

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°: 55 44 PARCEL N°: 108
Street & Number of Proposed Work: 7 Angola St.
Owner of record: DAVID CHAPMAN
Mailing Address: 14 ALPINE RD
Greenwich, CT 06830
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornewill Design LLC
Mailing Address: 49 Dukas Rd
Nantucket, MA
Contact Phone #: _____ E-mail: office@thornewill
design.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: 23x8 Sq. Footage 1st floor: 184sf + 24sf Decks/Patio: Size: 23x8 1st floor 2nd floor
Width: _____ Sq. footage 2nd floor: Porches Size: 6x4 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 N/A South N/A East N/A West N/A

Additional Remarks _____ REVISIONS: 1. East Elevation
Historic Name: _____ (describe) 2. South Elevation
Original Date: 2014 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) N/A Other _____
Roof Pitch: Main Mass 7/12 Secondary Mass 4/12 Dormer 1/2 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): _____
Siding: White cedar shingles N/A 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) 6" Corner boards N/A Frieze N/A
Window Casing N/A Door Frame N/A Columns/Posts: Round _____ Square 5"

Windows*: Double Hung Casement All Wood Other N/A
 True Divided Lights (muntins), single pane SDL's (Simulated Divided Lights) Manufacturer _____
Doors* (type and material): TDL SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____
Hardscape materials: Driveways _____ Walkways _____ Walls _____

COLORS

* Note: Complete door and window schedules are required.
Sidewall White Cedar Knot Clapboard (if applicable) grey (N/A) Roof Red cedar
Trim White Sash N/A (white) Doors no
Deck None Foundation None 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: 4/12/23 Signature of owner of record: Luke Thornewill & David Chapman / TRUDEL Signed under penalties of perjury



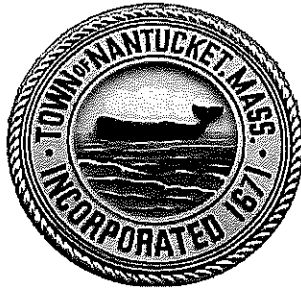
REQUIRED WITH ALL APPLICATIONS:

- 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. N/A
- 2. **Exterior Elevations and Floor Plans (4 copies):** Must be 1/4-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 drawings. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
- 3. **As-Built Plans (1 copy):** of existing elevations N/A
- 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). N/A
- 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. N/A
- 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 1000 square feet or more except in the Nantucket Historic Core and Scouse Historic Core where the requirement for new construction is 100 square feet. ET
- 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.** N/A

(Initial to indicate read and understand)



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: plus@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

Stephen Welch

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

STAFF

Esmeralda C. Martinez
HDC Compliance
Coordinator/Land Use
Specialist
emartinez@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Luke Thornewill

AS AGENT FOR David Chapman

STREET ADDRESS 7 Angola St.

MAP/PARCEL 55/44/108

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/12/23

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 4/12/23
Signature Date

7 ANGOLA ST

Location 7 ANGOLA ST

Mblu 5544 / / 108 / /

Acct# 5544-108

Owner CHAPMAN JAMES & PAMELA

Assessment \$3,642,400

PID 186122

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$2,115,900	\$1,526,500	\$3,642,400

Owner of Record

Owner CHAPMAN JAMES & PAMELA
 Co-Owner
 Address 14 ALPINE RD
 GREENWICH , CT 06830

Sale Price \$3,095,000
 Certificate
 Book & Page C0027483/0
 Sale Date 10/01/2019
 Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CHAPMAN JAMES & PAMELA	\$3,095,000		C0027483/0	00	10/01/2019
CLANCY JOSEPH F TR	\$0		C0025918/0	99	12/23/2015
CLANCY JOSEPH F	\$2,850,000		C0025683/0	00	07/15/2015
MAURY LAWRENCE M & MICHELE	\$4,500,000		C0022500/0	1V	02/02/2007
STROUP MARY JANE & MANLEY JOAN	\$0		C0010676/0	99	08/01/1983

Building Information

Building 1 : Section 1

Year Built: 2014
 Living Area: 4,024
 Replacement Cost: \$2,174,296
 Building Percent Good: 97
 Replacement Cost
 Less Depreciation: \$2,109,100

Building Attributes	
Field	Description
Style:	Colonial
Model:	Residential

Stories:	2
Occupancy:	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	6
Total Bathrms:	5
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

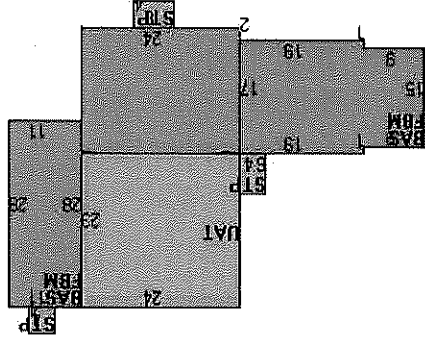
Code	Description	Gross Living Area
BAS	First Floor	1,774
FBM	Basement, Finished	1,242
FUS	Upper Story, Finished	1,008
STP	Stoop	64
UAT	Attic, Unfinished	552
		4,024

Extra Features

Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$4,100	1

Code	Description	Gross Living Area
BAS	First Floor	1,774
FBM	Basement, Finished	1,242
FUS	Upper Story, Finished	1,008
STP	Stoop	64
UAT	Attic, Unfinished	552
		4,024

(<https://images.vgsi.com/photos/NantucketMAPPhotos/Sketches/186122>)



Building Layout

(<https://images.vgsi.com/photos/NantucketMAPPhotos/V00V03V3V3.jpg>)



Building Photo

Land

Land Use

Land Line Valuation

Use Code 1010

Description Single Fam M01

Size (Acres) 0.13

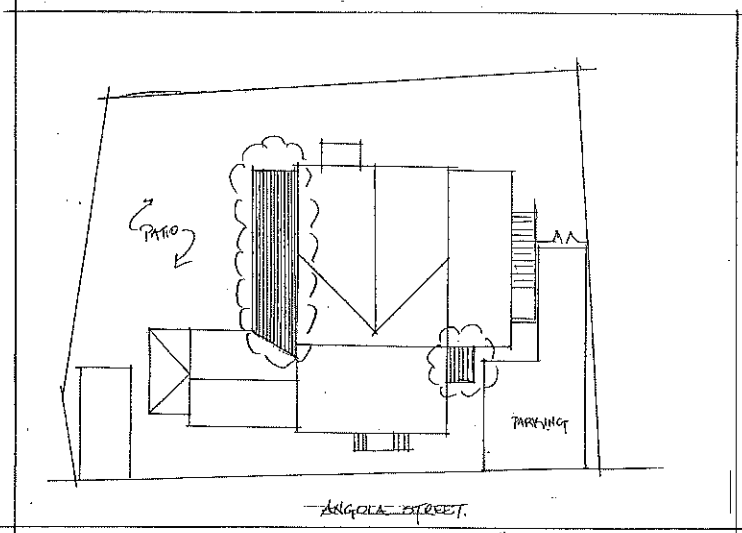
Frontage

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	PATIO-AVG			720.00 S.F.	\$2,700	1

Valuation History

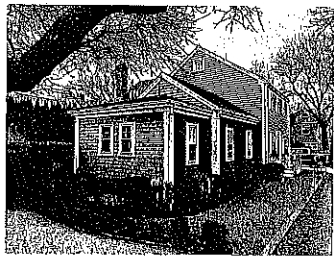
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$2,115,900	\$1,526,500	\$3,642,400
2022	\$1,616,900	\$1,272,100	\$2,889,000
2021	\$1,616,900	\$1,171,600	\$2,788,500
2020	\$1,700,400	\$1,171,600	\$2,872,000
2018	\$1,565,900	\$1,171,600	\$2,737,500



ANGOLA STREET
 SITE PLAN
 SCALE 1/8" = 1'-0"



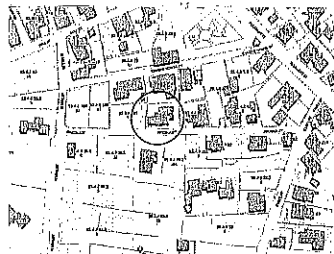
ANGOLA STREET SOUTH



SOUTH WEST

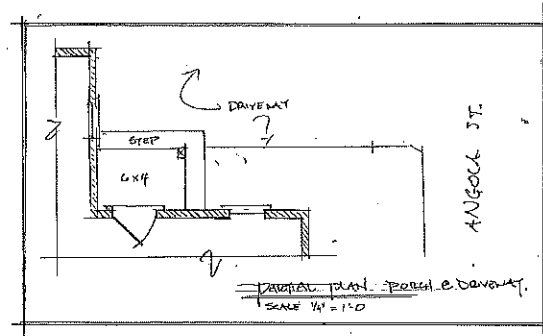
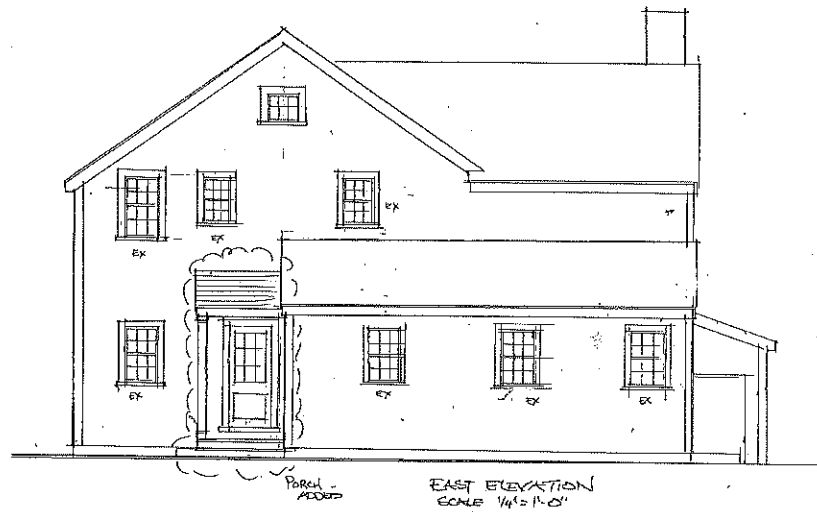


REAR

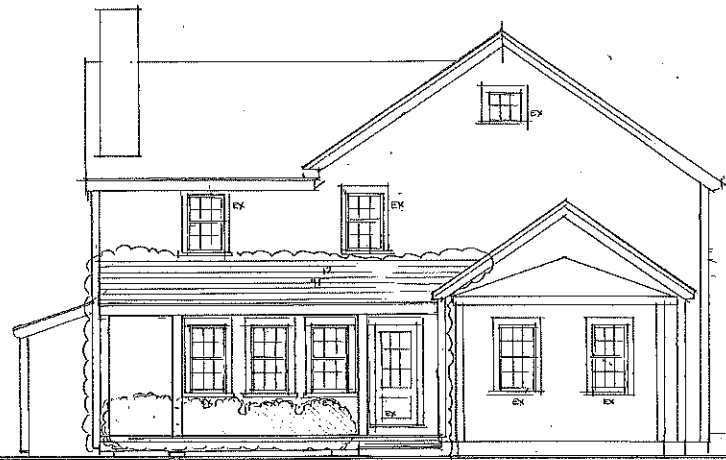


MAP

REAR & SIDE PORCHES
 JAMES CHAPMAN
 7 ANGOLA STREET
 4/12/23



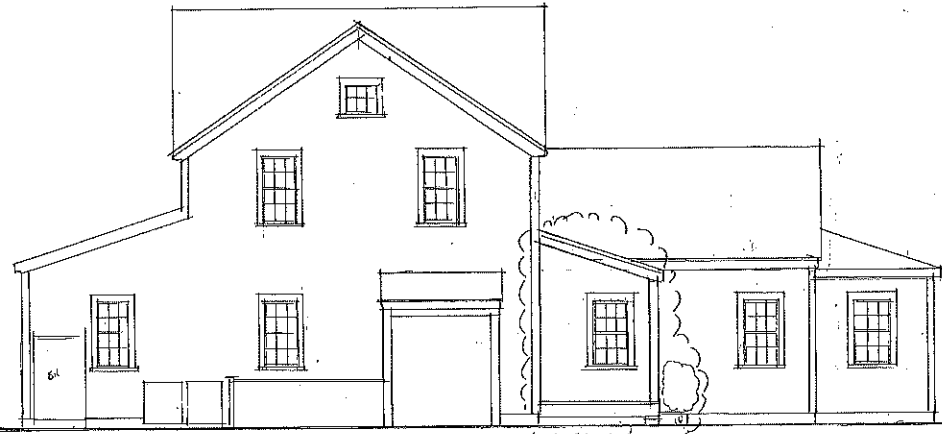
REAR & SIDE PORCHES
 JAMES CAMPBELL
 7 ANGOLA STREET.
 4/12/23



RED CEDAR ROOF TRIM
 WHITE 8" DIA. COLUMNS
 DARK NATURAL HARDENED
 TRIM WHITE TO MATCH EXISTING

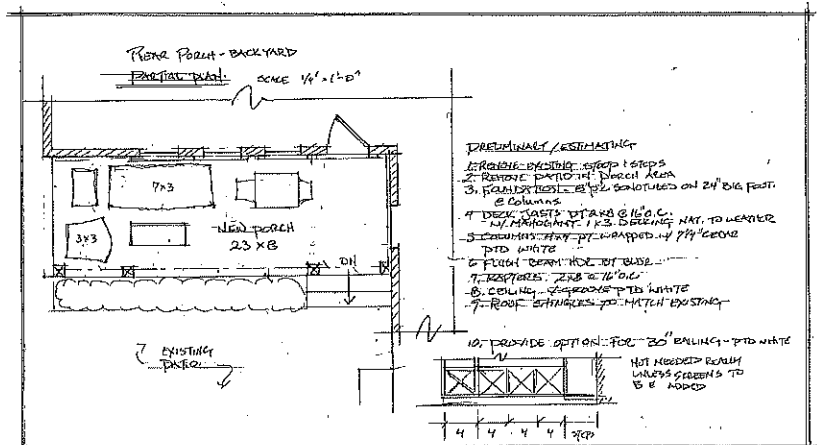
POUCH ADDED

WEST ELEVATION
 SCALE 1/4" = 1'-0"



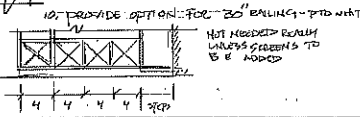
NORTH ELEVATION

POUCH
 8'-0"



REAR PORCH - BACKYARD
 EXISTING PORCH SCALE 1/4" = 1'-0"

- PRELIMINARY / ESTIMATING
1. REMOVE EXISTING - 1 STEP
 2. RESTORE PATIO TO EXISTING AREA
 3. PAINT/STAIN 2" DIA. COLUMNS ON 24" DIA. POSTS & COLUMNS
 4. DECK PLANKS 2" DIA. @ 16" O.C. - 1/2" THICKNESS - NAT. TO LEADER
 5. COLUMNS - 1/2" DIA. CAPPED W/ 1 1/2" GEOME - PTD WHITE
 6. FURN. BEAM - 10" DIA. WOOD
 7. TRIM - 1/2" DIA. WOOD
 8. CEILING - 1/2" DIA. WOOD
 9. ROOF - SHINGLES TO MATCH EXISTING



10. PROVIDE OPTION FOR 20" RAILING - PTD WHITE
 11. 1/2" DIA. WOOD
 12. 1/2" DIA. WOOD
 13. 1/2" DIA. WOOD

REAR SIDE PORCH
 JAMES CHAPMAN
 7 ANGLON STREET
 4/10/23