

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°: 44 PARCEL N°: 25.4  
 Street & Number of Proposed Work: 86 Polpis Road  
 Owner of record: Snuggedin Trust; Richard Muesenberg Trustee  
 Mailing Address: 86 Polpis Road  
Nantucket, MA 02554  
 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 \_\_\_\_\_

Size of Structure or Addition: Length: 16'-6" Sq. Footage 1st floor: 198 Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: 12'-0" Sq. footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
 Sq. footage 3rd floor: \_\_\_\_\_

Difference between existing grade and proposed finish grade: North 0-3' South 0-3' East 3' West 0-3'  
 Height of ridge above final finish grade: North 14'-10" South 14'-10" 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 8"  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers

Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_

Roof Pitch: Main Mass 11 /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 \_\_\_\_\_ Rake 1x8 Soffit (Overhang) \_\_\_\_\_ Corner boards 5/4x6 Frieze \_\_\_\_\_  
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round \_\_\_\_\_ Square \_\_\_\_\_

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

Doors\* (type and material):  TDL  SDL Front Vert Board - Double Door Rear \_\_\_\_\_ Side Vert Board - Double Door

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 Platinum Grey Sash Onyx Doors Onyx  
 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 8/27/21 Signature of owner of record [Signature] Signed under penalties of perjury



# 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 Snuggedin Trust  
STREET ADDRESS 80 Polpis Road  
MAP/PARCEL 44/25.4

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

August 27, 2021

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

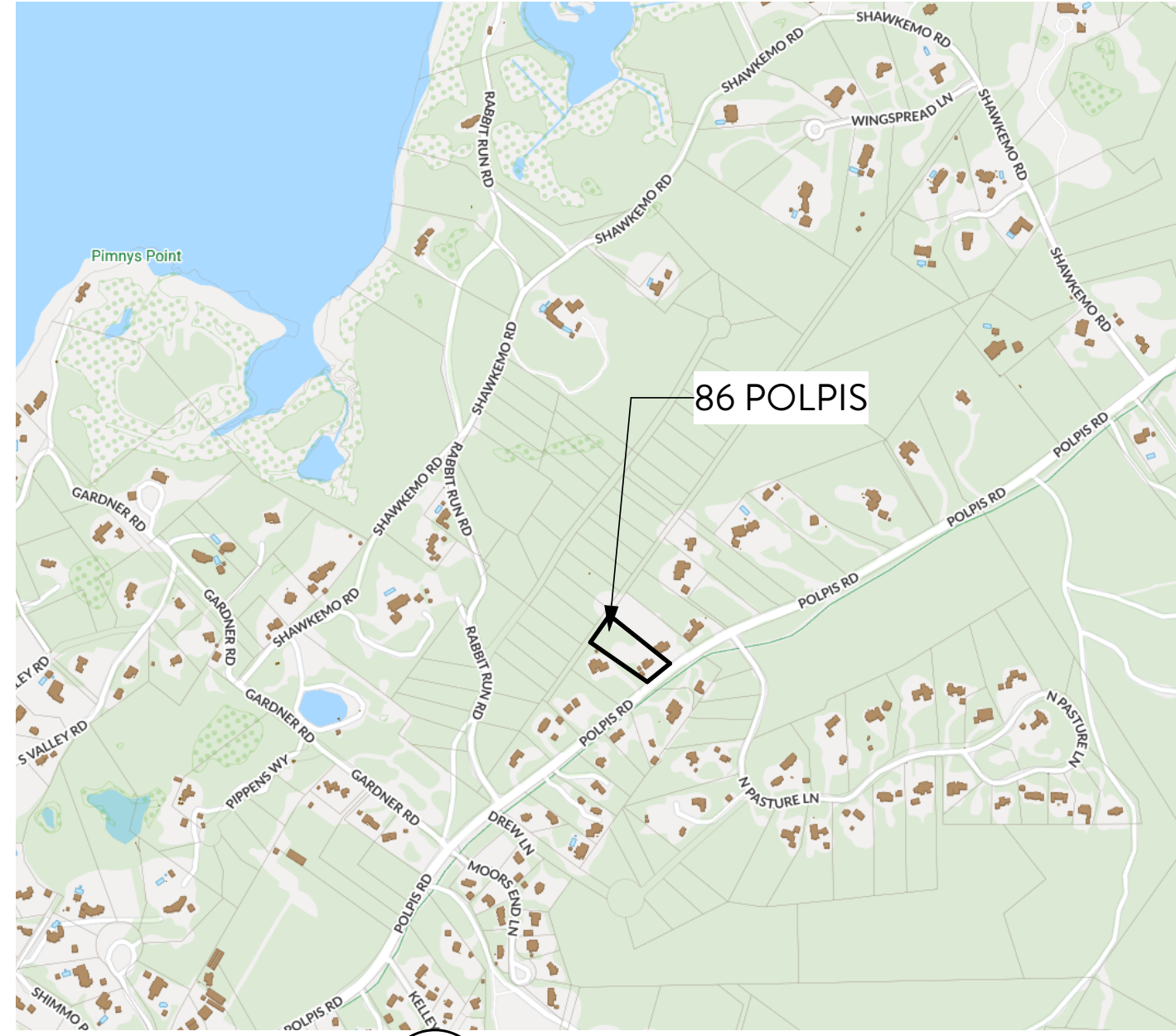
**SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...**

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

[Handwritten Signature]  
Signature

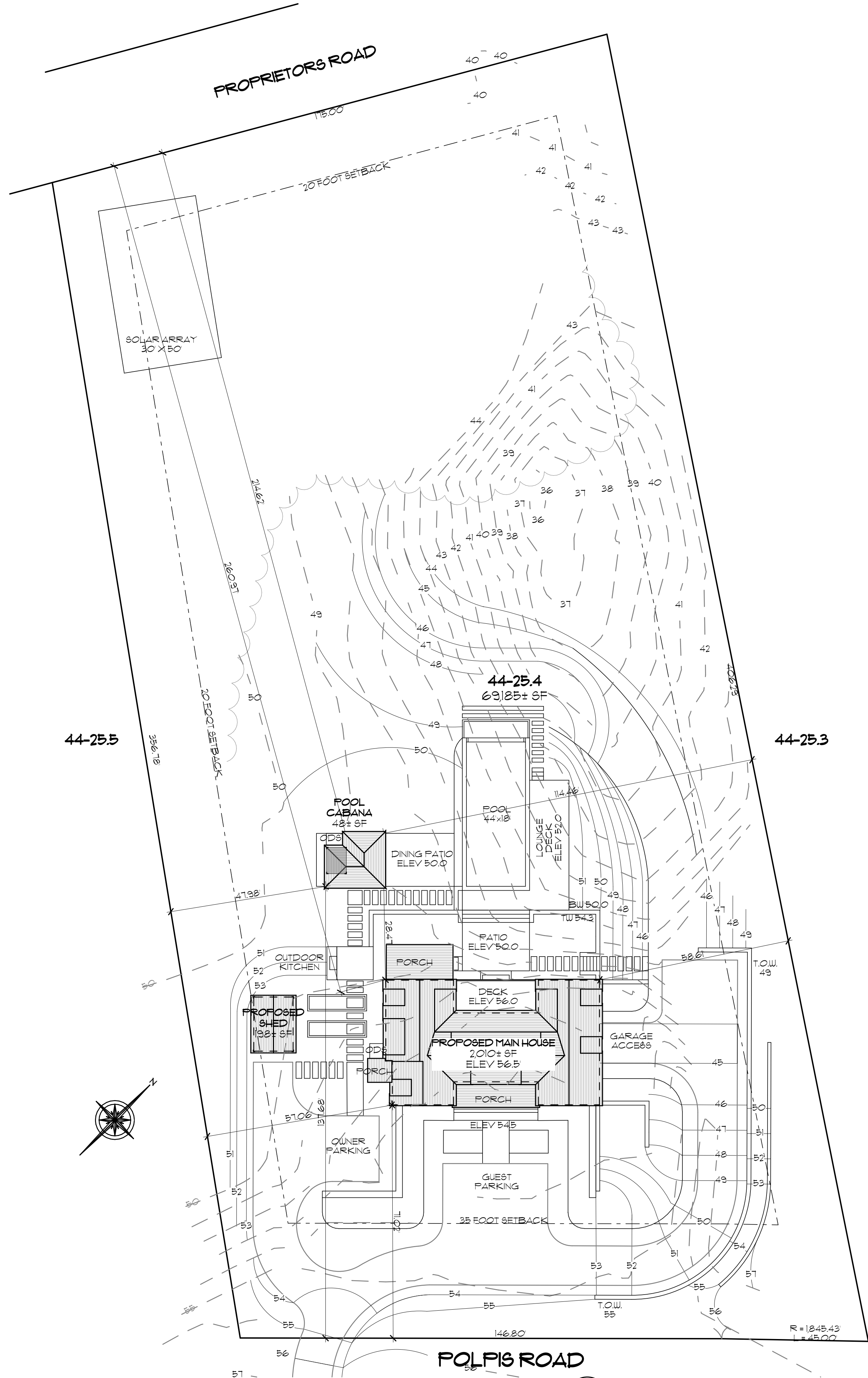
8/27/21  
Date





2

Locus Map



1

PROPOSED SITE PLAN

Scale: 1" = 20'

Site Plan

Residence at  
86 Polpis Road  
Nantucket, MA 02554

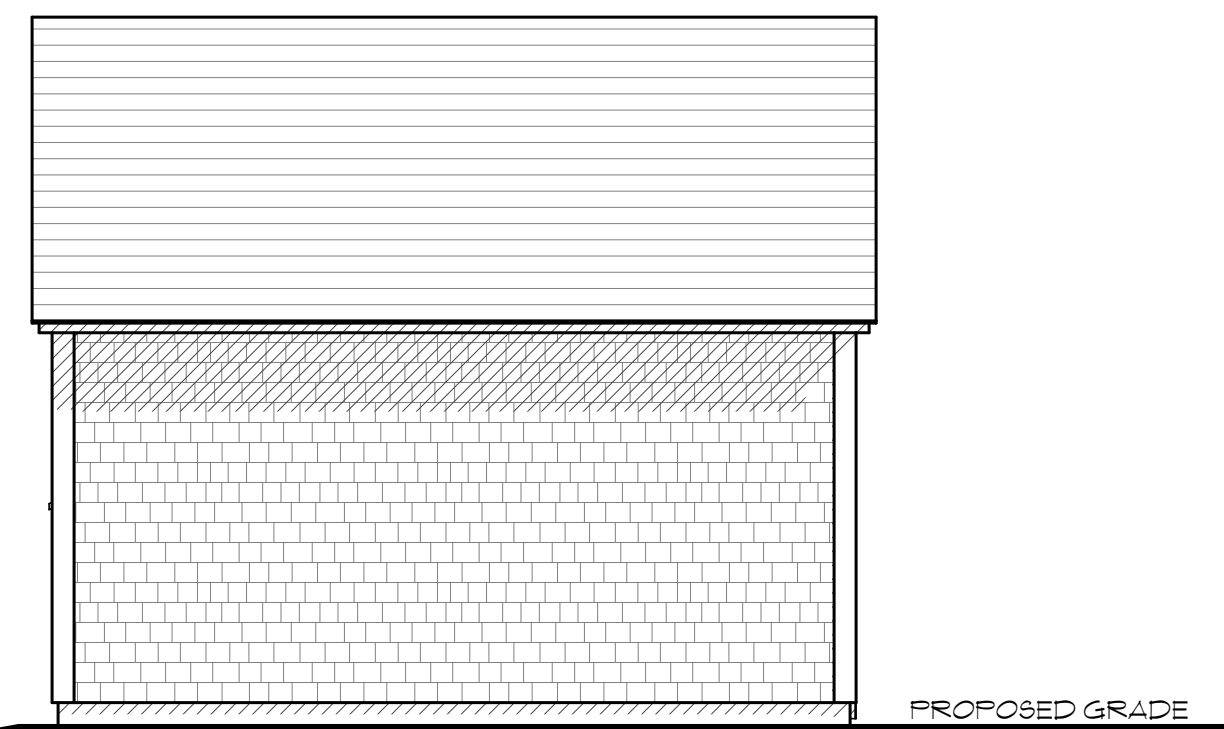
MAP NO: 44 ZONING INFO: LUG3 REVISION: August 26, 2021  
PARCEL NO: 25.4 PROJECT NO: 59

ID #

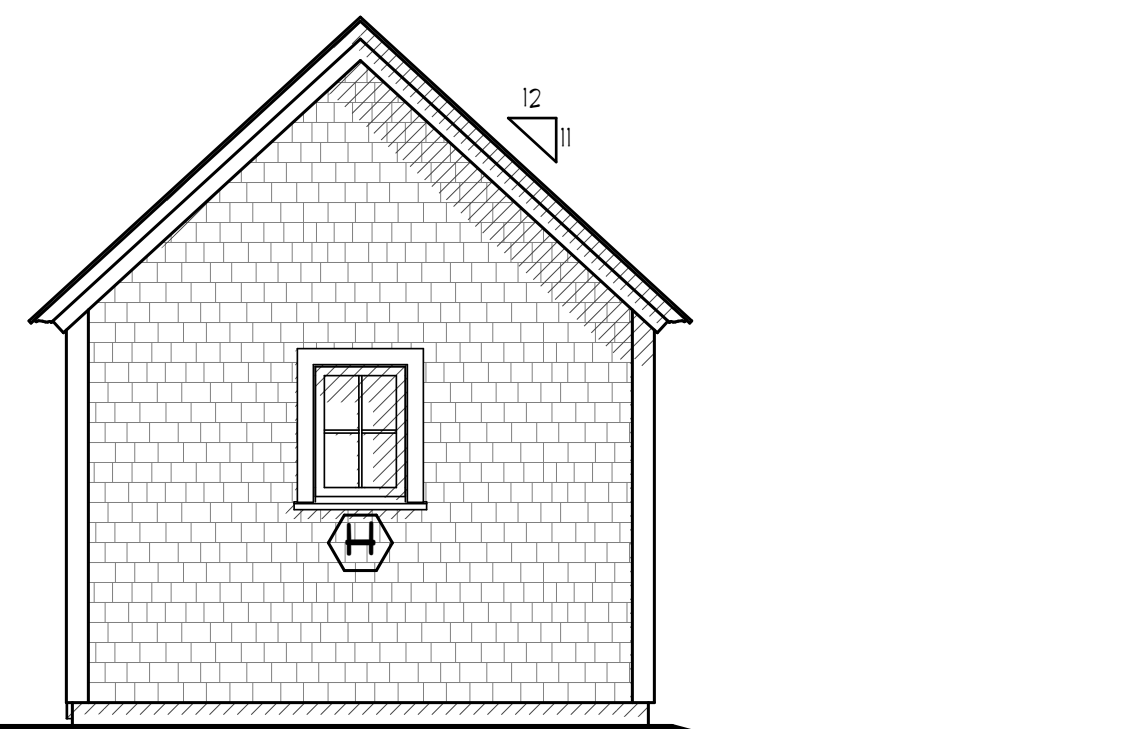
L-1.1

DATE	REVISIONS

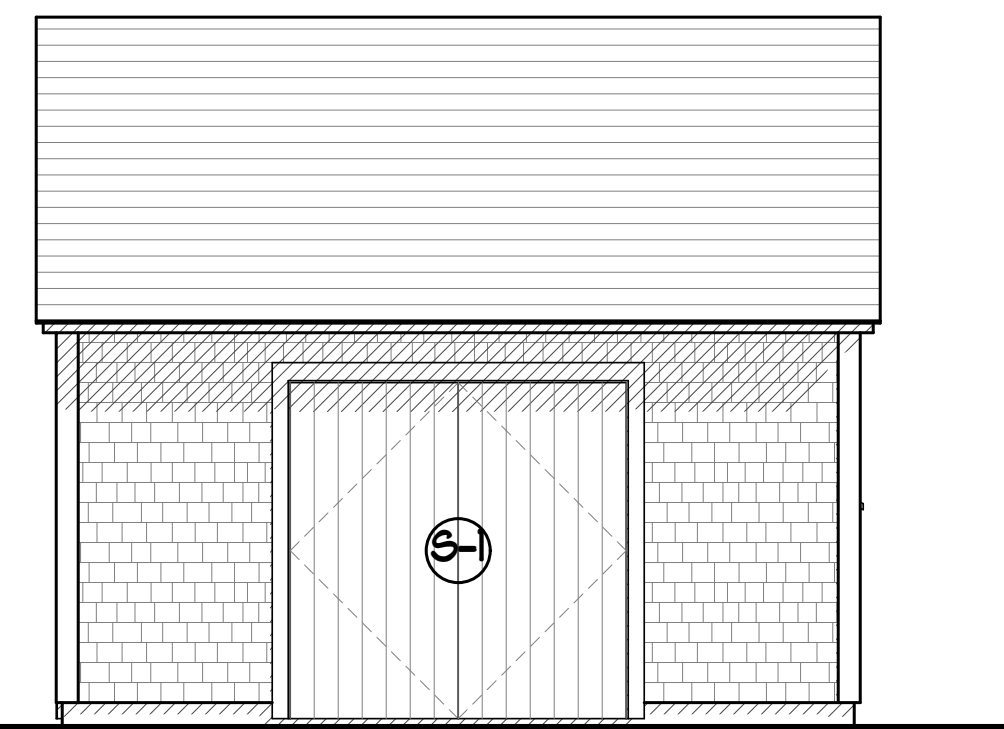
BOTTICELLI & POHL



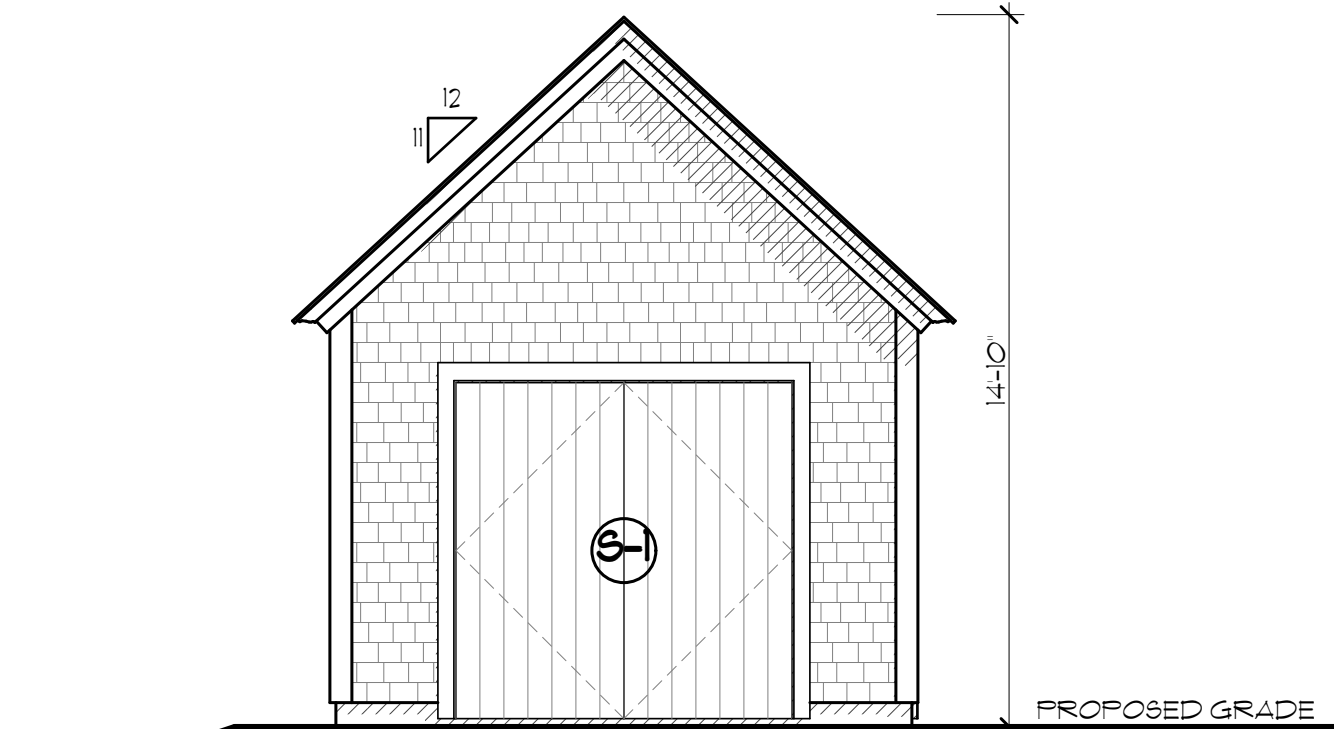
5 SHED WEST ELEVATION  
Scale: 1/4" = 1'-0"



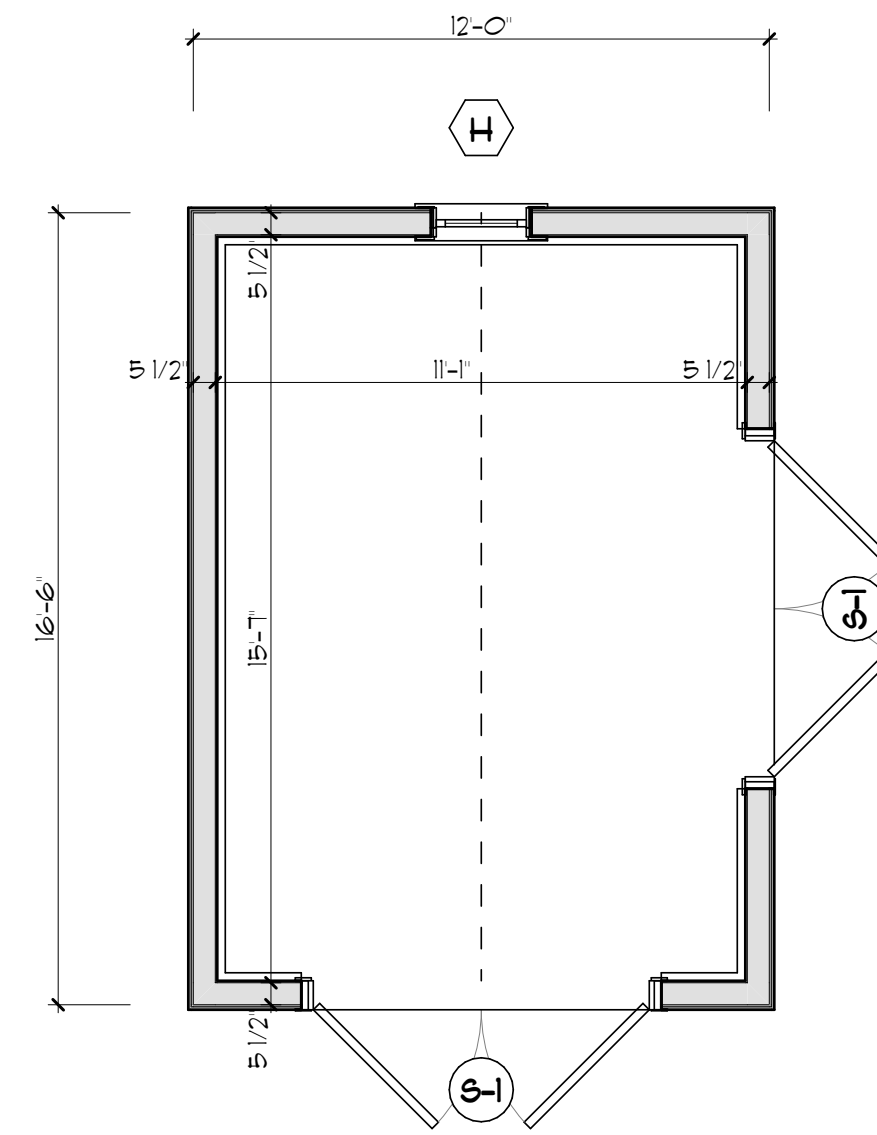
4 SHED NORTH ELEVATION  
Scale: 1/4" = 1'-0"



3 SHED EAST ELEVATION  
Scale: 1/4" = 1'-0"



2 SHED SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



1 SHED FLOOR PLAN  
Scale: 1/4" = 1'-0"

Shed							H.D.C. Submission: 2021-	
86 Polpis Road							Rev. 2021-8-25	
Nantucket, MA								
Window & Exterior Door Schedule								
Window Schedule								
No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
H	1	Fixed	KSD	WJLWIN 2032	2'-0" x 3'-0 1/16"	2'-1" x 3'-0 9/16"	4	
Door Schedule								
No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening (VERIFY)	Lights	Comments
B-1	2	Double Outsling Door	Custom		7'-0" x 7'-0"		0	vertical board
<b>Notes:</b>								
1. All windows will be KSD windows as per above schedule, double glazed, SGL with muntin configuration as shown on drawings. Min. dp 30 rating required with Low E 272 Argon glass, minimum U-Value 0.28. All glazing to come with compliance sticker as required by local building codes.								
2. All doors will be custom doors as per above schedule, double glazed, SGL with muntin configuration as shown on drawings. Min. dp 30 rating required with Low E Argon glass. All glazing to come with compliance sticker as required by local building codes.								
3. Contractor shall provide tempered glass in all locations required by code in all window locations adjacent to showers/tubs and stairs.								
4. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.								

DATE	REVISIONS

Shed

Residence at  
86 Polpis Road  
Nantucket, MA 02554  
MAP NO: 44 ZONING INFO: LUG3  
PARCEL NO: 25.4 PROJECT NO: 59 REVISED: August 26, 2021  
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.  
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