

1. VIEWPACK FOR 08/10/2020

Documents:

73 BAXTER RD - GARAGE - OB SUB FOR 08 10 2020.PDF  
9 10 AND 15 BEACH STREET - 2ND ABUTTER LETTER TO HDC.PDF  
9 AND 15 BEACH STREET - ABUTTER LETTER TO HDC.PDF  
15 BEACH STREET - MOVE OFF LOT TO 9 BEACH.PDF  
9 BEACH STREET - MOVE ON FROM 15 BEACH.PDF  
9 BEACH STREET STREETScape FROM JT.PDF

# OLD BUSINESS CHECKLIST



## Planning and Land Use Services

### Historic District Commission

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

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

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

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

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

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2020-07-1292
X	Copy of Minutes (application item circled)
X	Reduced (8 1/2 x 11) copy of application
X	Locus Map: 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	One set reduced plans: 8 1/2 x 11
X	Electronic Submission: ALL documents MUST BE 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: 08.05.20

9. Thompson 07-1292	73 Baxter Rd	Garage	49/27	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (6:04)	<p><b>Backus</b> – Read SAB comments. Read into the record a letter from the Osbornes, direct abutters. Read into the record a letter dated 7/28 from Mary Thompson.</p> <p><b>MacEachern</b> – Read into the record a letter of rebuttal from the homeowner. Photos disprove the SAB comment of no 2-story garages on Baxter Road. He had thought about turning the roof.</p> <p><b>Oliver</b> – The pictures are helpful; however, the garages/cottages were not right on the street. Suggested the roof line running the other way. It would behoove using some element of the old garage, such as the front, to harken back to it; a hipped roof would tie into the main structure. Suggested connecting it to the main house.</p> <p><b>Coombs</b> – The idea of using the front of the existing garage is good; that would keep the idea and simplicity of a Sears &amp; Roebuck building. South and north elevations with the dormer look too tall; would like the height dropped down; there is no additive massing.</p> <p><b>Camp</b> – Flush dormers on the north and south are inappropriate for this neighborhood. The two ganged windows on the front gable are inappropriate. The garages in the photos have quirky elements; this doesn't look like 'Sconset. Agrees about turning the gable. In relation to the main house it looks squeezed in. A hipped roof would help.</p> <p><b>Welch</b> – Acknowledging the move off is key. He shares Ms. Oliver's concerns. In respect to Ms. Camp and Ms. Coombs comments about simplification, that could be addressed by starting with the silhouette of the existing structure; moving up from there would create a 'Sconset story.</p> <p><b>Pohl</b> – A concern is the gable forward in relation to the main house being eaves forward. This can't be moved to the south sides of the property. Likes the idea of retaining the front portion of the existing garage.</p>			
Motion	<b>Motion to Hold for revisions. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Welch, Camp, Coombs, Oliver, and Pohl-aye		Certificate #	
10. Elizabeth Pagnum 05-0865	19 Lily Street	Hardscape	42.4.3/42	David Troast
Voting	Pohl, Coombs, Welch			
Alternates	None			
Recused	Camp, Oliver			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	David Troast, Ernst Landscaping			
Public	None			
Concerns (6:22)	<p><b>Backus</b> – Read recent comments from HSAB on revisions. The Planning Board did issue a special permit for two driveways for this property. The apron is required and could be a cobble strip.</p> <p><b>Troast</b> – Reviewed changes made per previous concerns; the Nantucket Planning Board approved the curbscut.</p> <p><b>Welch</b> – Appreciates the changes. The exception is that some additional, taller vertical screening on the gable end would not be inappropriate; his concern is introducing the hard surface next to the exposed gable</p> <p><b>Coombs</b> – She would also like the plantings to be taller around the foundation to the new wing. The apron into the driveway should be solid cobblestone. Asked what happens to the original driveway (being kept). Mr. Troast said there are other homes with two driveways along Lily Street, but she doesn't know where those are.</p> <p><b>Pohl</b> – The existing driveway is all brick. Reducing this to one space is a big win; the cobblestone set into the grass is also good way to soften it. Tall plants screening the verticality of the gable is also a win.</p>			
Motion	<b>Motion to Approve through staff with plant materials added to the street side of the new gable of approximately 10 feet tall and a minimum five-foot cobble apron on the street. (Welch)</b>			
Roll-call Vote	Carried 3-0//Coombs, Welch, and Pohl-aye		Certificate # <b>HDC2020-05-0865</b>	

# *Thompson Residence Garage*

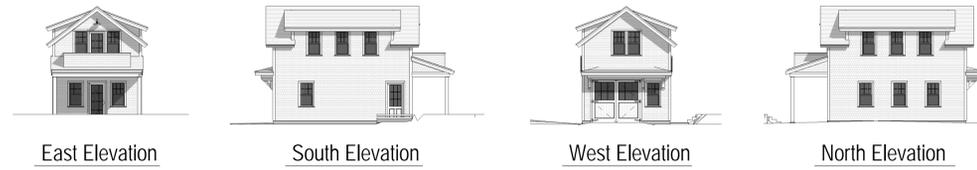
73 Baxter Road  
Nantucket, MA 02554



Locus Map

# Thompson Residence Garage

73 Baxter Road  
Nantucket, MA 02554



**2018**  
Thompson Residence  
Garage  
73 Baxter Road  
Nantucket, MA 02554



## Cover Sheet

### Site Information

Map & Parcel:	49 / 27
Current Zoning:	SR 20
Minimum Frontage:	75
Front Setback:	30
Side/Rear Setback:	10'
Lot Size:	22,392 sf
Min. Lot Size:	20,000 sf
Allowable G.C.:	12.5% or 2,799 sf
Existing G.C.:	1,847 sf
Proposed G.C.:	429 sf
Total Proposed G.C.:	2,276 sf

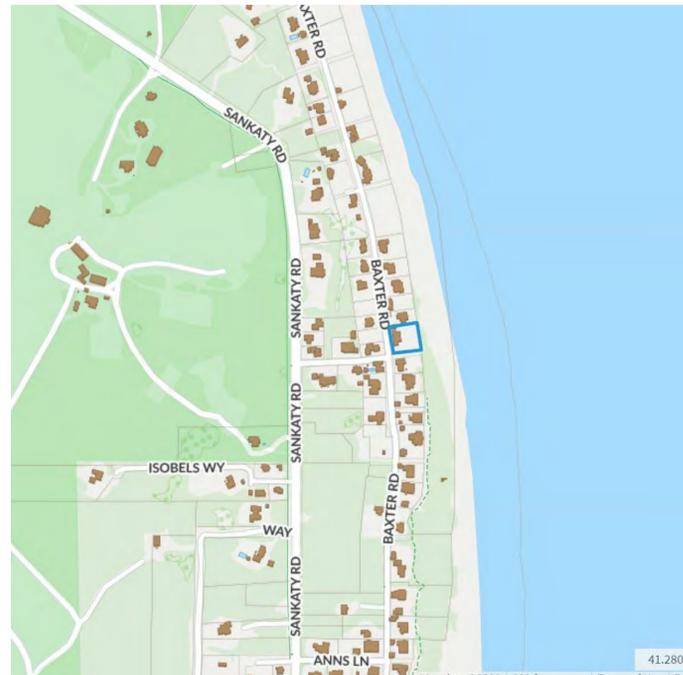
Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

### SHEET INDEX

- G.1.1 Cover Sheet
- A.101 Floor Plans
- A.201 Exterior Elevations

08.05.20

HDC Submission



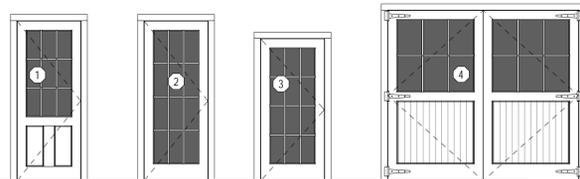
Locus Map



Double Hung  
2/2 SDL

### Window Legend

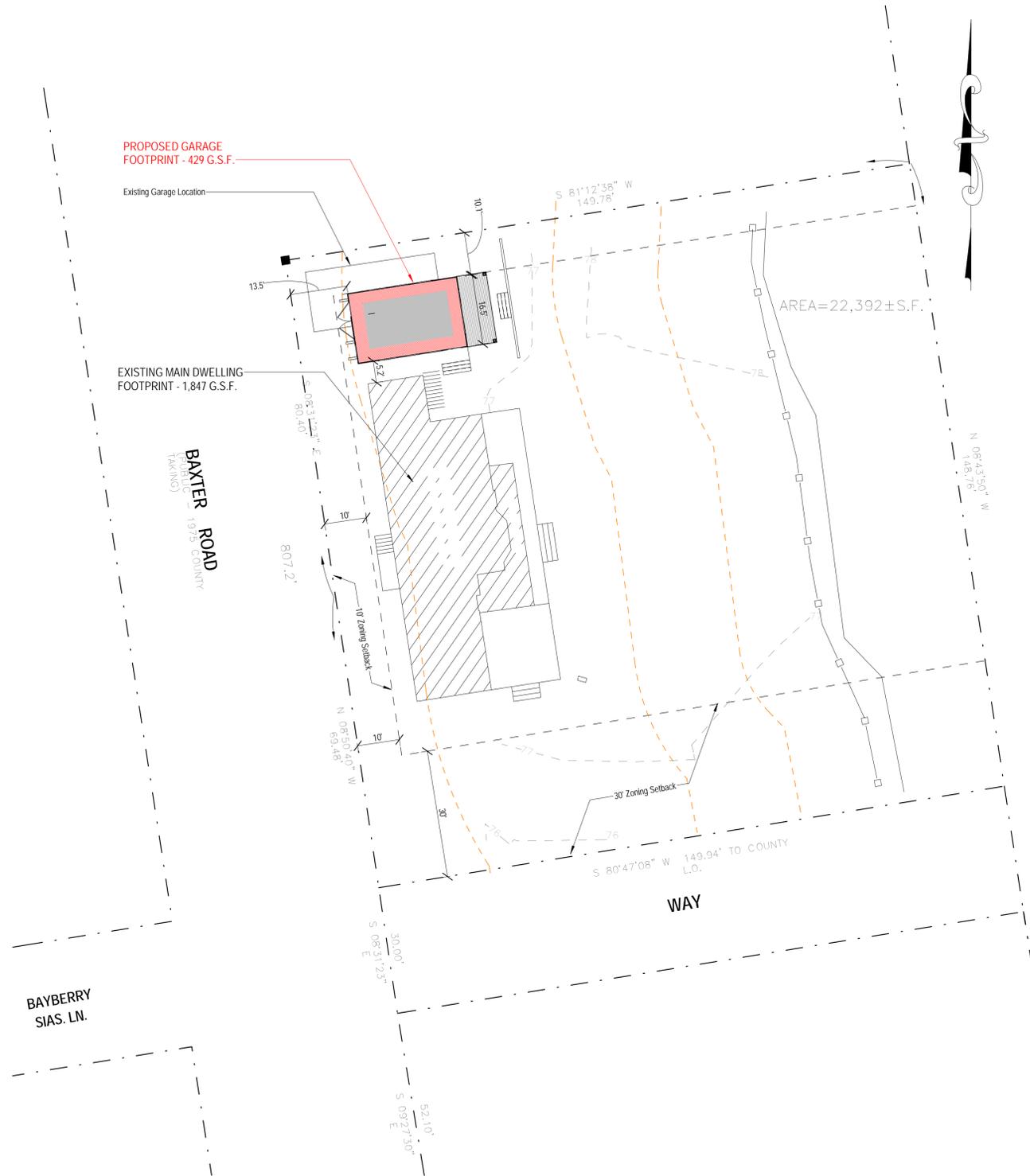
1/4" = 1'-0"



Two Panel  
9 Lite SDL    Single French Door  
12 Lite SDL    Single French Door  
12 Lite SDL    Garage Carriage Doors  
Solid 'V' Groove w/ 6 Lite SDL

### Door Legend

1/4" = 1'-0"



Site Plan

1/16" = 1'-0"

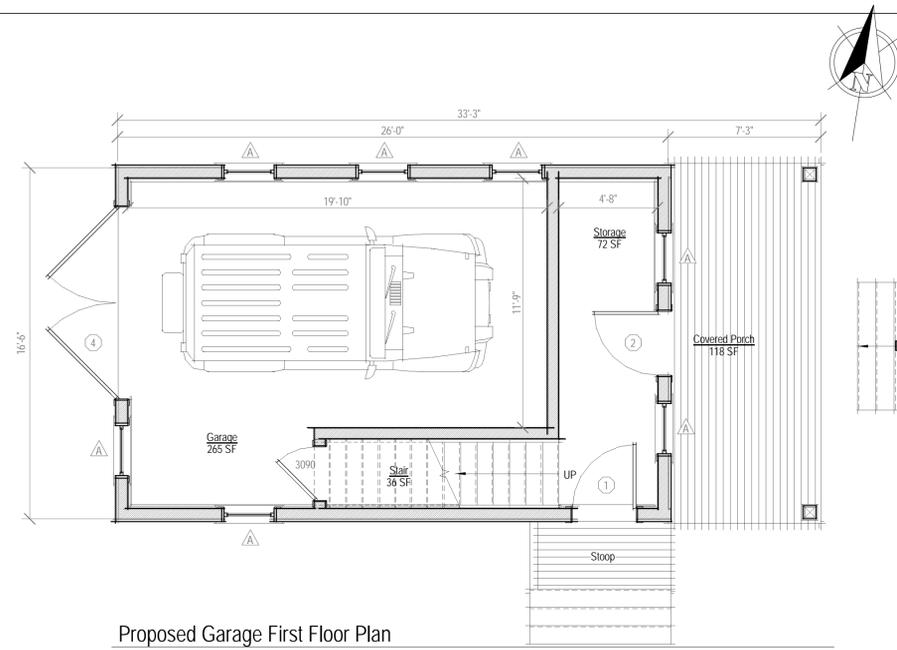
### Revisions

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

**G.1.1**  
**2018**

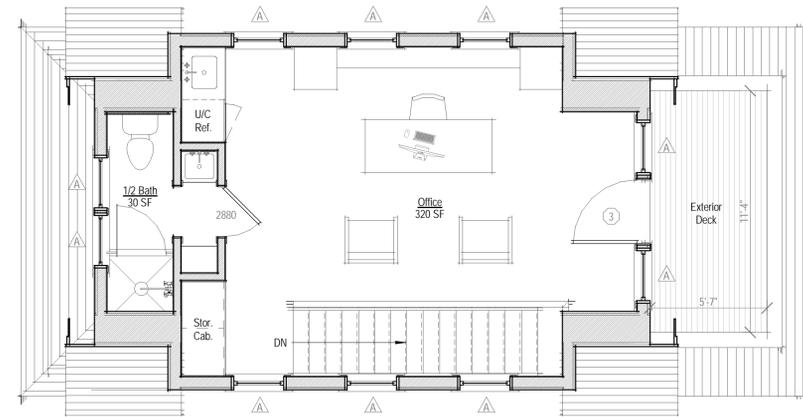
08.05.20

HDC Submission



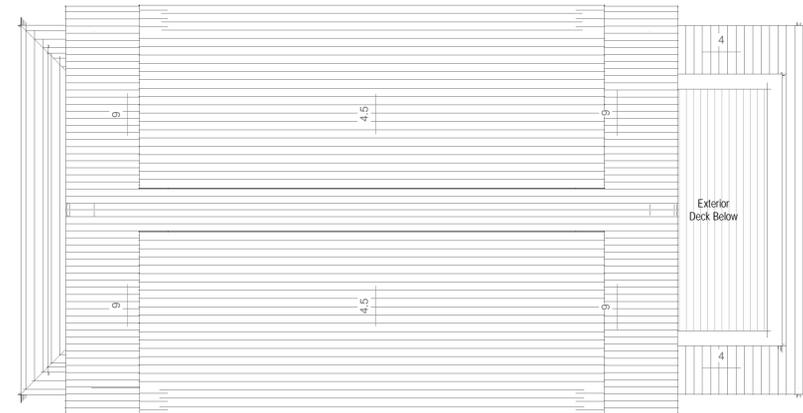
Proposed Garage First Floor Plan

1/4" = 1'-0"



Proposed Garage Second Floor Plan

1/4" = 1'-0"



Garage Roof Plan

1/4" = 1'-0"

2018

Thompson Residence  
Garage

73 Baxter Road  
Nantucket, MA 02554



Floor Plans

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Total Proposed G.C.:	2,276 sf

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- A.101 Floor Plans
- A.201 Exterior Elevations

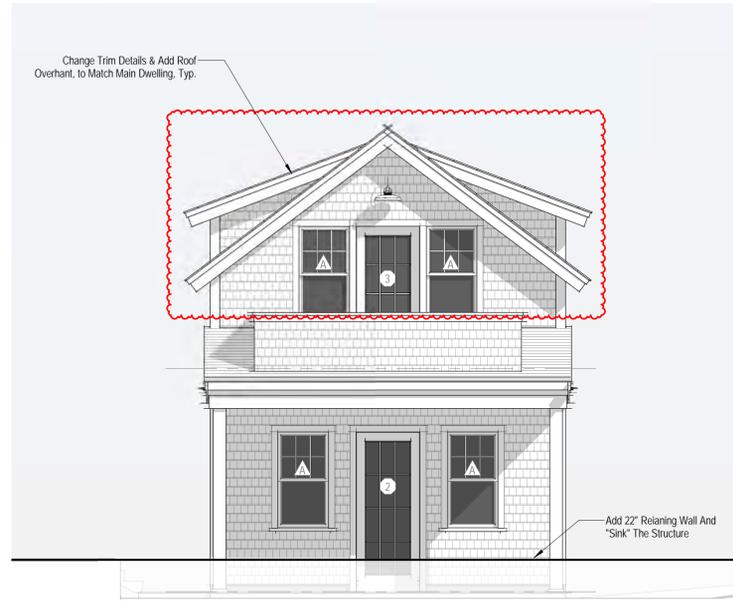
Revisions

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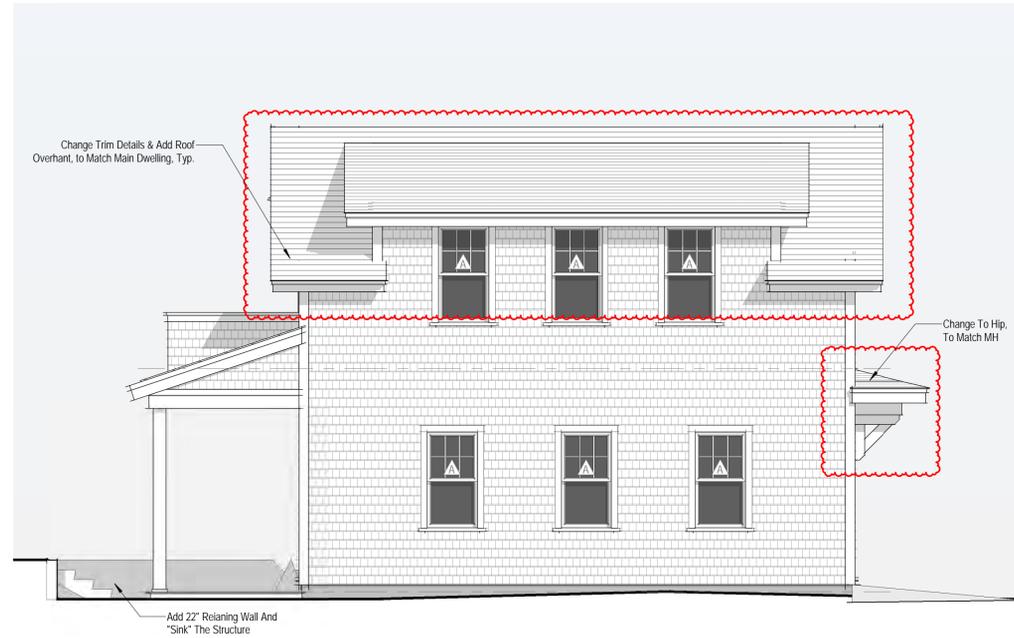
A.101  
2018

08.05.20

HDC Submission



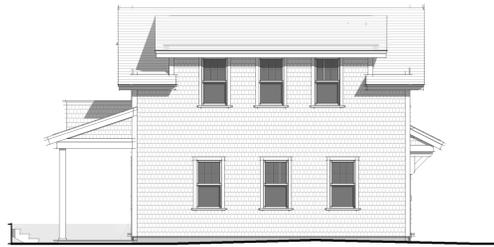
1 Garage East Elevation - Proposed  
1/4" = 1'-0"



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



Garage East, Prev. HDC Subm



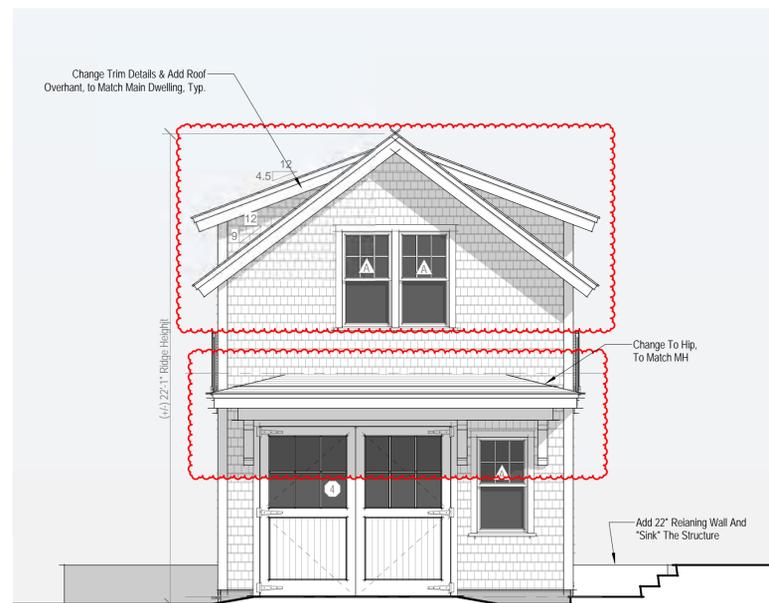
Garage North, Prev. HDC Subm



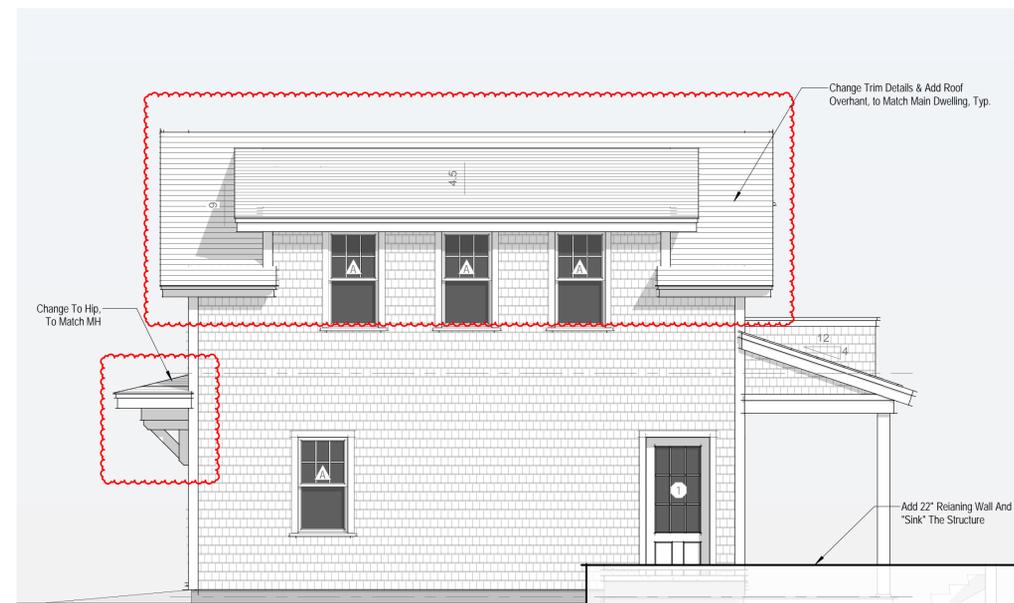
Garage South, Prev. HDC Subm



Garage West, Prev. HDC Subm



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



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

**2018**  
 Thompson Residence  
 Garage  
 73 Baxter Road  
 Nantucket, MA 02554



Exterior Elevations

Site Information

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Revisions

Revision 1	Date 1
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**A.201**  
**2018**



West Elevation, Combined

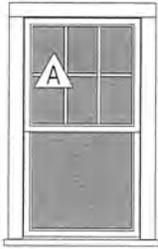
1/8" = 1'-0"



West 3D View Combined



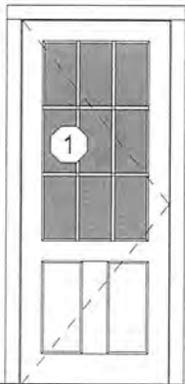
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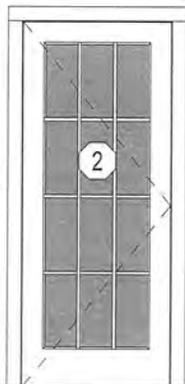
Double Hung  
2/2 SDL

## Window Legend

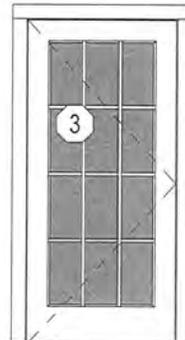
1/4" = 1'-0"



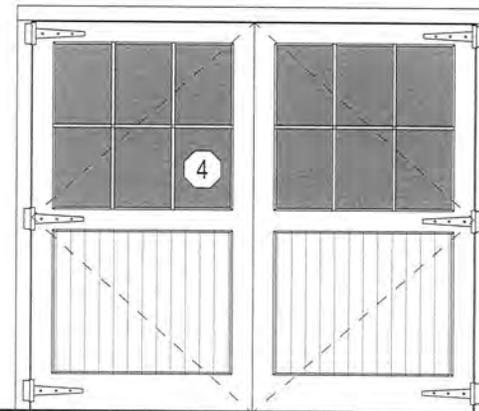
Two Panel  
9 Lite SDL



Single French Door  
12 Lite SDL



Single French Door  
12 Lite SDL



Garage Carriage Doors  
Solid 'V' Groove w/ 6 Lite SDL

## Door Legend

1/4" = 1'-0"

PROPOSED GARAGE  
FOOTPRINT - 429 G.S.F.

Existing Garage Location

EXISTING MAIN DWELLING  
FOOTPRINT - 1,847 G.S.F.

BAXTER ROAD  
PUBLIC TRAILING  
1975 COUNTY

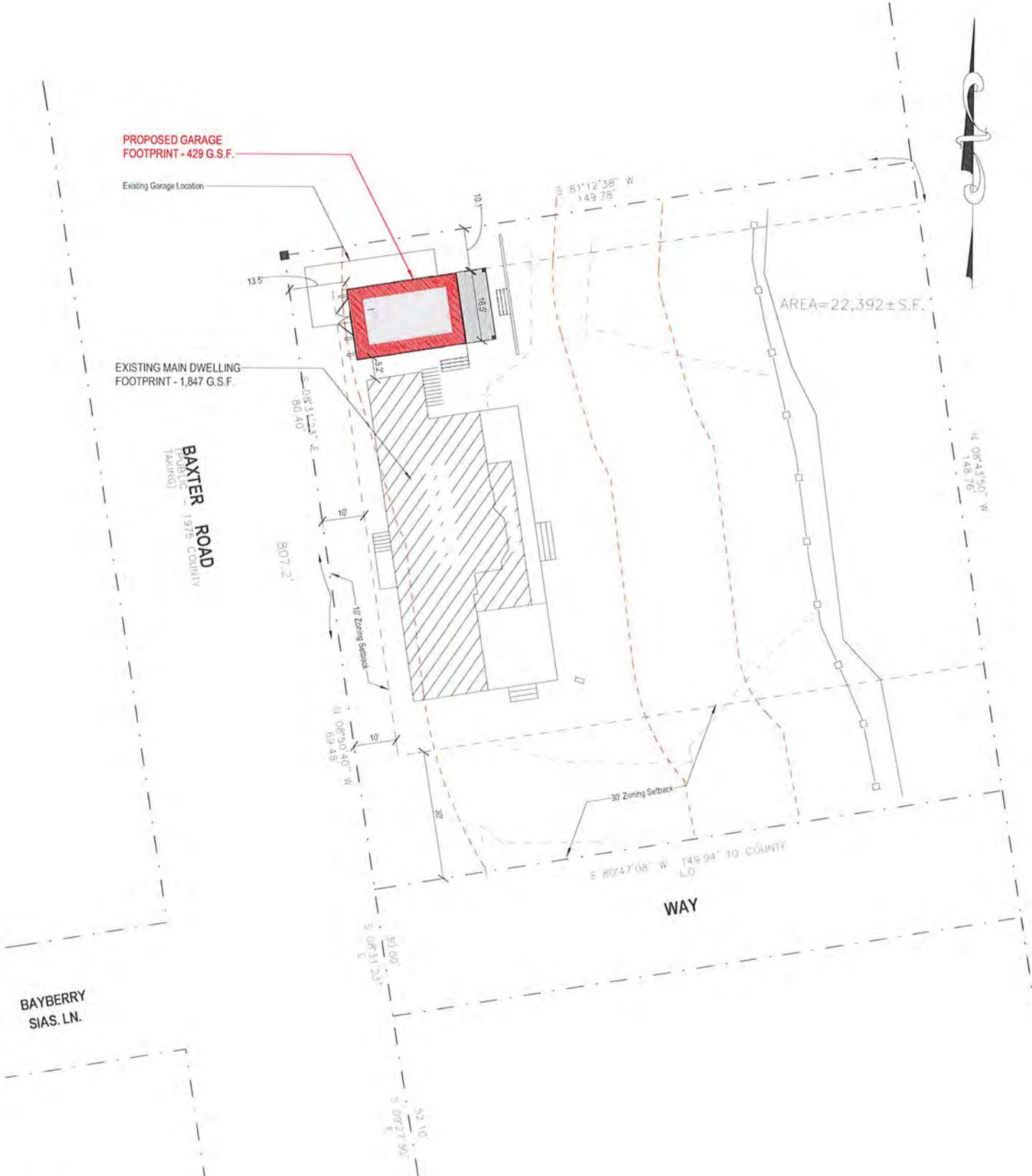
AREA = 22,392 ± S.F.

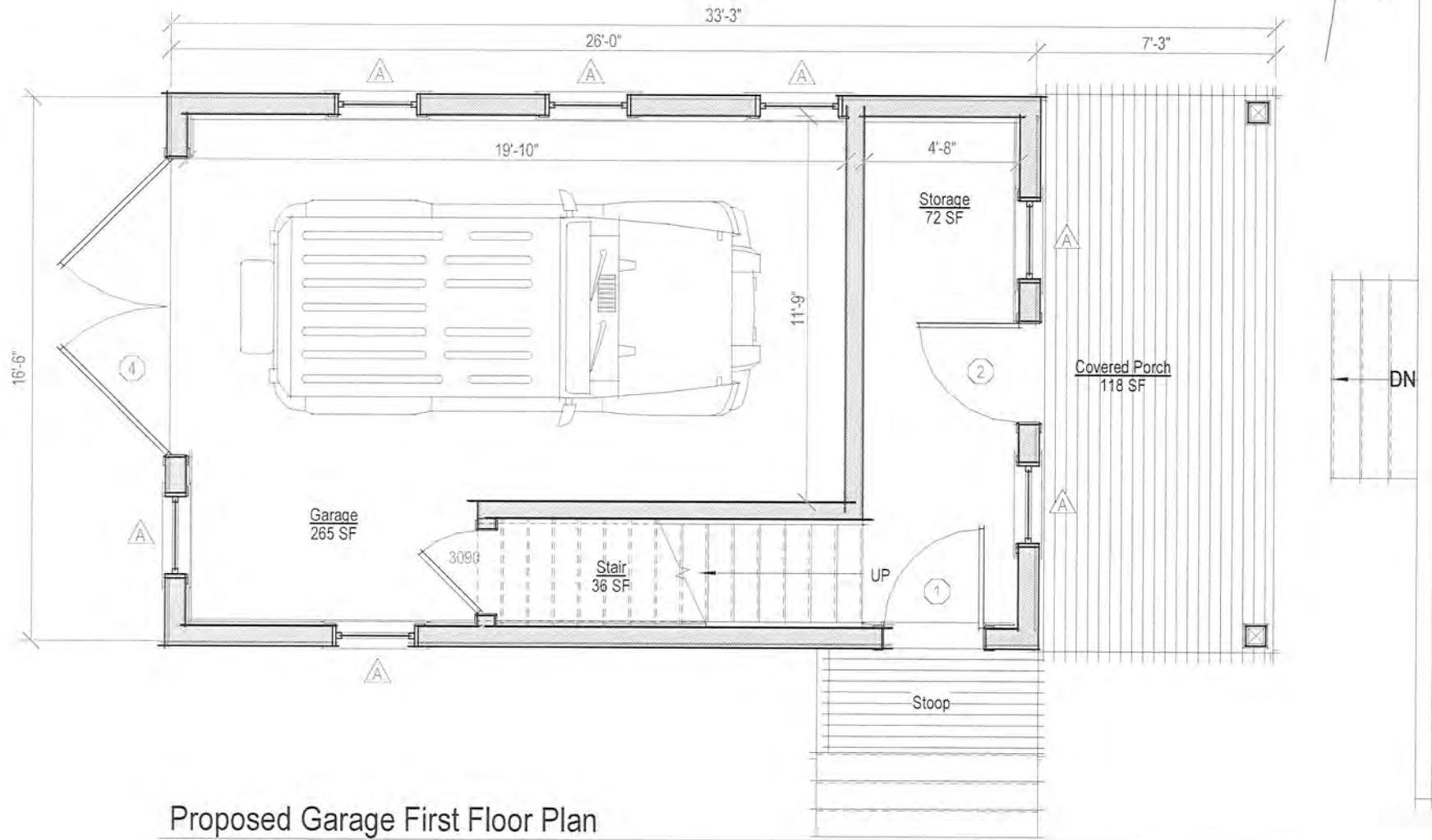


BAYBERRY  
SIAS. LN.

Site Plan

1/16" = 1'-0"





Proposed Garage First Floor Plan

1/4" = 1'-0"



Proposed Garage Second Floor Plan

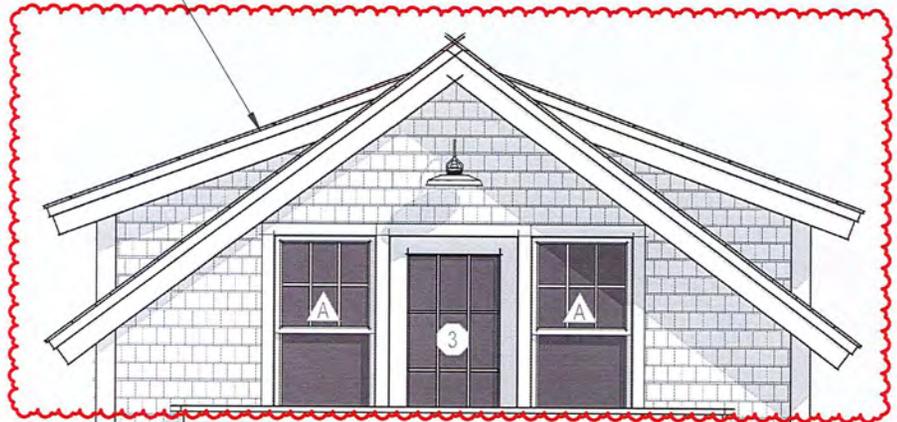
1/4" = 1'-0"



# Garage Roof Plan

1/4" = 1'-0"

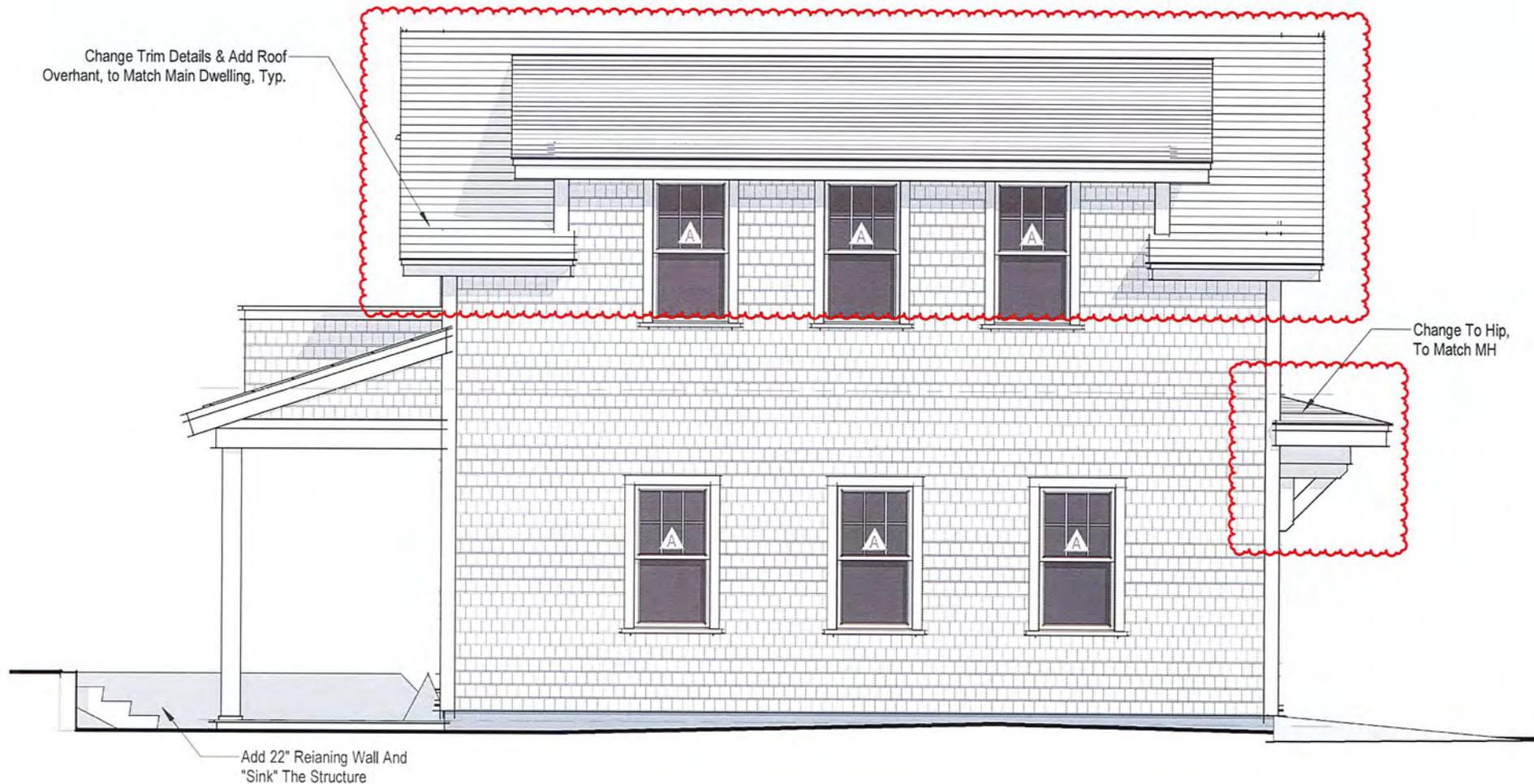
Change Trim Details & Add Roof Overhant, to Match Main Dwelling, Typ.



Add 22" Reianing Wall And "Sink" The Structure

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

Change Trim Details & Add Roof Overhant, to Match Main Dwelling, Typ.



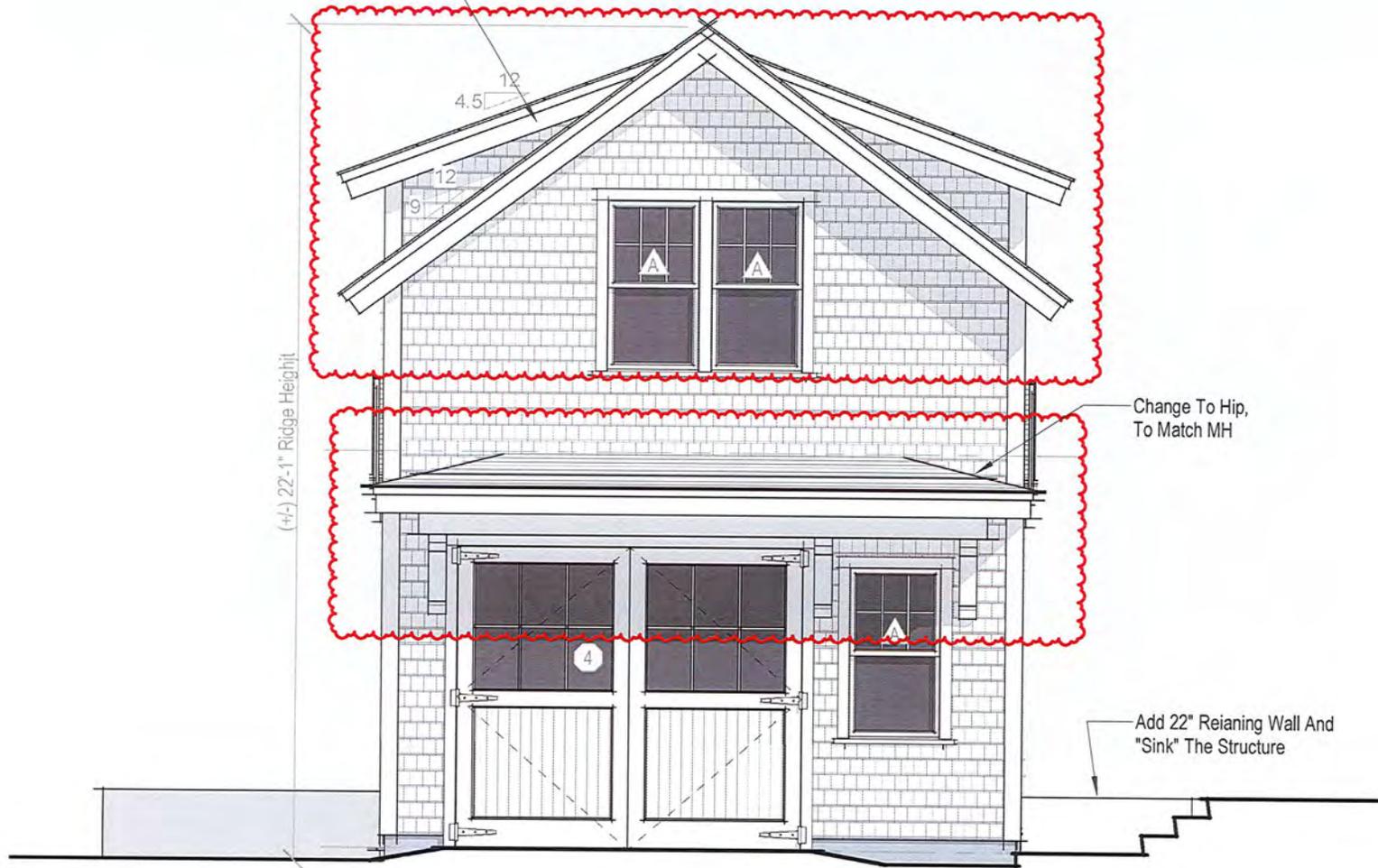
Change To Hip, To Match MH

Add 22" Reining Wall And "Sink" The Structure

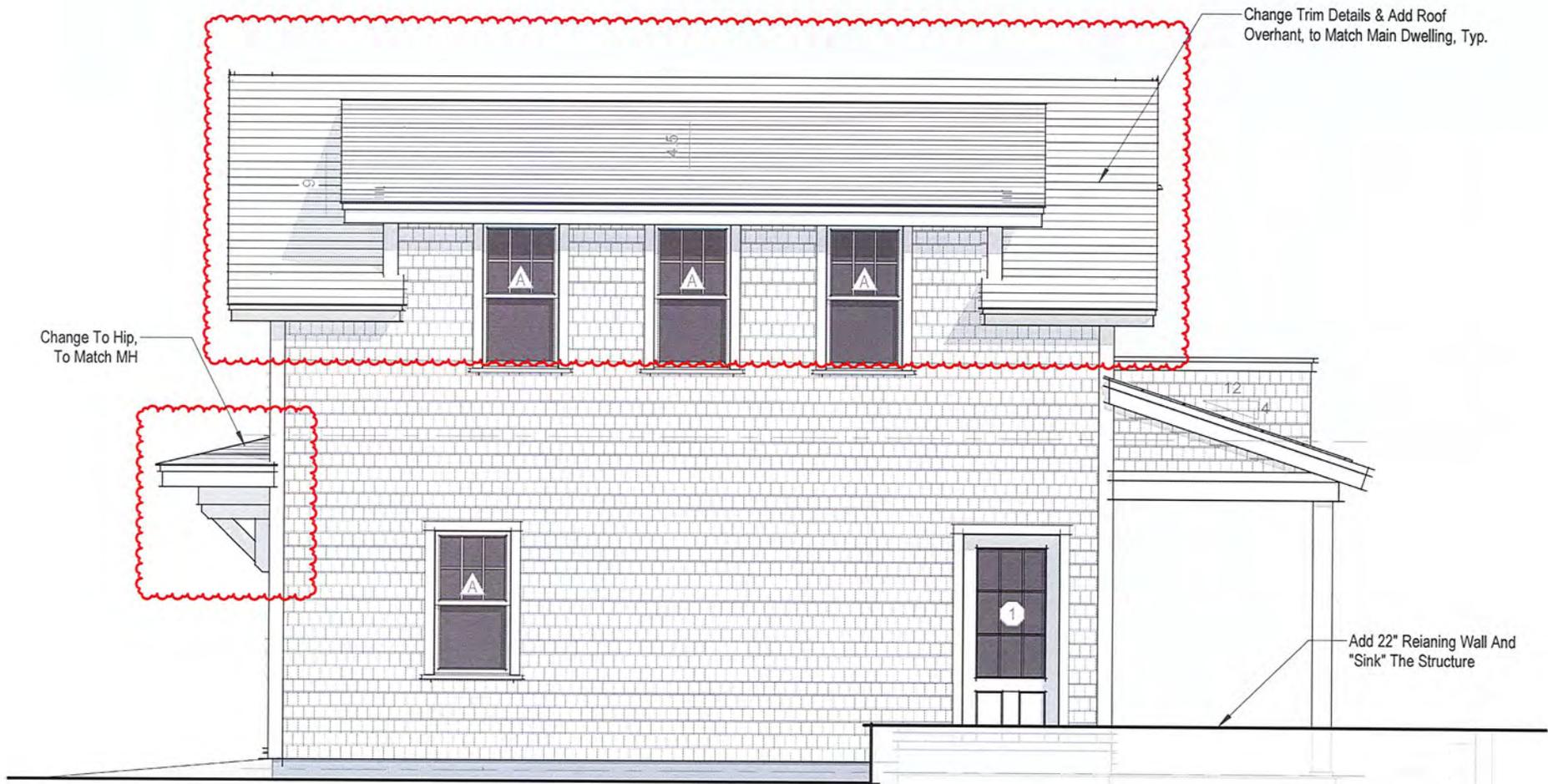
## 2 Garage North Elevation - Proposed

1/4" = 1'-0"

Change Trim Details & Add Roof Overhang, to Match Main Dwelling, Typ.



**4** Garage West Elevation - Proposed  
1/4" = 1'-0"



### 3 Garage South Elevation - Proposed

1/4" = 1'-0"

## Planning and Land Use Services

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**From:** Sam Daniel <svdiii@comcast.net>  
**Sent:** Thursday, August 06, 2020 1:36 PM  
**To:** Planning and Land Use Services; Cathy Flynn  
**Cc:** Daniel Sam  
**Subject:** HDC BEACH STREET APPLICATIONS FOR NOS. 9, 10, & 15

PLUS, I understand that Ms. Flynn is out-of-office until August 10. The 9 and 15 Beach Street applications are on the HDC's agenda for August 10, and the application for 10 Beach Street is being held for viewing. Because Ms. Flynn may not get to this e-mail of mine in time, please, can someone at PLUS see that it is forwarded now to the HDC commissioners:

HDC Commissioners,

I am unhappy that Ms. Brown and Mr. Burlington wish to switch their cottages at 9 and 15 Beach Street, and am baffled as to their reasons for doing this. 15 Beach was built in recent years, but 9 Beach ("Gone Native") has a history in Cod Fish Park. At this same time, 10 Beach Street is another piece of Cod Fish Park history that is in jeopardy, with an HDC demolish/remove application that is currently being held for viewing. Please, leave Beach Street as it is.

Sam Daniel  
6 Broadway

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This email was scanned by Bitdefender

DARIUS AND FAITH TORABY  
31 STRICKLAND ROAD  
COS COB, CT 06807  
(203) 554-0752  
[Nov1189@optonline.net](mailto:Nov1189@optonline.net)

TO: Nantucket Historic District Commission  
FROM: Faith & Darius Toraby: Owners of 11 Bank St., Codfish Park  
August 3, 2020

RE: APPLICATIONS Re: 15 Beach Street and 9 Beach Street  
Codfish Park Historic District, Siasconset, Nantucket, MA

This letter is written for your consideration regarding the moving of a cottage located on 15 Beach Street to 7 Beach Street.

Your undersigns are the owners of 11 Bank Street since 2000 and as such are abutting property owners to both 15 Beach Street and 9 Beach Street. I have been a Commissioner of the HDC in Greenwich Connecticut for 11 years and my husband, Darius is presently a Commissioner on the same board and has been for 10 years. This being the case, we are particularly sensitive to the issues, which are relevant to decisions made by HDC boards concerning the appropriateness of applications.

Sometimes, HDC historic considerations are intertwined with zoning and planning considerations. Our present comments may come under this category.

Historic landscapes, which concern open areas and the density of use, are within the jurisdiction of HDC considerations. It is the charge of the HDC to preserve historic resources and a visible public connection with the community's heritage; preserving memory sites of people who built, lived and worked in the historic district.

We submit that the proposed move of the cottage to the driveway area of 9 Beach Street would have a negative impact to the streetscape. The proposal would put the cottage directly in front of 11 Beach Street, a small cottage known as "Gone Native" which is under agreement. The timing of this application comes at a time when the present owner, who has sold her cottage but has not closed, is not motivated to object and the 'contract owner' does not receive notice of the application. Placing the cottage directly in front of "Gone Native" will cut off their air and light. Perhaps, this is considered a zoning issue. However, we submit that this move will change the density of use of the location – creating a cramped and ghetto-like atmosphere by being shoved into a tight spot.

In this regard, please review the HDC decisions regarding 7 Fawcett Way cottage, which was allowed to be altered in many ways, including the addition of a second floor. We believe these decisions were in error. This cottage sits literally 6 inches from the rear of 24 Codfish Park Road and to date, has no certificate of occupancy. By allowing the 7 Fawcett Way addition, it has allowed for an almost untenable situation with the number of people occupying the cottage in the high season months.

Similarly, by allowing this cottage to be placed as proposed, not only will the site become cramped and unsightly, but also there will be an opening up of another building site on the 15 Beach Street lot for the inevitable addition of another cottage.

The HDC should freeze in time what the district looked like when the designation was made. Looking down to the district from Front Street, one can see the entire historic landscape of the Codfish Park Historic District.

We request that the HDC maintain the historic landscape of the Codfish Park Historic District as it exists today and not allow the continual crowding of its open spaces and density.

Thank you for your consideration,

Very truly yours,

Faith Toraby  
Darius Toraby

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

**CERTIFICATE OF APPROPRIATENESS**

for structural work.

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

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

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

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

**PROPERTY DESCRIPTION**

TAX MAP N°: 73.1.3 PARCEL N°: 26  
Street & Number of Proposed Work: 15 BEACH STREET  
Owner of record: MARK BURLINGHAM, TRST  
Mailing Address: P.O. Box 1633  
NANTUCKET, MA 02554  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**AGENT INFORMATION (if applicable)**

Name: TOPHAM DESIGN, LLC  
Mailing Address: 18 HUMMOCK POND ROAD  
Contact Phone #: 508-221-1530 E-mail: joseph@tophandedesign.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: 27'-6" Sq. Footage 1st floor: 331 Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
Width: 15'-6" 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 17'-0" +/- South 17'-0" East 17'-0" West 17'-0"

**Additional Remarks**

**REVISIONS\***

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

**MOVE STRUCTURE TO 9 BEACH STREET**

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

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

**DETAIL OF WORK TO BE PERFORMED**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**COLORS**

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

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications on 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.

LOCUS



# 15 BEACH STREET LOCUS MAP

NOT TO SCALE

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

DATE	DESCRIPTION
11	

**15 BEACH ST LOCUS MAP**

Planning Form No.:

HDC VERSION 00 JUL 2020  
HDC APPROVAL 00 JUL 2020 COMMENCE NO.

**BURLINGHAM RESIDENCE**

15 BEACH STREET  
SIASCONSET, MA 02564

HDC SUBMISSION  
7/16/20

PROJECT NO-2020-04

Plan No. 7313      Plan No. 24

Zoning: S10N      ALLOWABLE 4 C-30.0%

All information on this drawing was obtained from the records of the Town of Sconset, MA. The user of this drawing is responsible for verifying the accuracy of the information and for obtaining all necessary permits and approvals. The user of this drawing is not responsible for any errors or omissions.

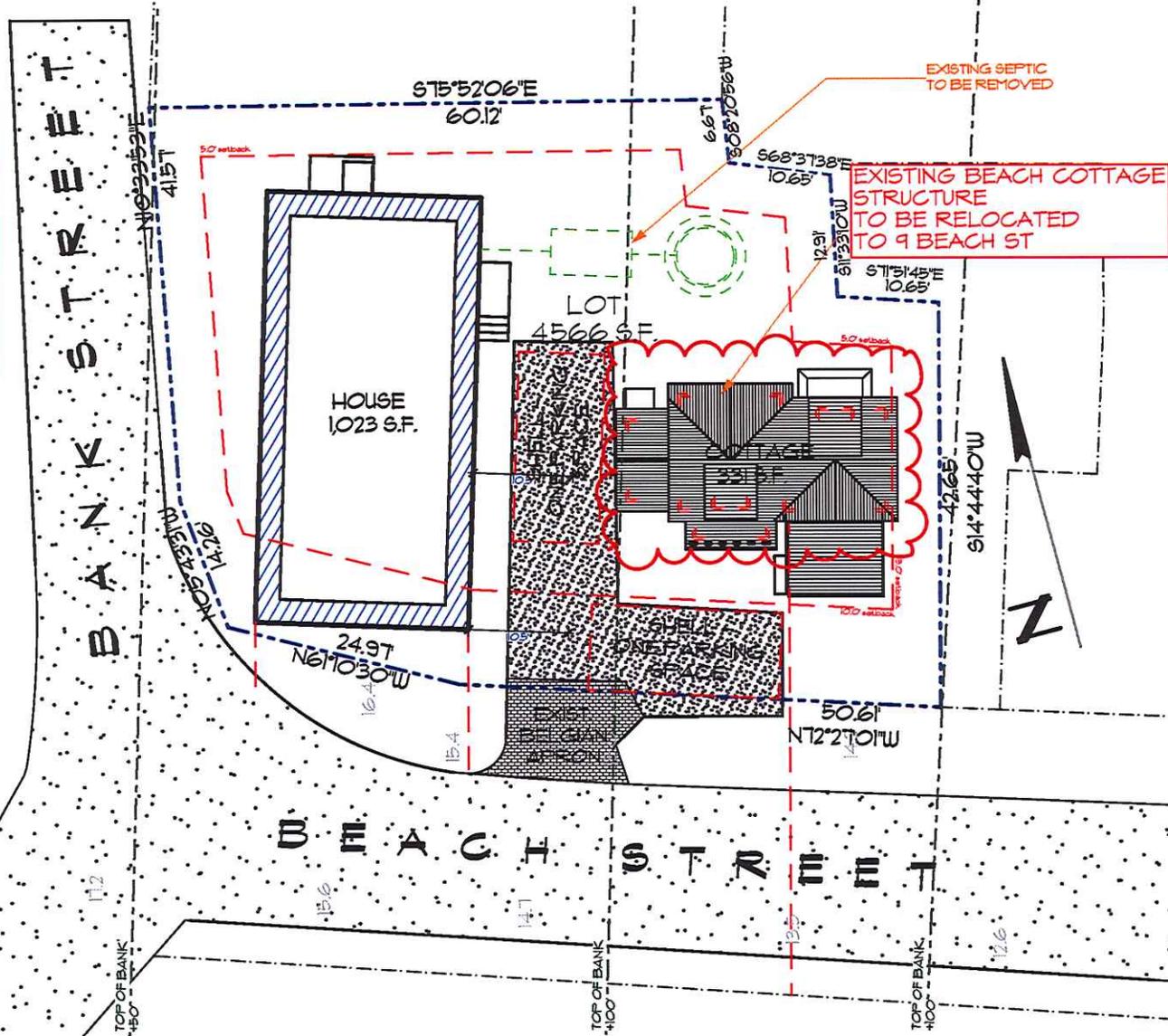
HDC CTG-0

RECEIVED  
 JUL 14 2020  
 By

PROPOSED HDC REVISIONS 07.08.2020

EXISTING BEACH COTTAGE TO BE  
 RELOCATED TO 9 BEACH ST

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



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 18 HUMPHOCK POND ROAD, NANTUCKET, MA, 02554,  
 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

DATE	DESCRIPTION
11	

COTTAGE SITE PLAN  
 Permit No.:

BURLINGHAM RESIDENCE  
 15 BEACH STREET  
 SIASCONESET, MA 02564  
 HDC SUBMISSION  
 7/8/20  
 PROJECT NO-2020-04  
 Plan No: 23113 Plan No: 24  
 ZONING: SR01 ALLOWABLE G.C. 30.0%

S

EXISTING HDC SITE PLAN (SR-1)  
 SCALE: 1:218.18

HDC CTG-0

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 JUL 14 2020  
 BY

PROPOSED HDC REVISIONS 07.08.2020

EXISTING BEACH COTTAGE TO BE  
 RELOCATED TO 9 BEACH ST



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 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

DATE	DESCRIPTION
11	



COTTAGE SOUTH ELEVATION

PLEASE PRINT NO.

HDC VERSION: 09 JULY 2020  
 HDC APPROVAL: 09 JULY 2020 CERTIFICATE NO.

BURLINGHAM  
 RESIDENCE

15 BEACH STREET  
 SIASCORSET, MA 02564

HDC SUBMISSION  
 7/8/20

PROJECT NO: 2020-04  
 PLAN NO: J2113 PLAN NO.: 24  
 TOWNSHIP: SR01 ALLOWABLE CC: 30.0%

HDC CTG · 0

**EXS** EX COTTAGE SOUTH ELEVATION  
 SCALE: 3/16" = 1'-0"

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 JUL 14 2020  
 By \_\_\_\_\_

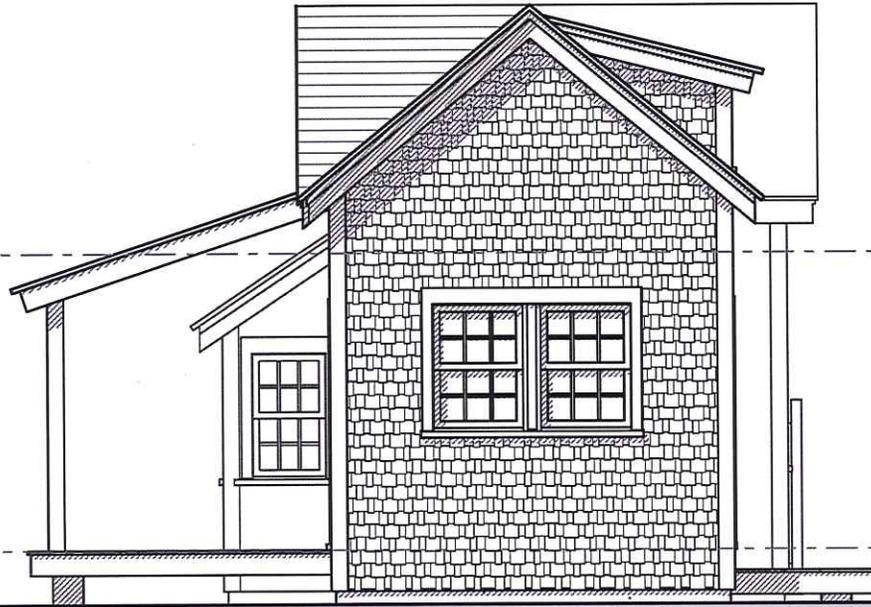
PROPOSED HDC REVISIONS 07.08.2020

EXISTING BEACH COTTAGE TO BE  
 RELOCATED TO 9 BEACH ST



**TOPHAM DESIGN, LLC**  
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 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

DATE	DATE	DESCRIPTION
	11	



COTTAGE EAST ELEVATION

PULLING PERMIT NO.:

HDC VERSION: 08 JUL 2020  
 HDC VERSION: 08 JUL 2020

**BURLINGHAM RESIDENCE**

15 BEACH STREET  
 NANTUCKET, MA 02564

HDC SUBMISSION  
 7/8/20

PROJECT NO: 2020-04  
 PLAN NO: 2313 PLAN NO: 24  
 ZONING: SR08 ALLOWABLE: 9.33 0%

As represented on these drawings and specifications, the architect shall not be responsible for the accuracy of the information provided by the client. The architect shall not be responsible for the accuracy of the information provided by the client.

**EXE EX COTTAGE EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"

HDC CTG-0

RECEIVED  
 JUL 14 2020  
 By \_\_\_\_\_

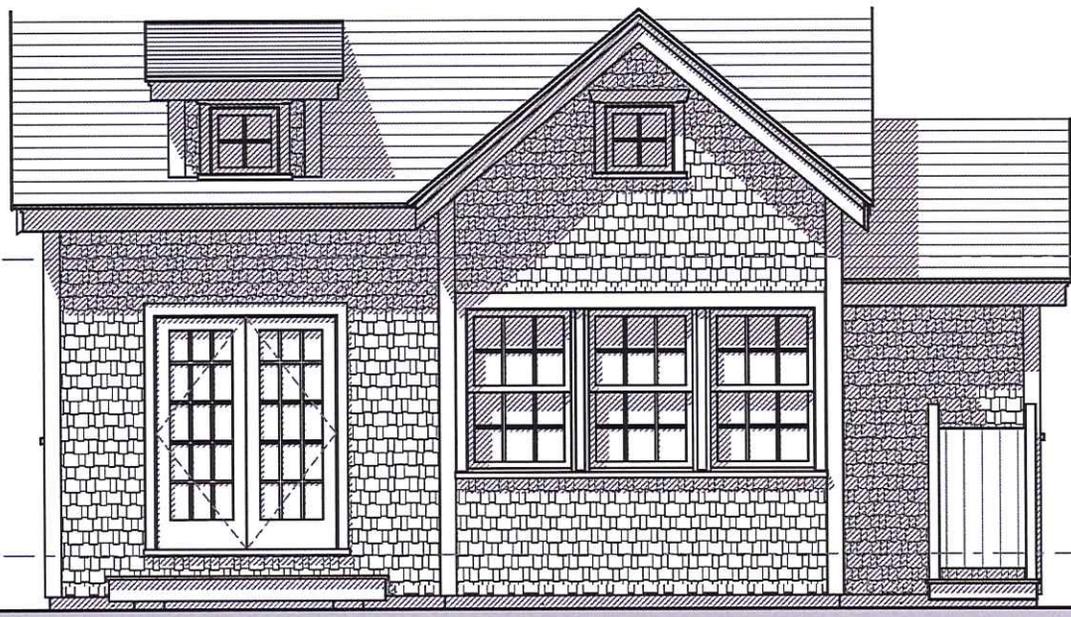
PROPOSED HDC REVISIONS 07.08.2020

EXISTING BEACH COTTAGE TO BE  
 RELOCATED TO 9 BEACH ST



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 18 HUNTINGMOCK POND ROAD, NANTUCKET, MA, 02554,  
 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

DATE	REVISION
7/1	



COTTAGE NORTH ELEVATION

Perkins Permit No.:  
 HDC SUBMISSION 00 JUL 2020  
 HDC APPROVAL 00 JUL 2020 LICENSE No.

BURLINGHAM RESIDENCE

15 BEACH STREET  
 NANTUCKET, MA 02554

HDC SUBMISSION  
 7/8/20

PROJECT NO-2020-04  
 Plan No: 2313 Plan No: 24  
 ZONING: SRCH ALLOWABLE: 0.3-30.0%

EXN EX COTTAGE NORTH ELEVATION  
 SCALE: 3/16" = 1'-0"

HDC CTG-0

RECEIVED  
 JUL 14 2020  
 By \_\_\_\_\_

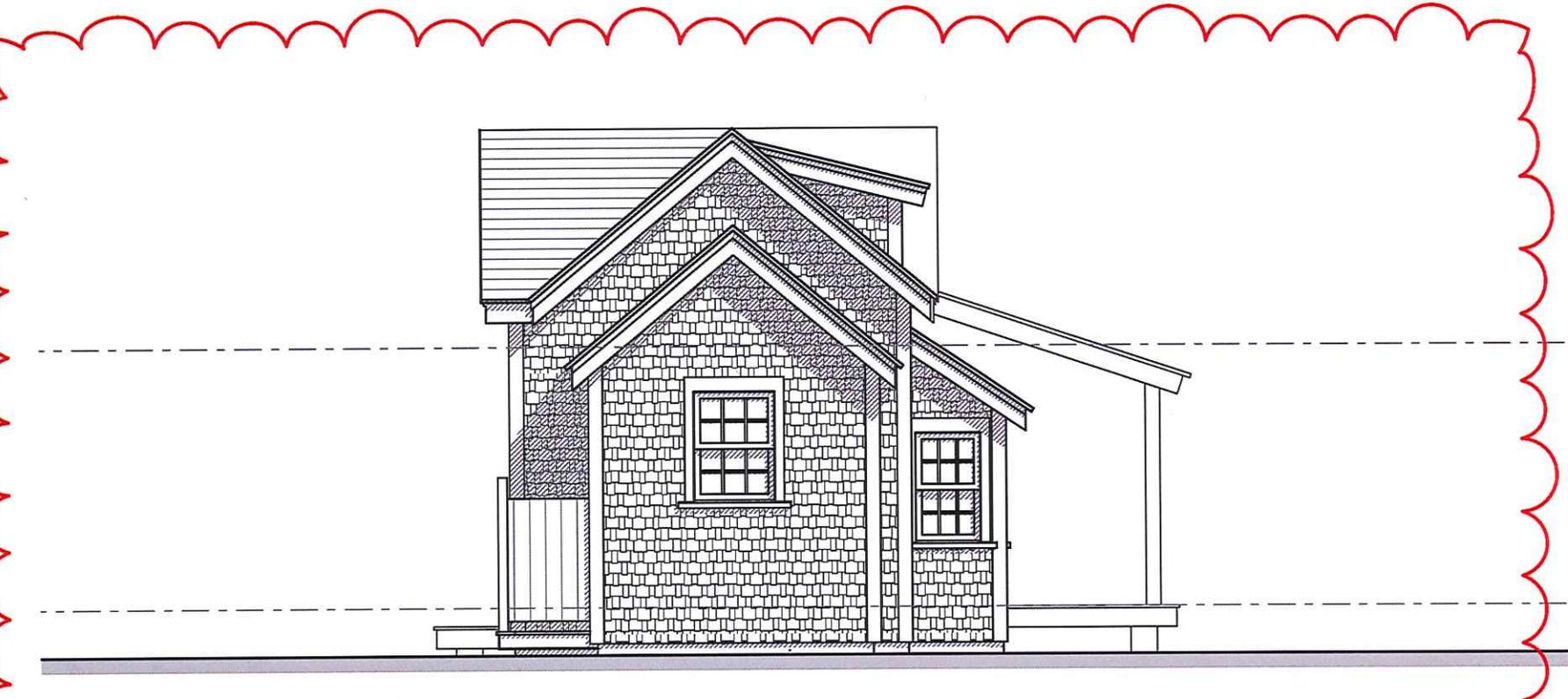
PROPOSED HDC REVISIONS 07.08.2020

EXISTING BEACH COTTAGE TO BE  
 RELOCATED TO 9 BEACH ST



**TOPHAM DESIGN, LLC**  
 18 HUMPHOCK POND ROAD, NANTUCKET, MA, 02554,  
 TEL.: 508.325.5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

DATE	DATE	DESCRIPTION
	11	



COTTAGE WEST ELEVATION

Palmyra Project No.:

HDC REVISION: 00 JUL 2020  
 HDC REVISION: 00 JUL 2020

**BURLINGHAM RESIDENCE**

15 BEACH STREET  
 NANTUCKET, MA 02554

HDC SUBMISSION  
 7/6/20

PROJECT NO: 2020-04	PLAN NO: 24
PLAN NO: 23.13	ALLOWABLE: R.C. 30.09C
ZONING: S10C	

**EX COTTAGE WEST ELEVATION**  
 SCALE: 3/16" = 1'-0"

HDC CTG. 0



TOPHAM DESIGN

---

**BURLINGHAM, 15 BEACH STREET**

**SOUTH ELEVATION**



**EAST ELEVATION**



NORTH ELEVATION



WEST ELEVATION



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

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

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

### CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

#### PROPERTY DESCRIPTION

TAX MAP N°: 73.1.3 PARCEL N°: 24  
 Street & Number of Proposed Work: 9 BEACH STREET  
 Owner of record: ROBERTA BROWN  
 Mailing Address: P.O. BOX 1642  
QUOGUE, NY 11959  
 Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### AGENT INFORMATION (if applicable)

Name: TOPHAM DESIGN, LLC  
 Mailing Address: 18 HUMMUCK POND ROAD  
 Contact Phone #: 508-325-5890 E-mail: joseph@tophamdesignllc.com

#### FOR OFFICE USE ONLY

Date application received: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_  
 Must be acted on by: \_\_\_\_\_  
 Extended to: \_\_\_\_\_  
 Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_  
 Chairman: \_\_\_\_\_  
 Member: \_\_\_\_\_  
 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: 27'-6" Sq. Footage 1st floor: 331 +/- Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: 15'-6" Sq. Footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
 Sq. Footage 3rd floor: \_\_\_\_\_

Difference between existing grade and proposed finish grade: North +6" South +6" East +6" West +6"  
 Height of ridge above final finish grade: North 17'-6" South 17'-6" East 17'-6" West 17'-6"

#### 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

**MOVE STRUCTURE FROM 15 BEACH STREET**

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

#### DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 12"  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):  TOL  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 MAHOGANY - TO WEATHER Foundation GREY Fence \_\_\_\_\_ Shutters \_\_\_\_\_

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

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

Date: Nov 01 2011 Signature: \_\_\_\_\_

### 9 BEACH STREET LOCUS MAP



LOCUS

**Property Information**  
 Property ID 73.1.3 24  
 Location 9 BEACH ST  
 Owner BROWN ROBERTA



**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



# 9 BEACH STREET LOCUS MAP

## NOT TO SCALE



**TOPHAM DESIGN, LLC**  
 18 HUMPHOCK POND ROAD, NANTUCKET, MA, 02554.  
 TEL.: 508-325-5690 EMAIL: JOSEPH@TOPHAMDESIGNL.LC.COM

PARC	DATE	DESCRIPTION
	7/7	

9 BEACH ST LOCUS MAP

Per State Transit No. 0000-

HDC SUBMISSION 03 JUL 2020  
 HDC APPROVAL 03 JUL 2020 Certificate No.:

**BROWN RESIDENCE**  
 9 BEACH STREET  
 NANTUCKET, MA 02564

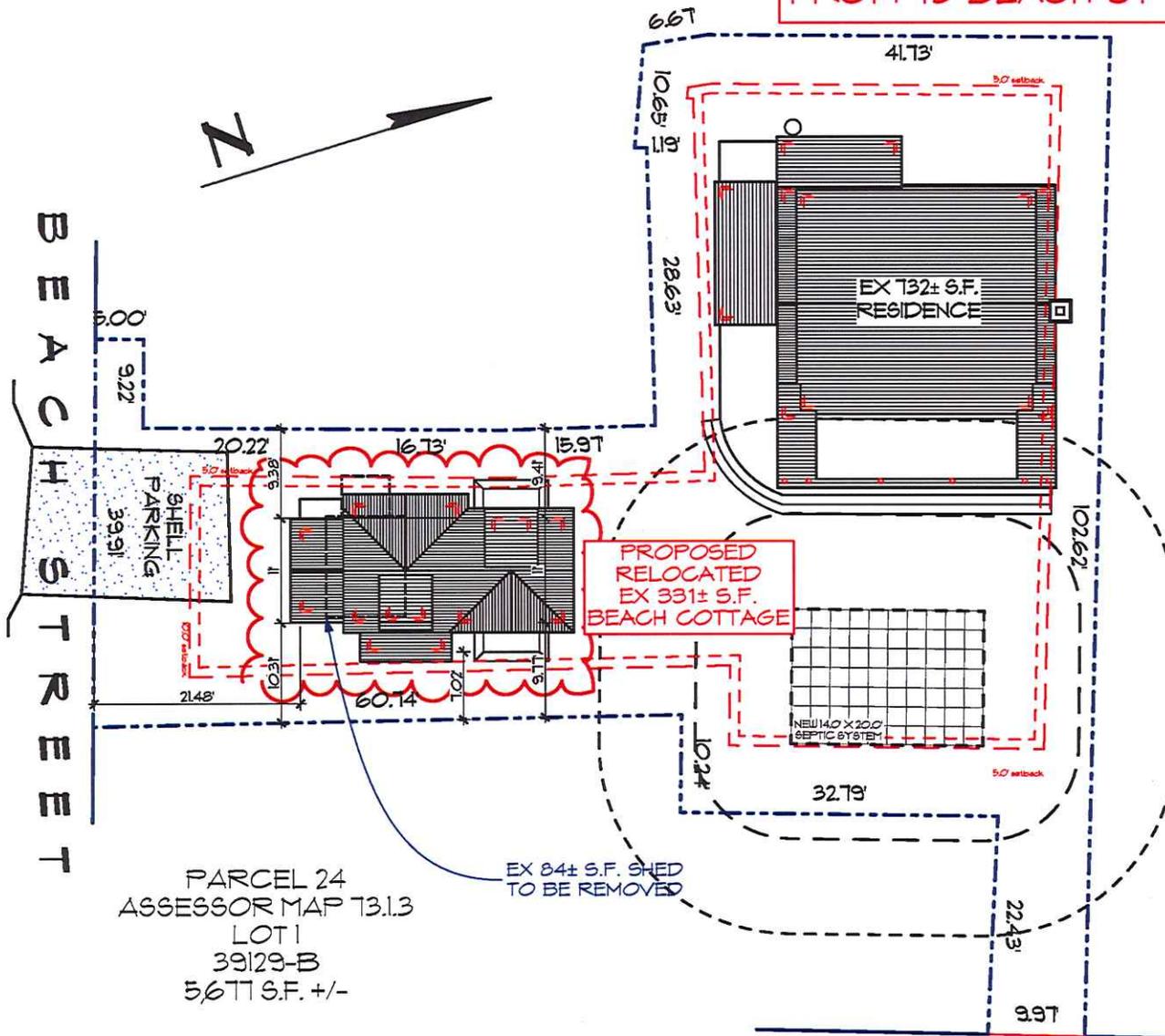
HDC SUBMISSION  
 7/16/20

PROJECT NO: 2020-08  
 MAP NO: 73.1.3 MAP NO.: 24  
 ZONING: SR01-10 ALLOWABLE G.C.: 0.6%

**CTG-0.1**

**PROPOSED HDC REVISIONS 07.08.2020**

**1. RELOCATE EXISTING BEACH COTTAGE FROM 15 BEACH ST**



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



PARCEL 24  
 ASSESSOR MAP T3.13  
 LOT 1  
 39129-B  
 5,677 S.F. +/-

C O D F I S H P A R K R O A D

**PROPOSED HDC SITE PLAN**

SCALE: 1:218.18



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 18 HUNTING POND ROAD, NANTUCKET, MA. 02554.  
 TEL.: 508.325.5890 EMAIL: JOSEPH@TOPHAMDESIGNHACK.COM

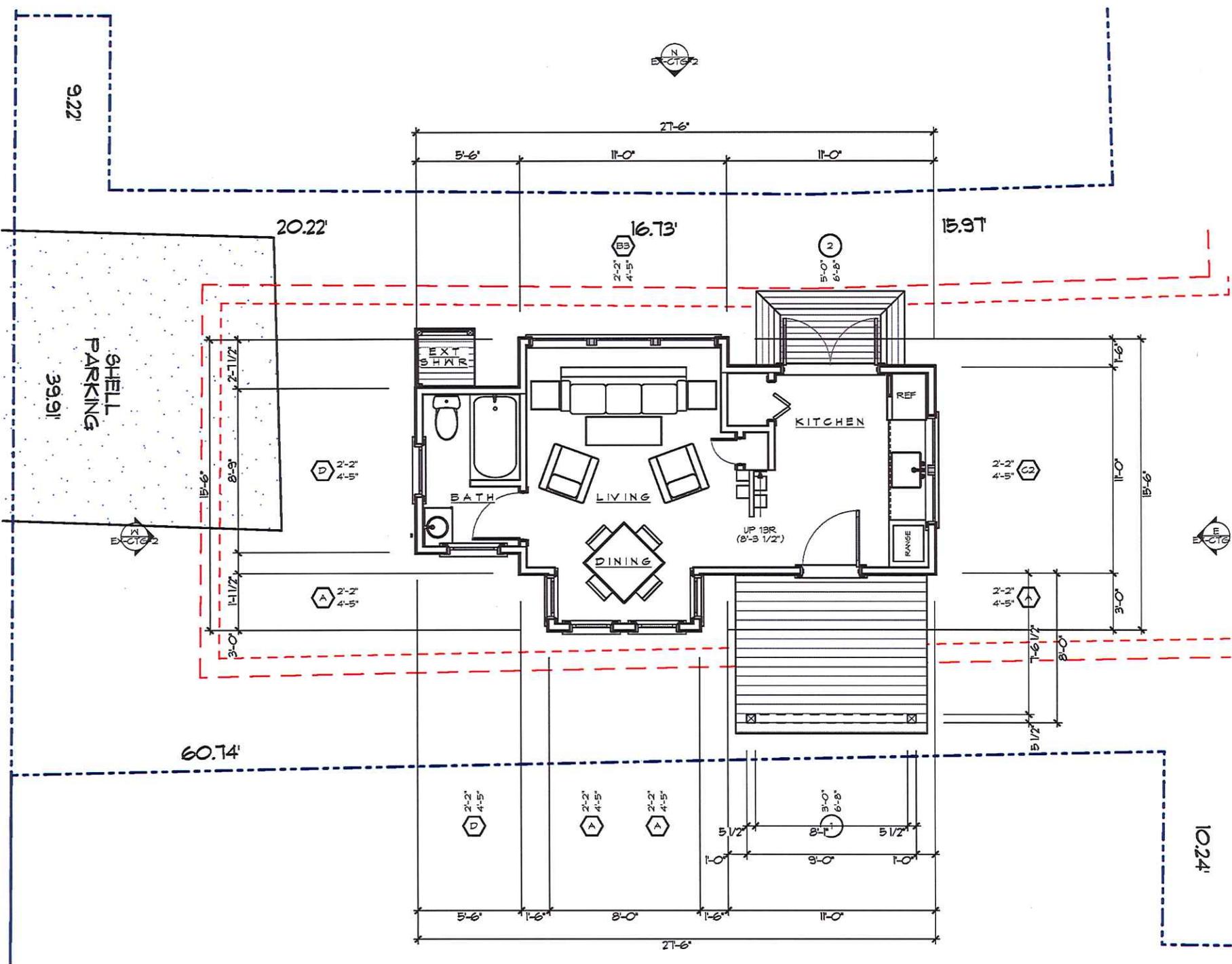
PARC	BLK	DESCRIPTION
	11	

PROPOSED COTTAGE SITE PLAN  
 PARCEL MAP NO. 0000  
 HDC SUBMISSION 09 JUL 2020  
 HDC APPROVE 09 JUL 2020 COMMENTS NO.

**BROWN RESIDENCE**  
 9 BEACH STREET  
 NANTUCKET, MA 02564

HDC SUBMISSION  
 7/14/20  
 PROJECT NO: 2020 08  
 MAP NO: T3.13 MAP NO.: 24  
 ZONING: SR-10 ALLOWABLE G.C.: 30.0%

**CTG-0.2**



  
**TOPHAM DESIGN, LLC**  
 18 HUNTMOCK FOND ROAD, NANTUCKET, MA, 02554.  
 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNLACK.COM

MARK	DATE	DESCRIPTION
1/1		

**PROPOSED COTTAGE FIRST FLOOR PLAN**  
 PERMITTING NO. 0000  
HBC SUBMISSION 09 JUL 2020    HBC APPROVAL 09 JUL 2020    COMMENTS:

**BROWN RESIDENCE**  
 9 BEACH STREET  
 SIMMONSET, MA 02564  
 HBC SUBMISSION  
 7/14/20

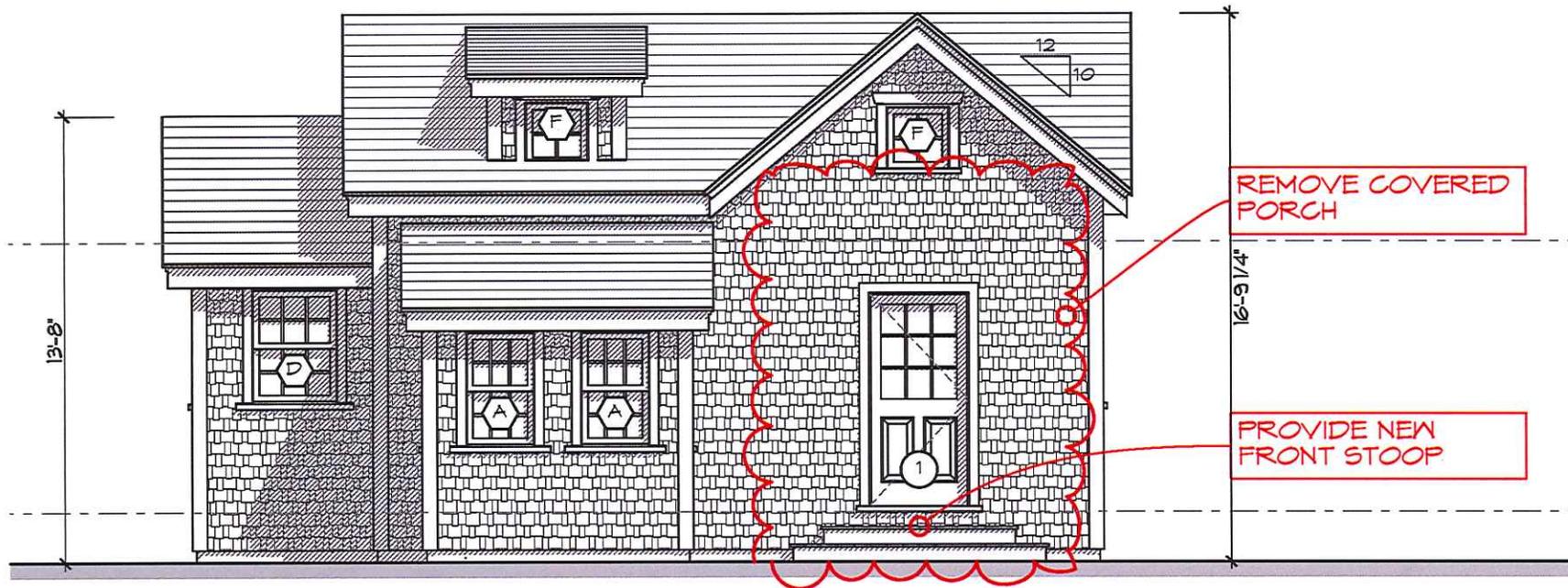
PROJECT NO 2020 08  
 PLAN NO. 73.1.3    PLAN NO.: 24  
 SHEETS: SMOH-10    ALLOWABLE G.C. 30.0%  
ALL DIMENSIONS UNLESS OTHERWISE NOTED TO THE contrary. © 2020 Topham Design, LLC. All rights reserved. No part of this document may be reproduced without the written permission of Topham Design, LLC.

CTG-1.1

**PROPOSED HDC REVISIONS 07.08.2020**

1. REMOVE COVERED PORCH
2. PROVIDE NEW FRONT/REAR STOOP
3. EXPAND NEW EXTERIOR SHOWER

**RECEIVED**  
 JUL 14 2020  
 By \_\_\_\_\_



  
**TOPHAM DESIGN, LLC**  
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 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNHACK.COM

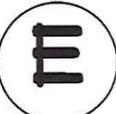
DATE	DATE	DESCRIPTION
	7/1	

**PROPOSED COTTAGE EAST ELEV**  
PLANNING PERMIT NO. 0000  
HDC SUBMISSION 08 JUL 2020  
HDC APPROVAL 08 JUL 2020 CERTIFICATE NO.:

**BROWN RESIDENCE**  
 9 BEACH STREET  
 NANTUCKET, MA 02564

HDC SUBMISSION 7/14/20	
PROJECT NO: 2020-08	DATE: 08
PLAN NO: 73.1.3	PLAN NO: 24
ZONING: SMON-10	ALLOWABLE G.C. 30.0%

**CTG · 2.1**


**PROPOSED COTTAGE EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"

**PROPOSED HDC REVISIONS 07.08.2020**

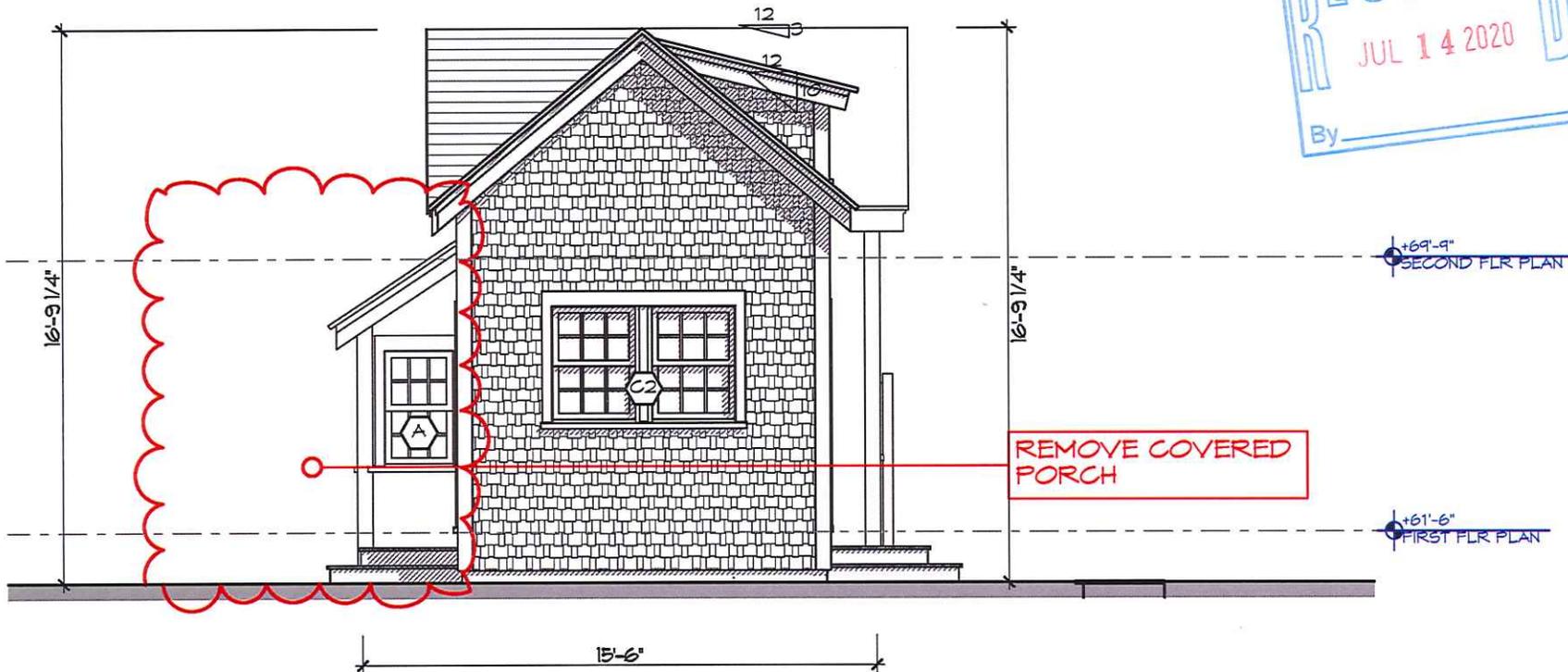
1. REMOVE COVERED PORCH
2. PROVIDE NEW FRONT/REAR STOOP
3. EXPAND NEW EXTERIOR SHOWER



**TOPHAM DESIGN, LLC**  
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FILE	DATE	DESCRIPTION
	11	

**RECEIVED**  
 JUL 14 2020  
 By \_\_\_\_\_



**PROPOSED COTTAGE NORTH ELEVATION**

SCALE: 3/16" = 1'-0"

PROPOSED COTTAGE NORTH ELEV

PERMIT NO. 0000  
 HDC SUBMISSION 08 JUL 2020  
 HDC APPROVAL 00 JUL 2020

**BROWN RESIDENCE**  
 9 BEACH STREET  
 NANTUCKET, MA 02564

HDC SUBMISSION  
 7/14/20

PROJECT NO: 2020-08  
 PLAN NO: 23.13 PLAN NO: 24  
 ZONING: SR08-10 ALLOWABLE G.C. 30.0%

ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED. THE USER ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION.

**CTC-2.2**

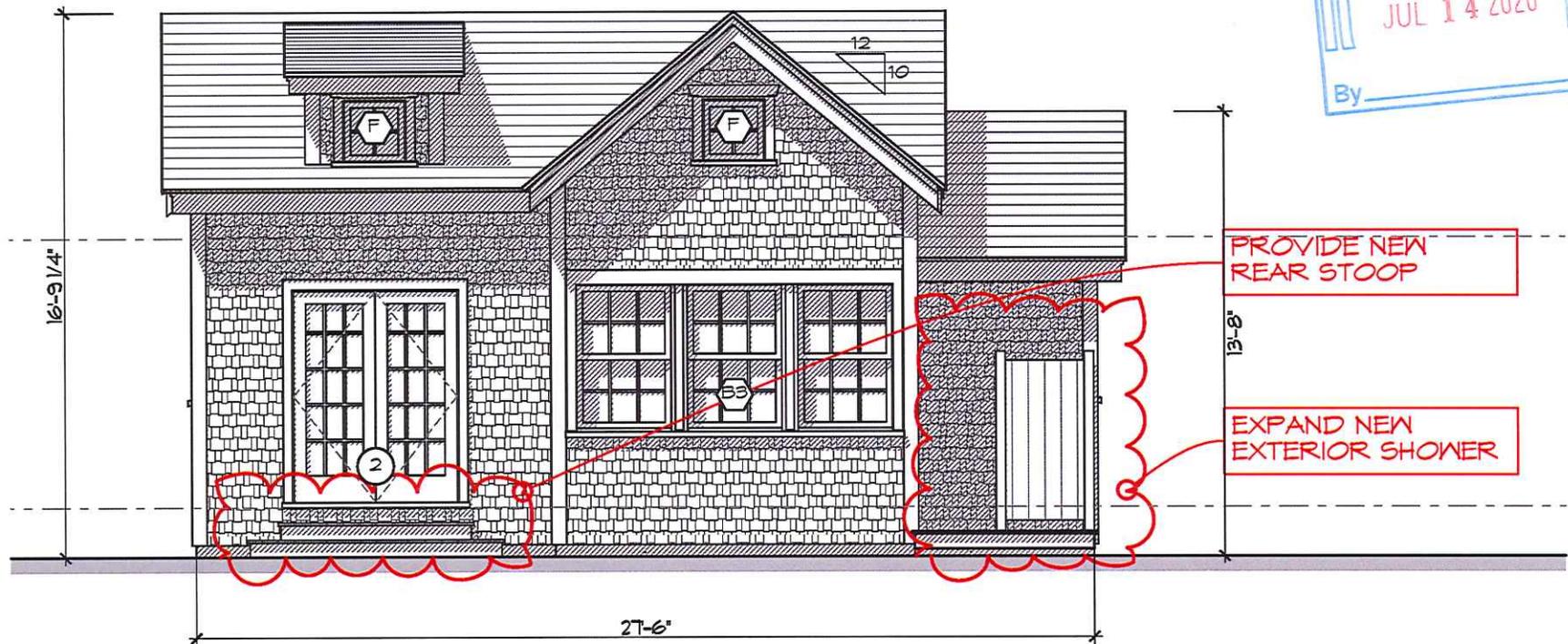
**PROPOSED HDC REVISIONS 07.08.2020**

1. REMOVE COVERED PORCH
2. PROVIDE NEW FRONT/REAR STOOP
3. EXPAND NEW EXTERIOR SHOWER



**TOPHAM DESIGN, LLC**  
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**RECEIVED**  
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 By \_\_\_\_\_



MARK	DATE	DESCRIPTION
	11	

PROPOSED COTTAGE WEST ELEV  
 PERMITS REVIEW NO. 0000  
 HDC SUBMISSION 09 JUL 2020  
 HDC OFFICE: 00 JUL 2020 CERTIFICATE NO.:

**BROWN RESIDENCE**  
 9 BEACH STREET  
 NANTUCKET, MA 02554  
 HDC SUBMISSION  
 7/14/20

PROJECT NO: 2020\_08  
 PLAN NO.: 73.1.3 PLAN NO.: 24  
 ZONING: S10H-10 ALLOWABLE G.C. 30.0%

**CTG · 2.3**

**W**

**PROPOSED COTTAGE WEST ELEVATION**

SCALE: 3/16" = 1'-0"

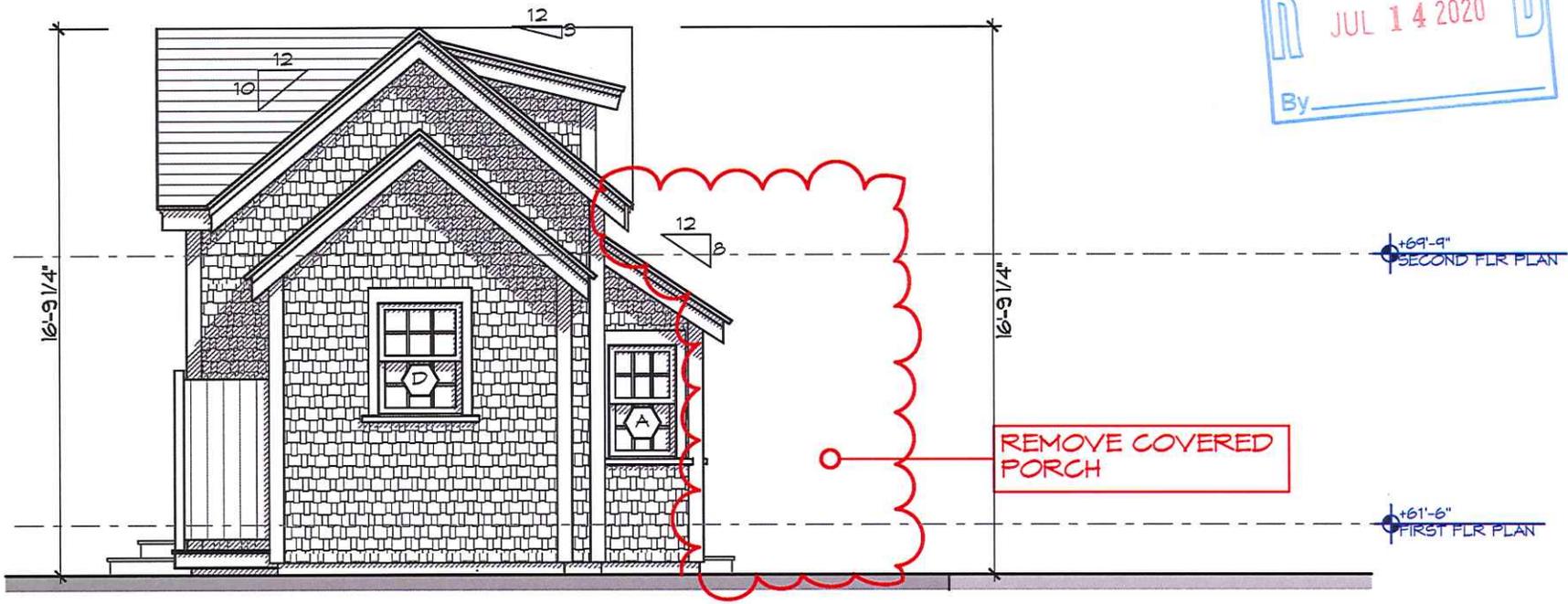
**PROPOSED HDC REVISIONS 07.08.2020**

1. REMOVE COVERED PORCH
2. PROVIDE NEW FRONT/REAR STOOP
3. EXPAND NEW EXTERIOR SHOWER



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 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNFACK.COM

**RECEIVED**  
 JUL 14 2020  
 By \_\_\_\_\_



DATE	DATE	DESCRIPTION
	7/1	

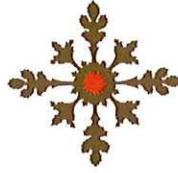
PROPOSED COTTAGE SOUTH ELEV  
 PERMIT PLAN NO. 0000  
 HDC SUBMISSION 09 JUL 2020  
 HDC APPROVE 00 JUL 2020 CERTIFICATE NO.:

**BROWN RESIDENCE**  
 9 BEACH STREET  
 NANTUCKET, MA 02564  
 HDC SUBMISSION  
 7/14/20

PROJECT NO: 2020\_08  
 PLAN NO: 23.1.3 PLAN NO: 24  
 ZONING: SR08-10 ALLOWABLE G.C. 30.0%

**CTG-2.4**

**S** **PROPOSED COTTAGE SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



TOPHAM DESIGN

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**BROWN, 9 BEACH STREET**

**FUTURE EAST ELEVATION**



**FUTURE NORTH ELEVATION**



FUTURE WEST ELEVATION



**FUTURE SOUTH ELEVATION**





## TOPHAM DESIGN

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03 June 2020

Cathy Flynn  
Land Use Specialist & HDC Administrator  
P.L.U.S. Department  
Historic District Commission  
2 Fairgrounds Road  
Nantucket, MA 02554

Re: 9 Beach Street Road  
Siasconset, MA 02554

Dear Cathy,

I hereby authorize Joseph Topham of Topham Design to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

Thank you,

DocuSigned by  
*Roberta Brown*  
071914125515471  
Roberta Brown



11 BEACH STREET

15 BEACH STREET

9 BEACH STREET

7 BEACH STREET