

1. No Meeting Agenda

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

1.1. Old Business Packet 08/10/2020

Documents:

[32 WEST CHESTER ST - NEW DWELLING - OB SUB FOR 08 10 2020.PDF](#)
[50 WEEWEEDER AVE - BARN - OB SUB FOR 08 10 2020.PDF](#)
[50 WEEWEEDER AVE - CABANA - OB SUB FOR 08 10 2020.PDF](#)
[50 WEEWEEDER AVE - NEW DWELLING - OB SUB FOR 08 10 2020.PDF](#)
[73 BAXTER RD - GARAGE - OB SUB FOR 08 10 2020.PDF](#)
[75 N LIBERTY STREET - FRONT PORCH RAILING - OB SUB FOR 08 10 2020.PDF](#)
[5 CORNISH STREET - ADDITION - OB SUB FOR 08 10 2020.PDF](#)
[32 DUKES ROAD - PATIO AND RET WALL - OB SUB FOR 08 10 2020.PDF](#)

Historic District Commission OLD BUSINESS CHECKLIST



Planning and Land Use Services

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

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

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

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

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

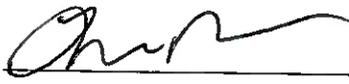
NA	Sign in submission at Front Desk
✓	<u>HDC case number:</u> (ex HDC2020-xx-xxxx), if applicable 05-0895 02 - 0732
✓	<u>Copy of Minutes</u> (application item circled)
✓	<u>Reduced (8 1/2 x 11) copy of application</u>
✓	<u>Locus Map:</u> 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
NA	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of plans <u>at 3/16" or 1/4" scale</u> (circle all that apply) <ul style="list-style-type: none"> a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	<u>One set reduced plans:</u> 8 1/2 x 11
	<u>Electronic Submission:</u> Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov .
✓	<u>Signed Affidavit:</u> see reverse side

Historic District Commission
OLD BUSINESS CHECKLIST

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Affidavit Certifying Completeness of Old Business submission

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

Signature:  _____ Date: 8-5-2020

13. Richard Chesley 02-0732 32 West Chester Street New dwelling 42.4.3-31 BPC

Voting Coombs (acting chair), Oliver, Welch (read back in)
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.
 Representing Joe Paul, BPC
 Public None
 Concerns (7:57) **Paul** – This is on Wesco Place and abuts the Richard Gardner property; reviewed changes made per previous concerns; noted drafting error on the south elevation: 2-over-2 windows should be 6-over-1.
Backus – She has been reviewing this on HSAB behalf; for the most part their concerns were addressed; however, the west elevation window with oversized glass panes still look commercial. This is an in-fill within the OHD.
Welch – The east elevation is more proportional to the sense of massing. North elevation was broken down with introduction of secondary and tertiary masses. East and west elevations, suggested the same cross-buck treatment of railings as on the north and south. When this is resubmitted, he'd like to see some dimensions on the 2nd & 3rd roof planes.
Oliver – The changes are successful; it now feels more like a cottage. This is still over fenestrated; with 6-over-1 windows, the French doors should be 15-lights. Has concerns about the large windows on the west elevation; too much of an anomaly. South elevation, suggested adding windows either side of the 2nd-floor balcony doors.
Coombs – This is an improvement. Agrees the door panes be smaller. South elevation 2nd-floor shed dormer, the ganged windows should be separated.
 Motion **Motion to Hold for revisions. (Oliver)**
 Roll-call Vote Carried 3-0//Welch, Oliver, and Coombs-aye Certificate #

14. 33 Coffin St. LLC 05-1009 33 Coffin Street Decks/balcony 73.4.1-26.1 CWA

Voting Pohl, Coombs, Oliver
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
 Representing Chip Webster, Chip Webster Associates
 Public None
 Concerns (8:15) **Webster** – Reviewed changes made to the south and west elevations per previous concerns.
Oliver – Somethings are very successful. South elevation is better because it's simpler; however. those changes make the west elevation have a 67-foot roof ridge broken only by the chimney. We won't see the north elevation.
Coombs – South elevation, the dormers go up to the roof peak; confirmed the right dormer balcony is integrated into the porch roof; would prefer it match the one on the left. West elevation, the dormers are too large.
Pohl – West elevation, he also has issues with the long roof, which will be evident from Burnell Street. Has concerns with the decks cut into the roofs below. The changes are very small leaving an unbroken ridge; a 4" change isn't sufficient. He prefers the existing west elevation because the proposed dormers flatten and elongate the roof line and it's very fenestrated.
 Motion **Motion to Hold for revisions. (Coombs)**
 Roll-call Vote Carried 3-0//Oliver, Coombs, and Pohl-aye Certificate #

15. 33 Coffin St., LLC 06-1132 33 Coffin Street Pool-hardscape 73.4.1-26.1 CWA

Voting Pohl, Coombs, McLaughlin, Oliver, Welch
 Alternates None
 Recused None
 Documentation Landscape design plans, site plan, photos, correspondence, and advisory comments.
 Representing Chip Webster, Chip Webster Associates
 Public None
 Concerns (8:45) **Webster** – The pool and hardscape were two applications rolled into one; reviewed changes made per previous concerns; received letters of support; the pool was moved toward the house and the buffer increased.
Welch – There is more clarification now; the proposed plant material is a concern and suggested the landscaper review indigenous plants for that immediate area. The density of the buffer is appropriate. He has no concerns with implementation of those considerations.
Oliver – This is much easier to understand. Appreciates the changes to the gates. Agrees about keeping the natural vegetation look.
McLaughlin – The plans are too hard to read; everything is too small on the screen. No comments.
Coombs – Agrees with what's been said.
Backus – After looking at the minutes, there was a comment about the pool being moved toward the house; it doesn't seem that was done.
 Motion **Motion to Approve with any visible plants along Burnell to be indigenous to the area and with the pool not to be visible at time of inspection and in perpetuity. (McLaughlin)**
 Roll-call Vote Carried 5-0//Oliver, Welch, McLaughlin, Coombs, and Pohl-aye Certificate # HDC2020-06-1132

CERTIFICATE NO: _____

DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°: portion of 51
Street & Number of Proposed Work: 32 W Chester on west side of
Owner of record: Chesley, Richard + Dianna
Mailing Address: 2035 N Orleans St Unit M1
Chicago IL 60614
Contact Phone #: 228-2722 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BPC
Mailing Address: 12 B Oak St
Nantucket MA 02554
Contact Phone #: 228-2722 E-mail: _____

FOR OFFICE USE ONLY

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1632 Decks/Patio: Size: _____ 1st floor 2nd floor
Width: _____ Sq. footage 2nd floor: 1244 Size: _____ 1st floor 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0-12" South 0-12" East 0-12" West 0-12"
Height of ridge above final finish grade: North 29'2" South 29'2" East 29'2" West 26'

Additional Remarks

- 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 8-12" Block Water Parged Brick (type) _____ Poured Concrete Piers
Masonry Chimney: Block Parged Brick (type) Water Struck - painted gray Other _____
Roof Pitch: Main Mass 10/12 Secondary Mass 10 + 6/12 Dormer 6/12 Other _____

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

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

Gutters: Wood Aluminum Copper Leaders (material) _____

Leaders (material and size): _____

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

Trim: A. Wood Pine Redwood Cedar Other _____

B. Treatment Paint Natural to weather Other _____

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

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

Windows*: Double Hung Casement All Wood Other _____

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

Doors* (type and material): TDL SDL Front 4 1/2 Rear _____ Side 1 1/2

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

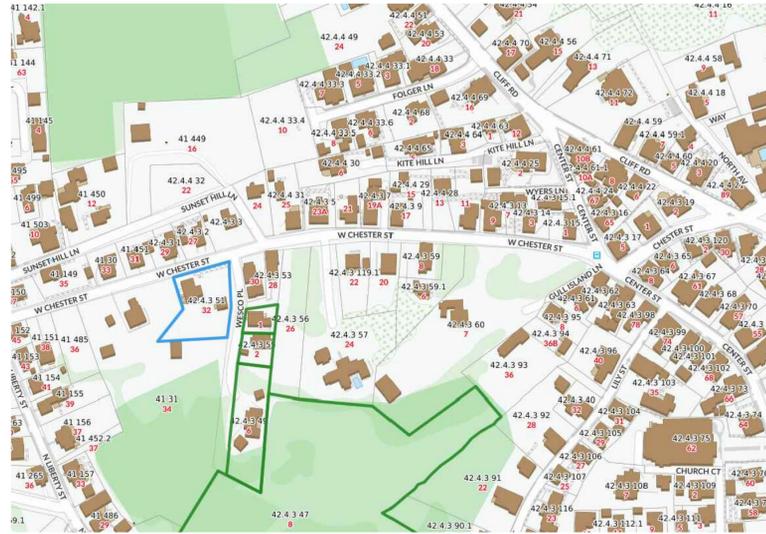
Sidewall natural Clapboard (if applicable) _____ Roof Black
Trim light gray Sash Black Doors Black
Deck _____ Foundation natural Fence _____ Shutters _____

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

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

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

Chesley - Wesco Place



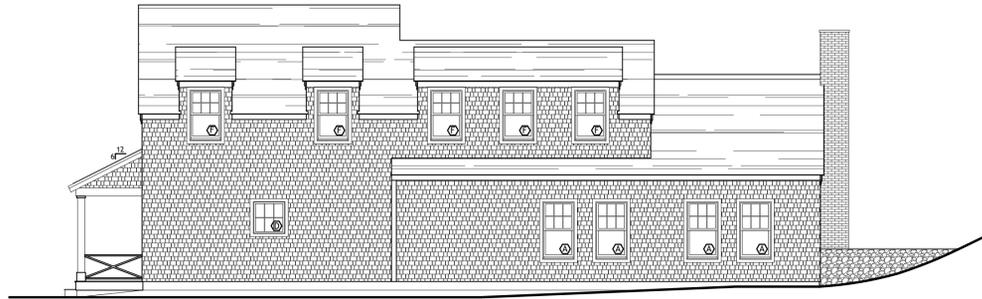
LOCUS: NTS



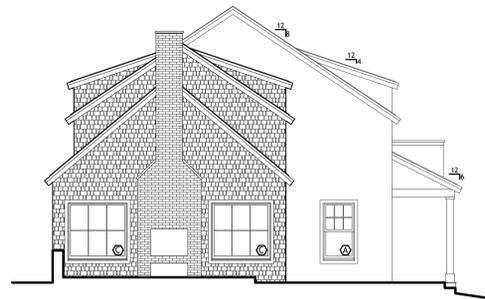
PREVIOUS



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

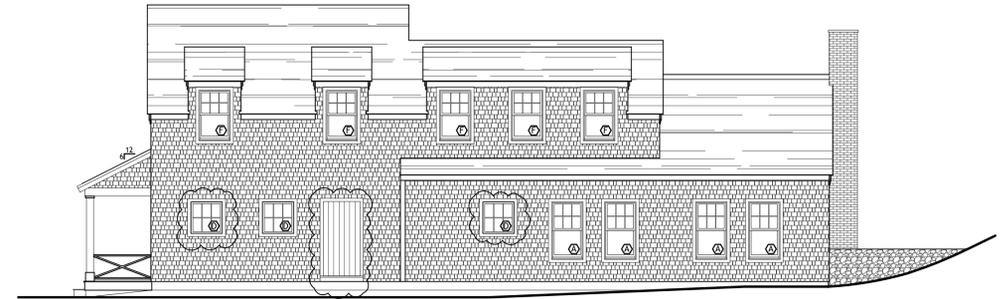


SOUTH ELEVATION
1/8" = 1'-0"

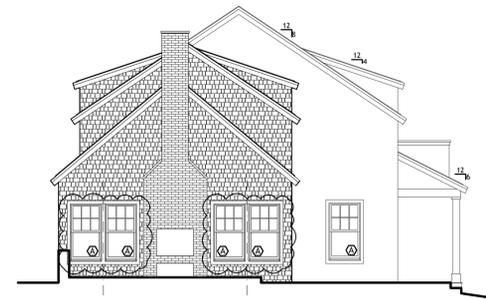
PROPOSED



EAST ELEVATION
1/8" = 1'-0"



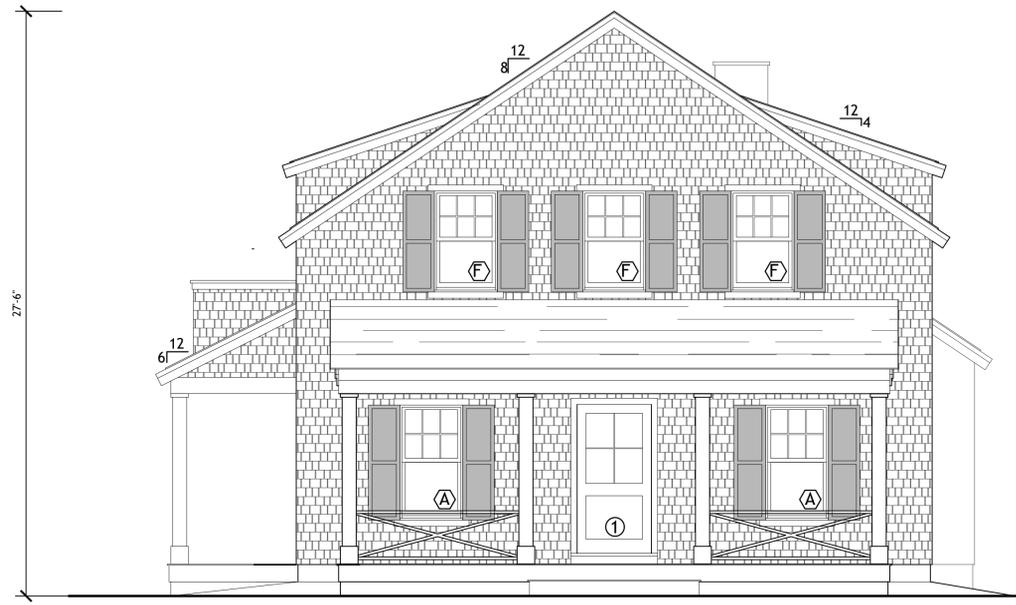
NORTH ELEVATION
1/8" = 1'-0"



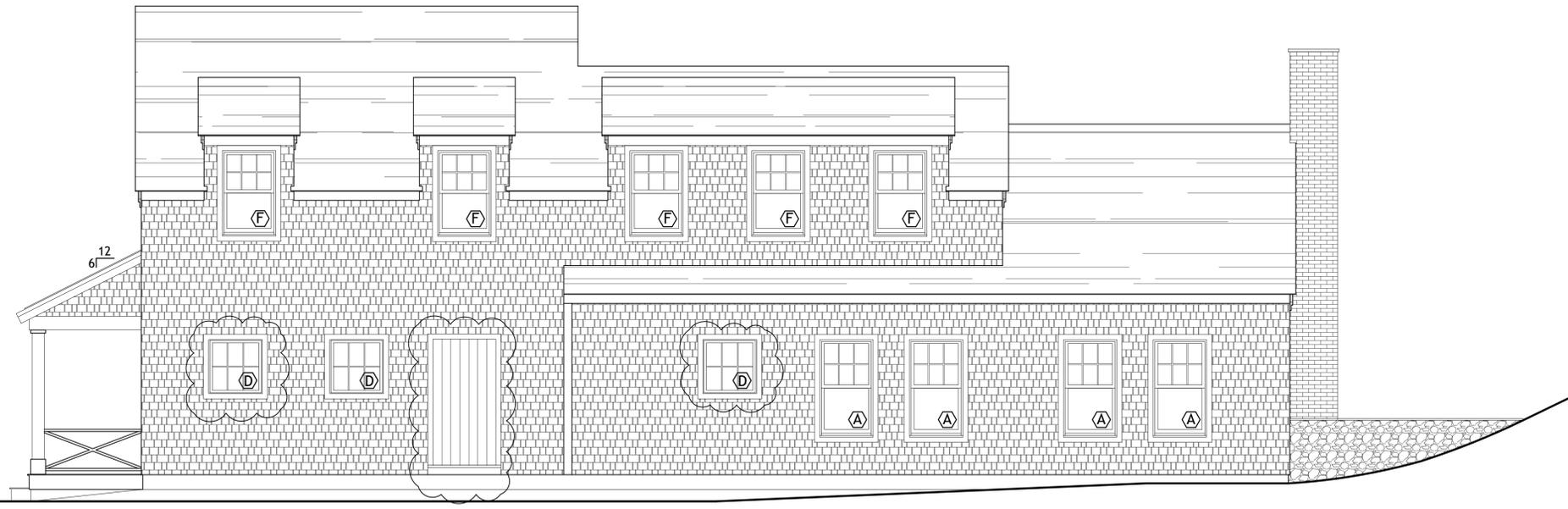
WEST ELEVATION
1/8" = 1'-0"



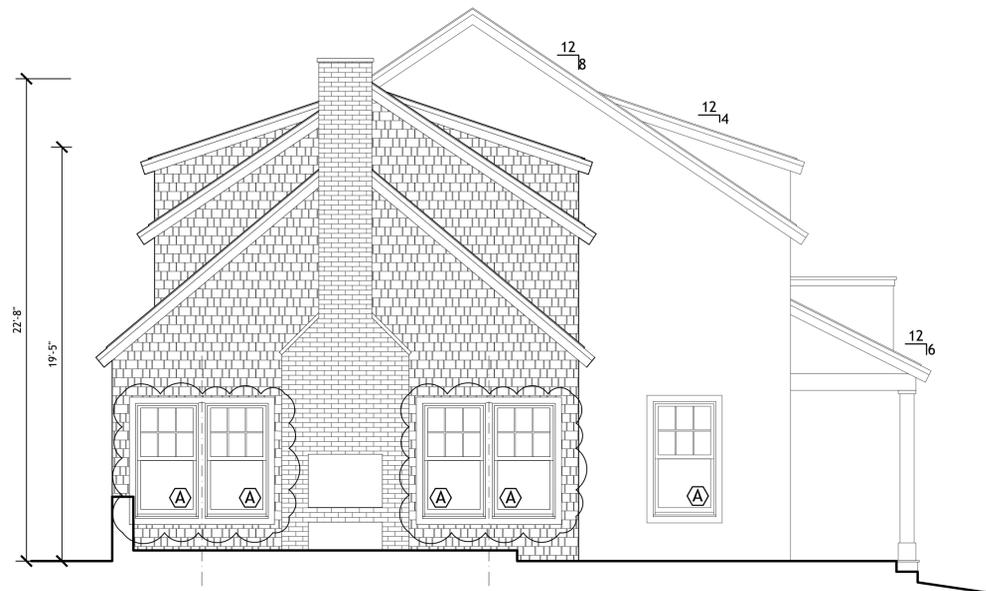
SOUTH ELEVATION
1/8" = 1'-0"



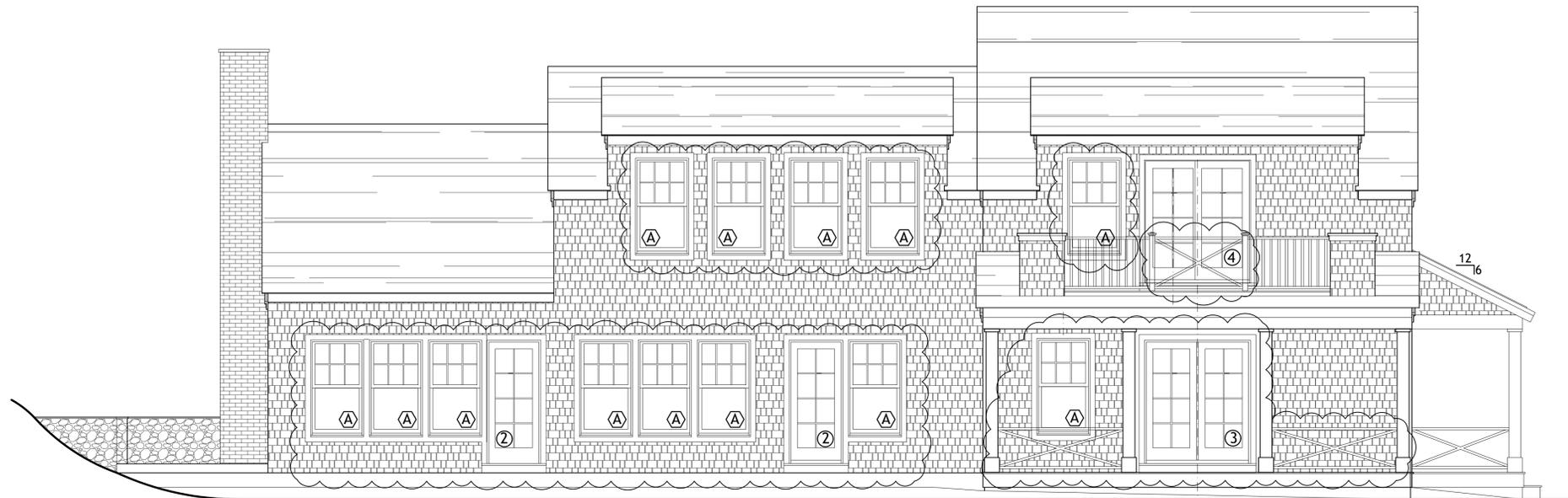
EAST ELEVATION
1/4"=1'-0"



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



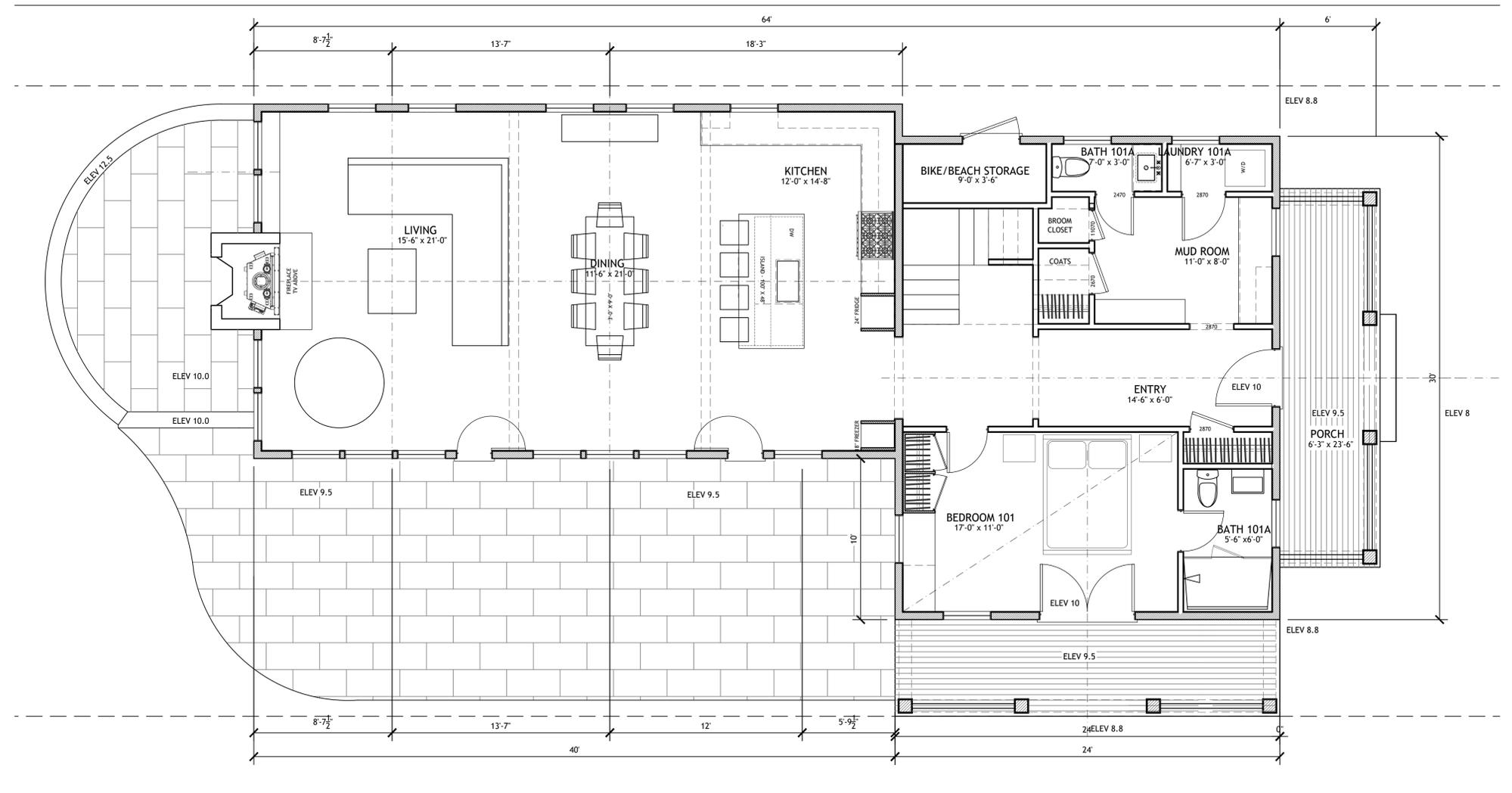
WEST ELEVATION
1/4"=1'-0"

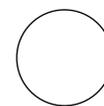


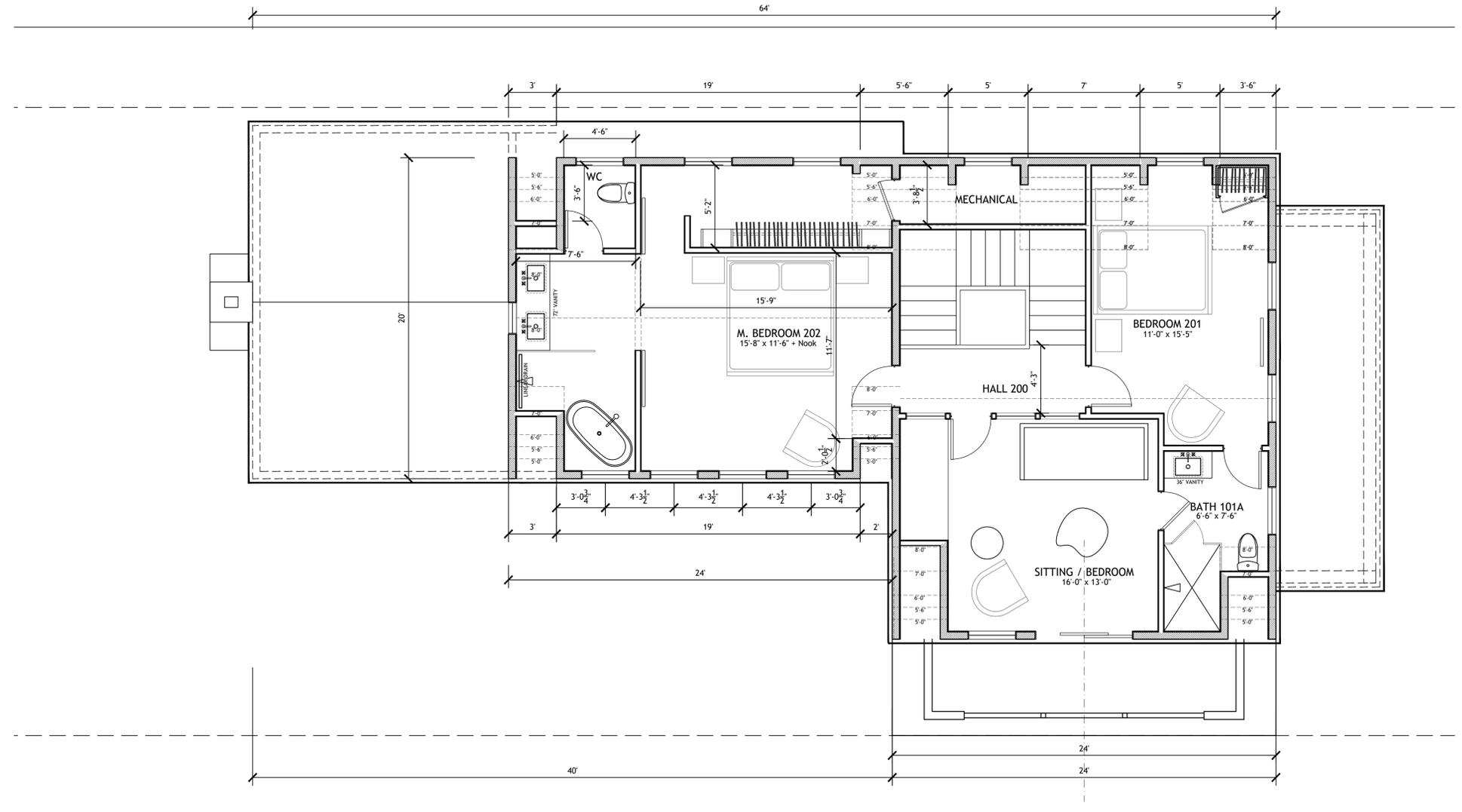
SOUTH ELEVATION
1/4"=1'-0"

DOOR & WINDOW SCHEDULE						
ID	MANUF.	MODEL #	UNIT SIZE	QTY.	DESCRIPTION	DP +/-
1	TBD		3'-0" x 7'-0"	1	4 LIGHT/1 PANEL W/ SIDELIGHTS	
2	ANDERSEN	FWHD31411	3'-7" x 6'-11"	3	8 LIGHT FRENCH DOORS - SINGLE	
3	ANDERSEN	FWHD60611	6'-0" x 6'-11"	1	8 LIGHT FRENCH DOORS - DOUBLE	
4	ANDERSEN	FWG606011	6'-0" x 6'-11"	1	8 LIGHT FRENCH DOORS - DOUBLE	
5	TBD		3'-5" x 7'-0"	1	VERTICAL BOARD	

WINDOWS						
ID	MANUF.	MODEL #	ROUGH OPENING	QTY.	DESCRIPTION	DP +/-
A	ANDERSEN	WDH1024	24"	24	6/1 DBL HUNG	
B						
C						
D	ANDERSEN	AW31		3	6 LIGHT WINDOW - AWNING	
E						
F	ANDERSEN	WDH21046		8	6/1 DBL HUNG	




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



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



Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-8527

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OLD BUSINESS CHECKLIST

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

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

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Signature: _____

Date: _____

8/5/20

11. Richmond Meadows II 02-0623	2 Orchid Place	Aluminum handrails	68-337	KOH Architecture
Voting	Pohl, Coombs, Oliver, Welch			
Alternates	Camp stepped off			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Dinah Klamert, KOH Architecture			
Public	None			
Concerns (8:21)	<p>Klamert – The only difference is the house trim is white.</p> <p>Oliver – Keep it simple and go white on white to blend into the house.</p> <p>Welch – Asked if there will be other railings (one more on the other side of the site). As long as there won't be one at every building, he's okay with Ms. Oliver's proposal.</p> <p>Coombs – Feels the railings should all be one subdued color rather than matching the building.</p> <p>Pohl – Agrees with Ms. Coombs; black rail with grey posts is pretty neutral.</p>			
Motion	Motion to Approve through staff with grey posts and black rail. (Coombs)			
Roll-call Vote	Carried 4-0//Welch, Oliver, Coombs, and Pohl-aye		Certificate #	HDC2020-02-0623
12. Brian Harris 06-1164	50 Weeweeder Avenue	New dwelling	79-15	M. Cutone Architecture
Voting	Pohl, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (8:28)	<p>Cutone – Reviewed changes made per previous concerns; also held for a view with poles.</p> <p>Oliver – Northwest and southeast elevations look like a hotel; this is long and looking at it on an angle doesn't help.</p> <p>Welch – Whatever height we settle on, he would like the application revised to reflect the final reduction of the ridge height. Northwest elevation, the transition from 4-bay to 1-story is atypical and elongated; to the right, that bumpout addition seems disproportionate as well. West elevation, the long stretch on an angle. It's like a federal was added onto with a different type of structure. South elevation, this reverts to a contemporary Nantucket building. Southeast elevation, the rendering alludes to the disparity in the structure.</p> <p>Coombs – Feels this building is just too big; it's way beyond what's normally in a rural beach-side area. The architecture doesn't work together and is not appropriate in this location.</p> <p>Pohl – The angles aren't helping; the geometry is splayed out. The rendering of the northwest really shows the long, uninterrupted 1.5 story ridge lines. The more it can come down and the more the perceived length can be reduced will help.</p>			
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15. Brian Harris 06-1165	50 Weeweeder Avenue	Pool- hardscape	79-15	M. Cutone Architecture
Voting	Pohl, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns	Not opened at this time.			
Motion	Motion to Hold to track with the main house. (Oliver)			
Roll-call Vote	Carried 4-0//Welch, Coombs, Oliver, and Pohl-aye		Certificate #	





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<input checked="" type="checkbox"/>	Four (4) copies of additional information requested by Commission- if applicable (ex pictures, FEMA flood Certificate, etc)
<input checked="" type="checkbox"/>	Four (4) Large (24"x36") sets of plans (circle all that apply) <input checked="" type="checkbox"/> a. Site Plan <input checked="" type="checkbox"/> b. North Elevation <input checked="" type="checkbox"/> c. South Elevation <input checked="" type="checkbox"/> d. East Elevation <input checked="" type="checkbox"/> e. West Elevation <input checked="" type="checkbox"/> f. Window/Door Schedule
<input checked="" type="checkbox"/>	One set reduced plans: 8 1/2 x 11
<input checked="" type="checkbox"/>	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov .

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

Affidavit Certifying Completeness of Application

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

Signature: _____

Date: _____

8/5/20

11. Richmond Meadows II 02-0623	2 Orchid Place	Aluminum handrails	68-337	KOH Architecture
Voting	Pohl, Coombs, Oliver, Welch			
Alternates	Camp stepped off			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Dinah Klamert, KOH Architecture			
Public	None			
Concerns (8:21)	<p>Klamert – The only difference is the house trim is white.</p> <p>Oliver – Keep it simple and go white on white to blend into the house.</p> <p>Welch – Asked if there will be other railings (one more on the other side of the site). As long as there won't be one at every building, he's okay with Ms. Oliver's proposal.</p> <p>Coombs – Feels the railings should all be one subdued color rather than matching the building.</p> <p>Pohl – Agrees with Ms. Coombs; black rail with grey posts is pretty neutral.</p>			
Motion	Motion to Approve through staff with grey posts and black rail. (Coombs)			
Roll-call Vote	Carried 4-0//Welch, Oliver, Coombs, and Pohl-aye		Certificate #	HDC2020-02-0623

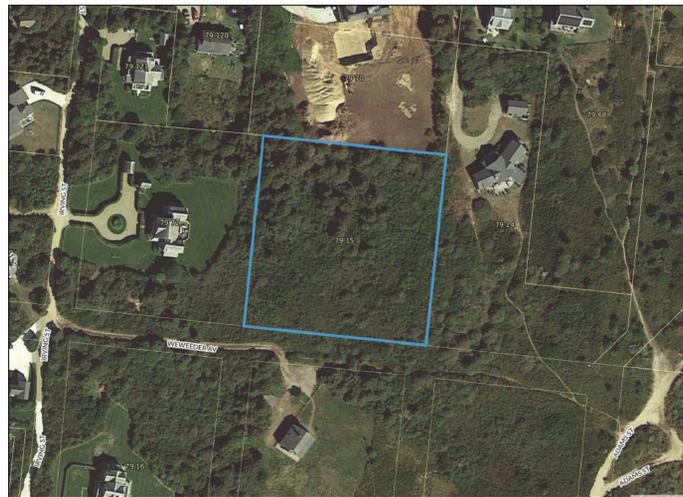
12. Brian Harris 06-1164	50 Weeweeder Avenue	New dwelling	79-15	M. Cutone Architecture
Voting	Pohl, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (8:28)	<p>Cutone – Reviewed changes made per previous concerns; also held for a view with poles.</p> <p>Oliver – Northwest and southeast elevations look like a hotel; this is long and looking at it on an angle doesn't help.</p> <p>Welch – Whatever height we settle on, he would like the application revised to reflect the final reduction of the ridge height. Northwest elevation, the transition from 4-bay to 1-story is atypical and elongated; to the right, that bumpout addition seems disproportionate as well. West elevation, the long stretch on an angle. It's like a federal was added onto with a different type of structure. South elevation, this reverts to a contemporary Nantucket building. Southeast elevation, the rendering alludes to the disparity in the structure.</p> <p>Coombs – Feels this building is just too big; it's way beyond what's normally in a rural beach-side area. The architecture doesn't work together and is not appropriate in this location.</p> <p>Pohl – The angles aren't helping; the geometry is splayed out. The rendering of the northwest really shows the long, uninterrupted 1.5 story ridge lines. The more it can come down and the more the perceived length can be reduced will help.</p>			

Motion	Motion to Hold for revisions. (Oliver)			
Roll-call Vote	Carried 4-0//Welch, Coombs, Oliver, and Pohl-aye		Certificate #	
13. Brian Harris 06-1163	50 Weeweeder Avenue	Barn	79-15	M. Cutone Architecture
14. Brian Harris 06-1162	50 Weeweeder Avenue	Cabana	79-15	M. Cutone Architecture
15. Brian Harris 06-1165	50 Weeweeder Avenue	Pool- hardscape	79-15	M. Cutone Architecture
Voting	Pohl, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns	Not opened at this time.			
Motion	Motion to Hold to track with the main house. (Oliver)			
Roll-call Vote	Carried 4-0//Welch, Coombs, Oliver, and Pohl-aye		Certificate #	

HARRIS - 50 WEWEEDER AVENUE



LOCUS PLAN: NTS



AERIAL VIEW: NTS



SITE PLAN: 1" = 20'-0"



2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR
SITE DESIGN ENGINEERING
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
508.967.0673

STRUCTURAL DESIGN
CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

**MAIN HOUSE
HDC - 3**

HARRIS
50 WEWEEDER AVENUE
NANTUCKET, MA 02554
MAP: 79 - PARCEL: 15

COVER SHEET

C1.1
4 AUGUST 2020



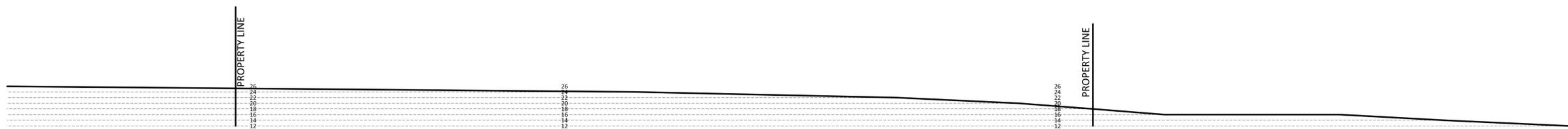
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STRUCTURAL DESIGN

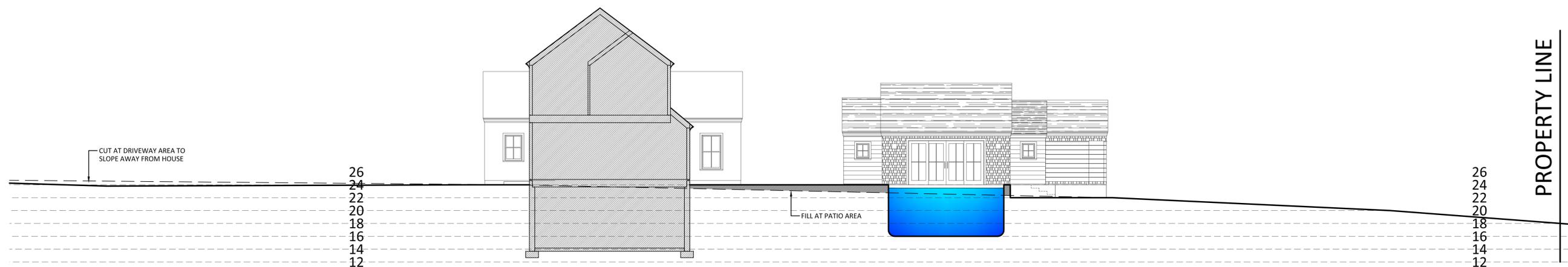
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FALMOUTH, MA 02541
508.457.6794



EXISTING SITE SECTION A-A
SCALE: 1" = 20'-0"



PROPOSED SITE SECTION A-A
SCALE: 1" = 20'-0"



PROPOSED SITE SECTION A-A
SCALE: 1/8" = 1'-0"

MAIN HOUSE
HDC - 3

HARRIS
50 WEWEEDER AVENUE
NANTUCKET, MA 02554
MAP: 79 PARCEL: 15

SITE SECTIONS

C2.1

4 AUGUST 2020



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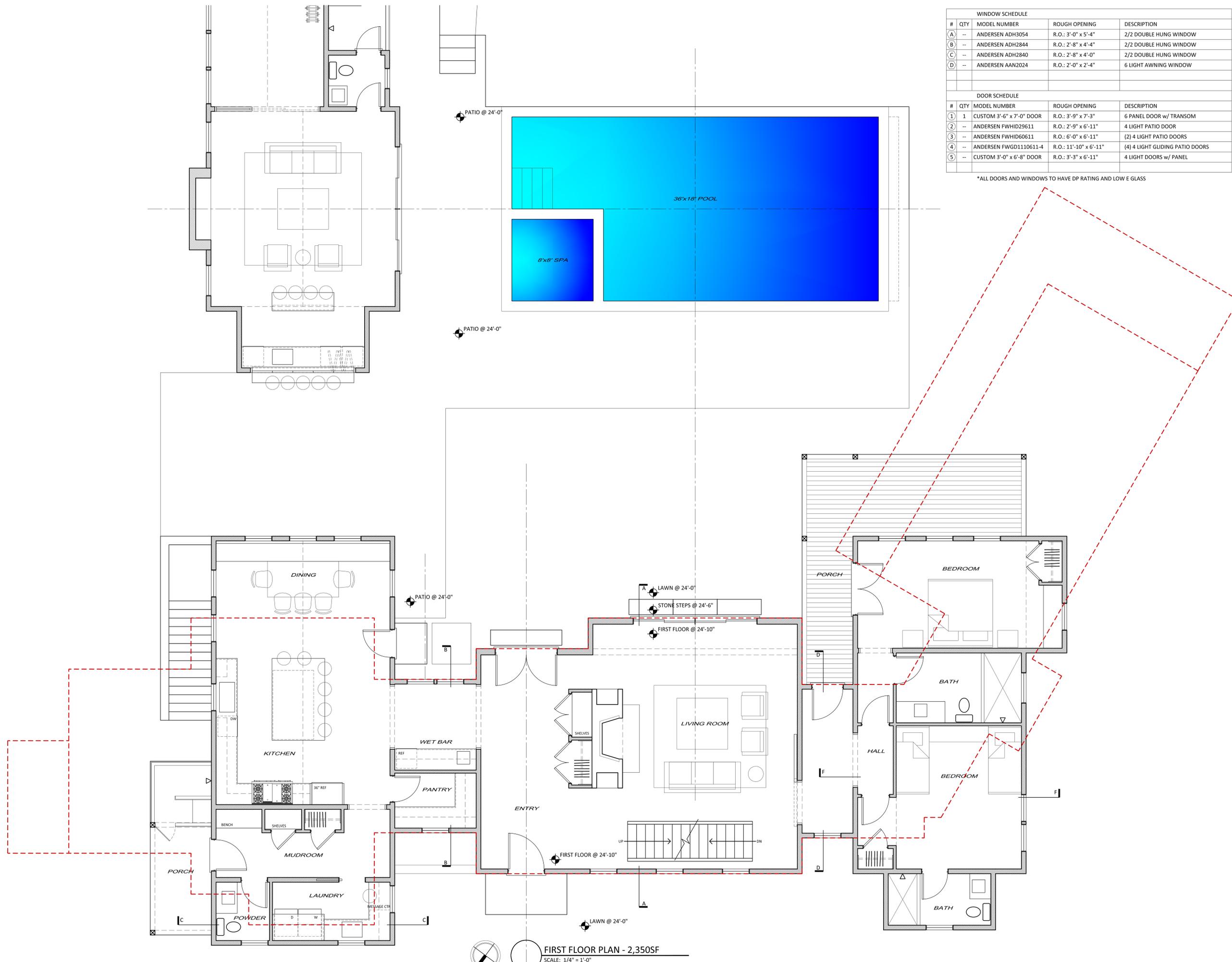
STRUCTURAL DESIGN

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508.457.6794

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	--	ANDERSEN ADH3054	R.O.: 3'-0" x 5'-4"	2/2 DOUBLE HUNG WINDOW
B	--	ANDERSEN ADH2844	R.O.: 2'-8" x 4'-4"	2/2 DOUBLE HUNG WINDOW
C	--	ANDERSEN ADH2840	R.O.: 2'-8" x 4'-0"	2/2 DOUBLE HUNG WINDOW
D	--	ANDERSEN AAN2024	R.O.: 2'-0" x 2'-4"	6 LIGHT AWNING WINDOW

DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	1	CUSTOM 3'-6" x 7'-0" DOOR	R.O.: 3'-9" x 7'-3"	6 PANEL DOOR w/ TRANSOM
2	--	ANDERSEN FWHD29611	R.O.: 2'-9" x 6'-11"	4 LIGHT PATIO DOOR
3	--	ANDERSEN FWHD60611	R.O.: 6'-0" x 6'-11"	(2) 4 LIGHT PATIO DOORS
4	--	ANDERSEN FWGD1110611-4	R.O.: 11'-10" x 6'-11"	(4) 4 LIGHT GLIDING PATIO DOORS
5	--	CUSTOM 3'-0" x 6'-8" DOOR	R.O.: 3'-3" x 6'-11"	4 LIGHT DOORS w/ PANEL

*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS



**MAIN HOUSE
HDC - 3**

HARRIS
50 WEWEEDER AVENUE
NANTUCKET, MA 02554
MAP: 79 PARCEL: 15

FIRST FLOOR PLAN

A1.1

4 AUGUST 2020

FIRST FLOOR PLAN - 2,350SF

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



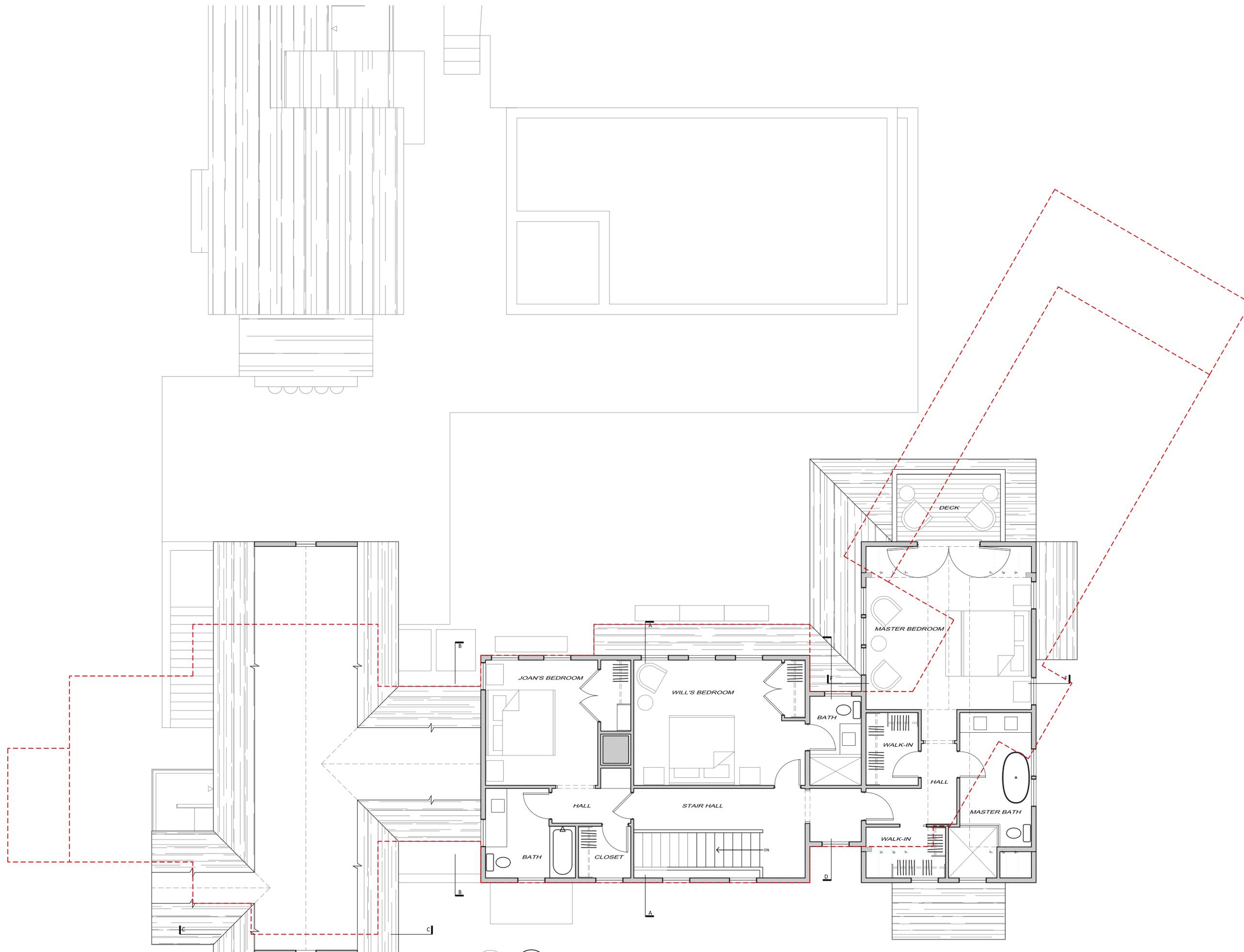
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**MAIN HOUSE
HDC - 3**

HARRIS
50 WEWEEDER AVENUE
NANTUCKET, MA 02554
MAP: 79 PARCEL: 15

**SECOND FLOOR
PLAN**

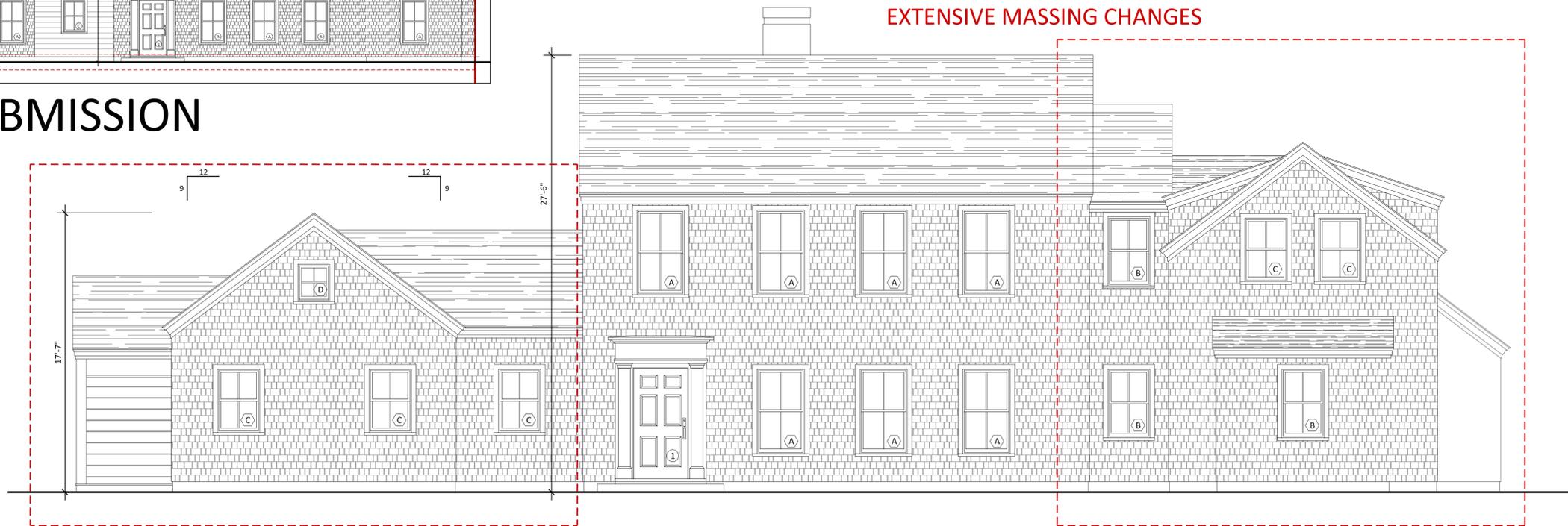
A1.2

4 AUGUST 2020

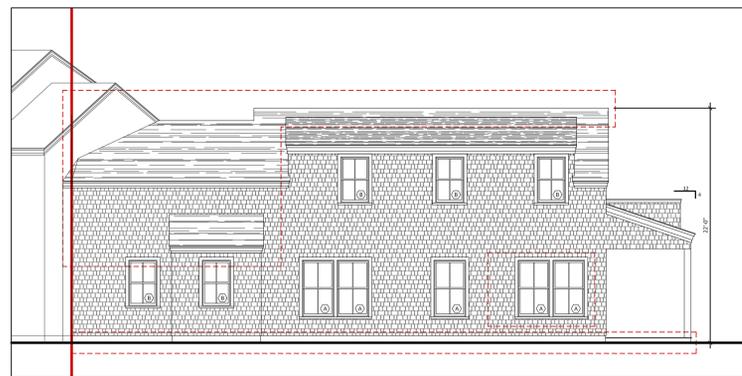
SECOND FLOOR PLAN - 1,340SF
SCALE: 1/4" = 1'-0"



PREVIOUS SUBMISSION



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



PREVIOUS SUBMISSION



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

ROOF PITCH ON ALL GABLES CHANGED FROM 10 / 12 TO 9 / 12

FIRST FLOOR MUDBLOCK WILL BE USED TO FURTHER REDUCE BUILDING HEIGHT

23" TOTAL HEIGHT RECUTION IN MAIN MASS

EXTENSIVE MASSING CHANGES



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MAIN HOUSE
HDC - 3

HARRIS
50 WEWEEDER AVENUE
NANTUCKET, MA 02554
MAP: 79 PARCEL: 15

NW & SW
ELEVATIONS

A2.1

4 AUGUST 2020

EXTENSIVE MASSING CHANGES



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



PREVIOUS SUBMISSION



PREVIOUS SUBMISSION



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



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**MAIN HOUSE
HDC - 3**

HARRIS
50 WEWEEDEER AVENUE
NANTUCKET, MA 02554
MAP: 79 PARCEL: 15

**SE & NE
ELEVATIONS**

A2.2

4 AUGUST 2020



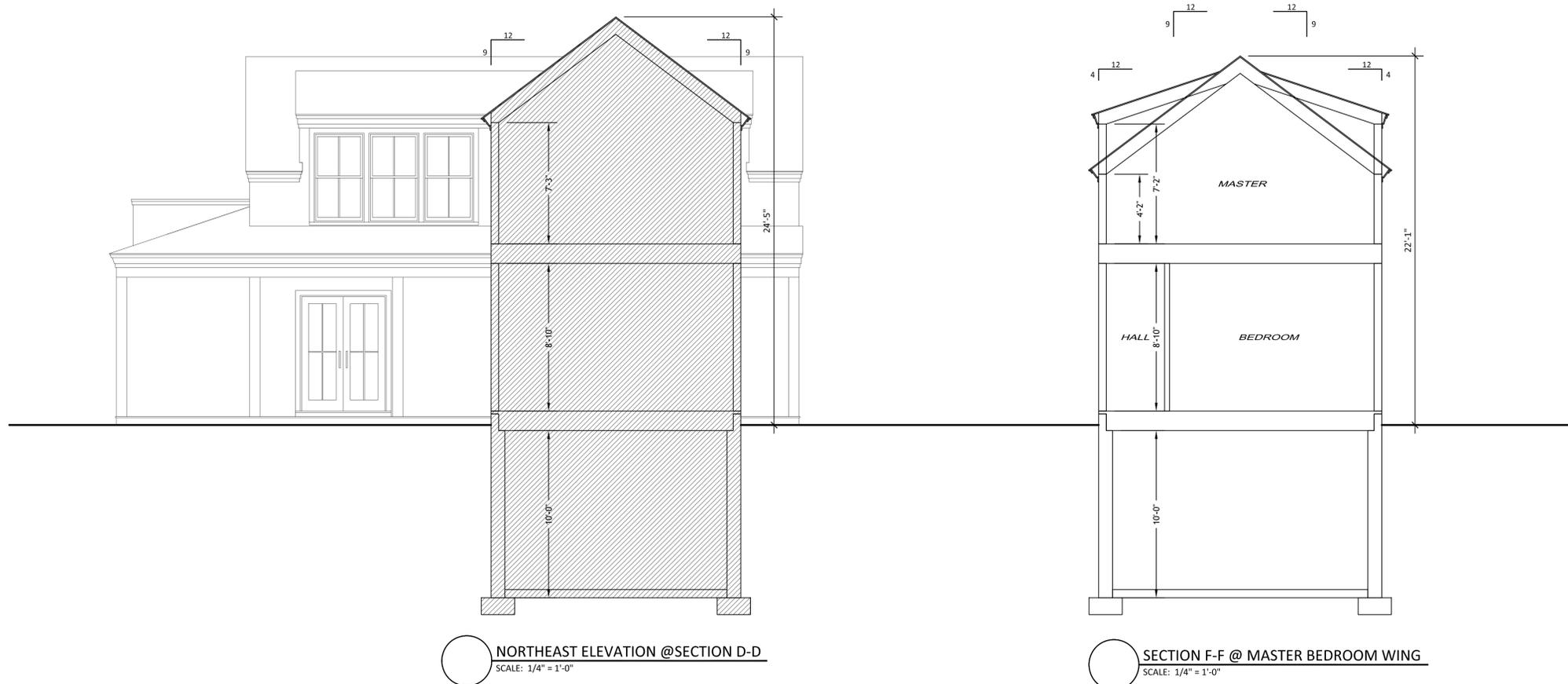
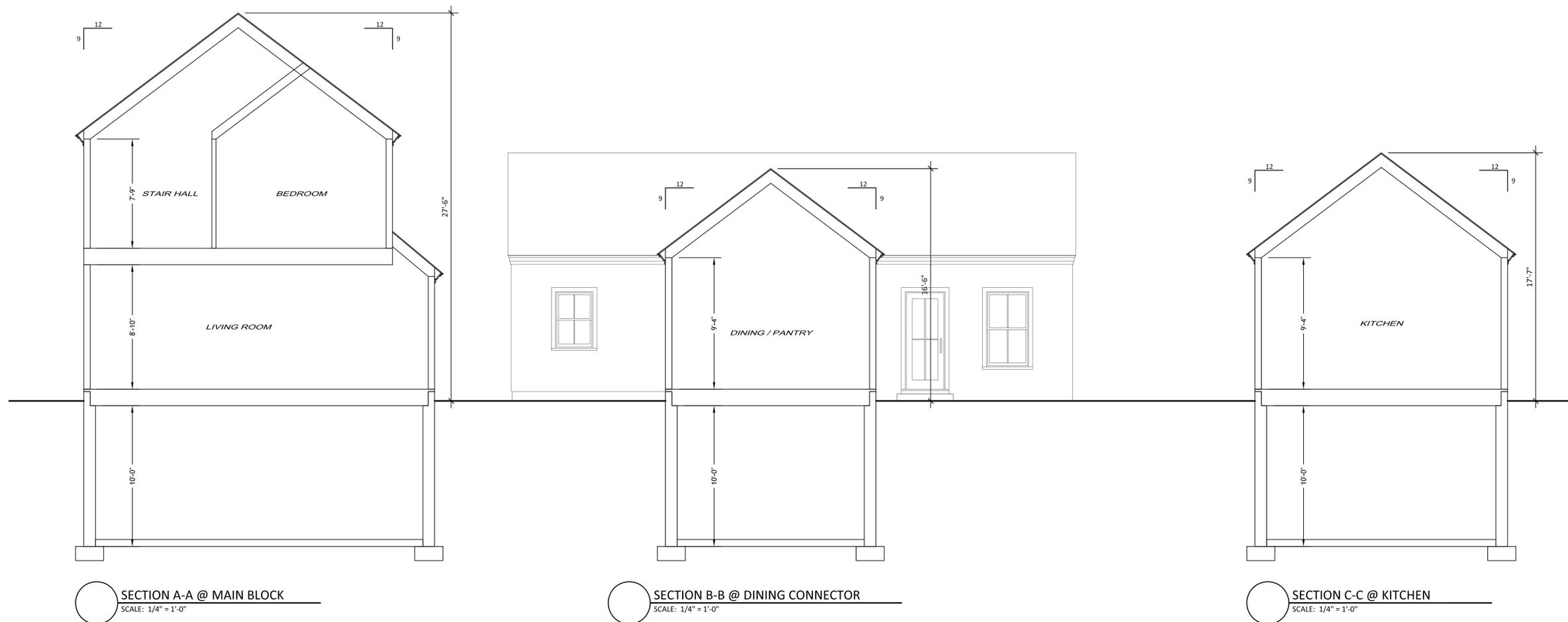
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**MAIN HOUSE
HDC - 3**

HARRIS
50 WEWEEDER AVENUE
NANTUCKET, MA 02554
MAP: 79 PARCEL: 15

SECTIONS

A2.3

4 AUGUST 2020



CURRENT DRIVEWAY FOR 50 51 & 68 WEWEEDER AVE



51 WEWEEDER AVE



13 IRVING ST (FROM 50 WEWEEDER)



14 IRVING ST



11 ADAMS ST



27 OKORWAW AVE (VIEWED FROM POCHICK AVE)



53 POCHICK AVE



58 POCHICK AVE (VIEWED FROM WAY)



11 PEQUOT ST



12 PEQUOT ST



18 PEQUOT ST



31 PEQUOT ST



63 BOULEVARDE



60 NOBADEER AVE



48 NONANTUM AVE



42 NONANTUM AVE



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NANTUCKET, MA 02554
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SURVEYOR

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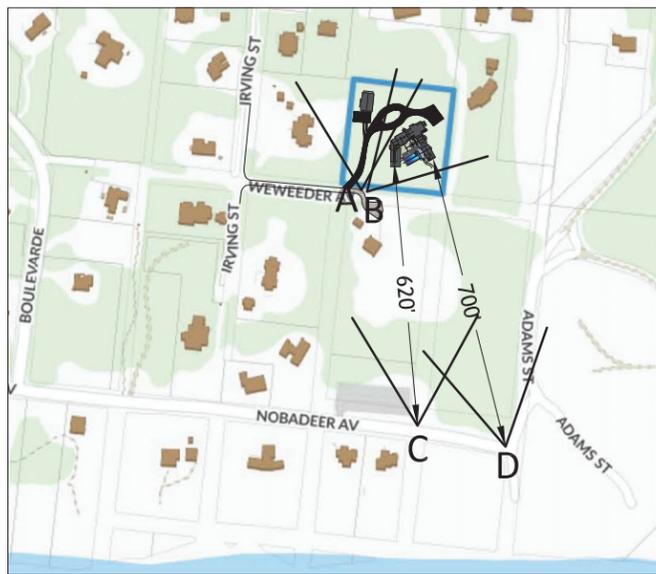
**MAIN HOUSE
HDC - 2**

HARRIS
50 WEWEEDER AVENUE
NANTUCKET, MA 02554
MAP: 79 PARCEL: 15

CONTEXT PHOTOS

A2.5

19 JULY 2020



(A) BARN RIDGE POLES FROM DRIVEWAY OF 51 WEWEEDER (B)MH RIDGE POLES FROM DRIVEWAY OF 51 WEWEEDER



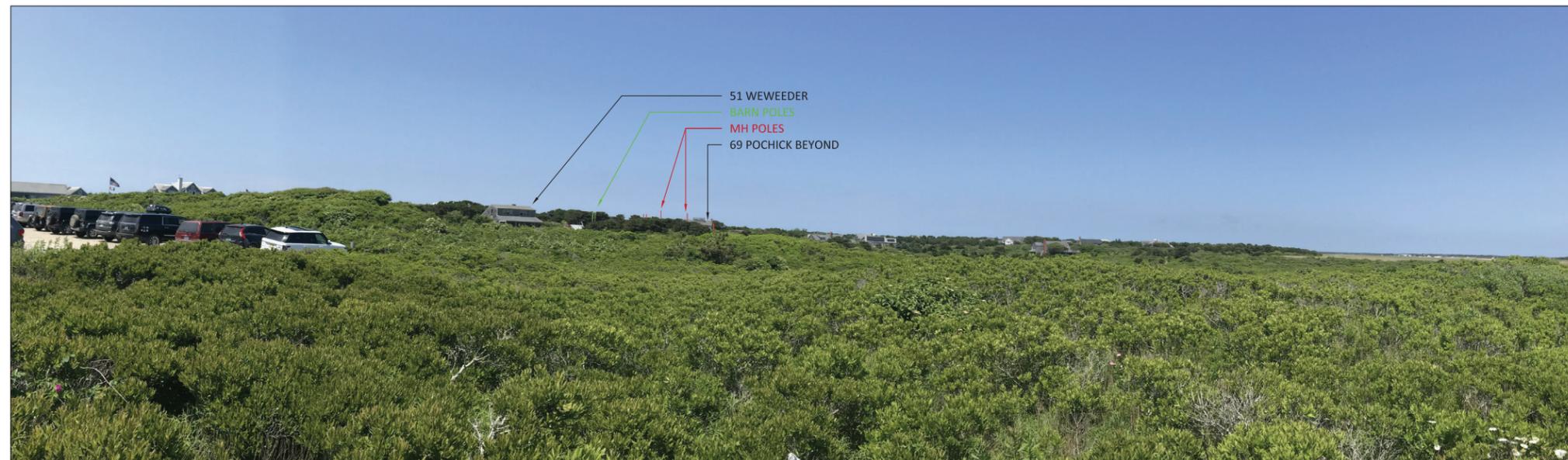
2 BROAD STREET
NANTUCKET, MA 02554
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SURVEYOR

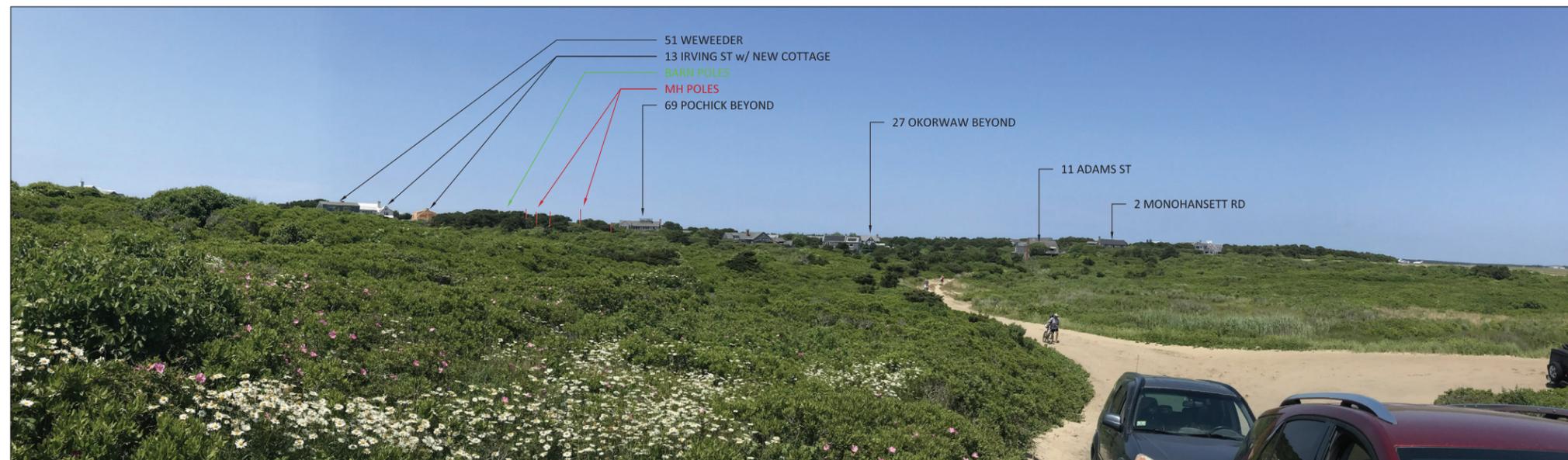
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STRUCTURAL DESIGN

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(C) RIDGE POLES FROM EDGE OF LAND BANK PARKING LOT AT NOBADEER BEACH



(D) VIEW OF RIDGE POLES FROM ENTRANCE TO ADAMS ST

**MAIN HOUSE
HDC - 2**

HARRIS
50 WEWEEDER AVENUE
NANTUCKET, MA 02554
MAP: 79 PARCEL: 15

CONTEXT PHOTOS

A2.6

19 JULY 2020

OLD BUSINESS CHECKLIST



Planning and Land Use Services

Historic District Commission

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

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

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

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

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

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2020-07-1292
X	Copy of Minutes (application item circled)
X	Reduced (8 1/2 x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) <ul style="list-style-type: none"> a Site Plan b North Elevation c South Elevation d East Elevation e West Elevation f Window/Door Schedule
X	One set reduced plans: 8 1/2 x 11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov .

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 08.05.20

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

Thompson Residence Garage

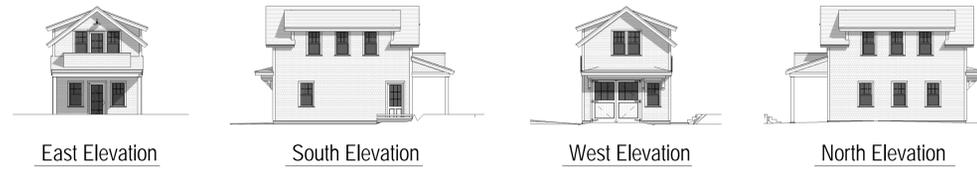
73 Baxter Road
Nantucket, MA 02554



Locus Map

Thompson Residence Garage

73 Baxter Road
Nantucket, MA 02554



2018
Thompson Residence
Garage
73 Baxter Road
Nantucket, MA 02554



Cover Sheet

Site Information

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

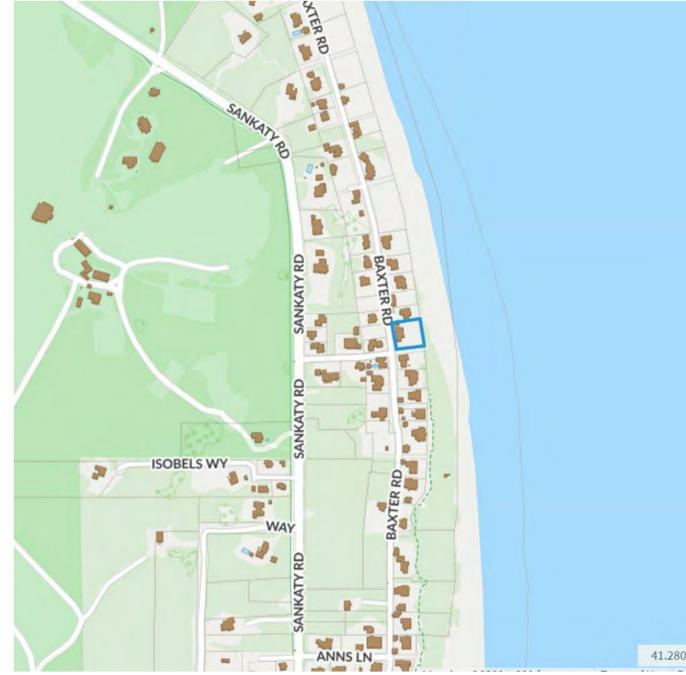
Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

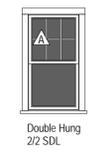
- G.1.1 Cover Sheet
- A.101 Floor Plans
- A.201 Exterior Elevations

08.05.20

HDC Submission



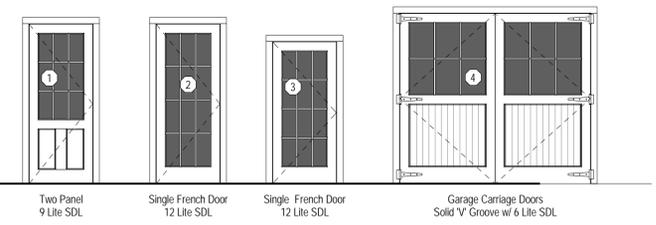
Locus Map



Double Hung
2/2 SDL

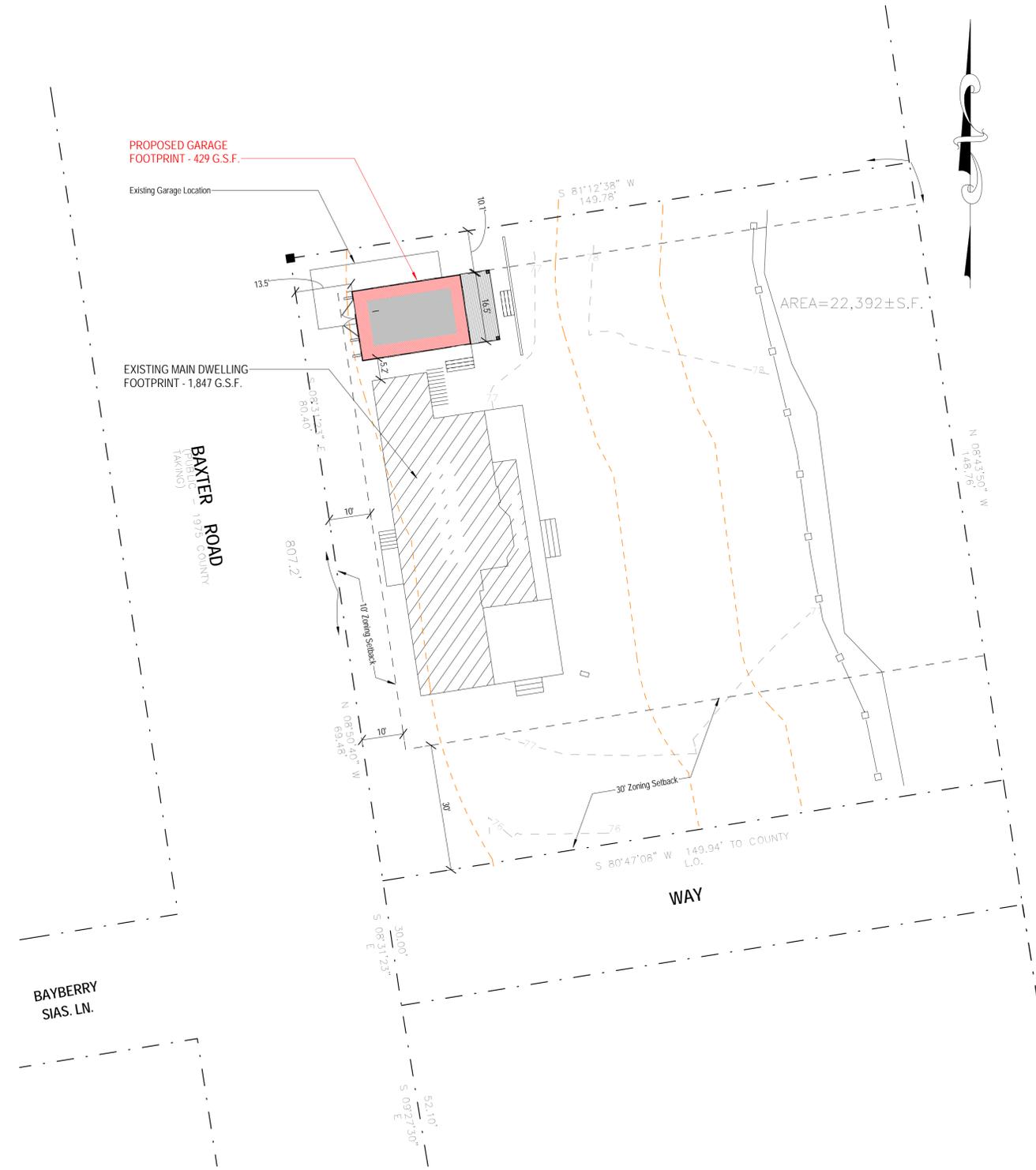
Window Legend

1/4" = 1'-0"



Door Legend

1/4" = 1'-0"



Site Plan

1/16" = 1'-0"

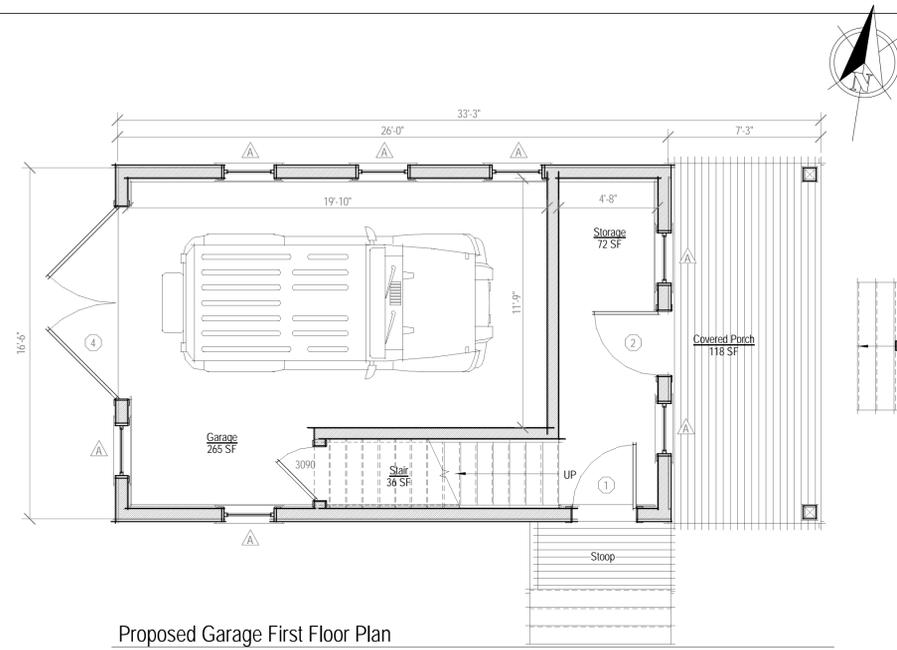
Revisions

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G.1.1
2018

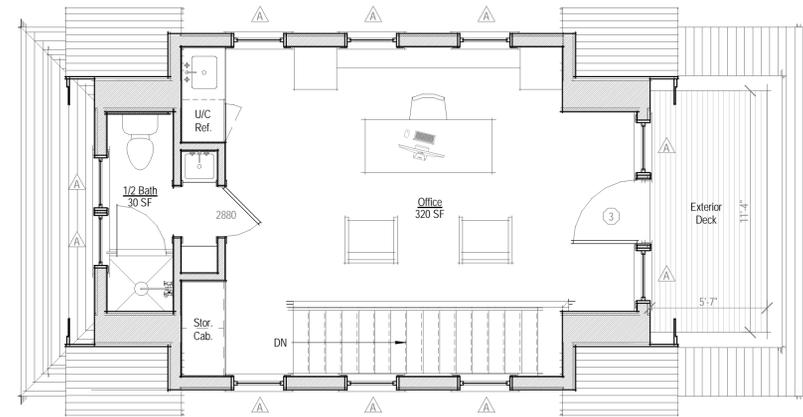
08.05.20

HDC Submission



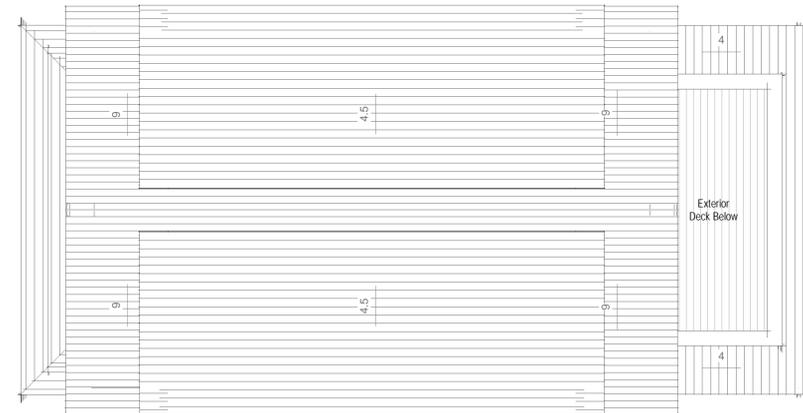
Proposed Garage First Floor Plan

1/4" = 1'-0"



Proposed Garage Second Floor Plan

1/4" = 1'-0"



Garage Roof Plan

1/4" = 1'-0"

2018

Thompson Residence
Garage

73 Baxter Road
Nantucket, MA 02554



Floor Plans

Site Information

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

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SHEET INDEX

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

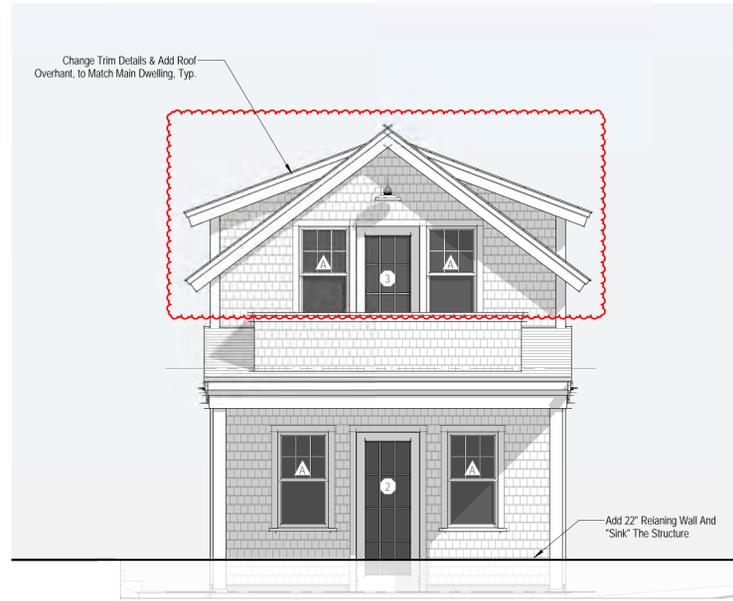
Revisions

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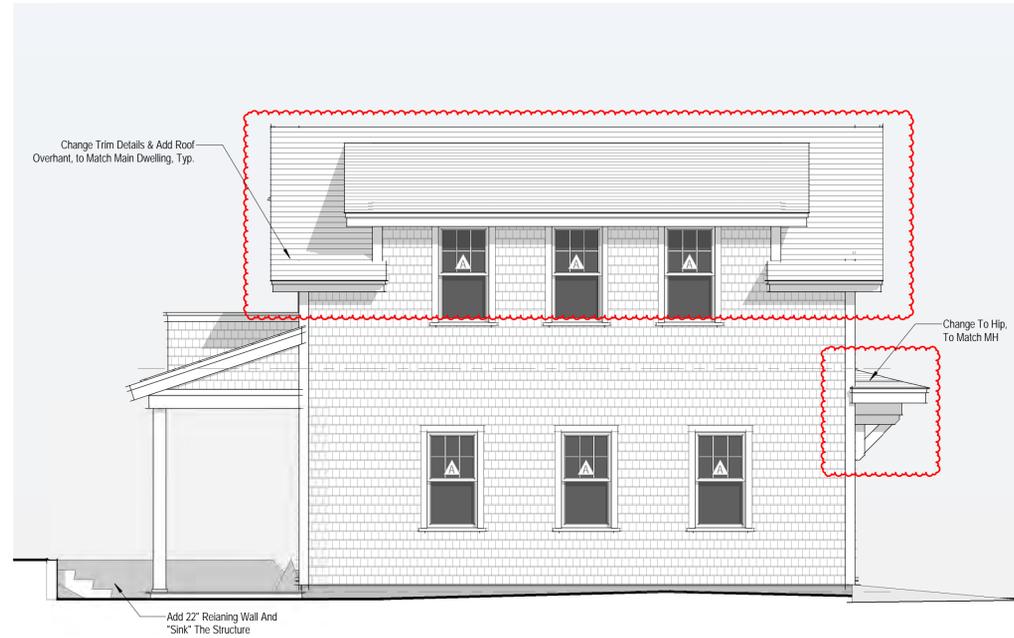
A.101
2018

08.05.20

HDC Submission



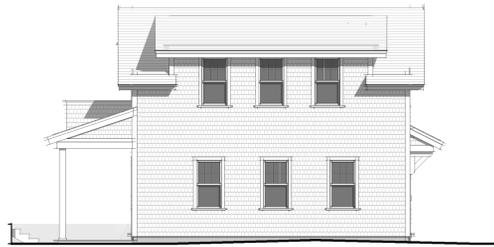
1 Garage East Elevation - Proposed
1/4" = 1'-0"



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



Garage East, Prev. HDC Subm



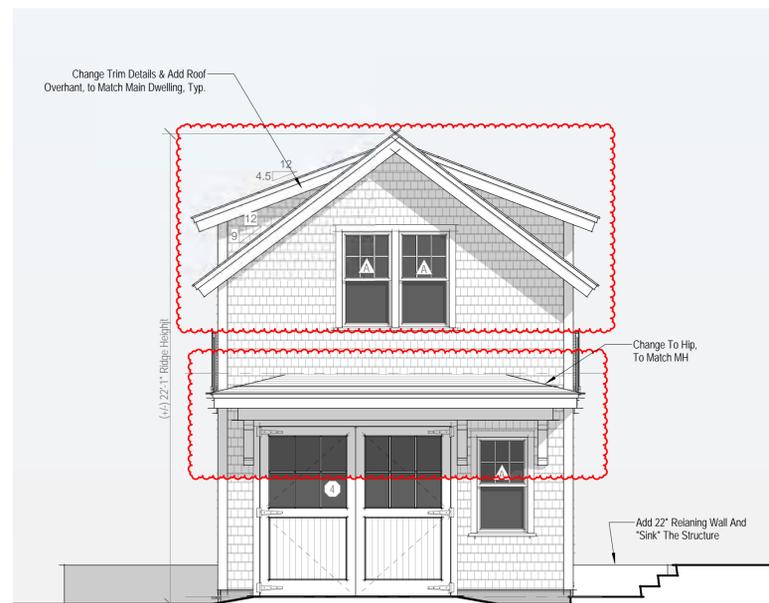
Garage North, Prev. HDC Subm



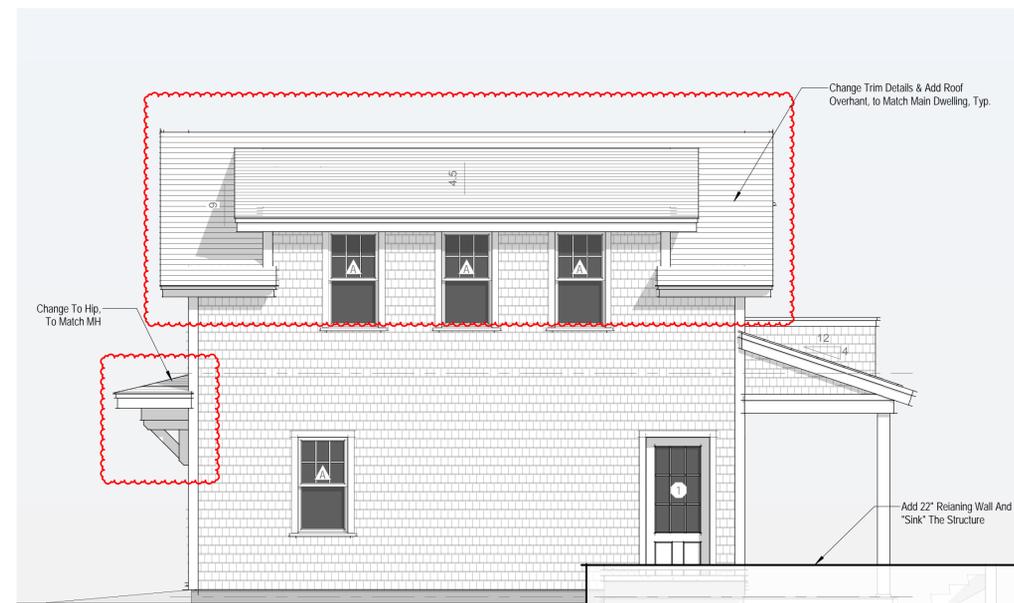
Garage South, Prev. HDC Subm



Garage West, Prev. HDC Subm



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



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

2018
Thompson Residence
Garage
73 Baxter Road
Nantucket, MA 02554



Exterior Elevations

Site Information

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

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

SHEET INDEX

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

Revisions

Revision 1	Date 1
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A.201
2018



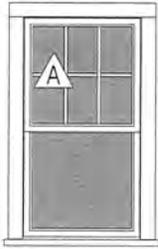
West Elevation, Combined

1/8" = 1'-0"



West 3D View Combined

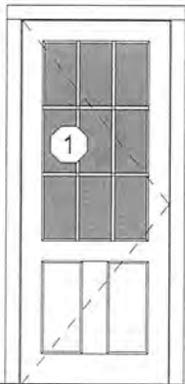




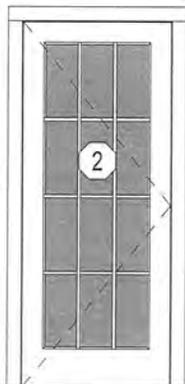
Double Hung
2/2 SDL

Window Legend

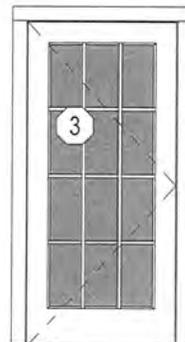
1/4" = 1'-0"



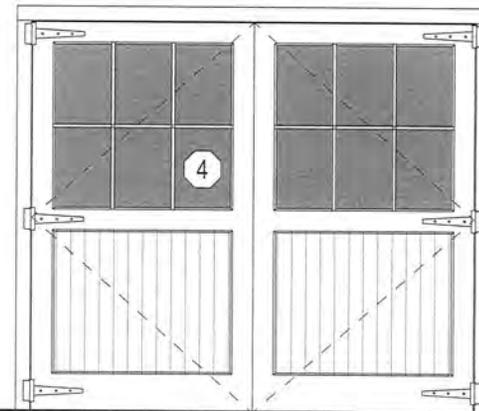
Two Panel
9 Lite SDL



Single French Door
12 Lite SDL



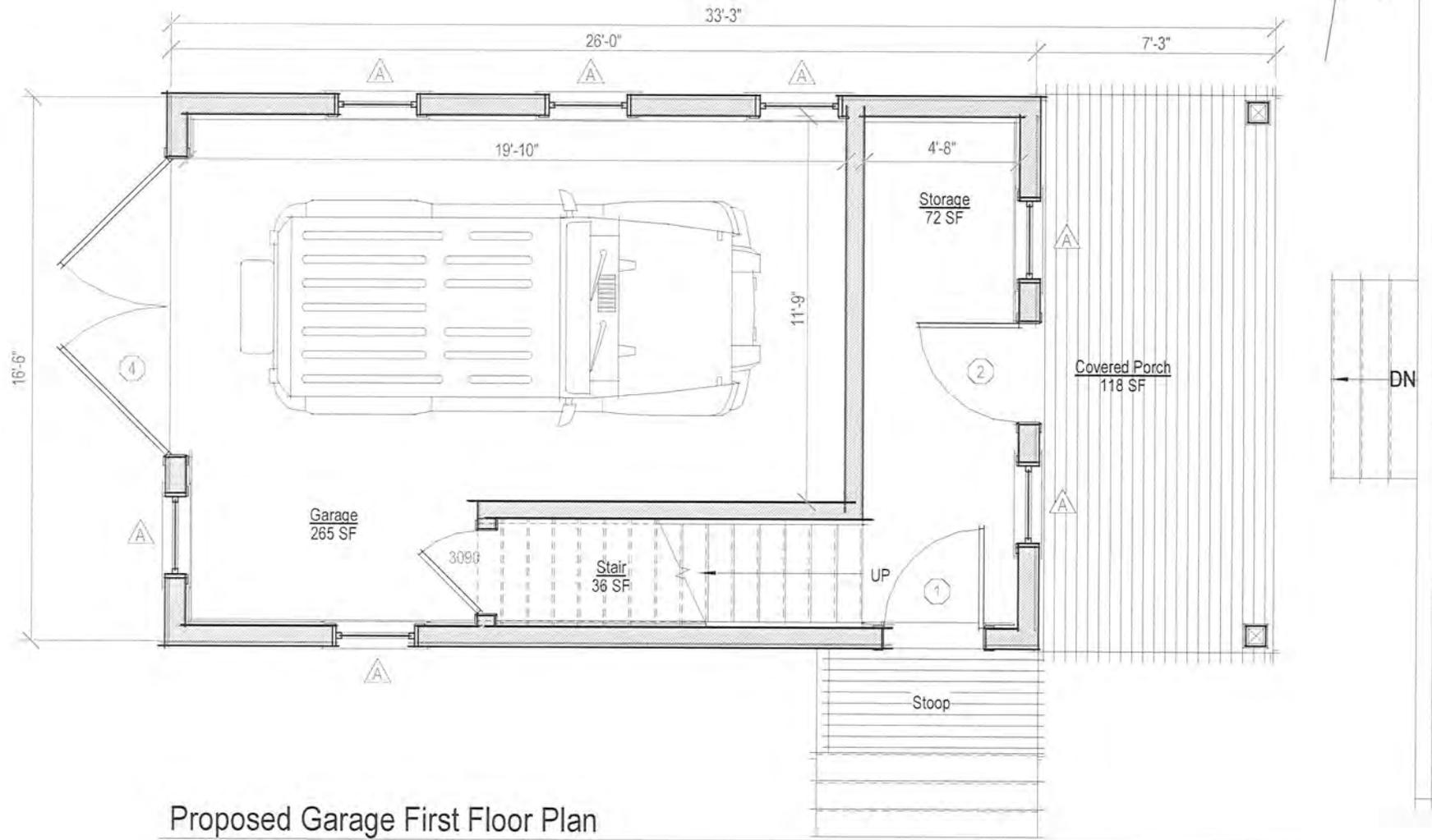
Single French Door
12 Lite SDL



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

Door Legend

1/4" = 1'-0"



Proposed Garage First Floor Plan

1/4" = 1'-0"



Proposed Garage Second Floor Plan

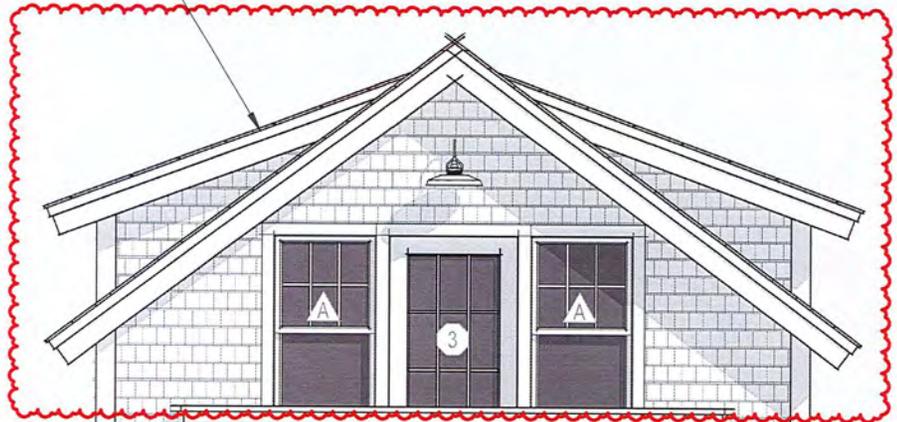
1/4" = 1'-0"



Garage Roof Plan

1/4" = 1'-0"

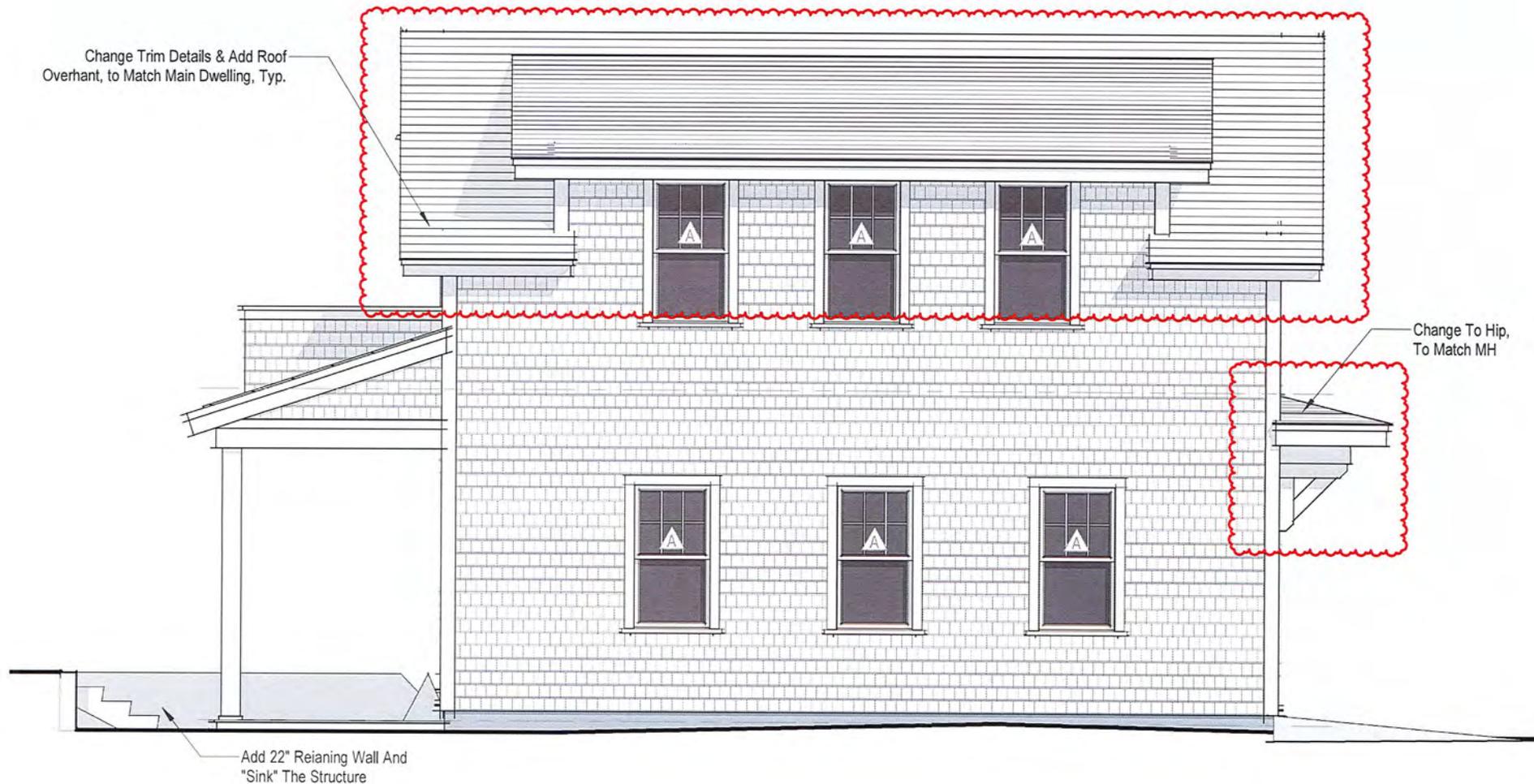
Change Trim Details & Add Roof Overhant, to Match Main Dwelling, Typ.



Add 22" Reianing Wall And "Sink" The Structure

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

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



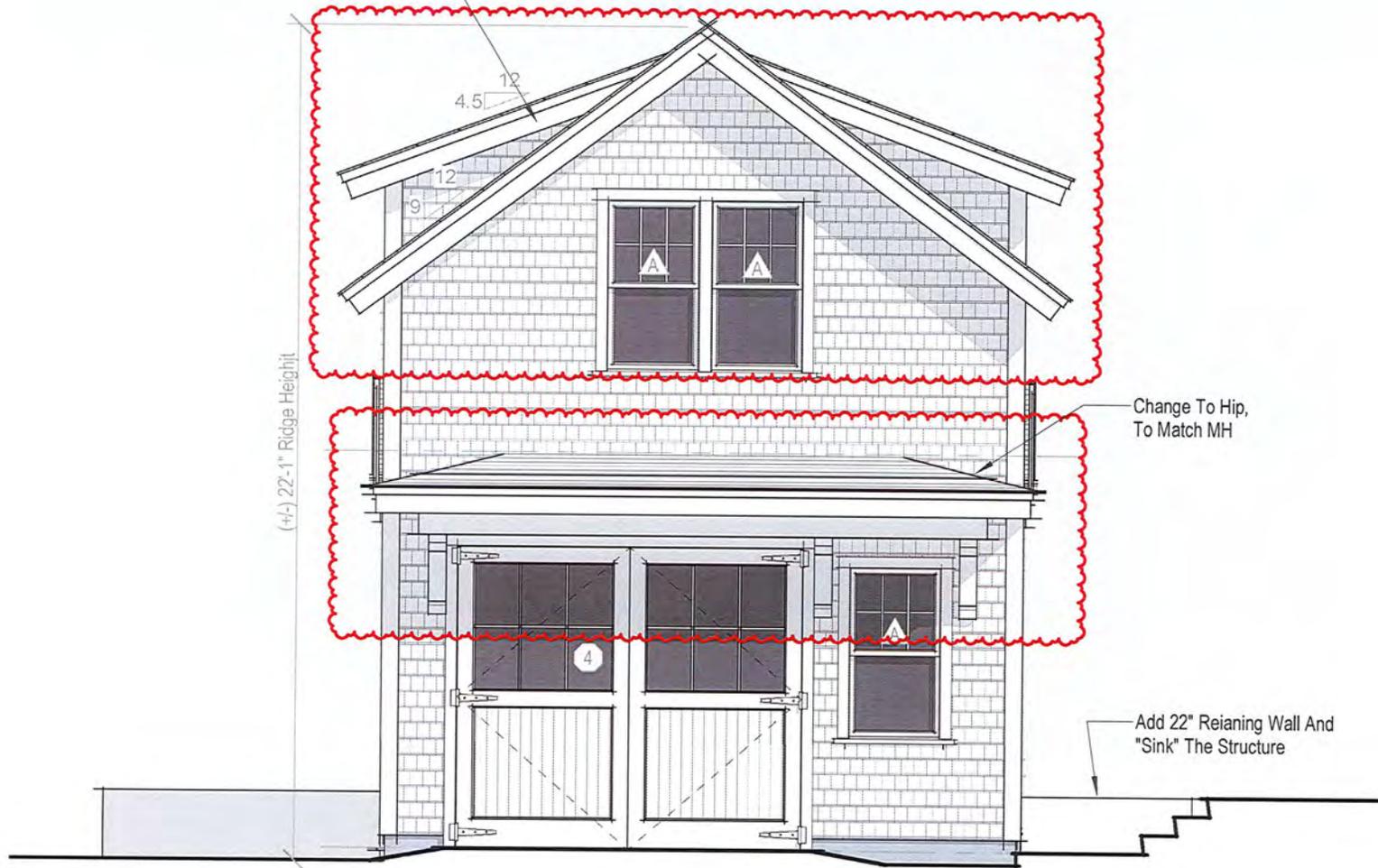
Change To Hip, To Match MH

Add 22" Reianing Wall And "Sink" The Structure

2 Garage North Elevation - Proposed

1/4" = 1'-0"

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



4 Garage West Elevation - Proposed

1/4" = 1'-0"

Historic District Commission OLD BUSINESS CHECKLIST



Planning and Land Use Services

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

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

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

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

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

	<u>Sign in submission at Front Desk</u>
✓	<u>HDC case number:</u> (ex HDC2020-xx-xxxx), if applicable 05-0895 07-1333
✓	<u>Copy of Minutes</u> (application item circled)
X	<u>Reduced (8 1/2 x 11) copy of application</u>
X	<u>Locus Map:</u> 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of plans <u>at 3/16" or 1/4" scale</u> (circle all that apply) <ul style="list-style-type: none"> a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	<u>One set reduced plans:</u> 8 1/2 x 11
X	<u>Electronic Submission:</u> Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov .
	<u>Signed Affidavit:</u> see reverse side

Historic District Commission
OLD BUSINESS CHECKLIST

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

Affidavit Certifying Completeness of Old Business submission

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

Signature:  Date: 8/3/20

IV. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. NIR 07-1305	Straight Wharf	Projecting Sign / Respoke	42.2.4-1	Chris Bartick
2. NIR 07-1344	Straight Wharf	Projecting Sign / Respoke	42.2.4-1	Chris Bartick
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	Welch, Watterson, Dutra			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Sign Advisory	None			
Public	None			
Concerns (4:42)	Flynn – Both signs approved as submitted			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Welch, Camp, and Pohl-aye			
			Certificate #	HDC2020-07-(as noted)

V. NEW BUSINESS CARRIED OVER FROM 7/21/20

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 62 Walsh, LLC 07-1349	62 Walsh Street	Demo/move cottage	29-85	Botticelli & Pohl
Voting	Coombs (acting chair), Camp, Oliver, Welch, Dutra			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (4:43)	Botticelli – Presented project have an interested party; built four or five years ago. Backus – HSAB has no concerns. Welch – He's glad Housing Nantucket might take it. No concerns.			
Motion	Motion to Approve as a move-off/demolition. (Camp)			
Roll-call Vote	Carried 5-0//Welch, Oliver, Dutra, Camp, and Coombs-aye			
			Certificate #	HDC2020-07-1349
2. 62 Walsh, LLC 07-1348	62 Walsh Street	Move/demo garage	29-85	Botticelli & Pohl
Voting	Coombs (acting chair), Camp, Oliver, Welch, Dutra			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (4:47)	Botticelli – Presented project. No concerns			
Motion	Motion to Approve as a move-off/demolition. (Oliver)			
Roll-call Vote	Carried ///Camp, Dutra, Oliver, Welch, and Coombs-aye			
			Certificate #	HDC2020-07-1348
3. Woodie Stevenson 07-1333	75 North Liberty Street	Front porch railing	41-140	Val Oliver
Voting	Pohl, Coombs, Camp, Welch, Dutra			
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 (4:48)	Oliver – Presented project; railing is grey. Asked to hold this to talk to the owner Backus – Contemporary house; she has no concerns. HSAB comments: asked for crossbucks; concerns about white railing, would prefer natural to weather. Camp – Would prefer a simpler design such as crossbuck. Welch – The image makes the balusters look larger than they probably are. Agrees a simpler crossbuck design in the three decorative areas would be more appropriate. Coombs – She can't see the screen share. (NCTV folks to help her work out video.) Dutra – He doesn't mind it; it gives a Victorian feel to the house. Pohl – Suggested replacing the ornate design with crossbucks – eliminate the middle diamond.			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried 4-0//Dutra, Coombs, Welch, Camp, and Pohl-aye			
			Certificate #	



ORIGINAL SUBMISSION EXAMPLE



MAP 41 PARCEL 140

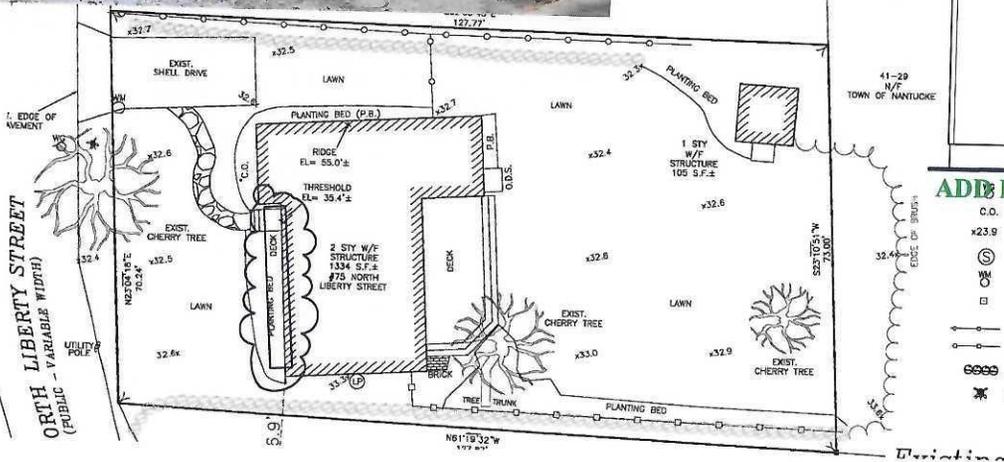


ADD PATTERN TO FRONT PORCH RAILING OPTION A



ADD PATTERN TO FRONT PORCH RAILING OPTION B

EXISTING HOUSE



WOODIE STEVENSON-75 NORTH LIBERTY ST
 ADD PATTERN TO FRONT PORCH RAILING
 REVISED FOR OLD BIZ MTG 8-10-20

DID BUSINESS

Proposed HDC Minutes for July 21, 2010

18. Doug Raymond 07-1324	5 Cornish Street	Addition	42.4.1-95	SMRD
Voting	Pohl, Coombs, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Steve Roethke, Steve M. Roethke Design			
Public	None			
Concerns (7:28)	<p>Roethke – Presented project; thinks there's confusion on the actual date; it was his impression it's circa 1970s; north elevation isn't visible; only the south elevation is visible.</p> <p>Backus – NHL has this as a 1933 cape; proposal transfers a simple cape; proposed connected gable dormers is out of place, should be single shed; west elevation little window; north elevation appreciate the dormer. Read HSAB comments: not sure of alterations; railing not extending on the west elevation and wrapping around; push front dormer back 6 inches; one large dormer on front; rear dormer busy; trellis would be more attractive. She looked at both the NACR and NHL surveys; both listed this as circa 1933 and this structure we are looking at is the one indicated in the NACR survey.</p> <p>Coombs – The front dormer should come off the ridge; it's overwhelmingly large.</p> <p>Oliver – The building on three sides is okay; her concern is the front dormer. Suggested eliminating the window in the connector. Suggested the front dormer be a shed with windows across and flipping the interior floor plan so the rear could be made a gable dormer.</p> <p>Welch – He has the same concern as seen from the west elevation. The west elevation will be obliquely visible from the street. South elevation, would prefer the gable dormers go to 9/12 allowing for the ridge to be lowered, especially the shed portion. Would be prefer a double-hung in place of the "C" window in the connector. This design is charming and creates a story around the simple cape. He would like clarification on the date of this and if there is anything contributing about it in its current form. The perspective view reinforces his opinion the front center window should be double-hung. The outdoor air-conditioner line should be boxed in cedar.</p> <p>Dutra – It's quite charming. He's having a hard time understanding the front dormers from a visual standpoint. He likes the window in the middle.</p> <p>Pohl – Liked the comment about changing the roof pitch from 10/12 to 9/12 keeping the plate height. West elevation, asked about the lattice panel.</p>			
Motion	Motion to Hold for revisions. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Welch, Dutra, Oliver, and Pohl-aye		Certificate #	

19. Leah Cabral 07-1336	7 Marble Way	Roof top solar	66-443.1	Karen Alence
Voting	Pohl, Coombs, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Karen Alence, Cotuit Solar			
Public	None			
Concerns (7:53)	<p>Alence – Presented project; without the 8 panels on the front, this isn't viable.</p> <p>Oliver – The photos tell the whole story; anything on the south is not acceptable, especially on a cedar roof, and it will be visible. Panels on the rear and side shed roofs are okay.</p> <p>Coombs – Agrees with Ms. Oliver; the rules are no panels on the front.</p> <p>Backus – There is vegetation, but there is a secondary lot behind it that could be cleared for a house.</p> <p>Dutra – He will go with the Board.</p> <p>Welch – Agrees with what's been said. Suggested eliminating the panels on the front and putting 6 panels on the upper portion of the rear roof.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Dutra, Welch, Oliver, Coombs, and Pohl-aye		Certificate #	



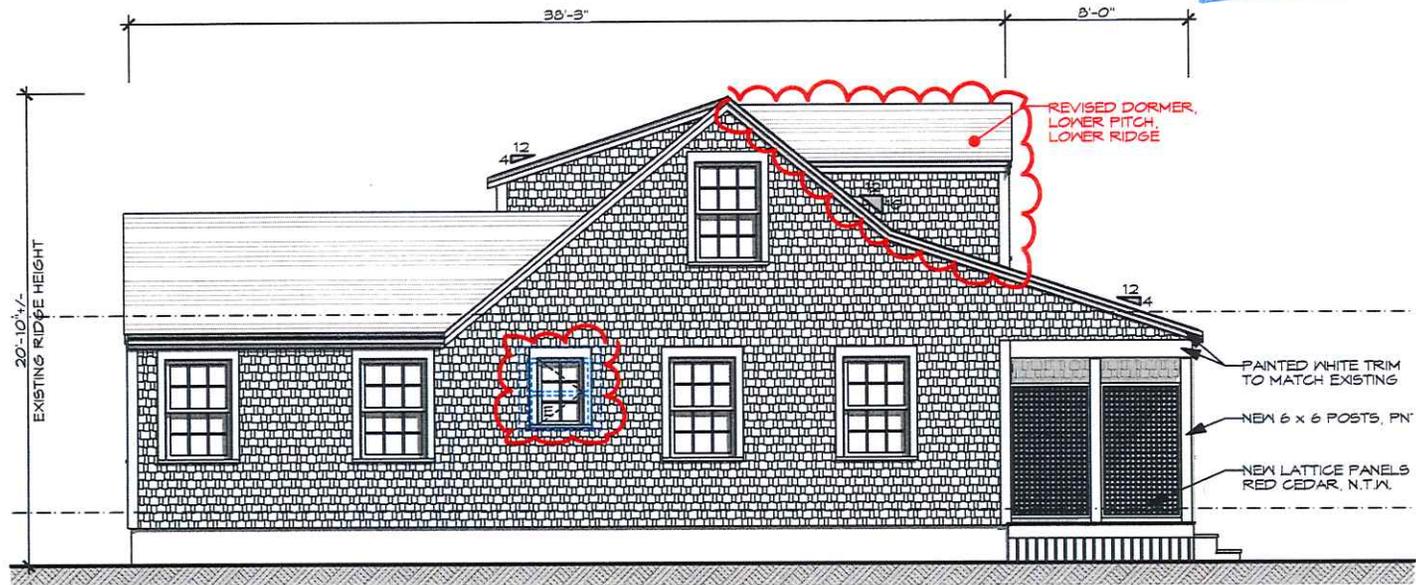
S. M. ROETHKE
design, inc.

S.M. ROETHKE DESIGN
400 North St., W. 02554
P. 508.225.7562
F. 508.225.7569
www.smaroethkedesign.com

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JUL 27 2020
By _____



Proposed West Exterior Elevation

Raymond Residence
5 Cornish Street
Nantucket, MA 02554

REVISIONS

NO.	DESCRIPTION

STAMP

HDC Revisions
7/23/20

HDC-6



S. M. ROETHKE
design, inc.

S.M. ROETHKE DESIGN
100 North Street, Suite 101
Nantucket, MA 02554
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www.smrdesign.com

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Proposed North Exterior Elevation

Raymond Residence
5 Cornish Street
Nantucket, MA 02554

REVISIONS

STAMP

HDC Revisions
7/23/20

HDC-7

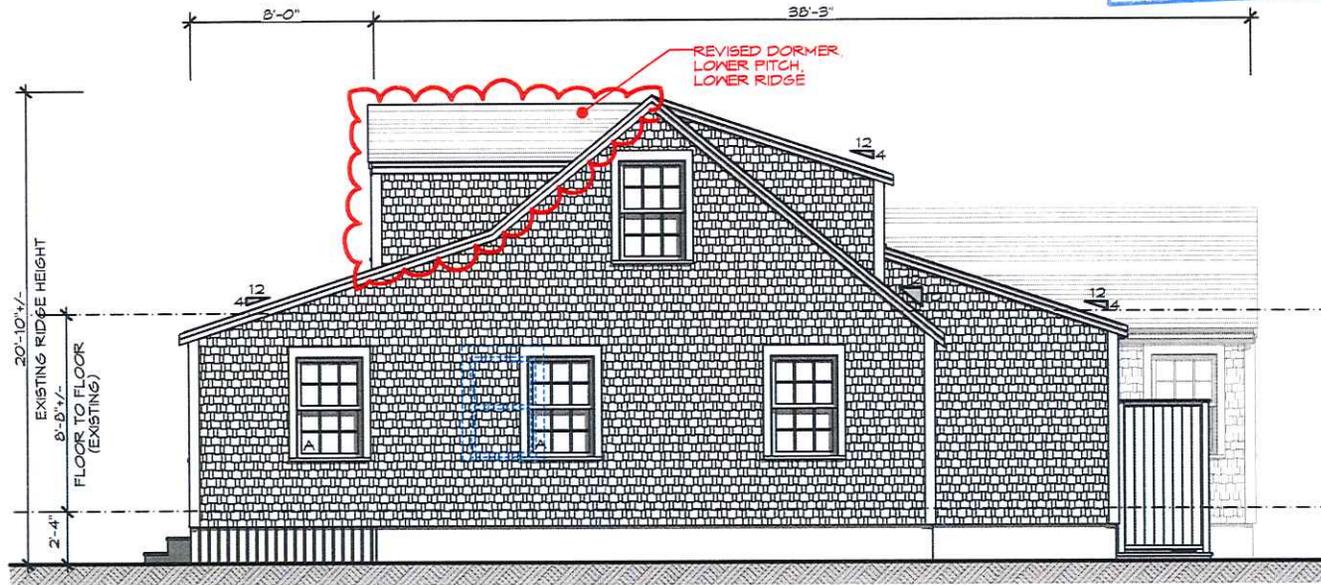


S. M. ROETHKE
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Proposed East Exterior Elevation

Raymond Residence
5 Cornish Street
Nantucket, MA 02554

REVISIONS

STAMP

HDC Revisions
7/23/20

HDC-8



S. M. ROETHKE
design, inc.

S.M. ROETHKE DESIGN
100 NANTUCKET STREET, SUITE 101
NANTUCKET, MA 02554
TEL: 508-548-1234
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RAYMOND RESIDENCE 5 CORNISH STREET, NANTUCKET, MA. 02554

WINDOW SCHEDULE

ANDERSEN WINDOW SCHEDULE

All windows to be Andersen 400 Series units, White, Clad, Simulated Divided Light. Double Hungs to have sash locks only, no finger or sash pulls. All casing to be field applied per drawings. All screens to be aluminum framed, full screens. Interiors to be primed wood or pre-finished white. Contractor to determine all jamb widths and extension jamb needs where necessary. Verify all tempered glass locations w/ Architect.

NAME	TYPE	MODEL NUMBER	MANUFACTURER	LIGHTS	COMMENTS
A	Double Hung	TW21042	Andersen	6 over 6	
B	Double Hung	TW24310	Andersen	6 over 6	
C	Double Hung	TW20210	Andersen	6 over 6	
D	Double Hung	TW2642	Andersen	6 over 6	
E	Casement	C13	Andersen	6	
F	Awning	AWB1	Andersen	6	VENTING AWNINGS TO MATCH EXISTING ADJACENT WINDOW

GENERAL NOTES

1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code.
2. Contractor to verify all RO's and quantities at the time of order.
3. All fenestration to be DP30 or better.

W/D Schedule

Raymond Residence
5 Cornish Street
Nantucket, MA 02554

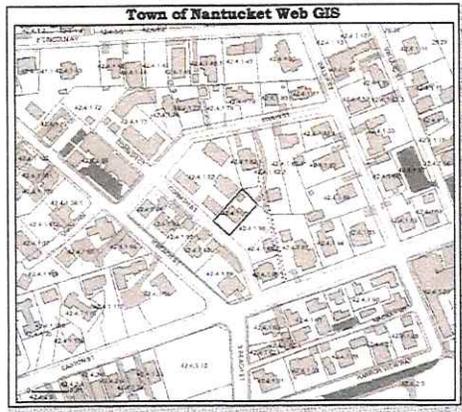
REVISIONS

STAMP

HDC Revisions
7/23/20

HDC-9

HDC Revisions
Raymond Residence
 5 Cornish Street, Nantucket, Ma.

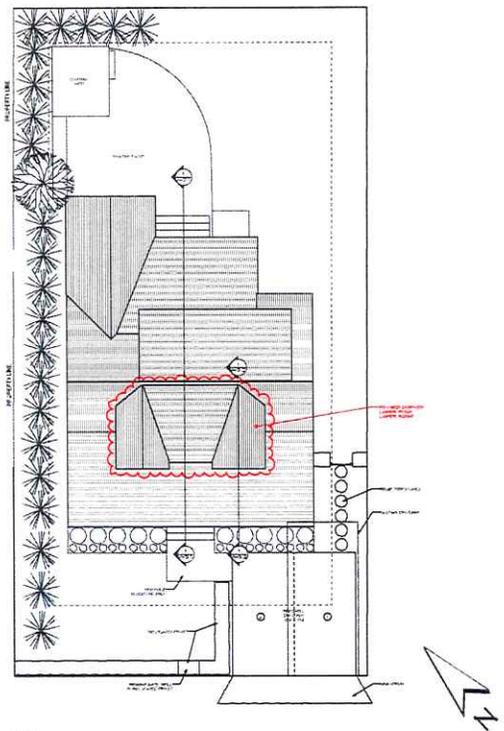


1 Locus Plan
 Not To Scale

RAYMOND RESIDENCE 5 CORNISH STREET, NANTUCKET, MA, 02554					
PROPOSED CHANGES					
<p>DESCRIPTION OF WORK: An existing 1.5 story, 1920s style house is being replaced with a new 1.5 story, 2020 style house. The new house will have a gable roof, a front porch, and a rear porch. The house will be built on the same lot as the existing house. The house will be built on the same lot as the existing house. The house will be built on the same lot as the existing house.</p>					
NO.	DATE	MODEL NUMBER	MANUFACTURER	QTY	COMMENTS
1	2020/07/23	1000000	1000000	1	1.5 story house
2	2020/07/23	1000000	1000000	1	1.5 story house
3	2020/07/23	1000000	1000000	1	1.5 story house
4	2020/07/23	1000000	1000000	1	1.5 story house
5	2020/07/23	1000000	1000000	1	1.5 story house
6	2020/07/23	1000000	1000000	1	1.5 story house
7	2020/07/23	1000000	1000000	1	1.5 story house
8	2020/07/23	1000000	1000000	1	1.5 story house
9	2020/07/23	1000000	1000000	1	1.5 story house
10	2020/07/23	1000000	1000000	1	1.5 story house



PERSPECTIVE VIEW FROM SOUTHWEST



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

S. M. ROETHKE
 design, inc

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Cover Sheet and Site Plan

Raymond Residence
 5 Cornish Street
 Nantucket, MA 02554

REVISIONS:

STAMP

HDC Revisions
 7/23/20

A-01



S. M. ROETHKE
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BY S. M. ROETHKE DESIGN, INC.

Proposed Second Floor Plan

Raymond Residence
5 Cornish Street
Nantucket, MA 02554

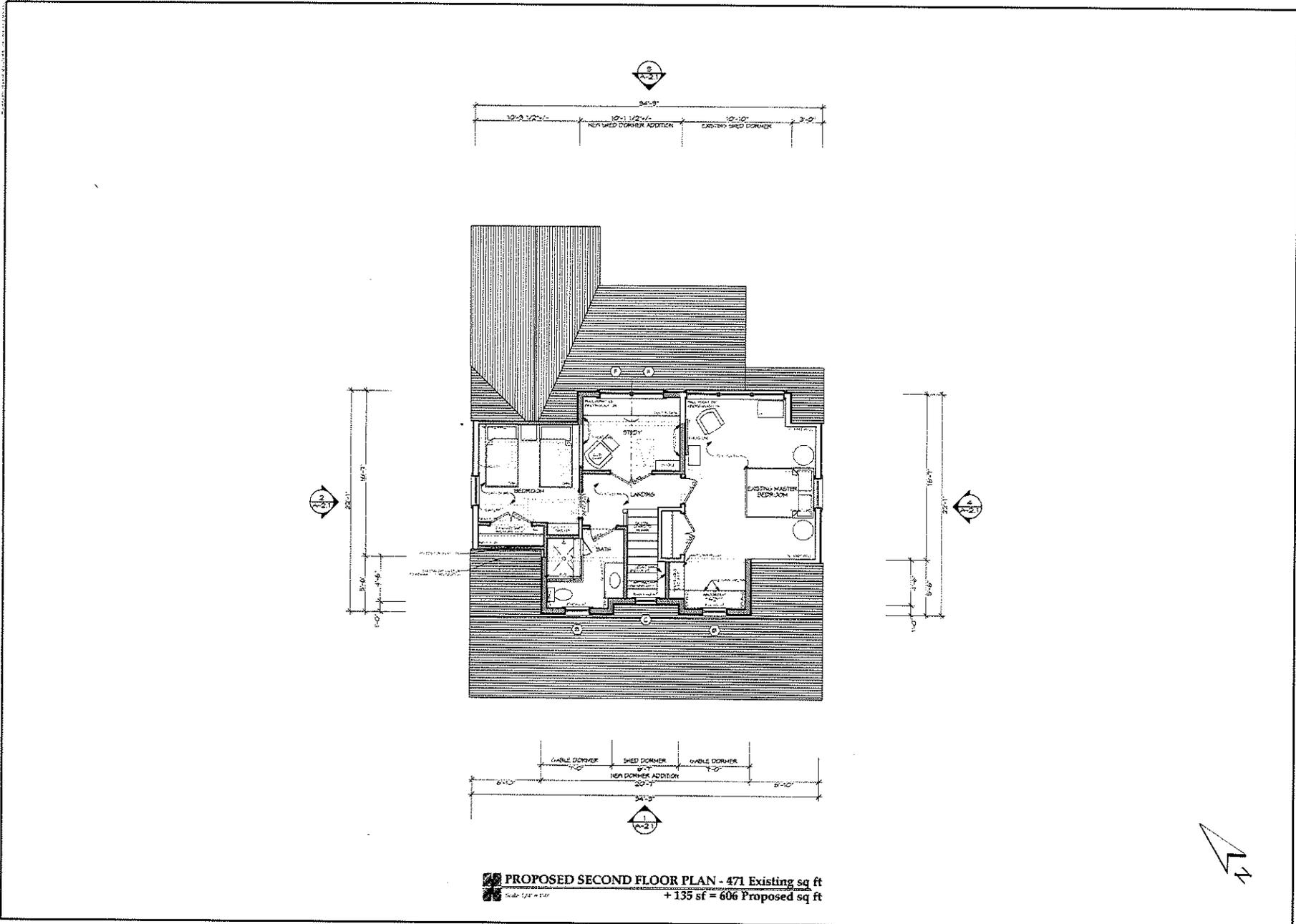
REVISIONS:

NO.	DATE	DESCRIPTION

STAMP

HDC Revisions
7/23/20

A-1.2

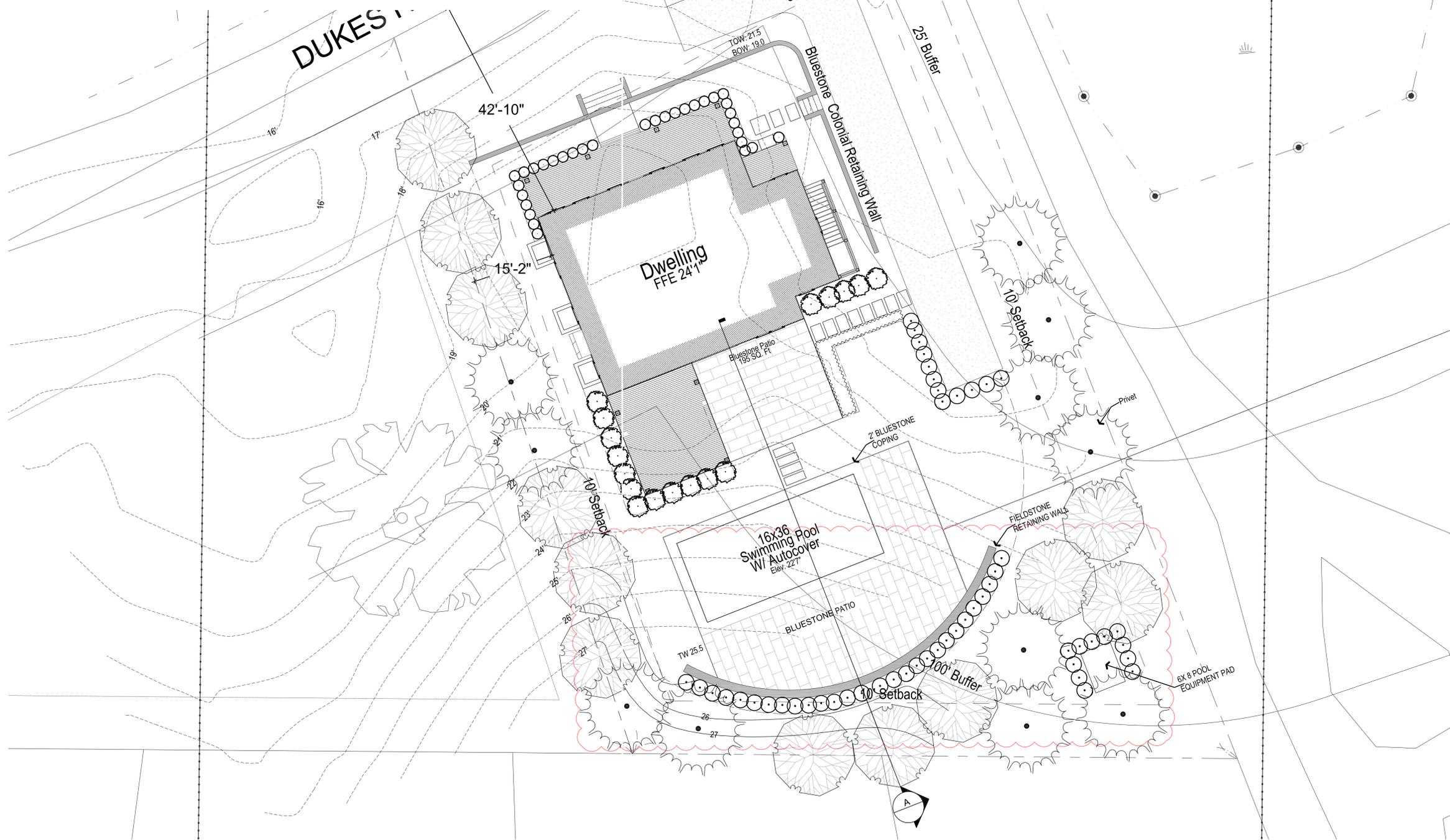
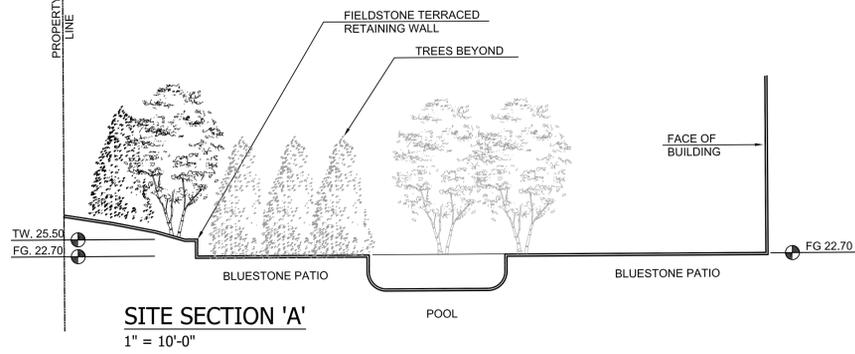


PROPOSED SECOND FLOOR PLAN - 471 Existing sq ft
+ 135 sf = 606 Proposed sq ft

~ Old Biz ~

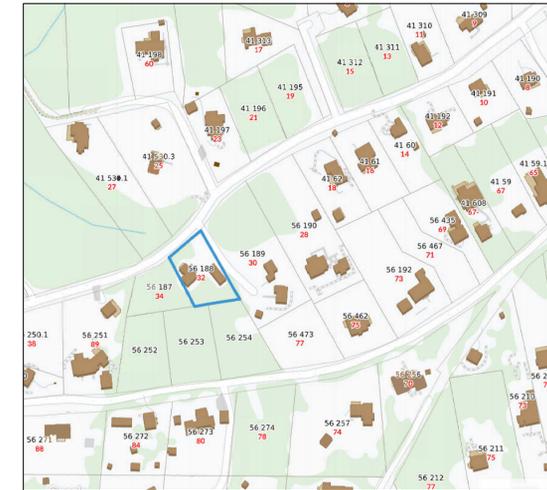
Proposed HDC Minutes for July 21, 2010

20. Blackberry Prep	07-1309	26 West Chester Street	Hardscape-spa-ret wall 30"	42.4.3-56	Atlantic Landscaping
Voting	Pohl, Coombs, Camp, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Lindsay Congleton, Atlantic Landscaping Inc.				
Public	None				
Concerns (8:02)	<p>Congleton – Presented project; no visibility from West Chester; there is some visibility from Lily Pond Park so proposing evergreen screen across the back and up the side.</p> <p>Backus – NHL says pre-1920s; NACR says circa 1800s; proposed hardscaping will be visible from Lily Pond; topography would be helpful. Read HSAB comments: concerned about visibility; no pool-fence details; and site cross section.</p> <p>Welch – Agrees with comments made; he'd like to see the topography, a cross section front to back, spot elevations, and elevation drawings showing features from Lily Pond including structure.</p> <p>Coombs – Asked about the fence (auto-cover, no fence required). Wonders how they will transfer from the driveway to the beginning of the house, to the spa, and down to Lily Pond.</p> <p>Oliver – Looking at an aerial, the rear is exposed to Wesco Place. Agrees with what's been said.</p> <p>Dutra – It makes sense to hold for more information.</p> <p>Pohl – We do need to get information about the amount of retainage.</p>				
Motion	Motion to Hold for additional information as requested. (Oliver)				
Roll-call Vote	Carried 5-0//Welch, Dutra, Coombs, Oliver, and Pohl-aye			Certificate #	
21. Kamadif, LLC	07-1310	32 Dukes Road	Patio/ret wall 30" high	56-188	Atlantic Landscaping
Voting	Pohl, Coombs, Camp, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Lindsay Congleton, Atlantic Landscaping Inc.				
Public	None				
Concerns (8:13)	<p>Congleton – Presented project; the rear neighbor's plateau is about 8 feet higher than our pool.</p> <p>Oliver – She wants to view this; the guy in back was going to accrete vegetation onto this property. Your site plan doesn't locate the Hollis-Webb property and house; wants to know how this will impact his property. We need more topographical information.</p> <p>Welch – There is a 6-foot grade change between the wall and what's behind it; right now, it's so steep they will cut out and fill in. Wants lines to show existing versus proposed grade changes.</p> <p>Coombs – It is very important that we have the abutting houses on the plans. Doesn't see why the retaining wall needs to be bowed. She'd like to see the topography and abutting houses to include the 81 Vestal Street property and house location.</p> <p>Dutra – Agrees with what's been said. A 30-inch wall isn't a big issue, but we have to scrutinize this area.</p> <p>Pohl – The level of the patio around the pool is lower than where the trees are proposed; that patio cuts into the hill. Looking for topography that extend onto the abutting properties and north-south cross section; put 30-inch stakes at the pool with orange tape to show extent of grading.</p>				
Motion	Motion to Hold for topography extending onto neighboring properties and showing those houses; spot elevations; and 30-inch stakes with orange tape. (Dutra)				
Roll-call Vote	Carried 5-0//Coombs, Welch, Oliver, Dutra, and Pohl-aye			Certificate #	
22. Rodney Goldstein	07-1311	6 Sankaty Road	Addition	73.1.4-38	Botticelli & Pohl
Voting	Coombs (acting chair), Oliver, Welch, Dutra				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (8:26)	<p>Botticelli – Presented project.</p> <p>Backus – According to NHL and NACR surveys, circa 1920 colonial revival; recommend additions provide colonial revival architectural elements and new windows be in keeping with existing windows. Read SAB comments: should add similar odd number windows; south elevation, add pent roof; existing chimney being removed.</p> <p>Welch – South elevation, okay with the small hipped roof or change the gable to hipped or change the gable roof pitch; as viewed from the east, a hipped roof would be too much.</p> <p>Oliver – Nothing to add.</p> <p>Dutra – He has nothing to add.</p> <p>Coombs – Asked why the east chimney was removed (non-functional and no basement support).</p>				
Motion	Motion to Approve through staff with the south elevation small gable to go to 8/10 pitch. (Welch)				
Roll-call Vote	Carried 4-0//Oliver, Dutra, Welch, and Coombs-aye			Certificate # HDC2020-07-1311	



HDC ITEMS

1. BLUESTONE PAVING
2. FIELDSTONE RETAINING WALL



LOCUST MAP



BLUESTONE PAVING



FIELDSTONE WALL



PROJECT
32 DUKES ROAD
NANTUCKET, MA

MAP 56/PARCEL 188
DATE: JULY 6, 2020
SCALE 1" = 10'- 0"

