

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°: 57 PARCEL N°: 274  
Street & Number of Proposed Work: 10 SHEEP COMMONS LANE  
Owner of record: CHRIS & JANE O'CONNELL  
Mailing Address: 10 SHEEP COMMONS LN.  
Contact Phone #: 508.566.4712 E-mail: CJOCONNELL@GMAIL.COM

#### AGENT INFORMATION (if applicable)

Name: ETHAN MCMORROW DESIGNS INC  
Mailing Address: 4 SOUTH MILL STREET  
NANTUCKET MA 02554  
Contact Phone #: 228 04 56 E-mail: ethan676.comcast.net

#### 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. 2020-02  
 Pool (Zoning District \_\_\_\_\_)  Roof  Other \_\_\_\_\_  
Size of Structure or Addition: Length: 8'-0" Sq. Footage 1st floor: 24 Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
Width: 3'-0" Sq. footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
Sq. footage 3rd floor: \_\_\_\_\_  
Difference between existing grade and proposed finish grade: North -0 South -0 East -0 West -0  
Height of ridge above final finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West 10'-0" ± 6"

#### Additional Remarks

Historic Name: \_\_\_\_\_ REVISIONS\* 1. East Elevation  
Original Date: \_\_\_\_\_ (describe) 2. South Elevation  
Original Builder: \_\_\_\_\_ 3. West Elevation NEW 1 STORY ADDITION  
Is there an HDC survey form for this building attached?  Yes  N/A 4. North Elevation CHANGE 2nd FLOOR PORCH RAILING FROM SHINGLE TO BALLISTERS  
\*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 5/12 Dormer \_\_\_\_\_/12 Other \_\_\_\_\_  
**Roofing material:**  Asphalt:  3-Tab  Architectural  
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) TME  
**Skylights (flat only):** Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
**Gutters:**  Wood  Aluminum  Copper  Leaders (material) TME  
**Leaders (material and size):** TME  
**Sidewall:**  White cedar shingles  Clapboard (exposure: \_\_\_\_\_ inches) Front  Side   
 Other \_\_\_\_\_  
**Trim:** A. Wood  Pine  Redwood  Cedar  Other TME  
B. Treatment  Paint  Natural to weather  Other TME  
C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards TME Frieze TME  
Window Casing TME 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 ANDERSEN TME  
**Doors\* (type and material):**  TDL  SDL Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_  
Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_  
**Hardscape materials:** Driveways \_\_\_\_\_ Walkways \_\_\_\_\_ Walls \_\_\_\_\_

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

#### COLORS

Sidewall NATURAL Clapboard (if applicable) \_\_\_\_\_ Roof NATURAL  
Trim QUAKER GRAY Sash BLACK ~~AS EXISTING~~ Doors BLACK (EXISTING)  
Deck \_\_\_\_\_ Foundation NATURAL 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 9/10/20 Signature of owner of record \_\_\_\_\_ Signed under penalties of perjury



# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road  
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

## COMMISSIONERS

Ray Pohl  
Chairman

Diane Coombs  
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

## ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

## STAFF

Cathy Flynn  
Land Use Specialist  
[clynn@nantucket-ma.gov](mailto:clynn@nantucket-ma.gov)

## Waiver of the HDC 10 Day Hearing Requirement

I EMDA

AS AGENT FOR Chris O'Connell

STREET ADDRESS 10 Sheep Commons Lane

MAP/PARCEL 57 274

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/15/2020

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

**SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...**

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Ethan McMorrow 9/15/2020  
Signature Date



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Abigail Camp, Vallorie Oliver,  
**Associate Commissioners:** Stephen Welch, Terence Watterson, Jessie Dutra

~~ MINUTES ~~

**Tuesday, February 18, 2020**

Public Safety Facility, 4 Fairgrounds Road, Training Room – 4:30 p.m.

Called to order at 4:34 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist; Kadeem McCarthy, Administrative Specialist; Holly Backus, Preservation Planner.  
 Attending Members: Pohl, Coombs, Oliver, Camp, Welch, Dutra  
 Absent Members: McLaughlin, Watterson  
 Late Arrivals: None  
 Early Departures: Coombs, 9:07 p.m.

Agenda adopted by unanimous consent.

## I. PUBLIC COMMENT

None

## II. CONSENT

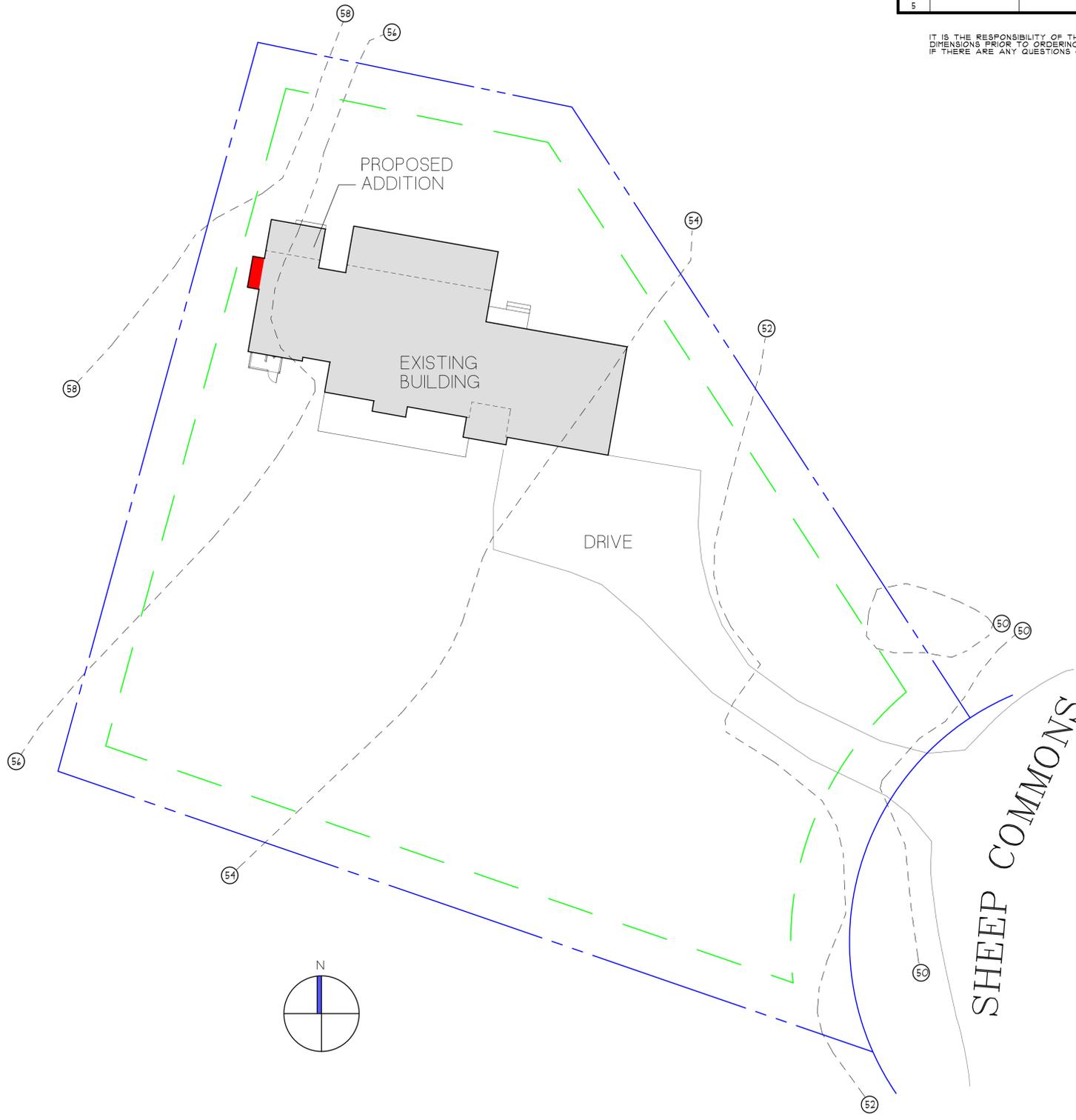
Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. O’Connell, Chris <b>02-0613</b>	10 Sheep Commons Ln	556 sf addition	57-274	Ethan McMorrow
2. 40 Nobadeer, LLC <b>02-0658</b>	40 Nobadeer Avenue	Window change	88-4	Normand Residential
3. 40 Nobadeer, LLC <b>02-0657</b>	40 Nobadeer Avenue	424 sf garage	88-4	Normand Residential
4. 40 Nobadeer, LLC <b>02-0656</b>	40 Nobadeer Avenue	Fenest & shower	88-4	Normand Residential
5. Palenski, Paul <b>02-0654</b>	12 Golfview Drive	Roof change	66-190	Self
6. Greenberg, Frank <b>02-0678</b>	3 Packet Drive	Rev. 72621: add pergola	74-20	CWA
7. Bowman, Jennifer <b>02-0680</b>	14 Starbuck Road	Deck/patio	60-114	Ethan McMorrow
Voting	Pohl, Coombs, Camp Oliver, Welch			
Alternates	Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried 5-0	Certificate #	<b>HDC2020-02-(as noted)</b>	

## III. SIGNS

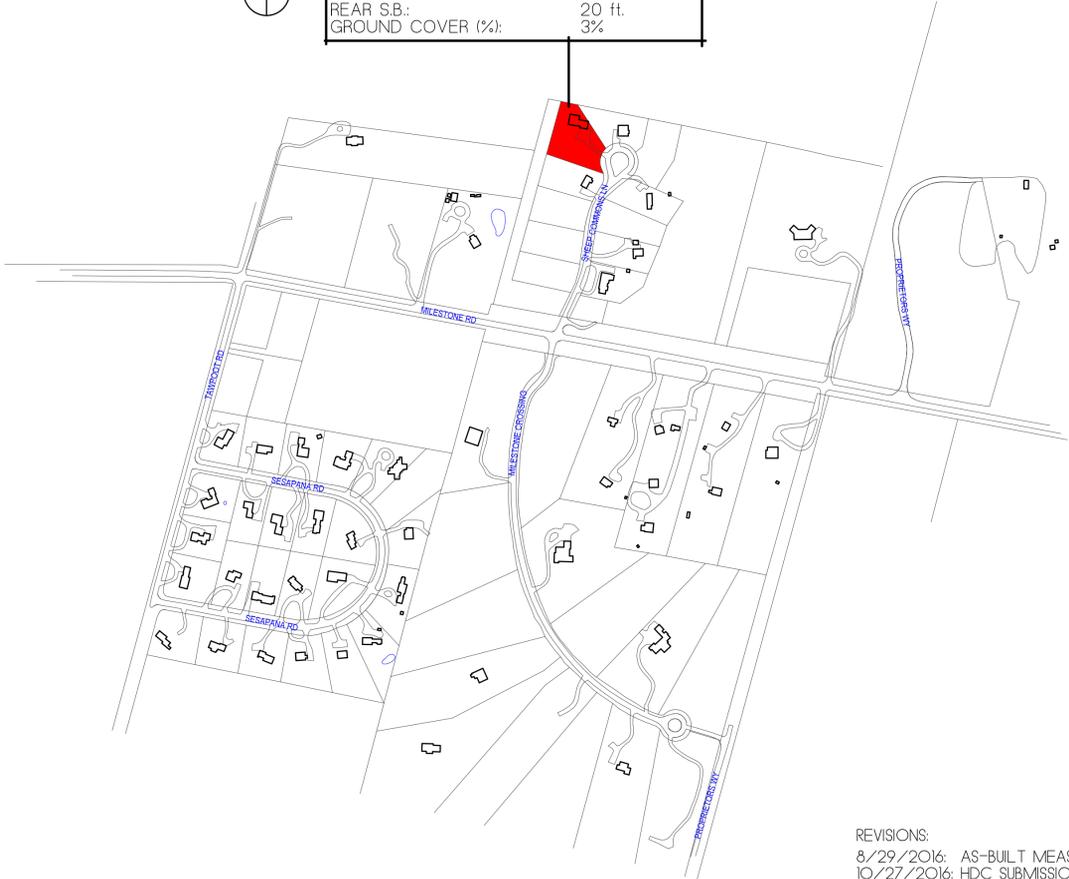
Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. NIR Retail, LLC <b>02-0675</b>	16 Straight Wharf	Wall sign	42.3.1-139	Jean Petty
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	Dutra			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns (4:35)	<b>Flynn</b> – This was reviewed but left off last-week’s agenda; SAC approved. No concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried 5-0	Certificate #	<b>HDC2020-02-0675</b>	

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	2'-9" X 5'-4" (T.M.E.)	4	4/4 D.H. (T.M.E.)
B	ANDERSEN	1'-4" X 1'-11"	2	4 LT. FIXED UNITS
C	ANDERSEN	2'-9" X 2'-10"	2	4 LT. CASEMENT EGRESS
D				
1	ANDERSEN	4'-0" X 4'-8"	1	15 LT. GLIDING DR. W/ 3' FIXED UNIT
2	ANDERSEN	2'-0" X 1'-0"	1	15 LT. FRENCH DOOR
3				
4				
5				

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: L.U.G. 3  
 MAP: 54 PARCEL: 274  
 MIN. AREA: 120,000 sqft.  
 MIN. FRONTAGE: 200 ft.  
 FRONT YARD S.B.: 35 ft.  
 SIDE S.B.: 20 ft.  
 REAR S.B.: 20 ft.  
 GROUND COVER (%): 3%



NOTE:  
 ALL MEASUREMENTS WERE TAKEN FROM THE EXISTING INTERIOR FINISHED CONDITIONS.

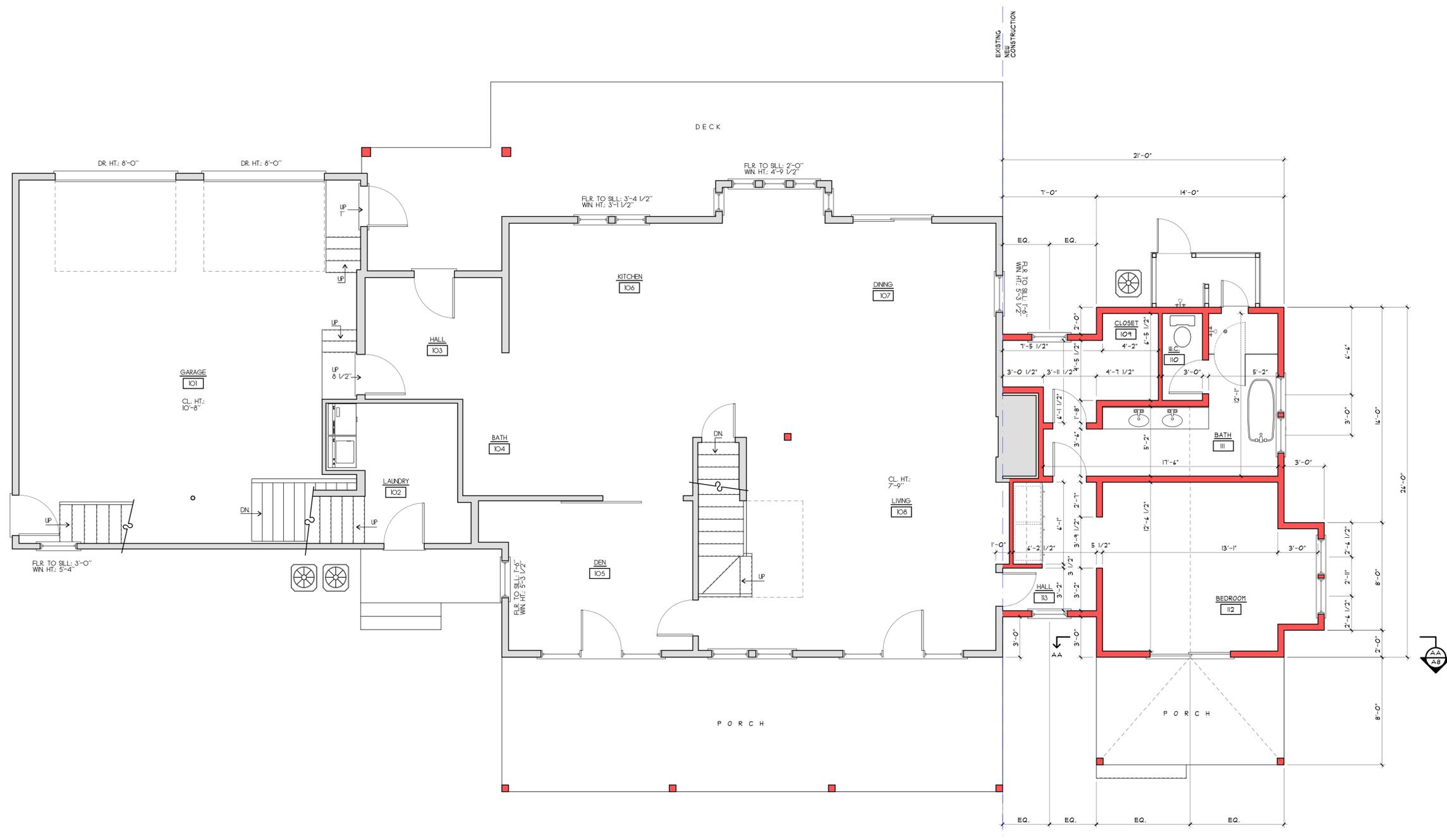
- REVISIONS:
- 8/29/2016: AS-BUILT MEASURING
  - 10/27/2016: HDC SUBMISSION
  - 11/15/2016: PROGRESS PRINT
  - 1/12/2017: BUILDING DEPARTMENT PRINT
  - 8/22/2017: PROGRESS PRINT
  - 1/18/2018: HDC REVISION
  - 7/22/2019: PROGRESS PRINT
  - 12/11/2019: HDC PRINT
  - 3/18/2020: CD PLANS
  - 8/31/2020: PROGRESS PRINT
  - 9/14/2020: HDC REVISION

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.

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	<small>PHONE: 508-228-0456 email: ethan@emcdesign.com</small>	<small>P.O. BOX 1052 NANTUCKET, MA 02554</small>	<small>ADDRESS:</small> 10 SHEEP COMMONS NANTUCKET, MA 02554	<small>DATE:</small> 8/31/2020	



FIRST FLOOR PLAN  
SCALE 1/4"=1'-0"



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

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**O'CONNELL RESIDENCE**  
DRAWN BY ETHAN MCMOROW  
P.O. BOX 1050  
NANTUCKET, MA 02554  
PHONE 508-228-0456 email ethan@mcmodesign.com

MAP 54 PARCEL 274  
**FLOOR PLANS**  
ADDRESS: 10 SHEEP COMMONS NANTUCKET, MA 02564  
DATE: 8/31/2020  
SCALE: 1/4" = 1'-0"

SHEET NO. **a 2**

- REVISIONS:
- 8/29/2016: AS-BUILT MEASURING
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NORTH ELEVATION  
SCALE 1/4"=1'-0"



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

- REVISIONS:
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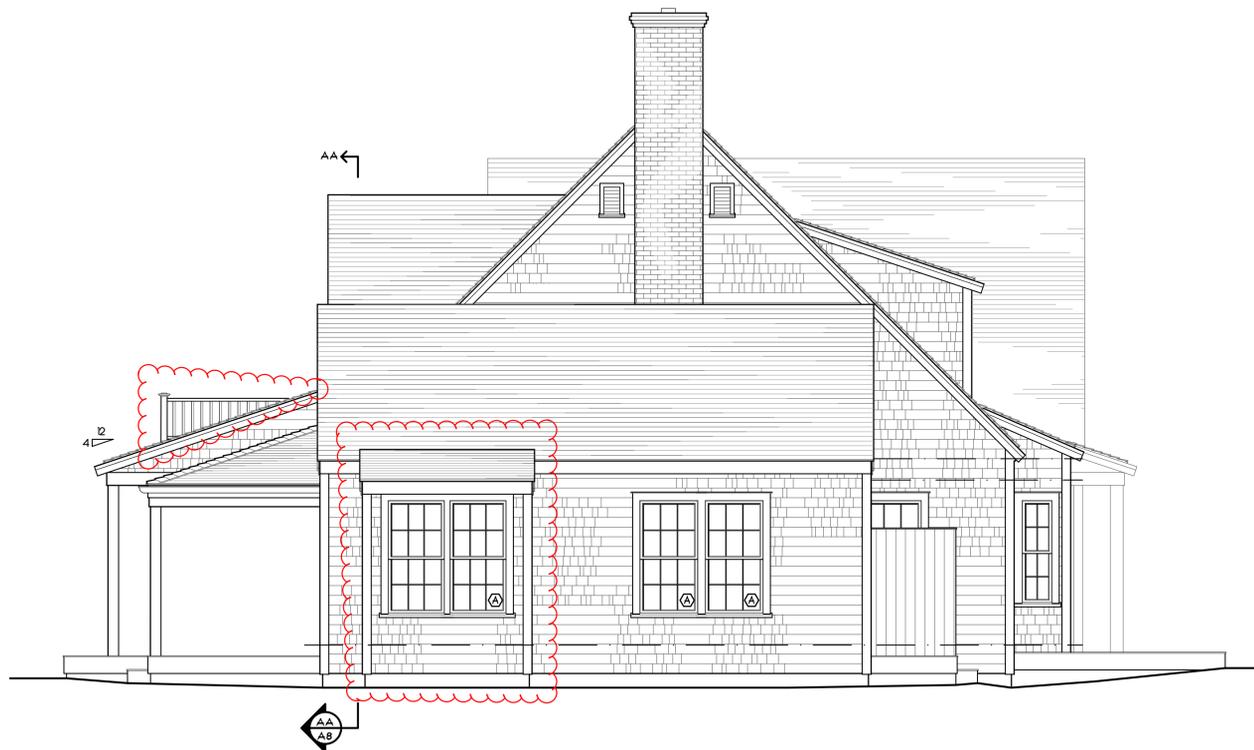
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	<small>ADDRESS:</small> 10 SHEEP COMMONS NANTUCKET, MA 02564	<small>DATE:</small> 9/14/2020	<small>SCALE:</small> 1/4" = 1'-0"		



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



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

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MAP: 54 PARCEL: 274  
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ADDRESS: 10 SHEEP COMMONS NANTUCKET, MA 02564  
DATE: 9/14/2020  
SCALE: 1/4" = 1'-0"

SHEET NO.  
a 5

# 10 SHEEP COMMONS LN

**Location** 10 SHEEP COMMONS LN

**Assessment** \$1,111,000

**Mblu** 54 / / 274 / /

**PID** 3128

**Acct#** 00003128

**Building Count** 1

**Owner** MCGRATH WILLIAM F JR &  
KATHRYN

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$552,000	\$559,000	\$1,111,000

## Owner of Record

**Owner** MCGRATH WILLIAM F JR & KATHRYN

**Sale Price** \$0

**Co-Owner** C/O OCONNELL CHRISTOPHER & JAMIE

**Certificate**

**Address** PO BOX 2992

**Book & Page** C0016/ 293

NANTUCKET, MA 02584

**Sale Date** 05/05/1994

**Instrument** 99

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MCGRATH WILLIAM F JR & KATHRYN	\$0		C0016/ 293	99	05/05/1994
ALGER SARAH F	\$0		C0016/ 292	99	05/05/1994
MCGRATH WILLIAM A F JR &	\$125,000		C0015/ 914	01	09/15/1993

## Building Information

**Building 1 : Section 1**

**Year Built:** 1994  
**Living Area:** 2223  
**Replacement Cost:** \$602,909  
**Building Percent Good:** 91  
**Replacement Cost Less Depreciation:** \$548,600

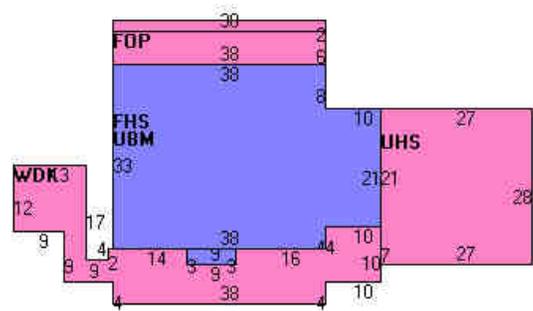
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

**Building Photo**



(http://images.vgsi.com/photos/NantucketMAPhotos/\00\02\14\56.jpg)

**Building Layout**



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1491	1491
FHS	Half Story, Finished	1464	732
FGR	Garage, Finished	756	0
FOP	Porch, Open, Finished	228	0
STP	Stoop	76	0
UBM	Basement, Unfinished	1464	0
UHS	Half Story, Unfinished	756	0
WDK	Deck, Wood	667	0
		6902	2223

**Extra Features**

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
FPL2	1.5 STORY CHIM	1 UNITS	\$3,400	1

**Land**

**Land Use**

**Use Code** 1010  
**Description** Single Fam M01  
**Zone** LUG3  
**Neighborhood** 525  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 0.81  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$559,000

**Outbuildings**

Outbuildings		<u>Legend</u>
No Data for Outbuildings		

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$520,000	\$534,000	\$1,054,000
2014	\$520,000	\$534,000	\$1,054,000
2013	\$520,000	\$785,200	\$1,305,200
2012	\$501,400	\$455,400	\$956,800
2011	\$501,400	\$455,400	\$956,800

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