

CERTIFICATE NO: \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

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

### CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

#### PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°: 184.1  
 Street & Number of Proposed Work: 6 Madaket / O Winn  
 Owner of record: Nicholas + Ashley Leo  
 Mailing Address: 517 Concord Ave  
Cambridge, MA. 02138  
 Contact Phone #: 617-491-8050 E-mail: nick@theleo.org.com

#### AGENT INFORMATION (if applicable)

Name: KM Designs Katy Mitchell  
 Mailing Address: 61 Old South Rd. # 268  
Nantucket, MA. 02554  
 Contact Phone #: 508-221-6672 E-mail: coastalgardens@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. 73312  
 Pool (Zoning District R1)  Roof  Other \_\_\_\_\_

Size of Structure or Addition: Length: 20' 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: \_\_\_\_\_

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

#### 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  
 (describe) 2. South Elevation  
 3. West Elevation  
 4. North Elevation  
Changed Pool size from 16' x 10' to 20' x 10'  
SEE PLANS

\*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.

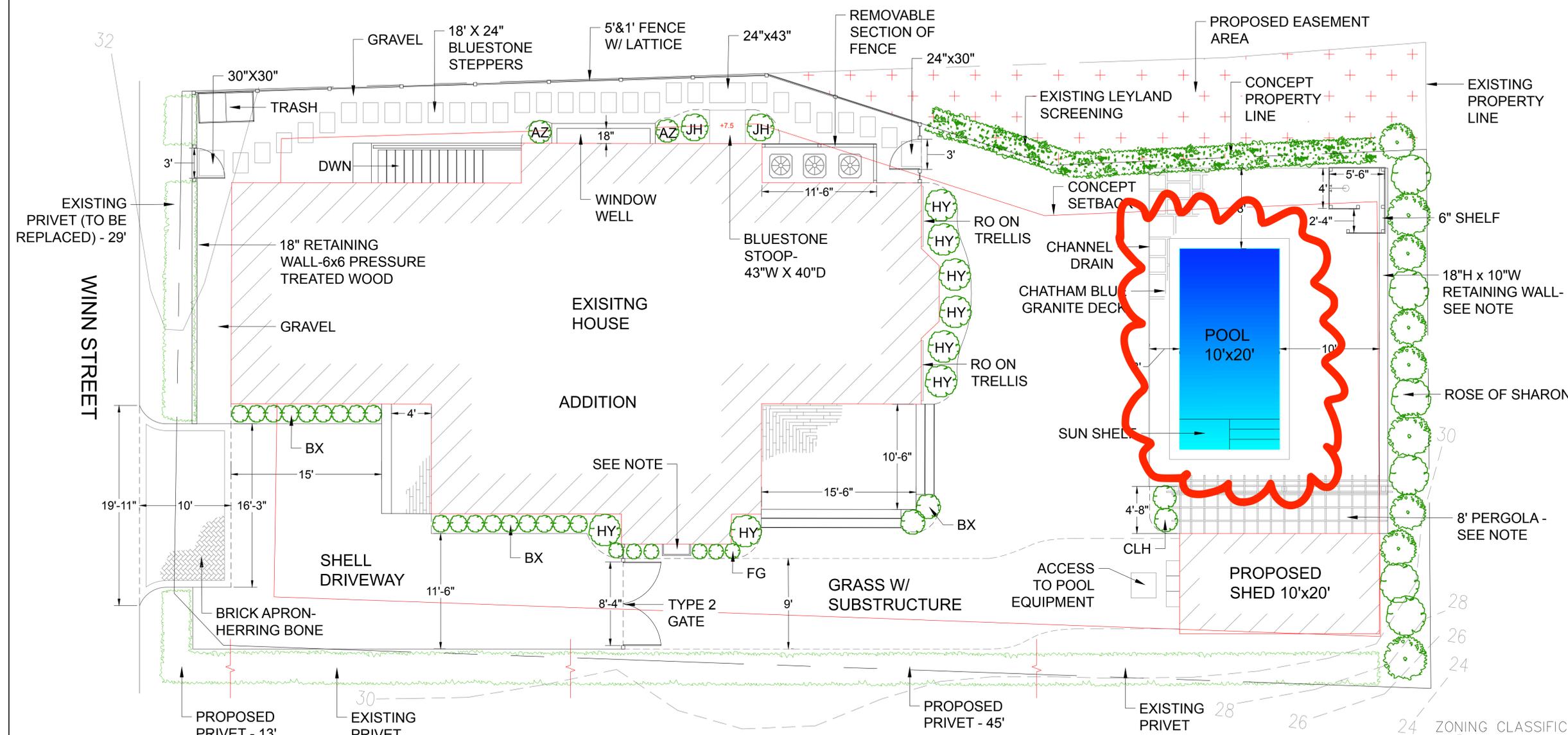
#### COLORS

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.

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

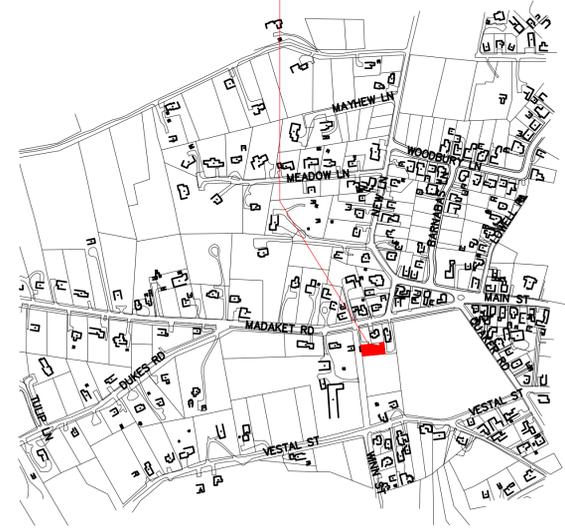
Date 3/5/2020 Signature of owner of record \_\_\_\_\_ Signed under penalties of perjury



SYM	#	COMMON NAME	VARIETY
HY	8	HYDRANGEA	ENDLESS SUMMER
BX	20	BOXWOOD	GREEN VELVET
AZ	2	AZALEA	KARENS
JH	2	JAPANESE HOLLY	STEEDS
RO	2	CLIMBING ROSE	EDEN
FG	6	DWARF FOUNTAIN GRASS	PIGLET
PV	87'	PRIVET	CALIFORNIA
HB	6	ROSE OF SHARON	PINK & BLUE CHIFFON
CLH	3	CLETHRA	HUMMINGBIRD

- NOTE:**  
FENCES, GATES, SHOWER, AND PERGOLA TO BE NATURAL TO WEATHER.
- NOTE:**  
DRIVEWAY APRON TO BE CONSTRUCTED WITH EXISTING BRICK ON SITE.
- NOTE:**  
STEEL EDGING TO BE USED AROUND PLANTING BEDS AND DRIVEWAY.
- NOTE:**  
5' & 1' FENCE LATTICE TO BE HORIZONTAL.
- NOTE:**  
RETAINING WALL TO BE CONSTRUCTED WITH CMU BLOCKS & COVERED WITH GRANITE VENEER ON POOL SIDE ONLY AND CAPPED WITH GRANITE.
- NOTE:**  
POOL TO BE CONSTRUCTED WITH AUTO-COVER.
- NOTE:**  
WINDOW WELL BY DRIVEWAY GATE TO BE BLUESTONE ON EDGE, 12"D X 31"W (INTERIOR)

ZONING CLASSIFICATION: R-1  
MAP: 41 PARCEL: 184.1  
MIN. AREA: 5,000 sqft.  
MIN. FRONTAGE: 50 ft.  
FRONT YARD S.B.: 10 ft.  
SIDE S.B.: 5 ft.  
REAR S.B.: 5 ft.  
GROUND COVER (%): 30%



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**NOTE:**  
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.

**NOTE:**  
ALL SITE WORK SHOULD BE REVIEWED BY CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.







## 6 MADAKET RD

**Location** 6 MADAKET RD

**Mblu** 41 / / 184/1 /

**Acct#** 0041-1841

**Owner** SHERMAN JOHN C JR & JOHN C SR

**Assessment** \$1,035,100

**PID** 1924

**Building Count** 1

### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$387,100	\$648,000	\$1,035,100

### Owner of Record

**Owner** SHERMAN JOHN C JR & JOHN C SR  
**Co-Owner**  
**Address** 4 MADAKET ROAD  
 NANTUCKET, MA 02554

**Sale Price** \$0  
**Certificate**  
**Book & Page** 00830/0085  
**Sale Date** 06/20/2003  
**Instrument** 99

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SHERMAN JOHN C JR & JOHN C SR	\$0		00830/0085	99	06/20/2003
SHERMAN JOHN C JR	\$705,000		00771/0181	5N	08/22/2002
MARTIN NELL W	\$0		93P00/35NA	99	10/15/1993
MARTIN JAMES M & NELL W	\$465,000		00292/ 030		01/27/1988

### Building Information

#### Building 1 : Section 1

**Year Built:** 1982  
**Living Area:** 1,831  
**Replacement Cost:** \$426,317  
**Building Percent** 90  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$383,700

#### Building Photo

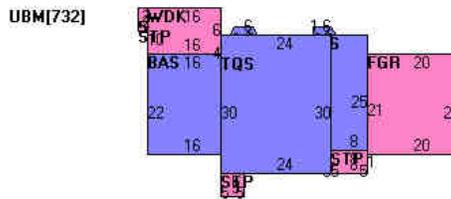
Building Attributes	
Field	Description
Style	Cape Cod

Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern



(http://images.vgsi.com/photos/NantucketMAPphotos//\00\02\39\91.jpg)

**Building Layout**



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,291	1,291	
TQS	Three Quarter Story	720	540	
FGR	Garage, Finished	440	0	
STP	Stoop	75	0	
UBM	Basement, Unfinished	732	0	
WDK	Deck, Wood	160	0	
		3,418	1,831	

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL2	1.5 STORY CHIM	1 UNITS	\$3,400	1

**Land**

**Land Use**

**Use Code** 1010  
**Description** Single Fam M01

**Land Line Valuation**

**Size (Acres)** 0.27  
**Frontage** 0

**Zone** R10  
**Neighborhood** 550  
**Alt Land Appr** No  
**Category**

**Depth** 0  
**Assessed Value** \$648,000

**Outbuildings**

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

**Valuation History**

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2018	\$387,100	\$648,000	\$1,035,100
2017	\$387,100	\$648,000	\$1,035,100
2016	\$374,800	\$648,000	\$1,022,800
2015	\$383,200	\$560,000	\$943,200
2014	\$383,200	\$560,000	\$943,200

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CURRENT ZONING CLASSIFICATION: Residential 1 (R-1) Existing:  
 MINIMUM LOT SIZE: 5000 S.F. 12,022 S.F.±  
 MINIMUM FRONTAGE: 50 FT. SEE PLAN  
 FRONT YARD SETBACK: 10 FT. SEE PLAN  
 REAR/SIDE SETBACK: 5 FT.\* SEE PLAN  
 GROUND COVER % : 30 % SEE PLAN

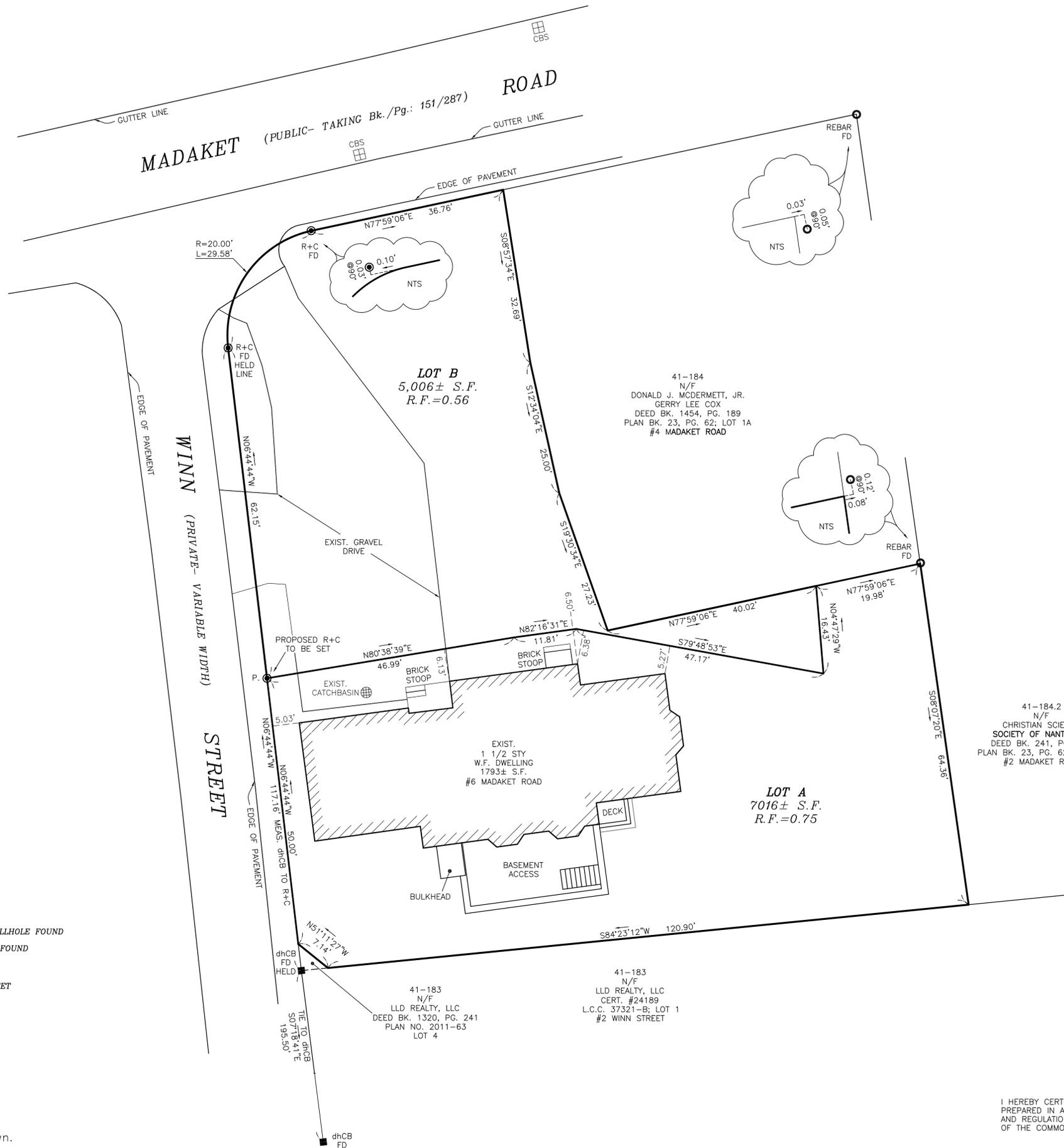
\*139-16 C.(3): 10' SETBACK FOR ANY STREET OR WAY.

**OWNER INFORMATION**

JOHN C. SHERMAN, JR.  
 JOHN C. SHERMAN, SR.  
 DEED BK. 830, PG. 85  
 PLAN No. 2011-63, LOT 3  
 ASSESSOR'S MAP 41, PARCEL 184.1  
 #6 MADAKET ROAD

**PLAN REFERENCE**

L.C.C. 37321  
 PLAN Bk./Pg.: 21/93  
 PLAN Bk./Pg.: 23/62  
 ROAD PLAN D1 PLAN No. 112



**LEGEND**

- dhCB FD ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- R+C FD ● DENOTES RE-BAR WITH YELLOW CAP FOUND
- REBAR FD ○ DENOTES REBAR W/O CAP FOUND
- P. ● DENOTES RE-BAR WITH CAP TO BE SET
- CBS □ DENOTES EXISTING CATCHBASIN

**NOTE**  
 Location of underground utilities is unknown.

NANTUCKET REGISTRY OF DEEDS

Date: \_\_\_\_\_  
 Time: \_\_\_\_\_  
 Plan No.: \_\_\_\_\_  
 Attest: Register  
 SHEET 1 OF 1

LOCUS MAP SCALE: 1" = 500'± RESERVED FOR REGISTRY USE

BEING A SUBDIVISION OF  
 LOT 3 SHOWN ON PLAN No. 2011-63

**Plan of Land**  
 in  
 Nantucket, Mass.  
 Prepared for  
**NICHOLAS LEO**

Scale: 1" = 10' March 05, 2018

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

GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 10 ft.

**NOTE:**  
 LOT(S) **A & B** 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.

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

**Nantucket Planning Board**

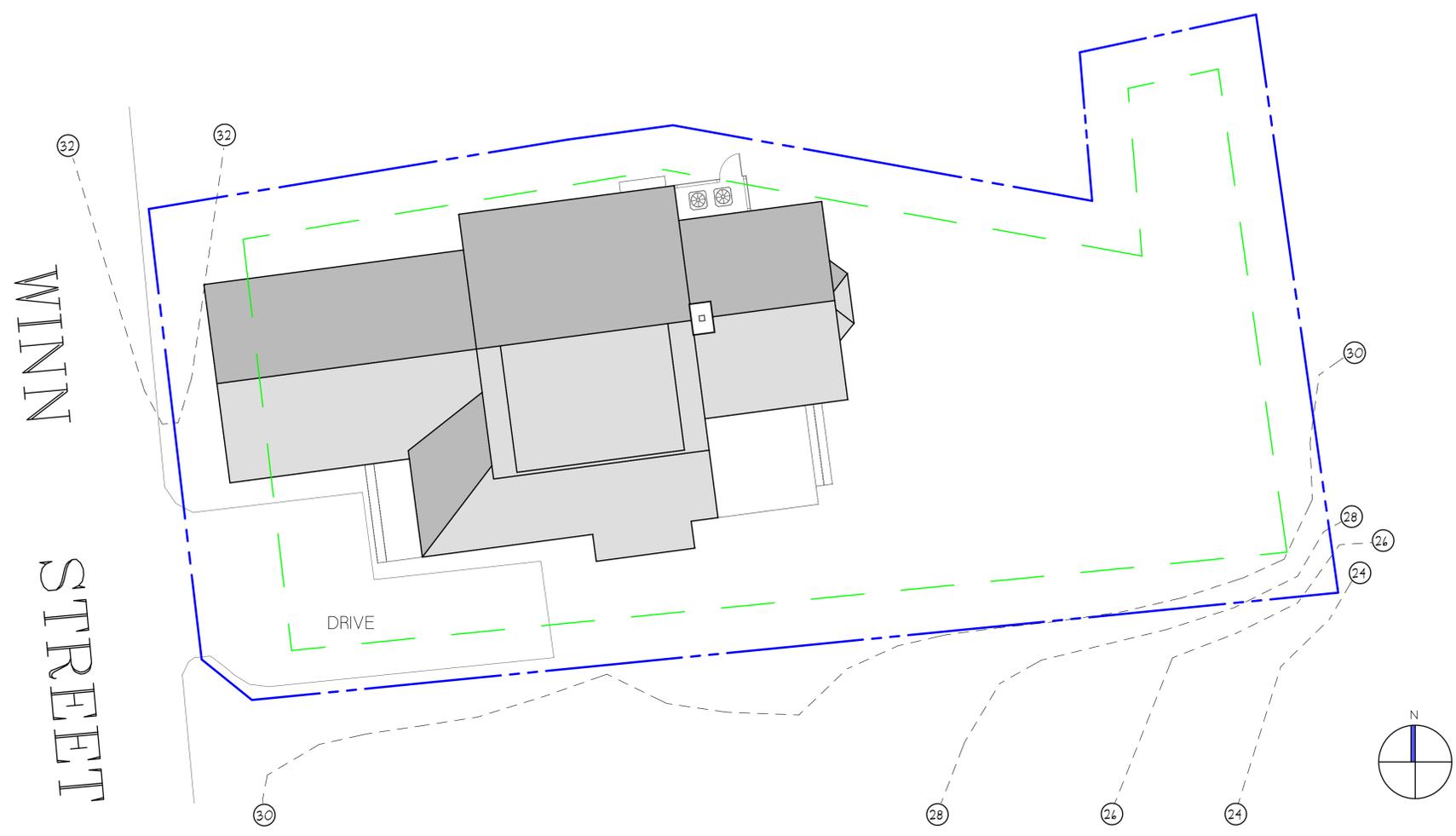
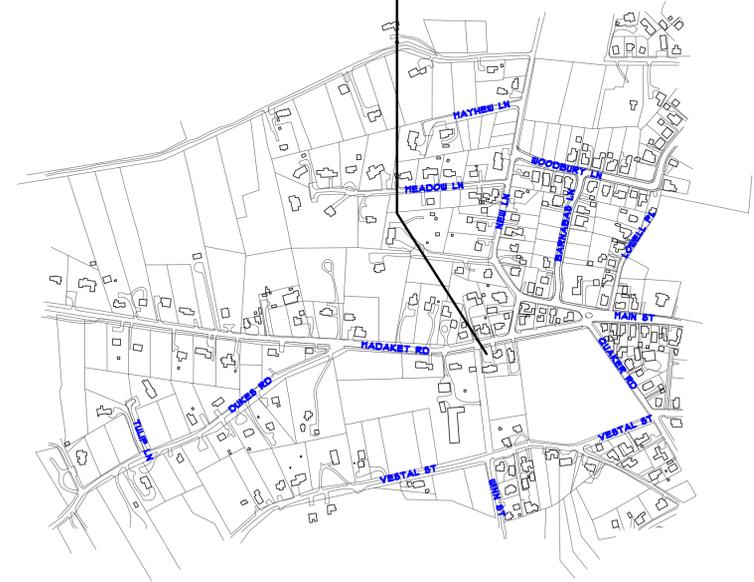
APPROVAL UNDER THE  
 SUBDIVISION CONTROL LAW  
 NOT REQUIRED

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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.

PROFESSIONAL LAND SURVEYOR DATE DATE SIGNED FILE #

ZONING CLASSIFICATION: R-1  
 MAP: 41 PARCEL: 184.1  
 MIN. AREA: 5,000 sqft.  
 MIN. FRONTAGE: 50 ft.  
 FRONT YARD S.B.: 10 ft.  
 SIDE S.B.: 5 ft.  
 REAR S.B.: 5 ft.  
 GROUND COVER (%): 30%



DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	2'-4" X 4'-10"	8	12/12 D.H. (T.M.E.)
B	ANDERSEN	2'-0" X 2'-4"	2	9 LT. CASEMENTS
C	ANDERSEN	1'-4" X 4'-10"	2	9/9 D.H.
D	ANDERSEN	1'-4" X 3'-10"	2	10 LT. FIXED UNIT
E	ANDERSEN	1'-4" X 2'-4"	2	4 LT. CASEMENT
F	ANDERSEN	3'-0" X 3'-10"	3	20 LT. PICTURE UNIT
G	ANDERSEN	4'-0" X 3'-1"	2	9 LT. DBL. EGRESS CASEMENT
1	BROSCO	3'-0" X 4'-8"	1	9 LT. 2 PNL. EXTERIOR WD. DR.
2	EXISTING	3'-0" X 4'-8"	1	RE-USE EXISTING
3	ANDERSEN	4'-0" X 4'-8"	1	15 LT. FRENCH 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.

- REVISIONS:
- 4/25/2018: AS-BUILT MEASURING
  - 5/02/2018: AS-BUILT PLANS
  - 5/08/2018: PROGRESS PRINT
  - 5/11/2018: PROGRESS PRINT
  - 5/17/2018: PROGRESS PRINT
  - 5/20/2018: PROGRESS PRINT
  - 5/24/2018: HDC PRINT

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:  
 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:  
 INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET GIS MAPS AND A SUPPLIED SURVEY FROM THE LAND REGISTRATION OFFICE BY BLACKWELL & ASSOCIATES, INC. DATED MARCH 05, 2018. 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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RESIDENCE  
 DRAWN BY: ETHAN MCMORROW  
 P.O. BOX 1052  
 NANTUCKET, MA 02554  
 PHONE 508-228-0456 email ethan@7rconca.net

MAP: 41 PARCEL: 184.1  
 H.D.C. SITE PLAN  
 ADDRESS: 6 MADAKET ROAD NANTUCKET, MA 02554  
 DATE: 5/24/2018  
 SCALE: 3/32" = 1'-0"

SHEET NO.  
 5 1