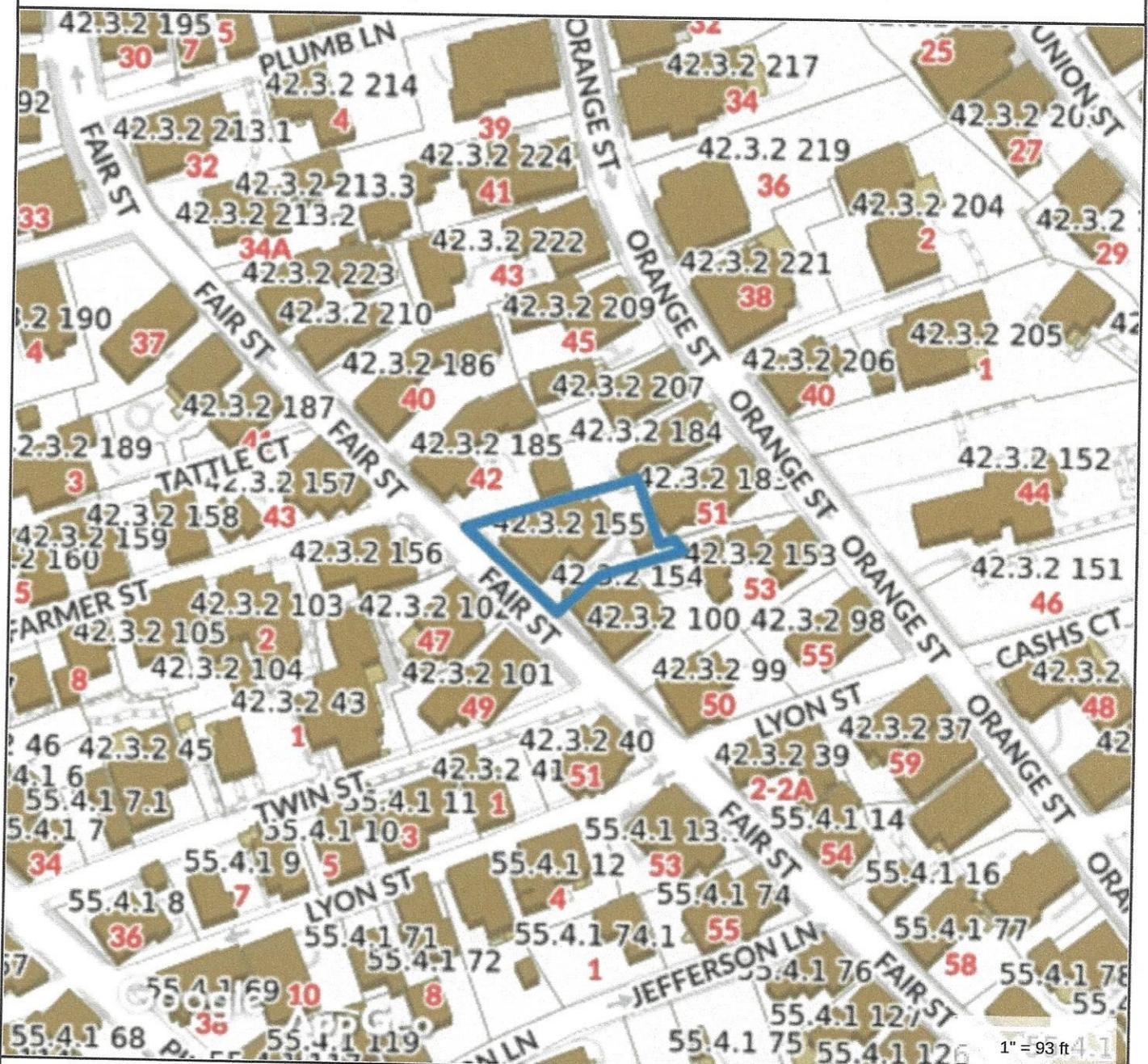


1. Viewpack

Documents:

44 FAIR ST- HARDSCAPE- FENCE OB SUB FOR 7-13-20.PDF  
15 BROAD ST- HARDSCAPE- OB SUB FOR 7-13-20.PDF  
58 WALSH ST- NEW DWELLING-OB SUB FOR 7-13-20.PDF  
12 LINCOLN AV- REV 73364-RE-SITE POOL-OB SUB FOR 7-13-20-ADDITIONAL  
INFORMAITON.PDF  
19 LILY ST- HARDSCAPE- SUB FOR OB 7-13-20.PDF

<b>4. Teal Sziklas 06-1263</b>	<b>44 Fair Street</b>	<b>Hardscape – fence</b>	<b>42.3.2-155</b>	<b>Linda Williams</b>
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates				
Recused				
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Linda Williams			
Public				
Concerns (5:55)	<p><b>Williams</b> – Presented project; HSAB asked the fence slope down then the gate step down rather than step the fence. There's substantial plantings along part of the front.</p> <p><b>Backus</b> – Read HSAB comments: want the fence sloping with the gate squared off; have no drawings.</p> <p><b>Welch</b> – A consideration is the grade behind the fence; if there's something at the bottom to hide the grade, it could all be 36". We need a drawing to indicate what will be there. The 1880 photo shows a small return that gives a sense of entry.</p> <p><b>Coombs</b> – Thinks we should view this. The fencing along the whole front will not be returned; asked why.</p> <p><b>Camp</b> – The step effect would be too busy; likes the idea of building the grade so the fence is straight and likes Mr. Welch's idea of breaking the sloping grade.</p> <p><b>Oliver</b> – She's okay with the fence, the question is how it will look in there with the rising grade.</p> <p><b>Pohl</b> – The historic photos showed a fence that was level on the top and bottom; it was effective because of the small amount of retainage. It would be good to have a level line from the highest grade to the fence location.</p>			
Motion	<b>Motion to View and hold for further information. (Camp)</b>			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Welch, Camp, and Pohl aye		Certificate #	
<b>5. NHA 06-1265</b>	<b>15 Broad Street</b>	<b>Hardscape</b>	<b>42.4.2-61</b>	<b>Linda Williams</b>
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates				
Recused				
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Linda Williams			
Public				
Concerns (6:11)	<p><b>Williams</b> – Presented project; want it to look like a “dock” about 4” out of the ground</p> <p><b>Welch</b> – The complaint about diagonal lattice is that it's usually flimsy.</p> <p><b>Camp</b> – The deck design feels choppy for kids; everything should be kept at grade or the whole length of the building. Not a big fan of the lighthouse Disney-world effect; it should go away at the end of the season.</p> <p><b>Oliver</b> – We need to know what the plans for the deck are. A patio is a better option.</p> <p><b>Coombs</b> – there is no availability for children in wheelchairs; agrees with Ms. Camp about it being at ground level. Thinks it should be no wider than the inside the windows.</p> <p><b>Oliver</b> – Would like something more detailed at least on the site plan since there is no drawing. Agrees a flush deck would be okay.</p>			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Roll-call Vote	Carried 5-0//O, Ca, W, Co, P-aye		Certificate #	
<b>6. NIR, LLC 06-1267</b>	<b>29 Broad Street</b>	<b>Railing change</b>	<b>42.4.2-38</b>	<b>Linda Williams</b>
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates				
Recused				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Linda Williams			
Public				
Concerns (6:24)	<p><b>Williams</b> – Presented project; on the 2<sup>nd</sup>-floor metal covered with vinyl. HSAB suggested along Centre Street to duplicate the rear fire escape railing and to be painted brick red; the white railing replaced a previous white railing.</p> <p><b>Oliver</b> – Doesn't see why it can't just be a fire escape. They didn't apply for the 100 feet of vinyl covered metal railing.</p> <p><b>Coombs</b> – It won't take long for people to figure out it is vinyl applied to the back of the historic building. The black fire escape melds in; not concerned what it will cost to replace that rear railing. The rear will be visible from Centre Street.</p> <p><b>Welch</b> – He'd like to view with the color change in mind.</p> <p><b>Camp</b> – The real problem is visibility of the white railing from Ash Street. She too would like to view.</p> <p><b>Pohl</b> – He'd like to view it with a portion spray-painted rust red like on Centre Street.</p>			
Motion	<b>Motion to View with a portion painted grey and brick red matching the metal fire escape and revisions. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Welch, Camp, Oliver, Coombs, and Pohl-aye		Certificate #	



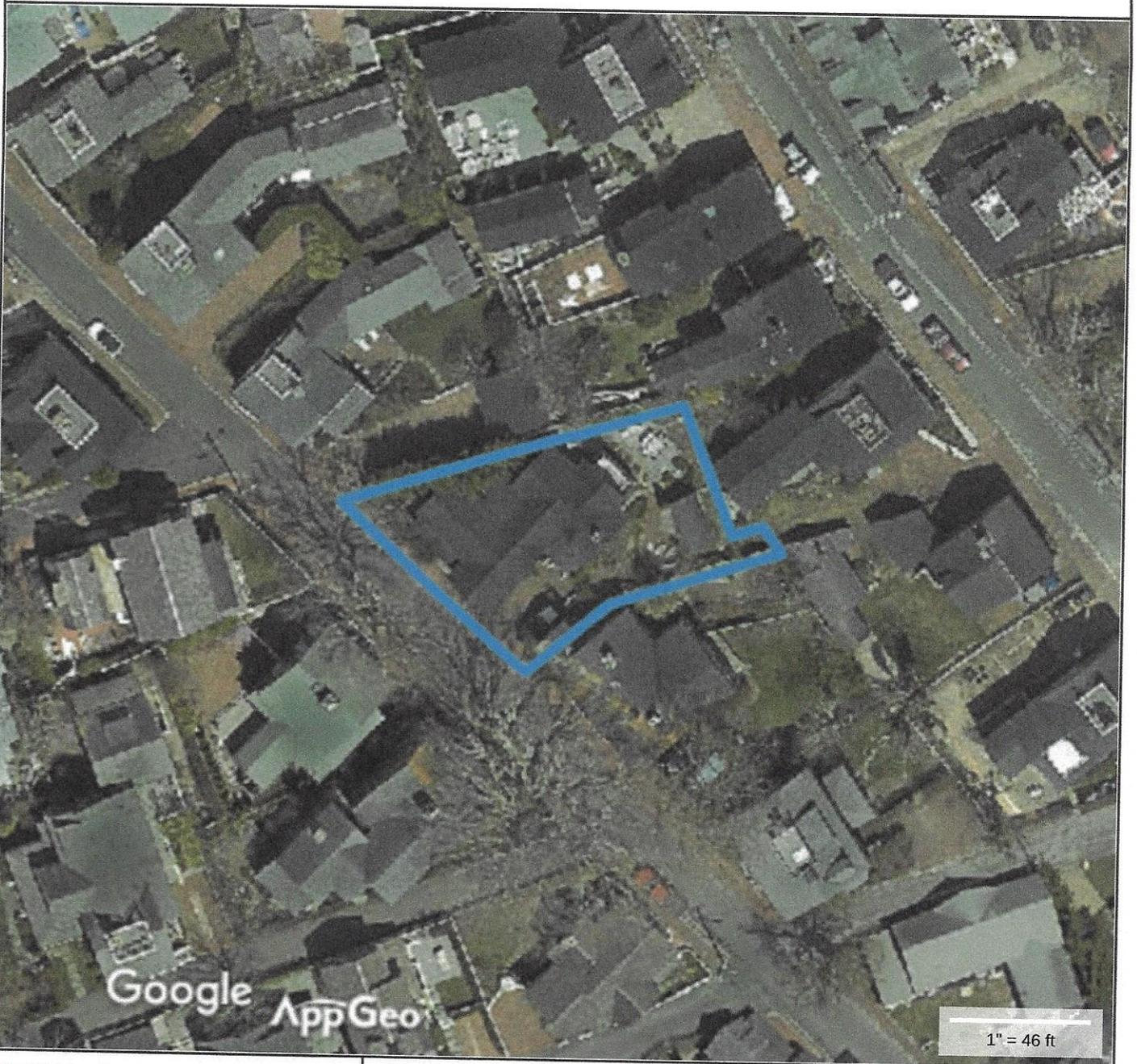
Property Information  
**Property ID** 42.3.2 155  
**Location** 44 FAIR ST  
**Owner** L TEAL SZIKLAS COLLITON TR ETAL



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



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



MAP 42.3.2  
PARCEL 184

ZONING CLASSIFICATION: ROH  
MINIMUM LOT SIZE = 5,000 SQ. FT.  
MINIMUM FRONTAGE = 50 FT.  
FRONT YARD SETBACK = 0 FT.  
REAR YARD SETBACK = 5 FT.  
SIDE YARD SETBACK = 5 FT.  
GROUND COVER RATIO = 50%  
EXISTING GROUND COVER RATIO = 30.4 %

MAP 42.3.2  
PARCEL 185

CONCRETE  
BOUND  
FOUND

*Patio*  
*FAIR STREET*

#44  
2.5 STORY  
WOOD BUILDING  
1,539 S.F.

SHED  
122 S.F.

WAY  
10' WIDE

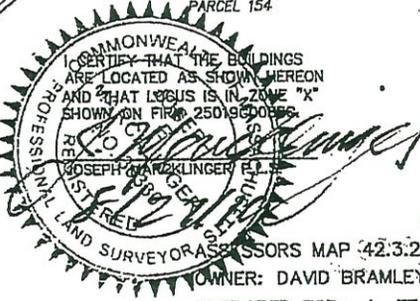
LOT AREA = 5,066 SQ.FT.

PORTION OF WOOD FENCE

MAP 42.3.2  
PARCEL 154

"MORTGAGE" PLOT PLAN  
NANTUCKET, MA.

(NANTUCKET COUNTY)  
SCALE 1 IN. = 10 FT  
44 FAIR STREET  
AUGUST 27, 2019



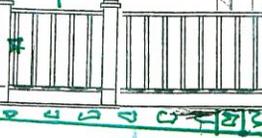
JOSEPH MARCKLINGER P.L.S.  
J. MARCKLINGER & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
P.O. BOX 896  
NANTUCKET, MA. 02554  
(310) 945-7054

PLAN 49-M DEED BOOK 1082, PAGE 170  
MAP 42.3.2, PARCEL 155

OWNER: DAVID BRAMLEY  
PREPARED FOR: L. TEAL SZIKLAS COLLITON & LISA W. SZIKLAS, TRUSTEES



LEVEL-  
3/6" TYPE II CAP  
PICKET WHITE



RETAINING WALL  
← ZERO - 18" →

WHITE CLIPBORARDS  
3" EXPOSED TO WEATHER  
ON THIS ELEVATION

NEW WINDOWS TO MATCH  
EXISTING 1.5" DEEP - 1/2" W/ WINDOWS ON FIRST FLOOR

**SOUTH ELEVATION**

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

WHITE CLIPBORARDS  
3" EXPOSED TO WEATHER  
ON THIS GABLE END

SECOND FLOOR  
SUB FLOOR

4 x 4 P.T. POST WRAPPER  
W/ 1 x CEDAR BOARDS

FIRST FLOOR  
SUB FLOOR

MSK  
3/24/00

**44 FAIR STREET – FENCE/GATE/WALL/PATIO – WHITE LINE IS TOP OF FENCE LEVELED – GATE MARKED WITH AN “X” – BLUE LINE IS THE RETAINING WALL HEIGHT ZERO TO @18” – WALL DIES OUT AT THE RED “X” WHERE THE FENCE HEIGHT IS 36” ON GRADE**





**THE FENCE IS 28" HIGH AT THE END BY THE RETAINING WALL**



**RETURN TO THE PORCH**



**THE PATIO SQUARED OFF AND THE GRADE WILL BE BROUGHT UP TO MATCH IT FLUSH AFTER  
RETAINING WALL INSTALLED UNDER THE NEW FENCE**







**RETAINING WALL AT IMMEDIATE NEIGHBOR'S DUPLEX AT 46/48 FAIR STREET – SIMILAR COLONIAL FIELD STONE TO BE USED ON LOCUS – APPROXIMATELY SAME HEIGHT OF WALL**





**28 PINE STREET EXAMPLE**



4.	Teal Sziklas 06-1263	44 Fair Street	Hardscape – fence	42.3.2-155	Linda Williams
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates					
Recused					
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Linda Williams				
Public					
Concerns (5:55)	<p><b>Williams</b> – Presented project; HSAB asked the fence slope down then the gate step down rather than step the fence. There's substantial plantings along part of the front.</p> <p><b>Backus</b> – Read HSAB comments: want the fence sloping with the gate squared off; have no drawings.</p> <p><b>Welch</b> – A consideration is the grade behind the fence; if there's something at the bottom to hide the grade, it could all be 36". We need a drawing to indicate what will be there. The 1880 photo shows a small return that gives a sense of entry.</p> <p><b>Coombs</b> – Thinks we should view this. The fencing along the whole front will not be returned; asked why.</p> <p><b>Camp</b> – The step effect would be too busy; likes the idea of building the grade so the fence is straight and likes Mr. Welch's idea of breaking the sloping grade.</p> <p><b>Oliver</b> – She's okay with the fence, the question is how it will look in there with the rising grade.</p> <p><b>Pohl</b> – The historic photos showed a fence that was level on the top and bottom; it was effective because of the small amount of retainage. It would be good to have a level line from the highest grade to the fence location.</p>				
Motion	<b>Motion to View and hold for further information. (Camp)</b>				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Welch, Camp, and Pohl aye			Certificate #	
5.	NHA 06-1265	15 Broad Street	Hardscape	42.4.2-61	Linda Williams
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates					
Recused					
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Linda Williams				
Public					
Concerns (6:11)	<p><b>Williams</b> – Presented project; want it to look like a "dock" about 4" out of the ground</p> <p><b>Welch</b> – The complaint about diagonal lattice is that it's usually flimsy.</p> <p><b>Camp</b> – The deck design feels choppy for kids; everything should be kept at grade or the whole length of the building. Not a big fan of the lighthouse Disney-world effect; it should go away at the end of the season.</p> <p><b>Oliver</b> – We need to know what the plans for the deck are. A patio is a better option.</p> <p><b>Coombs</b> – there is no availability for children in wheelchairs; agrees with Ms. Camp about it being at ground level. Thinks it should be no wider than the inside the windows.</p> <p><b>Oliver</b> – Would like something more detailed at least on the site plan since there is no drawing. Agrees a flush deck would be okay.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 5-0//O, Ca, W, Co, P-aye			Certificate #	
6.	NIR, LLC 06-1267	29 Broad Street	Railing change	42.4.2-38	Linda Williams
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates					
Recused					
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Linda Williams				
Public					
Concerns (6:24)	<p><b>Williams</b> – Presented project; on the 2<sup>nd</sup>-floor metal covered with vinyl. HSAB suggested along Centre Street to duplicate the rear fire escape railing and to be painted brick red; the white railing replaced a previous white railing.</p> <p><b>Oliver</b> – Doesn't see why it can't just be a fire escape. They didn't apply for the 100 feet of vinyl covered metal railing.</p> <p><b>Coombs</b> – It won't take long for people to figure out it is vinyl applied to the back of the historic building. The black fire escape melds in; not concerned what it will cost to replace that rear railing. The rear will be visible from Centre Street.</p> <p><b>Welch</b> – He'd like to view with the color change in mind.</p> <p><b>Camp</b> – The real problem is visibility of the white railing from Ash Street. She too would like to view.</p> <p><b>Pohl</b> – He'd like to view it with a portion spray-painted rust red like on Centre Street.</p>				
Motion	<b>Motion to View with a portion painted grey and brick red matching the metal fire escape and revisions. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Welch, Camp, Oliver, Coombs, and Pohl-aye			Certificate #	

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

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

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

### CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

#### 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: CARINA.LINDA@COMCAST.NET

#### FOR OFFICE USE ONLY

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

#### DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

New Dwelling  Addition  Garage  Driveway/Apron  Commercial  Historical Renovation  Deck/Patio  Steps  Shed  
 Color Change  Fence  Gate  Hardscaping  Move Building  Demolition  Revisions to previous Cert. No. \_\_\_\_\_  
 Pool (Zoning District \_\_\_\_\_)  Roof  Other \_\_\_\_\_  
 Size of Structure or Addition: Length: \_\_\_\_\_ Sq. Footage 1st floor: \_\_\_\_\_ Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: \_\_\_\_\_ Sq. footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
 Sq. footage 3rd floor: \_\_\_\_\_  
 Difference between existing grade and proposed finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_  
 Height of ridge above final finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

#### Additional Remarks

Historic Name: \_\_\_\_\_ REVISIONS\* 1. East Elevation CONSTRUCT AT GRADE DECK (16x16)  
 Original Date: \_\_\_\_\_ (describe) 2. South Elevation SANDPARK, 2 SECTIONS 5/1 NTW  
 Original Builder: \_\_\_\_\_ 3. West Elevation FENCE  
 Is there an HDC survey form for this building attached?  Yes  N/A 4. North Elevation \_\_\_\_\_  
 \*Cloud on drawings and submit photographs of existing elevations.

#### DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed \_\_\_\_\_  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
 Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_  
 Roof Pitch: Main Mass \_\_\_\_\_/12 Secondary Mass \_\_\_\_\_/12 Dormer \_\_\_\_\_/12 Other \_\_\_\_\_  
 Roofing material:  Asphalt:  3-Tab  Architectural  
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.)  
 Skylights (flat only): Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_  
 Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_  
 Gutters:  Wood  Aluminum  Copper  Lead (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-LAND-SCAPE FOR GARDENS-TIMBERS

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

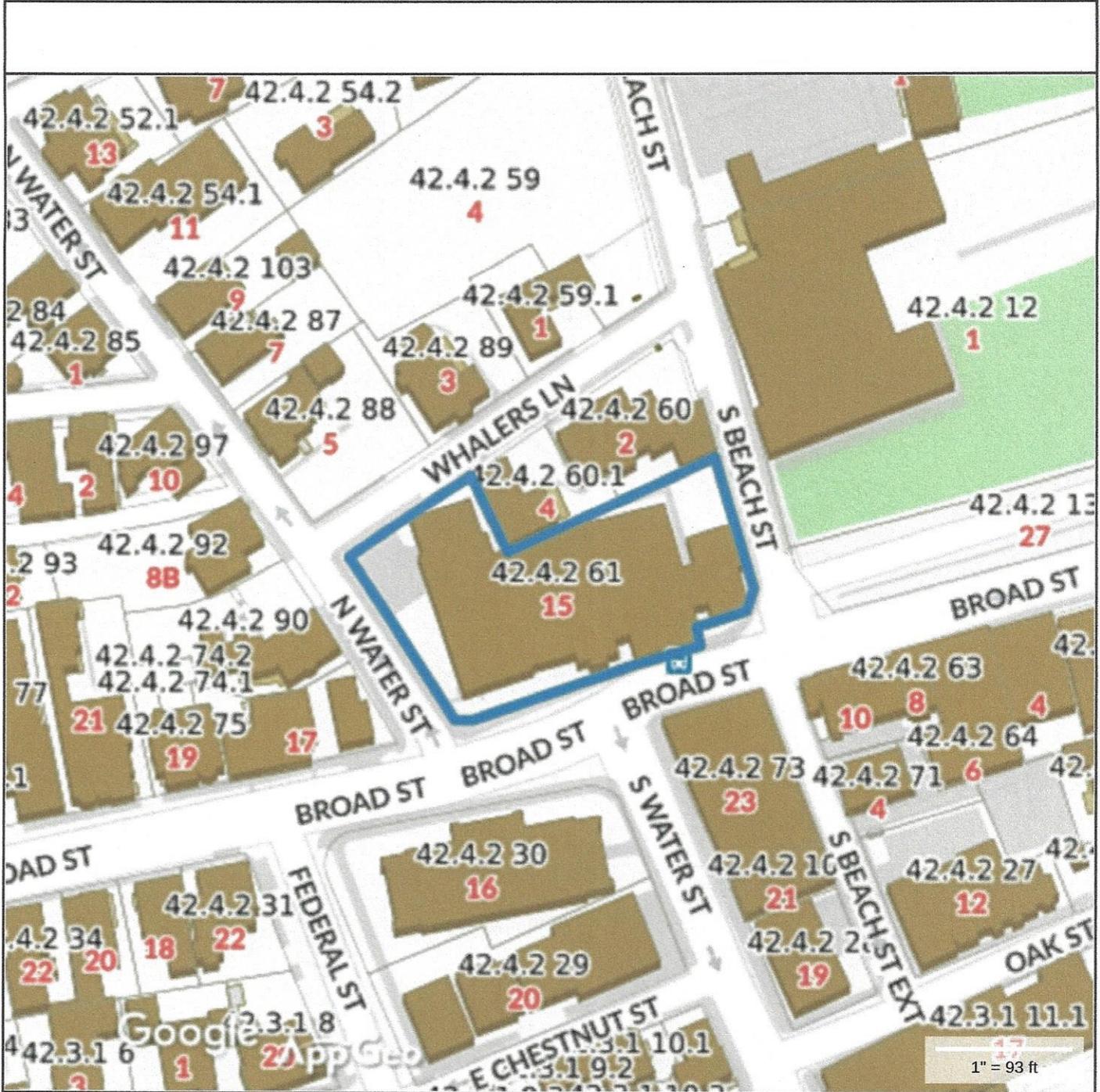
#### COLORS

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

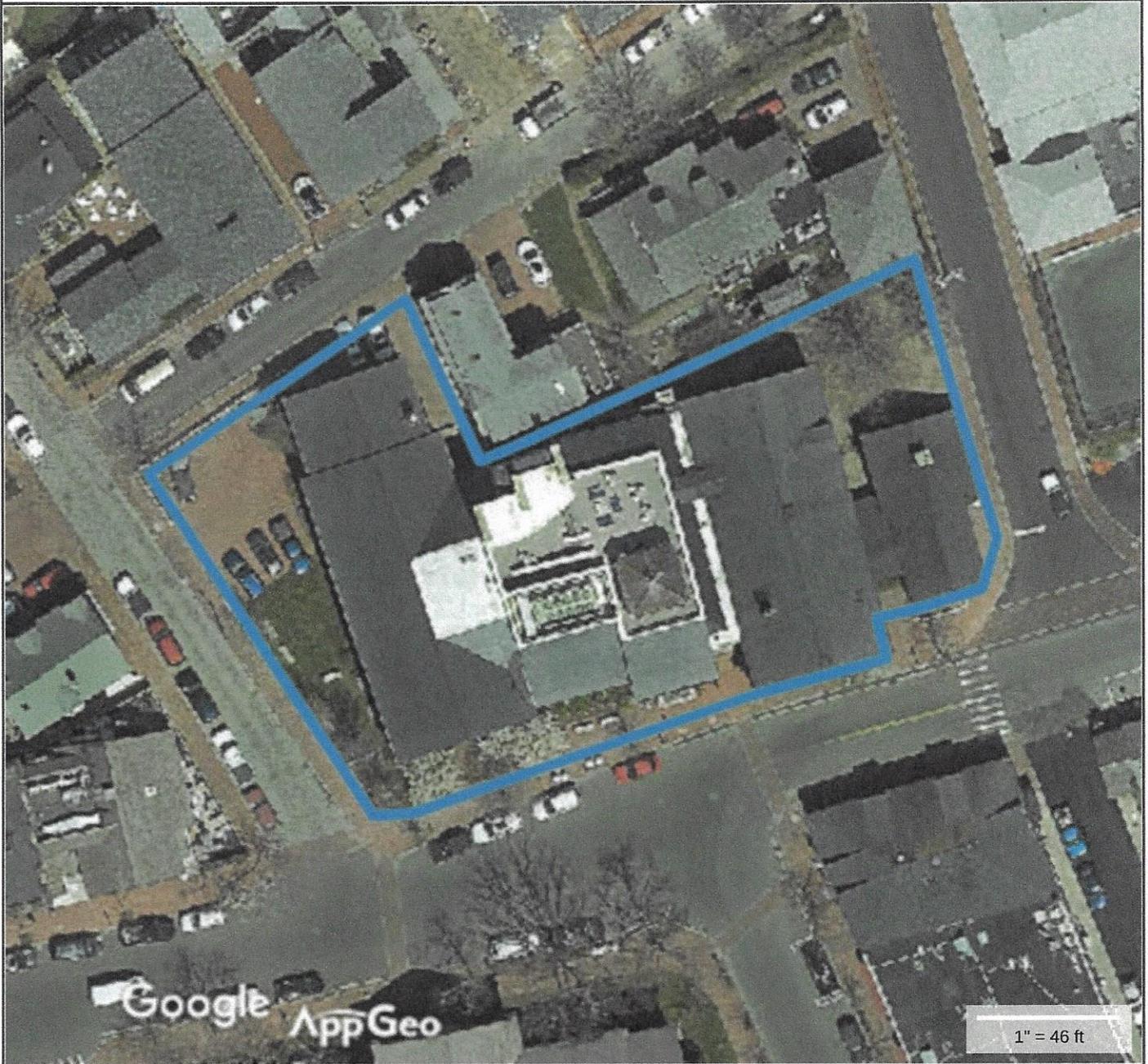
**Property ID** 42.4.2 61  
**Location** 15 BROAD ST  
**Owner** NANTUCKET HISTORICAL ASSN



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

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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



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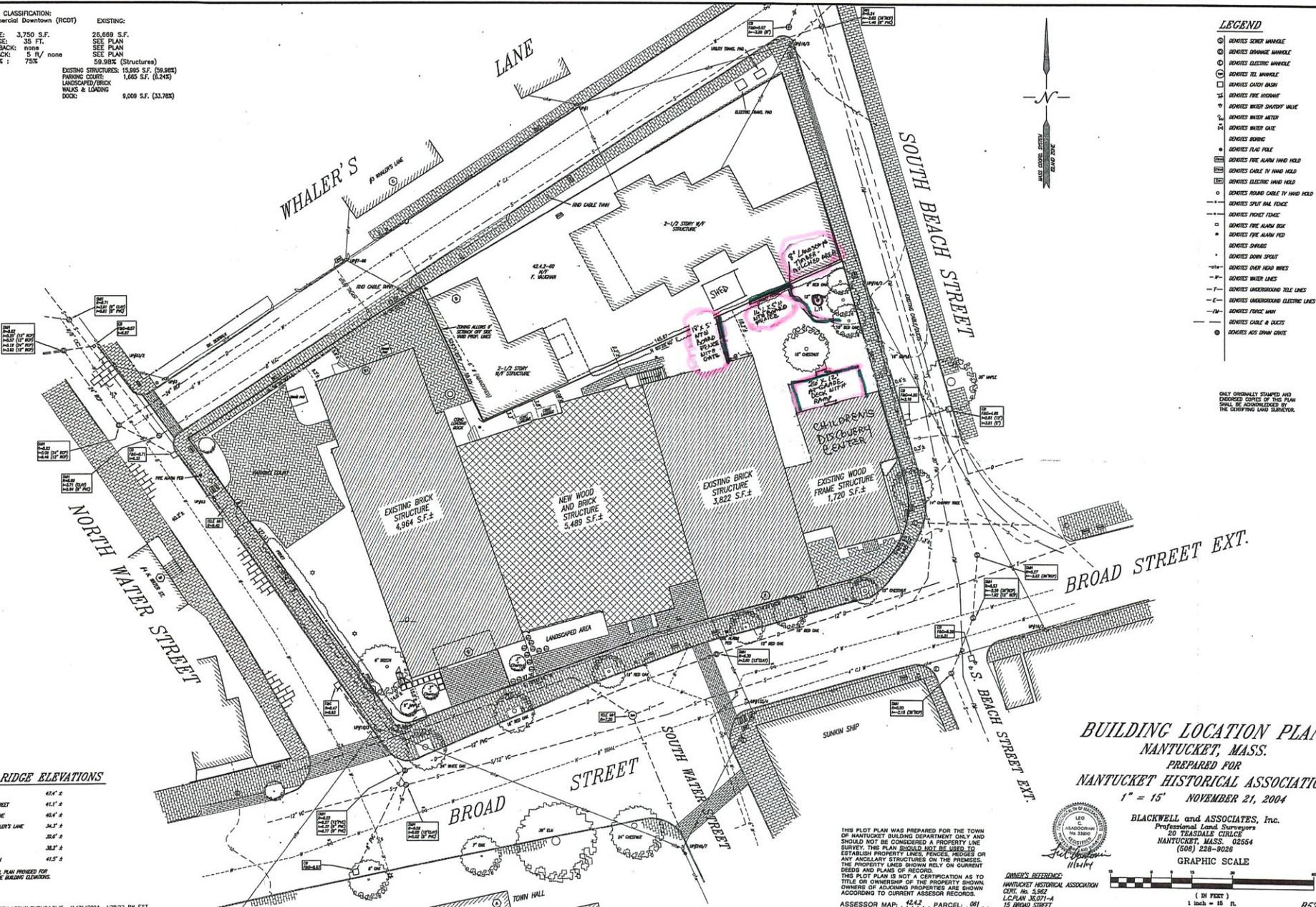
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Geometry updated 11/13/2018  
Data updated 11/19/2018

CURRENT ZONING CLASSIFICATION:  
Residential Commercial Downtown (RCOT)

EXISTING:  
MINIMUM LOT SIZE: 3,750 S.F.  
MINIMUM FRONTAGE: 35 FT.  
FRONT YARD SETBACK: none  
REAR/SIDE SETBACK: 5 FT./none  
GROUND COVER %: 75%

EXISTING STRUCTURES: 15,955 S.F. (9,885)  
PARKING SPACES: 1,665 S.F. (3,245)  
LANDSCAPED/BRICK  
WALKS & LOADING  
DOCK: 9,009 S.F. (33,785)



- LEGEND**
- DENOTES SEWER MANHOLE
  - DENOTES DRAINAGE MANHOLE
  - DENOTES TEL MANHOLE
  - DENOTES CATCH BASIN
  - ⊕ DENOTES FIRE HYDRANT
  - ⊕ DENOTES WATER SHUTOFF VALVE
  - ⊕ DENOTES WATER METER
  - ⊕ DENOTES WATER GATE
  - ⊕ DENOTES BORING
  - ⊕ DENOTES FLAG POLE
  - ⊕ DENOTES FIRE ALARM HAND HOLD
  - ⊕ DENOTES CABLE TV HAND HOLD
  - ⊕ DENOTES ELECTRIC HAND HOLD
  - ⊕ DENOTES SOUND CABLE TV HAND HOLD
  - ⊕ DENOTES STREET MILE FENCE
  - ⊕ DENOTES FENCE
  - ⊕ DENOTES FIRE ALARM BELL
  - ⊕ DENOTES FIRE ALARM BELL
  - ⊕ DENOTES DRIVE
  - ⊕ DENOTES DOWN SPOUT
  - ⊕ DENOTES OVER HEAD WIKES
  - ⊕ DENOTES WATER LINES
  - ⊕ DENOTES UNDERGROUND TELL LINES
  - ⊕ DENOTES UNDERGROUND ELECTRIC LINES
  - ⊕ DENOTES FORCE MAIN
  - ⊕ DENOTES CABLE & DUCTS
  - ⊕ DENOTES ADS DRAIN DRIVE

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

**TABLE OF RIDGE ELEVATIONS**

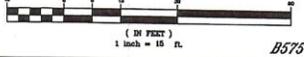
① TOWN HALL	42.4'
② N. WATER STREET	41.1'
③ WHALER'S LANE	45.4'
④ SAN OFFICE/WHALER'S LANE	34.5'
⑤ WHA	38.2'
⑥ WHA (PARK)	38.2'
⑦ BAYVIEW MANSION	41.5'

NOTE: SEE ADDITIONAL PLAN PROVIDED FOR  
NEW STRUCTURE BUILDING ELEVATIONS.

**BUILDING LOCATION PLAN**  
NANTUCKET, MASS.  
PREPARED FOR  
NANTUCKET HISTORICAL ASSOCIATION  
1" = 15' NOVEMBER 21, 2004



**BLACKWELL and ASSOCIATES, Inc.**  
Professional Land Surveyors  
20 TRADERS' CIRCLE  
NANTUCKET, MASS. 02554  
(508) 228-9028  
GRAPHIC SCALE



THIS PLAN WAS PREPARED FOR THE TOWN  
OF NANTUCKET BUILDING DEPARTMENT ONLY AND  
SHOULD NOT BE CONSIDERED A PROPERTY LINE  
SURVEY. THIS PLAN SHOULD NOT BE USED TO  
ESTABLISH PROPERTY LINES, FENCES, BOUNDARIES OR  
ANY ANCILLARY STRUCTURES ON THE PREMISES.  
THE PROPERTY LINES SHOWN RELY ON CURRENT  
DEEDS AND PLANS OF RECORD.  
THIS PLAN IS NOT A CERTIFICATION AS TO  
TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.  
OWNERS OF ADJACENT PROPERTIES ARE SHOWN  
ACCORDING TO CURRENT ASSESSOR RECORDS.  
ASSESSOR MAP: 42.42, PARCEL: .091

OWNER'S REFERENCE  
NANTUCKET HISTORICAL ASSOCIATION  
CERT. No. 3,582  
I.C. PLAN 36,077-4  
15 BROAD STREET

2-1/2 STORY W/F  
STRUCTURE

SHED

8" LANDSCAPE  
TIMBER -  
MULCHED AREA

16' L x 5'  
NTW BOARD  
FENCE

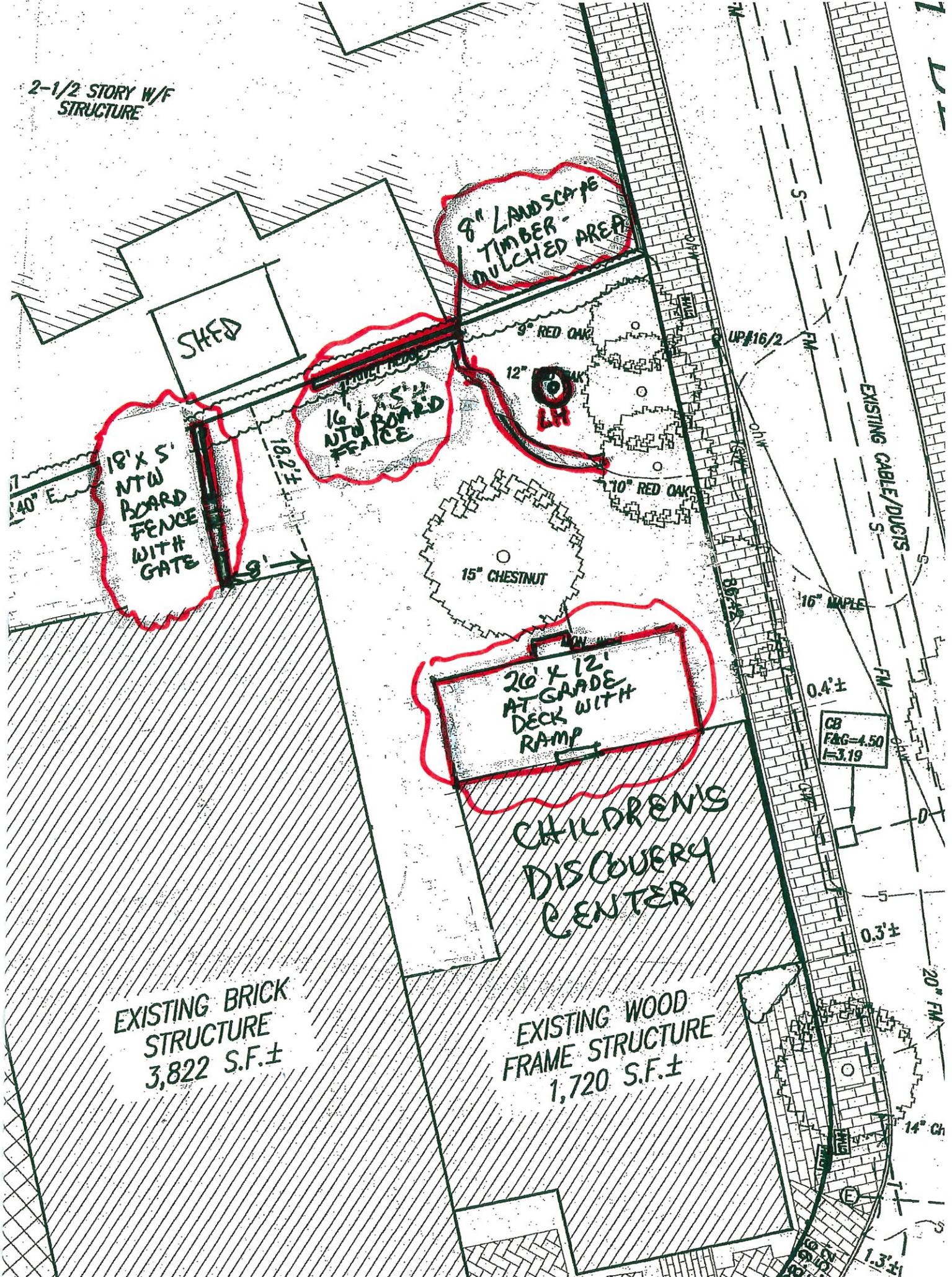
18' x 5'  
NTW  
BOARD  
FENCE  
WITH  
GATE

20' x 12'  
AT GRADE  
DECK WITH  
RAMP

CHILDREN'S  
DISCOVERY  
CENTER

EXISTING BRICK  
STRUCTURE  
3,822 S.F. ±

EXISTING WOOD  
FRAME STRUCTURE  
1,720 S.F. ±



40° E

18.2' ±

9'

15" CHESTNUT

9" RED OAK

12" RED OAK

10" RED OAK

16" MAPLE

0.4' ±

CB  
F&G-4.50  
I=3.19

0.3' ±

20' FM

14' CH

1.3' ±

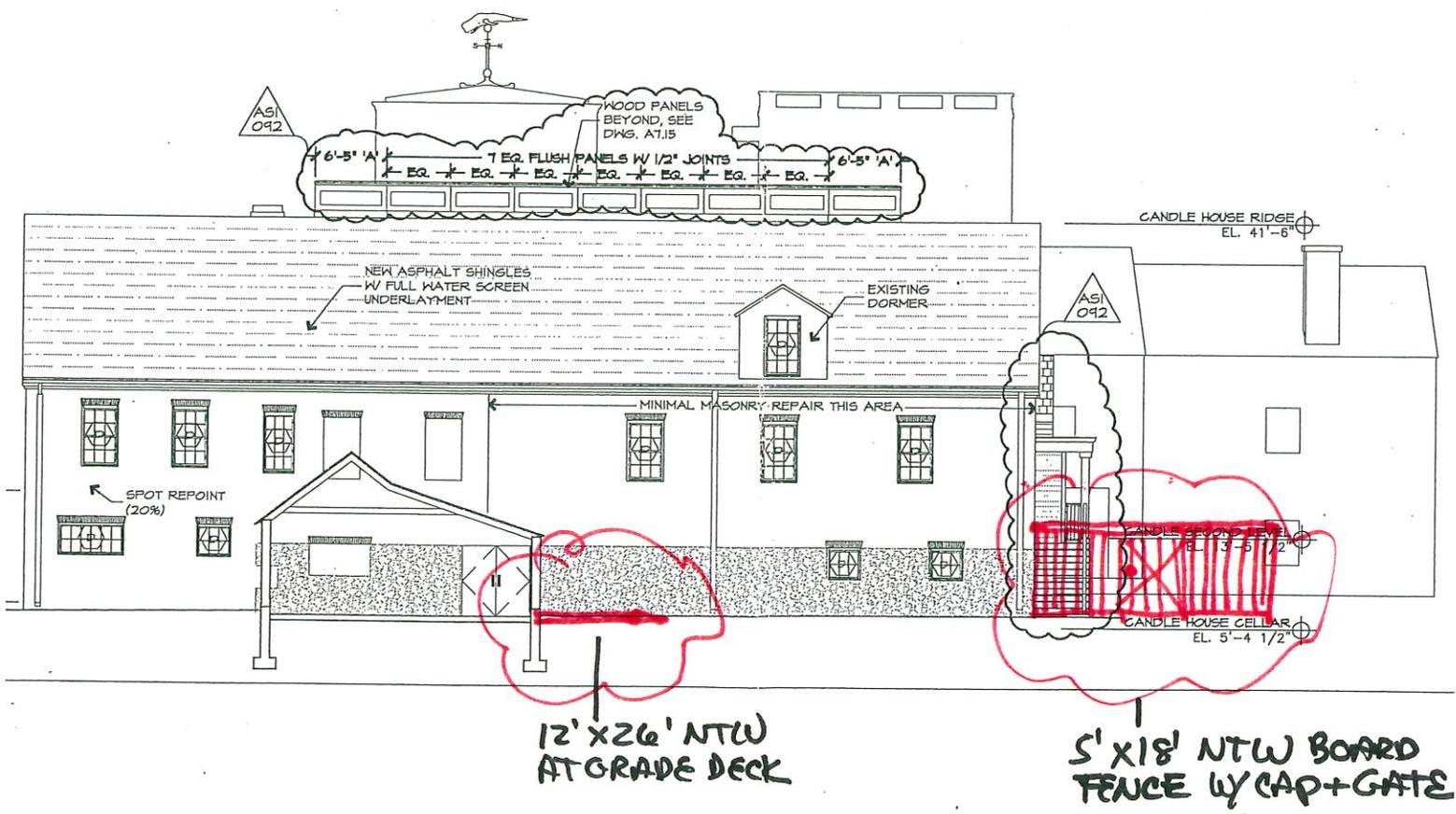
N

S

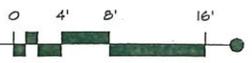
EXISTING CABLE/DUGITS

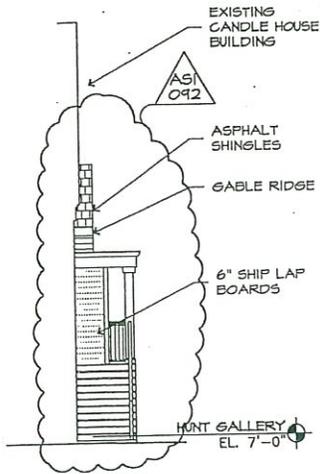
UP#16/2

DOWN

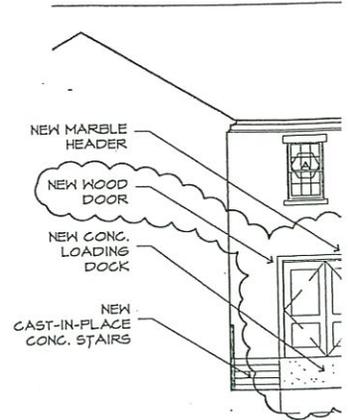


ELEVATION -EAST, CANDLE HOUSE (GIFT SHOP SHOWN IN SECTION FOR COORDINATION)  
 UM CENTER - NANTUCKET, MA.





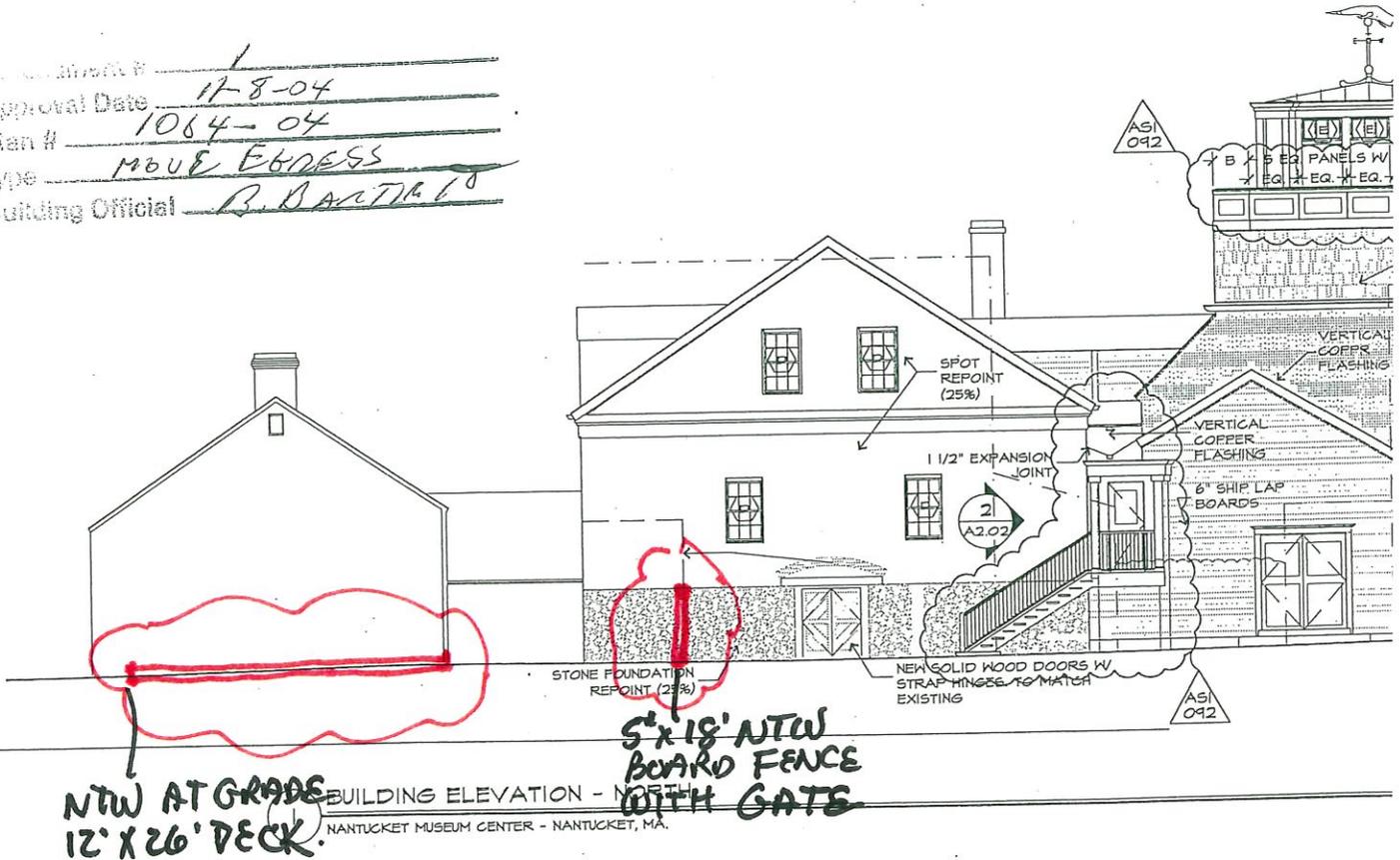
2 EXTERIOR ELEVATION - LINK LOOKING WEST  
NANTUCKET MUSEUM CENTER - NANTUCKET, MA.



3 EXTERIOR ELEVATION  
NANTUCKET MUSEUM CENTER - NAN

**FILE COPY**

Approval # \_\_\_\_\_  
 Approval Date 11-8-04  
 Plan # 1064-04  
 Type MOUSE EXPRESS  
 Building Official B. BARTHEL



NTW AT GRADE  
12' X 26' DECK.

5' X 18' NTW  
BOARD FENCE  
WITH GATE

BUILDING ELEVATION - NORTH  
NANTUCKET MUSEUM CENTER - NANTUCKET, MA.

**15 BOARD STREET – WHALING MUSEUM GARDEN**

**5' NATURAL TO WEATHER BOARD FENCE WITH CAP AND MATCHING GATE**



**MULCH AREA EDGER - 4" X 4" GROUND CONTACT PRESSURE - TREATED TIMBER TO AVOID ROOTS OF THE TREES BUT CONTAIN THE MULCH AROUND THE BRANT POINT LIGHTHOUSE**



- 2X the protection compared to Above Ground treatment
- Treated for protection against fungal decay, rot and termites
- Ideal for decks, walkways, landscaping and other outdoor projects

**ED RUDD STANING IN LOCATION OF LIGHTHOUSE INSIDE THE TREES IN MULCHED AREA**



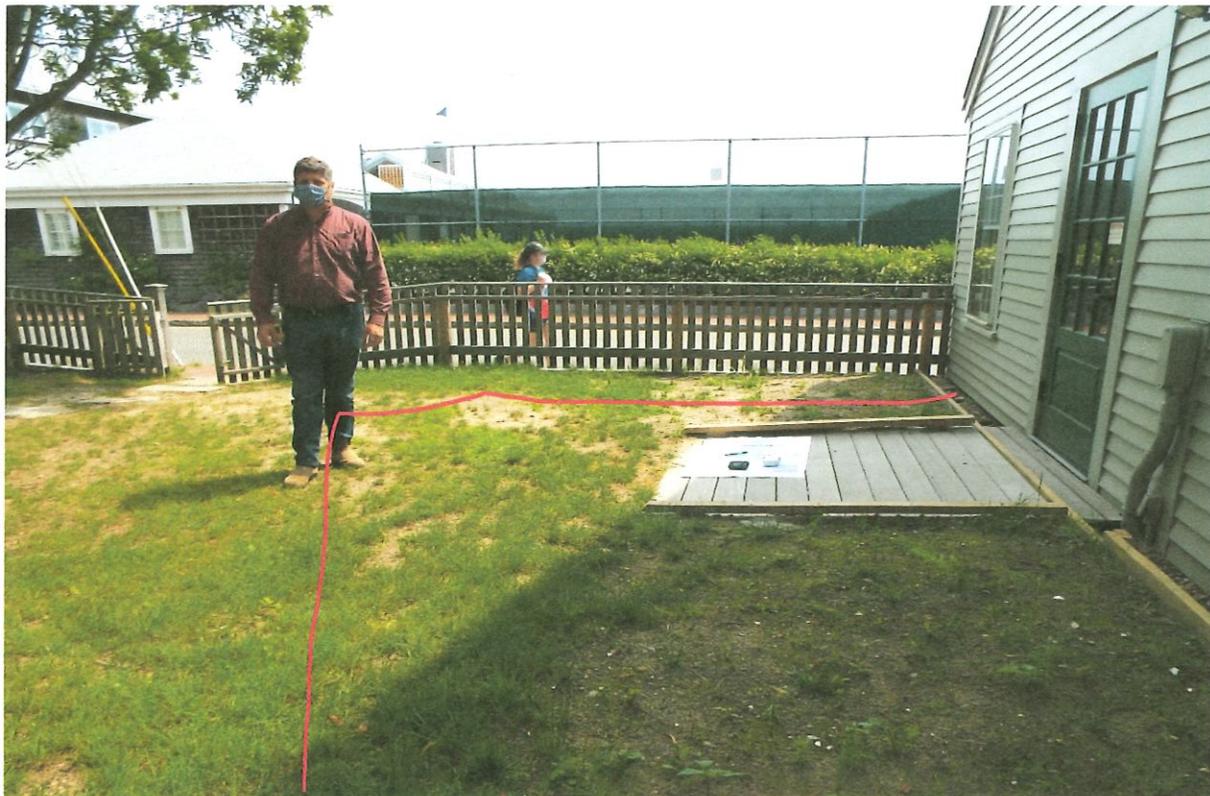
**THREE TREES TO REMAIN**



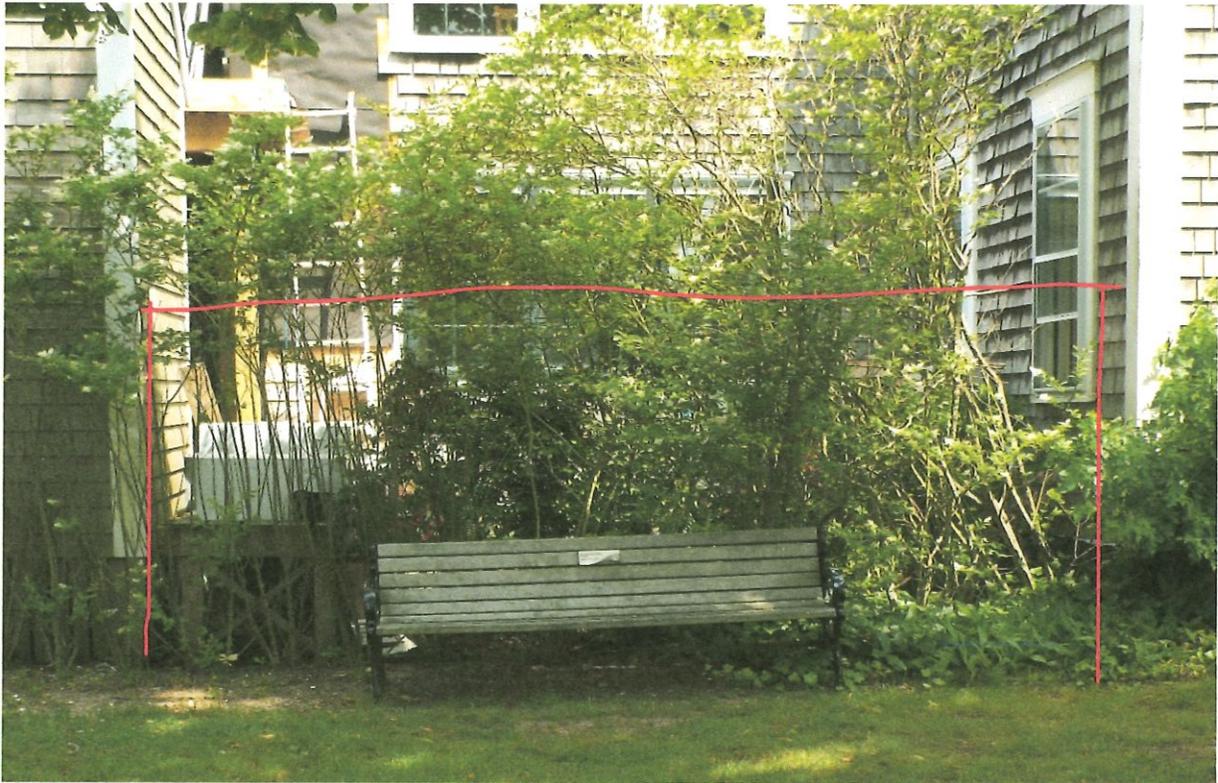
**RAMP IS EMBEDDED IN GROUND AND WILL BE MOVED TO THE OUTSIDE EDGE OF THE NEW AT GRADE DECK – AREA WILL BE REGRADED TO LEVEL IT OUT SO DECK WILL REST ON THE GROUND AND INTO THE GRADE WHERE NECESSARY**



**ED RUDD STANDING AT THE REDUCED 12' DEPTH OF THE NEW AT GRADE DECK**



**16' SECTION OF 5' NTW BOARD FENCE – NO GATE**



**18' LOCATION OF NTW 5' BOARD FENCE WITH MATCHING CENTER GATE – PLACED 8' BACK FROM THE CORNER OF THE MUSEUM**



**REDUCED 26' LENGTH OF NEW AT GRADE DECK TO START INSIDE OF THE LEFT WINDOW**



2. Terrance 06-1128                      2 White Street                      Addition                      80-215.1                      BPC

Voting                      Pohl, Coombs, McLaughlin, Camp, Oliver  
 Alternates                      Dutra  
 Recused                      None  
 Documentation                      Architectural design plans, site plan, and photos.  
 Representing                      Joe Paul, BPC  
 Public                      None  
 Concerns (4:50)                      **Paul** – Presented project; there is heavy vegetation along both roads; trim and roof to match existing.  
    **Camp** – North elevation, suggested separating the 2<sup>nd</sup>-floor windows so the left aligns over the 1<sup>st</sup>-floor window.  
    **Oliver** – No concerns; visibility is virtually nothing.  
    **Coombs** – Agrees about the north elevation windows; asked why the chimney was removed.  
    **McLaughlin** – East elevation, asked the depth of the deck – 10-feet deep; it should be pulled back to 8 feet.  
    **Pohl** – The existing cape has a 12/12 pitch; asked why the addition has a 9/12.

Motion                      **Motion to Approve through staff with the 2<sup>nd</sup>-floor north-elevation windows to be separated to align the left window over the 1<sup>st</sup>-floor “B” window and the east elevation 2<sup>nd</sup>-floor deck to be no more than 8 feet deep. (Camp)**

Roll-call Vote                      Carried //Coombs, Oliver, McLaughlin, Camp, and Pohl-aye                      Certificate #                      **HDC2020-06-1128**

3. William Folberth 06-1121                      58 Walsh Street                      New dwelling                      29-97                      Sanne Payne

Voting                      Pohl, Coombs, McLaughlin, Camp, Oliver  
 Alternates                      Dutra  
 Recused                      None  
 Documentation                      Architectural design plans, site plan, photos, correspondence, and advisory comments.  
 Representing                      Sanne Payne  
 Public                      None  
 Concerns (5:09)                      **Backus** – Read comments: infill; plans hard to read; structure seems tall; north elevation over fenestrated with ganged windows; west elevation ganged windows inappropriate; asked the base elevation versus requirement for flood zone.  
    **Payne** – Presented project; Art Gasbarro sent the Commission about meeting the FEMA code compliance.  
    **Oliver** – The house itself is typical but it’s elevated and no others in the area are elevated. There’s a lot of deck and vertical board; should be mitigated. Suggested the design be less symmetrical with different-sized gables. In general, she’d like to see other solutions to masking the foundations; 16 Walsh Street did landscaping with a berm up to the house.  
    **Coombs** – North elevation, way too many windows; left 4-ganged is too heavy; number of windows should be reduced. Feels this architecture doesn’t call for a roof walk. South elevation, right windows in gable should be separated; windows not centered. The chimneys need corbelling. East elevation is better, but windows are not centered. West elevation, right gable windows should be separated; the chimney is overly wide, and the outdoor fireplace should be drawn in.  
    **McLaughlin** – North elevation, the 2-panel door should be a typical 6-panel door.  
    **Camp** – North elevation, this looks like a condo in a complex; the gables forward should be less vertical looking; section over the front door, if those windows were ganged it would be a throwback to shingle style. South elevation, there is no symmetry to the windows, which should align over the 1<sup>st</sup> floor.  
    **Pohl** – We need something from a surveyor about meeting but not exceeding FEMA code. The roads aren’t identified on the site plans. Shares stated concerns. The roof walk should be no more than 1/3 the ridge. The flanking gables are too vertical; they could be wider with the middle section reduced. There is a lot of vertical board; could pull the shingles down; left gable is jammed with windows and doors and should have more wall, less glass. He’d almost prefer over 30 feet, so the gables are wider giving the feel of being less vertical. Looking at the floor-level lines, the “A” windows appear to be 1 foot off the floor and could be raised as well as made taller.

Motion                      **Motion to Hold for revisions. (Camp)**

Roll-call Vote                      Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye                      Certificate #

56  
WALSH  
ST.

4. ABH, LLC 06-1120                      4 Stone Barn Way                      Lift, new foundation & steps                      29-914                      Mark Cutone Architecture

Voting                      Pohl, Coombs, McLaughlin, Camp, Oliver  
 Alternates                      Dutra  
 Recused                      None  
 Documentation                      Architectural design plans, site plan, photos, historical documentation, and advisory comments.  
 Representing                      Mark Cutone, Mark Cutone Architecture  
 Public                      None  
 Concerns (5:34)                      **Cutone** – Presented project; lifting 3’3” puts ridge at 26’4” from grade.  
    **Coombs** – No concerns; agrees with dropping the shingles down 1 foot.  
    **Camp** – The proportions are correct; would prefer vegetation and 1 shingle course. Likes Ms. Oliver’s suggestion.  
    **Oliver** – Suggested a course of shingles and water table.  
    **McLaughlin** – Clarified application. No comments.  
    **Pohl** – Suggested pulling shingles down to mask the amount of concrete foundation.

Motion                      **Motion to Approve through staff with shingles dropped 1 course and adding a water table. (Coombs)**

Roll-call Vote                      Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye                      Certificate #                      **HDC2020-06-1120**

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

**CERTIFICATE OF APPROPRIATENESS**

for structural work.

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

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

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

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

**PROPERTY DESCRIPTION**

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

**AGENT INFORMATION (if applicable)**

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

FOR OFFICE USE ONLY	
Date application received: <u>6/2/2020</u>	Fee Paid: \$ <u>504.60</u>
Must be acted on by: <u>8/6/2020</u>	
Extended to: _____	
Approved: _____	Disapproved: _____
Chairman: _____	
Member: _____	
Member: _____	
Member: _____	
Member: _____	
Notes - Comments - Restrictions - Conditions	

**DESCRIPTION OF WORK TO BE PERFORMED**

See reverse for required documentation.

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

Size of Structure or Addition: Length: 69' max Sq. Footage 1st floor: 1519 SF    Decks/Patio: Size: 634 SF  1st floor  2nd floor  
Width: 29' max Sq. Footage 2nd floor: 1004 SF    Size: 151 SF  1st floor  2nd floor  
Sq. footage 3rd floor: \_\_\_\_\_

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

Additional Remarks \_\_\_\_\_  
Historic Name: \_\_\_\_\_  
Original Date: \_\_\_\_\_ (describe) \_\_\_\_\_  
Original Builder: \_\_\_\_\_  
Is there an HDC survey form for this building attached?  Yes  N/A  
REVISIONS\* 1. East Elevation  
2. South Elevation  
3. West Elevation  
4. North Elevation  
\*Cloud on drawings and submit photographs of existing elevations.

**DETAIL OF WORK TO BE PERFORMED**

Foundation: Height Exposed \_\_\_\_\_  Block     Block Parged     Brick (type) \_\_\_\_\_     Poured Concrete     Piers  
Masonry Chimney:  Block Parged     Brick (type) \_\_\_\_\_     Other \_\_\_\_\_ w/ VEA BOARD  
Roof Pitch: Main Mass 9 /12 9 Secondary Mass 9 /12    Dormer 4 /12    Other \_\_\_\_\_ surround

Roofing material:  Asphalt     3-Tab     Architectural  
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) \_\_\_\_\_  
Fence: Height: \_\_\_\_\_  
Type: \_\_\_\_\_  
Length: \_\_\_\_\_

Skylights (flat only): Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_

Gutters:  Wood     Aluminum     Copper     Leaders (material) \_\_\_\_\_

Leaders (material and size): \_\_\_\_\_

Sidewall:  White cedar shingles     Clapboard (exposure: \_\_\_\_\_ inches)    Front     Side   
 Other \_\_\_\_\_

Trim: A. Wood  Pine     Redwood     Cedar     Other \_\_\_\_\_  
B. Treatment  Paint     Natural to weather     Other \_\_\_\_\_

C. Dimensions: Fascia \_\_\_\_\_ Rake \_\_\_\_\_ Soffit (Overhang) \_\_\_\_\_ Corner boards \_\_\_\_\_ Frieze \_\_\_\_\_  
Window Casing \_\_\_\_\_ Door Frame \_\_\_\_\_ Columns/Posts: Round \_\_\_\_\_ Square \_\_\_\_\_

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

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

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

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

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

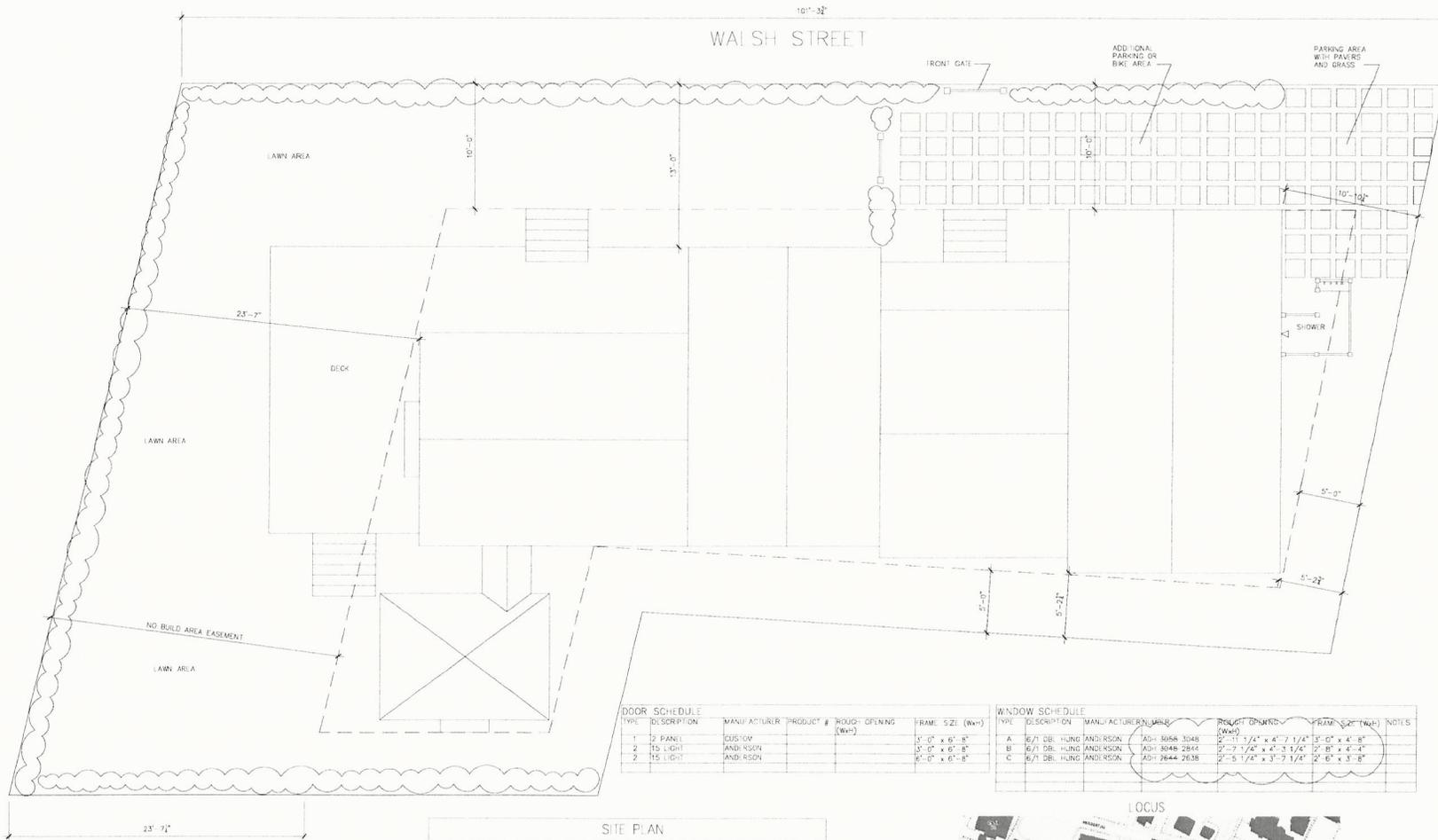
**COLORS**

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

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

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

Date 6-2-20    Signature of owner of record, Sanne for Biff and Liz Folbearn    Signed under penalties of perjury



DOOR SCHEDULE			
NO.	DESCRIPTION	MANUFACTURER	PRODUCT #
1	TS PANEL	QUESTON	
2	TS LIGHT	ANDERSON	
2	TS LIGHT	ANDERSON	

WINDOW SCHEDULE			
NO.	DESCRIPTION	MANUFACTURER	PRODUCT #
A	6/1 DBL HUNG	ANDERSON	AD1-3048 3048
B	6/1 DBL HUNG	ANDERSON	AD1-3048 2844
C	6/1 DBL HUNG	ANDERSON	AD1-2644 2638

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

DRAWING LIST	
A1.1	SITE PLAN
A2.1	PLANS
A2.2	PLANS
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.2	NORTH ELEVATION WITH HEDGE

SITE PLAN	
PREPARED FOR: BTJ AND IZ LOBERTH 7275 PELICAN BAY BLVD NAPLES, FL 34109 1/8" = 1'-0" ASSESSOR MAP # 23 TAX PARCEL # 97	
ZONING REQUIREMENTS	
ZONE:	R1
MINIMUM FRONTAGE:	50'-0"
MINIMUM LOT SIZE:	5,000 SF
CURRENT FRONTAGE:	107' 3 3/4"
CURRENT LOT SIZE:	3,224 SF
FRONT YARD SETBACK:	10'-0"
SIDE AND REAR YARD SETBACK:	5'-0"
ALLOWABLE TOTAL GROUND COVERAGE RATIO:	30%
ALLOWABLE TOTAL GROUND COVERAGE:	1561 SF
CURRENT TOTAL GROUND COVERAGE:	0 SF
CURRENT TOTAL GROUND COVERAGE RATIO:	0%
PROPOSED TOTAL GROUND COVERAGE:	1519 SF
PROPOSED TOTAL GROUND COVERAGE RATIO:	29.2%
ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY:	



FOLBERTH  
58 WALSH  
NANTUCKET MA 02554

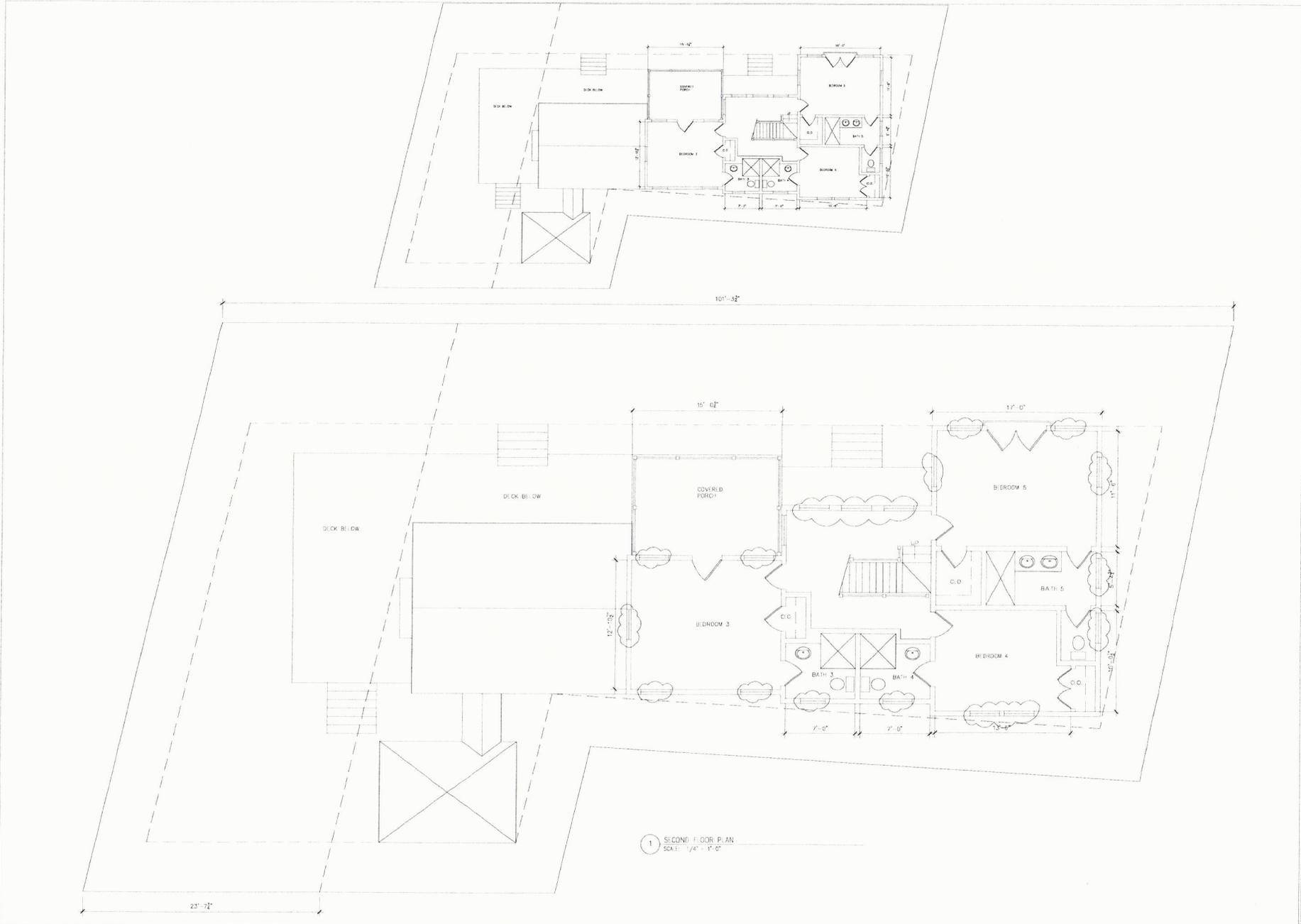
Date: 6.2.20 HDC SUBMITTAL  
7.8.20 HDC SUBMITTAL

Drawn By: [Blank]  
Project No.: [Blank]  
Scale: [Blank]  
Revisions: [Blank]

SITE PLAN

**A1.1**





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

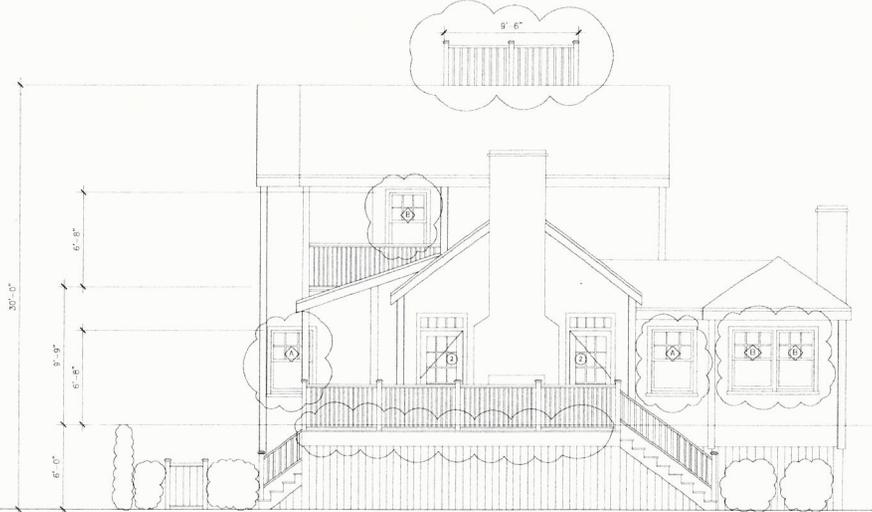
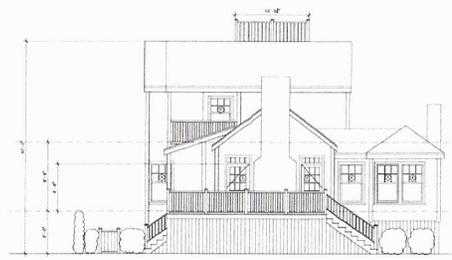
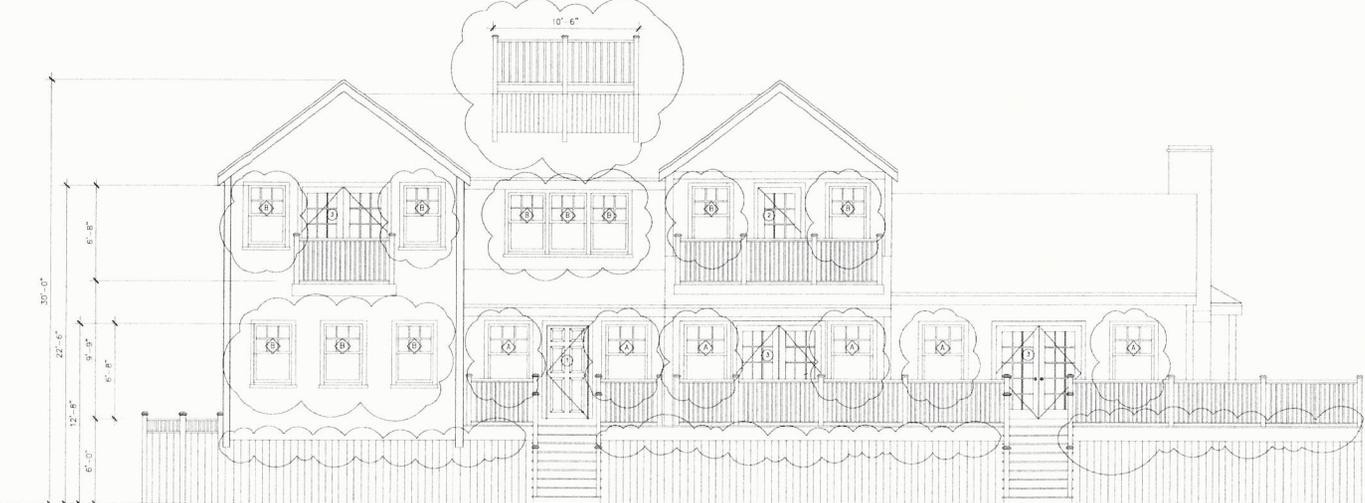
FOURTH  
58 WALSH  
NANTUCKET MA 02554

Date: 6.2.20 HDC SUBMITAL  
7.8.20 HDC SUBMITAL  
Revisions:

Drawn By:  
Project No:  
Scale:  
Notes:

SECOND FLOOR PLAN

**A2.2**



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

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

FOLBERTH  
58 WALSH  
NANTUCKET MA 02554

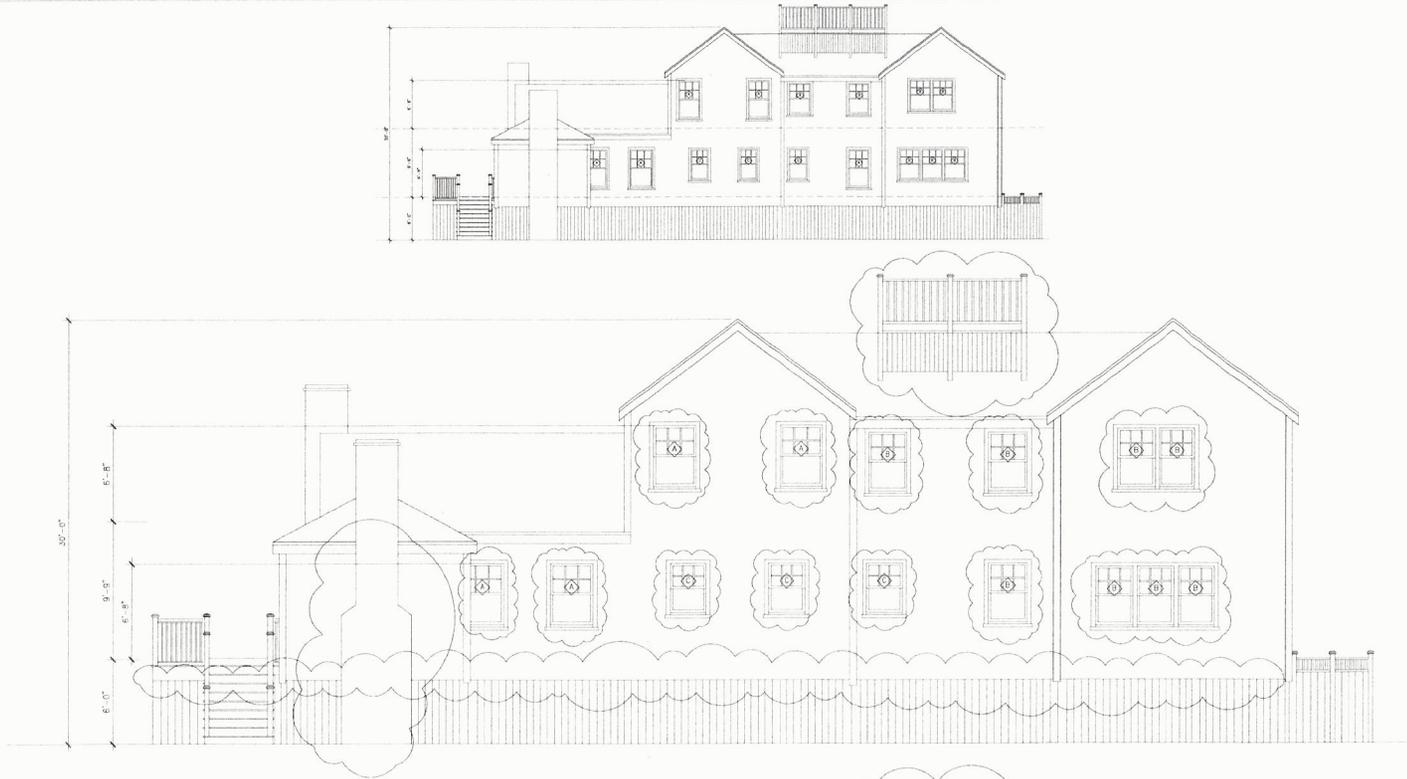
Date: 6.2.20 -DC SUBMITTAL  
7.6.20 -DC SUBMITTAL  
Revisions:

Drawn By:  
SP  
Project No.:  
S  
Scale:  
WDS

ELEVATION

**A3.1**

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



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



FO. BERTH  
58 WALSH  
NANTUCKET MA 02554

Date: 6.2.20 HDC SUBMITTAL  
7.6.20 HDC SUBMITTAL  
Revisions:  
Drawn By: SP  
Project No.:  
Scale:  
NOTD

ELEVATION

**A3.2**



1 NORTH ELEVATION WITH 6'-0" HEDGE FROM WALSH STREET  
 SCALE: 1/4" = 1'-0"

FOLBERTH  
 58 WALSH  
 NANTUCKET MA 02554

Date: 6.2.20 HDC SUBMITTAL  
 7.8.20 HDC SUBMITTAL  
 Revisions:

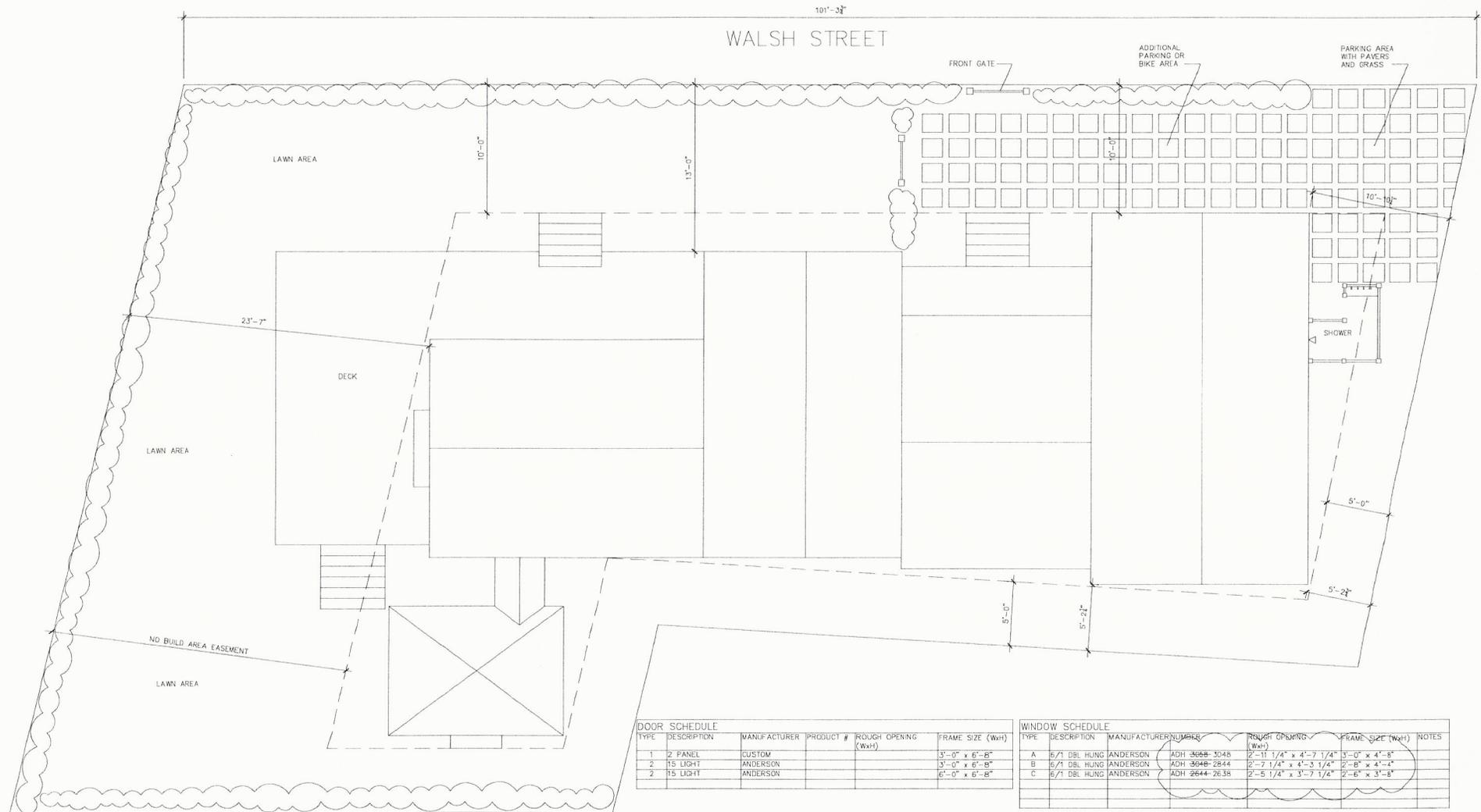
Drawn By:  
 Project No.:  
 Scale:

ELEVATION



# WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	NUMBER	ROUGH OPENING (WxH)	FRAME SIZE (WxH)	NOTES
A	6/1 DBL HUNG	ANDERSON	ADH <del>3058</del> 3048	2'-11 1/4" x 4'-7 1/4"	3'-0" x 4'-8"	
B	6/1 DBL HUNG	ANDERSON	ADH <del>3048</del> 2844	2'-7 1/4" x 4'-3 1/4"	2'-8" x 4'-4"	
C	6/1 DBL HUNG	ANDERSON	ADH <del>2644</del> 2638	2'-5 1/4" x 3'-7 1/4"	2'-6" x 3'-8"	



**DOOR SCHEDULE**

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

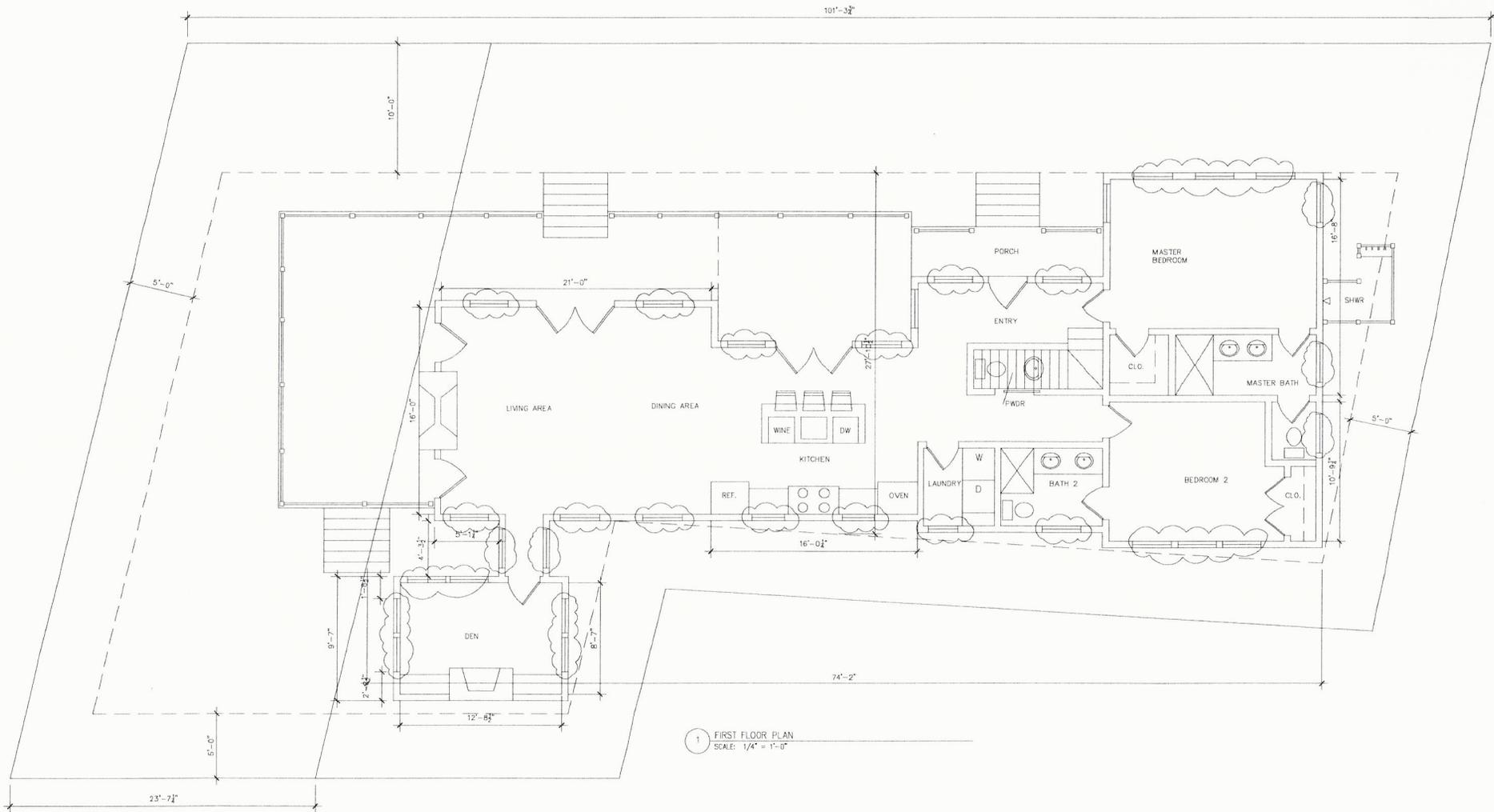
**WINDOW SCHEDULE**

TYPE	DESCRIPTION	MANUFACTURER	NUMBER	ROUGH OPENING (WxH)	FRAME SIZE (WxH)	NOTES
A	6/1 DBL HUNG	ANDERSON	ADH 3688-3048	2'-11 1/4" x 4'-7 1/4"	3'-0" x 4'-8"	
B	6/1 DBL HUNG	ANDERSON	ADH 3648-2844	2'-7 1/4" x 4'-3 1/4"	2'-8" x 4'-4"	
C	6/1 DBL HUNG	ANDERSON	ADH 2644-2638	2'-5 1/4" x 3'-7 1/4"	2'-6" x 3'-8"	

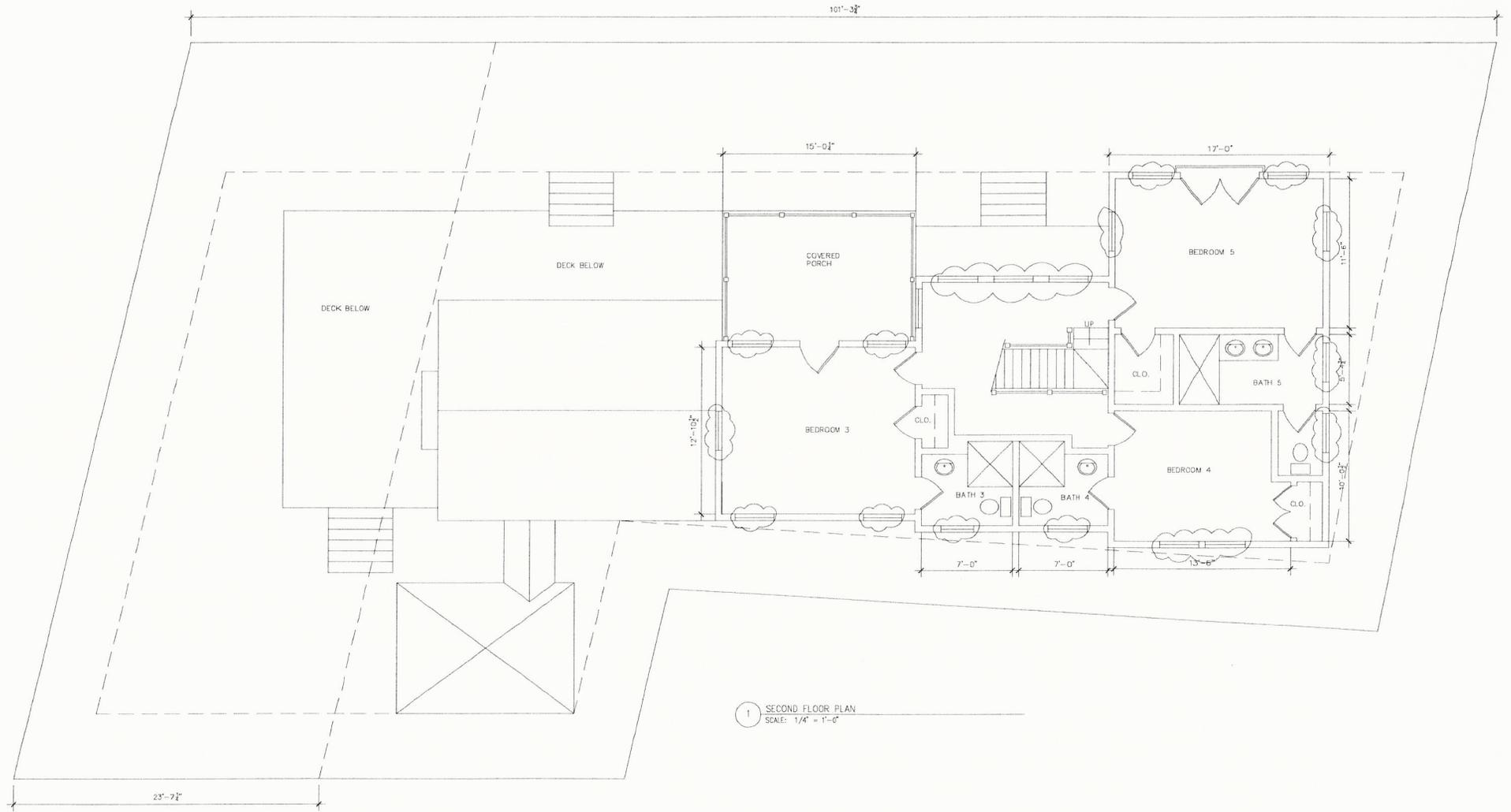
**SITE PLAN**

PREPARED FOR:  
REF: ADD 112 000000





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



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

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



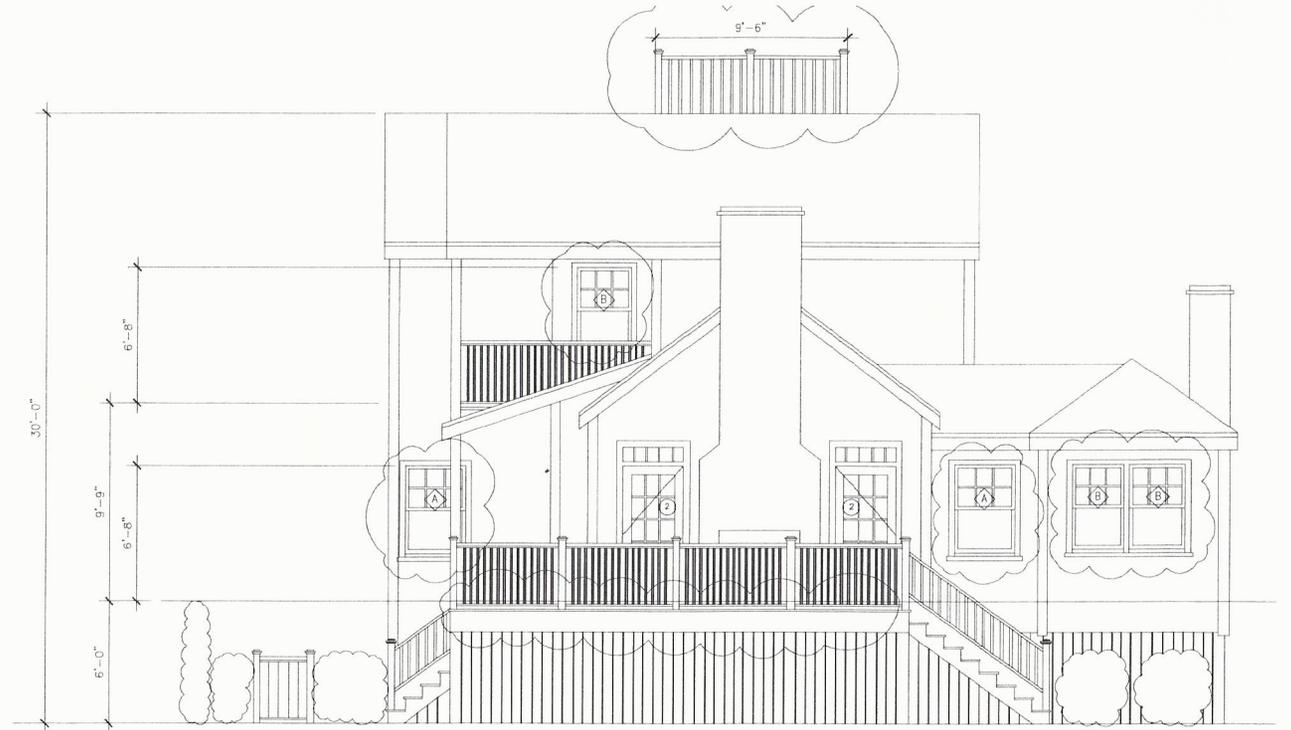


1 NORTH ELEVATION WITH 6'-0" HEDGE FROM WALSH STREET  
SCALE: 1/4" = 1'-0"

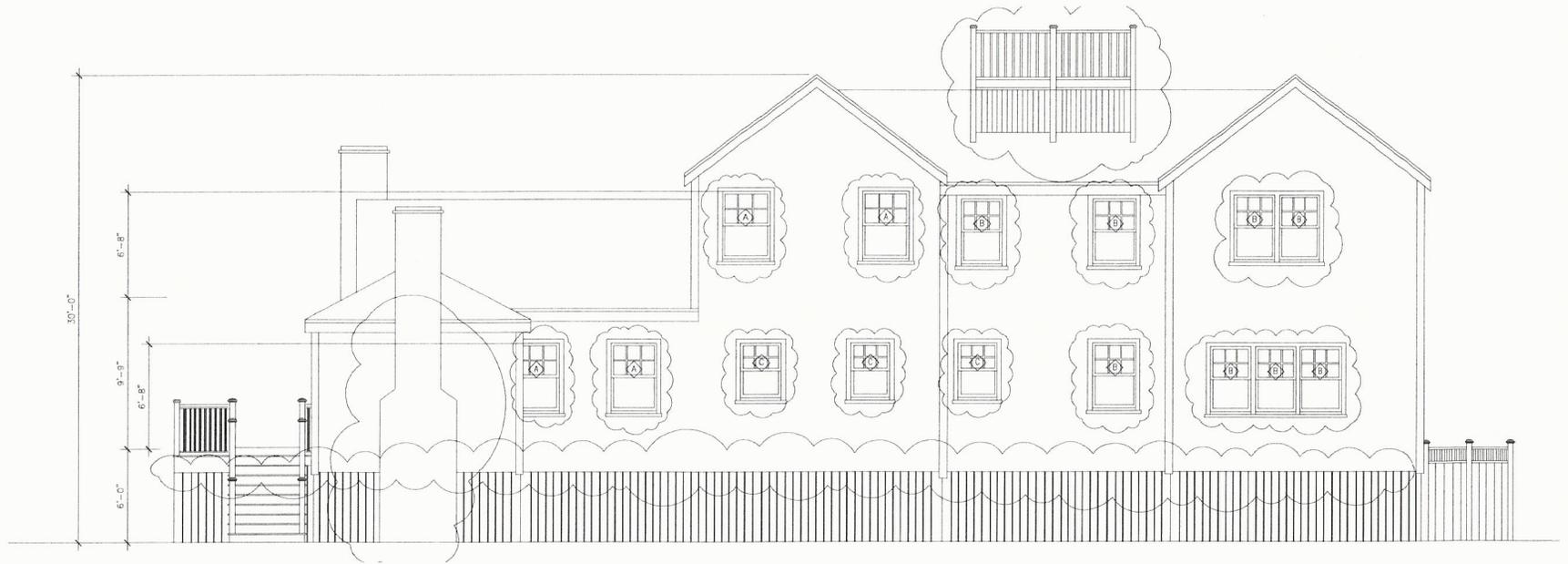


2

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

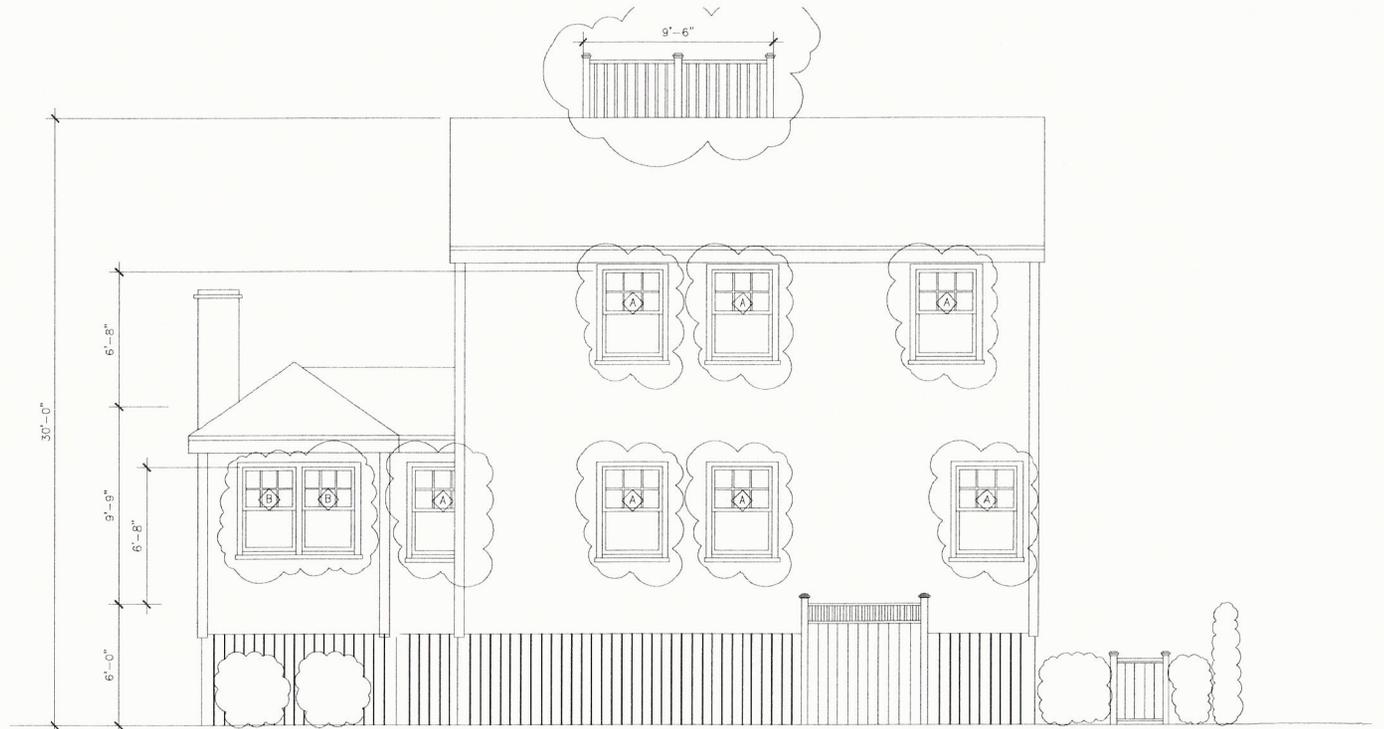


1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"





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



# OLD BUSINESS CHECKLIST



## Planning and Land Use Services

### Historic District Commission

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

This checklist **MUST** be submitted with your application.

\*Refer to the HDC Policies and Procedures for Applicants for further information link below:

<https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised>

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

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable <a href="#">HDC2020-06-1159</a>
X	<u>Copy of Minutes</u> (application item circled)
X	<u>Reduced (8 1/2 x 11) copy of application</u>
X	<u>Locus Map</u> : 4 copies: <a href="https://www.nantucket-ma.gov/151/GIS-Maps">https://www.nantucket-ma.gov/151/GIS-Maps</a>
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) <ul style="list-style-type: none"> <li>a. Site Plan</li> <li>b. North Elevation</li> <li>c. South Elevation</li> <li>d. East Elevation</li> <li>e. West Elevation</li> <li>f. Window/Door Schedule</li> </ul>
X	<u>One set reduced plans</u> : 8 1/2 x 11
X	<u>Electronic Submission</u> : ALL documents <b>MUST BE</b> scanned to <a href="mailto:hdcsubmissions@nantucket-ma.gov">hdcsubmissions@nantucket-ma.gov</a> .

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

### **Affidavit Certifying Completeness of Application**

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

Signature: \_\_\_\_\_ Date: 07.02.20

29. Brian Edmunds	06-1177	37 Milk Street	Pool	41-528	Thornewill Design
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Dutra				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:31)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Roll-call Vote	Carried 5-0// Camp, McLaughlin, Coombs, Oliver, and Pohl-aye			Certificate #	
30. Daniel DeCamora	06-1182	1 Swayze Drive	Roof top solar - MH	66-152	Karen Alence
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Dutra				
Recused	None				
Documentation	Architectural design plans, site plan, manufacturer spec sheet, and photos.				
Representing	Karen Alence, Cotuit Solar				
Public	None				
Concerns (8:42)	<b>Alence</b> – Presented project. No concerns.				
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>				
Roll-call Vote	Carried 5-0//Coombs, Camp, Oliver, McLaughlin, and Pohl-aye			Certificate #	<b>HDC2020-06-1182</b>
31. Daniel DeCamora	06-1183	1 Swayze Drive	Roof top solar - garage	66-152	Karen Alence
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Dutra				
Recused	None				
Documentation	Architectural design plans, site plan, manufacturer spec sheet, and photos.				
Representing	Karen Alence, Cotuit Solar				
Public	None				
Concerns (8:46)	<b>Alence</b> – Presented project; garage roof will be visible from Somerset Road, but it will be solid black panels on black shingles and cover the roof. <b>Oliver</b> – Would like a tree in the front yard to mitigate the view of the garage. <b>Camp</b> – Agrees. <b>Coombs</b> – This goes against our guidelines; a tree takes 15 years to grow; screening should be more substantial. <b>McLaughlin</b> – No concerns. <b>Pohl</b> – Would like to see some heavy screening.				
Motion	<b>Motion to Hold for revisions to screening. (Camp)</b>				
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye			Certificate #	
32. 12 Lincoln Ave NT	06-1159	12 Lincoln Avenue	Rev. 73364: re-site pool	30-183	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Dutra				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:51)	<b>MacEachern</b> – Presented project. <b>Oliver</b> – Could move it just 10 feet instead of all the way to the setback; then it would still be behind the house. <b>Pohl</b> – When it was sited the other way; the pool was 100% behind the guest house; now it's peeking out. We need to know more about the screening. <b>Camp</b> – Suggested putting the spa at the other end of the pool or along one of the long sides.				
Motion	<b>Motion to Hold for more information. (Camp)</b>				
Roll-call Vote	Carried 5-0//Coombs, Oliver, Dutra, Camp, and Pohl-aye			Certificate #	



# Locus Map.

Not to Scale



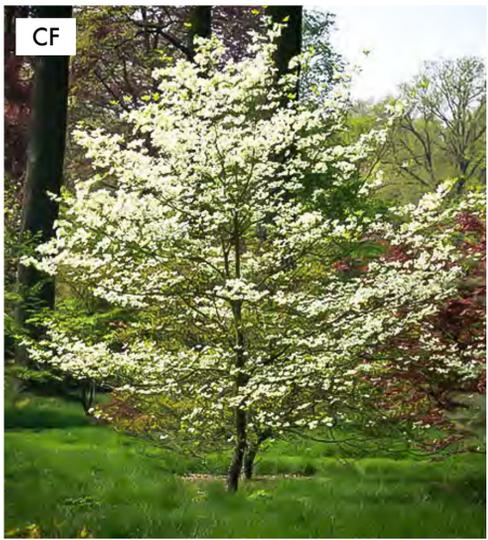
**MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC**  
 matthew-cunningham.com

**12 LINCOLN AVENUE**  
 NANTUCKET, MASSACHUSETTS

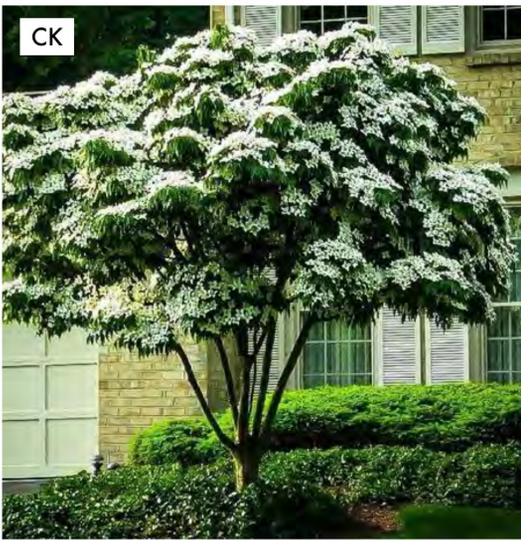
**SCHEMATIC MASTERPLAN**  
 08 July, 2020  
 SCALE: 1/8" = 1'-0"

**FOR PERMITTING ONLY;  
 NOT FOR CONSTRUCTION**

TREES



CF  
Cherokee Princess Dogwood  
*Cornus florida* 'Cherokee Princess'



CK  
Kousa Dogwood  
*Cornus kousa*



SP  
Japanese Stewartia  
*Sewartia pseudocamellia*



SHRUBS



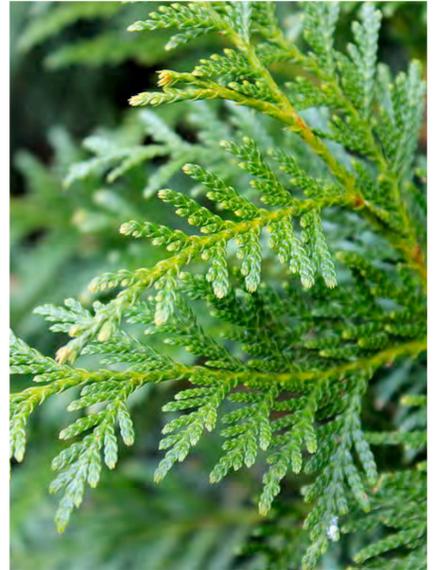
CCB  
Bluebeard  
*Caryopteris x clandonensis* 'Blue Mist'



CLH  
Hummingbird Summersweet  
*Clethra alnifolia* 'Hummingbird'



CL  
Leyland Cypress  
*Cupressus x Leylandii*



HSR  
Red Heart Rose of Sharon  
*Hibiscus syriacus* 'Red Heart'



HAA  
Annabelle Hydrangea  
*Hydrangea arborescens* 'Annabelle'



HMB  
Blue Wave Lacecap Hydrangea  
*Hydrangea macrophylla* 'Blue Wave'



HLL  
Little Lime Hydrangea  
*Hydrangea paniculata* 'Little Lime'



HPT  
Tardiva Hydrangea  
*Hydrangea quercifolia* 'Tardiva'



IGS  
Dwarf Inkberry  
*Ilex glabra* 'Shamrock'



SHRUBS



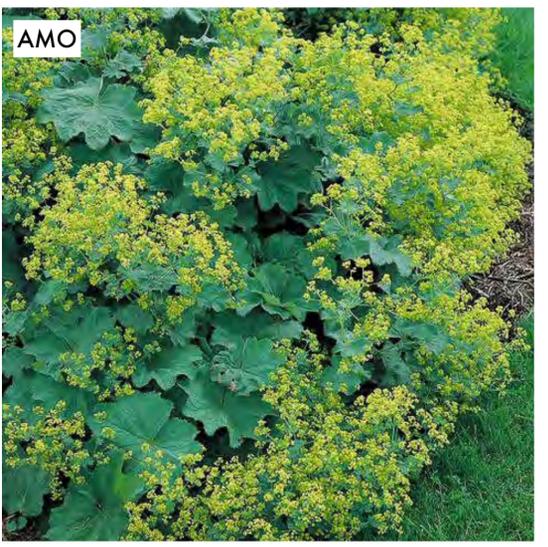
LO  
Privet  
*Ligustrum ovalifolium*



SV  
Common Purple Lilac  
*Syringa vulgaris*



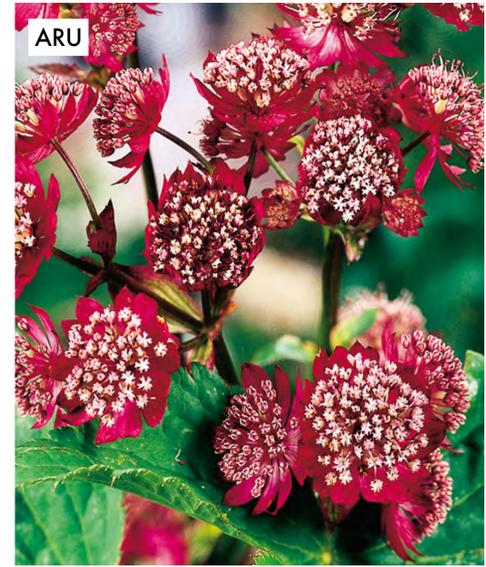
PERENNIALS



AMO  
Lady's Mantle  
*Alchemilla mollis*



ABV  
Bridal Veil Astilbe  
*Astilbe 'Bridal Veil'*



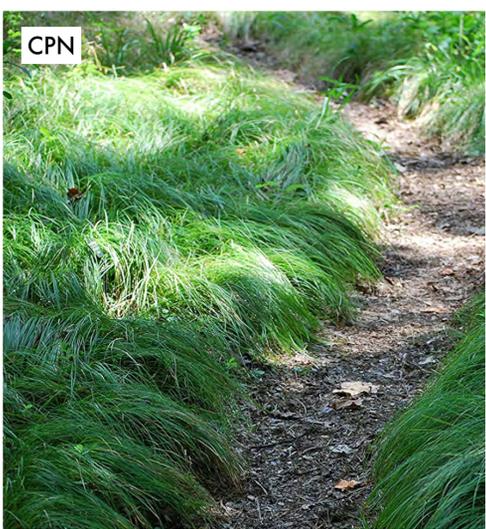
ARU  
Red Masterwort  
*Astrantia rubra*



BA  
Blue False Indigo  
*Baptisia australis*



CFK  
Karl Foerster Feather Reed Grass  
*Calamagrostis acutiflora 'Karl Foerster'*



CPN  
Pennsylvania Sedge  
*Carex pensylvanica*



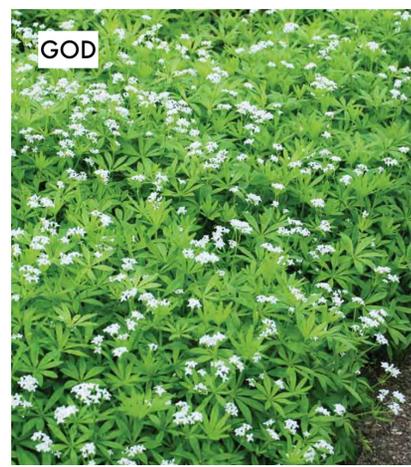
CLJ  
Jackman Clematis  
*Clematis x jackmanii*



DPU  
Hay Scented Fern  
*Dennstaedtia punctilobula*



ECW  
White Swan Coneflower  
*Echinacea purpurea 'White Swan'*



GOD  
Sweet Woodruff  
*Galium odoratum*



GRZ  
Rozanne Cranesbill  
*Geranium 'Rozanne'*



PERENNIALS



GMS  
Spessart Cranesbill  
*Geranium macrorrhizum* 'Spessart'



LAH  
Hidcote Lavender  
*Lavandula angustifolia* 'Hidcote'



NWL  
Walker's Low Catmint  
*Nepeta x faassenii* 'Walker's Low'



PAH  
Dwarf Fountain Grass  
*Pennisetum alopecuroides* 'Hameln'



PAL  
Little Spire Russian Sage  
*Perovskia atriplicifolia* 'Blue Jean Baby'



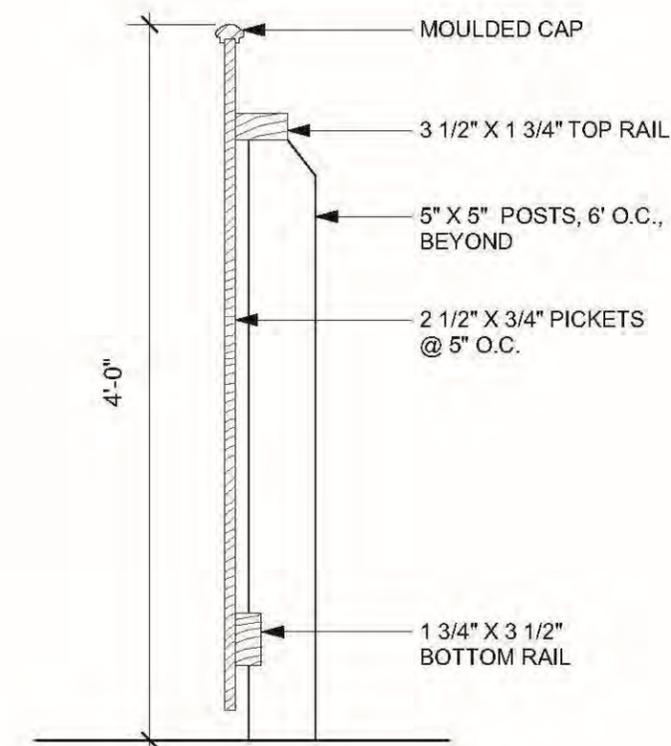
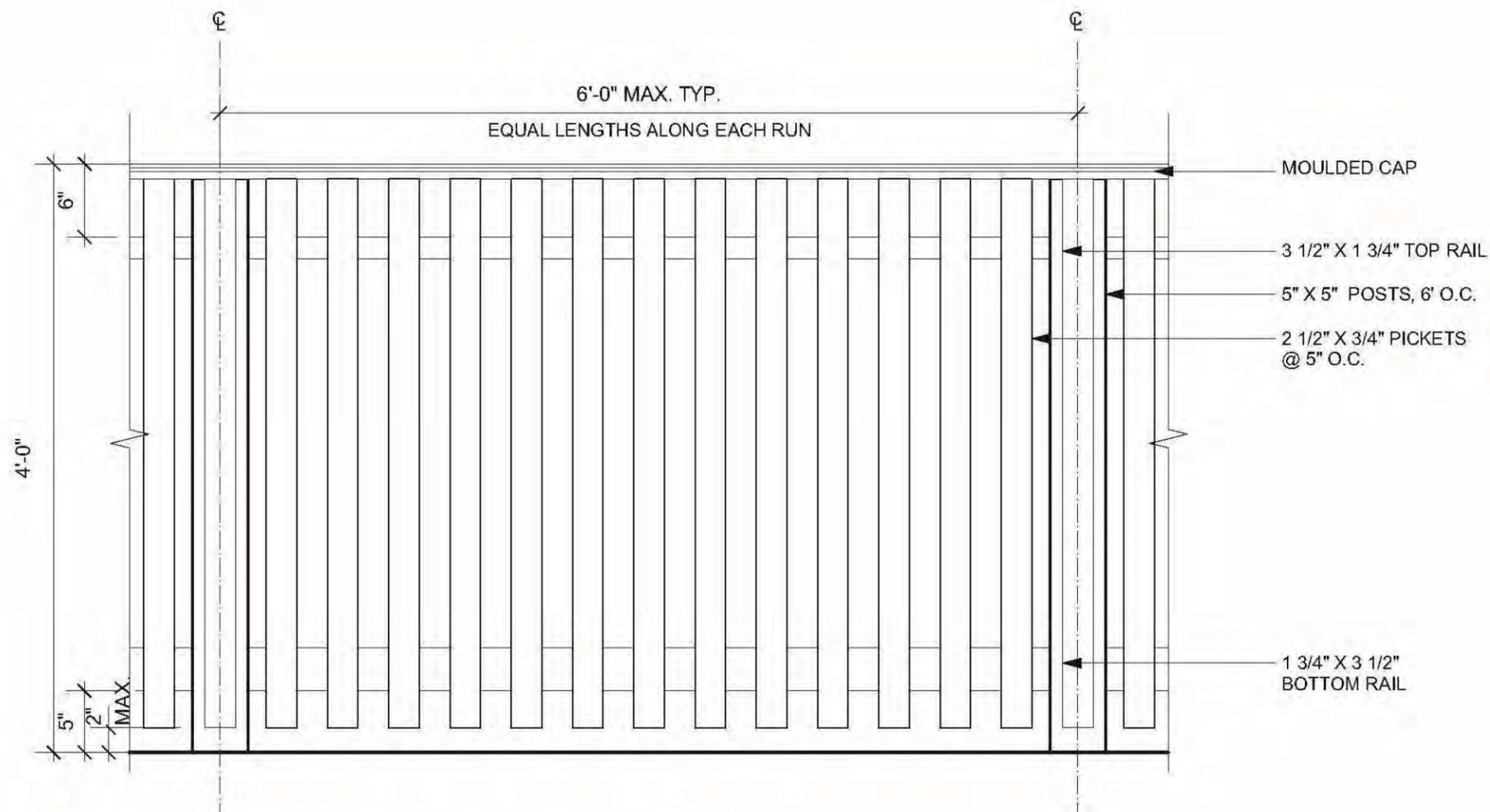
SCR  
Caradonna Sage  
*Salvia nemerosa* 'Caradonna'



THP  
Woolly Thyme  
*Thymus pseudolanuginosus*



THV  
Common Thyme  
*Thymus vulgaris*



1 Decorative Fence - Type II Picket Fence - Elevation  
Scale: 1" = 1'-0"

2 Decorative Fence - Type II Picket Fence - Section  
Scale: 1" = 1'-0"

## DECORATIVE FENCE | TYPICAL ELEVATION AND SECTION

12 Lincoln Ave, Nantucket, MA  
08 July 2020  
SCALE: 1"=1'-0"



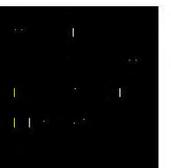


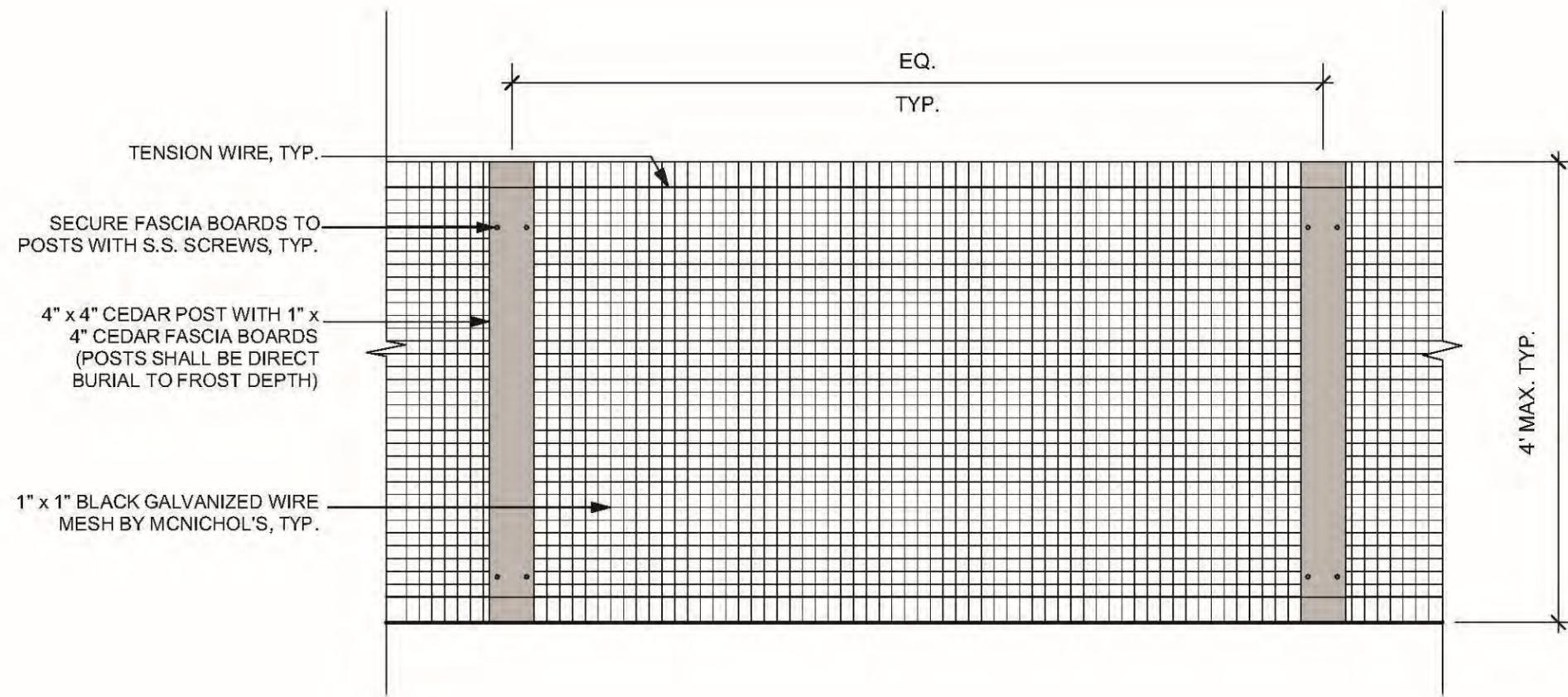
*Type II Picket Fence*



## DECORATIVE FENCE AND GATES | PRECEDENTS

12 Lincoln Ave, Nantucket, MA  
08 July 2020





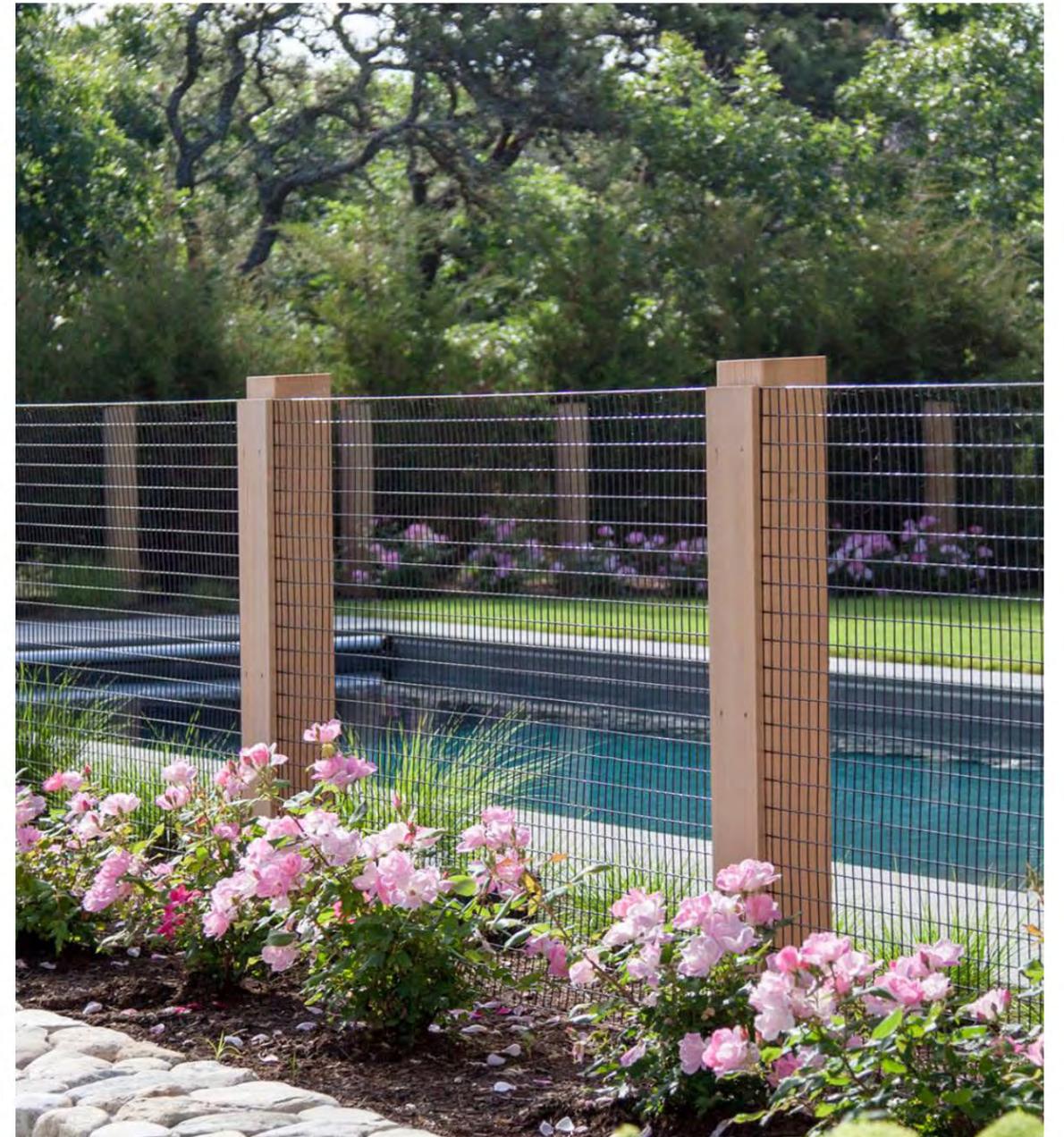
**PERIMETER FENCE | TYPICAL ELEVATION**

12 Lincoln Ave, Nantucket, MA  
 08 July 2020  
 SCALE: 1"=1'-0"





*Cedar and Black Wire Mesh*



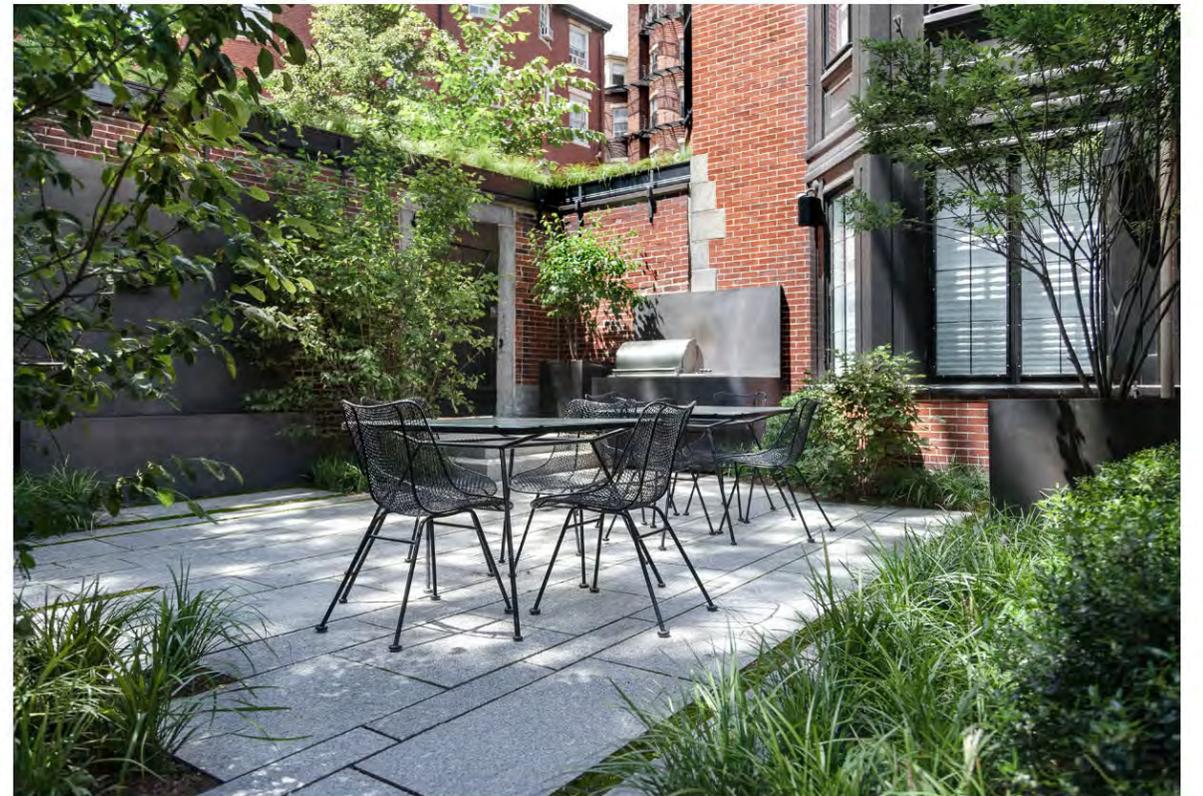
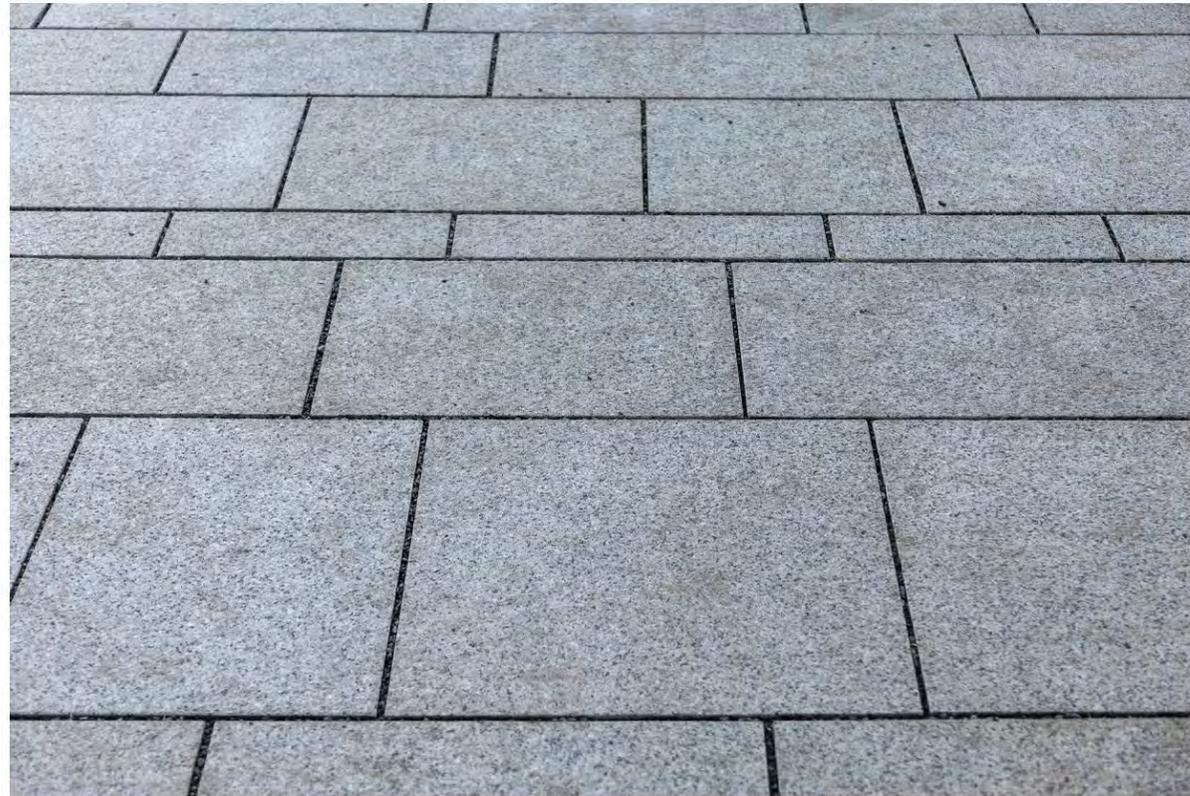
## PERIMETER FENCE | PRECEDENTS

12 Lincoln Ave, Nantucket, MA  
08 July 2020



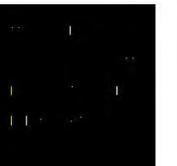


*Freshwater Pearl Granite*

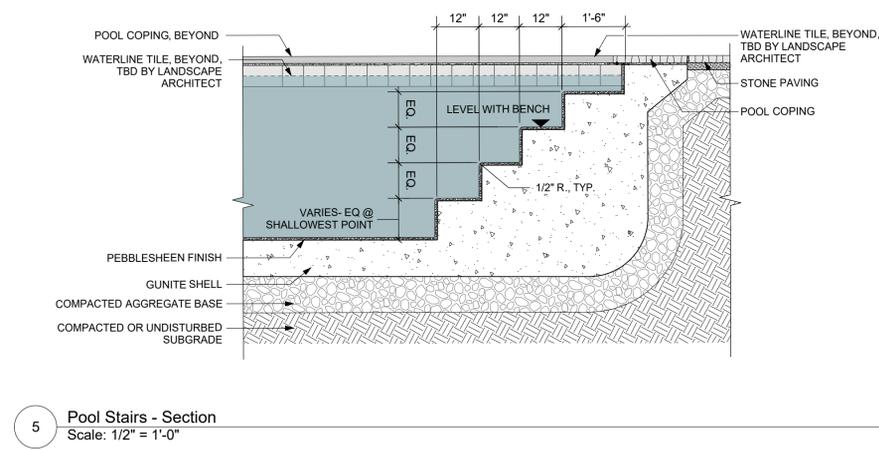
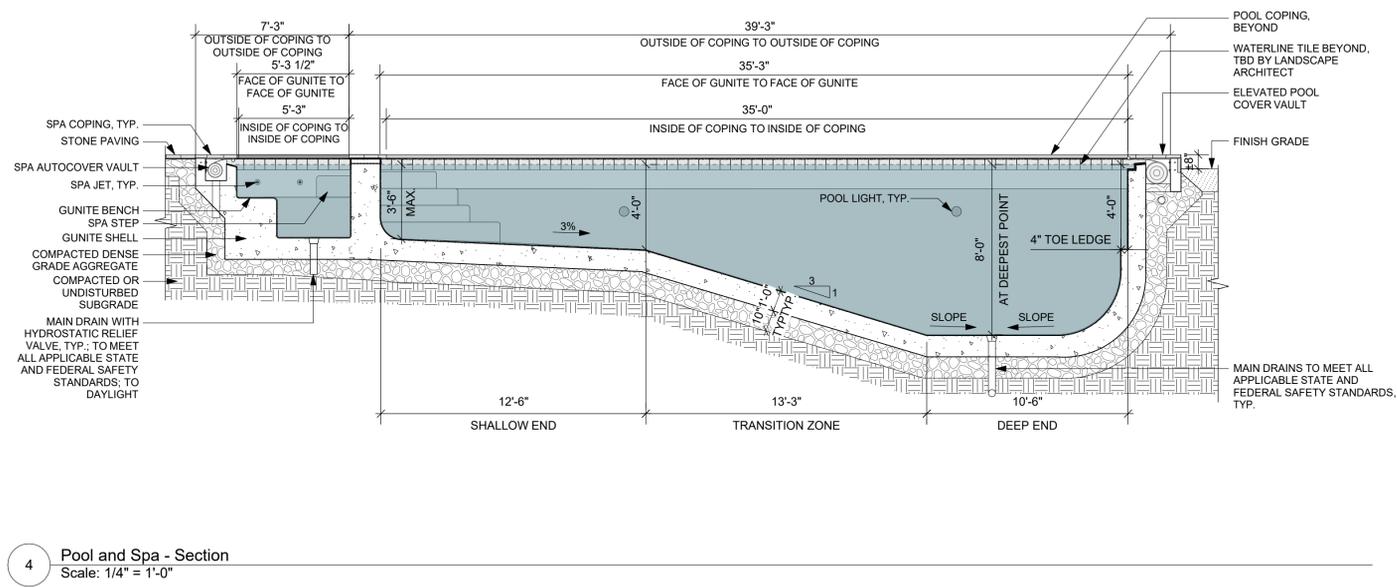
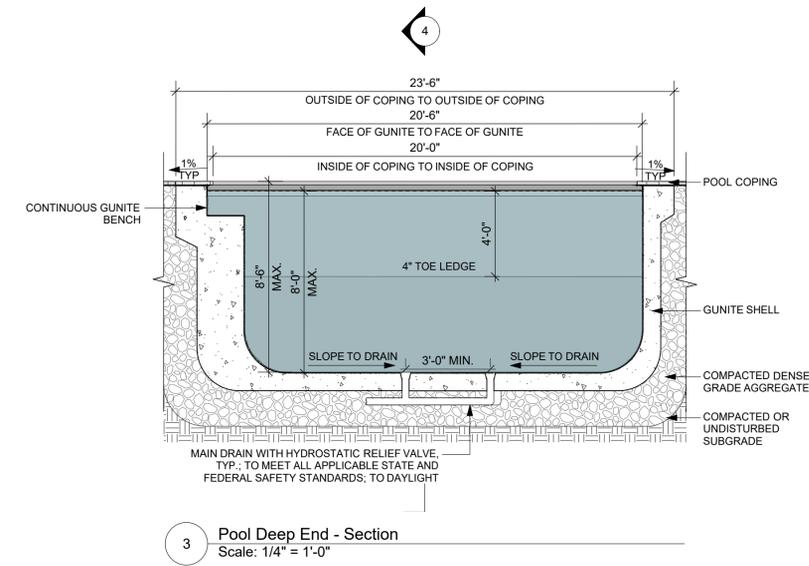
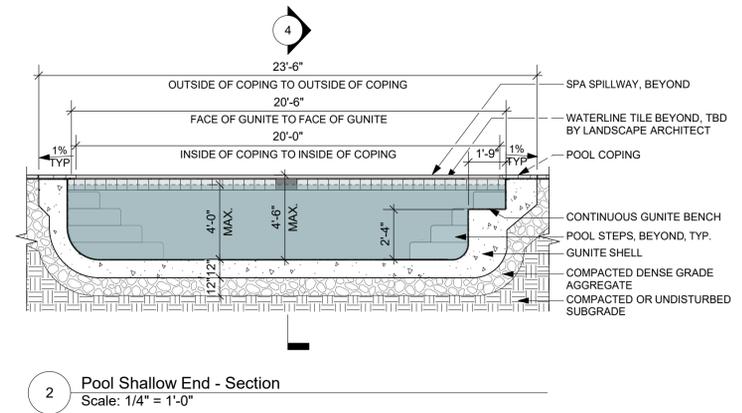
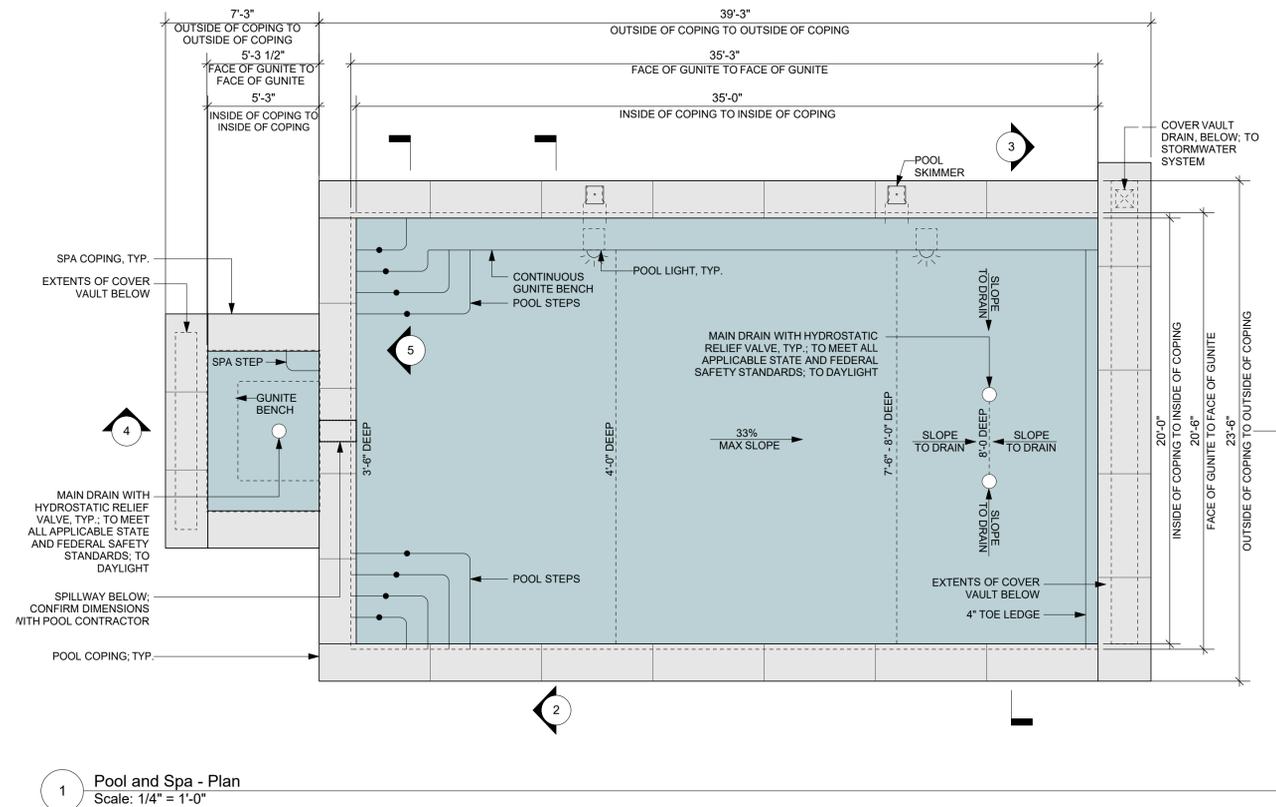


**STONE | PRECEDENTS**

12 Lincoln Ave, Nantucket, MA  
08 July 2020



- General Notes:
- Existing conditions and topographic data are from a site plan of land dated 03/27/07; prepared by John J. Shugrue, Inc., Nantucket, MA; [508] 228.4480
  - Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02180 - Tel: (617) 905.2246
  - True and current conditions may differ from those indicated on the plan. Contractor shall verify true conditions in the field prior to construction and notify landscape designer of significant discrepancies.
  - Contractor shall verify location of any existing utilities and services and provide protection during construction. Contractor shall directly coordinate with DIG Safe. Utilities damaged during construction shall be repaired at contractor's expense.
  - Contractor shall contact and inform client and landscape designer to any unforeseen conditions which may affect the intended design as set forth in the drawings.
  - Contractor shall secure any necessary permits required for the work from any state or local agencies, departments, utility companies or other authorities having jurisdiction and affected by the work.
  - All work shall be in accordance with the Massachusetts State Building Code.
  - Contractor shall leave site clean and orderly during all phases of the construction process. Remove from the site all excess materials, soils, debris and equipment. Store materials only in an approved location.
  - Do not scale drawings.
  - All angles are assumed to be 90 degrees unless otherwise stated.



FOR COORDINATION ONLY; NOT FOR CONSTRUCTION; UNDER DEVELOPMENT

REVISIONS:	
#	DATE: DESCRIPTION:



HA 7/6/20

RP, DC, SW -

**II. ELECTION OF OFFICERS**

**III. CONSENT**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	98 Madaket Rd, Inc 06-0602	84 Millbrook Road	Shed move off 84R Millbrook	40-79.4	Thornewill Design
2.	98 Madaket Rd, Inc 06-1249	84R Millbrook Road	Move on from 84 Millbrook	40-79.6	Thornewill Design
3.	Bruce Zablow 06-1242	69 Tom Nevers Road	Rev 66645; Fence change	75-141	Waterscapes
4.	Liliana Roche 06-1239	14 Gosnold Road	Renew COA 66500	30-83	Alexandra Cashion
5.	Suzanne Turner 06-1241	9 Long Pond Road	Demo/move shed	59-33	Botticelli & Pohl
6.	Suzanne Turner 06-1226	9 Long Pond Road	Addition	59-33	Botticelli & Pohl
7.	Suzanne Turner 06-1225	9 Long Pond Road	Garage	59-33	Botticelli & Pohl
8.	Anton Dimov 06-1235	25 Wappossett Circle	Extend fence/step stones	67-578	Self
9.	Brian Gaudreault 06-1256	19 1/2 Surfside Road	Re-site shed on lot	55-245.5	SMRD
10.	Gregg Edell 06-1261	25 High Brush Road	Rev 11-0150; cab clr chg	56-379	Normand Residential
11.	Gregg Edell 06-1262	25 High Brush Road	Rev 11-0151; garage clr chg	56-379	Normand Residential
12.	Gregg Edell 06-1260	25 High Brush Road	Rev 11-0152; MH clr chg	56-379	Normand Residential
13.	John Hedden 06-1250	4 Weatherly Place	Deck/patio	67-951.1	Self
14.	Martha McGowen 06-1246	37 Meadowview Drive	Rev 60715; garage door chg	56-132	Val Oliver
15.	Nancy Wilson 06-1245	1 Appleton Road	Rev 11-0233; xtnd add	66-388	Thornewill Design
16.	Donald Dimock 06-1266	59 Bartlett Road	Extending dormer	66-100.1	Linda Williams
17.	Bazhen Lapenko 06-1268	4 First Way	Rear deck	55-69	Linda Williams
18.	Dorinda Yates 06-1247	58 Kendrick Street	HVAC condensers	76.4.3-61	Self
19.	Brian Gaudreault 06-1243	19 1/2 Surfside Road	Rev 69429; addition	55-245.5	SMRD

**IV. CONSENT WITH CONDITIONS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Brian Gaudreault 06-1236	19 1/2 Surfside Road	Pool	55-245.5	SMRD
			• Pool not to be visible at time of inspection and in perpetuity		
2.	ACS Properties 06-1253	20 N. Beach Street	Shed	42.4.1-10	Structures Unlimited
			• Due to lack of visibility. The cardinal points to be labeled on the elevations		

**V. OLD BUSINESS CARRIED OVER FROM 6/30/20**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mary Heller Tr 05-0908	37 Ocean Avenue	Roof top solar MH	73.3.2-49	ACK Smart
			• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: None; Recused: None</i>		
2.	Mary Heller Tr 06-1136	37 Ocean Avenue	Roof top solar garage	73.3.2-49	ACK Smart
			• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: None; Recused: None</i>		

**VI. NEW BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantucket 62 Walsh 06-1097	60 Walsh Street	Hardscaping	29-85.2	Jardins International
2.	Brian Edmunds 06-1177	37 Milk Street	Pool	41-528	Thornewill Design
3.	Elizabeth Pagnum 03-0865	19 Lily Street	Hardscape-driveway	42.4.3-42	David Troast
4.	Teal Sziklas 06-1263	44 Fair Street	Hardscape	42.3.2-155	Linda Williams
5.	NHA 06-1265	15 Broad Street	Hardscape	42.4.2-61	Linda Williams
6.	NIR, LLC 06-1267	29 Broad Street	Railing change	42.4.2-38	Linda Williams
7.	Vanessa Robinson 06-1230	58 Pleasant Street	Decks- pergola	55.4.1-45	Nathan Waig
8.	Sheila Giardini 06-1257	7 Clifford Street	Rev 60940; win/doora	79-19	McMullen & Assoc
9.	Nant. Isl Land Bank 06-1258	73 Washington Street	Brick walkway/fence	42.2.3-41.3	Ahern, LLC
10.	Oliver Katnawala 06-1229	19 Roberts Lane	Roof top solar -MH	56-100	Karen Alance
11.	Oliver Katnawala 06-1228	19 Roberts Lane	Roof top solar -cottage	56-100	Karen Alance
12.	Karen Moss 06-1227	17 Meadow lane	Roof top solar	41-406.1	ACK Smart
13.	Patrick Gately 06-1231	15A Gray Avenue	Roof top solar	67-683	ACK Smart
14.	Martha Morris 06-1233	9 Dennis Drive	Roof top solar	67-366	ACK Smart
15.	Danielle Debenedictus 06-1237	1 Magnolia Avenue	Add dormers	73.3.1-123	Val Oliver
16.	Josh LaPiene 06-1264	8 Essex Road	Addition	67-640	Val Oliver
17.	Ben Normand 06-1238	11 1/2 Gray Avenue	Roof top solar	67-910	Self
18.	Whitney Gifford 06-1232	32 Pocomo Road	New dwelling	14-77	Emeritus

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

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

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

**CERTIFICATE OF APPROPRIATENESS**

for structural work.

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

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

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

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

**PROPERTY DESCRIPTION**

TAX MAP N<sup>o</sup>: 42.4.3 PARCEL N<sup>o</sup>: 42  
Street & Number of Proposed Work: 19 LILY ST  
Owner of record: ELIZABETH B PAGNAM  
Mailing Address: 19 LILY ST NANTUCKET MA  
02554  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**AGENT INFORMATION (if applicable)**

Name: DAVID TROAST  
Mailing Address: 78 OLD SOUTH RD  
NANTUCKET MA 02554  
Contact Phone #: 508 228 5614 E-mail: DAVID@ERNSTLAND  
DESIGN.COM

**FOR OFFICE USE ONLY**

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

**DESCRIPTION OF WORK TO BE PERFORMED**

See reverse for required documentation.

New Dwelling  Addition  Garage  Driveway/Apron  Commercial  Historical Renovation  Deck/Patio  Steps  Shed  
 Color Change  Fence  Gate  Hardscaping  Move Building  Demolition  Revisions to previous Cert. No. \_\_\_\_\_  
 Pool (Zoning District \_\_\_\_\_)  Roof  Other \_\_\_\_\_  
Size of Structure or Addition: Length: \_\_\_\_\_ Sq. Footage 1st floor: \_\_\_\_\_ Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
Width: \_\_\_\_\_ Sq. Footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
Sq. Footage 3rd floor: \_\_\_\_\_

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

**Additional Remarks**

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

- REVISIONS:**  
1. East Elevation  
2. South Elevation  
3. West Elevation  
4. North Elevation

\*Cloud on drawings and submit photographs of existing elevations.

**DETAIL OF WORK TO BE PERFORMED**

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

Fence: Height: \_\_\_\_\_  
Type: \_\_\_\_\_  
Length: \_\_\_\_\_

Skylights (flat only): Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_

Gutters:  Wood  Aluminum  Copper  Leaders (material) \_\_\_\_\_

Leaders (material and size): \_\_\_\_\_

Sidewall:  White cedar shingles \_\_\_\_\_  Clapboard (exposure: \_\_\_\_\_ inches) Front  Side   
 Other \_\_\_\_\_

Trim: A. Wood  Pine  Redwood  Cedar  Other \_\_\_\_\_

B. Treatment  Paint  Natural to weather  Other \_\_\_\_\_

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

Window Casing \_\_\_\_\_ Door Frame \_\_\_\_\_ Columns/Posts: Round \_\_\_\_\_ Square \_\_\_\_\_

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

Doors\* (type and material):  TDL  SDL Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_

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

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

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

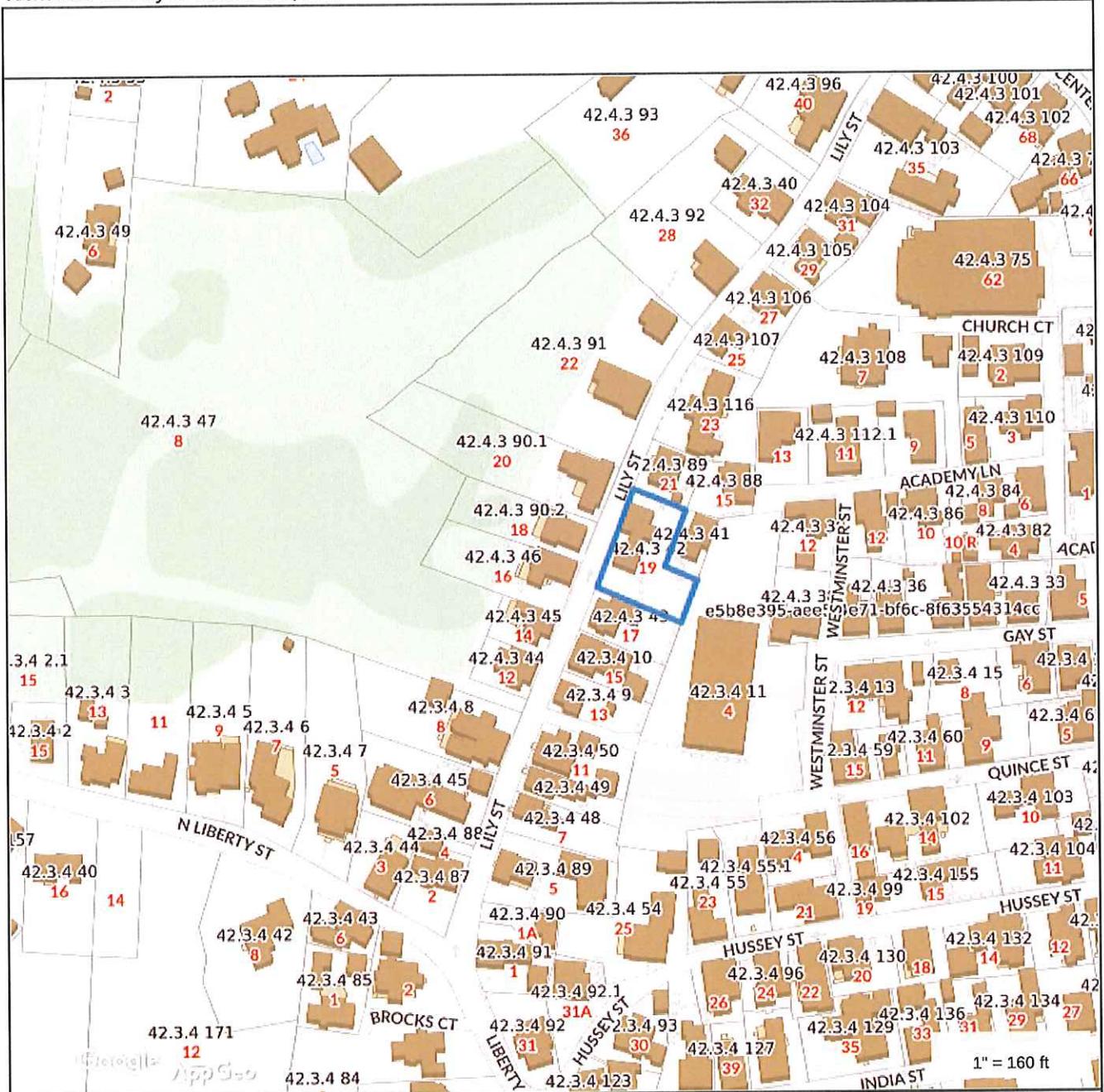
**COLORS**

Sidewall \_\_\_\_\_ Clapboard (if applicable) \_\_\_\_\_ Roof \_\_\_\_\_  
Trim \_\_\_\_\_ Sash \_\_\_\_\_ Doors \_\_\_\_\_  
Deck PATIO: BLUESTONE Foundation \_\_\_\_\_ Fence \_\_\_\_\_ Shutters \_\_\_\_\_

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

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

Date \_\_\_\_\_ Signature of owner of record [Signature] Signed under penalties of perjury



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



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

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

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



ERNST LAND DESIGN

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

DAVID@ERNSTLANDDESIGN.COM

PAGNAM  
RESIDENCE  
LANDSCAPE DESIGN  
19 LILY ST  
NANTUCKET MA  
02584

PROJECT INFO:

MAP: 42.4.3  
PARCEL: 42  
ZONE: ROH

DESIGN INFO:

DESIGN: D.TROAST  
DRAFT: J. DENNIS

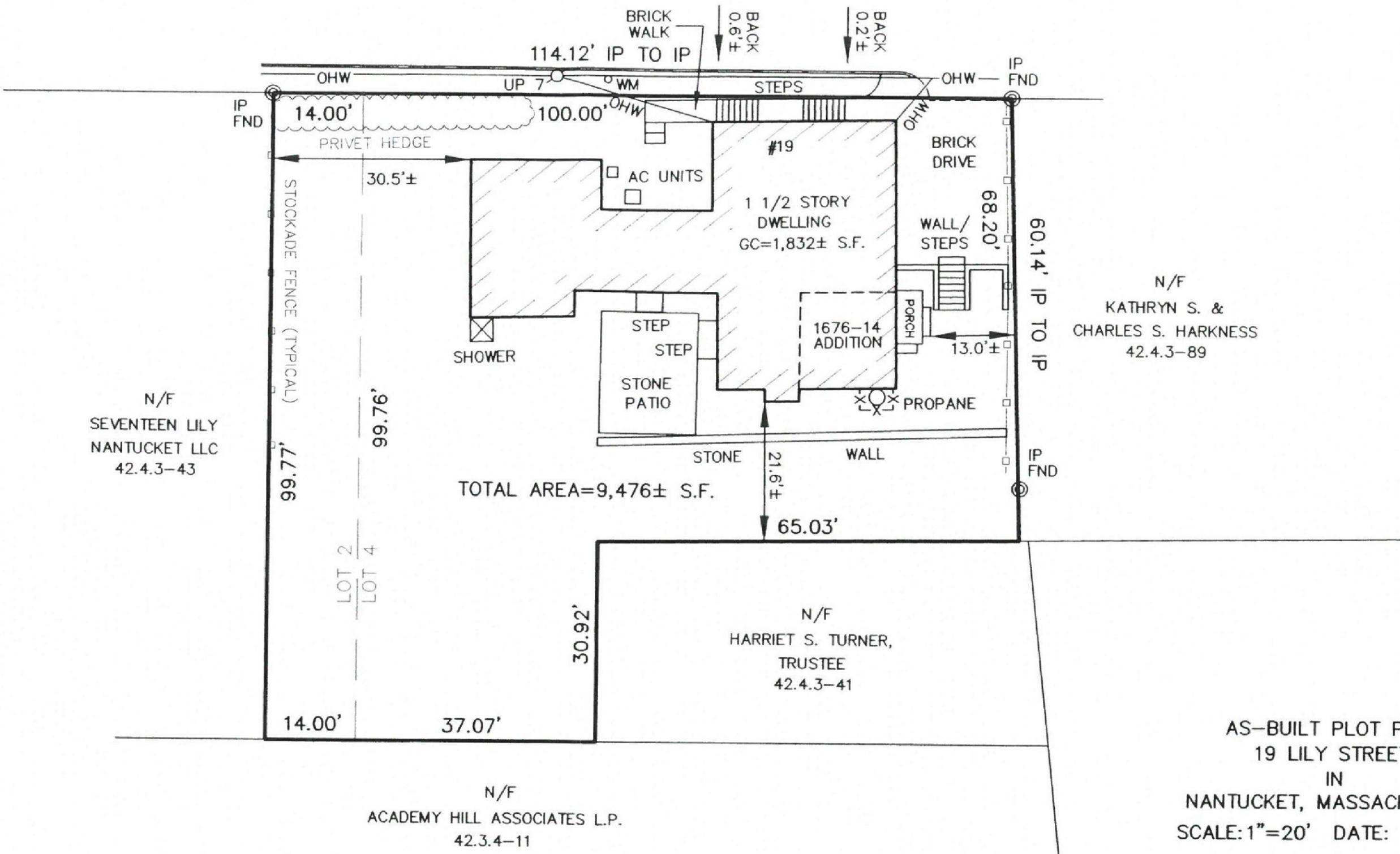
REVISIONS:

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

EXISTING  
CONDITIONS

SCALE: 1/16" = 1'-0"  
DATE: 07/07/2020

L1.0



N/F  
SEVENTEEN LILY  
NANTUCKET LLC  
42.4.3-43

N/F  
KATHRYN S. &  
CHARLES S. HARKNESS  
42.4.3-89

N/F  
HARRIET S. TURNER,  
TRUSTEE  
42.4.3-41

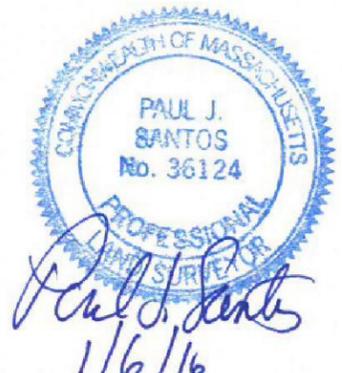
N/F  
ACADEMY HILL ASSOCIATES L.P.  
42.3.4-11

AS-BUILT PLOT PLAN  
19 LILY STREET  
IN  
NANTUCKET, MASSACHUSETTS  
SCALE: 1"=20' DATE: 1/6/16

DEED REFERENCE: Dd. Bk. 886, Pg. 84  
PLAN REFERENCE: Pl. Bk. 23, Pg. 101  
Pl. Bk. 25, Pg. 17

ASSESSOR'S REFERENCE:  
MAP: 42.4.3 PARCEL: 42

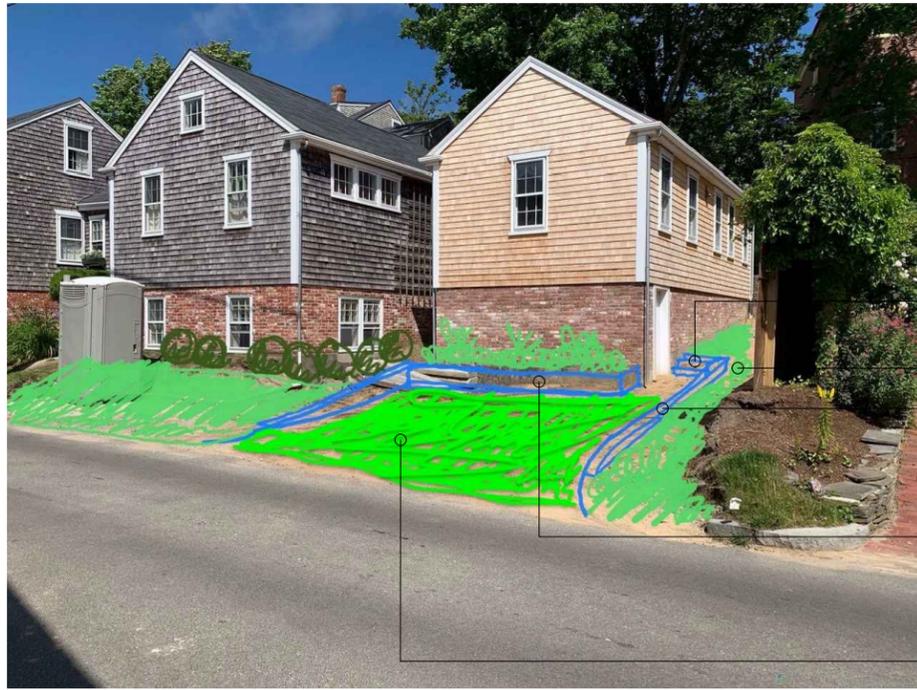
PREPARED FOR:  
EDWARD TOOLE  
NANTUCKET SURVEYORS LLC  
5 WINDY WAY





1 EXISTING ADDITION SITE

Scale: NTS



2 PROPOSED DRIVEWAY & RETAINING WALL

Scale: NTS

BLUE STONE RISERS  
TO MATCH EXISTING  
PLANTING BED  
PENNSYLVANIA FIELDSTONE  
RETAINING WALL  
(SLOPED FROM STREET  
ELEVATION TO 24" MAXIMUM)  
PENNSYLVANIA FIELDSTONE  
RETAINING WALL  
(SLOPED FROM STREET  
ELEVATION TO 24" MAXIMUM)



PROPOSED COBBLESTONE DRIVE  
(15 LILY STREET EXAMPLE)



EXISTING PLANTING BEDS  
W/ PENNSYLVANIA FIELDSTONE



EXISTING DRIVEWAY AT NORTH  
END OF PROPERTY



EXISTING BLUESTONE RISERS  
AT NORTH END



EXISTING BLUESTONE PAVERS  
AT NORTH END



NEW ADDITION AND PROPOSED  
DRIVEWAY LOCATION



NEW ADDITION  
BASEMENT ACCESS

3 EXISTING SITE CONDITIONS

Scale: NTS



35 LILY ST - TWO CURB CUTS



27 LILY ST - BRICK DRIVEWAY  
W/ COBBLESTONE STRIP



23 LILY ST - BRICK  
DRIVEWAY



21 LILY ST



15 LILY ST -  
COBBLESTONE  
W/ GRASS



8 LILY ST - DRIVEWAY  
PAVERS W/ GRASS



6 LILY ST - TWO CURB CUTS

4 EXISTING LILY STREET DRIVEWAYS

Scale: NTS



ERNST LAND DESIGN

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19 LILY ST  
NANTUCKET MA 02584

PAGNAM  
RESIDENCE  
LANDSCAPE DESIGN

PROJECT INFO:

MAP: 42-43  
PARCEL: 42  
ZONE: ROH

DESIGN INFO:

DESIGN: D.TROAST  
DRAFT: J. DENNIS

REVISIONS:

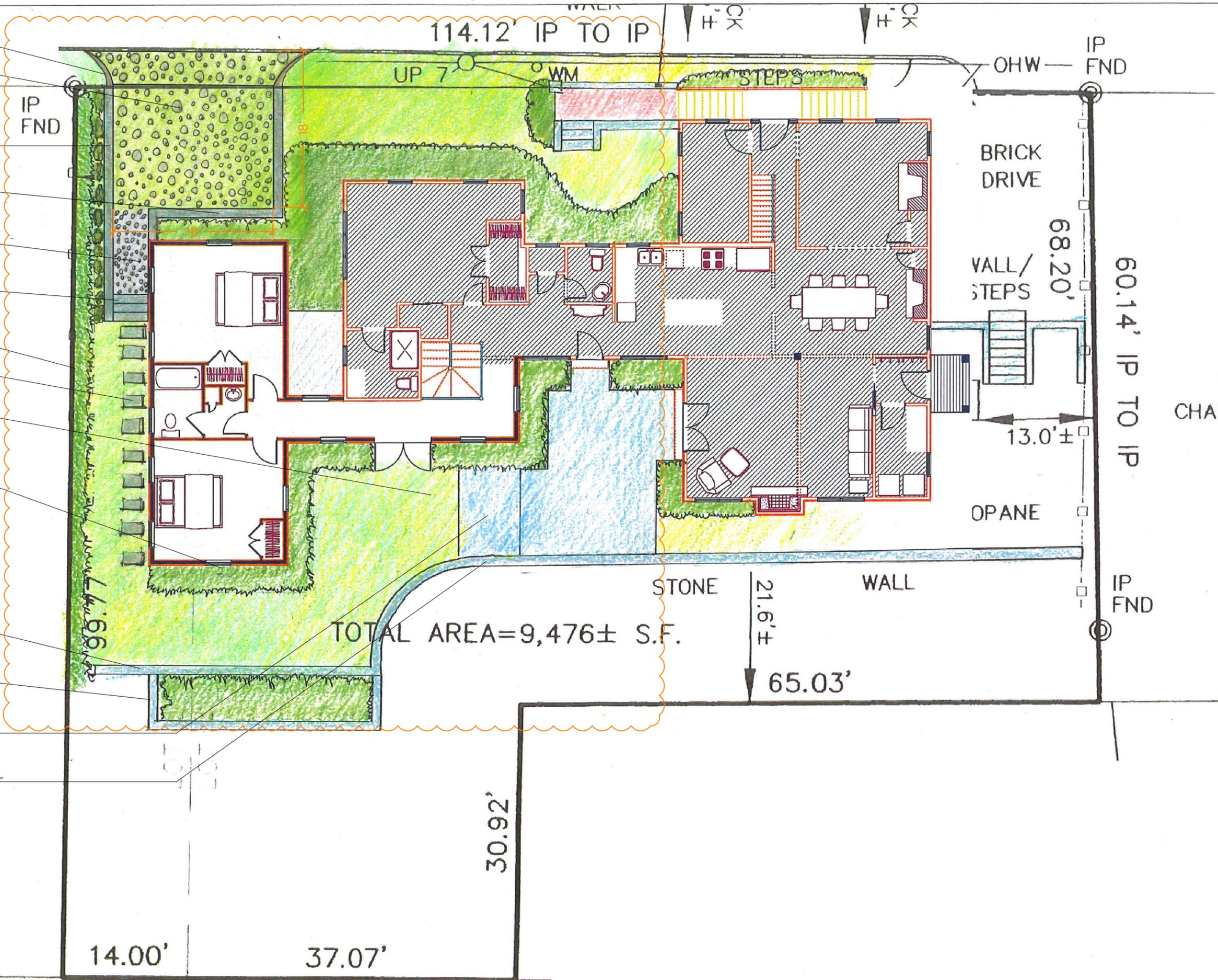
- 1.
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- 7.
- 8.
- 9.

EXISTING  
CONDITIONS

SCALE: N/A  
DATE: 07/07/2020

L2.0

- CURB CUT  
10' RADIUS
- COBBLESTONE W/  
GRASS DRIVEWAY  
(DRIVEWAY WIDTH  
REDUCED TO 18')
- 24" PENNSYLVANIA FIELD  
STONE RETAINING WALL
- 24" PENNSYLVANIA FIELD  
STONE RETAINING WALL
- COBBLESTONE ACCESS  
TO BASEMENT
- 8" BLUESTONE RISERS
- PLANTING BED
- BLUESTONE  
PAVER PATH
- LAWN
- PLANTING BED
- N/F
- SEVENTEEN LILY  
NANTUCKET LLC  
42.4.3-43
- PENNSYLVANIA FIELD  
STONE RETAINING WALL
- PENNSYLVANIA FIELD  
STONE RETAINING WALL
- BLUESTONE PATIO  
(350 SQFT)
- PENNSYLVANIA STONE WALL  
(TO MATCH EXISTING)



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(508)-228-5614  
DAVID@ERNSTLANDDESIGN.COM

19 LILY ST  
NANTUCKET MA 02584  
**PAGNAM RESIDENCE**  
LANDSCAPE DESIGN

PROJECT INFO:  
MAP: 42.43  
PARCEL: 42  
ZONE: ROH

DESIGN INFO:  
DESIGN: D.TROAST  
DRAFT: J.DENNIS

- REVISIONS:
- 1.
  - 2.
  - 3.
  - 4.
  - 5.
  - 6.
  - 7.
  - 8.
  - 9.

LANDSCAPE  
CONCEPT  
PLAN

SCALE: 3/32" = 1'-0"  
DATE: 07/07/2020