

1. No Meeting Agenda

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

1.I. VIEWPACK FOR 08/10/2020

Documents:

9 DENNIS DR- ROOF TOP SOLAR FOR OB 7-28-20.PDF
11 BISHOPS RISE-POOL.PDF
15 BEACH STREET - MOVE OFF LOT TO 9 BEACH.PDF
16 HELENS DRIVE - NEW DWELLING - OB SUB FOR 08 10 2020.PDF
18 MCKINLEY AVE - REBUILD DECK.PDF
30 CLIFF RD- HOUSE LIFT AND FOUNDATION.PDF
38 DERRYMORE RD- NEW DWELLING.PDF
4 HOWARD CT- HARDSCAPE.PDF
9 10 AND 15 BEACH STREET - 2ND ABUTTER LETTER TO HDC.PDF
9 AND 15 BEACH STREET - ABUTTER LETTER TO HDC.PDF
9 BEACH STREET - MOVE ON FROM 15 BEACH.PDF
9 BEACH STREET STREETSCAPE FROM JT.PDF

~ Old Business ~

Proposed HDC Minutes for July 6, 2020

13. Patrick Gately 06-1231 15A Gray Avenue Roof top solar 67-683 ACK Smart
 Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
 Representing Tim Carruthers, ACK Smart
 Public None
 Concerns (7:23) Carruthers – Presented project; circa 2011.

Oliver – She viewed this and concurs it won't be visible and is up high.
 Camp – No concerns.
 Coombs – No concerns.
 Welch – Being high on the dormers and upper third of the roof makes it highly not visible

Motion **Motion to Approve as submitted. (Oliver)**

Roll-call Vote Carried 5-0//Camp, Coombs, Welch, Oliver, and Pohl-aye Certificate # **HDC2020-06-1231**

14. Martha Morris 06-1233 9 Dennis Drive Roof top solar 67-366 ACK Smart
 Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, and manufacturer spec sheet.
 Representing Tim Carruthers, ACK Smart
 Public None
 Concerns (time) Carruthers – Presented project; read letter from the owner also signed by a neighbor; circa 1981.

Oliver – She's concerned about the visibility from the cul de sac despite the mitigating circumstances. West elevation has a shed roof; asked if that might provide sufficient power for the structure.

Camp – This is the same situation as Meadow Lane and it doesn't enhance the neighborhood.

Coombs – This flies in the face of our guidelines; there's no way it can be disguised. We approved a land array at 300 Polpis Road that works very well; you need to use some imagination.

Welch – Agrees with what's been said. This doesn't meet the guidelines; where we can disguise with screening, we try to make exceptions on a case-by-case basis; this would be hard.

Pohl – It appears from the photos there is sufficient vegetation to screen the house from most angles except the front. Asked about the east-facing roof.

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

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

15. Danielle DeBenedictus 06-1237 1 Magnolia Avenue Add dormers 73.3.1-123 Val Oliver

Voting Pohl, Coombs, Camp, Welch
 Alternates None
 Recused Oliver
 Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
 Representing Val Oliver, V. Oliver design
 Public None
 Concerns (7:52) Oliver – Presented project; the Summer House; could drop the dormers.

Backus – Read SAB comments: circa 1916; first 'Sconset Inn then The Moby Dick Inn; concern about what's happening at this time, if the dormers are going up; move the gable dormers off the ridge more and eaves to be even with windows lower; the proposed looks top heavy so could be shed. She doesn't agree with the idea of being shed dormers.

Camp – Her first impression is the windows are swimming in the dormers; they should fill the dormers more. The middle dormer should be special.

Coombs – She'd like to see the dormers come down; that would break up the length of the top ridge.

Welch – Could lower the flanking dormers. The 1910 photo, the primary dormers is higher than the ridge. The 1920 photo shows the dormer with a decorative feature; would like that decorative element be added back in.

Pohl – Agrees with SAB: if they are dropped the eaves will align and the structure will be less top heavy.

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

Roll-call Vote Carried 4-0//Welch, Camp, Coombs, and Pohl-aye Certificate #

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

CERTIFICATE OF APPROPRIATENESS
for structural work.

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: 67 PARCEL N: 366
Street & Number of Proposed Work: 9 DENNIS DR
Owner of record: MARTHA MADDIS
Mailing Address: 9 DENNIS DR
NANTUCKET MA 02554
Contact Phone #: 508 697 7619 E-mail: marthamaddis@comcast.net

AGENT INFORMATION (if applicable)

Name: ACH SUHAI
Mailing Address: 61 OLD SOUTH AD #500
NANTUCKET MA 02554
Contact Phone #: 781 325 6122 E-mail: achsu@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 INSTALL 2" SOLAR PV MODULES TO SOUTH ROOF TOP
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

REVISIONS:

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

Roofing: 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: _____

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

Roofing: Wood Aluminum Copper Leaders (material) _____

Leaders (material and size):

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

Material: 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 _____

Windows (type and material): TDL SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Driveway materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Wall _____ Clapboard (if applicable) _____ Roof _____
Sash _____ Doors _____
Foundation _____ Fence _____ Shutters _____

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

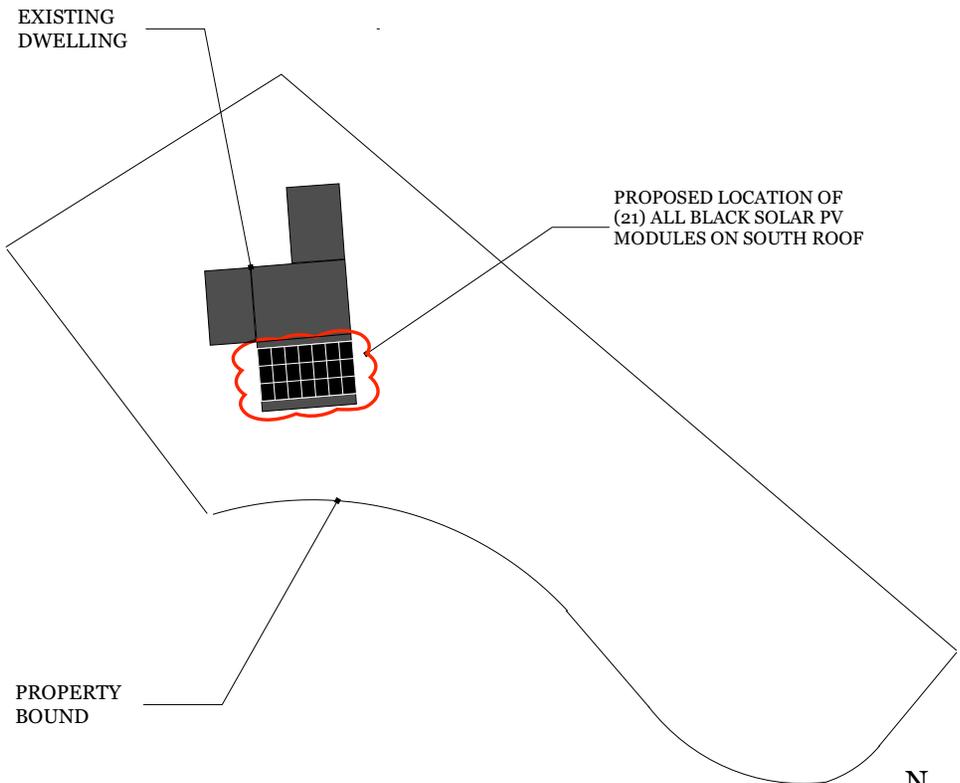
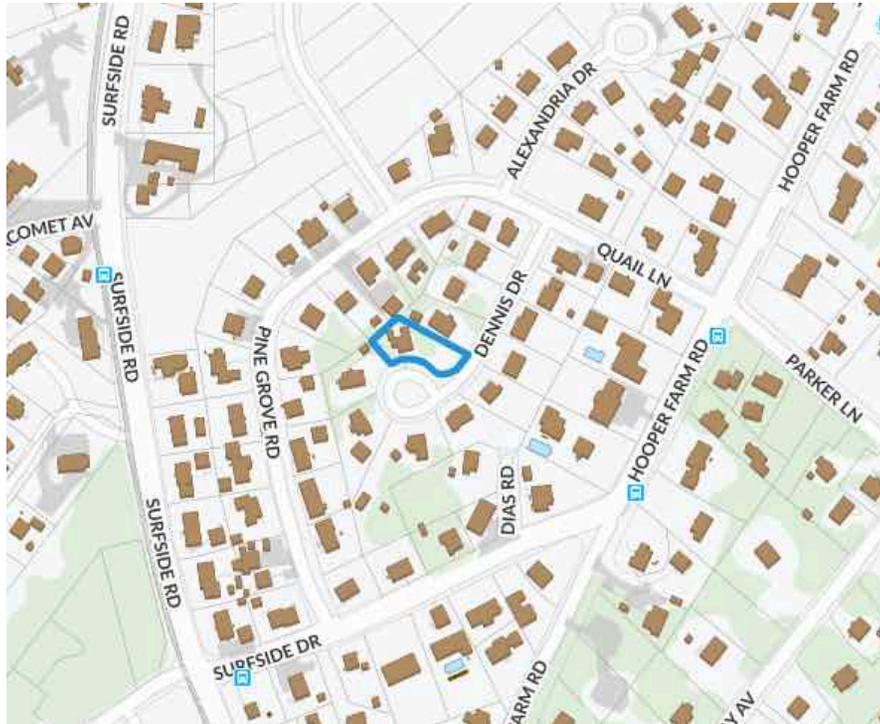
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

6/24/2020

Signature of owner of record _____

(Handwritten Signature)

Signed under penalties of perjury



LOCUS MAP
SCALE: NOT TO SCALE

ZONING CLASS: R10
Front Setback: 20 ft
Side/Rear setback: 10 ft

Site Plan
Scale: 1" = 30' 0"



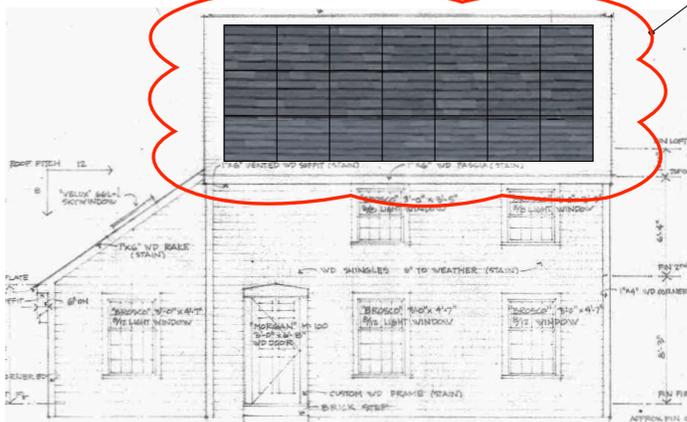
GIS & SITE PLAN

ROOFTOP Solar Array
6.83 kW DC, 7.6 kW AC

OWNER:	MORRIS, MARTHA
SITE ADDRESS:	9 DENNIS DR
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 67	PARCEL: 366

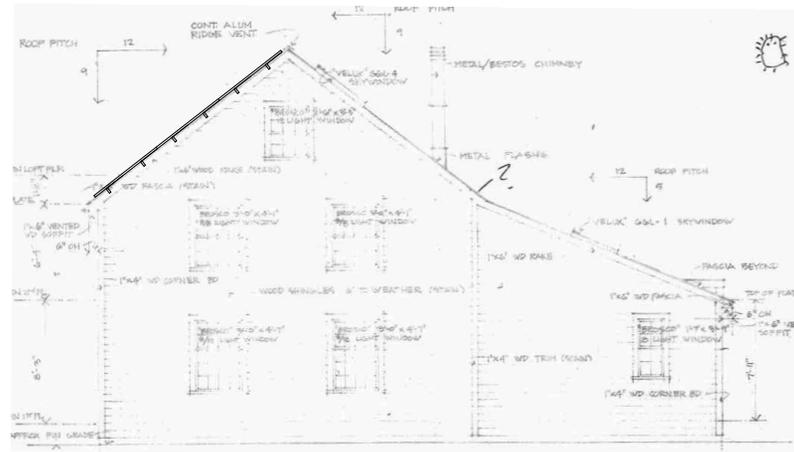
MMDD/YY	REVISIONS	REMARKS
1	6/24/2020	Submitted for HDC & Permitting Review.
2	7/13/2020	Updated for HDC review
3		
4		
5		

PV 01

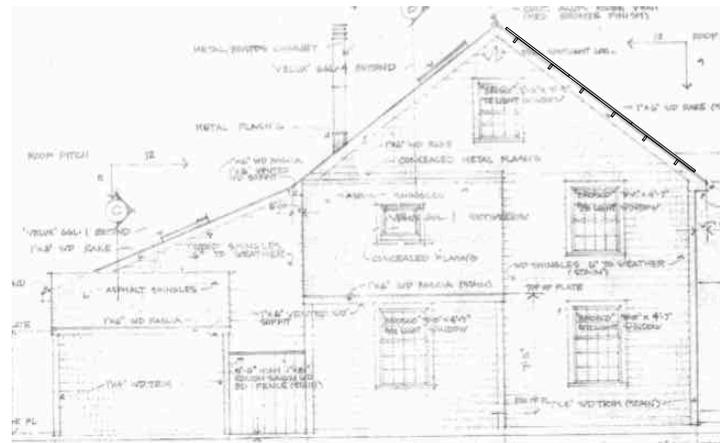


SOUTH ELEVATION

PROPOSED INSTALLATION OF
(21) ALL BLACK SOLAR PV
MODULES TO SOUTH
ROOFTOP - WITH SOLAR
SKINS



EAST ELEVATION



WEST ELEVATION

Scale: 1/8" = 1' 0"



Proposed Elevations

ROOFTOP Solar Array
6.83 kW DC, 7.6 kW AC

OWNER:	MORRIS, MARTHA
SITE ADDRESS:	9 DENNIS DR
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 67	PARCEL: 366

REVISIONS	
MMDDYY	REMARKS
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4	
5	

PV 02



VIEW FROM WEST



VIEW FROM EAST



VIEW FROM SOUTH WITH SOLAR SKINS



VIEW FROM SOUTH WITH TRADITIONAL BLACK PANELS



Photos

ROOFTOP Solar Array
6.83 kW DC, 7.6 kW AC

OWNER:	MORRIS, MARTHA
SITE ADDRESS:	9 DENNIS DR
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 67	PARCEL: 366

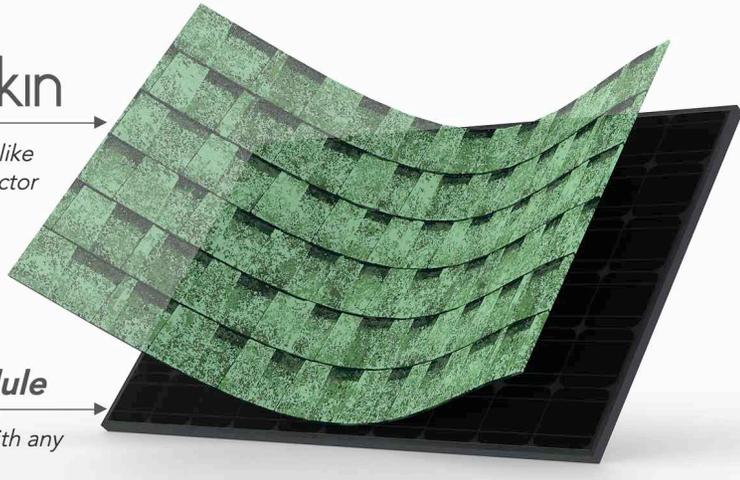
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MM/DD/YY	REMARKS
1 6/24/2020	Submitted for HDC & Permitting Review.
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3	
4	
5	

SOLARSKIN

Designed by MIT engineers, SolarSkin is an aesthetic overlay that transforms the look of any solar panel. It can make the panel blend in with a homeowner's roof – no matter what color, pattern, or style.

solarskin

Easily applied like a screen protector



Solar Module

Compatible with any solar brand

Approved in HOAs and historic districts around the country



Rendering of solar panels with SolarSkin applied



Additional Information: <https://www.sistinesolar.com/hoa>



SolarSkin

ROOFTOP Solar Array
6.83 kW DC, 7.6 kW AC

OWNER: MORRIS, MARTHA
SITE ADDRESS: 9 DENNIS DR
CITY, STATE, ZIP: NANTUCKET, MA 02554
MAP: 67 PARCEL: 366

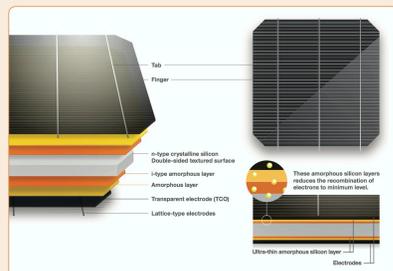
REVISIONS

MM/DD/YY	REMARKS
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2 7/13/2020	Updated for HDC review
3	
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N325K / N320K

Panasonic's unique heterojunction technology uses ultra-thin amorphous silicon layers. These thin dual layers reduce losses, resulting in higher energy output than conventional panels.



Panasonic HIT® Black is the brand new all-black module which features high efficiency 19.4%, industry leading temperature coefficient of -0.258%/°C and a sleek design. Powerful and aesthetically designed to make your roof look great.



Our competitive advantages

High Efficiency at High Temperatures
As temperature increases, HIT® continues to perform at high levels due to the industry leading temperature coefficient of -0.258%/°C. No other module even comes close to our temperature characteristics. That means more energy throughout the day.

25 Year Product and Performance Warranty**
Industry leading 25 year product workmanship and performance warranty is backed by a century old company- Panasonic. Power output is guaranteed to 90.76% after 25 years, far greater than other companies.

Quality and Reliability
Panasonic's vertical integration, 21 years of experience manufacturing HIT® and 20 internal tests beyond those mandated by current standards provides extreme quality assurance.

Higher Efficiency 19.4%
Enables higher power output and greater energy yields. HIT® provides maximum production for your limited roof space.

Low Degradation
HIT "N-type" cells result in extremely Low Light Induced Degradation (LID) and zero Potential Induced Degradation (PID) which supports reliability and longevity. This technology reduces annual degradation to 0.26% compare to 0.70% in conventional panels, guaranteeing more power for the long haul.

Enhanced Frame Design
A new 40mm frame increases durability and strength, being able to handle loads of up to 5400Pa. Also, the water drainage system gives rain water and snow melt a place to go, reducing water stains and soiling. Less dirt on the module means more sunlight getting through to generate power.

HIT® is a registered trademark of Panasonic Group



N325K / N320K



ELECTRICAL SPECIFICATIONS

Model	VBHN325KA03	VBHN320KA03
Rated Power (Pmax)	325W	320W
Maximum Power Voltage (Vmp)	59.2V	58.7V
Maximum Power Current (Imp)	5.50A	5.46A
Open Circuit Voltage (Voc)	70.9V	70.5V
Short Circuit Current (Isc)	5.94A	5.89A
Temperature Coefficient (Pmax)	-0.258%/°C	-0.258%/°C
Temperature Coefficient (Voc)	-0.17%/°C	-0.16%/°C
Temperature Coefficient (Isc)	3.27mA/°C	3.21mA/°C
NOCT	44.0°C	44.0°C
CEC PTC Rating (Tentative)	302.4	297.6
Cell Efficiency	21.8%	21.5%
Module Efficiency	19.4%	19.1%
Watts per Ft²	18.03W	17.8W
Maximum System Voltage	600V	600V
Series Fuse Rating	15A	15A
Warranted Tolerance (+/-)	+10%/-0%*	+10%/-0%*

MECHANICAL SPECIFICATIONS

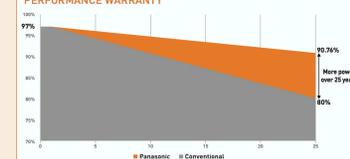
Model	VBHN325KA03, VBHN320KA03
Internal Bypass Diodes	4 Bypass Diodes
Module Area	18.02 Ft² (1.67m²)
Weight	41.89 Lbs (19kg)
Dimensions LxWxH	62.6 x 41.5 x 1.6 (1594x1053x40mm)
Cable Length +Male-/Female	40.2/40.2 in. (1020/1020 mm)
Cable Size / Type	No. 12 AWG / PV Cable
Connector Type	Multi-Contact® Type IV (MC4™)
Static Wind / Snow Load	112 PSF (5400Pa)****
Pallet Dimensions LxWxH	65.3x42.7x48.5 in. (USA) 63.7x42.2x48.4 in. (Malaysia)
Quantity per Pallet / Pallet Weight	24 pcs/1549 Lbs. (674 kg)
Quantity per 40' Container	672 pcs.
Quantity per 20' Container	288 pcs.

Operating Conditions & Safety Ratings

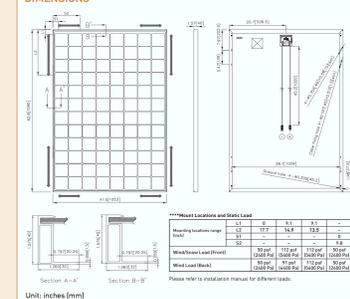
Model	VBHN325KA03, VBHN320KA03
Operating Temperature	-40°F to 185°F (-40°C to 85°C)
Hail Safety Impact Velocity	1" hailstone (25mm) at 52 mph (23m/s)
Safety & Rating Certifications	UL 1703, cUL, Certified by UL LLC, CEC, FSEC, ISO9001
UL 1703 Fire Classification	Type 2
Limited Warranty	25** Yrs Workmanship and Power Output (Linear)***
Manufacturing Locations	USA and Malaysia

NOTE: Standard Test Conditions: Air mass 1.5, irradiance = 1000W/m², cell temp. 25°C
 **Maximum power at delivery. For guarantee conditions, please check our guarantee document.
 ***Installation needs to be registered through our website: www.panasonicahibestparts.com within 60 days in order to receive twenty-five (25) year Product workmanship. Otherwise, Product Workmanship will be only fifteen (15) years.
 ****1st year: 97%, after 2nd year: 0.26% annual degradation to year 25.
 *STC: Cell temp. 25°C, AM1.5, 1000W/m²
 *Safety locking clip (PV-SSM) is not supplied with the module.
 NOTE: Specifications and information above may change without notice.

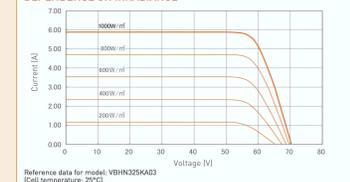
PERFORMANCE WARRANTY



DIMENSIONS



DEPENDENCE ON IRRADIANCE



Reference data for model: VBHN325KA03 (Cell temperature: 25°C)
 ⚠️ CAUTION! Please read the installation manual carefully before using the products. Used electrical and electronic products must not be mixed with general household waste. For proper treatment, recovery and recycling of old products, please take them to applicable collection points in accordance with your national legislation.



Panasonic Eco Solutions of North America
 Two Riverfront Plaza, 9th Floor, Newark, NJ 07102
 panasonicHIT@us.panasonic.com
 na.panasonic.com/us/solarpanels

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 Specifications are subject to change without notice
 092017
 RS1747405_3_14_19



pv module specifications

ROOFTOP Solar Array
 6.83 kW DC, 7.6 kW AC

OWNER:	MORRIS, MARTHA	REVISIONS	
		MM/DD/YY	REMARKS
SITE ADDRESS:	9 DENNIS DR	1	6/24/2020 Submitted for HDC & Permitting Review.
CITY, STATE, ZIP:	NANTUCKET, MA 02554	2	7/13/2020 Updated for HDC review
MAP: 67	PARCEL: 366	3	
		4	
		5	

PV 05

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°: 40 PARCEL N°: 31.1
Street & Number of Proposed Work: 11 BISHOPS RISE
Owner of record: MARIANNE + DAK WAINO
Mailing Address: PO Box 2726
Nantucket MA 02584
Contact Phone #: 508-221-1115 E-mail: dakwaino@yahoo.com

AGENT INFORMATION (if applicable)

Name: NA SAME
Mailing Address: _____
Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
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 LUG-2) Roof Other _____

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

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

Additional Remarks

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____
Gutters: Wood Aluminum Copper Leaders (material) _____

Leaders (material and size):

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

Trim: A. Wood Pine Redwood Cedar Other _____

B. Treatment Paint Natural to weather Other _____

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

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

Windows*: Double Hung Casement All Wood Other _____

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXISTING Walkways EXISTING Walls TO MATCH HOUSE

* Note: Complete door and window schedules are required.

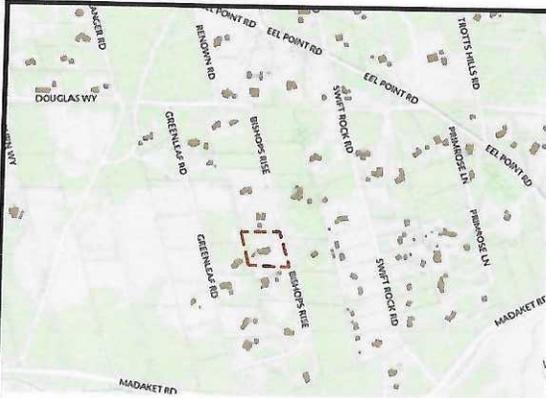
COLORS

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

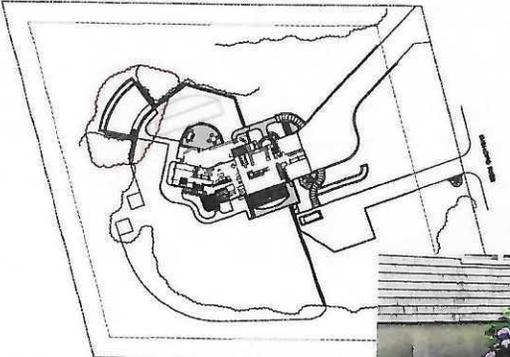
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 7/27/20 Signature of owner of record Dak Waino Signed under penalties of perjury



VICINITY MAP (NTS)



OVERALL SITE PLAN

ONE INCH EQUALS FORTY FEET
SCALE IN FEET NORTH

THIS CONCEPTUAL DRAWING AS DEPICTED IS PRELIMINARY IN NATURE AND INTENDED TO ILLUSTRATE DESIGN INTENT BASED ON DATA MADE AVAILABLE FORICATIONS TO THIS CONCEPTUAL DRAWING MAY BE REFLECTED IN THE FINAL DEVELOPMENT PLAN BASED ON ADDITIONAL DATA COLLECTED OR CHANGES TO EXISTING DATA RELATED TO SITE BOUNDARY, TOPOGRAPHY, SETBACK DELINEATION, LOCAL AND STATE GOVERNMENT REGULATORY REVELS, AND PERMITTING REQUIREMENTS.

PRIOR TO CONSTRUCTION THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR COMPLYING ALL PROJECT REQUIREMENTS AS (DEPICTED IN THESE DRAWINGS) AS TO CONFORMITY WITH ALL STATE AND LOCAL BUILDING CODES AND REGULATIONS, (ZONING, CONSERVATION, HEALTH ETC.); ALL CRITICAL SITE REQUIREMENTS, GRADING, MATERIAL QUALITY, QUANTITY AND SIZES, CRITICAL TOLERANCES, ALL DIMENSIONS, PROPER SIZING AND DETAILING OF ALL STRUCTURAL ELEMENTS SHALL BE REVIEWED AND CONFIRMED AS SATISFACTORY BY A REGISTERED ENGINEER IN THE STATE OF MASSACHUSETTS.

MANUQUET HDC APPROVAL REQUIRED (NOT HDC APPROVED). BUILDING PERMIT REQUIRED.

ENLARGED SITE PLAN

ONE INCH EQUALS TEN FEET
SCALE IN FEET NORTH

NOTE ALL DIMENSIONS TO BE FIELD VERIFIED. APPROX. SIZE OF POOL INTERIOR RADIUS AT BENCH: 12' 6" INTERIOR RADIUS AT TROUGH: 48' 6"

4' HT. STONE RETAINING WALL (MATERIAL MATCH STONE WALL AT DRIVEWAY)

EXIST WALLS

EXISTING VIEWS FROM STREET



CURRENT ZONING: LIMITED USE GENERAL 2 (L.U.G.-2)
MINIMUM LOT SIZE: 80,000 SF
MINIMUM FRONTAGE: 150 FT
FRONT YARD SETBACK: 35 FT
REAR/SIDE YARD SETBACK: 15 FT
GROUND COVER: 4%

PREPARED BY:
Ridgevale Development, Inc.
32 Deep Wood Drive
Forestdale, Massachusetts 02644

PREPARED FOR:
Waine Residence
11 Bishops Rise
Nantucket, Massachusetts 02554

TITLE:
PROPOSED POOL PLAN

REVISIONS

1	
---	--

DESIGNED BY:	KIC
DRAWN BY:	KJM
CHECKED BY:	DW & MAM
DATE:	4/10
PROJECT NO.:	19 JULY 2020
	1088



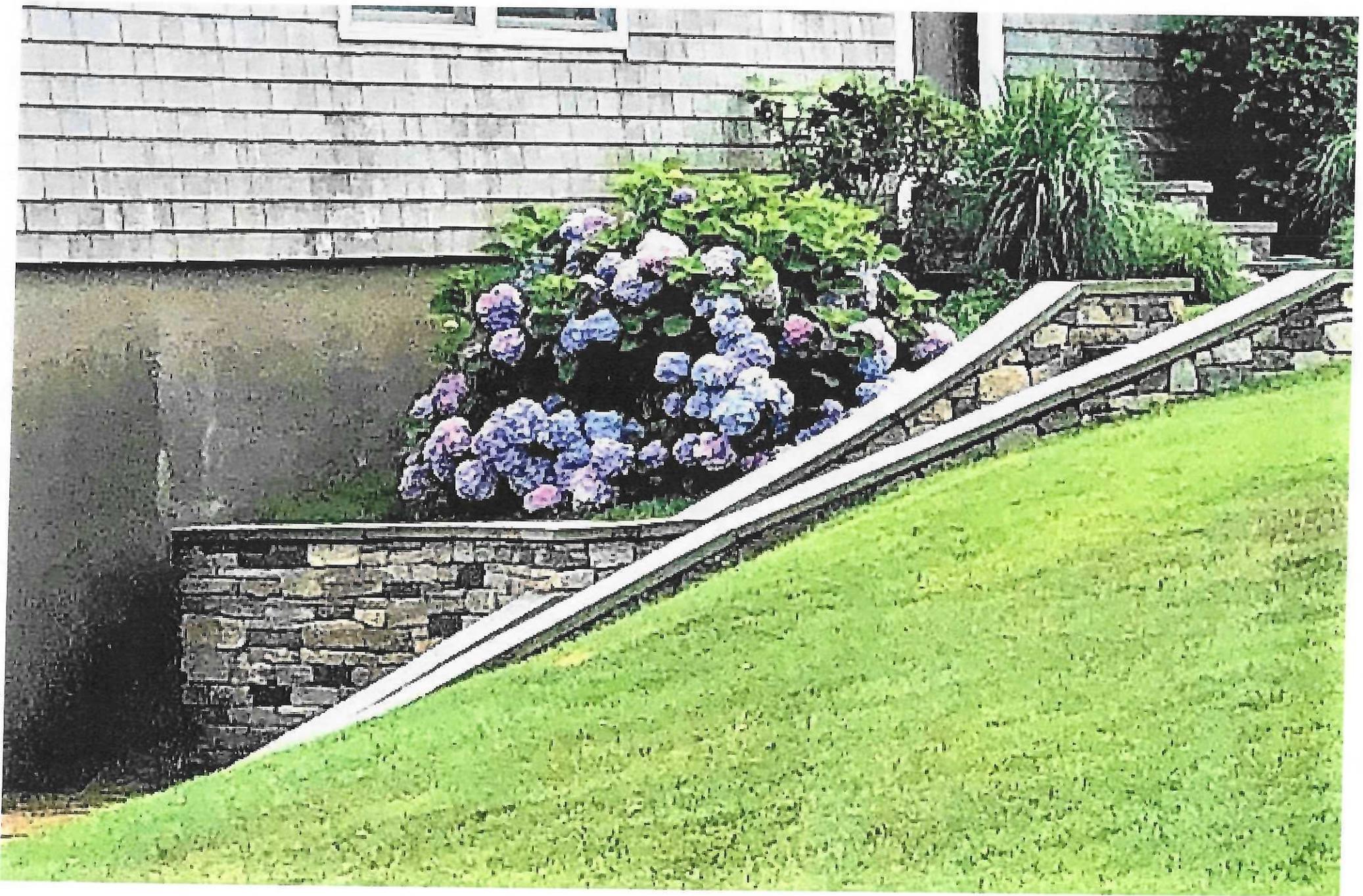












Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

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@tophandesign.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.) _____

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 _____

Fence: Height: _____
Type: _____
Length: _____

* 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. 2313 Plan No. 24

Zoning: S10N ALLOWABLE 4 C-30.0%

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. THIS INFORMATION IS UNCLASSIFIED DATE 07/16/20 BY 60322 UCBAW/STP/STP

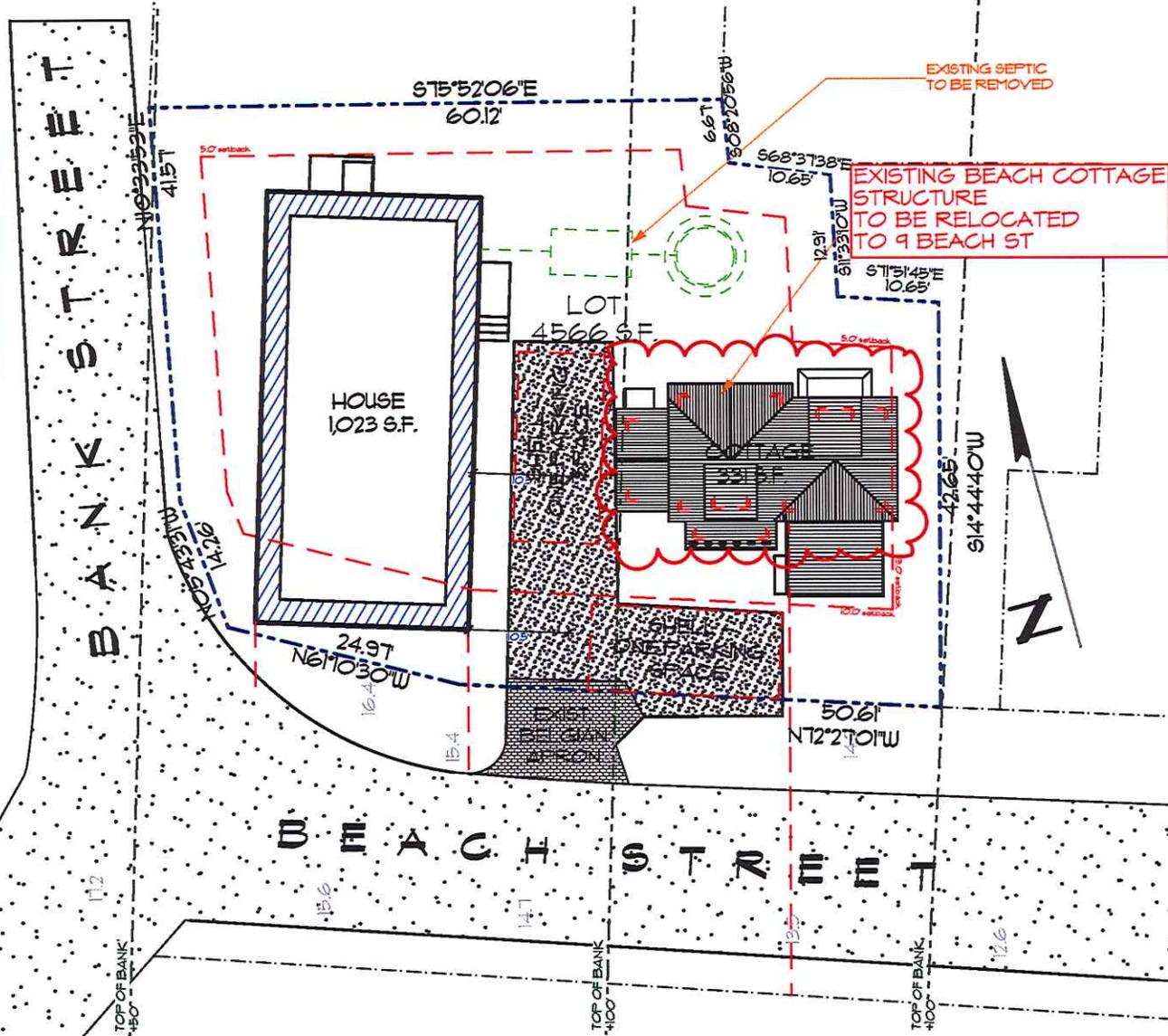
HDC CTG-0

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



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

DATE	DESCRIPTION
11	

COTTAGE SITE PLAN

Permit No.:

HKS SUBMISSION 00 JUL 2020
 HKS APPROVAL 00 JUL 2020 CONTRACT NO.:

BURLINGHAM RESIDENCE
 15 BEACH STREET
 SIASCONSET, MA 02564

HDC SUBMISSION
 7/8/20

PROJECT NO-2020-04
 PLAN NO-2213 PLAN NO- 24
 ZONING: SR01 ALLOWABLE G.C. 30.0%

S

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

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 HUMMOCK POND ROAD, NANTUCKET, MA, 02554,
 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
 TOWN: SR01 ALLOWABLE CC: 30.0%

HDC CTG · 0

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

RECEIVED
 JUL 14 2020
 By _____

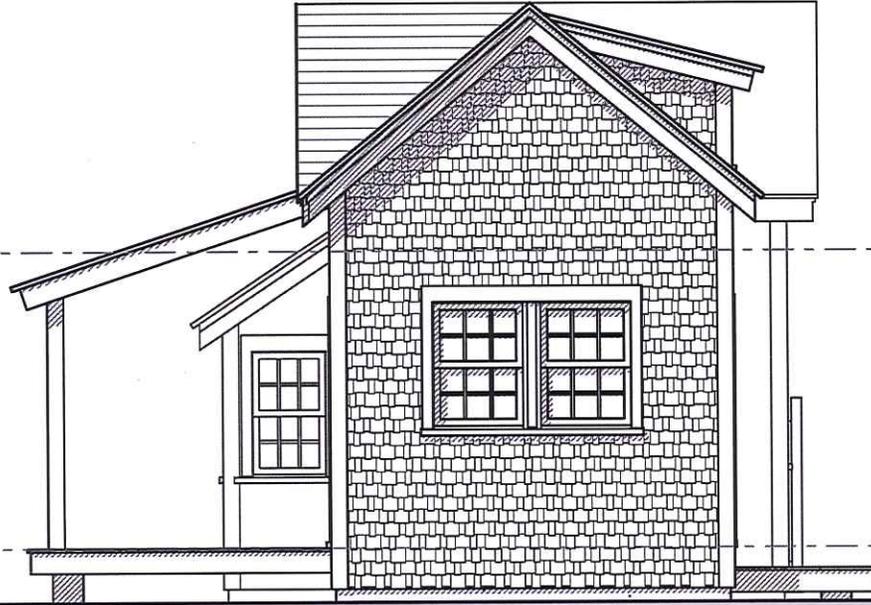
PROPOSED HDC REVISIONS 07.08.2020

EXISTING BEACH COTTAGE TO BE
 RELOCATED TO 9 BEACH ST



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

DATE	DATE	DESCRIPTION
	11	



COTTAGE EAST ELEVATION

PULLING PERMIT NO. _____
 HDC SUBMISSION 08 JUL 2020
 HDC APPROVAL 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: SPOH	ALLOWABLE 9-C-30-01C	

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

HDC CTG-0

RECEIVED
 JUL 14 2020
 By

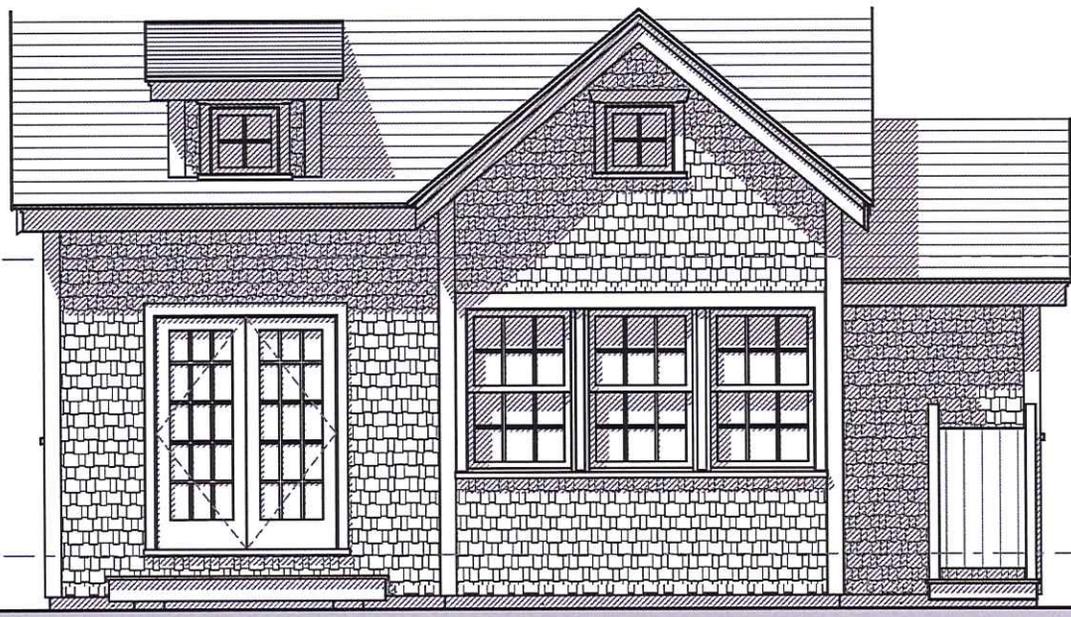
PROPOSED HDC REVISIONS 07.08.2020

EXISTING BEACH COTTAGE TO BE
 RELOCATED TO 9 BEACH ST



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

DATE	REVISION
7/1	



COTTAGE NORTH ELEVATION

PLANS: 00 JUL 2020
 HDC APPROVAL: 00 JUL 2020

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: 0.30-0.05

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

HDC CTG-0

RECEIVED
 JUL 14 2020
 By _____

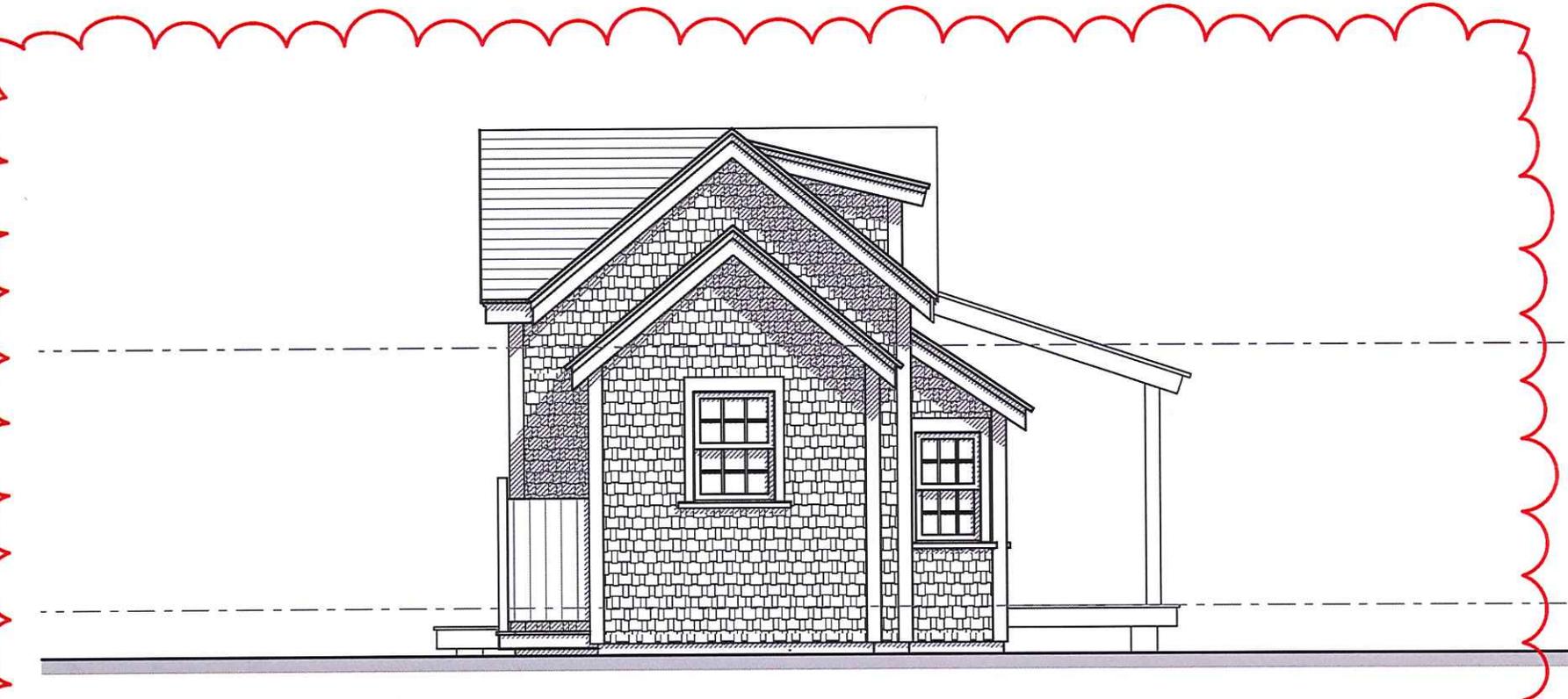
PROPOSED HDC REVISIONS 07.08.2020

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 REVISIONS: 00 JUL 2020
 HDC REVISIONS: 00 JUL 2020

BURLINGHAM RESIDENCE

15 BEACH STREET
 SIASCONESET, MA 02564

HDC SUBMISSION
 7/6/20

PROJECT NO: 2020-04	FLIP NO: 24
FLIP NO: 23.13	ALLOWABLE R.C. 30.0%
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



~ Old ~

Proposed HDC Minutes for July 28, 2020

4. Eliza & David Silva 07-1316 16 Helen's Drive Re-site & fenestration changes 66-53 Self

Voting Pohl, Camp, Oliver Welch, Dutra
 Alternates Coombs having video issues.
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Eliza Silva, owner
 Public None
 Concerns (4:56) **Silva** – Presented project.
Oliver – The two-over-two windows are an odd proportion because they are using the existing openings; however, visibility is minimal in the proposed location.
Camp – Doesn't think this will be visible; okay with the proposal.
Dutra – No concerns due to lack of visibility.
Welch – Agrees with comments made but okay due to limited visibility.

Motion **Motion to Approve as submitted. (Camp)**
 Roll-call Vote Carried //Dutra, Oliver, Welch, Camp, and Pohl-aye Certificate # **HDC2020-07-1316**

5. Eliza & David Silva 07-1303 16 Helen's Drive New dwelling 66-53 Self

Voting Pohl, Camp, Oliver Welch, Dutra
 Alternates Coombs (resolved video issues after hearing started)
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Eliza Silva, owner
 Public None
 Concerns (5:05) **Silva** – Presented project; should only be able to see the west and north elevations and that will be limited.
Oliver – The west elevation needs more fenestration on the 2nd floor of the main mass; it's 30-feet tall and no windows. The west elevation has the same expanse of shingled wall. There are a lot of anomalies but thinks lack of visibility will carry it. South elevation has two entry points. Regarding the front door, the existing building is a simpler style; the new house has large overhangs and is more complicated, which detracts from the front door.
Camp – She'd like more consistency in the size of window; the front door looks random. Suggested it's possible for that 30-foot roof to come down; would also like to see something in that gable. South elevation, the 1st-floor windows could be more consistent in size. North elevation, the large roof plane under the dormer looks odd. West elevation, the front door doesn't look like a front door.
Dutra – West elevation, agrees raising the middle mass roof up would help and agrees it needs a more traditional front door; suggested something over the door to give it more presence. Okay with the north elevation. South elevation, understands the problem with mixed window sizes; suggested moving the French doors left so the "A" windows could be increased in size; the 5 ganged windows could be reduced by one and spaced. East elevation, not that concerned since it's the back.
Backus – Pointed out that the existing structure is 30 feet tall and this is proposed as 30 feet as well.
Welch – Agrees with much that's been said. A viewing would benefit the whole project. On the proposed west elevation, the comments to raise the middle mass roof height will help eliminate the expanse of shingle on the main mass. He wants to reserve comments on other elements until after he has viewed this.
Coombs – The east side of the building needs to be viewed from Miacomet Avenue
Pohl – Suggested raising the middle gable roof; that will minimize the expanse of shingle wall. Agrees with the idea of fenestration being more homogenous in size and minimizing the upper-level expanse of shingle.

Motion **Motion to View and hold for revisions and a good resolution Google aerial view from about 500 meters up. (Welch)**

Roll-call Vote Carried 5-0//Dutra, Camp, Oliver, Welch, and Pohl-aye Certificate #
 6. Eliza & David Silva 07-1320 16 Helen's Drive Pool & hardscape 66-53 Self

Voting Pohl, Camp, Oliver Welch, Dutra
 Alternates Coombs having video issues.
 Recused None
 Documentation Landscape design plans, site plan, and photos.
 Representing Eliza Silva, owner
 Public None
 Concerns (5:25) **Silva** – Presented project.
Camp – She's okay with Belgium block; but not sure about the shell.

Motion **Motion to View and hold to track. (Oliver)**
 Roll-call Vote Carried 5-0//Camp, Dutra, Welch, Oliver, 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.

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

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°: 53
 Street & Number of Proposed Work: 16 Helens Drive
 Owner of record: Eliza + David Silva
 Mailing Address: 16 Helens Drive
Nantucket Ma
 Contact Phone #: 508-648-7859 E-mail: eliza@galleybeach.net

AGENT INFORMATION (if applicable)

Name: SAME
 Mailing Address: _____
 Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY		# <u>1024</u>
Date application received:	<u>7/8/2020</u>	Fee Paid: \$ <u>747.20</u>
Must be acted on by:	<u>9/19/2020</u>	
Extended to:	_____	
Approved:	Disapproved: _____	
Chairman:	_____	
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 R-20) Roof Other _____
 Size of Structure or Addition: Length: 65' Sq. Footage 1st floor: 1423 Decks/Patio: Size: _____ 1st floor 2nd floor
 Width: 40' Sq. Footage 2nd floor: 1056 Size: _____ 1st floor 2nd floor
 Sq. Footage 3rd floor: 757

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
 Height of ridge above final finish grade: North 30' South 30' East 30' West 30'

Additional Remarks

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

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 10/12 Secondary Mass 10/12 Dormer 5/12 Other _____
 Roofing material: Asphalt: 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
 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 1x6 Rake 1x3 1x5 Soffit (Overhang) 12" MAX Corner boards _____ Frieze _____
 Window Casing 1x3 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 Marvin
 Doors* (type and material): TDL SDL Front Custom Rear MARVIN Side MARVIN
 Garage Door(s): Type _____ Material _____
 Hardscape materials: Driveways _____ Walkways _____ Walls _____

Fence: Height:	<u>4'</u>
Type:	_____
Length:	_____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Certified Red Architectural Asphalt / Weathered Wood
 Trim Natural Sash Clad pebble grey Doors Wood / Clad pebble grey
 Deck Natural Foundation Parged 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 7/7/20 Signature of owner of record E Silva Signed under penalties of perjury _____

16 Helens Drive Revisions

Hardscape and new dwelling held for viewing and revisions

Map parcel 66/53



MAP / PARCEL 66/ 53
 ZONING R-20
 G.C.R. 12.5%
 EXISTING 747 sq. ft.
 PROPOSED NEW 1,923 sq. ft.
 TOTAL 2,670 sq. ft.
 LOT AREA 24,437 sq. ft.
 ALLOWABLE G.C. 3,055 sq.ft.
 SETBACKS
 FRONT YARD 30'
 SIDE / REAR 10'

INDEX

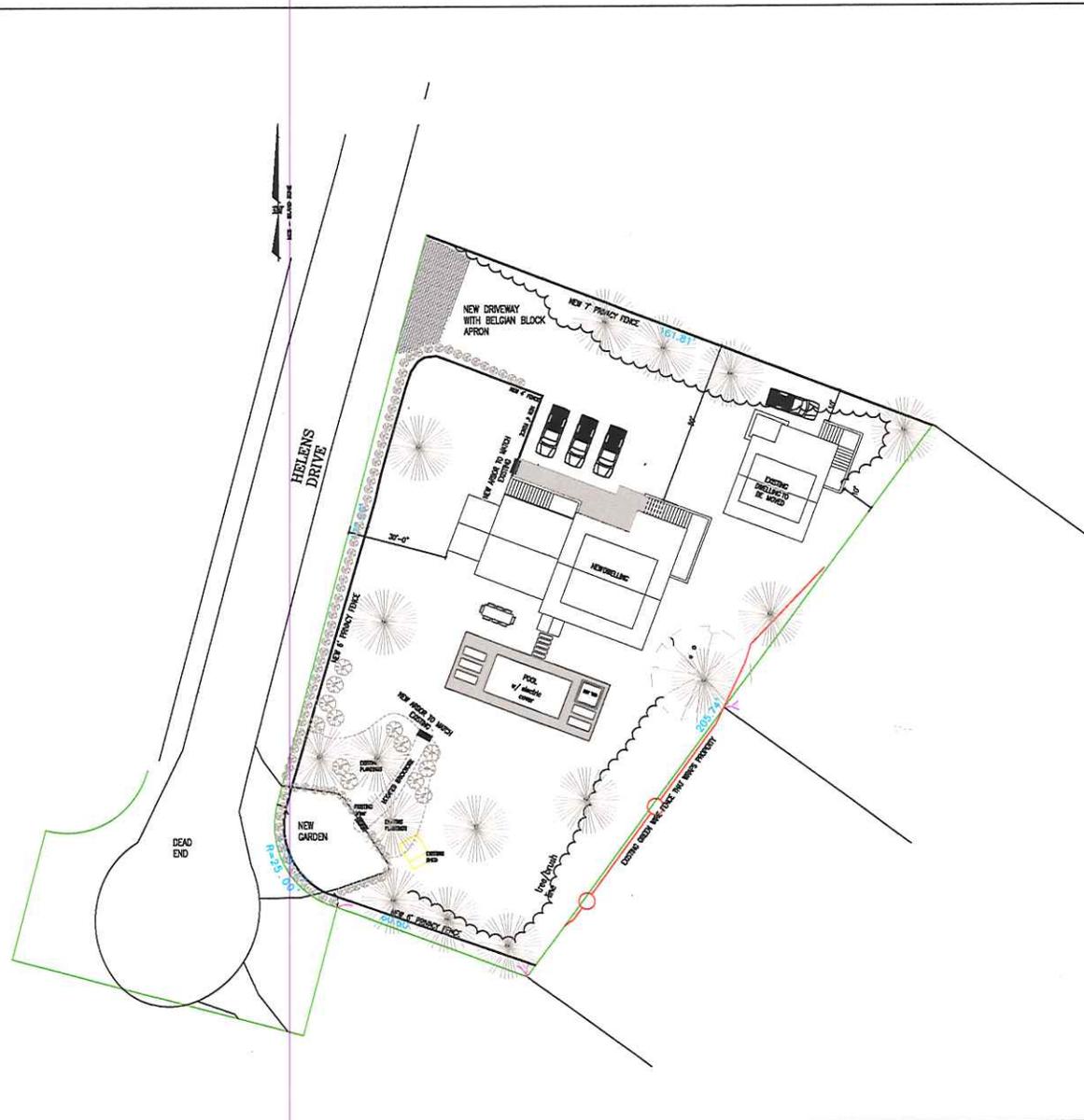
1. Cover Sheet
2. Basement & Main Level
3. 2nd & 3rd Level
4. West Elevation
5. North Elevation
6. South Elevation
7. East Elevation

door schedule

NO.	MANUFACTURER	DESCRIPTION	SIZE	QTY
1	meidus	4 panel	3'6"X7'0"	1
2	MARVIN CN 5470	Clad exterior, simulated divided 12 light	5'0"X7'0"	1
3	MARVIN CN 3070	Clad Exterior, simulated divided 6 light	3'0"X7'0"	1

window schedule

TYPE	MANUFACTURER	LIGHT/DESCRPT.	SIZE
A	MARVIN CN 3220	2/2 Clad exterior, simulated divided	32" x 49"
B	MARVIN CN 2020	2/2 Clad exterior, simulated divided	20" x 49"
C	MARVIN CN 2826	2/2 Clad exterior, simulated divided	30" x 5"
D	MARVIN CN3020	2light Clad Exterior, simulated divided	30" x 20"
E	MARVIN CN 3016	2/2 Clad exterior, simulated divided	30" x40"



description of work
 new dwelling

Eliza and David Silva
 16 Helens Drive
 Nantucket MA 02554

site plan
 scale:
 1/16"=1'
 7-31-20

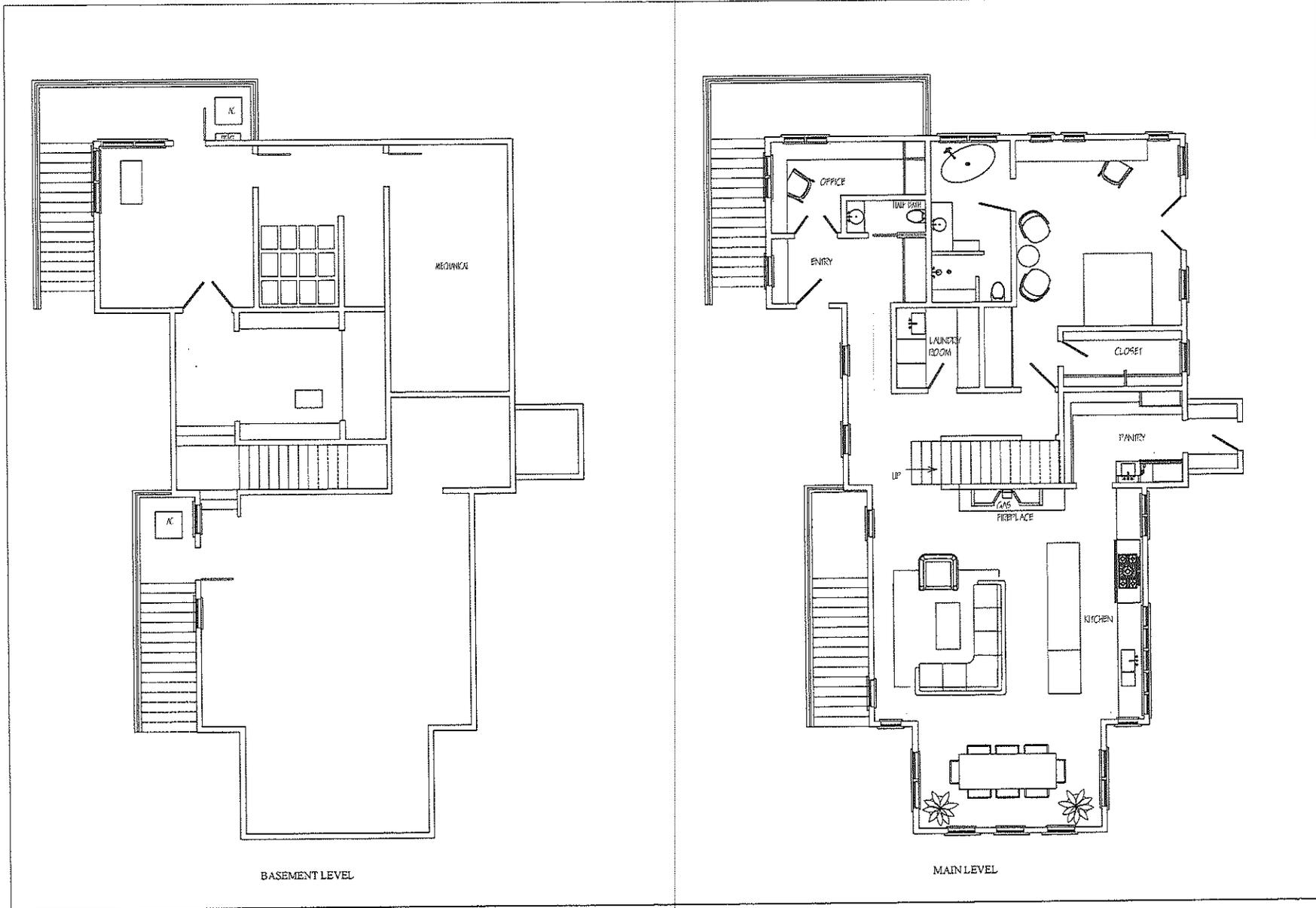
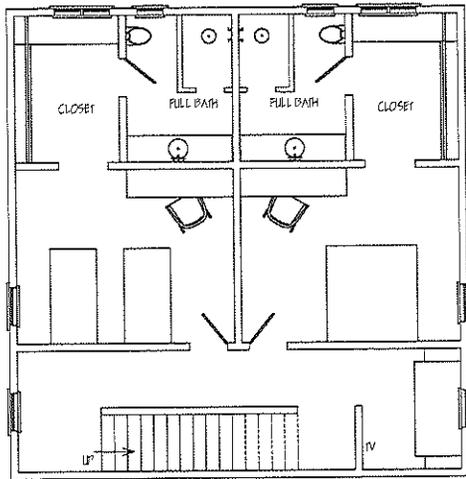


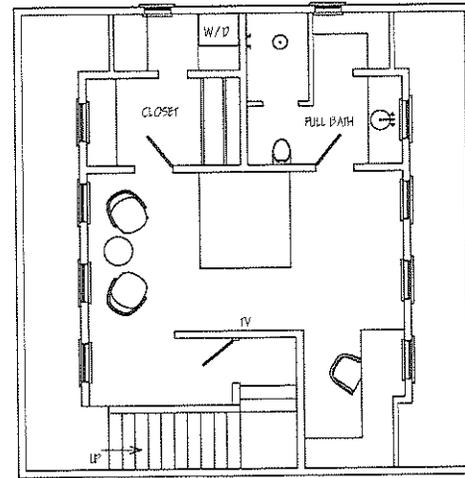
EXHIBIT OF WORK
new dwelling

Eliza and David Silva
16 Helens Drive
Nantucket MA 02554

basement & main level
scale:
1/4" = 1'-0"
7-31-20



2ND LEVEL

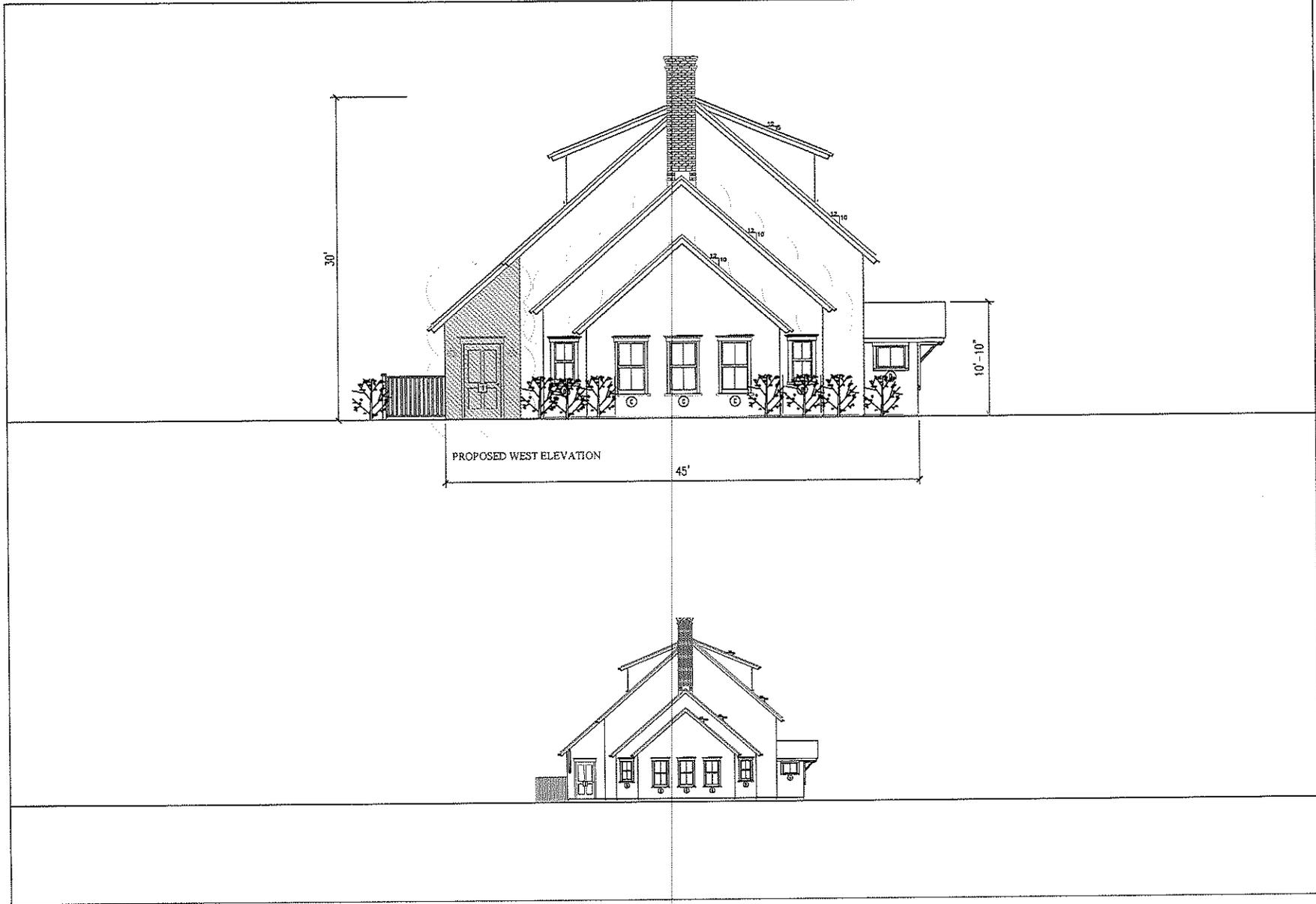


3RD LEVEL

DESCRIPTION OF WORK:
new dwelling

Eliza and David Silva
16 Helens Drive
Nantucket MA 02554

2nd &
3rd level
scale:
1/4" = 1'-0"
7-31-20



DESCRIPTION OF WORK
 new dwelling

Eliza and David Silva
 16 Helens Drive
 Nantucket MA 02554

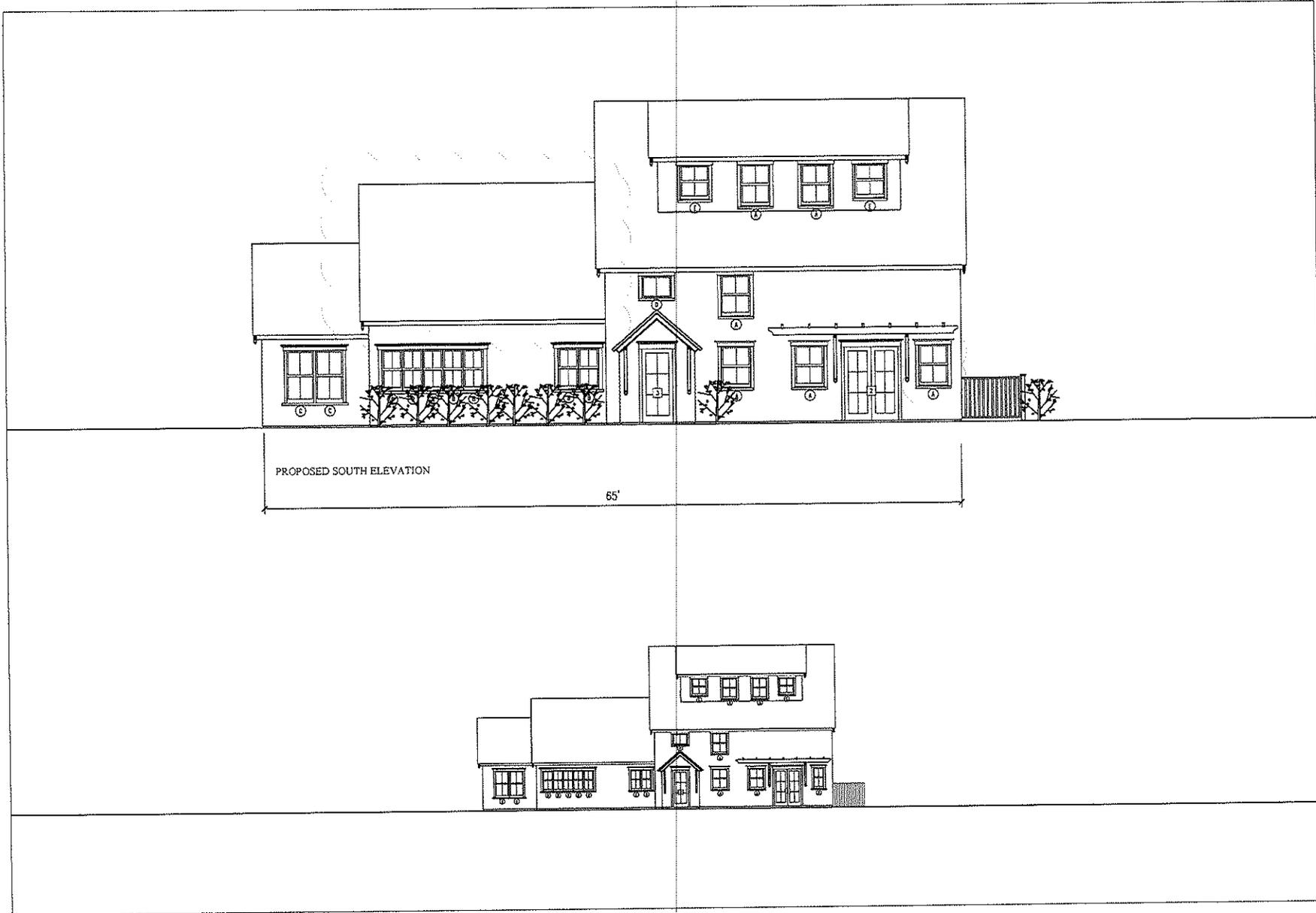
west elevation
 scale:
 $\frac{1}{4}'' = 1'-0''$
 7-31-20
 4



description of work:
new dwelling

Eliza and David Silva
16 Helens Drive
Nantucket MA 02554

north
elevation
scale:
1/4" = 1'-0"
7-30-20



PROPOSED SOUTH ELEVATION

65'

DESCRIPTION OF WORK:
new dwelling

Elizo and David Silva
16 Helens Drive
Nantucket MA 02554

south elevation

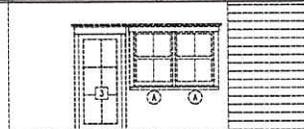
scale:
1/4" = 1'-0"
7-31-20

6

DESCRIPTION OF WORK:
new dwelling



PROPOSED EAST ELEVATION



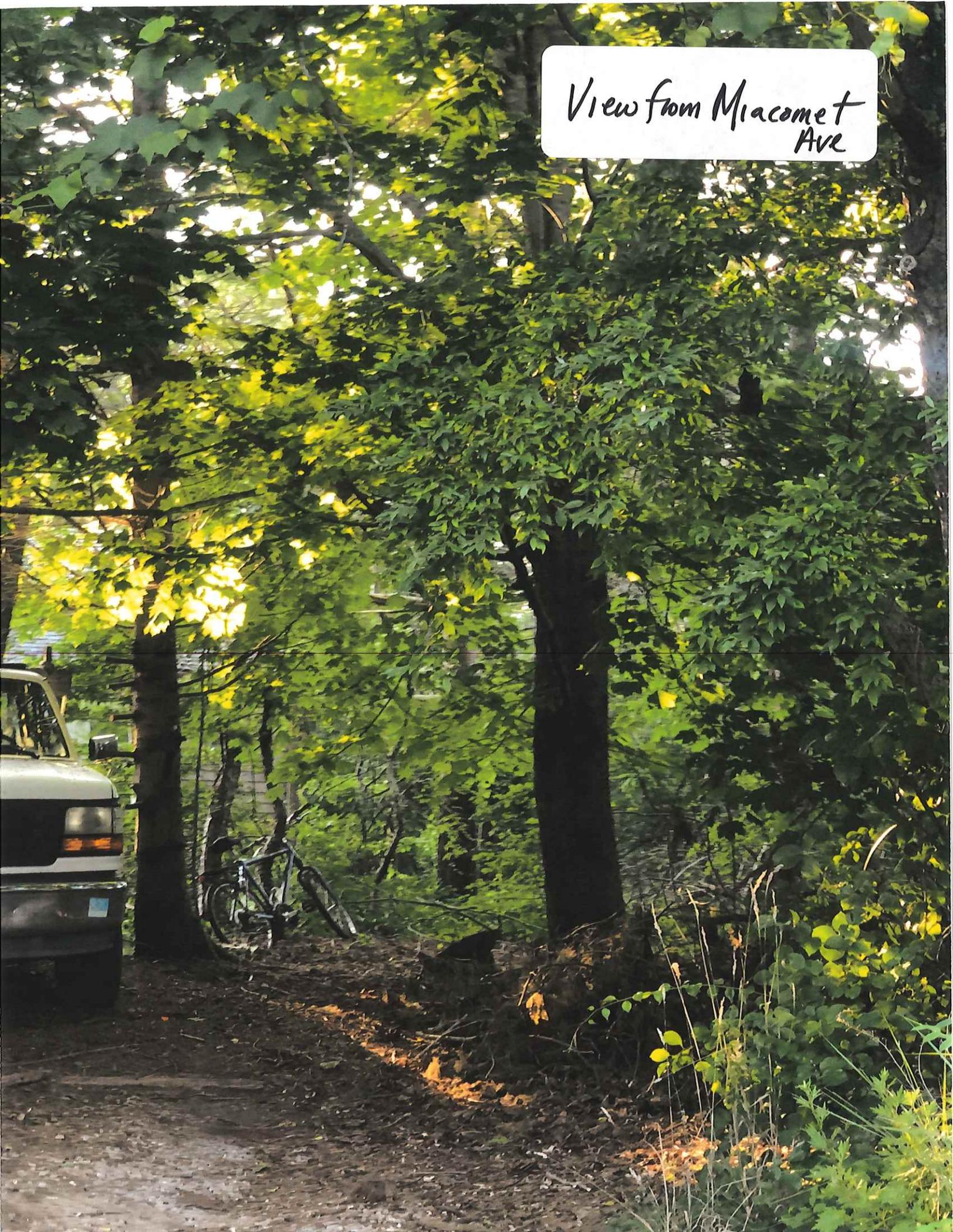
Eliza and David Silva
16 Helens Drive
Nantucket MA 02554

east elevation

scale:
 $\frac{1}{4}'' = 1'-0''$

7-31-20

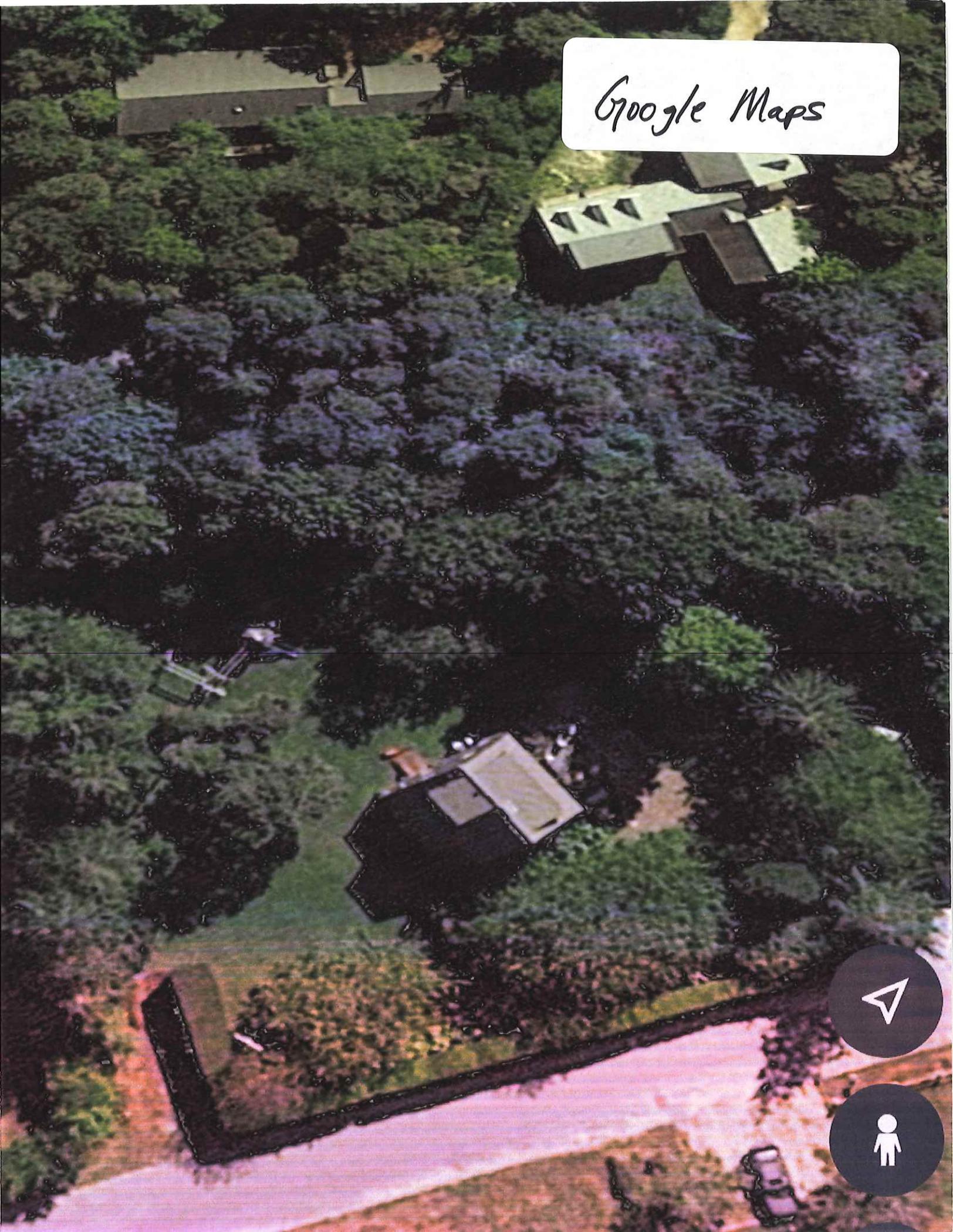
View from Miacomet
Ave



View from Miacomet
Ave



Google Maps



View from Helens Drive



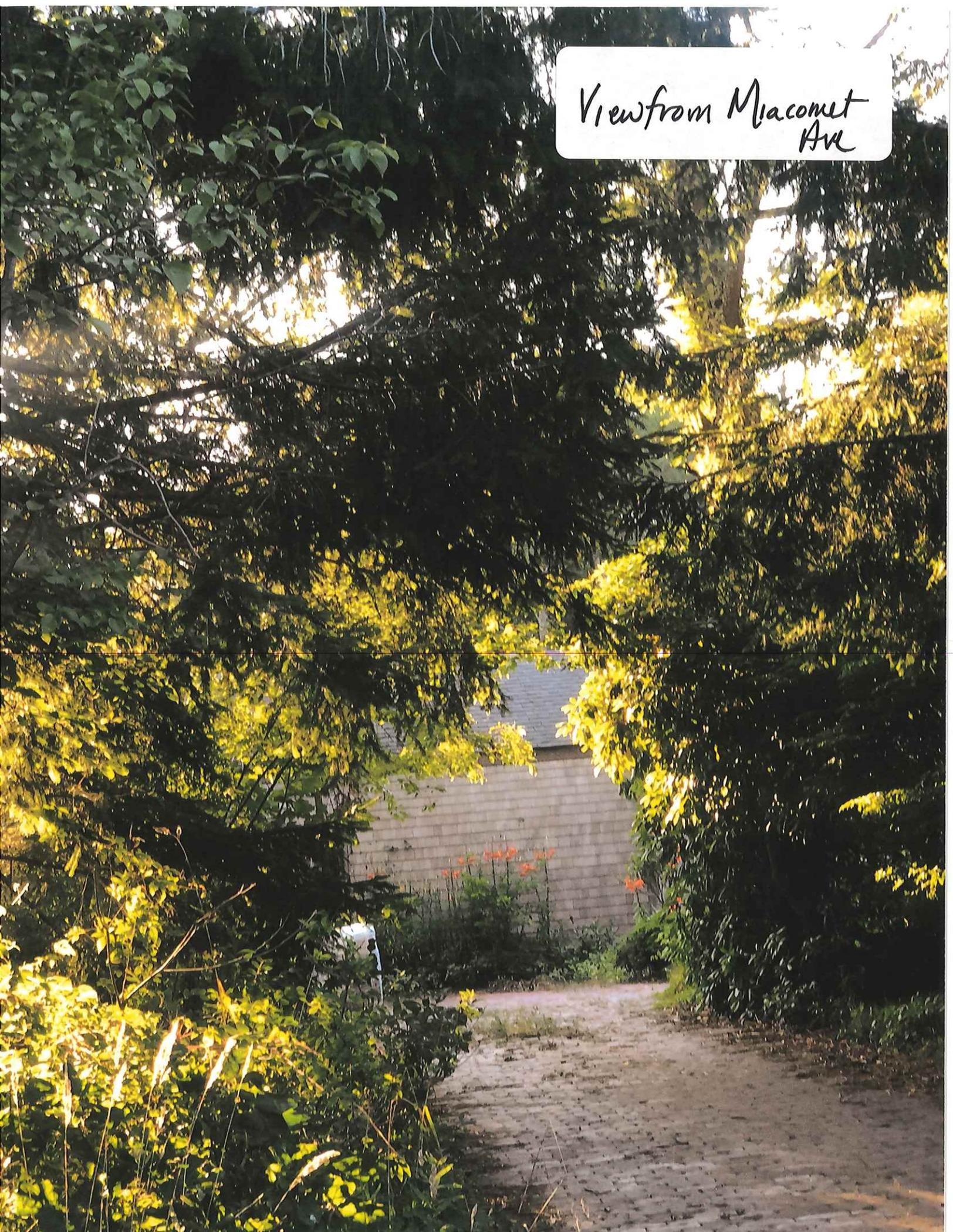
View from Heleks Drive



View from Helens Drive



View from Miacomet
Ave



CERTIFICATE NO: _____

DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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°: 33-3-2 PARCEL N°: 40
Street & Number of Proposed Work: 10 MCKINLEY AVE.
Owner of record: GINGER LAYMAN
Mailing Address: 3901 4TH ST
14 MCKEAN, VA. 22101
Contact Phone #: 703-525-9876 E-mail: glaythomeclaydes@comcast.com

AGENT INFORMATION (if applicable)

Name: VAL OWNER DESIGN INC.
Mailing Address: PO BOX 3057
NANTUCKET, MA.
Contact Phone #: 508-325-4319 E-mail: ocval@ic2@gmail.com

FOR OFFICE USE ONLY

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: WOOD 1st floor 2nd floor
Width: _____ Sq. Footage 2nd floor: _____ Size: DECK 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
Original Date: _____ (describe) 2. South Elevation
Original Builder: _____ 3. West Elevation
Is there an HDC survey form for this building attached? Yes N/A 4. North Elevation

REBUILD EXIST. DECK - NO SIZE CHANGE
ONE MINOR PAINTING CHANGE

*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 WHITE Sash _____ Doors _____
Deck NTW 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 7/29/20 Signature of owner of record _____ Signed under penalties of perjury _____

ZONING CLASSIFICATION: ROH

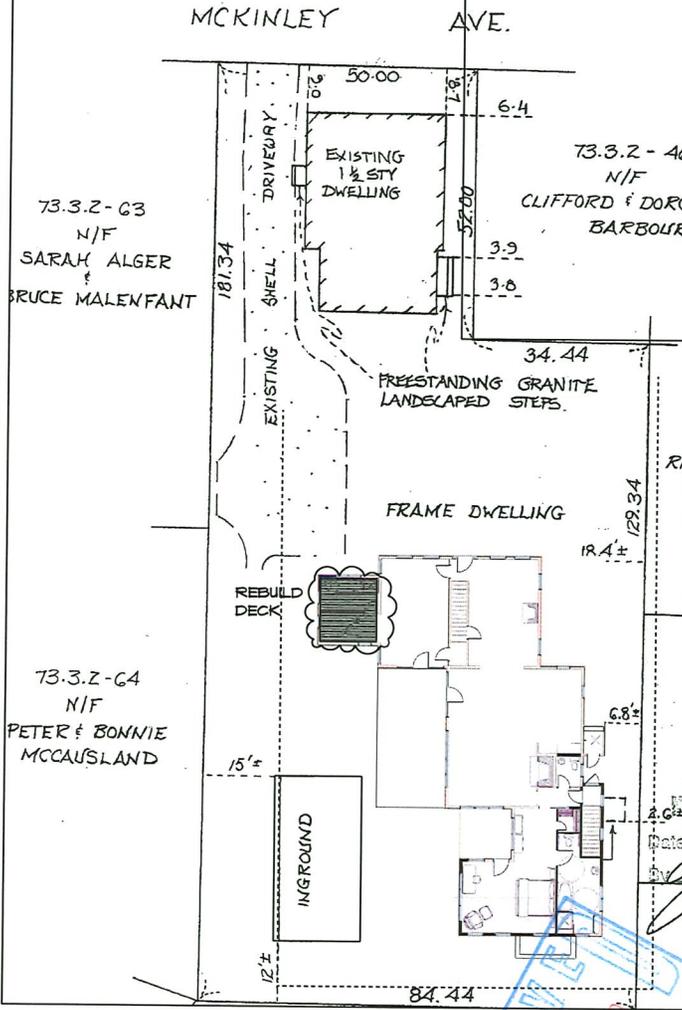
MIN. AREA: 5000 S.F.
MIN. FRONTAGE: 50 FT.
FRONT YARD S.B.: NONE
REAR & SIDE S.B.: 5 FT.
GROUND COVER (%): 50%

EXISTING: 13521#S.F.
SEE PLAN
19.8%±

NOTE: LOT 11 IS SUBJ.
TO AN EASEMENT SET
IN DOCUMENT #35733



MAP 73.3.2 PARCEL 46



REBUILD EXISTING DECK



RECEIVED
BY
JUL 28 2020

SCALE: 1/4"=1'

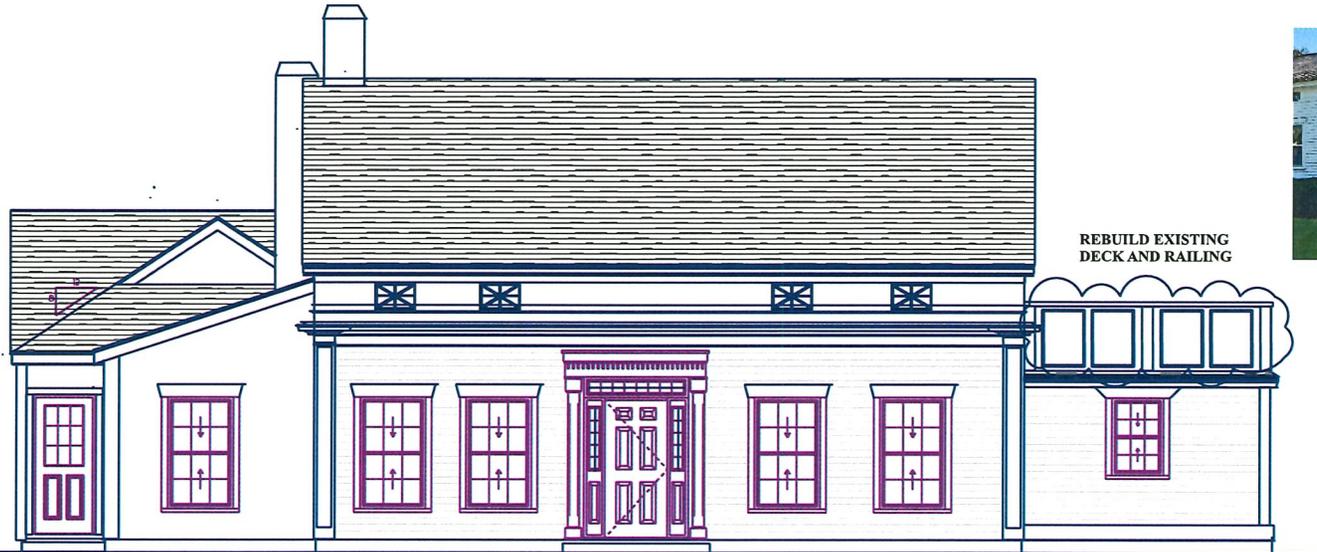
DRAWN BY: VO

DATE: 7-25-20

LAYTHAM - 18 MCKINLEY AVE
REBUILD EXISTING DECK

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





FRONT ELEVATION (NORTH)



REBUILD EXISTING
DECK AND RAILING



LEFT ELEVATION (EAST)

RECEIVED
JUL 28 2020

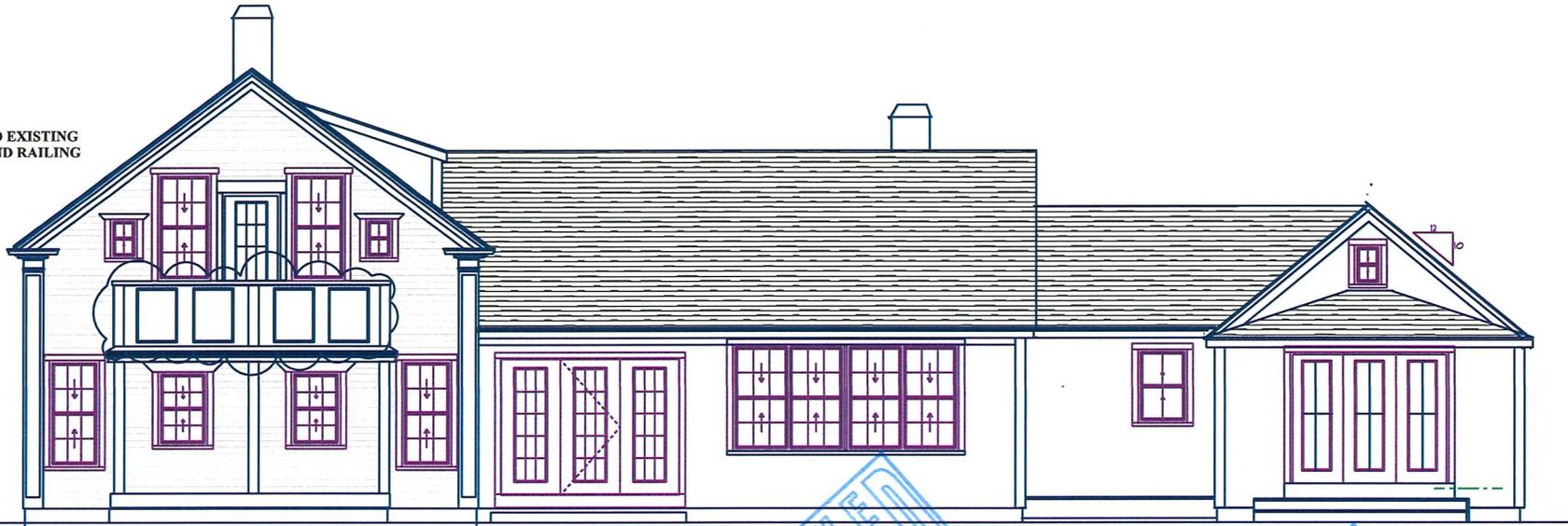
SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 7-25-20

LAYTHAM - 18 MCKINLEY AVE
REBUILD EXISTING DECK

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



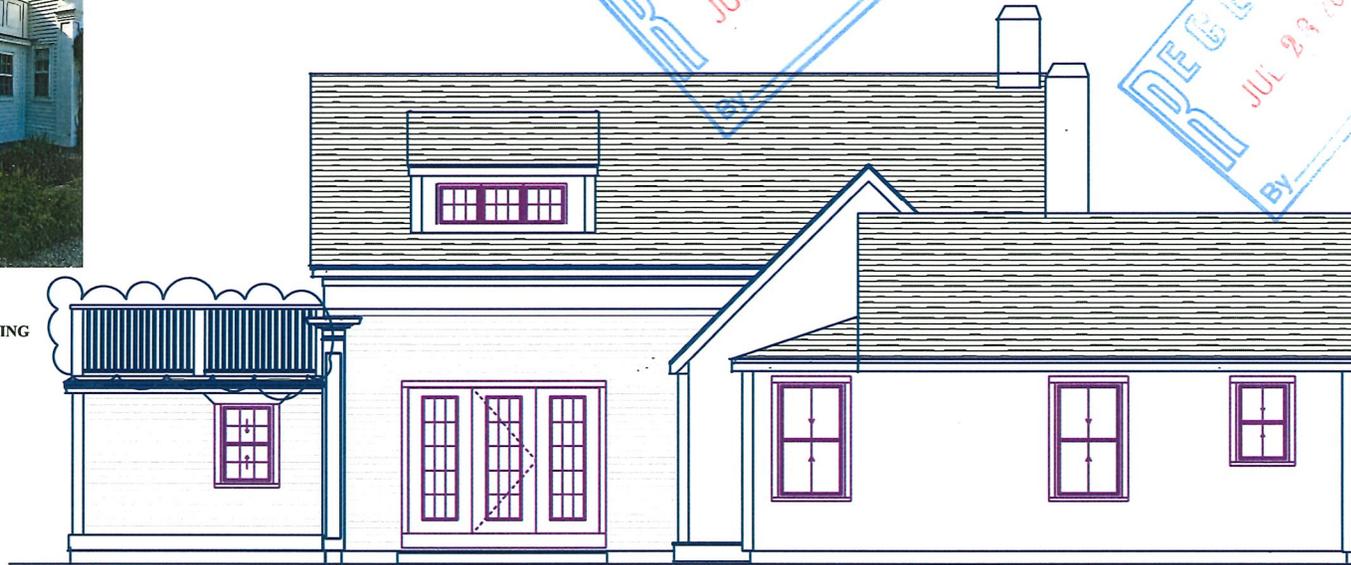
REBUILD EXISTING
DECK AND RAILING



RIGHT ELEVATION (WEST)



REBUILD EXISTING
DECK AND RAILING
CHANGE TO TYPICAL RAILING
THIS SIDE ONLY
(NO VISIBILITY)



REAR ELEVATION (SOUTH)

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 7-25-20

LAYTHAM - 18 MCKINLEY AVE
REBUILD EXISTING DECK

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



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°: 4299 PARCEL N°: 30
 Street & Number of Proposed Work: 30 CLIFF RD
 Owner of record: JOHN A CONNELLY 1994 REV TRUST
 Mailing Address: PO BOX 675
REDONK, CT. 06890
 Contact Phone #: (332) 241-2100 E-mail: johnpconely@gmail.com

AGENT INFORMATION (if applicable)

Name: VAL OWEN DESIGN INC.
 Mailing Address: PO BOX 3057
NANTUCKET, MA 02584
 Contact Phone #: (603) 325-4919 E-mail: owenval@me.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____
 Must be acted on by: _____
 Extended to: _____
 Approved: _____ Disapproved: _____
 Chairman: _____
 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: 25' Sq. Footage 1st floor: 1409 1/2 Decks/Patio: Size: _____ 1st floor 2nd floor
 Width: 23' Sq. Footage 2nd floor: 825 1/2 Size: _____ 1st floor 2nd floor
 Sq. Footage 3rd floor: _____

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

Height of ridge above final finish grade: North 2' 1/2" South 2' 1/2" East 2' 1/2" West 2' 1/2"

Additional Remarks: (SEE DOCUMENTS ATTACHED)

Historic Name: INFORMATION VARIES REVISIONS* 1. East Elevation (HOUSE PRESENTLY - ON PART OF OTHER)
 Original Date: _____ (describe) 2. South Elevation (1) LIFT HOUSE: ADD FOUNDATION -
 Original Builder: _____ 3. West Elevation CRAWL FRONT AND BASEMENT RE-FOUNDATION
 4. North Elevation (2) FELLUP STAIRS - REAR
(3) APPROX LIFT (28' +/-)

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 8' +/- 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 Casings: _____ 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 NO CHANGE Clapboard (if applicable) _____ Roof _____
 Trim _____ Sash _____ Doors _____
 Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 7/20/20 Signature of owner of record _____ Signed under penalties of perjury _____



3044FF RD.
 NEWFARMATION

THIS CHECKLIST IS TO BE SUBMITTED WITH ALL HDC APPLICATIONS

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

- 1. **Completed Application Form:** Description of ALL work must be indicated on application form.
- 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
- 3. **Application Fee:** See back of application for fee schedule or call the office.
- 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) <https://www.nantucket-ma.gov/151/GIS-Maps>
- 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*
- 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
- 7. **Photographs:** Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
- 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

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

(initial to indicate read and understand)

ASPER HOLD



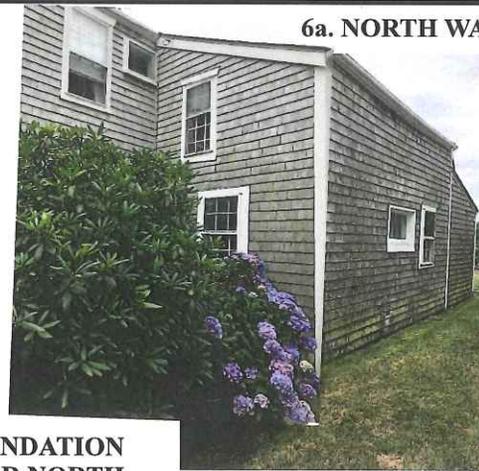
5. NW CORNER



6. NORTH WALL



6b. NORTH WALL



6a. NORTH WALL



1. FRONT-FACING CLIFF (EAST)



1.



2. (SE) CORNER FOUNDATION

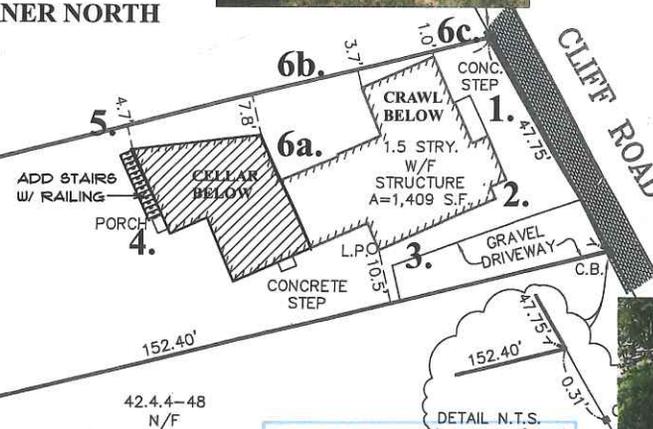


3. LEFT (SOUTH)



6c. FOUNDATION CORNER NORTH

TRUST
9 L.C.C.
(LOT 3)
ROAD



FRONT YARD SETBACK: none SEE PLAN
REAR/SIDE SETBACK: 5 FT. SEE PLAN
GROUND COVER % : 40% 13.4% ±



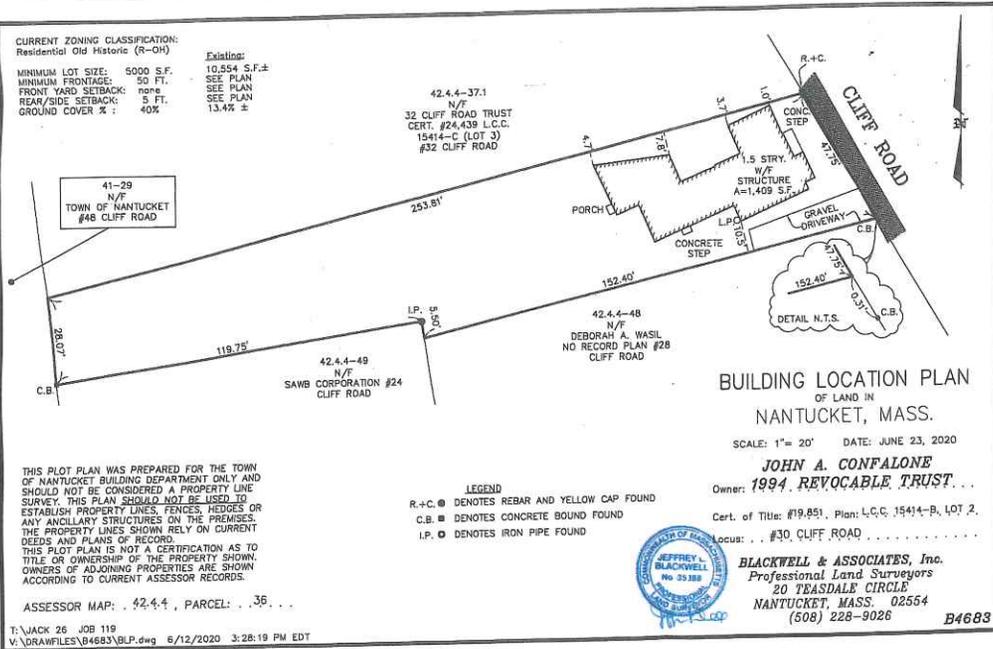
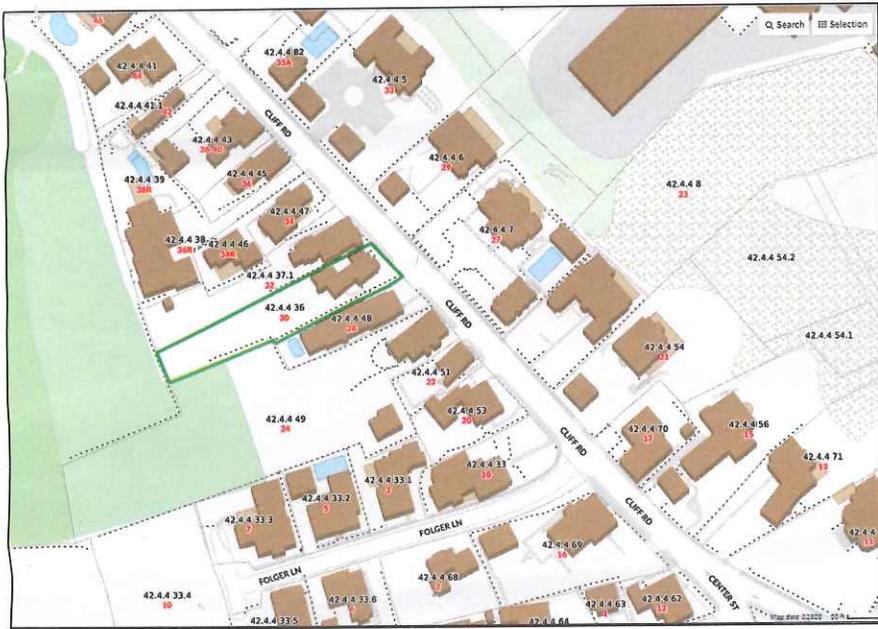
4. REAR (WEST)



RECEIVED
JUL 20 2020
By

JOHN A. CONFALONE
1994 REV TRUST
30 CLIFF RD-LIFT HOUSE @ 8=+/-"
ADD NEW FOUNDATION

7/24/20



RECEIVED
JUL 20 2020
By _____

JOHN A. CONFALONE 1994 REV TRUST
30 CLIFF RD
LIFT HOUSE @ 8=+/-"
ADD NEW FOUNDATION

7/24/20

30 CLIFF ROAD

A Brief History

By: Jane Crowley Quirk
July 2020

30 Cliff Road, Nantucket, is currently owned by the John A. Confalone 1994 Revocable Trust and has been in the Confalone/Crowley/Quirk family for 60 years. The house was purchased by John Confalone (uncle to Jane Crowley Quirk) in 1960 from Elizabeth Jellis. At the time, Mrs. Jellis owned both 30 and 32 Cliff Road; she resided at 32 Cliff Road while 30 Cliff Road was unoccupied. Mrs. Jellis, along with her husband, Arthur Jellis, (who passed away in 1947) were the former owners of Sea Cliff Inn, located at 31 Cliff Road. Mr. Confalone had met Mr. and Mrs. Jellis in the 1940's when he worked at Sea Cliff Inn as an accountant, and kept in touch with them over the years. When he learned that Mrs. Jellis was interested in selling 30 Cliff Road in the late 1950's, he decided to buy it as a summer house for his family.

Mrs. Jellis became a close friend of the Confalone/Crowley family over the years, and provided some history of the house. 30 Cliff Road was once a part of Sea Cliff Inn (when the Jellises owned the Inn) and was used as a guest house by the Inn. Apparently, Mr. Jellis (who was British) named the house "Baldock" after a town in England just north of London, and the name has been retained as a tribute to the Jellises. While the age of the house is not known, a few anecdotes suggest that it was built sometime in the late 1800's.

After the house was purchased by Mr. Confalone, new cedar shake siding was installed. When the old siding was being removed, the carpenters found several pieces of old newsprint in the walls which may have been used for insulation, with 1887 dates on them. While it is not known if this newsprint was placed when the house was originally built or sometime later when it was re-sided, it is probably safe to assume that the house was built before 1890.

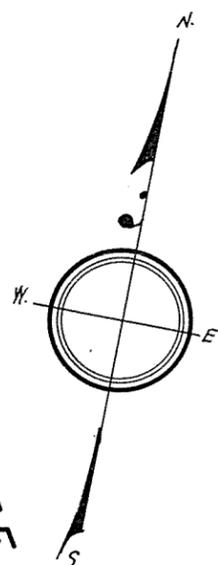
Also, it was learned from a woman named Miss Pope, a contemporary and friend of Mrs. Jellis who also lived on Cliff Road, that she recalled that part of the building at 30 Cliff Road had been located in the downtown area of Nantucket and was moved up to Cliff Road. Miss Pope remembered the move happening "when she was a girl", so it likely occurred around the turn of the century.

SUBDIVISION PLAN OF LAND IN NANTUCKET

15414B

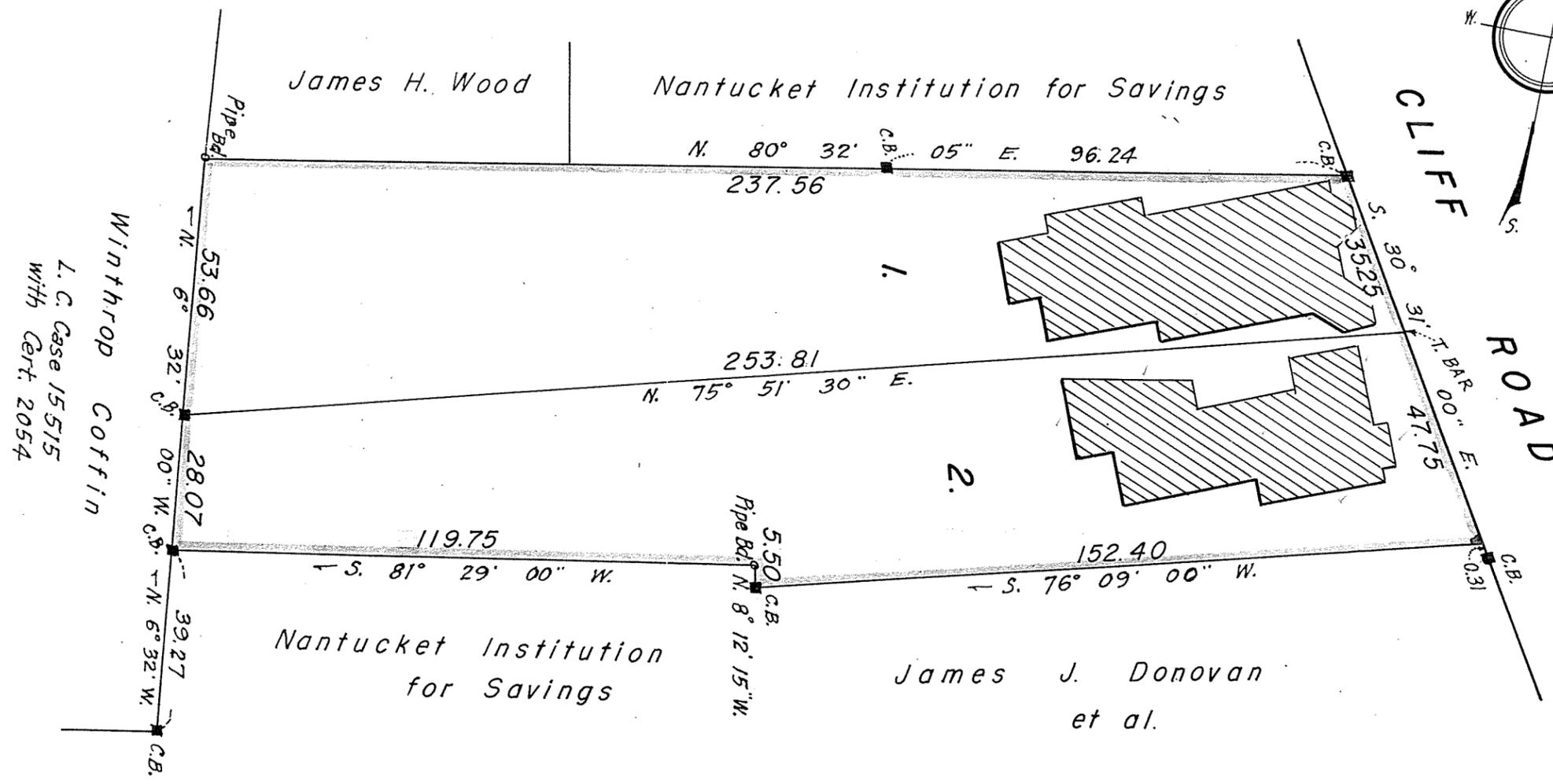
Josiah S. Barrett, Engineer

December 8, 1959



CLIFF ROAD

Subdivision of Land
Shown on plan 15414
Filed with Cert. of Title No. 2052
Registry District of Nantucket County



Separate certificates of title may be issued for land shown hereon as Lots 1 and 2 By the Court.

DEC. 12 1959 *John B. Martin* DEPUTY RECORDER

Copy of part of plan filed in LAND REGISTRATION OFFICE DEC. 17 1959 Scale of this plan 30 feet to an inch C.M. Anderson, Engineer for Court VL

The Architecture of Historic Nantucket

by Clay Lancaster



Chestnut Street

The street extending the single block from Centre to Federal, and lying between Broad and India, was laid out in 1719 in the Wescoe Acre Lots district and called Chestnut Street.¹ By this title it was listed in the Isaac Coffin Survey of 1799. All early buildings on Chestnut were destroyed in the Great Fire of 1846.

Note

¹ Henry Barnard Worth, *Nantucket Lands and Land Owners*, Nantucket Historical Association, Vol. II, Bulletin No. 5, 1906 (reissued 1926), p. 248.

Historic Buildings

- 1 Built after 1846 Fire. 2½-story shingle, end chimneys (that on west side new), gable toward street, 3-bayed façade, 6/6-paned windows, distyle Greek Doric portico. Much renovated.
- 2 Built after 1846 Fire, Greek Revival style. 2½-story shingle on brick basement, end chimneys, 5-bayed façade, recessed center doorway, 6/6-paned windows. Box dormer new.
- 3 Built after 1846 Fire, Greek Revival. 1¾-story shingle on brick basement, ridge chimney, front gable, 4 windows 1st story, 3 above, 6/6-paned, entrance east side.
- 5 Built after 1846 Fire, Greek Revival style. 2½-story clapboard on brick basement, chimneys on roof slope, pilasters at corners supporting encircling entablature, fan in pediment on west side, 5-bayed façade, 6/6-paned windows. House plan is parallelogram because of lot shape. Shop front west end. Dormers modern.

Cliff Road

Isaac Coffin described this road in 1799 as beginning at Chester Street, passing by a number of houses no longer in existence, "and so to Western Shearpen."¹ The western shearing pen was at Maxcy's Pond, midway between Capaum and the upper end of Hummock Pond. The road was called North Street up through the first third of the twentieth century, after which its geographic location suggested its present designation of Cliff Road. At its beginning are a number of dwellings built in the 1700s, including three mid-century lean-tos (12 and 20 Cliff Road and 86 North Centre) and seven later ridge-chimney types (2, 3, 5, 6, 9, 16, and 17), the upper three being typical Nantucket houses. Number 5, before additions, was an engaging little cottage (*Fig. 123*). Residences beyond belong to the early- to mid-nineteenth century, the majority being Greek Revival in style. At the west corner of North Liberty Street stands the Josiah Coffin lean-to of 1723-24, one of the best preserved, best restored, and most distinguished of early Nantucket houses (*Figs. 19-20*).

Note

¹ Henry Barnard Worth, *Nantucket Lands and Land Owners*, Nantucket Historical Association, Vol. II, Bulletin No. 5, 1906 (reissued 1928), p. 269.

Historic Buildings

- 2 Late 18th-century type. 2½-story clapboard front, shingle sides, ridge chimney, 3-bayed façade, later pilastered Greek Revival doorway with sidelights, 6/6-paned windows. Additions north side and rear.
- 3 Built mid- to late-18th century, center-chimney type. 2½-story shingle, ridge chimney, 5-bayed façade, later 6/6-paned windows, center door sheltered by enclosed entrance pent.
- 5 1¾-story shingle, ridge chimney, originally 3-bayed façade (south section) with 2-bay extension having shed roof on north end, had 12/12-paned windows. Roof extended over entire building and windows changed to 6/6-paned sashes. (old photo Miller R. Hutchison II Collection, N. H. A.)
- 6 Built 1795 for Isaiah Folger. Originally 2½-story shingle, ridge chimney, 2- or 3-bayed façade, extension north side with shed roof. Extensively altered and enlarged mid-19th century and given center hallway and end chimneys. Present doorway and fenestration modern. (Mr. & Mrs. Paul V. Hoadley)
- 9 Originally typical Nantucket house. 2½-story shingle, very high brick basement, ridge chimney,

- roof walk, had 4-bayed façade. Modern portico and stoop, doorway with sidelights, dormers, bay window and 2/2-paned windows.
- 10 Greek Revival style. 2-story shingle, hip roof with end chimneys, 5-bayed façade, pilastered doorway with sidelights, 6/6-paned windows.
- 12 Built 2nd quarter 18th century, lean-to half-house. Early addition north side. 2½-story shingle on rock foundations, ridge chimney, 3-bayed façade, 6/6-paned windows (later), rear heightened. New porch, front dormer, enclosed porch south side. (N. H. A. *Photo Albums*, Book 1, p. /13/)
- 16 Typical Nantucket house. 2½-story shingle on brick basement, ridge chimney, 4-bayed façade, 12/12-paned windows, later pilastered Greek Revival doorway, stoop with double steps, new dormers.
- 17 Was typical Nantucket house. 2½-story shingle, ridge chimney, 4-bayed façade. Pilastered Greek Revival doorway shifted to north bay of front, later 2/2 paned windows (formerly had 12/12 and 6/6.)
- 18 1¾-story clapboard front, shingle sides, ridge chimney, roof walk, 4-bayed façade, Federal framed doorway with sidelights, 6/6-paned windows, front porch with parapet.
- 20 Mid-18th century lean-to house, faces south. 2½-story shingle, ridge chimney, 3-bayed façade, later 6/6-paned windows. Extended west side for larger stairhall. Additions at rear.
- 21 Built early 19th century. 2-story shingle, end chimneys, 5-bayed façade, center door, late 2/2-paned windows.
- 22 1¾-story shingle on brick basement, ridge chimney, 3-bayed façade, 6/6-paned windows. New box dormer.
- 24 Early 19th century typical Nantucket house. 2½-story shingle on high brick basement, ridge chimney, 4-bayed façade, doorway with transom, high stoop with stairs both sides, 6/6-paned windows.
- 28 Greek Revival period. 1¾-story shingle, chimney on roof slope, shafts at corners, entablature along flanks, 3-bayed façade with gable, 6/6-paned windows. New porch, side dormers.
- 29 Greek Revival style. 1¾-story shingle, had end chimneys, pilasters at corners supporting entablature across front, 5-bayed façade, center pilastered doorway with sidelights, 6/6-paned windows. Modern Dutch dormers and wing on north side.
- 30 1¾-story shingle, ridge chimney. Bay window added and other changes.
- 36 Greek Revival style. 1¾-story shingle, ridge chimney (replaced), shafts at corners, 3-bayed façade, pilastered doorway, 6/6-paned windows. Late front dormer.
- 38 Greek Revival style. 1¾-story shingle, ridge chimney (rebuilt), pilasters at corners, entablature along flanks, 3-bayed façade with 2 windows in gable, pilastered doorway, 6/6-paned windows. Later wing north side and dormers.
- 41 Originally similar to 38 Cliff Road. Added to and altered. Owned by painter Eastman Johnson. (James Hunt Barker)
- 44 Originally 1¾-story shingle, ridge chimney, 3-bayed façade with front gable, Greek Revival pilastered doorway, 6/6-paned windows. Extended south end.
- 46 2½-story shingle, ridge chimney, presently 6-bayed façade, parts of Greek Revival doorway, added to and altered.
- 49 Greek Revival style. 1¾-story shingle, ridge chimney, shafts at corners, 3-bayed façade with gable, pilastered doorway with sidelights, 6/6-paned windows (2 in second story). (N. H. A. *Photo Albums*, Book 1, p. /13/)
- 51 1¾-story shingle, ridge chimney, 3-bayed façade, Greek Revival doorway, modern 12/12-paned windows, box dormer.
- 60 Built 1723-24 for Maj. Josiah Coffin for son of same name, faces south, lean-to house. 2½-story shingle, reduplicated articulation of ridge chimney, front cornice with modillions (omitted over windows, lacking space), 5-bayed façade, center batten door with transom, 12/12-paned windows 1st story, 8/12-paned windows 2nd story except 4/6 over door. (H. C. Forman, *Early Nantucket*, pp. /252/-/253/; M. M. Coffin, *H. A. B. S.* #911; H. B. Worth, *Nantucket Lands*, 1881 photo facing p. 237; G. A. Fowlkes, *Mirror of Nantucket*, pp. 35-37; *Proceedings*, 1904, p. 21; E. U. Crosby, *Ninety Five Per Cent*, photo p. 50; A. E. Poor, *Colonial Architecture*, pl. 63-labeled "Nantucket, North Street"; R. Pratt, *Golden Treasury*, pp. 138-139)

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: NAN.1496
Historic Name:
Common Name:
Address: 30 Cliff Rd
City/Town: Nantucket
Village/Neighborhood: Nantucket
Local No: 4244-036, NC5-20
Year Constructed: c 1820
Architect(s):
Architectural Style(s): No style
Use(s): Secondary Dwelling House; Single Family Dwelling House
Significance: Architecture; Recreation
Area(s): NAN.C: Nantucket Historic District
NAN.D: Nantucket Historic District
Designation(s): Nat'l Historic Landmark (11/13/1966); Nat'l Register
District (11/13/1966); Local Historic District (06/04/1970)
Building Materials(s): Roof: Asphalt Shingle
Wall: Wood; Wood Shingle
Foundation: Brick



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Tuesday, July 14, 2020 at 2:19: PM

NAN.1496

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL
AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC5-20
MAP/PARCEL#: 4244-036
1496

Recorded by: ANR

Date: 06/11/89

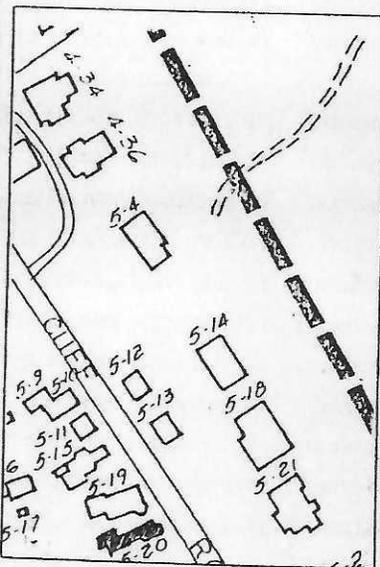
Organization: AGS

IDENTIFICATION

1. Street Name & No.: 30 CLIFF RD
2. Building Name: N/A
3. Ownership: Private
4. Present Owner: CONFALONE, JOHN A
5. Ownership History:
Unknown
6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal
7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

Handwritten: [Box] Arrow

8. MAP -- 3 X 2"



GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size: 1/2 Acre or less
11. Approximate Frontage (ft.): 40
12. Setback from Street (ft.): 20 feet or less
13. Orientation to Street Address: Gabled
14. Surroundings: Scattered Buildings, Residential
15. Related Outbuildings and Property: N/A
16. Other Notable Features:
9/6 windows with splayed lintils on rear elevation

DESCRIPTION

17. Foundation: Brick
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Front Facade
26. Dormer Roof(s): Gable
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame, Hood with brackets
33. Number of Bays: 3
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 2/2
36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:
bay window added. Lancaster classified this house as Federal style (1780-1830's) evidenced by 9/6 windows on rear facade, splayed lintils, and that the house faces south.

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing

43. Date of Initial Construction: C.1820

Source: A.G. Souza Associates Date

Architect: Unknown Builder: Unknown

44. Building Type: Additive

45. Architectural Style: Federal

46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records, Lancaster pg.172,
Sanborn Maps, Helen Winslow Chase Research

Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Contractor:

Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

Title + Date:
Exterior Elevations

HDC Submittal 7-14-2020

38 Derrymore
MAIN HOUSE

Nantucket, MA 02554

Sheet: MAIN HOUSE
A300



Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Contractor:

Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

Title + Date:
Exterior Elevations

HDC Submittal 7-14-2020

38 Derrymore
MAIN HOUSE

Nantucket, MA 02554

Sheet: MAIN HOUSE

A301



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



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



15A North Beach Street
Nantucket, MA 02554
T 202.360.7177
Nantucket New York

Engineer:

Contractor:

Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

Title + Date:
Floor Plans

HDC Submittal 7-14-2020

38 Derrymore
MAIN HOUSE

Nantucket, MA 02554

Sheet: MAIN HOUSE

A101



1 Proposed 1st Floor Plan
1/4" = 1'0"



15A North Beach Street
Nantucket, MA 02554
T 202.360.7177
Nantucket New York

Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Contractor:

Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

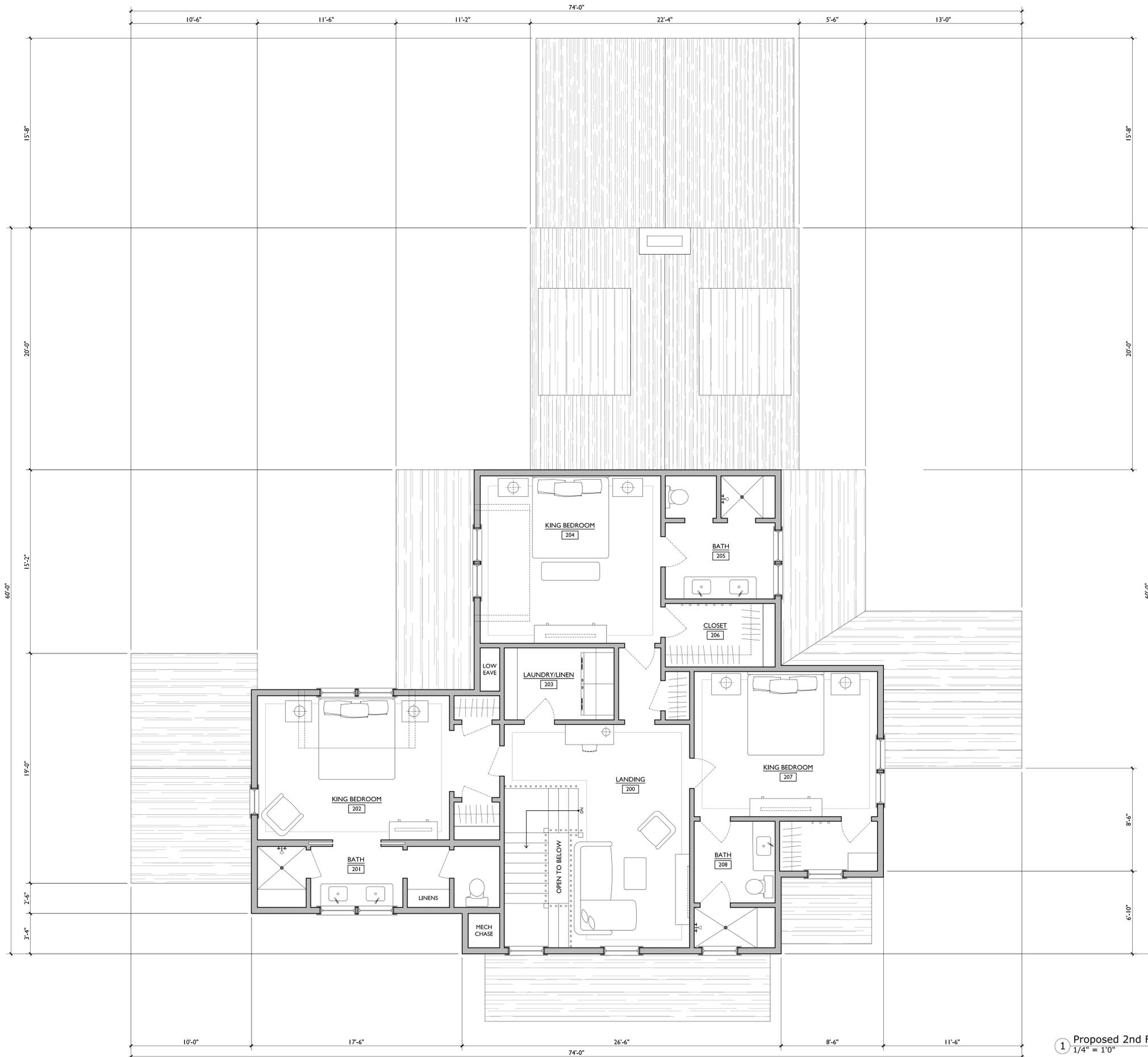
Title + Date:
Floor Plans

HDC Submittal 7-14-2020

38 Derrymore
MAIN HOUSE

Nantucket, MA 02554

Sheet: MAIN HOUSE
A102



1 Proposed 2nd Floor Plan
1/4" = 1'0"



15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Engineer:

Contractor:

Hanley Development
12 Amelia Drive
Nantucket, MA 02554
T. 508.228.5543

Title + Date:
Floor Plans

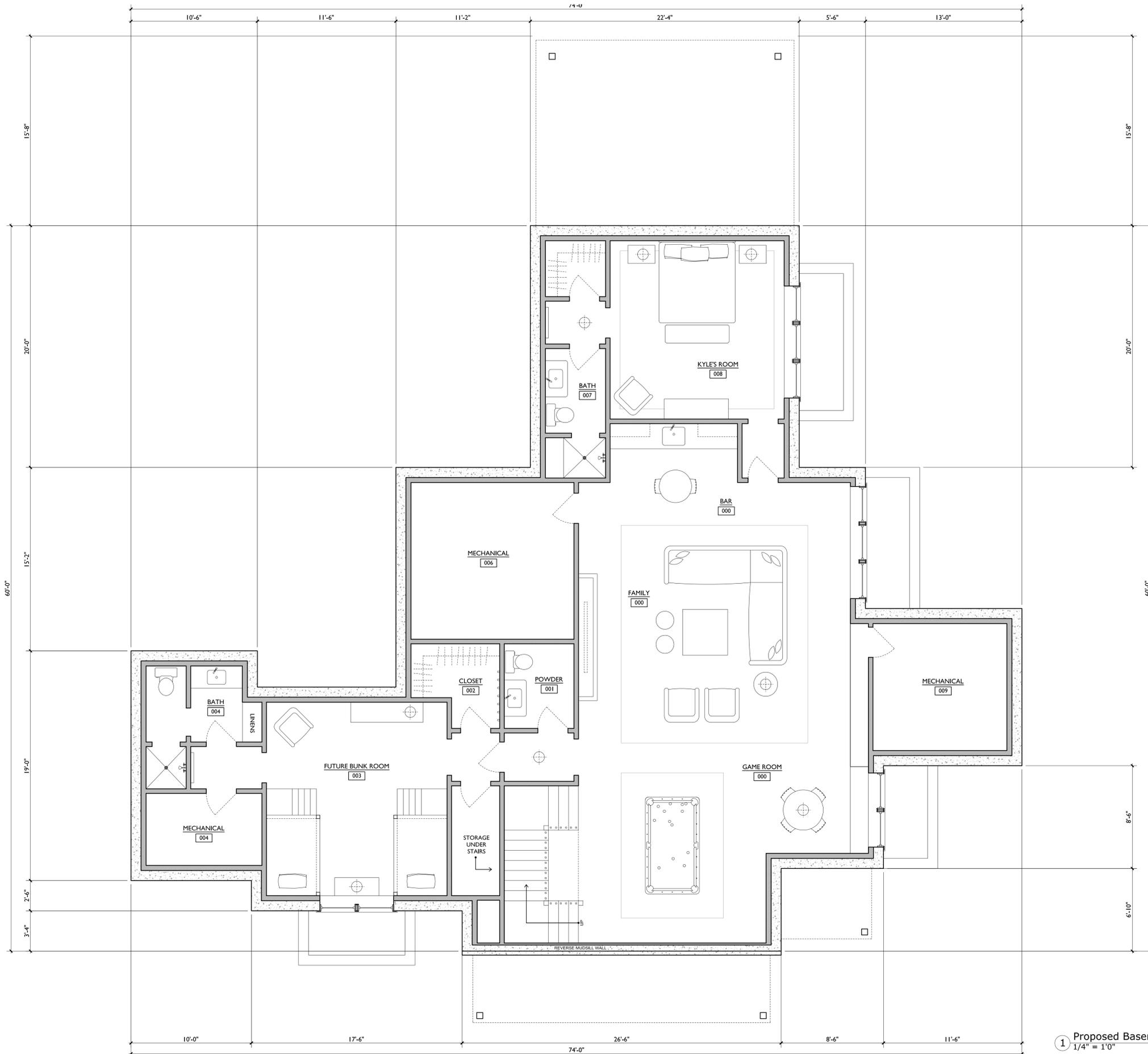
HDC Submittal 7-14-2020

38 Derrymore
MAIN HOUSE

Nantucket, MA 02554

Sheet: MAIN HOUSE

A100



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



Bartsch, David <db@david-bartsch.com>

Online Form Submittal: Waiver of the HDC 10 Day Hearing Requirement

1 message

noreply@civicplus.com <noreply@civicplus.com>
To: db@david-bartsch.com

Wed, Jul 22, 2020 at 5:30 PM

Waiver of the HDC 10 Day Hearing Requirement

I,

David Bartsch

AS AGENT FOR

Ian MacKenzie

STREET ADDRESS

4 Howard Court

MAP PARCEL

42.3.4 36 / 4

UNDERSTAND THAT THE
ABOVE REFERENCED
APPLICATION SUBMITTED
ON

7/22/2020

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY: SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness of permit for removal...

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

NAME INITIALS

DWB

DATE

7/22/2020

CERTIFICATE NO: _____

DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42-3.4 36 PARCEL N°: 4
Street & Number of Proposed Work: 4 HOWARD CT
Owner of record: IAN & CAROLYN MACKENZIE
Mailing Address: 211 E. 70TH ST APT 6A
NYC NY 10021
Contact Phone #: 212 753 4771 E-mail: IANMACKENZIE@earthlink.net

AGENT INFORMATION (if applicable)

Name: DAVID BARTSCH LANDSCAPE ARCHITECTURE
Mailing Address: 138 PRINCE ST
BOSTON MA 02113
Contact Phone #: 508 410 7979 E-mail: db@david-bartsch.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: 25'x15' 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 BOTH NATURAL FINISH
Roofing material: Asphalt: 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____
Gutters: Wood Aluminum Copper Leaders (material) _____
Leaders (material and size): _____
Sidewall: White cedar shingles Clapboard (exposure: _____ inches) Front Side
 Other _____
Trim: A. Wood Pine Redwood Cedar Other _____
B. Treatment Paint Natural to weather Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____
Windows*: Double Hung Casement All Wood Other _____
 True Divided Lights(muntins), single pane SDL's (Simulated Divided Lights) Manufacturer _____
Doors* (type and material): TDL SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____
Hardscape materials: Driveways SHELL SURFACE 10'-6"x20' Walkways NATURAL STONE W/COBBLE Walls 82L.F.@18"HT. TO MATCH EDGING; FLAGSTONES WALKS AT 35 INDIA ST.

* Note: Complete door and window schedules are required.

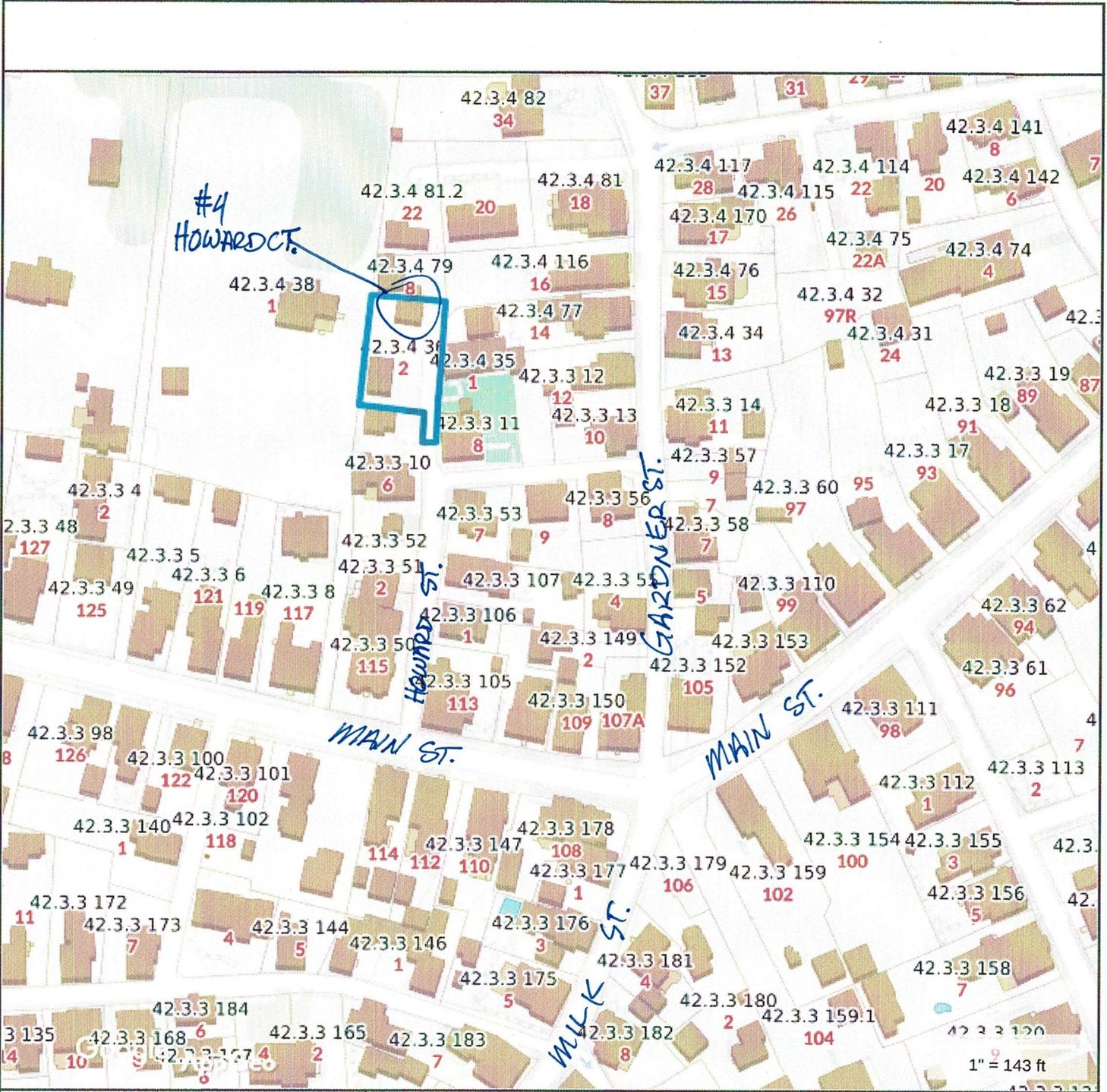
COLORS

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

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

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

Date 3 JULY 2020 Signature of owner of record David Bartsch for Ian & Carolyn Mackenzie Signed under penalties of perjury



Property Information
 Property ID 42.3.4 36
 Location 2 HOWARD CT.
 Owner ~~YEAGER DAVID J & ELISABETH M~~
 #4 HOWARD CT.
 IAN & CAROLYN Mackenzie


 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

1" = 143 ft

4 Howard Court – Images of proposed improvements – 3 July 2020



Stone walls to match 35 Inda St.



Paving to match 35 India St.



Paving to match 35 India St.



David Bartsch Landscape Architecture LLC
Site Planning and Design Project Management

138 Prince Street, Boston, MA 02113 (508) 410-7979 dbla-boston.com



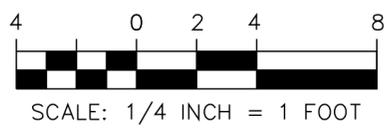
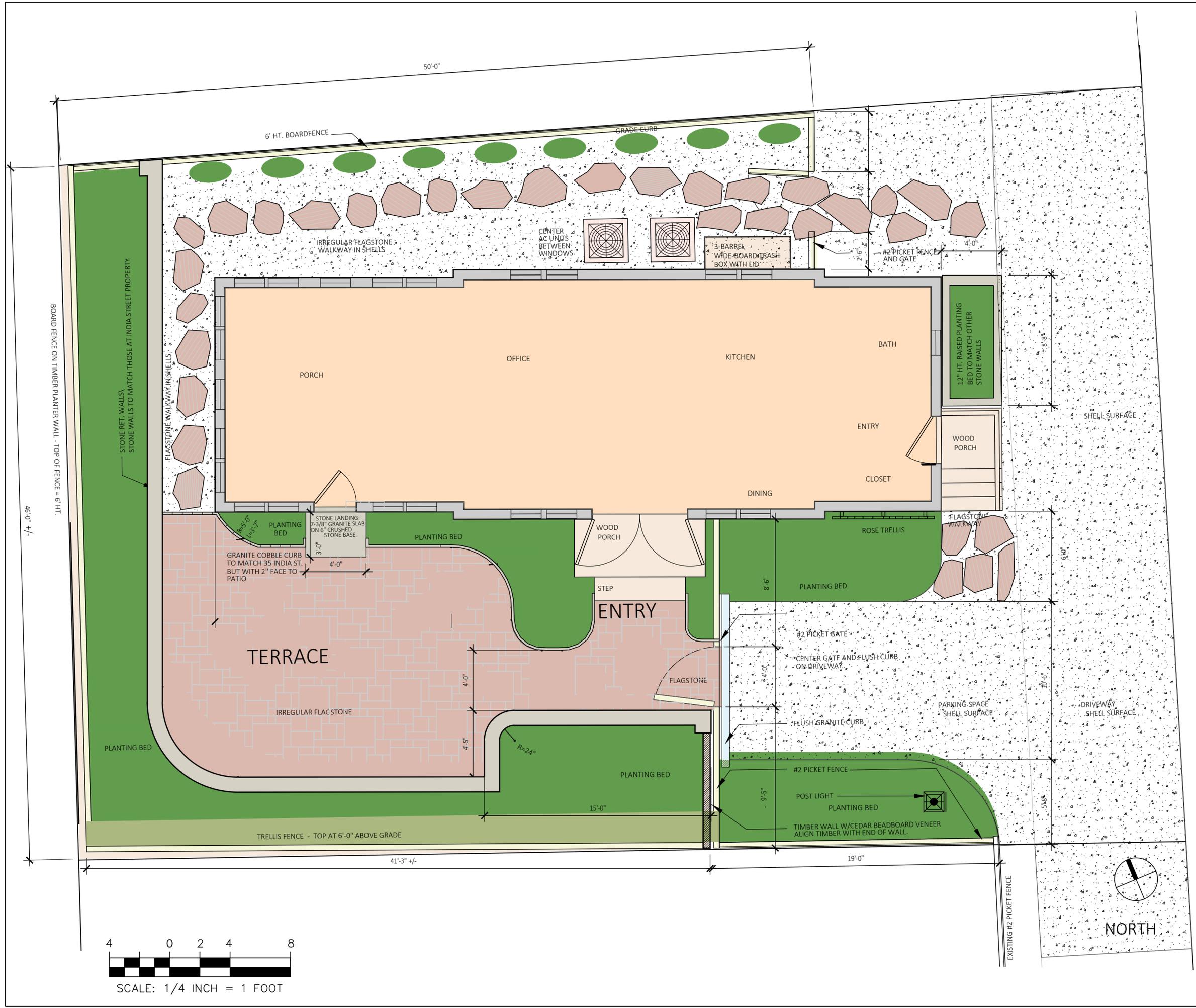
David Bartsch
Landscape Architecture LLC
138 Prince Street
Boston, MA 02113
(508) 410-7979
dbla-boston.com

REVISIONS
Drawings and Designs
© 1999 - 2020 David Bartsch
Landscape Architecture LLC (DBLA)

PROJECT NO.
2010
DRAWN / CHECKED
DATE
10 JULY 2020
SCALE
1/4"=1'-0"

GODFREY CONSTRUCTION INC.
MacKENZIE PROPERTY, 4 HOWARD COURT, NANTUCKET
LAYOUT AND MATERIALS

SHEET
CD-1





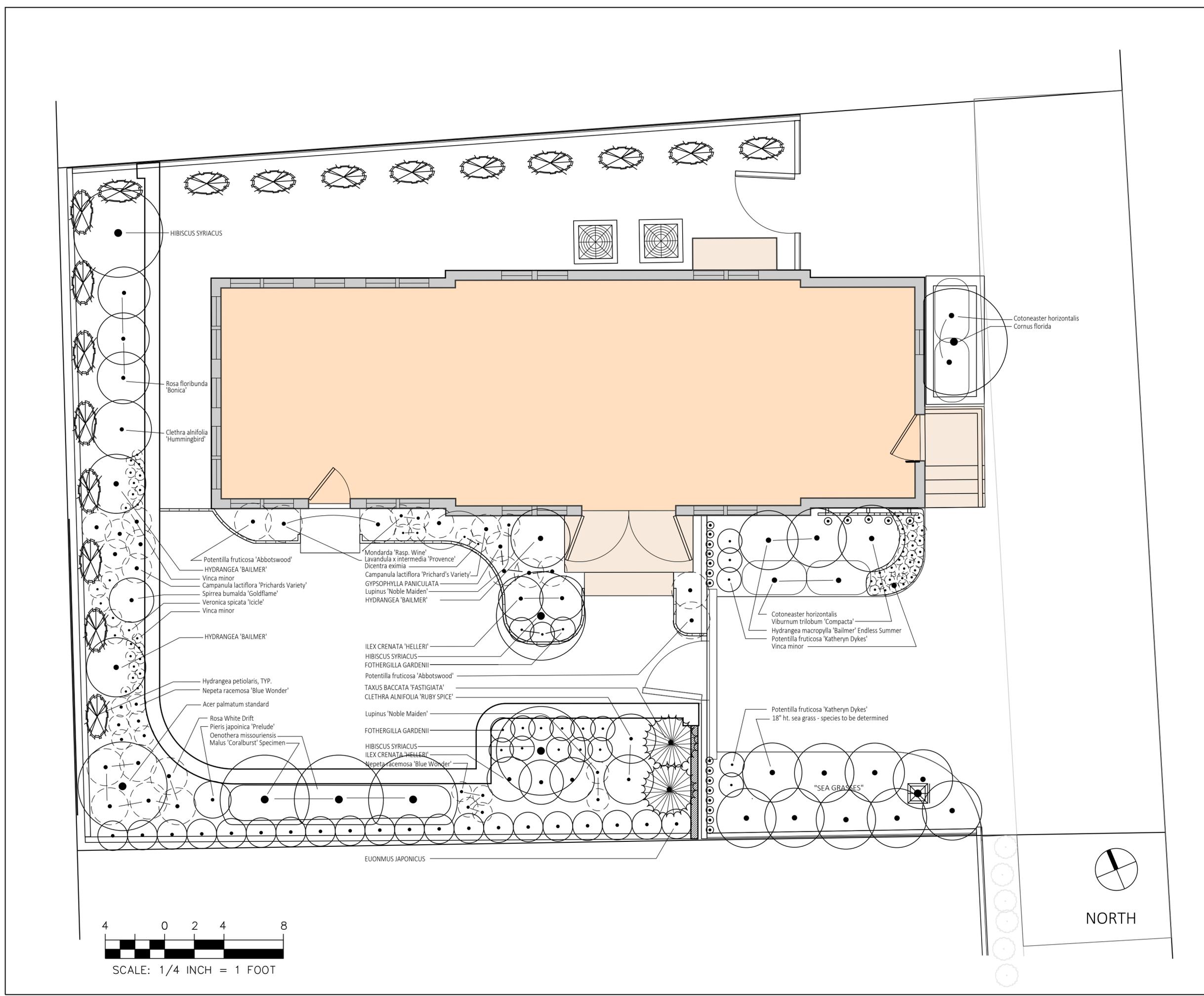
David Bartsch
Landscape Architecture
138 Prince Street
Boston, MA 02113
(508) 410-7979
dbla-boston.com

REVISIONS
Drawings and Designs
©1999 - 2020 David Bartsch
Landscape Architecture LLC (DBLA)

PROJECT NO.
2010
DRAWN / CHECKED
DATE
10 JULY 2020
SCALE
1/4" = 1'-0"

GODFREY CONSTRUCTION INC.
MacKENZIE PROPERTY, 4 HOWARD COURT, NANTUCKET
PLANTING

SHEET
CD-3



HIBISCUS SYRIACUS

Rosa floribunda
'Bonica'

Clethra alnifolia
'Hummingbird'

Potentilla fruticosa 'Abbotswood'
HYDRANGEA 'BAILMER'
Vinca minor
Campanula lactiflora 'Prichard's Variety'
Spiraea bumalda 'Goldflame'
Veronica spicata 'Icicle'
Vinca minor

HYDRANGEA 'BAILMER'

Hydrangea petiolaris, TYP.
Nepeta racemosa 'Blue Wonder'

Rosa White Drift
Pieris japonica 'Prelude'
Oenothera missouriensis
Malus 'Coralburst' Specimen

'Mondarda' Rasp. Wine'
Lavandula x intermedia 'Provence'
Dicentra eximia
Campanula lactiflora 'Prichard's Variety'
GYPSOPHYLLA PANICULATA
Lupinus 'Noble Maiden'
HYDRANGEA 'BAILMER'

ILEX CRENATA 'HELLERI'
HIBISCUS SYRIACUS
FOTHERGILLA GARDENII
Potentilla fruticosa 'Abbotswood'
TAXUS BACCATA 'FASTIGIATA'
CLETHRA ALNIFOLIA 'RUBY SPICE'

Lupinus 'Noble Maiden'
FOTHERGILLA GARDENII
FOTHERGILLA GARDENII
HIBISCUS SYRIACUS
ILEX CRENATA 'HELLERI'
Nepeta racemosa 'Blue Wonder'

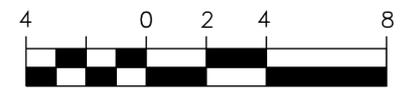
EUONMUS JAPONICUS

Cotoneaster horizontalis
Cornus florida

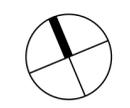
Cotoneaster horizontalis
Viburnum trilobum 'Compacta'
Hydrangea macrophylla 'Bailmer' Endless Summer
Potentilla fruticosa 'Katheryn Dykes'
Vinca minor

Potentilla fruticosa 'Katheryn Dykes'
18" ht. sea grass - species to be determined

"SEA GRASSES"



SCALE: 1/4 INCH = 1 FOOT



NORTH

Planning and Land Use Services

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

This email was scanned by Bitdefender

DARIUS AND FAITH TORABY
31 STRICKLAND ROAD
COS COB, CT 06807
(203) 554-0752
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

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 1/12 Secondary Mass 1/12 Dormer 1/12 Other _____
 Roofing material: Asphalt: 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
 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 _____

Fence: Height: _____
 Type: _____
 Length: _____

NO CHANGE

* 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 2021 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



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

PARCASS TRAVEL NO. 0000-

NBC SUBMISSION 03 JUL 2020
 NBC APPROVAL 03 JUL 2020

BROWN RESIDENCE

9 BEACH STREET
 NANTUCKET, MA 02554

NBC SUBMISSION
 7/16/20

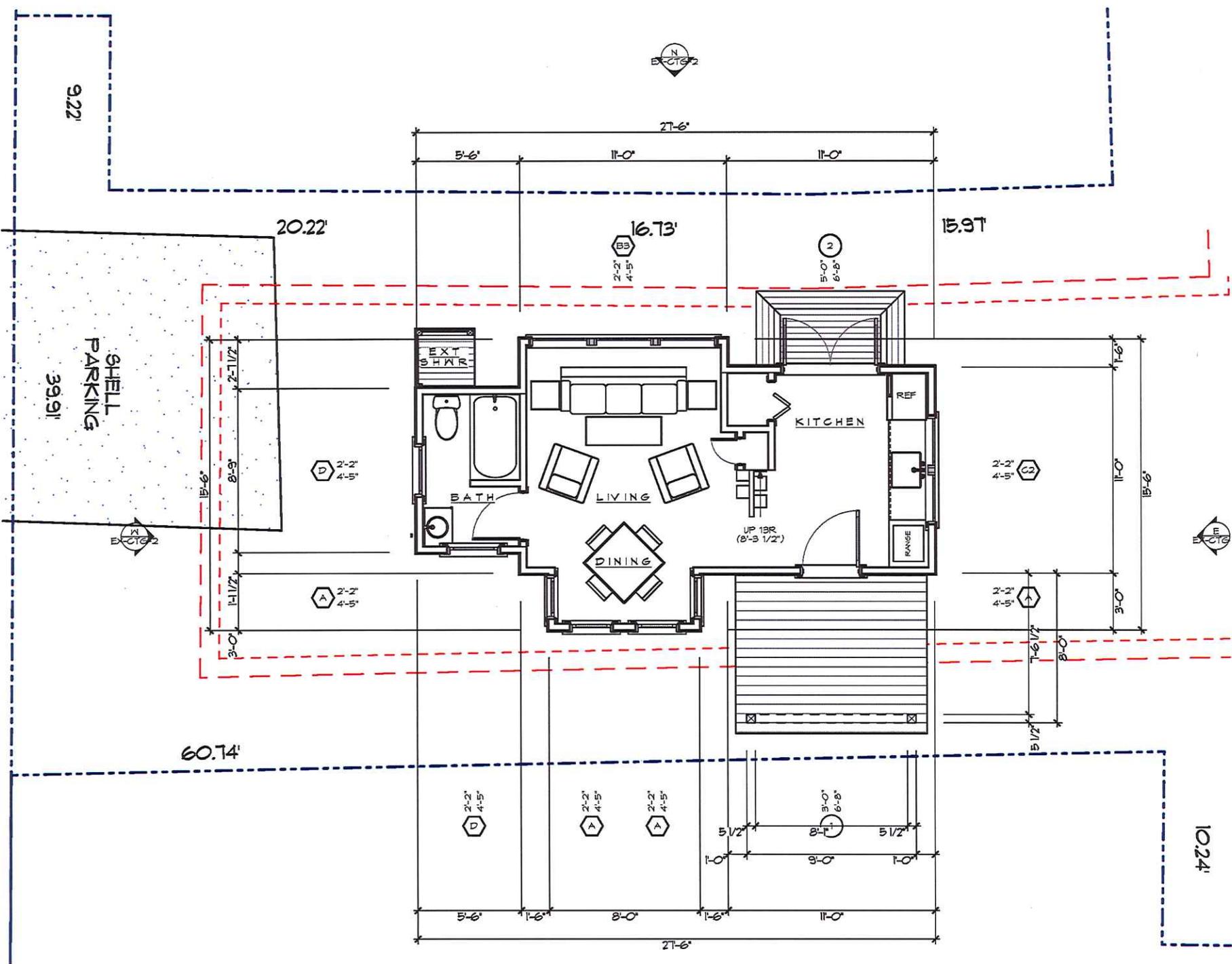
PROJECT NO.2020 08	MAP NO.73.1.3	MAP NO. 24
FORM: SMOH-10	ALLOTTABLE G.C.30.05C	

CTG-0.1



9 BEACH STREET LOCUS MAP

NOT TO SCALE



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

PLAN NUMBER: 0000

HBC SUBMISSION: 09 JUL 2020
 HBC APPROVAL: 09 JUL 2020 COMMENTS:

BROWN RESIDENCE
 9 BEACH STREET
 SIMONSET, MA 02564

HBC SUBMISSION
 7/14/20

PROJECT NO: 2020 08
 PLAN NO: 7.1.1 PLAN NO: 24
 SHEETS: SMOH-10 ALLOWABLE G.C. 30.0%

CTG-1.1

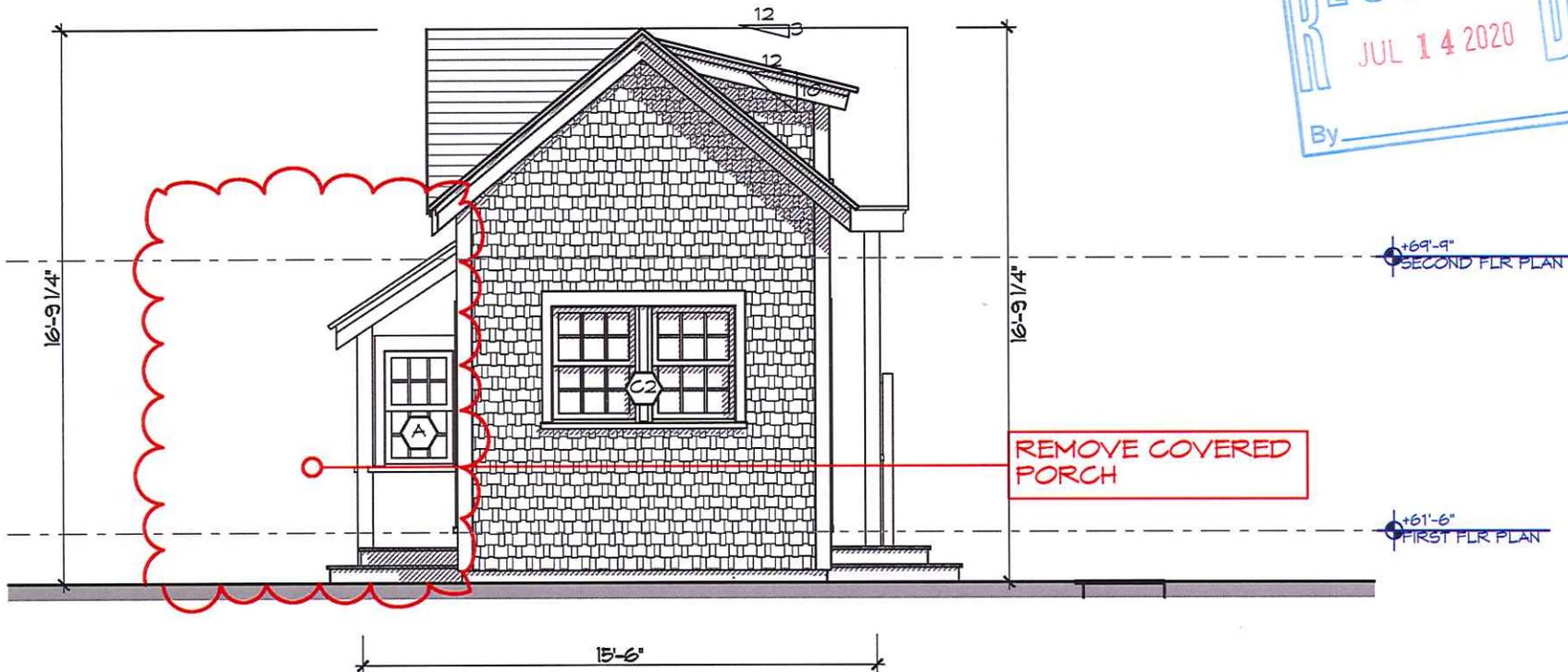
PROPOSED HDC REVISIONS 07.08.2020

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



TOPHAM DESIGN, LLC
 16 HUNTING POND ROAD, NANTUCKET, MA, 02554.
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FILE	DATE	DESCRIPTION
	11	



PROPOSED COTTAGE NORTH ELEVATION

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

PROPOSED COTTAGE NORTH ELEV

Per State 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 SHOWN ON THIS DRAWING. CONTACT THE ARCHITECT FOR MORE INFORMATION.

CTC-2.2

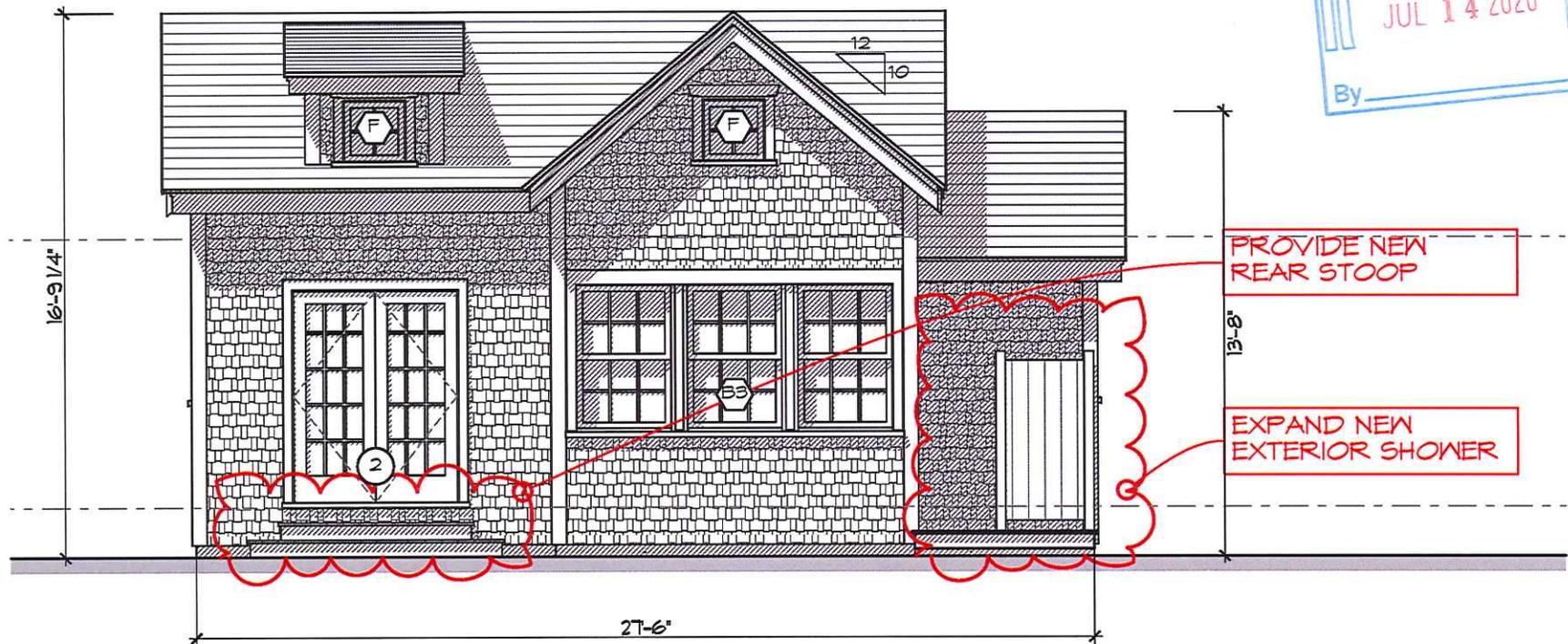
PROPOSED HDC REVISIONS 07.08.2020

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



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 18 HUNTINGTON POND ROAD, NANTUCKET, MA, 02554.
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RECEIVED
 JUL 14 2020
 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



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

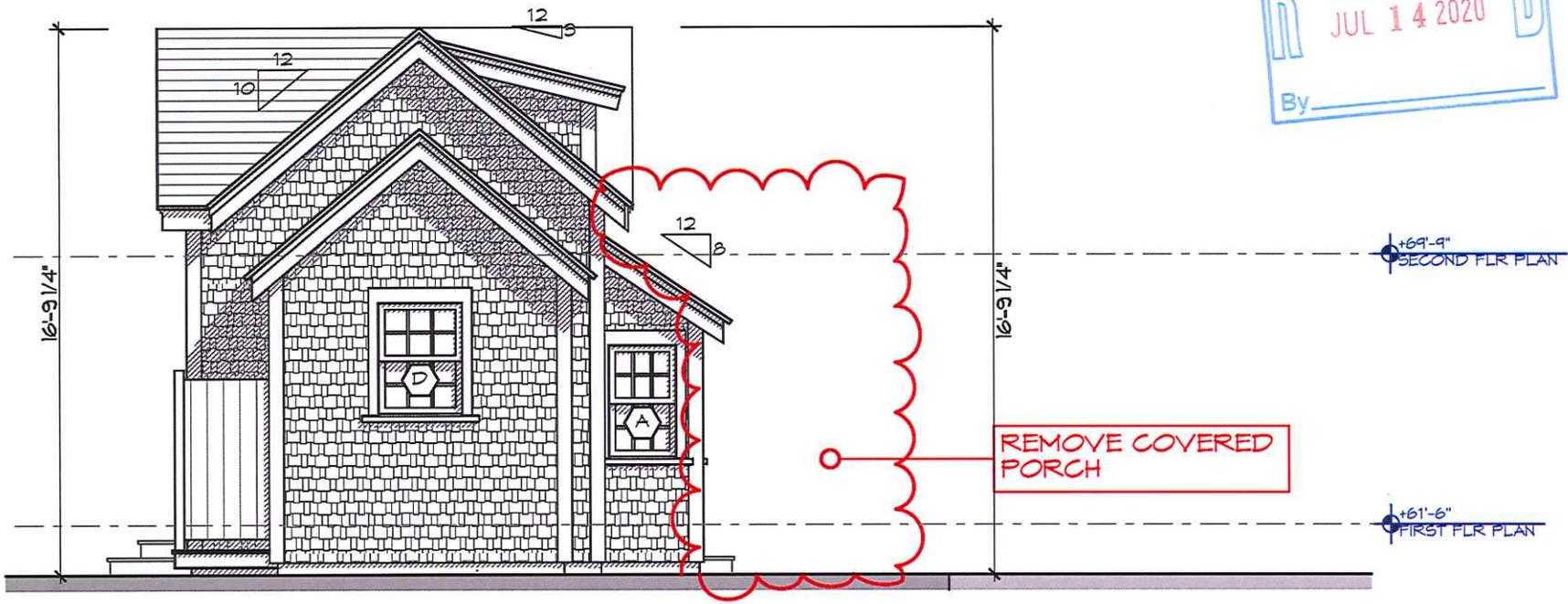
PROPOSED HDC REVISIONS 07.08.2020

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



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 JUL 14 2020
 By _____



REMOVE COVERED PORCH

DATE	DATE	DESCRIPTION
	7/1	

PROPOSED COTTAGE SOUTH ELEV

PERMIT NO. 0000
 JUL 2020
 JUL 2020

BROWN RESIDENCE
 9 BEACH STREET
 NANTUCKET, MA 02564

HDC SUBMISSION
 7/14/20

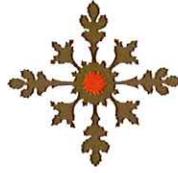
PROJECT NO: 2020-08
 PLAN NO: 73.1.3 PLAN NO: 24
 ZONING: S100-10 ALLOWABLE G.C. 30.0%

CTG-2.4

S

PROPOSED COTTAGE SOUTH ELEVATION

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



TOPHAM DESIGN

BROWN, 9 BEACH STREET

FUTURE EAST ELEVATION



FUTURE NORTH ELEVATION

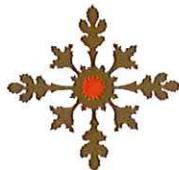


FUTURE WEST ELEVATION



FUTURE SOUTH ELEVATION





TOPHAM DESIGN

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
071914125515421
Roberta Brown



11 BEACH STREET

15 BEACH STREET

9 BEACH STREET

7 BEACH STREET