

OLD BUSINESS CHECKLIST



Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist **MUST** be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:

<https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised>

Failure to submit the required documents below for an Old Business meeting **MAY** result in delays.

| | |
|---|---|
| X | HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2020-01-0547 |
| X | <u>Copy of Minutes</u> (application item circled) |
| X | <u>Reduced (8 1/2 x 11)</u> copy of application |
| X | <u>Locus Map</u> : 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps |
| X | Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) |
| X | Four (4) Large (24"x36") sets of plans (circle all that apply) a) Site Plan b) North Elevation c) South Elevation d) East Elevation e) West Elevation f) Window/Door Schedule |
| X | <u>One set reduced plans</u> : 8 1/2 x 11 |
| X | <u>Electronic Submission</u> : ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov . |

**** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.**

Affidavit Certifying Completeness of Application

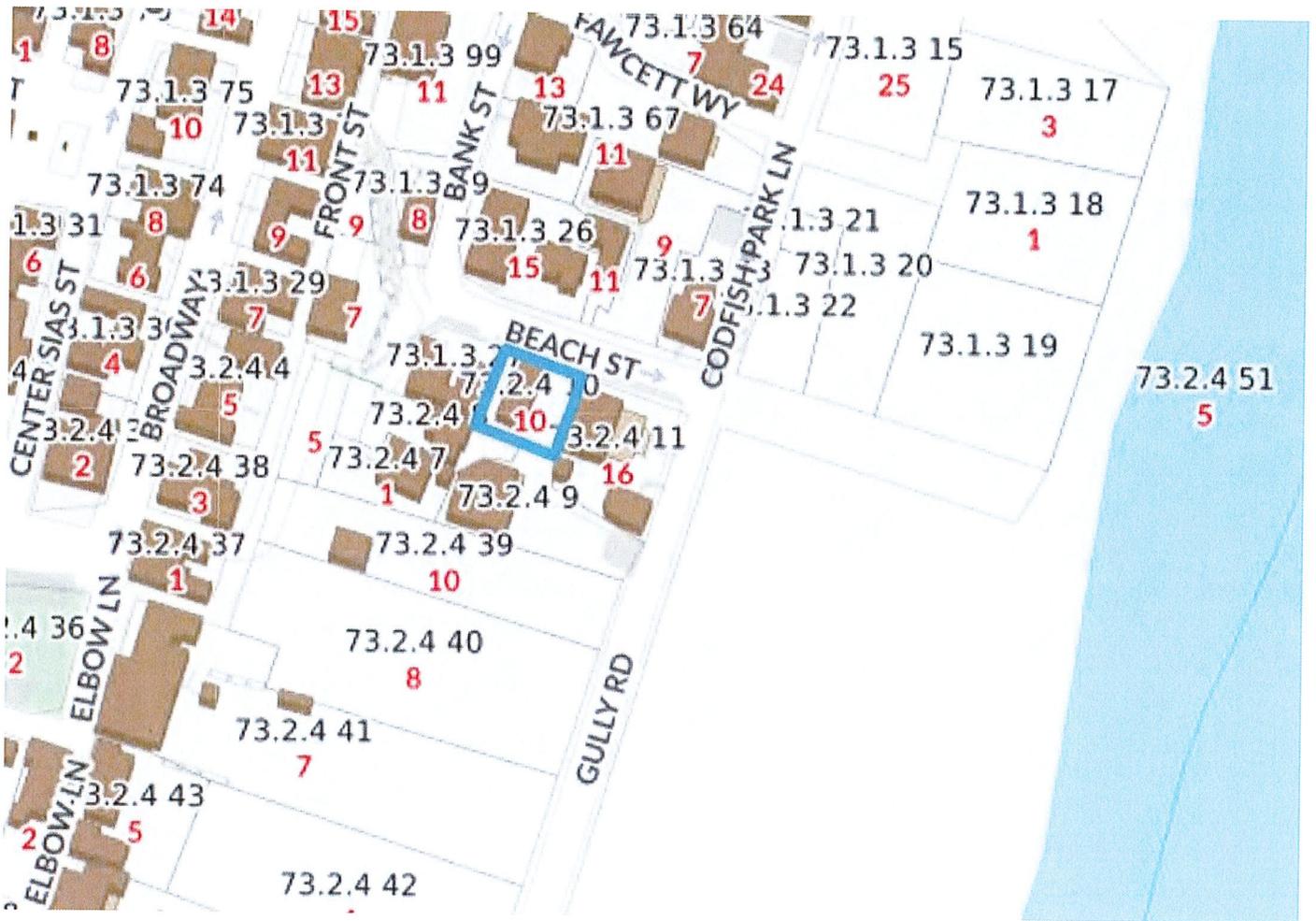
I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 08.20.20

Wilner Residence

10 Beach St

Nantucket, MA 02554



LOCUS MAP

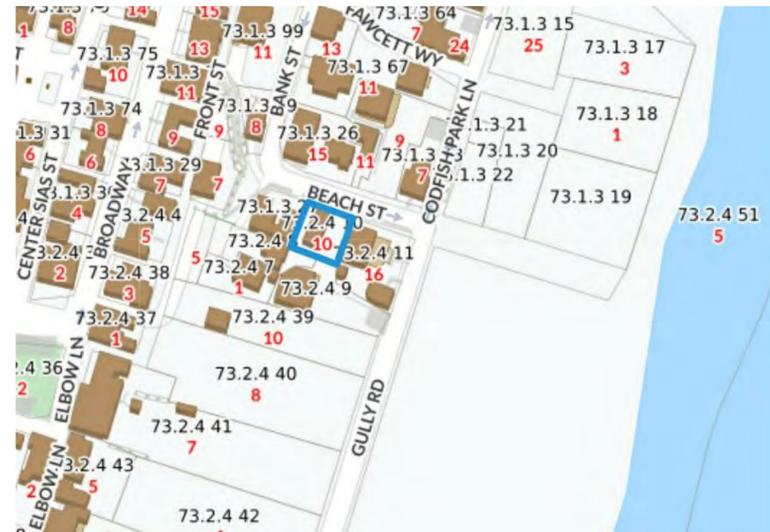
Not to Scale

| | | | | | |
|-------------------------|--|-----------------|--------------|---------------|-----------------|
| 6. Sheila Wilner Trust | 01-0547 | 10 Beach Street | New dwelling | 73.2.4-10 | Emeritus |
| Voting | Pohl, Camp, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, correspondence, and advisory comments. | | | | |
| Representing | Matt MacEachern, Emeritus Development | | | | |
| Public | None | | | | |
| Concerns (7:10) | <p>MacEachern – Reviewed changes made per previous concerns; asked commissioners to review recent approvals in Codfish Park. Doesn't think he can bring the plate height or ridge height down and more.</p> <p>Backus – There was no SAB meeting but read into the record statements from some SAB members: changes superficial; current design pays no respect to history of Codfish Park and should incorporate current structure.</p> <p>Welch – Too large and overpowers the site; 1¾ structure inappropriate; needs simplification; in this location it's too homogenous to the point it won't fit in; still uncomfortable talking about this design without having resolved the demolition/move-off. The wall above the 1st floor is very tall.</p> <p>Oliver – She doesn't feel comfortable without resolving the demolition. The changes look positive. Concurs with Mr. Welch; this is a modern structure and lacks the additive "carbuncles" of Codfish Park.</p> <p>Camp – Nothing to add; she agrees.</p> <p>Pohl – Like the SAB comment about salvaging the doorway. Agrees with what's been said.</p> | | | | |
| Motion | Motion to Hold to track the demolition/move-off. (Welch) | | | | |
| Roll-call Vote | Carried 4-0//Oliver, Camp, Welch, and Pohl-aye | | | Certificate # | |
| 7. Nantucket Island Res | 06-1267 | 29 Broad Street | Railings | 42.4.2-38 | Linda Williams |
| Voting | Pohl, Coombs, Camp, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and historic documentation. | | | | |
| Representing | Linda Williams | | | | |
| Public | None | | | | |
| Concerns (7:24) | <p>Williams – Suggest portion of railing (as seen from Ash Street) next to brick to go to red and the piece off the right go to grey; they know they have to deal with the two huge condensers on Centre Street.</p> <p>Oliver – She doesn't want to see the railing different colors; it's white now and thinks it best to keep it that. Agrees with the Centre Street railing matching the existing fire escape.</p> <p>Camp – The white stands out; she likes the plan where railing disappears into the building. We'd all like to see the J.C. House return to the 1880s wrought iron; the next best thing is to let it fade into the background.</p> <p>Welch – It needs visual cloaking so it's almost not there; his problem is that the metal railing is so perfect – no inclusions or dents in the material. Up close it looks like metal and that is troublesome in the old historic district (OHD). The railing visible from Ash Street will be hard to ascertain details if it's painted red. Grey on the abutting section helps to cloak the fact there are no imperfections. Anything above the eave should be painted red. The railing on Centre Street should be largely similar to existing.</p> <p>Coombs – Likes the proposal which blends the Ash Street railing into the building; white is too obvious. Okay with the old fire escapes on Centre Street.</p> <p>Pohl – The red and grey will serve to downplay the railing.</p> <p>Flynn – She would have to pull the file to double check that the as-built fee was paid.</p> | | | | |
| Motion | Motion to Approve through staff as proposed at the table; the railing on Centre Street to match the details and color of the fire escape; and with the as-built fee paid. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//Camp, Oliver, Welch, Coombs, and Pohl-aye | | | Certificate # | HDC2020-06-1267 |

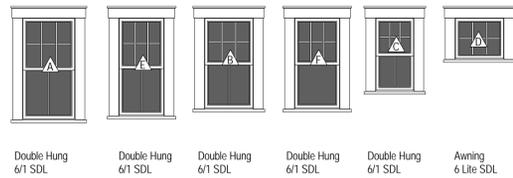
08.20.20

Wilner Residence

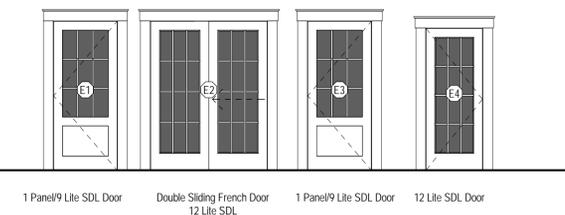
10 Beach St
Nantucket, MA 02554



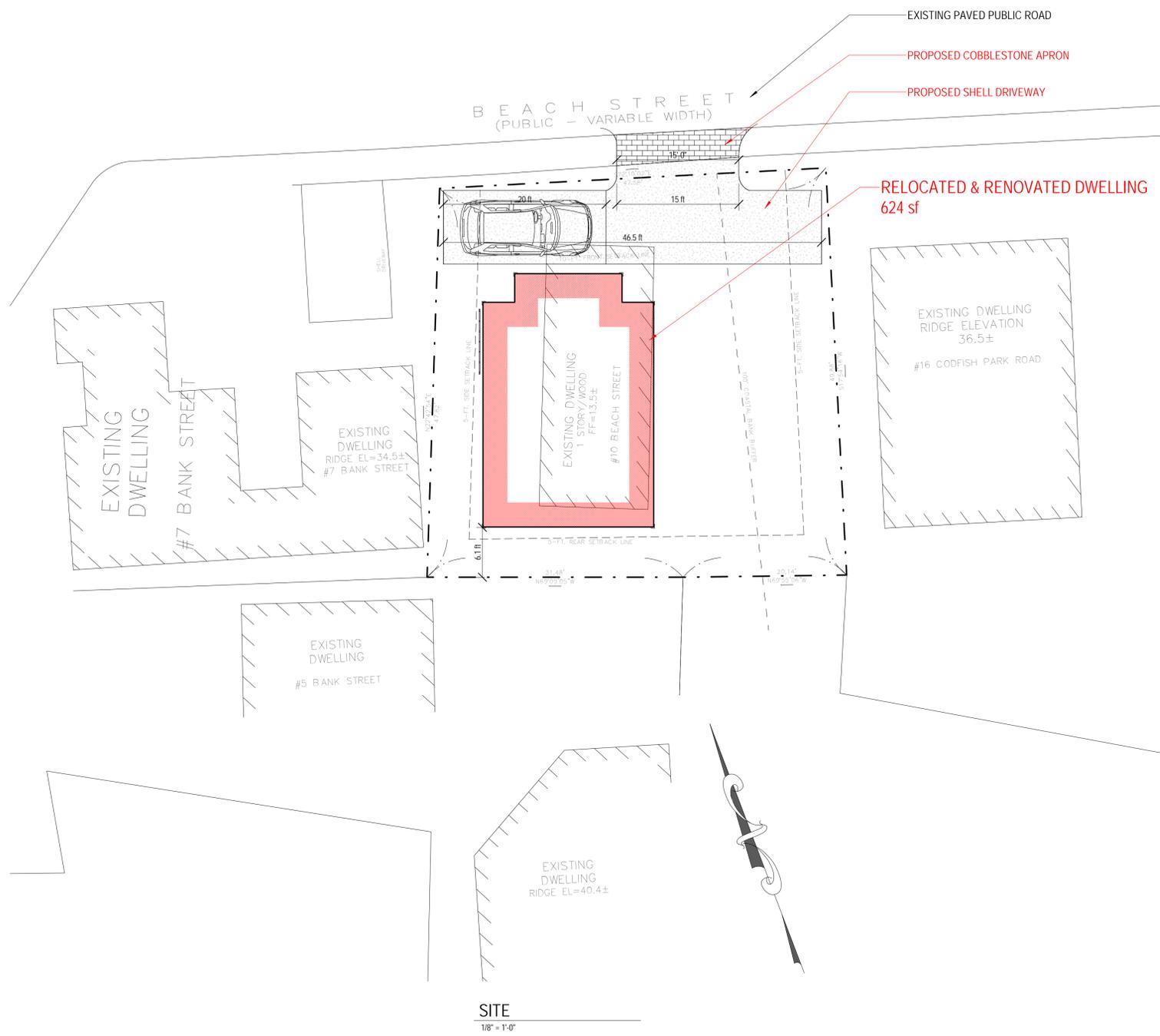
LOCUS MAP
Not to Scale



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



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



SITE
1/8" = 1'-0"

1912 Wilner Residence

10 Beach St
Nantucket, MA 02554



COVER SHEET

Site Information

| | |
|----------------------|-----------------|
| Map & Parcel: | 73.2.4 / 10 |
| Current Zoning: | SOH |
| Minimum Frontage: | 50' |
| Front Setback: | 0' |
| Side/Rear Setback: | 5' |
| Lot Size: | 2,419 sf |
| Min. Lot Size: | 5,000 sf |
| Allowable G.C.: | 50% or 1,209 sf |
| Existing G.C.: | 427 sf |
| Proposed G.C.: | 624 sf |
| Total Proposed G.C.: | 624 sf |

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

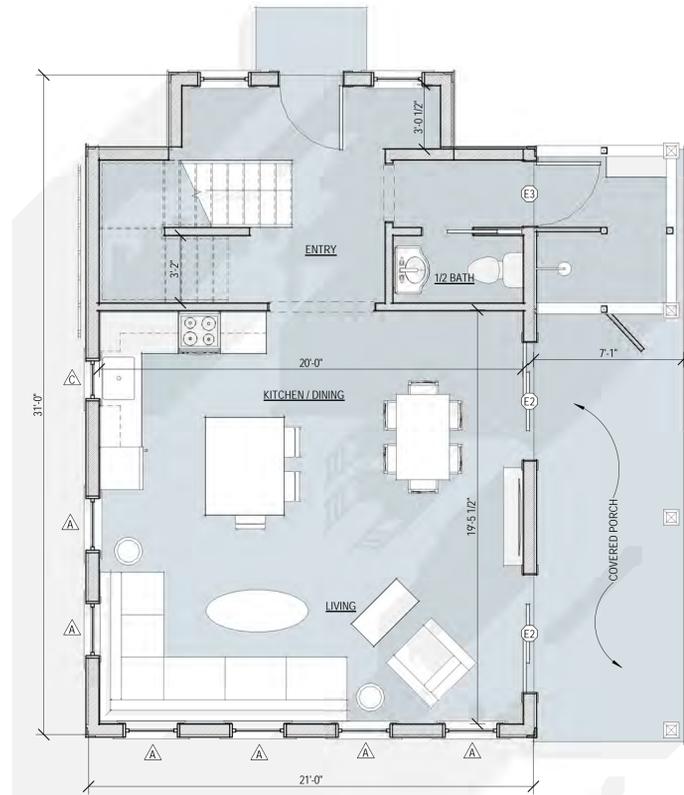
THESE DRAWINGS ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LLC AND SHALL REMAIN THE PROPERTY OF EMERITUS DEVELOPMENT LLC OR ANY PARTY WITHOUT WRITTEN PERMISSION FROM EMERITUS DEVELOPMENT LLC. THESE DRAWINGS HAVE BEEN WORKED UPON AS PART OF A CONTRACT AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF EMERITUS DEVELOPMENT LLC.

G.101 1912

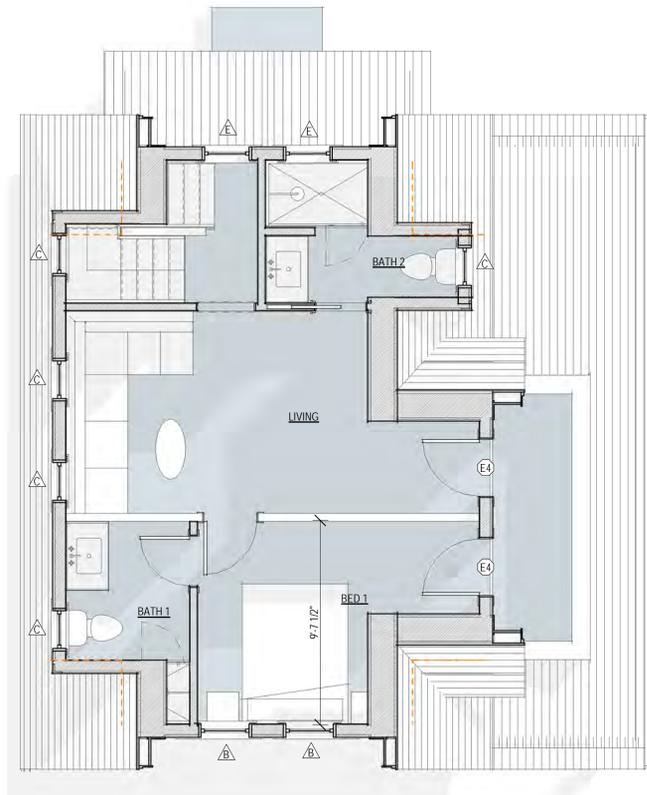
HDC Submission

08.20.20

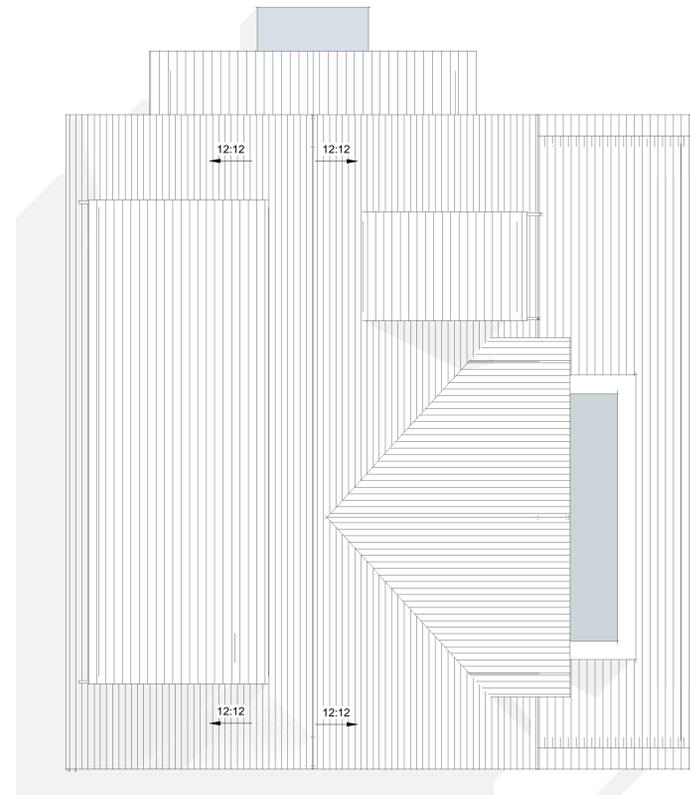
HDC Submission



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



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



3 Roof Plan
1/4" = 1'-0"

1912

Wilner Residence

10 Beach St
Nantucket, MA 02554



FLOOR PLANS & ROOF PLAN

Site Information

| | |
|----------------------|-----------------|
| Map & Parcel: | 73.2.4 / 10 |
| Current Zoning: | SOH |
| Minimum Frontage: | 50' |
| Front Setback: | 0' |
| Side/Rear Setback: | 5' |
| Lot Size: | 2,419 sf |
| Min. Lot Size: | 5,000 sf |
| Allowable G.C.: | 50% or 1,209 sf |
| Existing G.C.: | 427 sf |
| Proposed G.C.: | 624 sf |
| Total Proposed G.C.: | 624 sf |

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

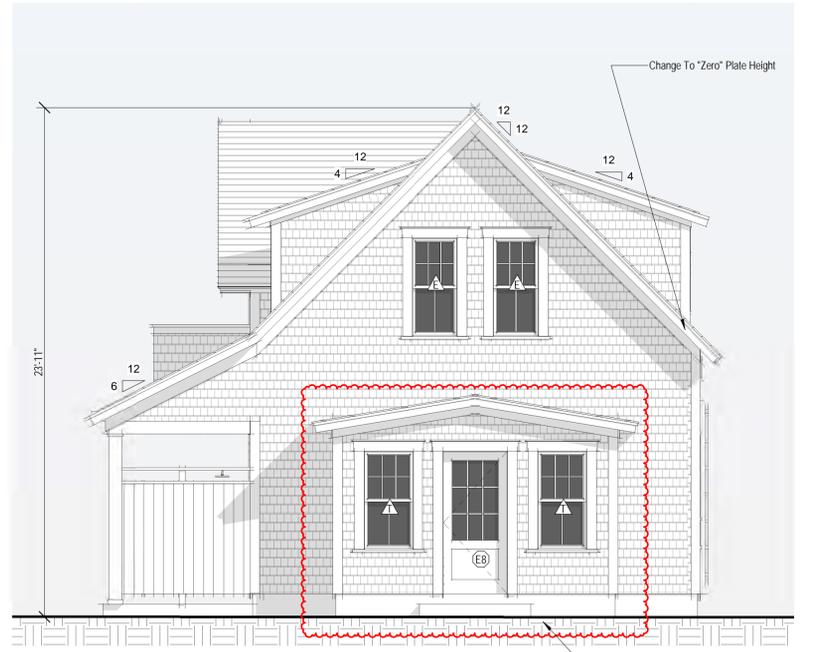
Revisions

THESE DRAWINGS AND ALL REVISIONS ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT AND SHALL REMAIN THE PROPERTY OF EMERITUS DEVELOPMENT OR ANY PARTY WITHOUT WRITTEN PERMISSION FROM EMERITUS DEVELOPMENT. THESE DRAWINGS HAVE BEEN WIDENED DOWN AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF EMERITUS DEVELOPMENT.

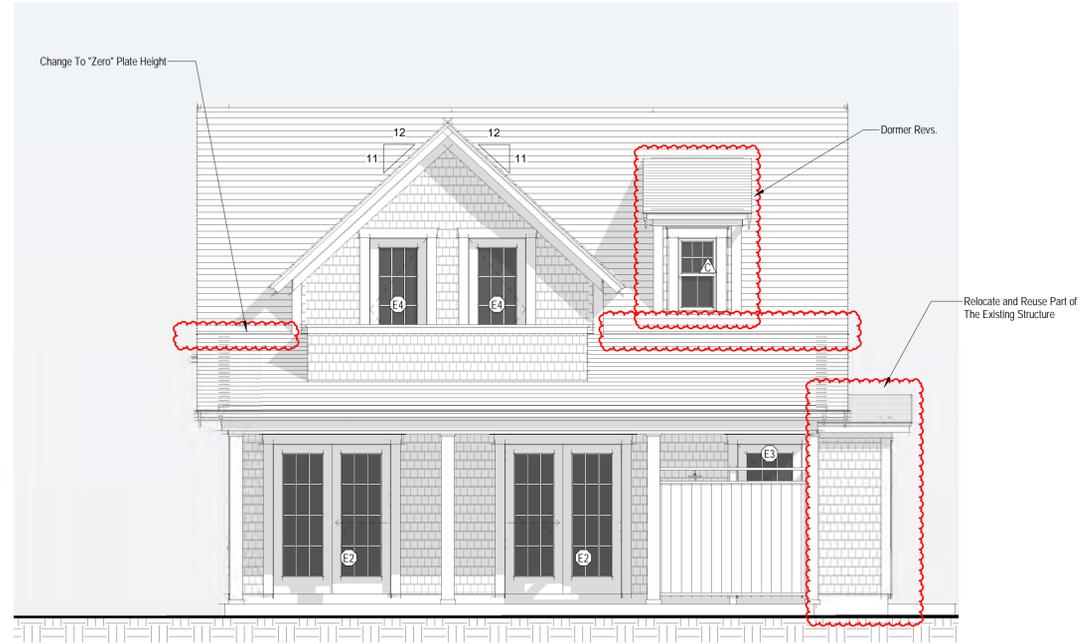
A.101
1912

08.20.20

HDC Submission



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



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



Previously Proposed North Elevation
1/8" = 1'-0"



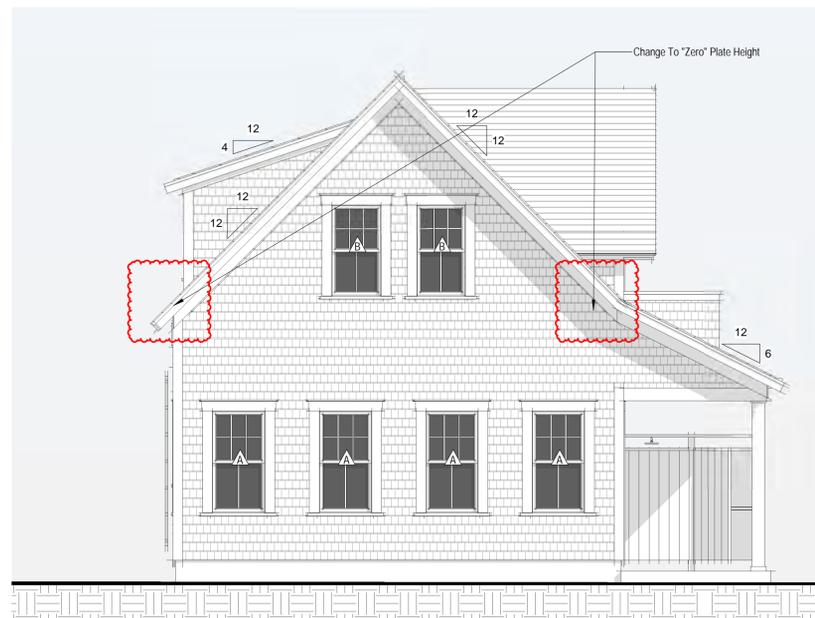
Previously Proposed East Elevation
1/8" = 1'-0"



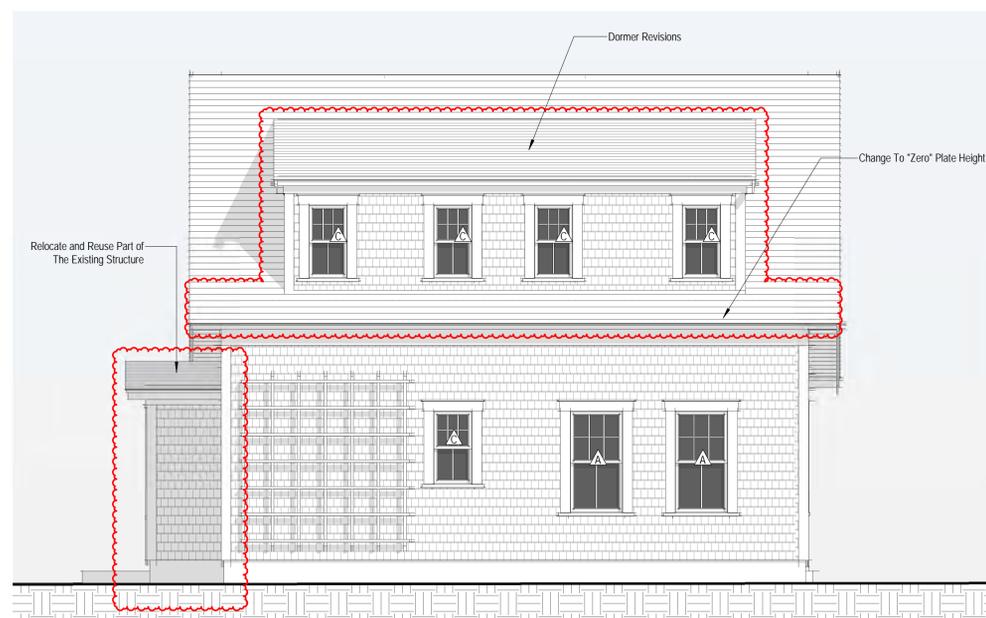
Previously Proposed South Elevation
1/8" = 1'-0"



Previously Proposed West Elevation
1/8" = 1'-0"



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



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

1912

Wilner Residence

10 Beach St
Nantucket, MA 02554



EXTERIOR ELEVATIONS

Site Information

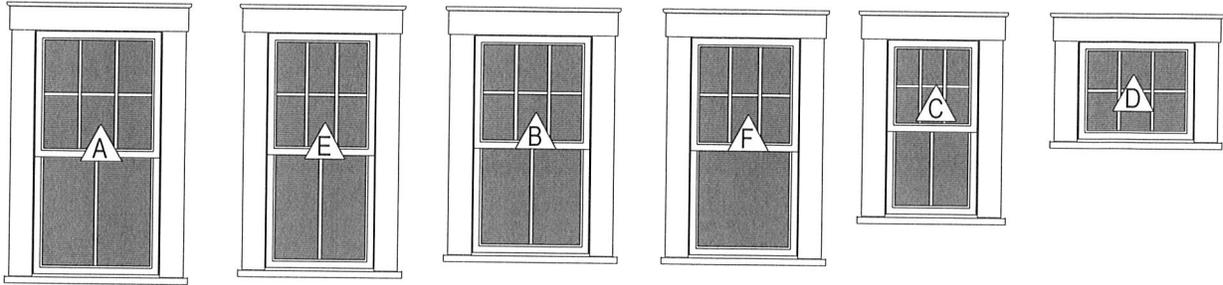
| | |
|----------------------|-----------------|
| Map & Parcel: | 73.2.4 / 10 |
| Current Zoning: | SOH |
| Minimum Frontage: | 50' |
| Front Setback: | 0' |
| Side/Rear Setback: | 5' |
| Lot Size: | 2,419 sf |
| Min. Lot Size: | 5,000 sf |
| Allowable G.C.: | 50% or 1,209 sf |
| Existing G.C.: | 423 sf |
| Proposed G.C.: | 624 sf |
| Total Proposed G.C.: | 624 sf |

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions
Revision 1 Date 1

THESE DRAWINGS AND ANY REVISIONS THEREON ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT AND SHALL REMAIN THE PROPERTY OF EMERITUS DEVELOPMENT OR ANY PARTY WITHOUT WRITTEN PERMISSION FROM EMERITUS DEVELOPMENT. THESE DRAWINGS HAVE BEEN WORKED UP AND PRINTED FROM THE ORIGINAL FILES. PLEASE REFER TO THE ORIGINAL FILES FOR ANY REVISIONS.

A.201
1912

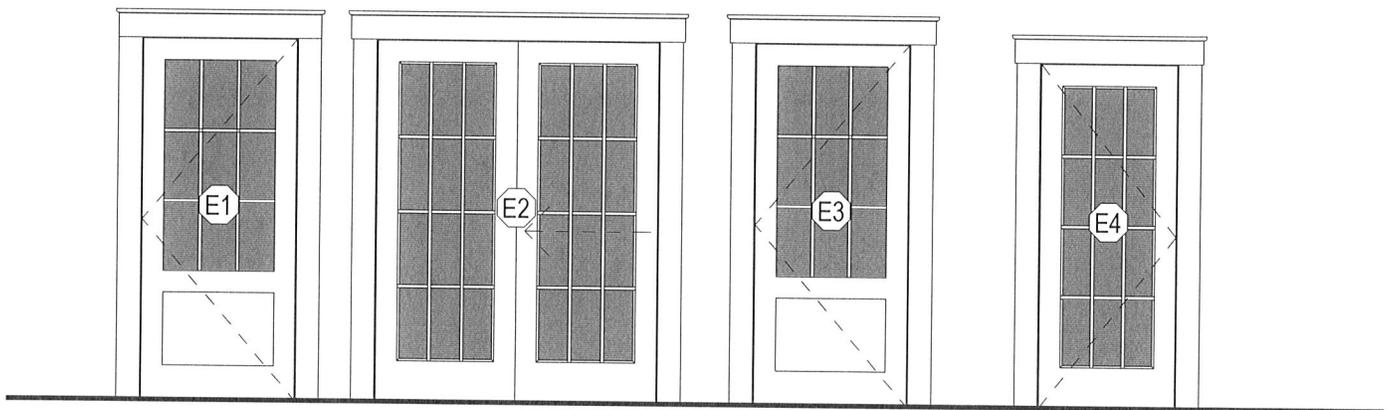


Double Hung
6/1 SDL

Awning
6 Lite SDL

Window Legend

1/4" = 1'-0"



1 Panel/9 Lite SDL Door

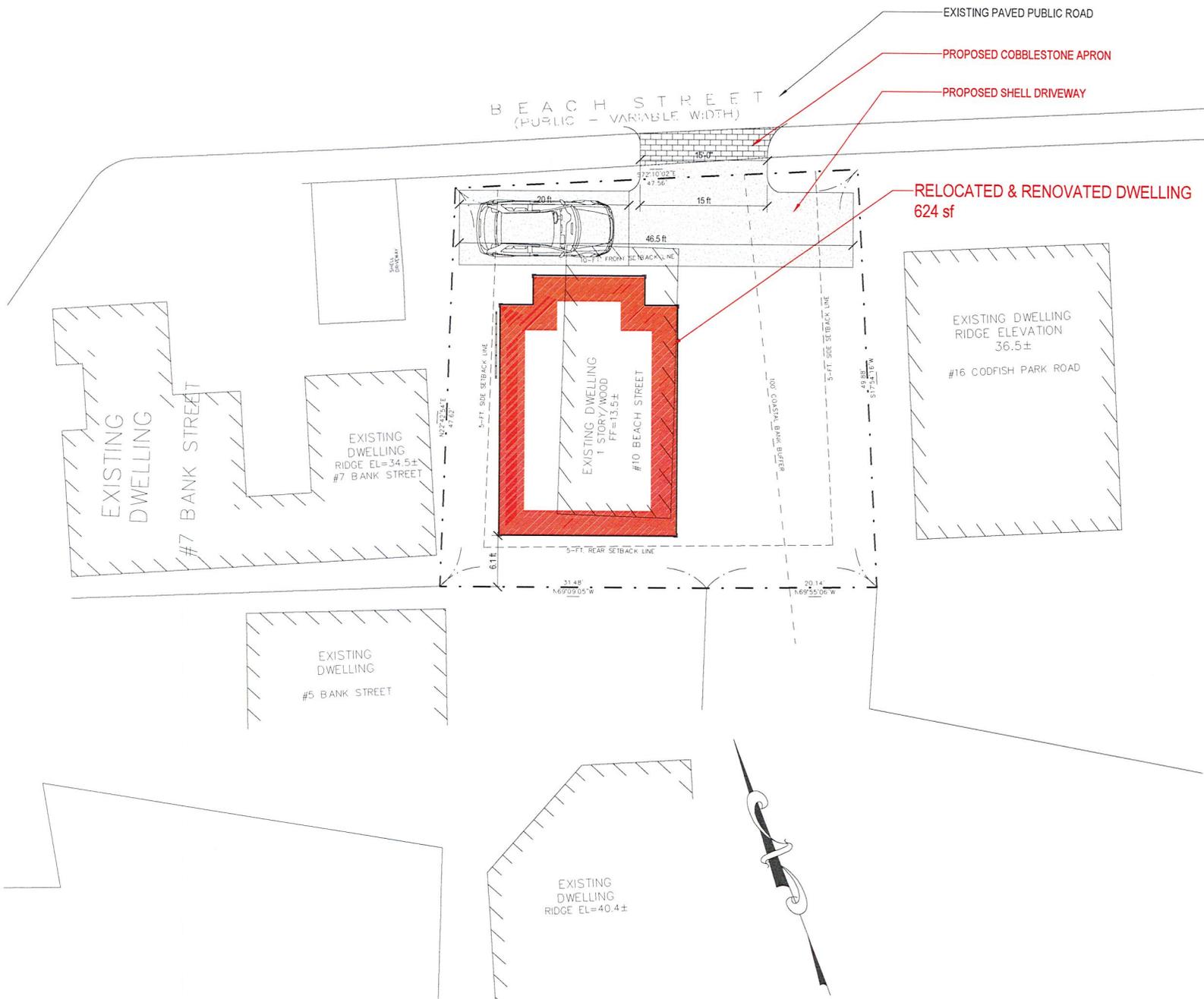
Double Sliding French Door
12 Lite SDL

1 Panel/9 Lite SDL Door

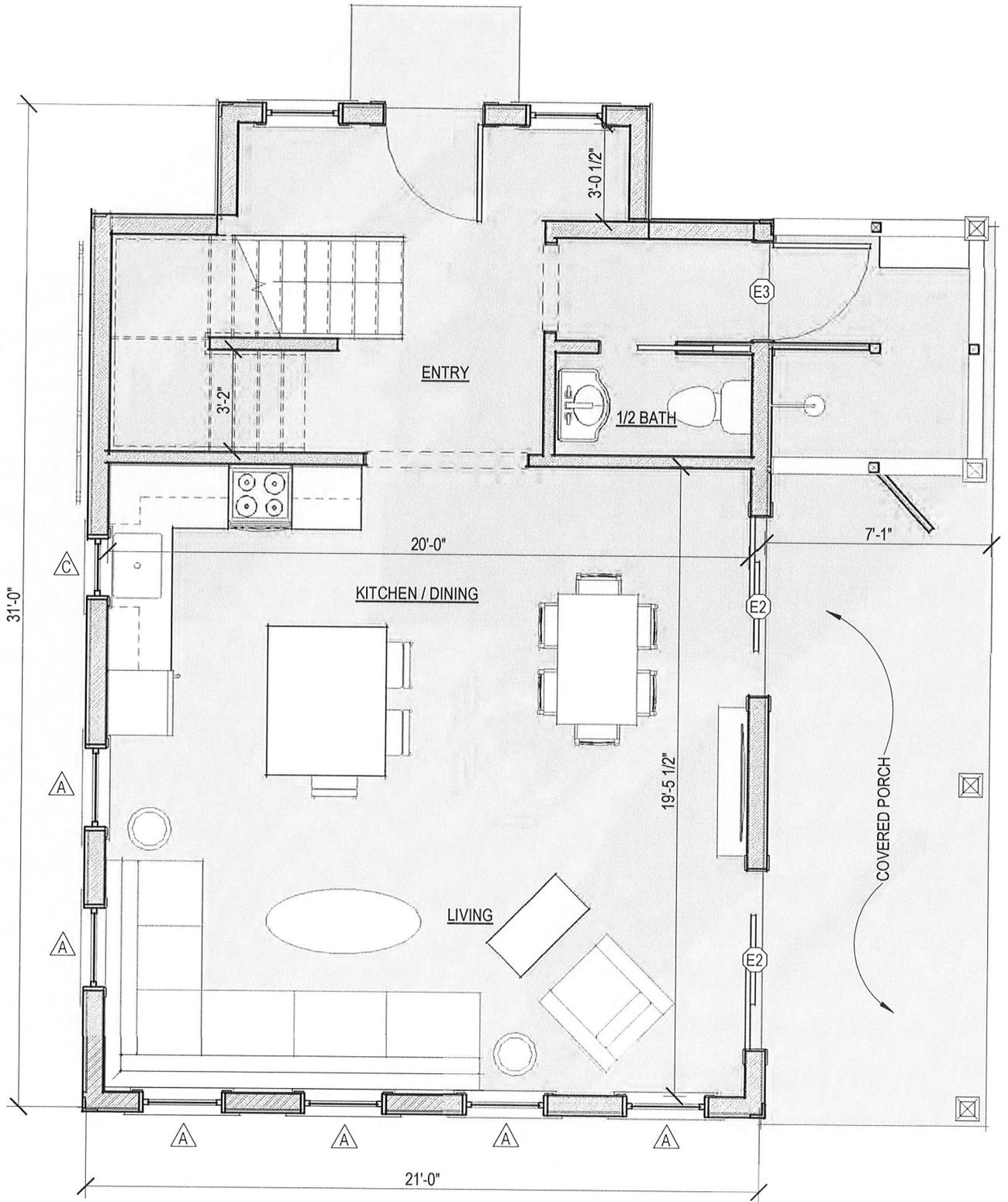
12 Lite SDL Door

Door Legend

1/4" = 1'-0"

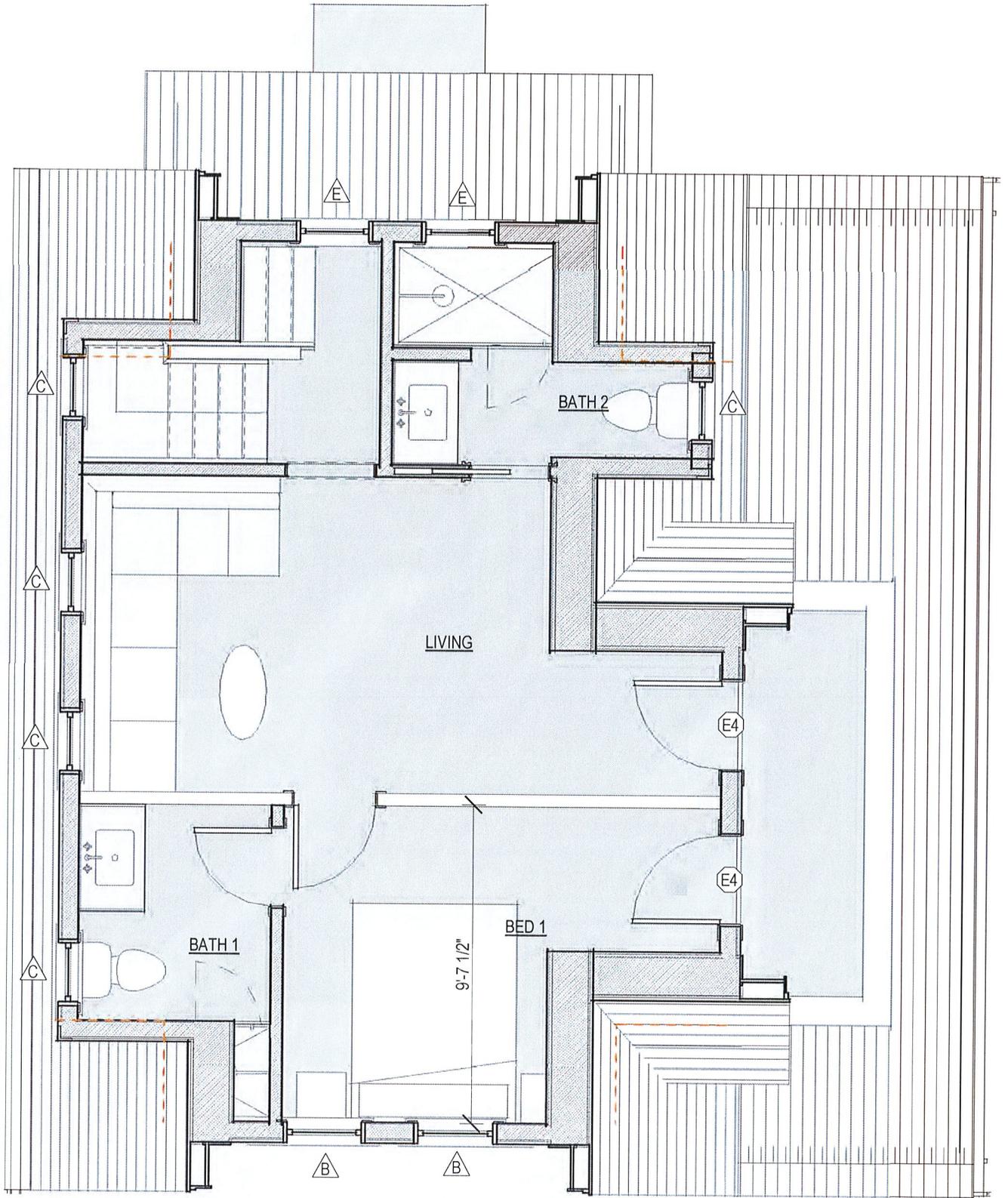


SITE
1/8" = 1'-0"

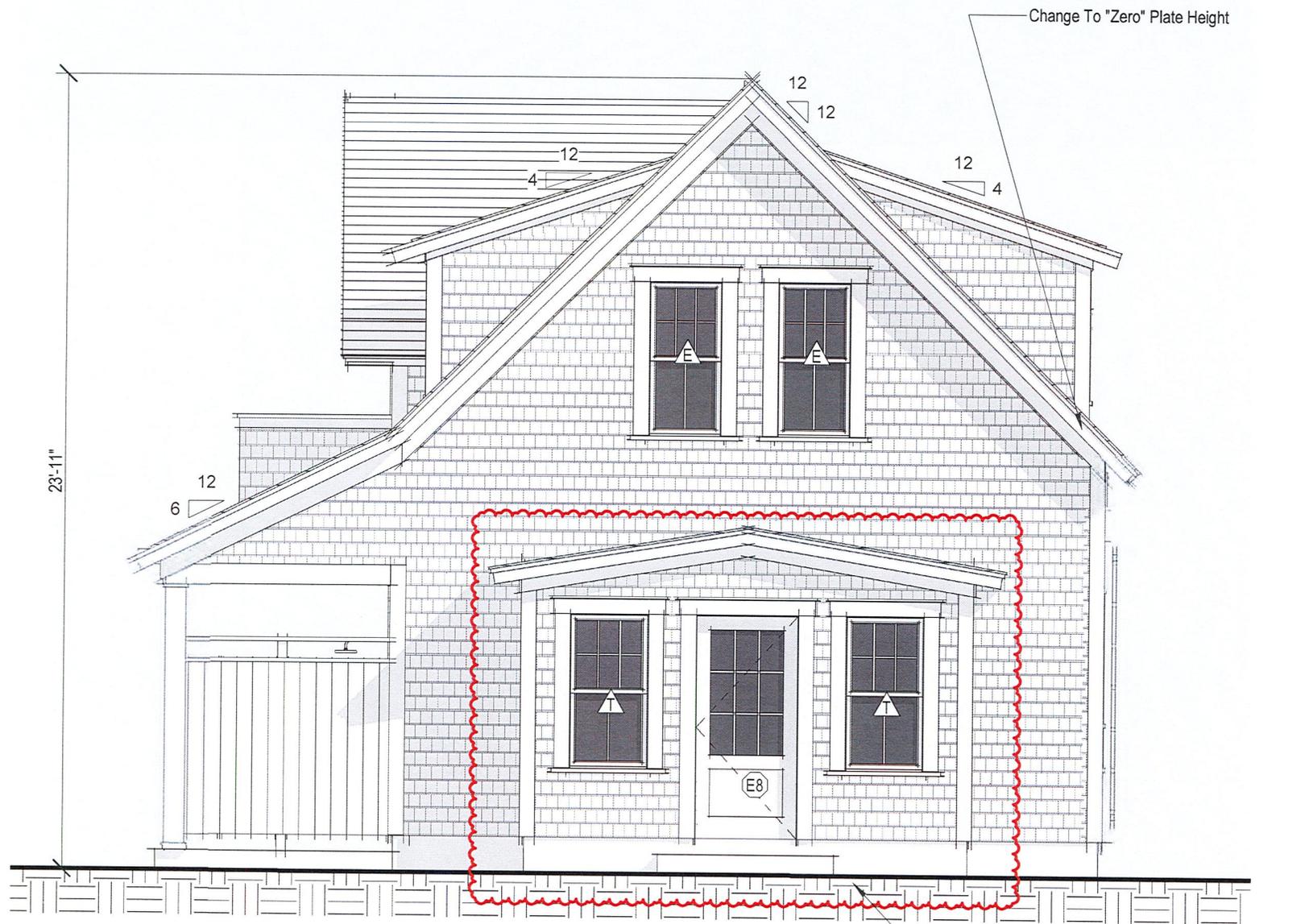


1 First Floor Plan

1/4" = 1'-0"

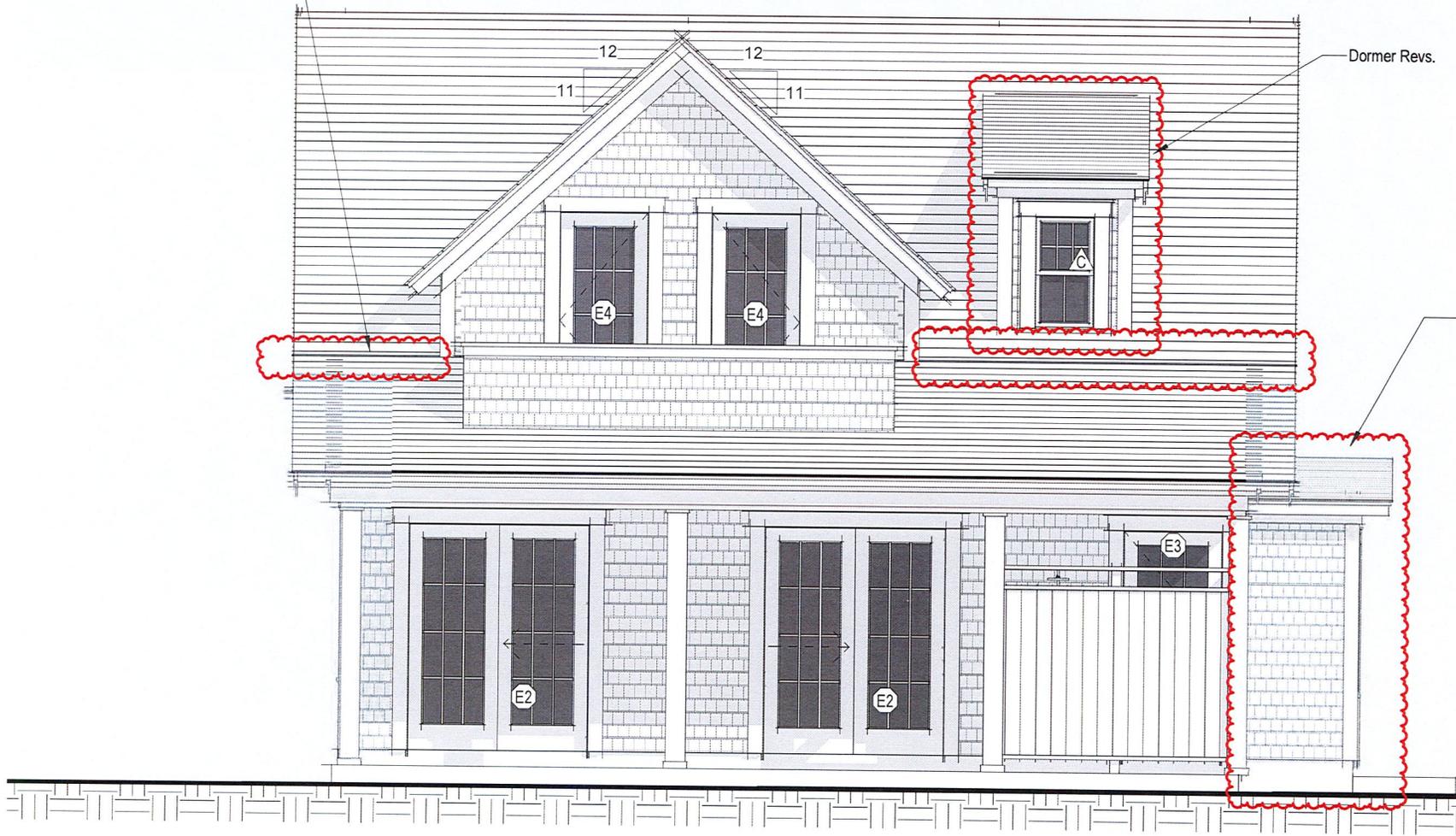


2 Second Floor
1/4" = 1'-0"



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

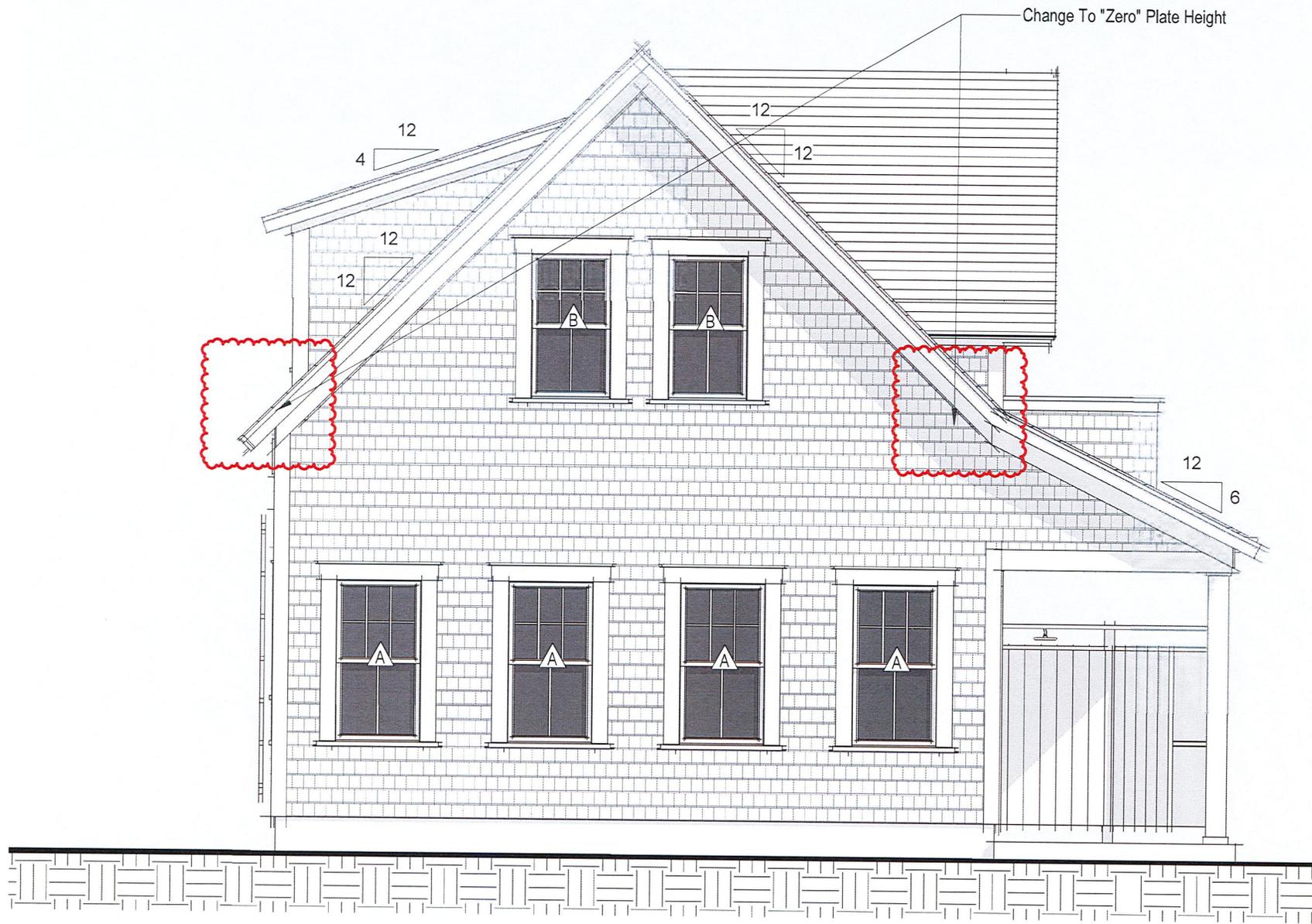
Change To "Zero" Plate Height



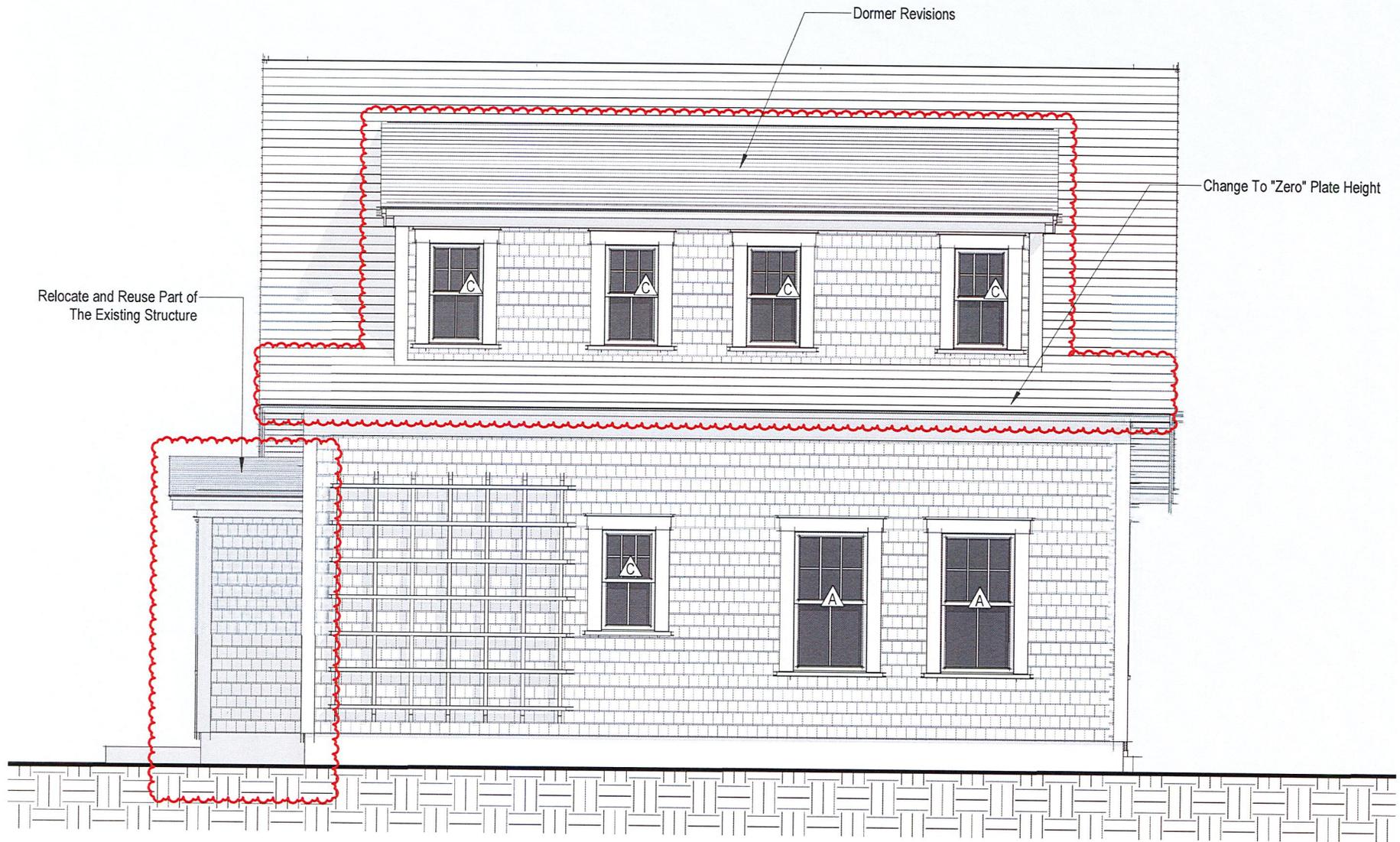
Dormer Revs.

Relocate and Reuse Part of The Existing Structure

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



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



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