancies

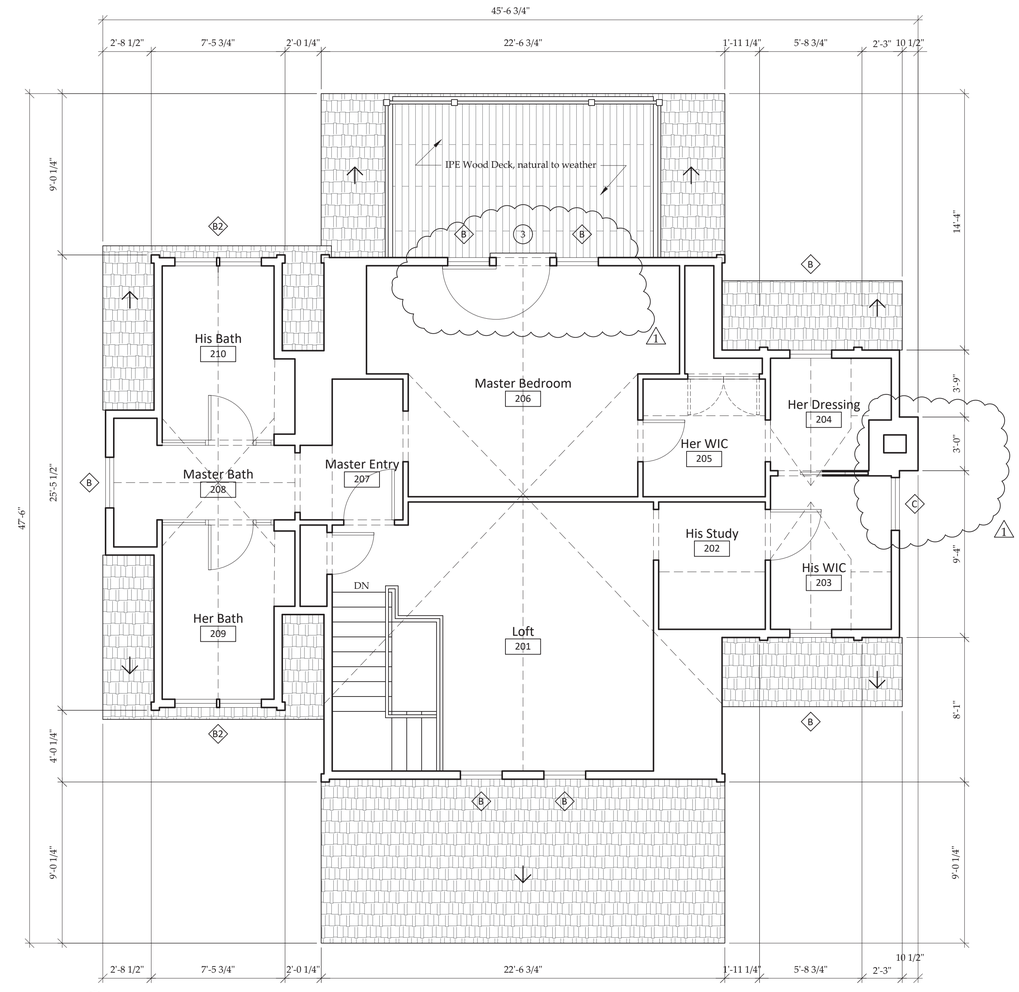
Issue Date:
2/11/20 - HDC New Business
3/3/20 - HDC Old Business

Project number: 14-41

A1.1



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



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

General Revisions
- Increased size of windows throughout
- Revised lattice breakaway panels to vertical v-groove
- Removed continuous apron
- Raised West Secondary Ridge to match East Elevation

East Elevation
- Added window on second floor (Type C)
- Reduced width of chimney

North Elevation
- Reduced depth of second floor balcony
- Revised second floor french doors to single french door flanked by double hung windows (Type B)
- Reduced glazing ; French doors changed to 10 lite units; stud pocket width increased on window A2

West Elevation
- Proposed location of HVAC Condenser Units on raised platform; To be screened with vegetation on side yard

- No changes to overall building dimensions

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Proposed Main House Floor Plans

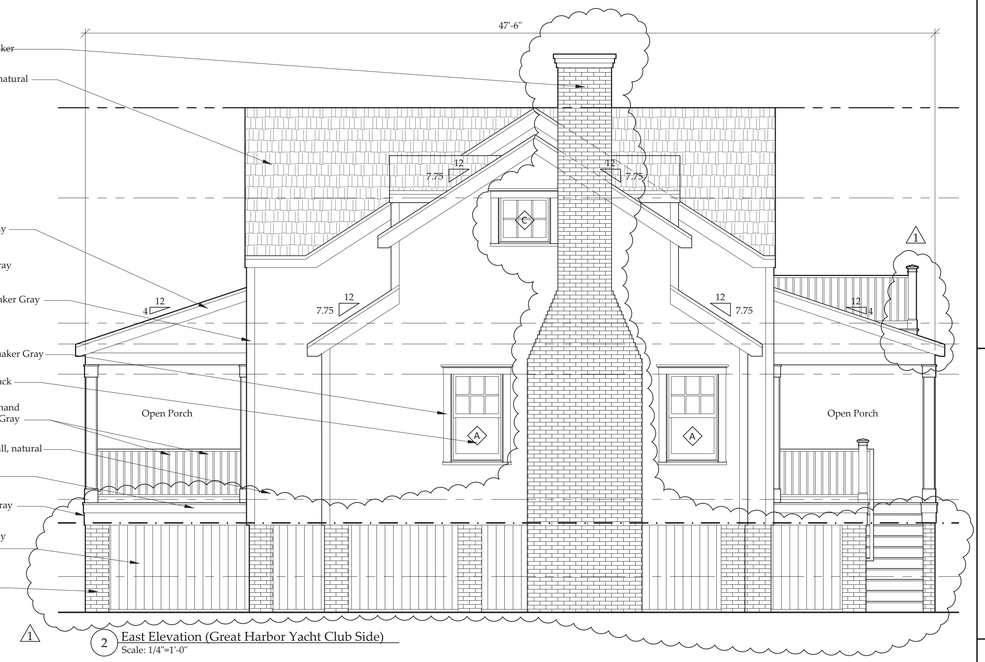
HDC SUBMISSION
*Not for construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
2/11/20 - HDC New Business
1 3/3/20 - HDC Old Business

Project number: 14-41

A2.1

1 South Elevation (Washington Street Side)
Scale: 1/4"=1'-0"



2 East Elevation (Great Harbor Yacht Club Side)
Scale: 1/4"=1'-0"

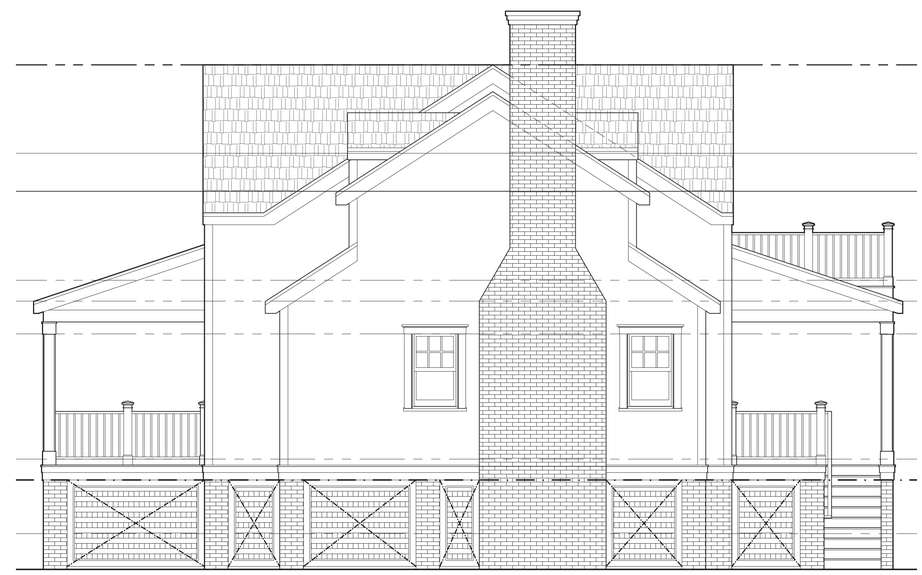
General Revisions
- Increased size of windows throughout
- Revised lattice breakaway panels to vertical v-groove
- Removed continuous apron
- Raised West Secondary Ridge to match East Elevation

East Elevation
- Added window on second floor (Type C)
- Reduced width of chimney

North Elevation
- Reduced depth of second floor balcony
- Revised second floor french doors to single french door flanked by double hung windows (Type B)
- Reduced glazing ; French doors changed to 10 lite units; stud pocket width increased on window A2

West Elevation
- Proposed location of HVAC Condenser Units on raised platform; To be screened with vegetation on side yard

3 South Elevation (Washington Street Side)
Scale: 1/4"=1'-0"



4 East Elevation (Great Harbor Yacht Club Side)
Scale: 1/4"=1'-0"

As Previously Submitted - New Business (2/11/20)

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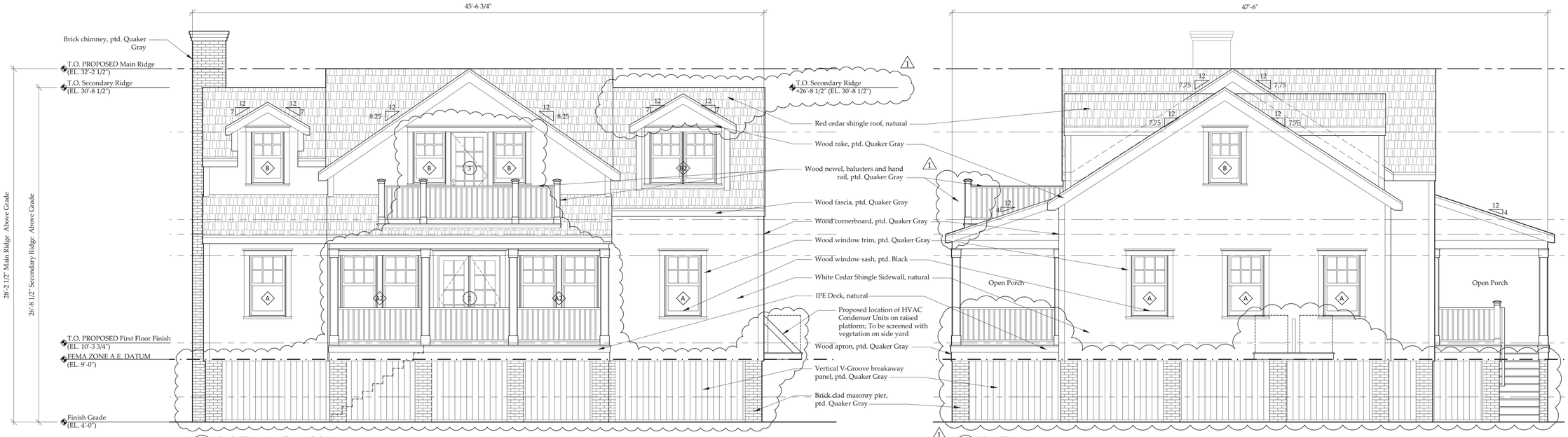
Proposed Main House Exterior Elevations

HDC SUBMISSION
*Not for construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
2/11/20 - HDC New Business
1 3/3/20 - HDC Old Business

Project number: 14-41

A3.1



1 North Elevation (Ocean Side)
Scale: 1/4"=1'-0"

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

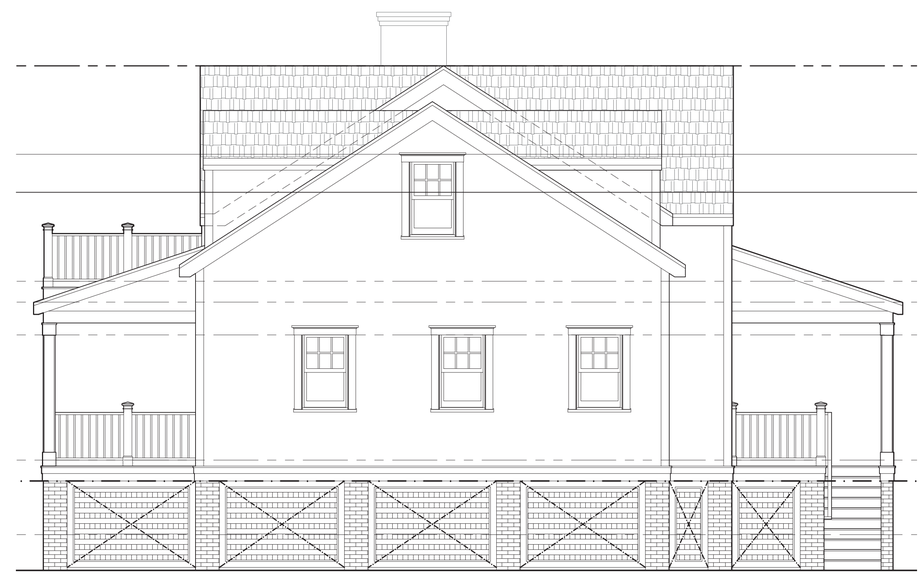
General Revisions
- Increased size of windows throughout
- Revised lattice breakaway panels to vertical v-groove
- Removed continuous apron
- Raised West Secondary Ridge to match East Elevation

East Elevation
- Added window on second floor (Type C)
- Reduced width of chimney

North Elevation
- Reduced depth of second floor balcony
- Revised second floor french doors to single french door flanked by double hung windows (Type B)
- Reduced glazing ; French doors changed to 10 lite units; stud pocket width increased on window A2

West Elevation
- Proposed location of HVAC Condenser Units on raised platform; To be screened with vegetation on side yard

3 North Elevation (Ocean Side)
Scale: 1/4"=1'-0"



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

As Previously Submitted - New Business (2/11/20)

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Great State Properties
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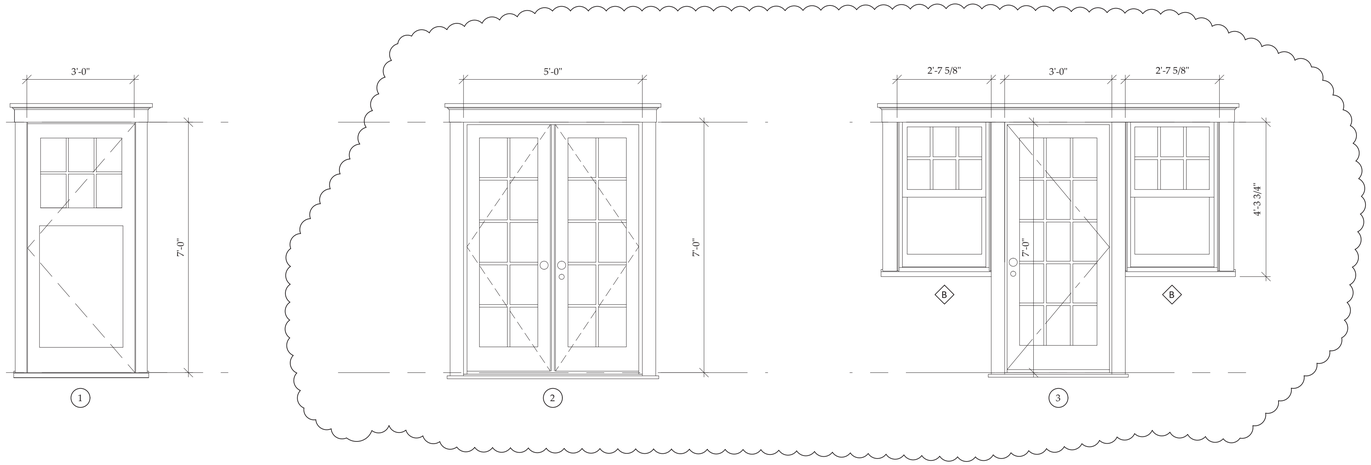
Proposed Main House Exterior Elevations

HDC SUBMISSION
*Not for construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
2/11/20 - HDC New Business
1 3/3/20 - HDC Old Business

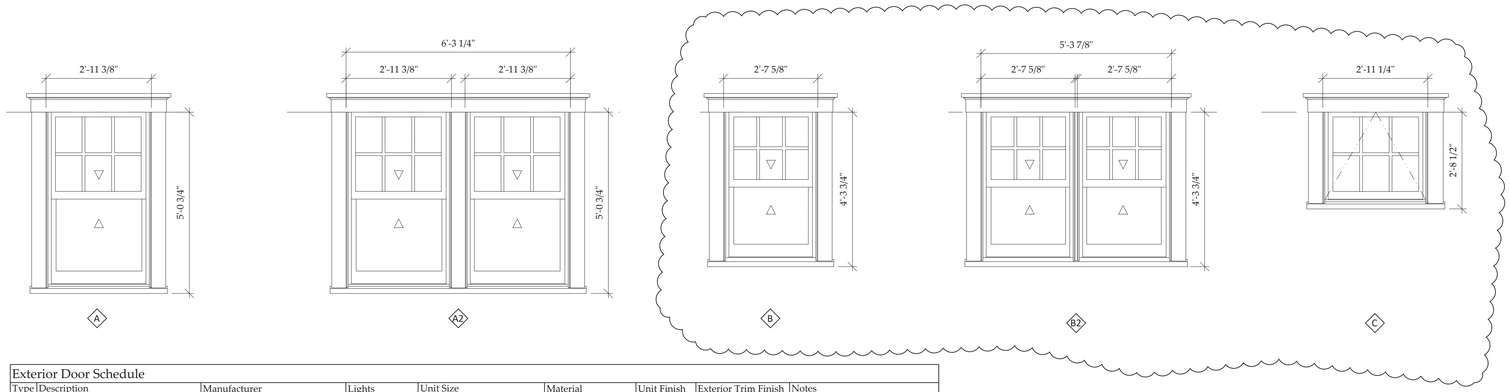
Project number: 14-41

A3.2



Exterior Door Schedule										
Type	Description	Manufacturer	Lights	Nominal Size	Material	Swing	Handing	Unit Finish	Exterior Trim Finish	Notes
1	1/4 Vision 6 lite Door	Norwood Window and Door	SDL	3'-0" w x 7'-0" h	All Wood Unit	Inswing	RH	Black	Quaker Grey	
2	Pair Full Vision 10 lite French Door	Norwood Window and Door	SDL	5'-0"w x 7'-0"h	All Wood Unit	Inswing	LH/RH Active	Black	Quaker Grey	
3	Single Full Vision 15 lite French Door	Norwood Window and Door	SDL	3'-0"w x 7'-0" h	All Wood Unit	Inswing	RH Active	Black	Quaker Grey	Site Mulled with Window B

1 Exterior Door Elevations
Scale: 1/2"=1'-0"



Exterior Door Schedule								
Type	Description	Manufacturer	Lights	Unit Size	Material	Unit Finish	Exterior Trim Finish	Notes
A	500 Series Double Hung - 6/1 Lite	Norwood Window and Door	SDL	2'-11 3/8"w x 5'-0 3/4"h	All Wood Unit	Black	Quaker Grey	
A-2	500 Series Pair Double Hung - 6/1 lite	Norwood Window and Door	SDL	5'-11 5/8"w x 5'-0 3/4"h	All Wood Unit	Black	Quaker Grey	
B	500 Series Double Hung - 6/1 Lite	Norwood Window and Door	SDL	2'-7 5/8"w x 4'-3 3/4"h	All Wood Unit	Black	Quaker Grey	
B-2	500 Series Double Hung - 6/1 Lite	Norwood Window and Door	SDL	5'-3 7/8"w x 4'-3 3/4"h	All Wood Unit	Black	Quaker Grey	
C	6 Lite Awning Window	Norwood Window and Door	SDL	2'-11 1/4"w x 2'-8 1/2"h	All Wood Unit	Black	Quaker Grey	

2 Window Elevations
Scale: 1/2"=1'-0"

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Great State Properties
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Nantucket, Ma 02554

Proposed Main House Window and Door Schedule

HDC SUBMISSION
*Not for construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
2/11/20 - HDC New Business
1 3/3/20 - HDC Old Business

Project number: 14-41

A5.1

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

Date/Time February 10, 2020 3:56

To: Historic District Commission
From: Historic Structures Advisory Board

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

Applicant AA State Prop Address 92 Washington

Historic information/known history

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

Comments

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

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

North Elevation
Please clarify intent on previous approvals

East Elevation
Overall - windows too small for the wall area & dormers
north side too much glazing & too ~~much~~ close

West Elevation
Single door on balcony w/ flanking windows more appropriate

South Elevation
A/C unit location
not enough fenestration on east elevation.

Other

Public Comment

Signatures *(three members required for quorum)*

Cathy Flynn

From: Jascin Finger <jfinger@mariamitchell.org>
Sent: Monday, March 02, 2020 4:28 PM
To: Cathy Flynn
Subject: RE: HSAB applications being reviewed 3/3/20 PLEASE DO NOT REPLY ALL (1 of 3 emails)

92 – I'm not sure what really changed and took our comments into consideration? The two "wings' Look like they got taller, the brick piers and the break through panels are so busy, a lot of glass facing the water. Is all that painted? It should be natural to weather – there should be very little in the way of painted finishes here. As much natural to weather as possible.

Hulbert – not sure what changed – we asked for different front door – it should not be sidelights with such a door – it's not appropriate. Not in favor of a roofwalk – it's not for fighting a fire and it is not around a chimney! We also asked for shutters to remain the same – the proposed style does not work with the age of the house – the diamond cuts do.

From: Cathy Flynn [mailto:cflynn@nantucket-ma.gov]
Sent: Friday, February 28, 2020 12:20 PM
To: Micky Rowland <mick@miltonrowland.com>; Brook Meerbergen <brooksdesigns@hotmail.com>; Angus Macleod <angusonack@gmail.com>; Lucy Dillon <lucysdillon@comcast.net>; Jascin Finger <jfinger@mariamitchell.org>
Cc: Cathy Flynn <cflynn@nantucket-ma.gov>; Kadeem McCarthy <kmccarthy@nantucket-ma.gov>; Holly Backus <hbackus@nantucket-ma.gov>
Subject: HSAB applications being reviewed 3/3/20 PLEASE DO NOT REPLY ALL (1 of 3 emails)

I am sending you 3 emails containing five applications which will be reviewed at 3/3/20 Old Business meeting. It appears that the five applications are too large to send in one email.

Please feel free to make comments. Remember DO NOT REPLY ALL!!!!

cathy

Kevin

Cathy Flynn
Land Use Specialist
Town of Nantucket
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, Ma 02554
cflynn@nantucket-ma.gov
508-325-7587 x7027
fax: 508-228-7298

Cathy Flynn

From: Brook Meerbergen Designs <brooksdesigns@hotmail.com>
Sent: Monday, March 02, 2020 11:06 AM
To: Cathy Flynn
Subject: Re: HSAB applications being reviewed 3/3/20 PLEASE DO NOT REPLY ALL

Hi Cathy - Hope this gets to you in time...

My thoughts -

92 Washington Street => No concerns though I would prefer shed dormers to the shallow pitch gable dormers being proposed

2 Ash => No concerns; Appreciate the dormer modification that makes the dormers less prominent

4 Hulbert => Prefer original shutter style (diamond cut-outs). Proposed board and batten style shutters are too rustic for a building with shingle style provenance and situated among similar shingle style/summer of 1920 style cottages; Would like to see roofwalk centered over front door or centered on primary east facing gable

33 Orange => Recusing due to c.o.i. appearance (windows)

84 Main Street => no concerns.

Thank you!
Brook Meerbergen

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554

508.228.1388

From: Cathy Flynn <cflynn@nantucket-ma.gov>
Sent: Friday, February 28, 2020 5:10 PM
To: Micky Rowland <mick@miltonrowland.com>; Brook Meerbergen <brooksdesigns@hotmail.com>; Angus Macleod <angusonack@gmail.com>; Lucy Dillon <lucysdillon@comcast.net>; Jascin Finger <jfinger@mariamitchell.org>
Cc: Holly Backus <hbackus@nantucket-ma.gov>; Kadeem McCarthy <kmccarthy@nantucket-ma.gov>; Cathy Flynn <cflynn@nantucket-ma.gov>
Subject: HSAB applications being reviewed 3/3/20 PLEASE DO NOT REPLY ALL

Hi,

The following applications brought revisions in for review for Old Business 3/3/20. If you would like to review and make comments, please DO NOT REPLY ALL.

Have a great weekend,

Cathy

Existing Main House From South (Street Side)
(to be Moved-off/ Demolished)

Existing Main House From Northwest (Water Side)
(to be Moved-off/ Demolished)

SMITH & HUTTON
architecture . interior design

92 Washington Street
Existing Conditions

Existing Main House From East (Yacht Club Side)
(to be Moved-off/ Demolished)

Existing Main House From Southwest
(to be Moved-off/ Demolished)

SMITH & HUTTON
architecture . interior design

92 Washington Street
Existing Conditions

Existing Main House From Northeast (Water Side)
(to be Moved-off/ Demolished)

SMITH & HUTTON
architecture . interior design

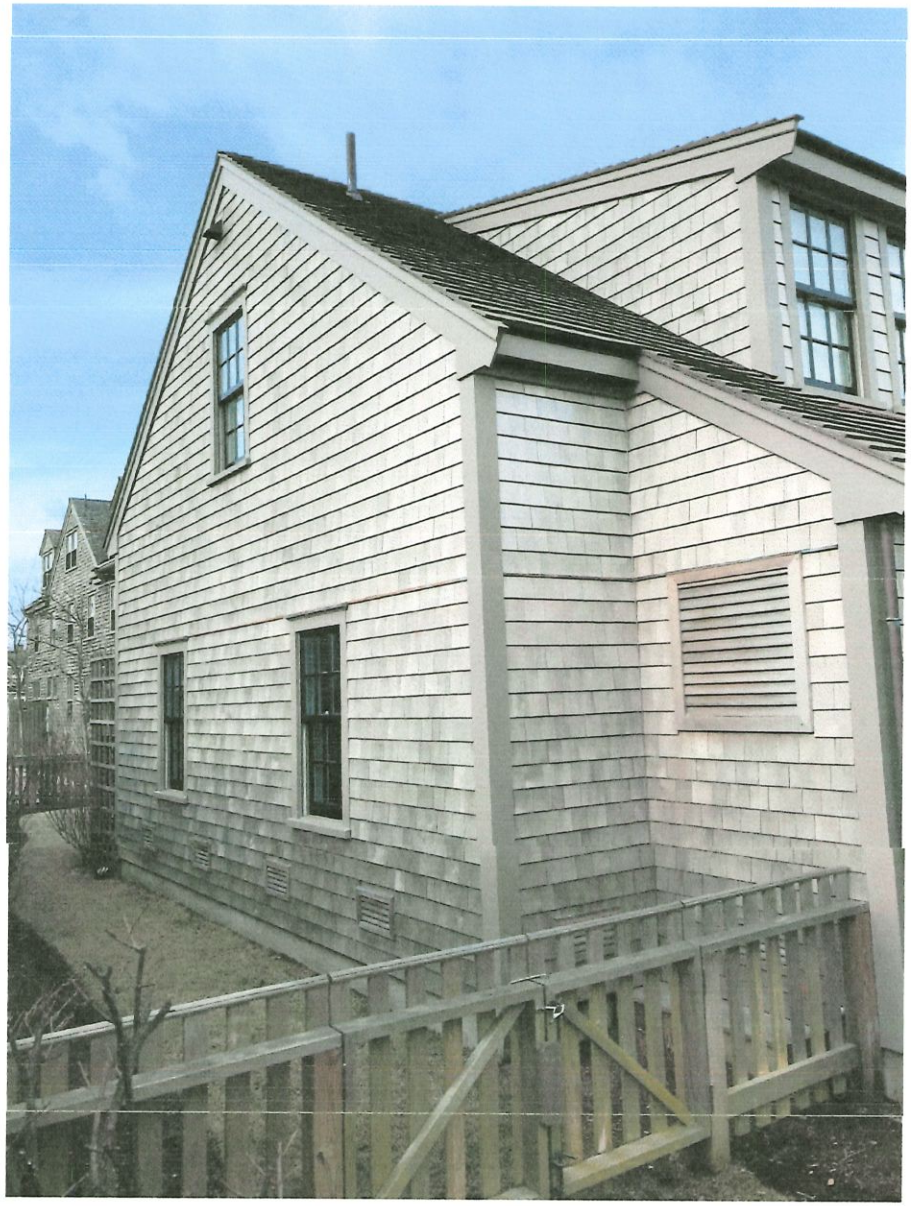
92 Washington Street
Existing Conditions

Existing Site from Street

SMITH & HUTTON
architecture . interior design

92 Washington Street
Existing Conditions

Existing Garage/ Studio from West (Parking Court)
(Existing Garage/ Studio Structure to Remain; Photos for context purposes only)



Existing Garage/ Studio from Northeast
(Existing Garage/ Studio Structure to Remain; Photos for context purposes only)

SMITH & HUTTON
architecture . interior design

92 Washington Street
Existing Conditions

Existing Garage/ Studio from South (Street Side)
(Existing Garage/ Studio Structure to Remain; Photos for context purposes only)

Existing Garage/ Studio From Northwest
(Existing Garage/ Studio Structure to Remain; Photos for context purposes only)

SMITH & HUTTON
architecture . interior design

92 Washington Street
Existing Conditions

Existing Shed from North (Parking Court)
(Existing Shed Structure to Remain; Photos for context purposes only)

Existing Shed from South (Street)
(Existing Shed Structure to Remain; Photos for context purposes only)

SMITH & HUTTON
architecture . interior design

92 Washington Street
Existing Conditions

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

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

This checklist MUST be submitted with your application.

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

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

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2020-06-1070
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 06.19.20

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

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

VII. OLD BUSINESS

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

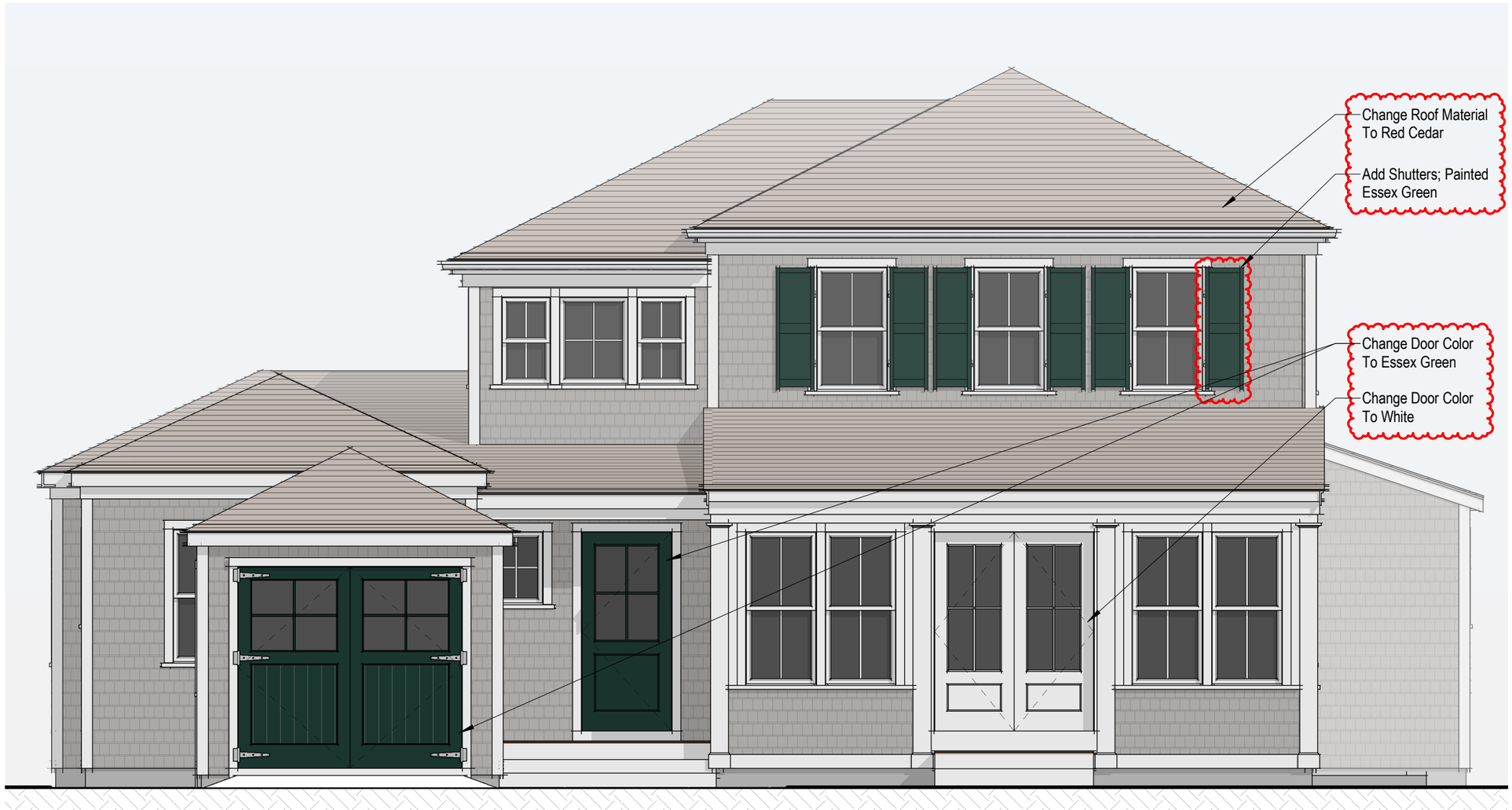
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch
Alternates	None
Recused	Pohl
Documentation	Landscape design plans, site plan, photos, and advisory comments.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (8:28)	Motion to move up on the agenda. (Welch) Carried 5-0//Oliver,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

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

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

PROPOSED

Essex Green



S.1

Ash Residence
23 Pine Street
Nantucket, MA 02554

Zoning Information

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

Facade @ Garage

06.18.20

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

Ash Residence

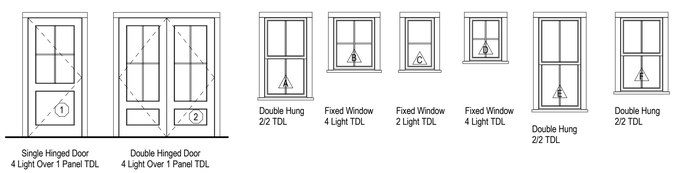
23 Pine Street
Nantucket, MA 02554

06.19.20

HDC Submission

East — North — West — South

1 Locus Map
Not to Scale



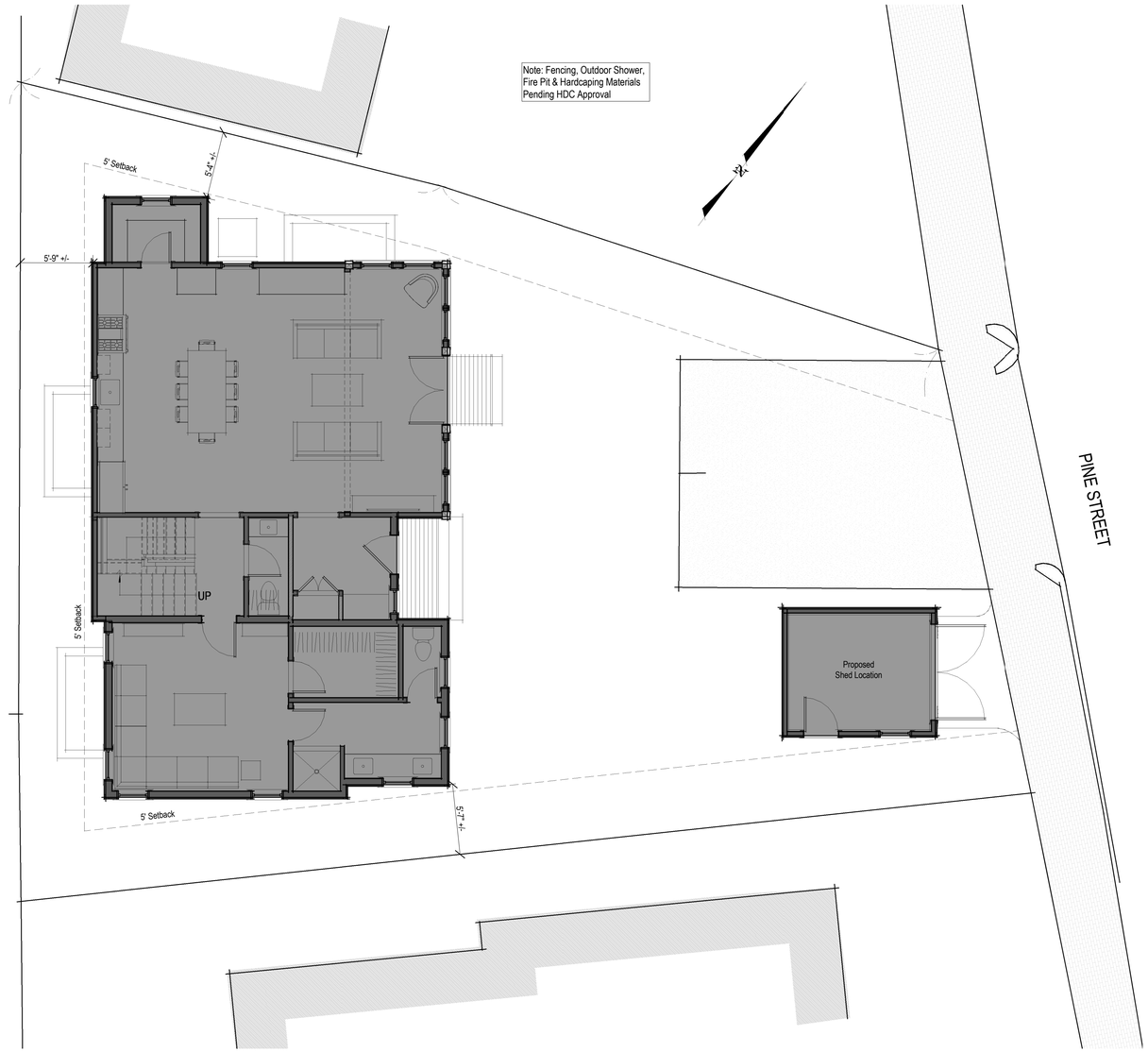
WINDOW SCHEDULE							
WINDOW	QUANTITY	R.O. WIDTH	R.O. HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	13	2' 6" 1/4"	4' 9 3/8"	Green Mountain	MDH 2424	EGRESS WINDOW	≥ 30
B	8	2' 5"	3' 1 1/4"	" "	MCM 2836	FIXED WINDOW	≥ 30
C	8	1' 9"	3' 1 1/4"				≥ 30
D	1			" "	MAW 2432	FIXED WINDOW	≥ 30
E	6	2' 6 1/4"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

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

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

WINDOW & DOOR NOTES

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



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

1944

Ash Residence

23 Pine Street
Nantucket, MA 02554

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

Cover Sheet

Site Information

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

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

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

Revisions

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

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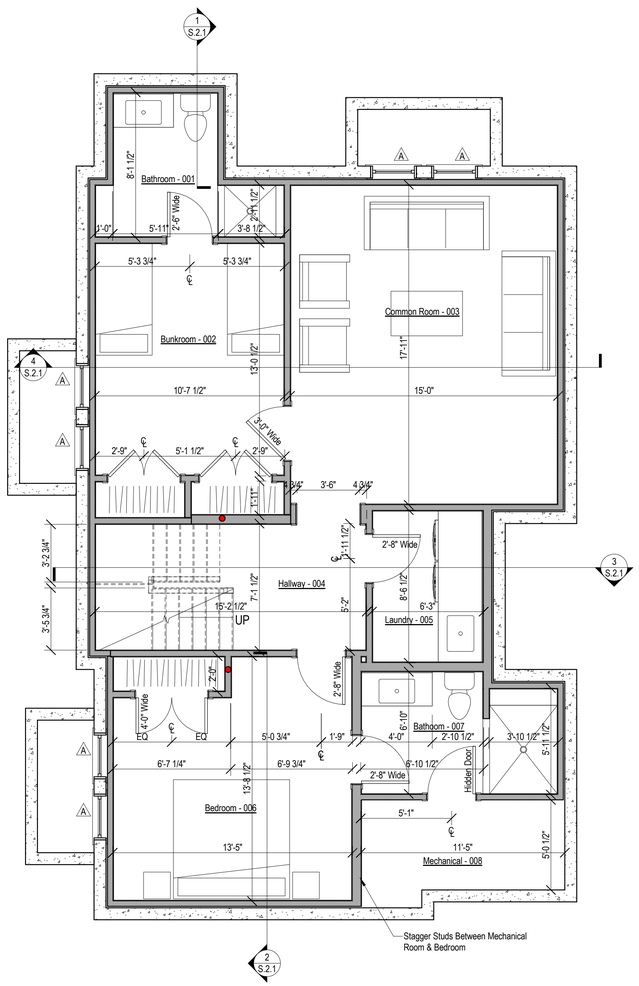
G.1.1

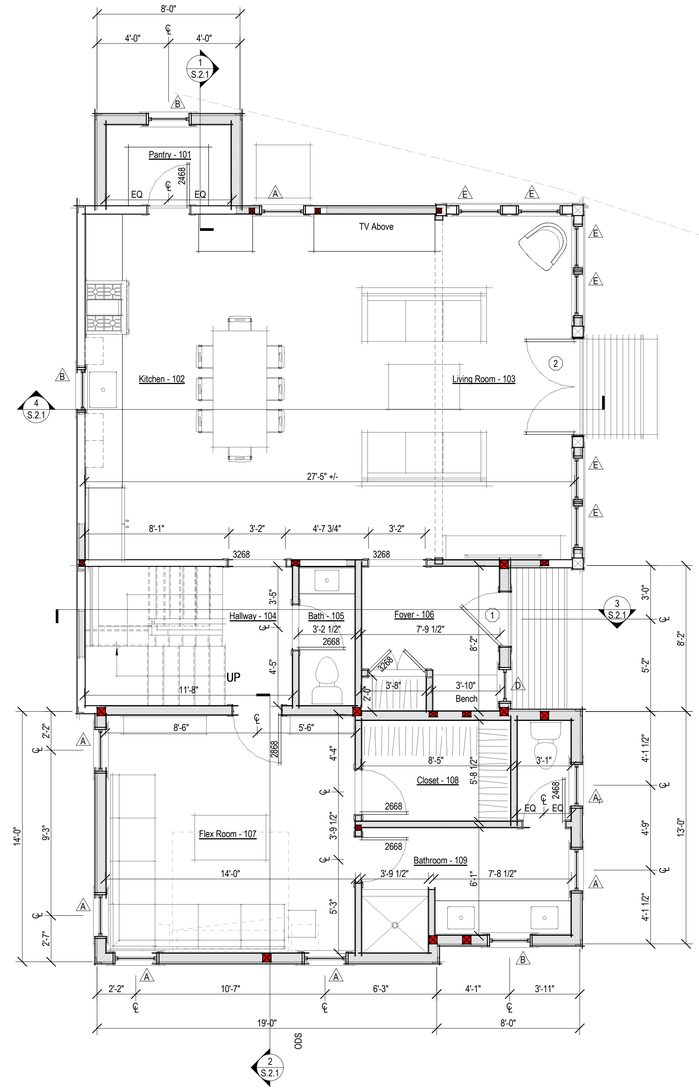
1944

06.19.20

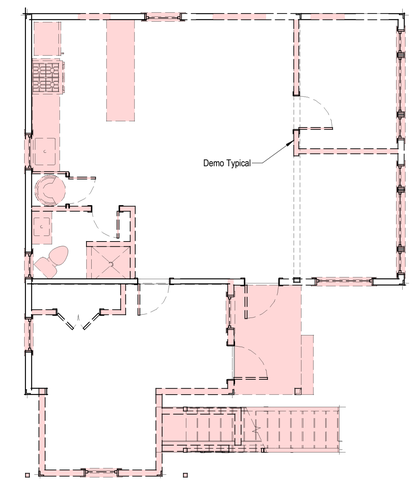
HDC Submission



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



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



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

PARTITION LEGEND

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

EXISTING CONDITIONS NOTES:

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

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

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

1944

Ash Residence

23 Pine Street
Nantucket, MA 02554

emeritus
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Floor Plans

Site Information

Map & Parcel:	42.3.2 / 113
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A.1.1

1944

06.19.20

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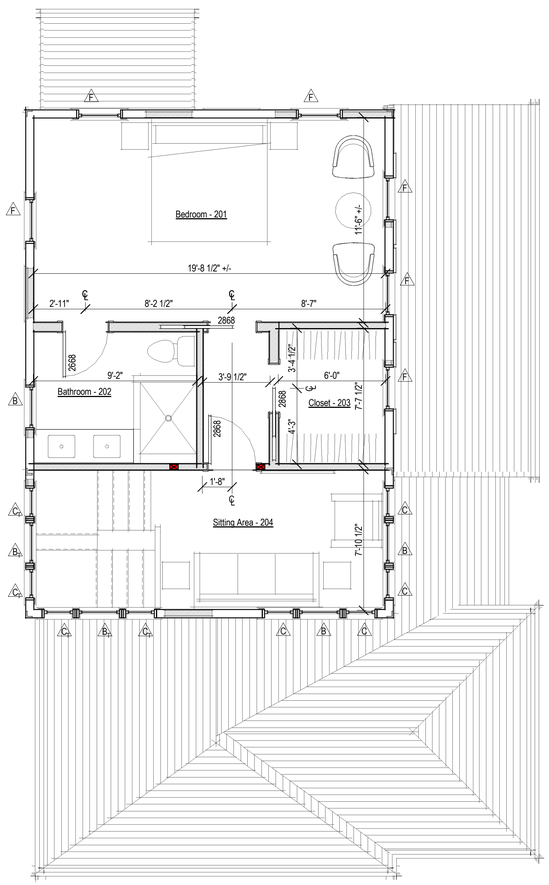
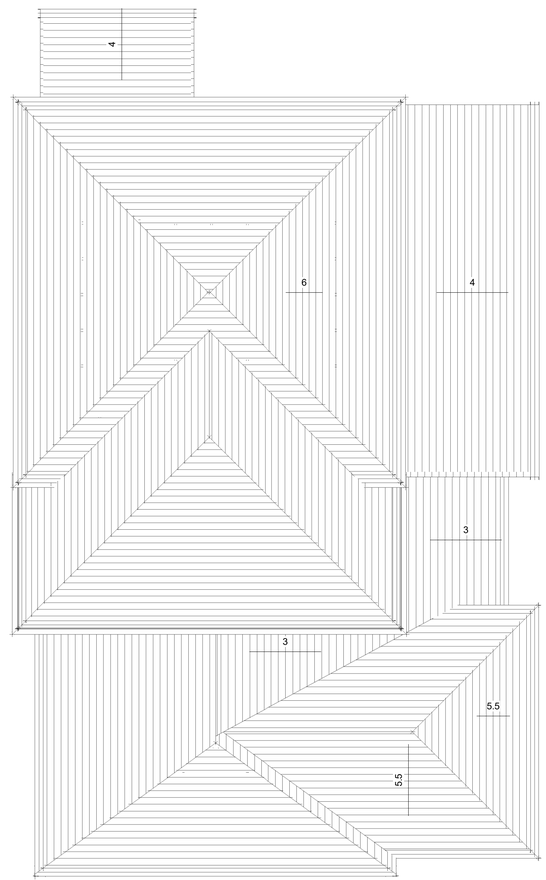
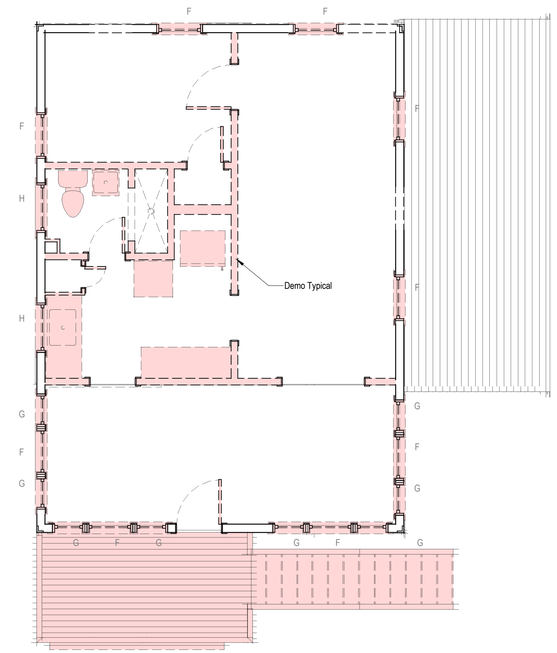


1 Proposed Second Floor Plan
1/4" = 1'-0"



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



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

PARTITION LEGEND

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

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Floor Plans

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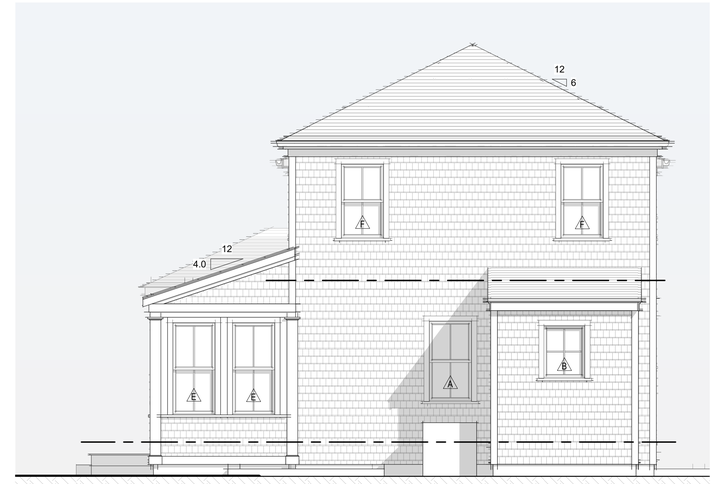
A.1.2

1944

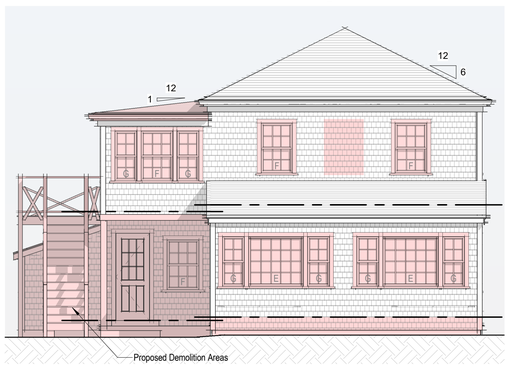
06.19.20

HDC Submission

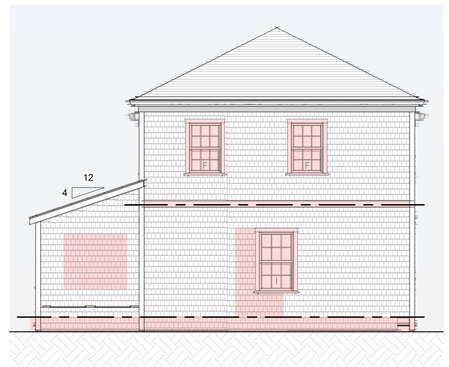
1 Proposed East Elevation
1/4" = 1'-0"



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

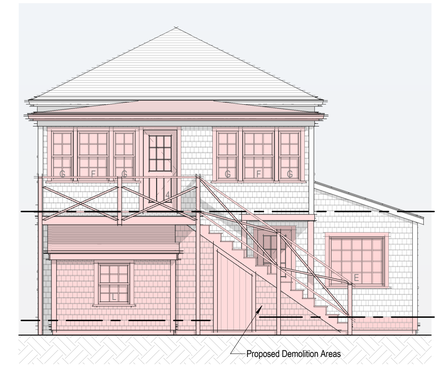


Existing East Elevation
3/16" = 1'-0"



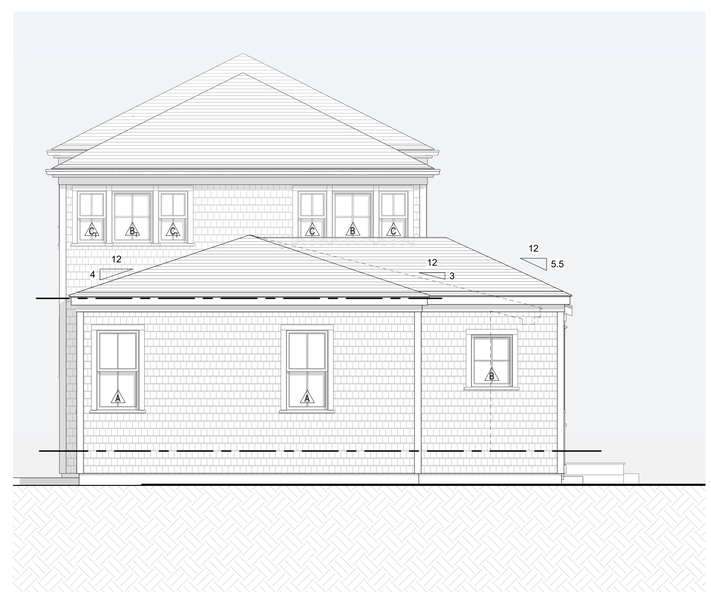
Existing North Elevation
3/16" = 1'-0"

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



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

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



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

1944

Ash Residence

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Nantucket, MA 02554

emeritus
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Exterior Elevations

Site Information

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Current Zoning:	ROH
Minimum Frontage:	50'
Front Setback:	None
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Min. Lot Size:	5,000 SF
Allowable G.C.:	1,533 SF +/-
Existing G.C.:	751 SF +/-
Proposed G.C.:	1,145 SF

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Revisions

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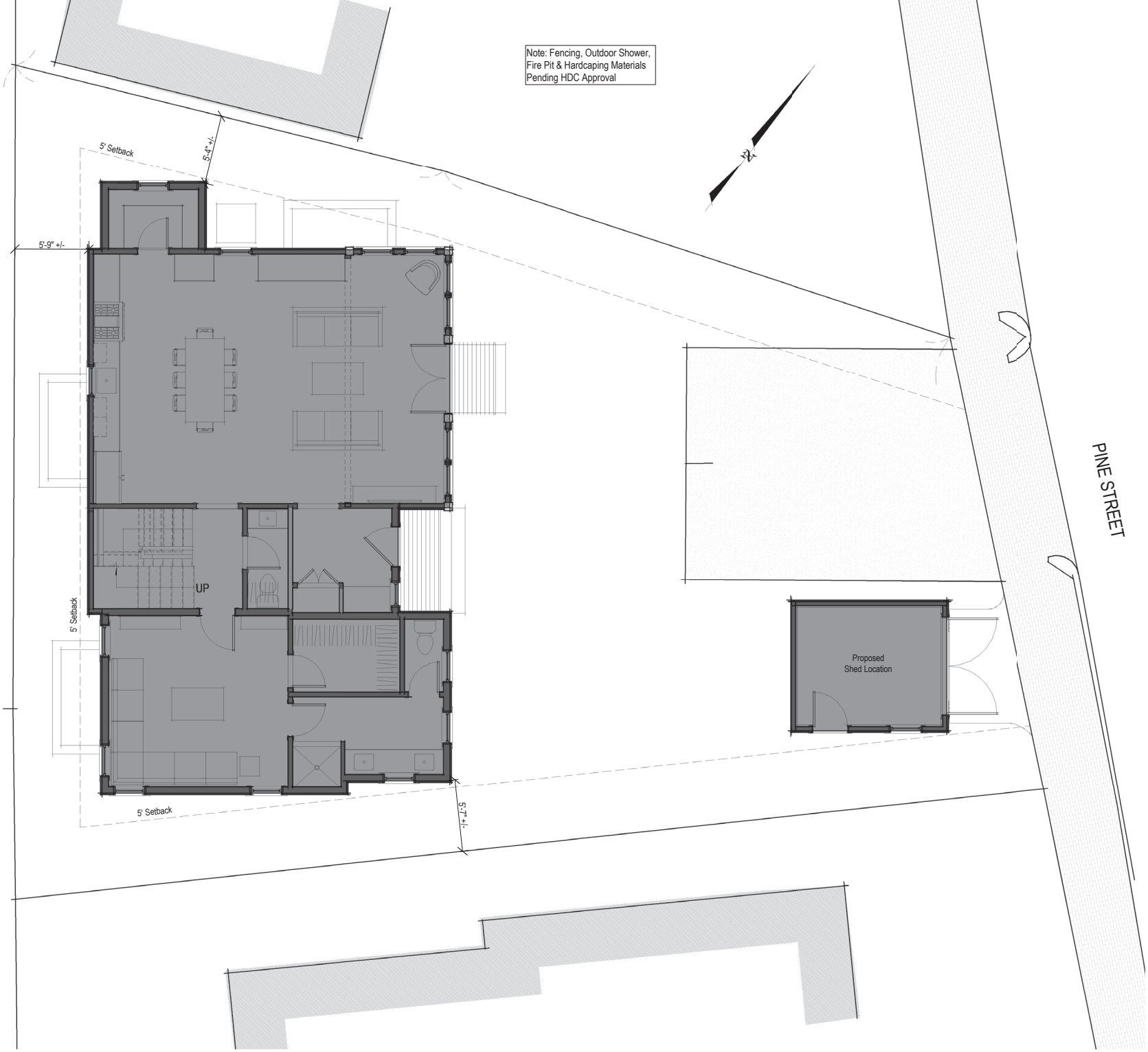
A.2.1

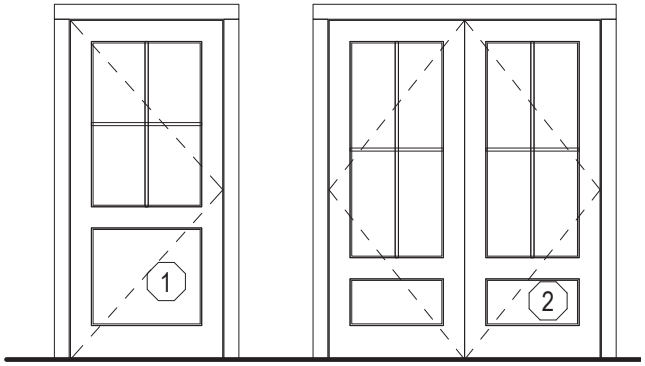
1944

1 Locus Map

Not to Scale

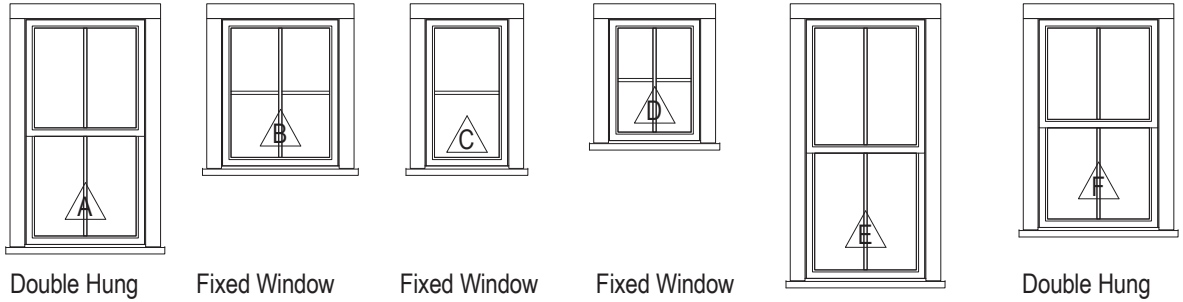


3 Site Plan
3/16" = 1'-0"



Single Hinged Door
4 Light Over 1 Panel TDL

Double Hinged Door
4 Light Over 1 Panel TDL



Double Hung
2/2 TDL

Fixed Window
4 Light TDL

Fixed Window
2 Light TDL

Fixed Window
4 Light TDL

Double Hung
2/2 TDL

Double Hung
2/2 TDL

WINDOW SCHEDULE

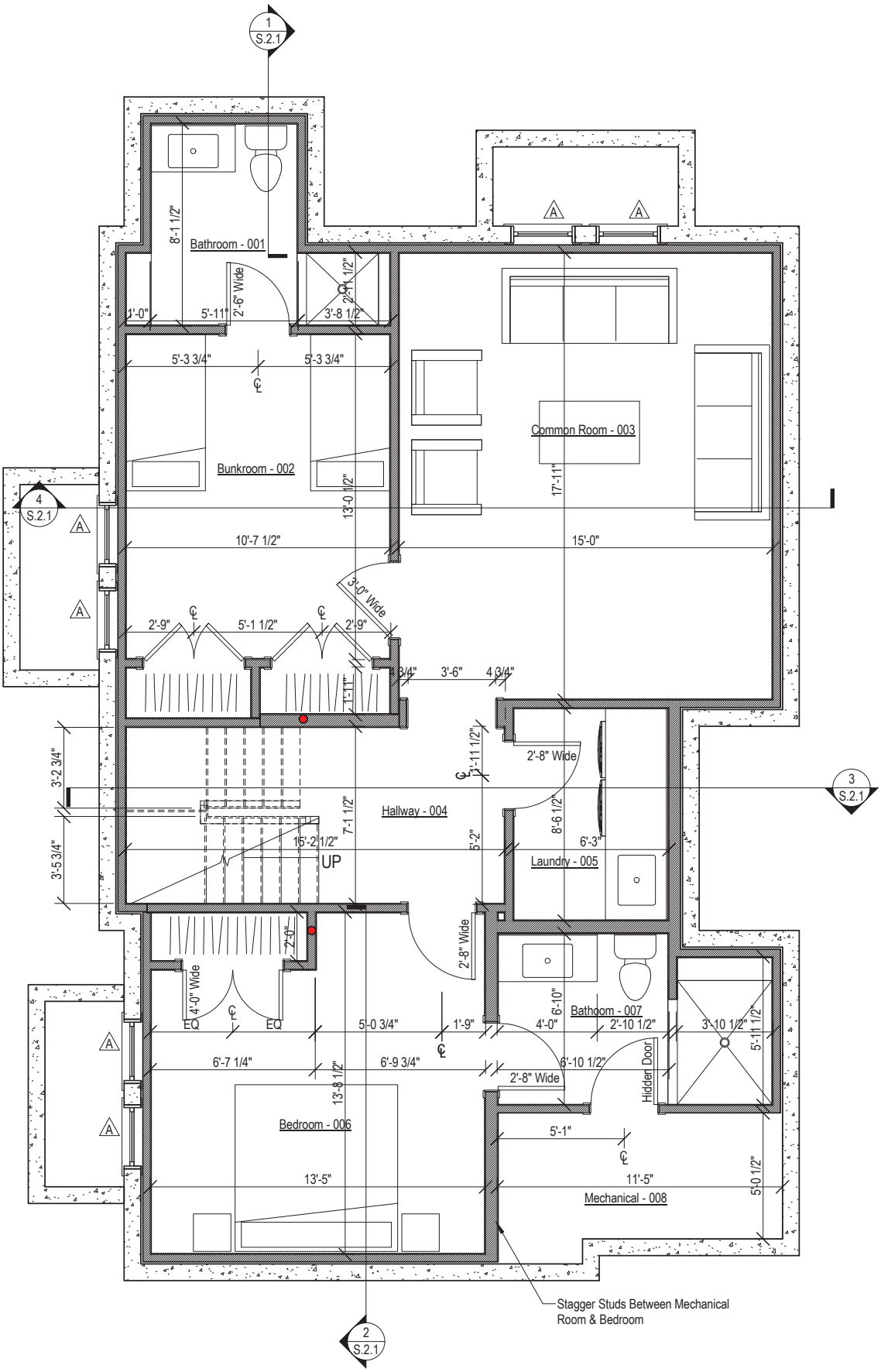
WINDOW	QUANTITY	R.O. WIDTH	R.O. HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	13	2' 6" 1/4"	4' 9 3/8"	Green Mountain	MDH 2424	EGRESS WINDOW	≥ 30
B	8	2' 5"	3' 1 1/4"	" "	MCM 2836	FIXED WINDOW	≥ 30
C	8	1' 9"	3' 1 1/4"				≥ 30
D	1			" "	MAW 2432	FIXED WINDOW	≥ 30
E	6	2' 6 1/4"	5' 5 3/8"	" "	MDH 2428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

EXTERIOR DOOR SCHEDULE

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

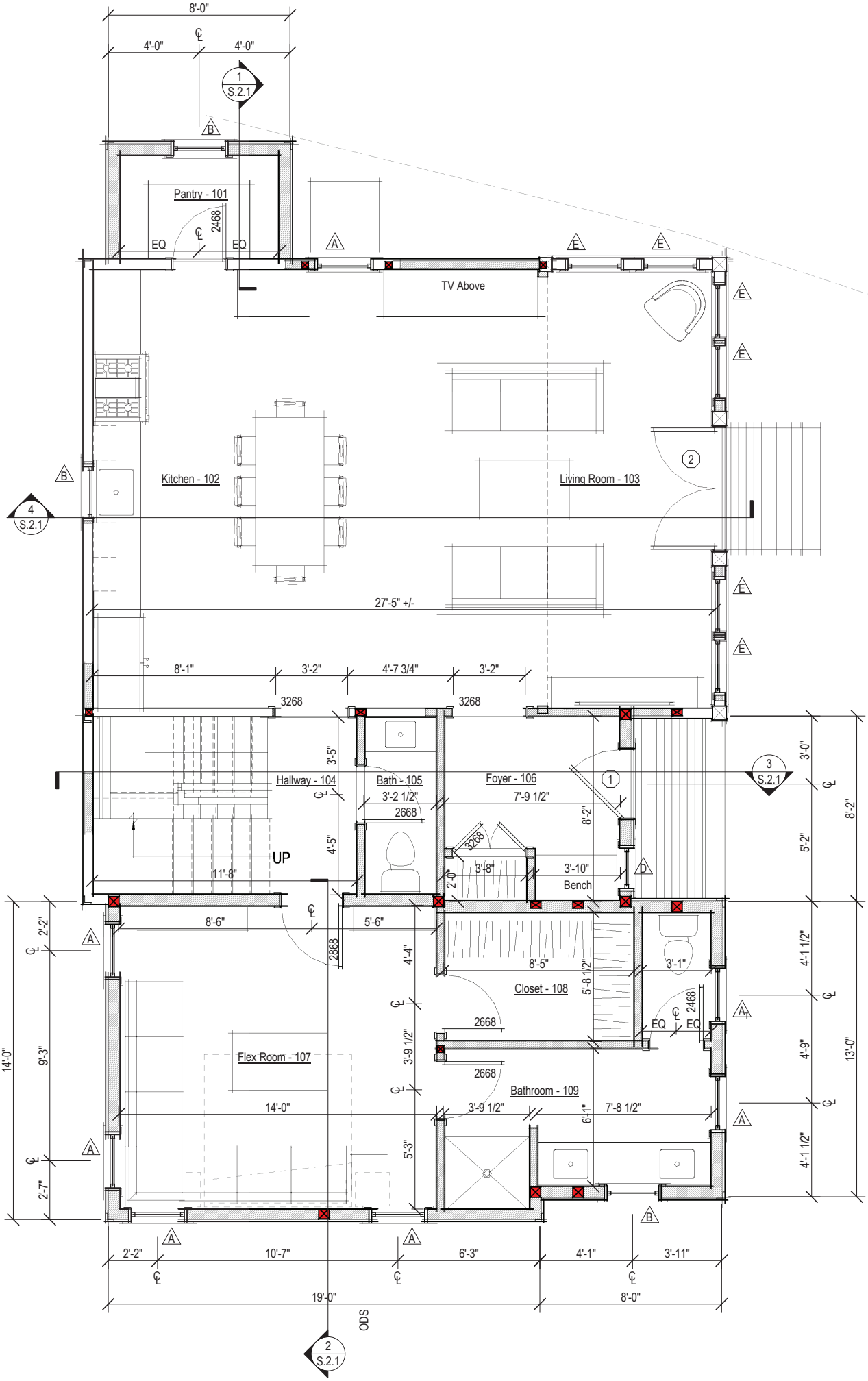
2 Window/Door Legend

1/4" = 1'-0"



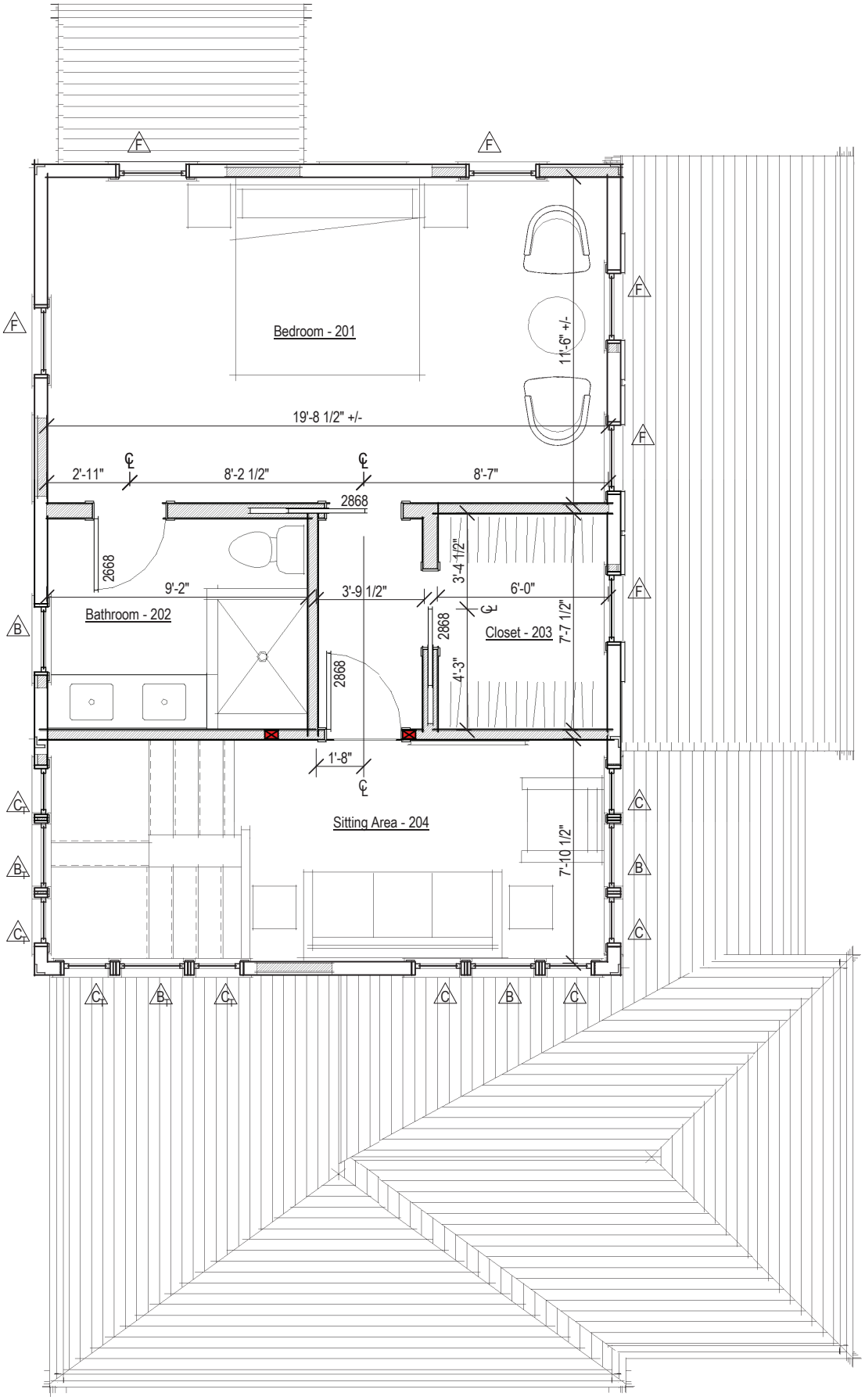
1 Basement Plan

1/4" = 1'-0"



2 Proposed First Floor Plan

1/4" = 1'-0"

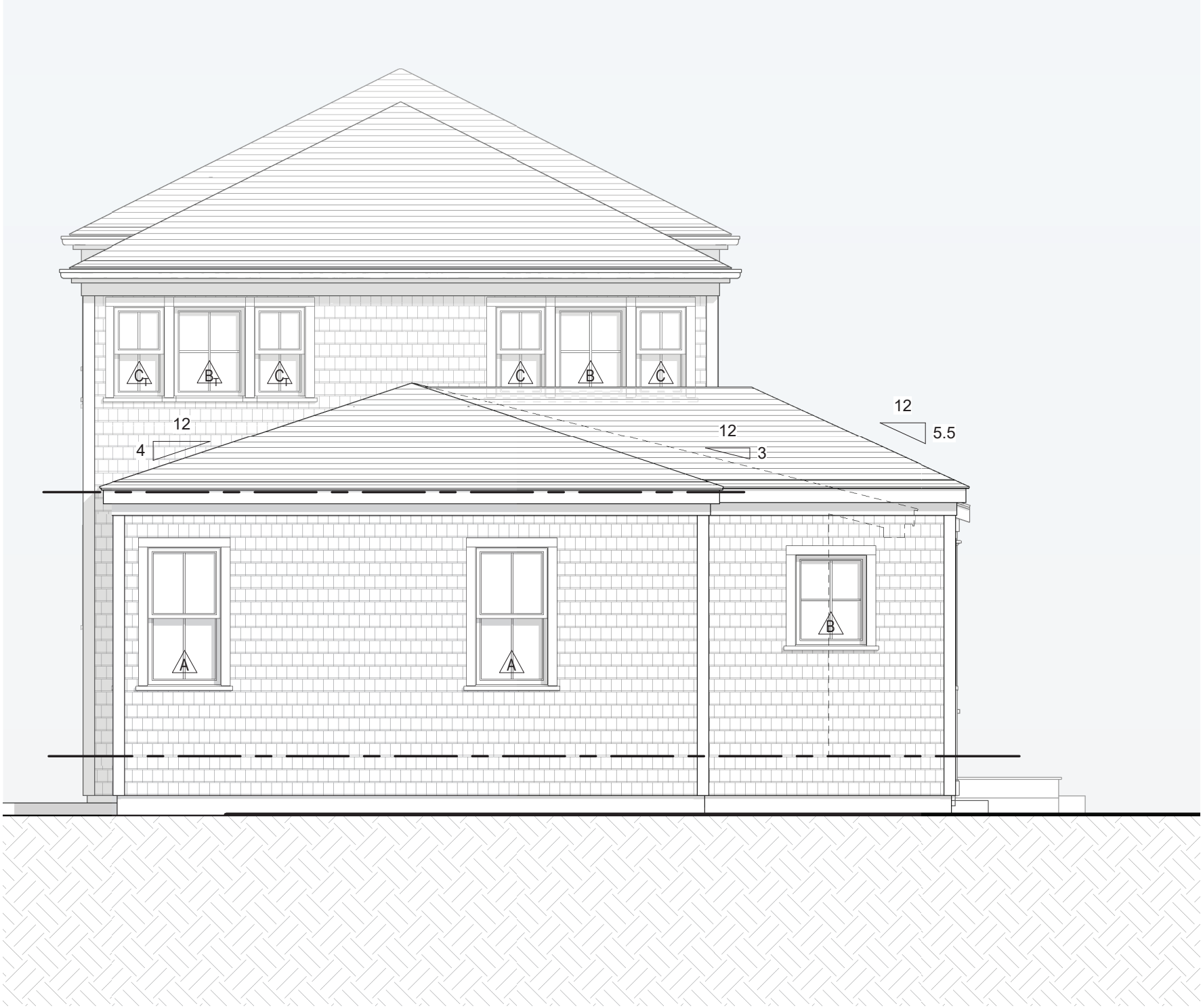


1 Proposed Second Floor Plan

1/4" = 1'-0"

1 Proposed East Elevation

1/4" = 1'-0"



4 Proposed South Elevation

1/4" = 1'-0"

3 Proposed West Elevation

1/4" = 1'-0"

2 Proposed North Elevation

1/4" = 1'-0"

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be submitted with your application.

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

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

	Sign in submission at Front Desk
✓	HDC case number: (ex HDC2020-xx-xxxx), if applicable 05-0895 02-0752
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of plans at 3/16" or ¼" scale (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Signed Affidavit: see reverse side

Historic District Commission

OLD BUSINESS CHECKLIST

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

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Thea Raab Date: 6/10/2020

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. portion of 51

Street & Number of Proposed Work: Portion of 32 W Chester on Wesco Pl.

Owner of record: Chesley, Richard + Dianna

Mailing Address: 2035 N Orleans St Unit M1
Chicago IL 60614

Contact Phone #: 228-2722 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BPC

Mailing Address: 12 Broad St
Nantucket MA 02554

Contact Phone #: 228 2722 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1632 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 1244 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0-12" South 0-12" East 0-12" West 0-12"

Height of ridge above final finish grade: North 29'2" South 29'2" East 29'2" West 26'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

Masonry Chimney: ☐ Block Parged ☒ Brick (type) Water Struck - painted ☐ Other gray

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 + 6 /12 Dormer 6 /12 Other _____

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia _____ Rake 1x8 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 8"

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

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

Doors* (type and material): ☐ TDL ☐ SDL Front 4 Lt Rear _____ Side 15 Lt

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural Clapboard (if applicable) _____ Roof Black

Trim light gray Sash Black Doors Black

Deck _____ Foundation natural Fence _____ Shutters _____

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

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

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

IV. OLD BUSINESS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Shneider, Karl **02-0612**	84 Main Street	Deck/stoop/skylight	42.3.3-20	Thornewill Design

Voting: Oliver, Welch, Watterson
Recused: None
Documentation: None
Representing: None
Public: None
Concerns: **Staff** – Applicant asked this to be held without opening for the next old-business meeting due to lack of quorum.
Motion: **Motion to Hold for March 17 at applicant's request.**
Vote: Carried Certificate #

2.	Larrabee, Rich **02-0711**	7 Millbrook Road	New dwelling	56-474	Val Oliver

Voting: Coombs, Watterson
Recused: Oliver
Documentation: None
Representing: Val Oliver
Public: None
Concerns: (4:35) **Oliver** – Asked this be held without opening.
Motion: **Motion to Hold for March 10**
Vote: Carried Certificate #

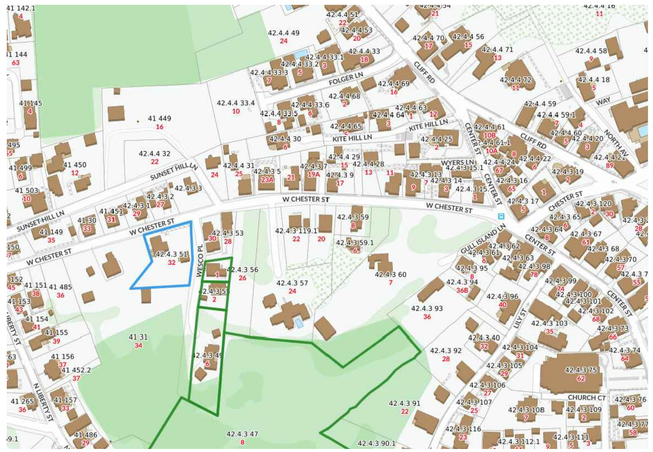
3.	Chesley, Richard **02-0732**	32 West Chester Street	New dwelling	42.4.3-31	BPC

Voting: Coombs, Oliver, Watterson, Welch (arrived 6 minutes into discussion)
Recused: None
Documentation: Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing: Joe Paul, BPC
Steven Cohen, Cohen & Cohen Law P.C.
Public: None
Concerns (4:36): **Paul** – Confirmed other commissioners can read back in. Presented project.
Coombs – Read HSAB comments: wall-line break along long wall; dormer overlap; glass to be vertical; front door not appropriate; west elevation, overlarge glass with commercial appearance; south elevation fenestration repetitive. Read Holly Backus comments: balcony not appropriate.
Oliver – There is a lot of open space, so this is visible. The south elevation needs to be rethought, way too much glass; the balcony should be reconsidered. This needs more additive massing. Front door needs to be more traditional. Agrees with HSAB about the west elevation. Questions it's needs to be 29 feet tall; there are no floor heights on the plans.
Watterson – Agrees with HSAB. South elevation seems really over fenestrated; okay with the west elevation. The dormer at the massing brake is atypical. East elevation fenestration needs more sense in its layout.
Welch – West gable seems 2 feet too taller than on the south elevation. Agrees with what's been said. No concerns due to limited visibility of the north elevation. Concerned about the height and length because this will become a template to fill the lot front to back; it needs more of a sense of secondary massing.
Coombs – Agrees it needs more additive massing. North elevation, asked about the lack of 1st-floor windows. Ganged windows on the north and south elevations should be separated. Has issues with the front door with the porch roof and 2-over-2 windows. Agrees with Ms. Oliver about reducing the height.
Motion: **Held. (No motion made or voted)**
Vote: N/A Certificate #

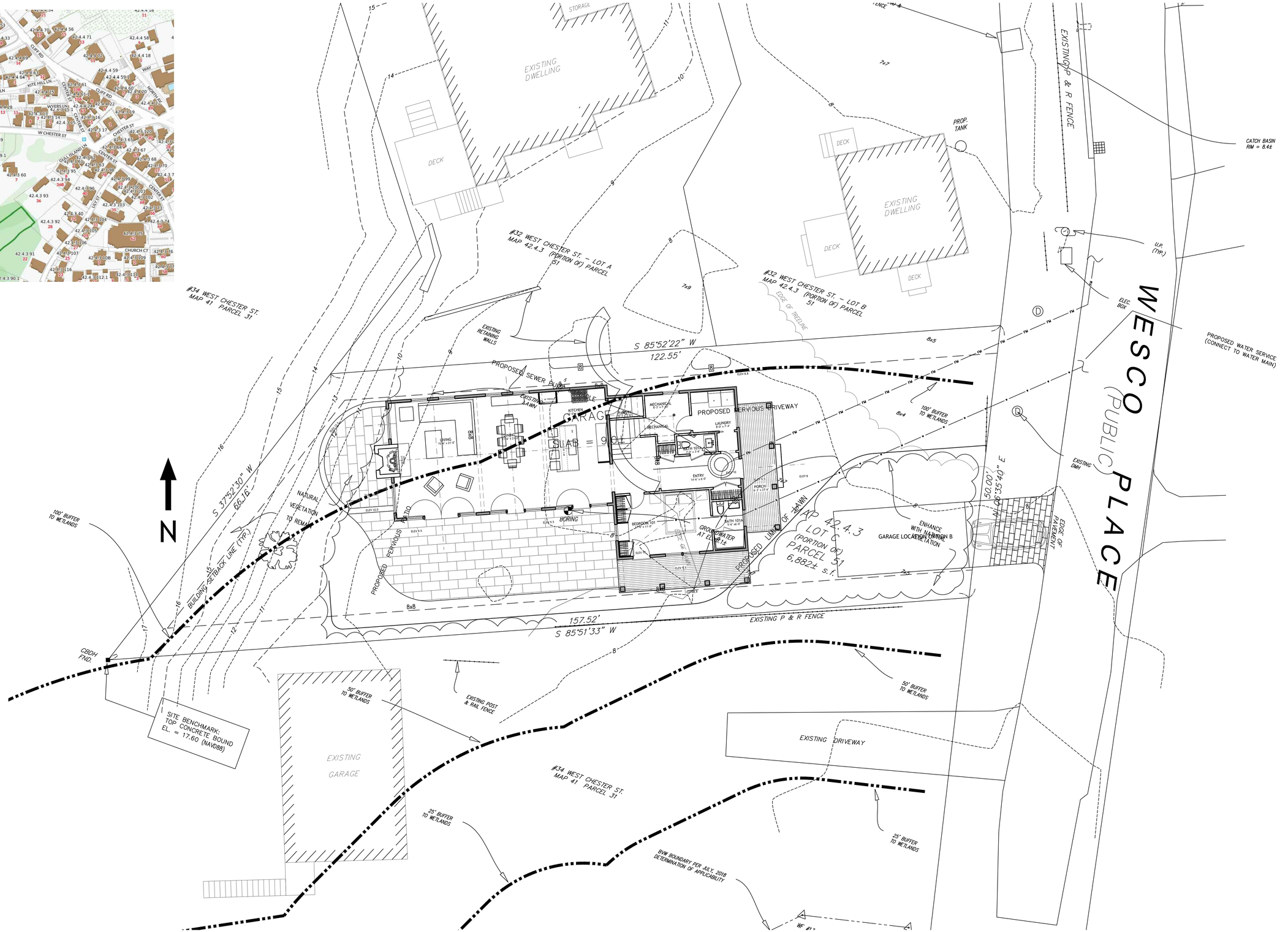
4.	Rudofsky, Sendra **01-0493**	12 Nanahumacke Lane	Roof change/rooftop solar	65-79	Sun Wind, LLC

Voting: Coombs, Oliver, Welch
Recused: None
Documentation: Architectural elevation plans, site plan, photos, sample of red cedar stained black, and manufacturer spec sheet.
Representing: Tim Holmes, Sun Wind, LLC
Public: **T.J. Watterson** – He's opposed to the black stain; envisions it an eyesore to natural to weather roofing and will look odd and call attention to the rear.
Concerns (4:51): (4:43) Held due to lack of quorum.
Holmes – Reviewed changes made and additional information per previous concerns; used Minwax, ebony.
Welch – Feels the stain will have to be revisited to maintain it. Since this is on the back, he has no concerns. If the stain was going onto anything but the low-slope dormer roofs, he would be against it. If it does look funky, come back and we can let it bleach out.
Oliver – She sees Mr. Watterson's point of staining where the panels are.
Coombs – She will support this to see how it looks especially after a few months.
Motion: **Motion to Approve through staff with staining the low-slope dormer roofs and the black stain maintained in perpetuity. (Welch)**
Vote: Carried 2-1//Oliver opposed Certificate # **HDC2020-01-0493**

Chesley - Wesco Place



LOCUS: NTS



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

Wesco Place
NANTUCKET, MA 02554
MAP: 42.4.3 PARCEL: PORTION OF 51

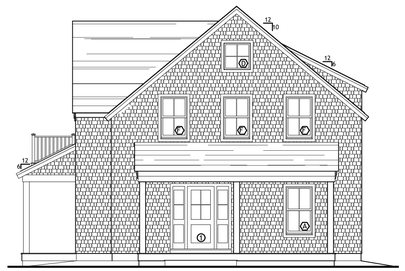
HDC

SITE PLAN: 1/8" = 1'-0"

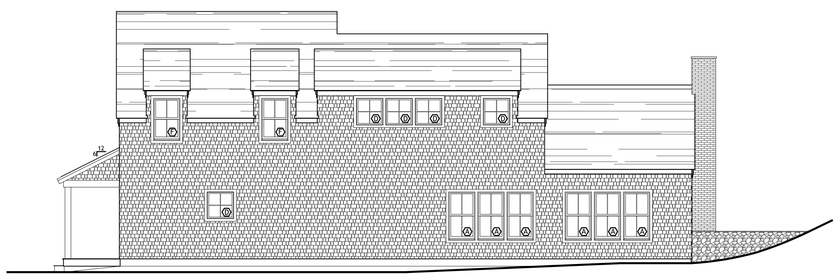
COVER SHEET

C1.1
JUNE 11, 2020

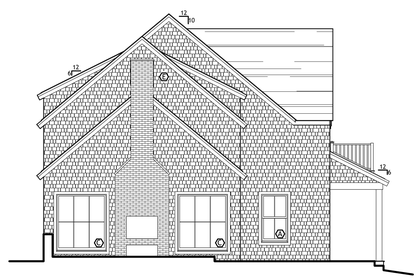
PREVIOUS



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



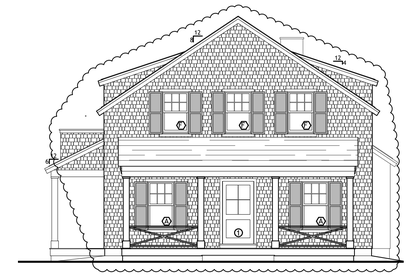
NORTH ELEVATION
1/4"=1'-0"



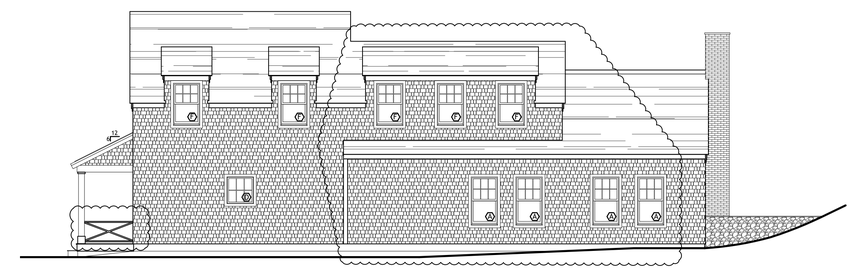
WEST ELEVATION
1/4"=1'-0"

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

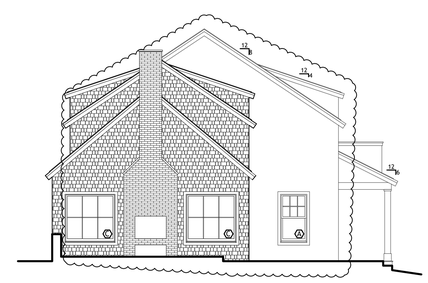
PROPOSED



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



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



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

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

bpc

12 B OAK STREET
NANTUCKET, MA 02554

P 508 228 2722

Wesco Place

NANTUCKET, MA 02554
MAP: 42.4.3 PARCEL: PORTION OF 51

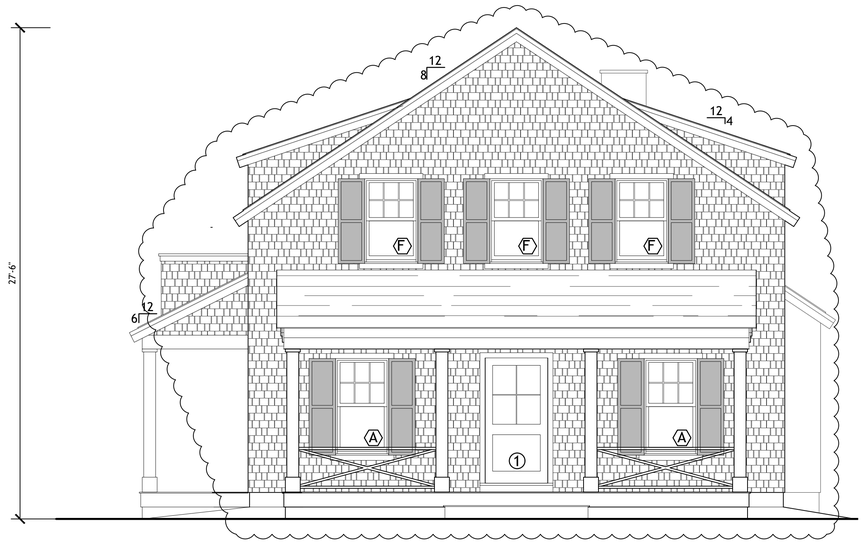
HDC

1/8" = 1'-0"

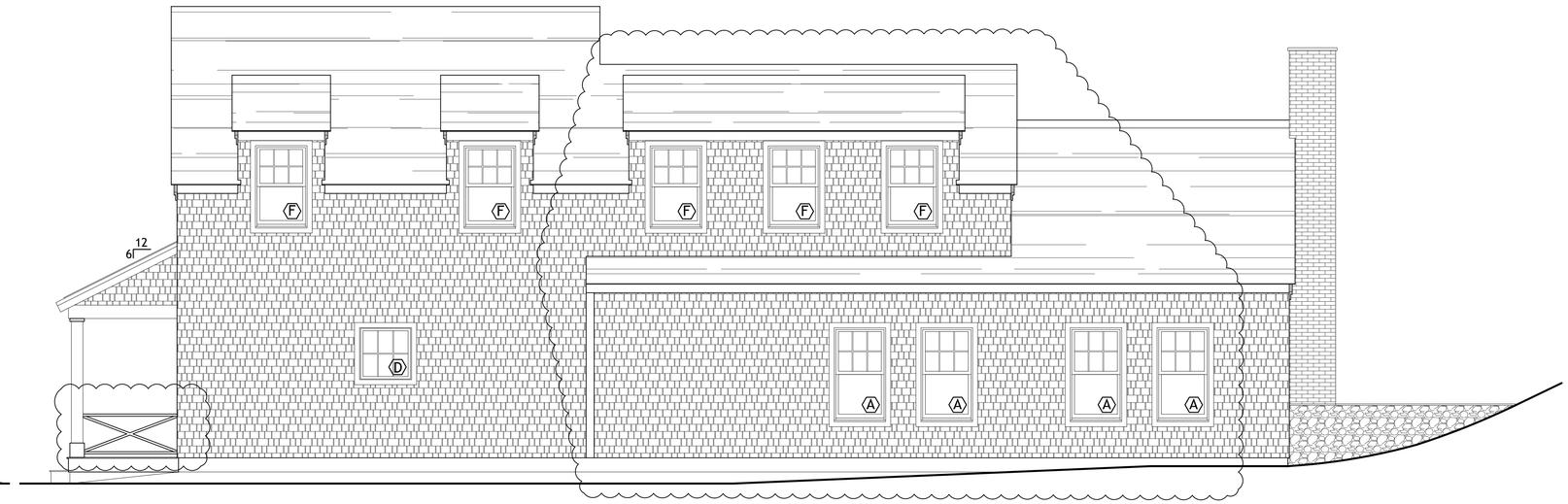
ELEVATIONS

A1.0

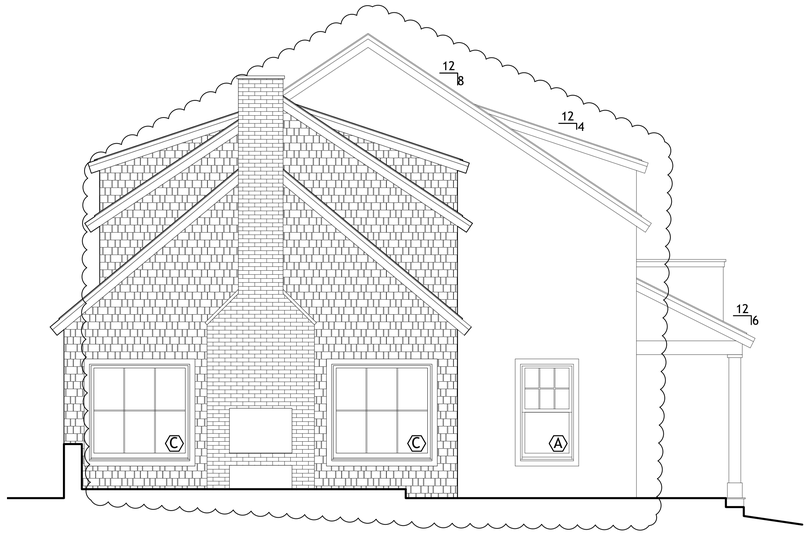
JUNE 10, 2020



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



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



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

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

DOOR & WINDOW SCHEDULE

ID	MANUF.	MODEL #	UNIT SIZE	QTY.	DESCRIPTION	DP +/-
1	TBD		3'-0"x 7'-0"	1	4 LIGHT/1 PANEL W/ SIDELIGHTS	
2	ANDERSEN	FWHID31611	3'-1"x 6'-11"	3	4 LIGHT FRENCH DOOR - SINGLE	
3	ANDERSEN	FWHD60611	6'-0"x 6'-11"	1	4 LIGHT FRENCH DOORS - DOUBLE	
4	ANDERSEN	FWHD81611-3	8'-11"x 6'-11"	1	4 LIGHT FRENCH DOORS - TRIPLE	

WINDOWS						
ID	MANUF.	MODEL #	ROUGH OPENING	QTY.	DESCRIPTION	
A	ANDERSEN	WDH2105Z		14	2/2 DBL HUNG	
B	ANDERSEN	WDH2106Z		6	2/2 DBL HUNG	
C	ANDERSEN	WPW5652		2	PICTURE WINDOW - 6 LIGHT	
D	ANDERSEN	AXW31		6	4 LIGHT WINDOW - AWNING	
E	ANDERSEN	AW21		2	4 LIGHT WINDOW - AWNING	
F	ANDERSEN	WDH21046		5	2/2 DBL HUNG	

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

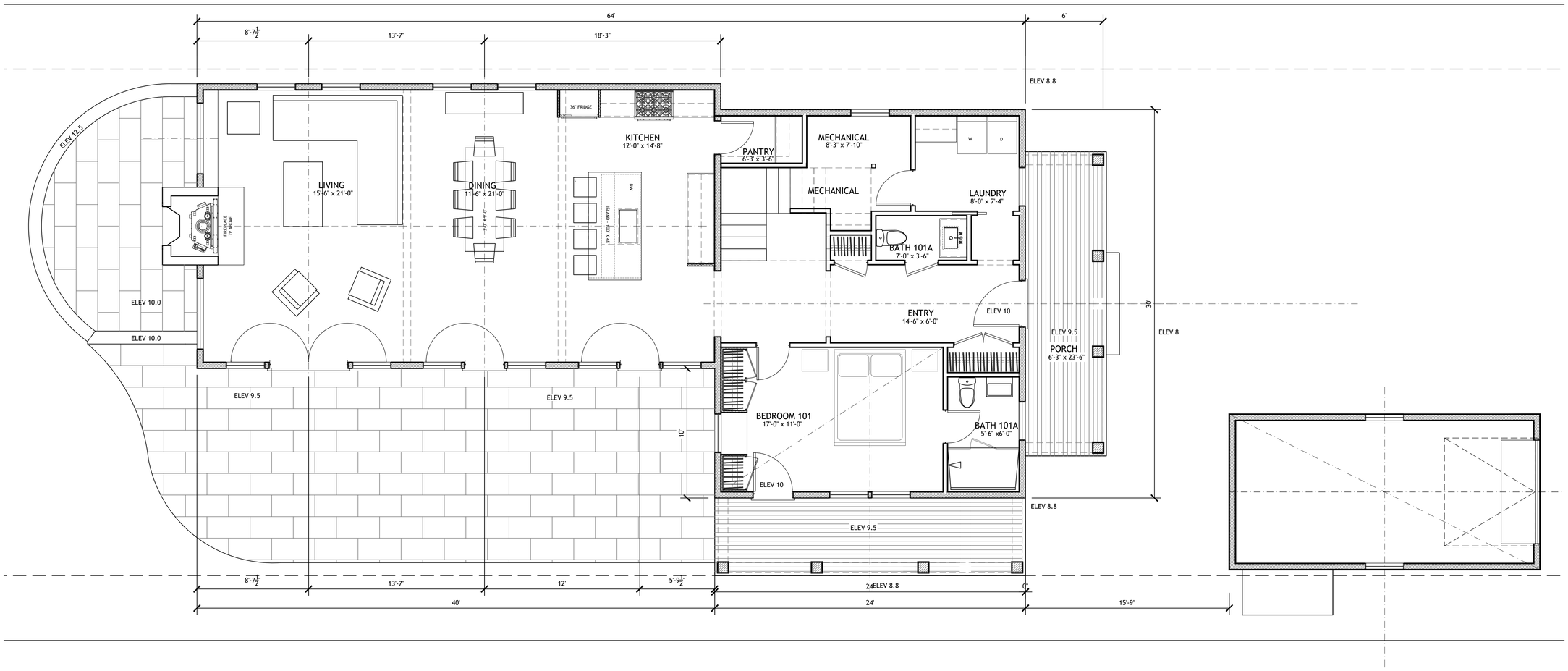
Wesco Place
NANTUCKET, MA 02554
MAP: 42.4.3 PARCEL: PORTION OF 51

HDC

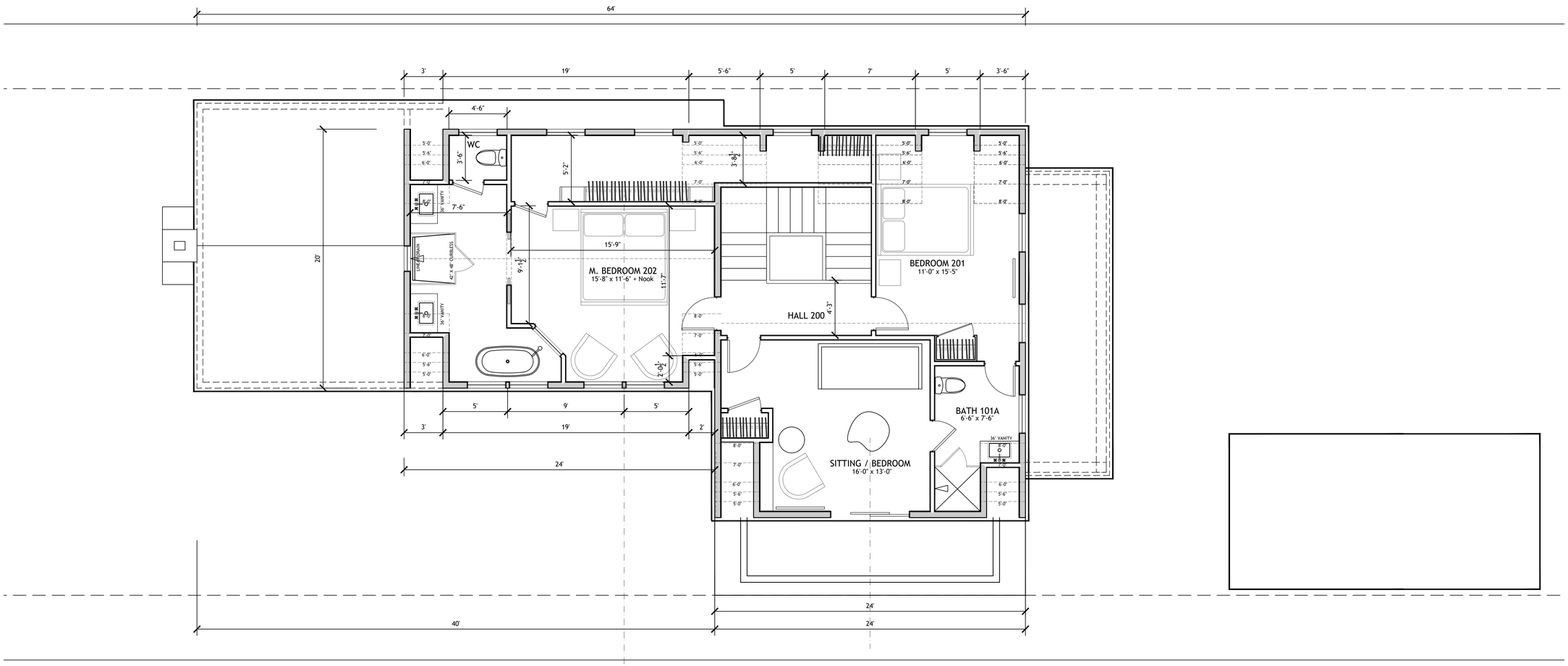
1/4" = 1'-0"

ELEVATIONS

A1.1
JUNE 11, 2020



FIRST FLOOR - CURRENT "B" - 1601 SF
1/4" = 1'-0"



SECOND FLOOR - CURRENT "A" - 1200 SF
1/4" = 1'-0"

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

Wesco Place
NANTUCKET, MA 02554
MAP: 42.4.3 PARCEL: PORTION OF 51

HDC

1/4" = 1'-0"

SECOND FLOOR

A2.2
JUNE 11, 2020

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°. 42

Street & Number of Proposed Work: 19 LILY ST

Owner of record: ELIZABETH B PAGNAM

Mailing Address: 19 LILY ST NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: DAVID TROAST

Mailing Address: 78 OLD SOUTH RD NANTUCKET MA 02554

Contact Phone #: 508 228 5614 E-mail: DAVID@ERNSTLANDDESIGN.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: {describe}

Original Builder:

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

REVISIONS* 1. East Elevation

2. South Elevation

3. West Elevation

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways BRICK/COBBLESTONE Walkways BLUESTONE Walls PENNSYLVANIA FIELD STONE

STEPS: BLUESTONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck PATIO: BLUESTONE Foundation _____ Fence _____ Shutters _____

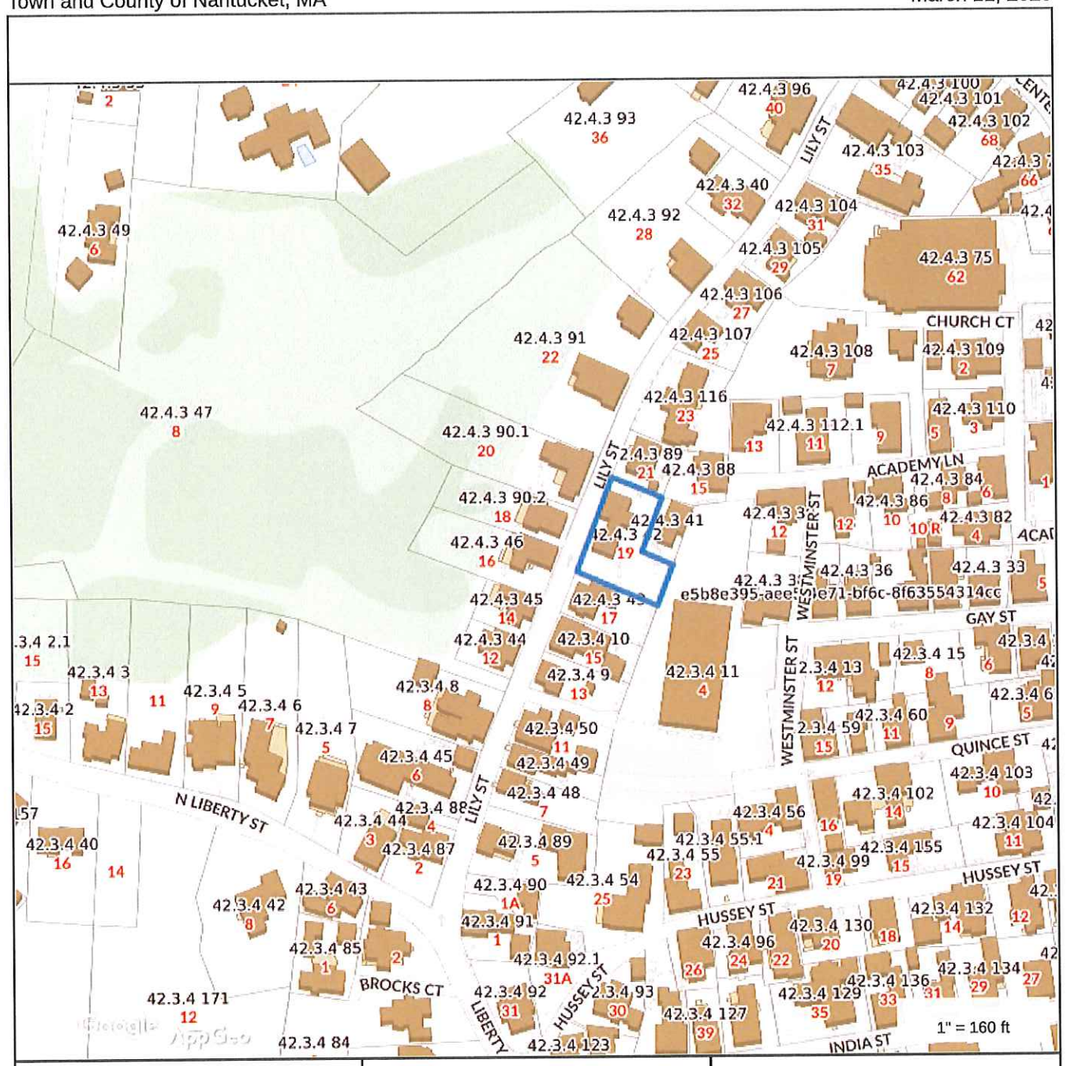
* Attach manufacturer's color samples if color is not from HDC approval list.

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

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

Town and County of Nantucket, MA

March 11, 2020



Property Information

Property ID	42.4.3 42
Location	19 LILY ST
Owner	PAGNAM ELIZABETH B

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

CURB CUT
10' RADIUS

BRICK DRIVEWAY
(TO MATCH EXISTING)

COBBLESTONE
PARKING STRIPS

PENNSYLVANIA FIELD
STONE RETAINING WALL

PENNSYLVANIA FIELD
STONE RETAINING WALL

BRICK ACCESS TO
BASEMENT

8" BLUESTONE RISERS

PLANTING BED

BLUESTONE
PAVER PATH

LAWN

PLANTING BED

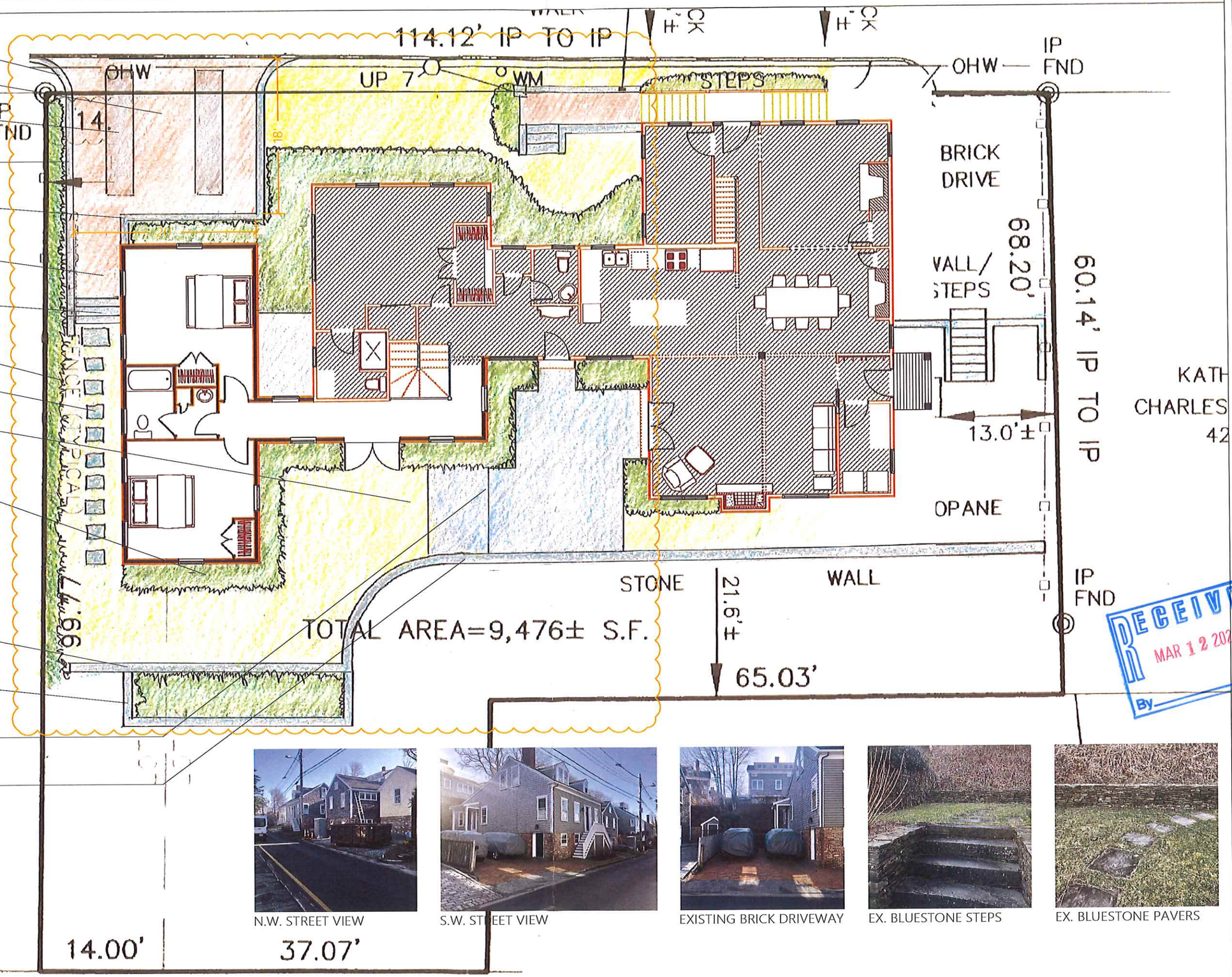
N/F
SEVENTEEN LILY
NANTUCKET LLC
42.4.3–43

PENNSYLVANIA FIELD
STONE RETAINING WALL

PENNSYLVANIA FIELD
STONE RETAINING WALL

BLUESTONE PATIO
(350 SQFT)

PENNSYLVANIA STONE WALL
(TO MATCH EXISTING)



N.W. STREET VIEW

S.W. STREET VIEW

EXISTING BRICK DRIVEWAY

EX. BLUESTONE STEPS

EX. BLUESTONE PAVERS

RECEIVED
MAR 12 2020
By

ERNST LAND DESIGN INC.

W. DAVID TROAST
P.O. BOX 2153
NANTUCKET MA
02584
(508)-228-5614
DAVID@ERNSTLANDDESIGN.COM

DAGNAM RESIDENCE
LANDSCAPE DESIGN

19 LILY ST
NANTUCKET MA
02554

PROJECT INFO:

MAP: 42.4.3
PARCEL: 42
ZONE: ROH

DESIGN INFO:

DESIGN: D.TROAST
DRAFT: J. DENNIS

REVISIONS:

1.
2.
3.
4.
5.
6.
7.
8.
9.

LANDSCAPE CONCEPT PLAN

SCALE: 3/32" = 1'-0"
DATE: 03/11/2020

L 2.0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 41

Street & Number of Proposed Work: 15 WARREN ST

Owner of record: LARRY AND PAULINE BOLAND

Mailing Address: 15 WARREN ST.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVAL DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET MA 02584

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 279.00

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: 32' Sq. Footage 1st floor: 768 SF
Width: 24 Sq. footage 2nd floor: 672 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: N/A ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North 22' ± South 22' ± East 22' ± West 22' ±

Additional Remarks

Historic Name: NONE

Original Date: 1800's

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/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 8" Rake 1x8 Soffit (Overhang) 4"-8" Corner boards 1x4 Frieze _____
Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☒ TDL ☐ SDL Front _____ Rear _____ Side 6 PANEL
Garage Door(s): Type OVERHEAD Material WOOD APPLIED

Hardscape materials: Driveways GRAVEL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

TO MATCH HOUSE

Sidewall NTW Clapboard (if applicable) — Roof GREY (TO MATCH HOUSE)

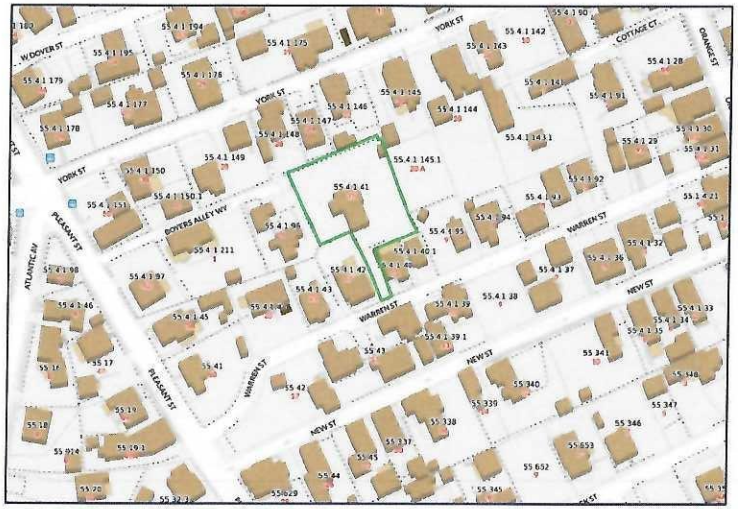
Trim WHITE Sash WHITE Doors GARAGE - NTW / 6 PANEL - WHITE

Deck — Foundation GREY Fence — Shutters —

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

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

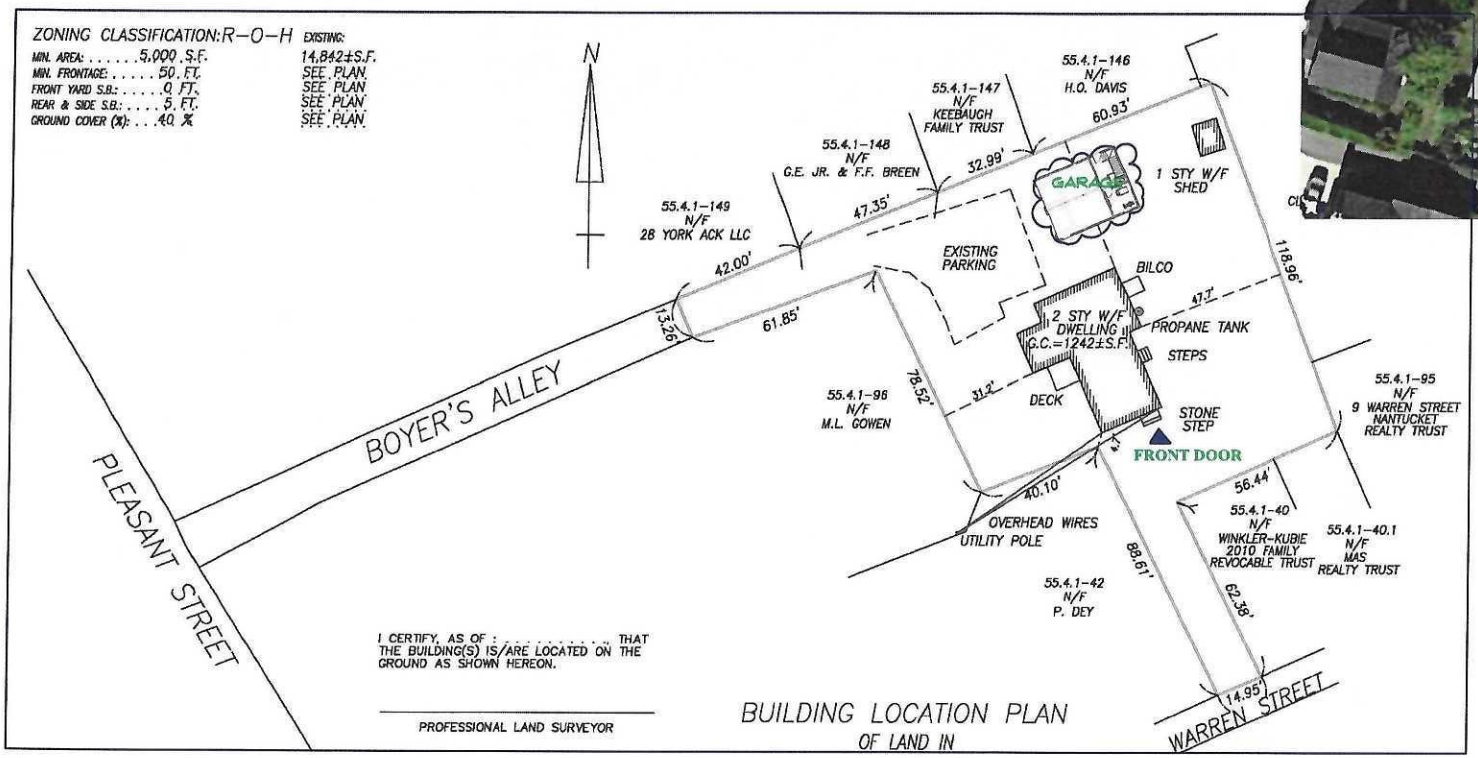
Date 10-12-20 Signature of owner of record _____ Signed under penalties of perjury



MAP 55.4.1 PARCEL 41

ZONING CLASSIFICATION: R–O–H

		EXISTING:
MIN. AREA:	5,000 S.F.	14,842±S.F.
MIN. FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD S.B.:	0 FT.	SEE PLAN
REAR & SIDE S.B.:	5 FT.	SEE PLAN
GROUND COVER (%):	40 %	SEE PLAN



I CERTIFY, AS OF : . . . . . THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR

BUILDING LOCATION PLAN
OF LAND IN

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 6-17-20

BOGAN-15 WARREN ST
PROPOSED GARAGE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

WEST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

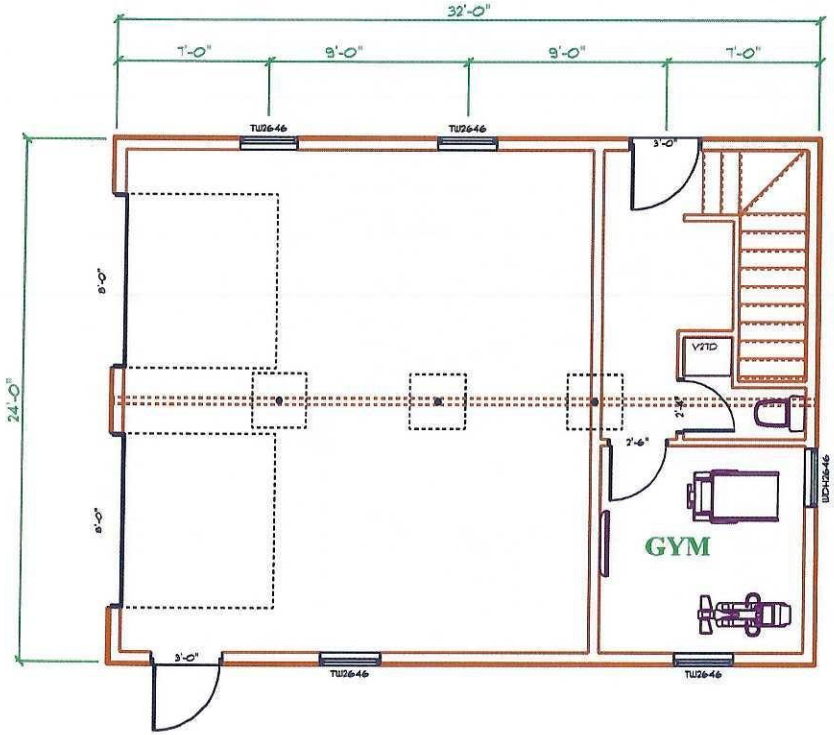
SCALE: 1/4"=1'

DRAWN BY: VO

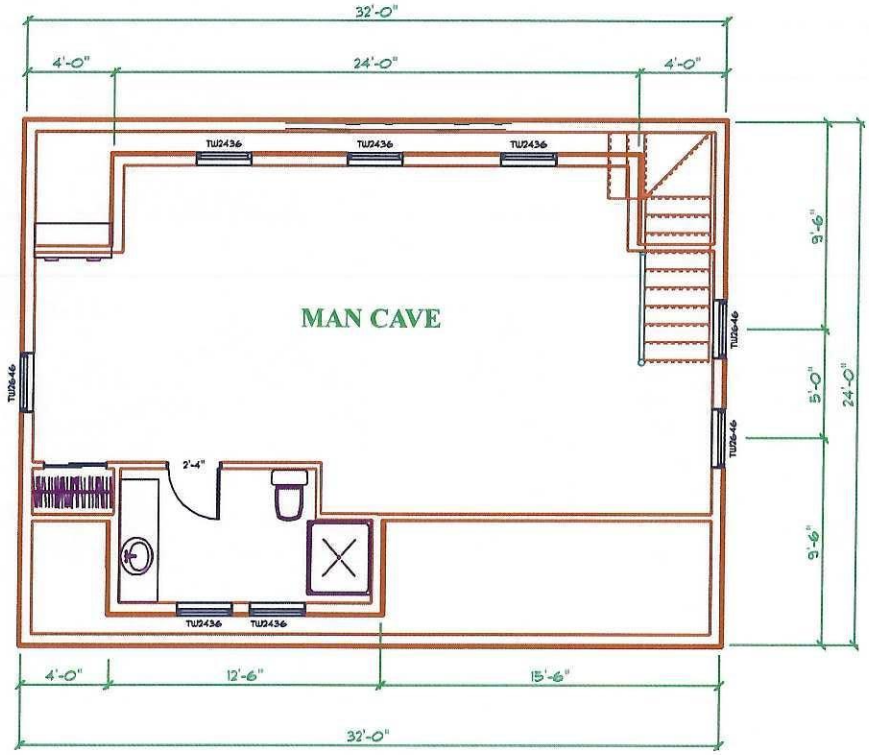
DATE: 2-23-20

BOGAN-15 WARREN ST
PROPOSED GARAGE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



FIRST FLOOR PLAN: 750SF



2ND FLOOR PLAN: 626SF

ANDERSON 400 SERIES WINDOWS DP-30

PRODUCT CODE	R.O. SIZE	TYPE
36X80 COLONIAL 6 PANEL	R.O. 3' 3"	DOOR
108X84 GARAGE OVERHEAD APPLIED WOOD	R.O. 9' 3"	GARAGE
TW2436	R.O. 2'-8 1/8"X 3'-8 7/8"	
TW2646	R.O. 2'-8 1/8"X 4' 8 7/8"	

SCALE: 1/4"=1'

DRAWN BY: VO

DATE: 2-23-20

BOGAN-15 WARREN ST
PROPOSED GARAGE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584