

STAFF REVIEW

Staff: HOLLY BACKUS, PP

Date: FEB 2026

Address: 9 NEW JERSEY AVE (MADAKET)

Historic info: HOC SURVEY NAN 1033 = C. 1938  
- CONTRIBUTING 1 STORY CAPE STYLE

Scope of Work: NEW DWELLING (EX. DEMOD W/OUT  
APPROVAL) HOC 2023.01.7686 WAS ADDITION +

Staff Comments: HISTORIC RENO.

\* THE APPROVED ADDITION TO THE CONTRIBUTING  
MADAKET COTTAGE WAS REVIEWED MULTIPLE TIMES  
IN 2023.

\* ITS A SHAME THAT THE INTENT TO "DISMANTLE,  
SALVAGE" WAS NOT PROPOSED TO THE HOC IN 2023.  
INSTEAD, THE BUILDING HAS BEEN COMPLETELY DEMO'D.

Staff Recommendations: THE APPLICATION THAT WAS APPROVED  
IN 2023 WAS AN ADDITION + HISTORIC RENO  
TO A C. 1938 CONTRIBUTING STRUCTURE. THERE  
WAS NO INTENT TO SELECTIVELY DISMANTLE AS  
THIS NEW APPLICATION INDICATES. IF THE  
INTENT IN 2023 WAS TO "SELECTIVE DEMO +  
RECONSTRUCT + REUSE OF EX BUILDING FABRIC" →

STAFF REVIEW

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Staff:

HOLLY BACKUS, PP

Date:

FEB 2026

Address:

9 NEW JERSEY AVE

Historic info:

Scope of Work:

NEW DWELLING

Staff Comments:

THE APPLICATION SHOULD HAVE CLEARLY INDICATED THAT INTENT. WHILE THE INTENT NOW IS TO RECONSTRUCT THE BUILDING AS IT WAS PREVIOUSLY APPROVED - THIS IS A NEW STRUCTURE AND NOT A CONTRIBUTING ONE, AS IT WAS BEFORE. CONTRIBUTING STRUCTURES CAN BE ALTERED AND STILL BE

DEEMED CONTRIBUTING, PROVIDED IT RETAINS ITS CHARACTER-DEFINING FEATURES. HOWEVER, THIS DWELLING IS PAST THAT. WHILE STAFF APPRECIATES THE SUSTAINABLE SALVAGE INTENT PROPOSED, THIS PROJECT DOES NOT MEET PRESERVATION OBJECTIVES (AS NOTED) - AS THE CONTRIBUTING BUILDING NO LONGER EXISTS.

STAFF REVIEW

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Address: 9 NEW JERSEY AVE

Historic info: \_\_\_\_\_

Scope of Work: NEW DWELLING

Staff Comments: IT SHOULD BE NOTED THAT EVEN THE BUILDING PERMIT APPLIED FOR WAS FOR "RENOVATION + ADD ADDITION."

IT SEEMED THE DESIGN RULED OVER PRESERVING THE EXISTING DW THAT HAS CLEARLY EVOLVED OVER TIME- THAT'S WHY THERE WAS MILLION WOOD + SISTERED BEAMS. THAT'S NANTUCKET.

Staff Recommendations: IF THE BOARD IS SO INCLINED TO APPROVE - ITS CLEARLY A NEW DWELLING THAT MAY REUSE SOME OF THE PREVIOUS LUMBER, BUT THIS IS NOT PRESERVATION.

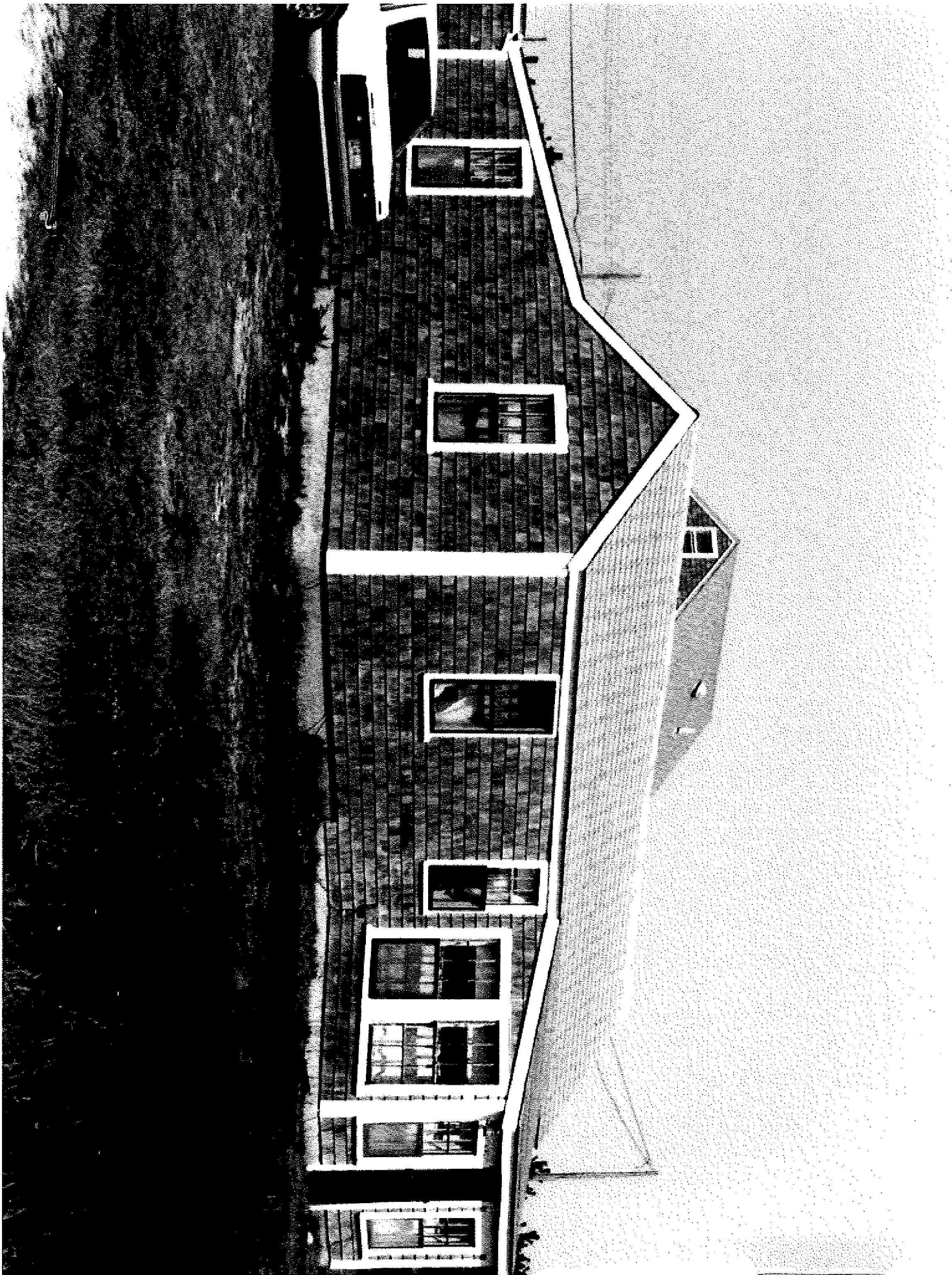
\*APPRECIATE THE PHOTOGRAPHS OF THE DEMOLITION FOR THE FILE, SO STAFF CAN UPDATE THE HOC SURVEY IN THE FUTURE TO DEMOLITION.

## INCLUDED IN NEW DW COA FILE

### 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.

✶ IF THE PROJECT ORIGINALLY INCLUDED THE EXISTING DWELLING TO REMAIN AND NOT ADDED W/ 455 SF (GC) ADDITION THAT WAS DESIGNED IN SUCH A WAY THAT REQUIRED RAISING THE PLATES, BUT SIMPLY REBUILDING THE EXISTING CONTRIBUTING LOTAGE, THEN THE "INTENT" TO PRESERVE THE HISTORIC CHARACTER, MATERIALS + OVERALL EXTERIOR APPEARANCE OF THE STRUCTURE" WOULD APPLY. BUT THATS NOT THE CASE. IT COULD HAVE BEEN REHAB'D IN A WAY THAT DIDN'T ALTER IT AS DESIGNED.



# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	NAN.1034
<b>Historic Name:</b>	
<b>Common Name:</b>	
<b>Address:</b>	9 New Jersey Ave
<b>City/Town:</b>	Nantucket
<b>Village/Neighborhood:</b>	Madaket;
<b>Local No:</b>	6031-408; M2-34;
<b>Year Constructed:</b>	C 1938
<b>Architectural Style(s):</b>	No style;
<b>Use(s):</b>	Out Building;
<b>Significance:</b>	Architecture; Transportation;
<b>Area(s):</b>	NAN.C, NAN.D
<b>Designation(s):</b>	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970);
<b>Building Materials:</b>	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle;
<b>Demolished</b>	No



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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

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

SURVEY/  
FILM ROLL #: M2-34  
MAP/PARCEL#: 6031-408

Recorded by: WAS

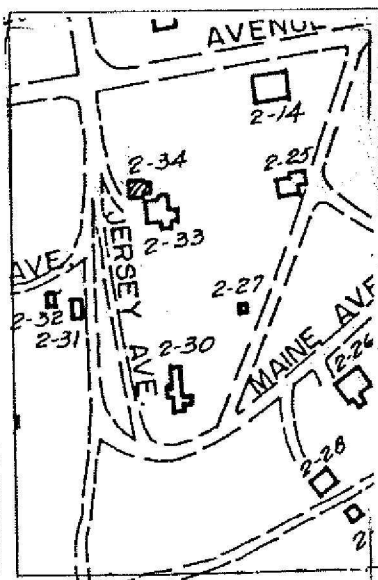
Date: 09/12/89

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: Garage Present: Garage  
Seasonal/Year-Round: Seasonal
7. Accessibility to Public: Visible from Public Road? Yes  
Interior: N/A

8. MAP -- 3 X 2"



NAN. 1034  
1034

## GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size: N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 20 feet
13. Orientation to Street Address: Gabled
14. Surroundings: Scattered Buildings, Residential
15. Related Outbuildings and Property: Parking, M2-33
16. Other Notable Features:  
N/A

## DESCRIPTION

17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Lean To
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: 2
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 2/2
36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Poor
40. Integrity: N/A
41. Alterations:  
N/A

NAN.1034

1034

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