1. New Business Carried Over From 9/29/20

   Documents:

   1 WHITE WHALE LANE-REV2019-12-0299.PDF
   2 STONE ALLEY - ADDITION.PDF
   2 STONE ALLEY - HARDSCAPE FOR 9-3-20.PDF
   3 WAUWINET RD- REV 72598.PDF
   5 HOLLISTER - REV 08-1494 CHANGE PERGOLA AND ADJ STAIRS.PDF
   5 TOM NEVERS RD - REV APP 08-1547 ENLARGE CABANA.PDF
   6 NORTH SIAS ST - ADDITION AND ROTATE ON SITE.PDF
   6 NORTH SIAS ST - POOL.PDF
   6 NORTH SIAS ST - SHED.PDF
   7 PILGRIM RD- 2020-01-0445.PDF
   12 HYDRANGEA LANE - HARDSCAPE.PDF
   12 HYDRANGEA LANE - NEW DWELLING.PDF
   12 HYDRANGEA LANE - SHED.PDF
   12 LINCOLN AVE - REV 07-1374 HARDSCAPE REVISIONS.PDF
   14 EASY ST - REV 73100 FENES CHANGE.PDF
   21 HUMMOCK POND ROAD - NEW DWELLING.PDF
   22 CANNONBURY LANE -NEW DWELLING.PDF
   24 W CHESTER ST - REV 06-1234 FENES CHANGE.PDF
   28 EEL POINT RD - REV 12-0389 EXT ALTS.PDF
   32 BREWSTER - DEMO MOVE OFF DWELLING.PDF
   32 BREWSTER - GARAGE.PDF
   32 BREWSTER - NEW DWELLING.PDF

2. No Meeting Agenda

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

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°: 66 PARCEL N°. 18

Street & Number of Proposed Work: 1 WHITE HALE LANE

Owner of record: LEMBERG SON & DAUGHTER LLC

Mailing Address: 12 SKYLINE DRIVE
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK PLANNING & DESIGN

Mailing Address: PO BOX 1001
NANTUCKET MA 02554

Contact Phone #: (508) 221 8279 E-mail: LINK02554@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. HDC 2019-12-0299
☐ 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* (describe)
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 ANDERSEN 400 SERIES 2/1

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim WHITE Sash WHITE 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 9.11.2020 Signature of owner of record _____

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
flynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing

AS AGENT FOR Lemberg Son & Daughter LLC

STREET ADDRESS RE: 1 White Whale Lane

MAP/PARCEL 66/18

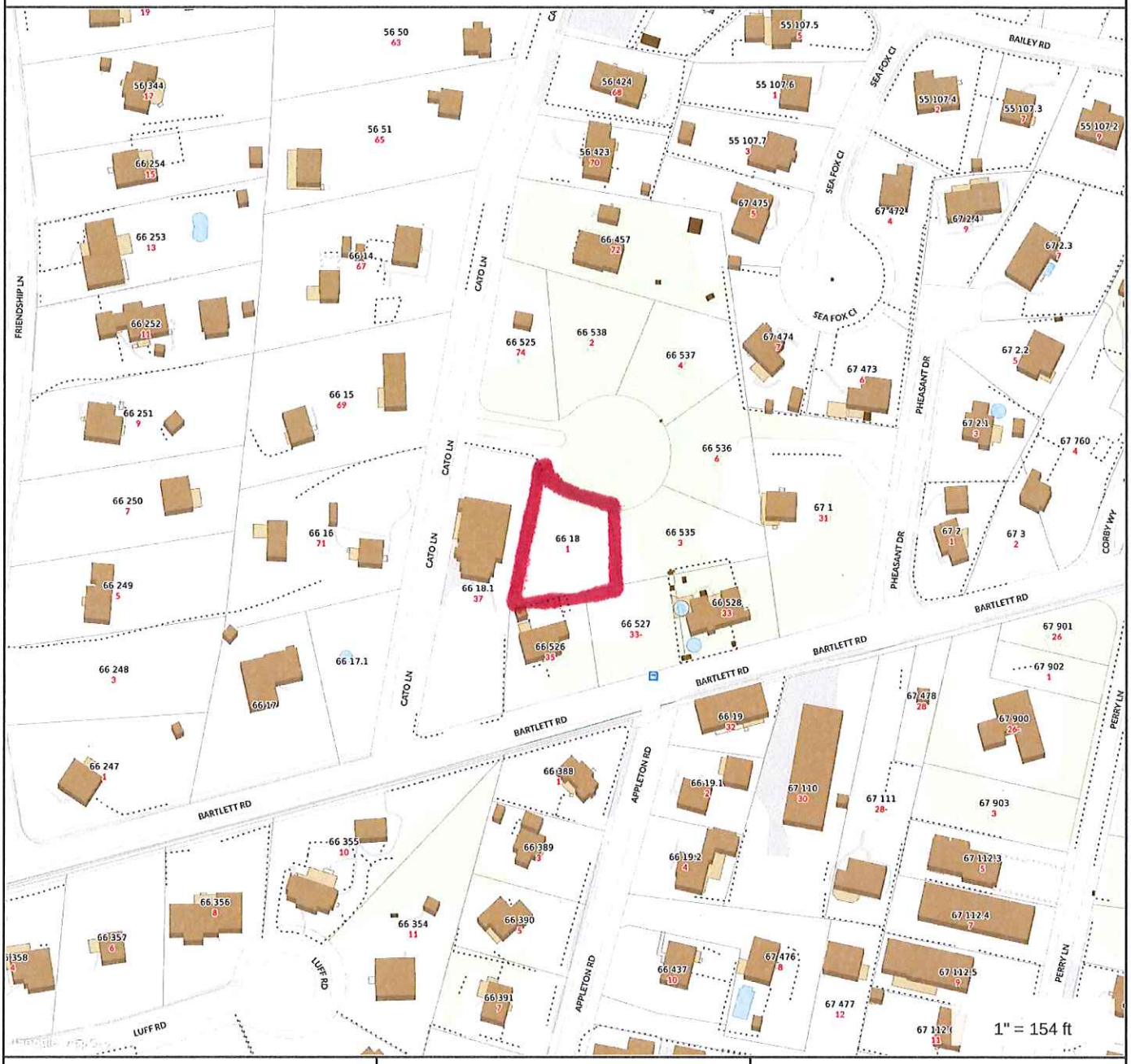
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9.11.2020

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 Victoria P Ewing Date 9.11.2020



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

THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

WHITE WHALE DUPLEX

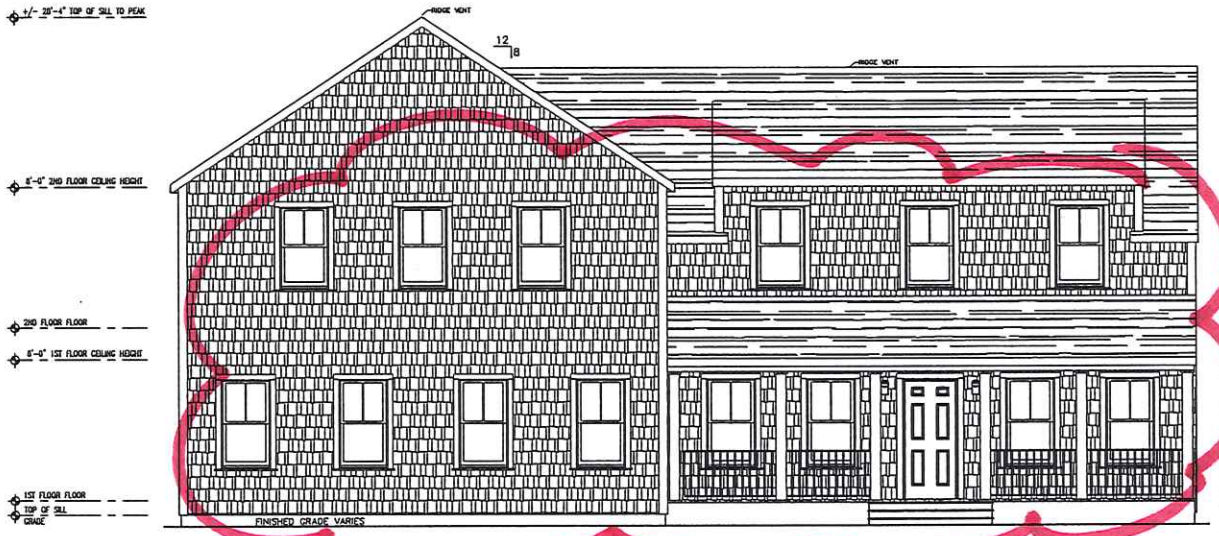
STREET
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

DREAMLINE MODULAR HOMES

REVISE :
- WINDOW STYLE
- TRIM COLOR

RECEIVED
SEP 11 2020
By



FRONT ELEVATION

SITE CONDITIONS:	
GROUND SNOW LOAD:	25 PSF
WIND SPEED:	140 Vult
EXPOSURE:	C
SEISMIC CATEGORY:	
USE GROUP:	SINGLE FAMILY
CONSTRUCTION TYPE:	VB WOOD FRAME UNPROTECTED

SQUARE FOOTAGE:		
FIRST FLOOR:	825	SQ. FT. PER UNIT
SECOND FLOOR:	825	SQ. FT. PER UNIT
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	1,650	SQ. FT. PER UNIT
OVERALL SIZE	27'-6" x30'-0"	
MODEL:	TWO STORY DUPLEX	

NOTES:
1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY
2. GRILLS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY (SEE WINDOW MANUFACTURER CATALOG FOR ACTUAL GRILL PATTERN)

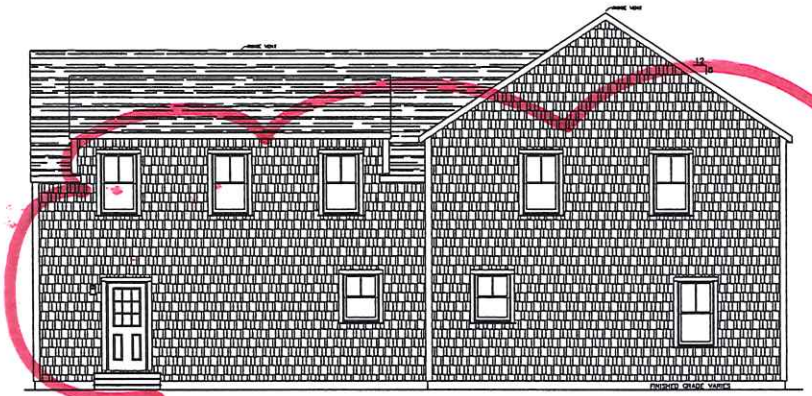
BUILDER / OWNER SIGNATURES:

ACCEPTED BY: DATE:

TITLE:

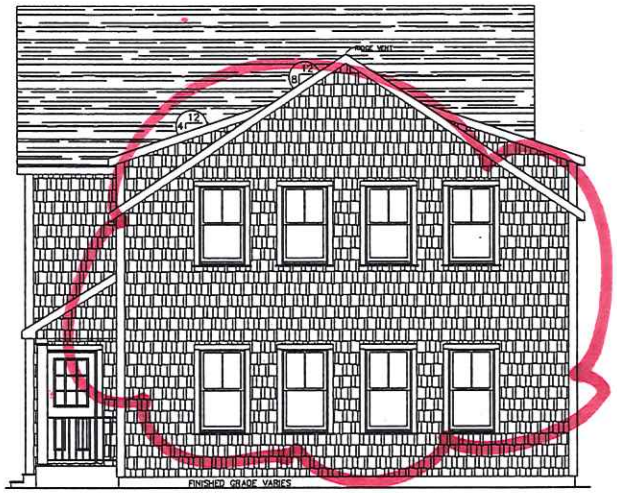
BUILDER: DREAMLINE MODULAR
CUSTOMER/PROJECT: WHITE WHALE DUPLEX
ENGINEER'S / ARCHITECT'S SEAL
APPROVERS SEAL
MODIFICATIONS
PROJECT: 42843 TWO STORY DUPLEX
TITLE: COVER SHEET
DRAWN BY: ST
DATE: 09-02-20
SCALE:
FILENAME: 42843 PD
SHEET: COVER

RECEIVED
SEP 11 2020
By



REAR ELEVATION

LEFT ELEVATION



RIGHT ELEVATION

NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: DATE:

TITLE:

BUILDER: DREAMLINE MODULAR

CUSTOMER/PROJECT: WHITE WHALE DUPLEX

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT: 42843 TWO STORY DUPLEX

TITLE: ELEVATIONS

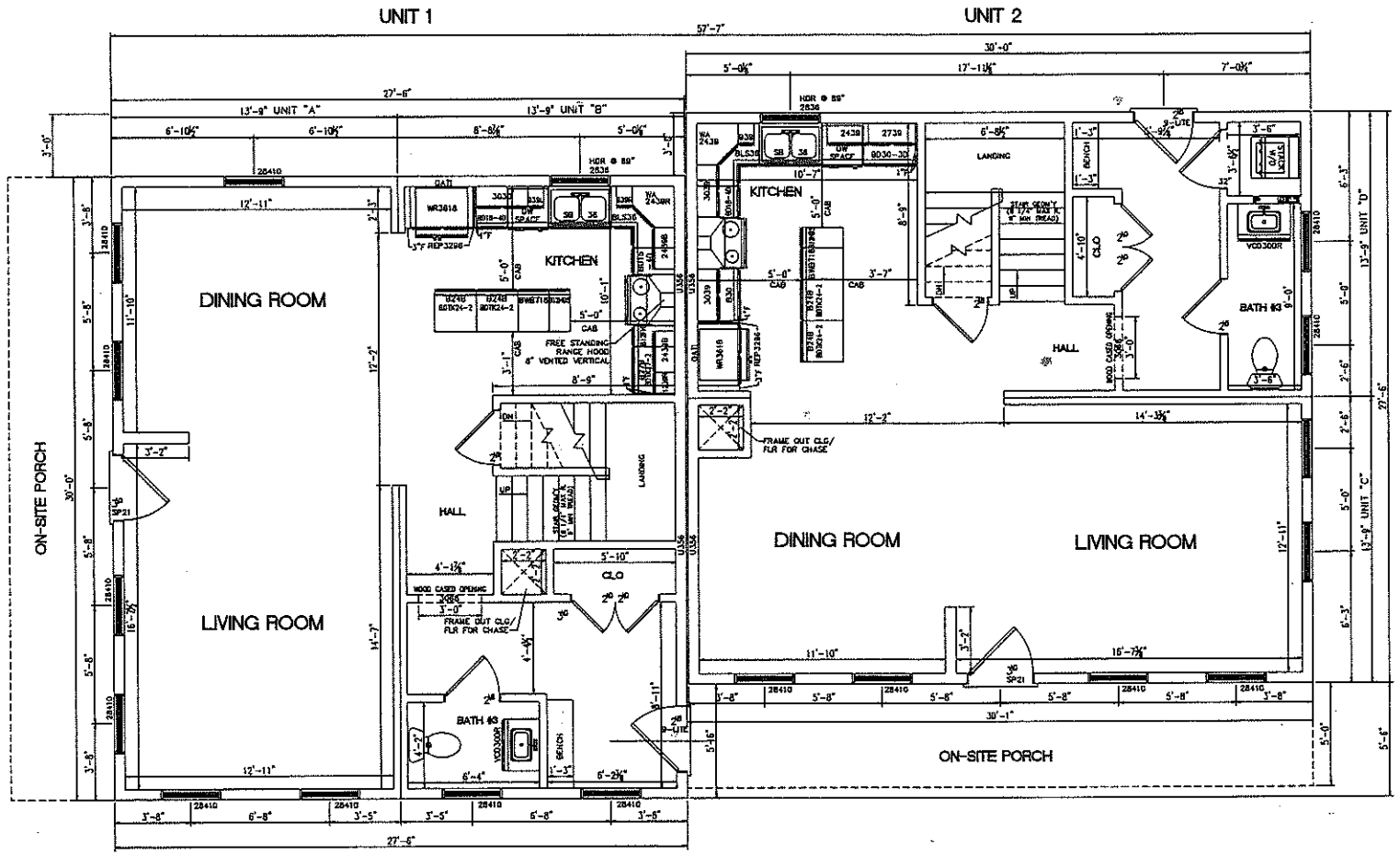
DRAWN BY: ST

DATE: 09-02-20

SCALE:

FILENAME: 42843 PD

SHEET: ELEVATIONS



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C.
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES WINDOWS

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: DATE:

TITLE:

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
WHITE WHALE DUPLEX

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

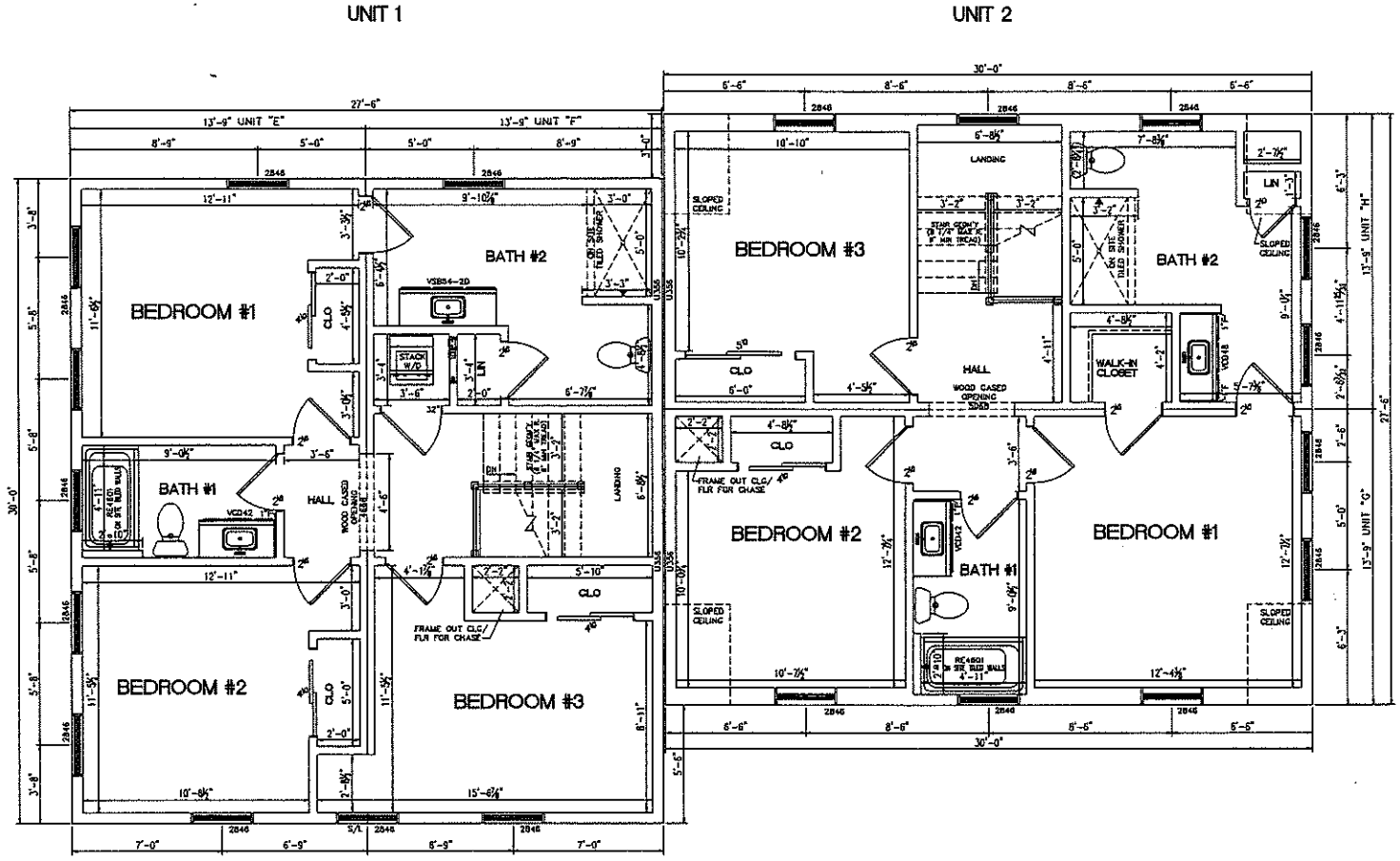
MODIFICATIONS

PROJECT:
42843
TWO STORY DUPLEX

TITLE:
FIRST FLOOR
FLOOR PLAN

DRAWN BY: ST
DATE: 09-02-20
SCALE: 3/16" = 1'-0"
FILENAME: 42843 PD

SHEET:
1ST FLR



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C.
2. 8'-0" CLG HT.
3. 2x10 SPF #2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 15° O.C.
5. ANDERSEN 400 SERIES WINDOWS

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: DATE:

TITLE:

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
WHITE WHALE DUPLEX

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
42843
TWO STORY DUPLEX

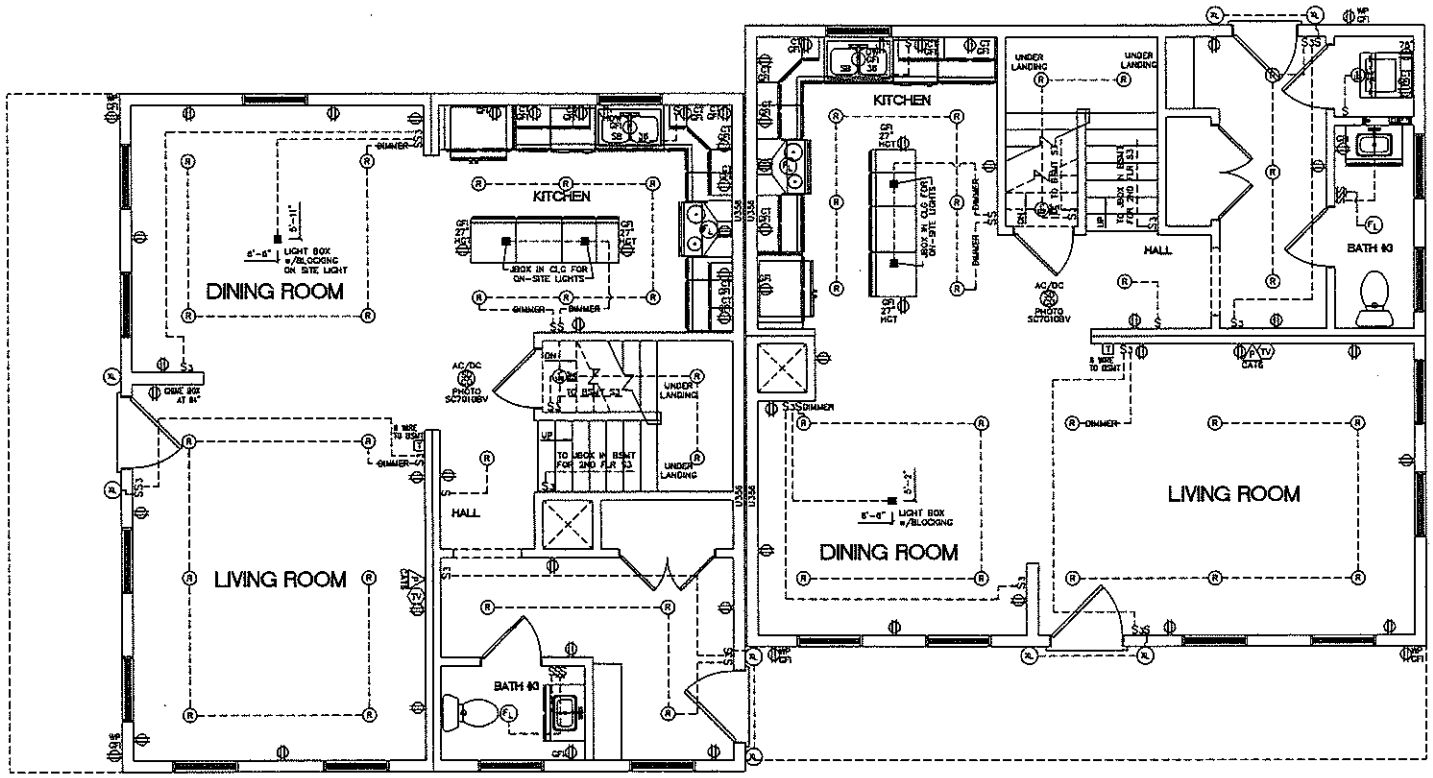
TITLE:
SECOND FLOOR
FLOOR PLAN

DRAWN BY: ST
DATE: 09-02-20
SCALE: 3/16" = 1'-0"
FILENAME: 42843 FD

SHEET:
2ND FLR

UNIT 1

UNIT 2



2020NEC

- INSULATED STAPLES REQUIRED TO SUPPORT ALL WIRING
- 825 SQ. FT. SMOKE DETECTORS REQUIRED EVERY 1200 SQ. FT.
- THIS PLAN MAY HAVE ADDITIONAL APPLIANCES/FIXTURES ADDED TO THE ELECTRICAL SCHEMATIC AND/OR PANEL BOX PROVIDING THE LOADING DOESN'T EXCEED THE MAXIMUM ALLOWED BY STATE & LOCAL CODES.
- E-CUTOFF SWITCH ON-SITE BY OTHERS PER ALL STATE & LOCAL CODES.
- ALL BRANCH CIRCUITS SUPPLYING 15 & 20 AMPERE OUTLETS IN LIVING SPACES ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12 2020 NEC.
- PER 406.12 OF 2020 NEC ALL 125 -VOLT, 15 AND 20 AMP RECEPTS INSTALLED IN AREAS SPECIFIED BY 210.52, SHALL BE LISTED TAMPER RESISTANT TYPE.
- 50# LIGHT BOXES REQUIRED

BUILDER / OWNER SIGNATURES:	
ACCEPTED BY:	DATE:
TITLE:	

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
WHITE WHALE DUPLEX

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
42843
TWO STORY DUPLEX

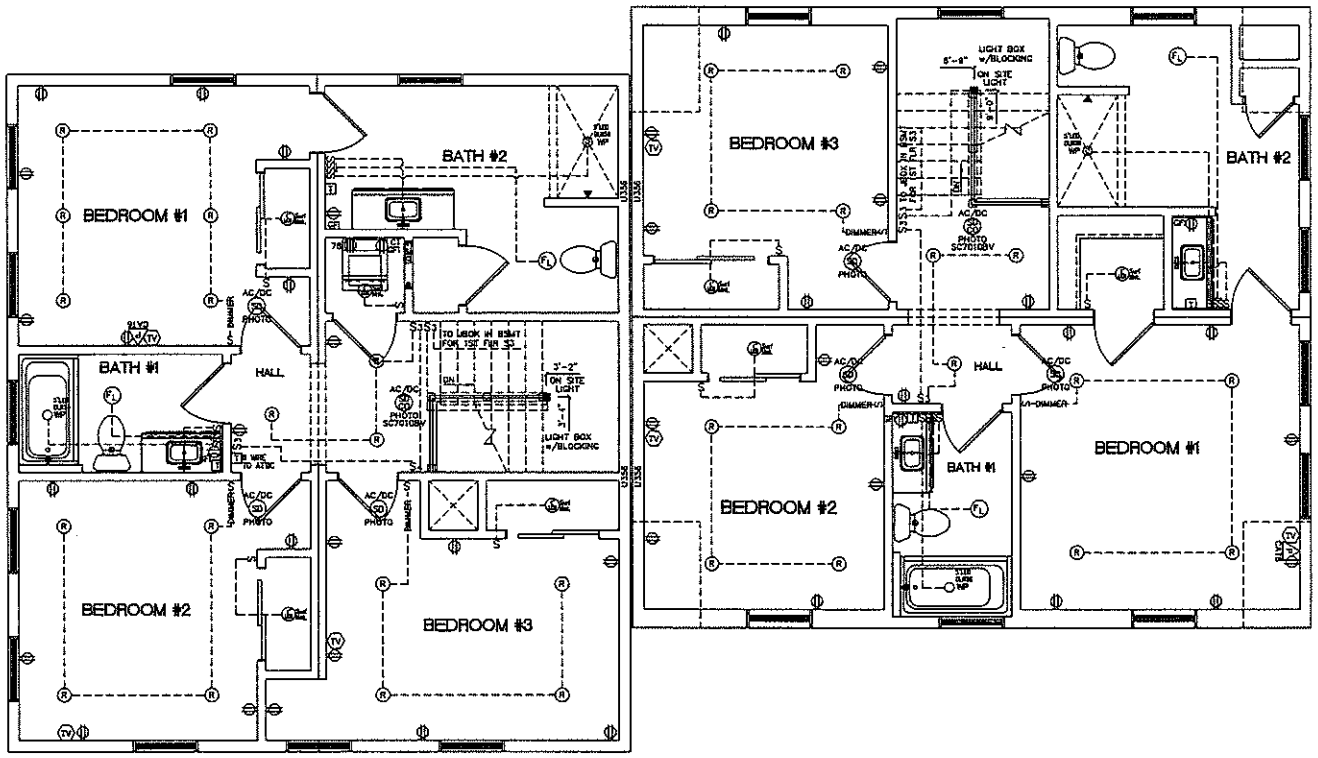
TITLE:
FIRST FLOOR
ELECTRICAL PLAN

DRAWN BY: ST
DATE: 09-02-20
SCALE: 3/16" = 1'-0"
FILENAME: 42843 PD

SHEET:
1ST ELEC

UNIT 1

UNIT 2



2020NEC

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- 50# LIGHT BOXES REQUIRED

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: DATE:

TITLE:

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
WHITE WHALE DUPLEX

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
42843
TWO STORY DUPLEX

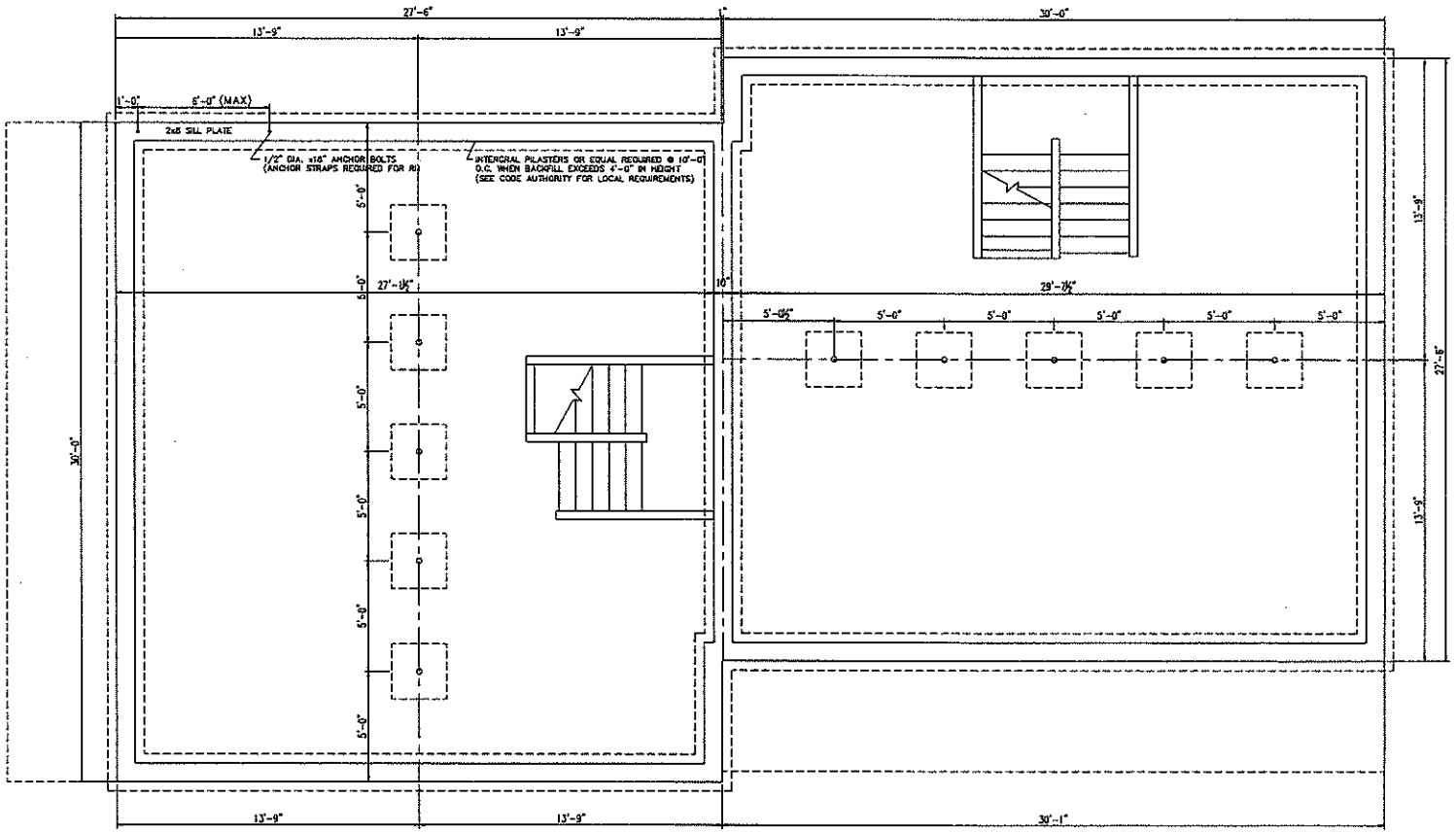
TITLE:
SECOND FLOOR
FLOOR PLAN

DRAWN BY: ST
DATE: 09-02-20
SCALE: 3/16" = 1'-0"
FILENAME: 42843 PD

SHEET:
2ND ELEC

UNIT 1

UNIT 2



NOTES:

1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF EXCEL HOMES' BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT NOMINAL TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/10d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

FOR ESTIMATING PURPOSES ONLY - NOT FOR CONSTRUCTION

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: DATE:

TITLE:

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
WHITE WHALE DUPLEX

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
42843
TWO STORY DUPLEX

TITLE:
FOUNDATION PLAN

DRAWN BY: ST
DATE: 09-02-20
SCALE: 3/16" = 1'-0"
FILENAME: 42843 FD

SHEET:
FOUNDATION

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°: 42.3.1 PARCEL N°. 102

Street & Number of Proposed Work: 2 STONE ALLEY

Owner of record: 430 GREEN PARK LLC

Mailing Address: 5 HARTLEY FARMS ROAD
MORRISTOWN NJ 07960

Contact Phone #: (508) 680-4612 E-mail: SANTOBOX@CASTLEGROUP.99.com

AGENT INFORMATION (if applicable)

Name: INK PERMITTING & DESIGN

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: INK02554@GMAIL.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: 1200 Decks/Patio: Size: 34'x12' ☑ 1st floor ☐ 2nd floor
Width: 30' Sq. footage 2nd floor: 1000 Size: 6'x24' ☐ 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 29'6" South 26'6" East 34' West 26'6"

Additional Remarks

Historic Name: GEORGE B. UPTON HOUSE
Original Date:
Original Builder:

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

REVISIONS* (describe)

1. East Elevation BUMP REAR ELEVATION OUT, ADD DOORS + WINDOWS ADD 1ST FLOOR & 2ND FLOOR DECK, BSMT WINDOWS
2. South Elevation ADD WINDOW, EXPAND DECK, ADD 2ND FLR WINDOWS
3. West Elevation RELOCATE CHIMNEY
4. North Elevation RAISE MAIN RIDGE MOVE REAR WALL OUT, ADD WINDOWS, DOORS, DECKS

*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): WOOD

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 MATCH EXISTING Rake MATCH Soffit (Overhang) MATCH Corner boards MATCH Frieze MATCH
Window Casing MATCH Door Frame MATCH 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 TBD Walkways TBD Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications 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 9/16/2020 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

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing

AS AGENT FOR 458 Green Park LLC

STREET ADDRESS 2 Stone Alley

MAP/PARCEL 42.3.1 / 102

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9.16.2020

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

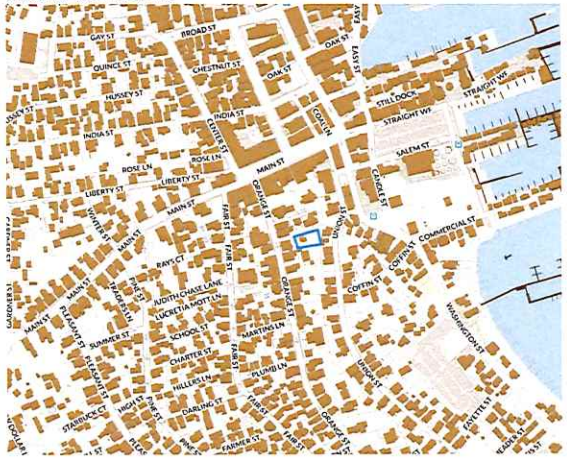
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

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

Victoria P Ewing 9.16.2020

Signature Date

LOCUS MAP 42.3.1 PARCEL 102



FIELD STONE RISERS TO MATCH EXISTING

EXISTING FIELD STONE WALL

EXISTING FIELD STONE WALL

FIELD STONE FOUNDATION WALL

RECEIVED
AUG 20 2020
BY

BASE PLAN INFORMATION

ZONING CLASSIFICATION: R-OH
MINIMUM LOT SIZE = 5,000 SQ. FT.
MINIMUM FRONTAGE = 50
FRONT YARD SETBACK = NONE
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5 FT.
GROUND COVER RATIO = 50%
EXISTING GROUND COVER RATIO = 9.7%

"TOPOGRAPHIC" PLOT PLAN
NANTUCKET, MA.

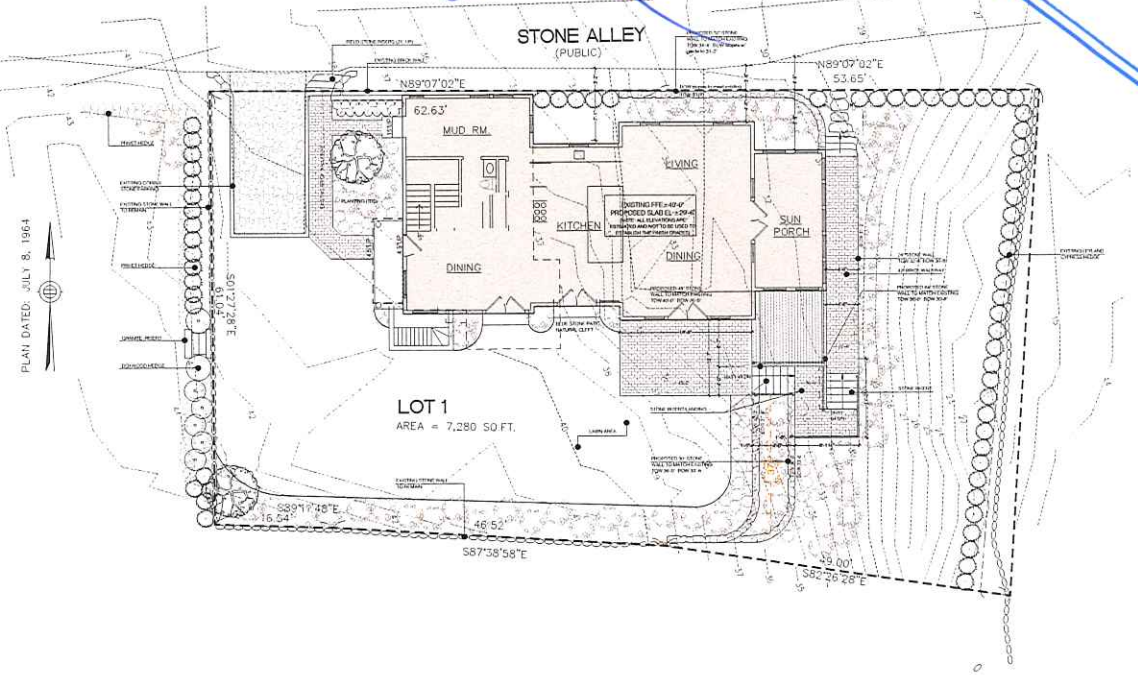
(NANTUCKET COUNTY)

SCALE 1 IN.= 10 FT
2 STONE ALLEY
JAMUARY 30, 2017

L.C.C. 11559-B CERT.: 24475
ASSESSORS MAP 42.3.1, PARCEL 102

OWNER: 450 GREEN PARK LLC

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



ATHERN
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5139 F (508) 325-4416
design@athernla.com

PROJECT

2 STONE ALLEY
RESIDENCE
2 STONE ALLEY
NANTUCKET MA 02554

ARCHITECT
PAUL ALDEN CURTIS
13 DWIGHT STREET, BOSTON MA
T (617) 423-7946

SURVEYOR
J. MARCKLINGER & ASSOCIATES, INC.
PO BOX 896, NANTUCKET MA
T (310) 945-7054

SITE PLAN

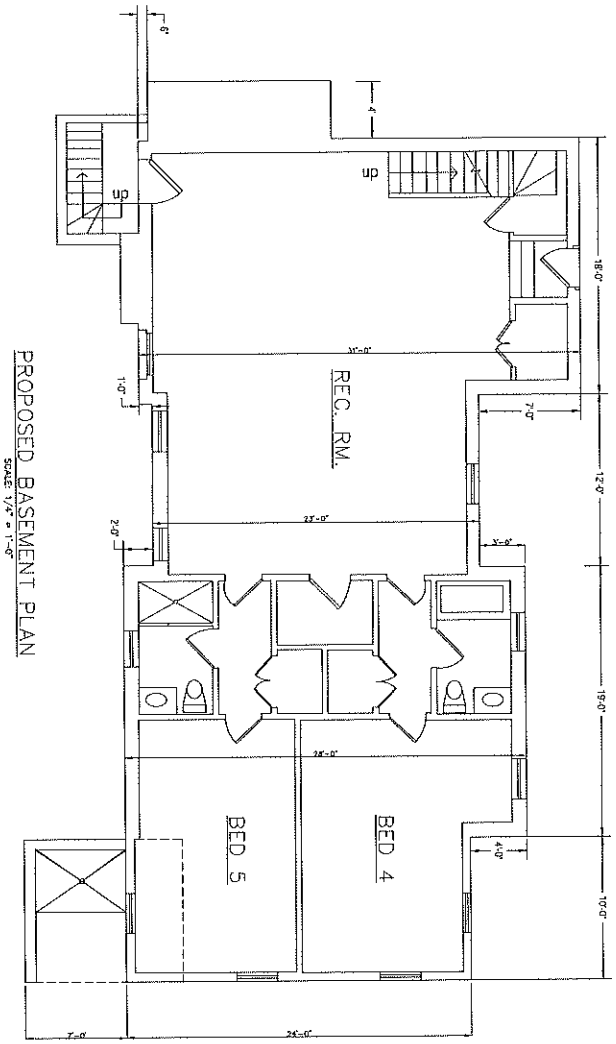
DRAWING INFO

DATE	AUGUST 3, 2020 (REV)
SCALE	1/8" = 1'-0"

REVISIONS

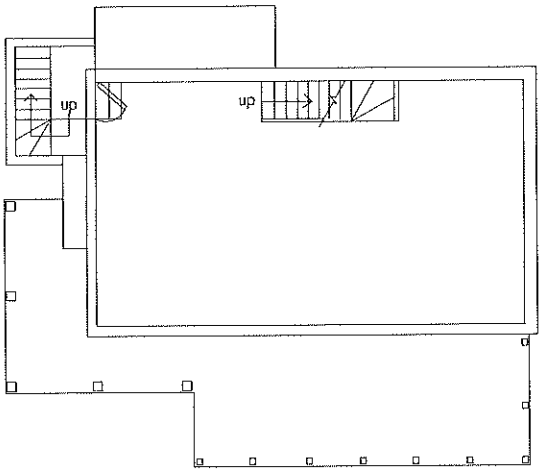
DATE	AUGUST 23, 2019
DATE	NOVEMBER 11, 2019
DATE	NOVEMBER 26, 2019
DATE	NOVEMBER 26, 2019
DATE	DECEMBER 12, 2019

L00



PROPOSED BASEMENT PLAN

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



EXISTING BASEMENT PLAN

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

FILE#: JDS19056	A1
DATE: 08/05/20	SHEET
PROJ. MGR.: JDS	
C.M.: N/A	

JOB LOCATION:

2 STONE ALLEY
NANTUCKET, MA

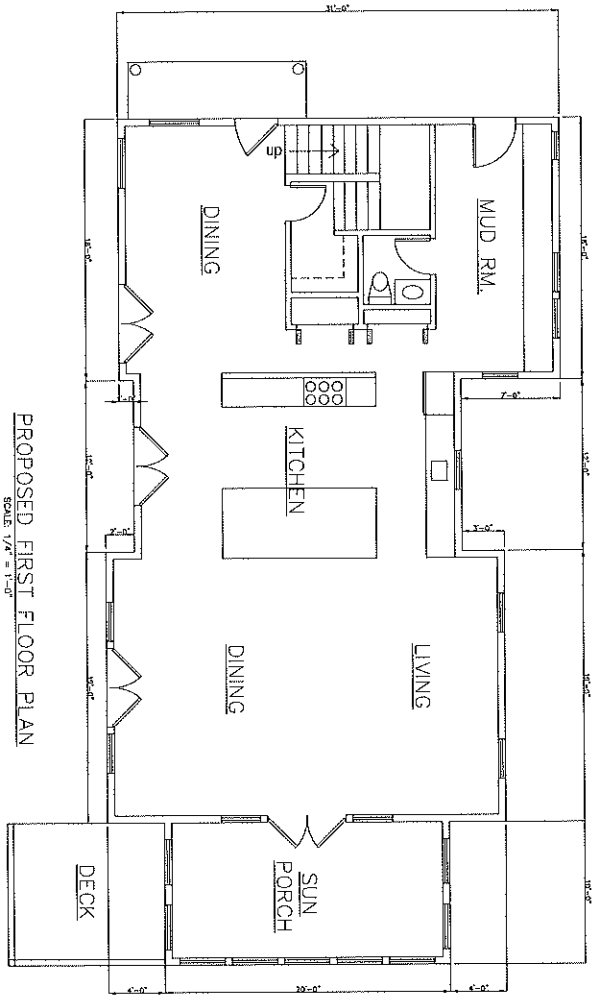
BASEMENT PLANS

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	INITIAL ISSUE	JDS	11/16/19

JAMES D. SMITH, ARCHITECT, AIA

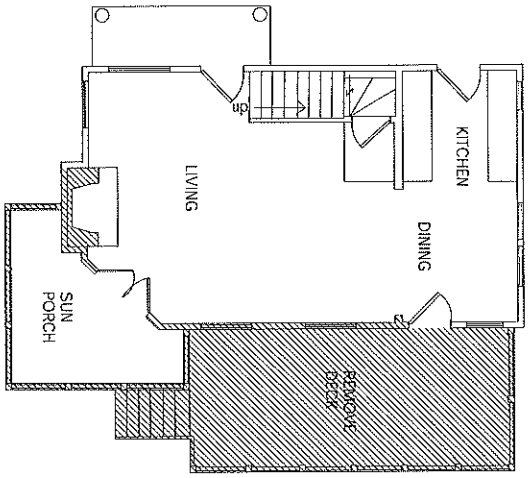
522 BAY LANE, CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAMESDSMITH11@COMCAST.NET

PDF created with pdfFactory Pro trial version www.pdffactory.com



PROPOSED FIRST FLOOR PLAN

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



EXISTING FIRST FLOOR PLAN

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

FILE#: JDS19036	
DATE: 08/05/20	
PROJ. MGR: JDS	
C.M. N/A	

SHEET **A2**

JOB LOCATION:
2 STONE ALLEY
NANTUCKET, MA

FIRST FLOOR PLANS

REVISIONS

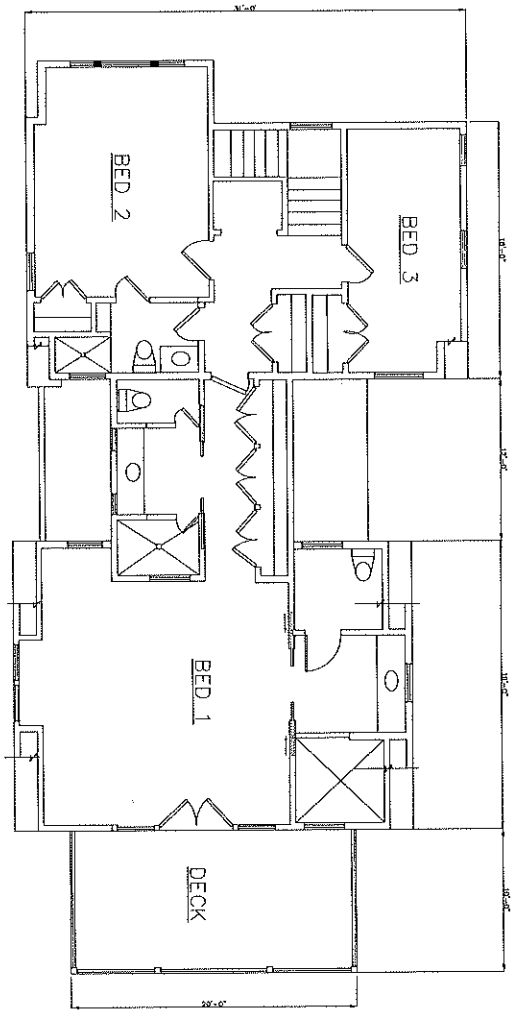
NO	DESCRIPTION	BY	DATE
	INITIAL ISSUE	JDS	11/16/19
	REVISED	JDS	03/10/20

JAMES D. SMITH, ARCHITECT, AIA
522 BAY LANE, CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAYESDSMITH1@COMCAST.NET

PDF created with pdfFactory Pro trial version www.pdffactory.com

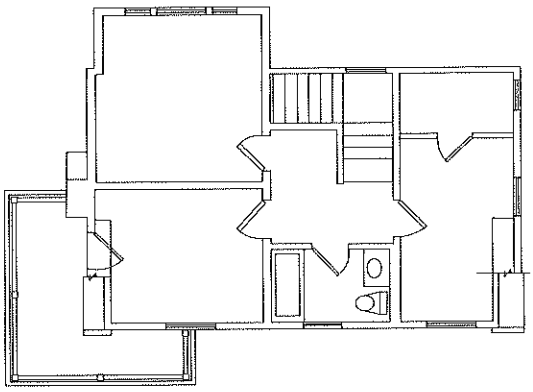
PROPOSED SECOND FLOOR PLAN

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



EXISTING SECOND FLOOR PLAN

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



N

FILE #:	JDS1905
DATE:	08/05/20
PROJ. MGR.:	JDS
C.M.:	N/A

SHEET A3

JOB LOCATION:
2 STONE ALLEY
NANTUCKET, MA

SECOND FLOOR PLANS

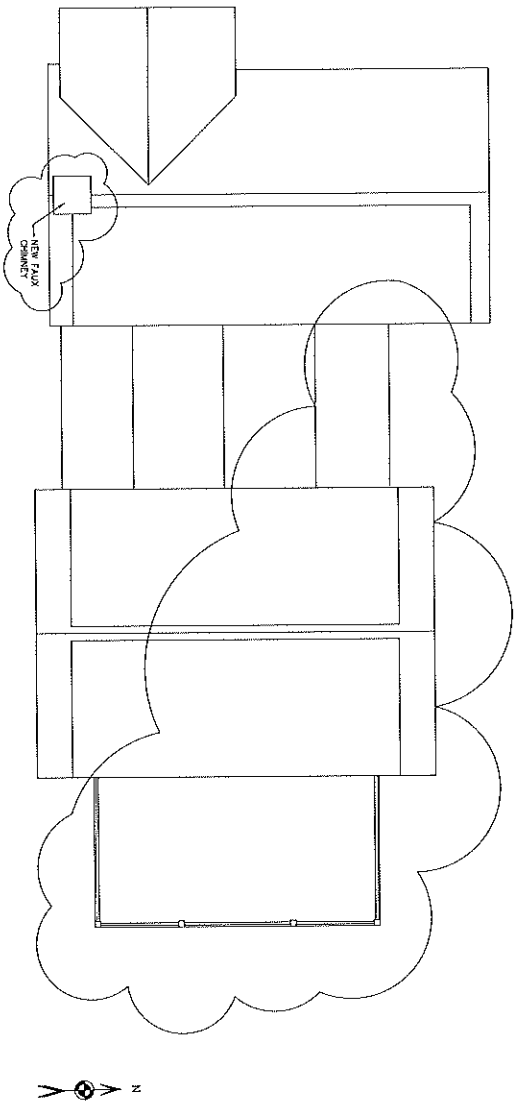
REVISIONS			
NO	DESCRIPTION	BY	DATE
	INITIAL ISSUE	JDS	11/16/19
	REVISED	JDS	03/10/20

JAMES D. SMITH, ARCHITECT, AIA

522 BAY LANE, CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET

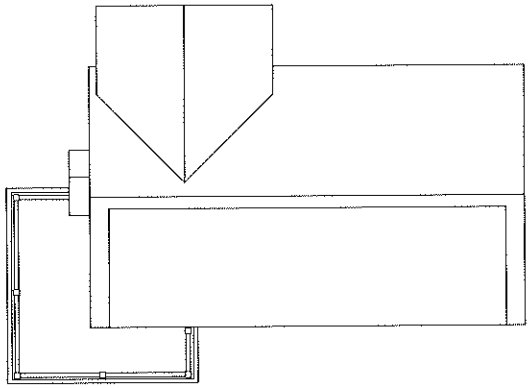
PROPOSED ROOF PLAN

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



EXISTING ROOF PLAN

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



FILE#:	JDS19056
DATE:	08/05/20
PROJ. MGR:	JDS
C.N.:	N/A

SHEET **A4**

JOB LOCATION:

2 STONE ALLEY
NANTUCKET, MA

ROOF PLANS

REVISIONS

NO	DESCRIPTION	BY	DATE
	INITIAL ISSUE	JDS	11/19/19
	REVISED	JDS	03/10/20

JAMES D. SMITH, ARCHITECT, AIA

522 BAY LANE, CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAMESDSMITH11@COMCAST.NET

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

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

RECEIVED
BY
AUG 20 2020

REVISION NOTES:

IN RESPONSE TO CONCERNS EXPRESSED AT THE MEETING OF JANUARY 21ST, THE FOLLOWING REVISIONS HAVE BEEN MADE TO THE PLANS AND ELEVATIONS:

- *THE DISCREPANCY BETWEEN THE EAST ELEVATION AND THE PLANS AS FAR AS THE LOCATION OF JOGS IN THE ELEVATION HAS BEEN CORRECTED
- *THE PORCH HAS BEEN REDUCED AND THE NUMBER OF WINDOW BAYS
- *THE HEIGHTS OF RIDGES HAVE BEEN REDUCED ON NEW ADDITION TO BE SECONDARY TO THE EXISTING STRUCTURE
- *THE TRIM DETAILS OF THE NEW PORCH ROOF ABOVE WINDOWS HAVE BEEN CORRECTED TO EXISTING EXACTLY MATCH ORIGINAL EXISTING
- *RIM BOARD HEADERS HAVE BEEN EMPLOYED ABOVE DORMER WINDOWS AND DOORS TO ASSURE MINIMUM HEIGHT OF THE NEW ROOFS

Window Left in Place
Reused Window
New Window

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

JAMES D. SMITH, ARCHITECT, AIA
522 BAY LANE, CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAMESDSMITH1110@COMCAST.NET

REVISIONS

NO	DESCRIPTION	BY	DATE
	PERMITTAL ISSUE	JDS	11/19/19
	REVISED	JDS	12/12/19

JOB LOCATION:
2 STONE ALLEY
NANTUCKET, MA

EAST & WEST ELEVATIONS

SHEET
A5

FILE#: JDS19056
DATE: 08/05/20
PROJ. MGR. JDS
C.M. N/A

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

REVISION NOTES:

IN RESPONSE TO CONCERNS EXPRESSED AT THE MEETING OF JANUARY 21ST, THE FOLLOWING REVISIONS HAVE BEEN MADE TO THE PLANS AND ELEVATIONS:

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- *THE PORCH HAS BEEN REUDCED AND THE NUMBER OF WINDOW BAYS
- *THE HEIGHTS OF RIDGES HAVE BEEN REDUCED ON NEW ADDITION TO BE SECONDARY TO THE EXISTING STRUCTURE
- *THE TRIM DETAILS OF THE NEW PORCH ROOF ABOVE WINDOWS HAVE BEEN CORRECTED TO EXISTING EXACTLY MATCH ORIGINAL EXISTING
- *RIM BOARD HEADERS HAVE BEEN EMPLOYED ABOVE DORMER WINDOWS AND DOORS TO ASSURE MINIMUM HEIGHT OF THE NEW ROOFS

RECEIVED
BY
AUG 20 2020

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

- Window Left in Place
- Reused Window
- New Window

JAMES D. SMITH, ARCHITECT, AIA
522 BAY LANE, CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET

REVISIONS

NO	DESCRIPTION	BY	DATE
	INITIAL ISSUE	JDS	11/19/19
	REVISED	JDS	12/12/19
	REVISED		08/05/20

JOB LOCATION:
2 STONE ALLEY
NANTUCKET, MA

SOUTH ELEVATIONS

SHEET
A6

FILE#: JDS19056
DATE: 08/05/20
PROJ. MGR. JDS
C.M. N/A

PDF created with pdfFactory Pro trial version www.pdffactory.com

REVISION NOTES:

IN RESPONSE TO CONCERNS EXPRESSED AT THE MEETING OF JANUARY 21ST, THE FOLLOWING REVISIONS HAVE BEEN MADE TO THE PLANS AND ELEVATIONS:

- *THE DISCREPANCY BETWEEN THE EAST ELEVATION AND THE PLANS AS FAR AS THE LOCATION OF JOGS IN THE ELEVATION HAS BEEN CORRECTED
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- *THE TRIM DETAILS OF THE NEW PORCH ROOF ABOVE WINDOWS HAVE BEEN CORRECTED TO EXISTING EXACTLY MATCH ORIGINAL EXISTING
- *RIM BOARD HEADERS HAVE BEEN EMPLOYED ABOVE DORMER WINDOWS AND DOORS TO ASSURE MINIMUM HEIGHT OF THE NEW ROOFS

EXISTING NORTH ELEVATION

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

PROPOSED NORTH ELEVATION

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

RECEIVED
AUG 20 2020
By

JAMES D. SMITH, ARCHITECT, AIA
522 BAY LANE, CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET

REVISIONS

NO	DESCRIPTION	BY	DATE
	INITIAL ISSUE	JDS	11/19/19
	REVISED	JDS	12/12/19
	REVISED		08/05/20

JOB LOCATION:
2 STONE ALLEY
NANTUCKET, MA

NORTH ELEVATIONS

SHEET
A7

FILE#: JDS19056
DATE: 08/05/20
PROJ. MGR. JDS
C.M. N/A

PDF created with pdfFactory Pro trial version www.pdffactory.com

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°: 42.3.1 PARCEL N°. 102

Street & Number of Proposed Work: 2 STONE ALLEY

Owner of record: 450 GREEN PARK LLC

Mailing Address: 5 HARTLEY FARMS RD, MORRISTOWN, NJ 07960

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: AHERN LLC

Mailing Address: 6 WINDY WAY, NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: DESIGN@AHERNLLC.COM

FOR OFFICE USE ONLY

Date application received: 4-11-2020 Fee Paid: $ 50

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: 185 SF ☐ 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* (describe)

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 _____ Walkways BRICK (TME) Walls NE ROUNDSTONE (TME)

PATIO: BRICK (TME)

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

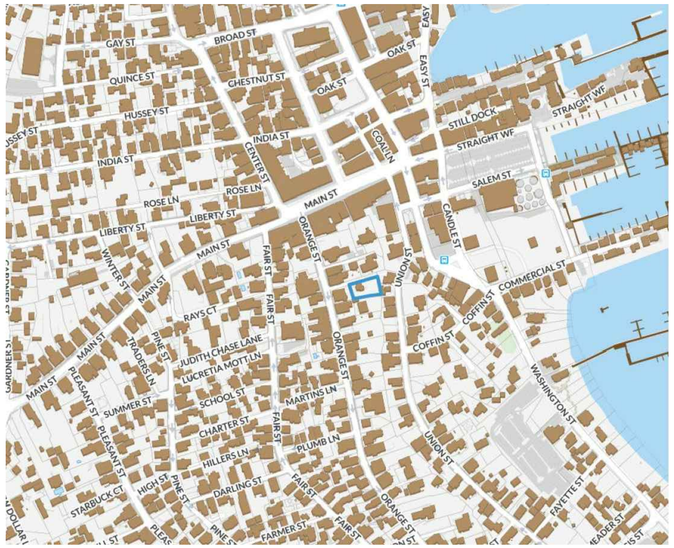
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 4-11-2020 Signature of owner of record _____ Signed under penalties of perjury

GIS MAP 42.3.1 PARCEL 102



AERIAL MAP 42.3.1 PARCEL 102

PROPOSED PLANTING SPECS

HYDRANGEA

BOXWOOD

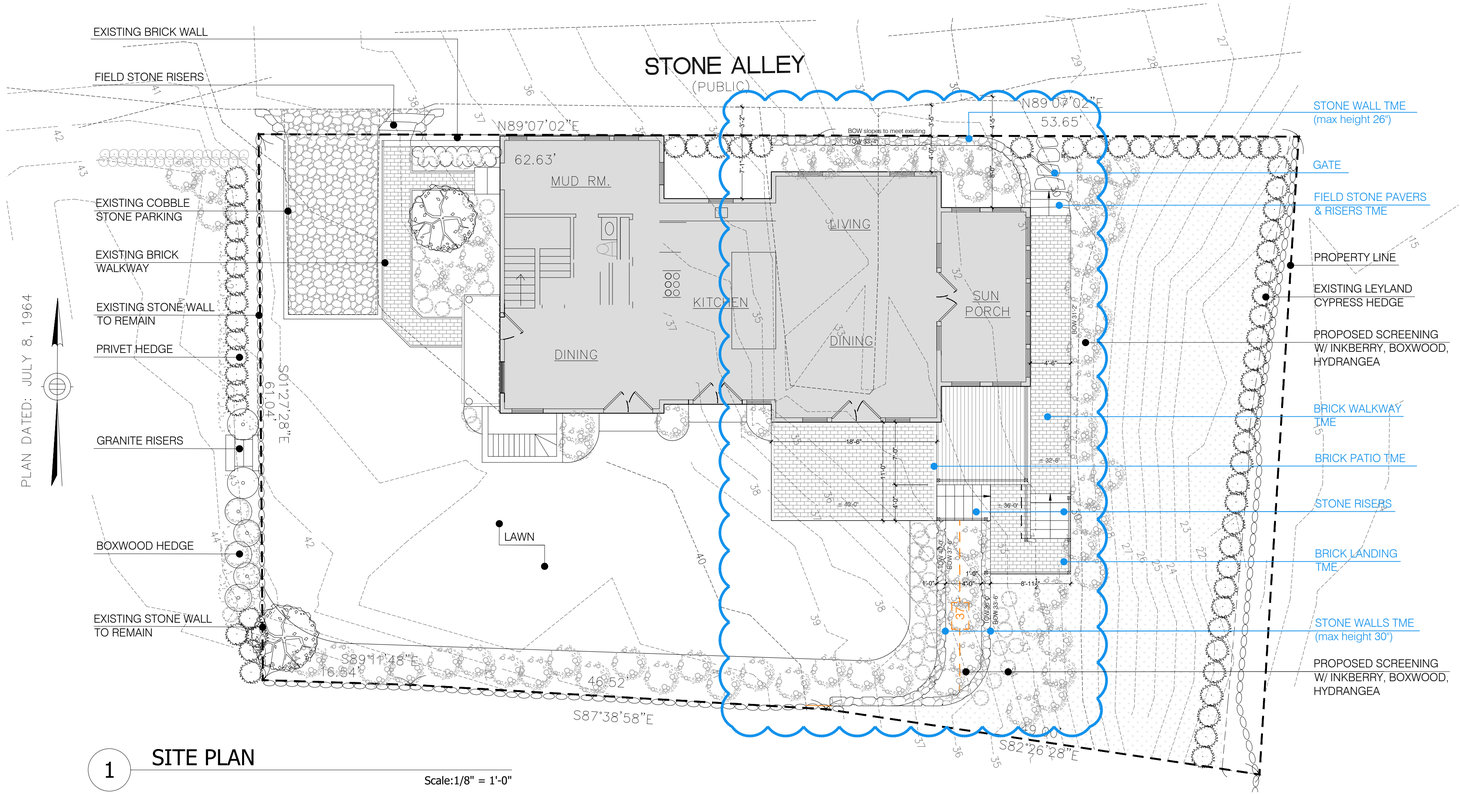
INKBERRY

FIELD STONE RISERS TO MATCH EXISTING

EXISTING FIELD STONE WALL

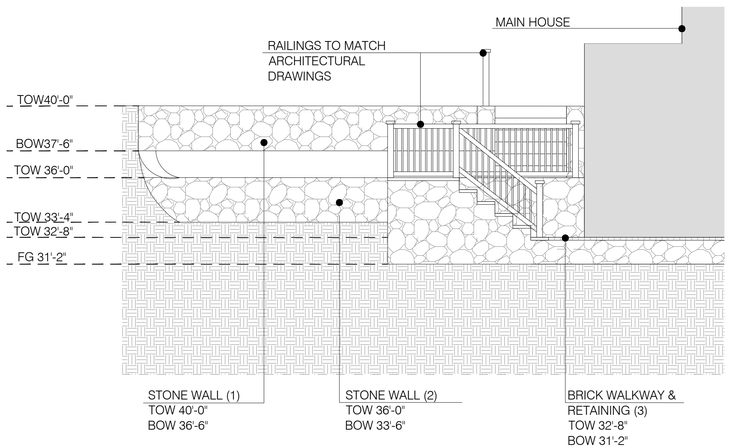
EXISTING FIELD STONE WALL

FIELD STONE FOUNDATION WALL



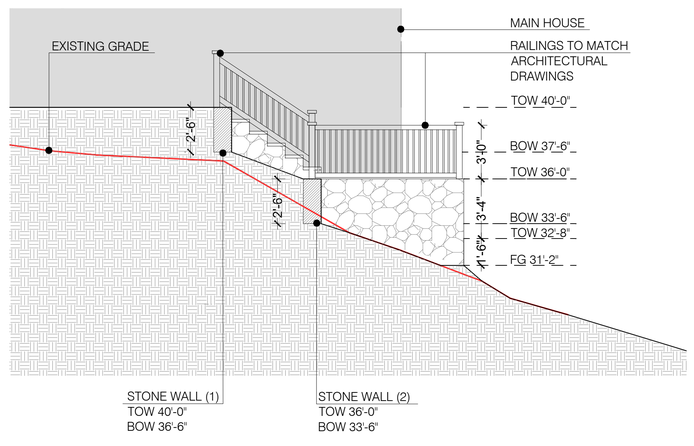
1 SITE PLAN

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



2 EAST ELEVATION

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



3 SOUTH ELEVATION

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

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

2 STONE ALLEY
RESIDENCE

2 STONE ALLEY
NANTUCKET MA 02554

ARCHITECT

PAUL ALDEN CURTIS
13 DWIGHT STREET, BOSTON MA
T (617) 423-7896

SURVEYOR

J. MARCKLINGER & ASSOCIATES, INC.
PO BOX 896, NANTUCKET MA
T (310) 945-7054

HDC SUBMISSION
FOR HARDSCAPE

DRAWING INFO

DATE	AUGUST 5, 2020
SCALE	1/8" = 1' - 0"

REVISIONS

HDC.00

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 MIROSLAVA AHERN

AS AGENT FOR 450 CHERRY PARK LLC

STREET ADDRESS 2 STONE ALLEY

MAP/PARCEL 42.3.1 - 102

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8-11-2020

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.

Miroslava Ahern 8-11-2020

Signature Date

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°: 20 PARCEL N°. 11.1

Street & Number of Proposed Work: 3 Wauwinet Rd

Owner of record: Tessa Cressman & Jim Gorrels

Mailing Address: 3 Wauwinet Rd

Nantucket Ma

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornmill design LLC

Mailing Address: 48 Dukes Rd

Nantucket, Ma

Contact Phone #: 8-9161 E-mail: Thornmilldesign@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. 72598

☐ 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: NO changes 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* (describe)

1. East Elevation Door & window changes.
2. South Elevation Door & window changes - second floor deck
3. West Elevation Door change
4. North Elevation ~~Door~~ window and roof line change

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ 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 N/A 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 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____

Window Casing 1x5 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 10 LITE/15 LITE Side _____

Garage Door(s): ~~Type~~ _____ ~~Material~~ _____

Hardscape materials: ~~Driveways~~ _____ Walkways _____ ~~Walls~~ _____

* Note: Complete door and window schedules are required.

COLORS

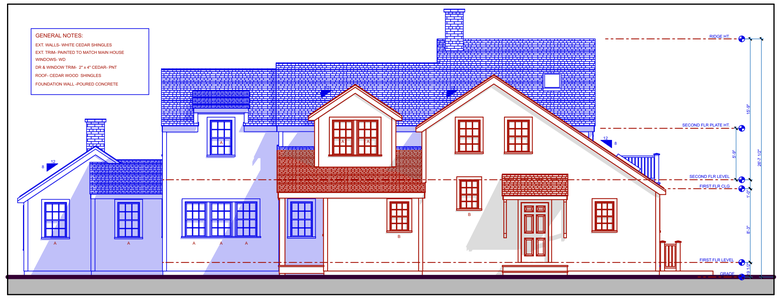
Sidewall Nat Clapboard (if applicable) _____ Roof ~~Red~~ Nat

Trim White Sash White TOUE Doors White

Deck Nat Foundation Nat Fence _____ Shutters _____

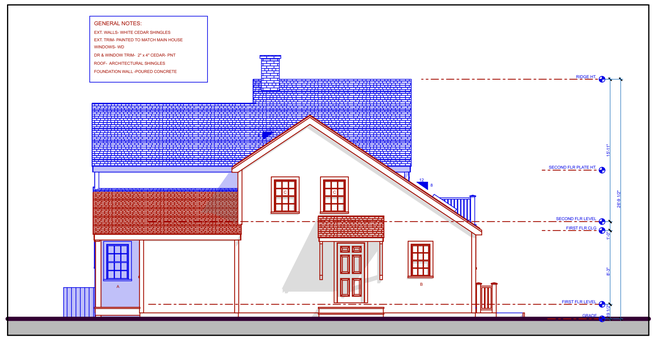
* Attach manufacturer's color samples if color is not from HDC approval list.

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.



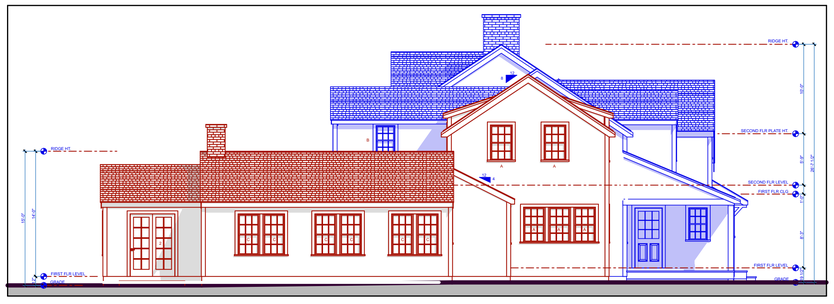
North Elevation- Last HDC Approved

SCALE: 1/8" = 1'-0"



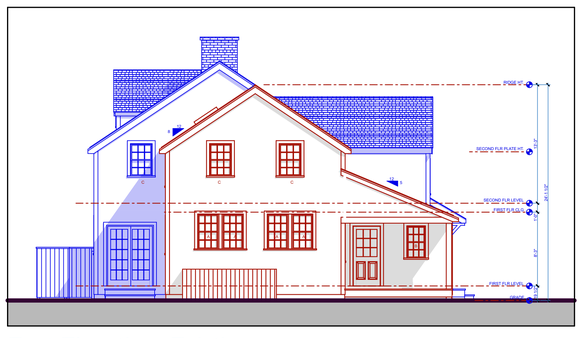
North Elevation- Existing

SCALE: 1/8" = 1'-0"



East Elevation- Last HDC Approved

SCALE: 1/8" = 1'-0"



East Elevation- Existing

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

EXT. WALLS- WHITE CEDAR SHINGLES

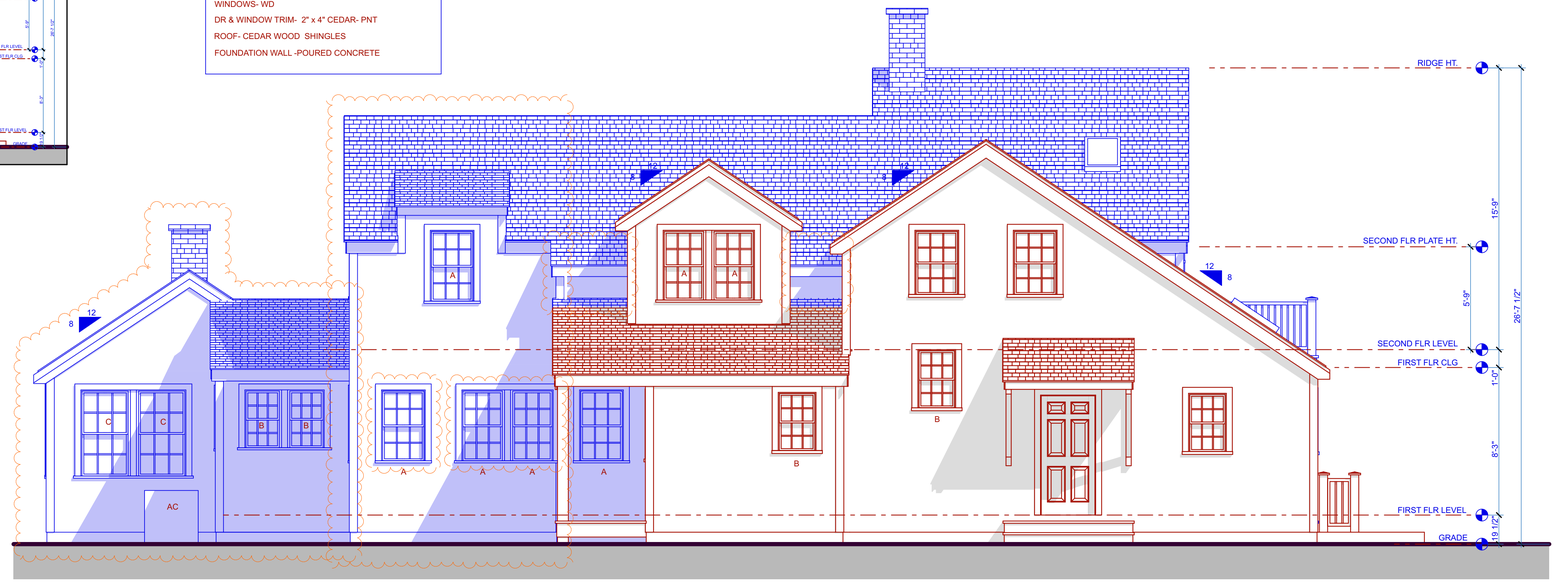
EXT. TRIM- PAINTED TO MATCH MAIN HOUSE

WINDOWS- WD

DR & WINDOW TRIM- 2" x 4" CEDAR- PNT

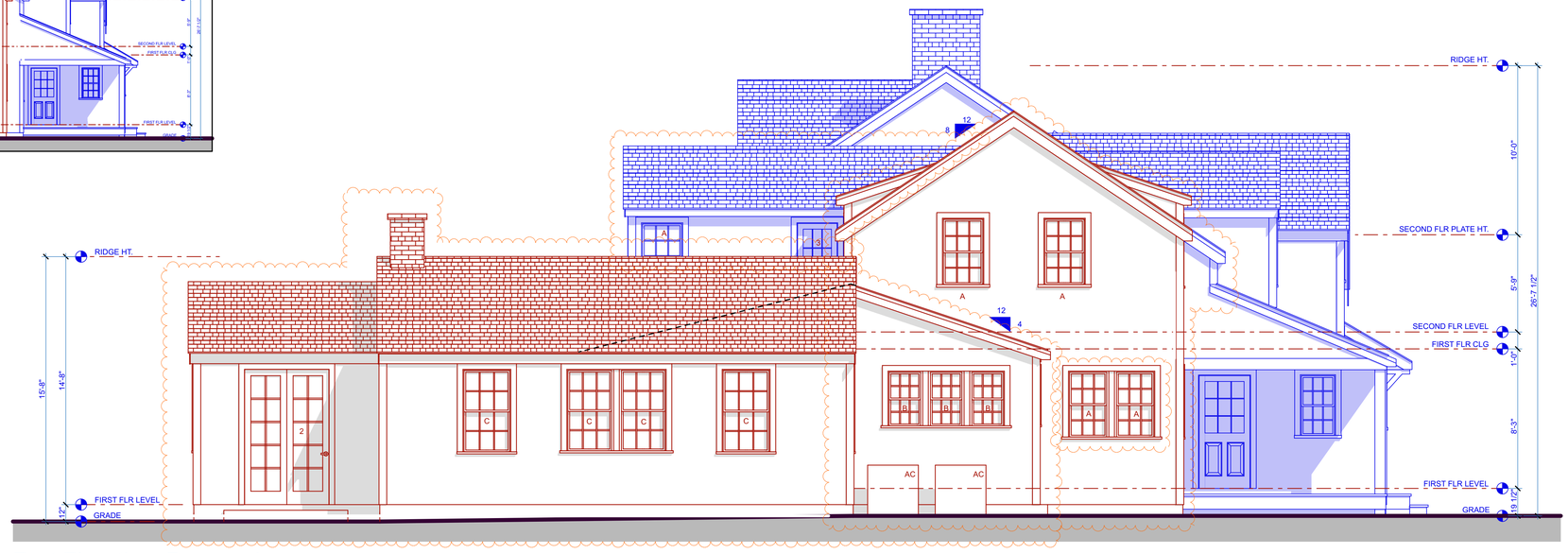
ROOF- CEDAR WOOD SHINGLES

FOUNDATION WALL -POURED CONCRETE



North Elevation- Proposed

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



East Elevation- Proposed

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

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Additions & Renovations to the Cressman/ Garrels Residence

3 Wauwinet Road
Nantucket, Massachusetts

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Project No:
Designed by: LT
Drawn by: PM
Checked by: LT

Sheet No:

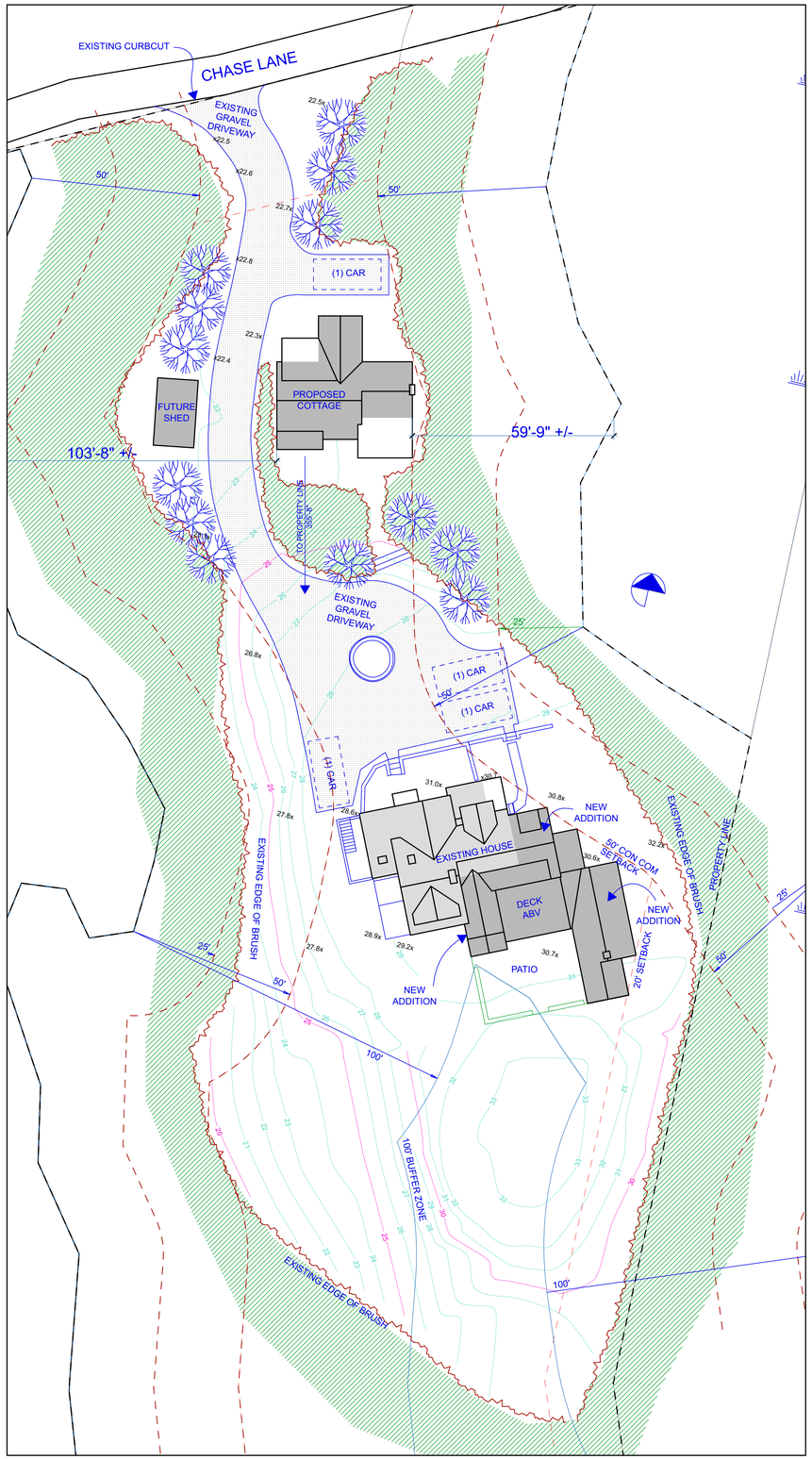
A2. 1

Conte...
Elevations

Additions & Renovations to the

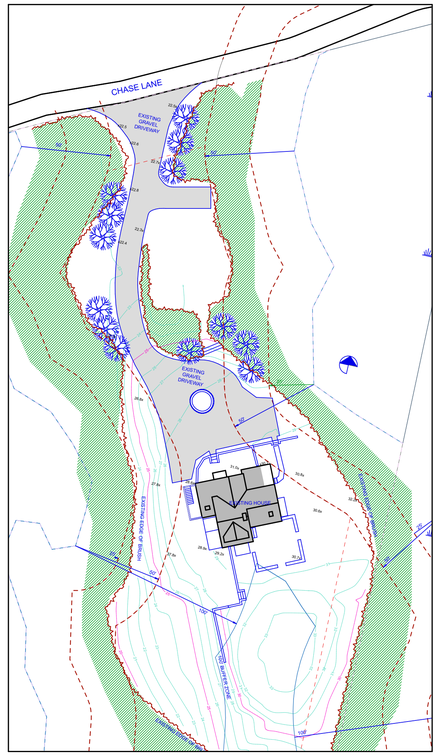
Cressman/Garrels Residence

3 Wauwinet Road
Nantucket , Massachusetts



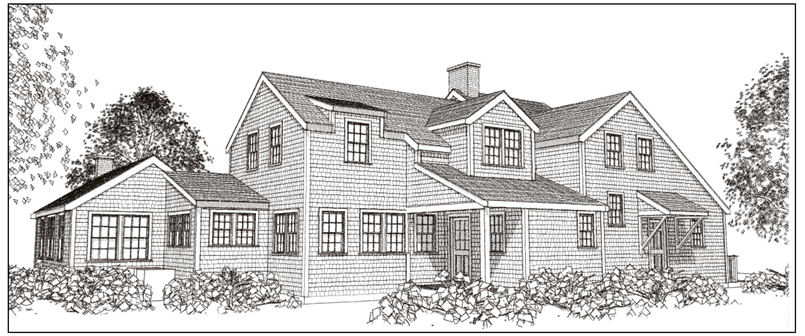
Site Plan- Proposed

SCALE: 1" = 20'

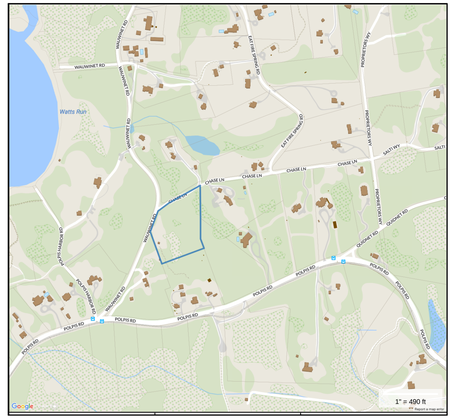


Site Plan- Existing

SCALE: 1" = 40'



Northeast Perspective



Locus

ZONING INFORMATION
MAP 20 PARCEL 11.
MINIMUM LOT SIZE- 120,000 S.F.
MINIMUM FRONTAGE- 200 SF
FRONT YARD SETBACK- 35 SF
REAR & SIDE SETBACK- 20 FT
GROUND COVER RATIO- 3% - ALLOWABLE- 5701 SF
MAIN HOUSE G.C.- 1291 SF
PROPOSED ADDITION - 1405 SF
MAIN HOUSE TOTAL GROUND COVER- 2696 SF

PROPOSED COTTAGE - 1160 SF
PROPOSED SHED- 200 SF

TOTAL PROPOSED GROUND COVER- 4056 SF

EXISTING LOT SIZE- 190,034 SF
SEE PLAN
SEE PLAN
SEE PLAN

DRAWING INDEX

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	A1.1	FIRST FLOOR PLAN
	A1.2	SECOND FLOOR PLAN
	A2.1	ELEVATIONS
	A2.2	ELEVATIONS
	A3.1	SECTIONS
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Additions & Renovations to the
Cressman/ Garrels Residence
3 Wauwinet Road
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Project No:
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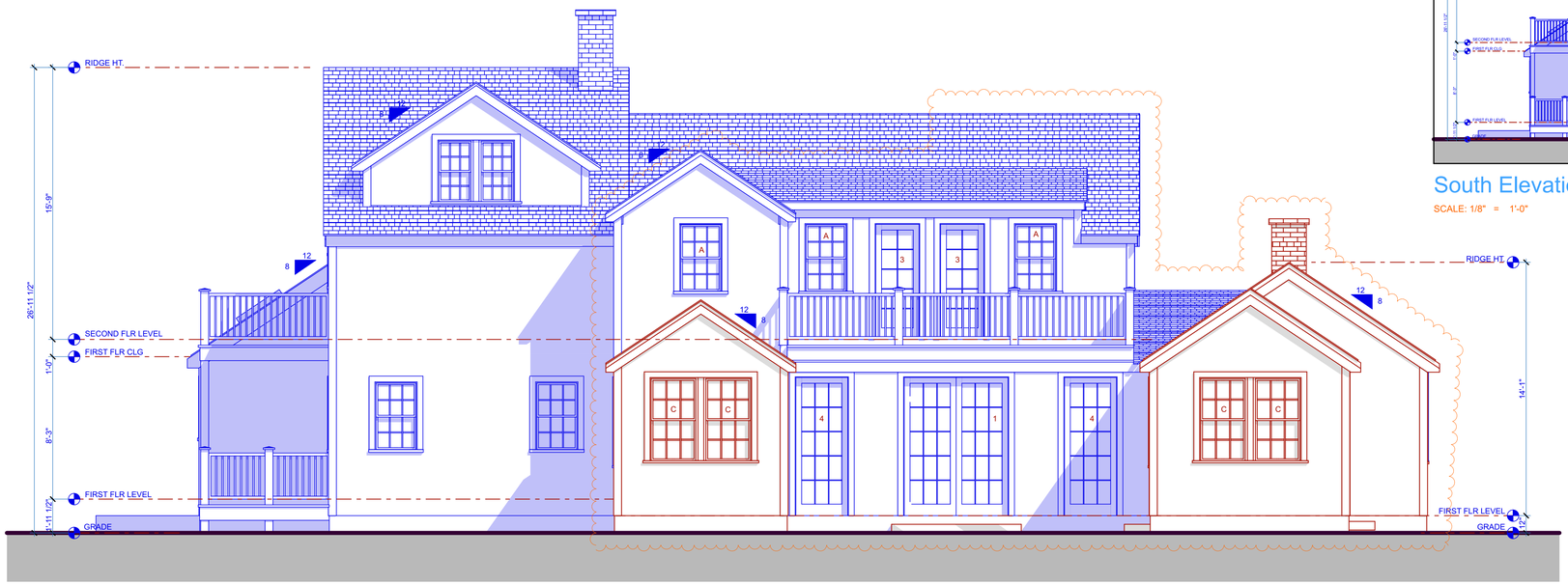
Checked by: LT

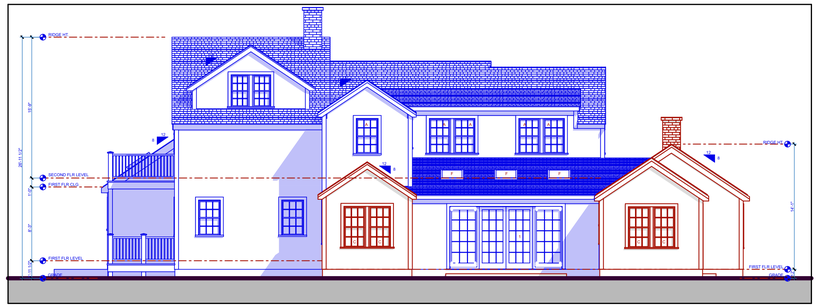
Sheet No:
A0.0

Content:
Cover- Main House



South Elevation- Proposed

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

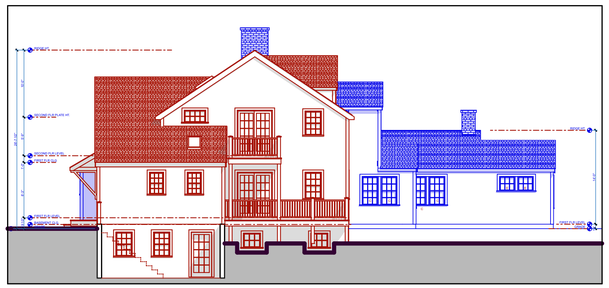


South Elevation- Last HDC Approved

SCALE: 1/8" = 1'-0"

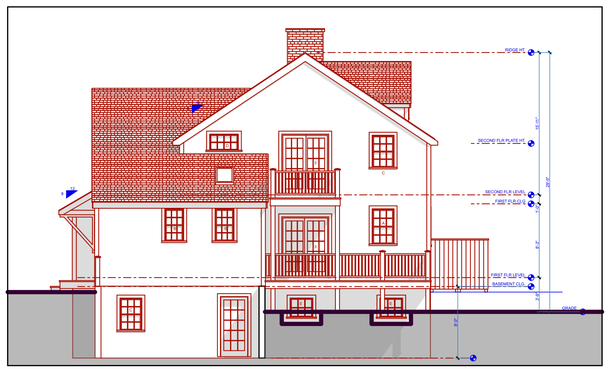
South Elevation- Existing

SCALE: 1/8" = 1'-0"



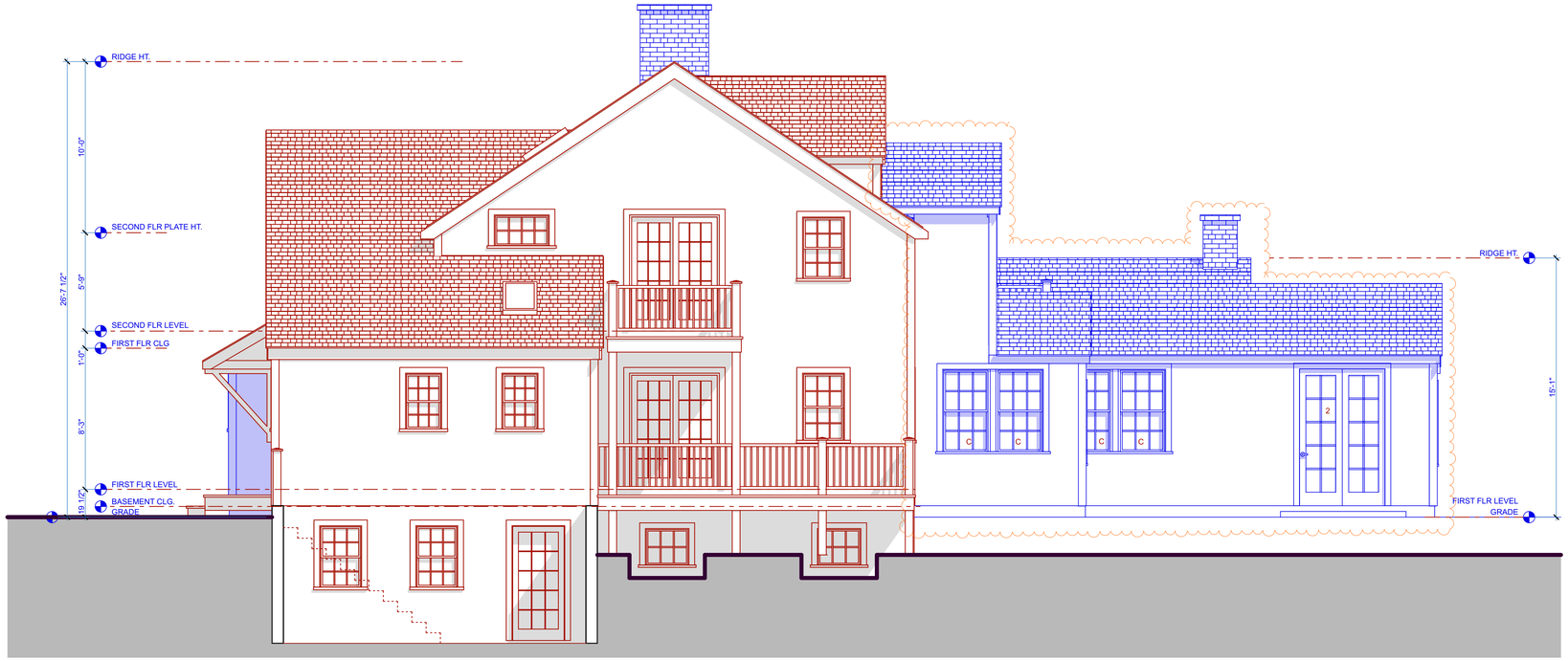
West Elevation- -Last HDC Approved

SCALE: 3/32" = 1'-0"



West Elevation- Existing

SCALE: 1/8" = 1'-0"



West Elevation- Proposed

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

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AS BUILTS	1/05/18
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Additions & Renovations to the Cressman/ Garrels Residence

3 Wauwinet Road
Nantucket, Massachusetts

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Project No:
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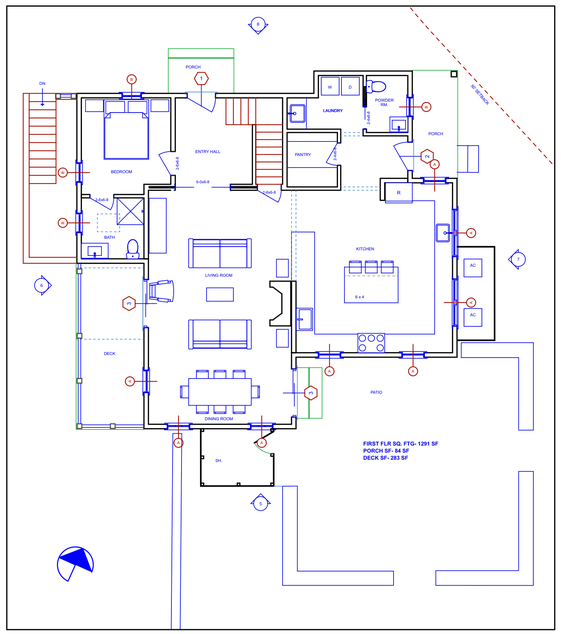
Drawn by: PM
Checked by: LT

Sheet No:

A2. 2

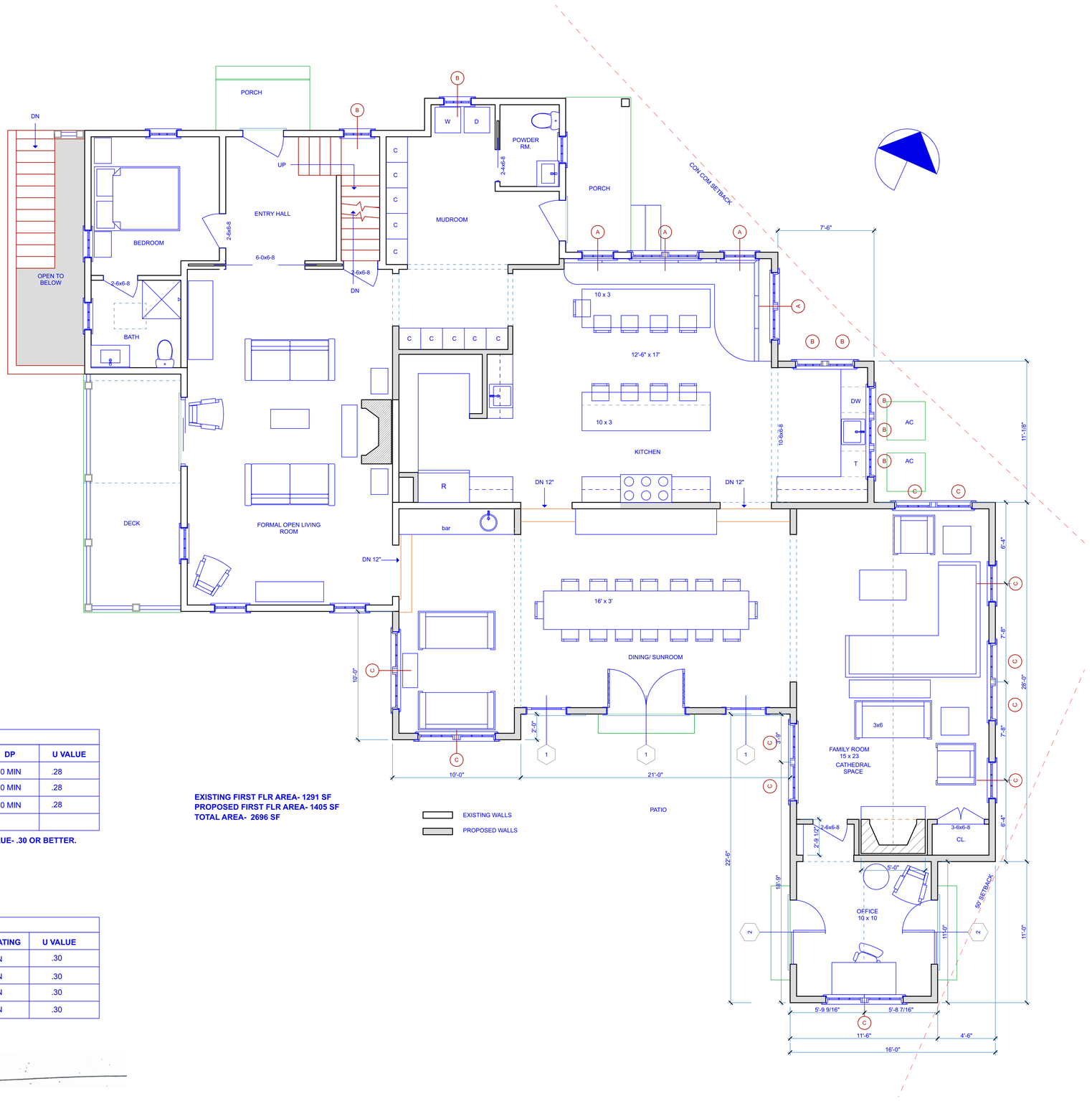
Conte...

Elevations



First Floor Plan- Existing

SCALE: 1/8" = 1'-0"



EXISTING FIRST FLR AREA- 1291 SF
PROPOSED FIRST FLR AREA- 1405 SF
TOTAL AREA- 2696 SF

First Floor Plan- Proposed

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

WINDOW SCHEDULE							
ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS	DP	U VALUE
A	14	WUDH 2420	2'-5 3/8" x 4'-1"	2'-6 3/8" x 4'-1 1/2"	6/6 DH, SDL, EGRESS- CLEAR OPNG- 20 x 24 or 24 x 20	30 MIN	.28
B	2	WUDH 2016	2'-1 3/8" x 3'-5"	2'-2 3/8" x 3'-5 1/2"	6/6 DH, SDL	30 MIN	.28
C	14	WUDH 2826	2'-9 3/8" x 5'-1"	2'-10" x 5'-1 1/2"	6/6 DH, SDL	30 MIN	.28

GENERAL NOTE: MARVIN WINDOWS, THERMAL PANED GLASS, 3/4" MUNTINS, WOOD, LOW E, U VALUE- .30 OR BETTER, U VALUE- .30 OR BETTER.
IMPACT GLASS
ALL MULLION UNITS TO HAVE DOUBLE STUD POCKETS.
FIRST FLOOR HEADER HT- T.O.W. 7'-0", LOWER LEVEL- 8'-0" AFF
SECOND FLOOR HEADER HT.- 6'-8"- EXCEPT WHERE NOTED @ BEDROOMS
ALL ROUGH OPENINGS TO BE CONFIRMED BY CONTRACTOR.
TEMPERED GLASS @ BATHROOM/ STAIRS

DOOR SCHEDULE							
ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPENING	REMARKS	DP RATING	U VALUE
1	1	MARVIN	6'-0" x 8'-0"	6'-1 1/2" x 8'-2 1/2"	(2)15 LITE FRENCH INSWING	30 MIN	.30
2	2	MARVIN	5'-0 5/8" x 8'-2"	5'-1 1/2" x 8'-2 1/2"	10 LITE FRENCH INSWING	30 MIN	.30
3	3	MARVIN	2'-4" x 6'-8"	2'-5 1/2" x 6'-8 1/2"	15 LITE FRENCH INSWING	30 MIN	.30
4	2	MARVIN	3'-0" x 8'-0"	3'-1 1/2" x 8'-2 1/2"	15 LITE FRENCH STATIONARY PANEL	30 MIN	.30

EXISTING WALLS

ISSUES/REVISION	DATE
AS BUILTS	1/05/18
HDC 1	2/5/18
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Additions & Renovations to the Cressman/ Garrels Residence

3 Wauwinet Road
Nantucket, Massachusetts

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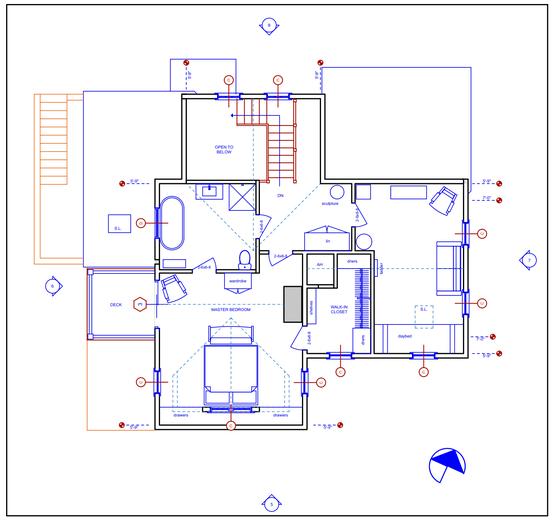
Project No: LT
Designed by: PM
Drawn by: LT
Checked by:

Sheet No:

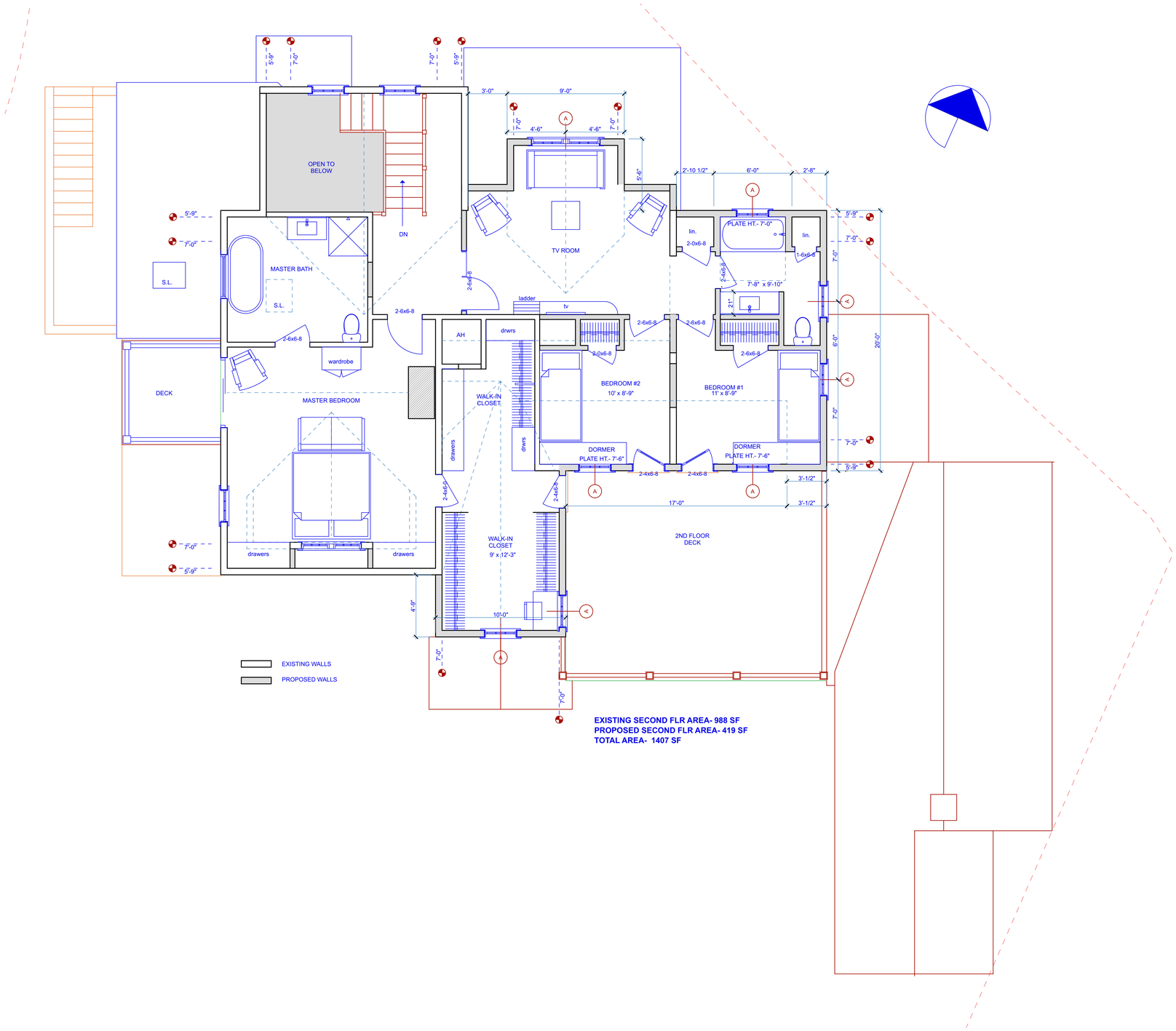
A1. 1

Contents:
First Floor Plan



Second Floor- Existing

SCALE: 1/8" = 1'-0"



EXISTING SECOND FLR AREA- 988 SF
PROPOSED SECOND FLR AREA- 419 SF
TOTAL AREA- 1407 SF

Second Floor- Proposed

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

ISSUES/REVISION	DATE
AS BUILTS	1/05/18
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A1. 2

Conte.....
Second Floor Plan

Additions & Renovations to the

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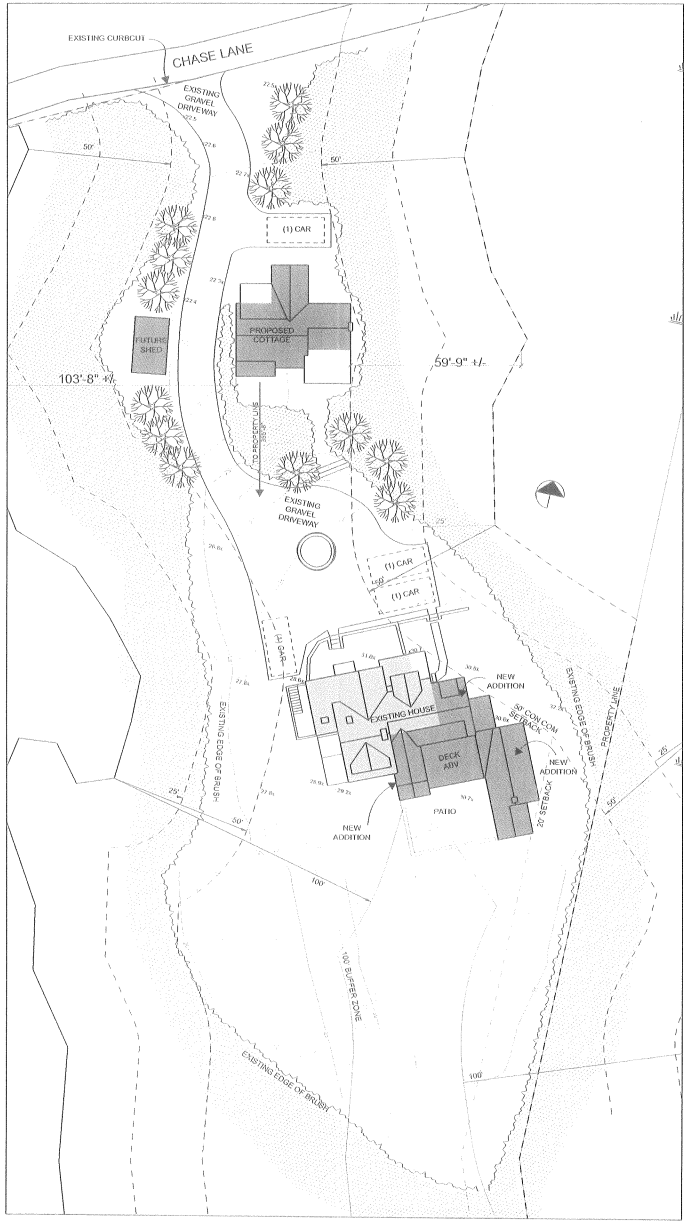
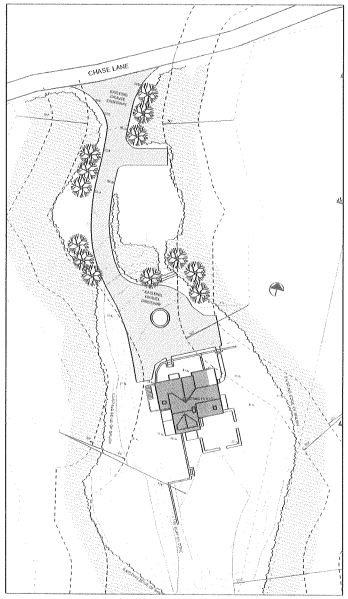
Nantucket , Massachusetts



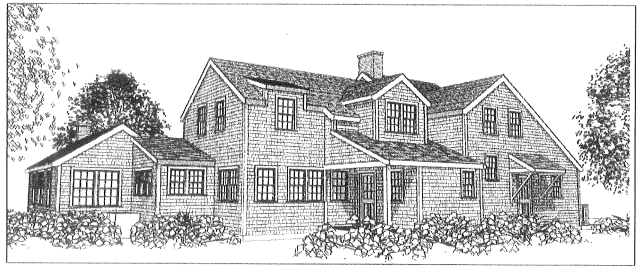
Site Plan- Proposed

SCALE: 1" = 20'

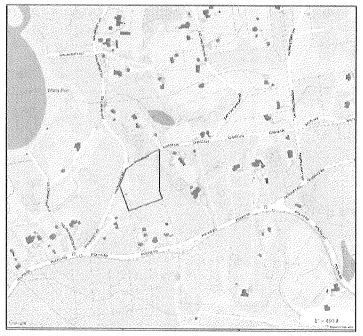


Site Plan- Existing

SCALE: 1" = 40'



Northeast Perspective



Locus

ZONING INFORMATION
MAP 20 PARCEL 11
MINIMUM LOT SIZE: 120,000 S.F — EXISTING LOT SIZE: 190,034 SF
MINIMUM FRONTAGE: 200 SF — SEE PLAN
FRONT YARD SETBACK: 35 SF — SEE PLAN
REAR & SIDE SETBACK: 20 FT — SEE PLAN
GROUND COVER RATIO: 3% ALLOWABLE: 5701 SF
MAIN HOUSE G.C.: 1291 SF
PROPOSED ADDITION: 1405 SF
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PROPOSED COTTAGE: 1160 SF
PROPOSED SHED: 200 SF

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	A1.2	SECOND FLOOR PLAN
	A2.1	ELEVATIONS
	A2.2	ELEVATIONS
	A3.1	SECTIONS
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	S-6	DETAILS
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	S-8	DETAILS

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48 Dukes Road
Nantucket, Ma. 02554
Tele 508 228 9761 Fax 508 228 3165

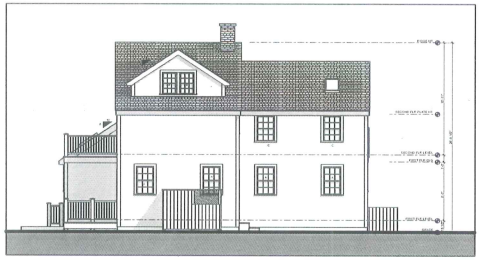
Sheet No:
A0.0

South Elevation- Proposed

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

South Elevation- Last HDC Approved

SCALE: 1/8" = 1'-0"



South Elevation- Existing

SCALE: 1/8" = 1'-0"

West Elevation- -Last HDC Approved

SCALE: 3/32" = 1'-0"

West Elevation- Existing

SCALE: 1/8" = 1'-0"

West Elevation- Proposed

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

ISSUES/REVISION	DATE
AS BUILTS	1/05/18
HDC 1	2/5/18
BLDG DEPT	5/9/18
FINAL REVIEW	6/22/18
HDC 2	6/5/19
CONSTRUCT DOCS	7/19/19
CONSTRUCT DOCS	10/19/19
HDC 3	9/07/20

Additions & Renovations to the Cressman/ Garrels Residence

3 Wauwinet Road

Nantucket, Massachusetts

USE OF DRAWING

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Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by:
Drawn by:
Checked by:

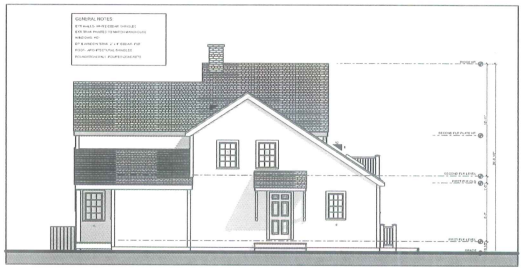
Sheet No:

A2. 2

Date:
Revisions

North Elevation- Last HDC Approved

SCALE: 1/8" = 1'-0"



North Elevation- Existing

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

EXT. WALLS- WHITE CEDAR SHINGLES

EXT. TRIM- PAINTED TO MATCH MAIN HOUSE

WINDOWS- WD

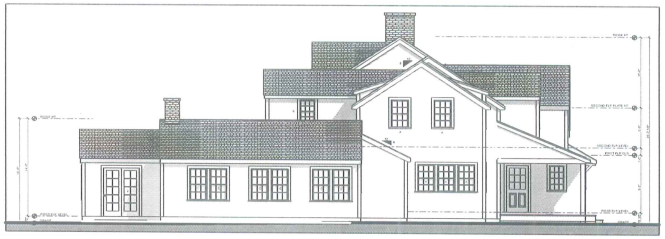
DR & WINDOW TRIM- 2" x 4" CEDAR- PNT

ROOF- CEDAR WOOD SHINGLES

FOUNDATION WALL -POURED CONCRETE

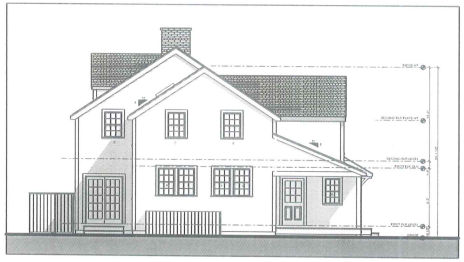
North Elevation- Proposed

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



East Elevation- Last HDC Approved

SCALE: 1/8" = 1'-0"



East Elevation- Existing

SCALE: 1/8" = 1'-0"

East Elevation- Proposed

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

ISSUES/REVISION	DATE
AS BUILTS	1/05/18
HDC 1	2/5/18
BLDG DEPT	5/9/18
FINAL REVIEW	6/22/18
HDC 2	6/5/19
CONSTRUCT DOCS	7/19/19
CONSTRUCT DOCS	10/19/19
HDC 3	9/07/20

Additions & Renovations to the Cressman/ Garrels Residence

3 Wauwinet Road

Nantucket, Massachusetts

USE OF DRAWING

This drawing is the sole property of the Designer and, as "An instrument of service", is not to be used for any building, in whole or part, other than the building as herein described without the expressed written permission of the Designer. All drawings are to be returned to the Designer upon request.

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Nantucket, Ma. 02554
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Project No:

Design By: KT

Drawn By: PE

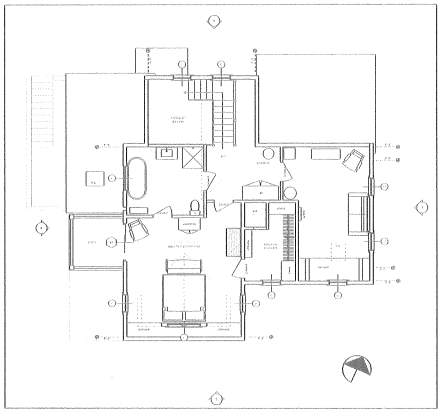
Checked By: KT

Sheet No:

A2. 1

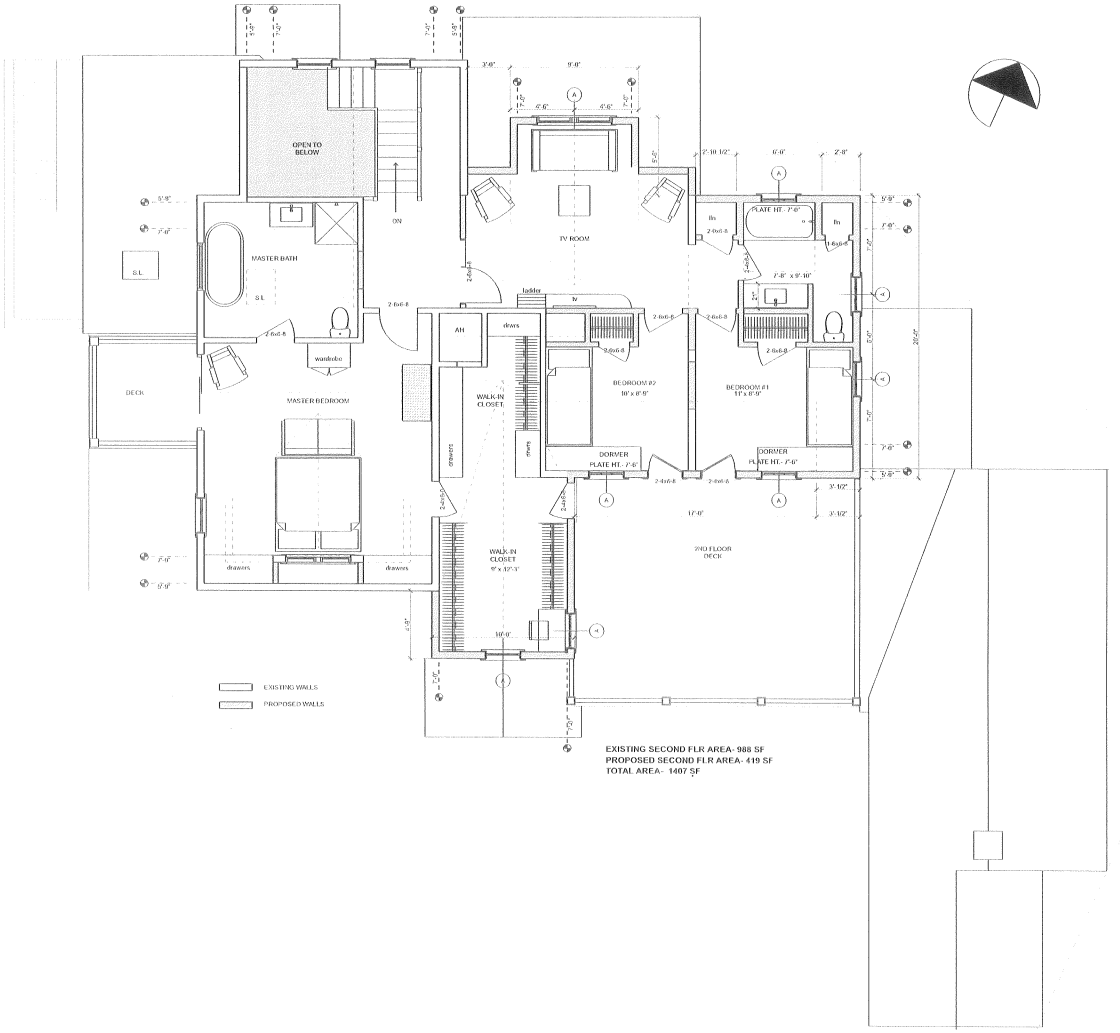
Co-op

Brothers



Second Floor- Existing

SCALE 1/8" = 1'-0"



EXISTING SECOND FLR AREA- 988 SF
PROPOSED SECOND FLR AREA- 419 SF
TOTAL AREA- 1407 SF

Second Floor- Proposed

SCALE 1/8" = 1'-0"

ISSUES/REVISION DATE	
AS BUILTS	1/05/18
HDC 1	2/5/18
BLDG DEPT	5/9/18
FINAL REVIEW	6/22/18
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CONSTRUCT DOCS	7/19/19
CONSTRUCT DOCS	10/19/19
HDC 3	9/07/20

Additions & Renovations to the Cressman/ Garrels Residence

3 Wauwinet Road
Nantucket, Massachusetts

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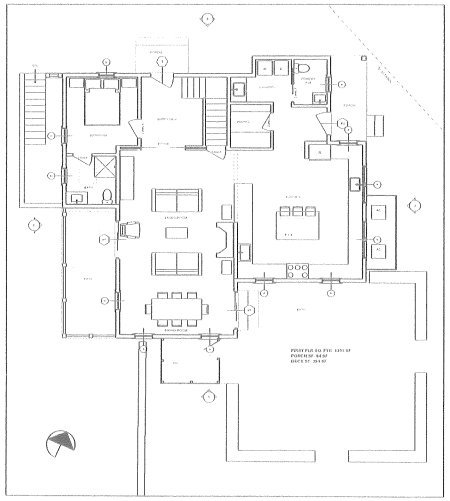
Tele. 508 228 9161 Fax 508 228 3185

Project No:
Drawn By: LT
Checked By: PH
Date: 6/

Sheet No:

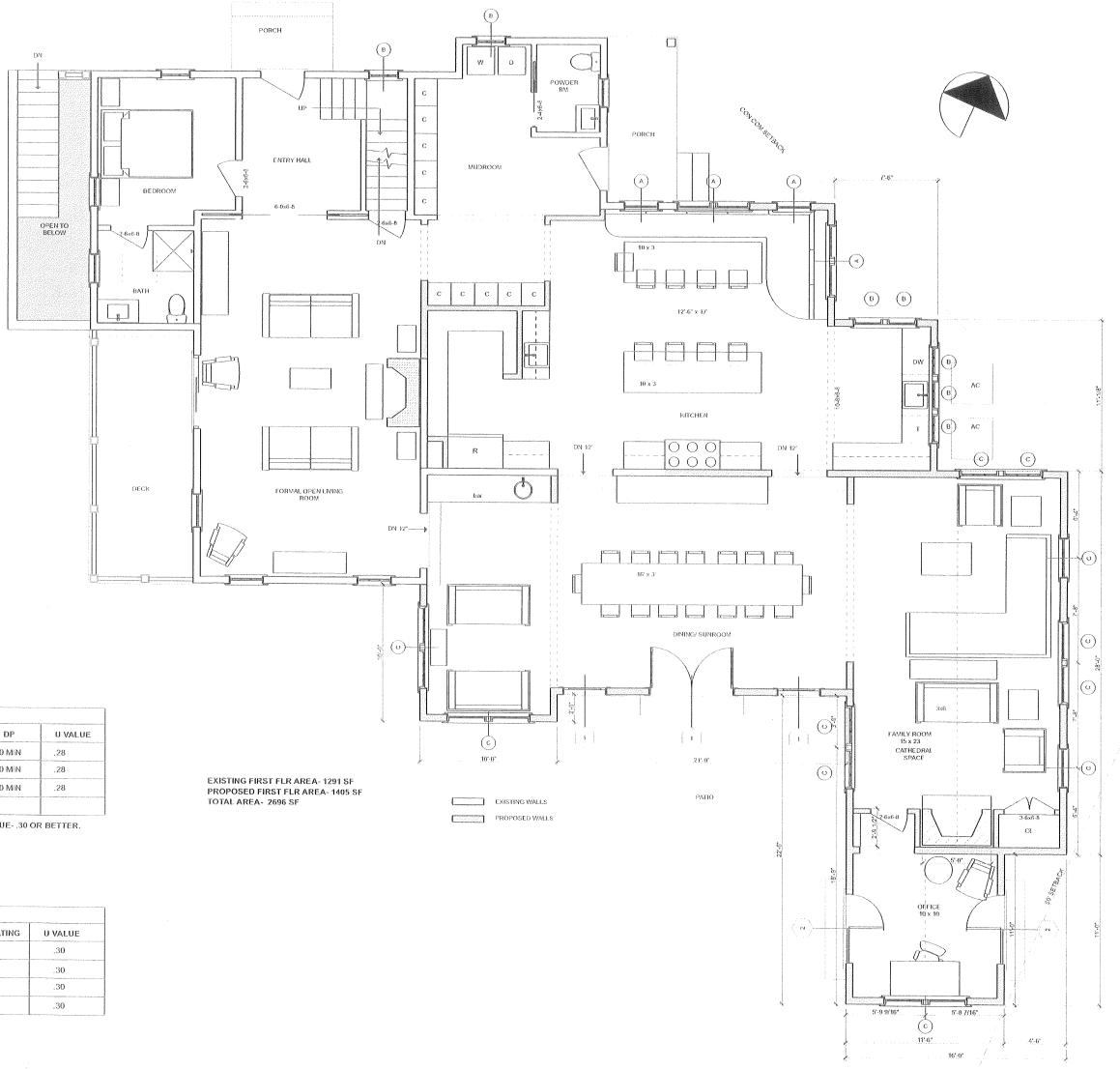
A1. 2

Drawing:
Sheet Elev Plans



First Floor Plan- Existing

SCALE 1/4" = 1'-0"



EXISTING FIRST FLR AREA- 1291 SF
PROPOSED FIRST FLR AREA- 1405 SF
TOTAL AREA- 2696 SF

First Floor Plan- Proposed

SCALE 1/4" = 1'-0"

WINDOW SCHEDULE

ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS	DP	U VALUE
A	14	WUDH 2420	2'-5 3/8" x 4'-1"	2'-6 3/8" x 4'-1 1/2"	6/6 DH, SDL, EGRESS- CLEAR OPNG- 20 x 24 or 24 x 20	30 MIN	.28
B	2	WUDH 2016	2'-1 3/8" x 3'-5"	2'-2 3/8" x 3'-5 1/2"	6/6 DH, SDL	30 MIN	.28
C	14	WUDH 2826	2'-9 3/8" x 5'-1"	2'-10" x 5'-1 1/2"	6/6 DH, SDL	30 MIN	.28

GENERAL NOTE: MARVIN WINDOWS, THERMAL PANED GLASS, 3/4" MUNTINS, WOOD, LOW E, U VALUE- .30 OR BETTER, U VALUE- .30 OR BETTER.
IMPACT GLASS
ALL MULLION UNITS TO HAVE DOUBLE STUD POCKETS.
FIRST FLOOR HEADER HT- T.O.W. 7'-0", LOWER LEVEL- 8'-0" AFF
SECOND FLOOR HEADER HT.- 6'-8"- EXCEPT WHERE NOTED @ BEDROOMS
ALL ROUGH OPENINGS TO BE CONFIRMED BY CONTRACTOR.
TEMPORED GLASS @ BATHROOM/ STAIRS

DOOR SCHEDULE

ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPENING	REMARKS	DP RATING	U VALUE
1	1	MARVIN	6'-0" x 8'-0"	6'-1 1/2" x 8'-2 1/2"	(2)15 LITE FRENCH INSWING	30 MIN	.30
2	2	MARVIN	5'-0 5/8" x 8'-2"	5'-1 1/2" x 8'-2 1/2"	10 LITE FRENCH INSWING	30 MIN	.30
3	3	MARVIN	2'-4" x 6'-8"	2'-5 1/2" x 6'-8 1/2"	15 LITE FRENCH INSWING	30 MIN	.30
4	2	MARVIN	3'-0" x 8'-0"	3'-1 1/2" x 8'-2 1/2"	15 LITE FRENCH STATIONARY PANEL	30 MIN	.30

ISSUES/REVISION DATE	
AS BUILTS	1/05/18
HDC 1	2/5/18
BLDG DEPT	5/9/18
FINAL REVIEW	6/22/18
HDC 2	6/5/19
CONSTRUCT DOCS	7/19/19
CONSTRUCT DOCS	10/19/19
HDC 3	9/07/20

Additions & Renovations to the Cressman/ Garrels Residence

3 Wauwinet Road
Nantucket, Massachusetts

USE OF DRAWING

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48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Sheet No:
A1. 1

CERTIFICATE NO: 72598

DATE ISSUED: 6/18/19

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°: 20 PARCEL N°. 41

Street & Number of Proposed Work: 2 Main St

Owner of record: Peter Norton

Mailing Address: 2 Main St

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Barnard Design

Mailing Address: 28 Dave's Ln

Nantucket

Contact Phone #: 508 [illegible] E-mail: barnddesign@comcast.net

FOR OFFICE USE ONLY

Date application received: 6/18/19 Fee Paid: $ 16

Must be acted on by: 8/18/19

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. 69631
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 480 ± sq ft 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 0 South 0 East 0 West 0
Height of ridge above final finish grade: North n/a South n/a East n/a West n/a

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)
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 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass _____/12_____ Secondary Mass 3/12 Dormer _____/12_____ Other _____

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer Velux Rough Opening 22 1/2" Size _____ Location Rear
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

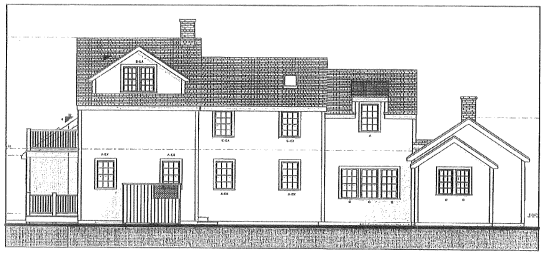
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Previous approval

Previous Approval

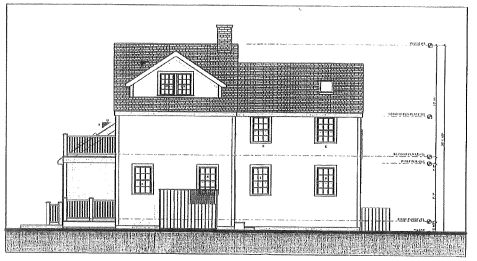
South Elevation- Proposed

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



South Elevation- Building Dept Approved

SCALE: 1/8" = 1'-0"

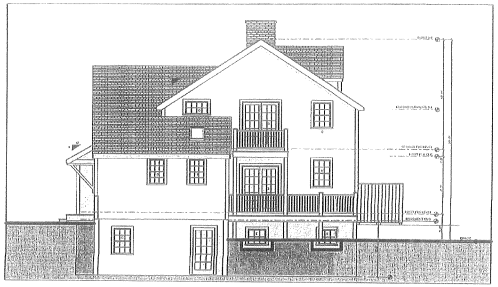


South Elevation- Existing

SCALE: 1/8" = 1'-0"

West Elevation- Building Dept Approved

SCALE: 1/8" = 1'-0"



West Elevation- Existing

SCALE: 1/8" = 1'-0"

West Elevation- Proposed

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

ISSUES/REVISION DATE	
AS BUILTS	1/05/18
HDC 1	2/5/18
BLDG DEPT	5/9/18
FINAL REVIEW	6/22/18
HDC 2	5/31/19

Additions & Renovations to the Cressman/ Garrels Residence

3 Wauwinet Road

Nantucket, Massachusetts

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Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Drawn By:
Checked By:

Sheet No:

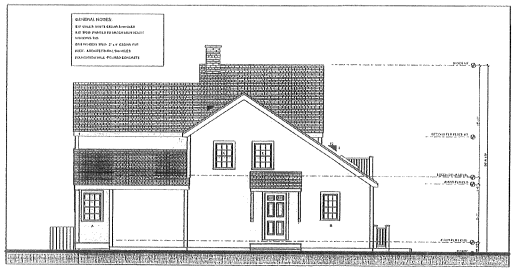
A2. 2

Current:
Revision

Previous approval.

North Elevation- Proposed

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



North Elevation- Existing

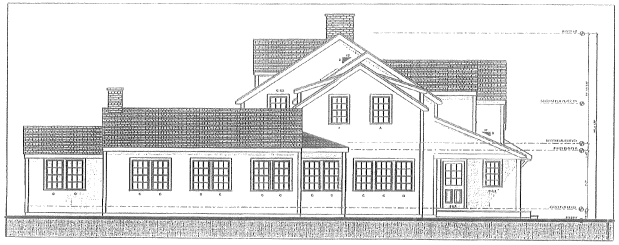
SCALE: 1/8" = 1'-0"

North Elevation- Building Dept Approved

SCALE: 1/8" = 1'-0"

East Elevation- Existing

SCALE: 1/8" = 1'-0"



East Elevation- Building Dept Approved

SCALE: 1/8" = 1'-0"

East Elevation- Proposed

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

ISSUES/REVISION DATE	
AS BUILTS	1/05/18
HDC 1	2/5/18
BLDG DEPT	5/9/18
FINAL REVIEW	6/22/18
HDC 2	5/31/19

Additions & Renovations to the Cressman/ Garrels Residence

3 Wauwinet Road

Nantucket, Massachusetts

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48 Dukes Road
Nantucket, Ma. 02554
Phone 508 228 9161 Fax 508 228 3168

Sheet No:

A2. 1

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 92.4 PARCEL N°. 263

Street & Number of Proposed Work: 5 Hollister

Owner of record: Todd + Susan Cooper

Mailing Address: 3 Greenbrick Rd
Westport CT, 06880

Contact Phone #: 203-764-6802 E-mail: Shelter7LLC@gmail.

AGENT INFORMATION (if applicable)

Name: Shelter7LLC@gmail.com

Mailing Address: PO Box 1602
Nantucket MA 02554

Contact Phone #: 978-764-6802 E-mail: Shelter7LLC@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. HDC 2020-08-1494
☐ 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* (describe)

1. East Elevation Adjust dimension/stair layout
2. South Elevation
3. West Elevation
4. North Elevation Change Pergola design

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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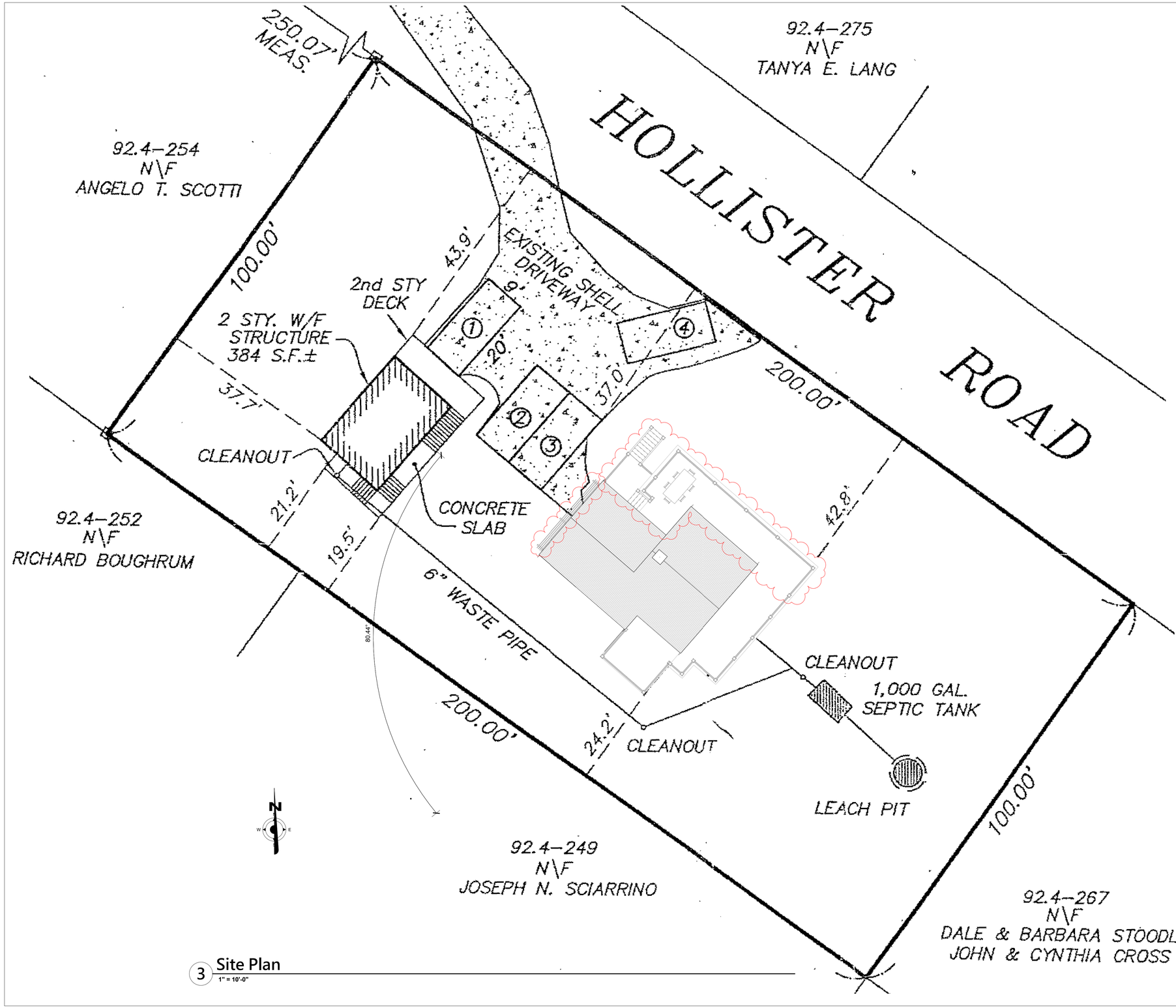
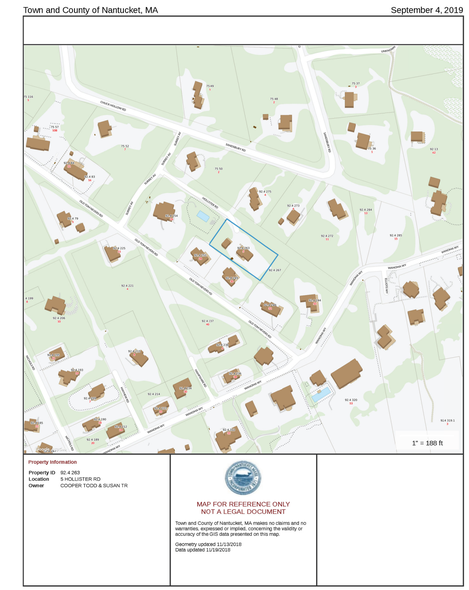
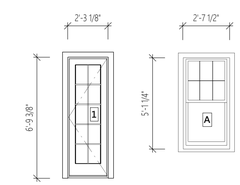
_____



3 Site Plan
1" = 10'-0"



2 Locus Map
NTS



Single French Door, 10 Lite
White Sash, NTW Trim

Double Hung, 6/1
White Sash, NTW Trim
Match Existing

Window & Door Schedule
1/4" = 1'-0"

SHELTER 7

SHELTER 7
PO BOX 1602
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INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE
09.21.2020
RE-ISSUE

CLIENT
Cooper Residence

MAP / 92.4
PARCEL / 263

PROJECT
Cooper Todd & Susan TR
5 Hollister Rd.,
Nantucket, MA 02554

DESCRIPTION
Site Plan, Locus

C

100

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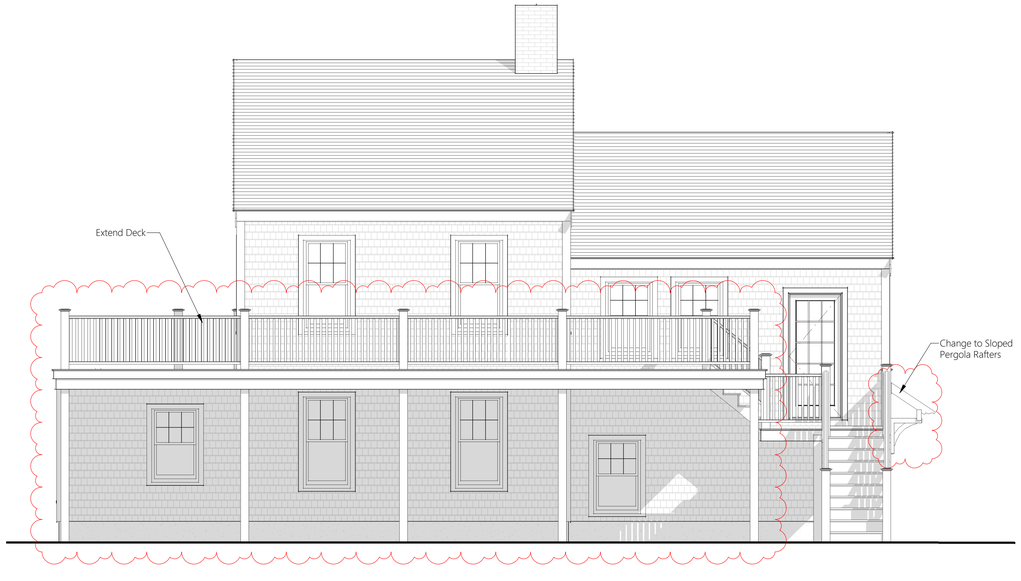
1 Existing North Elevation
3/16" = 1'-0"

3 Previously Approved North Elevation
3/16" = 1'-0"

5 Proposed North Elevation
1/4" = 1'-0"

2 Existing East Elevation
3/16" = 1'-0"

4 Previously Approved East Elevation
3/16" = 1'-0"



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

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09.21.2020
RE-ISSUE

CLIENT
Cooper Residence

MAP / 92.4
PARCEL / 263

PROJECT
Cooper Todd & Susan TR
5 Hollister Rd.
Hartsdale, MA 02554

DESCRIPTION
Exterior Elevations

a

201

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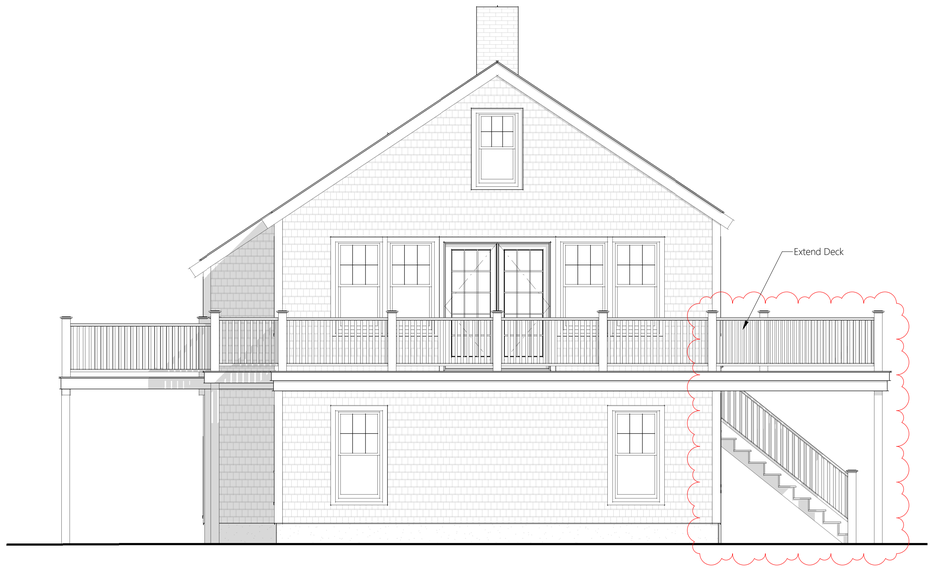
1 Existing South Elevation
3/16" = 1'-0"

3 Previously Approved South Elevation
3/16" = 1'-0"



5 Proposed South Elevation
1/4" = 1'-0"

2 Existing West Elevation
3/16" = 1'-0"

4 Previously Approved West Elevation
3/16" = 1'-0"

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

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ISSUE
09.21.2020
RE-ISSUE

CLIENT
Cooper Residence

MAP / 92.4
PARCEL / 263

PROJECT
Cooper Todd & Susan TR
5 Hollister Rd.
Nantucket, MA 02554

DESCRIPTION
Exterior Elevations

a

202

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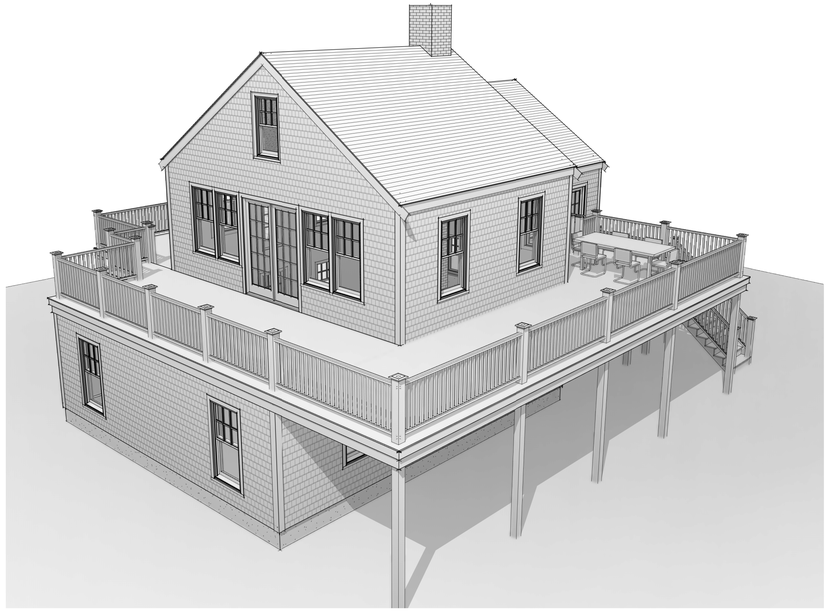
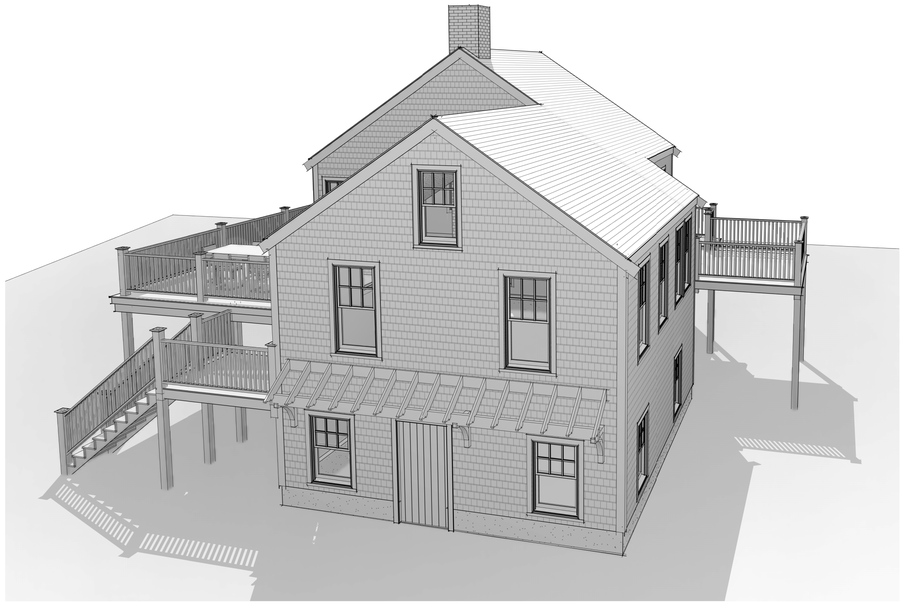
1 3D View 1



2 3D View 2



3 3D View 3

4 3D View 4

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ISSUE
09.21.2020
RE-ISSUE

CLIENT
Cooper Residence

MAP / 92.4
PARCEL / 263

PROJECT
Cooper Todd & Susan TR
5 Hollister Rd.,
Nantucket, MA 02554

DESCRIPTION
3D Views

a

210

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CERTIFICATE NO: HDC2020-08-1547 DATE ISSUED: 8/31/2020

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°: 77 PARCEL N°. 2.2

Street & Number of Proposed Work: 5 Tom Nevers Rd

Owner of record: Craig & Jocelyn Beal

Mailing Address:

Contact Phone #: E-mail:

AGENT INFORMATION (if applicable)

Name: Shelter 7 LLC - Jason Collins

Mailing Address: PO Box 1608

Nantucket MA 02554

Contact Phone #: 9787696892 E-mail: shelter7LLC@gmail.com

FOR OFFICE USE ONLY V# 60182

Date application received: 8/25/2020 Fee Paid: $ 90.00

Must be acted on by: 10/10/2020

Extended to:

Approved: Disapproved:

Chairman: Dawn WB Coffman (acting)

Member:

Member:

Member:

Member:

Notes - Comments - Restrictions - Conditions

Due to lack of visibility

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 Cabana

Size of Structure or Addition: Length: 32 Sq. Footage 1st floor: 448 Decks/Patio: Size: ☐ 1st floor ☐ 2nd floor
Width: 26 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* (describe)
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 6" ☐ 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.)

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): ~~6"x4" Galvanized~~, copper elbows 2" Copper Leader

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 Like ours Rear Side 1 Like one Panel
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 NTW
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 8/24/2020 Signature of owner of record Signed under penalties of perjury

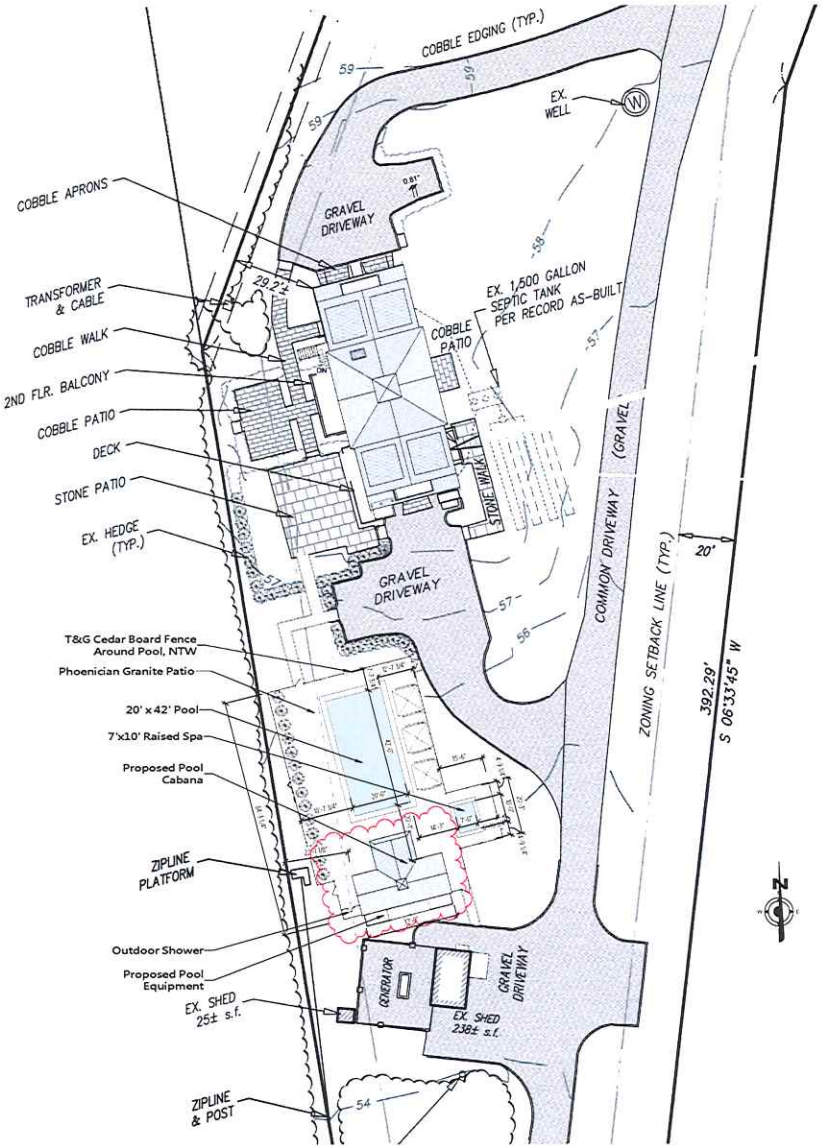
Property Information

Property ID	41 800
Location	88 MADAKET RD
Owner	ALGER SARAH F TR

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.

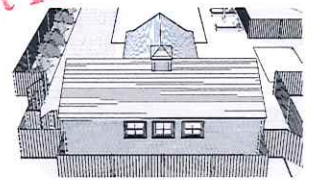
Geometry updated 11/13/2018
Data updated 11/19/2018



1 Site Plan
1" = 20'-0"

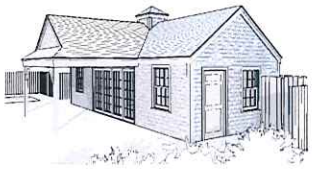
2 Locus Map
NTS

3 3D View 4



4 3D View 5

5 3D View 6



6 3D View 7

RECEIVED FOR
AUG 25 2020
BUILDING REVIEW

APPROVED
HDC 2020-08-1547
No Exterior Changes
Without HDC Approval

SHELTER 7

SHELTER 7
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ISSUE
08.24.2020
RE-ISSUE

CLIENT
Bent Craig & Jocelyn Hill

MAP / 71
PARCEL / 2.2

PROJECT
5 Tom Nevers Residence - Pool Cabana
5 Tom Nevers rd.
Nantucket, MA 02554

DESCRIPTION
Site Plan, Locus

C

100

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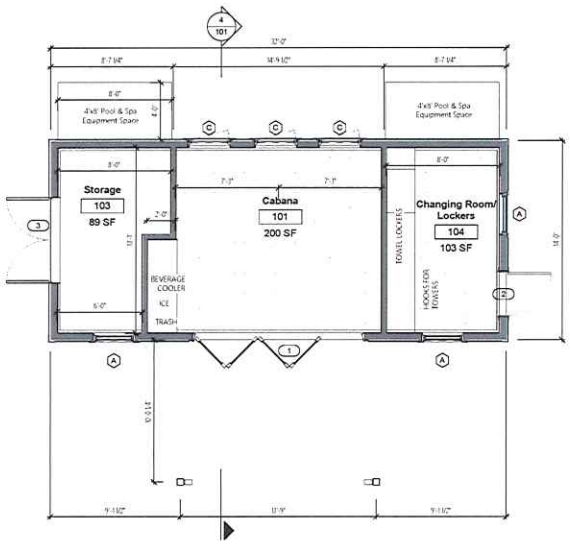
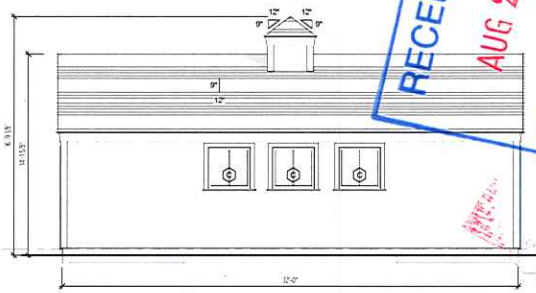
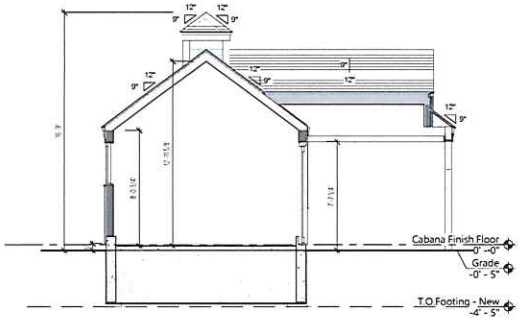


1 Level 1
1/4" = 1'-0"

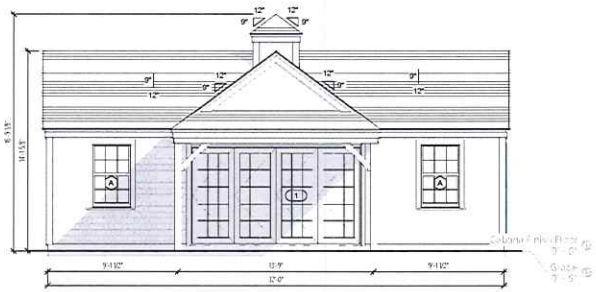


2 Proposed South Elevation
1/4" = 1'-0"

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

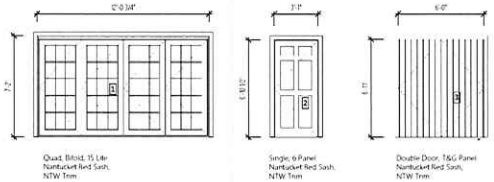


4 Section A-A
1/4" = 1'-0"

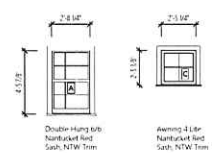


5 Proposed North Elevation
1/4" = 1'-0"

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



Door Schedule
1/4" = 1'-0"



Window Schedule
1/4" = 1'-0"

RECEIVED FOR
AUG 25 2020
BUILDING REVIEW

APPROVED
HDC 2020 - 08 - 1547
No Exterior Changes
Without HDC Approval

SHELTER 7

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ISSUE
08.24.2020
RE-ISSUE

CLIENT
Beni Craig & Jocelyn Nill
MAP / 71
PARCEL / 2.2

PROJECT
5 Tom Nevers Residence - Pool Cabana
5 Tom Nevers rd.
Nantucket, MA 02554

DESCRIPTION
Exterior Elevations

a

101

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North

South

West

East

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.4.1 PARCEL N°. 41

Street & Number of Proposed Work: 6 NORTH SIAS RD

Owner of record: KTT PLACE LLC

Mailing Address: 2 BROAD ST. NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE

Mailing Address: 2 BROAD ST - NANTUCKET MA 02554

Contact Phone #: (508) 228-2728 E-mail: mikayla@markcutone.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 ROTATE ON SITE -

Size of Structure or Addition: Length: 58'-5" Sq. Footage 1st floor: 1507 SF
Width: 32'-5" Sq. footage 2nd floor: 1099 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 9' x 6' ☑ 1st floor ☐ 2nd floor
Size: 8'-7" x 4' ☑ 1st floor ☐ 2nd floor
42' x 1L ☑ 1ST FLOOR

Difference between existing grade and proposed finish grade: North +/- 6" South +/- 6" East +/- 6" West +/- 6"

Height of ridge above final finish grade: North 24'-0" +/- South _____ East _____ West _____

Additional Remarks NO CHANGE IN EXISTING HEIGHT.

Historic Name:

Original Date: 1988

Original Builder: ED TOOLE

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

REVISIONS* (describe)
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 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer 6 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): COPPER 3½"

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) 6" Corner boards 6" Frieze 8"
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 ANDERSEN

Doors* (type and material): ☐ TDL ☑ SDL Front 6 LIGHT OVER 1 PANEL Rear 4 LIGHT PATIO Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim WHITE Sash WHITE Doors FRONT DARK BLUE - HALE NAVY
Deck NATURAL Foundation _____ Fence NATURAL - PATIO DOORS WHITE Shutters DARK BLUE - HALE NAVY

* 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 7/22/2020 Signature of owner of record _____ 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

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Waterson

Jesse Duten

STAFF

Carlly Flynn
Land Use Specialist

Waiver of the HDC 10 Day Hearing Requirement

I MIKAYLA MOLTA

AS AGENT FOR KTT PLACE LLC

STREET ADDRESS 6 NORTH RD

MAP/PARCEL 73.4.1 - 41

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

SEPTEMBER 22, 2020

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

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

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

Signature

9/21/2020
Date

HOUSE

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

THIS CHECKLIST IS TO BE SUMBITTED 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:

N/A 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.

N/A 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.

MM (initial to indicate read and understand) 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.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... KTT PLACE LLC .....

MAILING ADDRESS..... 2 BROAD ST NANTUCKET MA 02554

PROPERTY LOCATION.... 6 NORTH DIAS RD .....

ASSESSORS MAP/PARCEL.... 73.4.1 - 41 .....

SUBMITTED BY:... MARK CUTONE ARCHITECTURE + ...

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.

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: 2020.09.15 07:59:53 -04'00'

09-15-2020

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

MCROBIE JORDAN S
124 OAK COURT
MENLO PARK, CA 94025

HOLT SUSAN T & JOHN W P
4014 29TH AVENUE WEST
SEATTLE, WA 98199

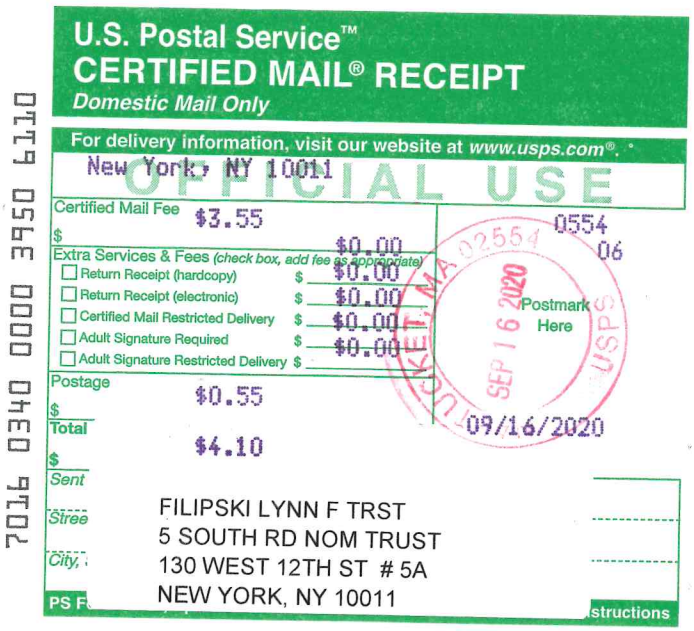
COLBERT RICHARD P & SARAH F
22 HALSTEAD LANE
BRANFORD, CT 06405

BARTLETT JOHN B & BARBARA R
1500 MARKET ST 38TH FLOOR W
PHILADELPHIA, PA 19102-2186

FILIPSKI LYNN F TRST
5 SOUTH RD NOM TRUST
130 WEST 12TH ST # 5A
NEW YORK, NY 10011

GIFFORD WHITNEY TRST
C/O FILIPSKI MARK
130 WEST 12TH ST # 5A
NEW YORK, NY 10011

7016 0340 0000 3950 6110



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$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
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- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

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Total $4.10
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130 WEST 12TH ST # 5A
NEW YORK, NY 10011

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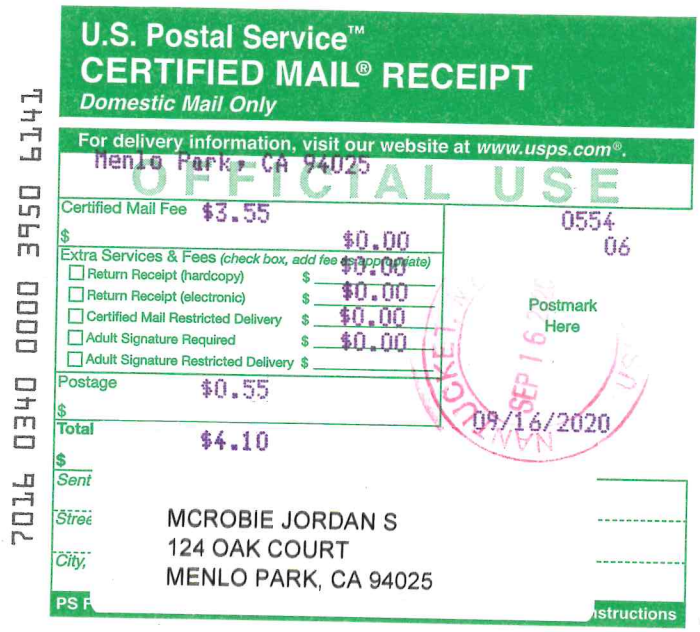

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MENLO PARK, CA 94025

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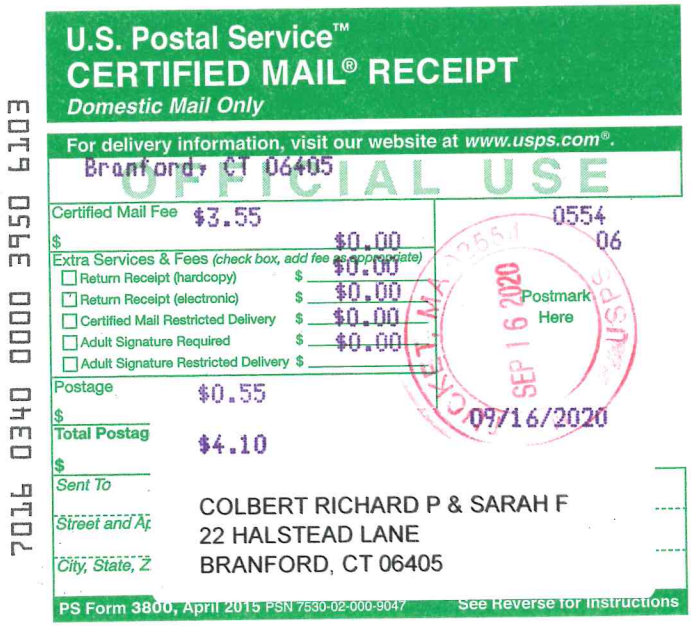

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COLBERT RICHARD P & SARAH F
22 HALSTEAD LANE
BRANFORD, CT 06405

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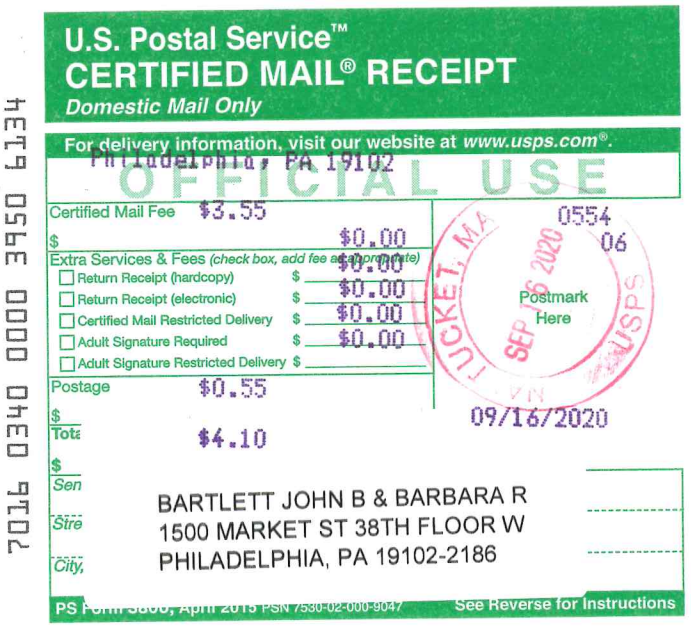

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BARTLETT JOHN B & BARBARA R
1500 MARKET ST 38TH FLOOR W
PHILADELPHIA, PA 19102-2186

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C/O FILIPSKI MARK
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NEW YORK, NY 10011

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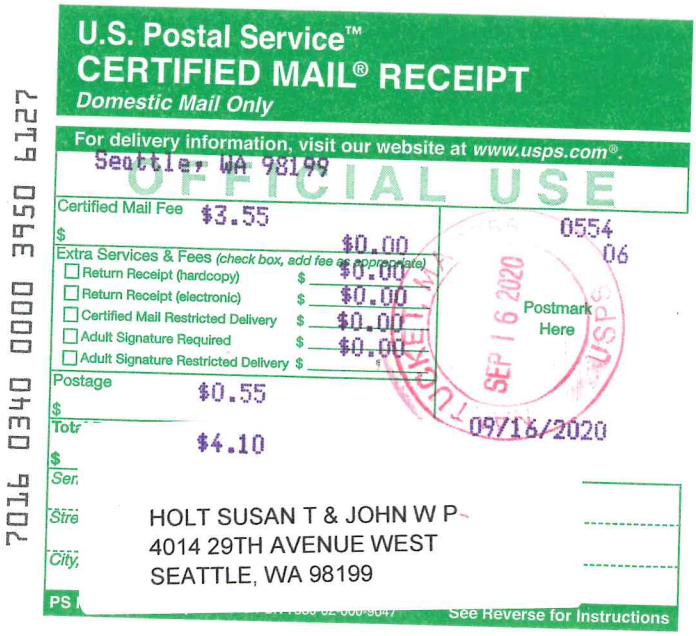

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HOLT SUSAN T & JOHN W P
4014 29TH AVENUE WEST
SEATTLE, WA 98199

PS ... See Reverse for Instructions

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: 6 NORTH SIAS RD

Tax Map Number: 73.4.1 Parcel Number: 41

Owner of Record: KTT PLACE LLC

Description of Proposal: MOVE EXISTING HOUSE ON SITE AND ADD AN ADDITION.

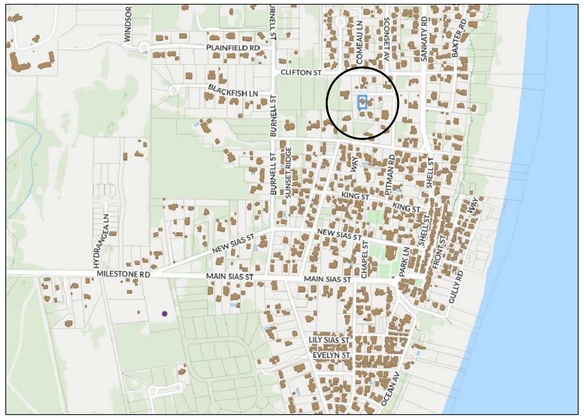
Anticipated HDC Submission Date: SEPTEMBER 21, 2020

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.

KTT PLACE LLC - 6 NORTH ROAD

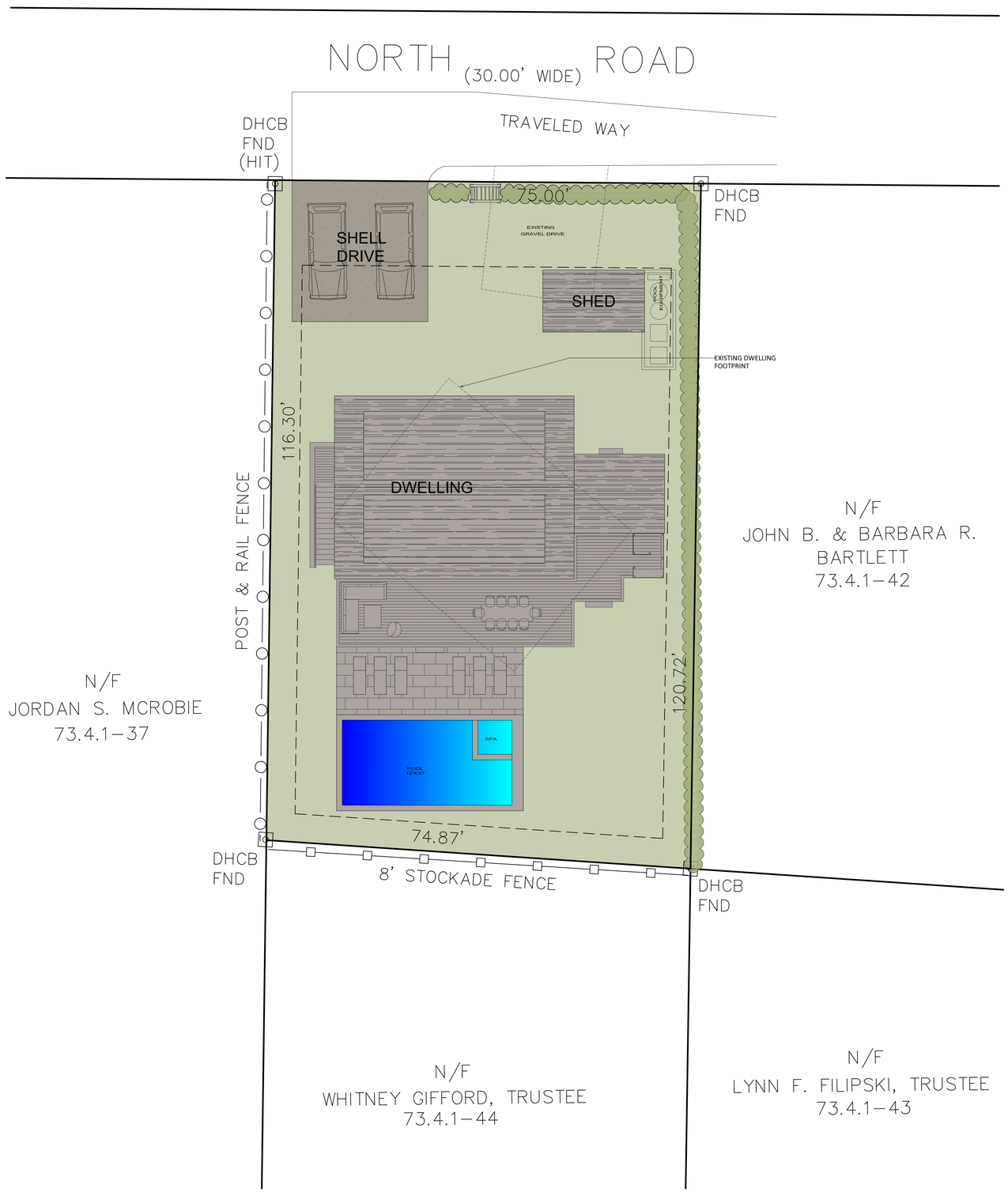


LOCUS PLAN: NTS

AERIAL VIEW: NTS

DRAWING LIST:

C1.1 COVER SHEET
A1.1 FLOOR PLANS
A2.1 ELEVATIONS



SITE PLAN: 1" = 10'-0"

MARK CUTONE
ARCHITECTURE +
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

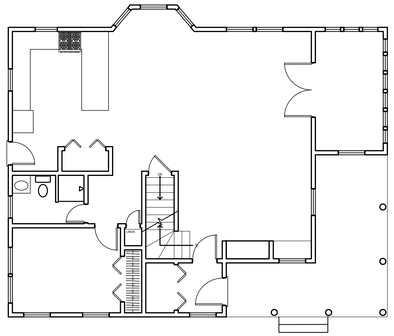
HOUSE

KTT PLACE LLC
6 NORTH ROAD
NANTUCKET, MA 02564
MAP: 73.4.1 PARCEL: 41

COVER SHEET

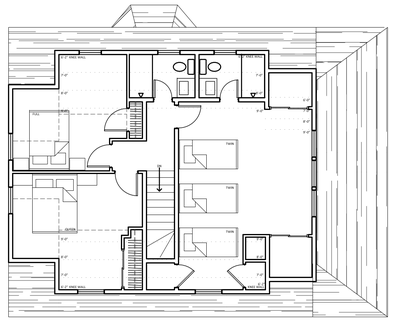
C1.1

21 SEPTEMBER 2020



WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	--	ANDERSEN ADH2850	R.O.: 3'-2" x 5'-4"	2/2 DOUBLE HUNG WINDOW
B	--	ANDERSEN ADH2440	R.O.: 3'-0" x 3'-0"	9 LIGHT CASEMENT WINDOW
C	--	ANDERSEN AAN1820	R.O.: 2'-0" x 2'-4"	4 LIGHT AWNING WINDOW

DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	-	CUSTOM DOOR	R.O.: 3'-0" x 7'-0"	6 LIGHT OVER 1 PANEL DOOR
2	-	ANDERSEN	R.O.: 3'-1" x 6'-11"	4 LIGHT PATIO DOOR
3	-	ANDERSEN	R.O.: 11'-10" x 6'-11"	(4) 4 LIGHT GLIDING PATIO DOORS

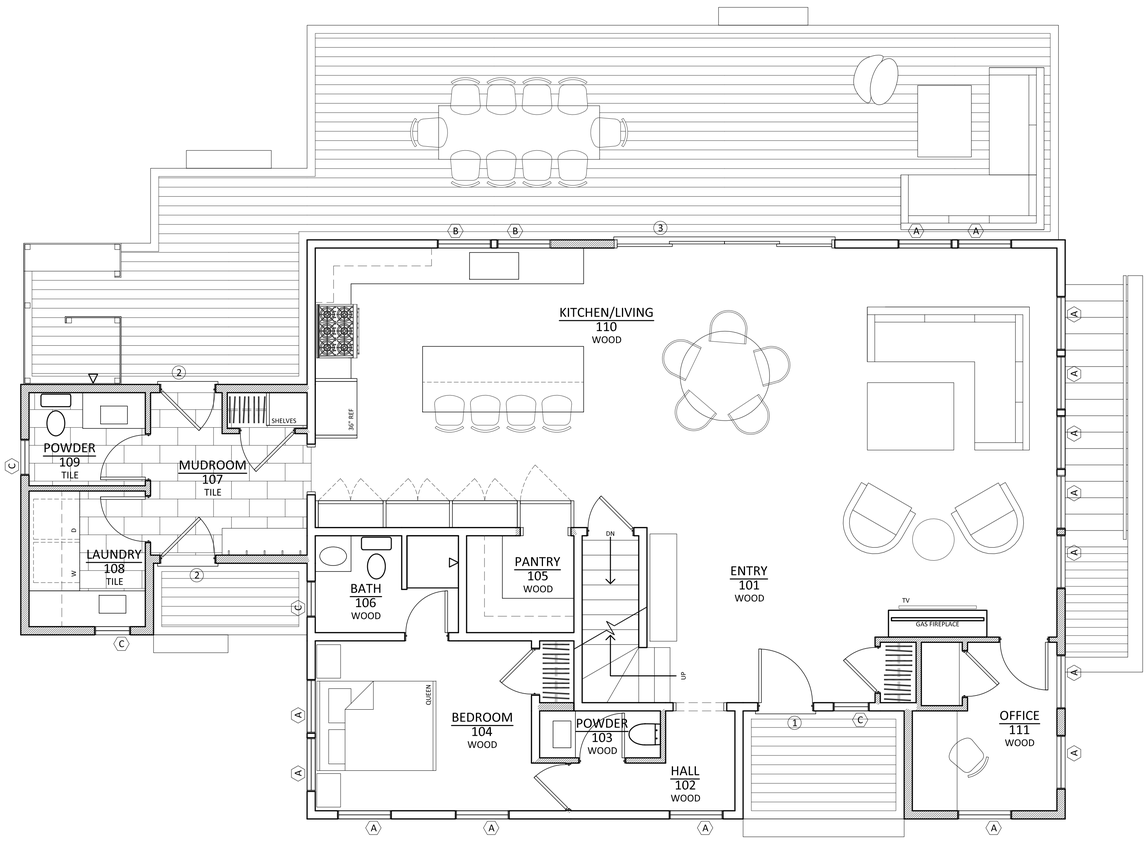


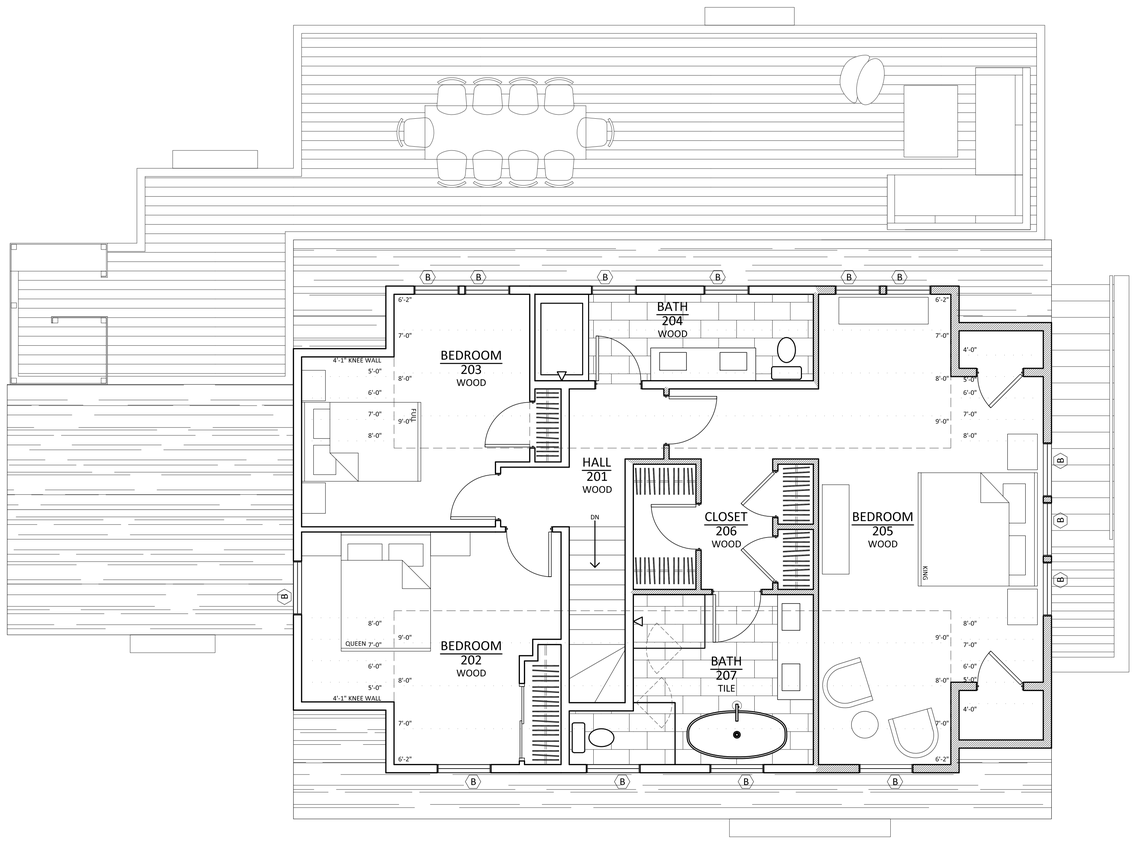
EXISTING FIRST FLOOR PLAN - 1179 +/- SF

SCALE: 1/8" = 1'-0"

EXISTING SECOND FLOOR PLAN - 880 SF

SCALE: 1/8" = 1'-0"





PROPOSED FIRST FLOOR PLAN - 1507 SF

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

PROPOSED SECOND FLOOR PLAN - 1099 SF

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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

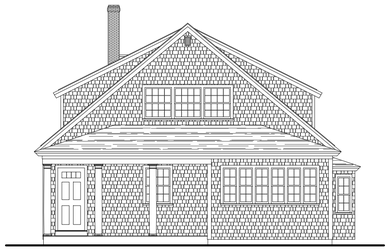
HOUSE

KTT PLACE LLC
6 NORTH ROAD
NANTUCKET, MA 02564
MAP: 73.4.1 PARCEL: 41

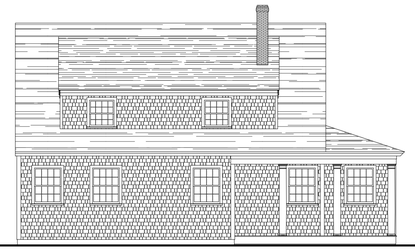
FLOOR PLANS

A1.1

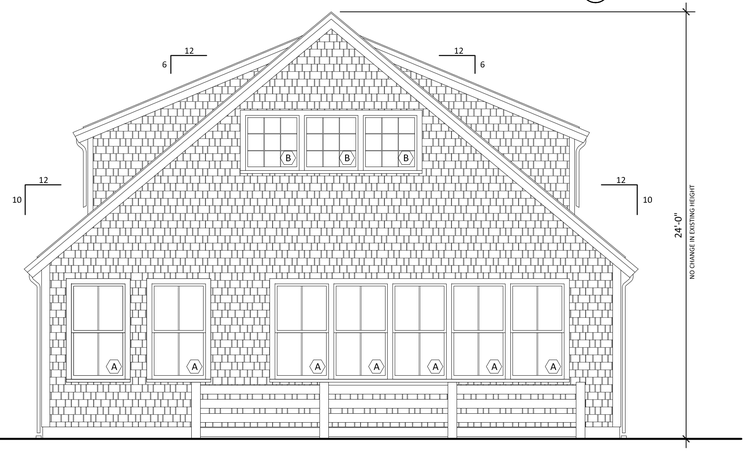
21 SEPTEMBER 2020



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

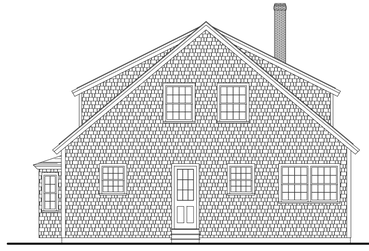


EXISTING NORTH EAST ELEVATION
SCALE: 1/4" = 1'-0"

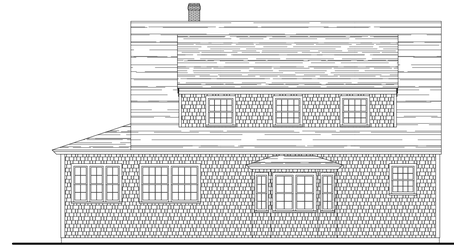


WEST ELEVATION
SCALE: 1/4" = 1'-0"

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



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



EXISTING SOUTH WEST ELEVATION
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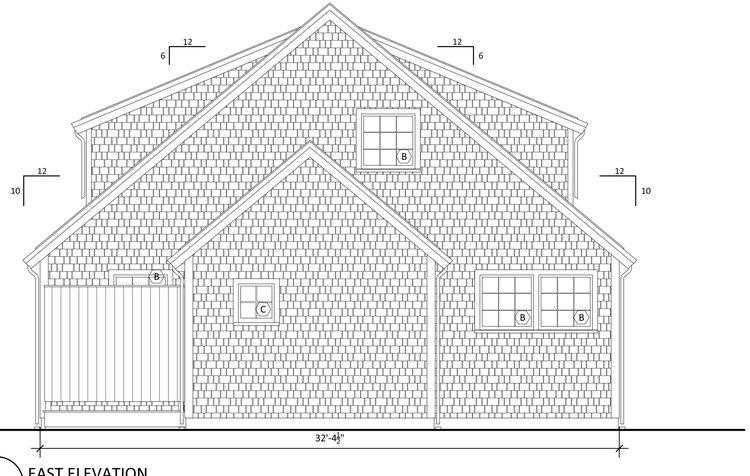


EAST ELEVATION
SCALE: 1/4" = 1'-0"

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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

HOUSE

KTT PLACE LLC
6 NORTH ROAD
NANTUCKET, MA 02564
MAP: 73.4.1 PARCEL: 41

EXISTING ELEVATIONS

A2.1

21 SEPTEMBER 2020

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.4.1 PARCEL N°. 41

Street & Number of Proposed Work: 6 NORTH SIAS RD

Owner of record: KTT PLACE LLC

Mailing Address: 2 BROAD ST NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE

Mailing Address: 2 BROAD ST NANTUCKET MA 02554

Contact Phone #: 508 228 2728 E-mail: mikayla@markcutone.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 SR.10) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: 450SF Decks/Patio: Size: 12'X 33' ☑ 1st floor ☐ 2nd floor
Width: 15' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____ BLUE STONE

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* (describe)

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 _____

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 BLUE STONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications 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 9/22/2020 Signature of owner of record _____ 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

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist

Waiver of the HDC 10 Day Hearing Requirement

I MIKAYLA MOTTA

AS AGENT FOR KTT PLACE LLC

STREET ADDRESS C/O NORTH ST

MAP/PARCEL 73.4.1 - 41

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

SEPTEMBER 22, 2020

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

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

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

Signature

9/21/2020
Date

POOL

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

THIS CHECKLIST IS TO BE SUMBITTED 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.

N/A 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:

N/A 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.

N/A 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.

N/A 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.

N/A 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).

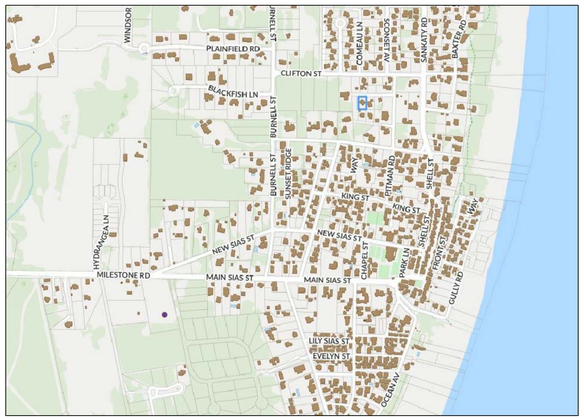
N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

S.M. (initial to indicate read and understand) 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.*

N/A 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.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

KTT PLACE LLC - 6 NORTH ROAD

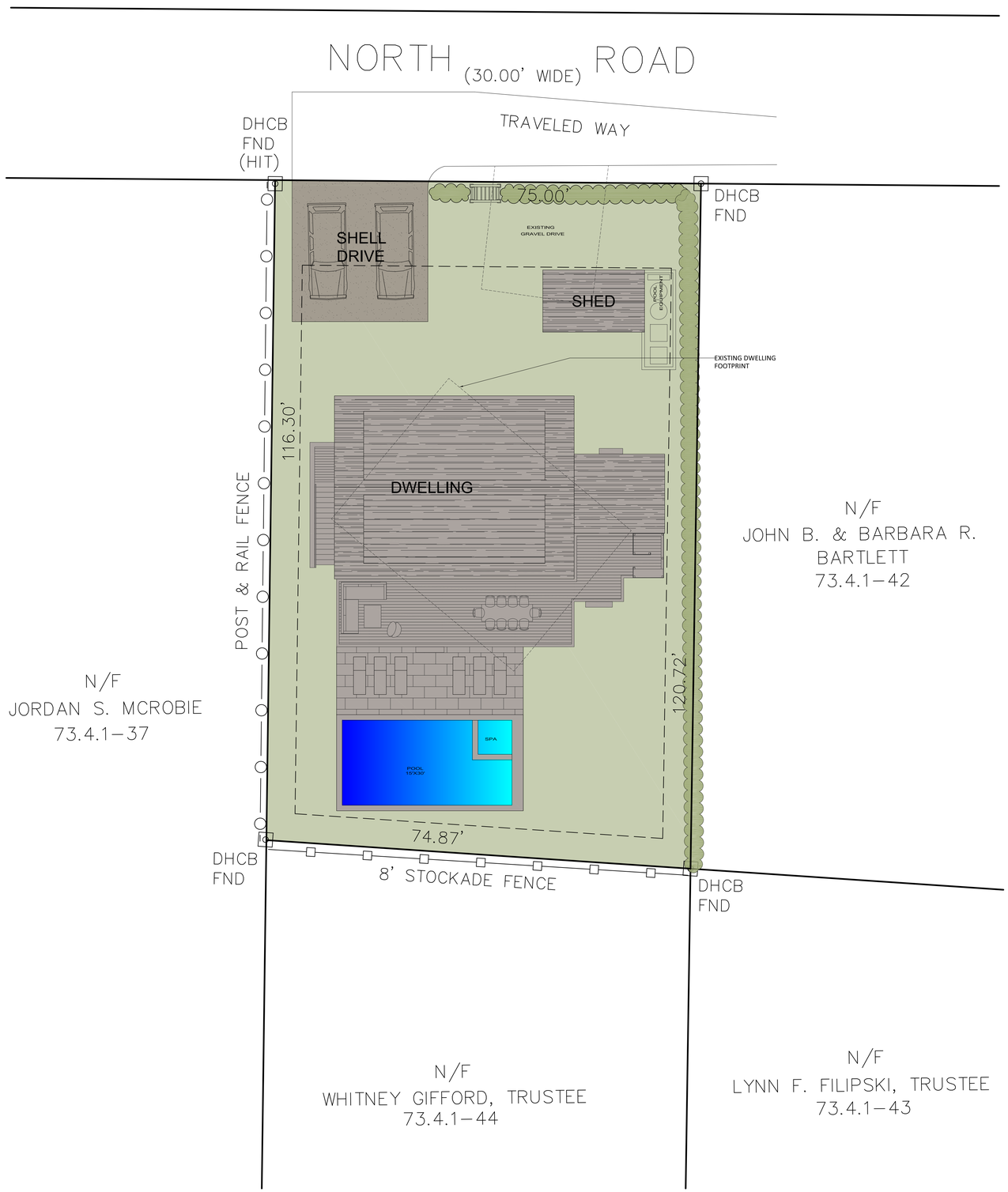


LOCUS PLAN: NTS

AERIAL VIEW: NTS

DRAWING LIST:

C1.1 COVER SHEET
L1.1 LANDSCAPE



SITE PLAN: 1" = 10'-0"

MARK CUTONE
ARCHITECTURE +
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

POOL

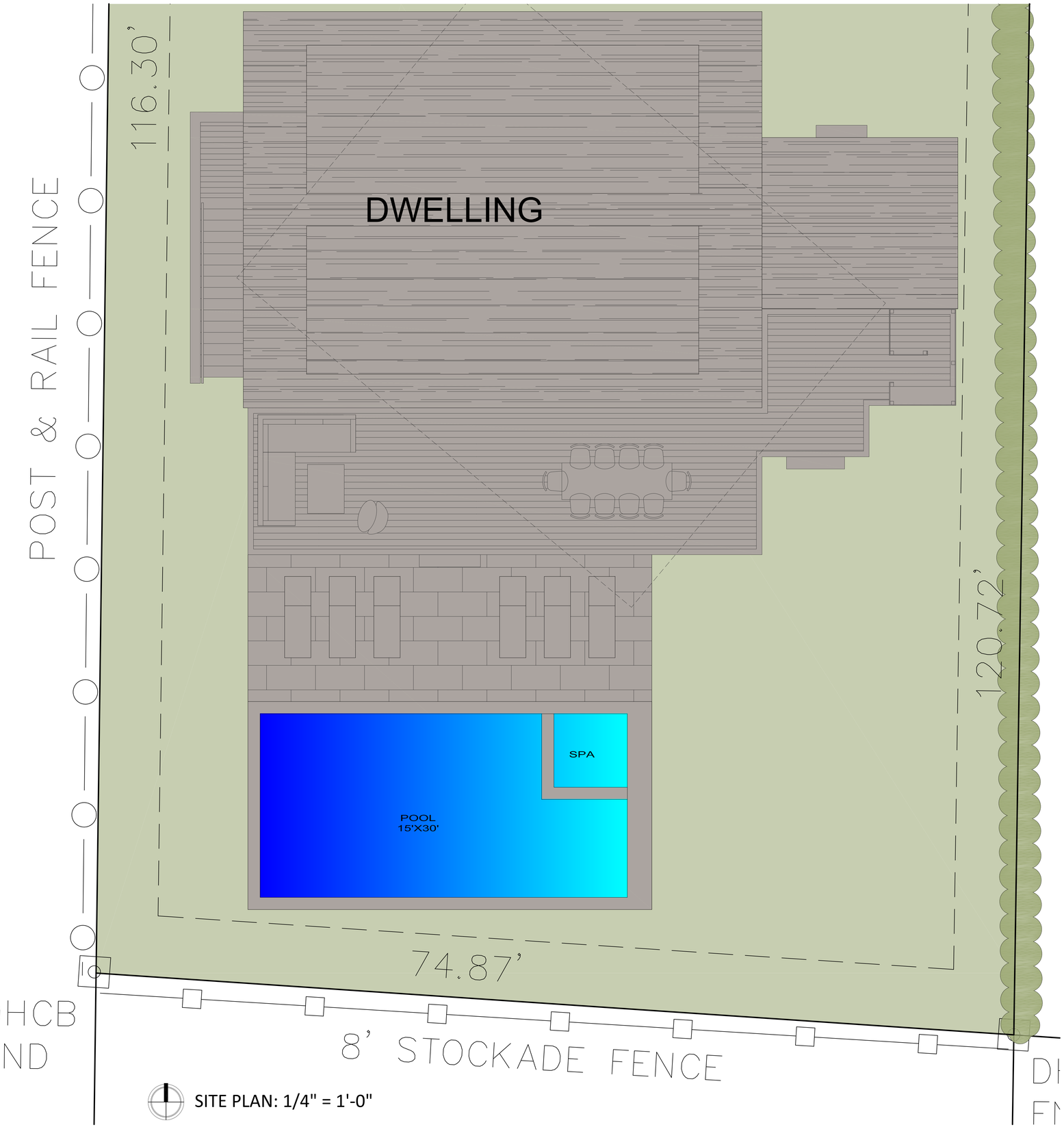
KTT PLACE LLC
6 NORTH ROAD
NANTUCKET, MA 02564
MAP: 73.4.1 PARCEL: 41

COVER SHEET

C1.1

21 SEPTEMBER 2020

BLUE STONE - LOCATED AROUND POOL AREA



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

POOL

KTT PLACE LLC
6 NORTH ROAD
NANTUCKET, MA 02564
MAP: 73.4.1 PARCEL: 41

LANDSCAPE PLAN

L1.1

21 SEPTEMBER 2020

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.4.1 PARCEL N°. 41

Street & Number of Proposed Work: 6 NORTH SIAS RD

Owner of record: TT PLACE LLC

Mailing Address: 2 BROAD ST NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE

Mailing Address: 2 BROAD ST NANTUCKET MA 02554

Contact Phone #: 508 228 2728 E-mail: mikayla@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 18' Sq. Footage 1st floor: 198 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 11' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South 6" +/- East 6" +/- West 6" +/-

Height of ridge above final finish grade: North 12'6" 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* (describe)

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 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural – MATCH EXISTING HOUSE –
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): 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 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 8"
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 ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front 6" VERTICAL BOARD Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim WHITE Sash WHITE Doors HALE NAVY
Deck NATURAL 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 9/22/2020 Signature of owner of record _____ 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

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Waterson

Jesse Dutch

STAFF

Cathy Flynn
Land Use Specialist

Waiver of the HDC 10 Day Hearing Requirement

I MIKAYLA MOTTA

AS AGENT FOR KTT PLACE LLC

STREET ADDRESS 6 NORTH RD

MAP/PARCEL 73.4.1 -41

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

SEPTEMBER 22, 2020

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

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

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

Signature

Date 9/21/2020

SHED

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

THIS CHECKLIST IS TO BE SUMBITTED 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.*.

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N/A 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

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N/A 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.

N/A 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.

MM (initial to indicate read and understand) 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.*

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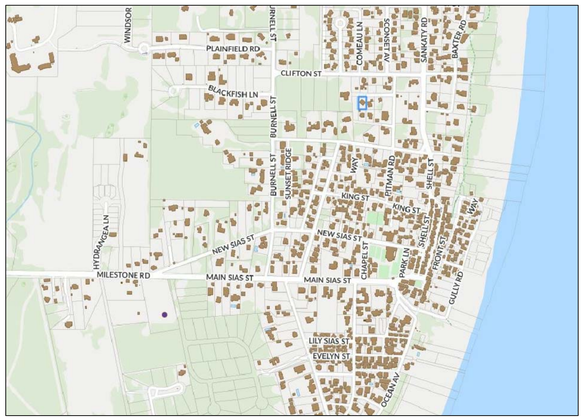
N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

KTT PLACE LLC - 6 NORTH ROAD

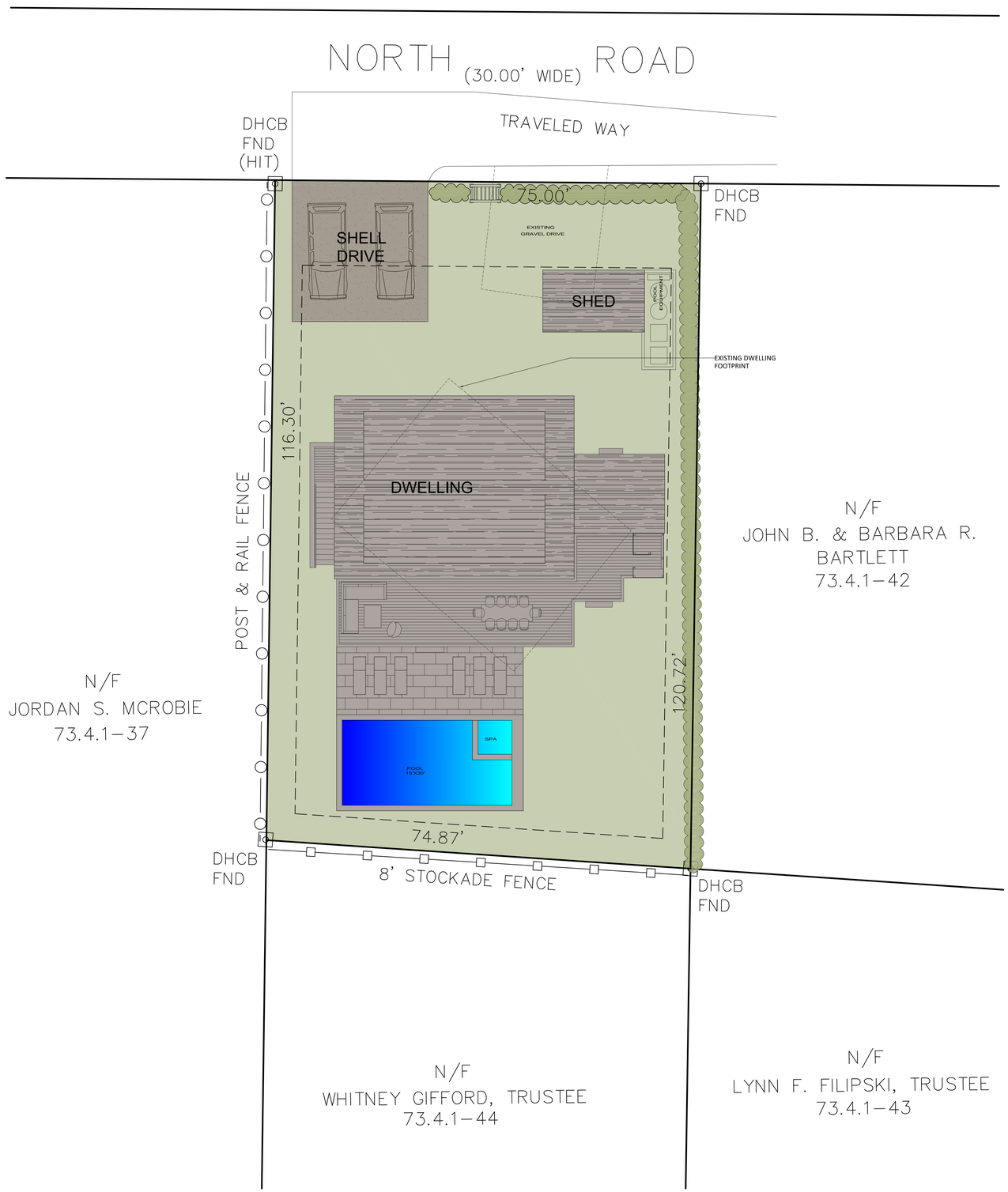


LOCUS PLAN: NTS

AERIAL VIEW: NTS

DRAWING LIST:

C1.1 COVER SHEET
A1.1 PLANS & ELEVATIONS



SITE PLAN: 1" = 10'-0"

SHED

MARK CUTONE
ARCHITECTURE +
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

KTT PLACE LLC
6 NORTH ROAD
NANTUCKET, MA 02564
MAP: 73.4.1 PARCEL: 41

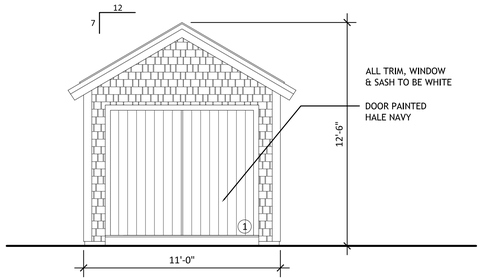
COVER SHEET

C1.1

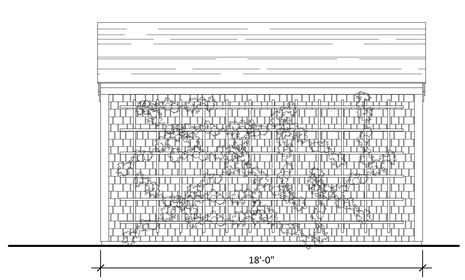
21 SEPTEMBER 2020

MARK CUTONE
ARCHITECTURE +

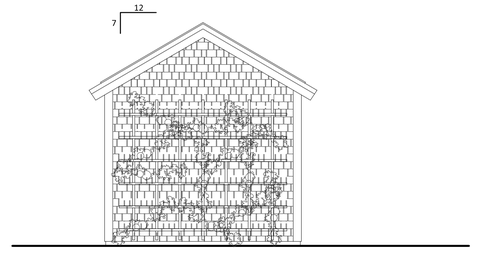
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM



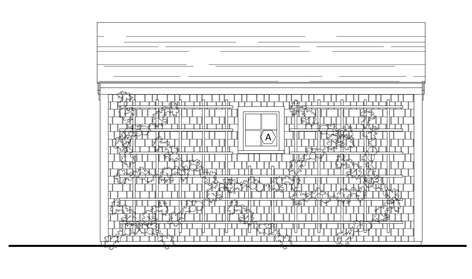
WEST ELEVATION
SCALE: 1/4" = 1'-0"



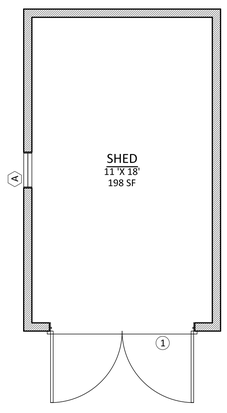
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	-	ANDERSEN	R.O.: 2'-0" x 2'-4"	FIXED 4 LIGHT
		DOOR SCHEDULE		
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	-	CUSTOM	R.O.: 8'-0" x 7'-0"	6" VERTICAL BOARDS

SHED

KTT PLACE LLC
6 NORTH ROAD
NANTUCKET, MA 02564
MAP: 73.4.1 PARCEL: 41

FLOOR PLAN & ELEVATIONS

A1.1

22 SEPTEMBER 2020

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 216

Street & Number of Proposed Work: 7 PILGRIM RD

Owner of record: SEA HERO LLC

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCUSTOM.com

AGENT INFORMATION (if applicable)

Name: MCA+

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCUSTOM.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. HDC 2020-01-0445
☐ 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 +2' South +2' East +2' West +2'

Height of ridge above final finish grade: North 27'-8" South 27'-8" East 27'-8" West 27'-8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

- ADD 2' OF FILL
- REDUCE BLDG HEIGHT BY 2'
- MUD BLOCK TO LOWER FLOOR
- CHANGE PITCH ON MAIN MASS FROM 10 TO 9

*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 10 /12 Dormer 4 /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 _____

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 8 Rake 8 Soffit (Overhang) — Corner boards — 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 _____ 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 NTW
Trim WHITE Sash WHITE Doors BLACK / WHITE
Deck — Foundation — Fence — Shutters BLUE

* 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 9/22/20 Signature of owner of record _____ SEA HERO LLC Signed under penalties of perjury

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

THIS CHECKLIST IS TO BE SUMBITTED 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.

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✓ 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.*.

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— 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.

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— 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.*

(initial to indicate read and understand)

✓ 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.

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
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I DOUG MILLS

AS AGENT FOR SEA HERO LLC

STREET ADDRESS 7 PILGRIM RD

MAP/PARCEL 41 / 216

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/22/20

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.

Signature 9/22/20 Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... SEA HERO LLC .....

MAILING ADDRESS..... 7 PILGRIM RD NANTUCKET MA 02554 .....

PROPERTY LOCATION..... 7 PILGRIM RD .....

ASSESSORS MAP/PARCEL..... 41 / 216 .....

SUBMITTED BY:..... DOUG @ MARK CUTONE.com .....

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.

09-21-2020

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET ISLANDS LAND BANK ETAL
22 BROAD STREET
NANTUCKET, MA 02554

WELLS DOUGLAS J TRUSTEE
ELEVEN PILGRIM ROAD NOMINEE
18 LAKEWOOD CIRCLE NORTH
GREENWICH, CT 06030

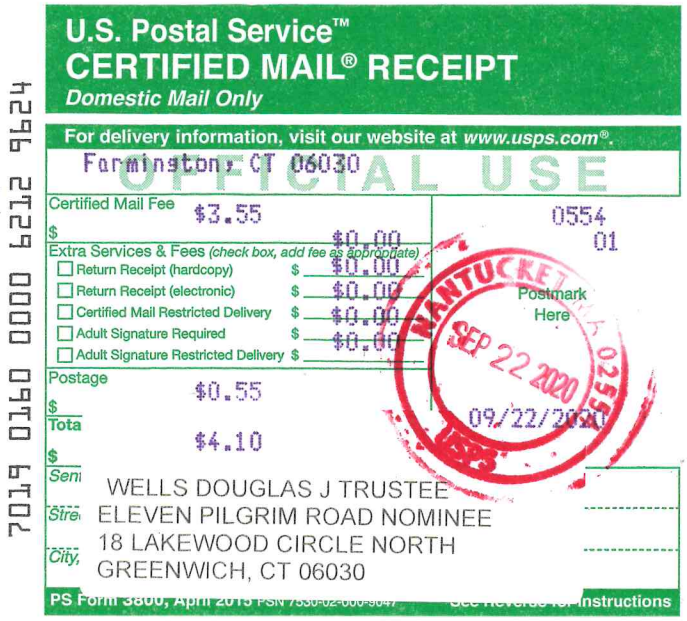
5 PILGRIM LLC
2100 MCKINNEY AVE STE 1600
DALLAS, TX 75201

FORD ANNETTE COVELLI TR
ANNETTE COVELLI FORD TRUST
1551 VIA TUSCANY
WINTER PARK, FL 32789

ROYAL MILE LLC
PO BOX 51365
BOSTON, MA 02205

ROYAL MILE LLC
PO BOX 51365
BOSTON, MA 02205

KERN AMANDA & ALEXANDRA
18301 NORTH PARK BLVD
SHAKER HEIGHTS, OH 44118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CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
Farmington, CT 06030
OFFICIAL USE
Certified Mail Fee $3.55
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
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0554 01
Postmark Here
NANTUCKET MA 02554 SEP 22 2020
09/22/2020
WELLS DOUGLAS J TRUSTEE
ELEVEN PILGRIM ROAD NOMINEE
18 LAKEWOOD CIRCLE NORTH
GREENWICH, CT 06030
PS Form 3800, April 2015

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Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.55
$4.10
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Postmark Here
NANTUCKET MA 02554 SEP 22 2020
09/22/2020
NANTUCKET ISLANDS LAND BANK ETAL
22 BROAD STREET
NANTUCKET, MA 02554

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Winter Park, FL 32789
OFFICIAL USE
Certified Mail Fee $3.55
Extra Services & Fees (check box, add fee as appropriate)
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Adult Signature Required $0.00
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NANTUCKET MA 02554 SEP 22 2020
09/22/2020
FORD ANNETTE COVELLI TR
ANNETTE COVELLI FORD TRUST
1551 VIA TUSCANY
WINTER PARK, FL 32789
PS Form 3800, April 2015

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Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.55
$4.10
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Postmark Here
NANTUCKET MA 02554 SEP 22 2020
09/22/2020
5 PILGRIM LLC
2100 MCKINNEY AVE STE 1600
DALLAS, TX 75201
PS Form 3800, April 2015

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Certified Fee $0.00
Return Receipt Fee (Endorsement Required) $0.00
Restricted Delivery Fee (Endorsement Required) $0.00
$4.10
0554 01
Postmark Here
NANTUCKET MA 02554 SEP 22 2020
09/22/2020
KERN AMANDA & ALEXANDRA
18301 NORTH PARK BLVD
SHAKER HEIGHTS, OH 44118
PS Form 3800, August 2006
See Reverse for Instructions

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Boston, MA 02205
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Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.55
$4.10
0554 01
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NANTUCKET MA 02554 SEP 22 2020
09/22/2020
ROYAL MILE LLC
PO BOX 51365
BOSTON, MA 02205
PS Form 3800, April 2015

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 PILGRIM RD

Tax Map Number: 41 Parcel Number: 216

Owner of Record: SEA HERO LLC

Description of Proposal: REDUCE HEIGHT OF MAIN HOUSE RIDGE BY 2'. ADD 2' OF FILL TO PREVIOUS APPROVAL

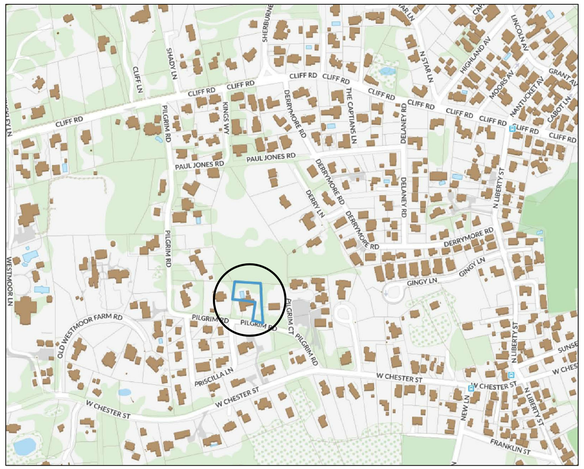
Anticipated HDC Submission Date: 9/22/20

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.

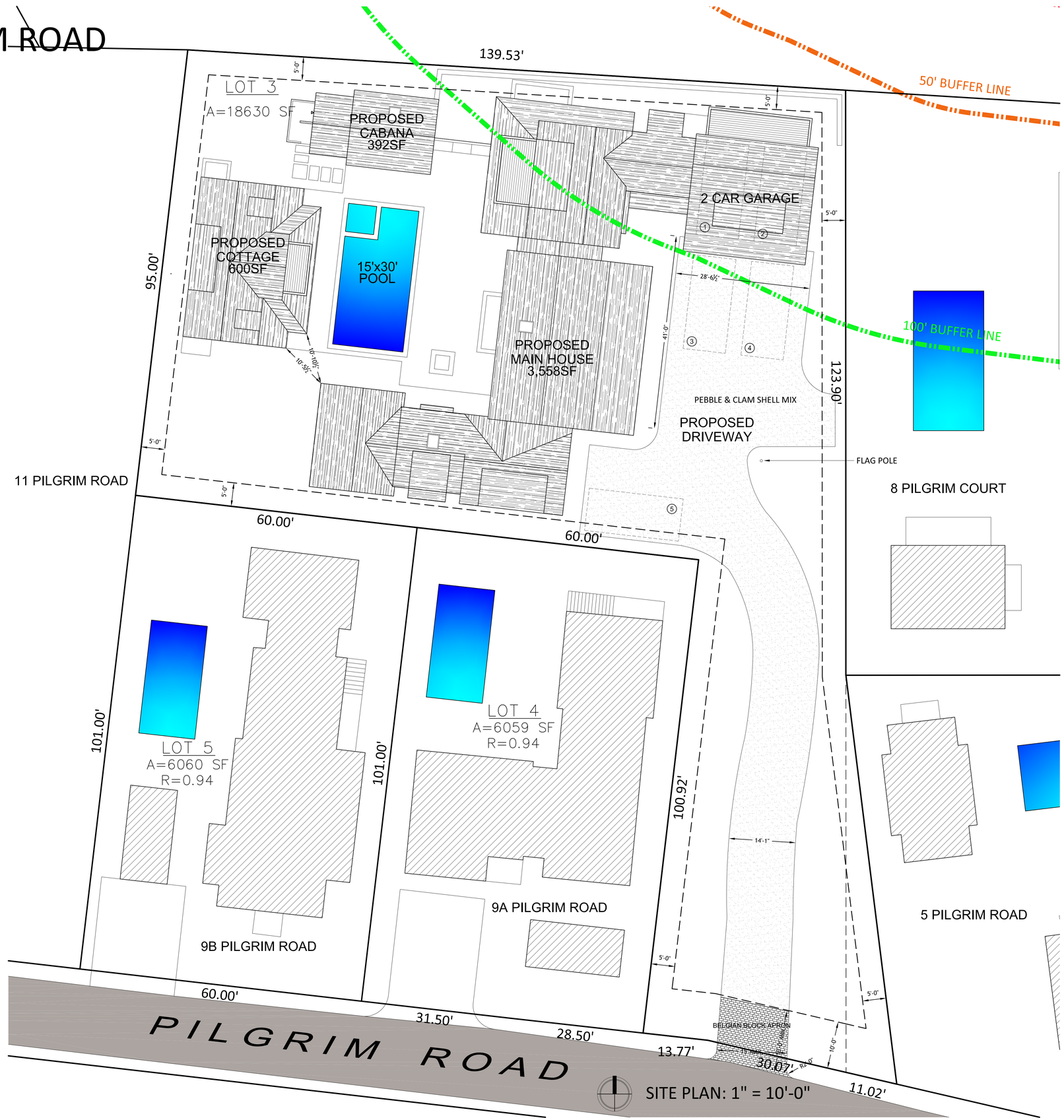
If you have any questions, please contact the HDC office at 508.325.7587.

SEA HERO LLC - 7 PILGRIM ROAD



LOCUS PLAN: NTS

AERIAL VIEW: NTS



MARK CUTONE
ARCHITECTURE
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

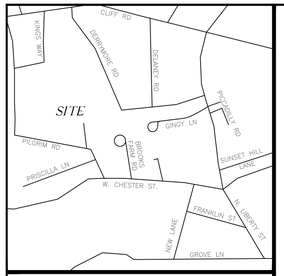
MAIN HOUSE
HDC REVISION

SEA HERO LLC
7 PILGRIM ROAD
NANTUCKET, MA 02554
MAP: 41 PARCEL: 216

COVER SHEET

C1.1

21 SEPTEMBER 2020



LOCUS MAP SCALE 1"=600'

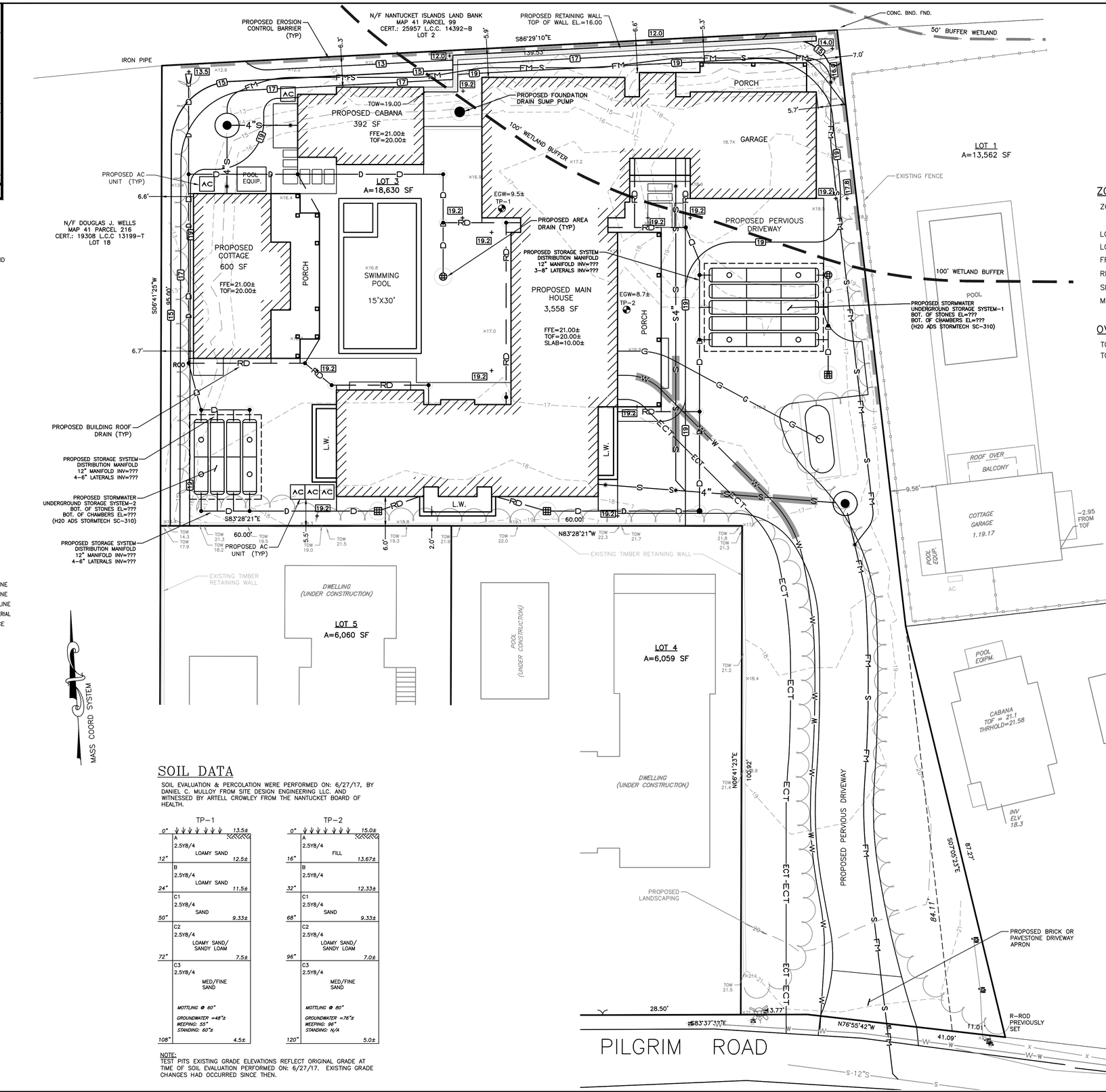
LEGEND

EXISTING

- PROPERTY LINE
- CB/FD — CONCRETE BOUND/FOUND
- TOPOGRAPHIC CONTOUR
- 88.8 × — SPOT ELEVATION
- TREE LINE
- STONE WALL
- FENCE
- GUARDRAIL
- RETAINING WALL
- S — SEWER MAIN
- FM — SEWER FORCE MAIN
- W — WATER MAIN
- D — DRAIN LINE
- OHW — OVERHEAD WIRES
- E/C/T — ELECTRIC/CABLE TV/ TELEPHONE SERVICE
- G — GAS LINE
- HYDRANT
- WATER GATE
- WATER SERVICE STUB
- DRAIN MANHOLE
- CATCH BASIN
- UP — UTILITY POLE
- YARD LIGHT
- SEWER MANHOLE
- SEWER SERVICE STUB
- WELL
- TP — TEST PIT
- ROCK
- DECIDUOUS TREE
- CONIFEROUS TREE
- WETLAND LINE
- 25' WETLAND BUFFER LINE
- 50' WETLAND BUFFER LINE
- 100' WETLAND BUFFER LINE
- NEAR SURFACE GLACIAL MATERIAL
- EROSION CONTROL FENCE
- WETLANDS
- WF — WETFLAG LOCATION

PROPOSED

- 88 — TOPOGRAPHIC CONTOUR
- 88.8 + — SPOT ELEVATION
- S — SEWER SERVICE
- FM — SEWER FORCE MAIN
- W — WATER SERVICE
- D — DRAIN LINE
- E/C/T — ELECTRIC/CABLE TV/ TELEPHONE SERVICE
- U — UNDERGROUND UTILITIES
- HYDRANT
- WATER GATE
- WATER SERVICE STUB
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- SEWER MANHOLE
- CO — SEWER CLEANOUT
- SEWER SERVICE STUB
- WELL



MASS COORD SYSTEM

SOIL DATA

SOIL EVALUATION & PERCOLATION WERE PERFORMED ON: 6/27/17, BY DANIEL C. MULLOY FROM SITE DESIGN ENGINEERING LLC. AND WITNESSED BY ARTELL CROWLEY FROM THE NANTUCKET BOARD OF HEALTH.

TP-1		TP-2	
0"	13.5±	0"	15.0±
A 2.5Y8/4 LOAMY SAND	12" 12.5±	A 2.5Y8/4 FILL	16" 13.67±
B 2.5Y8/4 LOAMY SAND	24" 11.5±	B 2.5Y8/4	32" 12.33±
C1 2.5Y8/4 SAND	50" 9.33±	C1 2.5Y8/4 SAND	68" 9.33±
C2 2.5Y8/4 LOAMY SAND/ SANDY LOAM	72" 7.5±	C2 2.5Y8/4 LOAMY SAND/ SANDY LOAM	96" 7.0±
C3 2.5Y8/4 MED/FINE SAND MOTTLING @ 60" GROUNDWATER =48"± WEEPING: 55" STANDING: 60"±	108" 4.5±	C3 2.5Y8/4 MED/FINE SAND MOTTLING @ 80" GROUNDWATER =76"± WEEPING: 96" STANDING: N/A	120" 5.0±

NOTE:
TEST PITS EXISTING GRADE ELEVATIONS REFLECT ORIGINAL GRADE AT TIME OF SOIL EVALUATION PERFORMED ON: 6/27/17. EXISTING GRADE CHANGES HAD OCCURRED SINCE THEN.

10 0 5 10 20
SCALE: 1 INCH = 10 FEET

ZONING REQUIREMENTS

ZONING DISTRICT: RESIDENTIAL 1 (R-1)

	REQUIRED	PROVIDED
LOT AREA	5,000 S.F.	18,630 S.F.
LOT FRONTAGE	50 FT.	54.8 FT.
FRONT YARD SETBACK	10 FT.	106+ FT.
REAR YARD SETBACK	5 FT.	5.3 FT.
SIDE YARD SETBACK	5 FT.	5.7 FT.
MAX. GROUND COVER RATIO	30 %	24.4 %

OVERLAY DISTRICT APPLICABILITY

TOWN
TOWN SEWER

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

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: AUGUST 24 2020

DRAWN BY:	DESIGN BY:	CHECK BY:
RT/SKD	RT/SKD	DCM

PROJECT NO. 15019

ISSUED FOR: DRAFT REVIEW

SITE PLAN

7 PILGRIM ROAD
ASSESSOR'S MAP 41, PARCEL 216
NANTUCKET, MASSACHUSETTS

PREPARED FOR ROANNE GOLDFEIN

DRAWING TITLE: SITE PLAN

SCALE: 1" = 10'

SHEET NO. 2 OF 3

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

STORAGE
PIZZA
TV
BATH
POOL CABANA - 392SF
POOL CABANA
OUTDOOR GRILLING
PORCH
SPA 6'x6'
POOL 15'x30'
FIRE PIT
SLIDING DOOR
STUDY 114 WOOD
LAUNDRY 117 TILE
PANTRY 116 WOOD
HALL 115 WOOD
POWDER 118 WOOD
MUDROOM 119 TILE
KITCHEN/SITTING 113 WOOD
BENCH & HOOKS
GARAGE 120 CONCRETE
LIVING/DINING 112 WOOD
MAIN HOUSE - 3,558SF
ENTRY HALL 101 WOOD
MASTER BEDROOM 109 WOOD
HALL 106 WOOD
HALL 102 WOOD
WALK-IN 105 WOOD
BATH 107 WOOD
BEDROOM 103 WOOD
BATH 104 TILE
BATH 108 TILE
WALK-IN 111 WOOD
WALK-IN 110 WOOD
SEAT
BOOKS
L.W.

FIRST FLOOR PLAN - 3,558SF
SCALE: 1/4" = 1'-0"

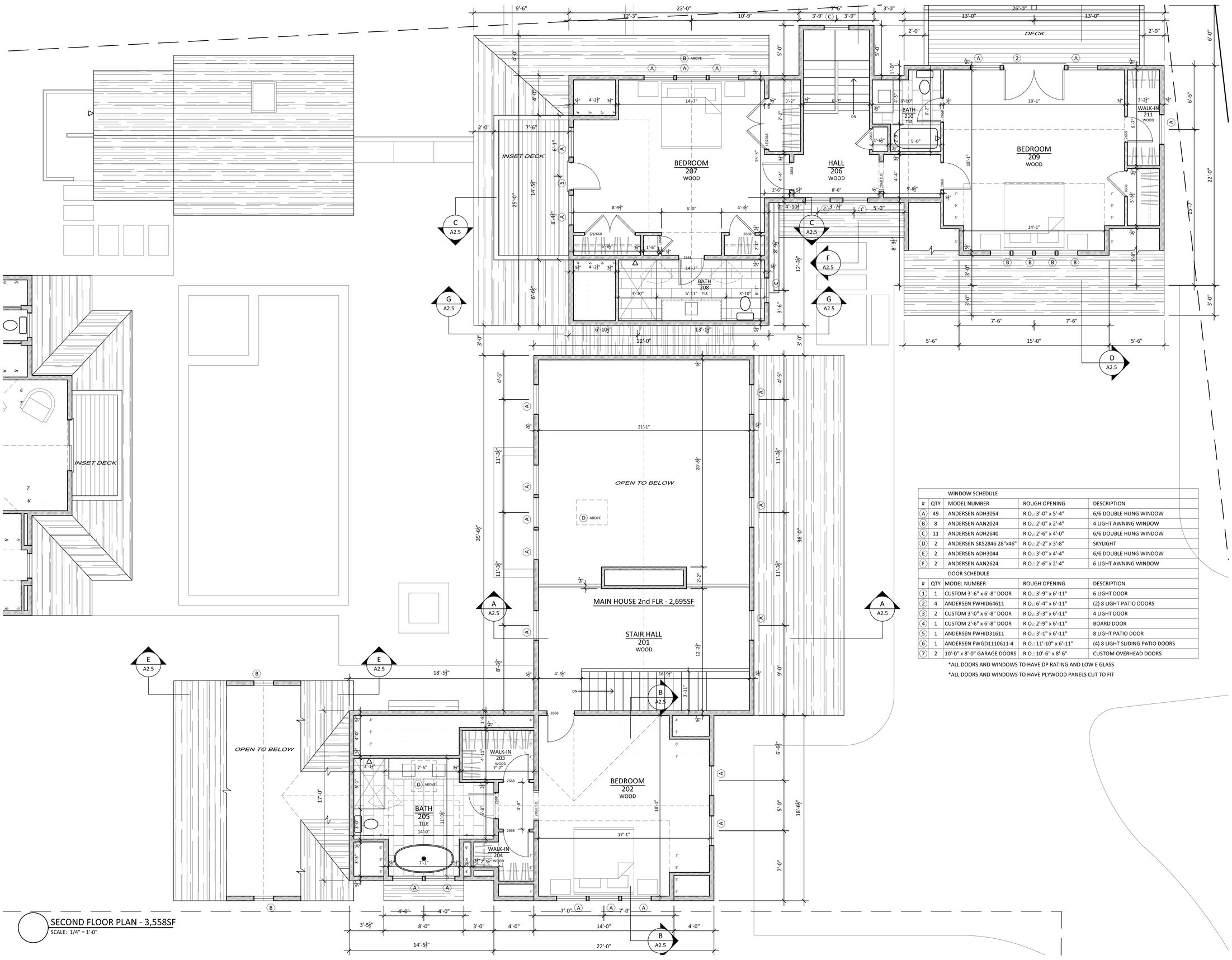
MAIN HOUSE
HDC REVISION

SEA HERO LLC
7 PILGRIM ROAD
NANTUCKET, MA 02554
MAP: 41 PARCEL: 216

FIRST FLOOR PLAN

A1.1

21 SEPTEMBER 2020



WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	49	ANDERSEN ADH3054	R.O.: 3'-0" x 5'-4"	6/6 DOUBLE HUNG WINDOW
B	8	ANDERSEN AAN2024	R.O.: 2'-0" x 2'-4"	4 LIGHT AWNING WINDOW
C	11	ANDERSEN ADH2640	R.O.: 2'-6" x 4'-0"	6/6 DOUBLE HUNG WINDOW
D	2	ANDERSEN SKS2846 28"x46"	R.O.: 2'-2" x 3'-8"	SKYLIGHT
E	2	ANDERSEN ADH3044	R.O.: 3'-0" x 4'-4"	6/6 DOUBLE HUNG WINDOW
F	2	ANDERSEN AAN2624	R.O.: 2'-6" x 2'-4"	6 LIGHT AWNING WINDOW

DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	1	CUSTOM 3'-6" x 6'-8" DOOR	R.O.: 3'-9" x 6'-11"	6 LIGHT DOOR
2	4	ANDERSEN FWHID64611	R.O.: 6'-4" x 6'-11"	(2) 8 LIGHT PATIO DOORS
3	2	CUSTOM 3'-0" x 6'-8" DOOR	R.O.: 3'-3" x 6'-11"	4 LIGHT DOOR
4	1	CUSTOM 2'-6" x 6'-8" DOOR	R.O.: 2'-9" x 6'-11"	BOARD DOOR
5	1	ANDERSEN FWHID31611	R.O.: 3'-1" x 6'-11"	8 LIGHT PATIO DOOR
6	1	ANDERSEN FWGD1110611-4	R.O.: 11'-10" x 6'-11"	(4) 8 LIGHT SLIDING PATIO DOORS
7	2	10'-0" x 8'-0" GARAGE DOORS	R.O.: 10'-6" x 8'-6"	CUSTOM OVERHEAD DOORS

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

*ALL DOORS AND WINDOWS TO HAVE PLYWOOD PANELS CUT TO FIT

SECOND FLOOR PLAN - 3,558SF

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

MARK CUTONE ARCHITECTURE+
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

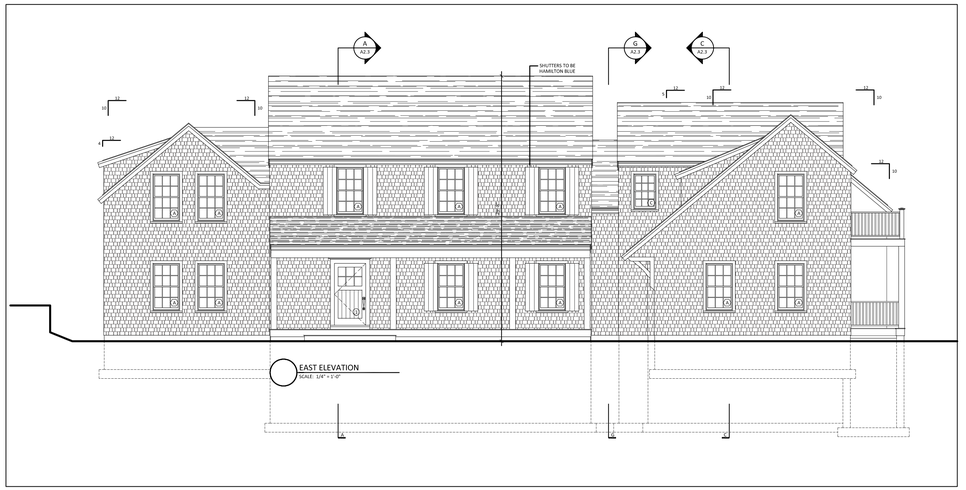
MAIN HOUSE
HDC REVISION

SEA HERO LLC
7 PILGRIM ROAD
NANTUCKET, MA 02554
MAP: 41 PARCEL: 216

SECOND FLOOR PLAN

A1.2

21 SEPTEMBER 2020



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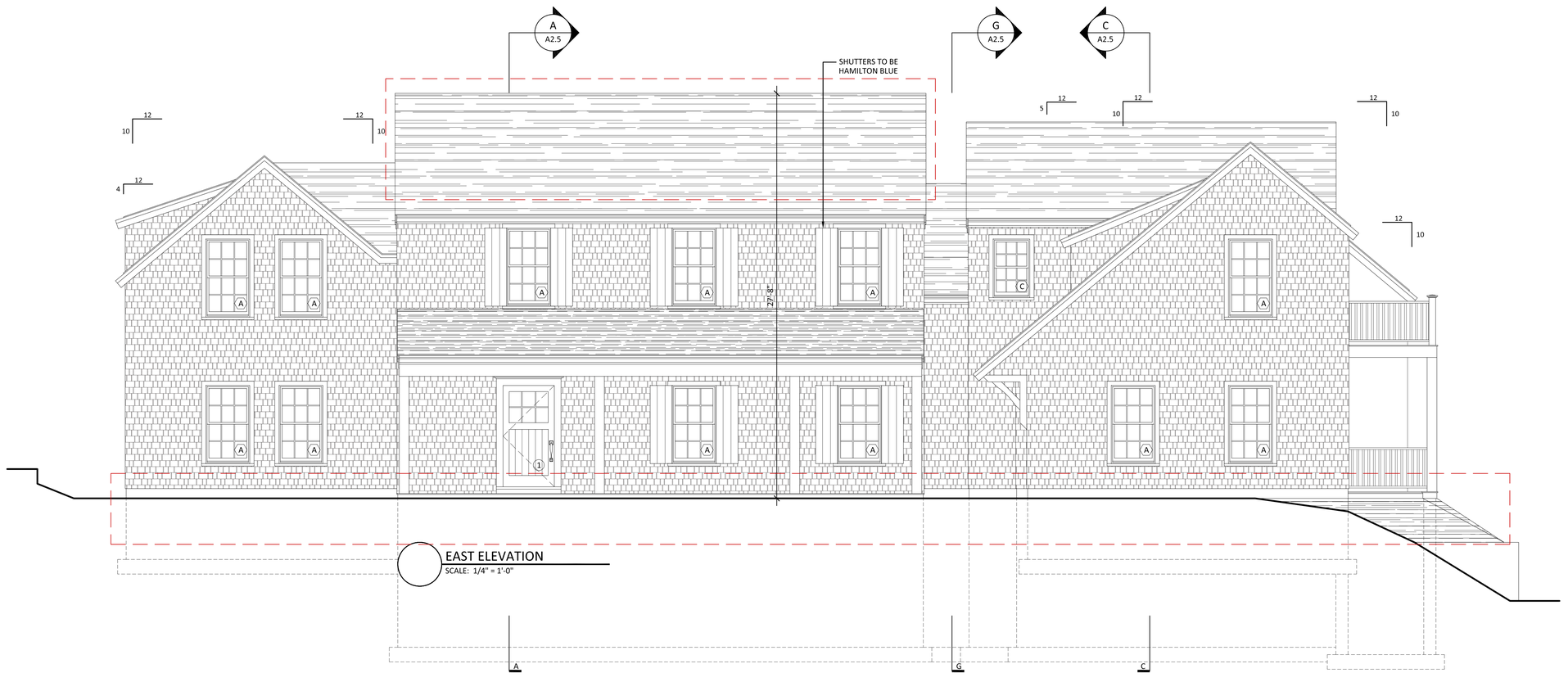

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
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508.228.2728
MARKCUTONE.COM

MAIN HOUSE
HDC REVISION

SEA HERO LLC
7 PILGRIM ROAD
NANTUCKET, MA 02554
MAP: 41 PARCEL: 216

EAST ELEVATION

A2.1

21 SEPTEMBER 2020

MARK CUTONE
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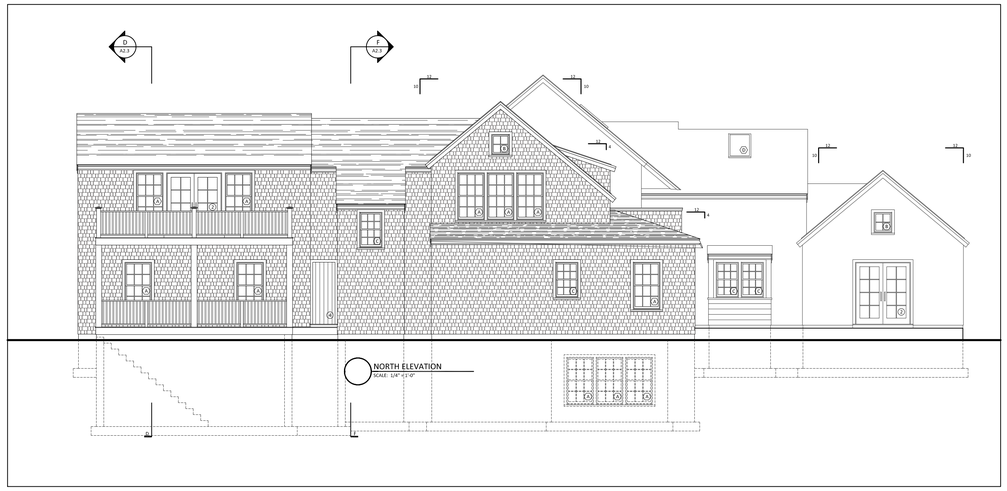
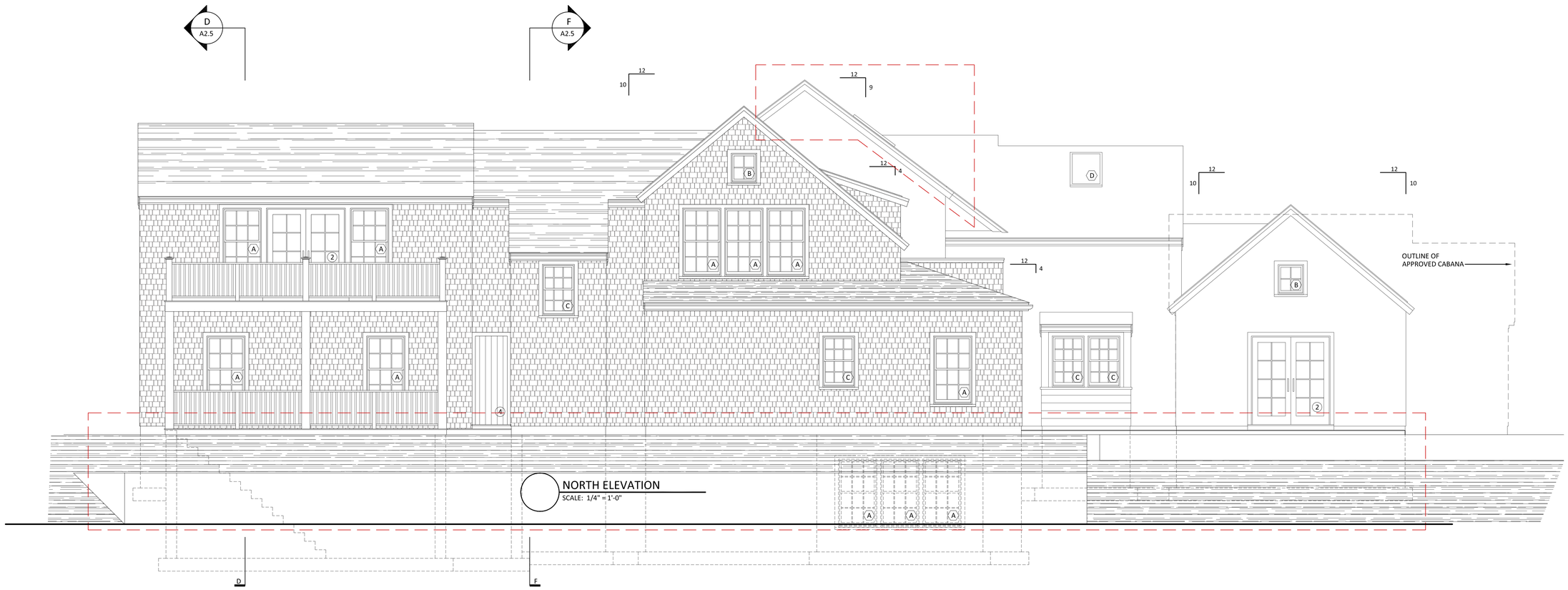


PREVIOUS APPROVAL



MAIN HOUSE
HDC REVISION

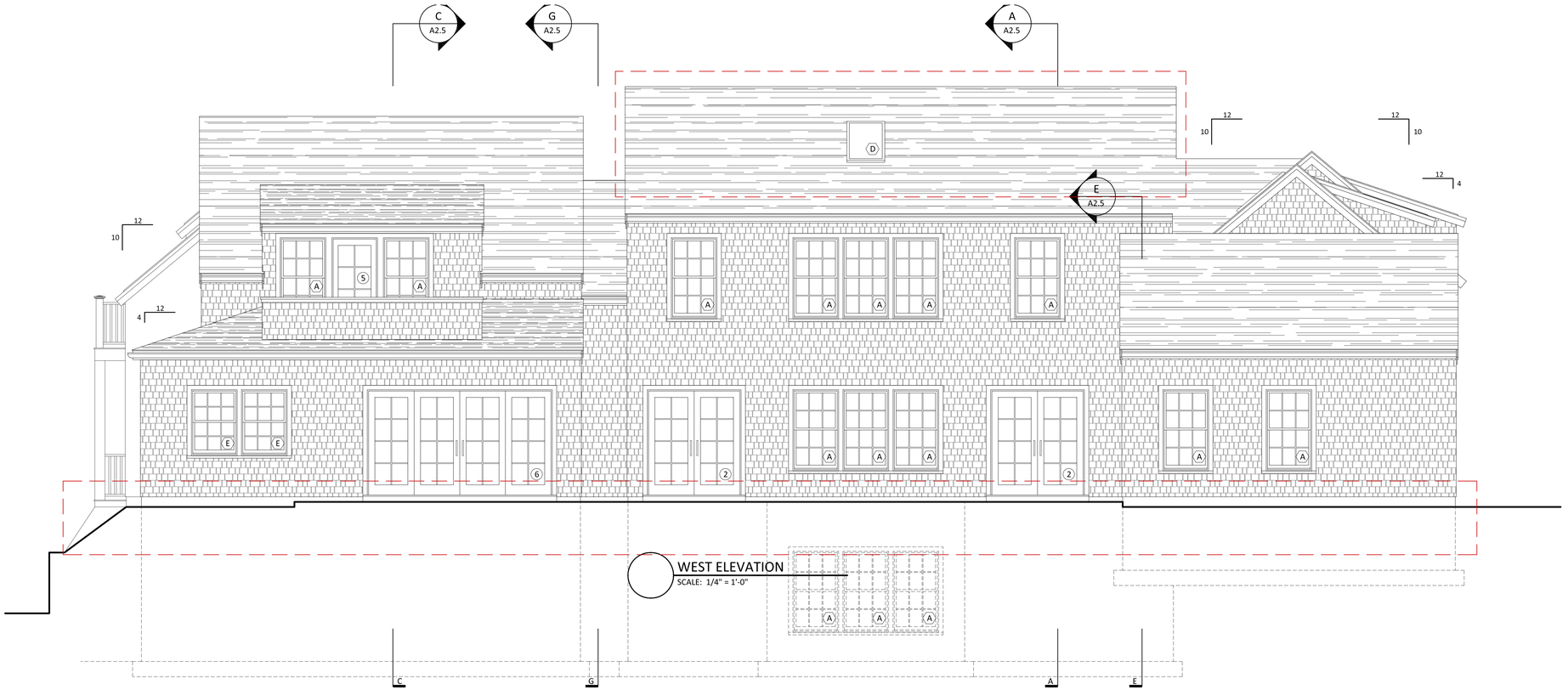
SEA HERO LLC
7 PILGRIM ROAD
NANTUCKET, MA 02554
MAP: 41 PARCEL: 216

NORTH ELEVATION

A2.2

21 SEPTEMBER 2020

PREVIOUS APPROVAL



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508.228.2728
MARKCUTONE.COM

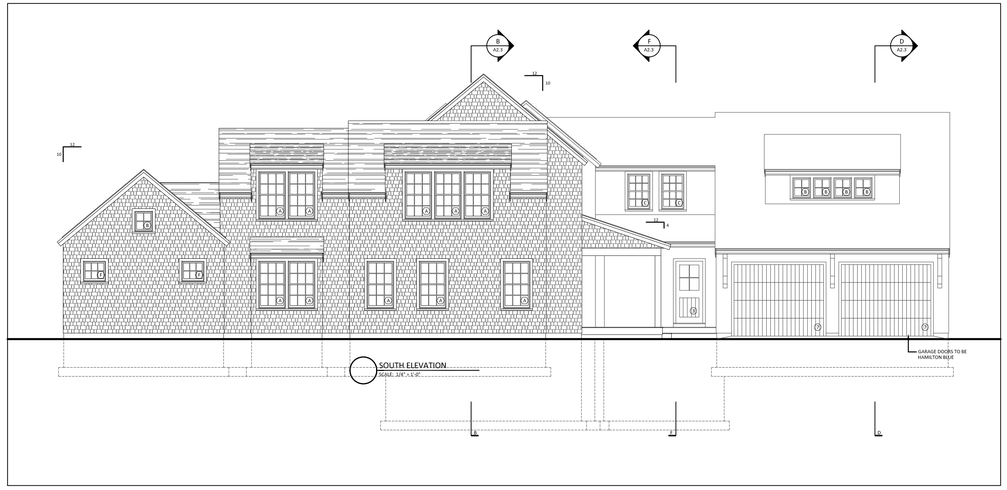
MAIN HOUSE
HDC REVISION

SEA HERO LLC
7 PILGRIM ROAD
NANTUCKET, MA 02554
MAP: 41 PARCEL: 216

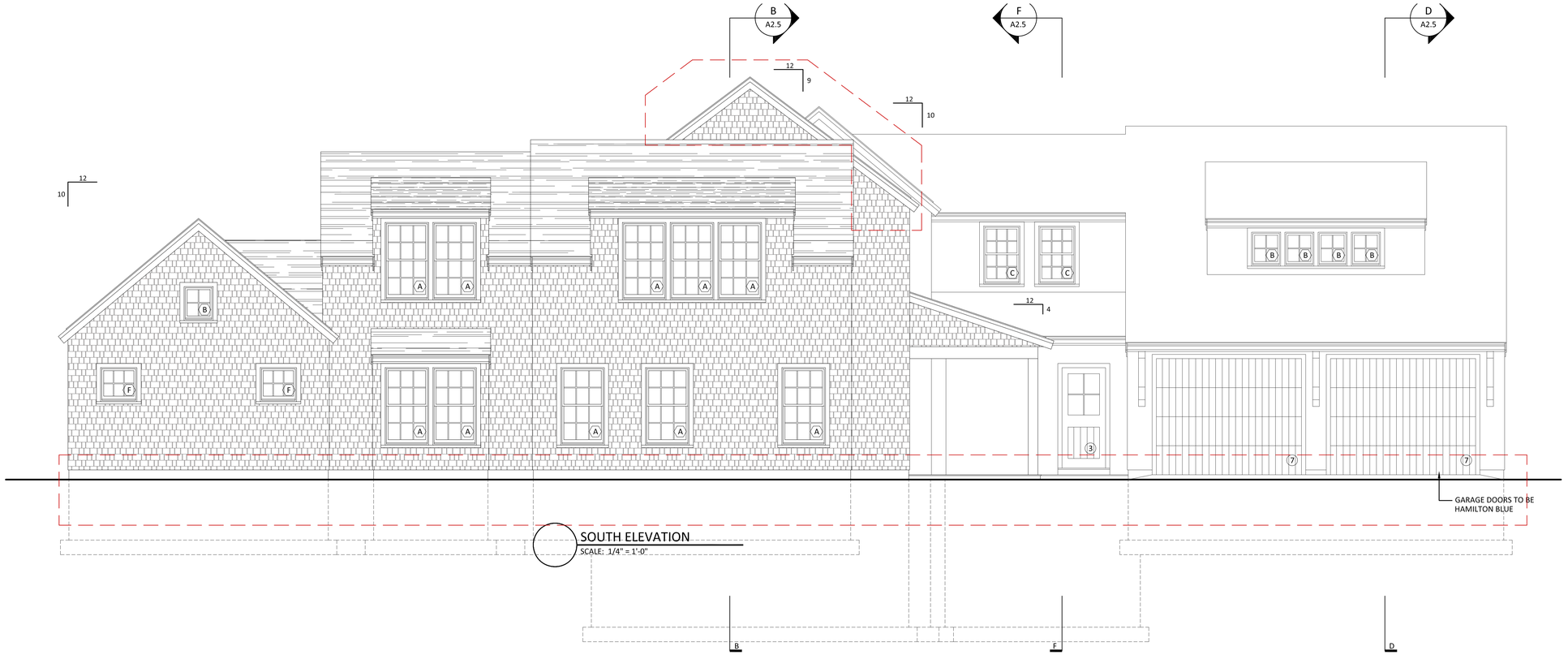
WEST ELEVATION

A2.3

21 SEPTEMBER 2020



PREVIOUS APPROVAL



MARK CUTONE
ARCHITECTURE +

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NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

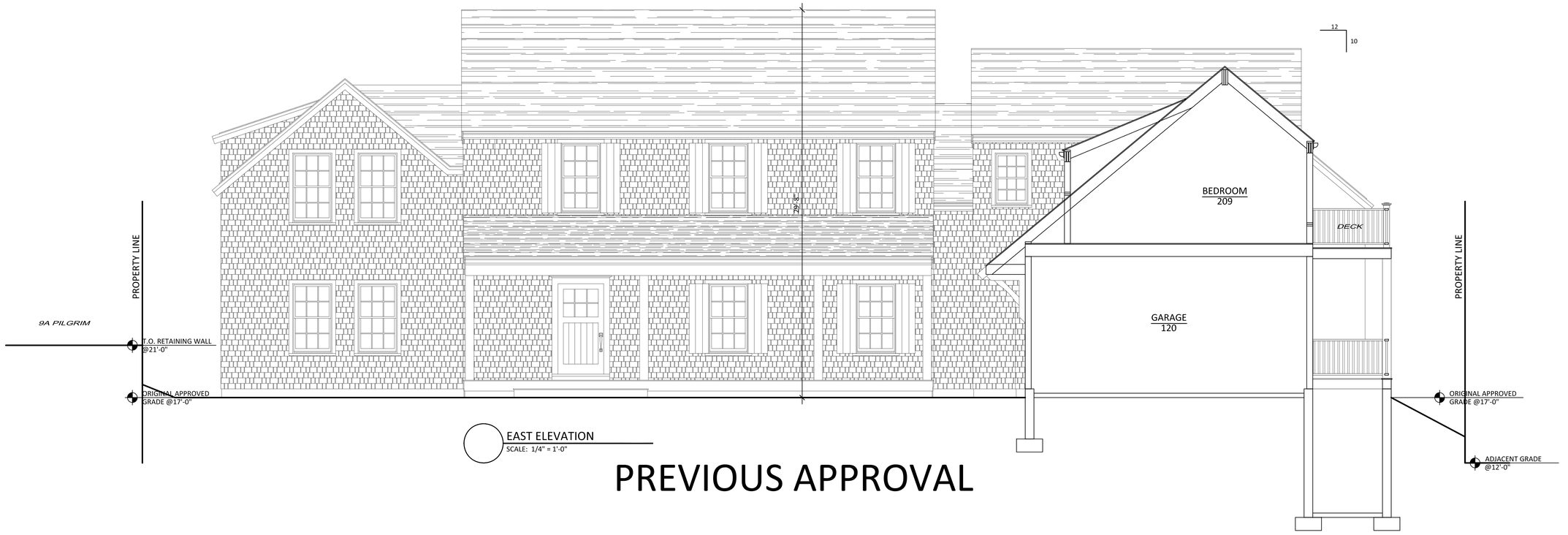
MAIN HOUSE
HDC REVISION

SEA HERO LLC
7 PILGRIM ROAD
NANTUCKET, MA 02554
MAP: 41 PARCEL: 216

SOUTH ELEVATION

A2.4

21 SEPTEMBER 2020



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

PREVIOUS APPROVAL

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

CURRENT PROPOSAL

MARK CUTONE
ARCHITECTURE +
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

MAIN HOUSE
HDC REVISION

SEA HERO LLC
7 PILGRIM ROAD
NANTUCKET, MA 02554
MAP: 41 PARCEL: 216

SITE SECTIONS

A2.5

21 SEPTEMBER 2020

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73 PARCEL N°. 90

Street & Number of Proposed Work: 12 HYDRANGEA LANE

Owner of record: 12 SCONSET WEST LLC

Mailing Address: 665 CHURCH ST
WHITINSVILLE, MA 01588

Contact Phone #: 508-889-7045 E-mail:

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8'1380 E-mail:

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

Decks/Patio: Size: 26 x 38 ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd 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:

REVISIONS* 1. East Elevation
(describe) 2. South Elevation

DESCRIPTION: BLUESTONE PATIO; 24" HIGH DRY STACK PA FIELDSTONE RETWALL W/ CONCEALING BERM ON OUTSIDE FACE; BLUESTONE

Original Date: (describe)

Original Builder:

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

3. West Elevation

4. North Elevation

REDWOOD CAP; PA FIELDSTONE/BLUESTONE CAPPED GAS FIREPT - MAX HT IS 18"

*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 WHITE SHELL Walkways BLUESTONE STEPPERS Walls PA FIELDSTONE/BLUESTN, CAP

* 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 09.18.2020 Signature of owner of record Brook P Murf FOR 12 SCONSET WESTLLC C/O KOOPMAN Signed under penalties of perjury

NEW ZONING SHED - 12 SCONSET WEST LLC
12 HYDRANGEA LANE (LOT 06)
SCALE: 1" = 20'-0"

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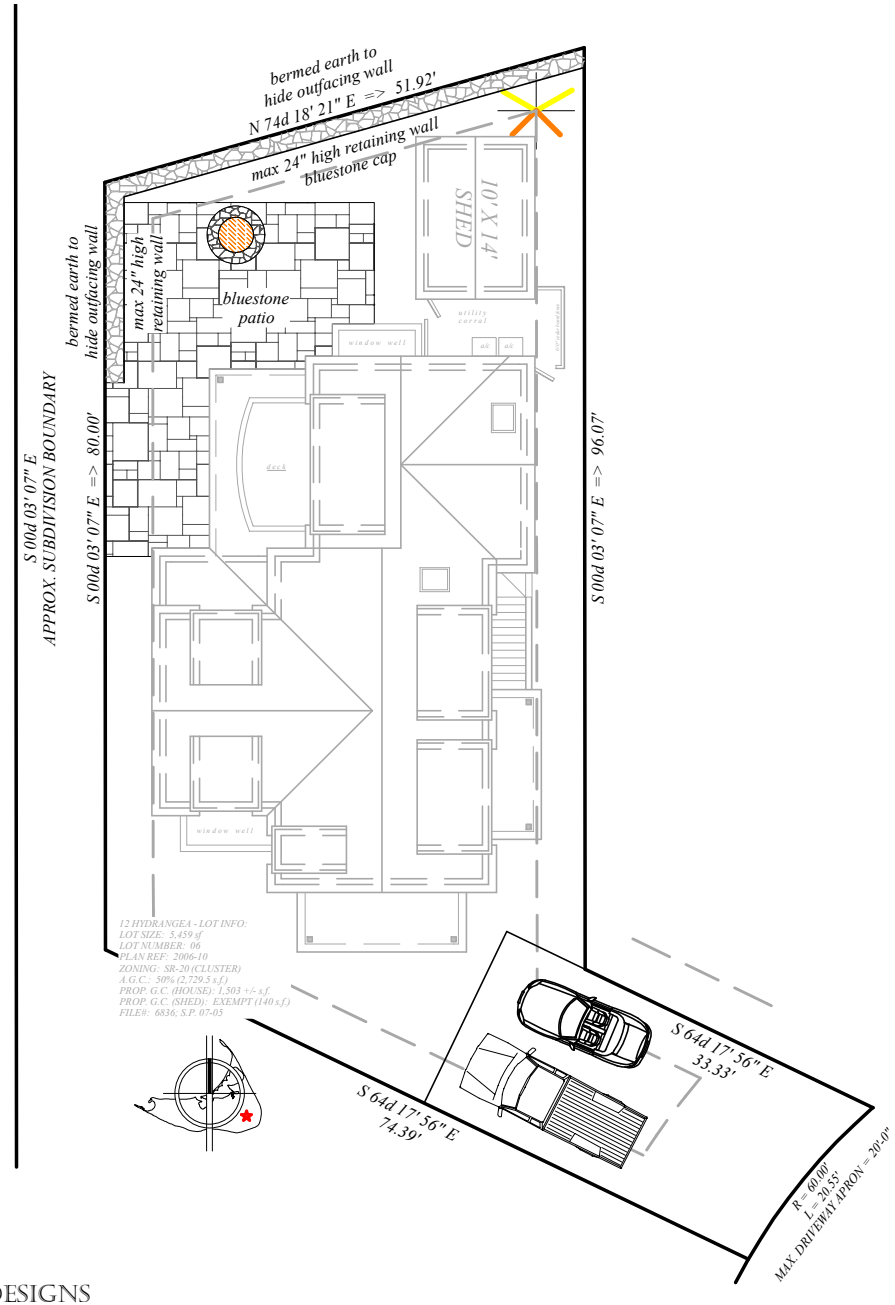
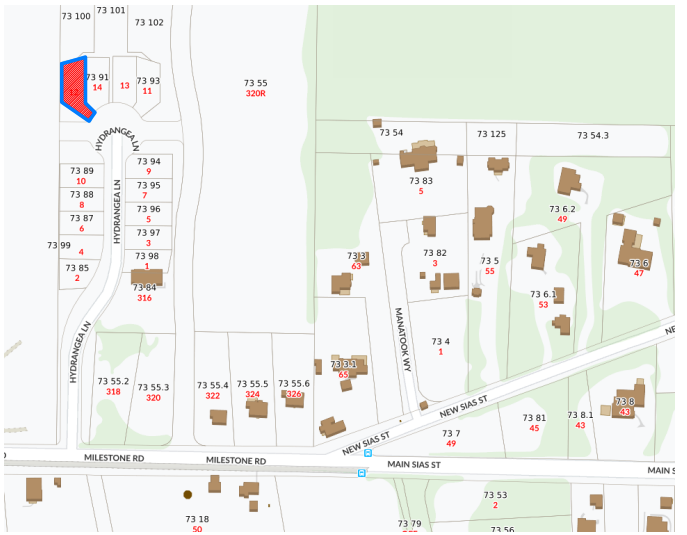


MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388



LOCUS MAP - NOT TO SCALE
12 HYDRANGEA LANE - MAP 73; PCL 90

SAMPLE PHOTO
PENNSYLVANIA FIELD STONE - DRY STACKED/MORTAR BACKED
12 HYDRANGEA LANE
12 SCONSET WEST LLC

permission to sign

DK

Dirk Koopman <dirk@koopmanlumber.com>
Tue 7/14/2020 7:19 PM

To: You

I am giving permission for Brook Meerbergen to sign the HDC application relating to my property. He will be signing on my behalf. Lot 6, Hydrangea Lane in Siasconset.
Dirk Koopman

Dirk Koopman, CEO
Koopman Lumber
665 Church St
Whitinsville MA 01588
Direct: 508-377-5102
Cell: 508-889-7045

KOOPMAN
LUMBER & HARDWARE

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 *Brook P Meerbergen*

AS AGENT FOR *12 Sconset West LLC*

STREET ADDRESS *12 Hydrangea Lane*

MAP/PARCEL *73/90*

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 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 *September 17, 2020*

Date

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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PROPERTY DESCRIPTION

TAX MAP N°: 73 PARCEL N°. 90

Street & Number of Proposed Work: 12 HYDRANGEA LN.

Owner of record: 12 SUNSET WEST LLC

Mailing Address: 665 CHURCH ST
WHITINSVILLE, MA 01588

Contact Phone #: 508.889.7045 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8.1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: ~~54'-0"~~ Sq. Footage 1st floor: 1503
Width: 38'-6" Sq. footage 2nd floor: 1431
Sq. footage 3rd floor: _____

Decks/Patio: Size: 10x18 ☒ 1st floor ☐ 2nd floor
Size: 8x16 ☐ 1st floor ☒ 2nd floor

2934 * .20 ⇒ $586.80

Difference between existing grade and proposed finish grade: North NO Δ's South FLAT LOT East _____ West _____

Height of ridge above final finish grade: North 24'-6" South 26'-0" East 24'-6" West 25'-0"

Additional Remarks

Historic Name:

Original Date:

REVISIONS* (describe)

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

Original Date: (describe)

Original Builder:

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

3. West Elevation

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 6 /12 Other 5/12 PORCHES & MART.

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer VELUX MO6 (x2) Rough Opening 30 X 46 Size 30 X 46 Location NORTH & EAST

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 BORAL

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) 10" Corner boards 5/4X6 Frieze 5/4X4

Window Casing 5/4X4 Door Frame 5/4X4 Columns/Posts: Round _____ Square 7X7

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other AWNING

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 8LT/1 PANEL/WOOD Rear _____ Side FOLDING

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways WHITE SHELL Walkways BLUESTONE STEPPERS Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW

Trim WHITE

Deck MAHOG NTW

Clapboard (if applicable) _____

Sash WHITE

Foundation GREY

Roof NTW

Doors ~~FRONT ENTRY GARAGE~~ WOOD DRS ⇒ FOLIAGE BLUE

Fence _____ Shutters _____

ALL OTHER DOORS ARE WHITE

* 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 09.18.20 Signature of owner of record Brook R Murphy FOR 12 SCONSET WEST LLC (JO KOOPMAN) signed under penalties of perjury

7016 0910 0001 4508 1719

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$	

0554
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SEP 18 2020
09/18/2020
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Sent To: Sconset Hydrangeas LLC
Street and Apt. No., or PO Box No.: 1 Harbor Sq. Apt 607
City, State, ZIP+4®: 10562

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
$	
Total Postage and Fees	$4.10
$	

0554
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NANTUCKET MA 02554
SEP 18 2020
09/18/2020
USPS

Sent To: OConnor
Street and Apt. No., or PO Box No.: 208 N Cedar Rd
City, State, ZIP+4®: 06824

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

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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 *Brook P Meerbergen*

AS AGENT FOR *12 Sconset West LLC*

STREET ADDRESS *12 Hydrangea Lane*

MAP/PARCEL *73/90*

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 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 *September 17, 2020*

Date

HISTORIC DISTRICT COMMISSION

37 Washington Street
Nantucket, Massachusetts 02554
Telephone: 508.228.7231 Fax: 508.325.7572

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: 12 HYDRANGEA LANE

Tax Map Number: 73 Parcel Number: 90

Owner of Record: 12 SCONSET WEST LLC

Description of Proposal:

CONSTRUCT 1 1/2 STORY DWELLING; 1503 S.F. GROUND COVER; 26'-0" TALL; BASIC PERIMETER DIMS ARE 38'-6" X 54'-0"

submitted by: MEERBERGEN DESIGNS - 508.228.1388

Anticipated HDC Submission Date: September 21, 2020

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 508.228.7231.

fax to: 508.228.7210

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER……12 SCONSET WEST LLC

MAILING ADDRESS……665 CHURCH ST; WHITINSVILLE, MA 01588

PROPERTY LOCATION……12 HYDRANGEA LANE

ASSESSORS MAP/PARCEL……73/90

SUBMITTED BY:……BROOK MEERBERGEN @ 508.228.1388
email: brooksdesigns@hotmail.com

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.

07-13-2020

DATE

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o, ou, email=robr@denby.com, c=US
Date: 2020.07.13 08:29:46 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

THANK YOU!!!

Abutters List

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
73	91		HYDRANGEA LANE NO 6 LLC		1 HARBOR SQUARE APT 607	OSSINING	NY	10562	14 HYDRANGEA LN
73	94		OCONNOR THOMAS M & JEREMY S		208 N CEDAR RD	FAIRFIELD	CT	06824	9 HYDRANGEA LN
73	100		SCONSET HYDRANGEAS LLC	C/O BROWN THEODORE H	1 HARBOR SQUARE APT 607	OSSINING	NY	10562	HYDRANGEA LN
Count:	**3**								

permission to sign

DK

Dirk Koopman <dirk@koopmanlumber.com>
Tue 7/14/2020 7:19 PM

To: You

I am giving permission for Brook Meerbergen to sign the HDC application relating to my property. He will be signing on my behalf. Lot 6, Hydrangea Lane in Siasconset.
Dirk Koopman

Dirk Koopman, CEO
Koopman Lumber
665 Church St
Whitinsville MA 01588
Direct: 508-377-5102
Cell: 508-889-7045

KOOPMAN
LUMBER & HARDWARE

STREETSCAPE - 12 SCONSET WEST LLC
12 HYDRANGEA LANE (LOT 06)
SCALE: 1" = 20'-0"

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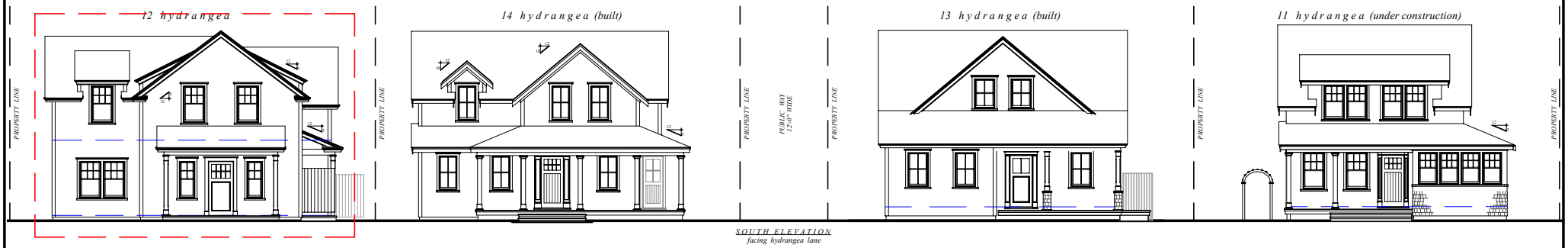

SOUTH ELEVATION
facing hydrangea lane

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

NEW DWELLING - 12 SCONSET WEST LLC
12 HYDRANGEA LANE (LOT 06)
SCALE: 1" = 20'-0"

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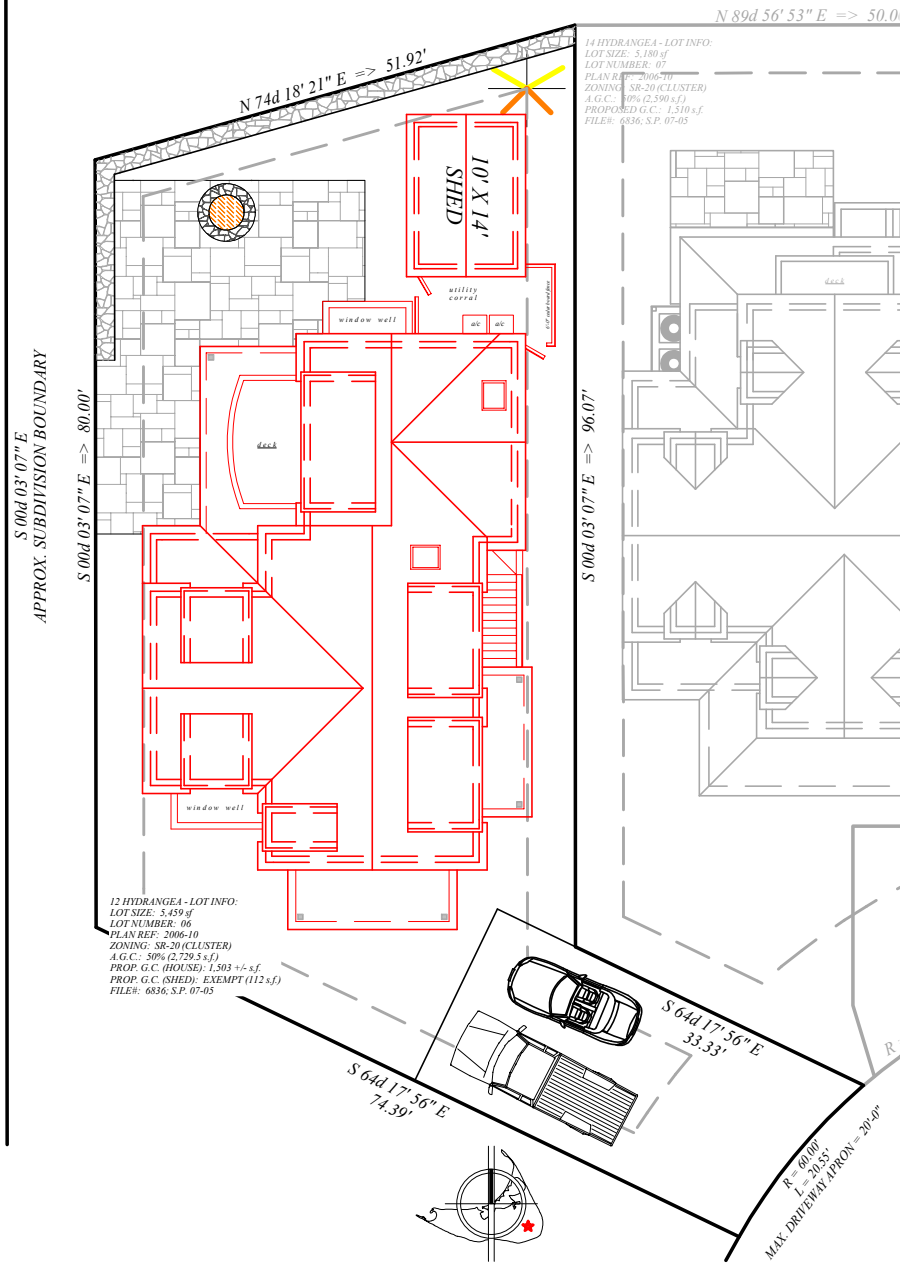
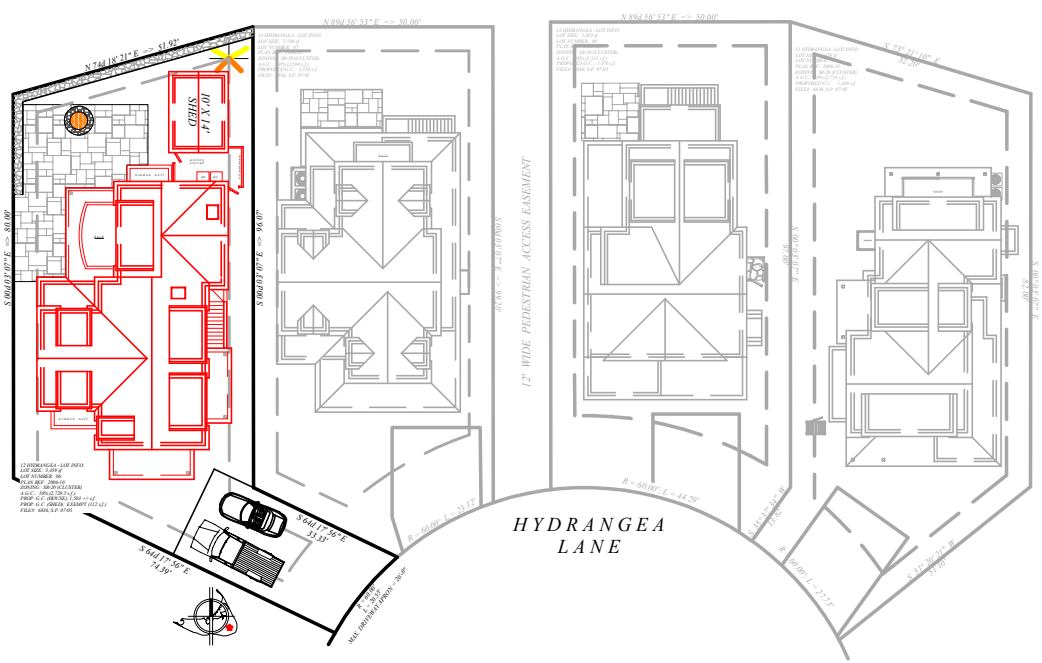
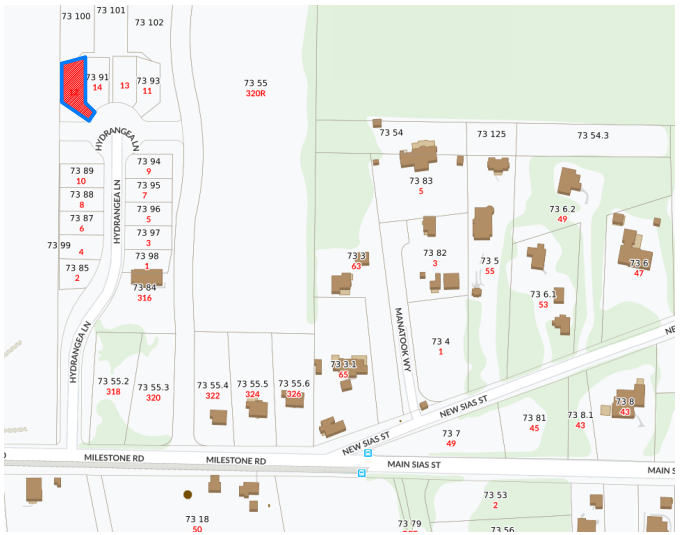


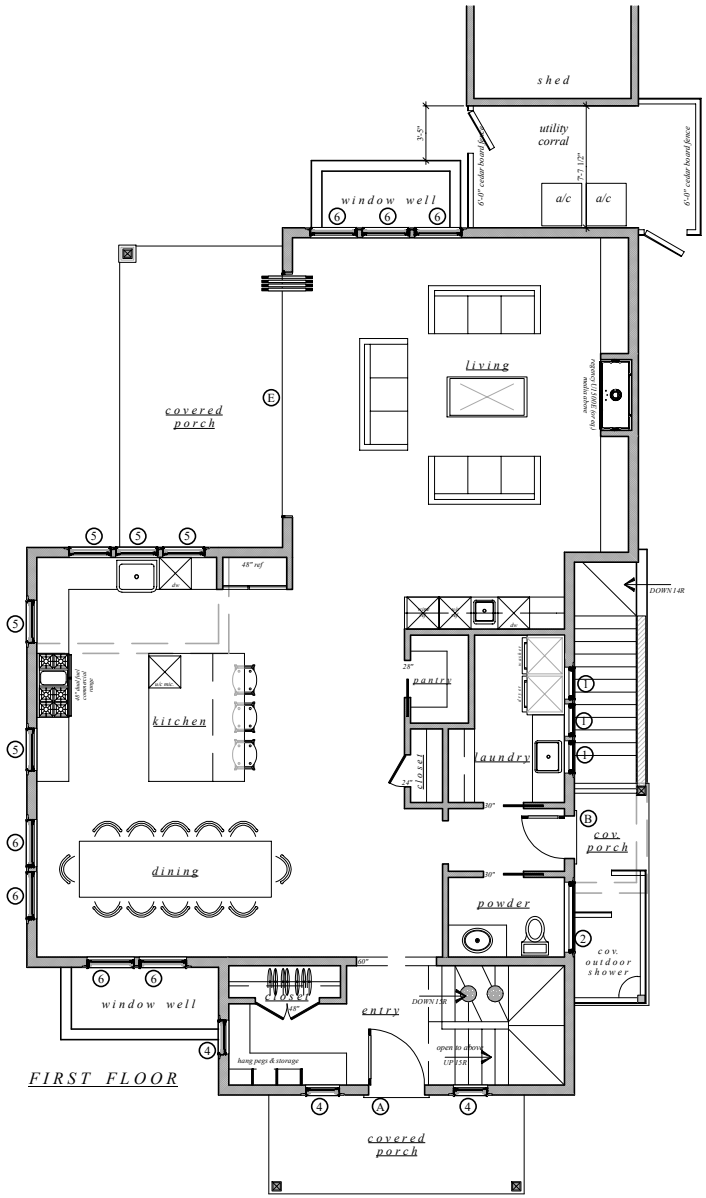


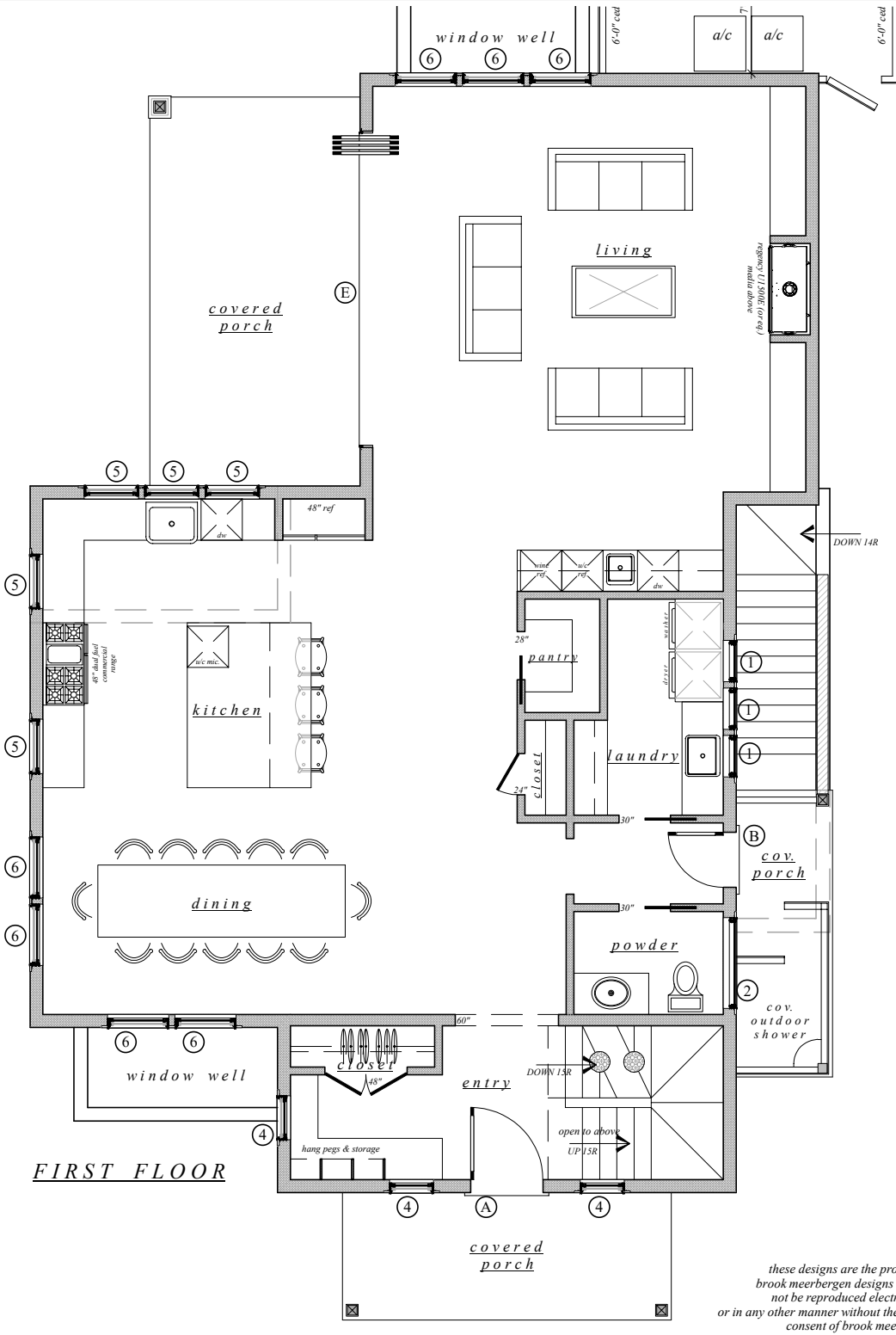


LOCUS MAP - NOT TO SCALE
12 HYDRANGEA LANE - MAP 73; PCL 90

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

NEW DWELLING - 12 SCONSET WEST LLC
12 HYDRANGEA LANE (LOT 06)
SCALE: 1/8" = 1'-0"





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PO BOX 673
NANTUCKET, MA 02554
508.228.1388

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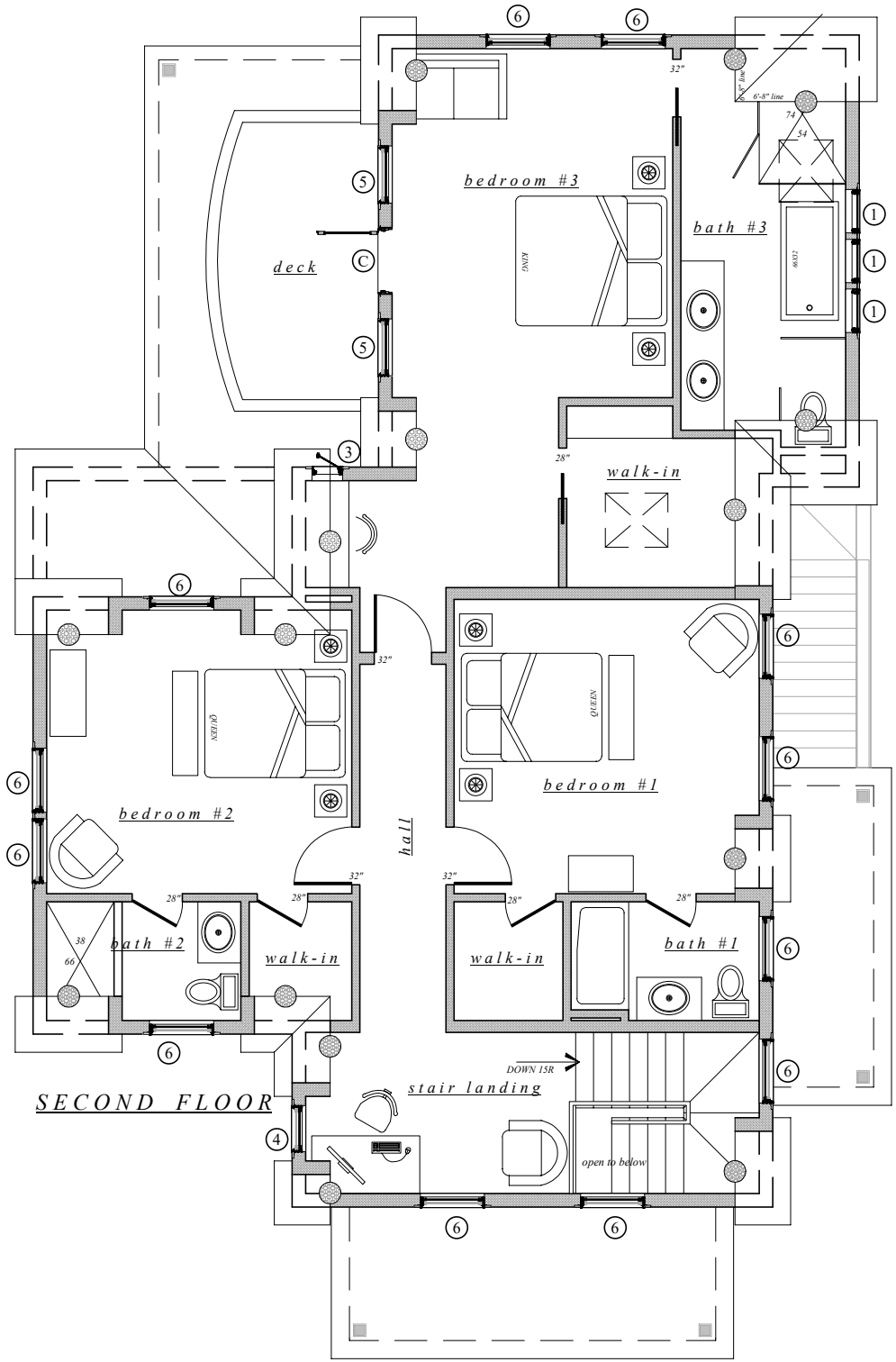

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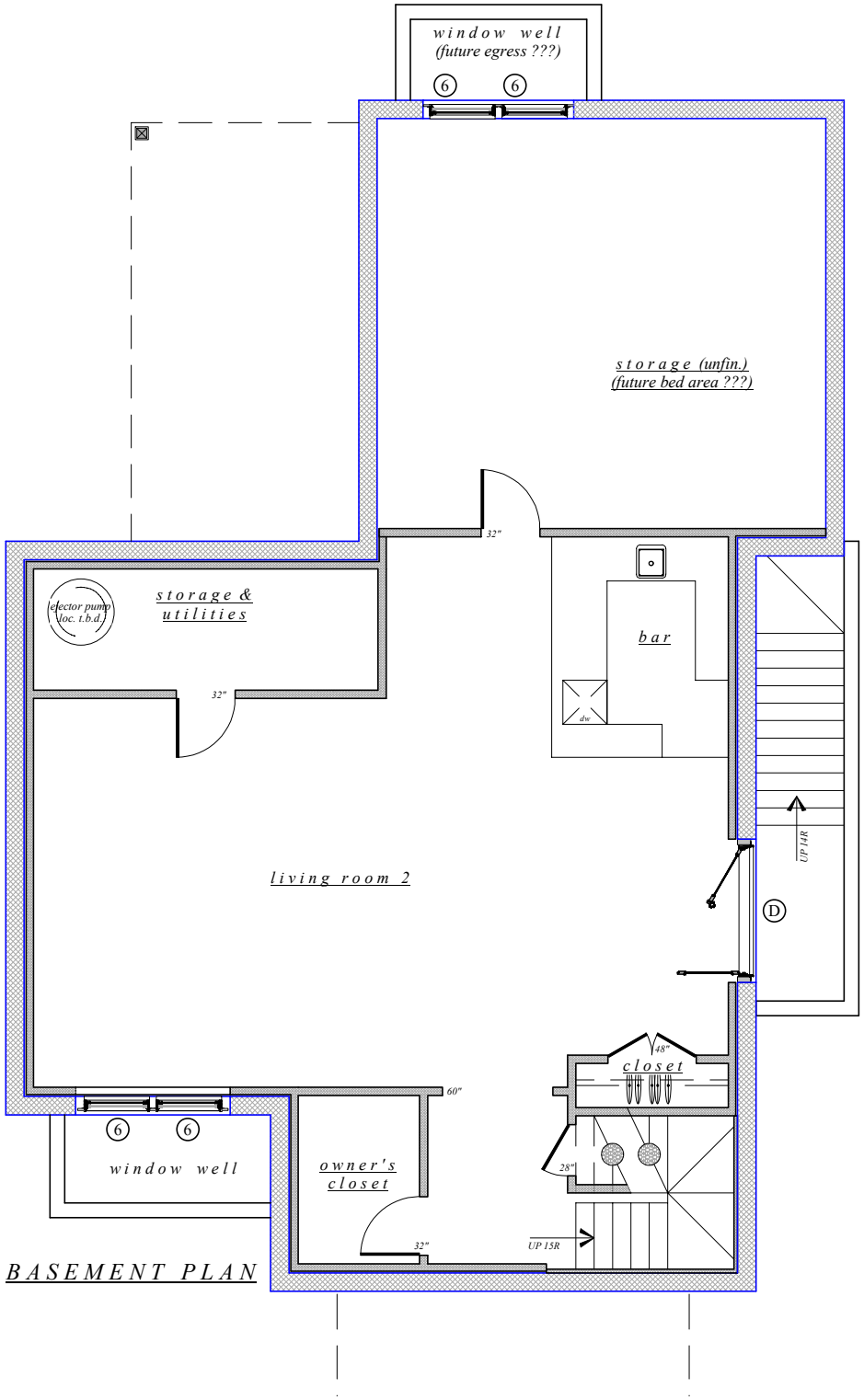
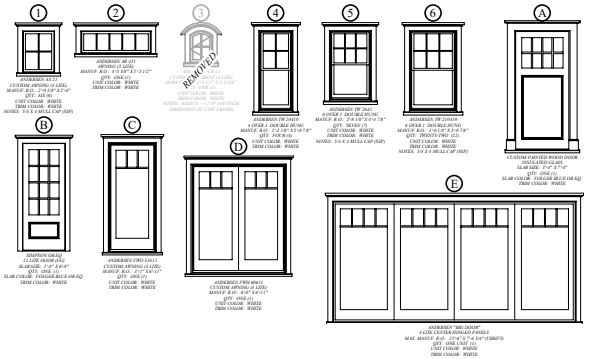


BASEMENT PLAN

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

NEW DWELLING - 12 SCONSET WEST LLC
12 HYDRANGEA LANE (LOT 06)
SCALE: 1" = 10'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.



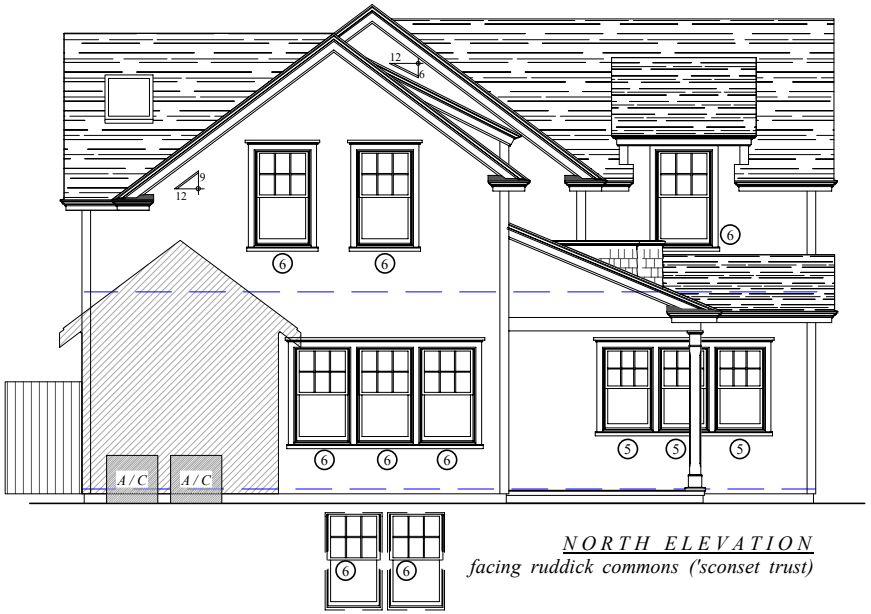
SOUTH ELEVATION
facing 10 hydrangea lane

EAST ELEVATION
facing 14 hydrangea lane (built)

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

NEW DWELLING - 12 SCONSET WEST LLC
12 HYDRANGEA LANE (LOT 06)
SCALE: 1" = 10'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.



NORTH ELEVATION
facing ruddick commons ('sconset trust)

WEST ELEVATION
facing ruddick commons ('sconset trust)

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73 PARCEL N°. 90

Street & Number of Proposed Work: 12 HYDRANGEA LANE

Owner of record: 12 SCONSET WEST LLC

Mailing Address: 665 CHURCH ST
WHITINSVILLE, MA 01588

Contact Phone #: 508.889.7045 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8·1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 14 Sq. Footage 1st floor: 140 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ'S South _____ East _____ West _____

Height of ridge above final finish grade: North 13'-6 1/2" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

Original Date: (describe)

Original Builder:

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

3. West Elevation

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ 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.) _____

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 BORAL

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 10" Corner boards 5/4 x 6 Frieze 1x4

Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☒ TDL ☐ SDL Front 8LT/1PANEL 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 NTW

Trim WHITE Sash WHITE Doors FOLGER BLUE

Deck _____ Foundation GREY Fence _____ Shutters _____

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

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

Date 09.18.2020 Signature of owner of record Brook R Merz FOR 12 SCONSET WEST LLC 40 KOORMAN Signed under penalties of perjury

permission to sign

DK

Dirk Koopman <dirk@koopmanlumber.com>
Tue 7/14/2020 7:19 PM

To: You

I am giving permission for Brook Meerbergen to sign the HDC application relating to my property. He will be signing on my behalf. Lot 6, Hydrangea Lane in Siasconset.
Dirk Koopman

Dirk Koopman, CEO
Koopman Lumber
665 Church St
Whitinsville MA 01588
Direct: 508-377-5102
Cell: 508-889-7045

KOOPMAN
LUMBER & HARDWARE

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 *Brook P Meerbergen*

AS AGENT FOR *12 Sconset West LLC*

STREET ADDRESS *12 Hydrangea Lane*

MAP/PARCEL *73/90*

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 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…

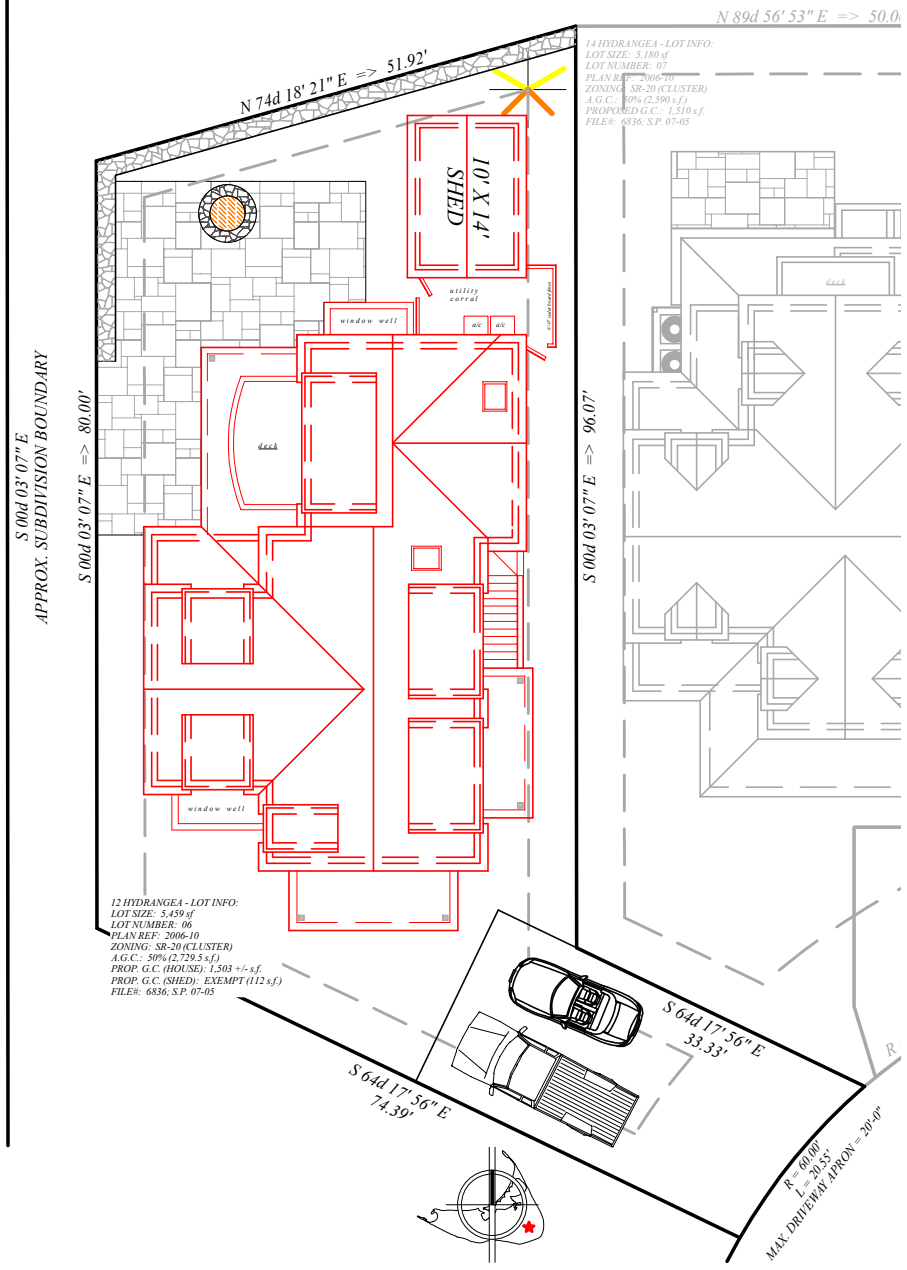
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

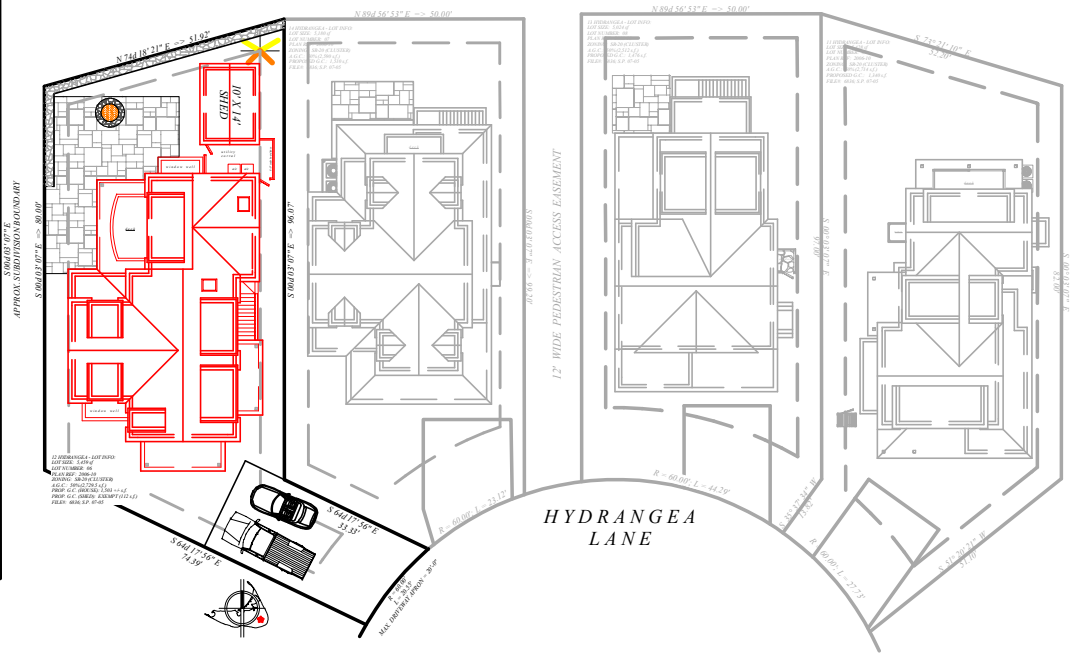
Signature *September 17, 2020*

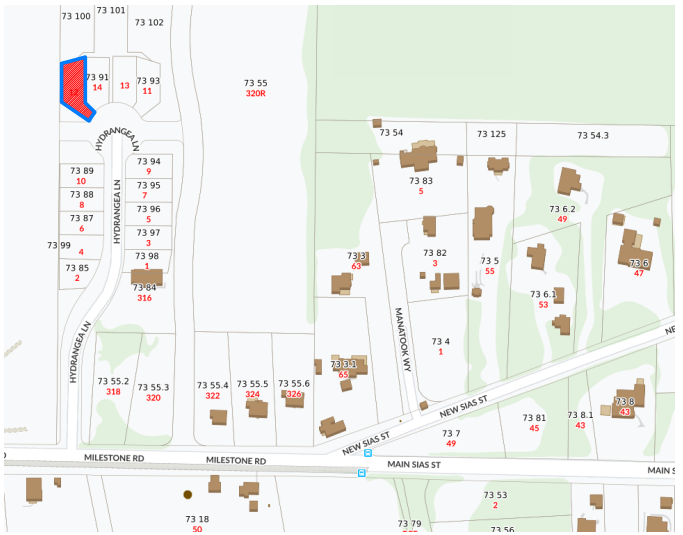
Date

NEW ZONING SHED - 12 SCONSET WEST LLC
12 HYDRANGEA LANE (LOT 06)
SCALE: 1" = 20'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.





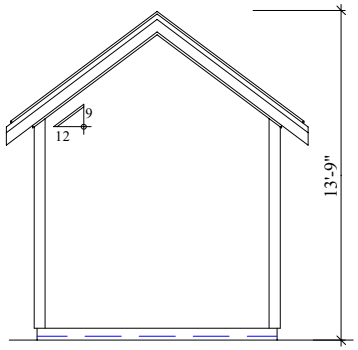


LOCUS MAP - NOT TO SCALE
12 HYDRANGEA LANE - MAP 73; PCL 90

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

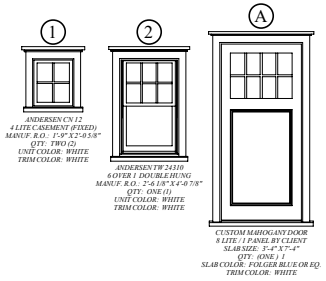
NEW ZONING SHED - 12 SCONSET WEST LLC
12 HYDRANGEA LANE (LOT 06)
SCALE: 1/8" = 1'-0"

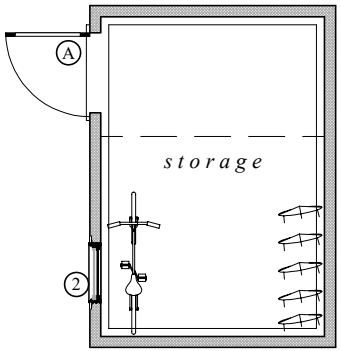
these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.



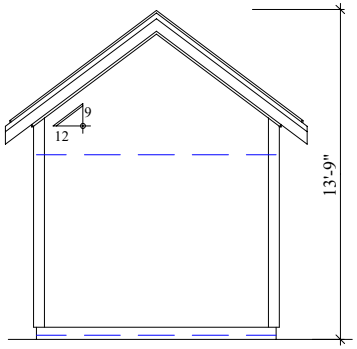
SOUTH ELEVATION
facing rear of house

EAST ELEVATION
facing 14 hydrangea lane





PLAN



NORTH ELEVATION
facing ruddick commons ('sconset trust)

WEST ELEVATION
facing ruddick commons ('sconset trust)

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

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°: 30 PARCEL N°. 183

Street & Number of Proposed Work: 12 Lincoln Ave

Owner of record: 12 Lincoln Ave Nom. Trust

Mailing Address: 12 Lincoln Ave
Nantucket, Ma. 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MCLD LLC

Mailing Address: 411 Main St.
Stoneham, Ma. 02180

Contact Phone #: 617-905-2246 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. 2020-071374
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: N/A Sq. Footage 1st floor: N/A 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* (describe)

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

Raise Driveway: Reduce Arrival Court for Mtt, Change Driveway to Ribbon Configuration Change Driveway Material to all Cobblestone, Raise Pathways to cut Stone & add Stone pads

*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: No Change
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 Cobblestone Walkways Cut Stone Walls _____

* Note: Complete door and window schedules are required.

COLORS

No change

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 9/22/20 Signature of owner of record _____ Signed under penalties of perjury

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	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.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	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.***.
X	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.
n/a	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	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.**
n/a	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-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.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
X	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.
X	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).
n/a	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.
n/a	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.**
(initial to indicate read and understand)		
n/a	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.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

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

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd

AS AGENT FOR 12 Lincoln Ave Nom. Trust

STREET ADDRESS 12 Lincoln Ave

MAP/PARCEL 30 / 183

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 09/22/20

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.

_____

Signature Date

Locus Map.

Not to Scale

CUT STONE TO REPLACE PREVIOUSLY APPROVED PEASTONE

STONE STEPPERS TO REPLACE PREVIOUSLY APPROVED PEASTONE

CUT STONE TO REPLACE PREVIOUSLY APPROVED PEASTONE

WALKWAY EXTENDED TO MEET REDUCED ARRIVAL COURT EXTENTS

DRIVEWAY APRON REDUCED TO MATCH PROPOSED REDUCED DRIVEWAY

DRIVEWAY EXTENTS REDUCED AND REVISED TO 'RIBBON' DRIVEWAY CONFIGURATION; COBBLESTONE TO REPLACE PREVIOUSLY APPROVED PEASTONE

ARRIVAL COURT EXTENTS REDUCED; MATERIAL TO REMAIN AS COBBLESTONE

DRIVEWAY EXTENTS REDUCED AND REVISED TO 'RIBBON' DRIVEWAY CONFIGURATION; COBBLESTONE TO REPLACE PREVIOUSLY APPROVED PEASTONE

ADDITIONAL STONE PAD

ADDITIONAL STONE PAD

CUT STONE TO REPLACE PREVIOUSLY APPROVED PEASTONE

LINCOLN CIRCLE

CAPAUM ROAD

5' SETBACK

10' SETBACK

10' SETBACK

5' SETBACK

12 LINCOLN CIRCLE

NANTUCKET, MASSACHUSETTS

SCHEMATIC MASTERPLAN - REVISED SUBMISSION 3

22 September 2020

SCALE: 1/8" = 1'-0"

0' 8' 16' 24' 40'

MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC

matthew-cunningham.com

FOR PERMITTING ONLY; NOT FOR CONSTRUCTION

MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC
matthew-cunningham.com

12 LINCOLN CIRCLE

NANTUCKET, MASSACHUSETTS

SCHEMATIC MASTERPLAN - REVISED SUBMISSION 3

22 September 2020

SCALE: 1/8" = 1'0"

0' 8' 16' 24' 40'

FOR PERMITTING ONLY; NOT FOR CONSTRUCTION

CERTIFICATE NO: HDC20200071374 DATE ISSUED: 8/03/2020

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°: 30 PARCEL N°. 183

Street & Number of Proposed Work: 12 Lincoln Ave.

Owner of record: 12 Lincoln Ave Nominee Trust

Mailing Address: 12 Lincoln Ave
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln.
Nantucket, MA 02554

Contact Phone #: 325-4995 E-mail: _____

FOR OFFICE USE ONLY ✓ # 372

Date application received: 7/22/2020 Fee Paid: $ 50.00

Must be acted on by: ~~10/2/2020~~ 9/22/20

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: Douglas B Coombs (acting)

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. 06-1159
☐ Pool (Zoning District R-1) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: N/A Sq. Footage 1st floor: N/A 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* (describe)

1. East Elevation Change crushed shell driveway to pea stone
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: NO CHANGE
Type: _____
Length: _____

Skylights (flat only): 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 Peastone Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

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

RECEIVED
JUL 22 2020
By

APPROVED
HDC2020-07-1374
No Exterior Changes
Without HDC Approval

12 LINCOLN AVENUE

NANTUCKET, MASSACHUSETTS

SCHEMATIC MASTERPLAN - REVISED SUBMISSION 2

16 July, 2020

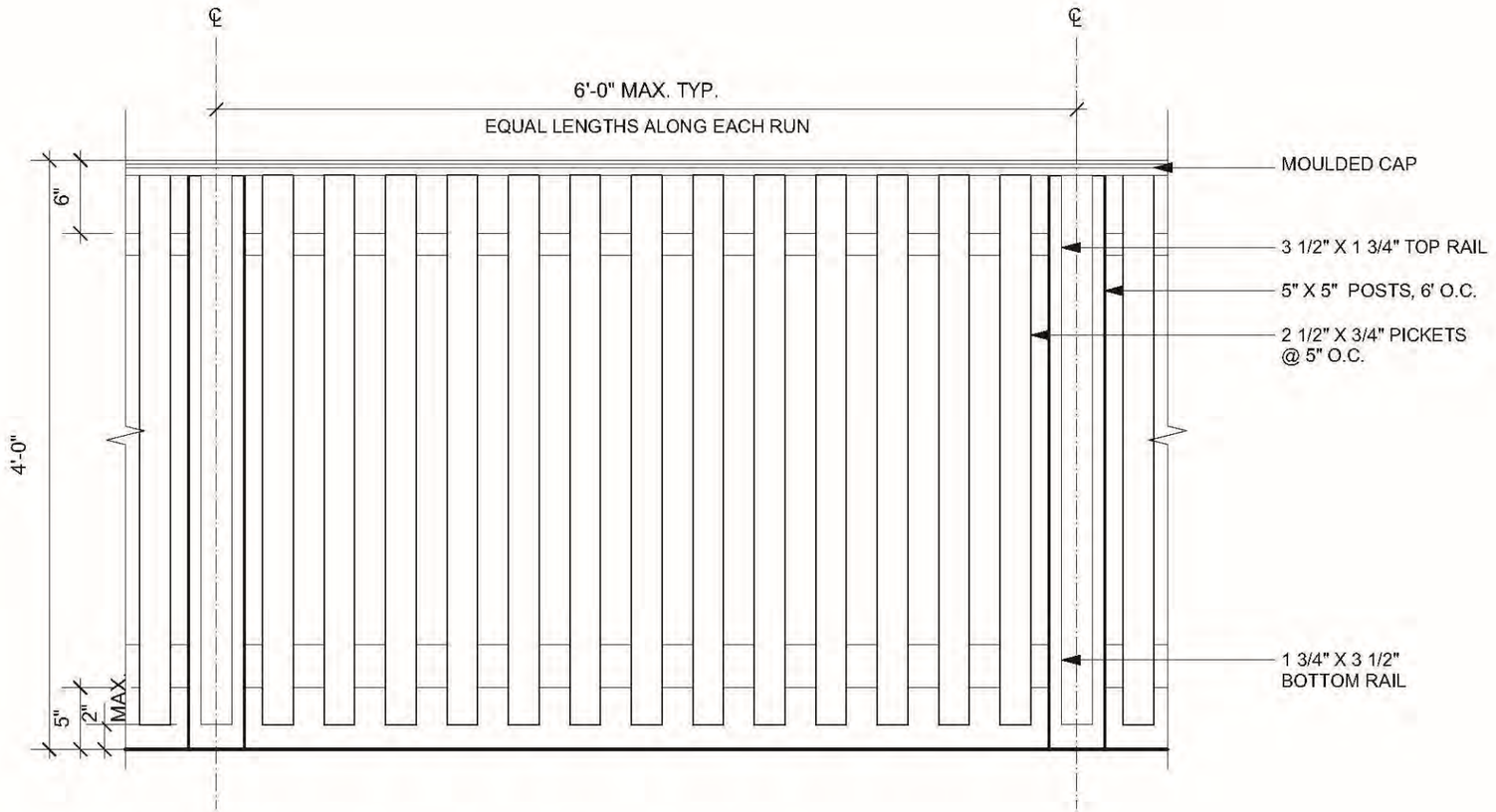
SCALE: 1/8" = 1'-0"

0' 8' 16' 24' 40'

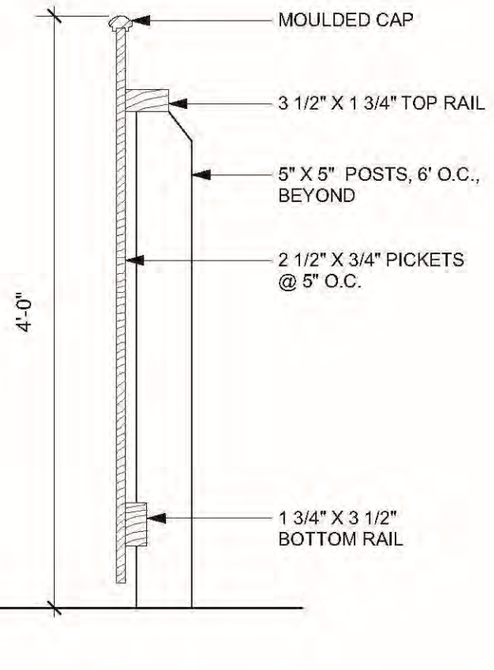
MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC

matthew-cunningham.com

FOR PERMITTING ONLY;
NOT FOR CONSTRUCTION



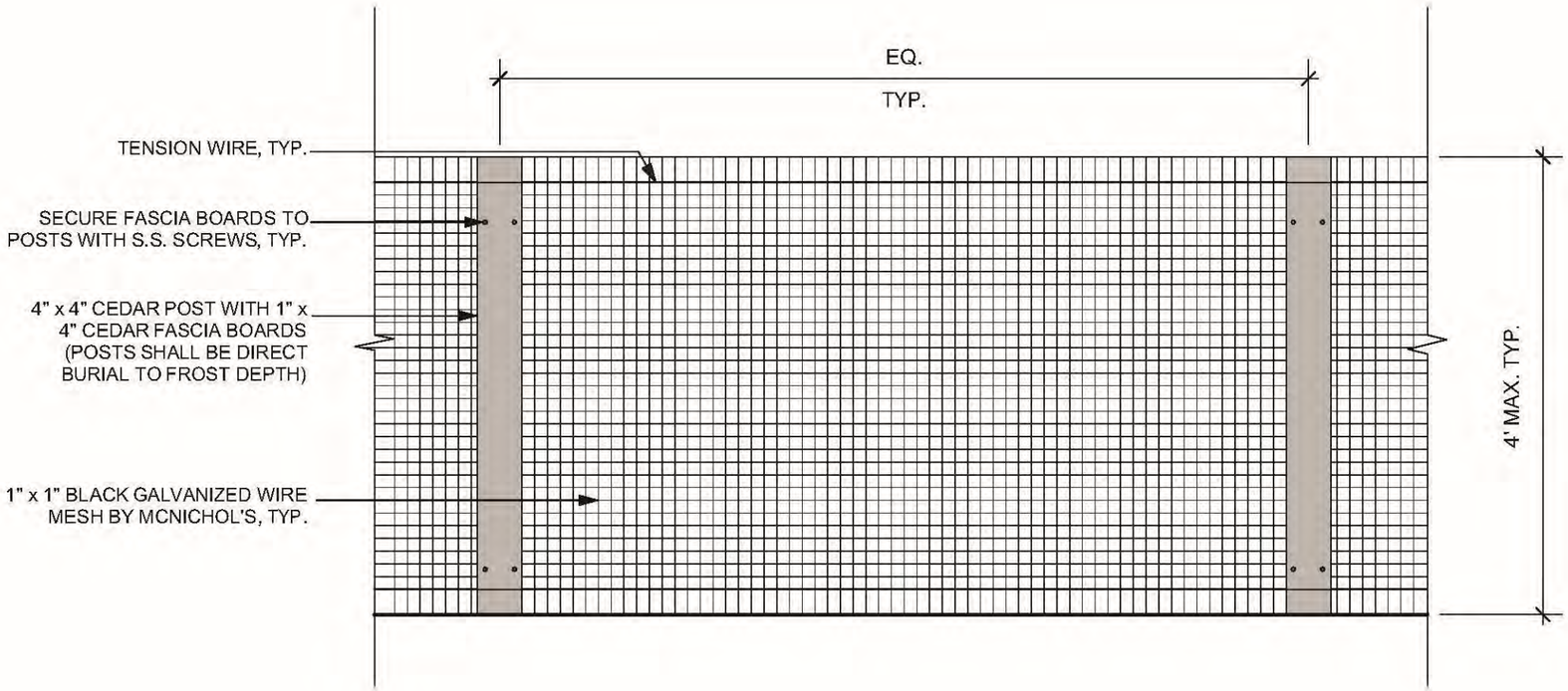
1 Decorative Fence - Type II Picket Fence - Elevation
Scale: 1" = 1'-0"



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

DECORATIVE FENCE | TYPICAL ELEVATION AND SECTION

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



PERIMETER FENCE | TYPICAL ELEVATION

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

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°: 42.3.1 PARCEL N°. 13

Street & Number of Proposed Work: 14 Easy Street

Owner of record: Jonathan Raith

Mailing Address: P.O. Box 1173

Nantucket, Ma. 02554

Contact Phone #: 508 325 2707 E-mail: Jonathan@Jonathanraith.com

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Lane

Nantucket, Ma.

Contact Phone #: (508)325-4995 E-mail: matt@emeritusdevelopment.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 73100

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Change previously approved door type - Quad sliders in lieu of triple sliders

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* (describe)

1. East Elevation Proposed changes to Exterior Roof Deck Doors
2. South Elevation No visible changes
3. West Elevation No visible changes
4. North Elevation No visible 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.) _____

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 Sliding Quad-lo Lite Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall White cedar shingles - Natural Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors White

Deck Mahogany Wood - Natural 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 9/22/20 Signature of owner of record _____ Signed under penalties of perjury

14 Easy Street - M: 42.3.1 P: 13 September 22, 2020

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	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.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	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.***.
X	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.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

X	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.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-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.
X	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	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.
N/A	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).
X	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.
D.K. (initial to indicate read and understand)	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.**
X	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.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

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

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Dmitri Kapalis of Emeritus

AS AGENT FOR Jonathan Raith

STREET ADDRESS 14 Easy Street

MAP/PARCEL 42.3.1 / 13

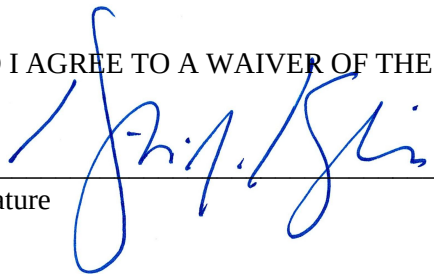
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 22, 2020

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

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

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



Signature

September 22, 2020
Date

Mixed Use Building

14 Easy Street
Nantucket, MA 02554

East Elevation

North Elevation

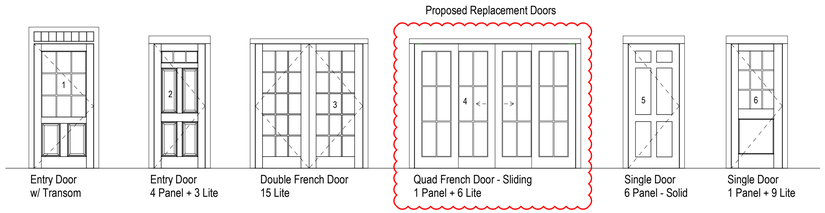
West Elevation

South Elevation

HDC Submission - Not For Construction 09.22.20

Locus Map

Not to Scale



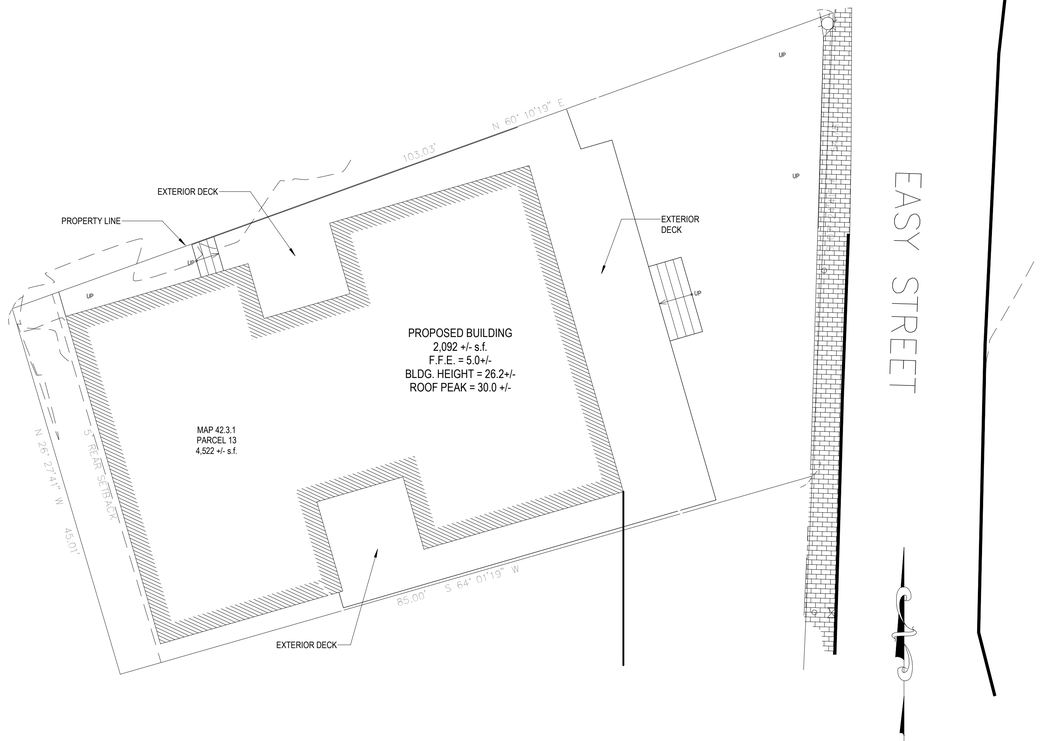
Exterior Door Types

1/4" = 1'-0"

TDL Dbl. Hung. Win. 6/6 Frame: 2'-9 1/4" x 4'-6 1/2"	TDL Fixed 4/1 Frame: 3'-2 1/4" x 5'-4 1/2"	TDL Double Hung 4/4 Frame: 2'-1 1/4" x 4'-6 1/2"	TDL Double Hung 2/2 Frame: 2'-0 3/4" x 3'-3 1/2"	TDL Fixed 6-lite Frame: 3'-1 3/4" x 2'-8 1/2"	TDL Fixed 9-lite Frame: 2'-9 1/4" x 3'-6 1/2"	TDL Single Hung 3/6 Frame: 2'-9 1/4" x 3'-10 1/2"	TDL Fixed 8-lite Frame: 3'-1 3/4" x 1'-11 1/2"	TDL Double Hung 3/3 Frame: 2'-10 1/4" x 3'-3 1/2"

Window Types

1/4" = 1'-0"



Site Plan

1/8" = 1'-0"

1425

Mixed Use Building
14 Easy Street
Nantucket, MA 02554

emeritus Development Ltd.
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Site Plan, Locus Map

Site Information

Map & Parcel:	42.3.1/13
Current Zoning:	RCDT
Minimum Frontage:	35'
Front Setback:	0
Side/Rear Setback:	0/5'
Lot Size:	4,522 sq. ft. +/-
Min. Lot Size:	3,750 sq. ft.
Allowable G.C.:	3,392 sq. ft. or 75%
Existing G.C.:	2,032 sq. ft.
Proposed G.C.:	2,098 sq. ft.
Total Proposed G.C.:	2,098 sq. ft.

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

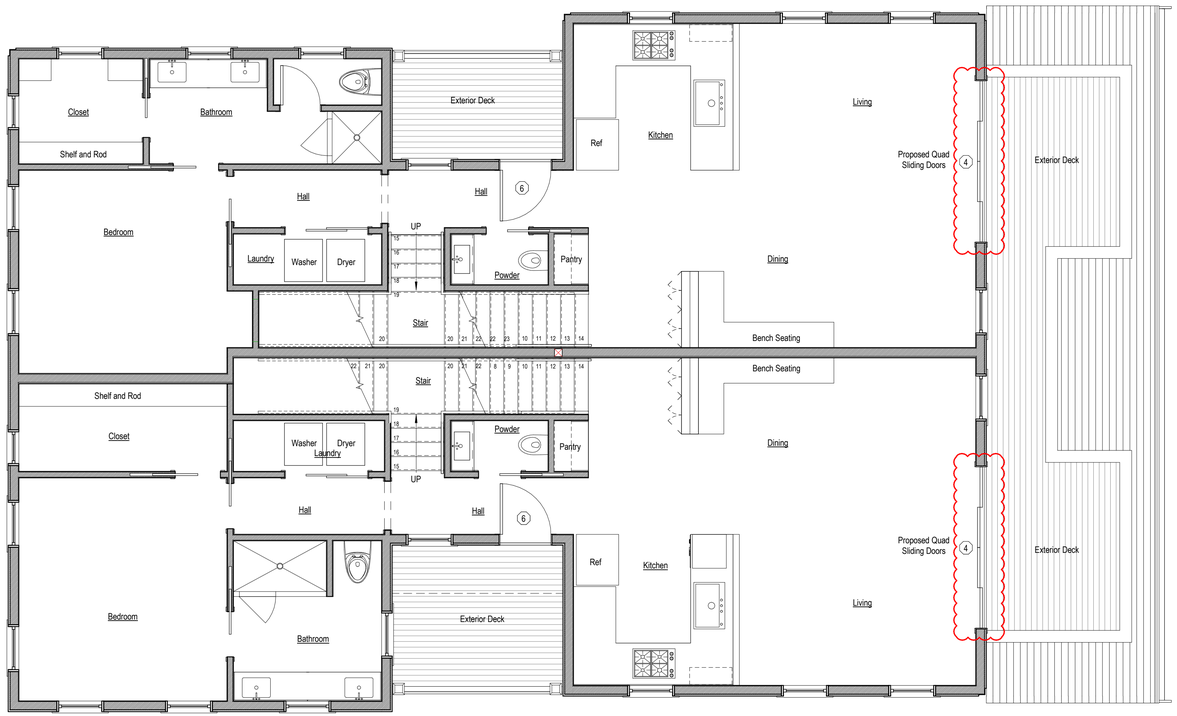
SHEET INDEX

G.1.1 Site Plan, Locus Map
A.1.2 Second Floor Plan
A.2.1 Elevations
A.2.2 Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.1.1
1425

HDC Submission - Not For Construction 09.22.20



Second Floor Plan

1/4" = 1'-0"

1425

Mixed Use Building

14 Easy Street
Nantucket, MA 02554

emeritus Development Ltd.
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Second Floor Plan

Site Information

Map & Parcel:	42.3.1/13
Current Zoning:	RCDT
Minimum Frontage:	35'
Front Setback:	0
Side/Rear Setback:	0/5'
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A.1.2

1425

HDC Submission - Not For Construction 09.22.20

East Elevation - HDC Previously Approved

3/16" = 1'-0"

East Elevation - Proposed

1/4" = 1'-0"

NO VISIBLE CHANGES THIS VIEW

West Elevation

1/4" = 1'-0"

1425

Mixed Use Building

14 Easy Street

Nantucket, MA 02554

emeritus Development Ltd.

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Elevations

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Total Proposed G.C.:	2,098 sq. ft.

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A.2.1 Elevations
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HDC Submission - Not For Construction 09.22.20

NO VISIBLE CHANGES THIS VIEW

South Elevation

1/4" = 1'-0"

NO VISIBLE CHANGES THIS VIEW

North Elevation

1/4" = 1'-0"

1425

Mixed Use Building

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Elevations

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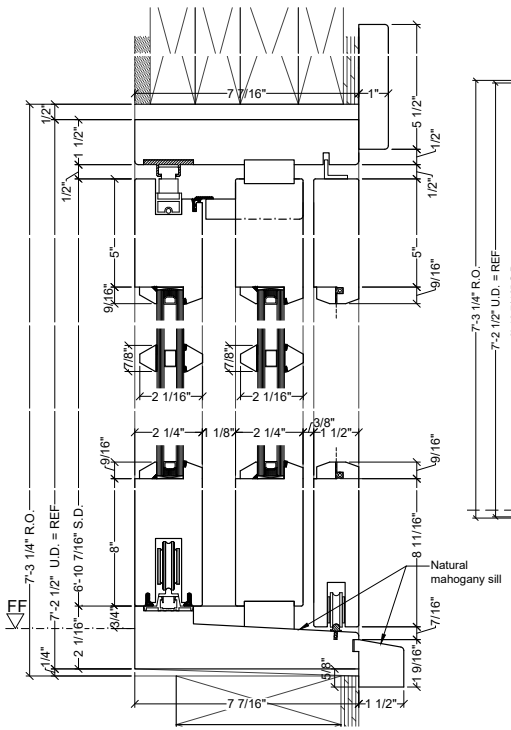
A.2.2

1425

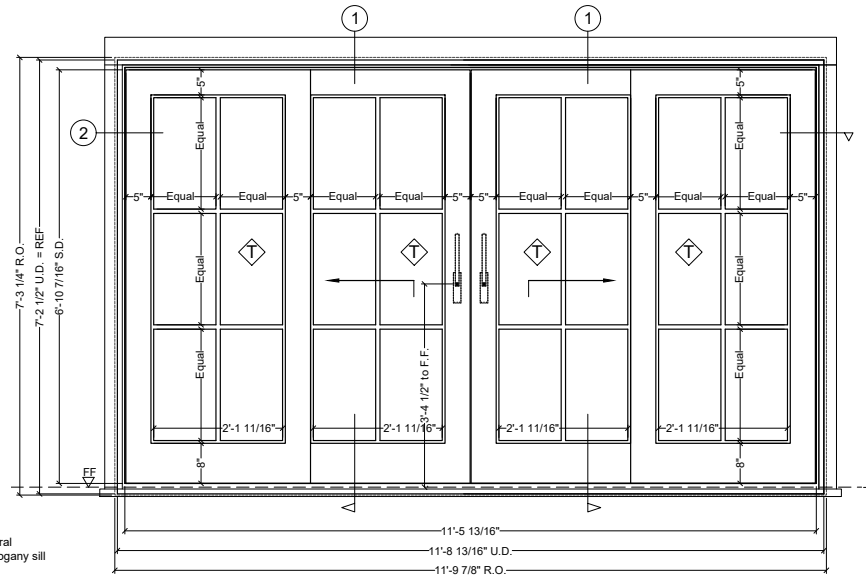
14 Easy Street Exterior Deck Doors - HDC 09.22.20

14 Easy Street Proposed Exterior Doors 09.22.20

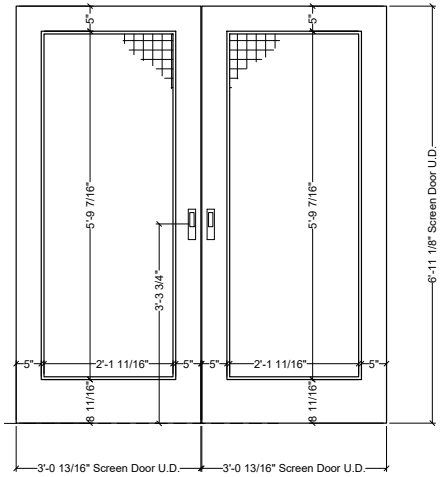
Specified Unit Size: 9'-6" W. x 7'-4" H.



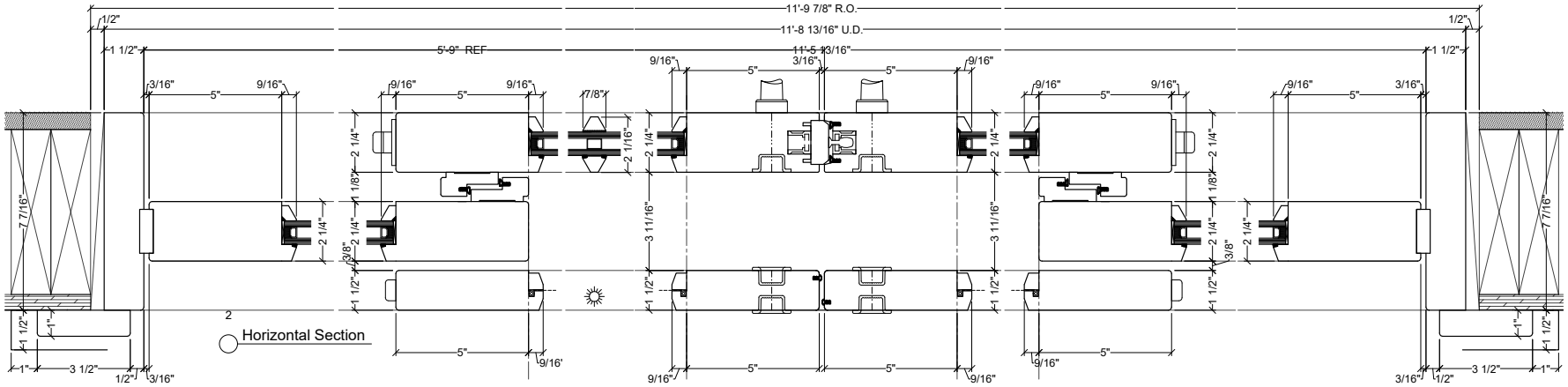
1 Vertical Section



4-Panel Lift & Sliding Door (OXXO)_Unit #1
Arch. Pos. 1
w/ Screen doors
1 unit required
Scale: 1/2" = 1'-0"



Screen Door_Unit #1
1 required



2 Horizontal Section

General Notes:
1. All units are manufactured in metric, closest 1/16 " depicted in drawings.
2. All units are drawn as viewed from the EXTERIOR

DOVER WINDOWS & DOORS
NYC Design Center
215 Park Ave S, suite 1913
New York, NY 10003
Tel - (212) 203-2402
10962 Shawnee Rd, Harrington DE 19952
Tel - (302) 348-5070 www.doverwindows.com

CONTRACTOR:
Johnathan Raith & Company
2 Gold Star Dr.
Nantucket, MA. 02554
Tel - (508)-325-2707

ARCHITECT:
Sophie Metz Design
15A North Beach Street
Nantucket, MA 02554
Tel - (202)-360-7177

PROJECT:
3 Van Fleet Circle
- Guest House -
Nantucket, MA 02554

SET / DATE:
DS-01 - 04-22-2019

Scale: As noted

E01

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HISTORIC DISTRICT COMMISSION
REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Abigail Camp, Vallorie Oliver,
Associate Commissioners: Stephen Welch, Terence Watterson, Jessie Dutra

~~ MINUTES ~~
Tuesday, September 24, 2019

Public Safety Facility, 4 Fairgrounds Road, Training Room – 4:30 p.m.

Called to order at 4:38 p.m. and announcements by Mr. Pohl
Staff in attendance: Kadeem McCarthy, Administrative Specialist
Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch, Watterson, Dutra
Absent Members: None
Late Arrivals: Dutra, 4:48 p.m.
Early Departures: Camp, 7:44 p.m.; Watterson, 8:19 p.m.; McLaughlin, 8:39 p.m.; Coombs, 8:55 p.m.
Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

	Property owner name	Street Address	Scope of work	Map-Parcel	Agent
1.	17 BR Property, LLC – **73078**	1 Low Beach Road	Rev. 72305: relocate in lot	73.3.2-27	Botticelli & Pohl
2.	Housing Nantucket – **73079**	46 Okorwaw	Move on 780 sf house	79-173	Self
3.	Morash, Jeff – **73080**	35 Meadowview Drive	Addition	56-131	Val Oliver
4.	Cabral, Katy – **73081**	1 Scotch Broom Path	Re-site shed	67-803	Cottage & Castle
5.	Decker, David – **73082**	37 Macys Lane	Remove deck/window/doors	68-332	Self
6.	Bell, Leanne – **73083**	34 Chuck Hollow Road	Garage revision	75-67	BPC
7.	Smith, Sheila – **73084**	40 Madaket Road	Otdr shower stall replmnt	41-320	Renato Shapovolone
8.	Remick, Devin – **73085**	27 Allens Lane	3 tab to architectural	67-267	Self
9.	Sebastian, Jack – **73086**	245 Hummock Pond Road	Deck/patio/pool	82-32	Atlantic Landscaping
10.	Johnson, Allison – **73087**	2 Blue Flag Path	Re-site shed	67-828	Cottage & Castle
11.	55 Grove Lane. LLC – **73088**	55 Grove Lane	Rev. 72556: color change	41-419	Sophie Metz Design
12.	Rugged Scott, LLC – **73089**	1 Wood Lily Road	Shed	67-800	Ali Tepsurkaeu
13.	Wald, Cliff – **73090**	5 Shady Lane	Add window	30-171.1	Will Freed
14.	Alexandridis, Mark – **73091**	36 Madequecham Vly Road	Window revisions	89-25	Topham Design
15.	Mignone, Marcus – **73092**	6 Sand Piper	Pool	76-89	Waterscapes
16.	Yates, Linda – **73093**	21 Derrymore Road	Hardscape/pool	41-117	Atlantic Landscaping
17.	Saluti, Joseph – **73094**	174 Cliff Road	Hardscape/pool	41-163	Atlantic Landscaping
18.	Dean, Kevin – **73095**	51 Pleasant Street	Shed	55-32.3	Structures Unlimited
19.	Hulbert ACK, LLC – **73096**	2 Hulbert Avenue	Rev 72094; MH dormer/wind	42.1.4-2.1	Sophie Metz Design
20.	Hulbert ACK, LLC – **73097**	2 Hulbert Avenue	Rev 72095; GH dormer/wind	42.1.4-2.1	Sophie Metz Design
21.	Yates, Gary – **HELD**	21B Vestal Street	New dwelling	41-36.1	Sophie Metz Design
22.	Campbell, Deborah – **73098**	11 Starbuck Road	Mini split	60-25	SS Climate Control
23.	Yeager, David – **73099**	2 Howard Court	Rev 72494; windows	42.3.4-36.1	Brook Meerbergen
24.	Raith, Jon – **73100**	14 Easy Street	Window revisions	42.3.1-13	Emeritus
25.	Kelly, Brian – **73101**	1 Highland Avenue	Addition	30-609	Emeritus
26.	O'Brien, Peter – **73102**	36 Low Beach Road	Shed	74-55	Emeritus
27.	Virtue, Steve – **73103**	39 Pleasant Street	Move window	55.4.1-154	Joseph Olson
28.	Kurzina, Peter – **73104**	26 New St. Sconset	Mini split	73.4.2-24	SS Climate Control
29.	Kurzina, Peter – **73105**	9 Park Lane	Mini split	73.1.3-32.1	SS Climate Control
30.	Kurzina, Peter – **73106**	9 Park Lane	Mini split	73.1.3-32.1	SS Climate Control

Voting: Coombs (acting chair), McLaughlin, Camp, Welch, Watterson
Alternates: None
Recused: Pohl, Oliver
Documentation: None
Representing: None
Public: None
Concerns: **Oliver** – She wants to discuss Item 21 due to HSAB concerns; wants the representative present.
Motion: **Motion to Approve Items 1-20 and 22-30. (Welch)**
Vote: Carried 4-0//McLaughlin abstain Certificate # **73078 to 73106**

CERTIFICATE NO: 73100 DATE ISSUED: 9/24/19

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°: 42.3.1 PARCEL N°. 13

Street & Number of Proposed Work: 14 Easy Street

Owner of record: Jonathan Raith

Mailing Address: P.O. Box 1173
Nantucket, MA 02554

Contact Phone #: 508 325 2707 E-mail: jonathan@jonathanraith.com

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Lane
Nantucket, MA

Contact Phone #: 508 325 4995 E-mail: matt@emeritusdevelopment.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. 73030
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Replace door operation type - swing doors replaced with sliders

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* (describe)

1. East Elevation proposed alteration to exterior roof decks doors
2. South Elevation no visible changes
3. West Elevation no visible changes
4. North Elevation no visible 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.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): 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 sliding triple - InLite Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall white cedar shingles - natural Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors white
Deck mahogany wood - natural 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 09.10.19. Signature of owner of record _____ Signed under penalties of perjury

HDC Submission - Not for Construction 09.18.19

East Elevation - HDC Previously Approved

East Elevation - Proposed

West Elevation

1425

Mixed Use Building
14 Easy Street
Nantucket, MA 02554

Elevations

Site Information

APPROVED

A.2.1
1425

Mixed Use Building

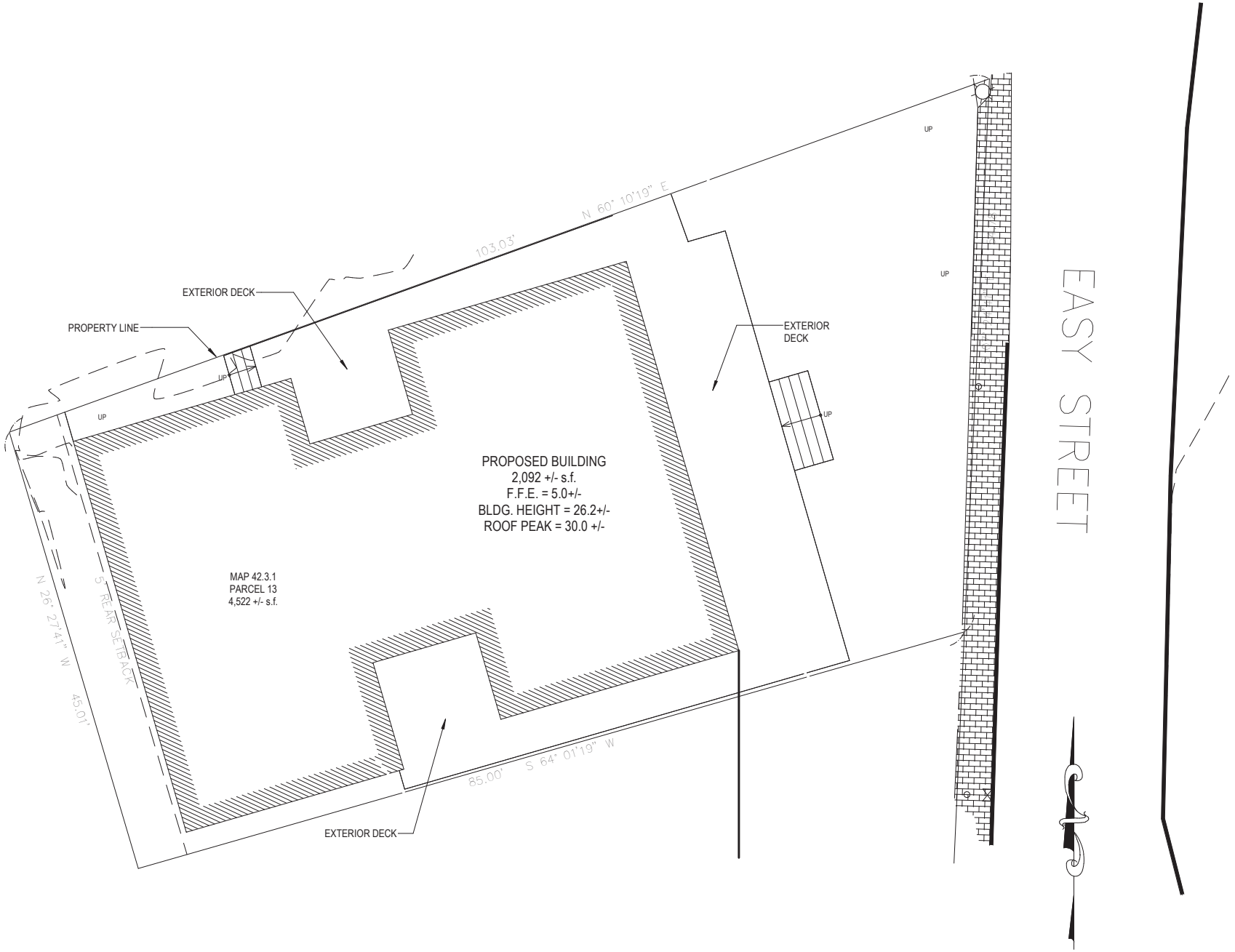
14 Easy Street
Nantucket, MA 02554

East Elevation

Not For Construction 09.22.20

Locus Map

Not to Scale



Site Plan

1/8" = 1'-0"

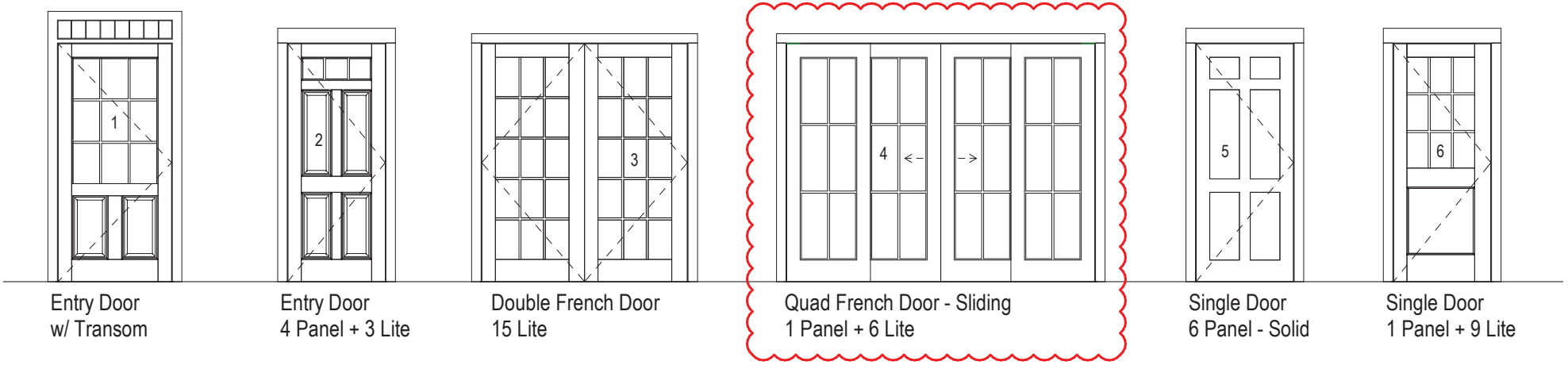
East Elevation

North Elevation

West Elevation

South Elevation

Proposed Replacement Doors



Entry Door
w/ Transom

Entry Door
4 Panel + 3 Lite

Double French Door
15 Lite

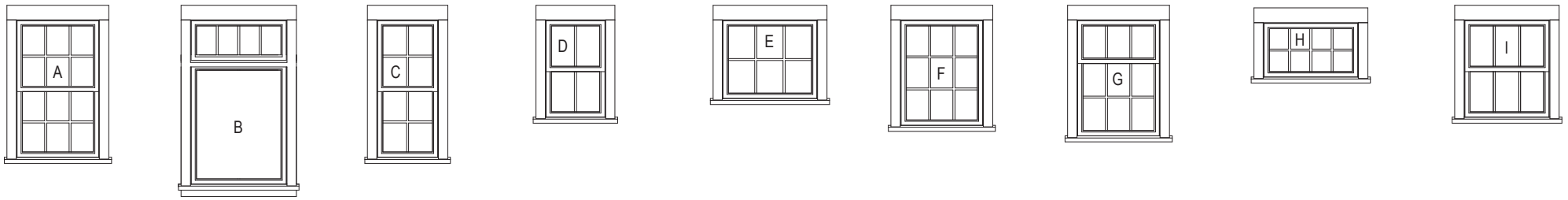
Quad French Door - Sliding
1 Panel + 6 Lite

Single Door
6 Panel - Solid

Single Door
1 Panel + 9 Lite

Exterior Door Types

1/4" = 1'-0"



TDL
Dbl. Hung. Win.
6/6
Frame:
2'-9 1/4" x 4'-6 1/2"

TDL
Fixed
4/1
Frame:
3'-2 1/4" x 5'-4 1/2"

TDL
Double Hung
4/4
Frame:
2'-1 1/4" x 4'-6 1/2"

TDL
Double Hung
2/2
Frame:
2'-0 3/4" x 3'-3 1/2"

TDL
Fixed
6-lite
Frame:
3'-1 3/4" x 2'-8 1/2"

TDL
Fixed
9-lite
Frame:
2'-9 1/4" x 3'-6 1/2"

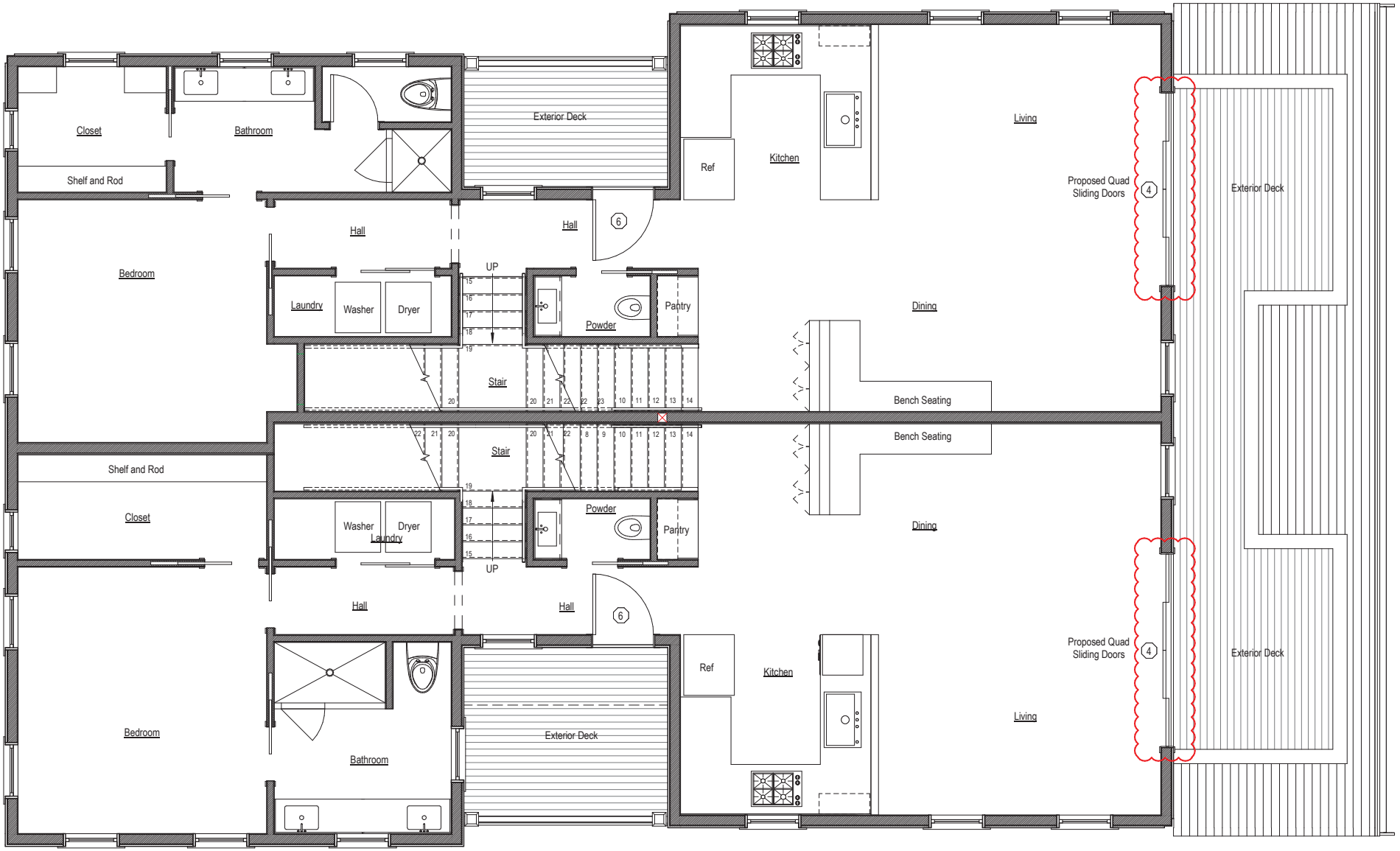
TDL
Single Hung
3/6
Frame:
2'-9 1/4" x 3'-10 1/2"

TDL
Fixed
8-lite
Frame:
3'-1 3/4" x 1'-11 1/2"

TDL
Double Hung
3/3
Frame:
2'-10 1/4" x 3'-3 1/2"

Window Types

1/4" = 1'-0"



Second Floor Plan

1/4" = 1'-0"

East Elevation - HDC Previously Approved

3/16" = 1'-0"

East Elevation - Proposed

1/4" = 1'-0"

NO VISIBLE CHANGES THIS VIEW

West Elevation

1/4" = 1'-0"

NO VISIBLE CHANGES THIS VIEW

South Elevation

1/4" = 1'-0"

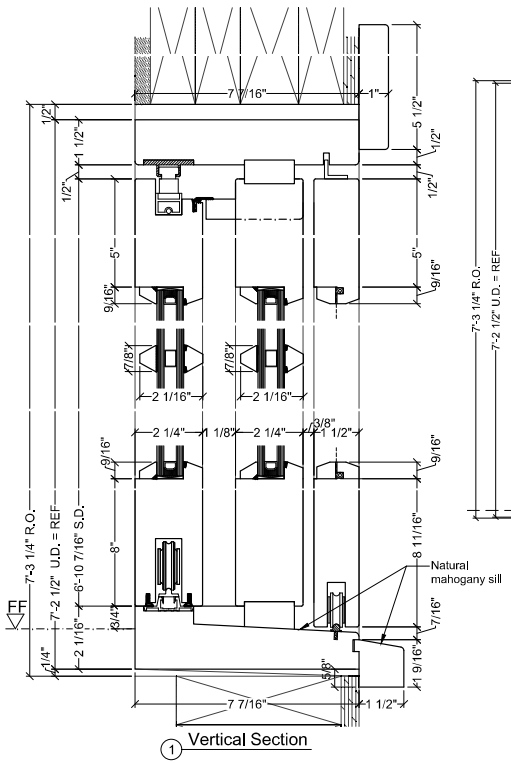
NO VISIBLE CHANGES THIS VIEW

North Elevation

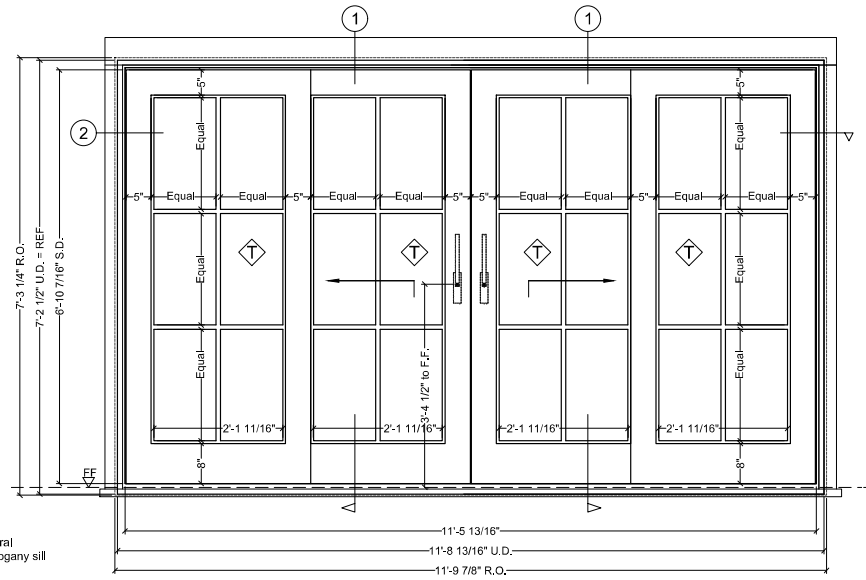
1/4" = 1'-0"

14 Easy Street Proposed Exterior Doors 09.22.20

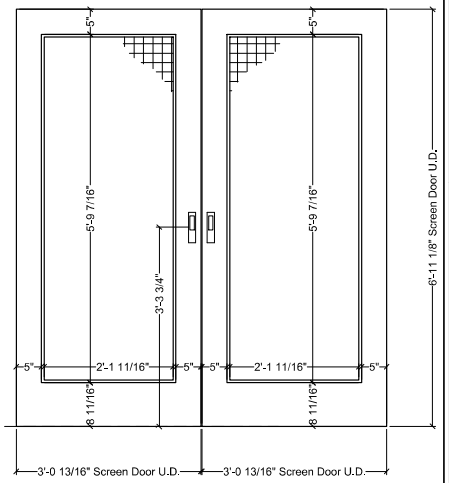
Specified Unit Size: 9'-6" W. x 7'-4" H.



1 Vertical Section

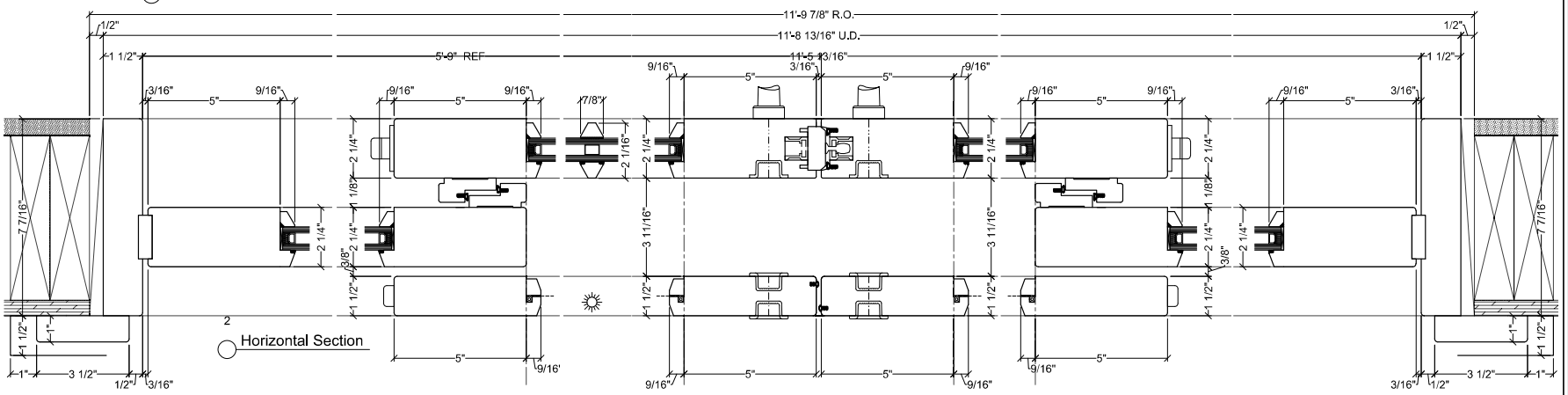


4-Panel Lift & Sliding Door (OXXO)_Unit #1
Arch. Pos. 1
w/ Screen doors
1 unit required
Scale: 1/2" = 1'-0"



Screen Door_Unit #1
1 required

General Notes:
1. All units are manufactured in metric, closest 1/16 " depicted in drawings.
2. All units are drawn as viewed from the EXTERIOR



2 Horizontal Section

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215 Park Ave S, suite 1913
New York, NY 10003
Tel - (212) 203-2402
10962 Shawnee Rd, Harrington DE 19952
Tel - (302) 349-5970 www.doverwindows.com

CONTRACTOR:
Johnathan Raith & Company
2 Gold Star Dr.
Nantucket, MA 02554
Tel - (508)-325-2707

ARCHITECT:
Sophie Metz Design
15A North Beach Street
Nantucket, MA 02554
Tel - (202)-360-7177

PROJECT:
3 Van Fleet Circle
- Guest House -
Nantucket, MA 02554

SET / DATE:
DS-01 - 04-22-2019

Scale: As noted

E01

14 Easy Street Exterior Deck Doors - HDC 09.22.20

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

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PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 11.2

Street & Number of Proposed Work: 21 Hummock Pond Rd.

Owner of record: Peter Seudelbach

Mailing Address: 21 Hummock Pond Road Nantucket, MA 02554

Contact Phone #: 508-325-1891 E-mail: PeteSeudelbach@mac.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

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: 43.75' Sq. Footage 1st floor: 919

Width: 30.5' Sq. footage 2nd floor: 359

Sq. footage 3rd floor: _____

Decks/Patio: Size: ϕ ☐ 1st floor ☐ 2nd floor

Size: ϕ ☐ 1st floor ☐ 2nd floor

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

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* (describe)

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 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 8/12 Secondary Mass 8/12 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 _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

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

☒ Other 1x10 board & batten

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x10 Rake 1x10 Soffit (Overhang) ϕ Corner boards 1x6 Frieze ϕ

Window Casing 5/4x4 Door Frame 5/4x5 Columns/Posts: Round ϕ Square ϕ

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

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

Doors* (type and material): ☐ TDL ☐ SDL Front full light cbd wood Rear " " Side " "

Garage Door(s): Type ϕ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Black

Trim NTW Sash chrome green Doors chrome green

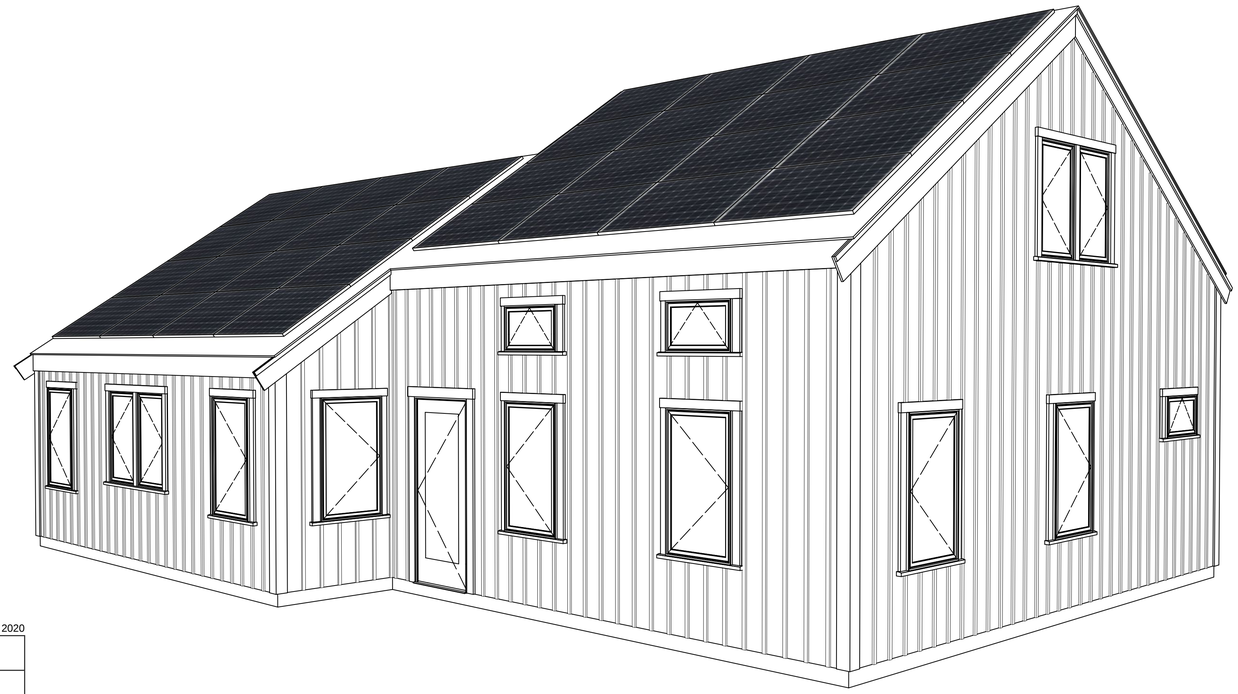
Deck ϕ Foundation concrete Fence _____ Shutters _____

* 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.

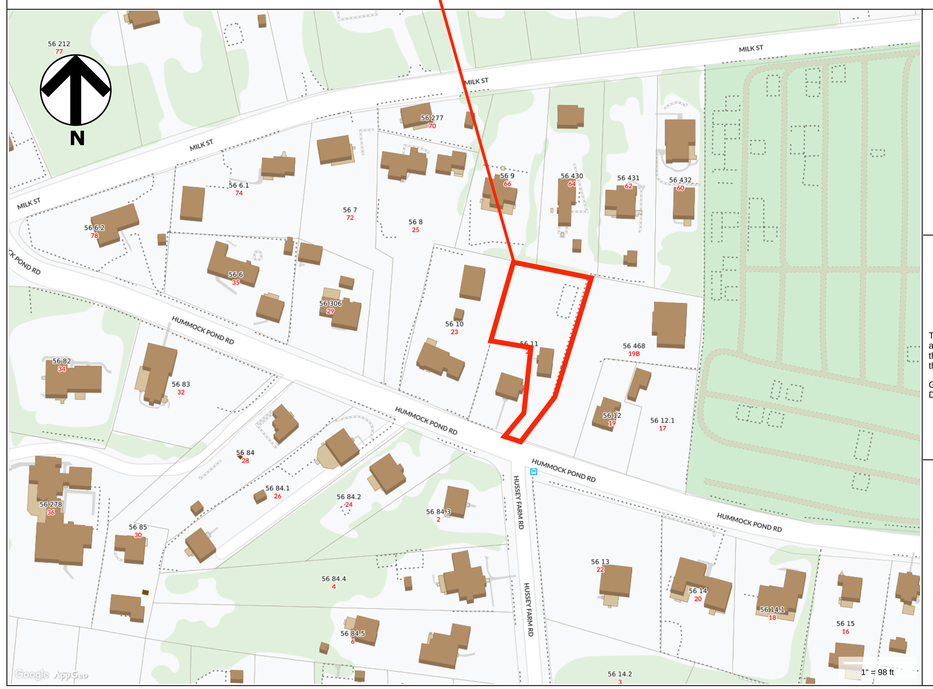
Date 9/8/2020 Signature of owner of record Peter Seudelbach Signed under penalties of perjury

LOCUS



Town and County of Nantucket, MA

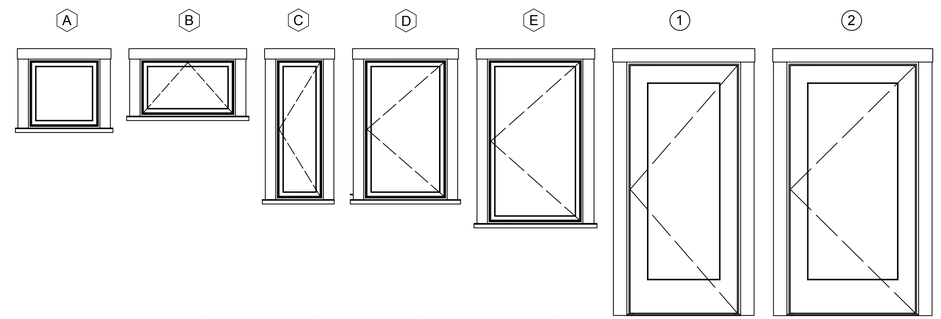
January 5, 2020



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



Marvin ELAWN2523
single light, fixed window
unit size: 2'-1/2" x 1'-11 3/8"
Chrome Green with natural trim
Qty.: 2

Marvin ELAWN3319
single light, awning window
unit size: 2'-8 1/2" x 1'-7 3/8"
Chrome Green with natural trim
Qty.: 4

Marvin ELCA 2147
single light, casement window
unit size: 1'-8 1/2" x 3'-11 3/8"
Chrome Green with natural trim
Qty.: 1

Marvin ELCA2947E
single light, casement window
unit size: 2'-4 1/2" x 3'-11 3/8"
Chrome Green with natural trim
Qty.: 5

Marvin ELCA 3355E
single light, casement window
unit size: 2'-8 1/2" x 4'-7 3/8"
Chrome Green with natural trim
Qty.: 11

Marvin 3070
single light, swinging door
unit size: 3'-1 15/16" x 7'-2 1/4"
Chrome green with natural trim
Qty.: 2

Marvin 3670
single light, swinging door
unit size: 3'-7 15/16" x 7'-2 1/4"
Chrome green with natural trim
Qty.: 1

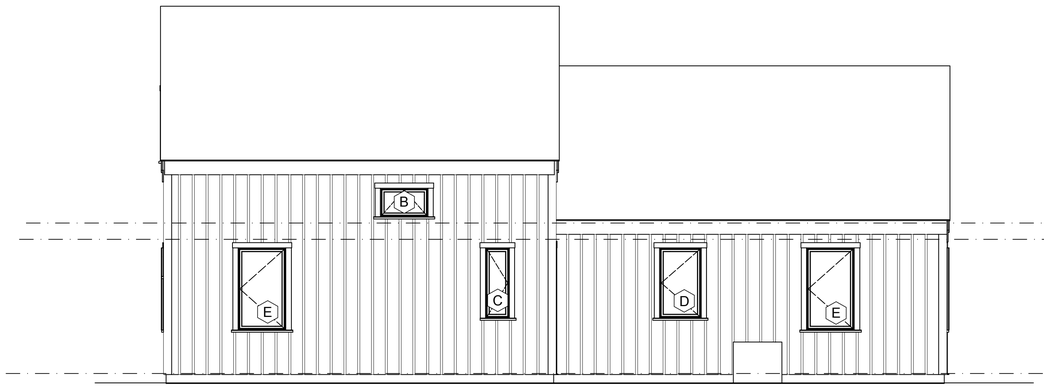
CLIENT
Peter Sendelbach

PROJECT
New Dwelling at 21
Hummock Pond Road

ISSUE
09.8.2020

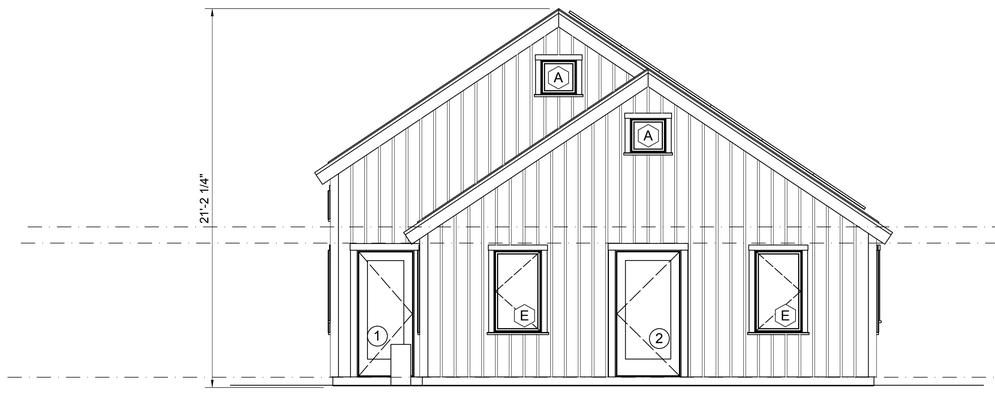
DRAWN BY
PS

Cover Page

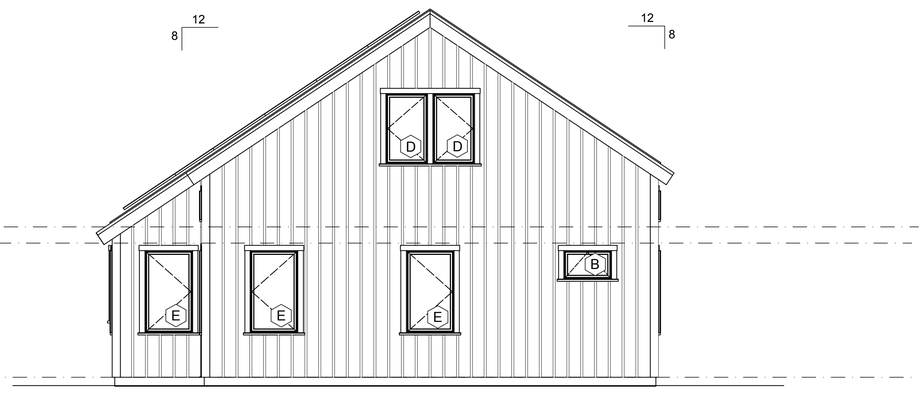


NORTH ELEVATION

SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

SCALE: 1/4”=1’

Civic Carpentry
21 Hummock Pond Road
Nantucket, MA, 02554
Tel: (508) 325-1891

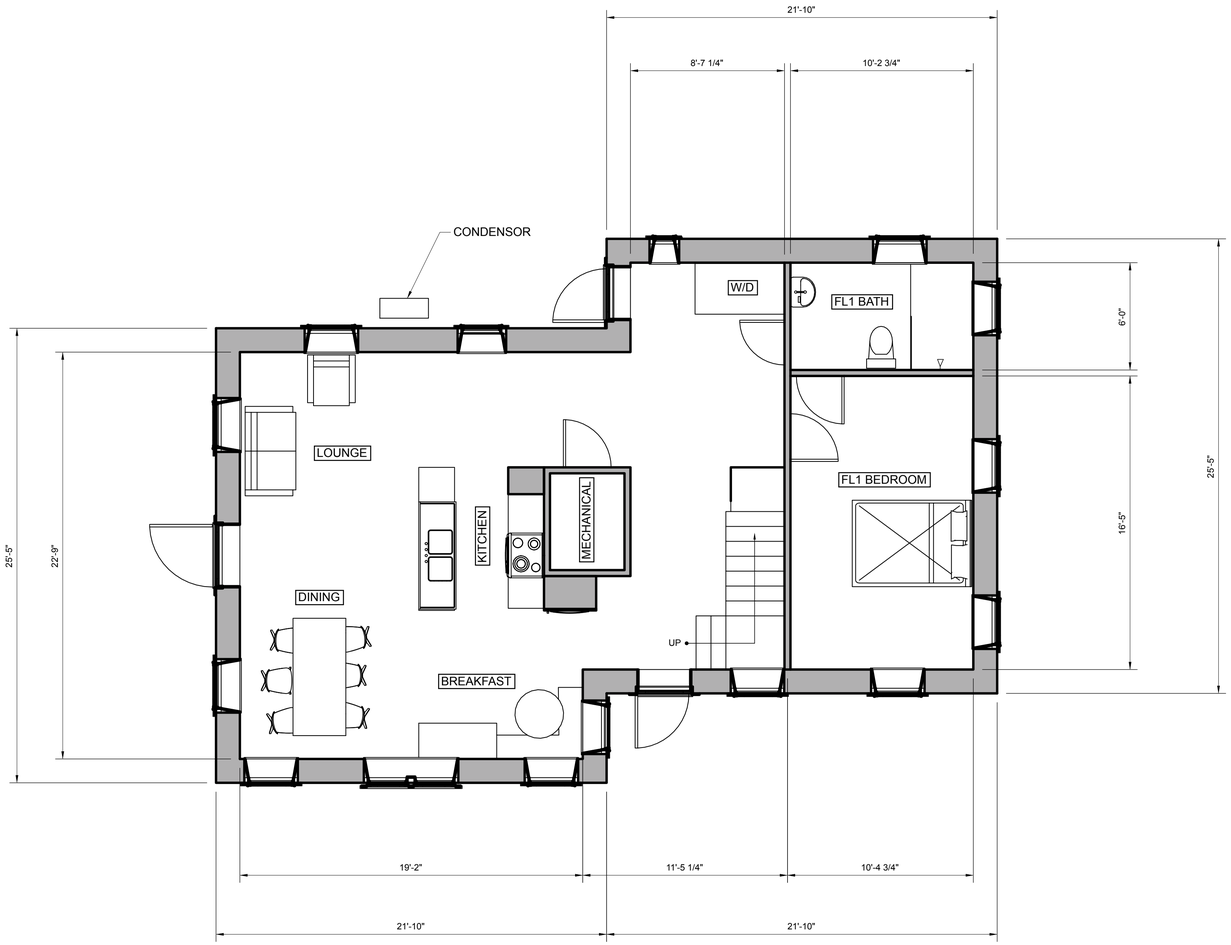
ISSUE
09.8.2020

DRAWN BY
PS

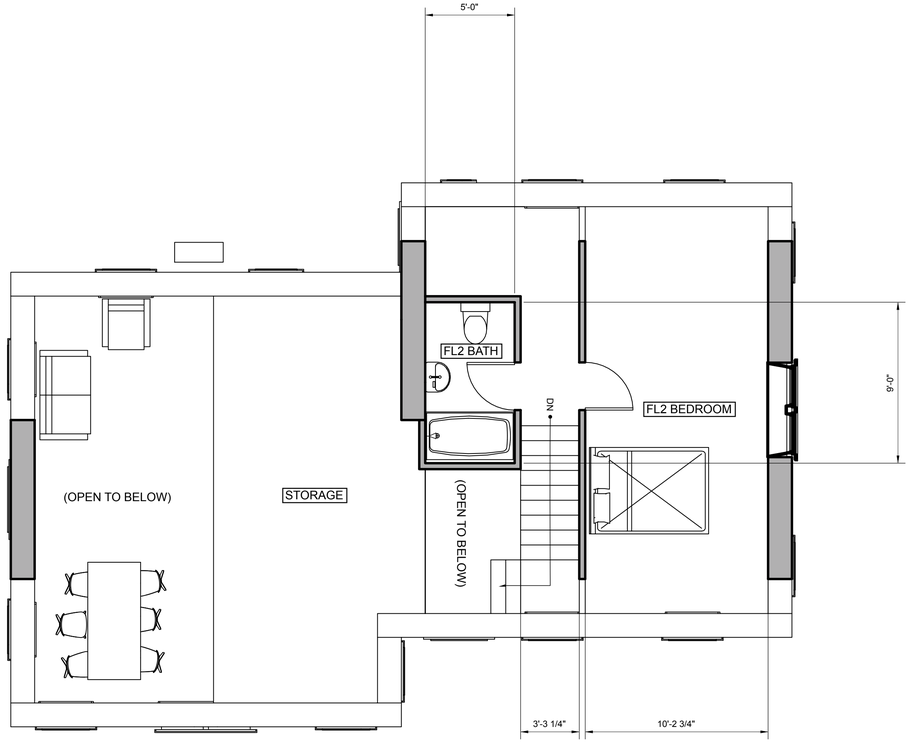
New Dwelling at 21 Hummock Pond Road

Elevations

A.01



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SCALE: 1/4”=1’

Civic Carpentry
21 Hummock Pond Road
Nantucket, MA, 02554
Tel: (508) 325-1891

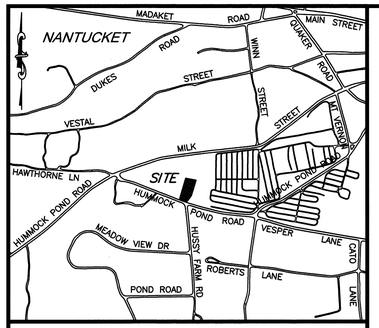
ISSUE
09.8.2020

DRAWN BY
PS

New Dwelling at 21 Hummock Pond Road

Floor Plans

A.02



LOCUS NOT TO SCALE

OWNER & APPLICANT

PETER SENDELBACH
21 HUMMOCK POND ROAD
NANTUCKET, MA 02554

TITLE REFERENCE:
DEED BK.1306, PG.284

PLAN REFERENCES:
PLAN NO. 2008–41 (LOT 1)
PLAN BK.15/PG.91

SITE LOCATION:
21 HUMMOCK POND ROAD
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 56, LOT 11

ZONING REQUIREMENTS

THE SITE IS ZONED RESIDENTIAL 20 (R–20)

	REQUIRED
LOT AREA	20,000 S.F.
LOT FRONTAGE	75 FT.
FRONT YARD SETBACK	30 FT.
REAR YARD SETBACK	10 FT.
SIDE YARD SETBACK	10 FT.
MAX. GROUND COVER RATIO	12.5 %

OVERLAY DISTRICT APPLICABILITY

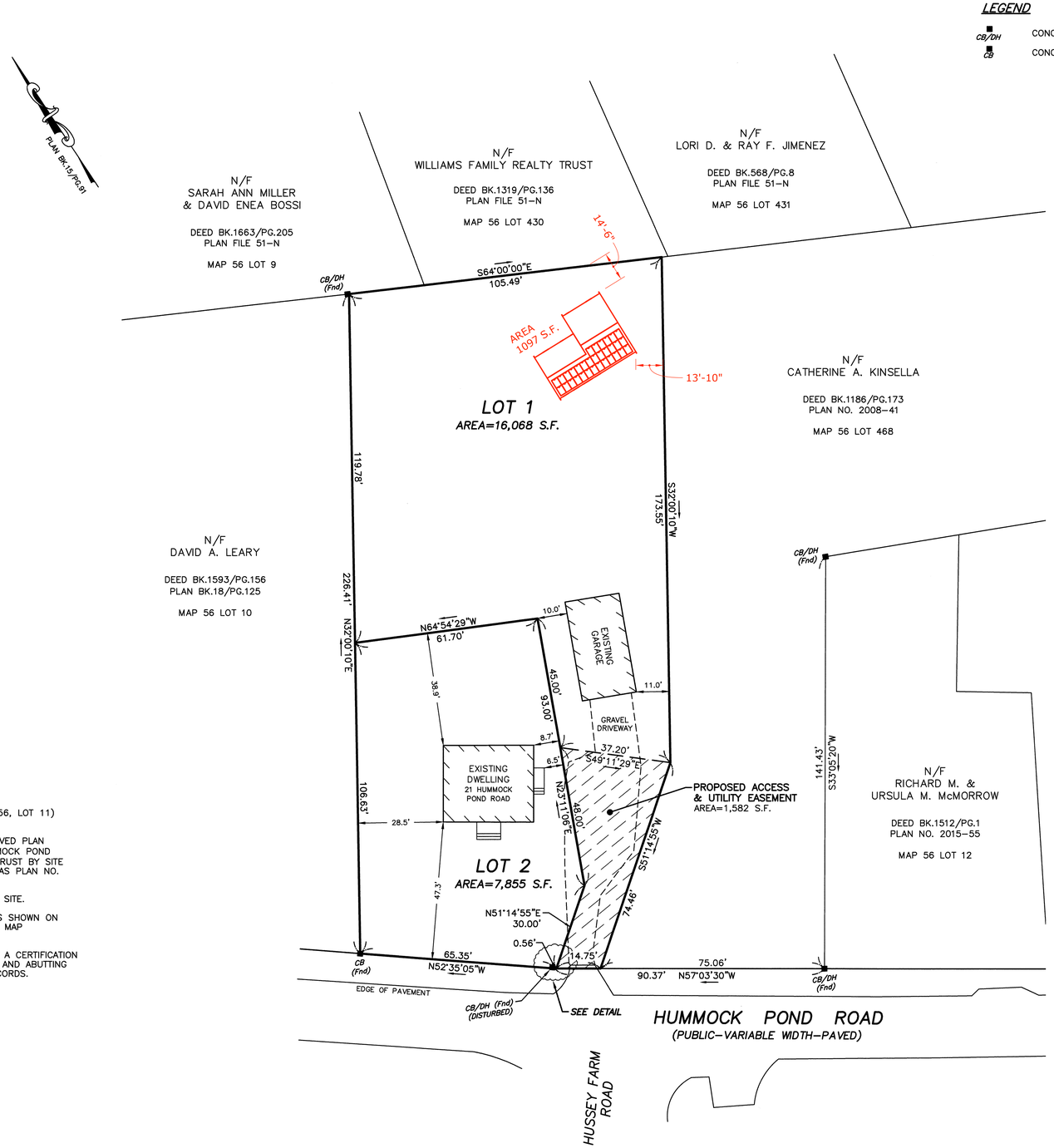
HARBOR WATERSHED PROTECTION – ZONE B
TOWN
TOWN SEWER
MA DEP ZONE II – PART

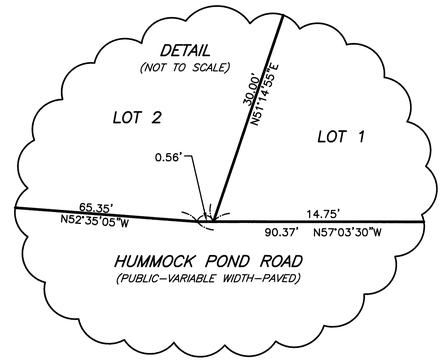
NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING LOT (MAP 56, LOT 11) CREATING LOT 1 AND LOT 2 AS SHOWN.
2. THIS PLAN REPRESENTS A SUBDIVISION OF LOT 1 SHOWN ON AN APPROVED PLAN ENTITLED "ANR SUBDIVISION, ASSESSOR'S MAP 56, PARCEL 11, 21 HUMMOCK POND ROAD. NANTUCKET, MASSACHUSETTS", PREPARED FOR THE KING FAMILY TRUST BY SITE DESIGN ENGINEERING, LLC, DATED NOVEMBER 15, 2007 AND RECORDED AS PLAN NO. 2008–41 AT THE NANTUCKET REGISTRY OF DEEDS.
3. THERE ARE NO KNOWN WETLAND RESOURCE AREAS LOCATED WITHIN THE SITE.
4. THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0088 G, DATED JUNE 9, 2014.
5. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR — DATE: 2-19-19





NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE ENDORSED: _____

PLANNING BOARD FILE No. _____

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

NANTUCKET REGISTRY OF DEEDS

Date: _____

Time: _____

Plan No.: _____

Attest: Register

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: FEBRUARY 19, 2019

DRAWN BY:	DESIGN BY:	CHECK BY:
RLM/SKD	SKD	DCM/RLM

PROJECT NO. 7023

ISSUED FOR: ANR ENDORSEMENT

COMMONWEALTH OF MASSACHUSETTS — ROBERT L. MASON NO. 49249 — REGISTERED PROFESSIONAL LAND SURVEYOR

PLAN OF LAND

21 HUMMOCK POND ROAD
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 56, LOT 11

PREPARED FOR
PETER SENDELBACH

DRAWING TITLE:
APPROVAL NOT REQUIRED PLAN

SCALE: 1" = 20'

SHEET NO.
1 OF 1

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 Peter Sendelbach

AS AGENT FOR _____

STREET ADDRESS 21 Hummock Pond Road

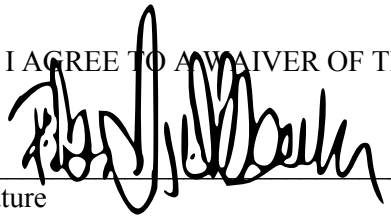
MAP/PARCEL m56 p11.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/9/2020

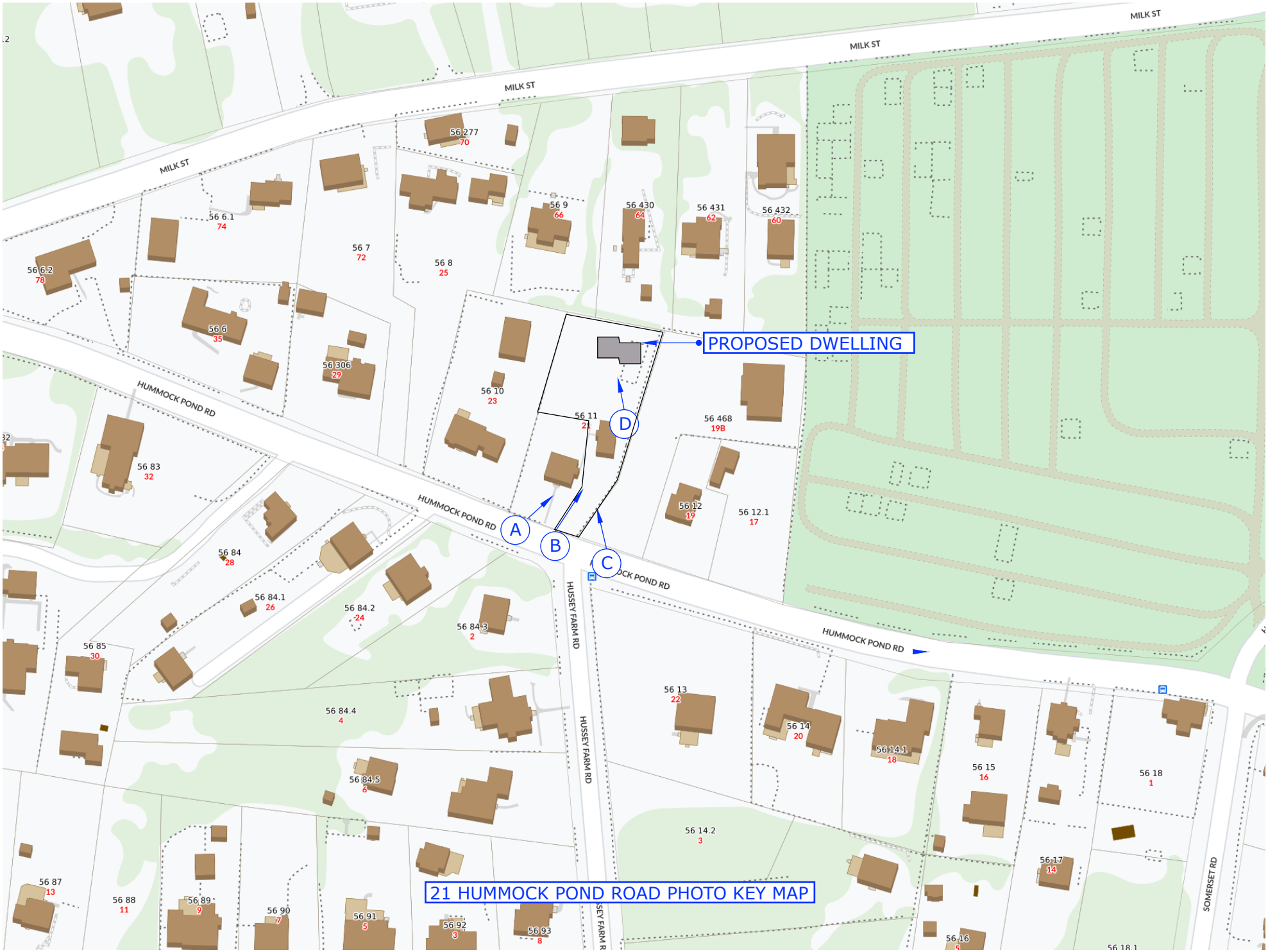
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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 9/9/2020
Date


PROPOSED DWELLING
A
B
C
D
MILK ST
HUMMOCK POND RD
HUSSEY FARM RD
SOMERSET RD
56 277
70
56 6.1
74
56 7
72
56 8
25
56 9
66
56 430
64
56 431
62
56 432
60
56 6.2
78
56 6
35
56 306
29
56 10
23
56 11
21
56 468
19B
56 83
32
56 12
19
56 12.1
17
56 84
28
56 84.1
26
56 84.2
24
56 84.3
2
56 84.4
4
56 84.5
6
56 85
30
56 13
22
56 14
20
56 14.1
18
56 15
16
56 18
1
56 14.2
3
56 17
14
56 87
13
56 88
11
56 89
9
56 90
7
56 91
5
56 92
3
56 93
8
56 16
5
21 HUMMOCK POND ROAD PHOTO KEY MAP

A

B

C

D

MIL
6

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Peter Sendelbach

MAILING ADDRESS..... 21 Hummock Pond Road, 02554

PROPERTY LOCATION..... 21 Hummock Pond Road, 02554

ASSESSORS MAP/PARCEL..... 56/11.2

SUBMITTED BY:..... Peter Sendelbach

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.

09-15-2020

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: 2020.09.15 11:27:00 -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: 21 Hummock Pond Road

Tax Map Number: 56 Parcel Number: 11.2

Owner of Record: Peter Sendelbach

Description of Proposal: Build new dwelling

Anticipated HDC Submission Date: 9/15/2020 for 10/1/2020 meeting

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.

7019 1120 0001 5067 8224

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Shelburne, VT 05482

OFFICIAL USE

Certified Mail Fee	$3.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
Total Postage and Fees	$4.10

0056 03

Postmark Here

SEP 16 2020

09/16/2020

Sent To: Thomas Williams Trust
Street and Apt. No., or PO Box No.: 251 Autumn Hill Lane
City, State, ZIP+4®: Shelburne, VT 05482

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 5067 8262

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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$3.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
Total Postage and Fees	$4.10

0056 03

Postmark Here

SEP 16 2020

09/16/2020

Sent To: Sarah Miller
Street and Apt. No., or PO Box No.: 66 Milk Street
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 5067 8248

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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$3.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
Total Postage and Fees	$4.10

0056 03

Postmark Here

SEP 16 2020

09/16/2020

Sent To: Dobromir Sultanov
Street and Apt. No., or PO Box No.: 66 Pochick Ave
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 5067 8217

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Nantucket, MA 02584

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
Total Postage and Fees	$4.10

0056 03

Postmark Here

SEP 16 2020

09/16/2020

Sent To: David Leary
Street and Apt. No., or PO Box No.: PO Box 2831
City, State, ZIP+4®: Nantucket, MA 02584

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 5067 8279

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Wellesley, MA 02482

OFFICIAL USE

Certified Mail Fee	$3.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
Total Postage and Fees	$4.10

0056 03

Postmark Here

SEP 16 2020

09/16/2020

Sent To: Leendert Vanderdyt
Street and Apt. No., or PO Box No.: 8 Salem Street
City, State, ZIP+4®: Wellesley, MA 02482

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 5067 8231

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CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$3.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
Total Postage and Fees	$4.10

0056 03

Postmark Here

SEP 16 2020

09/16/2020

Sent To: Catherine Kinsella
Street and Apt. No., or PO Box No.: 19 B Hummock Pond Road
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 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.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 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

X 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.*.

X 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.

NA 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 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.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

NA 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.

NA 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).

X 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.

PS 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.***

(initial to indicate read and understand)

X 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.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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°: 74 PARCEL N°. 15

Street & Number of Proposed Work: 22 CANNONBURY LN.

Owner of record: DAVID & DELIA BIDDISON

Mailing Address: 13 GREEN GABLE LN
NEWTOWN SQ. PA. 19073-1423

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVER

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 324-4319 E-mail: ockval62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 6028.00

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: 80' Sq. Footage 1st floor: 1811 SF
Width: 27'-6" Sq. footage 2nd floor: 1329 SF 3140 SF
Sq. footage 3rd floor: —

Decks/Patio: Size: 11x48 ☒ 1st floor ☐ 2nd floor
Size: 12x12 ☐ 1st floor ☒ 2nd floor

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

Height of ridge above final finish grade: North 29'-2½" South 29'-2½" East 29'-2½ West 29'-2½"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)
1. East Elevation
2. South Elevation (MODULAR)
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8"-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 7 /12 X Secondary Mass 8.75 /12 X Dormer 7 /12 Other GAMBREL

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 8" Rake 1x8 Soffit (Overhang) 6"-8" Corner boards NONE Frieze 12"
Window Casing 1x6 Door Frame 1x6 Columns/Posts: Round _____ Square 8"-10"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON 400 SERIES.

Doors* (type and material): ☐ TDL ☐ SDL Front 2 PANEL SOLID Rear FRENCH Side 2 PANEL

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL / COBBLE APRON ~~Walkways~~ SHELL Walls N/A

* Note: Complete door and window schedules are required.

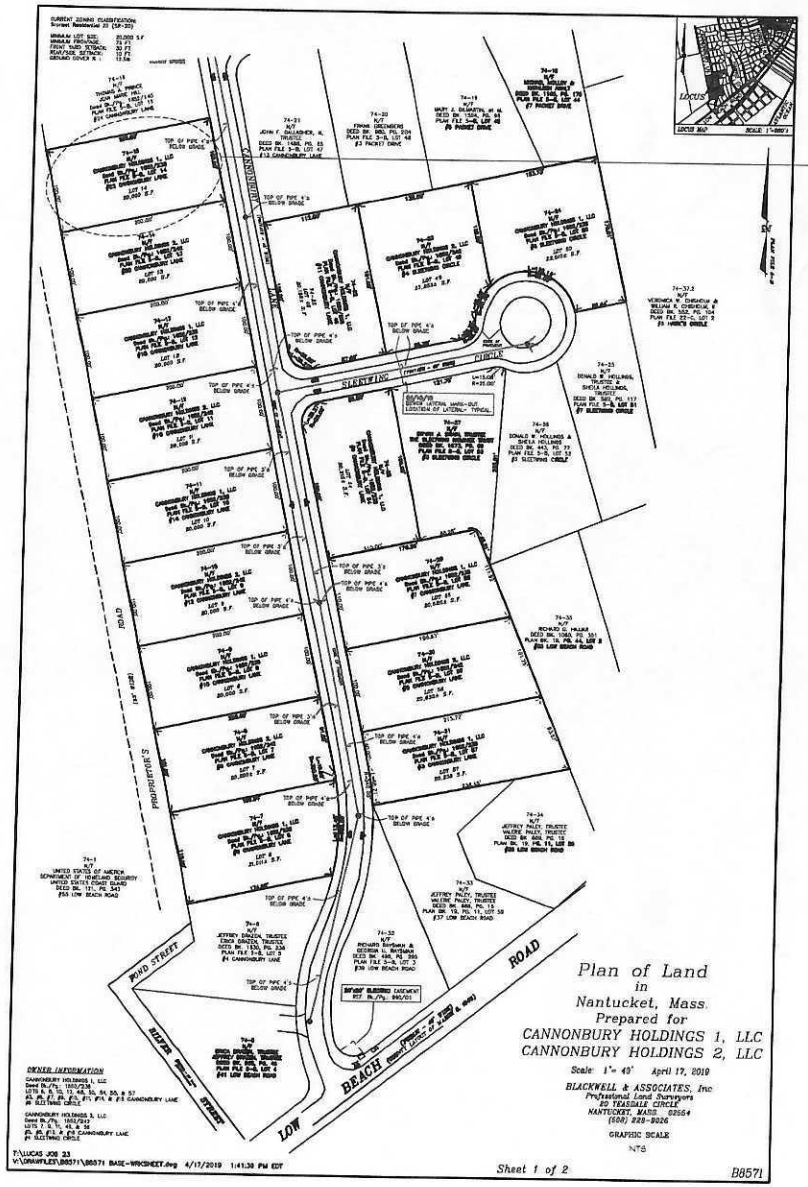
COLORS

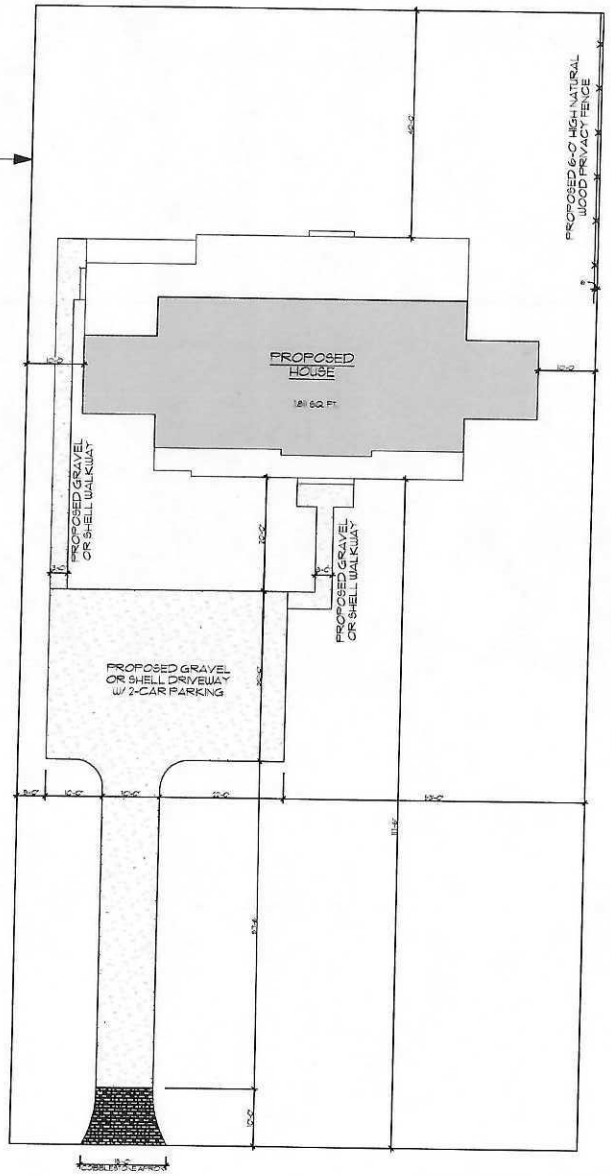
Sidewall NTW Clapboard (if applicable) _____ Roof WOOD
Trim WHITE Sash WHITE SASH Doors WHITE
Deck NTW Foundation CORLEY. Fence — Shutters _____

* 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 9/19/20 Signature of owner of record X Delia Biddison Signed under penalties of perjury





1 PROPOSED SITE PLAN
SCALE: 1" = 10'

HDC APPROVAL SET
9/10/20

BIDDISON RESIDENCE
LOT 14
CANNONBURY LANE
NANTUCKET, MA

WARREN CLAYTOR ARCHITECTS
114 NORTH WAYNE AVENUE | P.O. BOX 396
WAYNE, PENNSYLVANIA 19087
TELEPHONE: 610-688-1744
FACSIMILE: 610-688-1743
WCARCH@MSN.COM

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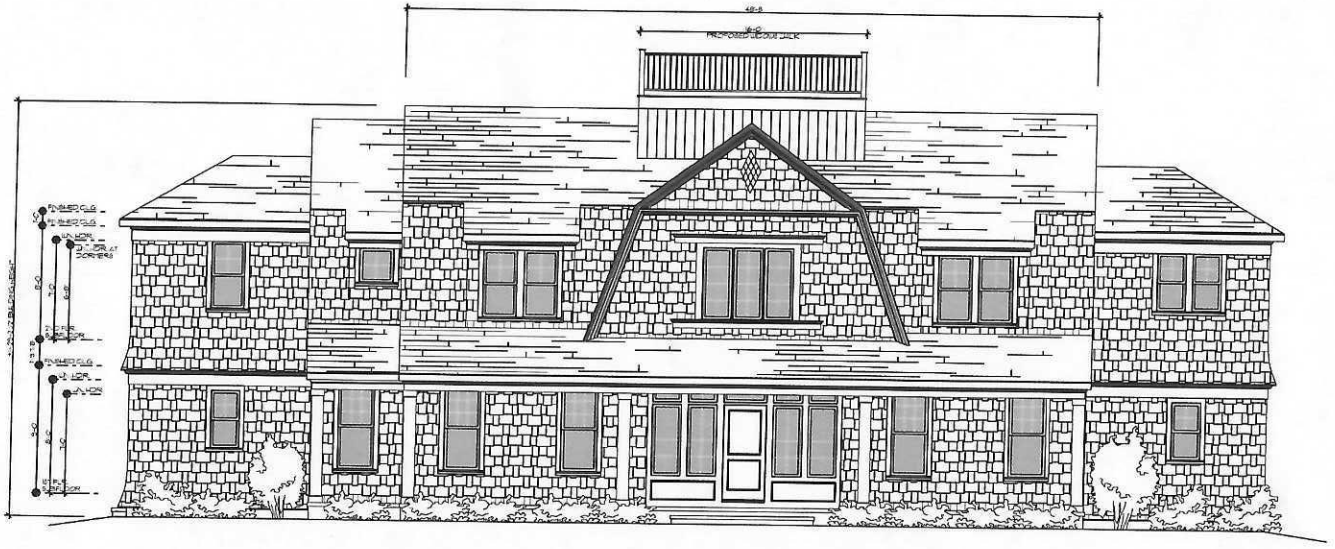
ISSUE DATE: 11/11/20
REVISIONS:

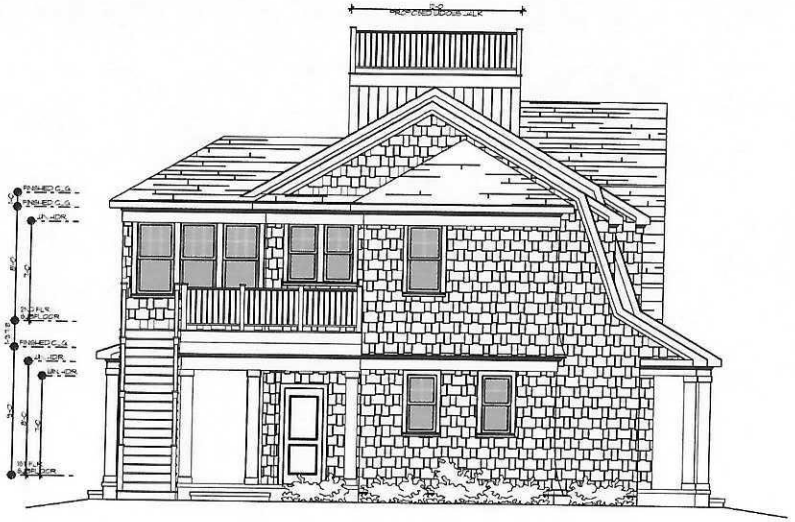
DATE PRINTED 9/10/20

PROPOSED SITE PLAN

C-1



1 PROPOSED FRONT ELEVATION
SCALE 1/4" = 1'-0"



2 PROPOSED LEFT ELEVATION
SCALE 1/4" = 1'-0"

HDC APPROVAL SET
9/10/20

BY SUBMITTING THESE PLANS FOR PERMIT THE BUILDER AGREES TO HAVE THE HEAD AND AIR FOLLOW THE ABOVE NOTES. GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, PRIOR TO ANY DRAWING CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE PROJECT ARCHITECT FOR A TIMELY ARCHITECTURAL CONTRACTOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND GOVERNING BUILDING CODES OR ORDINANCES.

ARCHITECTS SEAL

BIDDISON RESIDENCE
LOT 14
CANNONBURY LANE
NANTICKET, MA

WARREN CLAYTOR ARCHITECTS
114 NORTH WAYNE AVENUE | P.O. BOX 366
WAYNE, PENNSYLVANIA 19087
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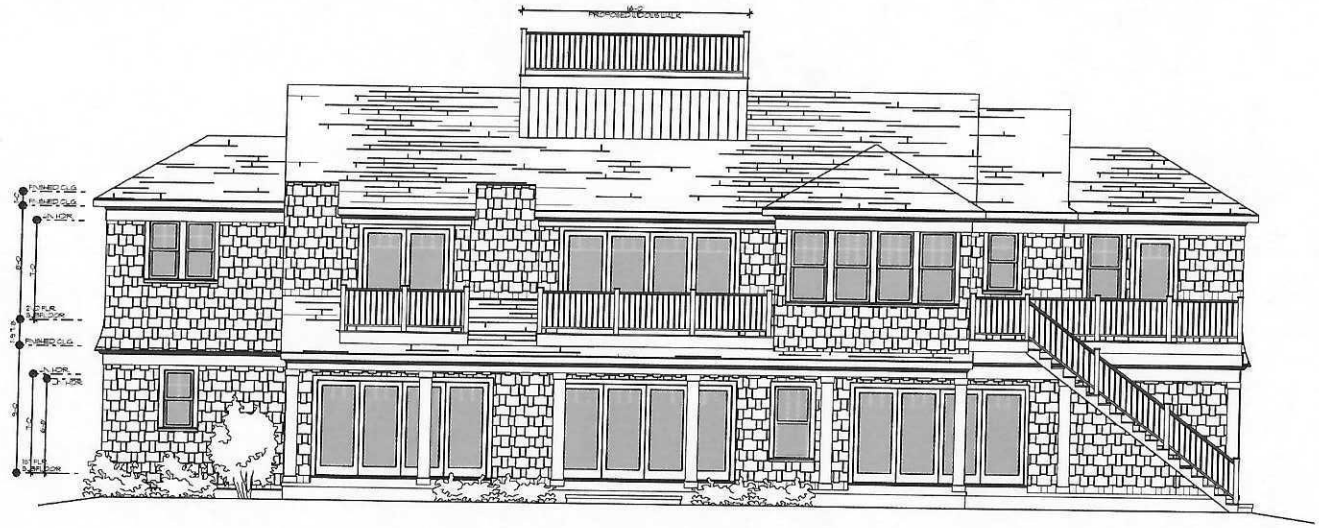
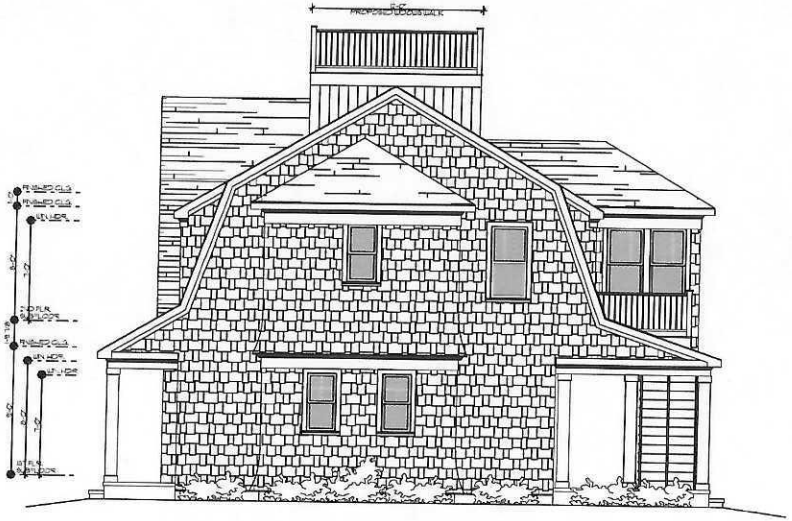
PROPOSED FRONT & LEFT ELEVATIONS

A-4



1 PROPOSED REAR ELEVATION
SCALE: 1/4 = 1'-0"



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

HDC APPROVAL SET
9/10/20

BIDDISON RESIDENCE
1 OF 14
CANNONBURY LANE
NANTUCKET MA

WARREN CLAYTOR ARCHITECTS
114 NORTH WAYNE AVENUE | P.O. BOX 396
WAYNE, PENNSYLVANIA 19087
TELEPHONE: 610-688-1744
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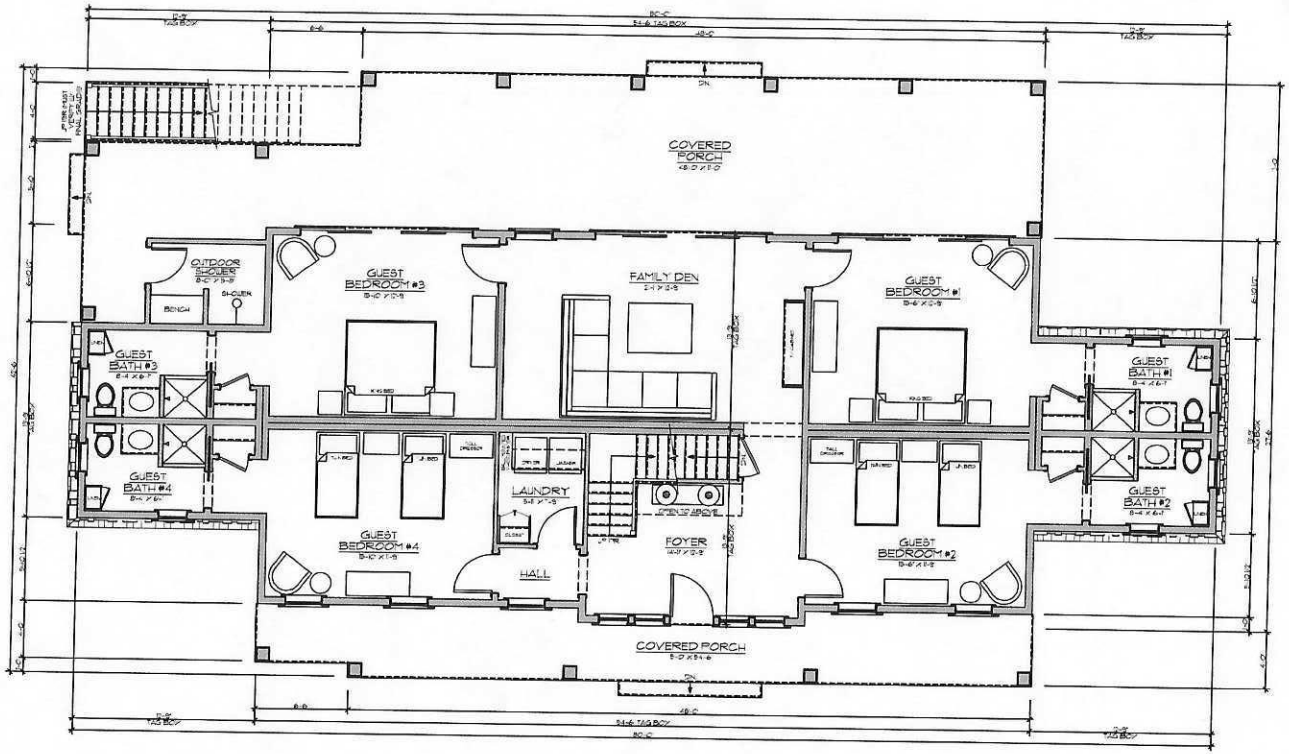
REVISIONS:

DATE PRINTED: 9/10/20

PROPOSED REAR & RIGHT ELEVATIONS

A-5

ARCHITECTS SEAL



1 PROPOSED FIRST FLOOR PLAN
SCALE 1:4 = 1'-0

ALL WINDOWS & SLIDING DOORS SHALL BE ANDERSEN 400 SERIES

HDC APPROVAL SET
9/10/20

BIDDISON RESIDENCE
LOT 14
CANNONBURY LANE
NANTUCKET MA

WARREN CLAYTOR ARCHITECTS
114 NORTH WAYNE AVENUE | P.O. BOX 366
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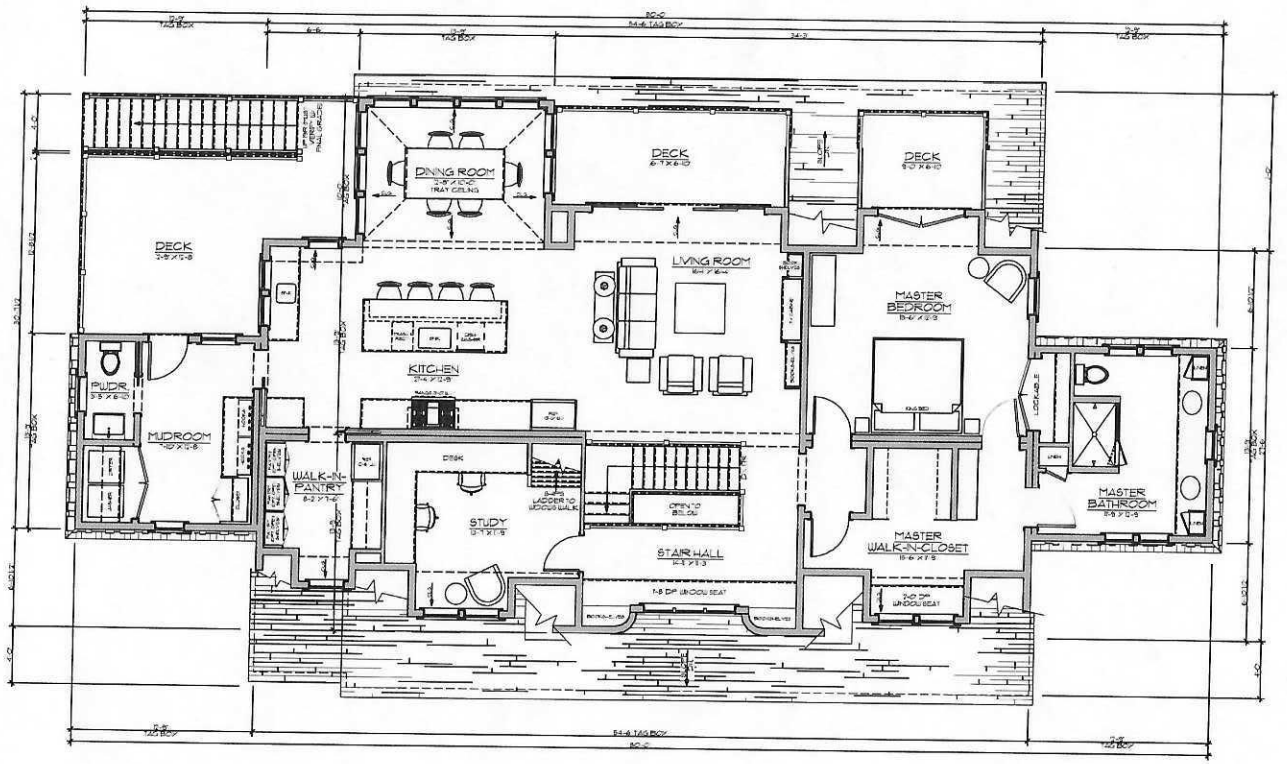
PROPOSED FIRST FLOOR PLAN

A-1

ARCHITECTS SEAL



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

ALL WINDOWS & SLIDING DOORS SHALL BE ANDERSEN 400 SERIES

HDC APPROVAL SET
9/10/20

BIDDISON RESIDENCE
LOT 14
CANNONBURY LANE
NANTUCKET MA

WARREN CLAYTOR ARCHITECTS
134 NORTH WAYNE AVENUE | P.O. BOX 366
WAYNE, PENNSYLVANIA 19087
TELEPHONE: 610-688-1744
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WCARCH@MSN.COM

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ISSUE DATE 7/11/20
REVISIONS

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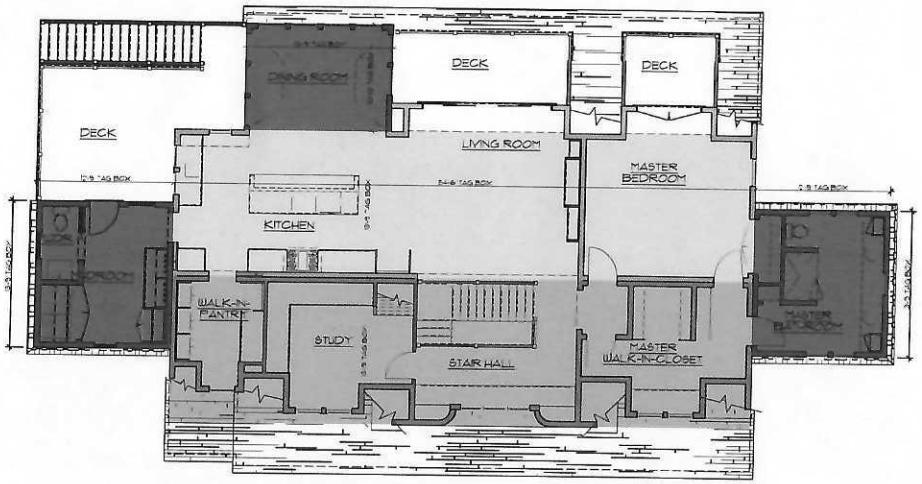
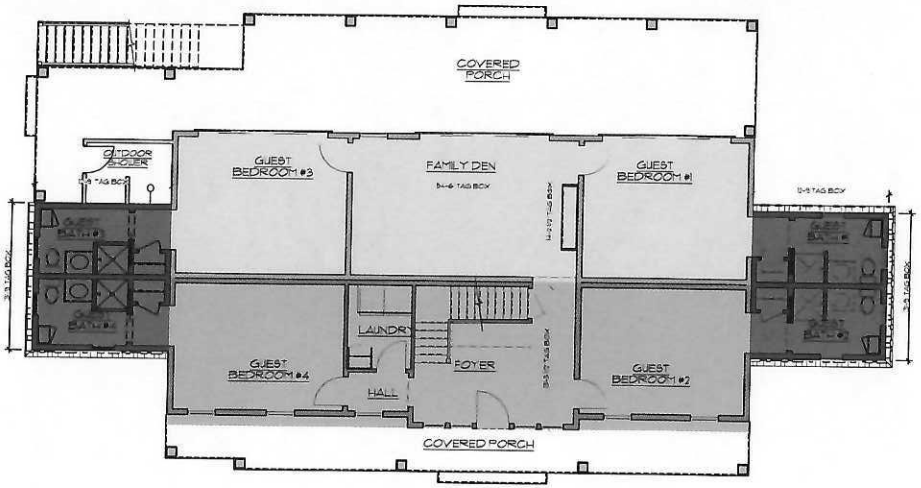
PROPOSED SECOND FLOOR PLAN

A-2

ARCHITECTS SEAL



1 PROPOSED SECOND FLOOR TAG BOX PLAN
SCALE 3/16" = 1'-0"



2 PROPOSED FIRST FLOOR TAG BOX PLAN
SCALE 3/16" = 1'-0"

HDC APPROVAL SET
9/10/20

ARCHITECTS SEAL

BIDDISON RESIDENCE
1 OF 14
CANNONBURY LANE
NANTUCKET MA

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COPY #: 2003
ISSUE DATE: 7/7/20
REVISIONS

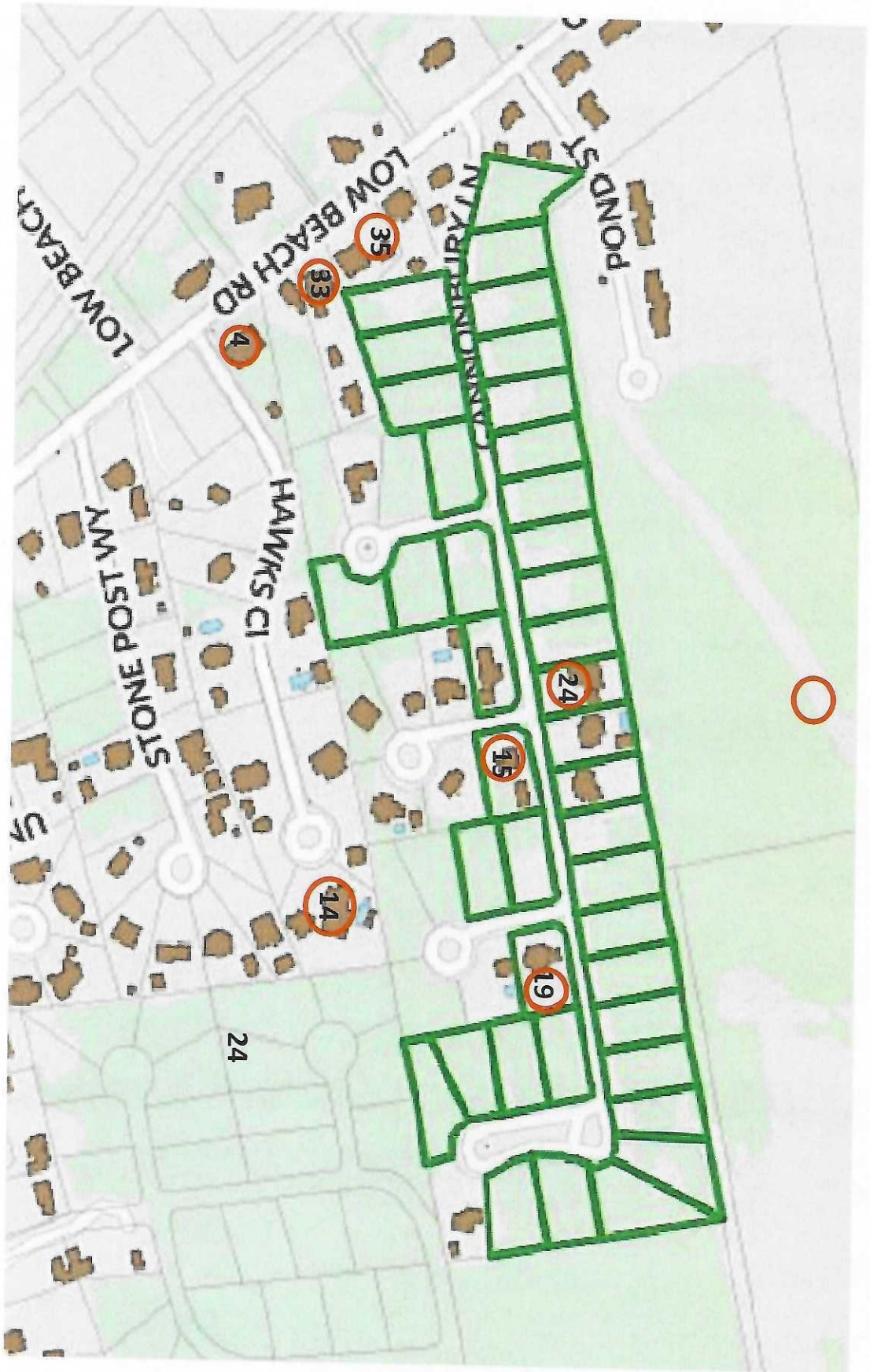
DATE PRINTED 9/10/20

PROPOSED TAG BOX PLANS

A-3

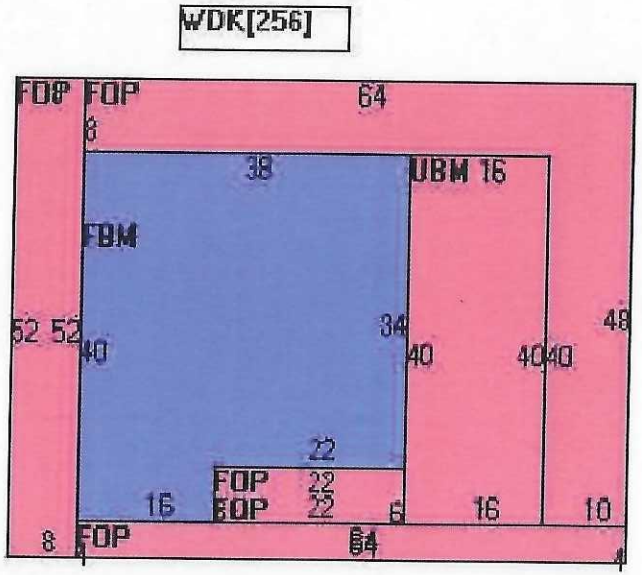
Cannonbury Lane Neighborhood

For HDC presentation of context for new construction

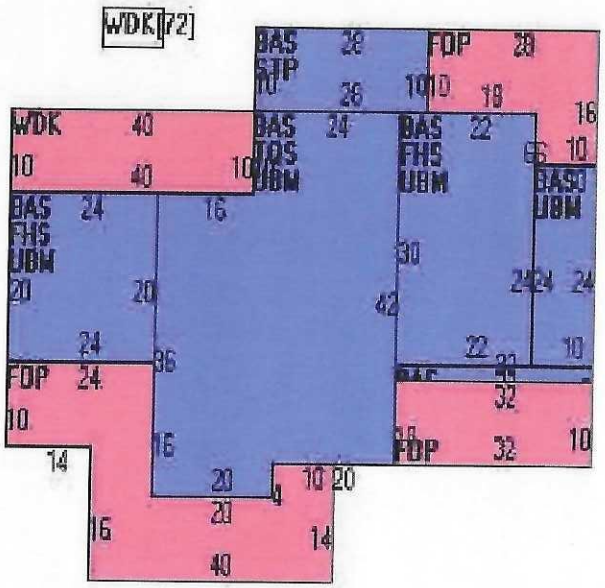


Cannonbury neighborhood

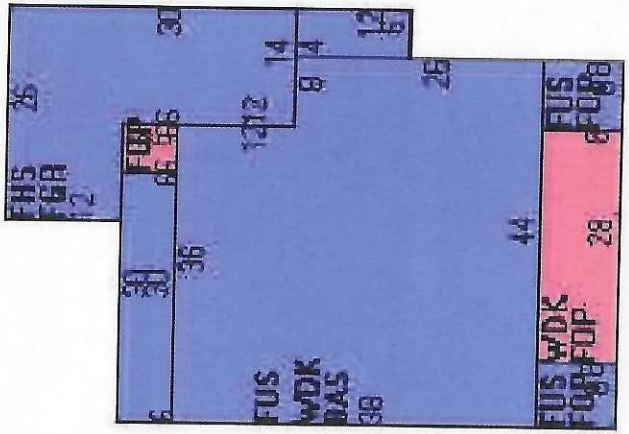
4 Hawks Circle



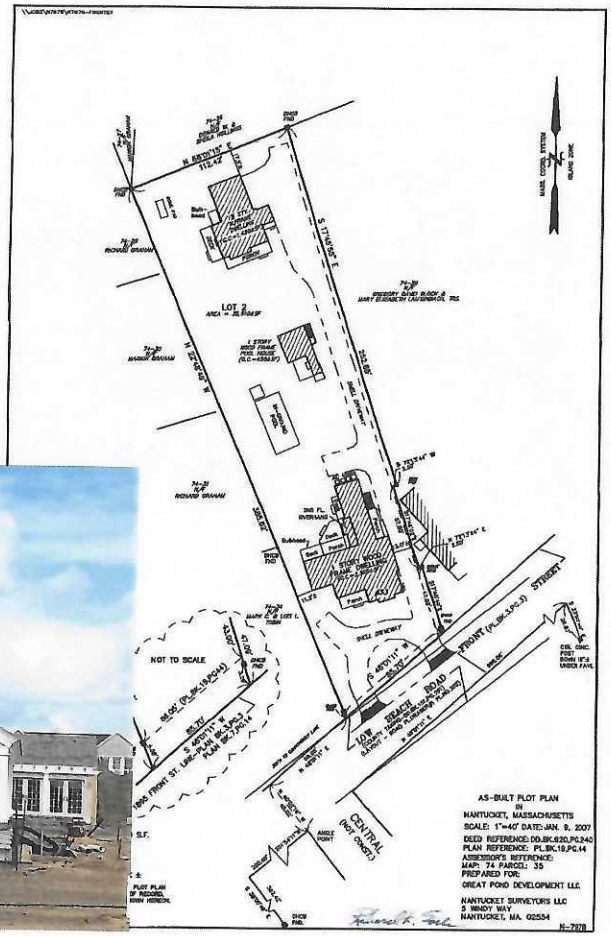
14 Hawks Circle

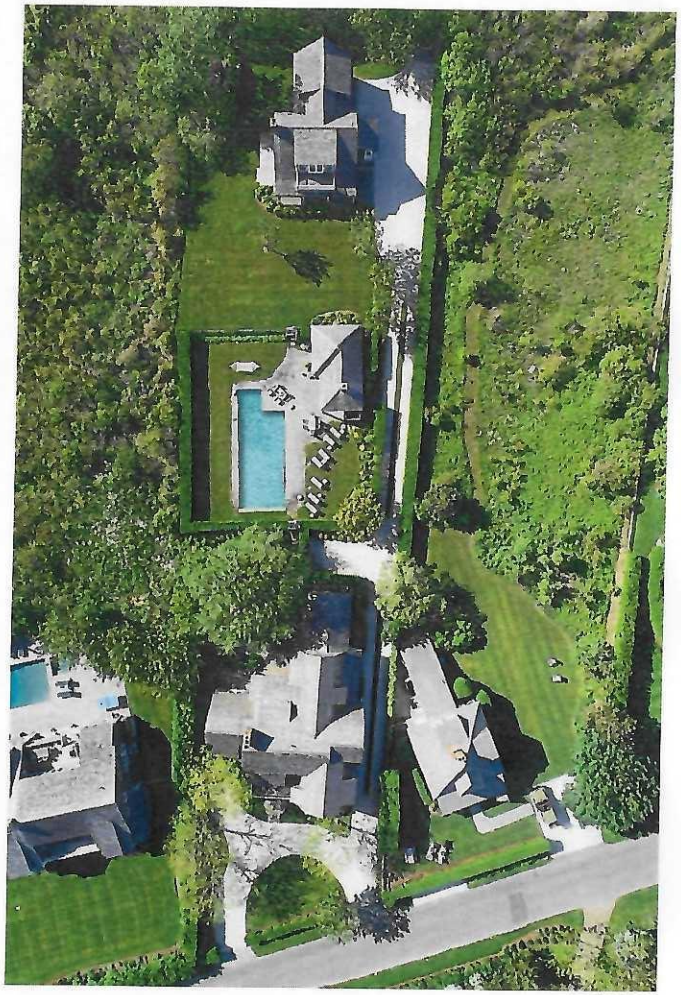


8 Hawks Circle

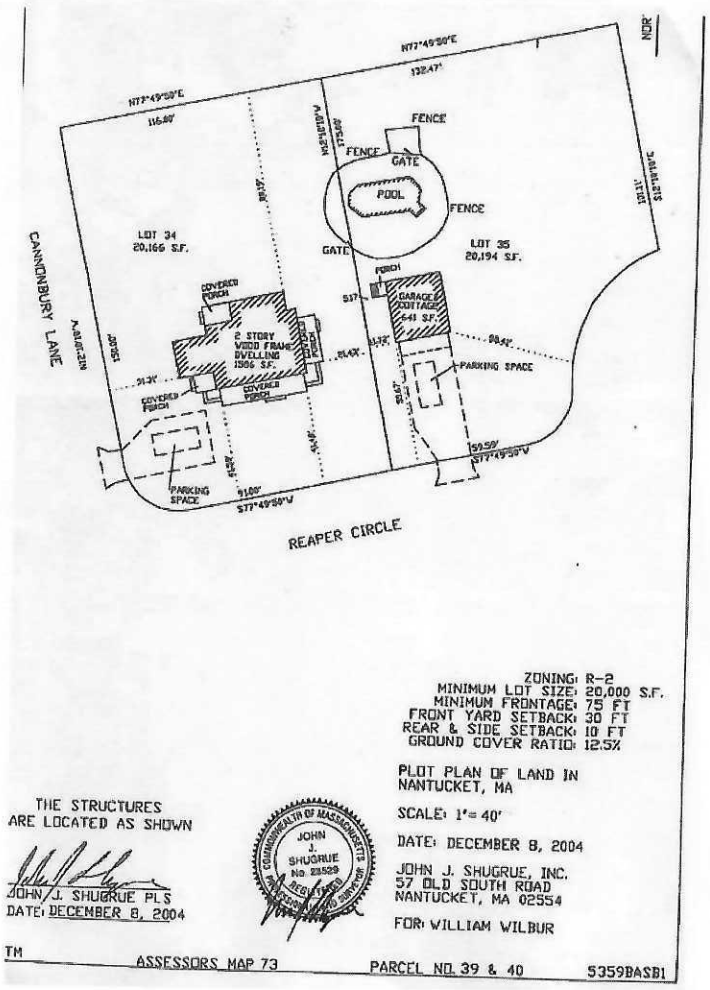


33
Low Beach Road

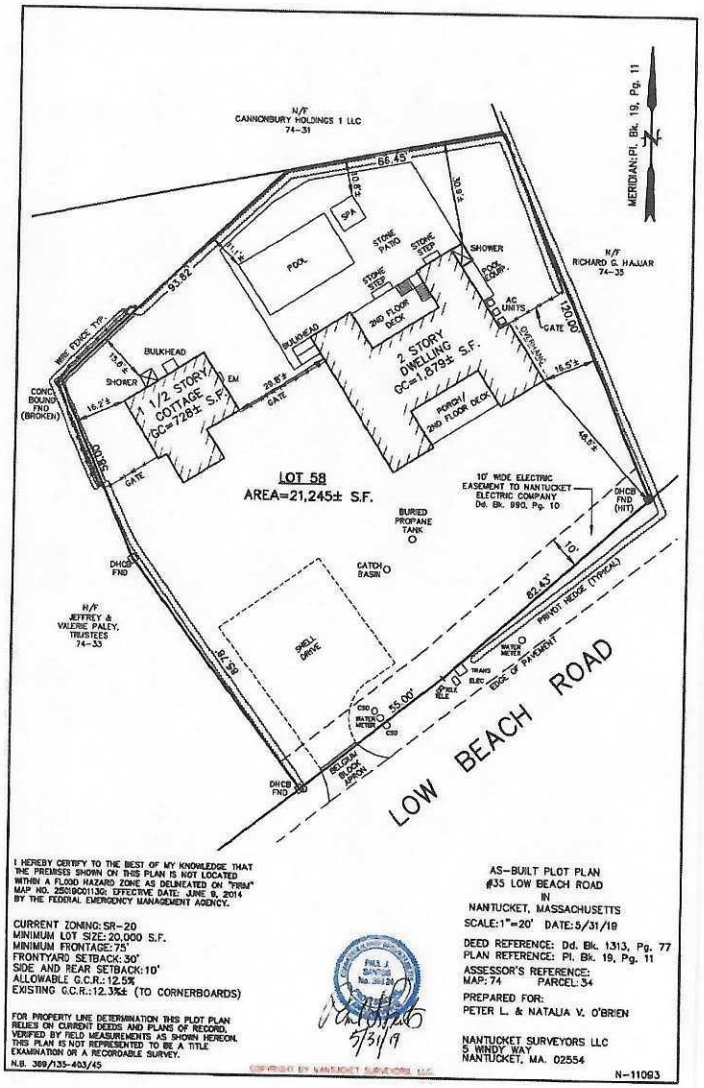




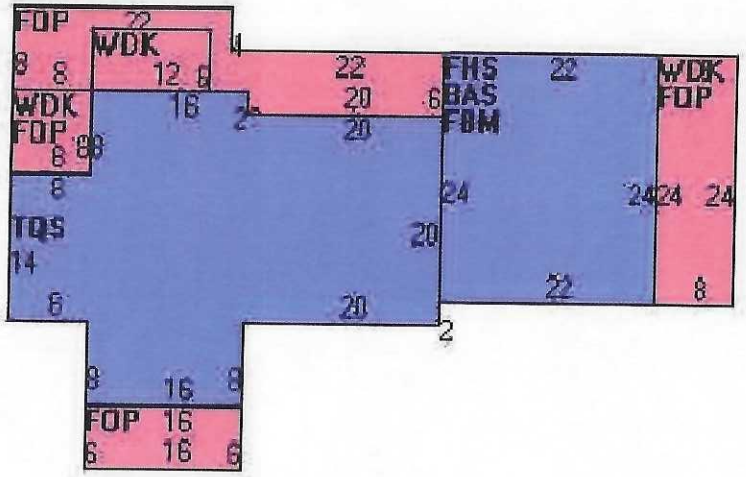
19 Cannonbury Lane



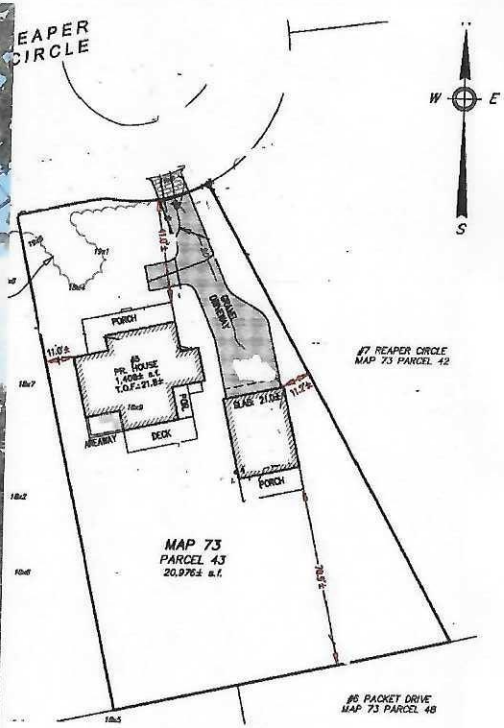
35
Low Beach Road



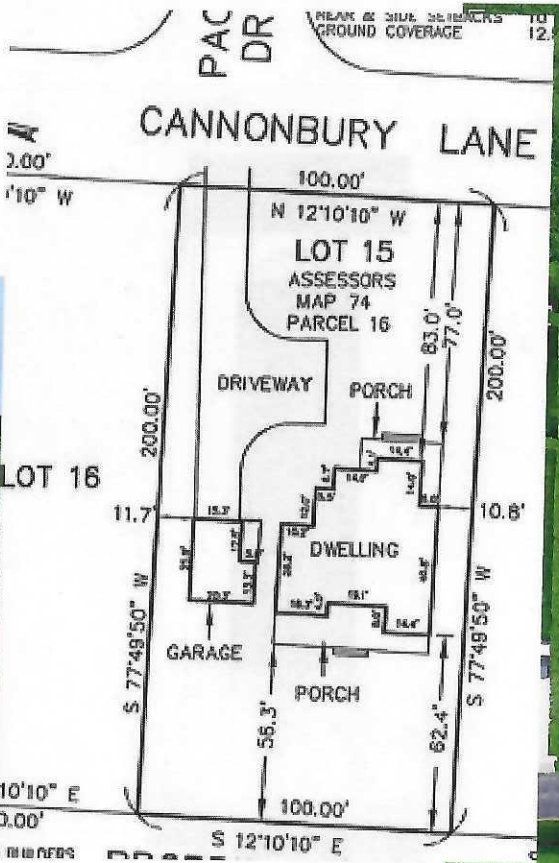
13 CANNOBURY LANE



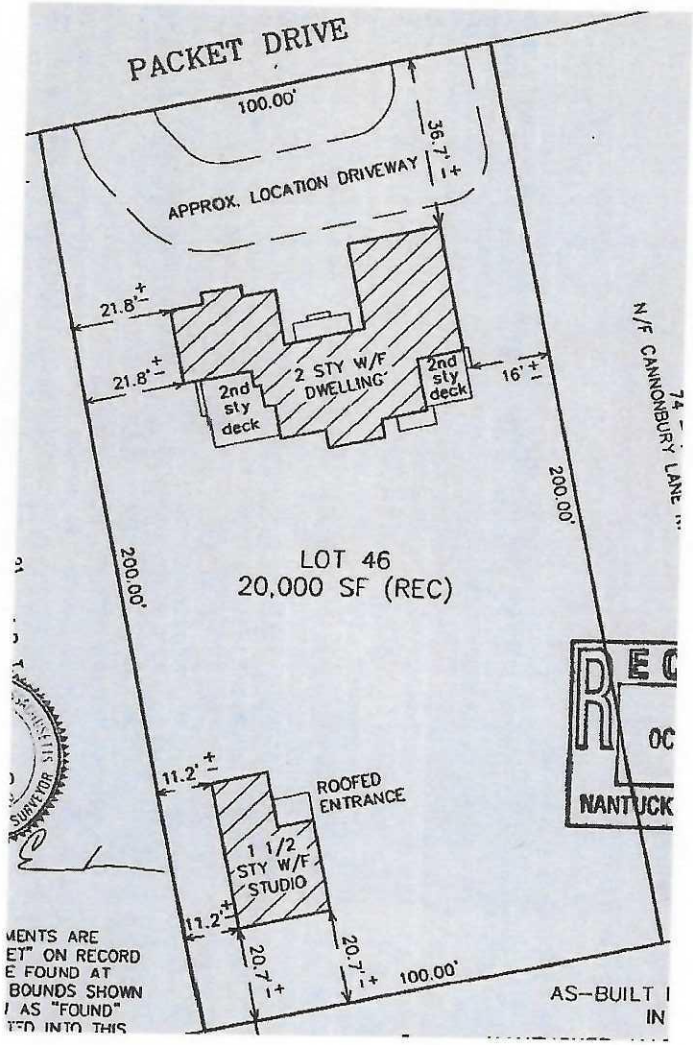
5 REAPER CIRCLE



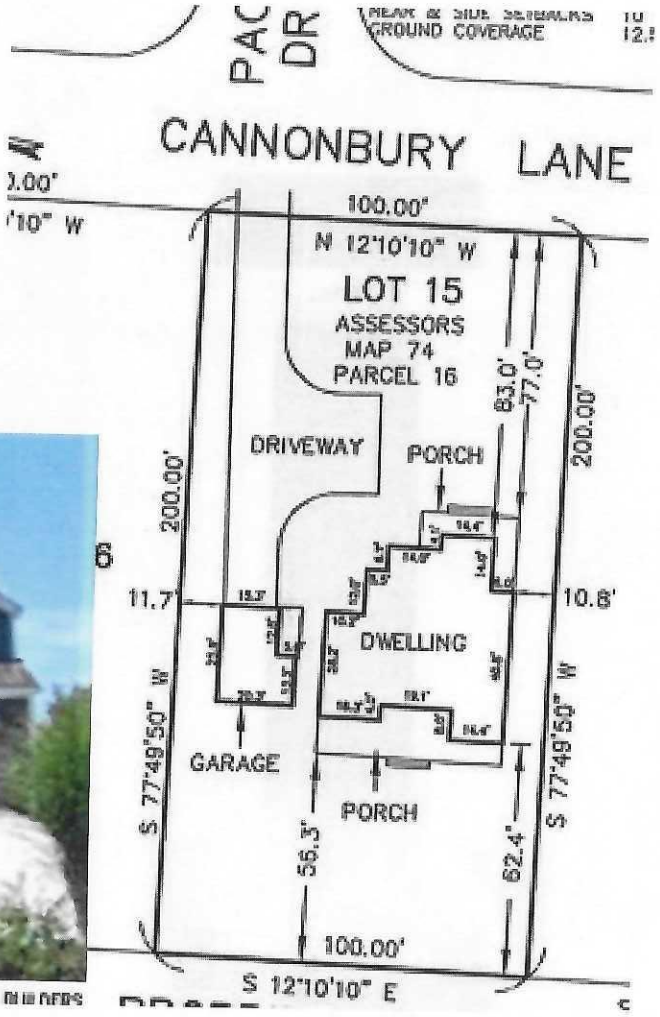
28 CANNONBURY LANE



3 PACKET DRIVE



24 CANNONBURY LANE



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 57

Street & Number of Proposed Work: 24 West Chester St.

Owner of record: P. Zemik

Mailing Address: 24 West Chester St.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Development

Mailing Address: 8 Williams Ln
Nantucket, Ma 02554

Contact Phone #: 325-4995 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. 06-1234
☐ Pool (Zoning District _____) ☐ Roof ☐ Other revision to previous approved footprint

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 21 SF
Width: _____ Sq. footage 2nd floor: 51 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd 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: N/A

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation Fenestration revisions
2. South Elevation Fenestration rev, omit roof connection to main house
3. West Elevation Modify bay pont to accept staircase + half bath
4. North Elevation Fenestration revisions

*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 AD /12 _____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

No change

Sidewall Natural Clapboard (if applicable) N/A Roof Black

Trim White Sash White Doors White

Deck Natural Foundation Natural Fence N/A 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 _____ 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

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR P. Zevnik

STREET ADDRESS 24 West Chester Str

MAP/PARCEL 42.4.3. / 57

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09.22.20

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.

Anton Dimov — 09.22.20

Signature — Date

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	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.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	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.***.
X	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.
n/a	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	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.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-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.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	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.
N/A	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).
X	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.
AD	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.**
(initial to indicate read and understand)		
n/a	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.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Guest House

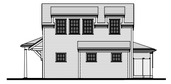
24 West Chester Str
Nantucket, MA 02554

09. 22 .20

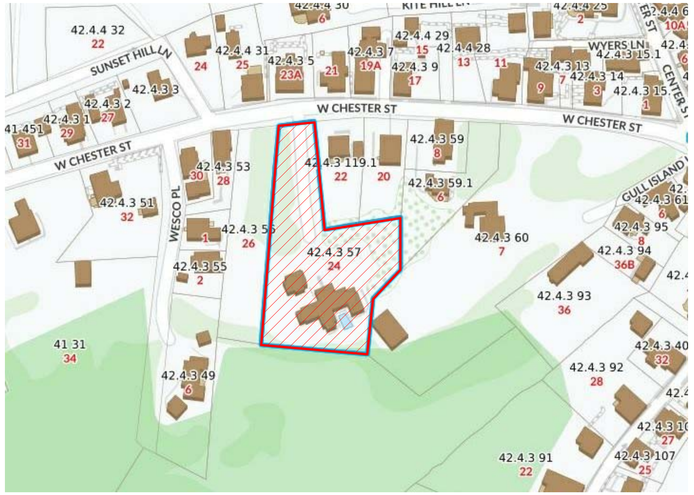
East

South

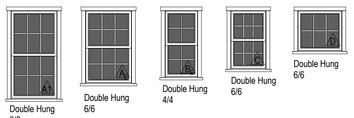
West



North



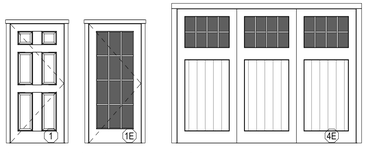
1 Locus Map
12" = 1'-0"



Double Hung 6/6 | Double Hung 6/6 | Double Hung 4/4 | Double Hung 6/6 | Double Hung 6/6

2 Window Legend
1/4" = 1'-0"

WINDOW SCHEDULE				
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
A	20	2'-9 1/4"	4'-1 1/2"	≥ 30
A1	2	2'-9 1/4"	5'-0"	≥ 30
C	4	2'-2"	3'-4"	≥ 30
D	6	2'-8"	2'-4"	≥ 30



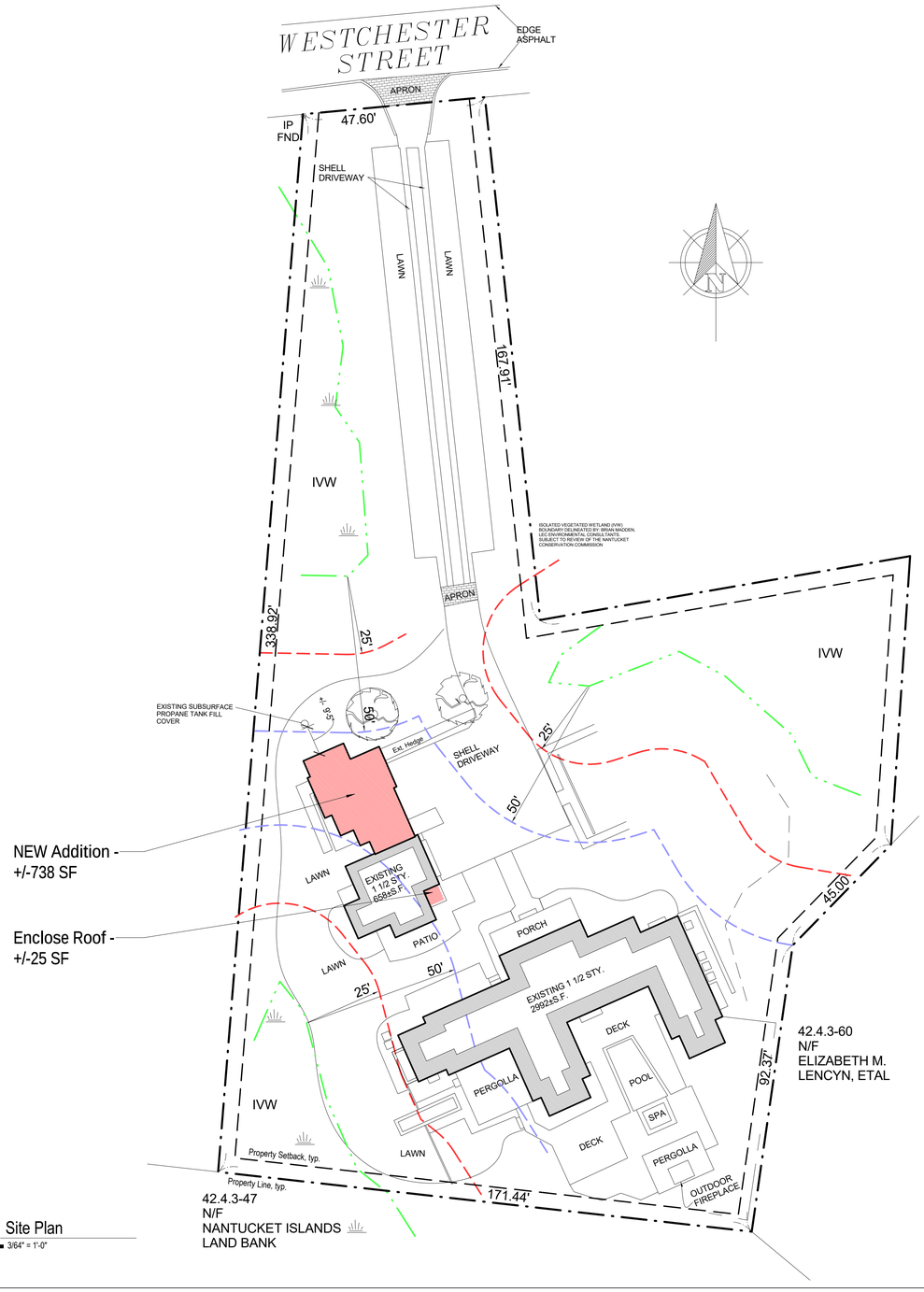
Single Door 6 Panel | Single Door / Existing 12 Lite | Garage Door / Existing 1 panel w/ 8 Lite

3 Door Legend
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE				
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
1	1	3'-0"	6'-8"	≥ 30
1E	1	2'-11"	6'-8"	≥ 30
4E	1	10'-0"	7'-6"	≥ 30

WINDOW & DOOR NOTES
1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
7. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
8. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
9. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
10. The Unit Measurements Given In this Document Are For A Guide Only
11. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing

HDC Submission Only



4 Site Plan
3/64" = 1'-0"

2002

Guest House

24 West Chester Str
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Cover Sheet

Site Information

Map & Parcel:	42.4.3 / 57
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	48,557 sq.ft.
Min. Lot Size:	5, 000 sq.ft.
Allowable G.C.:	40%
Existing G.C.:	+/- 658 sq.ft.
Proposed G.C.:	_____ sq.ft.
Total Proposed G.C.:	_____ sq.ft.

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S.2.1 Building Addition Sections

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G.1.1

2002

Shear Wall "A" Construction (see plan for dimensions)

Foundation to the underside of the roof plywood (or second floor)
-2x6 studs spaced at 16" on center with 2-2x6 studs at each end.
-1/2" exterior grade plywood (minimum) nailed w/8d common nails spaced at 3" on center around the perimeter of the shear wall dimensions and all interior joints.
Note: Plywood to span vertically between floors or provide solid blocking at all horizontal plywood joints nailed at 3" on center (staggered). Provide 8d common nails spaced at 12" on center elsewhere.
-Connect the 2-2x6 studs at either end of the shear wall to the foundation with a Simpson HDU5-SDS2.5 holdown. The holdown shall be located on top of the foundation shoe, connected to the 2-2x6 studs with (14) Simpson SDS ¼" x 2-1/2" screws, and connected to the concrete with a 5/8" diameter anchor bolt epoxied into the concrete a minimum of 8".

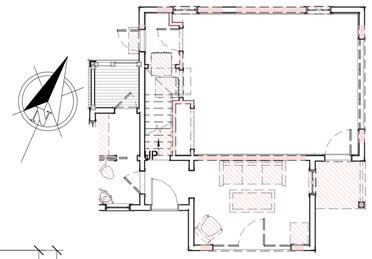
Shear Wall "B" Construction (see plan for dimensions)

Second floor to the underside of the roof plywood.
-2x6 studs spaced at 16" on center with 2-2x6 studs at each end.
-1/2" exterior grade plywood (minimum) nailed w/8d common nails spaced at 3" on center around the perimeter of the shear wall dimensions and all interior joints.
Note: Plywood to span vertically between floors or provide solid blocking at all horizontal plywood joints nailed at 3" on center (staggered). Provide 8d common nails spaced at 12" on center elsewhere.

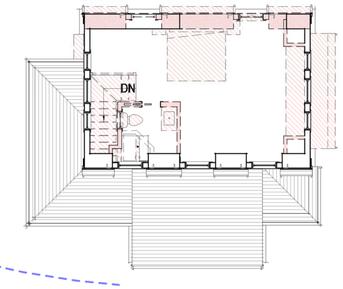
Foundation to the second floor
Simpson SSW18x9 steel strong wall installed in accordance with supplier's specifications and recommendations.

09. 22 .20

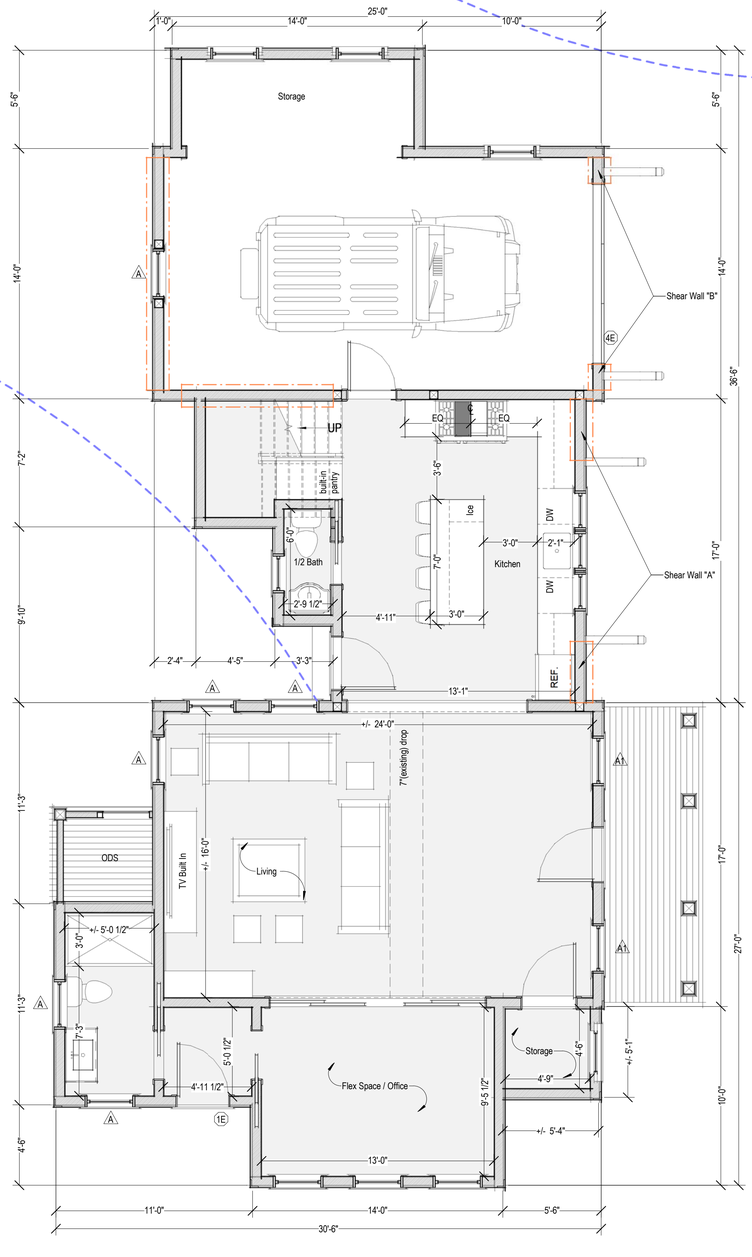
HDC Submission Only



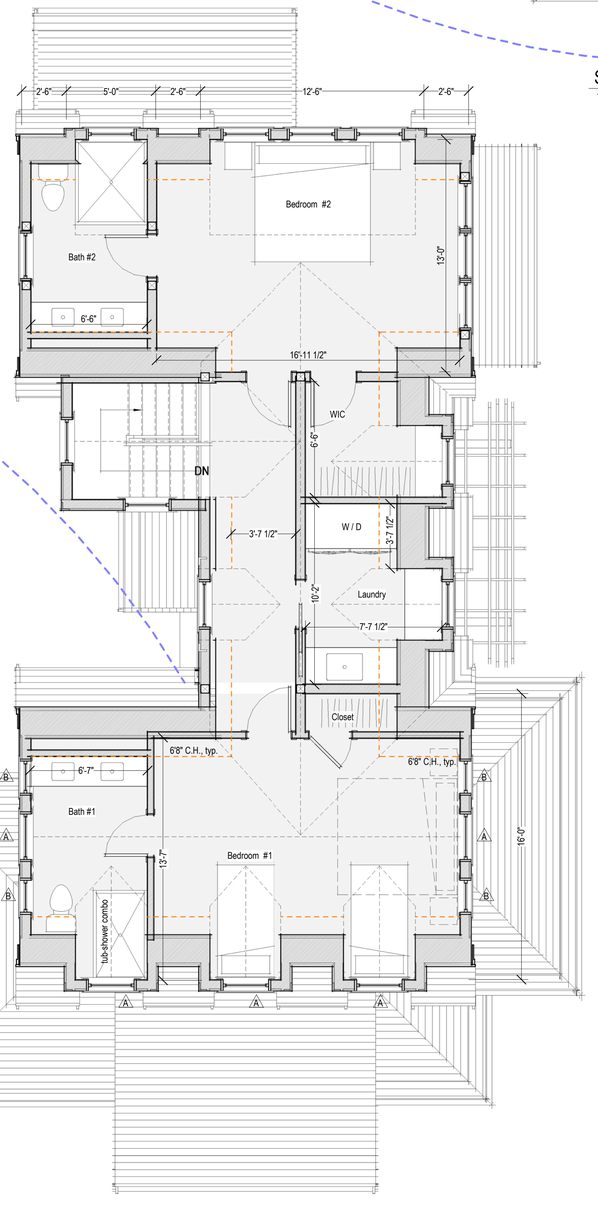
First Floor - Demo Plan
1/8" = 1'-0"



Second Floor - Demo Plan
1/8" = 1'-0"



1 First Floor
1/4" = 1'-0"



2 Second Floor
1/4" = 1'-0"

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Floor Plans

Site Information

Map & Parcel:	42.4.3 / 57
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S.2.1 Building Addition Sections

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A.1.1
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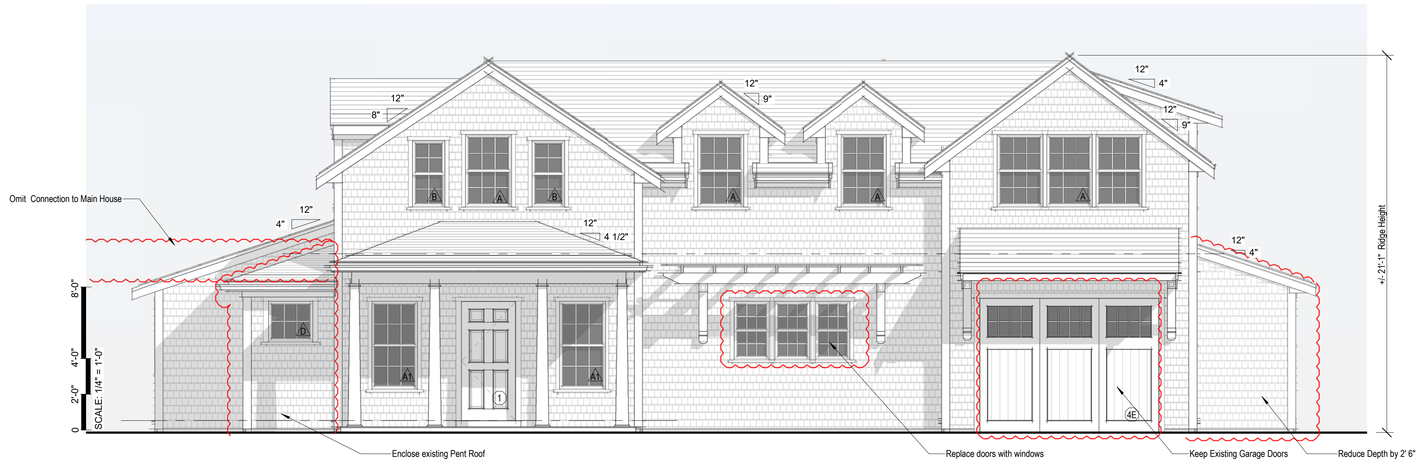
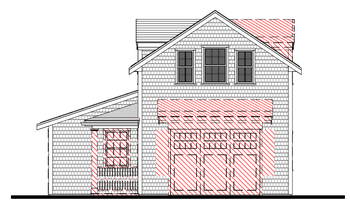
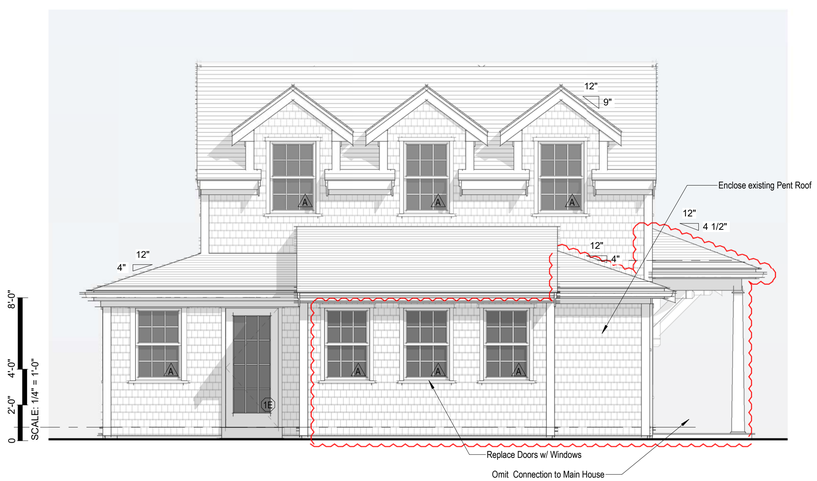


1 East Elevation
1/4" = 1'-0"

Previous Approved East Elevation
1/8" = 1'-0"



East Elevation - Existing & Demo
1/8" = 1'-0"



2 South Elevation
1/4" = 1'-0"

Previous Approved South Elevation
1/8" = 1'-0"

South Elevation - Existing & Demo
1/8" = 1'-0"

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Exterior Elevations

Site Information

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Current Zoning:	ROH
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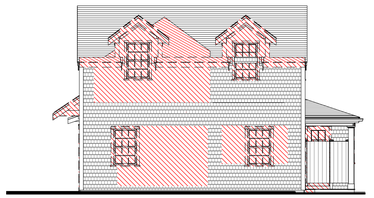
A.2.1
2002

09. 22 .20

HDC Submission Only

1 North Elevation
1/4" = 1'-0"

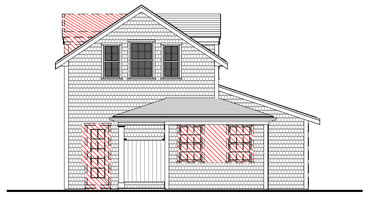
Previous Approved North Elevation
1/8" = 1'-0"



North Elevation - Existing & Demo
1/8" = 1'-0"

2 West Elevation
1/4" = 1'-0"

Previous Approved West Elevation
1/8" = 1'-0"



West Elevation - Existing & Demo
1/8" = 1'-0"

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Exterior Elevations

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A.2.2

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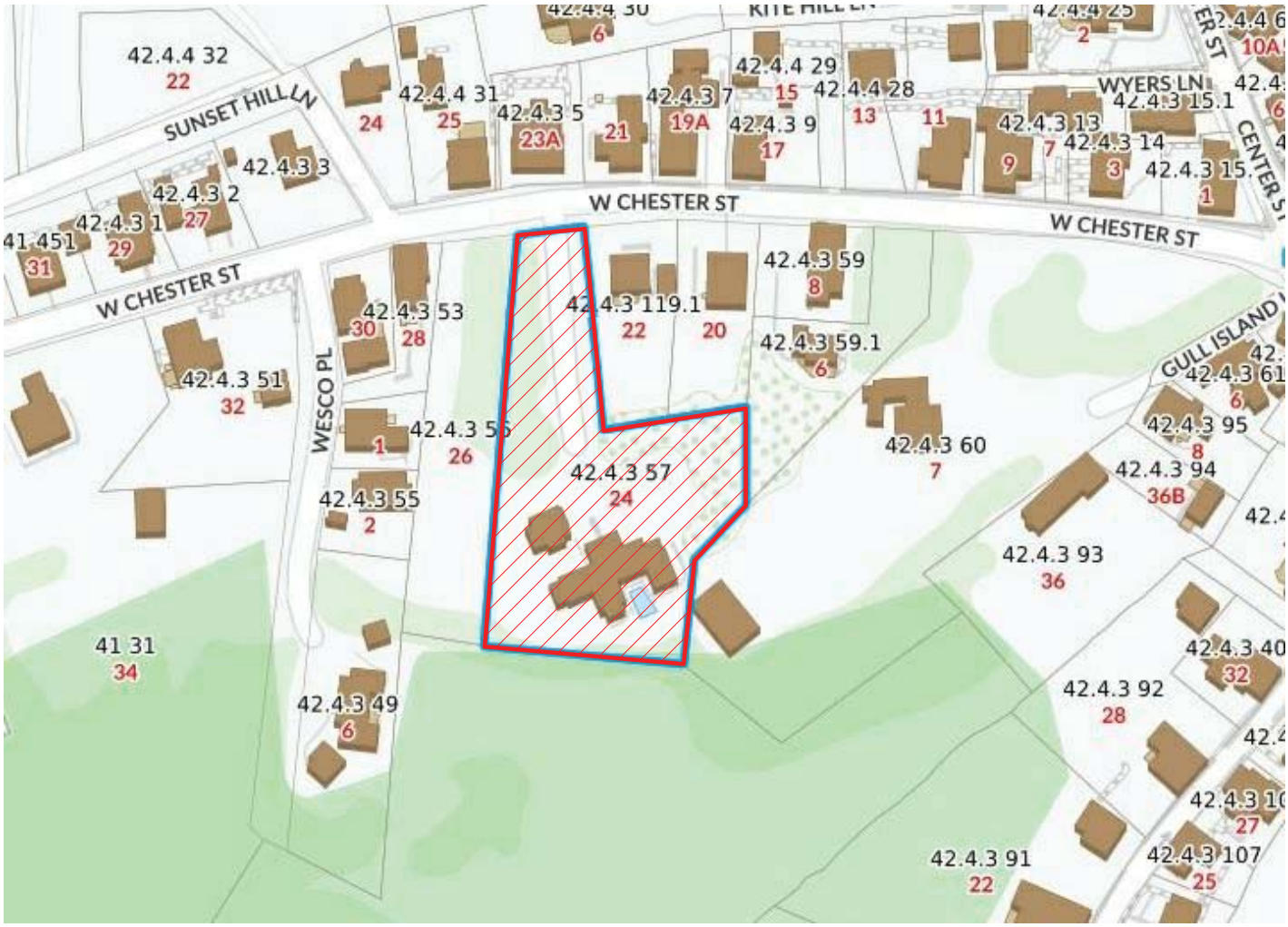
Guest House

24 West Chester Str
Nantucket, MA 02554

09. 22 .20



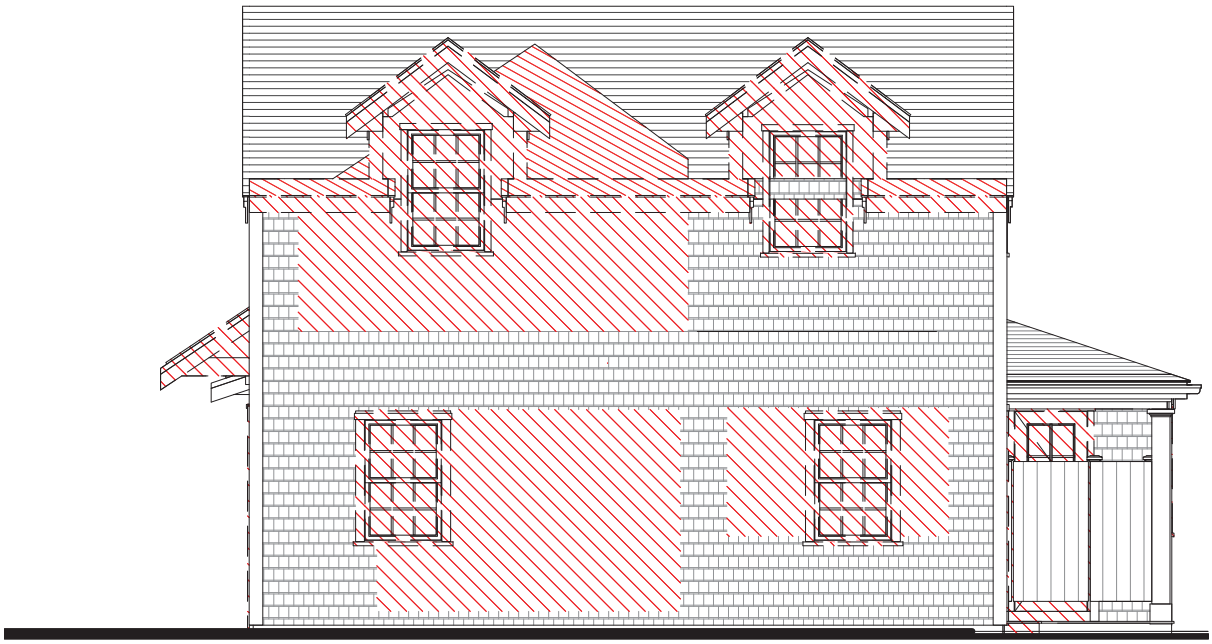
1 Locus Map
12" = 1'-0"

2 West Elevation

1/4" = 1'-0"

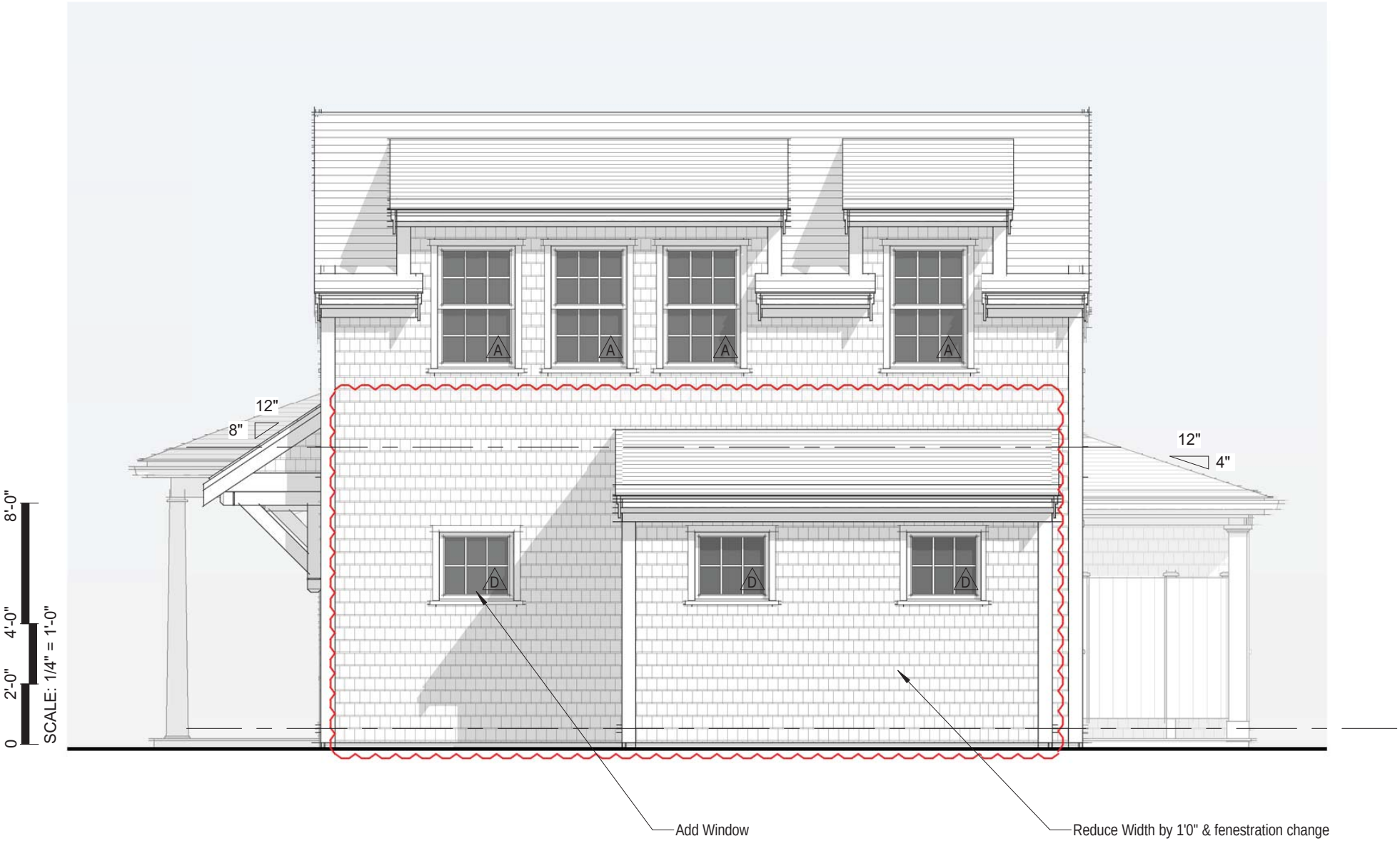
Previous Approved North Elevation

1/8" = 1'-0"



North Elevation - Existing & Demo

1/8" = 1'-0"



1 North Elevation

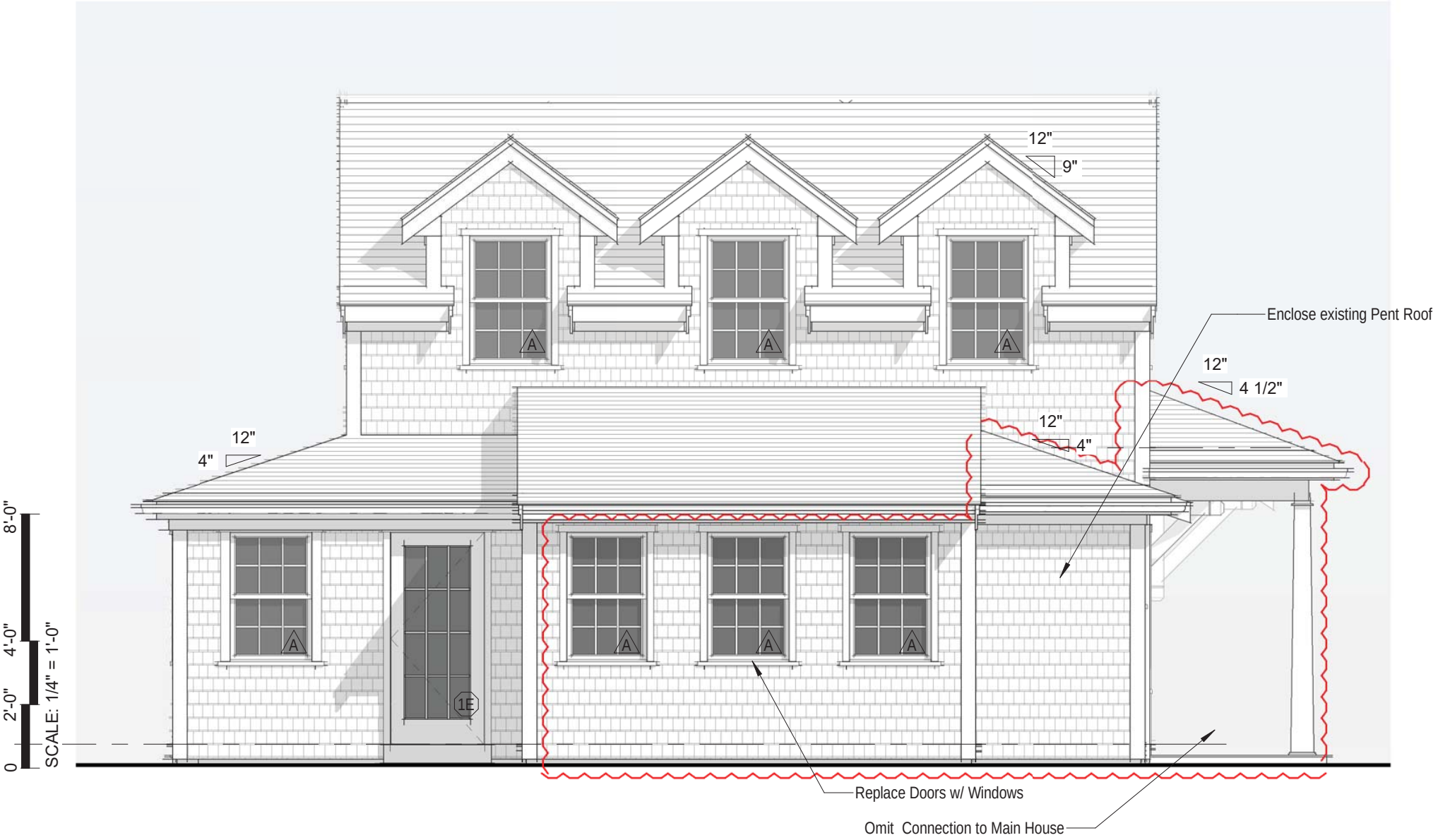
1/4" = 1'-0"

Previous Approved South Elevation

1/8" = 1'-0"

South Elevation - Existing & Demo

1/8" = 1'-0"

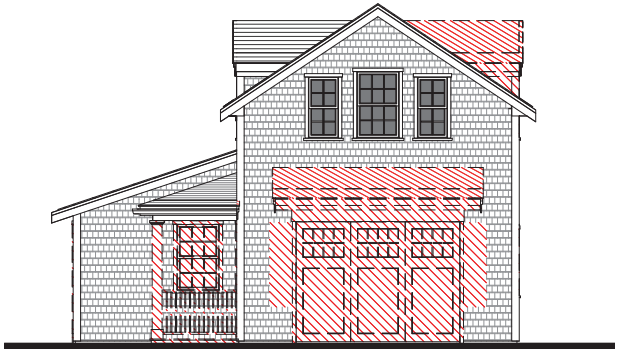


2 South Elevation

1/4" = 1'-0"

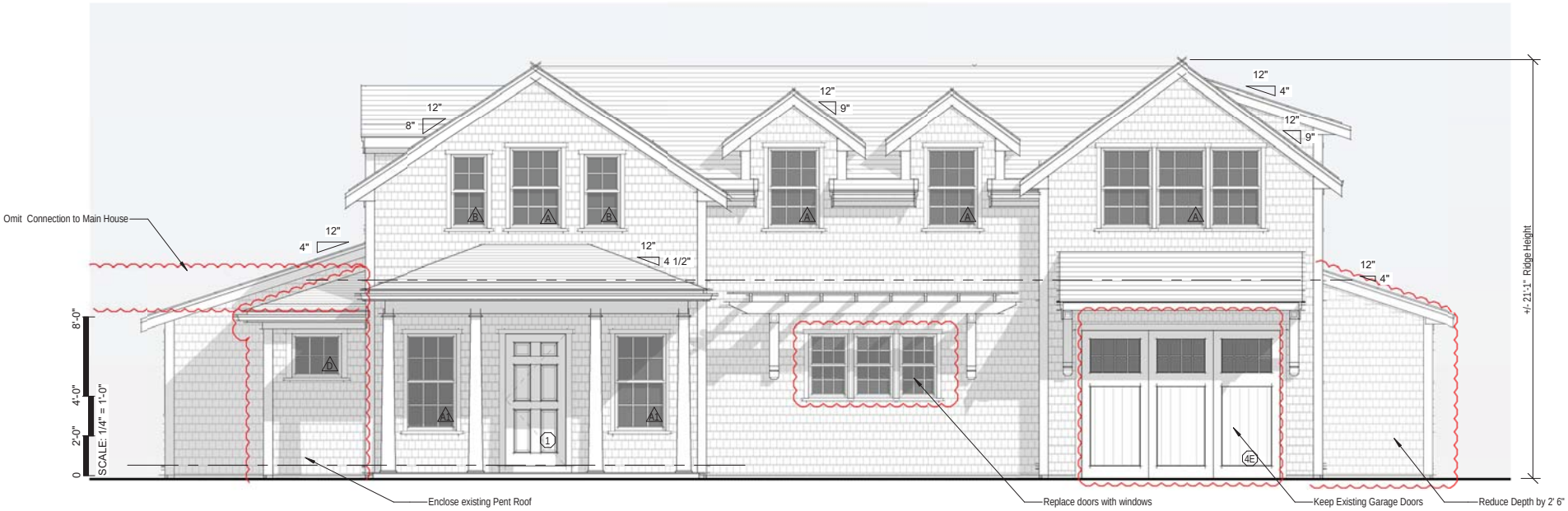
Previous Approved East Elevation

1/8" = 1'-0"



East Elevation - Existing & Demo

1/8" = 1'-0"



1 East Elevation

1/4" = 1'-0"

Shear Wall "A" Construction (see plan for dimensions)

Foundation to the underside of the roof plywood (or second floor)
-2x6 studs spaced at 16" on center with 2-2x6 studs at each end.
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Note: Plywood to span vertically between floors or provide solid blocking at all horizontal plywood joints nailed at 3" on center (staggered). Provide 8d common nails spaced at 12" on center elsewhere.
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Shear Wall "B" Construction (see plan for dimensions)

Second floor to the underside of the roof plywood
-2x6 studs spaced at 16" on center with 2-2x6 studs at each end.
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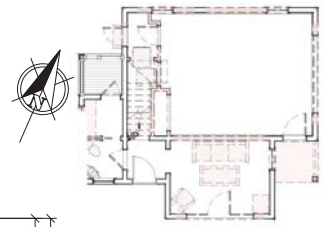
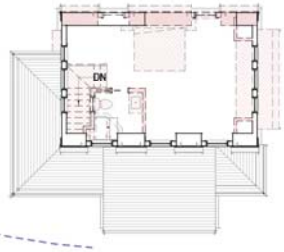
09. 22 .20

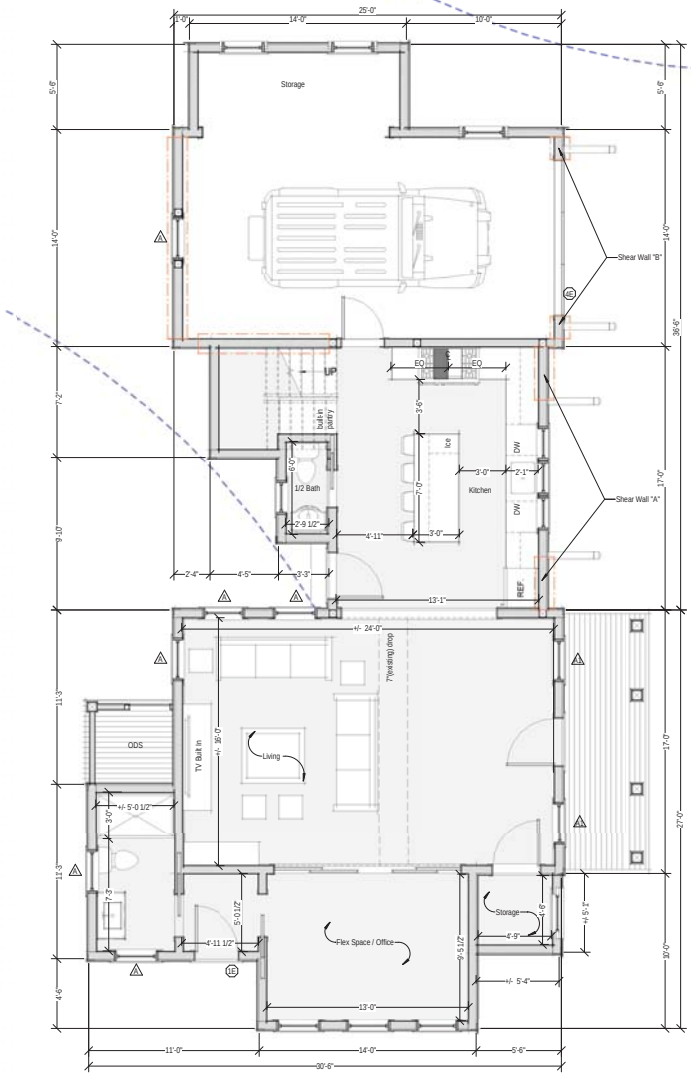
HDC Submission Only



First Floor - Demo Plan
1/8" = 1'-0"



Second Floor - Demo Plan
1/8" = 1'-0"



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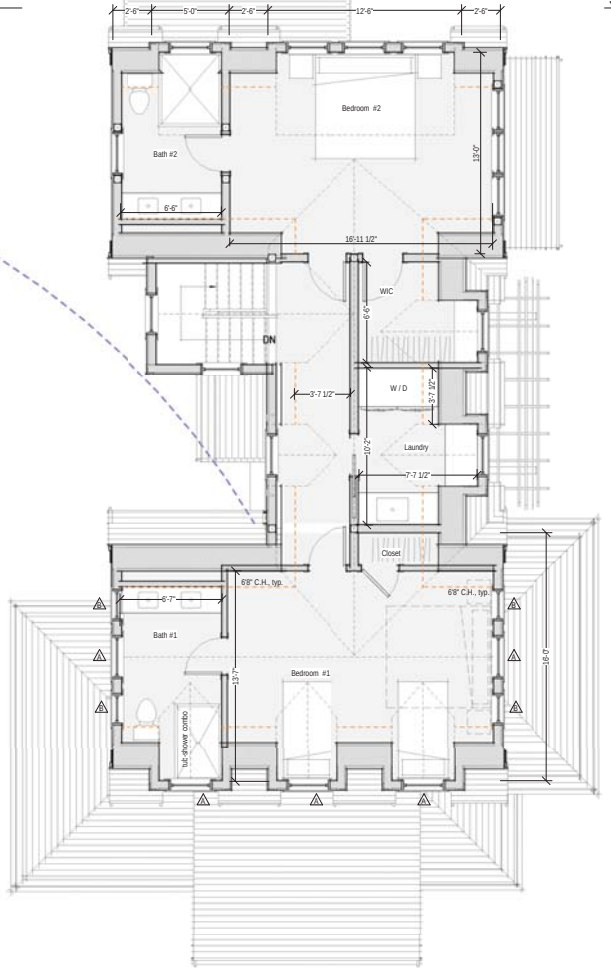
1/4" = 1'-0"



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Floor Plans

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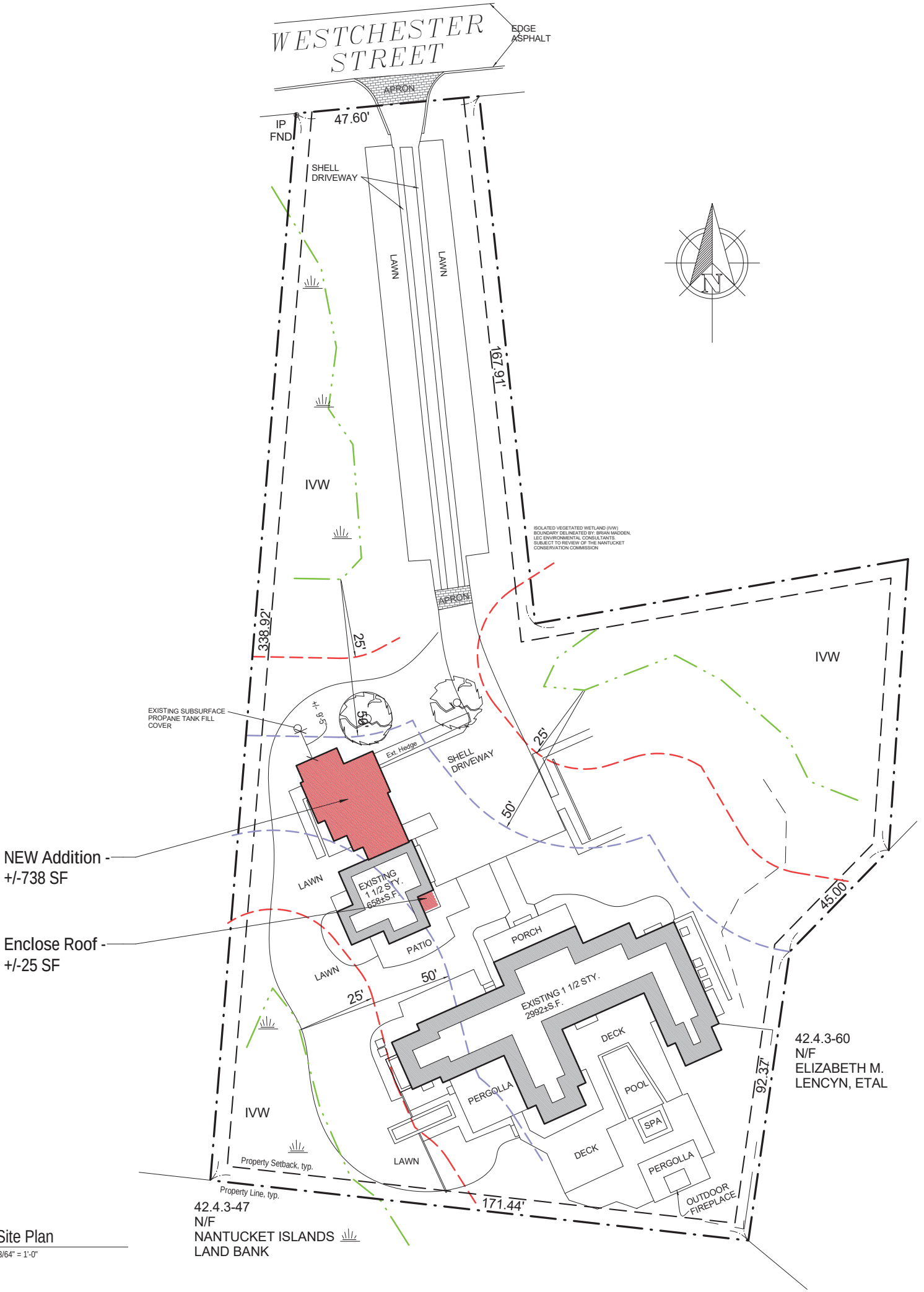
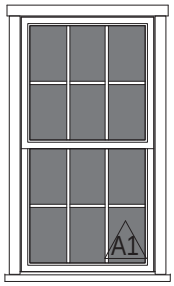
A.1.1

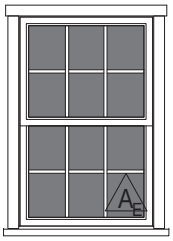
2002



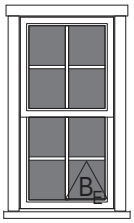
4 Site Plan
3/64" = 1'-0"



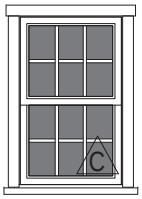
Double Hung
6/6



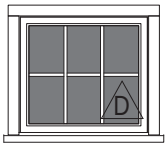
Double Hung
6/6



Double Hung
4/4



Double Hung
6/6

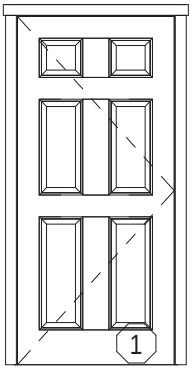


Double Hung
6/6

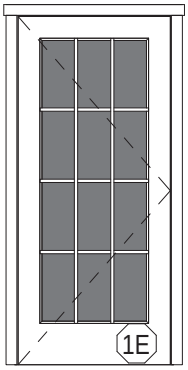
2 Window Legend

1/4" = 1'-0"

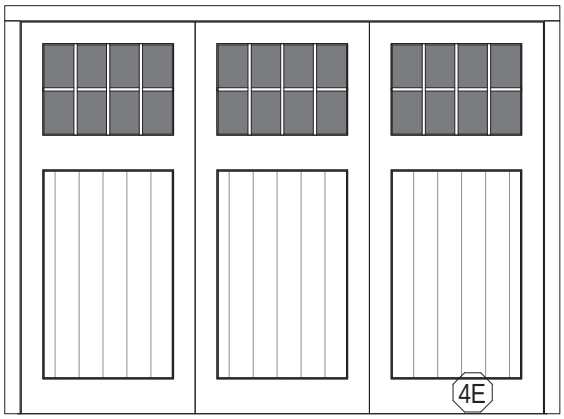
WINDOW SCHEDULE				
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
A	20	2'-9 1/4"	4'-1 1/2"	≥ 30
A1	2	2'-9 1/4"	5'-0"	≥ 30
C	4	2'-2"	3'-4"	≥ 30
D	6	2'-8"	2'-4"	≥ 30



Single Door
6 Panel



Single Door / Existing
12 Lite

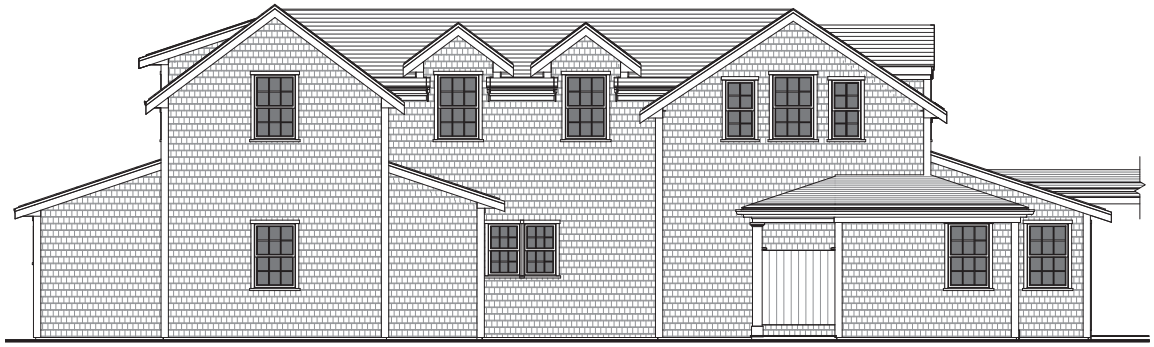


Garage Door / Existing
1 panel w/ 8 Lite

3 Door Legend

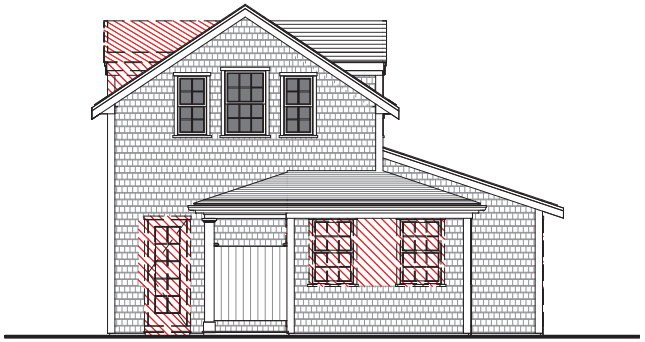
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE				
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
1	1	3'-0"	6'-8"	≥ 30
1E	1	2'-11"	6'-8"	≥ 30
4E	1	10'-0"	7'-6"	≥ 30



Previous Approved West Elevation

1/8" = 1'-0"



West Elevation - Existing & Demo

1/8" = 1'-0"

CERTIFICATE NO: HDC2020-06-1234 DATE ISSUED: 7/6/2020

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 57

Street & Number of Proposed Work: 24 West Chester St

Owner of record: P. Zevnik

Mailing Address: 24 W Chester St
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 325-4995 E-mail: _____

FOR OFFICE USE ONLY ✓ 351

Date application received: 6/29/2020 Fee Paid: $ 500

Must be acted on by: 9/4/2020

Extended to: _____

Approved: Ray Pol 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. 06-1071
☐ 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: _____ No change 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* (describe)

1. East Elevation No change
2. South Elevation No change
3. West Elevation bring back existing ODS per Con Com approval
4. North Elevation bring back existing ODS per Con Com approval

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

No Change

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

No change

Sidewall natural Clapboard (if applicable) n/a Roof asphalt/existing
Trim white Sash white Doors white
Deck natural Foundation natural Fence N/A 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.

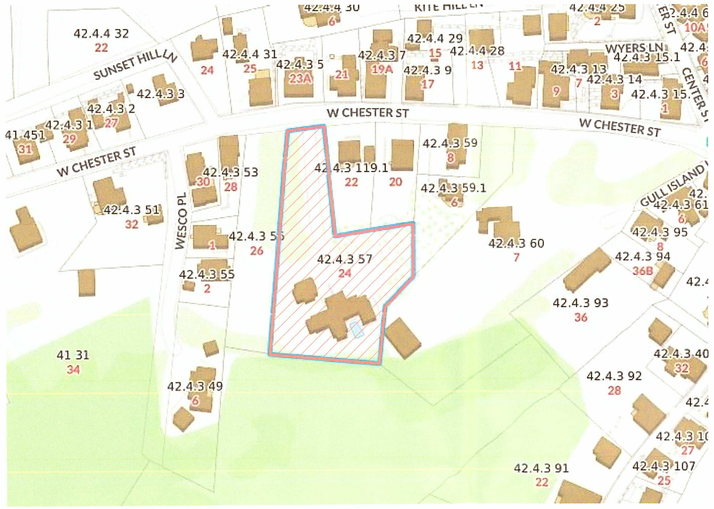
Date 06.26.20 Signature of owner of record _____ Signed under penalties of perjury

Guest House

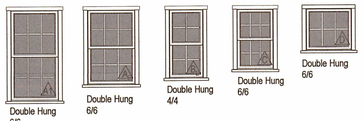
24 West Chester Str
Nantucket, MA 02554

06. 29 .20

HDC Submission Only

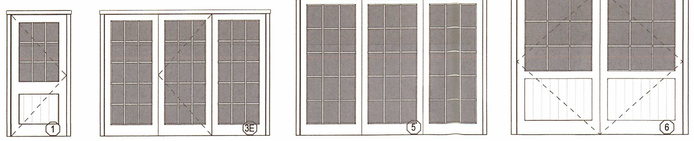


1 Locus Map
12" = 1'-0"



2 Window Legend
1/4" = 1'-0"

WINDOW SCHEDULE				
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
A	16	2'-9 1/4"	4'-1 1/2"	≥ 30
A1	2	2'-9 1/4"	5'-0"	≥ 30
C	2	2'-2"	3'-4"	≥ 30
D	3	2'-8"	2'-4"	≥ 30



3 Door Legend
1/4" = 1'-0"

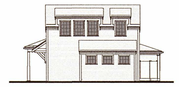
EXTERIOR DOOR SCHEDULE				
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
1	1	3'-0"	6'-8"	≥ 30
3E	1	8'-9"	6'-8"	≥ 30
5	1	10'-0"	7'-6"	≥ 30
6	1	9'-0"	8'-0"	≥ 30

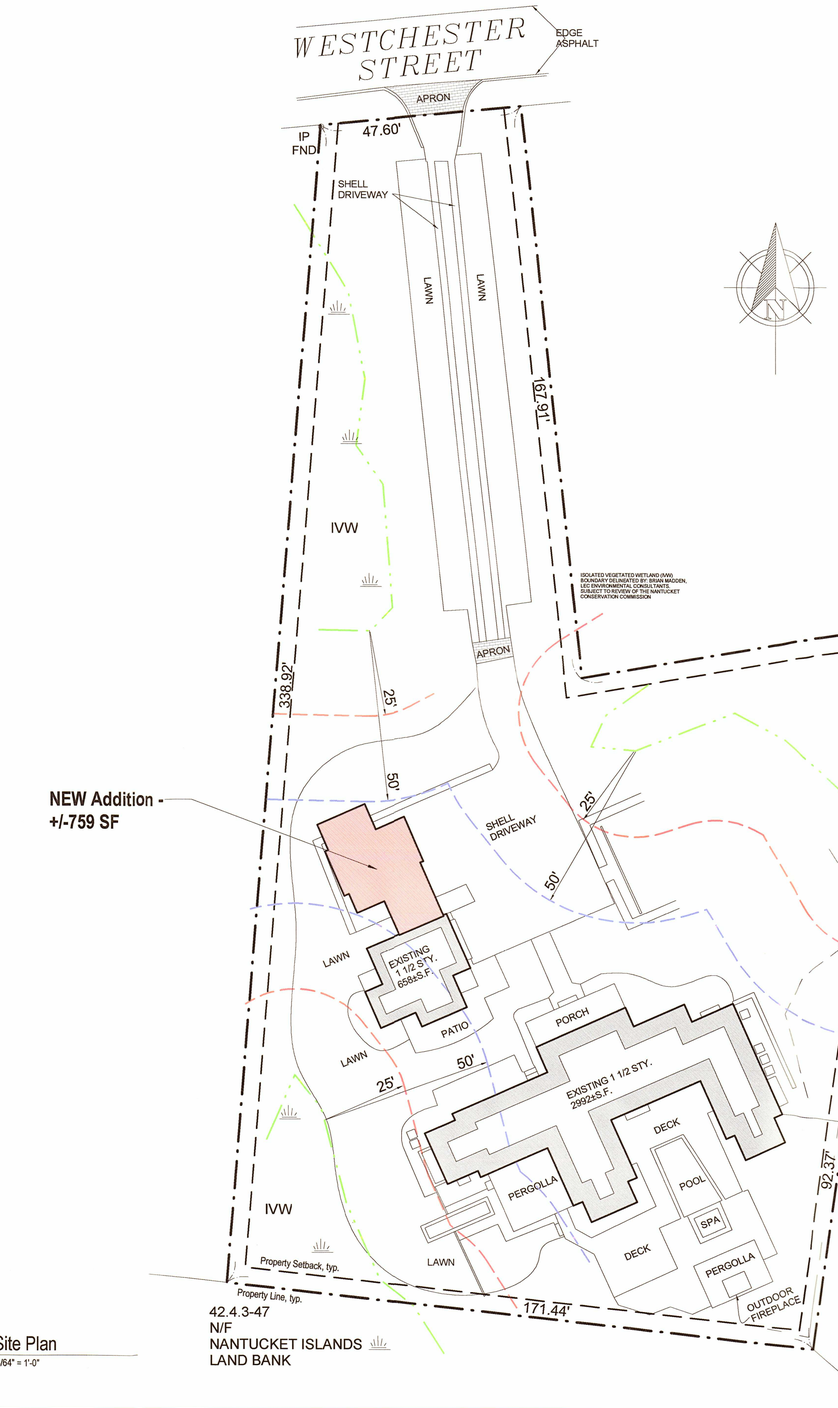
WINDOW & DOOR NOTES
1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
7. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
8. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
9. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
10. The Unit Measurements Given In this Document Are For A Guide Only
11. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing

East

South

West


North



4 Site Plan
3/64" = 1'-0"

2002

Guest House

24 West Chester Str
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Cover Sheet

Site Information

Map & Parcel:	42.4.3 / 57
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	48,557 sq.ft.
Min. Lot Size:	5, 000 sq.ft.
Allowable G.C.:	40%
Existing G.C.:	+/- 658 sq.ft.
Proposed G.C.:	____ sq.ft.
Total Proposed G.C.:	____ sq.ft.

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

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
S.0.1 Foundation & Roof Plan
S.0.2 Building Sections

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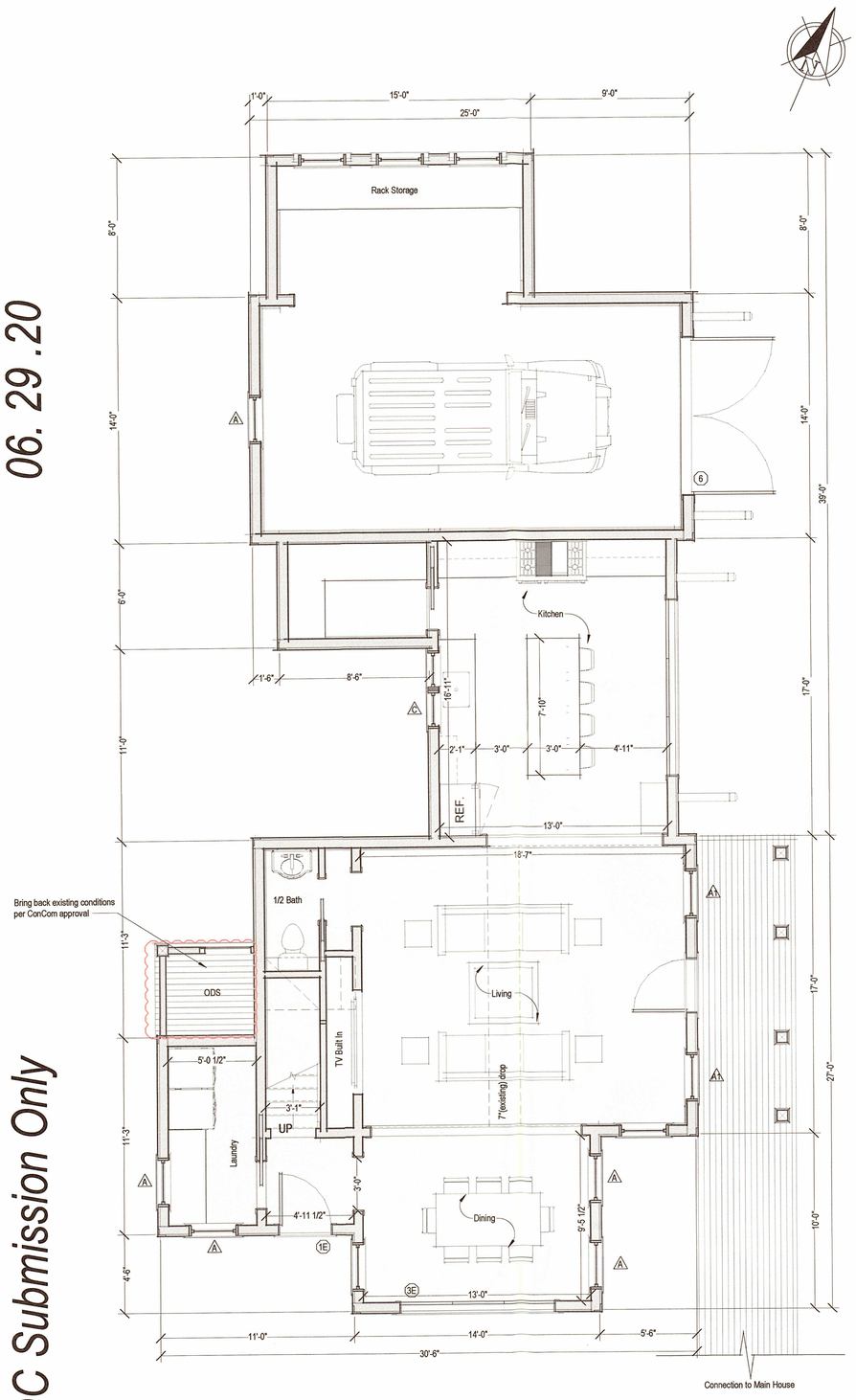
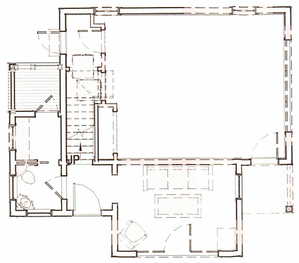
G.1.1
2002

06. 29 .20

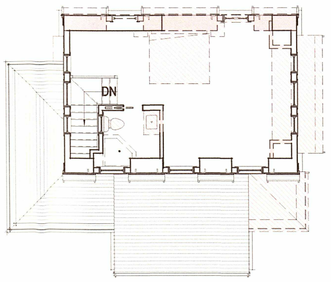
HDC Submission Only



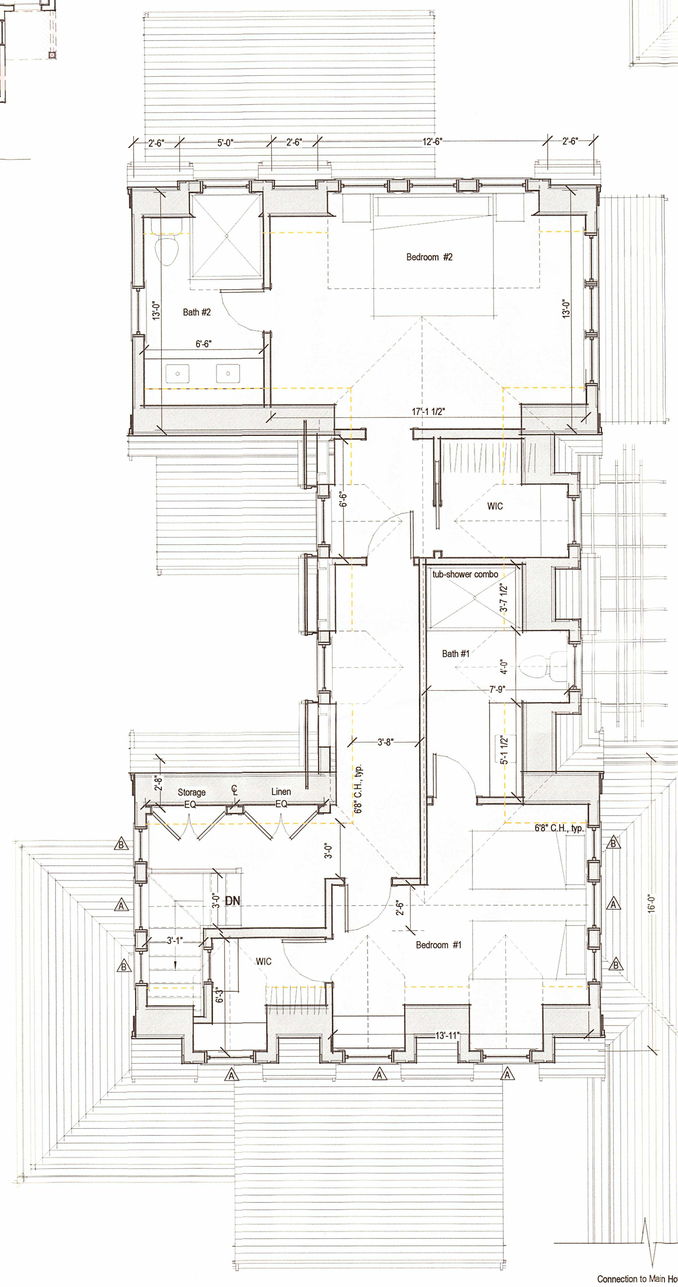
1 First Floor
1/4" = 1'-0"



First Floor - Demo Plan
1/8" = 1'-0"



Second Floor - Demo Plan
1/8" = 1'-0"



2 Second Floor
1/4" = 1'-0"

2002

Guest House

24 West Chester Str
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Floor Plans

Site Information

Map & Parcel:	42.4.3 / 57
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	48,557 sq.ft.
Min. Lot Size:	5, 000 sq.ft.
Allowable G.C.:	40%
Existing G.C.:	+/- 658 sq.ft.
Proposed G.C.:	____ sq.ft.
Total Proposed G.C.:	____ sq.ft.

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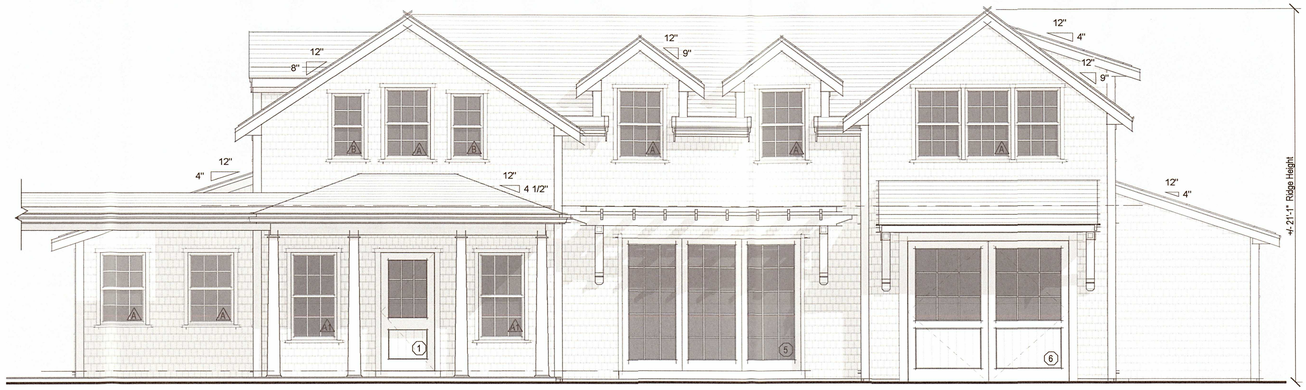
A.1.1
2002

06. 29 .20

HDC Submission Only



1 East Elevation / No Change
1/4" = 1'-0"

Previous Approved East Elevation
1/8" = 1'-0"

East Elevation - Existing & Demo
1/8" = 1'-0"

2 South Elevation / No Change
1/4" = 1'-0"

South Elevation - Existing & Demo
1/8" = 1'-0"

Previous Approved South Elevation
1/8" = 1'-0"

2002

Guest House

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Nantucket, MA 02554

emeritus

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P. 508.325.4995
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Exterior Elevations

Site Information

Map & Parcel:	42.4.3 / 57
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
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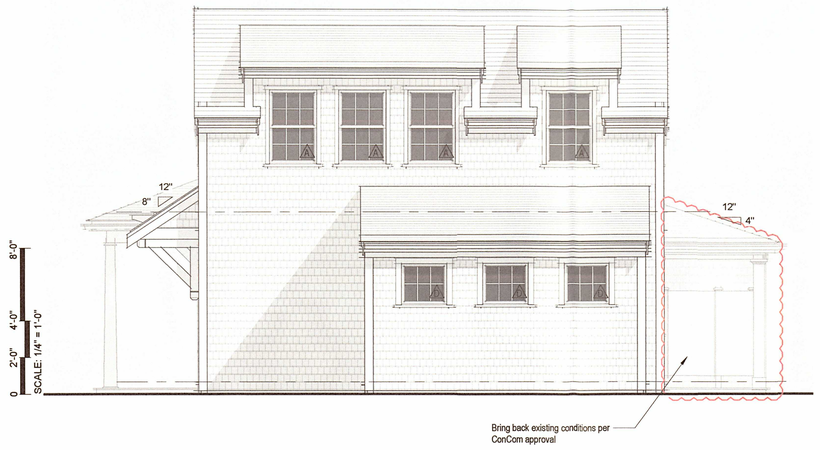
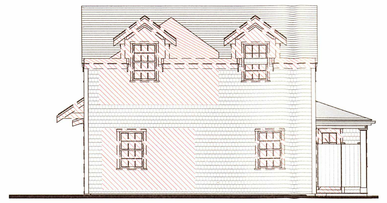
A.2.1
2002

06. 29 .20

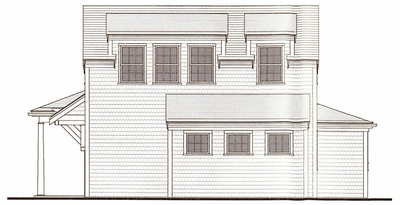
HDC Submission Only



1 North Elevation
1/4" = 1'-0"



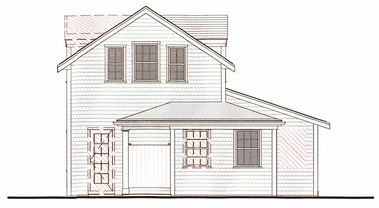
North Elevation - Existing & Demo
1/8" = 1'-0"



Previous Approved North Elevation
1/8" = 1'-0"

2 West Elevation
1/4" = 1'-0"

Previous Approved West Elevation
1/8" = 1'-0"



West Elevation - Existing & Demo
1/8" = 1'-0"

2002

Guest House

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Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
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Exterior Elevations

Site Information

Map & Parcel:	42.4.3 / 57
Current Zoning:	ROH
Minimum Frontage:	50 ft
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Lot Size:	48,557 sq.ft.
Min. Lot Size:	5, 000 sq.ft.
Allowable G.C.:	40%
Existing G.C.:	+/- 658 sq.ft.
Proposed G.C.:	_____ sq.ft.
Total Proposed G.C.:	_____ sq.ft.

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S.0.2	Building Sections

APPROVED
HDC 2020 - 06 - 12
No Exterior Chang
Without HDC Appr

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A.2.2
2002

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 44

Street & Number of Proposed Work: 28 Eel Point Rd.

Owner of record: Darren & Michelle Black

Mailing Address: 28 Eel point Rd.
Nantucket, Ma 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD.

Mailing Address: 8 Williams Lane
Nantucket, Ma 02554

Contact Phone #: 325-4995 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. 12-0389
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: No change Sq. Footage 1st floor: No change
Width: No change Sq. footage 2nd floor: " "
Sq. footage 3rd floor: _____

Decks/Patio: Size: No Change ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North 27'-7" +/- South " " East " " West " "

Additional Remarks

Historic Name: N/A

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation Revised rake and added guardrail @ walk-out
4. North Elevation Revised gambrel roof angles & added banding @ facade

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

No change

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 _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

No change

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 9/22/20 Signature of owner of record _____ Signed under penalties of perjury

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	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.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	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.***.
X	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.
n/a	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	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.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-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.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	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.
n/a	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).
X	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.
n/a (initial to indicate read and understand)	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.**
n/a	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.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

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

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd

AS AGENT FOR Michelle & Darren Black

STREET ADDRESS 28 Eel Point Rd

MAP/PARCEL 40 / 44

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 09/22/20

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.

_____

Signature Date

Black Residence

28 Eel Point Road
Nantucket, MA 02554

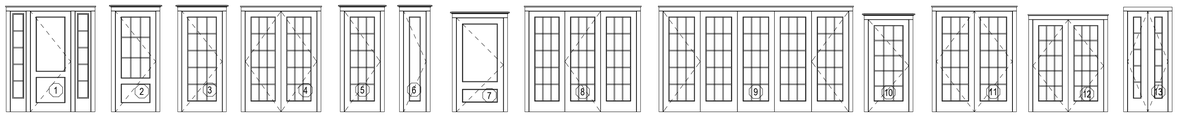
09.22.20

HDC Submission

Locus Map

Double Hung 6/1 SDL Egress | Double Hung 6/1 SDL Egress | Double Hung 6/1 SDL Egress | Fixed 4 Light SDL | Fixed 4 Light SDL | Fixed 3 Light SDL | Fixed 6 Light SDL | Fixed 3 Light SDL | Fixed 3 Light SDL | Fixed 3 Light SDL | Fixed 3 Light SDL | Double Hung 3/3 SDL | Double Hung 6/1 SDL | Fixed 4 Light SDL | Fixed 15 Light SDL | Double Hung 6/1 SDL Egress

Thicker Mullion Every Third Glass Pane To Align w/ Door Panels



Front Entry Door 2 Panel w/ Side Lights SDL | Side Hinged 1 Panel 9 Light SDL | French Door 15 Light SDL | Double French Door 15 Light SDL | French Door 15 Light SDL | Side Hinged 1 Panel Solid | Side Hinged 2 Panel Solid | Triple French Door 15 Light SDL | French Door 15 Light SDL | French Door 15 Light SDL | Double French Door 15 Light SDL | Double French Door 15 Light SDL | Double French Door 5 Light SDL

WINDOW SCHEDULE

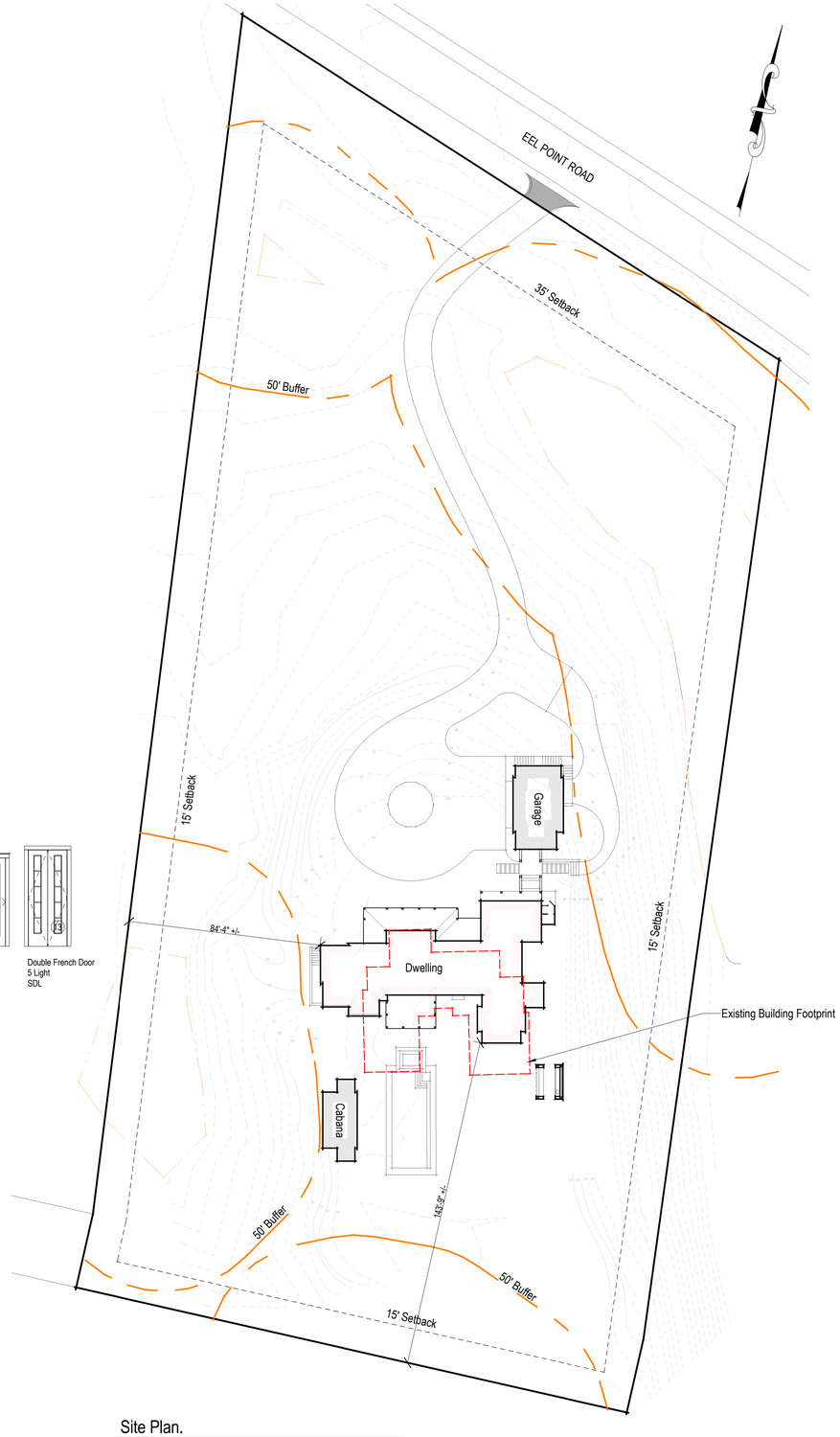
WINDOW	QUANTITY	RO WIDTH	RO HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	16	3'-0"	6'-0"	Andersen	ADH 3060	Egress Window	≥ 30
B	9	2'-10"	5'-4"	" "	ADH 21054	Egress Window	" "
C	23	2'-8"	4'-8"	" "	ADH 2848	Egress Window	" "
D	6	2'-4"	3'-0"	" "	APW 2430		" "
E	2	1'-8"	2'-4"	" "	APW 1824		" "
F	4	2'-8"	1'-6"	" "	ATF 2816		" "
G	4	2'-6"	2'-8"	" "	AAN 2628		" "
H-1	1	2'-9"	1'-8"	" "	Reuse Window	Reuse Window From Garage Order	" "
H-2	4	3'-0"	1'-8"	" "	ATV 3018		" "
H-3	2	5'-4"	1'-8"	" "	FWTD 5418		" "
I	6	2'-8"	3'-0"	" "	ADH 2830		" "
J	2	3'-0"	4'-4"	" "	ADH 3044		" "
K	3	2'-4"	3'-0"	" "	APW 2028		" "
L	1	Match Door #9	3'-0"	" "	Custom	Custom Transom	" "
M	5	2'-8"	4'-4"	" "	ADH 2844		" "

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	1	3'-0" ±	7'-6" ±	TBD	Custom		≥ 30
2	2	3'-0" ±	7'-6" ±	TBD	Custom		" "
3	2	3'-0" ±	7'-6" ±	Andersen	Custom		" "
4	2	5'-4" ±	7'-6" ±	Andersen	Custom		" "
5	4	2'-8" ±	7'-6" ±	Andersen	Custom		" "
6	1	1'-8" ±	7'-6" ±	TBD	Custom		" "
7	1	3'-6" ±	7'-0" ±	TBD	Custom		" "
8	2	8'-0" ±	7'-6" ±	Andersen	Custom		" "
9	1	13'-10" ±	7'-6" ±	Andersen	Custom		" "
10	1	3'-0 1/8"	6'-10 3/8"	Andersen	FWHID 31611		" "
11	3	5'-8" ±	7'-6" ±	Andersen	Custom		" "
12	1	5'-3 1/4"	6'-10 3/8"	Andersen	FWHID 54611		" "
13	1	3'-0"	7'-6"	Andersen	Custom		" "

WINDOW & DOOR NOTES

1. Windows w/ DP Rating of 30 or Greater Required
2. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
3. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
4. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
5. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
6. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
7. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order



Site Plan.

1" = 30'-0"

1802

Black Residence

28 Eel Point Road
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Cover Sheet

Site Information

Map & Parcel:	40 / 44
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	128,167 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	5,126 SF
Proposed G.C.:	3,364 SF
Total Proposed G.C.:	4,960 SF

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

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D.3.16 Interior Elevations - Mudroom & Laundry
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D.3.26 Basement Patio Elevations
D.3.27 Interior Elevations - Linen Closet

Revisions

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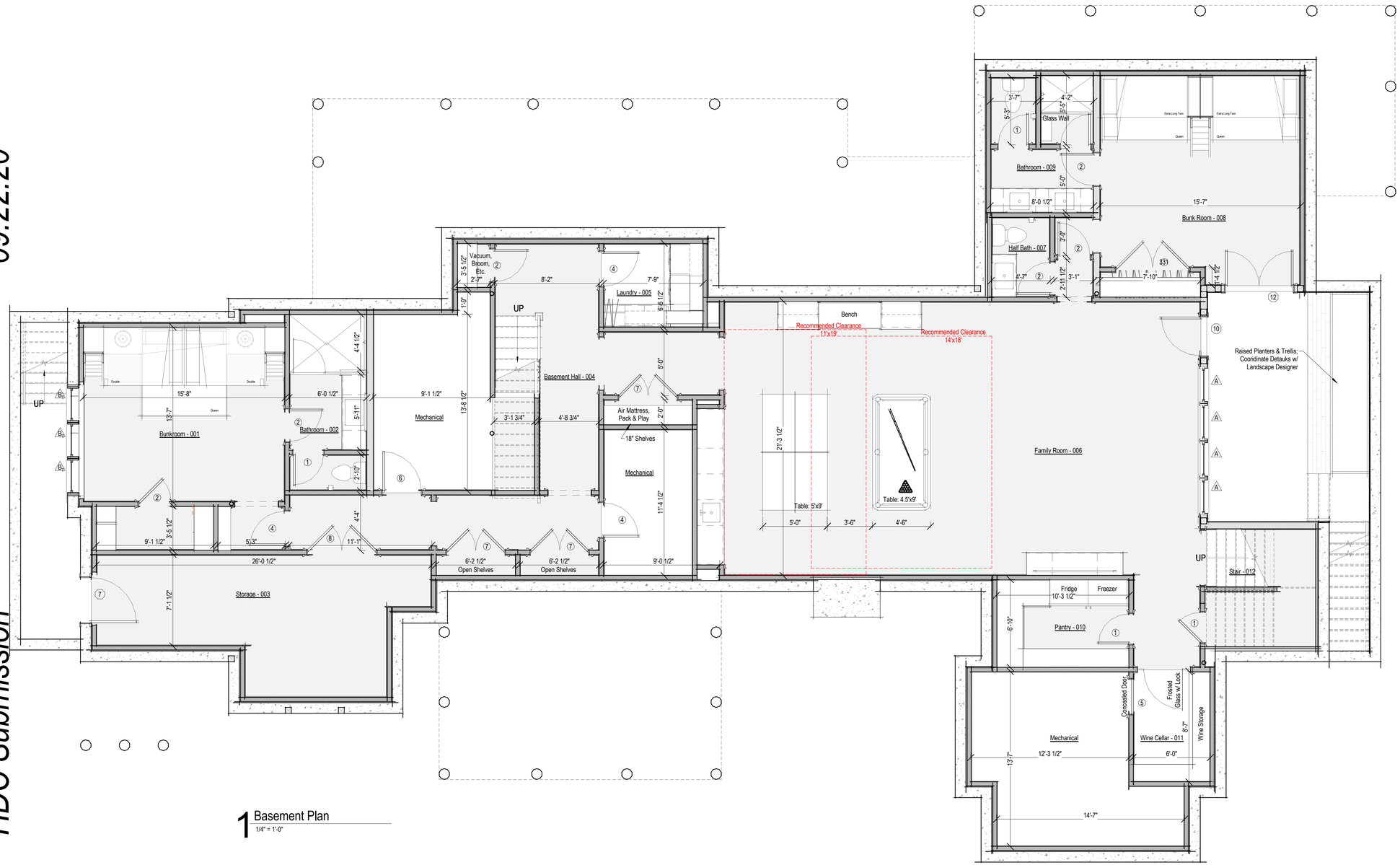
G.1.1

1802

09.22.20

HDC Submission



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

ROOM SCHEDULE	
#	ROOM
Second Floor	
201	Bedroom
202	Bath
203	Bedroom
204	Bathroom
205	Hall
206	Laundry
207	Sitting Area
208	Office
209	Hall
210	Master Bathroom
211	Master Bedroom
212	Closet
First Floor	
101	Bedroom
102	Bathroom
103	Den
104	Hallway
105	Bedroom
106	Bathroom
107	Foyer
108	Half Bath
109	Living Room
110	Kitchen
111	Dining
112	Mudroom
114	Half Bath
115	Laundry
116	Pantry
Basement	
001	Bunkroom
002	Bathroom
003	Storage
004	Basement Hall
005	Laundry
006	Family Room
007	Half Bath
008	Bunk Room
009	Bathroom
010	Pantry
011	Wine Cellar
012	Stair

PARTITION LEGEND

- Proposed 2x4 Partition, Dimensioned to Face of Stud
- Proposed 2x6 Partition, Dimensioned to Face of Stud

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Basement Plan

Site Information

Map & Parcel:	40 / 44
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	128,167 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	5,126 SF
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A.1.0
1802

09.22.20

HDC Submission

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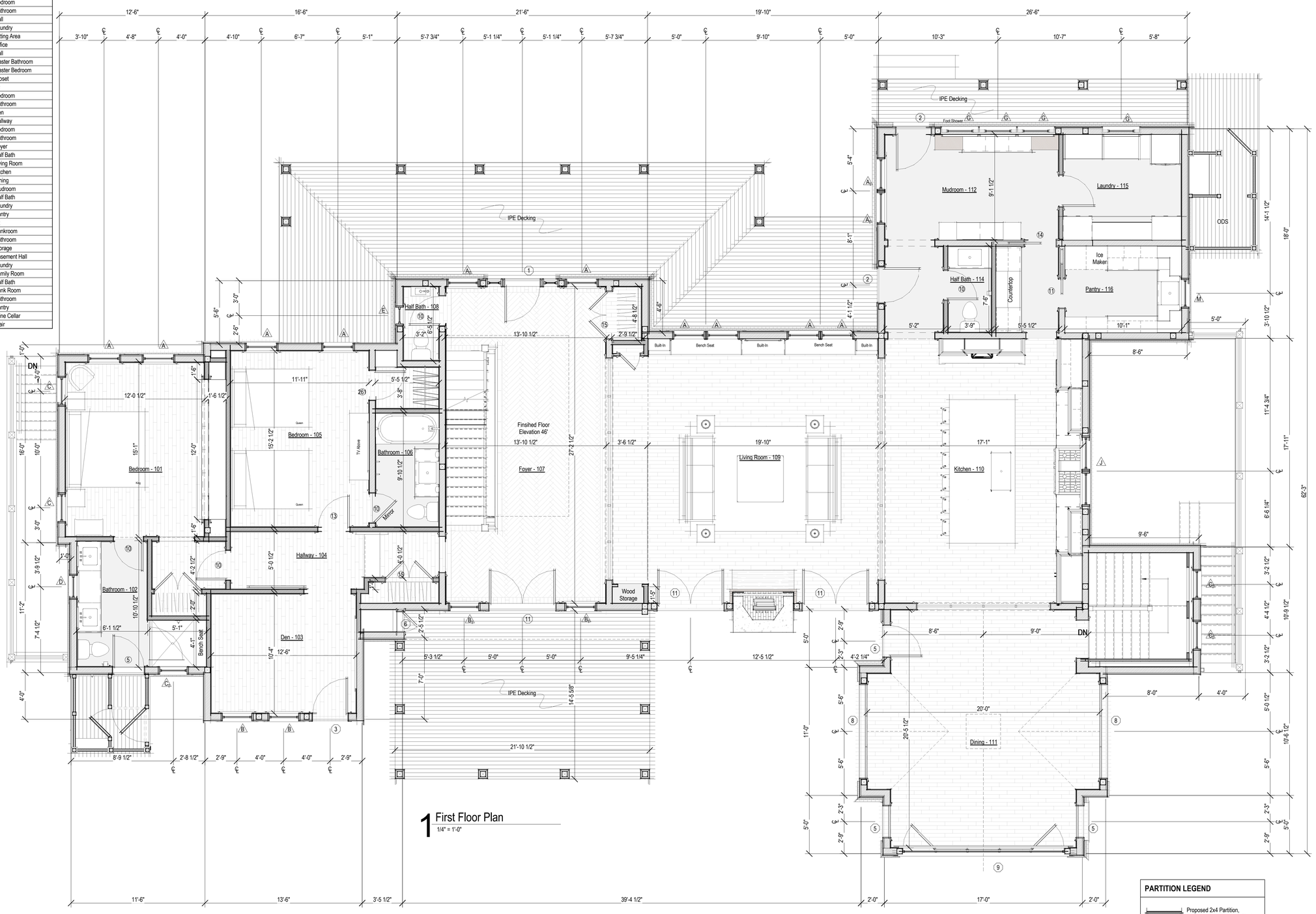
008	Bunk Room
009	Bathroom
010	Pantry
011	Wine Cellar
012	Stair

General Notes:
Contractor To Provide Back Up Generators, Location T.B.D.



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

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1802

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First Floor Plan

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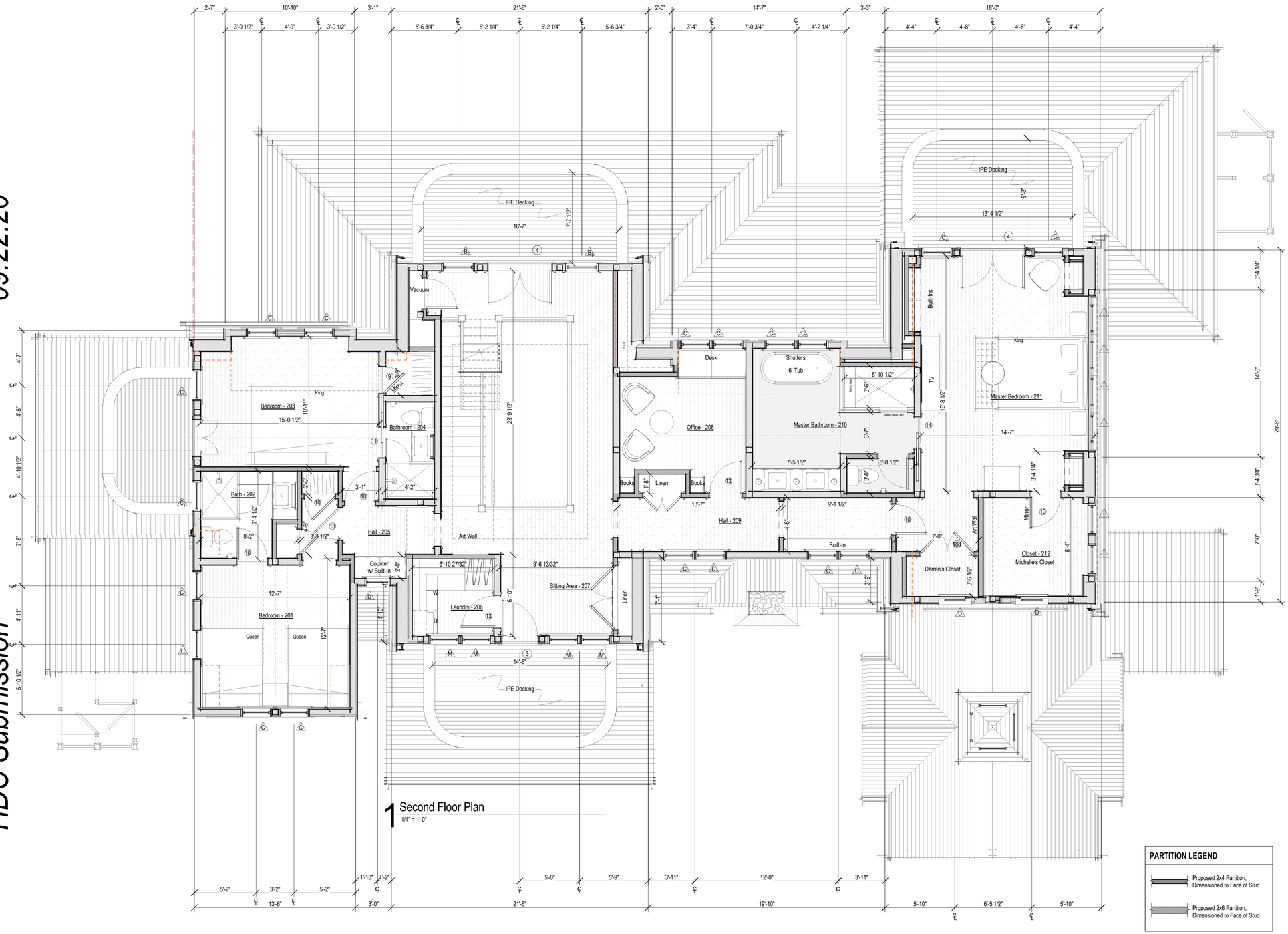
A.1.1
1802

09.22.20

HDC Submission



1 Second Floor Plan
1/4" = 1'-0"

ROOM SCHEDULE	
#	ROOM
Second Floor	
201	Bedroom
202	Bath
203	Bedroom
204	Bathroom
205	Hall
206	Laundry
207	Sitting Area
208	Office
209	Hall
210	Master Bathroom
211	Master Bedroom
212	Closet
First Floor	
101	Bedroom
102	Bathroom
103	Den
104	Hallway
105	Bedroom
106	Bathroom
107	Foyer
108	Half Bath
109	Living Room
110	Kitchen
111	Dining
112	Mudroom
114	Half Bath
115	Laundry
116	Pantry
Basement	
001	Bunkroom
002	Bathroom
003	Storage
004	Basement Hall
005	Laundry
006	Family Room
007	Half Bath
008	Bunk Room
009	Bathroom
010	Pantry
011	Wine Cellar
012	Stair

PARTITION LEGEND

- Proposed 2x4 Partition, Dimensioned to Face of Stud
- Proposed 2x6 Partition, Dimensioned to Face of Stud

1802

Black Residence

28 Eel Point Road
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
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F. 508.325.6980
www.emeritusdevelopment.com

Second Floor Plan

Site Information

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1802

09.22.20

HDC Submission

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1/4" = 1'-0"

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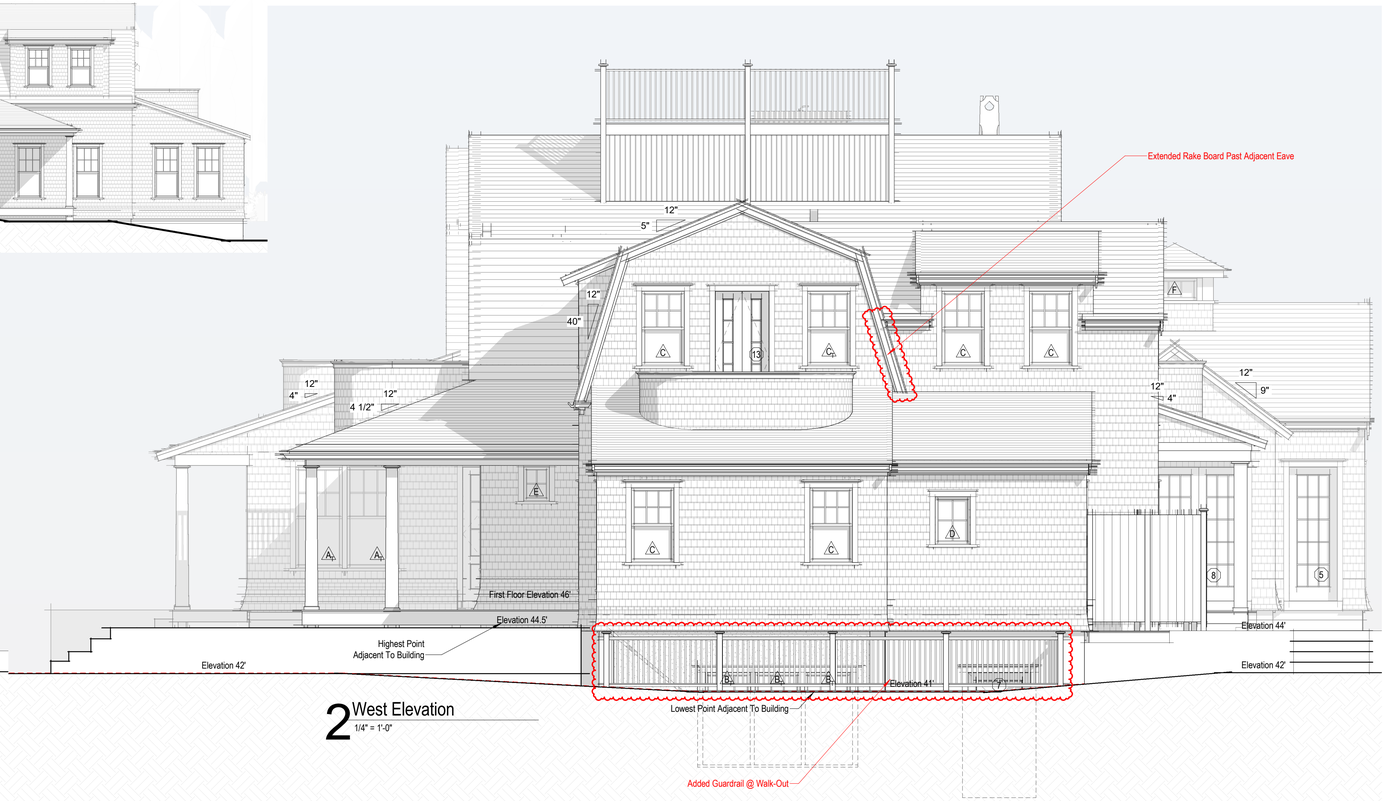

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Framing Revisions	06.17.19

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1802

09.22.20

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Previously Approved South Elevation
1/8" = 1'-0"

Previously Approved East Elevation
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2 East Elevation
1/4" = 1'-0"

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A.2.2

1802

10. Glowacki, Greg **12-0364** 2 Beverly Court New dwelling 68-186.2 Linda Williams

Voting	Pohl, McLaughlin, Camp, Watterson
Alternates	None
Recused	Oliver
Documentation	Architectural elevation plans, site plan, and photos.
Representing	**Linda Williams** – Presented project.
Public	None
Concerns (2:07)	**Watterson** – This fits the neighborhood. **Camp** – No concerns. **McLaughlin** – No concerns. **Pohl** – The roof pitch looks like it's been increased to a 10/12.
Motion	**Motion to Approve with a grey front door. (Camp)**
Vote	Carried 4-0 Certificate # **HDC2019-12-0364**

11. Black, Michelle **12-0389** 28 Eel Point Road Rev. 72858: deck/windows 40-44 Emeritus

Voting	Pohl, McLaughlin, Oliver
Alternates	None
Recused	Watterson
Documentation	Architectural elevation plans, site plan, and photos.
Representing	**Matt MacEachern**, Emeritus Development – Presented project.
Public	None
Concerns (2:13)	**Oliver** – She's not concerned with the south elevation. The front porch extension over the door should not connect with the garage extension. The north elevation awning window is already approved. **McLaughlin** – South elevation, the roof over the outdoor shower should be at least 7/12 pitch. North elevation, the "G" 6-light window, is listed as an awning window; should be fixed. **Pohl** – West elevation French doors are going to a single door; the light shape is very different. Suggested holding on the breezeway until the house is framed in.
Motion	**Motion to Approve through staff with no breezeway at this time and the "G" windows to be fixed. (Oliver)**
Vote	Carried 3-0 Certificate # **HDC2019-12-0389**

12. Percelay, Bruce **12-0366** 81 Millbrook Road Addition 40-26.3 Emeritus

Voting	Pohl, McLaughlin, Camp, Oliver
Alternates	None
Recused	Watterson
Documentation	Architectural elevation plans, site plan, and photos.
Representing	**Matt MacEachern**, Emeritus Development – Presented project; set about 100 feet off the road.
Public	None
Concerns (2:22)	**Oliver** – She has no concerns due to the size of the lot and the lack of visibility. There is a skylight policy; but this reads like a greenhouse using skylights instead of glass. **Camp** – Agrees with Ms. Oliver. **McLaughlin** – This has 8 skylights; the policy is one per roof plane, which he feels will be visible. **Pohl** – This abuts Audubon land with walking paths; he'd like an opportunity to walk those paths.
Motion	**Motion to View and to be heard again on January 7. (McLaughlin)**
Vote	Carried 4-0 Certificate #

13. Borislav, Iliev **12-0380** 9 Maclean Lane Rev. 12-0340: roof/windows 55-485 JB Studios
14. Borislav, Iliev **12-0378** 9 Maclean Lane Pool 55-485 JB Studios

Voting	Pohl, McLaughlin, Camp, Oliver, Watterson
Alternates	None
Recused	None
Documentation	None
Representing	**Linda Williams** – The drawings and the photos bear no resemblance; asked this be put on January 7 agenda. The Commissioners should view this.
Public	None
Concerns	Not opened at this time.
Motion	**Held for January 7, 2020 meeting by unanimous consent.**
Vote	N/A Certificate #

PROPOSED

01.07.20

HDC Approval Through Staff

1 North Elevation
1/4" = 1'-0"

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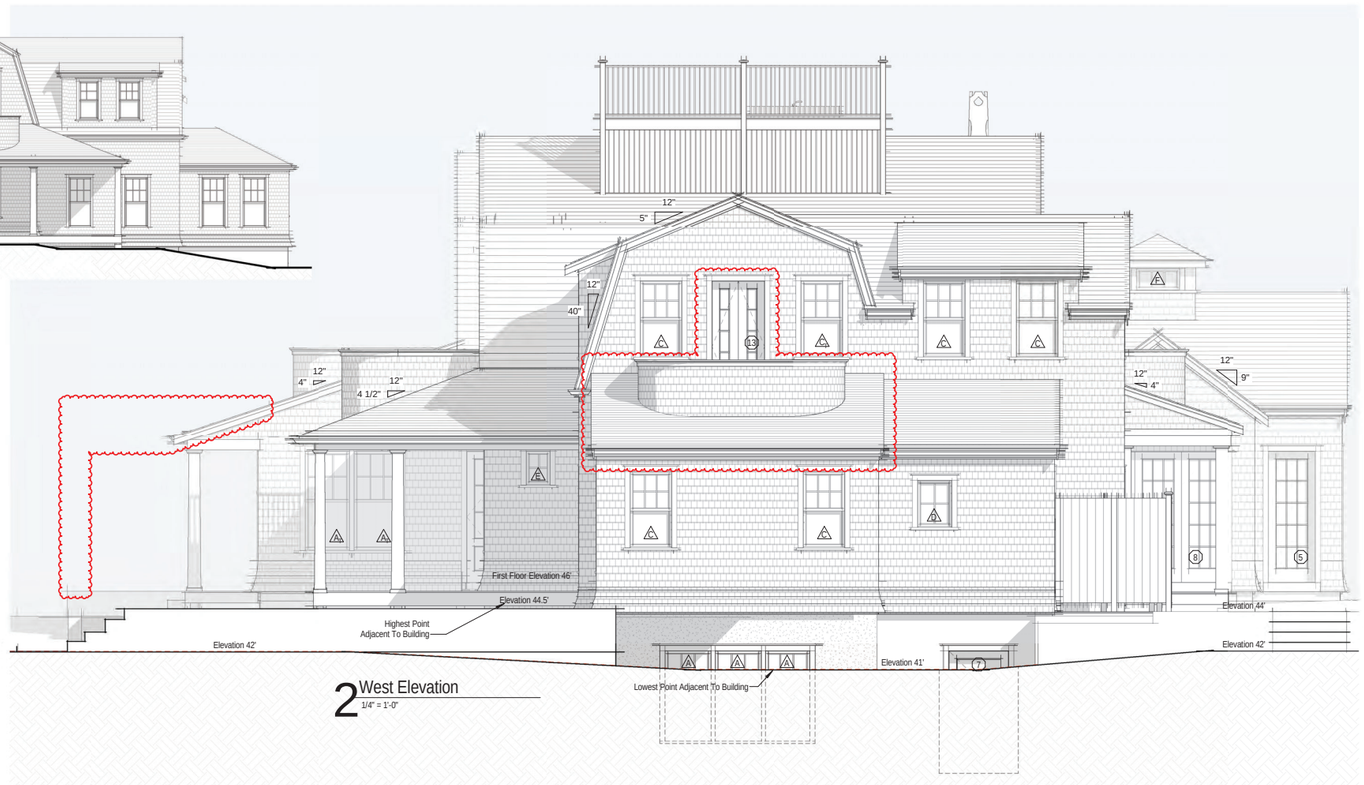

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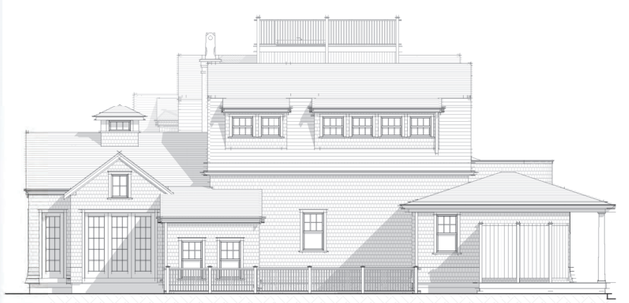

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EEL POINT RD
RENOWN RD
RENOWN RD
DIONIS BEACH RD
DIONIS BEACH RD
N SWIFT ROCK RD
SWIFT ROCK RD
SWIFT ROCK RD
SWIFT ROCK RD
TROTTS HILLS RD
TROTTS HILLS RD
TROTTS HILLS RD
CAPAUM PON
DOUGLAS WY
DOUGLAS WY
DOUGLAS WY
GREENLEAF RD
GREENLEAF RD
BISHOPS RISE
BISHOPS RISE
BARSTOW RD
BARSTOW RD
PRIMROSE LN
PRIMROSE LN
32 55
3
32 55.2
1
31 35
4
32 62
37
32 63
35
40 2.1
3
40 5
15
39 52
31
40 81
29
40 2
1
40 6
11
39 53
34
40 3
27
39 8
40 4
21
40 3-1
25
39 54
32
40 44-1
30
40 44
28
40 118
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40 45
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40 49
39 31
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39 10
14
39 10.2
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40 47.1
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40 43
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39 31.1
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39 11
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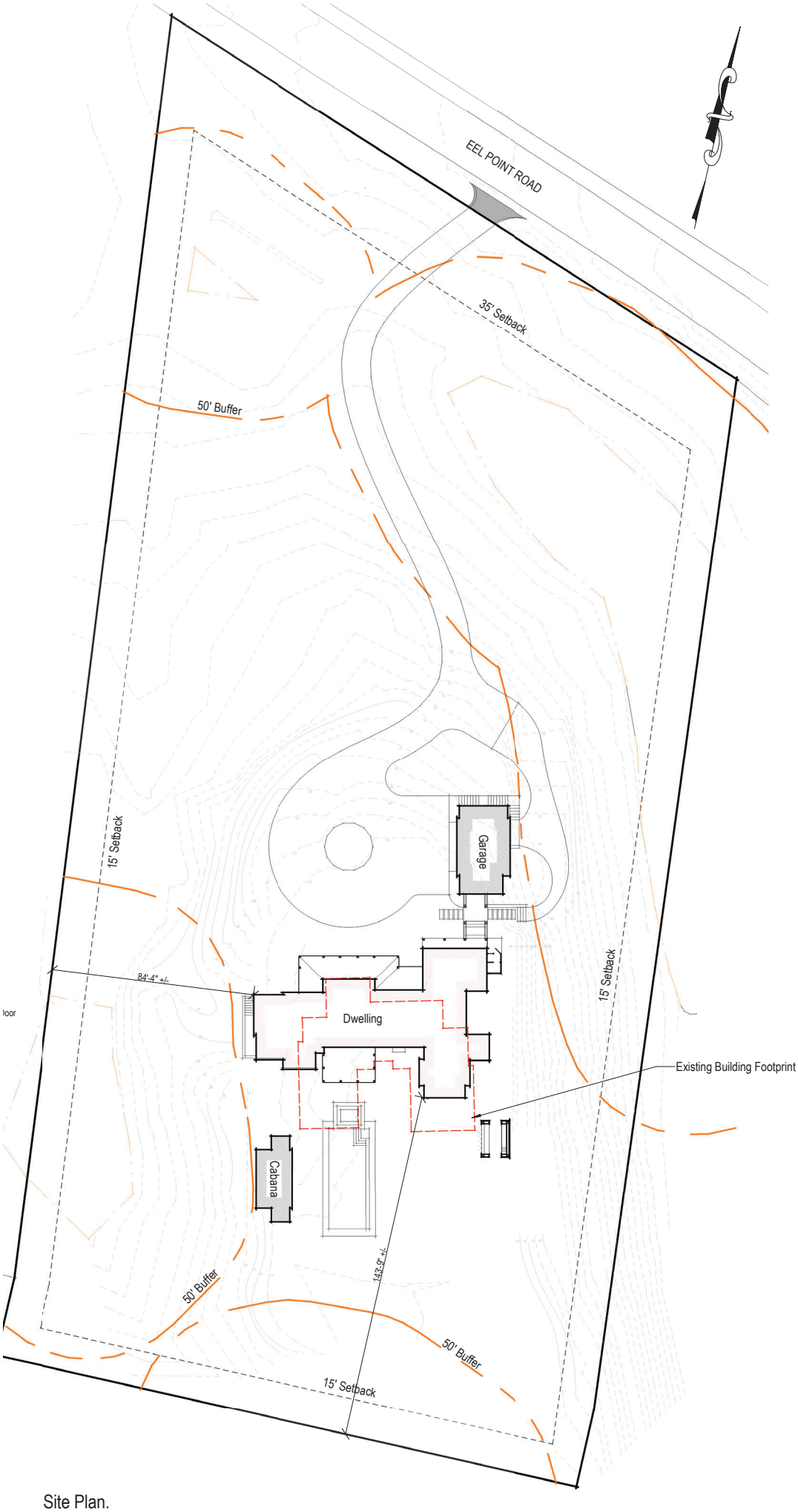
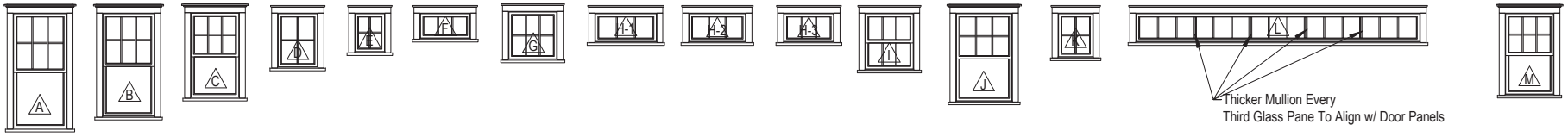
40 42
10
40 46.1
7
40 46.2
6
40 65
7

Locus Map



Site Plan.

1" = 30'-0"



Double Hung
6/1
SDL
Egress

Double Hung
6/1
SDL
Egress

Double Hung
6/1
SDL
Egress

Fixed
4 Light
SDL

Fixed
4 Light
SDL

Fixed
3 Light
SDL

Fixed
6 Light
SDL

Fixed
3 Light
SDL

Fixed
3 Light
SDL

Fixed
3 Light
SDL

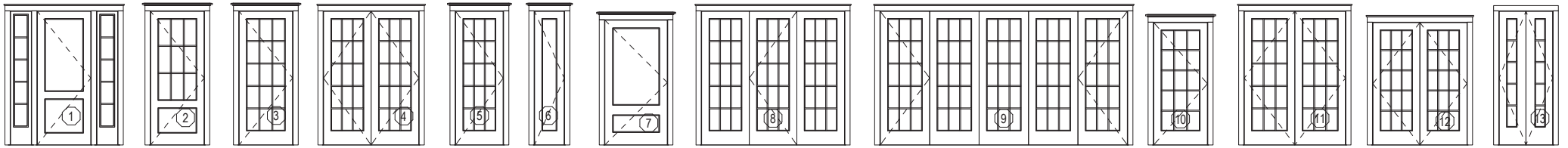
Double Hung
3/3
SDL

Double Hung
6/1
SDL

Fixed
4 Light
SDL

Fixed
15 Light
SDL

Double Hung
6/1
SDL
Egress



Front Entry Door
2 Panel w/ Side Lights
SDL

Side Hinged
1 Panel 9 Light
SDL

French Door
15 Light
SDL

Double French Door
15 Light
SDL

French Door
15 Light
SDL

Side Hinged
1 Panel
Solid

Side Hinged
2 Panel
Solid

Triple French Door
15 Light
SDL

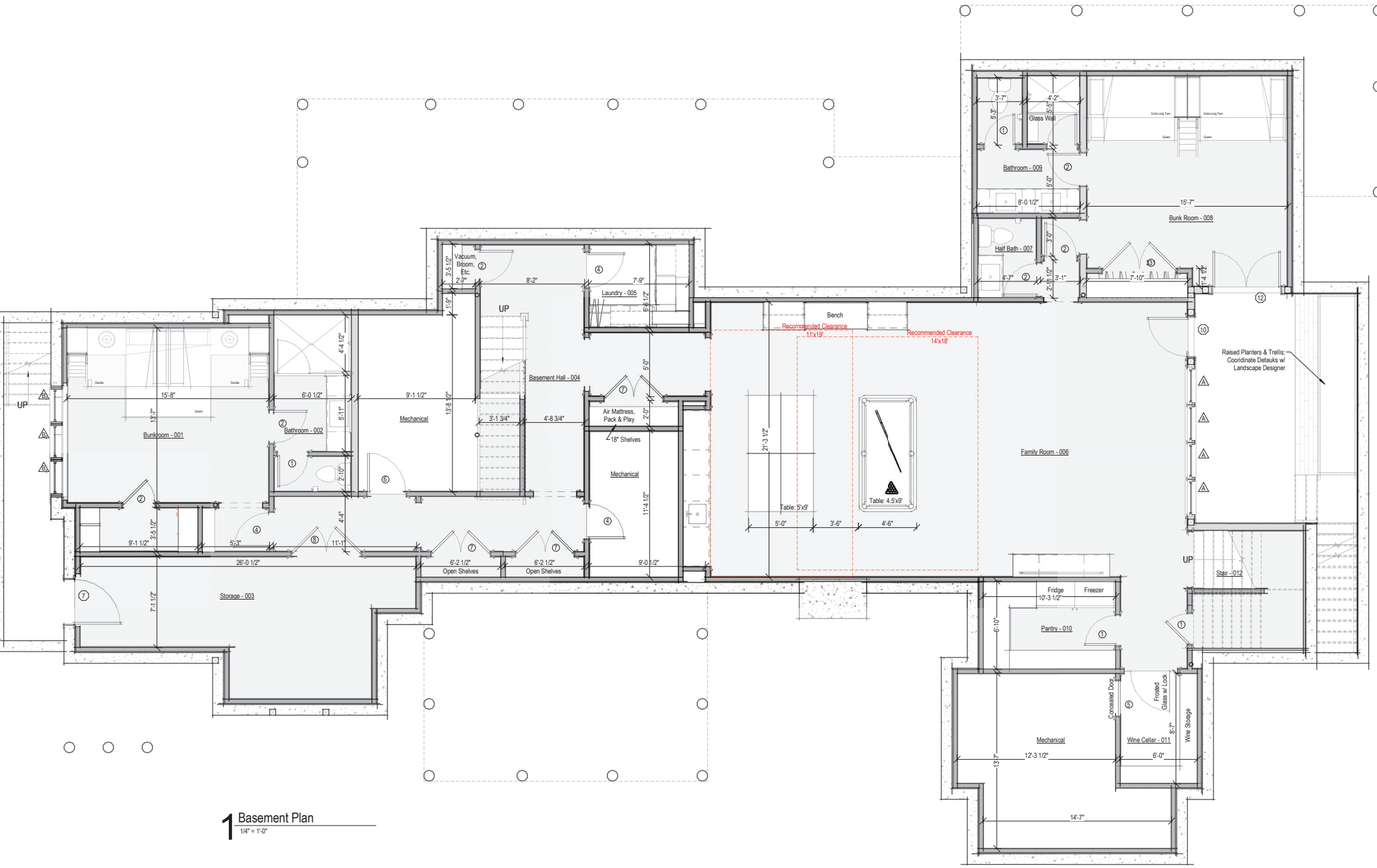
French Door
15 Light
SDL

French Door
15 Light
SDL

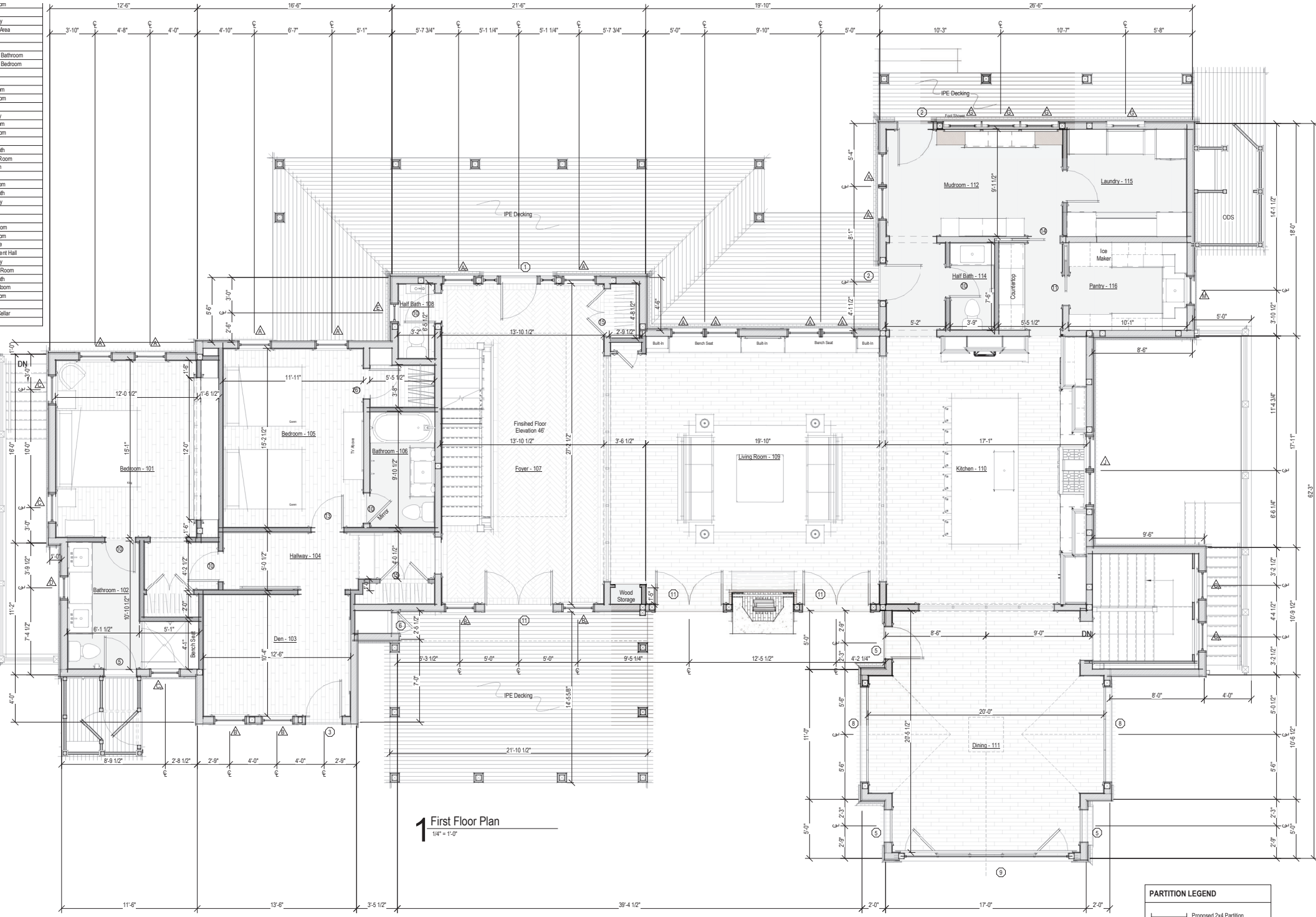
Double French Door
15 Light
SDL

Double French Door
15 Light
SDL

Double French Door
5 Light
SDL



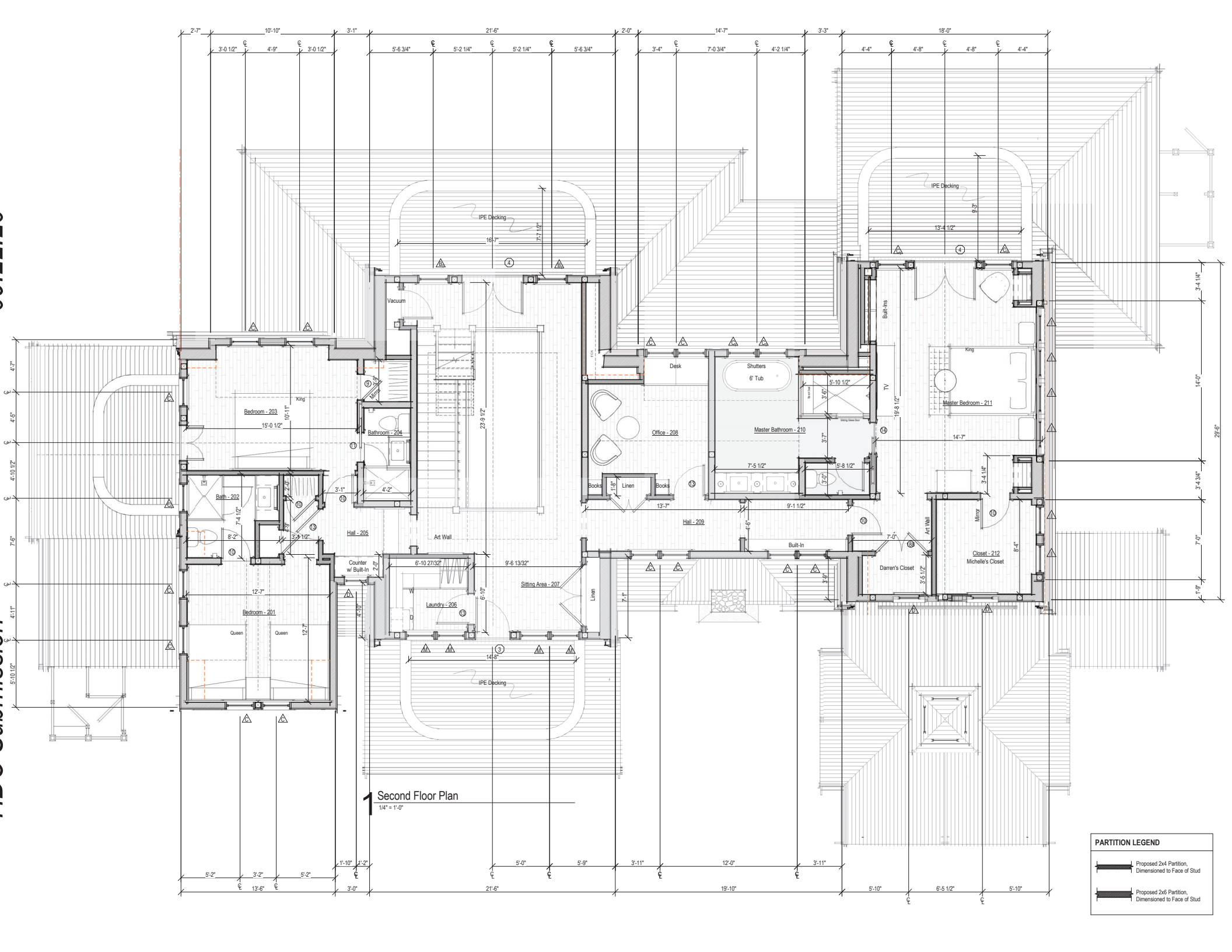
1 Basement Plan
1/4" = 1'-0"

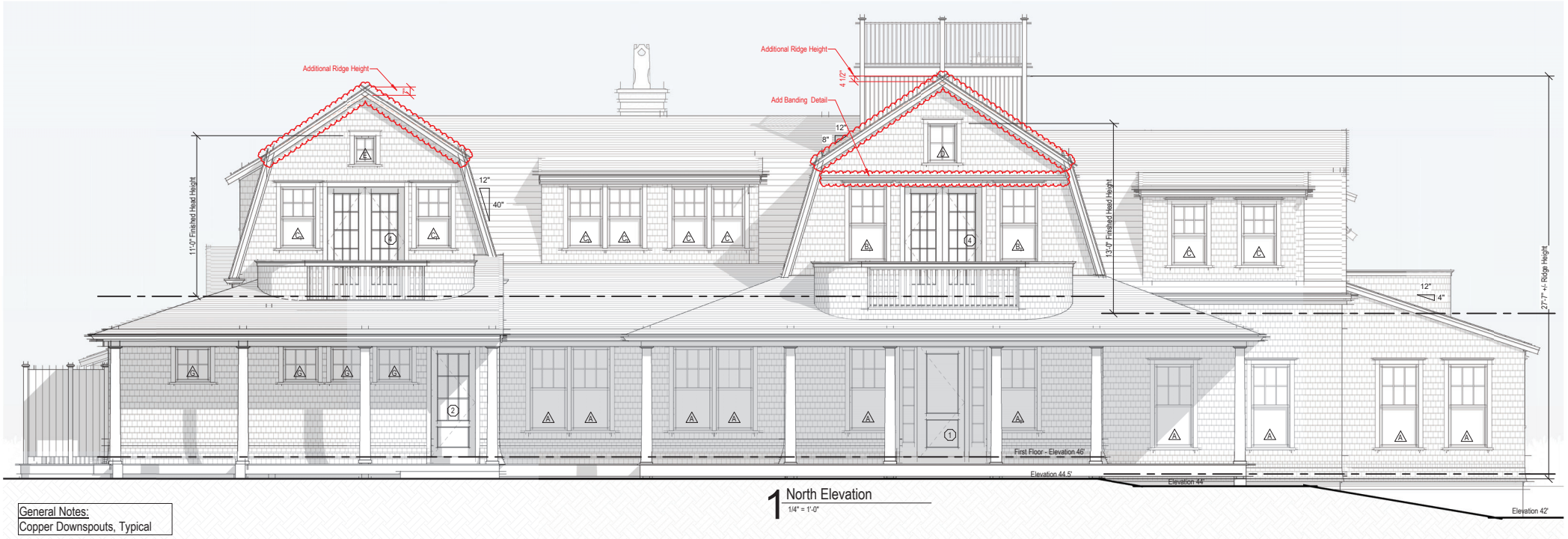


1 First Floor Plan
1/4" = 1'-0"

PARTITION LEGEND

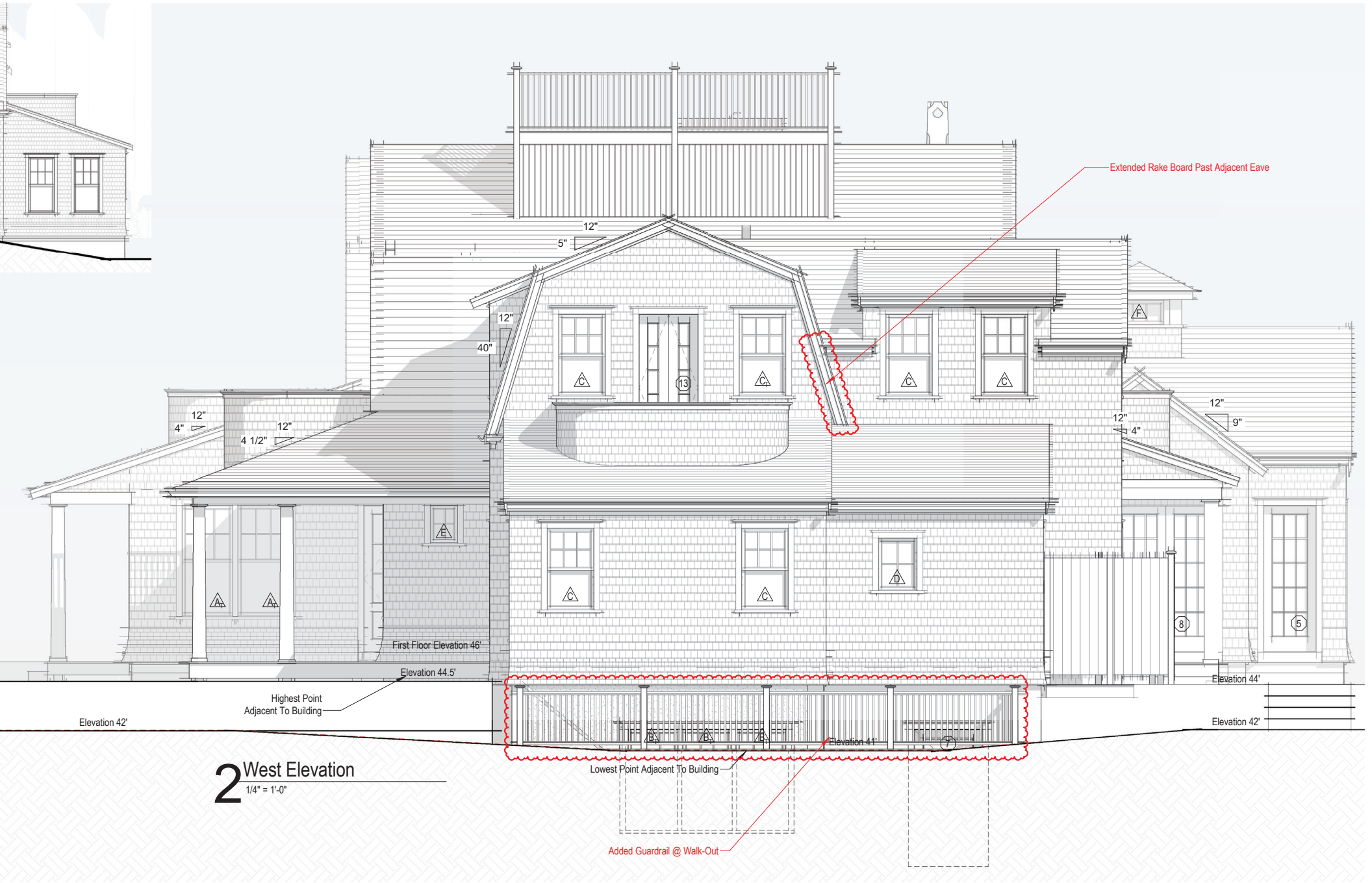
- Proposed 2x4 Partition, Dimensioned to Face of Stud
- Proposed 2x6 Partition, Dimensioned to Face of Stud


Bedroom - 203
Bathroom - 204
Bath - 202
Hall - 205
Bedroom - 201
Queen
Queen
King
Vacuum
Art Wall
Counter w/ Built-In
Laundry - 206
Sitting Area - 207
Linen
IPE Decking
Office - 208
Desk
Shutters
6' Tub
Master Bathroom - 210
Books
Linen
Books
Hall - 209
Built-In
Built-Ins
TV
King
Master Bedroom - 211
Art Wall
Mirror
Darren's Closet
Closet - 212
Michelle's Closet
Second Floor Plan
1/4" = 1'-0"
PARTITION LEGEND
Proposed 2x4 Partition, Dimensioned to Face of Stud
Proposed 2x6 Partition, Dimensioned to Face of Stud



1 North Elevation
1/4" = 1'-0"

General Notes:
Copper Downspouts, Typical

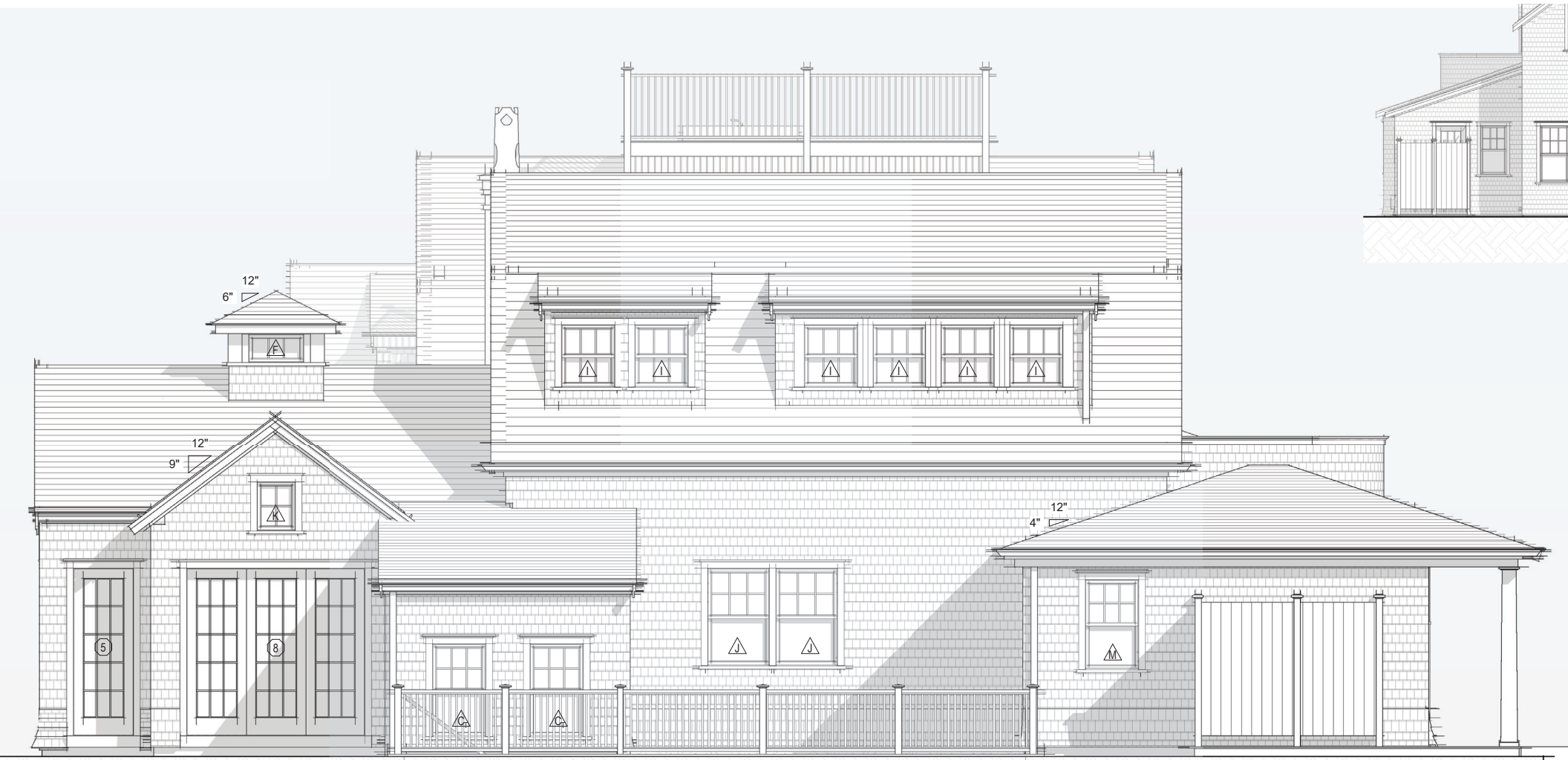


2 West Elevation

1/4" = 1'-0"

1 South Elevation

1/4" = 1'-0"



2 East Elevation

1/4" = 1'-0"

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°: 54 PARCEL N°. 84

Street & Number of Proposed Work: 32 BREWSTER RD.

Owner of record: CYNTHIA McCINTOCK

Mailing Address: 12 BOULDER RD.
RYE, NY 10580

Contact Phone #: 914-673-0233 E-mail: CCMCCINTOCK@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: ROBERT NEWMAN

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-8050 E-mail: R.C.NEWMAN@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: 68' Sq. Footage 1st floor: 4196 Decks/Patio: Size: 12x16 ☒ 1st floor ☐ 2nd floor
Width: 32' Sq. footage 2nd floor: — Size: — ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North EXISTING South — East — West —
Height of ridge above final finish grade: North 14'+/- South — East — West —

Additional Remarks

Historic Name:

Original Date: 1950+/-

Original Builder:

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

REVISIONS* (describe)
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 6" ☒ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 8/12 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 EXISTING Rear _____ Side _____
Garage Door(s): Type — Material _____

Hardscape materials: Driveways EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR Clapboard (if applicable) — Roof EXISTING
Trim WHITE Sash WHITE Doors WHITE
Deck FIR NTK 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 9/10/2020 Signature of owner of record Cynthia McCintock Signed under penalties of perjury

McClintock
32 Brewster Rd.
Move / Demo

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X 1. Completed Application Form: Description of ALL work must be indicated on application form.

X 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.

X 3. Application Fee: See back of application for fee schedule or call the office. #100

X 4. Locus Map (4 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

X 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.*.

X 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.

X 7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. Electronic submission: All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

NA 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.

X 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.

X 3. As-Built Plans (1copy): of existing elevations

NA 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.

X 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).

NA 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.

RM 7. (initial to indicate read and understand) 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.

X 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.

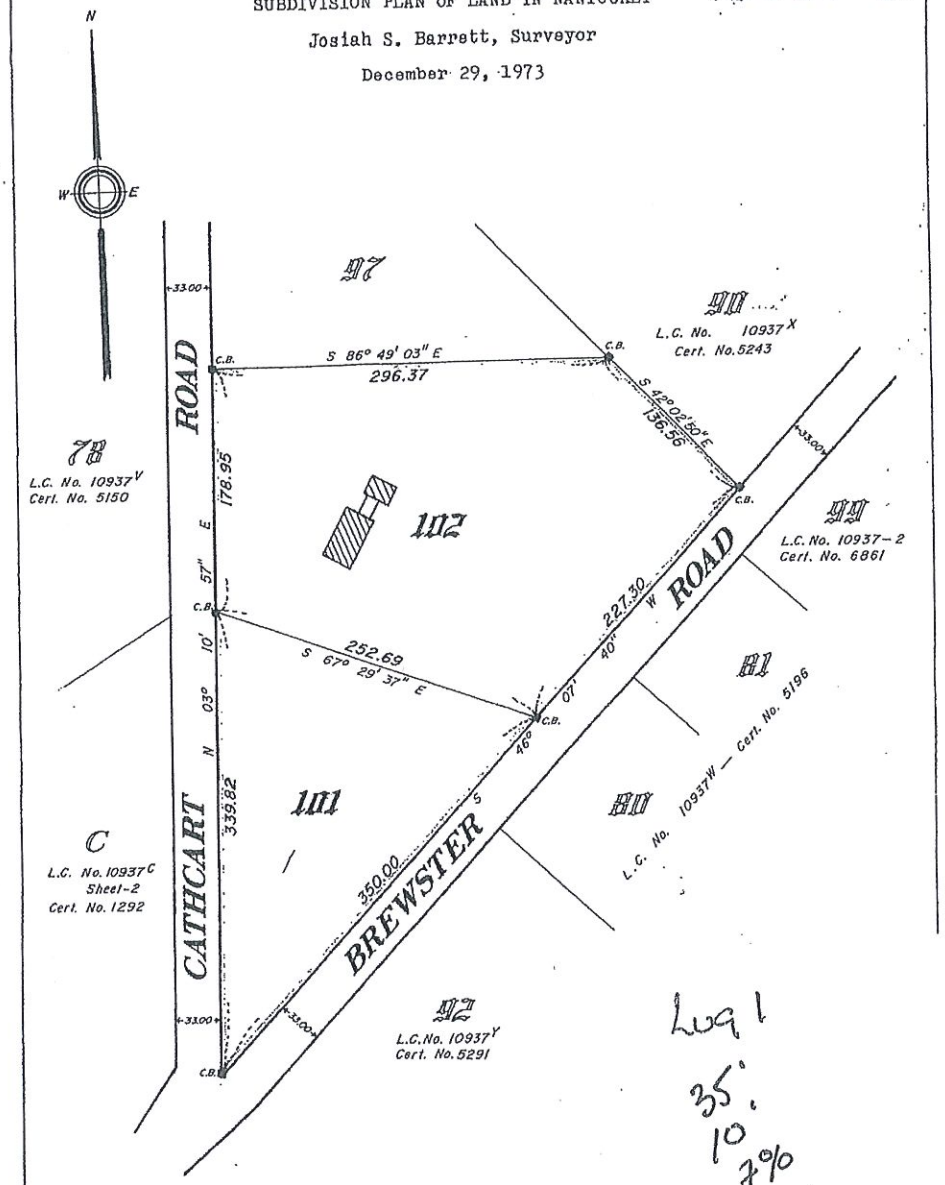
NA 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

10937-3

SUBDIVISION PLAN OF LAND IN NANTUCKET

Josiah S. Barrett, Surveyor

December 29, 1973



This plan filed with Certificate No. 7439

Lug 1
35.
10
7%

Subdivision of Lot 98
Shown on Plan 10937-1
Filed with Cert. of Title No. 6725
Registry District of Nantucket County

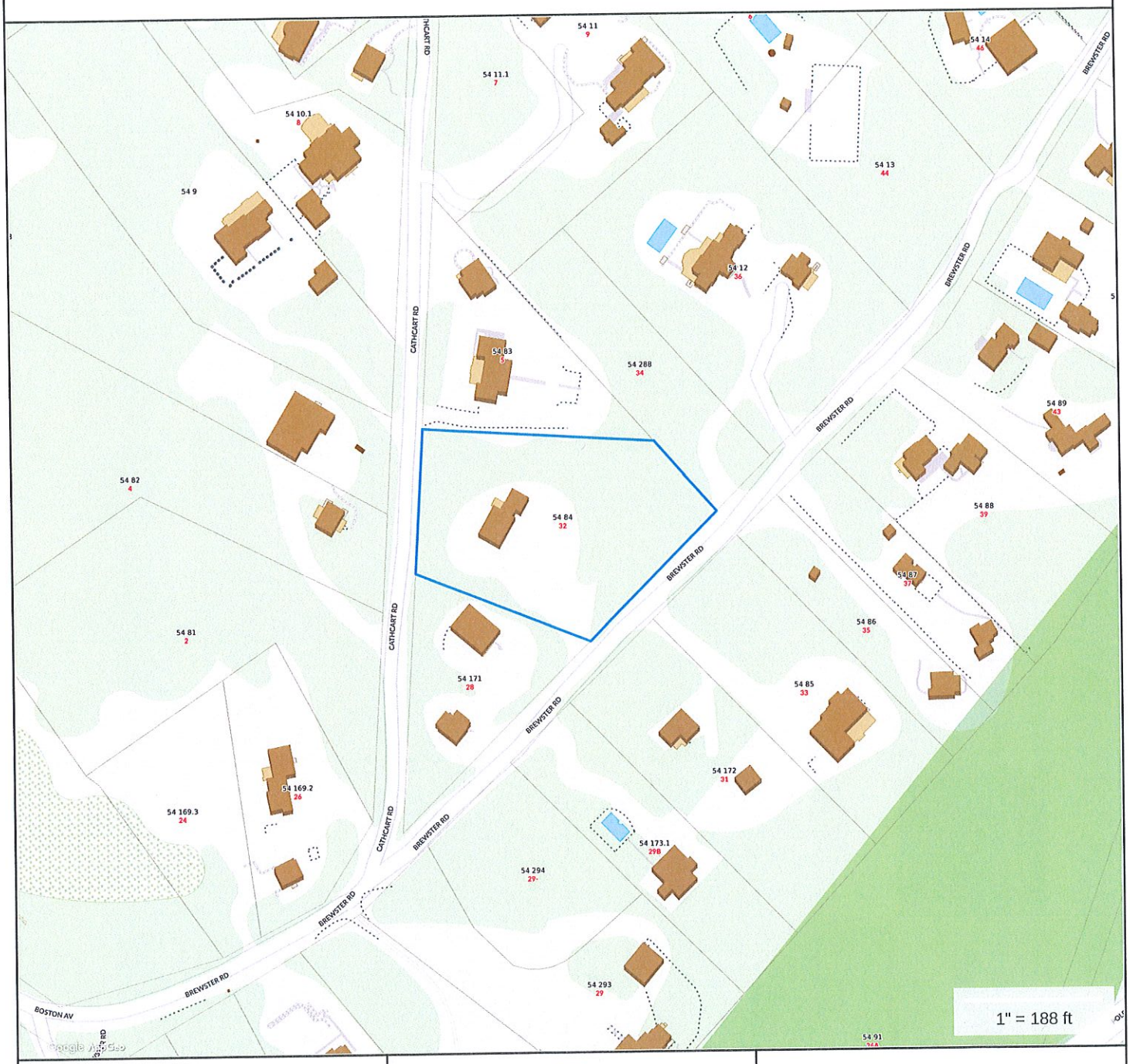
Separate certificates of title may be issued for land shown hereon as Lots 101 and 102
By the Court.

JAN. 15, 1974 — Jeanne M. Maloney, Deputy Recorder.

F.F.

Copy of part of plan filed in
LAND REGISTRATION OFFICE
JAN. 15, 1974
Scale of this plan 80 feet to an inch
R.L. Woodbury, Engineer for Court

Form LCE-S-3. 8-73



Property Information

Property ID	54 84
Location	32 BREWSTER RD
Owner	CROWLEY PAUL J TRUSTEE

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.

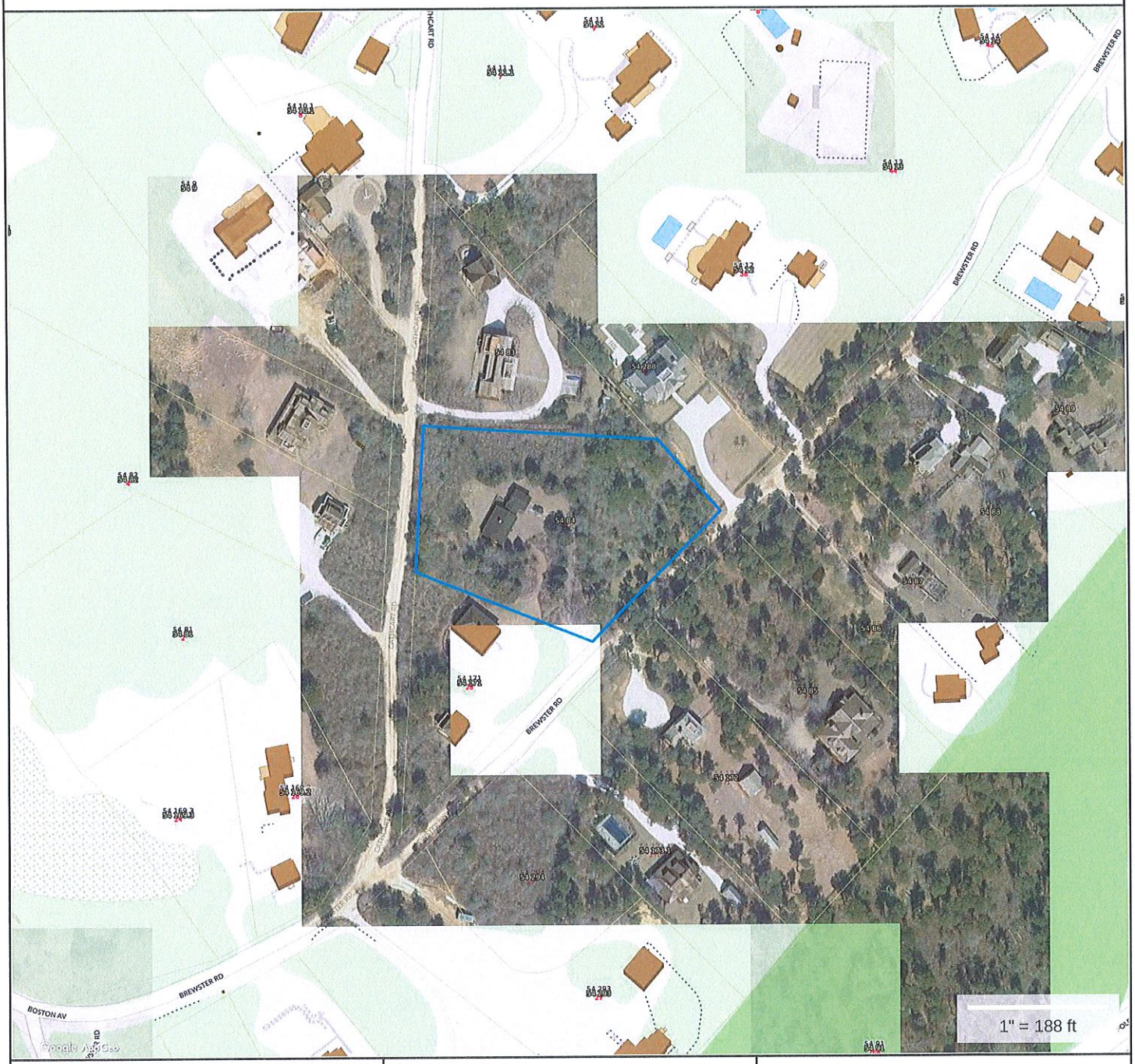
Geometry updated 11/13/2018
Data updated 11/19/2018

1

32 BREWSTER ROAD SOUTH EL. EXISTING 9.10.20

3

32 BREWSTER RD NORTH EL. EXISTING 9.10.20



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

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: 32 BREWSTER ROAD

Tax Map Number: 54 Parcel Number: 84

Owner of Record: PAUL J CROWLEY . TRUST

Description of Proposal: NEW DWELLING
GARAGE/STUDIO
Move off or Demo Existing House

Anticipated HDC Submission Date: SEPTEMBER 22, 2020

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.

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... PAUL J. CROWLEY, TRUST .....

MAILING ADDRESS..... 12 BOULDER RD .....

..... RYE NY 10580 .....

PROPERTY LOCATION..... 32 BREWSTER RD .....

ASSESSORS MAP/PARCEL..... 54 84 .....

SUBMITTED BY..... SANDCASTLE CONSTRUCTION INC .....

508 228 8050

SEE ATTACHED PAGES

I certify 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.

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: 2020.06.03 11:13:47 -04'00'

6-3-2020

.....

DATE

.....

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters List

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
54	8		MCCLAVE WILKES III & DEBRA B	DSH ACCOUNTING	P O BOX 247	LYMES	NH	03768	4- CATHCART RD
54	82		JACKSON MICHAEL TRUSTEE	ERIN NOMINEE TRUST	P O BOX 247	LYMES	NH	03768	4 CATHCART RD
54	83		MCNAB KATHERINE H		421 TIMBER LANE	DEVON	PA	19333-1232	5 CATHCART RD
54	85		KROM RUUD A F & JEANNETTE C TRST	KROM NOMINEE TRUST	2011 MERRIHILLS DRIVE SW	ROCHESTER	MN	55902	33 BREWSTER RD
54	171		CROWLEY PETER & MARAGHY P TRST	JE CROWLEY NOMINEE TRUST	15 OLD WESTON RD	WAYLAND	MA	01778	28 BREWSTER RD
54	172		MOHLER DAVID T & JEAN S		3 WEST IRVING STREET	CHEVY CHASE	MD	20815	31 BREWSTER RD
54	288		TRUSTMAN KATHY & GOLDBERG CARL		300 BOYLSTON ST #808	BOSTON	MA	02116	34 BREWSTER RD

Count: 7

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°: _____ PARCEL N°. _____

Street & Number of Proposed Work: _____

Owner of record: Cynthia McClintock

Mailing Address: 12 Boulder Rd.
Rye, NY 10580

Contact Phone #: 914-673-0233 E-mail: ccmcclintock@gmail.com

AGENT INFORMATION (if applicable)

Name: Robert Newman

Mailing Address: PO Box 2113
Nantucket, MA 02584

Contact Phone #: 508-228-9050 E-mail: R.C.Newman@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: 28' Sq. Footage 1st floor: 794 Decks/Patio: Size: — ☐ 1st floor ☐ 2nd floor
Width: 32' Sq. footage 2nd floor: 756 Size: 8'x 60 ☐ 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 24'-4" South 24'-4" East 24'-4" West 24'-4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

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): 2" COPPER

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 8 Rake 8 Soffit (Overhang) 10 Corner boards 7 Frieze 4
Window Casing 4 Door Frame 4 Columns/Posts: Round — Square 6

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 9 LIGHT 1 PANEL Rear SLIDING - FRENCH Side —
Garage Door(s): Type 8 LIGHT, BEADED Material WOOD / CEDAR

Hardscape materials: Driveways GRAVEL/SHELL Walkways BLUESTONE Walls —

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

COLORS

Sidewall WHITE CEDAR NTK Clapboard (if applicable) — Roof RED CEDAR NTK
Trim WHITE Sash WHITE Doors HAMILTON BLUE
Deck MAHOGANY / NTK Foundation CONCRETE NTK 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 9/10/20 Signature of owner of record Cynthia McClintock Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

MCCLINTOCK
32 BROKENSTRAW RD
GARAGE/STUDIO

54 84

REQUIRED WITH ALL APPLICATIONS:

X 1. Completed Application Form: Description of ALL work must be indicated on application form.

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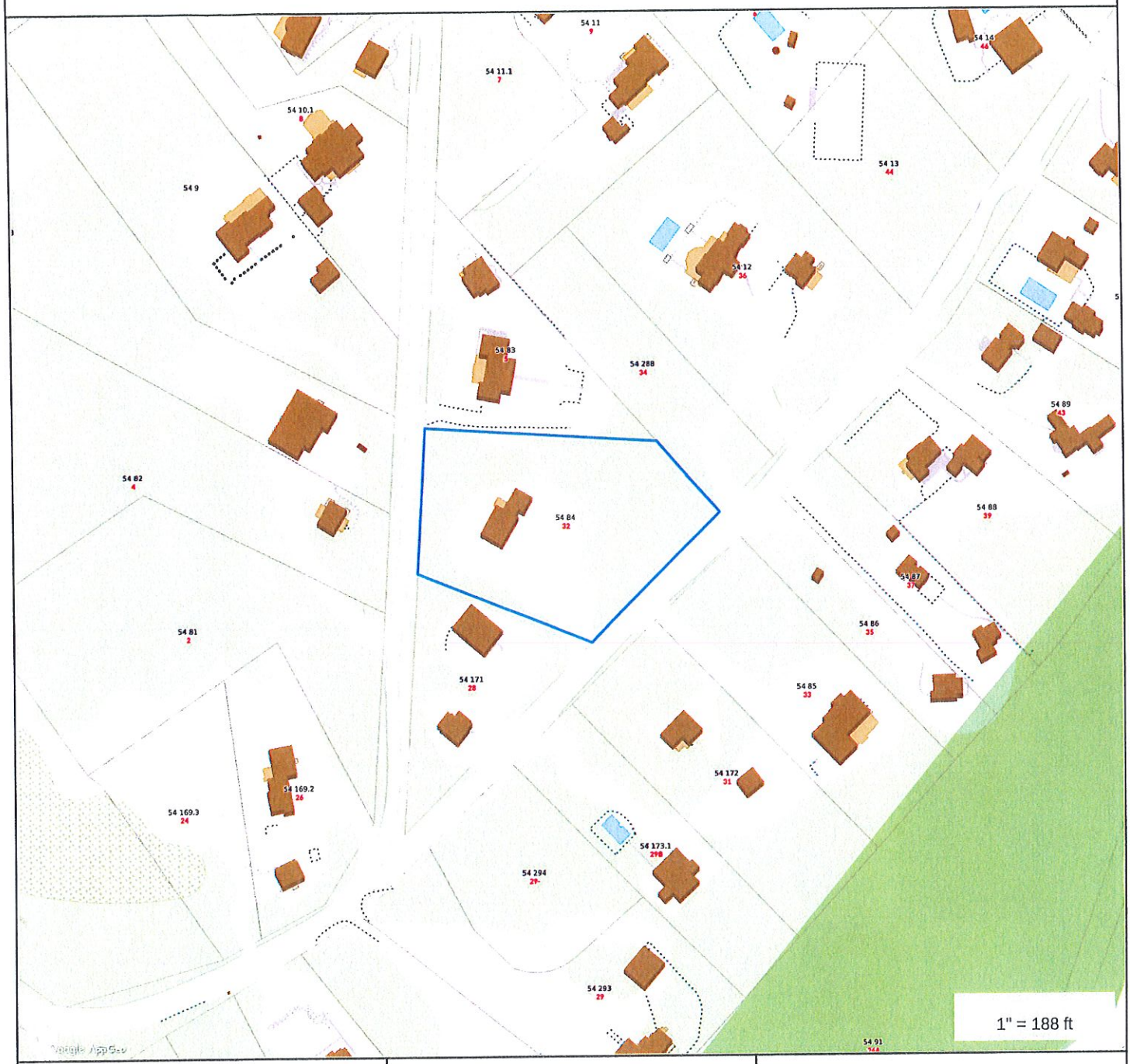

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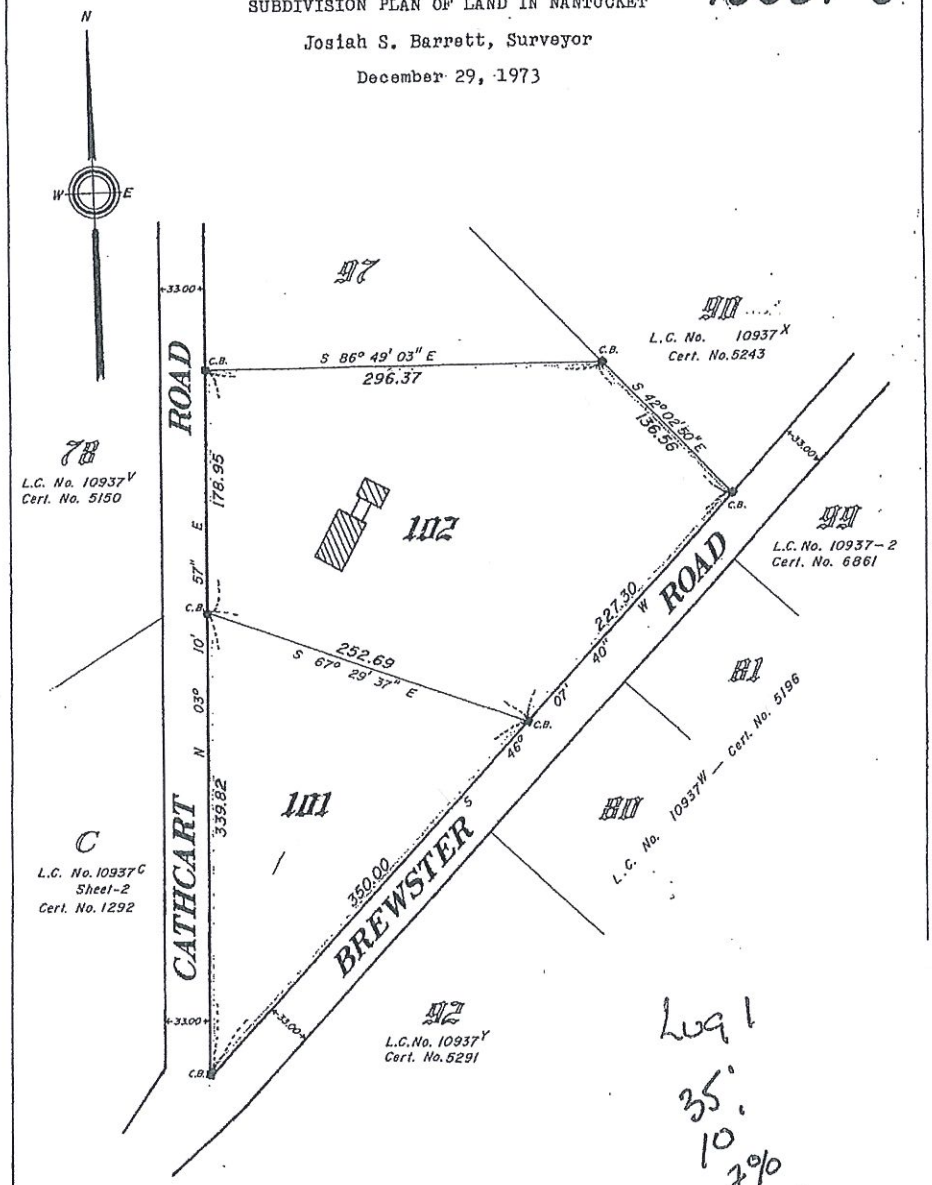
Geometry updated 11/13/2018
Data updated 11/19/2018

10937-3

SUBDIVISION PLAN OF LAND IN NANTUCKET

Josiah S. Barrett, Surveyor

December 29, 1973



Lug 1
35'
10'
7%

This plan filed with Certificate No. 7439

Subdivision of Lot 98
Shown on Plan 10937-1
Filed with Cert. of Title No. 6725
Registry District of Nantucket County

Separate certificates of title may be issued for land shown hereon as Lots 101 and 102
By the Court.

JAN. 15, 1974 — Jeanne M. Maloney, Deputy Recorder.

F.F.

Copy of part of plan filed in
LAND REGISTRATION OFFICE
JAN. 15, 1974
Scale of this plan 80 feet to an inch
R.L. Woodbury, Engineer for Court

Form LCE-S-3. 8-71

DRAWING INDEX
GARAGE

1G SITE PLAN, ZONING INFORMATION
FLOOR PLANS: 1st & 2nd LEVELS
ELEVATIONS: NORTH, SOUTH, EAST & WEST
D. & W. SCHEDULES

LOCUS MAP
32 BREWSTER ROAD

MAP NO.	54
PARCEL NO.	84
LOT NO.	102
ZONING CLASSIFICATION	LUG 1
LOT AREA	75,754 s.f.
SETBACKS: R20	
FRONT YARD	35'
REAR/SIDE	10'
ALLOWED G.C. 7%	5,303 s.f.
EXISTING G.C.	
PROPOSED DWELLING G.C.	1,742 s.f.
PROPOSED GARAGE	790 s.f.
TOTAL NEW G.C.	
USE GROUP	
RESIDENTIAL R3	

DOOR SCHEDULE

	MANUFACT.	DESCRIPTION	MODEL	SIZE	NOTES	QTY.
②	SIMPSON	1 PANEL, 9 LIGHT		3'0"x7'0"		
④	ANDERSEN	FULL VIEW, GLIDING		6'0"x7'0"		
⑤	OVERHEAD	8 LIGHT, BEADED PANEL		9'0"x7'6"		
⑥	CUSTOM	BEADED CEDAR, NTW		5'0"x7'0"		

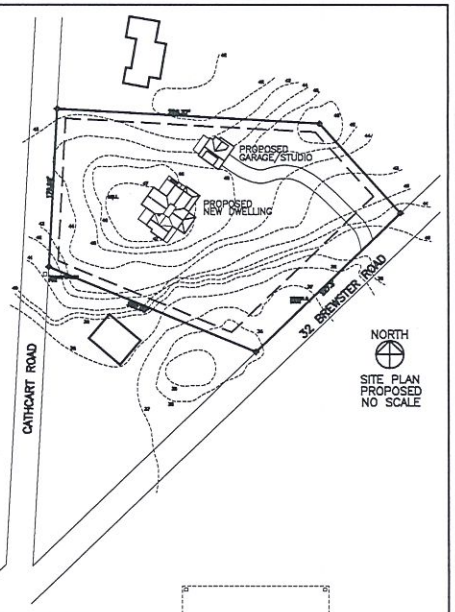
CONFIRM ALL TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED

WINDOW SCHEDULE

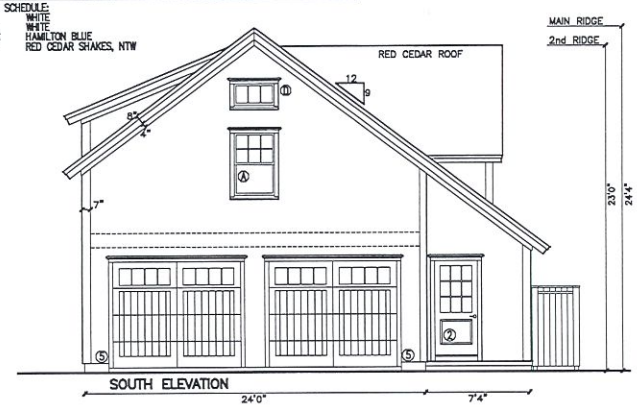
	MANUFACT.	LIGHT\DESCRIPTION	SET-UP	GLASS	NOTES	QTY.
Ⓐ	ANDERSEN	6/1,TW/DH	400	TW2842	CONFIRM EGRESS	
Ⓓ	ANDERSEN	3 LIGHT, FIXED	400			

CONFIRM ALL TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED

COLOR SCHEDULE:
TRIM WHITE
SASH WHITE
DOORS HAMILTON BLUE
ROOF RED CEDAR SHAKES, NTW

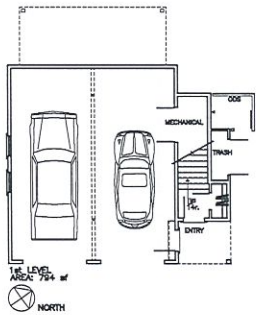


SITE PLAN
PROPOSED
NO SCALE

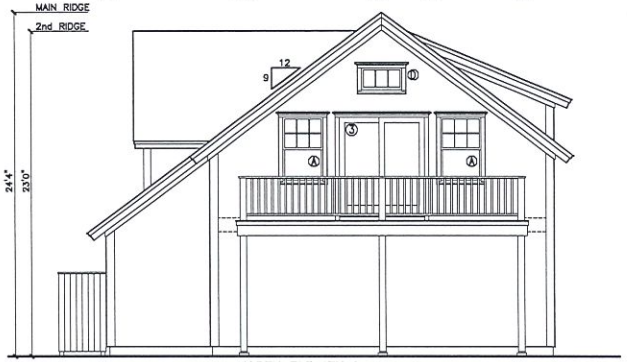


SOUTH ELEVATION

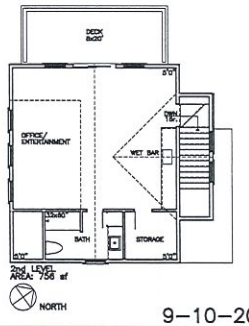
EAST ELEVATION



EAST ELEVATION



NORTH ELEVATION



9-10-2020

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
McCLINTOCK RESIDENCE
32 BREWSTER ROAD
NANTUCKET, MA
GARAGE/STUDIO
JOB NO.

NOTES
HDC
CERT. NO.

TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.

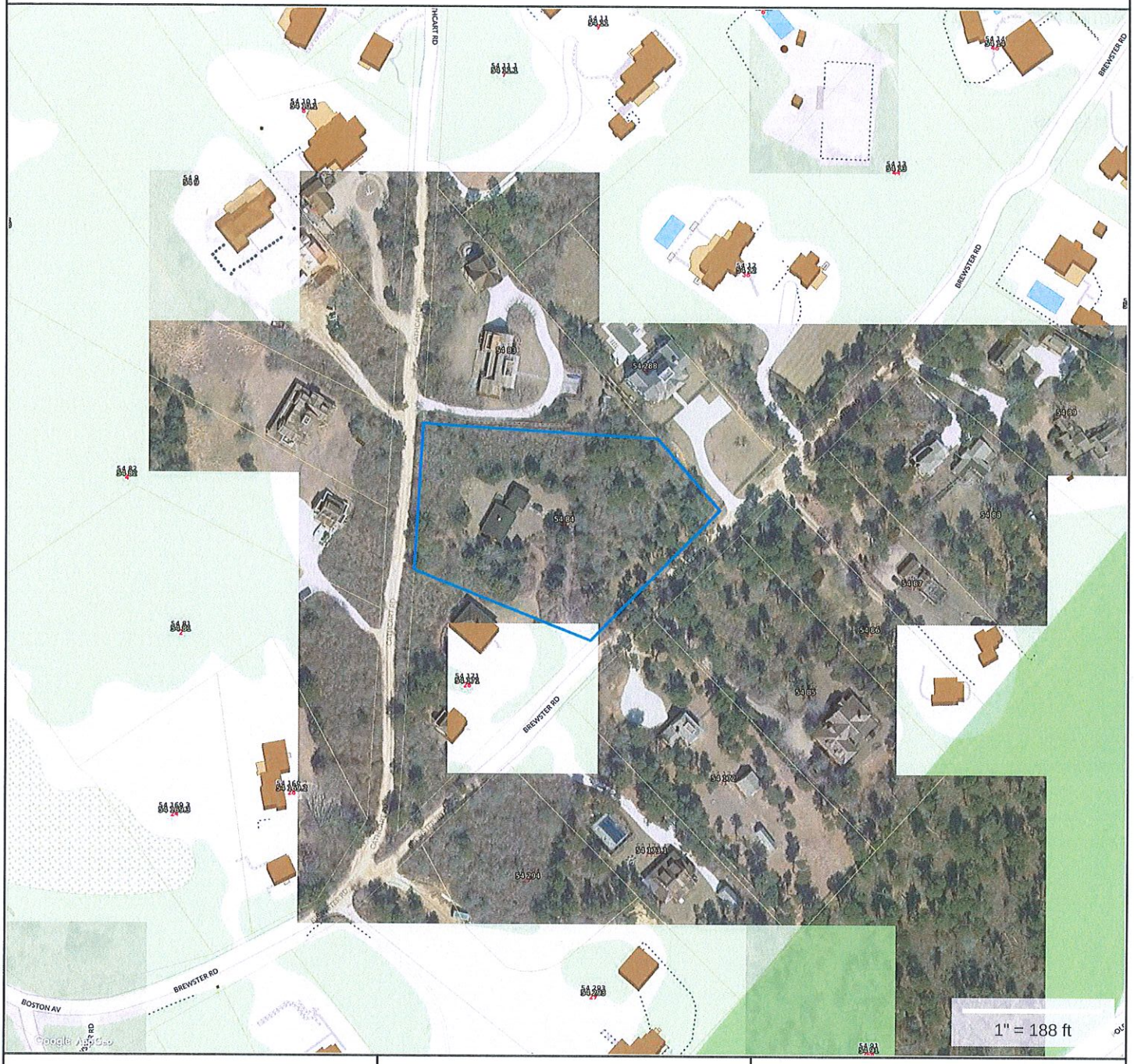
DATE
9-10-2020
SCALE
1/4 "=1'0"
1G

3

32 BREWSTER RD NORTH EL. EXISTING 9.10.20

1

32 BREWSTER ROAD SOUTH EL. EXISTING 9.10.20



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

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: 32 BREWSTER ROAD

Tax Map Number: 54 Parcel Number: 84

Owner of Record: PAUL J CROWLEY, TRUST

Description of Proposal: NEW DWELLING
GARAGE/STUDIO
Move off or Demo Existing House

Anticipated HDC Submission Date: SEPTEMBER 22, 2020

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.

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... PAUL J. CROWLEY, TRUST .....

MAILING ADDRESS..... 12 BOULDER RD .....

..... RYE NY 10580 .....

PROPERTY LOCATION..... 32 BREWSTER RD .....

ASSESSORS MAP/PARCEL..... 54 84 .....

SUBMITTED BY..... SANDCASTLE CONSTRUCTION INC .....

508 228 8050

SEE ATTACHED PAGES

I certify 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.

6-3-2020

.....

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: 2020.06.03 11:13:47 -04'00'

.....

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters List

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
54	8		MCCLAVE WILKES III & DEBRA B	DSH ACCOUNTING	P O BOX 247	LYMES	NH	03768	4- CATHCART RD
54	82		JACKSON MICHAEL TRUSTEE	ERIN NOMINEE TRUST	P O BOX 247	LYMES	NH	03768	4 CATHCART RD
54	83		MCNAB KATHERINE H		421 TIMBER LANE	DEVON	PA	19333-1232	5 CATHCART RD
54	85		KROM RUUD A F & JEANNETTE C TRST	KROM NOMINEE TRUST	2011 MERRIHILLS DRIVE SW	ROCHESTER	MN	55902	33 BREWSTER RD
54	171		CROWLEY PETER & MARAGHY P TRST	JE CROWLEY NOMINEE TRUST	15 OLD WESTON RD	WAYLAND	MA	01778	28 BREWSTER RD
54	172		MOHLER DAVID T & JEAN S		3 WEST IRVING STREET	CHEVY CHASE	MD	20815	31 BREWSTER RD
54	288		TRUSTMAN KATHY & GOLDBERG CARL		300 BOYLSTON ST #808	BOSTON	MA	02116	34 BREWSTER RD

Count: 7

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°: 54 PARCEL N°. 84

Street & Number of Proposed Work: 32 BREKSTEN RD

Owner of record: Cynthia McClintock

Mailing Address: 12 Boulder Rd
Rye NY 10580

Contact Phone #: 914-673-0233 E-mail: cemcclintock@gmail.com

AGENT INFORMATION (if applicable)

Name: ROBERT NEWMAN

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-8050 E-mail: R.C.NEWMAN@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: 58 Sq. Footage 1st floor: 1742 Decks/Patio: Size: 12x24 ☒ 1st floor ☒ 2nd floor
Width: 30 Sq. footage 2nd floor: 1742 Size: 10 x 16 ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: —

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

Height of ridge above final finish grade: North 29'-4" South 29'-4" East 29'-4" West 29'-4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)
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 8 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) common ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

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): 2" copper

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 8 Rake 8 Soffit (Overhang) 10 Corner boards 7 Frieze 4
Window Casing 4 Door Frame 6 Columns/Posts: Round ____ Square 10

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 9L., 1 PANEL Rear GLAZING / FRENCH Side 9L., 1 PANEL

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways GRAVEL / SHELL Walkways BLUE STONE / BRICK Walls —

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

COLORS

Sidewall WHITE CEDAR / NTK Clapboard (if applicable) — Roof RED CEDAR NTK
Trim WHITE Sash WHITE Doors HAMILTON BLUE
Deck MAHOGANY NTK Foundation CONCRETE NTK 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 9/10/20 Signature of owner of record [signature] Signed under penalties of perjury

McClintock
32 Brewster Rd
New Dwelling

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

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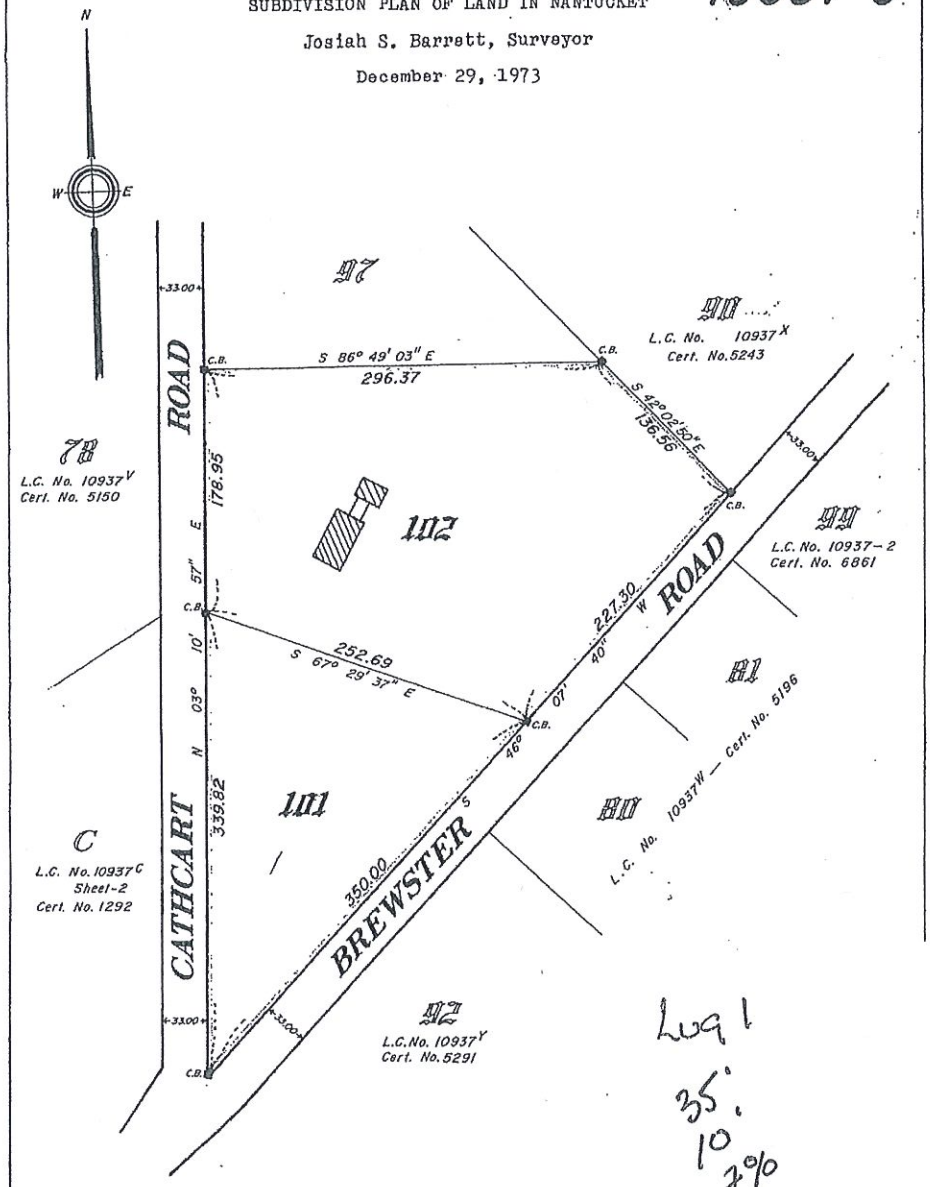

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F.F. Deputy

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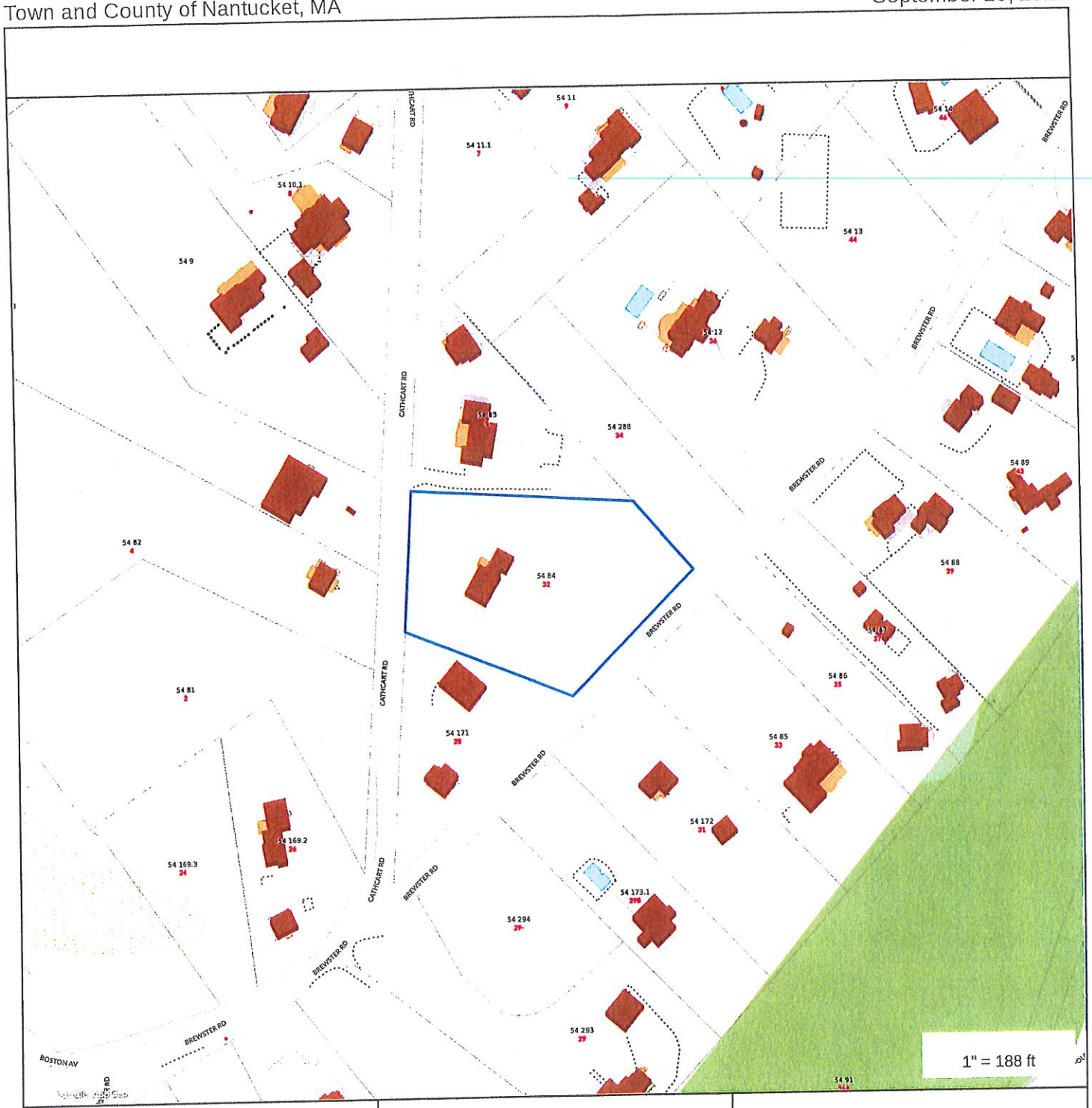
Log 1
35.
10.
7%

Form LCE-S-3. 8-71

Town and County of Nantucket, MA

September 10, 2020



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DWELLING

1 SITE PLAN, ZONING INFORMATION
2 FLOOR PLAN: FIRST LEVEL
3 FLOOR PLAN: SECOND LEVEL
FLOOR PLAN: BASEMENT LEVEL
4 ELEVATIONS: NORTH & WEST
DOOR & WINDOW SCHEDULES
5 ELEVATIONS: SOUTH & EAST
DOOR & WINDOW SCHEDULES

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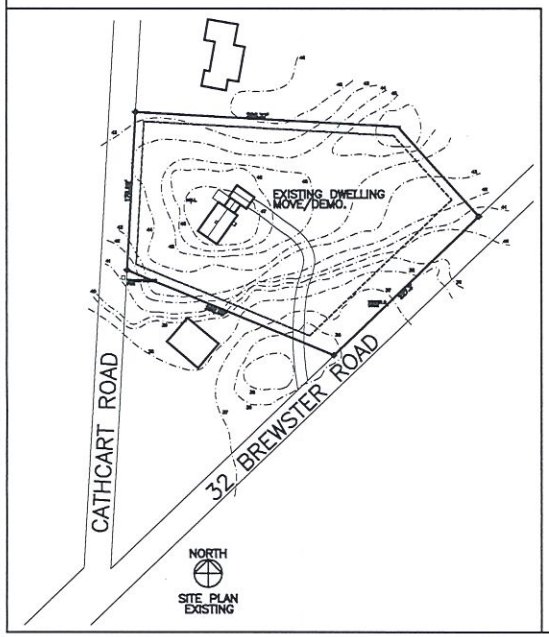
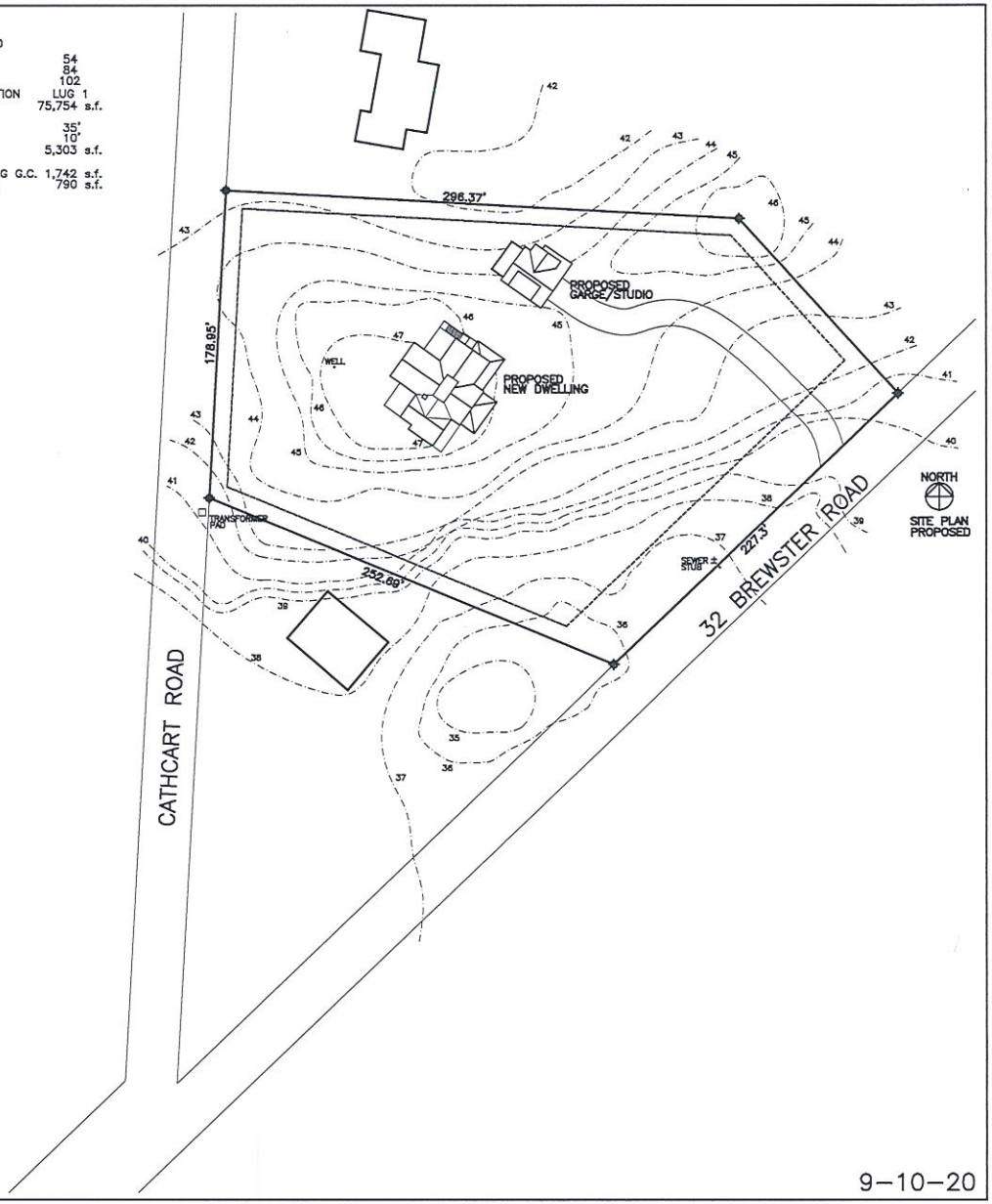
USE GROUP	
RESIDENTIAL R3	





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P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
McCLINTOCK RESIDENCE
32 BREWSTER ROAD
NANTUCKET, MA
JOB NO. NEW DWELLING

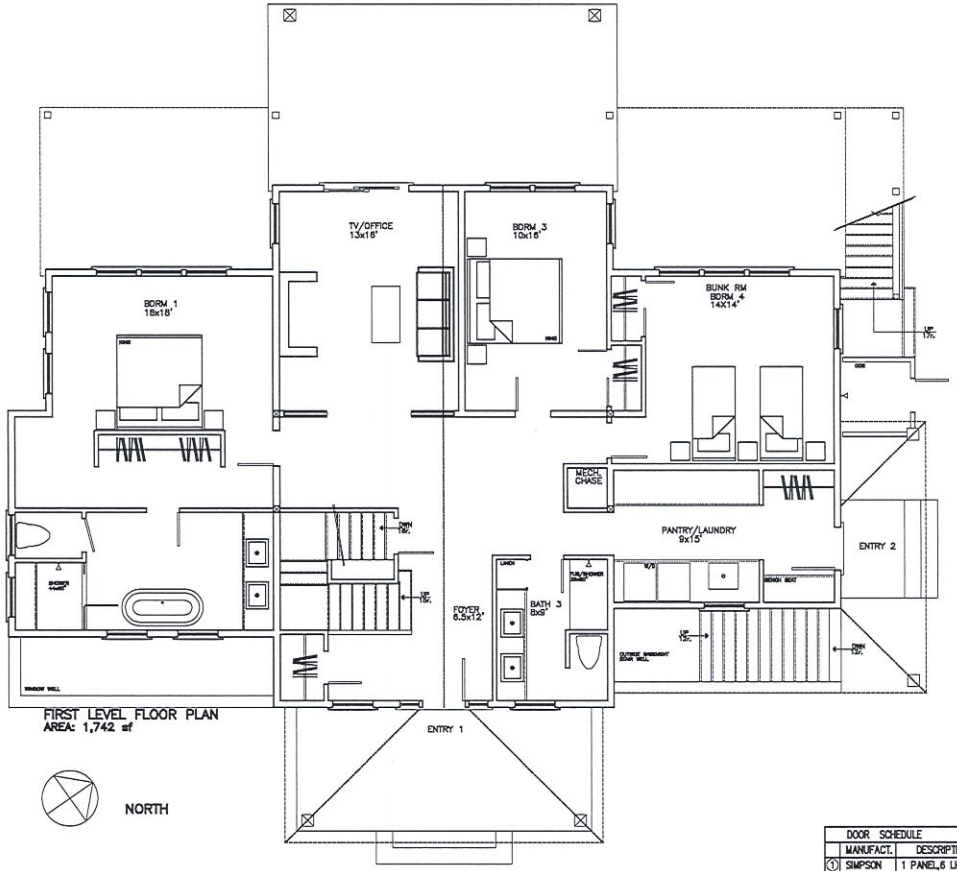
NOTES
HDC
CERT. NO.

TITLE
DRAWING INDEX
SITE PLANs:
EXIST. & PROP.
ZONING INFO.

DATE
9-10-2020

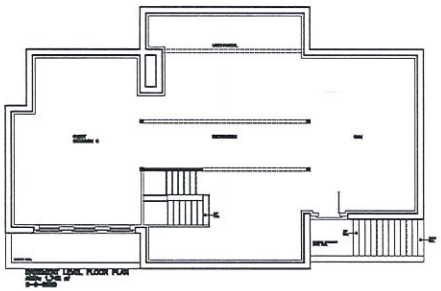
SCALE
1/32 "=1'0"

1



FIRST LEVEL FLOOR PLAN
AREA: 1,742 sf

NORTH



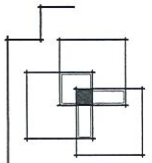
DOOR SCHEDULE					
MANUFACT.	DESCRIPTION	MODEL	SIZE	NOTES	QTY.
① SIMPSON	1 PANEL,6 LIGHT, SIDE LIGHTS		3'0"x7'0"		
② SIMPSON	1 PANEL, 9 LIGHT		2'8"x7'0"		
③ ANDERSEN	FULL VIEW, HINGED		2'10"x7'0"		
④ ANDERSEN	FULL VIEW, GLIDING		6'0"x7'0"		
CONFIRM ALL TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED					

WINDOW SCHEDULE					
MANUFACT.	LIGHT\DESCRIPTION	SET-UP	GLASS	NOTES	QTY.
Ⓐ ANDERSEN	6/1,TW/DH	400	TW2842	CONFIRM EGRESS	
Ⓑ ANDERSEN	3/1,TW/DH	400	TW2821O		
Ⓒ ANDERSEN	CIRCLE WINDOW	400	CR24		
Ⓓ ANDERSEN	3 LIGHT, FIXED	400			
Ⓔ ANDERSEN	1 LIGHT, FIXED	400			
CONFIRM ALL TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED					

COLOR SCHEDULE:
TRIM WHITE
SASH WHITE
DOORS HAMILTON BLUE
ROOF RED CEDAR SHAKES, NTW

9-10-2020

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
McCLINTOCK RESIDENCE
32 BREWSTER ROAD
NANTUCKET, MA
JOB NO.
NEW DWELLING

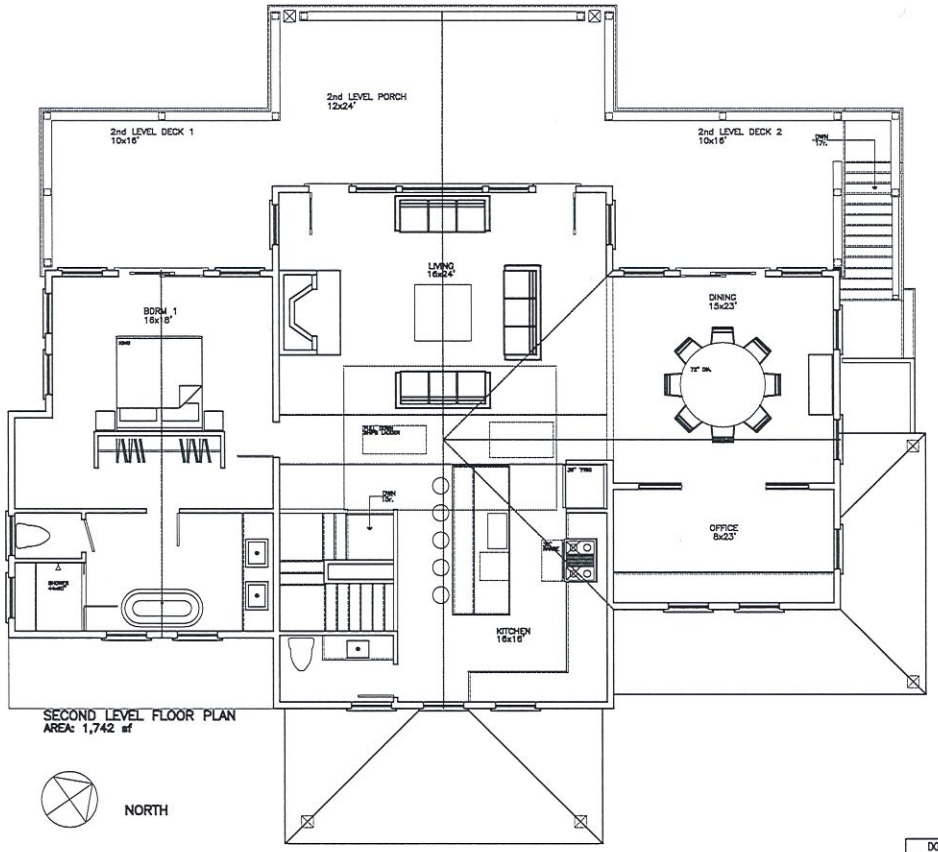
NOTES
HDC
CERT. NO.

TITLE
FLOOR PLANS:
1st LEVEL
BASEMENT LEVEL
D & W SCHEDULE

DATE
9-10-2020

SCALE
1/4 "=1'0"

2



SECOND LEVEL FLOOR PLAN
AREA: 1,742 sf

NORTH

DOOR SCHEDULE						
	MANUFACT.	DESCRIPTION	MODEL	SIZE	NOTES	QTY.
1	SIMPSON	1 PANEL,6 LIGHT, SIDE LIGHTS		3'0"x7'0"		
2	SIMPSON	1 PANEL, 9 LIGHT		2'8"x7'0"		
3	ANDERSEN	FULL VIEW, HINGED		2'10"x7'0"		
4	ANDERSEN	FULL VIEW, GLIDING		6'0"x7'0"		
CONFIRM ALL TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED						

WINDOW SCHEDULE						
	MANUFACT.	LIGHT\DESCRIPTION	SET-UP	GLASS	NOTES	QTY.
A	ANDERSEN	6/1,TW/DH	400	TW2842	CONFIRM EGRESS	
B	ANDERSEN	3/1,TW/DH	400	TW28210		
C	ANDERSEN	CIRCLE WINDOW	400	CR24		
D	ANDERSEN	3 LIGHT, FIXED	400			
E	ANDERSEN	1 LIGHT, FIXED	400			
CONFIRM ALL TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED						

COLOR SCHEDULE:
TRIM WHITE
SASH WHITE
DOORS HAMILTON BLUE
ROOF RED CEDAR SHAKES, NTW

9-10-2020

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
McCLINTOCK RESIDENCE
32 BREWSTER ROAD
NANTUCKET, MA

JOB NO. NEW DWELLING

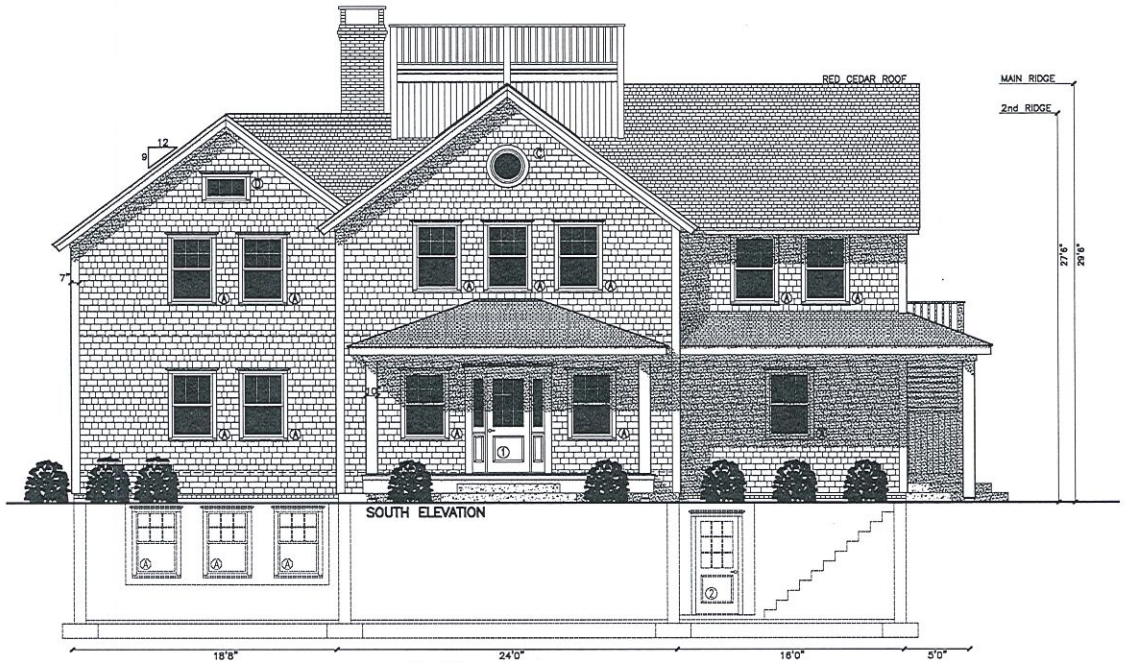
NOTES
HDC
CERT. NO.

TITLE
FLOOR PLAN:
2nd LEVEL
D & W SCHEDULE

DATE
9-10-2020

SCALE
1/4 "=1'0"

3



DOOR SCHEDULE						
	MANUFACT.	DESCRIPTION	MODEL	SIZE	NOTES	QTY.
①	SIMPSON	1 PANEL,6 LIGHT, SIDE LIGHTS		3'0"x7'0"		
②	SIMPSON	1 PANEL, 9 LIGHT		2'8"x7'0"		
③	ANDERSEN	FULL VIEW, HINGED		2'10"x7'0"		
④	ANDERSEN	FULL VIEW, GLIDING		6'0"x7'0"		
CONFIRM ALL TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED						

WINDOW SCHEDULE						
	MANUFACT.	LIGHT\DESCRIPTION	SET-UP	GLASS	NOTES	QTY.
Ⓐ	ANDERSEN	6/1,TW/DH	400	TW2842	CONFIRM EGRESS	
Ⓑ	ANDERSEN	3/1,TW/DH	400	TW2810		
Ⓒ	ANDERSEN	CIRCLE WINDOW	400	CR24		
Ⓓ	ANDERSEN	3 LIGHT, FIXED	400			
Ⓔ	ANDERSEN	1 LIGHT, FIXED	400			
CONFIRM ALL TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED						

COLOR SCHEDULE:
TRIM WHITE
SASH WHITE
DOORS HAMILTON BLUE
ROOF RED CEDAR SHAKES, NTW

9–10–2020

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
McCLINTOCK RESIDENCE
32 BREWSTER ROAD
NANTUCKET, MA
JOB NO.
NEW DWELLING

NOTES
HDC
CERT. NO.

TITLE
ELEVATIONS:
SOUTH & WEST
D & W SCHEDULE

DATE
9-10-2020

SCALE
1/4 "=1'0"

4

EAST ELEVATION

NORTH ELEVATION

DOOR SCHEDULE						
	MANUFACT.	DESCRIPTION	MODEL	SIZE	NOTES	QTY.
1	SIMPSON	1 PANEL,6 LIGHT, SIDE LIGHTS		3'0"x7'0"		
2	SIMPSON	1 PANEL, 9 LIGHT		2'8"x7'0"		
3	ANDERSEN	FULL VIEW, HINGED		2'10"x7'0"		
4	ANDERSEN	FULL VIEW, GLIDING		6'0"x7'0"		
CONFIRM ALL TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED						

WINDOW SCHEDULE						
	MANUFACT.	LIGHT\DESCRIPTION	SET-UP	GLASS	NOTES	QTY.
A	ANDERSEN	6/1,TW/DH	400	TW2842	CONFIRM EGRESS	
B	ANDERSEN	3/1,TW/DH	400	TW28210		
C	ANDERSEN	CIRCLE WINDOW	400	CR24		
D	ANDERSEN	3 LIGHT, FIXED	400			
E	ANDERSEN	1 LIGHT, FIXED	400			
CONFIRM ALL TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED						

COLOR SCHEDULE:
TRIM WHITE
SASH WHITE
DOORS HAMILTON BLUE
ROOF RED CEDAR SHAKES, NTW

9-10-2020

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
McLINTOCK RESIDENCE
32 BREWSTER ROAD
NANTUCKET, MA

JOB NO.
NEW DWELLING

NOTES
HDC
CERT. NO.

TITLE
ELEVATIONS:
EAST & NORTH
D & W SCHEDULE

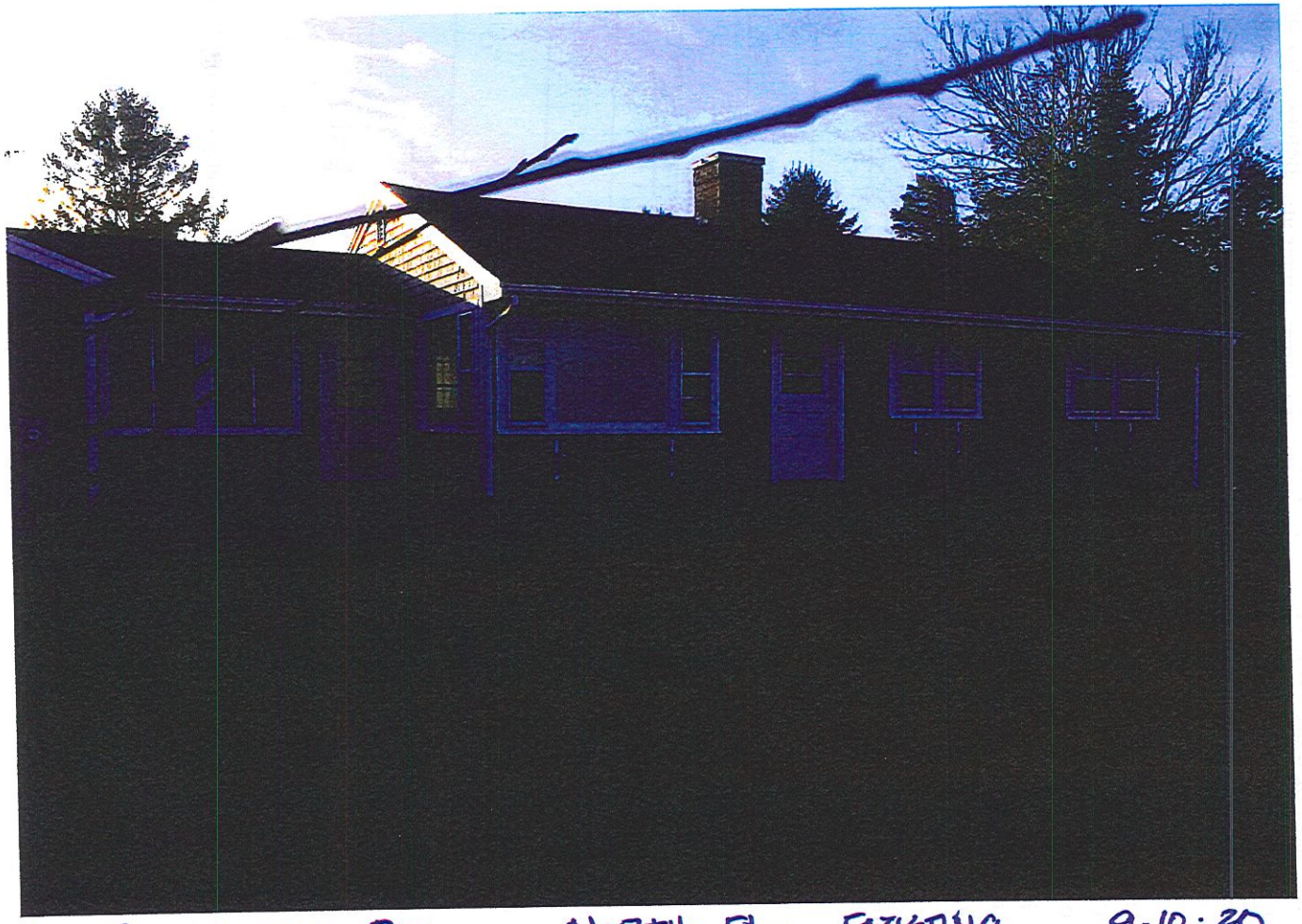
DATE
9-10-2020

SCALE
1/4 "=1'0"

5

32 BREWSTER ROAD SOUTH EL. EXISTING 9.10.20

3



32 BREWSTER RD NORTH EL. EXISTING 9.10.20

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... PAUL J. CROWLEY, TRUST .....

MAILING ADDRESS..... 12 BOULDER RD .....

..... RYE NY 10580 .....

PROPERTY LOCATION..... 32 BREWSTER RD .....

ASSESSORS MAP/PARCEL..... 54 84 .....

SUBMITTED BY..... SANDCASTLE CONSTRUCTION INC .....

508 228 8050

SEE ATTACHED PAGES

I certify 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.

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: 2020.06.03 11:13:47 -04'00'

6-3-2020

.....
DATE

.....
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters List

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
54	8		MCCLAVE WILKES III & DEBRA B	DSH ACCOUNTING	P O BOX 247	LYMES	NH	03768	4- CATHCART RD
54	82		JACKSON MICHAEL TRUSTEE	ERIN NOMINEE TRUST	P O BOX 247	LYMES	NH	03768	4 CATHCART RD
54	83		MCNAB KATHERINE H		421 TIMBER LANE	DEVON	PA	19333-1232	5 CATHCART RD
54	85		KROM RUUD A F & JEANNETTE C TRST	KROM NOMINEE TRUST	2011 MERRIHILLS DRIVE SW	ROCHESTER	MN	55902	33 BREWSTER RD
54	171		CROWLEY PETER & MARAGHY P TRST	JE CROWLEY NOMINEE TRUST	15 OLD WESTON RD	WAYLAND	MA	01778	28 BREWSTER RD
54	172		MOHLER DAVID T & JEAN S		3 WEST IRVING STREET	CHEVY CHASE	MD	20815	31 BREWSTER RD
54	288		TRUSTMAN KATHY & GOLDBERG CARL		300 BOYLSTON ST #808	BOSTON	MA	02116	34 BREWSTER RD

Count: 7