

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°: 731.3 PARCEL N°: 24  
Street & Number of Proposed Work: 9 Beach St  
Owner of record: Roberta Brown  
Mailing Address: PO Box 1642  
Quogue, NY 11959  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**AGENT INFORMATION (if applicable)**

Name: Topham Design, LLC  
Mailing Address: 18 Hummock Pond Rd  
Nantucket, MA 02554  
Contact Phone #: 5083255890 E-mail: joeph@tophamdesign.com  
ACK.COM

**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.

mudroom  
 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: 14 Sq. Footage 1st floor: 91 Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
Width: 6x6 Sq. footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
Sq. footage 3rd floor: \_\_\_\_\_

Difference between existing grade and proposed finish grade: North \_\_\_\_\_ South 12' 6" East \_\_\_\_\_ West no grade change  
Height of ridge above final finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

**Additional Remarks**

**REVISIONS\***

Historic Name: \_\_\_\_\_  
Original Date: \_\_\_\_\_  
Original Builder: \_\_\_\_\_  
Is there an HDC survey form for this building attached?  Yes  N/A  
1. East Elevation  
2. South Elevation 12' 6"  
3. West Elevation  
4. North Elevation  
\*Cloud on drawings and submit photographs of existing elevations.

**DETAIL OF WORK TO BE PERFORMED**

Foundation: Height Exposed 1' 6"  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_  
Roof Pitch: Main Mass 12 Secondary Mass 6 /12 Dormer 6 /12 Other \_\_\_\_\_  
Roofing material:  Asphalt:  3-Tab  Architectural  
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) \_\_\_\_\_

Fence: Height: \_\_\_\_\_  
Type: \_\_\_\_\_  
Length: \_\_\_\_\_

Skylights (flat only): Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_

Gutters:  Wood  Aluminum  Copper  Leaders (material) NA

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 \_\_\_\_\_ Soffit (Overhang) 6" Corner boards 5/4x6 Frieze 1x6  
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round \_\_\_\_\_ Square \_\_\_\_\_

Windows\*:  Double Hung  Casement  All Wood  Other \_\_\_\_\_  
 True Divided Lights (muntins), single pane  SDL's (Simulated Divided Lights) Manufacturer to match existing

Doors\* (type and material):  TDL  SDL Front \_\_\_\_\_ Rear \_\_\_\_\_ Side wood + glass  
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 grey to match eust  
Trim white Sash \_\_\_\_\_ Doors \_\_\_\_\_  
Deck to weather Foundation grey Fence \_\_\_\_\_ Shutters \_\_\_\_\_

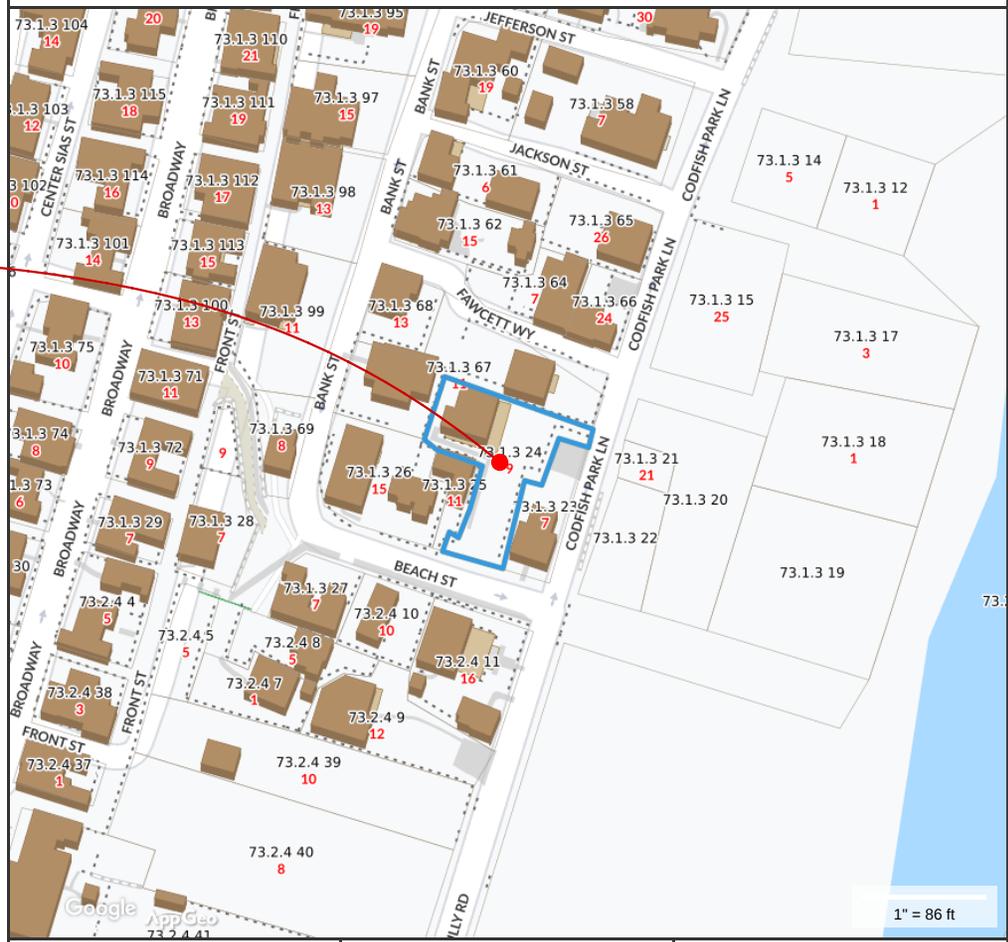
\* Attach manufacturer's color samples if color is not from HDC approval list.

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 10/13/2020 Signature of owner of record \_\_\_\_\_ Signed under penalties of perjury \_\_\_\_\_

### 9 BEACH STREET LOCUS MAP

LOCUS



**Property Information**  
 Property ID 73.1.3.24  
 Location 9 BEACH ST  
 Owner BROWN ROBERTA



**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



**TOPHAM DESIGN, LLC**  
 18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554.  
 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNLCC.COM

MARK	DATE	DESCRIPTION
	/ /	

9 BEACH ST LOCUS

PULLING PERMIT NO. 0000

HDC SUBMISSION: 09 JULY 2020  
 HDC APPROVAL: 00 JULY 2020 CERTIFICATE NO.

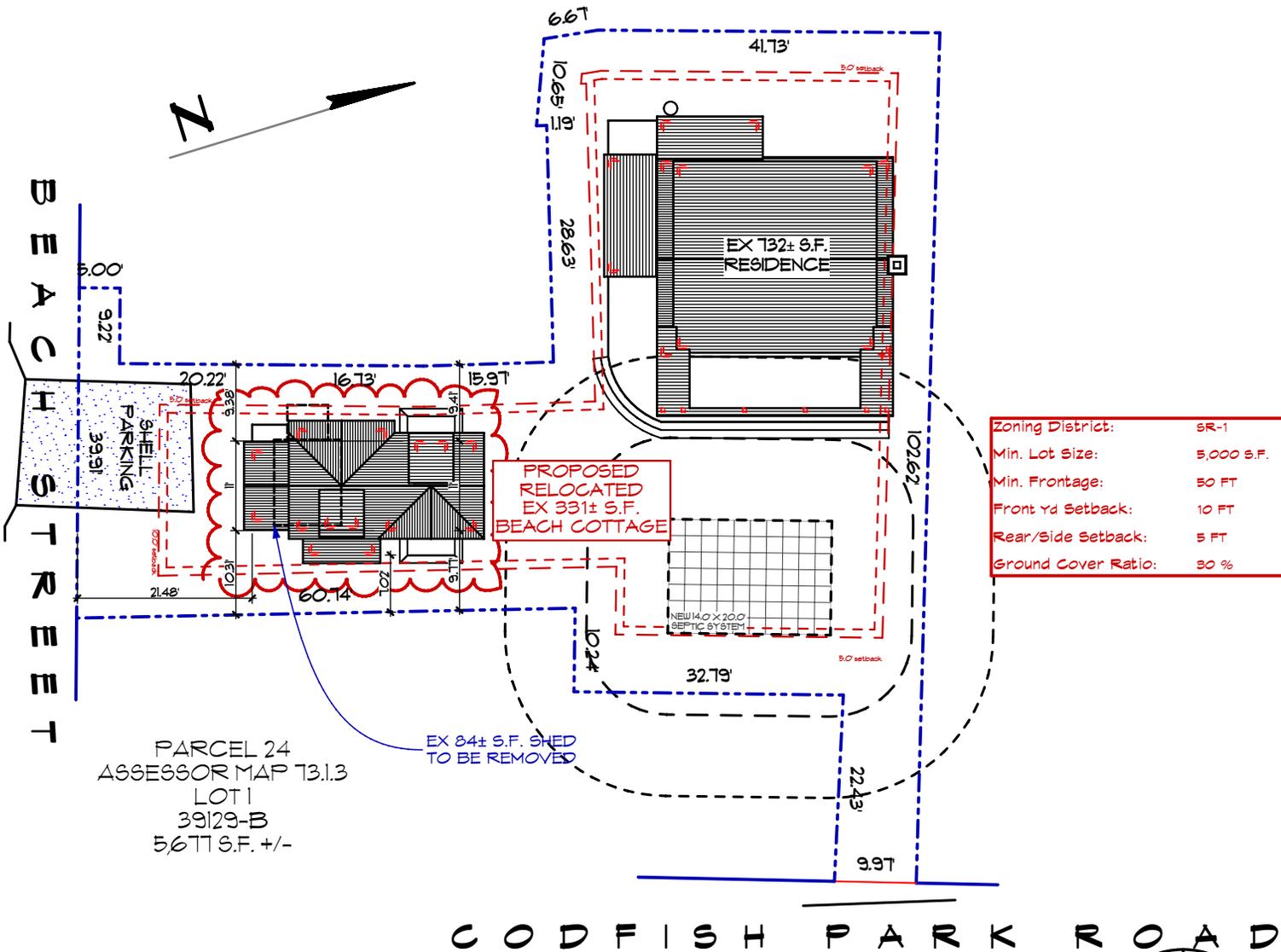
**BROWN RESIDENCE**

9 BEACH STREET  
 SIASCONSET, MA 02564

HDC SUBMISSION  
 8/31/20

PROJECT NO 2020-08	PLAN NO. 24
PLAN NO. 73.1.3	ALLOWABLE G.C. 30.0%
ECONOMY - SRO110	

**HDC 0.1**



**TOPHAM DESIGN, LLC**  
 18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554.  
 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

DATE	DESCRIPTION
11	

**9 BEACH ST SITE PLAN**

PULBINO PERMIT NO. 0000

HDC SUBMISSION: 09 JULY 2020  
 HDC APPROVAL: 00 JULY 2020 CERTIFICATE NO.:

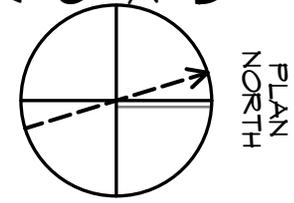
**BROWN RESIDENCE**

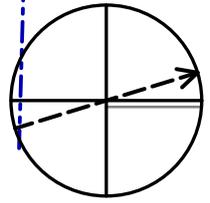
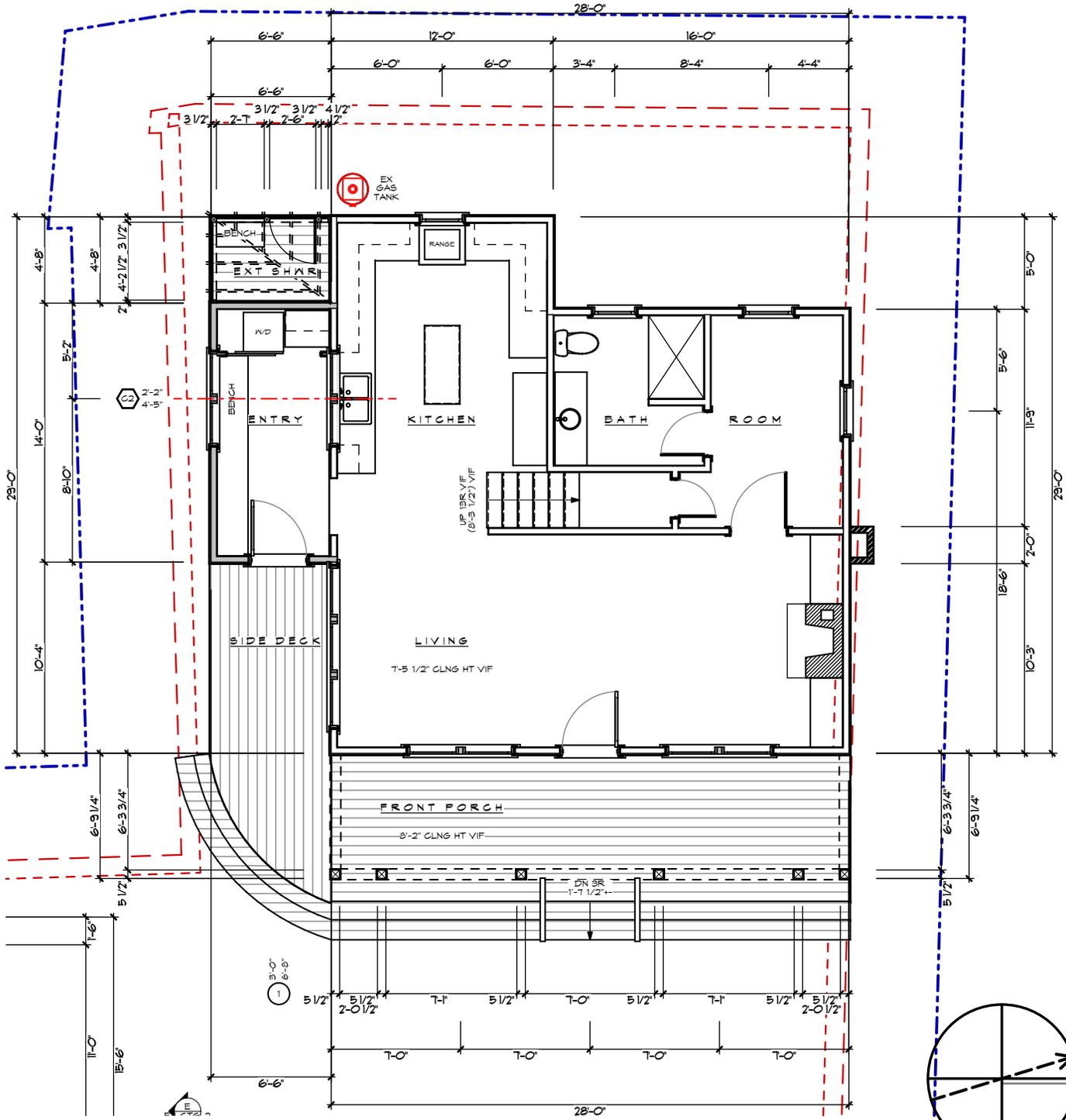
9 BEACH STREET  
 SIASCONSET, MA 02564

HDC SUBMISSION  
 8/31/20

PROJECT NO: 2020-08  
 PLAN NO: 731.3 PLAN NO: 24  
 ZONING: SR01-10 ALLOWABLE G.C. 30.0%

**HDC 0.2**





PLAN  
NORTH

  
**TOPHAM DESIGN, LLC**  
 18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554.  
 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION

**PROPOSED FIRST FLOOR PLAN**

PUBLISHING PART NO. 0000

HDC SUBMISSION: 09 JULY 2020  
HDC APPROVAL: 00 JULY 2020 CERTIFICATE NO.:

**BROWN RESIDENCE**

9 BEACH STREET  
SIASCONSET, MA 02564

HDC SUBMISSION  
8/31/20

PROJECT NO: 2020-08  
 PLAN NO: 7313      PLAN NO: 24  
 EXHIBIT: SROH-10      ALLOWABLE G.C. 30.0%

NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT. © 2020. ALL RIGHTS RESERVED.

**HDC 1.1**



**REVISIONS: 20 FEBRUARY 2018**

1. REMOVE STUCCO
2. REVISE ROOFWALK DETAIL

**REVISIONS: 22 FEBRUARY 2018**

1. CHANGE FENESTRATION LIGHT CONFIGURATION



**TOPHAM DESIGN, LLC**  
 18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554.  
 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION

PROPOSED EAST ELEVATION

PULHANE PERMIT NO. 0000

HDC SUBMISSION: 09 JULY 2020

HDC APPROVAL: 00 JULY 2020 CERTIFICATE NO.:

**BROWN RESIDENCE**

9 BEACH STREET  
 SIASCONSET, MA 02564

HDC SUBMISSION  
 8/31/20

PROJECT NO 2020-08  
 PLAN NO. 731.3 PLAN NO. 24  
 ZONING: S-R01-10 ALLOWABLE G.C. 30.0%

REVISIONS ARE SHOWN WITH DASHES OR IN RED UNLESS OTHERWISE NOTED.  
 © 2020. NO PART OF THIS SET OF ARCH. DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION FROM THE ARCHITECT.

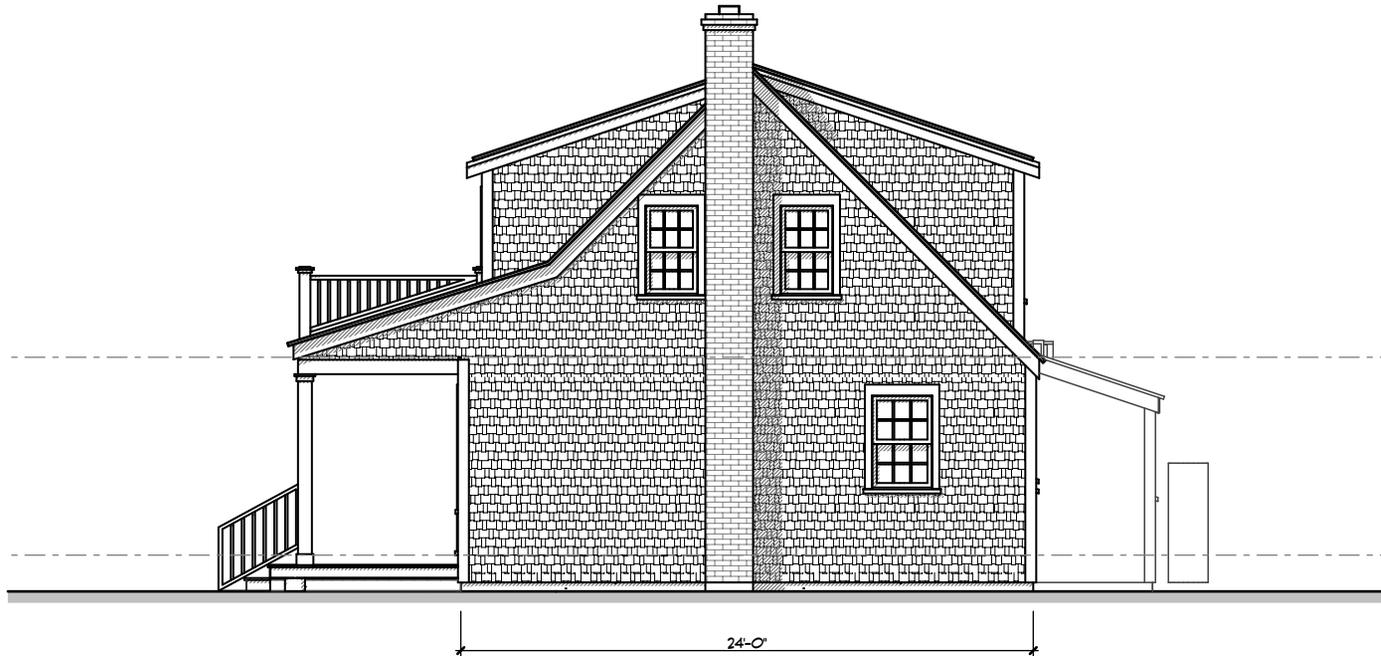
**HDC 2.3**

**REVISIONS: 20 FEBRUARY 2018**

1. REMOVE STUCCO
2. REVISE ROOFWALK DETAIL

**REVISIONS: 22 FEBRUARY 2018**

1. CHANGE FENESTRATION LIGHT CONFIGURATION
2. RAISE PLATE 9"



**TOPHAM DESIGN, LLC**  
 18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554.  
 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNLCC.COM

MARK	DATE	DESCRIPTION

PROPOSED NORTH ELEVATION

PUBLISHED PERMIT NO. 0000  
 HDC SUBMISSION: 09 JULY 2020  
 HDC APPROVAL: 00 JULY 2020 CERTIFICATE NO.

**BROWN RESIDENCE**  
 9 BEACH STREET  
 SIASCONSET, MA 02564

HDC SUBMISSION  
 8/31/20

PROJECT NO 2020-08  
 PLAN NO. 731.3 PLAN NO. 24  
 ZONING: S-R01-10 ALLOWABLE G.C. 30.0%

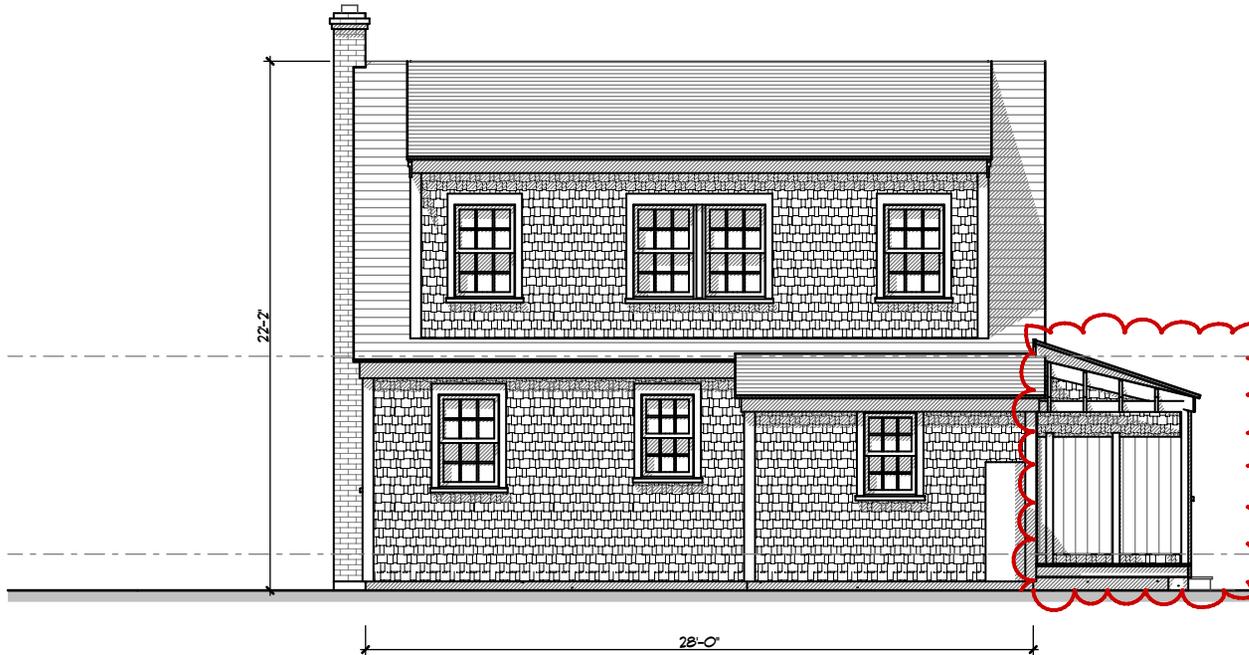
**HDC 2.2**

**REVISIONS: 20 FEBRUARY 2018**

1. REMOVE STUCCO
2. REVISE ROOFWALK DETAIL
3. REMOVE OVAL WINDOW
4. CHANGE DORMER MATERIAL
5. REPLACE OVAL WINDOW

**REVISIONS: 22 FEBRUARY 2018**

1. CHANGE FENESTRATION LIGHT CONFIGURATION
2. RAISE PLATE 9"
3. REMOVE TRANSOM WINDOW



**TOPHAM DESIGN, LLC**  
 18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554.  
 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNLCC.COM

MARK	DATE	DESCRIPTION

PROPOSED WEST ELEVATION

PULLMAN PERMIT NO. 0000

HDC SUBMISSION: 09 JULY 2020

HDC APPROVAL: 00 JULY 2020 CERTIFICATE NO.:

**BROWN RESIDENCE**

9 BEACH STREET  
 SIASCONSET, MA 02564

HDC SUBMISSION  
 8/31/20

PROJECT NO 2020-08  
 PLAN NO. 731.3 PLAN NO. 24  
 ZONING: S-R01-10 ALLOWABLE G.C. 30.0%

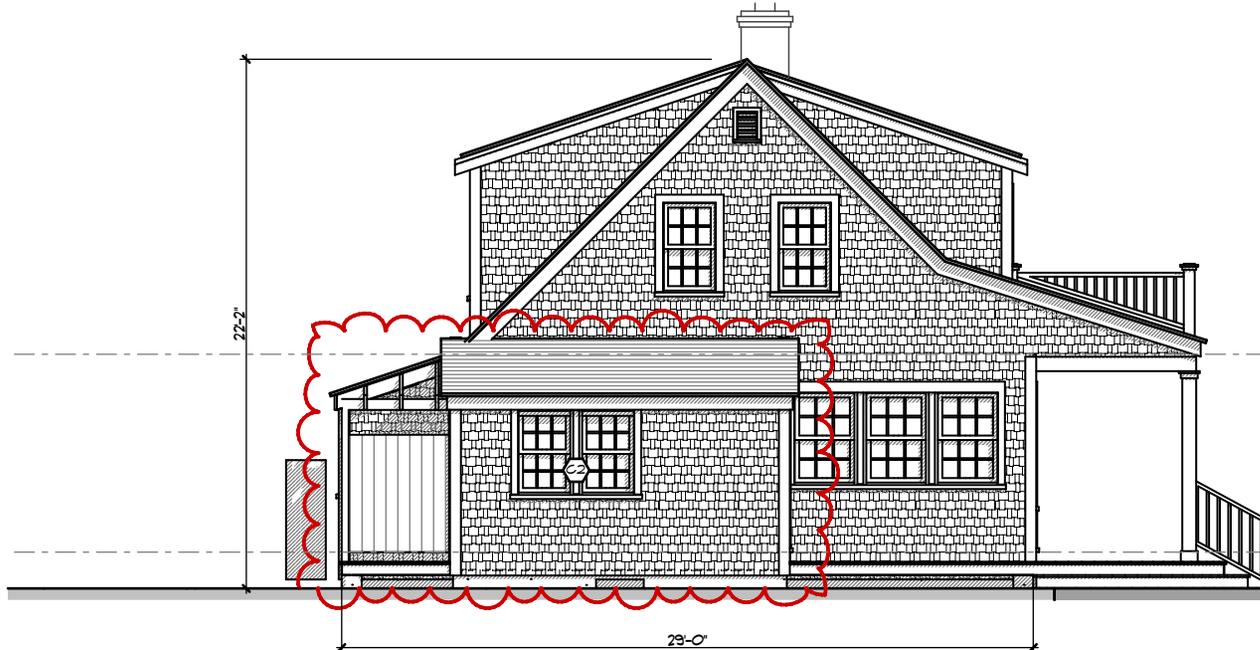
**HDC 2.1**

**REVISIONS: 20 FEBRUARY 2018**

1. REMOVE STUCCO
2. REVISE ROOFWALK DETAIL

**REVISIONS: 22 FEBRUARY 2018**

1. CHANGE FENESTRATION LIGHT CONFIGURATION
2. RAISE PLATE 9"



**TOPHAM DESIGN, LLC**  
 18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554.  
 TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNLCC.COM

MARK	DATE	DESCRIPTION

PROPOSED SOUTH ELEVATION

PUBLISHING PERMIT NO. 0000  
 HDC SUBMISSION: 09 JULY 2020  
 HDC APPROVAL: 00 JULY 2020 CERTIFICATE NO.:

**BROWN RESIDENCE**  
 9 BEACH STREET  
 SAUSCONSET, MA 02564

HDC SUBMISSION  
 8/31/20

PROJECT NO: 2020-08  
 PLAN NO: 7313 PLAN NO: 24  
 ZONING: S-R01-10 ALLOWABLE G.C. 30.0%

**HDC 2.4**

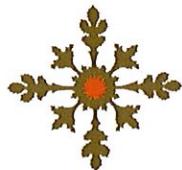


**REQUIRED WITH ALL APPLICATIONS:**

1.  Completed Application Form: Description of ALL work must be indicated on application form.
2.  Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3.  Application Fee: See back of application for fee schedule or call the office.
4.  Locus Map (4 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) <http://www.mapgeo.com/NantucketMA/>.
5.  Site Plan (4 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and **placement of HVAC units, electrical boxes, fuel tanks, etc.**
6.  8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
7.  Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8.  Electronic submission: All documents submitted to the HDC office must also be converted to Adobe Acrobat format <http://www.adobe.com/pdf/>; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

**REQUIRED WHERE APPLICABLE:**

1.  Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2.  Exterior Elevations and Floor Plans (4 copies): Must be 1/4-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. **All changes from approved or existing design must be clouded on drawings.** All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
3.  As-Built Plans (1 copy): of existing elevations
4.  Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5.  Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6.  Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7.  I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.  
(Initial to indicate read and understand)
8.  Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9.  Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.



TOPHAM DESIGN

---

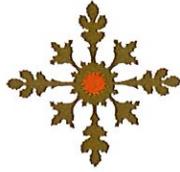


WEST ELEVATION



WEST ELEVATION

---



TOPHAM DESIGN

---

**THE BROWN RESIDENCE - 9 BEACH ST**



**EAST ELEVATION**



**EAST ELEVATION**

---



SOUTH ELEVATION



SOUTH ELEVATION



**NORTH ELEVATION**



**NORTH ELEVATION**