

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

**CERTIFICATE OF APPROPRIATENESS**

for structural work.

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

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

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

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

**PROPERTY DESCRIPTION**

TAX MAP N°: 73.2.4 PARCEL N°: 10  
Street & Number of Proposed Work: 10 BEACH ST  
Owner of record: WILNER SHELIA & ROBERT FR  
Mailing Address: 10 BEACH ST  
NANTUCKET MA  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**AGENT INFORMATION (if applicable)**

Name: EMERITUS  
Mailing Address: 8 WILLIAMS LN  
NANTUCKET MA  
Contact Phone #: 325 9995 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: NEW DWELLING  
Size of Structure or Addition: Length: 31' Sq. Footage 1st floor: 602 Decks/Patio: Size: 180  1st floor  2nd floor  
Width: 21 Sq. footage 2nd floor: 590 Size: 90  1st floor  2nd floor  
Sq. footage 3rd floor: \_\_\_\_\_  
Difference between existing grade and proposed finish grade: North 6"± South 6"± East 6"± West 6"±  
Height of ridge above final finish grade: North 25'8" South 25'8" East 25'8" West 25'8"

**Additional Remarks**

**REVISIONS\***

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

Historic Name: \_\_\_\_\_  
Original Date: \_\_\_\_\_ (describe)  
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 8'  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_  
Roof Pitch: Main Mass 12 /12 Secondary Mass \_\_\_\_\_ /12 Dormer 6 /12 Other \_\_\_\_\_  
Roofing material:  Asphalt:  3-Tab  Architectural  
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: \_\_\_\_\_  
Type: \_\_\_\_\_  
Length: \_\_\_\_\_

Skylights (flat only): Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_

Gutters:  Wood  Aluminum  Copper  Leaders (material) \_\_\_\_\_

Leaders (material and size): \_\_\_\_\_

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" Rake 5 1/2" Soffit (Overhang) 4" Corner boards 5 1/2" Frieze 3"  
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round \_\_\_\_\_ Square X

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 \_\_\_\_\_

Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_

Hardscape materials: Driveways \_\_\_\_\_ Walkways \_\_\_\_\_ Walls \_\_\_\_\_

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

**COLORS**

Sidewall NATURAL Clapboard (if applicable) N/A Roof NATURAL  
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 any revisions to this application will initiate a new sixty-day review period.

Date 01.22.2020

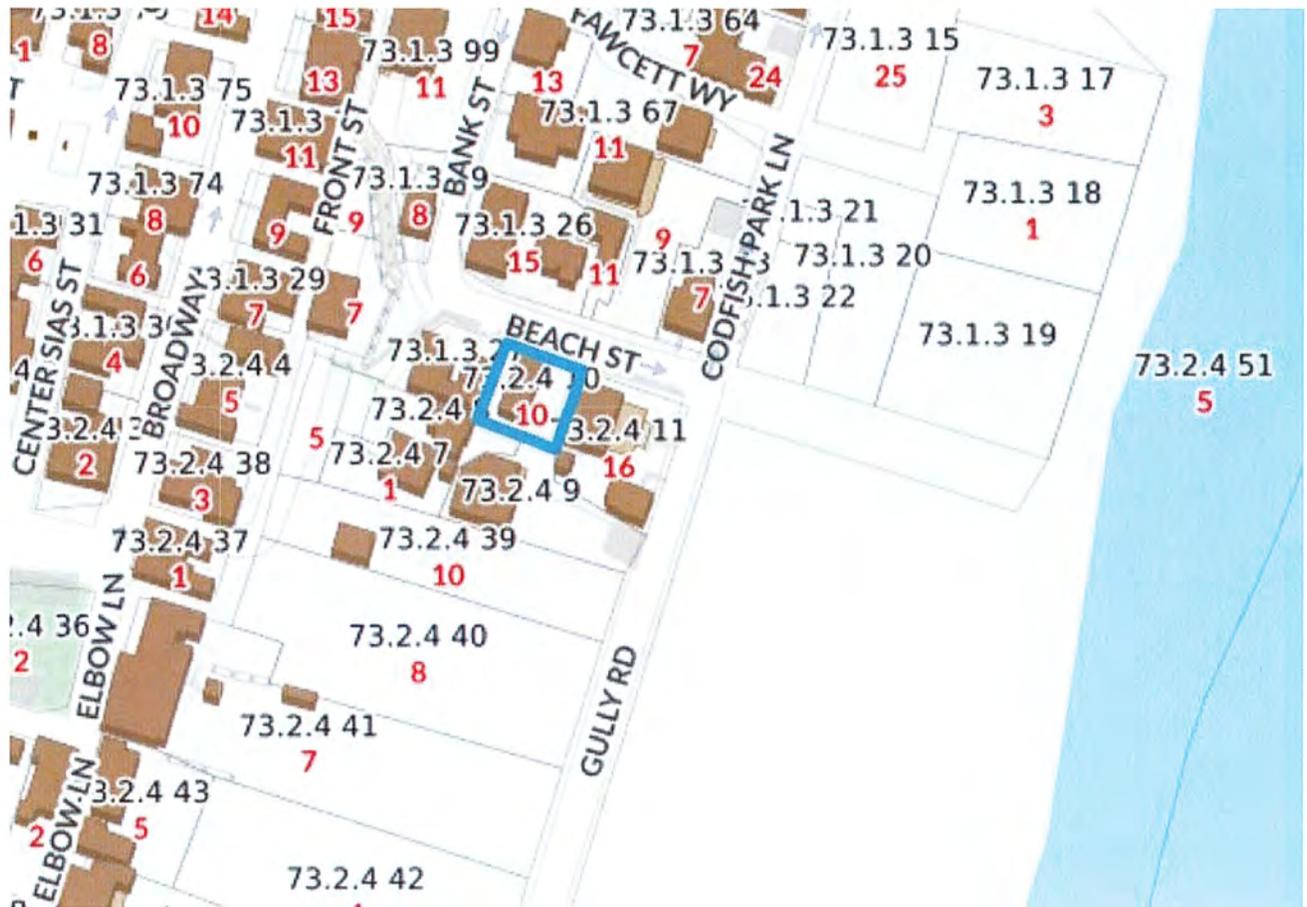
Signature of owner of record

Stamp (under application of seal)

# Wilner Residence

10 Beach St

Nantucket, MA 02554



LOCUS MAP

Not to Scale

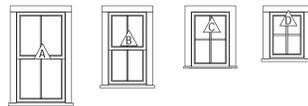
01.22.20

# Wilner Residence

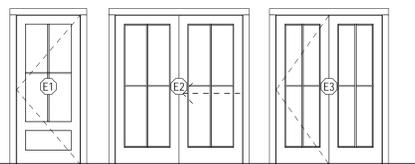
10 Beach St  
Nantucket, MA 02554



LOCUS MAP  
Not to Scale



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



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



North



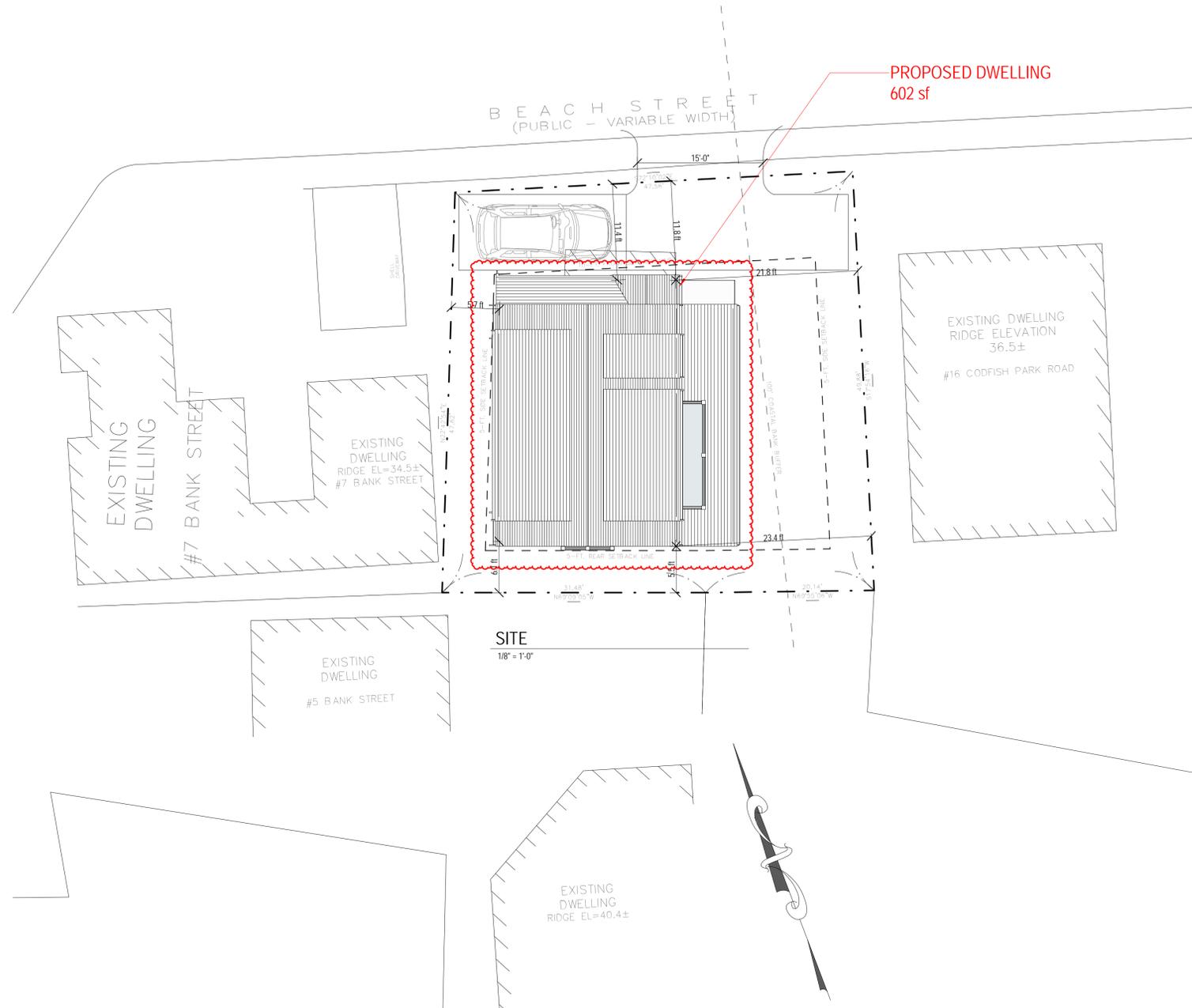
East



West



South



# 1912

Wilner Residence

10 Beach St  
Nantucket, MA 02554



## COVER SHEET

### Site Information

Map & Parcel:	73.2.4 / 10
Current Zoning:	SR-1
Minimum Frontage:	50'
Front Setback:	5'
Side/Rear Setback:	5'
Lot Size:	2,419 sf
Min. Lot Size:	5,000 sf
Allowable G.C.:	25% or 604 sf
Existing G.C.:	427 sf
Proposed G.C.:	602 sf
Total Proposed G.C.:	602 sf

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

### Revisions

Revision 1    Date 1

THESE DRAWINGS AND ANY REVISIONS THEREON ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LLC. NO PART OF THESE DRAWINGS OR ANY PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EMERITUS DEVELOPMENT LLC. THESE DRAWINGS HAVE BEEN WORKED UP AND PREPARED IN ACCORDANCE WITH THE PERMITS AND REGULATIONS OF THE NANTUCKET BOARD OF PERMITS AND REGULATIONS. ALL RIGHTS RESERVED.

# G.101 1912

HDC Submission

01.22.20

HDC Submission

1912

Wilner Residence

10 Beach St  
Nantucket, MA 02554



FLOOR PLANS

Site Information

Map & Parcel:	73.2.4 / 10
Current Zoning:	SR-1
Minimum Frontage:	50'
Front Setback:	5'
Side/Rear Setback:	5'
Lot Size:	2,419 sf
Min. Lot Size:	5,000 sf
Allowable G.C.:	25% or 604 sf
Existing G.C.:	427 sf
Proposed G.C.:	602 sf
Total Proposed G.C.:	602 sf

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



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



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

Revisions

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A.101  
1912

01.22.20

HDC Submission



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



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



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



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

1912

Wilner Residence

10 Beach St  
Nantucket, MA 02554



8 Wilbur Lane Nantucket, MA  
02554  
P. 508.325.4995  
F. 508.325.4990  
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

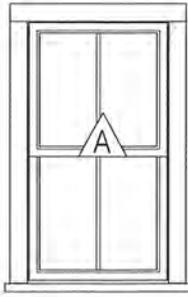
Map & Parcel:	73.2.4 / 10
Current Zoning:	SR-1
Minimum Frontage:	50
Front Setback:	5'
Side/Rear Setback:	5'
Lot Size:	2,419 sf
Min. Lot Size:	5,000 sf
Allowable G.C.:	25% or 604 sf
Existing G.C.:	423 sf
Proposed G.C.:	602 sf
Total Proposed G.C.:	602 sf

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

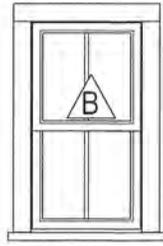
Revisions

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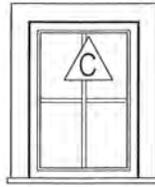
A.201  
1912



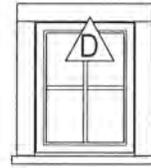
Double Hung  
2/2 TDL



Double Hung  
2/2 TDL



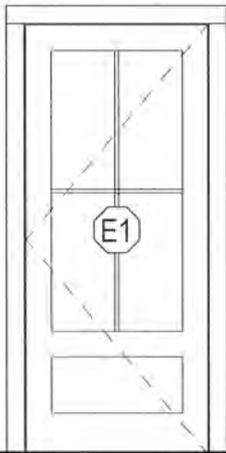
Casement  
4 Lite TDL



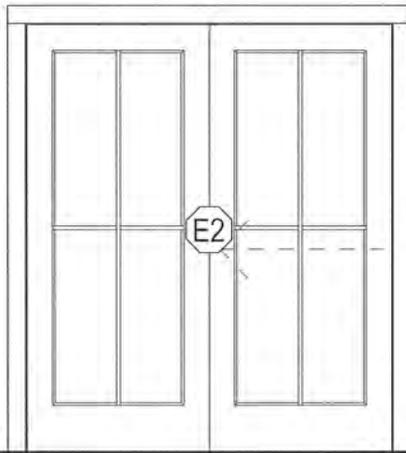
Fixed  
4 Lite TDL

## Window Legend

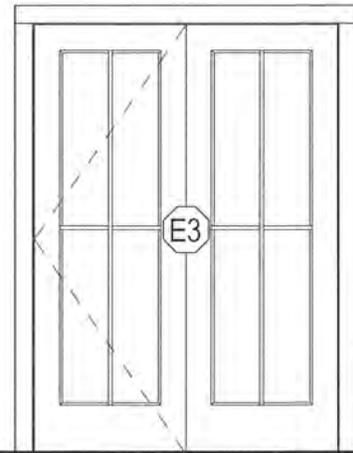
1/4" = 1'-0"



1 Panel Door w/ 4 Lite TDL



Double Sliding French Door  
4 Lite TDL



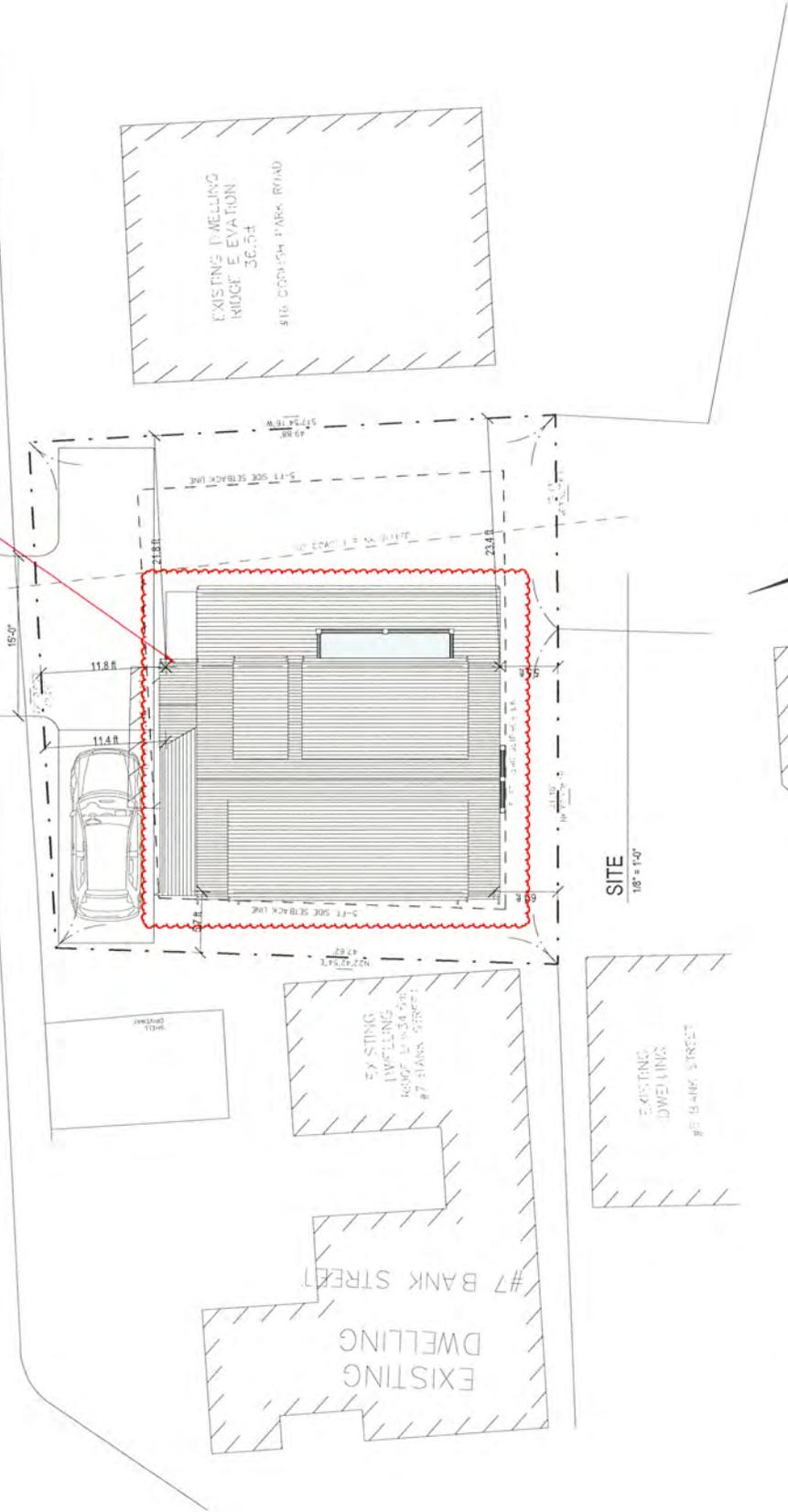
Double French Door  
4 Lite TDL

## Door Legend

1/4" = 1'-0"

**PROPOSED DWELLING**  
602 sf

B E A C H S T R E E T  
(PUBLIC - VARIABLE WIDTH)

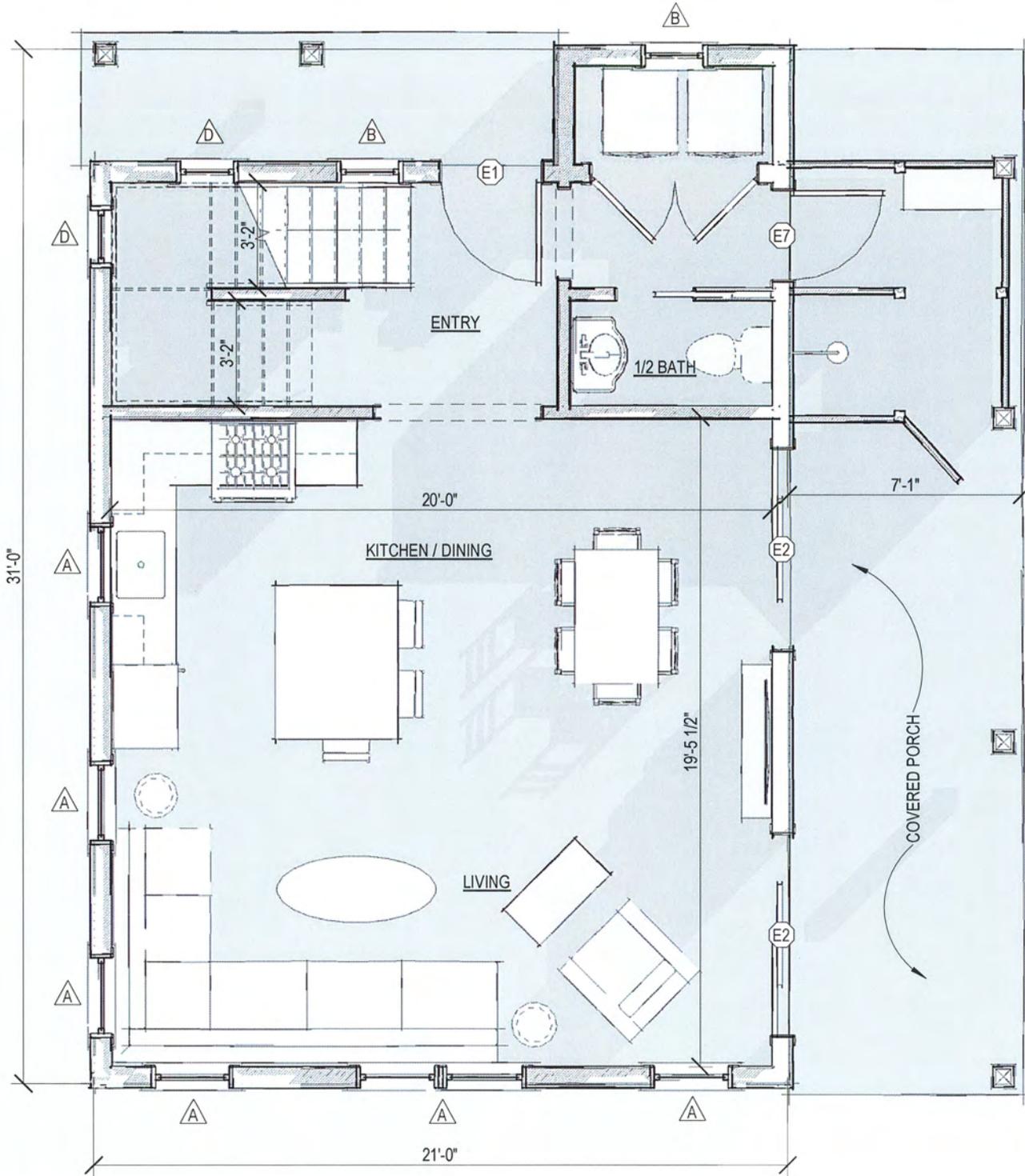


SITE  
18' x 14'

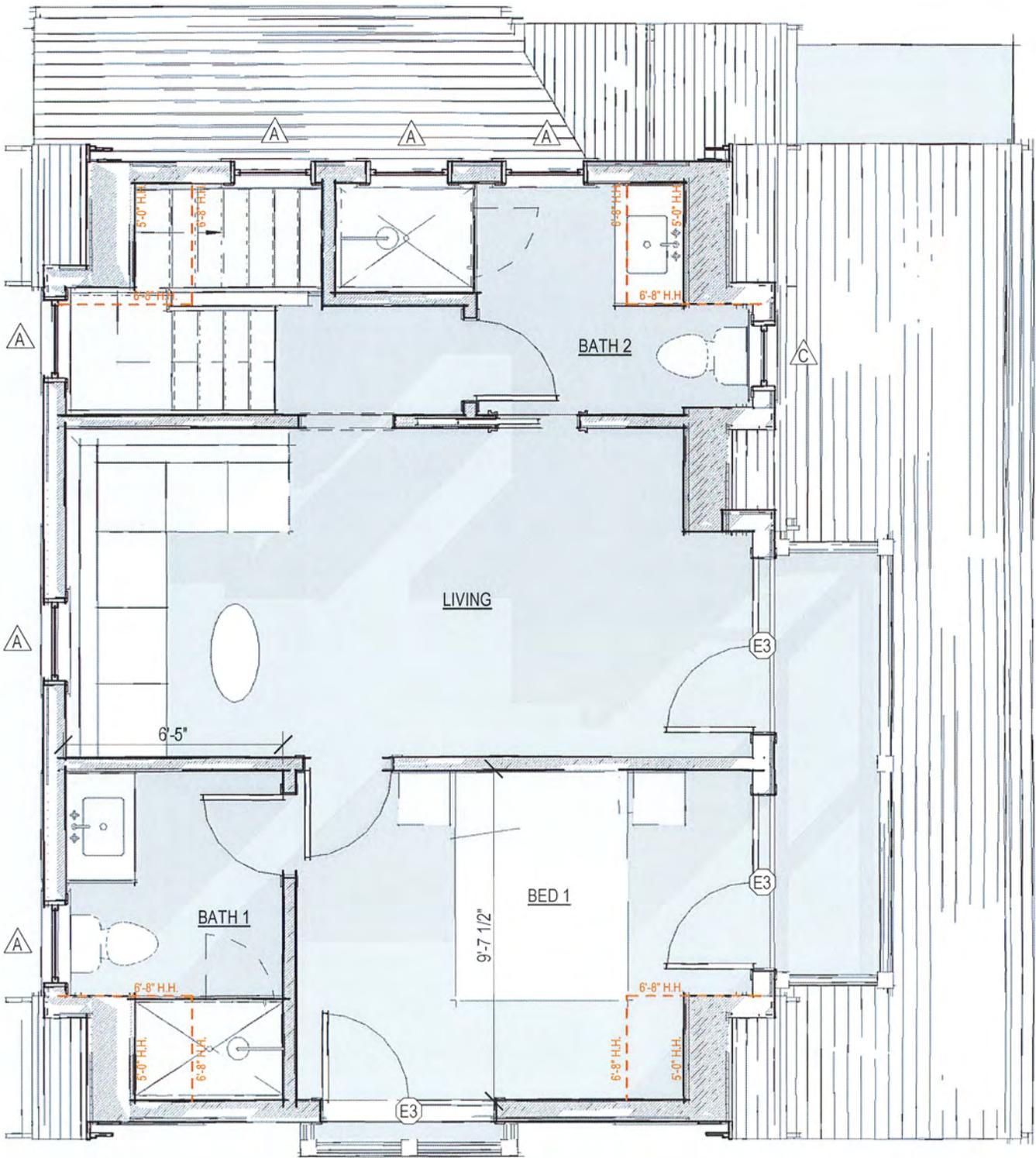
EXISTING DWELLING  
RIDGE ELEVATION

EXISTING DWELLING  
#7 BANK STREET

EXISTING DWELLING  
#8 BANK STREET



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



# 2 Second Floor

1/4" = 1'-0"



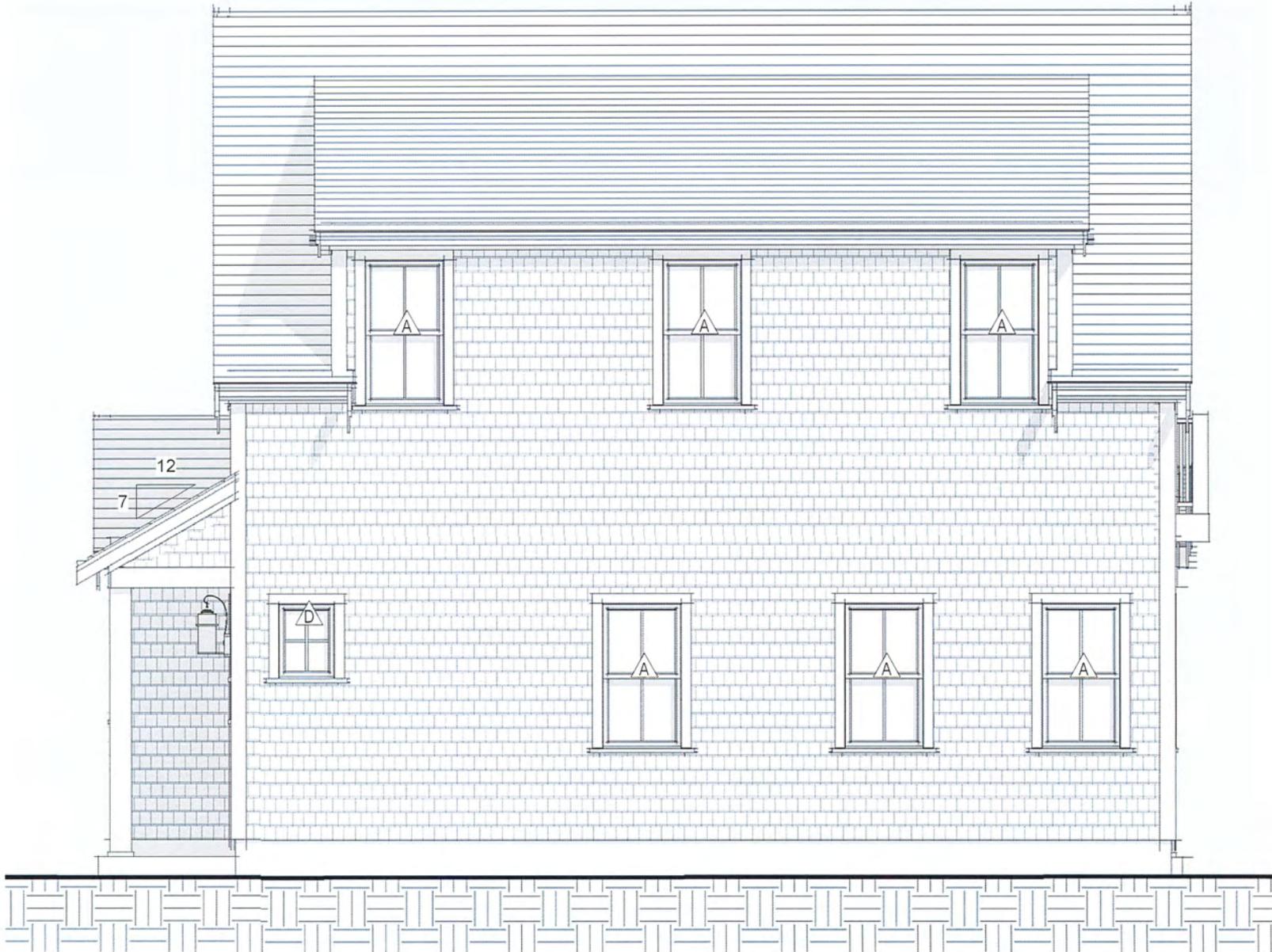
**1** North Elevation  
1/4" = 1'-0"



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



**3** South Elevation  
1/4" = 1'-0"



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



## HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

### NOTICE OF HDC APPLICATION

#### ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 10 Beach St

Tax Map Number: 73.2.4 Parcel Number: 10

Owner of Record: WILNER SHELIA & ROBERT TR

Description of Proposal: New Dwelling - 602 s.f. ground cover

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

Anticipated HDC Submission Date: 01.22.2020

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

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

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

RECEIVED  
BOARD OF ASSESSORS  
JAN 09 2020  
TOWN OF  
NANTUCKET, MA

TOWN OF NANTUCKET  
HISTORIC DISTRICT COMMISSION

85

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

PROPERTY OWNER: Seidel C. Jacqueline  
MAILING ADDRESS: 23 Pine Crest Drive, Nantucket  
PROPERTY LOCATION: 10 Beach Street, Nantucket  
ASSESSORS MAP/PARCEL: 73.2.4 / 10  
SUBMITTED BY: EMERITUS DEVELOPMENT

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.

1-9-2020  
DATE

Rt 7. Ry  
ASSESSOR'S OFFICE  
TOWN OF NANTUCKET

7313  
BROWN ROBERTA  
P O BOX 1642  
QUOGUE, NY 11959

7313  
MARRON RONALD & NYDIA  
33 IROQUOIS RD  
STAMFORD, CT 06902

7313  
BURLINGHAM MARK G TRST  
LEGA SEA NOM TRUST  
P O BOX 1633  
NANTUCKET, MA 02554

7313  
WENDY B MCCORMICK REV TRUST  
100 SHERWOOD DRIVE  
GLASTONBURY, CT 06033

7324  
HEGARTY WILLIAM T & MARLENE H  
P O BOX 21  
SIASCONSET, MA 02564

7324  
BAYOU VILLARS HOLDING CO LLC  
41 BROOKS DR #1005  
BRAintree, MA 02184

7324  
WILNER SHEILA TRST ETAL  
EDGAR ROAD  
GREENWICH, CT 06830

7019 0160 0000 6210 2368

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage 1.324

Total \$

Sent To HEGARTY WILLIAM T & MARLENE H  
P O BOX 21  
SIASCONSET, MA 02564

Street \_\_\_\_\_

City, State \_\_\_\_\_

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

5042 0160 0000 6210 2405

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage 1.324

Total \$

Sent To BROWN ROBERTA  
P O BOX 1642  
QUOGUE, NY 11959

Street \_\_\_\_\_

City, State \_\_\_\_\_

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

7019 0160 0000 6210 2351

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage 1.324

Total \$

Sent To BAYOU VILLARS HOLDING CO LLC  
41 BROOKS DR #1005  
BRAINTREE, MA 02184

Street \_\_\_\_\_

City, State \_\_\_\_\_

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

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Return Receipt (electronic) \$

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage 1.324

Total \$

Sent To BURLINGHAM MARK G TRST  
LEGA SEA NOM TRUST  
P O BOX 1633  
NANTUCKET, MA 02554

Street \_\_\_\_\_

City, State \_\_\_\_\_

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

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage 1.324

Total \$

Sent To WILNER SHEILA TRST ETAL  
EDGAR ROAD  
GREENWICH, CT 06830

Street \_\_\_\_\_

City, State \_\_\_\_\_

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

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage 1.324

Total \$

Sent To MARRON RONALD & NYDIA  
33 IROQUOIS RD  
STAMFORD, CT 06902

Street \_\_\_\_\_

City, State \_\_\_\_\_

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

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage 1.324

Total \$

Sent To WENDY B MCCORMICK REV TRUST  
100 SHERWOOD DRIVE  
GLASTONBURY, CT 06033

Street \_\_\_\_\_

City, State \_\_\_\_\_

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

**ABUTTERS LISTING  
NANTUCKET, MA**

Map	Block	Lot	Unit	Owner~s Name	Co Owner~s Name	Address	City	ST Zip	Parcel Location
7313		24		BROWN ROBERTA		P O BOX 1642	QUOGUE	NY 11959	9 BEACH ST
7313		25		MARRON RONALD & NYDIA		83 IROQUOIS RD	STAMFORD	CT 06902	11 BEACH ST
7313		26		BURLINGHAM MARK G TRST	LEGA SEA NOM TRUST	P O BOX 1633	NANTUCKET	MA 02554	15 BEACH ST
7313		27		WENDY B MCCORMICK REV TRUST		100 SHERWOOD DRIVE	GLASTONBURY	CT 06033	7 BANK ST
7324		8		HEGARTY WILLIAM T & MARLENE H		P O BOX 21	SIASCONSET	MA 02564	5 BANK ST
7324		9		BAYOU VILLARS HOLDING CO LLC		41 BROOKS DR #1005	BRAINTREE	MA 02184	12 CODFISH PARK RD
7324		11		WILNER SHEILA TRST ETAL		EDGAR ROAD	GREENWICH	CT 06830	16 CODFISH PARK RD