

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.1.3 PARCEL N°: 24
Street & Number of Proposed Work: 9 BEACH STREET
Owner of record: ROBERTA BROWN
Mailing Address: P.O. BOX 1642
QUOGUE, NY 11959
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: TOPHAM DESIGN, LLC
Mailing Address: 18 HUMMUCK POND ROAD
Contact Phone #: 508-325-5890 E-mail: joseph@tophamdesignllc.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: 27'-6" Sq. Footage 1st floor: 331 +/- Decks/Patio: Size: _____ 1st floor 2nd floor
Width: 15'-6" Sq. Footage 2nd floor: _____ 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 17'-6" South 17'-6" East 17'-6" West 17'-6"

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

**MOVE STRUCTURE FROM
15 BEACH STREET**

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 12" 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): TOL 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 _____

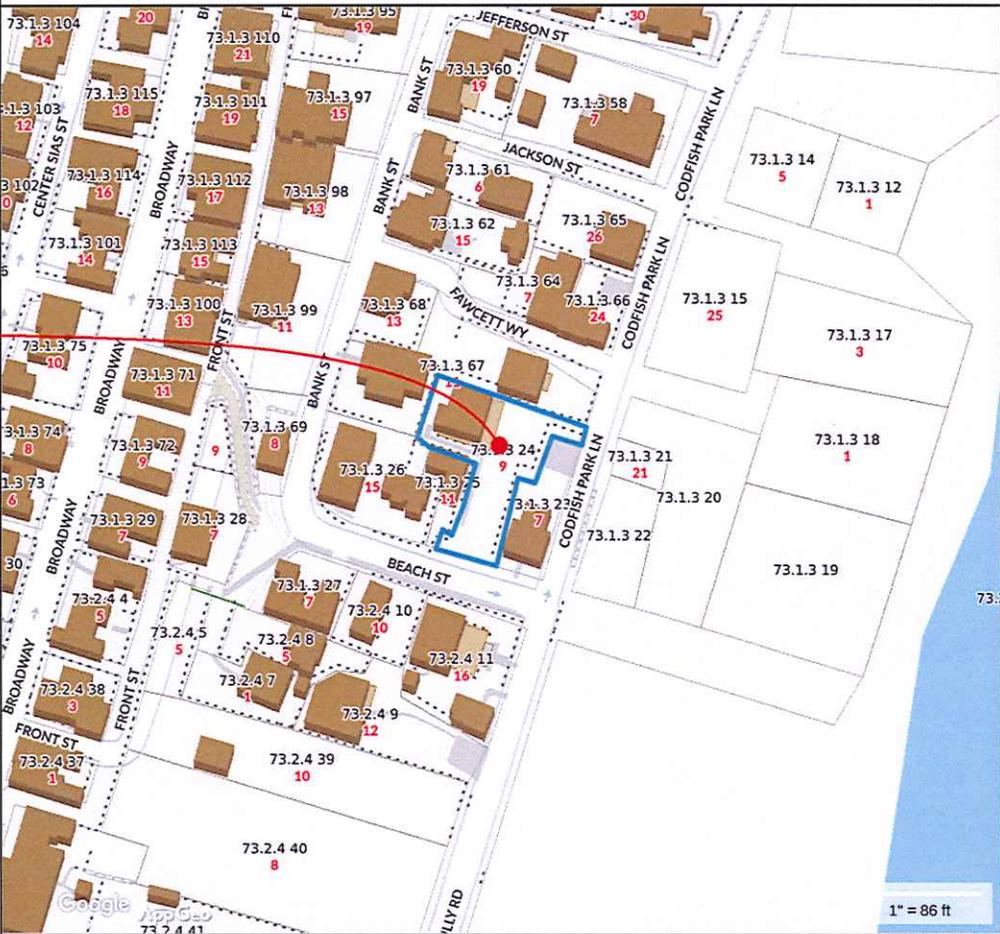
Deck MAHOGANY - TO WEATHER Foundation GREY Fence _____ Shutters _____

* 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 Nov 01 2021 Signature _____

9 BEACH STREET LOCUS MAP



LOCUS

Property Information
 Property ID 73.1.3 24
 Location 9 BEACH ST
 Owner BROWN ROBERTA



**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.

Geometry updated 11/13/2018
 Data updated 11/19/2018



TOPHAM DESIGN, LLC
 18 HUMPHOCK POND ROAD, NANTUCKET, MA, 02554.
 TEL.: 508-325-5690 EMAIL: JOSEPH@TOPHAMDESIGNL.LC.COM

PARC	DATE	DESCRIPTION
	7/7	

9 BEACH ST LOCUS MAP
 PARC No. 73.1.3
 MAP No. 73.1.3
 ALL RIGHTS RESERVED © 2020
 PROJECT NO. 2020-08

BROWN RESIDENCE
 9 BEACH STREET
 NANTUCKET, MA 02554
 NBC SUBMISSION
 7/16/20

PROJECT NO. 2020-08
 MAP NO. 73.1.3
 ALL RIGHTS RESERVED © 2020



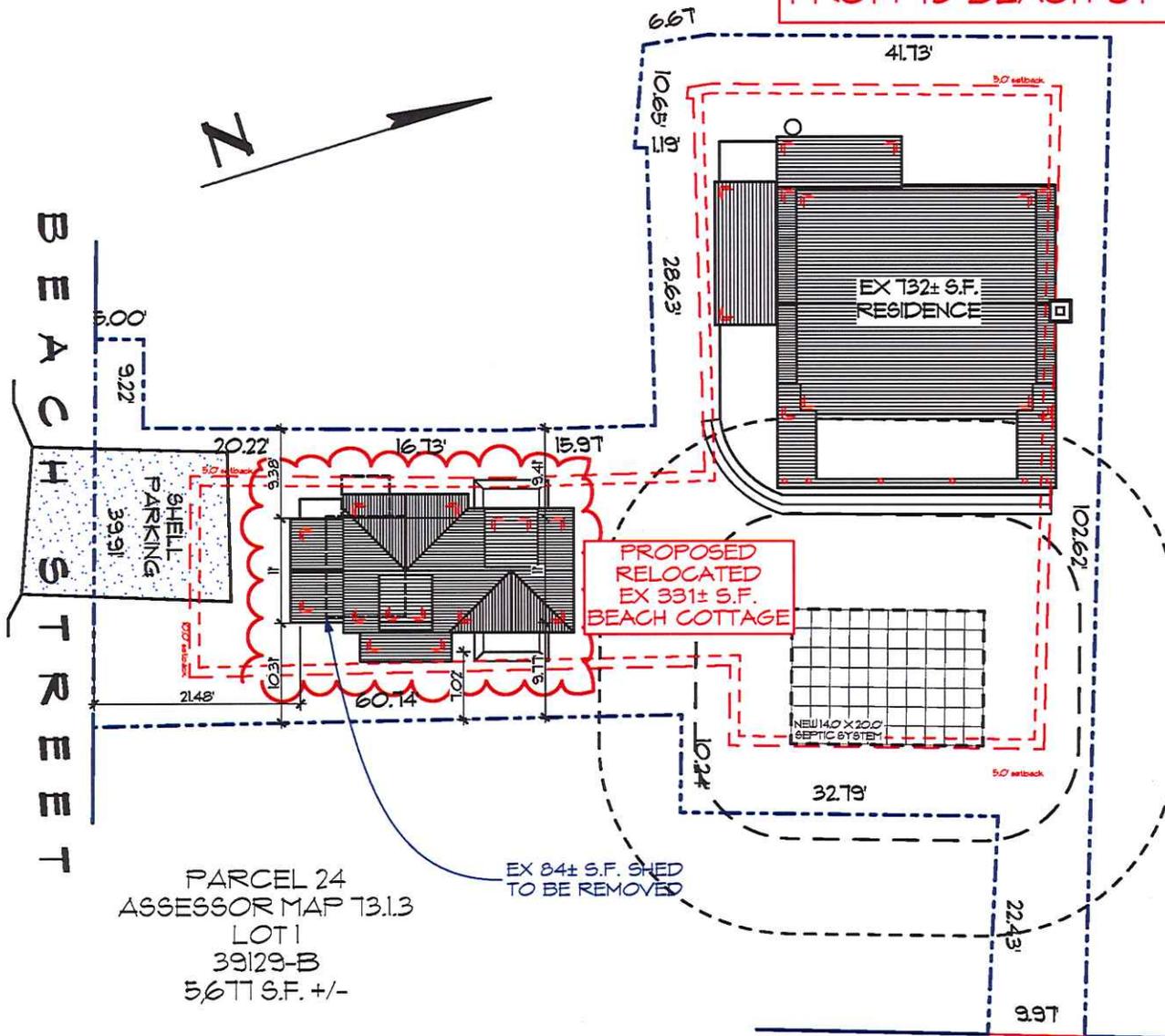
9 BEACH STREET LOCUS MAP

NOT TO SCALE

CTG-0.1

PROPOSED HDC REVISIONS 07.08.2020

1. RELOCATE EXISTING BEACH COTTAGE FROM 15 BEACH ST



Zoning District: SR-1
Min. Lot Size: 5,000 S.F.
Min. Frontage: 50 FT
Front Yd Setback: 10 FT
Rear/Side Setback: 5 FT
Ground Cover Ratio: 30 %



PARCEL 24
 ASSESSOR MAP T3.13
 LOT 1
 39129-B
 5,677 S.F. +/-

C O D F I S H P A R K R O A D

PROPOSED HDC SITE PLAN

SCALE: 1:218.18



TOPHAM DESIGN, LLC
 18 HUNTING POND ROAD, NANTUCKET, MA. 02554.
 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNHACK.COM

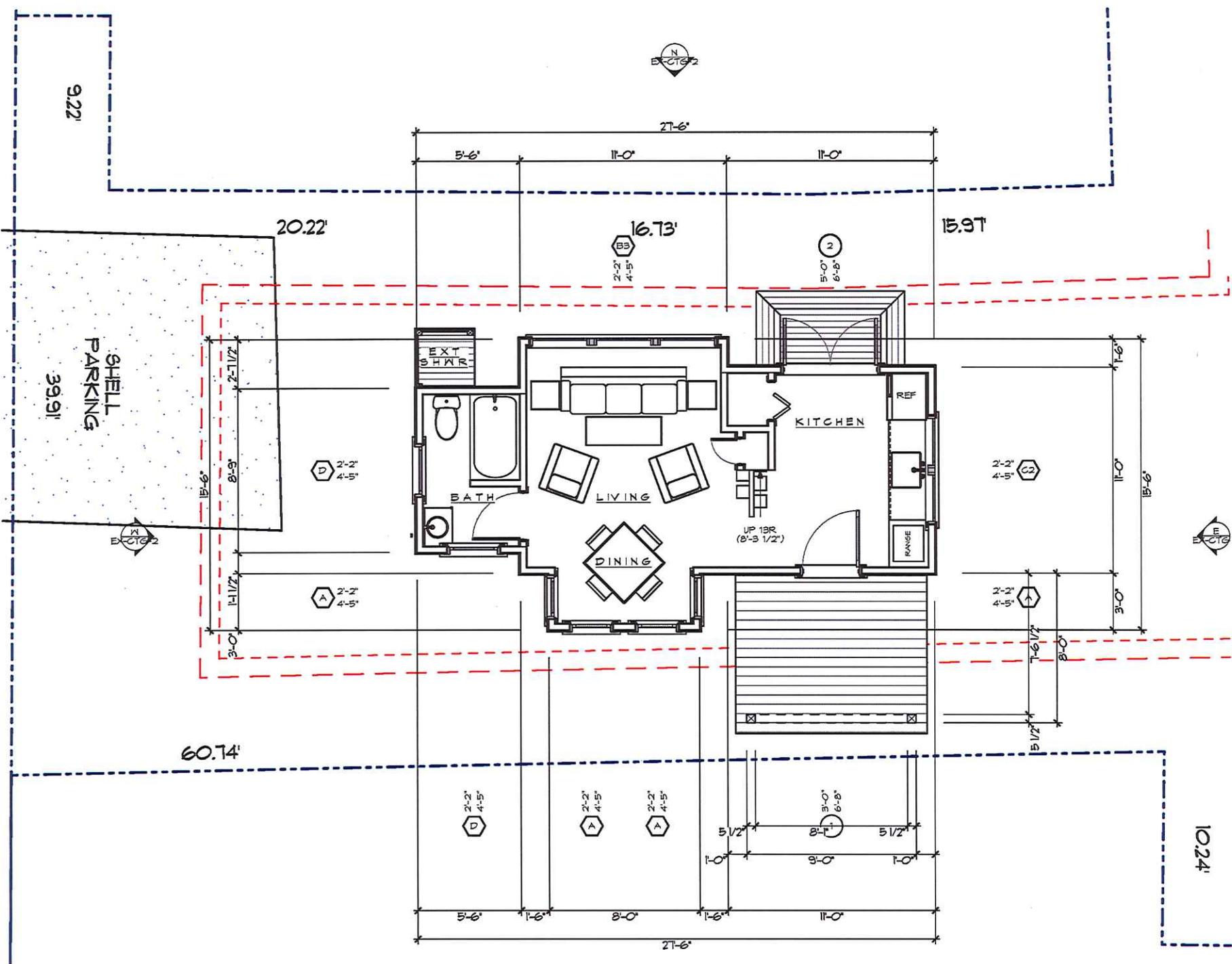
PARC	BLK	DESCRIPTION
	11	

PROPOSED COTTAGE SITE PLAN
 PARKING TRAY NO. 0000
 HDC SUBMISSION 09 JUL 2020
 HDC ERRORS: 09 JUL 2020 COMMENTS NO.

BROWN RESIDENCE
 9 BEACH STREET
 NANTUCKET, MA 02564

HDC SUBMISSION
 7/14/20
 PROJECT NO: 2020-08
 MAP NO: T3.13 MAP NO.: 24
 ZONING: SR09-10 ALLOWABLE G.C.: 30.0%

CTG-0.2





TOPHAM DESIGN, LLC
 18 HUNTMOCK FOND ROAD, NANTUCKET, MA, 02554.
 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNLACK.COM

MARK	DATE	DESCRIPTION
1/1		

PROPOSED COTTAGE FIRST FLOOR PLAN
 PERMITTING NO. 0000
HBC SUBMISSION 09 JUL 2020
 HBC APPROVAL 09 JUL 2020 Comments:

BROWN RESIDENCE
 9 BEACH STREET
 SIMMONSET, MA 02564
 HBC SUBMISSION
 7/14/20

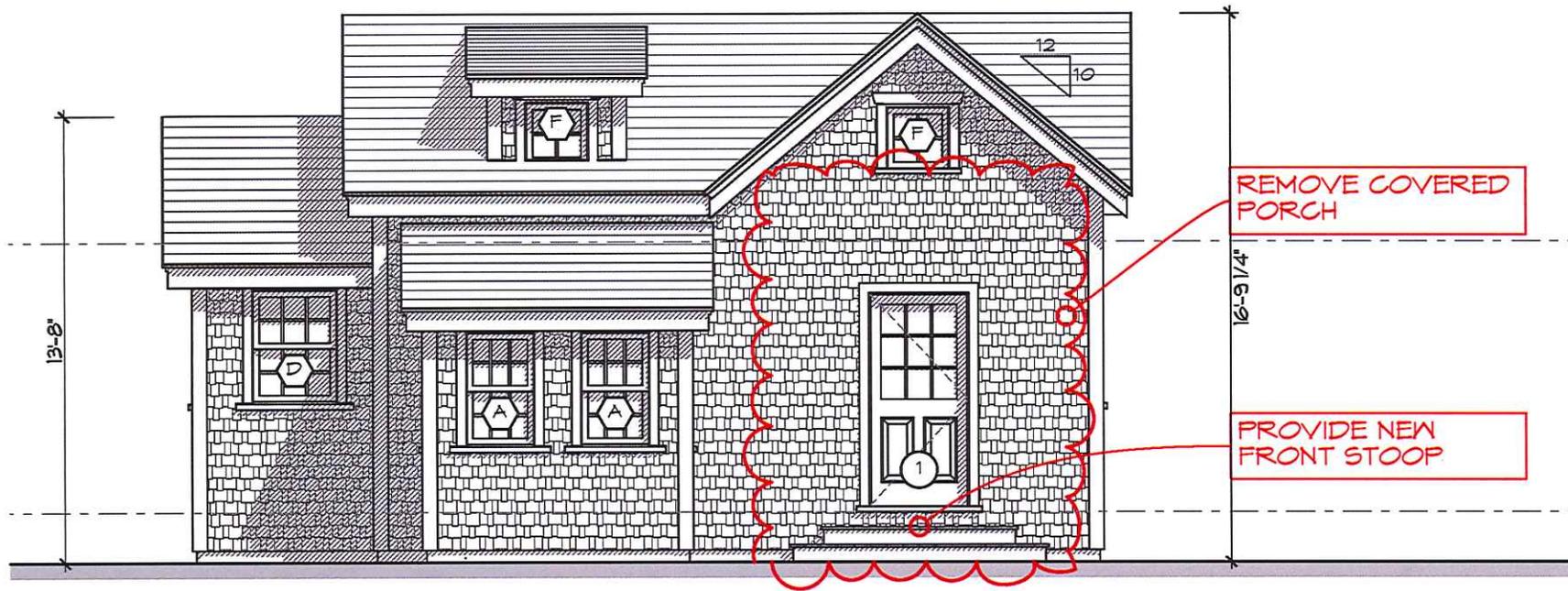
PROJECT NO 2020 08
 PLAN NO. 73.1.3 PLAN NO.: 24
 SHEETS: SMOH-10 ALLOWABLE G.C. 30.0%
ALL DIMENSIONS UNLESS OTHERWISE NOTED TO THE REVERSE OF THIS PLAN. SEE NOTES ON SHEET SMOH-10 FOR A COMPLETE LIST OF NOTES. THIS PLAN IS THE PROPERTY OF TOPHAM DESIGN, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TOPHAM DESIGN, LLC.

CTG-1.1

PROPOSED HDC REVISIONS 07.08.2020

1. REMOVE COVERED PORCH
2. PROVIDE NEW FRONT/REAR STOOP
3. EXPAND NEW EXTERIOR SHOWER

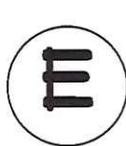
RECEIVED
 JUL 14 2020
 By _____



TOPHAM DESIGN, LLC
 18 HUNTINGWOOD ROAD, NANTUCKET, MA, 02554,
 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNHACK.COM

DATE	DATE	DESCRIPTION
	7/1	

PROPOSED COTTAGE EAST ELEV
 BROWN RESIDENCE
 9 BEACH STREET
 NANTUCKET, MA 02564
 HDC SUBMISSION
 7/14/20
 PROJECT NO: 2020-08
 PLAN NO: 73.1.3 PLAN NO: 24
 ZONING: SMOH-10 ALLOWABLE G.C.: 30.0%



PROPOSED COTTAGE EAST ELEVATION

SCALE: 3/16" = 1'-0"

CTG · 2.1

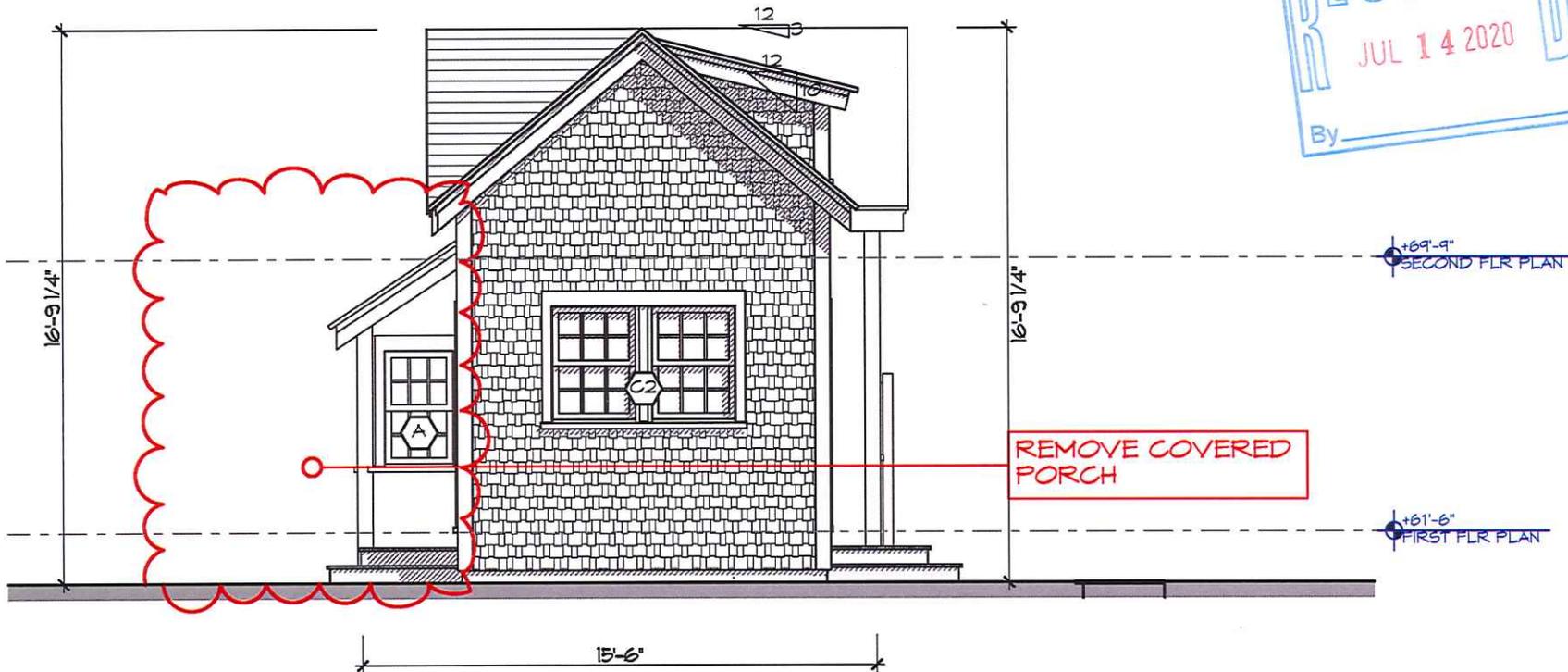
PROPOSED HDC REVISIONS 07.08.2020

1. REMOVE COVERED PORCH
2. PROVIDE NEW FRONT/REAR STOOP
3. EXPAND NEW EXTERIOR SHOWER



TOPHAM DESIGN, LLC
 16 HUNTING POND ROAD, NANTUCKET, MA, 02554.
 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNHACK.COM

FILE	DATE	DESCRIPTION
	11	



PROPOSED COTTAGE NORTH ELEVATION

SCALE: 3/16" = 1'-0"

PROPOSED COTTAGE NORTH ELEV
 PERMIT NO. 0000
 HDC SUBMISSION 08 JUL 2020
 HDC APPROVAL 00 JUL 2020

BROWN RESIDENCE
 9 BEACH STREET
 NANTUCKET, MA 02564

HDC SUBMISSION
 7/14/20
 PROJECT NO: 2020-08
 PLAN NO: 23.13 PLAN NO: 24
 ZONING: SR08-10 ALLOWABLE G.C. 30 DFC

CTC-2.2

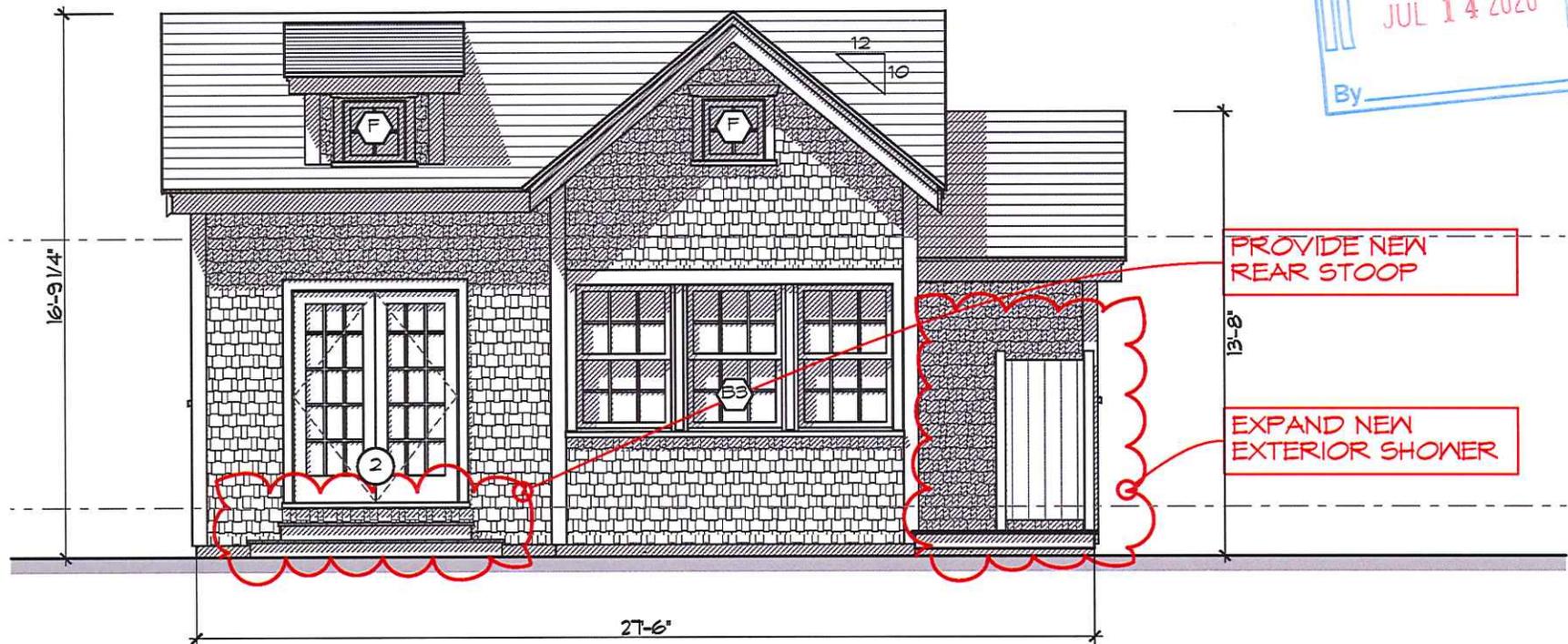
PROPOSED HDC REVISIONS 07.08.2020

1. REMOVE COVERED PORCH
2. PROVIDE NEW FRONT/REAR STOOP
3. EXPAND NEW EXTERIOR SHOWER



TOPHAM DESIGN, LLC
 18 HUNTINGTON POND ROAD, NANTUCKET, MA, 02554.
 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNHACK.COM

RECEIVED
 JUL 14 2020
 By _____



MARK	DATE	DESCRIPTION
	11	

PROPOSED COTTAGE WEST ELEV
 PERMITS REVIEW NO. 0000
 HDC SUBMISSION 09 JUL 2020
 HDC OFFICE: 00 JUL 2020 CERTIFICATE NO.:

BROWN RESIDENCE
 9 BEACH STREET
 NANTUCKET, MA 02554
 HDC SUBMISSION
 7/14/20

PROJECT NO: 2020_08
 PLAN NO.: 73.1.3 PLAN NO.: 24
 ZONING: S10H-10 ALLOWABLE G.C. 30.0%

CTG-2.3

PROPOSED COTTAGE WEST ELEVATION

SCALE: 3/16" = 1'-0"

PROPOSED HDC REVISIONS 07.08.2020

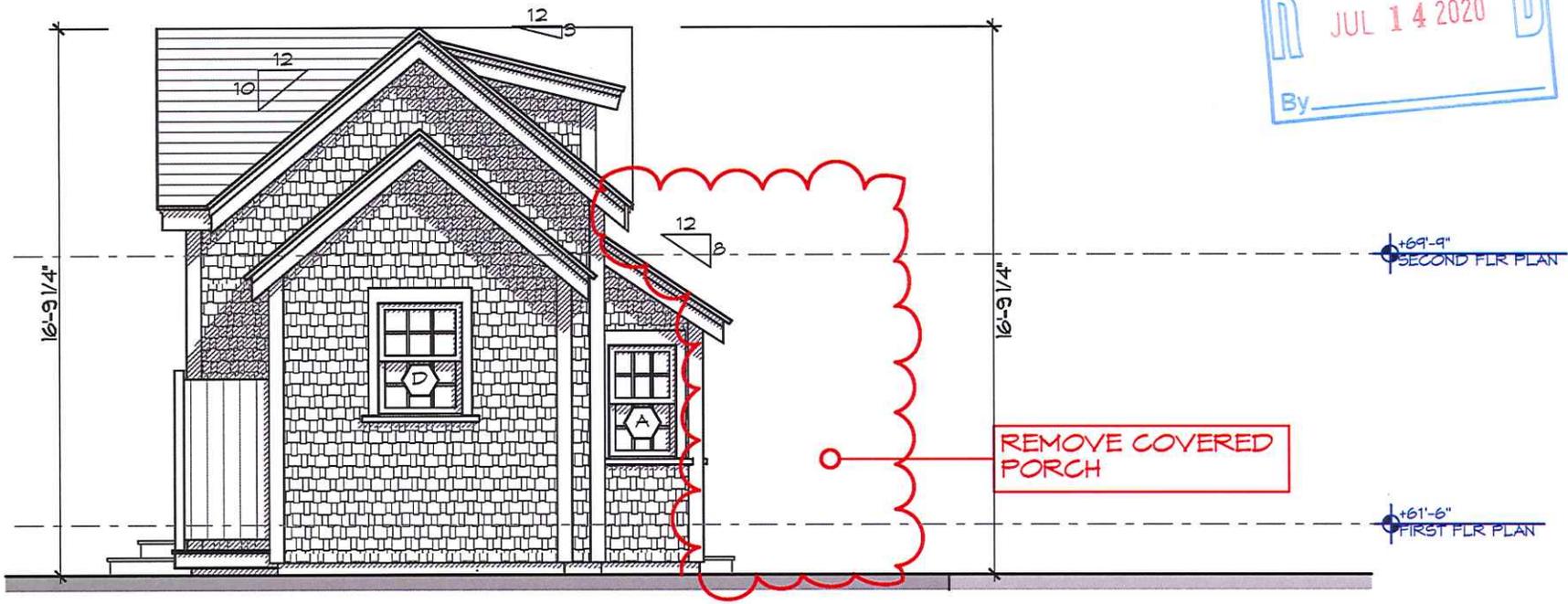
1. REMOVE COVERED PORCH
2. PROVIDE NEW FRONT/REAR STOOP
3. EXPAND NEW EXTERIOR SHOWER



TOPHAM DESIGN, LLC
 18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554.
 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNFACK.COM

DATE	DATE	DESCRIPTION
	7/1	

RECEIVED
 JUL 14 2020
 By _____



REMOVE COVERED PORCH

PROPOSED COTTAGE SOUTH ELEV

PERMITS PERMIT NO. 0000
 HDC SUBMISSION 09 JUL 2020
 HDC APPROVE 00 JUL 2020 CERTIFICATE NO.:

BROWN RESIDENCE
 9 BEACH STREET
 NANTUCKET, MA 02564

HDC SUBMISSION
 7/14/20

PROJECT NO: 2020_08
 TWP NO.: 73.1.3 TWP NO.: 24
 ZONING: S-R08-10 ALLOWABLE G.C. 30.0%

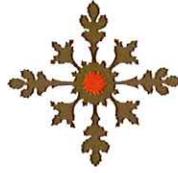
ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED AND SHALL BE IN ACCORDANCE WITH THE MASS DEPARTMENT OF CONSTRUCTION AND GENERAL CONTRACTING BOARD REGULATIONS.

CTG-2.4

S

PROPOSED COTTAGE SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



TOPHAM DESIGN

BROWN, 9 BEACH STREET

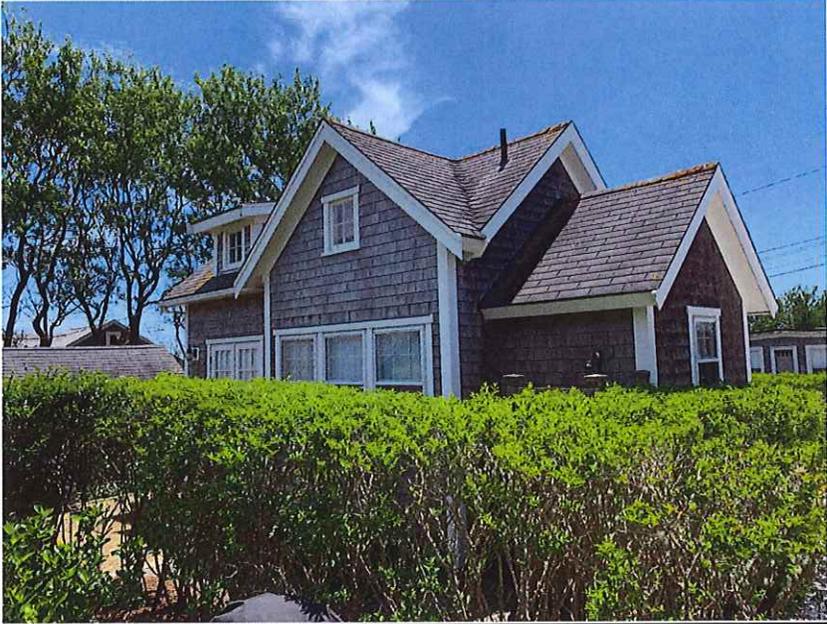
FUTURE EAST ELEVATION



FUTURE NORTH ELEVATION

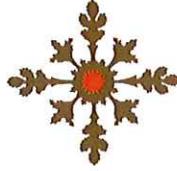


FUTURE WEST ELEVATION



FUTURE SOUTH ELEVATION





TOPHAM DESIGN

03 June 2020

Cathy Flynn
Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 9 Beach Street Road
Siasconset, MA 02554

Dear Cathy,

I hereby authorize Joseph Topham of Topham Design to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

Thank you,

DocuSigned by
Roberta Brown
071914125515471
Roberta Brown