CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.2 PARCEL N°. 49

Street & Number of Proposed Work: 37 OCEAN AVE

Owner of record: MARY HELLER FAMILY TRUST

Mailing Address: 180 E 79th ST c/o KATE HELLER APT 16G NEW YORK NY 10075

Contact Phone #: 9176798432 E-mail: khoreilly@gmail.com

AGENT INFORMATION (if applicable)

Name: JACK SMART

Mailing Address: 61 OLD SOUTH RD #500 NANTUCKET MA 02554

Contact Phone #: 7813256128 E-mail: solar@jacksmart.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 INSTALL 8 ALL BLACK SOLAR PV MODULES ON COTTAGE ROOF

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) BLACK

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.

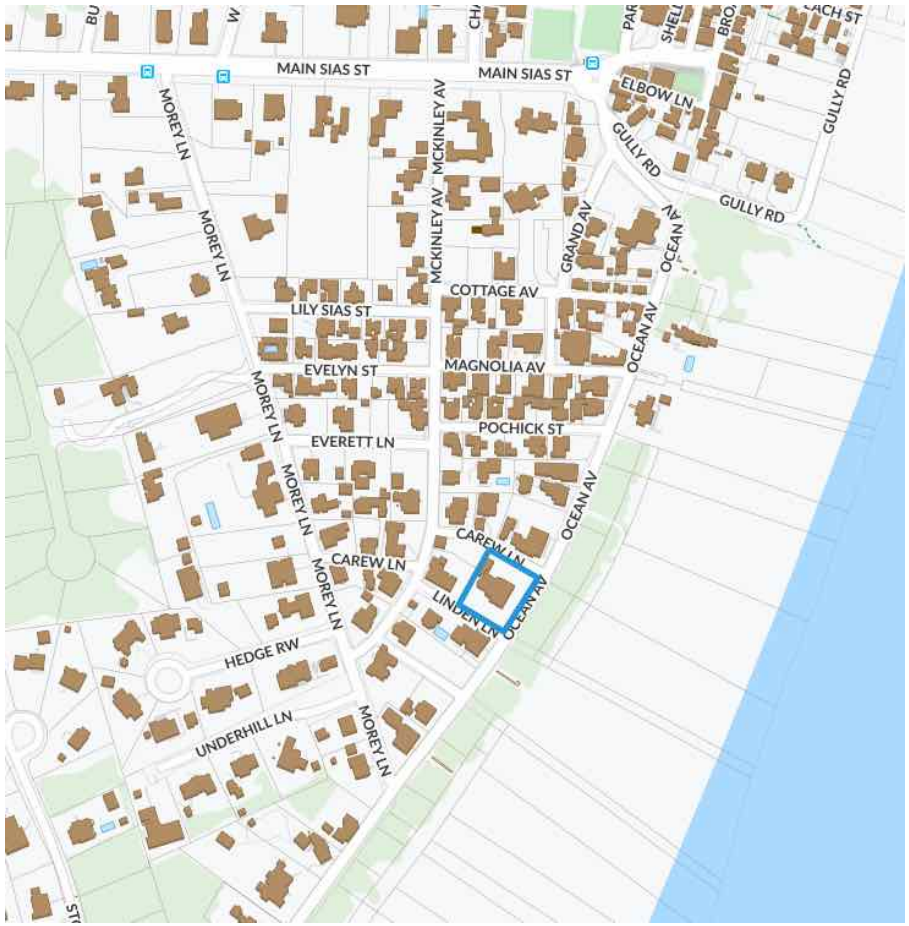
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 6/3/2020 Signature of owner of record _____ Signed under penalties of perjury

10. Heller Family Trust **05-0908**	37 Ocean Avenue	Roof top solar – main house	73.3.2-49	ACK Smart
11. Heller Family Trust **06-1136**	37 Ocean Avenue	Roof top solar – cottage	73.3.2-49	ACK Smart

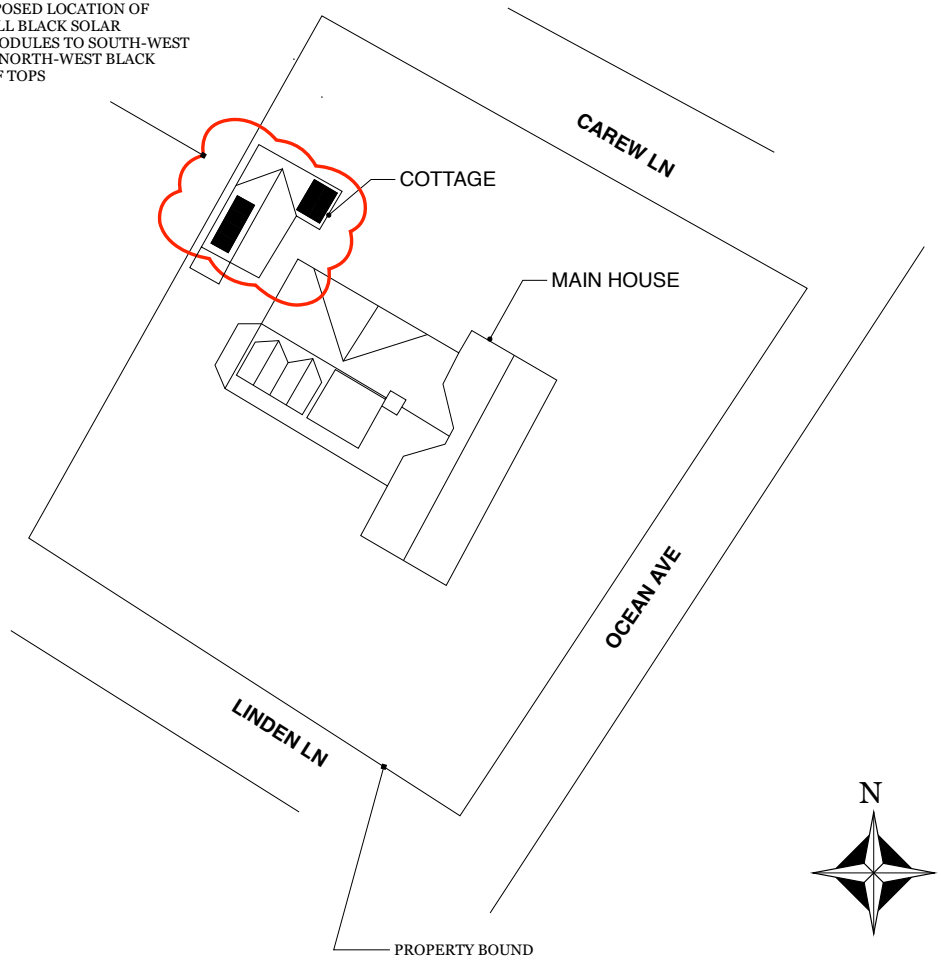
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, manufacturer spec sheet, historic documentation, advisory comments, and *Building with Nantucket in Mind.*
Representing	Tobias Glidden, ACK Smart
Public	None
Concerns (7:08)	**Glidden** – Read into the record a letter from Kate Heller O'Reilly; reviewed changes made per previous concerns. Willing to move the cottage panels to the west elevation. **McLaughlin** – He'd like to view this; there's a lot if information to absorb. Doesn't support arrays in the old historic districts (OHD). **Backus** – This has been heard a couple of times, might not want to hold this up for a view of the cottage, which is a new application. Read her comments previously submitted into the record; there is a section within *Building with Nantucket in Mind* that talks about the proper placement of solar panels. The garage is circa 1980s. **Oliver** – The orientation points are wrong. **Welch** – The cottage west roof plane parallel to Ocean Avenue is the appropriate location for the panels. **Coombs** – On the cottage, if the panels go up there, they should be laid straight, not ell-shaped. **Pohl** – This is in the 'Sconset OHD and we want to ensure lack of visibility. Moving the panels to the cottage west elevation is a good idea. The panels on the west elevation of the main house will be visible from Linden Avenue.
Motion	**Motion to View the main house and hold for revisions. (McLaughlin)**
Roll-call Vote	Carried 5-0//Oliver, Welch, Coombs, McLaughlin, and Pohl-aye Certificate #
Motion	**Motion to View the cottage and hold for revisions. (McLaughlin)**
Roll-call Vote	Carried 5-0//Oliver, Welch, Coombs, McLaughlin, and Pohl-aye Certificate #

PROPOSED



locus map
Scale: not to scale

ZONING CLASS: SOH
Front Setback: 0 ft
side/rear setback: 5 ft



Site Plan
Scale: 1" = 30' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

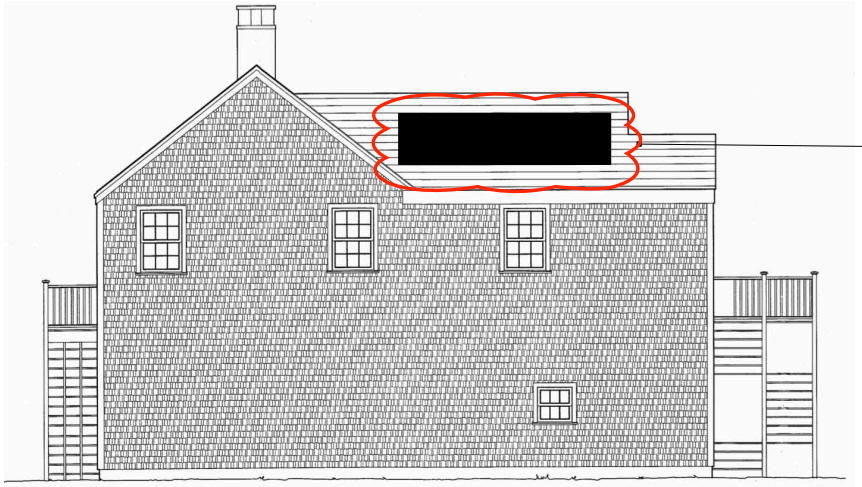
OWNER:	MARY HELLER FAMILY TRUST
SITE ADDRESS:	37 OCEAN AV
CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

REVISIONS

	MM/DD/YY	REMARKS
1	5/1/2020	Submitted for HDC & permitting review.
2	6/2/2020	Updated for HDC review.
3	6/18/2020	Updated for HDC review.
4		
5		

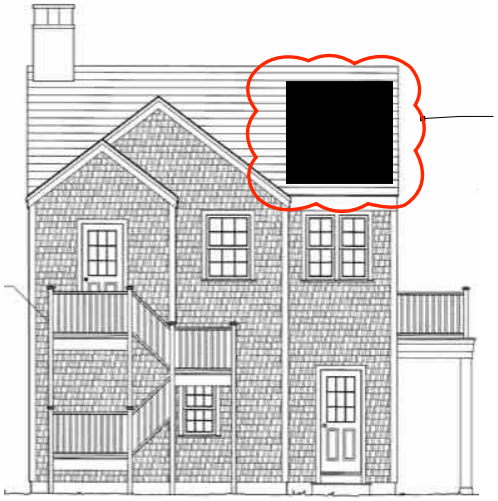
PV 02

NORTH-WEST



PROPOSED INSTALLATION OF (4) ALL BLACK SOLAR PV MODULES TO COTTAGE NORTH-WEST BLACK ROOF TOP

SOUTH-EAST



PROPOSED INSTALLATION OF (4) ALL BLACK SOLAR PV MODULES TO COTTAGE SOUTH -WEST BLACK ROOF TOP

SOUTH-WEST

Scale: 1/8" = 1' 0"

0 4' 8'

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COTTAGE ELEVATIONS

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

OWNER:	MARY HELLER FAMILY TRUST
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CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

REVISIONS

	MM/DD/YY	REMARKS
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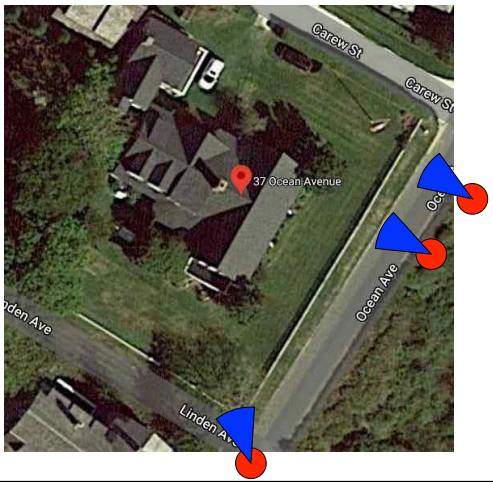
2	6/2/2020	Updated for HDC review.
3	6/18/2020	Updated for HDC review.
4		
5		

PV 04

VIEWS FROM OCEAN AV



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PHOTOS OCEAN AV

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

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REVISIONS

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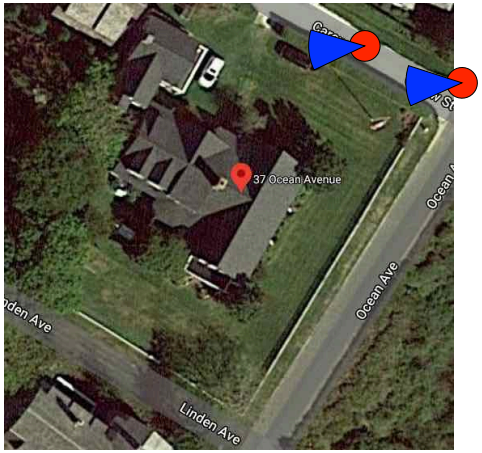
2	6/2/2020	Updated for HDC review.
3	6/18/2020	Updated for HDC review.
4		
5		

PV 06

VIEWS FROM CAREW LN



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PHOTOS OCEAN AV

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

OWNER:	MARY HELLER FAMILY TRUST
SITE ADDRESS:	37 OCEAN AV
CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

REVISIONS

	MM/DD/YY	REMARKS
1	5/1/2020	Submitted for HDC & permitting review.
2	6/2/2020	Updated for HDC review.
3	6/18/2020	Updated for HDC review.
4		
5		

PV 07