Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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.

	Sign in submission at Front Desk
✓	HDC case number: (ex HDC2020-xx-xxxx), if applicable 05-0895 08-1498
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 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 sets of plans at 3/16" or ¼" scale (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Signed Affidavit: see reverse side

Historic District Commission

OLD BUSINESS CHECKLIST

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

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Nancy L. Drelzal Date: 9/16/2020

13. Dex Dog, LLC **08-1440** 6B Arrowhead Drive Solar revisions 69/58.1 SunWind, LLC

Voting	Pohl, Coombs, Camp, Oliver, Welch
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
Representing	Timothy Holmes, SunWind, LLC
Public	None
Concerns (6:46)	**Flynn** – This came out of a failed inspection. **Holmes** – Presented project; explained the shingles would be painted black. **Welch** – Asked for a view.
Motion	**Motion to View. (Coombs)**
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye Certificate #

14. NIR **08-1485** 29 Broad Street Hardscape – walls&A/C screen 42.4.2/38 Linda Williams

Voting	Pohl, Coombs, Camp, Oliver, Welch
Alternates	None
Recused	None
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.
Representing	Linda Williams Mike Duffy, NIR.
Public	None
Concerns (6:54)	**Backus** – JC House, circa 1835. Read HSAB comments: mitigate A/C or move; significant structure/high-profile space; atrocious. **Duffy** – Presented project. **Williams** – Paid the as-built fee. A/C can't be dropped lower; explained why the idea of a fence was dropped. **Coombs** – She has a problem with one of our oldest most significant buildings having this done to it and hearing "we can't change it." Would like to see some approach that didn't look like the A/Ce is being covered. Wants to see several options. **Oliver** – It does look better than what was there. Agrees with Ms. Coombs. The as-built stuff has to stop; people have to stop work and come back in. The A/C has to be screened in perpetuity. **Welch** – Doesn't disagree with what's been said. At some point, we need to address rising as-built occurrences. The square compressor in the middle, unless there's an overwhelming issue, could be moved next to the other square unit with fences screening the group; the generator area could be screened with lower plants. He appreciates the effort to screen with plants but is concerned about throwing tall screening at this vs. having stepped planting and fencing, which will not hide the building or obstruct view from the sidewalk. Considering these are in retained areas, a fence on top of the retaining wall wouldn't have to be more than perhaps 3 feet tall. **Camp** – Agrees with Mr. Welch. Suggested a blue spruce that takes up the corner and gives the building presence. Suggested fencing be reduced as much as possible by keeping the units together – 6-foot natural to weather would be best. With revisions, suggested a photoshop view of what the building would look like from Broad Street and Centre Street. **Pohl** – Loves the idea of two-different heights – larger toward the back – of fence and vegetation.
Motion	**Motion to Hold for revisions. (Coombs)**
Roll-call Vote	Carried 5-0//Welch, Camp, Oliver, Coombs, and Pohl-aye Certificate #

15. Anne McGivney **08-1498** 45 West Chester Street Shed 41/230 Structures Unlimited

Voting	Pohl, Coombs, Camp, Oliver, Welch
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.
Representing	Linda Williams, for Structures Unlimited
Public	None
Concerns (7:14)	**Backus** – Main dwelling is circa 1900; shed should be behind main dwelling. Read HSAB comments: relocate, reduce roof pitch; need better graphics; not on the street; prefer gable forward; move deeper into the yard to be more discrete. **Williams** – Presented project; asked the commissioners to view this while the applicant makes revisions. **Pohl** – It's drawn with the wrong roof pitch; application says 9/12 but drawn 12/12. **Oliver** – Likes turning it gable forward. Can't be white. **Coombs** – Not everyone can have a shed. Wants to see other proposals reducing the height and size of the shed. **Camp** – Thinks gable forward is "noisier"; prefers the eave forward. Should be behind the hedge. **Welch** – He would not want the gable forward unless it's on the far side of the privet with a small walk through to it. Suggested a lean-to shed placed instead against the front right wall of the structure, setback a few feet further from the street side.
Motion	**Motion to View and hold for revisions. (Camp)**
Roll-call Vote	Carried 5-0//Coombs, Welch, Oliver, Camp, and Pohl-aye Certificate #

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°: 41 PARCEL N°. 230

Street & Number of Proposed Work: 45 W. Chester St.

Owner of record: Anne & William McGivney

Mailing Address: 45 W. Chester St.
NANTUCKET, MA 02554

Contact Phone #: 508-228-0689 E-mail: Structures unltd@gmail.com

AGENT INFORMATION (if applicable)

Name: NANTUCKET Structures Unltd, Inc.

Mailing Address: 20 Greglan Ave
NANTUCKET, MA 02554

Contact Phone #: 508-228-0689 E-mail: Structures unltd@gmail.com

FOR OFFICE USE ONLY V#6081

Date application received: 8/6/2020 Fee Paid: $ 50.00

Must be acted on by: 9/26/2020

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 _____

Size of Structure or Addition: Length: 10 Sq. Footage 1st floor: 70SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 7 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North 11'6" South 11'6" East 11'6" West 11'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)
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 _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

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

Roof Pitch: Main Mass 9 /12 _____ Secondary Mass ____/12____ Dormer ____/12____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar/Fire treated

Fence: Height: _____
Type: _____
Length: _____

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 Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1"X5" Rake 1"X5" Soffit (Overhang) 1"X5" Corner boards 1"X6" Frieze 1"X5"
Window Casing 1"X4" Door Frame 1"X4" Columns/Posts: Round ____ Square ____

Windows*: ☐ Double Hung ☐ Casement ☒ All Wood ☒ Other Hopper Style/Brasco
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front T&G/Preprimed pine Rear _____ Side T&G-Preprimed Pine

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

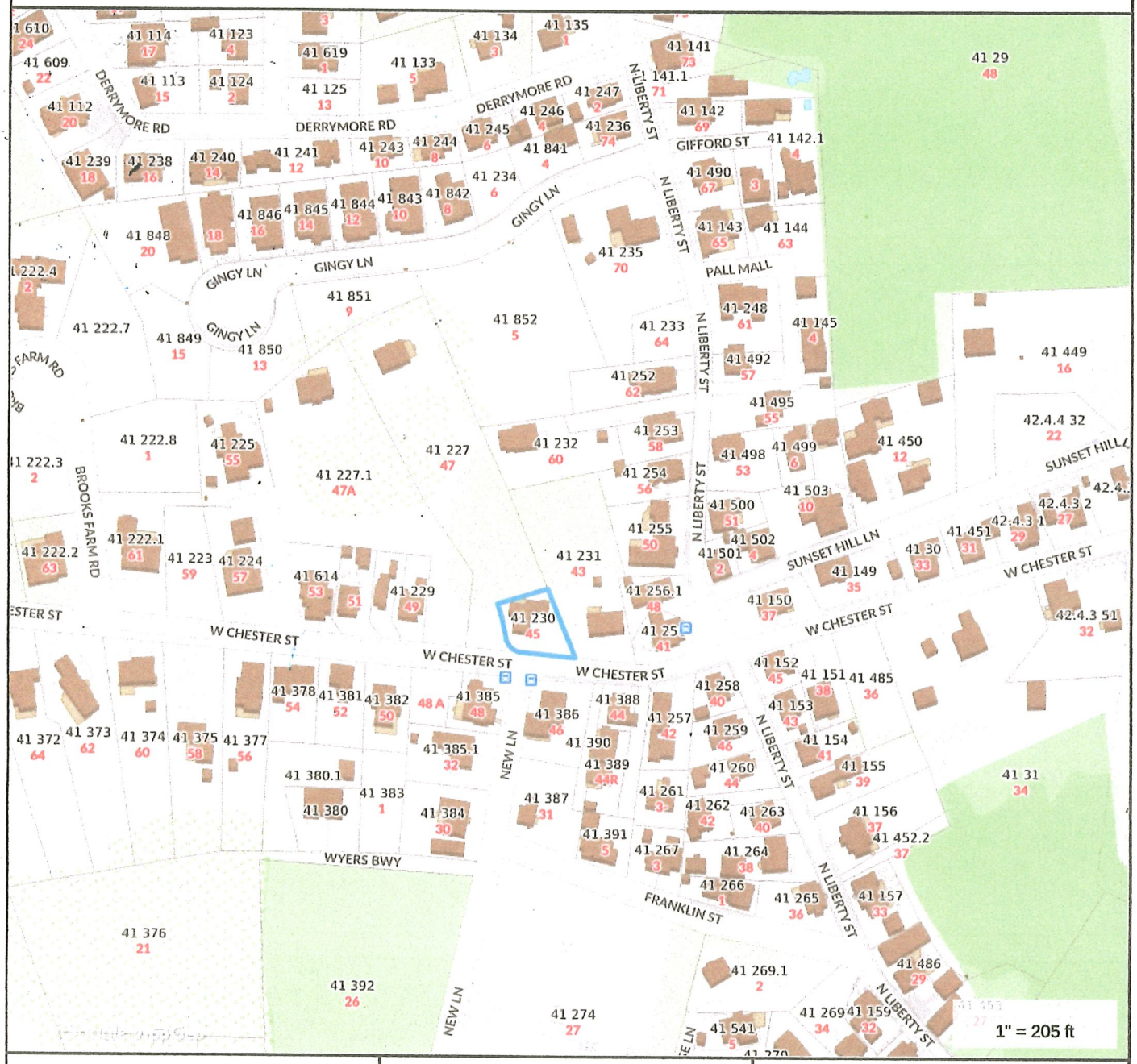
Sidewall to Weather Clapboard (if applicable) _____ Roof to weather
Trim white Sash White Doors white
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 7/31/20 Signature of owner of record Nancy L. Drulzel, agent Signed under penalties of perjury

45 WEST CHESTER STREET - LOCUS MAP



Property Information

Property ID	41 230
Location	45 W CHESTER ST
Owner	MCGIVNEY ANNE O & WILLIAM T

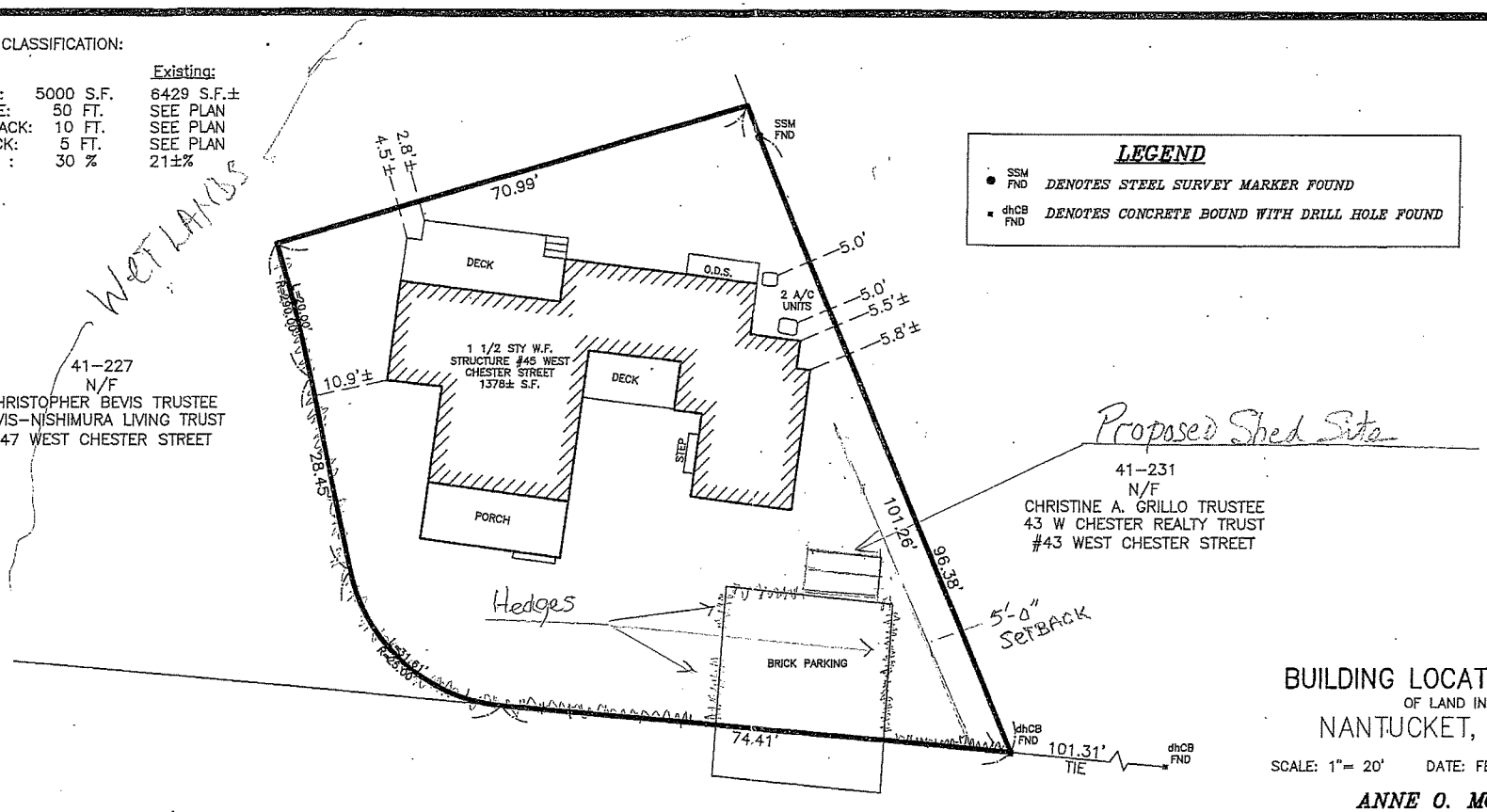
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

CURRENT ZONING CLASSIFICATION:
Residential (R-1)

		Existing:
MINIMUM LOT SIZE:	5000 S.F.	6429 S.F.±
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	30 %	21±%



LEGEND

- SSM FND — *DENOTES STEEL SURVEY MARKER FOUND*
- dhCB FND — *DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND*

N

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 20' DATE: FEBRUARY 16, 2016

Owner: *ANNE O. MCGIVNEY*
WILLIAM T. MCGIVNEY

Deed Bk./Pg.: 1221/44 . Plan File: 15-D (LOT 1)
24/60
Deed Bk./Pg.: 1221/44 . Bk./Pg.: (LOTS 1 & 1B)

Locus: 45 WEST CHESTER STREET

WEST CHESTER STREET

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: 41 , PARCEL: 230

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
PROFESSIONAL LAND SURVEYOR

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

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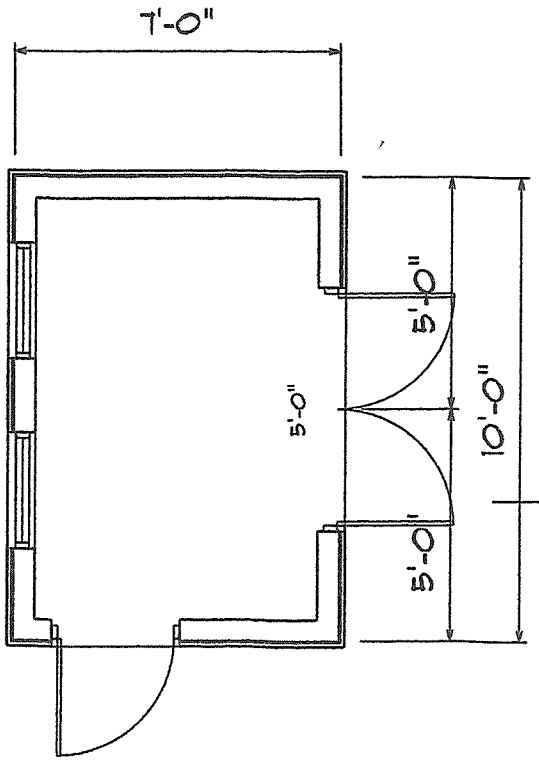
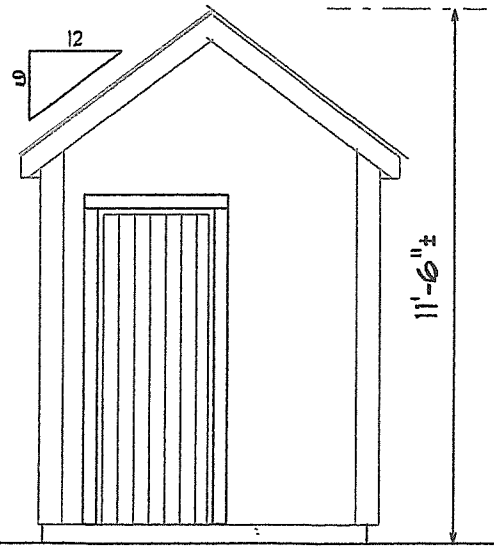
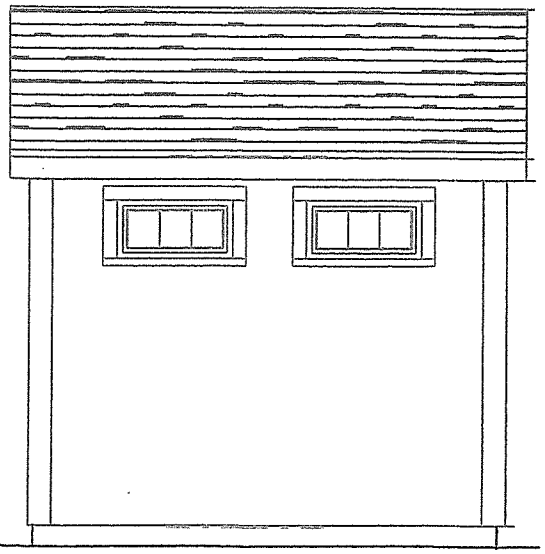
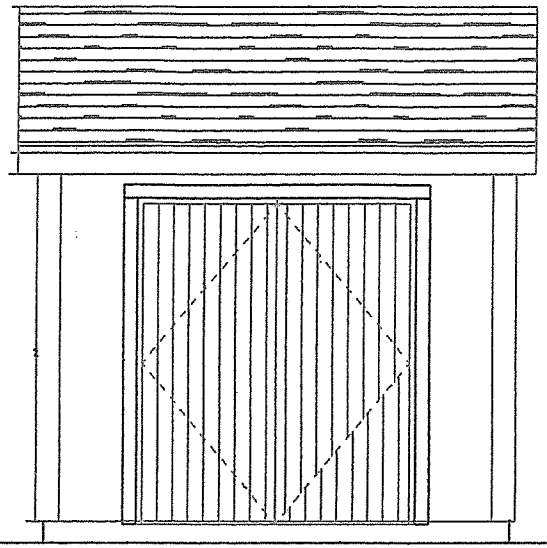




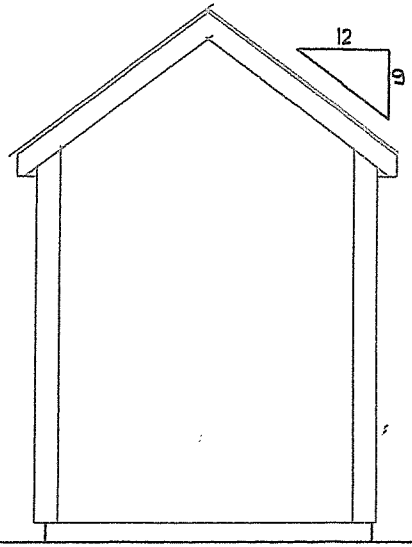
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Scale 1/4" = 1'-0"

45 W. Chestee St.

These two pictures are of a shed we did located at 81 Orange Street. Shed is sited at head of parking area and faces York St. in the ROH, hedges screen all but face of shed. During peak seasons cars are parked in front of the shed screening it mostly from direct view. This is exactly what we are proposing for 45 W. Chester Street.

Parking area at 45 West Chester St, showing surrounding hedge, and area to the right at the head of the parking area where shed is proposed. If one looks at the site map, the property does not provide any other area for a shed, due to setback requirements, including wetland setbacks as the backyard is surrounded by wetlands (refer to Locus Map)this lot does not offer options.

Example of a similar shed, size – 7' x 9', this parallels the shed we're proposing at 45 W Chester St. in living color. It should be noted that the roof proposed for W. Chester St.is to be red cedar, adding a more weathered appearance as it ages.