

STAFF REVIEW

Staff:

HOLLY BACKUS, PP

Date:

FEB 2024

Address:

9 NEW JERSEY AVE (MADAKET)

Historic info: HDC SURVEY NAM 1033 = c. 1938

- CONTRIBUTING 1 STORY CAPE STYLE

Scope of Work: NEW DWELLING (EX. DEMOD IN OUT APPROVAL) HDC 2023-01-7686 WAS ADDITION +

Staff Comments: HISTORIC REND.

* 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 HDC IN 2023. INSTEAD, THE BUILDING HAS BEEN COMPLETELY DEMO'D.

Staff Recommendations: THE APPLICATION THAT WAS APPROVED IN 2023 WAS AN ADDITION + HISTORIC REND 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

P6.2

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 SPACES CAN BE ALTERED AND STILL BE DEEMED CONTRIBUTING, PROVIDED

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

STAFF REVIEW

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HOLLY BACKUS, PP

PG. 3

Date:

FEB 2024

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 - THATS WHY THERE WAS MILLION WOOD + SISTERED BEAMS. THAT'S NARRATIVE.

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

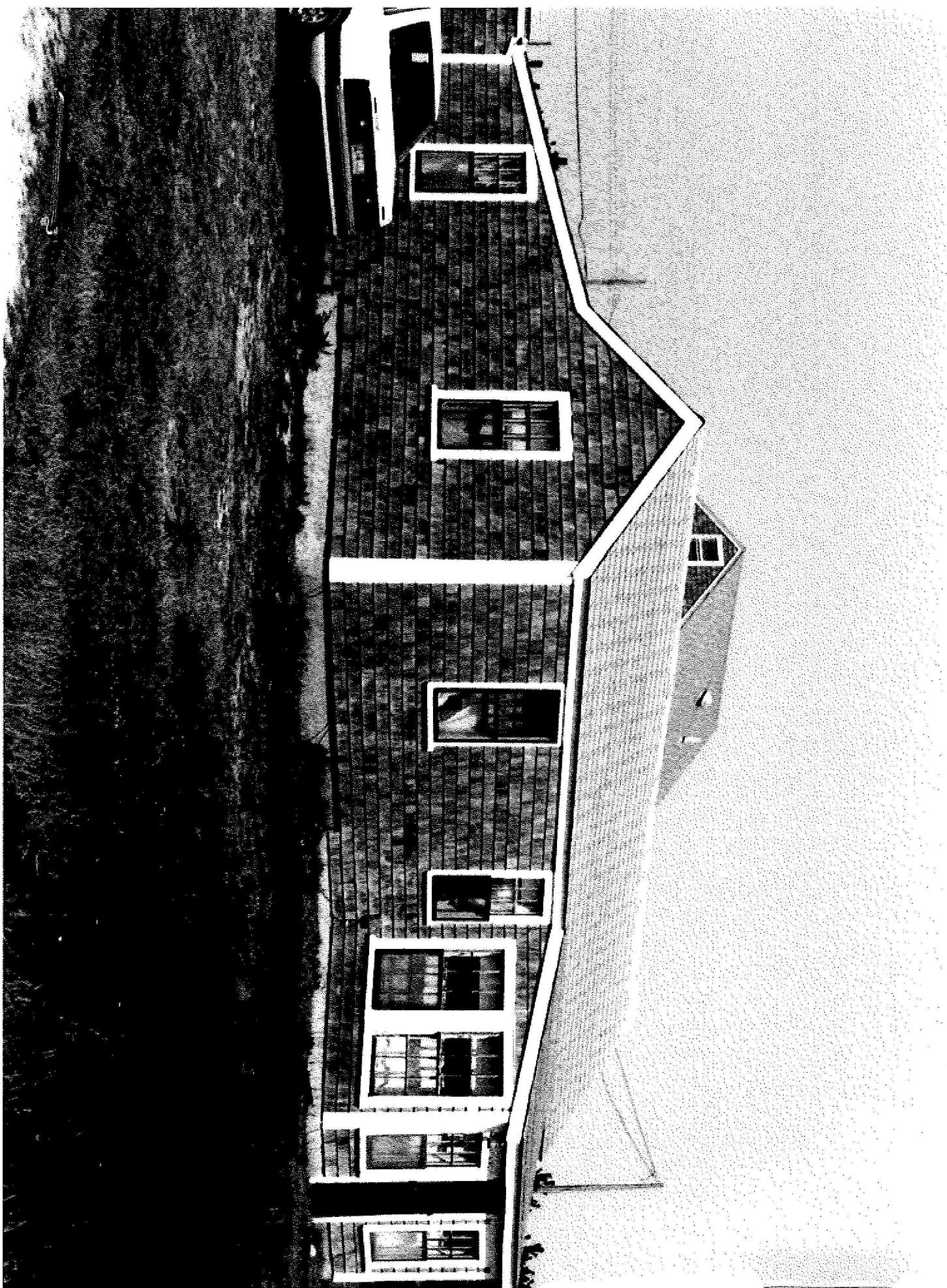
*APPRECIATE THE PHOTOGRAPHS OF THE DEMONSTRATION FOR THE FILE, SO STAFF CAN UPDATE THE HIC SURVEY IN THE FUTURE TO DEMOLITION.

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 ADDON IN 455 D(GC) ADDITION THAT WAS DESIGNED IN SUCH A WAY THAT REQUIRED RAISING THE PLATES, BUT SIMPLY REBUILDING THE EXISTING CONTRIBUTING COTTAGE, THEN THE "INTENT" TO PRESERVE THE HISTORIC CHARACTER, MATERIALS + OVERALL EXTERIOR APPEARANCE OF THE STRUCTURE" WOULD APPLY. BUT THAT'S 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

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



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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

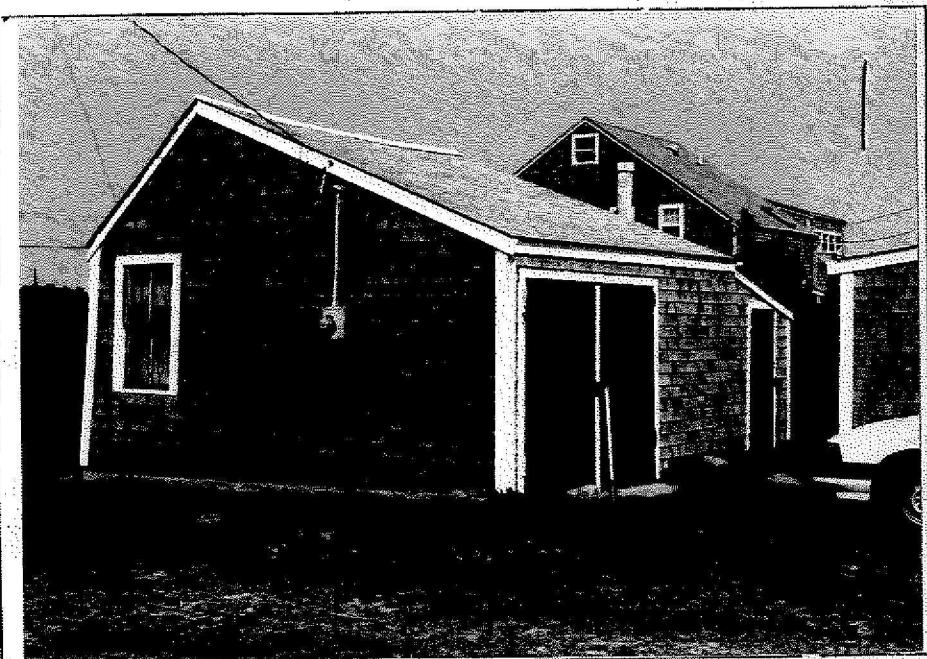
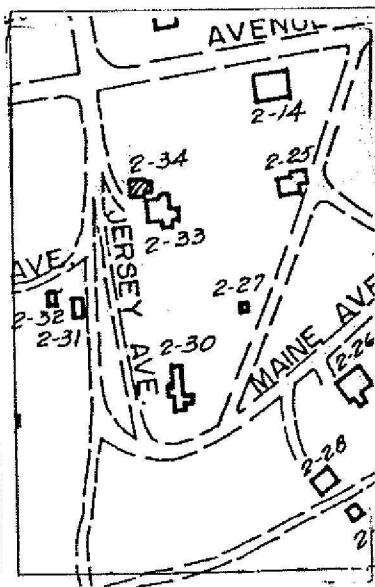
2. Building Name: N/A

3. Ownership: Private

4. Present Owner: SWAN, BEATRICE

5. Ownership History:
Unknown6. Use: Original: Garage Present: Garage
Seasonal/Year-Round: Seasonal7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3X2"



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 Elevation: 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

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