1. Viewpack

   Documents:

   5 S WATER ST- 3RD FLOOR ADD- NB SUB FOR 02-11-20.PDF
   5 S WATER ST- ADDITIONAL INFO.PDF
   5 S WATER ST- OB SUB FOR 3-10-20.PDF
   5 SOUTH WATER ST - 2ND-3RD FLR ADD- OB SUB FOR 2-18-20.PDF

2. Viewpack

   Documents:

   12 LINCOLN AVE - 73371.PDF
   12 LINCOLN AVE- REV02-0692.PDF
   15 BROAD ST- HARDSCAPE.PDF
   24 W CHESTER - REV 06-1071.PDF
   29 BROAD ST- RAILINGS.PDF
   44 FAIR ST- HARDSCAPE.PDF
   58 PLEASANT ST- DECK-PERGOLA.PDF
   73 WASHINGTON ST- HARDSCAPING.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°: 42.3.1 PARCEL N°. 270-275

Street & Number of Proposed Work: 55 Water Sre

Owner of record: So. Water Associates Realty Trust

Mailing Address: 180 Wells Ave Suite 100
Newton, MA, 02459

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Eugeitus

Mailing Address: 8 Williams Ln.
Nantucket, MA, 02554

Contact Phone #: 508 325 4995 E-mail: Matt@Eugeitus-development.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 Alteration to Existing Two Story Structure - Existing Footprint NO CHANGE

Size of Structure or Addition: Length: ±48.5' Sq. Footage 1st floor: ETL Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: ±16.5' Sq. footage 2nd floor: 223 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 2,591

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 ±35'5" South ±35'5" East ±35'5" West ±35'5"

Additional Remarks

Historic Name:

Original Date: 1930

Original Builder:

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

REVISIONS* (describe)
1. East Elevation Addition Third Floor
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) RED ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 6 /12 Dormer _____/12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) PAINTED MATERIAL

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other TO MATCH EXISTING
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other TO MATCH EXISTING
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 8" Corner boards 4 1/2" Frieze 4"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square 3 1/2"

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL / MATCH EXISTING Clapboard (if applicable) N/A Roof RED CEDAR / NATURAL
Trim Quaker Gray / MATCH EXISTING Sash Quaker Gray / MATCH EXIST Doors Cottage Red / MATCH EXISTING
Deck NATURAL Foundation NATURAL Fence _____ Shutters BLACK

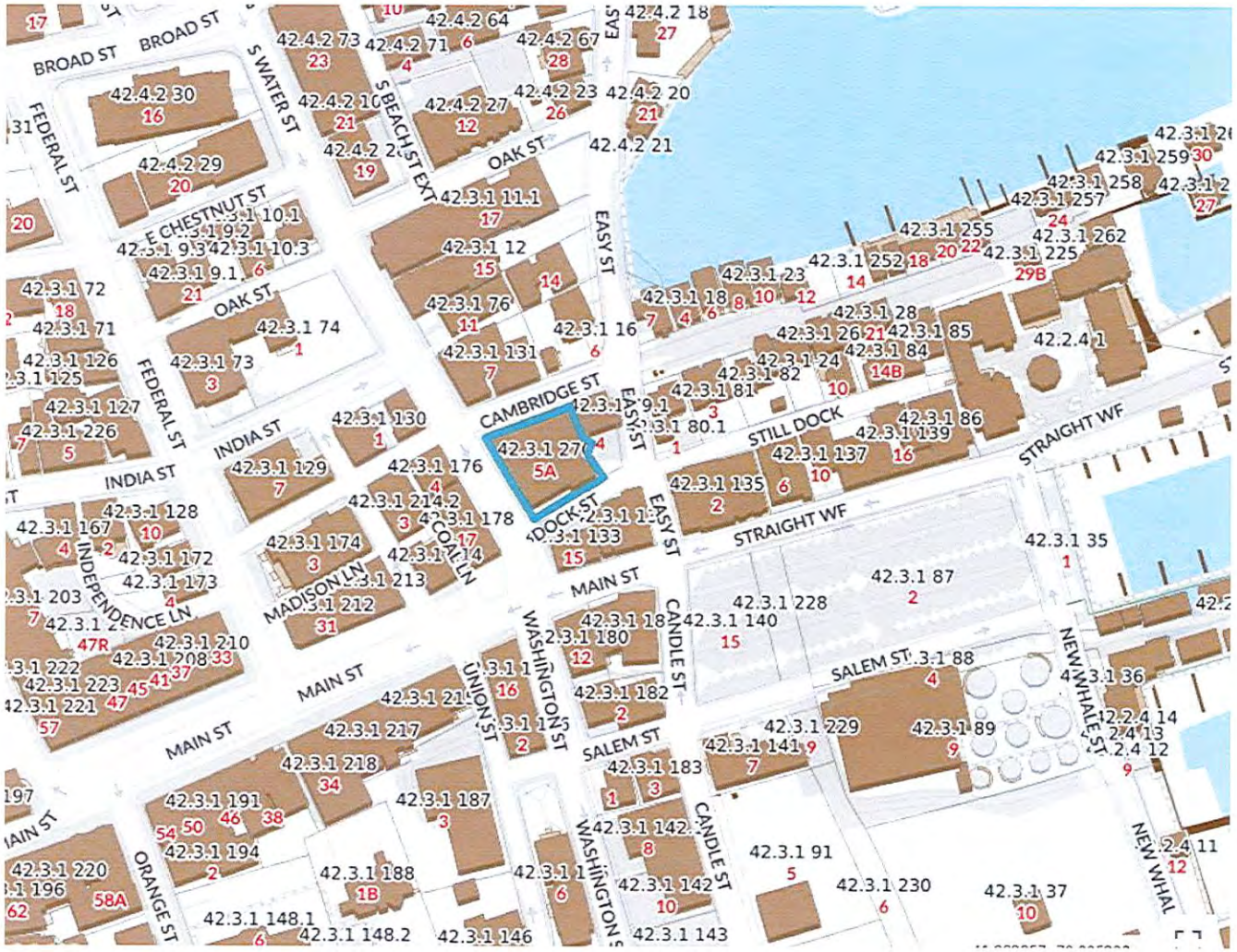
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

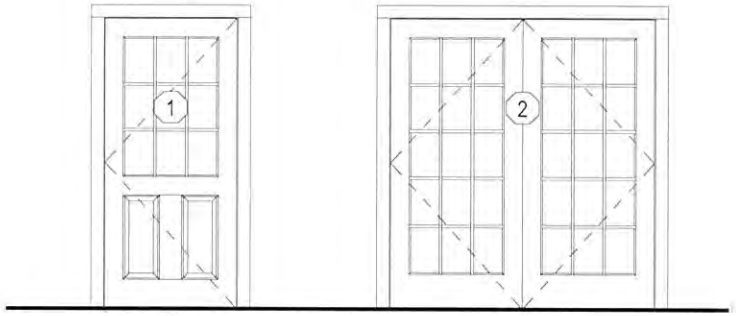
Date 02/05/20 Signature of owner of record _____ Signed under penalties of perjury

Mixed Use Structure Alterations

5 South Water Street Nantucket, MA 02554



Locus Map



Single Door
1 Panel 9 Lite TDL

Double French Door
(2) 15 Lite TDL

Door Legend

1/4" = 1'-0"

Double Hung
6/6 TDL

Double Hung
6/6 TDL

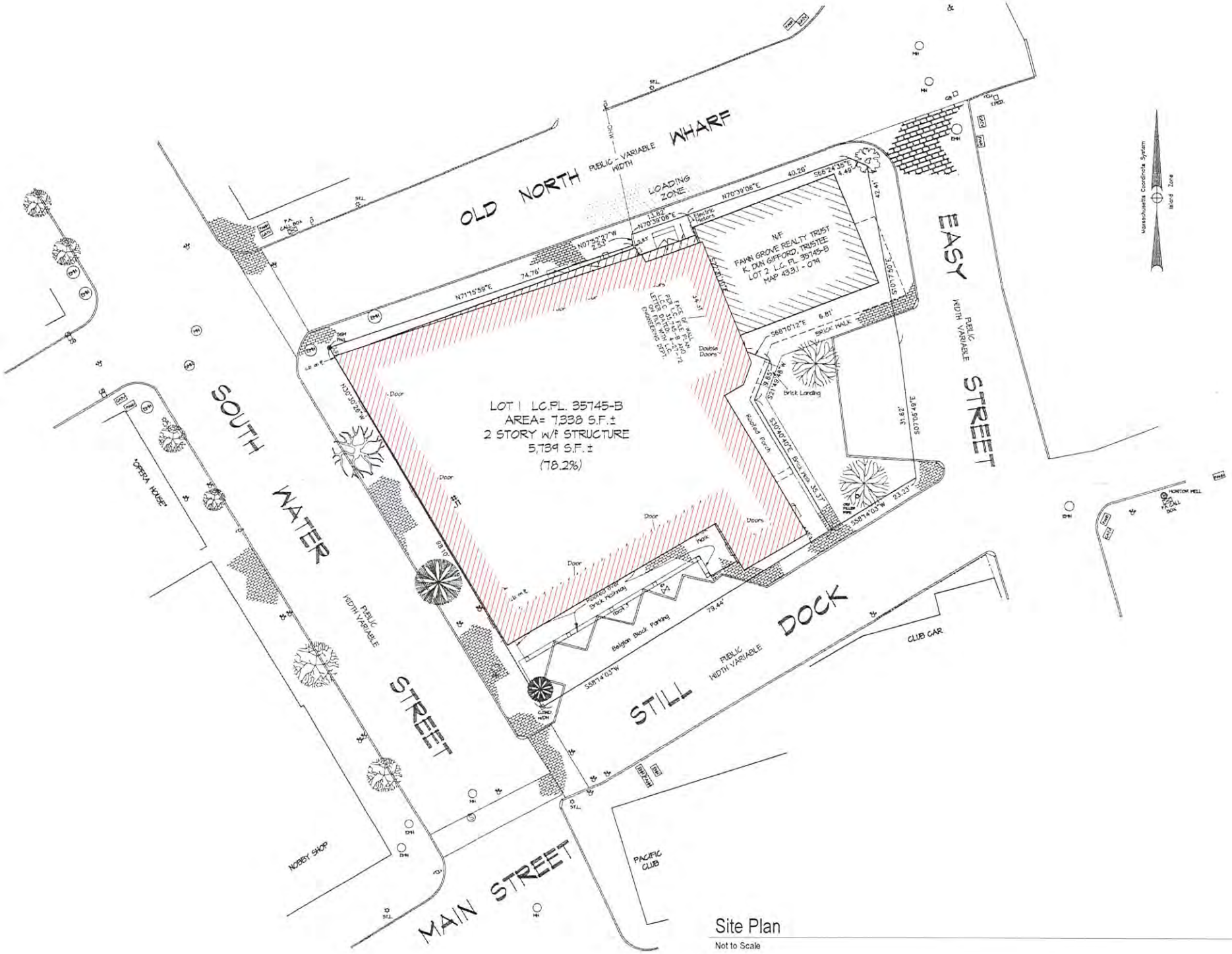
Double Hung
6/6 TDL

Double Hung
6/6 TDL

Double Hung
6/6 TDL

Window Legend

1/4" = 1'-0"

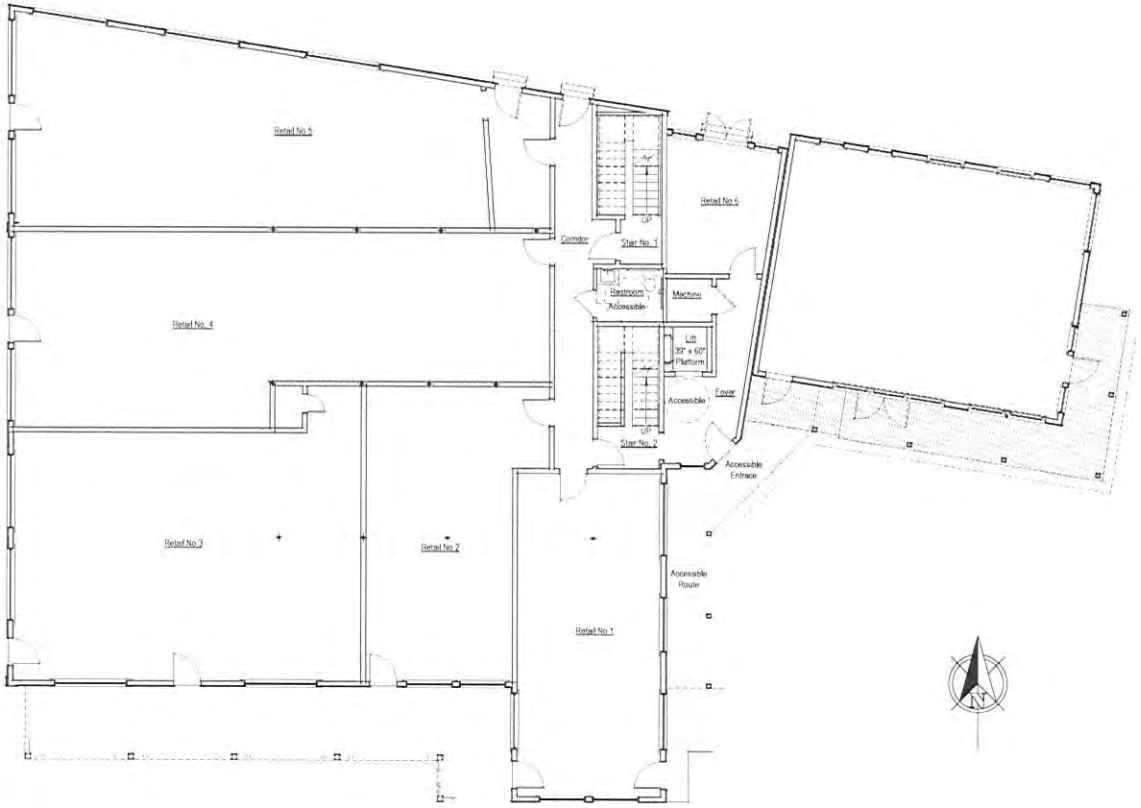


Site Plan

Not to Scale

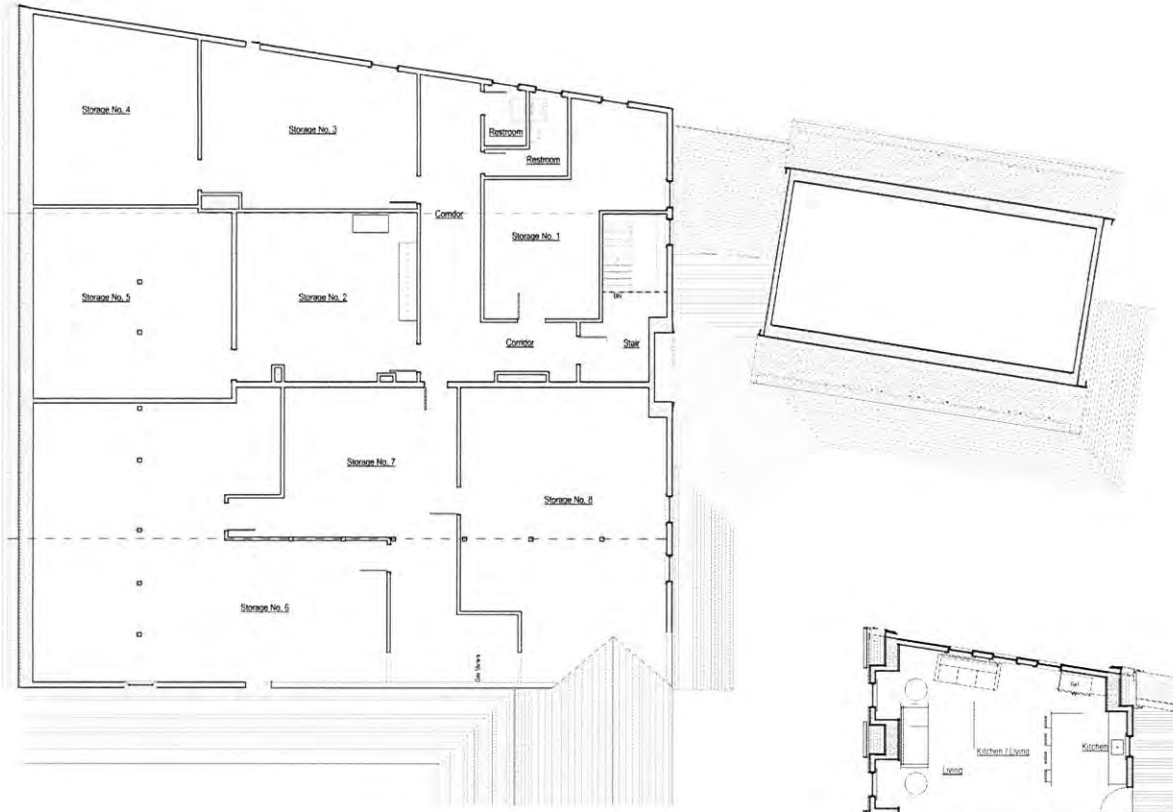
First Floor Plan - Existing

1/8" = 1'-0"



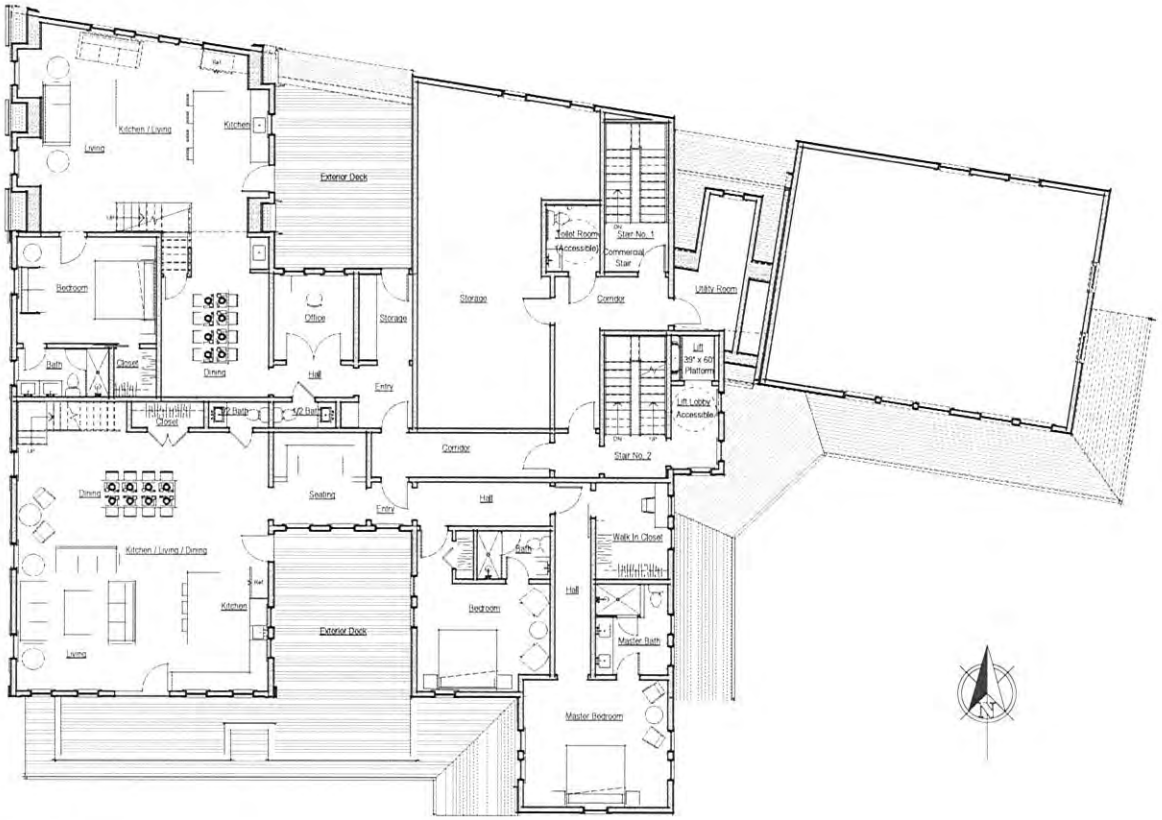
First Floor

1/8" = 1'-0"



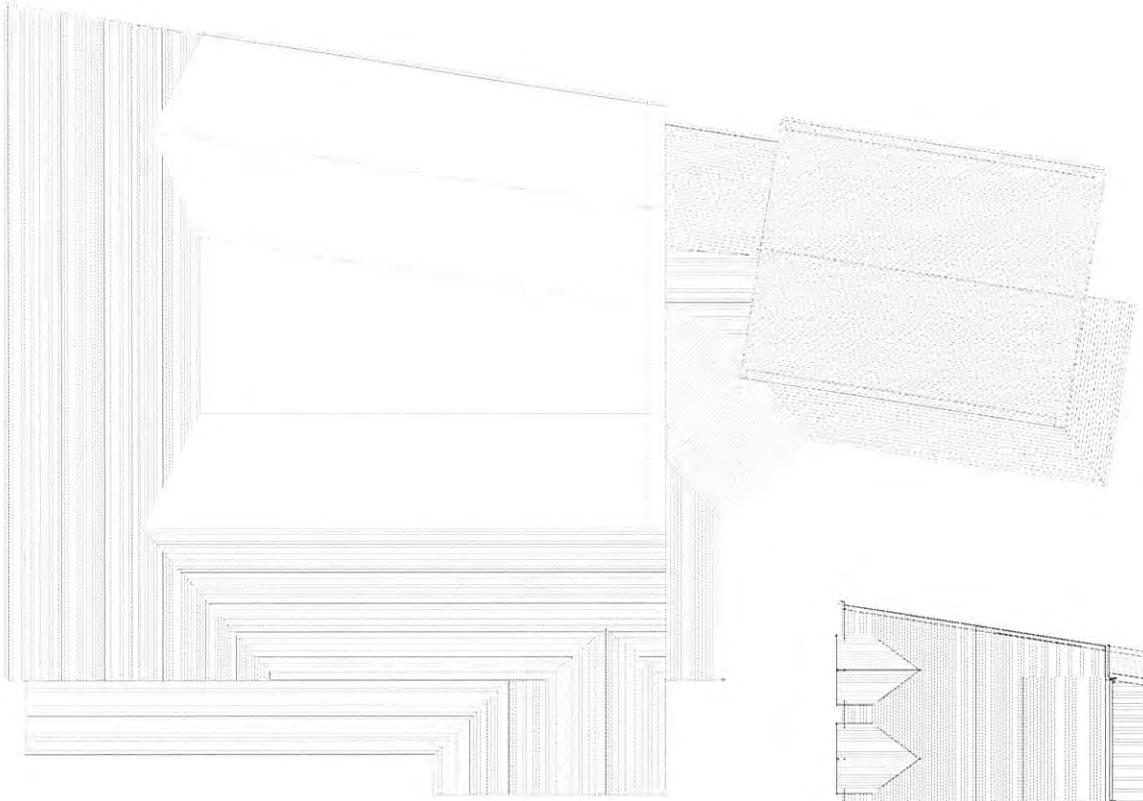
Second Floor Plan - Existing

1/8" = 1'-0"



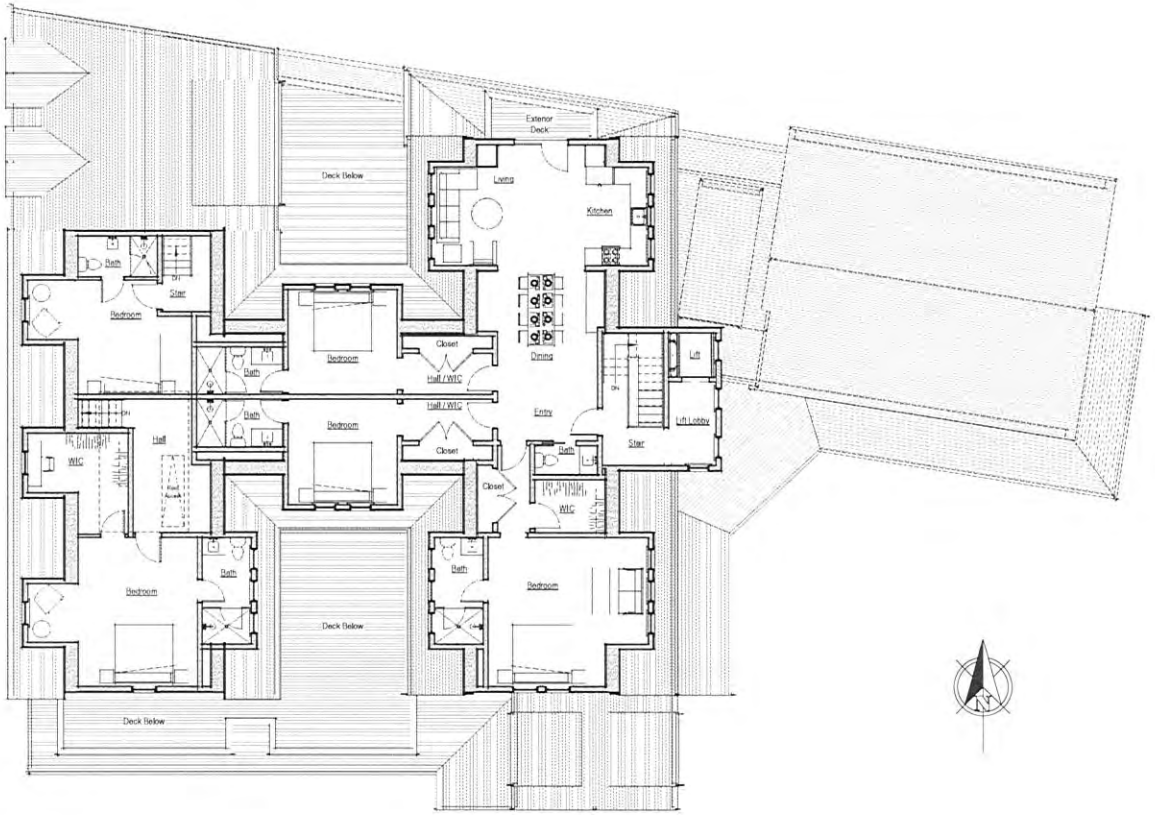
Second Floor

1/8" = 1'-0"



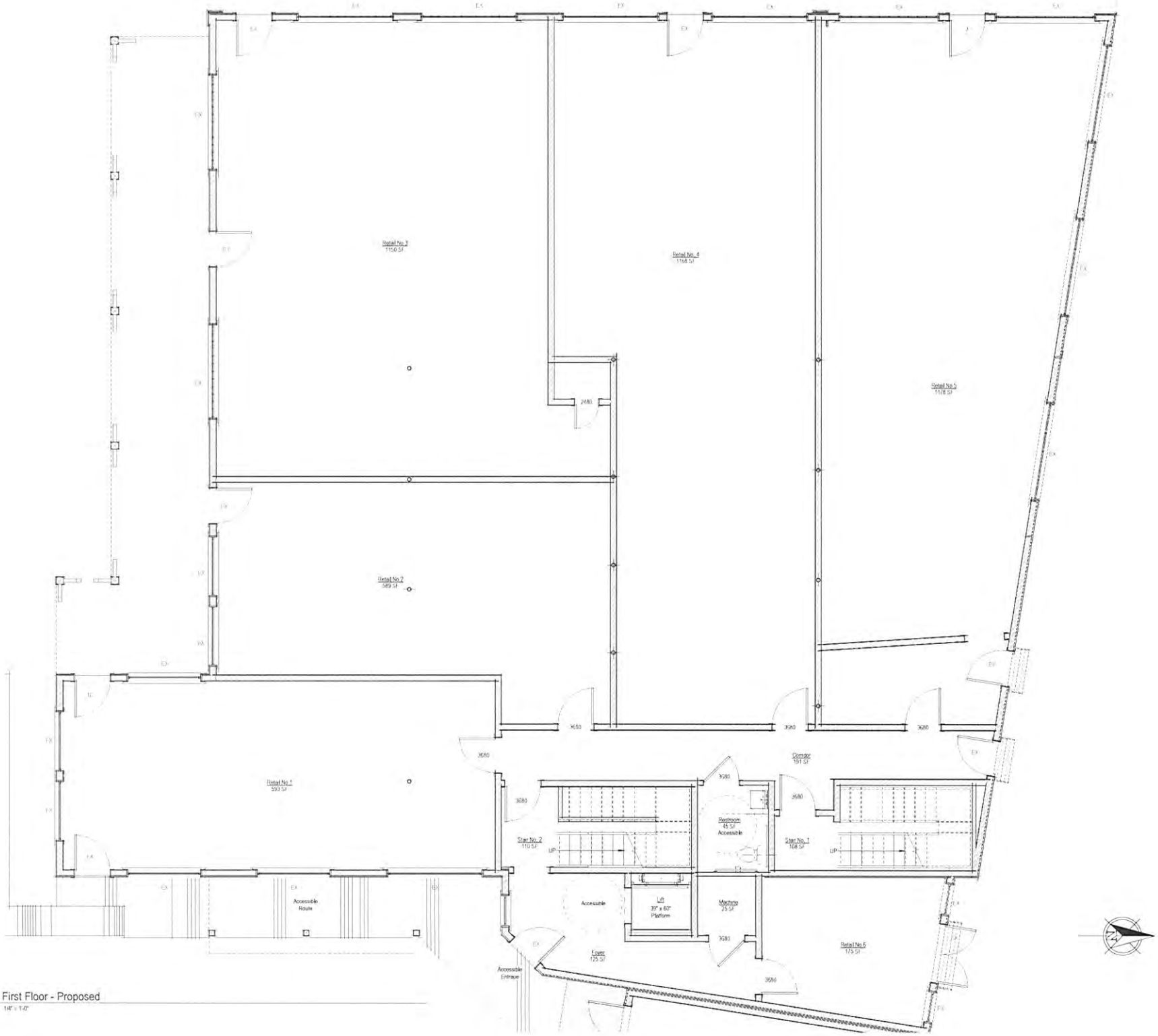
Roof Plan - Existing

1/8" = 1'-0"



Thrid Floor

1/8" = 1'-0"

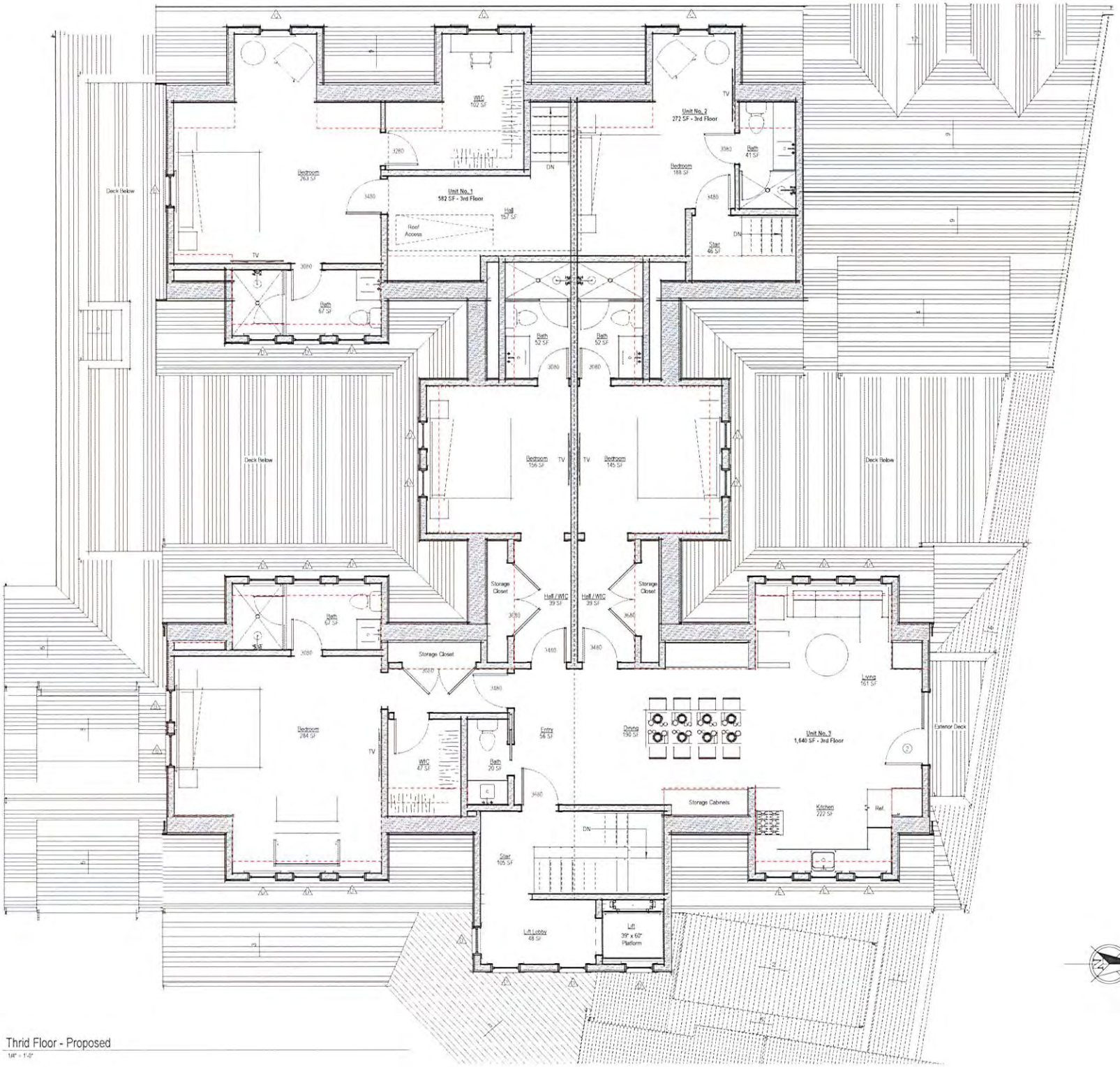


First Floor - Proposed

1/8" = 1'-0"

Second Floor - Proposed

1/4" = 1'-0"



Thrid Floor - Proposed

1/4" = 1'-0"

West Elevation

1/8" = 1'-0"

West Elevation - Demolition

1/8" = 1'-0"

South Elevation

1/8" = 1'-0"

South Elevation - Demolition

1/8" = 1'-0"

East Elevation

1/8" = 1'-0"

East Elevation - Demolition

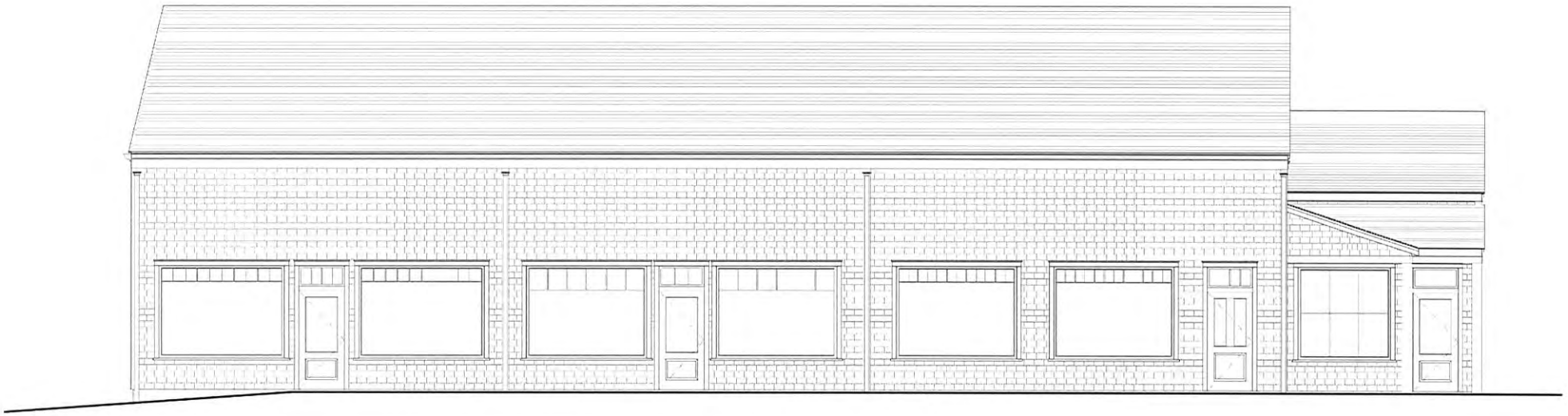
1/8" = 1'-0"

North Elevation

1/8" = 1'-0"

North Elevation - Demolition

1/8" = 1'-0"



West Elevation - Existing

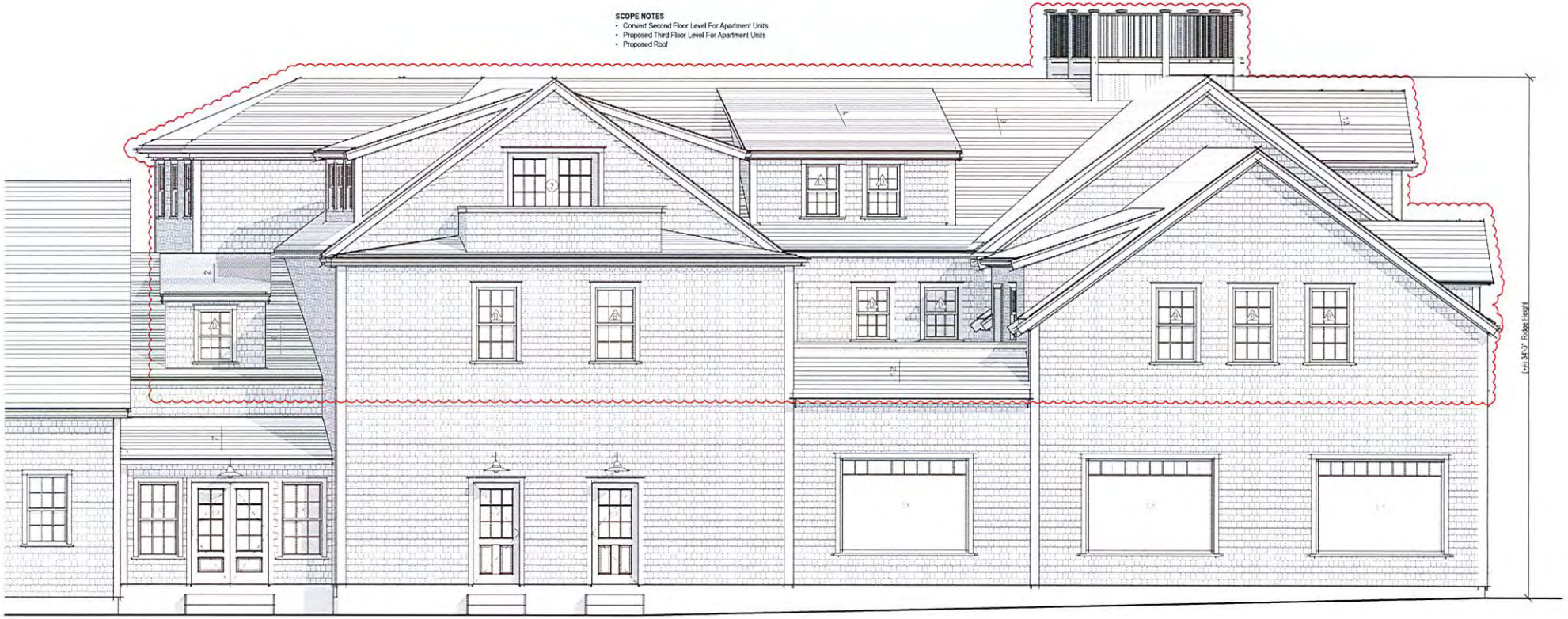
1/4" = 1'-0"

West Elevation - Proposed

1/4" = 1'-0"

North Elevation - Existing

1/4" = 1'-0"



North Elevation - Proposed

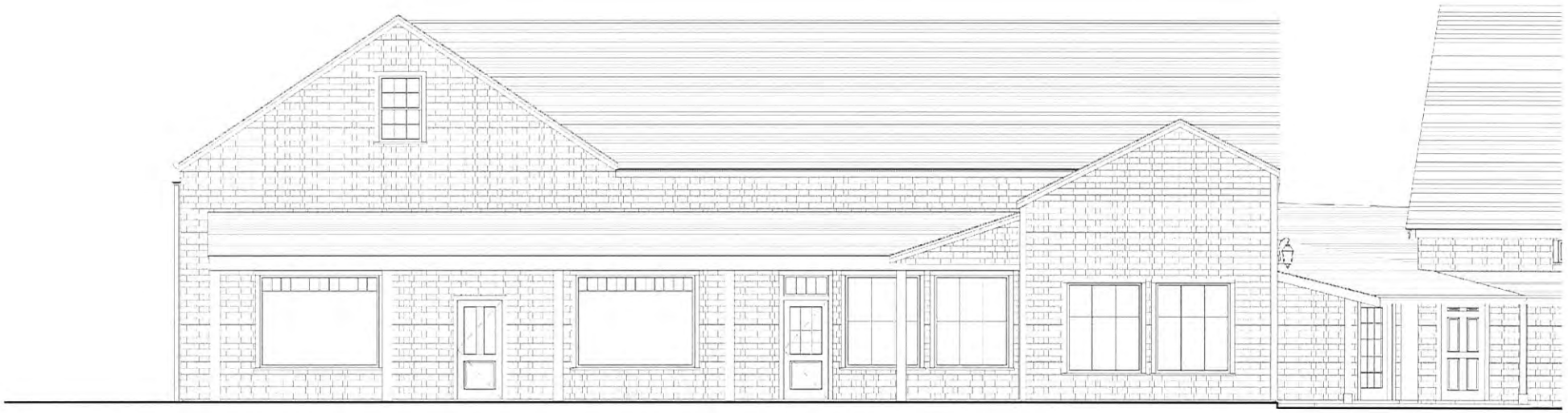
1/4" = 1'-0"

East Elevation - Existing

1/4" = 1'-0"

East Elevation - Proposed

1/4" = 1'-0"

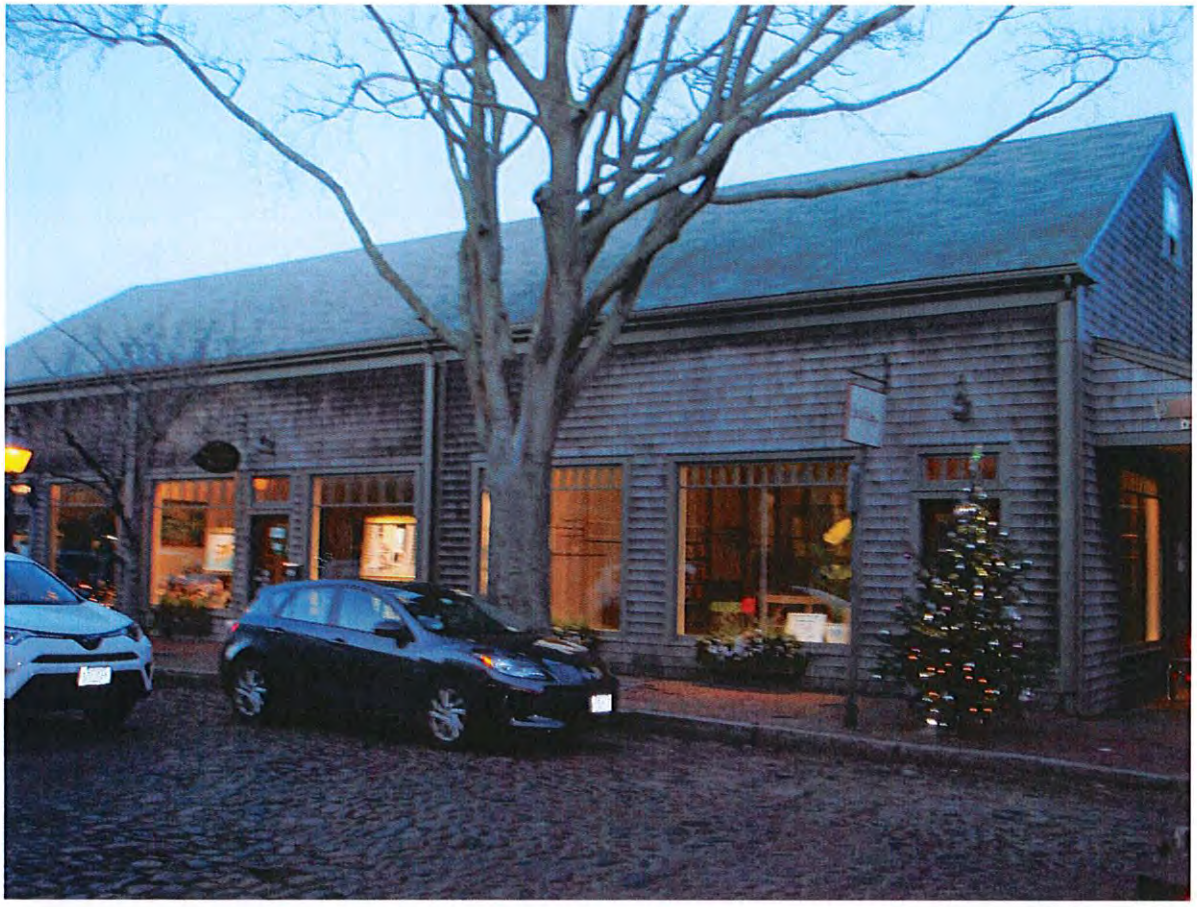


South Elevation - Existing

1/4" = 1'-0"

South Elevation - Proposed

1/4" = 1'-0"



S Water Street

Corner of S Water and Still Dock Streets

5 South Water Street Existing Photographs 02.05.20

S Water Street (at Cambridge Street)

Cambridge Street (looking to S Water Street)

Cambridge Street

Corner of Cambridge and Easy Streets

Easy Street

Easy Street

Easy Street

Easy and Still Dock Street

Still Dock Street

Still Dock Street

Corner of Still Dock and S Water Streets

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-1-1
MAP/PARCEL#: 42231-130

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

IDENTIFICATION:

1. STREET NAME & NO.: 5 S. Water St 2. BUILDING NAME: Hardy's

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Hardys Inc.

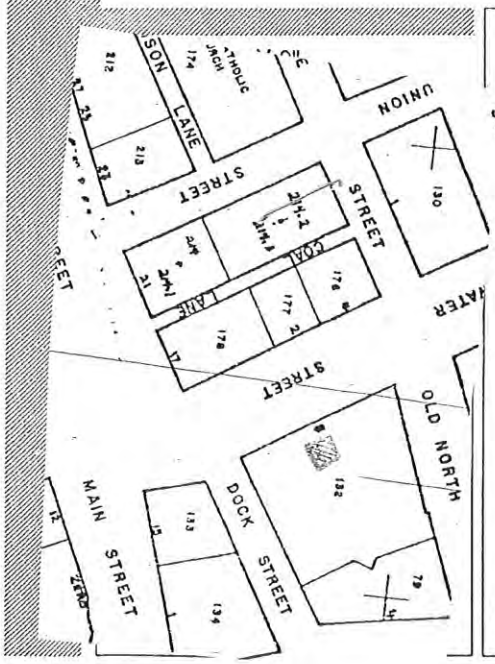
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

was A&P, Sylvia - antiques - NHA
built after 1887 [illegible] 1892 - Sanborn Maps

6. USE: Original: _____ Present: [illegible]
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ○ b. No
Interior accessible, explain: _____



Revised 5/89

DESCRIPTION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

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

26. NUMBER OF BAYS:

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

27. WINDOW FRAME TYPE:

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

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

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

29. PORCH:

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

30. DETAILS:

(check several if appropriate)

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

31. CONDITION:

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

32. INTEGRITY:

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

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

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

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

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

35. BUILDING TYPE:

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

36. STYLE OF ARCHITECTURE:

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

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

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

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: , 11 A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

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

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

43. SURROUNDINGS: (check several if appropriate)

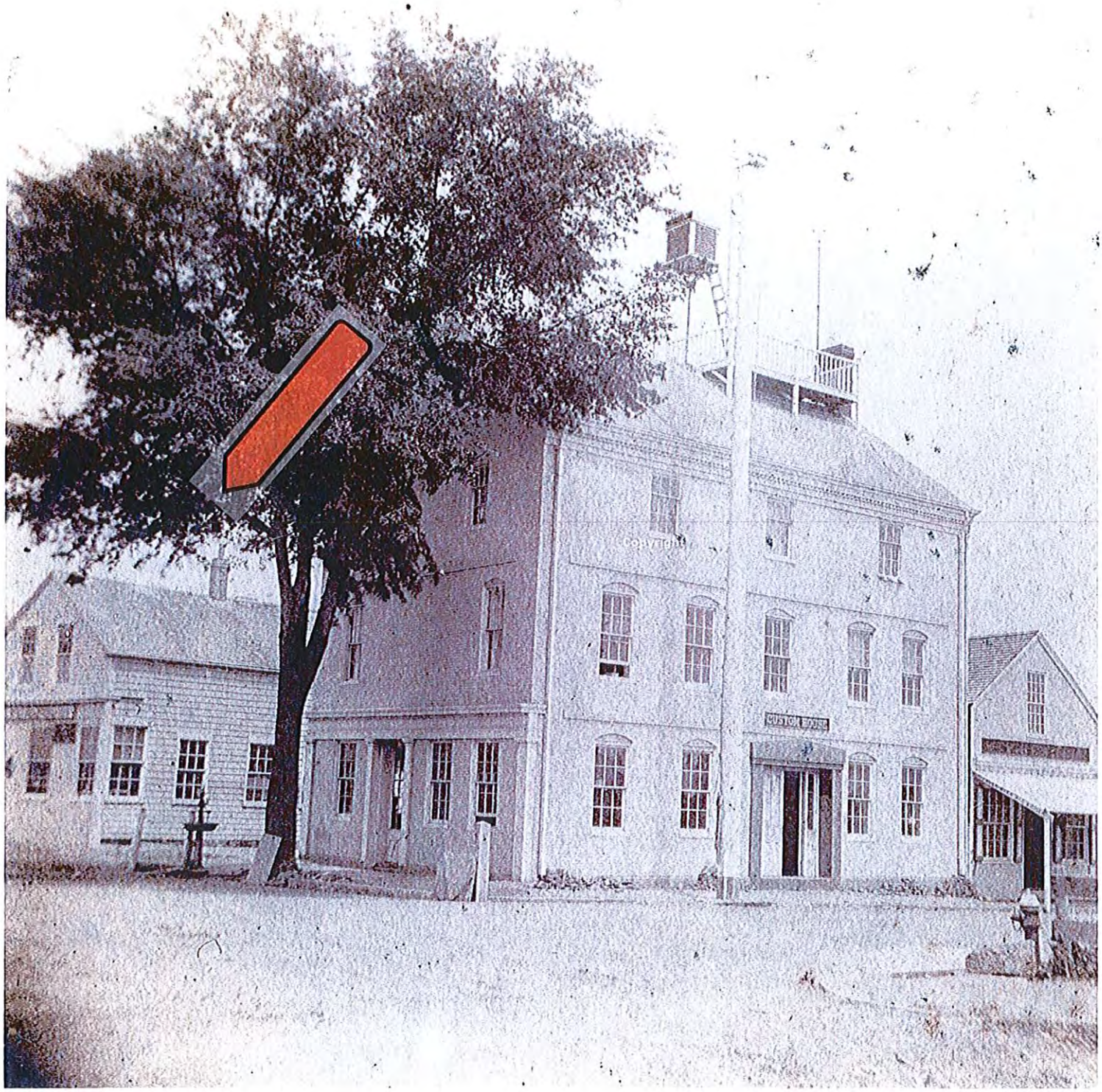
- O a. densely built-up
- O b. scattered buildings
- O c. open land
- O d. residential
- O e. commercial
- O f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

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

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



1880s

PH165 - Photographic Print Collection

The Pacific Club building, with a Custom House sign over the...

P9558

1880s

Preferred citation Courtesy of the Nantucket Historical Association

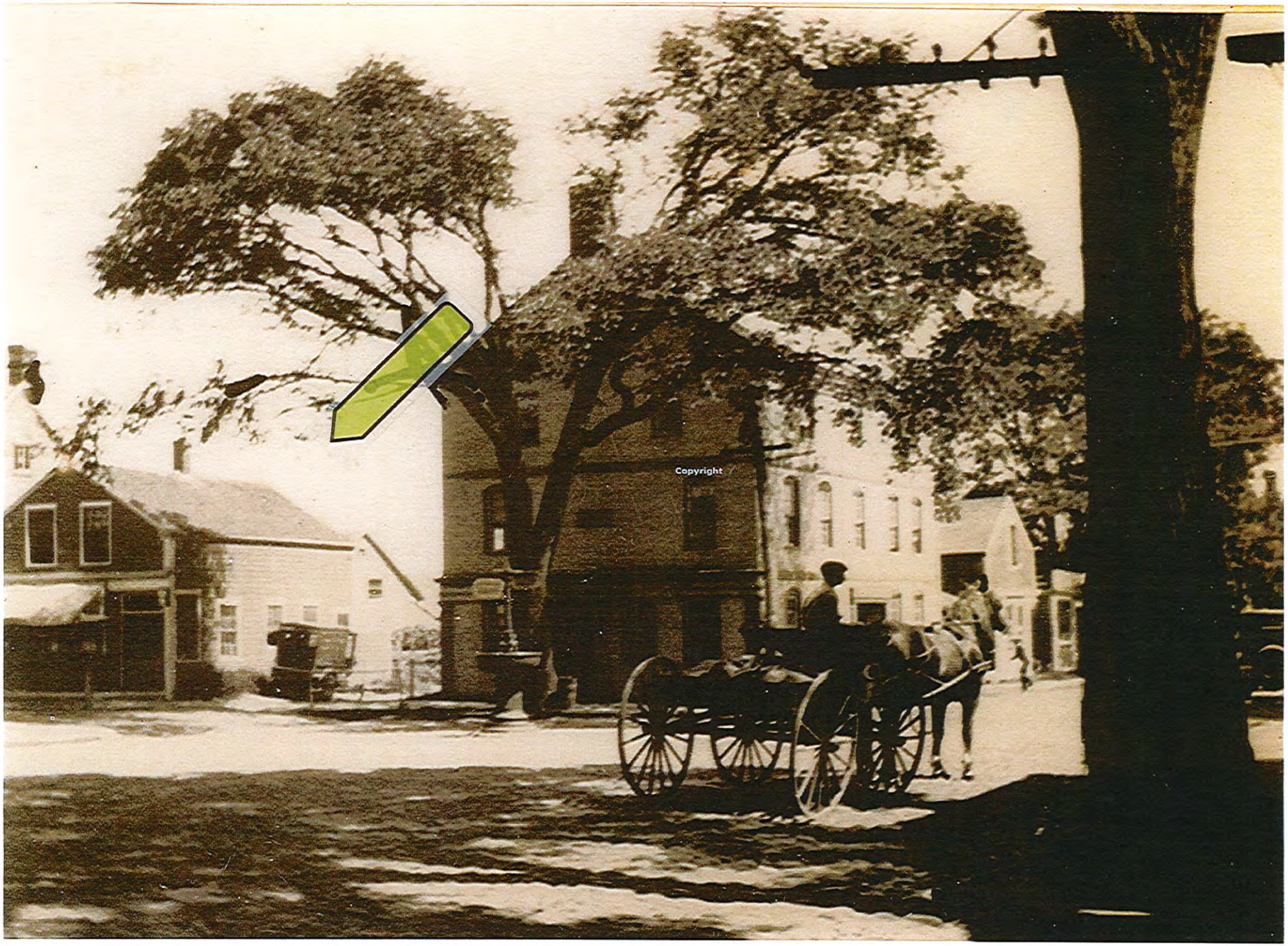
Scope and content The Pacific Club building, with a Custom House sign over the door. The shop to the right is the P. Keane liquor store. The awning border reads: lager beer, ale & cider. See also F6710
10.8 x 13.4 cm

Hierarchy [Collection] PH165 - Photographic Print Collection
↳ [Item P9558] [notitle] 1880s

Subject - name
- Main Street (browse 1684 records)
- South Water Street (browse records)
- Pacific Club (browse records)
- Custom House (browse records)

Subject - topical
- Architecture - Brick buildings (browse records)
- Stores & shops (browse records)
- Architecture - Roofwalks (browse records)

Share:



1920s

A109 - Mary Strong Photoalbum, c. early 1920s

Bottom of Main Street, showing The Pacific Club, Straight Wh...

A109-13
1920s

Creator
- Strong, Mary? (browse 25 records)

Preferred citation
Courtesy of the Nantucket Historical Association

Scope and content
Bottom of Main Street, showing The Pacific Club, Straight Wharf, and South Water Street intersection. Note the large tree and water fountain beside the Pacific Club.

Hierarchy
[Collection] A109 - Mary Strong Photoalbum, c. early 1920s
↳ [Item A109-13] [notitle] 1920s

Acquisitions information
RL2012.47
Gift of Clarissa Porter

Subject - name
- Main Street (browse 1684 records)
- Main Street square (browse 163 records)
- Straight Wharf (browse 80 records)
- Pacific Club (browse 99 records)

Subject - topical
- Stores & shops (browse 942 records)
- Carts & wagons (browse 205 records)

Share:

1970s

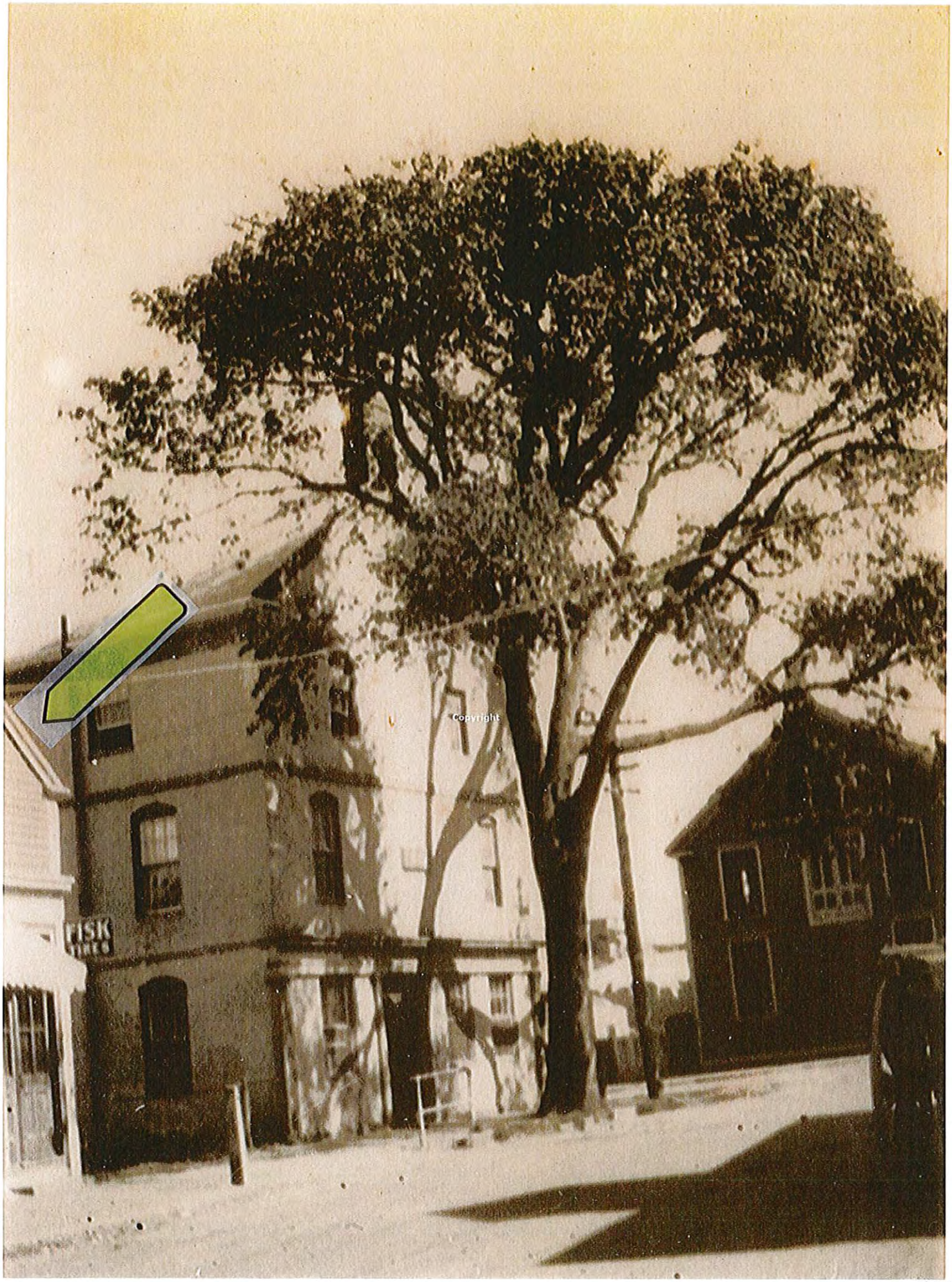
A109 - Mary Strong Photoalbum, c. early 1920s

Bottom of Main Street, showing The Pacific Club, Straight Wh...

A109-1
1920s

Creator	• Strong, Mary? (browse 25 records)
Preferred citation	Courtesy of the Nantucket Historical Association
Scope and content	Bottom of Main Street, showing The Pacific Club, Straight Wharf, South Water street. Sign for Laundry visible on Straight Wharf..
Hierarchy	[Collection] A109 - Mary Strong Photoalbum, c. early 1920s ↳ [Item A109-1] [notitle] 1920s
Acquisitions information	RL2012.47
Gift of Clarissa Porter	
Subject - name	• Main Street (browse 1684 records) • Main Street square (browse 163 records) • Straight Wharf (browse 80 records) • Pacific Club (browse 99 records)

Share:



1970

A109 - Mary Strong Photoalbum, c. early 1920s

Pacific Club, at the bottom of Main Street square; also a pa...

A109-23

1920s

Creator

- Strong, Mary? (browse 25 records)

Preferred citation

Courtesy of the Nantucket Historical Association

Scope and content

Pacific Club, at the bottom of Main Street square; also a partial view of Ellis' Shoe Repair at 3 South Water Street, with sign advertising Fisk Tires.

Hierarchy

[Collection] A109 - Mary Strong Photoalbum, c. early 1920s

↳ [Item A109-23] [notitle] 1920s

Acquisitions information

RL2012.47

Gift of Clarissa Porter

Subject - name

- South Water Street (browse 133 records)

Subject - topical

- Stores & shops (browse 942 records)

Share:

1930s

A110 - Photograph Album

Three police officers leading a parade with a marching band ...

A110-L13

1930s

Preferred citation Courtesy of the Nantucket Historical Association

Scope and content Three police officers leading a parade with a marching band on South Water Street: Lawrence Mooney, Arthur Callwitz, Stuart Chadwick.

Hierarchy [Collection] A110 - Photograph Album
↳ [Item A110-L13] [notitle] 1930s

Acquisitions information RL2012.110

Gift of Sheri Perelman

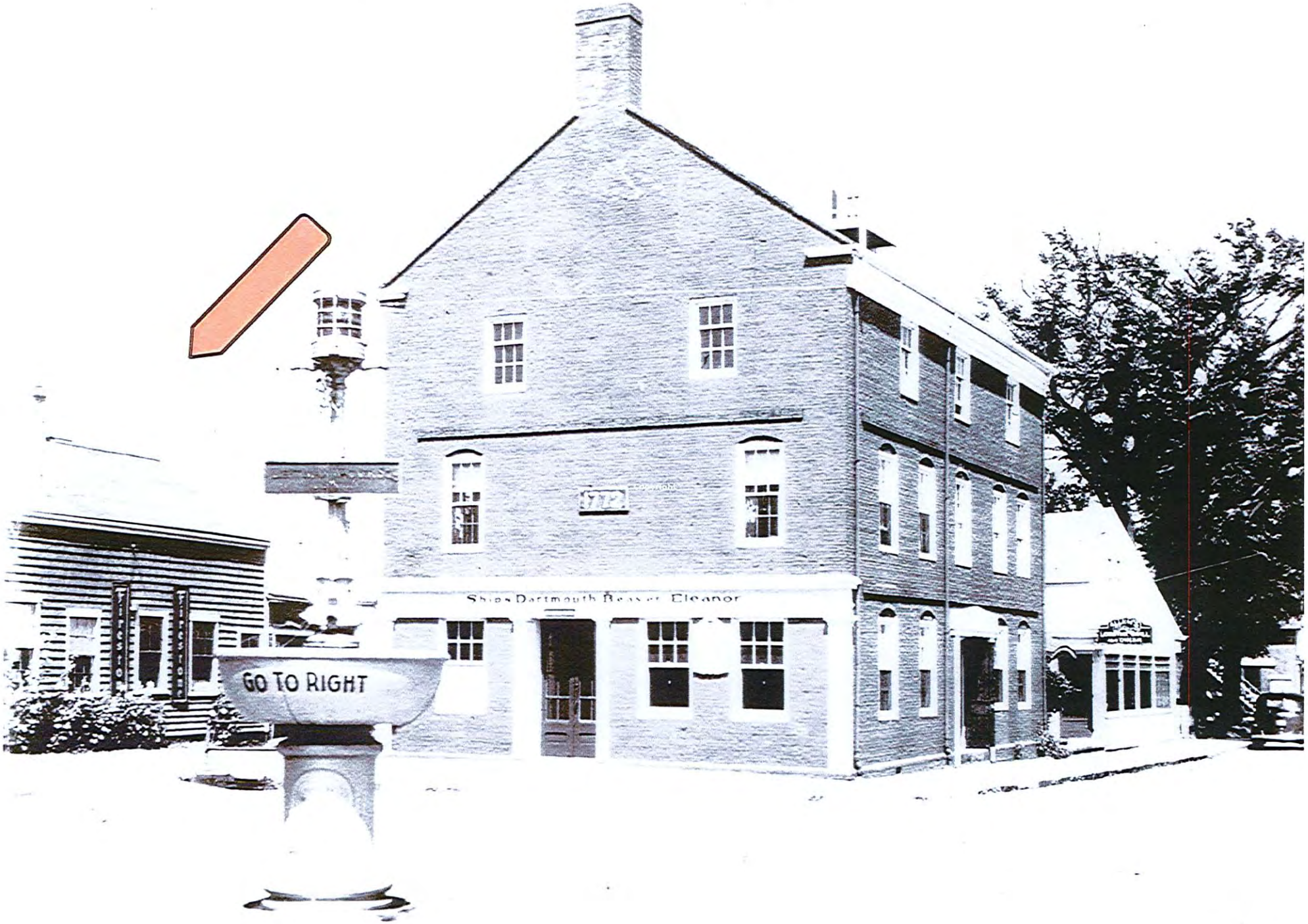
Subject - name

- South Water Street (browse 133 records)
- Mooney, Lawrence F. (browse 7 records)
- Callwitz, Arthur (browse 5 records)
- Chadwick, F. Stuart (browse 9 records)

Subject - topical

- Police officers (browse 30 records)
- Parades (browse 323 records)
- Bands (Music) (browse 50 records)
- Stores & shops (browse 942 records)

Share:



1940c

PH166 - Photographic Negative Collection

The Pacific Club, with the water fountain in the foreground ...

F1426
1940s

Creator	• Barker, James (browse 79 records)
Preferred citation	Courtesy of the Nantucket Historical Association
Administrative/biographical history	Pacific Club sign reads: Ships Dartmouth Beaver Eleanor
Scope and content	The Pacific Club, with the water fountain in the foreground and Allen's Lobster Grill and Diner in the background.
Hierarchy	[Collection] PH166 - Photographic Negative Collection ↳ [Item F1426] [notitle] 1940s
Subject - name	• Main Street (browse 1684 records) • Pacific Club (browse 99 records)
Subject - topical	• Restaurants (browse 358 records) • Stores & shops (browse 942 records)

Share:

1772 copyright
Ships Dartmouth Beaver Eleanor.
GO TO THE RIGHT

1950s

PH165 - Photographic Print Collection

The Pacific Club and Allen's Lobster Grill and Diner. The si...

P20810

1950s

Creator
- Henle, Fritz (browse 3 records)

Preferred citation
Courtesy of the Nantucket Historical Association

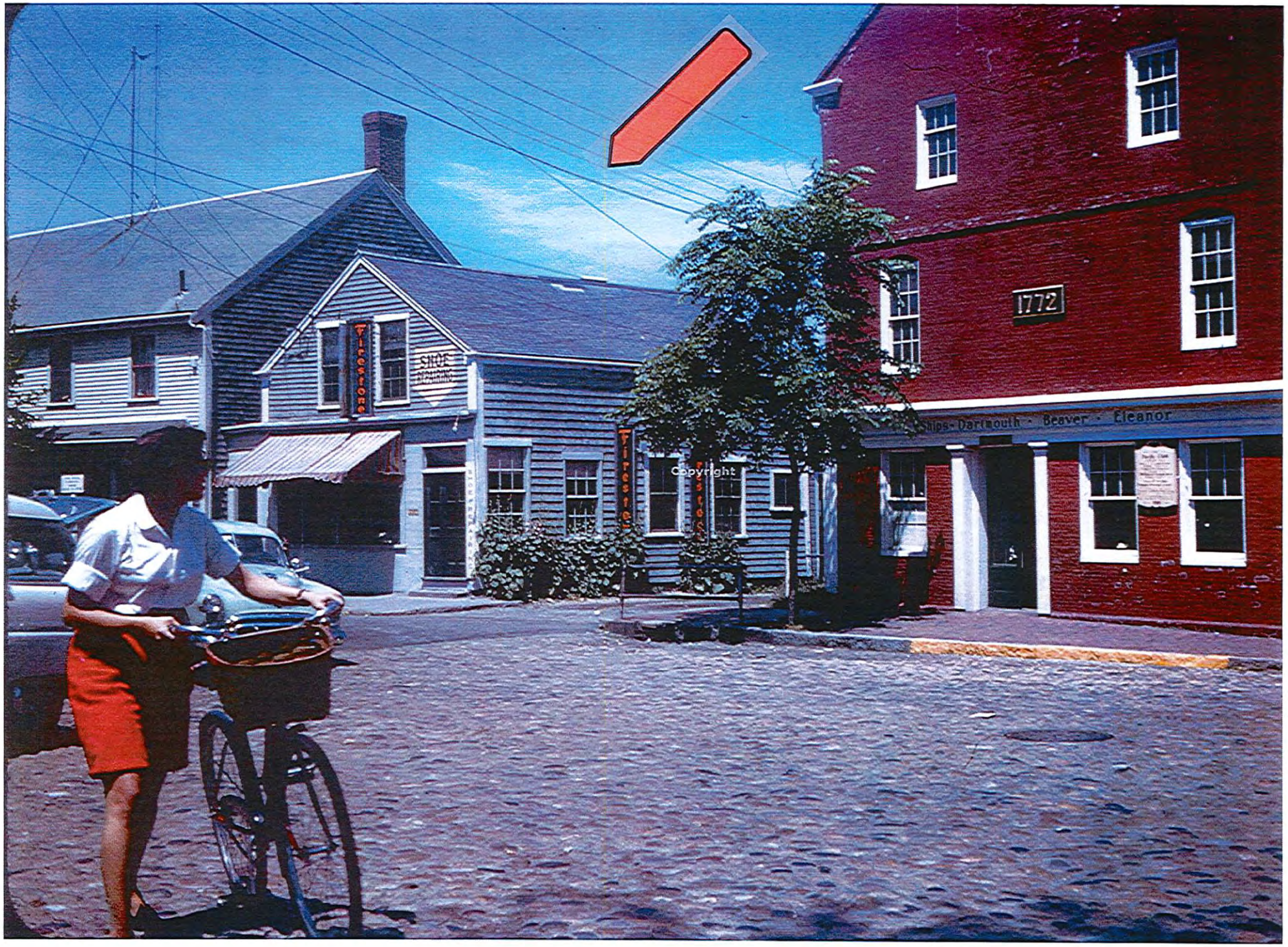
Scope and content
The Pacific Club and Allen's Lobster Grill and Diner. The sign on the Pacific Club reads : Ships Dartmouth Beaver Eleanor, over the western door. The water fountain at the intersection reads : Go to the Right.
Studio: Black Star, Graybar Building, New York Publisher: Process: Photographic print Format or Mount:
23.7 x 20 cm.

Hierarchy
[Collection] PH165 - Photographic Print Collection
↳ [Item P20810] [notitle] 1950s

Subject - name
- Main Street (browse 1684 records)
- Pacific Club (browse 99 records)

Subject - topical
- Restaurants (browse 358 records)
- Fountains (browse 31 records)
- Architecture - Brick buildings (browse 258 records)

Share:


Firestone
SHOE REPAIRING
Firestone
Firestone
Copyright
1772
Ships - Dartmouth - Beaver - Eleanor

1960s

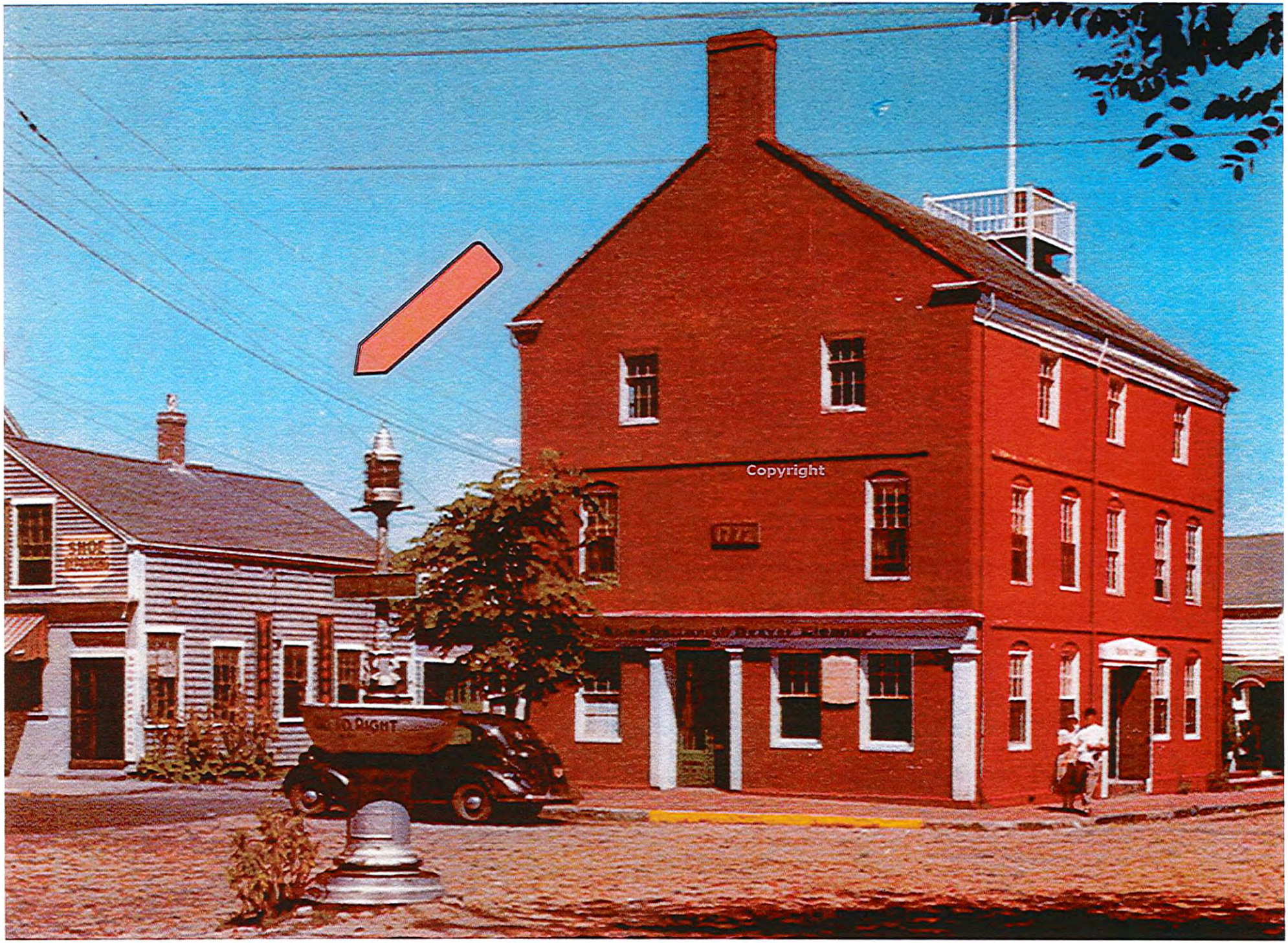
PH163 - Slide Collection

The intersection of South Water Street and Main Street, at t...

S9814
1960s

Preferred citation	Courtesy of the Nantucket Historical Association
Scope and content	The intersection of South Water Street and Main Street, at the Pacific Club. A woman is walking her bike across the street. In the background is the Firestone store, and Shoe Repairing shop.
Hierarchy	[Collection] PH163 - Slide Collection ↳ [Item S9814] [notitle] 1960s
Acquisitions information	Gift of New Bedford Whaling Museum in January 2000.
Subject - name	• Main Street (browse 1684 records) • South Water Street (browse 133 records) • Pacific Club (browse 99 records)
Subject - topical	• Stores & shops (browse 942 records) • Automobiles (browse 584 records) • Bicycles & tricycles (browse 199 records)

Share:



1970s

PH164 - Nantucket Postcard Collection

Pacific Club (Old Custom House)

PC-16

1970s

Creator
- Howell, E. Everett (browse 5 records)

Preferred citation
Courtesy of the Nantucket Historical Association

Administrative/biographical history
Signs on the Pacific Club read 1772 and also Ships Dartmouth Beaver Eleanor, Nantucket ships that were in the Boston Tea Party.

Scope and content
The Pacific Club, at the foot of Main Street square. Also, a shoe repair shop, left, the water fountain, and Allen's Diner on the right. Studio: Publisher: Published by Howell's Photo Studio, Vineyard Haven, Mass. Process: Format or Mount:

Hierarchy
[Collection] PH164 - Nantucket Postcard Collection
↳ [Item PC-16] Pacific Club (Old Custom House) 1970s

Acquisitions information
RL2011.13

Gift of Courtney Franklin

Subject - name
- Main Street (browse 1684 records)
- Pacific Club (browse 99 records)

Subject - topical
- Architecture - Brick buildings (browse 258 records)
- Automobiles (browse 584 records)
- Stores & shops (browse 942 records)

Share:

1970s

A101 - Nantucket in the 1970s Photoalbum

Main Street Nantucket - Mass

A101-16f

1970s

Creator	• Lazarus, J. (browse 39 records)
Preferred citation	Courtesy of the Nantucket Historical Association
Scope and content	Shops along Main Street square, including Wannacomet Water Company and the Pacific Club.
Hierarchy	[Collection] A101 - Nantucket in the 1970s Photoalbum ↳ [Item A101-16f] Main Street Nantucket - Mass 1970s
Acquisitions information Gift of Beverly Harris	RL2010.41
Subject - name	• Main Street (browse 1684 records)
Subject - topical	• Stores & shops (browse 942 records)

Share:

1980s

PH165 - Photographic Print Collection

Stores and parked cars on South Water Street in front of Har...

PH47-7-17

1980s

Preferred citation Courtesy of the Nantucket Historical Association

Scope and content Stores and parked cars on South Water Street in front of Hardy's Hardware store.

Hierarchy [Collection] PH165 - Photographic Print Collection
↳ [Item PH47-7-17] [notitle] 1980s

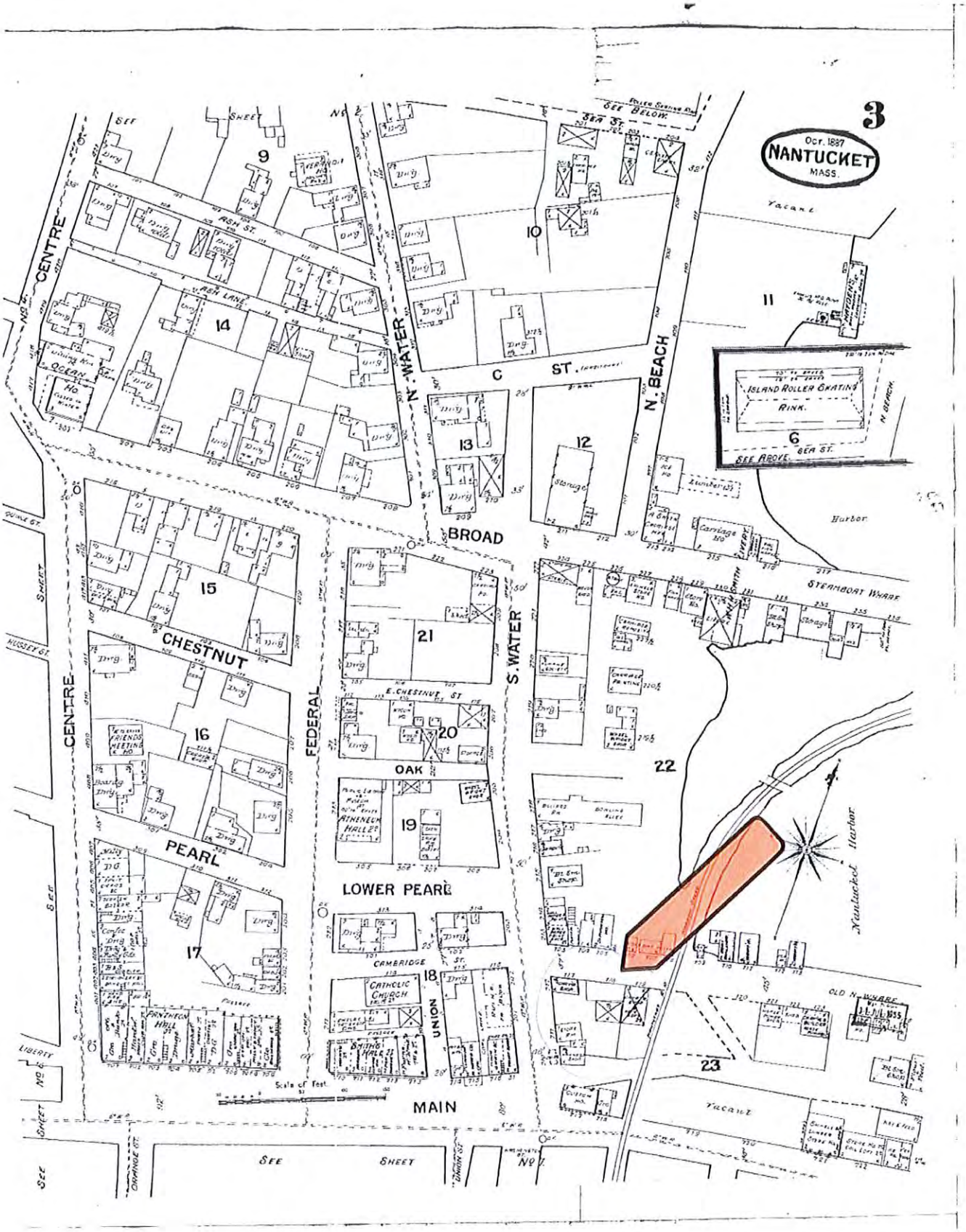
Acquisitions information RL2012.67

Gift of Beverly and Don Harris

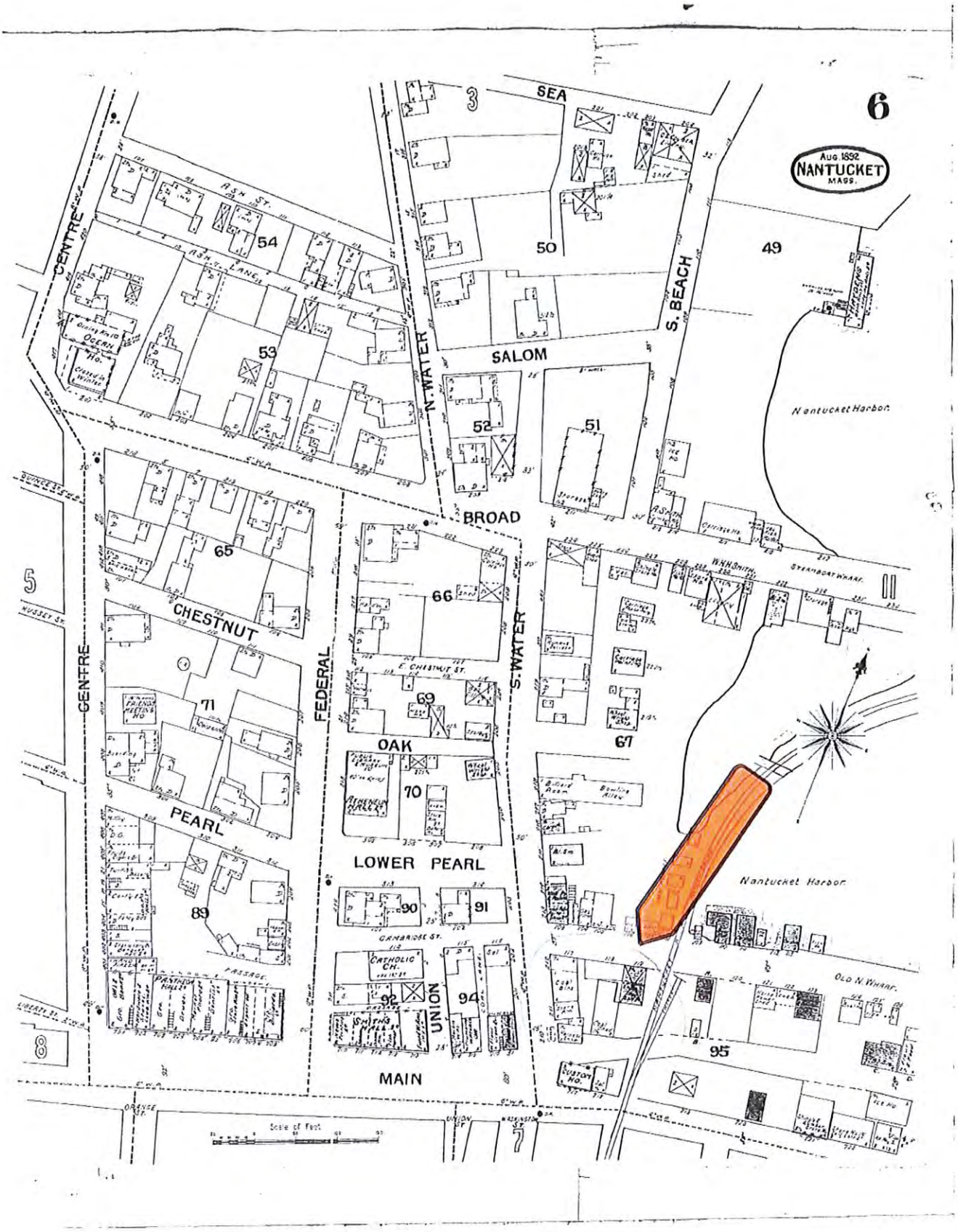
Subject - name
- South Water Street (browse 133 records)
- Hardy's Hardware (browse 4 records)

Subject - topical
- Stores & shops (browse 942 records)
- Automobiles (browse 584 records)

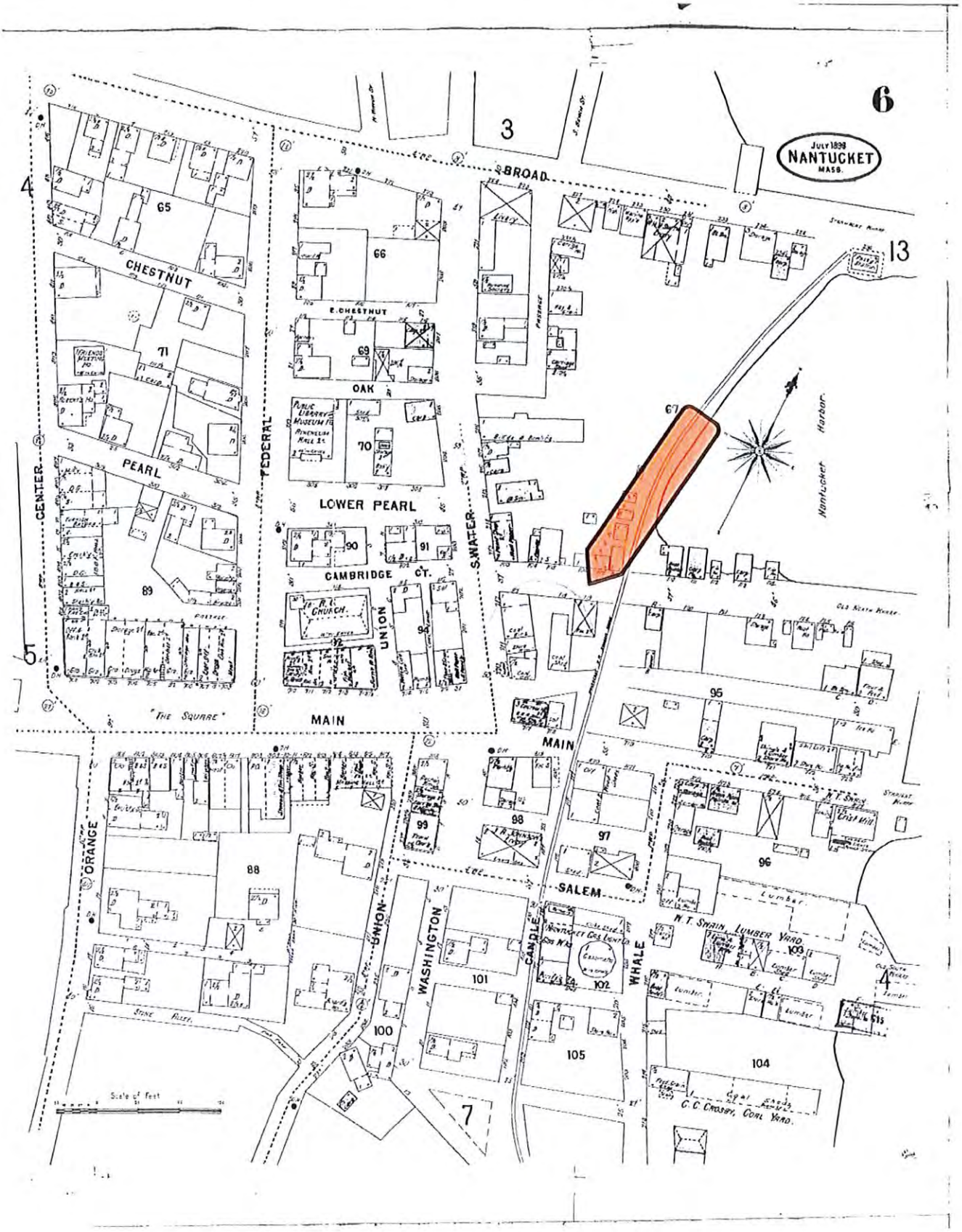
Share:


3
Oct. 1887
NANTUCKET
MASS.
CENTRE
ASH ST.
ASH LANE
OCEAN
N. WATER
SEA ST.
C ST.
N. BEACH
ISLAND ROLLER SKATING RINK
BROAD
CHESTNUT
FEDERAL
S. WATER
E. CHESTNUT ST.
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
STEAMBOAT WHARF
Harbor
Nantucket Harbor
OLD N. WHARF
Vacant
Scale of Feet
SEE SHEET

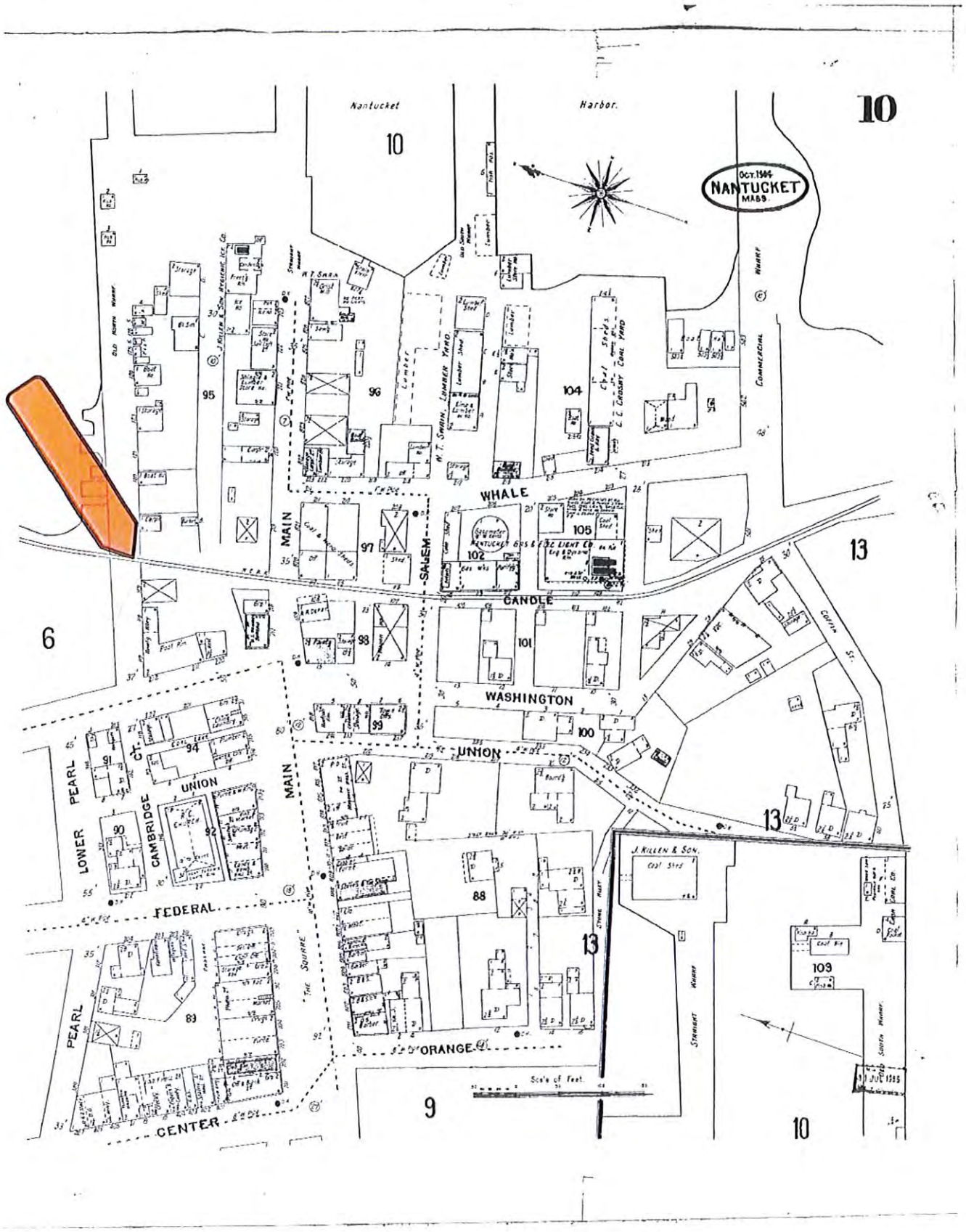
1887


6
Aug 1892
NANTUCKET
MASS.
SEA
3
50
49
54
53
ASH ST.
ASH LANE
CENTRE
N. WATER
S. BEACH
SALOM
52
51
Nantucket Harbor
BROAD
65
66
5
CHESTNUT
E. CHESTNUT ST.
69
67
71
FEDERAL
S. WATER
OAK
70
PEARL
LOWER PEARL
89
90
91
CAMBRIDGE ST.
CATHOLIC CH.
92
94
UNION
MAIN
95
Nantucket Harbor
OLD N. WHARF
8
7
Scale of Feet

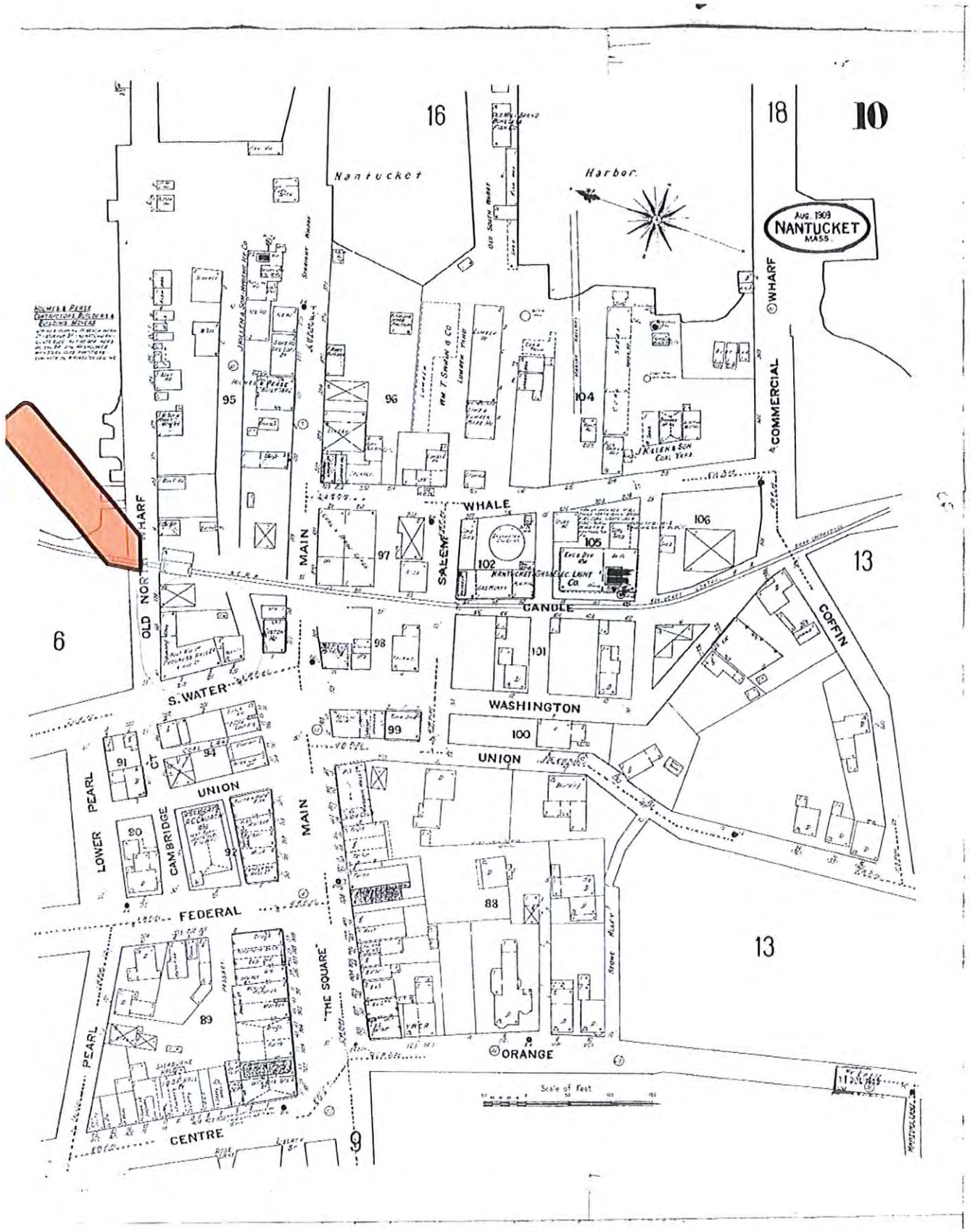
1892


6
JULY 1898
NANTUCKET
MASS.
BROAD
CHESTNUT
E. CHESTNUT
OAK
PEARL
LOWER PEARL
CENTER
FEDERAL
S. WATER
CAMBRIDGE
CT.
UNION
"THE SQUARE"
MAIN
SALEM
ORANGE
WASHINGTON
CARDLE
WHALE
Nantucket Harbor
N. T. SHAW LUMBER YARD
C. C. CROSBY, COAL YARD
Scale of Feet
65
66
69
70
71
89
90
91
94
95
96
97
98
99
100
101
102
103
104
105
3
4
5
7
13

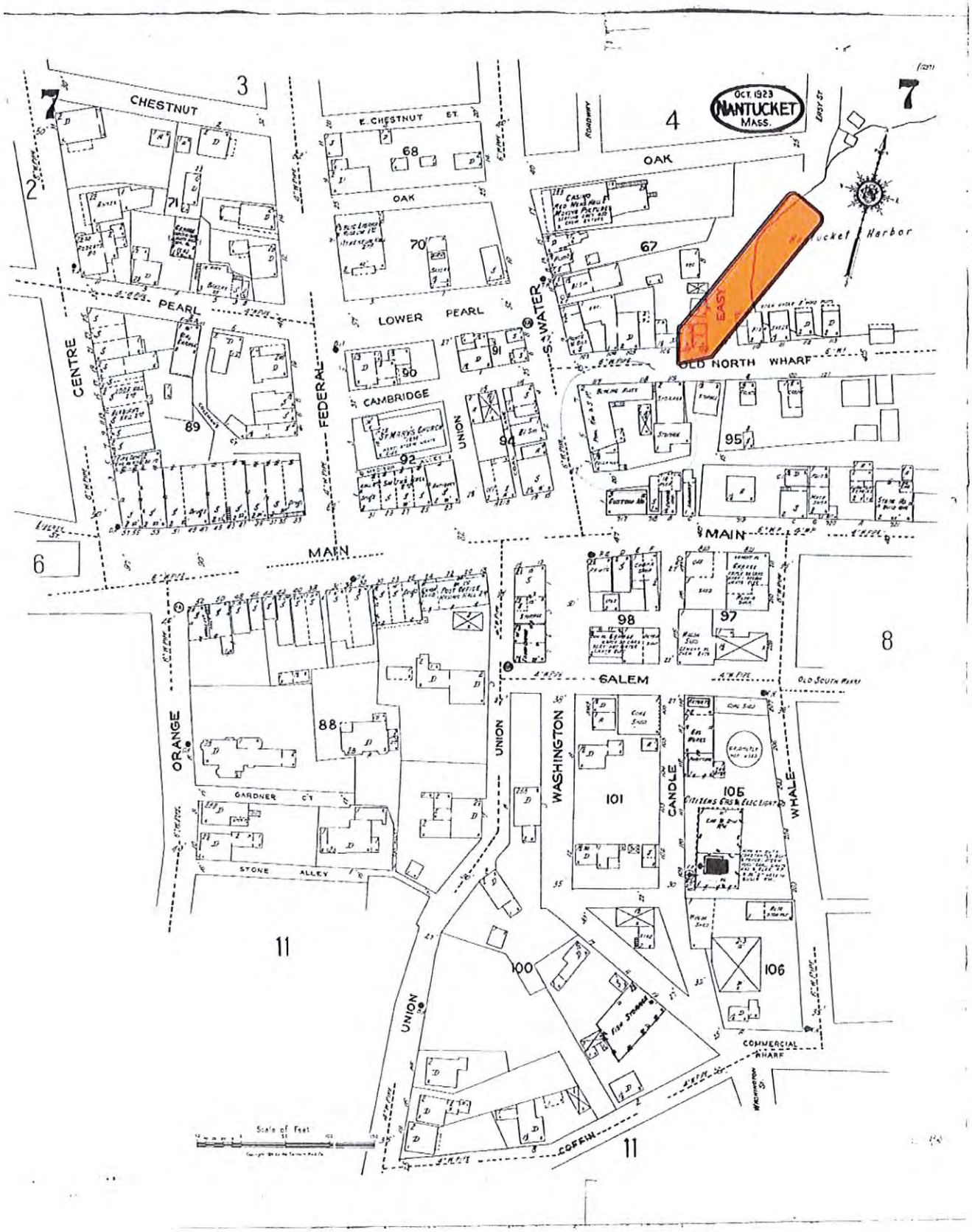
1898


Nantucket
Harbor.
10
Oct. 1904
NANTUCKET
MASS.
WHALE
CANDLE
WASHINGTON
UNION
MAIN
SALEM
PEARL
LOWER
CAMBRIDGE
CT.
FEDERAL
THE SQUARE
ORANGE
CENTER
COMMERCIAL
WHARF
CURTIS ST.
STRUCKET WHARF
SOUTH WHARF
OLD NORTH WHARF
J. KILLEEN & SON
Coal Shed
Scale of Feet.
6
9
13
95
96
97
98
99
100
101
102
104
105
88
89
90
91
92
94
103

1904


10
16
18
Nantucket
Harbor
Aug. 1909
NANTUCKET
MASS.
WHARF
COMMERCIAL
OLD NORTH WHARF
MAIN
SALEM
WHALE
CANDLE
COFFIN
S. WATER
WASHINGTON
UNION
PEARL
LOWER
CAMBRIDGE
FEDERAL
THE SQUARE
ORANGE
CENTRE
Scale of Feet
6
13
9
95
96
97
98
99
100
101
102
104
105
106
91
94
90
92
88
89

1909


OCT. 1923
NANTUCKET
MASS.
CHESTNUT
E. CHESTNUT ST.
OAK
PEARL
LOWER PEARL
CENTRE
FEDERAL
SAWYER
CAMBRIDGE
UNION
OLD NORTH WHARF
EAST
MAIN
SALEM
ORANGE
GARDNER CT
STONE ALLEY
WASHINGTON
CANDLE
WHALE
COMMERCIAL WHARF
COFFIN
Nantucket Harbor
Scale of Feet

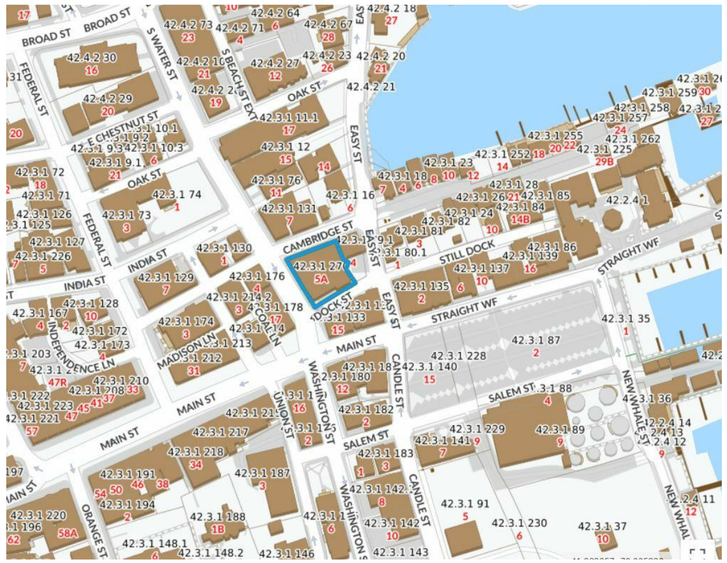
1923

Mixed Use Structure Alterations & Addition

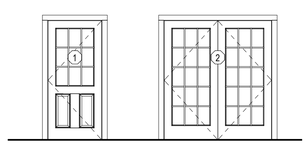
5 South Water Street Nantucket, MA 02554

02.27.20

HDC Submission



Locus Map

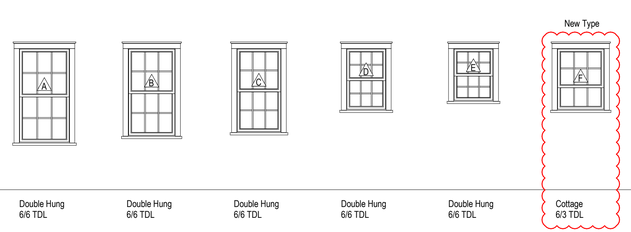


Single Door
1 Panel 9 Lite TDL

Double French Door
(2) 15 Lite TDL

Door Legend

1/4" = 1'-0"



Double Hung
6/6 TDL

Double Hung
6/6 TDL

Double Hung
6/6 TDL

Double Hung
6/6 TDL

Double Hung
6/6 TDL

Cottage
6/3 TDL

Window Legend

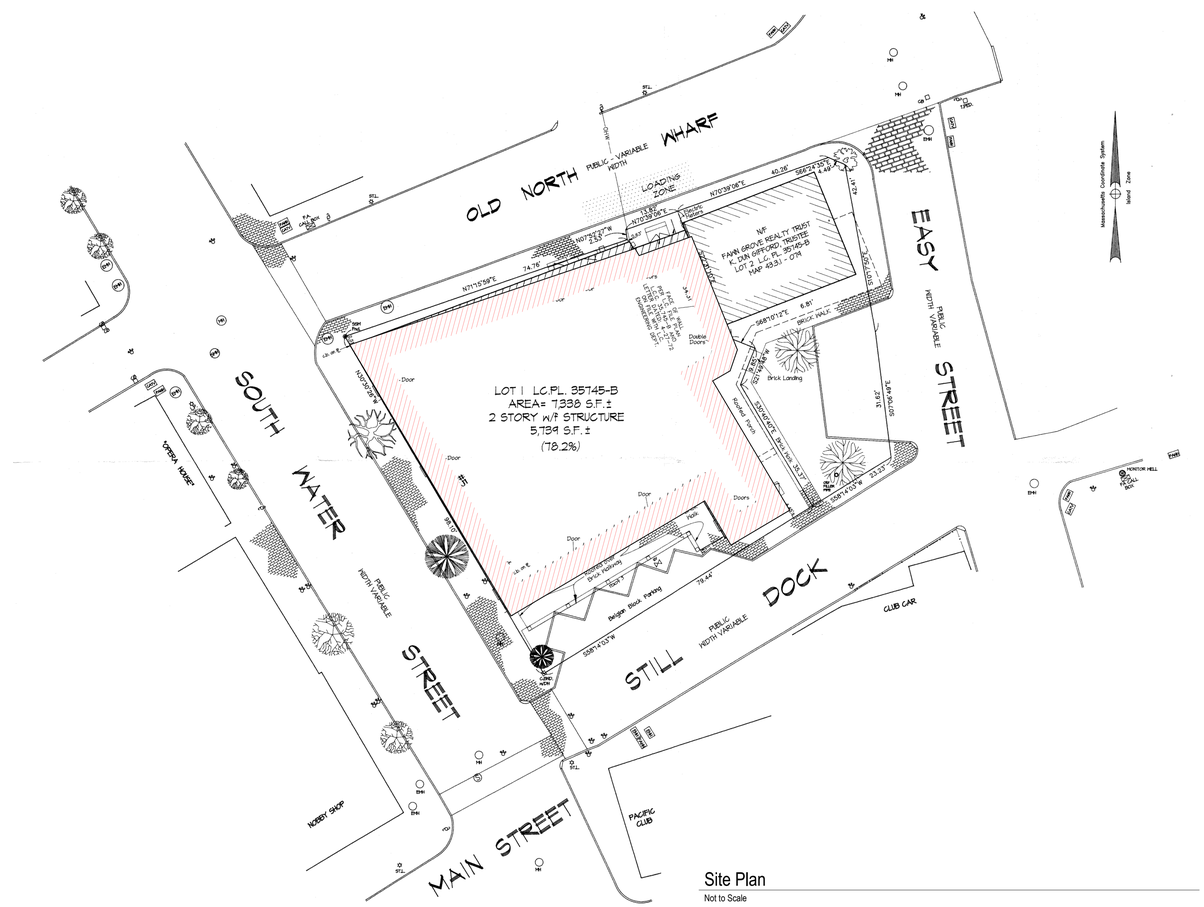
1/4" = 1'-0"

South Elevation

West Elevation

North Elevation

East Elevation



Site Plan

Not to Scale

1850

Mixed Use Structure Alterations & Addition

5 South Water 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:	42.3.1 / 270
Current Zoning:	CDT
Minimum Frontage:	35 FT
Front Setback:	None
Side/Rear Setback:	0 FT / 5 FT
Lot Size:	6,060 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,818 SF
Existing G.C.:	0 SF
Proposed G.C.:	1,802 SF
Total Proposed G.C.:	1,802 SF

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

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Third Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.2.4 Exterior Elevations

Revisions

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G.1.1

1850

02.27.20

HDC Submission

First Floor - Proposed

1/4" = 1'-0"

1850

Mixed Use Structure
Alterations & Addition

5 South Water Street
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
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First Floor Plan

Site Information

Map & Parcel:	42.3.1 / 270
Current Zoning:	CDT
Minimum Frontage:	35 FT
Front Setback:	None
Side/Rear Setback:	0 FT / 5 FT
Lot Size:	6,060 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,818 SF
Existing G.C.:	0 SF
Proposed G.C.:	1,802 SF
Total Proposed G.C.:	1,802 SF

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G.1.1	Cover Sheet
A.1.1	First Floor Plan
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A.1.3	Third Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Elevations
A.2.4	Exterior Elevations

Revisions

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A.1.1

1850

02.27.20

HDC Submission

Second Floor - Proposed

1/4" = 1'-0"

1850

Mixed Use Structure
Alterations & Addition

5 South Water Street
Nantucket, MA 02554

emeritus

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Second Floor Plan

Site Information

Map & Parcel:	42.3.1 / 270
Current Zoning:	CDT
Minimum Frontage:	35 FT
Front Setback:	None
Side/Rear Setback:	0 FT / 5 FT
Lot Size:	6,060 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,818 SF
Existing G.C.:	0 SF
Proposed G.C.:	1,802 SF
Total Proposed G.C.:	1,802 SF

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

Revisions

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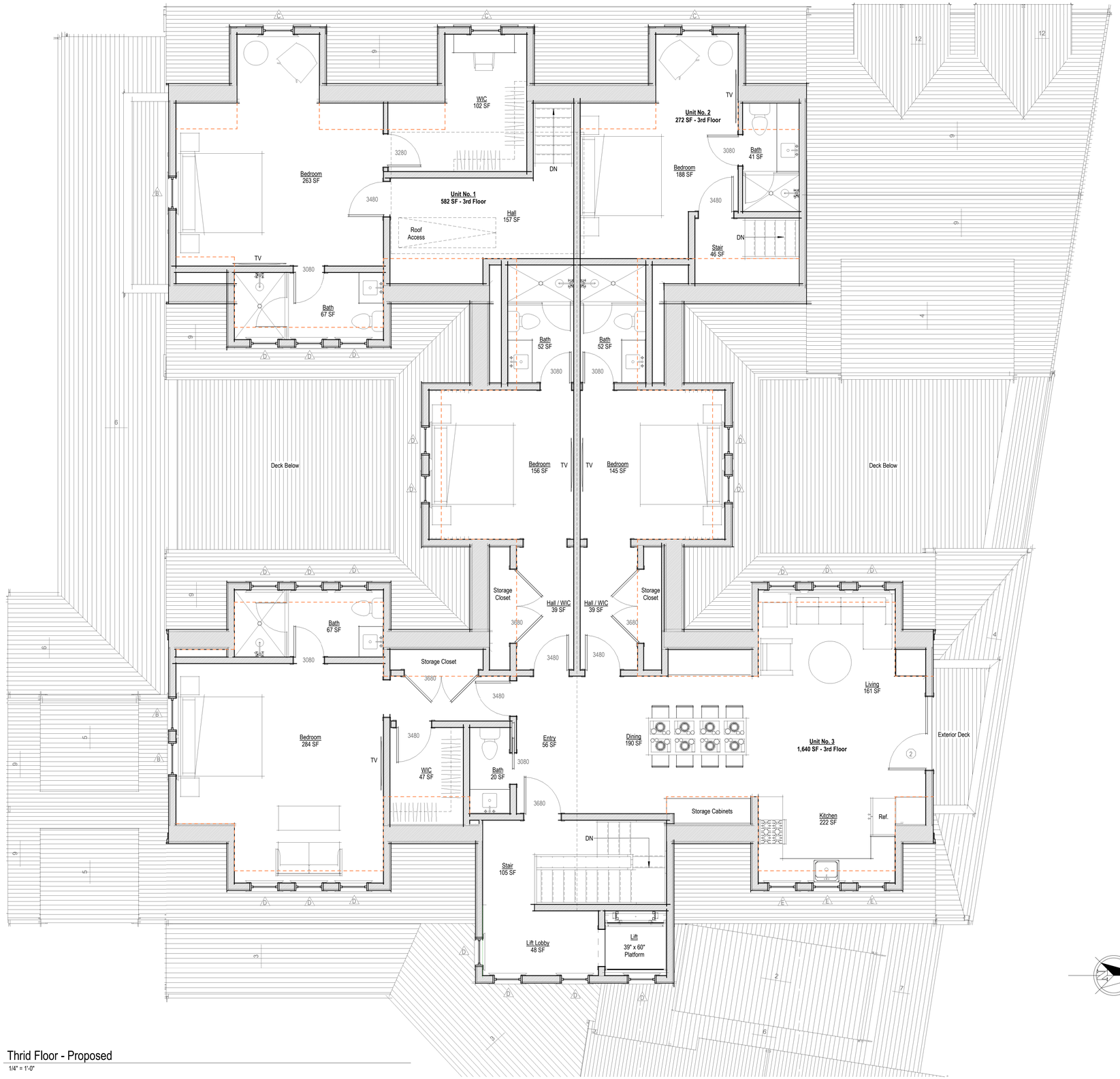
A.1.2

1850

02.27.20

HDC Submission



Thrid Floor - Proposed

1/4" = 1'-0"

1850

Mixed Use Structure
Alterations & Addition

5 South Water Street
Nantucket, MA 02554

emeritus

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

Third Floor Plan

Site Information

Map & Parcel:	42.3.1 / 270
Current Zoning:	CDT
Minimum Frontage:	35 FT
Front Setback:	None
Side/Rear Setback:	0 FT / 5 FT
Lot Size:	6,060 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,818 SF
Existing G.C.:	0 SF
Proposed G.C.:	1,802 SF
Total Proposed G.C.:	1,802 SF

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

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 First Floor Plan
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A.2.4 Exterior Elevations

Revisions

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A.1.3

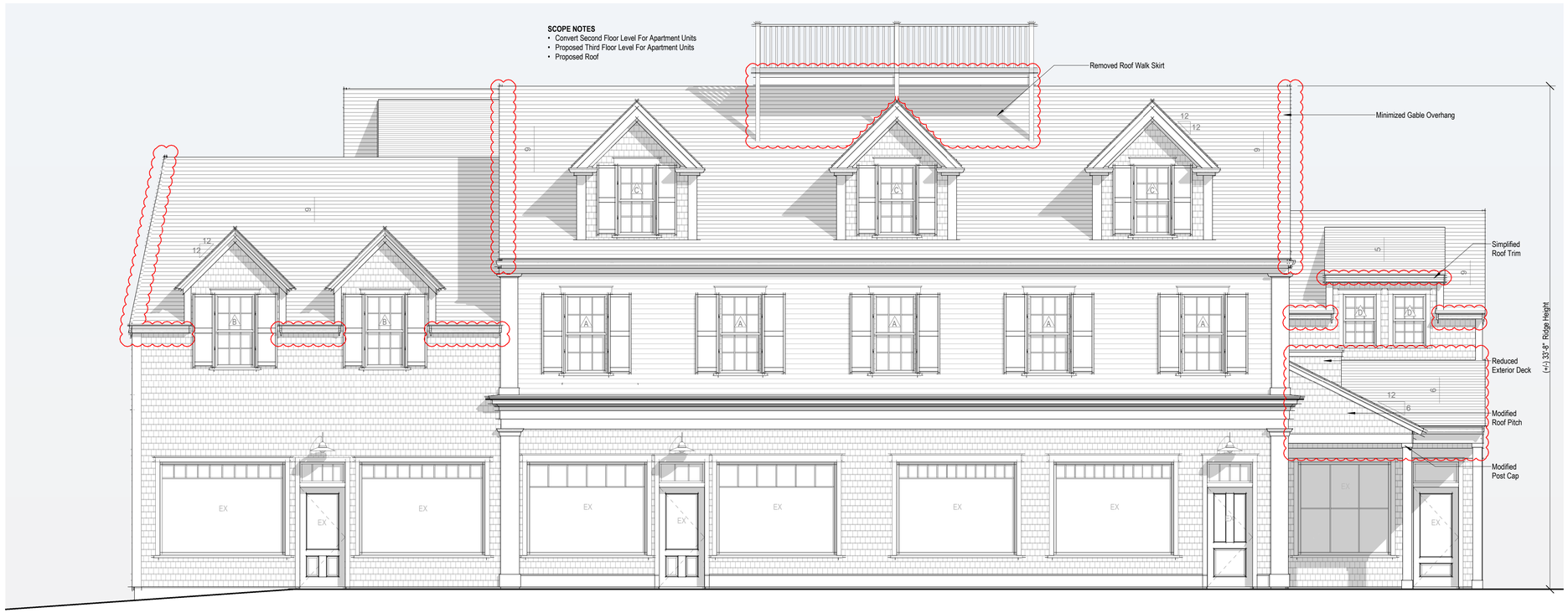
1850

02.27.20

HDC Submission

West Elevation - Previously Submitted HDC

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"

1850

Mixed Use Structure Alterations & Addition

5 South Water Street
Nantucket, MA 02554

emeritus

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

Exterior Elevations

Site Information

Map & Parcel:	42.3.1 / 270
Current Zoning:	CDT
Minimum Frontage:	35 FT
Front Setback:	None
Side/Rear Setback:	0 FT / 5 FT
Lot Size:	6,060 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,818 SF
Existing G.C.:	0 SF
Proposed G.C.:	1,802 SF
Total Proposed G.C.:	1,802 SF

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

SHEET INDEX

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A.2.4 Exterior Elevations

Revisions

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A.2.1

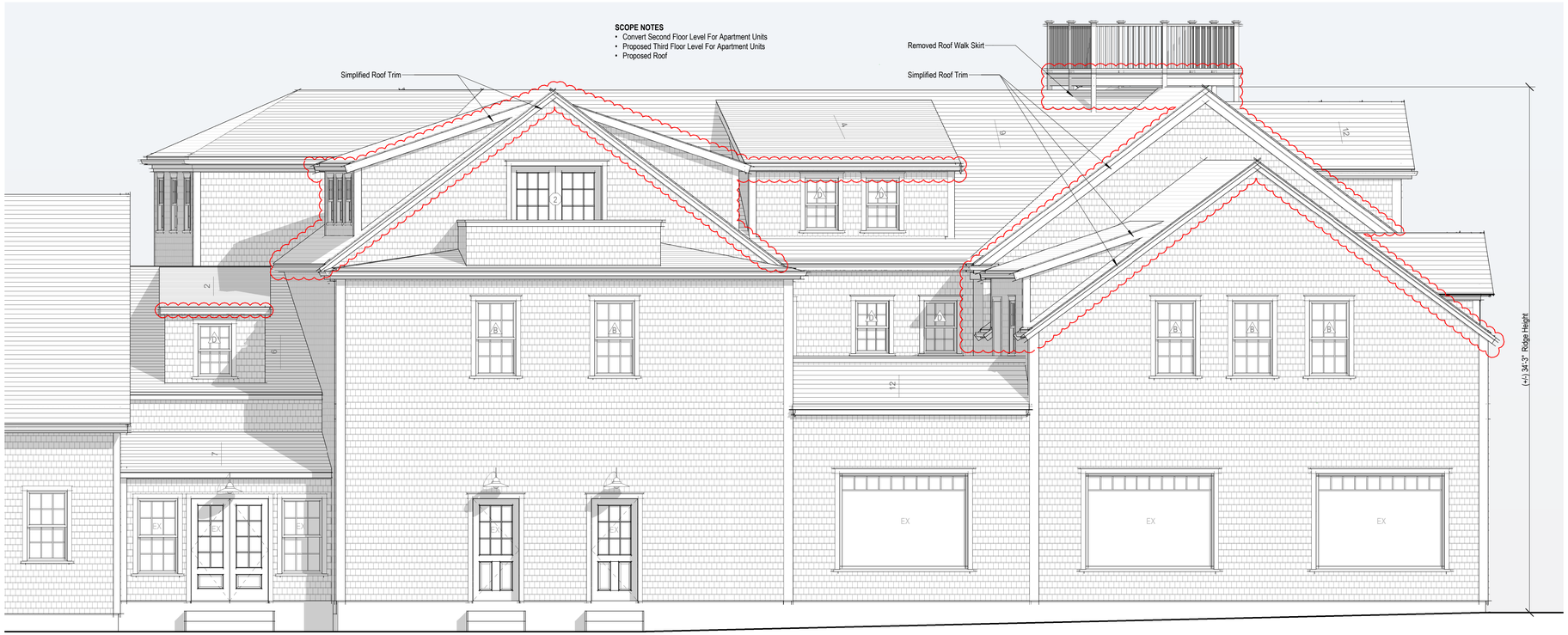
1850

02.27.20

HDC Submission

North Elevation - Previously Submitted HDC

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

1850

Mixed Use Structure
Alterations & Addition

5 South Water Street
Nantucket, MA 02554

emeritus

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

Exterior Elevations

Site Information

Map & Parcel:	42.3.1 / 270
Current Zoning:	CDT
Minimum Frontage:	35 FT
Front Setback:	None
Side/Rear Setback:	0 FT / 5 FT
Lot Size:	6,060 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,818 SF
Existing G.C.:	0 SF
Proposed G.C.:	1,802 SF
Total Proposed G.C.:	1,802 SF

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A.1.2 Second Floor Plan
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A.2.3 Exterior Elevations
A.2.4 Exterior Elevations

Revisions

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A.2.2

1850

02.27.20

HDC Submission

East Elevation - Previously Submitted HDC

1/8" = 1'-0"

SCOPE NOTES

- Convert Second Floor Level For Apartment Units
- Proposed Third Floor Level For Apartment Units
- Proposed Roof

East Elevation - Proposed

1/4" = 1'-0"

1850

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A.2.3

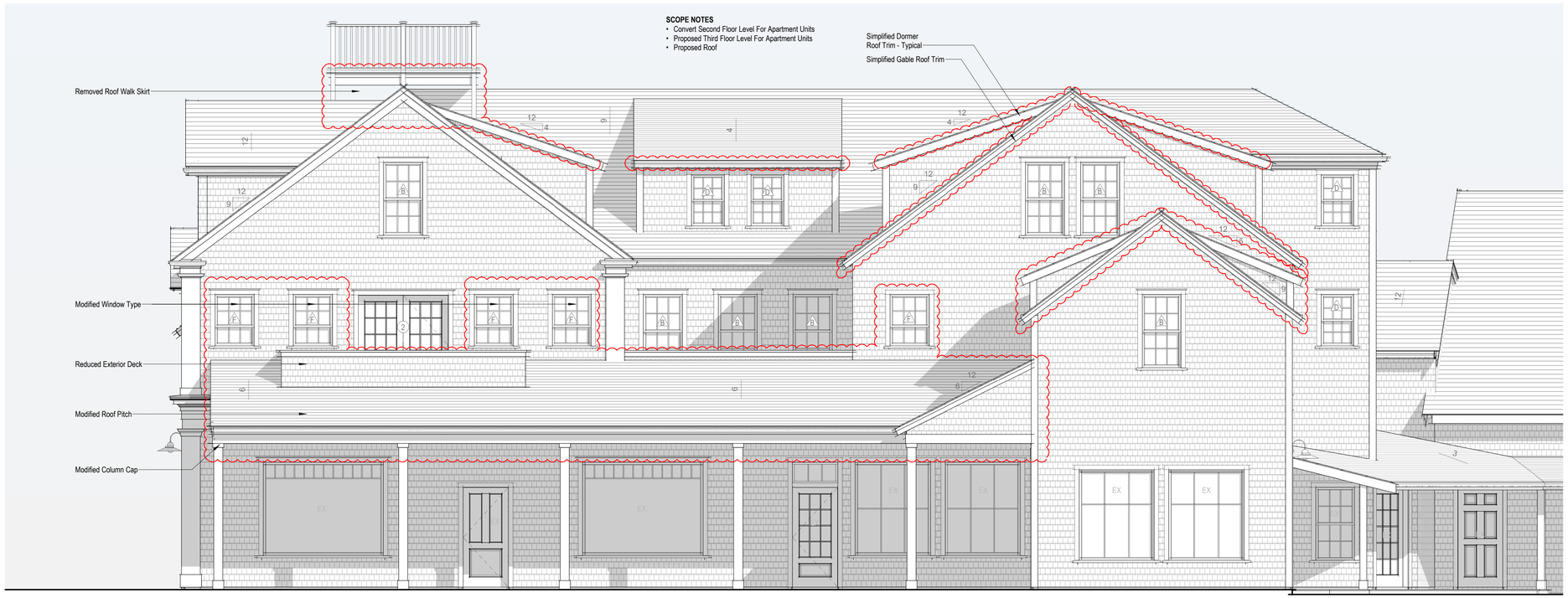
1850

02.27.20

HDC Submission

South Elevation - Previously Submitted HDC

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

1850

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Alterations & Addition

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A.2.4

1850

13. South Water Assoc. 02-0629 | 5 South Water Street | Second/third floor addition | 42.3.1-270-75 | Emeritus

Voting	Pohl, Coombs, Camp, Welch, Dutra
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (8:11)	**MacEachern** – Reviewed changes made per previous concerns; working on a 3D model. **Coombs** – This is the old Hardees building. Doesn't see the necessity for this large a building next to small buildings at nearly 34'tall; it needs to be kept simple and single story. It would be lovely somewhere else. **Welch** – This is an improvement over what exists, but it overwhelms the site. There is room to simplify the massing so that it reads as two structures, which is more what it was when it was Hardees and the Firestone shop. The Easy Street side mutated into a country-store front. There's a lot of square-footage of decks for downtown. On the South Water Street side, no skirt on the roof walk. He'd like to see the 3D model of structure at the next hearing. **Camp** – South Water Street side is too busy and overly fenestrated. What she likes about the existing is the mass of shingles with no fenestration; it's so simple. Some of it is successful; it should be toned down. **Dutra** – Going in the right direction; agrees about simplifying it. Take out some height especially on the west elevation where the big mass is overpowering. Would be okay with the little middle balcony but not along the Pacific Building side. He'd like to see this design compared to the buildings around it. **Pohl** – Agrees with what's been said. West elevation could have flat cornerboards instead of pilasters. The south elevation reflects a lot of elements of the Killen Real Estate Building, which is too much; he'd like to see this side greatly simplified. It's really attractive with the low wrap-around porch.
Motion	**Motion to Hold for revisions. (Camp)**
Vote	Carried 5-0 Certificate #

14. Wilner, Sheila Tr. 01-0548 | 10 Beach Street | Move off- demo dwelling | 73.2.4-10 | Emeritus

Voting	Pohl, Camp, Oliver, Welch, Dutra
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (8:23)	**Pohl** – This is a case where we should look at this and the new dwelling at the same time. **MacEachern** – He talked to neighbors and they don't have a high opinion of this. He'll talk to the Land Bank. **Oliver** – She'd love to see this reused in the area; this is listed as contributing. **Camp** – She's not a fan of demolishing this; but what takes this place should be in the same vein. **Dutra** – No concerns with a demolition; it looks like a camper.
Motion	**Motion to Hold to track with the new dwelling. (Welch)**
Vote	Carried 5-0 Certificate #

15. Wilner, Sheila Tr. 01-0547 | 10 Beach Street | New dwelling | 73.2.4-10 | Emeritus

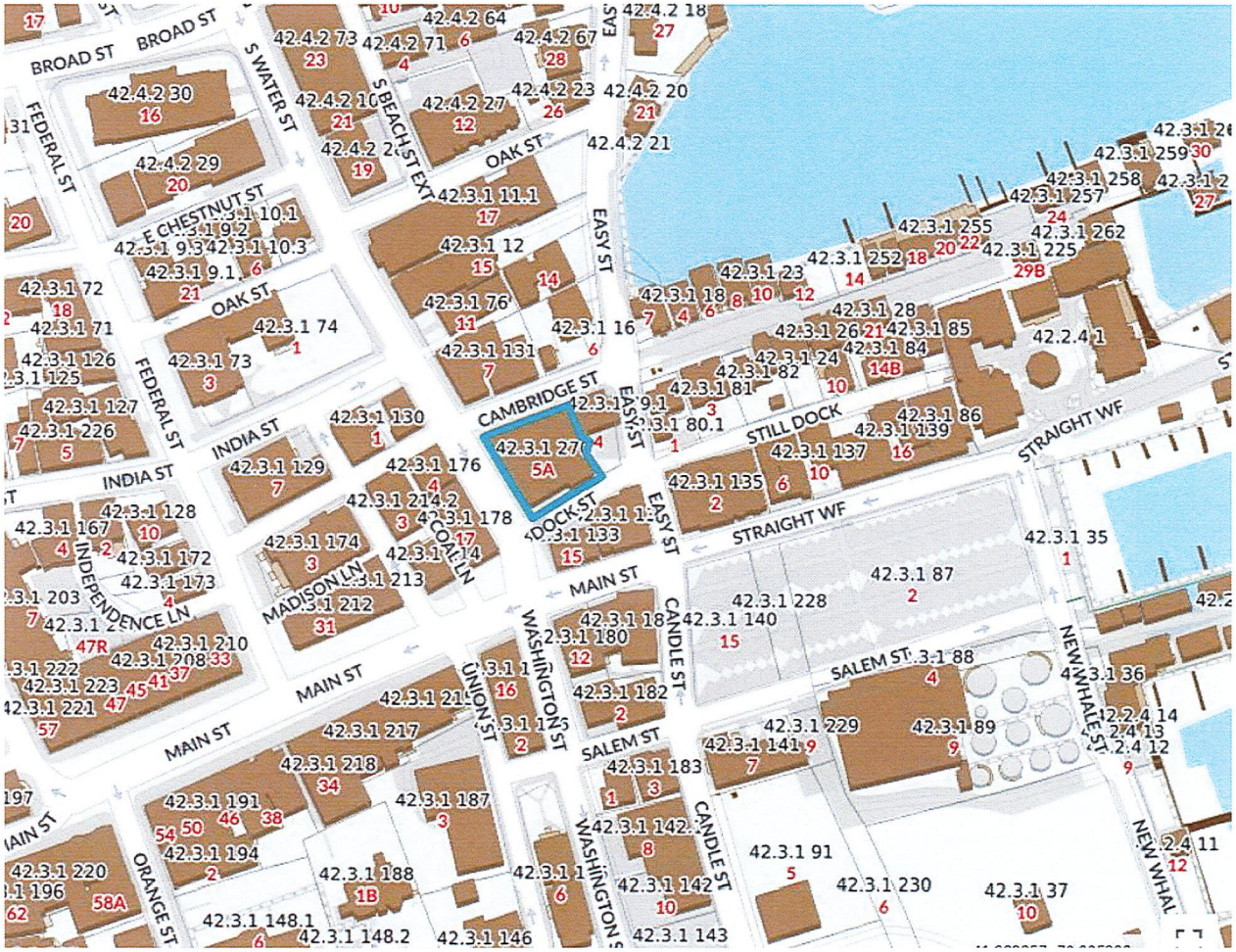
Voting	Pohl, Camp, Oliver, Welch, Dutra
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (8:23)	**MacEachern** – Reviewed changes made per previous concerns. **Oliver** – Appreciates many changes but she's concerned with the height; the newer building in front is odd for Codfish Park and shouldn't be complimented. This is almost 2 full stories; the 2nd-floor knee walls should come down and the decks shingled to simplify it. She hates to see Codfish Park being gentrified one building at a time. This goes almost from setback to setback. The house is adorable but wonders how it would feel on that site. **Camp** – East elevation has too many front doors. This is too "frou-frou" for Codfish Park. No windows on west elevation line up. **Dutra** – Likes the north and south elevations though two windows on the north would be good; bigger windows would make this look smaller. Suggested a single set of French doors on the balcony. **Welch** – This is inappropriate design: too large; 1 ¾ story; house on the corner is an appropriate model. Part of the charm of the area is the different designs and styles: most are simple some are quirky; it would be better to go that way versus a mini trophy house. Suggested ways to bring the scale down. This is not Codfish Park to him. There's a little well on this.
Motion	**Motion to Hold for revisions. (Welch)**
Vote	Carried 5-0 Certificate #

PROPOSED

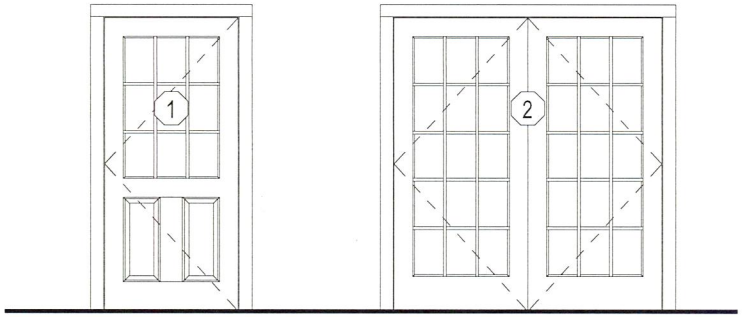
Mixed Use Structure Alterations

5 South Water Street Nantucket, MA 02554

02.27.20



Locus Map

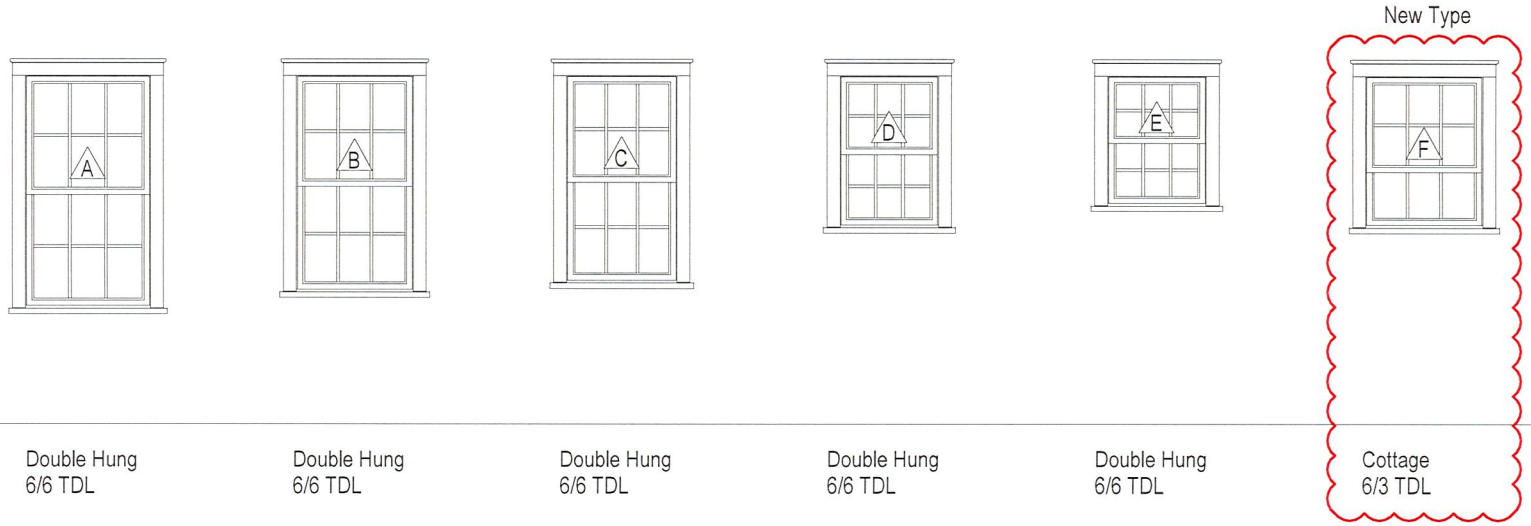


Single Door
1 Panel 9 Lite TDL

Double French Door
(2) 15 Lite TDL

Door Legend

1/4" = 1'-0"



Double Hung
6/6 TDL

Double Hung
6/6 TDL

Double Hung
6/6 TDL

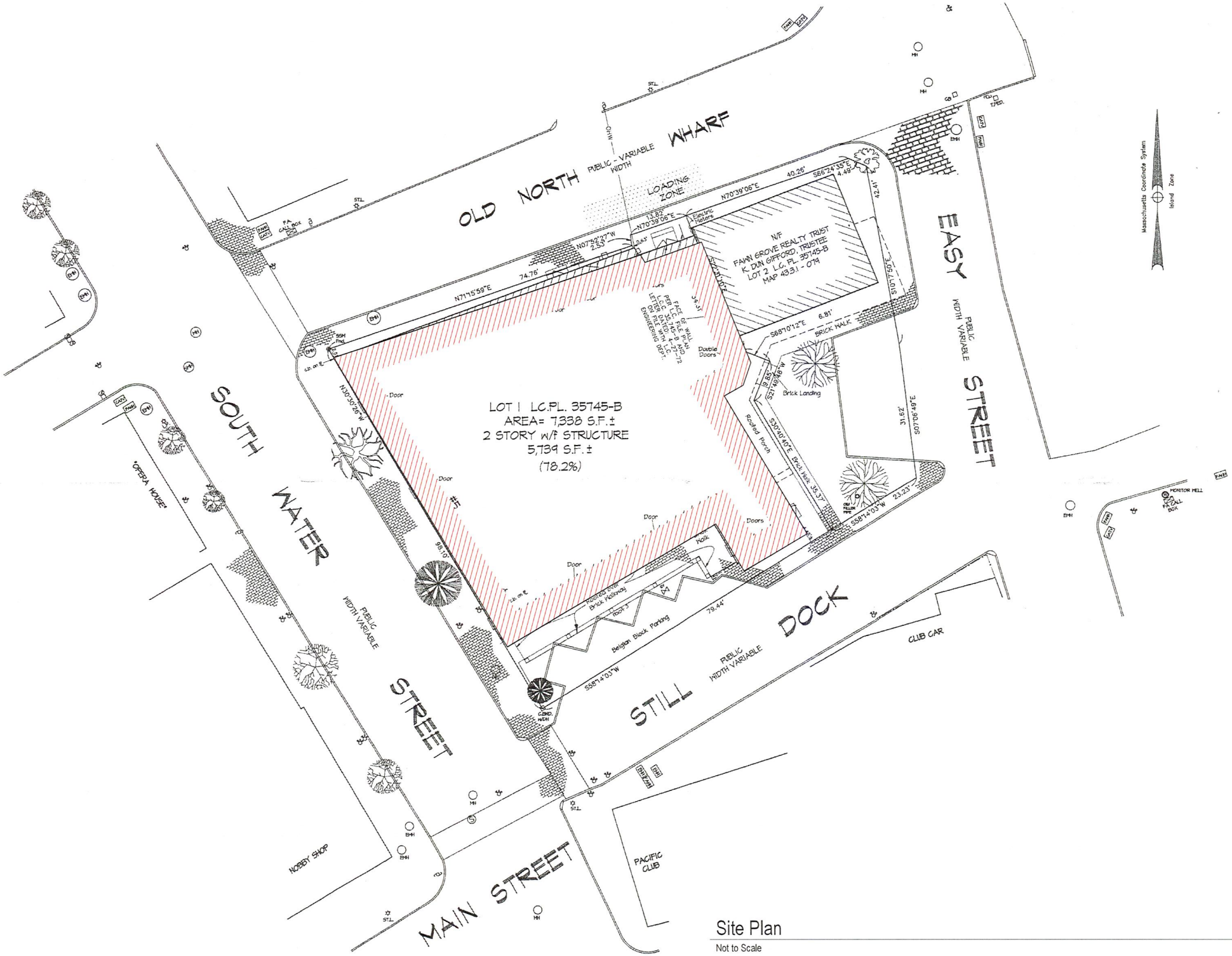
Double Hung
6/6 TDL

Double Hung
6/6 TDL

Cottage
6/3 TDL

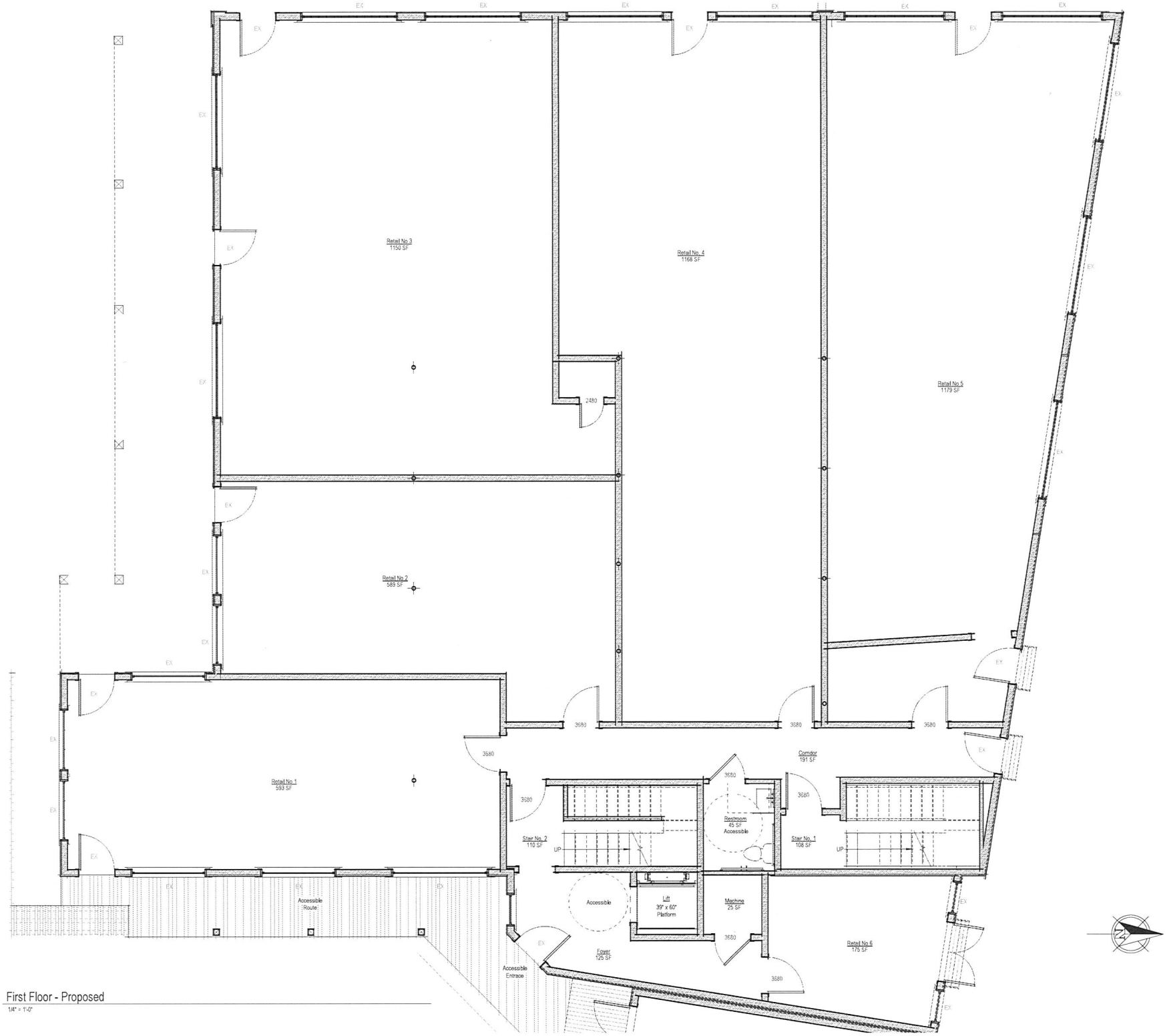
Window Legend

1/4" = 1'-0"



Site Plan

Not to Scale

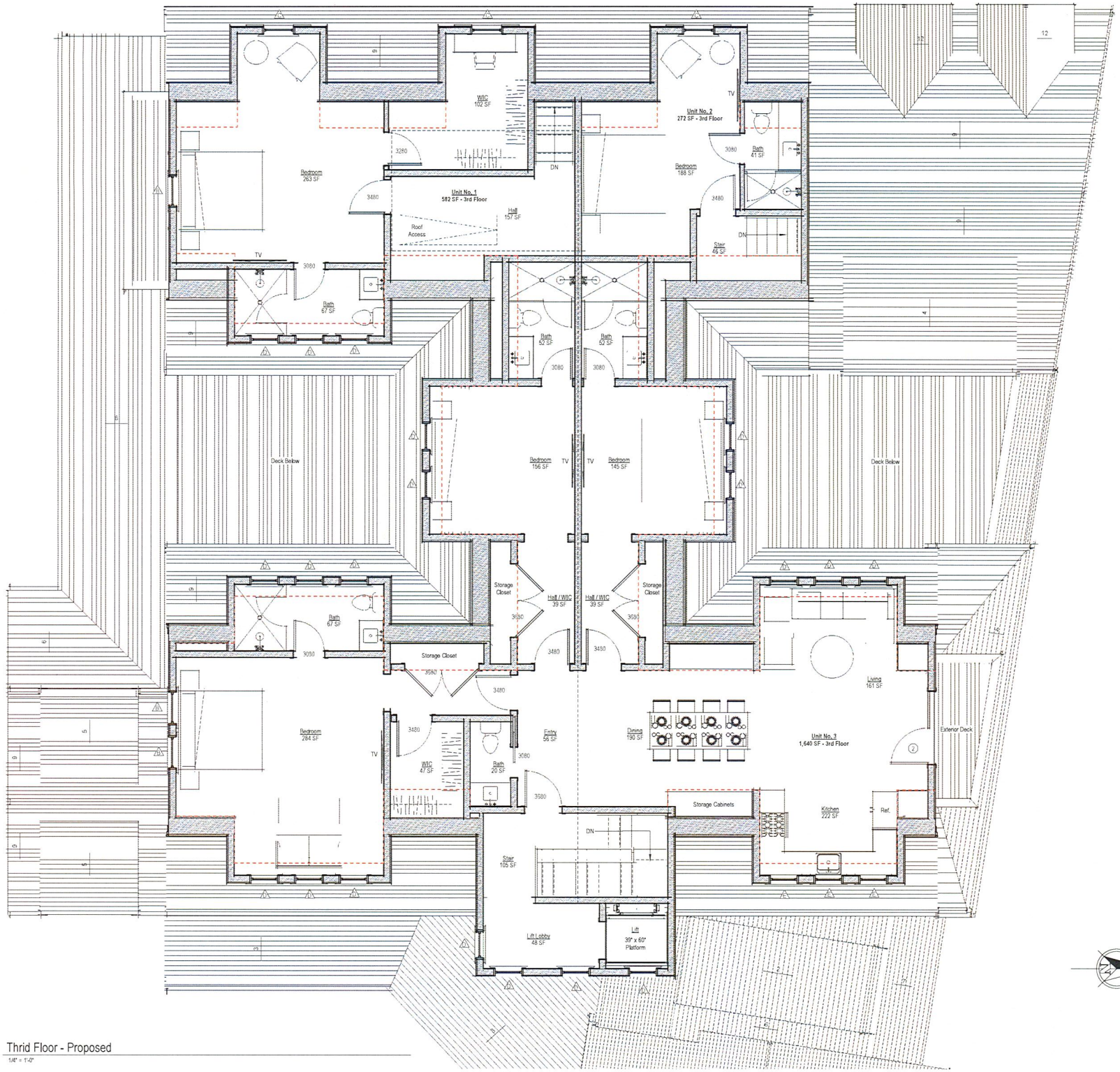


First Floor - Proposed

1/4" = 1'-0"

Second Floor - Proposed

1/4" = 1'-0"

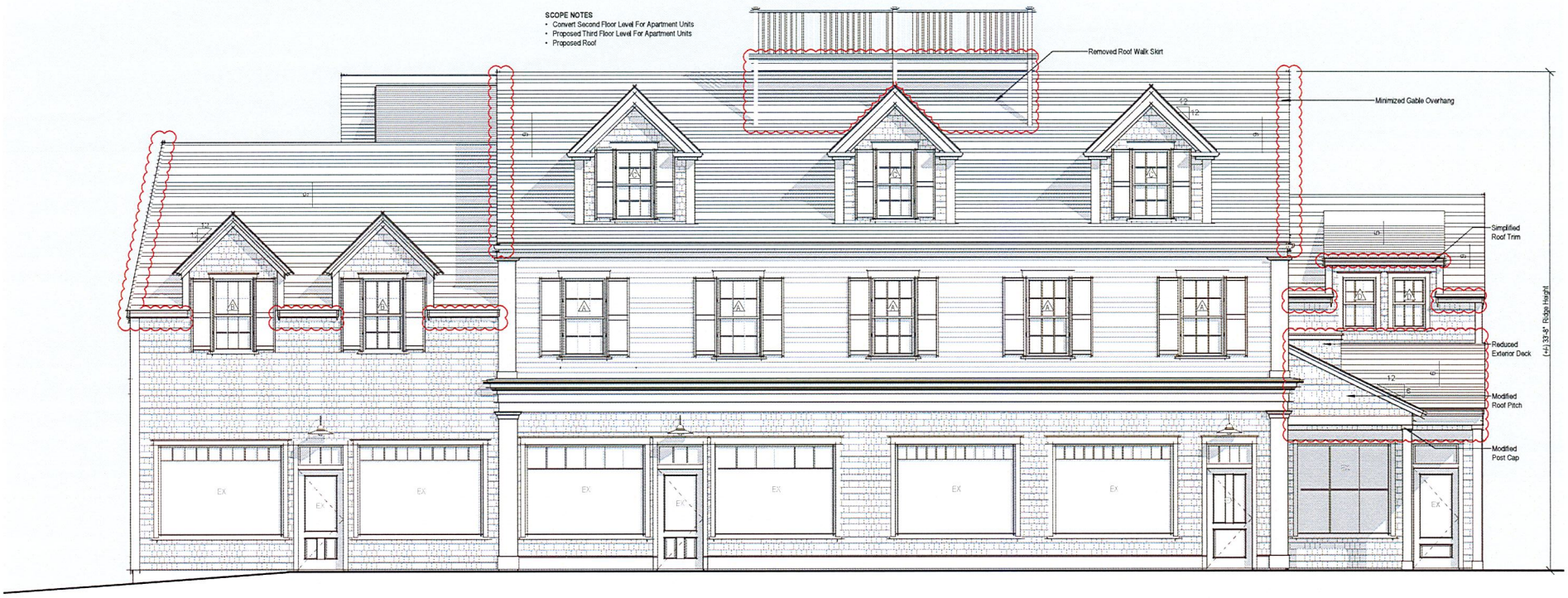


Thrid Floor - Proposed

1/4" = 1'-0"

West Elevation - Previously Submitted HDC

1/8" = 1'-0"

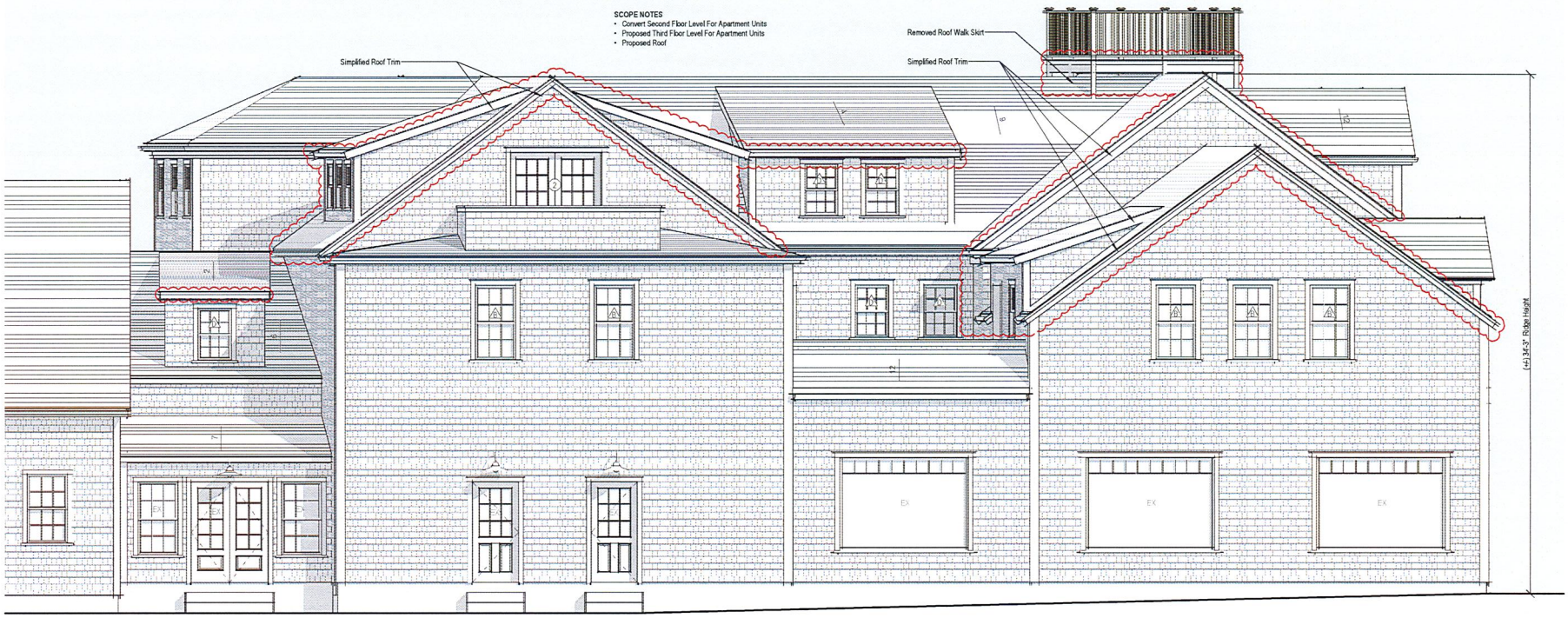


West Elevation - Proposed

1/4" = 1'-0"

North Elevation - Previously Submitted HDC

1/8" = 1'-0"

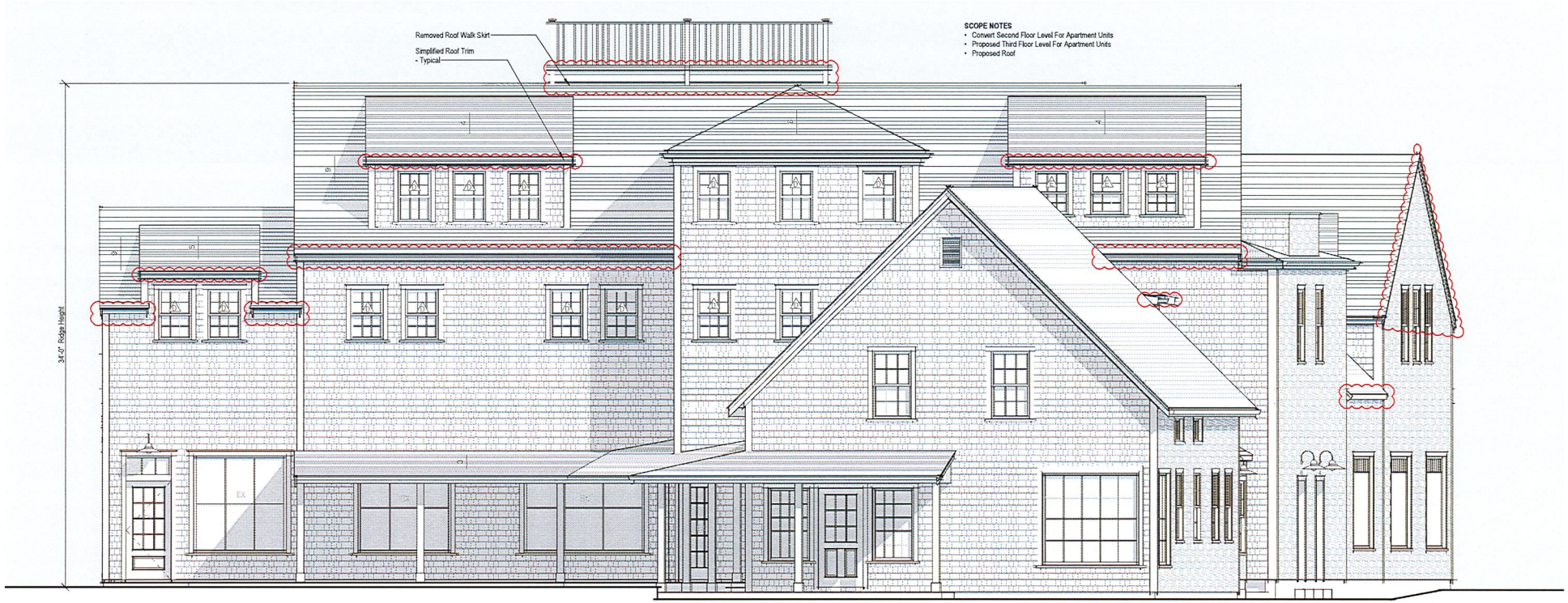


North Elevation - Proposed

1/4" = 1'-0"

East Elevation - Previously Submitted HDC

1/8" = 1'-0"

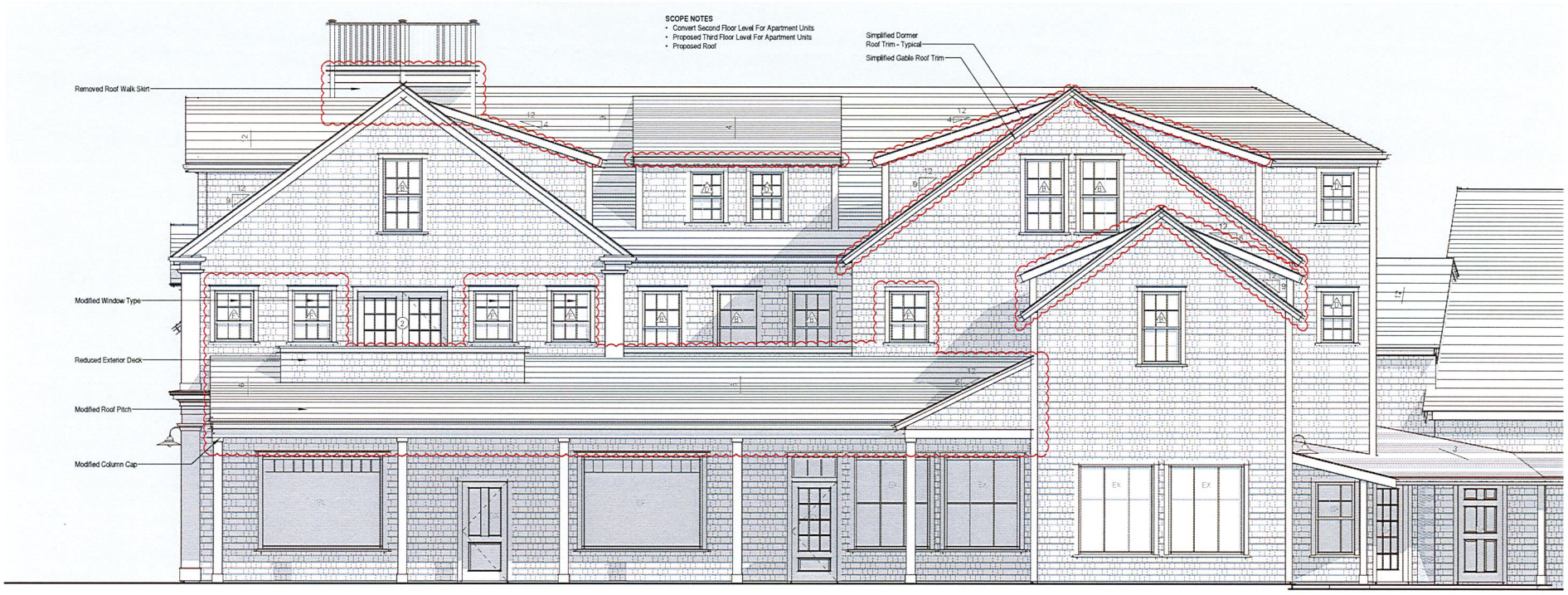


East Elevation - Proposed

1/4" = 1'-0"

South Elevation - Previously Submitted HDC

1/8" = 1'-0"



South Elevation - Proposed

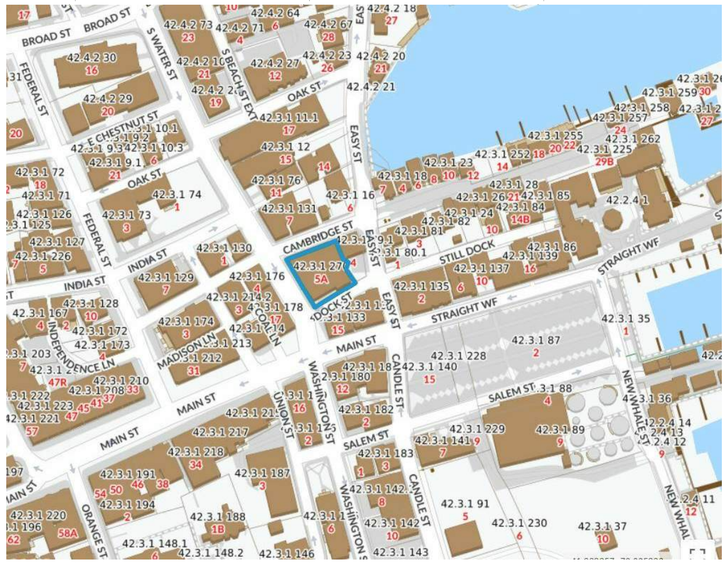
1/4" = 1'-0"

Mixed Use Structure Alterations & Addition

5 South Water Street Nantucket, MA 02554

02.14.20

HDC Submission



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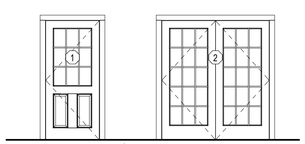

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Door Legend

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Double Hung 6/6 TDL	Double Hung 6/6 TDL	Double Hung 6/6 TDL	Double Hung 6/6 TDL	Double Hung 6/6 TDL

Window Legend

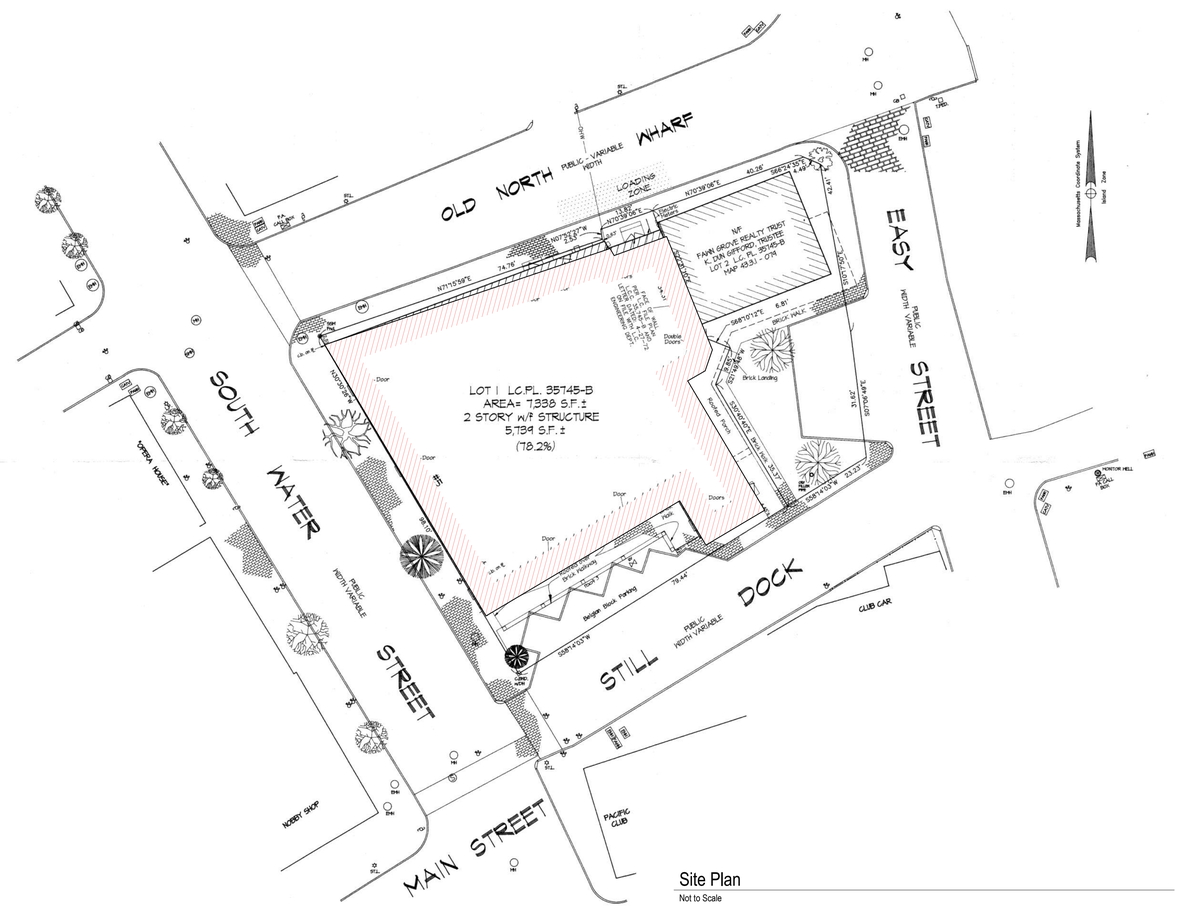
1/4" = 1'-0"

South Elevation

West Elevation

North Elevation

East Elevation



Site Plan

Not to Scale

1850

Mixed Use Structure Alterations & Addition

5 South Water Street
Nantucket, MA 02554

emeritus

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Cover Sheet

Site Information

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Current Zoning:	CDT
Minimum Frontage:	35 FT
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A.2.5	Exterior Elevations

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G.1.1

1850

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 270-275

Street & Number of Proposed Work: 55 Water Sre

Owner of record: So. Water Associates Realty Trust

Mailing Address: 180 Wells Ave Suite 100
Newton, MA, 02459

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Eugeitus

Mailing Address: 8 Williams Ln.
Nantucket, MA, 02554

Contact Phone #: 508 325 4995 E-mail: Matt@Eugeitus-development.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 Alteration to Existing Two Story Structure - Existing Footprint NO CHANGE

Size of Structure or Addition: Length: ±48.5' Sq. Footage 1st floor: ETL Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: ±16.5' Sq. footage 2nd floor: 223 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 2,591

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 ±35'5" South ±35'5" East ±35'5" West ±35'5"

Additional Remarks

Historic Name:

Original Date: 1930

Original Builder:

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

REVISIONS* (describe)
1. East Elevation Addition Third Floor
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) RED ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 6 /12 Dormer _____/12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) PAINTED MATERIAL

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other TO MATCH EXISTING
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other TO MATCH EXISTING
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 8" Corner boards 4 1/2" Frieze 4"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square 3 1/2"

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL / MATCH EXISTING Clapboard (if applicable) N/A Roof RED CEDAR / NATURAL
Trim Quaker Gray / MATCH EXISTING Sash Quaker Gray / MATCH EXIST Doors Cottage Red / MATCH EXISTING
Deck NATURAL Foundation NATURAL Fence _____ Shutters BLACK

* 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 02/05/20 Signature of owner of record _____ Signed under penalties of perjury

02.14.20

HDC Submission

First Floor - Proposed

1/4" = 1'-0"

1850

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First Floor Plan

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A.2.5	Exterior Elevations

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A.1.1

1850

02.14.20

HDC Submission

Second Floor - Proposed

1/4" = 1'-0"

1850

Mixed Use Structure
Alterations & Addition

5 South Water Street
Nantucket, MA 02554

emeritus

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

Second Floor Plan

Site Information

Map & Parcel:	42.3.1 / 270
Current Zoning:	CDT
Minimum Frontage:	35 FT
Front Setback:	None
Side/Rear Setback:	0 FT / 5 FT
Lot Size:	6,060 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,818 SF
Existing G.C.:	0 SF
Proposed G.C.:	1,802 SF
Total Proposed G.C.:	1,802 SF

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Revisions

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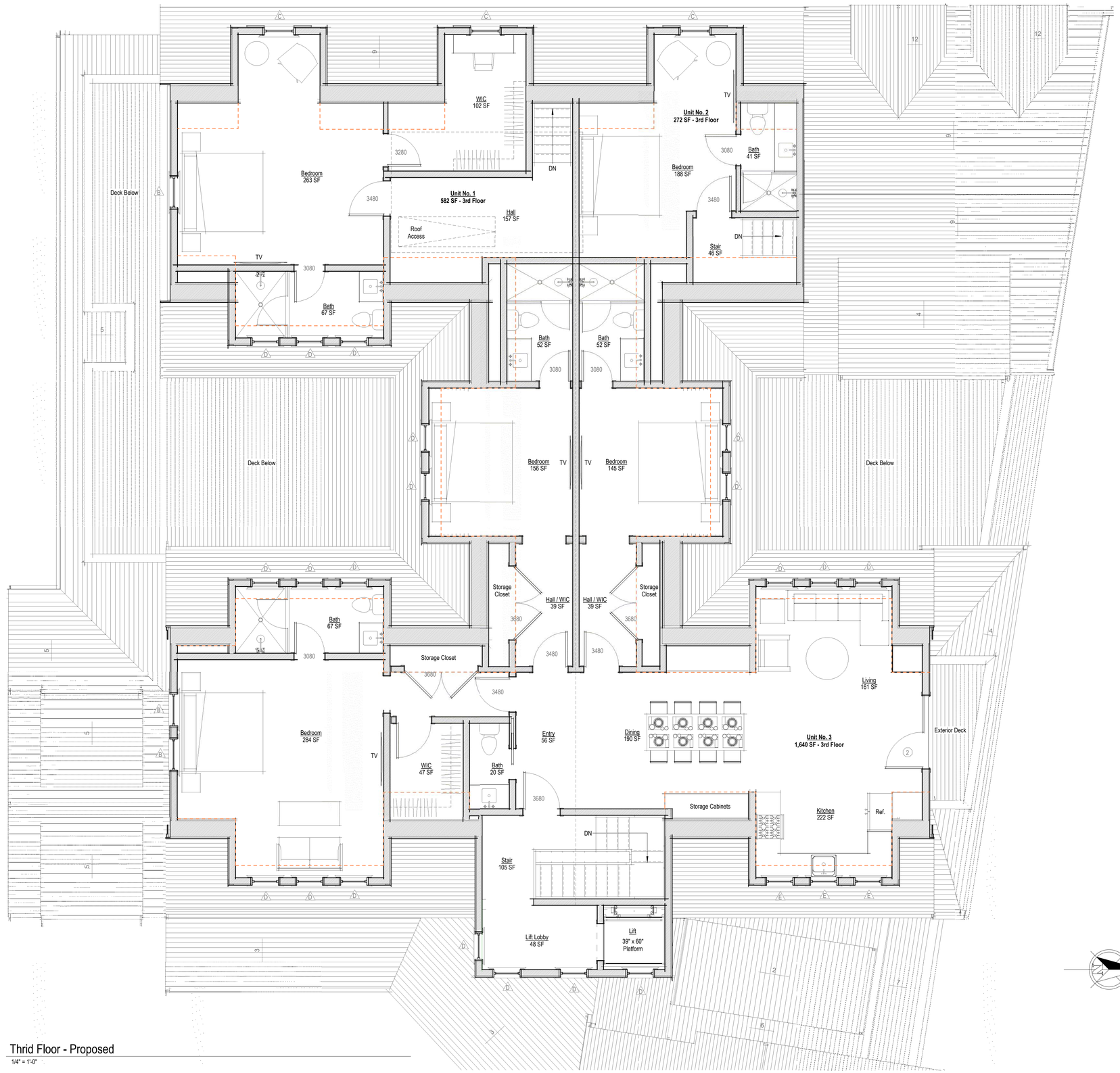
A.1.2

1850

02.14.20

HDC Submission



Thrid Floor - Proposed

1/4" = 1'-0"

1850

Mixed Use Structure
Alterations & Addition

5 South Water Street
Nantucket, MA 02554

emeritus

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

Third Floor Plan

Site Information

Map & Parcel:	42.3.1 / 270
Current Zoning:	CDT
Minimum Frontage:	35 FT
Front Setback:	None
Side/Rear Setback:	0 FT / 5 FT
Lot Size:	6,060 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,818 SF
Existing G.C.:	0 SF
Proposed G.C.:	1,802 SF
Total Proposed G.C.:	1,802 SF

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A.2.3 Exterior Elevations
A.2.4 Exterior Elevations
A.2.5 Exterior Elevations

Revisions

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A.1.3

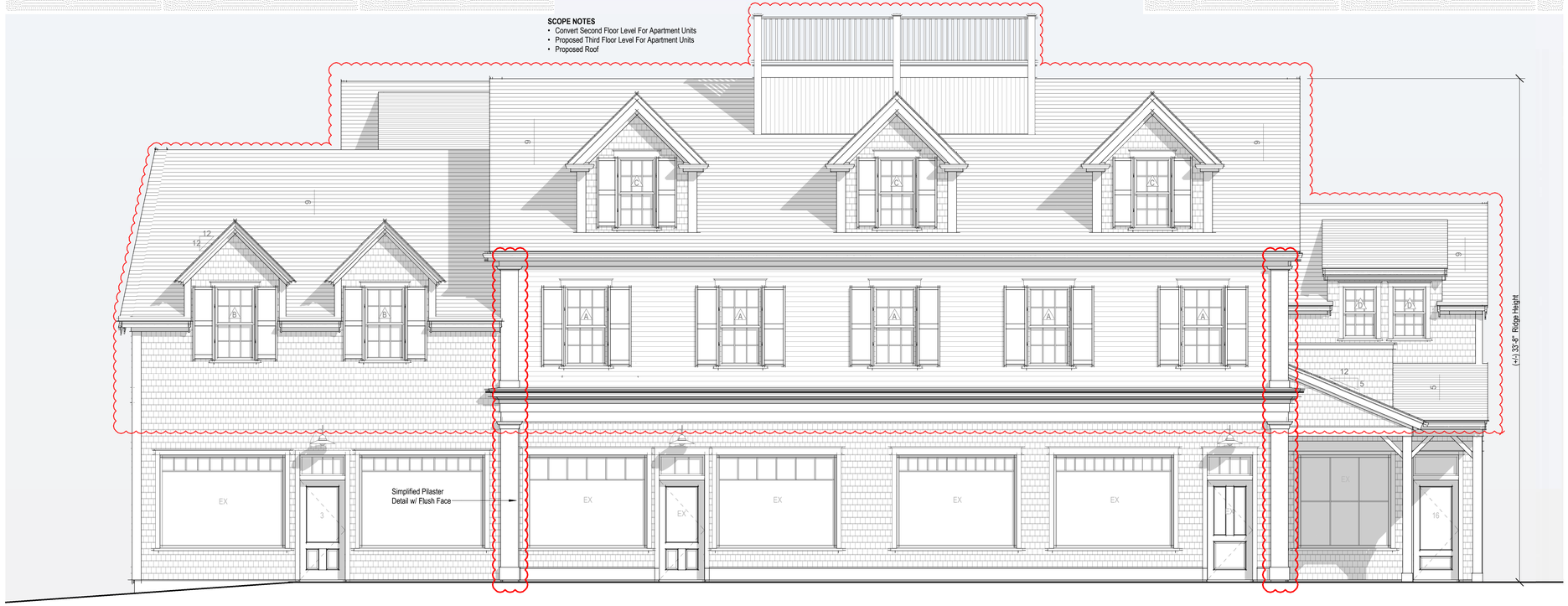
1850

02.14.20

HDC Submission

West Elevation - Existing

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"

1850

Mixed Use Structure Alterations & Addition

5 South Water Street
Nantucket, MA 02554

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

Exterior Elevations

Site Information

Map & Parcel:	42.3.1 / 270
Current Zoning:	CDT
Minimum Frontage:	35 FT
Front Setback:	None
Side/Rear Setback:	0 FT / 5 FT
Lot Size:	6,060 SF
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A.2.5 Exterior Elevations

Revisions

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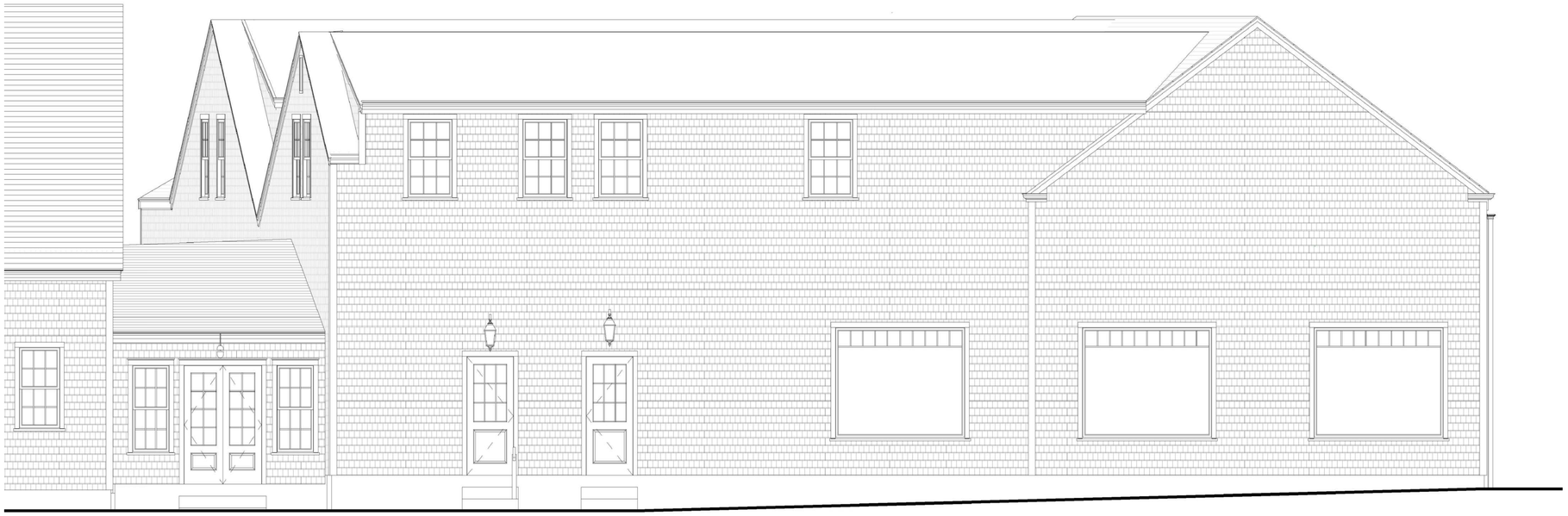
A.2.1

1850

02.14.20

HDC Submission

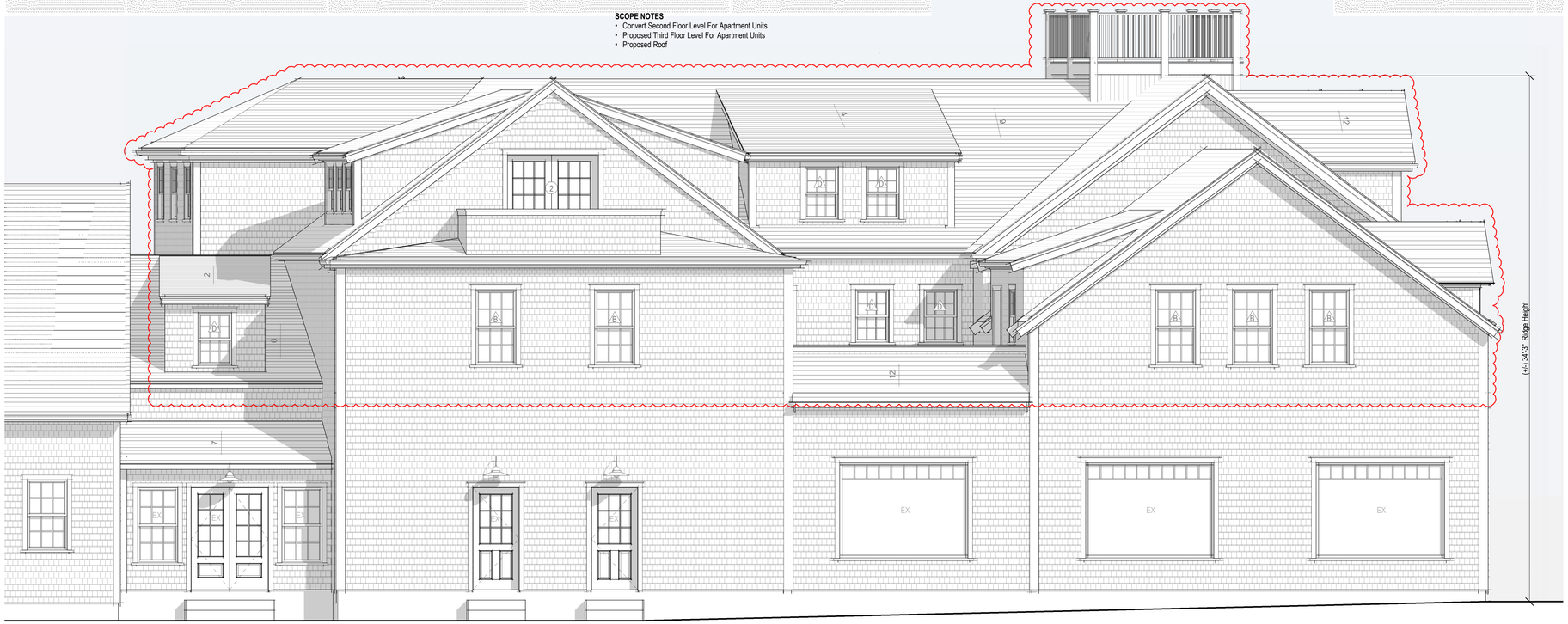


North Elevation - Existing

1/4" = 1'-0"

SCOPE NOTES

- Convert Second Floor Level For Apartment Units
- Proposed Third Floor Level For Apartment Units
- Proposed Roof



No Visible Changes From Previously Submitted Elevation

North Elevation - Proposed

1/4" = 1'-0"

1850

Mixed Use Structure
Alterations & Addition

5 South Water Street
Nantucket, MA 02554

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Exterior Elevations

Site Information

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Revisions

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A.2.2

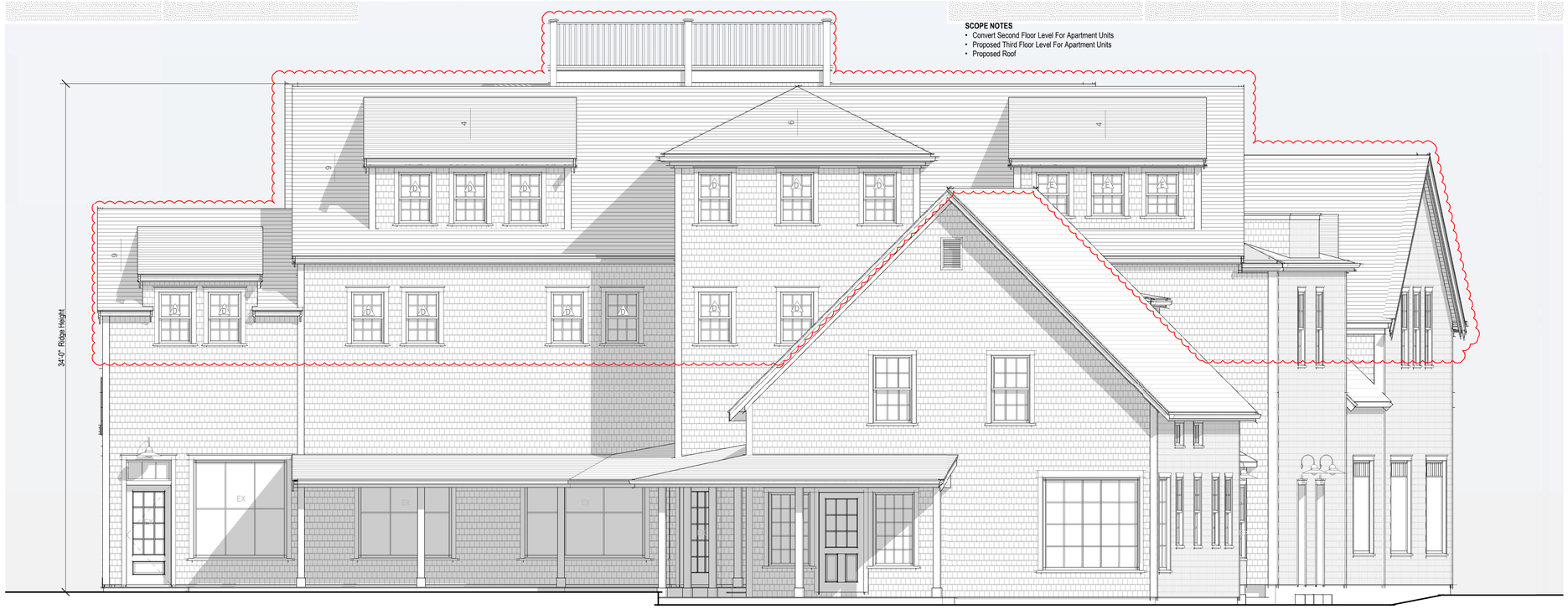
1850

02.14.20

HDC Submission

East Elevation - Existing

1/4" = 1'-0"



SCOPE NOTES

- Convert Second Floor Level For Apartment Units
- Proposed Third Floor Level For Apartment Units
- Proposed Roof

East Elevation - Proposed

1/4" = 1'-0"

No Visible Changes From Previously Submitted Elevation

1850

Mixed Use Structure
Alterations & Addition

5 South Water Street
Nantucket, MA 02554

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8 Williams Lane Nantucket, MA 02554
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Exterior Elevations

Site Information

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A.2.3

1850

02.14.20

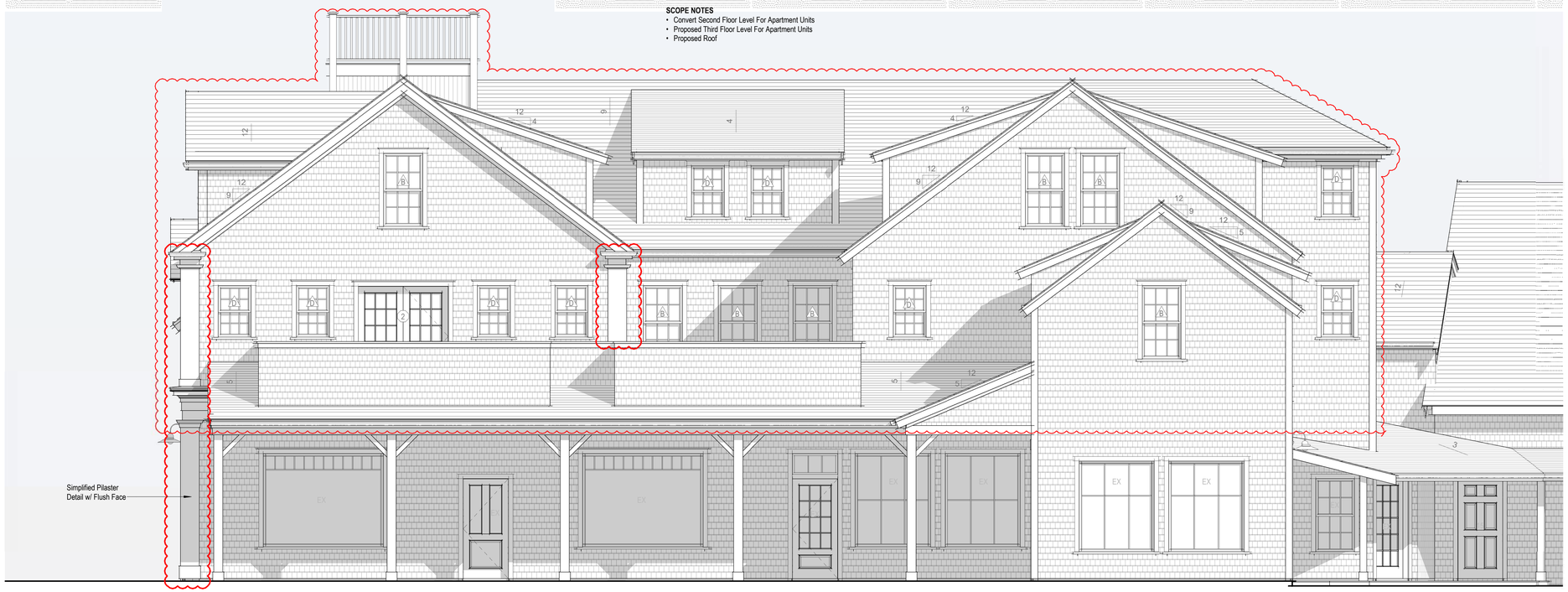
HDC Submission

South Elevation - Existing

1/4" = 1'-0"

SCOPE NOTES

- Convert Second Floor Level For Apartment Units
- Proposed Third Floor Level For Apartment Units
- Proposed Roof



South Elevation - Proposed

1/4" = 1'-0"

1850

Mixed Use Structure
Alterations & Addition

5 South Water Street
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emeritus

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Exterior Elevations

Site Information

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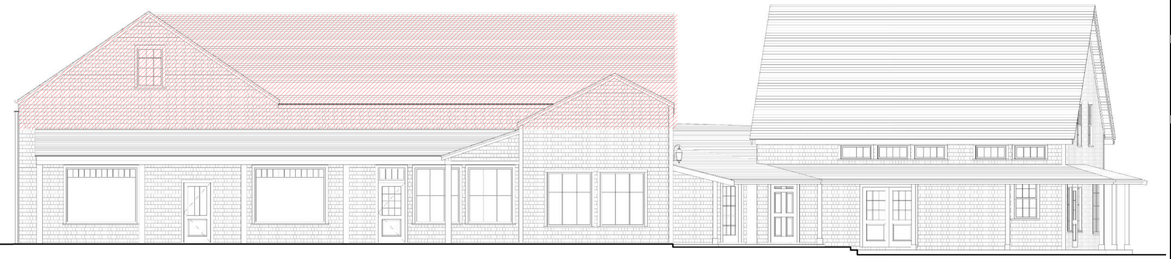
A.2.4

1850

02.14.20

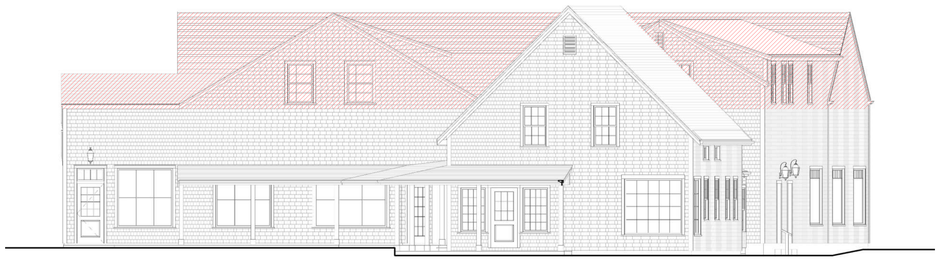
West Elevation - Demolition

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"

North Elevation - Demolition

1/8" = 1'-0"

HDC Submission

1850

Mixed Use Structure
Alterations & Addition

5 South Water Street
Nantucket, MA 02554

emeritus

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

Exterior Elevations

Site Information

Map & Parcel:	42.3.1 / 270
Current Zoning:	CDT
Minimum Frontage:	35 FT
Front Setback:	None
Side/Rear Setback:	0 FT / 5 FT
Lot Size:	6,060 SF
Min. Lot Size:	5,000 SF
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Existing G.C.:	0 SF
Proposed G.C.:	1,802 SF
Total Proposed G.C.:	1,802 SF

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A.2.4 Exterior Elevations
A.2.5 Exterior Elevations

Revisions

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A.2.5

1850

HDC Meeting Date: February 11th, 2020.

5 South Water Street

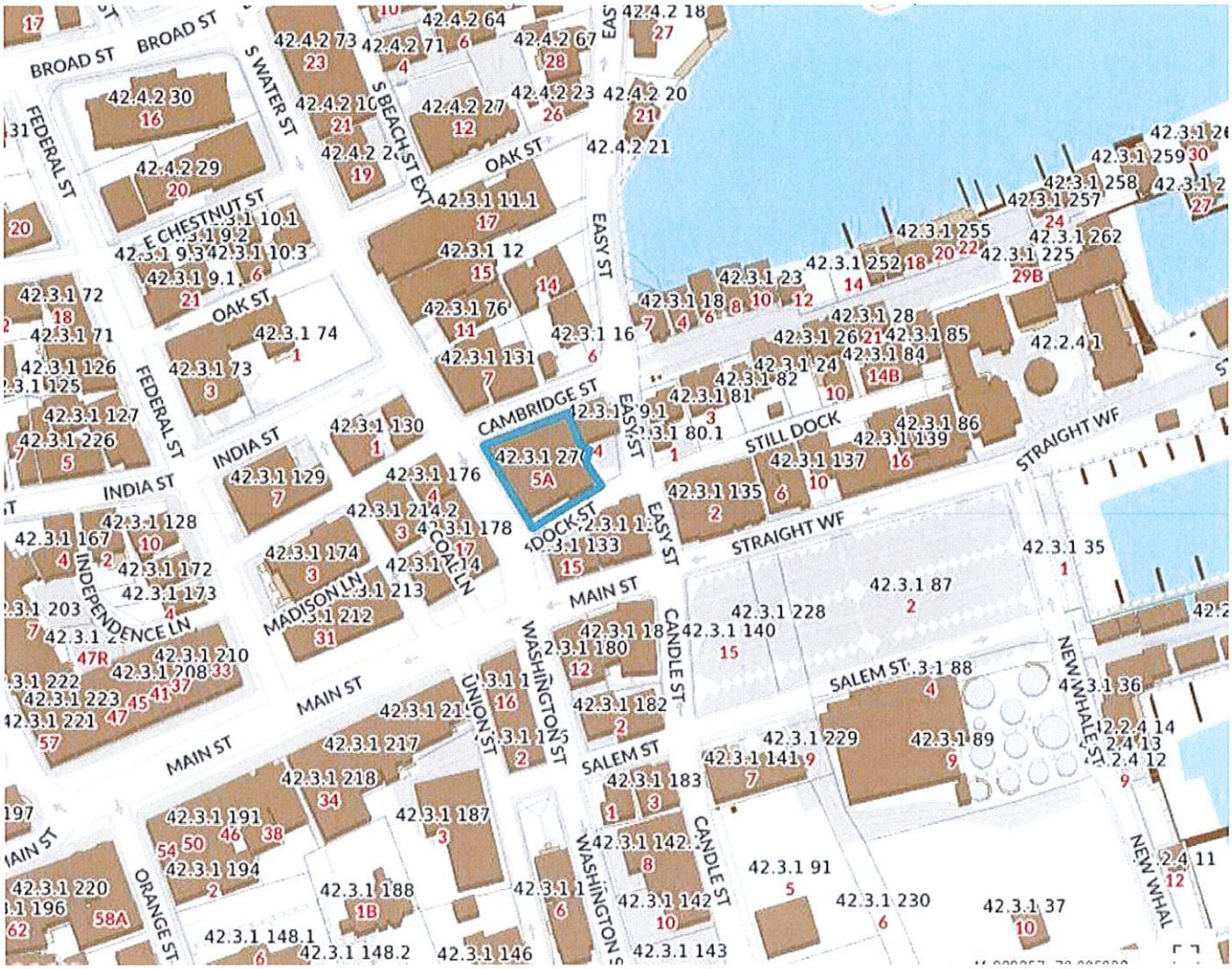
Emeritus

Map 42.3.1; Parcel 270

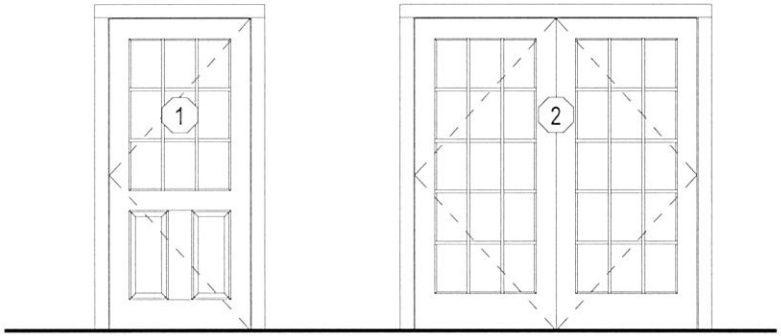
Second Floor Alterations / Third Floor Addition

Mixed Use Structure Alteratio

5 South Water Street Nantucket, MA 02554



Locus Map



Single Door
1 Panel 9 Lite TDL

Double French Door
(2) 15 Lite TDL

Door Legend

1/4" = 1'-0"

Double Hung
6/6 TDL

Double Hung
6/6 TDL

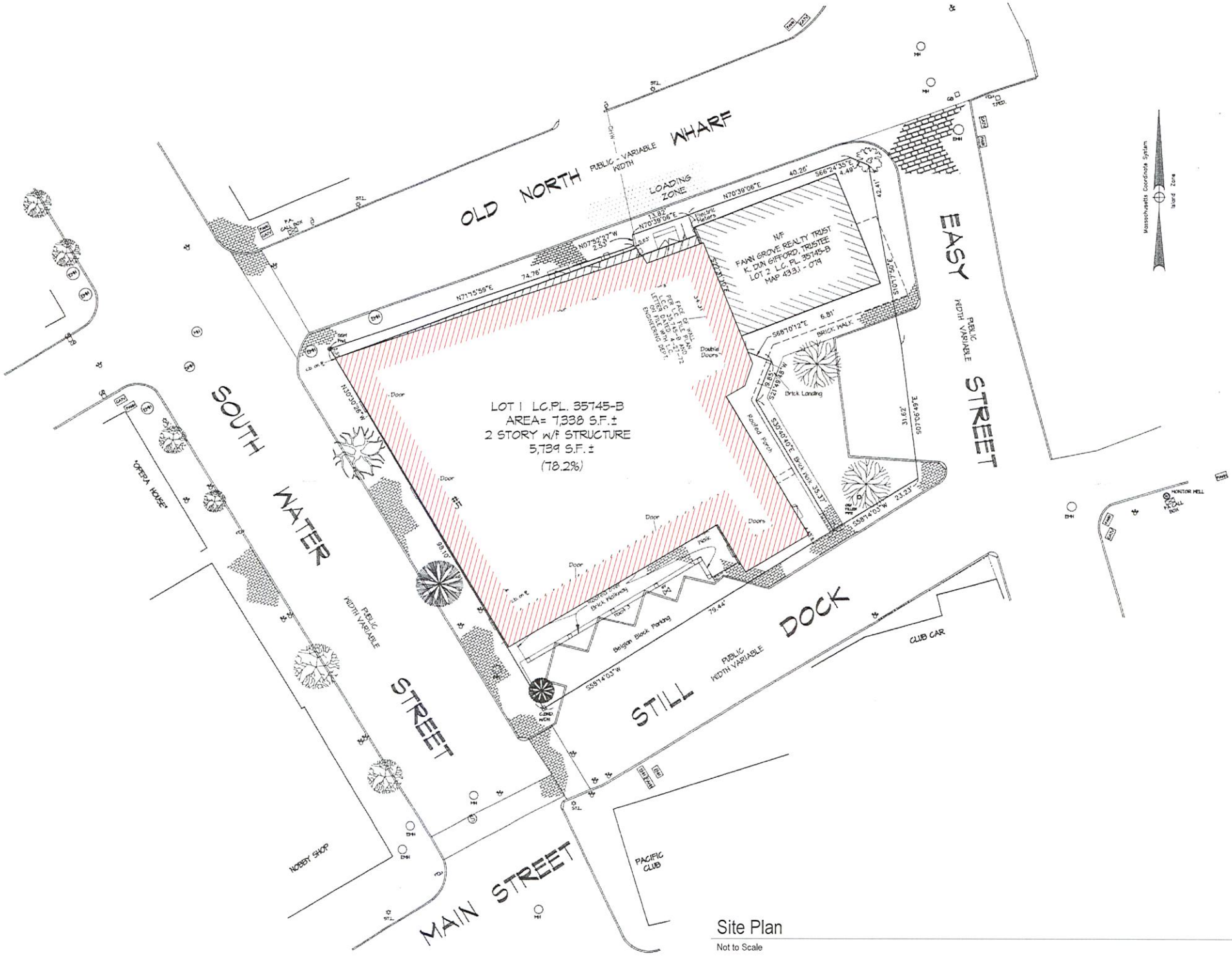
Double Hung
6/6 TDL

Double Hung
6/6 TDL

Double Hung
6/6 TDL

Window Legend

1/4" = 1'-0"

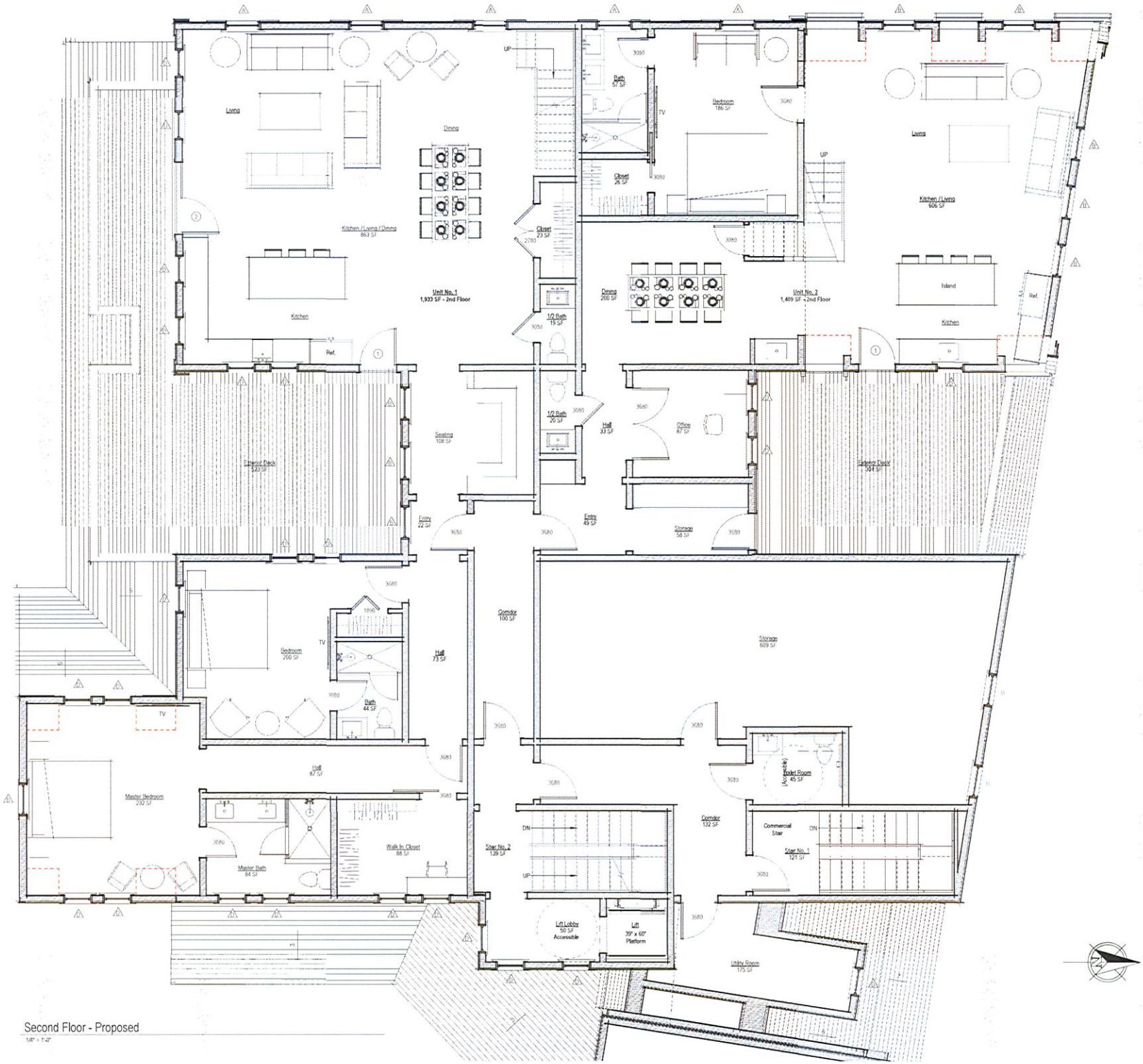


Site Plan

Not to Scale

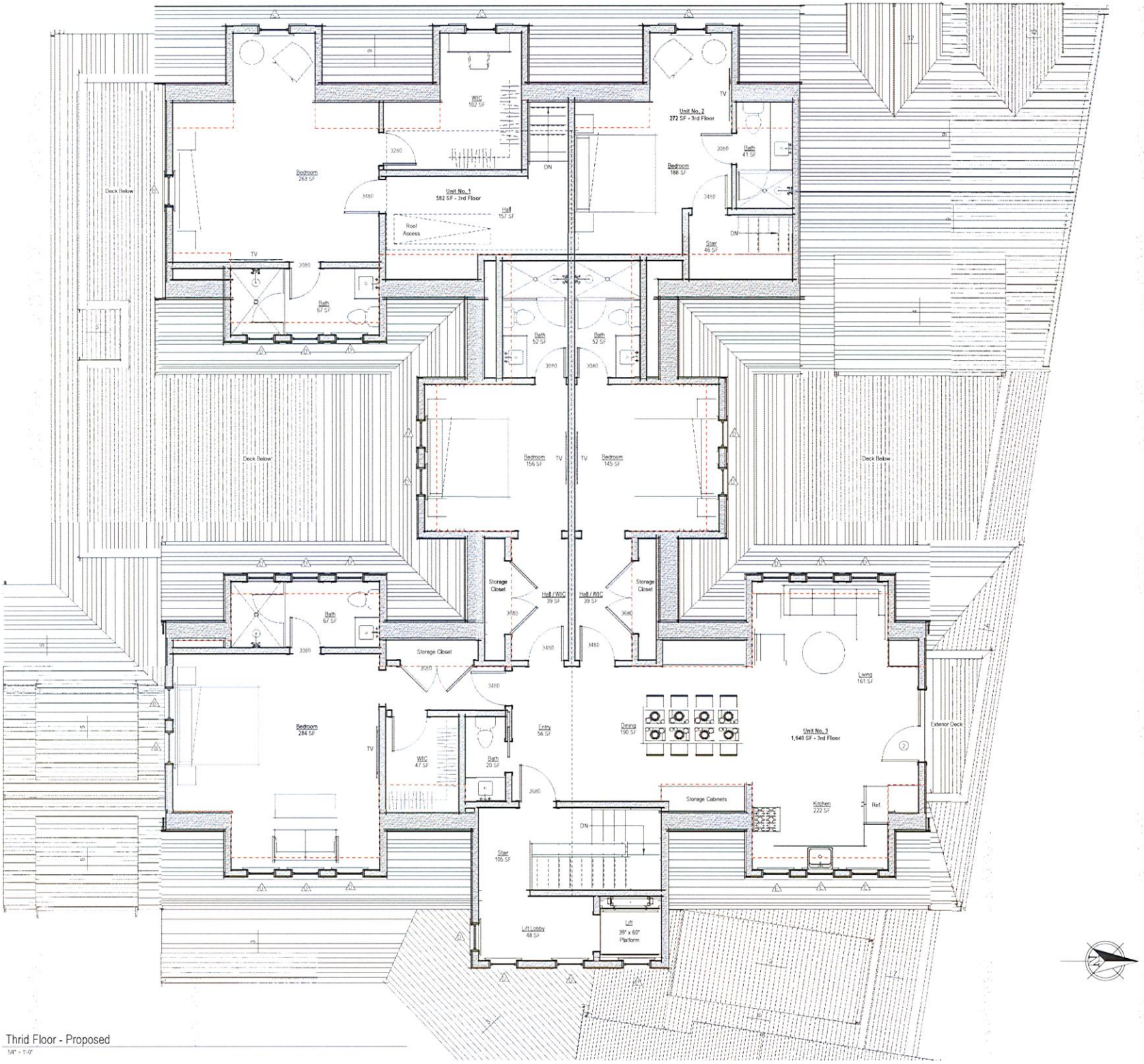
First Floor - Proposed

1/4" = 1'-0"



Second Floor - Proposed

1/4" = 1'-0"

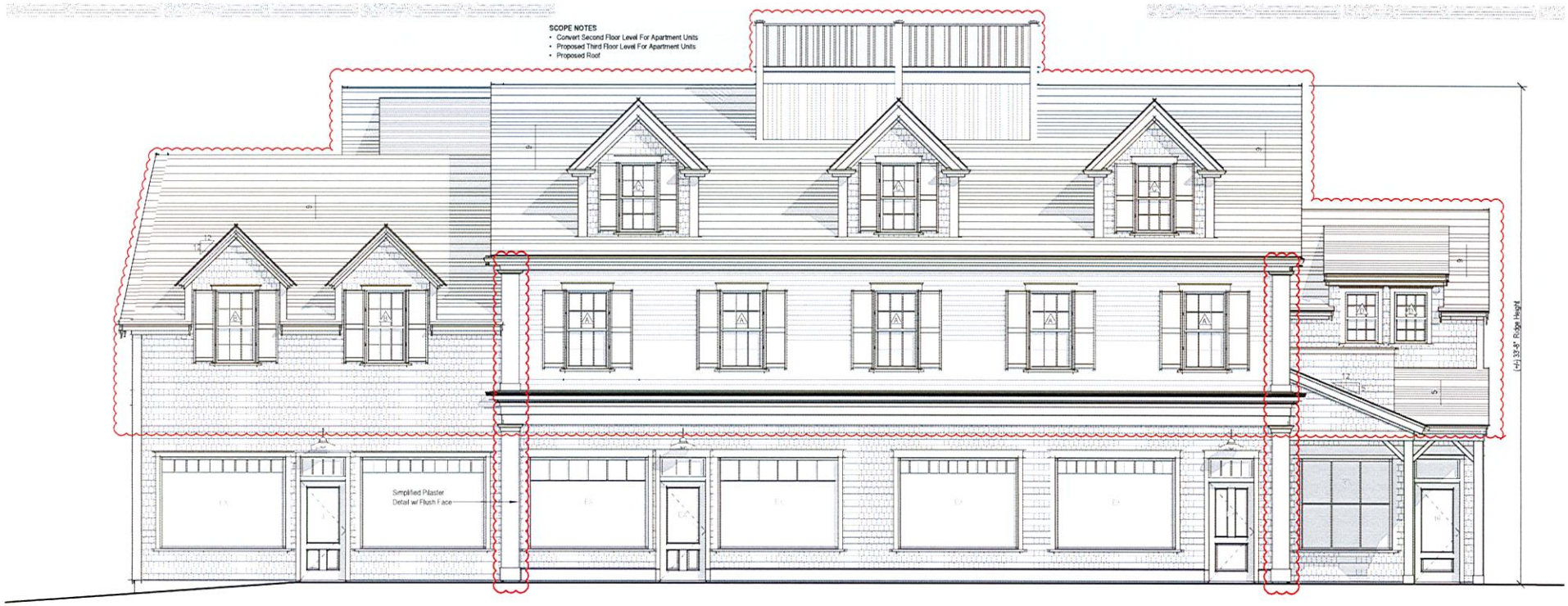


Thrid Floor - Proposed

1/4" = 1'-0"

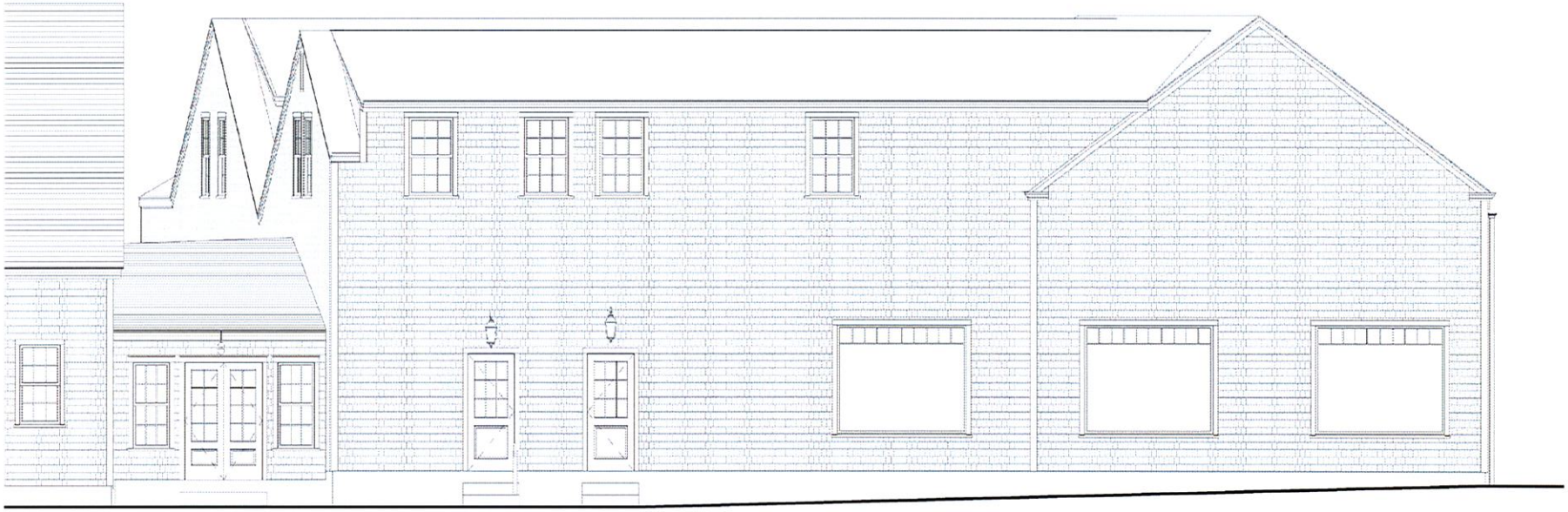
West Elevation - Existing

1/4" = 1'-0"



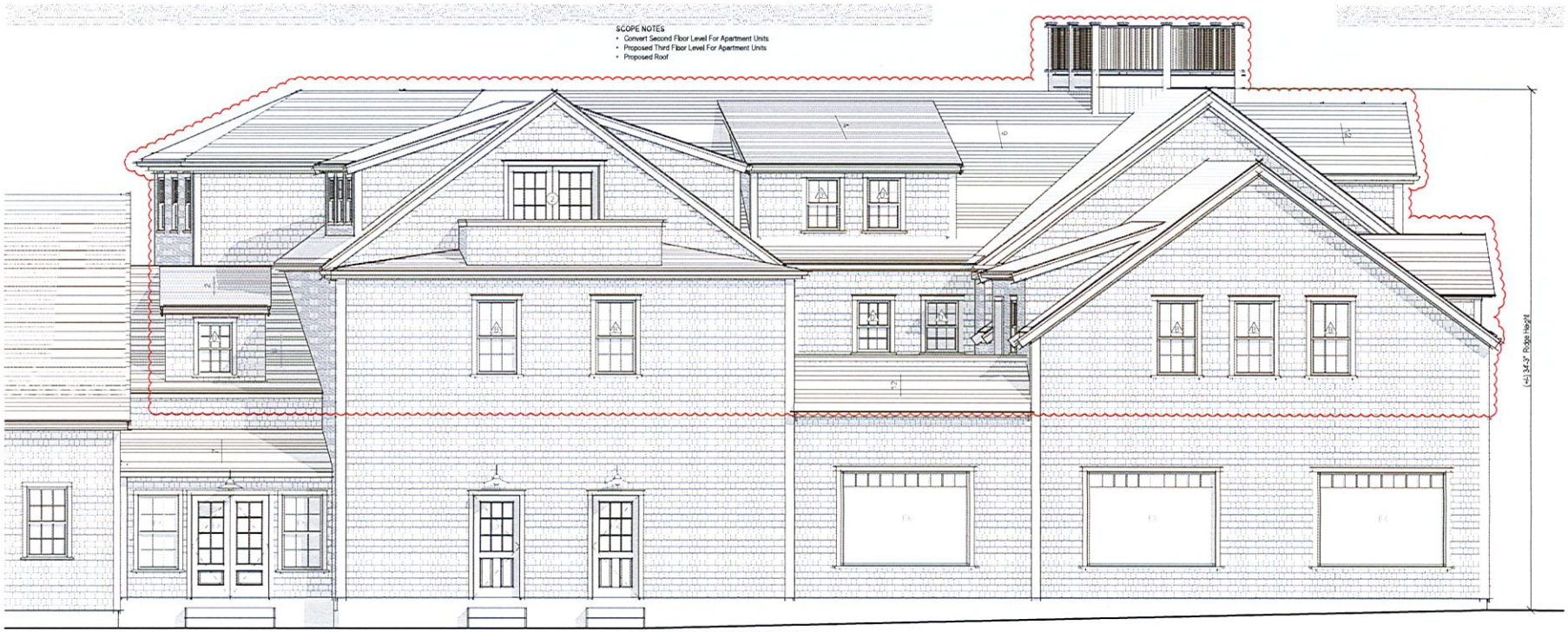
West Elevation - Proposed

1/4" = 1'-0"



North Elevation - Existing

1/4" = 1'-0"



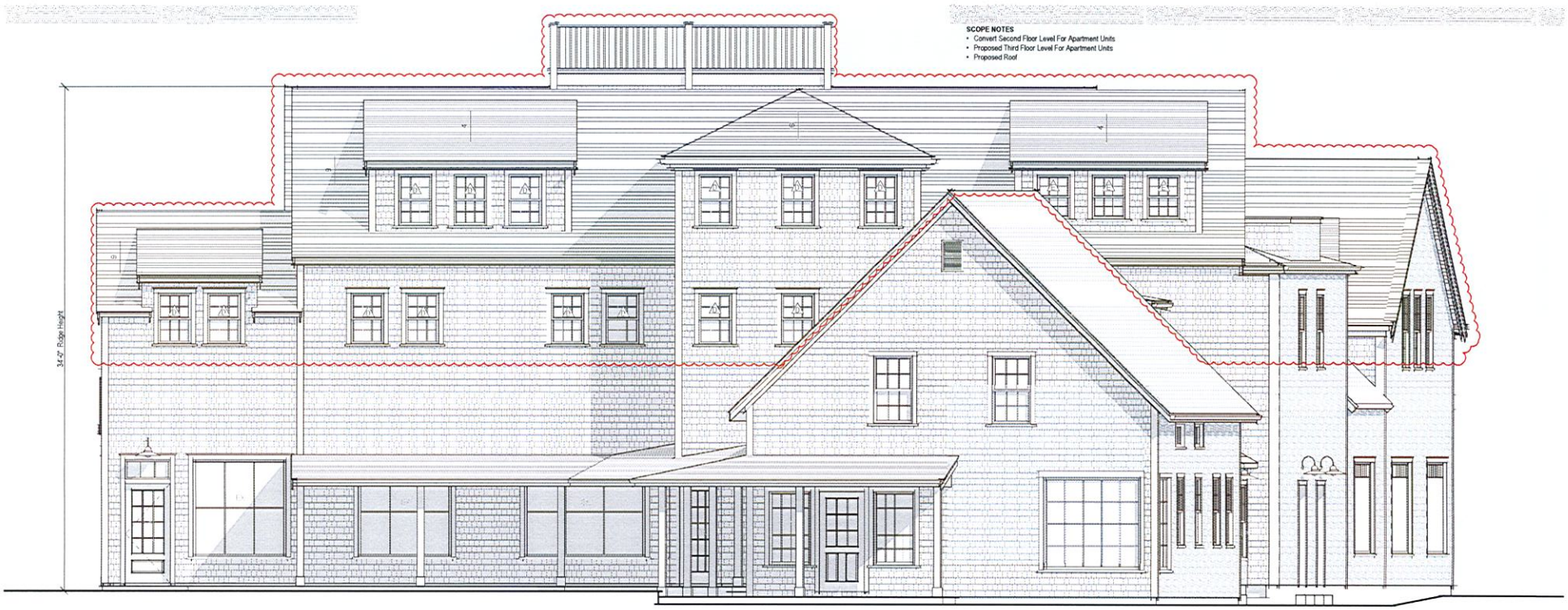
No Visible Changes From Previously Submitted Elevation

North Elevation - Proposed

1/4" = 1'-0"

East Elevation - Existing

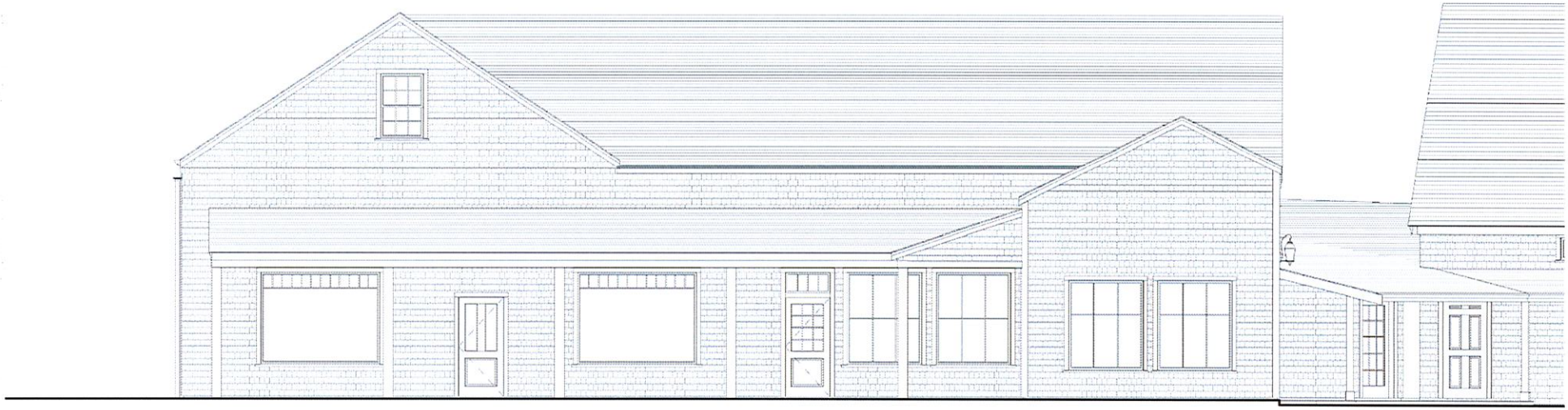
1/4" = 1'-0"



East Elevation - Proposed

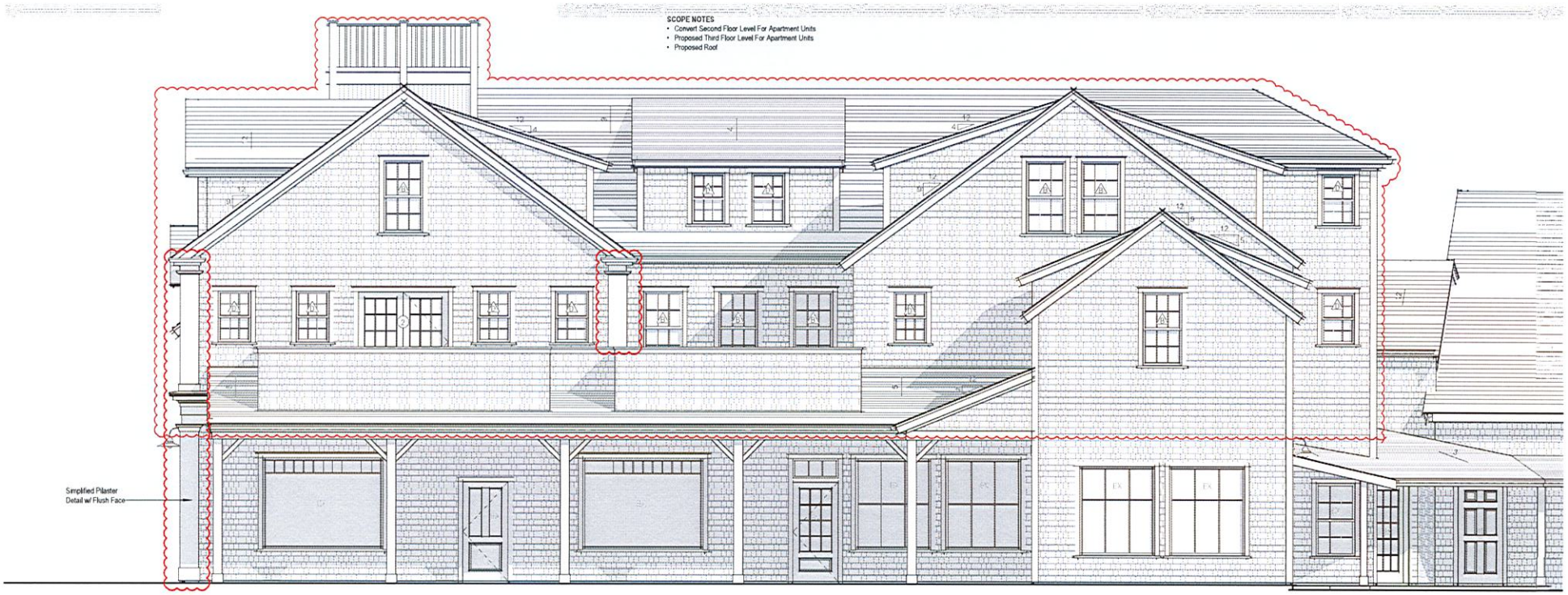
1/4" = 1'-0"

No Visible Changes From Previously Submitted Elevation



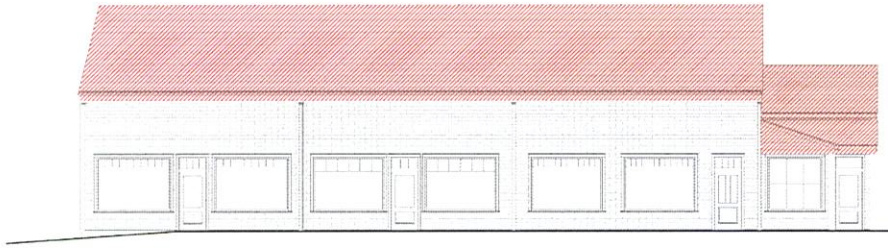
South Elevation - Existing

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



West Elevation - Demolition

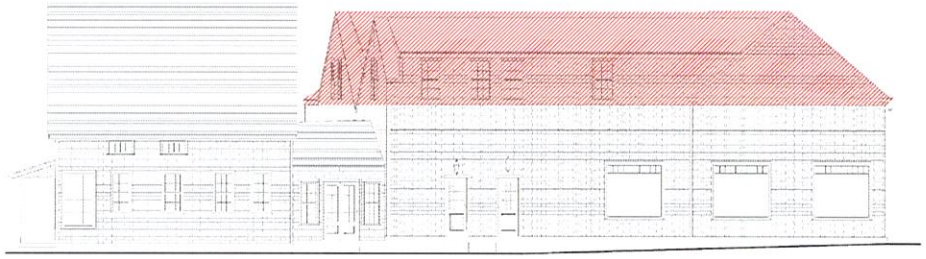
1/8" = 1'-0"

South Elevation - Demolition

1/8" = 1'-0"

East Elevation - Demolition

1/8" = 1'-0"



North Elevation - Demolition

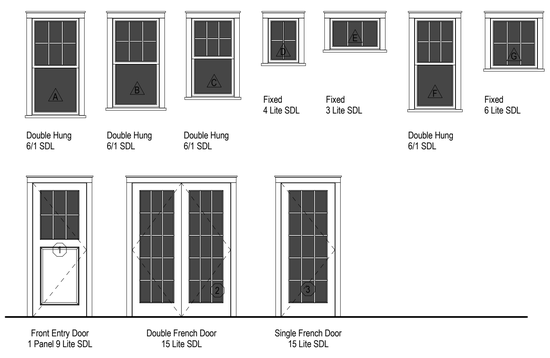
1/8" = 1'-0"

12 Lincoln Ave Nominee Trust

12 Lincoln Avenue
Nantucket, MA 02554

06.29.20

Locus Map
12" = 1'-0"



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

WINDOW SCHEDULE

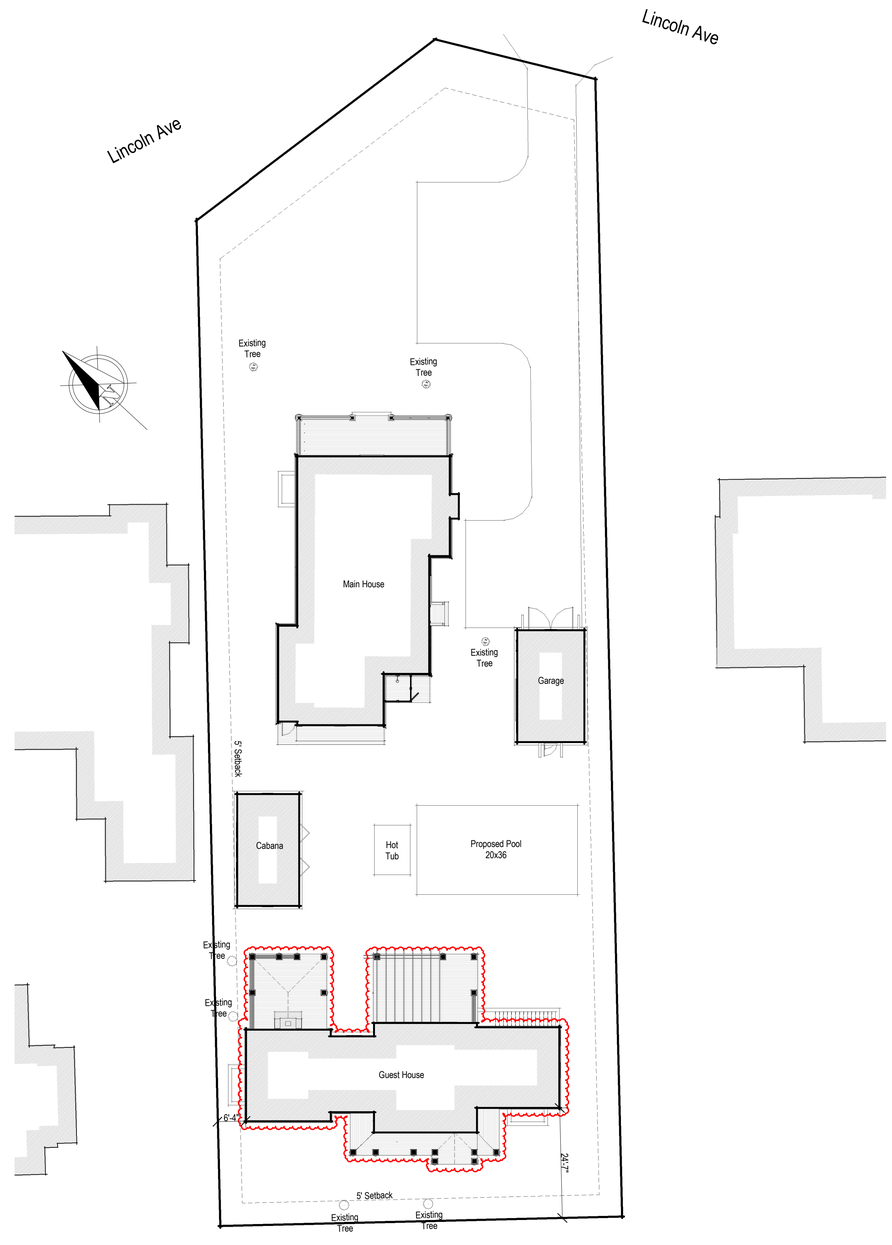
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	20	2'-10"	5'-6"				≥ 30
B	8	2'-9 3/4"	5'-1"				≥ 30
C	4	2'-7"	4'-5 3/4"				≥ 30
D	5	1'-11"	2'-7"				≥ 30
E	2	3'-0"	1'-10"				≥ 30
F	5	2'-6"	5'-2"				≥ 30
G	2	2'-10"	2'-10 3/4"				≥ 30

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	1	3'-0"	7'-6"				
2	2	5'-6"	7'-6"				≥ 30
3	3	3'-0"	7'-6"				

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

HDC Submission



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

1925
12 Lincoln Ave Nominee Trust
12 Lincoln Avenue
Nantucket, MA 02554

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

Cover Sheet

Site Information

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

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F.1.2 Foundation Details
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S.1.2 Second Floor Framing Plan
S.1.3 Roof Framing Plan
S.2.1 Building Sections
S.2.2 Building Sections
S.3.1 Shear Wall Diagram

Revisions

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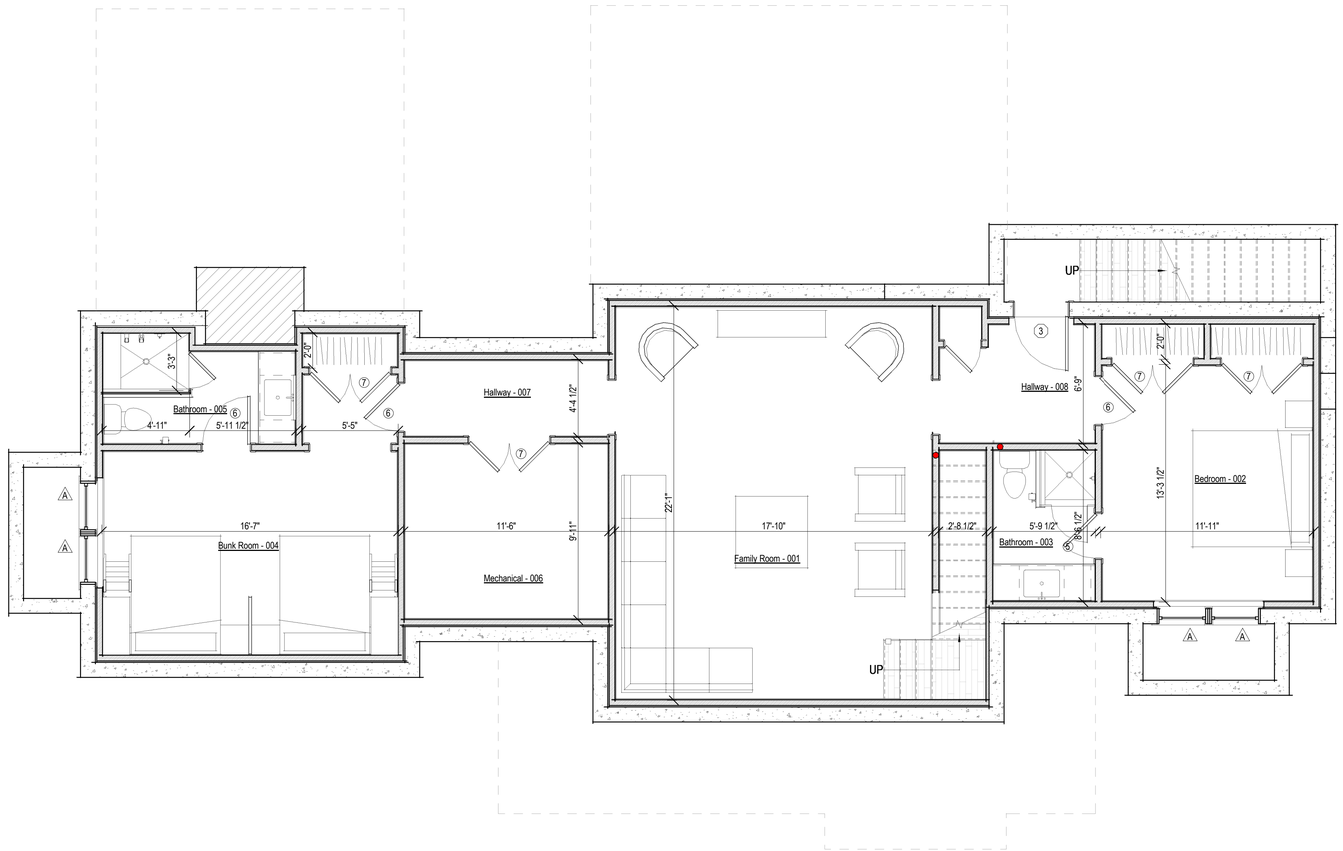
G.1.1
1925

06.29.20

HDC Submission



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

1925

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Basement Plan

Site Information

Map & Parcel:	30 / 183
Current Zoning:	R-1
Minimum Frontage:	50'
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Side/Rear Setback:	5'
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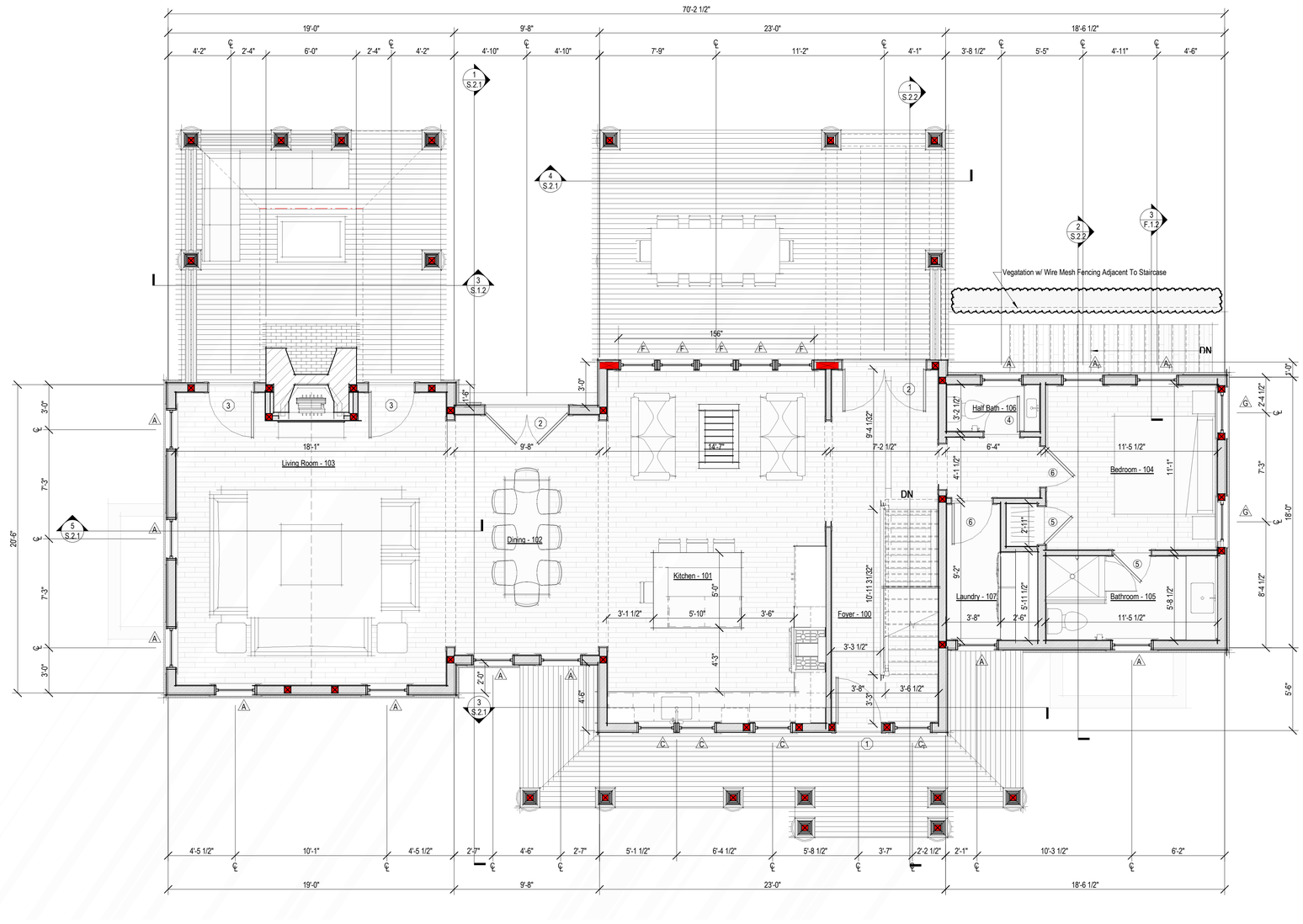
A.1.0

1925

06.29.20

HDC Submission



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

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First Floor Plan

Site Information

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Minimum Frontage:	50'
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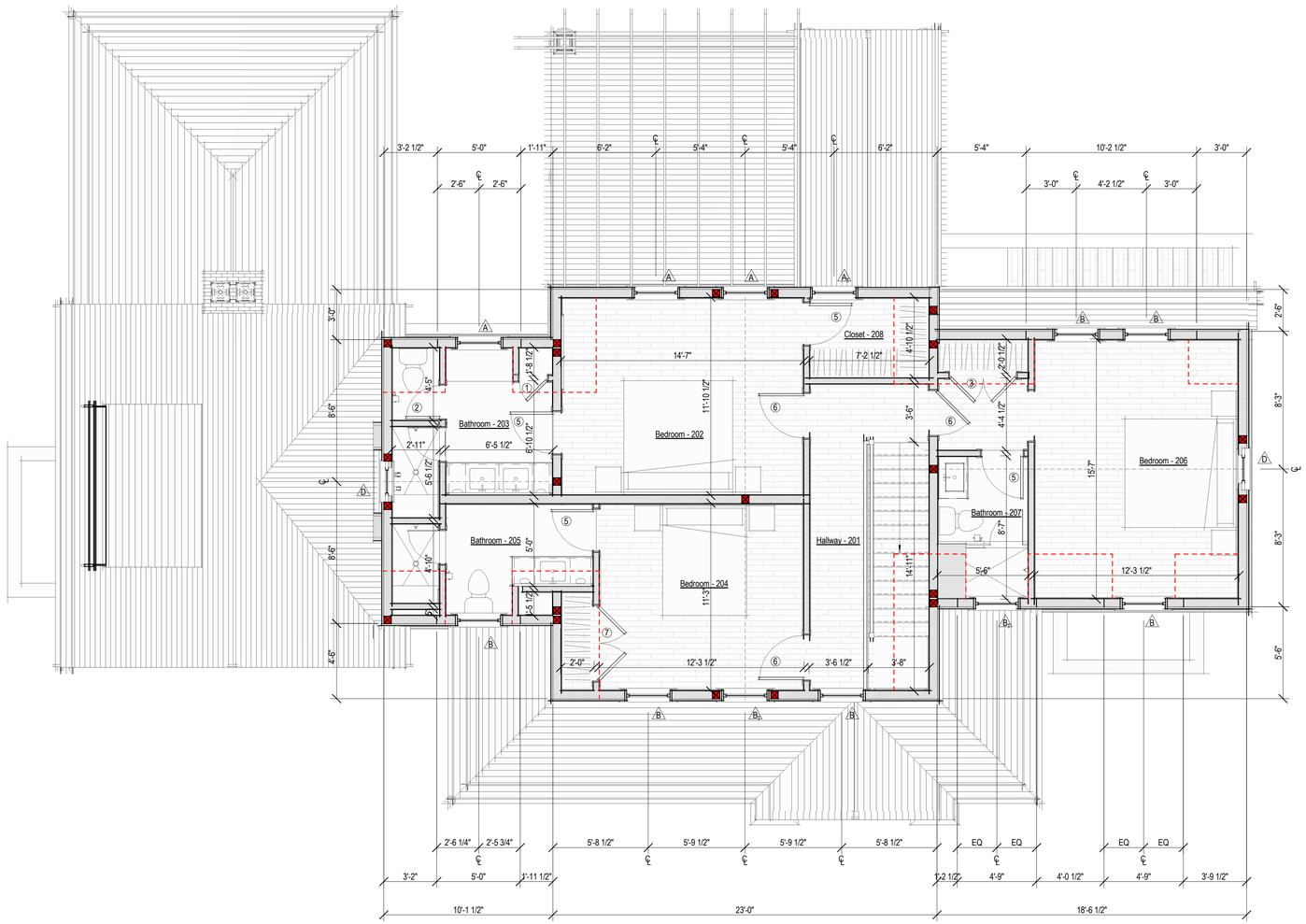
A.1.1

1925

06.29.20

HDC Submission



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

1925

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Second Floor Plan

Site Information

Map & Parcel:	30 / 183
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	22,553 SF +/-
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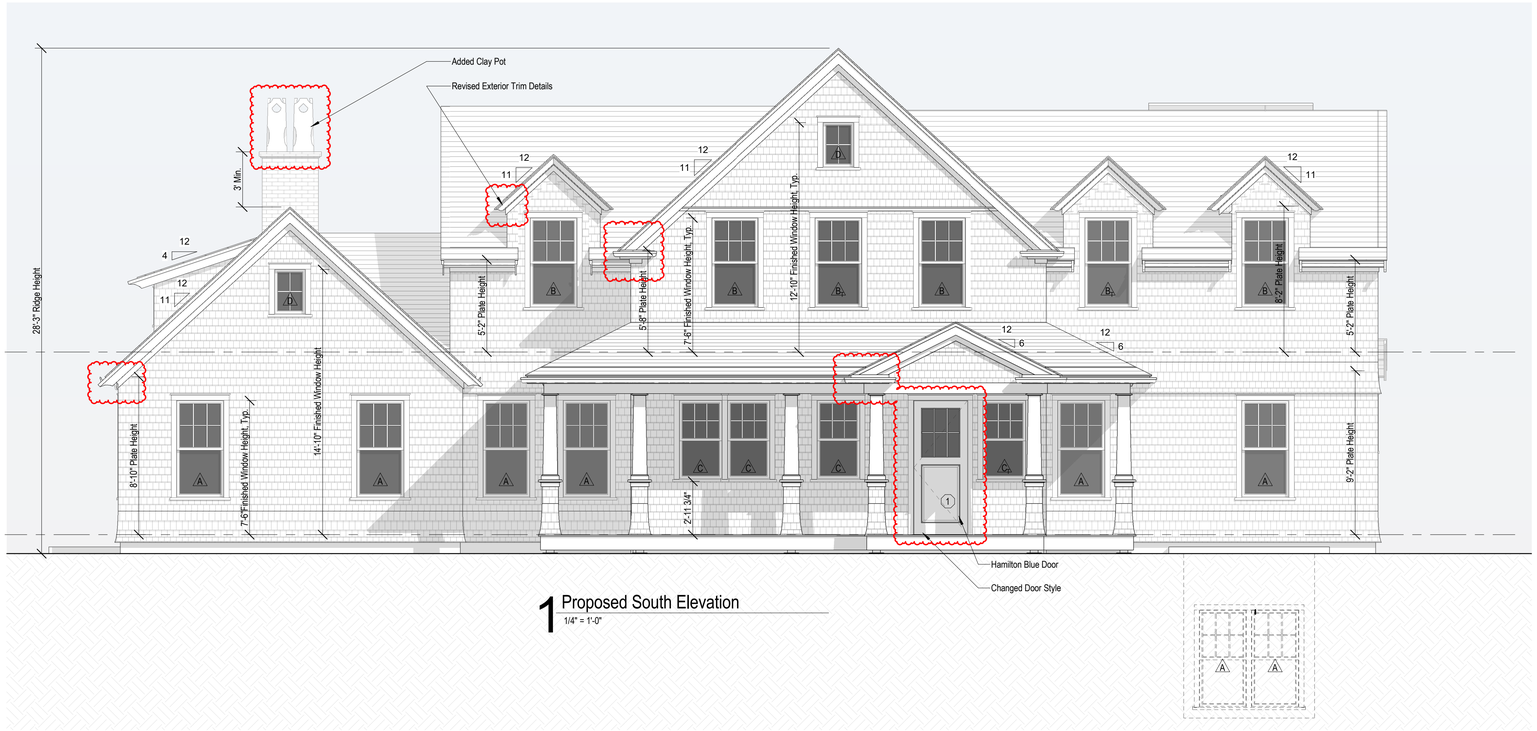
A.1.2

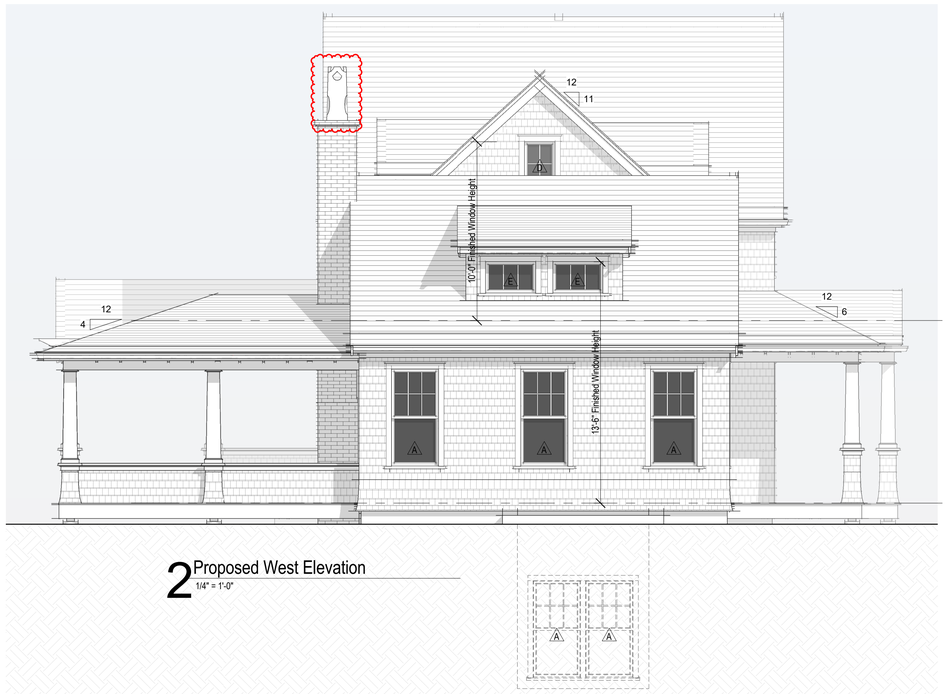
1925

06.29.20

HDC Submission



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



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

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

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

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Exterior Elevations

Site Information

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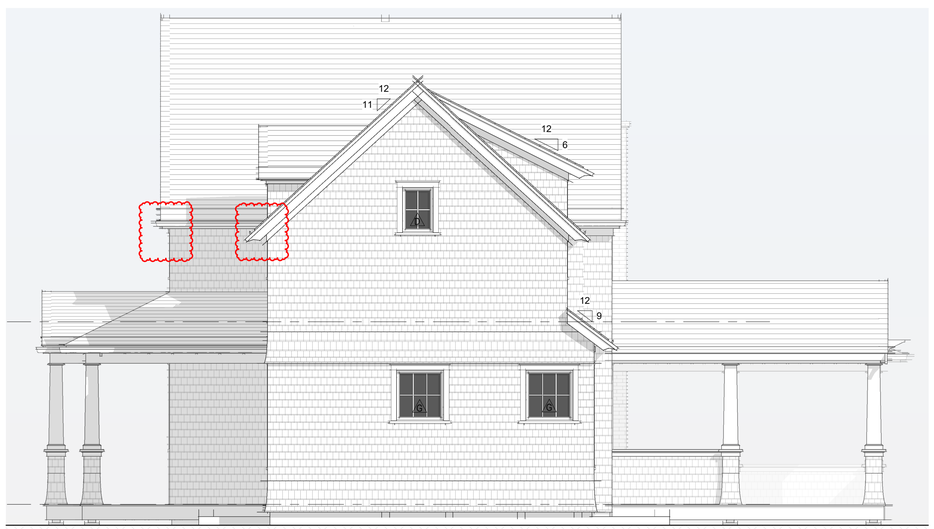
A.2.1

1925

06.29.20

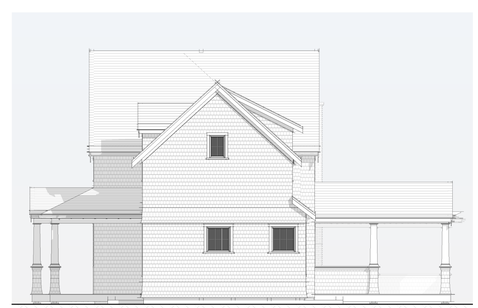
HDC Submission

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



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

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



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

1925

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Exterior Elevations

Site Information

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A.2.2

1925

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 183

Street & Number of Proposed Work: 12 Lincoln Ave

Owner of record: 12 Lincoln Ave Nominee Trust

Mailing Address: 12 Lincoln Ave
Nantocket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritos

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 73371
☐ Pool (Zoning District _____) ☐ Roof ☐ Other Revisions to 2nd dwelling

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

Difference between existing grade and proposed finish grade: North No Change South _____ East _____ West _____

Height of ridge above final finish grade: North No change South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation Revise Trim Details
2. South Elevation Change Front Entry Door to 6 Panel, Revise Trim
3. West Elevation Revise Trim Details
4. North Elevation Add Chimney Clay Pots, Change Door Colors to White

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed No change ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White + Folger Blue
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 6.29.20 Signature of owner of record _____ Signed under penalties of perjury

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

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

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

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

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

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

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

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

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

X 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

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

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

n/a 3. **As-Built Plans (1 copy):** of existing elevations

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

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

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

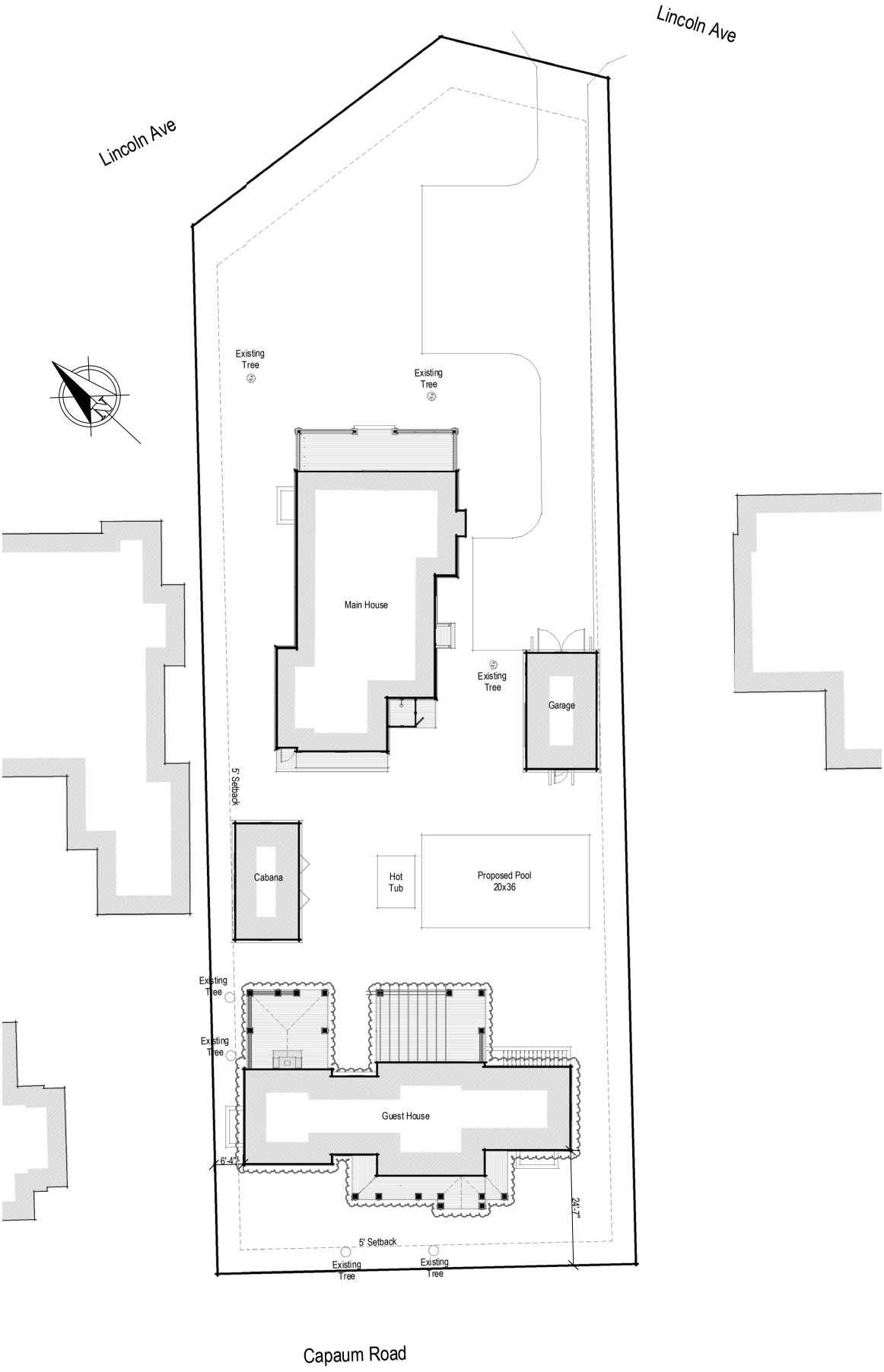
JH 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

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

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

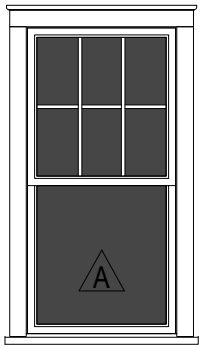
Locus Map

12" = 1'-0"

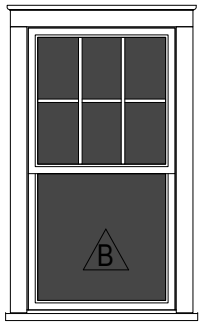


Site Plan

1/16" = 1'-0"



Double Hung
6/1 SDL



Double Hung
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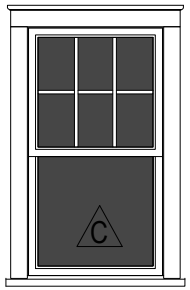

Double Hung
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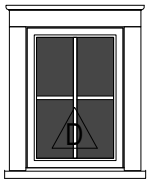
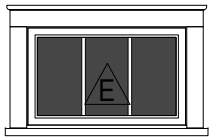
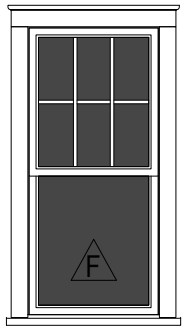


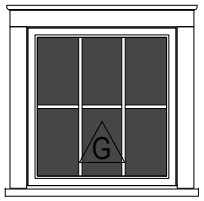
Fixed
4 Lite SDL



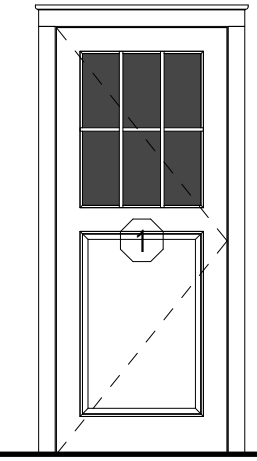
Fixed
3 Lite SDL



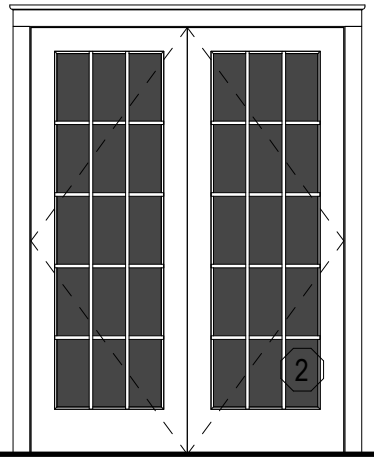
Double Hung
6/1 SDL



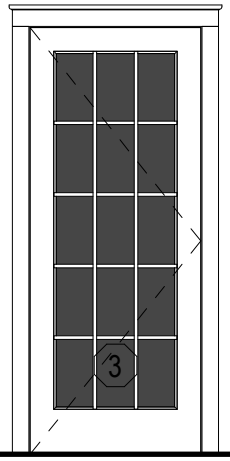
Fixed
6 Lite SDL



Front Entry Door
1 Panel 9 Lite SDL



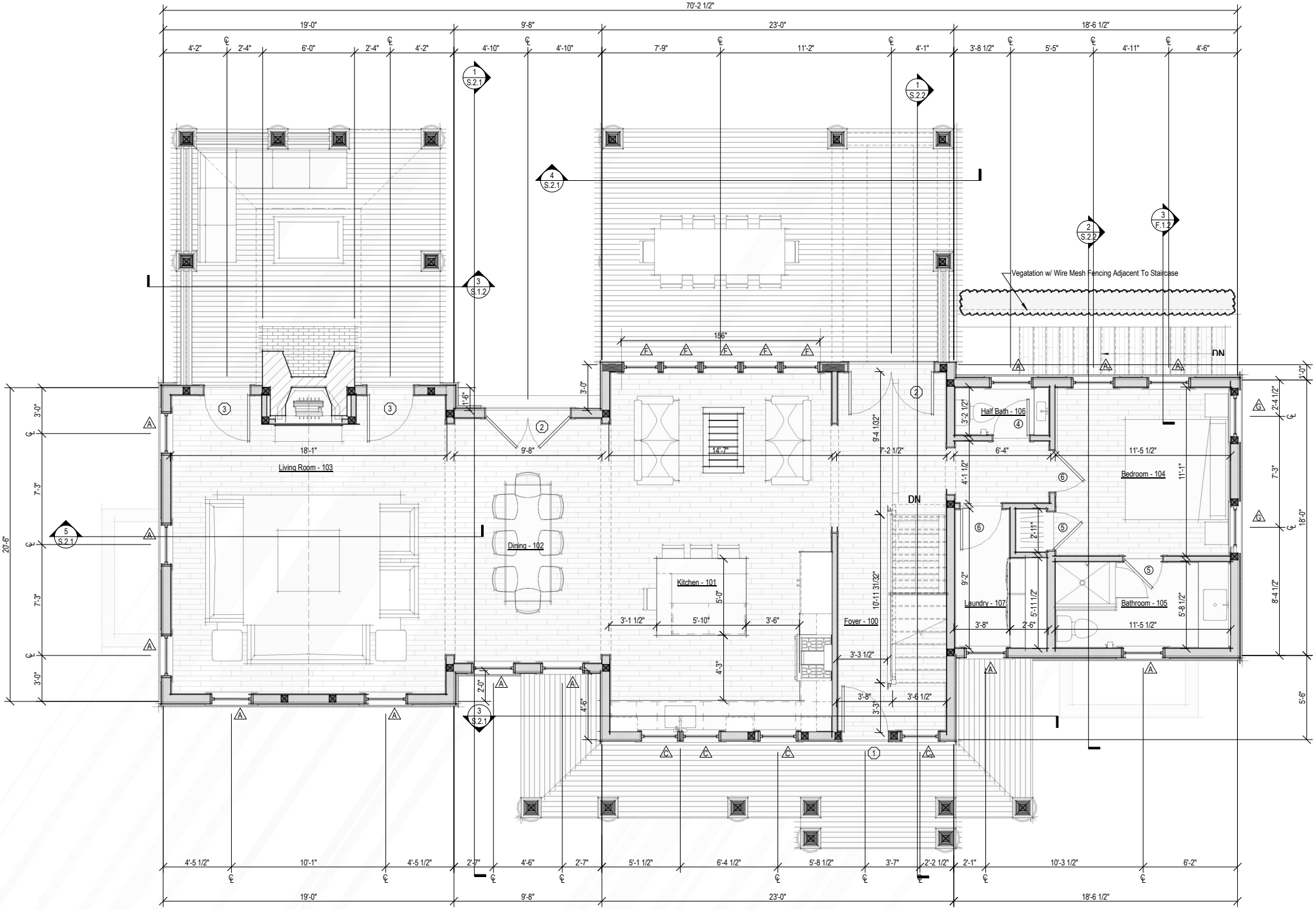
Double French Door
15 Lite SDL



Single French Door
15 Lite SDL

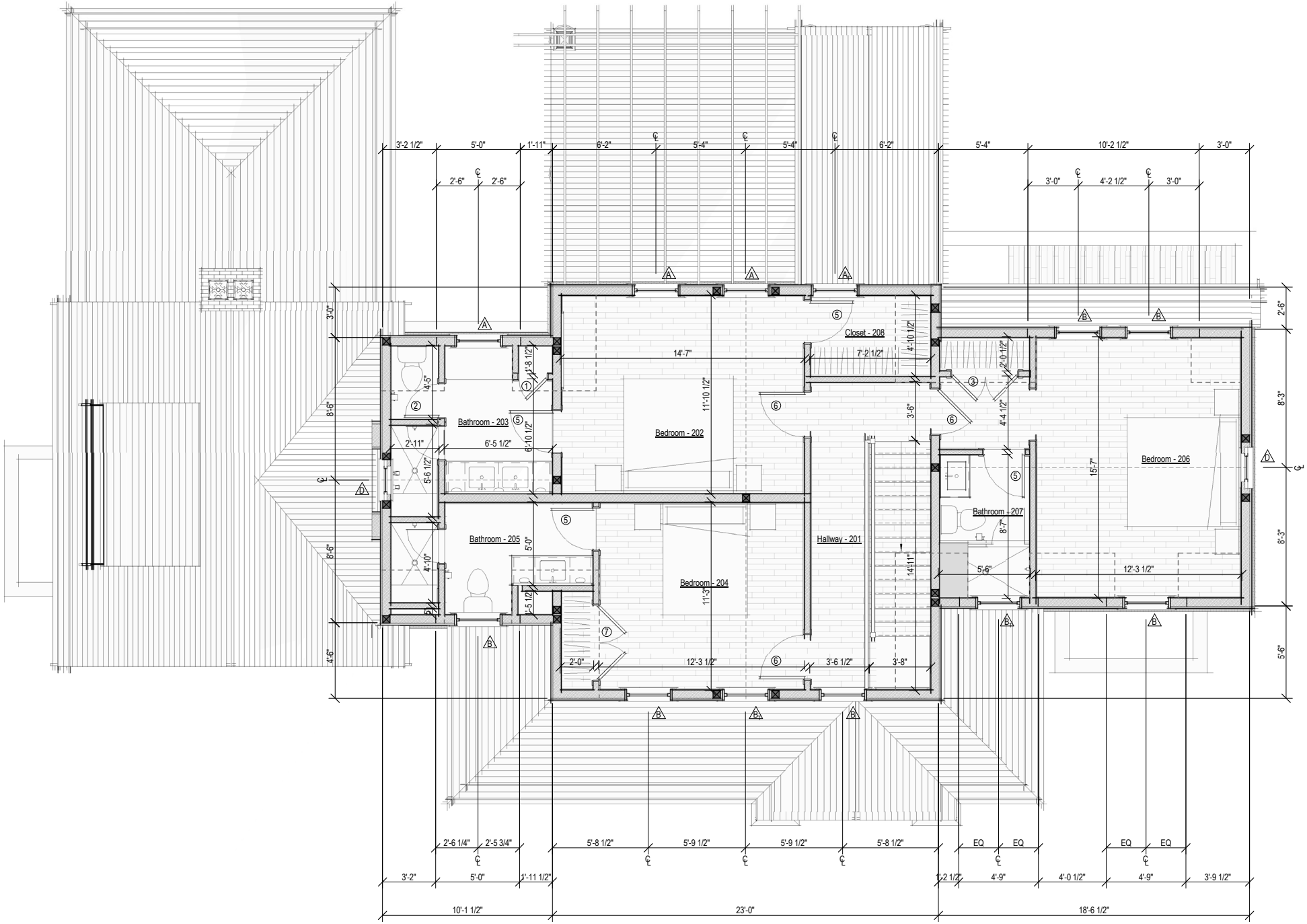
Window & Door Legend

1/4" = 1'-0"



1 First Floor Plan

1/4" = 1'-0"

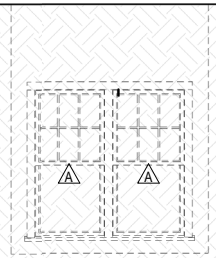


1 Second Floor Plan

1/4" = 1'-0"

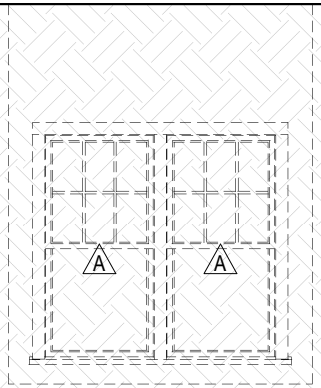
1 Proposed South Elevation

1/4" = 1'-0"



2 Proposed West Elevation

1/4" = 1'-0"



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

2 East Elevation

1/4" = 1'-0"

9.	12 Lincoln Avenue N.T.	12 Lincoln Avenue	New second dwelling	30-183	Emeritus

Voting	Pohl, McLaughlin, Camp, Oliver, Welch
Alternates	None
Recused	Watterson
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (5:21)	**MacEachern** – Reviewed changes made per previous concerns; offered to remove the connector. **Oliver** – She would approve this without the connector. **Camp** – No concerns. **McLaughlin** – No comments. **Welch** – No comments.
Motion	**Motion to approve through staff without the connector. (Oliver)**
Vote	Carried 5-0 Certificate # **73371**

10.	Wilner, Sheila Trust **01-0548**	10 Beach Street	Move off/demo dwelling	73.2.4-10	Emeritus

Voting	Pohl, McLaughlin, Camp, Oliver, Welch
Alternates	Watterson, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (5:30)	**Pohl** – Read SAB comments: not appropriate; this is contributing. Read Holly Backus comments: 1940s bungalow, contributing; shouldn't be demolished; consider appropriate addition. **MacEachern** – Presented project; feels a house of this age is on the cusp and others of this age have been moved or demolished. Most correspondence commented about construction parking; there was no opposition to a move or demolition. Doesn't think old Codfish looked like this; it looks like a trailer. **Oliver** – She's beginning to question what is contributing and what that is based upon; asked for input from a historical expert. Doesn't think this is contributing. **Camp** – Thinks this is contributing because of its size, windows, and harkens to old Codfish Park; the lot is large enough for this to become a nice cottage. Now everything is being gentrified, and we're losing a part of history. The large 2-over-2 windows are very appropriate to Codfish Park. **Welch** – This looks like mid-20th-century ranch. He'd like to see photos of what was there mid-century. **McLaughlin** – This was there in the late 1940s; he doesn't think it warrants contributing status. **Pohl** – The appropriate location for this to be moved is within Codfish Park. He'd like to see more photos of Codfish Park from before the storm that took out three streets.
Motion	**Motion to Hold for additional information and alternative locations where it might go. (Camp)**
Vote	Carried 5-0 Certificate #

11.	Wilner, Sheila Trust **01-0547**	10 Beach Street	New dwelling	73.2.4-10	Emeritus

Voting	Pohl, McLaughlin, Camp, Oliver, Welch
Alternates	Watterson, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.
Representing	Matt MacEachern, Emeritus Development
Public	Neighbor, no name given
Concerns (5:48)	**MacEachern** – Presented project. **Pohl** – Read SAB comments: north elevation looks like back entry but faces street; east elevation too many French doors; south elevation 2nd-floor deck weighs down; 12/12 out of scale. Read Holly Backus comments: proposed dwelling is a lot larger in footprint and scale and out of character with Codfish Park; requested Nantucket Preservation Trust to provide historic photos of existing; those should have been filed into the first application. Should have a shallower pitch. **No name given** – No neighbors have concerns with removing the existing structure; our main concern is construction timing. **Camp** – The west elevation is simple and good; fenestration is chaotic. East and north elevations have too many French doors; should have more windows on the 2nd-floor. Agrees the balcony overwhelms the south elevation. West elevation, the gable isn't Codfish Park. **Welch** – With respect to scale, this should come down to 1.5 stories. He's looking at this through the lens of what's there now; he might make more restrictive comments once he sees the historic photos requested for the previous application. **Oliver** – Agrees about this being 1.5 stories. Doesn't recall any houses in Codfish Park with 12/12 pitch. Suggested dropping the ceiling height of the 1st floor or bring it down with a mudblock. Porch across the front shouldn't have gables. Agrees with Ms. Camp about the 2nd-floor decks and windows. Would like the awnings. **McLaughlin** – West elevation, must change dormer to align meeting rail. East elevation, too much glass.
Motion	**Motion to Hold for revisions. (McLaughlin)**
Vote	Carried 5-0 Certificate #

03.02.20

HDC Submission

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

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

1925

12 Lincoln Ave
Nominee Trust

12 Lincoln Avenue
Nantucket, MA 02554

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

Exterior Elevations

Site Information

Map & Parcel:	30 / 183
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	22,553 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% or 6,766 SF +/-
Existing G.C.:	1,460 SF +/-
Proposed G.C.:	1,464 SF +/-
Total Proposed G.C.:	3,922 SF +/-

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

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.3.1 Exterior Perspectives
D.2.1 Interior Elevations Living Room 001
D.2.2 Interior Elevations Bedroom 002/Bathroom 003
D.2.3 Interior Elevations Bunk Room 004/Bathroom 005
D.2.4 Interior Elevations Mechanical 005
D.2.5 Interior Elevations Foyer 100
D.2.6 Interior Elevations Kitchen 101
D.2.7 Interior Elevations Dining 102
D.2.8 Interior Elevations Living Room 103
D.2.9 Interior Elevations Bedroom 104/Bathroom 105
D.2.10 Interior Elevations Half Bath 106/Laundry 107
D.2.11 Interior Elevations Hallway 201
D.2.12 Interior Elevations Bedroom 202/Bathroom 203
D.2.13 Interior Elevations Bedroom 204/Bathroom 205
D.2.14 Interior Elevations Bedroom 206/Bathroom 207
C.1.1 Cover Page
C.1.2 Plan & Elevations

Revisions

Revision 1 Date 1

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

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

A.2.1

1925

03.02.20

HDC Submission

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1/4" = 1'-0"

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1925

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Revision 1	Date 1

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A.2.2

1925

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 183

Street & Number of Proposed Work: 12 Lincoln Ave

Owner of record: 12 Lincoln Ave Nominee Trust

Mailing Address: 12 Lincoln Ave
Nantucket, MA 02554

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

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln
Nantucket, MA

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 02-0692
☐ Pool (Zoning District _____) ☐ Roof ☐ Other Revisions to main dwelling

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

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North No change South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation Add chimney clay pot, Revise Trim
2. South Elevation Door Color Rev, Revise Trim, Revise Dormer
3. West Elevation Revise Trim Details, Fenestration Change
4. North Elevation Change 2nd Floor Door Color To white

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White, Gray + Folger Blue
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 6.29.20 Signature of owner of record _____ Signed under penalties of perjury

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

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

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

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

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

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

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

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

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

X 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

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

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

n/a 3. **As-Built Plans (1 copy):** of existing elevations

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

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

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

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

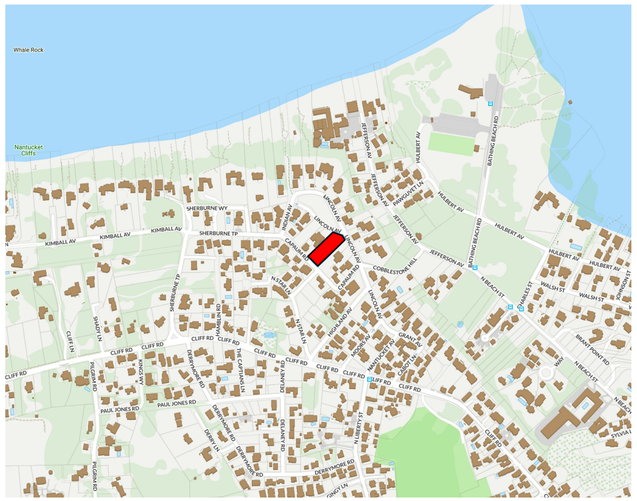
n/a 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction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

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

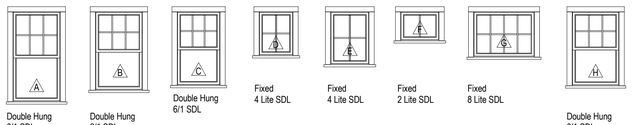
12 Lincoln Ave Nominee Trust

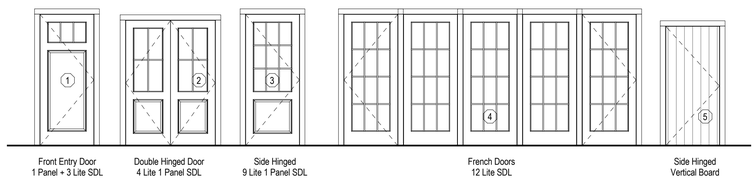
12 Lincoln Avenue
Nantucket, MA 02554

06.29.20



Locus Map





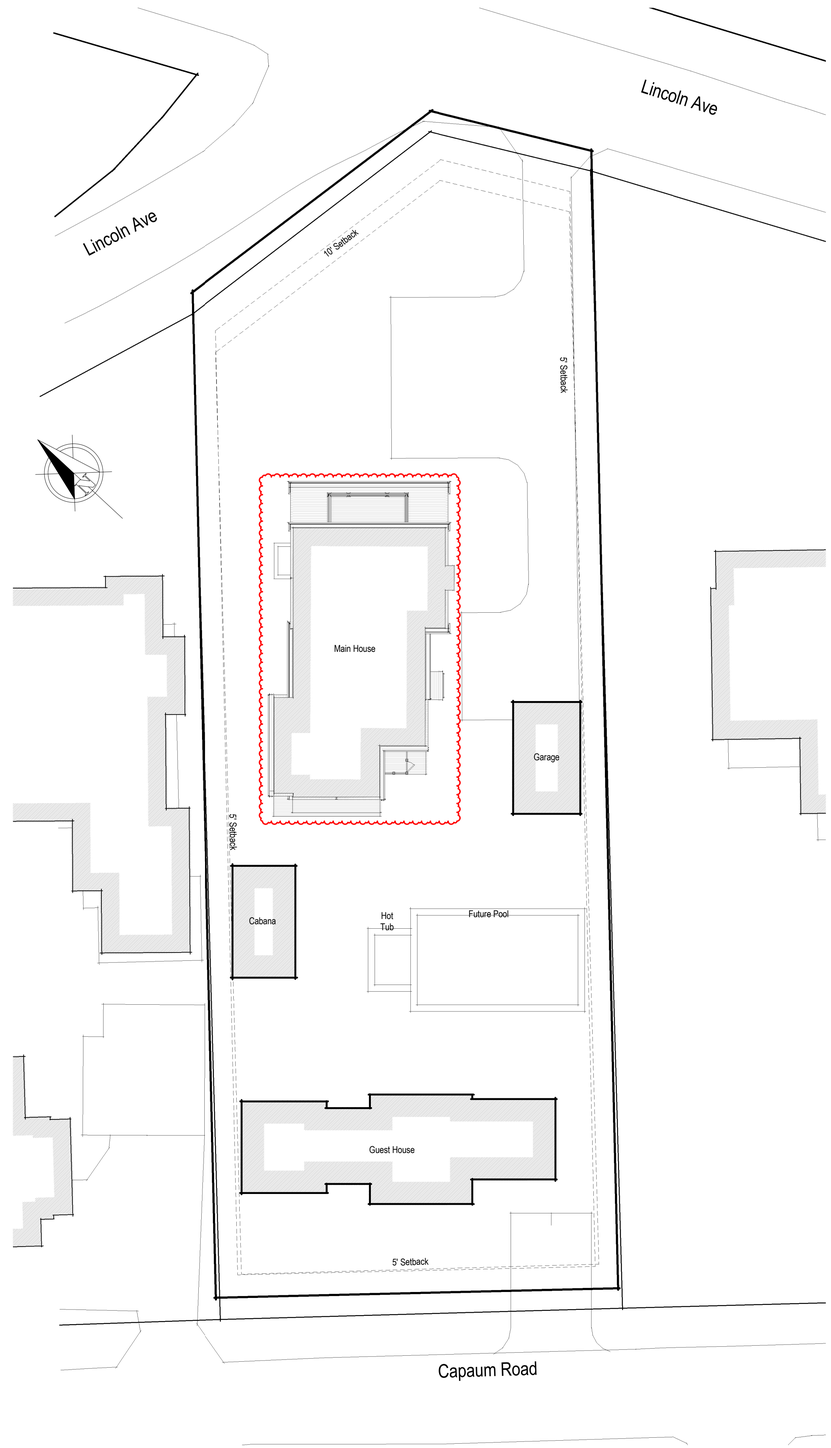
Window & Door Legend

WINDOW SCHEDULE									
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	RO WIDTH	RO HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	3	Match Existing	Match Existing	TBD	TBD	TBD		Match Existing Window Size	≥ 30
B	29			" "		" "		Match Existing Window Size	≥ 30
C	3	29"	49"	" "	" "	" "			≥ 30
D	2	23 5/8"	30"	" "	" "	" "			≥ 30
E	3	27 9/16"	36"	" "	" "	" "			≥ 30
F	6	27 9/16"	20"	" "	" "	" "			≥ 30
G	2	43"	31"	" "	" "	" "			≥ 30
H	2	Match "B" Window	48"	" "	" "				≥ 30
EXTERIOR DOOR SCHEDULE		43"	31"	" "	" "	" "			≥ 30
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	RO HEIGHT	RO WIDTH	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	1	3'-0"	7'-4"	TBD	TBD	TBD			≥ 30
2	1	5'-0"	7'-0"	" "	" "	" "			≥ 30
3	1	3'-0"	7'-4"	" "	" "	" "			≥ 30
4	5	3'-0"	7'-4"	" "	" "	" "			≥ 30
5	1	3'-0"	6'-8"	" "	" "	" "			≥ 30

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 Per ResCheck Calculation
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

HDC Submission



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

1925

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8 Williams Lane Nantucket, MA 02554
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www.emeritusdevelopment.com

Cover Sheet

Site Information

Map & Parcel:	30 / 183
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	22,553 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% or 6,766 SF +/-
Existing G.C.:	1,460 SF +/-
Proposed G.C.:	1,760 SF
Total Proposed G.C.:	3,912 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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D.4.5 Side Elevation (East)
D.4.6 Side Elevation (West)

Revisions

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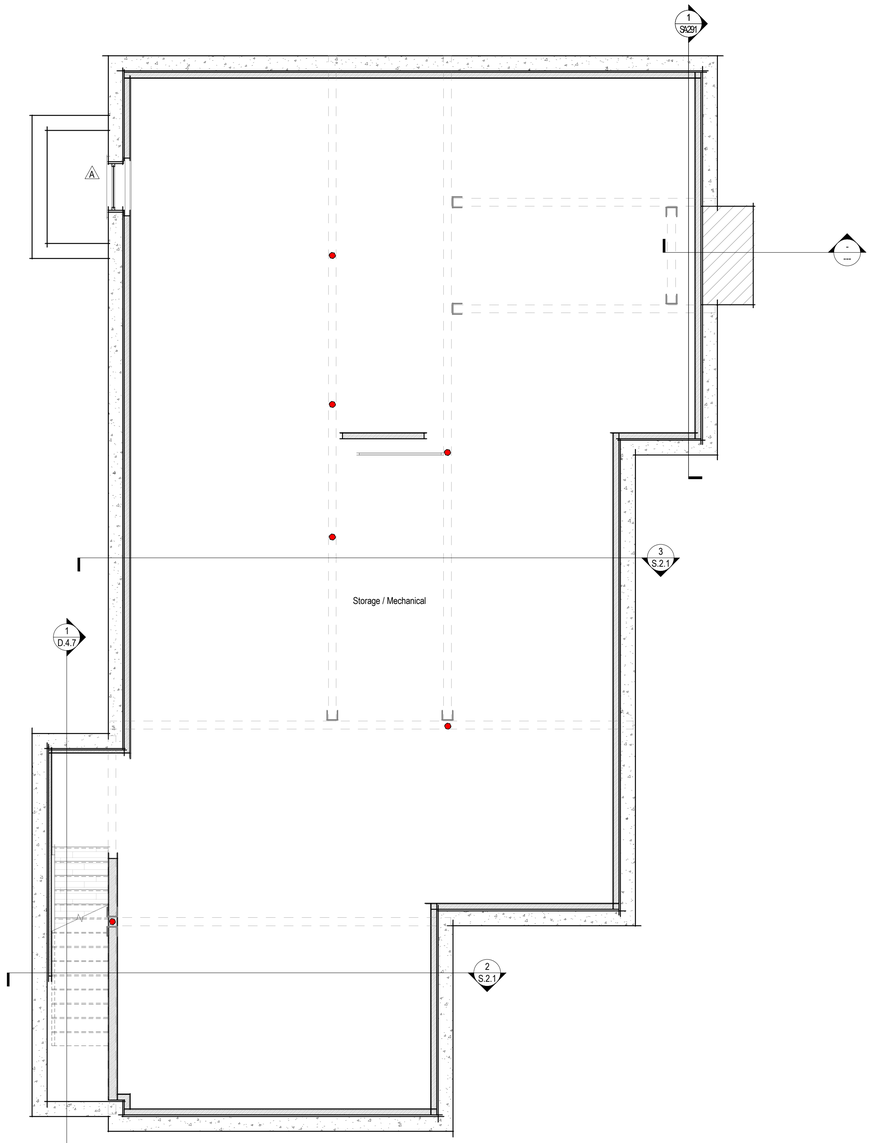
G.1.1

1925

06.29.20

HDC Submission



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

PARTITION LEGEND

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

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Basement Plan

Site Information

Map & Parcel:	30 / 183
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	22,553 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% or 6,766 SF +/-
Existing G.C.:	1,460 SF +/-
Proposed G.C.:	1,760 SF
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D.4.6 Side Elevation (West)

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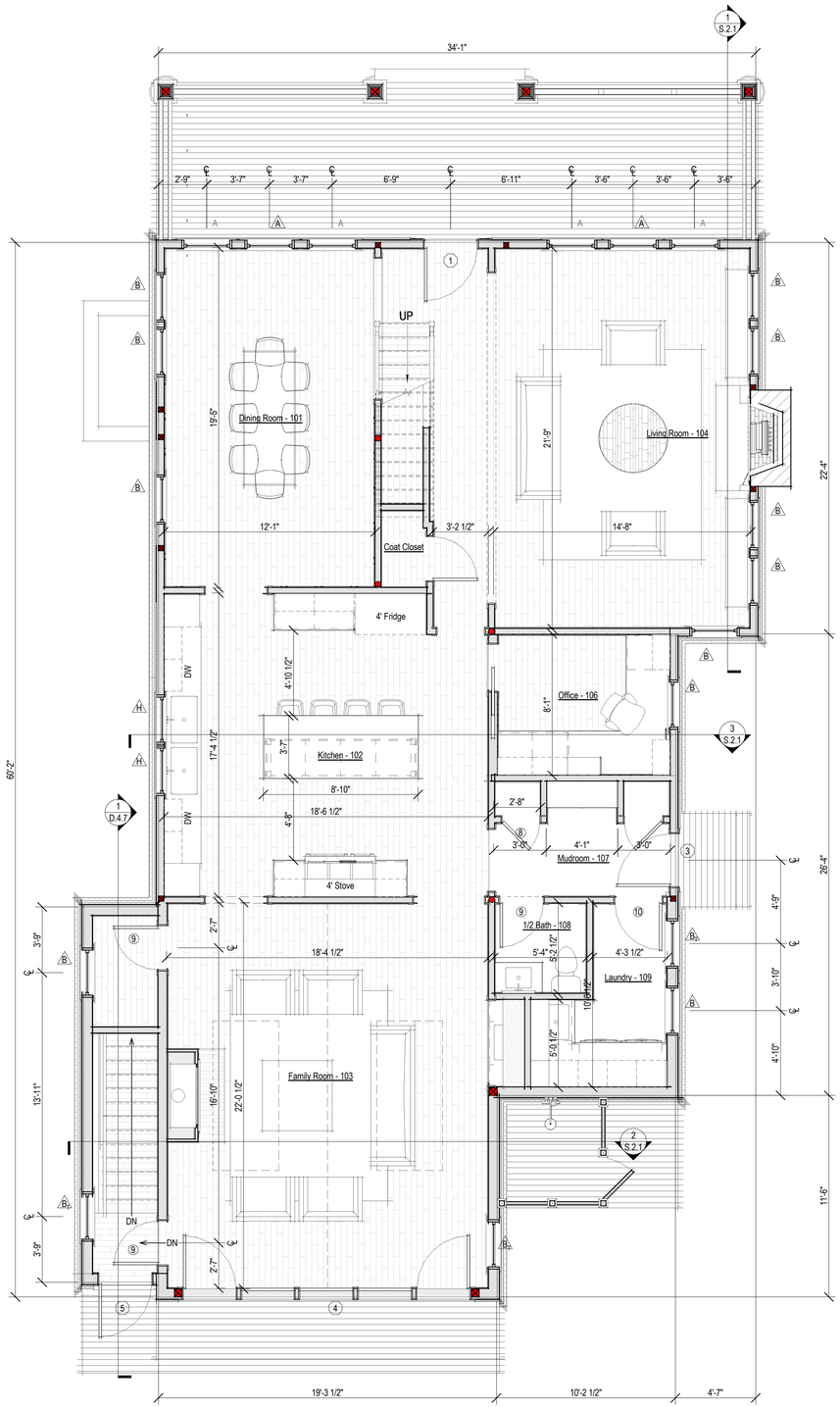
A.1.0

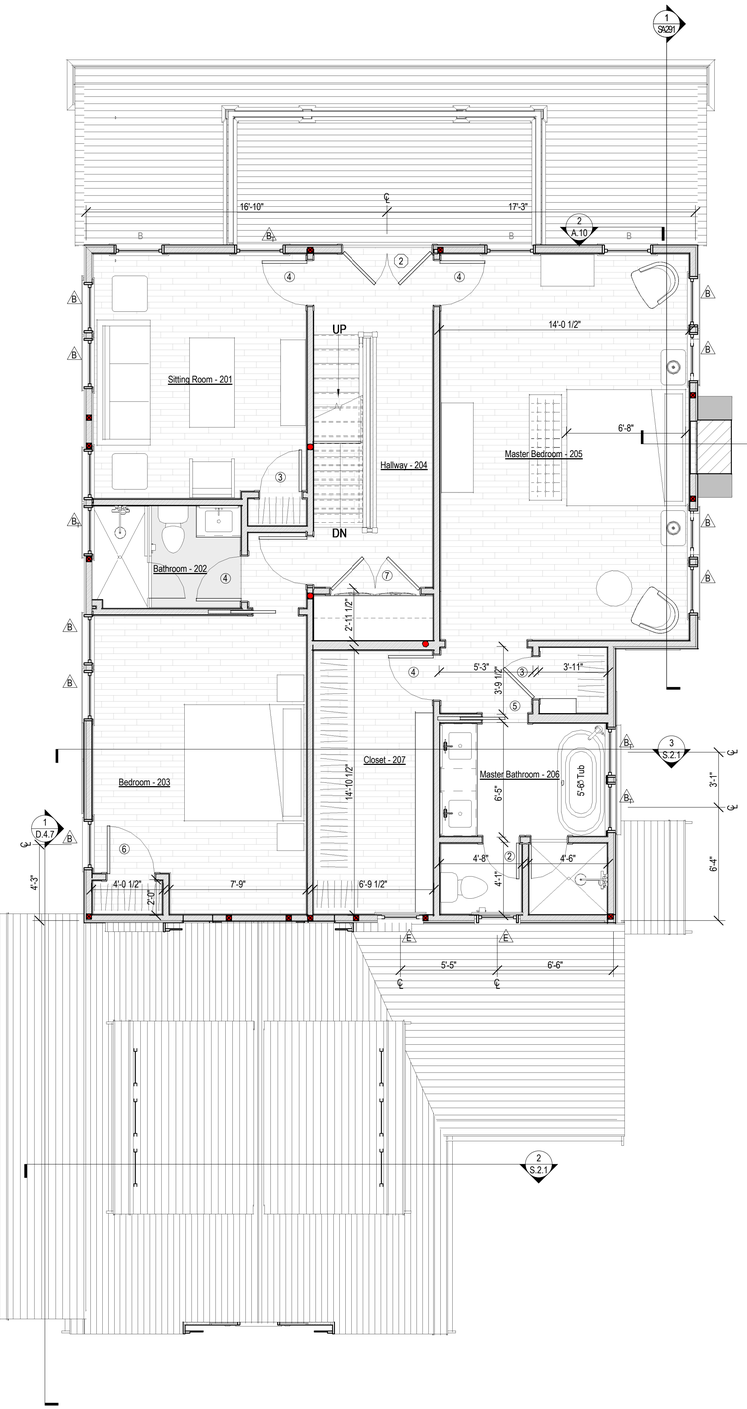
1925

06.29.20

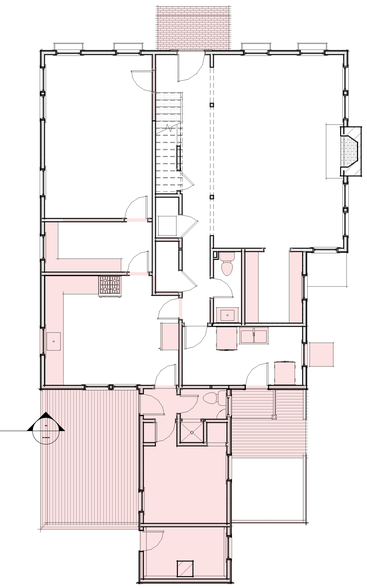
HDC Submission



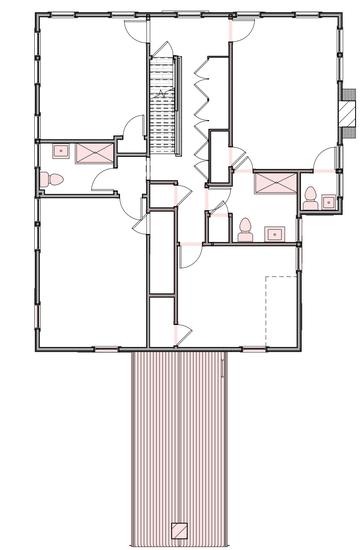
1 Proposed First Floor Plan
1/4" = 1'-0"



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



3 Existing First Floor Plan
1/8" = 1'-0"



4 Existing Second Floor Plan
1/8" = 1'-0"

PARTITION LEGEND

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
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First & Second Floor Plans

Site Information

Map & Parcel:	30 / 183
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	22,553 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% or 6,766 SF +/-
Existing G.C.:	1,460 SF +/-
Proposed G.C.:	1,760 SF
Total Proposed G.C.:	3,912 SF

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D.4.6 Side Elevation (West)

Revisions

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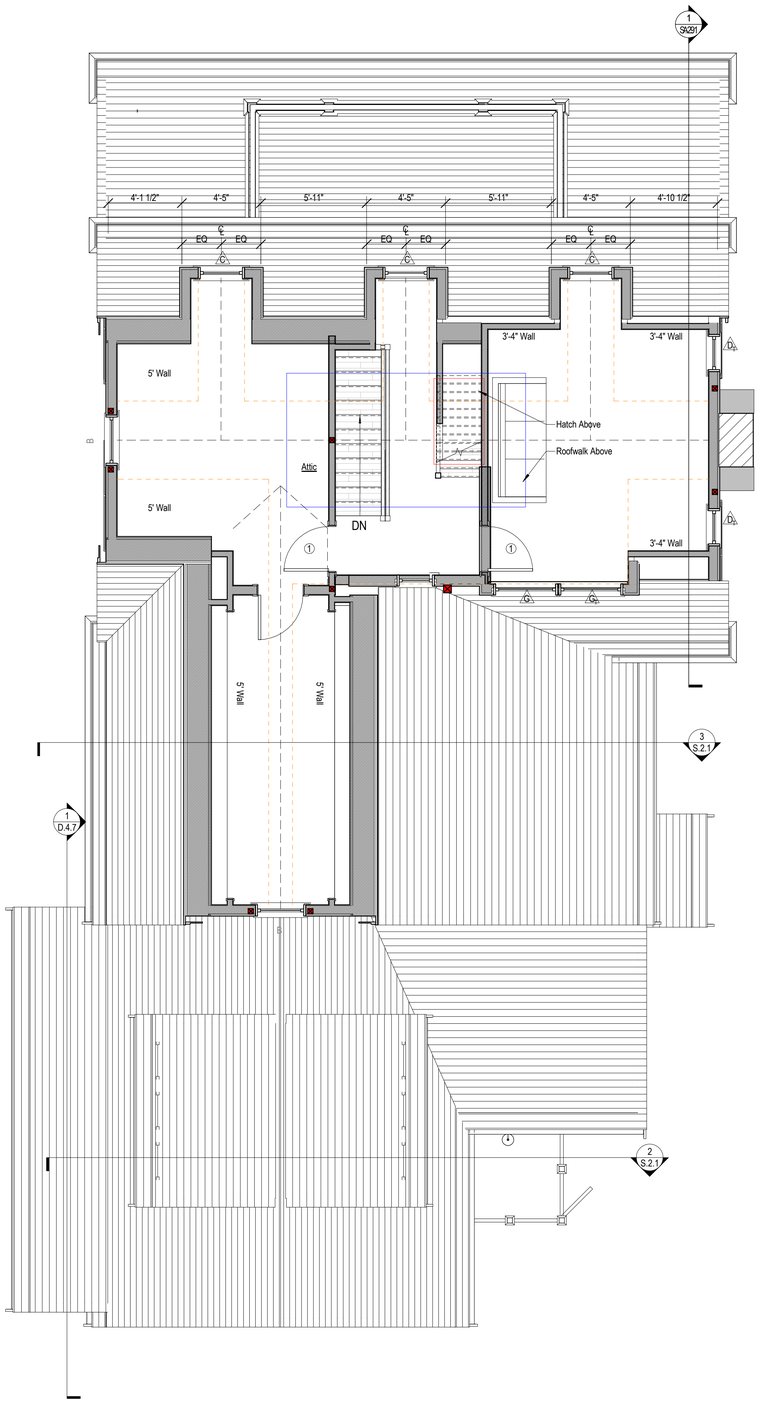
A.1.1

1925

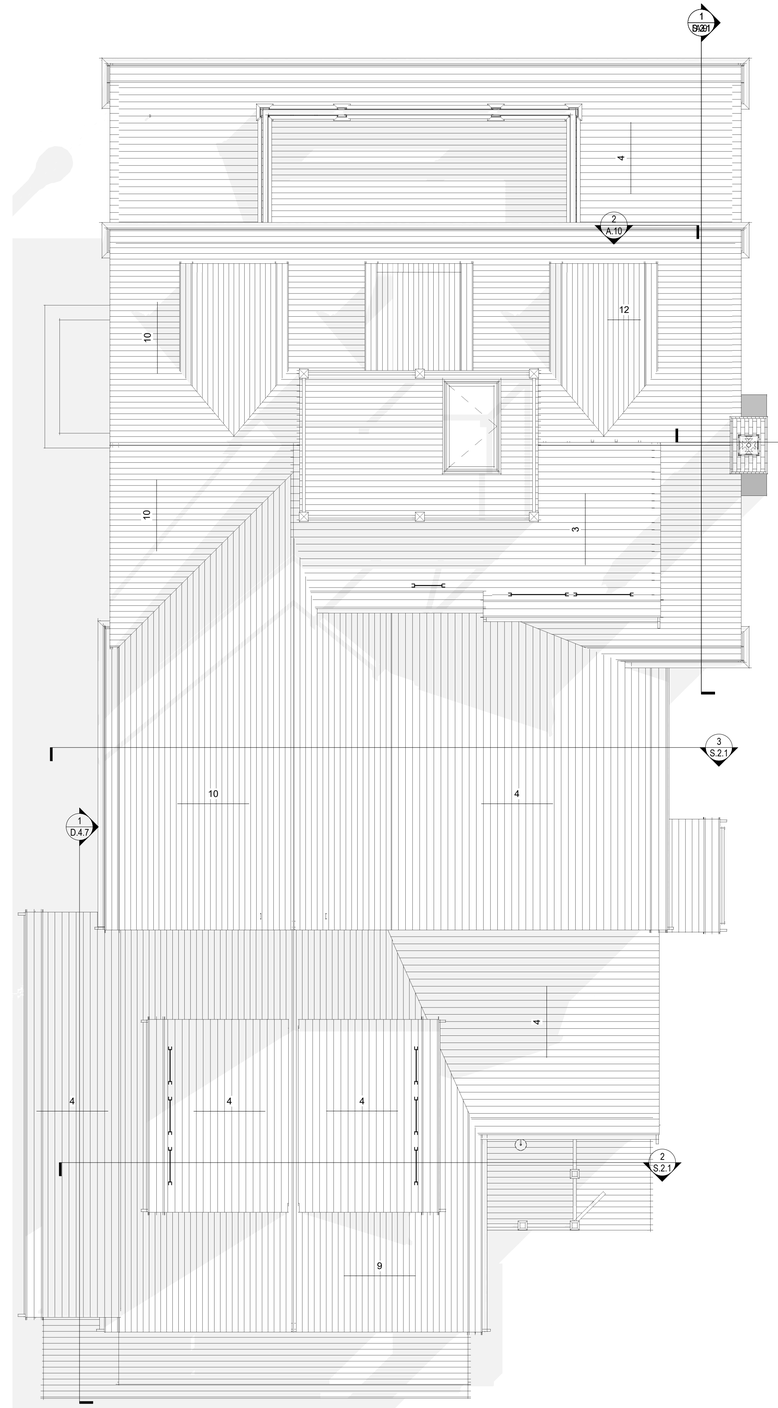
06.29.20

HDC Submission



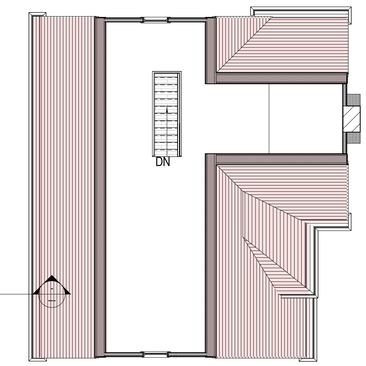
Proposed Third Floor Plan

1/4" = 1'-0"



Proposed Roof Plan

1/4" = 1'-0"



3 Existing Third Floor Plan

1/8" = 1'-0"

PARTITION LEGEND

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Third Floor & Roof Plan

Site Information

Map & Parcel:	30 / 183
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	22,553 SF +/-
Min. Lot Size:	5,000 SF
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A.1.2

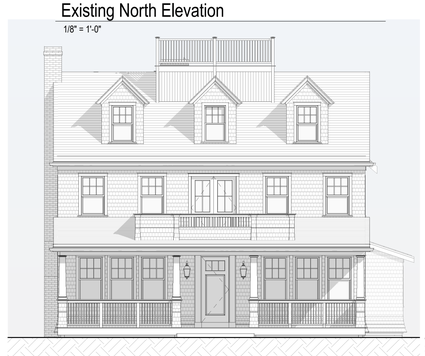
1925

06.29.20

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

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

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



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

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

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

HDC Submission

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Exterior Elevations

Site Information

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A.2.1

1925

06.29.20

HDC Submission

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

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

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

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

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

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

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Exterior Elevations

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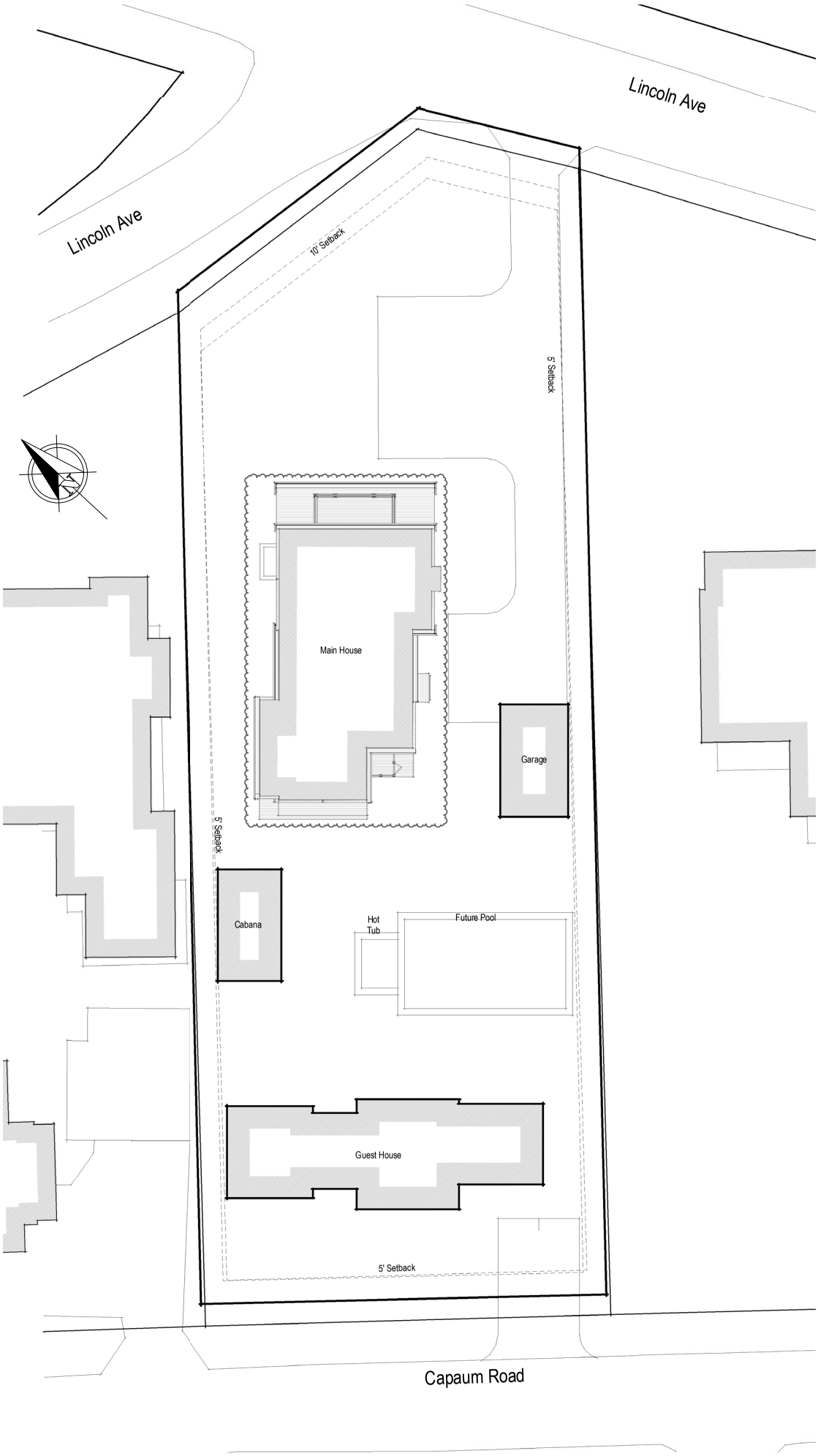
A.2.2

1925

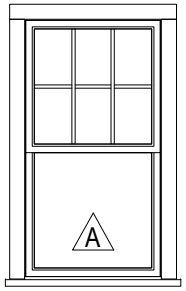
Whale Rock
Nantucket Cliffs
SHERBURNE WY
KIMBALL AV
SHERBURNE TP
INDIAN AV
LINCOLN AV
CAPAUM RD
N STAR LN
HAMBLIN RD
SHADY LN
CLIFF LN
CLIFF RD
PILGRIM RD
KINGS WY
DERRYMORE RD
THE CAPTIANS LN
DELANEY RD
PAUL JONES RD
DERRY LN
HIGHLAND AV
MOORS AV
NANTUCKET AV
GRANT AV
CABOT LN
N LIBERTY ST
GINGY LN
COBBLESTONE HILL
JEFFERSON AV
PAWGUVET LN
HULBERT AV
BATHING BEACH RD
N BEACH ST
CHARLES ST
WALSH ST
JOHNSON ST
BRANT POINT RD
WAY
SYLVIA L

Locus Map

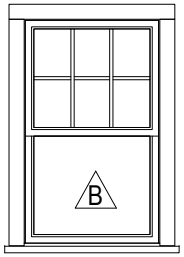


Site Plan

1/16" = 1'-0"



Double Hung
6/1 SDL



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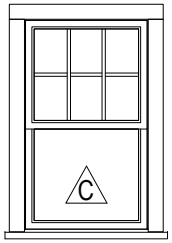

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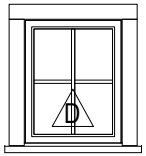
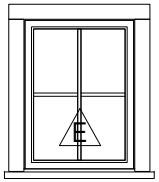
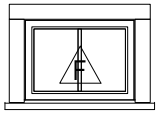
6/1 SDL



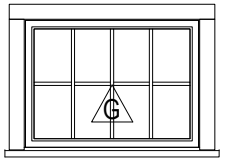
Fixed
4 Lite SDL



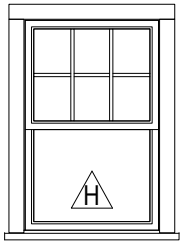
Fixed
4 Lite SDL



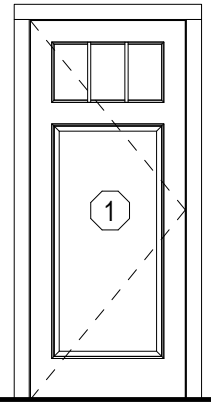
Fixed
2 Lite SDL



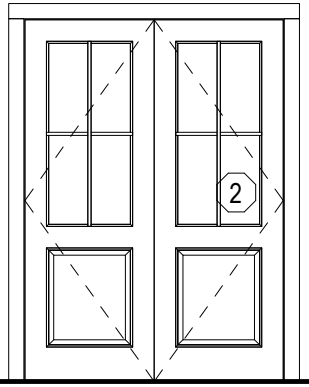
Fixed
8 Lite SDL



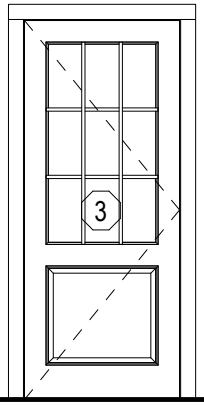
Double Hung
6/1 SDL



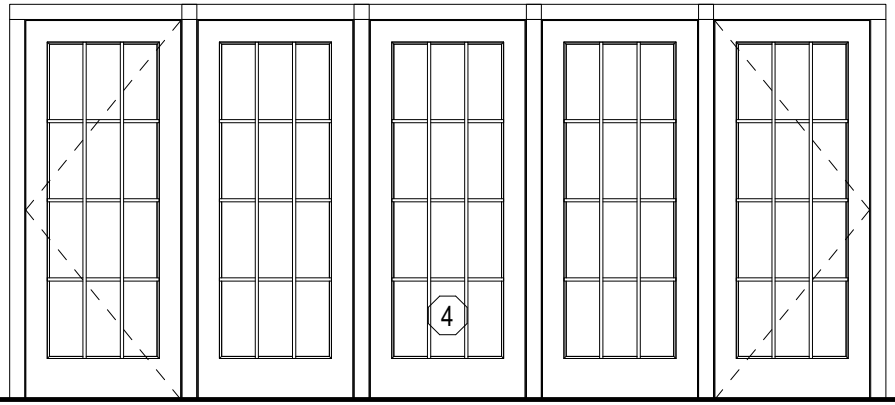
Front Entry Door
1 Panel + 3 Lite SDL



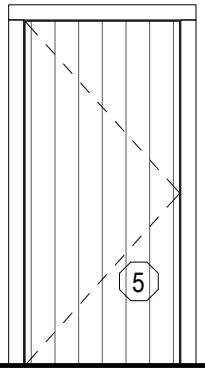
Double Hinged Door
4 Lite 1 Panel SDL



Side Hinged
9 Lite 1 Panel SDL

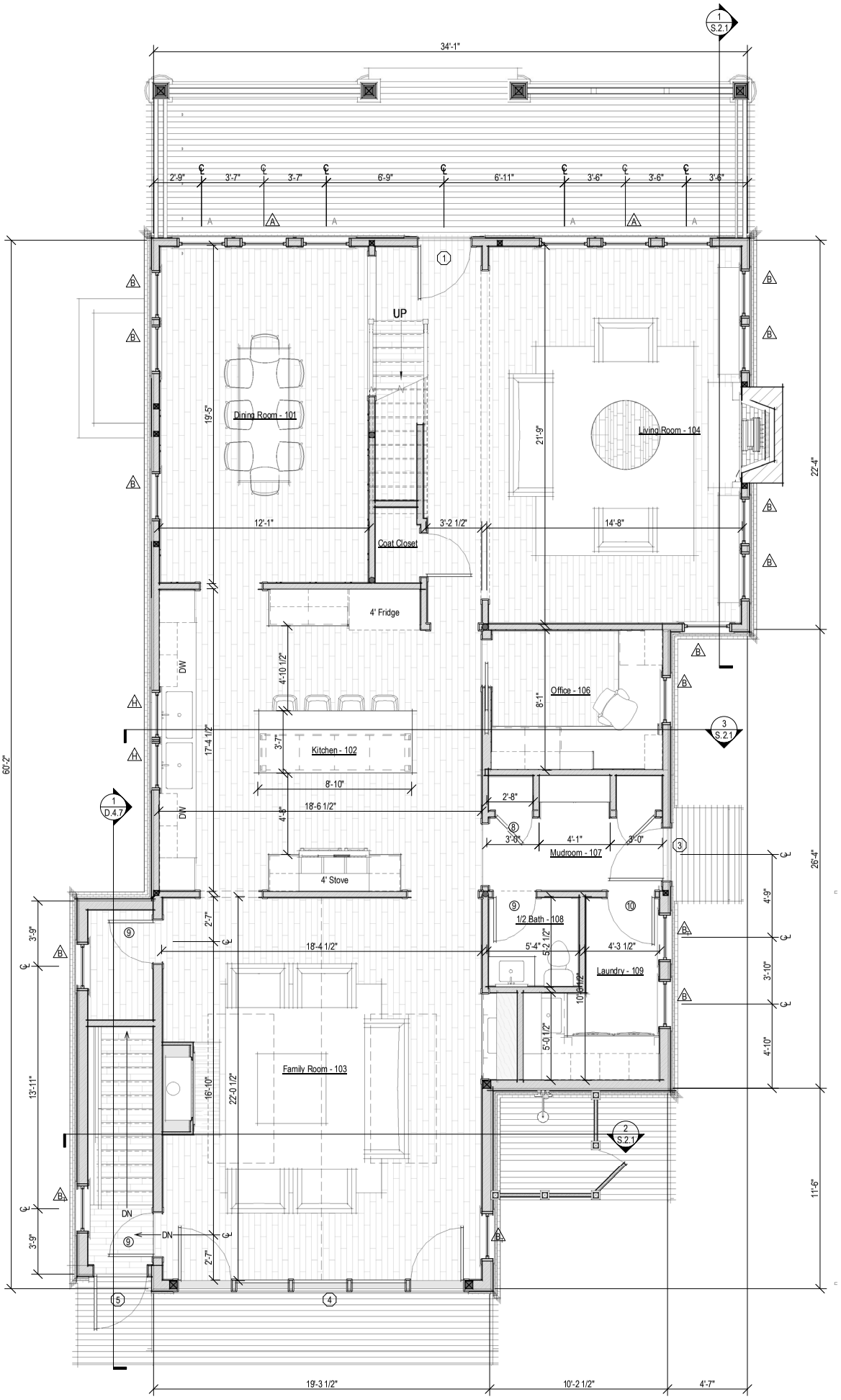


French Doors
12 Lite SDL



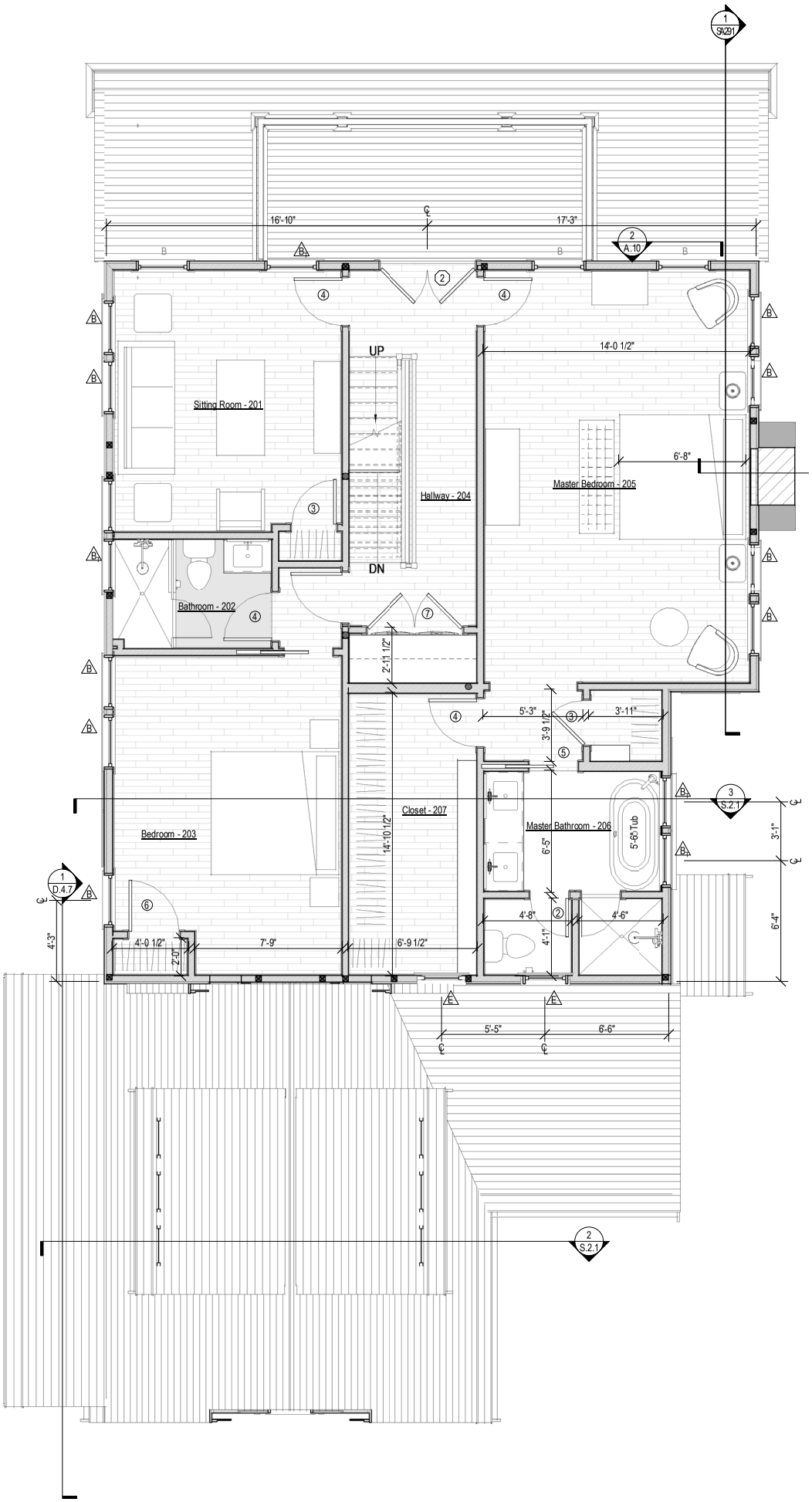
Side Hinged
Vertical Board

Window & Door Legend



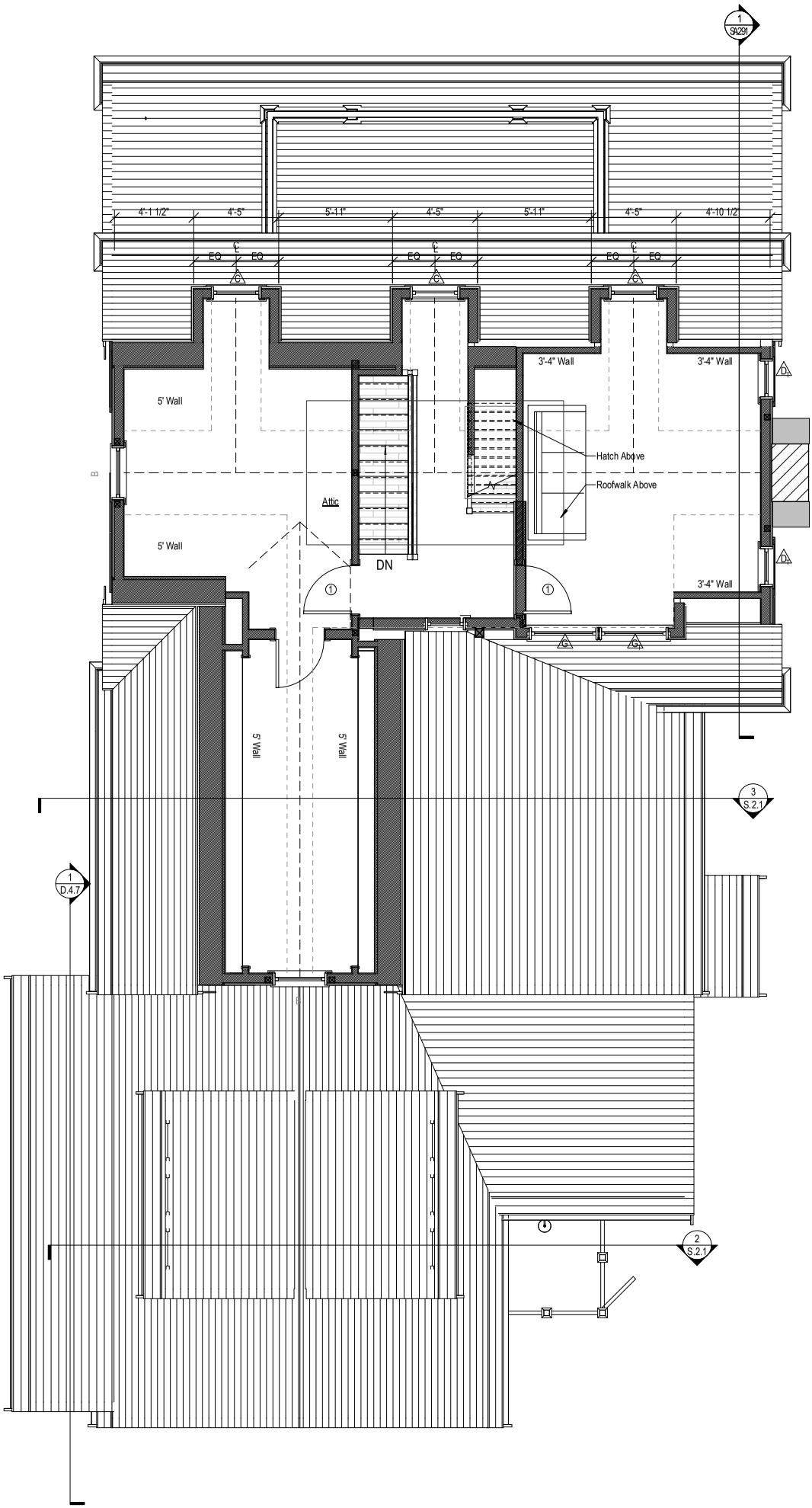
1 Proposed First Floor Plan

1/4" = 1'-0"



2 Proposed Second Floor Plan

1/4" = 1'-0"



Proposed Third Floor Plan

1/4" = 1'-0"

1 Proposed North Elevation

1/4" = 1'-0"

2 Proposed East Elevation

1/4" = 1'-0"

2 Proposed West Elevation

1/4" = 1'-0"

1 Proposed South Elevation

1/4" = 1'-0"

CERTIFICATE NO: HDC2020-02-0692 DATE ISSUED: 5/4/2020

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 183

Street & Number of Proposed Work: 12 LINCOLN AVE

Owner of record: 12 LINCOLN AVE NOMINEE TRUST

Mailing Address: 12 LINCOLN AVE
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EM RITUS

Mailing Address: 8 WILLIAMS LANE
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY V0002609

Date application received: 2/18/2020 Fee Paid: $ 500

Must be acted on by: 04/25/2020, 6/24/20

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: [signature] (Acting)

Member: _____

Member: _____

Member: Diane W B Coombs

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. 02-0622

☐ Pool (Zoning District _____) ☐ Roof ☐ Other REPLACE ALL WINDOWS

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*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 CLAD

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

NO CHANGE

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 2/13/20 Signature of owner of record [signature] Signed under penalties of perjury

03.12.20

HDC Submission

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

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

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

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

1925

12 Lincoln Ave
Nominee Trust

12 Lincoln Avenue
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6680
www.emeritusdevelopment.com

Exterior Elevations

Site Information

Map & Parcel:	30 / 183
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	22,553 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% or 6,766 SF +/-
Existing G.C.:	1,460 SF +/-
Proposed G.C.:	1,760 SF
Total Proposed G.C.:	3,912 SF

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

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First & Second Floor Plans
A.1.2 Third Floor & Roof Plan
A.2.2 Exterior Elevations
F.1.1 Foundation Plan
F.1.2 Foundation Detail
S.1.1 First & Second Floor Framing Plan
S.1.2 Third Floor & Roof Framing Plan
S.2.1 Building Sections

RECEIVED
MAR 12 2020
By

APPROVED
HDC2020-02-0692
No Exterior Changes Without HDC Approval

Revisions

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

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

A.2.1

1925

03.12.20

HDC Submission

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

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

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

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

1925

12 Lincoln Ave Nominee Trust

12 Lincoln Avenue
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4895
F. 508.325.6880
www.emeritusdevelopment.com

Exterior Elevations

Site Information

Map & Parcel:	30 / 183
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	22,553 SF*+/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% or 6,766 SF +/-
Existing G.C.:	1,460 SF +/-
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RECEIVED
MAR 12 2020
By

APPROVED
HDC2020-02-0692
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Revisions

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A.2.2

1925

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 61

Street & Number of Proposed Work: 15 BROAD STREET

Owner of record: NANTUCKET HISTORICAL ASSN

Mailing Address: PO BOX 1016
NANTUCKET, MA 02554

Contact Phone #: 508-228-1894 E-mail: E.RUDD@NHA.ORG

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0132 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

CONSTRUCT AT GRADE DECK (16x16) SANDBOX, 2 SECTIONS 5/1 NTW FENCE

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 6'
Type: 5/1' Horz/Vert pattern
Length: 12' + 12' = 24' TOTAL w/ GATE ON ONE SECTION TO MATCH FENCE

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls 8"-12" EDGER - NTW - LANDSCAPE FOR GARDENS = TIMBERS

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 6/21/2020 Signature of owner of record _____ Signed under penalties of perjury

Property Information

Property ID	42.4.2 61
Location	15 BROAD ST
Owner	NANTUCKET HISTORICAL ASSN

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

Property Information

Property ID 42.4.2 61
Location 15 BROAD ST
Owner NANTUCKET HISTORICAL ASSN

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.

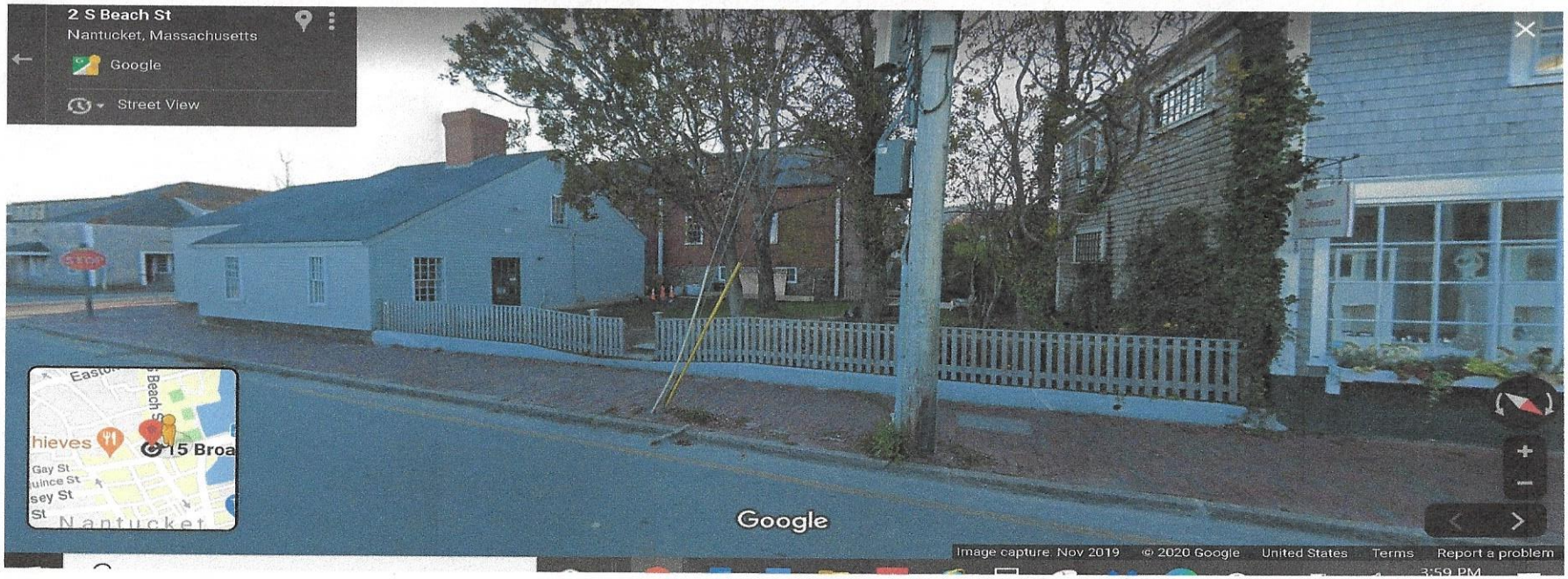
Geometry updated 11/13/2018
Data updated 11/19/2018

15 BROAD STREET – WHALING MUSEUM

15 BROAD STREET – WHALING MUSEUM

SOUTH BEACH STREET – EAST ELEVATION AREA TO BE ALTERED TO BE OUTDOOR PLAY AREA FOR MUSEUM PATRONS

2 S Beach St
Nantucket, Massachusetts
Google
Street View
Google
Image capture: Nov 2019
© 2020 Google
United States
Terms
Report a problem


2 S Beach St
Nantucket, Massachusetts
Google
Street View
Google
Image capture: Nov 2019
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Terms
Report a problem

2 S Beach St
Nantucket, Massachusetts
Google
Street View
S Beach St
Google
Image capture: Nov 2019
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Terms
Report a problem

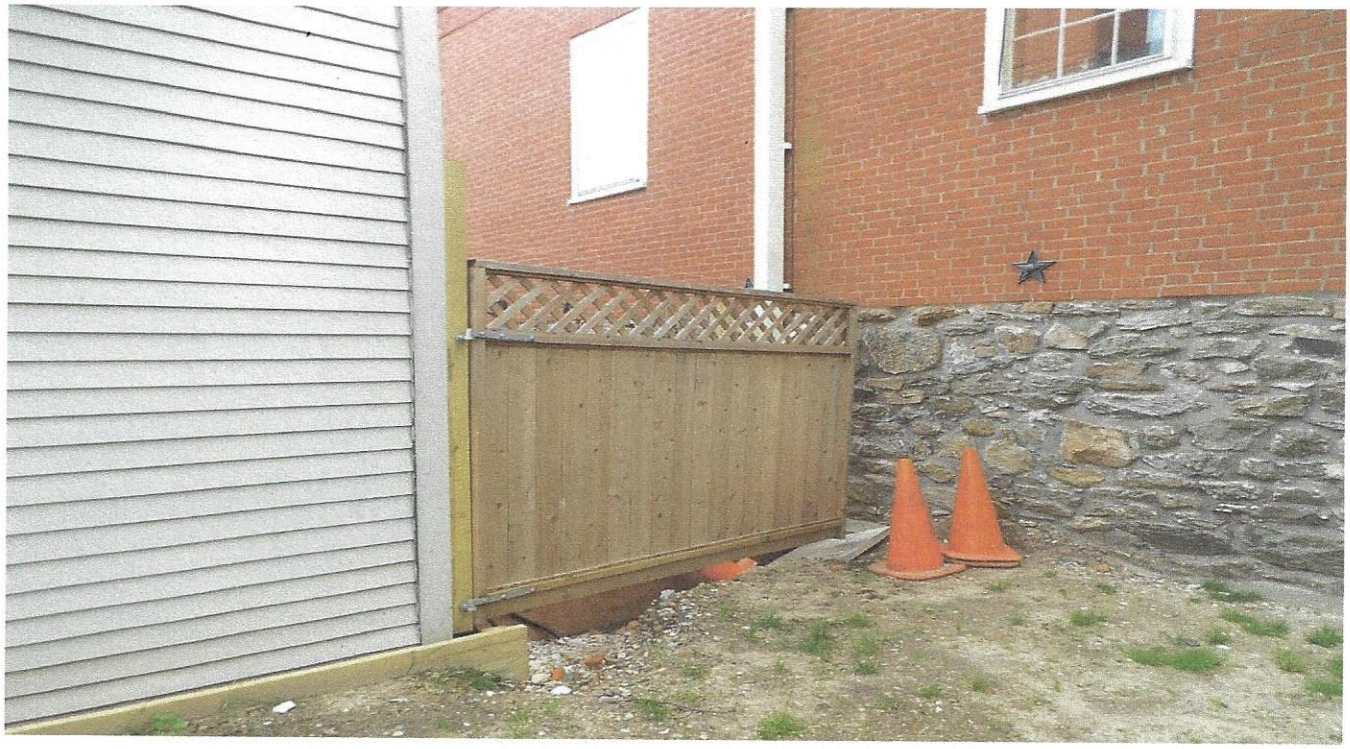
15 BROAD STREET – WHALING MUSEUM BACK GARDEN IMPROVEMENTS ALONG SOUTH BEACH STREET

AREA FOR PLANTING AND MINIATURE LIGHT HOUSE FOR CHILDREN SMALL LANDSCAPE TIMBERS WITH SAND SURFACE INSIDE – BENCH TO BE MOVED

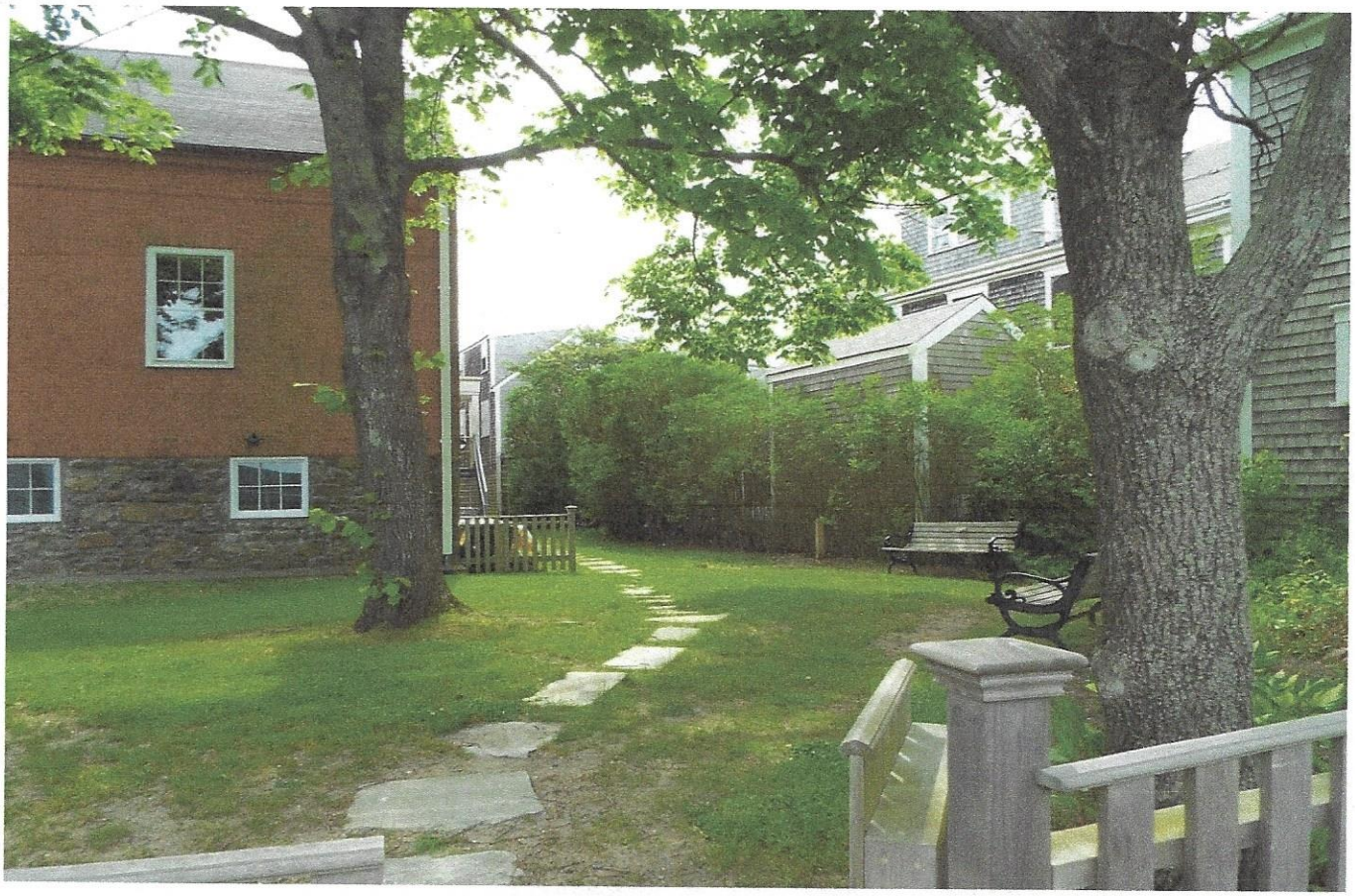
ADD A 12 – FOOT SECTION OF 5/1 NTW FENCE AS MARKED

ADD NTW AT GRADE DECK ABOUT 16' X 16'

EXISTING FENCE BETWEEN THE FORMER SHOP AND THE CANDLE FACTORY – NEW 5/1 FENCE WILL HAVE VERT/HORIZONTAL LATTICE IF THE HDC PREFERS THAT OVER MATCHING THE EXISTING FENCE WITH DIAGONAL LATTICE



ADD NTW 5/1 FENCE TO CLOSE THE UTILITY AREA FROM THE PLAY AREA - WILL HAVE MATCHING GATE



Guest House

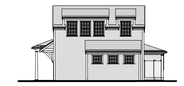
24 West Chester Str
Nantucket, MA 02554

06. 29 .20

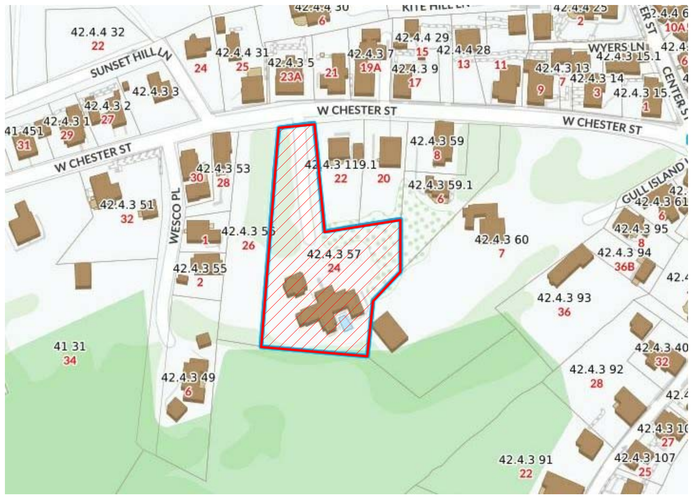
East

South

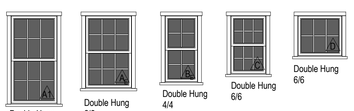
West



North



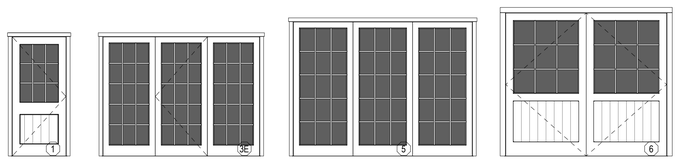
1 Locus Map
12" = 1'-0"



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

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

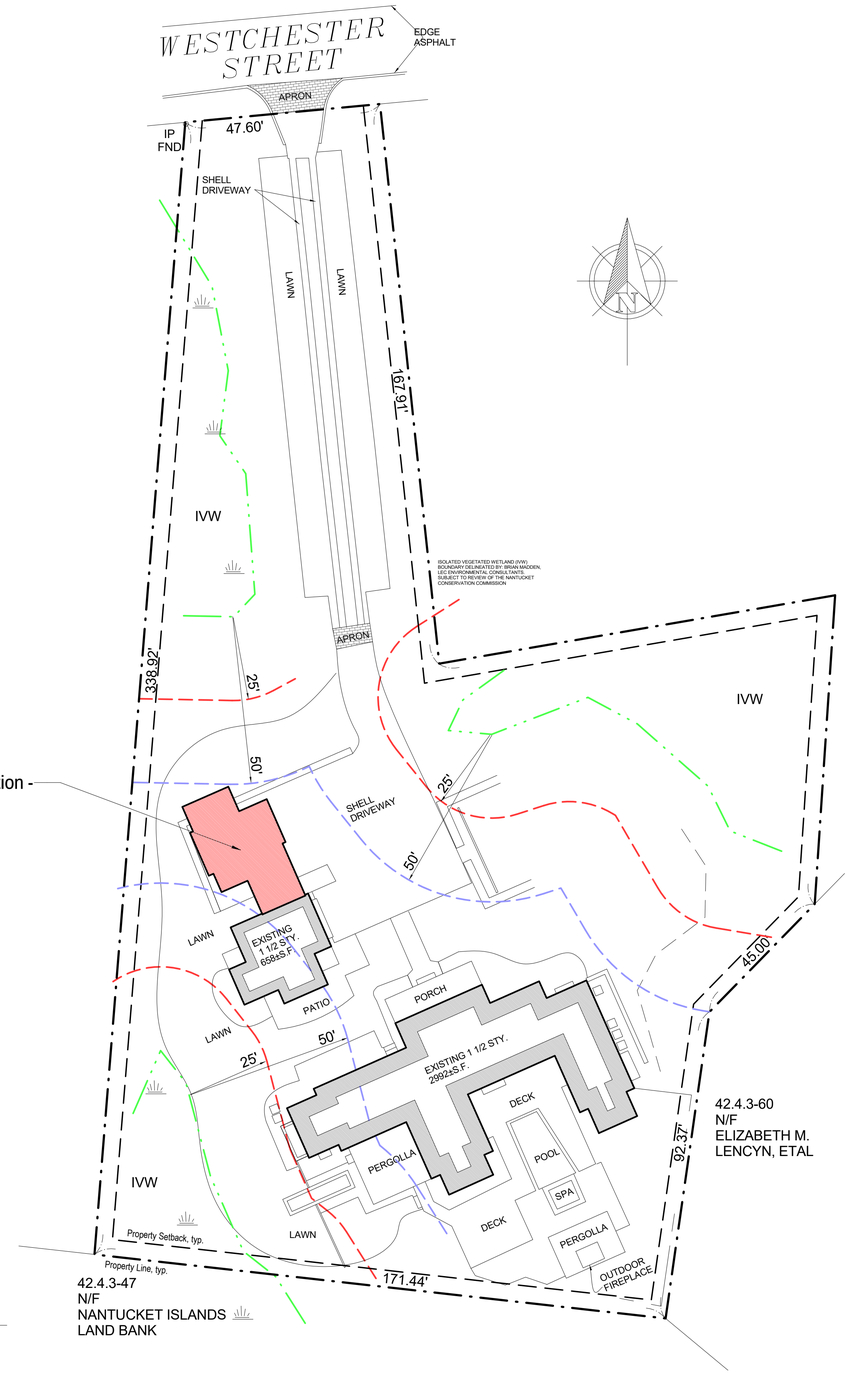
WINDOW SCHEDULE				
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
A	16	2'-9 1/4"	4'-1 1/2"	≥ 30
A1	2	2'-9 1/4"	5'-0"	≥ 30
C	2	2'-2"	3'-4"	≥ 30
D	3	2'-8"	2'-4"	≥ 30



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

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

HDC Submission Only



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

2002

Guest House

24 West Chester Str
Nantucket, MA 02554

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

Cover Sheet

Site Information

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

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

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
S.0.1 Foundation & Roof Plan
S.0.2 Building Sections

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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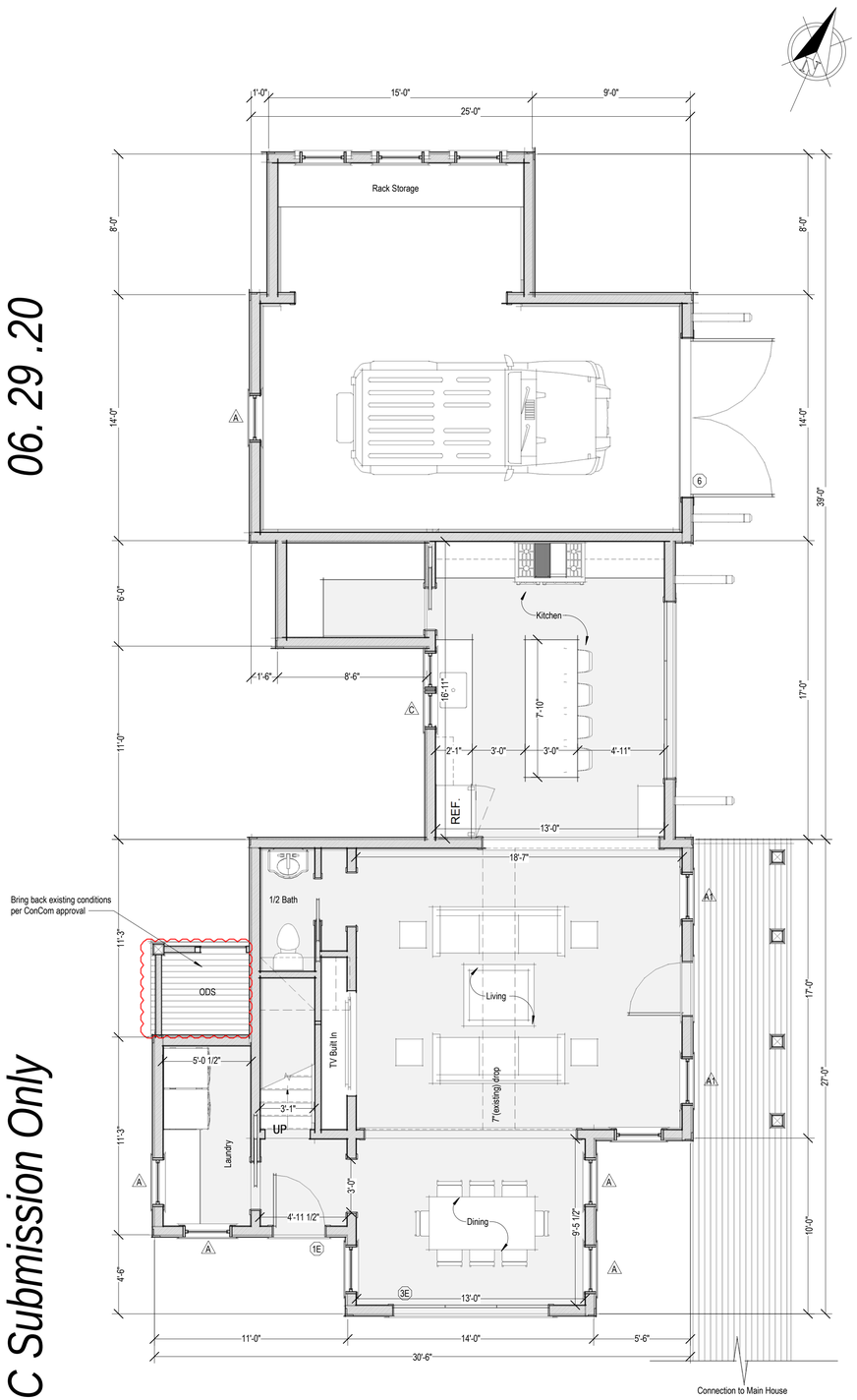
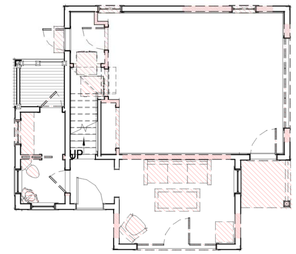
G.1.1
2002

06. 29 .20

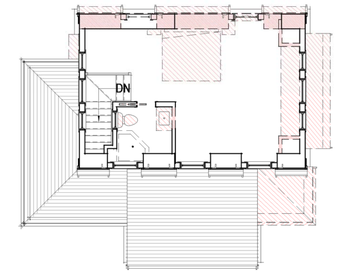
HDC Submission Only



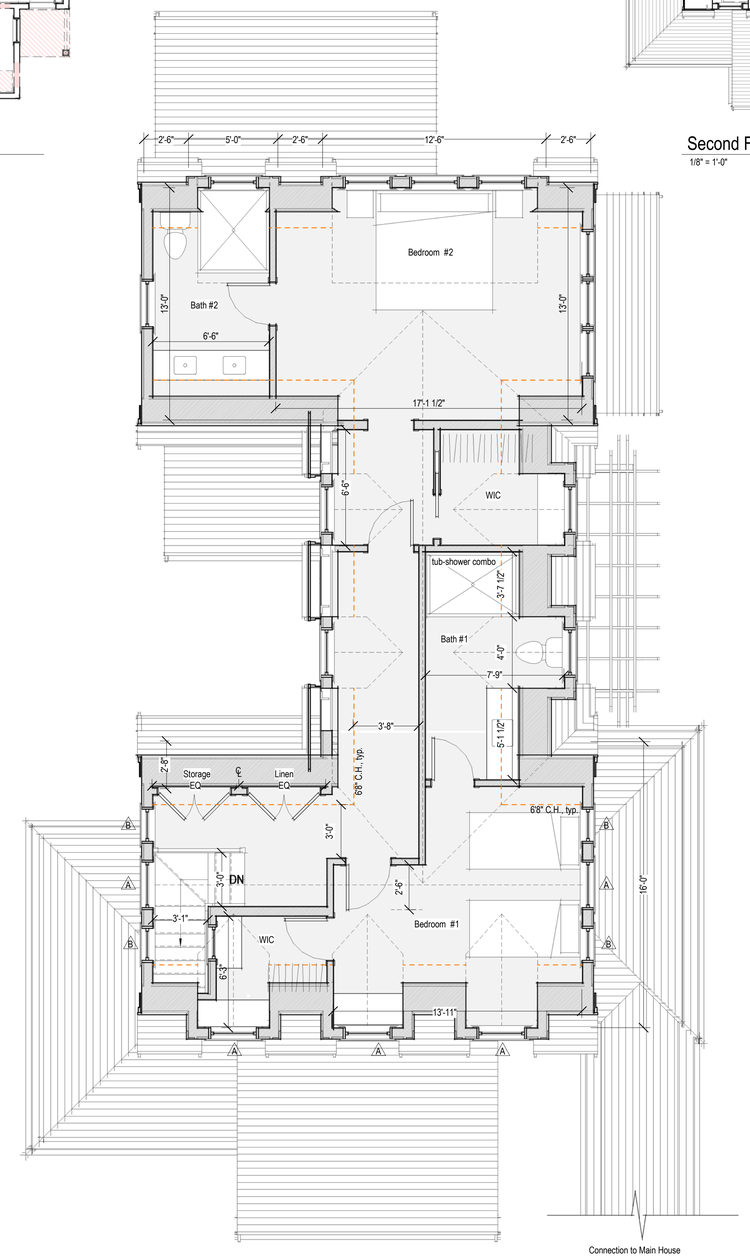
1 First Floor
1/4" = 1'-0"



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



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



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

2002

Guest House

24 West Chester Str
Nantucket, MA 02554

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

Floor Plans

Site Information

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

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

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
S.0.1 Foundation & Roof Plan
S.0.2 Building Sections

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A.1.1

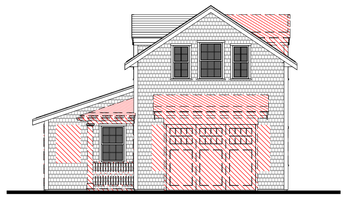
2002

06. 29 .20

HDC Submission Only

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

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



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

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

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

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

2002

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emeritus

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F: 508.325.6980
www.emeritusdevelopment.com

Exterior Elevations

Site Information

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

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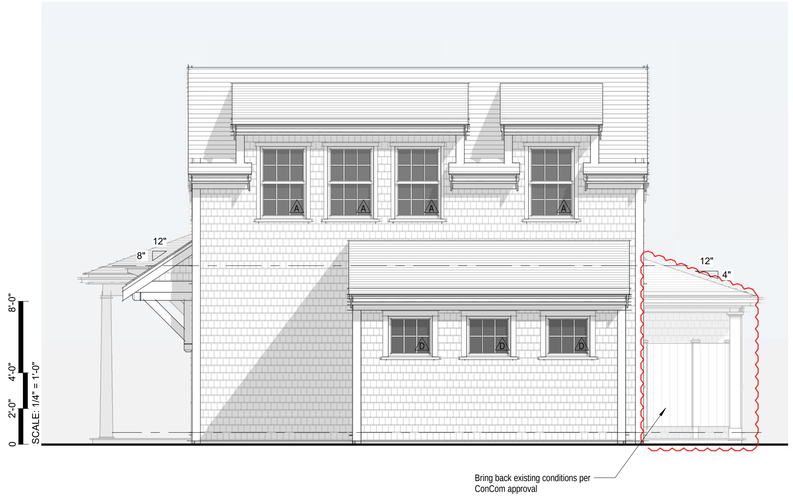
A.2.1

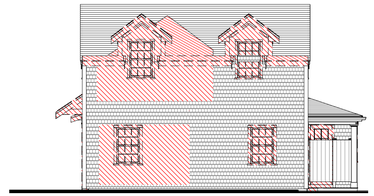
2002

06. 29 .20

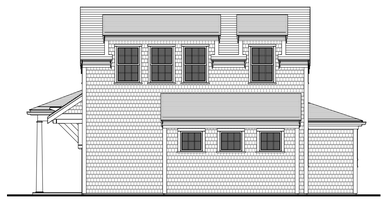
HDC Submission Only



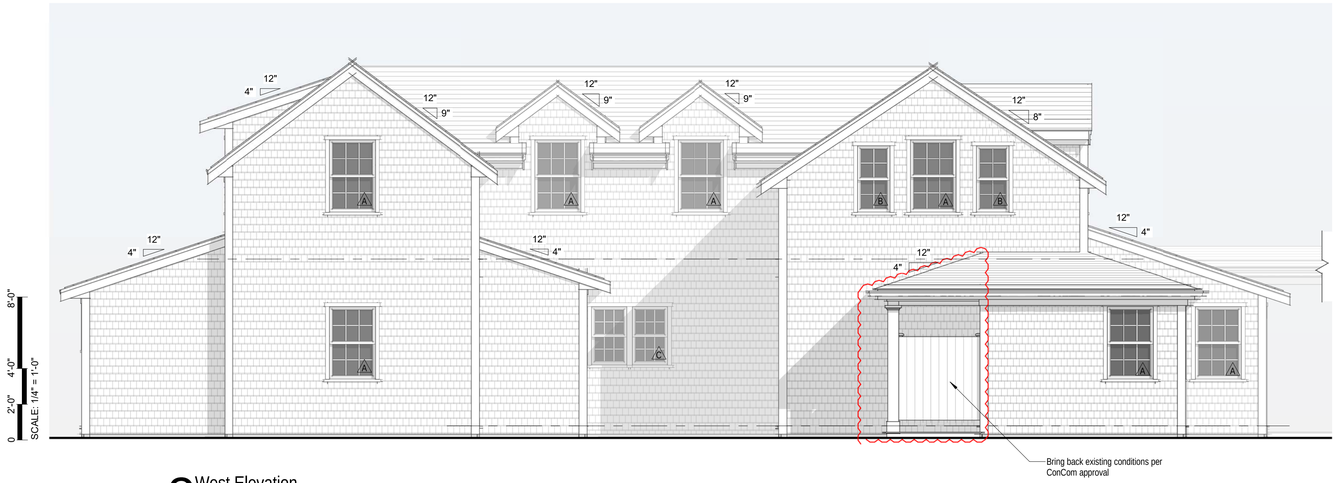
1 North Elevation
1/4" = 1'-0"



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

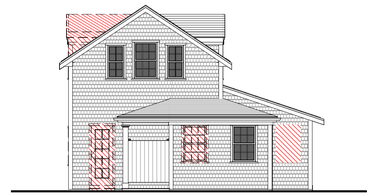


Previous Approved North Elevation
1/8" = 1'-0"



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

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



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

2002

Guest House

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emeritus

8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
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Exterior Elevations

Site Information

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

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

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A.2.2

2002

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 57

Street & Number of Proposed Work: 24 West Chester St

Owner of record: P. Zevnik

Mailing Address: 24 W Chester St
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 06-1071
☐ 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: _____ No change 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 No Change
2. South Elevation No change
3. West Elevation bring back existing ODS per Con Com approval
4. North Elevation bring back existing ODS per Con Com approval

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

No Change

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

No change

COLORS

Sidewall natural Clapboard (if applicable) n/a Roof asphalt/existing
Trim white Sash white Doors white
Deck natural Foundation natural Fence N/A Shutters N/A

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

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

Date 06.26.20 Signature of owner of record _____ Signed under penalties of perjury

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

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

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

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

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

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

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

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

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

X 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

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

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

n/a 3. **As-Built Plans (1 copy):** of existing elevations

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

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

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

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

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

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

CERTIFICATE NO: HDC2020-06-1071 DATE ISSUED: 6/16/2020

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 57

Street & Number of Proposed Work: 24 W Chester

Owner of record: P. Zevnik

Mailing Address: 24 W Chester
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/27/2020 Fee Paid: $ ~~[illegible]~~ 275.00 ✓ # 00328

Must be acted on by: 8/6/2020

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: Diane W B Coombs (Acting)

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 39 ft Sq. Footage 1st floor: 787
Width: 25 ft Sq. footage 2nd floor: 588
Sq. footage 3rd floor: _____

Decks/Patio: Size: +/- 75 sq ☑ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North +/- 21' 1" South +/- 21' 1" East +/- 21' 1" West +/- 21' 1"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed +/- 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural Clapboard (if applicable) n/a Roof asphalt/existing no change
Trim white/existing no change Sash white/existing no change Doors white/existing no change
Deck natural Foundation natural Fence n/a Shutters n/a

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

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

Date 5.26.20 Signature of owner of record _____ Signed under penalties of perjury

Guest House

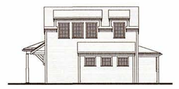
24 West Chester Str
Nantucket, MA 02554

06. 11 .20

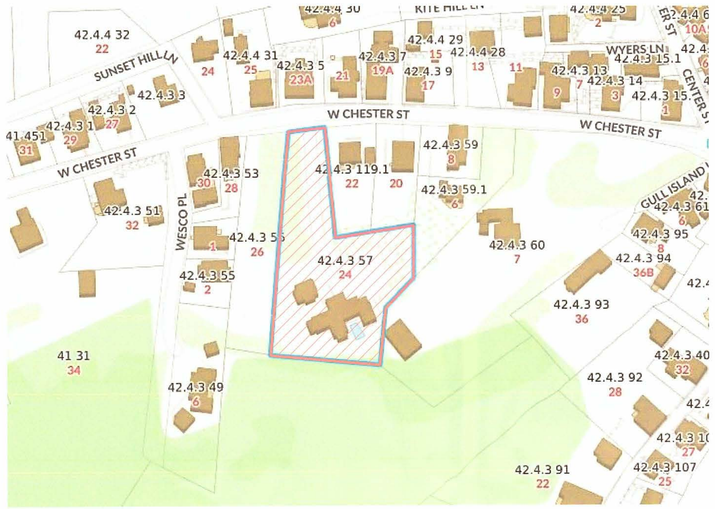
East

South

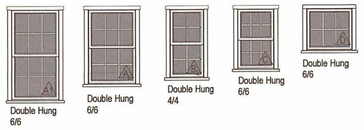
West



North



1 Locus Map
12" = 1'-0"

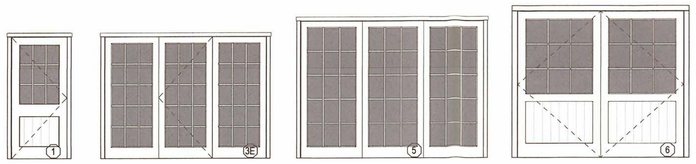


2 Window Legend
1/4" = 1'-0"

WINDOW & DOOR NOTES

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

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



Single Door / Existing
1 Panel w/ 9 lite

Triple French Door
15 Lite

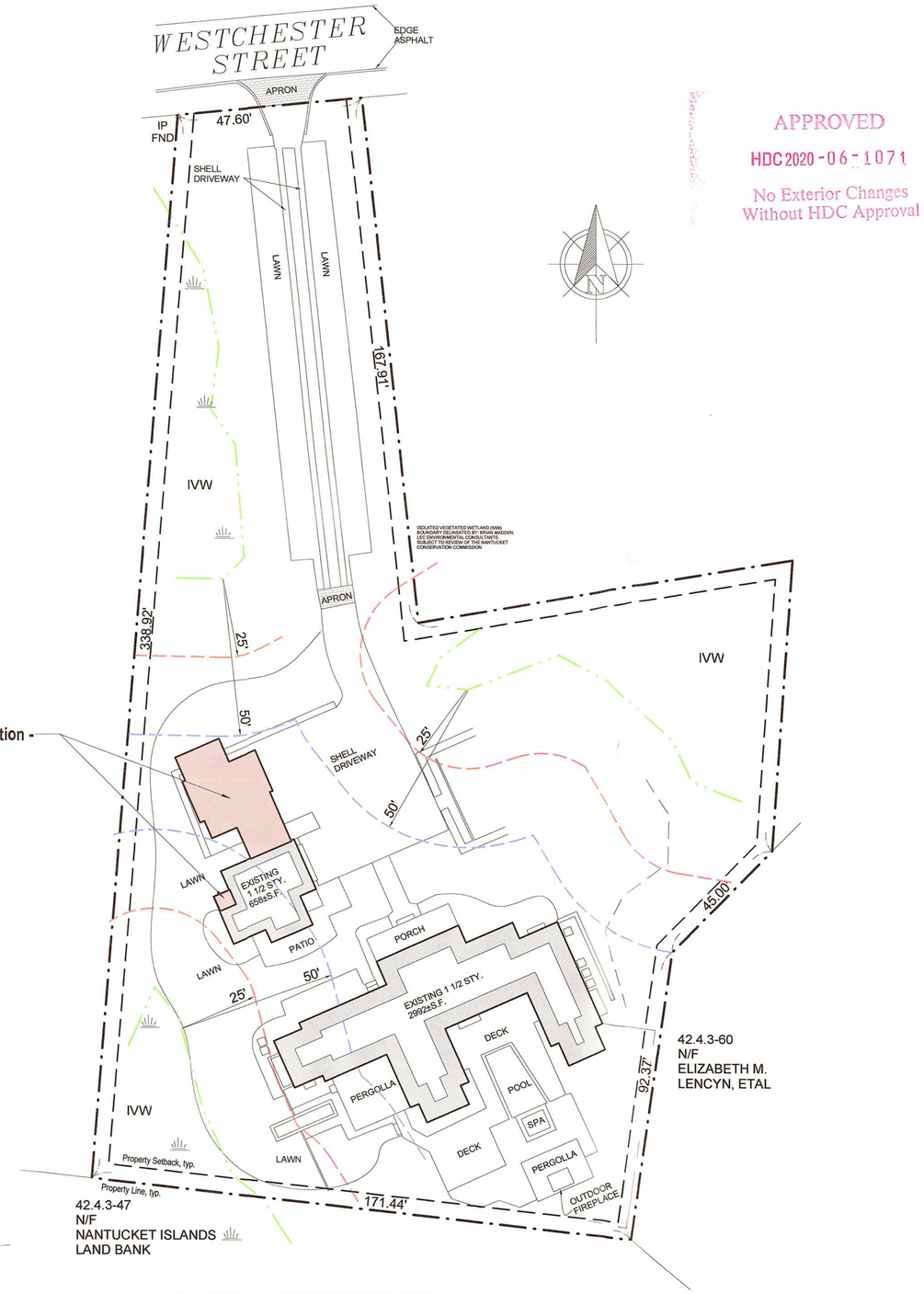
Triple French Door
15 Lite

Garage Door / NEW
1 panel w/ 9 Lite

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

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

HDC Submission Only



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

APPROVED
HDC 2020-06-1071
No Exterior Changes Without HDC Approval

2002

Guest House

24 West Chester Str
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6860
www.emeritusdevelopment.com

Cover Sheet

Site Information

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

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

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
S.0.1 Foundation & Roof Plan
S.0.2 Building Sections

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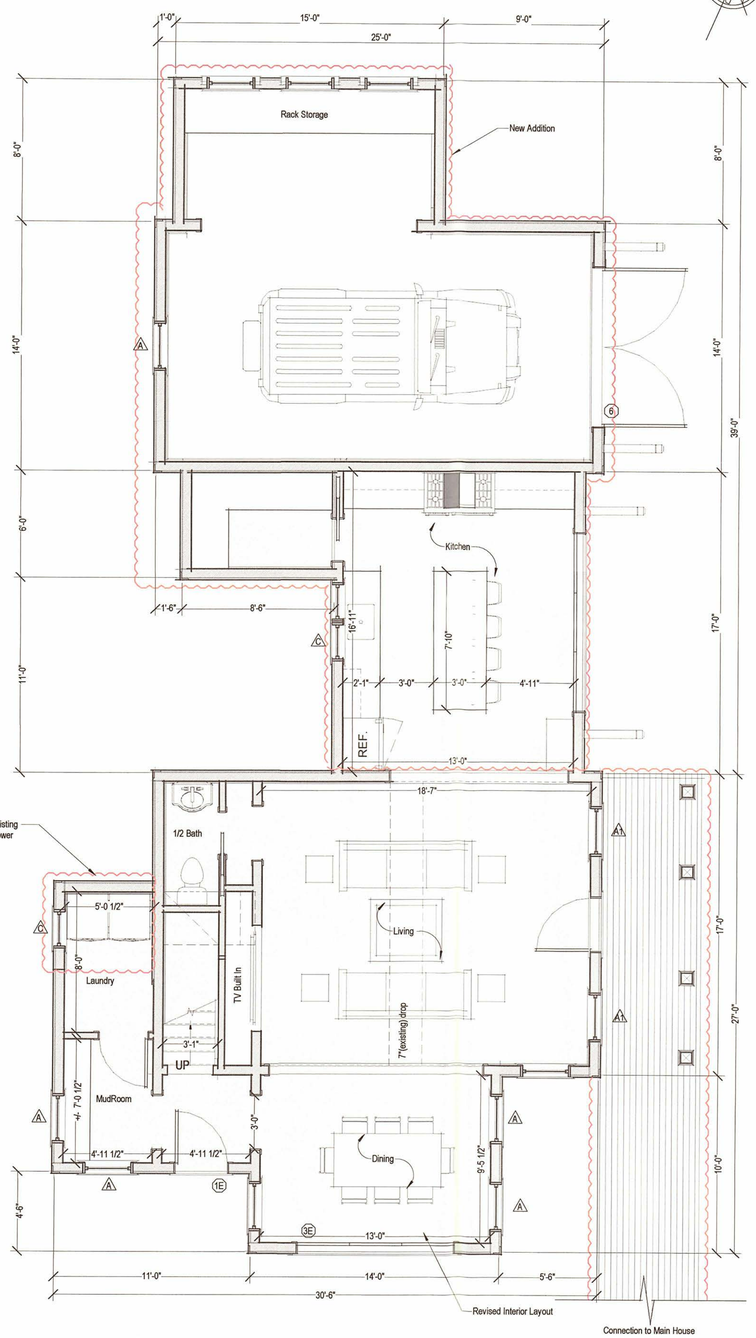
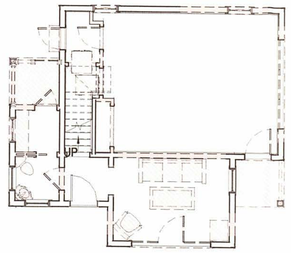
G.1.1
2002

06. 11 .20

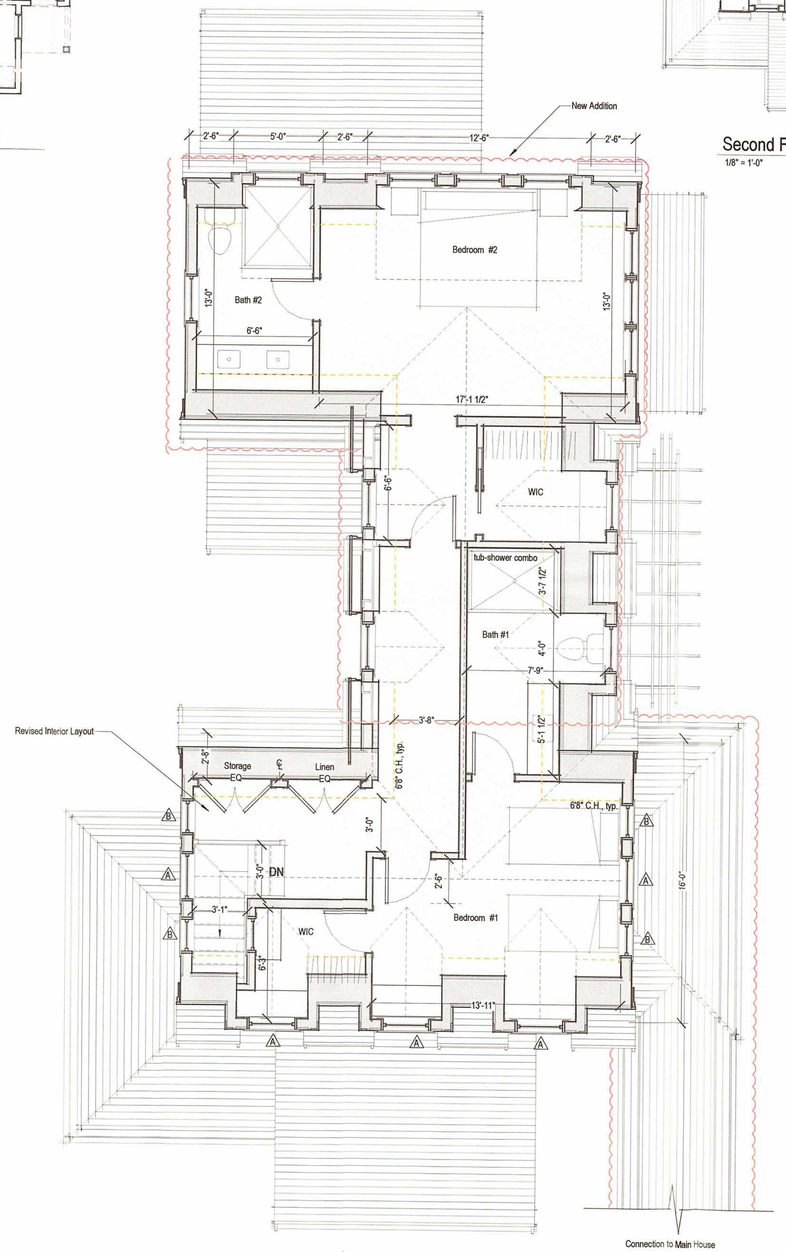
HDC Submission Only



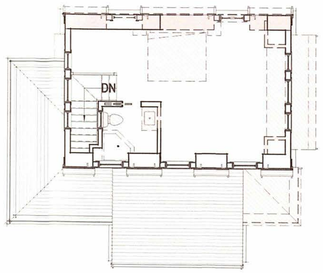
1 First Floor
1/4" = 1'-0"



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



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



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

2002

Guest House

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emeritus
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P. 508.325.4995
F. 508.325.6880
www.emeritusdevelopment.com

Floor Plans

Site Information

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

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A.1.1

2002

06. 11 .20

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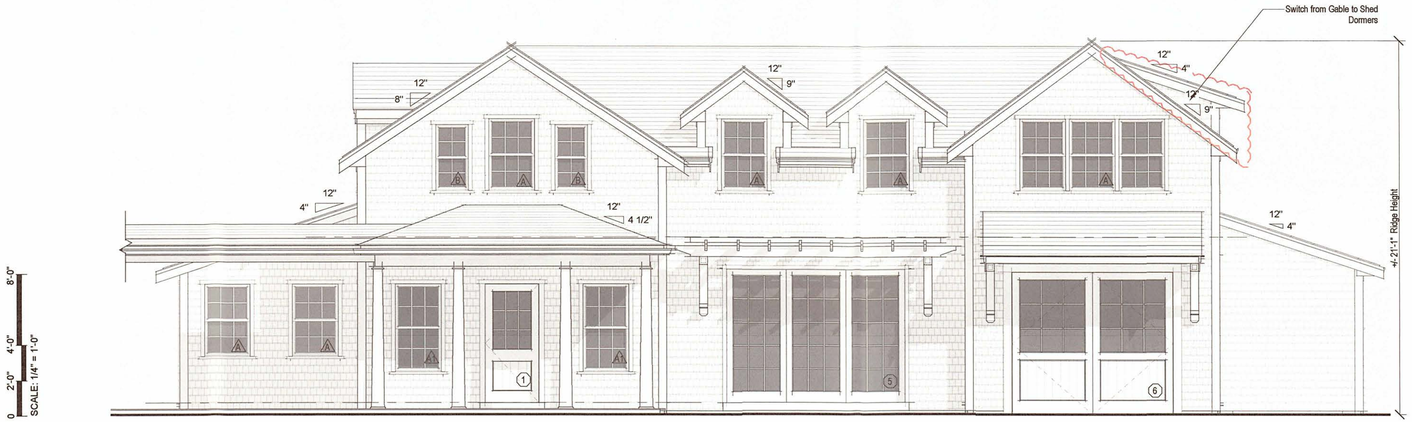

1 East Elevation
1/4" = 1'-0"

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

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

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

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

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

APPROVED
HDC 2020-06-1071
No Exterior Changes Without HDC Approval

2002

Guest House

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Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4895
F: 508.325.0880
www.emeritusdevelopment.com

Exterior Elevations

Site Information

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

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A.2.1
2002

06. 11 .20

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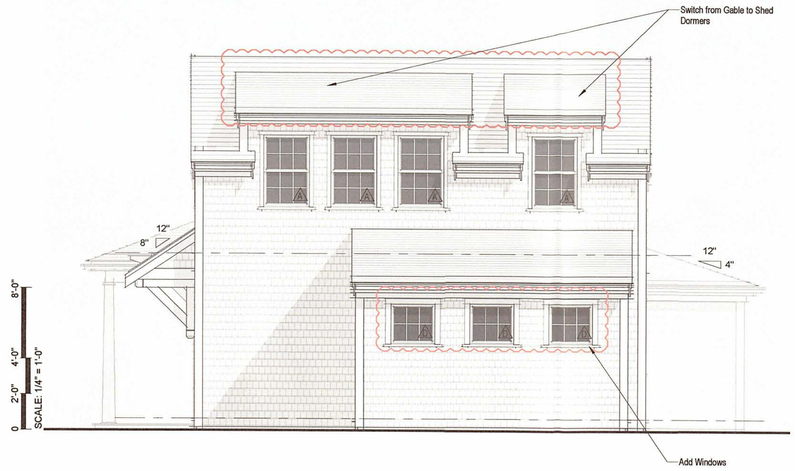
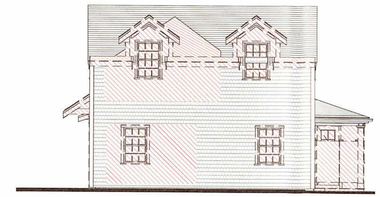
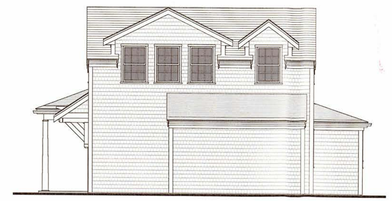


1 North Elevation
1/4" = 1'-0"



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



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

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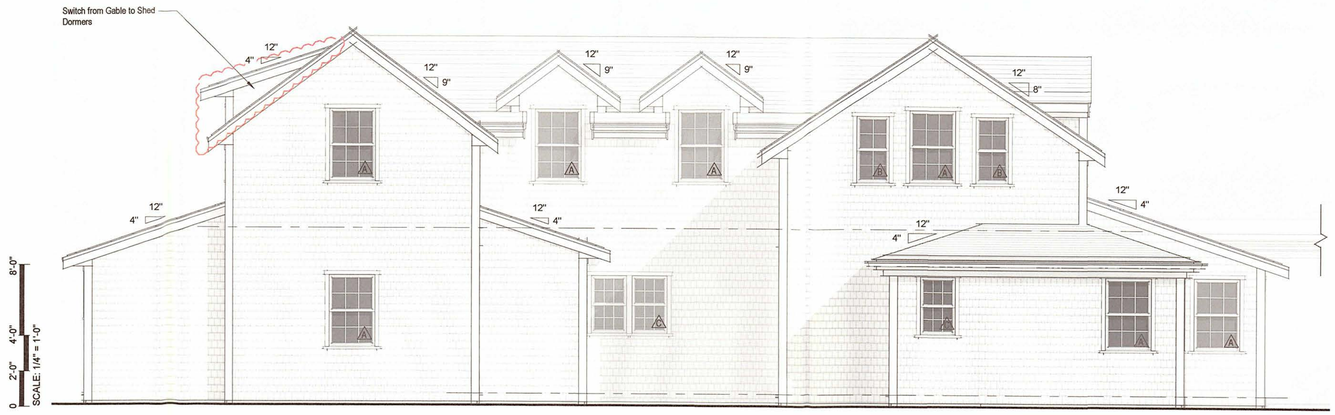
HDC 2020-06-1071
No Exterior Changes Without HDC Approval



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

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

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

2002

Guest House

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Exterior Elevations

Site Information

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

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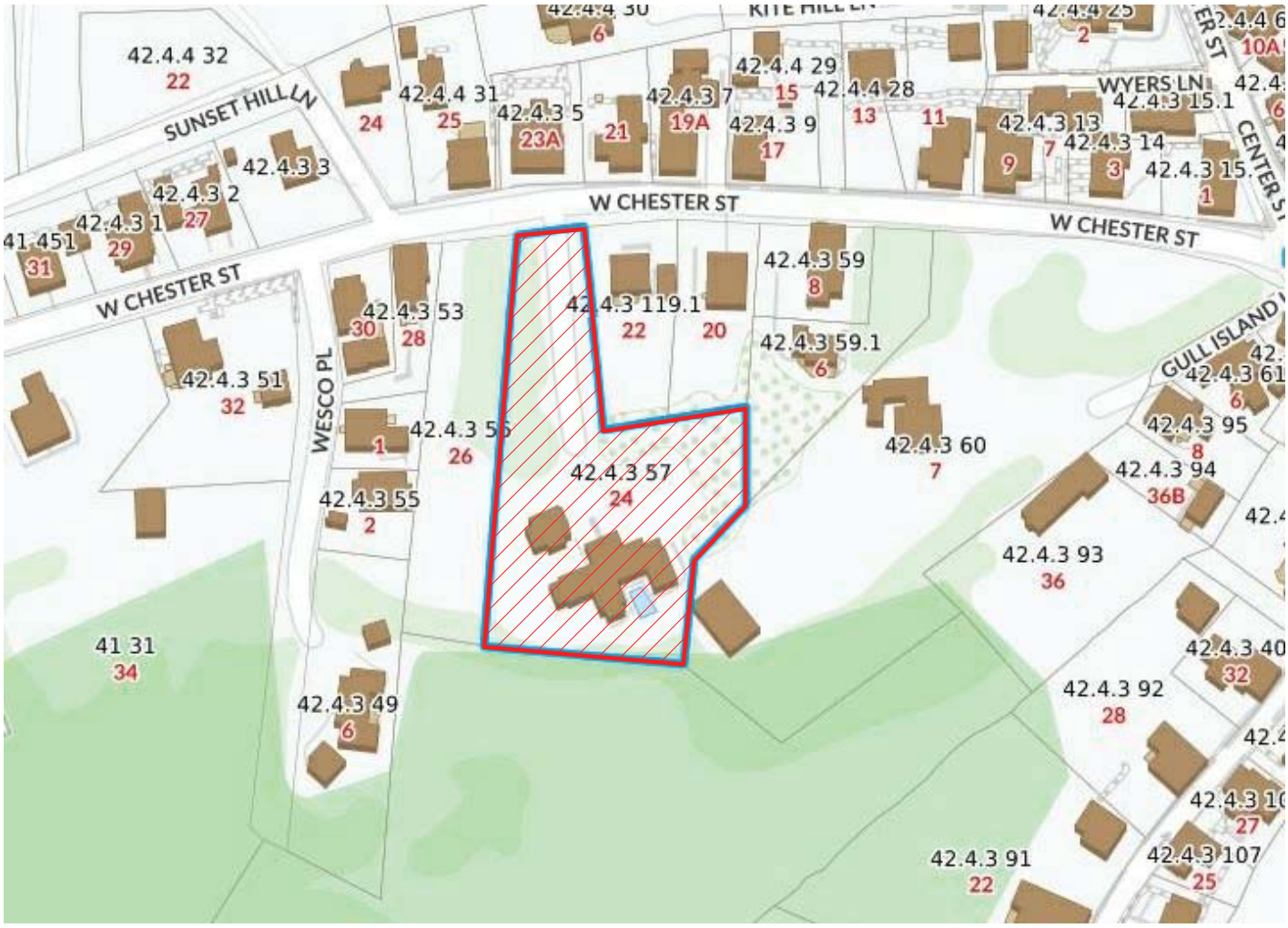
A.2.2
2002

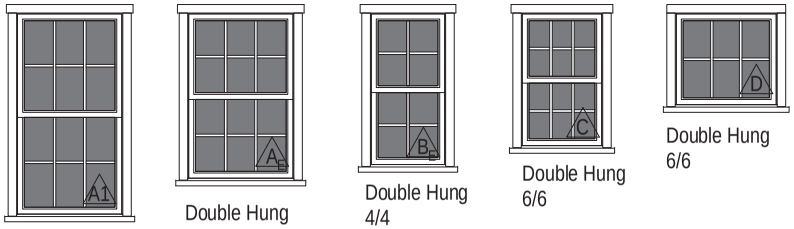
Guest House

24 West Chester Str
Nantucket, MA 02554

06. 29 .20



1 Locus Map
12" = 1'-0"



Double Hung 6/6 | Double Hung 6/6 | Double Hung 4/4 | Double Hung 6/6 | Double Hung 6/6

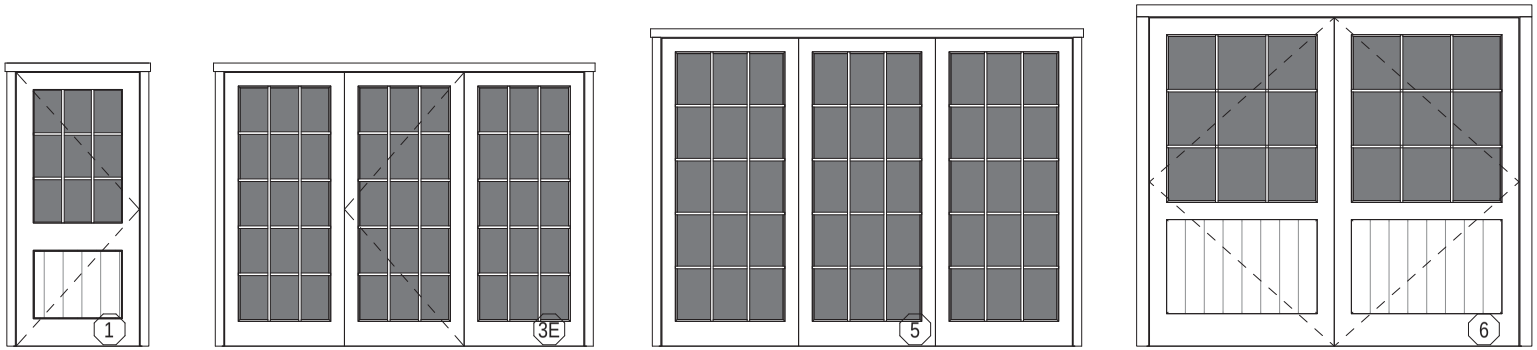
2 Window Legend

1/4" = 1'-0"

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

WINDOW & DOOR NOTES

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

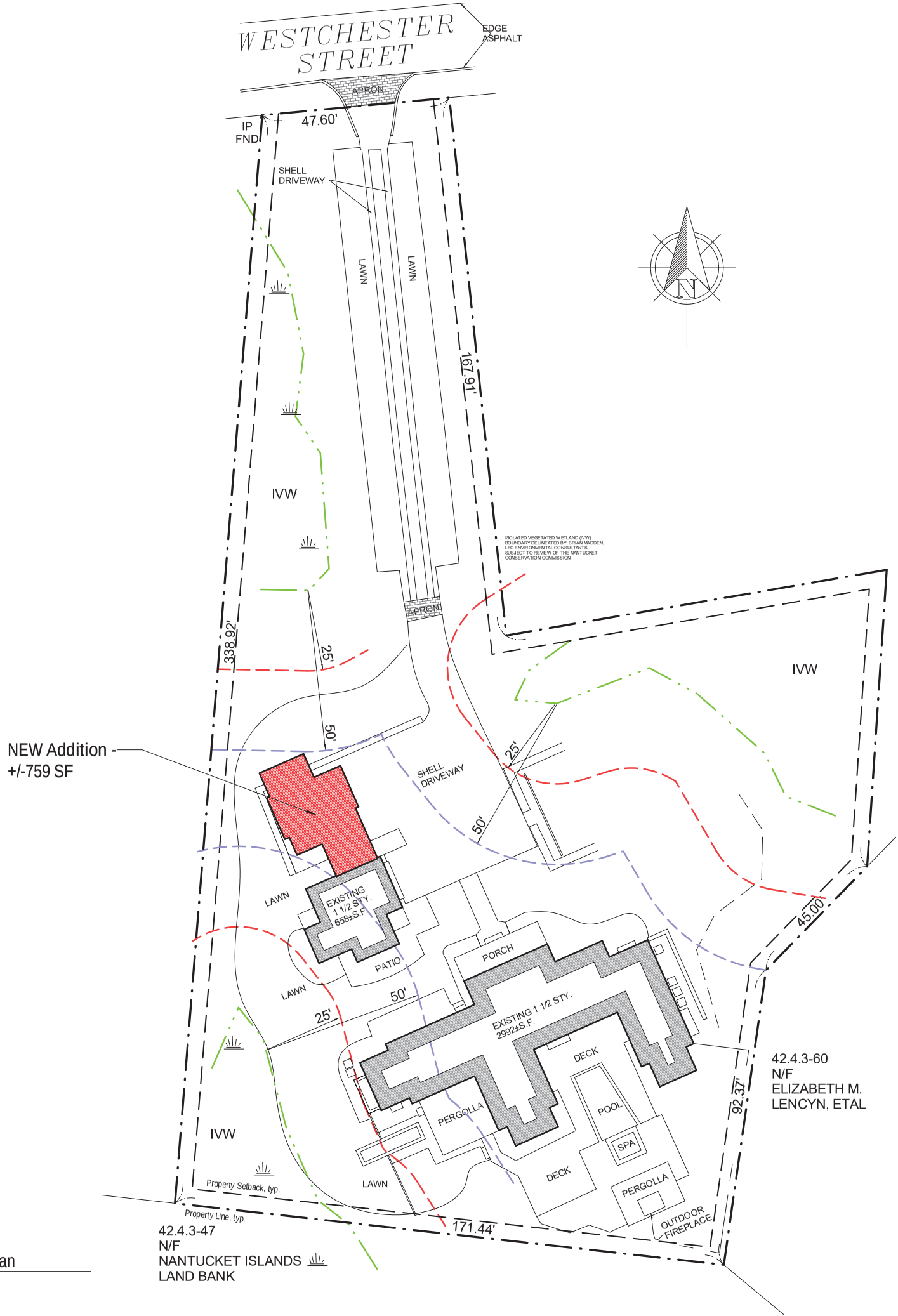


Single Door / Existing 1 Panel w/ 9 lite | Triple French Door 15 Lite | Triple French Door 15 Lite | Garage Door / NEW 1 panel w/ 9 Lite

3 Door Legend

1/4" = 1'-0"

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



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

HDC Submission Only

06. 29 .20

Bring back existing conditions per ConCom approval

4'-6" | 11'-3" | 11'-3" | 11'-0" | 6'-0" | 14'-0" | 8'-0"

Laundry

5'-0 1/2"

ODS

UP

3'-1"

4'-11 1/2"

1/2 Bath

TV Built In

3'-0"

11'-0"

30'-6"

14'-0"

5'-6"

13'-0"

Dining

9'-5 1/2"

7"(existing) drop

Living

18'-7"

1'-6"

8'-6"

REF.

2'-1"

16'-11"

3'-0"

3'-0"

7'-10"

Kitchen

4'-11"

13'-0"

Rack Storage

1'-0"

15'-0"

25'-0"

9'-0"

Connection to Main House

10'-0" | 17'-0" | 27'-0"

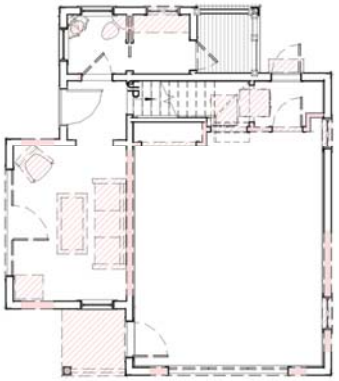
17'-0" | 14'-0" | 8'-0" | 39'-0"

1 First Floor

1/4" = 1'-0"

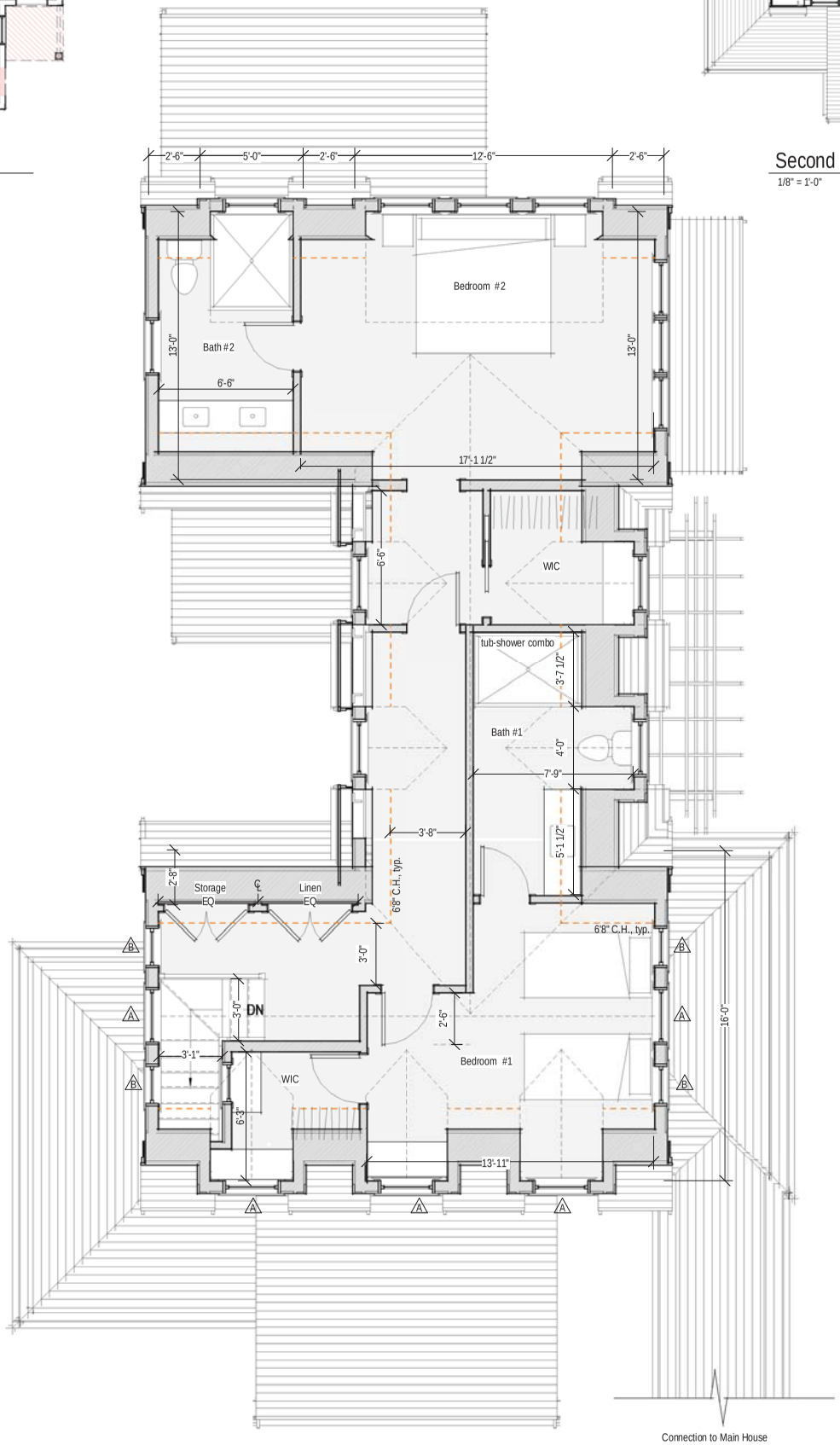
First Floor - Demo Plan

1/8" = 1'-0"



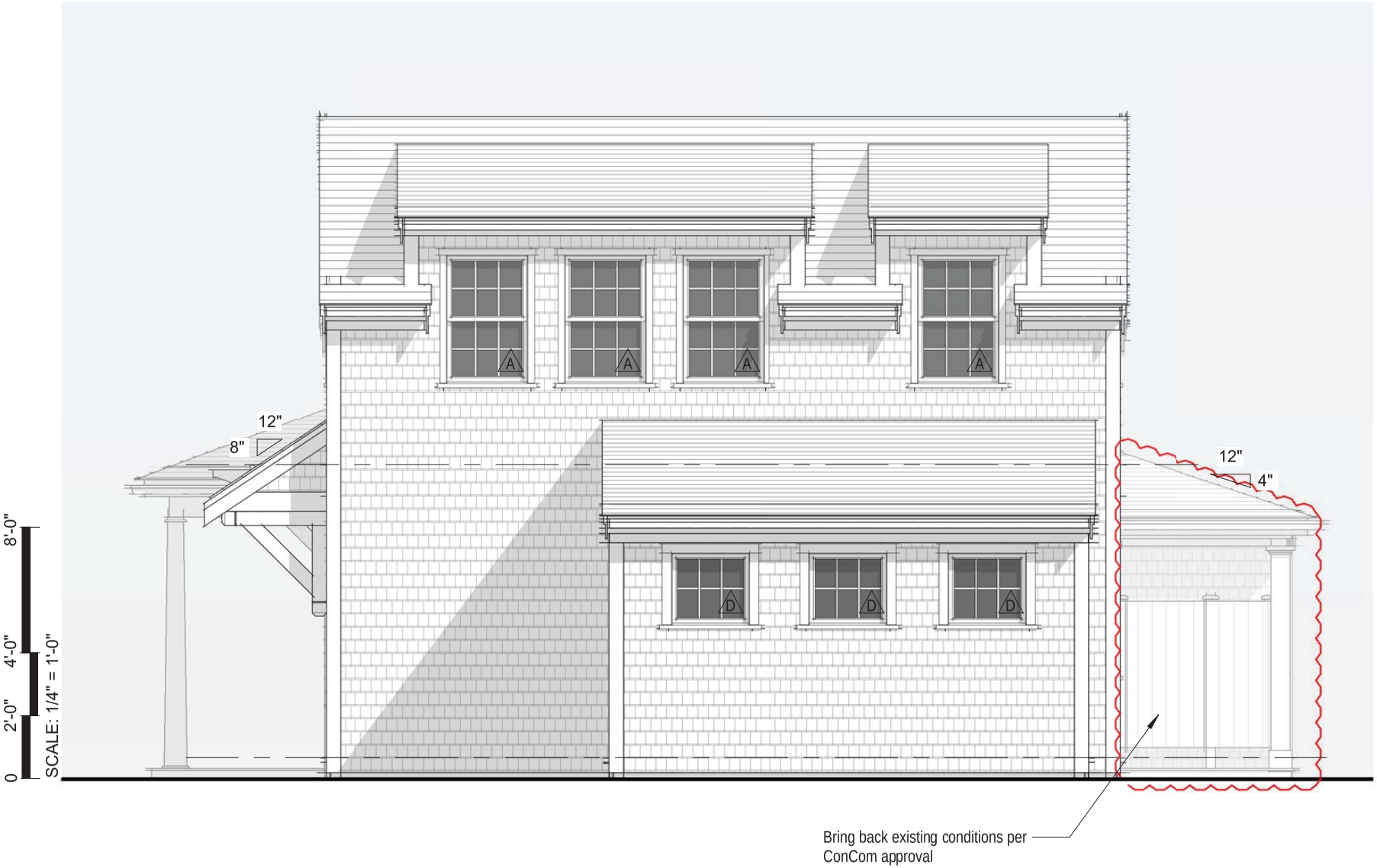
Second Floor - Demo Plan

1/8" = 1'-0"



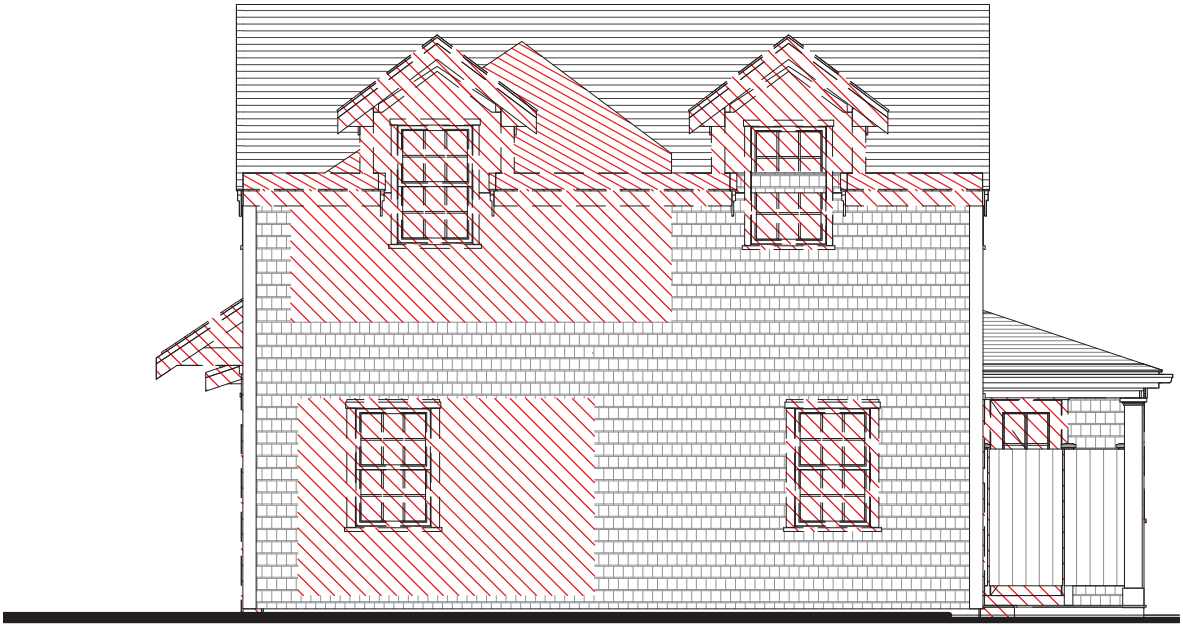
2 Second Floor

1/4" = 1'-0"



1 North Elevation

1/4" = 1'-0"

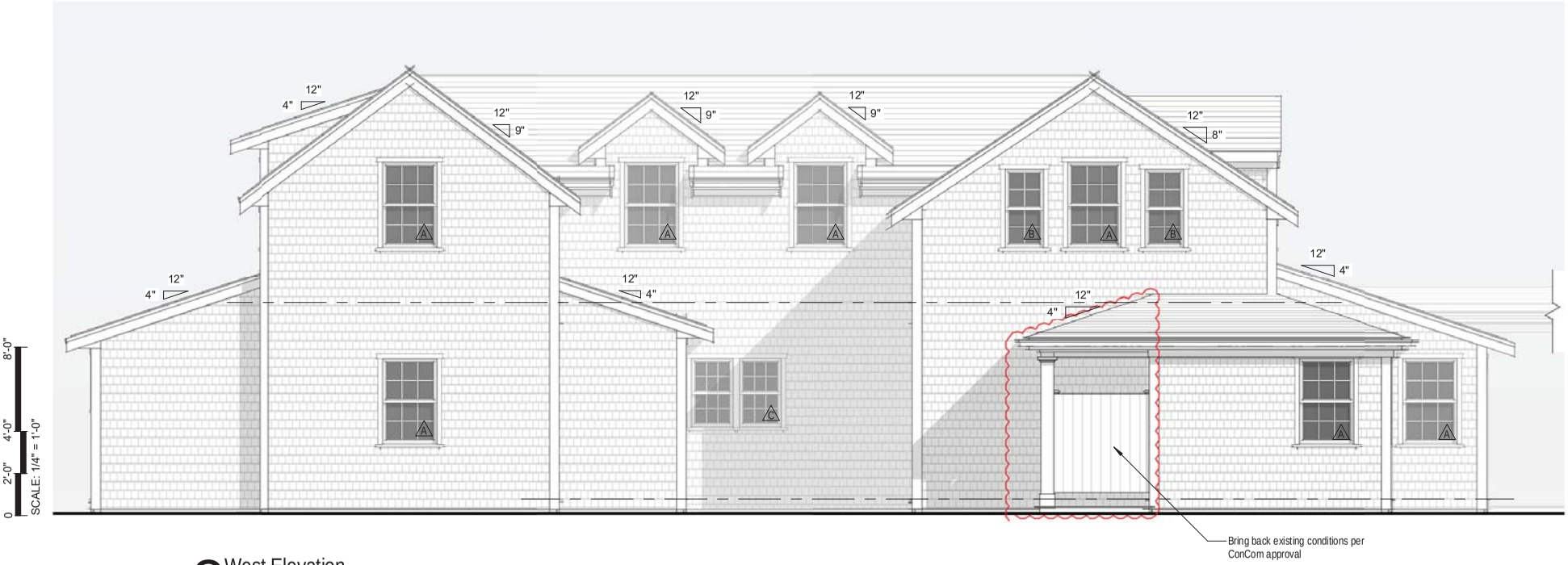


North Elevation - Existing & Demo

1/8" = 1'-0"

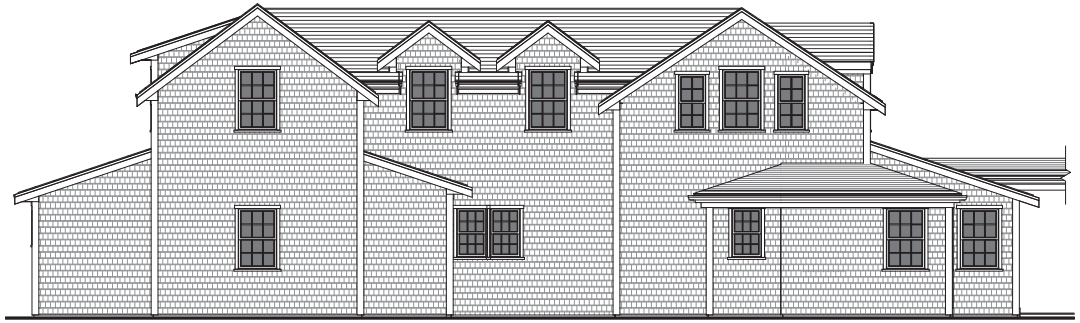
Previous Approved North Elevation

1/8" = 1'-0"



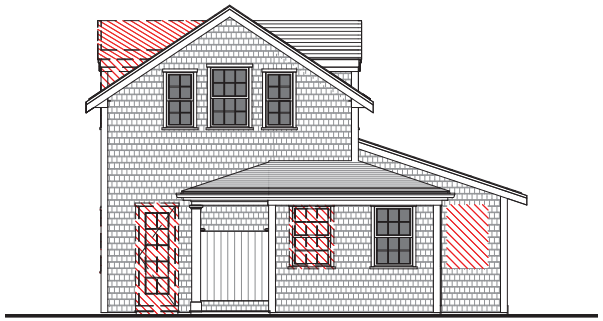
2 West Elevation

1/4" = 1'-0"



Previous Approved West Elevation

1/8" = 1'-0"

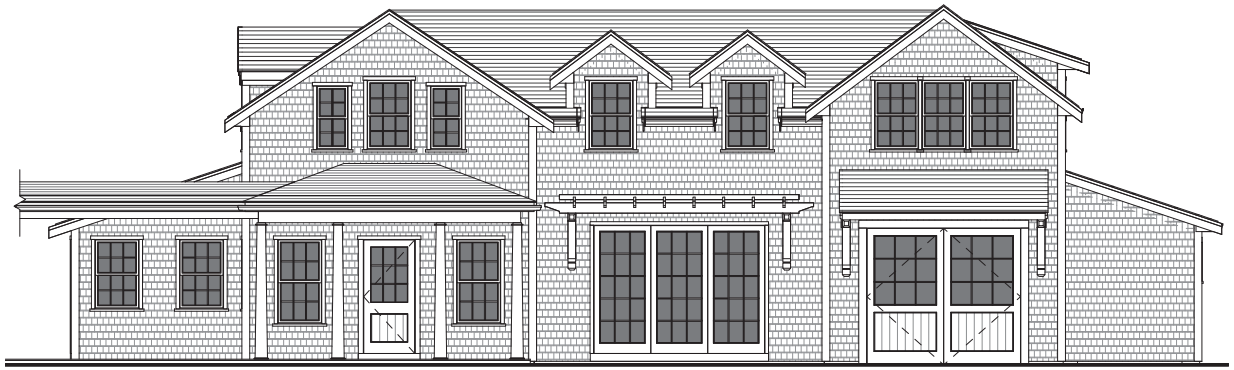


West Elevation - Existing & Demo

1/8" = 1'-0"

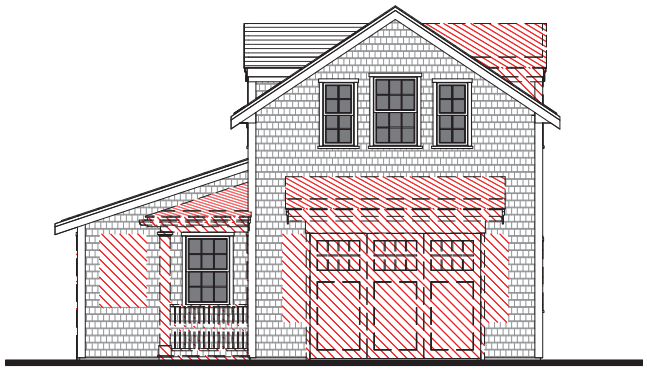
1 East Elevation / No Change

1/4" = 1'-0"



Previous Approved East Elevation

1/8" = 1'-0"



East Elevation - Existing & Demo

1/8" = 1'-0"

2 South Elevation / No Change

1/4" = 1'-0"

South Elevation - Existing & Demo

1/8" = 1'-0"

Previous Approved South Elevation

1/8" = 1'-0"

CERTIFICATE NO: _____

DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

SCANNED COPY

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 38

Street & Number of Proposed Work: 29 BROAD STREET

Owner of record: NANTUCKET ISLAND RESORTS LLC

Mailing Address: NEW ENGLAND DEVELOPMENT 75 PARK PLAZA #3 BOSTON MA 02554 c/o BILL O'BRIEN

Contact Phone #: 617-803-6669 E-mail: WOBRIEN@NEDEVELOPMENT.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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: JARED COFFIN HOUSE

Original Date: 1845

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

NORTH + SMALL SECTION ON WEST — ADD VINYL CLAD RAILING SYSTEM IN PLACE OF ROTTEN WOOD SYSTEM IN REAR UTILITY AREA OF JC HOUSE — SECOND FLOOR ONLY — + REPOSITION PART OF IT.

*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: 42"
Type: TYPE II CAP PICKET
Length: 100' + 16'

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 _____

No change

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

RAILING TO MATCH PREVIOUS RAILING

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 6/23/2020 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

June 23, 2020

Property Information

Property ID	42.4.2 38
Location	29 BROAD ST
Owner	NANTUCKET ISLAND RESORTS 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

Town and County of Nantucket, MA

June 23, 2020

Property Information

Property ID 42.4.2 38
Location 29 BROAD ST
Owner NANTUCKET ISLAND RESORTS LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

TITAN® PRO RAIL

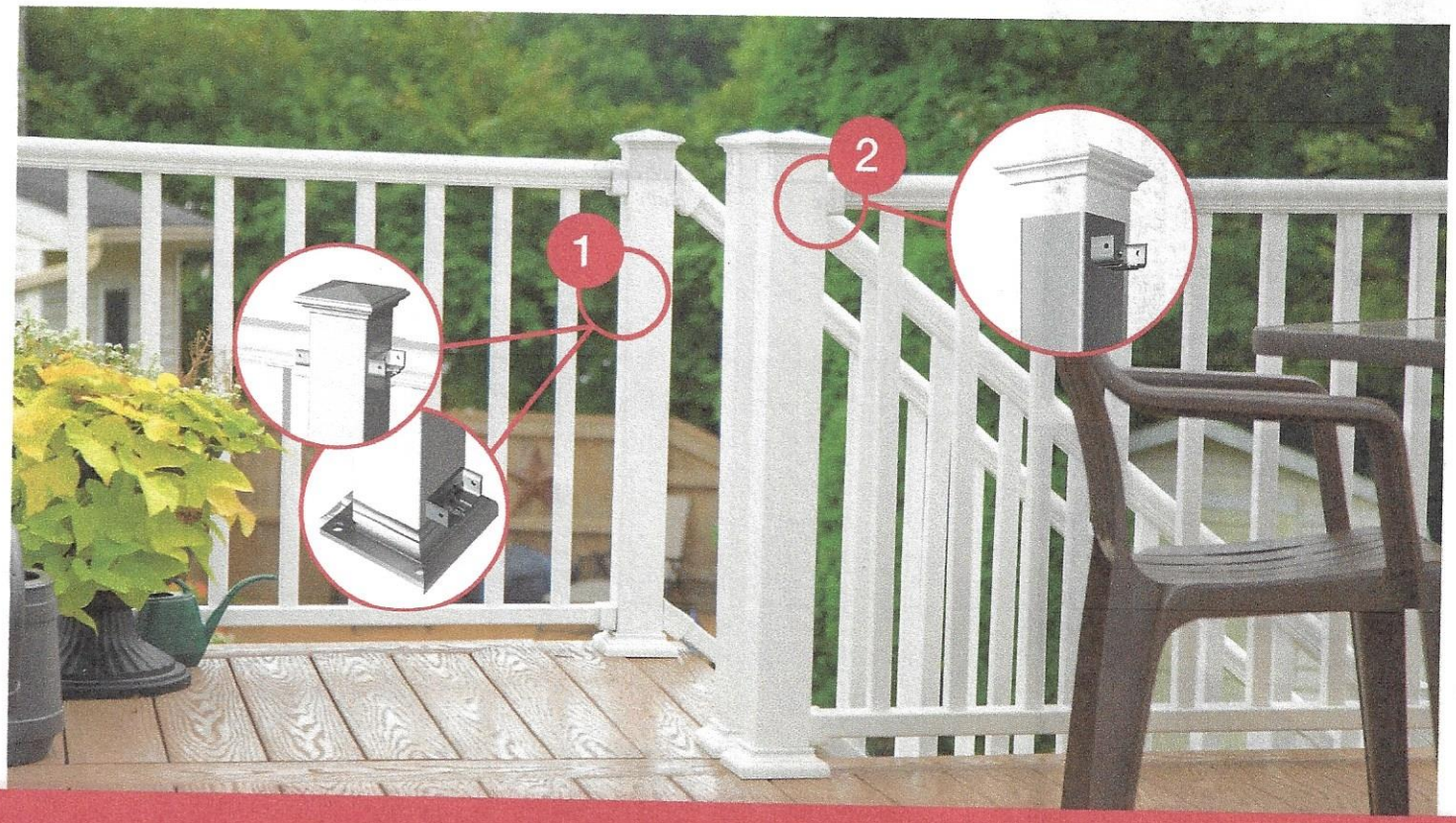
rdi®

1 PRE-INSTALLED BRACKETS

Pre-attached brackets save valuable installation time and ensure consistent code-compliant bottom spacing and finished rail height. Titan Pro End, Mid, and Corner posts are supplied pre-assembled for 36" or 42" high railing applications. The blank post can be utilized in both stair and level applications if the pre-assembled post is not ideal. For stair applications using the blank post, our no-cut stair brackets make installation easy, saving you time!

2 PRE-ASSEMBLED POST

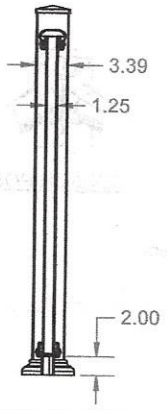
Extremely strong, full height, heavy duty 3" x 3" square galvanized interior post extends above the top brackets, providing a metal to metal connection between the brackets and posts. Posts have a ¼" x 5" x 5" square flange plate welded to the upright and are hot dip galvanized. Flange posts can be mounted to almost any surface.



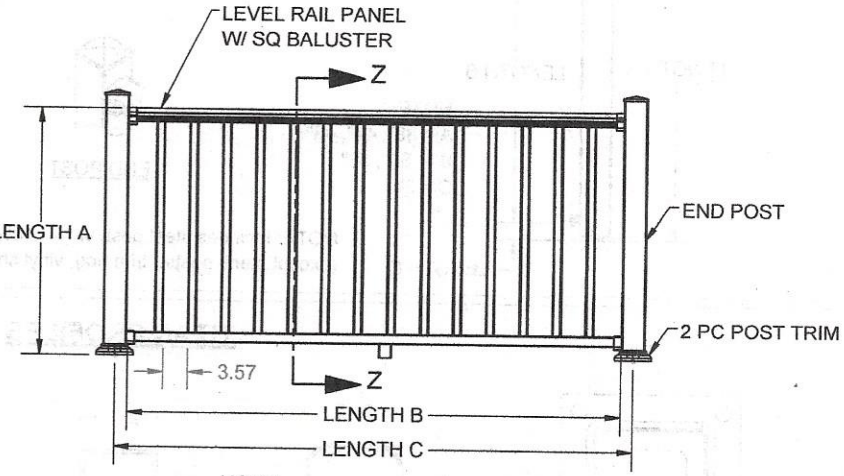
rdi®

For Home. For Life®.
545 Tilton Road
Egg Harbor City, NJ 08215
Ph: 877.420.7245
Fax: 866.277.5160
www.rdirail.com

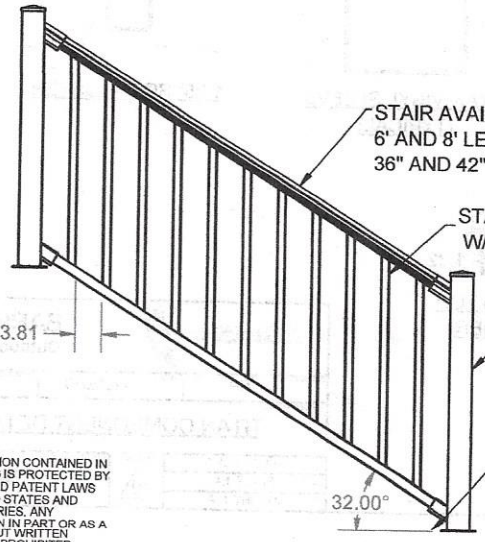
TITAN LEVEL AND STAIR RAIL DETAILS



SECTION Z-Z
SCALE 1 : 15



NOTE:
(A) FINISHED RAIL HEIGHT = 36", 42"
(B) PANEL LENGTH = 71.75", 95.75", 119.75"
(C) MAX SPANS = 98.5X42" IBC, 98.5X36" IRC

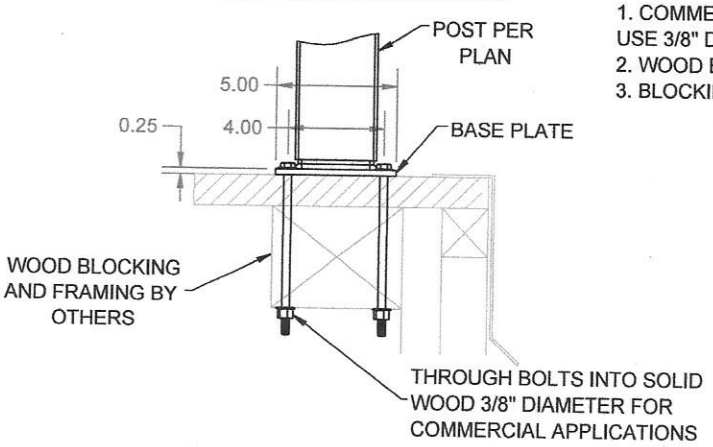


THE INFORMATION CONTAINED IN THIS DRAWING IS PROTECTED BY COPYRIGHT AND PATENT LAWS OF THE UNITED STATES AND OTHER COUNTRIES. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT WRITTEN PERMISSION IS PROHIBITED.

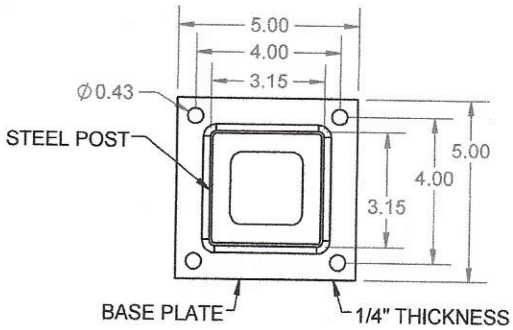
Barrette	BARRETTE Outdoor Living		
DRAWN: RP	DATE: 4/5/2018	APPROVED:	
DESCRIPTION: TITAN LEVEL AND STAIR RAIL			
SHEET 1 OF 3	REVISION: 0	PART NUMBER: N/A	
SCALE 1:21			
WEIGHT: N/A			

TITAN SURFACE MOUNT AND POST DETAILS

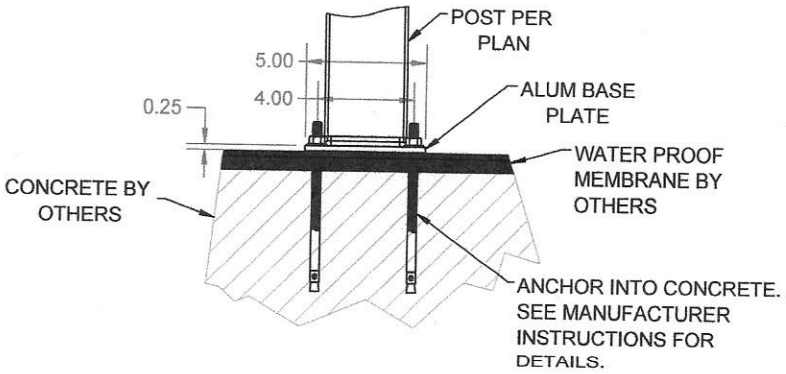
POST BASE CONNECTION INTO WOOD WITH THROUGH BOLTS



NOTE:
1. COMMERCIAL APPLICATIONS ARE ALWAYS BOLTED, USE 3/8" DIAMETER A307 THROUGH BOLTS INTO SOLID WOOD BLOCKING.
2. WOOD BLOCKING BY OTHERS.
3. BLOCKING MUST BE DESIGNED TO WITHSTAND PROPER LOADING.



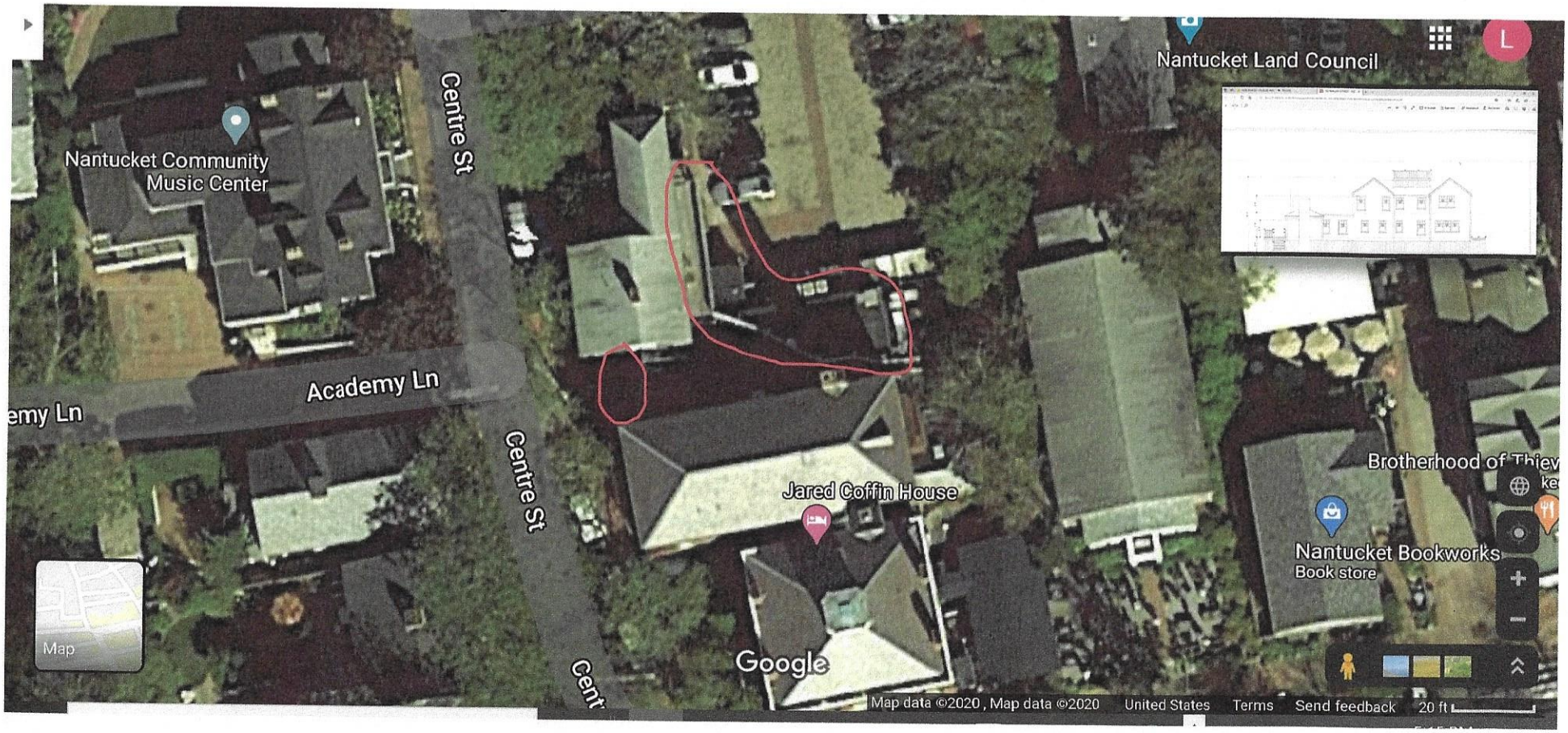
POST BASE CONNECTION INTO CONCRETE WITH WEDGE ANCHORS



THE INFORMATION CONTAINED IN THIS DRAWING IS PROTECTED BY COPYRIGHT AND PATENT LAWS OF THE UNITED STATES AND OTHER COUNTRIES. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT WRITTEN PERMISSION IS PROHIBITED.

Barrette	BARRETTE Outdoor Living		
DRAWN: RP	DATE: 4/5/2018	APPROVED:	
DESCRIPTION: TITAN POST MOUNT DETAILS			
SHEET 3 OF 3	REVISION: 0	PART NUMBER: N/A	
SCALE 1:6			
WEIGHT: N/A			

29 BROAD STREET – JARED COFFIN HOUSE

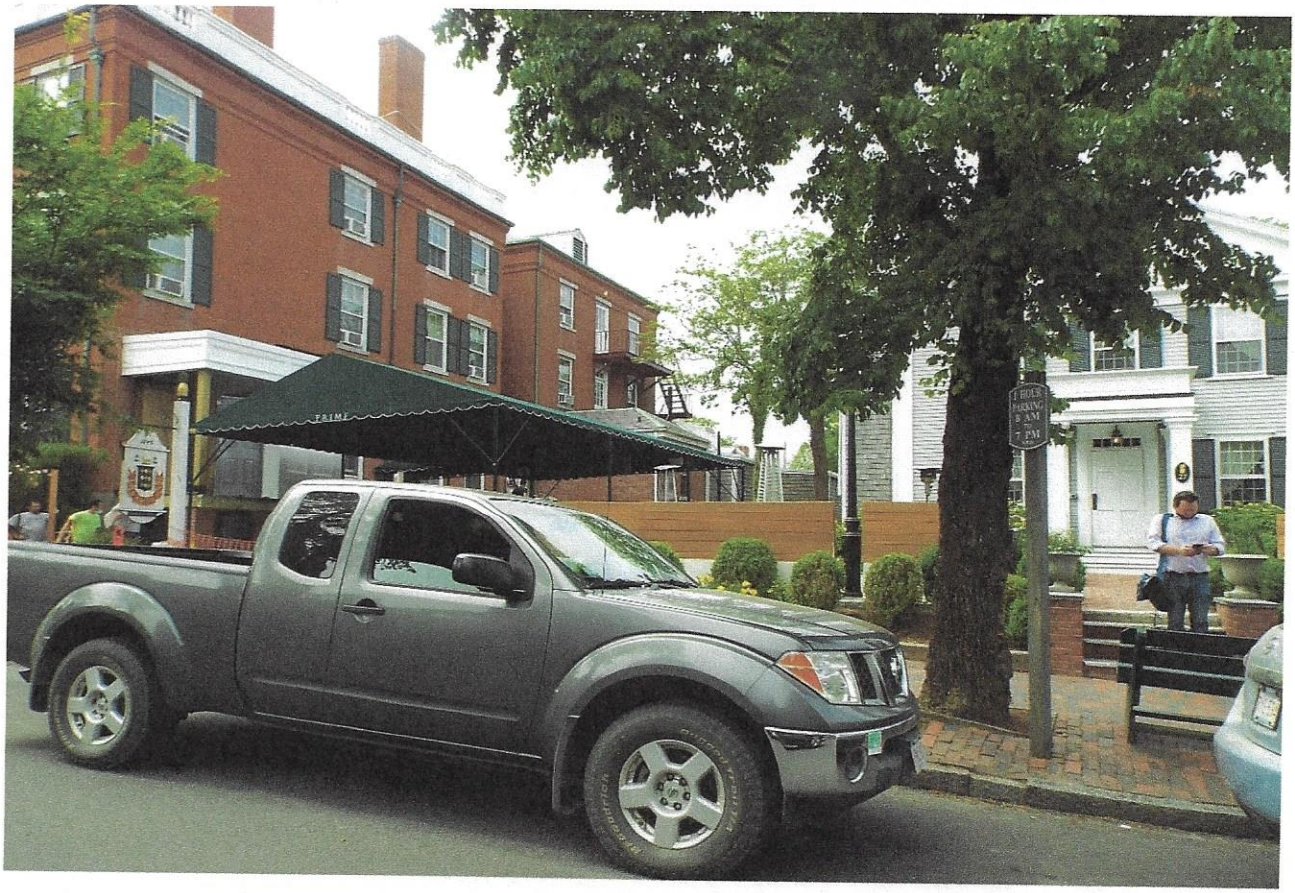


29 BROAD STREET – JARED COFFIN HOUSE - RAILING CHANGE

FROM ASH LANE

FROM CENTER STREET

FROM BROAD STREET



CLOSE UP

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.

SCANNED COPY

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 155

Street & Number of Proposed Work: 44 FAIR STREET

Owner of record: TEAL SZIKLAS

Mailing Address: 28 UNION ST
LEBANON, NH 03766

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. ~~North~~ WEST Elevation — ADD FENCE/PATIO EXTENSION

*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: Type II - CAP PICKET
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 _____

NO CHANGE

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

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

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

Hardscape materials: Driveways _____ Walkways PATIO BLUE STONE - TIME Walls NE FIELD STONE

* Note: Complete door and window schedules are required.

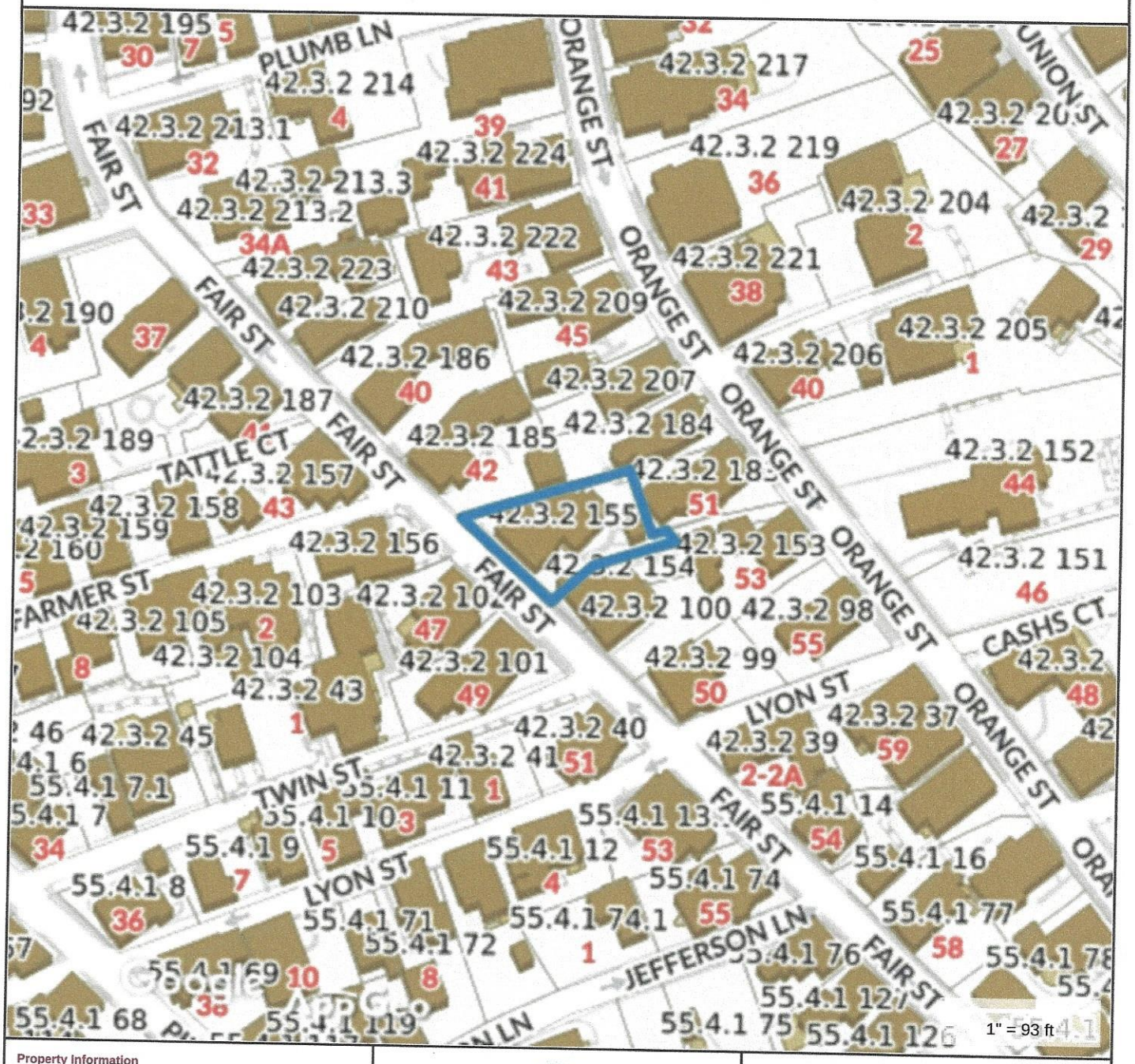
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence White. 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 6/21/2020 Signature of owner of record _____ Signed under penalties of perjury



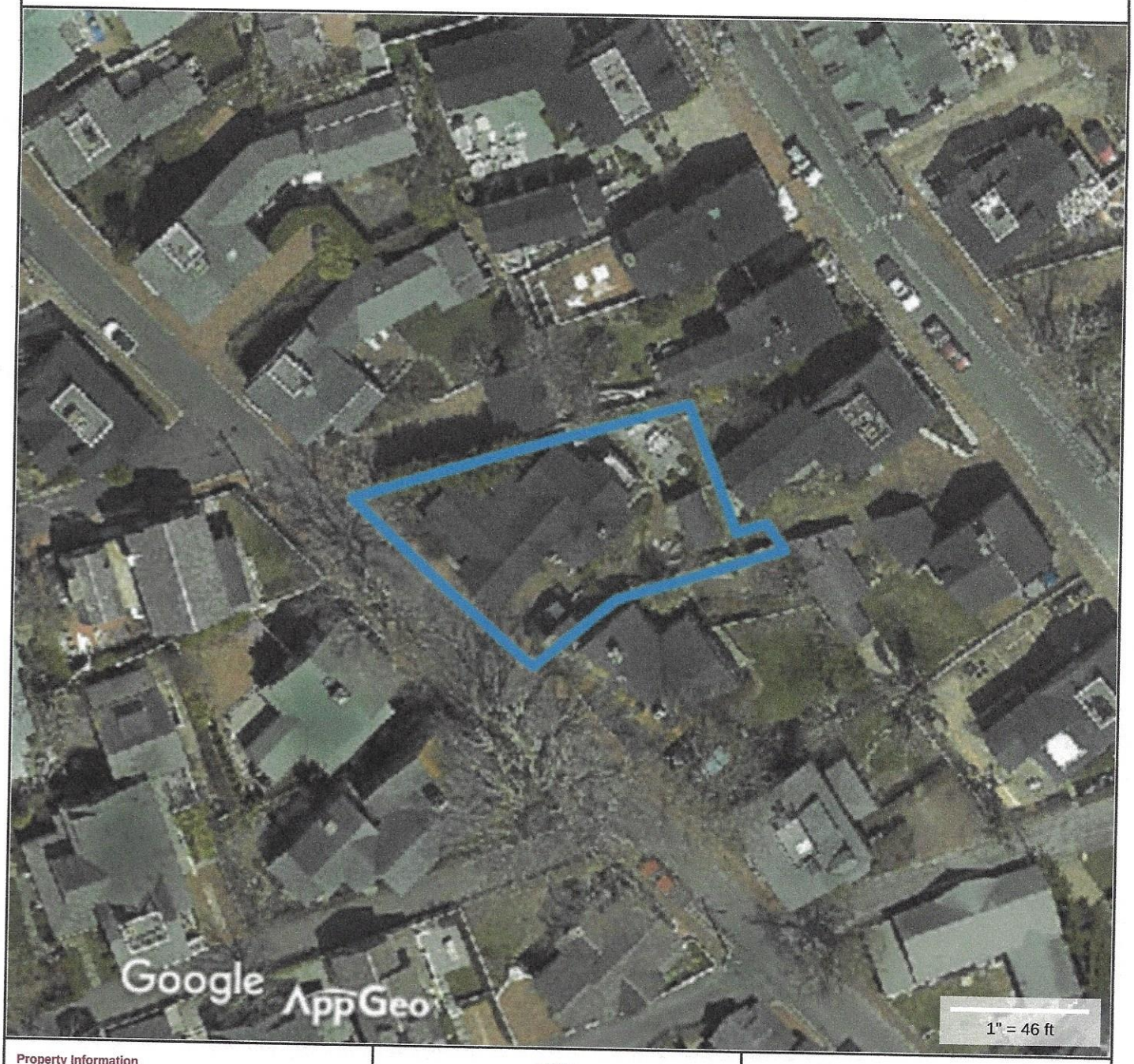
Property Information

Property ID	42.3.2 155
Location	44 FAIR ST
Owner	L TEAL SZIKLAS COLLITON TR ETAL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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



Property Information

Property ID	42.3.2 155
Location	44 FAIR ST
Owner	L TEAL SZIKLAS COLLITON TR ETAL

MAP FOR REFERENCE ONLY
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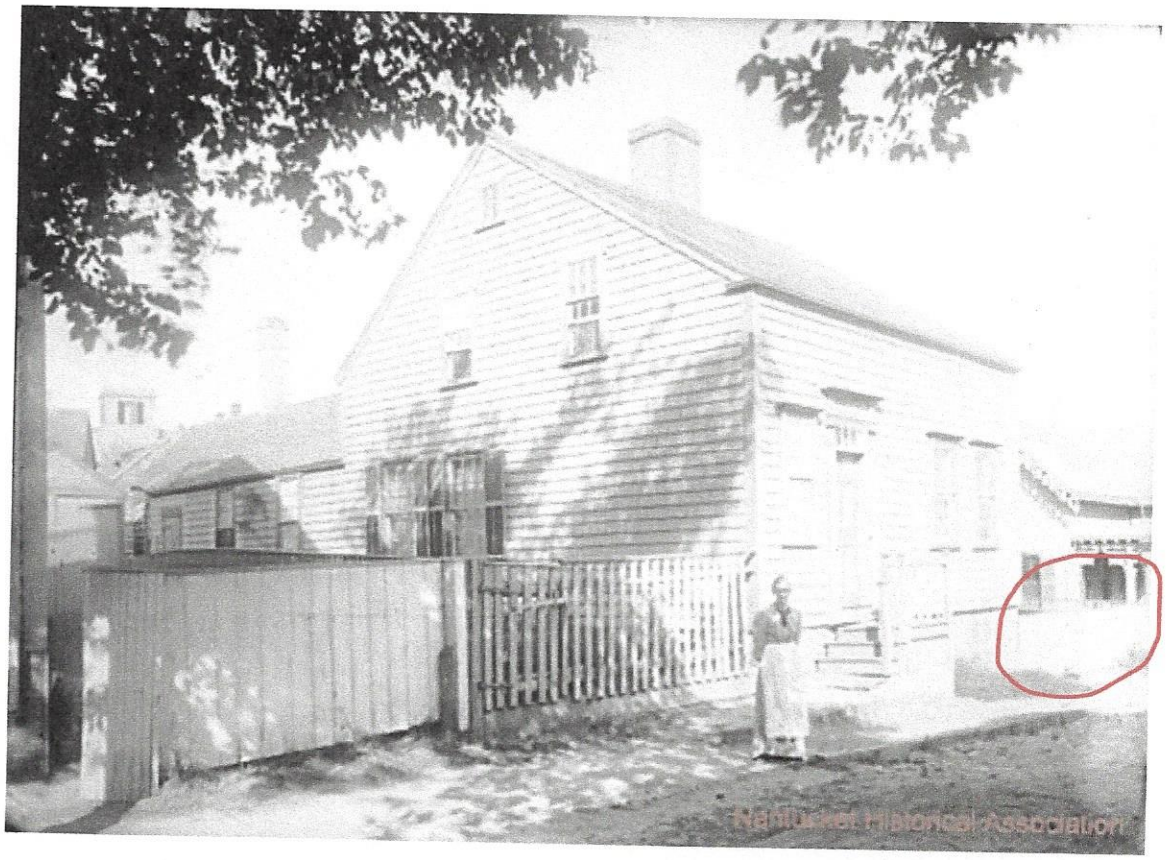
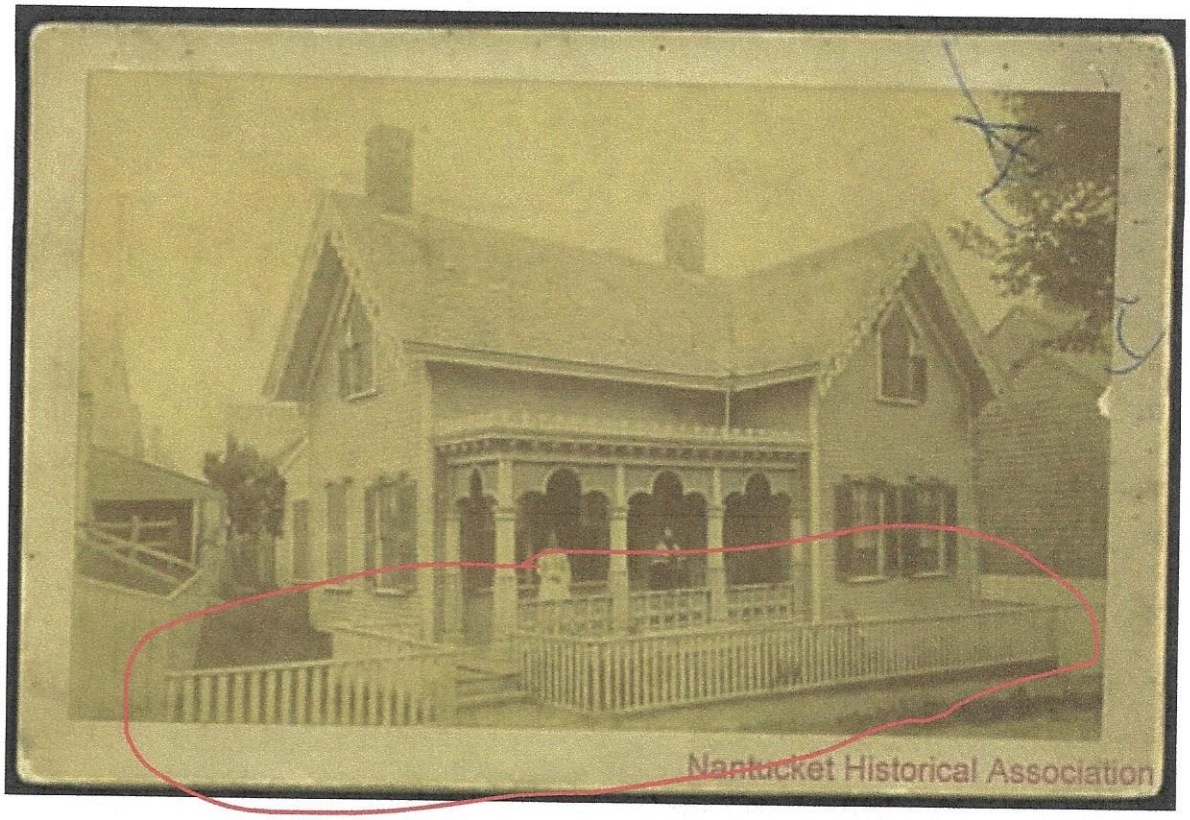
Geometry updated 11/13/2018
Data updated 11/19/2018

44 FAIR STREET – FENCE/WALL/PATIO

1890 – 44 FAIR STREET ON THE RIGHT

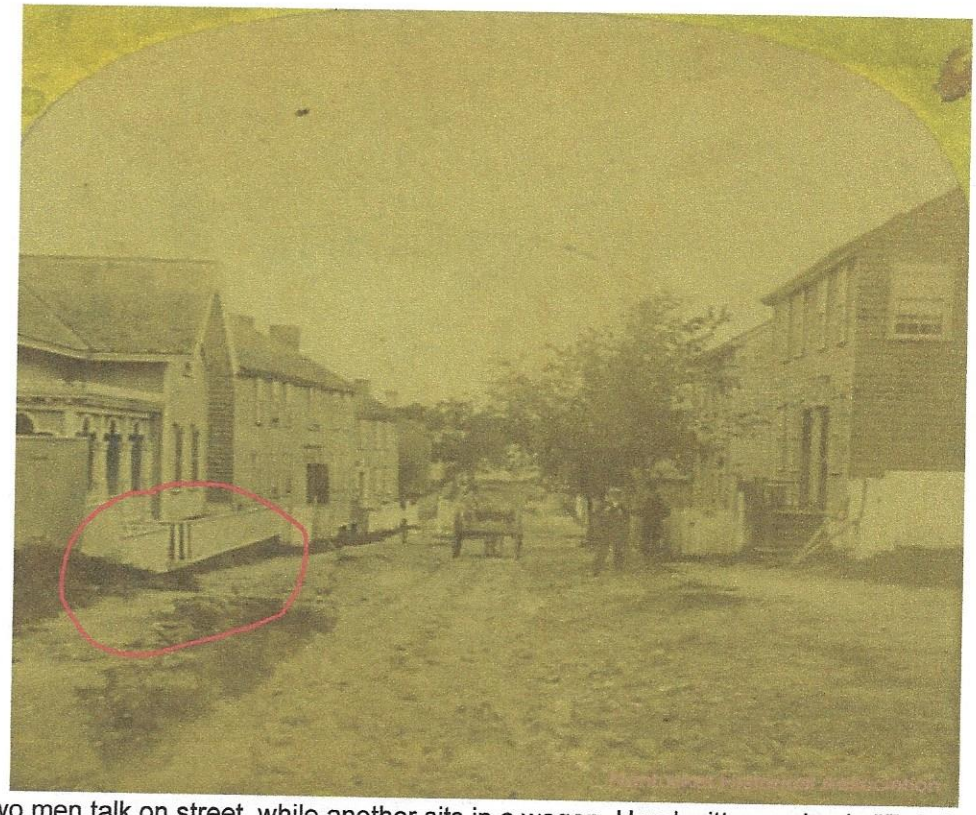


1880



Historical note Built by Charles Robinson in the early 1860s, and subsequently purchased by Thomas Ames. Clara Ames (Schneider), daughter of Thomas Ames, was born in the house August 11, 1864.

1860



Historical note Two men talk on street, while another sits in a wagon. Handwritten on back: "Fair Street below Farmer; original location of Coffin School on left", formerly on the site of the current house at **44 Fair Street**

36" WHITE TYPE II CAP PICKET FENCE WITH GATE TO MATCH FENCE, MARKED TO GO FROM THE STEPS OF THE PORCH ON THE RIGHT TO THE RETAINING WALL ON THE LEFT

TO BE STEPPED DOWN IN 3-4 SECTIONS WITH THE GRADE

THE EXISTING PATIO WILL BE SQUARED OFF TO THE RETAINING WALL BEHIND THE FENCE IN MATCHING FLAGSTONE

THIS WAS THE ORIGINAL GRADE BEFORE THE FOLIAGE WAS REMOVED TO BE REPLANTED

EXAMPLE OF FENCES IN THE IMMEDIATE FAIR STREET BLOCK

TWIN ST

EXAMPLE ACROSS THE STREET AT 51 FAIR STREET – SIMILAR VICTORIAN DESIGN WITH STEPPED FENCE WITH THE GRADE

EXAMPLED OF SMALL 4" TO 8" RETAINING WALL – APPLICANT WOULD LIKE TO PUT THE FENCE ONTOP OF THE WALL TO RETAIN THE DIRT AND NEW PLANTINGS - NEXT DOOR TO LOCUS AT 46 FAIR STREET

ACROSS THE STREET AT 45 FAIR STREET – FENCE ON TOP OF THE WALL DUE TO GRADE CHANGE IN THIS SECTION OF FAIR STREET

CLOSE UP OF THE EXISTING PATIO THAT WILL BE EXPANDED TO SQUARE IT OFF TO THE SIDEWALK BUT TO END AT LEAST 6 FEET BEHIND THE FENCE

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 45

Street & Number of Proposed Work: 58 PLEASANT ST

Owner of record: ROBINSON, NICHOLAS IN + VANESSA M

Mailing Address: 202 HECKMIT RD IRVINGTON NY 10533

Contact Phone #: 917 992 2371 E-mail: NWROBINSON72@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: NATHAN VAIG

Mailing Address: 34 ARKANSAS AVE # 475 NANTUCKET MA 02554

Contact Phone #: 508 332 4009 E-mail: CYGNET02554@GMAIL.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 DEMOLISH DECK + PERGOLA

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 Removed Deck + PERGOLA
2. South Elevation Removed Deck + REPLACE SHED WITH BULKHEAD - WOOD - NTW
3. ~~West Elevation~~
4. ~~North Elevation~~

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

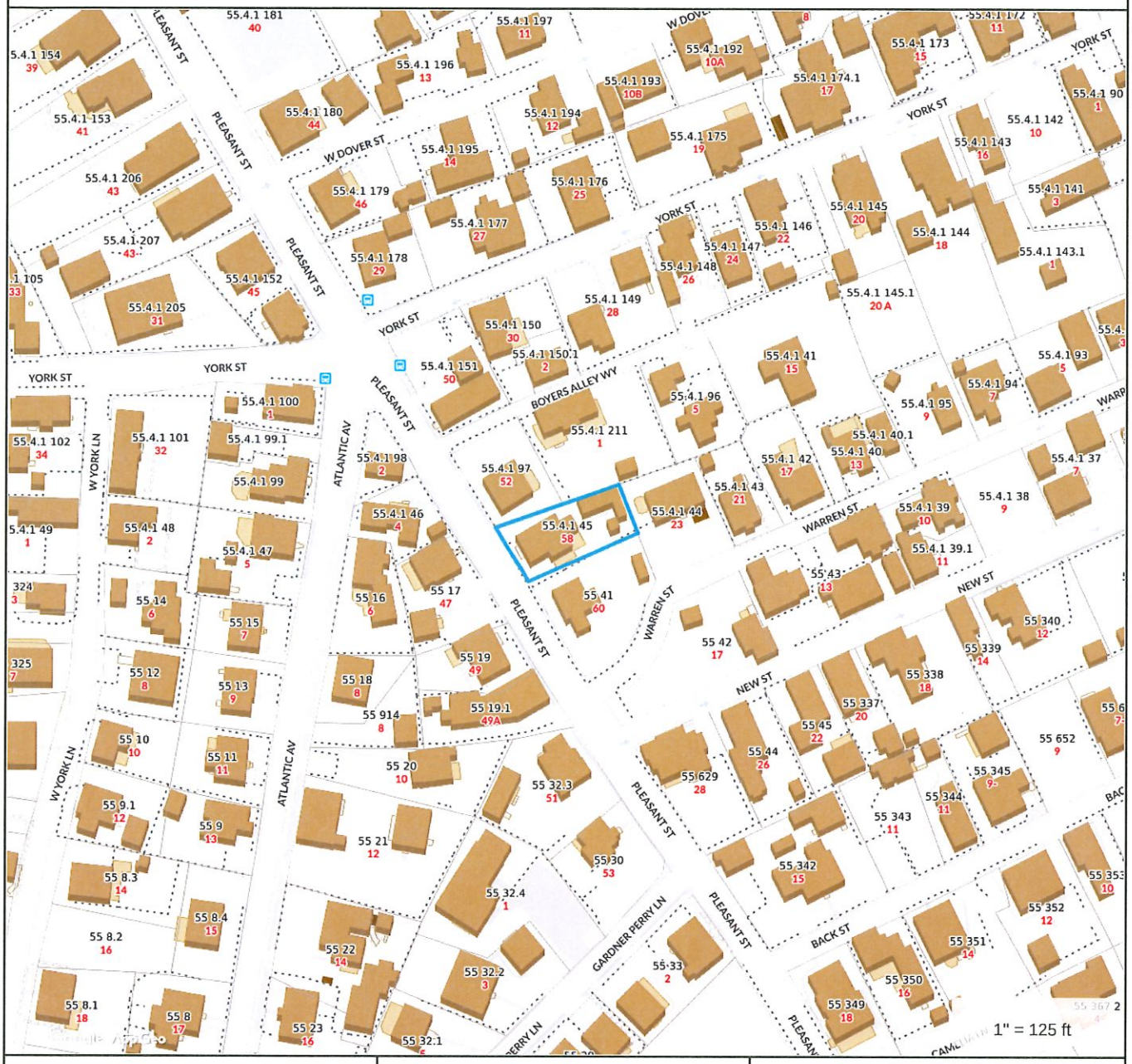
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 3/01/2020 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	55.4.1 45
Location	58 PLEASANT ST
Owner	ROBINSON NICHOLAS W & VANESSA M

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

DECK
PERGOLA

58 PLEASANT ST

Location	58 PLEASANT ST	**Mblu**	5541/ / 45/ /
Acct#	00010937	**Owner**	ROBINSON NICHOLAS W & VANESSA M
Assessment	$1,013,500	**PID**	10937
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$373,000	$640,500	$1,013,500

Owner of Record

Owner	ROBINSON NICHOLAS W & VANESSA M	**Sale Price**	$1,240,000
Co-Owner		**Certificate**	
Address	202 HERMIT ROAD IRVIGNTON, NY 10533	**Book & Page**	01550/0270
		Sale Date	08/12/2016
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ROBINSON NICHOLAS W & VANESSA M	$1,240,000		01550/0270	00	08/12/2016
ZIRILLI LAUREN & SALVATORE C	$850,000		01477/0101	00	03/31/2015
HERBERT JAMES C SR & KATHLEEN H	$1,010,000		01012/0050	00	03/20/2006
OKERSTROM-LANG CRAIG & ANN	$195,000		00477/0049	01	06/30/1995
RAY MELVIN L JR &	$0		00245/ 223	99	03/10/1986

Building Information

Building 1 : Section 1

Year Built:	1930
Living Area:	1,285
Replacement Cost:	$357,487
Building Percent Good:	84
Replacement Cost Less Depreciation:	$300,300

Building Attributes	
Field	**Description**

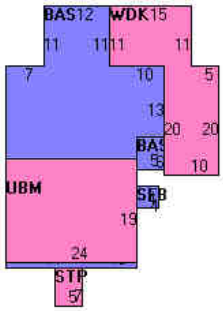
Building Photo

Style	Cape Cod
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

Building Photo

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\03\52/87.jpg)

Building Layout



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

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,115	1,115
EAF	Attic, Expansion, Finished	456	160
SFB	Base, Semi-Finished	16	10
STP	Stoop	35	0
UBM	Basement, Unfinished	456	0
WDK	Deck, Wood	365	0
		2,443	1,285

Building 2 : Section 1

Year Built: 1940
Living Area: 504
Replacement Cost: $77,345
Building Percent Good: 84
Replacement Cost Less Depreciation: $65,000

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style	Cottage

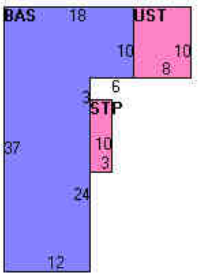
Building Photo

Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Air-no Duc
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

Building Photo

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\03\38/82.jpg)

Building Layout



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

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	504	504
STP	Stoop	30	0
UST	Utility, Storage, Unfinished	80	0
		614	504

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL1	FIREPLACE 1 ST	2 UNITS	$5,500	1
FLU2	BRICK	1 UNITS	$900	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	ROH

Land Line Valuation

Size (Acres)	0.12
Frontage	0
Depth	0

Neighborhood 550
Alt Land Appr No
Category

Assessed Value $640,500

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAT1	PATIO-AVG			144 S.F.	$500	2
SHD1	SHED FRAME			64 S.F.	$800	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$297,300	$640,500	$937,800
2017	$293,400	$576,500	$869,900
2016	$313,400	$640,500	$953,900
2015	$320,700	$552,500	$873,200
2014	$325,300	$552,500	$877,800

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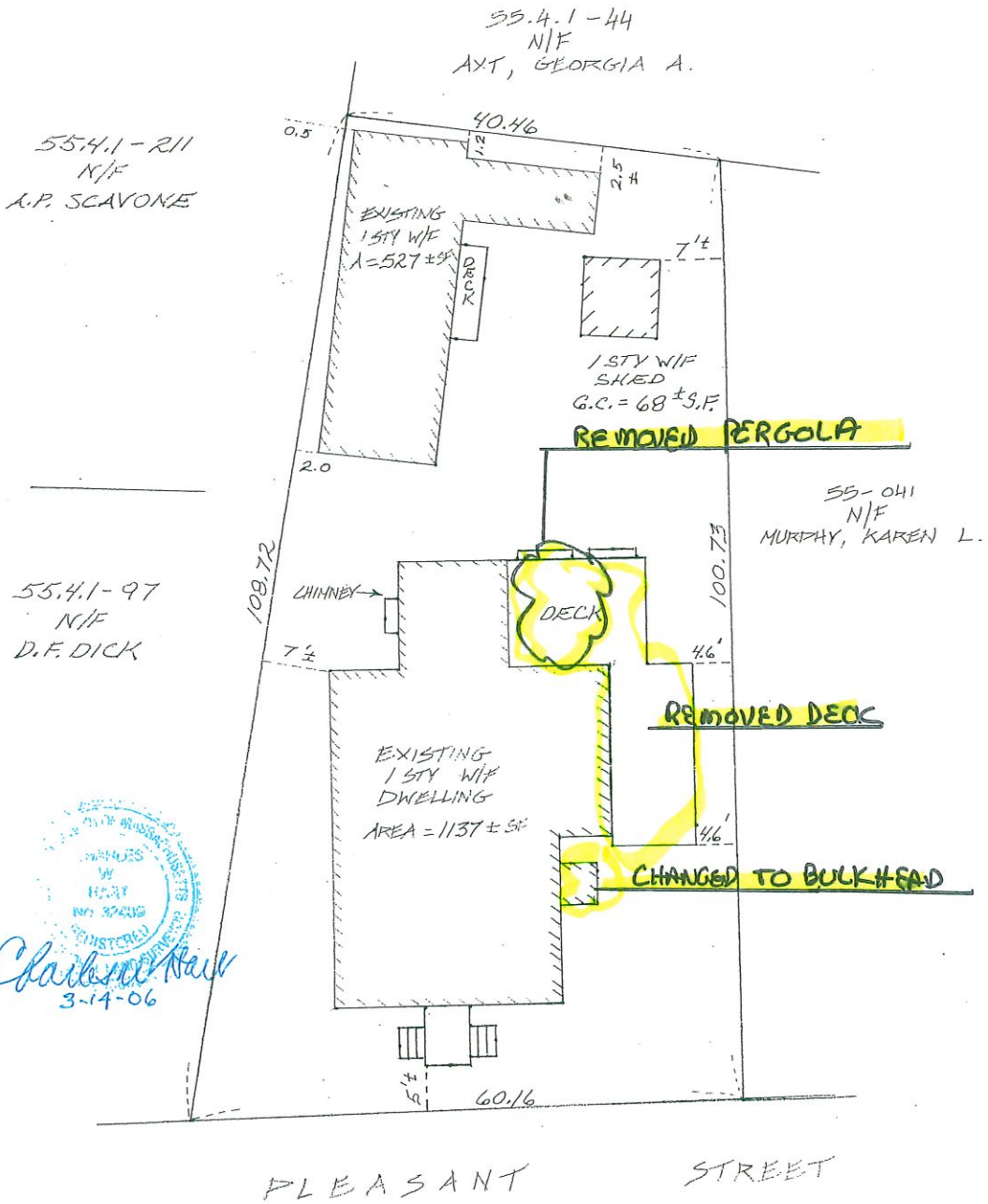
ZONING CLASSIFICATION: R.O.K.

		EXISTING:
MIN. AREA:	5,000 SF	5200 SF
MIN. FRONTAGE:	50 FT	SEE PLAN
FRONT YARD S.B.:	NONE	
REAR & SIDE S.B.:	5 FT	
GROUND COVER (%):	50 %	



TO: WASHINGTON MUTUAL

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: "C", DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 250230-00 11 D, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 3, 1986, AND AS PERIODICALLY REVISED.

THIS PLOT PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS OF THE TOWN OF NANTUCKET.

NOT TO BE RECORDED.

MORTGAGE PLOT PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 15' DATE: MAR. 14, 2006

Owner: CRAIG & ANN OKERSTROM-LANG

Deed: BK. 477 PG. 49 . Plan: BK. 10 PG. 48 58

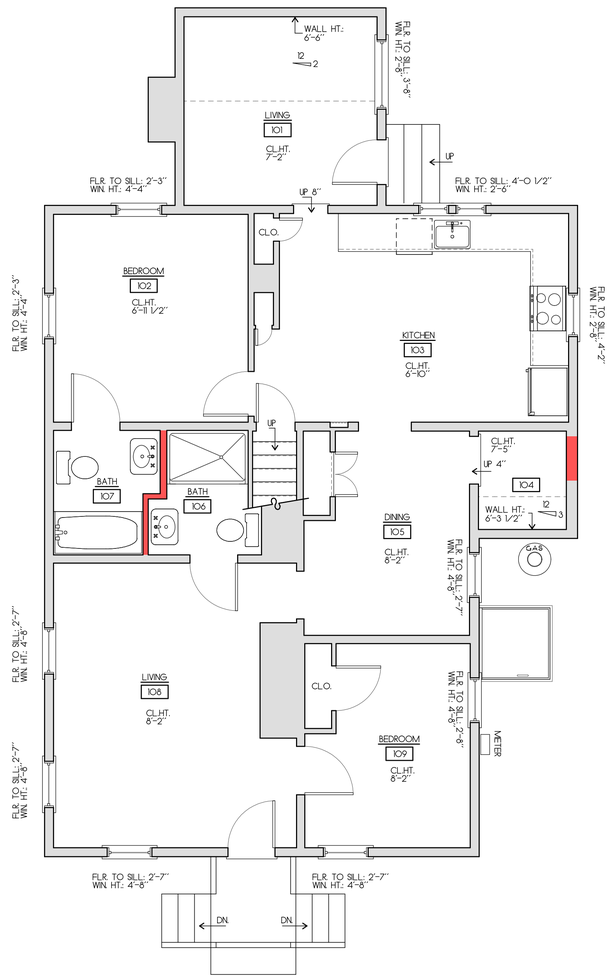
Tax Map: 55.4.1-45 . Locus: PLEASANT STREET

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

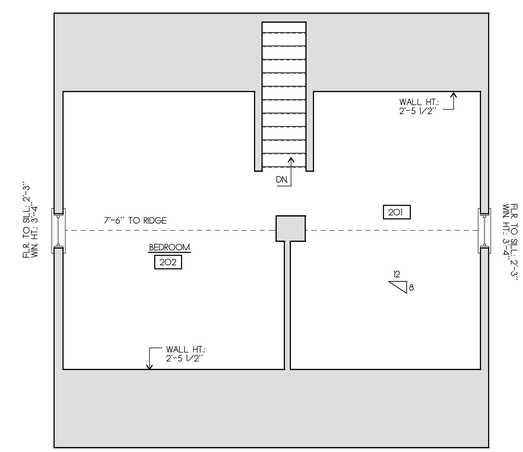
H-6936

Charles W. Hart 3-14-06

:\JOBS\CWH\MPP



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 1,118 S.F.



EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 363 S.F.

REVISIONS:
2/18/2020: AS-BUILT MEASURING
3/9/2020: AS-BUILT PLANS
3/10/2020: HDC PLANS

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ROBINSON RESIDENCE

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

MAP: 55.41 PARCEL: 45

FLOOR PLANS

ADDRESS:
58 PLEASANT STREET
NANTUCKET, MA 02554

DATE: 3/10/2020

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

SHEET NO.
a 1

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

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

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

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

REVISIONS:
2/18/2020: AS-BUILT MEASURING
3/9/2020: AS-BUILT PLANS

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

MAP: 55.4.1 PARCEL: 45

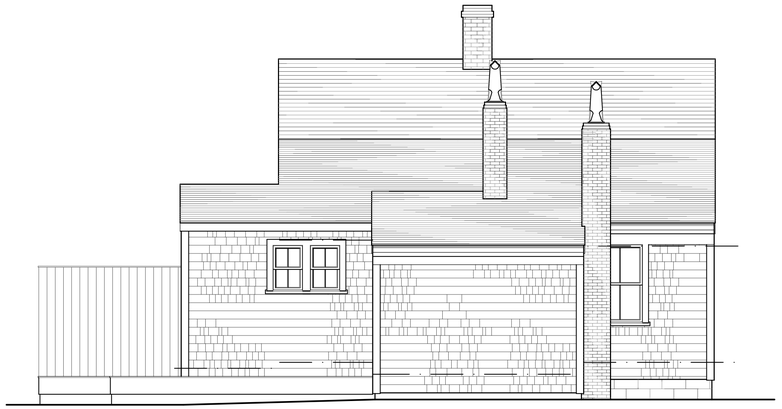
ELEVATIONS

ADDRESS: 58 PLEASANT STREET NANTUCKET, MA 02554

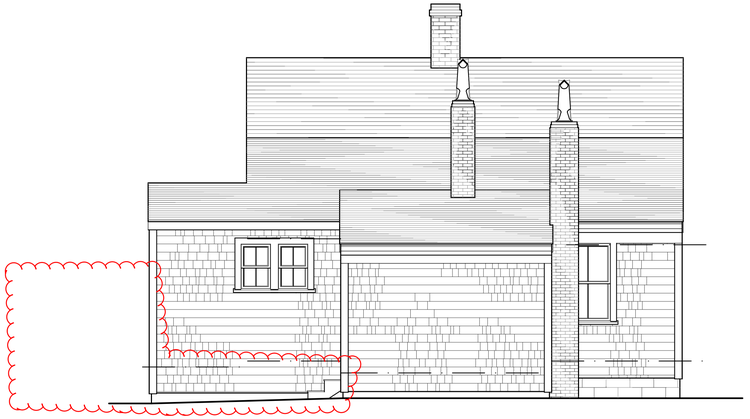
DATE: 3/10/2020

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

SHEET NO. a 2



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



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

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

REVISIONS:
2/18/2020: AS-BUILT MEASURING
3/9/2020: AS-BUILT PLANS

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NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55.4.1 PARCEL: 45

ELEVATIONS

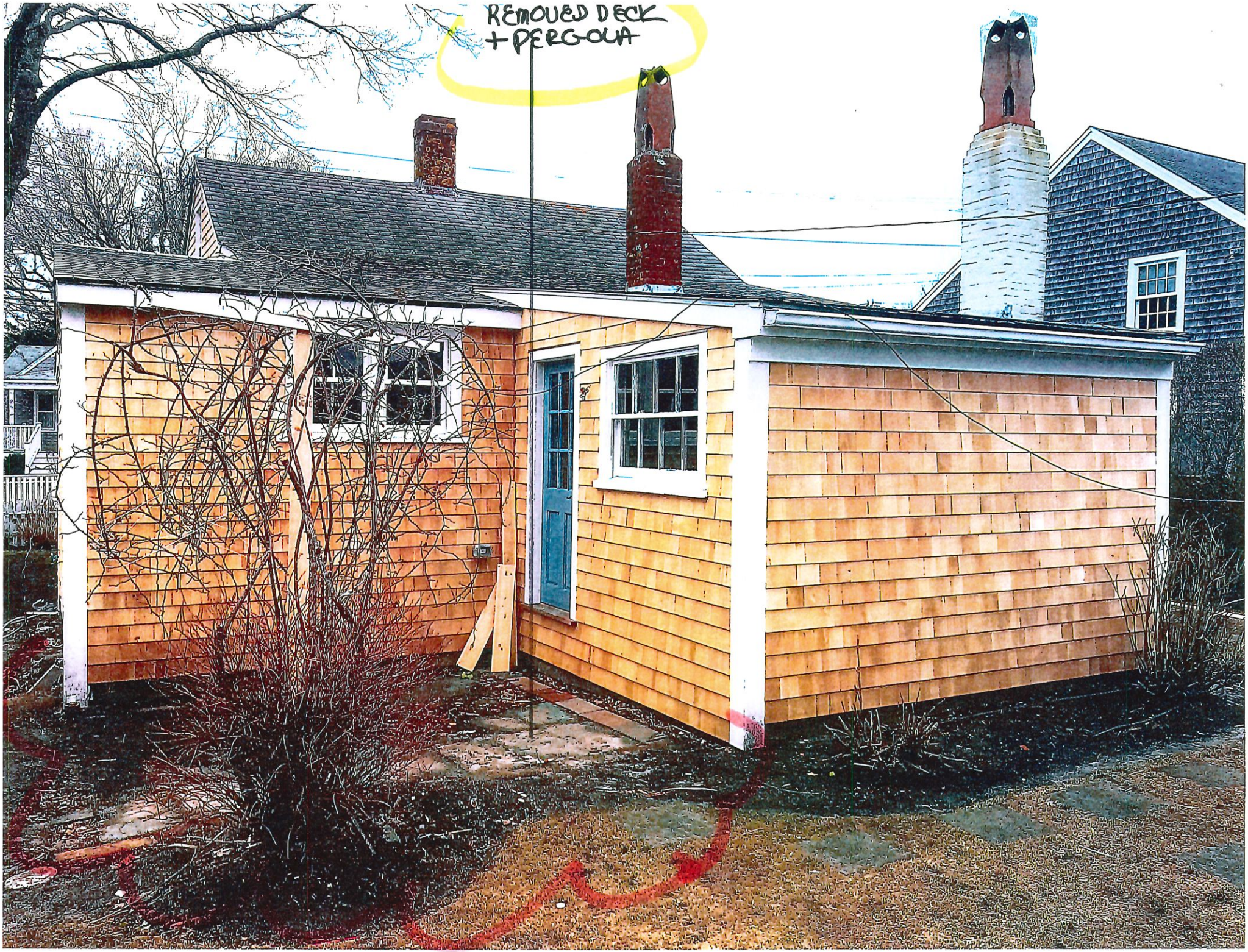
ADDRESS:
56 PLEASANT STREET
NANTUCKET, MA 02554

DATE: 3/10/2020

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

SHEET NO.
a 3

REMOVED AT
GRADE DECK
ADDED BULKHEAD
WHERE SHED WAS


REMOVED DECK
+ PERGOLA

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°. 41.3

Street & Number of Proposed Work: 73 WASHINGTON ST.

Owner of record: NANTUCKET ISLANDS L

Mailing Address: 73 WASHINGTON ST. NANTUCKET, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: AHERN LLC

Mailing Address: 6 WINDY WAY NANTUCKET, MA

Contact Phone #: 508.353.5138 E-mail: DESIGN@AHERNLLC.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 BOARDWALK @ GRADE DRINKING FOUNTAIN

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: BOARD FENCE
Length: 110 LF

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways BRICK Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck @ GRADE WOOD NATL Foundation _____ Fence WOOD NATL Shutters _____

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

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

Date 05.27.20 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I AHERN LLC

AS AGENT FOR NANTUCKET ISLANDS L

STREET ADDRESS 73 WASHINGTON ST.

MAP/PARCEL 42.2.3 41.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

05.26.20

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

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

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

Signature 05.26.20 Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

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

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

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

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

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

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

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

✓ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

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

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

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

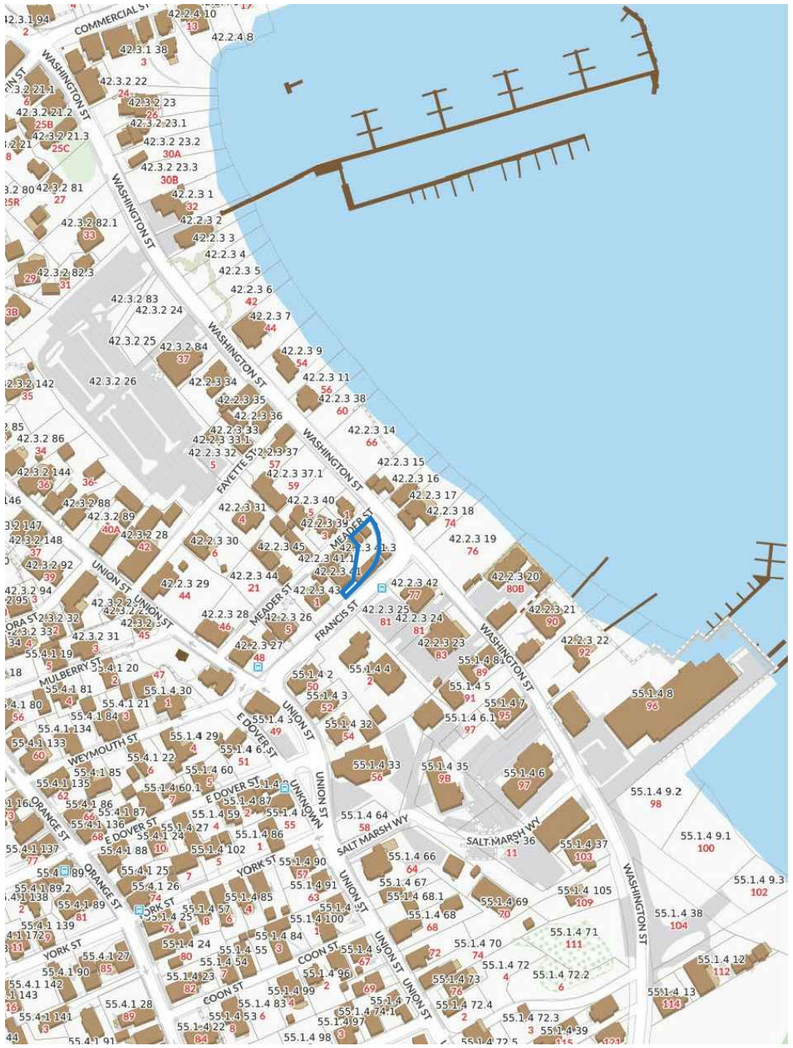
____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

____ 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)

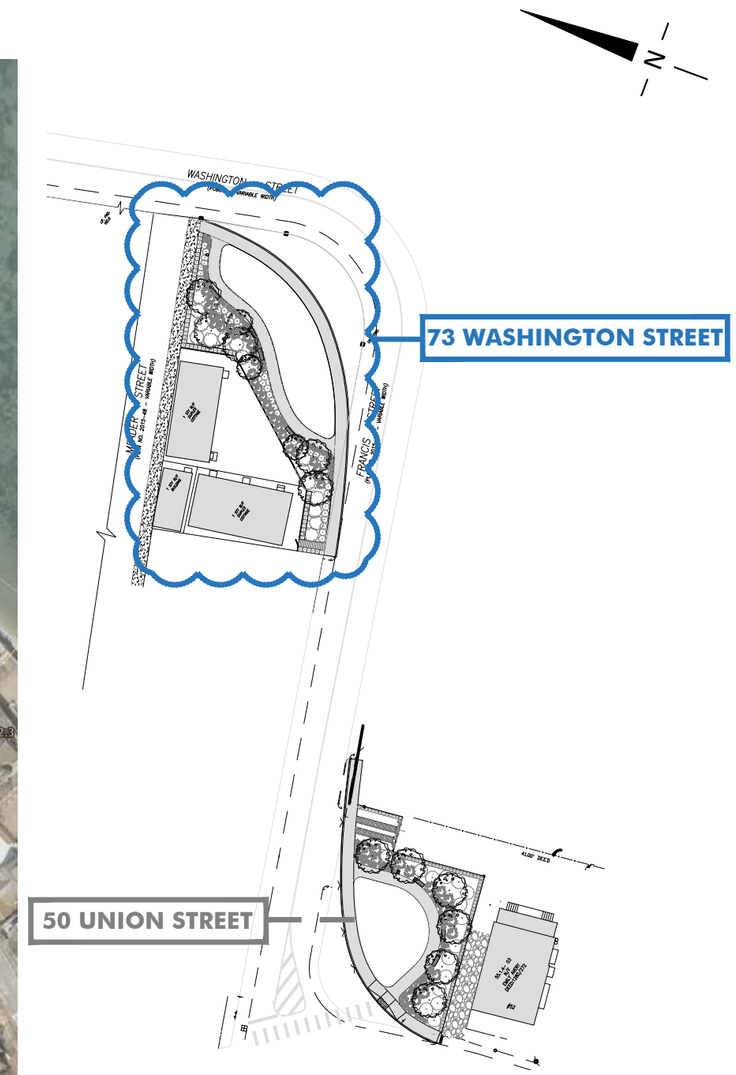
____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction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

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



GIS MAP: 42.2.3 / 41.3

AERIAL MAP: 42.2.3 / 41.3



SCALE: 1/64" =1'-0"

L.00

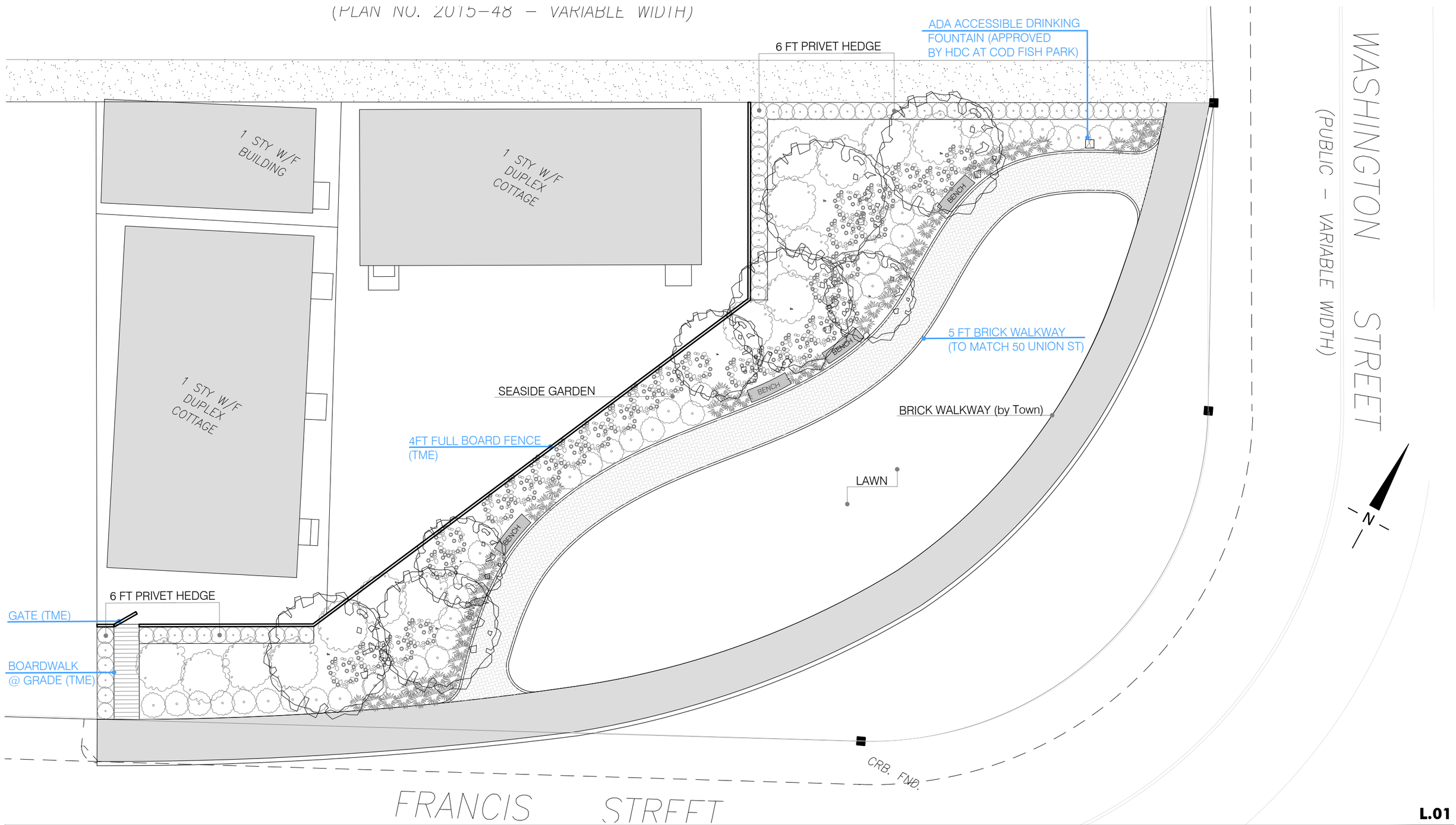
AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

73 WASHINGTON STREET

HDC SUBMISSION

SCALE: 1/64" = 1'-0"

MAY 27, 2020



L.01

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

73 WASHINGTON STREET

HDC SUBMISSION

SCALE: 3/32" = 1'-0"

MAY 27, 2020

01 PROPOSED WALKWAY TO MATCH 50 UNION ST PARK

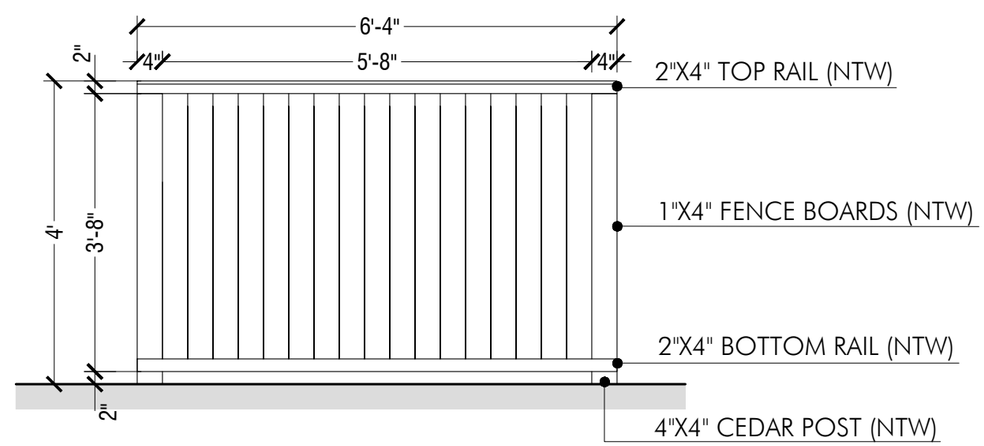
No Scale

02 PROPOSED BOARDWALK TO MATCH EXISTING BOARDWALK

No Scale

03 PROPOSED FENCE TO MATCH EXISTING FULL BOARD FENCE

No Scale



04 4 FT FULL BOARD FENCE (TME)

scale: 1/2" = 1'

L.02

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

73 WASHINGTON STREET

HDC SUBMISSION

LANDSCAPE MATERIALS SCALE: AS NOTED

MAY 27, 2020

Furnishings Details

Drinking Fountain

PRODUCT:	No. 2010-06 ADA Accessible Drinking Fountain
DIMENSIONS:	Diameter of main pedestal 11.5"; Overall width 31.25"; Height 38"
MATERIAL:	Black powder coated cast iron with brass, bowl, bubbler, and mouthguard
SUPPLIER:	TimberForm

ADA ACCESSIBLE DRINKING FOUNTAIN

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

73 WASHINGTON STREET

HDC SUBMISSION

LANDSCAPE MATERIALS SCALE: N/A

MAY 27, 2020