



2018 Preservation Awards Entry Form

Entrant Name: Tobias Chelton
Entrant Contact Information: Building Owner, and Project manager
Address: Box 403
Telephone: 508-201-1789 Email: TOBLAS@ACKSMART.COM

Project Category:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Architectural Preservation | <input checked="" type="checkbox"/> Traditional Building Methods |
| <input type="checkbox"/> Landscape | <input checked="" type="checkbox"/> Historical Renovation |
| <input checked="" type="checkbox"/> Stewardship | <input type="checkbox"/> New Construction |

Project Team:

Architect: Peter Sewelbach
Address: _____
Telephone: 508-325-1841 Email: Civicalpartners@npt.com
Landscape Architect: Dylan Walker
Address: nantucketnative@gmail.com
Telephone: 508-332-2121 Email: _____
General Contractor/Builder: Caleb Kaddell
Address: _____
Telephone: 508-280-3345 Email: CalebKaddell@gmail.com

Project Description (use additional pages if necessary): Please

see attached.

Photography Requirements, please submit images per the following criteria:

- images saved as a jpeg at 300 dpi
- images must be submitted electronically- via email or on a storage device
- Each entry shall contain a minimum of one and a maximum of 6 images

Architectural Drawings, encouraged but not required:

- Floor plans
- Building elevations
- Details, if pertinent to the description of the project

Return no later than 5pm on March 9, 2018 to NPT, PO Box 158, Nantucket, MA 02554
or by email to info@nantucketpreservation.org

The Shanty

Known as the “Shanty” and located just behind Walter’s sandwich shop at 8 Broad Street (rear), this building is one of the last freestanding carriage houses that once lined the wharves of Nantucket. As traditional horse drawn carriages were replaced by pollution expelling automobiles, the building’s use faded into the background for much of the 20th century until the 1990’s, when it was repurposed as a Scallop Shanty. This period was filled with the chatter of Nantucket’s daily catch and vibrant stories of fisheries past. As we have witnessed a marked decline in the success of our fisheries due, in part, to poor water quality and the forces of climate change, our fishermen now shuck at Glidden’s Seafood on Pleasant Street and a renovation of this historic carriage house in Old Historic Nantucket is underway. The mission is to share the story of the buildings evolution and how it is relevant to the past, the future, and the present issues of our time.

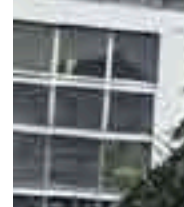
Restoration and repair began in 2017 to transform the building from a Scallop Shanty into a modern renewable energy and electric vehicle (EV) showroom, to be called “The Shanty.” Goals include educating the public on renewable energy technologies, to inform and advocate on clean water initiatives, and to provide alternative EV transportation and charging solutions that are coupled with renewable energy generation. The hayloft of the building serves as an office space for ACK Smart Energy, a local solar installer, with the first floor as a gallery space highlighting island projects, programs, and technologies that align with the current issues of climate change, water quality, reducing dependence on fossil fuels, and promoting ecological sustainability. Partners in this project include the Vineyard Power, Vintage Electric Bikes, Superpedestrian, ACK Smart Energy, Land Council, and various electric vehicle and solar manufacturers.

The Shanty is concerned with preserving and restoring the architectural, maritime, and ecological histories of Nantucket, while actively engaging in the current issues and events of our time. Historically, from the hayloft to the horse, presently, from the solar power array to an EV charging station. Same building, new fuel: telling an evolutionary story of energy, ecology, and transportation across generations. By integrating design with intention and process, The Shanty aims to tell the history of this building, and Nantucket, while adding a new chapter of sustainability and awareness to inspire positive change. Located next to the Islands busiest ice cream store the “Juice Bar” with line around the block all summer. The Shanty is the perfect location for promoting products and services that create a more sustainable energy independent future.

In short based on the best scientific evidence available to date, we currently have less than 12 years to mobilize a complete conversion from fossil fuels over to green energy, or we risk dangerously destabilizing Earth's climate.

Thanks for your interest.

Sincerely, Tobias Glidden & Zach Dusseau



NO
PARKING
THIS SIDE
OF STREET



WATERS
508-226-0010
LOBSTER
ROLLS



MYLES REIS
TRUCKING
508-226-0996

RUBBISH
ONLY



HIPPS





**CIVIC
CARPENTRY**

(508) 325-1891
PO BOX 3000
NANTUCKET, MA
02584-3000
civiccarpentry@mac.com

CLIENT

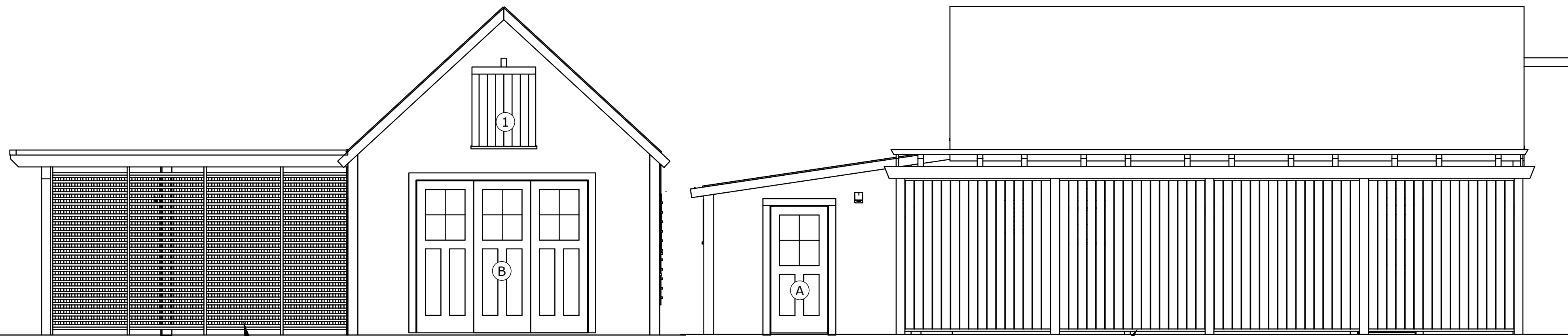
PROJECT

REVISED

ISSUE
December 18,
2017

DRAWN BY
PFWS

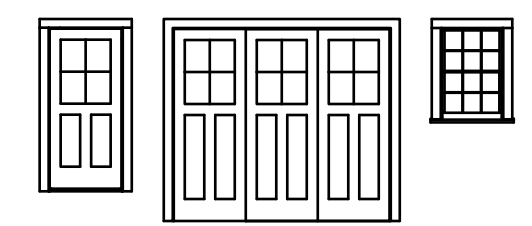
NOT FOR CONSTRUCTION



A WEST ELEVATION
SCALE: 1/4"=1'

RED CEDAR LATTICE TO
SCREEN WALK-IN COOLER

- A** QTY:1
- B** QTY:1
- 1** QTY:3



4 LIGHT, 2 PANEL
3068
3W3H
RO: 38 1/2"X82 1/2"

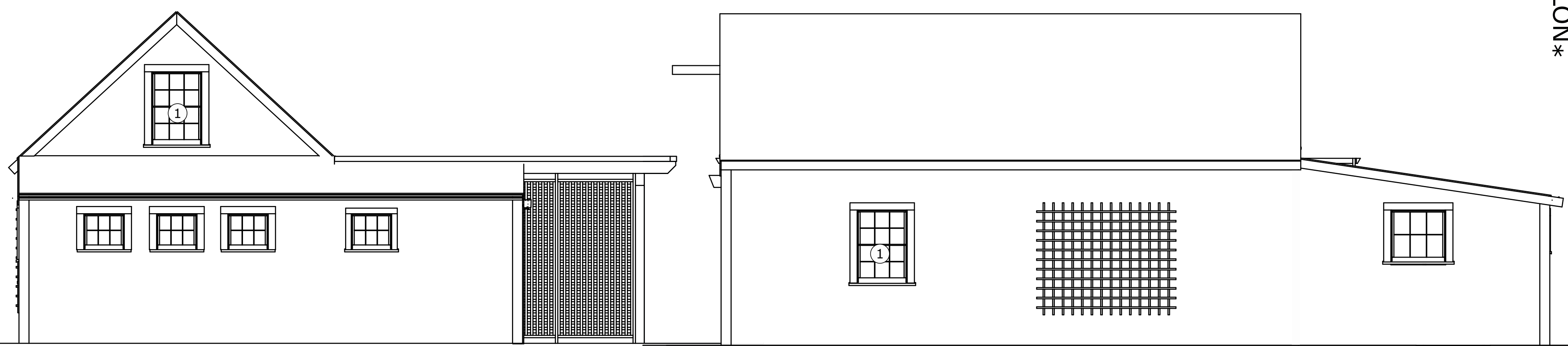
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5/4X6 C&BTR RED CEDAR
SQUARE-EDGE BOARD PANELS
SPACED WITH 1/4" GAPS



D EAST ELEVATION
SCALE: 1/4"=1'

E SOUTH ELEVATION
SCALE: 1/4"=1'

**8 Broad Street with
Pergola**
PROPOSED ELEVATIONS





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 02584-3000
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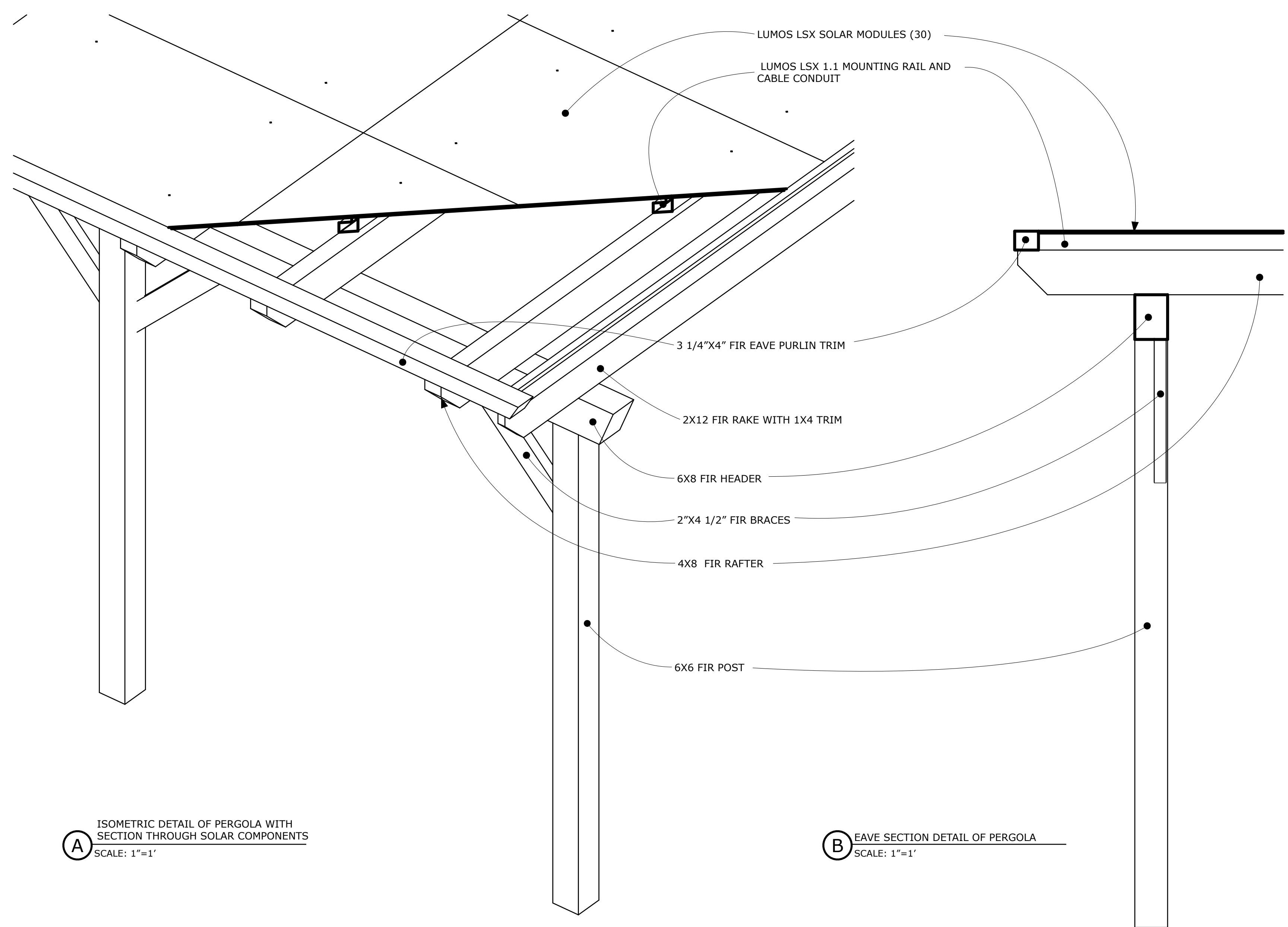
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DRAWN BY
 PFWS

**8 Broad Street with
Pergola**
 DETAILS

2

NOT FOR CONSTRUCTION



A ISOMETRIC DETAIL OF PERGOLA WITH SECTION THROUGH SOLAR COMPONENTS
 SCALE: 1"=1'

B EAVE SECTION DETAIL OF PERGOLA
 SCALE: 1"=1'

(BOARD PANELS AND LATTICE OMITTED FOR CLARITY)













BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: CHD-28-7
MAP/PARCEL #: 4242-071

Recorded By: ACG Date: 10/4/02 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 3 Broad St. 2. BUILDING NAME: _____

3. OWNERSHIP: a. public b. private Garage 4. PRESENT OWNER: Slipken, Walter D.

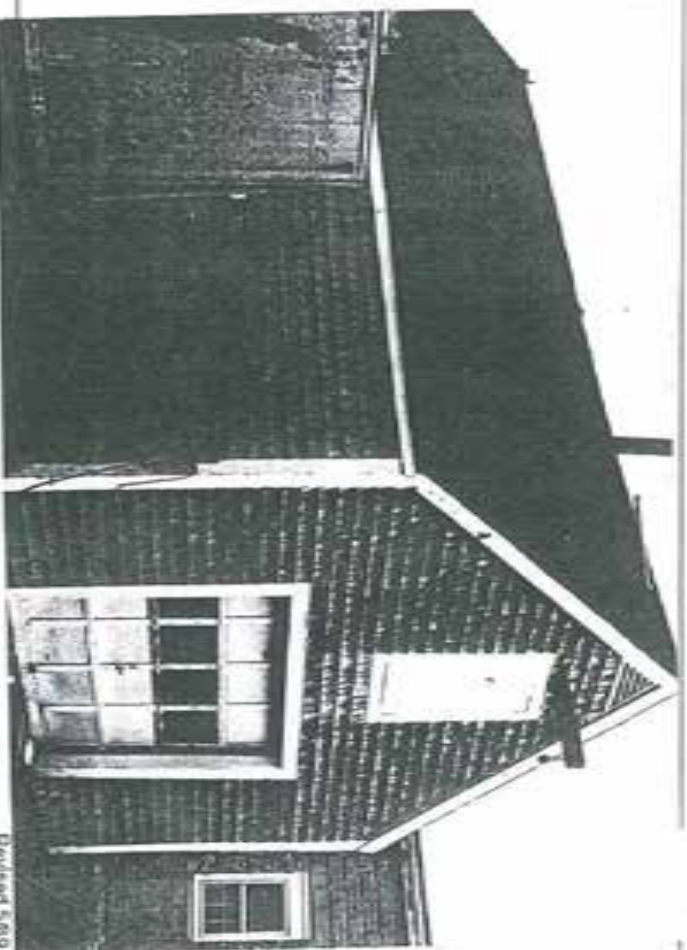
5. OWNERSHIP HISTORY: (Include owner names, date(s) of ownership, and information source)

6. USE: Original: Garage Present: Garage
 a. seasonal b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: a. Yes b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

COMMISSIONERS

Linda F. Williams
Chairman

Dawn Hill-Holdgate
Vice-Chairman

Ray Pohl

Diane Coombs

John McLaughlin

ASSOCIATE COMMISSIONERS

Joscin Leonardo-Fingert

Abigail Camp

Kristine Glazer

STAFF

Mark W. Voigt

Administrator

mv@tdc.nantucket-ma.gov

RE: 8 BROAD STREET, NANTUCKET, MA
MAP/PARCEL: 42.4.2-71 (63)
DATE: OCTOBER 09, 2014
OWNER: WALTER D. GLIDDEN, JR. ET AL

To whom it may concern;

The Nantucket Historic District Commission ("HDC"), a regulatory body, has recently been asked to make a determination that the subject structure has historic importance as presently sited and configured. On Tuesday, May 13, 2014, the HDC voted to send a letter of support and determination that the structure was of historic significance to the Nantucket Building Commissioner and the BBRS if necessary, to be signed by the chairman, in the pursuit of a waiver and/or variance, should one be necessary, from the requirement of having to remove historic fabric, primarily original windows and raise the roof, among other potential alterations, to meet energy code requirements, and to raise the structure to meet flood zone requirements while repairing the structure.

Nantucket is listed in the National Register of Historic Places. The subject property is situated within the Old Historic District, a formally recognized designated area of particular historic value and status. The structure dates from prior to 1887 and is shown on the historic Sanborn Maps in 1887. The structure has remained to the present substantially intact, other than an alteration in 1923. Furthermore, under "Significance, Role the Building Plays" the structure is "contributing" and is an historically significant resource.

The reason for this request is to enable the current Property Owners during forthcoming repairs to reuse existing historic fabric, including windows which do not meet high wind or energy requirements, and to retain existing structural members, while allowing the structure to meet energy codes as close as existing lumber dimensions will allow. Section 101.4.2 of the IECC Code allows for exception to specifically the energy code for certified Historic Buildings (ECC 2012).

Changing windows from true-divided-light to multiple panes and simulated divided lights as well as changing exterior conditions and dimensions by increasing depth due to provision of energy components and raising the building above grade to meet the flood plain requirements, would significantly alter and diminish the historic integrity of the structure.

Raising above grade the structure per Section 1101.4 (Flood Hazard Areas) would negatively alter the character of the structure and how it relates to the street immeasurably. The structure is considered a contributing resource and has been used as a "Carriage Repository", scallop shanty and for storage, and is one of the only remaining intact commercial structures of this kind in the downtown area. The structure would continue to be an historic building and resource after the proposed approved work is completed and the nature of the use of the structure as a commercial structure would remain, and would continue to contribute to the historical significance of the registered local Old Historic District of Nantucket.

The HDC is supporting such relief by waiver and/or variance for this property owner due the unique history and setting. The importance of this structure has increased due to the significant changes all around it with commercial development.

Should you have any further questions please do not hesitate to contact this office. Thank you for your consideration.

Linda F. Williams, Chairman, Nantucket Historic District Commission

LFW
for LW

From: Steve Butler
Sent: Thursday, August 07, 2014 3:42 PM
To: Anne Barrett; Mark Voligt
Subject: Flood exemption

This provision exempts the building from the energy code, ECC 2012

C101.4.2 Historic buildings.

Any building or structure that is listed in the State or National Register of Historic Places; designated as a historic property under local or state designation law or survey; certified as a contributing resource with a National Register listed or locally designated historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Registers of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, are exempt from this code.

This stricter provision exempts a substantially improved building from the elevation/flood proofing requirements of the existing building code, IECC 209

1101.4 Flood hazard areas. In flood hazard areas, if all proposed work, including repairs, work required because of a *change of occupancy*, and alterations, constitutes *substantial improvement*, then the *existing building* shall comply with Section 1612 of the *International Building Code*.

Exception: If an *historic building* will continue to be an *historic building* after the proposed work is completed, then the proposed work is not considered a *substantial improvement*. For the purposes of this exception, an *historic building* is:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places;
2. Determined by the Secretary of the U.S. Department of Interior to contribute to the historical significance of a registered historic district or a district preliminarily determined to qualify as a historic district; or
3. Designated as historic under a state or local historic preservation program that is approved by the Department of Interior.

Meeting the higher standard, §1101.4, will achieve both exemptions.

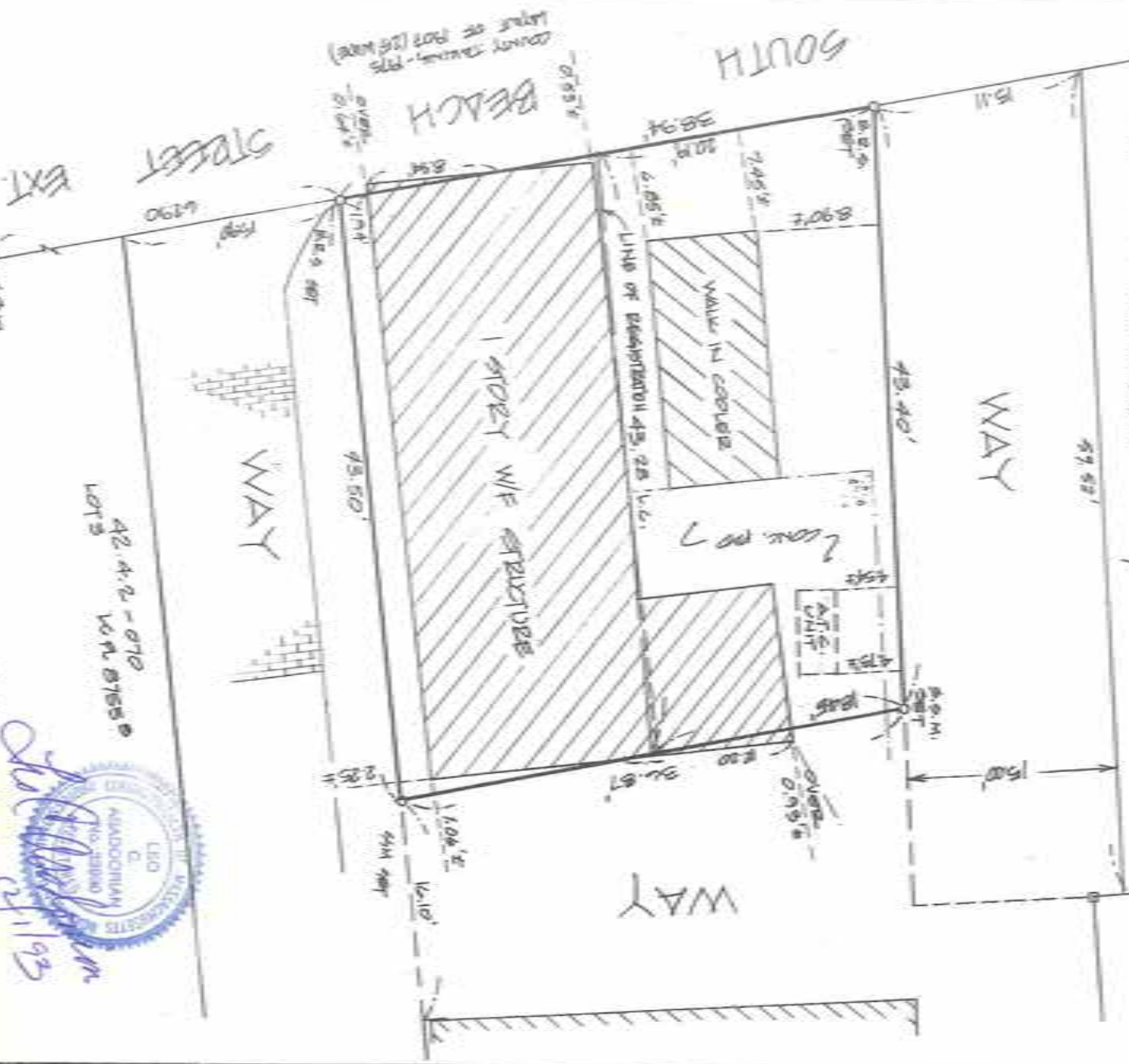
Stephen Butler
Building Commissioner
Town of Nantucket
2 Fairgrounds Rd
Nantucket, MA 02554
508.326.7687

ZONING CLASSIFICATION: **RC**
 MIN. AREA . . . 5000 SF
 MIN. FRONTAGE . . . 40'
 FRONT YARD S.B.I. . . . 0
 REAR & SIDE S.B.I. . . . 5
 GROUND COVER (%). . . 50%

EXISTING:
 1-297 spec (lots 1+2)
 single plan
 W/P SHEDS: 2, 1, 2, 2, 2
 COOLERS: 1, 1, 2, 2, 2

42.4.2 - 062
 L.O.C. 0229 A

42.4.2 - 062
 LOT 7
 L.O.P.L 0785 B



Plot Plan to Accompany
 Board of Appeals Application

Nantucket, Massachusetts
 in
 SCALE: 1"=10' DATE: DEC. 1, 1995
 Owner: WALTER P. SLIPPEN JR.
 Chas. J.
 Dead/Cert. # 78,667 Plan # 108 Lot # 2
 Tax Map: 42.4.2-71472 Locus: 45, 200 AP

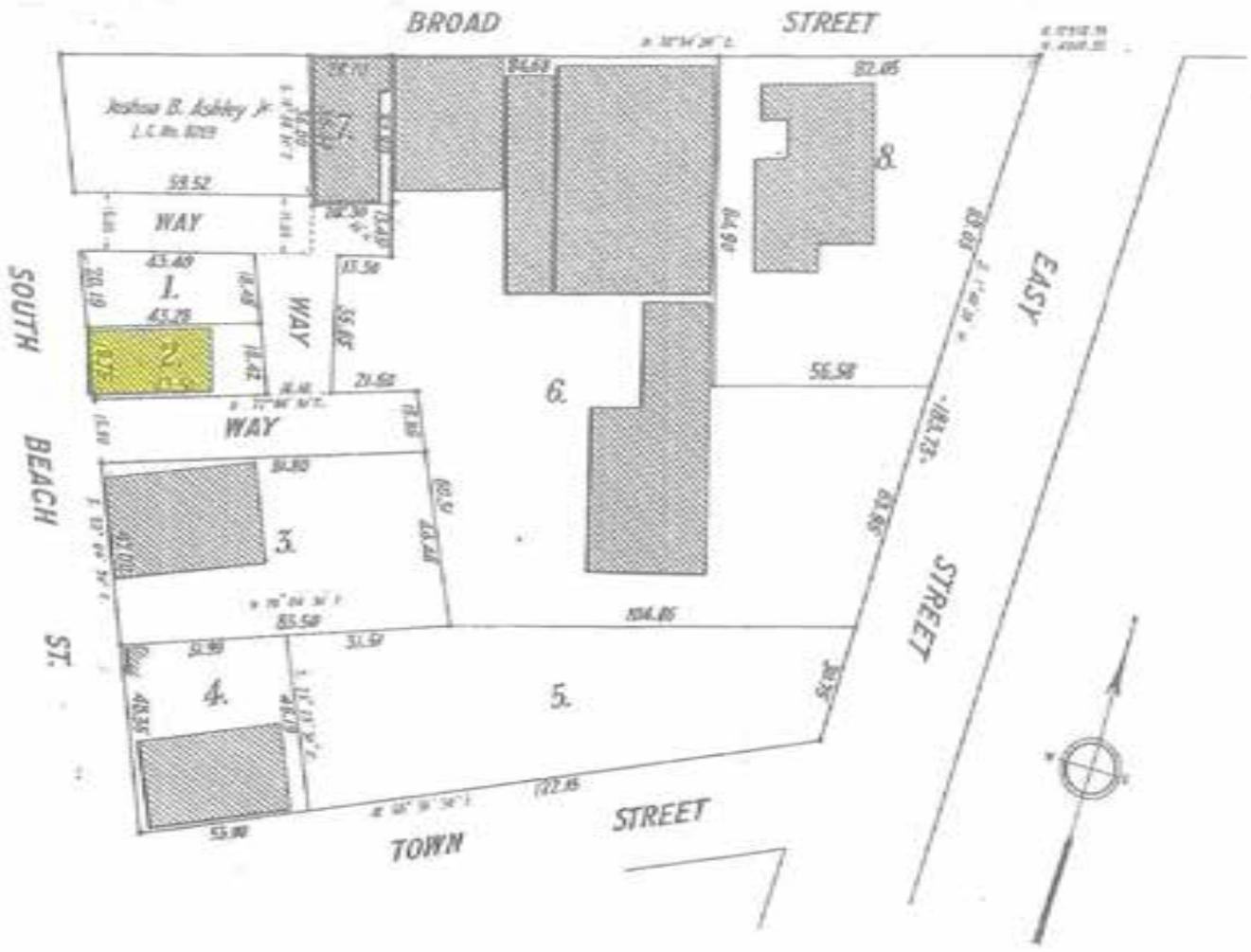
THIS PLOT PLAN WAS PREPARED TO ACCOMPANY AN APPLICATION TO THE NANTUCKET BOARD OF APPEALS AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY.
 THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
 ORIGINAL SIGNED AND STAMPED COPIES OF THIS PLAN MAY BE PHOTOCOPIED BY THE BOARD OF APPEALS OR THE NANTUCKET COUNTY REGISTRY OF DEEDS FOR RECORDING PURPOSES. IN CASES OF DISCREPANCIES REGARDING INFORMATION CONTAINED HEREON AND UNAUTHORIZED PHOTOCOPIES OF THIS PLAN, ONLY ORIGINALLY STAMPED AND ENDORSED COPIES SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

THIS PLOT PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR RECORDS.
 THIS PLAN MAY NOT BE USED FOR ANY OTHER PURPOSE THAN ITS INTENDED USE NOTED ABOVE.

BLACKWELL & ASSOCIATES, Inc.
 Professional Land Surveyors
 6 Young's Way
 Nantucket, Massachusetts 02554
 (508) 228-9026

8755 B

Subdivision plan of land shown on plan filed with
Cert. of Title No. 1142 Registry District of Nantucket County
Scale 30 Feet to an inch
MAR. 15, 1923
C. B. Humphrey - Engineer for Court



This plan filed with Certificate No. 1142

Separate certificates of title may be issued
for the numbered lots as shown herein
by the Court
April 26, 1923
Dorland Swift
Recorder

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
APRIL 21, 1923
William S. Swift, Register
OCTOBER - 1921



Window

Window

Window

Shutter

NO PARKING
FIRE SIDE
OF DRIVE

MYLES REIS
TRUCKING
508-226-0886
RUBBISH
ONLY

HIPPS

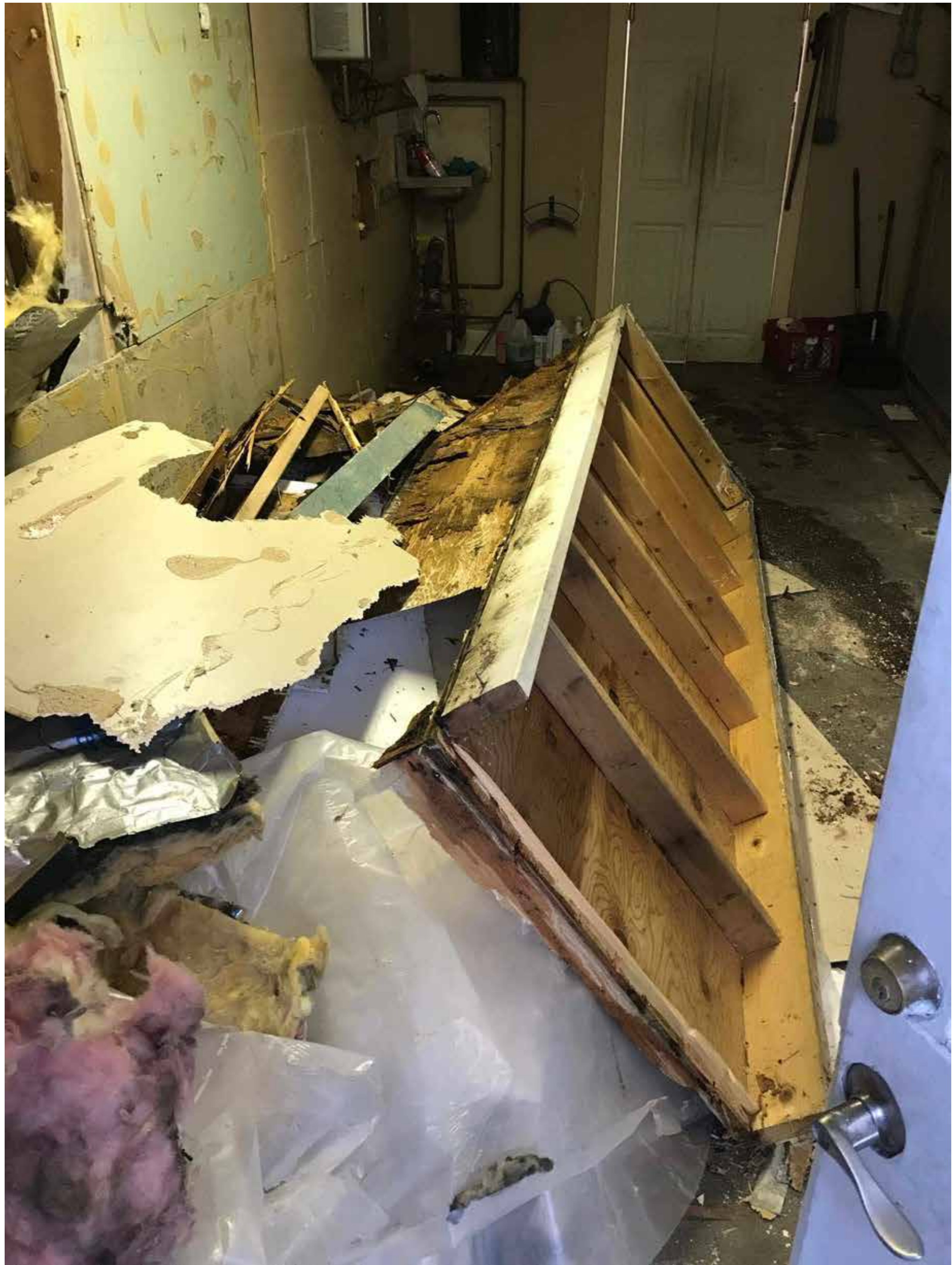


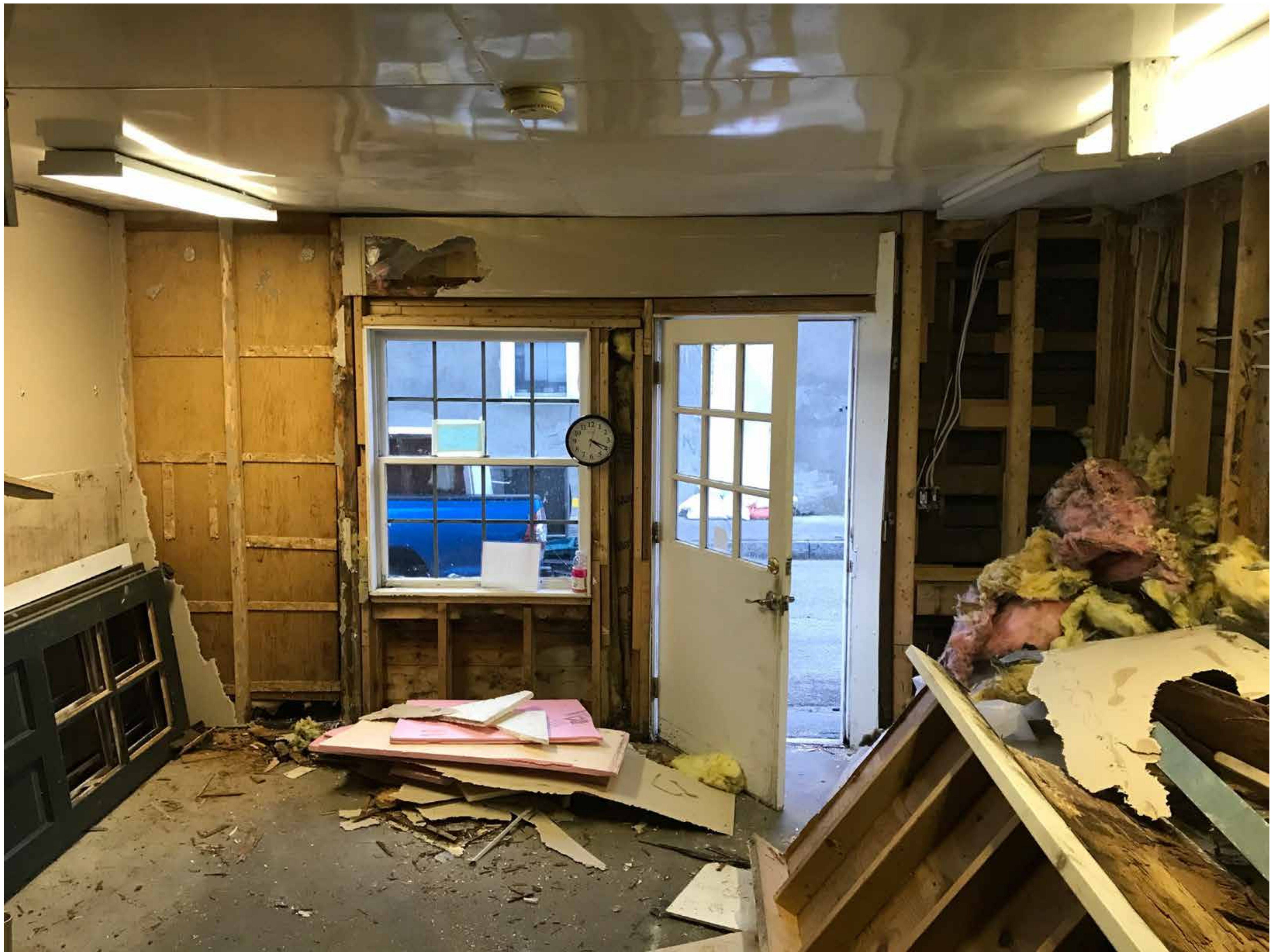
NO PARKING

AHV 835





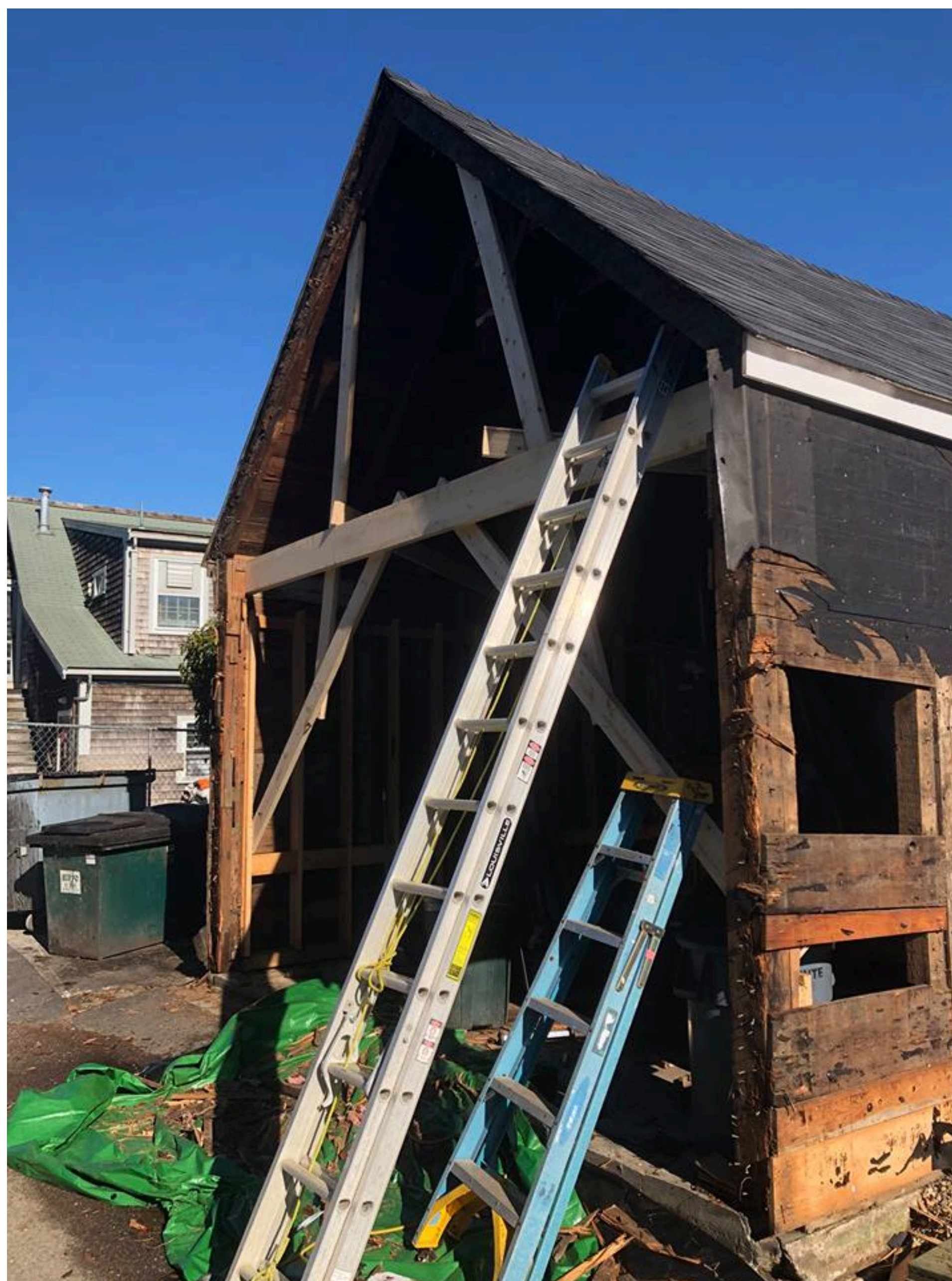


















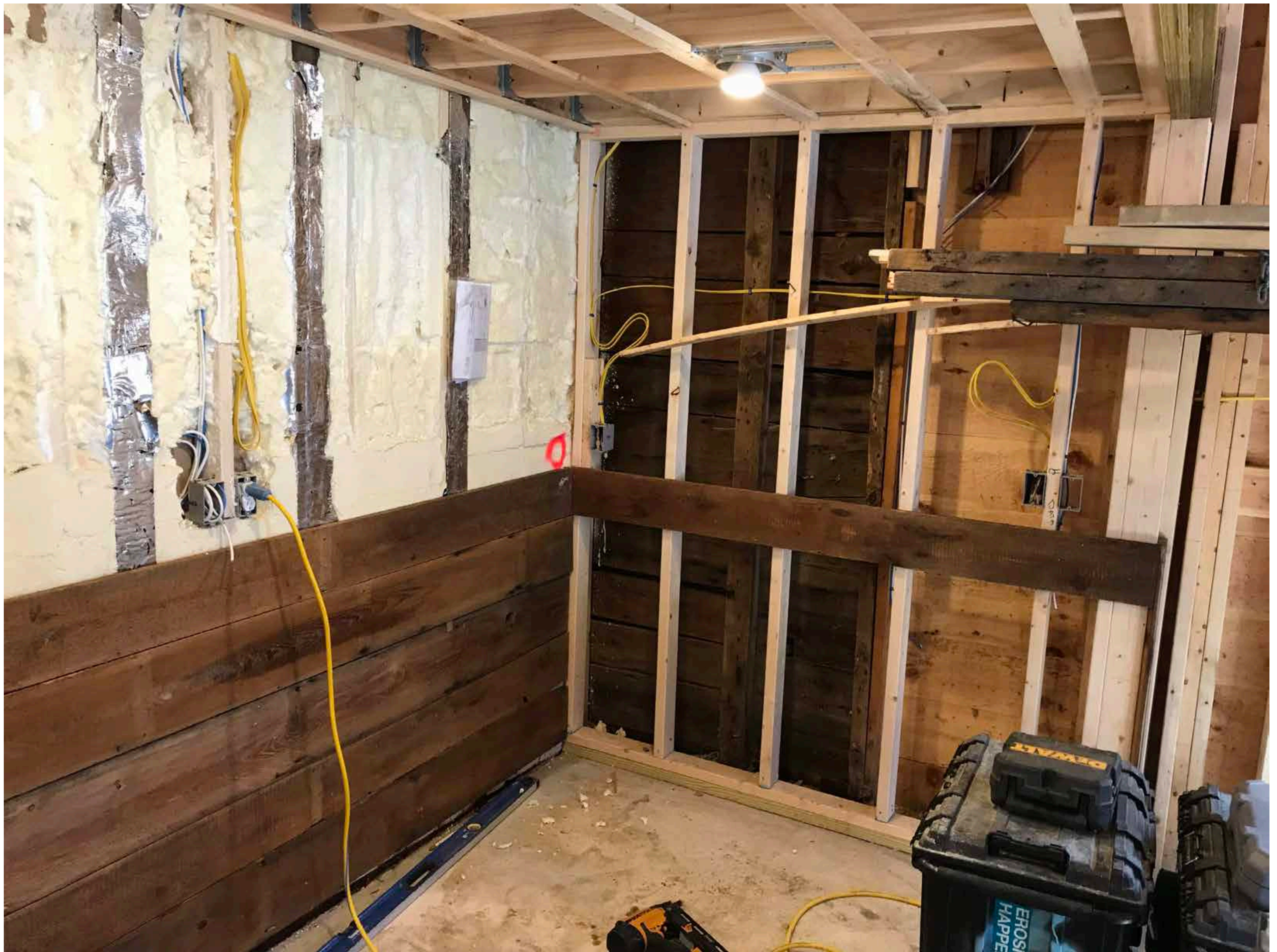




FACE
Ice & Water Shield
& Membranes



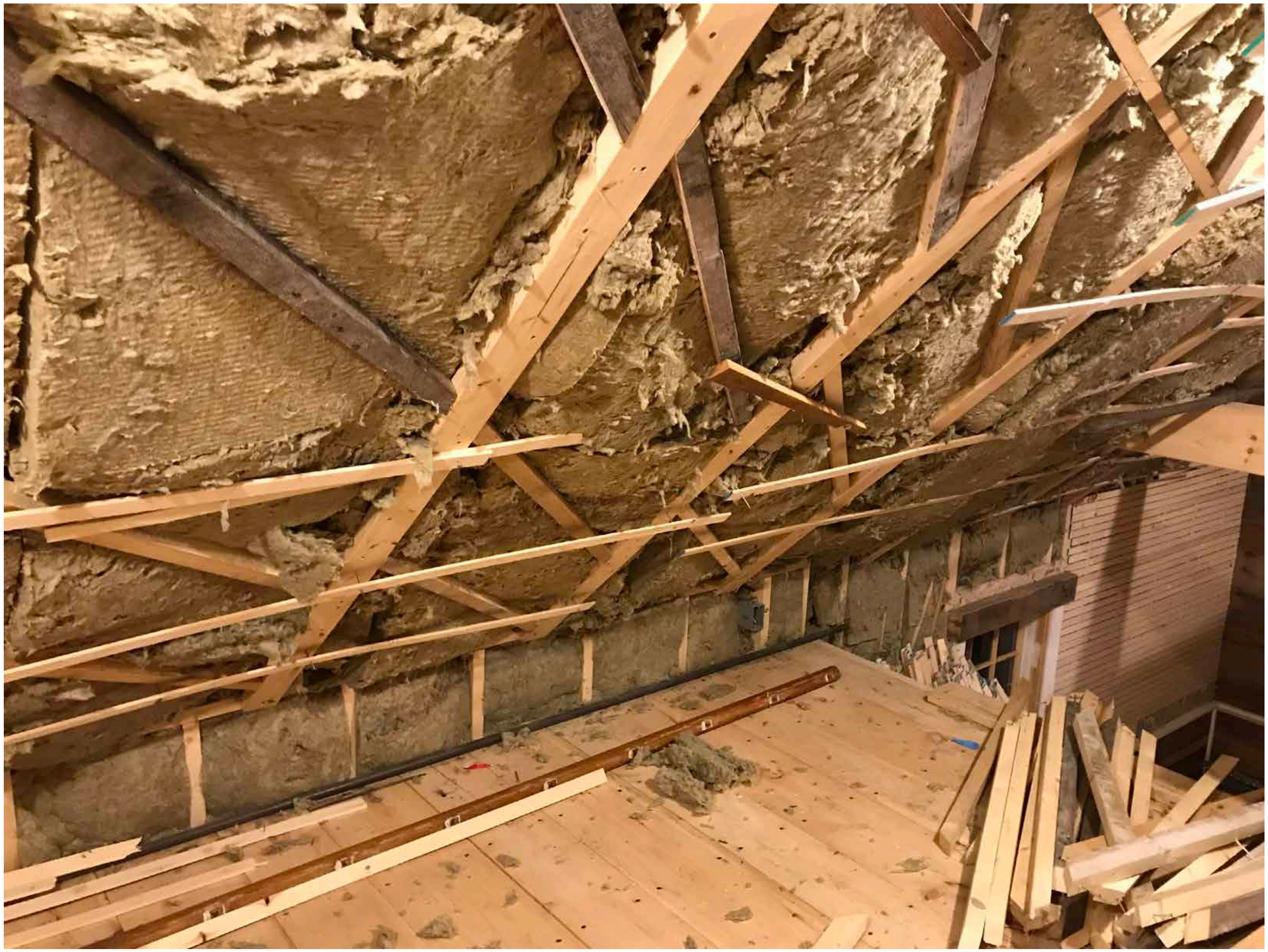




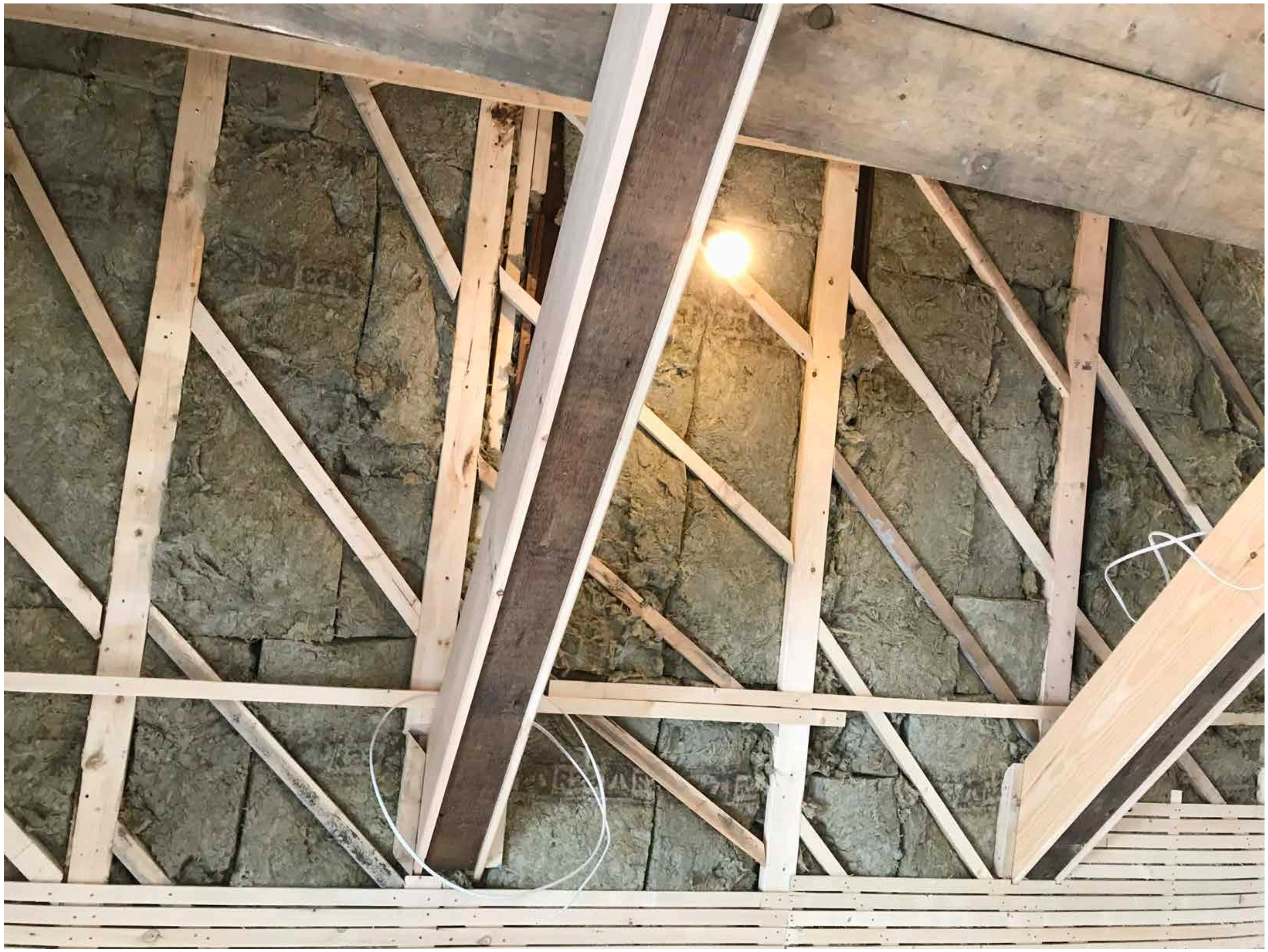




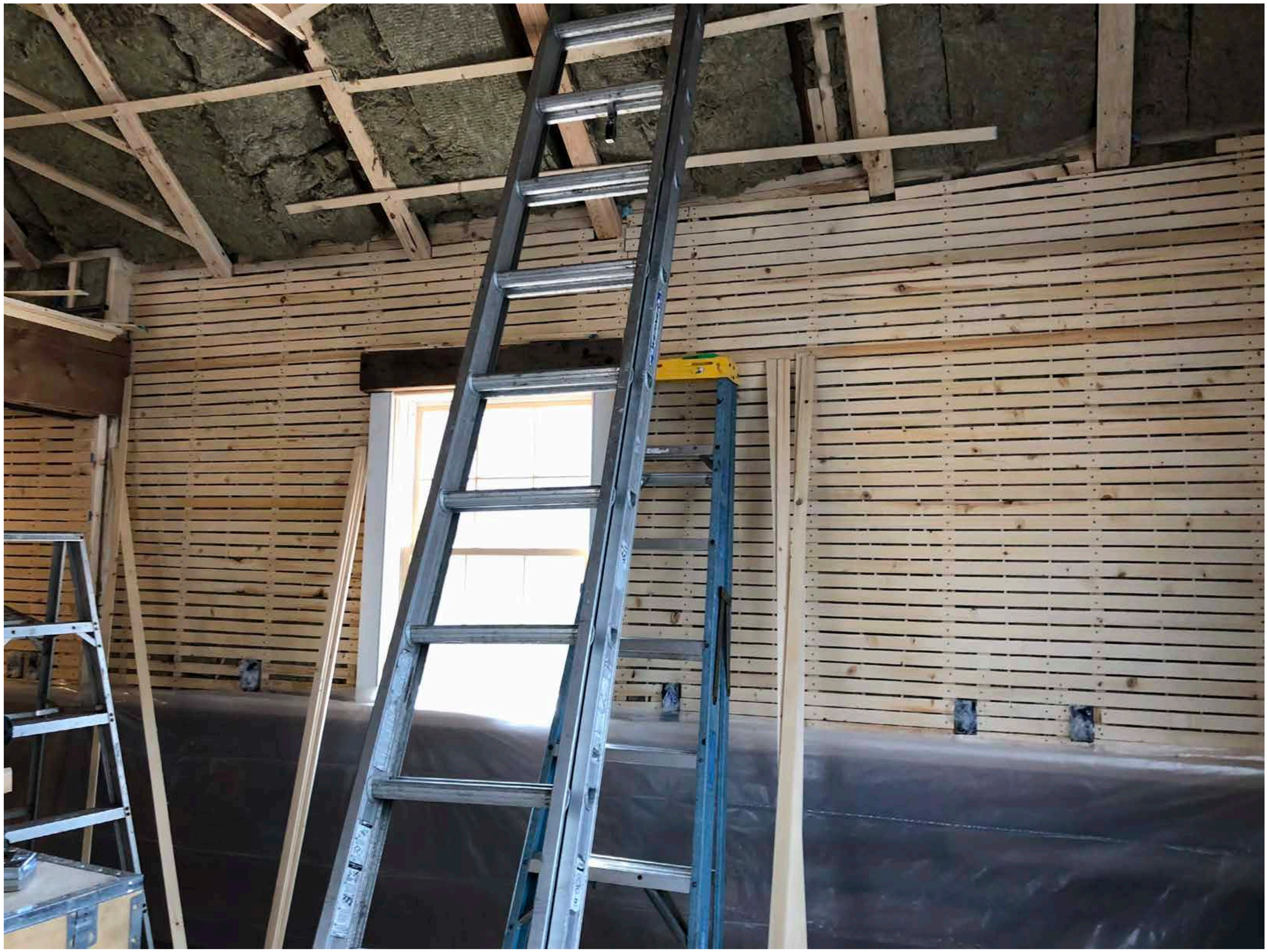






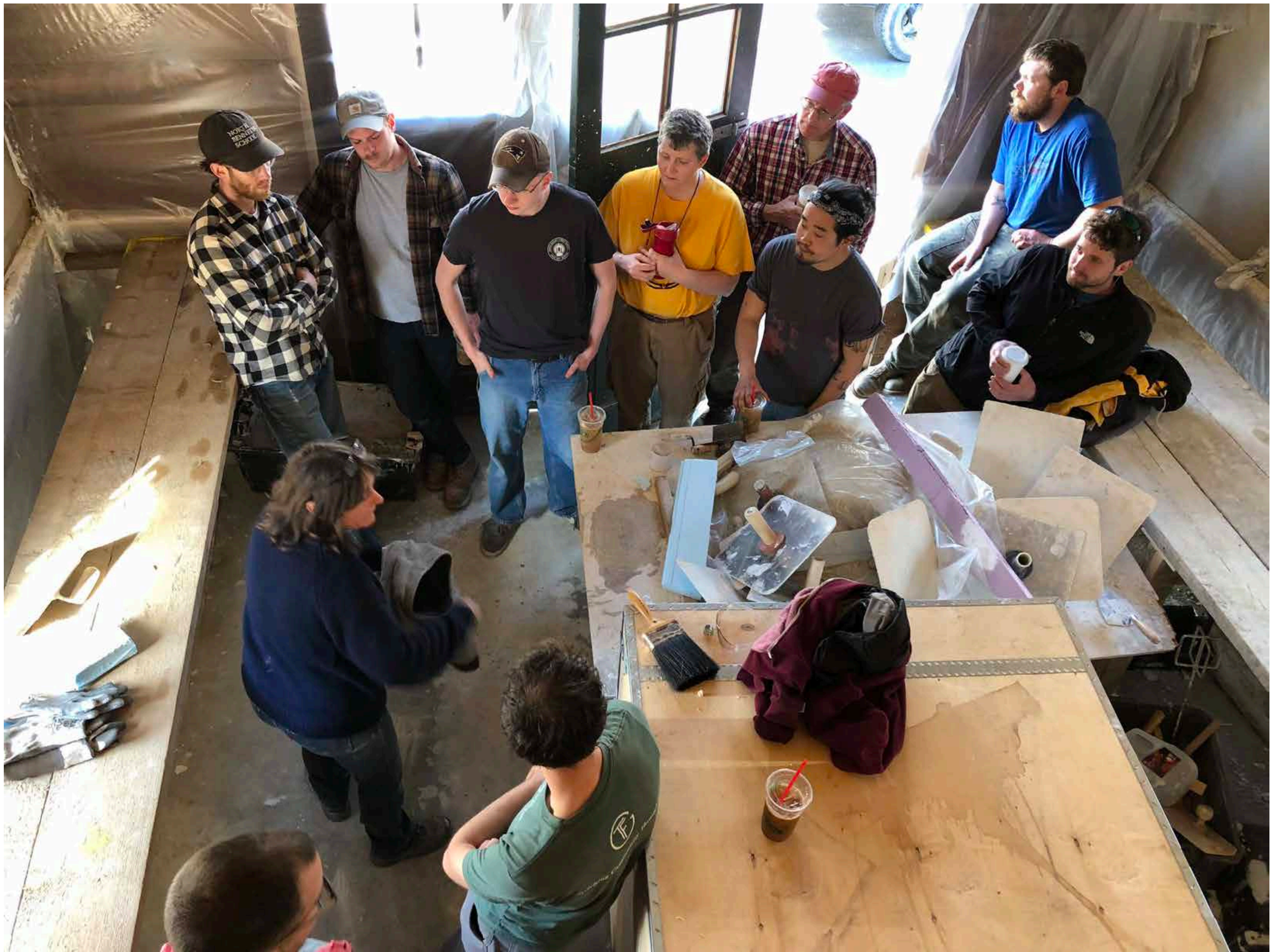


































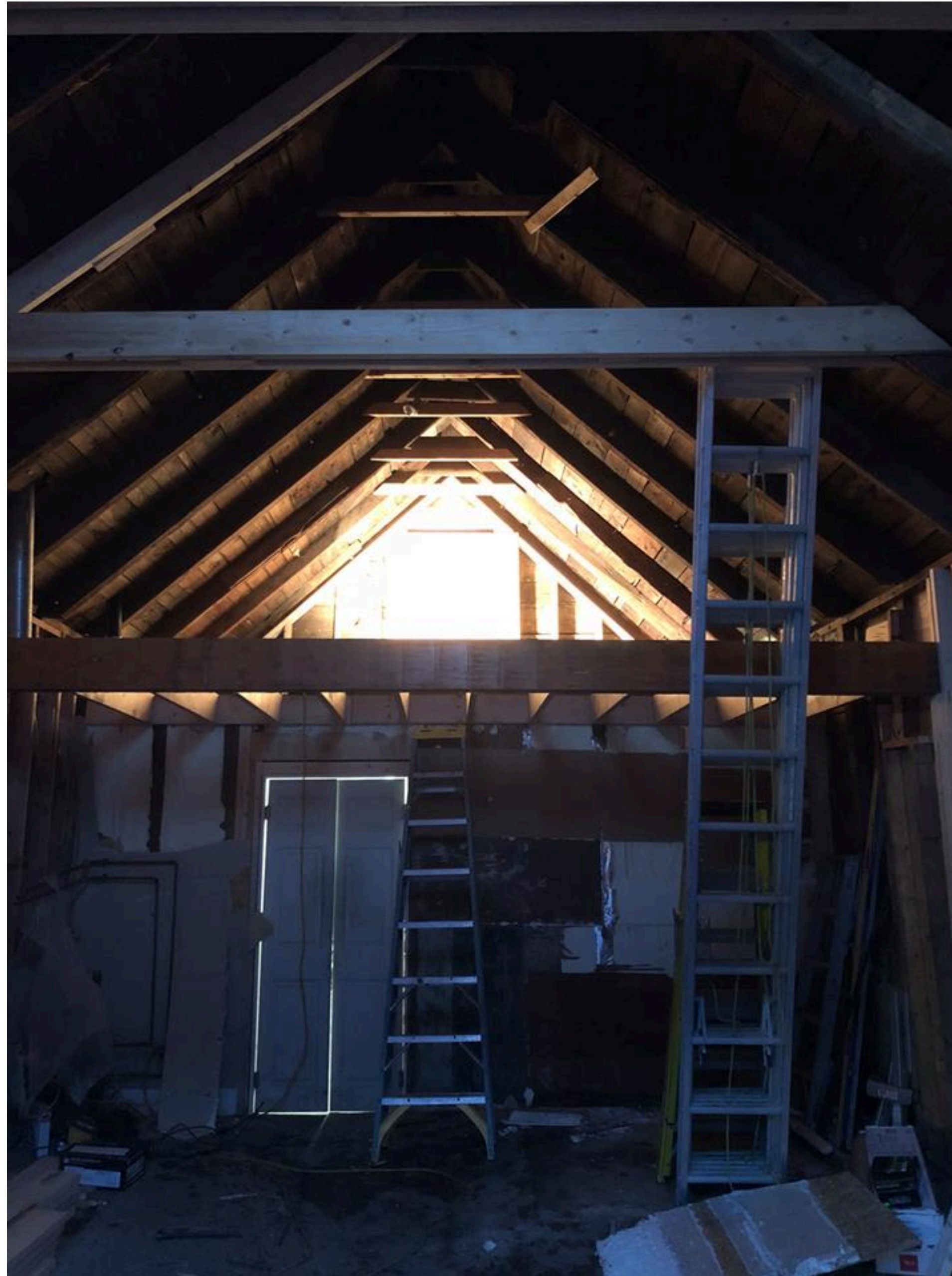










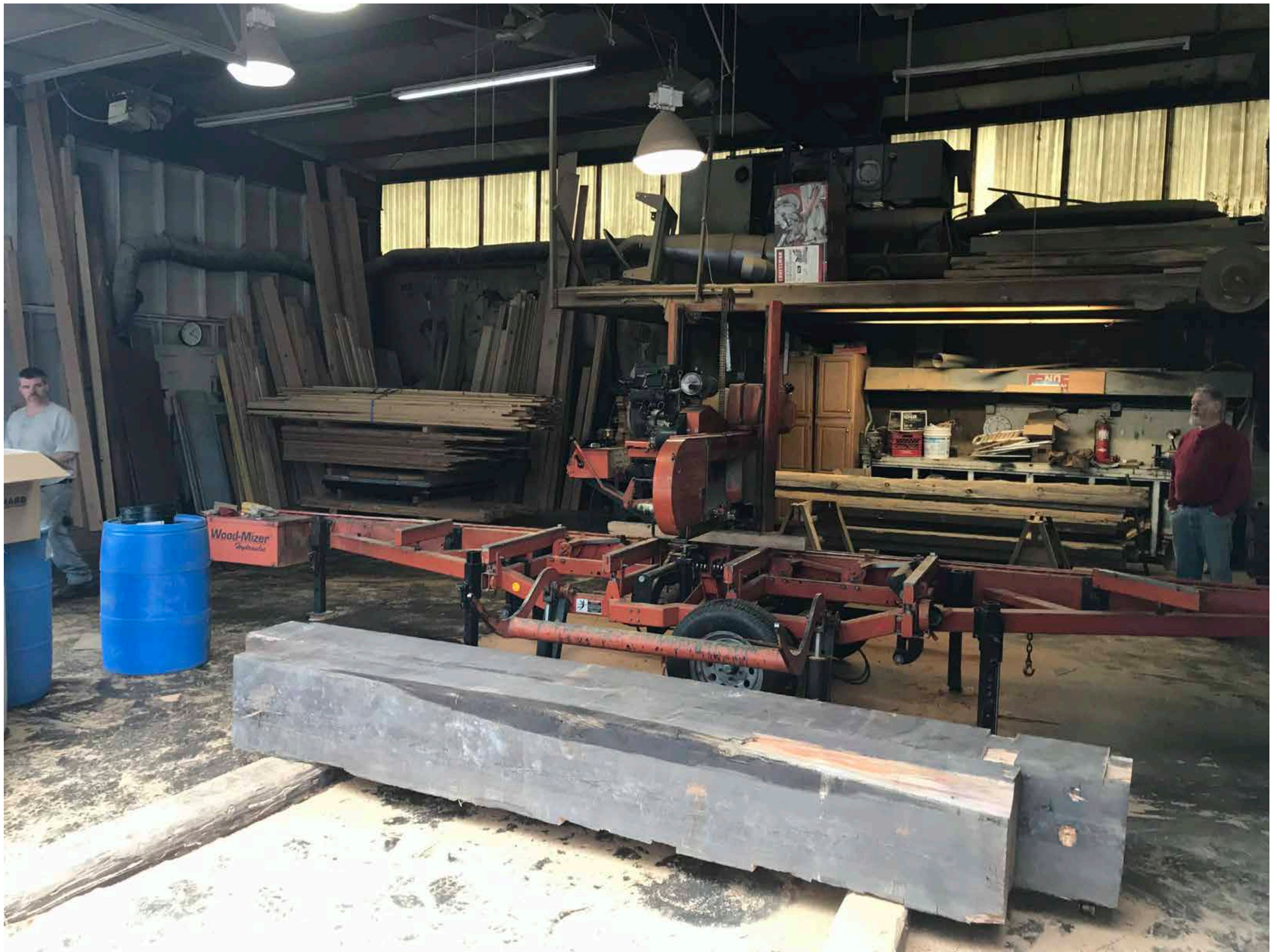














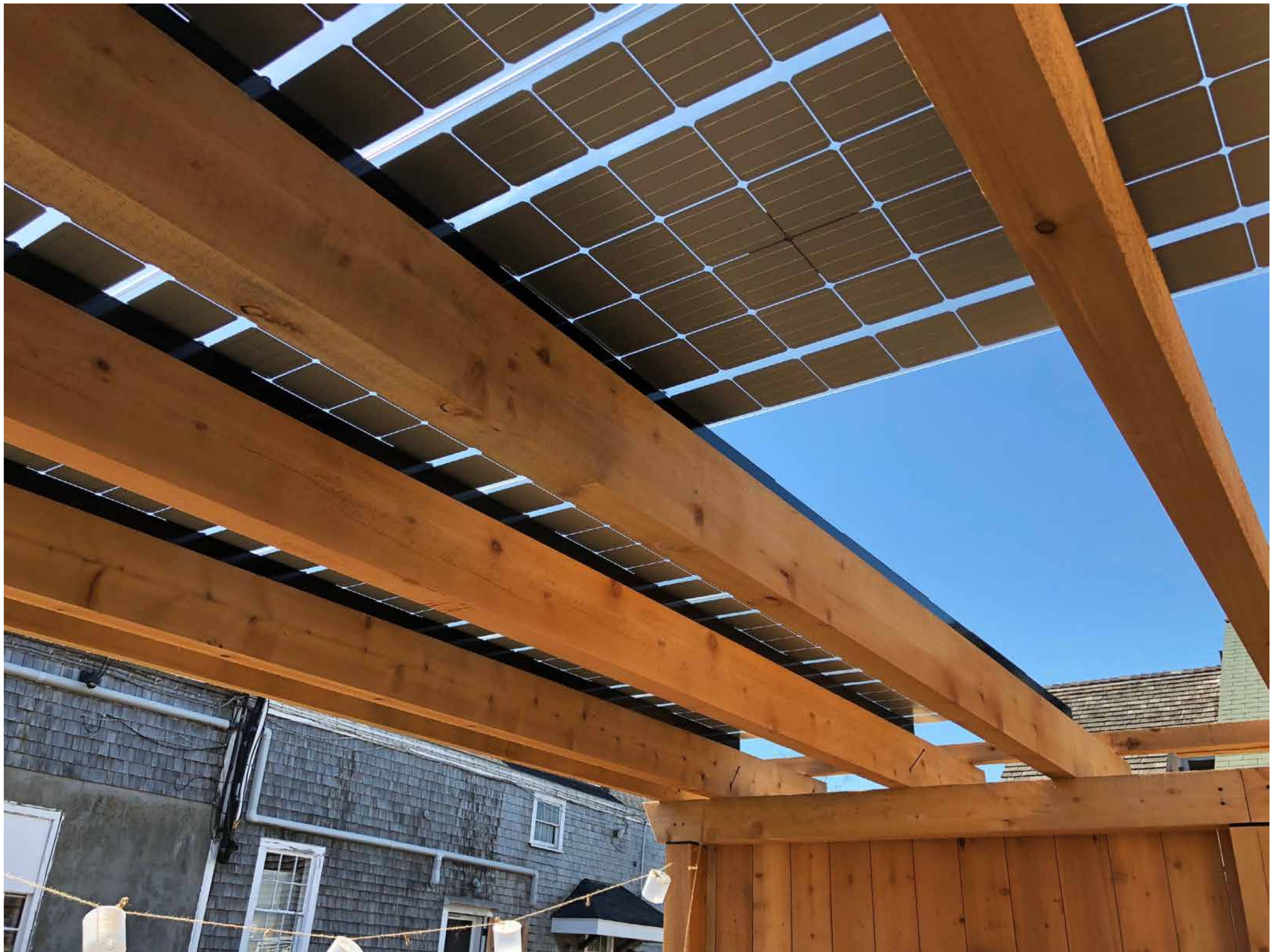
















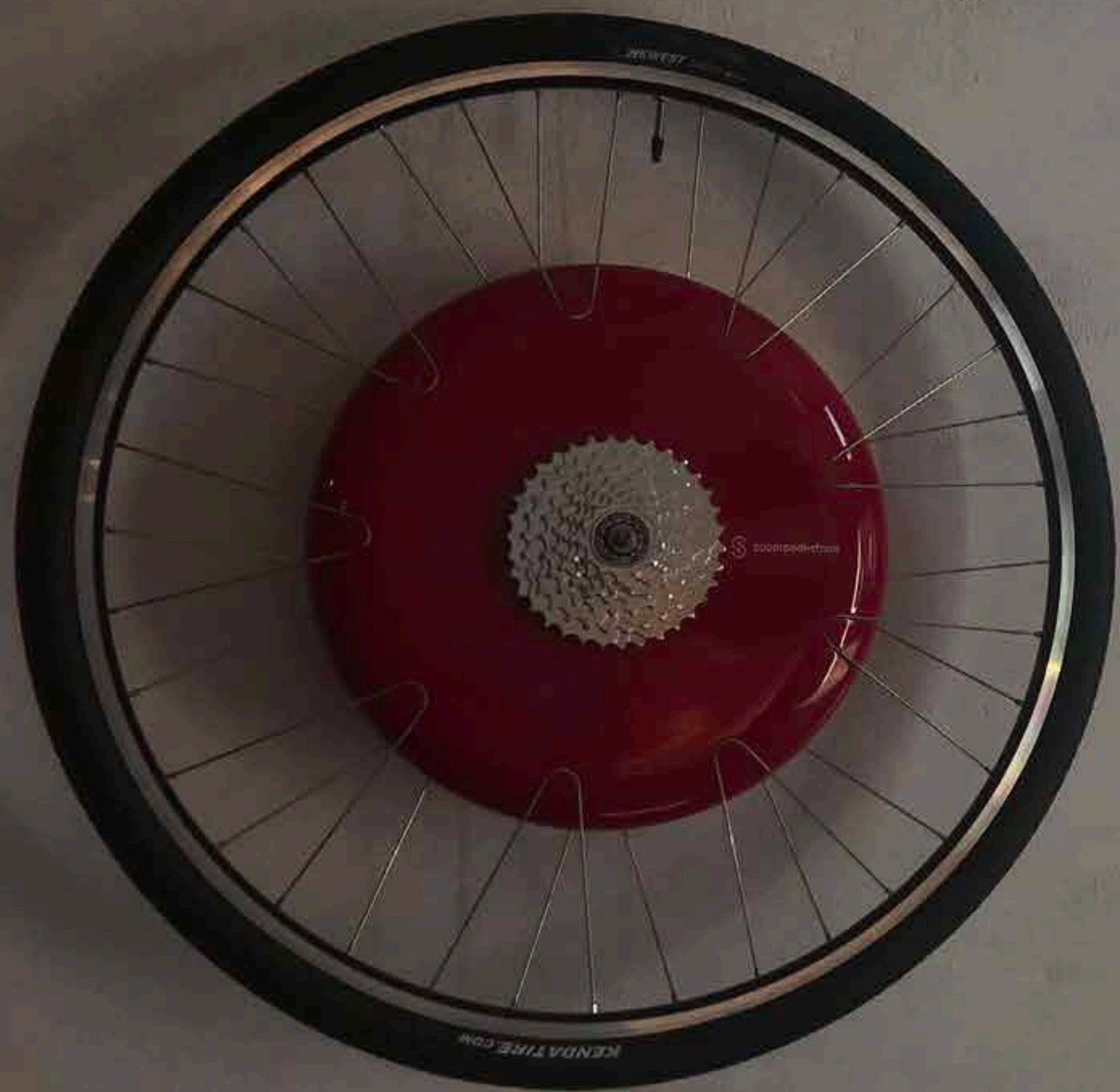








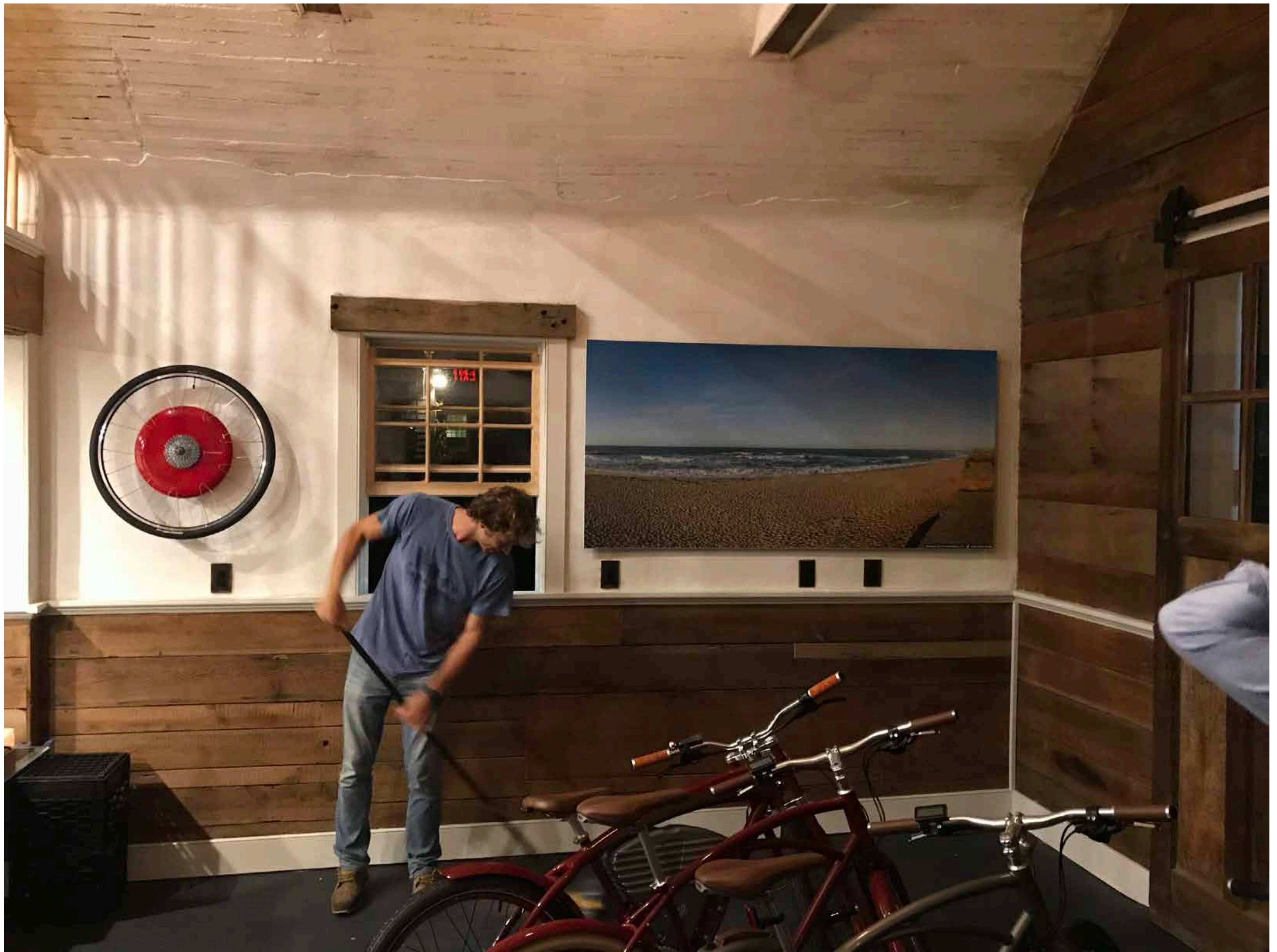










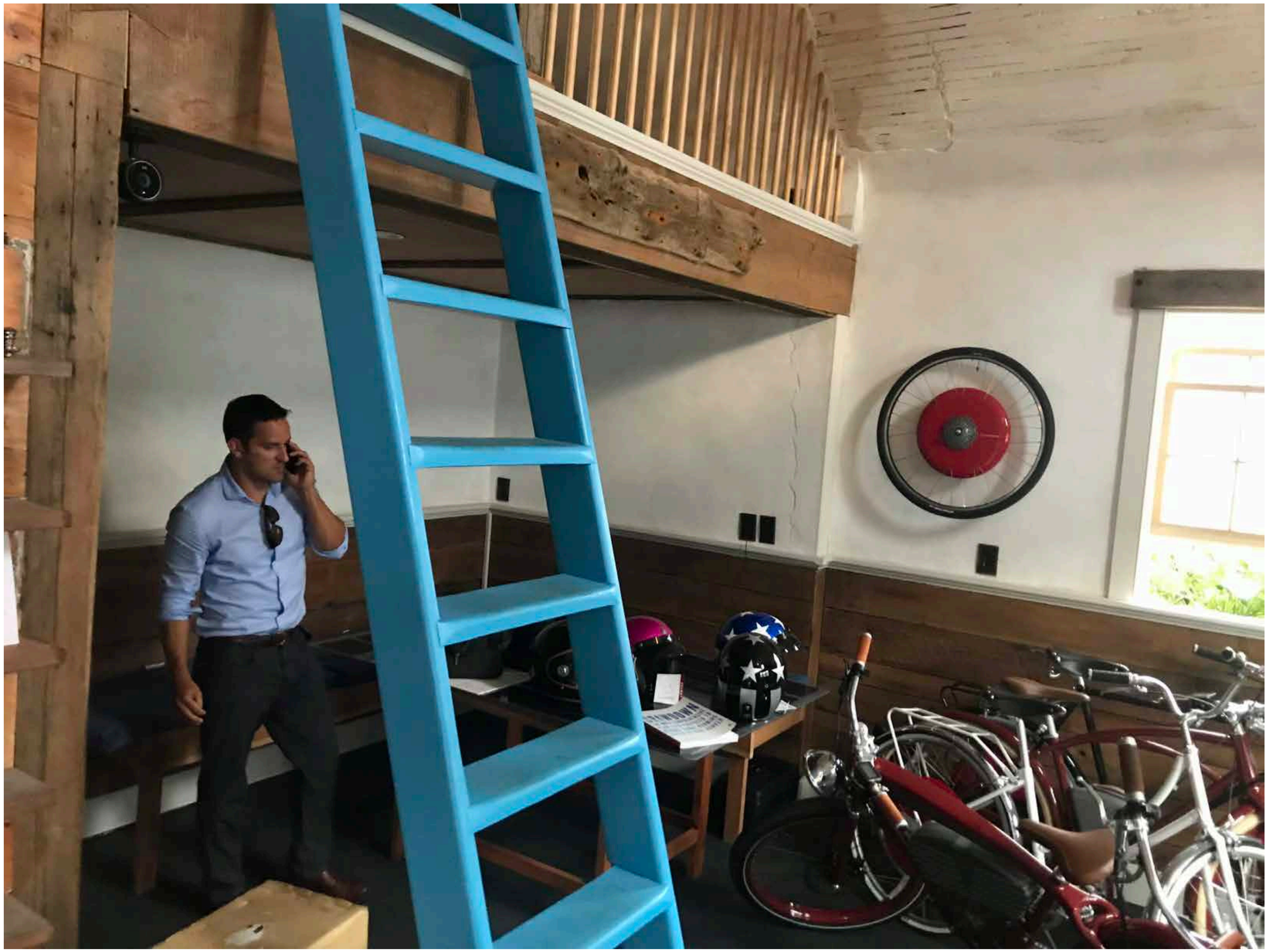


















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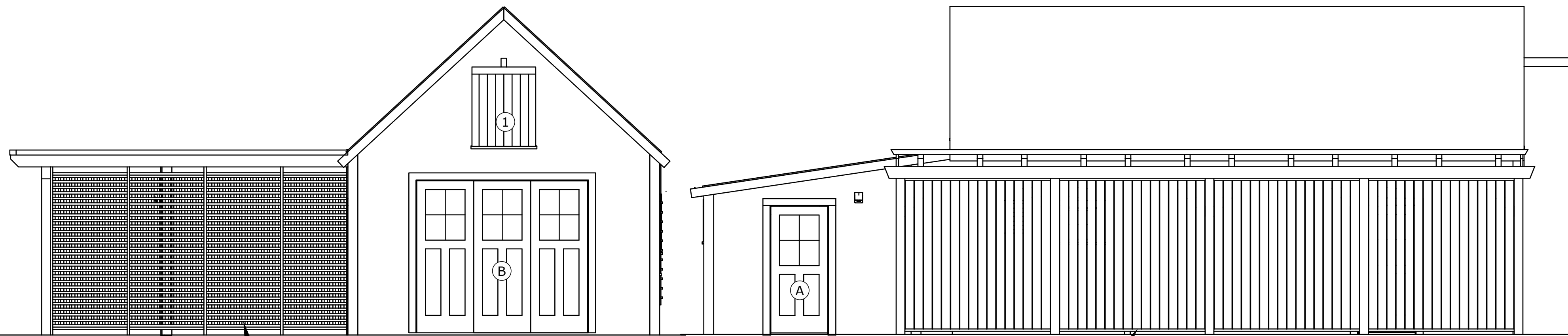
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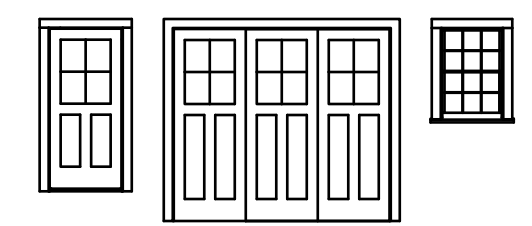
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A WEST ELEVATION
SCALE: 1/4"=1'

RED CEDAR LATTICE TO
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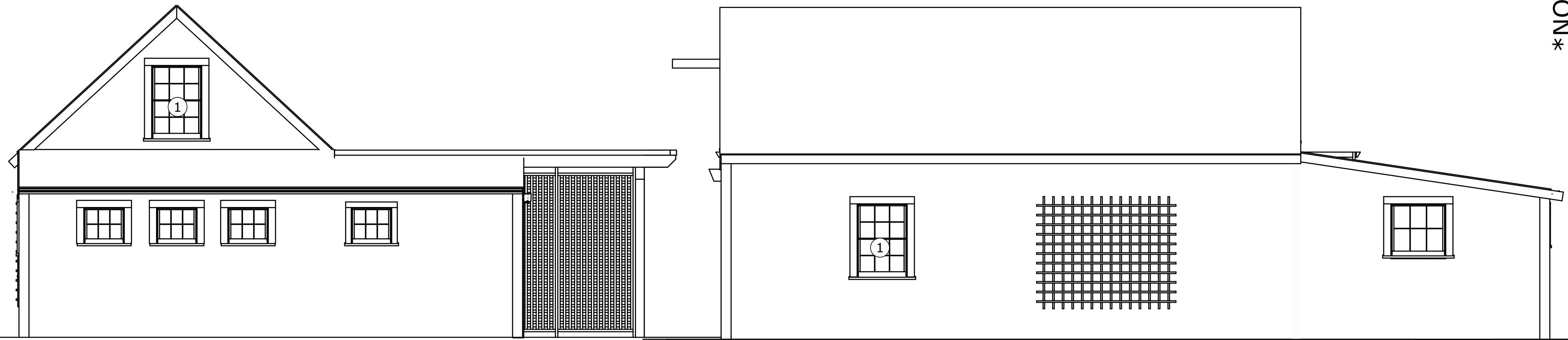
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**8 Broad Street with
Pergola**
PROPOSED ELEVATIONS





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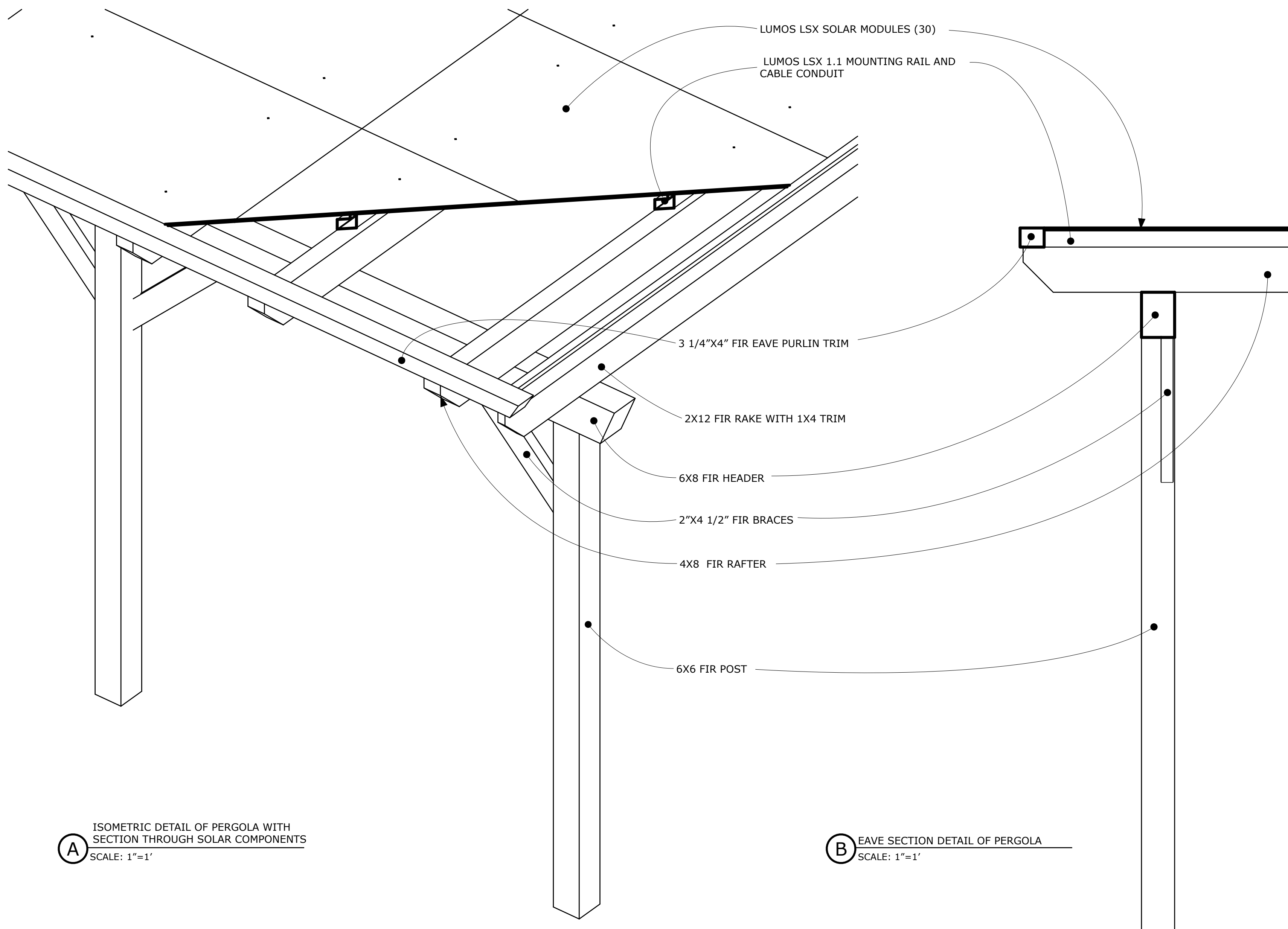
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**8 Broad Street with
Pergola**
 DETAILS

2



(A) ISOMETRIC DETAIL OF PERGOLA WITH SECTION THROUGH SOLAR COMPONENTS
 SCALE: 1"=1'

(B) EAVE SECTION DETAIL OF PERGOLA
 SCALE: 1"=1'

(BOARD PANELS AND LATTICE OMITTED FOR CLARITY)

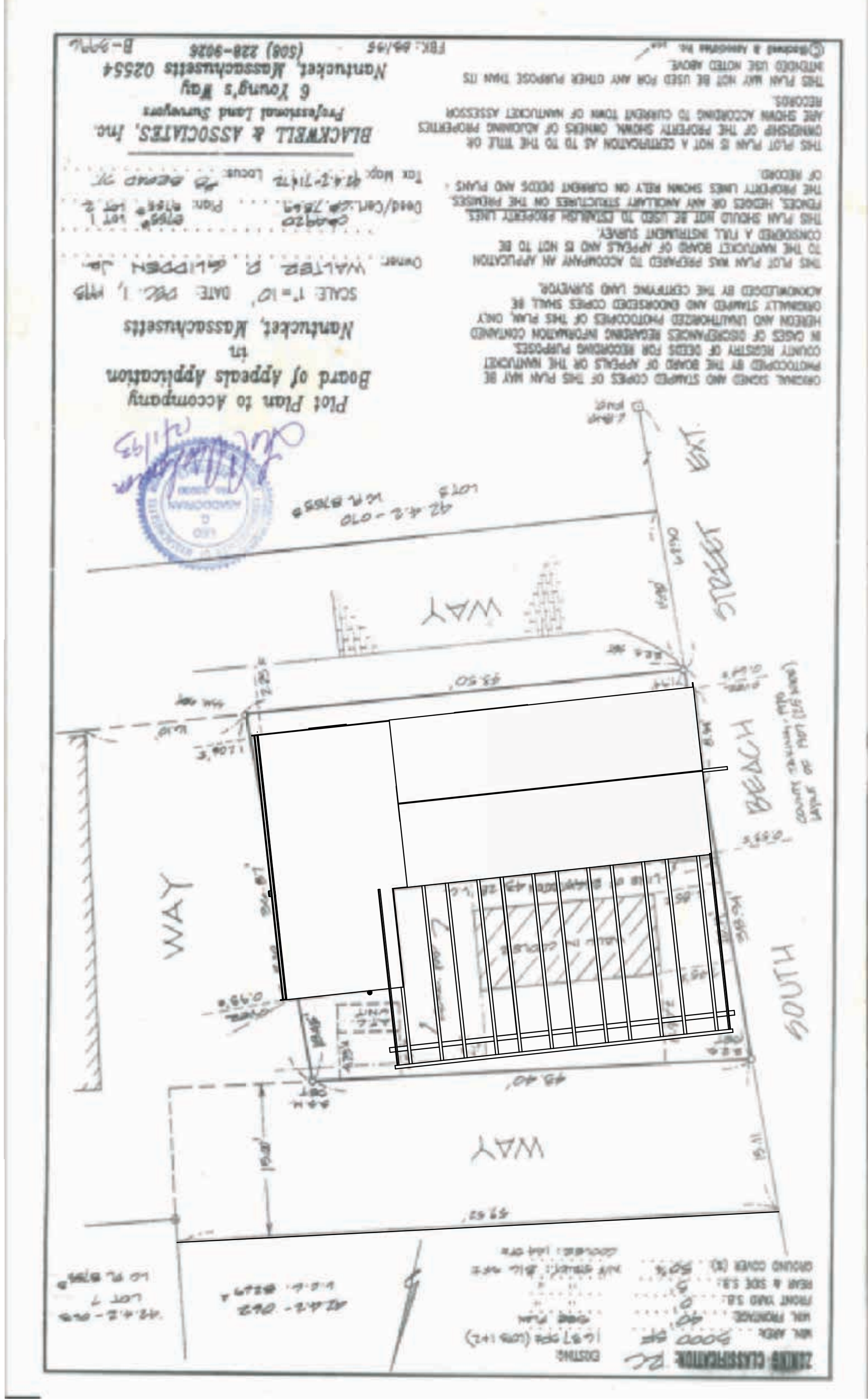
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CLIENT PROJECT

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02584-3000
civiccarpentry@mac.com



NOT FOR CONSTRUCTION



SCALE: 1/8"=1'

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: CHD-28-7
MAP/PARCEL #: 4242-071

Recorded By: AEG Date: 10/4/02 Organization: HDC

IDENTIFICATION:

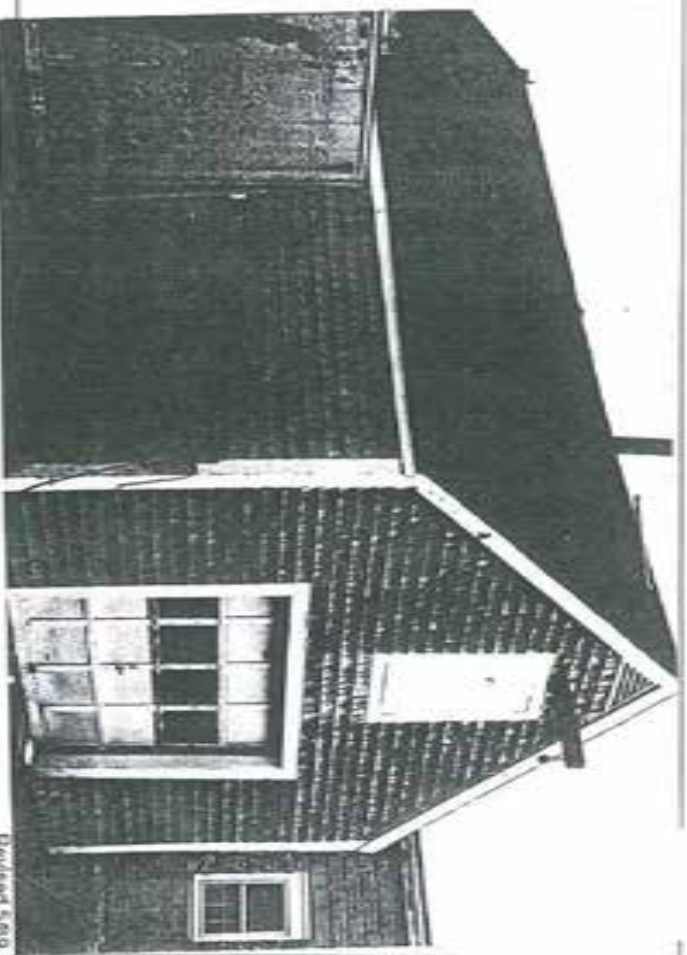
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3. OWNERSHIP: a. public b. private Garage 4. PRESENT OWNER: Slipken, Walter D.
5. OWNERSHIP HISTORY: (Include owner names, date(s) of ownership, and information source)

6. USE: Original: Garage Present: Garage
 a. seasonal b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: a. Yes b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

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STAFF

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RE: 8 BROAD STREET, NANTUCKET, MA
MAP/PARCEL: 42.4.2-71 (63)
DATE: OCTOBER 09, 2014
OWNER: WALTER D. GLIDDEN, JR. ET AL

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Nantucket is listed in the National Register of Historic Places. The subject property is situated within the Old Historic District, a formally recognized designated area of particular historic value and status. The structure dates from prior to 1887 and is shown on the historic Sanborn Maps in 1887. The structure has remained to the present substantially intact, other than an alteration in 1923. Furthermore, under "Significance, Role the Building Plays" the structure is "contributing" and is an historically significant resource.

The reason for this request is to enable the current Property Owners during forthcoming repairs to reuse existing historic fabric, including windows which do not meet high wind or energy requirements, and to retain existing structural members, while allowing the structure to meet energy codes as close as existing lumber dimensions will allow. Section 101.4.2 of the IECC Code allows for exception to specifically the energy code for certified Historic Buildings (ECC 2012).

Changing windows from true-divided-light to multiple panes and simulated divided lights as well as changing exterior conditions and dimensions by increasing depth due to provision of energy components and raising the building above grade to meet the flood plain requirements, would significantly alter and diminish the historic integrity of the structure.

Raising above grade the structure per Section 1101.4 (Flood Hazard Areas) would negatively alter the character of the structure and how it relates to the street immeasurably. The structure is considered a contributing resource and has been used as a "Carriage Repository", scallop shanty and for storage, and is one of the only remaining intact commercial structures of this kind in the downtown area. The structure would continue to be an historic building and resource after the proposed approved work is completed and the nature of the use of the structure as a commercial structure would remain, and would continue to contribute to the historical significance of the registered local Old Historic District of Nantucket.

The HDC is supporting such relief by waiver and/or variance for this property owner due the unique history and setting. The importance of this structure has increased due to the significant changes all around it with commercial development.

Should you have any further questions please do not hesitate to contact this office. Thank you for your consideration.

Linda F. Williams, Chairman, Nantucket Historic District Commission

LFW
for LW

From: Steve Butler
Sent: Thursday, August 07, 2014 3:42 PM
To: Anne Barrett; Mark Voligt
Subject: Flood exemption

This provision exempts the building from the energy code, ECC 2012

C101.4.2 Historic buildings.

Any building or structure that is listed in the State or National Register of Historic Places; designated as a historic property under local or state designation law or survey; certified as a contributing resource with a National Register listed or locally designated historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Registers of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, are exempt from this code.

This stricter provision exempts a substantially improved building from the elevation/flood proofing requirements of the existing building code, IECC 209

1101.4 Flood hazard areas. In flood hazard areas, if all proposed work, including repairs, work required because of a *change of occupancy*, and alterations, constitutes *substantial improvement*, then the *existing building* shall comply with Section 1612 of the *International Building Code*.

Exception: If an *historic building* will continue to be an *historic building* after the proposed work is completed, then the proposed work is not considered a *substantial improvement*. For the purposes of this exception, an *historic building* is:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places;
2. Determined by the Secretary of the U.S. Department of Interior to contribute to the historical significance of a registered historic district or a district preliminarily determined to qualify as a historic district; or
3. Designated as historic under a state or local historic preservation program that is approved by the Department of Interior.

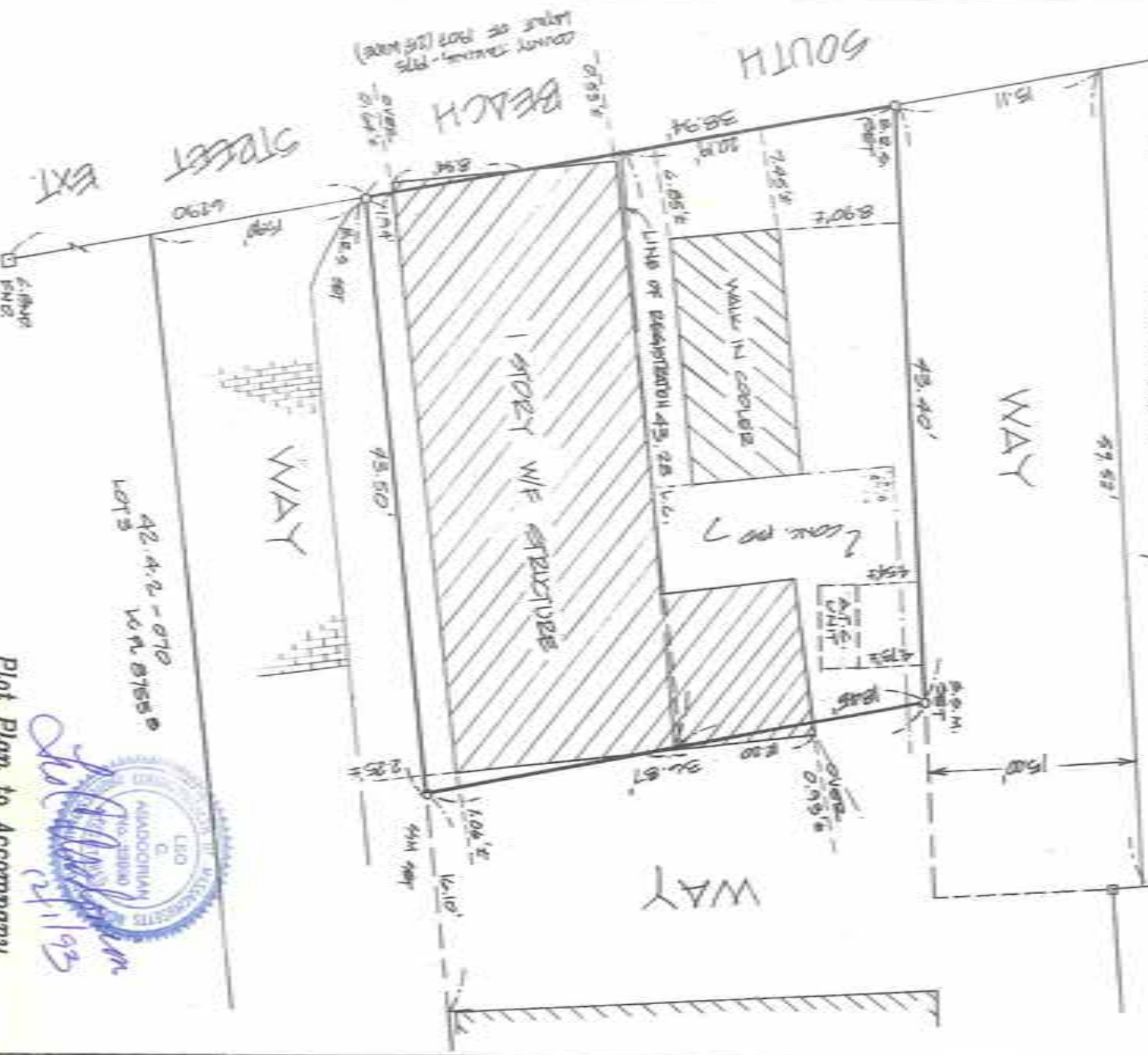
Meeting the higher standard, §1101.4, will achieve both exemptions.

Stephen Butler
Building Commissioner
Town of Nantucket
2 Fairgrounds Rd
Nantucket, MA 02554
508.326.7687

ZONING CLASSIFICATION: RC
 MIN. AREA: 5000 SF
 MIN. FRONTAGE: 40'
 FRONT YARD S.B.I.: 0
 REAR & SIDE S.B.I.: 5
 GROUND COVER (%): 50%
 EXISTING:
 1487 sqft (Lots 1+2)
 Single Plan
 W/P Structure: 2x6 w/ps
 COOLING: 124 BTU

42.4.2 - 022
 L.O.C. 0229 A

42.4.2 - 022
 LOT 7
 L.O.P.L. 0795 B



**Plot Plan to Accompany
 Board of Appeals Application**

Nantucket, Massachusetts

SCALE: 1" = 10' DATE: DEC. 1, 1995
 Owner: WALTER P. SLIPPEN JR.

Obtained by: [Signature]
 Deed/Cert. # 78671 Plan # 1988 Lot 2
 Tax Map: 42.4.2-71472 Locus: 4th Floor ST

BLACKWELL & ASSOCIATES, Inc.
 Professional Land Surveyors
 6 Young's Way
 Nantucket, Massachusetts 02554

ORIGINAL SIGNED AND STAMPED COPIES OF THIS PLAN MAY BE PHOTOCOPIED BY THE BOARD OF APPEALS OR THE NANUCKET COUNTY REGISTRY OF DEEDS FOR RECORDING PURPOSES. IN CASES OF DISCREPANCIES REGARDING INFORMATION CONTAINED HEREON AND UNAUTHORIZED PHOTOCOPIES OF THIS PLAN, ONLY ORIGINALLY STAMPED AND ENDORSED COPIES SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

THIS PLOT PLAN WAS PREPARED TO ACCOMPANY AN APPLICATION TO THE NANUCKET BOARD OF APPEALS AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY.

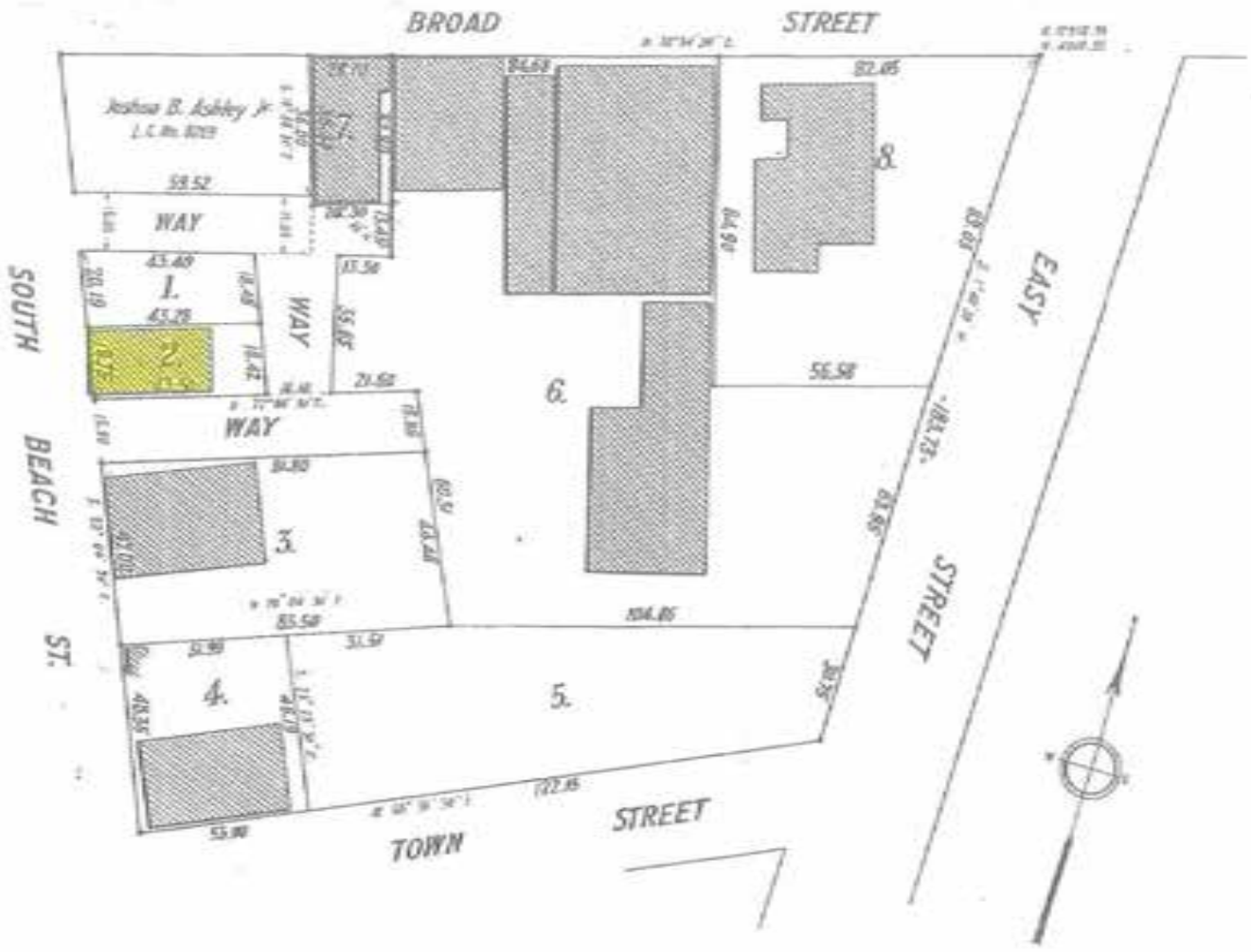
THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.

THIS PLOT PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANUCKET ASSESSOR RECORDS.

THIS PLAN MAY NOT BE USED FOR ANY OTHER PURPOSE THAN ITS INTENDED USE NOTED ABOVE.

8755 B

Subdivision plan of land shown on plan filed with
Cert. of Title No. 1142 Registry District of Nantucket County
Scale 30 Feet to an Inch
MAR. 15, 1923
C. B. Humphrey - Engineer for Court



This plan filed with Certificate No. 1142

Separate certificates of title may be issued
for the numbered lots as shown herein
by the Court
April 26, 1923
Dorland Swift
Recorder

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
APRIL 21, 1923
William S. Swift, Register
OCTOBER - 1921