

1. No Meeting Agenda

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

1.1. Consent And Consent With Conditions

Documents:

13 PLUM STREET - POOL HOUSE.PDF
129 POLPIS ROAD - FENCE AND GATE.PDF
18 PEQUOT ST - POOL HOUSE.PDF
30 WOODBURY LANE - HARDSCAPE AND DRIVEWAY.PDF
32 POCHICK AVE - WINDOWS SHINGLES COLOR CHANGE -
COTTAGE.PDF
7 VAN FLEET CIRCLE - ADDITION.PDF
8 POND RD - GH GARAGE REVISIONS.PDF
22 STARBUCK RD - REV 1156 FENESTRATION CHANGES.PDF
3 BARRETT FARM RD - POOL WITH AUTOCOVER.PDF
33 BREWSTER RD - POOL PATIO AND FIREPIT.PDF
8 BAYBERRY - DEMO SHED.PDF
2 SEVEN MILE LANE - COA RENEWAL 67720.PDF
65 GOLDFINCH DRIVE - CHANGE ROOF.PDF
14 CLAREDON ST - ROOF CHANGE.PDF
82 CLIFF ROAD - RELOCATE OUTDOOR SHOWER AND ADD FENCE -
GARAGE.PDF
82 CLIFF ROAD - DECK EXPANSION.PDF
5 EVERGREEN WAY - HARDSCAPE.PDF

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°: 80 PARCEL N°: 29
Street & Number of Proposed Work: 13 PLUM STREET
Owner of record: WILLIAM FITZ PATRICK
Mailing Address: 56 TURNERS WAY
NORWELL, MA 02061
Contact Phone #: 781-223-4476 E-mail: WBF@ADAGEGE
CAPITAL.COM

AGENT INFORMATION (if applicable)

Name: CLAUDIA NOURY-ELLO
Mailing Address: 46 WALTHAM STREET-SUITE 4A
BOSTON, MA 02118
Contact Phone #: 617-529-1326 E-mail: CNOURYELLO@
GMAIL.COM
(Linda Williams)

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ 176.80
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 POOL HOUSE
Size of Structure or Addition: Length: 39' Sq. Footage 1st floor: 856 SF Decks/Patio: Size: 234 1st floor 2nd floor
Width: 30' Sq. Footage 2nd floor: 884 SF Size: _____ 1st floor 2nd floor
each section: 890 SF 1st floor ADD.
Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0
Height of ridge above final finish grade: North 16' 6" South 16' 6" East 16' 6" West 16' 6"

Additional Remarks

Historic Name: _____

Original Date: _____

Original Builder: _____

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

REVISIONS*

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

new cubana/studio

*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 6/12 Dormer _____/12 Other _____
Roofing material: Asphalt: 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.)
Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Gutters: Wood Aluminum Copper Leaders (material) _____
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 6" Frieze _____
Window Casing 4" Door Frame _____ Columns/Posts: Round _____ Square _____
Windows: Double Hung Casement All Wood Other FIXED
 True Divided Lights (muntins), single pane SDL's (Simulated Divided Lights) Manufacturer _____
Doors* (type and material): TDL SDL Front _____ Rear _____ Side 2 FRENCH DOORS
Garage Door(s): Type _____ Material _____
Landscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof WOOD TME
Trim NTW TME Sash BLACK TME Doors _____
Deck NTW Foundation Grasp Fence _____ Shutters _____

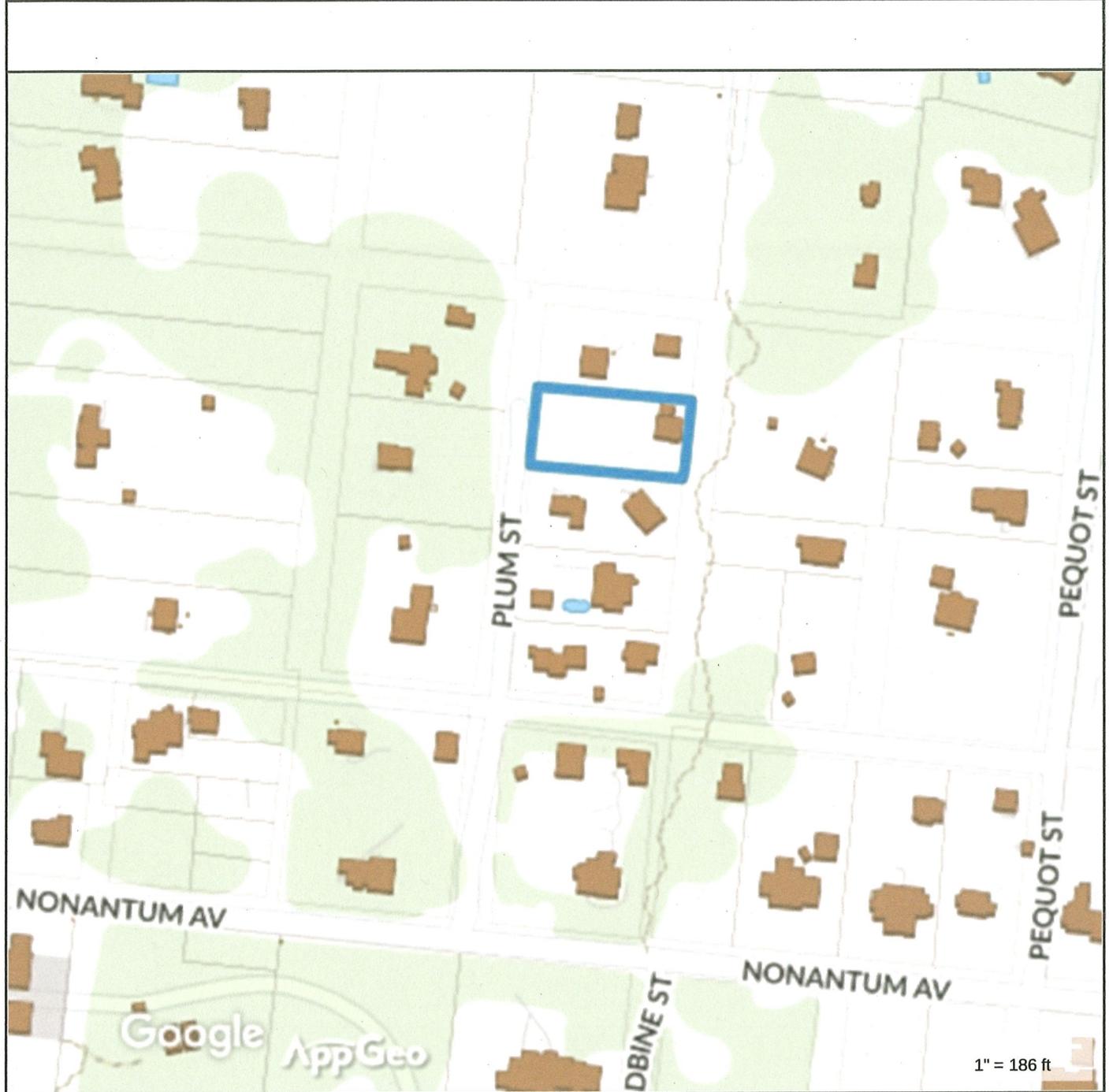
Attach manufacturer's color samples if color is not from HDC approval list.

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: 9/20/00

Signature of owner of record: *[Signature]*

Signed under penalties of perjury



Property Information

Property ID 80 29
Location 13 PLUM ST
Owner FITZPATRICK WILLIAM R & SUSAN L



**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



Property Information

Property ID 80 29
Location 13 PLUM ST
Owner FITZPATRICK WILLIAM R & SUSAN L

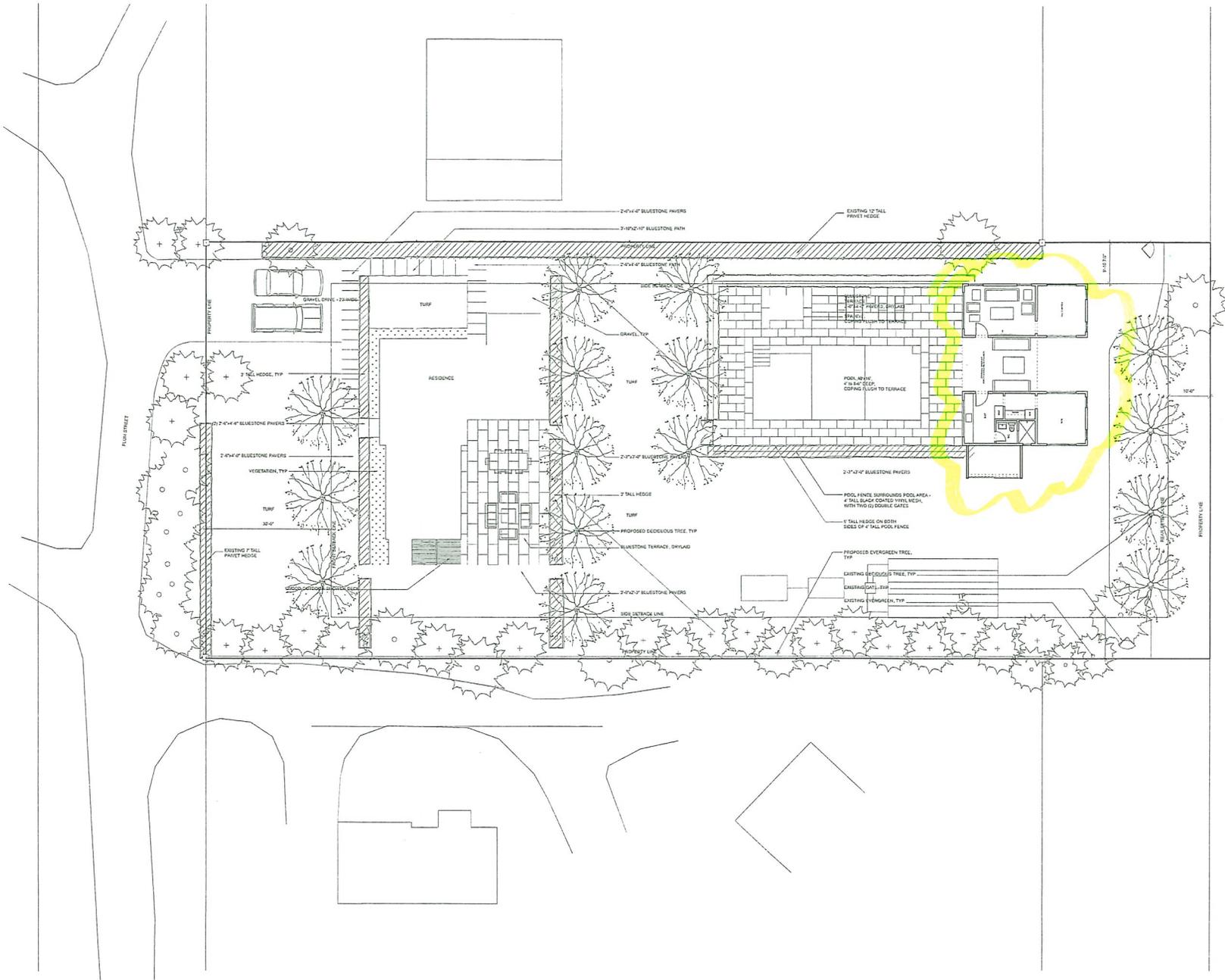


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

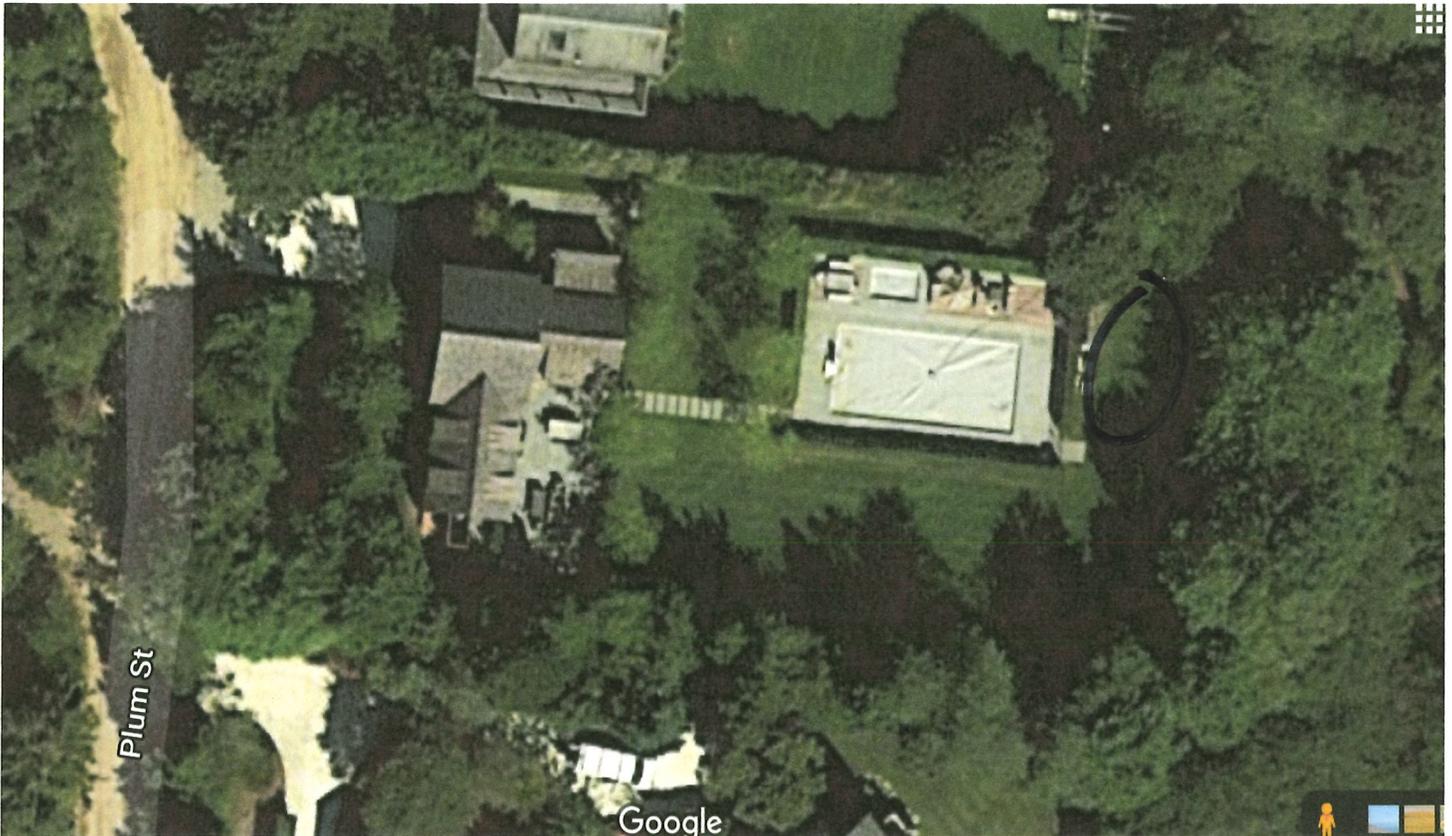
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

PROPERTY NOW
INCLUDES THE
PAPER ROAD TO
THE EAST



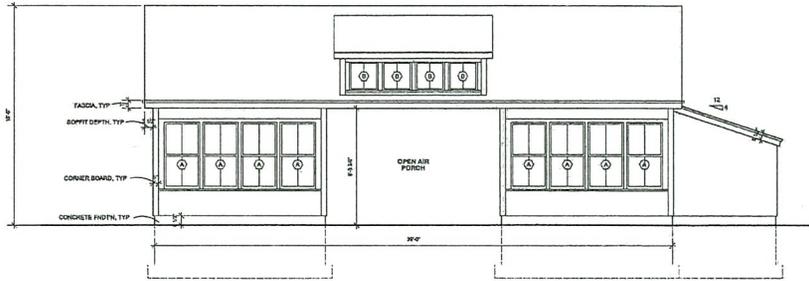
13 PLUM STREET – POOL HOUSE SITED TO THE EAST OF THE POOL



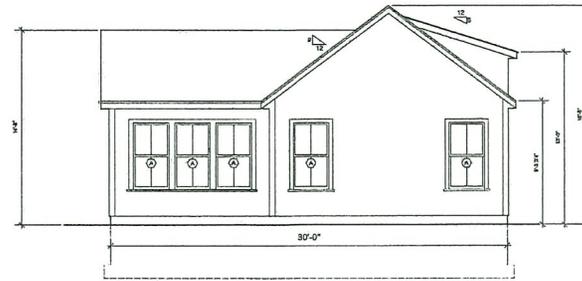
NO VISIBILITY FROM THE STREET – POOL HOUSE BEHIND THE HOUSE







1 FRONT (POOL) ELEVATION
Scale: 1/4" = 1'-0"



3 SIDE ELEVATION (SOUTH)
Scale: 1/4" = 1'-0"



2 REAR ELEVATION
Scale: 1/4" = 1'-0"



4 SIDE ELEVATION (NORTH)
Scale: 1/4" = 1'-0"

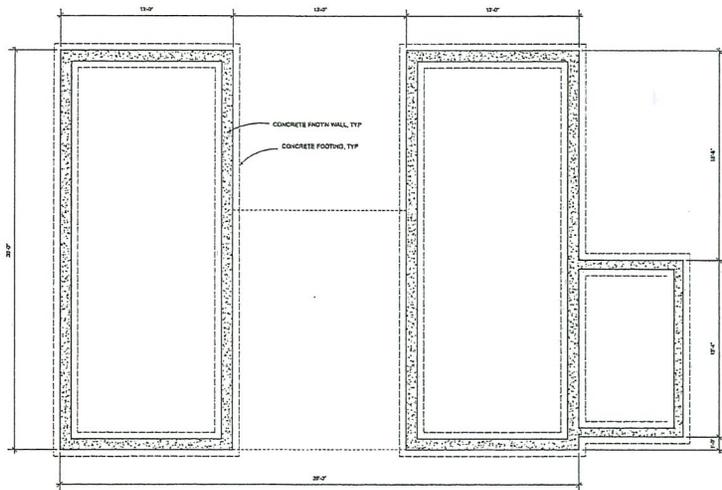
NOURVELLO ARCHITECTS
45 WASHINGTON STREET, 210
BOSTON, MA 02111
617.231.1322 FAX 617.422.0811

13 FLUM STREET, NANTUCKET, MASSACHUSETTS
THE FITZPATRICK RESIDENCE: POOL HOUSE

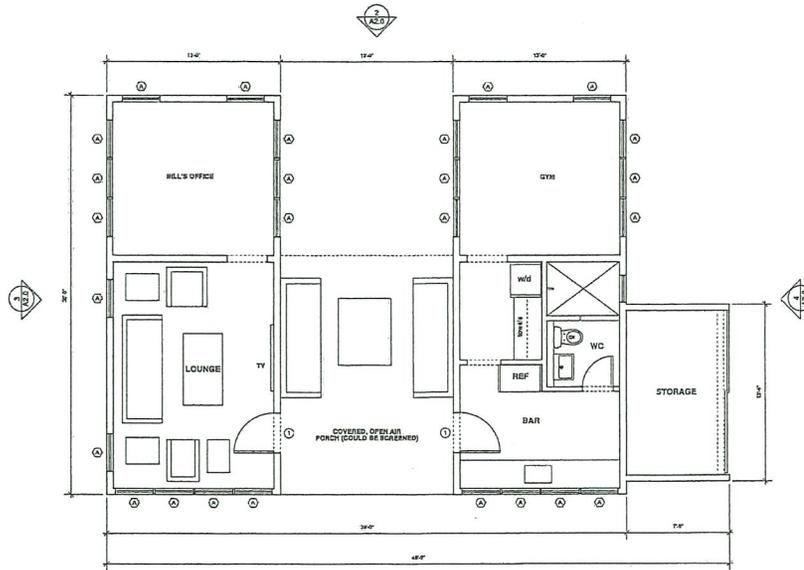
ISSUED FOR:
PROGRESS SET

DATE:
10.01.2003

A2.0



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



2 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

NOTE: ALL DIMENSIONS TO FINISH FRAMING UNLESS OTHERWISE NOTED

THE FITZPATRICK RESIDENCE							
DIVISION #: DOORS AND WINDOWS							
No.	Type	Mat.	Operation	Model No.	Units Size	Window/Door Type	Remarks
A	Wood clad Aluminum	Paint	Inset (1/2")	Architect Series 3333	2'-0" x 2'-11"	1/2" Simulated Div. Light	
B	Wood clad Aluminum	Paint	Anning	Architect Series 2525	2'-11" x 2'-11"	25/16" Simulated Div. Light	
None:	Wood clad Aluminum	Paint	Inset	Corbin	2'-0" x 7'-0"	Simulated Div. Light (3)	Trimmed

NOIRVELLO ARCHITECTS
45 William Street, Suite 210
Boston, MA 02111
Tel: 617.551.1331 Fax: 617.551.0991

13 PLUM STREET, NANTUCKET, MASSACHUSETTS
THE FITZPATRICK RESIDENCE: POOL HOUSE

ISSUED FOR:
PROGRESS SET

DATE:
10.01.2020

A1.0

CERTIFICATE NO: _____

DATE ISSUED: _____

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PROPERTY DESCRIPTION

TAX MAP N^o: 44 PARCEL N^o: 19.5
 Street & Number of Proposed Work: 129 POLPIS RD
 Owner of record: TOM AND ANNALISE NELSON
 Mailing Address: 129 POLPIS RD
NANTUCKET MA
 Contact Phone #: 202-434-3447 E-mail: AMN220@HOTMAIL.COM

AGENT INFORMATION (if applicable)

Name: GEORGE WINLA
 Mailing Address: 127 CENTER ST
YARMOUTHPORT MA 02675
 Contact Phone #: 774-238-6035 E-mail: FLATHEADR36@HOTMAIL.COM

FOR OFFICE USE ONLY

✓ #235

Date application received: 9/29/2020 Fee Paid: \$ 500
 Must be acted on by: 11/21/2020
 Extended to: _____
 Approved: _____ Disapproved: _____
 Chairman: _____
 Member: _____
 Member: _____
 Member: _____
 Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name: _____

Original Date: _____

Original Builder: _____

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
 Type: _____
 Length: _____

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

Gutters: Wood Aluminum Copper Leaders (material) _____

Leaders (material and size): _____

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

Trim: A. Wood Pine Redwood Cedar Other _____

B. Treatment Paint Natural to weather Other _____

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ 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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Date 9/24/20 Signature of owner of record [Signature] Signed under penalties of perjury

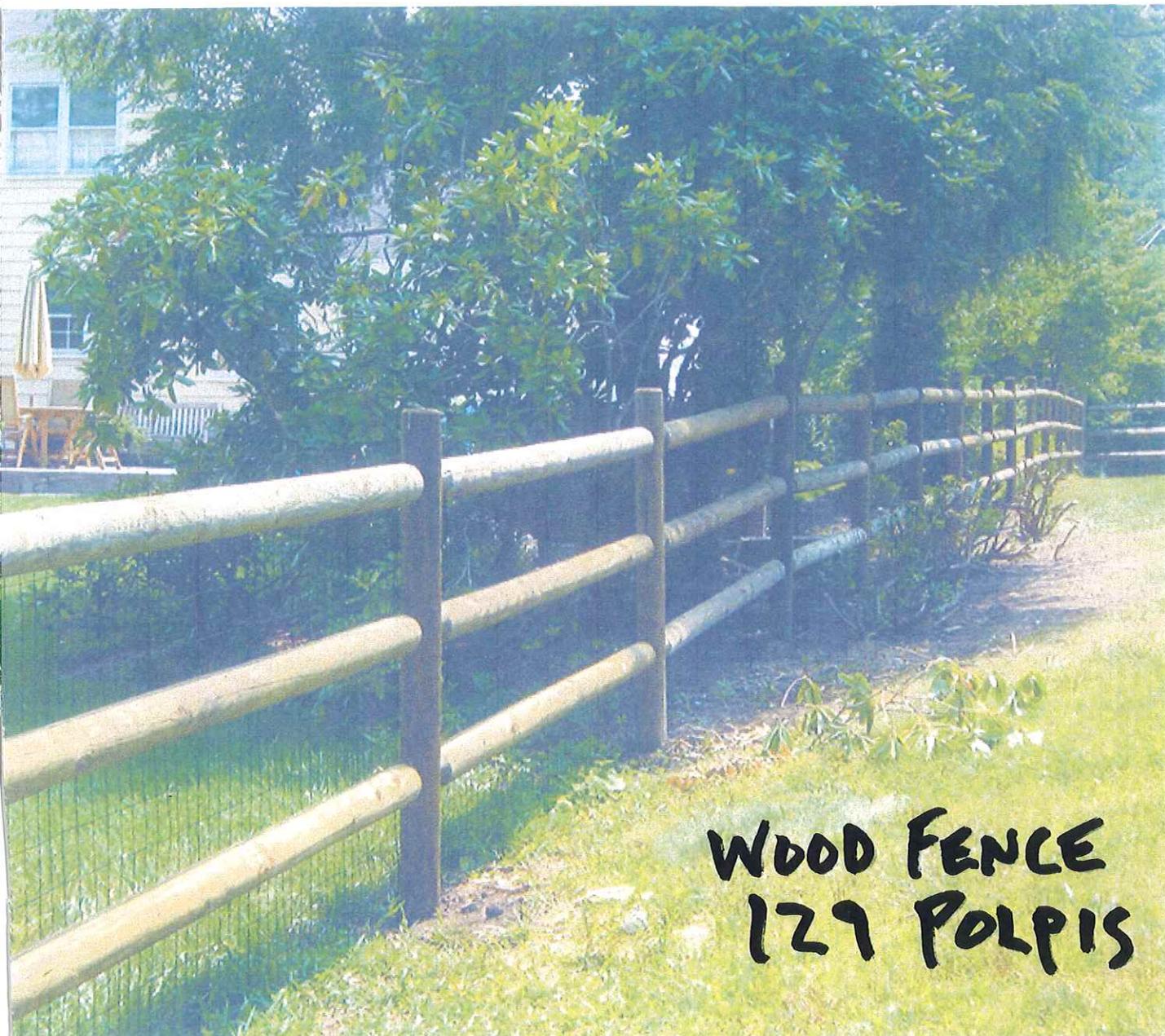


Key:

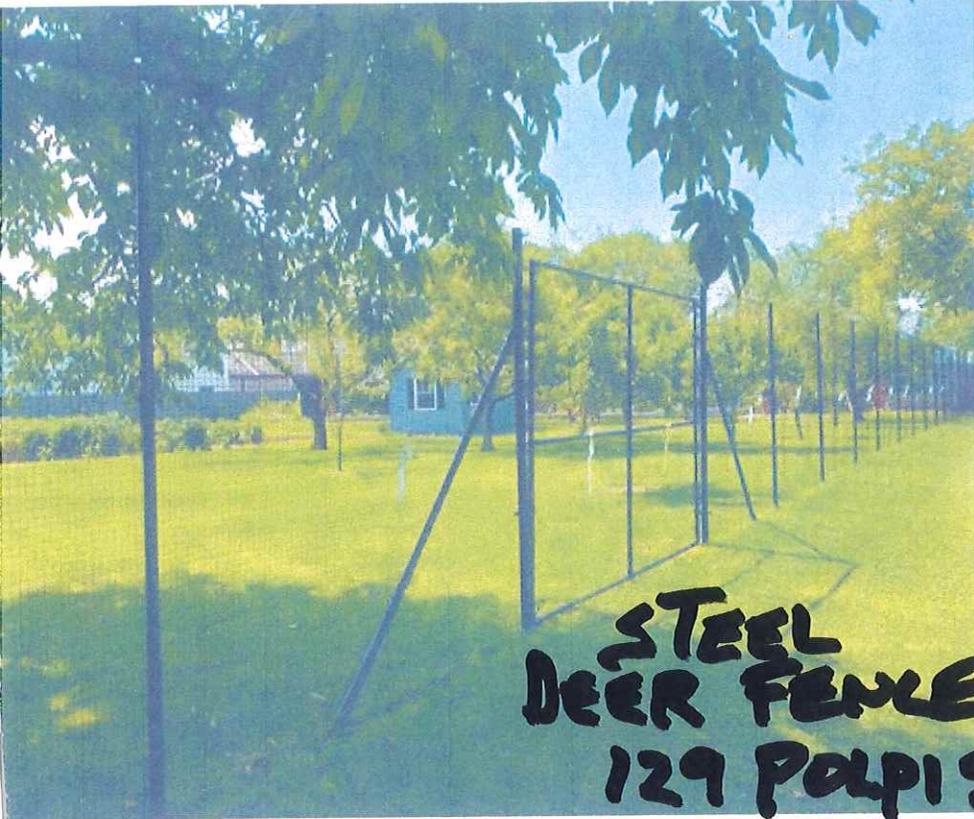
~~XXXXXX~~ STEEL DEER FENCE
~~XXXXXX~~ 3' POST AND POLE FENCE

RECEIVED
 SEP 29 2020
 By _____

STEEL POST
 EXD BRACKINLS
 TO EXISTING
 8' FENCE



WOOD FENCE
129 POLPIS



**STEEL
DEER FENCE
129 POLPIS**



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PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°: 94
Street & Number of Proposed Work: 18 PEQUOT ST
Owner of record: MARGARET TOOL - TR ETAL
Mailing Address: 42 BLAIR HILL RD
NEW CANAAN, CT 06840
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: TOPHAM DESIGN
Mailing Address: 18 HUMMOCK POND RD
NANTUCKET, MA 02554
Contact Phone # 508-325-5870 E-mail: Joseph@tophamdesign.com

FOR OFFICE USE ONLY

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

New Dwelling Addition Garage Driveway/Apron Commercial Historical Renovation Deck/Patio Steps Shed
 Color Change Fence Gate Hardscaping Move Building Demolition Revisions to previous Cert. No. _____
 Pool (Zoning District _____) Roof Other POOL HOUSE
Size of Structure or Addition: Length: 22' Sq. Footage 1st floor: 352 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 0 South 0 East 0 West 0
Height of ridge above final finish grade: North 10' South 10' East 16' West 10'

Additional Remarks

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8' Block Block Parged Brick (type) _____ Poured Concrete Piers
Masonry Chimney: Block Parged Brick (type) N/A Other N/A
Roof Pitch: Main Mass 10/12 Secondary Mass 10/12 Dormer 1/2 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 _____
Gutters: Wood Aluminum Copper Leaders (material) _____
Leaders (material and size): 4x4 red cedar box e 2" PVC
Sidewall: White cedar shingles Clapboard (exposure: _____ inches) Front Side

Trim: A. Wood Pine Redwood Cedar Other _____
B. Treatment Paint Natural to weather Other _____
C. Dimensions: Fascia 1x2 Rake 1x2 Soffit (Overhang) 6" Corner boards 5/4x6 Frieze 1x6
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 8x8

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 wood+glass Rear _____ Side _____
Garage Door(s): Type _____ Material _____
Hardscape materials: Driveways _____ Walkways blue stone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall 2 weather Clapboard (if applicable) _____ Roof grey to match existing house
Trim white Sash white Doors white
Deck blue stone Foundation grey Fence white 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 of 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.



TOCE

REQUIRED WITH ALL APPLICATIONS:

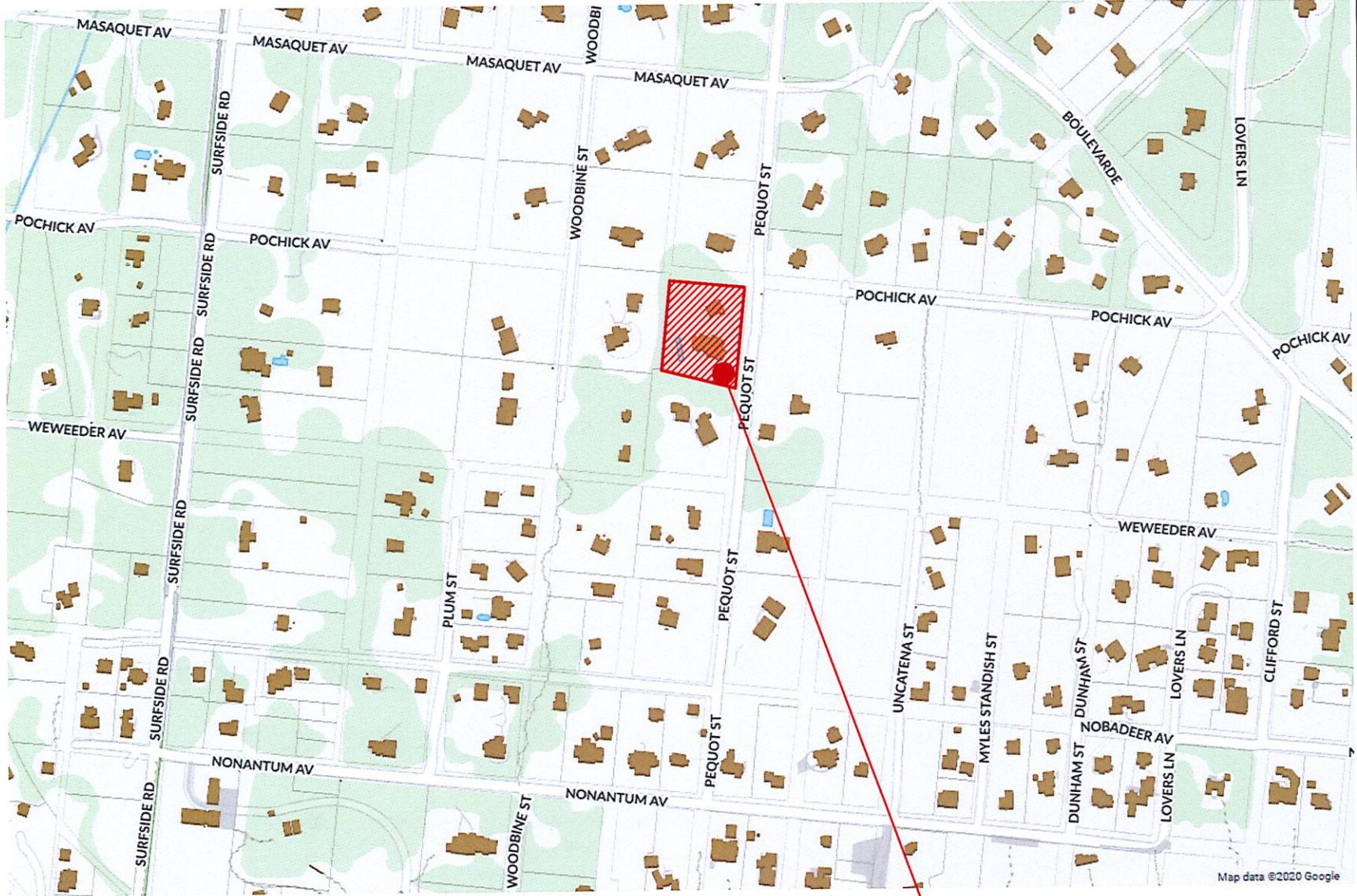
gt ✓
 352'
 on plans
 "
 print out
 - rediff
 ? if want
 website
 to be
 done

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. *go & check book? cost*
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/>.
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 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
 when
 n/a
 n/a
 n/a no eng
 plans
 by
 (initial to indicate read and understand)
 n/a
 none
 are
 applicable

1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. Exterior Elevations and Floor Plans (4 copies): Must be 1/4-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 (1 copy): 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.
 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.
8. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.
- 9.



TOPHAM DESIGN, LLC
 16 HUNTMOCK POND ROAD, NANTUCKET, MA. 02554.
 TEL.: 508-325-5690 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

PAR.	DATE	REVISION
	7/7	

18 PEQUOT ST LOCUS

PLUM PERMIT NO. 0005

HDC SUBMISSION 23/07/2020

HDC APPROVAL 03/08/2020 GUYRE/ETC/EC

TOCE POOL HOUSE
 18 PEQUOT STREET
 NANTUCKET, MA 02554

HDC SUBMISSION
 5/29/20

PROJECT NO: 2020-35

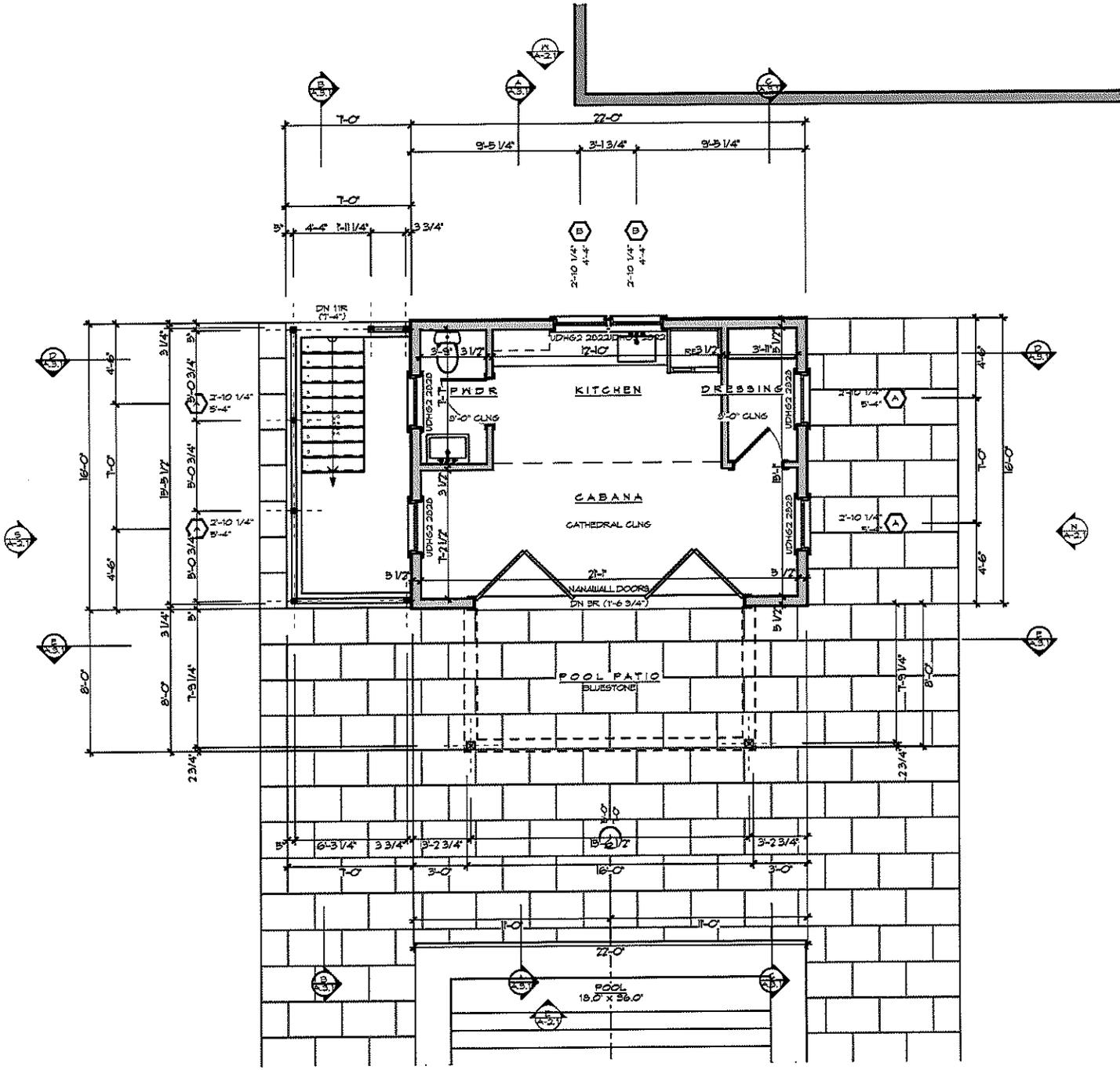
TMP NO.: 24

ZONING: RH-1 ALLOWABLE S.C.: 30.0%

LOCUS

HDC 0.1

Map data ©2020 Google



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

TIME	DATE	DESCRIPTION

PROPOSED FIRST FLOOR PLAN

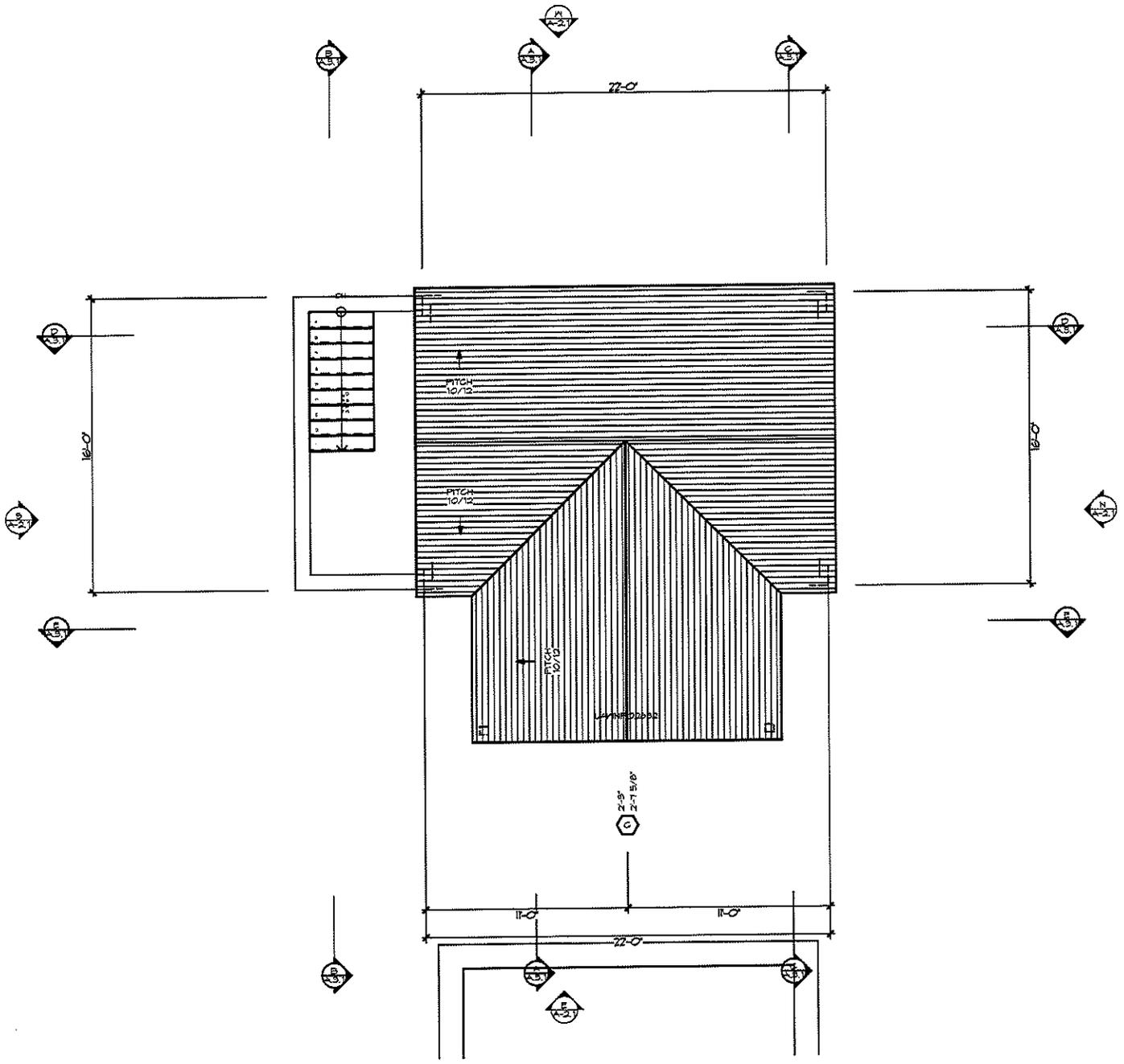
PROJECT NO: 2020-35
 DATE: 5/23/20
 DRAWN BY: J. JOSEPH
 CHECKED BY: J. JOSEPH
 SCALE: AS SHOWN

TOCE POOL HOUSE
 18 PENACOT STREET
 NANTUCKET, MA 02554

HDC SUBMISSION
 5/23/20

PROJECT NO: 2020-35
 PLAN NO: 54
 SCALE: AS SHOWN

HDC 1.1



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

REV	DATE	DESCRIPTION
1	7/7	

PROPOSED ROOF FLOOR PLAN

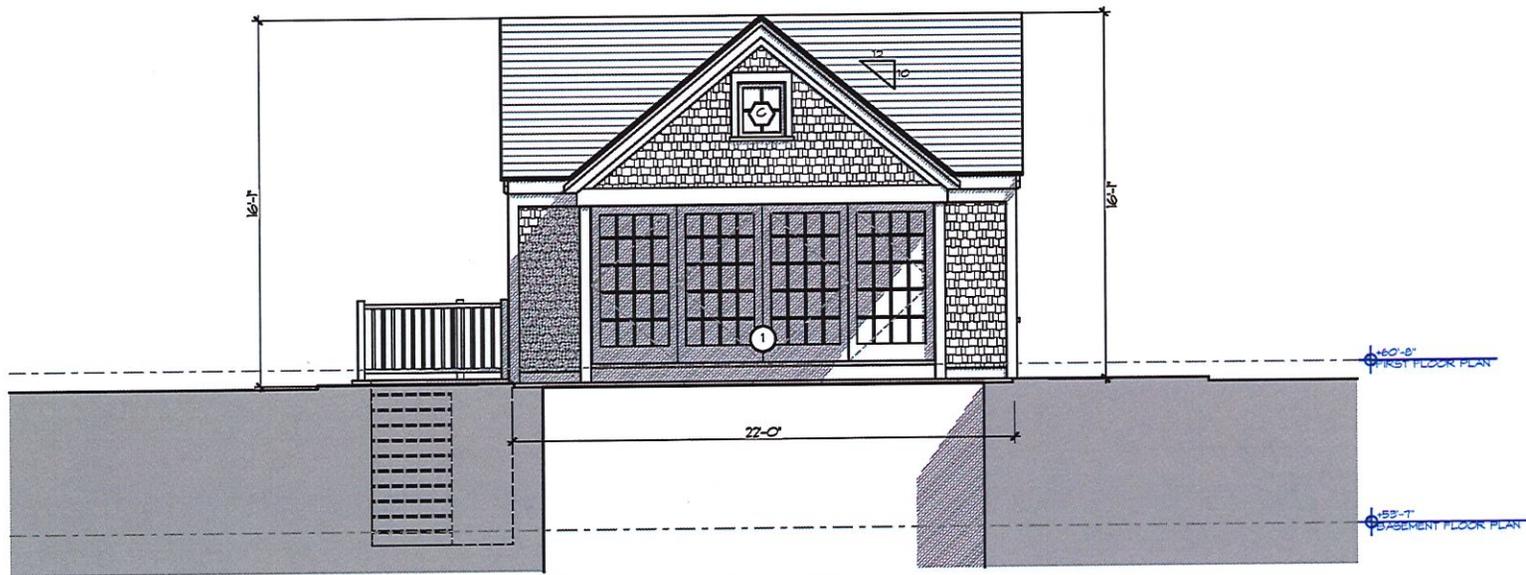
PLANNING BOARD NO. 0003
 185 MINNESOTA ST. SUITE 200A
 NANTUCKET, MA 02554

TOCE POOL HOUSE
 18 PELAGOT STREET
 NANTUCKET, MA 02554

HDC SUBMISSION
 5/23/20

PROJECT NO: 2020-35
 SHEET NO: 50 SHEET NO: 54
 ZONING: R-1 ALLOWANCE: 10.0%

HDC 1.2



PROPOSED EAST ELEVATION
 SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC
 18 HUNTINGTON POND ROAD, NANTUCKET, MA. 02554.
 TEL.: 508.325.5890 EMAIL: JOSEPH@TOPHAMDESIGNLCC.COM

DATE	REVISION
11	

PROPOSED EAST ELEVATION

HDC SUBMISSION 23 OCT 2020
 106 OFFICE, 60 NORTH ST, GARFIELD, NJ

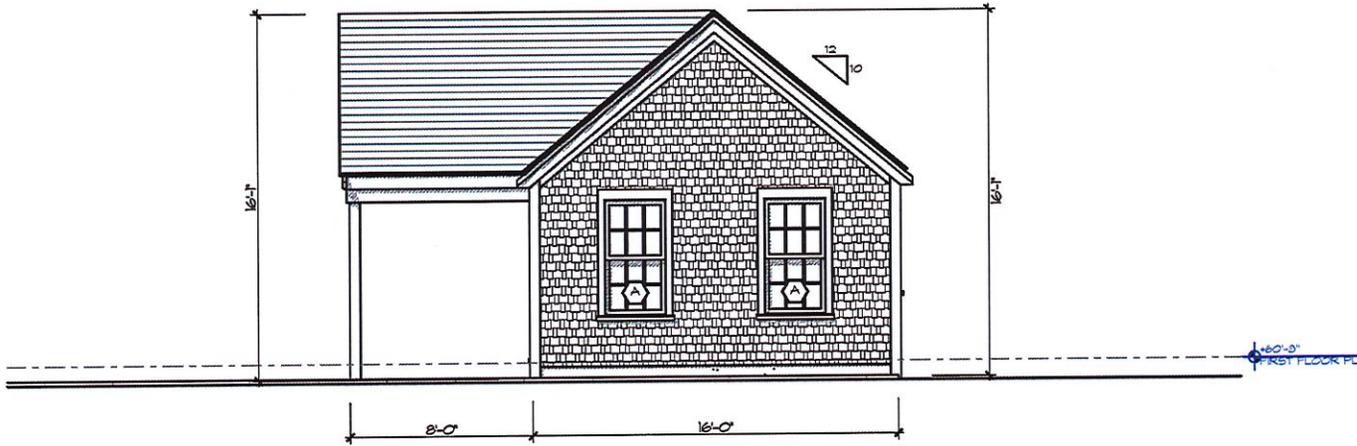
PERMIT PLAN NO. 0000

TOCE POOL HOUSE
 18 PEQUOT STREET
 NANTUCKET, MA 02554

HDC SUBMISSION
 9/29/20

PROJECT NO: 2020-39	DATE: 24
DATE: 10/1	SCALE: 1/8" = 1'-0"

HDC 2.1



PROPOSED NORTH ELEVATION

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


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

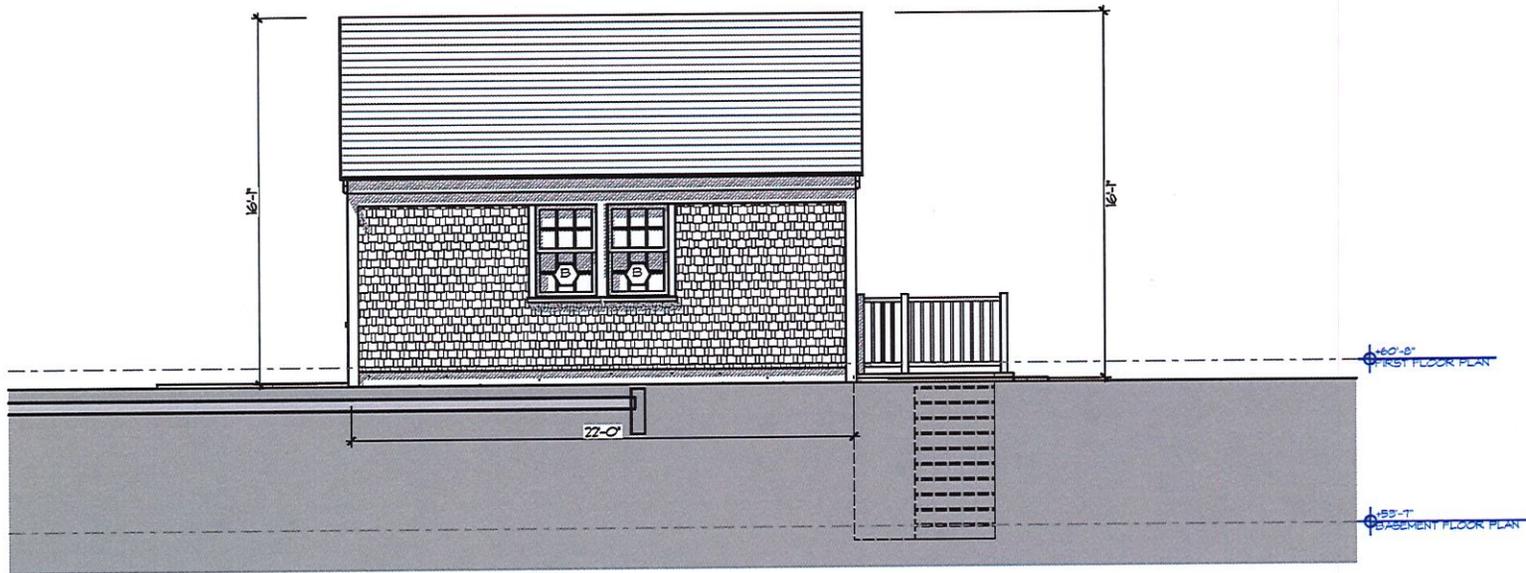
DATE	DESCRIPTION
7/7	

PROPOSED NORTH ELEVATION
 PERMIT PLAN NO. 0000-
 REG. SUBMISSION 23 JUL 2020
 REG. APPROVAL 00 NORTH 2020 CERTIFICATE NO.:

TOCE POOL HOUSE
 16 PELOUT STREET
 NANTUCKET, MA 02554
 HDC SUBMISSION
 9/29/20

PROJECT NO: 2020-35	PLAN NO.: 04
DATE: 09/11	ALLOWABLE G.C. 30 DAYS

HDC 2.2



W **PROPOSED WEST ELEVATION**
 SCALE: 1/8" = 1'-0"

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

DATE	REVISION
11	

PROPOSED EAST ELEVATION

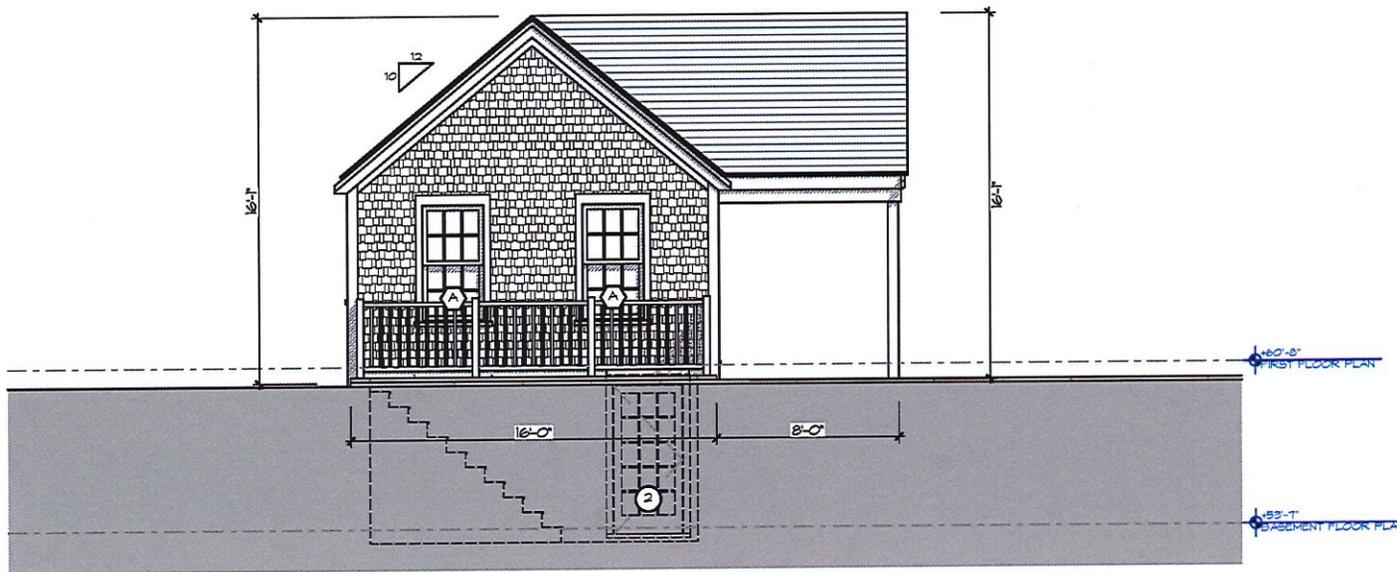
HDC SUBMISSION 23 3571 2020
 HDC APPROVAL 0011/01/2020 CONTRACT NO. 2020-0000-0000-0000

TOCE POOL HOUSE
 18 PEANUT STREET
 NANTUCKET, MA 02554

HDC SUBMISSION
 9/29/20

PROJECT NO: 2020-33	FLIP NO.: 94
FLIP NO.: 80	FLIP NO.: 94
ZONING: RM-1	ALLOWABLE G.C.: 30.0%

HDC 2.3



S

PROPOSED SOUTH ELEVATION

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


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

DATE	DESCRIPTION
11	

PROPOSED SOUTH ELEVATION
 PLAN SET NO. 000-
 HDC SUBMISSION 001/2020 02/29/20

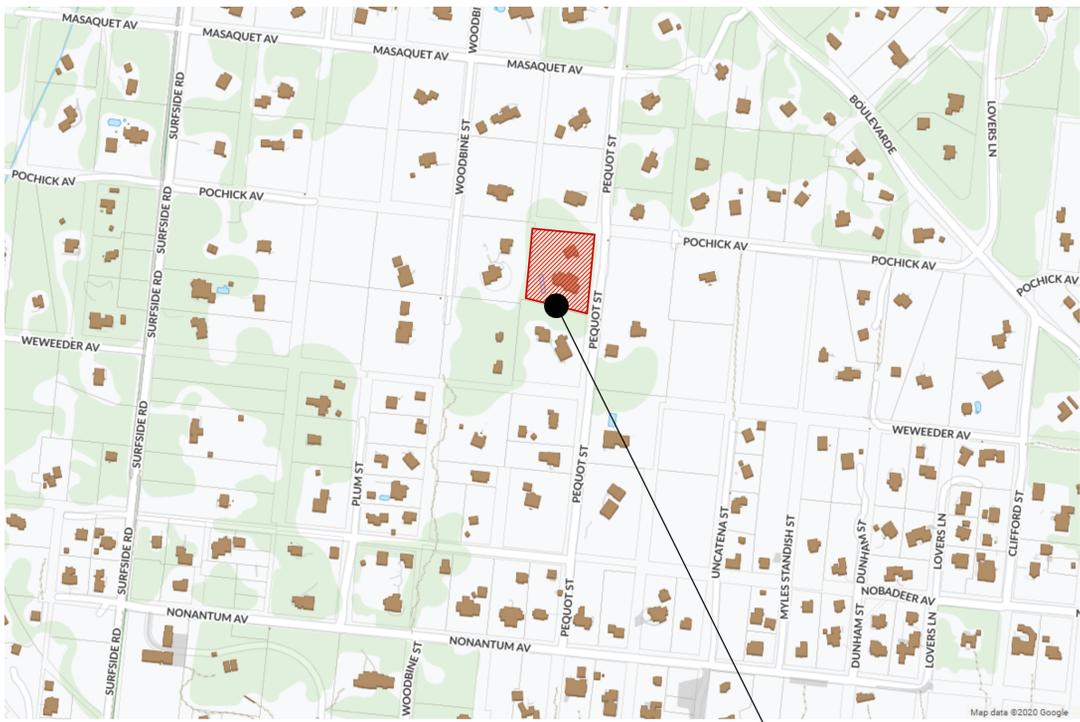
TOCE POOL HOUSE
 18 PEACOCK STREET
 NANTUCKET, MA 02554
 HDC SUBMISSION
 9/29/20

PROJECT NO: 2020-33	DATE: 04
PLAN NO. 00	PLAN NO. 04
DATE: 04/21	DATE: 04/21

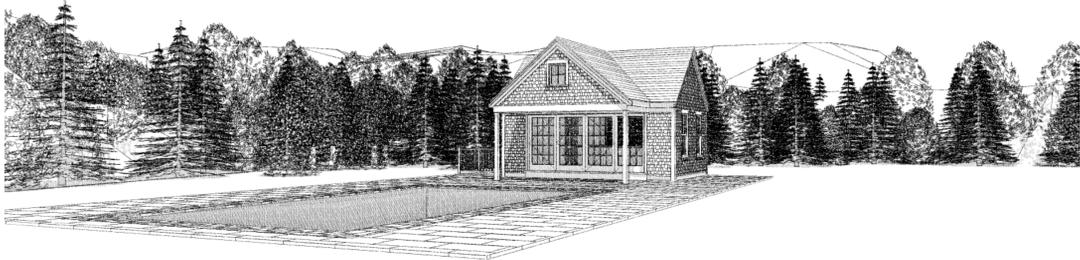
HDC 2.4

TOCE POOL HOUSE

18 Pequot Street, Nantucket, MA, 02554



L 18 PEQUOT ST LOCUS MAP
NOT TO SCALE



P TOCE, 18 Pequot St - Looking West
NOT TO SCALE



Zoning District: LUG-1
 Min. Lot Size: 40,000 SF
 Min. Frontage: 100 FT
 Front Yd Setback: 35 FT
 Side/Rear Setback: 10 FT
 Allowable G.C. Ratio: 7 %
 Existing G.C. Ratio: 6.1± %
 Existing G.C.: 2,360 SF + 950 SF = 3,310± SF

S EXISTING HDC SITE PLAN
SCALE: 1" = 20'



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

MARK	DATE	DESCRIPTION
	//	

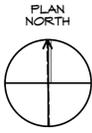
PROPOSED SITE PLAN

TOCE POOL HOUSE
 18 PEQUOT STREET
 NANTUCKET, MA 02554

HDC SUBMISSION
 9/29/20

PROJECT NO. 2020-39
 MAP NO.: 80 MAP NO.: 94
 ZONING: LUG-1 ALLOWABLE G.C.: 7.0%

A-0.1



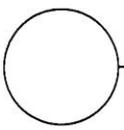
HDC SUBMISSION: 29 SEPT 2020
 HDC APPROVAL: 00 MONTH 2020
 BUILDING PERMIT NO.: 0000
 CERTIFICATE NO.:



TOPHAM DESIGN, LLC

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

Toce Pool House				HDC Submission: xx/xx/20			
18 Pequot St				HDC Revision:			
Nantucket, MA				Revision:			
Window & Exterior Door Schedule							
Window Schedule							
No.	Type	Manuf.	Model No.	Frame Size	Rough Opening	Lights	Comments
A	Double Hung	Marvin	UDHG2 2828	2'-9 1/4" X 5'-3 1/2"	2'-10 1/4" X 5'-4"	6 over 6	Clad
B	Double Hung	Marvin	UDHG2 2822	2'-9 1/4" X 4'-3 1/2"	2'-10 1/4" X 4'-4"	6 over 6	Clad
C	Awning	Marvin	UAWNPO2632	2'-2" X 2'-7 1/8"	2'-3" X 2'-7 5/8"	4	Clad
Door Schedule							
No.	Type	Manuf.		Door Size	Rough Opening	Lights	Comments
1	Entry	Nana Wall Systems	WUFD 1570	15'-1 7/16" x 7'-2"	15'-2 7/16" x 7'-2 1/2"	20	Model No., Door Size, Rough Opening TBD
2	French	Marvin	WUFD 3068	3'-1 7/16" x 6'-10"	3'-2 7/16" x 6'-10 1/2"	15	Basement Door
Notes:							
1. Windows will be Marvin Clad - Ultimate Double Hung, Fixed or Awning style units as noted per schedule.							
2. Double Hungs to have White, Sash Locks only, no finger or sash pulls. Awnings to have White Tilt-Turn type handles.							
3. All exterior window and door casings to be 5/4 x 4 red cedar side casing & 5/4 x 6 head casing per drawings.							
4. All screens to be bronze screen framed, with Hi Transparency mesh screening. Full screens to match on Awnings. Interiors to be primed Wood.							
5. Contractor to determine all jamb widths and extension jamb needs where necessary.							
6. Doors will be Marvin (unless noted otherwise), wood, double glazed, 7/8" SDL w/muntin configuration as shown on drawings. Min. U-value of .29 & DP 30 rated.							
7. Mill shop will provide shops drawings for all window and door units to architect for approval prior to placing window and door order.							
8. Provide tempered glass in all locations required by code.							



W&D SCHEDULE

WINDOW & DOOR SCHEDULE

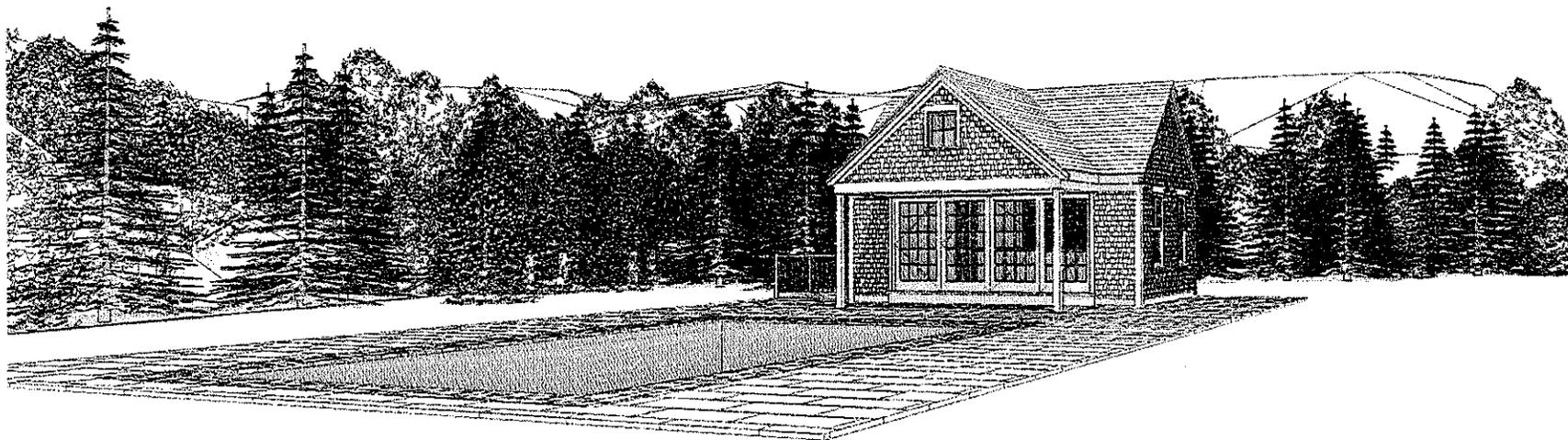
TOCE POOL HOUSE
18 PEQUOT STREET
NANTUCKET, MA 02554

HDC SUBMISSION
9/29/20

PROJECT NO: 2020-33
SHEET NO. 30
DATE: 09/29/20
SCALE: AS SHOWN



PLANET PAPER NO. 0000
HDC SUBMISSION 23 SEP 2020
HDC REFERENCE: 00 NORTH 2020 CONTRACT NO.:



TOCE, 18 Pequot St - Looking West

NOT TO SCALE



TOPHAM DESIGN, LLC

18 HUMPTOCK POND ROAD, NANTUCKET, MA, 02554.

TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNL.LC.COM

DATE	DESCRIPTION

18 PEQUOT ST PERSPECTIVE

PERMIT PLAN NO. 0010

PROJECT NO. 13-071-2020
 DATE: 08/20/2020
 SHEET NO. 24

TOCE POOL HOUSE

18 PEQUOT STREET
 NANTUCKET, MA 02554

HDC SUBMISSION
 9/29/20

PROJECT NO: 2020-33	DATE: 09/24
PLAN NO. 24	SCALE: 1/8" = 1'-0"
DATE: 09/24	ALLOWABLE G.C. 10/01/20

AP-1.1

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.

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^o: 41 PARCEL N^o: 279.2
 Street & Number of Proposed Work: 30 Woodbury Ln.
 Owner of record: Carol and Jeff Heller
 Mailing Address: 18 Kennaday Rd.
Mundhous, NJ 07943
 Contact Phone #: (973) 699-4985 E-mail: ceh93@verizon.net

AGENT INFORMATION (if applicable)

Name: Grady Murtagh
 Mailing Address: 3 Hatch Circle
Nantucket, MA 02554
 Contact Phone #: 508-221-0139 E-mail: GradyMurtagh@yahoo.com

FOR OFFICE USE ONLY

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks (Patio) Size: 430 sq ft 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: 1795
 Original Builder: _____
 Is there an HDC survey form for this building attached? Yes N/A

REVISIONS*

1. East Elevation take up old brick patio and relay driveway as new brick driveway (herringbone)
2. South Elevation matches other houses on road
3. West Elevation changing brick patio to bluestone patio.
4. North Elevation _____

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Gutters: Wood Aluminum Copper Leaders (material) _____

Leaders (material and size): _____

Sidewall: White cedar shingles no Clapboard (exposure: _____ inches) Front Side Other _____

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

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

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

Hardscape materials: Driveways Brick driveway / Herringbone Walkways Changing existing brick patio to bluestone Walls _____

Fence: Height: _____
 Type: _____
 Length: _____

* Note: Complete door and window schedules are required.

COLORS

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

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications 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 9/29/20 Signature of owner of record [Signature]

Signed under penalty of perjury



Property Information

Property ID 41 279.2
 Location 30 WOODBURY LN
 Owner CHEEVER CONSTANCE K TRST

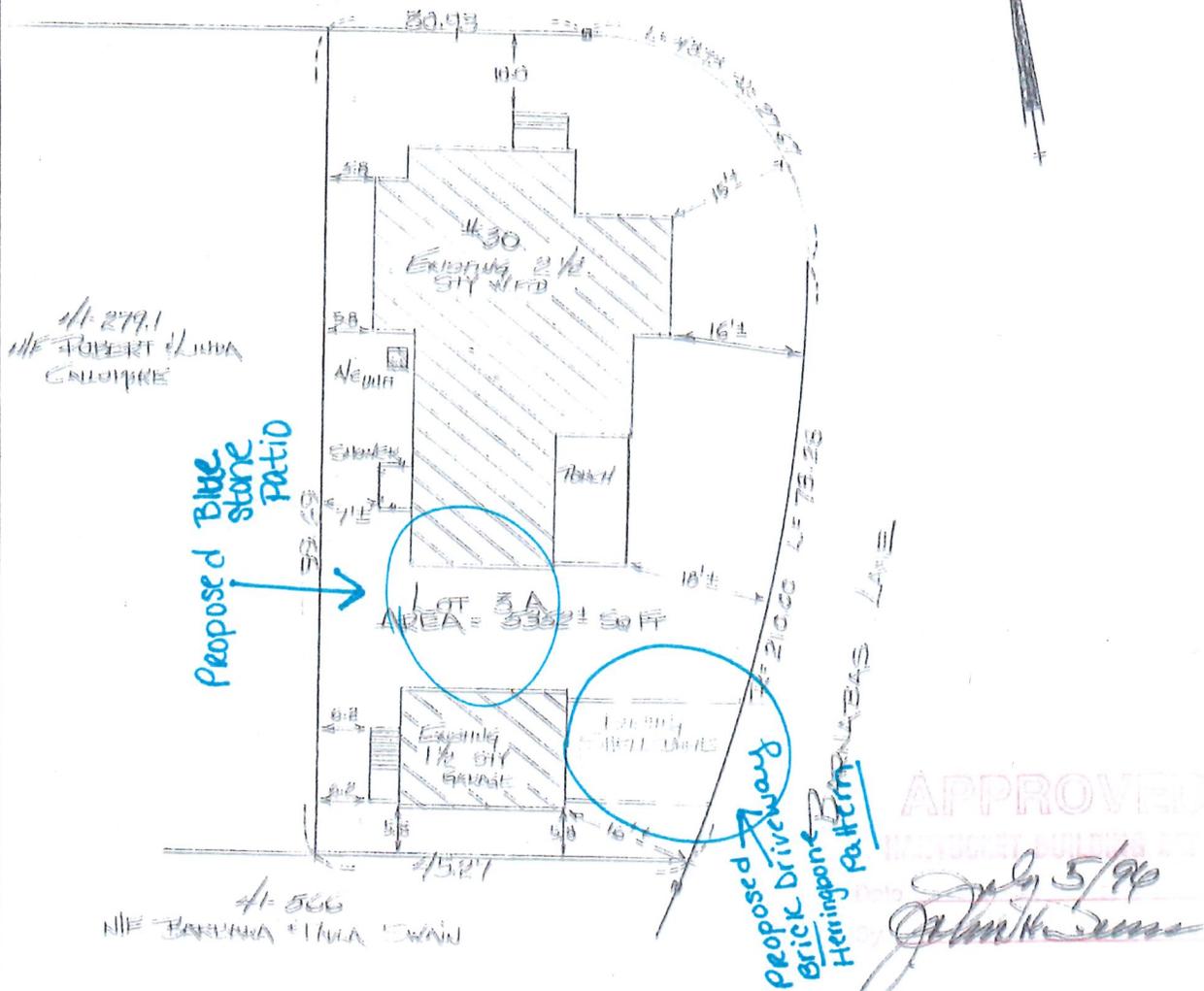


**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

WOODBURY LANE



APPROVED

July 5/96
[Signature]

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: APRIL 29, 96

CURRENT ZONING MAP: R-1
MINIMUM LOT SIZE: 5,000 SQ FT
MINIMUM FRONTAGE: 60 FT
FRONTYARD SETBACK: 10 FT
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 25%
EXISTING G.C.R.: 24.429 ± 1/8



DEED REFERENCE: BK 460 PG 52
PLAN REFERENCE: 11 BK 21 PG 86
ASSESSOR'S MAP 11 PCL 2/7/82
PREPARED FOR:
LORDS OF THE MANOR OF NANTUCKET

PROPERTY LINES SHOWN ARE TAKEN FROM RECORDED DEED AND PLAN REFERED TO HEREON. BUILDINGS, MONUMENTS, ETC. ARE PLOTTED FROM FIELD MEASUREMENTS.
N.B. 7/3/96

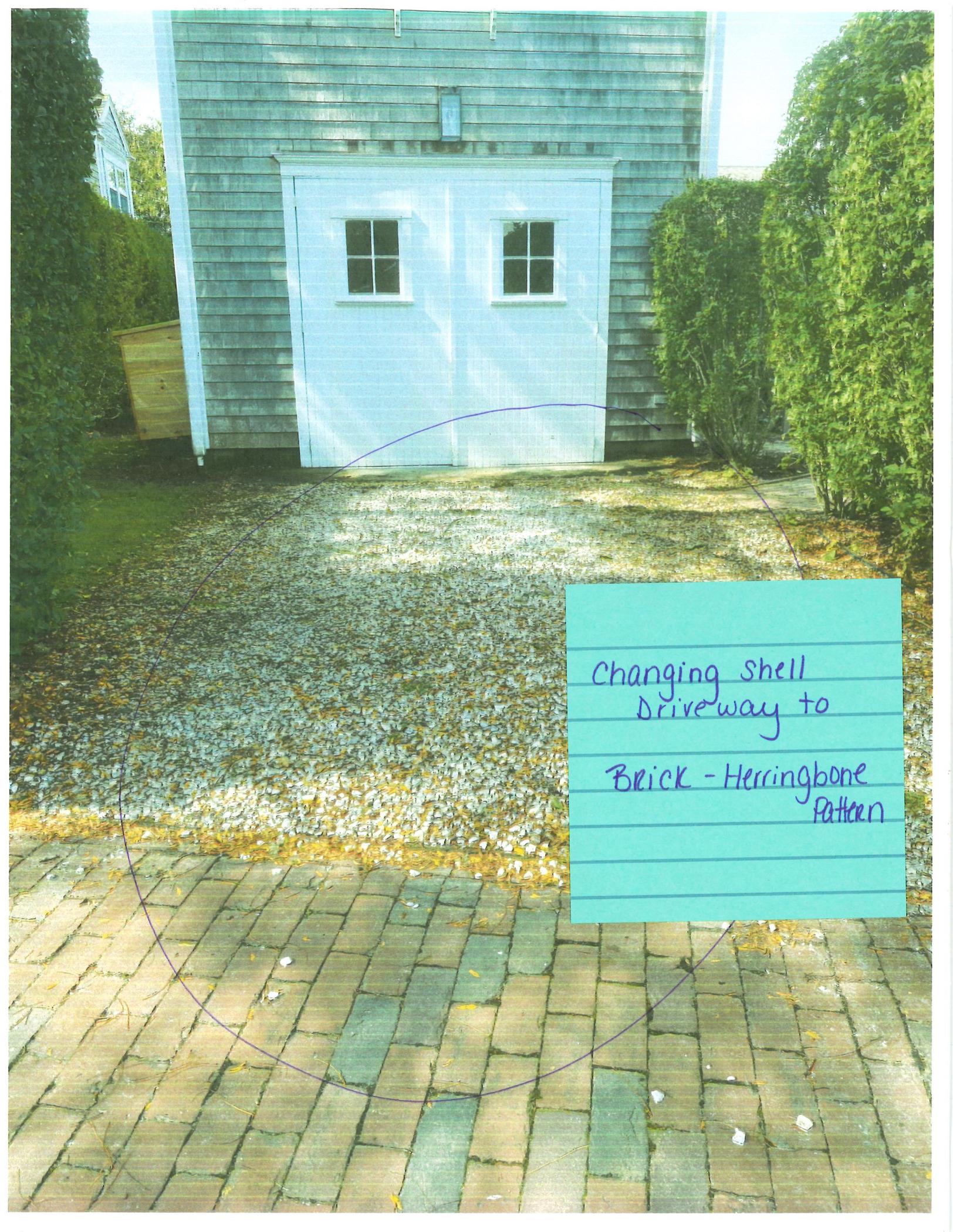
NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

REGISTERED 7/3/96 N=6221



Changing existing
Brick to
Blue stone

9/29/20



Changing shell
Driveway to

Brick - Herringbone
Pattern

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°: 80 PARCEL N°: 282
Street & Number of Proposed Work: 32 POCHICK AVE. (BACK COURTYARD)
Owner of record: 32 POCHICK LLC
Mailing Address: P.O. Box 2637
NANTUCKET, MA. 02584
Contact Phone #: 248-719-1896 E-mail: RICHW.MATHCO@GMAIL.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 REPLACE EXISTING WINDOWS / RE-SHINGLE / COLOR CHANGE
- Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ 1st floor 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ 1st floor 2nd floor
Sq. footage 3rd floor: _____

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

Additional Remarks

Historic Name: _____
Original Date: _____
Original Builder: _____
Is there an HDC survey form for this building attached? Yes N/A
REVISIONS*
1. East Elevation NEW WINDOWS TO MATCH MAIN HOUSE / RE-SHINGLE
(describe) 2. South Elevation HDC APPROVAL ON MAIN HOUSE # HDC 2020-09-1617
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 ANDERSON 400 6 OVER 6 (TO MATCH MAIN HOUSE)

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.

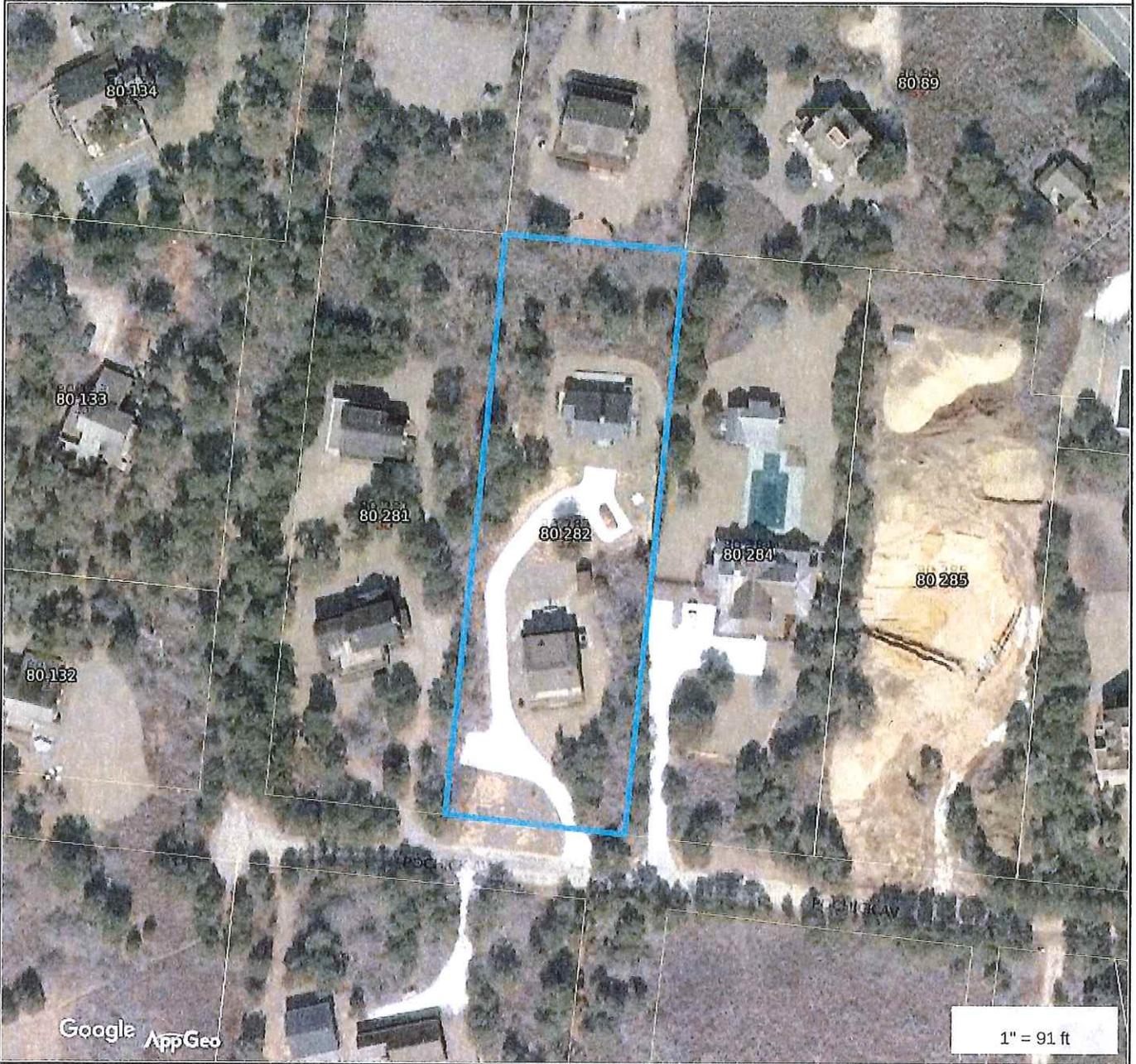
COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof _____
Trim CEDAR - NATURAL Sash WHITE (TO MATCH MAIN) 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 [Signature] Signed under penalties of perjury



Property Information
 Property ID 80 282
 Location 32 POCHICK AV
 Owner 32 POCHICK LLC



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

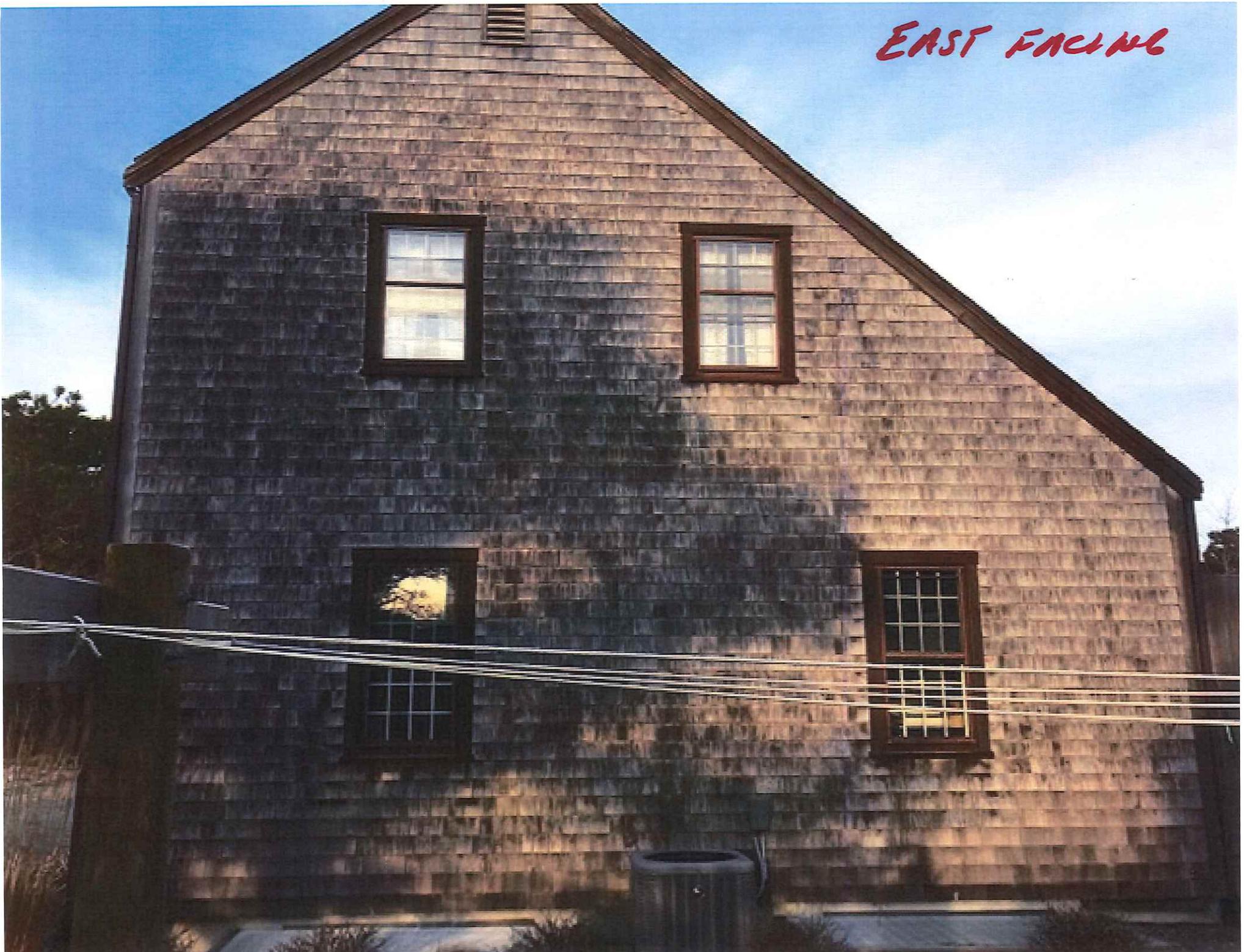
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

SOUTH FACING



EAST FACING



WEST FACING



NORTH FACING



Proposed windows to match MH MIN DOOR

LIKE - KIND Certificate # 09-1617

Date Issued: 9/1/2020

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a
CERTIFICATE OF APPROPRIATENESS for "Like-Kind" Replacement only

Like-Kind is a repair or replacement of the exact building feature (ex: same material, color, size, etc.)

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 refer to Page 2 for submittal requirements. Incomplete applications will not be reviewed by the HDC staff. *Should you have a question IF your application is a "like-kind," please discuss with Staff prior to submitting the application.*

This is a contractual agreement and must be filled out in ink. An application 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. ALL Like-Kind applications must provide PHOTOGRAPHS of the work to be performed.

This 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 No: 80 PARCEL No: 282

Previous Like-Kind COA # _____

Address of Proposed Work: 32 POCHICK AVENUE
 Date of building (if known): 1984

Owner of Record: 32 POCHICK LLC

Mailing Address: P.O. BOX 2637
NANTUCKET, MA. 02584

Telephone: 248-719-1896

Email: RICHWMA7H@GMAIL.COM

AGENT INFORMATION

Name: _____

Mailing Address: _____

Telephone: _____

Email: _____

For office use only		<input checked="" type="checkbox"/> #150
Date Application Received:	<u>8/19</u>	Fee: \$25.00 <input checked="" type="checkbox"/>
Must be acted on by:	_____	
Extended to:	_____	
Approved:	<u>9/1/2020</u>	Disapproved: _____
Staff Member:	<u>HOLLY BACCHUS</u>	
Notes-Comments-Restrictions-Conditions:	_____	
<u>UR WINDOWS</u>		
<u>ANDERSON 400 SERIES DH 6/6</u>		
<u>SASH COLOR TO MATCH</u>		
<u>TVE</u>		

Year of Building: 1984 Name of Building: 32 Pochick Ave.

DESCRIPTION OF REPLACEMENT WORK TO BE PERFORMED

Fence repair /replacement
 Gate repair / replacement
 Roof repair /replacement
 Sidewall repair /replacement
 Chimney repair / replacement
 Foundation repair / replacement
 Shutter repair / replacement
 Other: WINDOW REPLACEMENT w/ ANDERSON 400 SERIES

DETAILS OF "LIKE-KIND" WORK TO BE PERFORMED

FENCE - Height: _____ Length: _____ Type: _____ Material: _____ Color: _____

GATE - Height: _____ Length: _____ Type: _____ Material: _____ Color: _____

Clapboard _____ Foundation _____ Roof _____ Shutters _____

Deck _____ Sidewall _____ Other WINDOW REPLACEMENT

ROOF - Type: _____ Manufacturer (Roofing): _____ Material: _____ Color: _____

DESCRIPTION OF BUILDING of proposed roof work: _____

OTHER WINDOW REPLACEMENT

(Please specify ALL details of proposed work)
THE ORIGINAL WINDOWS, INSTALLED IN 1984, ARE NOT ENERGY EFFICIENT.

I WOULD LIKE TO REPLACE ALL THE WINDOW WITH ANDERSON 400 SERIES ENERGY EFFICIENT WINDOWS.

THE PRESENT WINDOWS ARE 6 ON 6 AND I WILL REPLACE THEM WITH 6 ON 6

REQUIRED WITH ALL LIKE-KIND APPLICATIONS:

1. Completed Application Form: Description of ALL "Like-Kind" 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: \$25.00. If paying by check, please make payable to the Town of Nantucket.
4. Locus Map (1 copy): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) <http://www.mapgeo.com/NantucketMA/>.
5. Colored Photographs (Minimum of 2 copies): Required of ALL Like-Kind applications. Photographs must be clear and labeled with application address or contextual address. Please include ENTIRE elevation of house, as applicable, and indicate the cardinal points (north, south, east, or west); indicate the Like-Kind work proposed (ex: clouding windows, doors, trim, etc.) Roof Like-Kind, please refer to the approvable roof shingle guidelines: <https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF>.
6. Electronic submission: All documents (application, locus map, photographs, etc.) must be emailed to the HDC office at hdcsubmissions@nantucket-ma.gov.
7. PLEASE NOTE: Window/ Door Replacement in the OHD/SOHD (Old Historic District / 'Sconset Old Historic District) must go before the Commission for review. Attendance at either the Historic Structures Advisory Board or the 'Sconset Advisory Board is strongly encouraged. Their review is a recommendation to the Commission and not the final review for approval.
8. PLEASE NOTE: Roof Color Change in any district must go before the Commission for review. Please refer to Guidelines for Application Submission on Commission reviews.

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 should the application need supplemental information in order to be accurately reviewed, I will provide when requested.

Date: 8/18/2020 Print: RICHARD MATHESON

Signature: 

Town of Nantucket
 2 Fairgrounds Road
 Nantucket, MA 02554

Plan NO.: HDC2020-09-1617	
Plan Type: HDC - Certificate of Appropriateness	
Work Classification: Like Kind	
Plan Status: Approved	
Apply Date: 09/01/2020	Expiration: 09/01/2023

Location Address	Parcel Number
32 POCHICK AV, Nantucket, MA 02554	80 282

Contacts			
32 POCHICK LLC 150 WEST LINCOLN STREET, BIRMINGHAM, MI 48009 (248)719-1896	Parcel Owner richwmath@gmail.com	32 POCHICK LLC 150 WEST LINCOLN STREET, BIRMINGHAM, MI 48009 (248)719-1896	Agent richwmath@gmail.com

Description: LIKE KIND - window replacement - Andersen 400 Series DH 6/6 - sash color TME	Valuation: \$0.00
	Total Sq Feet: 0.00

Fees	Amount
HDC - Like-Kind Repair or Replacement	\$25.00
Total:	\$25.00

Payments	Amt Paid
Total Fees	\$25.00
Check # 150	\$25.00
Amount Due:	\$0.00

Condition Name Description Comments

This is a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawing 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. This is a contractual agreement.



 Issued By: Holly Backus

September 01, 2020

 Date

32 Pochick Ave



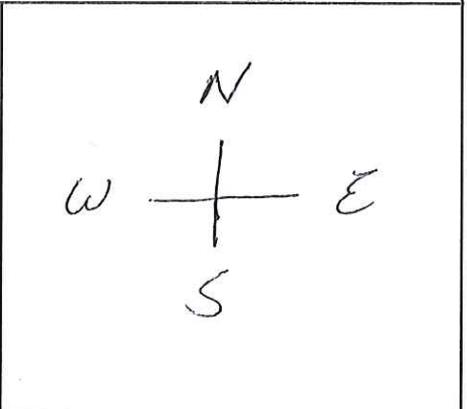
Property Information	
Property ID	80 282
Location	32 POCHICK AV
Owner	32 POCHICK LLC



**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



SOUTH SIDE
OF HOUSE
32 Poetock Ave



WEST SIDE
OF HOUSE
32 Poofick



EAST SIDE
OF HOUSE
32 Poetick Ave



NORTH SIDE
OF HOUSE
32 POCKETTS AVE



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°: 91 PARCEL N°: 116
Street & Number of Proposed Work: 7 VAN FLEET CIRCLE
Owner of record: 7 VAN FLEET CIRCLE LLC
Mailing Address: PO Box 977
SIASCONSET MA 02564
Contact Phone #: 508 360 0781 E-mail: alex@millbuilt.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: _____
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: 24' Sq. Footage 1st floor: 360 Decks/Patio: Size: _____ 1st floor 2nd floor
Width: 15' Sq. Footage 2nd floor: 360 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 27'6" South 27'6" East 27'6" West 27'6"

Additional Remarks

Historic Name: _____ REVISIONS* 1. East Elevation
Original Date: _____ (describe) 2. South Elevation
Original Builder: _____ 3. West Elevation
Is there an HDC survey form for this building attached? Yes N/A 4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer VELUX Rough Opening 36" x 36" 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 5/4 x 10 Rake 5/4 x 10 Soffit (Overhang) 6" Corner boards 2x6 Frieze _____
Window Casing 2 1/2" x 1 1/2" Door Frame 1 1/2" x 2 1/2" 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 3/4 stone native Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

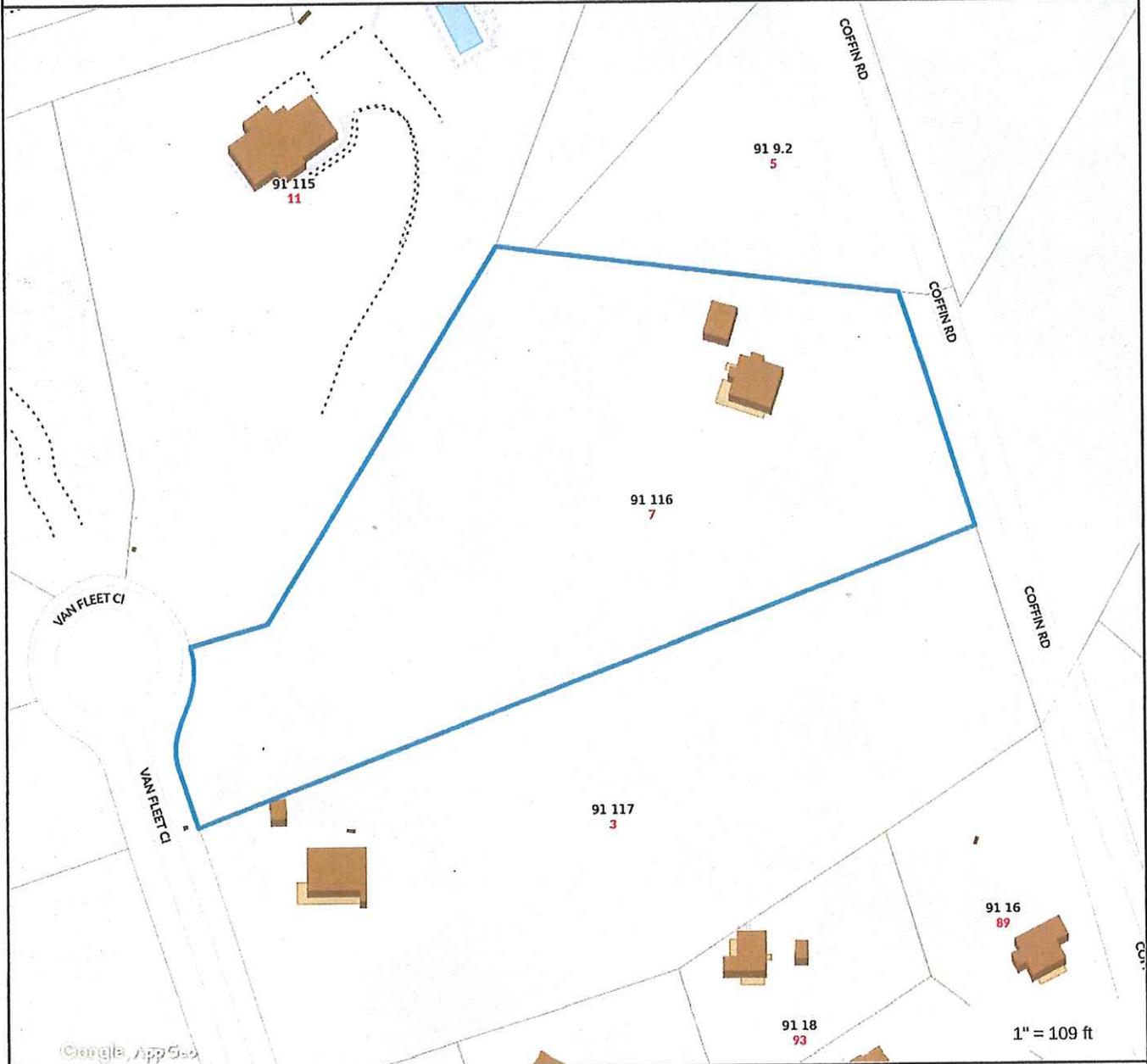
COLORS

Sidewall natural Clapboard (if applicable) _____ Roof _____
Trim natural 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 9/21/20 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID 91 116
 Location 7 VAN FLEET CI
 Owner 7 VAN FLEET CIRCLE LLC

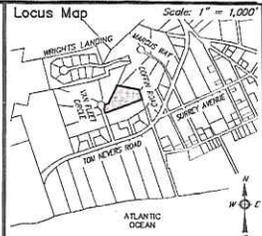
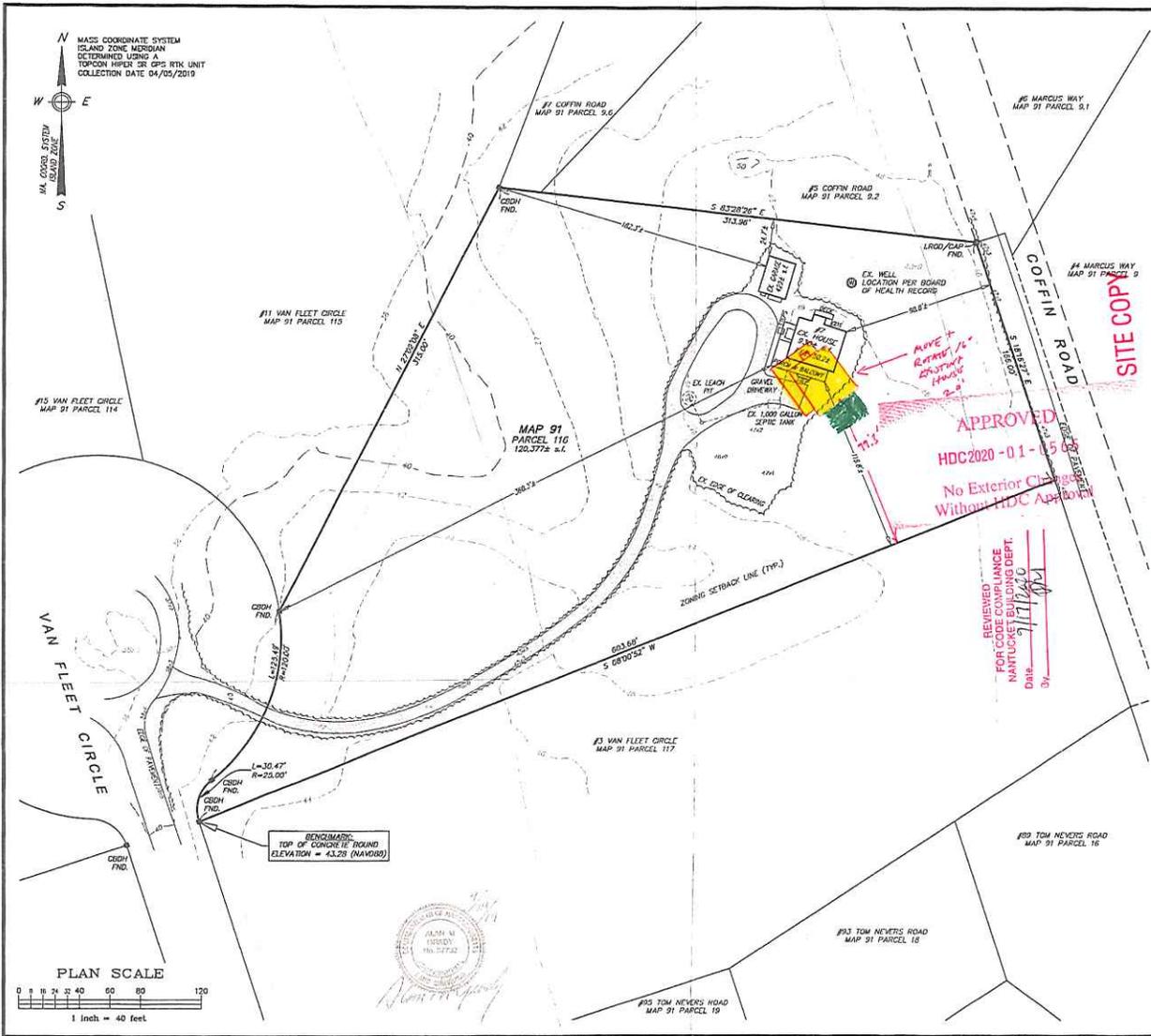


MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

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

SITE COPY



- Notes**
1. LOCUS: #7 VAN FLEET CIRCLE
MAP 91 PARCEL 116
 2. OWNER: CLARA J. LOVELL and
CLARA J. LOVELL, Testamentary Trustee
PO Box 158
EGYPT, TX 77436
 3. DEED REF: Cert. #26682
 4. PLAN REF: LC Plan #5004-57 (LOT 896)
 5. LOCUS DOES NOT FALL WITHIN A SPECIAL
FLOOD HAZARD ZONE AS SHOWN ON
FEMA FLOOD INSURANCE RATE MAP No.
25019C-0157-G and 25019C-0176-G
dated 06/09/2014.
 6. LOCUS DOES NOT FALL WITHIN THE
NATURAL HERITAGE and ENDANGERED
SPECIES PROGRAM (NHESP) AREAS OF
ESTIMATED HABITATS OF RARE WILDLIFE
and PRIORITY HABITATS OF RARE
SPECIES.

ZONE: LUG-3		REQUIRED	EXISTING
LOT AREA:	120,000 s.f.	120,377± s.f.	
FRONTAGE:	206'	155.96'	
FRONT YARD:	35'	360.5'±	
SIDE YARD:	20'	24.7'±	
REAR YARD:	20'	98.8'±	
GROUND COVER:	3% (MAX)	1.1%	(L201 412)

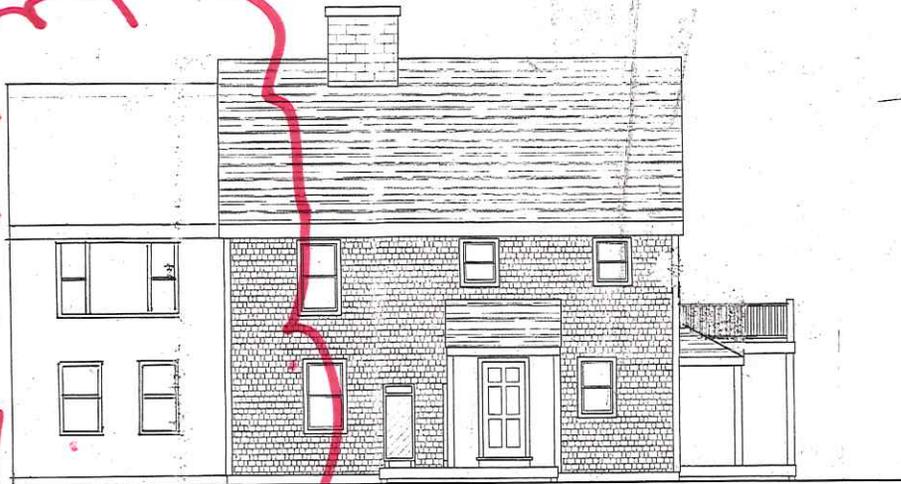
Prepared By:

 49 HERRING POND ROAD
 BIZZARDS BAY, MA 02534
 (PH) 508.333.9870
 (FAX) 508.333.2382
 19 OLD SOUTH ROAD
 NANTUCKET, MA 02554
 (PH) 508.225.0844
 www.brackeneng.com

EXISTING CONDITIONS PLAN
 IN NANTUCKET, MASSACHUSETTS
 Prepared For:
CLARA J. LOVELL
 CLARA J. LOVELL, trustee
 #7 VAN FLEET CIRCLE
 MAP 91 PARCEL 116

No.	Date	Revision Description	By

Date: APRIL 24, 2019
 Drawn: ERC/BC
 Checked: DFB/AMC
 Sheet: 1 of 1



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



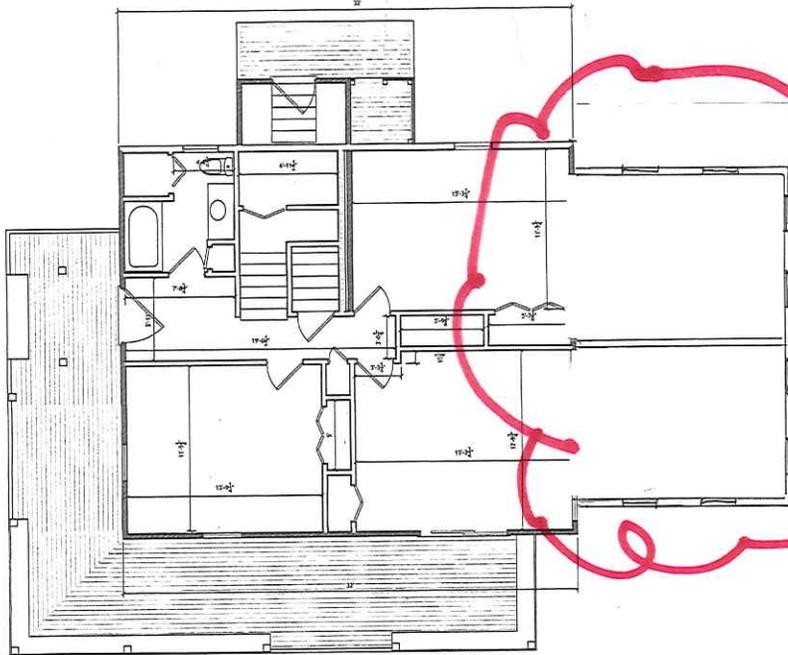
EAST ELEVATION
1/4" = 1'-0"



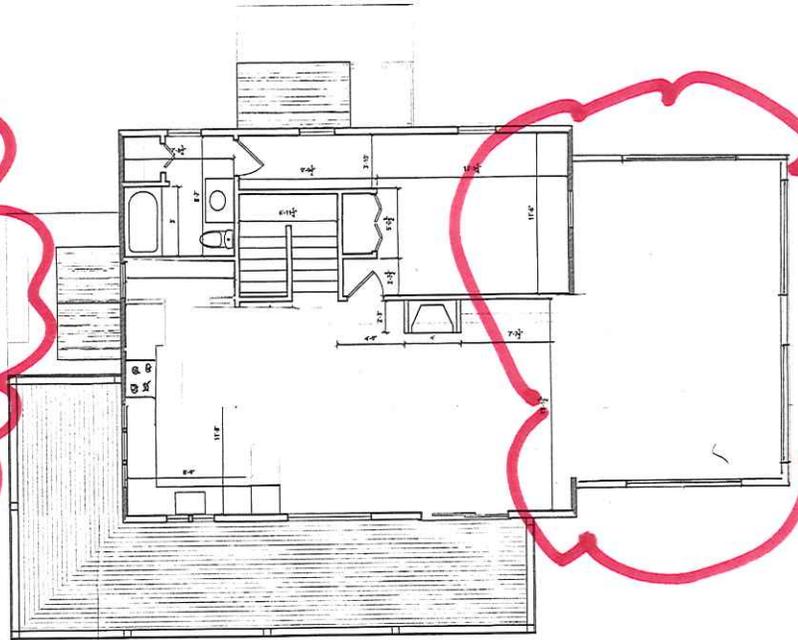
WEST ELEVATION
1/4" = 1'-0"



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



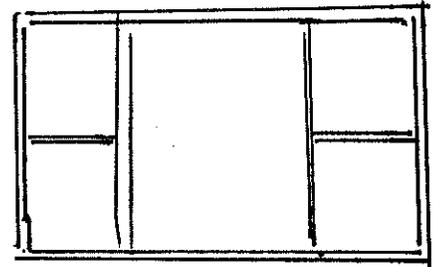
FIRST FLOOR
1/4" = 1'-0"



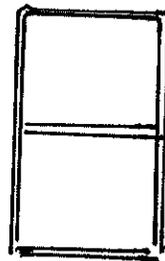
SECOND FLOOR
1/4" = 1'-0"

WINDOW + DOOR SCHEDULE

Ⓐ ANDERSEN 400 SERIES BLACK X 4
HIGH PERFORMANCE LOW E
RO 7' 11 3/8" W X 4' 8 7/8" H

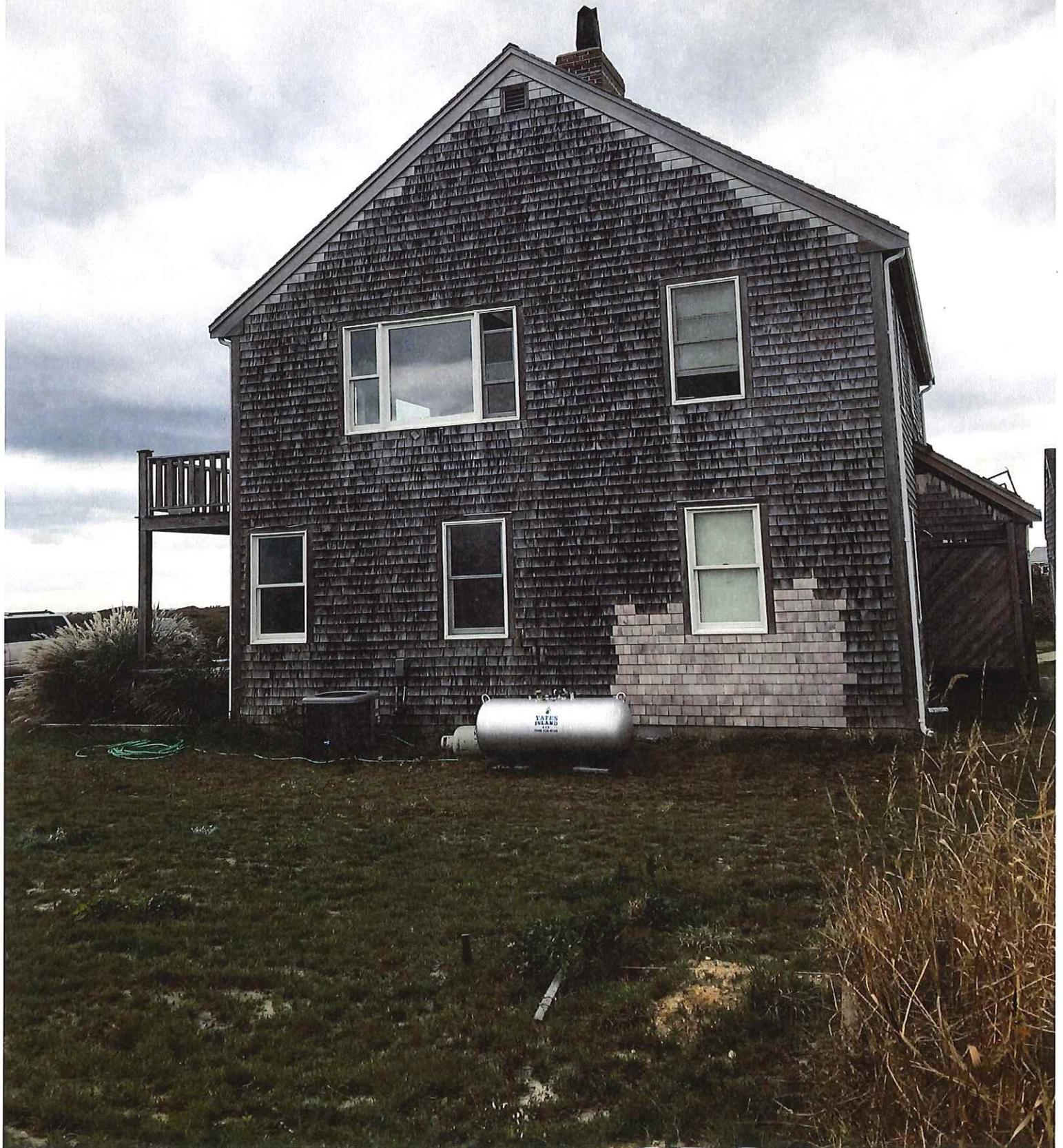


Ⓑ ANDERSEN 400 SERIES BLACK X 8
HIGH PERFORMANCE LOW E
RO 2' 10 7/8" W X 4' 8 7/8" H



EAST

7 Van Fleet
Creek



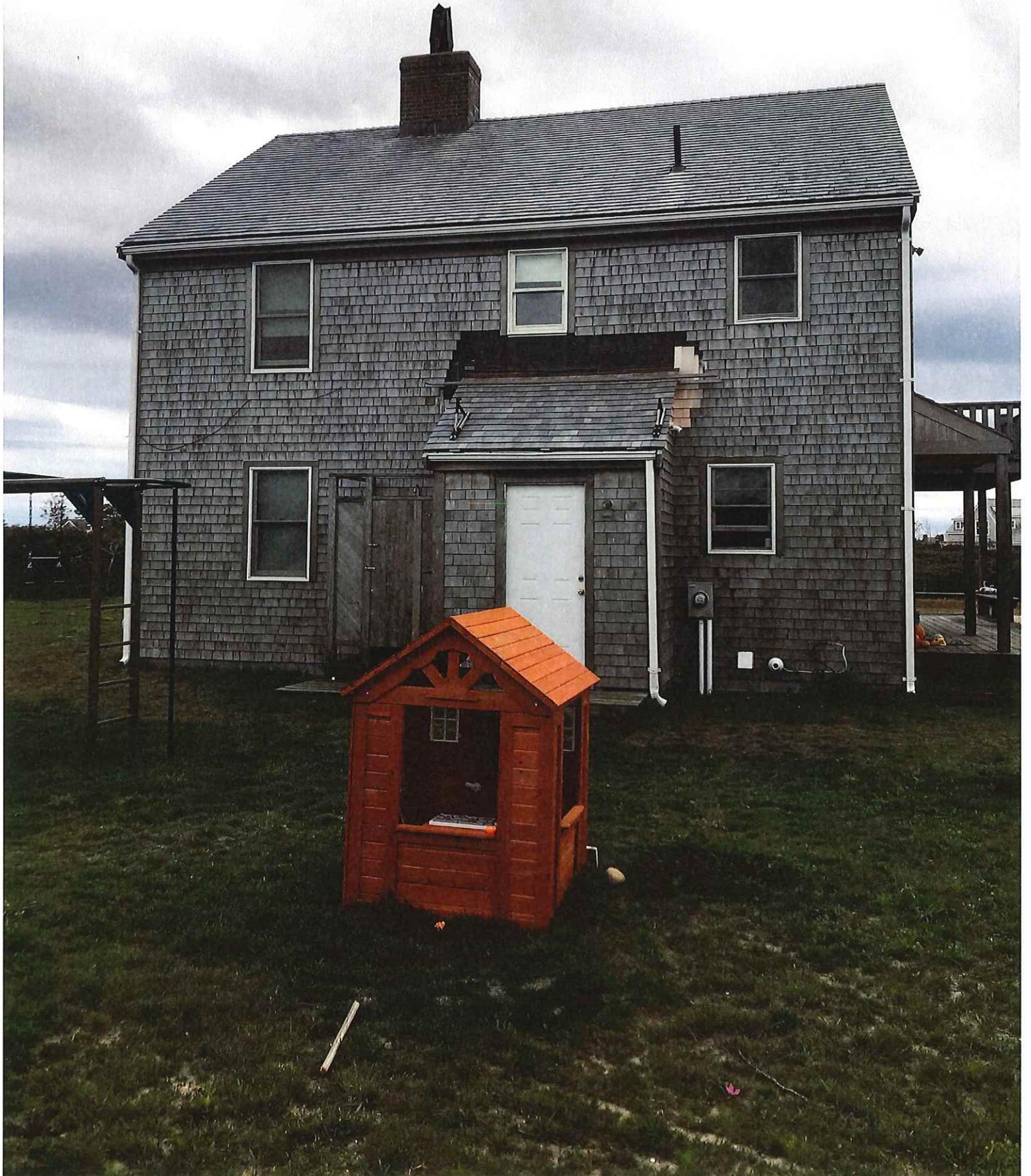
EAST - FROM COFFIN RD



WEST



NORTH



EAST - FROM COFFIN RD



SOUTH



From VAN FLEET



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°: 56 PARCEL N°: 156
Street & Number of Proposed Work: 8 Pond Rd
Owner of record: Heyworth, Benton + Kelley
Mailing Address: 24 Jackson Rd
Wellesley, MA 02481
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture
Mailing Address: 11 S Shore Rd
Nantucket, MA 02554
Contact Phone #: 508-228-3600 E-mail: Amy@chipwebster.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.

Guest House/Garage

- 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 2020-01-0425
- Pool (Zoning District _____) Roof Other _____

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

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

Additional Remarks

Historic Name: _____
Original Date: _____
Original Builder: _____
Is there an HDC survey form for this building attached? Yes N/A
REVISIONS* 1. East Elevation - Move door, add roof
2. South Elevation - Remove deck and porch roof
3. West Elevation
4. North Elevation - Change window, add door + outdoor shower
*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

No changes

Foundation: Height Exposed _____ Block Block Parged Brick (type) _____ Poured Concrete Piers
Masonry Chimney: Block Parged Brick (type) _____ Other _____
Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____
Roofing material: Asphalt: 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____
Gutters: Wood Aluminum Copper Leaders (material) _____
Leaders (material and size): _____
Sidewall: White cedar shingles _____ Clapboard (exposure: _____ inches) Front Side
 Other _____
Trim: A. Wood Pine Redwood Cedar Other _____
B. Treatment Paint Natural to weather Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____
Windows*: Double Hung Casement All Wood Other _____
 True Divided Lights(muntins), single pane SDL's (Simulated Divided Lights) Manufacturer _____
Doors* (type and material): TDL SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____
Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

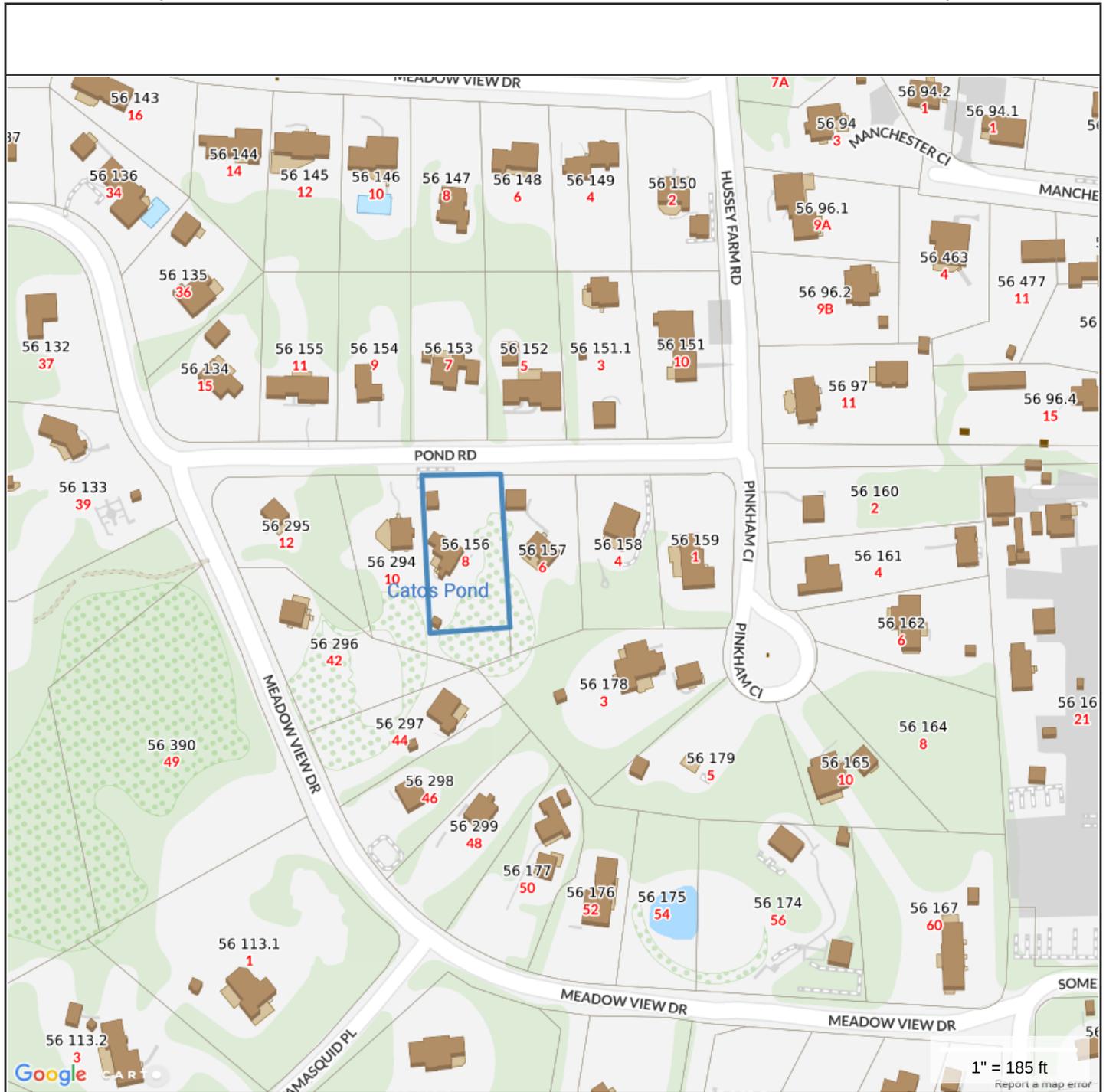
No changes

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 Amy Hedberg ** signed under authority of owner* Signed under penalties of perjury



Property Information

Property ID 56 156
Location 8 POND RD
Owner HEYWORTH BENTON & KELLEY

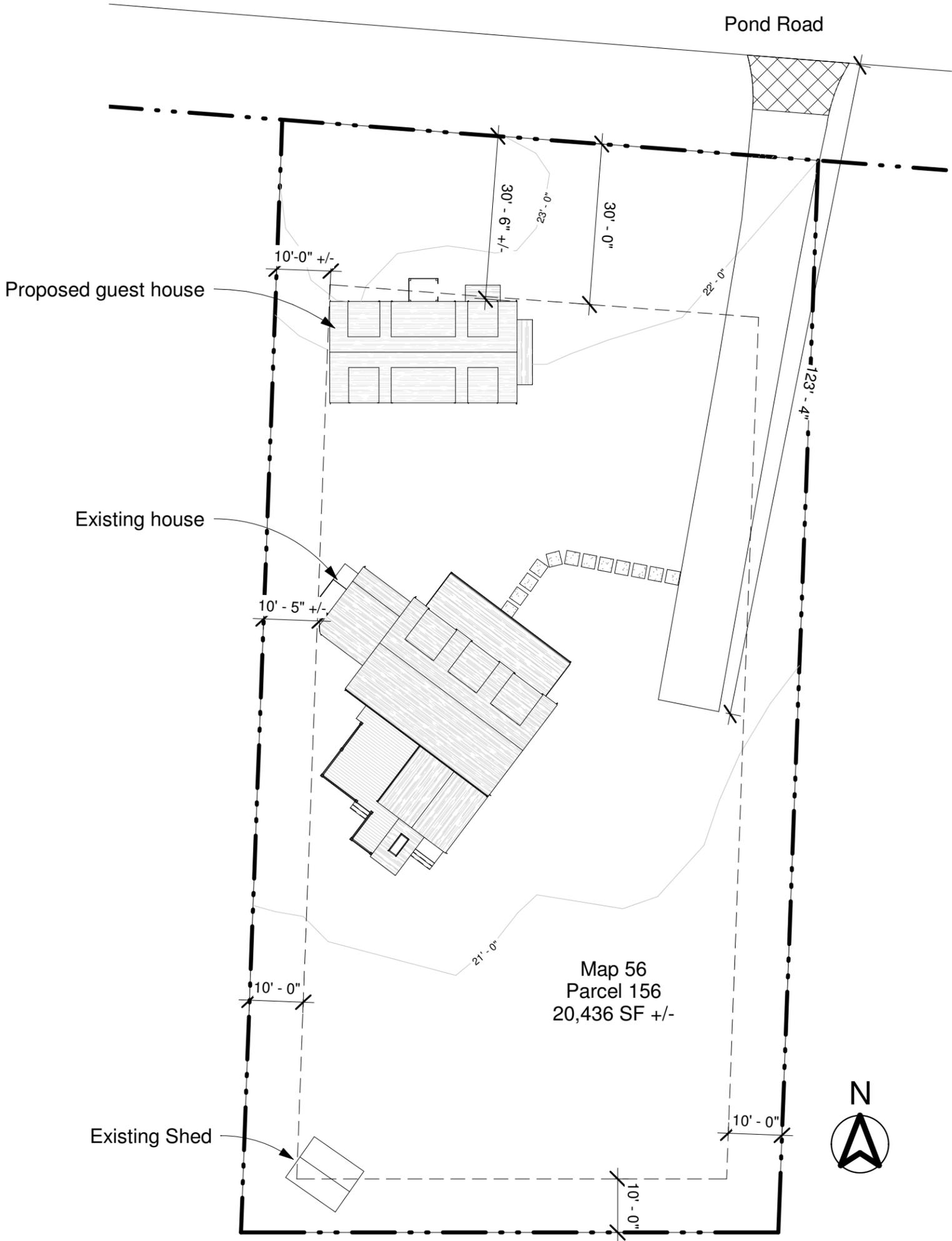


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Parcels updated 08/02/2018
 Properties updated 09/05/2018

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



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

L.2

#	Date	Note
3	2020.09.22	HDC Submission

Heyworth Site Plan

8 Pond Road, Nantucket, MA

DD - Not For Construction



CHIP WEBSTER
 ARCHITECTURE

9 AMELIA DRIVE NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM



Previously Approved



Proposed

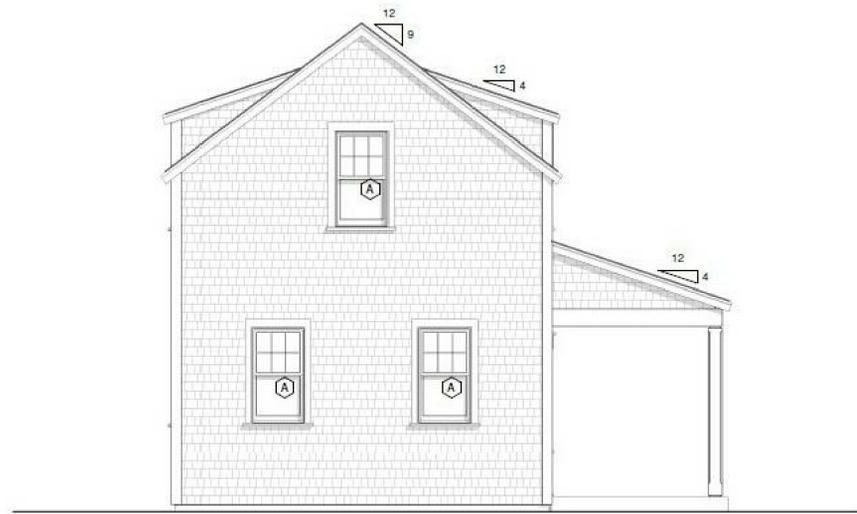


① HDC - East
1/4" = 1'-0"



② HDC - North
1/4" = 1'-0"

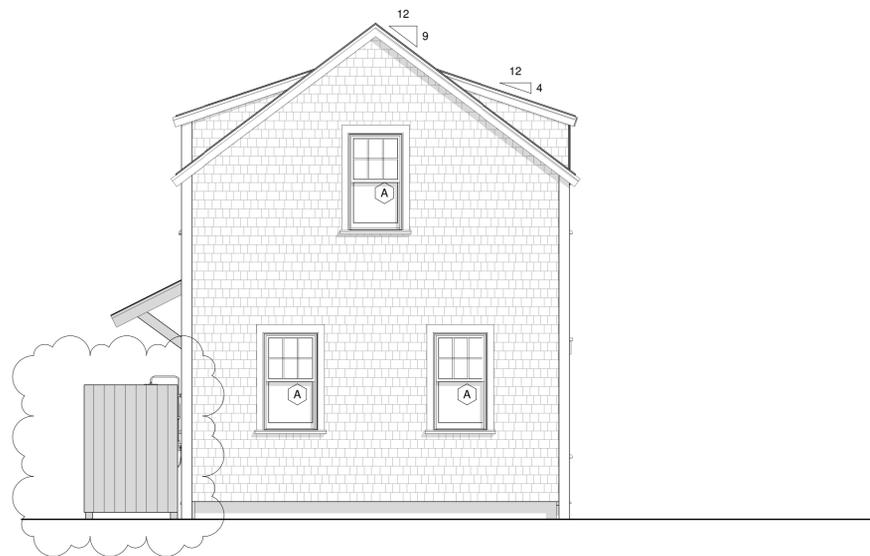
#	Date	Note
1	2020.01.02	HDC Submission
2	2020.01.20	HDC Resubmission
3	2020.09.22	HDC Submission



Previously Approved



Proposed

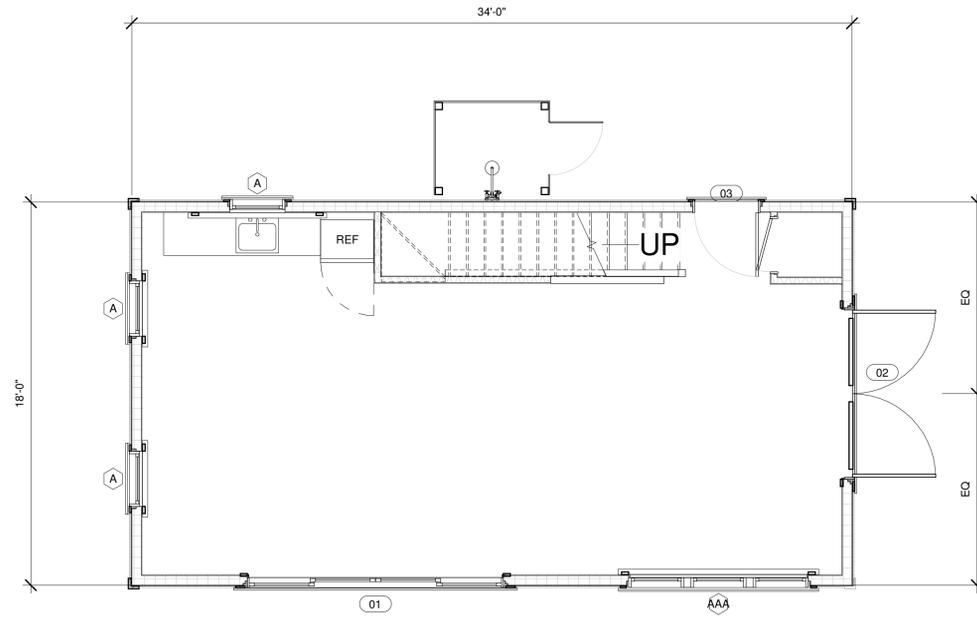


① HDC - West
1/4" = 1'-0"

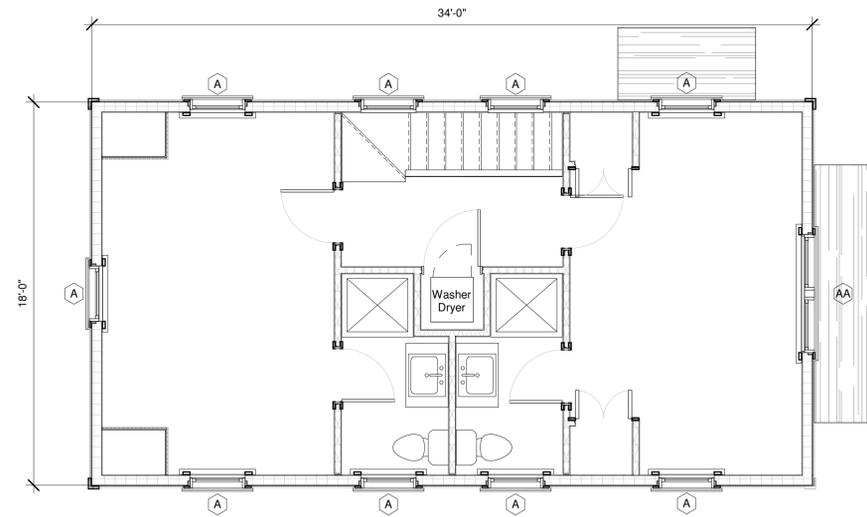


② HDC - South
1/4" = 1'-0"

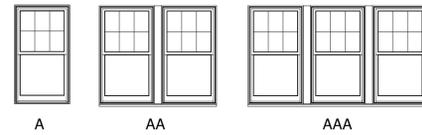
#	Date	Note
2	2020.01.20	HDC Resubmission
3	2020.09.22	HDC Submission



① Floor 1 - HDC
1/4" = 1'-0"

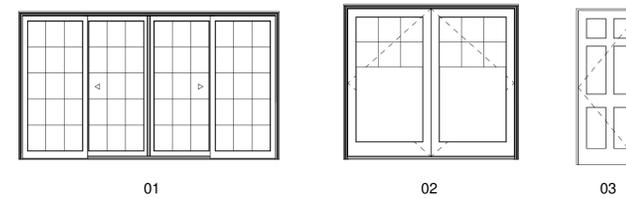


② Floor 2 - HDC
1/4" = 1'-0"



○ Window Legend
1/4" = 1'-0"

HDC - Window Schedule						
Type Mark	Manufacturer	Model	Rough Width	Rough Height	Cladding Material	Comments
A	Marvin Windows and Doors	CUDH-NG2624	2' - 8 1/4"	4' - 8"	White	
AA	Marvin Windows and Doors	CUDH-NG2624	5' - 7 1/2"	4' - 8"	White	
AAA	Marvin Windows and Doors	CUDH-NG2624	8' - 6 3/4"	4' - 8"	White	



○ Door Legend
1/4" = 1'-0"

HDC - Door Schedule						
Mark	Manufacturer	Model	Rough Width	Rough Height	Cladding Material	Comments
01	Marvin Windows and Doors	Custom	12' - 2"	6' - 10 1/2"	Aluminum-Marvin-Stonewhite	
02	Marvin Windows and Doors	CUOFD7070	8' - 1 5/8"	7' - 2 1/2"	Aluminum-Marvin-Stonewhite	
03			3' - 2"	7' - 1"		

#	Date	Note
1	2020.01.02	HDC Submission
2	2020.01.20	HDC Resubmission
3	2020.09.22	HDC Submission

Cathy Flynn

From: Amy Ledoux <amy@chipwebster.com>
Sent: Thursday, October 01, 2020 1:07 PM
To: Cathy Flynn
Cc: Chip Webster
Subject: Re: Heyworth Benton and Kelly - 8 Pond Rd - 56 156 - Guest House - Rev to cert - New Business
Attachments: Photo Oct 01, 12 32 26 PM.jpg; Photo Oct 01, 12 32 39 PM.jpg; Photo Oct 01, 12 32 56 PM.jpg; Photo Oct 01, 12 33 23 PM.jpg; Photo Oct 01, 12 33 32 PM.jpg; Photo Oct 01, 12 33 52 PM.jpg

Hi Cathy,

Photos are attached. The garage/guest house will be replacing the structure circled in red below. The outdoor shower will not be visible from the road.

Thanks!



Amy Ledoux
Registered Architect

CHIP WEBSTER ARCHITECTURE

9 Amelia Drive
Nantucket, MA 02554
508.228.3600
www.chipwebster.com

From: Cathy Flynn <cflynn@nantucket-ma.gov>
Sent: Thursday, October 1, 2020 8:23 AM
To: Chip Webster <chip@chipwebster.com>; Amy Ledoux <amy@chipwebster.com>
Subject: FW: Heyworth Benton and Kelly - 8 Pond Rd - 56 156 - Guest House - Rev to cert - New Business

Hi,

Would you be able to send me pictures from the street. I would like to add this to the consent agenda for 10/5/20.
Would you be able to confirm that the outdoor shower is not visible from Pond Road?

Cathy

Cathy Flynn

Land Use Specialist

Town of Nantucket

Planning and Land Use Services

2 Fairgrounds Road

Nantucket, Ma 02554

cflynn@nantucket-ma.gov

508-325-7587 x7027

fax: 508-228-7298



From: Amy Ledoux <amy@chipwebster.com>

Sent: Tuesday, September 22, 2020 3:59 PM

To: HDC Submissions <hdcsubmissions@nantucket-ma.gov>

Subject: Heyworth Benton and Kelly - 8 Pond Rd - 56 156 - Guest House - Rev to cert - New Business

Amy Ledoux

Registered Architect

CHIP WEBSTER ARCHITECTURE

9 Amelia Drive

Nantucket, MA 02554

508.228.3600

www.chipwebster.com

This email was scanned by Bitdefender













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°: 60 PARCEL N°: 118
Street & Number of Proposed Work: 22 Starbuck Rd
Owner of record: 22 Starbuck Rd LLC
Mailing Address: 6106 McArthur Blvd Ste 200
Bethesda, MD 20816
Contact Phone #: 8-9161 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornell Design LLC
Mailing Address: 48 Dukes Rd
Nantucket Ma
Contact Phone #: 8-9161 E-mail: Thornell design LLC

FOR OFFICE USE ONLY

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

- New Dwelling Addition Garage Driveway/Apron Commercial Historical Renovation Deck/Patio Steps Shed
- Color Change Fence Gate Hardscaping Move Building Demolition Revisions to previous Cert. No. HDC 2020 06/15/20
- 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 0 South 0 East 0 West 0
Height of ridge above final finish grade: North 25' South 25' East 24' West 23'

Additional Remarks

Historic Name: 8" corner bds
Original Date: All second floor plates raised by 4"
Original Builder: Cutters & Leaders
Is there an HDC survey form for this building attached? Yes N/A
REVISIONS*
1. East Elevation window change, plate raised by 4"
2. South Elevation window change
3. West Elevation window changes - 4 + window front
4. North Elevation plank frame trim, entry gable, door changed, handrail added, rake trails changed
*Cloud on drawings and submit photographs of existing elevations.
Roof slope change from 10 to 9.5

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 9.5/12 Secondary Mass 9.5/12 Dormer 12 Other _____
Roofing material: Asphalt: 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Gutters: Wood Aluminum Copper Leaders (material) _____
Leadders (material and size): 4x4
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 4x8 Soffit (Overhang) 6" Corner boards 4x8 Frieze _____
Window Casing 4x5 Door Frame _____ Columns/Posts: Round _____ Square 8"
Windows*: Double Hung Casement All Wood Other awning
 True Divided Lights (muntins), single pane SDL's (Simulated Divided Lights) Manufacturer _____
Doors* (type and material): TDL SDL Front 4 panel 4 lite trans. Rear _____ Side _____
Garage Door(s): Type wood / swing Material _____
Hardscape materials: Driveways _____ Walkways _____ Walls _____

Fence: Height: _____
Type: _____
Length: _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Nat Clapboard (if applicable) _____ Roof Nat
Trim White Sash White Doors White
Deck Nat Foundation 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.

Date: 9/25/20 Signature of owner of record: Luke Thornell for 22 Starbuck LLC Signed under penalties of perjury



- 8x8 COLUMNS PTD.
- DECKING 1X4 MAHOGONY NATURAL
- DOORS WHITE
- WINDOW SASH WHITE
- ENTRANCE DOOR WHITE
- RAKES 1X 8 - CEDAR PTD WHITE
- SOFFITS 6" (FOLLOWING ANGLE OF ROOF)
- EAVES 8"
- FACIAS 8"
- SHADOW BOARD 1X 3 - CEDAR PTD
- CORNER BOARDS 5/4" X 8" CEDAR PTD WHITE
- 5/4" X 5" WINDOW & DOOR TRIM - PAINTED WHITE
- SIDEWALL WHITE CEDAR SHINGLES
- ROOF - ARCHITECTURAL ASPHALT DUAL GREY OR RED CEDAR
- 6" GUTTERS PTD FIR TO BOXED 8"
- WOOD PTD LEADER BOXES W/ 4" DOWNSPOUTS TO DRY WELLS
- ALL DOWNSPOUTS TO DRYWELLS LOCATED BY LANDSCAPE ARCHITECT
- SIDEWALL WHITE CEDAR SHINGLES
- CHANGED HEADER WINDOW AND DOOR
- ALL HANDRAILS 36" H W/ 1" SQ BALUSTERS PTD WHITE
- CHIMNEYS - RED BRICK

ISSUES/REVISION DATE	
HDC 1	10.28.2019
HDC 2	02.05.2020
HDC 3	06.10.2020
HDC 4	07.28.2020
HDC 5	08.18.2020
HDC 6	09.08.2020

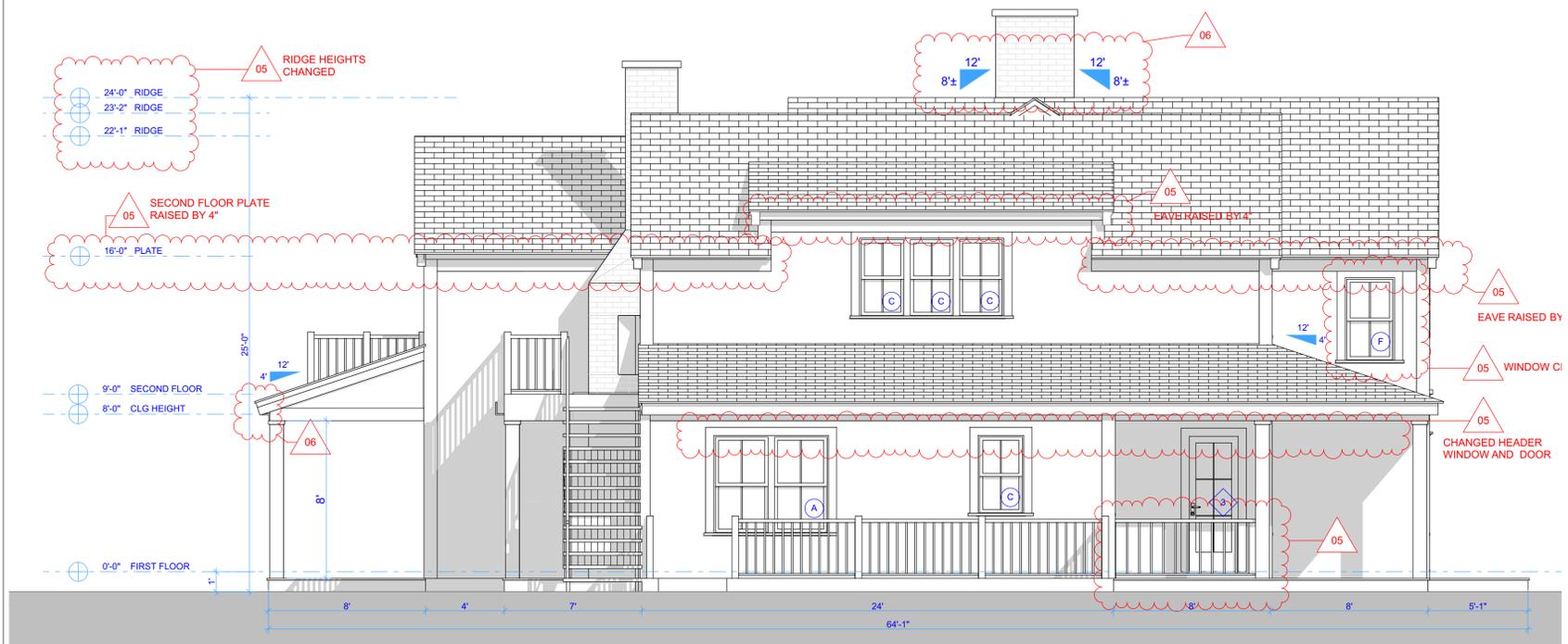
1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



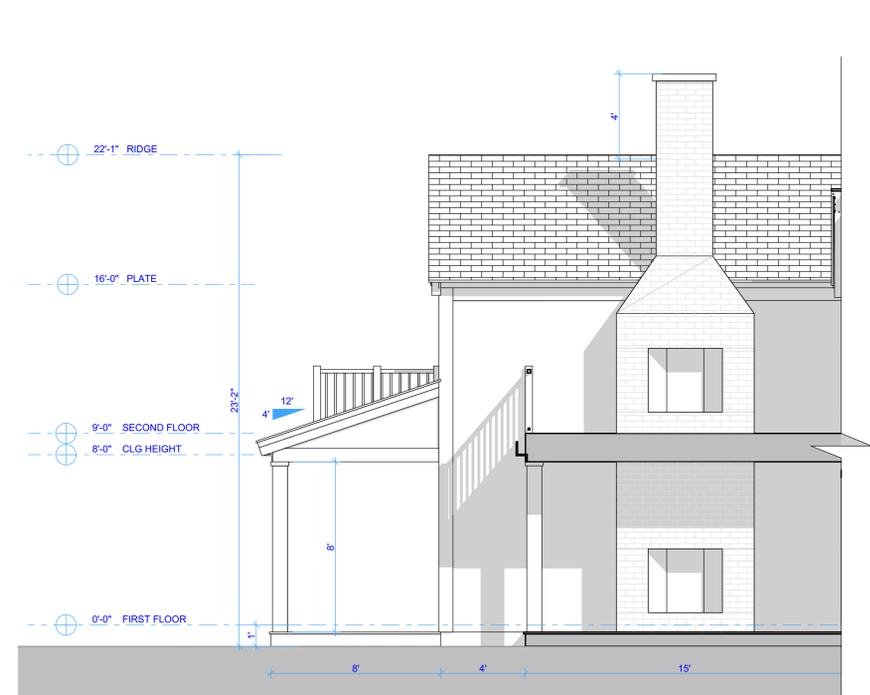
2 PREVIOUS NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PREVIOUS EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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

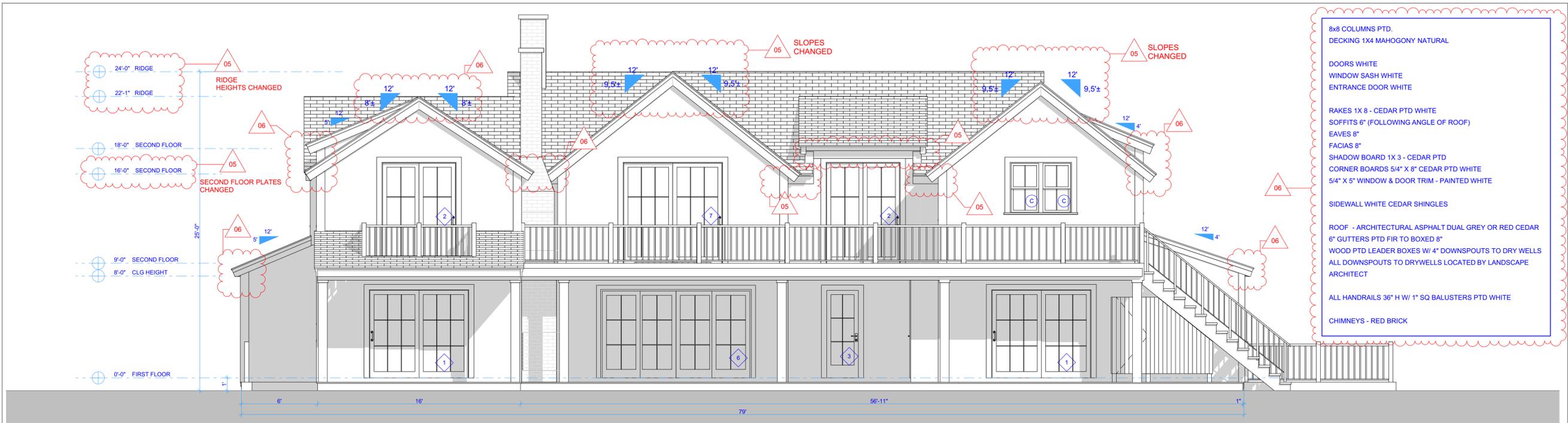
SHIFF RESIDENCE
22 STARBUCK ROAD, NANTUCKET, MA

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Thornhill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele: 508 228 9161 Fax 508 228 3165

Project No: _____
Designed by: _____
Drawn by: _____
Checked by: _____
Sheet No: A2.1
Contents: _____
ELEVATIONS



- 8x8 COLUMNS PTD.
- DECKING 1X4 MAHOGONY NATURAL
- DOORS WHITE
- WINDOW SASH WHITE
- ENTRANCE DOOR WHITE
- RAKES 1X 8 - CEDAR PTD WHITE
- SOFFITS 6" (FOLLOWING ANGLE OF ROOF)
- EAVES 8"
- FACIAS 8"
- SHADOW BOARD 1X 3 - CEDAR PTD
- CORNER BOARDS 5/4" X 8" CEDAR PTD WHITE
- 5/4" X 5" WINDOW & DOOR TRIM - PAINTED WHITE
- SIDEWALL WHITE CEDAR SHINGLES
- ROOF - ARCHITECTURAL ASPHALT DUAL GREY OR RED CEDAR
- 6" GUTTERS PTD FIR TO BOXED 8"
- WOOD PTD LEADER BOXES W/ 4" DOWNSPOUTS TO DRY WELLS
- ALL DOWNSPOUTS TO DRYWELLS LOCATED BY LANDSCAPE ARCHITECT
- ALL HANDRAILS 36" H W/ 1" SQ BALUSTERS PTD WHITE
- CHIMNEYS - RED BRICK

ISSUES/REVISION DATE	
HDC 1	10.28.2019
HDC 2	02.05.2020
HDC 3	06.10.2020
HDC 4	07.28.2020
HDC 5	08.18.2020
HDC 6	09.08.2020

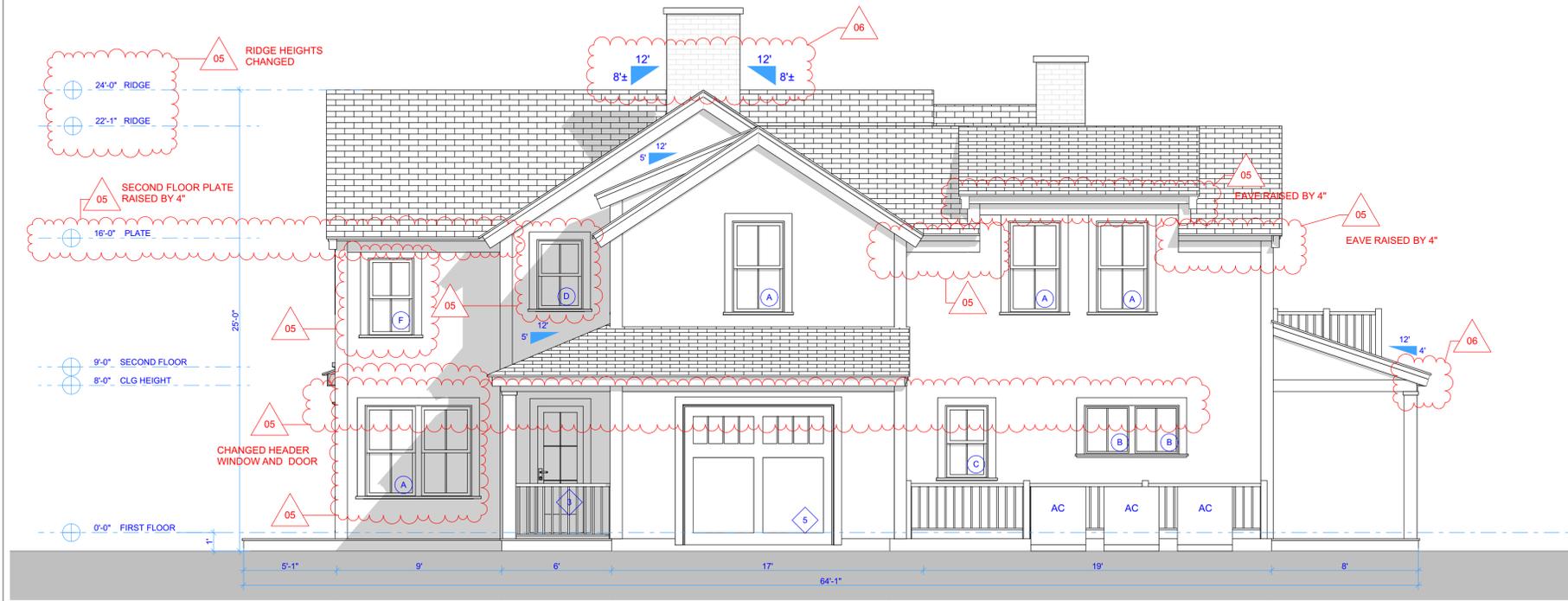
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



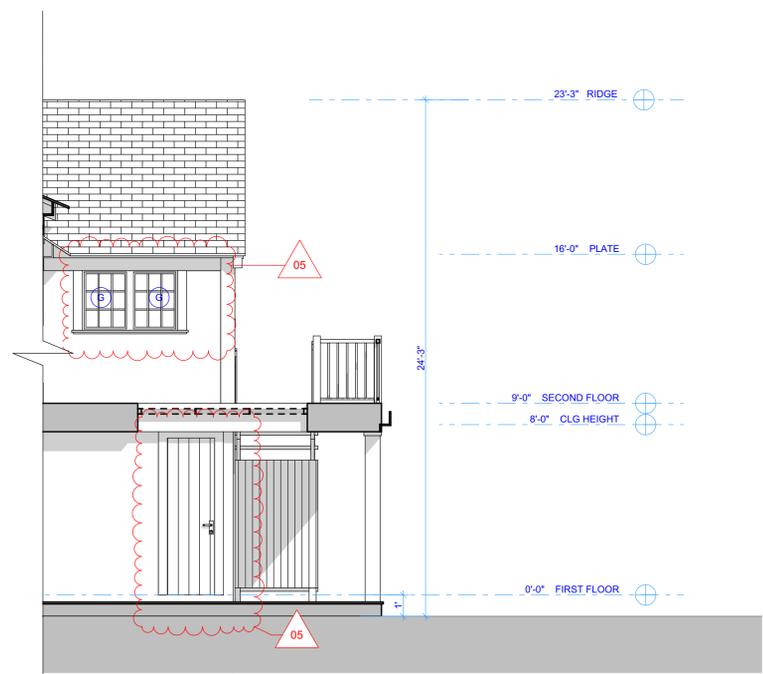
2 PREVIOUS SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PREVIOUS WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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

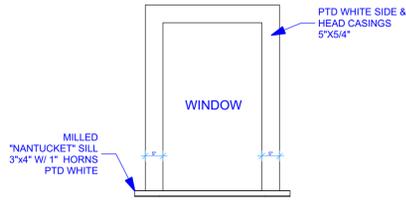
SHIFF RESIDENCE
 22 STARBUCK ROAD, NANTUCKET, MA

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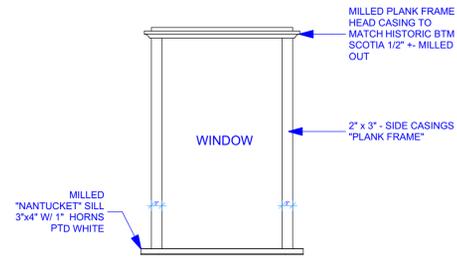
Thornhill Design LLC
 48 Dukes Road
 Nantucket, Ma. 02554
 Tele: 508 228 9161 Fax 508 228 3165

Project No: _____
 Drawn by: _____
 Checked by: _____
Sheet No:
A2.2
 Contents: _____
 ELEVATIONS

WINDOW SCHEDULE					
ID	QUANTITY	MANUFACTURER	ROUGH OPENING	REMARKS	U VALUE
A	25	ANDERSEN ADH 3052	3'x5'-2"	A SERIES DBH 2/2 SDL	
B	2	ANDERSEN APW 2824	2'-8"x2'-10"	A SERIES 2 LITE AWNING	
C	8	ANDERSEN ADH 2642	2'-6"x4'-2"	A SERIES DBH 2/2 SDL	
D	1	ANDERSEN ADH 2038	2'-8"x4'	A SERIES DBH 2/2 SDL	
F	2	ANDERSEN ADH 2845	2'-8"x4'-5"	A SERIES DBH 2/2 SDL	
G	2	ANDERSEN APW 2430	2'-4"x3'	A SERIES 9 LITE AWNING	
	40				



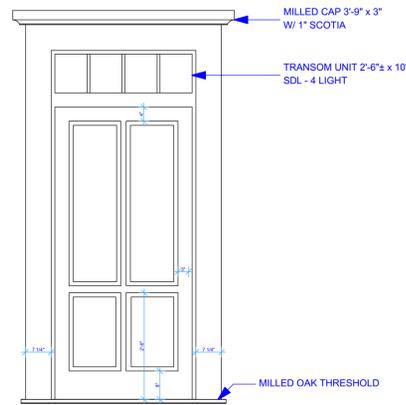
TYPICAL WINDOW "TRIM PACKS"
DOORS - SAME 5"x 5/4"
TRIM PACKS TO ROB REED
DOOR & WINDOW MILL SHOP OR EQUAL



WINDOW TRIM DETAILS JUST ON ENTRY GABLE
ROB REED MILLWORKS OR EQUAL

EXTERIOR DOOR SCHEDULE					
ID	QUANTITY	MANUFACTURER	ROUGH OPENING	REMARKS	U VALUE
1	4	FWGD80611	8'x7'	9 LITE	
2	2	FWGD6080	6'x8'	6 LITE	
3	4	FWHID29611	2'-9"x7'	6 LITE	
4	1	CUSTOM ENTRANCE DOOR	3'-6"x8'-4"	3 LITE/ MAHOGANY	
5	1	CUSTOM GARAGE DOORS	8'-4"x7'-8" *	VERTICAL GROOVE 6 MAHOGANY OUTSWING DOORS	
6	1	FWGD12611	12'x7'	SLIDER DOOR. 6 LITE	
7	1	FWGD8080	8'x8'	9 LITE	
	14				

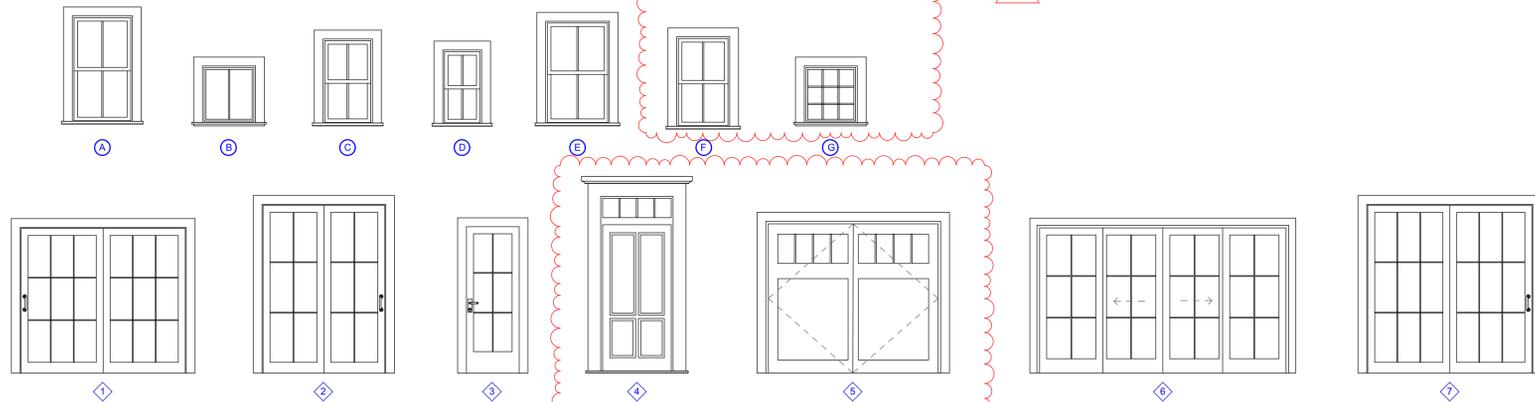
* VERIFY



CUSTOM - NANTUCKET MILLWORKS FRONT DOOR 3'-6" x 7'-0" x 2 1/4"
6 RASED PANEL FIR OR MAHOGANY DOOR, PTD.
FIR OR MAHOGANY STORM/ SCREEN DOOR
ULTRA VIEW OR EQUAL - WOOD, PTD
BRONZE SSCREEN

ANDERSEN A SERIES DOORS AND WINDOWS GENERAL NOTE:

ALL GANGED WINDOWS TO HAVE DOUBLE STUD POCKET
EXTERIOR D&W TRIM 5/4 X 5 W MILLED SILL W/ 1" HORNS
ALL WINDOWS WHITE UNITS, STORM PLUS IMPACT GLASS SDL, HIGH PERFORMANCE DOUBLE GLASS WITH LOW EV SMARTSUN W/ HEARTLOCK
WOOD DOORS TO HAVE EXTERIOR WOOD STORM SCREEN TO OUTSIDE
MANUFACTURER TO CHECK ALL DOOR SWINGS
WHITE INTERIOR HARDWARE - WHITE PAINTED INTERIOR
MUNTINS 5/8" FIXED W/ SPACER BARS
ALL FIRST FLOOR DOOR AND WINDOWS ARE @ 7'-0" AFF
PRIOR TO DOOR WINDOW ORDER AND ROUGH AFRAMING, ANDERSEN TO PRODUCE A LIST OF ROUGH OPENINGS AND SPECIFICATIONS TO BE APPROVED BY OWNER
ALL ANDERSEN DOORS AND WINDOWS W/ ANDERSEN SCREENS. TO EXTERIO



ISSUES/REVISION DATE

HDC 1	10.28.2019
HDC 2	02.05.2020
HDC 3	06.10.2020
HDC 4	07.28.2020
HDC 5	08.18.2020
HDC 6	09.08.2020

SHIFF RESIDENCE
22 STARBUCK ROAD, NANTUCKET, MA

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele: 508 228 9161 Fax 508 228 3165

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

Sheet No:
A2.3

Contents:
SCHEDULES

CERTIFICATE NO: HDC 2020-66-1156

DATE ISSUED: 6/23/2020

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.

JTE: 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.

is 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.

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

PROPERTY DESCRIPTION

X MAP N°: 60 PARCEL N°: 118
Set & Number of Proposed Work: 22 Starbuck Rd
Order of record: 22 Starbuck Rd LLC
Billing Address: 6106 McArthur Blvd Ste 200
Bethesda, MD 20816
Contact Phone #: 8-9161 E-mail: JTE

AGENT INFORMATION (if applicable)

Agent Name: Thornemill Design LLC
Billing Address: 48 Dubois Rd
Nantucket, MA
Contact Phone #: 8-9161 E-mail: Thornemilldesign@comcast.net

FOR OFFICE USE ONLY	
Date application received: <u>6/16/20</u>	Fee Paid: \$ <u>50-</u>
Must be acted on by: <u>8/22/20</u>	
Extended to: _____	
Approved: _____	Disapproved: _____
Chairman: <u>Doug LBCombs (Acting)</u>	
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 2019-11
Pool (Zoning District _____) Roof Other _____
Type of Structure or Addition: Length: 81 Sq. Footage 1st floor: 2323 Decks/Patio: Size: Varies 1st floor 2nd floor
Width: 56 Sq. Footage 2nd floor: 2156 Size: _____ 1st floor 2nd floor
Sq. Footage 3rd floor: _____

Elevation between existing grade and proposed finish grade: North 0 South 0 East 0 West 0
Height of ridge above final finish grade: North 23', 24" South 23', 24" East 23' West 23'

Additional Remarks

REVISIONS*

1. East Elevation Ridge raised 4", eave lines + 12", windows taller
 2. South Elevation FF Door set added, Roof pitches changed, eaves up 12"
 3. West Elevation Door & window changes
eave line + 12", garage door type changed
 4. North Elevation Front door location change, gable pitches, eaves.
- *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) Red/WaterShuck Other _____
Pitch of Roof: Main Mass 10/12 Secondary Mass 8/12 Dormer 4/12 Other _____
Roofing material: Asphalt: 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.)

Deck/Plexiglass lights (flat only): Manufacturer Plexiglass decks Rough opening 5x8 (2) Size _____ Location Rear Deck
Manufacturer _____ Rough Opening _____ Size _____ Location 2nd floor

Deck/Flooring materials: Wood Aluminum Copper Leaders (material) 4x4 wood

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

Trim: A. Wood Pine Redwood Cedar Other _____
B. Treatment Paint Natural to weather Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 6" Corner boards 1x6 Frieze _____
Window Casing 1x8 Door Frame 1x5 Columns/Posts: Round _____ Square 8"

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

Doors* (type and material): TDL SDL Front 2 like wood Rear wood 6 like Side _____
Garage Door(s): Type Overhead Material wood faced / ptd

Landscaping materials: Driveways _____ Walkways _____ Walls _____
Note: Complete door and window schedules are required.

COLORS

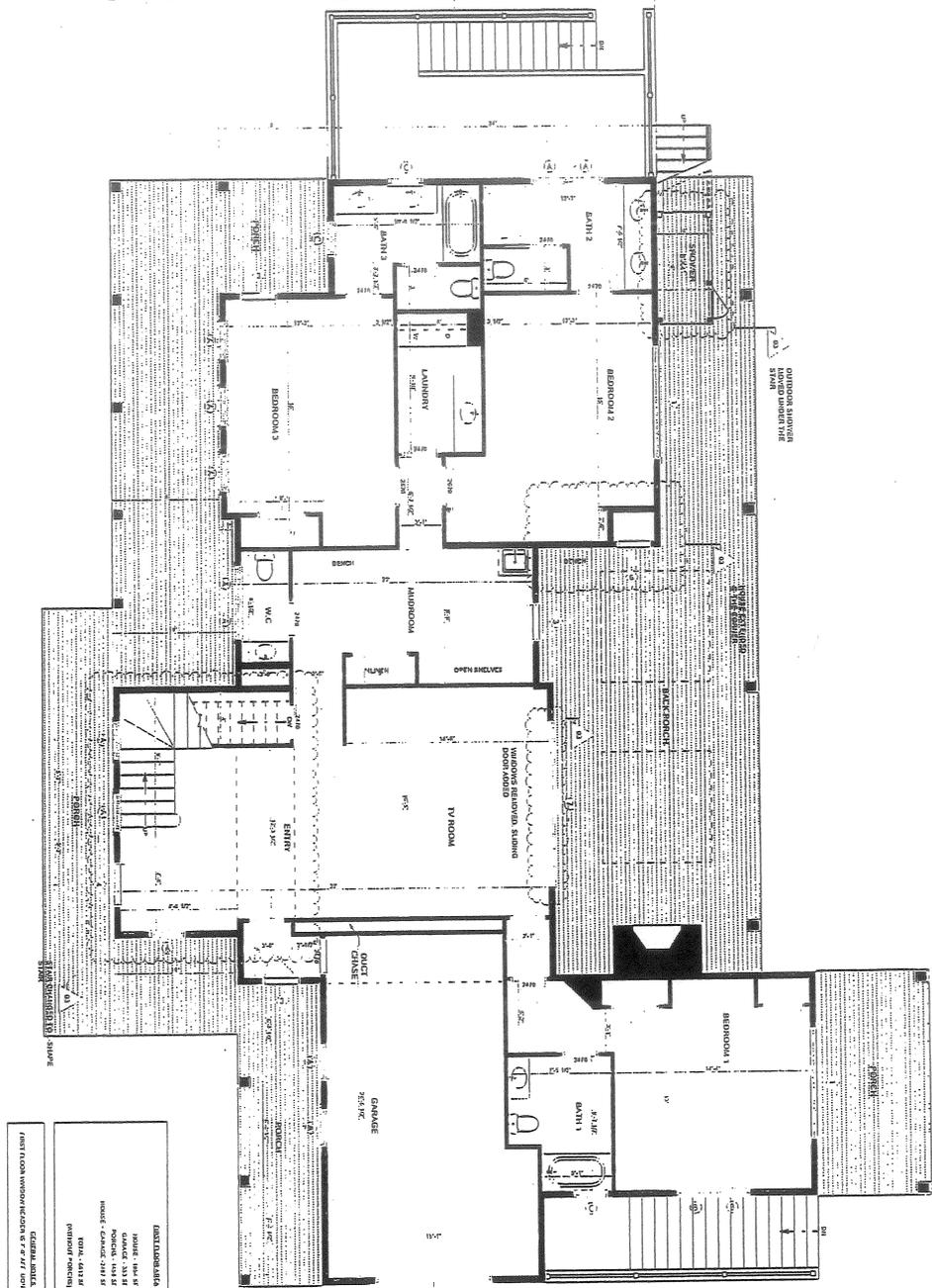
Wall Natural Clapboard (if applicable) _____ Roof Black
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

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

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

1 PROPOSED FIRST FLOOR PLAN

PRELIMINARY NOT FOR CONSTRUCTION



LIST OF MATERIALS
 HOUSE - 1941 SF
 GARAGE - 1371 SF
 HOUSE - GARAGE 3242 SF
 TOTAL - 4312 SF
 (includes porch)
GENERAL NOTES
 FIRST FLOOR WINDOW HEIGHTS IS 6'-0" AT 100'



Project No.	
Sheet No.	A1.2
Date	
Scale	

Thornwell Design LLC
 48 Duques Road
 Nantucket, Ma. 02554
 Tele: 508 228 9161 Fax: 508 228 3165

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SHIFF RESIDENCE
 22 STARBUCK ROAD, NANTUCKET, MA

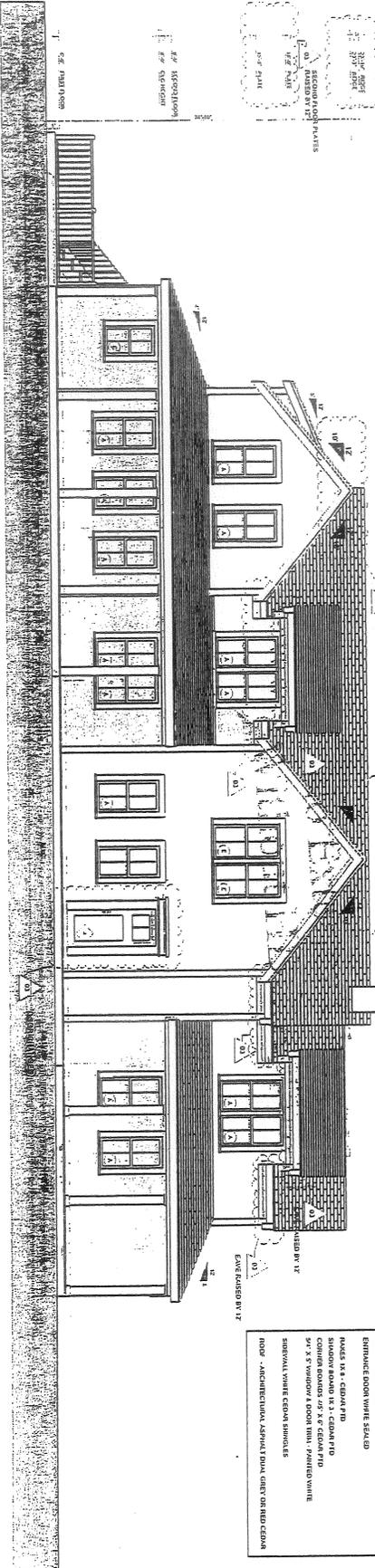
DATE/REVISION DATE	
NO. 1	18-03-2018
NO. 2	04-05-2018
NO. 3	06-11-2018

APPROVED

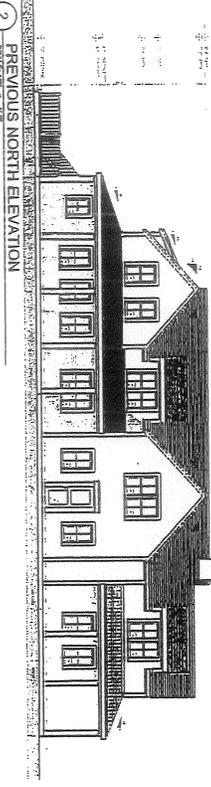
PRELIMINARY NOT FOR CONSTRUCTION

HDC2020-06-1156

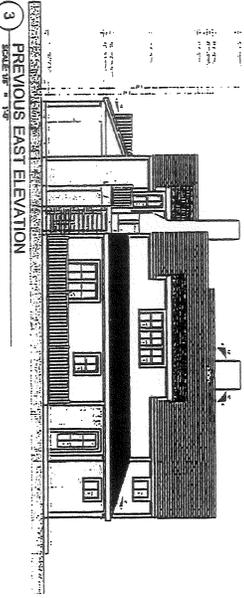
- 4.4 CEILING FIB
- DECOR: 1/4" LAMINATED WOOD
- WINDOW SASH W/RE
- EXTERIOR DOOR W/RE: 5/4" x 10"
- ROOF: 1/2" x 4" CEDAR FIB
- SHEATHING BOARD: 1/2" x 4" CEDAR FIB
- CEILING BOARD: 1/2" x 4" CEDAR FIB
- 5/4" x 10" WINDOW & DOOR W/RE: 1/2" x 4" CEDAR FIB
- SHEATHING BOARD: 1/2" x 4" CEDAR FIB
- SHIMMER WHITE CEDAR SHINGLES
- ROOF: ARCHITECTURAL APPLIED BOULDER GRAY CEDAR



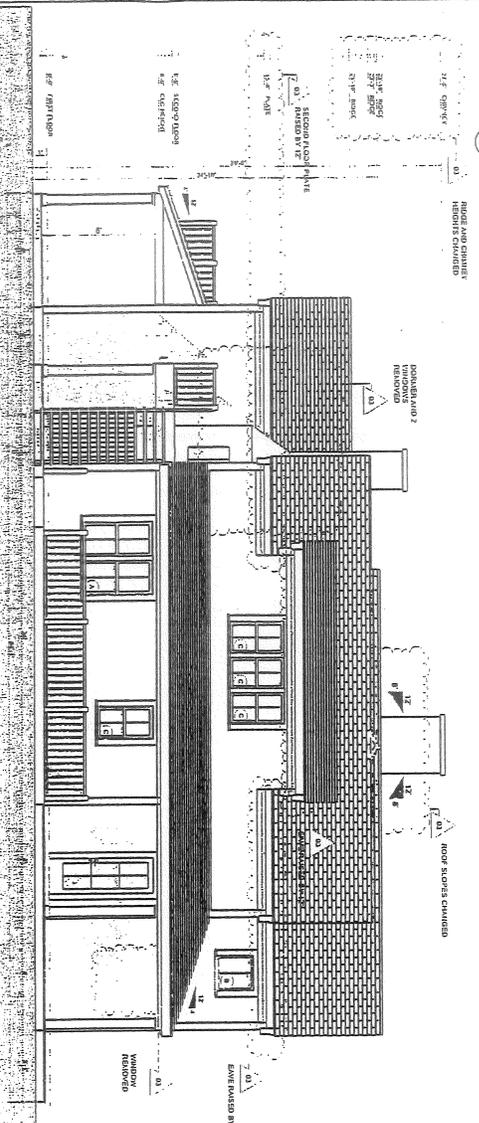
1 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



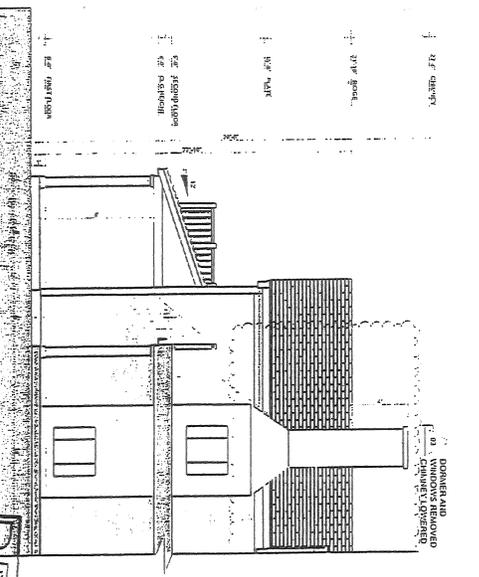
2 PREVIOUS NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PREVIOUS EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION

SHIFF RESIDENCE
22 STARBUCK ROAD, NANTUCKET, MA

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designer.

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Thornwell Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tel: 508 228 9161 Fax: 508 228 3165

DEPARTURE
JUN 16 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°: 40 PARCEL N°: 80.1
 Street & Number of Proposed Work: 3 Barrett Farm Rd
 Owner of record: Possie Constable
 Mailing Address: 3 Barrett Farm Rd
Nantucket MA 02554
 Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Waterscapes by Jesse Dotis
 Mailing Address: PO Box 2576
Nantucket MA 02584
 Contact Phone #: 508-6542822 E-mail: jesse@nantucketpools.com

FOR OFFICE USE ONLY ✓ #5137

Date application received: 9/29/2020 Fee Paid: \$ 200.00
 Must be acted on by: 11/21/2020
 Extended to: _____
 Approved: _____ Disapproved: _____
 Chairman: _____
 Member: _____
 Member: _____
 Member: _____
 Member: _____
 Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

- New Dwelling Addition Garage Driveway/Apron Commercial Historical Renovation Deck/Patio Steps Shed
 Color Change Fence Gate Hardscaping Move Building Demolition Revisions to previous Cert. No. _____
 Pool (Zoning District WUG-2) Roof Other _____

Size of Structure or Addition: Length: 15' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ 1st floor 2nd floor
Pool Width: 10' Sq. Footage 2nd floor: _____ Size: _____ 1st floor 2nd floor
 Sq. Footage 3rd floor: _____ No Patio

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

Additional Remarks

Historic Name: _____ REVISIONS* 1. East Elevation
 Original Date: _____ (describe) 2. South Elevation
 Original Builder: _____ 3. West Elevation
 Is there an HDC survey form for this building attached? Yes N/A 4. North Elevation

Pool with Auto Cover / No Fence
Bluestone Coping on Pool Deck

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ Block Block Parged Brick (type) _____ Poured Concrete Piers
Masonry Chimney: Block Parged Brick (type) _____ Other _____
Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____
Roofing material: Asphalt: 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Manufacturer _____ Rough Opening _____ Size _____ Location _____
Gutters: Wood Aluminum Copper Leaders (material) _____
Leaders (material and size): _____
Sidewall: White cedar shingles _____ Clapboard (exposure: _____ inches) Front Side
 Other _____
Trim: A. Wood Pine Redwood Cedar Other _____
 B. Treatment Paint Natural to weather Other _____
 C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
 Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____
Windows*: Double Hung Casement All Wood Other _____
 True Divided Lights(muntins), single pane SDL's (Simulated Divided Lights) Manufacturer _____
Doors* (type and material): TDL SDL Front _____ Rear _____ Side _____
 Garage Door(s): Type _____ Material _____
Hardscape materials: Driveways _____ Walkways _____ Walls _____

Fence: Height: _____
 Type: No fence - Pool Hrs
 Length: Auto Cover

* 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 11/25/20 Signature of owner of record Possie Constable Signed under penalties of perjury



Town and County of Nantucket, MA

September 22, 2020

This block contains an aerial map from Google AppGeo showing the property location on Barrett Farm Rd. The property is outlined in blue. The map includes a scale bar (1" = 124 ft) and a north arrow. Below the map is a table with property information and a disclaimer.

Property Information		<p>MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT</p> <p>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.</p> <p>Geometry updated 11/13/2018 Data updated 11/19/2018</p>
Property ID	40 80.1	
Location	3 BARRETT FARM RD	
Owner	CONSTABLE ROBERT A & FRANCES M	

Proposed pool location

View from new drive



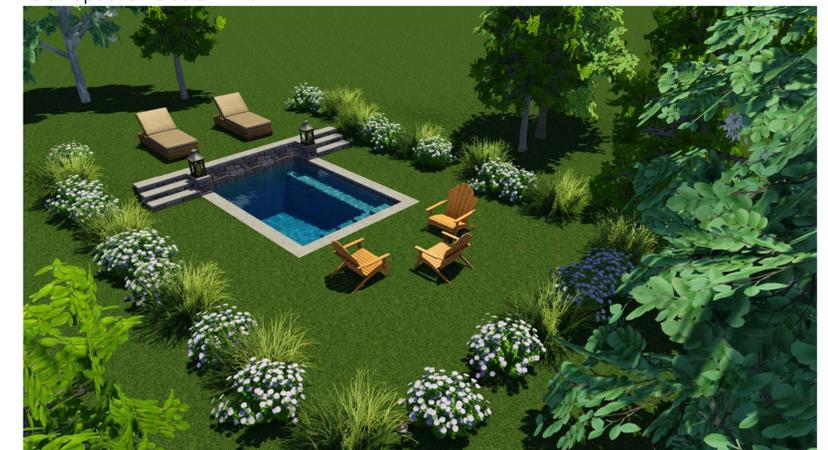
View from house to pool area



View from old drive



Conceptual Design Plan



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^o: 54 PARCEL N^o: 85

Street & Number of Proposed Work: 33 BREWSTER RD

Owner of record: CMR-33B, LLC

Mailing Address: PO BOX 3661

NANTUCKET, MA 02584

Contact Phone #: 864 2704253 E-mail: palkalandscape@gmail.com

AGENT INFORMATION (if applicable)

Name: MATTHEW C PALKA

Mailing Address: PO BOX 3661

NANTUCKET, MA 02584

Contact Phone #: 508 2216021 E-mail: palkalandscape@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 W672)
- Roof
- Other dry laid patio (14'x20') + wood burning/no gas fire pit

Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ 1st floor 2nd floor

Width: 20' Sq. footage 2nd floor: _____ Size: _____ 1st floor 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

REVISIONS* 1. East Elevation

Original Date:

3. West Elevation

Original Builder:

4. North Elevation

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: Wood Aluminum Copper Leaders (material) _____

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required. *BLUESTONE PATIO, (4) granite ~~slabs~~ ^{Walls} put together as ^{square} fire pit*

COLORS

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

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

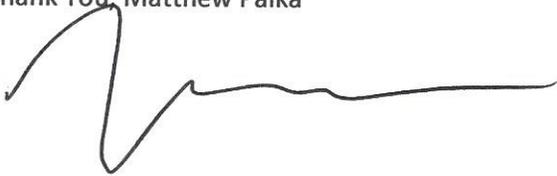
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Date 10/1/20 Signature of owner of record _____ Signed under penalties of perjury _____

To HDC:

This packet is for 33 Brewster Rd. The property is mostly wooded and backs up to the State Forest. The owner would like to install a 20'x36' swimming pool with 9'x9' Spa inside the pool, with 14'x20' Bluestone patio on westside of pool. The pool would be 30 ft off the back (south) deck steps and centered off the same set of deck steps. On the same centerline the owner would like a 4'x4' interior firepit (no gas). This would be made with four granite slabs elevated out of the grade about 9 inches. The pool+patio and firepit would be surrounded by lawn. We plan to leave a 14 ft buffer of native vegetation between the pool/firepit lawn (south side) and the state forest. We would enclose this back area with 4' square mesh gel coated fencing hidden in the native perimeter returning on the east and west side of the home with type II picket fence and a 4' gate. The pool itself would be a 12" beam with 14" bluestone coping. I thank you very much for taking the time to review this project.

Thank You, Matthew Palka

A handwritten signature in black ink, appearing to read 'Matthew Palka'. The signature is fluid and cursive, starting with a large, sweeping initial 'M' that extends across the line.



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

Vai 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 MATTHEW C PAUKA
AS AGENT FOR CMR-33B, LLC
STREET ADDRESS 33 BREWSTER RD
MAP/PARCEL 54, 85

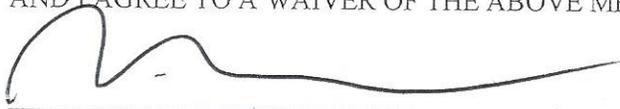
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10 / 1 / 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...

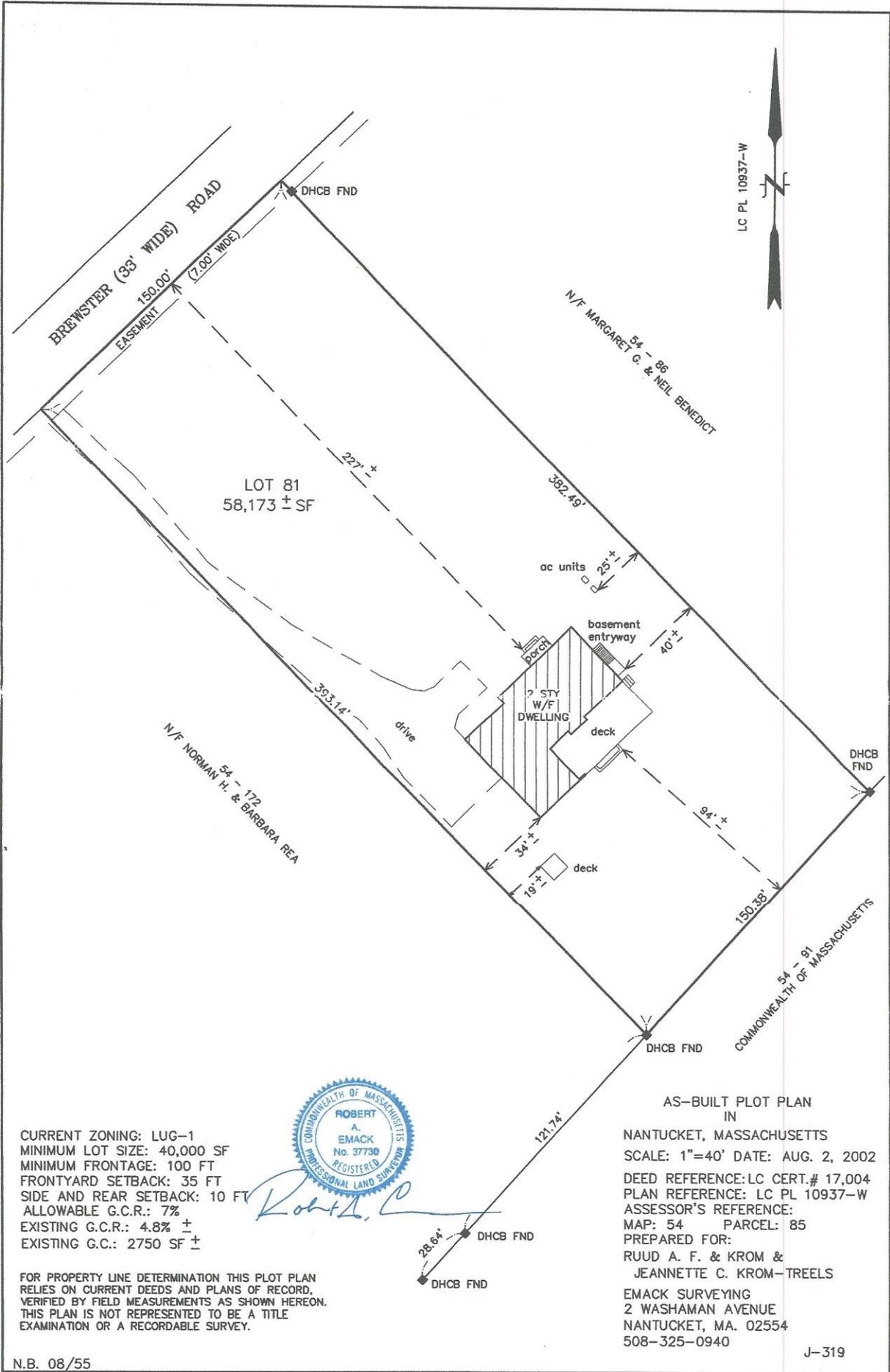
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.


Signature _____ Date 10 / 1 / 20

From: CM Rohrbeck christinerohrbeck@gmail.com
Subject: 33 Brewster HDC authorization
Date: Sep 30, 2020 at 6:18:08 PM
To: palkalandscape@gmail.com

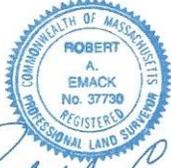
I authorize Matthew Palka to act as owner representative at HDC for the permitting of a pool, non-gas firepit, and patio at 33 Brewster Rd.

Thanks, Christine Rohrbeck



CURRENT ZONING: LUG-1
 MINIMUM LOT SIZE: 40,000 SF
 MINIMUM FRONTAGE: 100 FT
 FRONTYARD SETBACK: 35 FT
 SIDE AND REAR SETBACK: 10 FT
 ALLOWABLE G.C.R.: 7%
 EXISTING G.C.R.: 4.8% ±
 EXISTING G.C.: 2750 SF ±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN
 RELIES ON CURRENT DEEDS AND PLANS OF RECORD,
 VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON.
 THIS PLAN IS NOT REPRESENTED TO BE A TITLE
 EXAMINATION OR A RECORDABLE SURVEY.

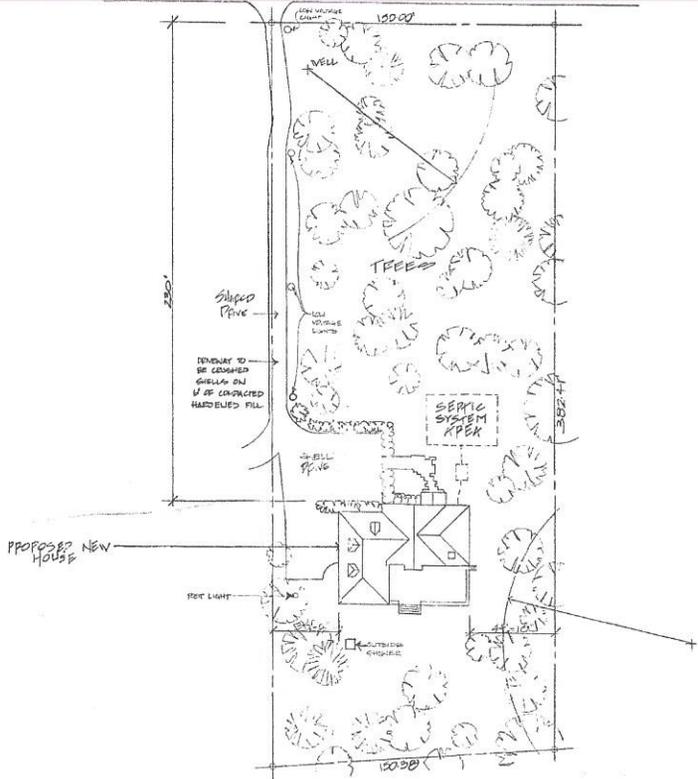


Robert A. Emack

AS-BUILT PLOT PLAN
 IN
 NANTUCKET, MASSACHUSETTS
 SCALE: 1"=40' DATE: AUG. 2, 2002
 DEED REFERENCE: LC CERT.# 17,004
 PLAN REFERENCE: LC PL 10937-W
 ASSESSOR'S REFERENCE:
 MAP: 54 PARCEL: 85
 PREPARED FOR:
 RUUD A. F. & KROM &
 JEANNETTE C. KROM-TREELS
 EMACK SURVEYING
 2 WASHAMAN AVENUE
 NANTUCKET, MA. 02554
 508-325-0940

RECEIVED
OCT 26 1996

BRESTER ROAD



1 SITE PLAN
1" = 30' - 0"



2

- GENERAL NOTES:
1. DO NOT SCALE DRAWINGS.
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
 3. ALL WORK MUST CONFORM TO ALL STATE AND LOCAL BUILDING CODES, THE NATIONAL ELECTRICAL CODE, AND ALL OTHER APPLICABLE CODES.
 4. IF ANY WORK IS AMBIGUOUS OR UNCLEAR, CONTACT DESIGNER BEFORE PROCEEDING WITH WORK.
 5. ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS OTHERWISE SPECIFIED.
 6. CONTRACTOR SHALL VERIFY ON SITE ALL UTILITY LINES AND LOCATE NEW WELL AND SEPTIC SYSTEM PRIOR TO EXCAVATION.
 7. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS.

REVISIONS: 01/1/96

A1

Drawn By: A. O'CONNOR
Date: 8/15/96
Scale: 1/4" = 1'-0"

All drawings and designs considered herein are the property of KALMAN CONSTRUCTION CORPORATION. No duplication or use of these documents is permitted without prior approval.

KALMAN
CONSTRUCTION CORPORATION

K ROOM RESIDENCE
35 BREWSTER ROAD
NANTUCKET
MASSACHUSETTS
02584
- SITE PLAN -

A1

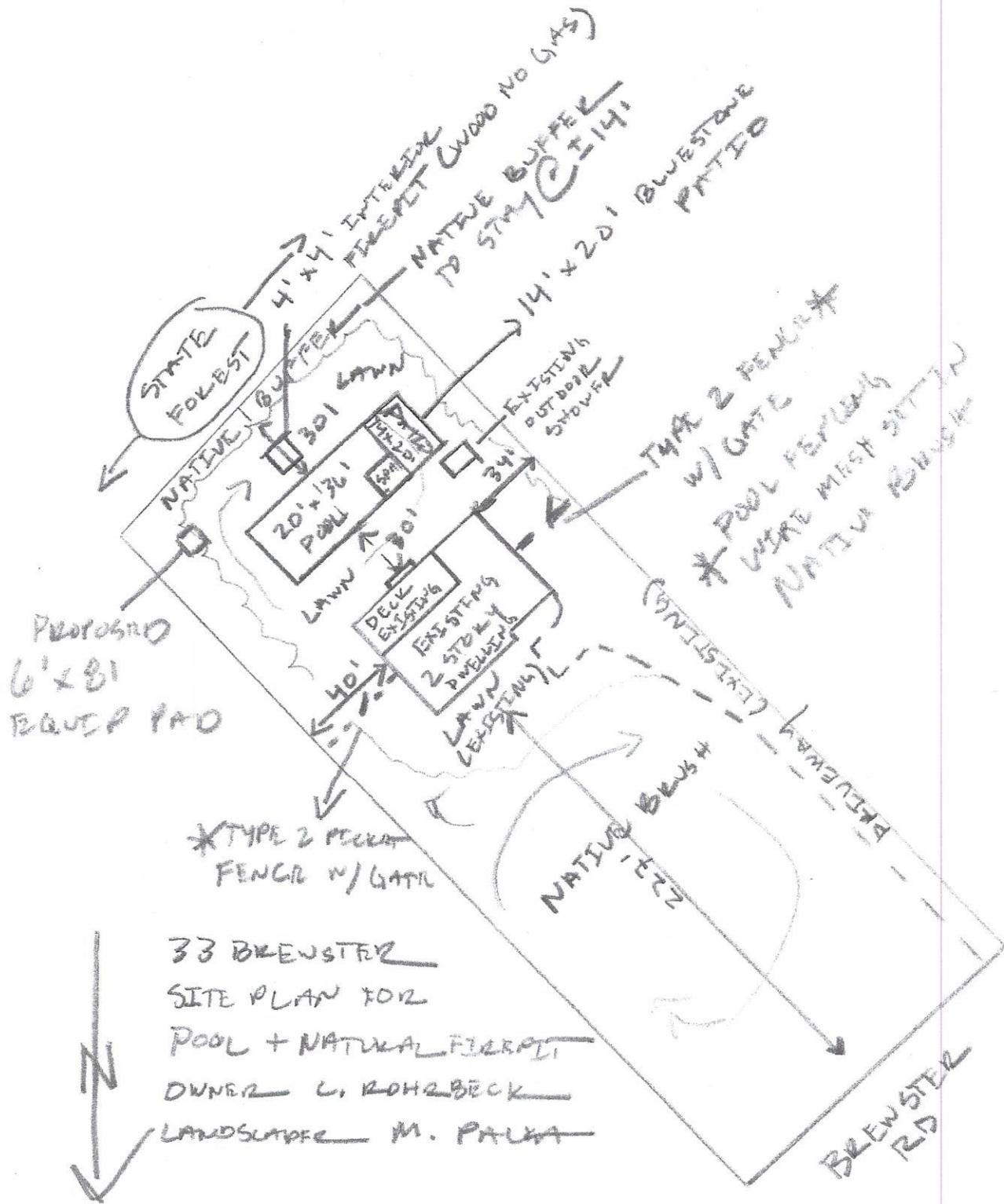
67 Milestone Road, Freetown, Nantucket, MA 02554 508 228 5565



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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



±14' NATIVE BRUSH w/ WIRE MESH FENCE PLACED INSIDE

↑
2' x 8'
LOPSTED
WOOD
AND
FOLLOW
BACK
AS

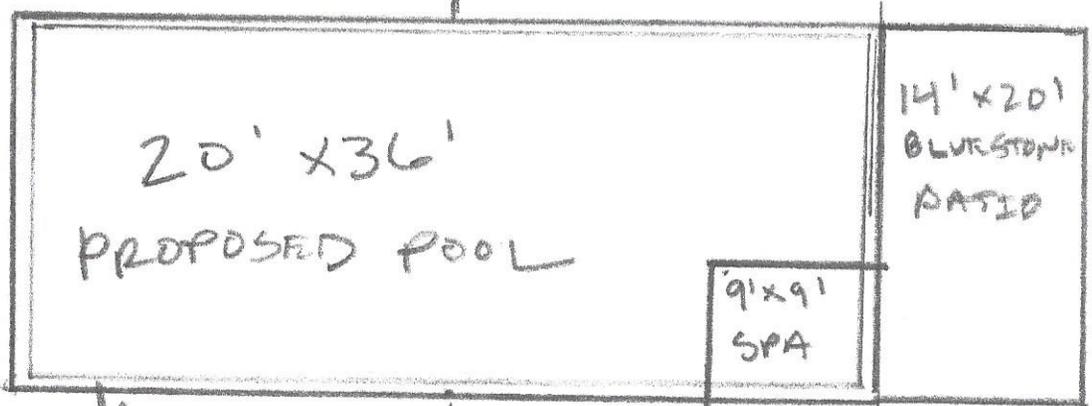
LAWN

4' x 4'
(INTERIOR)
FIRE PIT

LAWN

12'

12'



14" BLUESTONE
OPENING

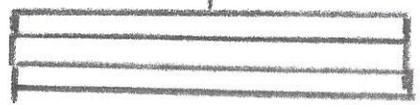
LAWN

30'

LAWN



DETAIL
33 BRUSTR



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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PROPERTY DESCRIPTION

AX MAP N°: 67 PARCEL N°: 72
Street & Number of Proposed Work: 8 BAYBERRY LANE
Owner of record: JEFF MORASH
Mailing Address: 35 MEADOW VIEW DR
NANTUCKET MA
Contact Phone #: 508 228 7371 E-mail: JMORASH@CONCASE.NET

AGENT INFORMATION (if applicable)

Name: JEFF MORASH
Mailing Address: _____
Contact Phone #: 508 228-7371 E-mail: JMORASH@CONCASE.NET

FOR OFFICE USE ONLY

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Additional Remarks

Historic Name: _____ REVISIONS* 1. East Elevation DEMO SHED
Original Date: _____ (describe) 2. South Elevation
Original Builder: _____ 3. West Elevation
Is there an HDC survey form for this building attached? Yes N/A 4. North Elevation
*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ Block Block Parged Brick (type) _____ Poured Concrete Piers
Masonry Chimney: Block Parged Brick (type) _____ Other _____
Roof Pitch: Main Mass _____/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 _____
 Shutters: Wood Aluminum Copper Leaders (material) _____

Siders (material and size): _____
 Siding: White cedar shingles _____ Clapboard (exposure: _____ inches) Front Side
 Other _____

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

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

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

Landscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Siding _____ 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 my revisions to this application will initiate a new sixty-day review period.

Date: 9/25/2020 Signature of owner of record: [Signature]

Signed under penalties of perjury



Town and County of Nantucket, MA

Zoom To

Share

Print

8 bayberry



Property



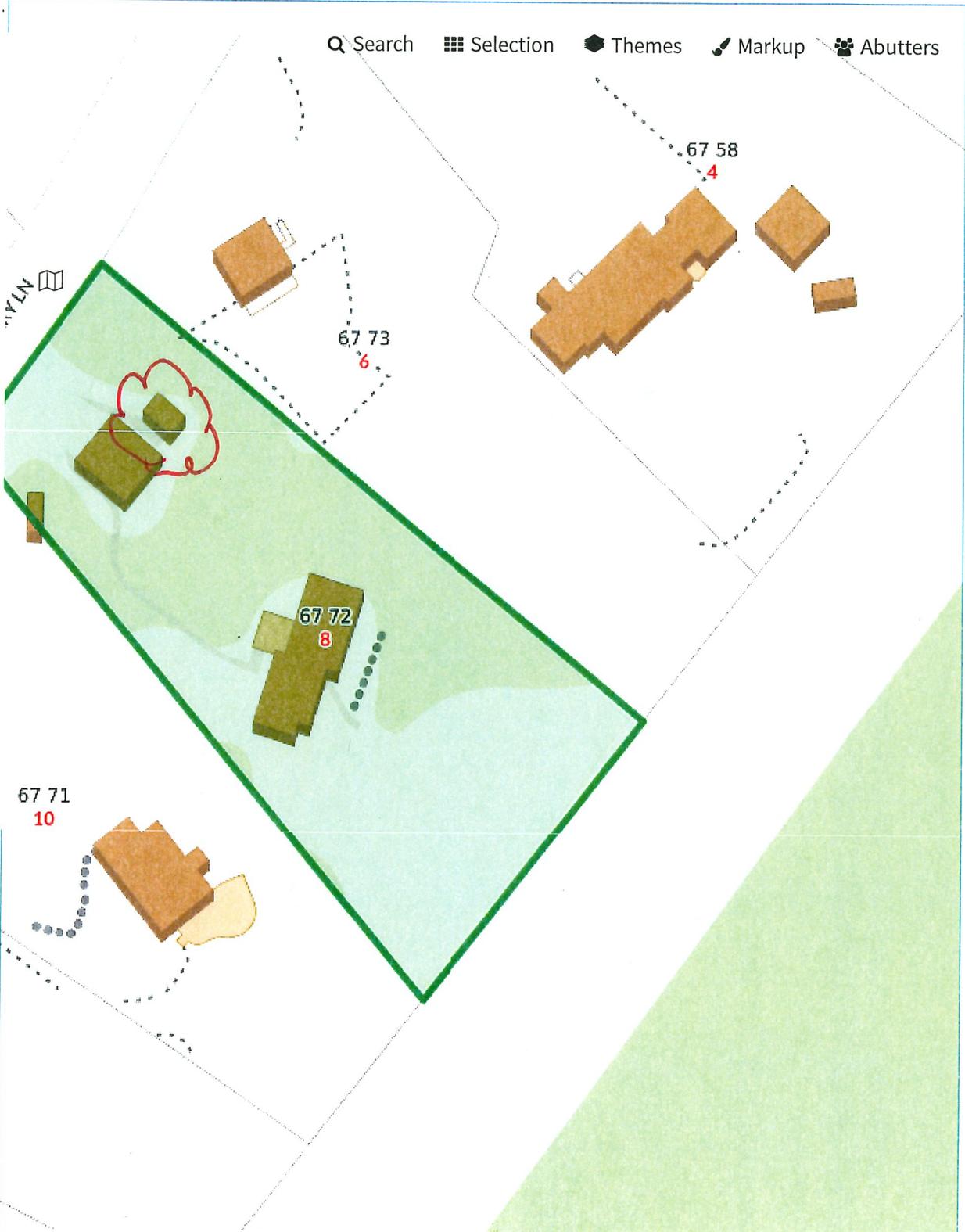
Search

Selection

Themes

Markup

Abutters



67 71
10

67 72
8

67 73
6

67 58
4



Google (https://www.google.com/maps/@41.262538,-70.086283,19z) (http://www.mapgeo.io)

map error (https://www.google.com/maps/@41.2620202,-70.085132,19z/data=!10m1!1e1!12b1?source=api&Mapdata=62020)











CERTIFICATE NO: _____

DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 72 PARCEL N°: 52
 Street & Number of Proposed Work: 2 SEVEN MILE LANE
 Owner of record: DEVON HOLDINGS GROUP LLC
 Mailing Address: 18 STANLEY GARDENS
LONDON ENGLAND W11 2NG
 Contact Phone #: 508 446 0444 E-mail: _____

AGENT INFORMATION (if applicable)

Name: ETHAN MCMORROW DESIGNS INC
 Mailing Address: 4 SOUTH MILL STREET
NANTUCKET MA 02554
 Contact Phone #: 228 0456 E-mail: ethan67@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. 67720
 Pool (Zoning District _____) Roof Other RENEWAL

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

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

Additional Remarks

Historic Name: _____ REVISIONS* 1. East Elevation
 Original Date: _____ (describe) 2. South Elevation } RENEW EXPIRED APPROVAL
 Original Builder: _____ 3. West Elevation } NO CHANGE
 4. North Elevation

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
 Type: _____
 Length: _____

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

Gutters: Wood Aluminum Copper Leaders (material) _____

Leaders (material and size): _____

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

Trim: A. Wood Pine Redwood Cedar Other _____

B. Treatment Paint Natural to weather Other _____

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

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

Windows*: Double Hung Casement All Wood Other _____

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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Date 9-22-2020 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID 72 52
Location 2 SEVEN MILE LN
Owner DEVON HOLDINGS GROUP LLC



**MAP FOR REFERENCE ONLY
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Parcels updated December, 2014
 Properties updated 01/09/2017

2. Peterson, Richard Tanya	30 Main Street SIAS	Fire Pits/Sports Court	73.3.1-46	Atlantic Landscaping
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Oliver			
Recused	None			
Documentation	Hardscaping plans and photos.			
Representing	Lindsey Congleton , Atlantic Landscaping, Inc. – Presented project; explained the bocce court and the fire pit. The pool is enclosed in a 4-foot picket fence with a hedge behind it.			
Public	None			
Concerns (2:30)	Camp – The back hedge and along the east side has to be doubled up if this is going to be passed. Consensus agrees about the double privet hedge at about 5 to 6 feet tall.			
Motion	Motion to Approve through staff with the privet hedge doubled up on the south and east side to screen the bocce court and firepit. (Camp)			
Vote	Carried 5-0	Certificate #	67719	
3. Holdings, Devon	2 Seven Mile Lane	New dwelling	72-52	Ethan McMorrow
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Oliver			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Ethan McMorrow – Presented project.			
Public	None			
Concerns (2:38)	McLaughlin – North elevation, the 6-over-3 windows should be 6-over-6 windows. Welch – East elevation, the front door with columns looks formal and should be simplified; the windows under the porch look a little large. Coombs – Appreciates the low height. East elevation, the transom over the front door should be eliminated; Okay with the pilasters and columns as well as the crossbucks and shingled railing. Camp – The porch columns caps look drawn wrong; she'd prefer they be simpler. Agrees about a simpler trim around the front door. The columns on the shingle walls have the same base as on the front; that needs to be simplified. Pohl – He'd like to see the same thing happen on the full-height columns; the proposed base doesn't work with the crossbucks.			
Motion	Motion to Approve through staff with simple plates for the columns on the front porch, simpler front door trim, and no transoms. (Welch)			
Vote	Carried 5-0	Certificate #	67720	

IV. HDC BUSINESS	
Approve Minutes	None
Review Minutes	March 21 & 23, 2017
Other Business	None
Commission Comments	McLaughlin – Reviewed items he would like to have added to the next agenda for discussion.

List of additional documents, not available on the website or in the files, used at the meeting:

1. None

Motion to Adjourn: 3:00 p.m.

Submitted by:
Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee





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

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for structural work.

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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°: 72 PARCEL N°. 52
Street & Number of Proposed Work: 2 SEVEN MILE LANE
Owner of record: DEVON HOLDINGS GROUP LLC
Mailing Address: 18 STANLEY GARDENS LONDON ENGLAND W11 2NG
Contact Phone #: 508 446 0444 E-mail: _____

AGENT INFORMATION (if applicable)

Name: ETHAN MCMORROW
Mailing Address: PO BOX 1052 NANTUCKET MA 02554
Contact Phone #: 228 0456 E-mail: ethan67@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.

- Checkboxes for New Dwelling, Addition, Garage, Driveway/Apron, Commercial, Historical Renovation, Deck/Patio, Steps, Shed, Color Change, Fence, Gate, Landscaping, Move Building, Demolition, Revisions to previous Cert. No., Pool, Roof, Other.

Size of Structure or Addition: Length: 79' Sq. Footage 1st floor: 2323 Decks/Patio: Size: 12'x40' 1st floor 2nd floor
Width: 53' Sq. footage 2nd floor: 754± Size: 8x14 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'-8"±6" South 24'-8"±6" East 24'-8"±6" West 17'-0"±6"

Additional Remarks

REVISIONS* 1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation
Historic Name: _____
Original Date: _____ (describe)
Original Builder: ROBERT BONDY 1800 WASHINGTON ROAD
Is there an HDC survey form for this building attached? Yes N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6'-8"± Block Block Parged Brick (type) Poured Concrete Piers

Masonry Chimney: Block Parged Brick (type) Other

Roof Pitch: Main Mass 8.5/12 Secondary Mass 7/12 Dormer 4/12 Other

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

Fence: Height: 6'-0"
Type: PLANK WOOD
Length: 20'-0"

Skylights (flat only): 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

Trim: A. Wood Pine Redwood Cedar Other

B. Treatment Paint Natural to weather Other

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) Corner boards 5/4x6" Frieze TBD
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round Square 6x6

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 SIMPSON Rear ANDERSEN Side ANDERSEN

Garage Door(s): Type Material

Hardscape materials: Driveways STEEL Walkways Walls

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) Roof NATURAL
Trim QUAKER GRAY Sash BLACK Doors BLACK
Deck NATURAL Foundation NATURAL Fence NATURAL Shutters

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

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

Date 3/14/17 Signature of owner of record Signed under penalties of perjury

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Devon Holdings Group.....
MAILING ADDRESS... 19 Hidden Brook Rd, Riverside CT. 06878.....
PROPERTY LOCATION..... 2 Seven Mile Lane.....
ASSESSORS MAP/PARCEL..... 72..... 52.....
SUBMITTED BY:..... Ethan McMorrow Designs Inc.....

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

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: 2020.09.21 09:31:59 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

CIVITARESE BERNARD
PO BOX 235
SIASCONSET, MA 02564

HART JEAN MARIE WILLWERTH
PO BOX 481
SIASCONSET, MA 02564

ZOLA LEEDARA
PO BOX 376
SIASCONSET, MA 02564

SCONSET TRUST INC
PO BOX 821
SIASCONSET, MA 02564

ATKINS ROBERT G
355 SUDBURY RD
CONCORD, MA 01742-3422

CIVITARESE BERNARD
PO BOX 235
SIASCONSET, MA 02564

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554



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: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposed Work: _____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter to the above property or as an interested party 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 completed application has been submitted. Please contact the HDC office to verify the date.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. Written comments must be received by Thursday in order to ensure that they can be distributed to the Commissioners prior to the following Tuesday's meeting. 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.

If you have any questions, please contact the HDC office at (508) 228-7231.



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
clynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Ethan McMorrow Designs Inc

AS AGENT FOR Devon Holdings Group LLC

STREET ADDRESS 2 Seven Mile Lane

MAP/PARCEL 72 52

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/22/2020

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.

Ethan McMorrow 9/22/2020
Signature Date

2 SEVEN MILE LN

Location 2 SEVEN MILE LN

Mblu 72 / / 52 / /

Acct# 0072-052

Owner DEVON HOLDINGS GROUP LLC

Assessment \$754,600

PID 185164

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$754,600	\$754,600

Owner of Record

Owner DEVON HOLDINGS GROUP LLC
Co-Owner C/O LORA ROBERTSON
Address 18 STANLEY GARDENS
 LONDON , . W11 2NG

Sale Price \$0
Certificate
Book & Page 01065/0038
Sale Date 02/02/2007
Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DEVON HOLDINGS GROUP LLC	\$0		01065/0038	99	02/02/2007
PRICE LORA	\$910,000		01052/0296	00	11/30/2006
ATKINS ROBERT G	\$3,800,000		00969/0001	1N	07/22/2005
NICHOLS GREGORY R TRST	\$9,752,000		00852/0013	00	10/03/2003

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent

Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

Building Photo



(http://images.vgsi.com/photos/NantucketMAPhotos/\00\01\45\31.jpg)

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1300
Description RES ACLNDV M00
Zone SR20
Neighborhood 475
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.47
Frontage
Depth
Assessed Value \$754,600

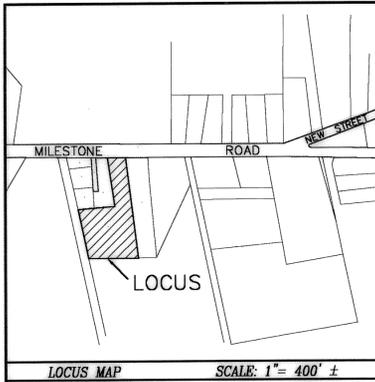
Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$980,000	\$980,000
2015	\$0	\$690,000	\$690,000
2014	\$0	\$690,000	\$690,000
2013	\$0	\$690,000	\$690,000
2012	\$0	\$690,000	\$690,000

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CURRENT ZONING CLASSIFICATION:
RESIDENTIAL 2 (R-2)

MIN. LOT SIZE: 20,000 S.F.
MIN. FRONTAGE: 75 FT
FRONT YARD SETBACK: 30 FT
REAR & SIDE SETBACK: 10 FT
GROUND COVER RATION (%): 12.5 %

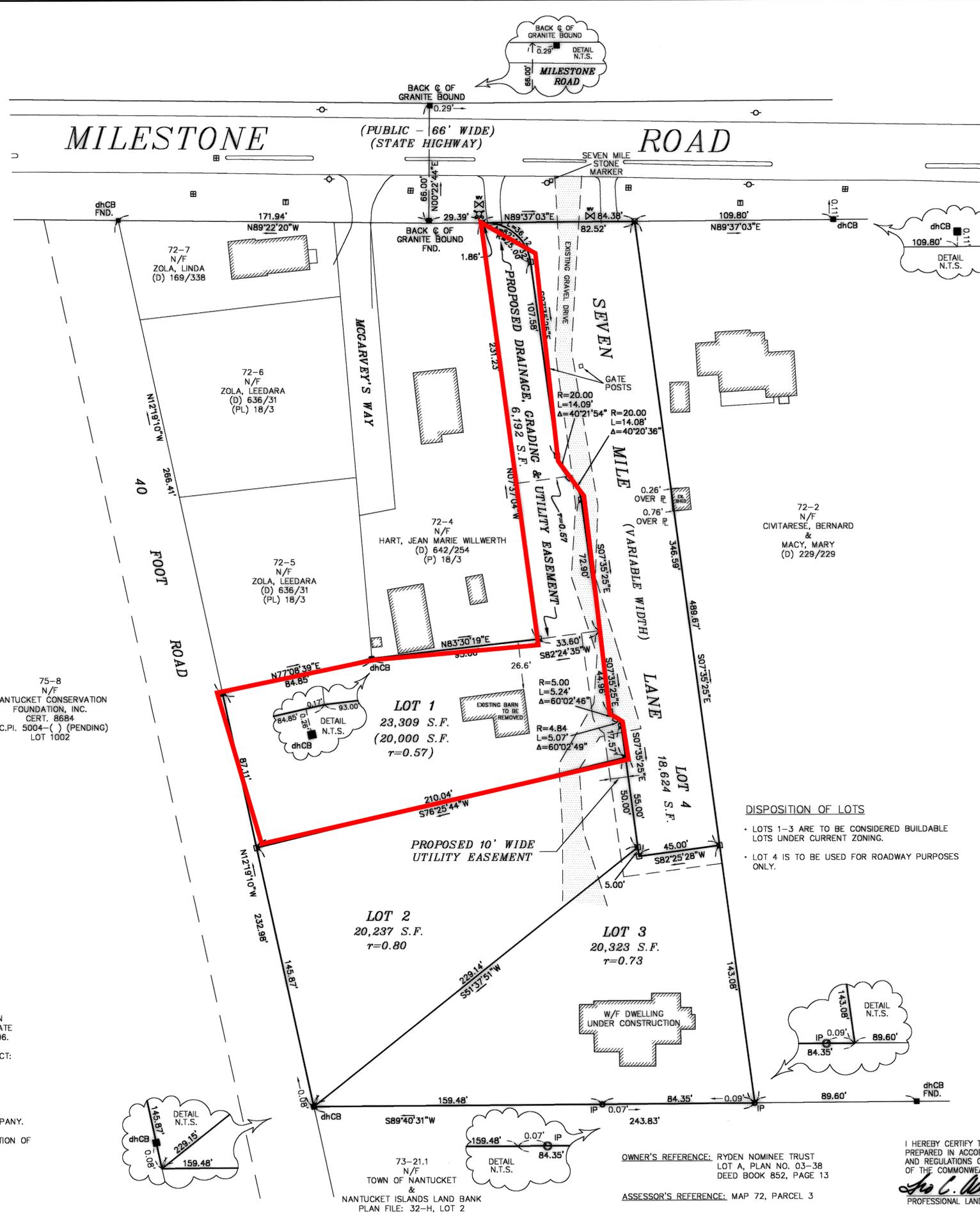
LEGEND

- DENOTES CONCRETE BOUND WITH DRILLHOLE FND.
- DENOTES PROPOSED CONCRETE BOUND WITH DRILLHOLE
- DENOTES IRON PIPE FND.
- ⊗ DENOTES EXIST. WATER VALVE
- ⊕ DENOTES EXIST. HYDRANT
- ⊞ DENOTES EXIST. CATCH BASIN
- ⊠ DENOTES EXIST. TELEPHONE PEDESTAL
- DENOTES EXIST. UTILITY POLE

LOTS SHOWN HEREON ARE SUBJECT TO A COVENANT DATED _____ AND RECORDED IN THE REGISTRY OF DEEDS AS DEED NO. _____

GENERAL NOTES

1. THIS PLAN REPRESENTS A SUBDIVISION OF MAP 72, PARCEL 3, AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWN OF NANTUCKET.
2. THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0004 D, DATED NOV. 6, 1996.
3. THE SITE IS LOCATED WITHIN THE PUBLIC WELLHEAD RECHARGE DISTRICT: AS DETERMINED FROM THE TOWN OF NANTUCKET WATER RESOURCES PROTECTION PLAN DATED JANUARY 1990.
4. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO KNOWN WETLAND RESOURCE AREAS WITHIN 100 FEET OF THE SUBJECT PARCEL.
5. WATER SERVICE SHALL BE PROVIDED BY THE SIASCONSET WATER COMPANY.
6. PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

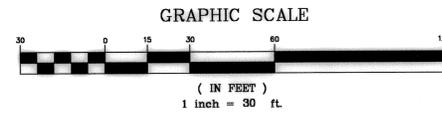


THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) 1, 2, 3 & 4 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE NANTUCKET PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH A RECEIPT OF RECORDING OF SAID NOTICE."

TOWN CLERK, NANTUCKET, MA _____ DATE _____



DISPOSITION OF LOTS

- LOTS 1-3 ARE TO BE CONSIDERED BUILDABLE LOTS UNDER CURRENT ZONING.
- LOT 4 IS TO BE USED FOR ROADWAY PURPOSES ONLY.

"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE NANTUCKET PLANNING BOARD WAS RECEIVED AND RECORDED 3-2-05 AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."

[Signature] 3-2-05
TOWN CLERK, NANTUCKET, MA DATE

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED NANTUCKET PLANNING BOARD

APPROVED (DATE): *[Signature]* 02-28-05

ENDORSED (DATE): 03-14-05

P.B. FILE NUMBER: 6816

[Signature]

[Signature]

[Signature] 3/14/05

OWNER'S REFERENCE: RYDEN NOMINEE TRUST
LOT A PLAN NO. 03-38
DEED BOOK 852, PAGE 13

ASSESSOR'S REFERENCE: MAP 72, PARCEL 3

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
[Signature] 3/9/05
PROFESSIONAL LAND SURVEYOR DATE



NANTUCKET REGISTRY OF DEEDS
Date: MAY 27, 2005
Time: 11:35 AM
Plan No.: 05-35
Attest: *[Signature]* Register

DATE	ISSUE	REVISION	DESCRIPTION	DWN.	CHK.	DCM/LCA
2/23/05	1		REVISED PROPERTY LINES, LOTS 1 AND 4			

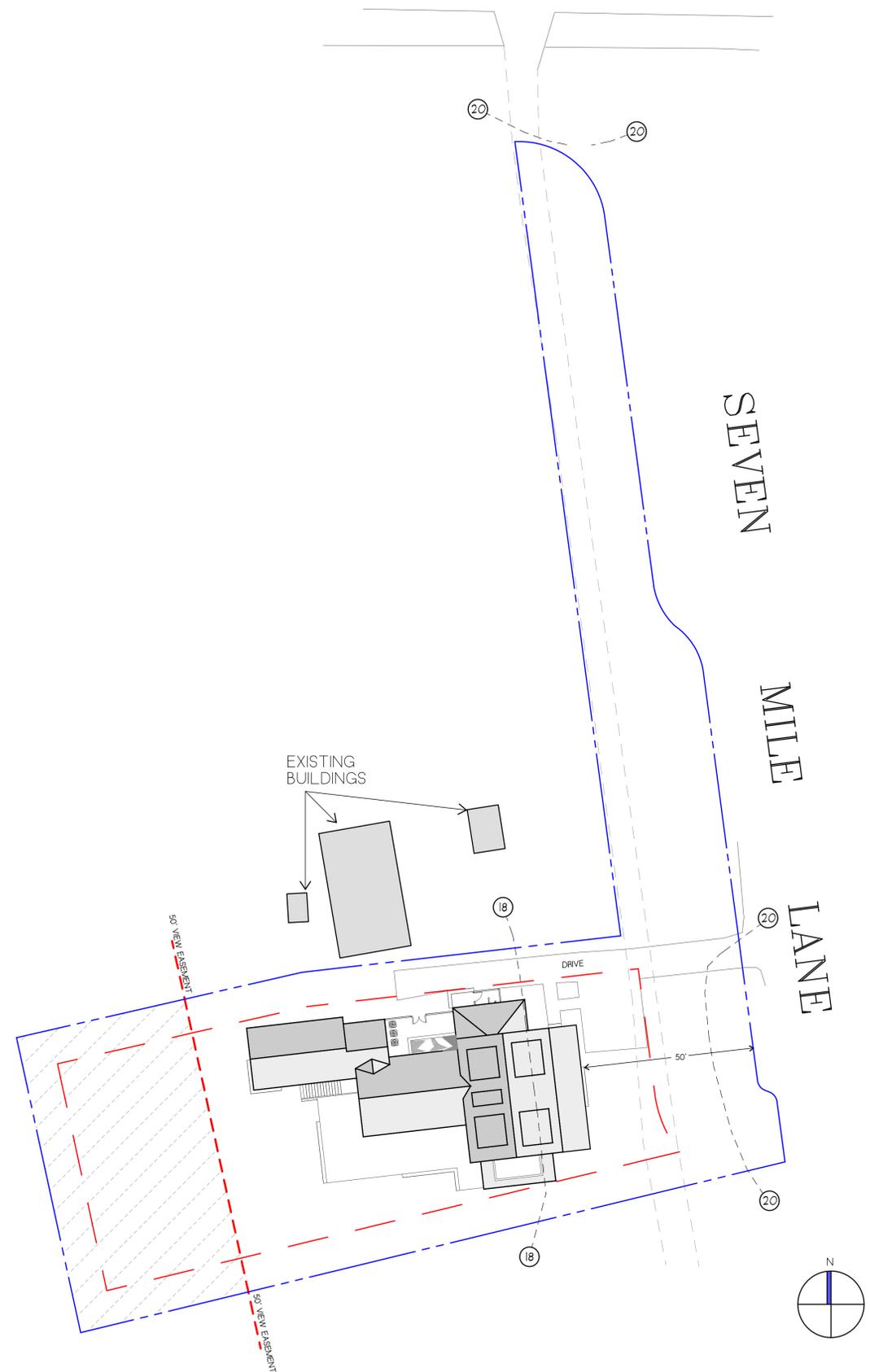
DECEMBER 3, 2004 PROJECT NUMBER 20430103-10/100 SCALE 1" = 30'

DEFINITIVE SUBDIVISION PLAN
SEVEN MILE LANE SUBDIVISION
NANTUCKET, MASSACHUSETTS
PREPARED FOR
RYDEN NOMINEE TRUST
NANTUCKET, MASSACHUSETTS

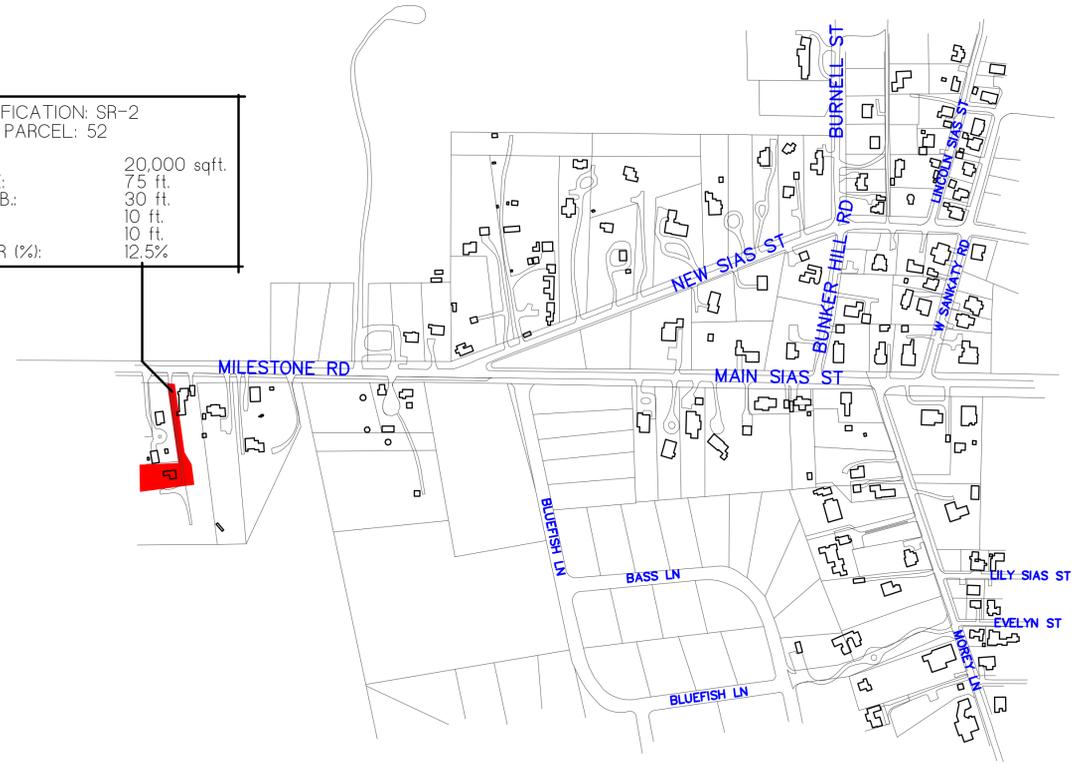
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-0686



MILESTONE ROAD



ZONING CLASSIFICATION: SR-2
 MAP: 72 PARCEL: 52
 MIN. AREA: 20,000 sqft.
 MIN. FRONTAGE: 75 ft.
 FRONT YARD S.B.: 30 ft.
 SIDE S.B.: 10 ft.
 REAR S.B.: 10 ft.
 GROUND COVER (%): 12.5%



DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW R.O. SIZE	QTY.	REMARKS
A	ANDERSEN	2'-8" X 5'-0 1/2"	1	4/4 D.H.
B	ANDERSEN	2'-2" X 4'-0 1/2"	3	4/4 D.H.
C	ANDERSEN	2'-2" X 2'-2"	10	4 LT. UNIT TO MATCH UNIT B SASH
D	ANDERSEN	2'-8" X 5'-4"	4	4/4 D.H.
E	ANDERSEN	1'-4" X 1'-9"	1	4 LT. FIXED UNIT
F	ANDERSEN	1'-9" X 2'-2"	1	4 LT. FIXED UNIT
G	ANDERSEN	2'-2" X 3'-2"	1	4/3 D.H.
H	ANDERSEN	2'-8" X 3'-11"	1	4/3 D.H.
I	SIMPSON	3'-0" X 1'-0"	1	4 PNL. EXTERIOR WD. DR.
2	CUSTOM	3'-0" X 1'-0"	1	EXTERIOR WOOD PLANK DOOR
3	ANDERSEN	3'-0" X 1'-0"	2	15 LT. EXTERIOR DOOR
4	ANDERSEN	4'-0" X 1'-0"	1	15 LT. FIXED UNIT
5	ANDERSEN	4'-0" X 1'-0"	1	15 LT. GLIDING PATIO DR.
6	ANDERSEN	4'-0" X 1'-0"	3	15 LT. FIXED UNITS
7	ANDERSEN	4'-0" X 1'-0"	3	15 LT. GLIDING PATIO DR. W/ (I) FIXED UNIT
8	CUSTOM	3'-0" X 4'-8"	1	15 LT. EXTERIOR DOOR
9	CUSTOM	2'-4" X 1'-0"	1	EXTERIOR WOOD PLANK DOOR

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

NOTE:
 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
 ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
 ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
 INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET GIS MAPS AND A SUPPLIED SURVEY FROM THE NANTUCKET BUILDING DEPARTMENT AND BLACKWELL & ASSOCIATES, INC. DATED MARCH 9, 2005. THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

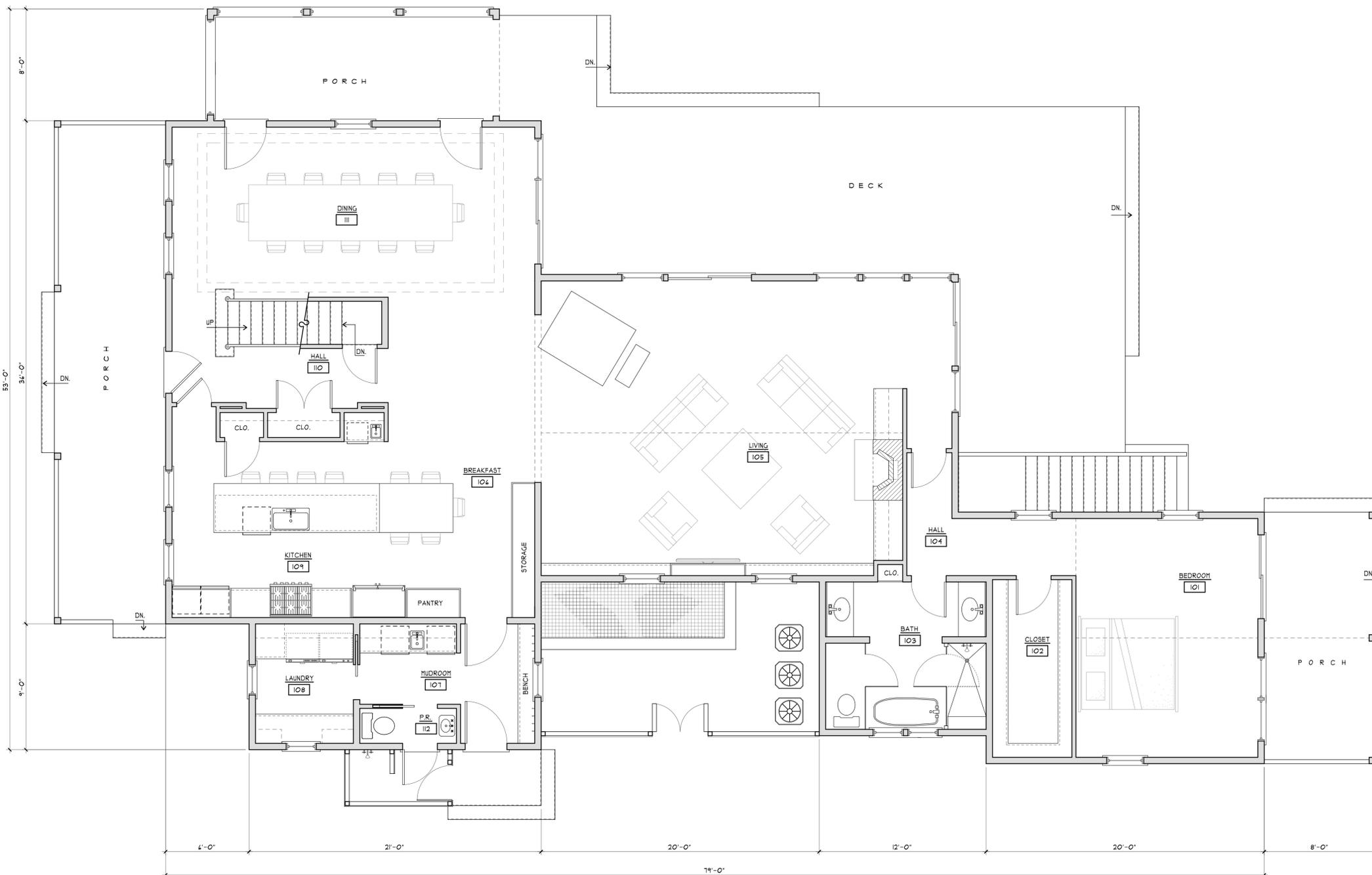
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DEVON HOLDINGS GROUP LLC
 DRAWN BY: ETHAN MCMOROW
 P.O. BOX 1032
 NANTUCKET, MA 02554
 PHONE 508-228-0450 email ethand@comcast.net

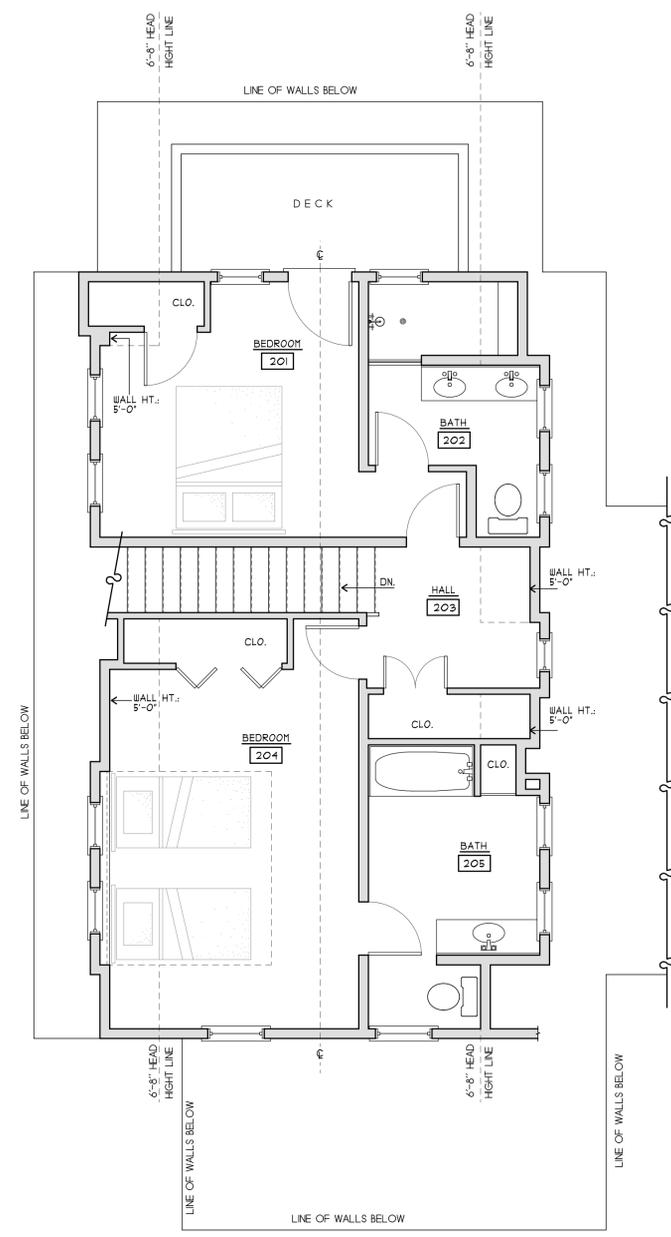
MAP: 72 PARCEL: 52
HDC. SITE PLAN ONLY
 ADDRESS: 2 SEVEN MILE LANE NANTUCKET, MA 02554
 DATE: 3/30/2017
 SCALE: 1/16" = 1'-0"

SHEET NO.
 S 1

REVISIONS:
 2/28/2017: PROGRESS PRINT
 3/12/2017: PROGRESS PRINT
 3/14/2017: HDC PLANS
 3/30/2017: HDC REVISION



FIRST FLOOR PLAN
SCALE 1/4"=1'-0"
2,323 SF.



SECOND FLOOR PLAN
SCALE 1/4"=1'-0"
754 +/- SF.

NOTE:
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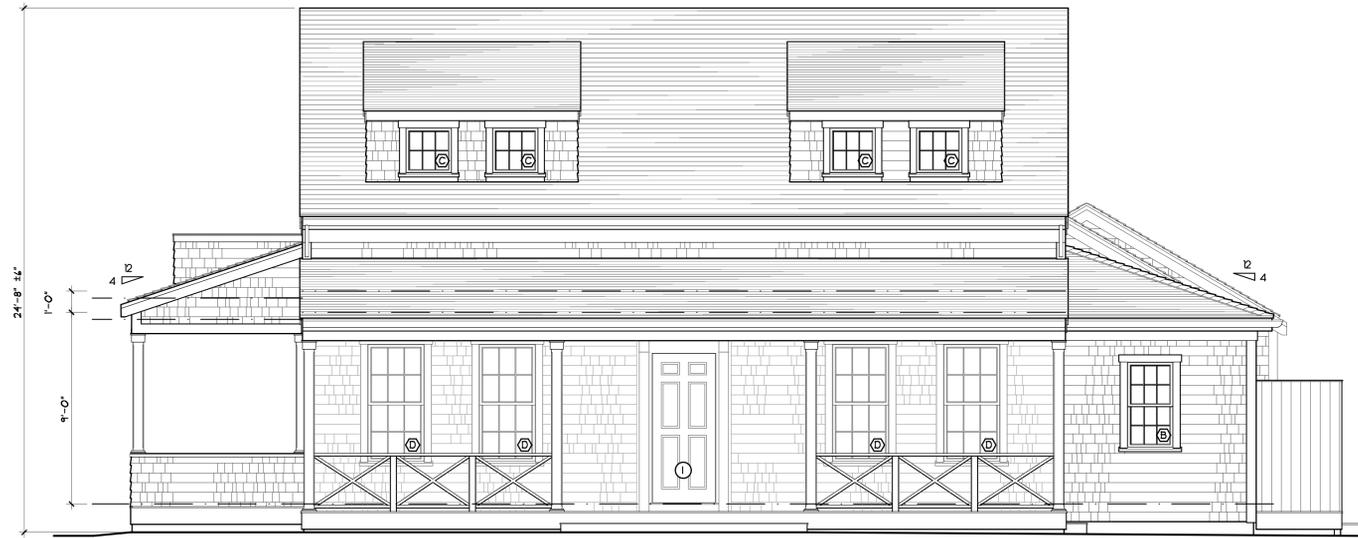
NOTE:
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NOTE:
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COPYRIGHT NOTICE <small>These drawings are the property of Ethan McMorow Design & Assoc. Inc. and may not be used without the express written authorization from Ethan McMorow Design & Associates Inc.</small>	DEVON HOLDINGS GROUP LLC <small>DRAWN BY: ETHAN MCMORROW P.O. BOX 1052 NANTUCKET, MA 02554 PHONE: 508-228-0456 email: ethan@dm.comcast.net</small>		<small>MAP: 72 PARCEL: 92</small> FLOOR PLANS		SHEET NO. a 2
	<small>ADDRESS:</small> 2 SEVEN MILE LANE NANTUCKET, MA 02554	<small>DATE:</small> 3/30/2017	<small>SCALE:</small> 1/4" = 1'-0"		

- REVISIONS:
- 2/28/2017: PROGRESS PRINT
 - 3/12/2017: PROGRESS PRINT
 - 3/14/2017: HDC PLANS
 - 3/30/2017: HDC REVISION





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



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

REVISIONS:
2/28/2017: PROGRESS PRINT
3/12/2017: PROGRESS PRINT
3/14/2017: HDC PLANS
3/30/2017: HDC REVISION

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DEVON HOLDINGS GROUP LLC

DRAWN BY: ETHAN MCMORROW
P.O. BOX 1032
NANTUCKET, MA 02554
PHONE: 508-228-0450, email: ethand@comcast.net

MAP: 72 PARCEL: 52
ADDRESS: 2 SEVEN MILE LANE NANTUCKET, MA 02554
DATE: 3/30/2017
SCALE: 1/4" = 1'-0"

SHEET NO.

a 3



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



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

REVISIONS:
2/28/2017: PROGRESS PRINT
3/12/2017: PROGRESS PRINT
3/14/2017: HDC PLANS
3/30/2017: HDC REVISION

NOTE:
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DEVON HOLDINGS GROUP LLC

DRAWN BY: ETHAN MCMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE: 508-228-0456 email: ethan@77concast.net

MAP: 72		PARCEL: 52	
ADDRESS: 2 BEVEN MILE LANE NANTUCKET, MA 02554	DATE: 3/30/2017	SCALE: 1/4" = 1'-0"	

SHEET NO.

a 4

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

AX MAP N°: 68 PARCEL N°: 566
Street & Number of Proposed Work: 65 Gold Finch Dr
Owner of record: Nancy Cannara
Mailing Address: 65 Gold Finch Dr
Nantucket, MA, 02554
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Steven Steckigt
Mailing Address: P.O. Box 3751
Nantucket, MA, 02584
Contact Phone #: 774-325-6748 E-mail: steve@comp@gnmail.com

FOR OFFICE USE ONLY		V# <u>1132</u>
Date application received:	<u>10/01/2020</u>	Fee Paid: \$ <u>50.00</u>
Must be acted on by:	<u>11/21/2020</u>	
Extended to:	_____	
Approved:	_____	Disapproved: _____
Chairman:	_____	
Member:	_____	
Notes - Comments - Restrictions - Conditions		

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Additional Remarks

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ Block Block Parged Brick (type) _____ Poured Concrete Piers
Masonry Chimney: Block Parged Brick (type) _____ Other _____
Roof Pitch: Main Mass 10 / 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 _____

Frim: 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 More: Black certain hood
Frim _____ 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 09/27/2020

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 Steven Stockigt

AS AGENT FOR Nancy Camara

STREET ADDRESS 65 Goldfinch Drive

MAP/PARCEL 68 / 566

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/30/2020

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

09/30/2020
Date

Sent via email to: cflynn@nantucket-ma.gov
hdcsubmissions@nantucket-ma.gov

Cathy Flynn, Land Use Specialist
The Historic District Commission (HDC)
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Ms. Flynn and the HDC,

I am the owner of the property located at 65 Goldfinch.

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a new roof at the above referenced property. ACK Smart Energy are authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature

Nancy E. Camara

Name

Nancy C. (Annex) Camara

Date

Sept 25, 2020



Property Information

Property ID 68 566
Location 65 GOLDFINCH DR
Owner CAMARA NANCY C



**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





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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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°: 7613/154 PARCEL N°: 12375
Street & Number of Proposed Work: 14 CLARENDON ST,
Owner of record: KARL & CHRISTINE SMITH
Mailing Address: 14 CLARENDON ST, TOM NEVEES RD,
NANTUCKET, MA 02584
Contact Phone #: 508-221-1555 E-mail: KINGOPSHANE@GMAIL.COM

AGENT INFORMATION (if applicable)

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

FOR OFFICE USE ONLY		V# 1938
Date application received:	<u>10/01/2020</u>	Fee Paid: \$ <u>50.00</u>
Must be acted on by:	<u>11/21/2020</u>	
Extended to:	_____	
Approved:	_____	Disapproved: _____
Chairman:	_____	
Member:	_____	
Notes - Comments - Restrictions - Conditions		

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 1500 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: 1,200 sq

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

Additional Remarks

Historic Name: _____

Original Date: _____ (describe)

Original Builder: _____

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

REVISIONS* 1. East Elevation 3 tab to Arch IRO / DAUL BLK.
 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 BLK
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

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

Gutters: Wood Aluminum Copper Leaders (material) _____

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

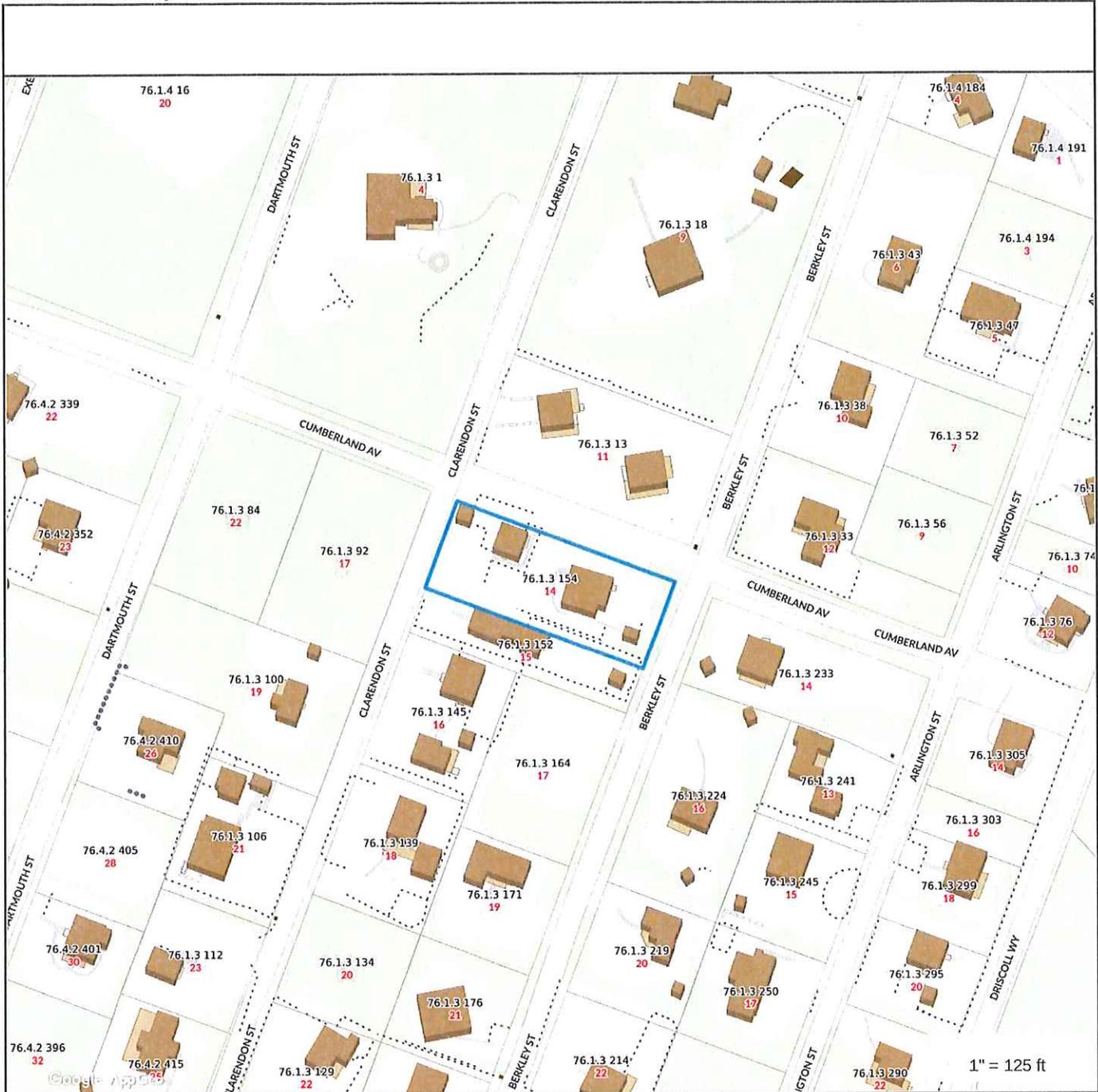
COLORS

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 09-30-2020 Signature of owner of record _____ Signed under penalties of perjury _____



Property Information

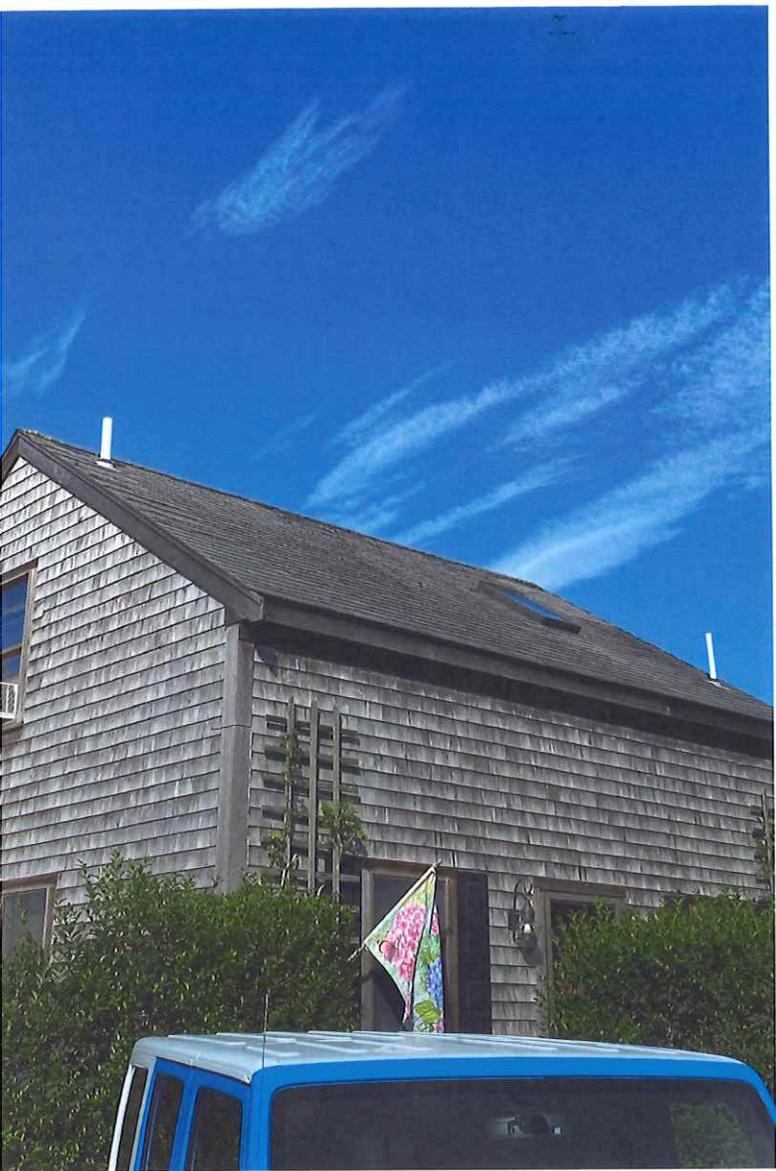
Property ID 76.1.3 154
 Location 14 CLARENDON ST
 Owner SMITH CHRISTINE E



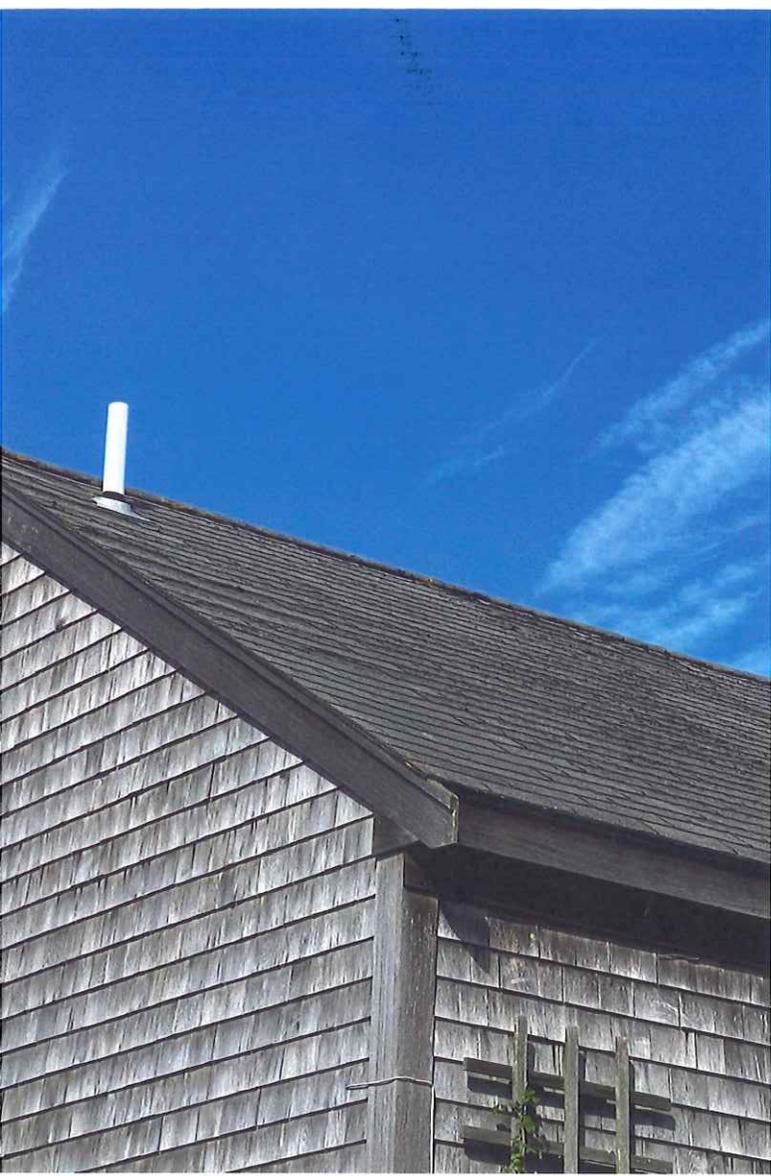
**MAP FOR REFERENCE ONLY
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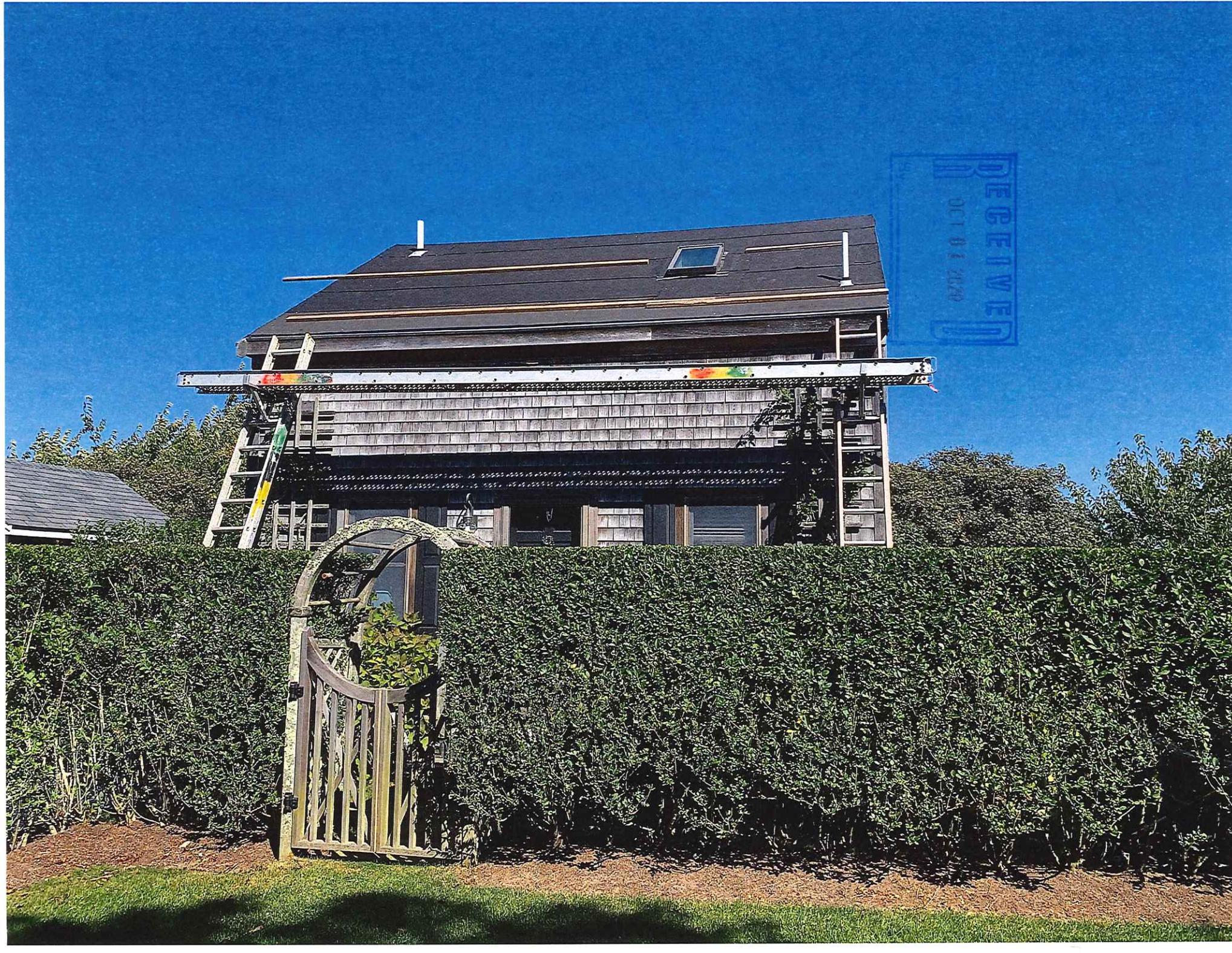
Geometry updated 11/13/2018
 Data updated 11/19/2018



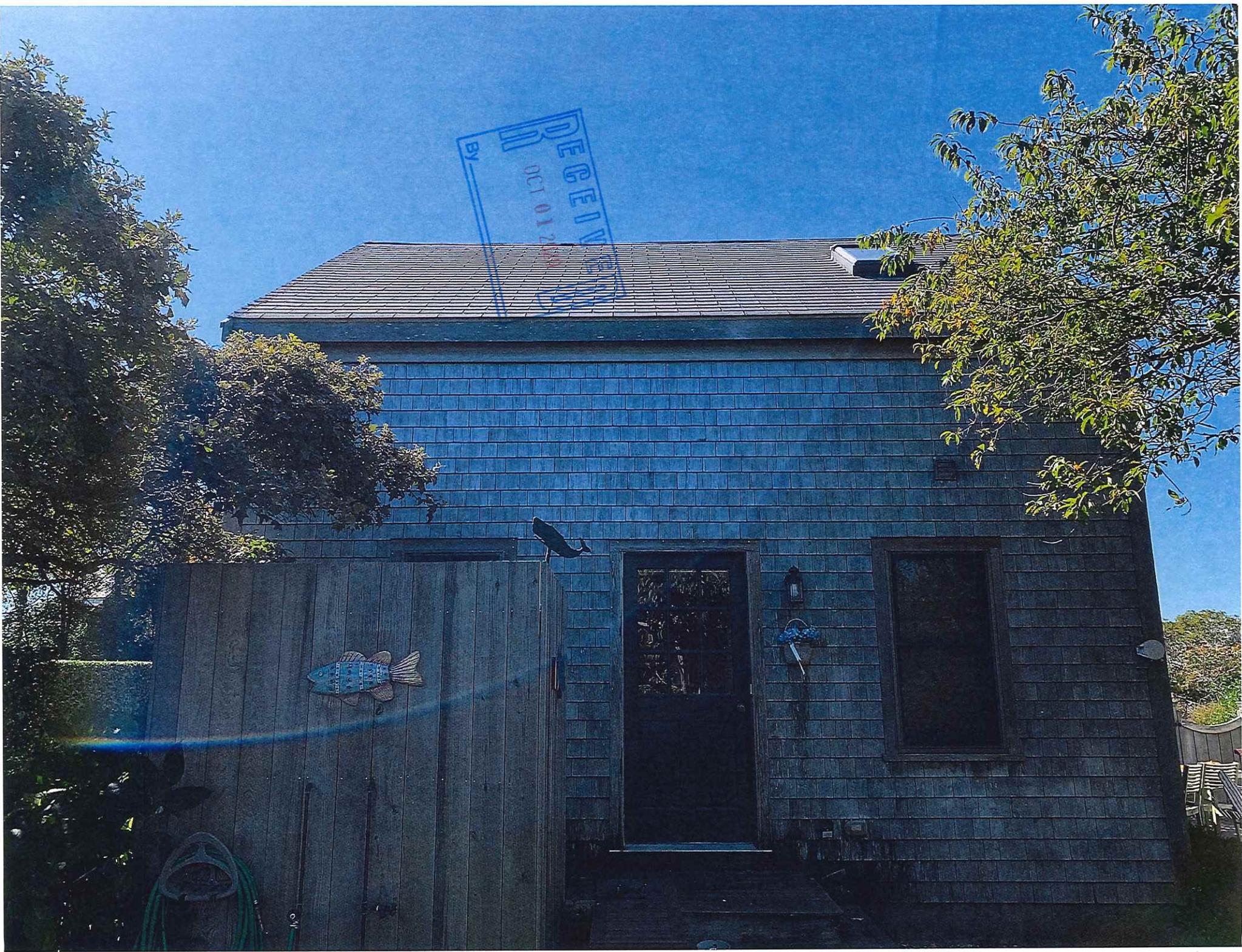
RECEIVED
OCT 01 2020
By



RECEIVED
OCT 01 2020
By



RECEIVED
OCT 01 2020



RECEIVED
BY
OCT 01 2011

CERTIFICATE NO: _____

DATE ISSUED: _____

GARAGE

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°: 6006
Street & Number of Proposed Work: 82 CLIFF ROAD
Owner of record: ROBERT PAINE
Mailing Address: 20 ARDMORE ROAD
NEEDHAM, MA 02494
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS
Mailing Address: PO BOX 1446
NAUTUCKET, MA 02554
Contact Phone #: 508-221-0432 E-mail: CZARINA.LINDA@COMCAST.NET

FOR OFFICE USE ONLY

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

Additional Remarks

Historic Name: 2004 REVISIONS*: 1. East Elevation
(describe) 2. South Elevation
Original Date: _____ 3. West Elevation
Original Builder: _____ 4. North Elevation RELOCATED OLD SHOWER (FROM REAR OF DWELLING)
Is there an HDC survey form for this building attached? Yes N/A
*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ Block Block Parged Brick (type) _____ Poured Concrete Piers
Masonry Chimney: Block Parged Brick (type) _____ Other _____
Roof Pitch: Main Mass 1/12 Secondary Mass 1/12 Dormer 1/12 Other _____
Roofing material: Asphalt: 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____
Gutters: Wood Aluminum Copper Leaders (material) _____
Leaders (material and size): _____
Sidewall: White cedar shingles _____ Clapboard (exposure: _____ inches) Front Side
 Other _____
Trim: A. Wood Pine Redwood Cedar Other _____
B. Treatment Paint Natural to weather Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casings _____ Door Frame _____ Columns/Posts: Round _____ Square _____
Windows*: Double Hung Casement All Wood Other _____
 True Divided Lights (muntins), single pane SDL's (Simulated Divided Lights) Manufacturer _____
Doors* (type and material): TDL SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____
Hardscape materials: Driveways _____ Walkways _____ Walls _____

Fence: Height: 6' 0" OLD SHOWER KIT
Type: 4x6'
Length: _____

* Note: Complete door and window schedules are required.

COLORS

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

* 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: 9/30/2000 Signature of owner of record: _____ Signed under penalties of perjury



Property Information

Property ID 30 606
Location 82 CLIFF RD
Owner PAINE ROBERT M



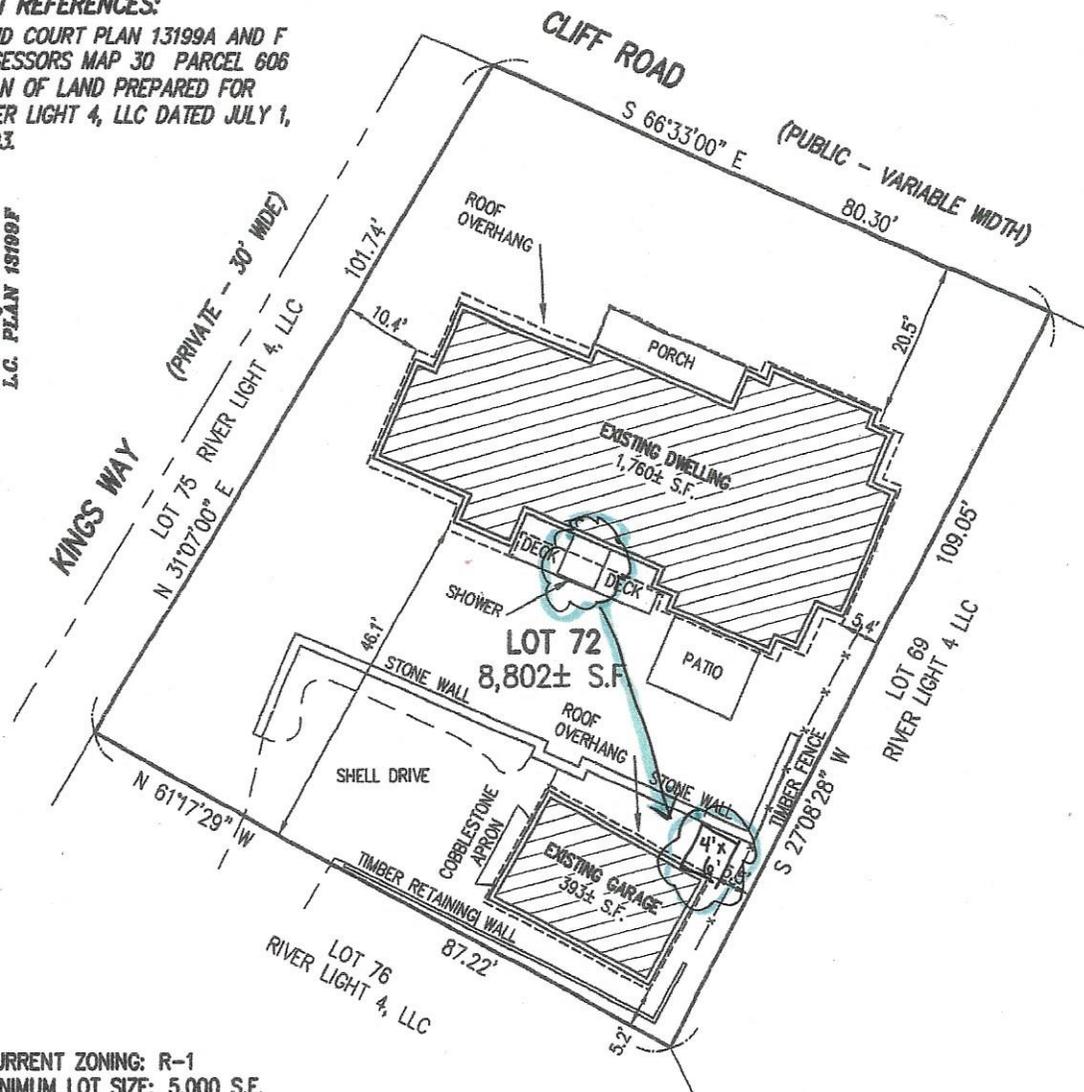
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

PLAN REFERENCES:

LAND COURT PLAN 13199A AND F
 ASSESSORS MAP 30 PARCEL 606
 PLAN OF LAND PREPARED FOR
 RIVER LIGHT 4, LLC DATED JULY 1,
 2003.



CURRENT ZONING: R-1
 MINIMUM LOT SIZE: 5,000 S.F.
 MINIMUM FRONTAGE: 50 FT.
 FRONTYARD SETBACK: 10 FT.
 SIDE AND REAR SETBACK: 5 FT.
 ALLOWABLE G.C.R.: 30%
 EXISTING G.C.R.: 2,153± S.F. (24.5%)

I HEREBY CERTIFY THAT THE STRUCTURES SHOWN
 HEREON ARE LOCATED AS THEY EXISTED ON THE
 GROUND ON JUNE 1, 2006.

DATE: 6/5/06 PLS: *[Signature]*



PLOT PLAN OF LAND

82 CLIFF ROAD
 NANTUCKET, MA
 PREPARED FOR

RIVER LIGHT 4, LLC

SCALE: 1" = 20' DATE: 6/2/06

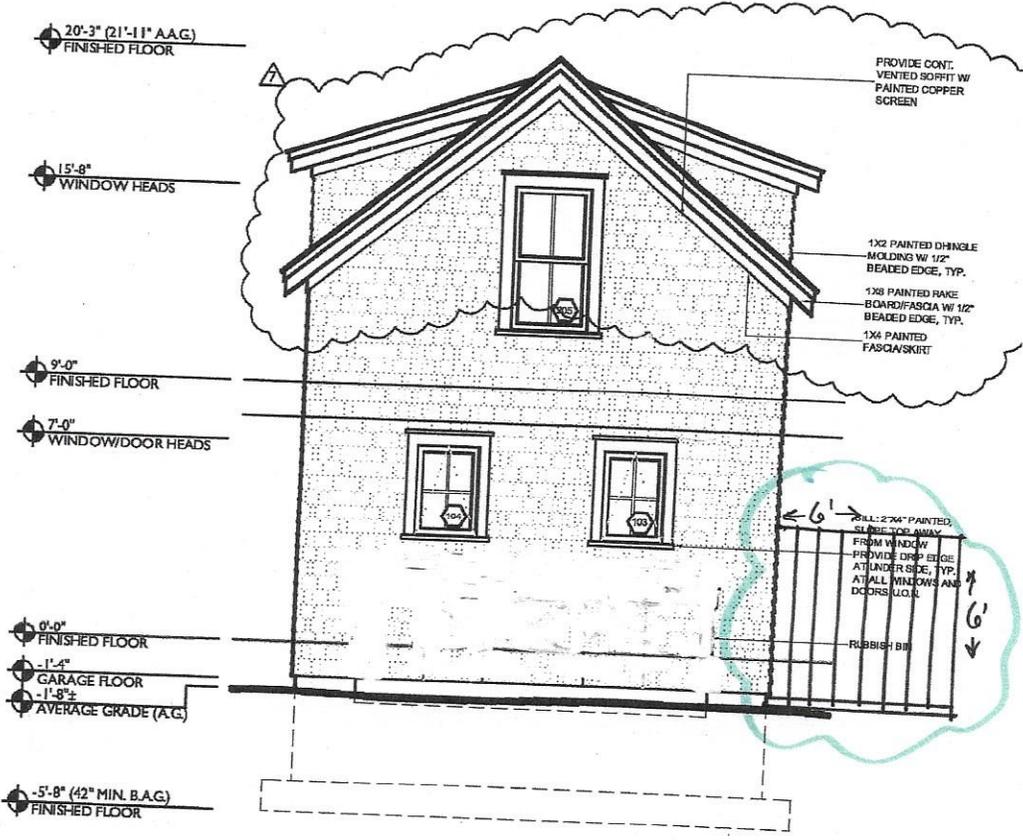
drawn by: MJ
 file: C15870.dwg

Coastal Engineering Co., Inc., Orleans, Mass.

C15870.01



1 ELEVATION: ~~WEST~~ ^{WEST}
SCALE: 1/4" = 1'-0"



2 ELEVATION: ~~WEST~~ ^{EAST}
SCALE: 1/4" = 1'-0"



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



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

82 CLIFF ROAD – SINGLE-FAMILY DWELLING

DECK EXPANSION – RELOCATED OD SHOWER



NORTH ELEVATION – CLIFF ROAD



KINGS WAY ON THE RIGHT



DWELLING AND GARAGE



GARAGE AS SEEN FROM THE COMMON EASEMENT -SOUTH ELEVATION

OUTDOOR SHOWER IS NOT VISIBLE FROM A PUBLICALLY TRAVELLED WAY



82 CLIFF RD

Location 82 CLIFF RD

Mblu 30//606//

Acct# 0030-606

Owner PAINE ROBERT M

Assessment \$3,496,200

PID 184524

Building Count 2

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$1,808,800	\$1,687,400	\$3,496,200

Owner of Record

Owner PAINE ROBERT M
Co-Owner
Address 20 ARDMORE RD
NEEDHAM, MA 02494

Sale Price \$3,400,000
Certificate
Book & Page C0027153/0
Sale Date 12/14/2018
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PAINE ROBERT M	\$3,400,000		C0027153/0	00	12/14/2018
TREANOR LISA D	\$0		C0022672/0	99	07/19/2007
TREANOR MICHAEL R JR & LISA	\$3,200,000		C0022317/0	00	08/02/2006
EDMONDS BRIAN J & KATHLEEN M	\$2,495,000		C0021669/0	10	02/18/2005
RIVER LIGHT IV LLC	\$1,800,000		C0020481/0	05	10/16/2002

Building Information

Building 1 : Section 1

Year Built: 2004
Living Area: 3,435
Replacement Cost: \$1,527,817
Building Percent Good: 96
Replacement Cost
Less Depreciation: \$1,466,700

Building Attributes

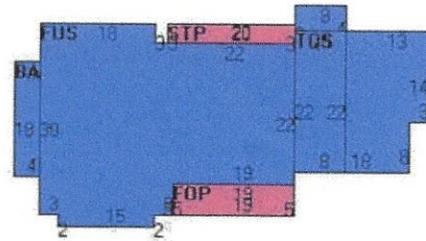
Field	Description
Style	Colonial
Model	Residential
Grade:	Excellent
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Usrflid 100	
Usrflid 300	
Usrflid 301	

Building Photo



(<http://images.vgsi.com/photos/NantucketMAPotos/\A00\01\41\74.jpg>)

Building Layout



FBM[890]

UBM[721]

(http://images.vgsi.com/photos/NantucketMAPotos//Sketches/184524_)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,611	1,611
FUS	Upper Story, Finished	1,069	1,069
FBM	Basement, Finished	890	623
TQS	Three Quarter Story	176	132
FOP	Porch, Open, Finished	95	0
STP	Stoop	60	0
UBM	Basement, Unfinished	721	0
		4,622	3,435

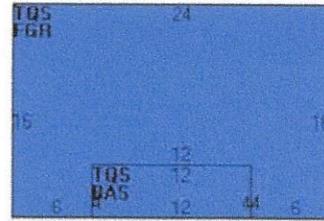
Year Built: 2004
Living Area: 336
Replacement Cost: \$356,342
Building Percent Good: 96
Replacement Cost
Less Depreciation: \$342,100

Building Photo

 Building Photo

(<http://images.vgsi.com/photos/NantucketMAPhotos//default.jpg>)

Building Layout



(http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/184524_)

Building Attributes : Bldg 2 of 2	
Field	Description
Style	Guest Quarters
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	1
Total Bthms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
TQS	Three Quarter Story	384	288
BAS	First Floor	48	48
FGR	Garage, Finished	336	0
		768	336

Usrflid 101	
Usrflid 102	
Usrflid 100	
Usrflid 300	
Usrflid 301	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 1090
Description MULTI HSES M01
Zone R1
Neighborhood 950
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.20
Frontage
Depth
Assessed Value \$1,687,400

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$1,808,800	\$1,687,400	\$3,496,200
2018	\$1,612,300	\$1,600,000	\$3,212,300
2017	\$1,577,100	\$1,555,200	\$3,132,300
2016	\$1,515,200	\$1,536,000	\$3,051,200
2015	\$1,314,600	\$910,800	\$2,225,400

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°: 6006
 Street & Number of Proposed Work: 82 CLIFF ROAD
 Owner of record: ROBERT PAINE
 Mailing Address: 20 ARDMORE ROAD
NEEDHAM, MA 02494
 Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS
 Mailing Address: PO BOX 1446
NANTUCKET, MA 02554
 Contact Phone #: 508-221-0432 E-mail: CZARINA.LINDA@COMCAST.NET

FOR OFFICE USE ONLY

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

Additional Remarks

Historic Name: _____ REVISIONS*: 1. East Elevation
 Original Date: 2004 (describe) 2. South Elevation EXPAND DECK BY 5 FEET - REMOVES OLD SHOWER - TO THE GARAGE - ADD STEP
 Original Builder: _____ 3. West Elevation
 Is there an HDC survey form for this building attached? Yes N/A 4. North Elevation
 *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ Block Block Parged Brick (type) _____ Poured Concrete Piers
 Masonry Chimney: Block Parged Brick (type) _____ Other _____
 Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____
 Roofing material: Asphalt: 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
 Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Gutters: Wood Aluminum Copper Leaders (material) _____
 Leaders (material and size): _____
 Sidewall: White cedar shingles _____ Clapboard (exposure: _____ inches) Front Side
 Other _____
 Trim: A. Wood Pine Redwood Cedar Other _____
 B. Treatment Paint Natural to weather Other _____
 C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
 Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____
 Windows*: Double Hung Casement All Wood Other _____
 True Divided Lights (muntins), single pane SDL's (Simulated Divided Lights) Manufacturer _____
 Doors* (type and material): TDL SDL Front _____ Rear _____ Side _____
 Garage Door(s): Type _____ Material _____
 Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
 Trim _____ Sash _____ Doors _____
 Deck NTW - TME 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: 9/30/2020 Signature of owner of record: _____ Signed under penalties of perjury



Property Information

Property ID 30 606
Location 82 CLIFF RD
Owner PAINE ROBERT M



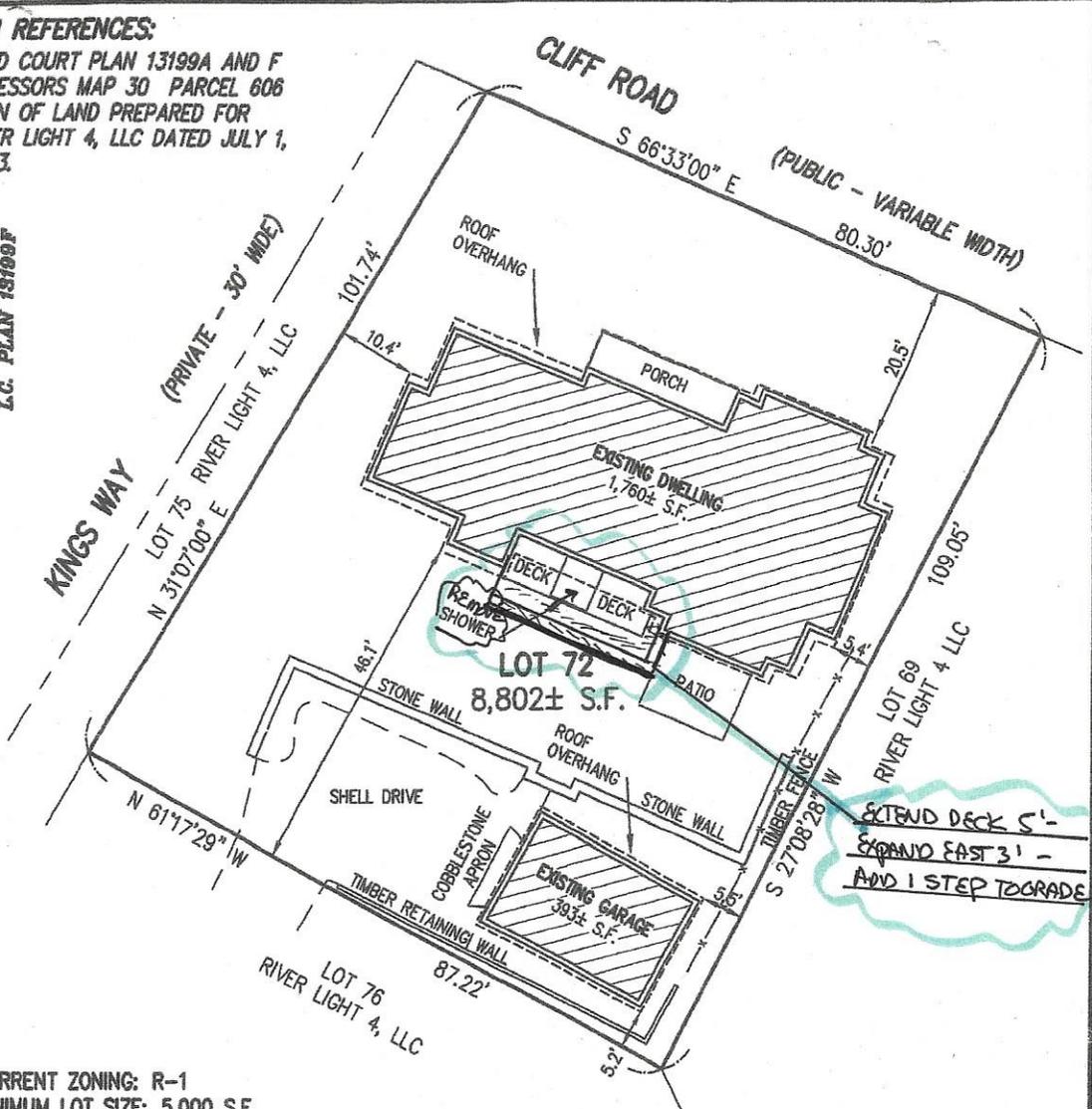
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

PLAN REFERENCES:

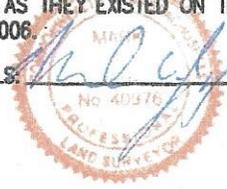
LAND COURT PLAN 13199A AND F
 ASSESSORS MAP 30 PARCEL 606
 PLAN OF LAND PREPARED FOR
 RIVER LIGHT 4, LLC DATED JULY 1,
 2003.



CURRENT ZONING: R-1
 MINIMUM LOT SIZE: 5,000 S.F.
 MINIMUM FRONTAGE: 50 FT.
 FRONTYARD SETBACK: 10 FT.
 SIDE AND REAR SETBACK: 5 FT.
 ALLOWABLE G.C.R.: 30%
 EXISTING G.C.R.: 2,153± S.F. (24.5%)

I HEREBY CERTIFY THAT THE STRUCTURES SHOWN
 HEREON ARE LOCATED AS THEY EXISTED ON THE
 GROUND ON JUNE 1, 2006.

DATE: 6/5/06 PLS: [Signature]



PLOT PLAN OF LAND

82 CLIFF ROAD
 NANTUCKET, MA
 PREPARED FOR

RIVER LIGHT 4, LLC

SCALE: 1" = 20' DATE: 6/2/06

drawn by: MJ
 file: C15870.dwg

Coastal Engineering Co., Inc., Orleans, Mass.

C15870.01



2X1 CEDAR TRELLIS AT 12" X 12" GRID, ATTACH TO FACADE W/ 2"X2"X2" CEDAR BLOCKS

EXPAND DECK S' DEEPER - ADD STEP

REMOVE + RELOCATE CURB TO GRASS

SHOWER ENCLOSURE - 1/2" GROOVE PANEL W 2X4 TOP AND BOTTOM RAIL TO HAVE 1/2" BEADED EDGE

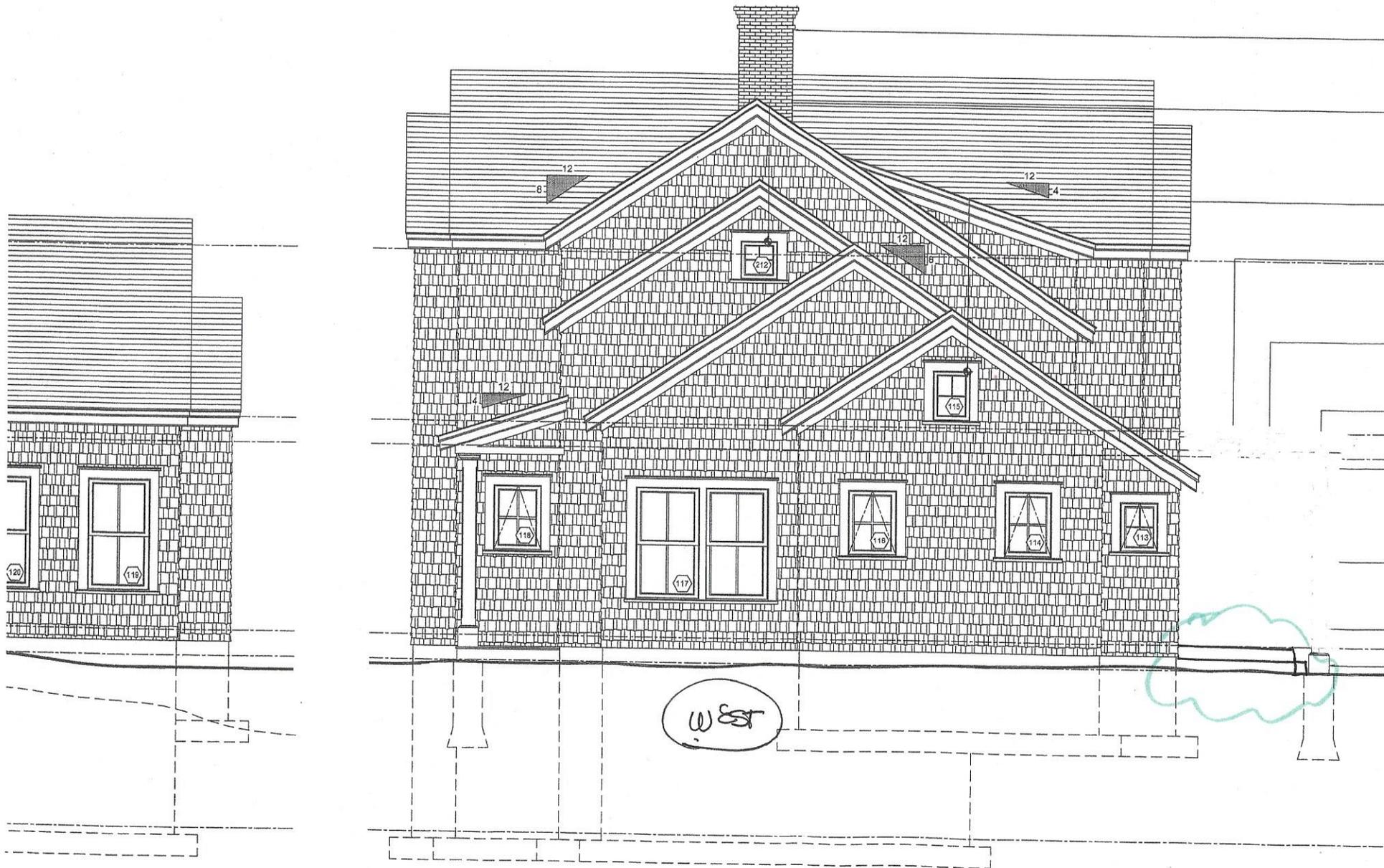
POSTS - BASE SIMILAR TO PERGOLA COLUMNS BASE

EXPAND DECK TO EAST 3'

ELEVATION: SOUTH

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

SUBDIVISION



CHIMNE
CORBLE
EXTEND
3'-0" ABC
PENETR
T.B.D. B
FIELD, T

WINDOW
18'-7 1/2"
FINISHE
FLOOR

WINDOW
12'-8" AB
FIRST FL

2X2 CED
12" O.C.
START F
DIRECTL
COLUMN
PAST OL
TRANSV

2X8 CED
TRANSV
@ 12" O.
START F
COLUMN
HAVE 1"
AND 1/4
INDICATE
DRAWING

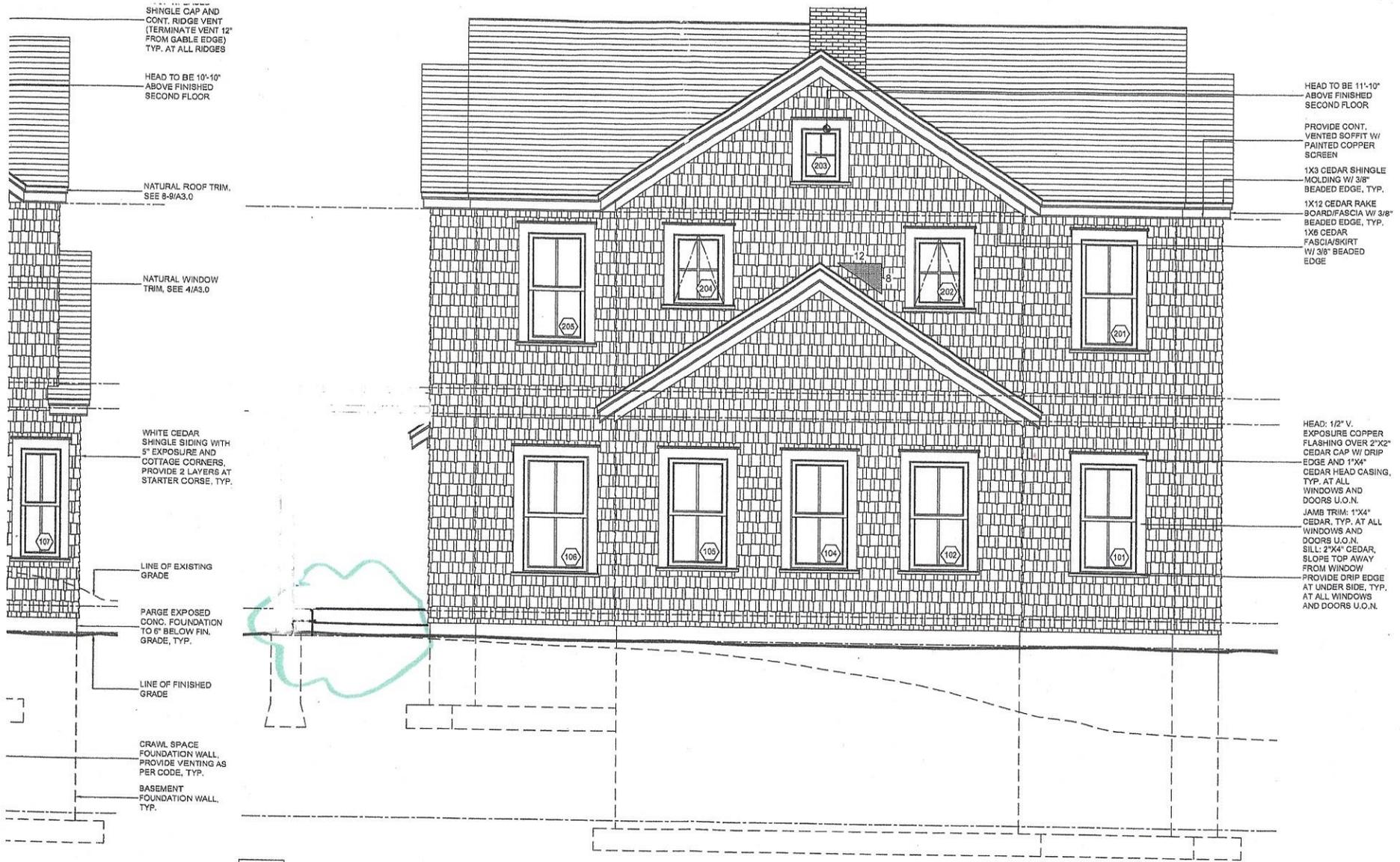
(2) 2X8 C
SUPPORT
SEPARA
BLOCK A
CAPITOL
CEDAR C
ASSEMB
12"X12" C
BLOCK 1
MOLDING
FROM FA
BLOCK

8X8 CED,
W/ 1/2" C
EDGE, TE
CHAMPH
TOP AND
TYP. AT /
LOCATIO

1" CEDAR
SET IN 1"
OF SQUA

1 1/2" CEDA
BASE, HT
FIELD W

WEST



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

workshopapd

e. info@workshopapd.com

555 8TH AVENUE SUITE 1509
NEW YORK, NY 10018

t. 212.273.9712
f. 212.273.9713

1	03/20/03	PRICING
2	04/02/03	HDC SUBMISSION
3	04/20/03	RIP

PARCEL 1:
CONST. DOC.

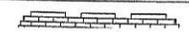
HOUSE ELEVATIONS: PARCEL 1





LEVATION: NORTH

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



82 CLIFF ROAD – SINGLE-FAMILY DWELLING

DECK EXPANSION – RELOCATED OD SHOWER



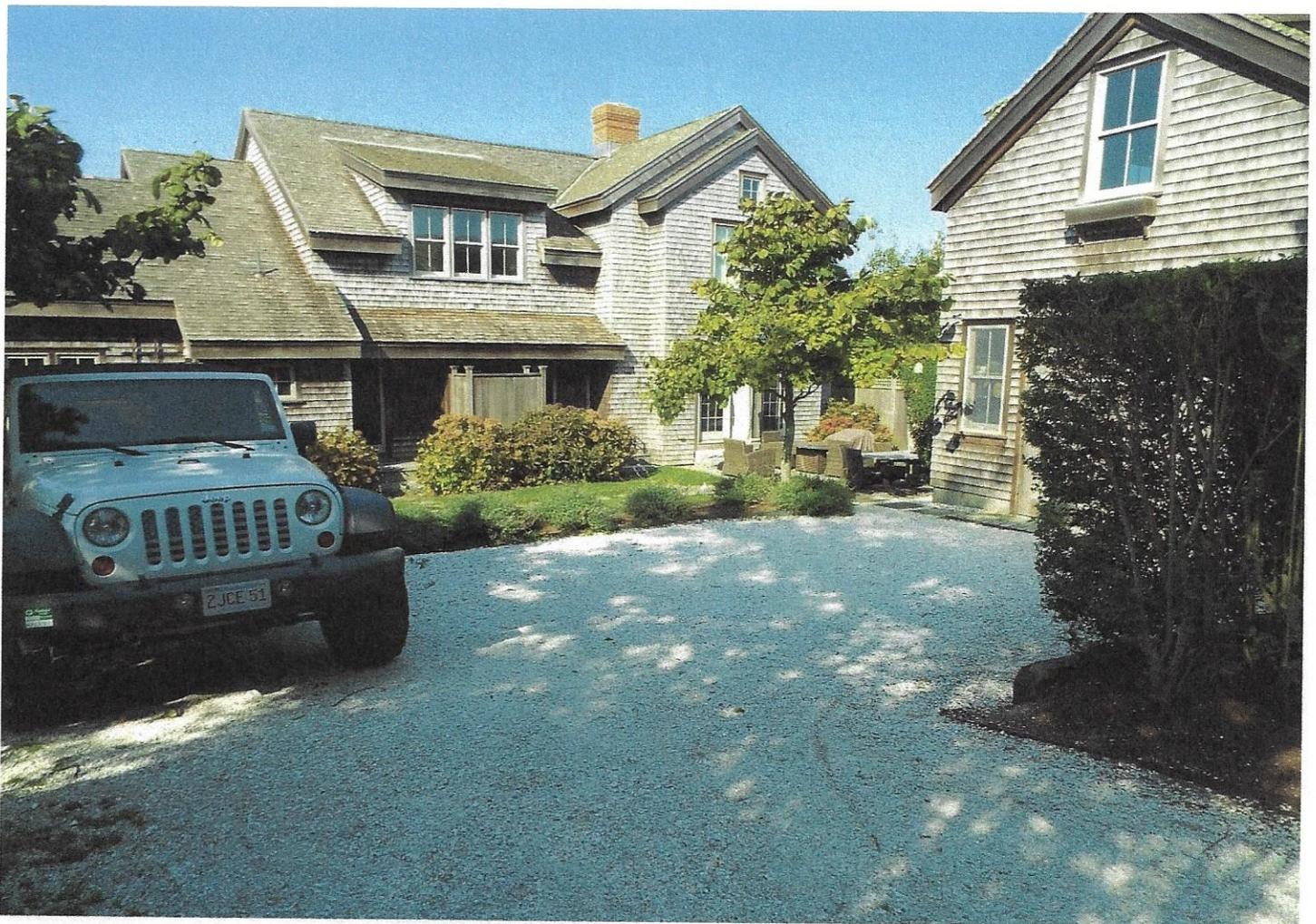
NORTH ELEVATION – CLIFF ROAD



KINGS WAY ON THE RIGHT



DWELLING AND GARAGE



**DWELLING EXPANSION OF DECK AS SEEN FROM THE COMMON EASEMENT- AREA OF DECK IS
BELOW THE LEVEL OF THE DRIVEWAY**



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PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°: 726
Street & Number of Proposed Work: 5 EVERGREEN WAY
Owner of record: JAMES S FEELEY
Mailing Address: 37 OLD SOUTH RD UNIT 6
NANTUCKET, MA 02554
Contact Phone #: 508-633-5500 E-mail: JAMIE@OTTAGE
AND CASTLESTRO
COM

AGENT INFORMATION (if applicable)

Name: LINDA WILCHANDS
Mailing Address: PO BOX 1446
NANTUCKET, MA 02554
Contact Phone #: 508-221-0432 E-mail: PARINACINDA@
COMCAST.NET

FOR OFFICE USE ONLY

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: @200 SF 1st floor 2nd floor
Width: _____ Sq. Footage 2nd floor: _____ Size: UN YROUND 1st floor 2nd floor
Sq. Footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: _____ REVISIONS* 1- East Elevation-
Original Date: _____ (describe) 2- South Elevation
Original Builder: _____ 3- West Elevation } 5/1 NEW BOARD FENCE AT GRADE NOW
Is there an HDC survey form for this building attached? Yes N/A 4- North Elevation } DECK, 12" FIELDSTONE RETAINING WALL
*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: 5/1 NEW BOARD
Type: FENCE
Length: @96+

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 12" FIELDSTONE @
50'

* Note: Complete door and window schedules are required.

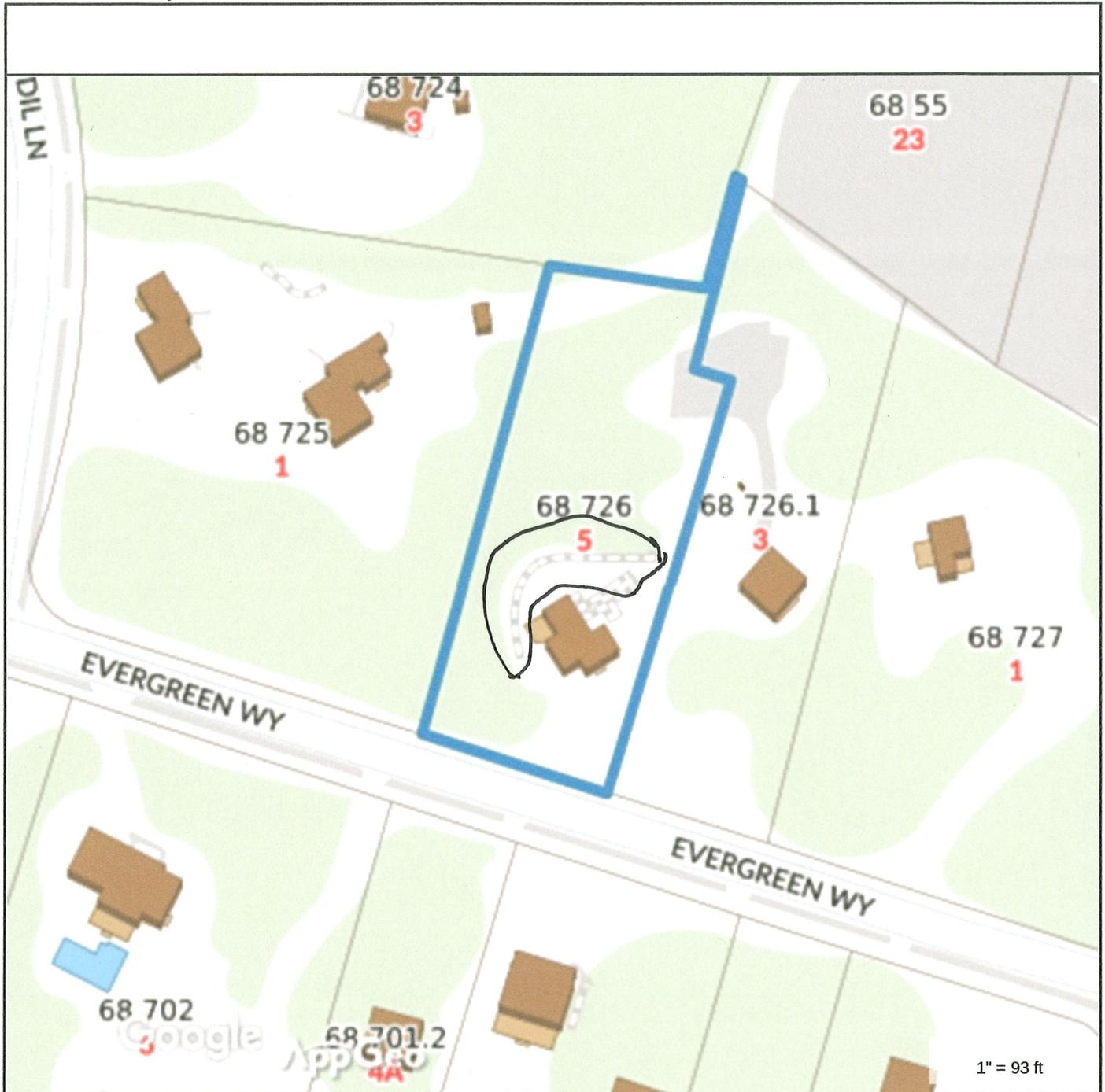
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck NEW Foundation _____ Fence NEW 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 9/20/2010 Signature of owner of record _____ Signed under penalties of perjury



Property Information

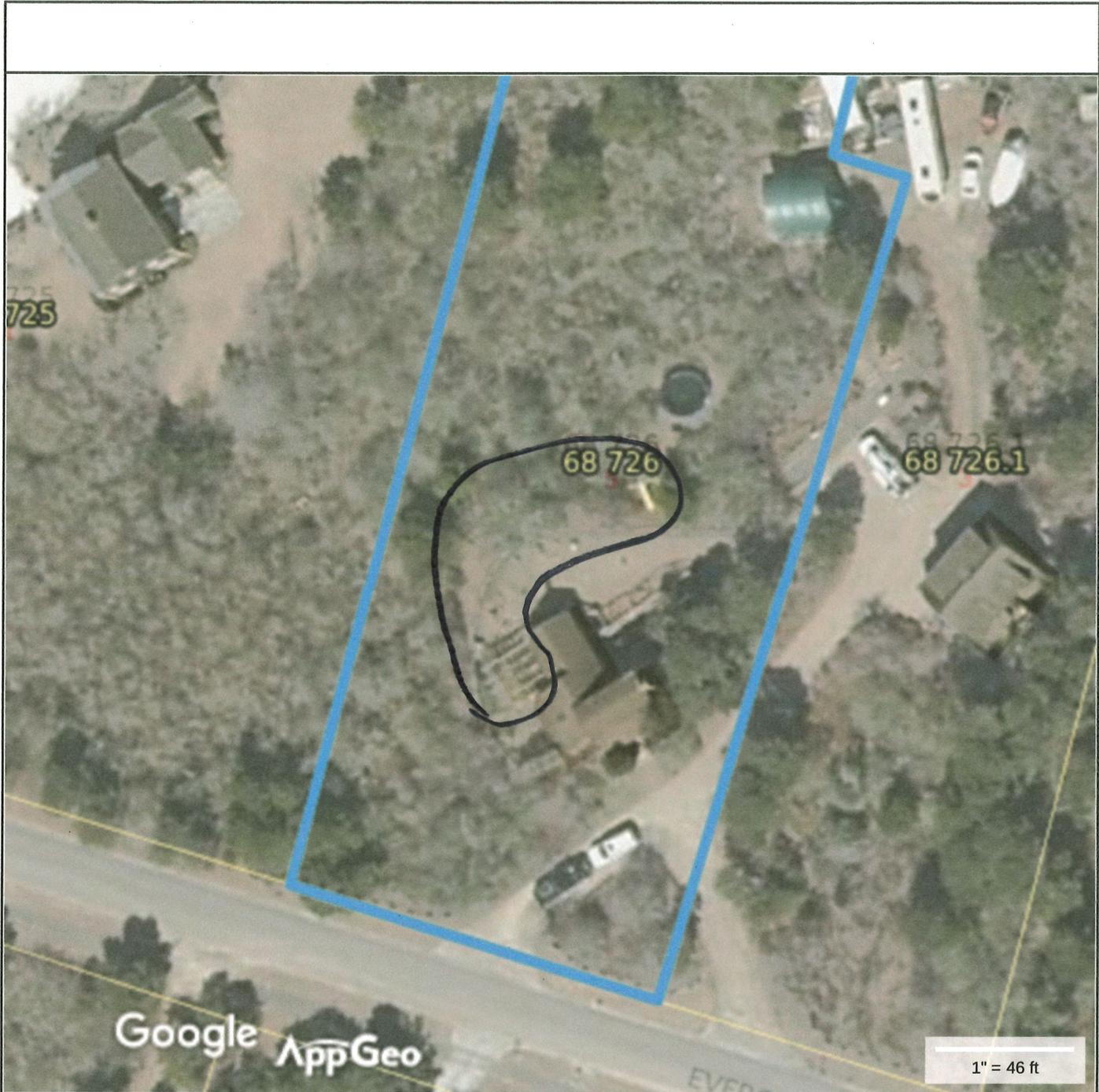
Property ID 68 726
Location 5 EVERGREEN WY
Owner FEELEY JAMES D & SCHWARZ ELIZABETH B



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



Property Information

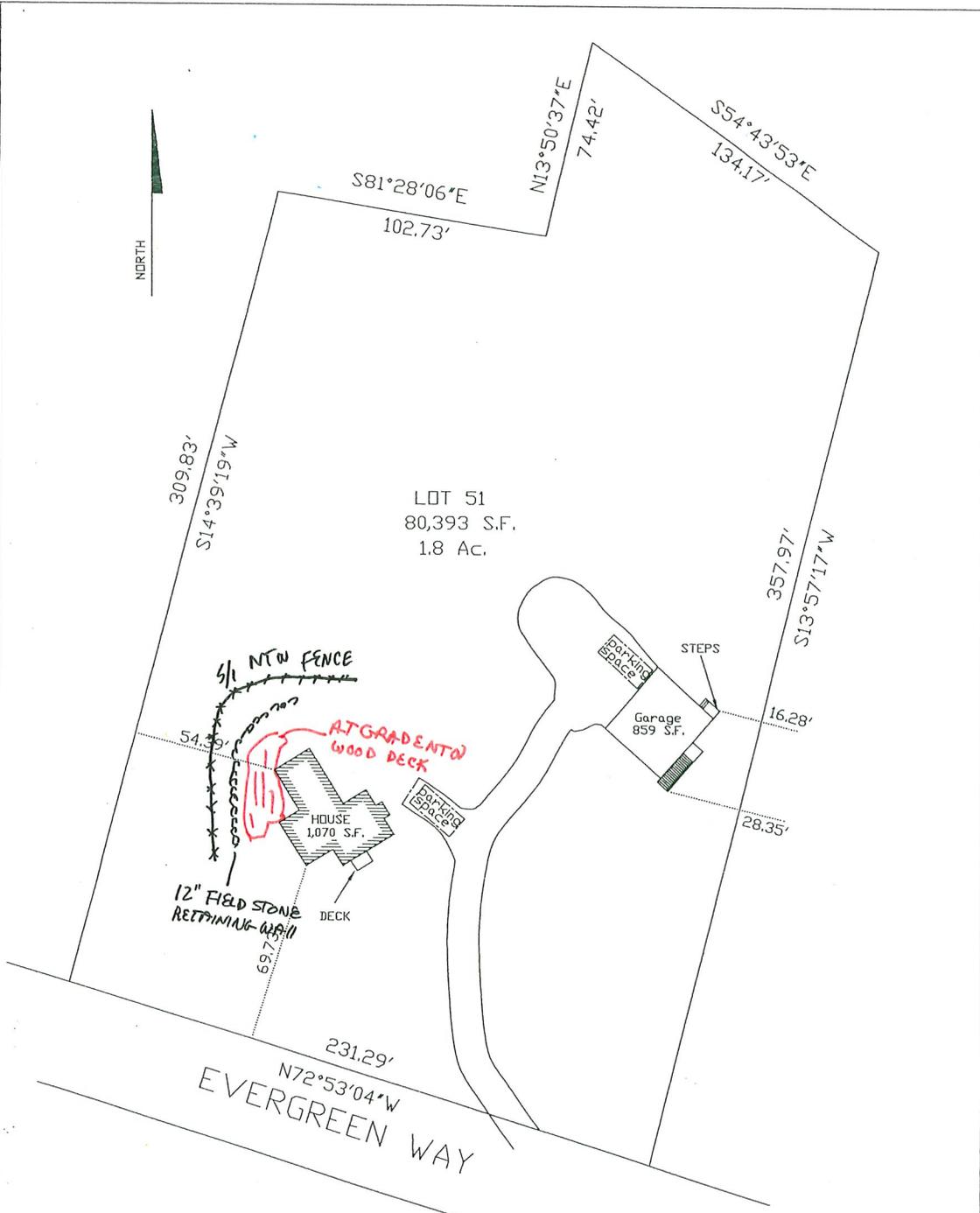
Property ID 68 726
Location 5 EVERGREEN WY
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Geometry updated 11/13/2018
Data updated 11/19/2018



ZONING: LUG-2
 MINIMUM LOT SIZE: 80,000 S.F.
 MINIMUM FRONTAGE: 150 FT
 FRONT YARD SETBACK: 35 FT
 REAR & SIDE SETBACK: 15 FT
 GROUND COVER RATIO: 4%

PLOT PLAN OF LAND IN
 NANTUCKET, MA

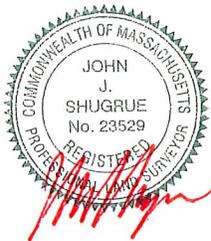
SCALE: 1" = 50'
 DATE: MARCH 26, 2002

JOHN J. SHUGRUE, INC.
 57 OLD SOUTH ROAD
 NANTUCKET, MA 02554

FOR: JOHN & LOREN JEFFERY

THE STRUCTURES
 ARE LOCATED AS SHOWN

John J. Shugrue
 JOHN J. SHUGRUE PLS
 DATE: MARCH 26, 2002



5 EVERGREEN WAY – HARDSCAPING







ADD AT GRADE DECKING TO THE REAR OF THE HOUSE WITH A 12" FIELDSTONE RETAINING WALL AROUND THE DECKING



CONSTRUCT 5/1 NTW BOARD FENCE – 96 FEET

