

73A W. Chester St.  
Cabana



Planning and Land Use Services  
2 Fairgrounds Road, Nantucket, Massachusetts 02554  
Telephone: 508.325.7587

**THIS CHECKLIST IS TO BE SUBMITTED WITH ALL HDC APPLICATIONS**

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

- ✓
- ✓
- \$ 50
- ✓
- ✓
- ✓
- X
- ✓

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) <https://www.nantucket-ma.gov/151/GIS-Maps>
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 be emailed to [hdcsubmissions@nantucket-ma.gov](mailto:hdcsubmissions@nantucket-ma.gov).

REQUIRED WHERE APPLICABLE:

- X
- ✓
- X
- ✓
- ✓
- ✓
- B+P  
(initial to indicate read and understand)
- X
- X

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.**
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.**

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°: 359  
 Street & Number of Proposed Work: 73A West Chester Street  
 Owner of record: Douglas Kern  
 Mailing Address: 18301 N. Park Blvd.  
Sharmer Heights, OH 44118  
 Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl  
 Mailing Address: 11 Old South Road  
Nantucket, MA 02554  
 Contact Phone #: 228-5455 E-mail: \_\_\_\_\_

#### 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 Cabana

Size of Structure or Addition: Length: 29'-0" Sq. Footage 1st floor: 148.5 Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: 19'-6" Sq. footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
 Sq. footage 3rd floor: \_\_\_\_\_

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C  
 Height of ridge above final finish grade: North 16'-11" South 16'-11" East 14'-10" West 14'-10"

Additional Remarks \_\_\_\_\_ REVISIONS\* 1. East Elevation  
 Historic Name: \_\_\_\_\_ (describe) 2. South Elevation  
 Original Date: \_\_\_\_\_ 3. West Elevation  
 Original Builder: \_\_\_\_\_ 4. North Elevation

Is there an HDC survey form for this building attached?  Yes  N/A \*Cloud on drawings and submit photographs of existing elevations.

#### DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"  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.) \_\_\_\_\_

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  Clapboard (exposure: \_\_\_\_\_ inches) Front  Side

Other \_\_\_\_\_

Trim: A. Wood  Pine  Redwood  Cedar  Other \_\_\_\_\_

B. Treatment  Paint  Natural to weather  Other \_\_\_\_\_

C. Dimensions: Fascia 1x6 Rake \_\_\_\_\_ Soffit (Overhang) 8" Corner boards 5/4x6 Frieze \_\_\_\_\_  
 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 Marvin

Doors\* (type and material):  TDL  SDL Front \_\_\_\_\_ Rear V-Groove Storage Side 12 Lite/Panel

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 White Sash White Doors White  
 Deck \_\_\_\_\_ Foundation Natural Fence \_\_\_\_\_ Shutters \_\_\_\_\_

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

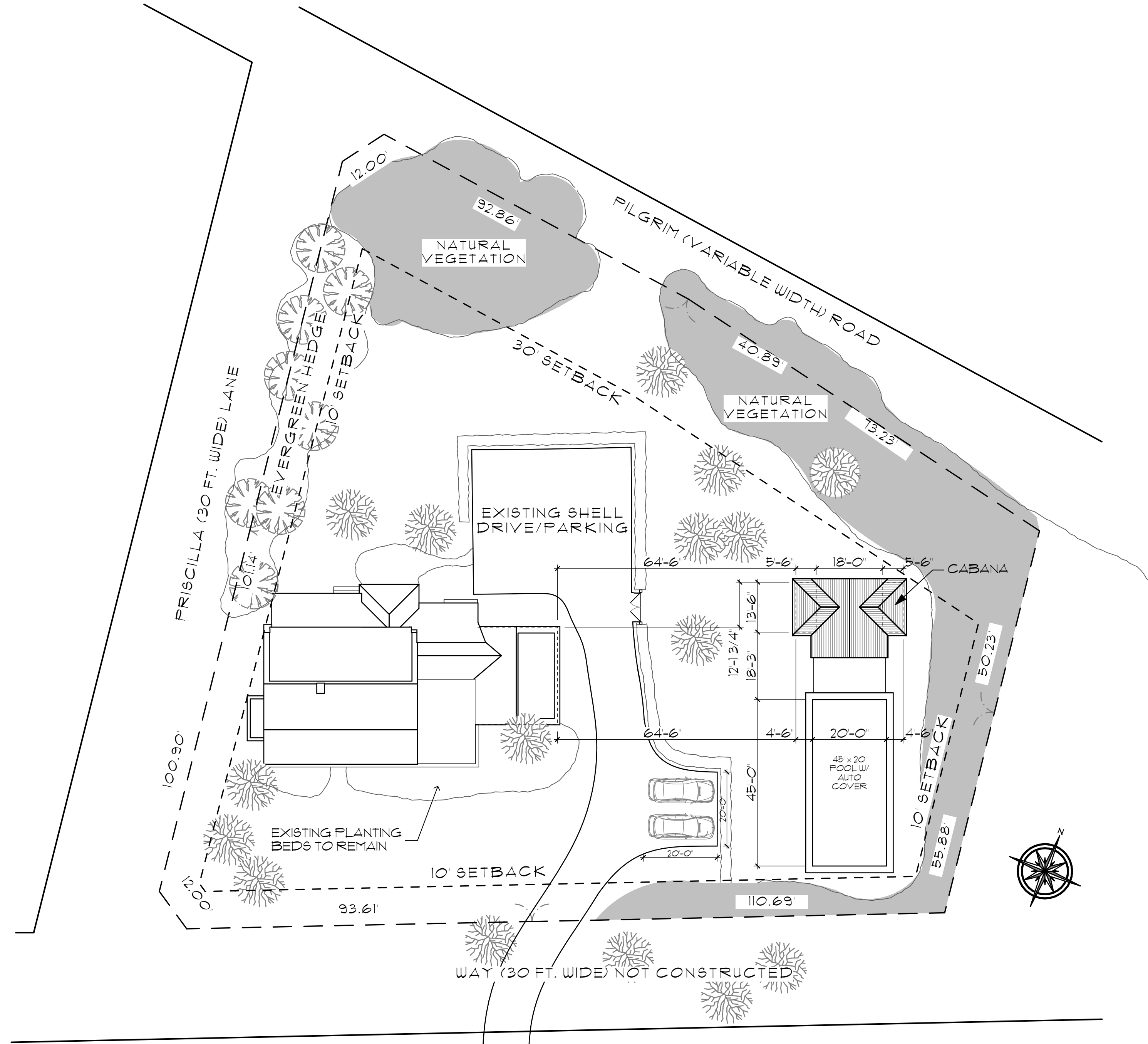
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/19/22 Signature of owner of record [Signature] Signed under penalties of perjury





2 LOCUS PLAN



1 PROPOSED SITE PLAN  
SCALE: 1" = 20'

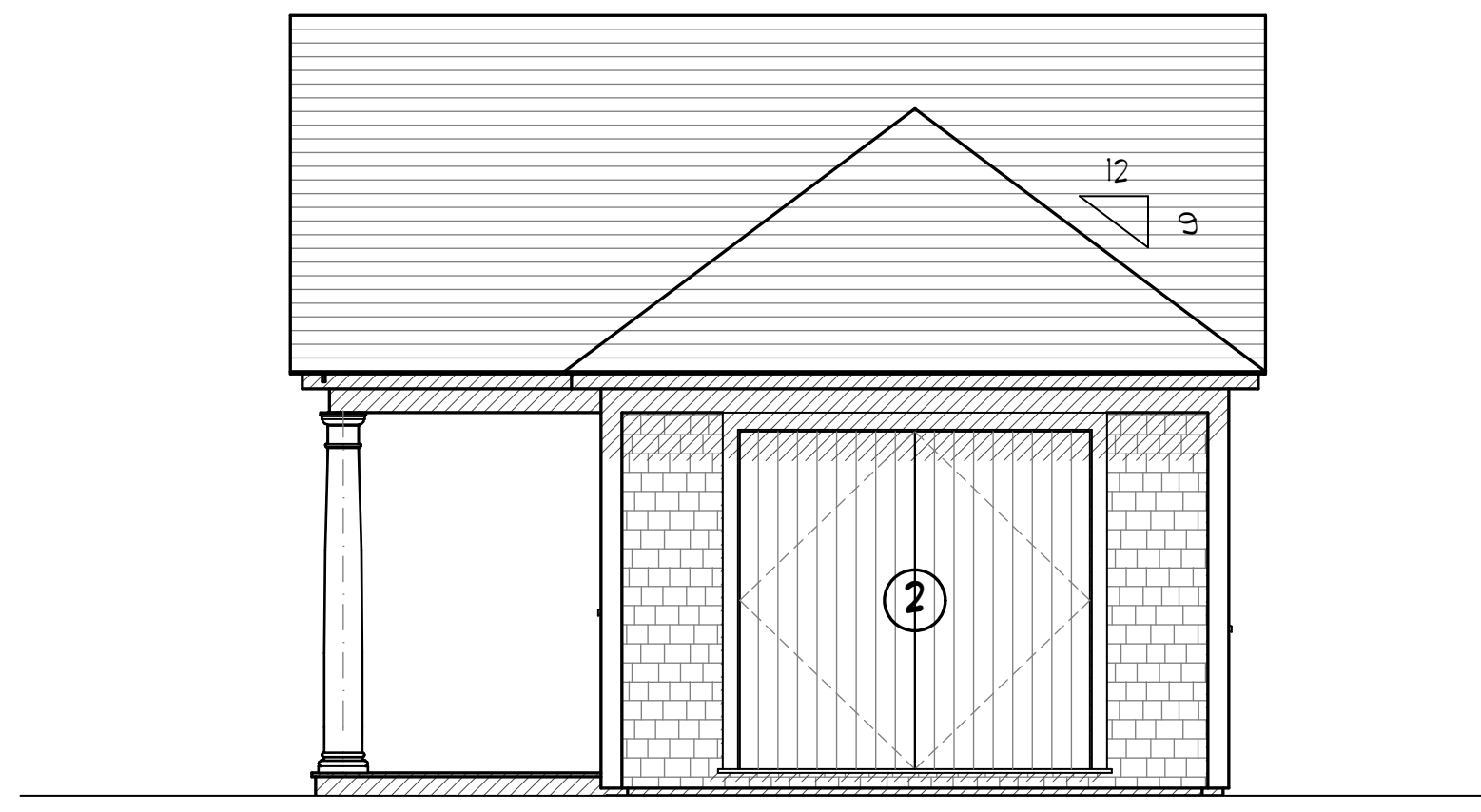
**Site Plan**

**Cabana at  
73A W Chester Street  
Nantucket, MA 02554**

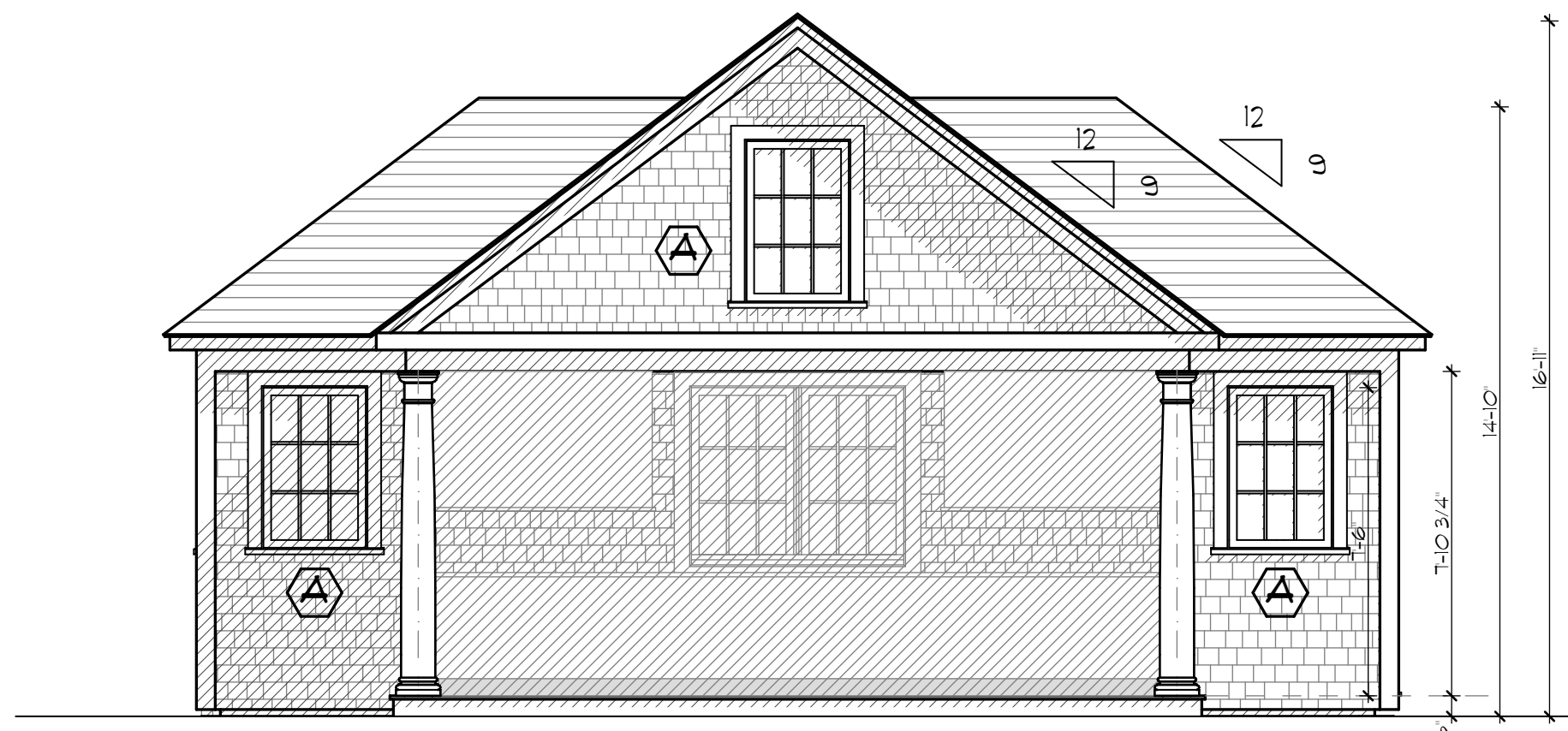
MAP NO: 41  
PARCEL NO: 359  
ZONING INFO: R-2  
PROJECT NO:  
REVISED: August 19, 2022

DATE	REVISIONS

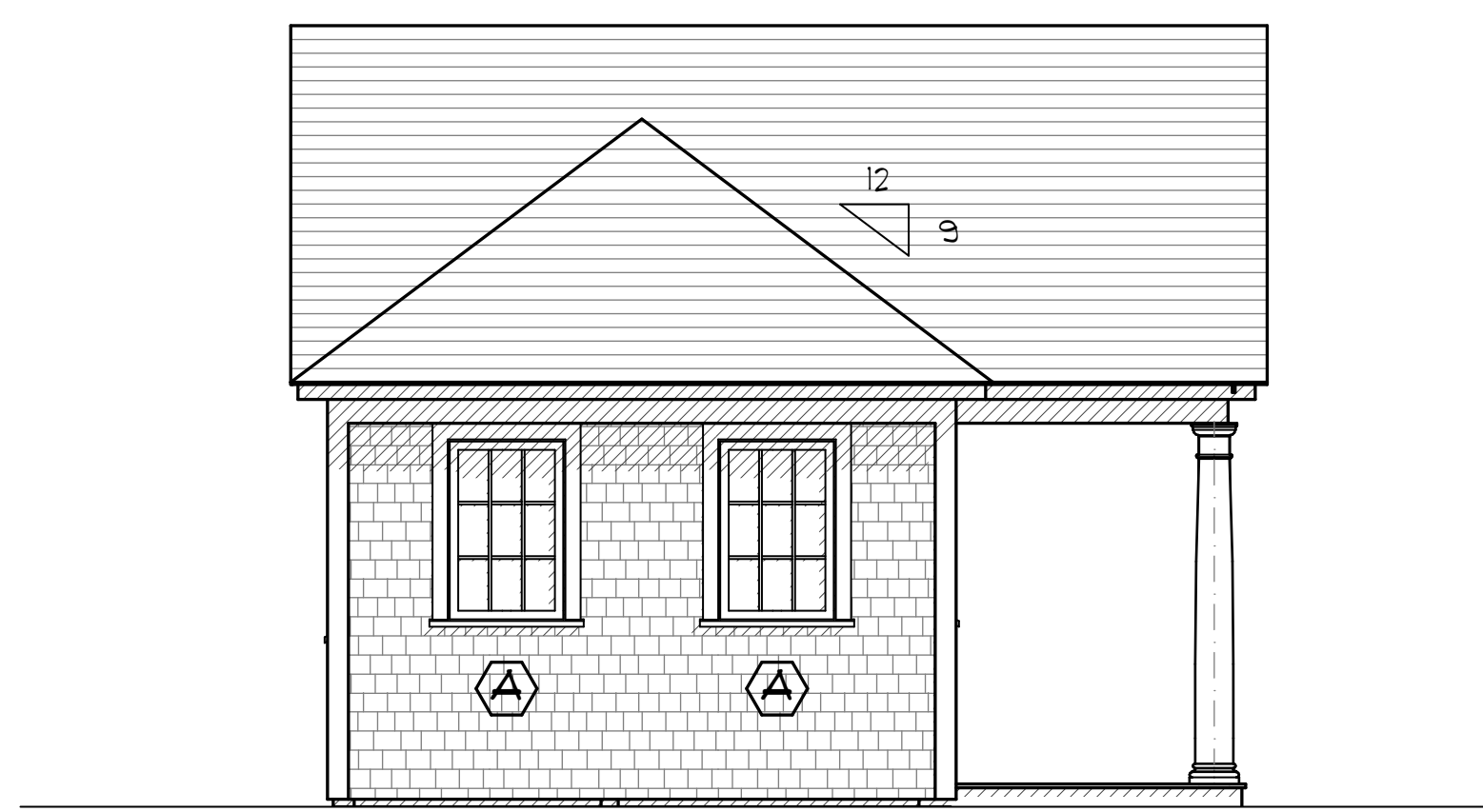
**BOTTICELLI & POHL**



**3 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



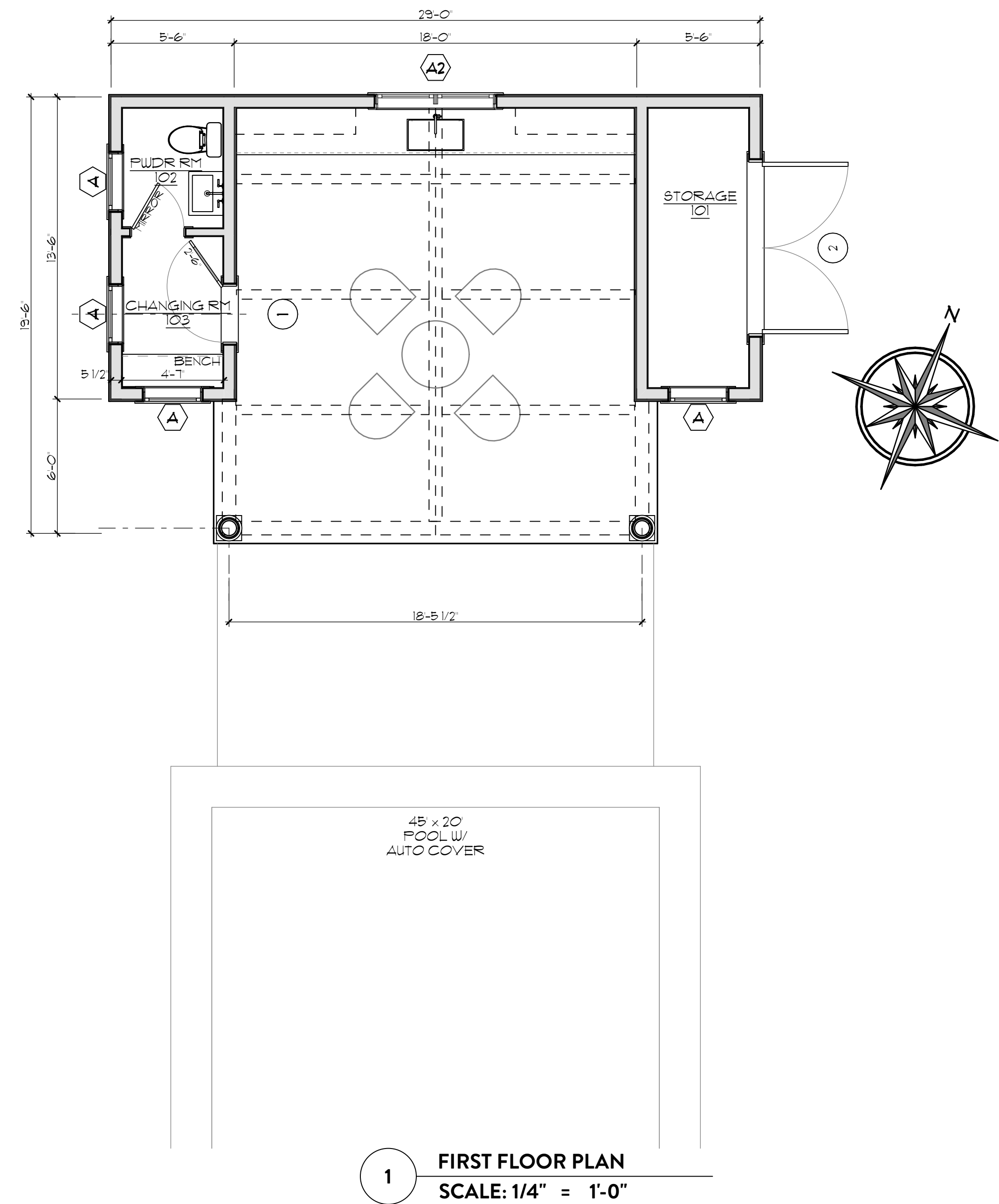
**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**5 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



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

No.		Qn.		Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
<b>Window Schedule</b>										
A	6			Fixed/Casement	Marvin	UUAWN 324B	2-7 3/8' x 4'-1"	2-8 3/8' x 4'-1 1/2"	9	
A2	1			Double Fixed/Casement	Marvin	UUAWN 324B	2-7 3/8' x 4'-1"	custom	9 each	
<b>Door Schedule</b>										
1	1			Powder Room French		custom	2'-6" x 7'-6"		12	over panel
2	1			Storage Door		custom	7'-8" x 7'-6"			

**Notes:**

- All windows to be Marvin as per above schedule, double glazed, SDL with muntin configuration as shown on drawings. Min. dp 30 rating required with Low E 272 Argon glass, U-value of .33. All glazing to come with compliance sticker as required by local building codes.
- All doors will be Custom, as per above schedule, SDL, with muntin configuration as shown on drawings. Min. dp 30 rating required with Low E 272 Argon glass, U-value of .23 with storm door, 45 w/o storm door. All glazing to come with compliance sticker as required by local building codes.
- Contractor to provide tempered glass in all locations required by code and in all window locations adjacent to shower, tubs, and stairs.
- Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
- Contractor will verify all rough opening sizes and quantities on site during rough framing before placing door order.

DATE	REVISIONS



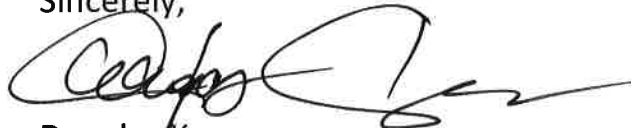
Historic District Commission  
2 Fairgrounds Road  
Nantucket, MA 02554

August 18, 2022

To the Commissioners,

I, Douglas Kern, owner of record of property located at 73A West Chester Street, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,



Douglas Kern



# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Email: [hdcsubmissions@nantucket-ma.gov](mailto:hdcsubmissions@nantucket-ma.gov)

## 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  
[cflynn@nantucket-ma.gov](mailto:cflynn@nantucket-ma.gov)

## Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli  
AS AGENT FOR Douglas Kern  
STREET ADDRESS 73A W. Chester Street  
MAP/PARCEL 41/359

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON  
August 22, 2022

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.

[Signature]  
Signature

8/18/22  
Date