



REQUIRED WITH ALL APPLICATIONS:

- 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.

REQUIRED WHERE APPLICABLE:

- 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 Y.-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 drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
- 3. As-Built Plans (1copy): 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 1000square 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.

(initial to indicate read and understand)



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez

HDC Compliance

Coordinator/Land Use

Specialist

emartinez@nantucket-ma.gov

Billy Saad

LandUse Specialist

wsaad@nantucket-ma.gov

HDC Liaison

Holly Backus

Preservation Planner

hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Luke Thornewill

AS AGENT FOR Nigel Goss

STREET ADDRESS 8R Blueberry Lane

MAP/PARCEL 80/302.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/30/23

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, 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.

Luke Thornewill 8/30/23
Signature Date

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°: 80 PARCEL N°. 302.1
Street & Number of Proposed Work: 8R Blueberry Lane
Owner of record: Nigel Goss
Mailing Address: 8R Blueberry Lane
Nantucket Ma
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornhill Design LLC
Mailing Address: 48 Dukes Rd
Nantucket, Ma
Contact Phone #: _____ 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. HDC 2022-11-7379
 Pool (Zoning District _____) Roof Other _____
Size of Structure or Addition: Length: 32 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ 1st floor 2nd floor
Width: 16 Sq. Footage 2nd floor: _____ Size: _____ 1st floor 2nd floor
Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0
Height of ridge above final finish grade: North 2'-3 South 2'-3 East 2'-3 West 2'-3

Additional Remarks: **REVISIONS***
1. East Elevation } Window & Door color and sizing changes
2. South Elevation } Building length & width
3. West Elevation } RUCHE HEIGHT
4. North Elevation } BASEMENT ACCESS
Historic Name: _____ (describe) _____
Original Date: _____
Original Builder: _____

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 12/12 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 1x6 Soffit (Overhang) _____ Corner boards 1x6 Frieze 1x6
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 4"

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

Doors* (type and material): TDL SDL Front 6 panel/wood Rear 1 Light/wood Side Sliding (basement)
Garage Door(s): Type _____ Material _____

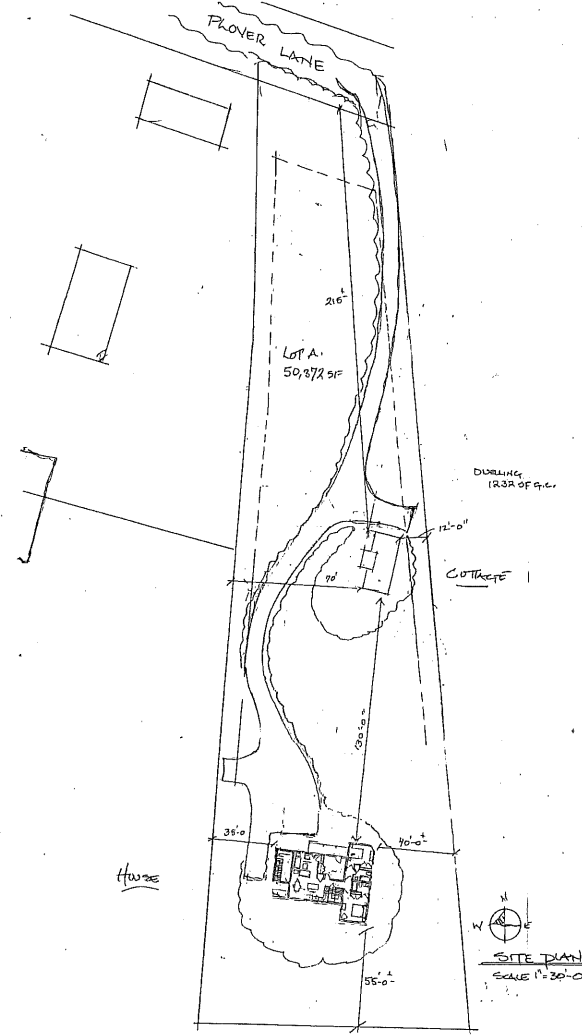
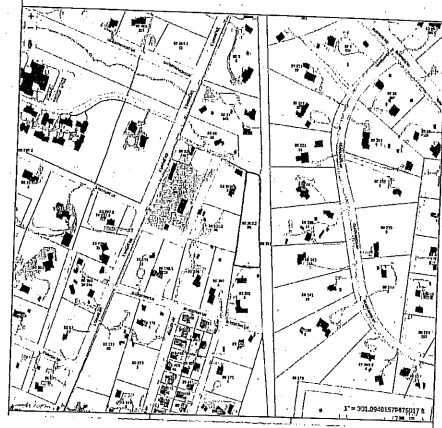
Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required. **COLORS**
Sidewall Nat Clapboard (if applicable) _____ Roof Grey (Driftwood)
Trim Nat Sash White Doors White
Deck Nat Foundation Nat 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 8/29/ Signature of owner of record Luke Monnell for Nigel Goss Signed under penalties of perjury



APPR. NO. 10
HDC 2022-11-7379
10/11/22
WITH 10/11/22

Zoning -
L1A1G-1
FRONT SETBACK 35'-0"
SIDE SETBACK 10'-0"
GROUND COVER 17% - ALLOWABLE 35%
GROUND COVER PROPOSED 12%

HOUSE: 1232 SF
COTTAGE: 398 SF
TOTAL: 1630 SF

RECEIVED
NOV 04 2022

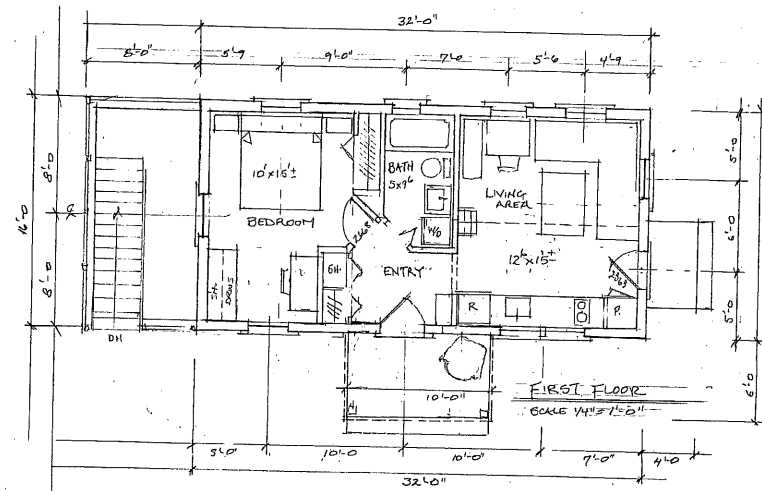
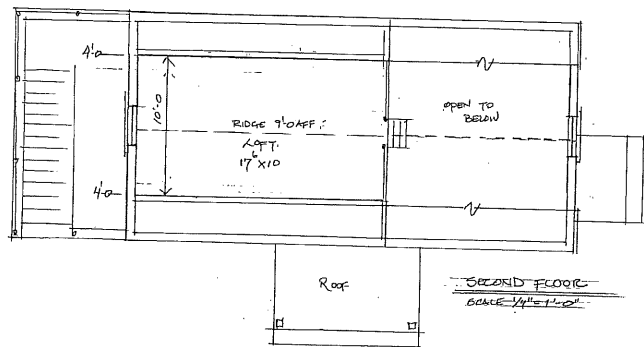
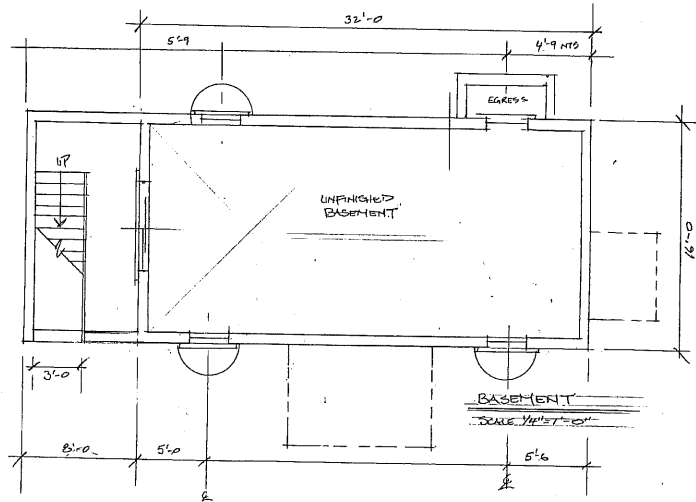
REVISION/REVISION DATE
REV 10/11/22

THOMASWILL DESIGN LLC
48 DUBOIS ROAD
NANTUCKET, MA 02554
TEL: 508 228 7161 FAX: 508 228 3165

USE OF DRAWING
This drawing is the property of Thomaswill Design LLC. It is to be used only for the project and site identified herein. It is not to be used for any other project or site without the written consent of Thomaswill Design LLC. © Thomaswill Design LLC 2022

THOMASWILL DESIGN LLC
48 DUBOIS ROAD
NANTUCKET, MA 02554
TEL: 508 228 7161 FAX: 508 228 3165

Project No: _____
Drawing No: _____
Date: _____
Sheet No: _____
Scale: _____



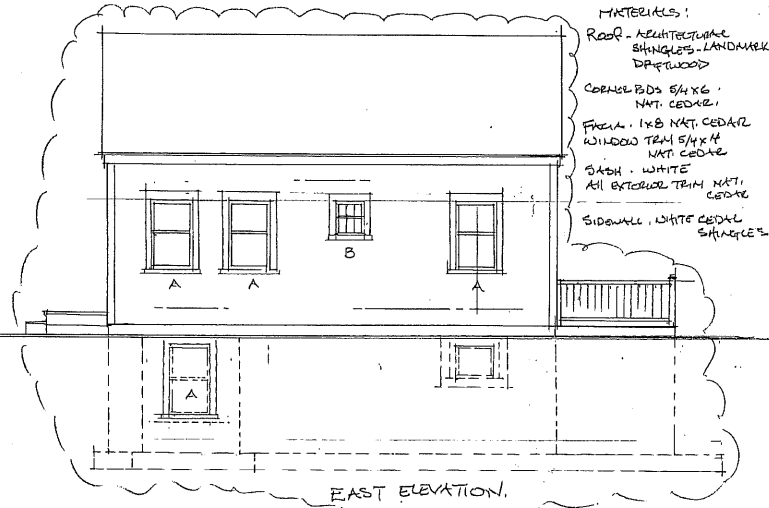
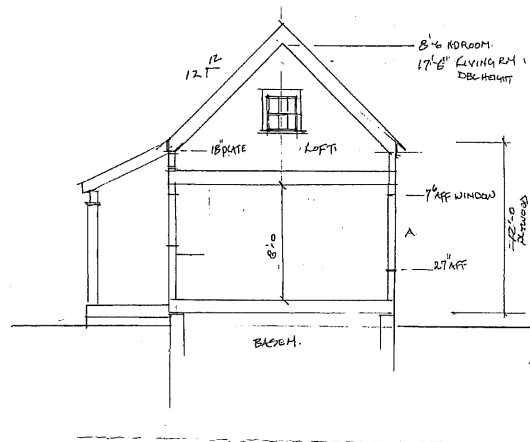
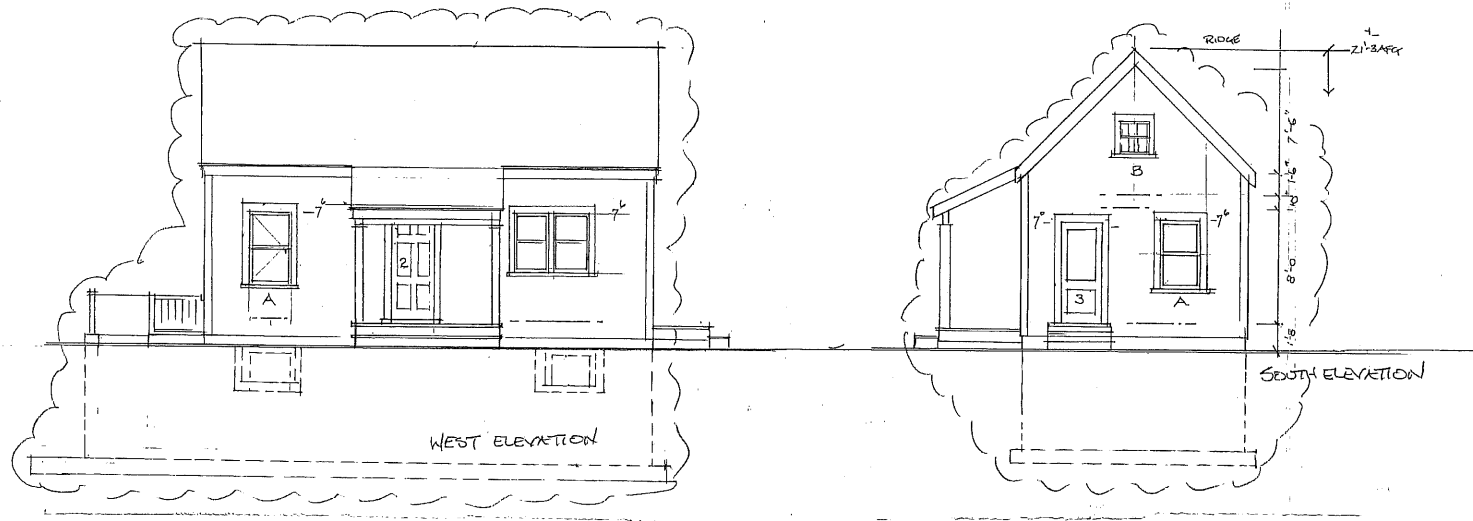
3-6
1-4
6

Door & Window Schedule
ANDERSON WINDOWS

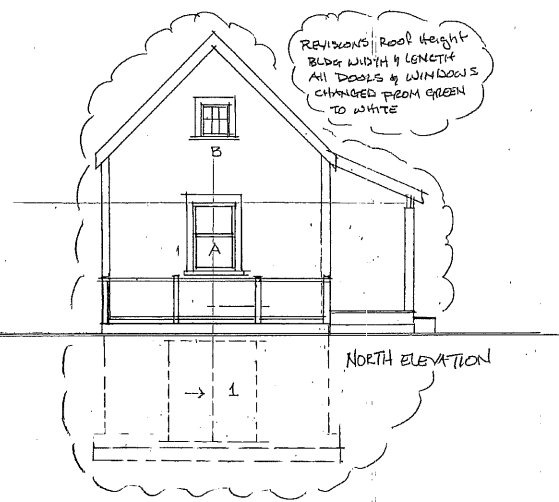
- # 1) 'A' 1/1 DBH WINDOW 21 1/2" x 63 1/2" - USED
- 2) 'B' 3/3 DBH WINDOW 24" x 28 1/4" - USED
- 3) 'C' (NEW) T122442 2'-6 1/2" x 4'-7 1/8"
- 3) 'D' (NEW) BASEMENT CELLAR SASH

DOORS:

- 1) 1. BASEMENT SLIDER 7 1/2" x 90 1/2" - ANDERSON
- 2) 2. MORRAN WOOD (R) 6 panel 3070
- 3) 3. MORRAN WOOD (R) 1 light 2870



MATERIALS:
ROOF - ARCHITECTURAL SHINGLES - LANDMARK DPELWOOD
CORNER PDS 5/4 X 6 NAT. CEDAR
FRONT - 1 X 6 NAT. CEDAR
WINDOW TRIM 5/4 X 6 NAT. CEDAR
SASH - WHITE
ALL EXTERIOR TRIM NAT. CEDAR
SIDING - WHITE CEDAR SHINGLES



CERTIFICATE NO: _____

DATE ISSUED: 12/13/22

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.

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PROPERTY DESCRIPTION

AX MAP N°: 80 PARCEL N°: 302.1
Street & Number of Proposed Work: 8R Blueberry Lane
Owner of record: NIGEL CPSS
Mailing Address: 8R Blueberry Lane
Nantucket, Ma
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornhill Design LLC
Mailing Address: 48 Duke Rd N
Nantucket Ma
Contact Phone #: _____ E-mail: office@thornhilldesign.com

FOR OFFICE USE ONLY	
Date application received: <u>11/16/22</u>	Fee Paid: \$ _____
Must be acted on by: <u>[Signature]</u>	
Extended to: _____	
Approved: <u>[Signature]</u>	Disapproved: _____
Chairman: _____	(acting) _____
Member: _____	
Member: <u>[Signature]</u>	
Member: _____	
Member: _____	
Notes - Comments - Restrictions - Conditions	
<u>Motion to Approve.</u>	

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: 28 Sq. Footage 1st floor: 392 SF Decks/Patio: Size: 6x8 1st floor 2nd floor
Width: 14 Sq. footage 2nd floor: 0 Size: _____ 1st floor 2nd floor
Sq. footage 3rd floor: 0

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0
Height of ridge above final finish grade: North 18' South 18' East 18' West 18'

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 0" Block Block Parged Brick (type) _____ Poured Concrete Piers
Masonry Chimney: Block Parged Brick (type) _____ Other _____
Roof Pitch: Main Mass 12/12 Secondary Mass 12/12 Dormer 12/12 Other Porch 4/12
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 _____ Soffit (Overhang) 0 Corner boards _____ Frieze _____
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 4"

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

Doors* (type and material): TDL SDL Front 6 Pine/wood Rear 4 Light/glass wood Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

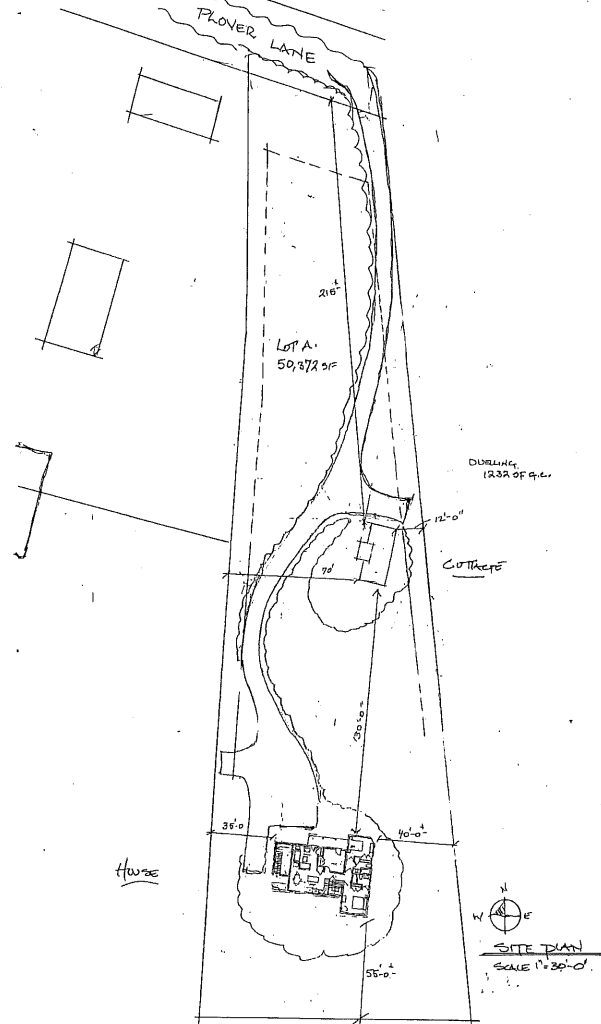
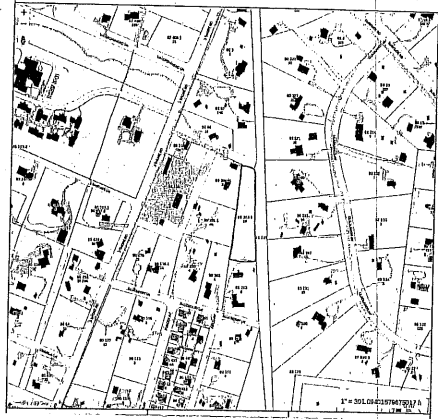
COLORS

Sidewall Nat Clapboard (if applicable) _____ Roof Driftwood
Trim Nat Sash Forest green or terracotta Doors Forest green
Deck Nat Foundation _____ Fence _____ Shutters _____

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

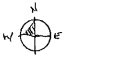
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 10/17/22 Signature of owner of record Luke Thompson Signed under penalties of perjury



APPR VHI
HOC 2022-11-7379

Notes -
LULC - I
FRONT SETBACK 35'-0\"/>
SIDE SETBACK 10'-0\"
REAR SETBACK 35'-0\"
GROUND COVER 17% ALLOWABLE 35%
GROUND COVER 17%
House = 12,323 SF
Cottage = 3,924 SF
Total = 16,247 SF



ISSUE/REVISION DATE
REV 10/13/22

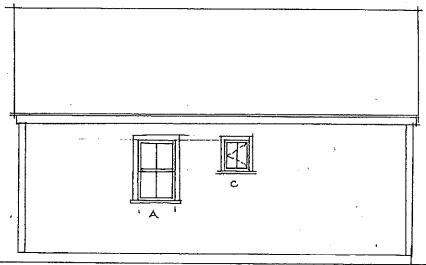
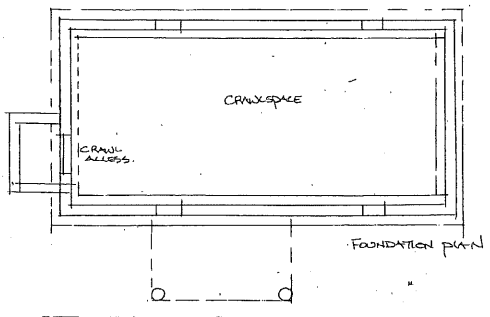
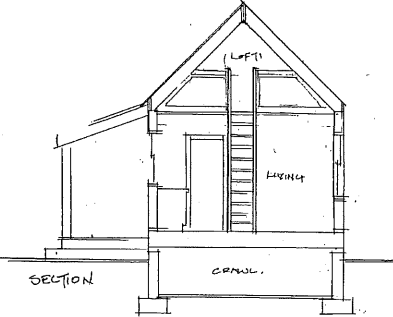
GROSS RESIDENCE
EST. BUSINESS ISSUE

USE OF DRAWING
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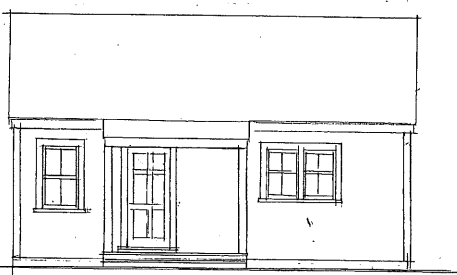
THARROWILL DESIGN LLC
48 Dunes Road
Nantucket, Ma. 02554
Tel. 508 228 5141 Fax 508 228 3165

Approved: _____
Date: _____
Checked: _____
Date: _____
Sheet No: _____

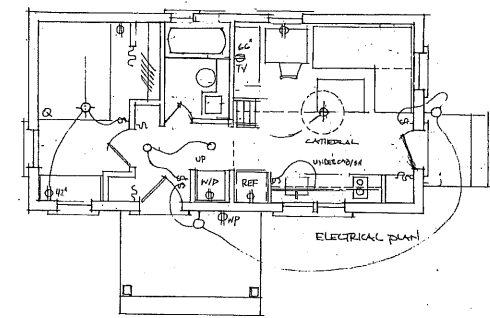
INTERIOR SPECS
 INTERIOR DOOR & WINDOW TRIM 1 1/4" PTD POPLAR
 BASEBOARD 1 1/4" PTD POPLAR
 FLOORS - BAMBOO STRIP SHOWN FLOORING
 ZONELESS FLOOR OVER ALL ENTRY & BATHROOM BAMBOO
 WINDS - 2 1/2" SHOWER, PTD - WHITE
 CROWN - 2 1/2" BAMBOO OR POPLAR SLM TEG PINE - NATURAL
 CASES - APPROXIMATE
 STANDARD MODEL NUMBER FINISHES
 MINIMUM 20% OFF



EAST ELEVATION

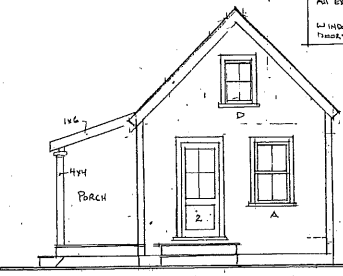


WEST ELEVATION

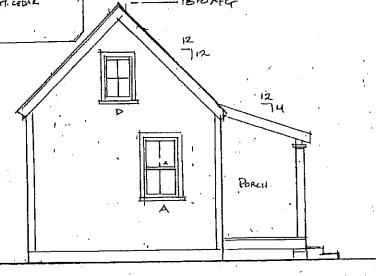


ELECTRICAL PLAN

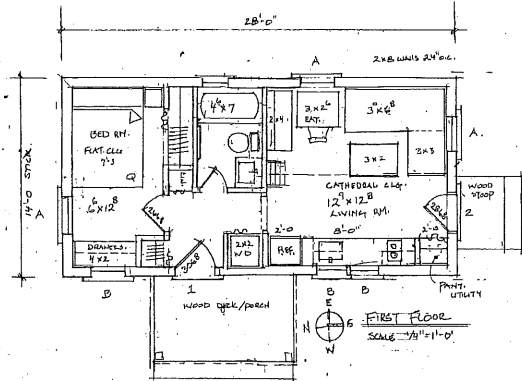
EXTERIOR SPECS
 ROOF - DRYWOOD SHINGLES AREA 81
 CORNER EDS 5/8"X4
 PAGES 1 1/2
 TRIM 1 1/2" ANGLE BRDP
 WINDOW TRIM 3/4"X2 1/2
 DOOR TRIM 3/4"X2 1/2
 ALL EXTERIOR TRIM 1 1/2" OFFSET



SOUTH ELEVATION



NORTH ELEVATION



FIRST FLOOR

RECEIVED
 NOV 04 2022

ISSUES/REVISION DATE
REV 10/19/22

GROSS RESIDENCE
 2015 BUREAU OF PERMITS

USE OF DRAWING
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Therman Design LLC
 1150 W. Main Street
 Natick, MA 01954
 Tel: 508 228 9168 Fax: 508 228 3145

Project No: _____
 Date: _____
 Sheet No: _____