

1. Viewpack

Documents:

60 WALSH ST - NEW GYM REC BARN.PDF
13 UNION ST - BRICK DRIVEWAY.PDF
29 BROAD ST- HARDSCAPING.PDF
45 W CHESTER - SHED.PDF
5 N LIBERTY ST - DOOR REPLACEMENT.PDF
34 WASHINGTON ST - NEW HARBORMASTER BLDG.PDF
7 STARBUCK CT- GARAGE STUDIO ALTERATION.PDF
7 STARBUCK CT- MH ALTERATION.PDF
7 STARBUCK CT- COTTAGE NEW DWELLING.PDF

CERTIFICATE NO: _____

DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°: 85.2
 Street & Number of Proposed Work: 60 Walsh Street
 Owner of record: Nantucket 62 Walsh LLC
 Mailing Address: 37 Centre Street
Nantucket, MA 02554
 Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl
 Mailing Address: 11 Old South Road
Nantucket, MA 02554
 Contact Phone #: 228-5455 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 Gym

Size of Structure or Addition: Length: 68'-2" Sq. Footage 1st floor: 1432 Decks/Patio: Size: 16'-6" x 3'-6" 1st floor 2nd floor
 Width: 28'-0" Sq. footage 2nd floor: _____ Size: 17'-0" x 8'-0" 1st floor 2nd floor
 Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/A South N/A East N/A West N/A
 Height of ridge above final finish grade: North 24'-1" South 24'-1" East 24'-1" West 24'-1"

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 18" 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 _____ /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) Copper
Leaders (material and size): Copper 3"φ
Sidewall: White cedar shingles Clapboard (exposure: _____ inches) Front Side
 Other Batten Board on Main Mass
Trim: A. Wood Pine Redwood Cedar Other _____
 B. Treatment Paint Natural to weather Other _____
 C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4x6 Frieze _____
 Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____
Windows*: Double Hung Casement All Wood Other _____
 True Divided Lights(muntins), single pane SDL's (Simulated Divided Lights) Manufacturer LePage
Doors* (type and material): TDL SDL Front French/metal Rear Overhead/metal Side _____
 Garage Door(s): Type _____ Material _____
Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

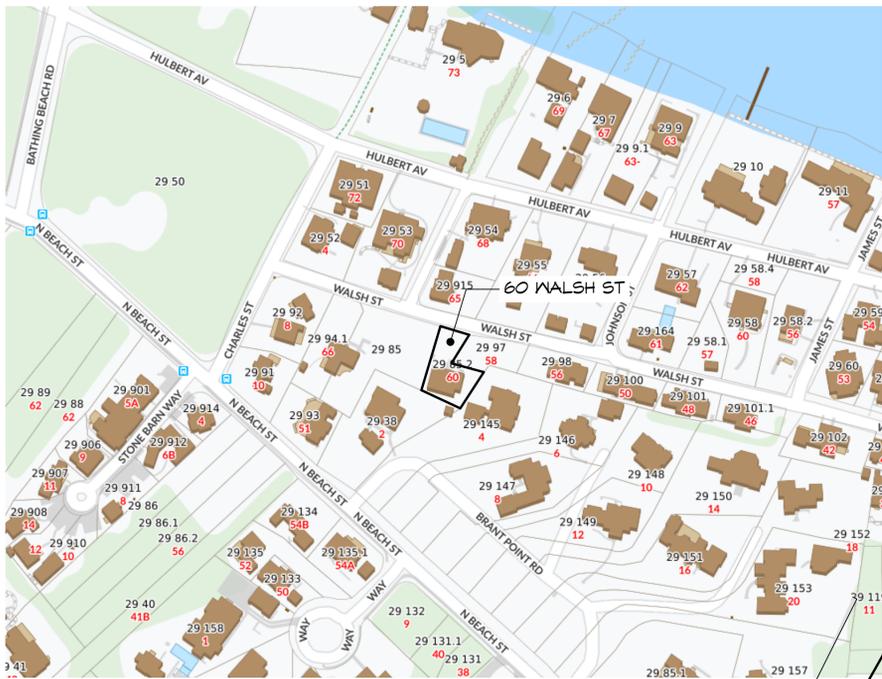
COLORS

Sidewall Shingle Natural / Batten White Clapboard (if applicable) _____ Roof Natural
 Trim White Sash Benjamin Moore Onyx Doors Benjamin Moore Onyx
 Deck Natural Foundation Natural Fence _____ Shutters _____

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

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

Date 7/28/20 Signature of owner of record _____ Signed under penalties of perjury



60 Walsh St Locus Map

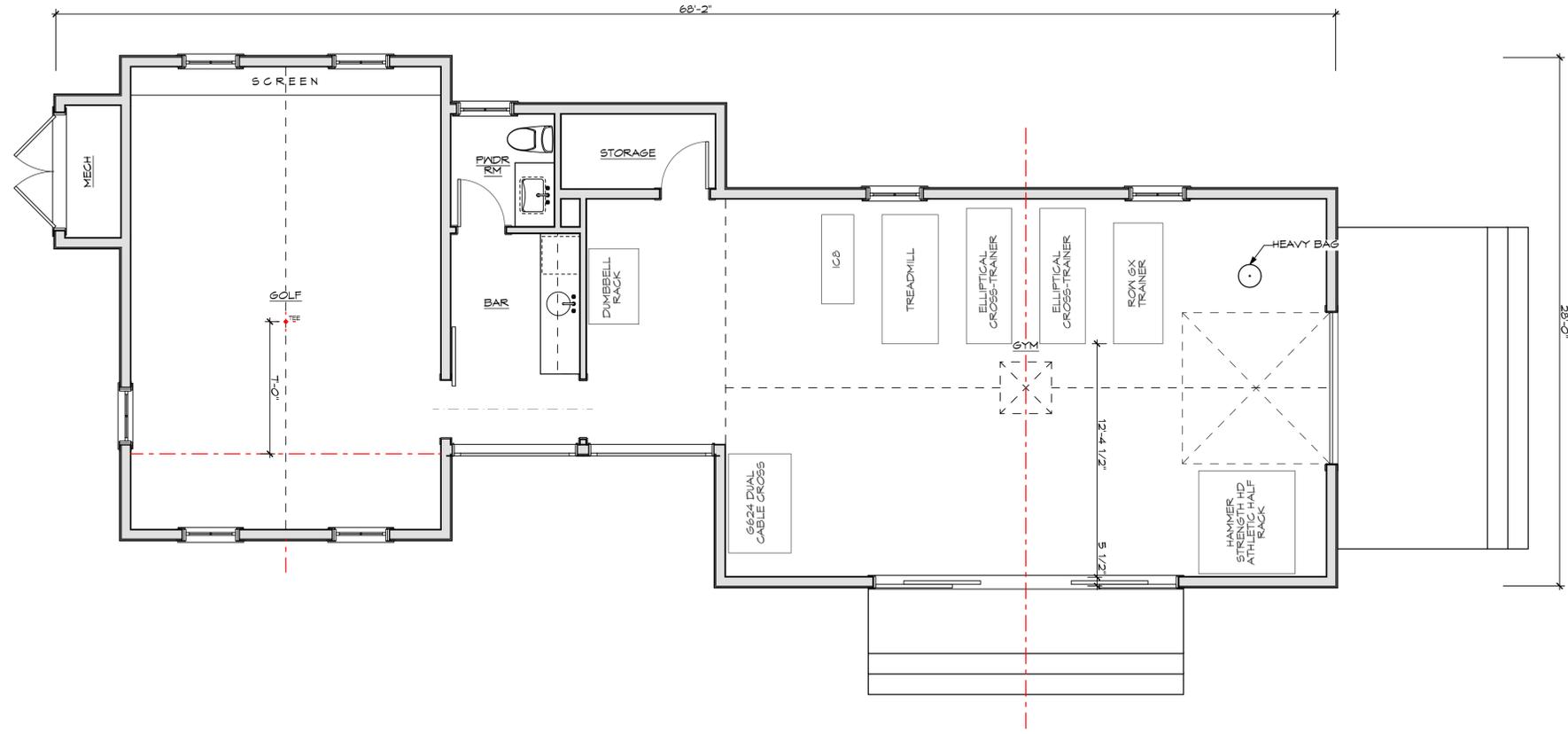


Site Plan
Scale: 1" = 10'

DATE	REVISIONS

Site Plan

Garage/Guest House
60 Walsh St
Nantucket, MA 02554
MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 85.2 PROJECT NO: 17 REVISIONS: 7/23/20
All drawings and designs contained are the sole property of Battistelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Battistelli & Pohl, P.C.



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

ID #
R-1.1

Rec Barn Floor Plan

Rec Barn
60 Walsh St
Nantucket, MA 02554
MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 85.2 PROJECT NO: 17 REVISION: 7/28/20

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PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 16

Street & Number of Proposed Work: 13 UNION ST

Owner of record: Jon Schouder

Mailing Address: 29 PLYMOUTH RD
DARIEN CT 06820

Contact Phone #: 203 253-7597 E-mail: jonschouder@optonline.net

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Cash

Date application received: 8/12/2020 Fee Paid: \$ 50

Must be acted on by: 10/10/2020

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: _____

Original Date: _____

Original Builder: _____

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Gutters: Wood Aluminum Copper Leaders (material) _____

Leaders (material and size): _____

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

Trim: A. Wood Pine Redwood Cedar Other _____

B. Treatment Paint Natural to weather Other _____

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways BRICK Walkways _____ Walls BRICK

* 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 7/21/2020 Signature of owner of record _____ Signed under penalties of perjury



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Jon Schouder

AS AGENT FOR _____

STREET ADDRESS 13 UNION ST

MAP/PARCEL 42.3.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7/21/2020

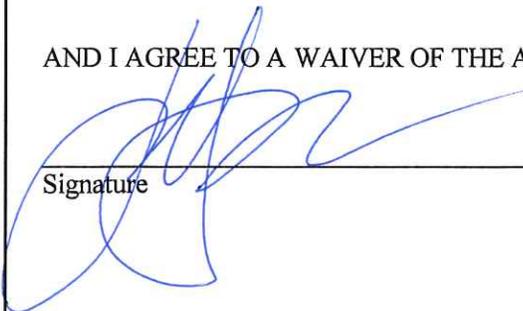
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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 or permit for removal...

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

Signature

Date

 7/21/2020



Property Information

Property ID	42.3.2 16
Location	13 UNION ST
Owner	SCHOUDEL JON J & CAROLINE H

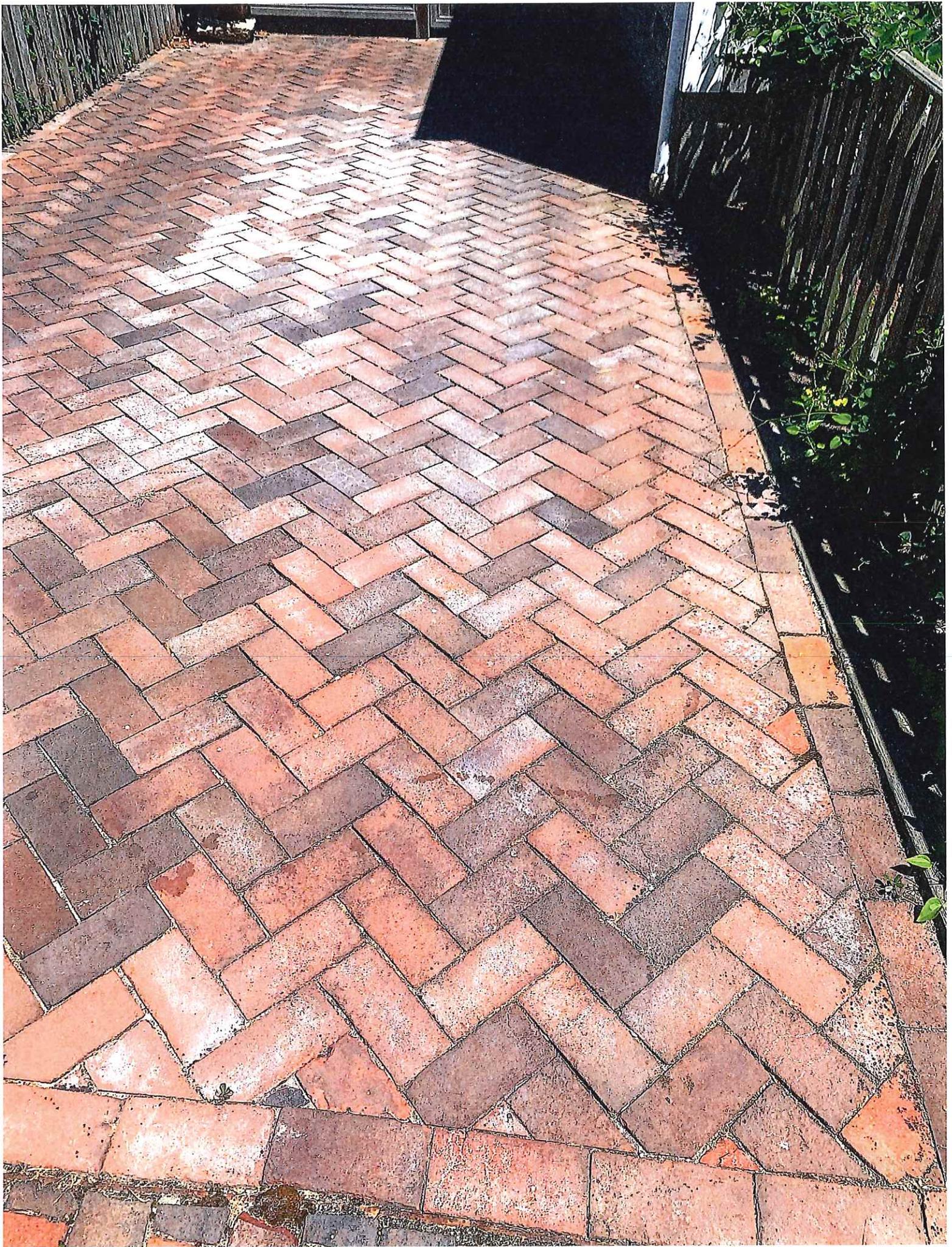


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

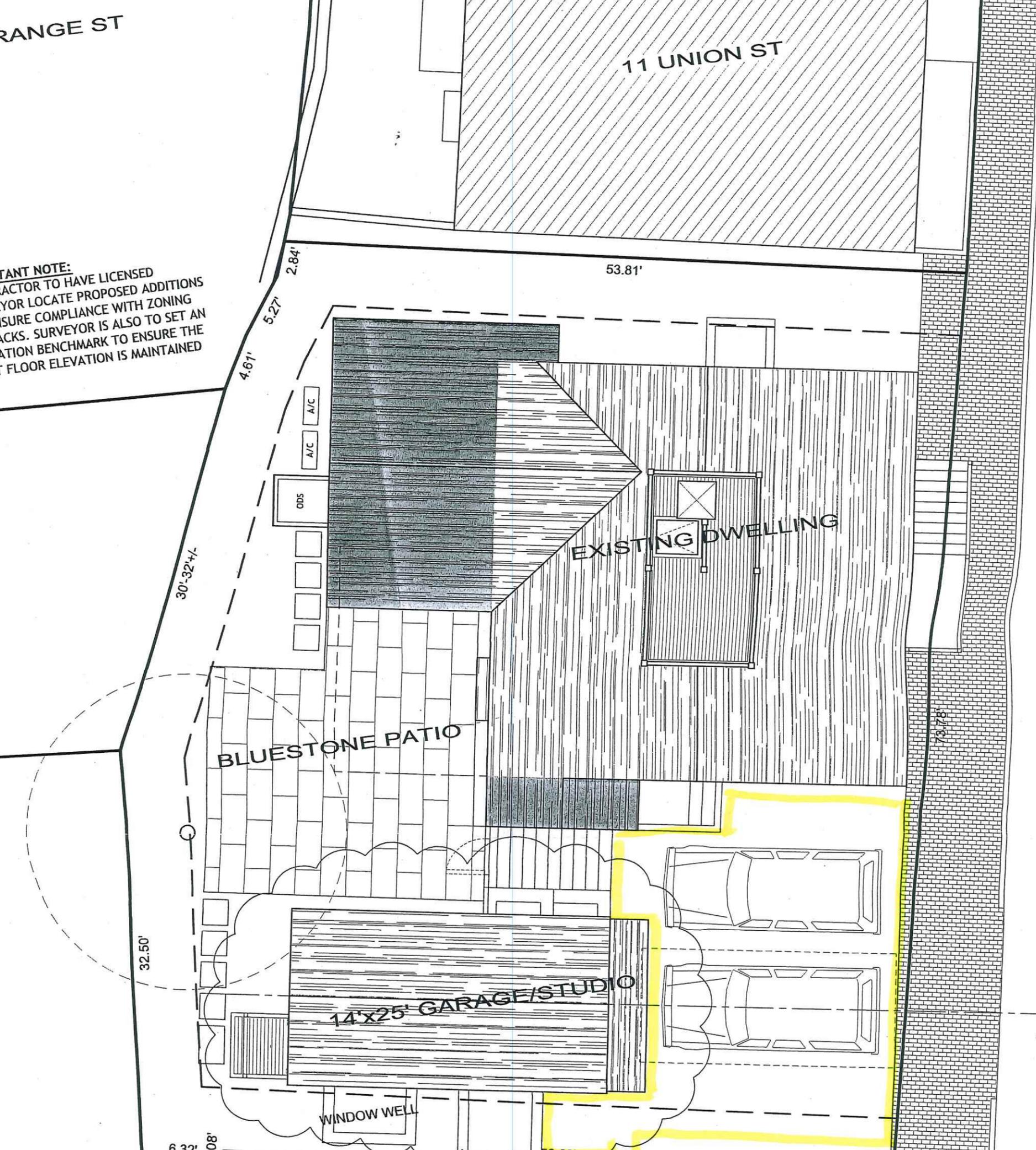
1" = 118 ft



RANGE ST

11 UNION ST

CLIENT NOTE:
CLIENT TO HAVE LICENSED SURVEYOR LOCATE PROPOSED ADDITIONS TO EXISTING DWELLING TO ENSURE COMPLIANCE WITH ZONING REQUIREMENTS. SURVEYOR IS ALSO TO SET AN ELEVATION BENCHMARK TO ENSURE THE FINISHED FLOOR ELEVATION IS MAINTAINED



BLUESTONE PATIO

EXISTING DWELLING

14'x25' GARAGE/STUDIO

WINDOW WELL



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

15 UNION ST

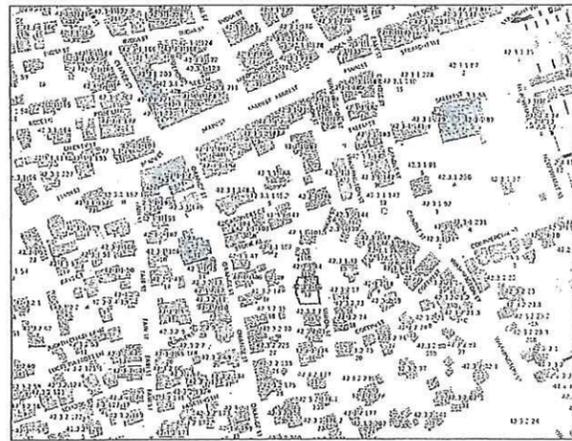
RECEIVED
AUG 12 2020

JAN 30 2020

BY [signature]

RANGE ST

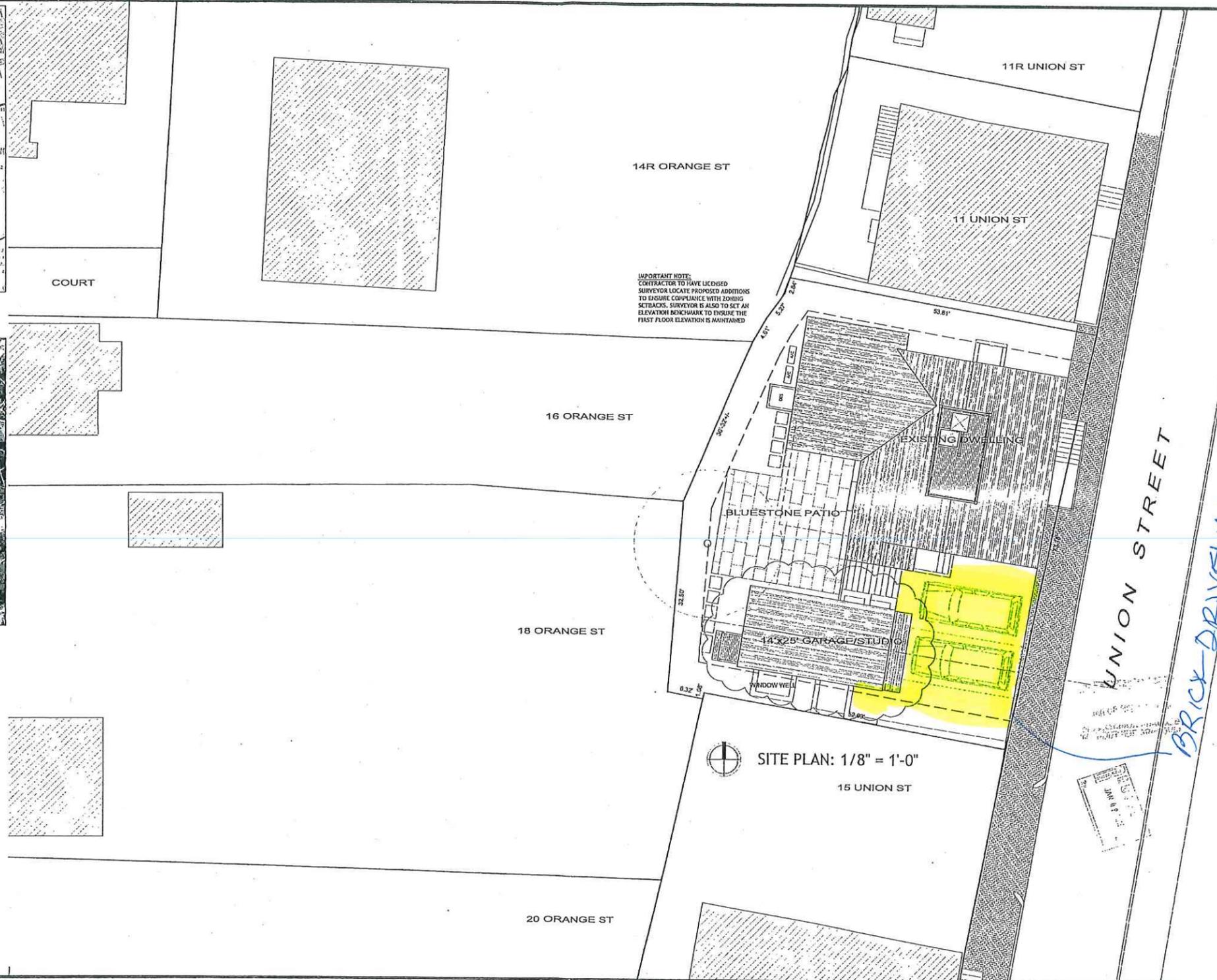
SCHOUDEL - 13 UNION STREET



LOCUS PLAN: NTS



AERIAL VIEW: NTS



RECEIVED
AUG 12 2020
By _____

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PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°: 38
Street & Number of Proposed Work: 29 BROAD STREET
Owner of record: NANTUCKET ISLAND RESORTS LLC
Mailing Address: 75 PARK PLAZA #3
BOSTON, MA 02110
Contact Phone #: 617-803-6669 E-mail: WOBRIEN@NE
DEVELOPMENT.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS
Mailing Address: PO BOX 1440
NANTUCKET, MA 02554
Contact Phone #: 508-221-0432 E-mail: CARINA.LINDA
@COMCAST.NET

FOR OFFICE USE ONLY

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

Additional Remarks

Historic Name: _____
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 5- A/C UNITS - 202' H x 304' 5"
4. North Elevation #1 TRANSFORMER - ALL GREY
5' H
*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.

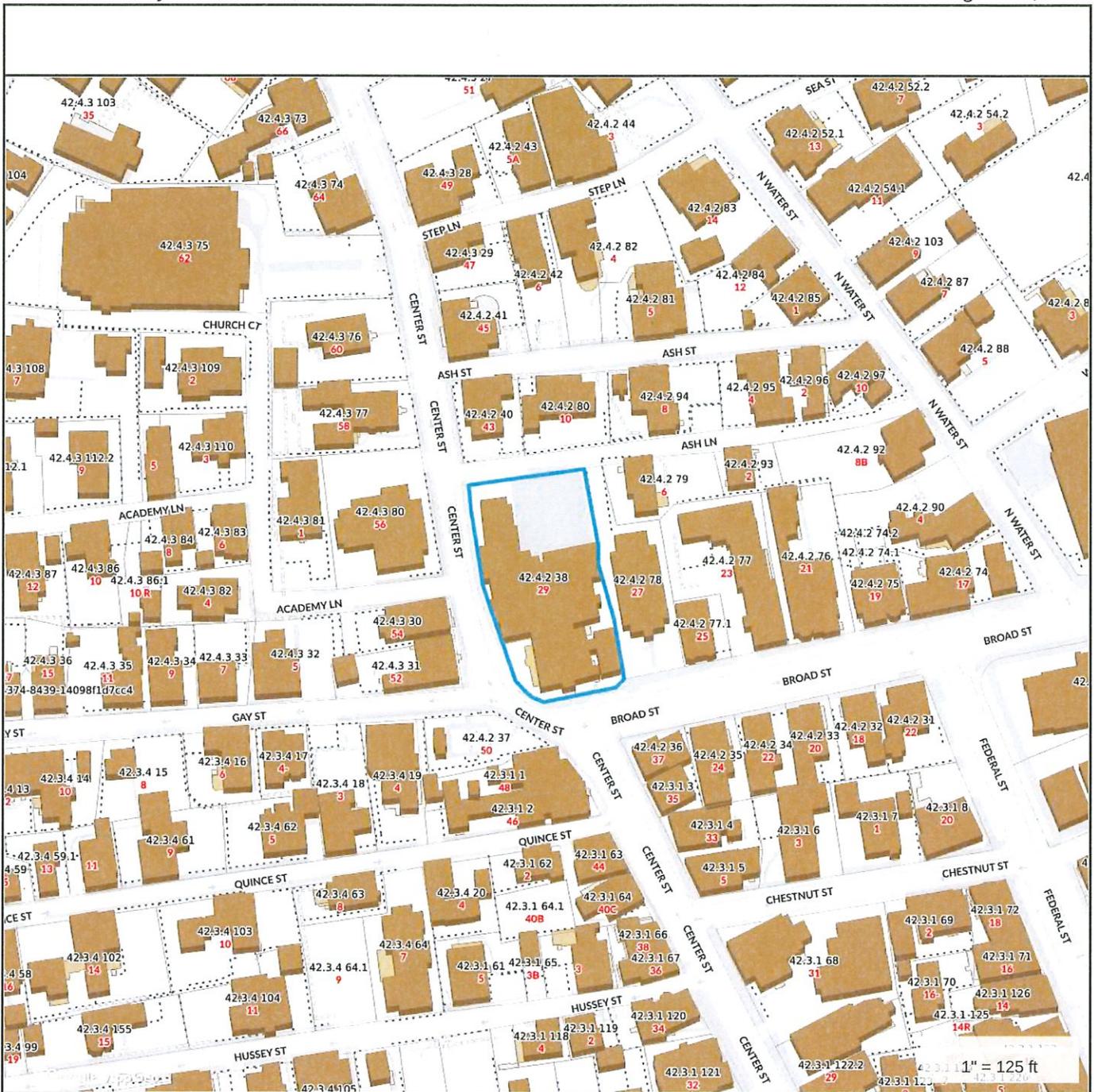
COLORS

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.

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Date 8/10/2020 Signature of owner of record _____ Signed under penalties of perjury



Property Information

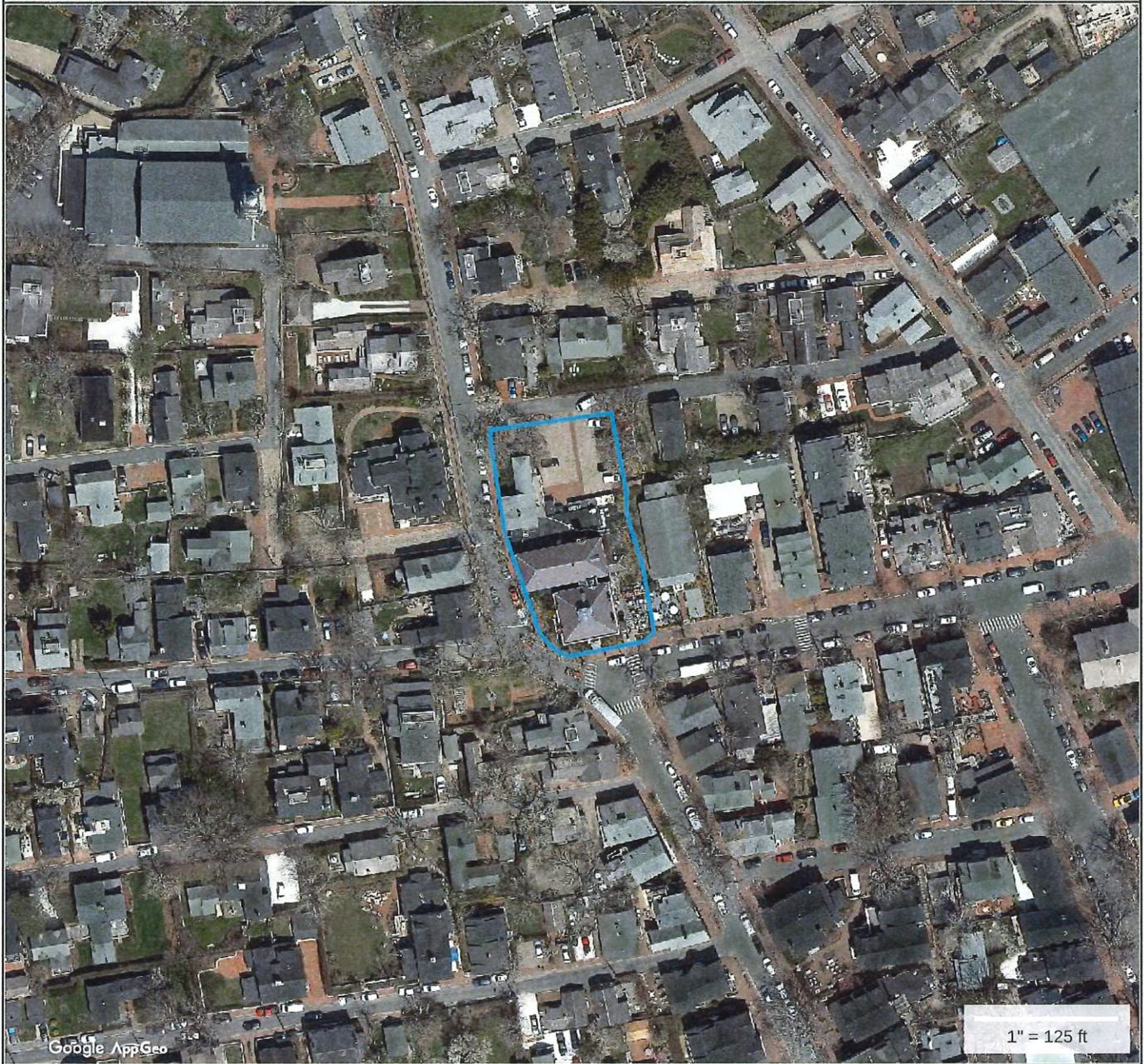
Property ID 42.4.2 38
 Location 29 BROAD ST
 Owner NANTUCKET ISLAND RESORTS LLC



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



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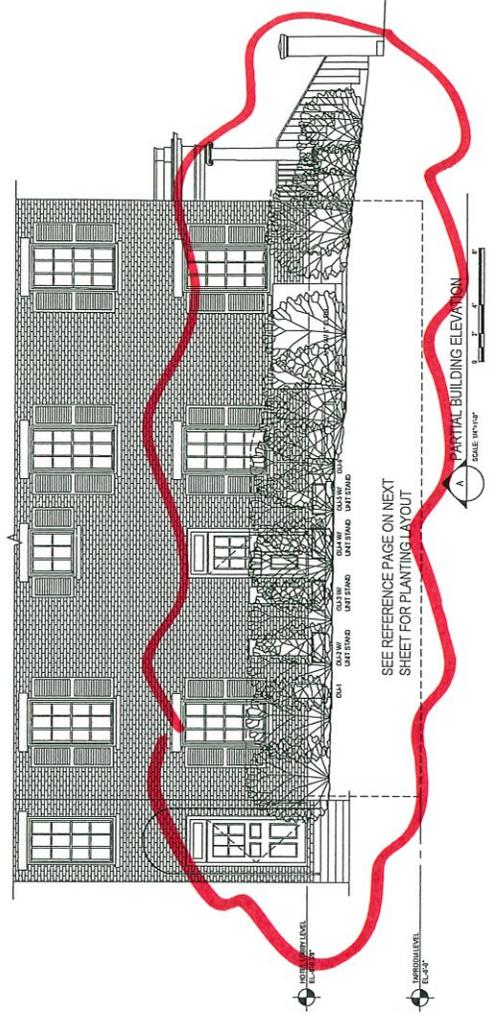
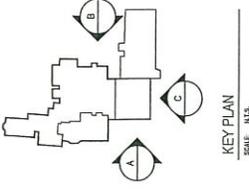
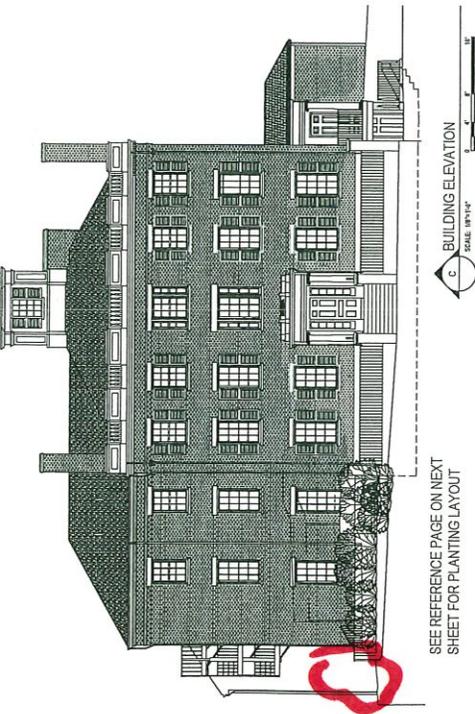
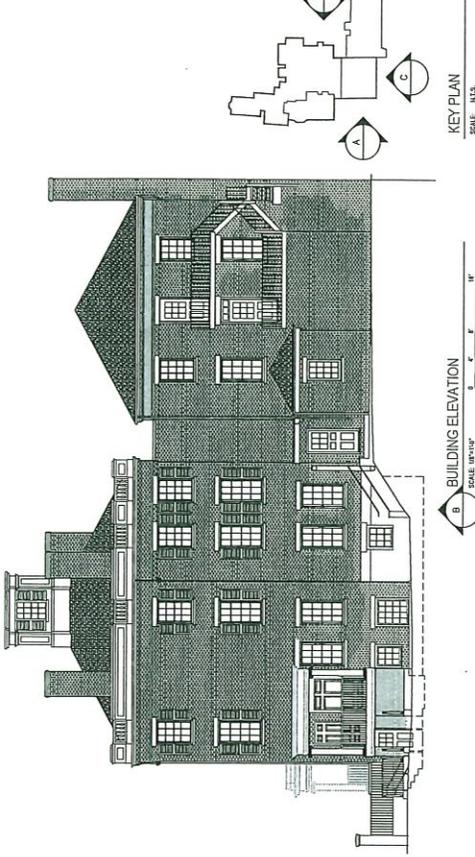
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Geometry updated 11/13/2018
Data updated 11/19/2018



MECHANICAL UNIT DIMENSIONS			
UNIT DESIGNATION	WIDTH	DEPTH	HEIGHT
OU-1	2'-8 1/4"	0'-11 3/16"	2'-0 13/16"
OU-2	3'-5 3/8"	1'-2"	4'-4 11/16"
OU-3	3'-1 3/8"	1'-2 3/16"	4'-5 3/16"
OU-4	3'-1 3/8"	1'-2 3/16"	4'-5 3/16"
OU-5	2'-7 1/2"	1'-2"	1'-9 5/8"
OU-6	EXISTING	EXISTING	EXISTING
AHU	5'-0 1/8"	10'-4 1/2"	4'-11 1/2" (INCLUDING 6" CURB)
UNIT STANDS			12" HIGH ON UNITS OU-2, OU-3, OU-4, AND OU-5

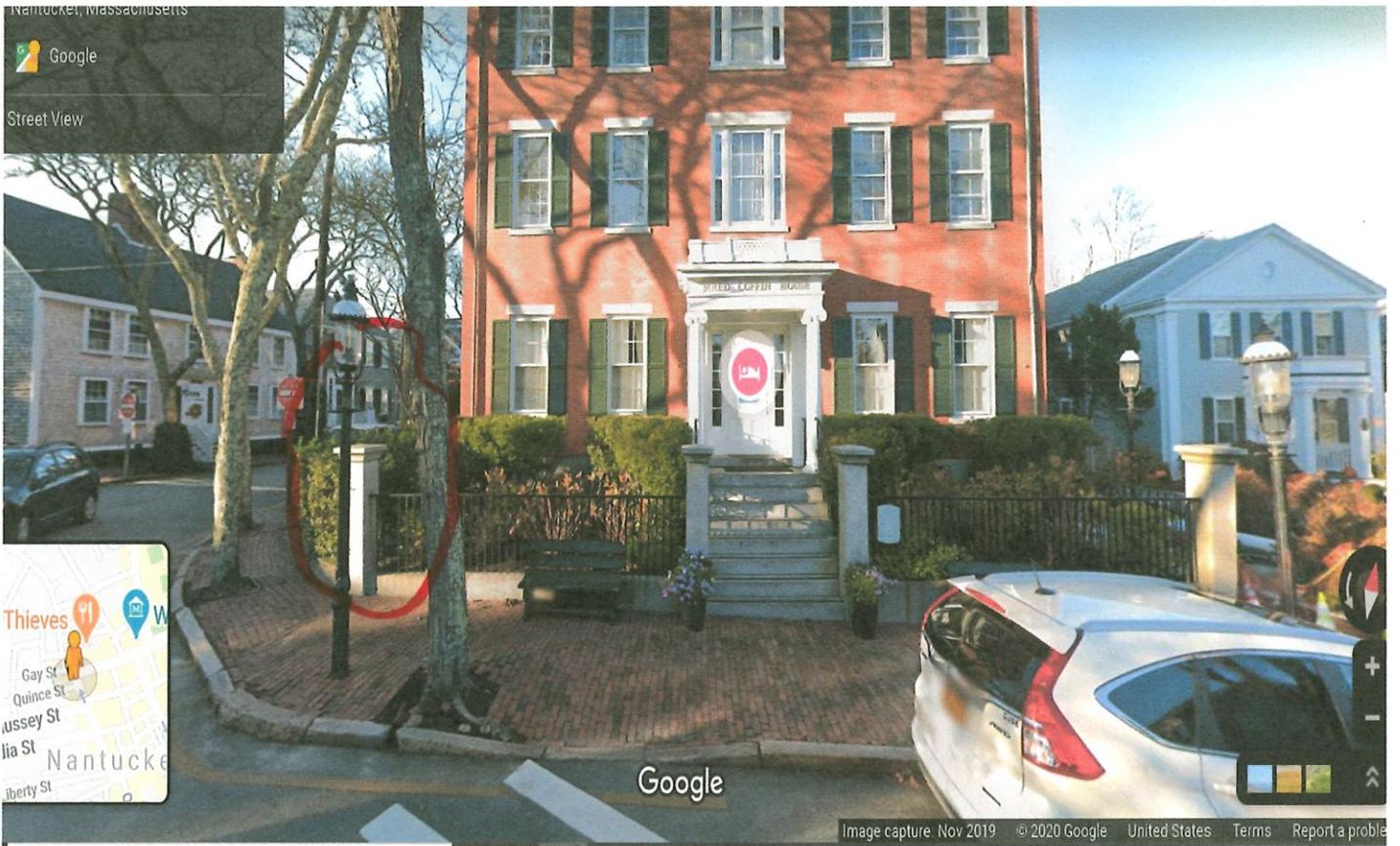
SEE REFERENCE PAGE ON NEXT SHEET FOR PLANTING LAYOUT

SEE REFERENCE PAGE ON NEXT SHEET FOR PLANTING LAYOUT

29 BROAD STREET – JARED COFFIN HOUSE
PRIOR FENCED-IN AREA WITH UNITS BEHIND IT







PREVIOUS UNITS REMOVED AND REPLACED BY CURRENT UNITS





NEW A/C UNITS AND TRANSFORMER – NEED TO BE ELEVATED ACCORDING TO INSTALLER

FROM CORNER OF BROAD AND CENTER STREETS – SW ELEVATION





VIEW FROM GAY STREET CORNER – WEST ELEVATION



VIEW FROM CENTER STREET – WEST ELEVATION



CERTIFICATE NO: _____

DATE ISSUED: _____

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PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°: 230
 Street & Number of Proposed Work: 45 W. Chester St.
 Owner of record: Anne & William McGivney
 Mailing Address: 45 W. Chester St.
NANTUCKET, MA 02554
 Contact Phone #: 508-228-0689 E-mail: StructuresUNLTD@gmail.com

AGENT INFORMATION (if applicable)

Name: NANTUCKET STRUCTURES UNLTD, INC.
 Mailing Address: 20 Gregdon Ave
NANTUCKET, MA 02554
 Contact Phone #: 508-228-0689 E-mail: StructuresUNLTD@gmail.com

FOR OFFICE USE ONLY

Date application received: 8/14/2020 Fee Paid: \$ 50.00 V#6581
 Must be acted on by: 9/24/2020
 Extended to: _____
 Approved: _____ Disapproved: _____
 Chairman: _____
 Member: _____
 Member: _____
 Member: _____
 Member: _____
 Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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 Color Change Fence Gate Hardscaping Move Building Demolition Revisions to previous Cert. No. _____
 Pool (Zoning District _____) Roof Other _____

Size of Structure or Addition: Length: 10 Sq. Footage 1st floor: 705F Decks/Patio: Size: _____ 1st floor 2nd floor
 Width: 7 Sq. footage 2nd floor: _____ Size: _____ 1st floor 2nd floor
 Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0
 Height of ridge above final finish grade: North 11'6" South 11'6" East 11'6" West 11'6"

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

*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 9/12 Secondary Mass _____/12 Dormer _____/12 Other _____
 Roofing material: Asphalt: 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar/Fire treated
 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 Natural Clapboard (exposure: _____ inches) Front Side
 Other _____

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

C. Dimensions: Fascia 1"X5" Rake 1"X5" Soffit (Overhang) 1"X5" Corner boards 1"X6" Frieze 1"X5"
 Window Casing 1"X4" Door Frame 1"X4" Columns/Posts: Round _____ Square _____

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

Doors* (type and material): TDL SDL Front T+G/Preprimed pine Rear _____ Side T+G-Preprimed Pine
 Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

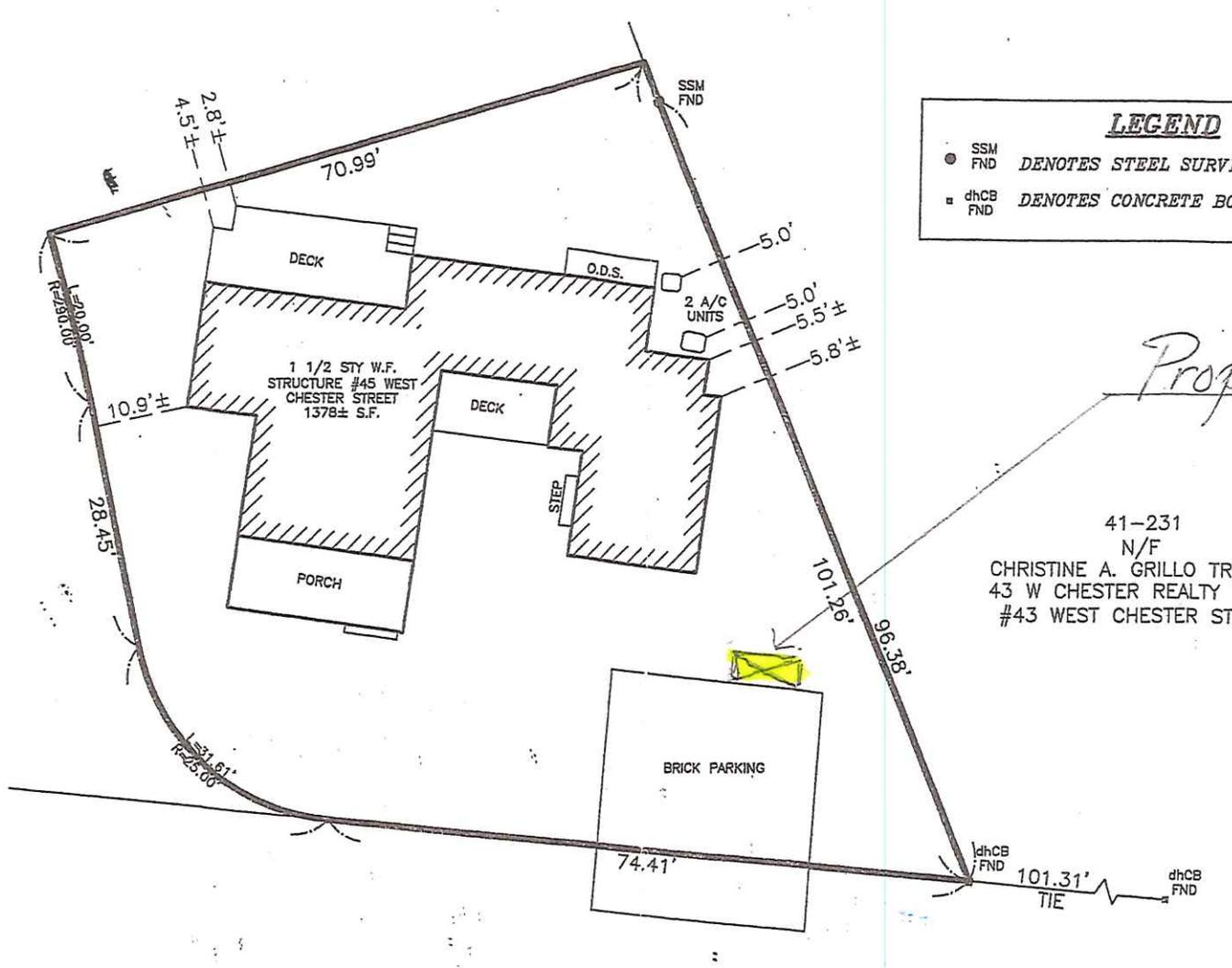
COLORS

Sidewall to weather Clapboard (if applicable) _____ Roof to weather
 Trim white Sash white Doors white
 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 7/31/20 Signature of owner of record Janet L. Strzel, agent Signed under penalties of perjury



LEGEND

- SSM FND DENOTES STEEL SURVEY MARKER FOUND
- dhCB FND DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND

RECEIVED
AUG 06 2020

**BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.**

SCALE: 1" = 20' DATE: FEBRUARY 16, 2016

Owner: **ANNE O. MCGIVNEY**
WILLIAM T. MCGIVNEY

Deed Bk./Pg.: 1221/44 . Plan File: 15-D (LOT 1)

Deed Bk./Pg.: 1221/44 . Bk./Pg.: 24/60 (LOTS 1 & 1B)

Locus: . . . 45 WEST CHESTER STREET . . .

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
PROFESSIONAL LAND SURVEYOR

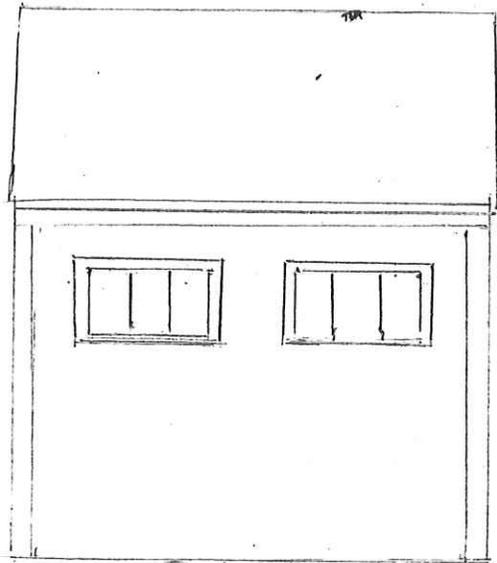
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

WEST CHESTER STREET



← 10' →

SOUTH ELEVATION

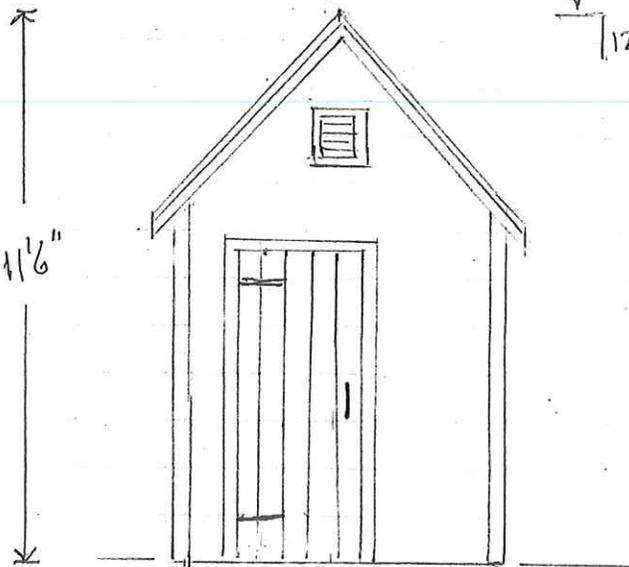


← 10' →

NORTH ELEVATION

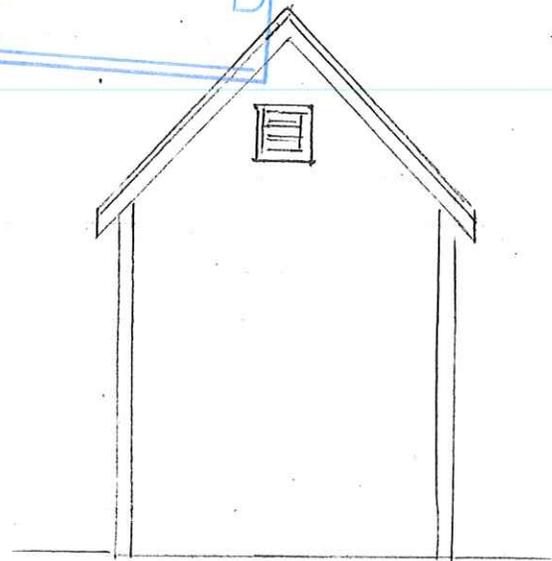
RECEIVED
AUG 06 2020
By

9/12



← 7' →

WEST ELEVATION



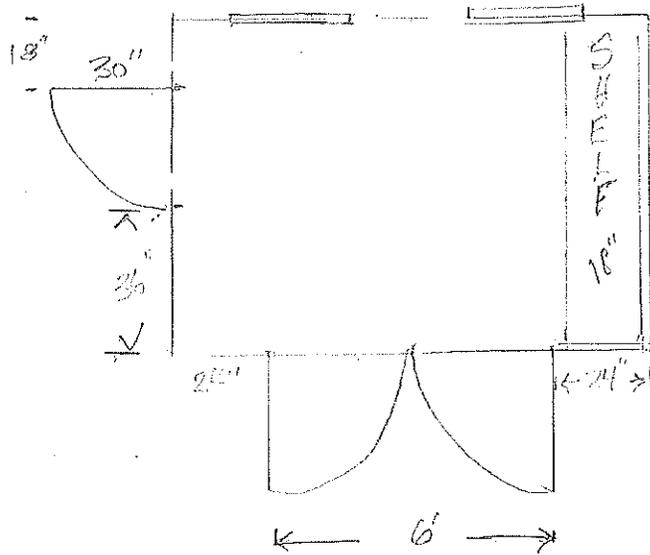
← 7' →

EAST ELEVATION

45 W. Chester St. Shed

Scale 1/4" = 1'-0"

Structures Unlimited, Inc.



Floor Plan -

Scale 1/4" = 1'-0"

Shed - 45 W. Chester, G.

Structures Unit

7



Shed Site



Cathy Flynn

From: Nancy <nancy@drahzal.com>
Sent: Wednesday, August 12, 2020 4:41 PM
To: Cathy Flynn
Subject: Pictures of 45 W Chester - shed
Attachments: IMG_2444.jpg; ATT00001.txt; IMG_2442.jpg; ATT00002.txt

These show the existing conditions, no room to put it to the right side, as boundary isn't straight and doesn't allow setback.

We propose taking out the hedge on the right side of the picture and place shed there, view would be locked by parked cars.

Backyard is wetland, can't go there.

Hopefully there are open minds on this one, and thank you.

I did speak to Linda Williams who will represent it.

Let me know if you need anything or if you have a idea about it.

Lots of thanks!

Nancy

This email was scanned by Bitdefender



W Chester St

W Chester St W Chester St

W Chester St





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°: 42.34 PARCEL N°: 7
 Street & Number of Proposed Work: 5 N. LIBERTY ST.
 Owner of record: WAYNE L. ROGERS TRUST
 Mailing Address: 5 N. LIBERTY ST.
NANTUCKET MA.
 Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: NANTUCKET ARCHITECTURE CORP
 Mailing Address: PO BOX 1814
NANTUCKET MA
 Contact Phone #: 728 5629 X 2 E-mail: _____
WWW.NANTUCKETARCHITECTURE.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: DOOR REPLACEMENT
 Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ 1st floor 2nd floor
 Width: _____ Sq. Footage 2nd floor: _____ Size: _____ 1st floor 2nd floor
 Sq. Footage 3rd floor: _____

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

Additional Remarks

Historic Name: _____
 Original Date: _____
 Original Builder: _____
 Is there an HDC survey form for this building attached? Yes N/A
 REVISIONS*
 1. East Elevation
 2. South Elevation REPLACE TWO DOORS ON SOUTH ELEV.
 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.) _____
 Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Gutters: Wood Aluminum Copper Leaders (material) _____
 Leaders (material and size): _____
 Siding: 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

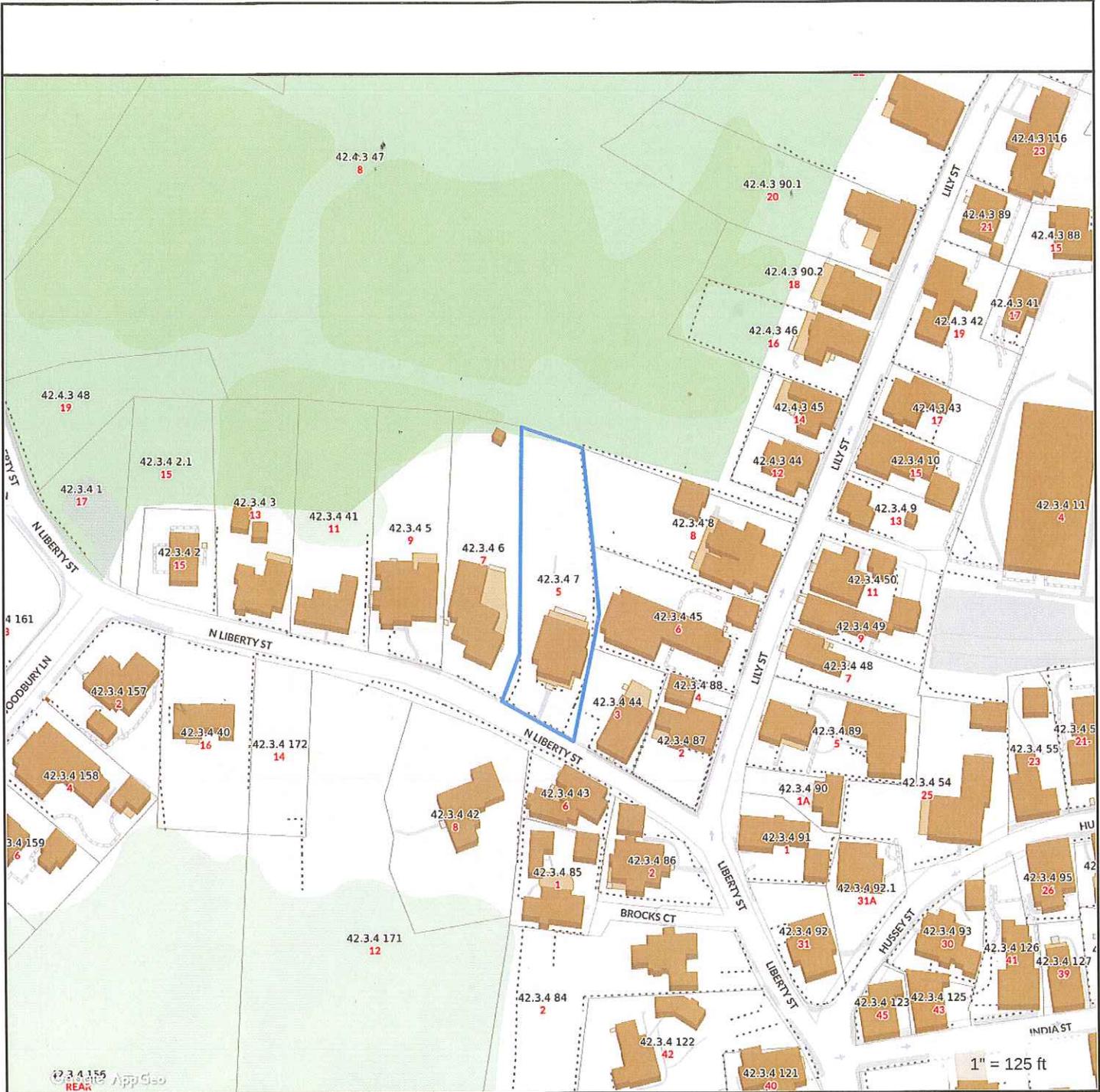
Sidewall NTW Clapboard (if applicable) _____ Roof EXIST
 Trim White Sash EXIST Doors _____
 Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 8/1/2020 Signature of owner of record _____

Signed under penalties of perjury



Property Information

Property ID	42.3.4.7
Location	5 N LIBERTY ST
Owner	ROGERS WAYNE L TRST



**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" = 125 ft



2013 00000055
 Bk: Pg: 0 Page: 0
 Doc: PLAN 09/26/2013 03:38 PM

NANTUCKET REGISTRY
 OF DEEDS
 Date: 09/25/2013
 Time: 3:36 PM
 Plan No: 2013-55
 Registrar: *Demetri H. Fournier*
 Assistant: _____

Sheet 1 of 1

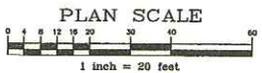
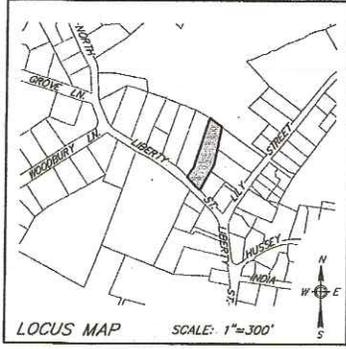
RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

9/24/13
 ALAN M. GRADY
 No. 37732
 PROFESSIONAL
 LAND SURVEYOR
 ALAN M. GRADY, PLS
 MASSACHUSETTS REG.
 NO. 37732

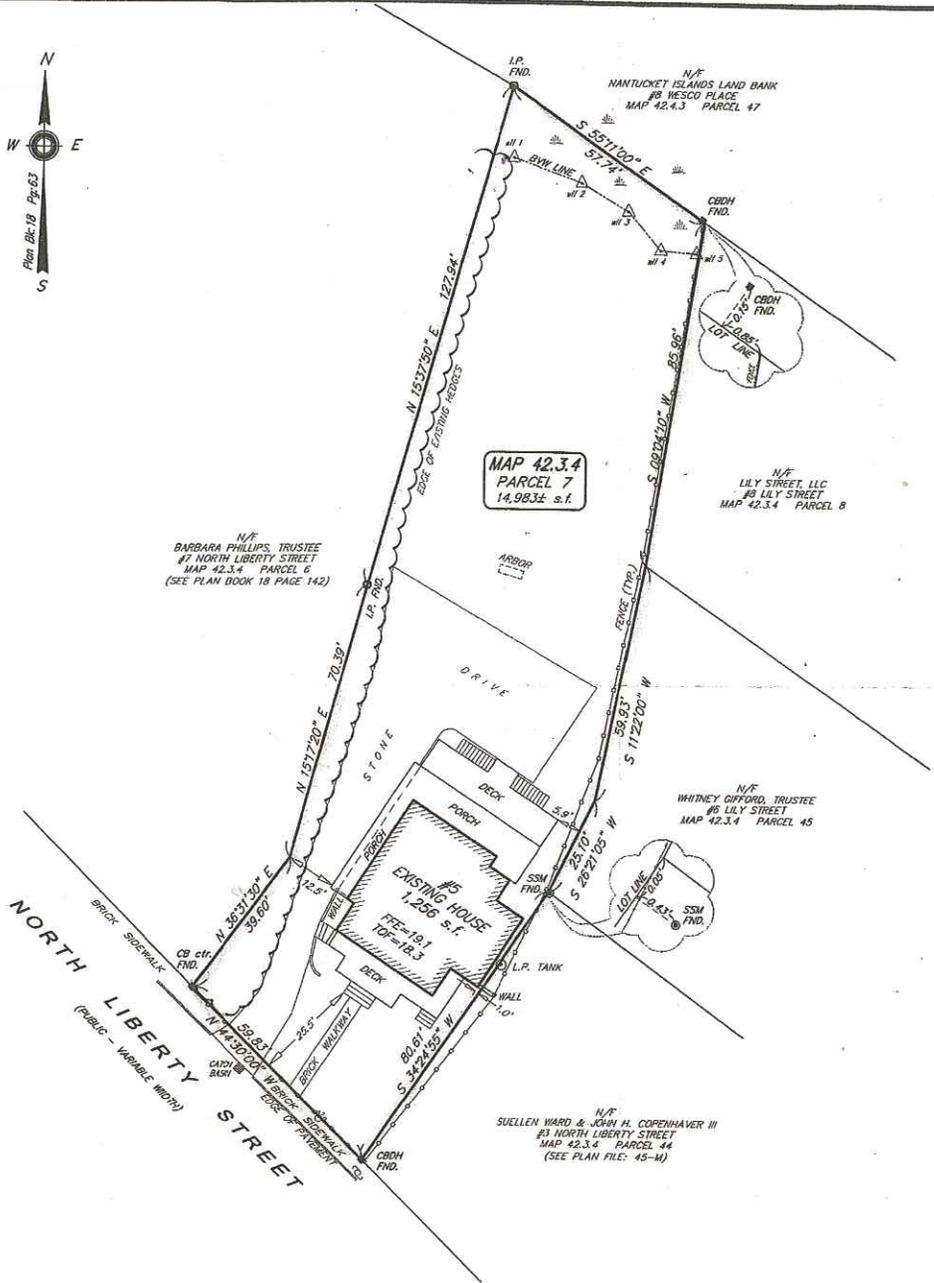
PLAN OF LAND
 IN
 NANTUCKET, MASS.
 OWNED BY
 JOHN A. DUNNING &
 ACKLEN R. DUNNING
 #5 NORTH LIBERTY STREET
 PREPARED BY
 BRACKEN ENGINEERING, INC.
 19 OLD SOUTH ROAD
 NANTUCKET, MA 02554
 tel: (508) 325-0044
 fax: (508) 833-2282
 SCALE: 1" = 40' SEPT. 24, 2013



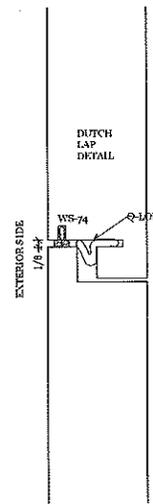
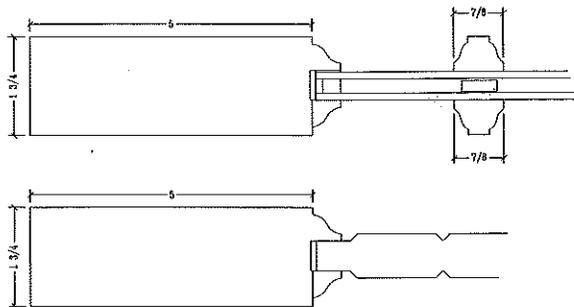
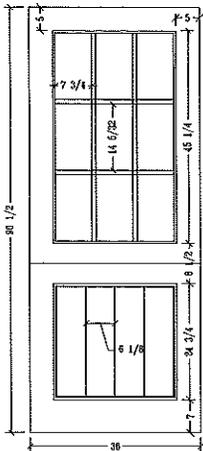
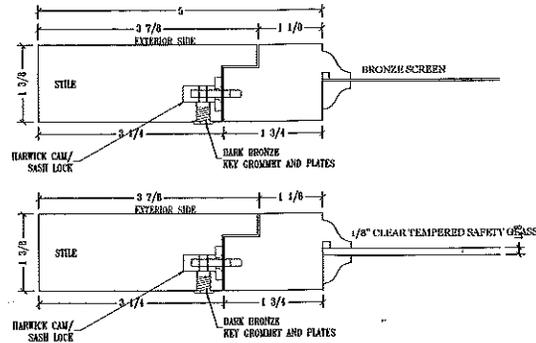
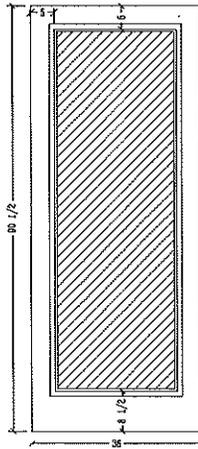
Notes

- LOCUS: #5 NORTH LIBERTY STREET MAP 42.3.4 PARCEL 7
- OWNER: JOHN A. DUNNING and ACKLEN R. DUNNING 230 NORTH OCEAN BLVD. DELRAY BEACH, FL 33483
- DEED REF: Bk:1133 Pg:342(REFERS TO PLAN BOOK 18 PAGE 63)
- ALSO SEE BOUNDARY LINE AGREEMENT IN BOOK 131 PAGE 51.(MARGINAL REFERENCE ALSO TO PLAN BOOK 18 PAGE 63)
- SEVERAL DEEDS IN THE LOCUS CHAIN OF TITLE (BK 653 PGS 128 & 130, AND BK 162 PG 226) REFER TO LOT 4 IN PLAN BOOK 18 PAGE 142. SAID PLAN ATTEMPTED TO SHOW THE LOCUS AND DIVIDE ADJACENT LAND TO THE WEST. HOWEVER, THE PLAN DOES NOT TAKE THE ABOVE REFERENCED BOUNDARY LINE AGREEMENT INTO ACCOUNT. PLAN ALSO CONTAINS MATHEMATICAL ERRORS WITH RESPECT TO THE WESTERLY LINE OF THE LOCUS.
- LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 250230-0011-D dated 07/02/1992.
- LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
- ZONE: ROH

	REQUIRED
LOT AREA:	5,000 s.f.
FRONTAGE:	50'
FRONT YARD:	0'
SIDE YARD:	5'
REAR YARD:	5'
COVERAGE:	50% (MAX)

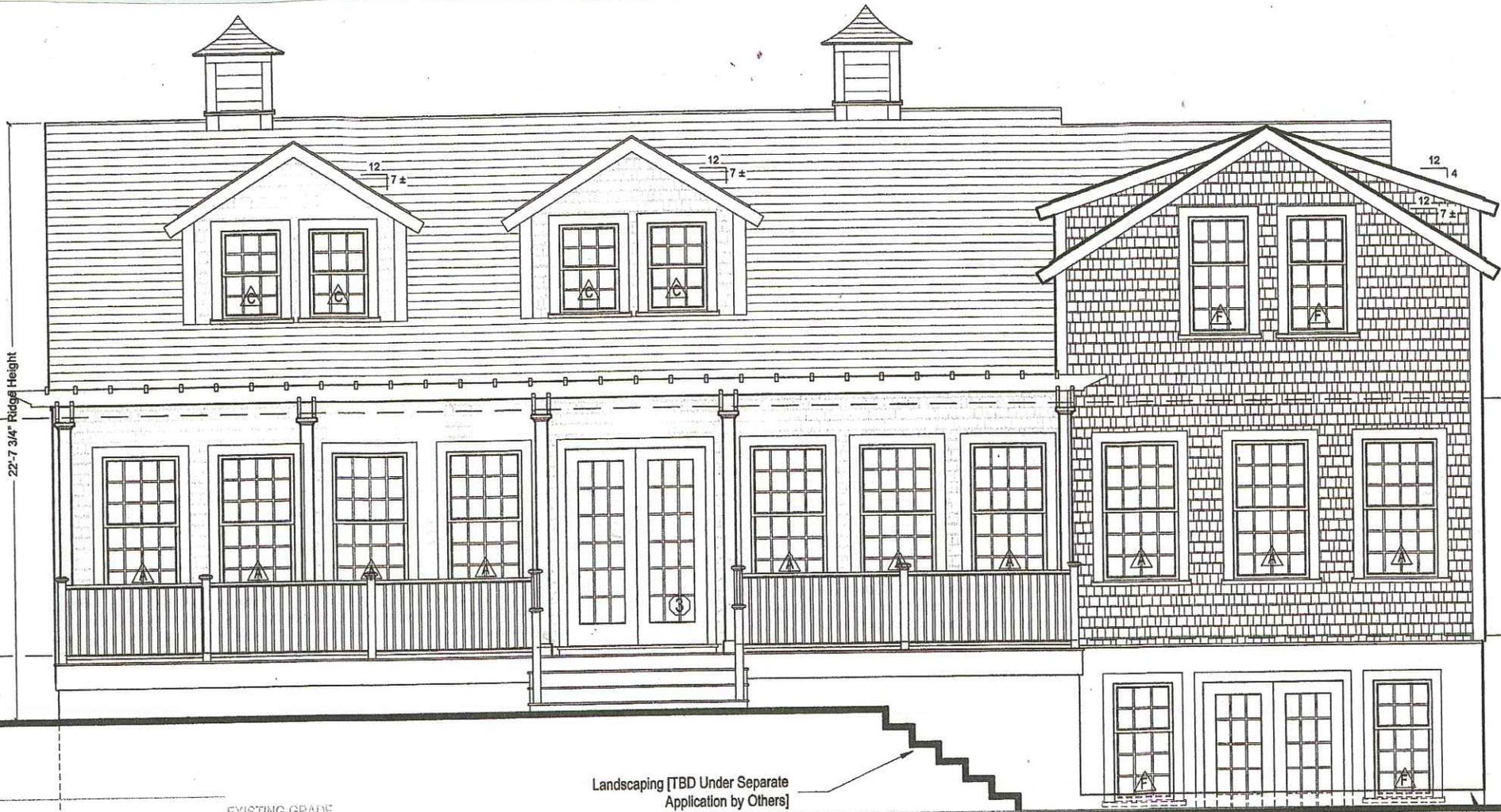


5:\ntucket Drawings\Nantucket\North Liberty Street\15 North Liberty Street\15 North Liberty Street - D. Conding

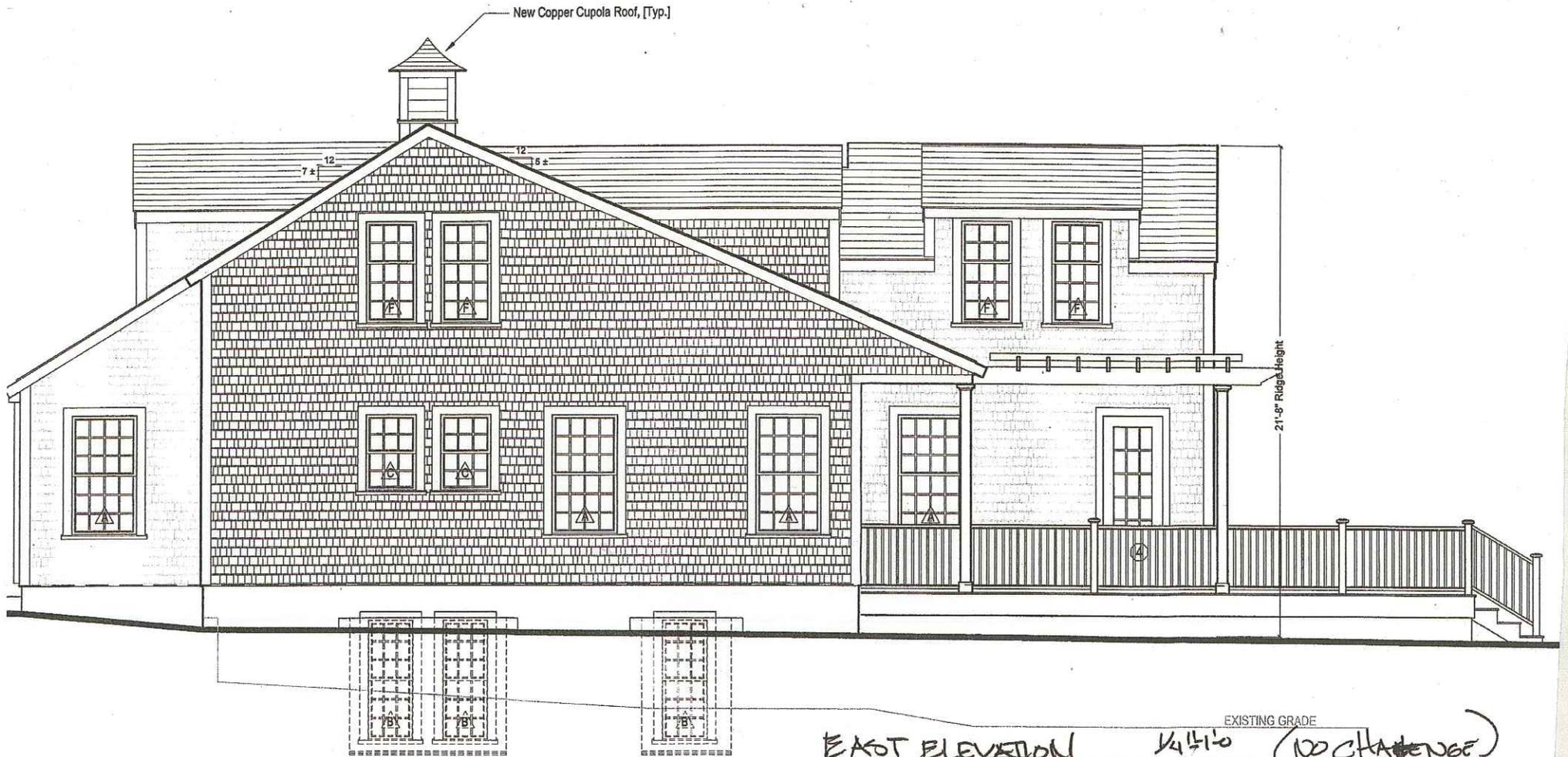


DRAWINGS ARE SOLE PROPERTY OF
 CREEKSIDE MILLWORK, LLC.
 Manufactured by:
CREEKSIDE MILLWORK, LLC
 7180 Route 94, Arcade, NY 14009
 NAME: MANUFACTURER - NORTH LIBERTY
 SCALE: 1"=10" | DATE: 8/5/20

DWG-1



NORTH ELEVATION 1/4"=1'-0" (NO CHANGE)



New Copper Cupola Roof, [Typ.]

21'-0" Ridge Height

EXISTING GRADE

EAST ELEVATION 1/4/10 (100 CHALLENGE)

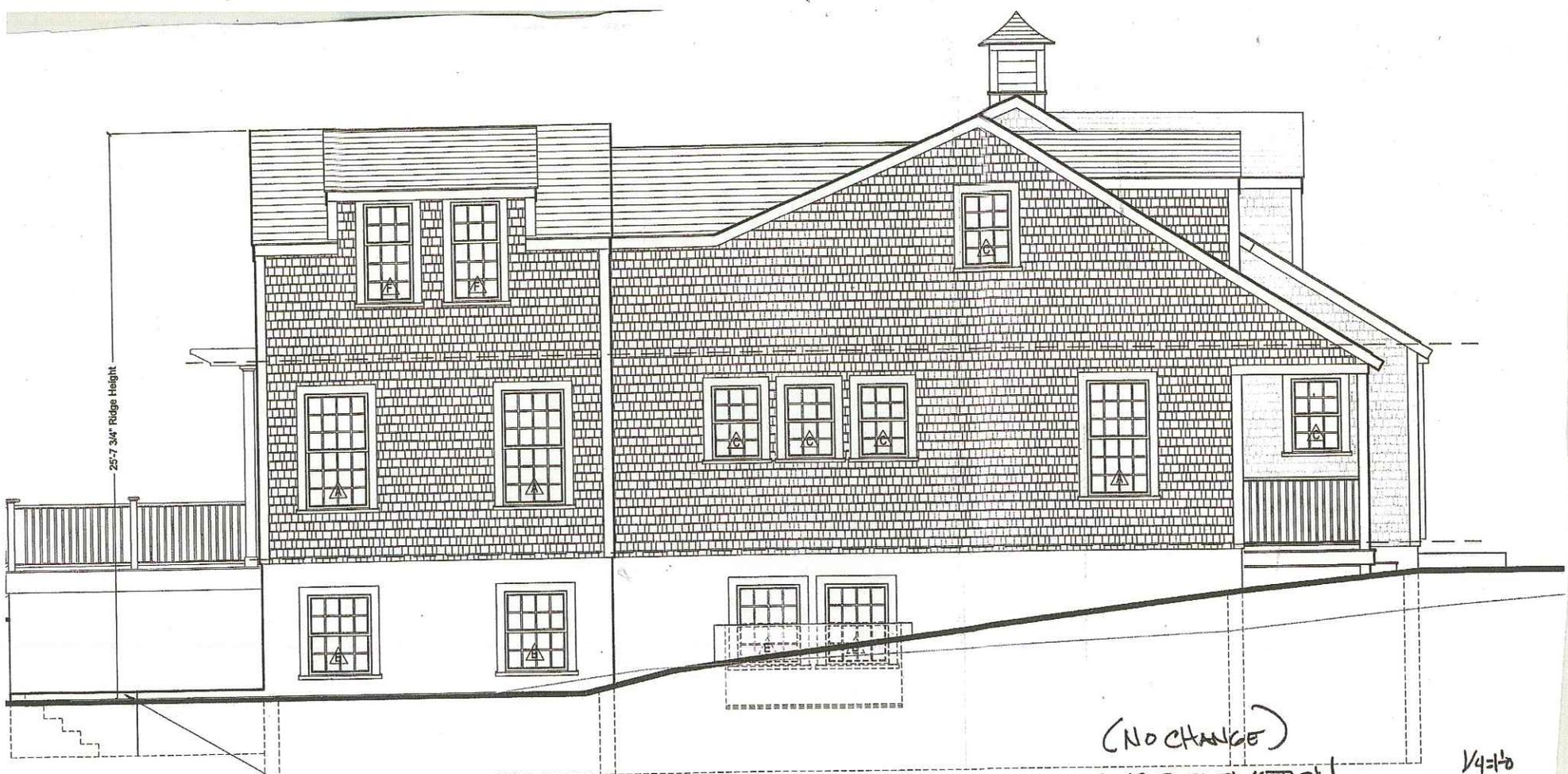


EXISTING GRADE

21'-4 1/4" Ridge Height

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

SEE NEW DOOR
SPECS

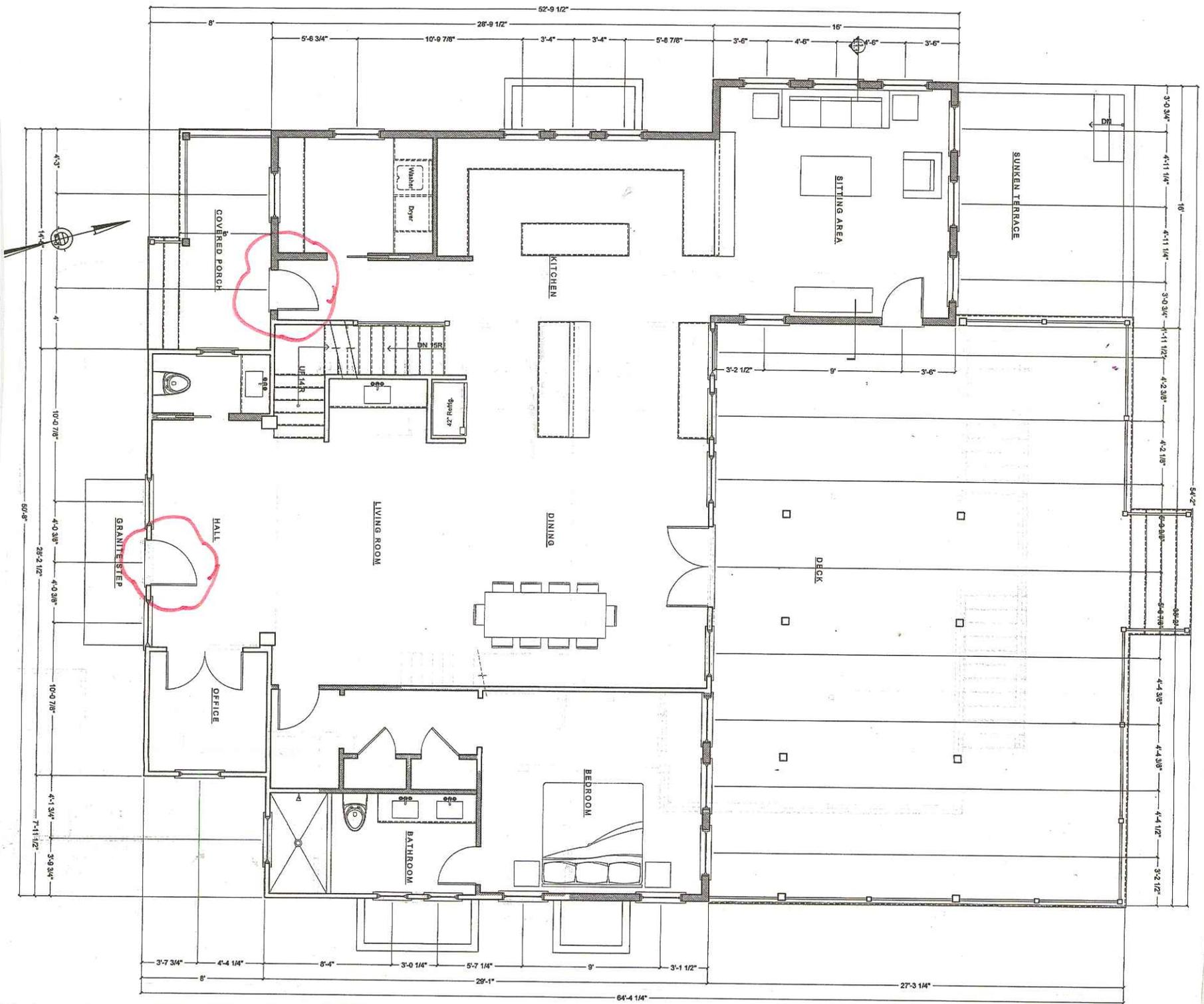


25'-7 3/4" Ridge Height

Stone Retaining Wall [Stone TBD Under
Separate Application by Others]

(NO CHANGE)
WEST ELEVATION

1/4=1'-0"



EXIST NORTH



EXIST SOUTH 2





Scans collection

Inquirer and Mirror calendar page photograph, by Louis David...

SC944

1950s

Creator

- Davidson, Louis (browse 14 records)

Preferred citation

Courtesy of the Nantucket Historical Association

Administrative/biographical history

This calendar page is from the North Liberty Street Blue File.

Scope and content

Inquirer and Mirror calendar page photograph, by Louis Davidson, of 5 North Liberty Street, known as Barn Stages. The poster on the front of the house advertises the play Yes My Darling Daughter.

Hierarchy

[Collection] Scans collection

↳ [Item SC944] [notitle], 1950s

Subject - name

- North Liberty Street (browse 118 records)

Subject - topical

- Theaters (browse 108 records)
- Houses (browse 5371 records)

Share:

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

SURVEY/
FILM ROLL #: CR5-33
MAP/PARCEL#: 4234-7

Recorded by: AH

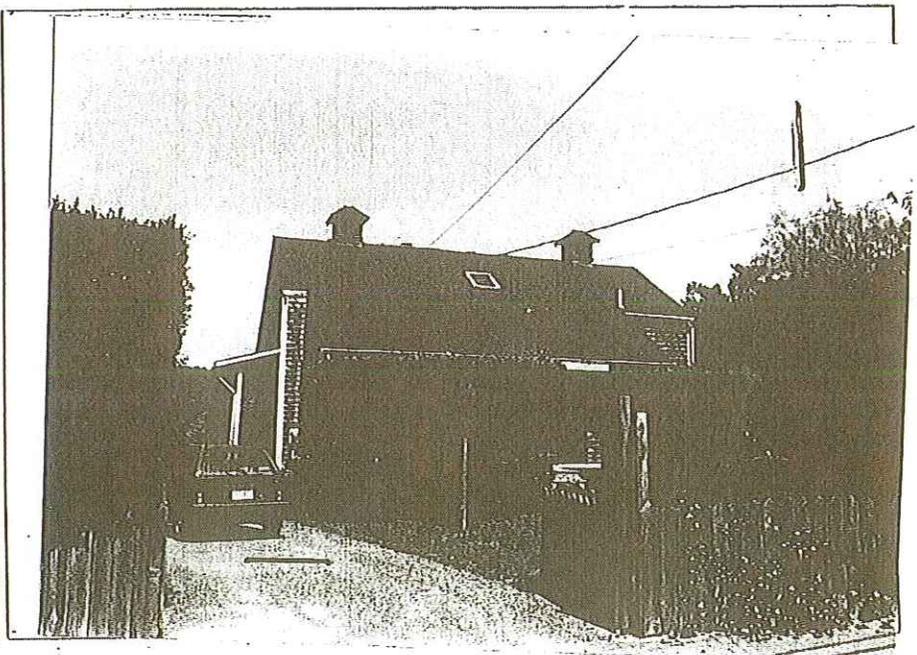
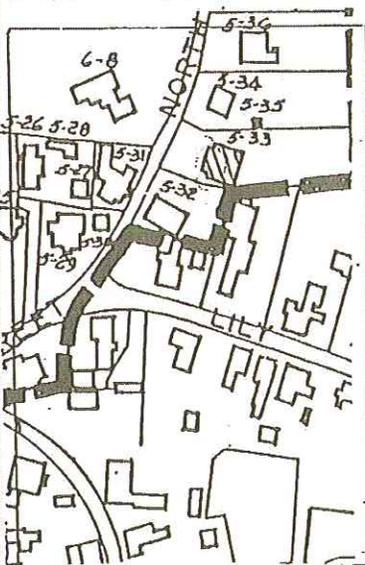
Date: 08/08/89

Organization: AGS

IDENTIFICATION

1. Street Name & No.: 5 NORTH LIBERTY ST
2. Building Name: N/A
3. Ownership: Private
4. Present Owner: DUNNING, JOHN A & ACKLEN, R.
5. Ownership History:
Unknown
6. Use: Original: Garage Present: Dwelling
Seasonal/Year-Round: Unknown
7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"



GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size: N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 20 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings, Residential, Old Historic District
15. Related Outbuildings and Property: Fence, Deck, Parking, Privet Hedge
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
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: 1 3/4
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Skylight, Cupola
26. Dormer Roof(s): N/A
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
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: N/A

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain, Entry Stairs with Balustrade
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: Circa 1930
Source: Sanborn Maps, Aerial Photo 1938
Architect: Unknown Builder: Unknown
44. Building Type: Additive, Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Used as a Theater "Barn Stages" starting around 1940,
through 1960's (Mrs. Hussey)

47. Sources: Sanborn Maps 1923, 1923/49,
Nantucket Historical Association Photos,
P2398,
Aerial Photo 1938



Inquirer and Mirror calendar page photograph, by Louis David.

1950's

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°: 42.23 PARCEL N°: 002
Street & Number of Proposed Work: 34 WASHINGTON ST
Owner of record: TOWN OF NANTUCKET
Mailing Address: 16 BROAD ST
NANTUCKET, MA 02554
Contact Phone #: 508 228 7272 E-mail: _____

AGENT INFORMATION (if applicable)

Name: CHARLES GIBSON
Mailing Address: 4 FAIRGROUNDS RD
NANTUCKET MA 02554
Contact Phone #: 508 325 4124 E-mail: C.GIBSON@POLICE.NANTUCKET.MA

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____

Must be acted on by: _____

Extended _____

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 MUNICIPAL HARBORMASTER OFFICE / RESTROOMS
Size of Structure or Addition: Length: 66'-9" Sq. Footage 1st floor: 1955 Decks/Patio: Size: 1139 SF 1st floor 2nd floor
Width: 34'-5" Sq. Footage 2nd floor: 1539 Size: 70 SF 1st floor 2nd floor
Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 3" East 3" West 0
Height of ridge above final finish grade: North _____ South 28'-4 / 29' East 29' West 28'

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 1'-8" Block Block Parged Brick (type) _____ Poured Concrete Piers
Masonry Chimney: Block Parged Brick (type) RED FACE Other _____
Roof Pitch: Main Mass 6.75/12 Secondary Mass 7.75/12 Dormer 2.75/12 Other 7.25/12 FOR LOWER

Roofing material: Asphalt: 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
Fence: Height: 6'
Type: 4' BOARD / 2' LATTICE
Length: 24' + 76'

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

Gutters: Wood Aluminum Copper Leaders (material) Aluminum

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 7" Rake 7 1/4" Soffit (Overhang) 9 1/4" Corner boards 3 1/2" Frieze 8 1/2", 5" + 3 1/2"

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

Windows*: Double Hung Casement All Wood Other FIXED + AWNING WINDOWS
 True Divided Lights (muntins), single pane SDL's (Simulated Divided Lights) Manufacturer ANDERSON

Doors* (type and material): TDL SDL Front 4 PANEL FIBERGLASS Rear 4 PANEL FIBERGLASS Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Asphalt + Shell Walkways Asphalt, concrete + shell Walls _____

* Note: Complete door and window schedules are required.

COLORS

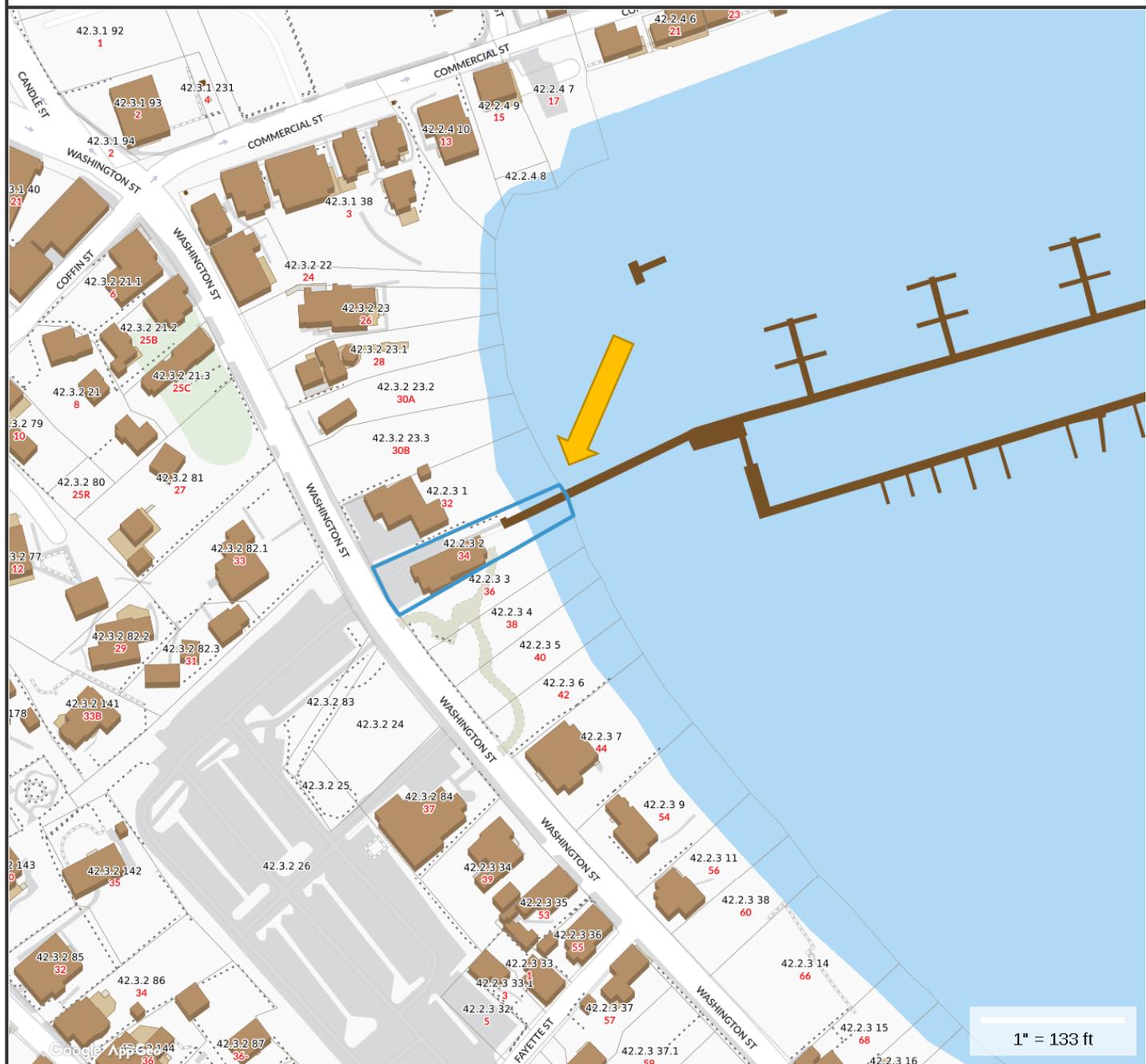
Sidewall WEATHERED Clapboard (if applicable) WEATHERED Roof WEATHERED
Trim WEATHERED + SANDSTONE Sash SANDSTONE Doors SANDSTONE
Deck SEALED WOOD Foundation GRAY Fence WEATHERED Shutters N/A

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

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

Date 8/4/2020 Signature of owner of record _____ Signed under penalties of perjury

LOCUS MAP



Property Information

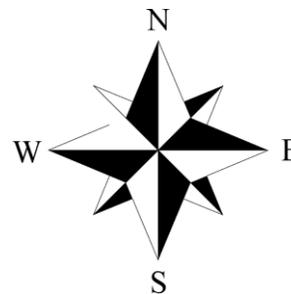
Property ID 42.2.3.2
Location 34 WASHINGTON ST
Owner NANTUCKET TOWN OF



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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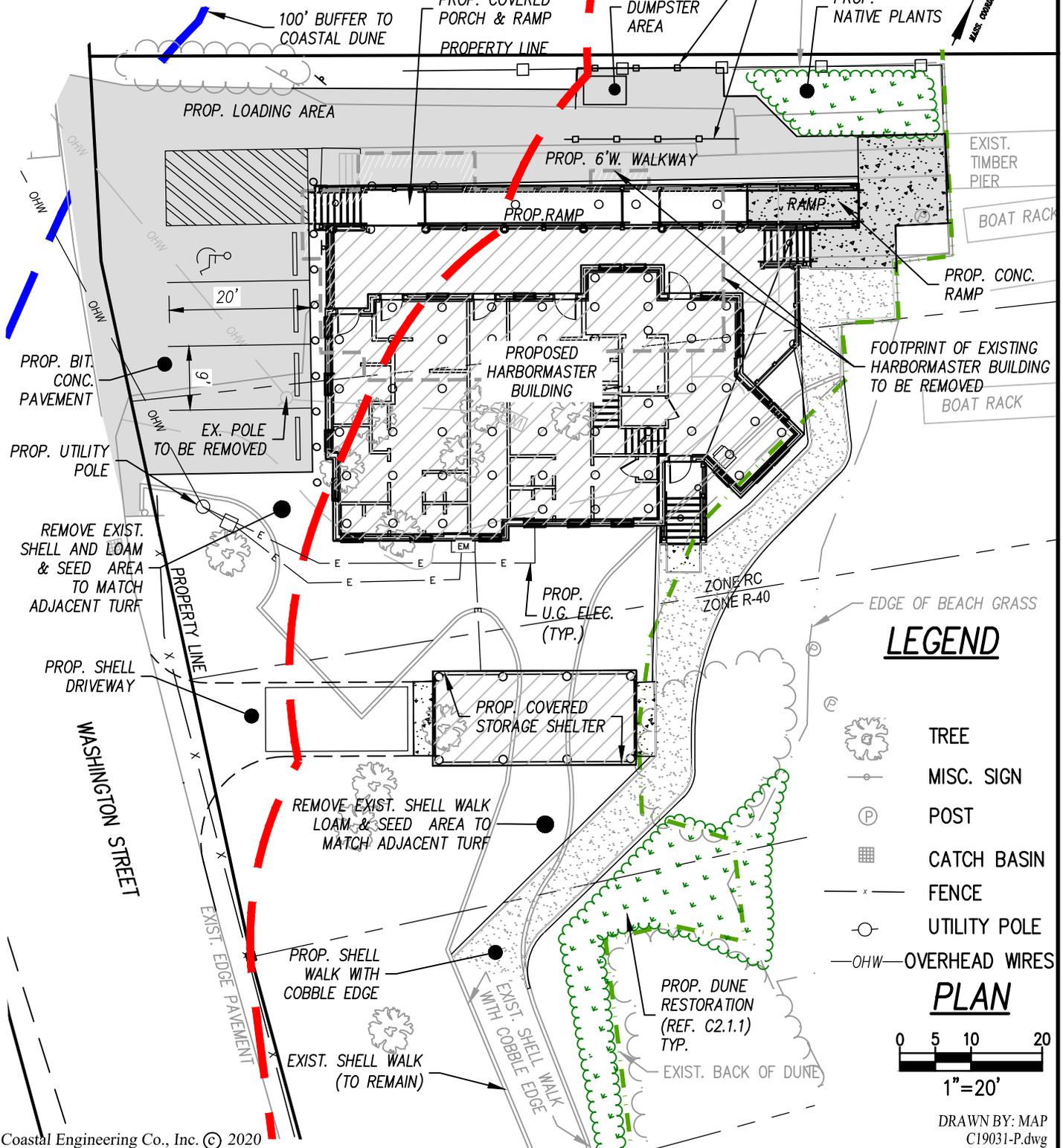
Geometry updated 11/13/2018
 Data updated 11/19/2018



PLAN REFERENCES:

1. PLAN SHOWING EXISTING SITE CONDITIONS, SHEET C1.2.1,
PREPARED BY: COASTAL ENGINEERING, DATED: JULY 10, 2019

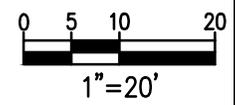
2. LAYOUT MATERIALS PLAN, SHEET C2.1.1, PREPARED BY: COASTAL
ENGINEERING, DATED: MARCH 12, 2020, REV. DATE: JUNE 19, 2020



LEGEND

- TREE
- MISC. SIGN
- POST
- CATCH BASIN
- FENCE
- UTILITY POLE
- OVERHEAD WIRES

PLAN



DRAWN BY: MAP
C19031-P.dwg

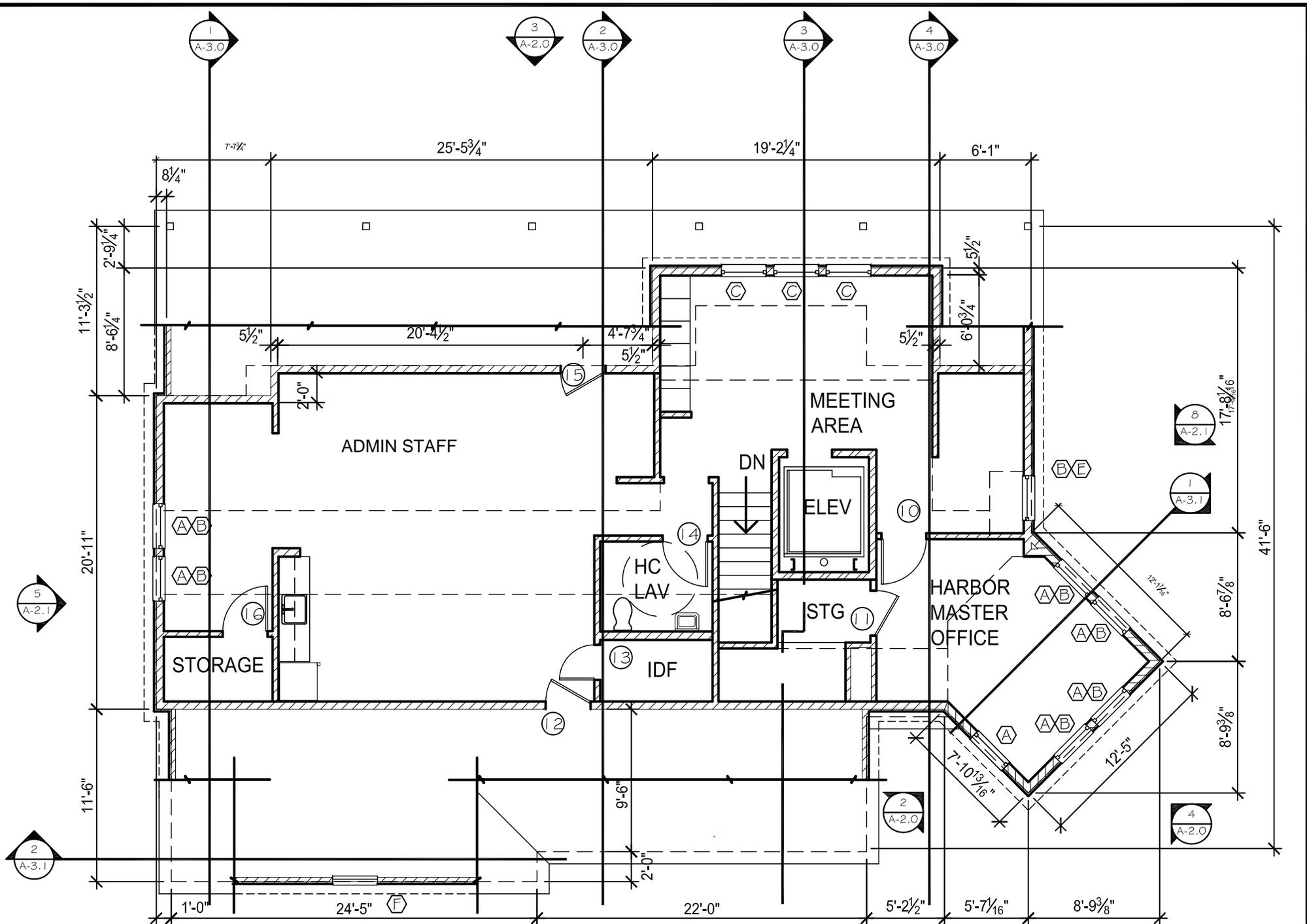
Coastal Engineering Co., Inc. © 2020

COASTAL
engineering co.
260 Cranberry Hwy. Orleans, MA 02653
508.255.6511 P 508.255.6700 F

SITE PLAN FOR HISTORIC APP.
FOR
NANTUCKET HARBORMASTER
NANTUCKET, MA
34 WASHINGTON ST.

SHEET NO.
SKC-1

PROJECT NO.	C19031.00
SCALE	AS NOTED
DATE	06-30-2020



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 Fairhaven, Massachusetts 02719
 508-992-2007 Fax 992-2021

Harbormaster Building

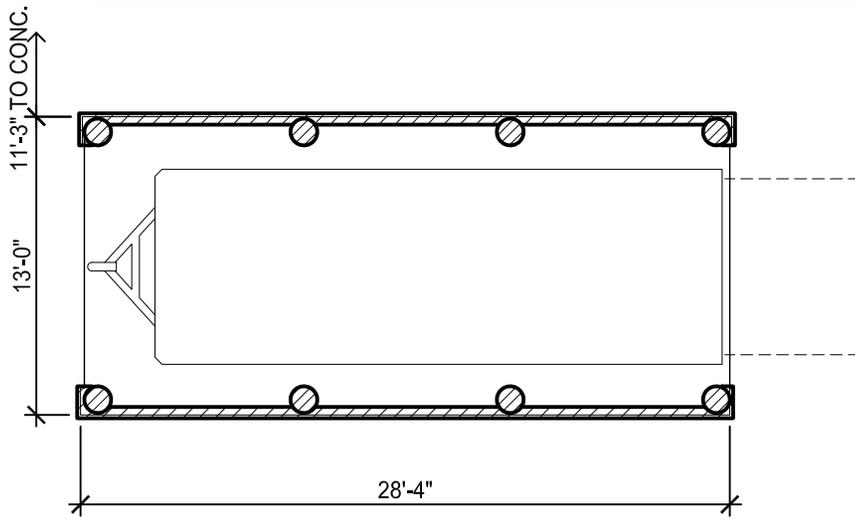
34 Washington Street
 Nantucket, Massachusetts

2nd Floor Plan

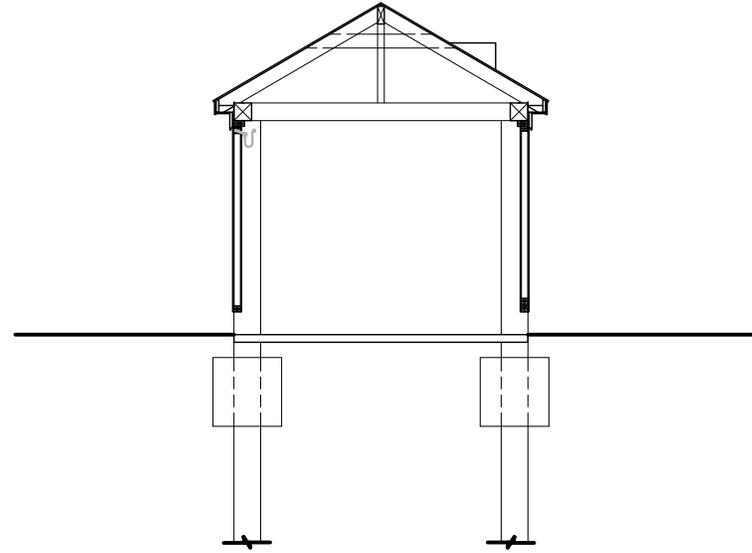
SK-1.1a

Date: JULY 23, 2020

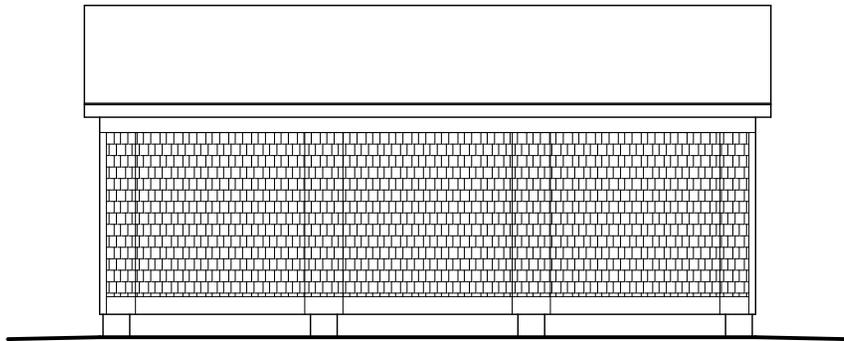
Scale: Not to Scale



1 **PLAN**



2 **SECTION A**

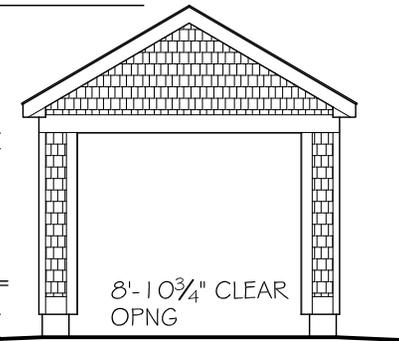


3 **SOUTH ELEVATION**
NORTH ELEVATION SIMILAR

RIDGE @ EL = 19.27'

CLEAR OPENING @ EL
= 13.7'
EL = 13.0' (VEIT + 2'-0")

BOTTOM OF WALLS @ EL = 5.8'
TOP OF SLAB EL = 4.8'



4 **WEST ELEVATION**
EAST ELEVATION SIMILAR



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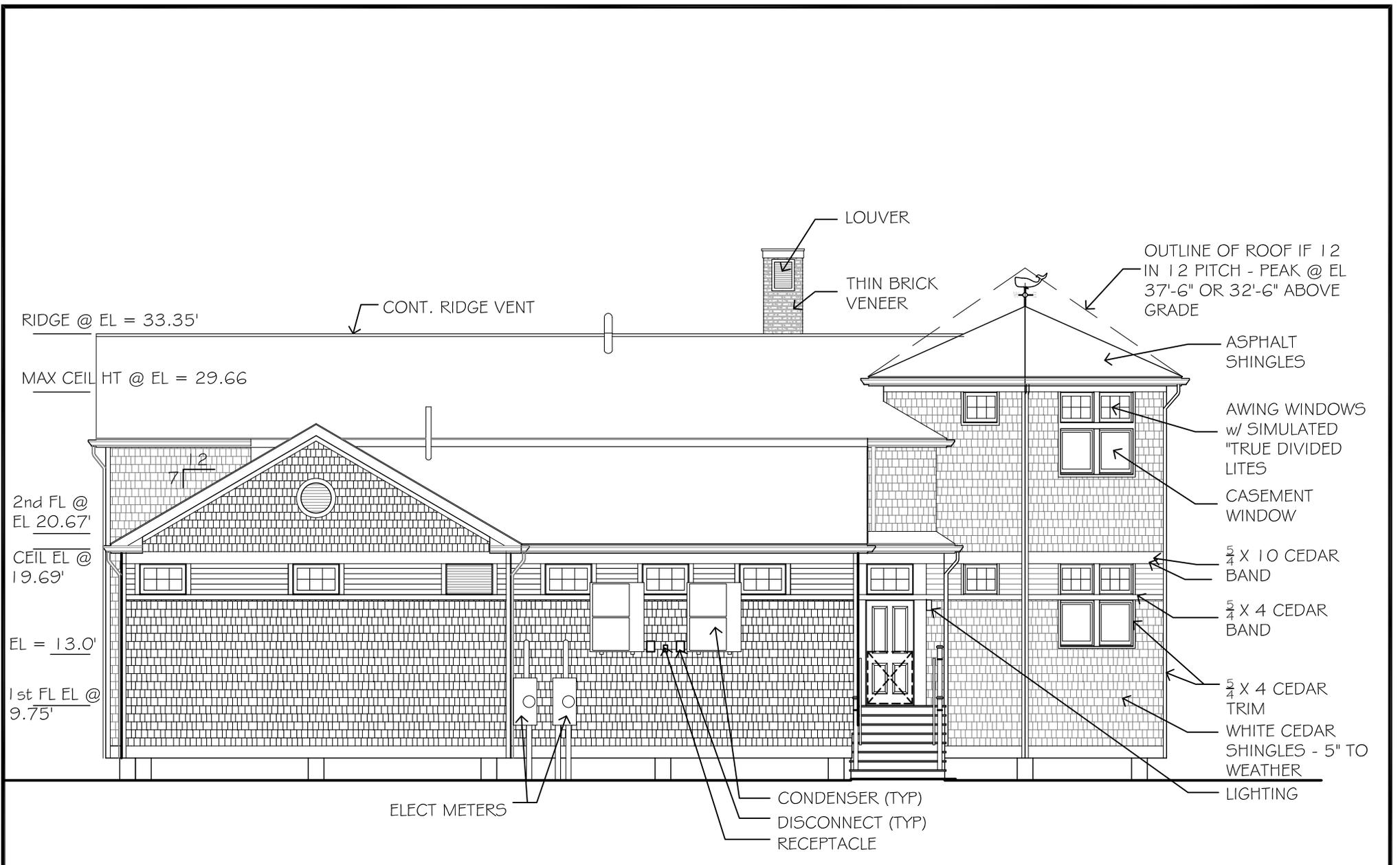
34 Washington Street
Nantucket, Massachusetts

Storage Building

Date: JULY 23, 2020

Scale: Not to Scale

SK-1.4a



1 SOUTH ELEVATION



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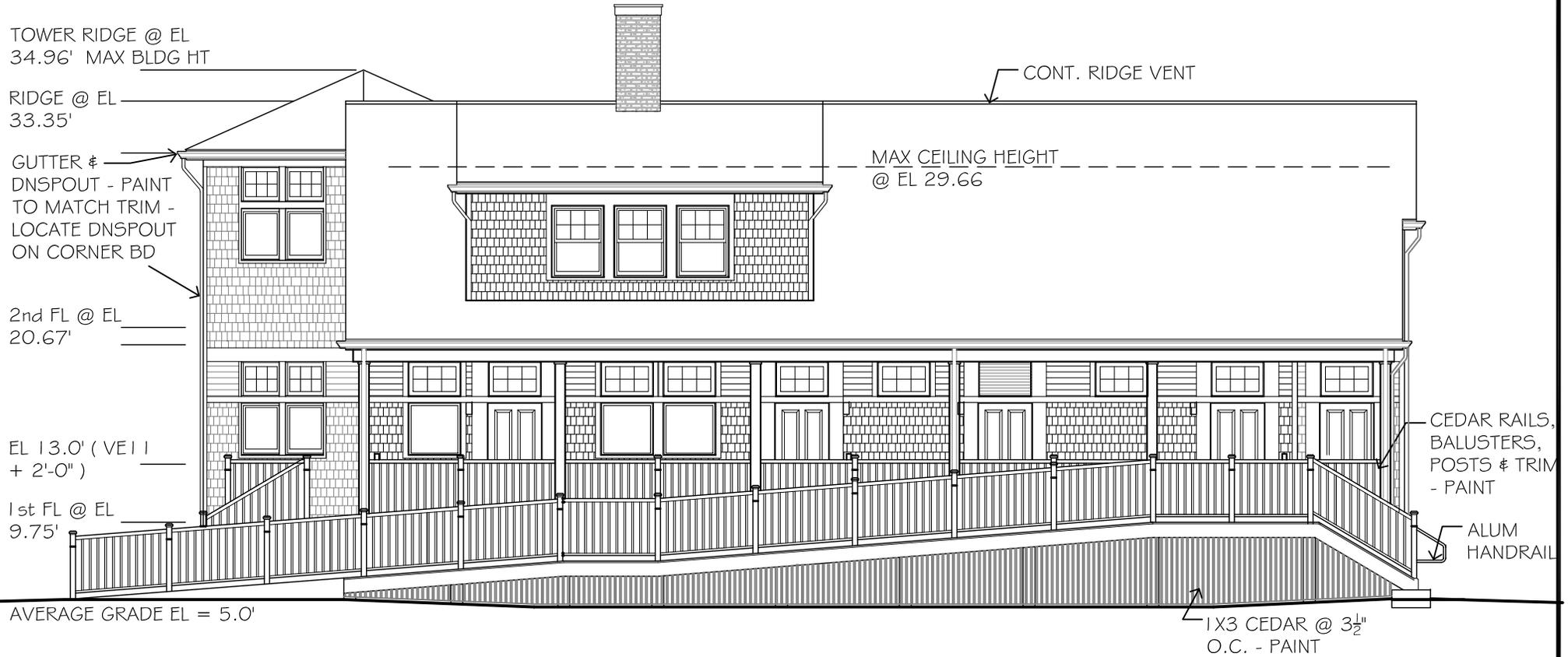
Harbormaster Building

34 Washington Street
 Nantucket, Massachusetts

ELEVATION

Date: JULY 16, 2020 Scale: Not to Scale

SK-2.0a



3 NORTH ELEVATION



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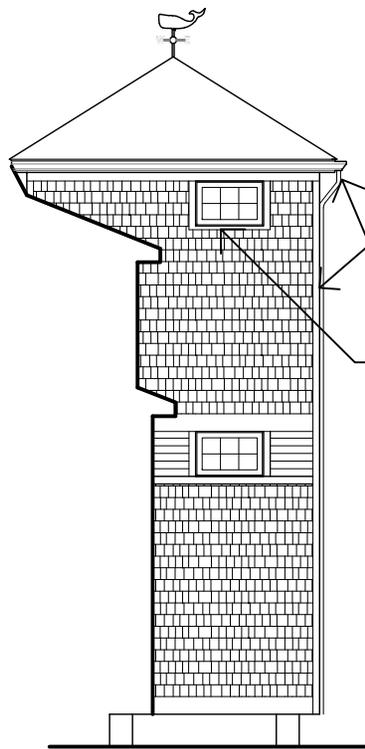
34 Washington Street
 Nantucket, Massachusetts

ELEVATION

Date: JULY 23, 2020

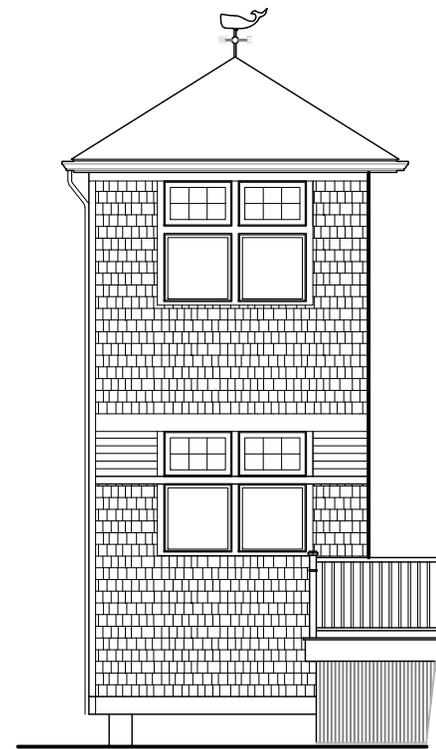
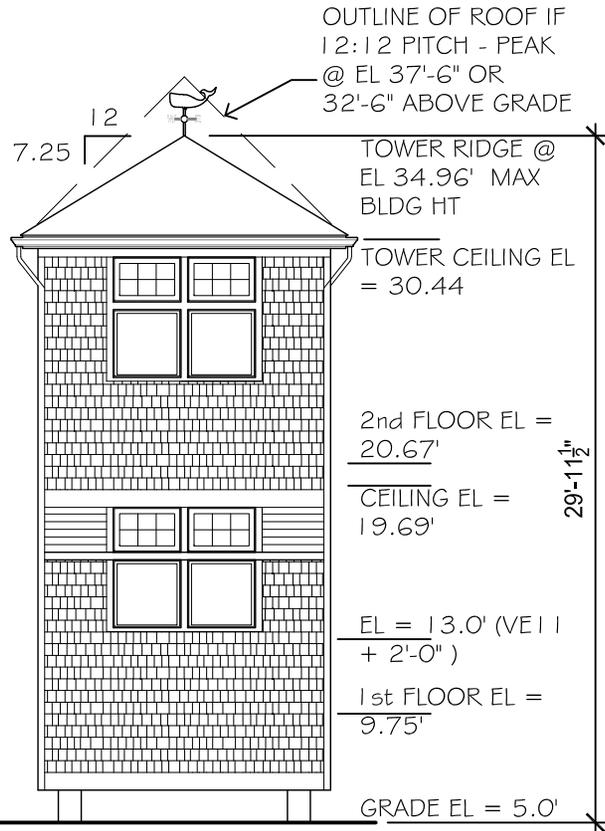
Scale: Not to Scale

SK-2.0b



GUTTER &
DOWNSPOUT -
PAINT TO MATCH
TRIM - LOCATE
DOWNSPOUT ON
CORNER BD

PROVIDE
HISTORIC SILL
PROFILE



2 **SOUTHWEST ELEV**

4 **SOUTHEAST ELEV**

8 **NORTHEAST ELEV**



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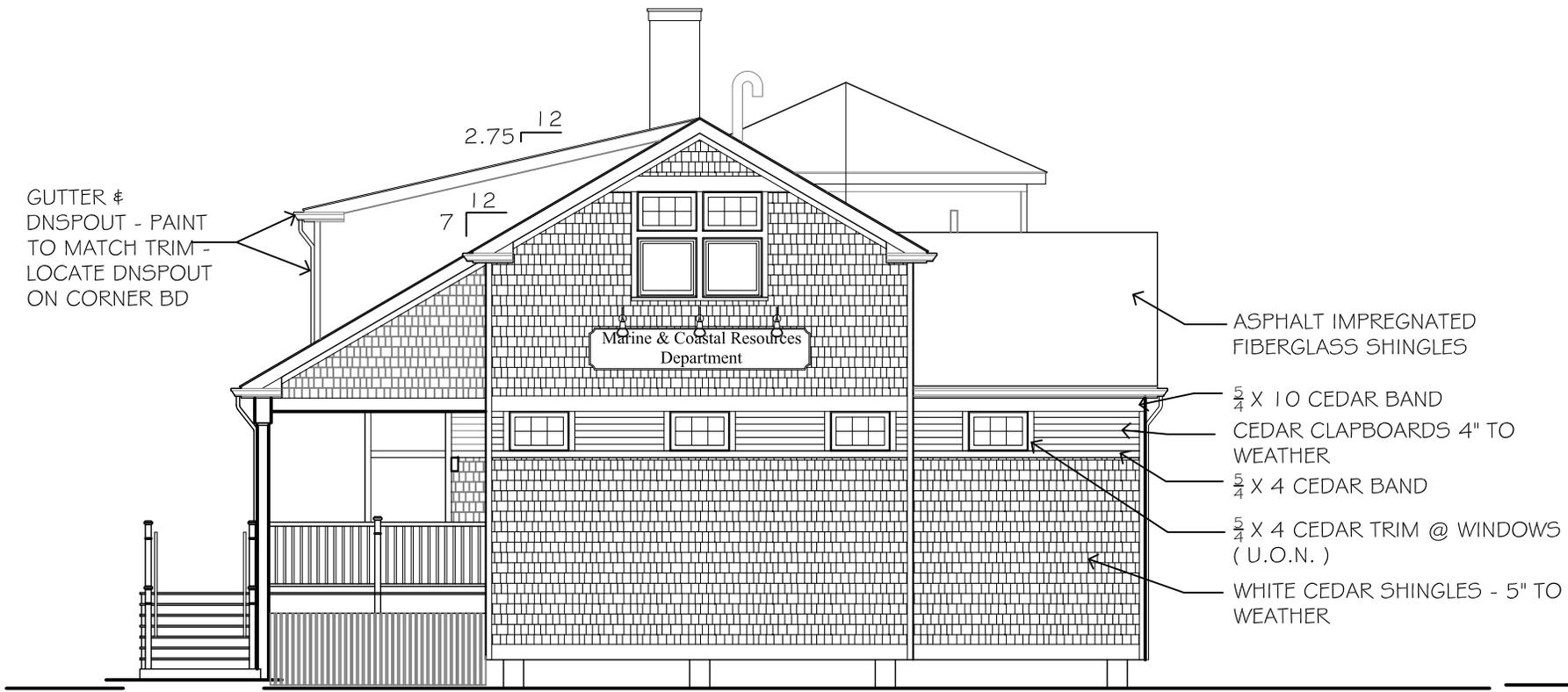
34 Washington Street
Nantucket, Massachusetts

ELEVATIONS

Date:
JULY 23, 2020

Scale:
Not to Scale

SK-2.0c



GUTTER &
DNSPOUT - PAINT
TO MATCH TRIM -
LOCATE DNSPOUT
ON CORNER BD

ASPHALT IMPREGNATED
FIBERGLASS SHINGLES

$\frac{5}{4}$ X 10 CEDAR BAND

CEDAR CLAPBOARDS 4" TO
WEATHER

$\frac{5}{4}$ X 4 CEDAR BAND

$\frac{5}{4}$ X 4 CEDAR TRIM @ WINDOWS
(U.O.N.)

WHITE CEDAR SHINGLES - 5" TO
WEATHER

5 WEST ELEVATION



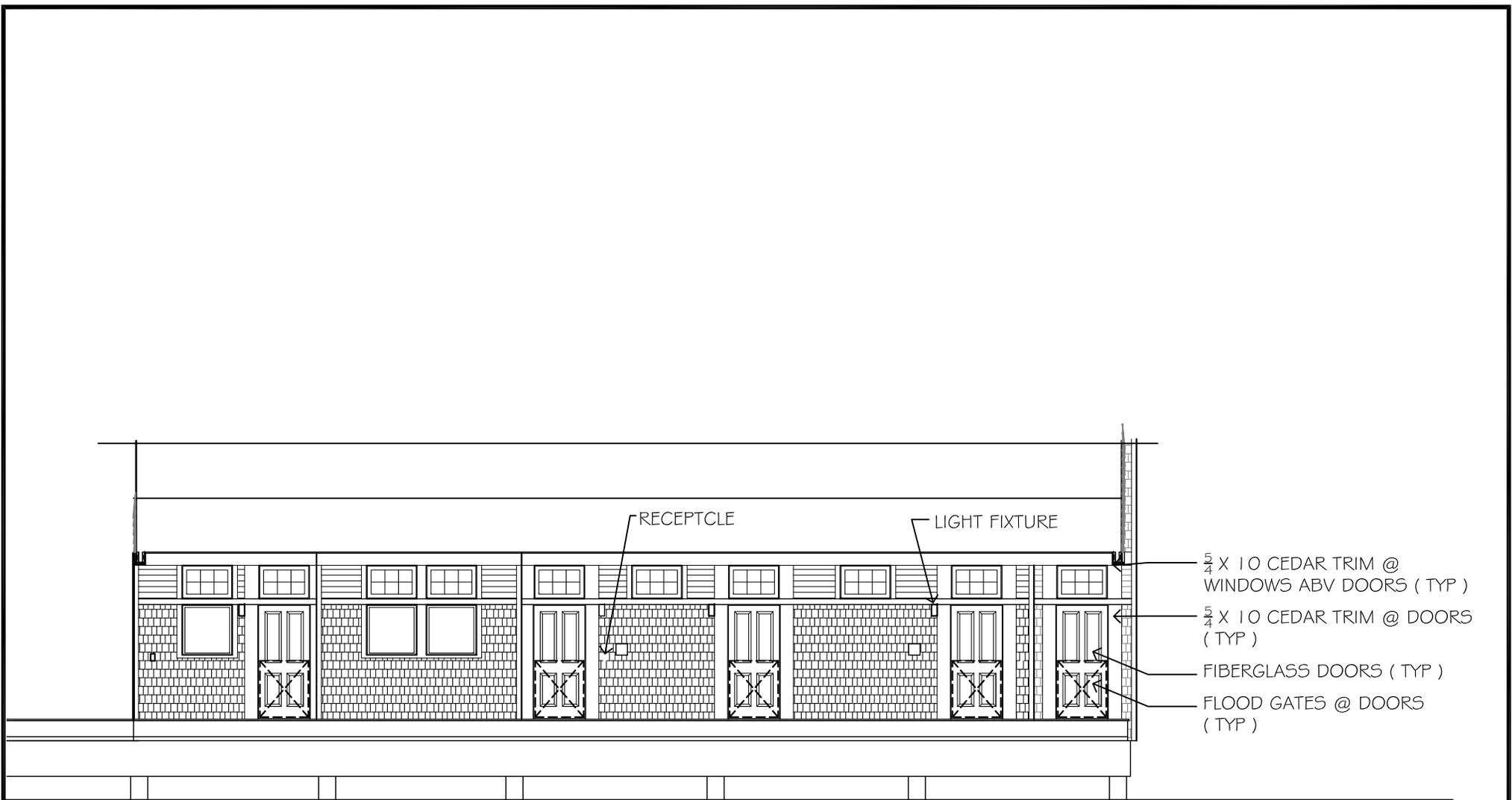
Stephen Kelleher Architects, Inc.
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Fairhaven, Massachusetts 02719
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Harbormaster Building
34 Washington Street
Nantucket, Massachusetts

ELEVATION

Date: JULY 23, 2020 Scale: Not to Scale

SK-2.1a



6 **NORTH ELEVATION (on Deck)**



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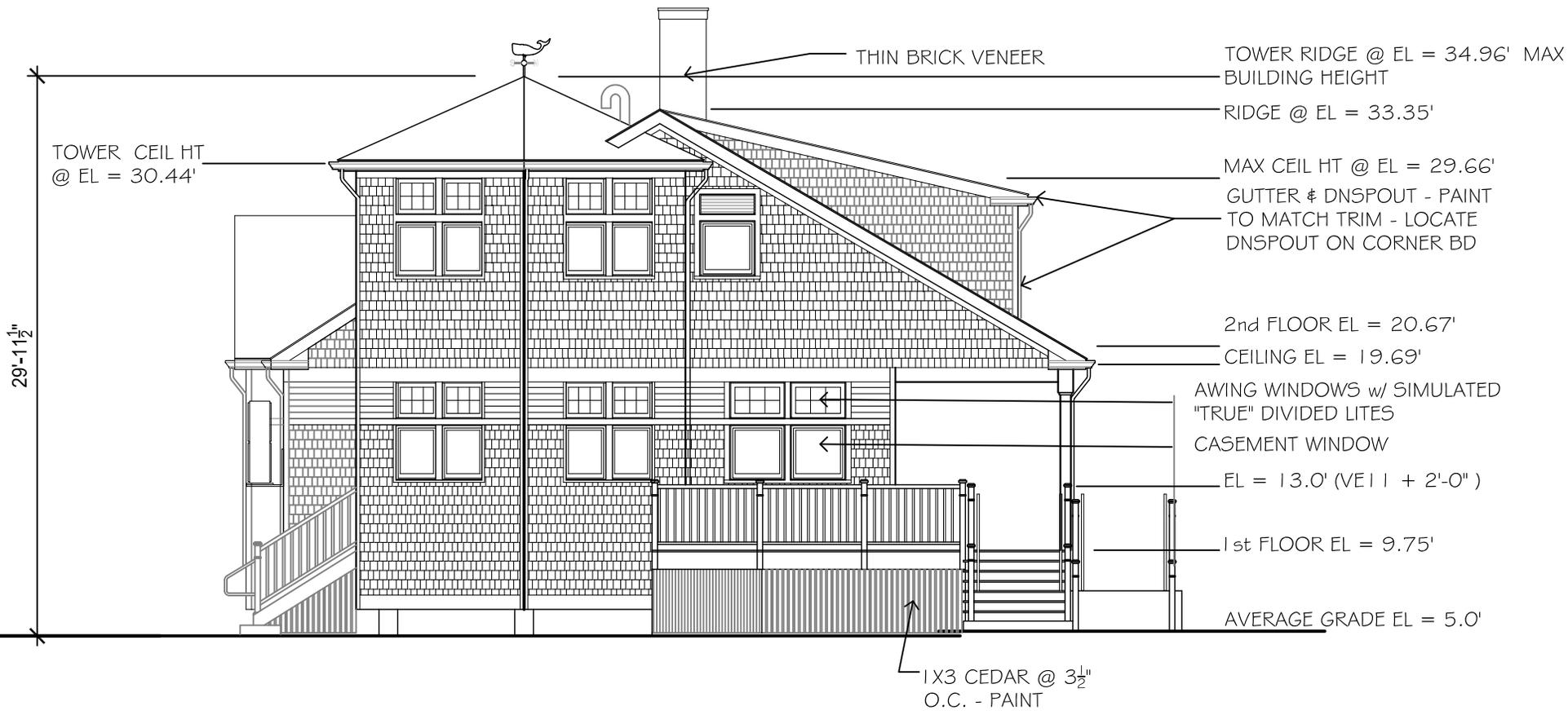
34 Washington Street
 Nantucket, Massachusetts

ELEVATION

SK-2.1b

Date: JULY 23, 2020

Scale: Not to Scale



7 EAST ELEVATION



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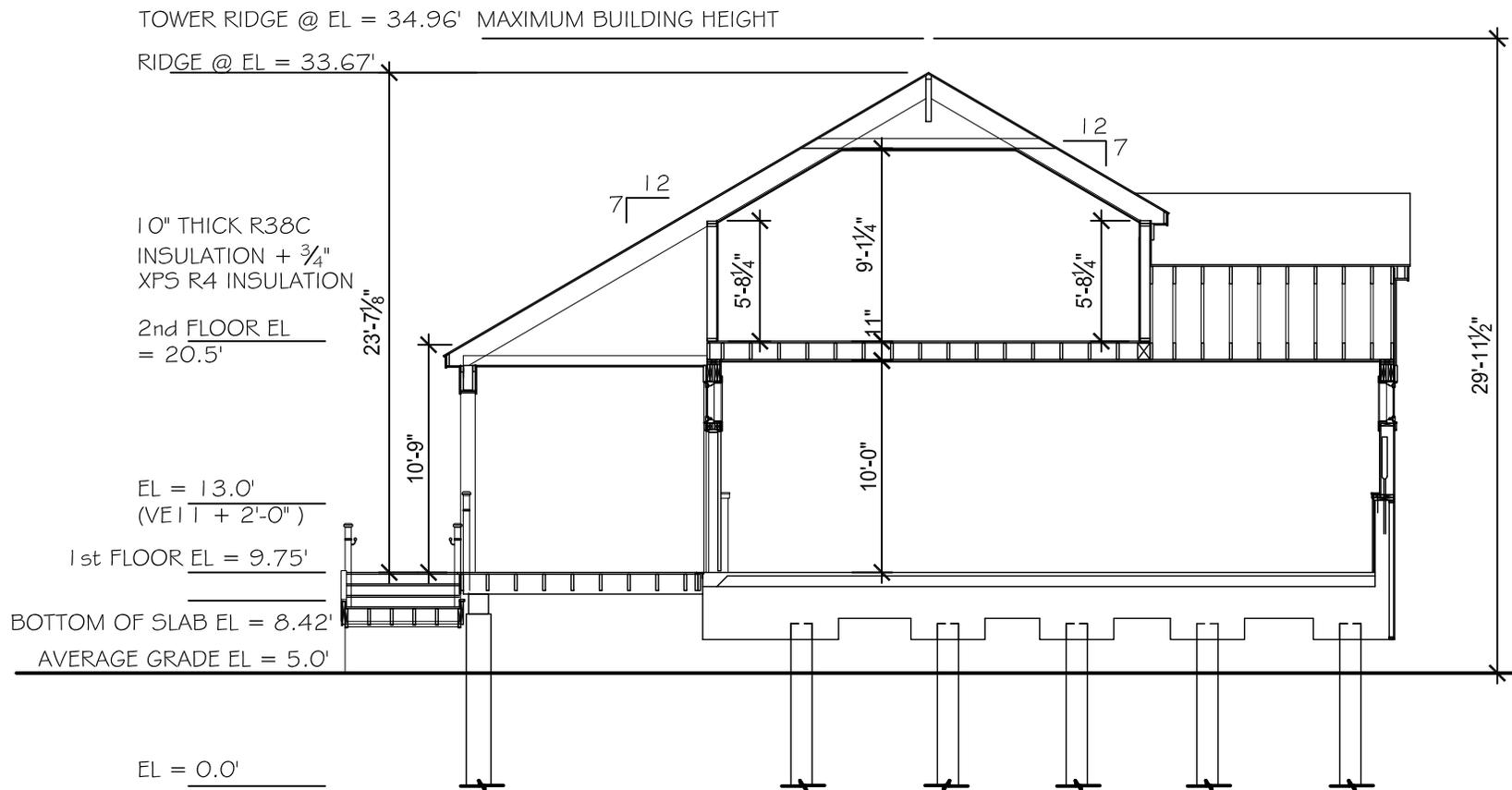
34 Washington Street
 Nantucket, Massachusetts

ELEVATION

Date: JULY 23, 2020

Scale: Not to Scale

SK-2.1c



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Harbormaster Building

34 Washington Street
 Nantucket, Massachusetts

Section 1

SK-3.0a

Date: JULY 23, 2020

Scale: Not to Scale

TOWER RIDGE @ EL = 34.96' MAXIMUM BUILDING HEIGHT

RIDGE @ EL = 33.66'

R49 - RESIDENTIAL
1 4" THICK
R38 COMMERCIAL
1 2" THICK

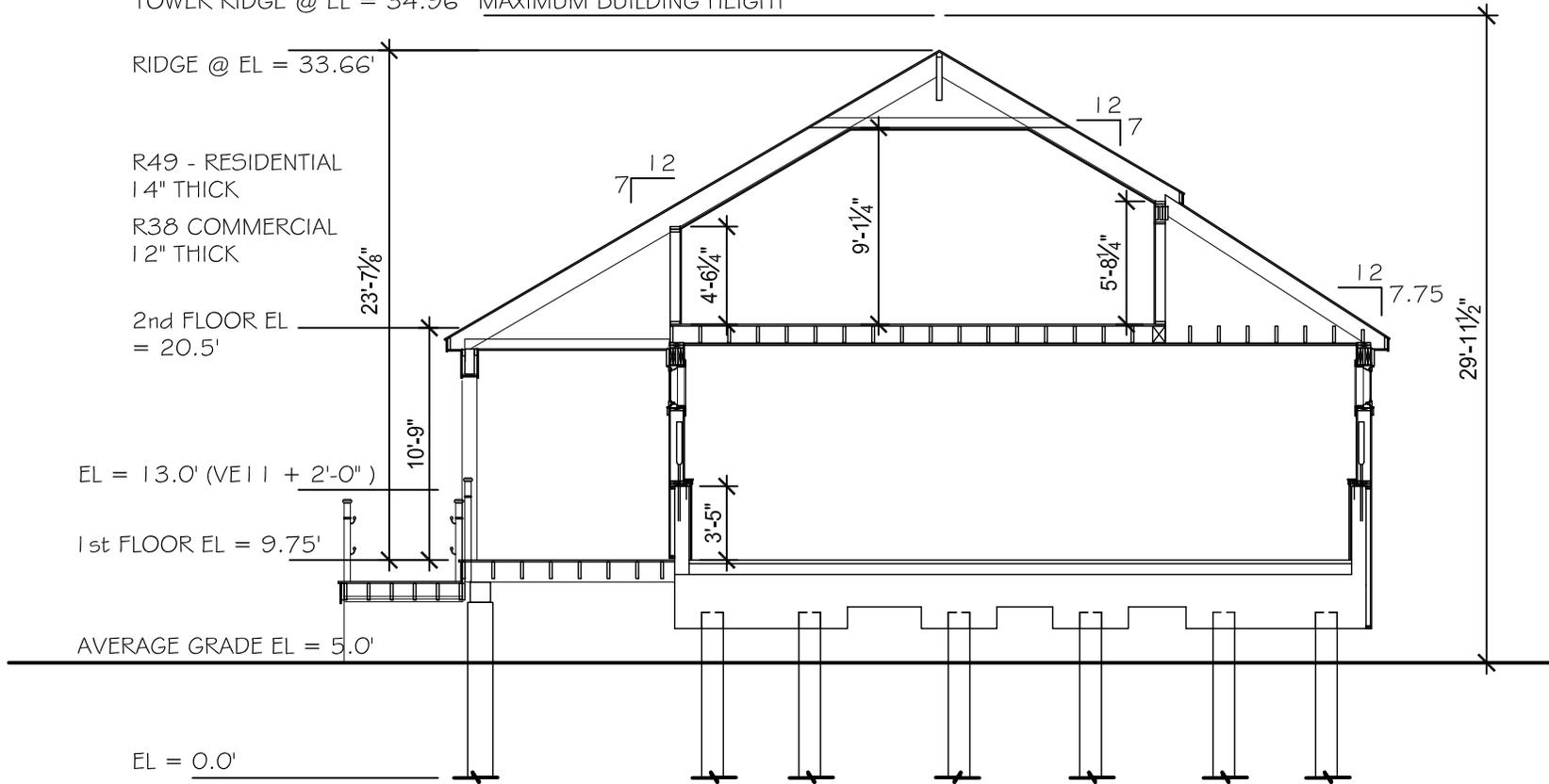
2nd FLOOR EL
= 20.5'

EL = 13.0' (VEII + 2'-0")

1st FLOOR EL = 9.75'

AVERAGE GRADE EL = 5.0'

EL = 0.0'



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Harbormaster Building

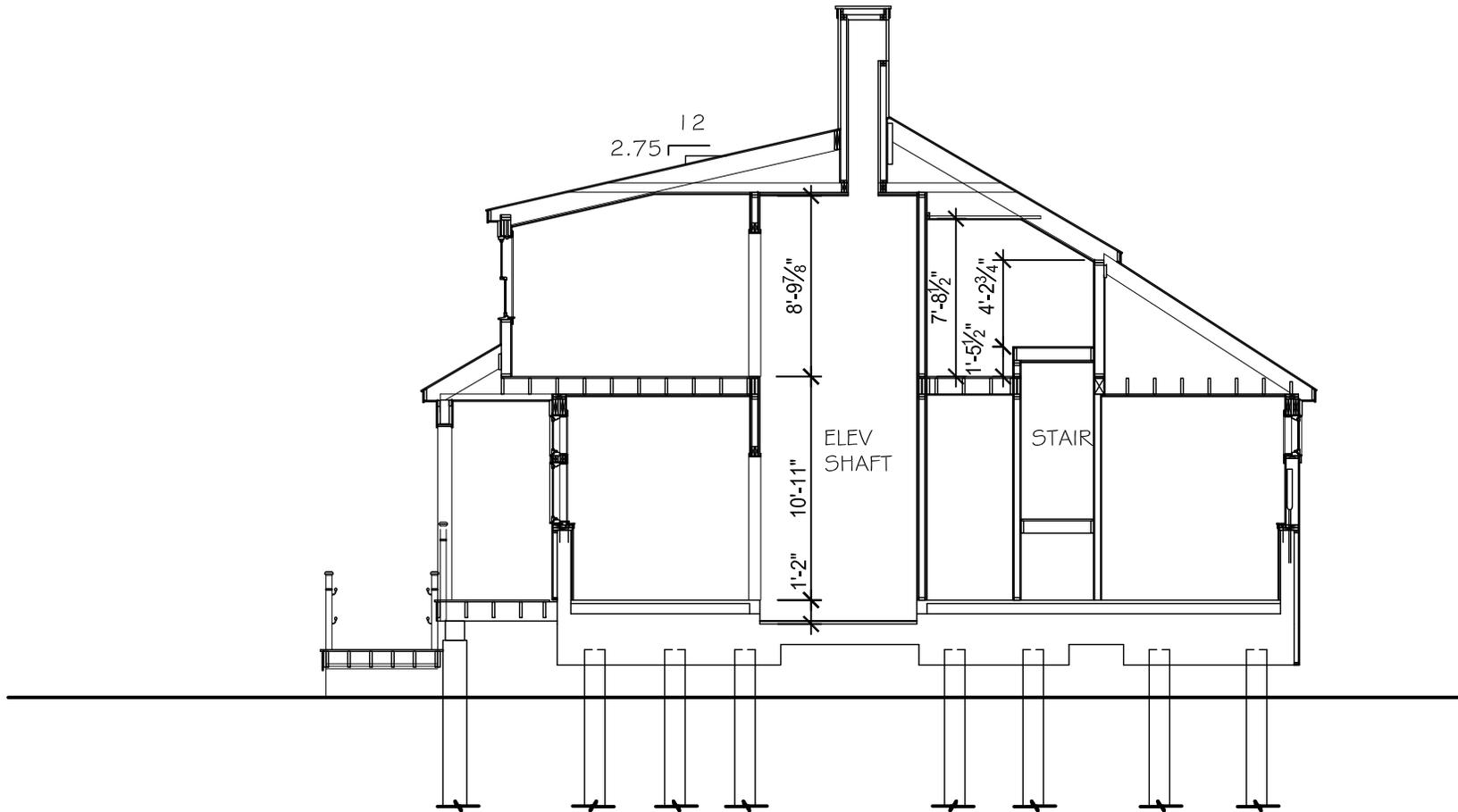
34 Washington Street
Nantucket, Massachusetts

Section 2

SK-3.0b

Date:
JULY 23, 2020

Scale:
Not to Scale



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Harbormaster Building

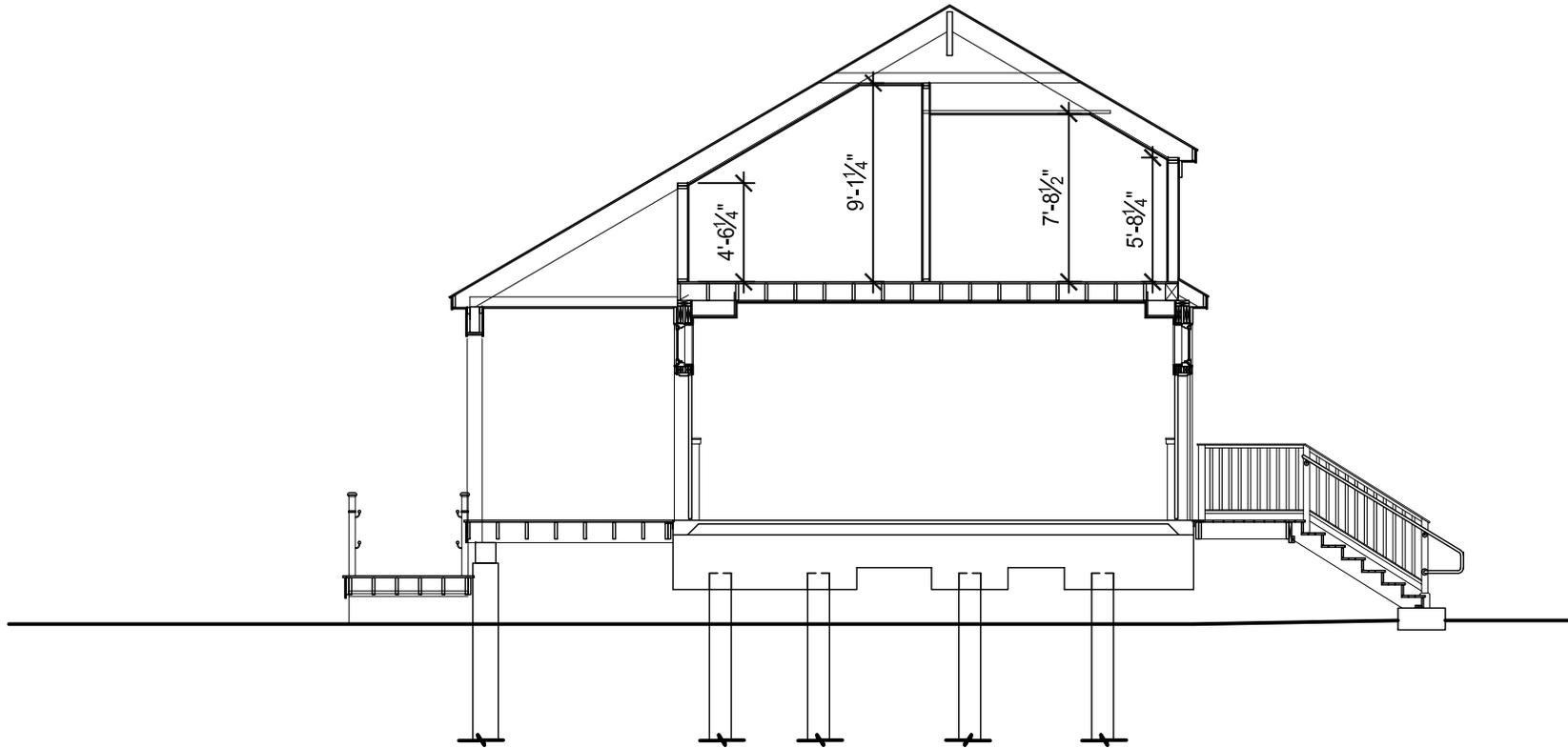
34 Washington Street
 Nantucket, Massachusetts

Section 3

SK-3.0c

Date: JULY 23, 2020

Scale: Not to Scale



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Harbormaster Building

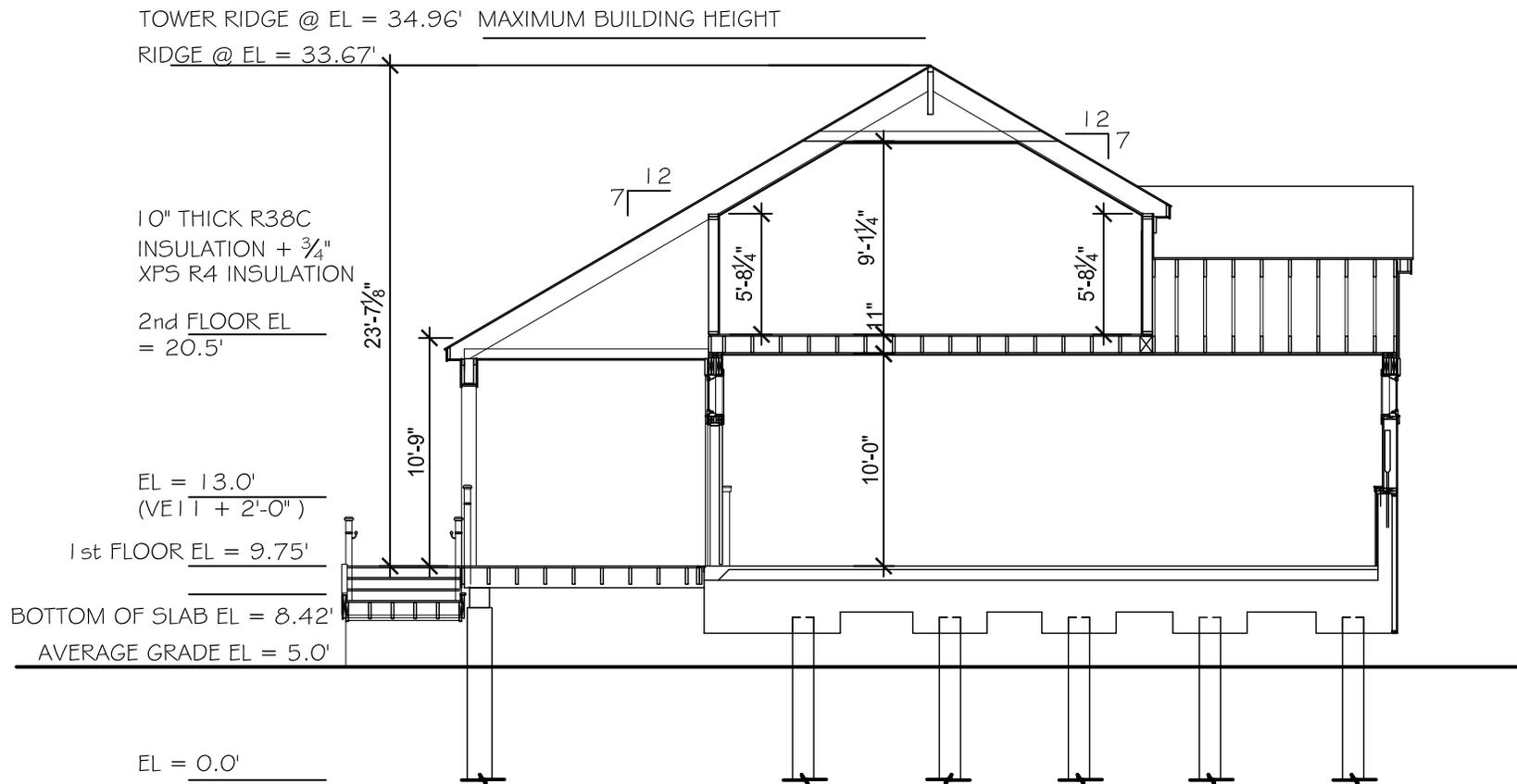
34 Washington Street
 Nantucket, Massachusetts

Section 4

SK-3.0d

Date:
 JULY 23, 2020

Scale:
 Not to Scale



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Harbormaster Building

34 Washington Street
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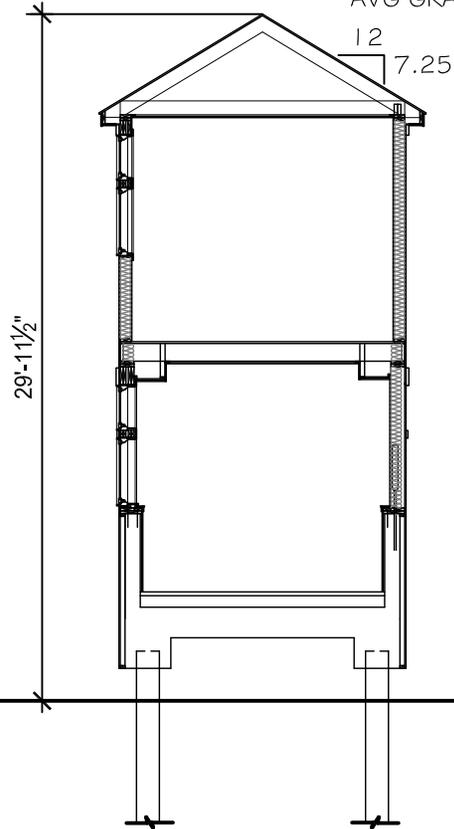
Section 1

SK-3.0a

Date: JULY 23, 2020

Scale: Not to Scale

TOWER RIDGE @ EL = 34.96' MAX
 BLDG HT (MAX ALLOWED 30' ABV
 AVG GRADE = 35.0')



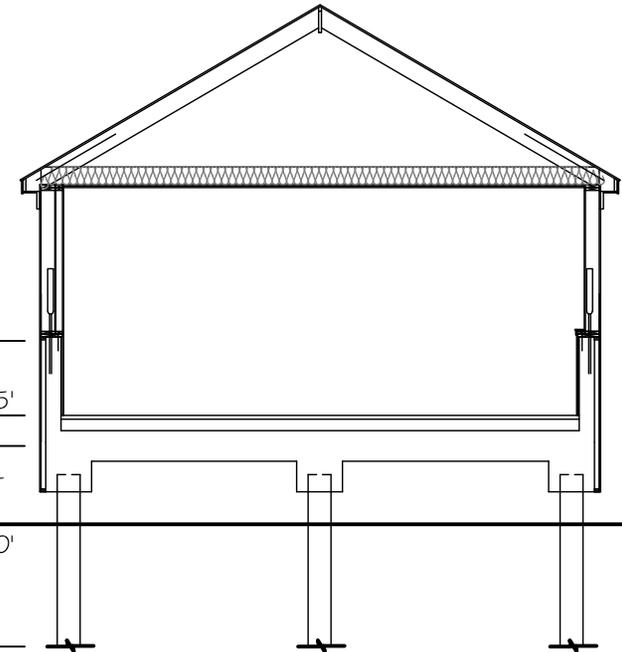
EL = 13.0' (VEII
 + 2'-0")

1st FLOOR EL = 9.75'

BOTTOM OF SLAB EL
 = 7.58'

AVG GRADE EL = 5.0'

EL = 0.0'



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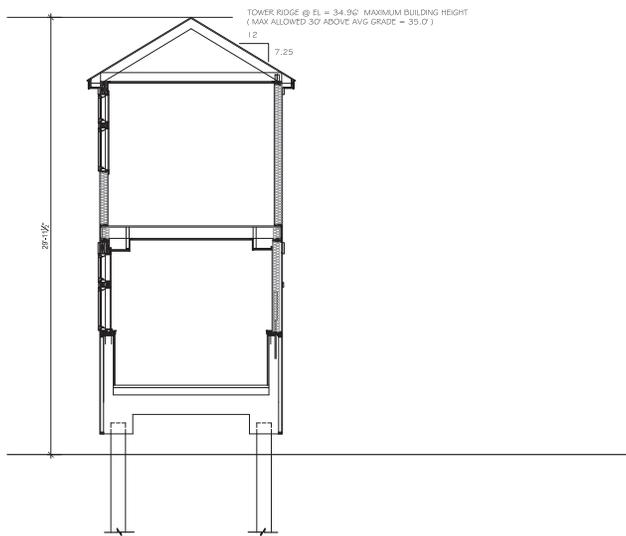
34 Washington Street
 Nantucket, Massachusetts

Section 5 & 6

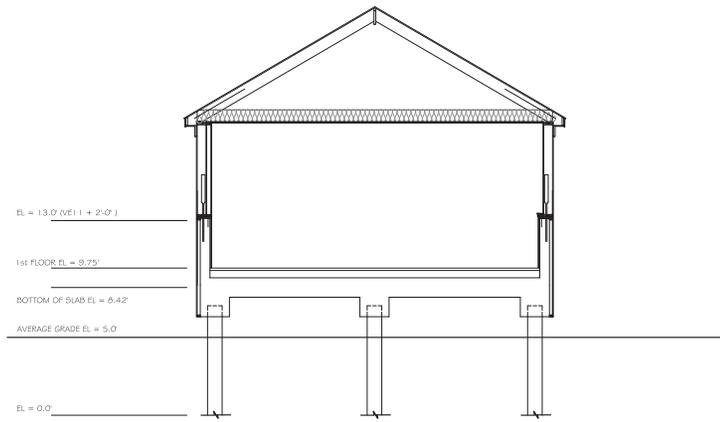
SK-3.1a

Date:
 JULY 23, 2020

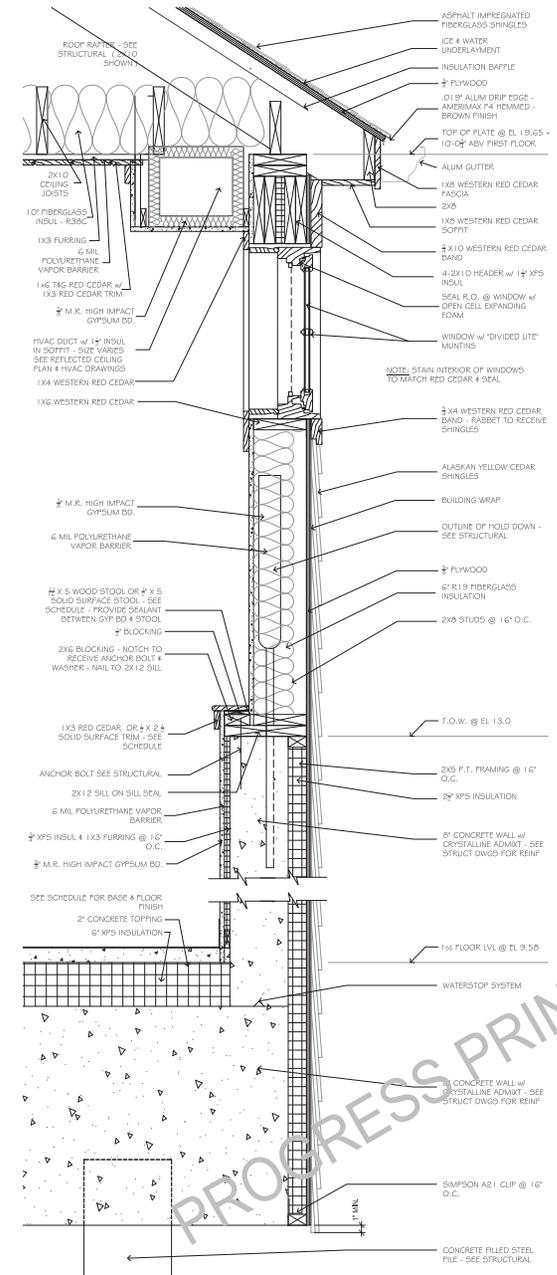
Scale:
 Not to Scale



1 SECTION 5
1/4" = 1'-0"



2 SECTION 6
1/4" = 1'-0"



4 TYPICAL WALL SECTION
1/4" = 1'-0"

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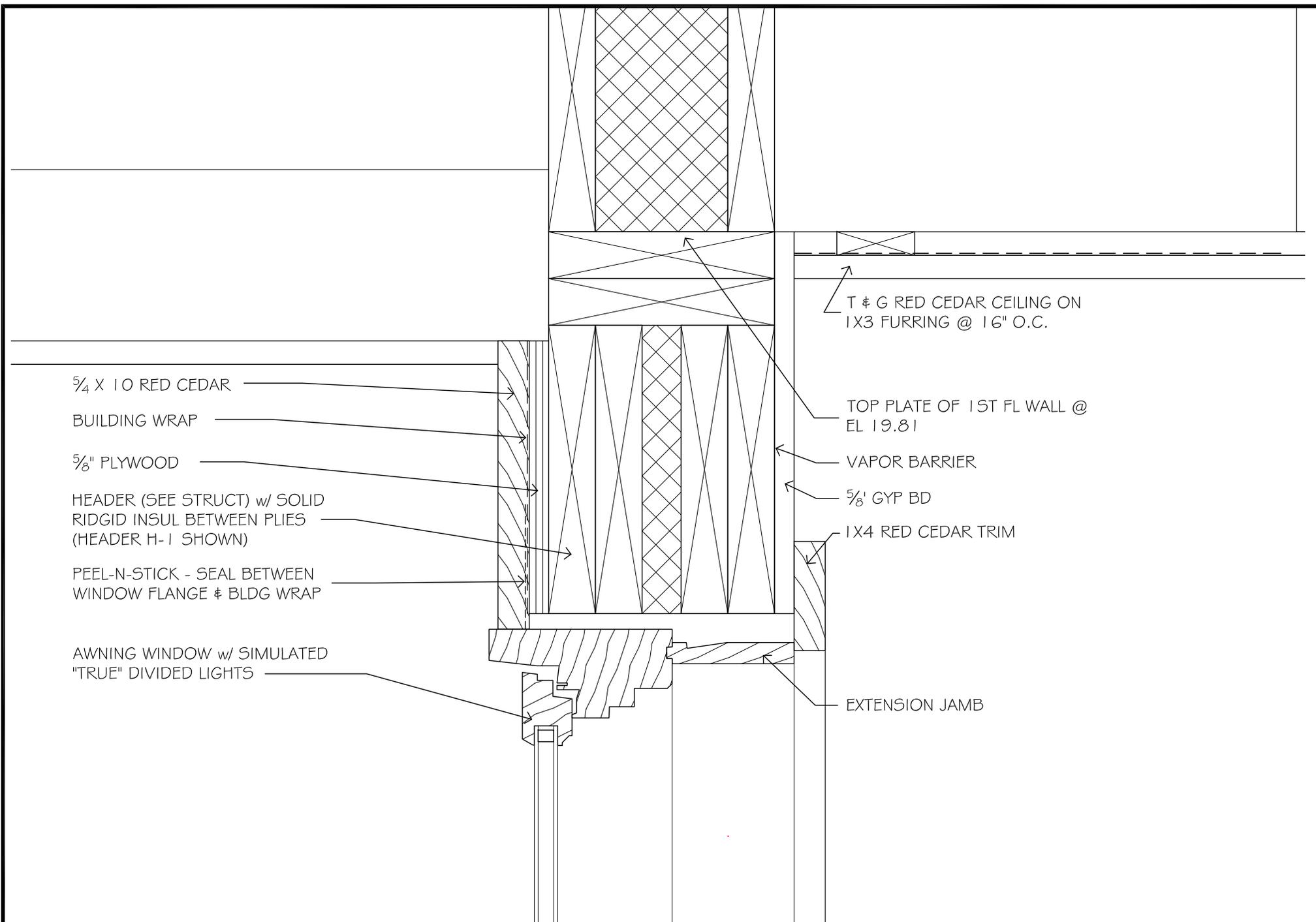
SK

Harbormaster Building
34 Washington Street
Nantucket, Massachusetts

Sections

Drawn By:	PO
Checked:	SLK
Date:	07.23.2020
Scale:	1/4" = 1'-0"

A-3.1



5/4 X 1 0 RED CEDAR

BUILDING WRAP

5/8" PLYWOOD

HEADER (SEE STRUCT) w/ SOLID RIDGID INSUL BETWEEN PLIES (HEADER H-1 SHOWN)

PEEL-N-STICK - SEAL BETWEEN WINDOW FLANGE & BLDG WRAP

AWNING WINDOW w/ SIMULATED "TRUE" DIVIDED LIGHTS

T & G RED CEDAR CEILING ON 1X3 FURRING @ 16" O.C.

TOP PLATE OF 1ST FL WALL @ EL 19.81

VAPOR BARRIER

5/8" GYP BD

1X4 RED CEDAR TRIM

EXTENSION JAMB



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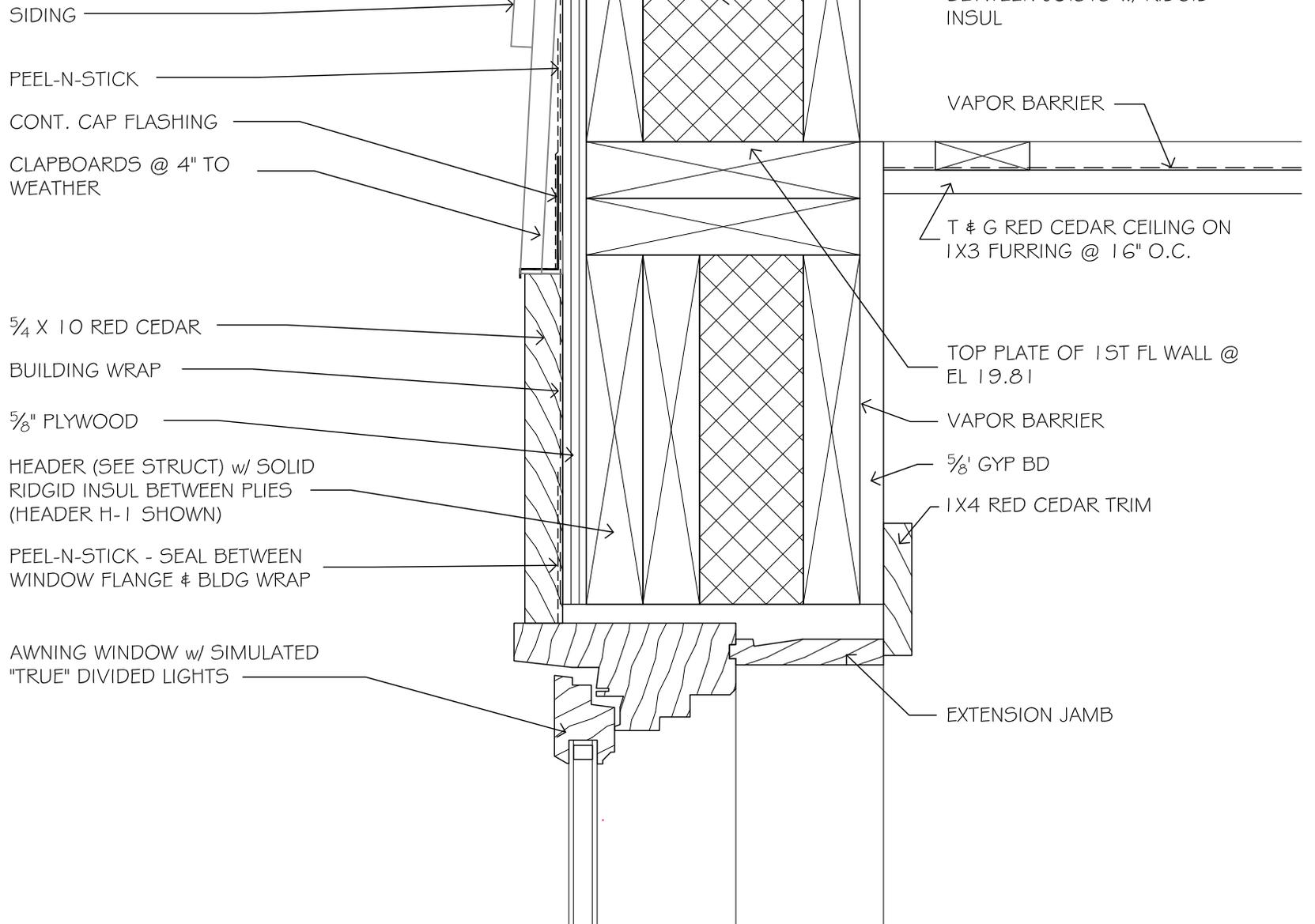
34 Washington Street
 Nantucket, Massachusetts

Window Detail 1

SK-5.1a

Date: JULY 28, 2020

Scale: Not to Scale



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Harbormaster Building

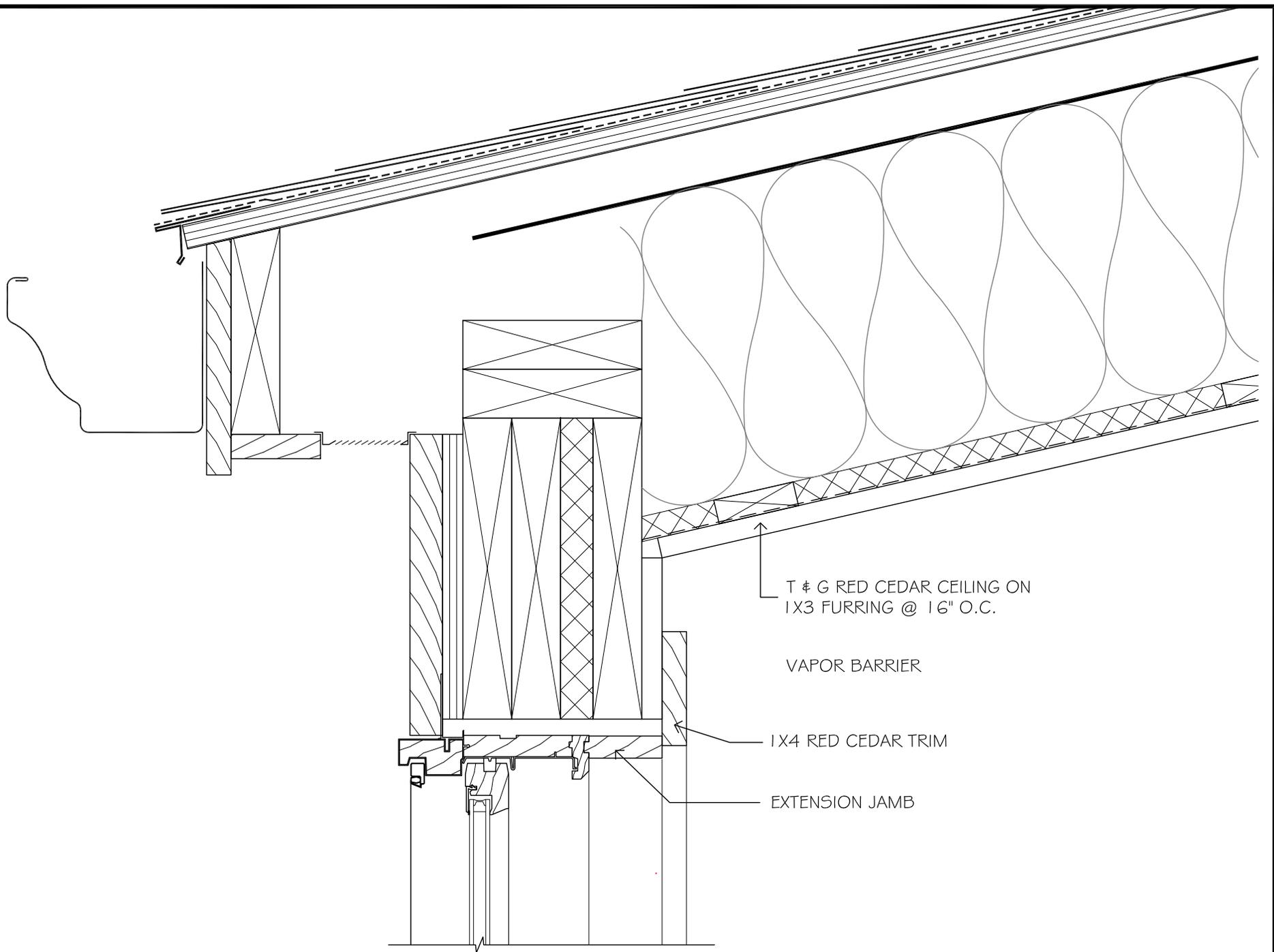
34 Washington Street
 Nantucket, Massachusetts

Window Detail 2

SK-5.1b

Date: JULY 28, 2020

Scale: Not to Scale



T & G RED CEDAR CEILING ON
1X3 FURRING @ 16" O.C.

VAPOR BARRIER

1X4 RED CEDAR TRIM

EXTENSION JAMB



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Harbormaster Building

34 Washington Street
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Window Detail 3

SK-5.1c

Date:
JULY 28, 2020

Scale:
Not to Scale

AWNING WINDOW w/ SIMULATED
"TRUE" DIVIDED LIGHTS

5/4 X 4 RED CEDAR BAND

PEEL-N-STICK - SEAL BETWEEN
BLDG WRAP & DOOR FRAME

1 X 6 RED CEDAR TRIM

4 - 1 1/2" X 2 7/8" HEADER w/ 1/4"
RIDGID INSULATION

5/8" GYP BD

FILL ROUGH OPENING SPACE
w/ OPEN CELL EXPANDING
FOAM INSULATION (TYP)

FIBERGLASS FRAME HEAD

FIBERGLASS DOOR



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Harbormaster Building

34 Washington Street
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Window Detail 4

SK-5.1d

Date:
JULY 28, 2020

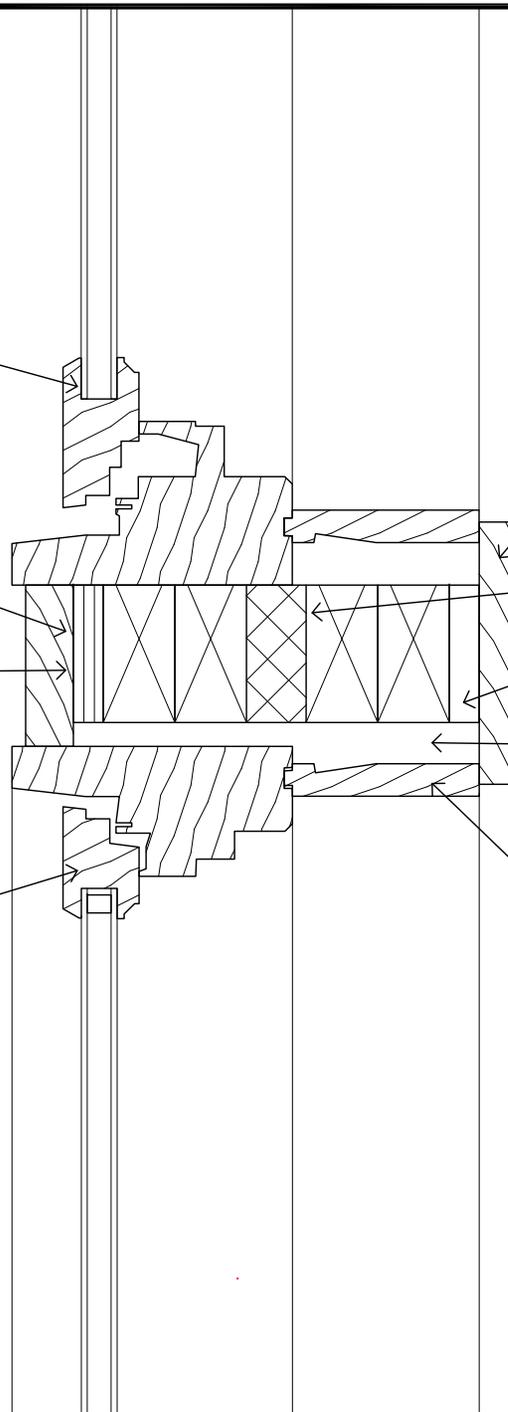
Scale:
Not to Scale

AWNING WINDOW w/ SIMULATED
"TRUE" DIVIDED LIGHTS

5/4 X 4 RED CEDAR BAND

PEEL-N-STICK - SEAL BETWEEN
WINDOW FLANGSE & BLDG WRAP

CASEMENT WINDOW



1 X 6 RED CEDAR TRIM

4 - 1/2" X 2 7/8" HEADER w/ 1/4"
RIDGID INSULATION

5/8" GYP BD

FILL ROUGH OPENING SPACE
w/ OPEN CELL EXPANDING
FOAM INSULATION (TYP)

EXTENSION JAMB



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34 Washington Street
Nantucket, Massachusetts

Window Detail 5

SK-5.1e

Date:
JULY 28, 2020

Scale:
Not to Scale

DOUBLE HUNG WINDOW w/
SIMULATED "TRUE" DIVIDED
LIGHTS

HISTORIC SILL PROFILE

PEEL-N-STICK - SEAL BETWEEN
BLDG WRAP & WINDOW FLANGE

WHITE CEDAR SHINGLES

BUILDING WRAP

CONTINUE ICE & WATER BARRIER
18" UP VERTICAL FACE OF WALL

FLASHING 4" X 4"

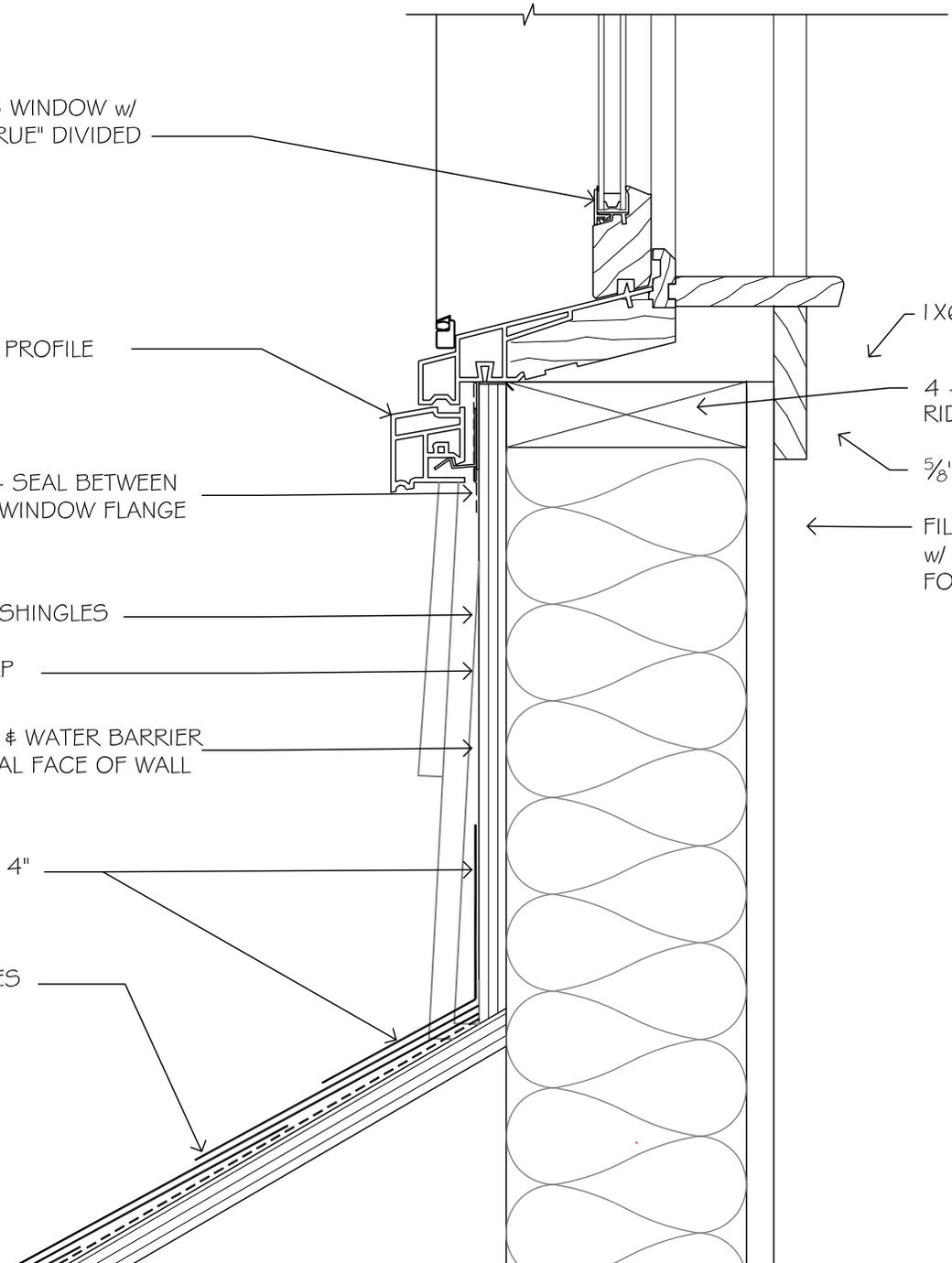
ROOF SHINGLES

1X6 RED CEDAR TRIM

4 - 1 1/2" X 2 7/8" HEADER w/ 1/4"
RIDGID INSULATION

5/8" GYP BD

FILL ROUGH OPENING SPACE
w/ OPEN CELL EXPANDING
FOAM INSULATION (TYP)



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Window Detail 6

SK-5.1f

Date: JULY 28, 2020

Scale: Not to Scale

WINDOW & LOUVER SCHEDULE

TYPE	TYPE	FRAME SIZE		ROUGH OPENING		FRAME MAT'L	SASH MAT'L	GLASS TYPE	DETAILS			NOTES
		H	W	H	W				HEAD	SILL	JAMB	
A	AWNING	2'-0 $\frac{1}{8}$ "	2'-11 $\frac{5}{16}$ "	2'-0 $\frac{5}{8}$ "	3'-0 $\frac{1}{2}$ "	CLAD WOOD	CLAD WOOD	DBL GLAZED w/ LOW E COATING	1 & 2	4,5&-	- -	1, 2, 3, 4, 5, 7
B	CASEMENT	2'-11 $\frac{5}{16}$ "	2'-11 $\frac{5}{16}$ "	3'-0 $\frac{1}{2}$ "	3'-0 $\frac{1}{2}$ "	CLAD WOOD	CLAD WOOD	DBL GLAZED w/ LOW E COATING	5	- -	- -	1, 2, 3, 4, 5, 6
C	DOUBLE HUNG	4'-0 $\frac{7}{8}$ "	2'-11 $\frac{5}{16}$ "	4'-0 $\frac{7}{8}$ "	3'-0 $\frac{1}{2}$ "	CLAD WOOD	CLAD WOOD	DBL GLAZED w/ LOW E COATING	3	6		1, 2, 3, 4, 5, 6
D	LOUVER	2'-0"	3'-0"	2'-0 $\frac{5}{8}$ "	3'-0 $\frac{1}{2}$ "	ALUM	ALUM					1 & 8
E	LOUVER	2'-0 $\frac{1}{8}$ "	3'-0"	2'-0 $\frac{5}{8}$ "	3'-0 $\frac{1}{2}$ "	ALUM	ALUM					1 & 8
F	LOUVER	3'-0" DIA	3'-0" DIA	3'-0 $\frac{1}{2}$ "	3'-0 $\frac{1}{2}$ "	RED CEDAR	RED CEDAR					1 & 8

1 DETAILS SHOWN ON DRAWING A-5.1

2 STAIN & SEAL ALL INTERIOR WOOD OF WINDOWS

3 PROVIDE BLINDS FOR ALL TYPE B & C WINDOWS AND ALL TYPE A WINDOWS IN ROOMS NO. 105 THRU 107, HARBORMASTER'S AREA, & ALL WINDOWS ON 2nd FL

4 PROVIDE INSECT SCREENS ON ALL OPERABLE WINDOWS

5 BASIS OF DESIGN - ANDERSEN STORMWATCH 400 SERIES VINYL CLAD WOOD WINDOWS WITH SIMULATED "TRUE" DIVIDED LIGHTS

-AWNING - # A31 w/ 6 LIGHTS

-CASEMENT - # CXW13 w/ 1 LIGHT

-DOUBLE HUNG - # TW210410 w/ 6 LIGHTS OVER 1 LIGHT

6 PROVIDE HISTORIC SILL PROFILE AT ALL TYPE B & C WINDOWS. EXTEND SILL TO OUTSIDE EDGE OF WINDOW TRIM

7 PROVIDE HISTORIC SILL PROFILE AT TYPE A WINDOW WHERE INDICATED. EXTEND SILL TO OUTSIDE EDGE OF WINDOW TRIM

8 PROVIDE BIRD & INSECT SCREENS ON ALL EXTERIOR LOUVERS



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Nantucket, Massachusetts

WINDOW SCHEDULE

SK-6.1a

Date:
JULY 23, 2020

Scale:
Not to Scale

DOOR SCHEDULE

DOOR NO.	LOCATION		DOOR		FRAME		SIZE		DETAILS			REMARKS
	FROM	TO	TYPE	MAT'L	TYPE	MAT'L	W	H	HEAD	SILL	JAMB	
1	EXT.	FAMILY BATH	1	FIBERGL	1	FIBERGL	3'-0"	6'-8"	8	11	3	
2	EXT.	WOMEN'S	1	FIBERGL	1	FIBERGL	3'-0"	6'-8"	5	--	4	
3	WOMEN'S	STORAGE	3	WOOD	2	WOOD	2'-8"	6'-8"	8	11	3	
4	EXT.	UTILITY	1	FIBERGL	1	FIBERGL	3'-0"	6'-8"	8	11	3	
5	EXT.	MEN'S	1	FIBERGL	1	FIBERGL	3'-0"	6'-8"	5	--	4	
6	EXT.	RECEPTION	2	FIBERGL	1	FIBERGL	3'-0"	6'-8"	8	11	5	
7	OFFICE	ELEV EQUIP	3	WOOD	2	WOOD	3'-0"	6'-8"	8	11	5	
8	EXT.	OFFICE	2	FIBERGL	1	FIBERGL	3'-0"	6'-8"	8	11	5	
9	MEN'S	STORAGE	3	WOOD	2	WOOD	2'-6"	6'-8"	8	11	5	
10	MEETING	OFFICE	3	WOOD	2	WOOD	3'-0"	6'-8"	8	11	5	
11	OFFICE	STORAGE	3	WOOD	2	WOOD	3'-0"	6'-8"	8	11	5	
12	LIFEGUARD	ATTIC	4	HM	3	HM	3'-0"	4'-6"	8	11	5	
13	LIFEGUARD	IDF	4	HM	3	HM	2'-4"	5'-8"	8	11	5	
14	HALLWAY	LAV	3	WOOD	2	WOOD	3'-0"	6'-8"	8	11	5	
15	LIFEGUARD	ATTIC	4	HM	3	HM	3'-0"	3'-4"	8	11	5	
16	LIFEGUARD	STORAGE	4	HM	3	HM	3'-0"	6'-8"	8	11	5	

PAINT ALL DOORS & FRAMES

DETAILS ARE SHOWN ON DRAWING A-5.1 & 5.2

REFER TO DETAILS 7, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, 7.11, 7.12, 7.13, 7.14, 7.15, 7.16, 7.17, 7.18, 7.19, 7.20, 7.21, 7.22, 7.23, 7.24, 7.25, 7.26, 7.27, 7.28, 7.29, 7.30, 7.31, 7.32, 7.33, 7.34, 7.35, 7.36, 7.37, 7.38, 7.39, 7.40, 7.41, 7.42, 7.43, 7.44, 7.45, 7.46, 7.47, 7.48, 7.49, 7.50, 7.51, 7.52, 7.53, 7.54, 7.55, 7.56, 7.57, 7.58, 7.59, 7.60, 7.61, 7.62, 7.63, 7.64, 7.65, 7.66, 7.67, 7.68, 7.69, 7.70, 7.71, 7.72, 7.73, 7.74, 7.75, 7.76, 7.77, 7.78, 7.79, 7.80, 7.81, 7.82, 7.83, 7.84, 7.85, 7.86, 7.87, 7.88, 7.89, 7.90, 7.91, 7.92, 7.93, 7.94, 7.95, 7.96, 7.97, 7.98, 7.99, 8.00, 8.01, 8.02, 8.03, 8.04, 8.05, 8.06, 8.07, 8.08, 8.09, 8.10, 8.11, 8.12, 8.13, 8.14, 8.15, 8.16, 8.17, 8.18, 8.19, 8.20, 8.21, 8.22, 8.23, 8.24, 8.25, 8.26, 8.27, 8.28, 8.29, 8.30, 8.31, 8.32, 8.33, 8.34, 8.35, 8.36, 8.37, 8.38, 8.39, 8.40, 8.41, 8.42, 8.43, 8.44, 8.45, 8.46, 8.47, 8.48, 8.49, 8.50, 8.51, 8.52, 8.53, 8.54, 8.55, 8.56, 8.57, 8.58, 8.59, 8.60, 8.61, 8.62, 8.63, 8.64, 8.65, 8.66, 8.67, 8.68, 8.69, 8.70, 8.71, 8.72, 8.73, 8.74, 8.75, 8.76, 8.77, 8.78, 8.79, 8.80, 8.81, 8.82, 8.83, 8.84, 8.85, 8.86, 8.87, 8.88, 8.89, 8.90, 8.91, 8.92, 8.93, 8.94, 8.95, 8.96, 8.97, 8.98, 8.99, 9.00, 9.01, 9.02, 9.03, 9.04, 9.05, 9.06, 9.07, 9.08, 9.09, 9.10, 9.11, 9.12, 9.13, 9.14, 9.15, 9.16, 9.17, 9.18, 9.19, 9.20, 9.21, 9.22, 9.23, 9.24, 9.25, 9.26, 9.27, 9.28, 9.29, 9.30, 9.31, 9.32, 9.33, 9.34, 9.35, 9.36, 9.37, 9.38, 9.39, 9.40, 9.41, 9.42, 9.43, 9.44, 9.45, 9.46, 9.47, 9.48, 9.49, 9.50, 9.51, 9.52, 9.53, 9.54, 9.55, 9.56, 9.57, 9.58, 9.59, 9.60, 9.61, 9.62, 9.63, 9.64, 9.65, 9.66, 9.67, 9.68, 9.69, 9.70, 9.71, 9.72, 9.73, 9.74, 9.75, 9.76, 9.77, 9.78, 9.79, 9.80, 9.81, 9.82, 9.83, 9.84, 9.85, 9.86, 9.87, 9.88, 9.89, 9.90, 9.91, 9.92, 9.93, 9.94, 9.95, 9.96, 9.97, 9.98, 9.99, 10.00



Stephen Kelleher Architects, Inc.
 Fairhaven Center for Business
 57 Alden Road
 Fairhaven, Massachusetts 02719
 508-992-2007 Fax 992-2021

Harbormaster Building

34 Washington Street
 Nantucket, Massachusetts

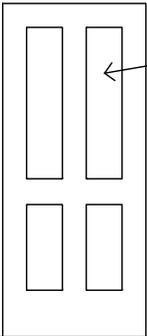
DOOR SCHEDULE

SK-6.1b

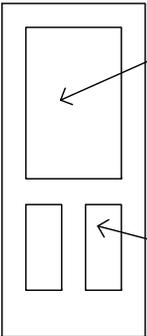
Date:
 JULY 23, 2020

Scale:
 Not to Scale

DOOR TYPES

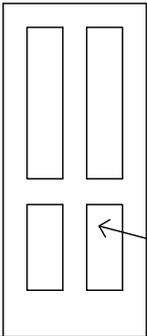


1 3/4" FIBERGLASS DOOR
W/ APPLIED MOLDINGS

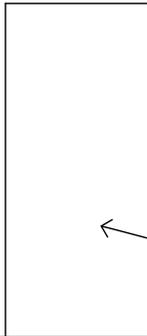


1/4" LAMINATED GLASS

1 3/4" FIBERGLASS DOOR
W/ APPLIED MOLDINGS



1 3/4" WOOD
MOLDED DR



1 3/4" WOOD
DOOR

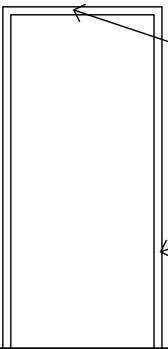
DOOR TYPE 1

DOOR TYPE 2

DOOR TYPE 3

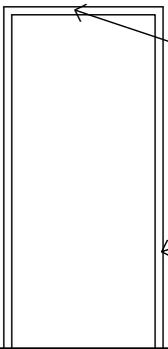
DOOR TYPE 4

FRAME TYPES



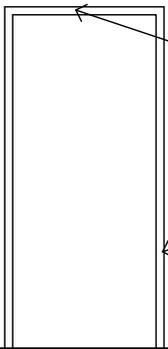
2" FIBERGL
HEAD

2" FIBERGL
JAMBS



3/4" WOOD
HEAD

3/4" WOOD
JAMBS



2" HM
HEAD

2" HM
JAMBS

FRAME TYPE 1

FRAME TYPE 2

FRAME TYPE 3



Stephen Kelleher Architects, Inc.
Fairhaven Center for Business
57 Alden Road
Fairhaven, Massachusetts 02719
508-992-2007 Fax 992-2021

Harbormaster Building
34 Washington Street
Nantucket, Massachusetts

DOOR & FRAME
TYPES
Date: JULY 23, 2020 Scale: Not to Scale

SK-6.1c



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°: 42.3.3 PARCEL N°: 80/81/126
 Street & Number of Proposed Work: 7 STARBUCK CT
 Owner of record: PMI LLC
 Mailing Address: 2 BROAD ST
NANTUCKET MA 02554
 Contact Phone #: 508-228-2728 E-mail: _____

AGENT INFORMATION (if applicable)

Name: MCA +
 Mailing Address: 2 BROAD ST
NANTUCKET MA 02554
 Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCONE.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

GARAGE/STUDIO

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

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

Additional Remarks

Historic Name: _____
 Original Date: _____
 Original Builder: _____
 Is there an HDC survey form for this building attached? Yes N/A
REVISIONS*
 1. East Elevation CTR WINDOWS ON GABLE
 2. South Elevation NEW WINDOWS & ROOF
 3. West Elevation NEW WINDOW & DOOR
 4. North Elevation CHANGE 9-LITE TO 4 LITE
 *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) COPPER
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 TRUE Rake TRUE Soffit (Overhang) — Corner boards TRUE Frieze —
 Window Casing TRUE Door Frame TRUE 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 NAT. Clapboard (if applicable) _____ Roof NAT.
 Trim WHITE Sash WHITE Doors WHITE
 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 8/16/20 Signature of owner of record [Signature] Signed under penalties of perjury PER PMI LLC



**GARAGE
STUDIO**

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

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:

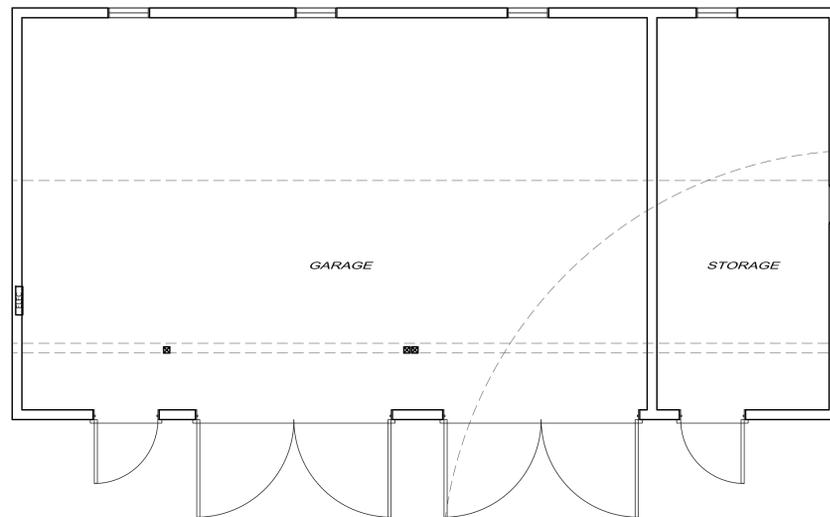
- ✓
- ✓
- ✓
- ✓
-
- ✓
-
-

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 drawings.* 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.**

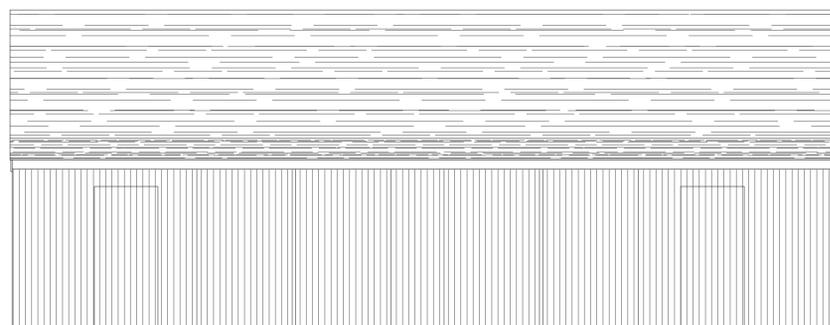
(initial to indicate read and understand)



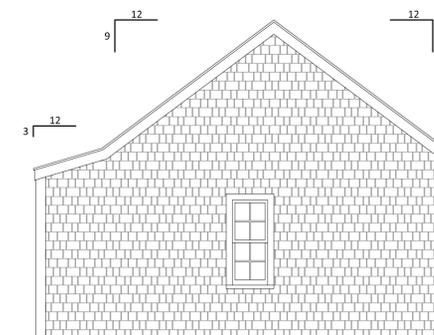
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM



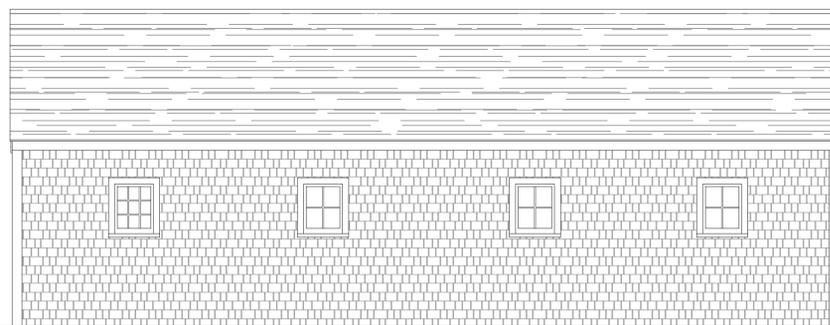
EXISTING GARAGE PLAN
SCALE: 1/4" = 1'-0"



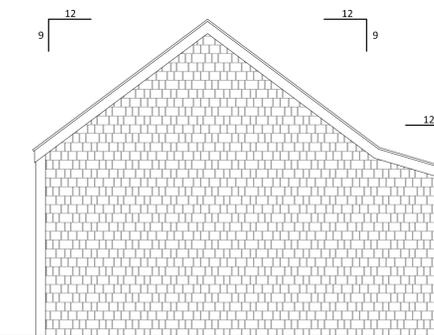
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

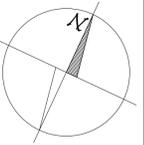
GARAGE EXISTING CONDITIONS

7 STARBUCK CT
7 STARBUCK COURT
NANTUCKET, MA 02554
MAP: 42.3.3 PARCEL: 80

PLAN & ELEVATIONS

X3.1

17 JULY 2020



HENDRICKS CHURCHILL

91 MAIN STREET SHARON, CT 06089 860-364-2288 HENDRICKSCHURCHILL.COM

7 STARBUCK LLC

7 STARBUCK COURT
NANTUCKET, MASSACHUSETTS 02554

GARAGE/STUDIO
FIRST FLOOR PLAN

DATE:

2020.08.11

DRAWN BY:

JH, AS

SCALE:

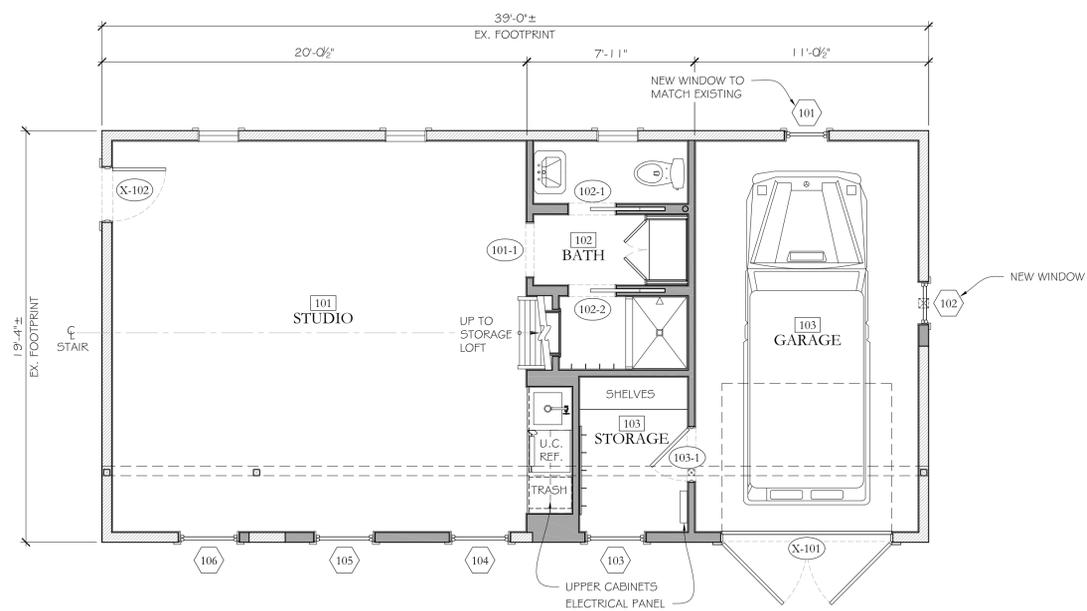
1/2" = 1'-0"

SHEET NO.:

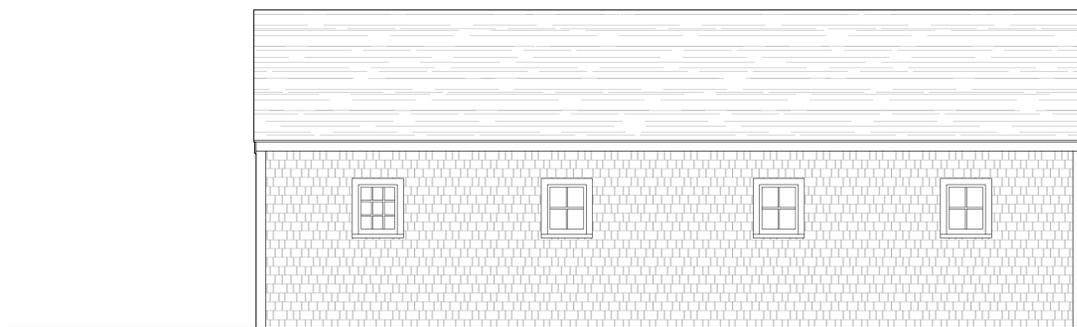
A2.100

NOT FOR CONSTRUCTION

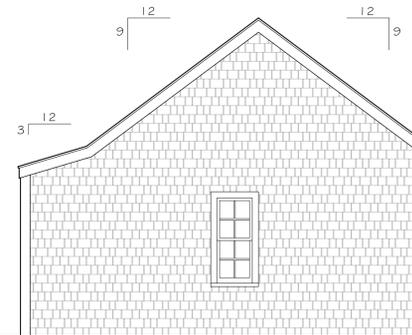
© 2020 HENDRICKS CHURCHILL, LLC



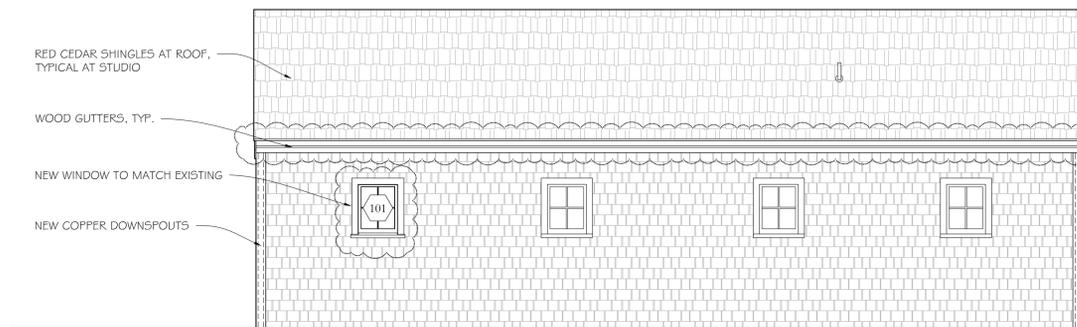
1 FIRST FLOOR PLAN
1/4" = 1'-0"



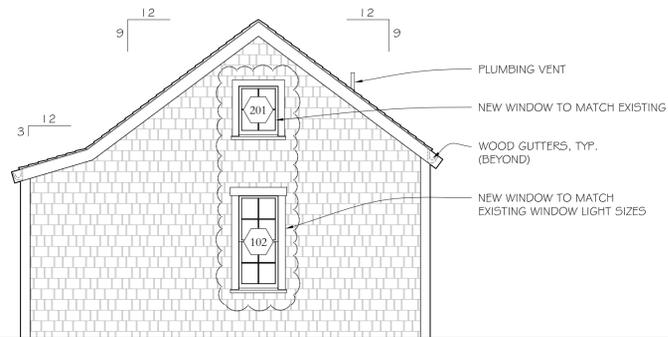
1 EXISTING - NORTH ELEVATION
1/4" = 1'-0"



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



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



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

DATE:

2020.08.11

DRAWN BY:

JH, AS

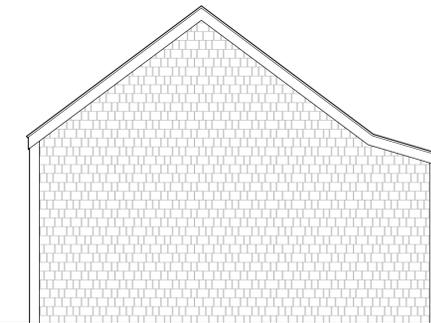
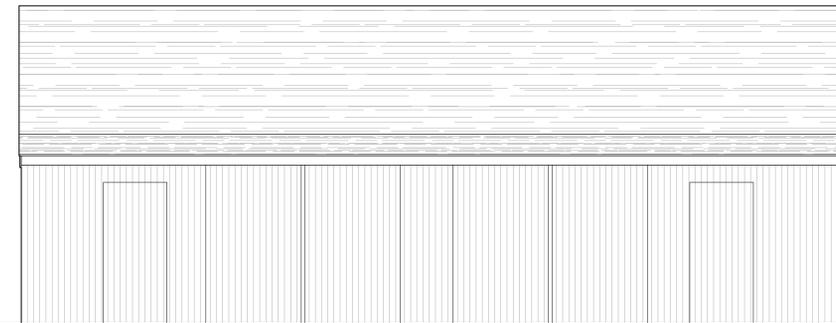
SCALE:

1/4" = 1'-0"

SHEET NO.:

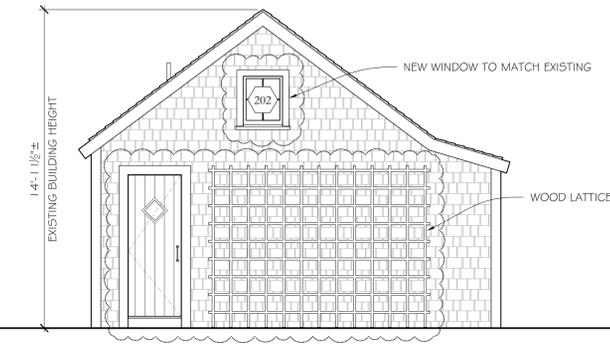
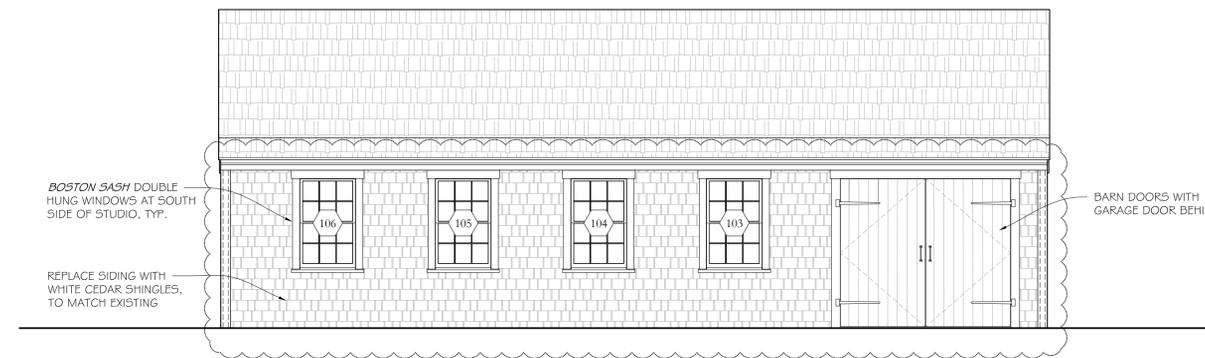
A2.200

NOT FOR CONSTRUCTION



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

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



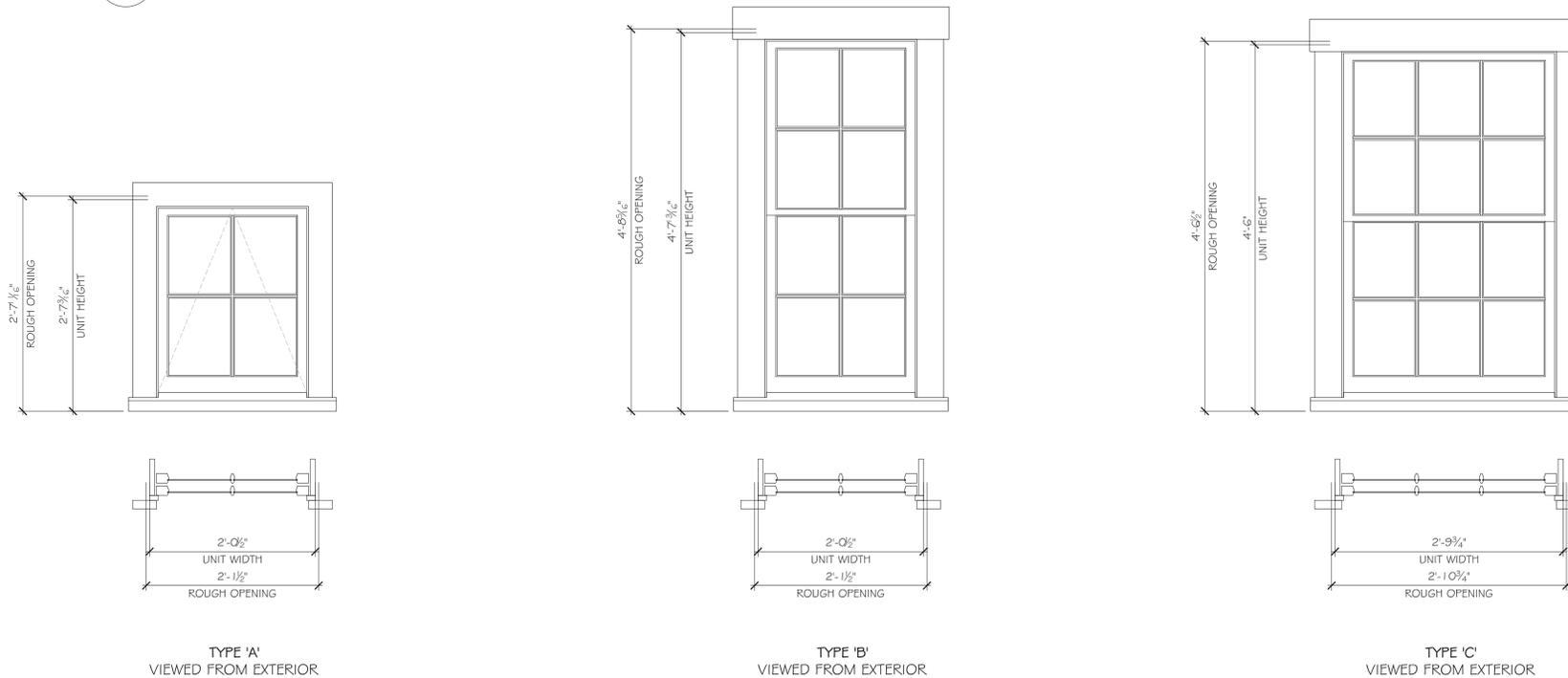
3 PROPOSED - SOUTH ELEVATION
1/4" = 1'-0"

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

WINDOW SCHEDULE					
ID NUMBER	TYPE	MANUFACTURER	MODEL	UNIT SIZE	NOTES
101	A	BOSTON SASH	AWNING - NANTUCKET PROFILE	2'-0 1/2" x 2'-7 3/8"	4 LIGHT AWNING WINDOW
102	B	BOSTON SASH	DOUBLE HUNG - NANTUCKET PROFILE	2'-0 1/2" x 4'-7 1/8"	1/4 DOUBLE HUNG WINDOW
103	C	BOSTON SASH	DOUBLE HUNG - NANTUCKET PROFILE	2'-9 3/4" x 4'-6"	5/8 DOUBLE HUNG WINDOW
104	C	BOSTON SASH	DOUBLE HUNG - NANTUCKET PROFILE	2'-9 3/4" x 4'-6"	5/8 DOUBLE HUNG WINDOW
105	C	BOSTON SASH	DOUBLE HUNG - NANTUCKET PROFILE	2'-9 3/4" x 4'-6"	5/8 DOUBLE HUNG WINDOW
106	C	BOSTON SASH	DOUBLE HUNG - NANTUCKET PROFILE	2'-9 3/4" x 4'-6"	5/8 DOUBLE HUNG WINDOW
201	A	BOSTON SASH	AWNING - NANTUCKET PROFILE	2'-0 1/2" x 2'-7 3/8"	4 LIGHT AWNING WINDOW
202	A	BOSTON SASH	AWNING - NANTUCKET PROFILE	2'-0 1/2" x 2'-7 3/8"	4 LIGHT AWNING WINDOW

NOTE: ALL WINDOWS TO HAVE TRUE DIVIDED LIGHTS.

1 WINDOW SCHEDULE
N.T.S.



2 WINDOW TYPES
1" = 1'-0"

EXTERIOR DOOR SCHEDULE								
DOOR	TYPE	LOCATION	MANUFACTURER	MODEL #	FRAME SIZE	DOOR THICKNESS	DOOR SWING	DESCRIPTION
X-101	A	GARAGE 103	OVER HEAD DOOR COMPANY	CUSTOM	8'-0" x 7'-0"	1 3/4"	OVERHEAD	BARN DOORS AT EXTERIOR WALL TO CONCEAL OVERHEAD DOOR
X-102	B	STUDIO 101	UPSTATE DOORS	CUSTOM	2'-6" x 7'-0"	1 3/4"	LH	

NOTE: ALL DOORS TO HAVE TRUE DIVIDED LIGHTS.

3 EXTERIOR DOOR SCHEDULE
N.T.S.

CERTIFICATE NO: _____

DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°: 8081/126
Street & Number of Proposed Work: 7 STARBUCK CT
Owner of record: FMI LLC
Mailing Address: 2 BROAD ST
NANTUCKET MA 02554
Contact Phone #: 508-228-2728 E-mail: _____

AGENT INFORMATION (if applicable)

Name: MCA +
Mailing Address: 2 BROAD ST
NANTUCKET MA 02554
Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCUTOWE.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

MH

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: DOOR & WINDOW CHANGES; REMOVE LATTICE @ BSMT
Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ 1st floor 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ 1st floor 2nd floor
Sq. footage 3rd floor: _____
Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: _____ REVISIONS* 1. East Elevation NO CHANGES
Original Date: _____ (describe) 2. South Elevation CHANGE OUTSWING DOORS TO INSWING
Original Builder: _____ 3. West Elevation SHIFT WINDOWS @ KITCHEN 3' +/- REMOVE LATTICE @ BSMT
Is there an HDC survey form for this building attached? Yes N/A 4. North Elevation NO CHANGES
*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 _____
Gutters: Wood Aluminum Copper Leaders (material) COPPER
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 WHT Clapboard (if applicable) _____ Roof WHT
Trim WHITE Sash WHITE Doors WHITE
Deck WHT. 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 8/10/20 Signature of owner of record [Signature] Signed under penalties of perjury



MH

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554

Telephone: 508.325.7587

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 drawings.* 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)



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
<http://www.townofnantucket-ma.gov>

Waiver of the HDC 10 Day Hearing Requirement

I DOUG MILLS

AS AGENT FOR FMI LLL

STREET ADDRESS 7 STARBUCK CT

MAP/PARCEL 42.3.3/ 80 & 126 & 81

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON
8/10/20

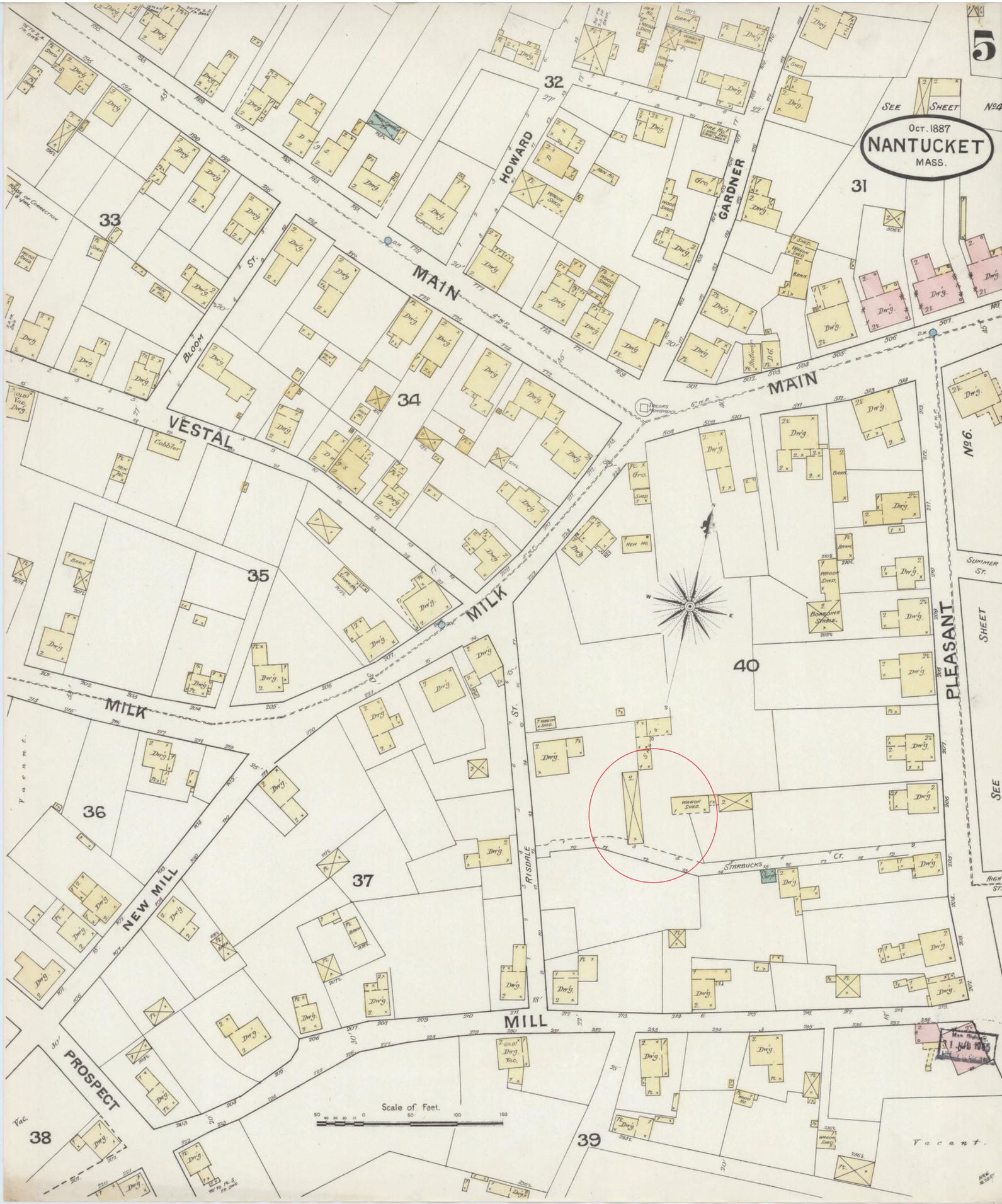
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE
COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

 8/10/20
Signature Date

SEE SHEET NO. 4.
Oct. 1887
NANTUCKET
MASS.



Scale of Feet.
0 25 50 75 100 125 150

SEE SHEET NO. 4.

SEE SHEET NO. 6.

SUMMER ST.

PLEASANT SHEET

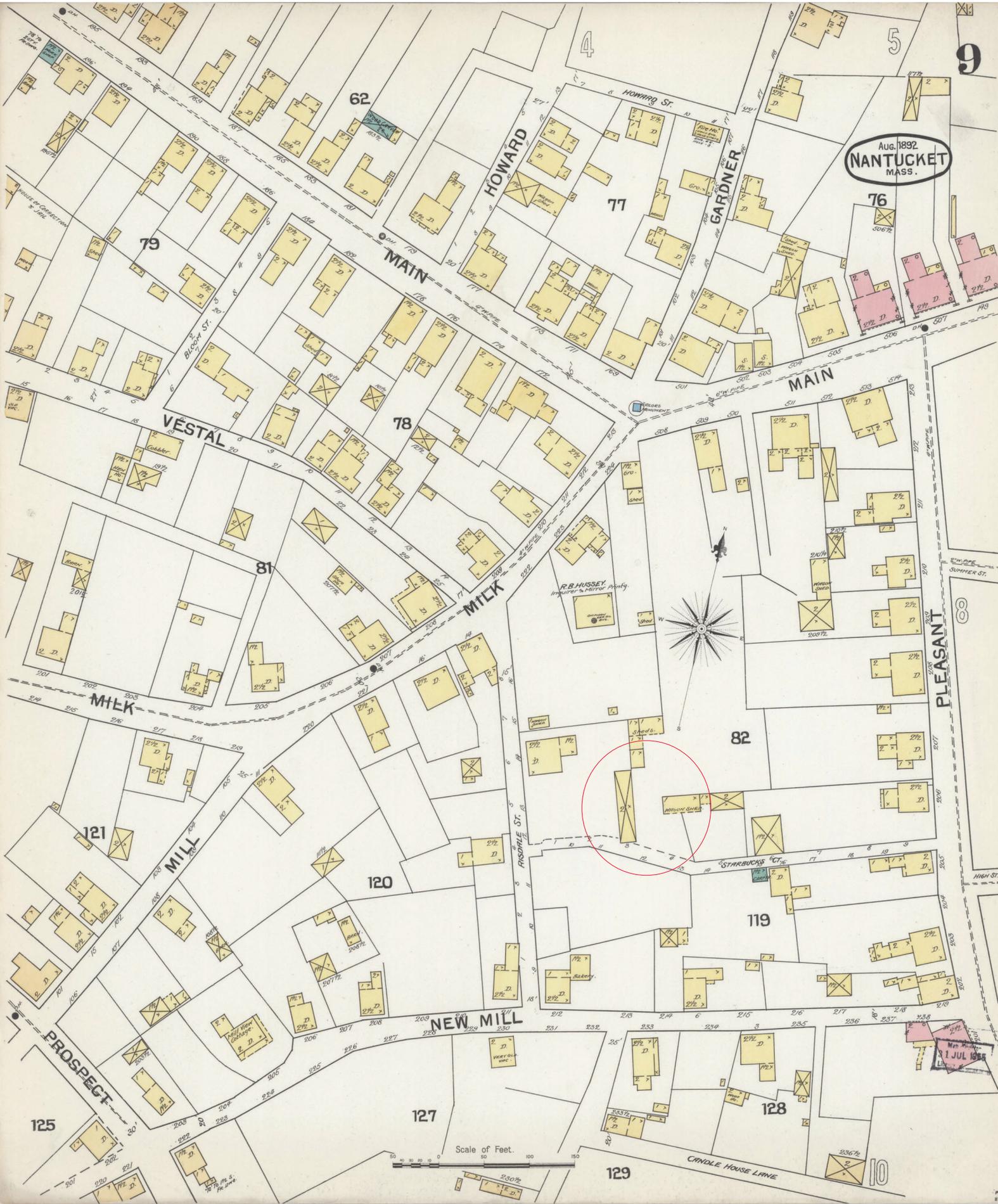
SEE

HIGH ST.

Vacant.

SEE SHEET

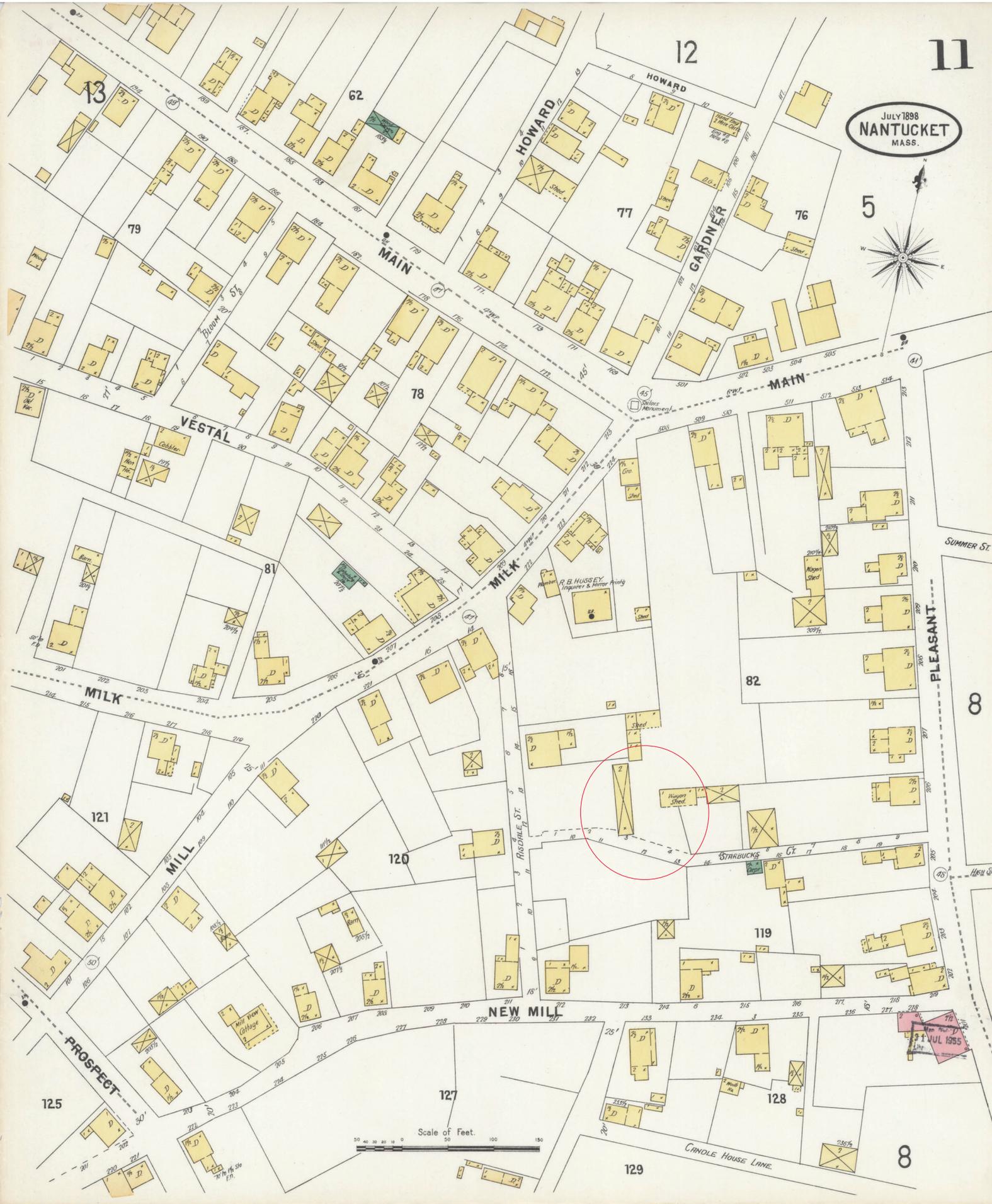
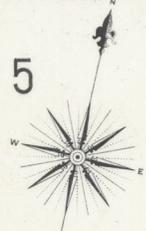
Aug. 1892
NANTUCKET
MASS.



Scale of Feet.
0 50 100 150

1 JUL 1898

JULY 1898
NANTUCKET
MASS.



Scale of Feet.
0 50 100 150

8

8

11

12

13

62

79

78

77

76

81

82

121

120

119

125

127

128

129

VESTAL

MAIN

HOWARD

HOWARD

GARDNER

MILK

MILK

MAIN

MILK

MILL

NEW MILL

PROSPECT

CANDLE HOUSE LANE.

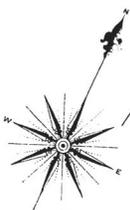
SUMMER ST.

PLEASANT

HEW ST.

New Map
JUL 1898

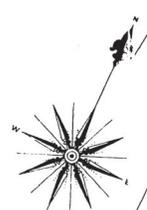
OCT. 1904
NANTUCKET
MASS.



Scale of Feet.
0 50 100 150

31 JUL 1955

Aug. 1909
NANTUCKET
MASS.



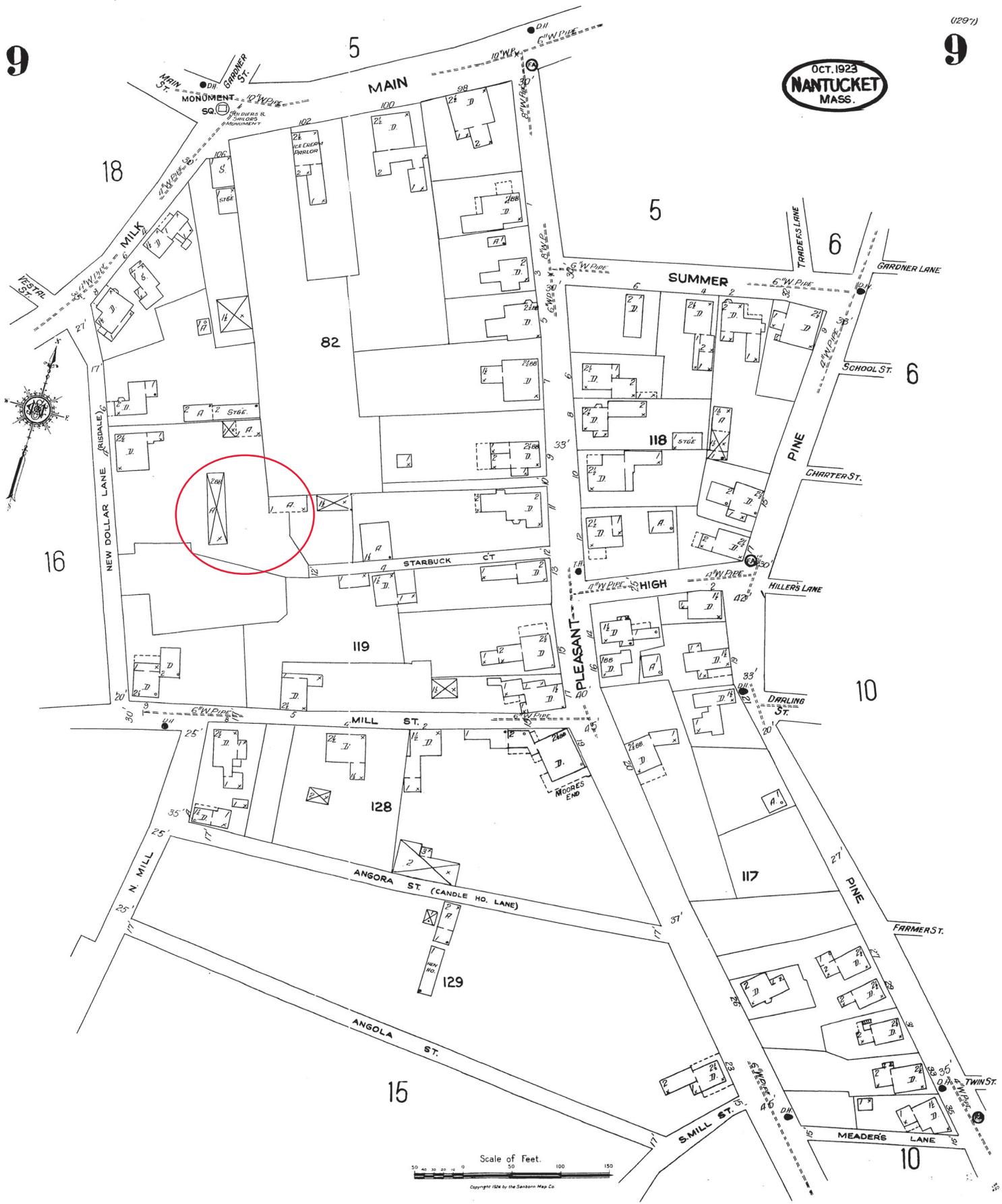
Scale of Feet.
0 50 100 150

Map No. 12
31 JUL 1912

OCT. 1923
NANTUCKET
MASS.

9

9



Scale of Feet.
 50 100 150
 Copyright 1924 by the Sanborn Map Co.

MASS. 5

OCT. 1923
NANTUCKET
MASS.

9

5

14

9

37

18

5

RIGHT OF WAY

GARDNER LANE

SUMMER

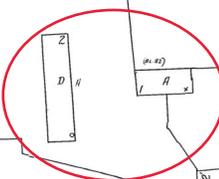
SCHOOL ST. 6

PINE
CHARTER ST.



16

NEW DOLLAR LANE (RISDALE)



82

6

33'

42'

40'

33'

42'

40'

33'

42'

40'

33'

42'

40'

33'

42'

40'

33'

42'

40'

33'

42'

40'

33'

42'

40'

33'

42'

40'

STARBUCK CT

HIGH

42'

40'

33'

42'

40'

33'

42'

40'

33'

42'

40'

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33'

42'

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42'

40'

33'

42'

40'

MILL ST.

PLEASANT

40'

33'

42'

40'

33'

42'

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42'

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42'

40'

33'

42'

40'

ANGORA ST.

DARLING ST.

10

N MILL

25'

ANGOLA ST.

15

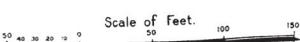
S MILL ST.

FARMER ST.

LYON (HEADERS LANE)

TWIN ST.

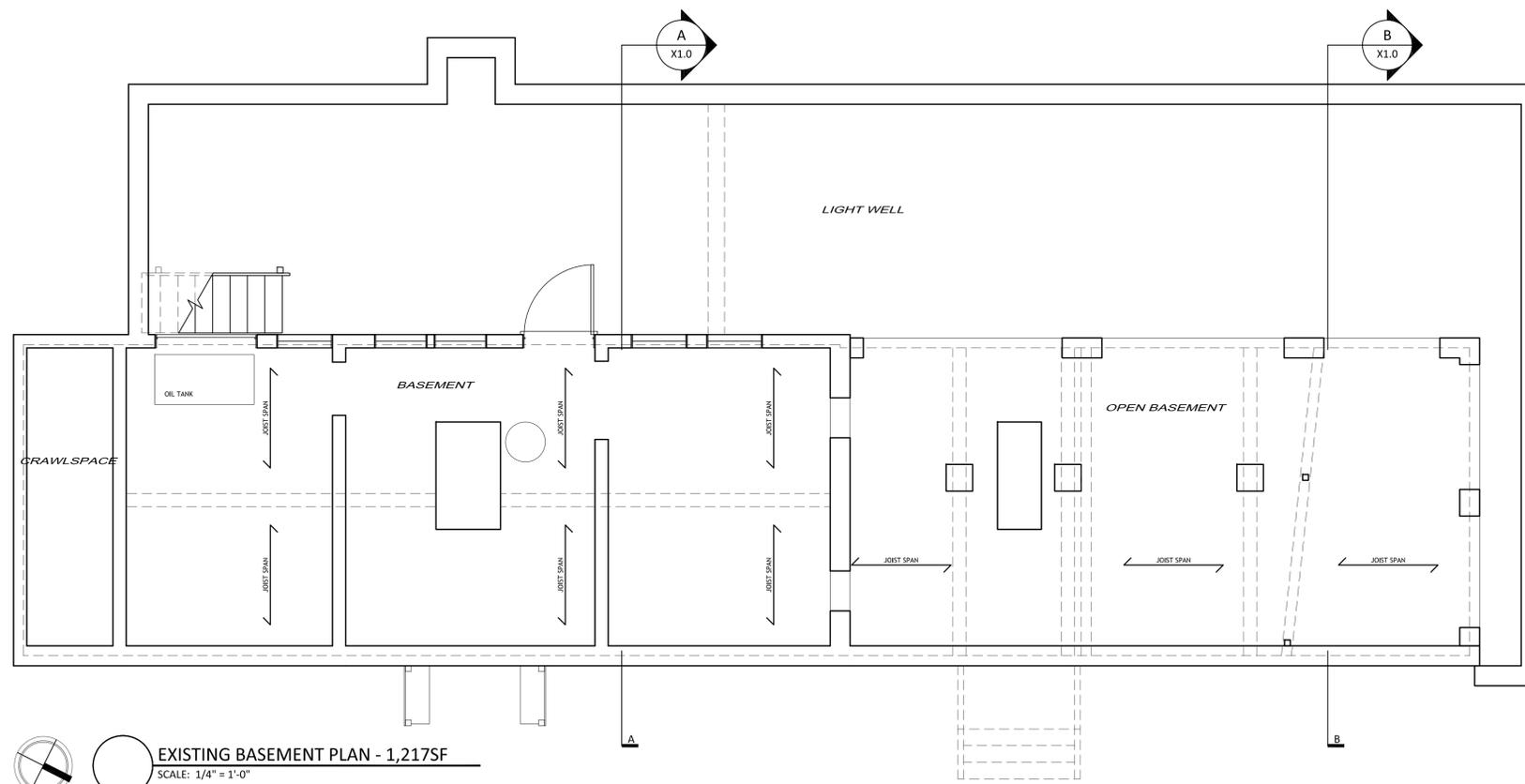
10



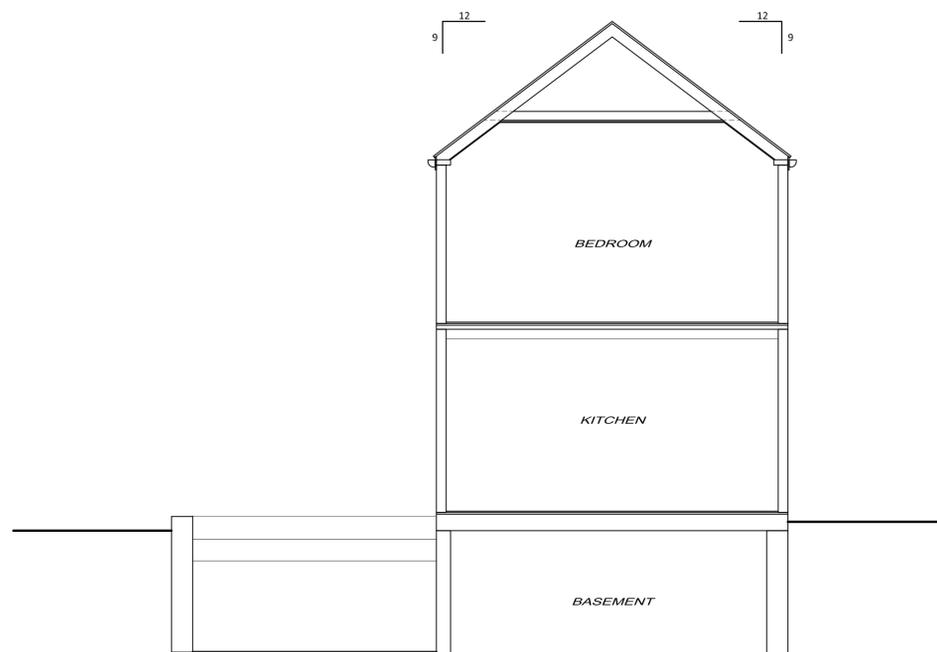
Copyright 1949 by the Sanborn Map Co.



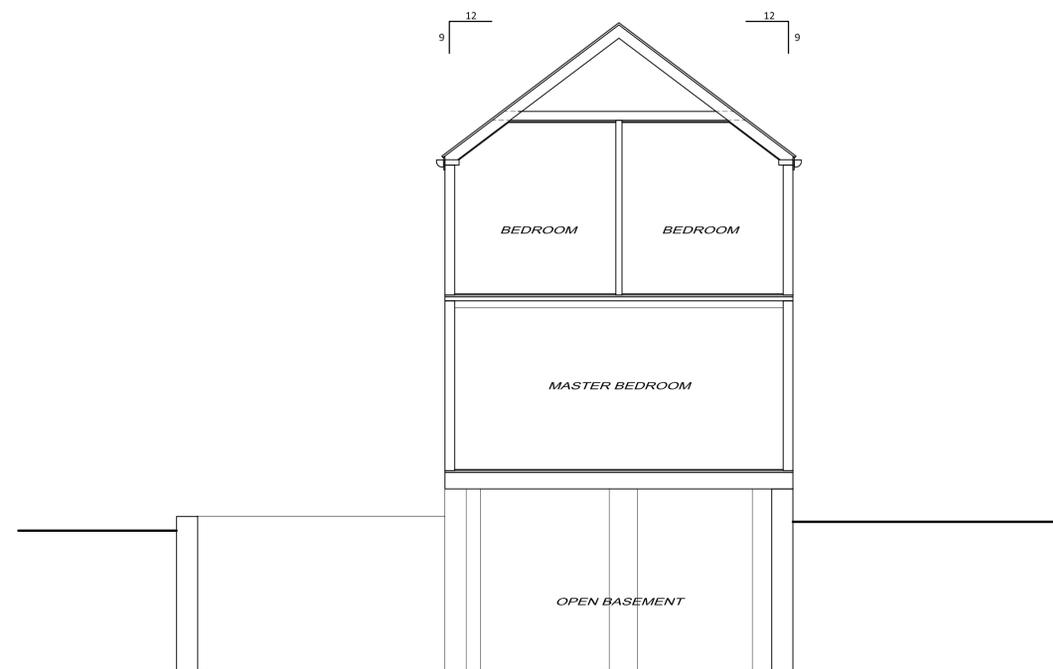
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM



EXISTING BASEMENT PLAN - 1,217SF
SCALE: 1/4" = 1'-0"



EXISTING SECTION A-A
SCALE: 1/4" = 1'-0"



EXISTING SECTION B-B
SCALE: 1/4" = 1'-0"

EXISTING
CONDITIONS

7 STARBUCK CT
7 STARBUCK COURT
NANTUCKET, MA 02554
MAP: 42.3.3 PARCEL: 80

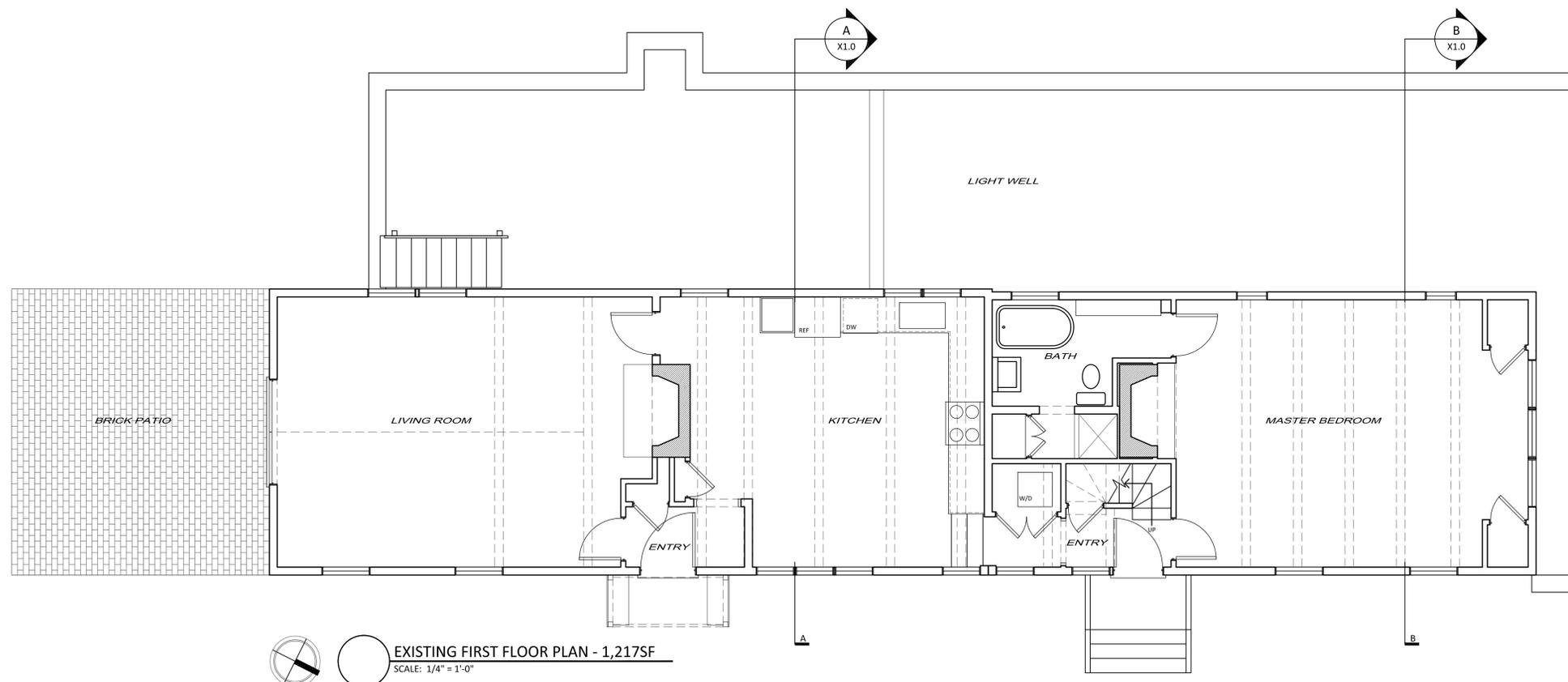
BASEMENT PLAN

X1.0

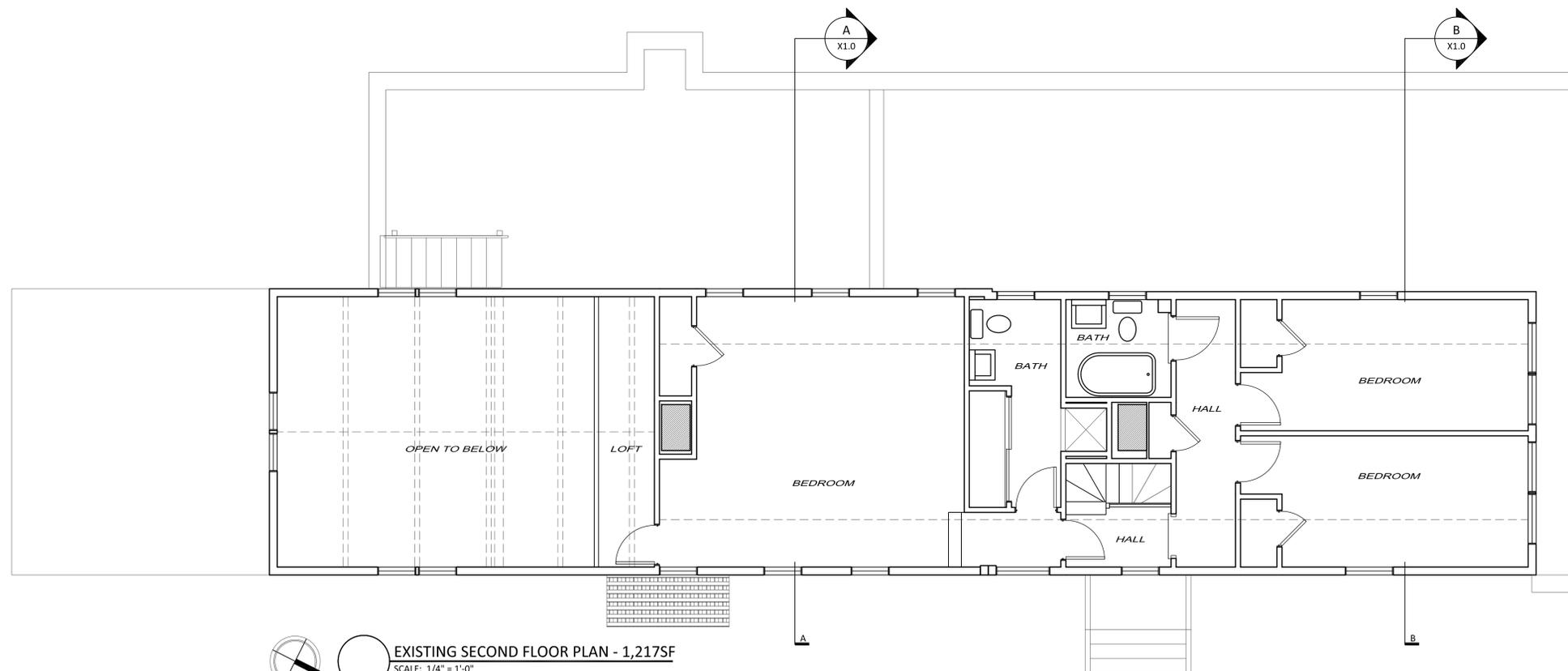
17 JULY 2020



2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM



EXISTING FIRST FLOOR PLAN - 1,217SF
SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN - 1,217SF
SCALE: 1/4" = 1'-0"

EXISTING
CONDITIONS

7 STARBUCK CT
7 STARBUCK COURT
NANTUCKET, MA 02554
MAP: 42.3.3 PARCEL: 80

FLOOR PLANS

X1.1

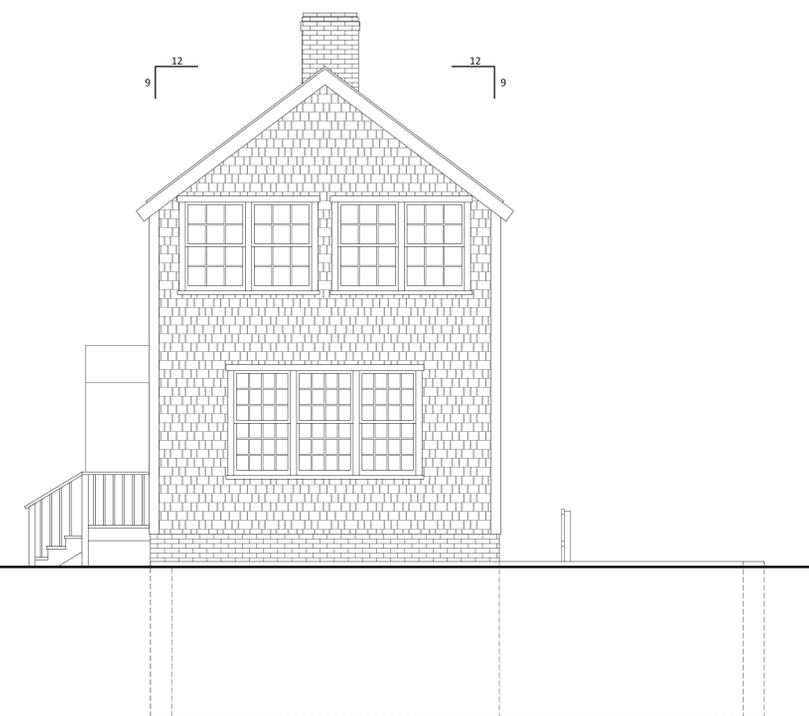
17 JULY 2020



2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM



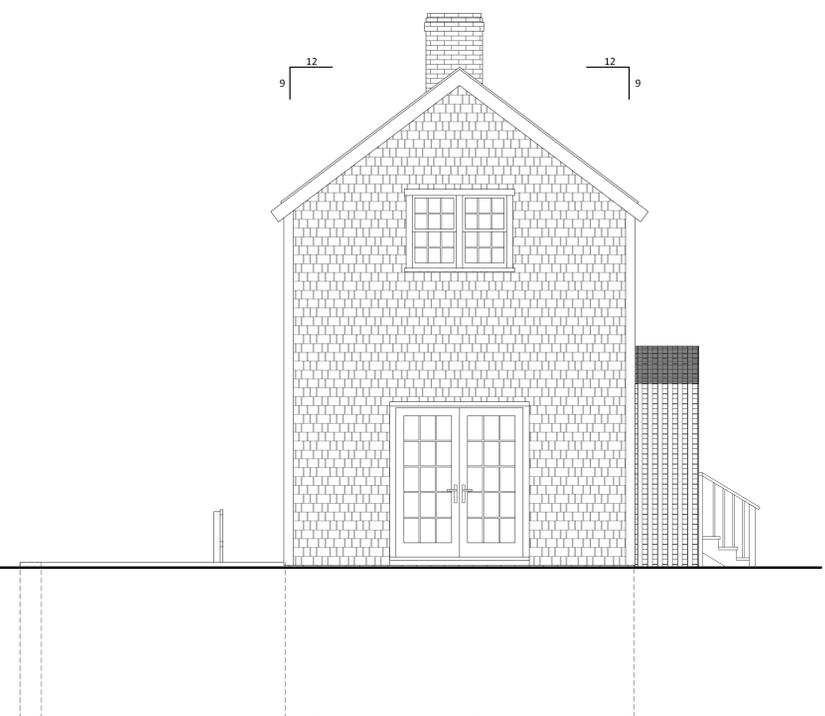
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

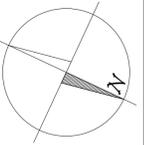
EXISTING
CONDITIONS

7 STARBUCK CT
7 STARBUCK COURT
NANTUCKET, MA 02554
MAP: 42.3.3 PARCEL: 80

ELEVATIONS

X2.1

17 JULY 2020



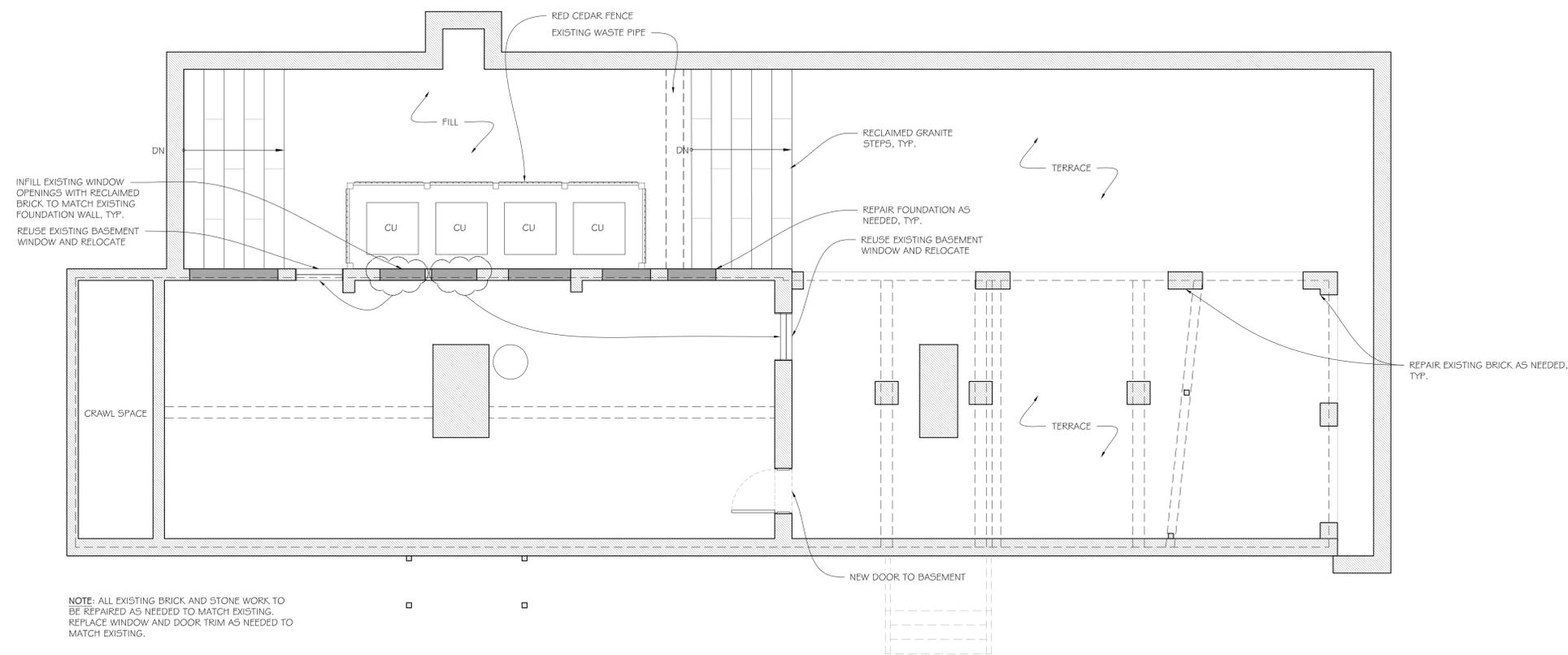
HENDRICKS CHURCHILL

91 MAIN STREET SHARON, CT 06089 860-364-2288 HENDRICKSCHURCHILL.COM

7 STARBUCK LLC

7 STARBUCK COURT
NANTUCKET, MASSACHUSETTS 02554

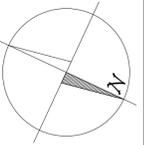
CANDLE HOUSE
BASEMENT FLOOR PLAN



1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

DATE:	
2020.08.11	
DRAWN BY:	JH, AS
SCALE:	1/4" = 1'-0"
SHEET NO.:	A1.100

NOT FOR CONSTRUCTION



HENDRICKS CHURCHILL

91 MAIN STREET SHARON, CT 06089 860-364-2288 HENDRICKSCHURCHILL.COM

7 STARBUCK LLC

7 STARBUCK COURT
NANTUCKET, MASSACHUSETTS 02554

CANDLE HOUSE
FIRST FLOOR PLAN

DATE:

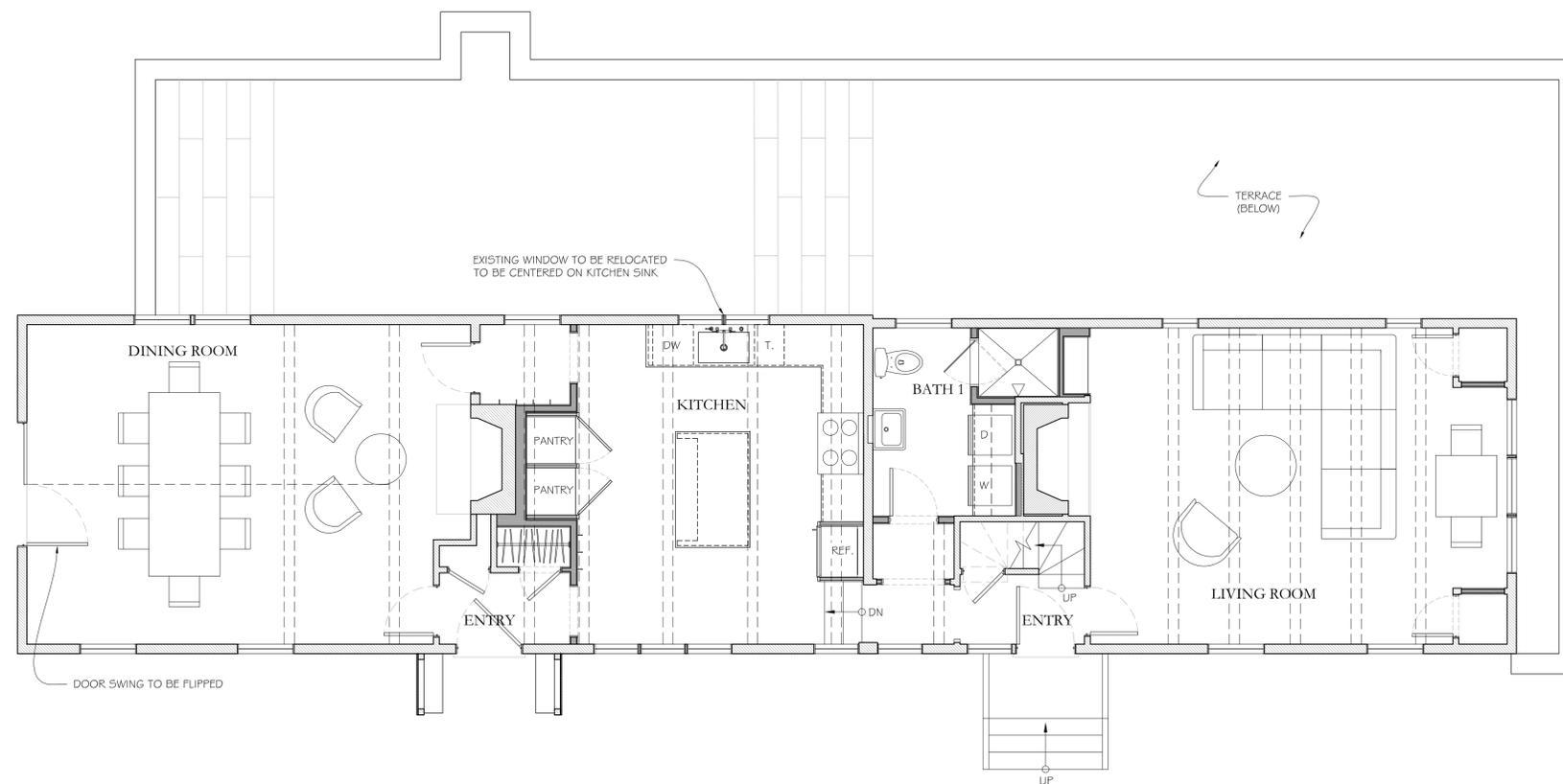
2020.08.11

DRAWN BY:
JH, AS

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

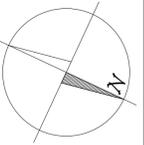
SHEET NO.:

A1.101



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

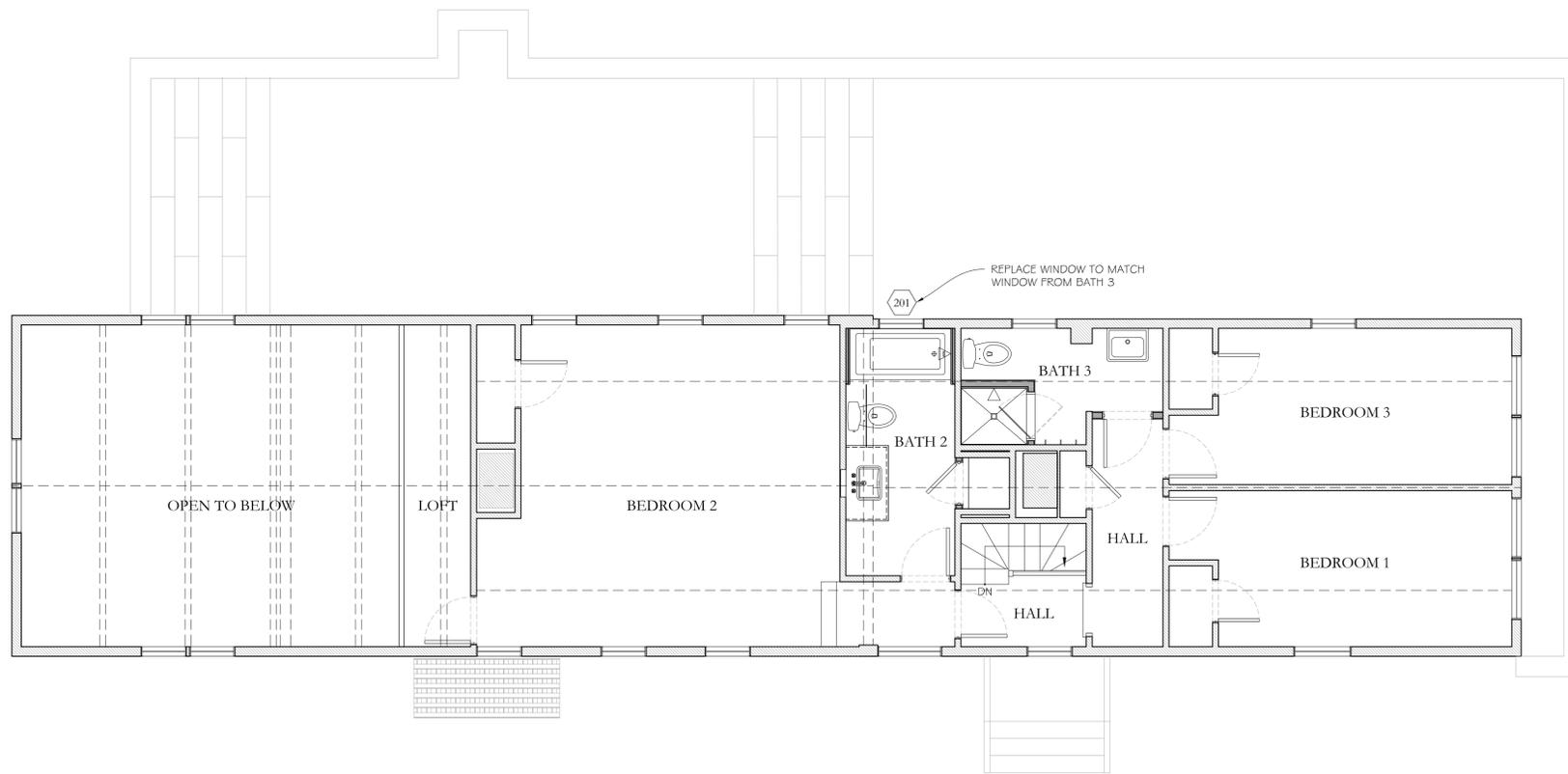
NOT FOR CONSTRUCTION



HENDRICKS CHURCHILL
91 MAIN STREET SHARON, CT 06089 860-364-2288 HENDRICKSCHURCHILL.COM

7 STARBUCK LLC
7 STARBUCK COURT
NANTUCKET, MASSACHUSETTS 02554

CANDLE HOUSE
SECOND FLOOR PLAN



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

DATE:

2020.08.11

DRAWN BY:
JH, AS

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

SHEET NO.:

A1.102

NOT FOR CONSTRUCTION



NOTE: REPLACE EXTERIOR DOORS AS NEED TO MATCH EXISTING. REPLACE WINDOW AND DOOR TRIM AS NEEDED TO MATCH EXISTING.

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



REBUILD CHIMNEYS ABOVE ROOF LINE TO MATCH EXISTING, TYP.

NEW CEDAR SHINGLES AT ROOF TO MATCH EXISTING, TYP.

NEW CEDAR SHINGLE SIDING TO MATCH EXISTING, TYP.

REPAIR TRIM AS NEEDED TO MATCH EXISTING, TYP.

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

HENDRICKS CHURCHILL

91 MAIN STREET SHARON, CT 06089 860-364-2288 HENDRICKSCHURCHILL.COM

7 STARBUCK LLC

7 STARBUCK COURT
NANTUCKET, MASSACHUSETTS 02554

EXISTING
CANDLE HOUSE ELEVATIONS

DATE:

2020.08.11

DRAWN BY:

JH, AS

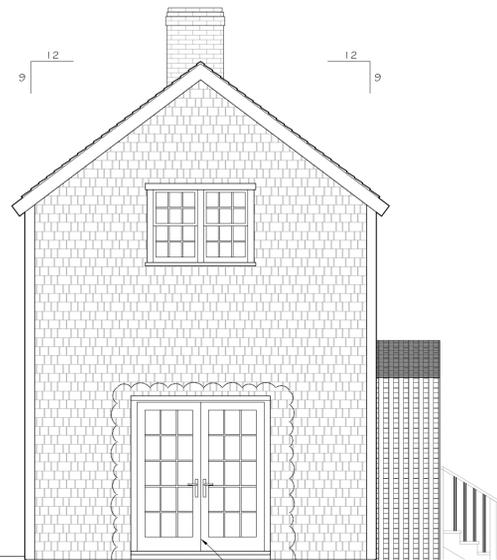
SCALE:

1/4" = 1'-0"

SHEET NO.:

A1.200

NOT FOR CONSTRUCTION



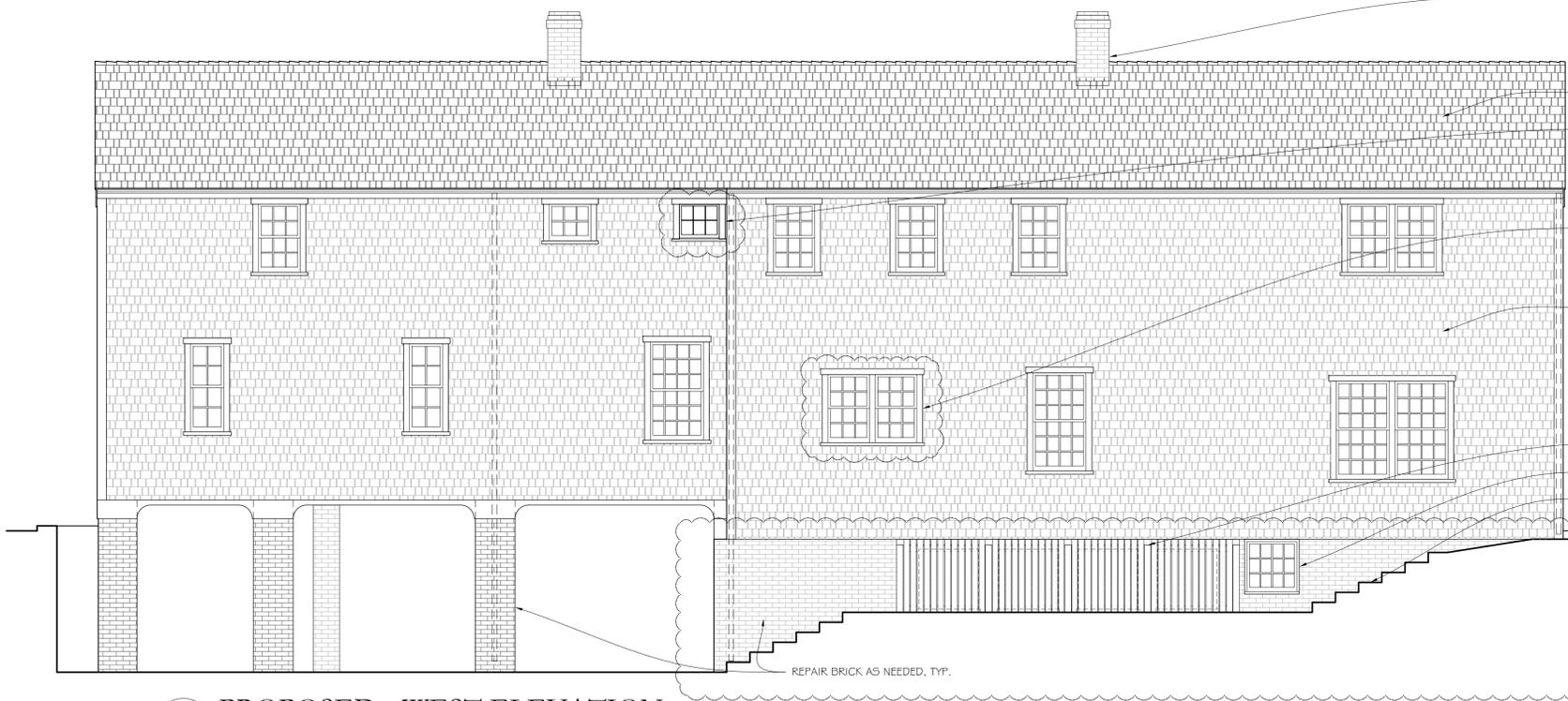
NOTE: REPLACE EXTERIOR DOORS AS NEED TO MATCH EXISTING. REPLACE WINDOW AND DOOR TRIM AS NEEDED TO MATCH EXISTING.

DOOR SWING TO BE FLIPPED

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



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



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

DATE:

2020.08.11

DRAWN BY:

JH, AS

SCALE:

1/4" = 1'-0"

SHEET NO.:

A1.201

NOT FOR CONSTRUCTION

DATE:

2020.08.11

DRAWN BY:
JH, AS
SCALE:
AS NOTED

SHEET NO:
A1.600

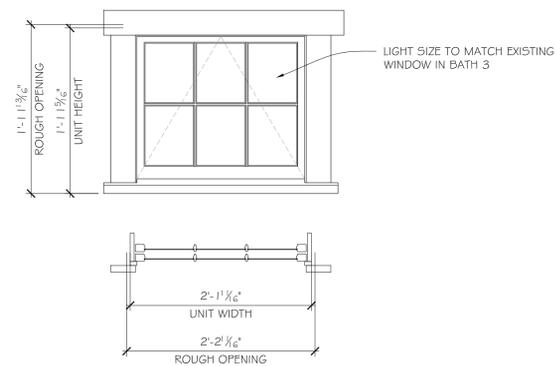
NOT FOR CONSTRUCTION

WINDOW SCHEDULE

ID NUMBER	TYPE	MANUFACTURER	MODEL	UNIT SIZE	NOTES
201	A	BOSTON SASH	AWNING - NANTUCKET PROFILE	2'-1 1/8" x 1'-1 1/8"	6 LIGHT AWNING WINDOW. TO MATCH EXISTING WINDOW LOCATED IN BATH 3

NOTE: ALL WINDOWS TO HAVE TRUE DIVIDED LIGHTS.

1 WINDOW SCHEDULE
N.T.S.



TYPE 'A'
VIEWED FROM EXTERIOR

2 WINDOW TYPES
1" = 1'-0"

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°: 42.3.3 PARCEL N°. 80/81/126
 Street & Number of Proposed Work: 7 STARBUCK CT
 Owner of record: FMI LLC
 Mailing Address: 2 BROAD ST
NANTUCKET MA 02554
 Contact Phone #: 508-228-2728 E-mail: _____

AGENT INFORMATION (if applicable)

Name: MCAT
 Mailing Address: 2 BROAD ST
NANTUCKET MA 02554
 Contact Phone #: 508-228-2728 E-mail: DAVE@MYKCUSTOMS.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

COTTAGE

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: 19 ± Sq. Footage 1st floor: 907 SF Decks/Patio: Size: _____ 1st floor 2nd floor
 Width: 48 ± 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 21-6" 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

*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) SAND STRUCK Other _____
 Roof Pitch: Main Mass 10 /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) CIPAC
 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 6 Rake 6 Soffit (Overhang) — Corner boards 6 Frieze —
 Window Casing 4 Door Frame 4 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 10-LITE Rear 10-LITE Side _____
 Garage Door(s): Type _____ Material _____
 Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT. Clapboard (if applicable) — Roof NAT.
 Trim WHITE Sash WHITE Doors WHITE
 Deck NAT. 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 8/10/20 Signature of owner of record [Signature] PER FMI LLC Signed under penalties of perjury



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

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ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
<http://www.townofnantucket-ma.gov>

Waiver of the HDC 10 Day Hearing Requirement

I DOUG MILLS

AS AGENT FOR FMI LLL

STREET ADDRESS 7 STARBUCK CT

MAP/PARCEL 42.3.3/ 80 & 126 & 81

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON
8/10/20

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

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

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

 8/10/20
Signature Date

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... FMI LLC
MAILING ADDRESS..... 66 FLAY RD FAIRFIELD CT 06824
PROPERTY LOCATION..... 7 STARBUCK CT
ASSESSORS MAP/PARCEL..... 42.3.3 / 80 & 126 & 81
SUBMITTED BY..... DOUG@MARKCUTONE

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

07-22-2020

DATE

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket,
ou=Assessor's Office, email=rranney@nantucket-
ma.gov, c=US
Date: 2020.07.22 09:33:27 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 7 STARBUCK CT

Tax Map Number: 42.3.3 Parcel Number: 80

Owner of Record: FMI LLC

Description of Proposal: NEW COTTAGE; CONVERT
EXISTING GARAGE TO A GARAGE/STUDIO.
MINOR DOOR & WINDOW CHANGES TO
EXISTING HOUSE

Anticipated HDC Submission Date: 8/11/20

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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138 WEST 17TH STREET APT 10
NEW YORK, NY 10011

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WASHINGTON DEPOT, CT 06794

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To: LARSEN CHRISTOPHER
6 SCHUYLER LN
BLOOMFIELD, CT 06002

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To: DWZ LLC
3 SHERIDAN SQUARE 3H
NEW YORK, NY 10014

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Postage	\$0.55	
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To: LITTLE EDMUND W TR ETAL
PIPPA REALTY NOM TRUST
PO BOX 1317
NANTUCKET, MA 02554

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Postage	\$0.55	
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To: FOWLKES GREGORY G & ANNABELLE B
155 EAST 72ND ST APT 7-8 B
NEW YORK, NY 10021

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To: SANFORD CHRISTINE C TRST
3 MILL ST
NANTUCKET, MA 02554

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total	\$4.10	

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07/30/2020

To: BAILEY SAMUEL JR & JANET G
2 BRIDGEWATER RD
FARMINGTON, CT 06032

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Postage	\$0.55	
Total	\$4.10	

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07/30/2020

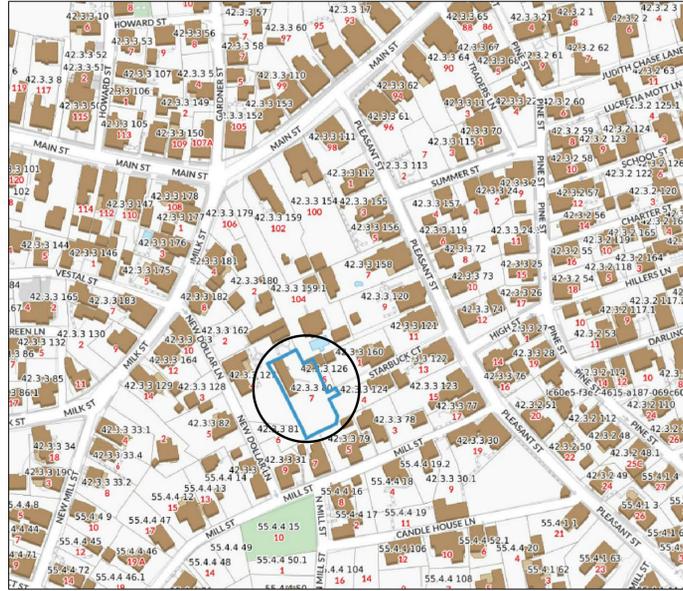
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765 PARK AVENUE
NEW YORK, NY 10021

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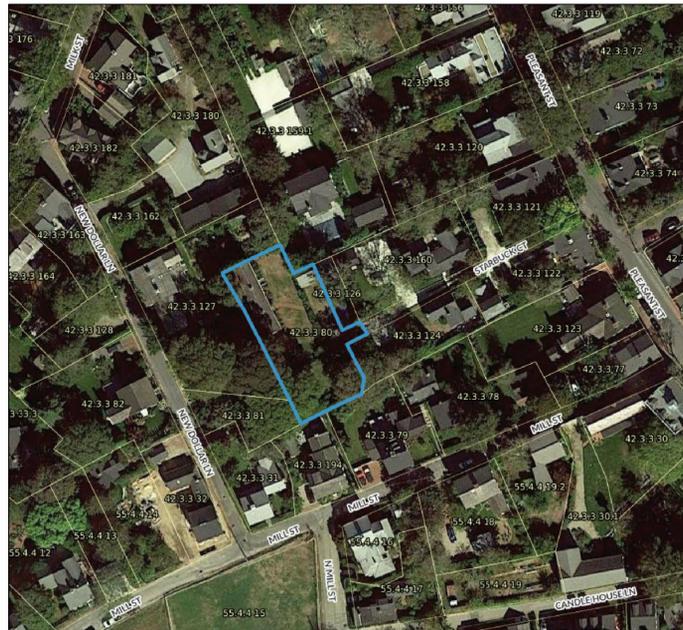
7 STARBUCK COURT



2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM



LOCUS PLAN: NTS



AERIAL VIEW: NTS



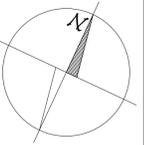
SITE PLAN: 1" = 10'-0"

COTTAGE
HDC

7 STARBUCK CT
7 STARBUCK COURT
NANTUCKET, MA 02554
MAP: 42.3.3 PARCEL: 80

COVER SHEET

C1.3
10 AUGUST 2020



HENDRICKS CHURCHILL

91 MAIN STREET SHARON, CT 06089 860-364-2288 HENDRICKSCHURCHILL.COM

7 STARBUCK LLC

7 STARBUCK COURT
NANTUCKET, MASSACHUSETTS 02554

COTTAGE
FLOOR PLANS

DATE:

2020.08.11

DRAWN BY:

JH, AS

SCALE:

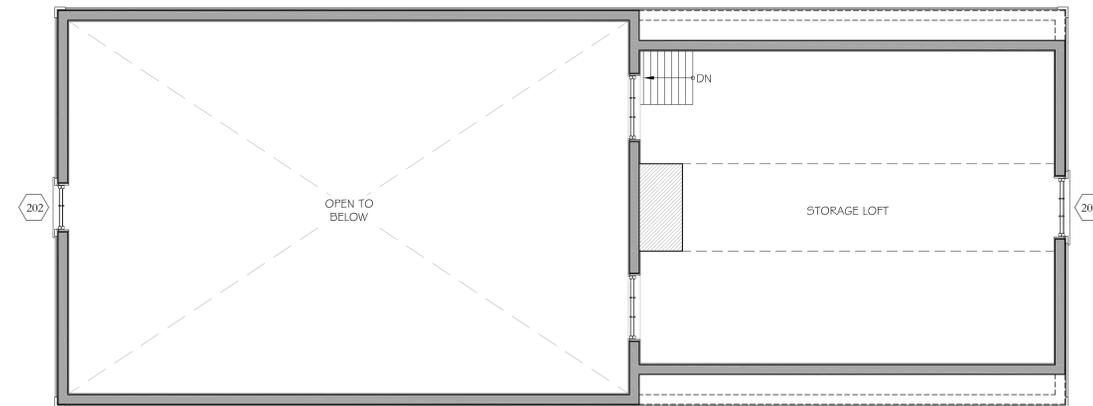
1/4" = 1'-0"

SHEET NO.:

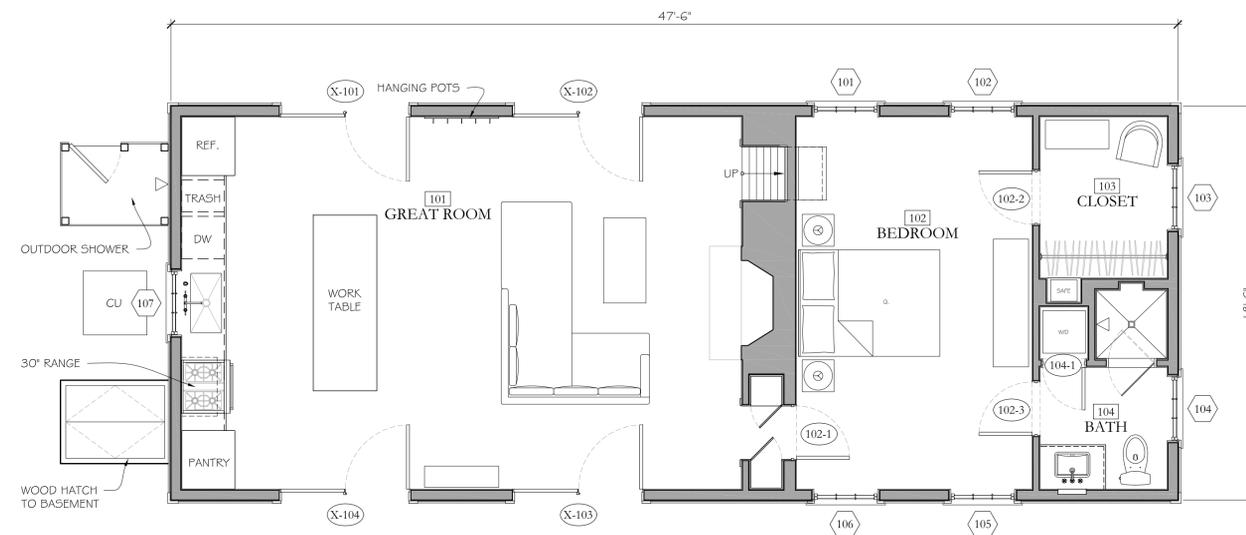
A3.100

NOT FOR CONSTRUCTION

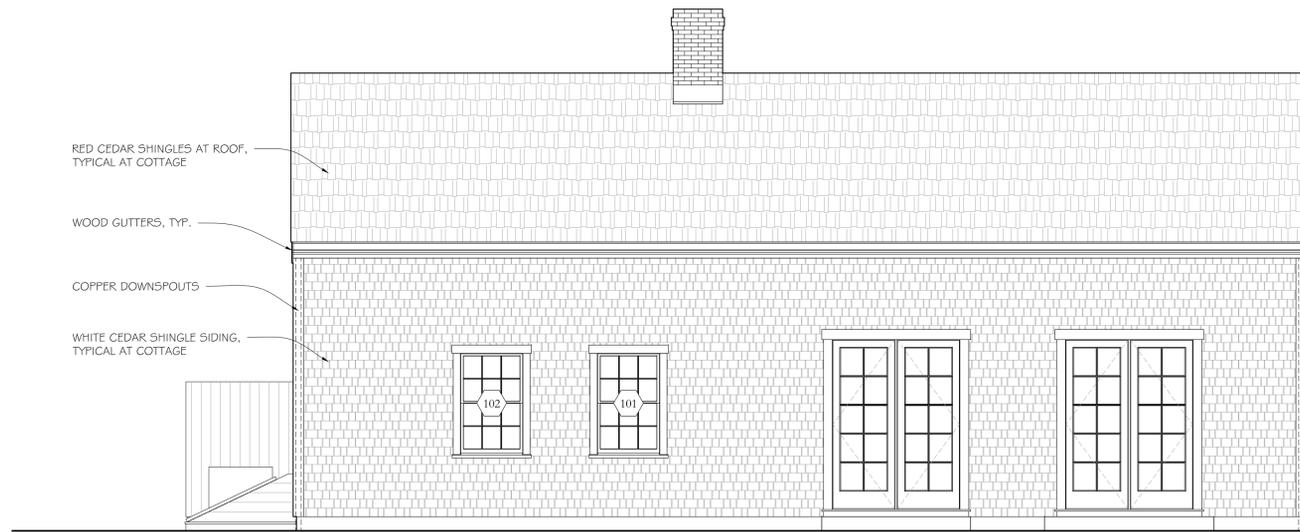
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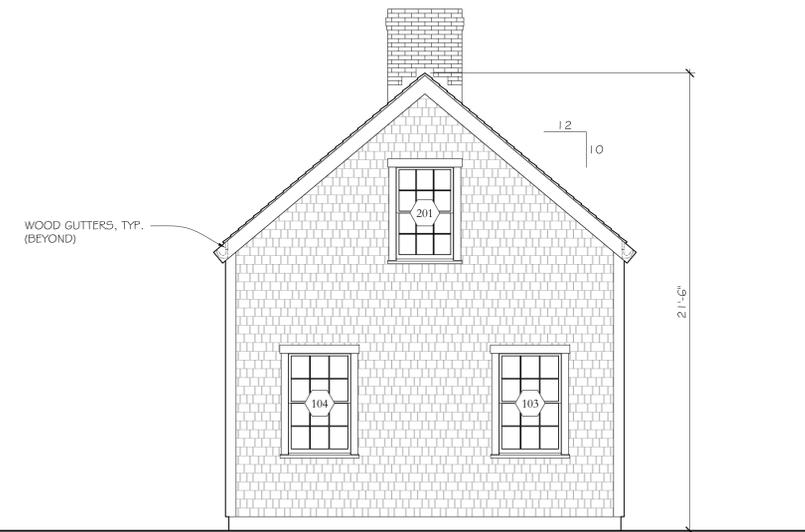
2 LOFT FLOOR PLAN
1/4" = 1'-0"



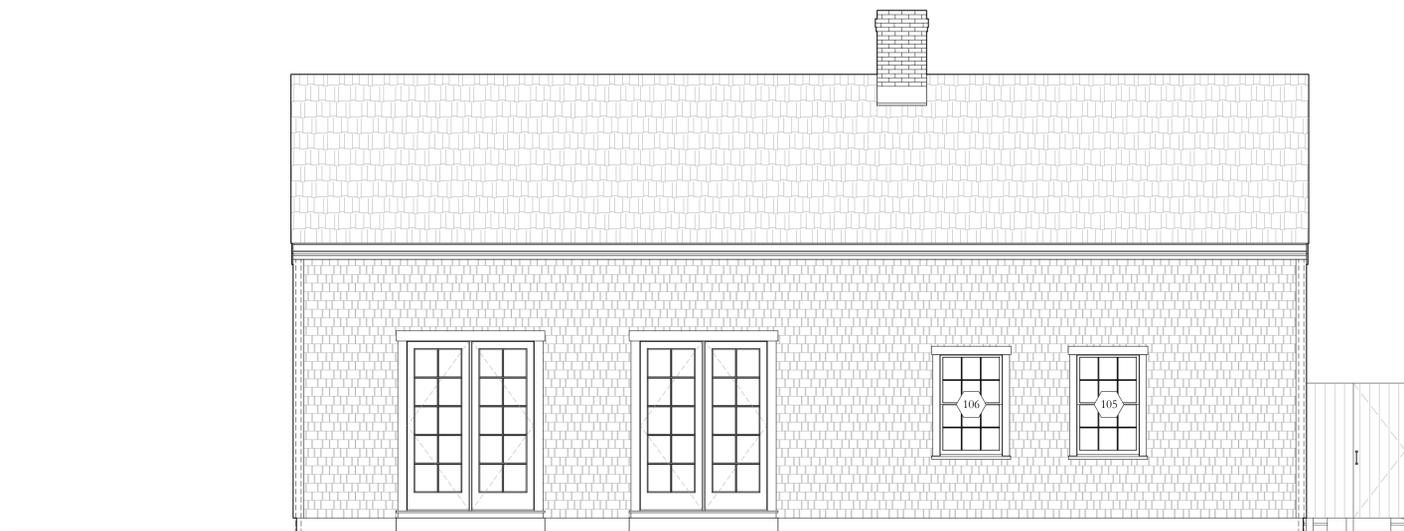
1 FIRST FLOOR PLAN
1/4" = 1'-0"



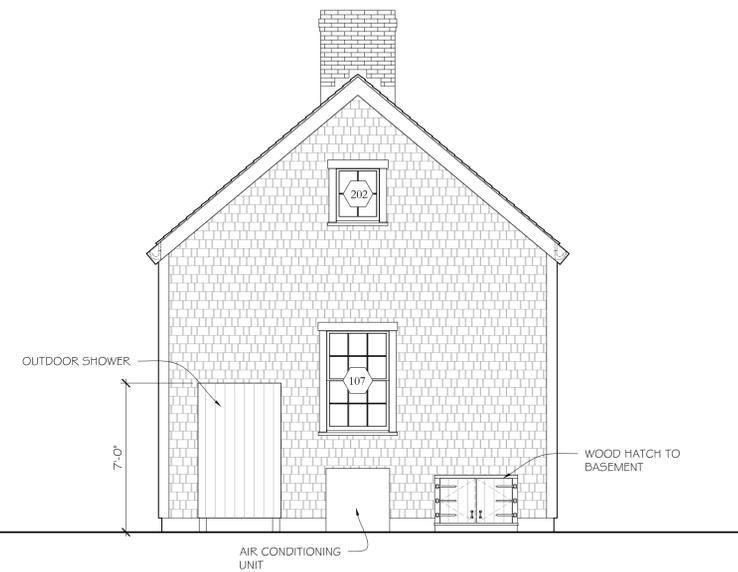
1 NORTH ELEVATION
1/4" = 1'-0"



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



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



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

DATE:

2020.08.11

DRAWN BY:
JH, AS

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

SHEET NO.:

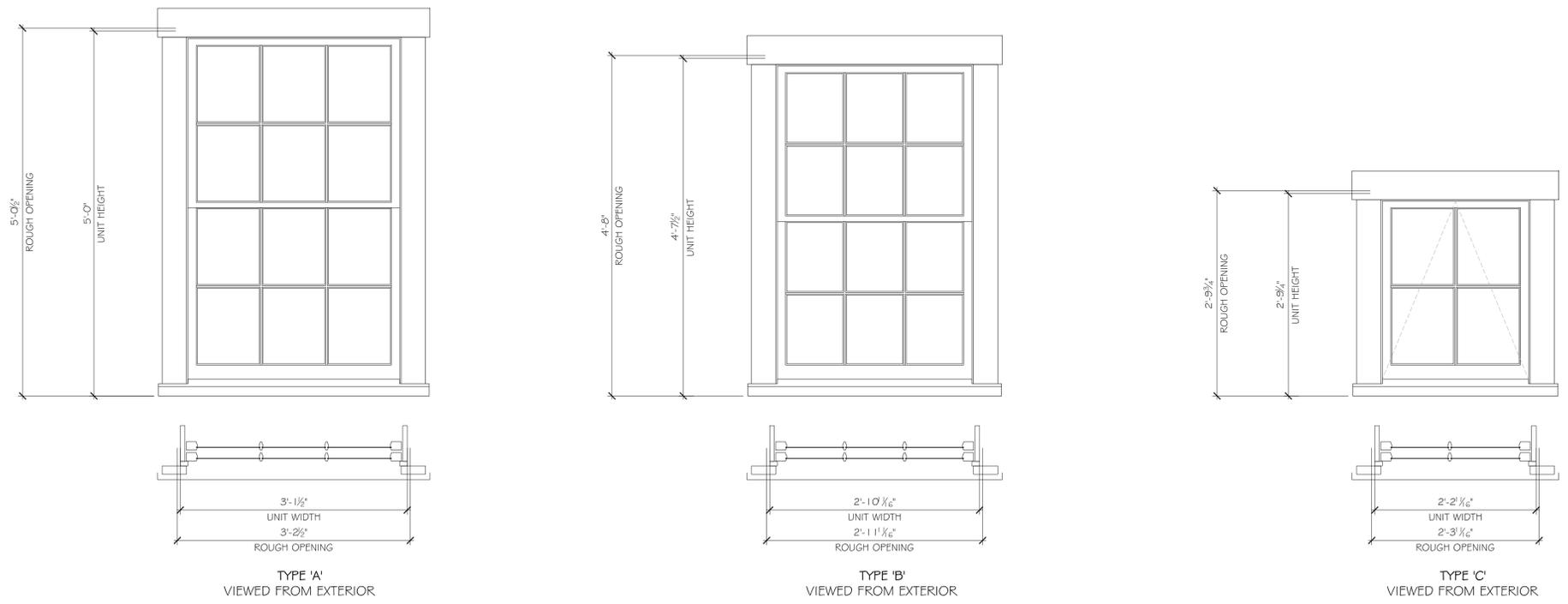
A3.200

NOT FOR CONSTRUCTION

WINDOW SCHEDULE					
ID NUMBER	TYPE	MANUFACTURER	MODEL	UNIT SIZE	DESCRIPTION
101	A	BOSTON SASH	DOUBLE HUNG - NANTUCKET PROFILE	3'-1 1/2" x 5'-0"	6/8 DOUBLE HUNG WINDOW
102	A	BOSTON SASH	DOUBLE HUNG - NANTUCKET PROFILE	3'-1 1/2" x 5'-0"	6/8 DOUBLE HUNG WINDOW
103	A	BOSTON SASH	DOUBLE HUNG - NANTUCKET PROFILE	3'-1 1/2" x 5'-0"	6/8 DOUBLE HUNG WINDOW
104	A	BOSTON SASH	DOUBLE HUNG - NANTUCKET PROFILE	3'-1 1/2" x 5'-0"	6/8 DOUBLE HUNG WINDOW
105	A	BOSTON SASH	DOUBLE HUNG - NANTUCKET PROFILE	3'-1 1/2" x 5'-0"	6/8 DOUBLE HUNG WINDOW
106	A	BOSTON SASH	DOUBLE HUNG - NANTUCKET PROFILE	3'-1 1/2" x 5'-0"	6/8 DOUBLE HUNG WINDOW
201	B	BOSTON SASH	DOUBLE HUNG - NANTUCKET PROFILE	2'-11 1/8" x 4'-7 1/2"	6/8 DOUBLE HUNG WINDOW
202	C	BOSTON SASH	AWNING - NANTUCKET PROFILE	2'-3 1/8" x 2'-9 1/4"	4 LIGHT AWNING WINDOW

NOTE: ALL WINDOWS TO HAVE TRUE DIVIDED LIGHTS.

1 WINDOW SCHEDULE
N.T.S.



2 WINDOW TYPES
1" = 1'-0"

EXTERIOR DOOR SCHEDULE								
DOOR	TYPE	LOCATION	MANUFACTURER	MODEL #	FRAME SIZE	DOOR THICKNESS	DOOR SWING	DESCRIPTION
X-101	A	GREAT ROOM 101	UPSTATE DOORS	CUSTOM	6'-1" x 8'-2 5/8"	1 3/4"	DOUBLE	10 LIGHT FRENCH DOOR
X-102	A	GREAT ROOM 101	UPSTATE DOORS	CUSTOM	6'-1" x 8'-2 5/8"	1 3/4"	DOUBLE	10 LIGHT FRENCH DOOR
X-103	A	GREAT ROOM 101	UPSTATE DOORS	CUSTOM	6'-1" x 8'-2 5/8"	1 3/4"	DOUBLE	10 LIGHT FRENCH DOOR
X-104	A	GREAT ROOM 101	UPSTATE DOORS	CUSTOM	6'-1" x 8'-2 5/8"	1 3/4"	DOUBLE	10 LIGHT FRENCH DOOR

NOTE: ALL DOORS TO HAVE TRUE DIVIDED LIGHTS.

3 EXTERIOR DOOR SCHEDULE
N.T.S.