

## 1. Views

### Documents:

2 DARTMOUTH STREET.PDF  
7 JUDITH CHASE LANE.PDF  
9 NORTH ROAD, GARAGE.PDF  
9 NORTH ROAD, HARDSCAPING.PDF  
16 GREENLEAF RD., POOL.PDF  
16 GREENLEAF ROAD, SECOND DWELLING.PDF  
18 PARSONS LANE.PDF  
19 GARDNER ROAD.PDF  
21 QUIDNET ROAD, BARN.PDF  
26 MONOHANSETT ROAD.PDF  
26 WASHINGTON STREET.PDF  
35 JEFFERSON AVENUE, ENTRY, DECK.PDF  
35 JEFFERSON AVENUE, HARDSCAPE.PDF

## 2. No Meeting Agenda

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

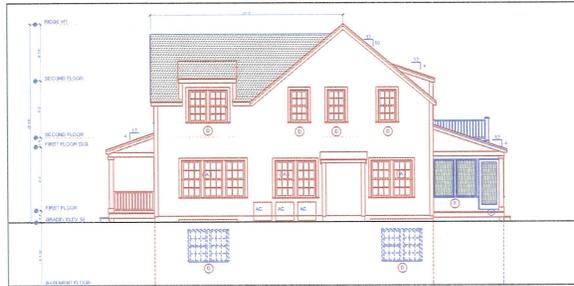




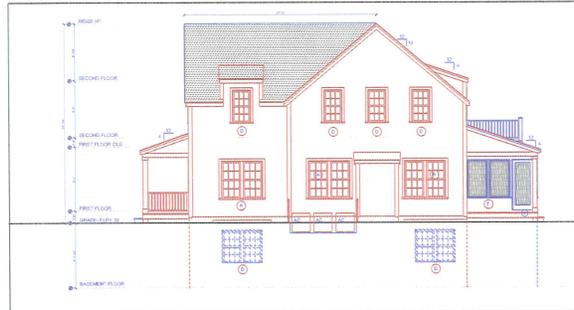
FIRST HDC



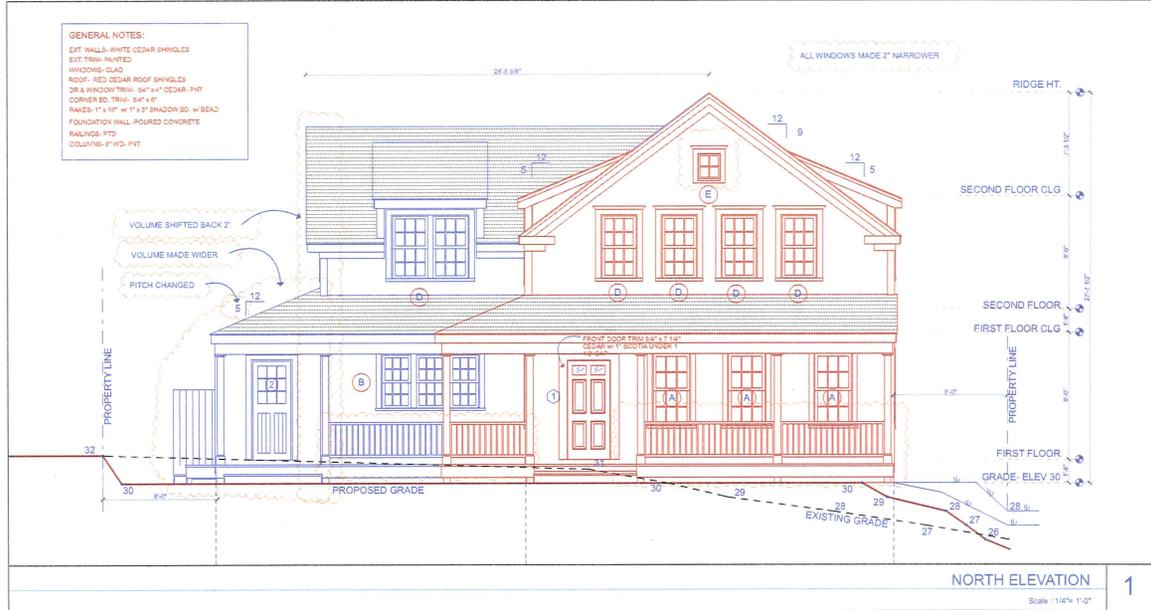
LAST HDC



FIRST HDC



LAST HDC



ISSUES/REVISION DATE
1. HDC- NOV. 11, 2014
2. HDC 2- DEC 8, 2014
3. HDC 3- Sept 23, 2016

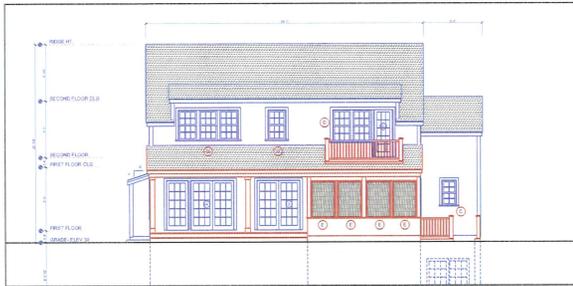
A New Residence for  
**ANDREW PERLMAN**  
 Dartmouth Lane  
 Nantucket, Massachusetts

USE OF DRAWING  
 This drawing is the property of the Architect and is to be used only for the project and location specified herein. No reproduction or distribution of this drawing is permitted without the written consent of the Architect.

© Thomsett Design LLC, 2014

**Thomsett Design LLC**  
 100 State Street  
 Nantucket, MA 02554  
 TEL: 508 228 9101 FAX: 508 228 3165

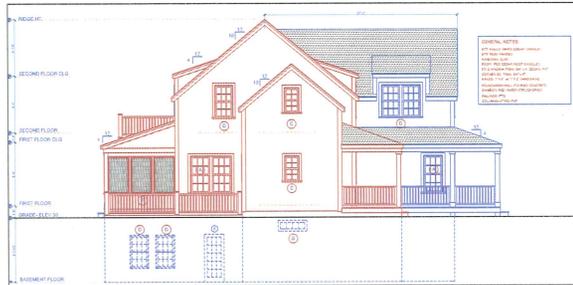
Project No.	
Drawn by	
Checked by	
Scale	
Sheet No.	A2.1



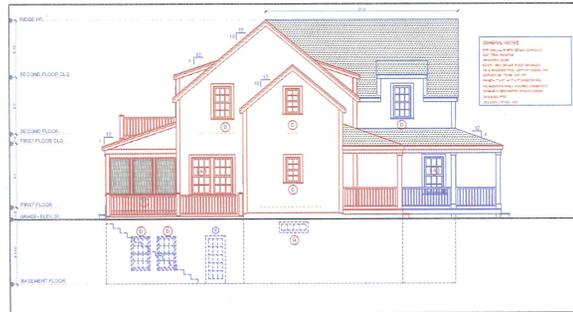
FIRST HDC



LAST HDC



LAST HDC



LAST HDC



SOUTH ELEVATION

1

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



EAST ELEVATION

2

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

ISSUES/REVISION DATE
1. HDC: NOV 11, 2014
2. HDC 2-DEC 6, 2014
3. HDC 3-SEP 22, 2016

A New Residence for  
**ANDREW PERLMAN**  
 Dartmouth Lane  
 Nantucket, Massachusetts

USE OF DRAWING  
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 No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

**Thornewill Design LLC**  
 1000 Main Street  
 Nantucket, MA 02554  
 TEL: 508-228-9104 FAX: 508-228-3165

Project No.	
Drawn by	
Checked by	
Approved by	

Sheet No:  
**A2.2**

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.

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**PROPERTY DESCRIPTION**

TAX MAP N°: 42.3.2 PARCEL N°: 62  
Street & Number of Proposed Work: 7 JUDITHCHASE LANE  
Owner of record: ACK LAST LLC  
Mailing Address: 22 BRIMMER STREET  
BOSTON, MA 02108  
Contact Phone #: 617-901-7700 E-mail: Peter@pegproperties.com

**AGENT INFORMATION (if applicable)** COM

Name: Dwyer Maloney  
Mailing Address: 3 RACHEL DRIVE  
NANTUCKET, MA 02554  
Contact Phone #: 508-221-7601 E-mail: dwyer@mainstreetnantucket.com

FOR OFFICE USE ONLY

Waiver request

Date application received: 10/26/16 Fee Paid: \$ \_\_\_\_\_

Must be acted on by: 12/26/16

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  Landscaping  Move Building  Demolition  Revisions to previous Cert. No. 6550  
 Pool (Zoning District \_\_\_\_\_)  Roof  Other DEMO REAR KITCHEN ADDITION, RECONSTRUCT AS PREVIOUSLY  
Size of Structure or Addition: Length: \_\_\_\_\_ Sq. Footage 1st floor: \_\_\_\_\_ Decks/Patio: Size: APPROVED  1st floor  2nd floor  
Width: \_\_\_\_\_ Sq. footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
Sq. footage 3rd floor: \_\_\_\_\_

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

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

**Additional Remarks**

Historic Name: 1749 REVISIONS\* 1. East Elevation REMOVE + RECONSTRUCT REAR  
Original Date: CAPT JOSEPH CHASE (describe) 2. South Elevation ADDITION AND REMOVE AND  
Original Builder: 3. West Elevation RECONSTRUCT THE CHIMNEY  
Is there an HDC survey form for this building attached?  Yes  N/A 4. North Elevation REUSE AS MUCH BRICK AS POSSIBLE.  
\*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.

ALL TO MATCH PREVIOUS COLORS APPROVALS

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 10/26/2016 Signature of owner of record \_\_\_\_\_ Signed under penalties of perjury \_\_\_\_\_

## ADDENDUM

### 7 JUDITH CHASE LANE



Owner proposes to demolish a rear kitchen ell of an existing historic dwelling constructed in 1746. Substantial renovations and additions were approved in HDC COA # 65271, including window and door changes. This rear section of the dwelling was a later addition to the house, though over a century ago according to the Sanborn Maps. A portion of the northerly rear of the section was approved to be removed and re-massed and an easterly addition was approved to be constructed onto the remaining portion of this rear section, thus substantially altering the northerly and easterly walls. The remaining westerly wall, southerly second floor gable wall and roof system were to remain substantially intact other than minor changes.

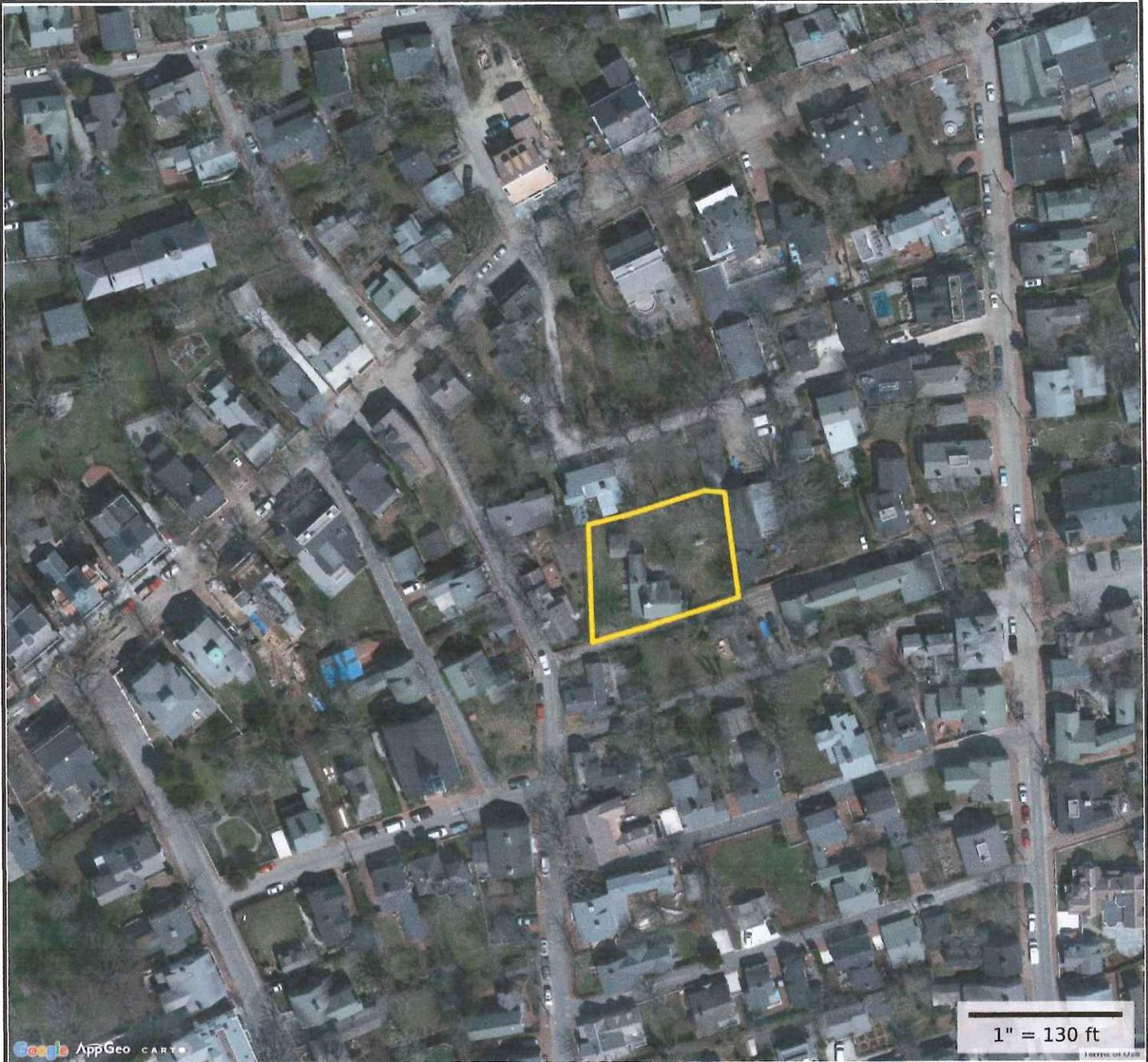
During renovation, the contractor discovered that the construction of this particular section of the house was significantly compromised by powder post beetles, rotted beyond repair due to

moisture intrusion, little to existing framing to sister to and unable to sustain any load bearing additions. There is serious concern that this section would not survive the raising of the house in order to place a new foundation under it and may collapse. There is little sill that has not been compromised to brace under. See letter from the engineer attached.

The contractor has been able to preserve much of the historic fabric of the main body of the house as evidenced by the photographs attached. However, it was felt that this rear section, without much holding it up or together was a safety hazard and not able to be worked with. See photographs of the rear section.

The contractor proposes to remove the ell piece by piece and preserve the usable wood, as has been done with the main mass. The windows and other wood removed and marked for preservation have been stored on site for reuse.

The reconstruction of the rear ell would be as previously approved by the HDC in COA #65271. There is a small window of time available for Toscana to raise the building and there is a desire to enclose the structure before the weather deteriorates in order to preserve the historic interior wood. The Owner is asking to have this matter resolved at the first hearing if possible.



**Property Information**

**Property ID** 42.3.2 62  
**Location** 7 JUDITH CHASE LN  
**Owner** MORRISON JOHN TRST ETAL



**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

***SJG Engineering LLC***

6 Golden Gate Drive  
Hooksett, NH 03106  
(c) 207-752-3274  
[SJGEng@Comcast.net](mailto:SJGEng@Comcast.net)

October 6, 2016

Nantucket Building Department  
Att: Mr Stephen Butler  
2 Fairgrounds Rd.  
Nantucket, MA 02554

Re: 7 Judith Chase Ln. Nantucket, MA  
Kitchen Wing

Dear Stephen:

We visited the subject building which has some significant damage from water infiltration in the kitchen wing, rotted framing and foundation settlement. The plan is to remove the back stud wall, add a beam and bump out with a new foundation, stud wall and low roof. There is a wall plate that runs approximately 8' above the floor that is rotted on the front and rear of the kitchen. The studs have been cut and spliced and over time above and below the wall plate, the foundation and first floor framing has deteriorated causing the kitchen wing to lean and slope in different directions.

There will be a new foundation installed with new first floor framing below this area. To do this work, the existing framing must be shored and raised. The main building is in sound condition to do the work with proper shoring and building moving techniques by Toscana Corp. However, the kitchen wing is in such poor shape, we do not believe it can be raised and shored safely. Essentially, the loads imposed while lifting the building would cause it to collapse.

We recommend that the kitchen wing be dis-assembled and re-built with new framing to match the architecture for the building and re-using any of the old boards and framing that might be acceptable for finish materials inside the house.

Please call if you have questions or comments.

Thank You.

Sincerely,

***Stephen J. Goan***

Stephen J. Goan, PE, SE  
Principal.



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**PROPERTY DESCRIPTION**

TAX MAP N°: 43 PARCEL N°: 131.1  
Street & Number of Proposed Work: 9 North Rd  
Owner of record: 9 North Rd Realty Trust  
Mailing Address: 5310 Caribou Springs Trail  
Langmont, CO 80503  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**AGENT INFORMATION (if applicable)**

Name: Sophie Metz Design  
Mailing Address: 15A N Beach St  
Nantucket MA 02554  
Contact Phone #: 202-360-7177 E-mail: sometz@hotmail.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  Landscaping  Move Building  Demolition  Revisions to previous Cert. No. 63377  
 Pool (Zoning District \_\_\_\_\_)  Roof  Other \_\_\_\_\_  
Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: 485 Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
Width: 21' Sq. footage 2nd floor: 325 Size: \_\_\_\_\_  1st floor  2nd floor  
Sq. footage 3rd floor: \_\_\_\_\_

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0  
Height of ridge above final finish grade: North 19'0" South 24'0" East 20'1" West 20'1"

**Additional Remarks**

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

Historic Name: \_\_\_\_\_  
Original Date: \_\_\_\_\_  
Original Builder: \_\_\_\_\_

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

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

**DETAIL OF WORK TO BE PERFORMED**

Foundation: Height Exposed 8", 52" posts  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_ *↳ w/stone veneer chimney*  
Roof Pitch: Main Mass 10/12 Secondary Mass 5/12 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) N/A

**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 Merwin

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

Garage Door(s): Type Carnage Material Cedar painted white

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

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

**COLORS**

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

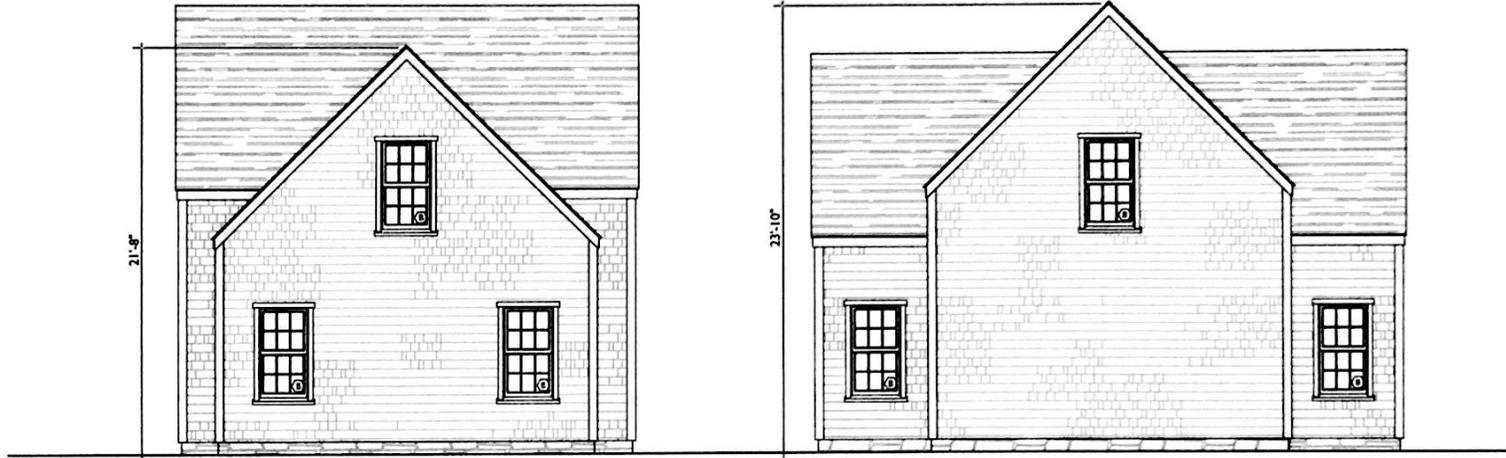
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Date 10/26/2016

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

Signed under penalties of perjury



**APPROVED**

MAR 24 2015 #63377

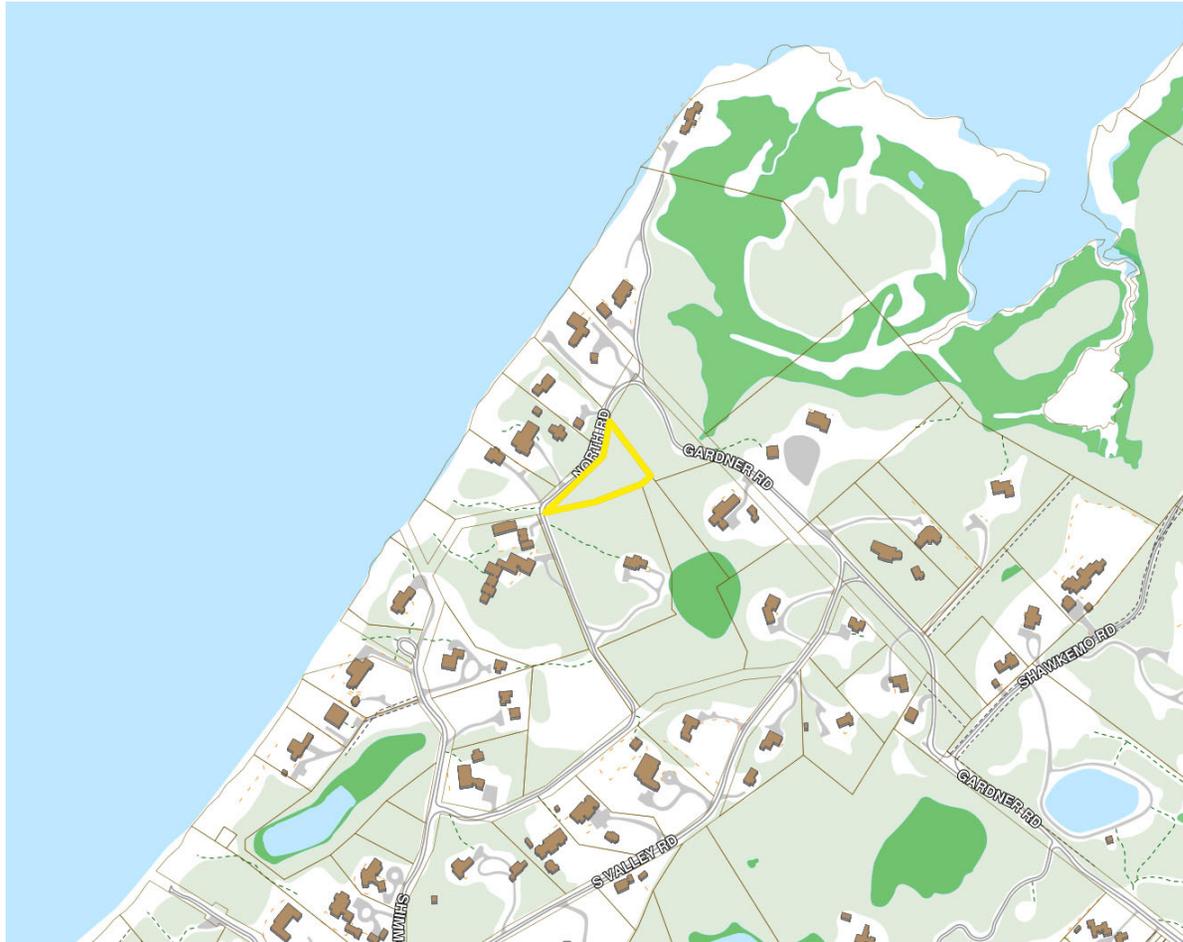
NO EXTERIOR CHANGES  
WITHOUT HDC APPROVAL

Ferm Residence  
**GARAGE**

9 North Road  
Nantucket, MA 02554

Elevations

HDC small set  
3-18-2015

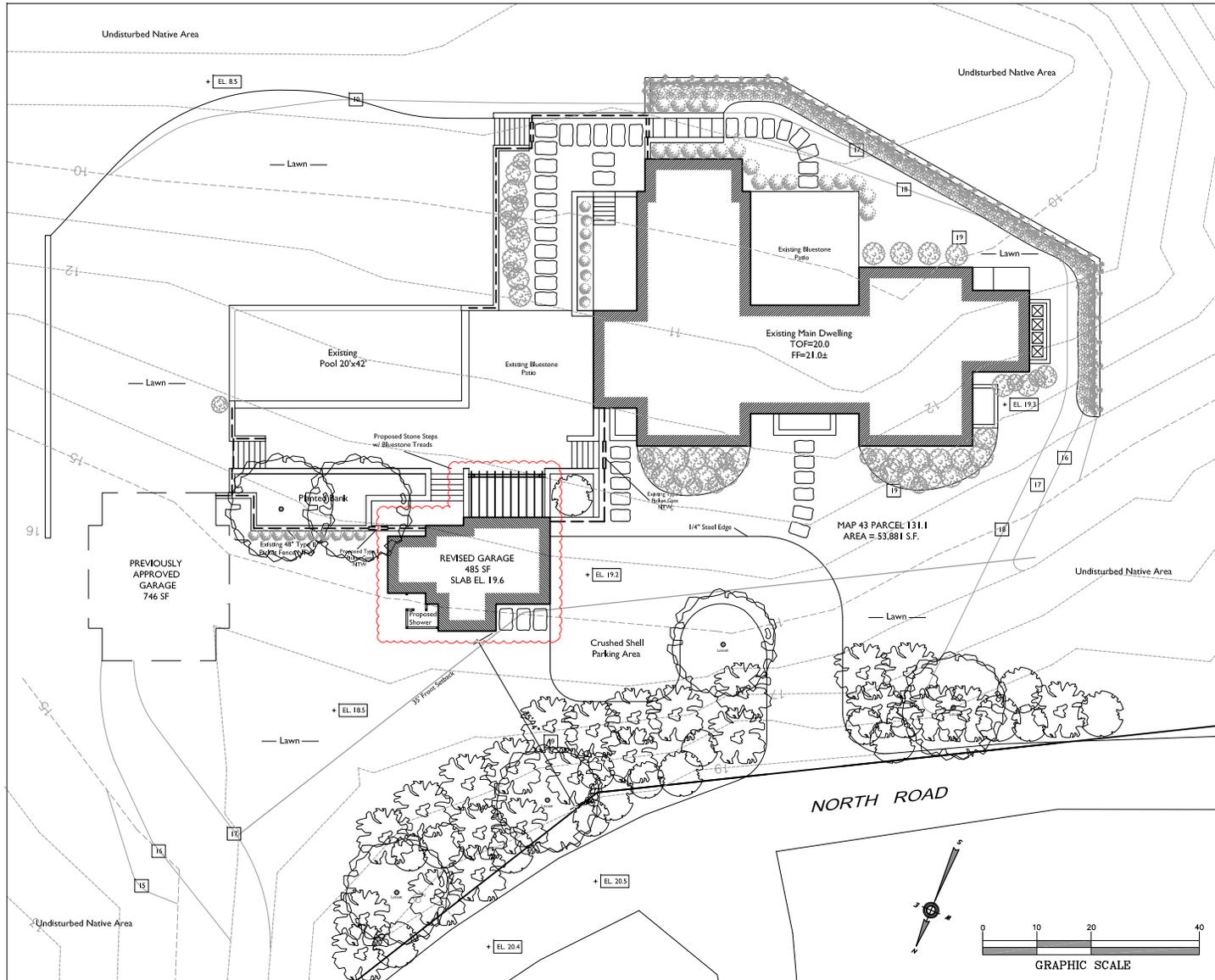


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9 North Realty Trust  
**GARAGE**  
9 North Road  
Nantucket, MA 02554

Locus Map

HDC small set  
10-26-2016



9 North Realty Trust  
**GARAGE**

9 North Road  
 Nantucket, MA 02554

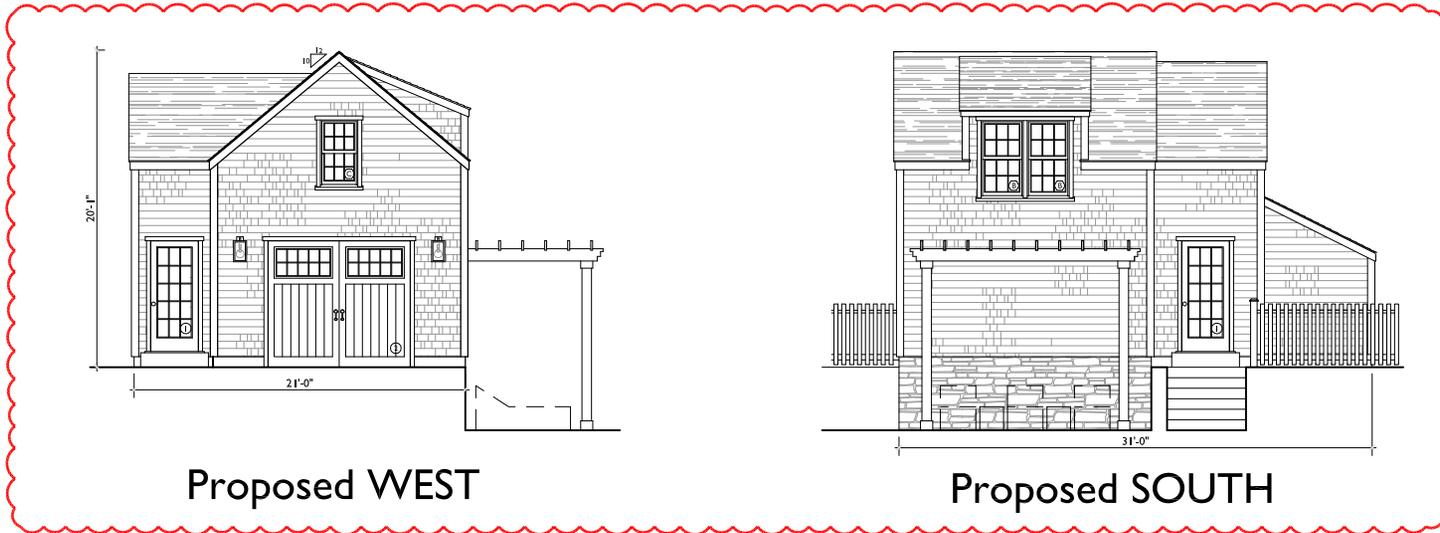
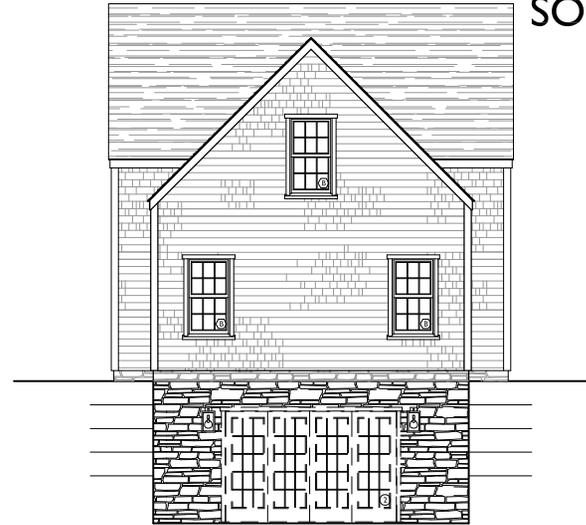
Site Plan

HDC small set  
 10-26-2016

Previously Approved  
WEST



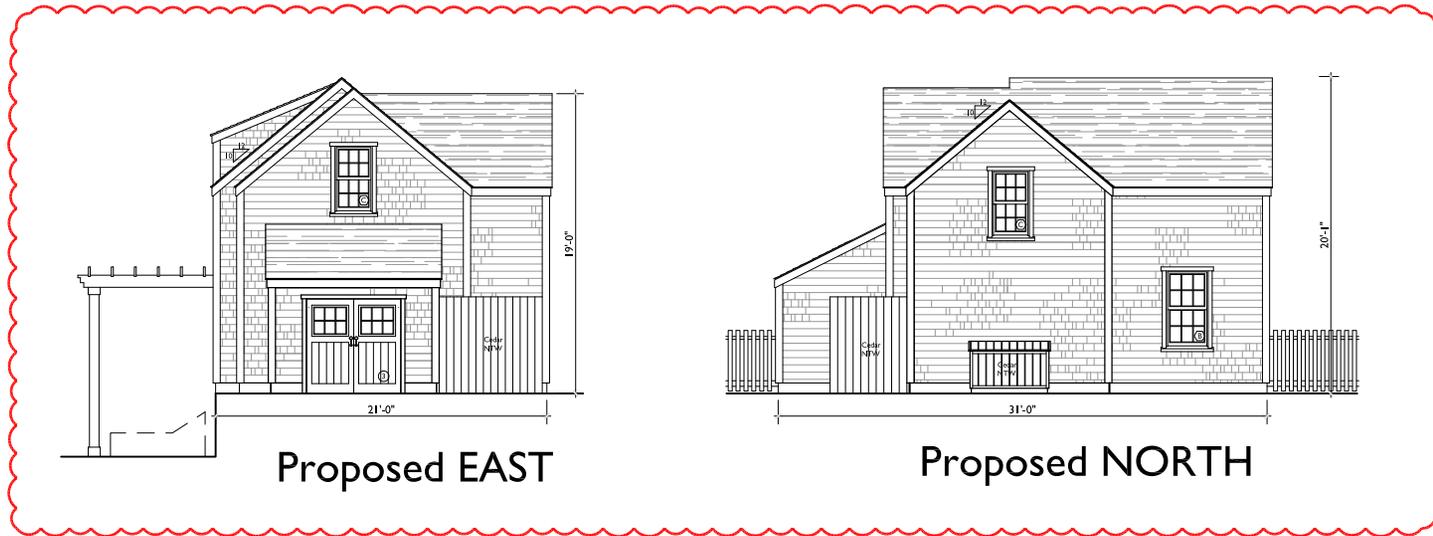
Previously Approved  
SOUTH



Previously Approved  
EAST



Previously Approved  
NORTH



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Nantucket MA 0254  
Contact Phone #: 202-360-7177 E-mail: smetz@hotmail.com

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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  Landscaping  Move Building  Demolition  Revisions to previous Cert. No. 64569
- Pool (Zoning District \_\_\_\_\_)  Roof  Other \_\_\_\_\_

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

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

**Additional Remarks**

Historic Name: \_\_\_\_\_ REVISIONS\*: 1. East Elevation *D changes as result of moving garage - intercepts existing retaining bank*  
Original Date: \_\_\_\_\_ (describe) 2. South Elevation  
Original Builder: \_\_\_\_\_ 3. West Elevation *2) relocate driveway*  
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 Crushed shell 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 10/26/2016

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

Signed under penalties of perjury



15A North Beach Street  
Nantucket, MA 02554  
T 202.360.7177  
New York Philadelphia Nantucket

Engineer:

Contractor:

Hanley Development  
12 Annals Drive  
Nantucket, MA 02554  
T 508.228.5543

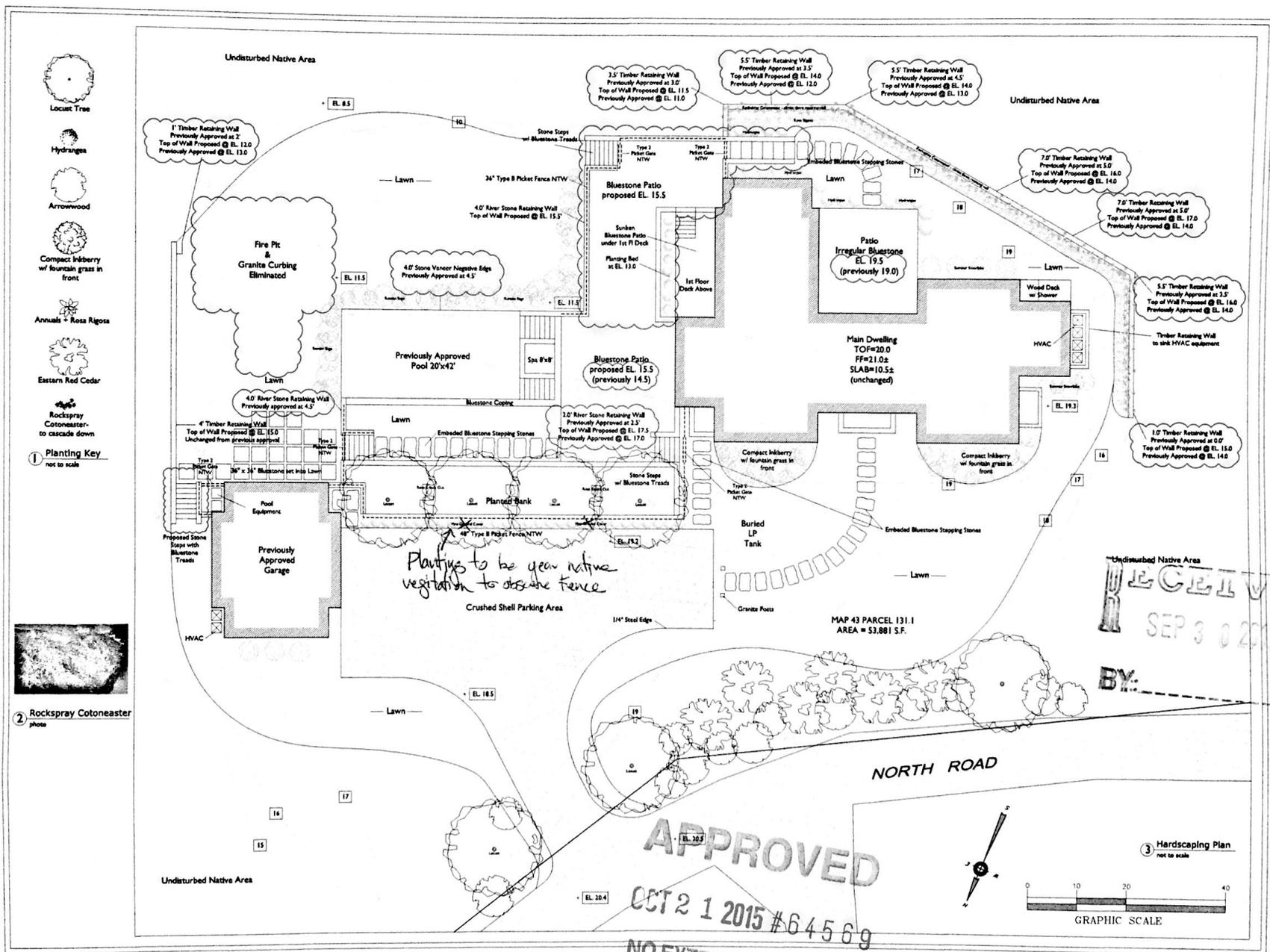
Title + Date:

Hardscaping Plan  
HDC Revisions to COA 64117  
9-30-2015

9 North Road LLC  
Residence  
9 North Road  
Nantucket, MA 02554

Sheet:  
**GI01**

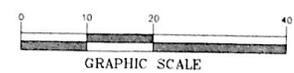
RECEIVED  
SEP 30 2015  
BY:



**APPROVED**

OCT 21 2015 #64569

NO EXTERIOR CHANGES  
WITHOUT HDC APPROVAL

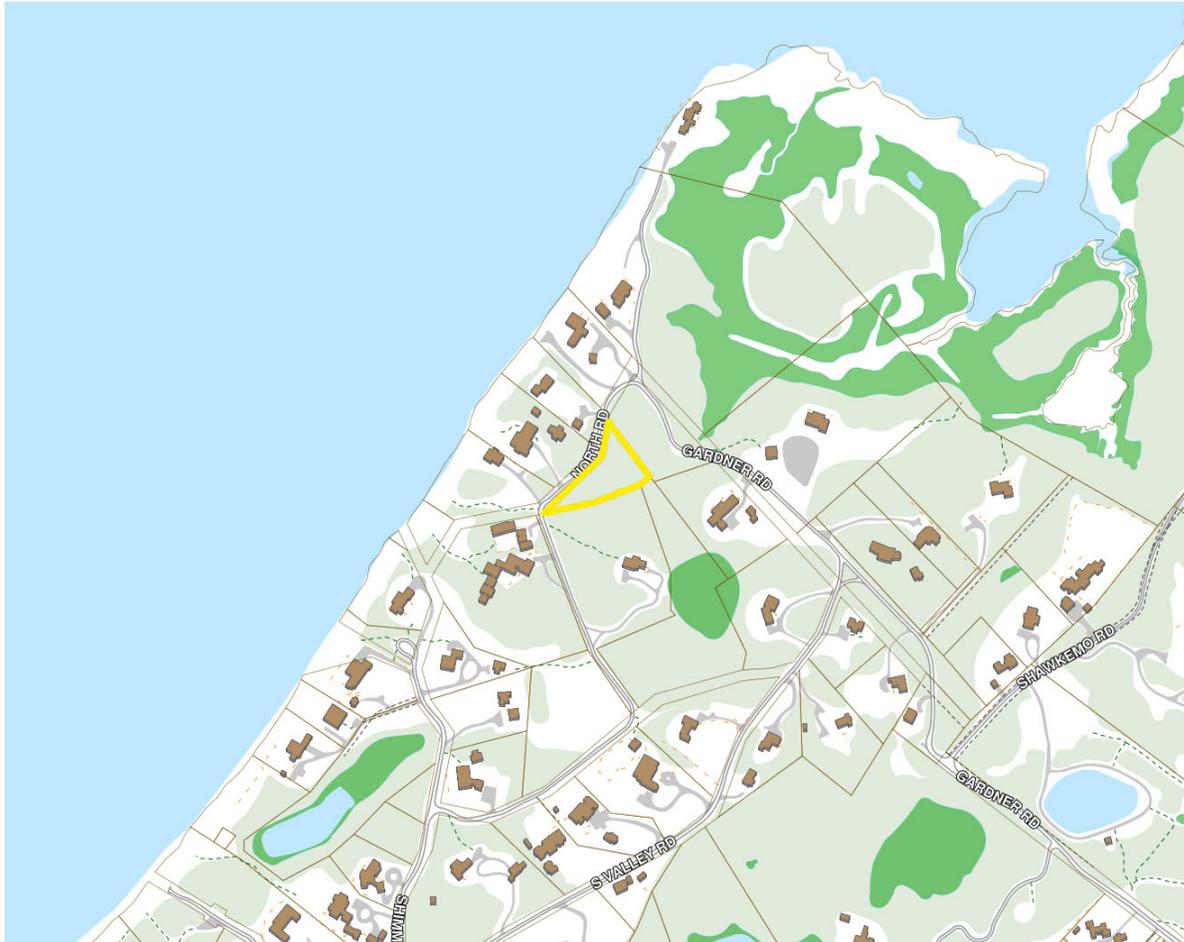


3 Hardscaping Plan  
not to scale

- 1 Locust Tree
- Hydrangea
- Arrowwood
- Compact Hibberty w/ fountain grass in front
- Annuals + Rosa Rigosa
- Eastern Red Cedar
- Rockspray Cotoneaster to cascade down
- 1 Planting Key not to scale

- 2 Rockspray Cotoneaster photo

*Plantings to be grown native  
vegetation to obscure fence*

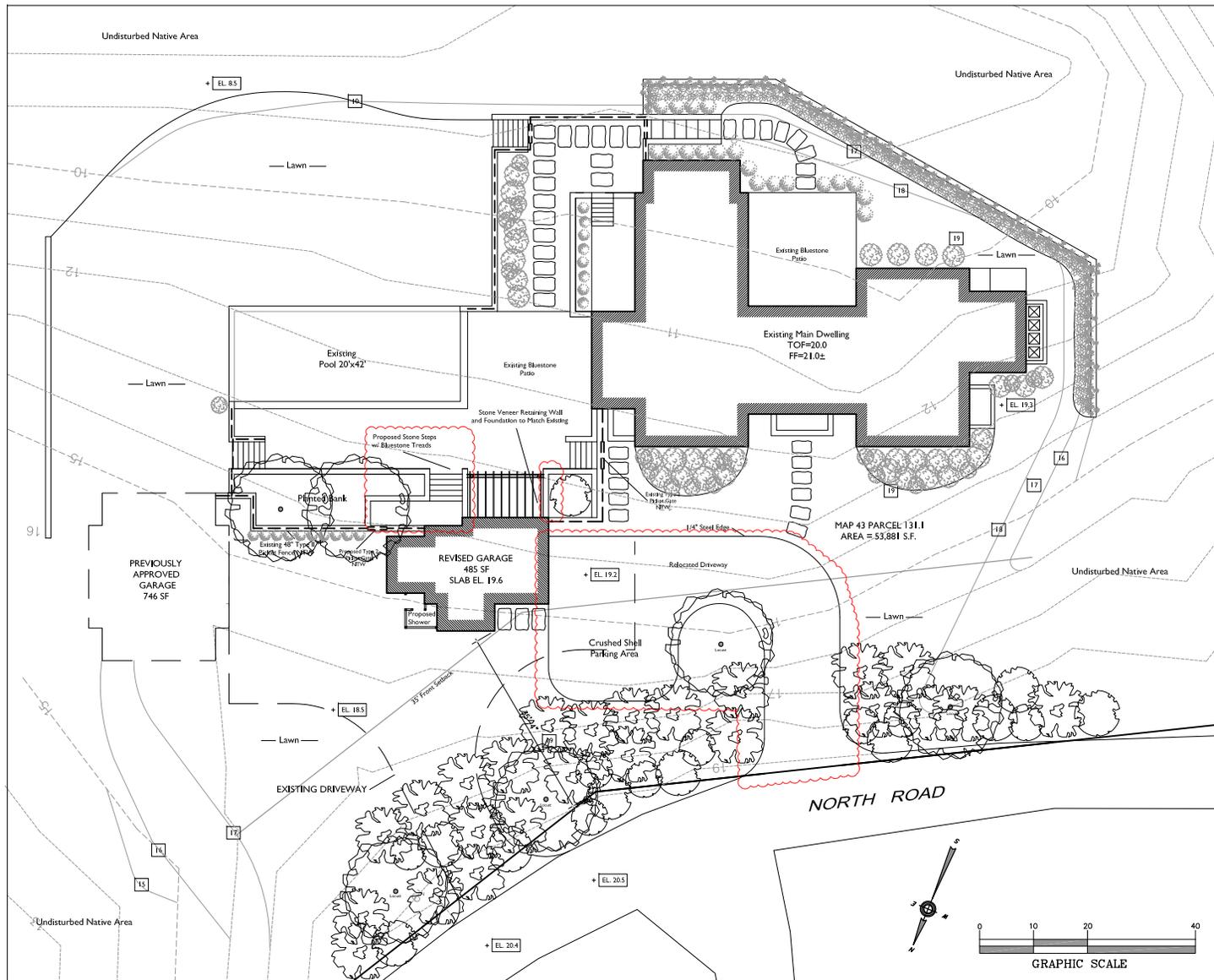


9 North Realty Trust  
HARDSCAPING

9 North Road  
Nantucket, MA 02554

Locus Map

HDC small set  
10-26-2016



9 North Realty Trust  
HARDSCAPING

9 North Road  
Nantucket, MA 02554

Hardscaping Plan

HDC small set  
10-26-2016

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°: 39 PARCEL N°: 48  
Street & Number of Proposed Work: 16 Greenleaf  
Owner of record: Deborah Rogers  
Mailing Address: 16 Greenleaf  
Nantucket MA 02584  
Contact Phone #: 228 9310 E-mail: deborahrogers

#### AGENT INFORMATION (if applicable) @gmail.com

Name: Waterscapes  
Mailing Address: Po Box 2578  
Nantucket Mt, 02584  
Contact Phone #: 508 494-2822 E-mail: Jesse@waterscapes.com  
654 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: 800 SQ FT  1st floor  2nd floor  
Fence 275' Width: \_\_\_\_\_ Sq. Footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
Pool 980 Sq Ft, SPA 8'R 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 \_\_\_\_\_/12 Secondary Mass \_\_\_\_\_/12 Dormer \_\_\_\_\_/12 Other \_\_\_\_\_

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

Fence: Height: 4'  
Type: VEGETATION BLACK MESH  
Length: 275'

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 Bluestone Walls N.E Field stone

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

#### COLORS

Sidewall \_\_\_\_\_ Clapboard (if applicable) \_\_\_\_\_ Roof \_\_\_\_\_  
Trim \_\_\_\_\_ Sash \_\_\_\_\_ Doors \_\_\_\_\_  
Deck \_\_\_\_\_ Foundation \_\_\_\_\_ Fence BLACK MESH 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.

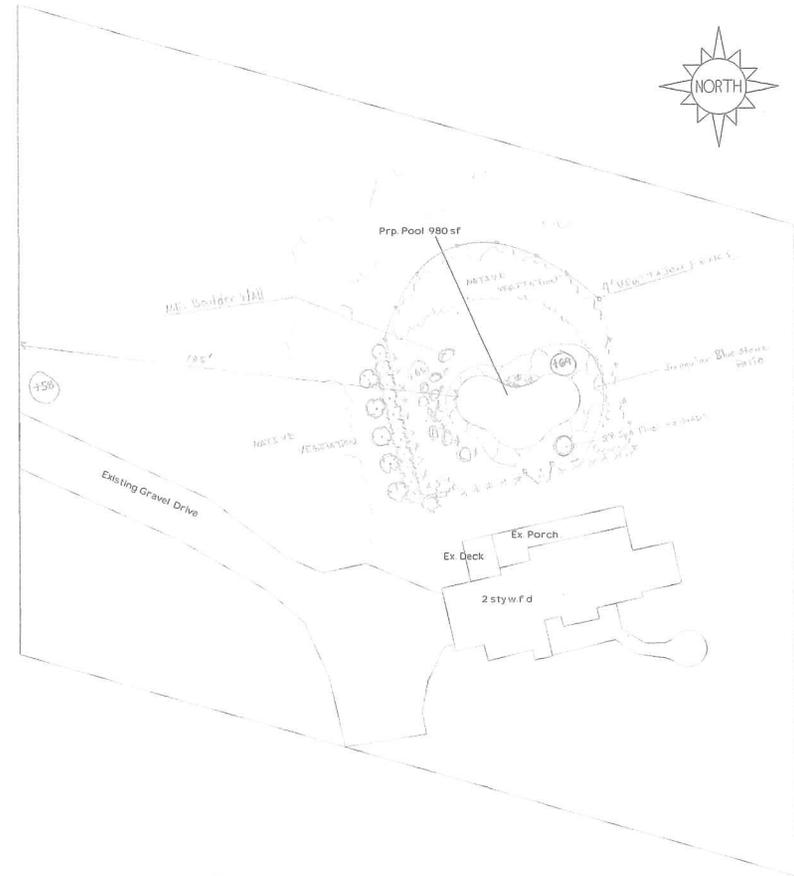
Date 09.28.16 Signature of owner of record Deborah Rogers Signed under penalties of perjury

# 16 Greenleaf Rd. / Rogers Residence / Waterscapes Design Group 9/28/16

Conceptual design



Greenleaf Rd.



Town and County of Nantucket, MA September 27, 2016

16 Greenleaf Rd.



Cross Section



<p><b>Property Information</b></p> <p>Property: 16 GR</p> <p>Location: 16 GREENLEAF RD</p> <p>Owner: ROGERS DEBORAH R</p>	<p><b>MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT</b></p> <p><small>Town and County of Nantucket, MA makes no warranty or representation, expressed or implied, concerning the accuracy or timeliness of the data presented on this map.</small></p> <p><small>Pattern updated December, 2016 Properties updated January, 2015</small></p>
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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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**PROPERTY DESCRIPTION**

TAX MAP N°: 39 PARCEL N°: 4B  
Street & Number of Proposed Work: 16 GREENLEAF ROAD  
Owner of record: DEBORAH B. ROGERS  
Mailing Address: 16 GREENLEAF ROAD  
NANTUCKET, MA  
Contact Phone #: 201-803-7394 E-mail: dbardhrogers@gmail.com

**AGENT INFORMATION (if applicable)**

Name: NATHAN McMULLEN  
Mailing Address: 8 AUSTIN FARM  
NANTUCKET, MA 02554  
Contact Phone #: 228-5984 E-mail: nathan@mcullenandassociates.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: 29'-8" Sq. Footage 1st floor: 531 SF Decks/Patio: Size: 32'x10'  1st floor  2nd floor  
Width: 20'-0" Sq. Footage 2nd floor: 480 SF Size: 14'x8'  1st floor  2nd floor  
Sq. Footage 3rd floor: -

Difference between existing grade and proposed finish grade: North 12" South 12" East Exists West Exists  
Height of ridge above final finish grade: North 29'-0" South 24'-0" East 25'-6" ± West 26'-0" ±

**Additional Remarks**

Historic Name: \_\_\_\_\_  
Original Date: \_\_\_\_\_  
Original Builder: \_\_\_\_\_

**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 Varies  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_  
Roof Pitch: Main Mass 9/12 Secondary Mass 5/12 Dormer 4/12 Other Porch = 5/12  
Roofing material:  Asphalt:  3-Tab  Architectural Match existy house  
 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) Match existy house

Leaders (material and size): 3" φ ±, Match existy house

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

Trim: A. Wood  Pine  Redwood  Cedar  Other Match dimension & details of existy house

B. Treatment  Paint  Natural to weather  Other Match existy house

C. Dimensions: Fascia 1x Rake 1x Soffit (Overhang) 4" ± Corner boards 3/4x6 Frieze \_\_\_\_\_ Match existy house.  
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round \_\_\_\_\_ Square 6" x 6" ±

Windows\*:  Double Hung  Casement  All Wood  Other Fixed  
 True Divided Lights (muntins), single pane  SDL's (Simulated Divided Lights) Manufacturer Anderson A. Service

Doors\* (type and material):  TDL  SDL Front French Rear French Side French  
Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_

Hardscape materials: Driveways Dirt/Stone Walkways Bluestone pavers Walls \_\_\_\_\_

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

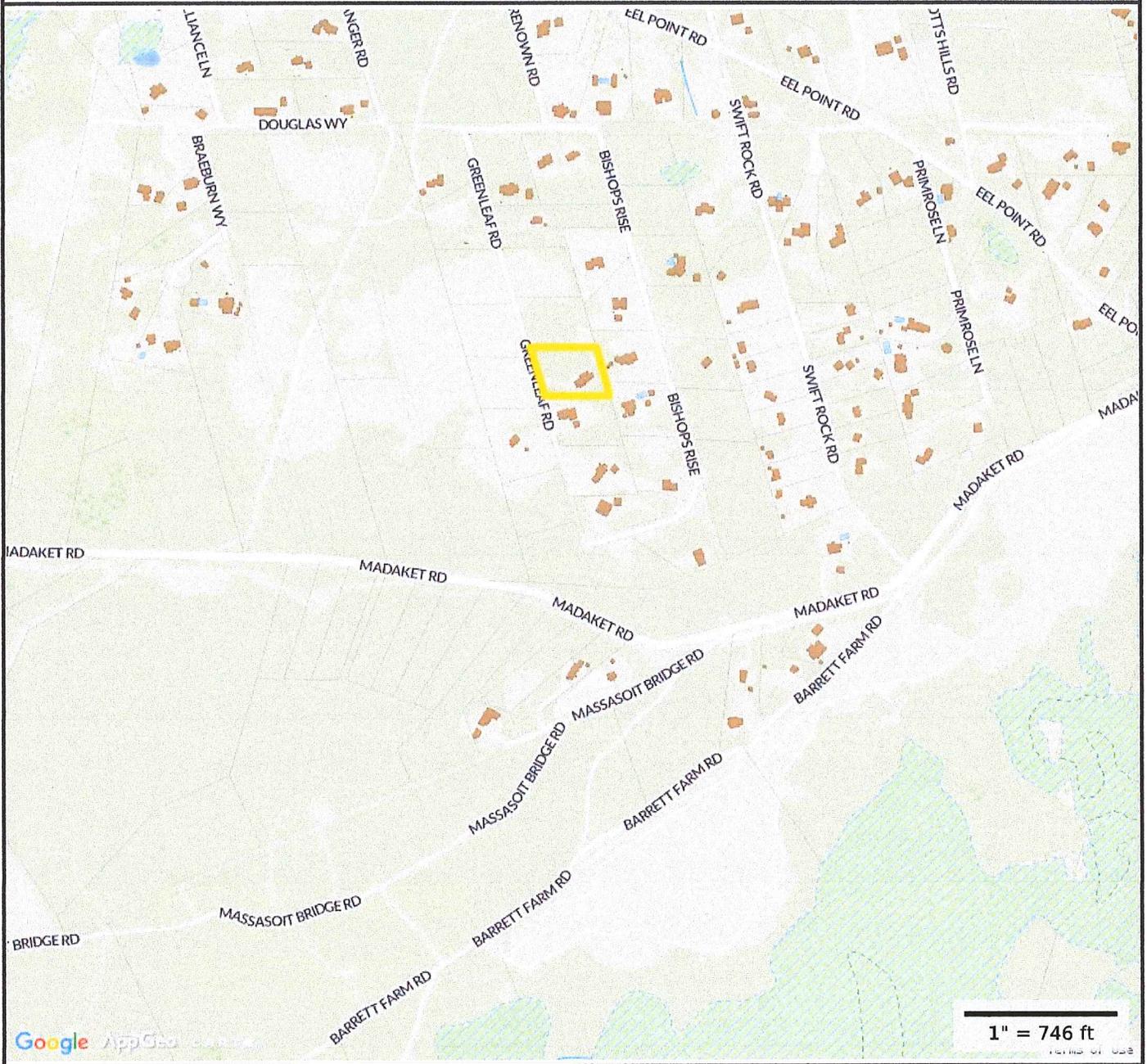
**COLORS**

Sidewall To Weather Clapboard (if applicable) \_\_\_\_\_ Roof Match mfg. & color of existy main house  
Trim White to match existy house Sash White to match existy house Doors White  
Deck Ice to weather Foundation To weather Fence \_\_\_\_\_ Shutters \_\_\_\_\_

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



# 16 Greenleaf DEP Larger Plan



**Property Information**

**Property ID** 39 48  
**Location** 16 GREENLEAF RD  
**Owner** ROGERS DEBORAH B

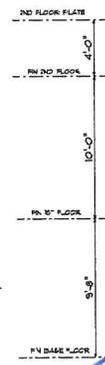
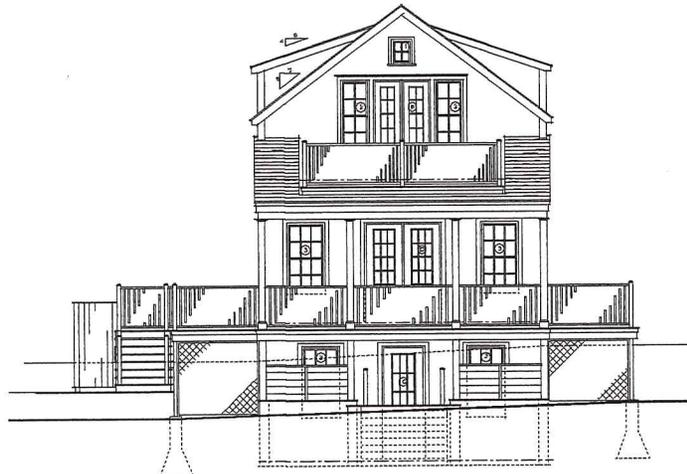


**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

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.

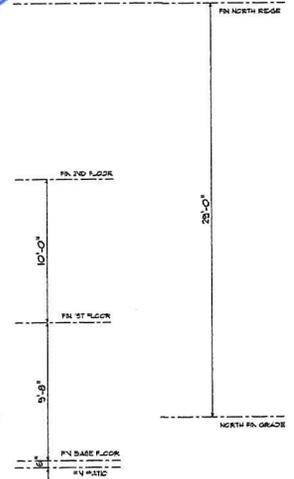
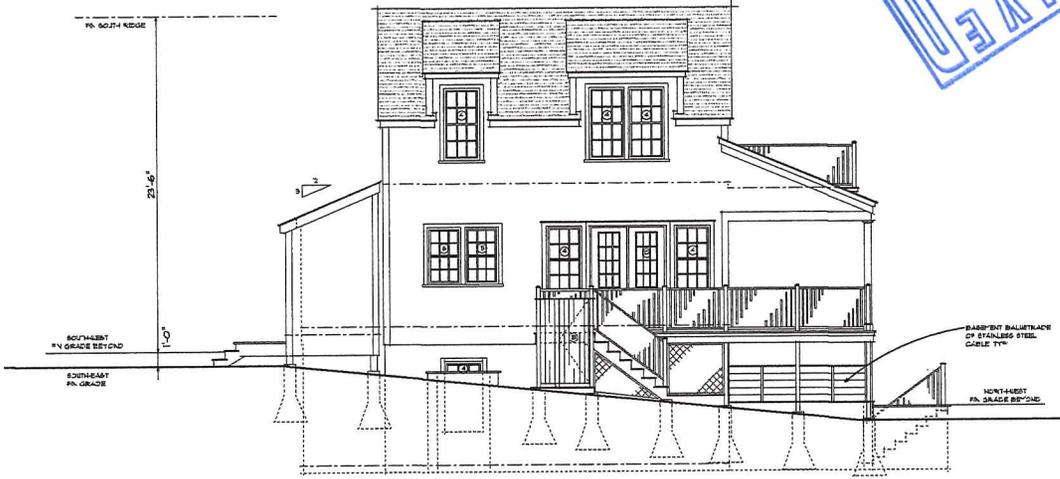
Parcels updated December, 2014  
 Properties updated January, 2015



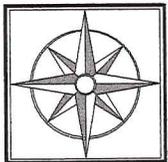


1 NORTH ELEVATION  
 A-6 1/4" = 1' - 0"

RECEIVED  
 SEP 27 2016



2 EAST ELEVATION  
 A-6 1/4" = 1' - 0"



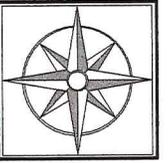
McMULLEN  
 & ASSOCIATES  
 ~ NANTUCKET ~  
 508-228-5984

NEW SECOND DWELLING FOR:  
 THE ROGERS RESIDENCE  
 16 GREENLEAF ROAD  
 NANTUCKET

Issues & Revisions

NO.	DATE	BY	DESCRIPTION

NORTH ELEVATION  
 EAST ELEVATION  
 A-6



**McMULLEN & ASSOCIATES**  
 ~ NANTUCKET ~  
 508-228-5984

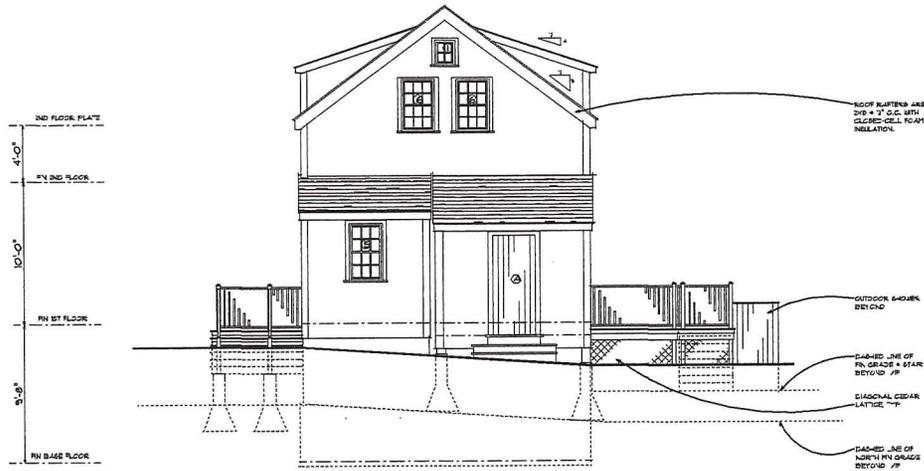
NEW SECOND DWELLING FOR:  
 THE ROGERS RESIDENCE  
 16 GREENLEAF ROAD  
 NANTUCKET

**Issues & Revisions**

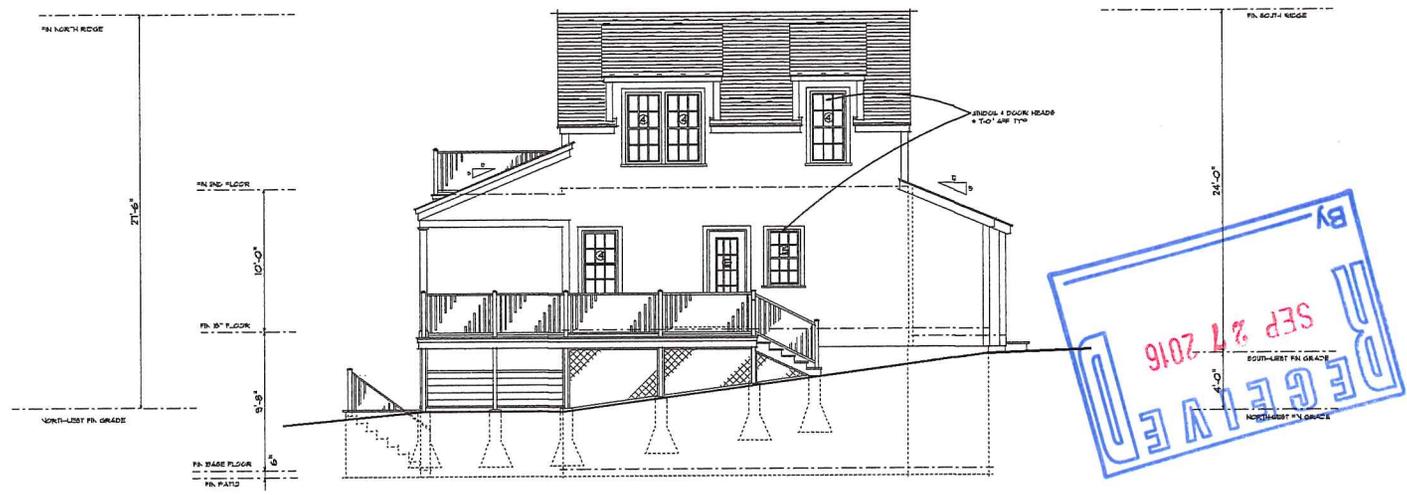
NO.	DATE	REVISION

SOUTH ELEVATION  
 WEST ELEVATION

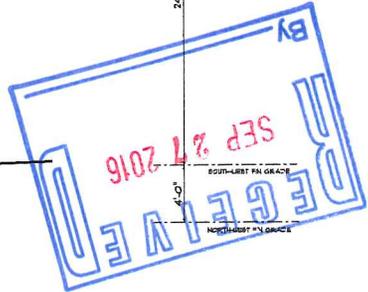
A-7



1 SOUTH ELEVATION  
 A-7  
 1/4" = 1' - 0"



2 WEST ELEVATION  
 A-7  
 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.

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**PROPERTY DESCRIPTION**

TAX MAP N<sup>o</sup>: 75 PARCEL N<sup>o</sup>: 102  
Street & Number of Proposed Work: 18 PARSONS LA  
Owner of record: GEORGE J. HUARS, JR  
Mailing Address: 13 MARSH TOWER LAKE  
SAVANNAH, GA 31411  
Contact Phone #: \_\_\_\_\_ E-mail: PATRICIA@HATEDLAW.COM

**AGENT INFORMATION (if applicable)**

Name: PERMITS PLUS, INC  
Mailing Address: BOX 3263  
NANTUCKET, MA 02584  
Contact Phone #: 508 228 6919 E-mail: PERMITS@CONCAST.NET

**FOR OFFICE USE ONLY**

Date application received: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_  
Must be acted on by: \_\_\_\_\_  
Extended to: \_\_\_\_\_  
Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_  
Chairman: \_\_\_\_\_  
Member: \_\_\_\_\_  
Member: \_\_\_\_\_  
Member: \_\_\_\_\_  
Member: \_\_\_\_\_  
Notes - Comments - Restrictions - Conditions  
\_\_\_\_\_  
\_\_\_\_\_

**DESCRIPTION OF WORK TO BE PERFORMED**

See reverse for required documentation.

New Dwelling  Addition  Garage  Driveway/Apron  Commercial  Historical Renovation  Deck/Patio  Steps  Shed  
 Color Change  Fence  Gate  Landscaping  Move Building  Demolition  Revisions to previous Cert. No.  
 Pool (Zoning District \_\_\_\_\_)  Roof  Other \_\_\_\_\_  
Size of Structure or Addition: Length: 60' Sq. Footage 1st floor: 2157 Decks/Patio: Size: 373  1st floor  2nd floor  
Width: 40' Sq. Footage 2nd floor: 2013 Size: 261  1st floor  2nd floor  
Sq. Footage 3rd floor: \_\_\_\_\_

Difference between existing grade and proposed finish grade: North -0' South 0'-12" East 0 West 0  
Height of ridge above final finish grade: North 28'-6" South 29'-6" East 18'-6" West 20'-6"

**Additional Remarks**

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

Historic Name: \_\_\_\_\_

Original Date: \_\_\_\_\_ (describe)

Original Builder: \_\_\_\_\_

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

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

**DETAIL OF WORK TO BE PERFORMED**

Foundation: Height Exposed 8'  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers

Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other BALK VENEER

Roof Pitch: Main Mass 9/12 Secondary Mass 5/12 Dormer 1/12 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) COPPER

Leaders (material and size): 2" x 1/2"

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 8" Soffit (Overhang) -2- Corner boards 6" Frieze \_\_\_\_\_

Window Casing 3/4 x 4 1/2 Door Frame 3/4 x 4 1/2 Columns/Posts: Round \_\_\_\_\_ Square 12"

Windows\*:  Double Hung  Casement  All Wood  Other \_\_\_\_\_  
 True Divided Lights (muntins), single pane  SDL's (Simulated Divided Lights) Manufacturer AUNDERSEN 400 SERIES

Doors\* (type and material):  TDL  SDL Front 6'0" x 9'0" GLASS Rear 6'0" x 9'0" GLASS Side 6'0" x 9'0" GLASS

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

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

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

**COLORS**

Sidewall WLD TO WEATHER Clapboard (if applicable) \_\_\_\_\_ Roof PINK  
Trim NATURAL Sash BLACK Doors NANTUCKET GRAY  
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.

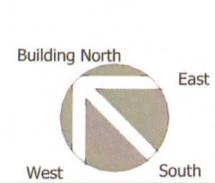
Date 10.7.2010 Signature of owner of record Patricia A. Husted, Attorney POS Signed under penalties of perjury



Locus Map



- List of Drawings:
- HDC-1 Locus Map
  - HDC-2 Site Plan
  - HDC-3 North Elevation
  - HDC-4 East Elevation
  - HDC-5 South Elevation
  - HDC-6 West Elevation
  - HDC-7 First Floor Plan
  - HDC-8 Second Floor Plan
  - HDC-9 Window & Door Schedule



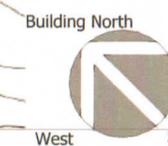
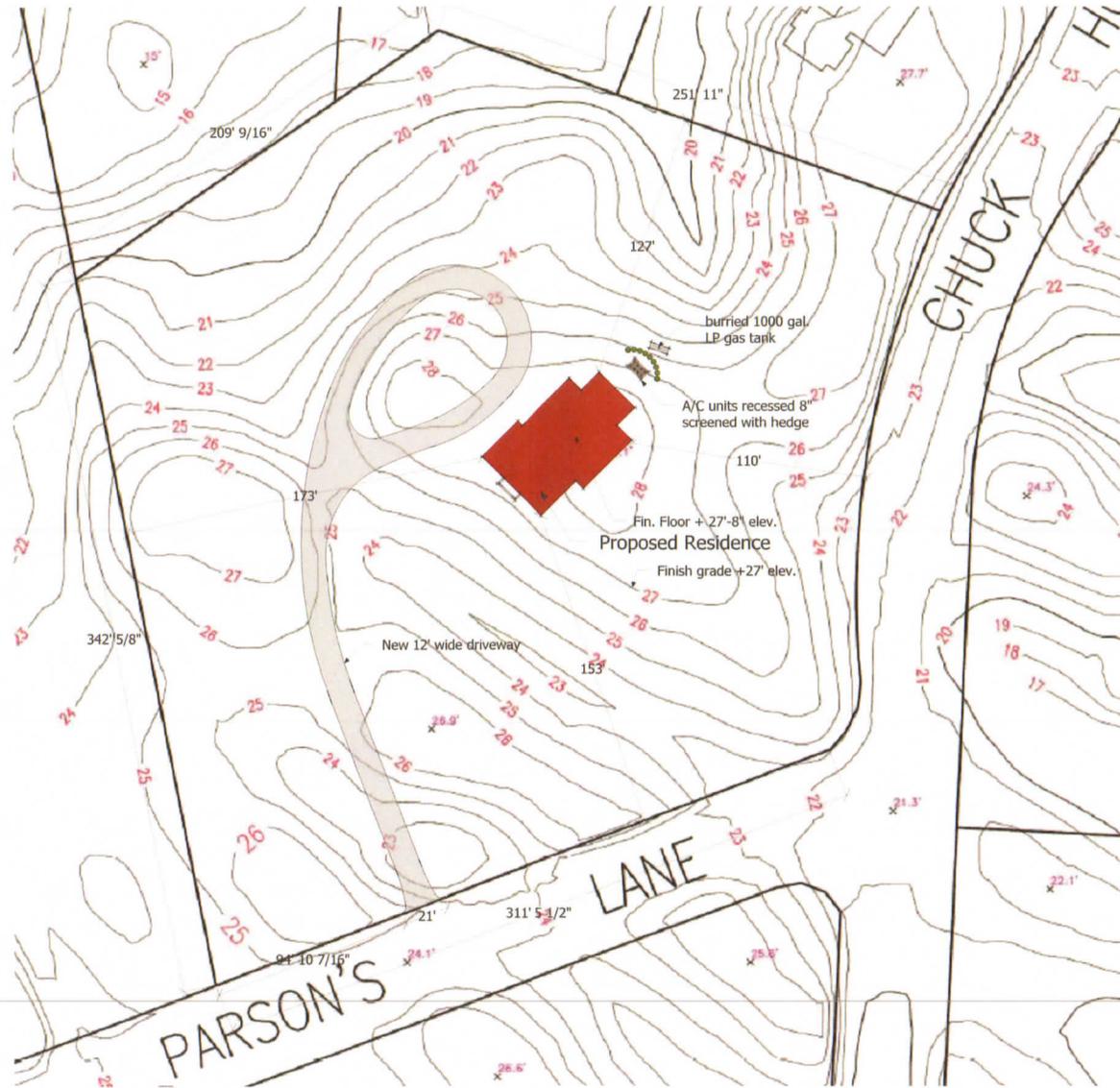
Map & Parcel  
75/102

18 Parson's Lane

Nantucket, MA  
Scale : 1" = 40'

Beilman Architecture 10-10-16

Locus Map  
HDC - 1



Map & Parcel  
75/102

East 18 Parson's Lane

Nantucket, MA  
Scale : 1" = 40'

Beilman Architecture 10-10-16

Site Plan  
HDC - 2



Map & Parcel  
75/102

18 Parson's Lane

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

Nantucket, MA

Beilman Architecture 10-10-16

North Elevation

HDC-3



Map & Parcel  
 75/102  
 18 Parson's Lane  
 Scale : 1/4" = 1'-0"  
 Nantucket, MA  
 Beilman Architecture 10-10-16  
 East Elevation  
 HDC-4



Map & Parcel  
 75/102  
 18 Parson's Lane  
 Scale : 1/4" = 1'-0"  
 Nantucket, MA  
 Beilman Architecture 10-10-16  
 South Elevation  
 HDC-5



Map & Parcel  
 75/102  
 18 Parson's Lane  
 Scale : 1/4" = 1'-0"  
 Nantucket, MA  
 Beilman Architecture 10-10-16  
 West Elevation  
 HDC-6

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>: 43 PARCEL N<sup>o</sup>: 172  
 Street & Number of Proposed Work: 19 GARDNER ROAD  
 Owner of record: JEFFREY CARPO  
 Mailing Address: 208 E. MAIN STREET  
FLUSHING, MI 48433  
 Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### AGENT INFORMATION (if applicable)

Name: ERIC DOZ, WOODMEISTER W MARK ROOF PERMITS PLUS  
 Mailing Address: ONE WOODMEISTER WAY  
HOLDEN MA 01520  
 Contact Phone #: 781-345-0697 E-mail: ERIC.DOZ@WOODMEISTER.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  Landscaping  Move Building  Demolition  Revisions to previous Cert. No. \_\_\_\_\_  
 Pool (Zoning District \_\_\_\_\_)  Roof  Other PORCH INFILL, NO ROOF CHANGE

Size of Structure or Addition: Length: SEE PLANS Sq. Footage 1st floor: 216 Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: SEE PLANS 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: \_\_\_\_\_ REVISIONS\* 1. East Elevation - PORCH INFILL, NO ROOF CHANGE  
 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 - PORCH INFILL, NO ROOF CHANGE  
 \*Cloud on drawings and submit photographs of existing elevations.

#### DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed NA  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.) EXISTING  
 Fence: Height: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Length: \_\_\_\_\_

Skylights (flat only): Manufacturer NA Rough Opening NA Size NA Location \_\_\_\_\_  
 Manufacturer NA Rough Opening NA Size NA 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 3/4 x 6 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 ANDERSON 400

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. - SEE DRAWINGS

#### COLORS

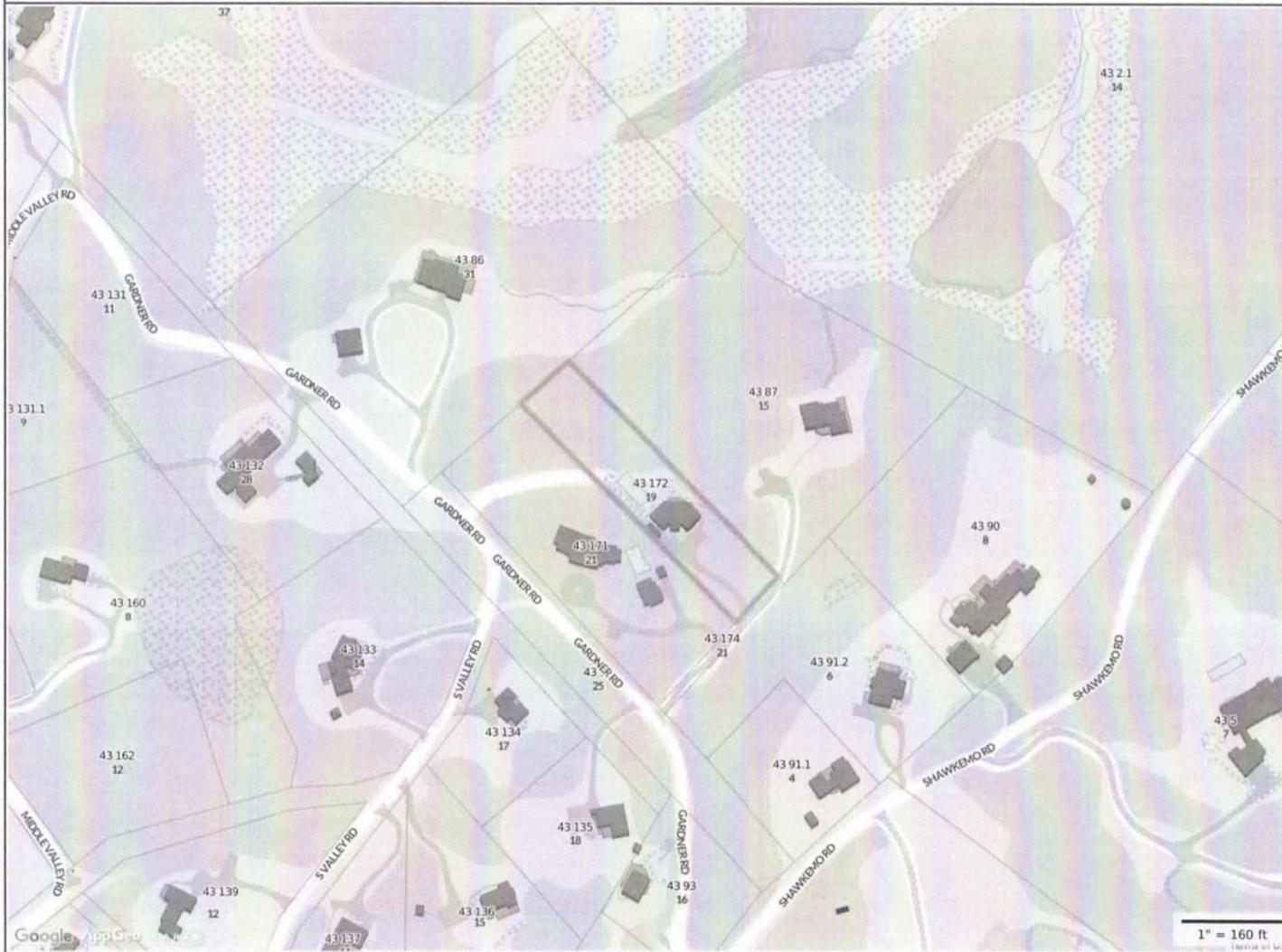
Sidewall WCS TO WEATHER Clapboard (if applicable) NA Roof EXISTING TO REMAIN  
 Trim NATURAL TO WEATHER Sash WHITE Doors WHITE  
 Deck NA Foundation NA Fence NA Shutters NA

\* 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 10/26/16 Signature of owner of record [Signature] Signed under penalties of perjury





**Property Information**  
**Property ID** 43 172  
**Location** 19 GARDNER RD  
**Owner** CAPPO JEFFREY E



**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 10/25/2016



A LEGACY IN  
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 SINCE 1880  
 800.221.0075  
 www.woodmeister.com

BOSTON | NEW YORK | NANTUCKET | STOWE

PROJECT:  
 Cappo Renovation  
 19 Gardner Road  
 Nantucket, MA

TITLE:  
 LOCUS Plan

DRAWN BY:  
 ED

DWG. NO:  
**A0.2\_Ltr**

DATE:  
 10/25/16

SCALE:  
 SHEET NO:  
 \_\_\_\_\_ OF \_\_\_\_\_



A LEGACY IN  
*Extraordinary Craftsmanship*  
 SINCE 1980  
 800.221.0075  
 www.woodmeister.com

BOSTON | NEW YORK | NANTUCKET | STOWE

PROJECT:  
 Cappo Renovation  
 19 Gardner Road  
 Nantucket, MA

TITLE:  
 Rear Elevation - Existing

DRAWN BY:  
 ED

DATE:  
 10/24/16

DWG. NO:  
 A1.0\_Ltr

SCALE:  
 1/8" = 1'-0"

SHEET NO:  
 \_\_\_\_\_ OF \_\_\_\_\_



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 SINCE 1980  
 800.221.0075  
 www.woodmeister.com

BOSTON | NEW YORK | NANTUCKET | STOWE

PROJECT:

Cappo Renovation  
 19 Gardner Road  
 Nantucket, MA

TITLE:

Rear Elevation - Proposed

DRAWN BY:

ED

DATE:

10/24/16

DWG. NO.:

A1.1\_Ltr

SCALE:

1/8" = 1'-0"

SHEET NO.:

\_\_\_\_\_ OF \_\_\_\_\_



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 800.221.0075  
 www.woodmeister.com

BOSTON | NEW YORK | NANTUCKET | STOWE

PROJECT:

Cappo Renovation  
 19 Gardner Road  
 Nantucket, MA

TITLE:

East Elevation - Existing

DRAWN BY:

ED

DATE:

10/24/16

DWG. NO.:

A1.2\_Ltr

SCALE:

1/8" = 1'-0"

SHEET NO.:

\_\_\_\_ OF \_\_\_\_



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 800.221.0075  
 www.woodmeister.com

BOSTON | NEW YORK | NANTUCKET | STOWE

PROJECT:

Cappo Renovation  
 19 Gardner Road  
 Nantucket, MA

TITLE:

East Elevation - Proposed

DRAWN BY:

ED

DATE:

10/24/16

DWG. NO.:

A1.3\_Ltr

SCALE:

1/8" = 1'-0"

SHEET NO.:

\_\_\_\_ OF \_\_\_\_



A LEGACY IN  
*Extraordinary Craftsmanship*  
 SINCE 1980

800.221.0075

www.woodmeister.com

BOSTON | NEW YORK | NANTUCKET | STOWE

PROJECT:

Cappo Renovation  
 19 Gardner Road  
 Nantucket, MA

TITLE:

North Elevation - Existing

DRAWN BY:

ED

DATE:

10/24/16

DWG. NO.:

A1.4\_Ltr

SCALE:

1/8" = 1'-0"

SHEET NO.:

\_\_\_\_ OF \_\_\_\_



A LEGACY IN  
*Extraordinary Craftsmanship*  
 SINCE 1980  
 800.221.0075  
 www.woodmeister.com

BOSTON | NEW YORK | NANTUCKET | STOWE

PROJECT:

Cappo Renovation  
 19 Gardner Road  
 Nantucket, MA

TITLE:

North Elevation - Proposed

DRAWN BY:

ED

DATE:

10/24/16

DWG. NO.:

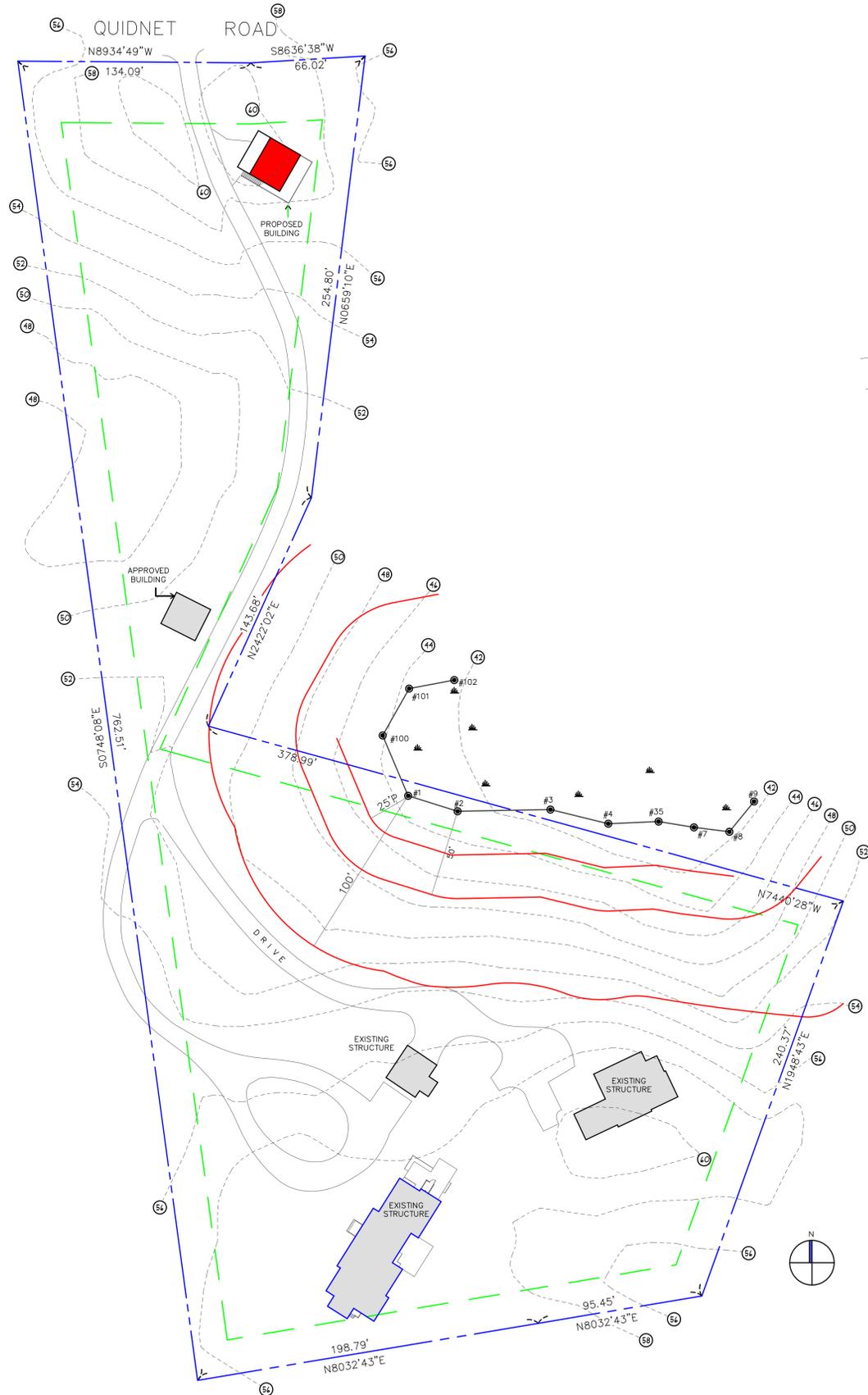
**A1.5\_Ltr**

SCALE:

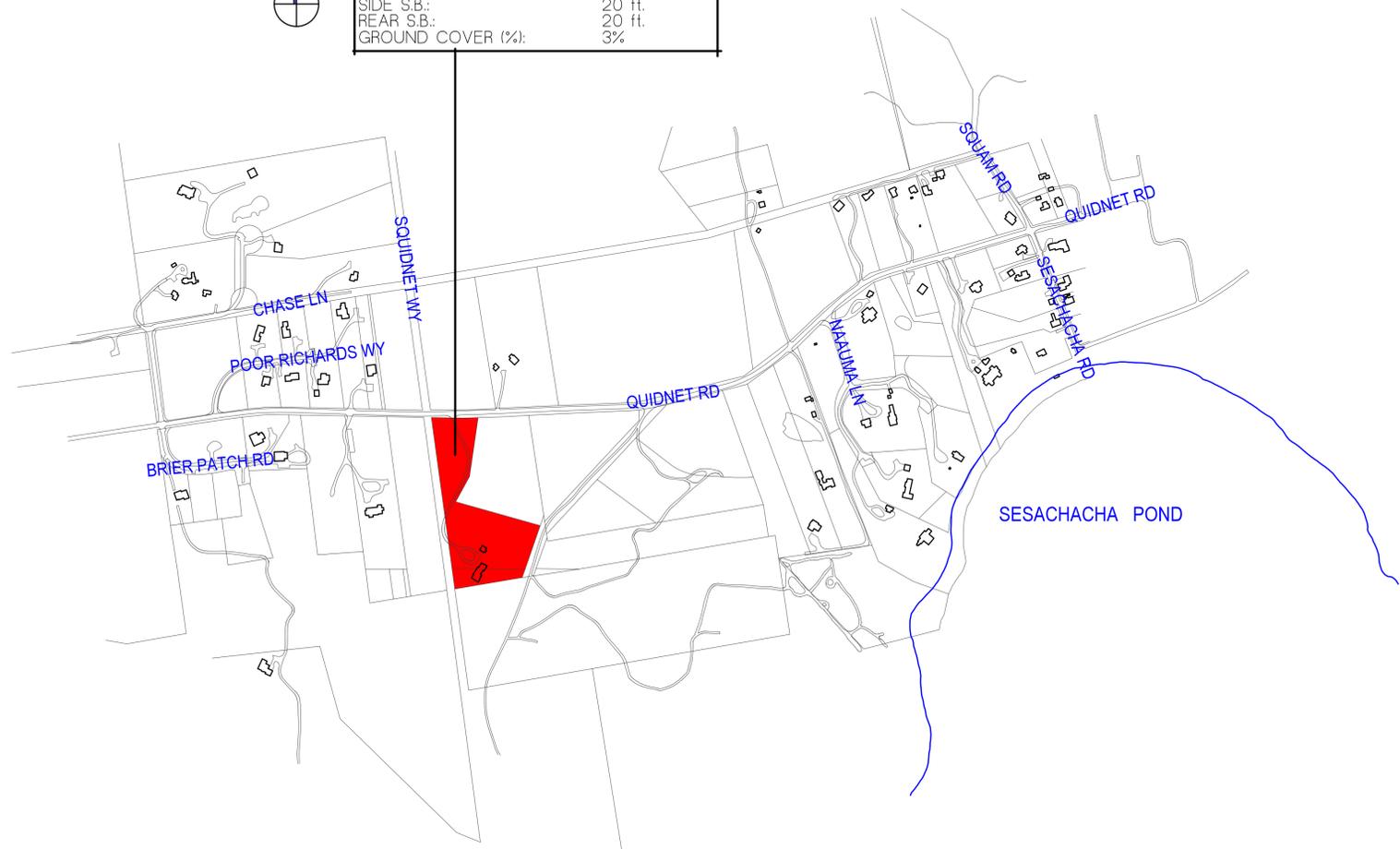
1/8" = 1'-0"

SHEET NO.:

\_\_\_\_\_ OF \_\_\_\_\_



ZONING CLASSIFICATION: L.U.G. 3  
 MAP: 21 PARCEL: 30  
 MIN. AREA: 120,000 sqft.  
 MIN. FRONTAGE: 200 ft.  
 FRONT YARD S.B.: 35 ft.  
 SIDE S.B.: 20 ft.  
 REAR S.B.: 20 ft.  
 GROUND COVER (%): 3%



DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	GREEN MOUNTAIN	2'-8" X 2'-0"	3	8 LT. FIXED UNIT
B	GREEN MOUNTAIN	2'-2" X 4'-10 1/2"	3	9/9 D.H.
C	GREEN MOUNTAIN	2'-8" X 2'-4"	5	12 LT. FIXED UNIT (T.M.E.)
1	CUSTOM	4'-0" X 7'-4"	3	8 LT. DUTCH BARN STALL DOOR
2	CUSTOM	8'-0" X 8'-0"	1	3/4 LT. 1 PNL. BARN DOOR
3	BROSCO	3'-0" X 4'-8"	1	9 LT. 2 PNL. EXTERIOR DOOR
4	BROSCO	3'-0" X 4'-8"	2	15 LT. FRENCH DOOR W/ FIXED UNIT

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:  
 5/24/2016: PROGRESS PRINT  
 6/17/2016: PROGRESS PRINT  
 6/24/2016: PROGRESS PRINT  
 8/12/2016: PROGRESS PRINT  
 9/30/2016: HDC REVISION

NOTE:  
 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:  
 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.

<b>CREECH RESIDENCE</b> <small>DRAWN BY: ETHAN MCMORROW          P.O. BOX 1052          NANTUCKET, MA 02554          PHONE 508-228-0456 email ethandp@concast.net</small>	<small>MAP: 21 PARCEL: 30</small> <b>HDC. SITE PLAN</b>		<b>SHEET NO.</b> <b>S 1</b>
	ADDRESS: 21 QUIDNET ROAD NANTUCKET, MA 02554	DATE: 9/30/2016	



WEST ELEVATION  
SCALE 1/4"=1'-0"



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



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



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

REVISIONS:  
5/24/2016: PROGRESS PRINT  
6/17/2016: PROGRESS PRINT  
6/24/2016: HDC PRINT  
9/30/2016: HDC REVISION

NOTE:  
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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.

CREECH RESIDENCE		MAP: 21 PARCEL: 30		SHEET NO. <b>a 2</b>
DRAWN BY: ETHAN MCMORROW P.O. BOX 1052 NANTUCKET, MA 02554 PHONE 508-228-0456 email ethan@cmconat.net		ADDRESS: 21 QUIENET ROAD NANTUCKET, MA 02554	DATE: 9/30/2016	

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<sup>o</sup>: 79 PARCEL N<sup>o</sup>: 145  
Street & Number of Proposed Work: 26 Monohansett Rd  
Owner of record: Duncan + Delphine WINTER  
Mailing Address: P.O. Box 443  
Lake Placid, N.Y. 12946  
Contact Phone #: 518-524-8199 E-mail: delphine.S.Winter@gmail.com

**AGENT INFORMATION (if applicable)**

Name: Rob Andersen  
Mailing Address: P.O. Box 1462  
NANTUCKET, MA. 02554  
Contact Phone #: 505-332-9288 E-mail: Andersenack@Comcast.net

**FOR OFFICE USE ONLY**

Date application received: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_  
Must be acted on by: \_\_\_\_\_  
Extended to: \_\_\_\_\_  
Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_  
Chairman: \_\_\_\_\_  
Member: \_\_\_\_\_  
Member: \_\_\_\_\_  
Member: \_\_\_\_\_  
Member: \_\_\_\_\_  
Notes - Comments - Restrictions - Conditions

**DESCRIPTION OF WORK TO BE PERFORMED**

See reverse for required documentation.

- New Dwelling  Addition  Garage  Driveway/Apron  Commercial  Historical Renovation  Deck/Patio  Steps  Shed
- Color Change  Fence  Gate  Landscaping  Move Building  Demolition  Revisions to previous Cert. No. \_\_\_\_\_
- Pool (Zoning District \_\_\_\_\_)  Roof  Other \_\_\_\_\_

Size of Structure or Addition: Length: 39'-7 1/4" Sq. Footage 1st floor: 1137.75 Decks/Patio: Size: 775 sq'  1st floor  2nd floor  
Width: 27'-8 3/4" Sq. footage 2nd floor: 1137.75 Porch Size: 106 sq'  1st floor  2nd floor  
Sq. footage 3rd floor: \_\_\_\_\_

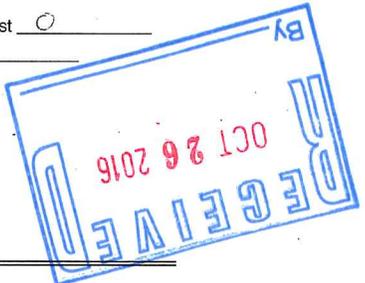
Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0  
Height of ridge above final finish grade: North 26' South 26' East \_\_\_\_\_ West \_\_\_\_\_

**Additional Remarks**

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

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

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



**DETAIL OF WORK TO BE PERFORMED**

Foundation: Height Exposed 18"  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_

Roof Pitch: Main Mass 7/12 Secondary Mass 1/12 Dormer 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): 3x4"  
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 1x10" Rake 1x8" Soffit (Overhang) \_\_\_\_\_ Corner boards 1x6" Frieze 1x8"  
Window Casing 1x4" Door Frame 1x4" Columns/Posts: Round \_\_\_\_\_ Square 6x6

Windows\*:  Double Hung  Casement  All Wood  Other \_\_\_\_\_  
 True Divided Lights (muntins), single pane  SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors\* (type and material):  TDL  SDL Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_  
Garage Door(s): Type Wood Custom Overhead Material Wood

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 Oct 25, 2016 Signature of owner of record Rob Andersen as agent Signed under penalties of perjury



RECEIVED  
OCT 26 2016  
BY



South Elevation

Rob Andersen  
P O Box 1462  
Nantucket, MA. 02554  
andersenack@comcast.net  
508-228-5607

Revised:

South Elevation  
Scale 1/4"=1'

Duncan And Delphine Winter  
26 Monohanset Rd.  
Nantucket, MA. 02554



West Elevationvv

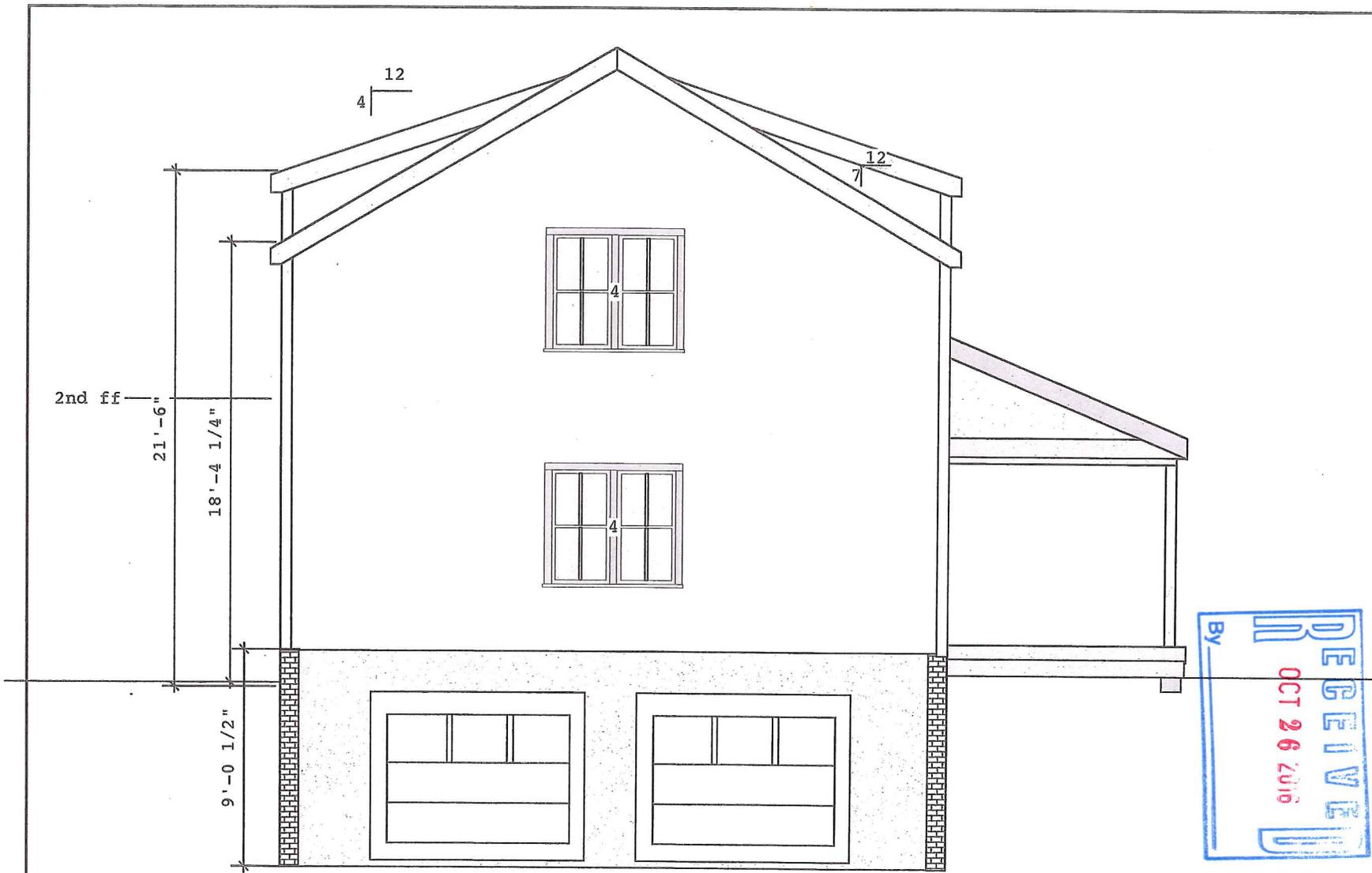
Rob Andersen  
P O Box 1462  
Nantucket, MA. 02554  
andersnack@comcast.net  
508-228-5607

Revised:

West Elevation  
Scale 1/4" = 1'

Duncan And Delphine Winter  
26 Monohanset Rd.  
Nantucket, MA. 02554

RECEIVED  
OCT 26 2016  
BY



North Elevation

Rob Andersen  
 P O Box 1462  
 Nantucket, MA, 02554  
 andersenack@comcast.net  
 508-228-5607

Revised:

East Elevation  
 Scale 1/4" = 1'

Duncan And Delphine Winter  
 26 Monohanset Rd.  
 Nantucket, MA, 02554





East Elevation

Duncan And Delphine Winter  
26 Monohanset Rd.  
Nantucket, MA. 02554

North Elevation  
Scale 1/4" = 1'

Revised:

Rob Andersen  
P O Box 1462  
Nantucket, MA. 02554  
andersenack@comcast.net  
508-228-5607

RECEIVED  
OCT 26 2016

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°: 42.3.2 PARCEL N°: 23  
 Street & Number of Proposed Work: 26 Washington Street  
 Owner of record: Tack 3 LLC  
 Mailing Address: 349 Worth Ave  
Palm Beach FL 33480  
 Contact Phone #: \_\_\_\_\_ E-mail: Amy@chipwebster.com

#### AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture  
 Mailing Address: 9 Amelia Drive  
Nantucket, MA 02554  
 Contact Phone #: 508-228-3600 E-mail: chip@chipwebster.com  
Amy

#### 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  Landscaping  Move Building  Demolition  Revisions to previous Cert. No. 62137  
 Pool (Zoning District \_\_\_\_\_)  Roof  Other \_\_\_\_\_

Size of Structure or Addition: Length: 63'-6" Sq. Footage 1st floor: 2126 Decks/Patio: Size: 323  1st floor  2nd floor  
 Width: 38' Sq. Footage 2nd floor: 2126 Size: 311  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 34'-5" South 34'-5" East 34'-5" West 34'-5"

#### 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

See elevations

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

#### DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 0  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers

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

Roof Pitch: Main Mass 8 /12 Secondary Mass 4 /12 Dormer 8 /12 Other \_\_\_\_\_

Roofing material:  Asphalt:  3-Tab  Architectural  
 Wood (Type: Red Cedar) White Cedar, Shakes, etc.) w/ fire retardent coating

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

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

Gutters:  Wood  Aluminum  Copper  Leaders (material) metal

Leaders (material and size): boxed down spouts

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 5/4 x 10 Rake 5/4 x 10 Soffit (Overhang) \_\_\_\_\_ Corner boards 5/4 x 6 Frieze \_\_\_\_\_

Window Casing 5/4 x 5 / 5/4 x 4 Door Frame match windows Columns/Posts: Round 8x8 Square 8x8

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 wood Rear clad Side clad

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

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

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

#### COLORS

Sidewall NTW Clapboard (if applicable) white Roof NTW  
 Trim white Sash white Doors white  
 Deck NTW Foundation NTW Fence white 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 10-18-14

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

Signed By [Signature]  
 Under Authority of \_\_\_\_\_  
 Signed under penalties of perjury



**Property Information**

**Property ID** 42.3.2.23  
**Location** 26 WASHINGTON ST  
**Owner** ACK ADVISORS LLC  
 C/O DONAHUE



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

The Town 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, 2013









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.**

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#### PROPERTY DESCRIPTION

TAX MAP N<sup>o</sup>: 30-122 PARCEL N<sup>o</sup>: 122  
Street & Number of Proposed Work: 35 JEFFERSON AVE  
Owner of record: ROSA RUGOSA COTTAGE LLC  
Mailing Address: \_\_\_\_\_  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### AGENT INFORMATION (if applicable)

Name: JOSIAH NEWMAN  
Mailing Address: PO BOX 182  
NANTUCKET, MA 02554  
Contact Phone #: 508.228.3671 E-mail: josiah.newman@gmail.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  Landscaping  Move Building  Demolition  Revisions to previous Cert. No. \_\_\_\_\_  
 Pool (Zoning District \_\_\_\_\_)  Roof  Other WINDOW & DOOR CHANGE  
Size of Structure or Addition: Length: \_\_\_\_\_ Sq. Footage 1st floor: \_\_\_\_\_ Decks/Patio: Size: 18'2" X 30'  1st floor  2nd floor  
Width: \_\_\_\_\_ Sq. Footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
Sq. Footage 3rd floor: \_\_\_\_\_

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

#### Additional Remarks

Historic Name: \_\_\_\_\_ 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 \_\_\_\_\_  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_  
Roof Pitch: Main Mass 1/12 Secondary Mass \_\_\_\_\_/12 Dormer \_\_\_\_\_/12 Other ENTRY ROOF 6/12 MATCH EXISTING  
Roofing material:  Asphalt  3-Tab  Architectural  
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) MATCH EXISTING

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 MATCH EXISTING TRIM COLOR FOR ENTRY ROOF

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 ANDERSON HURRICANE

Doors\* (type and material):  TDL  SDL Front 9 LIGHT (WHITE) Rear MATCH EXISTING Side M.E.

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 WHITE (M.E.) Sash WHITE (MATCH EXISTING) Doors WHITE (M.E.)  
Deck \_\_\_\_\_ Foundation \_\_\_\_\_ Fence \_\_\_\_\_ Shutters \_\_\_\_\_

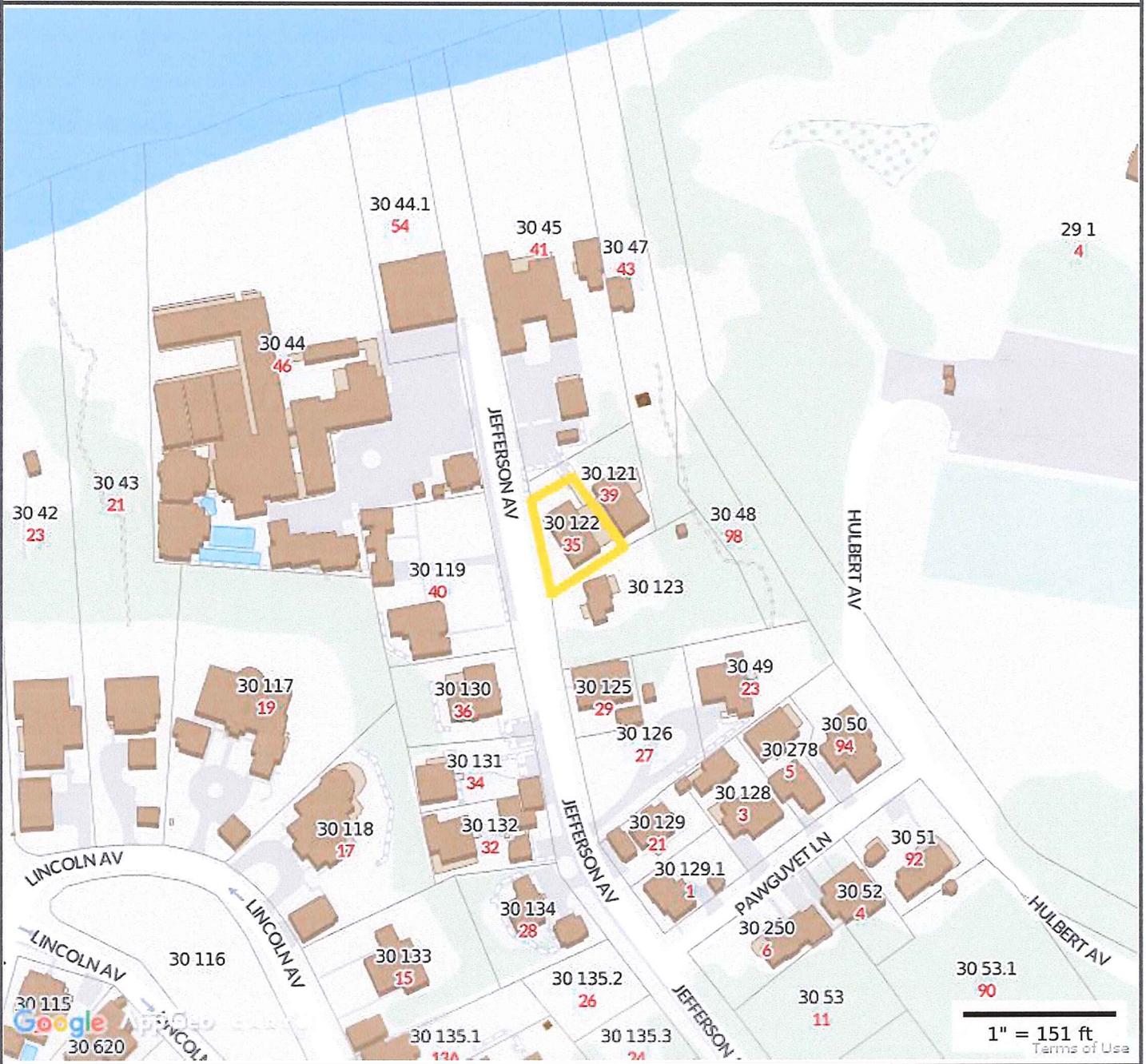
\* Attach manufacturer's color samples if color is not from HDC approval list.

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 10.14.16

Signature of owner of record Jane C. Silva

Signed under penalties of perjury



**Property Information**

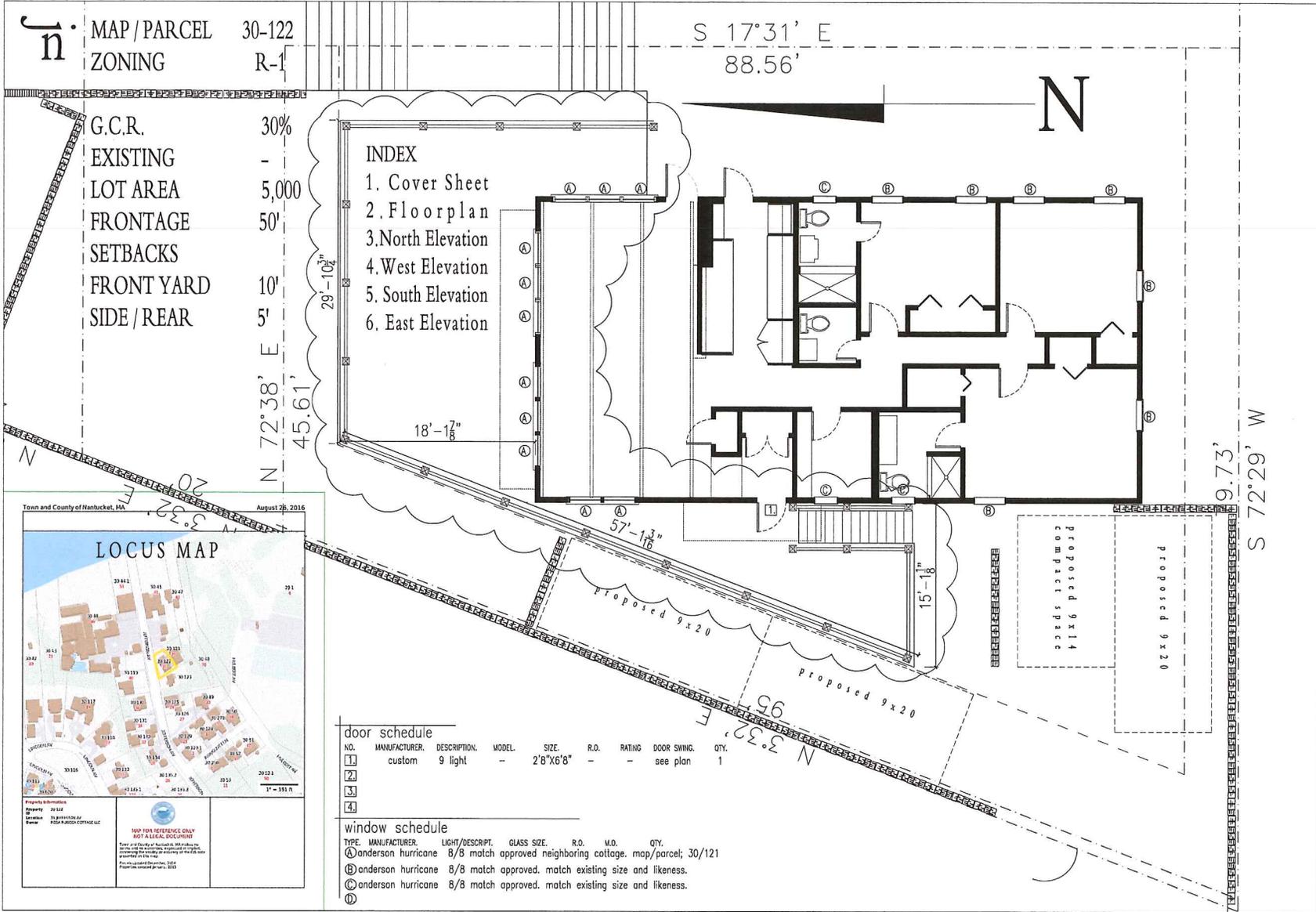
**Property ID** 30 122  
**Location** 35 JEFFERSON AV  
**Owner** ROSA RUGOSA COTTAGE LLC



**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.

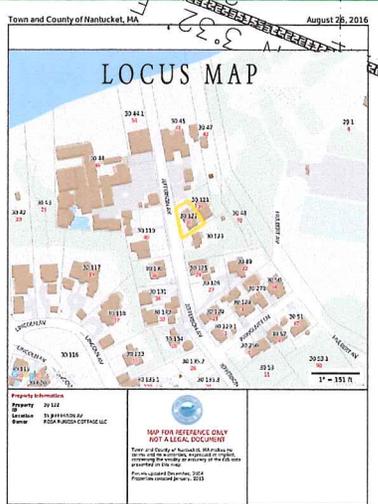
Parcels updated December, 2014  
Properties updated January, 2015



MAP / PARCEL 30-122  
ZONING R-1

G.C.R. 30%  
EXISTING LOT AREA 5,000  
FRONTAGE 50'  
SETBACKS 10'  
FRONT YARD 5'  
SIDE / REAR

- INDEX
1. Cover Sheet
  2. Floorplan
  3. North Elevation
  4. West Elevation
  5. South Elevation
  6. East Elevation



door schedule

NO.	MANUFACTURER	DESCRIPTION	MODEL	SIZE	R.O.	RATING	DOOR SWING	QTY.
1		custom	9 light	2'6"X6'8"			see plan	1
2								
3								
4								

window schedule

TYPE	MANUFACTURER	LIGHT/DESCRPT.	GLASS SIZE	R.O.	M.O.	QTY.
Ⓐ	anderson hurricane	8/8 match approved neighboring cottage. map/parcel; 30/121				
Ⓑ	anderson hurricane	8/8 match approved. match existing size and likeness.				
Ⓒ	anderson hurricane	8/8 match approved. match existing size and likeness.				
Ⓓ						

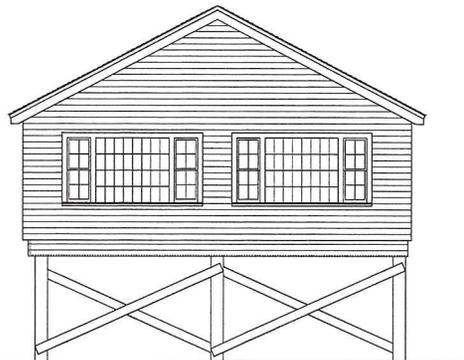
newman inc  
DESIGN. BUILD

DESCRIPTION OF WORK:  
renovation

Rosa Rugosa Cottage LLC  
35 Jefferson Ave  
Nantucket, MA 02554

site plan  
scale:  
1/4" = 1'  
9.15.16

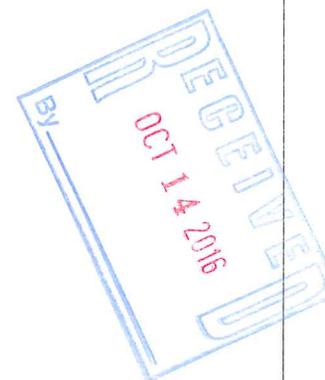
ni



Existing North Elevation



Proposed North Elevation



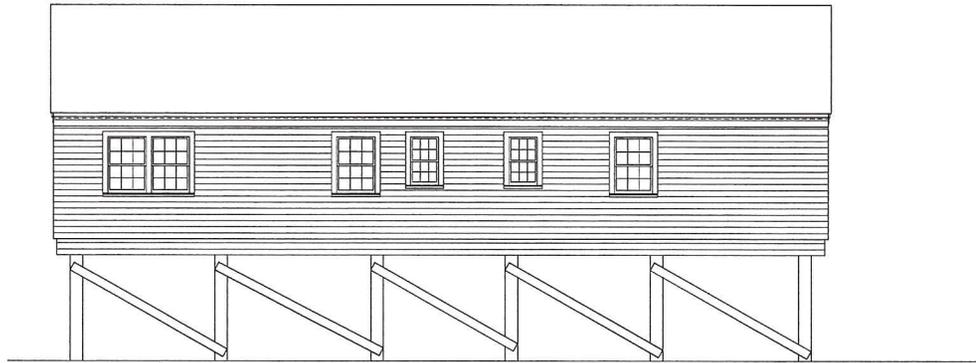
newman inc  
DESIGN. BUILD

DESCRIPTION OF WORK:  
renovation

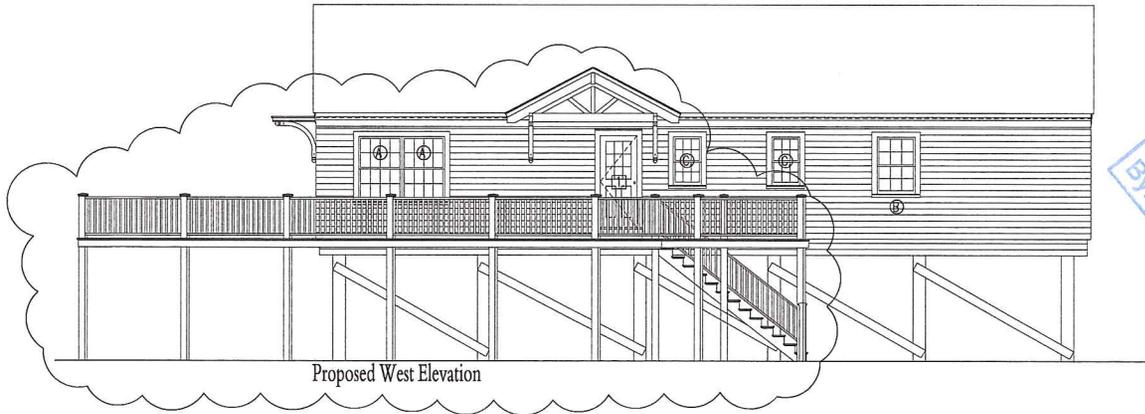
Rosa Rugosa Cottage LLC  
35 Jefferson Ave  
Nantucket, MA 02554

north elevation  
scale:  
1/4" = 1'  
9.15.16

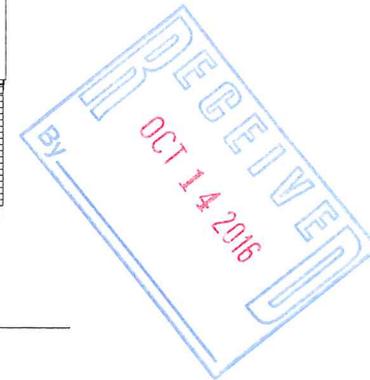
nj



Existing West Elevation



Proposed West Elevation



nj  
newman inc  
DESIGN.BUILD

DESCRIPTION OF WORK:  
renovation

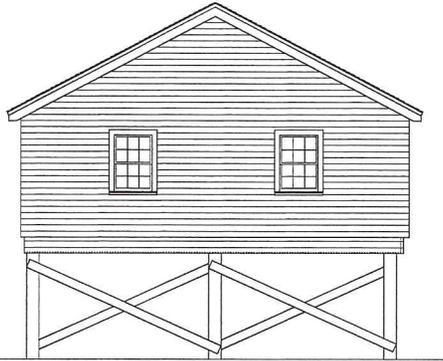
Rosa Rugosa Cottage LLC  
35 Jefferson Ave  
Nantucket, MA 02554

west elev.

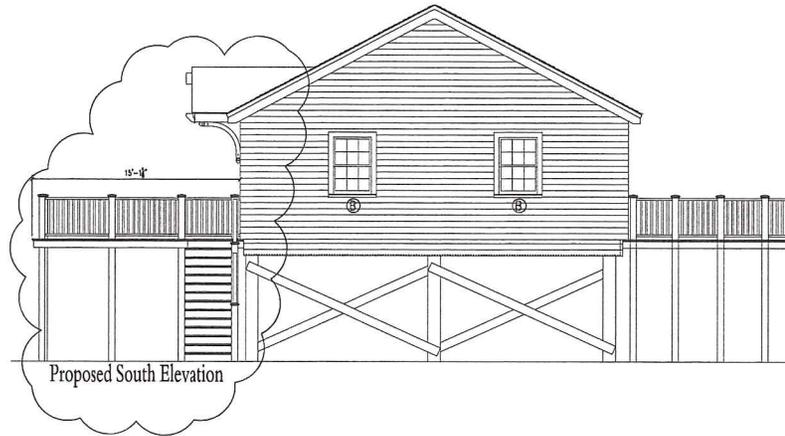
scale:  
1/4" = 1'

9.15.16

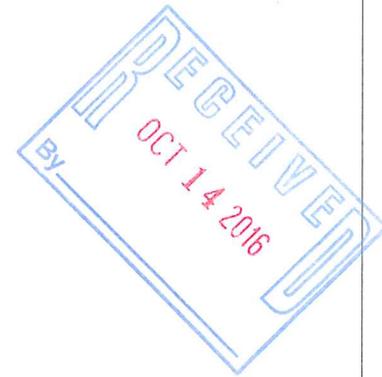
nj



Existing South Elevation



Proposed South Elevation



Rosa Rugosa Cottage LLC  
35 Jefferson Ave  
Nantucket, MA 02554

DESCRIPTION OF WORK:  
renovation

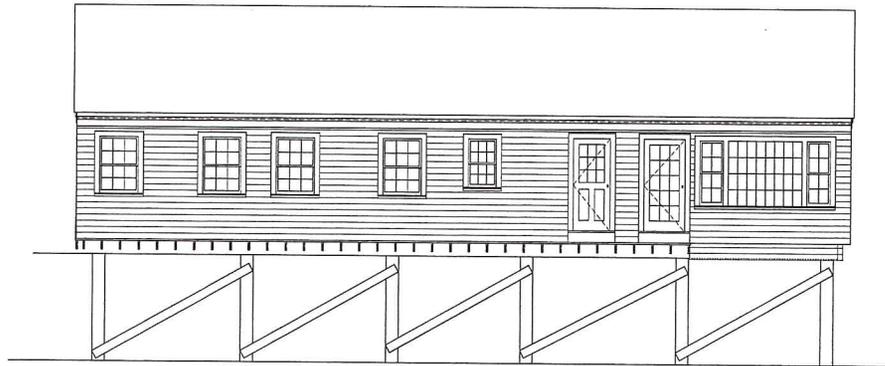
newman inc  
DESIGN. BUILD

south elev.

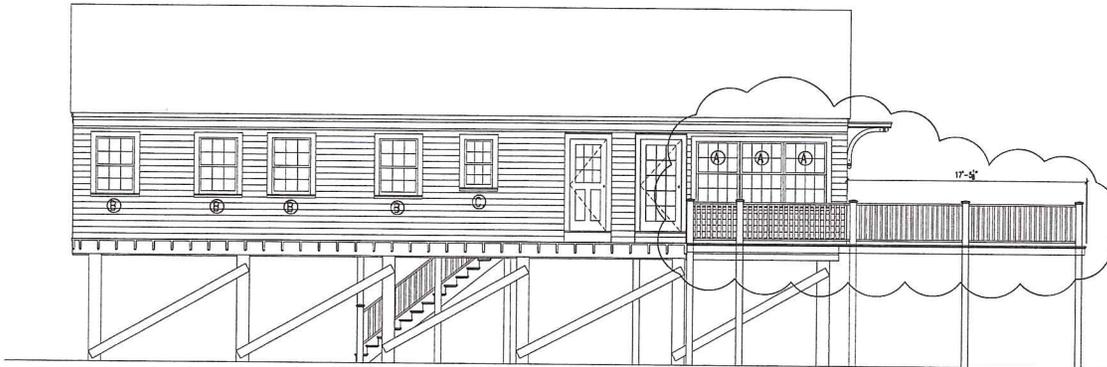
scale:  
1/4" = 1'

9.15.16

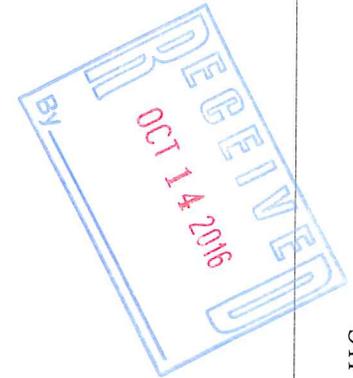
ja



Existing East Elevation



Proposed East Elevation



newman inc  
DESIGN.BUILD

DESCRIPTION OF WORK:  
renovation

Rosa Rugosa Cottage LLC  
35 Jefferson Ave  
Nantucket, MA 02554

east elev.

scale:  
1/4" = 1'

9.15.16

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.

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PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°: 122
Street & Number of Proposed Work: 35 JEFFERSON AVE
Owner of record: ROSA RUQUISA COTTAGE LLC
Mailing Address:
Contact Phone #: E-mail:

AGENT INFORMATION (if applicable)

Name: JOSIAH NEWMAN
Mailing Address: PO BOX 182
NANDOLKET MA 02554
Contact Phone #: 508 228 3671 E-mail: josiah.neuman@gmail.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.

- Checkboxes for New Dwelling, Addition, Garage, Driveway/Apron, Commercial, Historical Renovation, Deck/Patio, Steps, Shed, Color Change, Fence, Gate, Landscaping, Move Building, Demolition, Revisions to previous Cert. No., Pool, Roof, Other.

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

- REVISIONS: 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.)

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 ASPHALT Walkways 1X4 DECKING Walls VERTICALLY STACKED BRICKS (MATCH EXISTING)

\* 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.

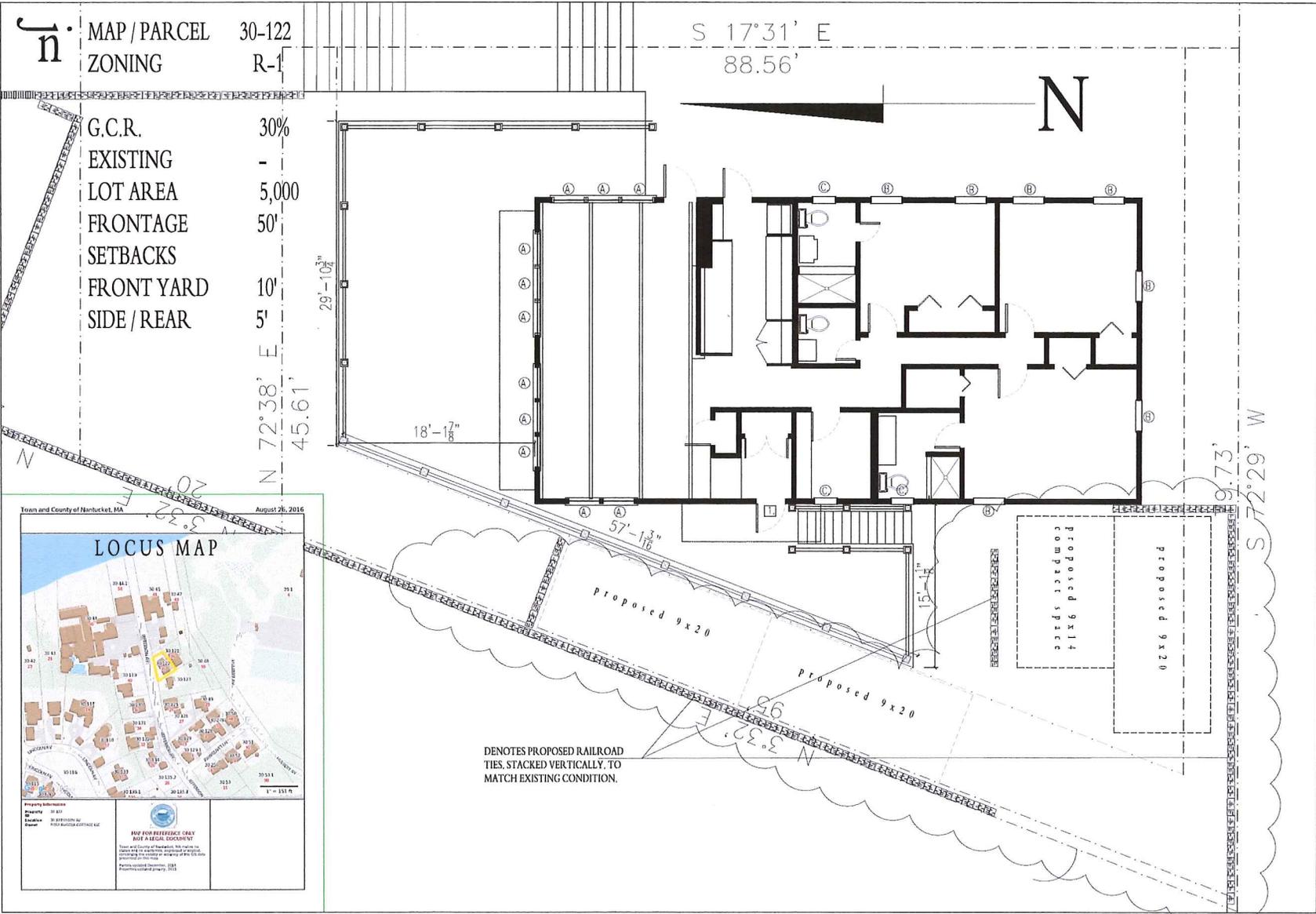
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Date

Signature of owner of record

Signature: June C. Silva

Signed under penalties of perjury

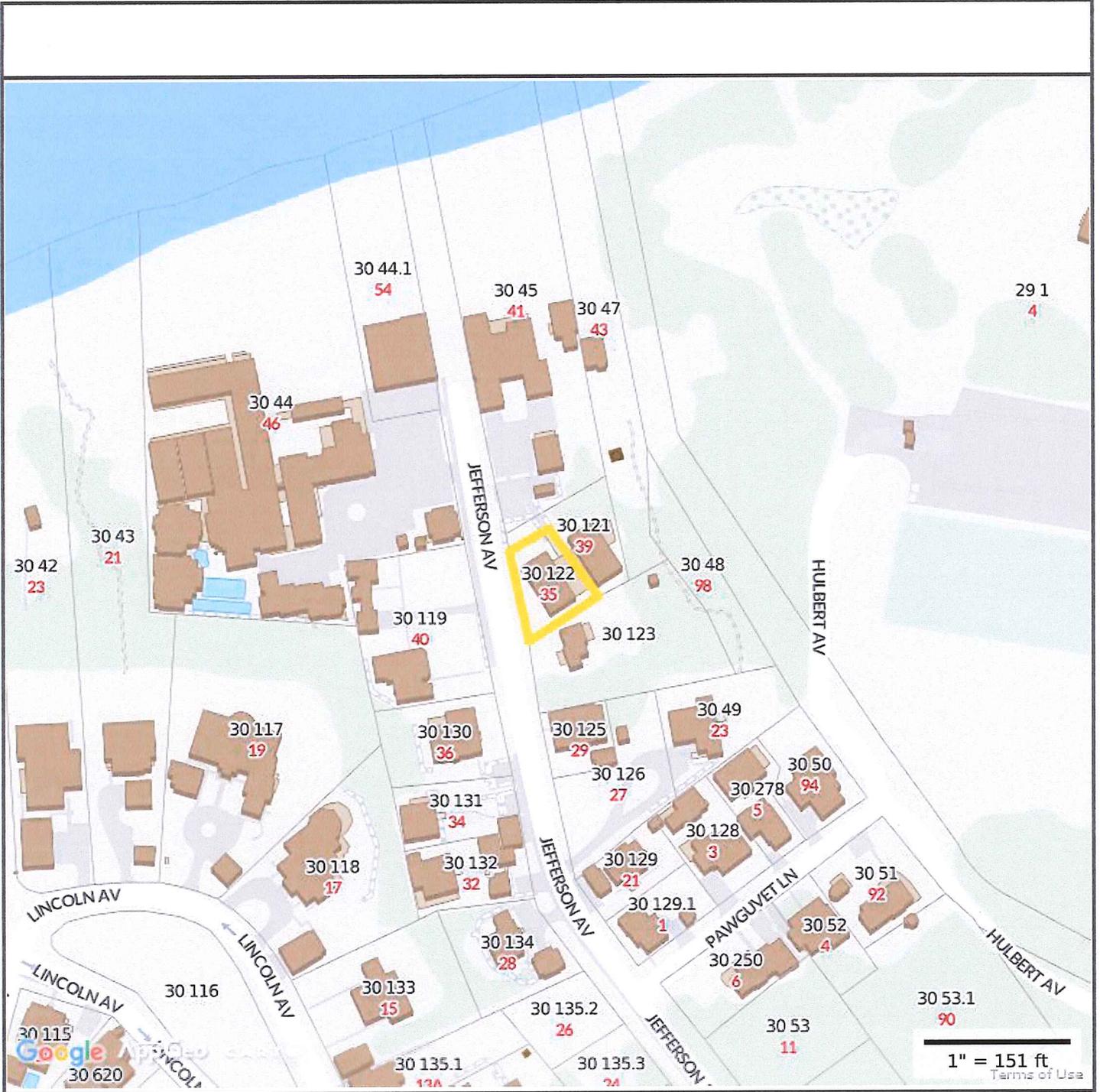


newman inc  
DESIGN. BUILD

DESCRIPTION OF WORK:  
hardscape

Rosa Rugosa Cottage LLC  
35 Jefferson Ave  
Nantucket, MA 02554

site plan  
hardscape  
scale:  
1/4" = 1'  
9.15.16



**Property Information**

**Property ID** 30 122  
**Location** 35 JEFFERSON AV  
**Owner** ROSA RUGOSA COTTAGE LLC



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

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Parcels updated December, 2014  
 Properties updated January, 2015