

1. No Meeting Agenda

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

1.1. 5:00 PM View Pack

Documents: 8 N GULLY RD RENO COTTAGE.PDF, 12 N LIBERTY HARDSCAPE - PORCH.PDF, 13 MASS AVE GUEST HSE.PDF, 20 WESTCHESTER ST ND.PDF, 24 STARBUCK RD DECK ALTERATION.PDF, 30 NONANTUM ADD.PDF, 36 N. LIBERTY ST REV 59729.PDF, 41A CLIFF ROAD.PDF, 44 TENNESSEE AVE\_HDC\_041016.PDF, 67 MONOMOY NEW DWELL.PDF, FINBACKLOT01 (HDCREL)040516.PDF

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<sup>o</sup>: 73.1.3 PARCEL N<sup>o</sup>: 48  
Street & Number of Proposed Work: 8 N GULLY RD  
Owner of record: PAUL BENK  
Mailing Address: 8 N GULLY RD  
NANTUCKET MA  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### AGENT INFORMATION (if applicable)

Name: EMERITUS DEVELOPMENT  
Mailing Address: 8 WILLIAMS LN  
NANTUCKET, MA 02554  
Contact Phone #: 3254995 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 COTTAGE RENO / ADDITION

Size of Structure or Addition: Length: 7' Sq. Footage 1st floor: 30 Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
Width: 9.5' Sq. Footage 2nd floor: 140 Size: \_\_\_\_\_  1st floor  2nd floor  
Sq. Footage 3rd floor: \_\_\_\_\_

Difference between existing grade and proposed finish grade: North 3" ± South 3" ± East 3" ± West 3" ±  
Height of ridge above final finish grade: North 21'-1" South 21'-1" East 21'-1" West 21'-1"

#### 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 8" ±  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_  
Roof Pitch: Main Mass 12 / 12 Secondary Mass 5 / 12 Dormer 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 1/2" Rake 5 1/2" Soffit (Overhang) 3 1/2" Corner boards 5 1/2" Frieze \_\_\_\_\_

Window Casing \_\_\_\_\_ Door Frame \_\_\_\_\_ Columns/Posts: Round \_\_\_\_\_ Square \_\_\_\_\_

Windows\*:  Double Hung  Casement  All Wood  Other \_\_\_\_\_

True Divided Lights(muntlins), 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) \_\_\_\_\_ Roof NATURAL  
Trim WHITE Sash WHITE Doors ESSEX GREEN  
Deck \_\_\_\_\_ 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.

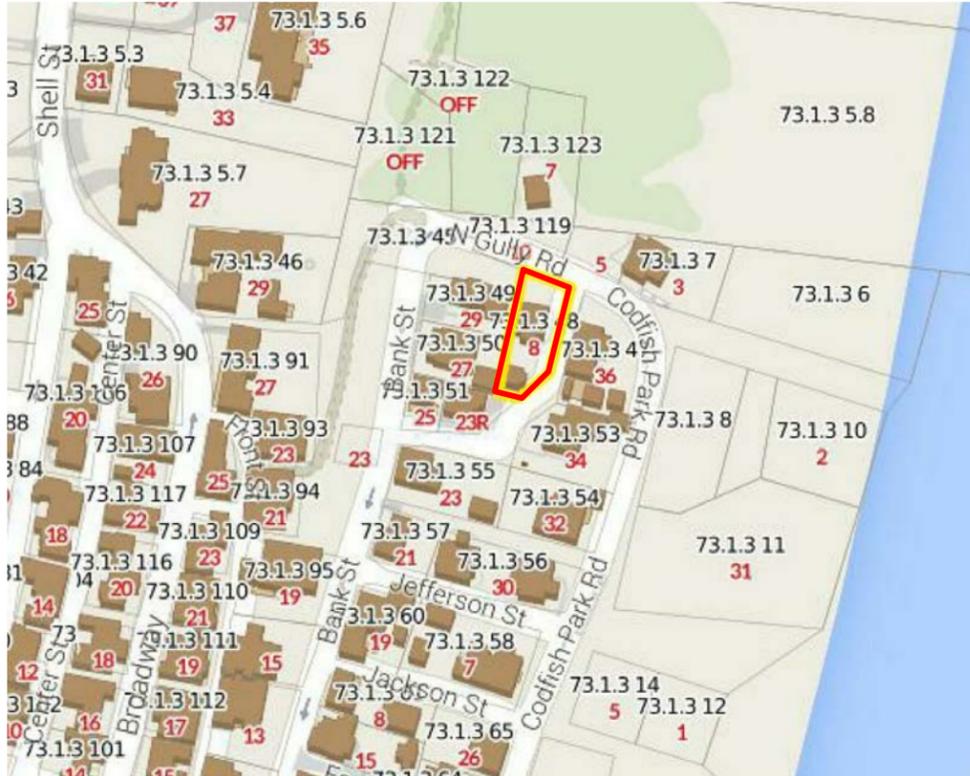
Date: 4/12/16

Signature of owner of record \_\_\_\_\_

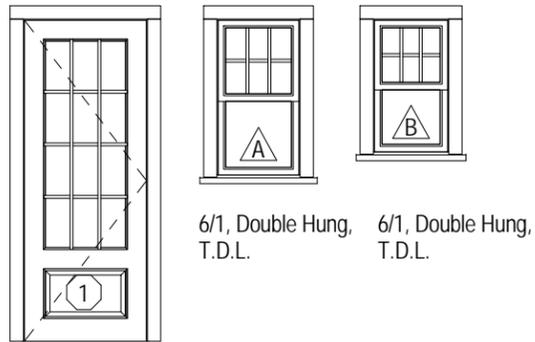
Signed under penalties of perjury

# Benk Residence

8 N Gully Rd  
Nantucket, MA

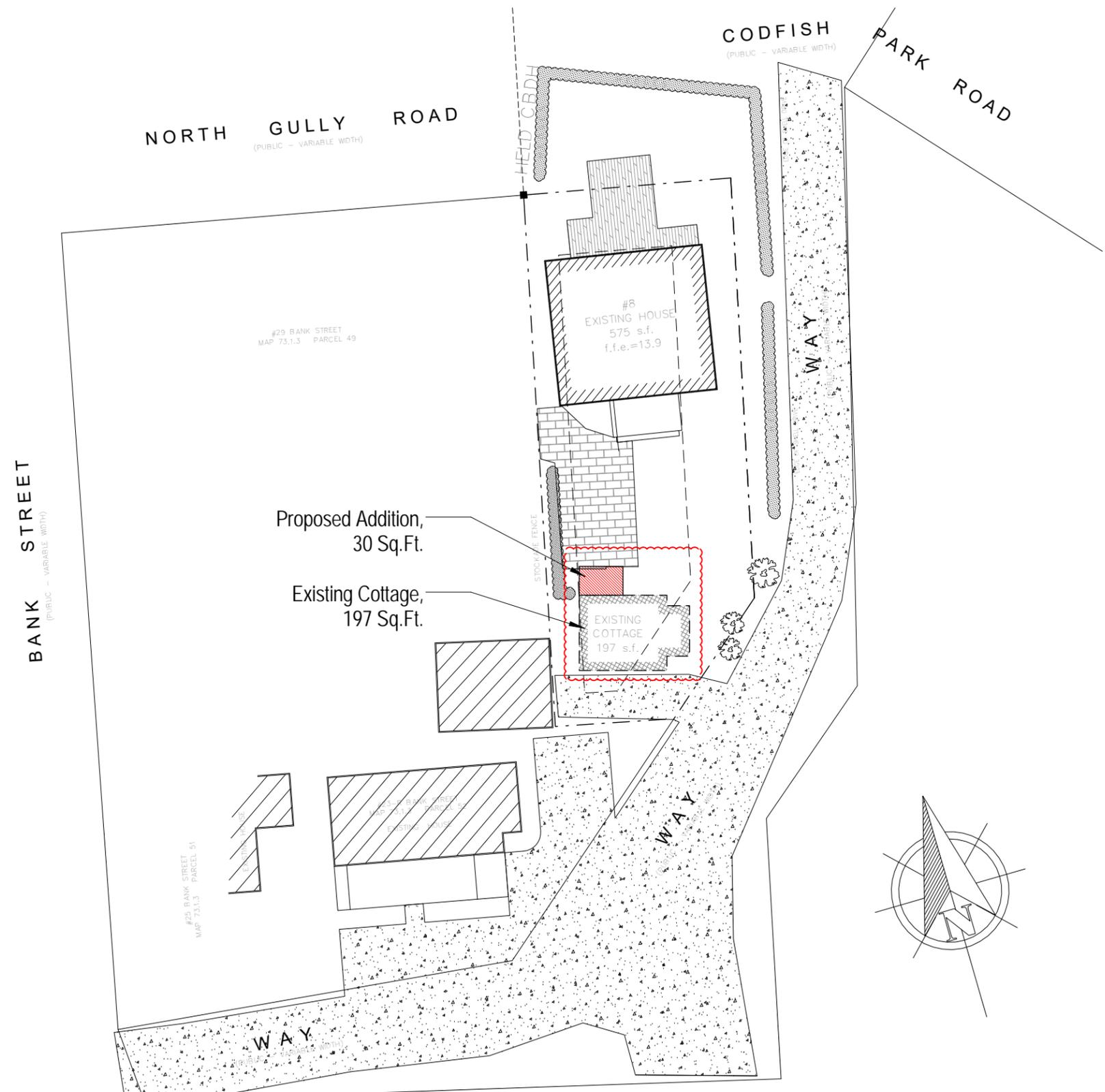


Locus Map  
N.T.S.



12 Lite, 1 Panel Door,  
T.D.L.

Door & Window Legend  
N.T.S.



Site Plan  
1" = 20'-0"

*Benk Residence*  
8 N Gully Rd  
Nantucket, MA

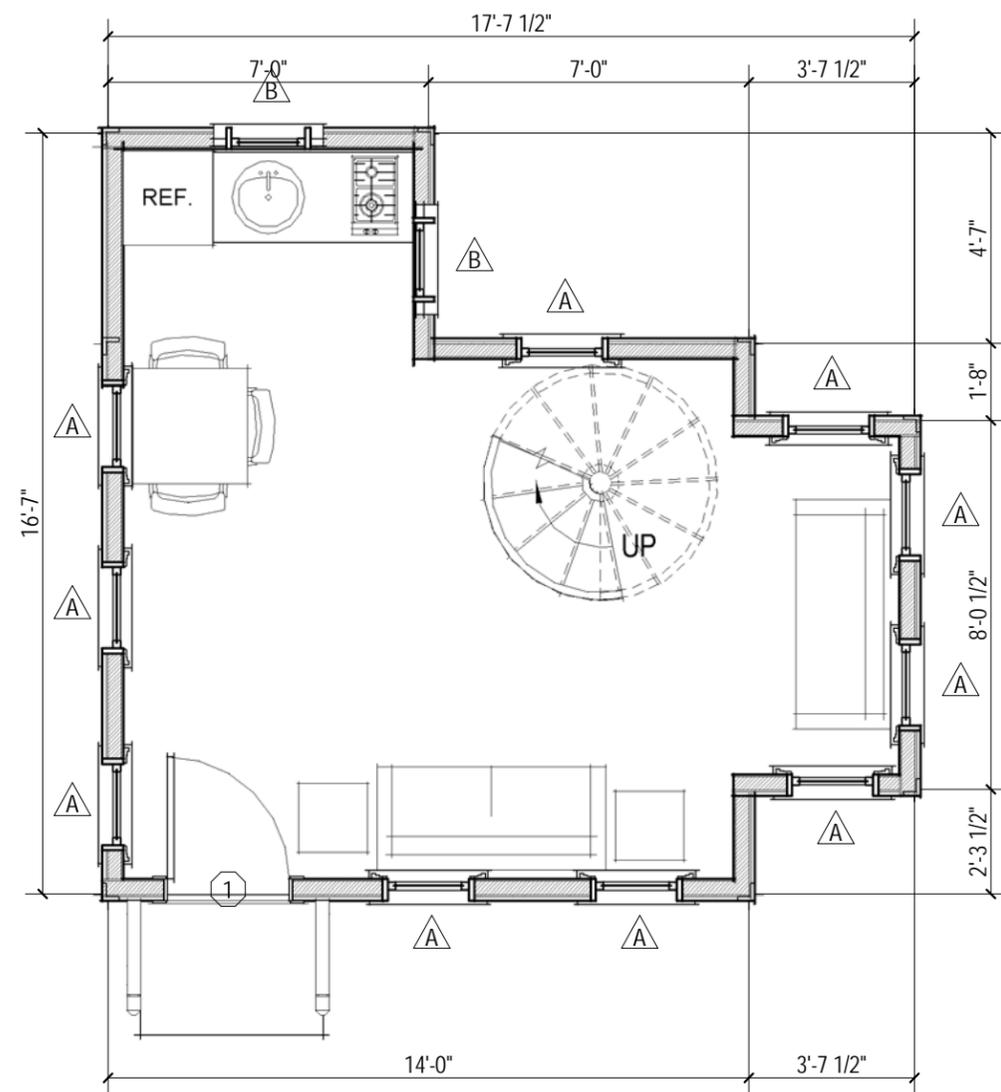
Map & Parcel: 73.1.3 / 48  
Current Zoning: SR-1  
Minimum Frontage: 50'  
Front Setback: 10'  
Side/Rear Setback: 5'

## G.101

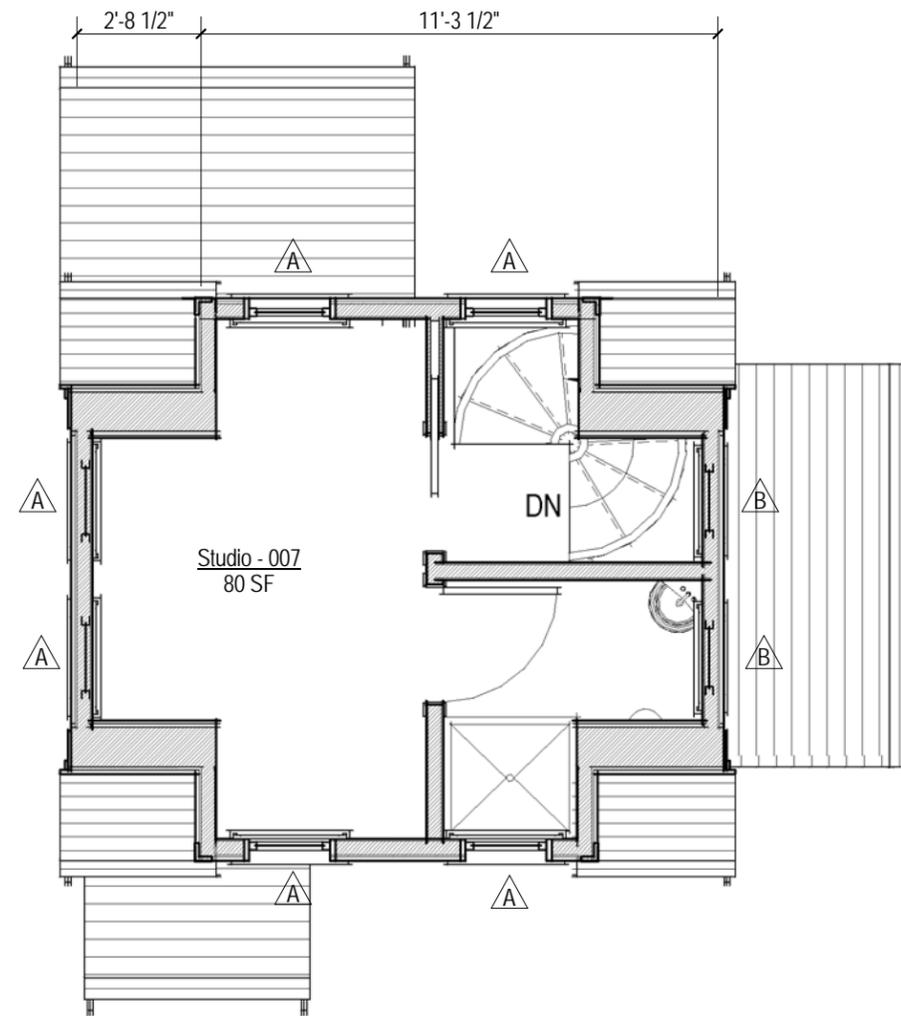
Cover Page



8 Williams Lane Nantucket, MA 02554  
P. 508.325.4995  
F. 508.325.6980  
www.emeritusdevelopment.com



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



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

*Benk Residence*  
8 N Gully Rd  
Nantucket, MA

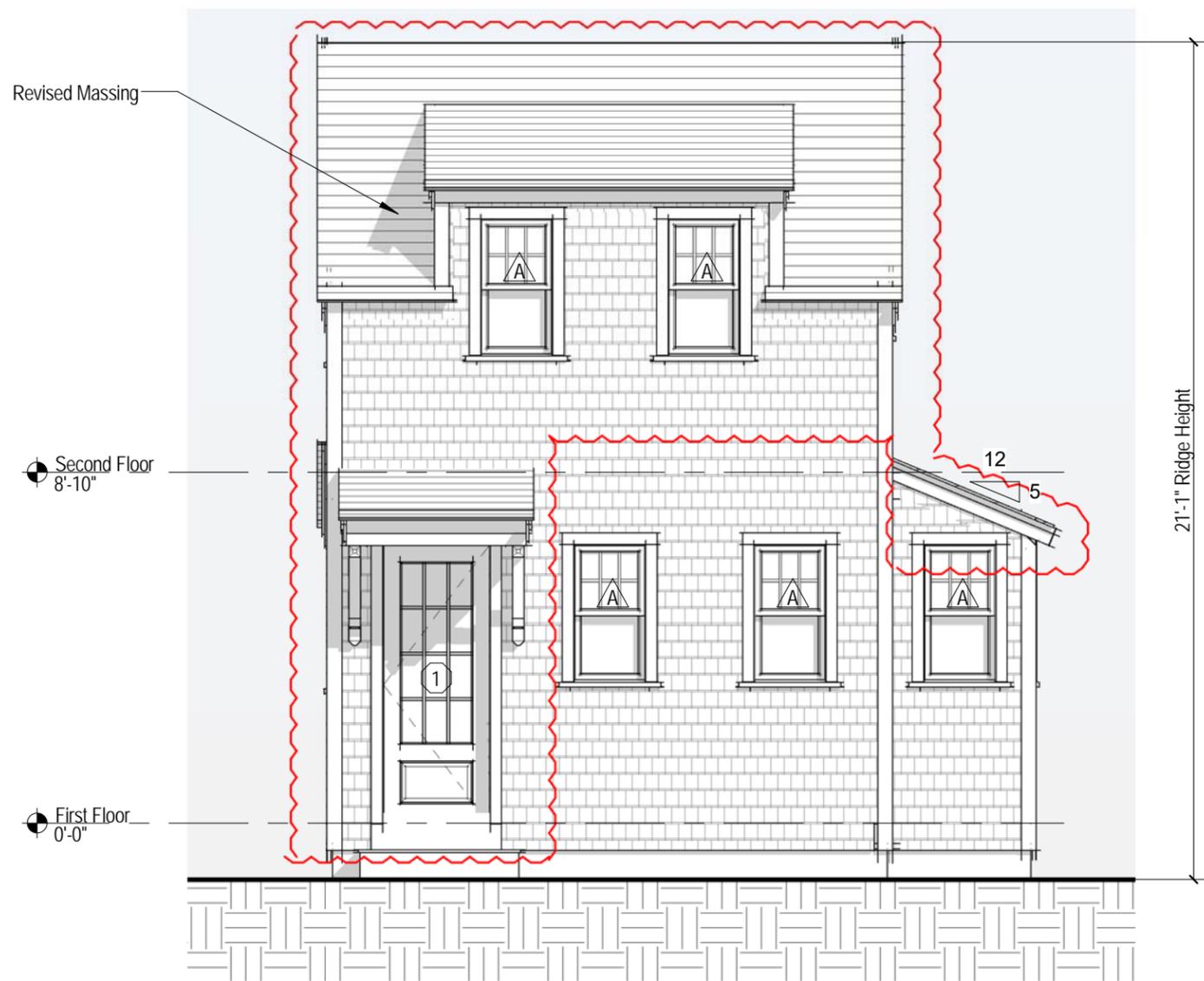
Map & Parcel: 73.1.3 / 48  
Current Zoning: SR-1  
Minimum Frontage: 50'  
Front Setback: 10'  
Side/Rear Setback: 5'

**A.101**

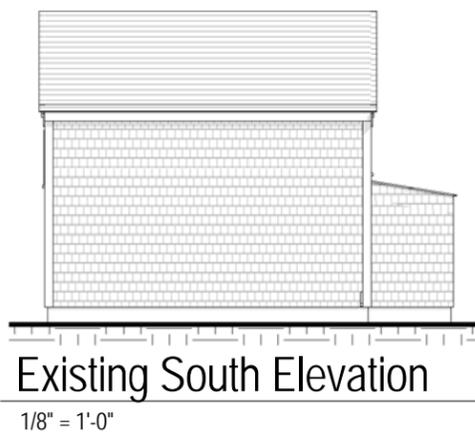
Floor Plans



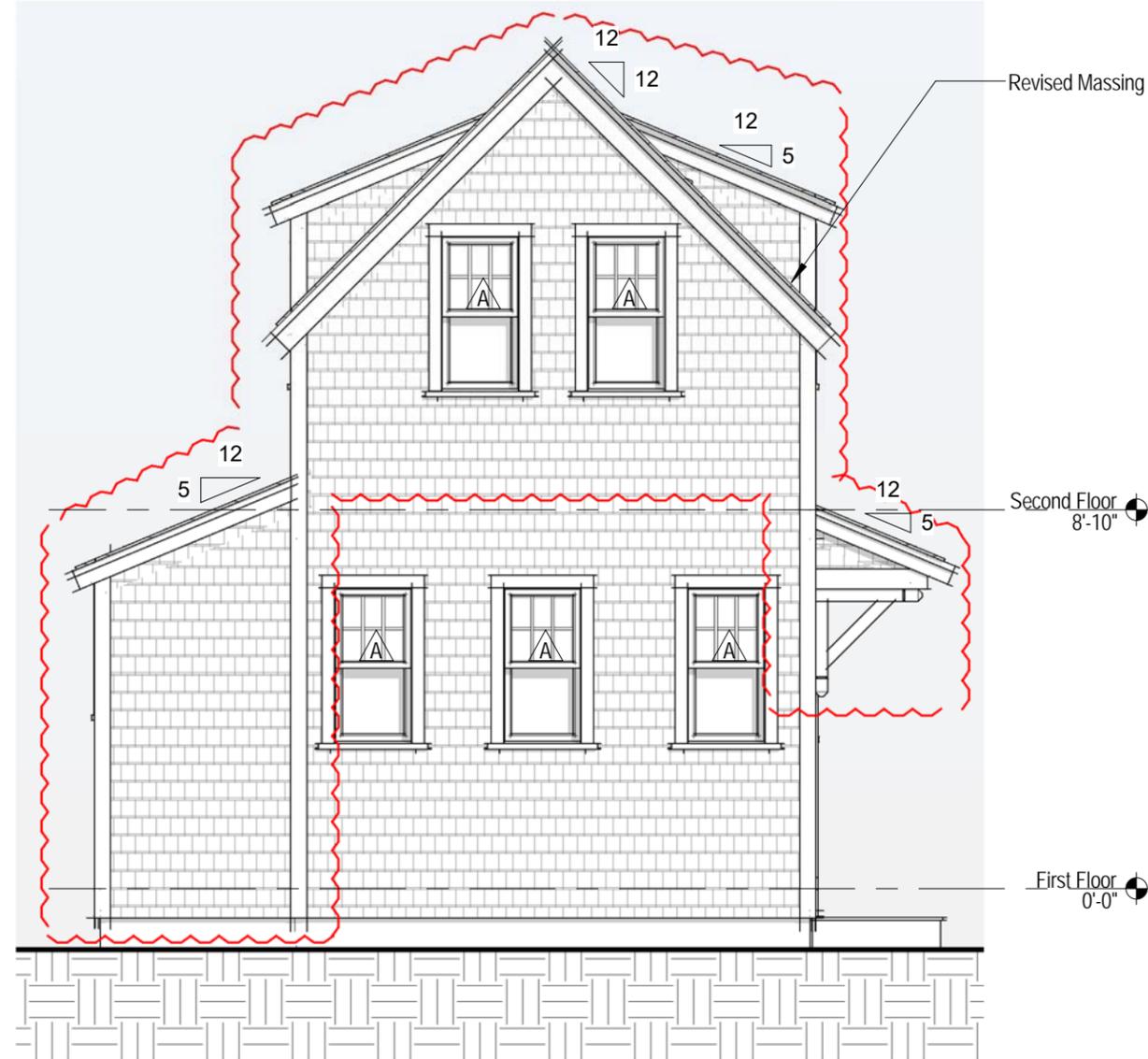
8 Williams Lane Nantucket, MA 02554  
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F. 508.325.6980  
www.emeritusdevelopment.com



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



Existing South Elevation  
1/8" = 1'-0"



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



Existing West Elevation  
1/8" = 1'-0"

*Benk Residence*  
8 N Gully Rd  
Nantucket, MA

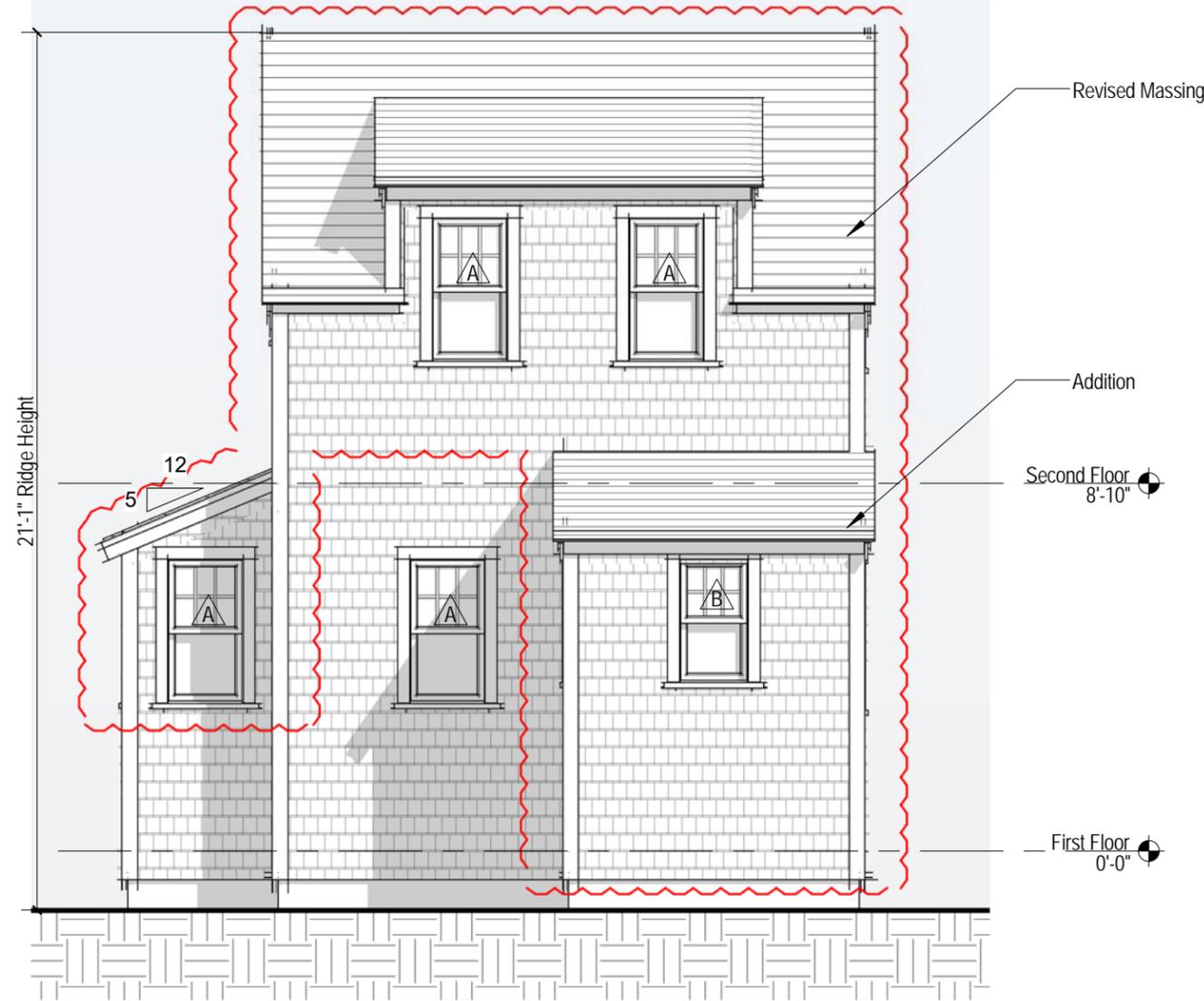
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Current Zoning: SR-1  
Minimum Frontage: 50'  
Front Setback: 10'  
Side/Rear Setback: 5'

**A.201**

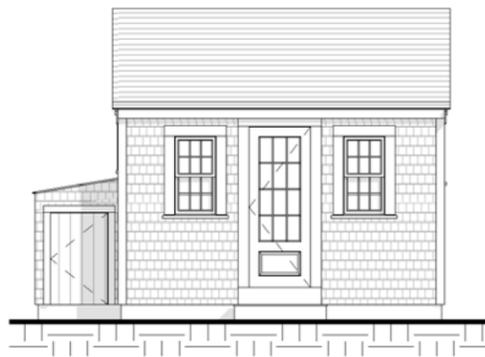
Exterior Elevations



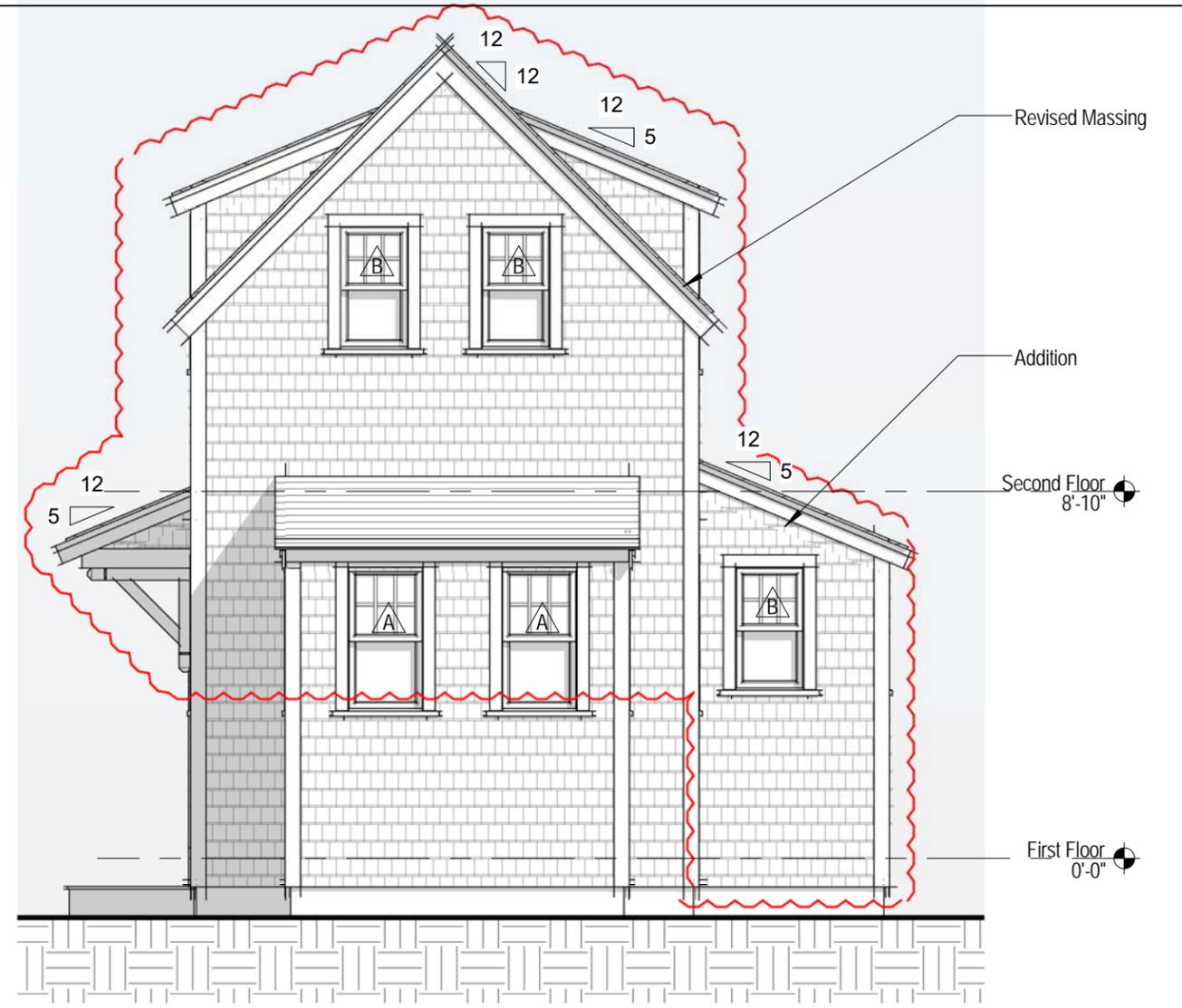
8 Williams Lane Nantucket, MA 02554  
P. 508.325.4995  
F. 508.325.6980  
www.emeritusdevelopment.com



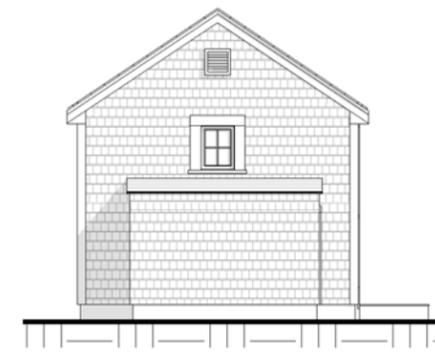
**1** Proposed North Elevation  
1/4" = 1'-0"



Existing North Elevation  
1/8" = 1'-0"



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



Existing East Elevation  
1/8" = 1'-0"

*Benk Residence*  
8 N Gully Rd  
Nantucket, MA

Map & Parcel: 73.1.3 / 48  
Current Zoning: SR-1  
Minimum Frontage: 50'  
Front Setback: 10'  
Side/Rear Setback: 5'

**A.202**

Exterior Elevations

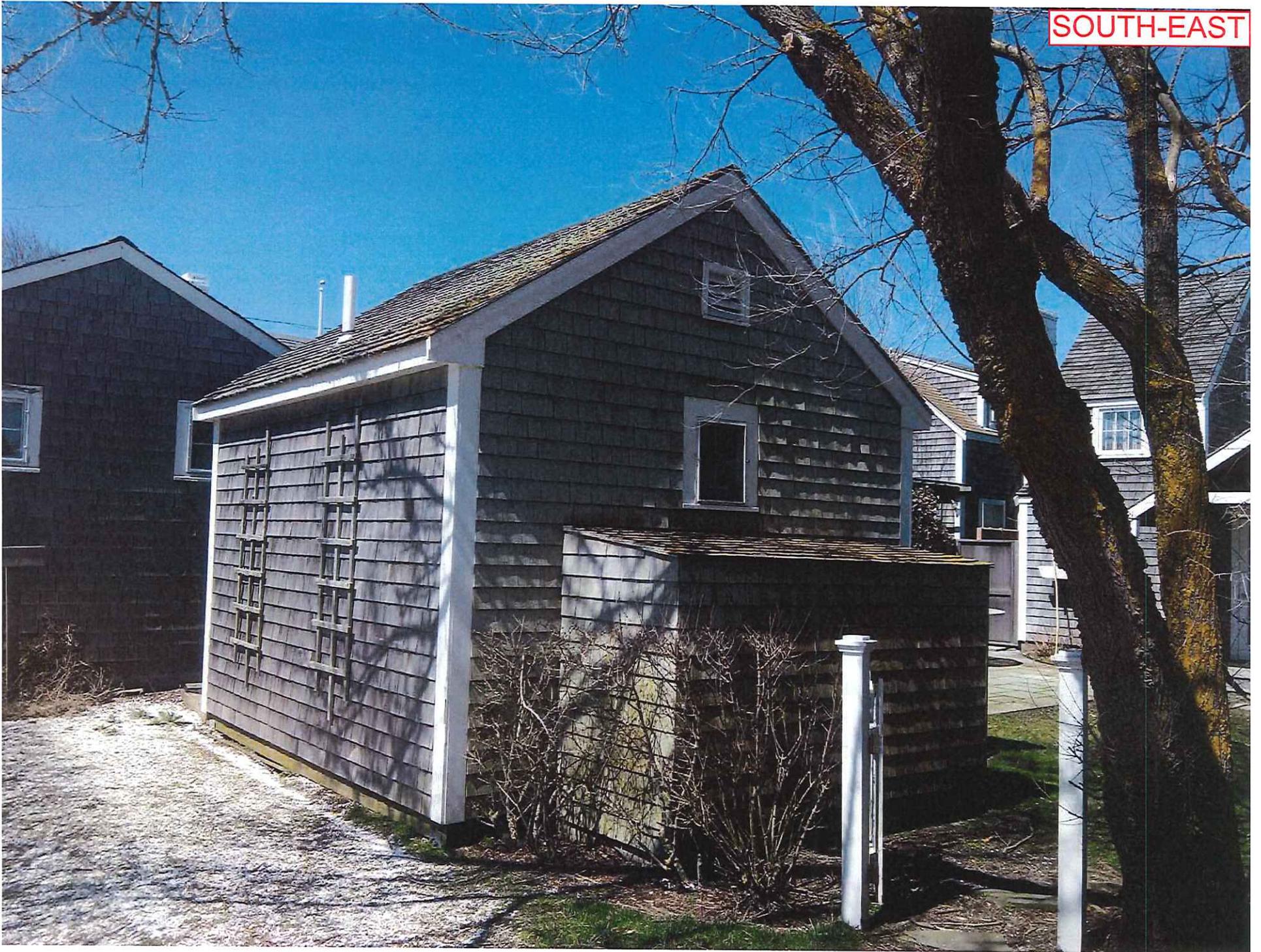


8 Williams Lane Nantucket, MA 02554  
P. 508.325.4995  
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SOUTH



SOUTH-EAST



WEST



NORTH



BUILDING/STRUCTURE INVENTORY FORM  
NANTUCKET ISLAND ARCHITECTURAL  
AND CULTURAL RESOURCES SURVEY  
NANTUCKET HISTORIC DISTRICT COMMISSION  
NANTUCKET, MASSACHUSETTS

SURVEY/  
FILM ROLL #: SC9-21  
MAP/PARCEL #: 313-48

Recorded by: AH

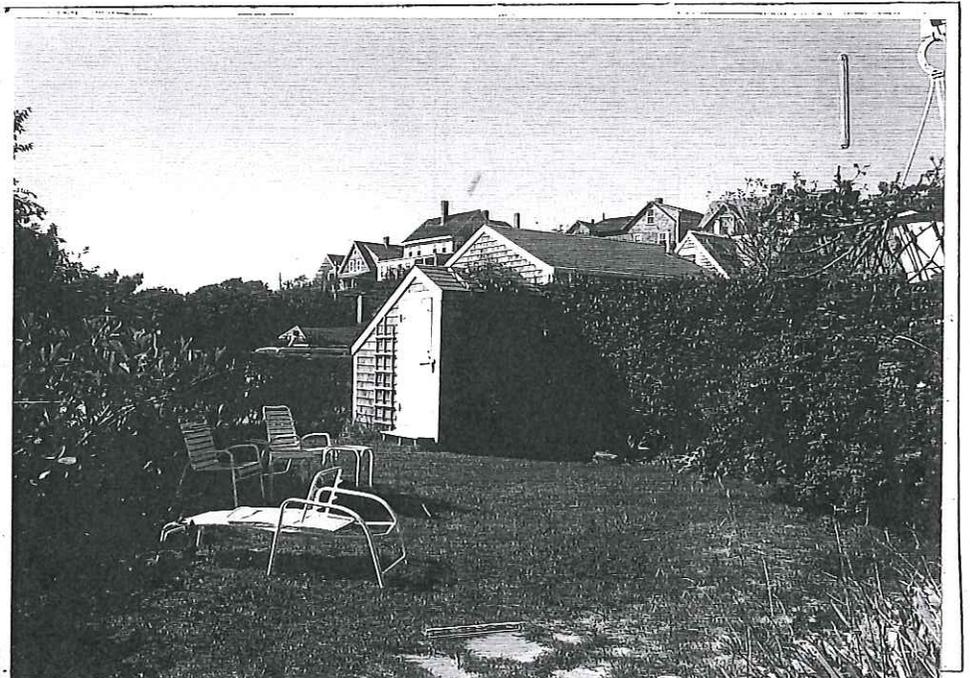
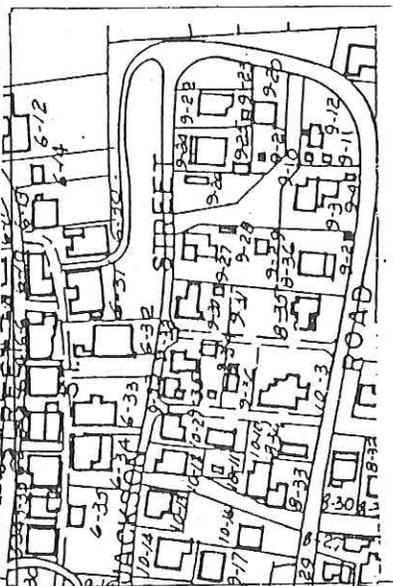
Date: 09/25/89

Organization: AGS

IDENTIFICATION

1. Street Name & No.: 8 NORTH GULLEY ROAD
2. Building Name: N/A
3. Ownership: Private
4. Present Owner: GUNN, JOHN F
5. Ownership History:  
Unknown
  
6. Use: Original: Shed Present: Shed  
Seasonal/Year-Round: Unknown
  
7. Accessibility to Public: Visible from Public Road? Yes  
Interior: N/A

8. MAP -- 3 X 2"



GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size: N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 100 feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Densely Built, Residential
15. Related Outbuildings and Property: SC9-20
16. Other Notable Features:  
N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: N/A
35. Window Sash Type(s) - Front Facade: N/A
36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain, Trellis
39. Condition: Fair
40. Integrity: N/A
41. Alterations:  
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing

43. Date of Initial Construction: Unknown

Source: Unknown

Architect: Unknown Builder: Unknown

44. Building Type: Box, Gable Front

45. Architectural Style: N/A

46. Historical and Architectural Importance:

Unknown

47. Sources: N/A

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<sup>o</sup>: 4234 PARCEL N<sup>o</sup>: 068  
Street & Number of Proposed Work: 12 LIBERTY ST  
Owner of record: CATHERINE FAYLOR - DIRECTOR OF THE NANTUCKET HISTORICAL ASSOCIATION  
Mailing Address: 15 BROAD ST  
NANTUCKET, MA  
Contact Phone #: 508 228 1874 E-mail: \_\_\_\_\_

#### AGENT INFORMATION (if applicable)

Name: STEVEN ENGINEERING & CONST, INC  
Mailing Address: C/O JOHN STOVER  
NANTUCKET, MA  
Contact Phone #: 5-0204 E-mail: JOHN@STEVENENGINEERING.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: 60' x 8' (400 SF)  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 NC South NC East NC West NC

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

#### Additional Remarks

Historic Name: \_\_\_\_\_ REVISIONS\*: 1. East Elevation NO CHANGES  
Original Date: \_\_\_\_\_ (describe) 2. South Elevation ADDED COVERED PORCH (ROOFED OVER)  
Original Builder: \_\_\_\_\_ 3. West Elevation ADDED COVERED PORCH ROOFED OVER  
Is there an HDC survey form for this building attached?  Yes  N/A 4. North Elevation ADDED COVERED PORCH (ROOFED OVER)  
\*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: 3 1/2 / 12 Secondary Mass: \_\_\_\_\_ / 12 Dormer: \_\_\_\_\_ / 12 Other \_\_\_\_\_  
Roofing material:  Asphalt:  3-Tab  Architectural TO MATCH MAIN ROOF  
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) \_\_\_\_\_  
Skylights (flat only): Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
Gutters:  Wood  Aluminum  Copper  Leaders (material) PVC WRAPPED WITH CEDAR OR PLAIN CEDAR BOX  
Leaders (material and size): CEDAR  
Sidewall:  White cedar shingles \_\_\_\_\_  Clapboard (exposure: \_\_\_\_\_ inches) Front  Side   
 Other \_\_\_\_\_  
Trim: A. Wood  Pine  Redwood  Cedar  Other PRE-PRIME  
B. Treatment  Paint  Natural to weather  Other \_\_\_\_\_  
C. Dimensions: Fascia 8" TO MATCH EXISTING Rake 8" TO MATCH EXISTING Soffit (Overhang) \_\_\_\_\_ Corner boards 4" x 5" Frieze \_\_\_\_\_  
Window Casing NA Door Frame NA Columns/Posts: Round 8" Square \_\_\_\_\_  
Windows\*:  Double Hung  Casement  All Wood  Other NA  
 True Divided Lights (muntins), single pane  SDL's (Simulated Divided Lights) Manufacturer \_\_\_\_\_  
Doors\* (type and material):  TDL  SDL Front NA Rear NA Side PLANK TO MATCH EXISTING REAR DOOR W/ 3" TDL  
Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_  
Hardscape materials: Driveways \_\_\_\_\_ Walkways \_\_\_\_\_ Walls \_\_\_\_\_

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

#### COLORS

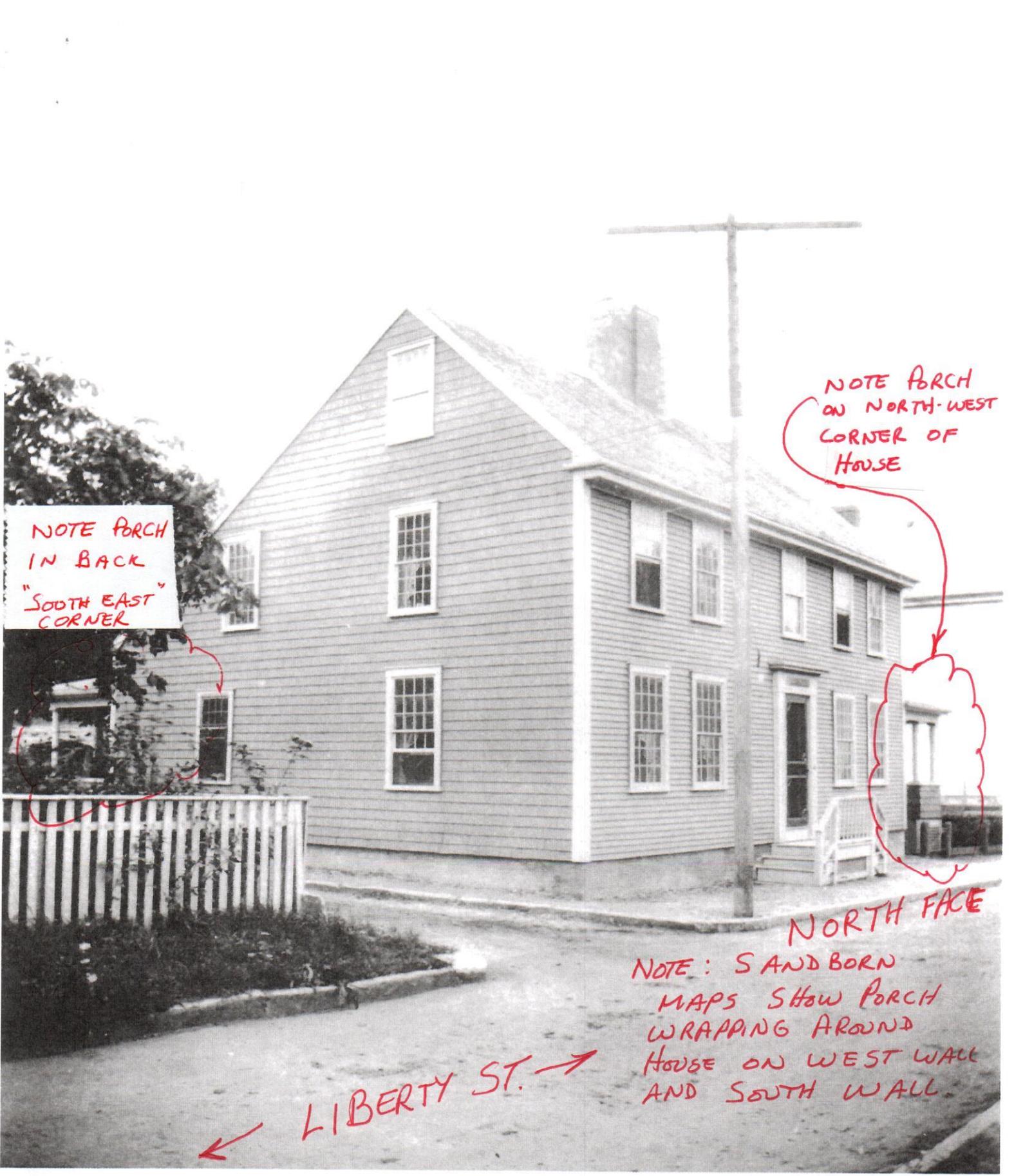
Sidewall NATURAL Clapboard (if applicable) \_\_\_\_\_ Roof MATCH-EXISTING-CHANGING  
Trim WHITE TO MATCH EXISTING Sash NA Doors TO MATCH EXISTING  
Deck NATURAL Foundation \_\_\_\_\_ Fence \_\_\_\_\_ Shutters \_\_\_\_\_

\* 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 11/25/2015

Signature of owner of record John H Stover w/ PERMISSION Signed under penalties of perjury



NOTE PORCH  
IN BACK  
"SOUTH EAST"  
CORNER

NOTE PORCH  
ON NORTH-WEST  
CORNER OF  
HOUSE

NORTH FACE

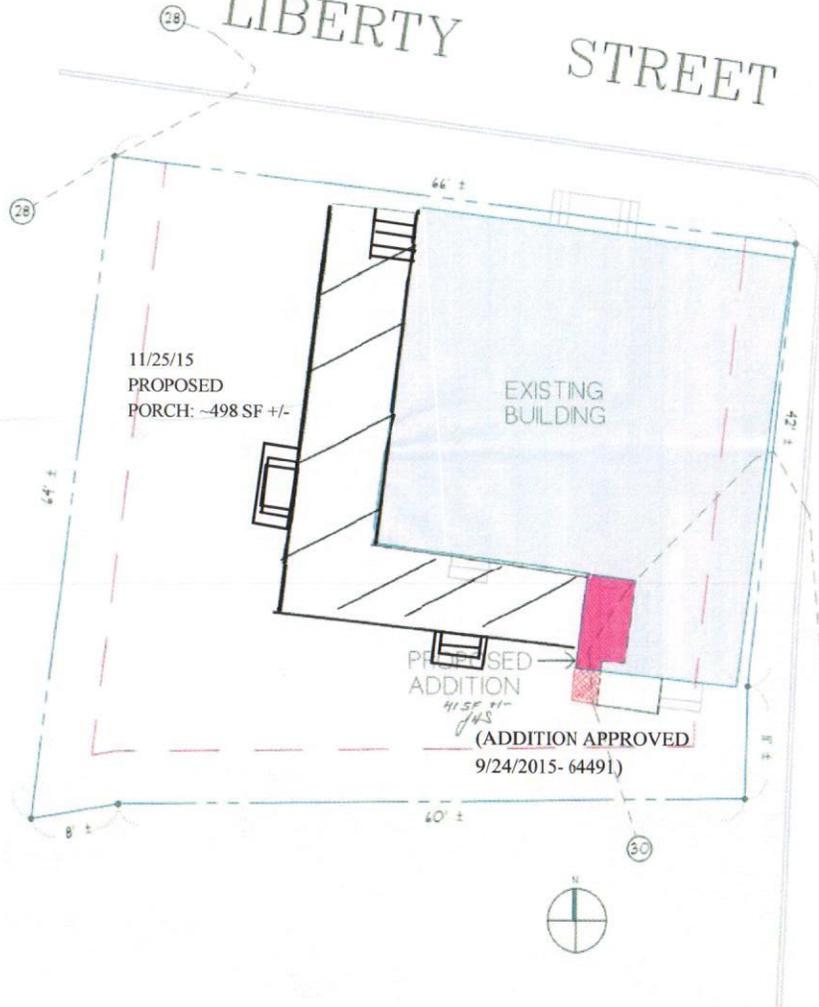
NOTE: SAND BORN  
MAPS SHOW PORCH  
WRAPPING AROUND  
HOUSE ON WEST WALL  
AND SOUTH WALL.

← LIBERTY ST. →



LIBERTY STREET

WALNUT LANE



11/25/15  
PROPOSED  
PORCH: ~498 SF +/-

EXISTING  
BUILDING

PROPOSED  
ADDITION

(ADDITION APPROVED  
9/24/2015- 64491)

ZONING CLASSIFICATION R-OH	
MAP 42.2.4	PARCEL: 68
MIN. AREA	5,000 sqft
MIN. FRONTAGE	50 ft
FRONT YARD S.B.	0 ft
SIDE S.B.	0 ft
REAR S.B.	0 ft
GROUND COVER (%)	30%



REVISIONS	
5/26/2015	AS-BUILT MEASURING
9/09/2015	PROGRESS PRINT
9/25/2015	HDC REVISION

NOTE:  
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL SURVEY 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 REVISED, 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 THE SITE PLAN WAS TAKEN FROM THE UNRECORDED SURVEY AND A SURVEY REPORT FROM THE LAND REGISTRATION OFFICE BY BLACKWELL & ASSOCIATES INC. LICENSE NUMBER 25, 2014. NO GUARANTEE FOR ANY CORRECTIONS A REVISED SURVEY SHALL BE REQUIRED FOR THE PROJECT. ALL SITE WORK SHOULD BE USED BY A REGISTERED LAND SURVEYOR PRIOR TO ANY CONSTRUCTION.

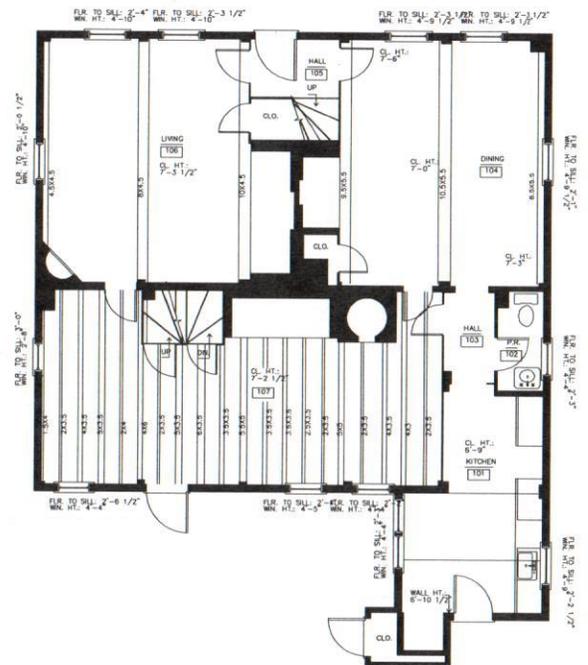
NANTUCKET HISTORICAL ASSOCIATION 100 STATE ST. NANTUCKET, MA 02554 PHONE: 508-339-0100	MAP 0027 1988-89		SHEET NO. <b>S 1</b>
	HDC SITE PLAN		
ADDRESS: 11 LIBERTY STREET NANTUCKET, MA 02554	DATE: 9/25/2015	SCALE: 3/4" = 1'-0"	

11 10 9 8 7 6 5 4 3 2 1

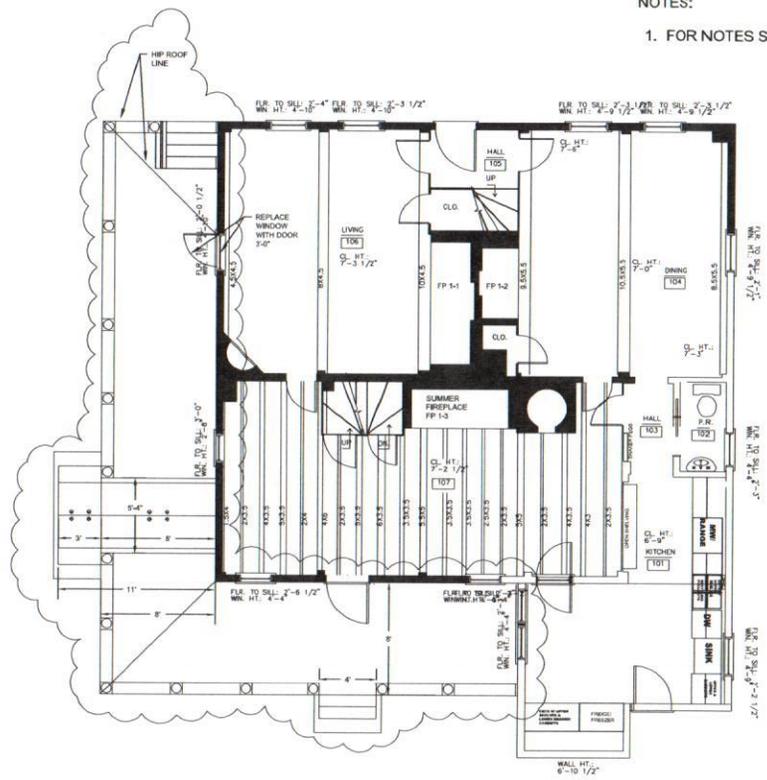
G  
F  
E  
D  
C  
B

G  
F  
E  
D  
C  
B

NOTES:  
1. FOR NOTES SEE DRAWING NO. 131816 - DA - 001



EXISTING FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

PROGRESS 11/25/2015

ASSESSORS MAP # 42.3.4, PARCEL # 68

NOTES:  
1. "AS-BUILT" DRAWINGS PREPARED BY ETHAN McMORROW FOR STOVER ENGINEERING & CONSTRUCTION, INC.  
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, 780 CMR, LOCAL REGULATIONS, AND HDC CERTIFICATES OF APPROPRIATENESS.

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

**NANTUCKET HISTORICAL ASSOCIATION**  
11 LIBERTY STREET, NANTUCKET, MA

**EXISTING & PROPOSED  
FIRST FLOOR  
PLANS**

**STOVER ENGINEERING & CONSTRUCTION, INC.**  
NANTUCKET, MASSACHUSETTS

DRAWING NO: 131816-DA-001-1B

ISSUE	DESCRIPTION	APPR	DATE	ISSUE	DESCRIPTION	APPR	DATE	ISSUE	DESCRIPTION	APPR	DATE
4				3				2			
								1	ADD PORCH	JHS	11/25/15
	ASSOCIATE TITLE	CORRECT	DATE		ASSOCIATE TITLE	CORRECT	DATE		ASSOCIATE TITLE	CORRECT	DATE

RESPONSIBLE ENGINEER  
ARCHITECTURAL LICENSE

11 10 9 8 7 6 5 4 3 2 1

11 10 9 8 7 6 5 4 3 2 1

G

F

E

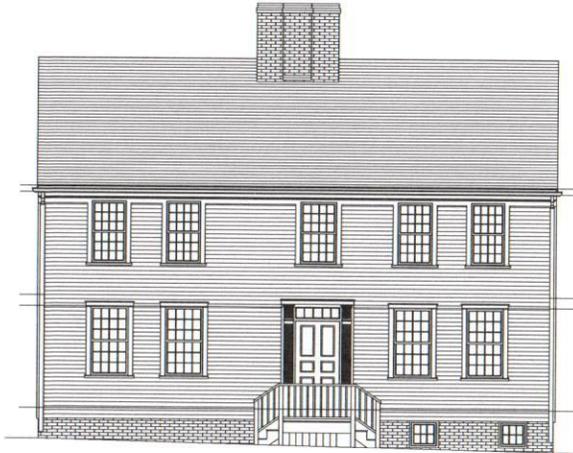
D

C

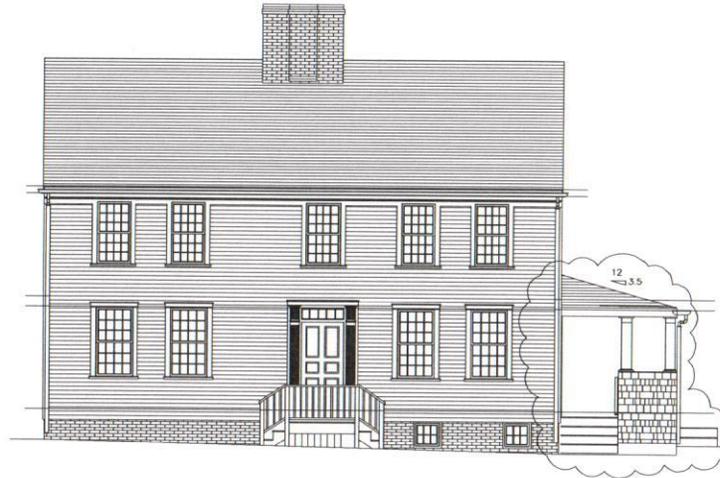
B

NOTES:

1. FOR NOTES SEE DRAWING NO. 131816 - DA - 001



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



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

PROGRESS 11/25/2015

ASSESSORS MAP # 42.3.4, PARCEL # 68

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

**NANTUCKET HISTORICAL ASSOCIATION**  
61 LIBERTY STREET, NANTUCKET, MA

**EXISTING & PROPOSED  
NORTH ELEVATION (FRONT)**

**STOVER ENGINEERING & CONSTRUCTION, INC.**

NANTUCKET, MASSACHUSETTS

DRAWING NO: 131816 -DA- 006-1B

4	3	2	1
ISSUE	ISSUE	ISSUE	ISSUE
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
APPR	APPR	APPR	APPR
DATE	DATE	DATE	DATE
			ADDED PORCH
			JHS 11/25/15
ASSOCIATE TITLE	ASSOCIATE TITLE	ASSOCIATE TITLE	ASSOCIATE TITLE
CORRECT	CORRECT	CORRECT	CORRECT
DATE	DATE	DATE	DATE

11 10 9 8 7 6 5 4 3 2 1

G

F

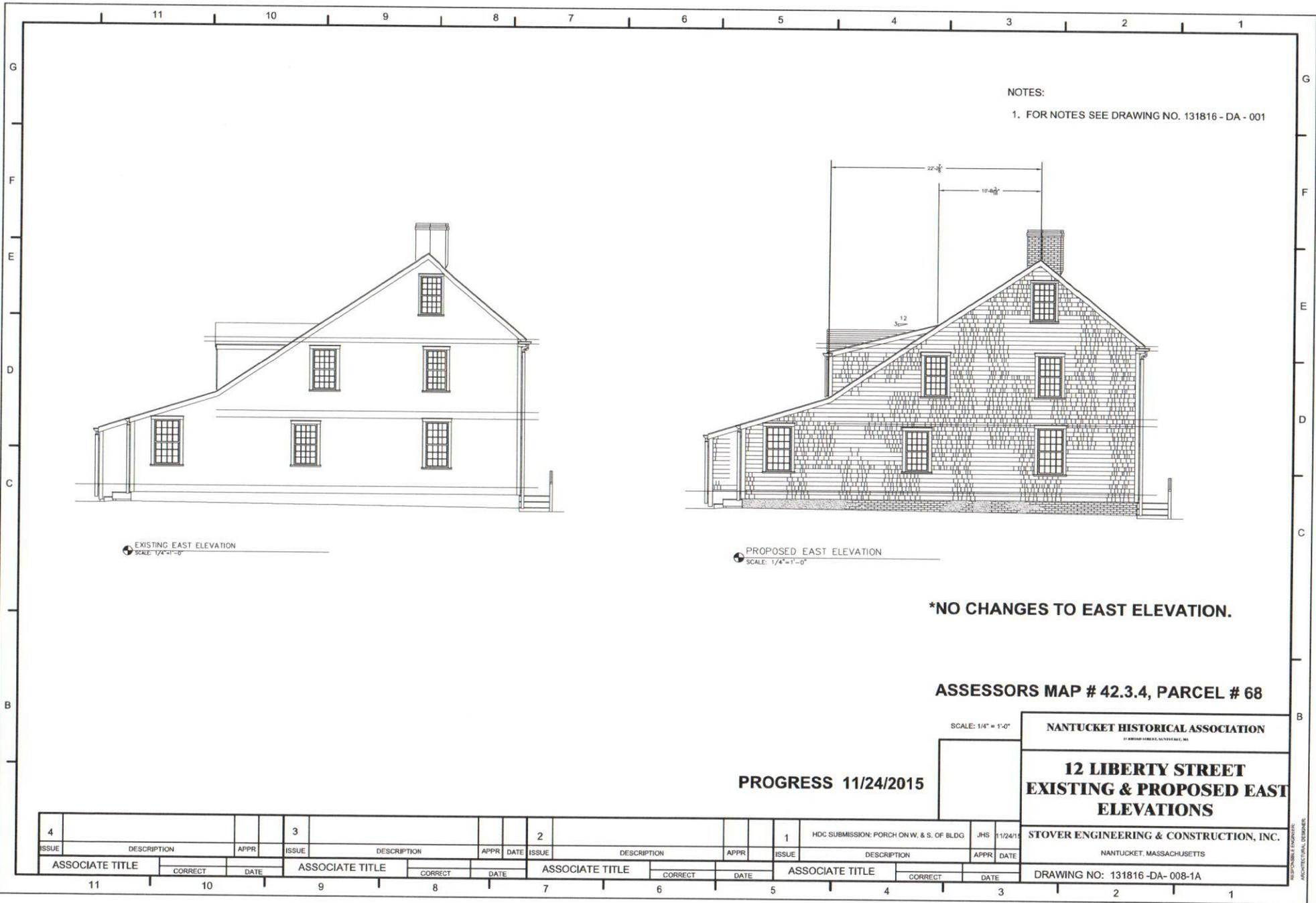
E

D

C

B

RESPONSIBLE ENGINEER:  
PAUL J. STOVER, LICENSED



NOTES:  
 1. FOR NOTES SEE DRAWING NO. 131816 - DA - 001

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

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

**\*NO CHANGES TO EAST ELEVATION.**

**ASSESSORS MAP # 42.3.4, PARCEL # 68**

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

**NANTUCKET HISTORICAL ASSOCIATION**  
17 BRIMM FORD ST. NANTUCKET, MA

**12 LIBERTY STREET  
 EXISTING & PROPOSED EAST  
 ELEVATIONS**

**PROGRESS 11/24/2015**

**STOVER ENGINEERING & CONSTRUCTION, INC.**  
NANTUCKET, MASSACHUSETTS

DRAWING NO: 131816-DA-008-1A

ISSUE	DESCRIPTION	APPR	DATE	ISSUE	DESCRIPTION	APPR	DATE	ISSUE	DESCRIPTION	APPR	DATE
4				3				2			
								1	HDC SUBMISSION: PORCH ON W. & S. OF BLDG	JHS	11/24/15
	ASSOCIATE TITLE	CORRECT	DATE		ASSOCIATE TITLE	CORRECT	DATE		ASSOCIATE TITLE	CORRECT	DATE

PROFESSIONAL ENGINEERING  
 ARCHITECTURAL DESIGN

11 10 9 8 7 6 5 4 3 2 1

NOTES:  
 1. FOR NOTES SEE DRAWING NO. 131816 - DA - 001



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



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

**PROGRESS 11/25/2015**  
**ASSESSORS MAP # 42.3.4, PARCEL # 68**

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

**NANTUCKET HISTORICAL ASSOCIATION**  
12 BRIDGE STREET, NANTUCKET, MA

**12 LIBERTY ST.  
 EXISTING & PROPOSED  
 SOUTH ELEVATIONS**

**STOVER ENGINEERING ASSOCIATES, INC.**  
NANTUCKET, MASSACHUSETTS

DRAWING NO: 131816-DA-009-1B

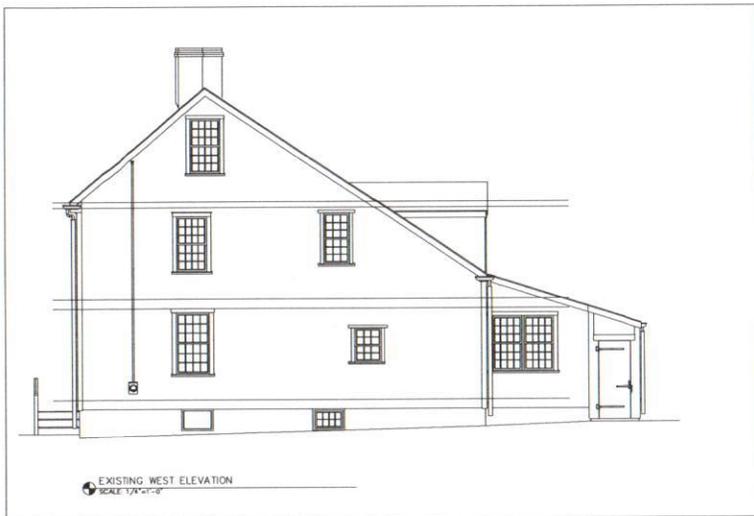
4				3				2				1			
ISSUE	DESCRIPTION	APPR	DATE												
	ASSOCIATE TITLE	CORRECT	DATE												

11 10 9 8 7 6 5 4 3 2 1

RESPONSIBLE ENGINEER  
 ARCHITECTURAL DESIGNER

NOTES:

1. FOR NOTES SEE DRAWING NO. 131816 - DA - 001



PROGRESS 11/25/2015

ASSESSORS MAP # 42.3.4, PARCEL # 68

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

NANTUCKET HISTORICAL ASSOCIATION

11 LIBERTY STREET, NANTUCKET, MA

EXISTING & PROPOSED

WEST ELEVATION

STOVER ENGINEERING & CONSTRUCTION, INC.

NANTUCKET, MASSACHUSETTS

DRAWING NO: 131816-DA-007-1B

ISSUE	DESCRIPTION	APPR	DATE												
4				3				2				1	ADDED PORCH	JHS	11/25/15

RESPONSIBLE ENGINEER

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°: 75  
 Street & Number of Proposed Work: 13 MASSACHUSETTS AVE  
 Owner of record: BENJAMIN AND MARGOT FOOSHEE  
 Mailing Address: 205 STONE HILL ROAD  
POUND RIDGE, NY 10576  
 Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### AGENT INFORMATION (if applicable)

Name: ERLERTUS  
 Mailing Address: 8 WILLIAMS LN  
NANTUCKET, MA 02554  
 Contact Phone #: 325-4995 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 MOVE EXISTING STRUCTURE, BUILD NEW FOUNDATION & ADDITION

Size of Structure or Addition: Length: 22' Sq. Footage 1st floor: 572± Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: 26' Sq. footage 2nd floor: 495± Size: \_\_\_\_\_  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 20'5"± South 20'5"± East 20'5"± West 20'5"±

#### 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 \_\_\_\_\_  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
 Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_  
 Roof Pitch: Main Mass 7/12 Secondary Mass 6/12 Dormer \_\_\_\_\_/12 Other \_\_\_\_\_  
 Roofing material:  Asphalt:  3-Tab  Architectural NATURAL WOOD HOUSE  
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) \_\_\_\_\_

Fence: Height: _____
Type: _____
Length: _____

Skiylights (flat only): Manufacturer N/A 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 8" Rake 6" Soffit (Overhang) \_\_\_\_\_ Corner boards 6" Frieze \_\_\_\_\_  
 Window Casing 4" Door Frame 4" Columns/Posts: Round \_\_\_\_\_ Square 8"

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**

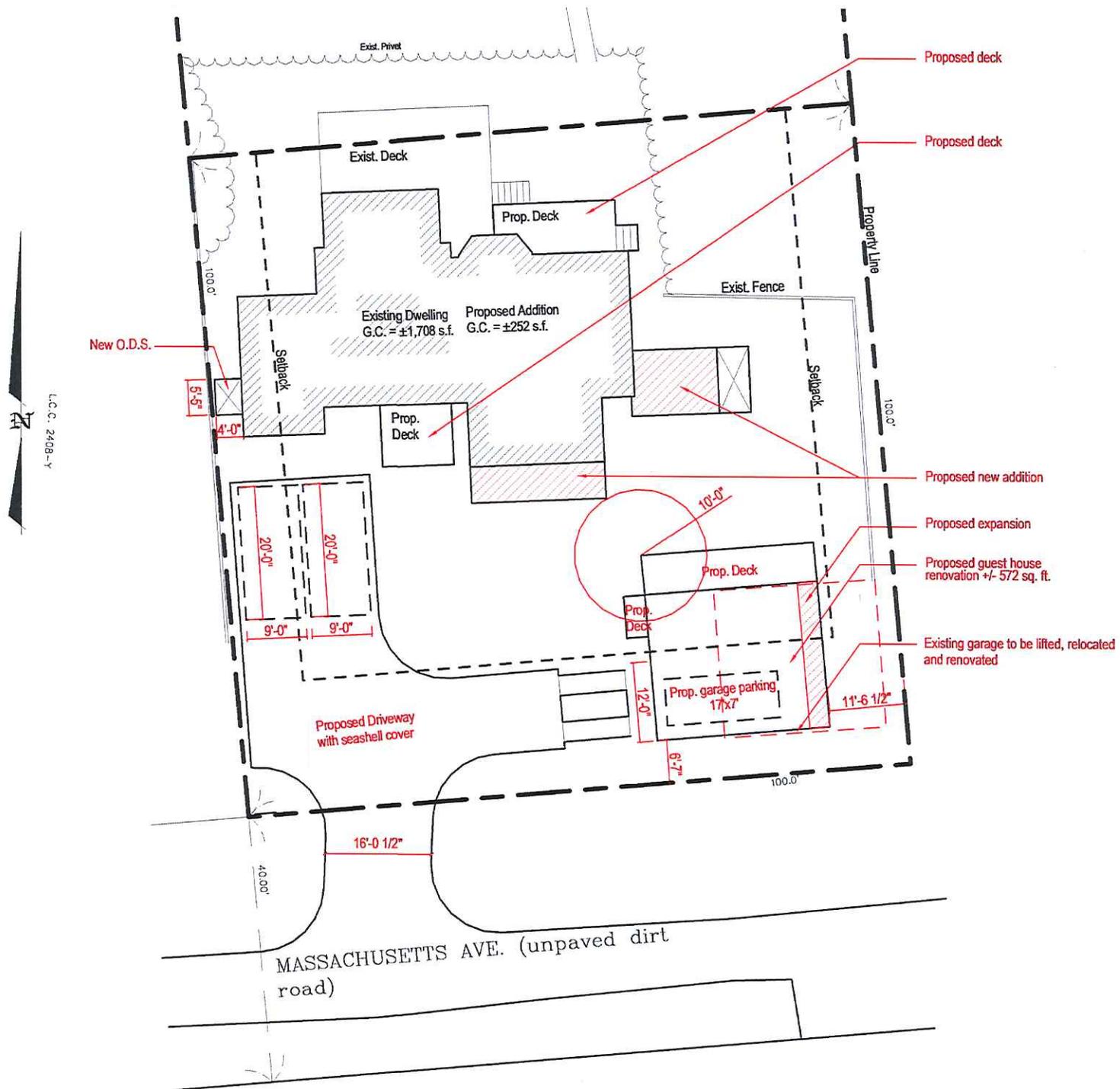
Sidewall NATURAL Clapboard (if applicable) \_\_\_\_\_ Roof GRAY  
 Trim WHITE Sash WHITE Doors WHITE  
 Deck NATURAL Foundation NATURAL Fence \_\_\_\_\_ Shutters \_\_\_\_\_

\* 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.

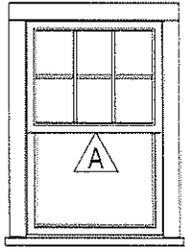
Date 4/11/11 Signature of owner of record Ben Fooshee Signed under penalties of perjury



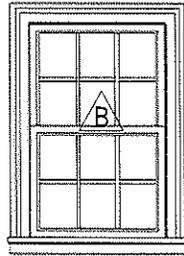


L.C.C. 24/08-1Y

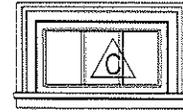
4 Site plan  
1:1800



Double Hung  
6/0



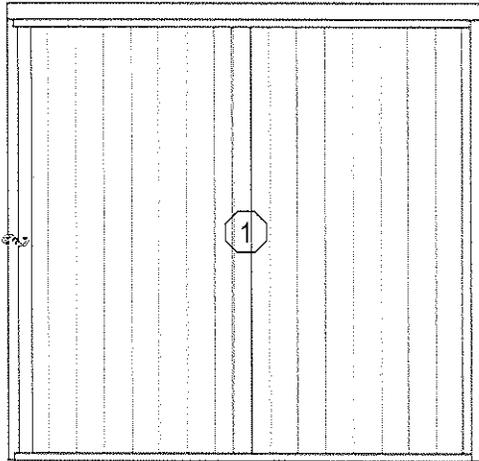
Double Hung  
6/6



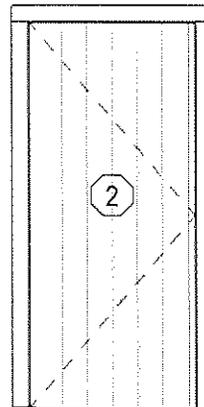
Fixed Window

## 2 Window Legend

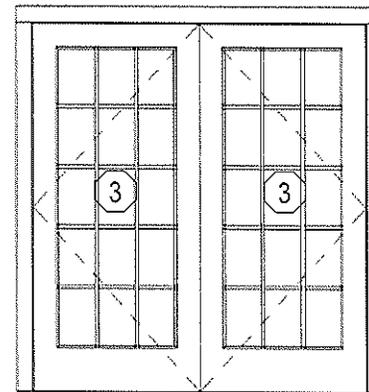
1/4" = 1'-0"



Overhead Garage  
Door with shutter



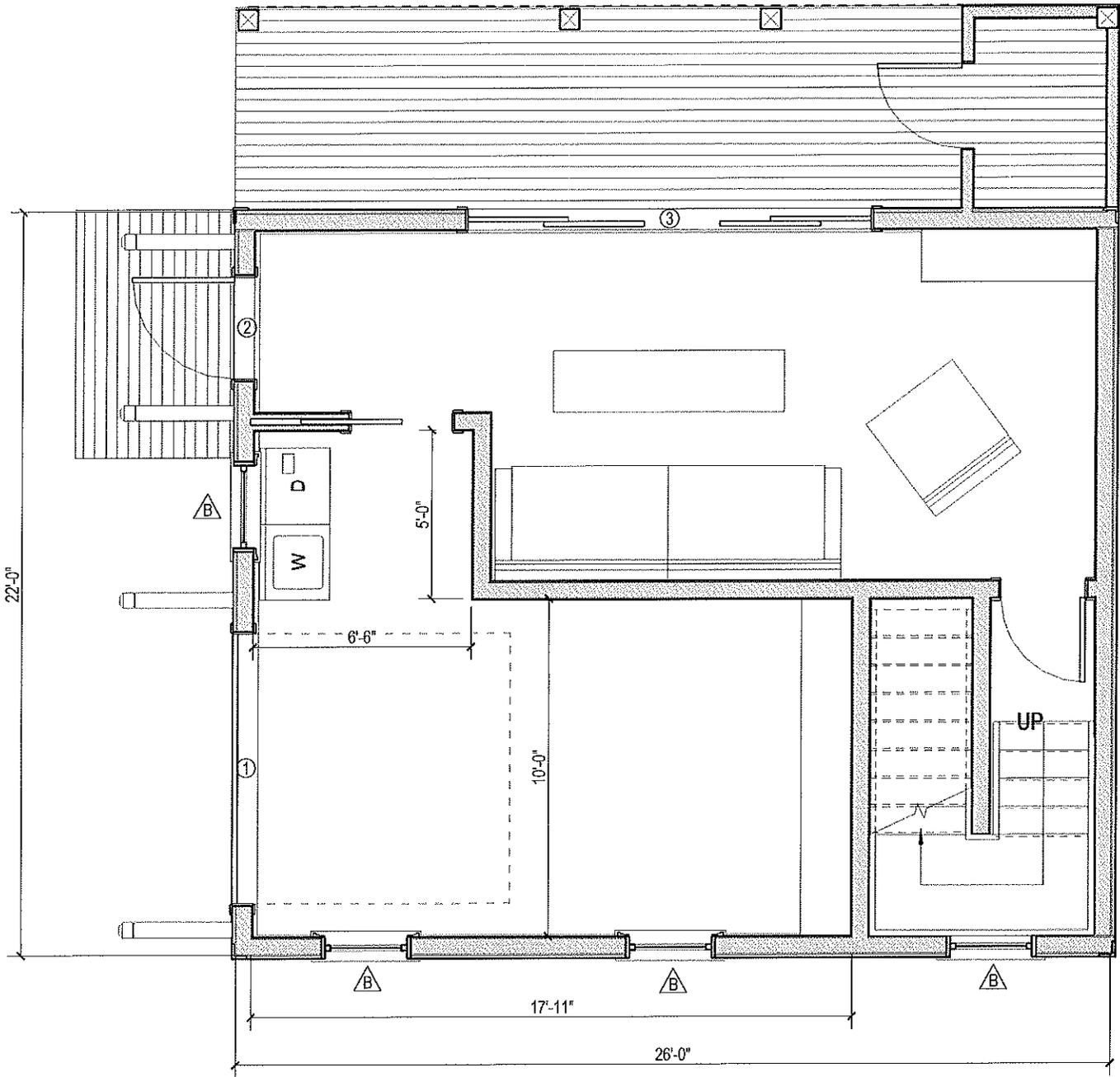
6" vertical Groove



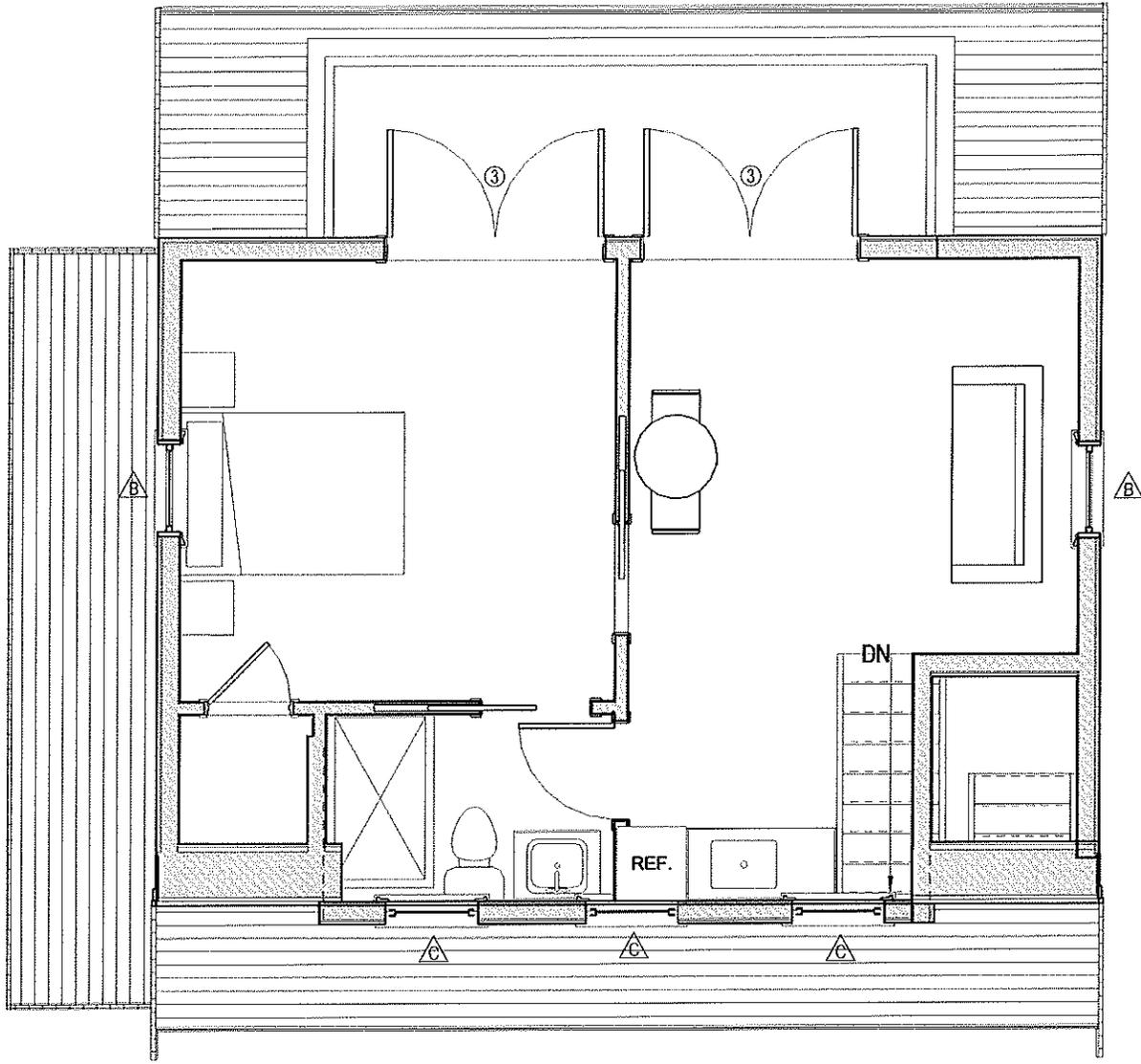
Double Door 15-Lite

## 3 Door Legend

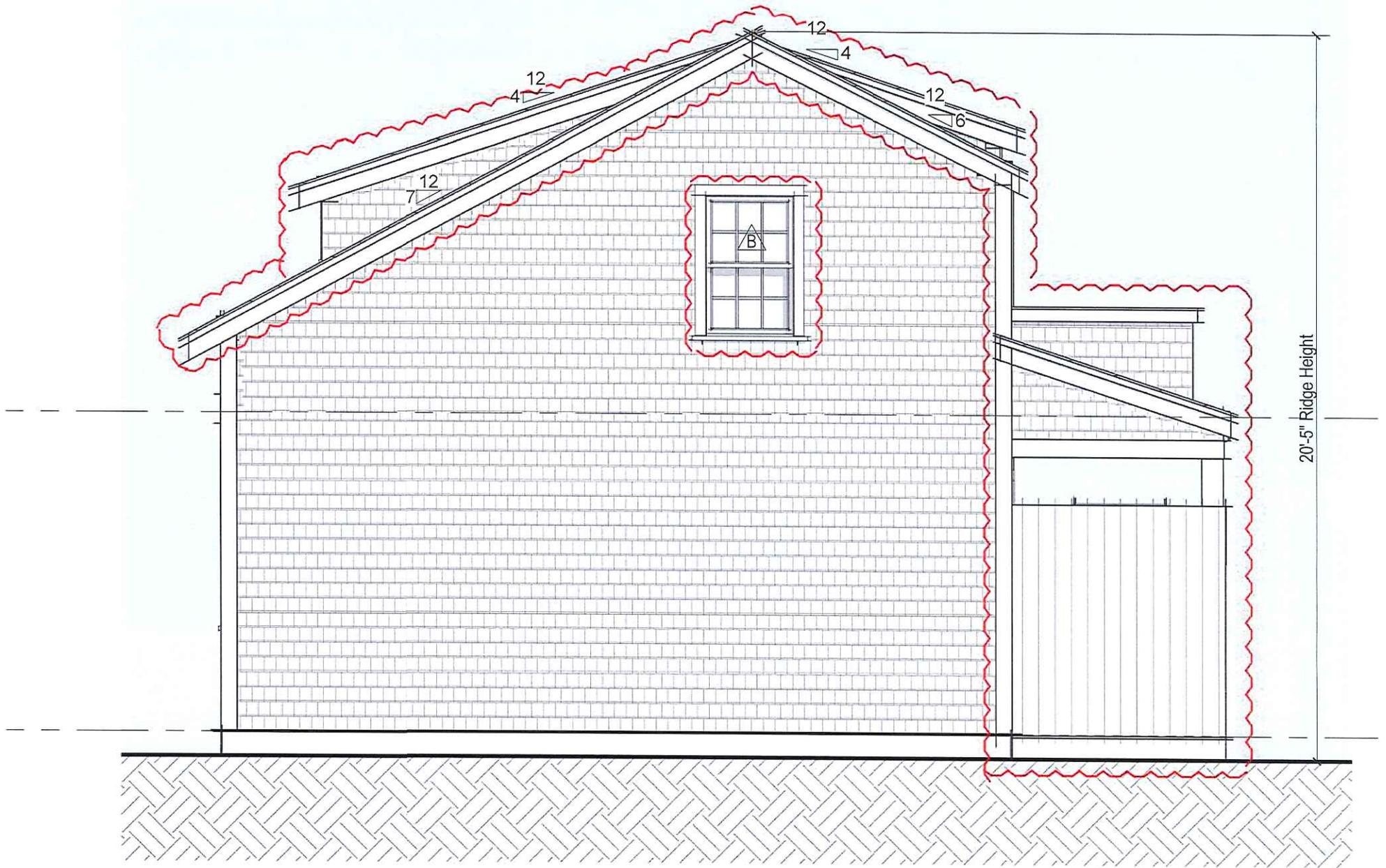
1/4" = 1'-0"



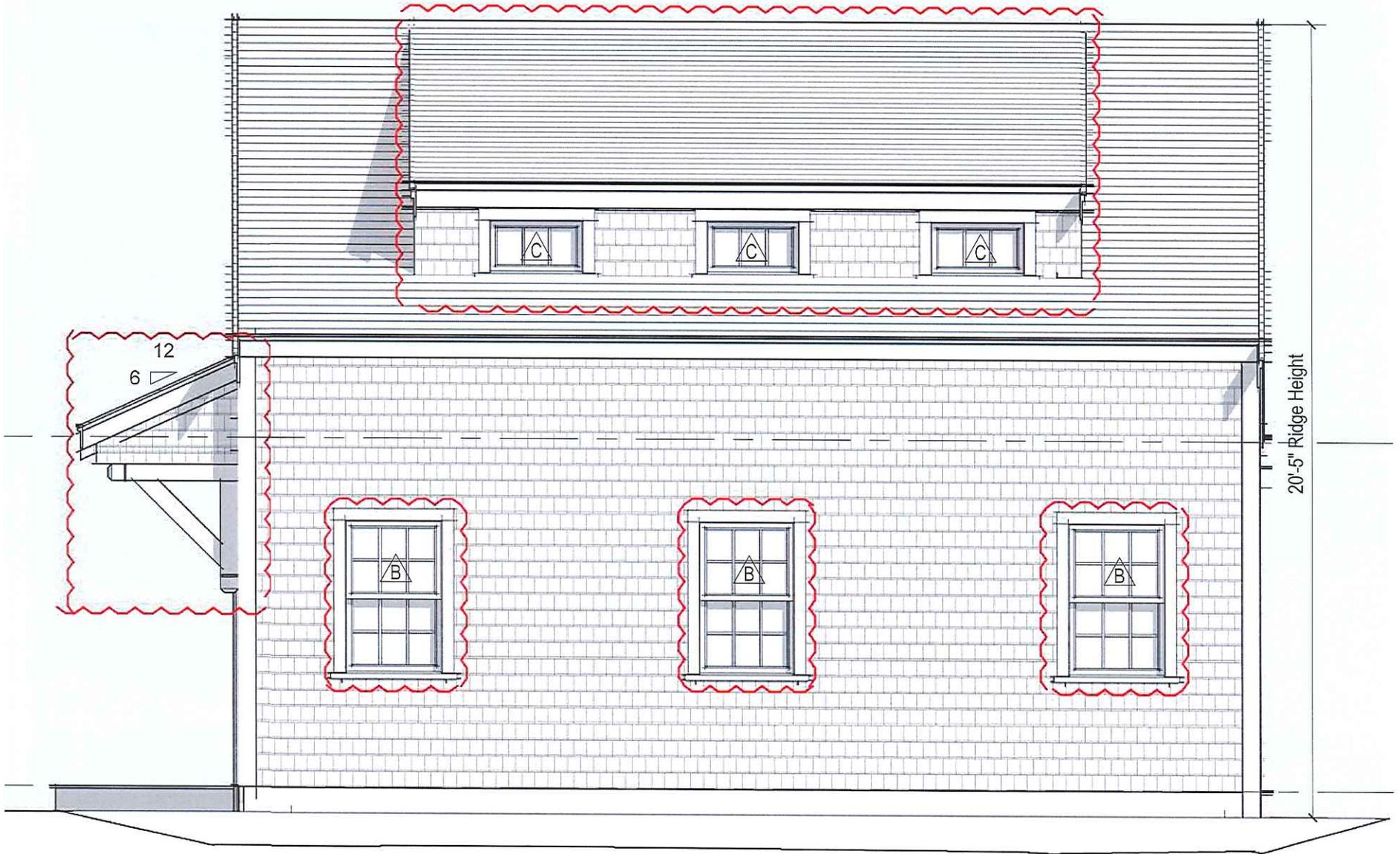
**1** First Floor Plan  
 1/4" = 1'-0"



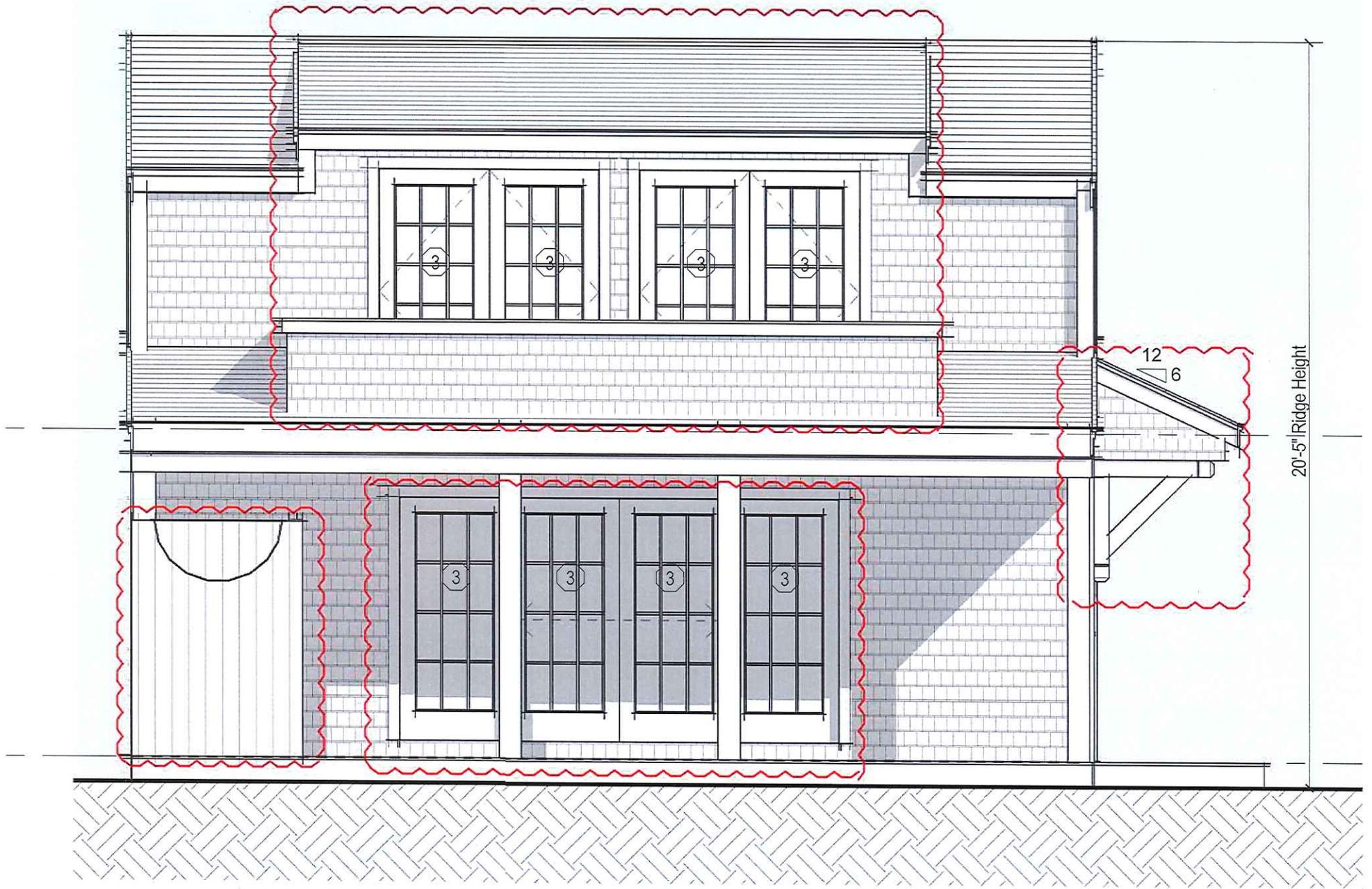
**2** Second Floor Plan  
1/4" = 1'-0"



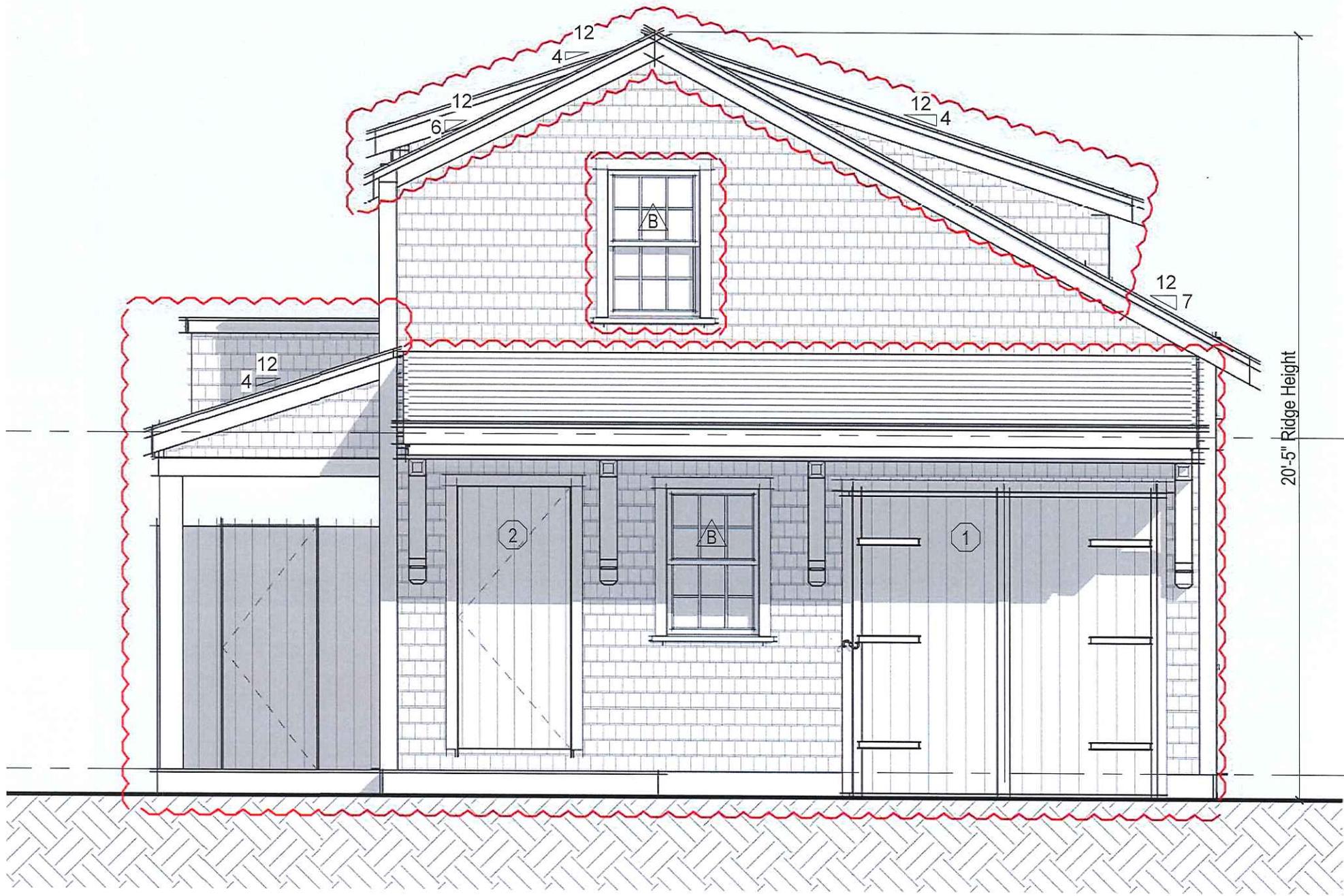
**1** East Elevation  
1/4" = 1'-0"



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



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



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





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.**

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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°: 42.4.3 PARCEL N°: 58.1  
 Street & Number of Proposed Work: 20 WEST CHESTER ST.  
 Owner of record: RALPH & JANICE JAMES  
 Mailing Address: 79 FORBES LN.  
SWAMPSCOTT, MA 01907  
 Contact Phone #: 215-200-3269 E-mail: JAMESJAMES@COMCAST.NET

#### AGENT INFORMATION (if applicable)

Name: JMS ARCHITECTURE, LLC  
 Mailing Address: PO BOX 791  
ABINGDON, PA 19003  
 Contact Phone #: 215-200-3269 E-mail: JEFF@JMSARCHITECTURE.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: 42'-0" Sq. Footage 1st floor: 1605 SF Decks/Patio: Size: 372 SF  1st floor  2nd floor  
 Width: 52'-0" Sq. Footage 2nd floor: 1510 SF Size: 120 SF  1st floor  2nd floor  
 Sq. Footage 3rd floor: UNDESIGNED

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-  
 Height of ridge above final finish grade: North 29'-6" South 26'-4" East 29'-6" West 22'-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  
 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'-24"  Block  Block Parged  Brick (type) WATERSTRUCK  Poured Concrete  Piers  
 Masonry Chimney:  Block Parged  Brick (type) WATERSTRUCK  Other \_\_\_\_\_  
 Roof Pitch: Main Mass 8/12 Secondary Mass 8/12 Dormer 5/12 Other FORCH = 4/12  
 Roofing material:  Asphalt:  3-Tab  Architectural  
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR  
 Skylights (flat only): Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
 Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
 Gutters:  Wood  Aluminum  Copper  Leaders (material) COPPER  
 Leaders (material and size): 2" DIA. COPPER  
 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 6" Rake 7'-4" Soffit (Overhang) 6" Corner boards 5'-1/2" Frieze 3'-1/2"  
 Window Casing 4" Door Frame 4" Columns/Posts: Round \_\_\_\_\_ Square 10" SQ.  
 Windows\*:  Double Hung  Casement  All Wood  Other \_\_\_\_\_  
 True Divided Lights(muntins), single pane  SDL's (Simulated Divided Lights) Manufacturer NORWOOD  
 Doors\* (type and material):  TDL  SDL Front SOLID WD-PANEL Rear USWING FRENCH Side TOP GLAZED  
 Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_  
 Hardscape materials: Driveways \_\_\_\_\_ Walkways BLUESTONE Walls \_\_\_\_\_

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

#### COLORS

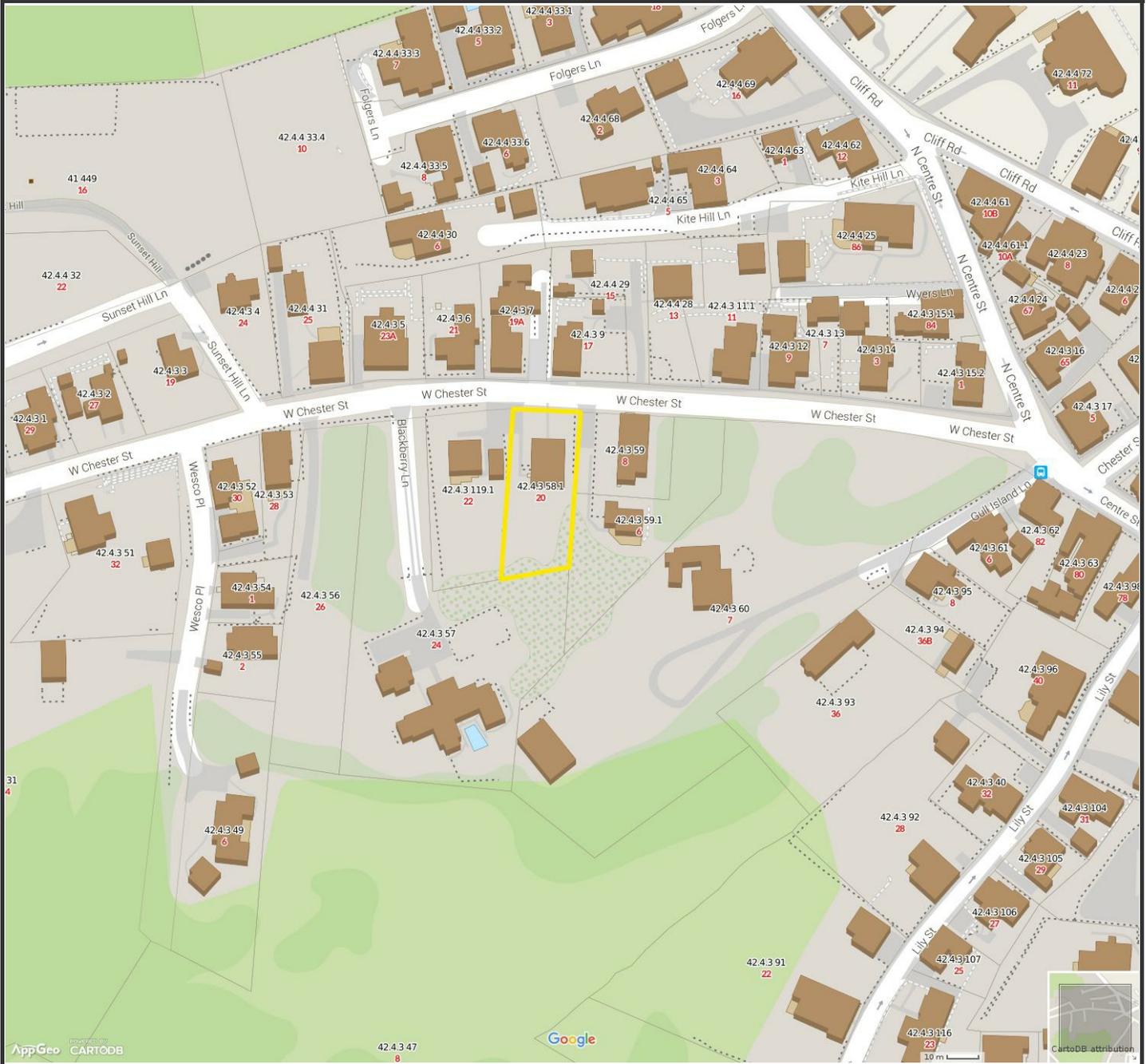
Sidewall NATURAL Clapboard (if applicable) \_\_\_\_\_ Roof NATURAL  
 Trim WHITE Sash WHITE Doors WHITE (ENTRY = NATURAL)  
 Deck NATURAL Foundation BRICK Fence \_\_\_\_\_ Shutters \_\_\_\_\_

\* 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 1/21/16 Signature of owner of record Janice A. James Signed under penalties of perjury

# 20 W Chester Locus Map



### Property Information

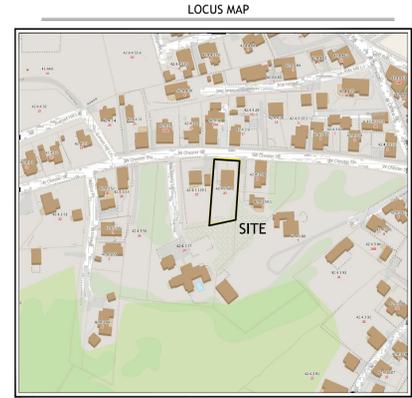
**Property ID** 42.4.3 58.1  
**Location** 20 W CHESTER ST  
**Owner** HOWARD TRUDY



### 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.

Parcels updated December, 2014  
 Properties updated January, 2015



INDEX OF DRAWINGS

A-1.1	MAIN HOUSE SITE PLAN
A-2.1	MAIN HOUSE FLOOR PLANS
A-3.1	MAIN HOUSE ELEVATIONS

ZONING INFORMATION

ASSESSOR MAP #42.4.3  
TAX PARCEL #58.1

ZONE:	RGH
MINIMUM FRONTAGE:	50'-0"
MINIMUM LOT SIZE:	5,000 SF
FRONT YARD SETBACK:	0'-0"
SIDE YARD SETBACK:	5'-0"
REAR YARD SETBACK:	5'-0"
ALLOWABLE GROUND COVER RATIO:	50%
ALLOWABLE GROUND COVERAGE:	4,866SF (17%)
CURRENT LOT SIZE:	9,732 SF
PROPOSED GROUND COVERAGE:	1,606 SF
TOTAL GROUND COVER RATIO:	13.1%

NOTE: SITE INFORMATION PROVIDED FROM SURVEY PLAN PRODUCED BY BRACKEN ENGINEERING DATED 01.07.16

HDC SUBMISSION SET  
NOT FOR CONSTRUCTION

VERIFY ALL DIMENSIONS IN FIELD.  
NOTIFY ARCHITECT OF ANY DISCREPANCIES.  
DO NOT SCALE DRAWINGS.



Consultants:

**jms**  
architecture

JMS Architecture  
P.O. Box 791  
Ardmore, PA  
P: (215) 200-3269

20 WEST CHESTER ROAD  
NANTUCKET, MA

JAMES RESIDENCE

Main House  
Site Plan

Date: 04.19.16

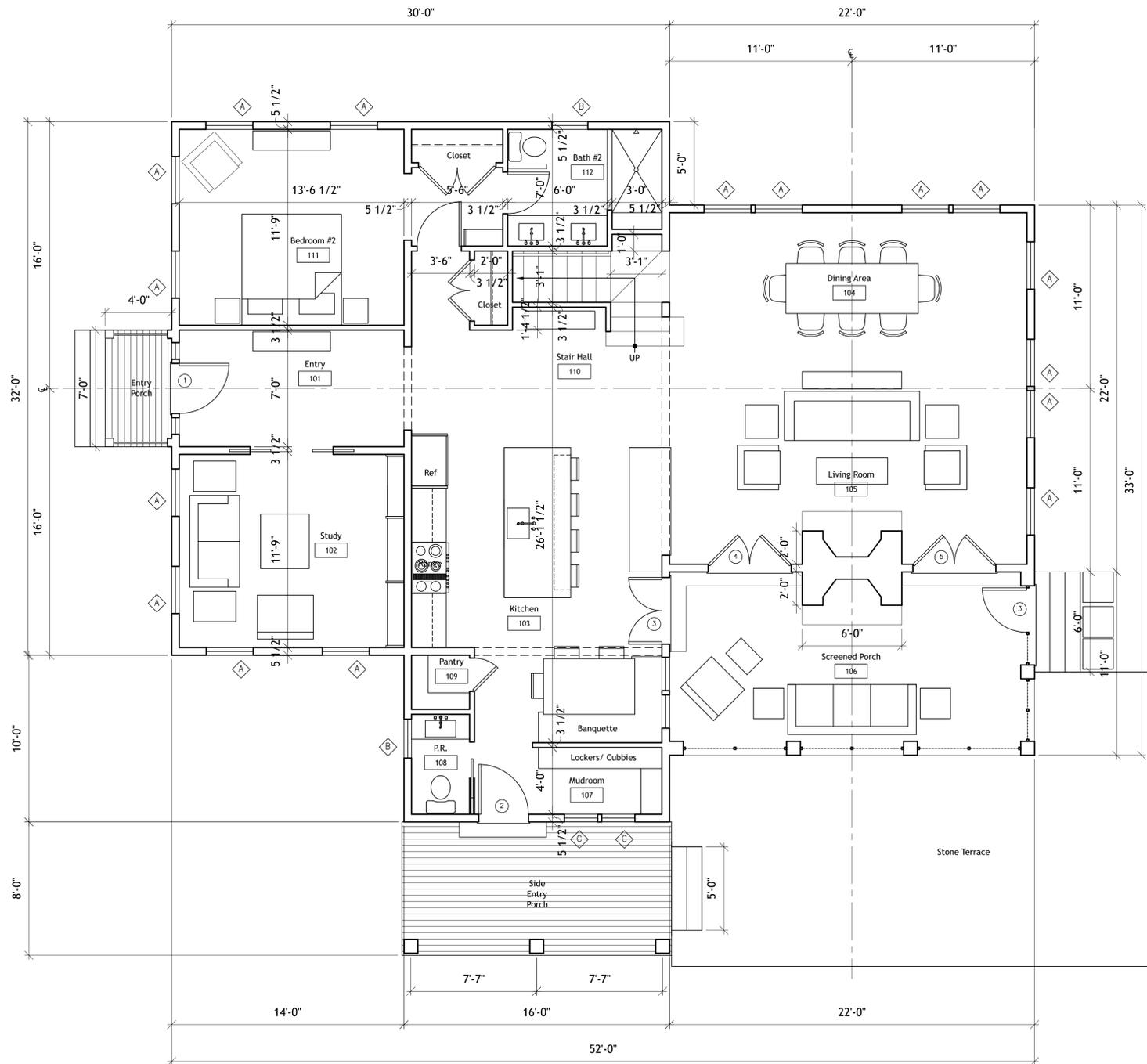
Revisions:

1	
2	
3	

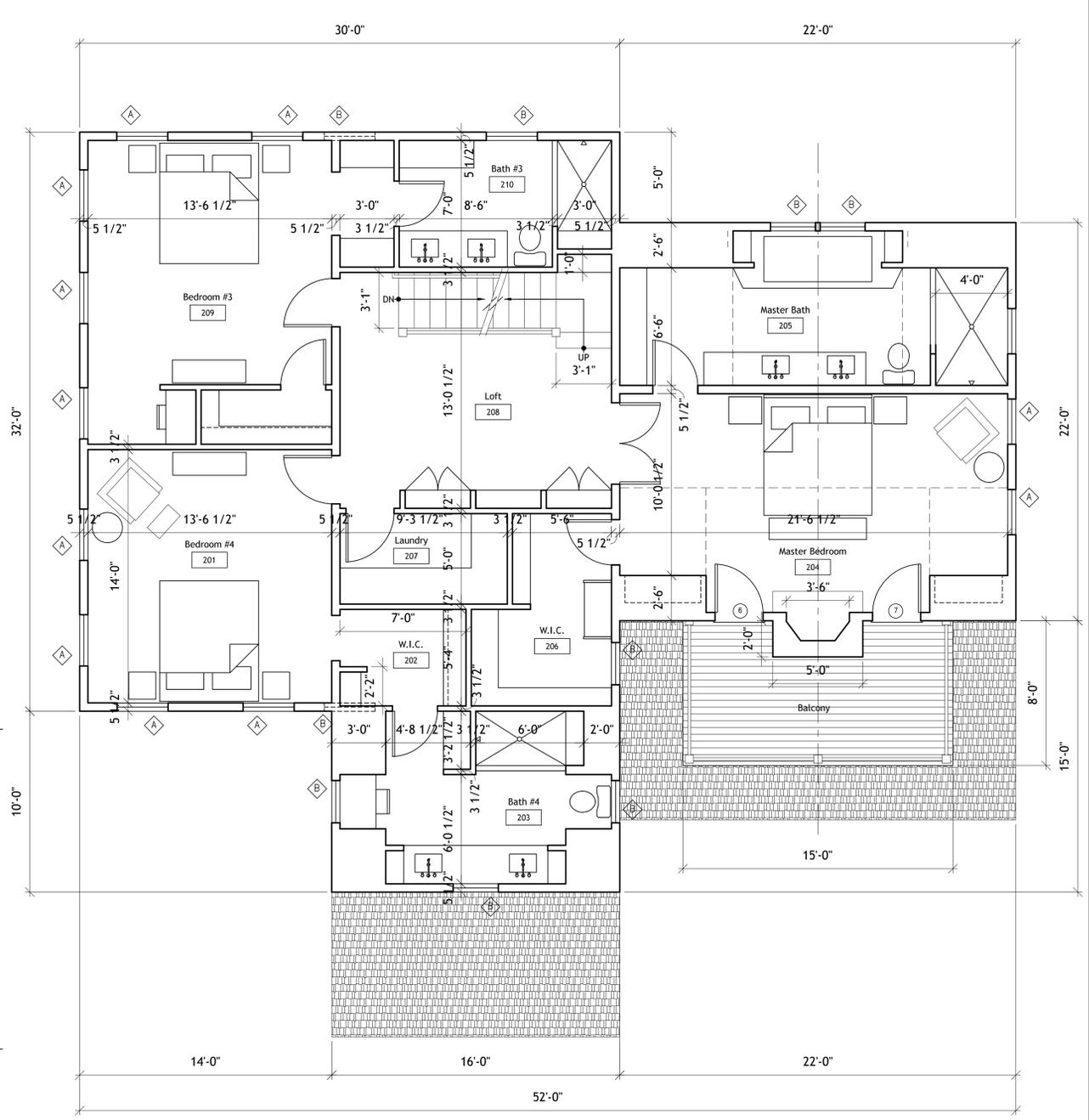
Scale: As Noted  
 Drawn By: NJJ/JMS  
 Project No.:  
 File Name: HDC-A-1.1

A-1.1

COPYRIGHT © JMSArchitecture



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN



HDC SUBMISSION SET  
 NOT FOR CONSTRUCTION  
 VERIFY ALL DIMENSIONS IN FIELD.  
 NOTIFY ARCHITECT OF ANY DISCREPANCIES.  
 DO NOT SCALE DRAWINGS.

Consultants:  
**jms**  
 architecture  
 JMS Architecture  
 P.O. Box 791  
 Ardmore, PA  
 P: (215) 200-3269

20 WEST CHESTER ROAD  
 NANTUCKET, MA

# JAMES RESIDENCE

## Main House First Floor & Second Floor Plan

Date:	04.19.16
Revisions:	
1	
2	
3	
Scale:	1/4" = 1'-0"
Drawn By:	NJJ/JMS
Project No.:	
File Name:	HDC-A-2.1

A-2.1

COPYRIGHT © JMS Architecture



HDC SUBMISSION SET  
NOT FOR CONSTRUCTION  
VERIFY ALL DIMENSIONS IN FIELD.  
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DO NOT SCALE DRAWINGS.

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

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for structural work.

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#### PROPERTY DESCRIPTION

TAX MAP N°: 60 PARCEL N°: 119  
 Street & Number of Proposed Work: 24 Starbuck Road  
 Owner of record: Michael & Judith Roth  
 Mailing Address: 9 Stone House Road  
Mendham NJ 02945  
 Contact Phone #: 953-216-8222 E-mail: michael@msrothrealty.com

#### AGENT INFORMATION (if applicable)

Name: George Harrington  
 Mailing Address: 12 Evergreen Way  
 Contact Phone #: 508-221-2322 E-mail: gphack@comcast.net

FOR OFFICE USE ONLY <i>WCH</i>	
Date application received: <u>4/7/10</u>	Fee Paid: \$ <u>\$29-</u>
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 rotted deck - add curved section, see plan  
 Size of Structure or Addition: Length: \_\_\_\_\_ Sq. Footage 1st floor: \_\_\_\_\_ Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: \_\_\_\_\_ Sq. footage 2nd floor: \_\_\_\_\_ Size: 40X14'6"  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  
 (describe) 2. South 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.

#### 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 4/7/10 Signature of owner of record \_\_\_\_\_ Signed under penalties of perjury



Google AppGeo CARTOdB

50 m Terms of Use

**Property Information**

**Property ID** 60 119  
**Location** 24 STARBUCK RD  
**Owner** ROTH JUDITH & MICHAEL S TRST

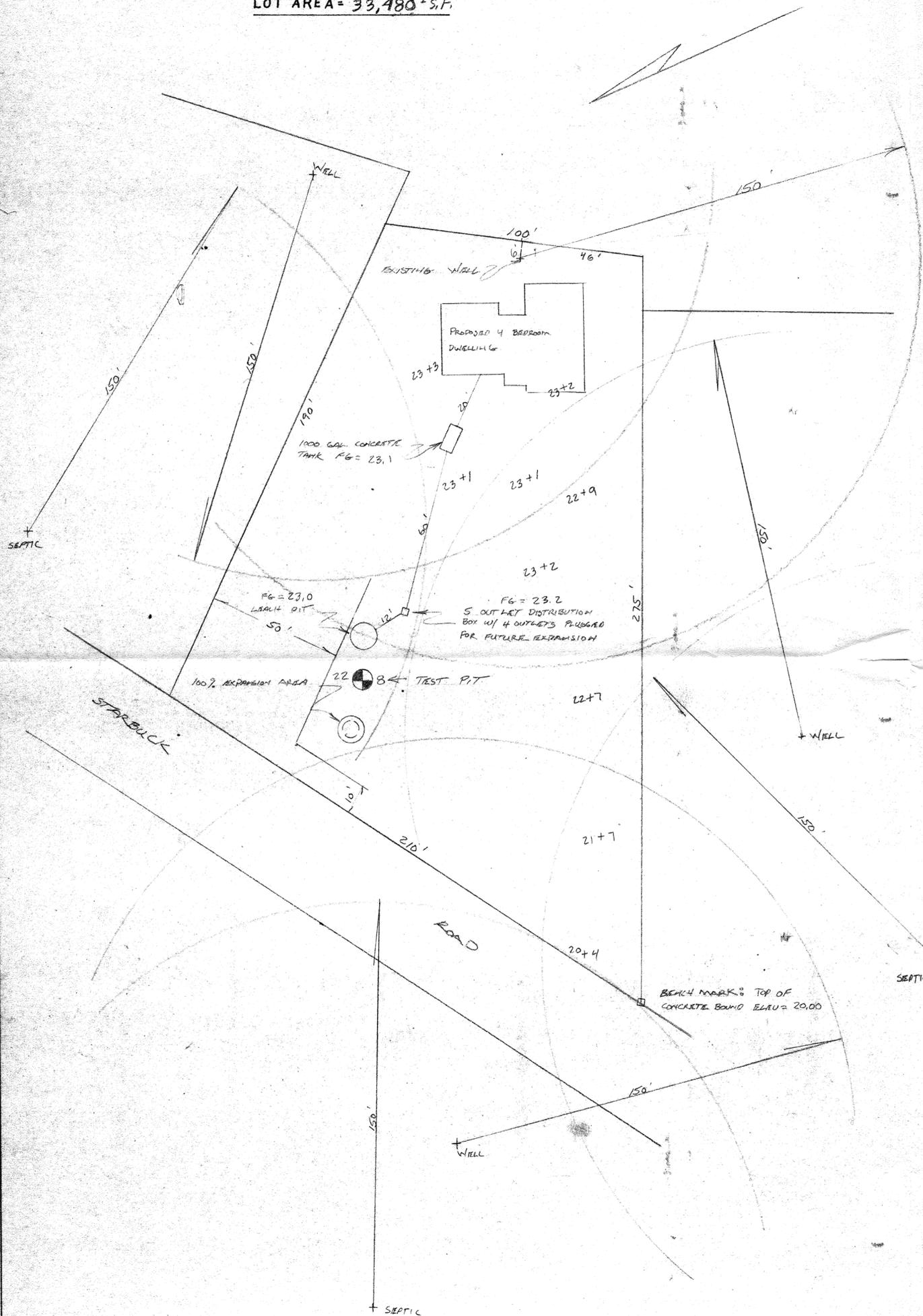


**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

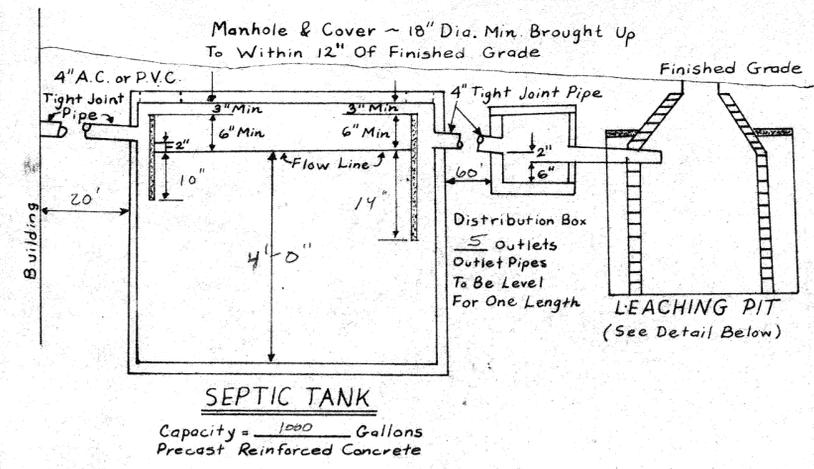
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014  
Properties updated January, 2015

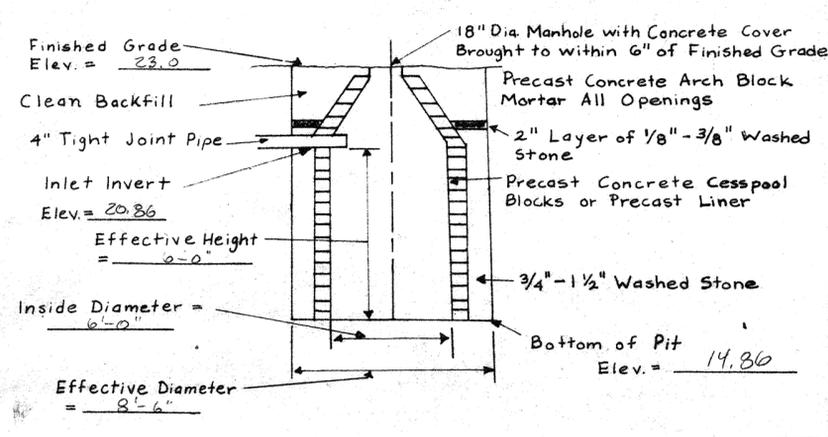
**PLOT PLAN**  
 Scale: 1" = 30'  
 LOT AREA = 33,480 ± S.F.



**PROFILE of SYSTEM**



**TYPICAL LEACHING PIT CROSS-SECTION**



**TEST HOLE & PERCOLATION TEST DATA**

SOIL LOG		Surface Elevation 22.8
SOIL TYPE	DEPTH	
LOAM	0' - 0.4'	Date: 9/7/84 Percolation Test at a depth 18" - 36" Rate = 2 min per inch No Ground Water at a depth of 12.2' Elev. = 10.6
SUBSOIL	0.4' - 1.8'	
MED SAND	1.8' - 12.2'	

**SCHEDULE OF ELEVATIONS**

Top of foundation	24.3	Invert at distribution box inlet	21.14
Basement floor	N/A	Invert at distribution box outlet	20.98
Invert of pipe at foundation	22.1	Invert at leaching pit inlet	20.86
Invert of septic tank inlet	21.9	Invert at leaching pit bottom	14.86
Invert of septic tank outlet	21.74		

**GENERAL NOTES**

- Elevations refer to AN ASSUMED BASE. See Bench Mark on plotplan located at: N.W. CORNER LOCUS
- ⊙ Denotes test hole location.
- Percolation test performed in accordance with Dept. Environmental Quality Engineering State Environmental Code Title V
- Estimated flow = 440 Gallons per day.
- Percolation rate 2 Min. per inch (design rate)
- Septic tank capacity = 1000 Gallons.
- Distribution Box to have 5 outlets with 4 plugged for future expansion as shown on plot plan.
- Leaching Area provided = 217 Square feet.
- Use of Garbage Grinder PROHIBITED
- Finished grading to be done in accordance with the plot plan.  
 A) Denotes proposed contour.  
 B) F.G. = X.X. X Denotes proposed finished grade.
- Heavy grading machinery shall not be permitted to pass over the leaching field.
- All construction to conform to the requirements of the State Environmental Code Title V and the Town of Nantucket Board of Health.
- All topsoil, subsoil and deleterious material, if any must be excavated and removed to 6" below the surface of the natural permeable soil. Back fill as required with a gravel or sand fill material, free of fines, clay, organic material, and large boulders having a percolation rate in its original location of 2 min. per inch or better.
- For proper performance of system, septic tank should be inspected at least once a year and when the total depth of scum and solids exceeds 1/3 the liquid depth of the tank, they should be removed.
- The engineer will not be responsible for the performance of this system, unless constructed as shown. Any alterations must be approved in writing by the engineer.
- In cases where ledge or rock is present the engineer will not be responsible for assuring the amount of rock to be encountered.

17) FLOW SIDEWALL  
 $(2.5 \text{ gal}) (6') (26.7 \frac{\text{ft}}{\text{hr}}) = 400.5 \text{ GAL}$   
 BOTTOM  
 $(1 \text{ gal}) (56.7 \text{ ft}^2) = 56.7 \text{ GAL}$   
 TOTAL 457 GAL

ASSESSORS MAP # 60 PARCEL # 119

**PROPOSED SEWAGE DISPOSAL SYSTEM**

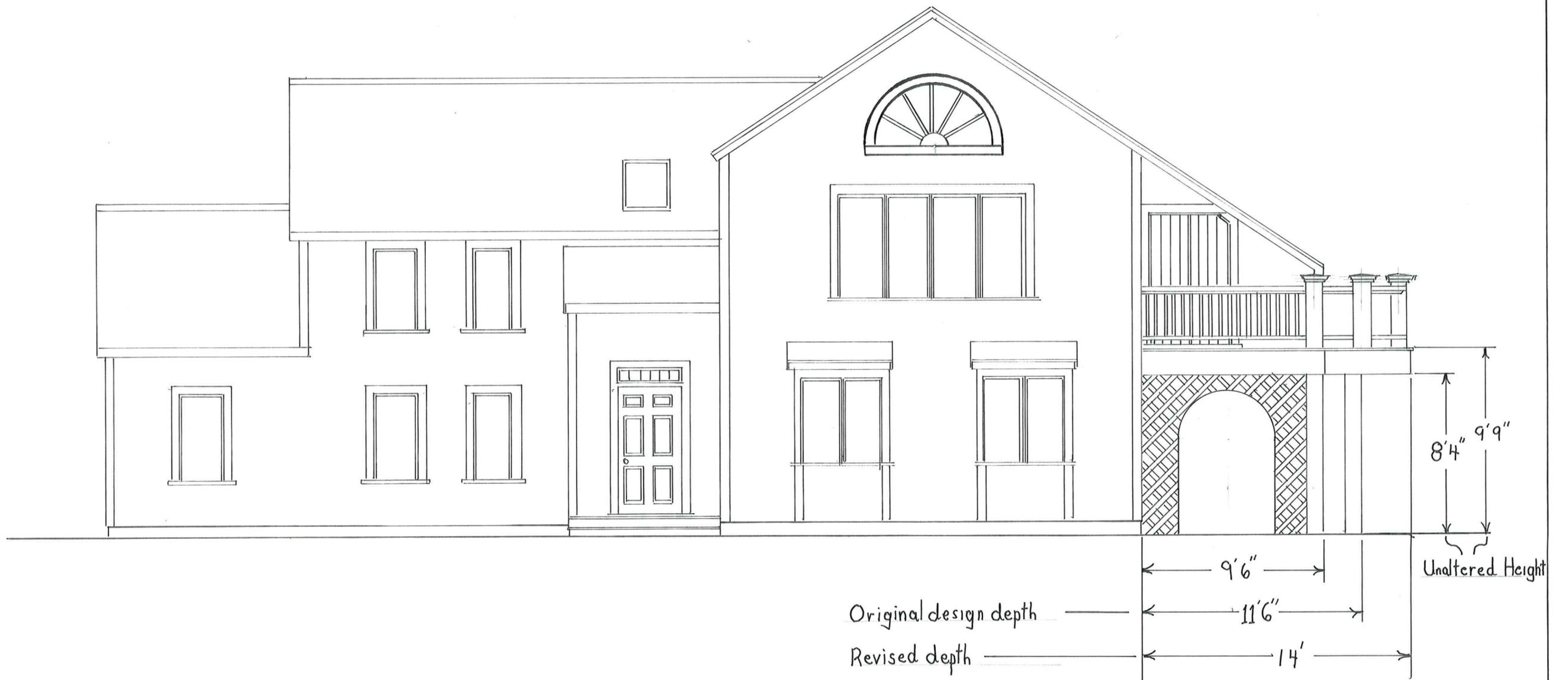
FOR A PROPOSED 4 BEDROOM DWELLING ON LOT 301 STARBUCK RD, NANTUCKET

Applicant: MIKE ROTH  
 STONE HOUSE RD.  
 MENDHAM, N.J. 07945

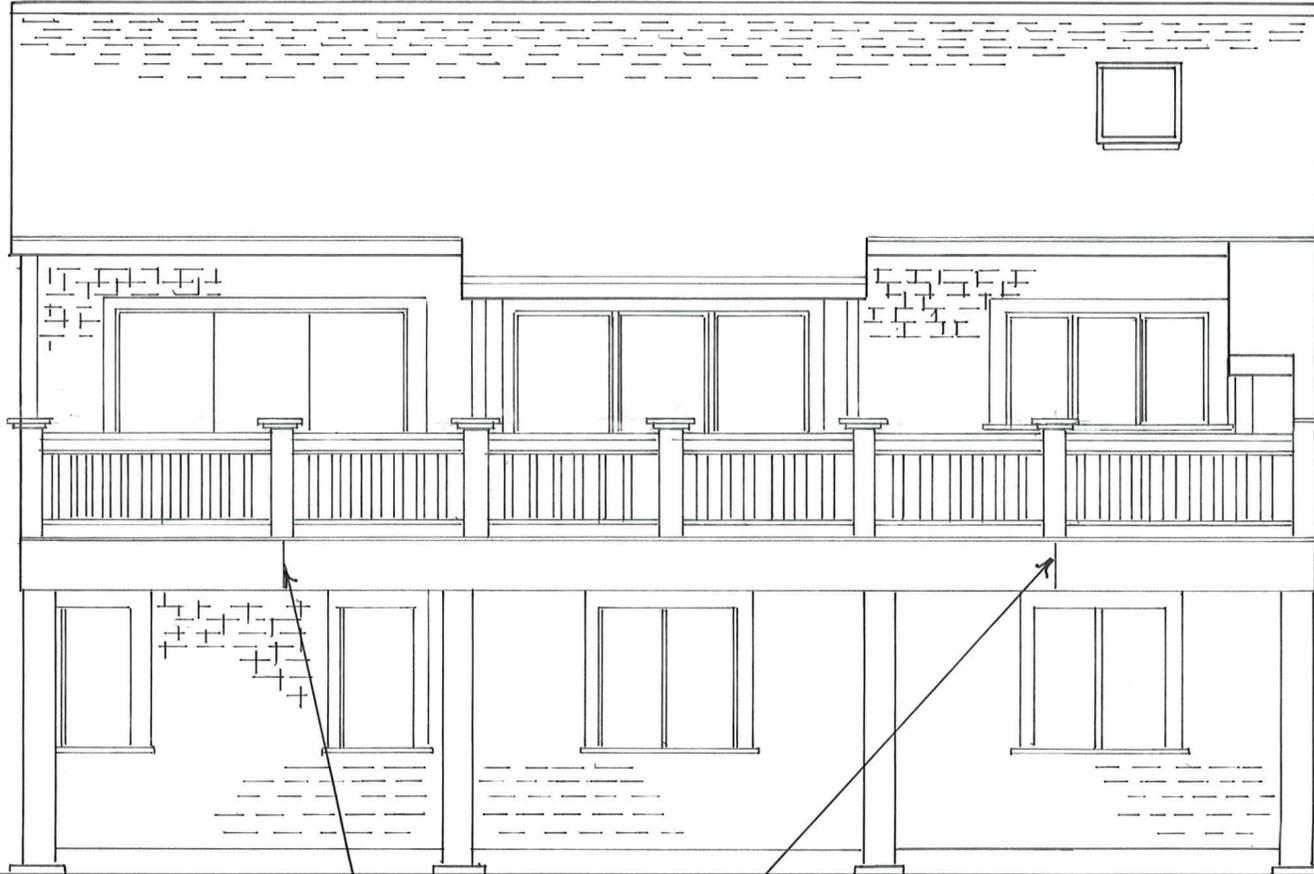
JOHN J. SHUGRUE  
 No. 27514  
 REGISTERED PROFESSIONAL ENGINEER

JOHN J. SHUGRUE  
 211 S. MAIN ST.  
 NANTUCKET, MASS. 02554

JOB NO. 1644  
 Scale: As Noted  
 Date: 11/5/84



Proposed Deck Alteration 24 Starbuck Road, Nantucket, MA
West Elevation
Scale: 1/4" = 1'
Drawn by: G. Harrington



Extent of curved face

Proposed Deck Alterations
24 Starbuck Road, Nantucket, MA
South Elevation
Scale: 1/4" = 1'
Drawn by: G. Harrington



Proposed Deck Alterations

24 Starbuck Road, Nantucket, MA

East Elevation

Scale:  $\frac{1}{4}'' = 1'$

Drawn By: G. Harrington



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°: 87 PARCEL N°: 21  
 Street & Number of Proposed Work: 30 Nonantum  
 Owner of record: Eric & Julie Brock  
 Mailing Address: 57 Audobon Rd.  
Wellesley MA 02481  
 Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### AGENT INFORMATION (if applicable)

Name: Milton Rowland & Assoc.  
 Mailing Address: 15 Commercial Wharf  
Nantucket MA 02554  
 Contact Phone #: 225-2644 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 2479

Size of Structure or Addition: Length: 72' Sq. Footage 1st floor: ~~2459~~ 2479 s.f. Decks/Patio: Size: 890 s.f.  1st floor  2nd floor  
 Width: 76' Sq. Footage 2nd floor: 1430 s.f. Size: 530 s.f.  1st floor  2nd floor  
 Sq. Footage 3rd floor: \_\_\_\_\_

Difference between existing grade and proposed finish grade: North ~~75'~~ 75' South → No Change East \_\_\_\_\_ West \_\_\_\_\_  
 Height of ridge above final finish grade: North 25' 7" South → East \_\_\_\_\_ West \_\_\_\_\_

#### Additional Remarks

Historic Name: \_\_\_\_\_ REVISIONS\*: 1. East Elevation Re-use existing structure (942 s.f.)  
 Original Date: \_\_\_\_\_ (describe) 2. South Elevation - lift & rotate  
 Original Builder: \_\_\_\_\_ 3. West Elevation Additions: 1st floor: ~~2459~~ 1537 s.f.  
 Is there an HDC survey form for this building attached?  Yes  N/A 4. North Elevation 2nd floor: 1430 s.f.  
 \*Cloud on drawings and submit photographs of existing elevations.

#### DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6-12"  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
 Masonry Chimney:  Block Parged  Brick (type) new used  Other \_\_\_\_\_  
 Roof Pitch: Main Mass 9/12 Secondary Mass 9/12 Dormer 5/4 /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): 4x4

Sidewall:  White cedar shingles Natural  Clapboard (exposure: \_\_\_\_\_ inches) Front  Side   
 Other \_\_\_\_\_

Trim: A. Wood  Pine  Redwood  Cedar  Other \_\_\_\_\_

B. Treatment  Paint  Natural to weather  Other \_\_\_\_\_

C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) 6" Corner boards 5/4x6 Frieze 1x6

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round \_\_\_\_\_ Square 7"x7"

Windows\*:  Double Hung  Casement  All Wood  Other Fixed

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

Doors\* (type and material):  TDL  SDL Front 6 light 2 panel Rear 4 light 1 panel Side 6 light french

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

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

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

#### COLORS

Sidewall Natural Clapboard (if applicable) \_\_\_\_\_ Roof Natural  
 Trim white Sash white Doors white  
 Deck Natural Foundation gray 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 4/11/2016 Signature of owner of record \_\_\_\_\_ Signed under penalties of perjury

*THE BROCK RESIDENCE*  
 30 NONANTUM AVE.  
 NANTUCKET, MA 02554



MAP & PARCEL: 87 / 21  
 ZONE: R-20  
 FRONT / REAR SETBACKS: 30' / 10'  
 MINIMUM LOT SIZE: 20,000 s.f.  
 LOT AREA: 25,000 s.f.  
 GROUND COVER RATIO: 12.5 %  
 EXISTING GROUND COVER:  
 - MAIN HOUSE: 942 S.F.  
 - GARAGE: 480 S.F.  
 - SHED - EXEMPT (120 S.F.)  
 PROPOSED NEW GROUND COVER: 1,518 s.f.  
 TOTAL GROUND COVER: 2,940 s.f.  
 ALLOWABLE GROUND COVER: 3,125 s.f.



MILTON HOWLAND & ASSOCIATES  
 15 COMMERCIAL WHARF  
 NANTUCKET, MASSACHUSETTS  
 508.228.2644

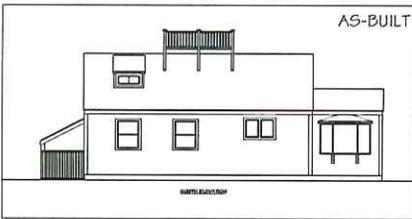
COLOR SHEET  
 DATE: 04/20/2025  
 SCALE: AS NOTED

**THE BROCK RESIDENCE**  
 30 Nonantum Ave.  
 Nantucket, MA





AS-BUILT



AS-BUILT



SOUTH ELEVATION



EAST ELEVATION

Brock Main House		4/11/2016			
Number	Quantity	Notes	Comments		
1	2'	2" x 4" x 8' 1/2"	Accommodate	2" x 4" x 8' 1/2"	1
2	1'	2" x 4" x 8' 1/2"	Accommodate	2" x 4" x 8' 1/2"	1
3	1'	2" x 4" x 8' 1/2"	Accommodate	2" x 4" x 8' 1/2"	1
4	1'	2" x 4" x 8' 1/2"	Accommodate	2" x 4" x 8' 1/2"	1
5	2'	2" x 4" x 8' 1/2"	Accommodate	2" x 4" x 8' 1/2"	2
A	1'	2" x 4" x 8' 1/2"	2" x 4" x 8' 1/2"	2" x 4" x 8' 1/2"	1
B	1'	2" x 4" x 8' 1/2"	2" x 4" x 8' 1/2"	2" x 4" x 8' 1/2"	1
C	1'	2" x 4" x 8' 1/2"	2" x 4" x 8' 1/2"	2" x 4" x 8' 1/2"	1
D	1'	2" x 4" x 8' 1/2"	2" x 4" x 8' 1/2"	2" x 4" x 8' 1/2"	1
E	1'	2" x 4" x 8' 1/2"	2" x 4" x 8' 1/2"	2" x 4" x 8' 1/2"	1
F	1'	2" x 4" x 8' 1/2"	2" x 4" x 8' 1/2"	2" x 4" x 8' 1/2"	1

1. All work shall be done in accordance with the Building Code of the City of Nantucket.
   
 2. All work shall be done in accordance with the Building Code of the City of Nantucket.
   
 3. All work shall be done in accordance with the Building Code of the City of Nantucket.
   
 4. All work shall be done in accordance with the Building Code of the City of Nantucket.

MILTON FOLAND & ASSOCIATES  
 IS COMMERCIAL ARCHITECT  
 NANTUCKET, MASSACHUSETTS  
 508-228-2844

ELEVATIONS  
 DATE: 04/11/2016  
 SCALE: 1/4" = 1'-0"

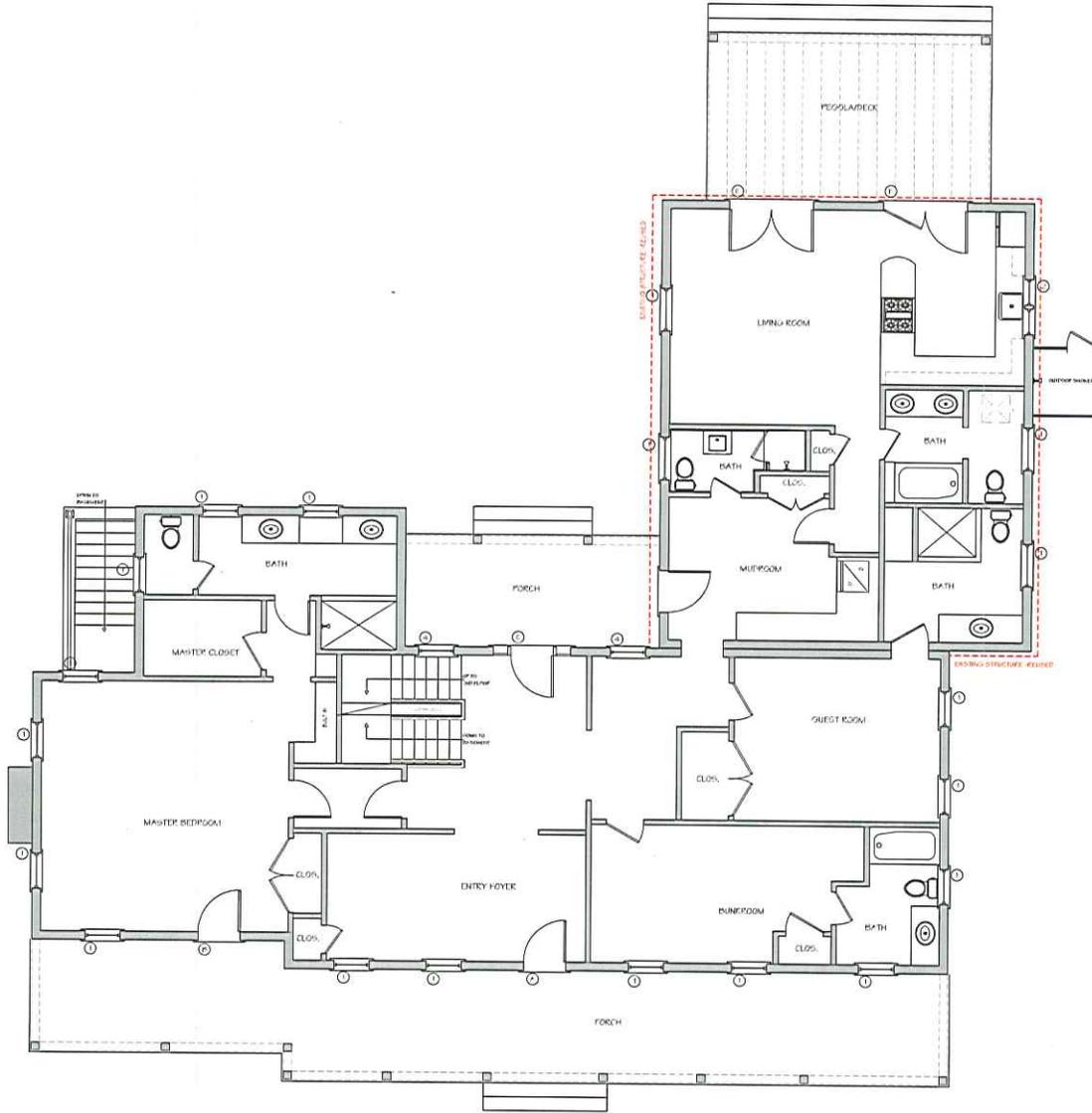
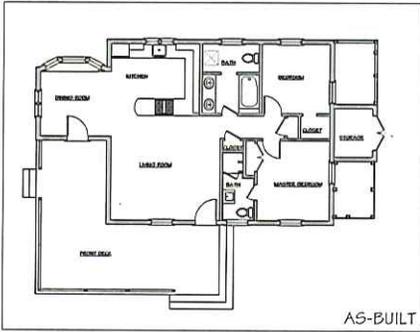
THE BROCK RESIDENCE  
 30 Nonantum Ave.  
 Nantucket, MA



HILTON FOLAND & ASSOCIATES  
 15 COMMERCE STREET  
 NANTUCKET, MASSACHUSETTS  
 508-228-2844

ELEVATION  
 DATE: 04/10/2015  
 SCALE: 1/4" = 1'-0"

THE BROCK RESIDENCE  
 30 Nonantum Ave.  
 Nantucket, MA

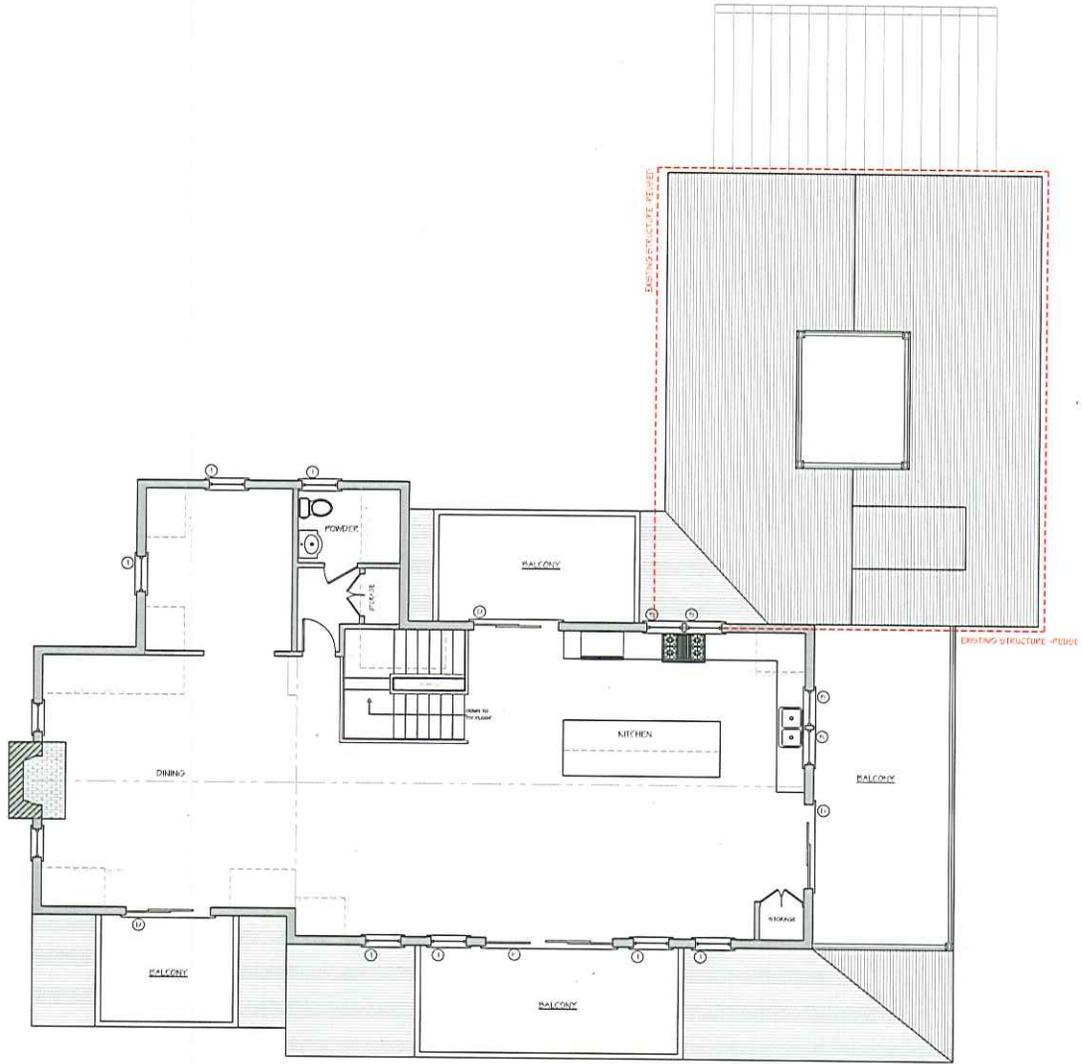


FIRST FLOOR PLAN

MILTON FOWLAND & ASSOCIATES  
 15 COMMERCIAL STREET  
 NANTUCKET, MASSACHUSETTS  
 508.228.2044

FIRST FLOOR PLAN  
 DATE: 04/17/2016  
 SCALE: 1/4" = 1'-0"

**THE BROCK RESIDENCE**  
 30 Nomanum Ave.  
 Nantucket, MA

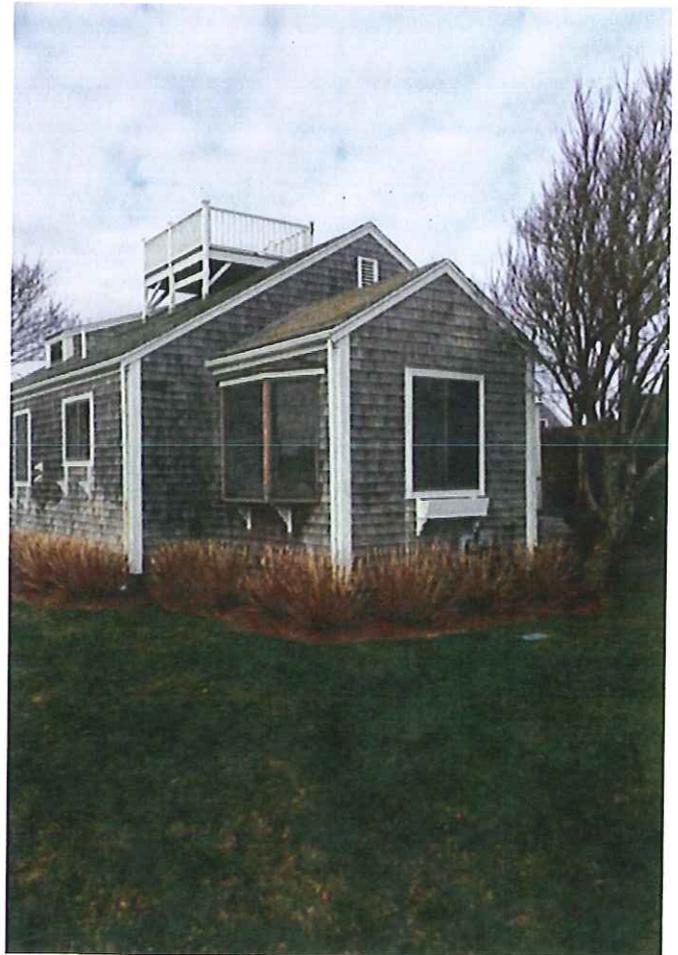
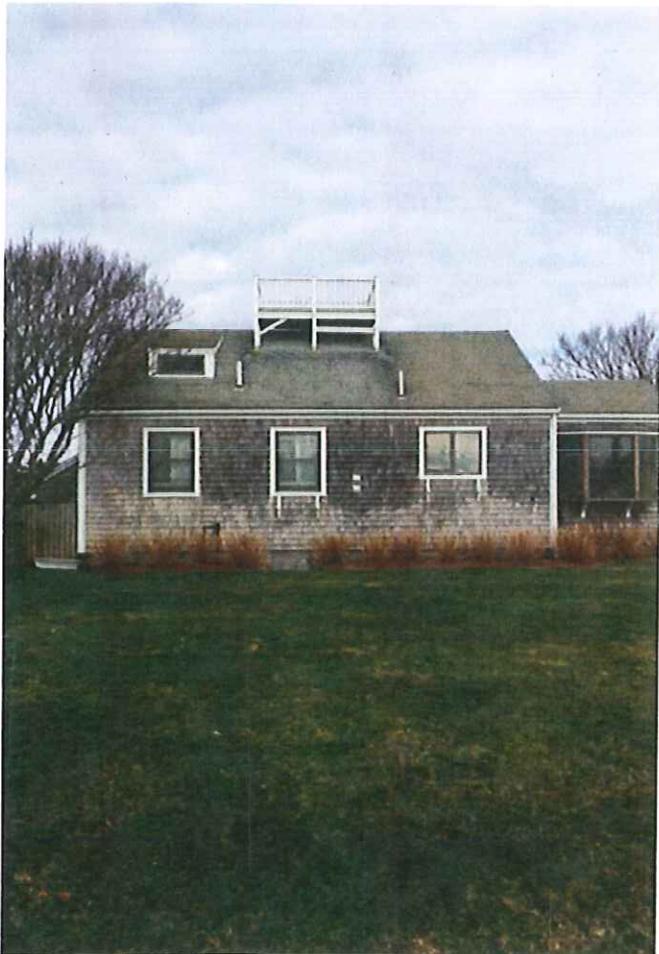
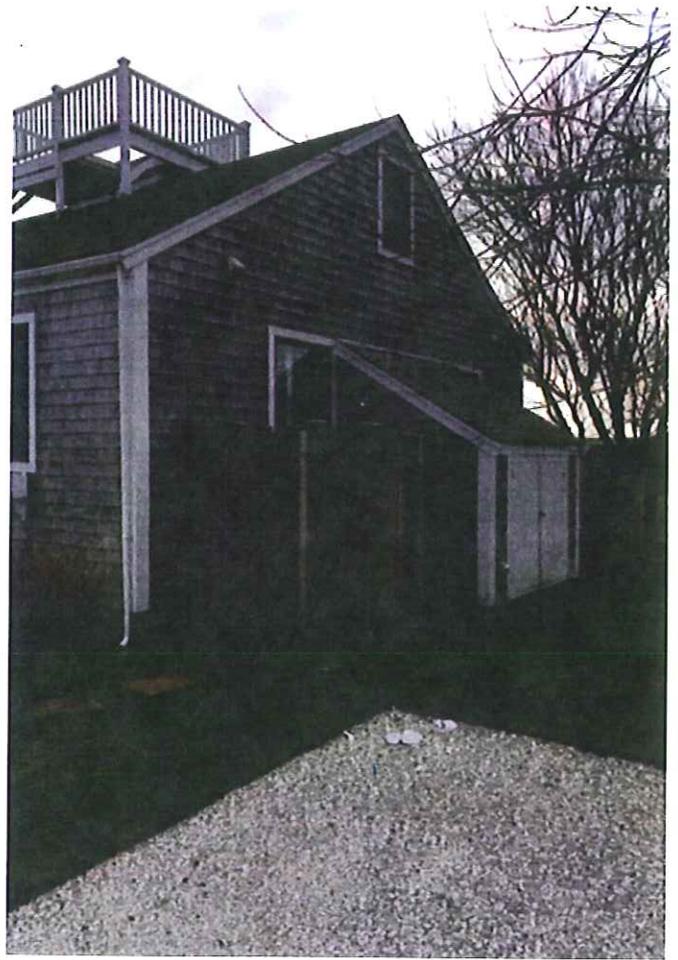
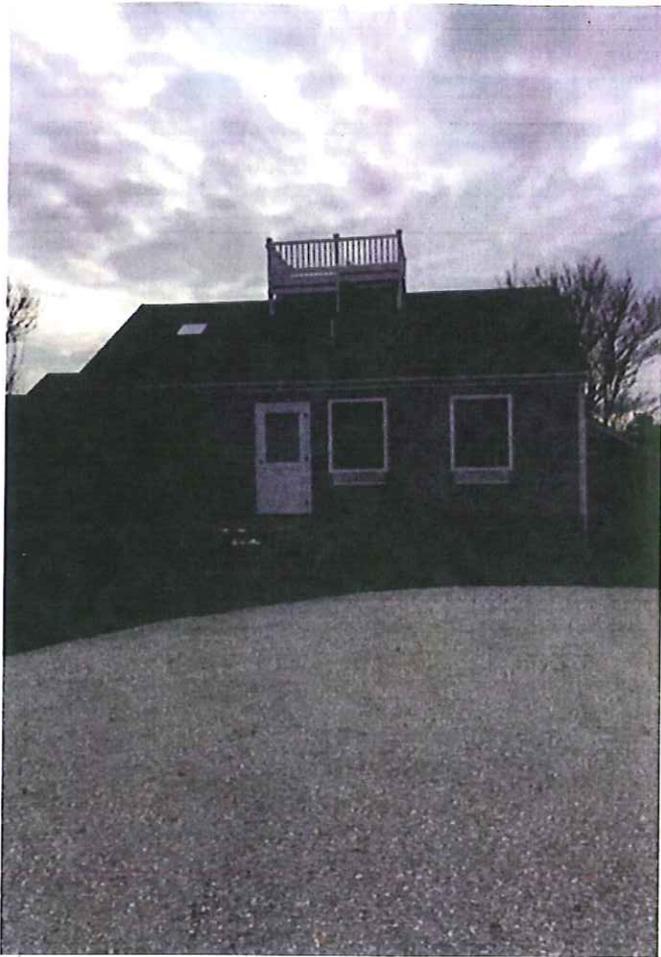


SECOND FLOOR PLAN

MILTON POWELL & ASSOCIATES  
 ARCHITECTURAL FIRM  
 NANTUCKET, MASSACHUSETTS  
 508.228.2004

SECOND FLOOR PLAN  
 DATE: 04/2023  
 SCALE: 1/4" = 1'-0"

**THE BROCK RESIDENCE**  
 30 Nonantum Ave.  
 Nantucket, MA



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

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

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

### CERTIFICATE OF APPROPRIATENESS

for structural work.

**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<sup>o</sup>: 41 PARCEL N<sup>o</sup>: 265  
 Street & Number of Proposed Work: 310 N. LIBERTY ST.  
 Owner of record: JANICE BURKE  
 Mailing Address: 310 N. LIBERTY ST.  
NANTUCKET, MA. 02541  
 Contact Phone #: (508) 380-2140 E-mail: PBURKE1045@comcast.com

#### AGENT INFORMATION (if applicable)

Name: PAUL BURKE  
 Mailing Address: 1 VANDERKAM  
NANTUCKET, MA. 02541  
 Contact Phone #: (508) 380-2140 E-mail: PBURKE5543@comcast.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. 59,729
- Pool (Zoning District \_\_\_\_\_)  Roof  Other \_\_\_\_\_

Size of Structure or Addition: Length: N/C Sq. Footage 1st floor: \_\_\_\_\_ Decks/Patio: Size: N/C  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 N/C South N/C East N/C West N/C

#### Additional Remarks

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

1. CHANGE ROOF TO ARCHITECTURAL ASPHALT  
 2. CHANGE LEADERS TO COPPER INSTEAD OF ALUMINUM

\*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 \_\_\_\_\_  
 Gutters:  Wood  Aluminum  Copper  Leaders (material) \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
 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 EXTERIOR Clapboard (if applicable) \_\_\_\_\_ Roof \_\_\_\_\_  
 Trim \_\_\_\_\_ Sash \_\_\_\_\_ Doors \_\_\_\_\_  
 Deck \_\_\_\_\_ Foundation \_\_\_\_\_ Fence \_\_\_\_\_ Shutters \_\_\_\_\_

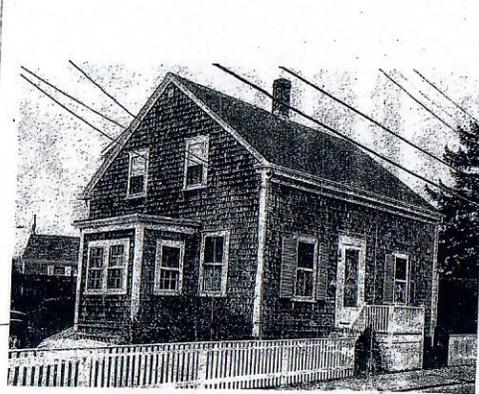
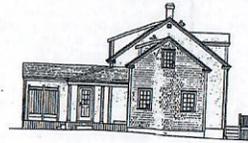
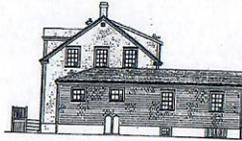
\* Attach manufacturer's color samples if color is not from HDC approval list.

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.

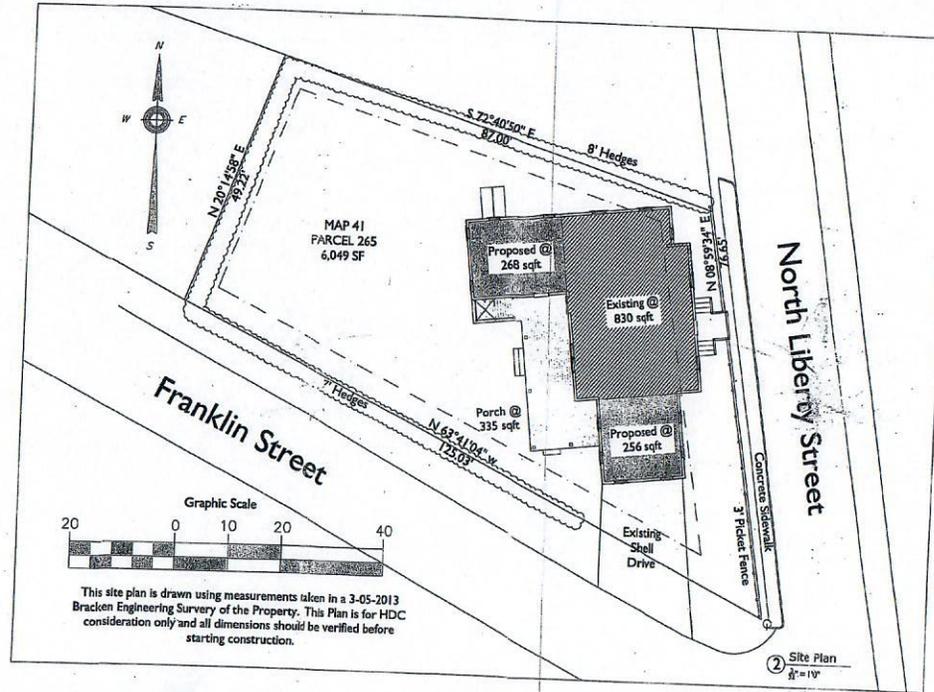
Date 4/16/16 Signature of owner of record Janice C. Burke Signed under penalties of perjury

**NOTES**

1. LOCUS: 36 N LIBERTY ST  
MAP 41 PARCEL 265
2. OWNER: JANICE BURKE, TRUSTEE  
LIBERTY REALTY TRUST
3. DEED REF: BK: 300 PG: 125
4. PLAN REF: BK: 13 PG: 10 LOT A-1
5. LOCUS DOES NOT FALL WITHIN A SPECIAL  
FLOOD HAZARD ZONE AS SHOWN ON FEMA  
FLOOD INSURANCE RATE MAP COMMUNITY  
PANEL No. 250230-0011-D dated 7/2/92.



① Photo of Existing



② Site Plan  
1/8" = 1' = 1/4"

This site plan is drawn using measurements taken in a 3-05-2013 Braden Engineering Survey of the Property. This Plan is for HDC consideration only and all dimensions should be verified before starting construction.

Window Schedule - 36 N Liberty St \*R/O approx and to be verified on site

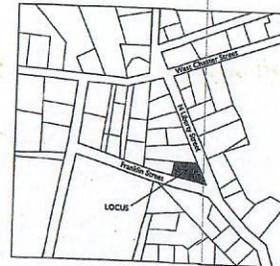
Sym	Qty	Manufacturer	Part #	Rough Opening* w x h	Type/Configuration	Material	Jamb
A	2	Bresco		3'0" x 4'9"	6/6 Double Hung	Wood	
B	13	Bresco		2'8" x 3'10"	6/6 Double Hung	Wood	
C	4	Bresco		2'3" x 3'8"	6/6 Double Hung	Wood	
D	2	Bresco		2'0" x 2'0"	3w x 2t Awning	Wood	
E	8	Bresco		2'0" x 3'0"	6/6 Double Hung	Wood	
F	2	Bresco		2'8" x 2'4"	3/3 Double Hung	Wood	
G	2	Bresco		2'0" x 1'8"	3w x 2t Awning	Wood	
H	1	Bresco		2'0" x 1'8"	3w x 2t Hopper	Wood	

Door Schedule - 36 N Liberty St

Sym	Qty	Manufacturer	Size	Swing	Configuration	Material	Jamb
1	1	Custom w/ storm	3'-0" x 6'-6"	In - RH		Fir	4-1/2"
2	2	TBD 9-lite w/ storm	2'-6" x 6'-6"	In - RH		Fir	6-1/2"

**ZONING CLASSIFICATION: R-1**

- MINIMUM LOT SIZE.....5,000 S.F. (6,049 SF existing)
- MINIMUM FRONTAGE.....50' (76.7' existing)
- FRONT SETBACK.....10'  
(.6' over - pre-existing non-conforming)
- SIDE/REAR SETBACK.....5'  
(1.7' - pre-existing non-conforming)
- GROUND COVER RATIO.....30% (22% proposed)
- ALLOWED GROUND COVER.....1,815 SF
- PROPOSED GROUND COVER.....1,354 SF



③ Locus Map  
Not to Scale

S M D

SOPHIE HREZ DESIGN

34 Madaket Road  
Nantucket, MA 02554  
T 202.360.7177  
New York Philadelphia Nantucket

Contractor: \_\_\_\_\_

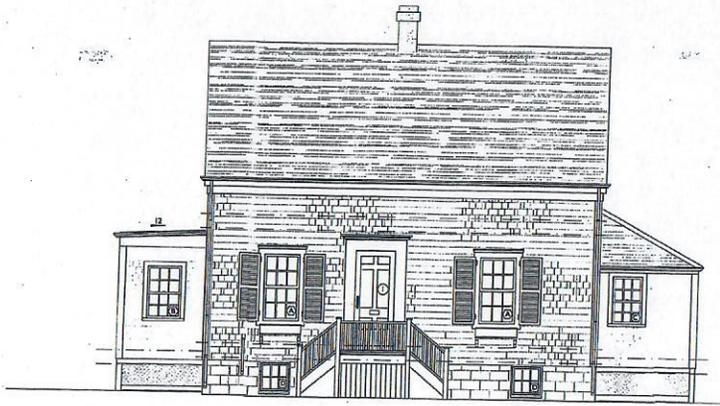
Engineer: \_\_\_\_\_

Title + Date:  
Site Plan and Locus  
Notes and Schedules  
Existing Photo  
Issued to HDC 5-8-13  
Revised 6-13-2013

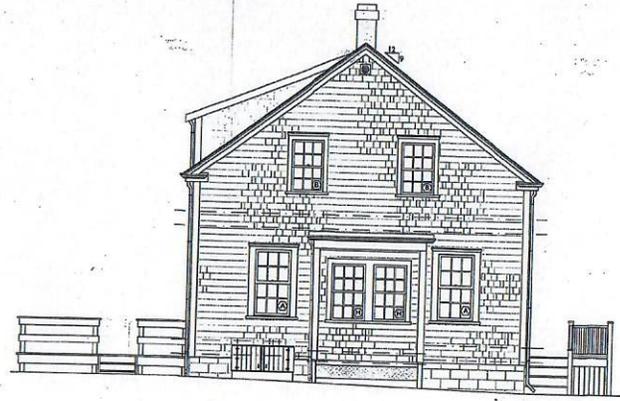
**Burke Residence**  
36 N Liberty St.  
Nantucket, MA 02554

**Sheet index:**  
G001 - Site Plan, Locus Map,  
Notes, Window/Door  
Schedule  
A101 - First Floor Plan  
A102 - Second Floor Plan  
A300 - East and South Elevations  
A301 - West and North Elevations

Sheet:  
**G001**



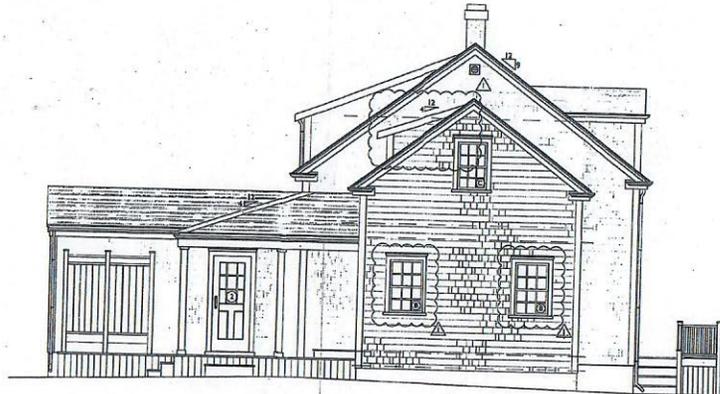
① East Existing Elevation  
Scale 1/4" = 1'-0"



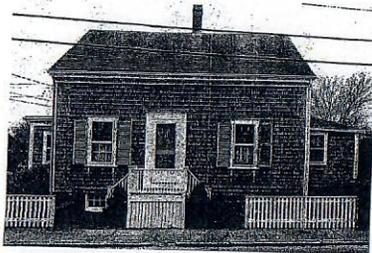
③ South Existing Elevation  
Scale 1/4" = 1'-0"



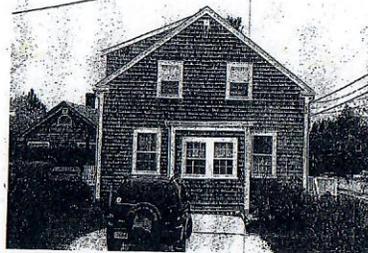
② East Proposed Elevation  
Scale 1/4" = 1'-0"



④ South Proposed Elevation  
Scale 1/4" = 1'-0"



⑤ East Elevation Photo



⑥ South Elevation Photo

S M D

SOPHIE HETS DESIGN

34 Madaket Road  
Nantucket, MA 02554  
T 202.360.7177

New York Philadelphia Nantucket

Contractor:

Engineer:

Title + Date:  
East and South Elevations

Issued to HDC 5-8-13

Revised 6-13-2013

Burke Residence  
36 N Liberty St  
Nantucket, MA 02554

APPROVED  
JUN 13 5 27 PM '13  
NO EXTERIOR CHANGES  
WITHOUT H.D.C. APPROVAL

Sheet:

A300

S M D  
 SOPHIE MEYER DESIGN

34 Madaket Road  
 Nantucket, MA 02554  
 T 202.360.7177  
 New York Philadelphia Nantucket

Contractor:

Engineer:

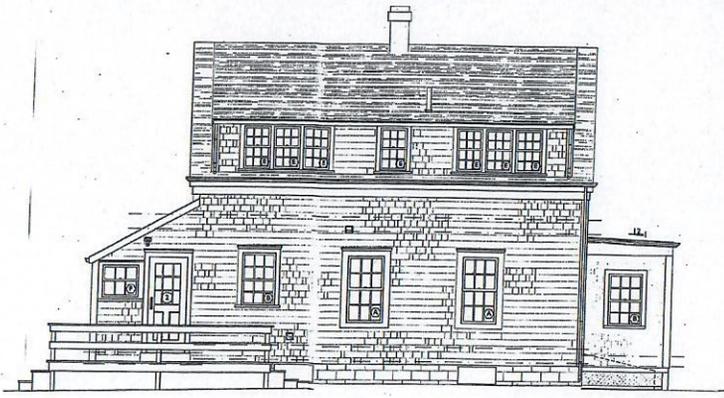
Title + Date:  
 North and West Elevations  
 Issued to HDC 5-8-13  
 Revised 6-13-2013

Burke Residence  
 36 N. Liberty St.  
 Nantucket, MA 02554

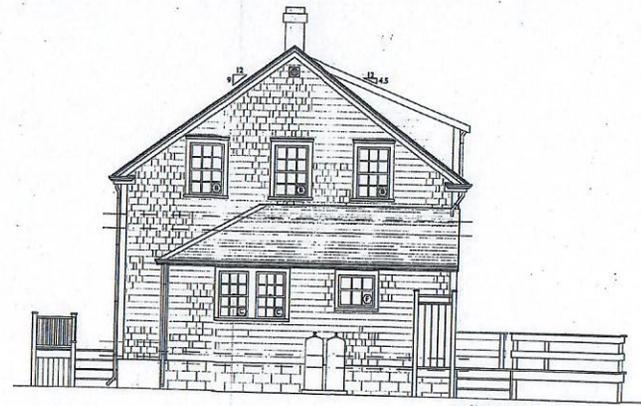
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 JUN 14 10 59 AM '13  
 NO EXTERIOR CHANGES  
 WITHOUT H.D.C. APPROVAL

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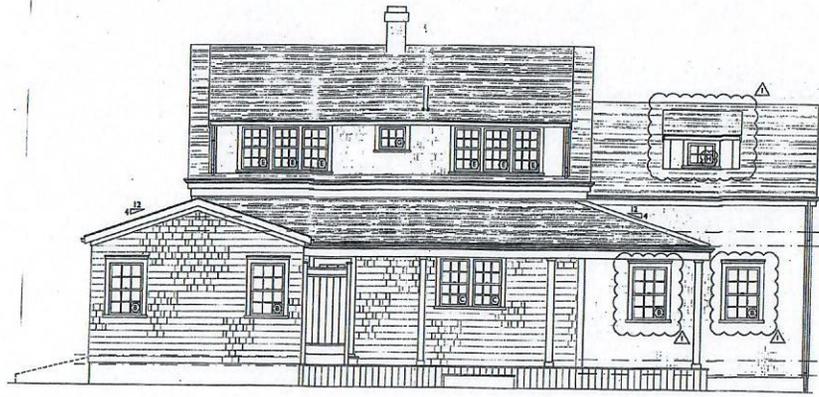
A301



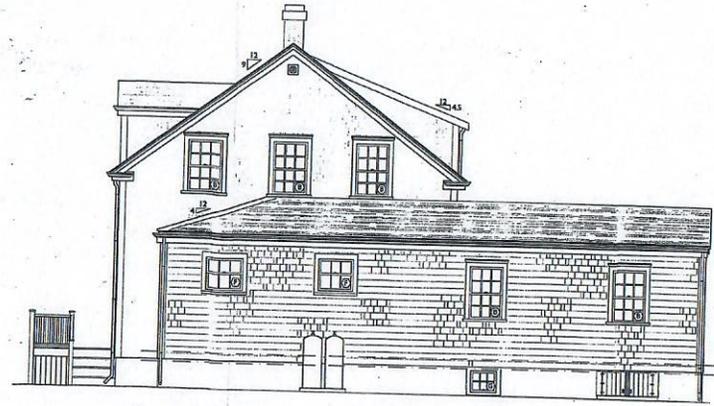
1 West Existing Elevation  
 Scale 1/2" = 1'-0"



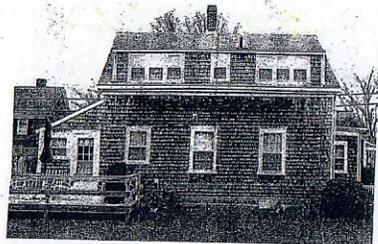
3 North Existing Elevation  
 Scale 1/2" = 1'-0"



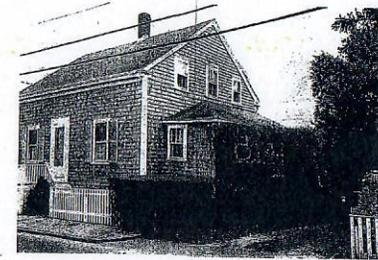
2 West Proposed Elevation  
 Scale 1/2" = 1'-0"



4 North Proposed Elevation  
 Scale 1/2" = 1'-0"



5 West Elevation Photo



6 North Elevation Photo

S M D  
SOPHIE HUNT DESIGN

34 Madaket Road  
Nantucket, MA 02554  
T 202.360.7177  
New York Philadelphia Nantucket

Contractor:

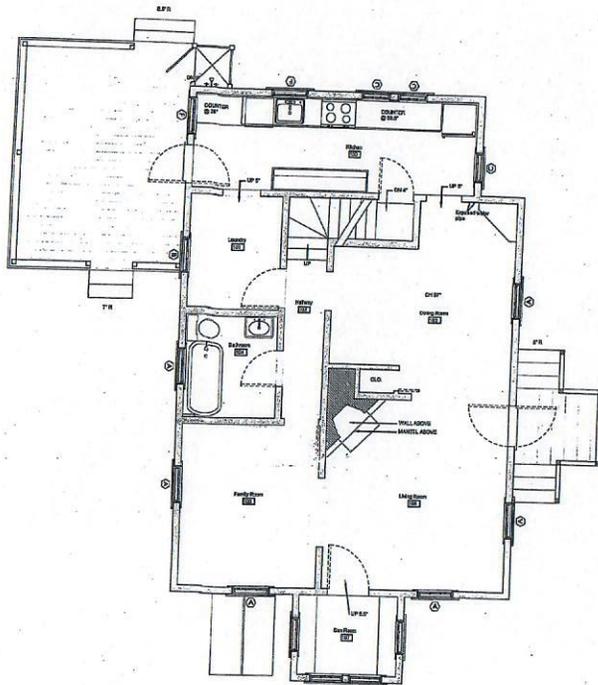
Engineer:

Title + Date:  
First Floor Plans  
Issued to HDC 5-8-13  
Revised 6-13-2013

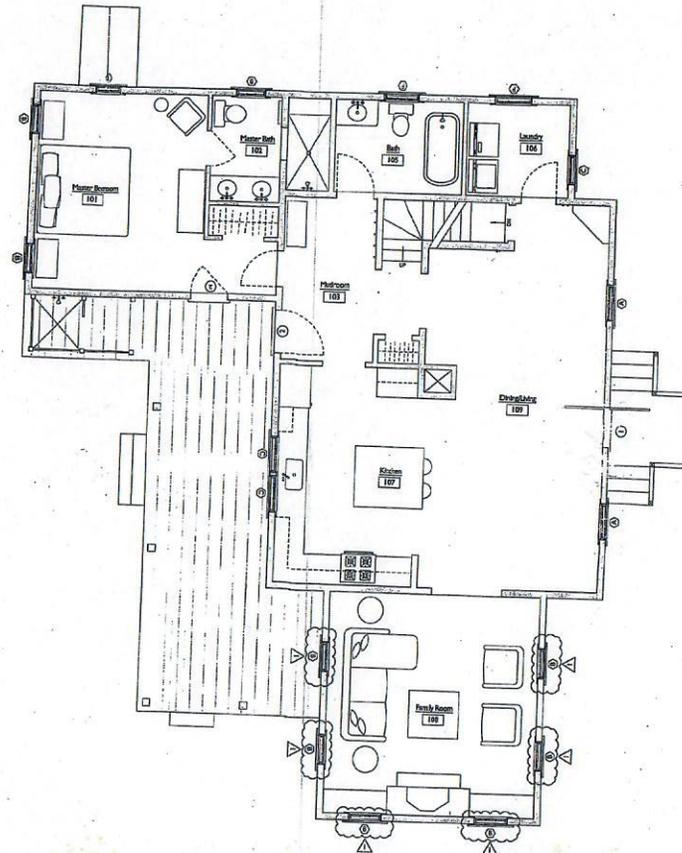
Burke Residence  
36 N Liberty St.  
Nantucket, MA 02554

Sheet:

A101



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



2 Proposed First Floor Plan  
Scale 1/4" = 1'-0"



34 Madaket Road  
Nantucket, MA 02554  
T 202.360.7177  
New York Philadelphia Nantucket

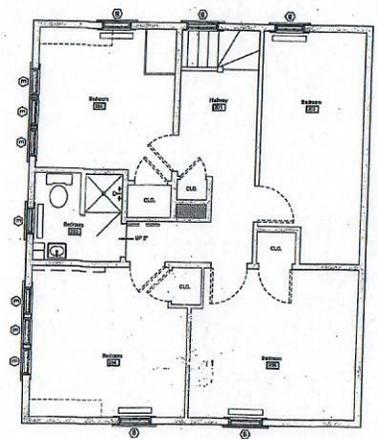
Contractor:

Engineer:

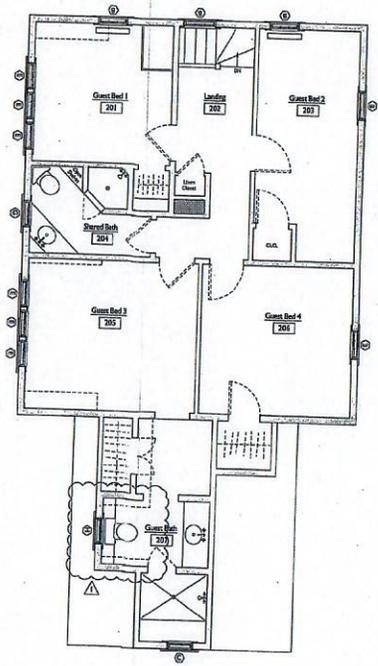
Title + Date:  
Second Floor Plans  
Issued to HDC 5-8-13  
Revised 6-13-2013

**Burke Residence**  
36 N Liberty St.  
Nantucket, MA 02554

Sheet:  
**A102**



1 Existing Second Floor Plan  
Scale 1/4" = 1'-0"



2 Proposed Second Floor Plan  
Scale 1/4" = 1'-0"

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°: 42.44 PARCEL N°: 2  
 Street & Number of Proposed Work: 41A Cliff Road  
 Owner of record: Third Time Trust; Steven Cohen Trustee  
 Mailing Address: 34 Main Street 2nd Floor  
Nantucket, MA 02554  
 Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl  
 Mailing Address: 11 Old South Road  
Nantucket, MA 02534  
 Contact Phone #: 508-228-5455 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 \_\_\_\_\_  
 Size of Structure or Addition: Length: 49'± Sq. Footage 1st floor: 1608± Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: 47'± Sq. Footage 2nd floor: 1001± 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: Pre 1881

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.) \_\_\_\_\_  
**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.

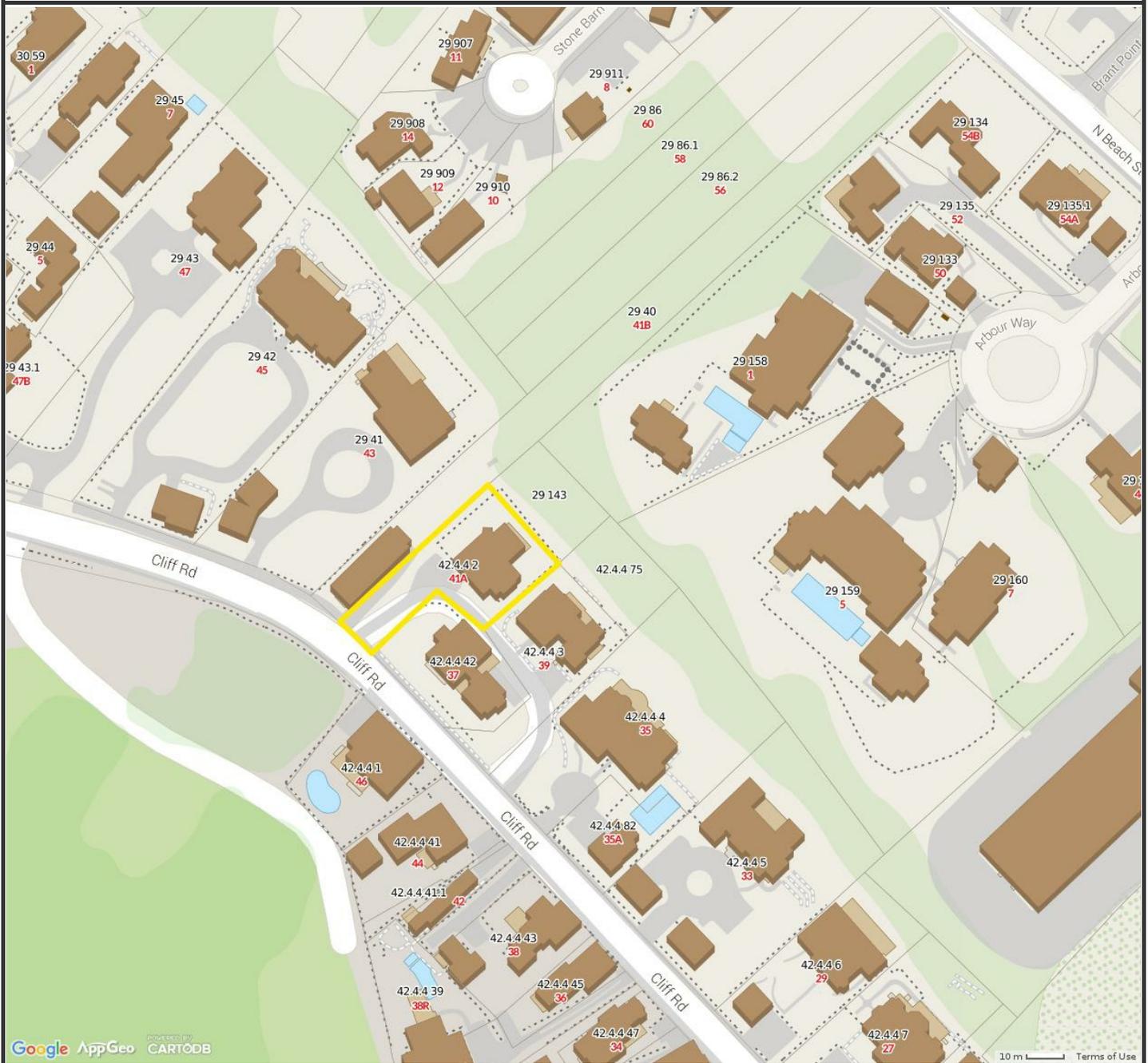
#### COLORS

Sidewall Natural Clapboard (if applicable) \_\_\_\_\_ Roof Grey  
 Trim White Sash White Doors Black/white  
 Deck \_\_\_\_\_ Foundation Natural Fence \_\_\_\_\_ Shutters Black

\* 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 4/12/16 Signature of owner of record \_\_\_\_\_ Signed under penalties of perjury



**Property Information**

<b>Property ID</b>	42.4.4.2
<b>Location</b>	41A CLIFF RD
<b>Owner</b>	FOWLER WILLIAM C & CINDA P

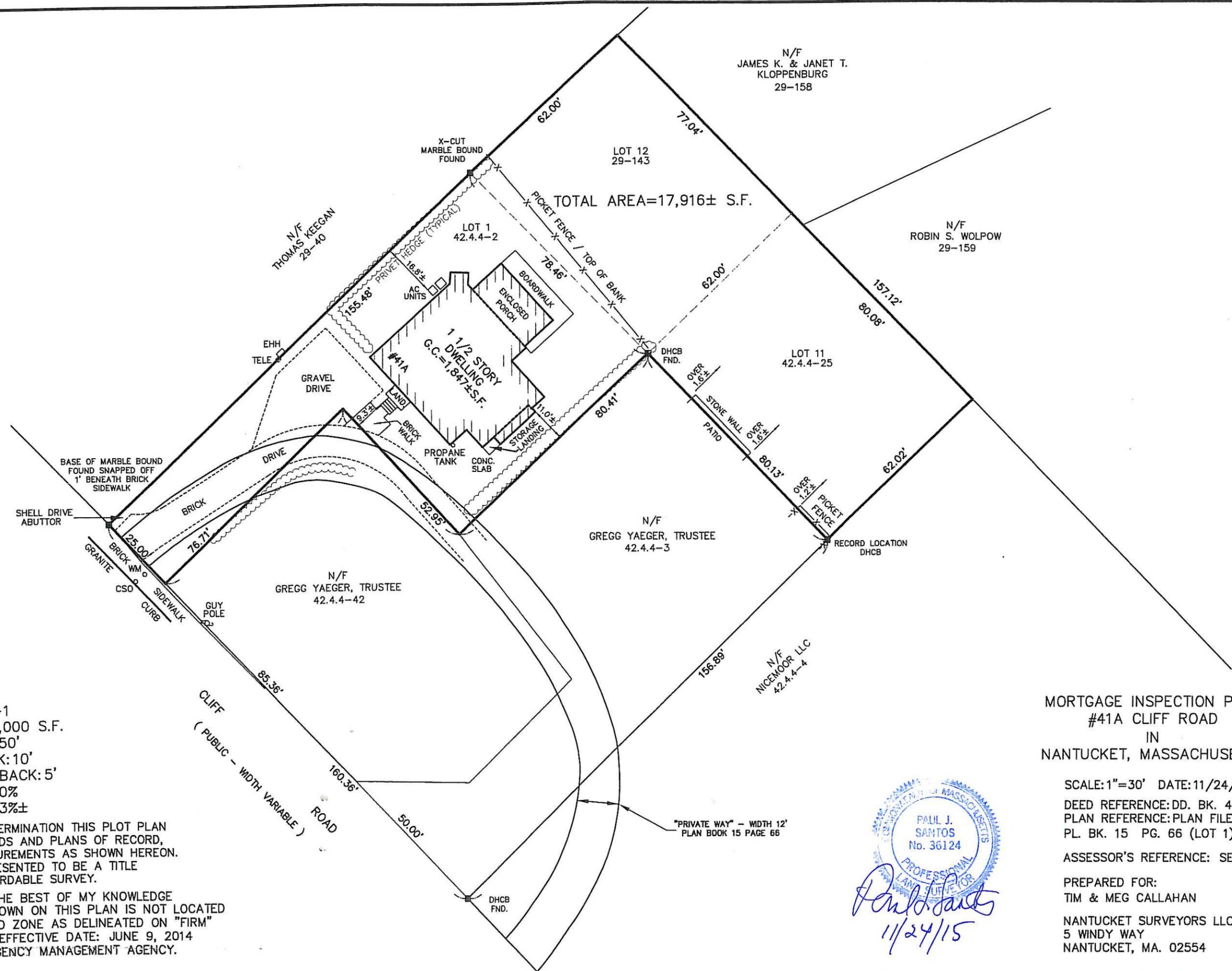


**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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.

Parcels updated December, 2014  
Properties updated January, 2015

I:\JOBS 9632-10999\10000's\10660's\10663\AUTOCAD\10663 MPP.dwg, Layout1



TOTAL AREA=17,916± S.F.

N/F  
JAMES K. & JANET T.  
KLOPPENBURG  
29-158

N/F  
ROBIN S. WOLPOW  
29-159

N/F  
GREGG YAEGER, TRUSTEE  
42.4.4-3

N/F  
GREGG YAEGER, TRUSTEE  
42.4.4-42

N/F  
NICEMOOR LLC  
42.4.4-4

CURRENT ZONING: R-1  
MINIMUM LOT SIZE: 5,000 S.F.  
MINIMUM FRONTAGE: 50'  
FRONTYARD SETBACK: 10'  
SIDE AND REAR SETBACK: 5'  
ALLOWABLE G.C.R.: 30%  
EXISTING G.C.R.: 10.3%±

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.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON "FIRM" MAP NO. 25019C0086G; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B.: 397/129

MORTGAGE INSPECTION PLAN  
#41A CLIFF ROAD  
IN  
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' DATE: 11/24/15  
DEED REFERENCE: DD. BK. 456, PG. 32  
PLAN REFERENCE: PLAN FILE 7-C (LOT 11,12)  
PL. BK. 15 PG. 66 (LOT 1)

ASSESSOR'S REFERENCE: SEE PLAN

PREPARED FOR:  
TIM & MEG CALLAHAN

NANTUCKET SURVEYORS LLC  
5 WINDY WAY  
NANTUCKET, MA. 02554



*Paul J. Santos*  
11/24/15

"PRIVATE WAY" - WIDTH 12'  
PLAN BOOK 15 PAGE 66

N-10663





# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	NAN.1475
<b>Historic Name:</b>	
<b>Common Name:</b>	
<b>Address:</b>	41A Cliff Rd
<b>City/Town:</b>	Nantucket
<b>Village/Neighborhood:</b>	Nantucket
<b>Local No:</b>	NC4-34; 4244-002
<b>Year Constructed:</b>	c 1881
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Greek Revival
<b>Use(s):</b>	Single Family Dwelling House
<b>Significance:</b>	Architecture
<b>Area(s):</b>	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District
<b>Designation(s):</b>	Local Historic District (6/4/1970); Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966)
<b>Building Materials(s):</b>	Roof: Asphalt Shingle Wall: Wood Shingle; Wood Foundation: Concrete Cinderblock



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on:

Thursday, January 14, 2016 at 11:11 AM

**BUILDING/STRUCTURE INVENTORY FORM**  
**NANTUCKET ISLAND ARCHITECTURAL**  
**AND CULTURAL RESOURCES SURVEY**  
NANTUCKET HISTORIC DISTRICT COMMISSION  
NANTUCKET, MASSACHUSETTS

SURVEY/  
FILM ROLL #: NC4-34  
MAP/PARCEL#: 4244-002  
1475

Recorded by: ANR

Date: 06/08/89

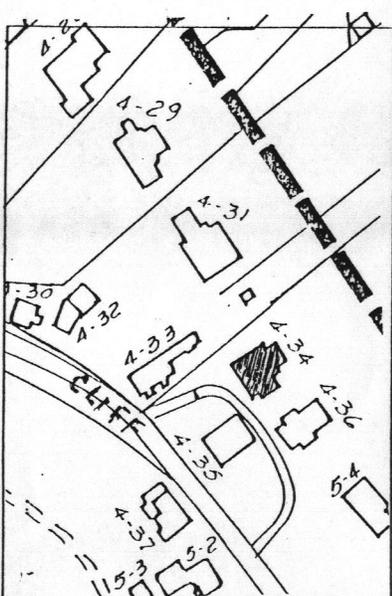
Organization: AGS

IDENTIFICATION

*LC/D*  
*AL-MAN*  
*USP-MAN*

- 1. Street Name & No.: 41A CLIFF RD
- 2. Building Name: N/A
- 3. Ownership: Private
- 4. Present Owner: COWAN, SPENCER M. & RUTHANNE R.
- 5. Ownership History:  
Unknown
- 6. Use: Original: Dwelling Present: Dwelling  
Seasonal/Year-Round: Year-round
- 7. Accessibility to Public: Visible from Public Road? Yes  
Interior: N/A

8. MAP -- 3 X 2"



NAN.1475

1475

## GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size: 1/2-L
11. Approximate Frontage (ft.): 60
12. Setback from Street (ft.): 20 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings, Residential
15. Related Outbuildings and Property: N/A
16. Other Notable Features:  
N/A

## DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 3/4
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Front Facade
26. Dormer Roof(s): Gable
27. Chimney Material: Brick-painted
28. Chimney Position: Off Center
29. Number of Chimneys: 2
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Sidelights, Greek Revival
33. Number of Bays: 3
34. Window Frame Type: N/A
35. Window Sash Type(s) - Front Facade: 6/6
  
36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain, Entry Stairs with Balustrade
39. Condition: Good
40. Integrity: Moved, Circa,  
1915
41. Alterations:  
N/A

NAN.1475

1475

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing

43. Date of Initial Construction: PRE 1881

Source: Sanborn Maps

Architect: Unknown Builder: Unknown

44. Building Type: Additive, Side Gabled

45. Architectural Style: N/A

46. Historical and Architectural Importance:

split off from 39 Cliff c1915

47. Sources: Assessors Records, L172 ,  
Sanborn Maps













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°: 59.4 PARCEL N°: 88  
 Street & Number of Proposed Work: 44, Tennessee Ave  
 Owner of record: Beverly Hall  
 Mailing Address: 44, Tennessee Ave  
Nantucket, MA 02554  
 Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### AGENT INFORMATION (if applicable)

Name: Concept Design  
 Mailing Address: 117 Pleasant St #C  
Nantucket, MA 02554  
 Contact Phone #: 508 221 3009 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 Breezeway Addition  
 Size of Structure or Addition: Length: 28' Sq. Footage 1st floor: \_\_\_\_\_ Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: 7.5' 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 5 /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 1x8  
 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

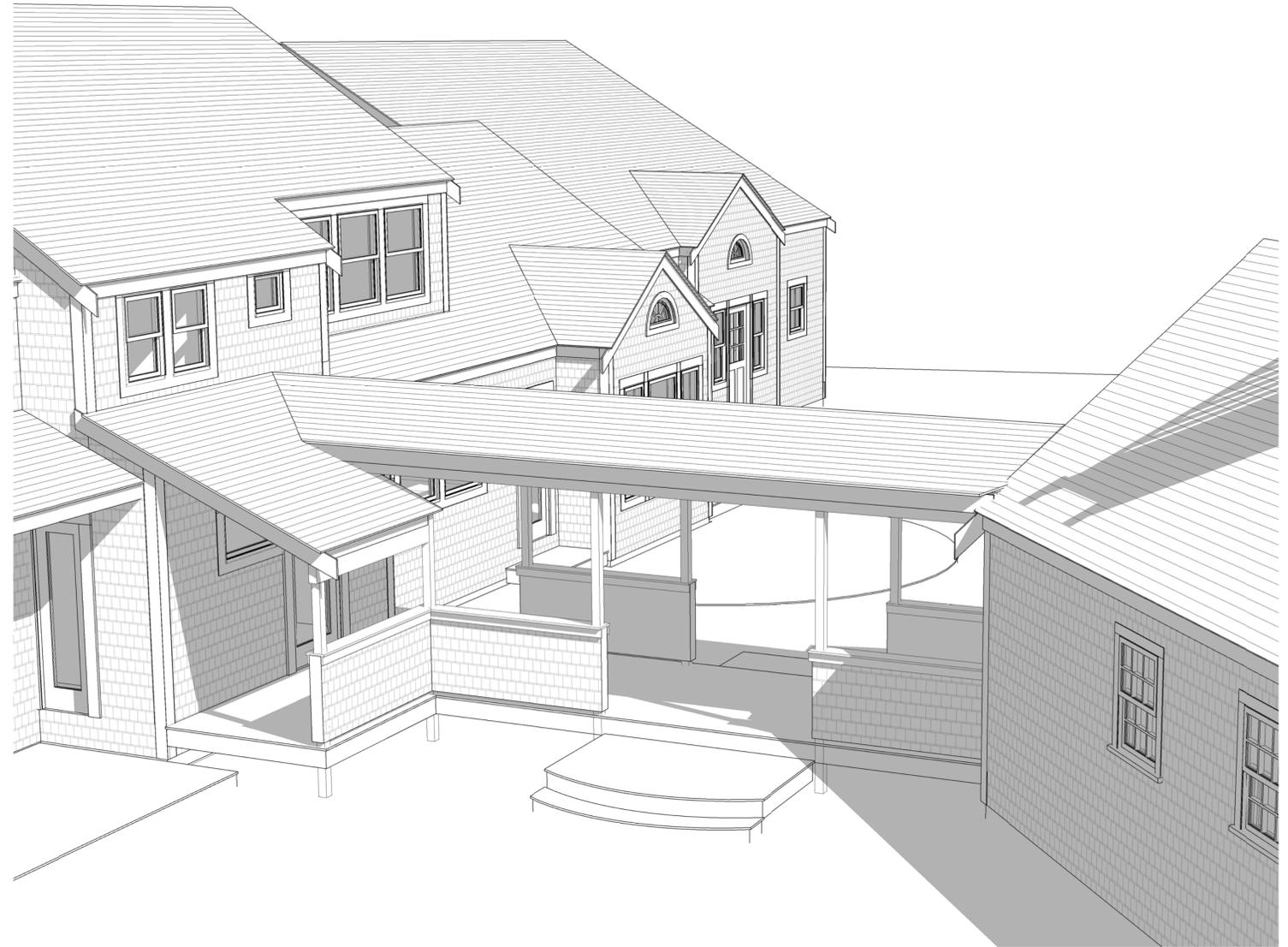
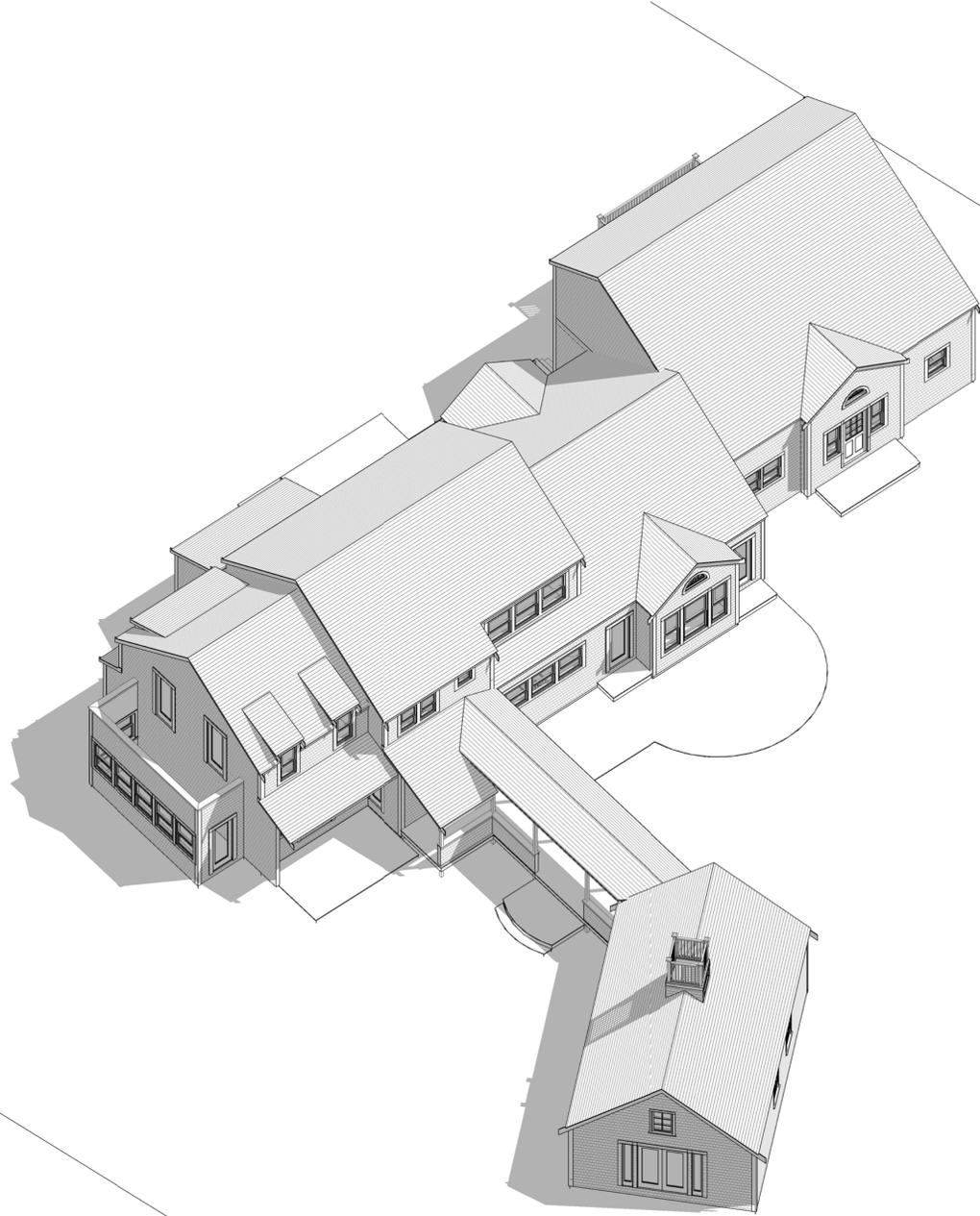
Sidewall Natural Clapboard (if applicable) \_\_\_\_\_ Roof Natural  
 Trim Natural Sash \_\_\_\_\_ Doors \_\_\_\_\_  
 Deck Natural Foundation \_\_\_\_\_ Fence \_\_\_\_\_ Shutters \_\_\_\_\_

\* 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 4.12.16 Signature of owner of record Beverly Hall Signed under penalties of perjury

# HALL RESIDENCE BREEZEWAY ADDITION



For HDC  
Submission  
04.11.16

Hall Residence  
44 Tennessee Ave  
Nantucket, MA 02554

Residential  
Design &  
Plan

Concept Design



508.332.4634  
117 Pleasant Street  
Nantucket, MA 02554

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the Property of  
CONCEPT DESIGN,  
LLC and May Not be  
Used Beyond the  
Scope of This  
Project Without  
Express Written  
Consent.  
Applicable  
Copyright Laws Will  
be Enforced ©2016

C1.1  
COVER SHEET

New Breezeway to Connect Existing Dwelling & Studio

59.4-87  
N/F  
TOWN OF NANTUCKET

EXISTING  
BOARDWALK  
#1

WETLAND BOUNDARY  
REF. ORDER OF CONDITIONS  
APPROVED BY THE NAN. CONSERVATION  
COMMISSION ON APRIL 27, 2000

59.4-89,90,91,  
196,197,198  
N/F  
EMERY & ROSENFELD

HITHER  
CREEK

150.00'

195.00'

MASS. WETLAND  
RESTRICTION  
BOUNDARY #163

SECOND STORY  
DECK

DECK

WOOD  
WALKWAY

STEP

STEP

ZONING  
SETBACK

OKLAHOMA  
STREET

195.00'

150.00'

DHCI

59.4-257  
N/F  
BORDES

EXISTING  
DRIVEWAY

(40' WIDE)

154.08'

59.4-259  
N/F  
POWELL

TENNESSEE  
AVENUE

DHCB



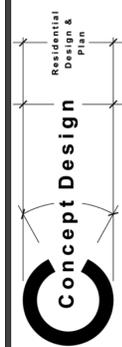
For HDC  
Submission  
04.11.16

Hall Residence  
44 Tennessee Ave  
Nantucket, MA 02554



1 Site Plan  
1" = 15'-0"

Map & Parcel	59.4-88
Current Zoning	VR
Minimum Frontage	75 FT
Front Setback	30 FT
Side/Rear Setback	10 FT
Min. Lot Size	20,000 SF
Lot Size	23,250 SF
Allowable G.C.	10%
Existing G.C.	3,248 SF
Proposed G.C.	0 SF
Total Proposed G.C.	xxxx SF



508.332.4634  
117 Pleasant Street  
Nantucket, MA 02554

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the Property of  
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LLC and May Not be  
Used Beyond the  
Scope of This  
Project Without  
Express Written  
Consent.  
Applicable  
Copyright Laws Will  
be Enforced ©2016

C1.2  
SITE PLAN



**1 Proposed First Floor**  
3/16" = 1'-0"

**2 Existing First Floor**  
1/8" = 1'-0"

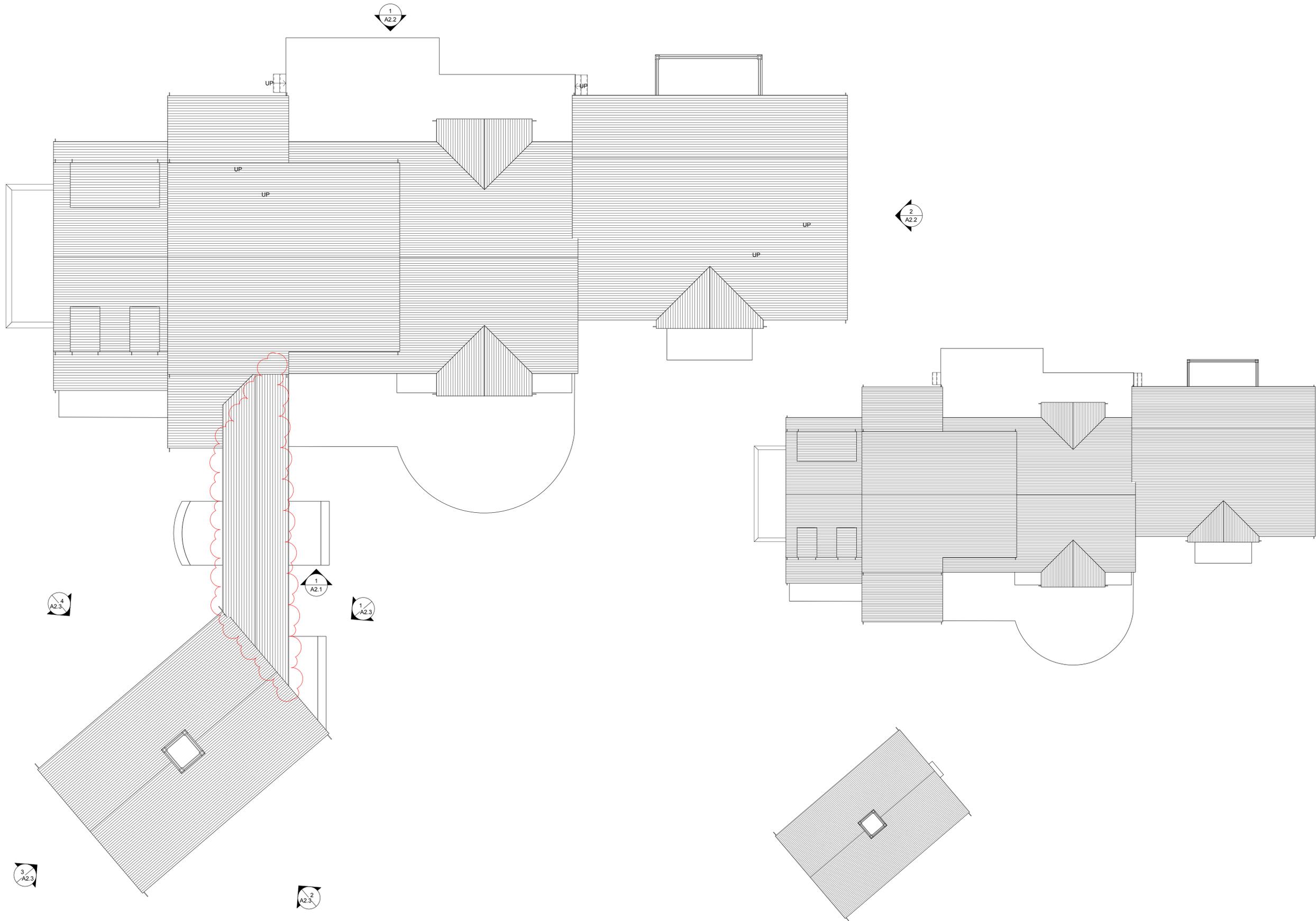
For HDC  
Submission  
04.11.16

**Hall Residence**  
44 Tennessee Ave  
Nantucket, MA 02554

Residential  
Design &  
Plan  
**Concept Design**

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117 Pleasant Street  
Nantucket, MA 02554  
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Express Written  
Consent.  
Applicable  
Copyright Laws Will  
be Enforced ©2016

**A1.1**  
FLOOR PLAN



**1 Proposed Roof Plan**  
3/16" = 1'-0"

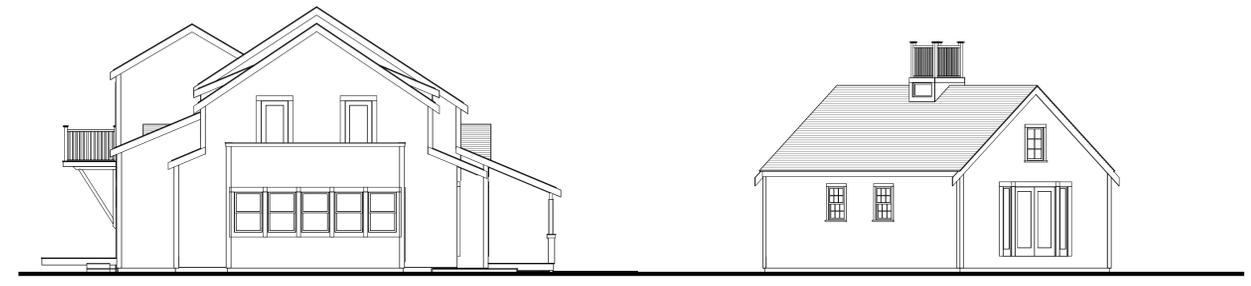
**2 Existing Roof Plan**  
1/8" = 1'-0"



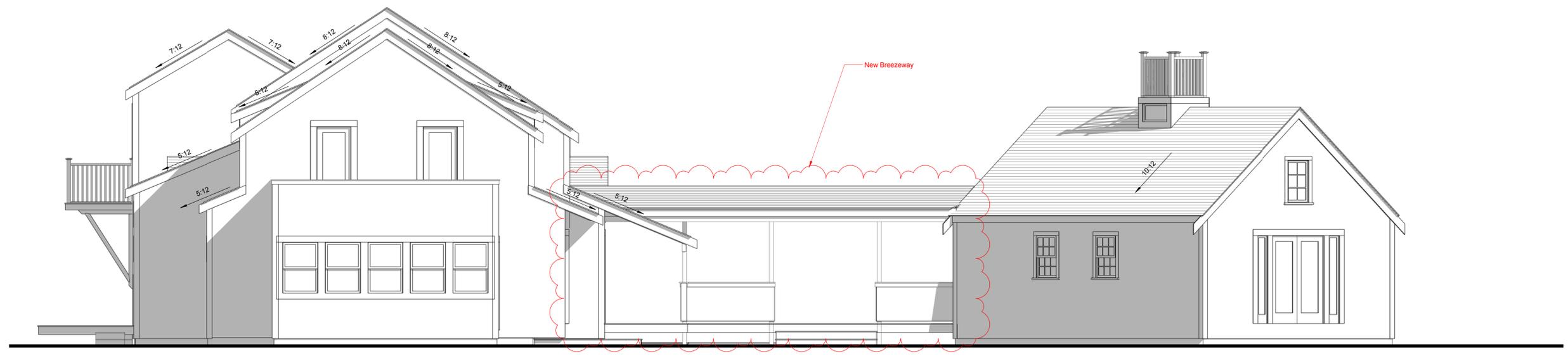
1 Proposed South Elevation  
1/4" = 1'-0"



5 Existing South Elevation  
1/8" = 1'-0"



3 Existing West Elevation  
1/8" = 1'-0"



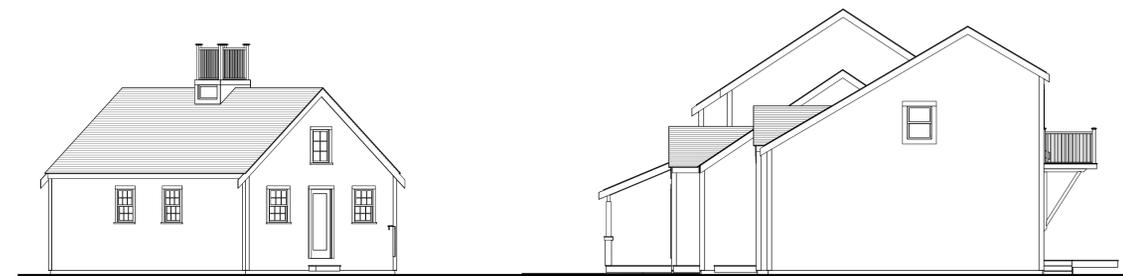
2 Proposed West Elevation  
1/4" = 1'-0"



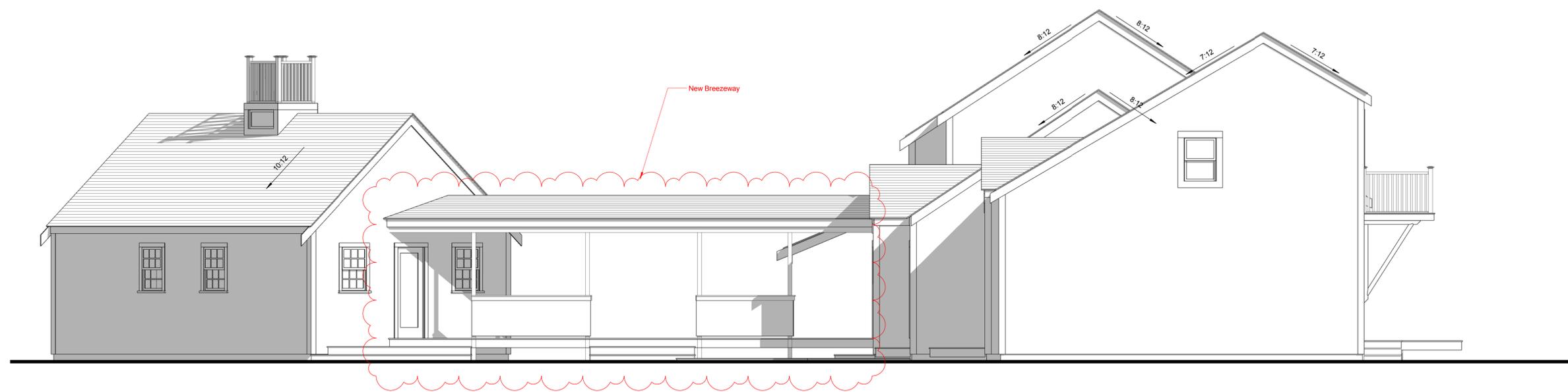
1 Proposed North Elevation  
1/4" = 1'-0"



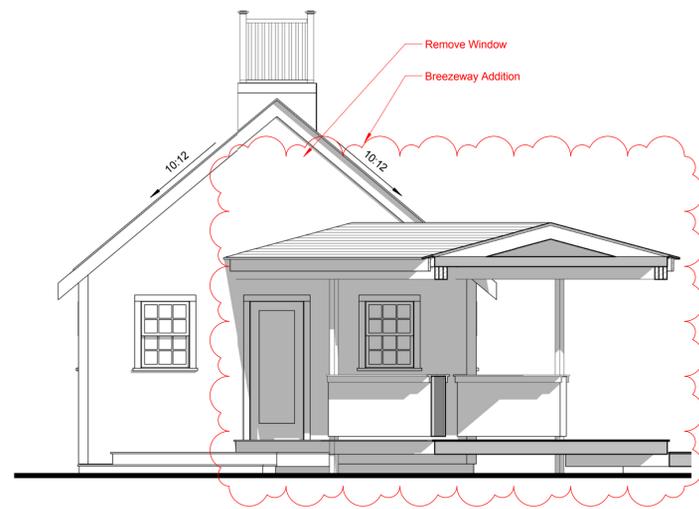
3 Existing North Elevation  
1/8" = 1'-0"



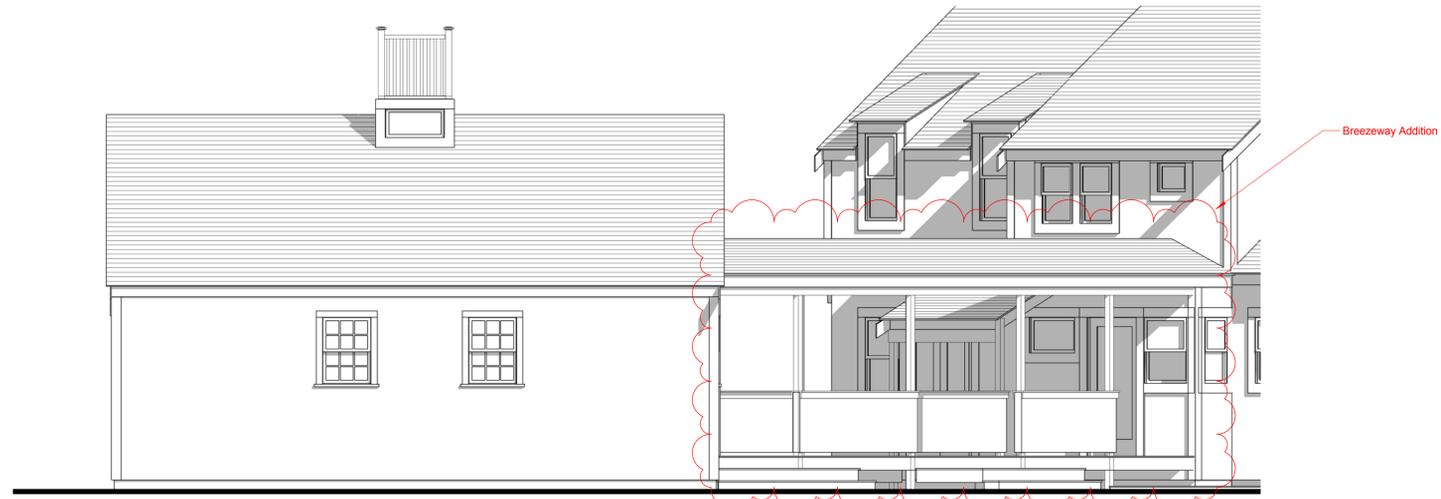
4 Existing East Elevation  
1/8" = 1'-0"



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



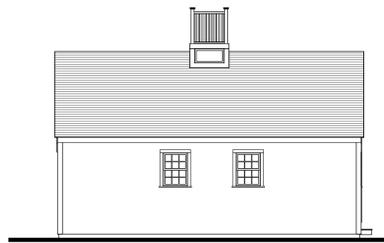
1 Proposed Northeast Elevation  
1/4" = 1'-0"



2 Proposed Southeast Elevation  
1/4" = 1'-0"



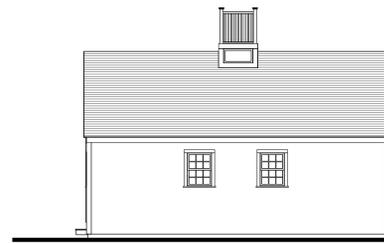
5 Existing Northeast Elevation  
1/8" = 1'-0"



6 Existing Southeast Elevation  
1/8" = 1'-0"



7 Existing Southwest Elevation  
1/8" = 1'-0"



8 Existing Northwest Elevation  
1/8" = 1'-0"



3 Proposed Southwest Elevation  
1/4" = 1'-0"



4 Proposed Northwest Elevation  
1/4" = 1'-0"

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°: 13 PARCEL N°: 103  
 Street & Number of Proposed Work: 67 Monoway Rd  
 Owner of record: Kevin Willsey  
 Mailing Address: 67 Monoway Rd  
Nantucket, MA, 02554  
 Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### AGENT INFORMATION (if applicable)

Name: Emeritus Development  
 Mailing Address: 8 Williams Ln  
Nantucket, MA, 02554  
 Contact Phone #: 508 325 4995 E-mail: matt@emeritusdevelopment.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 \_\_\_\_\_  
 Size of Structure or Addition: Length: 78' 4" Sq. Footage 1st floor: 2,059 sq. ft. Decks/Patio: Size: 1,385  1st floor  2nd floor  
 Width: 52' 1" Sq. Footage 2nd floor: 1,861 sq. ft. Size: 220  1st floor  2nd floor  
 Sq. Footage 3rd floor: N/A

Difference between existing grade and proposed finish grade: North ± 1" - 0" South ± 1' 0" East ± 1' 0" West ± 1' 0"  
 Height of ridge above final finish grade: North ± 29' 9" South ± 29' 9" East ± 29' 9" West ± 29' 9"

#### Additional Remarks

#### REVISIONS:

- 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 ± 20"  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
 Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_

Roof Pitch: Main Mass 11/12 Secondary Mass 11/12 Dormer 6/12 Other COUGLED PORCH ROOF 9/12

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

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

Skylights (flat only): Manufacturer N/A 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: N/A inches) Front  Side   
 Other \_\_\_\_\_

Trim: A. Wood  Pine  Redwood  Cedar  Other \_\_\_\_\_

B. Treatment  Paint  Natural to weather  Other \_\_\_\_\_

C. Dimensions: Fascia 1 x 8 Rake 1 x 8 Soffit (Overhang) 1 x 6 Corner boards N/A Frieze 1 x 4

Window Casing 5/4 x 4 Door Frame 5/4 x 6 Columns/Posts: Round \_\_\_\_\_ Square 9/4"

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 2 panel Rear 6 Lite, 1 panel 4 Lite Side 6 Lite

Garage Door(s): Type N/A Material \_\_\_\_\_

Hardscape materials: Driveways N/A 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 FLOW - HAMILTON BLUE/BLACK  
 Deck NATURAL Foundation NATURAL Fence N/A Shutters SIDE - WHITE

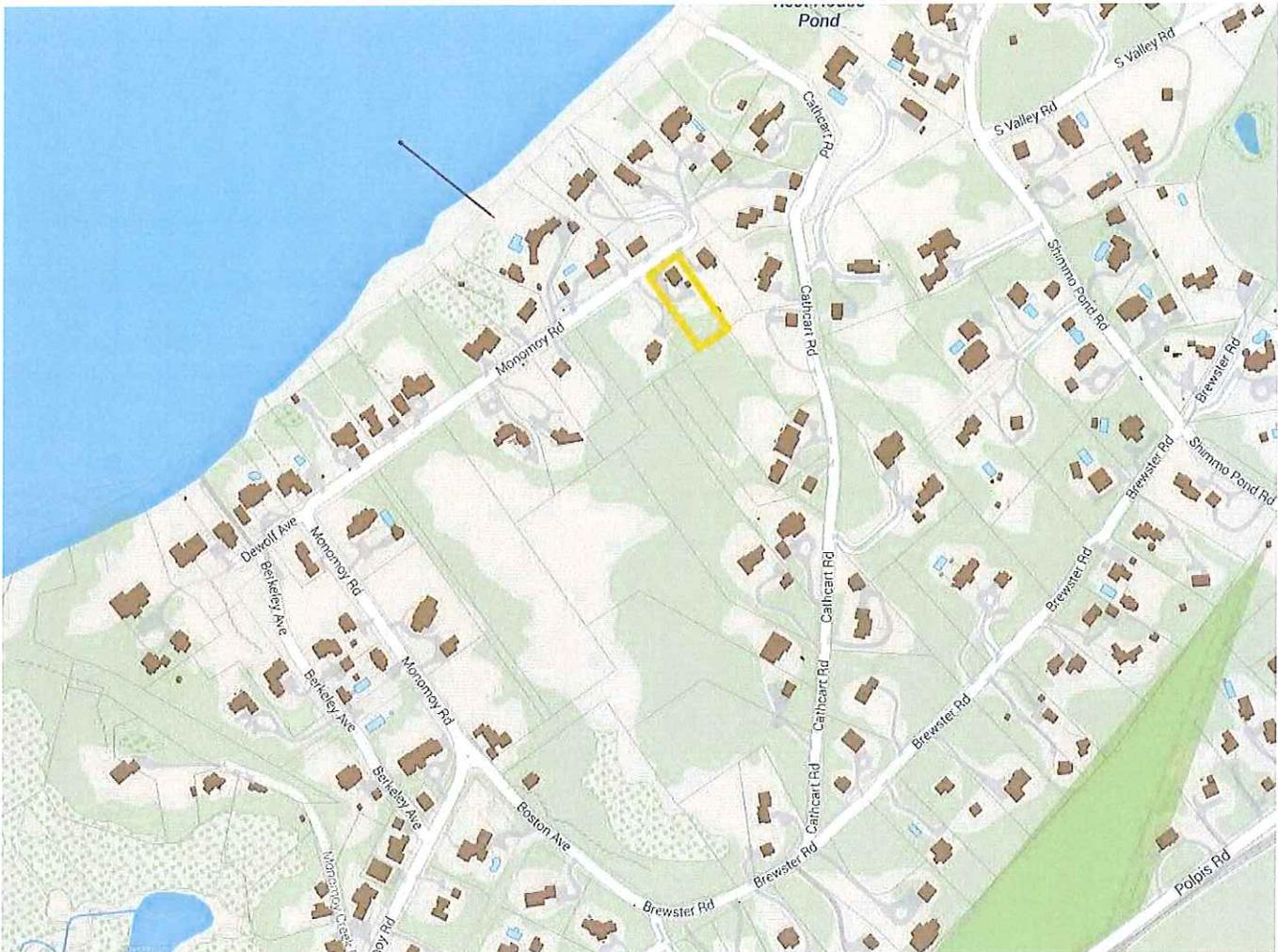
\* Attach manufacturer's color samples if color is not from HDC approval list.

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Date 09/12/10 Signature of owner of record [Signature] Signed under penalties of perjury

# *Wilsey Residence*

67 Monomoy Rd,  
Nantucket MA



# Wilsey Residence

67 Monomoy Rd,  
Nantucket MA



North



East

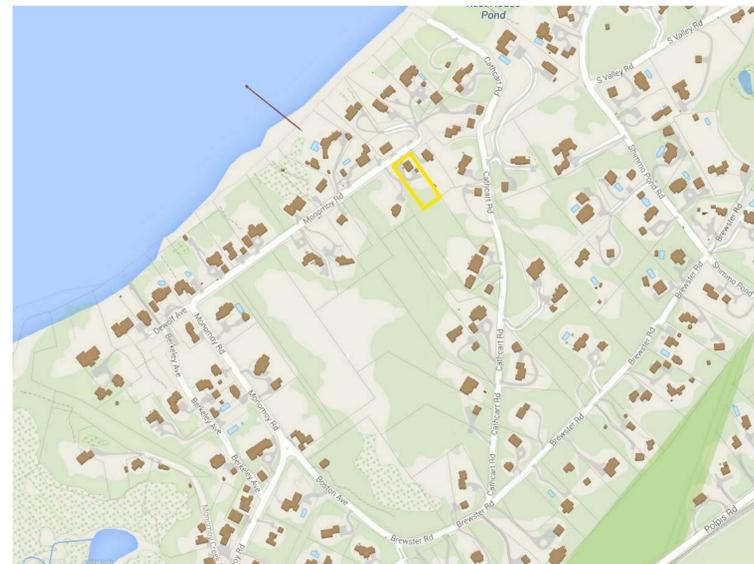


South

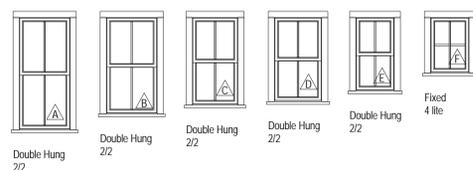


West

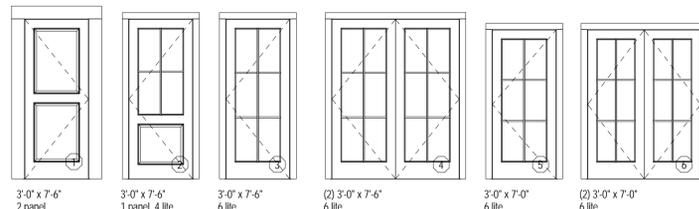
MONOMOY (PUBLIC - 50' WIDE) ROAD  
PLAN No. 01-38



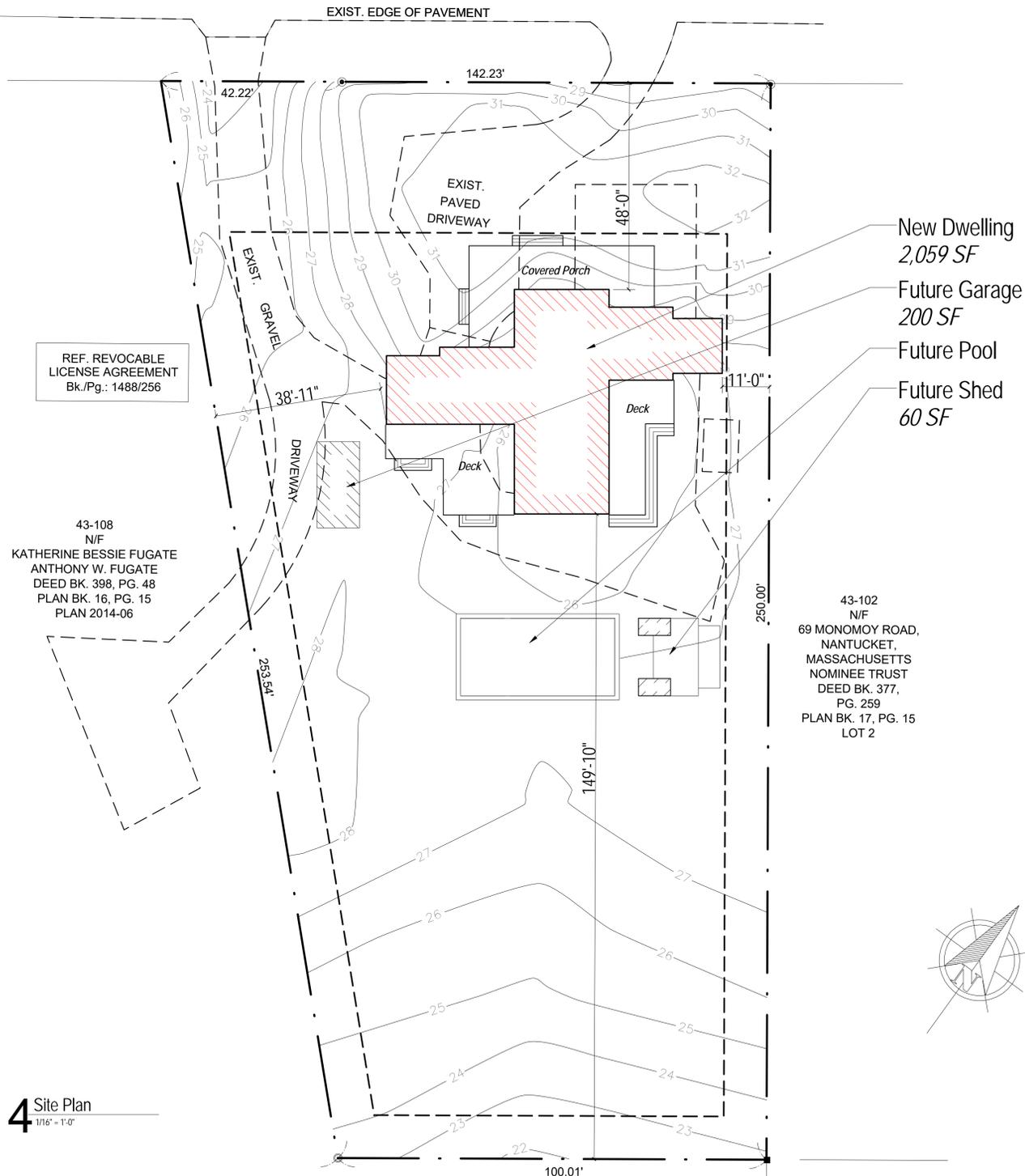
1 Locus Map  
6" = 1'-0"



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



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



4 Site Plan  
1/16" = 1'-0"

1522  
Wilsey Residence  
67 Monomoy Rd,  
Nantucket, MA



### Site Plan, Locus Map

#### Site Information

Map & Parcel:	43 / 103
Current Zoning:	LUG 1
Minimum Frontage:	100 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft.
Lot Size:	30,280 sq. ft.
Min. Lot Size:	40,000 sq. ft.
Allowable G.C.:	2,120 sq. ft.
Existing G.C.:	1,064 sq. ft.
Proposed G.C.:	2,059 sq. ft.
Total Proposed G.C.:	2,059 sq. ft.

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.

#### SHEET INDEX

G.1.1	Site Plan, Locus Map
A.1.0	Basement
A.1.1	First Floor
A.1.2	Second Floor
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations

#### Revisions

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G.1.1  
1522

H.D.C. Submission Only 04.12.16

H.D.C. Submission Only 04.12.16



**1** Basement Floor  
1/4" = 1'-0"

**1522**  
*Wilsey Residence*  
 67 Monomoy Rd,  
 Nantucket, MA



**Basement**

**Site Information**

Map & Parcel:	43 / 103
Current Zoning:	LUG 1
Minimum Frontage:	100 ft.
Front Setback:	35 ft.
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Lot Size:	30,280 sq. ft.
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**SHEET INDEX**

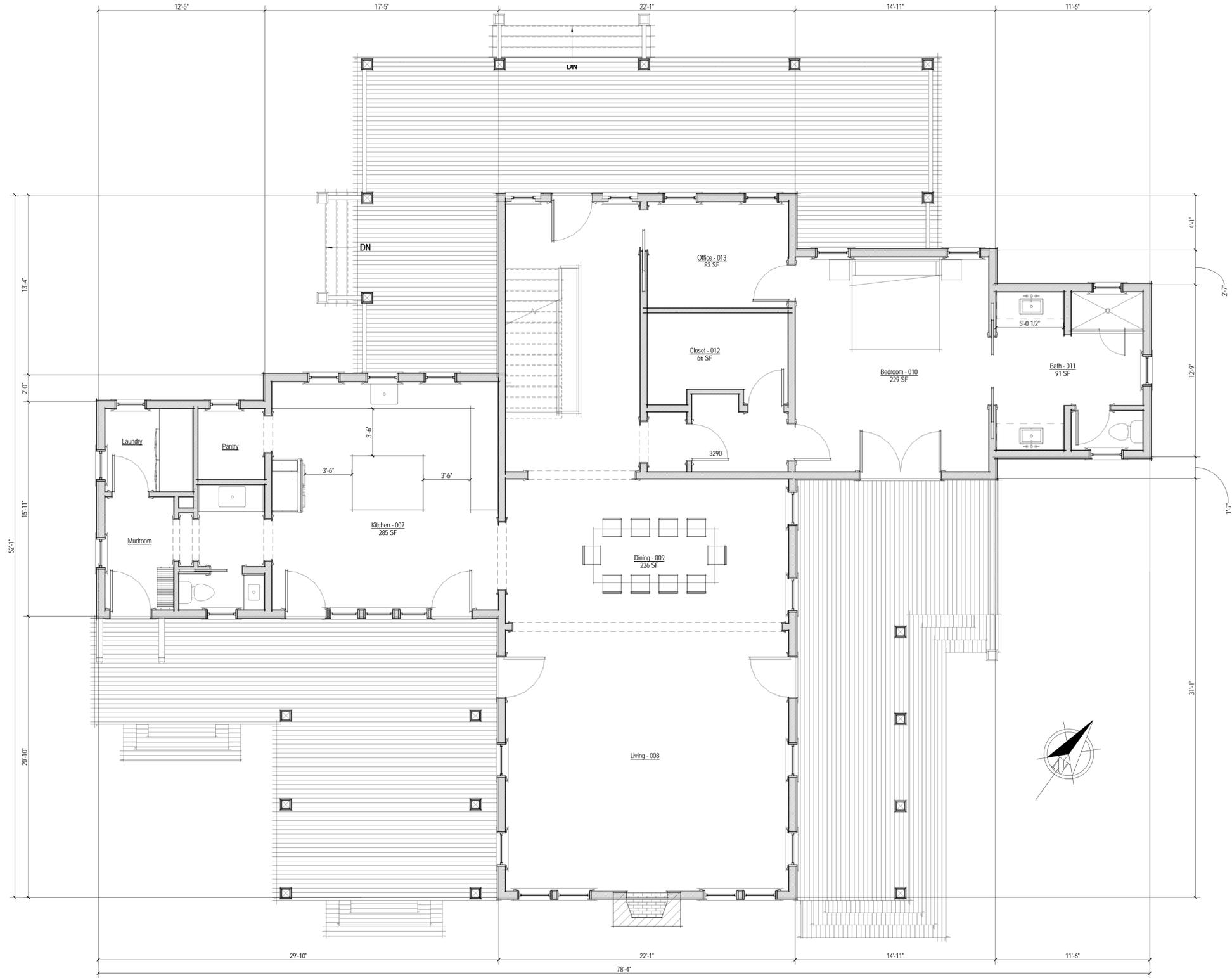
- G.1.1 Site Plan, Locus Map
- A.1.0 Basement
- A.1.1 First Floor
- A.1.2 Second Floor
- A.2.1 Exterior Elevations
- A.2.2 Exterior Elevations

**Revisions**

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**A.1.0**  
**1522**

H.D.C. Submission Only 04.12.16



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

**1522**  
*Wilsey Residence*  
 67 Monomoy Rd,  
 Nantucket, MA



**First Floor**

**Site Information**

Map & Parcel:	43 / 103
Current Zoning:	LUG 1
Minimum Frontage:	100 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft.
Lot Size:	30,280 sq. ft.
Min. Lot Size:	40,000 sq. ft.
Allowable G.C.:	2,120 sq. ft.
Existing G.C.:	1,064 sq. ft.
Proposed G.C.:	2,059 sq. ft.
Total Proposed G.C.:	2,059 sq. ft.

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.

**SHEET INDEX**

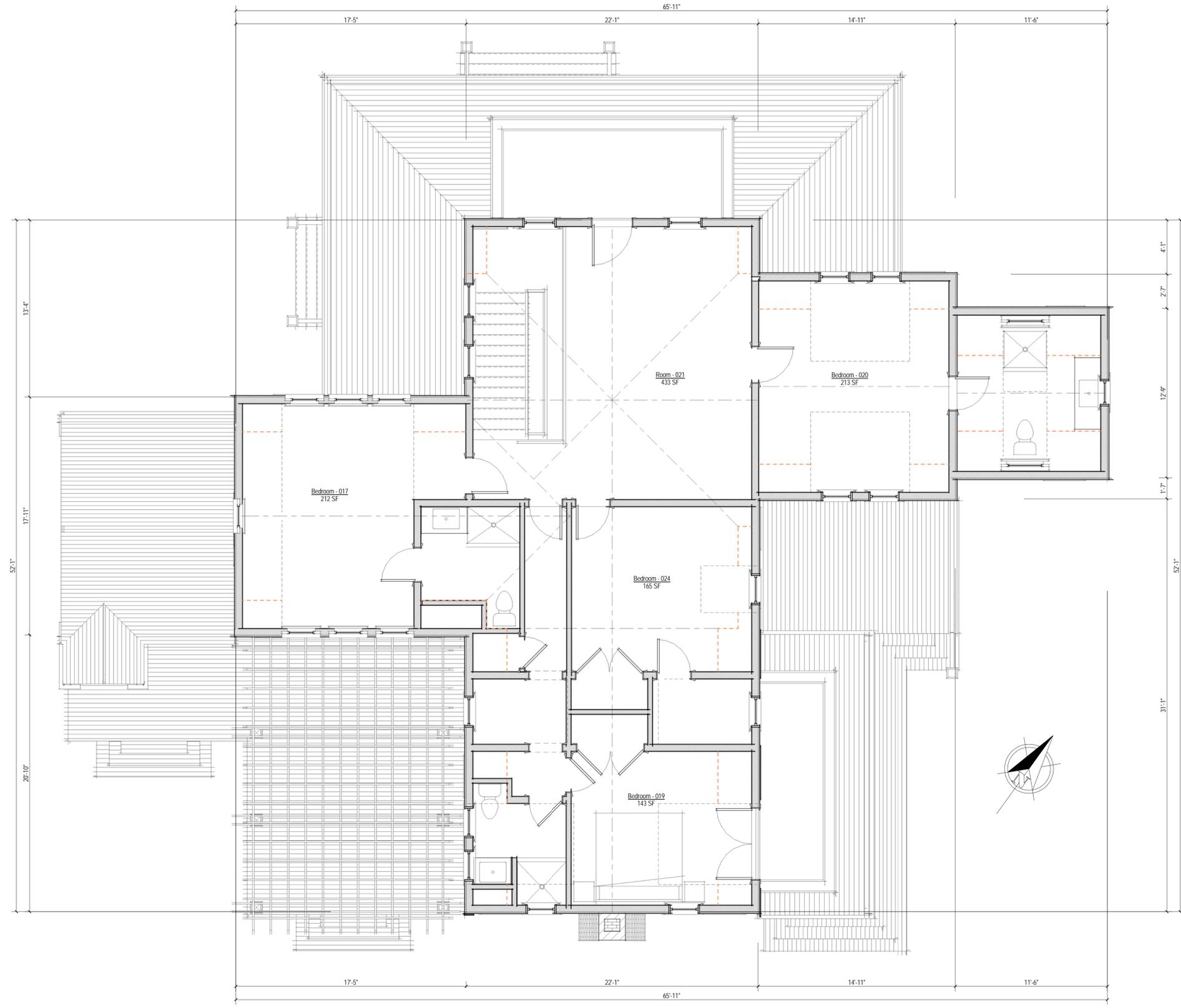
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**A.1.1**  
**1522**

H.D.C. Submission Only 04.12.16



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

**1522**  
*Wilsey Residence*  
 67 Monomoy Rd,  
 Nantucket, MA



**Second Floor**

**Site Information**

Map & Parcel:	43 / 103
Current Zoning:	LUG 1
Minimum Frontage:	100 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft.
Lot Size:	30,280 sq. ft.
Min. Lot Size:	40,000 sq. ft.
Allowable G.C.:	2,120 sq. ft.
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**A.1.2**  
**1522**

04.12.16

H.D.C. Submission Only



1 Proposed North Elevation

1/4" = 1'-0"



2 Proposed East Elevation

1/4" = 1'-0"

1522

Wilsey Residence

67 Monomoy Rd,  
Nantucket, MA



Exterior Elevations

Site Information

Map & Parcel:	43 / 103
Current Zoning:	LUG 1
Minimum Frontage:	100 ft.
Front Setback:	35 ft.
Sides/Rear Setback:	10 ft.
Lot Size:	30,280 sq. ft.
Min. Lot Size:	40,000 sq. ft.
Allowable G.C.:	2,120 sq. ft.
Existing G.C.:	1,064 sq. ft.
Proposed G.C.:	2,059 sq. ft.
Total Proposed G.C.:	2,059 sq. ft.

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.

SHEET INDEX

G.1.1	Site Plan, Locus Map
A.1.0	Basement
A.1.1	First Floor
A.1.2	Second Floor
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations

Revisions

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A.2.1  
1522

04.12.16

H.D.C. Submission Only



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



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

1522

Wilsey Residence

67 Monomoy Rd,  
Nantucket, MA



Exterior Elevations

Site Information

Map & Parcel:	43 / 103
Current Zoning:	LUG 1
Minimum Frontage:	100 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft.
Lot Size:	30,280 sq. ft.
Min. Lot Size:	40,000 sq. ft.
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- G.1.1 Site Plan, Locus Map
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Revisions

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A.2.2  
1522

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°: 66 PARCEL N°: 507  
Street & Number of Proposed Work: 1 FINBACK (LOT 1)  
Owner of record: EK ASSOC. LLC  
Mailing Address: 410 BOSTON POST RD  
SUDBURY, MA 01776  
Contact Phone #: 617.777.0821 E-mail: \_\_\_\_\_

**AGENT INFORMATION (if applicable)**

Name: BROOK MEERBERGEN  
Mailing Address: PO BOX 673  
02554  
Contact Phone #: 811388 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 \_\_\_\_\_

Size of Structure or Addition: Length: 50'6" Sq. Footage 1st floor: 1472 Decks/Patio: Size: 364  1st floor  2nd floor  
Width: 34'-0" Sq. footage 2nd floor: 1236 Size: 454  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'-3" South 25'-0" East 24'-3" West 24'-3"

**Additional Remarks**

**REVISIONS\***

- 1. East Elevation
- 2. South Elevation
- 3. West Elevation
- 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 8"  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers

Masonry Chimney:  Block Parged  Brick (type) ROBINSON TUMBLER  Other \_\_\_\_\_

Roof Pitch: Main Mass 9/12 Secondary Mass 9/12 Dormer 5/12 Other 5/12 PORCH

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 1x8 Rake 1x8 Soffit (Overhang) 10" Corner boards 3/4x6 Frieze 1x6

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round \_\_\_\_\_ Square 7x7

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

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

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

Hardscape materials: Driveways WHITE SHELL Walkways STEP STONES Walls \_\_\_\_\_

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

**COLORS**

Sidewall N.T.W. Clapboard (if applicable) 0 Roof N.T.W.  
Trim COBBLESTONE Sash BLACK Doors BLACK  
Deck MAHOG. NTW Foundation GREY Fence \_\_\_\_\_ Shutters \_\_\_\_\_

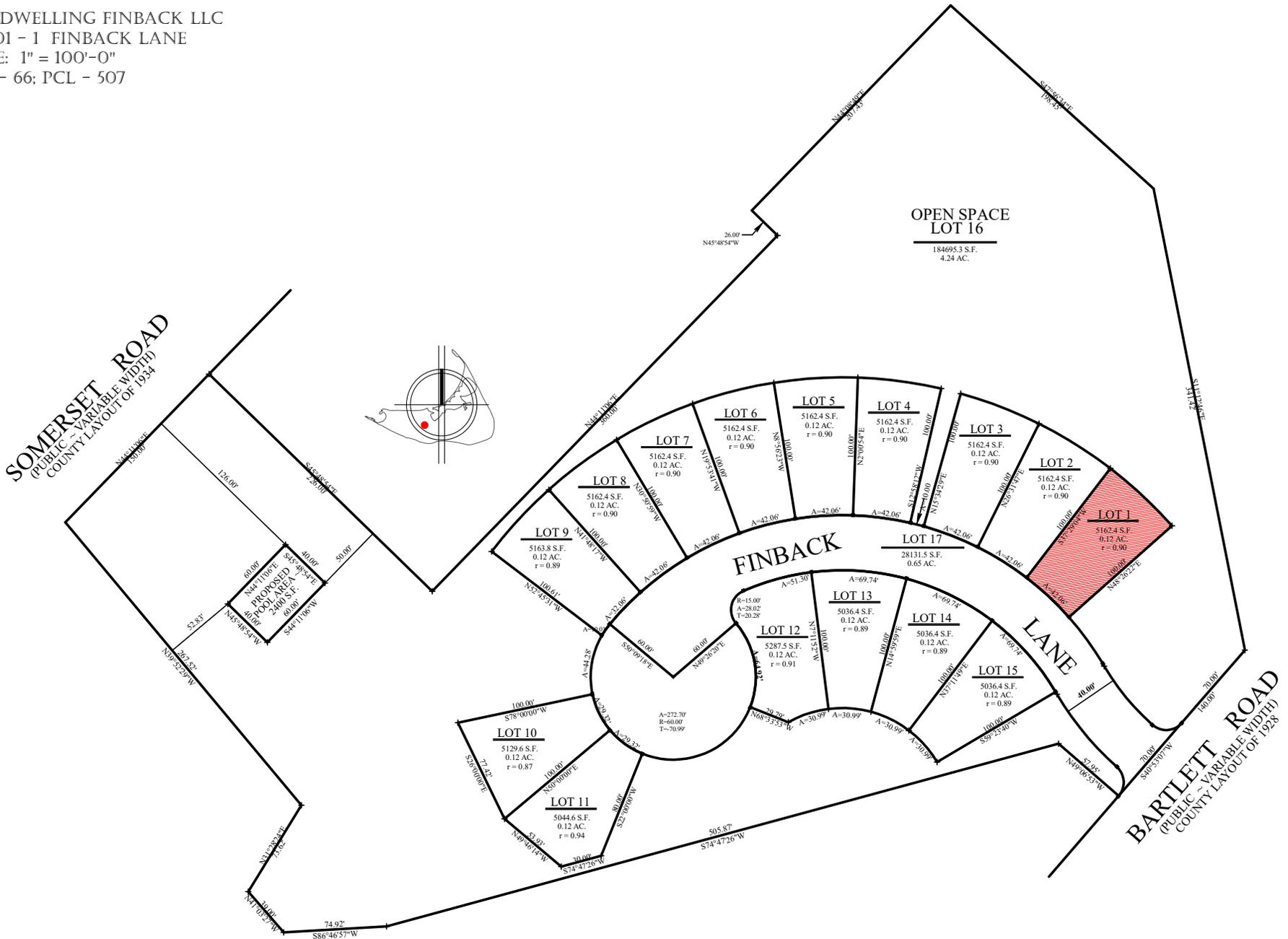
\* Attach manufacturer's color samples if color is not from HDC approval list.

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.

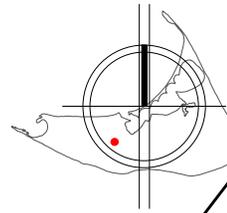
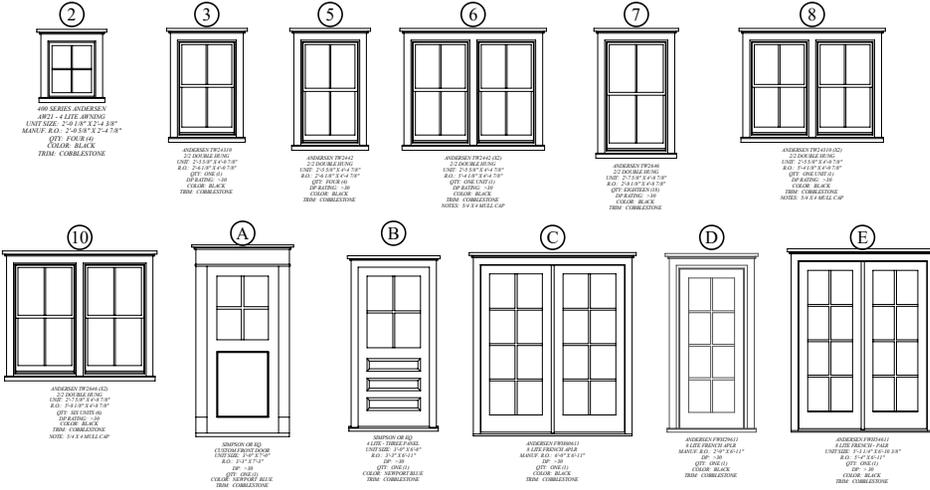
Date 4/8/16 Signature of owner of record [Signature] Signed under penalties of perjury

MEERBERGEN DESIGNS  
P.O. BOX 673  
NANTUCKET, MA 02554  
508.228.1388

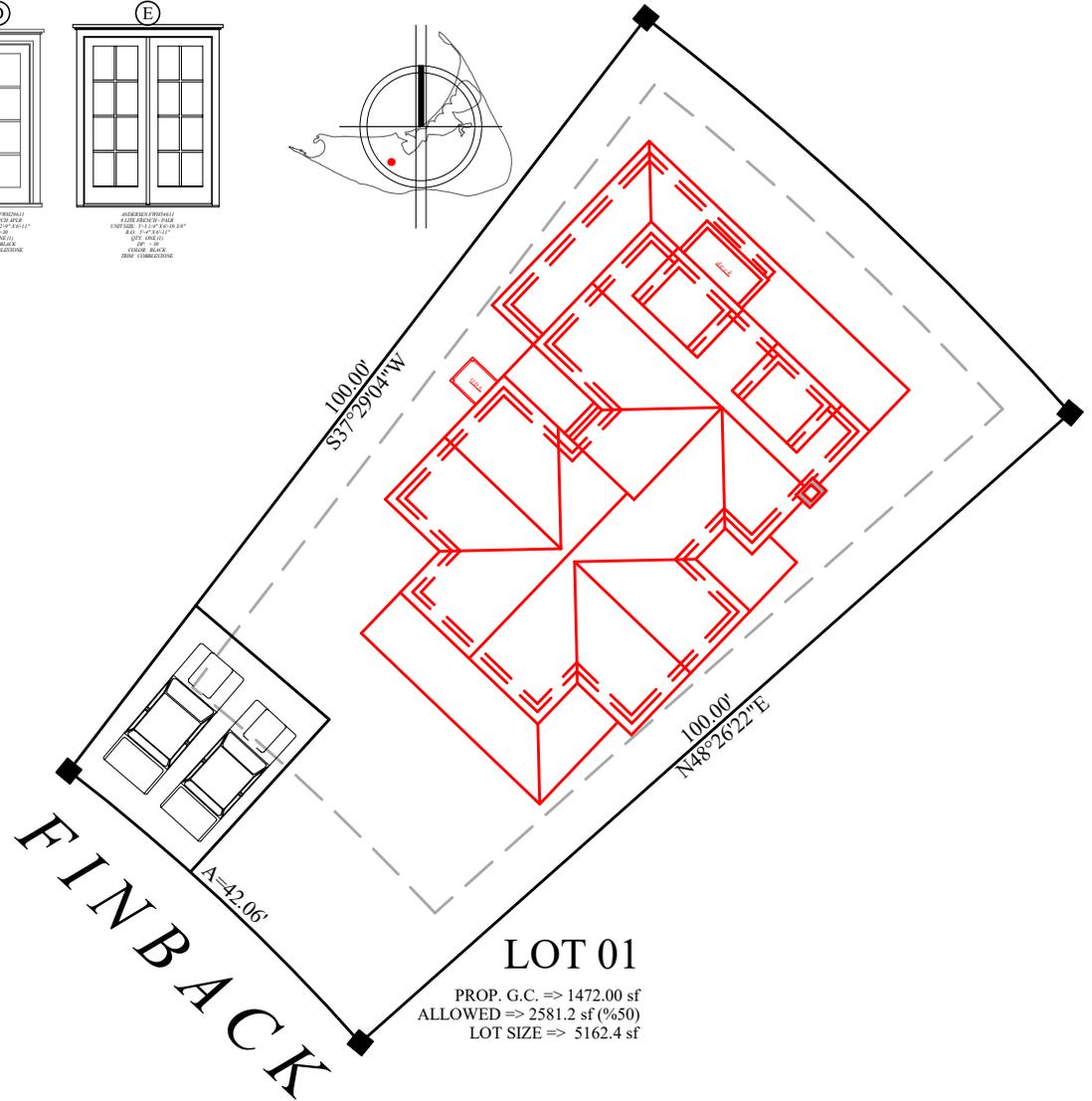
NEW DWELLING FINBACK LLC  
LOT 01 - 1 FINBACK LANE  
SCALE: 1" = 100'-0"  
MAP - 66; PCL - 507



NEW DWELLING FINBACK LLC  
LOT 01 - 1 FINBACK LANE  
SCALE: 1" = 20'-0"  
MAP - 66; PCL - 507



MAP - 66; PCL - 516  
LOCUS NOT TO SCALE



MEERBERGEN DESIGNS  
P.O. BOX 673  
NANTUCKET, MA 02554  
508.228.1388

NEW DWELLING FINBACK LLC  
LOT 01 - 1 FINBACK LANE  
SCALE: 1/8" = 1'-0"  
MAP - 66; PCL - 507



***SOUTH ELEVATION***  
STREET ELEVATION



***EAST ELEVATION***  
FACES BARTLETT ROAD

MEERBERGEN DESIGNS  
P.O. BOX 673  
NANTUCKET, MA 02554  
508.228.1388

NEW DWELLING FINBACK LLC  
LOT 01 - 1 FINBACK LANE  
SCALE: 1/8" = 1'-0"  
MAP - 66; PCL - 507



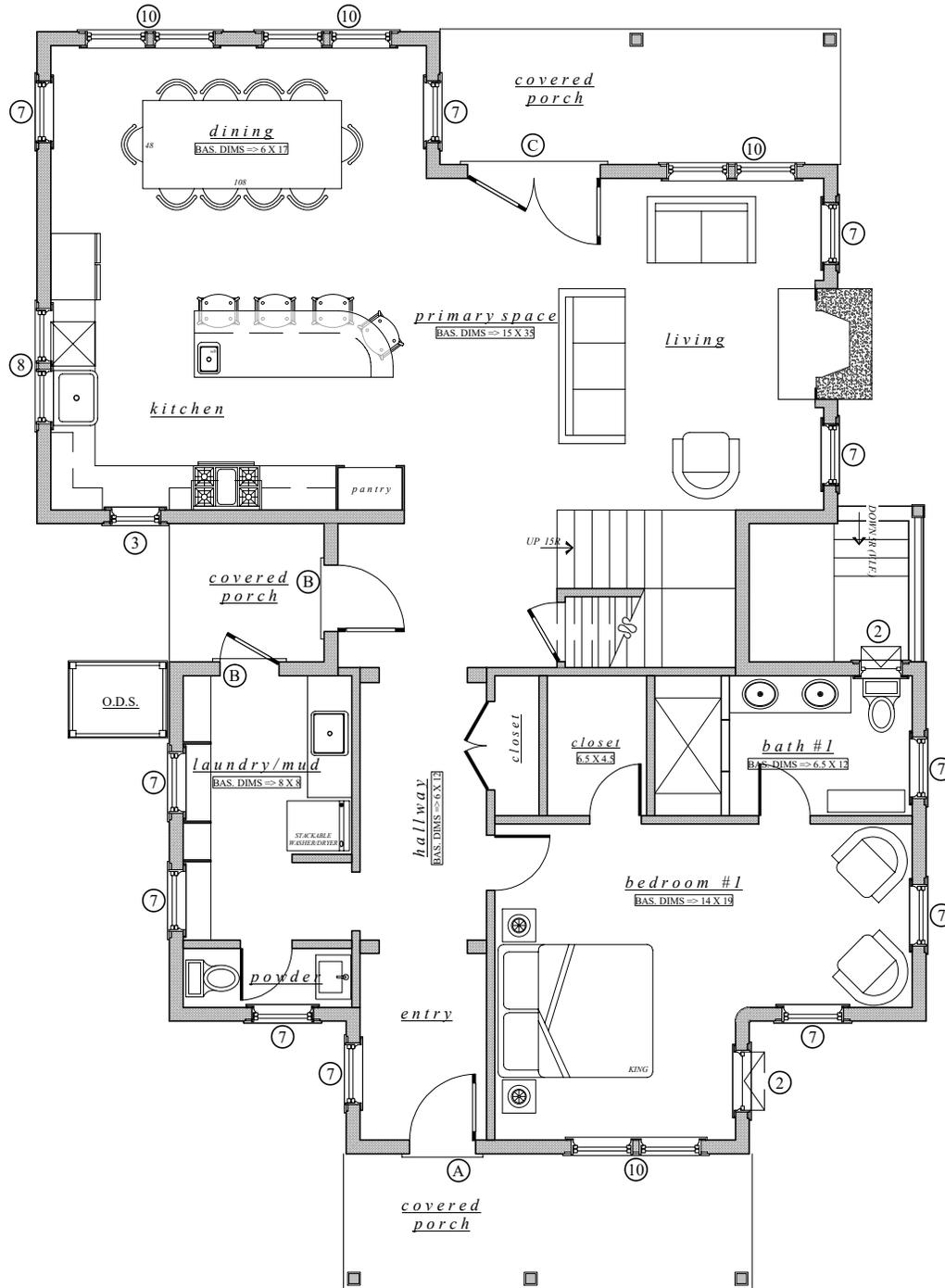
***NORTH ELEVATION***  
FACES REAR OF LOT



***WEST ELEVATION***  
FACES LOT 02 (CONSTRUCTED)

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508.228.1388

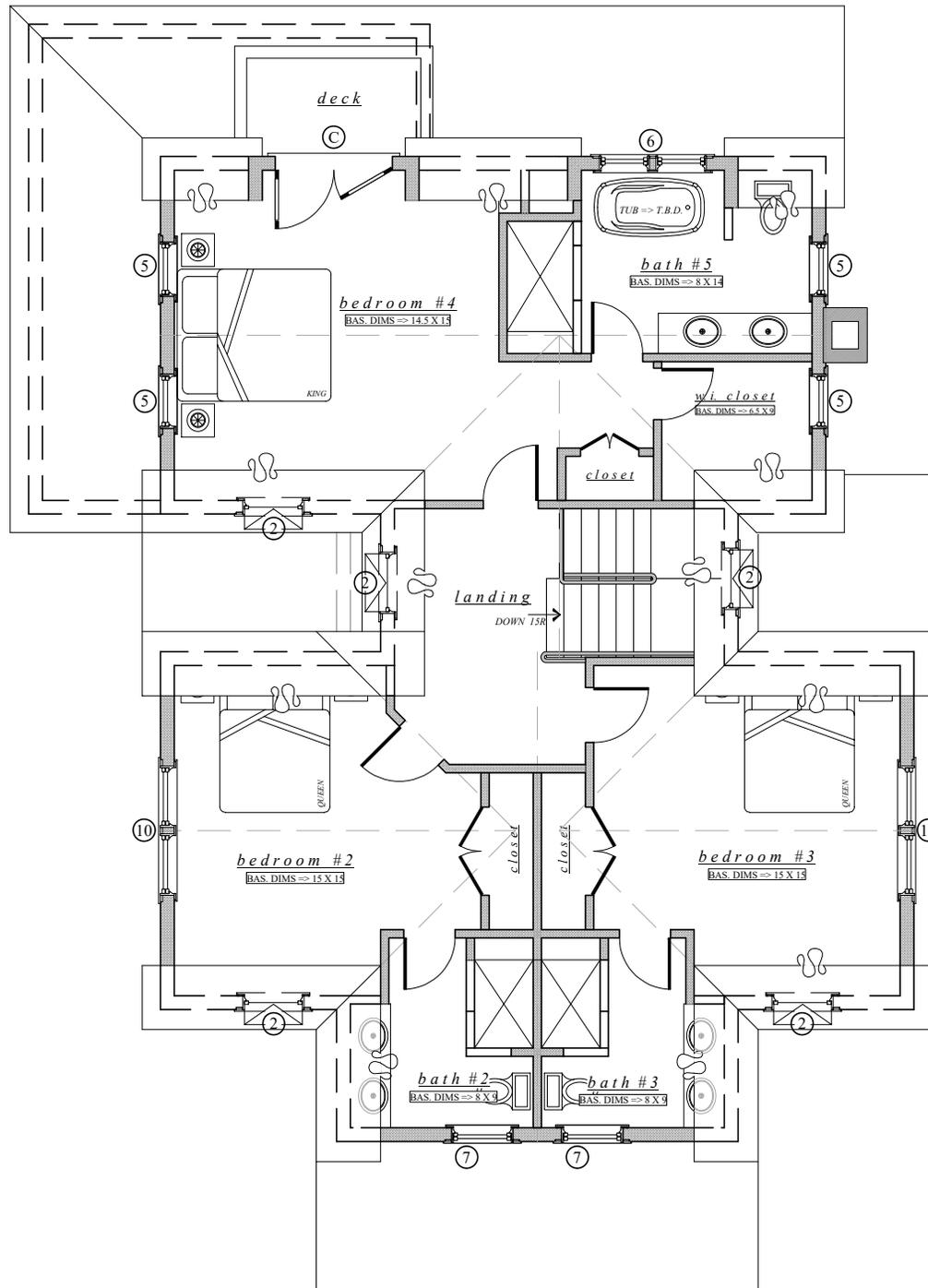
NEW DWELLING FINBACK LLC  
LOT 01 - 1 FINBACK LANE  
SCALE: 1/8" = 1'-0"  
MAP - 66; PCL - 507



**FIRST FLOOR PLAN**  
TOTAL HABITABLE SF => 1472.00 sf  
TOTAL DECK AREA => 364.00 sf

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P.O. BOX 673  
NANTUCKET, MA 02554  
508.228.1388

NEW DWELLING FINBACK LLC  
LOT 01 - 1 FINBACK LANE  
SCALE: 1/8" = 1'-0"  
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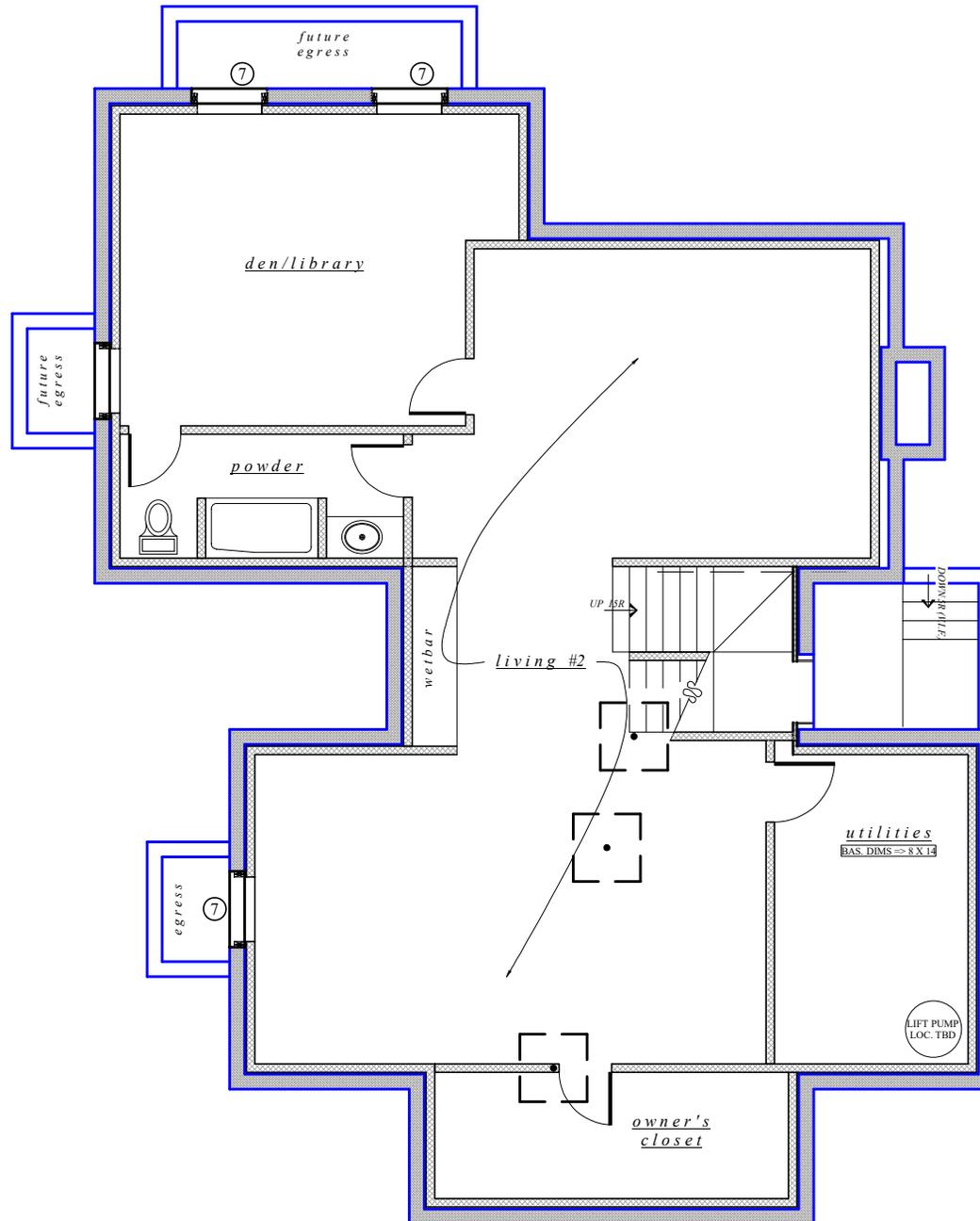


**SECOND FLOOR PLAN**

TOTAL HABITABLE SF => 1236.00 sf  
TOTAL DECK AREA => 45.00 sf

MEERBERGEN DESIGNS  
P.O. BOX 673  
NANTUCKET, MA 02554  
508.228.1388

NEW DWELLING FINBACK LLC  
LOT 01 - 1 FINBACK LANE  
SCALE: 1/8" = 1'-0"  
MAP - 66; PCL - 507



BASEMENT PLAN