

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°: 38 PARCEL N°: 2.3
Street & Number of Proposed Work: 202 EEL POINT
Owner of record: Silver c/o COHEN STEVEN TRUST
Mailing Address: P.O. Box 796
Nantucket MA 02554
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sanne Payne
Mailing Address: 75 GOLDFLICK DR.
Nantucket MA 02554
Contact Phone #: 332-0455 E-mail: Sanneibsen@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.
- Pool (Zoning District _____)
- Roof
- Other _____

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

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: _____

Original Date: _____

Original Builder: _____

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 _____/12 Dormer _____/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 white
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ 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 Marvin

Doors* (type and material): TDL SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

Fence: Height: _____
Type: _____
Length: _____

REVISIONS
1. East Elevation ADD 2 WINDOWS
2. South Elevation ADD FLXZA DOOR
3. West Elevation SHINGLE ROOF WALK
4. North Elevation NO CHANGES
*Cloud on drawings and submit photographs of existing elevations.

CHANGE TRIM TO WHITE
- LEAVE ALL FINISHES NATURAL.

HDC-2019-11-0103

* Note: Complete door and window schedules are required.

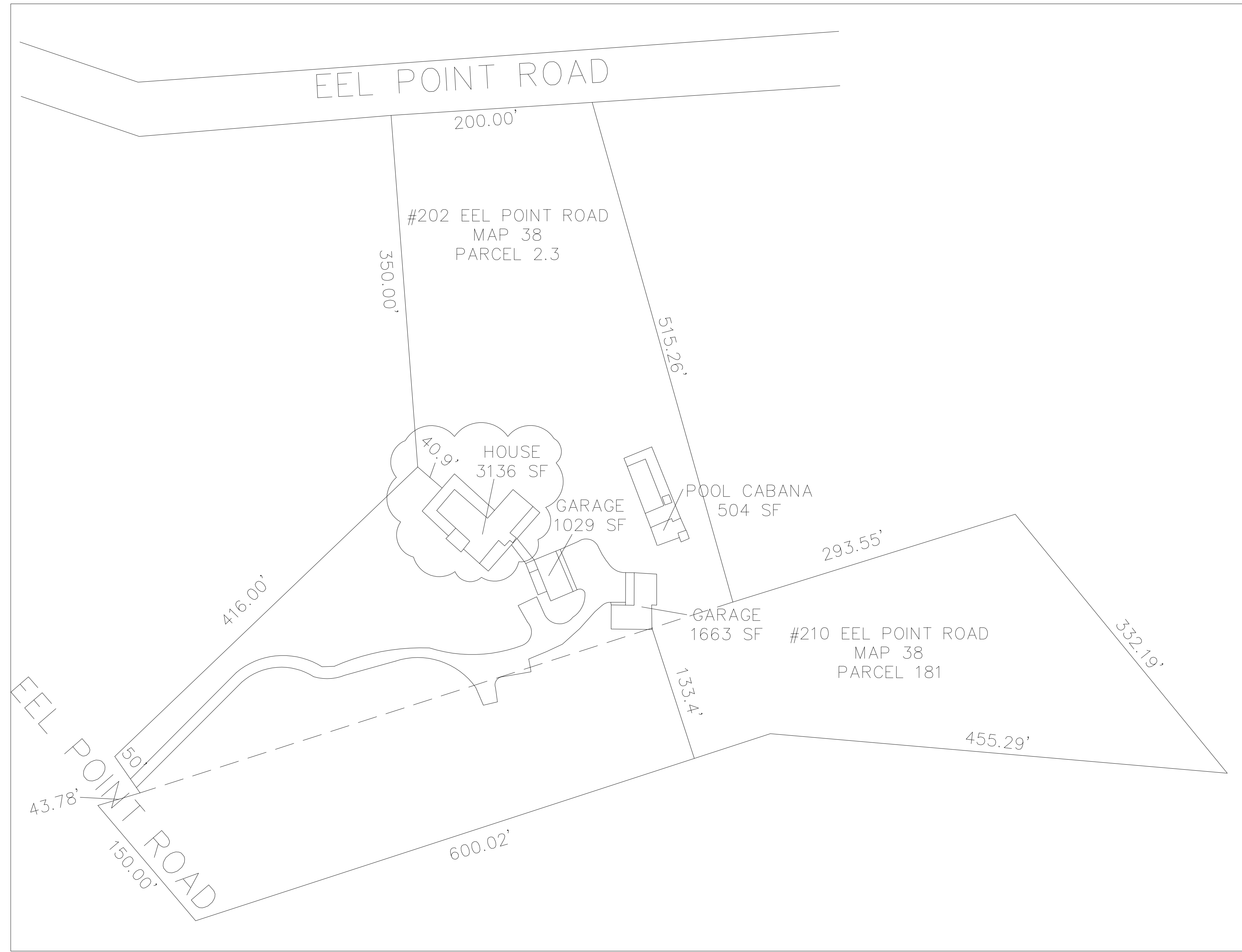
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim white _____ Sash _____ Doors Front Door Black
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 3-29-21 Signature of owner of record Sanne Payne for Jennifer Silver Signed under penalties of perjury



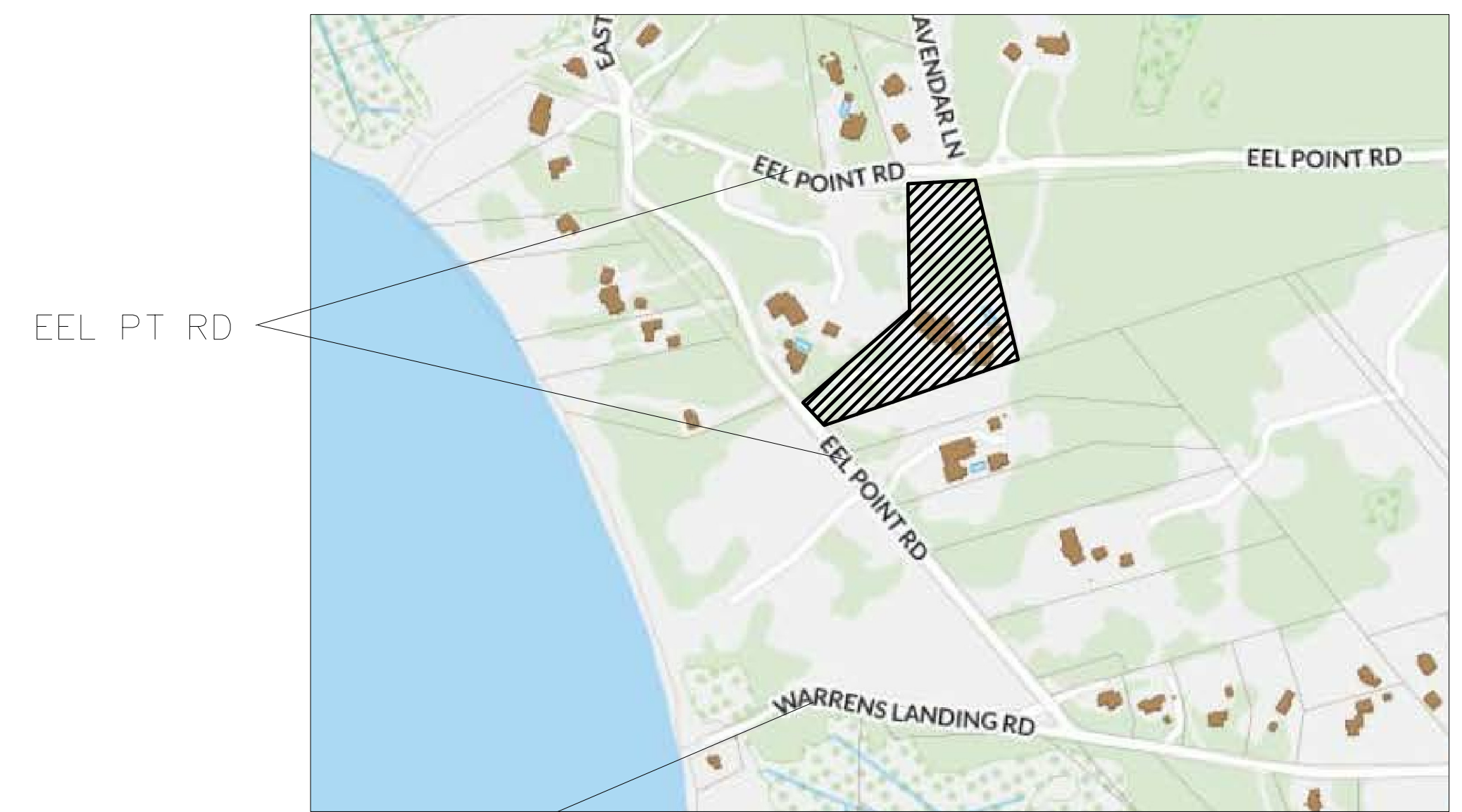
SITE PLAN

PREPARED FOR:
202 EPR REALTY TRUST
PO BOX 786
NANTUCKET, MA 02554
1/8" = 1'-0"
ASSESSOR MAP # 38
TAX PARCEL # 2.3 AND 181

ZONING REQUIREMENTS	
ZONE:	LUG 2
MINIMUM FRONTAGE:	150'-0"
MINIMUM LOT SIZE:	80,000 S.F.
CURRENT FRONTAGE:	200'-0"
CURRENT LOT SIZE:	341,985 S.F.
FRONT YARD SETBACK:	35'-0"
SIDE AND REAR YARD SETBACK:	15'-0"
ALLOWABLE TOTAL GROUND COVERAGE RATIO:	4%
ALLOWABLE TOTAL GROUND COVERAGE:	13679 S.F.
CURRENT TOTAL GROUND COVERAGE:	6332 S.F.
CURRENT TOTAL GROUND COVERAGE RATIO:	1.8%
PROPOSED TOTAL GROUND COVERAGE:	6507 S.F.
PROPOSED TOTAL GROUND COVERAGE RATIO:	1.9%

ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY:
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554

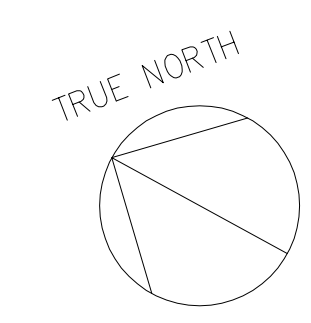
DRAWING LIST	
A1.1	SITE PLAN
A2.1	FIRST FLOOR
A2.2	SECOND FLOOR
A2.3	THIRD FLOOR
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	ELEVATIONS
A3.4	ELEVATIONS



WARRENS LANDING RD LOCUS MAP

DOOR SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	ROUGH OPENING (WxH)	FRAME SIZE (WxH)	NOTES
1	SINGLE LIGHT	CUSTOM		6'-0" x 6'-8"		
2	1 LGT OVER PANEL	CUSTOM		3'-0" x 6'-8"		

WINDOW SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	NUMBER	ROUGH OPENING (WxH)	FRAME SIZE (WxH)	NOTES
B	2/1 DBL HUNG	MARVIN	WDH3628	42 3/8" x 65 9/16"		
H	2 LIGHT	MARVIN	WAWN3232	33" x 32 9/16"		
L	2/1 DBL HUNG	MARVIN	WDH2420	30 3/8" x 49 9/16"		



1 SITE PLAN
SCALE: 1/64" = 1'-0"

202 EEL POINT
NANTUCKET MA 02554

Date: 3.30.21 HDC SUBMITTAL
Revisions:

Drawn By: SIP
Project No.: 202
Scale: NOTED

SITE / LOCUS

A1.1



1 PREVIOUSLY APPROVED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"

202 EEL POINT
NANTUCKET MA 02554

Date: 3.30.21 HDC SUBMITTAL

Revisions:

Drawn By:
SIP

Project No.:
202

Scale:
NOTED

ELEVATION

A3.3

1 PREVIOUSLY APPROVED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 ORIGINAL EXISTING SOUTH ELEV FOR REF ON BUMPOUT
SCALE: 1/4" = 1'-0"



2 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

202 EEL POINT
NANTUCKET MA 02554

Date: 3.30.21 HDC SUBMITTAL

Revisions:

Drawn By:

SJP

Project No.:

202

Scale:

NOTED

ELEVATION

A3.2

1 PREVIOUSLY APPROVED WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 ORIGINAL EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

2 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



202 EEL POINT
NANTUCKET MA 02554

Date: 3.30.21 HDC SUBMITTAL

Revisions:

Drawn By:

SJP

Project No.:

202

Scale:

NOTED

ELEVATION

A3.1



1 NORTH ELEVATION - NO CHANGE
SCALE: 1/4" = 1'-0"

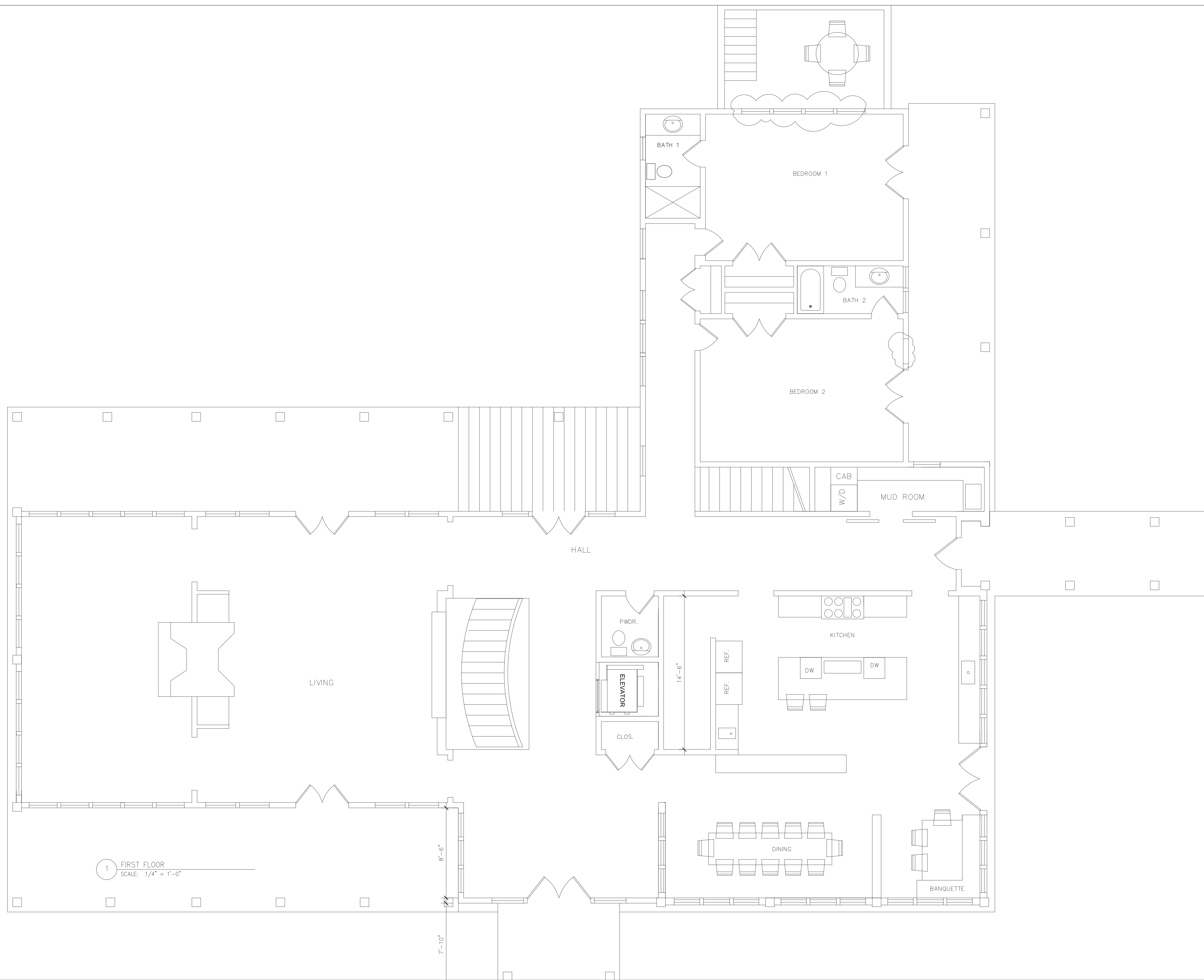
202 EEL POINT
NANTUCKET MA 02554

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Revisions:

Drawn By:
SIP
Project No.:
202
Scale:
NOTED

ELEVATION

A3.4



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

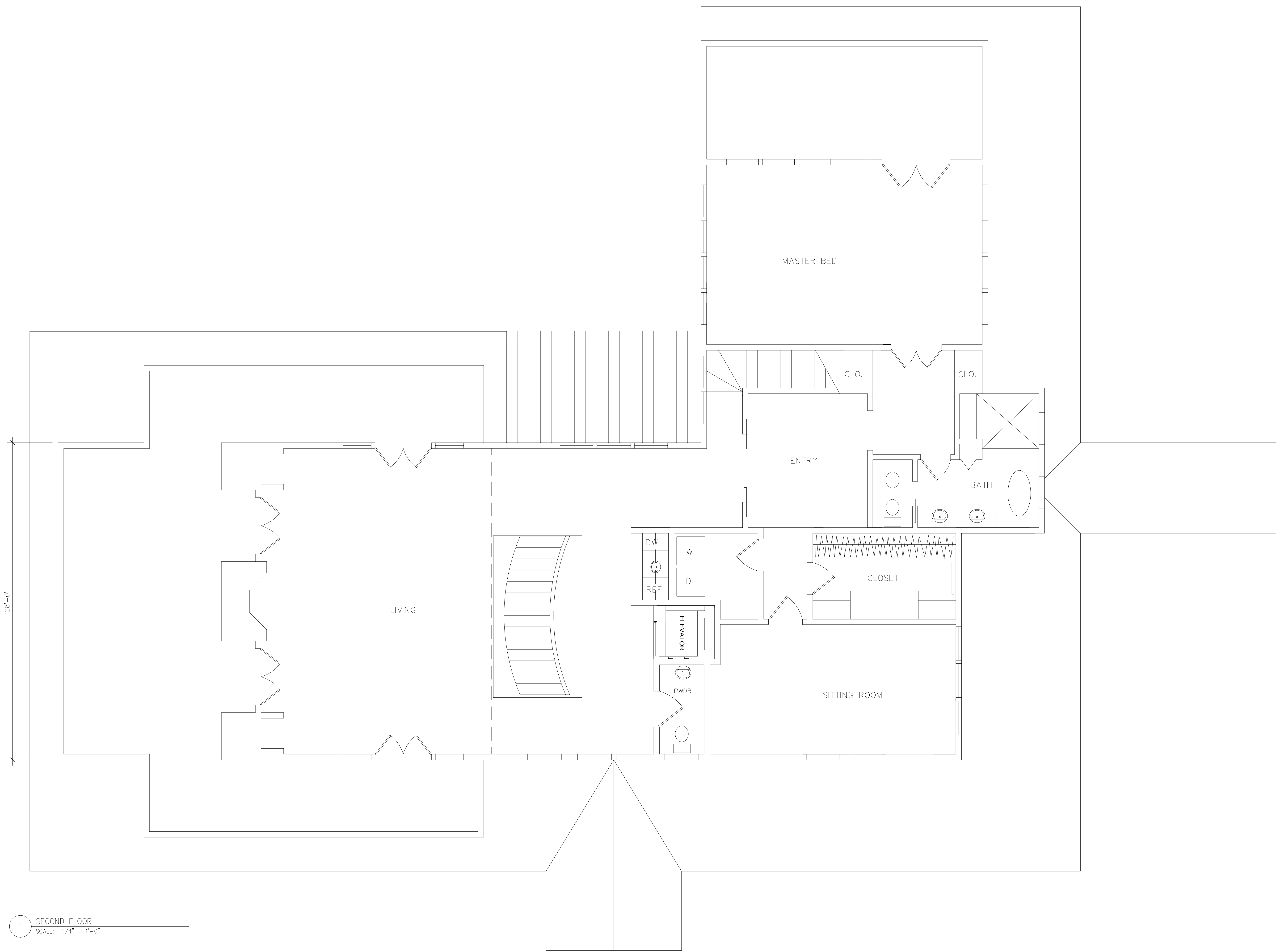
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Revisions:

Drawn By: SIP
Project No.: 202
Scale: NOTED

FIRST FLOOR

A2.1



1 SECOND FLOOR
SCALE: 1/4" = 1'-0"

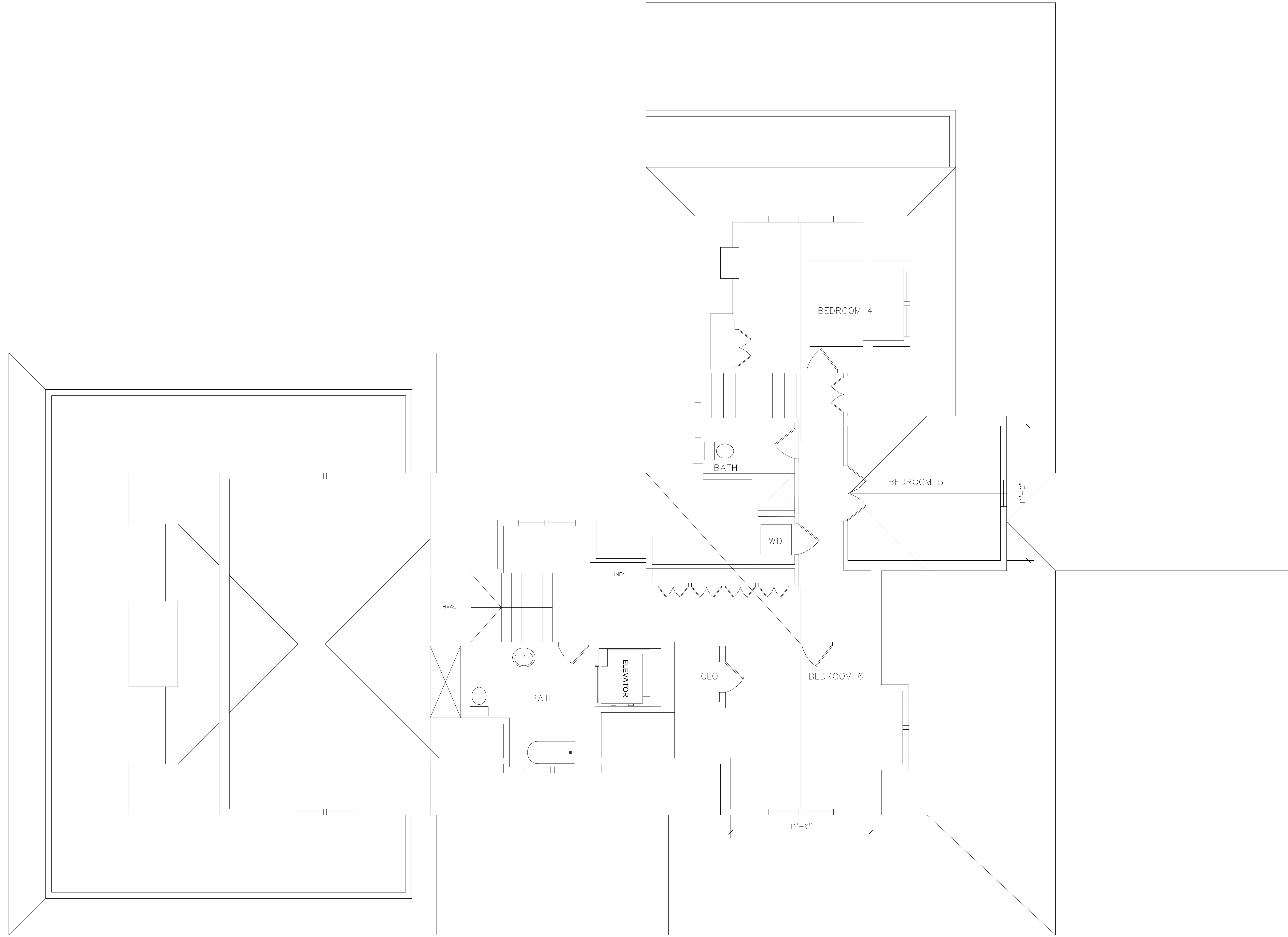
202 EEL POINT
NANTUCKET MA 02554

Date: 3.30.21 HDC SUBMITTAL
Revisions:

Drawn By: SIP
Project No.: 202
Scale: NOTED

SECOND FLOOR

A2.2



1 THIRD FLOOR
SCALE: 1/4" = 1'-0"

202 EEL POINT
NANTUCKET MA 02554

Date: 3.30.21 HDC SUBMITTAL
Revisions:

Drawn By: SIP
Project No.: 202
Scale: NOTED

THIRD FLOOR

A2.3