

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°: 00-17 PARCEL N°: 56+57  
Street & Number of Proposed Work: 21/23 TENNESSEE  
Owner of record: NANTUCKET LAND BANK  
Mailing Address: 22 PLEASANT STREET  
NANTUCKET, MA 02554  
Contact Phone: (508) 228-2219 E-mail: JILL@NANTUCKETLANDBANK.COM

#### AGENT INFORMATION (if applicable)

Name: VAL OWEN  
Mailing Address: PO BOX 3057  
NANTUCKET, MA 02584  
Contact Phone #: (508) 228-4319 E-mail: VAL@VALOWEN.COM

#### 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: 64' Sq. Footage 1st floor: (1200') Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
Width: 2' Sq. Footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
Sq. Footage 3rd floor: \_\_\_\_\_

Difference between existing grade and proposed finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_  
Height of ridge above final finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

#### Additional Remarks

- REVISIONS\***
1. East Elevation
  2. South Elevation
  3. West Elevation
  4. North Elevation

Historic Name: \_\_\_\_\_

Original Date: 1956

Original Builder: STANLEY MOONEY

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 \_\_\_\_\_  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
Masonry Chimney:  Block Parged  Brick (type) COMMON  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

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

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

C. Dimensions: Fascia 3" Rake 1x8 Soffit (Overhang) \_\_\_\_\_ Corner boards 1x6 Frieze \_\_\_\_\_  
Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round \_\_\_\_\_ Square \_\_\_\_\_

Windows\*:  Double Hung  Casement  All Wood  Other \_\_\_\_\_

True Divided Lights (muntins), single pane  SDL's (Simulated Divided Lights) Manufacturer (WITH STAINS)

Doors\* (type and material):  TDL  SDL Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_

Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_ Walls \_\_\_\_\_

Hardscape materials: Driveways \_\_\_\_\_ Walkways \_\_\_\_\_

\* Note: Complete door and window schedules are required.

#### COLORS

Sidewall NATURAL Clapboard (if applicable) \_\_\_\_\_ Roof ASPHALT 3 TAB  
Trim WHITE Sash WHITE + CROWN Doors COMMON  
Deck NATURAL Foundation COMMON Fence \_\_\_\_\_ Shutters \_\_\_\_\_

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

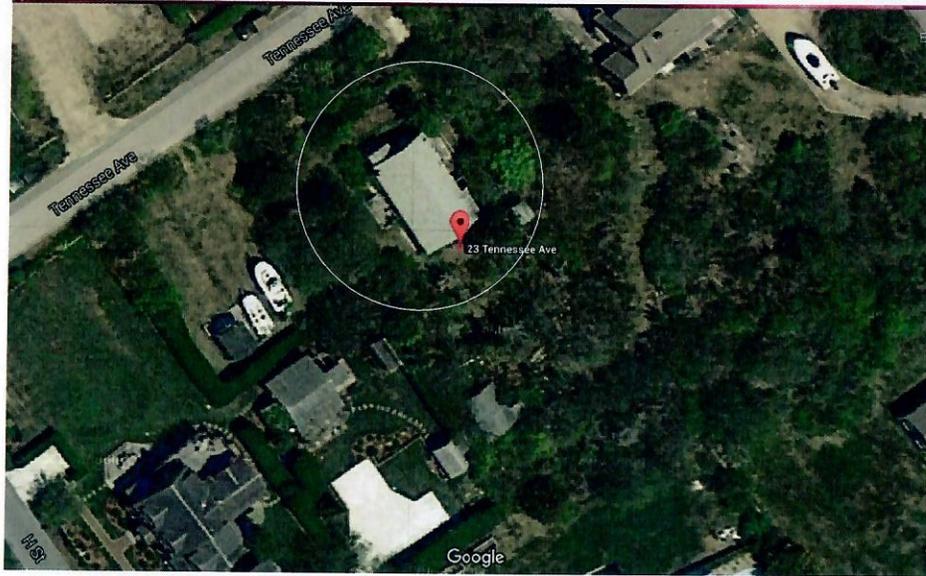
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 2/23/16 Signature of owner of record Val Owen Signed under penalties of perjury

AGENT FOR NANTUCKET LAND BANK



MAP 60.1 PARCEL 56 AND 57



**MAIN STRUCTURE-DWELLING**

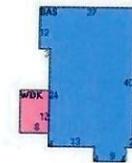
**Building 1 : Section 1**

Year Built: 1956  
 Living Area: 1032  
 Replacement Cost: \$121,289  
 Building Percent: 80  
 Good:  
 Replacement Cost:  
 Less Depreciation: \$97,000

Building Photo



Building Layout



Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area
BAS	Final Floor	1032	1032
WDK	Deck, Wood	96	0
		1128	1032

Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade	Average
Stories	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Wip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type	Forced Air-Duc
AC Type	None
Total Bedrooms	3 Bedrooms
Total Baths	1
Total Half Baths	0
Total Yth Fkns	
Total Rooms	
Bath Style	Average
Kitchen Style	Moder

**Extra Features**

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
FLUZ	BRICK	1 UNITS	\$800		1

**LETTER FROM FORMER OWNER OF PROPERTY'S SON**

From: Tim and Kate Soverino [mailto:acksov@hotmail.com]  
 Sent: Thursday, February 18, 2016 12:22 PM  
 To: jbell@nantucketlandbank.org  
 Subject: RE: 23 Tennessee Ave -- building history

February 18, 2016

Nantucket Land Bank  
 22 Broad Street  
 Nantucket, Ma 02554  
 Attn: Jesse Bell Assistant Director

Dear Jesse,

The property at 23 Tennessee Ave was purchased by my father and mother in 1976 from the widow of one of my father's closest childhood friends. Since being a young boy, my dad was involved in the everyday life of his pal, Stewart Mooney, including watching the construction and enjoyment of this property in approximately 1956 until the early death of his friend in the sixties.

I hope this clarifies the record of this structure and helps the Land Bank move forward with it's plan for the property.

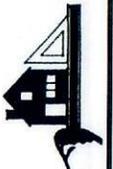
Sincerely,  
 Tim Soverino (son)

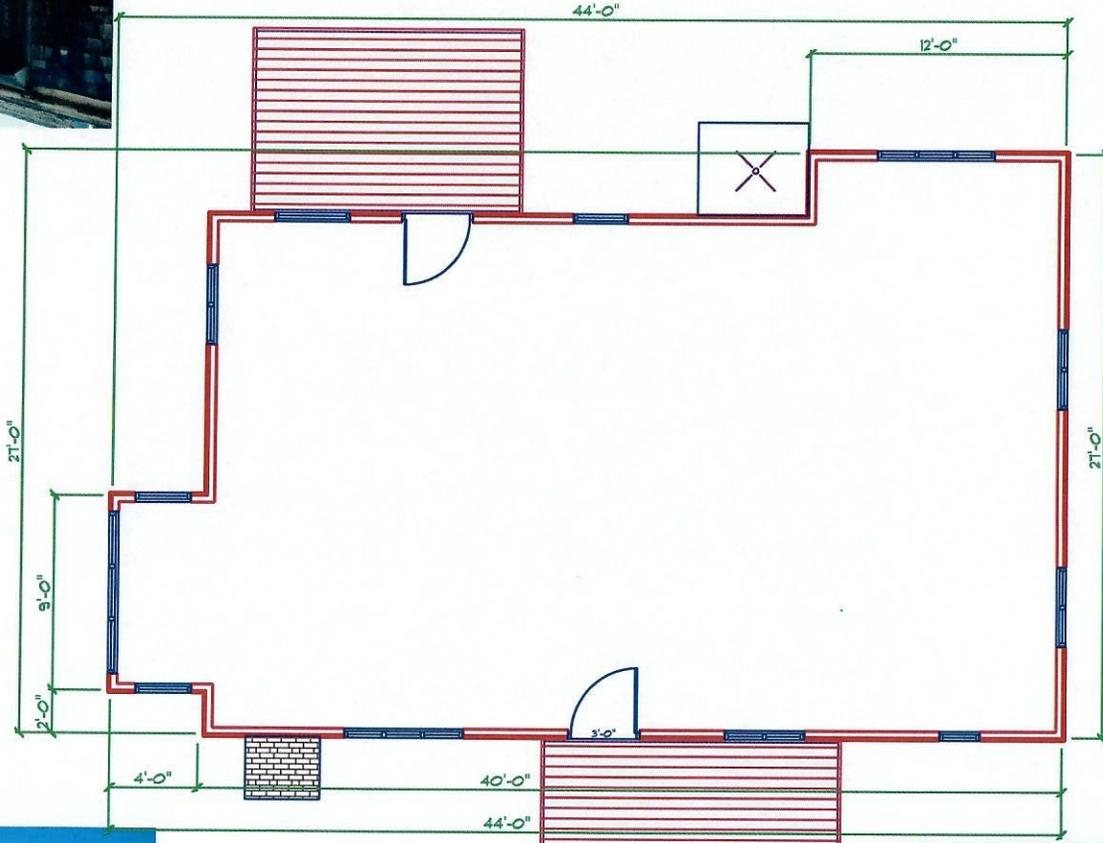
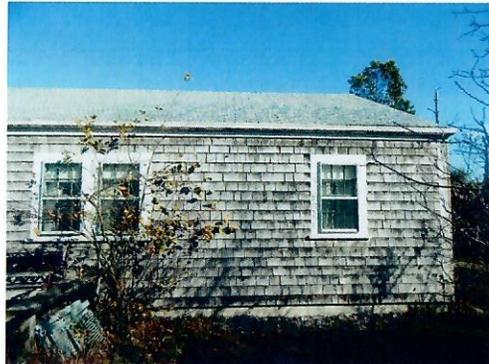
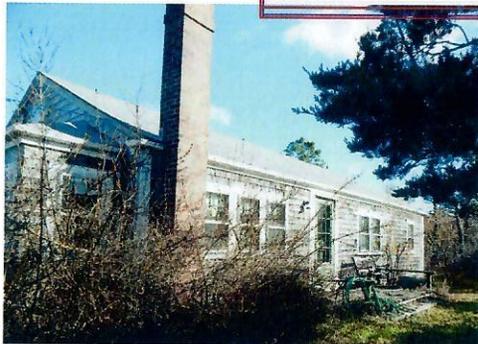
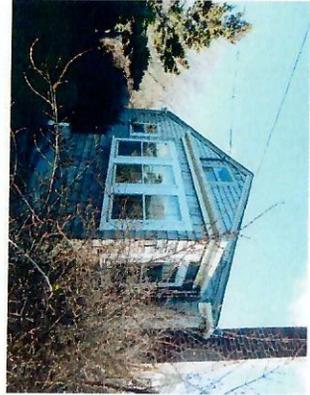
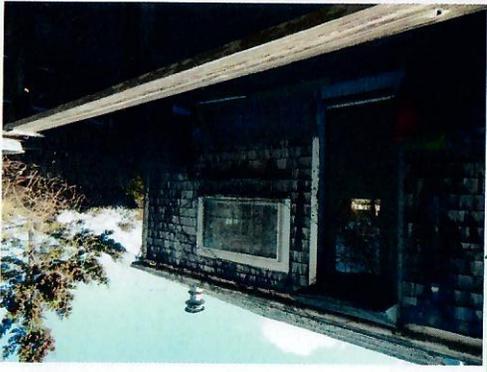


SCALE: 1/4"=1'  
 DRAWN BY: VO  
 DATE: 2-22-16

**NANTUCKET LAND BANK  
 21 AND 23 TENNESSEE AVE  
 (DEMO OR MOVE HOUSE)**

**VAL OLIVER DESIGN  
 PO BOX 3057  
 NANTUCKET, MA 02584**





SCALE: 1/4"=1'  
 DRAWN BY: VO  
 DATE: 2-22-16

**NANTUCKET LAND BANK  
 21 AND 23 TENNESSEE AVE  
 (DEMO OR MOVES STRUCTURES)**

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