

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°: 60.3.1 PARCEL N°: 408Street & Number of Proposed Work: 9 NEW JERSEY AVEOwner of record: BAG NOMINEE ATMailing Address: 239 WARD STREET  
NEWTON, MA 02459

Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**AGENT INFORMATION (if applicable)**Name: SHELTER 7Mailing Address: PO BOX 1602NANTUCKET, MA 02554Contact Phone #: 508-325-7700 E-mail: SHELTER7 UC @  
MAIL.COM

## FOR OFFICE USE ONLY

Date application received: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_

Must be acted on by: \_\_\_\_\_

Extended to: \_\_\_\_\_

Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_

Chairman: \_\_\_\_\_

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. 2024-04-  
 Pool (Zoning District \_\_\_\_\_)     Roof     Other \_\_\_\_\_

Size of Structure or Addition: Length: \_\_\_\_\_ Sq. Footage 1st floor: 200 SF Decks/Patio: Size: \_\_\_\_\_  1st floor     2nd floor  
Width: \_\_\_\_\_ Sq. footage 2nd floor: 1591 SF 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

Historic Name: G.S. 1850 REVISIONS\* 1. East Elevation - NO CHANGE TO HDC APPROVED  
Original Date: AERIAL 1938 (describe) 2. South Elevation EXTERIOR ELEVATIONS IN - 2023-01-7686  
Original Builder: (SMALLER) 3. West Elevation - DEMO/DISMANTLE/RECONSTRUCT USING  
4. North Elevation SAVED MATERIAL

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     PiersMasonry Chimney:  Block Parged     Brick (type) \_\_\_\_\_  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 \_\_\_\_\_

Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_

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) \_\_\_\_\_ Corner boards \_\_\_\_\_ Frieze \_\_\_\_\_

Window Casing \_\_\_\_\_ Door Frame \_\_\_\_\_ Columns/Posts: Round \_\_\_\_\_ Square \_\_\_\_\_

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 \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_

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

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

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

**COLORS**

Sidewall \_\_\_\_\_ Clapboard (if applicable) \_\_\_\_\_ Roof \_\_\_\_\_

Trim \_\_\_\_\_ Sash \_\_\_\_\_ Doors \_\_\_\_\_

Deck \_\_\_\_\_ 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 1/24/2020 Signature of owner of record \_\_\_\_\_

Signed under penalties of perjury

# MAIN HOUSE



Planning and Land Use Services  
2 Fairgrounds Road, Nantucket, Massachusetts 02554  
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUBMITTED WITH ALL HDC APPLICATIONS

Rev OCT 2020

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 (3 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 (3 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](mailto: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 (3 copies):** Must be  $\frac{1}{4}$  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 (1copy):** of existing elevations
4. **Hardscaping Plans (3 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 (3 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 PANE 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 '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)

TOWN OF NANTUCKET  
HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... **GANDHI BALAJI & ALLISON TRS BAG NOMINEE REALTY TRUST**  
MAILING ADDRESS..... **239 WARD STREET.. NEWTON.. MA 02459.....**  
PROPERTY LOCATION..... **9 NEW JERSEY AV.....**  
ASSESSORS MAP/PARCEL..... **6031-408.....**  
SUBMITTED BY:..... **LINDA WILLIAMS.....**

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

JANUARY 28, 2026  
DATE

Trudy Williams  
ASSESSOR'S OFFICE  
TOWN OF NANTUCKET

Digitally signed by Trudy  
Williams  
Date: 2026.01.28 08:29:19 -05'00'

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554 Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work 9 NNEW JERSEY AVENUE

Tax Map Number: 60.3.1 Parcel Number: 408

Owner of Record: BAG NOMINEE RT

Description of Proposal: DEMOLITION/RECONSTRUCTION OF SHED/GARAGE AND DWELLING

Anticipated HDC Submission Date: PROJECTED APPLICATION TO BE SUBMITTED TUESDAY, 1/27/2026, FOR HEARING NOT BEFORE 2/03/2026, PLEASE CHECK WITH HDC OFFICE TO CONFIRM HEARING DATE WHICH MAY BE A SUBSEQUENT MEETING DATE

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

## Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
6031	170		PAPPAGEORGE GEORGE & MELANIE MARY TRST	MMP NOMINEE TRUST	425 MAPELTON AVE APT A	BOULDER	CO	80304	20 RHODE ISLAND AV
6031	172		SCHOFIELD ARTHUR & SHIRLEY S	C/O WILLIAM P HANLEN	11 DOWNING RD	HANOVER	NH	03755	23 NEW HAMPSHIRE AV
6031	321		MEYER THOMAS MICHAEL		180 OAK CREEK DR	SEDONA	AZ	86351	20 MASSACHUSETTS AV
6031	363		OLEARY BRIAN J JR ETAL		3769 KINGS RIVER RD	PAWLEY'S ISLAND	SC	29585	15 RHODE ISLAND AV
6031	371		MESSINGER FAMILY TRUST	C/O MESSINGER SCOTT	4967 ALLAN RD	BETHESDA	MD	20816	16 RHODE ISLAND AV
6031	404		BAIER ANDREA B ETAL		15 RAILROAD ROW #301	WHITE RIVER JUNCTION	VT	05001	19 NEW HAMPSHIRE AV
6031	412		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	6 NEW HAMPSHIRE AV
6031	425		SCHWARZAPFEL CHARLES R		105 VERMONT ST	LONG BEACH	NY	11561	9 MAINE AV

PAPPAGEORGE GEORGE & MELANIE  
MARY TRST  
MMP NOMINEE TRUST  
425 MAPELTON AVE APT A  
BOULDER, CO 80304

OLEARY BRIAN J JR ETAL  
3769 KINGS RIVER RD  
PAWLEYS ISLAND, SC 29585

NANTUCKET TOWN OF  
16 BROAD ST  
NANTUCKET, MA 02554

SCHOFIELD ARTHUR & SHIRLEY S  
C/O WILLIAM P HANLEN  
11 DOWNING RD  
HANOVER, NH 03755

MESSINGER FAMILY TRUST  
C/O MESSINGER SCOTT  
4967 ALLAN RD  
BETHESDA, MD 20816

SCHWARZAPFEL CHARLES R  
105 VERMONT ST  
LONG BEACH, NY 11561

MEYER THOMAS MICHAEL  
180 OAK CREEK DR  
SEDONA, AZ 86351

BAIER ANDREA B ETAL  
15 RAILROAD ROW #301  
WHITE RIVER JUNCTION, VT 05001

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 Return Receipt (electronic) **\$10.00**  
 Certified Mail Restricted Delivery **\$10.00**  
 Adult Signature Required **\$10.00**  
 Adult Signature Restricted Delivery **\$10.00**

Postage **\$0.78**  
**Total Postage and Fees** **\$10.48**  
**To:** PAPPAGEORGE GEORGE & MELANIE 2026  
**Se:** \$10. MARY TRST  
**Street:** MMP NOMINEE TRUST  
**City, State, ZIP+4:** 425 MAPELTON AVE APT A  
**BOULDER, CO 80304**

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

See Reverse for Instructions

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 Adult Signature Required **\$10.00**  
 Adult Signature Restricted Delivery **\$10.00**

Postage **\$0.78**  
**Total Postage and Fees** **\$10.48**  
**To:** OLEARY BRIAN J JR ETAL 01/28/2026  
**Street:** 3769 KINGS RIVER RD  
**City, State, ZIP+4:** PAWLEYS ISLAND, SC 29585

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Postage **\$0.78**  
**Total Postage and Fees** **\$10.48**  
**To:** MESSINGER FAMILY TRUST  
**Street:** C/O MESSINGER SCOTT  
**City, State, ZIP+4:** 4967 ALLAN RD  
**BETHESDA, MD 20816**

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

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 Adult Signature Required **\$10.00**  
 Adult Signature Restricted Delivery **\$10.00**

Postage **\$0.78**  
**Total Postage and Fees** **\$10.48**  
**To:** SCHWARZAPFEL CHARLES R 01/28/2026  
**Street:** 105 VERNONT ST.  
**City, State, ZIP+4:** LONG BEACH, NY 11561

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 Adult Signature Required **\$10.00**  
 Adult Signature Restricted Delivery **\$10.00**

Postage **\$0.78**  
**Total Postage and Fees** **\$10.48**

**To:** BAIER ANDREA B ETAL 01/28/2026  
**Street:** 15 RAILROAD ROW #301  
**City, State, ZIP+4:** WHITE RIVER JUNCTION, VT 05001

PS Form

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 Adult Signature Restricted Delivery **\$10.00**

Postage **\$0.78**  
**Total Postage and Fees** **\$10.48**

**To:** NANTUCKET TOWN OF 01/28/2026  
**Street:** 16 BROAD ST  
**City, State, ZIP+4:** NANTUCKET, MA 02554

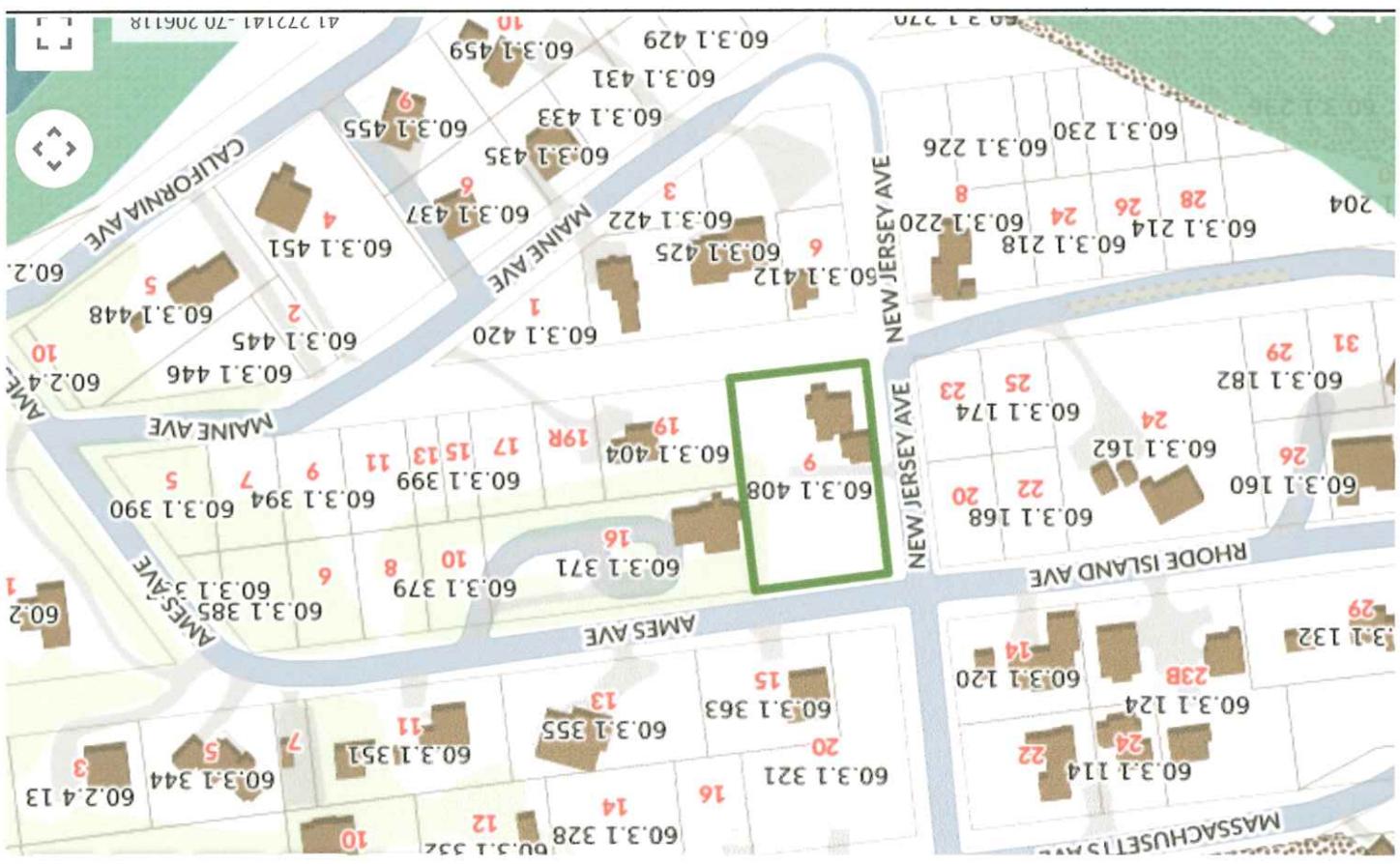
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Postage	<b>\$0.78</b>
Total	<b>\$10.48</b>
SCHOFIELD ARTHUR & SHIRLEY 2/2026	
Street	C/O WILLIAM P HANLEN 11 DOWNING RD HANOVER, NH 03755
City, <i>State</i>	
PS Form 3800, April 2015 PSN 7530-02-000-9047	
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**HDC Remarks – Request for Amendment to Prior COA (Main House)**

The applicant requests an amendment to the previously approved Certificate of Appropriateness to clarify the proposed means of relocating the existing Main House to a new location on the site. This amendment is submitted to clarify the method of relocation only and does not propose changes to the approved design, massing, scale, or architectural character of the house. The Main House will be relocated through a method of selective disassembly and reassembly, rather than demolition, and only to the extent necessary, in order to preserve the historic character, materials, and overall exterior appearance of the structure.



9 NEW JERSEY AVENUE

# **9 New Jersey Avenue**

## **Main House and Garage / Shed**

### **Historic District Commission — Consolidated COA Summary & Narrative**

**January 27, 2026**

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#### **Executive Summary**

The project at **9 New Jersey Avenue – Main House and Garage/Shed** has, from its initial Historic District Commission (HDC) submission through multiple revisions and approvals, consistently proposed the reuse and adaptation of the existing structures in order to construct the Commission-approved architectural design.

All approved submissions contemplated and required selective demolition, partial disassembly, and reconstruction as necessary means to achieve the approved massing, plate heights, roof forms, fenestration, and additions. At no point was a complete demolition of the Main House or Shed proposed, approved, or undertaken.

As the permitting process evolved, the Health Department required installation of a new septic system, which necessitated relocation of the approved dwelling. That relocation was formally reviewed and approved by the HDC. While the approved relocation did not specify the method by which the structure would be moved, the architectural changes already approved made relocation of the building as a single intact unit neither feasible nor appropriate. Accordingly, the structure was methodically dismantled, salvaged, and preserved for reassembly, consistent with established preservation practices and the intent of the approved COAs.

At all times, the approved-design's intent has been to preserve and reuse the historic portions of the structure identified to remain in the approved plans, while selectively dismantling and reconstructing only those elements expressly shown for demolition in order to implement the Commission-approved design.

The project remains fully aligned with the Commission's approvals, architectural intent, and preservation objectives.

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#### **COA Summary — Main House and Garage / Shed**

This summary outlines the sequence of HDC applications and approvals reviewed by the Board for the Main House and Garage/Shed at 9 New Jersey Avenue.

The initial HDC application proposed retaining both the main house and garage in their existing locations, with an addition that included a two-story component. That design was not well received by the Board. In response, and through several subsequent revisions, I submitted a redesigned proposal that more accurately reflected the character and essence of the original structure by maintaining irregular rooflines, quirky fenestration, and simple shed roof forms.

Through these revision cycles, the project evolved to include a series of approved architectural modifications, including:

- Adjustments to plate heights
- Relocation of the sunroom wall
- Changes to window heights and fenestration
- Other refinements are intended to preserve historic proportions while allowing the structure to function as a viable residence

As permitting progressed, the Health Department required installation of a new septic system, which necessitated relocation of the primary structure. Applications for relocation of the dwelling were submitted and approved. Although relocation of the shed was shown on both the approved main house architectural plans and the approved landscape plans, the Shed COA was not formally amended to reflect its relocation during this process. This omission was inadvertent and was overlooked during the round of revisions and amendments.

## **Shed and Main House Relocation Efforts**

The approved plans for The Shed and Main House include demolition in both plan and elevation views. Following the approval of this work, relocating either the shed or the main house as a single intact structure was determined to be unsafe, infeasible, and not logical.

The shed was constructed largely of driftwood and irregular, salvaged lumber, resulting in erratic framing that did not permit safe relocation as a single unit. The photos show rotten rafters, studs, and other elements. The frame had barely any continuous framing members, as they were either rotten at the bottom or scabbed together from two pieces. The frame around the garage door is modern 2x studs and a 4x4 header. Exterior images show that the structures were added on at a later point, and the horizontal sheathing was either pieced together or added to openings that were filled in later. Please refer to photographs and annotated plans.

With respect to the main house, it was determined that the structure could not be safely moved intact, or made sense to try since the approved modifications implied some substantial demolition to achieve the design, as well as the logical conclusion that moving the structure by hand, involving cutting facades into sections, which would allow for the best result for maintaining the historic shell. At that point, the decision was made to carefully disassemble portions of the structure necessary to complete the approved work, with the express intent of preserving authenticity and following best preservation practices by reassembling salvaged walls, rafters, and studs on the new foundation.

The majority of walls and all rafters were salvaged, with the exception of the sunroom. The sunroom bump-out had been approved for a new location, a new plate height, and changes to fenestration, rendering the existing walls essentially unusable. These walls were constructed from irregular driftwood members, and the roof assembly would have required full removal to increase the plate height. Ultimately, only the four corner posts and miscellaneous cripple framing could remain. The sunroom floor was also unsalvageable, as it sat directly on soil and exhibited extensive rot.

The structure itself reflected multiple periods of construction, with at least five distinct floor systems corresponding to different phases of expansion. Portions of the kitchen and bathroom were built on a concrete slab, while the bedroom wing was added later using conventional dimensional lumber. The floor boards in the oldest portion of the structure were not salvageable due to prolonged ground contact and advanced deterioration.

Once the portions known to be excluded from reuse were removed—and given the complexity of the additions—it became clear that relocation as a single structure was not feasible. Additionally, the approved increase in plate height required the removal of the roof rafters, further reinforcing that lifting and moving the building intact was neither practical nor appropriate. Under these circumstances, dismantling and reassembling the primary walls represented the most responsible and preservation-minded approach.

Please refer to photographs and annotated plans.

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## **Architectural Intent, Demolition Scope, and Re-Use Clarification**

### **Historic District Commission Narrative**

From its initial submission in October 2022 through multiple revisions and approvals, the Main House project has consistently proposed a renovation and reconstruction approach, whereby the existing structure would be reused and adapted to accommodate the Commission-approved architectural design, as evidenced across all approved drawing sets, including demolition plans, elevations, and overlay of current structure indicating portions of the historic structure intended to remain or removed.

The approved work has always required selective demolition, partial disassembly, and reconstruction, as evidenced across all approved drawing sets. These measures were integral to achieving the approved massing, roof geometry, plate heights, and addition, while maintaining the reuse of existing structure where feasible.

Consistent with the approved plans:

- The structure was not demolished in its entirety
- Portions of the building were selectively dismantled as required to implement the approved design

- The structure was un-assembled in an orderly manner, preserving reusable components
- The building remains intended for re-assembly and reuse once the new, approved foundation is complete

This approach reflects a good-faith execution of the approved HDC plans and aligns with preservation principles that prioritize reuse while accommodating necessary structural modification.

---

## HDC Submission & Construction History Summary

### Original Submission — October 22, 2022

The original submission clearly contemplated substantial remodeling rather than cosmetic renovation.

- **C101 – Site Plan**  
Notes the existing house is to be “remodel and change existing.”
- **A100 – Floor Plans**  
Shows the existing floor plan along with a demolition plan.
- **A201 – Elevations**  
Elevations indicate new roofs, new plate heights, and new header heights.  
Plans are labeled as existing and highlight areas of demolition.
- **A203 – Elevations**  
Similar to A201, elevations indicate new roofs, new plate heights, and new header heights.  
Plans are labeled as existing and highlight areas of demolition.

#### Summary:

From the original submission, the project was clearly identified as a substantial remodel involving demolition, reconfiguration, and reconstruction of key structural elements—not a cosmetic renovation or full demolition.

### Revision 1 — March 23, 2023

This revision further clarified the extent of modification and demolition required:

- **C101 – Site Plan**  
Shows the existing house and proposed new design overlaid.  
Wall relocations and structural changes imply demolition and rebuilding.
- **A100 – Floor Plans**  
Includes a demolition plan; highlighted areas were intended to be demolished.

- **A201 – Elevations**  
Labeled demolition plans indicate new plate heights, requiring roof removal and reconstruction.  
Intent was to save walls, add height, and re-frame the roof.
- **A203 – Elevations**  
Similar demolition intent as A201.  
East façades were intended to be demolished to accommodate the approved addition.

**Summary:**

This revision further clarified that demolition and reconstruction—including roof removal and wall modifications—were integral to achieving the approved design, while retaining and reusing portions of the existing structure.

**HDC Staff Set — Approved Architecture (July 14, 2023)**

The approved staff set represents the definitive architectural approval:

- **C101 – Site Plan**  
Shows the existing house overlaid with the approved design, implying wall relocation and reconstruction.
- **A100 – Floor Plans**  
Includes a demolition plan.  
Yellow areas indicate demolition and rebuilding. \*see attached highlighted set  
Orange areas indicate portions intended to remain and be reused. \*see attached highlighted set
- **A201 – Elevations**  
Labeled demolition plans are present, and new elevations show new plate heights, requiring roof removal and reconstruction.  
The East façade is shown to be demolished for the approved addition.
- **A202 – Elevations**  
Similar to A201, showing new plate heights and roof reconstruction while reusing existing walls where feasible.

**Summary:**

The approved staff set establishes that the project was never intended as total demolition, but rather as **selective demolition and reconstruction paired with reuse of existing building fabric.**

**Main House Approved Relocation — March 14, 2024**

The approved relocation addressed siting only.

- The approval did not specify the method or means of relocation
- The architectural scope and construction intent remained unchanged

Summary: The HDC's relocation approval addressed siting only and did not prescribe, condition, or restrict the means or method by which relocation was to occur.

---

## Conclusion

At all times, the intention of the project team has been—and continues to be—to reuse the existing structure to construct the HDC-approved Main House and Shed designs, including its approved relocation. The selective demolition, disassembly, and salvage undertaken to date are directly inferred and supported by the approved drawings and do not constitute full demolition of the structure.

While the method of relocation differs from what may have been initially assumed, it was necessitated by the specific architectural changes approved by the Commission. The end result will be fully consistent with the approved facades, massing, and historic character.

The project remains aligned with the Commission's approvals, architectural intent, and preservation objectives, and all work has been undertaken in a manner that preserves the maximum practicable amount of historic material while ensuring structural safety and code compliance.





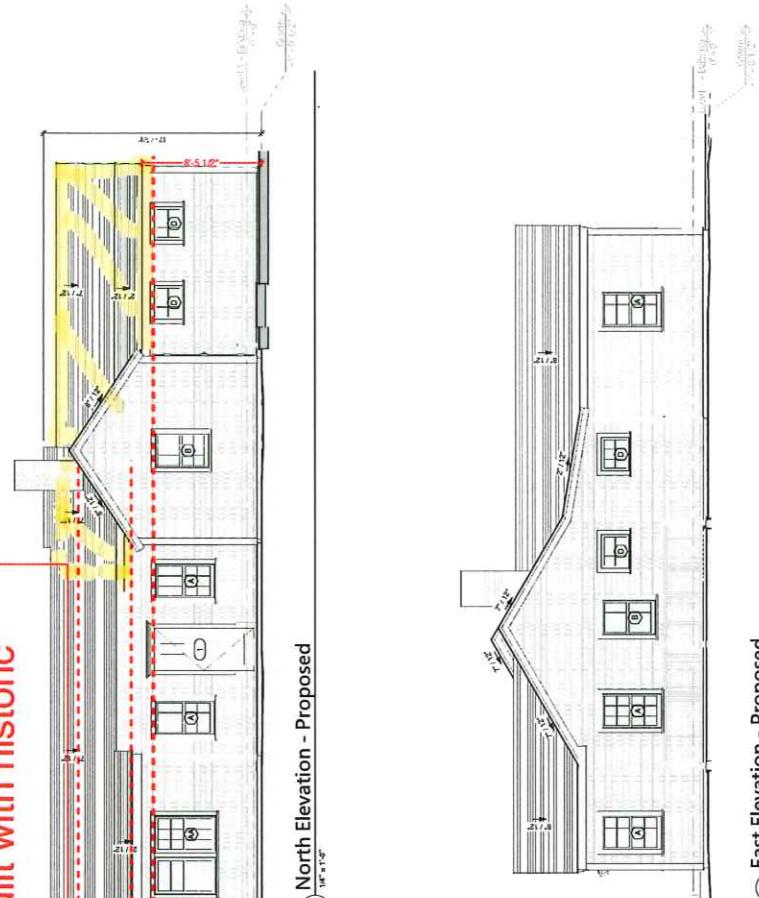
SHELTER 7

PROJECT  
Gardens - Main House  
New Jersey Ave  
Montgomery, MD 20220  
PO Box 1000  
info@montgomerydesigns.com  
202-369-6622  
www.montgomerydesigns.comISSUE  
07.14.2023  
RE-ISSUE  
07.14.2023  
CLIENT  
Owner  
Montgomery Design  
Gardens - Main House  
New Jersey Ave  
Montgomery, MD 20220  
PO Box 1000  
info@montgomerydesigns.com  
202-369-6622  
www.montgomerydesigns.comCOPYRIGHT 105S  
07.14.2023  
DESCRIPTION  
Elevation - NE  
A.201

Plate height was raised in approved design. Requires removing roof structure and rebuilt with historic members.

Demo noted

1 North Elevation - Existing/Demo



2 North Elevation - Proposed

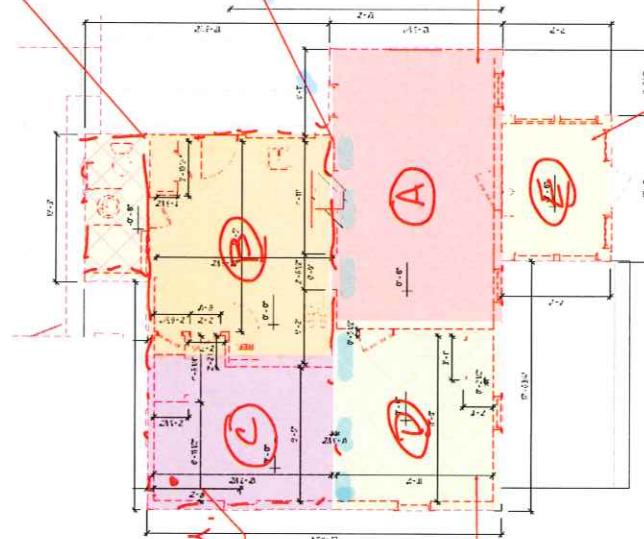
Demo noted  
The entire East facade to be demoed for new addition.

4 East Elevation - Existing/Demo



No historic fabric remains in this facade





This section had concrete floor, newer framing than Section A but older than Section D

Section B and C are over-framed on the section D and A with no beam or ledger

Oldest part of structure. Floor beams sitting on grade and rotten.

Made of misc. framing and beach scraps, floor on grade and rotten.

This section has newer floor framing over concrete slab. Section C Framing is newer than Section B.

This section was framed with modern 2x framing and tongue and groove board sheathing.

BUILDING/STRUCTURE INVENTORY FORM  
NANTUCKET ISLAND ARCHITECTURAL  
AND CULTURAL RESOURCES SURVEY  
NANTUCKET HISTORIC DISTRICT COMMISSION  
NANTUCKET, MASSACHUSETTS

SURVEY/  
FILM ROLL #: M2-33  
MAP/PARCEL#: 6031-408

Recorded by: JS

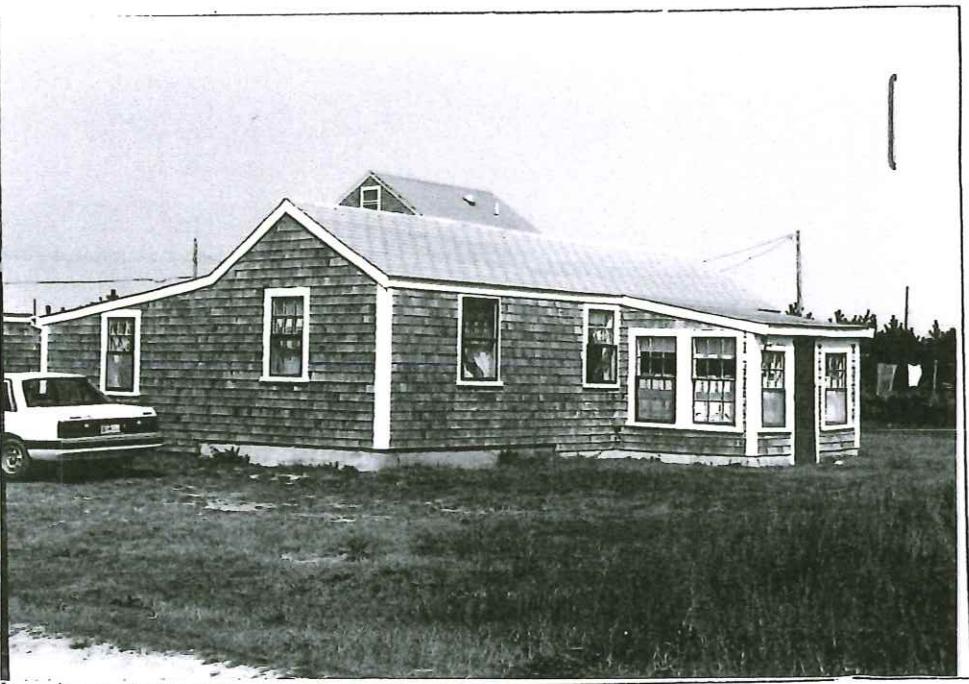
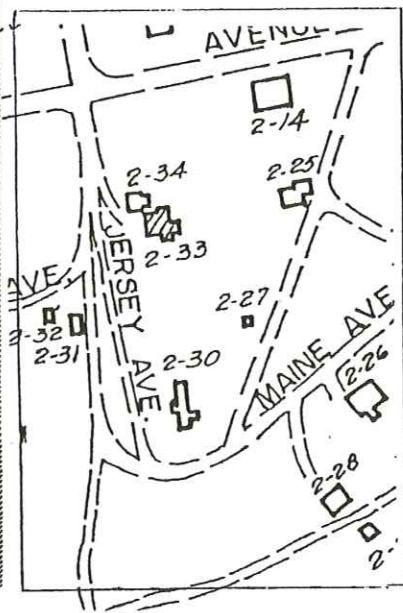
Date: 09/12/89

Organization: AGS

IDENTIFICATION

1. Street Name & No.: 9 NEW JERSEY
2. Building Name: N/A
3. Ownership: Private
4. Present Owner: SWAN, BEATRICE
5. Ownership History:  
Unknown
6. Use: Original: Dwelling Present: Dwelling  
Seasonal/Year-Round: Seasonal
7. Accessibility to Public: Visible from Public Road? Yes  
Interior: N/A

8. MAP -- 3 X 2"



## GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 20 or less feet
13. Orientation to Street Address: Gabled
14. Surroundings: Scattered Buildings, Residential
15. Related Outbuildings and Property: Garage, M2-34
16. Other Notable Features:  
N/A

## DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevation: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable, Shed
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6
  
36. Porch: Side, Enclosed
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:  
N/A

## SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing

43. Date of Initial Construction: By 1938

Source: Aerial Photo 1938

Architect: Unknown Builder: Unknown

44. Building Type: Additive

45. Architectural Style: N/A

46. Historical and Architectural Importance:

Unknown

47. Sources: N/A

**9 NEW JERSEY AVENUE**



**NHA AERIAL PHOTOGRAPH – 1940 – DWELLING HAS SMALLER FOOTPRINT**







**SHelter 7**

**PROJECT 02.14.2023**

**ISSUE 02.14.2023**

**CLIENT**

**PRoJECT**

**DEScriPTION**

**DESIGNER: NATE LARSON**

**ARCHITECTURE: NATE LARSON**

**MANUFACTURED HOME DESIGN**

**800.446.6000**

**www.shelter7.com**

**101 N. 1st Street • Suite 100 • Cedar Rapids, IA 52402**

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**07/14/2023**

**A.201**

**1 North Elevation - Existing/Demo**

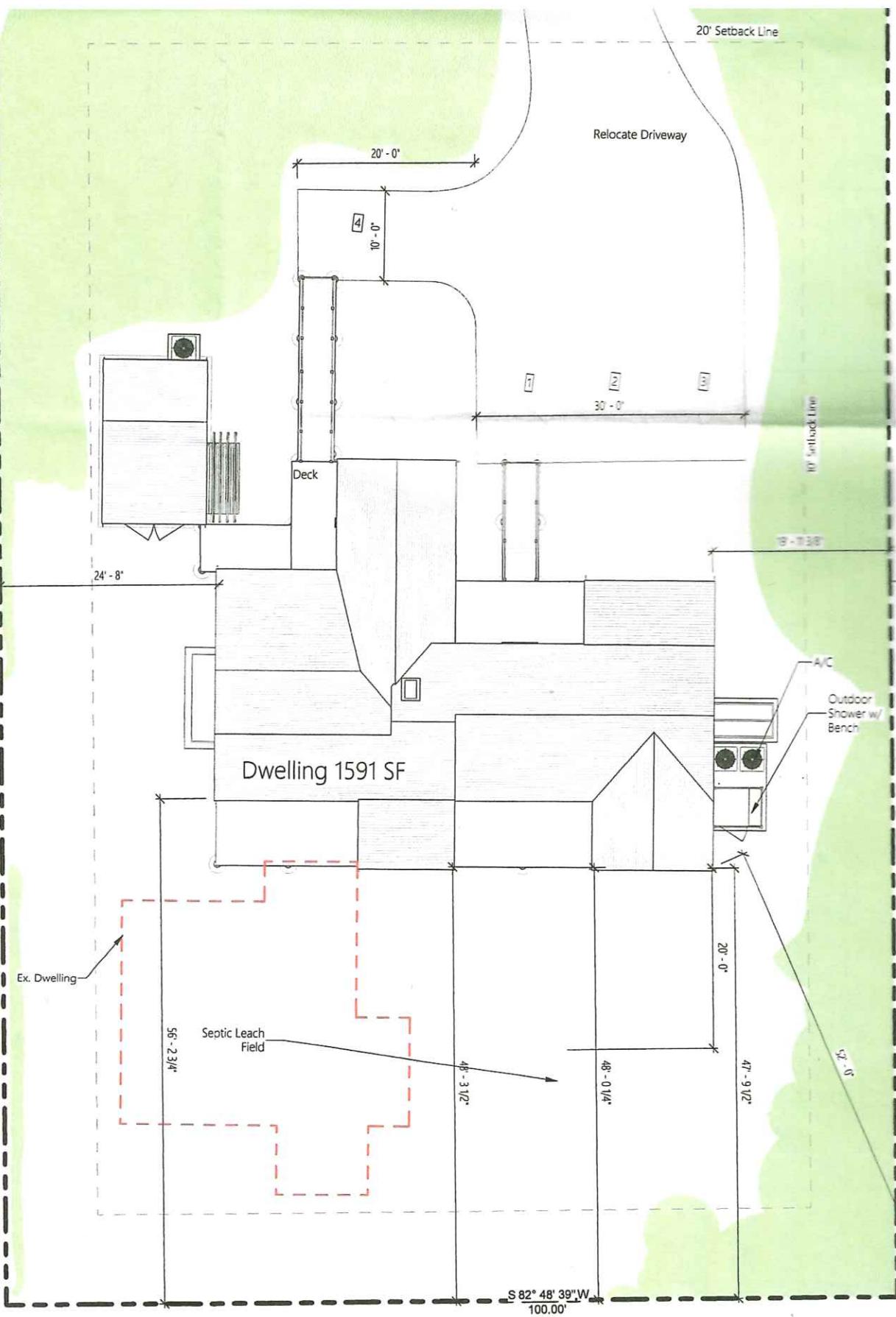
**2 North Elevation - Proposed**

**3 East Elevation - Proposed**

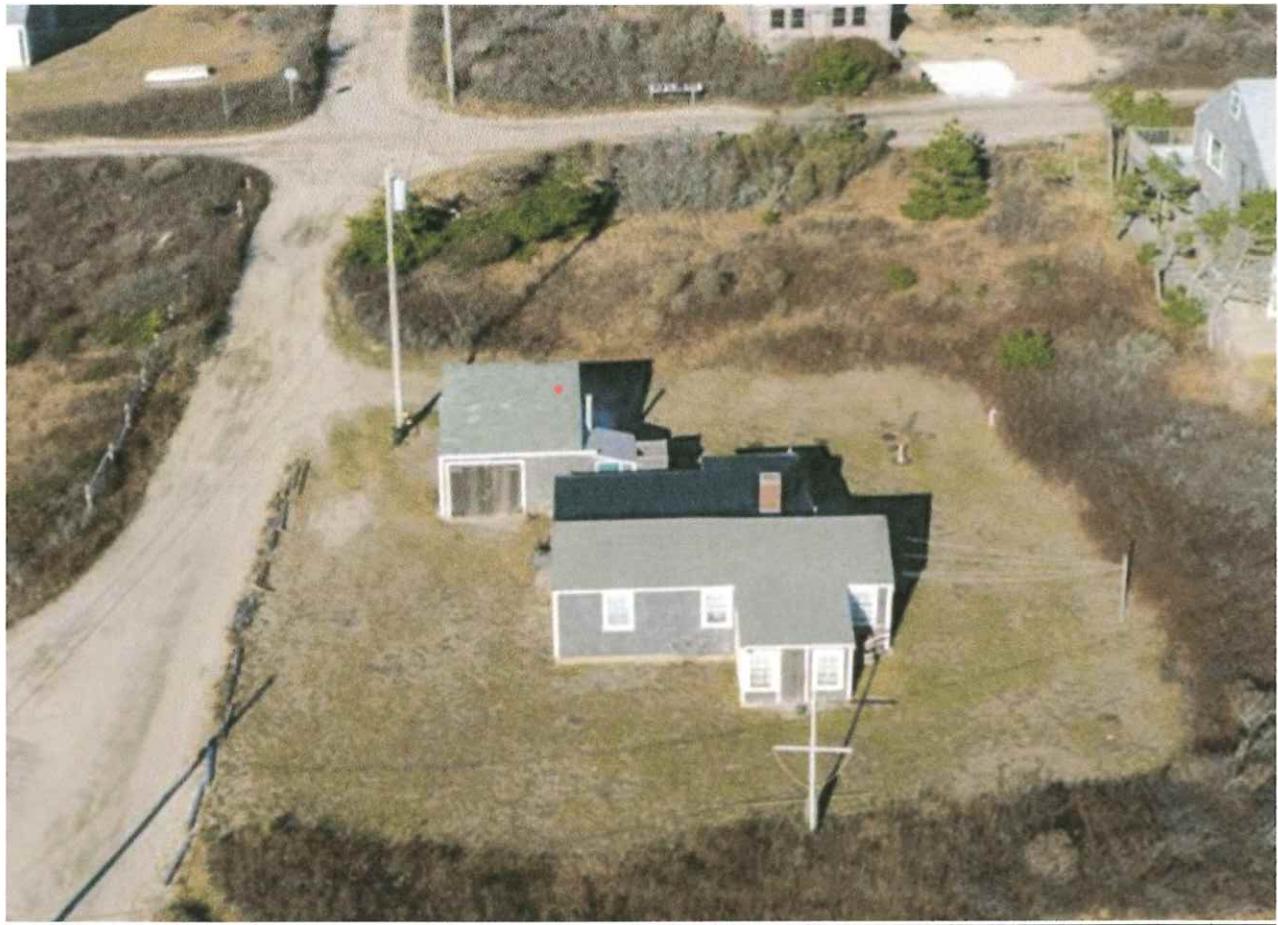
**4 East Elevation - Existing/Demo**



100.00' N



**DWELLING/SHED**





New Jersey  
South









**RECLAIMED MATERIALS STORED ON SITE**



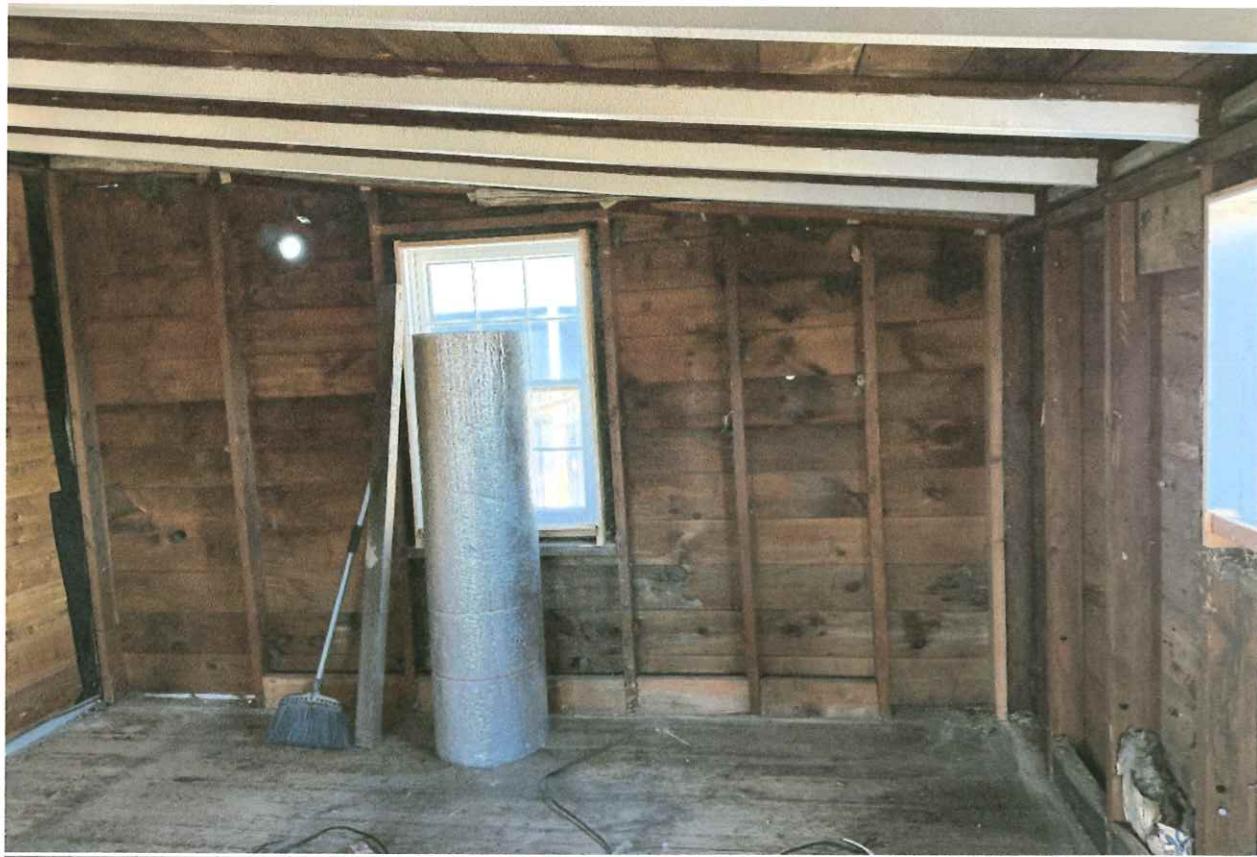


**NEW FOUNDATION – RELOCATED ON SITE**



**INTERIOR OF DWELLING – SUBSTANTIAL AMOUNT OF MILLED WOOD NOT DATING TO 1938**

**SOME SUPPORT BEAMS WERE ADDED PRIOR TO CURRENT PROJECT**







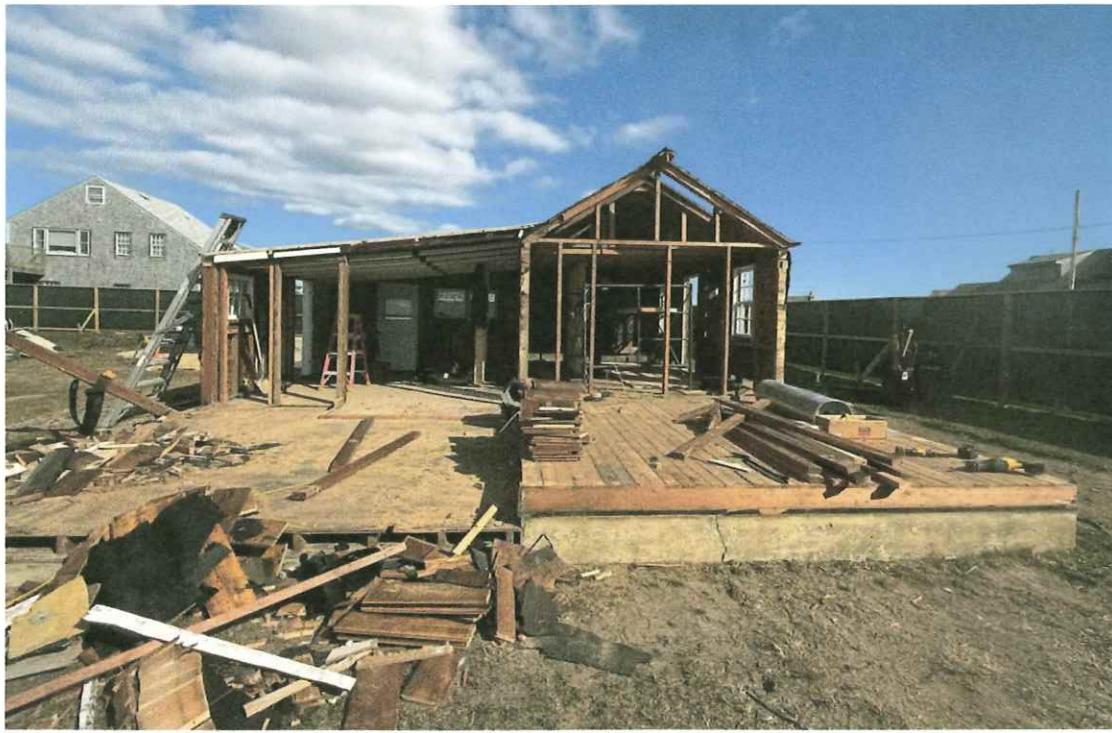
**LACK OF FLOORING AND FOUNDATION UNDER SECTION OF DWELLING**



**N**

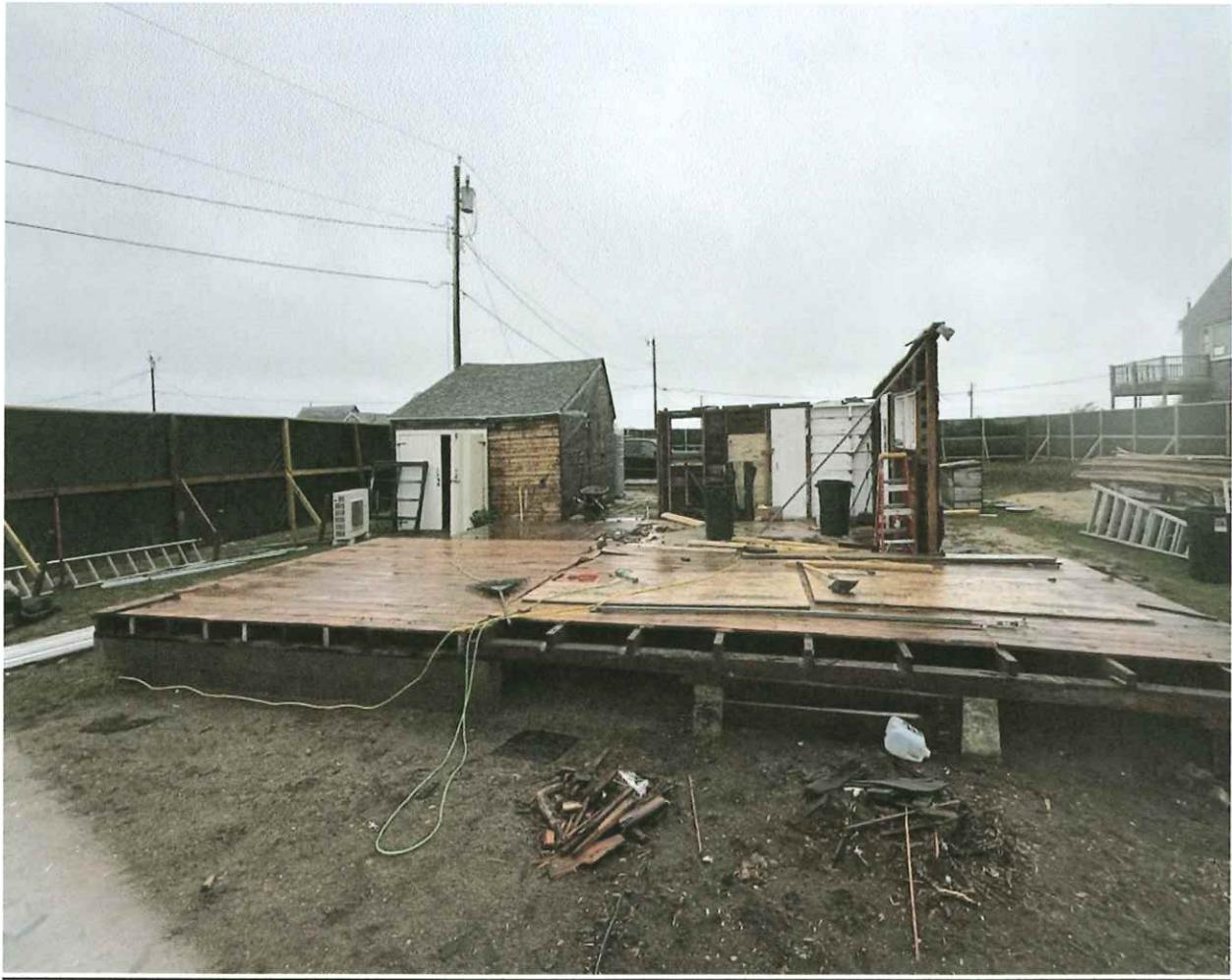
**TAKING DWELLING APART TO RELOCATE IT AND PREPARE FOR APPROVED ALTERATIONS**

**EXISTING MULTIPLE LEVELS – LOW CEILING HEIGHTS – TO BE RAISED**











# 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

1/16/2026

Via First Class  
And Certified Mail

BY CERTIFIED MAIL  
AND BY FIRST CLASS MAIL

GANDHI BALAJI & ALLISON TRS  
C/O BAG NOMINEE REALTY TRUST  
239 WARD STREET  
NEWTON, MA 02459

RE: Demolition of Main House at 9 New Jersey Avenue without a Certificate of Appropriateness

Dear Property Owner:

It has been brought to the attention of the Staff of the Nantucket Historic District Commission that the Main House located at 9 New Jersey Avenue was demolished before obtaining approval from the Nantucket HDC. An inspection conducted Friday January 16, 2026, confirmed this. Our records indicate that an approval was for an addition and historical renovation not a demolition.

An application for a new dwelling must be submitted to the Nantucket Historic District Commission in order to bring your property into compliance. Please note that an as-built fine of \$1000 will be applied at time of submission.

Please reach out to the contact information below upon receipt of this letter.



Cathy Flynn  
Land Use Specialist  
Town of Nantucket  
[cflynn@nantucket-ma.gov](mailto:cflynn@nantucket-ma.gov)  
508-325-7587 x 7050  
Enclosed: Violation letter, inspection report, pictures  
Cc: Stephen Welch, Chair Nantucket Historic District Commission  
Holly Backus, Preservation Planner



# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road  
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

DATE: 1/16/2026

BY CERTIFIED MAIL  
AND BY FIRST CLASS MAIL

GANDHI BALAJI & ALLISON TRS  
C/O BAG NOMINEE REALTY TRUST  
239 WARD STREET  
NEWTON, MA 02459

Re: 9 New Jersey Avenue, Nantucket, Massachusetts

Map: 60.3.1/ Parcel: 408

## **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 Section 10A of the Nantucket Historic District Act (the “Act”) and Chapter 124-9 of the Nantucket Town Code (the “Town Code”) at the property located at 9 New Jersey Avenue, Nantucket (the “Property”). The following activity is in violation of the foregoing sections because they were performed without approval by the Commission pursuant to a duly issued Certificate of Appropriateness:

1. Razing of Main House.

**The Commission hereby demands that you cease and desist from any further alteration and/or construction of exterior architectural features until you have received the necessary Certificate of Appropriateness from the Commission.**

Please refer to Building Permit BLDR 2025-07-6379 and COA HDC2023-01-7686 approved as a addition and renovation, 07/11/2023(attached).

### **§ A301-4 Historic District Commission**

**SECTION 10A.** It shall be a violation of this Act for any person to construct or alter a building or structure without having first obtained from the Commission a certificate of applicability or a certificate of nonapplicability; for any person to raze any building or structure without having first obtained from the Commission a permit for such razing; for any person to construct or alter a building or structure in any way which is inconsistent with or contrary to the terms of the certificate of approval issued for such building or structure; or for any person to

knowingly submit false, fraudulent or misleading information to the Commission in connection with any application.

**§ 124-9 Permit for razing required.**

Pursuant to Section 9(g) of the HDC Act, no building or structure within the Historic Nantucket District shall be razed without first obtaining a permit approved by the Nantucket Historic District Commission.

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.



Cathy Flynn  
Land Use Specialist  
Planning and Land Use Services  
Town of Nantucket  
Nantucket, MS 02554  
Email: [cflynn@nantucket-ma.gov](mailto:cflynn@nantucket-ma.gov)  
Phone: 508-325-7587 x7050

cc: Stephen Welch, Chair of the Nantucket Historic District Commission  
Paul Murphy, Building Commissioner  
Holly Backus, Preservation Planner

Grand Total:	\$34.47
Credit Card Remit	\$34.47
Card Name: AMEX	
Account #: XXXXXXXXXX2003	
Approval #: 849222	
Transaction #: 020	
AID: A000000025010801	Chip
AL: AMERICAN EXPRESS	
PIN: Not Required	

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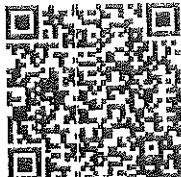
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Clerk: 03

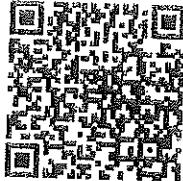


NANTUCKET STATION 1  
144 PLEASANT ST  
NANTUCKET, MA 02584-9800  
[www.usps.com](http://www.usps.com)

01/17/2026 09:13 AM

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Flat Rate			
Signature Waiver			
Scheduled Delivery Date			
Wed 01/21/2026 06:00 PM			
Money Back Guarantee			
Tracking #:			
ER246214847US			
Insurance			
Up to \$100.00 included			\$0.00
Total			\$33.40
First-Class Mail Letter	1		\$1.07
Newton Center, MA 02459			
Weight: 0 lb 1.40 oz			
Estimated Delivery Date			
Thu 01/22/2026			

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**WEDNESDAY**

**21** January 2026 *i* **by** **6:00pm *i***

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# INSPECTION WORKSHEET (HDCI-047049-2026)

**Town of Nantucket**  
**508-228-7200**

---

**Case Number:** HDC2023-01-7686      **Case Module:** Plan  
**Inspection Date:** Fri Jan 16, 2026      **Inspection Status:** Reinspection  
**Inspector:** Flynn, Cathy      **Inspection Type:** HDC

---

**Job Address:** 9 NEW JERSEY AV  
Nantucket, MA, 02554      **Parcel Number:** 60.3.1 408

---

<b>Contact Type</b>	<b>Company Name</b>	<b>Name</b>
Agent	SHELTER 7 LLC	OLBRES, JASON
Parcel Owner		GANDHI, BALAJI & ALLISON
Applicant	SHELTER 7 LLC	OLBRES, JASON

---

<b>Checklist Item</b>	<b>Status</b>
HDC - General Comments - General Comments	Failed
House has been demolished, no approval on file	



---

Flynn, Cathy



01-16-2026 09:55 AM



01-16-2026 09:58 AM

CERTIFICATE NO: \_\_\_\_\_

DATE ISSUED: 7/11/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

**CERTIFICATE OF APPROPRIATENESS**

for structural work.

**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°: 100.3.1 PARCEL N°: 108Street & Number of Proposed Work: 9 NEW JERSEY AVE.Owner of record: GiovanniMailing Address: PO BOX 1102 NANTUCKET MA 02554Contact Phone #: 508-325-7770 E-mail: shelter711u@gmail.com**AGENT INFORMATION (if applicable)**Name: SHelter 7 LLCMailing Address: PO BOX 1102, NANTUCKET MA 02554Contact Phone #: 508-325-7770 E-mail: shelter711u@gmail.com

FOR OFFICE USE ONLY	
Date application received:	<u>1/5/23</u>
Fee Paid:	<u>182.1</u>
Must be acted on by:	<u>1/27/23</u>
12/31/23	
Extended to:	
Approved:	
Disapproved:	
Chairman:	
Member:	
Member:	
Member:	
Notes - Comments - Restrictions - Conditions	
<u>Motion to approve - french door on</u> <u>South &amp; West Elevation to be</u> <u>a "Dutch style" door + plank framing</u> <u>around typical windows.</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: \_\_\_\_\_ Sq. Footage 1st floor: 455 sq. ft Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: \_\_\_\_\_ Sq. footage 2nd floor: 455 sq. ft. 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 20'-1" South 20'-1" East 20'-1" West 20'-1"

Additional Remarks CONTRIBUTING

**REVISIONS\***

1. East Elevation

Historic Name: (describe) 2. South Elevation

Original Date: 1938 3. West ElevationOriginal Builder: HOC Survey NAN. 1033 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 18"  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers

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

**Roof Pitch:** Main Mass 9 /12 Secondary Mass 9 /12 Dormer 4 /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) COPPER

**Leaders (material and size):** 2" COPPER

**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 1 x 6 Rake 1 x 8 Soffit (Overhang) 1 x 6 Corner boards 5/4 x 10 Frieze 2 x 4

Window Casing 5/4 x 4 Door Frame 5/4 x 6 Columns/Posts: Round \_\_\_\_\_ Square 6 x 6

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

True Divided Lights(muntins), single pane  SDL's (Simulated Divided Lights) Manufacturer GREEN MOUNTAIN

**Doors\* (type and material):**  TDL  SDL Front DOOR STYLE / FRONT DOOR Side \_\_\_\_\_

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

**Hardscape materials:** Driveways PEBBLESTONE Walkways 2X3 BIMSTONE Walls \_\_\_\_\_

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

**COLORS**

Sidewall NTW Clapboard (if applicable) \_\_\_\_\_ Roof NTW

Trim WHITE Sash WHITE Doors WHITE FRONT = BLANK

Deck NTW Foundation PAIGE - GRAY 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 11/17/2022 Signature of owner of record M Signed under penalties of perjury

## V. OLD BUSINESS 06/27/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Bob & Jeanette LLC	43 Kendrick Rd.	New dwelling revision	76/4.3	CWA
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Patten, Thornewill				
Recused	None.				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Chip Webster Stephen Cohen				
Public Concerns	<b>Welch</b> – Concerned about chimney potentially not being in compliance. <b>Oliver</b> – The application before us is merely about posts being decreased, which, to me, is pretty irrelevant. In terms of this application, it is approvable, but she does want to say that knowing the grave concerns we had from the onset about most of this, from the first floor up, and the reservations to approve that were always based on a lack of visibility and sworn testimony during the hearings, she feels that the boards process has failed them as people reviewing applications. The return requests for the items that were removed for the initial approval got placed back on the consent agenda, probably placed there because of the no visibility clause from the first approval. She just wants to say that she personally takes responsibility for not having reviewed this closer when it was put on the consent agenda, and she's sorry that she did not challenge it. This is an example of homeowners building for themselves in mind and not Nantucket. Unfortunately, the promises of 'can't be seen' will no longer be a condition that she trust when making an approval based on that, and she hopes to scrutinize every plan from here on out to the nth degree because this is unfortunate.				
Motion	<b>Motion to approve through staff replacing the vertical elements being removed on the structure with 4 vertical elements on the property border. With those elements along the border being no less than a 3-inch caliper trees along the rear property line. The Lancashire one in each corner and two even spaced along the remaining property line. Also, the as-built fee. (Welch)</b>				
Roll-call Vote	Carried 4-1 // Pohl, Welch, Coombs, Oliver-aye // Camp-nay			Certificate #	HDC2023-

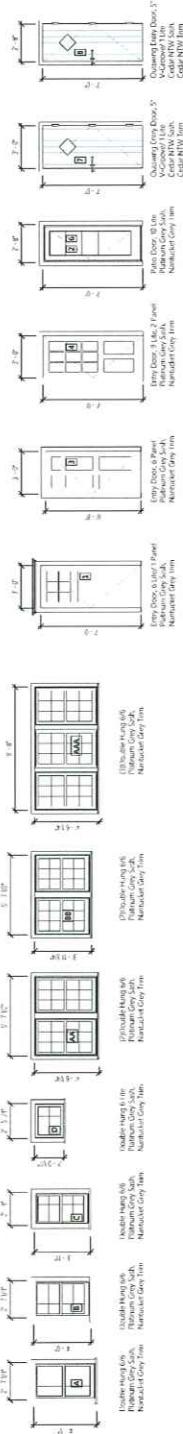
**APPROVED**  
**HDC2023-01-7086**  
**NO EXTERIOR CHANGES**  
**WITHOUT HDC APPROVAL**

2.	Balaji Gandhi 01-7686	9 New Jersey Ave	MH Addition & Reno	60.31/408	Shelter 7
Voting	Welch, Camp, Coombs, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Jason Olbres				
Public Concerns	<b>Holly Backus</b> – No concerns with the revision. <b>Camp</b> – The door on the west elevation could be like a tongue and groove with a small window in it so that it harkens back to a more of a boathouse feel. Nice job on the revisions. <b>Coombs</b> – Agrees with Abby. <b>Patten</b> – Has no concerns. The applicant did a good job with the changes. <b>Welch</b> – Appreciates the changes.				
Motion	<b>Motion to approve through staff with French door on south and west elevation and the blank framing throughout. (Camp) DUTCH STYLE DOOR</b>				
Roll-call Vote	Carried 4-0 // Pohl, Welch, Camp, Coombs, Patten-aye			Certificate #	HDC2023-01-7686

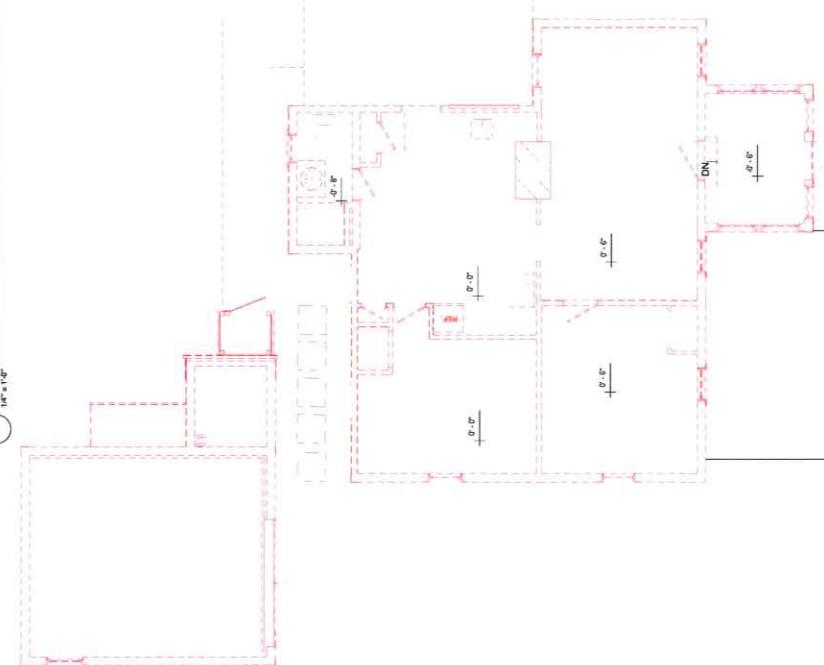
PLAN  
ARGUMENT  
WINDOWS



Main House Door Schedule



### Main House Window Schedule



1 Level 1 - Main House - Existing/Demo

② Level 1 - Main House - Proposed

## Level

7

A.101



<p style="text-align: center;"><b>APPROVED</b>  <b>HDC 2023. 01. 3081</b>  <b>NO EXTERIOR CHANGES</b>  <b>WITHOUT HDC APPROVAL</b></p>		<p style="text-align: center;">* <b>SHelter 7</b></p>													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: right; padding: 5px;"> <b>PROJECT</b>  <i>Project Name: 3M</i>  <i>Design &amp; Drawings</i>  <i>Model &amp; Renderings</i> </td> <td style="width: 10%; text-align: right; padding: 5px;"> <b>CLIENT</b>  <i>Client Name: Mr. S. S. S.</i>  <i>Design &amp; Drawings</i>  <i>Model &amp; Renderings</i> </td> <td style="width: 10%; text-align: right; padding: 5px;"> <b>ISSUE</b>  <i>Date: 07-14-2023</i>  <i>Ref ID: 14071400000000000000000000000000</i>  <i>RE-ISSUE</i> </td> <td style="width: 10%; text-align: right; padding: 5px;"> <b>SHelter 7</b>  <i>Project Manager: Mr. S. S. S.</i>  <i>Design &amp; Drawings</i>  <i>Model &amp; Renderings</i> </td> </tr> <tr> <td colspan="4" style="text-align: center; padding: 10px;"> </td> </tr> <tr> <td colspan="4" style="text-align: center; padding: 10px;"> <p><b>RECEIVED</b>  <b>R JUL 31 2023</b></p> </td> </tr> </table>				<b>PROJECT</b> <i>Project Name: 3M</i> <i>Design &amp; Drawings</i> <i>Model &amp; Renderings</i>	<b>CLIENT</b> <i>Client Name: Mr. S. S. S.</i> <i>Design &amp; Drawings</i> <i>Model &amp; Renderings</i>	<b>ISSUE</b> <i>Date: 07-14-2023</i> <i>Ref ID: 14071400000000000000000000000000</i> <i>RE-ISSUE</i>	<b>SHelter 7</b> <i>Project Manager: Mr. S. S. S.</i> <i>Design &amp; Drawings</i> <i>Model &amp; Renderings</i>					<p><b>RECEIVED</b>  <b>R JUL 31 2023</b></p>			
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<p><b>RECEIVED</b>  <b>R JUL 31 2023</b></p>															
<p><b>1</b> <u>South Elevation - Existing/Demo</u></p>	<p><b>2</b> <u>South Elevation - Proposed</u></p>	<p><b>3</b> <u>West Elevation - Existing/Demo</u></p>	<p><b>4</b> <u>West Elevation - Proposed</u></p>												
<p><b>Copyright 10.515</b></p>															
<p>07.14.2023</p>	<p>A.202</p>														



## Planning and Land Use Services

### Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554

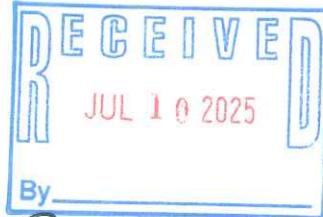
508-325-8527

## STAFF APPROVAL CHECKLIST

This checklist MUST be submitted with your Staff Approval.

	<u>Date of Drop Off &amp; Sign In</u> submission at Front Desk <u>7/11/23</u>
	Address & HDC case number: (ex. HDC2020-XX-XXXX) If applicable <u>9 New Jersey 2023 - 01 - 7686</u>
	Meeting Approval Date: <u>7/11/23</u>
	Copy of Minutes (application item circled)
<input checked="" type="checkbox"/>	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/door schedule
<input checked="" type="checkbox"/>	One set reduced plans: 8 1/2 x 11
<input checked="" type="checkbox"/>	Additional information requested by Commission- if applicable (ex pictures, FEMA flood Certificate, etc)
<input checked="" type="checkbox"/>	Electronic Submission: ALL documents MUST BE scanned to <a href="mailto:hdcsubmissions@nantucket-ma.gov">hdcsubmissions@nantucket-ma.gov</a> .

\*\* PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.



BLDR  
2025-07-6379  
BUILDING PERMIT NUMBER

APPLICATION FOR  
BUILDING PERMIT

IMPORTANT - Applicant to complete all items in Sections: 1, 2, 3, 4, and 5

Please Print

**1. LOCATION OF BUILDING**

OWNERS NAME (print): Ganani Allison + Balaji  
Last First Middle Initial  
9 NEW JERSEY AVE.  
No. Street  
Assessor's Map No. UD 3.1 Assessor's Parcel No. 408

**2. TYPE AND COST OF BUILDING - All applicants complete Parts A-E**

**A. TYPE OF IMPROVEMENT**

- New Building
- Addition / Renovation
- Alteration
- Repair, replacement
- Demolition
- Moving

**B. OWNERSHIP**

- Private
- Public

**D. DIMENSIONS**

Dimensions of Structure

First Floor Area: ~ 1591 SF

Second Floor Area: n/a

Third Floor Area: n/a

Total Floor Area:

Full Cellar Area: 1591 SF

(1200SF Finished)

**E. PROPOSED USE**

Residential

Detail scope of work by floor & provide the square footage.

- One Family
- Studio
- Two or more family - Enter number of units
- Hotel, Motel, Dormitory enter number of units
- Second Dwelling
- Garage
- Pool
- Other - Specify

Renovate and add addition to  
home 4BR 3 1/2 Bath cottage.  
w/ Full Basement. finished.

**3. SELECTED CHARACTERISTICS OF BUILDING**

For new buildings and additions, complete Parts D-N  
for Demolition, complete only Part 1., for all others skip to 4.

**F. PRINCIPLE TYPE OF FRAME**

- Wood frame
- Other - Specify

**H. TYPE OF SEWAGE DISPOSAL**

- Public
- Private (septic tank, etc.)

**K. ACCESSORY HEAT SOURCE**

No. of fireplaces 1

No. of Wood Stoves

Other:

**G. PRINCIPLE TYPE OF HEATING**

- Gas  Electricity
- Oil  Heat Pump
- Other - Specify

**I. TYPE OF WATER SUPPLY**

- Public
- Private (well)

**J. SMOKE DETECTORS**

No. of Detectors 6  
See Plan for Location

**L. RESIDENTIAL BUILDINGS**

Number of Bedrooms 3

Number of Bathrooms 3

Full 3 Partial 1



COMMONWEALTH OF  
MASSACHUSETTS  
Town of Nantucket  
Planning and Land Use Services  
2 Fairgrounds Road - Nantucket, MA 02554

# Permit

Permit NO.: BLDR-2025-07-6379

Permit Type: Building (Residential)

Work Classification: Addition & Alteration

Permit Status: Issued

Issue Date: 07/31/2025

Expiration: 01/27/2026

Location Address

9 NEW JERSEY AV, Nantucket, MA 02554

Parcel Number

60.3.1 408

Contacts

BALAJI & ALLISON GANDHI

Parcel Owner

JASON OLBRES

Contractor

PO BOX 1602, NANTUCKET, MA 02584  
(508)325-7770

SHELTER7LLC@GMAIL.COM

JASON OLBRES

Agent

PO BOX 1602, NANTUCKET, MA 02584  
(508)325-7770

SHELTER7LLC@GMAIL.COM

Description: RENOVATION AND ADD ADDITION TO HOME 3 1/2 BATH COTTAGE WITH FULL BASEMENT FINISHED

Valuation: \$0.00

Inspection Requests:

(508) 325-7587

Total Sq Feet: 0.00

Fees	Amount
Miscellaneous	\$2,899.00
<b>Total:</b>	<b>\$2,899.00</b>

Payments	Amt Paid
<b>Total Fees</b>	<b>\$2,899.00</b>
Check # 10708	\$2,899.00
<b>Amount Due:</b>	<b>\$0.00</b>

Inspections:

Inspection Type
Foundation
Rough Inspection - Sheet Metal
Framing
Insulation
Final Inspection - Sheet Metal
Final
Steel
Throat Inspection - Chimney
Final - Chimney
HDC
Planning Board

Provided that the person accepting this Permit shall conform to the terms of the application on file in the Building Department and to the provisions of the Statutes and the Ordinances relating to the Construction, Maintenance and Inspection of buildings in the Town of Nantucket, and the Massachusetts State Building Code 780 CMR 9th Edition.

A certificate of Occupancy will be issued upon return of this Permit only after all the required Inspections have been signed and dated by the appropriate Inspector.

This Permit shall become Invalid SIX (6) months from the date of issue if the work permitted has not commenced or is not progressing continuously to completion as far as reasonably practicable.

Persons contracting with unregistered contractors do not have access to the Guaranty Fund 780 CMR/MGL c142A.

Additional Information

What is the COA number?: 2023-01-7686

Issued By: Department Building

July 31, 2025

Date