

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

AX MAP N°: 30 PARCEL N°: 195
Street & Number of Proposed Work: 20 Sherburne Turnpike
Owner of record: 20 Sherburne Turnpike LLC
Mailing Address: 40 Joan Rubin 17630 Bozair Way
Bozair Park FL 33487
Contact Phone #: 508 228 5543 E-mail: magdalena.hanley

AGENT INFORMATION (if applicable)

Name: TIM GARRETT
Mailing Address: PO BOX 2294
Nantucket MA 02584
Contact Phone #: 508 228 5543 E-mail: tim@hanley
development.com

FOR OFFICE USE ONLY ✓ 7596	
Date application received: <u>7/14/2020</u>	Fee Paid: \$ <u>100</u>
Must be acted on by: <u>9/19/2020</u>	
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: Guest house

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1,032 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

REVISIONS*

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ 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 _____

Fence: Height: _____
Type: _____
Length: _____

* 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 7/13/20 Signature of owner of record [Signature] Signed under penalties of perjury



Property Information

Property ID 30 195
 Location 20 SHERBURNE TP
 Owner 20 SHERBURNE TURNPIKE LLC

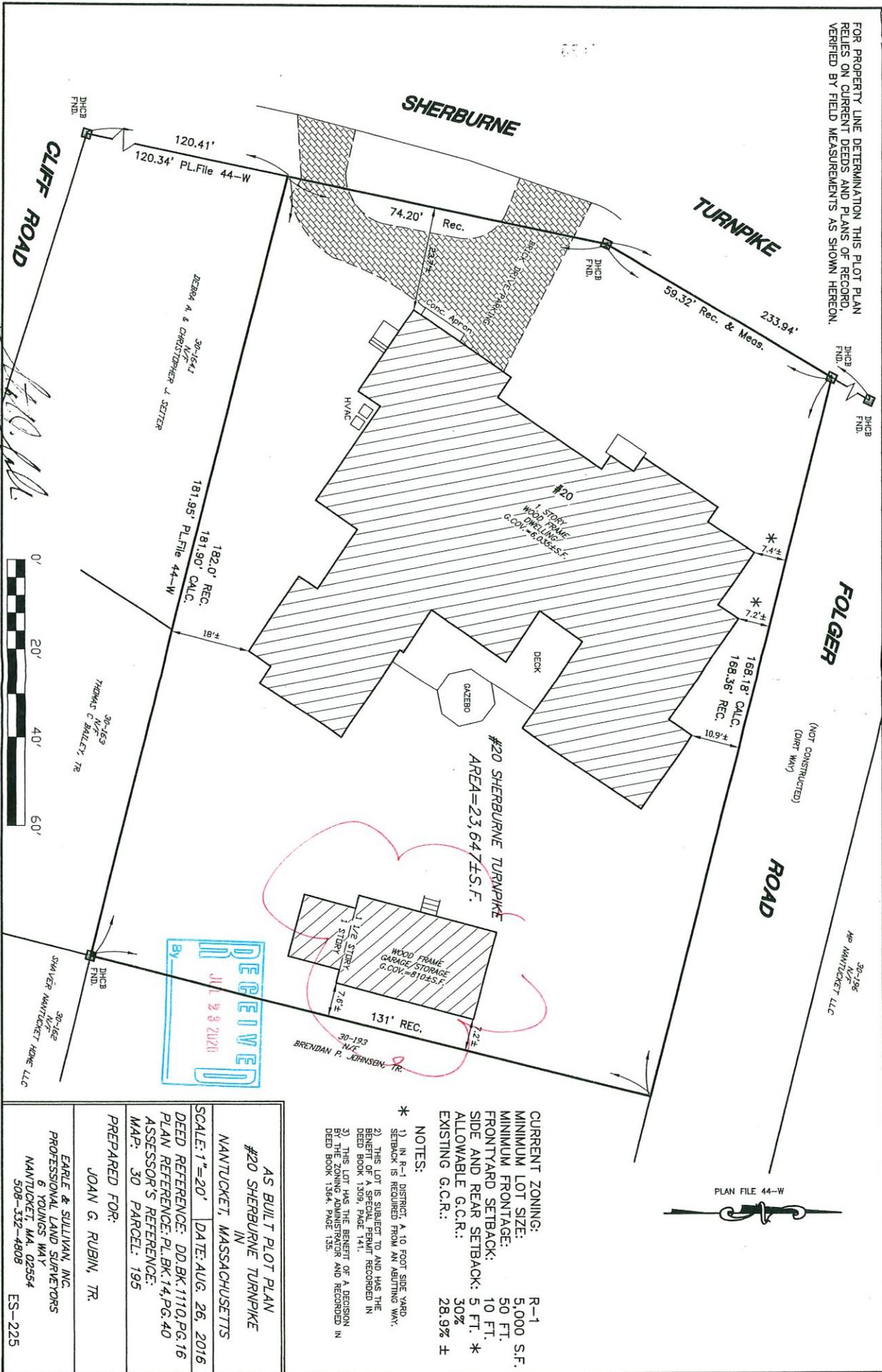


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

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

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON.

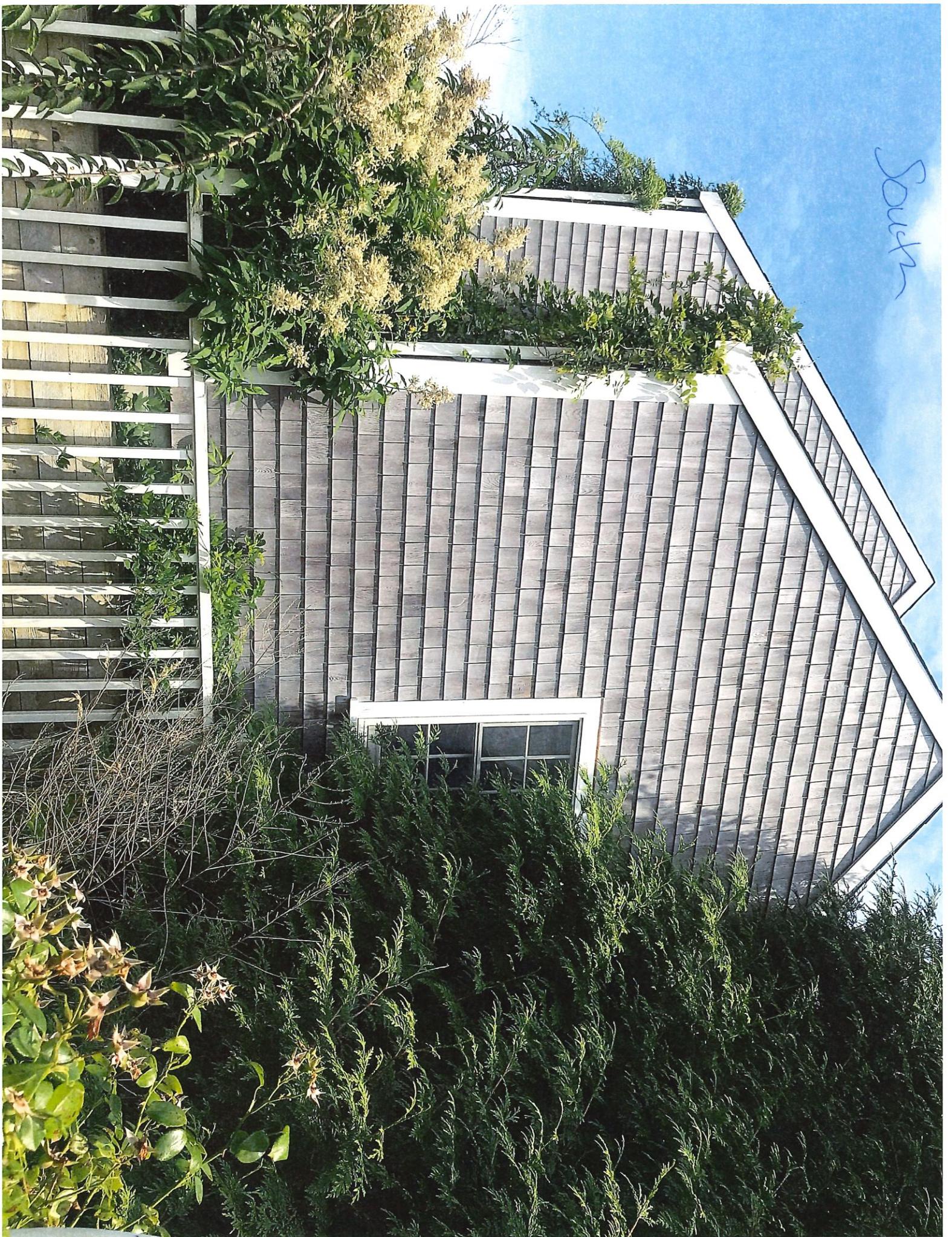


CURRENT ZONING: R-1
 MINIMUM LOT SIZE: 5,000 S.F.
 MINIMUM FRONTAGE: 50 FT.
 FRONTYARD SETBACK: 10 FT.
 SIDE AND REAR SETBACK: 5 FT. *
 ALLOWABLE G.C.R.: 30% *
 EXISTING G.C.R.: 28.9% ±

NOTES:
 1) IN R-1 DISTRICT A 10 FOOT SIDE YARD SETBACK IS REQUIRED FROM AN ADJUTING WAY.
 2) THIS LOT IS SUBJECT TO AND HAS THE DEED BOOK 1308 PAGE 141, RECORDED IN DEED BOOK 1364, PAGE 135.
 3) THIS LOT HAS THE BENEFIT OF A DEED IN DEED BOOK 1364, PAGE 135.

AS BUILT PLOT PLAN
 #20 SHERBURNE TURNPIKE
 IN
 NANTUCKET, MASSACHUSETTS
 SCALE: 1"=20' DATE: AUG. 26, 2016
 DEED REFERENCE: DD.BK.1110.PG.16
 PLAN REFERENCE: PL.BK.14.PG.40
 ASSESSOR'S REFERENCE:
 MAP: 30 PARCEL: 195
 PREPARED FOR:
 JOAN G. RUBIN, TR.

EARLE & SULLIVAN, INC.
 PROFESSIONAL LAND SURVEYORS
 6 YOUNGS WAY
 NANTUCKET, MA 02554
 508-332-4808 ES-225



South



West



2

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....20_Sherburne_Turnpike_LLC.....

MAILING ADDRESS.c/o_Joan_Rubin_17630_Bocaire_Way_BocaRaton_FL_33487..

PROPERTY LOCATION.....20_Sherburne_Turnpike.....

ASSESSORS MAP/PARCEL.....30-195.....

SUBMITTED BY:.....Magdalena_Reid..

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

07-06-2020

DATE

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket,
ou=Assessor's Office,
email=rranney@nantucket-ma.gov, c=US
Date: 2020.07.06 12:22:30 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 20 Sherburne Turnpike Nantucket Ma

Tax Map Number: 30 Parcel Number: 195

Owner of Record: 20 Sherburne Turnpike LLC

Description of Proposal: move/demo existing buildings

Anticipated HDC Submission Date: 7/14/20

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.