

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°: 55 PARCEL N°: 43.3  
 Street & Number of Proposed Work: 13 Warren St.  
 Owner of record: Donald + Olwen Pongrace  
 Mailing Address: 4150 Fordham Rd. NW  
Washington, DC. 20016  
 Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### AGENT INFORMATION (if applicable)

Name: KM Designs  
 Mailing Address: 61 Old South Rd. #268  
Nantucket, MA. 02554  
 Contact Phone #: 508-221-6672 E-mail: Coastalgardens508@yahoo.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. 2020-01-0558  
 Pool (Zoning District \_\_\_\_\_)  Roof  Other Polygon

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

**Revisions:**  
**-Addition of type II fence**  
**-Addition of 12' 5&1 Fence**  
**-Driveway Apron**  
**-Type II gate**

\*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:	<u>36" / 48"</u>	<u>around 6'</u>
Type:	<u>II</u>	<u>5+1</u>
Length:	<u>72'+/-</u>	<u>12'+/-</u>

**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 shell w/ cobble Walkways Brick Walls \_\_\_\_\_

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

#### COLORS

Sidewall \_\_\_\_\_ Clapboard (if applicable) \_\_\_\_\_ Roof \_\_\_\_\_

Trim \_\_\_\_\_ Sash \_\_\_\_\_ Doors \_\_\_\_\_

Deck \_\_\_\_\_ Foundation \_\_\_\_\_ Fence Natural to Weather Shutters \_\_\_\_\_

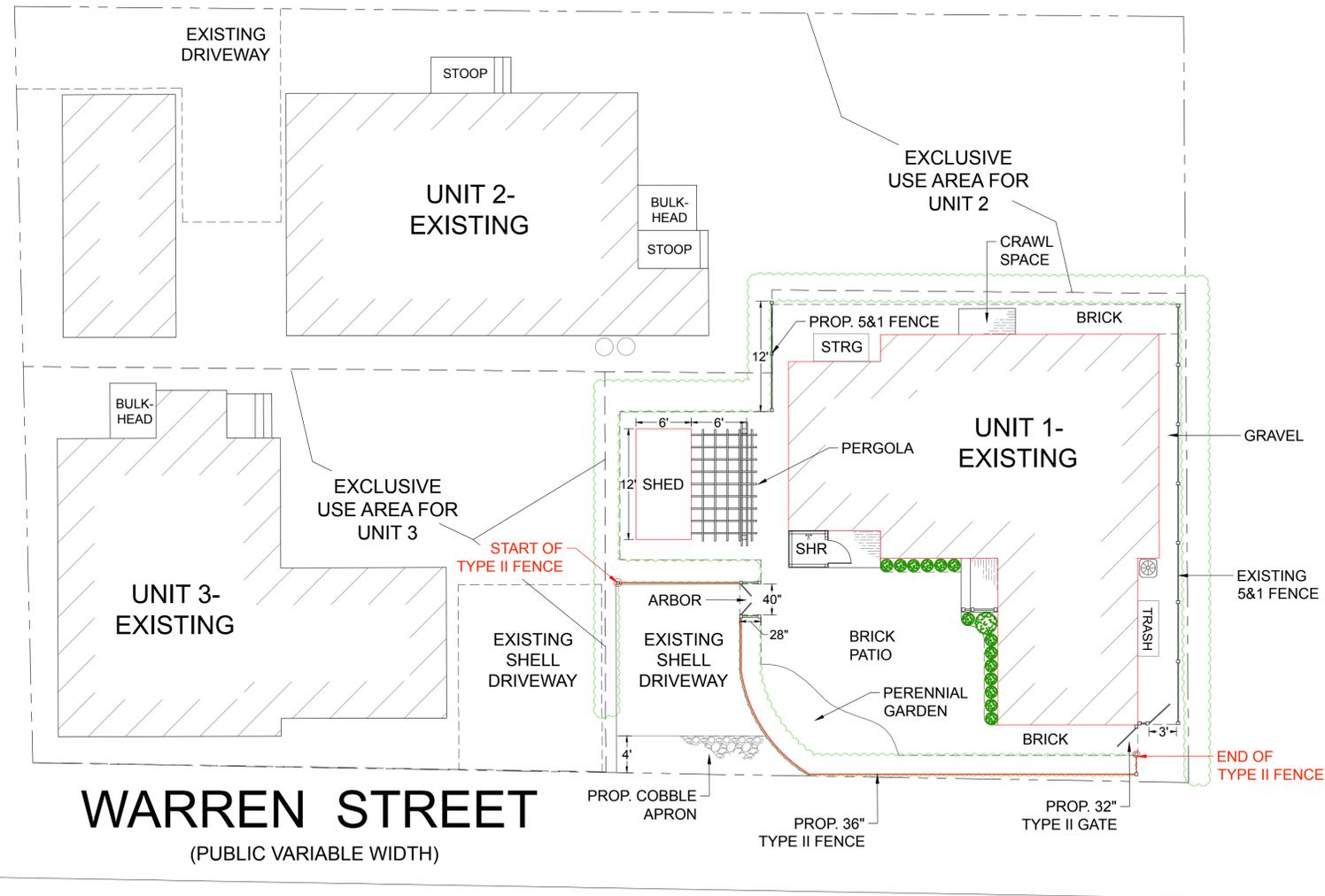
\* Attach manufacturer's color samples if color is not from HDC approval list.

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 7/10/2020 Signature of owner of record \_\_\_\_\_ Signed under penalties of perjury

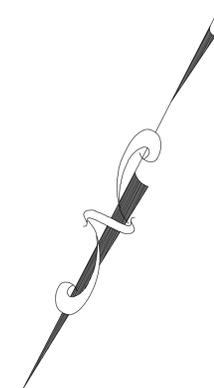
# NEW STREET

(PUBLIC VARIABLE WIDTH)

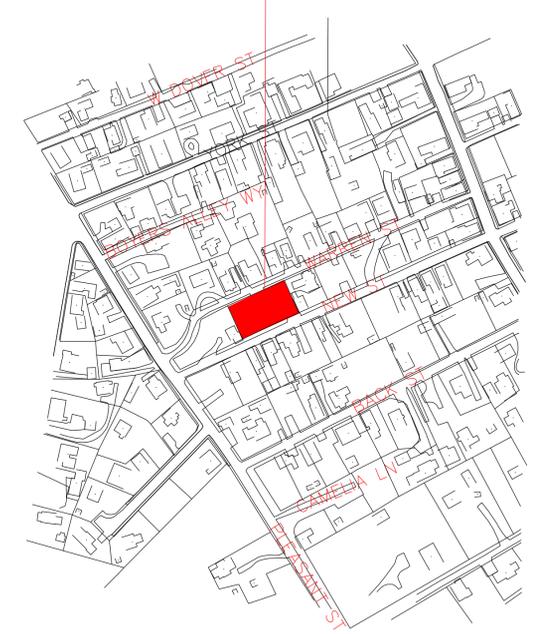


# WARREN STREET

(PUBLIC VARIABLE WIDTH)



ZONING CLASSIFICATION: R.O.H.  
 MAP: 55 PARCEL: 43.3  
 MIN. AREA: 5,000 sqft.  
 MIN. FRONTAGE: 50 ft.  
 FRONT YARD S.B.: 0 ft.  
 SIDE S.B.: 5 ft.  
 REAR S.B.: 5 ft.  
 GROUND COVER (%): 50%



**NOTE:**

ALL EXISTING BRICK (255 sqft) TO BE RE-PURPOSED ON SITE IN NEW DESIGN.

**NOTE:**

PRIVET LOCATED ALONG PROPOSED TYPE II FENCE TO BE REPLACED WITH NEW HEALTHY PRIVET-SINGLE ROW 2' OC.

**NOTE:**

PROPOSED TYPE II FENCE AND GATES TO BE NATURAL TO WEATHER (SEE ATTACHED PHOTO).

**NOTE:**

PROPOSED 5 & 1 PRIVACY FENCE TO BE NATURAL TO WEATHER WITH VERTICAL LATTICE.

**NOTE:**

EXISTING ARBOR (ROTTED, SEE PHOTO) TO BE REPLACED WITH MATCHING ARBOR AND 40" DOUBLE GATE, AND RELOCATED TO SOUTHWEST CORNER OF DRIVEWAY.

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**NOTE:**  
 THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

**NOTE:**  
 ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

\*REVISIONS: 7/12/2020

61 OLD SOUTH RD  
 P.M.B. 268  
 NANTUCKET, MA.  
 02554  
 508.221.6672

**13 WARREN STREET**  
 PROPOSED LANDSCAPE DESIGN

SCALE: 1/8" = 1'-0"
JOB: 13 WARREN ST.
DATE: 1/13/20

SHEET:





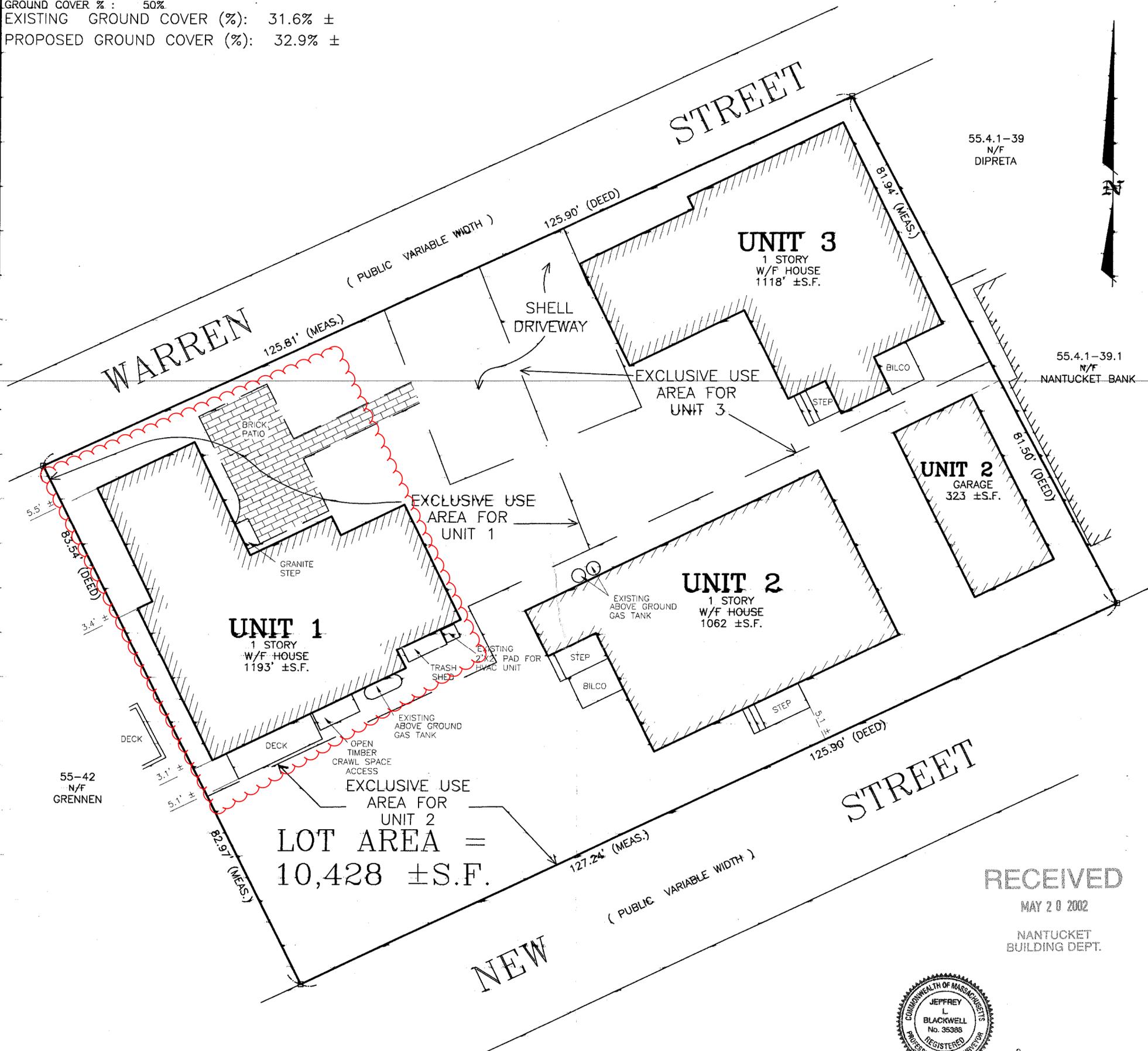


**Example of proposed fence-  
(5 Warren St)**

CURRENT ZONING CLASSIFICATION:  
Residential Old Historic (R-OH)

MINIMUM LOT SIZE: 5000 S.F.  
MINIMUM FRONTAGE: 50 FT.  
FRONT YARD SETBACK: none  
REAR/SIDE SETBACK: 5 FT.  
GROUND COVER % : 50%  
EXISTING GROUND COVER (%): 31.6% ±  
PROPOSED GROUND COVER (%): 32.9% ±

ONLY ORIGINALLY STAMPED AND  
ENDORSED COPIES OF THIS PLAN  
SHALL BE ACKNOWLEDGED BY  
THE CERTIFYING LAND SURVEYOR



55.4.1-39  
N/F  
DIPRETA

55.4.1-39.1  
N/F  
NANTUCKET BANK

55-42  
N/F  
GRENNEN

LOT AREA =  
10,428 ± S.F.

RECEIVED  
MAY 20 2002  
NANTUCKET  
BUILDING DEPT.



### BUILDING LOCATION PLAN OF LAND IN NANTUCKET, MASS.

SCALE: 1" = 10' DATE: JULY 23, 2001  
REV: MAY 13, 2002

OWNER: LAURIE H. DONOVAN, TRUSTEE of  
WARREN STREET REALTY TRUST

DEED BOOK: 683, PG. 163 PLAN FILE: 47-B  
UNIT No. 1 of the SHEARWATER CONDOMINIUM  
LOCUS: #16 WARREN STREET

**BLACKWELL and ASSOCIATES, Inc.**  
Professional Land Surveyors  
20 TEASDALE CIRCLE  
NANTUCKET, MASS. 02554  
(508) 228-9026

GRAPHIC SCALE



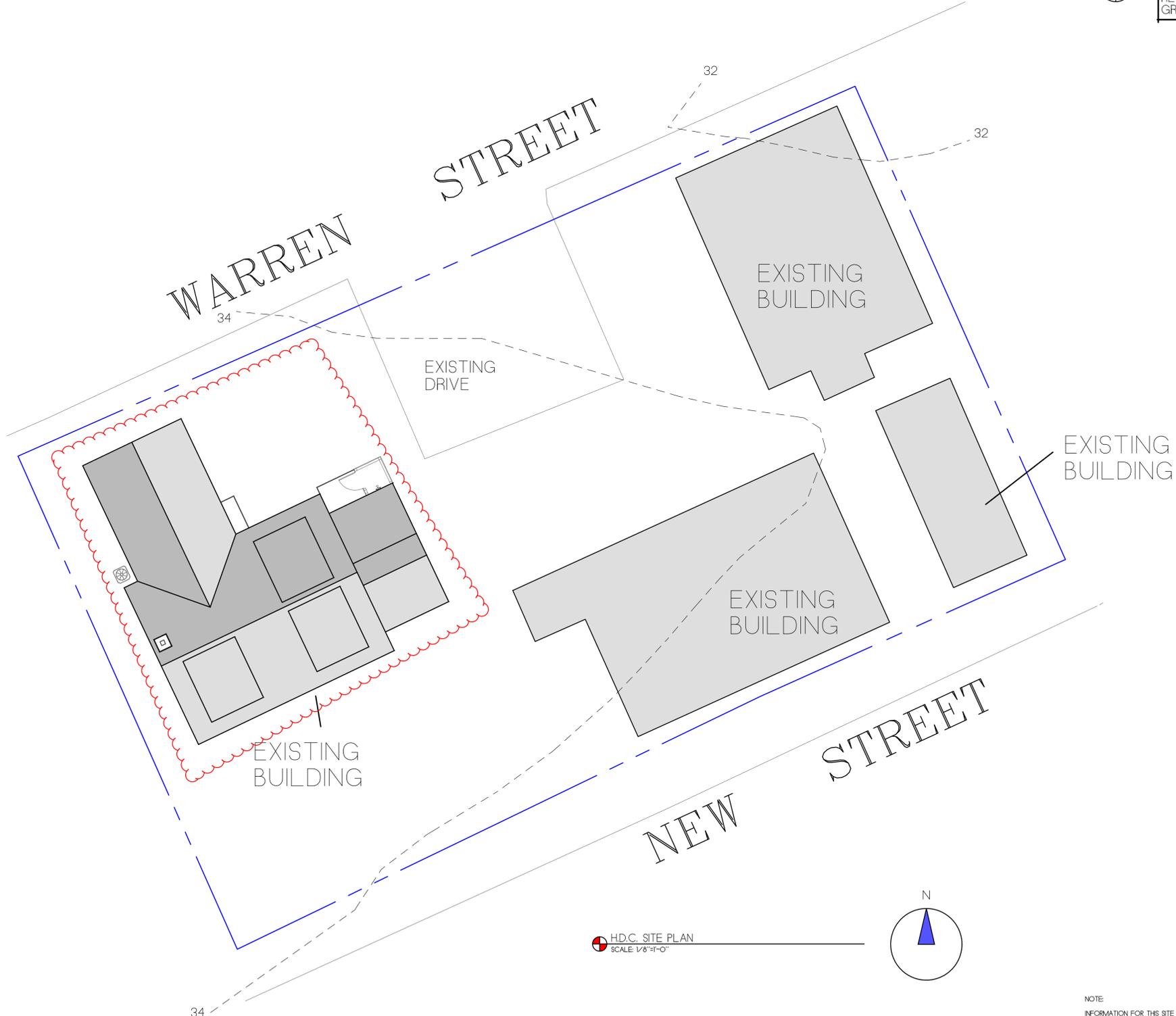
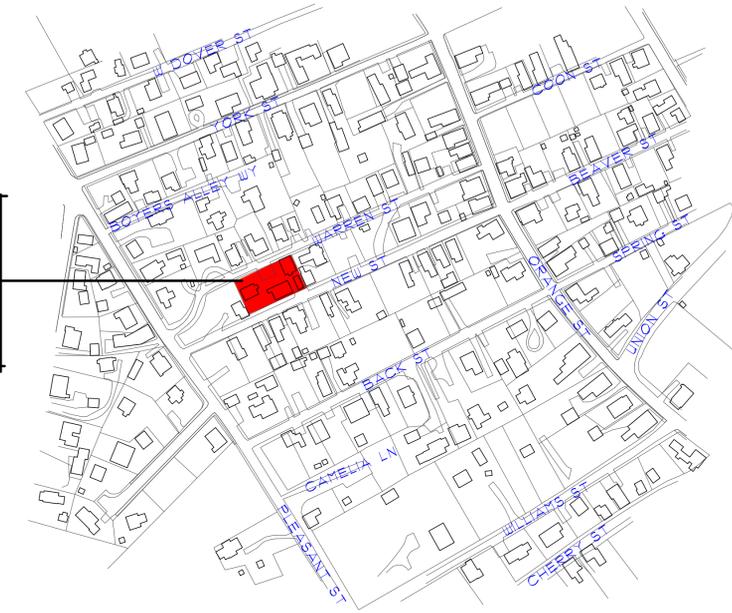
THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . . 55 . . PARCEL: . . 43.3 . .

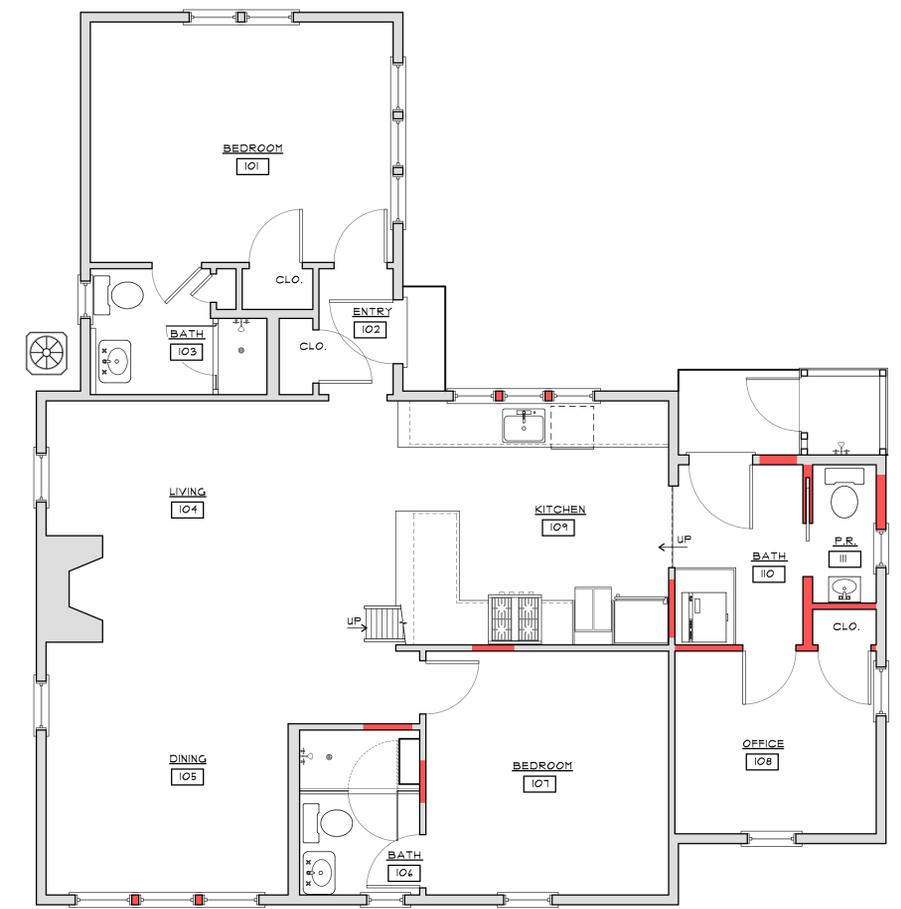
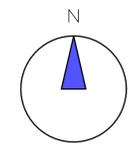
DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	BOSTON SASH	2'-3" X 2'-0"	3	4 LT. TO MATCH EXISTING UNIT UPPER SASH
B	BOSTON SASH	2'-0" X 3'-0"	1	4/4 D.H. (T.M.E.)
C	BOSTON SASH	1'-8" X 2'-0"	1	4 LT. FIXED UNIT
D	BOSTON SASH	2'-8" X 4'-4"	3	4/4 D.H.
E	BOSTON SASH	2'-0" X 3'-0"	1	4/4 D.H. (T.M.E.)
1	SIMPSON	3'-0" X 4'-8"	1	1/2 LT. 1 PNL. EXTERIOR DOOR
2	SIMPSON	3'-0" X 4'-8"	1	4 LT. 1 PNL. EXTERIOR DOOR

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.

ZONING CLASSIFICATION: R.O.H.  
 MAP: 55 PARCEL: 43.3  
 MIN. AREA: 5,000 sqft.  
 MIN. FRONTAGE: 50 ft.  
 FRONT YARD S.B.: 0 ft.  
 SIDE S.B.: 5 ft.  
 REAR S.B.: 5 ft.  
 GROUND COVER (%): 50%



HDC SITE PLAN  
SCALE 1/8"=1'-0"



FLOOR PLAN  
SCALE 1/4"=1'-0" 1/80 SF.

KEY:  
 NEW WALLS: [Red line]  
 EXISTING WALLS: [Black line]

REVISIONS:  
 11/21/2003: AS-BUILT MEASURING  
 11/15/2019: PROGRESS PRINT  
 11/20/2019: HDC PRINT

NOTE:  
 INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET GIS MAPS AND A SUPPLIED SURVEY FROM THE LAND REGISTRATION OFFICE BY NANTUCKET SURVEYORS INC. DATED MAY 31 2002 THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

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.

COPYRIGHT NOTICE <small>These drawings are the property of Ethan McMorris Design &amp; Assoc, Inc. may not be used without the express written authorization from Ethan McMorris Design &amp; Associates Inc.</small>	PONGRACE RESIDENCE DRAWN BY: ETHAN MCMORRIS		MAP: 55 PARCEL: 43.3 HDC SITE PLAN ONLY		SHEET NO. <b>S 1</b>
	F.O. BOX 1032 NANTUCKET, MA 02554 PHONE 508-228-0456 email ethan@mcconat.net		ADDRESS: 13 WARREN STREET NANTUCKET, MA 02554	DATE: 11/20/2019	



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



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



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



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

NOTE:  
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REVISIONS:  
11/21/2003: AS-BUILT MEASURING  
11/15/2019: PROGRESS PRINT  
11/19/2019: PROGRESS PRINT  
11/20/2019: HDC PRINT  
1/09/2020: PROGRESS PRINT  
1/11/2020: HDC REVISION

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		<small>ADDRESS:</small> 13 WARREN STREET NANTUCKET, MA 02554	<small>DATE:</small> 1/11/2020	