

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°: 11 PARCEL N°: 20  
 Street & Number of Proposed Work: 112 WALKINGWET RD  
 Owner of record: JOHN P. WALKER  
 Mailing Address: 302 GRIFFIN RD  
RYE, NY 10580  
 Contact Phone #: 212 203 1747 E-mail: johnwalker@me.com

#### AGENT INFORMATION (if applicable)

Name: PERMITS PLUS, INC  
 Mailing Address: Box 3363  
NANTUCKET, MA 02534  
 Contact Phone #: 508 226 6410 E-mail: PERMITS@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 ON SITE SEE ORIGINAL COA # 56571 ATTACHED

Size of Structure or Addition: Length: \_\_\_\_\_ Sq. Footage 1st floor: 254' Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: \_\_\_\_\_ Sq. Footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
 Sq. Footage 3rd floor: \_\_\_\_\_

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

#### Additional Remarks

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

#### DETAIL OF WORK TO BE PERFORMED

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

\* Note: Complete door and window schedules are required.

#### COLORS EXISTING / UNCHANGED

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 3.9.2010 Signature of owner of record John W. Walker, Agent Signed under penalties of perjury

UNCHANGED BY WORK

Jon P Walker  
30 Griswold Rd  
Rye, NY 10580

---

LETTER OF AUTHORIZATION

Representative:

Mark Poor  
Permits Plus, Inc.  
Nantucket, MA

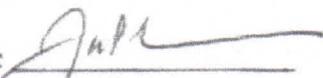
To Whom It May Concern:

This letter confirms my designation of the above named individual and firm to act on my behalf for to pull permits and obtain approvals matters concerning 112 Wauwinet Rd, Nantucket MA 02554.

This authorization does not preclude my intervention in matters concerning 112 Wauwinet Rd.

This authorization is effective on the date signed and will remain in effect until terminated by either party upon 30 day notice.

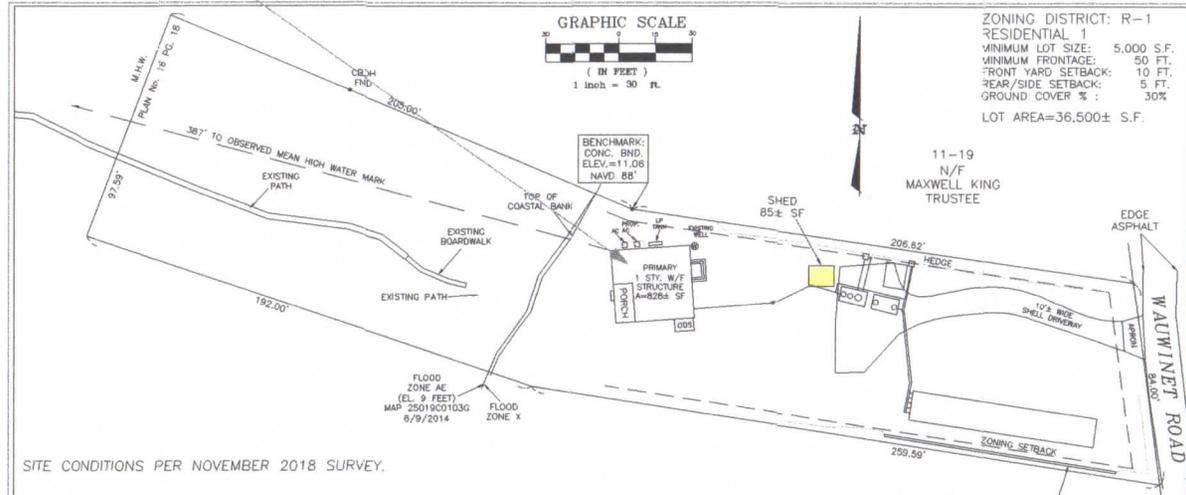
Signed:

Jon P Walker:   
Telephone: 202 203 1747  
Date: January 10, 2020

Mark Poor:   
Telephone: 508 285 6913  
Date: 01-13-2020



LOCUS



ZONING DISTRICT: R-1  
 RESIDENTIAL 1  
 MINIMUM LOT SIZE: 5,000 S.F.  
 MINIMUM FRONTAGE: 50 FT.  
 FRONT YARD SETBACK: 10 FT.  
 REAR/SIDE SETBACK: 5 FT.  
 GROUND COVER % : 30%  
 LOT AREA=36,500± S.F.

SITE CONDITIONS PER NOVEMBER 2018 SURVEY.

THIS PLOT PLAN WAS PREPARED FOR PERMITTING PURPOSES ONLY. IT SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS. LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS AND/OR REGULATIONS

SITE PLAN OF LAND  
 IN NANTUCKET, MA  
 NOVEMBER 21, 2019  
 SCALE: 1"=30'

PREPARED FOR OWNER:  
 JON P. WALKER & KERRY F. WALKER  
 ADDRESS: 112 WAUWINET ROAD  
 ASSESSOR MAP 11 PARCEL 20  
 DEED: BK.1259, PG.56  
 PLAN REF. BK16, PG18 LOT 1

11-19  
 N/F  
 MAXWELL KING  
 TRUSTEE

11-29  
 N/F  
 LYDIA DENNY  
 PALMER LLC

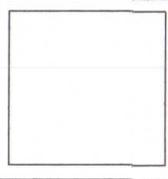


EXISTING SITE PLAN

1" = 30'

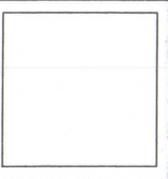
SHEET INDEX	
	SHED RELOCATION PLAN
	EXISTING SITE PLAN & LOCUS MAP
	PROPOSED SITE PLAN
	PHOTOS

WALKER  
 112 Wauwinet Road  
 Nantucket, MA, 02554  
 EXISTING SITE PLAN & LOCUS MAP

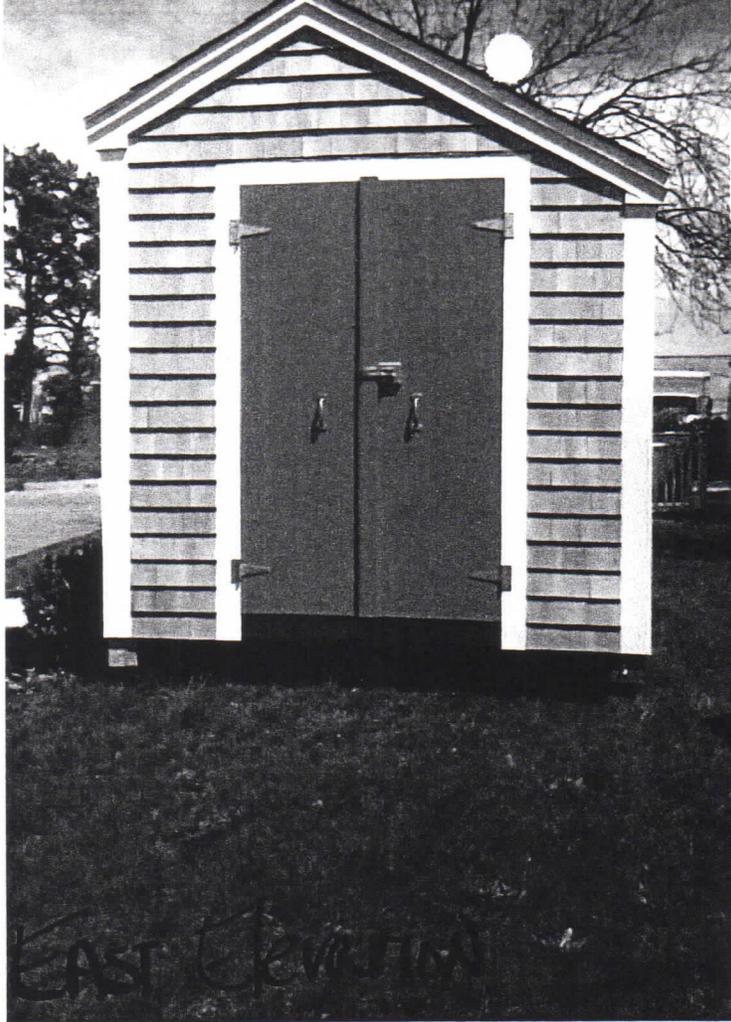


HDC SET  
 SHED RELOCATION PLAN  
 Property ID: 1120  
 Scale: As Noted

3/1/20



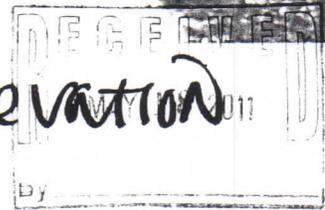




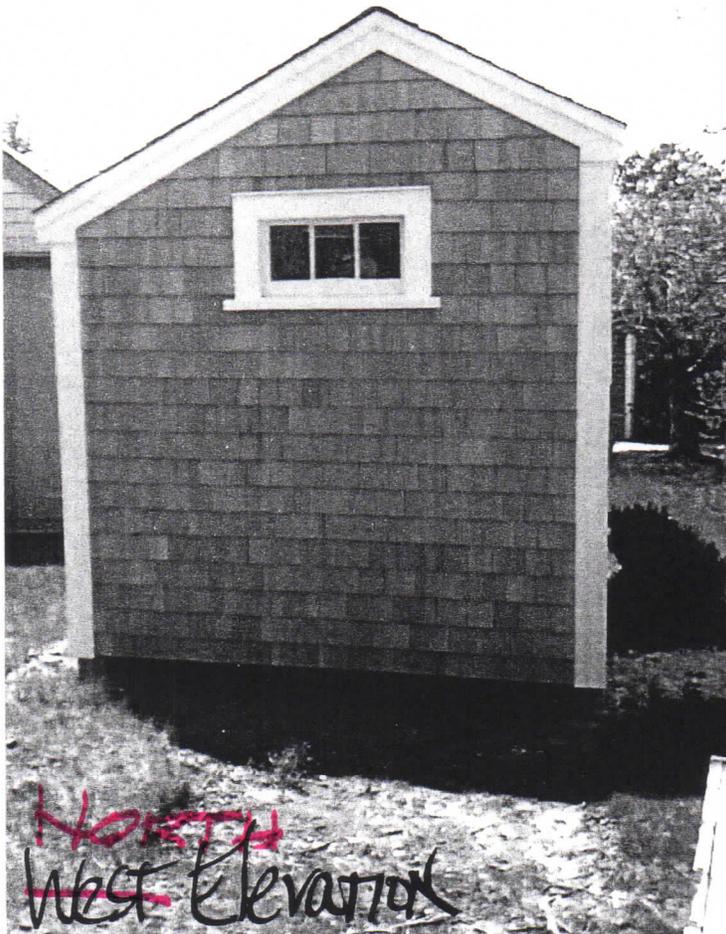
~~EAST~~ Elevation



~~South~~ Elevation  
WEST



SOUTH



~~NORTH~~  
West Elevation



~~NORTH~~ Elevation  
EAST

3.9.20

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 NO: 11 PARCEL NO: 20
Set & Number of Proposed Work: 112 WALLWATER RD
Owner of record: JON & KERRY WALKER
Mailing Address: 30 GRISWOLD ROAD, NYE, NY 10550
Contact Phone #: 508-228-0689

AGENT INFORMATION (if applicable)

Name: Structures Unlimited
Mailing Address: 2 GREEN AVE, PMB 64, NANTUCKET, MA 02554
Contact Phone #: 508-228-0689

FOR OFFICE USE ONLY

Date application received: 5/6/11 Fee Paid: \$ 2300
Must be acted on by: 6/28
Approved: [Signature] Disapproved:
Chairman: [Signature]
Member: [Signature]
Member: [Signature]
Member: [Signature]
Notes - Comments - Restrictions - Conditions

ORIGINAL COA

DESCRIPTION OF WORK TO BE PERFORMED See reverse for required documentation.

[ ] New Dwelling [ ] Addition [ ] Garage [ ] Driveway/Apron [ ] Commercial [ ] Historical Renovation [ ] Deck/Patio [ ] Steps [X] Shed
[ ] Color Change [ ] Fence [ ] Gate [ ] Hardscaping [ ] Move Building [ ] Demolition [ ] Revisions to previous Cert. No.
Size of Structure or Addition: Length: 10' Sq. Footage 1st floor: 80 SF Decks/Patio: Size: 1st floor 2nd floor
Width: 8' 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 10' West 10'

Additional Remarks

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

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

\*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed [ ] Block [ ] Block Parged [ ] Brick (type) [ ] Poured Concrete [X] Piers
Masonry Chimney: [ ] Block Parged [ ] Brick (type) [ ] Other
Roof Pitch: Main Mass /12 Secondary Mass /12 Dormer /12 Other SAITBOX 4/12 FRONT / 8/12 BACK
Roofing material: [X] Asphalt [ ] 3-Tab [X] Architectural
[ ] Wood (Type: Red Cedar, White Cedar, Shakes, etc.)

Fence: Height:
Type:
Length:

Skylights (flat only): Manufacturer Rough Opening Size Location
Manufacturers: [ ] Wood [ ] Aluminum [ ] Copper [ ] Leaders (material)

Leaders (material and size):
Sidewall: [X] White cedar shingles NATURAL [ ] Clapboard (exposure: inches) Front Side

Trim: A. Wood [X] Pine [ ] Redwood [ ] Cedar [ ] Other
B. Treatment [X] Paint [ ] Natural to weather [ ] Other
C. Dimensions: Fascia 1"X5" Rake 1"X5" Soffit (Overhang) 1"X5" Corner boards 1"X6" Frieze

Windows\*: [ ] Double Hung [ ] Casement [X] All Wood [X] Other 6 Light & 3/6 Light
[ ] True Divided Lights (muntins), single pane [ ] SDL's (Simulated Divided Lights) Manufacturer

Doors\* (type and material): Front V-Groove Pine Rear Side V-Groove Pine
Garage Door(s): Type Material

Landscape materials: Driveways Walkways Walls

\* Note: Complete door and window schedules are required.

COLORS

Sidewall to weather Clapboard (if applicable) Roof Dual Black
Trim white Sash white Doors Folger Blue
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 5/5/11 Signature of owner of record Nancy L. Drabhal, agent Signed under penalties of perjury



37 Washington Street, Nantucket, Massachusetts 02554

Telephone: 508.228.7231, Fax: 508.325.7572

www.nantucket-ma.gov/Pages/NantucketMA\_HistDist/index

### CHECKLIST FOR HDC APPLICATIONS

#### REQUIRED WITH ALL APPLICATIONS: WALKER SHED MOVE

- ✓ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
- ✓ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
- ✓ 3. **Application Fee:** See back of application for fee schedule or call the office.
- ✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
- ✓ 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 AND FUEL TANKS**. Available through the Registry of Deeds.
- ✓ 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**, 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. **PDF:** Adobe Portable Document Format of submission, including application page. Submissions should be vertically oriented and optimized for fast opening.

#### REQUIRED WHERE APPLICABLE:

- 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
- 2. **Exterior Elevations and Floor Plans (4 copies):** Must be 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 AND FUEL TANKS**. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled.
- 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.**
- (initial to indicate read and understand)
- 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
- 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.