



Planning and Land Use Services Historic District Commission

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road, Nantucket, MA 02554
508-325-7587

July 7, 2025

12 ATLANTIC LLC
2093 PHILADELPHIA PIKE #2422
CLAYMONT, DE 19703

Re: Violation of Chapter 124-13, Code of Nantucket; Minimum Maintenance notice of a contributing structure- 12 Atlantic Avenue. Map 55/ Parcel 21

Dear Property Owner,

Since our initial correspondence, almost four years ago, there has been no effort to address the minimum maintenance violation of the above-mentioned property. As a result, your property has fallen into a serious state of disrepair.

Enclosed please find a copy of the current inspection report, previous Minimum Maintenance and Citation letters dated July 21, 2021 and August 5, 2021, along with the most recent Minimum Maintenance Citation letter and Citation for \$600.00.

Please reach out on receipt of this notice. If immediate action is not taken, subsequent fines will commence.

Cathy Flynn
Land Use Specialist
Town of Nantucket
cflynn@nantucket-ma.gov
508-325-7587 x 7050

Enclosed: minimum maintenance violation letters and citations (7/12/21, 8/5/21 and 7/7/25), inspection report and pictures.

7022 2410 0000 1357 1786

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Extra Services & Fees (check box, add fee as appropriate)
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☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required

Postage

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Total Postage

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Sent To

Street or

City, State, ZIP+4®

12 Atlantic, LLC
2093 Philadelphia Pike
Claymont, DE 19703



Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

3
116700040652

FIRST-CLASS



US POSTAGE IMPITNEY BOWES

ZIP 02554 \$ 001.25⁰
02 7H
0001353078 JUL 07 2025

Cathy

12 Atlantic, LLC
2093 Philadelphia Pike #2422
Claymont, DE 19703

ATTEMPTED
NOT KNOWN

NIXIE 171 DE 1 2207/28/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 02554280402 *2419-01385-30-10

197032424 001

Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554



7022 2410 0002 1757 1786

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113700491550

FIRST-CLASS



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TO
SENDER

ATTEMPTED
NOT KNOWN

12 Atlantic, LLC
2093 Philadelphia Pike #2422
Claymont, DE 19703

NIXIE 171 DC 1 0007/28/25

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ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 02554280402 *2792-03631-28-35


197032424 001

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature X</p> <p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px;"> <p>12 Atlantic, LLC 2093 Philadelphia Pike #2422 Claymont, DE 19703</p> </div> <p>7022 2410 0000 1357 1786</p>		<p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p>	
<p>2. Article Number (Transfer from service label)</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail®</p>		<p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>			

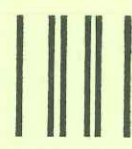
PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

12 pricantc



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

DATE: 07/07/2025

BY CERTIFIED MAIL
AND BY FIRST CLASS MAIL

12 ATLANTIC LLC
2093 PHILADELPHIA PIKE #2422
CLAYMONT, DE 19703

Re: 12 Atlantic Avenue, Nantucket, Massachusetts

Map 55/ Parcel 21

MINIMUM MAINTENANCE CITATION NOTICE

Dear Property Owner:

The above-mentioned property, designated as a contributing structure from the National Park Service, is in a serious state of disrepair. Conditions listed on a previous minimum maintenance violation letter sent certified mail July 12, 2021, and citation letter sent 8/5/2021, have not been addressed. Due to the lack of response, you are being issued a \$600.00 citation.

The Commission hereby demands you take immediate action to the extent necessary to keep the building from falling into a more serious state of disrepair. Immediate steps are necessary to prevent further deterioration:

1. Rotted exterior trim exposing and deteriorating interior framing supports.
2. Rotted trim around windows.
3. Deterioration of windows.
4. Front door boarded.
5. Sidewall and roof collapsing.

Please submit an application and plans for a Certificate of Appropriateness addressing the noted conditions, forthwith, but no later than August 18, 2026, for consideration at the Commission's August 26, 2025, meeting.

The Town Code of Nantucket, Chapter 124-13 Minimum maintenance of Buildings and Structures. Chapter 124-13 (A), (B), (F) states that:

A. Owners of certain contributing buildings and structures in the Nantucket Historic District shall provide sufficient minimum maintenance as defined herein in Subsection B below, to the minimum extent necessary to keep such buildings from falling into a state of poor repair as may be identified hereinafter by the Nantucket Historic District Commission rules and regulations as contributing buildings and structures to the historic authenticity of the Nantucket Historic District. This provision shall only apply to the exterior architectural features of such contributing buildings and structures, as defined in St. 1970, c. 395, § 2A, ~~14~~ as amended, and also to the interior portions of buildings and structures which, if not adequately maintained, would cause the exterior architectural features to deteriorate or become damaged.

B. In carrying out the responsibilities set forth in § 124-13A above, owners shall therefore be responsible for taking at least the minimum steps necessary to prevent the deterioration of the following items, which would, if allowed to deteriorate, cause a detrimental effect upon the character of the Historic District as to such contributing buildings and structures as follows:

- (1) Foundations, exterior walls or other vertical supports (exterior or interior);*
- (2) Roofs or other horizontal members (including joists, beams, etc.);*
- (3) Chimneys or chimney support systems.*

F. Any person violating this section shall be subject to a fine or penalty in the amount of \$300, with each day to be considered as a separate violation

Please be further advised that the Act also provides that any person who violates any provisions of the Act shall be guilty of a misdemeanor, and upon conviction thereof, shall be fined in an amount up to \$500, and that each day a violation exists shall constitute a separate offense. The Act further provides that the Commission may seek injunctive relief against you in Nantucket Superior Court to remedy violations of the Act.

The Commission hopes that you will expeditiously comply with this notice so that it need not pursue additional enforcement measures against you. Please contact the undersigned at (508) 325-7587 x 7050 if you have any questions.

I look forward to your prompt response.



Cathy Flynn
Land Use Specialist
Town of Nantucket
Email: cflynn@nantucket-ma.gov
508-325-7587 x 7050

cc: Stephen Welch, Chair of the Nantucket Historic District Commission
Leslie Snell, Director of Planning, Town of Nantucket
Paul Murphy, Building Commissioner, Town of Nantucket
Libby Gibson, Town Manager, Town of Nantucket
George Pucci, Kopelman and Paige, P.C., Town Counsel
Holly Backus, Preservation Planner, Town of Nantucket



Town of Nantucket Massachusetts

VIOLATION NOTICE

DEPARTMENT FILE NO.

25-6997

DATE NOTICE WRITTEN

7/7/25

DEPARTMENT:

☐ POLICE ☐ HEALTH ☐ BUILDING
☐ MARINE ☒ H.D.C. ☐

A 27403

VIOLATOR COPY

VIOLATOR	NAME (Last, First, Initial)		OWNER (if different) or PARENT (if minor)	
	12 Atlantic LLC			
	ADDRESS		ADDRESS	
	2013 Philadelphia Pike #2422			
OFFENSE(S)	CITY/TOWN	STATE	CITY/TOWN	STATE
	Claymont	DE	19103	
DATE OF VIOLATION	DATE OF BIRTH	RACE/SEX	SOCIAL SECURITY NUMBER	DESCRIPTION OF AREA/PREMISES, BICYCLE OR VEHICLE
	7/7/25			
TIME	LOCATION OF VIOLATION		TIME	NOTICE TO VIOLATOR SEE REVERSE SIDE FOR IMPORTANT INFORMATION ON YOUR RIGHTS AND DUTIES REGARDING THIS VIOLATION NOTICE.
	12 Atlantic Ave		<input type="checkbox"/> AM <input type="checkbox"/> PM	
A. Minimum Maintenance Tag	VIOLATION CODE		FINE	OFFICER, INSERT FINE AMOUNTS ONLY IF YOU CHECK "NON-CRIMINAL" AT LEFT.
	124-15		600	
OFFICER: CHECK ONE ONLY		IF NON-CRIMINAL TOTAL AMOUNT DUE:		
<input type="checkbox"/> WARNING		<input checked="" type="checkbox"/> NON-CRIMINAL		\$ 600
OFFICER CERTIFIES COPY GIVEN TO VIOLATOR		ID NO.	VIOLATOR ACKNOWLEDGES RECEIPT OF NOTICE	
<i>Cashy</i>			<input checked="" type="checkbox"/> BY MAIL	

IF THE FRONT OR THIS NOTICE IS CHECKED

"WARNING": No action on your part is required, however an administrative record of this violation has been recorded.

"NON-CRIMINAL": You have the following alternatives which will operate as a final disposition of this matter with no criminal record:

(1) If the violation is NOT a bicycle violation, and you choose to pay the fine, you may either appear in person or through a duly authorized agent, or by mailing a check, money order or postal note within 21 DAYS OF THE DATE OF THIS NOTICE TO:

Town Clerk
16 Broad Street
Nantucket, MA 02554

(1A) FOR BICYCLE VIOLATIONS, and you choose to pay the fine, you may either appear in person or through a duly authorized agent, or by mailing a check, money order or postal note WITHIN 21 DAYS OF THE DATE ON THIS NOTICE to the Clerk-Magistrate whose address is listed below.

(2) If you desire to contest this violation notice FOR ANY VIOLATION, you may do so by making a written request for a non-criminal hearing, and enclosing a copy of this notice, WITHIN 21 DAYS OF THE DATE OF THIS NOTICE to:

Clerk-Magistrate
Nantucket District Court
P.O. Box 1800
Nantucket, MA 02554

IF YOU FAIL TO PAY THE FINE LISTED ON THIS NOTICE OR FAIL TO REQUEST A HEARING WITHIN 21 DAYS, OR IF YOU FAIL TO APPEAR FOR A HEARING OR TO PAY THE FINE DETERMINED AT THE HEARING TO BE DUE, A CRIMINAL COMPLAINT MAY BE ISSUED AGAINST YOU.

☐ I hereby confess to the offense charged, and enclose the fine payment in the amount of \$ _____

☐ I hereby request a non-criminal hearing on this matter:

Signature _____

Mailing Address: _____

City/Town _____

Telephone Number: () _____

INSPECTION WORKSHEET (HDCI-043305-2025)

Town of Nantucket
508-228-7200

Case Number:		Case Module:	NONE
Inspection Date:	Thu Jul 3, 2025	Inspection Status:	Fail
Inspector:	Flynn, Cathy	Inspection Type:	HDC

Job Address:	12 ATLANTIC AV Nantucket, MA, 02554	Parcel Number:	55 21
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Contact Type	Company Name	Name
-	-	-

Checklist Item	Status
HDC - General Comments - General Comments	Failed
House in serious state of disrepair.	
Minimum Maintenance Letter and citation to be sent	



Flynn, Cathy









HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

DATE: 8/5/21

BY CERTIFIED MAIL

Tynes Investments, LLC
2093 Philadelphia Pike #2422
Claymont, DE 19703

Re: 12 Atlantic Avenue, Nantucket, Massachusetts

Map: 55 / Parcel: 21

CITATION NOTICE

To whom it may concern:

Since you have not taken the minimum steps necessary to prevent deterioration of this building you are being issued this citation.

Please refer to the back of the citation for payment instructions. If you desire to contest this citation you may do so by making a written request for a non-criminal hearing and enclosing a copy of this notice within 21 days of the date of this notice to: Clerk Magistrate, Nantucket District Court, 16 Broad Street, Nantucket, MA 02554.

Please be advised that the Town Code authorizes the Commission to impose a monetary penalty of \$300 for a violation of any Town Code provision within the Commission's jurisdiction and that each day that the violation continues to exist shall be considered a separate violation. Please be further advised that the Act also provides that any person who violates any provisions of the Act shall be guilty of a misdemeanor, and upon conviction thereof, shall be fined in an amount up to \$500, and that each day a violation exists shall constitute a separate offense.

The Act further provides that the Commission may seek injunctive relief against you in Nantucket Superior Court to remedy violations of the Act. No further notice will be provided prior to initiating enforcement litigation.

The Commission hopes that you will expeditiously comply with this notice so that it need not pursue the foregoing enforcement measures against you. I look forward to your prompt response.

Tynes Investments, LLC
2093 Philadelphia Pike #2422
Claymont, DE 19703

Issued by: Cathy Flynn
Printed Name: Cathy Flynn
Dated: 8/5/21

cc: Raymond Pohl, Chair Nantucket Historic District Commission
Holly Backus, Preservation Planner, Town of Nantucket
Andrew Vorce, Director of Planning, Town of Nantucket
George Pucci, Kopelman and Paige, P.C., Town Counsel

VIOLATOR COPY



Town of Nantucket Massachusetts

VIOLATION NOTICE

DEPARTMENT FILE NO.

20-007801

DATE NOTICE WRITTEN

8/5/21

DEPARTMENT:

☐ POLICE ☐ HEALTH ☐ BUILDING
☐ MARINE ☒ H.D.C. ☐

A 275.74

VIOLATOR	NAME (Last, First, Initial)			OWNER (if different) or PARENT (if minor)		
	ADDRESS			ADDRESS		
	CITY/TOWN STATE ZIP			CITY/TOWN STATE ZIP		
	DATE OF BIRTH	RACE/SEX	SOCIAL SECURITY NUMBER	DESCRIPTION OF AREA/PREMISES, BICYCLE OR VEHICLE		
OFFENSE(S)	DATE OF VIOLATION		LOCATION OF VIOLATION		TIME	<div>NOTICE TO VIOLATOR</div> <div>SEE REVERSE SIDE FOR IMPORTANT INFORMATION ON YOUR RIGHTS AND DUTIES REGARDING THIS VIOLATION NOTICE.</div>
	8/5/21		12 ATLANTIC Avenue		8 AM	
	A. Lack of minimum maintenance		VIOLATION CODE		FINE	
	B.				300-	
OFFICER: CHECK ONE ONLY <input type="checkbox"/> WARNING <input checked="" type="checkbox"/> NON-CRIMINAL			IF NON-CRIMINAL TOTAL AMOUNT DUE:		\$ 300-	OFFICER, INSERT FINE AMOUNTS ONLY IF YOU CHECK "NON-CRIMINAL" AT LEFT.
OFFICER CERTIFIES COPY GIVEN TO VIOLATOR			ID NO.	<input type="checkbox"/> BY HAND <input checked="" type="checkbox"/> BY MAIL	VIOLATOR ACKNOWLEDGES RECEIPT OF NOTICE	

7020 0640 0000 3227 8243

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/>	\$
<input type="checkbox"/>	\$
Pot	
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\$ Sin	

17 JUL 9 - 9PM
Postmark Here

Tynes Investments, LLC
2093 Philadelphia Pike #2422
Claymont, DE 19703

City, State, ZIP+4[®]

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

DATE: 07/12/21

BY CERTIFIED MAIL
AND BY FIRST CLASS MAIL

TYNES INVESTMENTS, LLC
2093 PHILADELPHIA PIKE #2422
CLAYMONT, DE 19703

Re: 12 Atlantic Avenue, Nantucket, Massachusetts

Map 55/ Parcel 21

VIOLATION NOTICE

To whom it may concern:

The Nantucket Historic District Commission (the "Commission") has discovered that you or your representatives are in violation of Chapter 124-13 of the Nantucket Town Code (the "Town Code") at the property located at 12 Atlantic Avenue, Nantucket (the "Property") a building designated as contributing structure from the National Park Service. The following activities are in violation of sufficient minimum maintenance to the extent necessary to keep a building from falling into a state of poor repair.

1. Rotted exterior trim exposing and deteriorating interior framing supports.
2. Trim work around windows.
3. Deterioration of windows and doors.
4. Exterior painting to trim and windows.
5. Sidewall and roof deterioration.

The Commission hereby demands that you take the steps necessary to prevent deterioration of the exterior walls and interior vertical supports. Please be advised that the Town Code authorizes the Commission to impose a monetary penalty for a violation of any Town Code provision within the Commission's jurisdiction and that each day that the violation continues to exist shall be considered a separate violation. The Commission hopes that you will expeditiously comply with this notice so that it need not pursue enforcement measures against you. Please contact the undersigned at (508) 325-7587 x 7027 if you have any questions. I look forward to your prompt response.

TYNES INVESTMENTS, LLC
2093 PHILADELPHIA PIKE #2422
CLAYMONT, DE 19703

Issued by: Cathy Fynn

Printed Name: Cathy Fynn

Dated: 7/12/21

cc: Raymond Pohl, Chair of the Nantucket Historic District Commission
Holly Backus, Preservation Planner, Town of Nantucket
George Pucci, Kopelman and Paige, P.C., Town Counsel

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/

FILM ROLL #:

NA 7-15

MAP/PARCEL#:

55-21

Recorded By: A-H

Date: 6/22/88

Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 12 Atlantic 2. BUILDING NAME: _____

3. OWNERSHIP: ☐ a. public ☒ b. private 4. PRESENT OWNER: _____

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

6. USE: Original: YES Present: YES

☐ a. seasonal ☐ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ☒ a. Yes ☐ b. No

Interior accessible, explain: _____

8. MAP -- 3 X 2"



DESCRIPTION:

10. FOUNDATION

- ☐ a. brick ☐ b. rubblestone ☐ c. concrete ☒ d. other: unknown

11. STRUCTURAL SYSTEM

- ☐ a. post-and-beam ☐ c. masonry load-bearing walls
☐ b. balloon wood frame ☐ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:

- ☒ a. shingles - weathered ☐ c. brick ☐ e. board and batten
☐ b. shingles - painted ☐ d. clapboard ☐ f. flush boarding
☐ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:

- ☒ a. shingles - weathered ☐ c. brick ☐ e. board and batten
☐ b. shingles - painted ☐ d. clapboard ☐ f. flush boarding
☐ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:

- ☒ a. shingles - weathered ☐ c. brick ☐ e. board and batten
☐ b. shingles - painted ☐ d. clapboard ☐ f. flush boarding
☐ g. other: _____

15. NUMBER OF STORIES:

- ☒ a. 1 ☐ c. 1 3/4 ☐ e. 2 1/2 ☐ g. other: _____
☐ b. 1 1/2 ☐ d. 2 ☐ f. 3

16. ROOF SHAPE:

- ☒ a. gable ☐ c. hip ☐ e. other: _____
☐ b. gambrel ☐ d. shed

17. ROOFING MATERIAL:

- ☒ a. composition shingle ☐ b. weathered cedar shingle ☐ c. slate

18. ROOF FEATURES:

- ☐ a. roof walk ☐ e. balustrade
☐ b. dormers on street facade ☐ f. skylight
☐ c. dormers on side elevations ☐ g. roof hatch
☐ d. dormers on rear elevation ☐ h. cupola
☐ i. other: _____

19. DORMER ROOF(S):

- ☐ a. gable ☐ b. hip ☐ c. shed ☐ d. other: _____

20. CHIMNEY MATERIAL:

- ☐ a. brick, unpainted ☐ c. brick, parged ☐ e. concrete block
☐ b. brick, painted ☐ d. rubblestone ☐ f. metal

21. CHIMNEY POSITION:

- ☐ a. center ☐ b. off-center ☐ c. end wall ☐ d. other: _____

22. NUMBER OF CHIMNEYS:

- ☐ a. one ☐ b. two ☐ c. three ☒ d. other: none

23. CHIMNEY FEATURES:

- ☐ a. corbelling ☐ b. chimney pots/owls ☐ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:

- ☒ a. center ☐ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several
if appropriate)

- | | |
|---|--|
| <input type="radio"/> a. sidelights | <input type="radio"/> f. fanlight |
| <input type="radio"/> b. transom | <input type="radio"/> g. blind fan |
| <input type="radio"/> c. plank frame | <input type="radio"/> h. Greek Revival |
| <input checked="" type="radio"/> d. flush frame | <input type="radio"/> i. recessed |
| <input type="radio"/> e. Federal | <input type="radio"/> j. other: _____ |

26. NUMBER OF BAYS:

- | | |
|--------------------------------|---|
| <input type="radio"/> a. three | <input type="radio"/> c. five |
| <input type="radio"/> b. four | <input checked="" type="radio"/> d. N/A |
| | <input type="radio"/> e. other: _____ |

27. WINDOW FRAME TYPE:

- | | |
|---|---------------------------------------|
| <input checked="" type="radio"/> a. flush | <input type="radio"/> c. bull-nose |
| <input type="radio"/> b. plank frame | <input type="radio"/> d. other: _____ |

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- | | |
|---|---------------------------------------|
| <input type="radio"/> a. 12/12 | <input type="radio"/> d. 2/2 |
| <input type="radio"/> b. 9/9 | <input type="radio"/> e. casement |
| <input checked="" type="radio"/> c. 6/6 | <input type="radio"/> f. other: _____ |

29. PORCH:

- ☐ a. front ☐ b. side ☐ c. wrap

30. DETAILS:

(check several
if appropriate)

- | | |
|---|-------------------------------------|
| <input checked="" type="radio"/> a. corner boards (plain) | <input type="radio"/> e. blinds |
| <input type="radio"/> b. corner boards (beaded) | <input type="radio"/> f. watertable |
| <input type="radio"/> c. corner board (single) | <input type="radio"/> g. pilasters |
| <input type="radio"/> d. entry stairs w. balustrade | <input type="radio"/> h. trellis |
| <input type="radio"/> i. other: _____ | |

31. CONDITION:

- | | |
|------------------------------------|--|
| <input type="radio"/> a. excellent | <input checked="" type="radio"/> c. fair |
| <input type="radio"/> b. good | <input type="radio"/> d. deteriorated |

32. INTEGRITY:

- ☐ a. original site ☐ b. moved if so, when?: _____

Major alterations or additions: near lean-to
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ☐ a. individually significant ☒ b. contributing ☐ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- | | | |
|--|--------------------------------------|---|
| <input checked="" type="radio"/> a. box | <input type="radio"/> c. gable front | <input checked="" type="radio"/> e. side-gabled |
| <input checked="" type="radio"/> b. additive | <input type="radio"/> d. gable ell | <input type="radio"/> f. other: _____ |

36. STYLE OF ARCHITECTURE:

- | | |
|---|---|
| <input type="radio"/> a. pre-1750, 2 1/2-story Lean-to | <input type="radio"/> h. Italianate |
| <input type="radio"/> b. post-1750, 1 3/4-story Lean-to | <input type="radio"/> i. Second Empire |
| <input type="radio"/> c. Typical Nantucket 4-bay | <input type="radio"/> j. Queen Anne |
| <input type="radio"/> d. 1 3/4 story, 3-bay | <input type="radio"/> k. Colonial Revival |
| <input type="radio"/> e. Federal | <input type="radio"/> l. Shingle style |
| <input type="radio"/> f. Greek Revival | <input type="radio"/> m. Bungalow |
| <input type="radio"/> g. Gothic Revival | <input type="radio"/> n. Four Square |
| <input type="radio"/> o. other: _____ | |

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- | |
|--|
| <input type="radio"/> a. Registry of Deeds: _____ |
| <input type="radio"/> b. Assessor's Records: _____ |
| <input type="radio"/> c. Lancaster, <u>The Architecture of Historic Nantucket</u> , page: _____ |
| <input type="radio"/> d. H. C. Forman, <u>Early Nantucket & Its Whaling Houses</u> , page: _____ |
| <input type="radio"/> e. Sanborn Maps, date: _____ |
| <input type="radio"/> f. NHA photos: _____ |
| <input type="radio"/> g. HABS research: _____ |
| <input type="radio"/> h. NHA plaque records: _____ |
| <input type="radio"/> i. other: _____ |

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ☒ a. 1/2 acre or less ☐ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: 35 feet

41. SETBACK FROM STREET: ☒ a. at sidewalk ☐ c. 20 feet or less
☐ b. 10 feet or less ☐ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ☐ a. gabled ☒ b. ridge parallel ☐ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

<input checked="" type="radio"/> a. densely built-up	<input checked="" type="radio"/> d. residential
<input type="radio"/> b. scattered buildings	<input type="radio"/> e. commercial
<input type="radio"/> c. open land	<input type="radio"/> f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): NA X-16

- | | | | |
|--|-------------------------------------|----------------------------------|----------------------------------|
| <input type="radio"/> a. barn | <input type="radio"/> b. privy | <input type="radio"/> c. shop | <input type="radio"/> d. arbor |
| <input type="radio"/> e. carriage house | <input type="radio"/> f. shed | <input type="radio"/> g. gardens | <input type="radio"/> h. deck |
| <input checked="" type="radio"/> i. garage | <input type="radio"/> j. greenhouse | <input type="radio"/> k. fence | <input type="radio"/> l. parking |
| <input type="radio"/> m. scallop shanty <input type="radio"/> n. landscape features: _____ <input type="radio"/> o. other: _____ | | | |

45. OTHER NOTABLE FEATURES: _____

(Building or site including interior features if known) _____

Film Roll X

Photo Code 15

Map 55 Parcel 21

Town

Address 12 Atlantic

Historic Name/Source Historic Owners/date & source

Use: Present

Original Year Round

DESCRIPTION

Date

Source

Style Type side gabled w/ front extension,
rear lean-to

Architect/Builder

Fabric - Exterior Wall wood shingle Foundation

Trim wood

Roof asphalt shingle

Chimney

Outbuildings garage

Major Alterations (with dates) Additions

No. bays

Condition good/fair No. stories 1

Fenestration

Moved Plan Configuration

Significant Interior (describe)

Recorded by

Organization Contributing

6/22

Other Observations (over)











USPS TRACKING #



9590 9402 5848 0038 1459 38

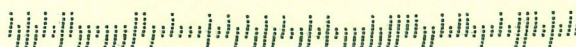
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Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

12 Atlantic Ave - 140C
min. mail



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
X A.H. ☒ Agent ☐ Addressee
- B. Received by (Printed Name)
CV-19
- C. Date of Delivery
7/19
- D. Is delivery address different from item 1? ☒ Yes
If YES, enter delivery address below: ☐ No

301



Tynes Investments, LLC
2093 Philadelphia Pike #2422
Claymont, DE 19703

7828 222E 0000 0490 0202

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PS Form 3811, July 2015 PSN 7530-02-000-9053

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Postmark
Here



Tynes Investments, LLC
2093 Philadelphia Pike #2422
Claymont, DE 19703

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions