

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>

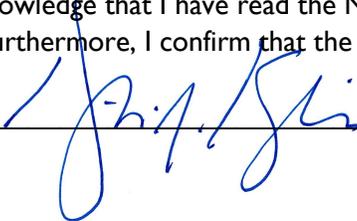
Failure to submit the required documents below for an Old Business meeting **MAY** result in delays.

	HDC case number: (ex HDC2020-xx-xxxx), if applicable
	<u>Copy of Minutes</u> (application item circled)
	<u>Reduced (8 1/2 x 11) copy of application</u>
	<u>Locus Map</u> : 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	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
	<u>One set reduced plans</u> : 8 1/2 x 11
	<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: _____

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°: 83 PARCEL N°: 39
Street & Number of Proposed Work: 289 Hummock Pond Rd.
Owner of record: Hummock Pond Holdings LLC
Mailing Address: 59 West Potomac Ave.
Greenwich, CT 06830
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Ericatus
Mailing Address: 8 Williams Ln.
Nantucket, MA 02554
Contact Phone #: 325-498 E-mail: _____

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Date application received: 7/14/2020 Fee Paid: \$ 310

Must be acted on by: 9/12/2020

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

New Dwelling Addition Garage Driveaway/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 Move on from 289 Hummock Pond Road / Exterior Modifications / Addition

Size of Structure or Addition: Length: 52'-3" Sq. Footage 1st floor: 912 Decks/Patio: Size: 36'x20' 1st floor 2nd floor
Width: 26'-0" Sq. Footage 2nd floor: 637 Size: 34'x8' 1st floor 2nd floor
Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/A South N/A East N/A West N/A
Height of ridge above final finish grade: North (+/-) 26'-6" South (+/-) 24'-8" East (+/-) 25'-6" West (+/-) 25'-6"

Additional Remarks _____

REVISIONS*

Historic Name: _____

Original Date: _____ (describe)

Original Builder: _____

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

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 8" Block Block Parged Brick (type) _____ Poured Concrete Piers

Masonry Chimney: Block Parged Brick (type) Red Other _____

Roof Pitch: Main Mass 9/12 Secondary Mass 9/12 Dormer 4/12 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 1x8 Rake 1x8 Soffit (Overhang) 6" Corner boards 4 1/2" Frieze 4"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square 11"

Windows*: Double Hung Casement All Wood Other Fixed
 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 Carriage w/lotes Material Wood-Natural

Landscape materials: Driveways GRAVEL-THE Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall White Cedar Shakes-THE Clapboard (if applicable) _____ Roof Asphalt Shingles-THE
Trim Wood-Natural-THE Sash Wood-Natural-THE Doors Painted-Grey & Wood-Natural-THE
Deck Wood-Natural-THE Foundation Concrete-THE 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 my revisions to this application will initiate a new sixty-day review period.

6. 289 Hummock Pond, LLC 07-1424 289 Hummock Pond Rd Move off to 287 HPR 83/4 Emeritus
- Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (1:34) **MacEachern** – Presented project; move due to erosion.
 No concerns.
- Motion **Motion to Approve the move off. (Camp)**
 Roll-call Vote Carried unanimously//Coombs, Oliver, Welch, Camp, and Pohl-aye Certificate # **HDC2020-07-1424**
7. Hummock Pond Holdings 07-1425 287 Hummock Pond Rd Move/demo dwelling 83/39 Emeritus
- Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and historic documentation.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (1:46) **MacEachern** – Presented project; this is in the way of the move on; circa 1950; someone has expressed interest in taking it.
Backus – National Historic Landmarks (NHL) document indicates circa 1950.
 No concerns.
- Motion **Motion to Approve as a move off/demo. (Oliver)**
 Roll-call Vote Carried unanimously//Coombs, Camp, Welch, Oliver, and Pohl-aye Certificate # **HDC2020-07-1425**
8. Hummock Pond Holdings 07-1427 287 Hummock Pond Rd Move on to 289 HPR+addtn 83/39 Emeritus
- Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (1:50) **MacEachern** – Presented project; no significant grade changes.
Pohl – This structure is 100% visible from Sanford Farm; the north elevation glass panels will reflect the sun.
Oliver – There are so many ganged windows. The way the addition is knit to the original is curious; the indent should go away, and the addition be a lower secondary mass. The north elevation reads better than the south. South elevation, the gable over the front door would read better as a shed roof.
Coombs – South elevation, the fenestration is chaotic and too much; the front door side windows should not go to the ground but have a lower panel. Something needs to come down to create additive massing. This doesn't look like a typical house on the water.
Welch – North elevation, he's concerned about the perceptible difference in the dormer fenestration. South elevation, agrees a shed roof over the door might tone down the focal point; the different proportions of the left to right mass is also a concern.
Camp – Agrees about the massing and fenestration. The connector should either be wider or be eliminated; it looks pinched.
- Motion **Motion to Hold for revisions. (Oliver)**
 Roll-call Vote Carried unanimously//Welch, Camp, Coombs, Oliver, and Pohl-aye Certificate #
9. Hummock Pond Holdings 07-1426 287 Hummock Pond Rd Re-site garage+altns 83/39 Emeritus
- Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (2:03) **MacEachern** – Suggested this hold and track with the house.
 Not opened at this time.
- Motion **Motion to Hold to track with the main house. (Welch)**
 Roll-call Vote Carried unanimously//Camp, Coombs, Oliver, Welch, and Pohl-aye Certificate #

Hummock Pond Holdings LLC

287 Hummock Pond Road
Nantucket, MA 02554



1927

Hummock Pond Holdings LLC
287 Hummock Pond Road
Nantucket, MA 02554



Cover Sheet

Site Information

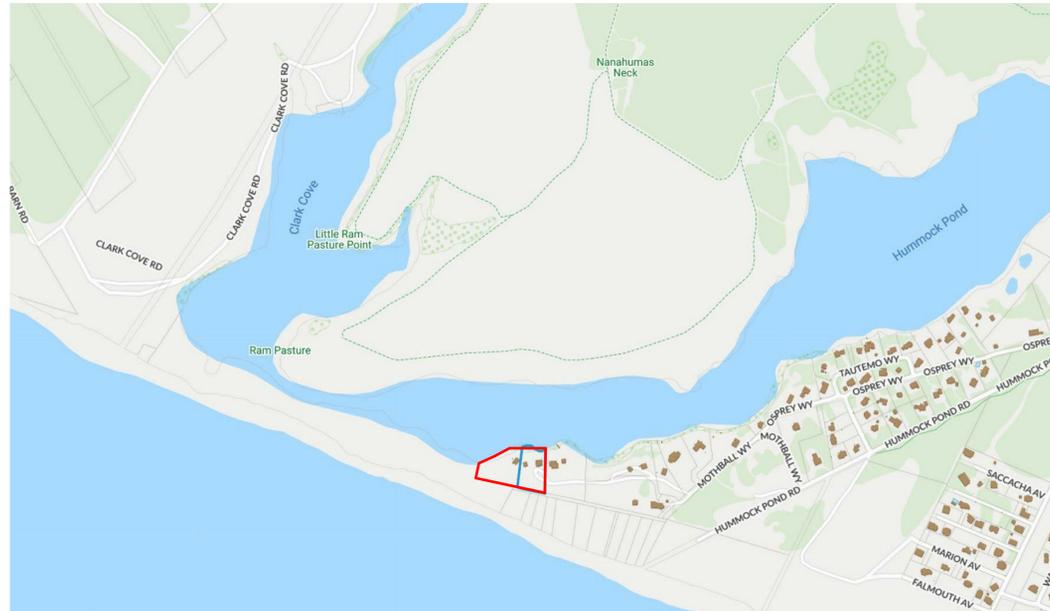
Map & Parcel:	83 / 39
Current Zoning:	VR
Minimum Frontage:	100 FT
Front Setback:	20 FT
Side/Rear Setback:	10 FT
Lot Size:	61,420 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	10% / 6,142 SF
Existing G.C.:	1,524 SF
Proposed G.C.:	912 SF
Total Proposed G.C.:	2,436 SF

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.

SHEET INDEX

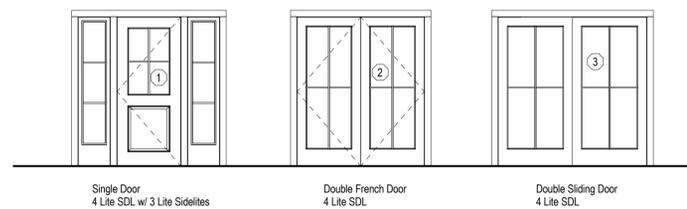
G.1.0	Cover Sheet
G.1.1	Floor Plan With Site
A.1.1	Floor Plans
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations

08.20.20



Locus Map

HDC Submission



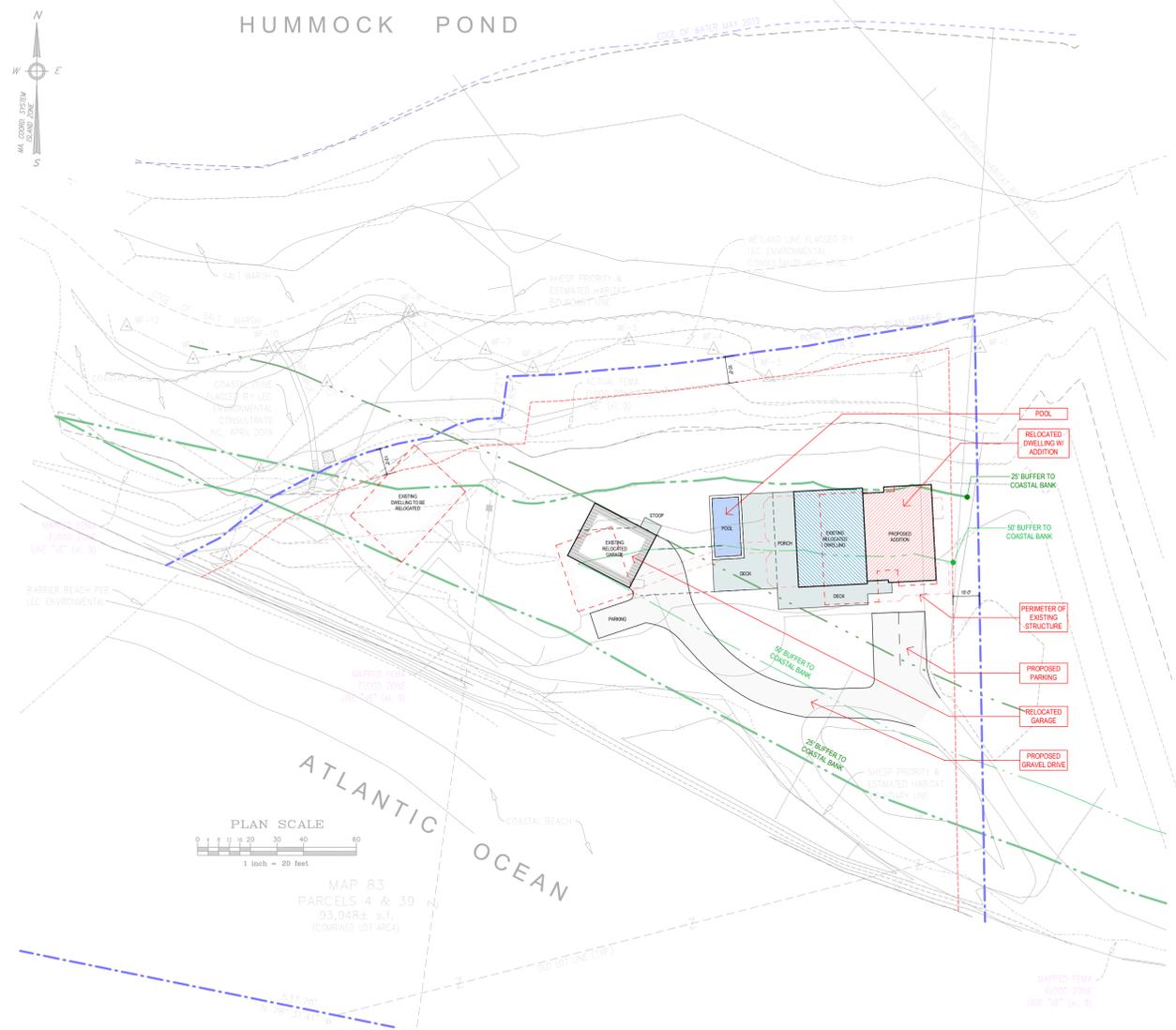
Door Legend

1/4" = 1'-0"



Window Legend

1/4" = 1'-0"



Site Plan

1" = 30'-0"

Revisions

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G.1.0
1927

1927

Hummock Pond Holdings LLC
287 Hummock Pond Road
Nantucket, MA 02554



Floor Plan With Site

Site Information

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- A.1.2 Floor Plans
- A.2.1 Exterior Elevations
- A.2.2 Exterior Elevations

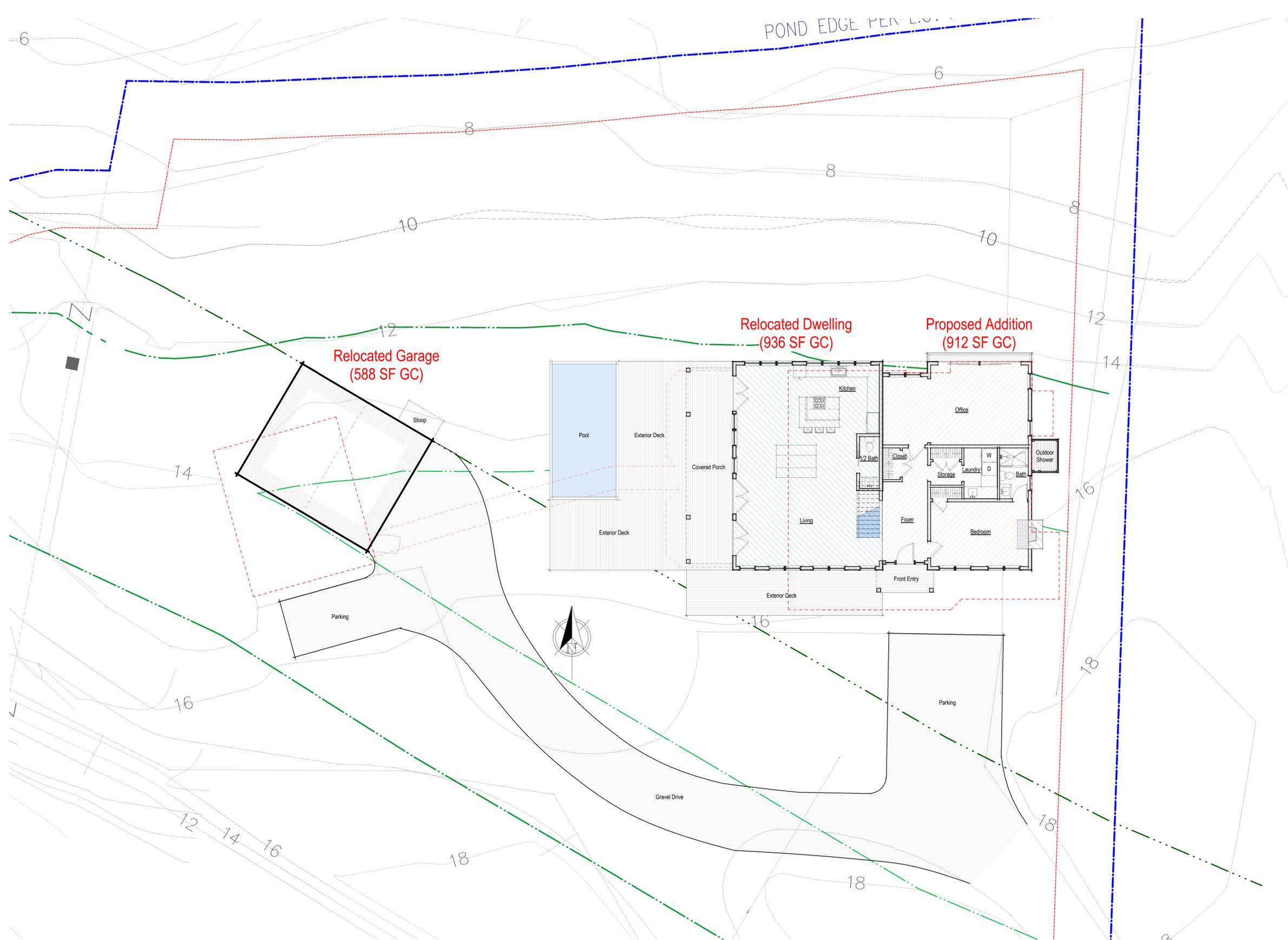
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G.1.1
1927

08.20.20

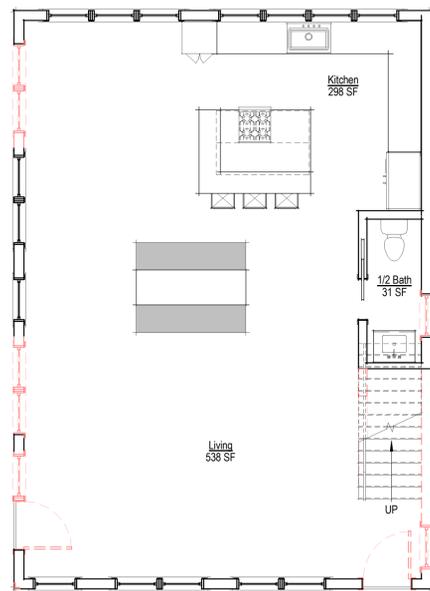
HDC Submission



Floor Plan With Site
1/8" = 1'-0"

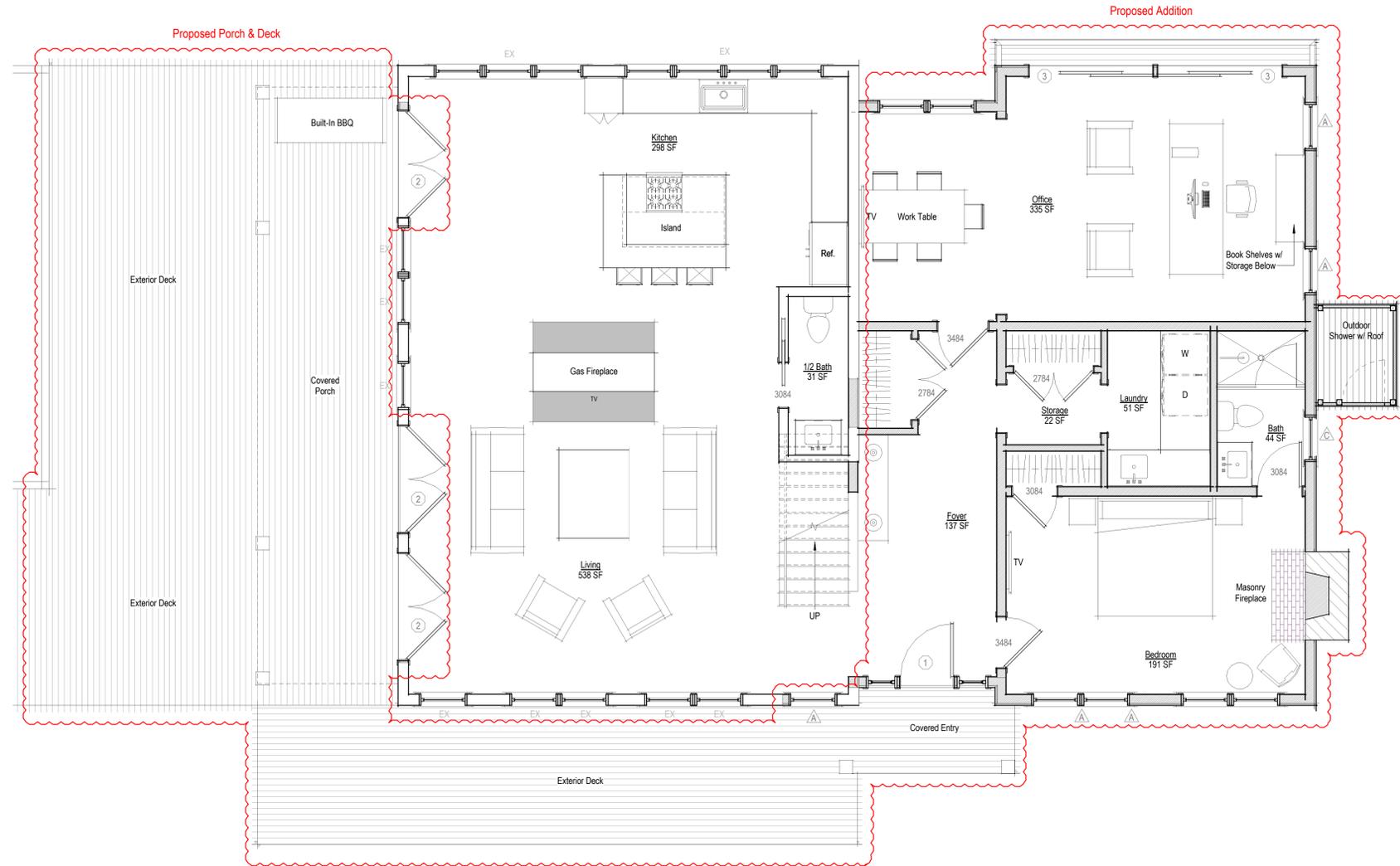
08.20.20

HDC Submission



First Floor Plan - Demolition

3/16" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"

1927

Hummock Pond Holdings LLC
287 Hummock Pond Road
Nantucket, MA 02554



Floor Plans

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- G.1.1 Floor Plan With Site
- A.1.1 Floor Plans
- A.1.2 Exterior Elevations
- A.2.1 Exterior Elevations
- A.2.2 Exterior Elevations

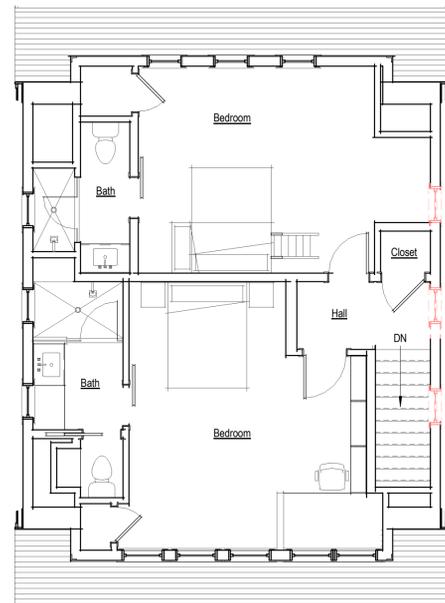
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A.1.1
1927

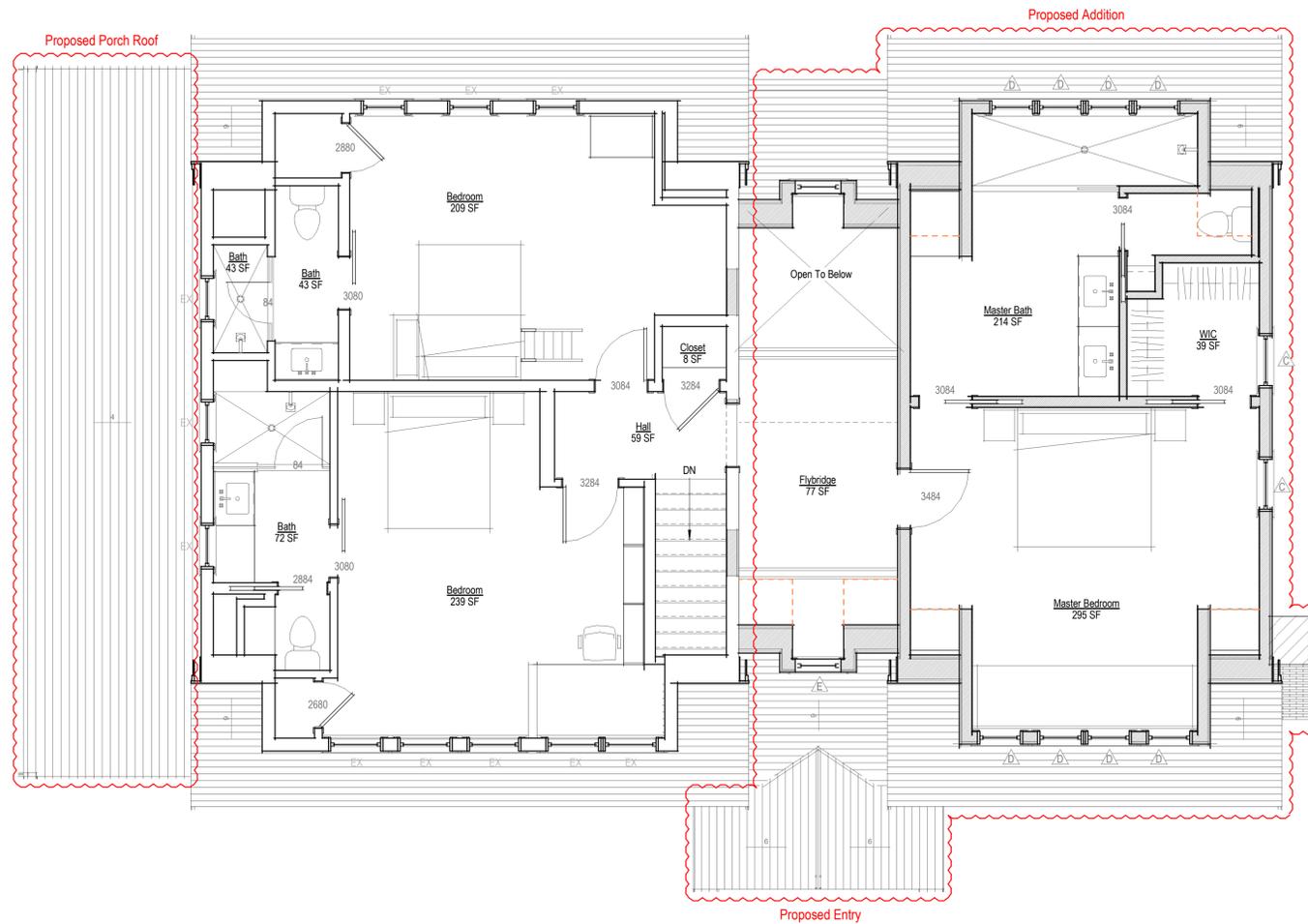
08.20.20

HDC Submission



Second Floor Plan - Demolition

3/16" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"

1927

Hummock Pond Holdings LLC
287 Hummock Pond Road
Nantucket, MA 02554



Floor Plans

Site Information

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- A.2.1 Exterior Elevations
- A.2.2 Exterior Elevations

Revisions

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A.1.2
1927

08.20.20



Previous North Elevation
1/8" = 1'-0"



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

HDC Submission



Previous South Elevation
1/8" = 1'-0"



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

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Hummock Pond
Holdings LLC
287 Hummock Pond Road
Nantucket, MA 02554



Exterior Elevations

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Revisions

Revision 1	Date 1
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A.2.1
1927

08.20.20

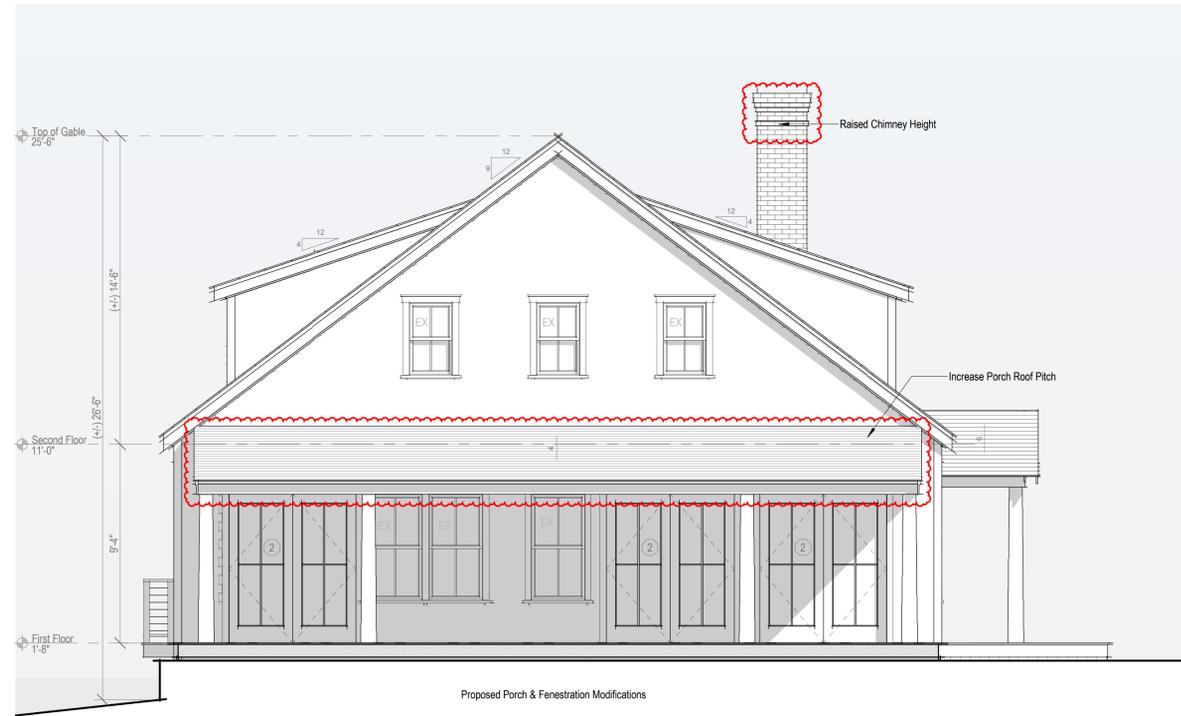
HDC Submission



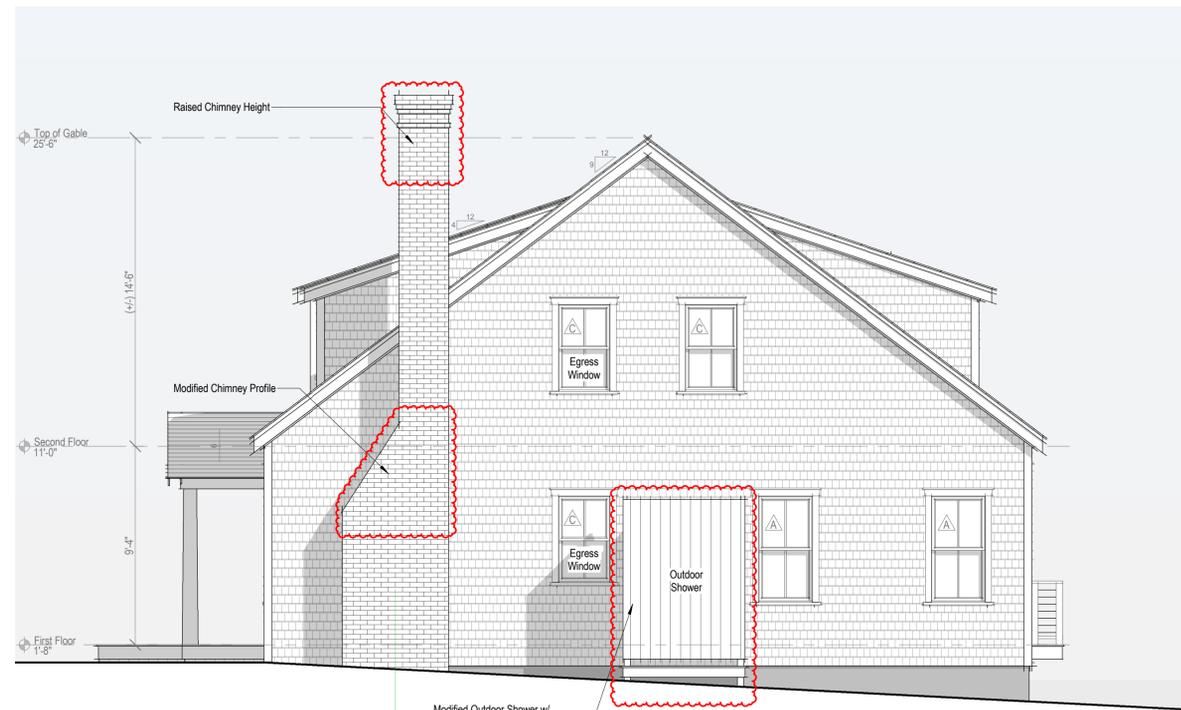
Previous West Elevation
1/8" = 1'-0"



Previous East Elevation
1/8" = 1'-0"



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



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

1927

Hummock Pond Holdings LLC
287 Hummock Pond Road
Nantucket, MA 02554



Exterior Elevations

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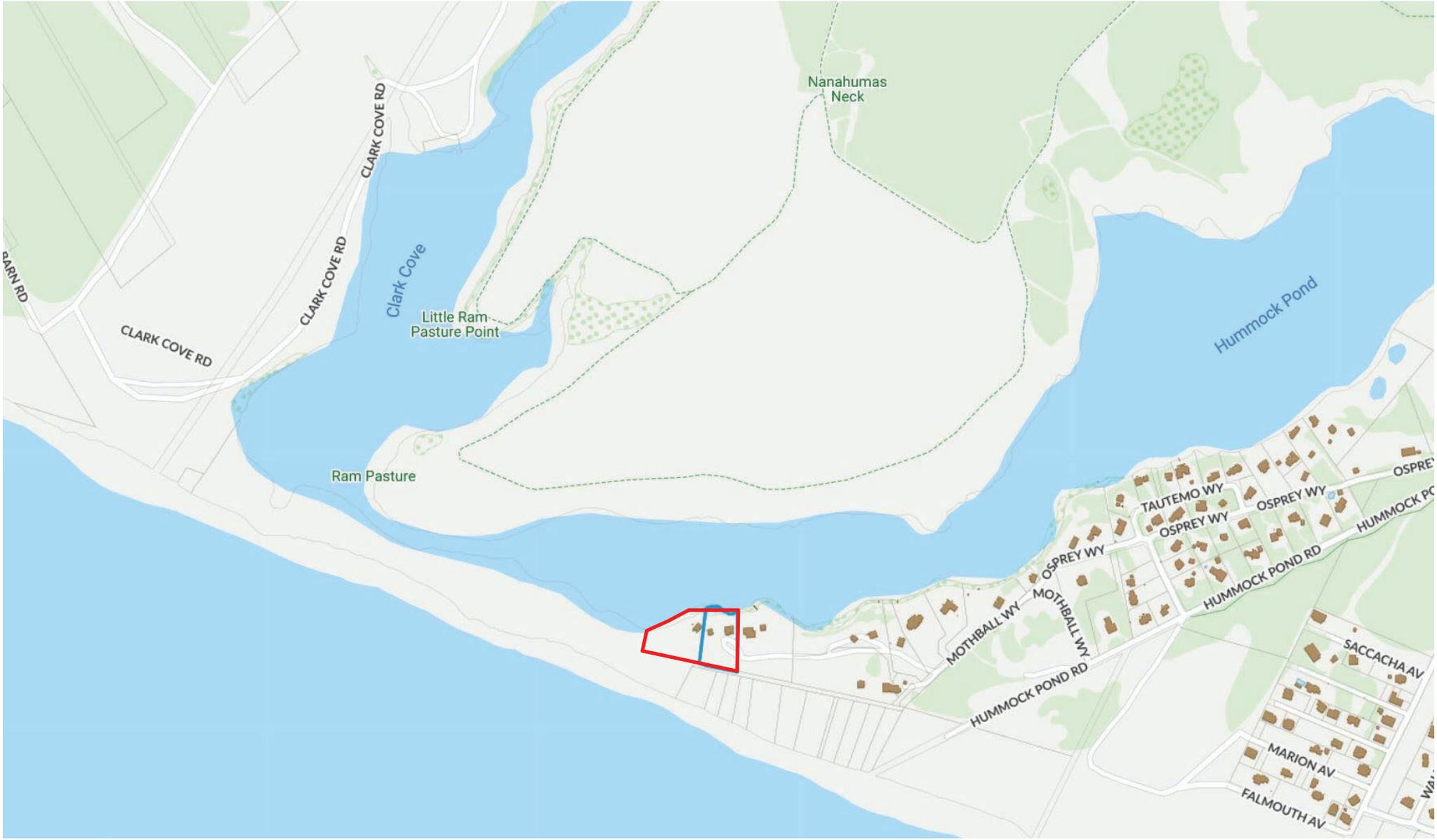
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- G.1.1 Floor Plan With Site
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Revisions

Revision 1	Date 1
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A.2.2
1927

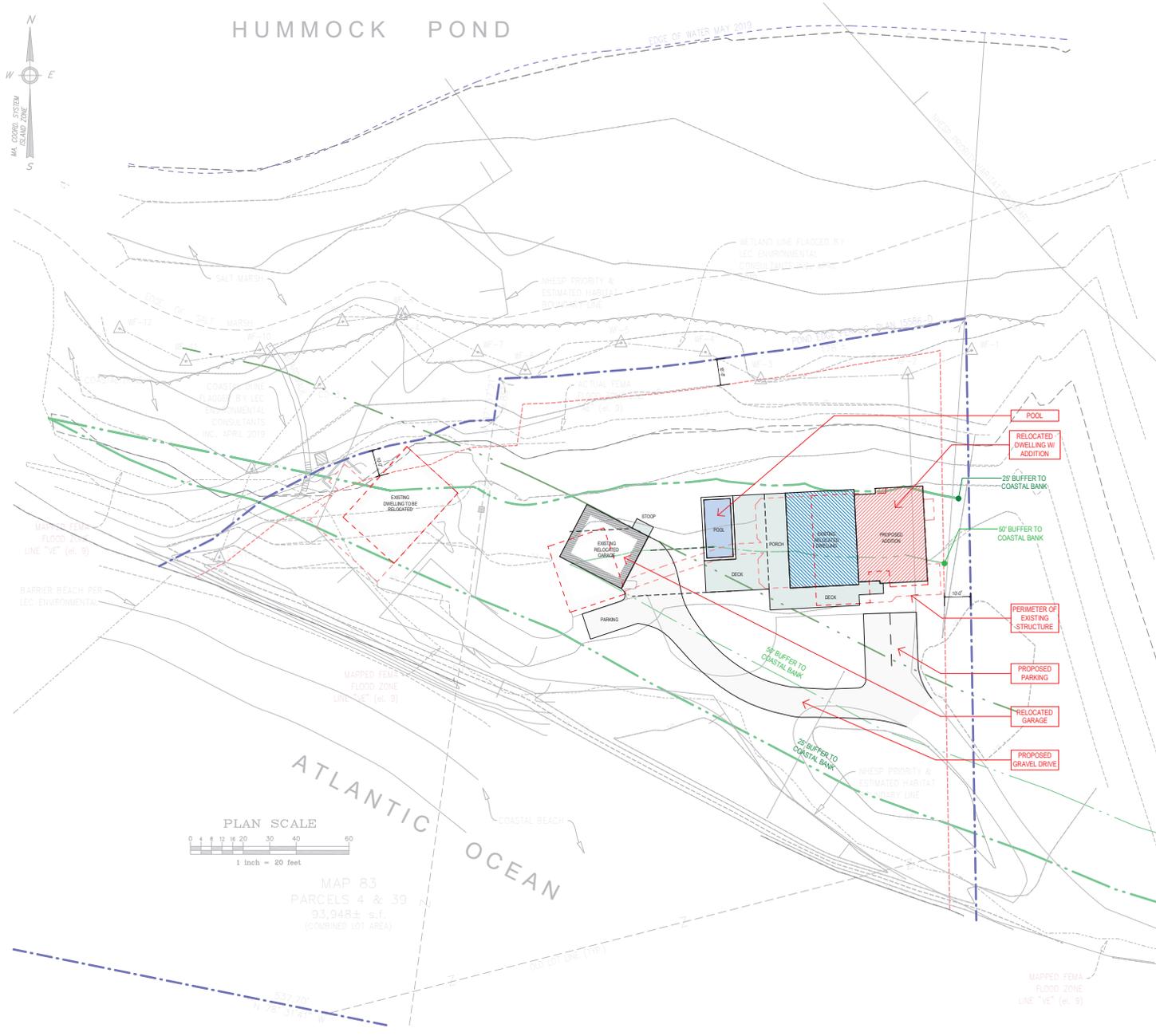


Locus Map



HUMMOCK POND

EDGE OF WATER MAY 2010

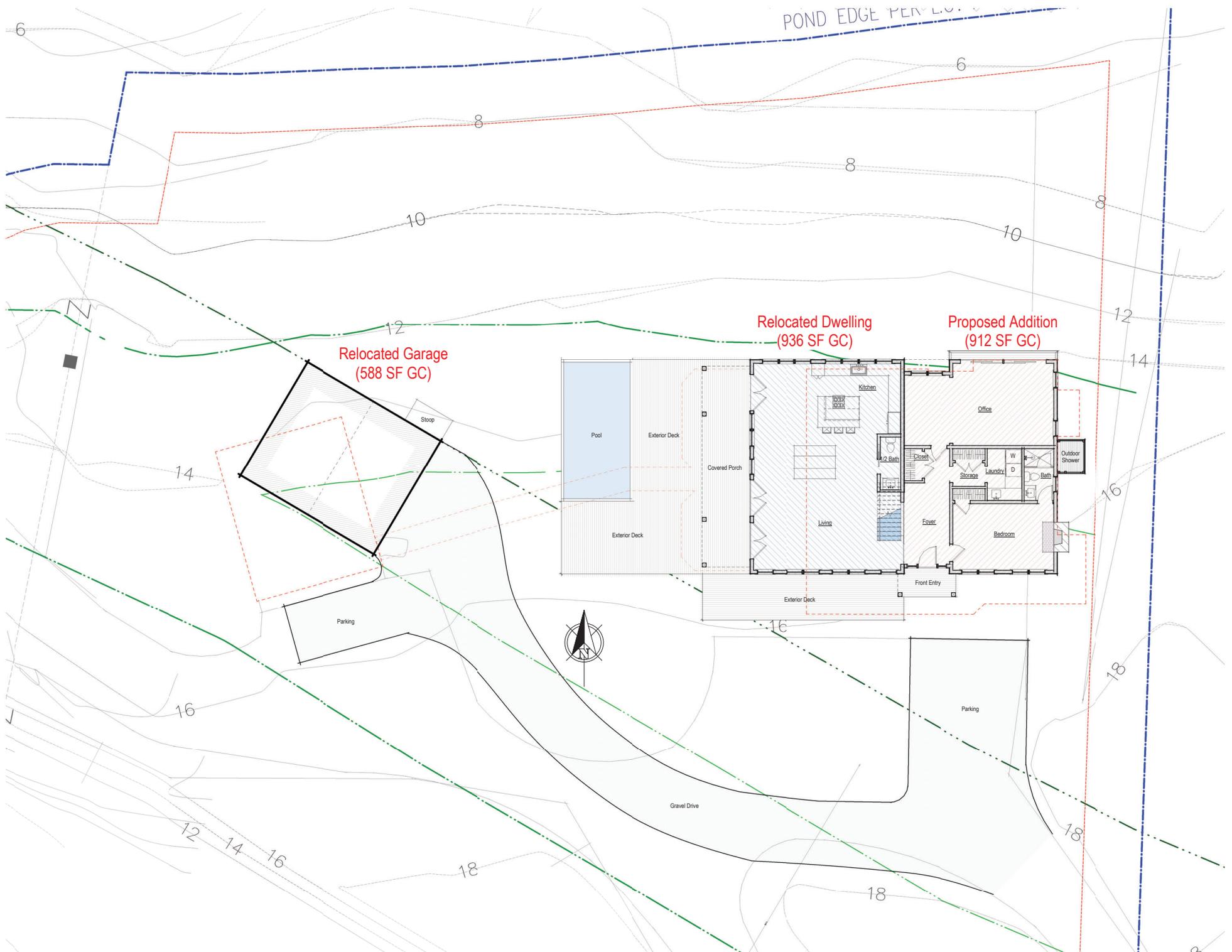


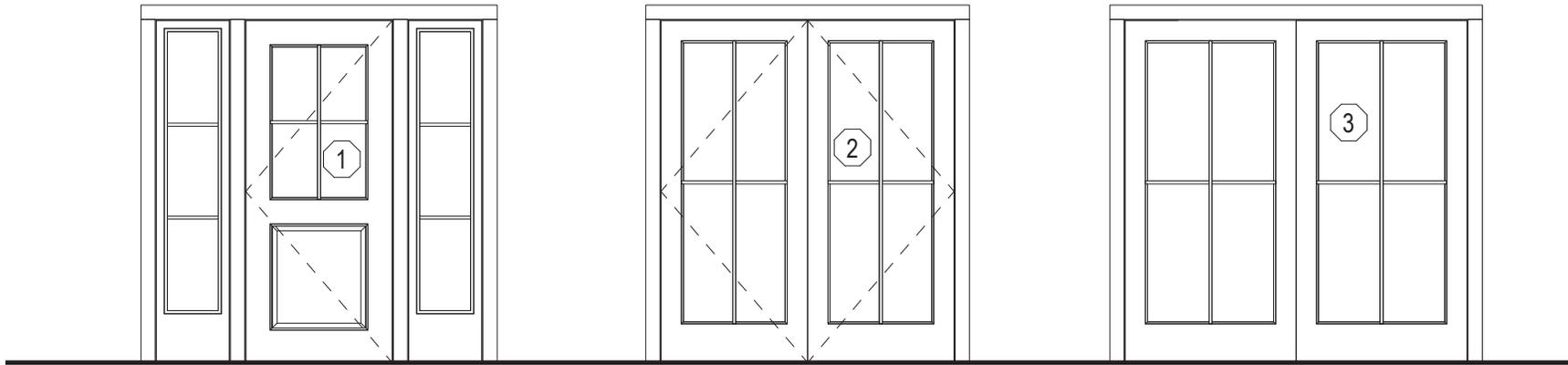
MAP 83
PARCELS 4 & 39
93,948 ± s.f.
(COMBINED LOT AREA)

- POOL
- RELOCATED DWELLING W/ ADDITION
- 25' BUFFER TO COASTAL BANK
- 50' BUFFER TO COASTAL BANK
- PERIMETER OF EXISTING STRUCTURE
- PROPOSED PARKING
- RELOCATED GARAGE
- PROPOSED GRAVEL DRIVE

Site Plan

1" = 30'-0"





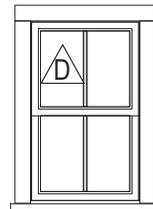
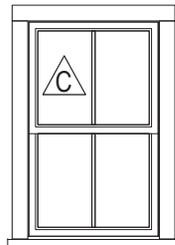
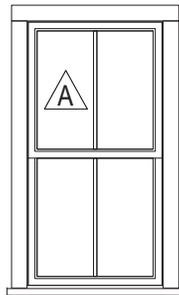
Single Door
4 Lite SDL w/ 3 Lite Sidelites

Double French Door
4 Lite SDL

Double Sliding Door
4 Lite SDL

Door Legend

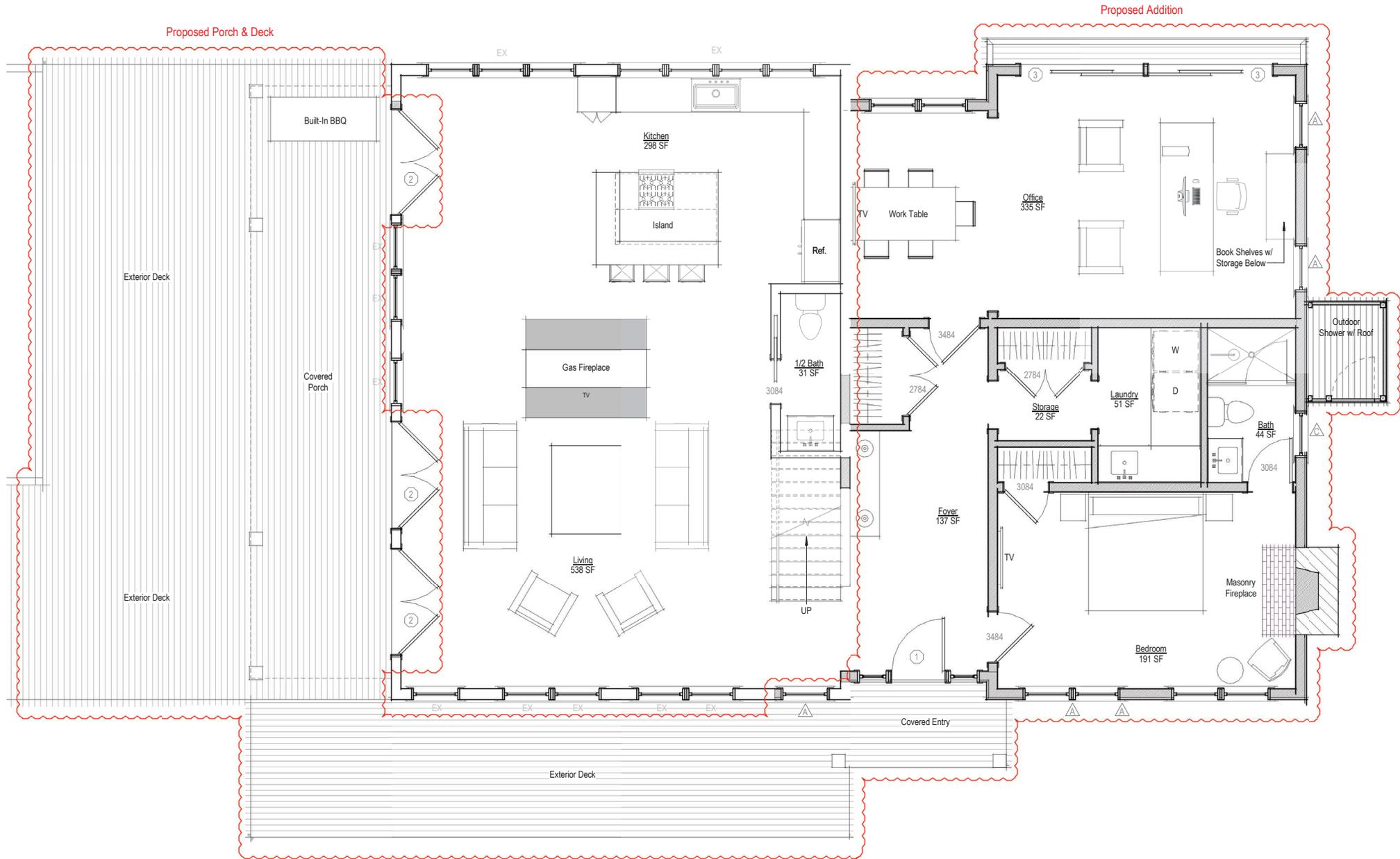
1/4" = 1'-0"



Double Hung
2/2 SDL

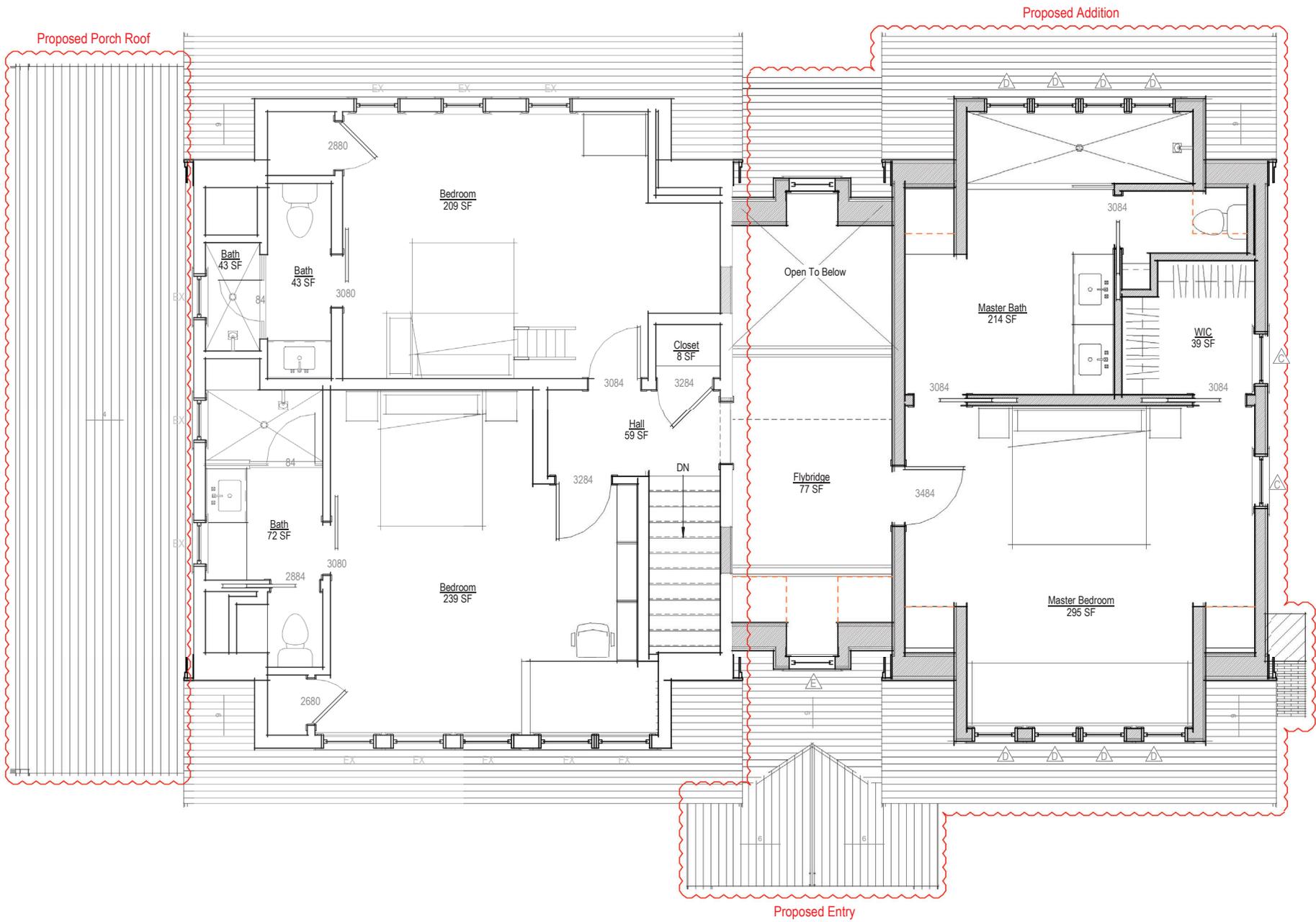
Double Hung
2/2 SDL

Double Hung
2/2 SDL



First Floor Plan - Proposed

1/4" = 1'-0"



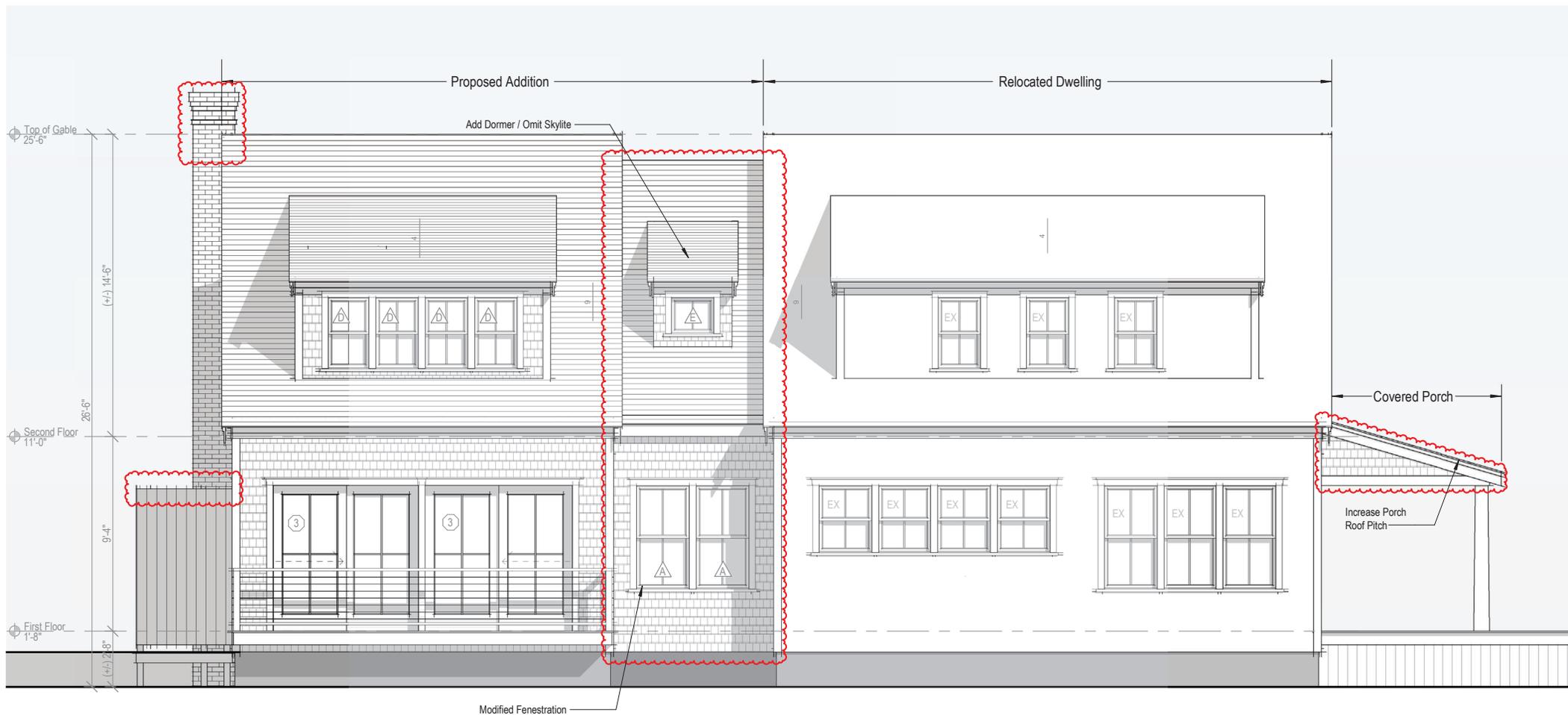
Second Floor Plan - Proposed

1/4" = 1'-0"



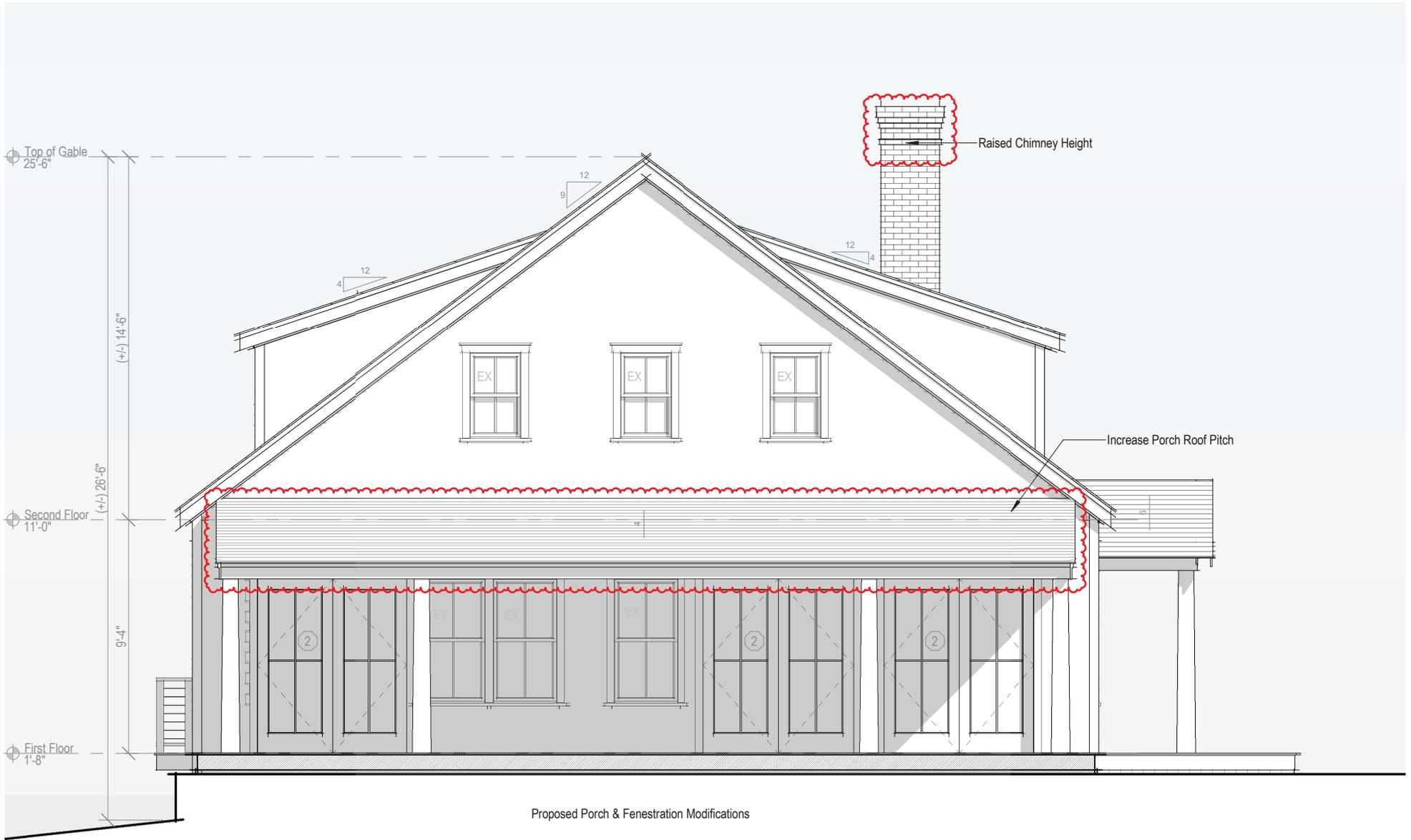
South Elevation - Proposed

1/4" = 1'-0"



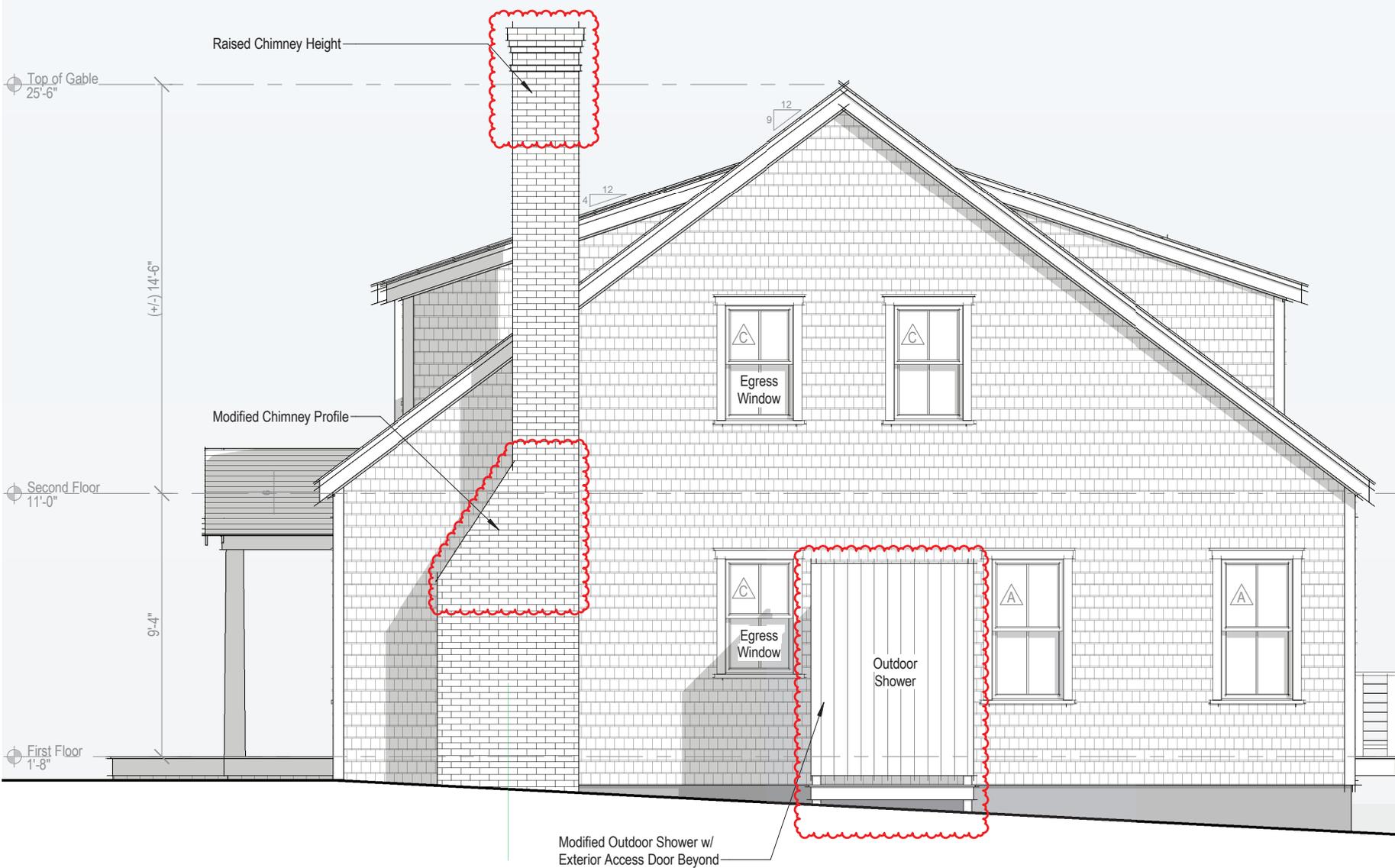
North Elevation - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"