



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

Committee/Board/s | Nantucket Historical Commission

Day, Date, and Time | Friday, November 19, 2021 10:00 AM – 12:00 PM

Location / Address | REMOTE PARTICIPATION VIA ZOOM
The meeting will be aired at a later time on the Town's Government TV YouTube Channel:
<https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA>

Signature of Chair | Hillary Hedges Rayport

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

Subcommittee members: Commissioners Georgia Raysman, Milton Rowland, Hillary Hedges Rayport
Staff Liaison: Holly Backus

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Join Zoom Meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/94332358504?pwd=N25KSGR2QldOeWFuc2tKUXcvaERGdz09>

Meeting ID: 943 3235 8504

Passcode: 770019

One tap mobile

+16465588656,,94332358504#,,,,*770019# US (New York)

- Public Comment
- Approval of Minutes
- Administrative
 - Vote on request to amend 2005 ATM vote (see email in packet)
 - Budget for surveys
- Staff and Board Chair Update

- Nantucket Island Historic Resources Survey Plan & Fish Lots Neighborhood Historic Properties Survey is underway. Consultants from PAL will be on-island December 14-16th. They will want to meet with NHC.
- WPI Project “Salvaging the Historical Nature of Nantucket: Reducing the Construction and Demolition Waste of a Small Island” – commissioners interviews requested.
- Letter to Planning Board supporting pool article (sent 10/20/21)
- Update to the Select Board delivered 10/20/21
- Mayflower Wind public information session
- Request for letter of support, Part II application for State Historic Preservation Tax Credits.
 - 3 Beaver Street. Part II application prepared by Epsilon
- Workflow for Historic Tax Credit review
- Outcomes and next steps of joint meeting with HDC
 - Meeting notes
 - Scheduling next meeting
 - NHC contribution to MOU

OUTCOMES from 10_15_21 NHC meeting

~~Strikethrough~~ indicates complete

~~Requested consulting party status on Mayflower Wind. Tom to represent~~

~~Approved Annual Report to Erika (HHR emailed)~~

~~We will have a steering committee of Barbara, Tom, and Hillary working with Holly on the MHC grant underway with PAL. Holly to provide meeting schedule~~

~~Pre application approved — Hillary to mail~~

~~Verizon poles — strong preference for Fiberwrap. Please get us more information about the product. Against the splinting of poles (email sent to Erika 10/15)~~

CPC grant – feedback from Dawn that committee members thought the Town should fund this. Need to follow up with the town about funding the project – or even a scaled down version of the project. Also, work on community outreach and education.

~~HDC joint meeting — Abby will attend from Florence?. No need to move. Waiting for response from Ray about pre meeting.~~

2022 work plan: approved. Barbara has special interest in Town Records.

Invite Lauren Sinatra to come to a future meeting on lighting.

~~Decision to ask Select Board to adjust our membership to seven and no alternates.~~

~~Pool/spa warrant: Unanimously expressed to ban spas in OHD. And to support the article at the planning board. HHR to draft memo~~

Request budget for preservation plan for town owned assets.

Send letter to planning board / NP&EDC for interest in joint planning.

Minutes of Nantucket Historical Commission Meeting – October 15th, 2021

Commissioners Present: Hillary Rayport (Chair), Angus Macleod (Vice Chair), David Silver (Secretary) Mickey Rowland, Georgia Raysman, Clement Durkes, Tom Montgomery, and Barbara White.

Staff: Holly Bakus

Guests: Mary Bergman.

The meeting was called to order via Zoom with a quorum present.

1.) Public Comment: N/A

2.) Approval of July Minutes

Motion to approve minutes of the NHC's September 2021 Meeting: Tom

Second: Angus

All in favor via roll call

3.) Announcements

Annual Report due to the town has been distributed to the Commissioners.

Motion to submit the report as written: Tom

Second: Georgia

All in favor via roll call

4.) Staff and Board Chair Update

Grant Pre-Application

Hillary: There is a pre-application (in the packet) due 11.15.21 for our island-wide survey. Chair suggests that we submit the pre-application as written. Holly mentioned that we will have money budgeted for the next budget cycle. This is what CLG's do to update surveys.

The grant is due in March, and it will be a lot easier to implement over time because these grants move in cycles. Hopefully, the 'survey plan' will be done by the time we start next year.

MHC Survey Projects

Holly: Received formal acceptance last week from MHC to move forward with Public Archaeology Lab (PAL). Contract with PAL was on the agenda with the select board on October

6th and later approved it. Since the town received funding from the state, we are still finishing the contract with the town and our consultant, PAL.

Discussion: Nantucket is extremely fortunate to be able to work with PAL on this project. We look forward to seeing this project take shape as NHC (Nantucket Historical Commission) commissioners will be meeting with PAL's consultants. Holly will coordinate meetings and will notify the rest of the Commission. Barbara, Tom and Hillary will coordinate about the survey effort with Holly and keep the commission informed.

Hillary presented the FY21 annual report. This was unanimously approved. Hillary will submit to Erika for publication in the Town annual report.

Mayflower Wind

Next wind energy project. BOEM will engage with a Section 106 process, and we have requested to be a consulting party. We hope that Tom will continue to be our Section 106 representative on wind farms. Holly said that as consultation letters come in, the Town will make sure our special expert council is aware.

Fall Course with NAREB

NAREB decided that because this class could not be in-person, we should move it to Spring 2022. This will give us more time to prepare, and the in-person class will be much more effective and robust.

Telephone Poles Downtown being reinforced with supports

Verizon has informed the Town that there are over 100 telephone poles in the downtown area that are weak and at risk of falling over. Rather than remove and replace the poles, Verizon would like to reinforce them. Erika Mooney contacted the Chair and asked for comment about the proposed support system, which is a steel splint. NHC Chair submitted a list of questions and comments, including asking about an alternative system offered by the company Verizon contracts with, Osmose. It is a wood-colored, fiberglass wrap instead of the metal splint. The Commission agrees that these look more uniform and historically sensitive than a metal splint/truss. We recommend that we use fiber wrap or replace the poles as opposed to metal truss in all historically sensitive areas. Preference will be passed onto Erika.

Grant Application to the CPC to Rehabilitate the Sidewalks on Main Street

The CPC Committee heard our application in early October. We had our engineers and PIN as well as several letters of support. They voted not to go ahead with our request and our application is out.

Discussion: Dawn Holdgate, CPC member, said the application was rejected because the CPC felt the Town should pay for this work.

Path Forward: Hillary will have a conversation with CPC Chair, Ken Beaugrand. We will once again formally ask the Town for funding for this. Our sidewalks and streets are truly huge cultural and historic asset to Nantucket.

HDC Joint Meeting

Scheduled for 11.12.2021. We are waiting to plan our agenda with the HDC. Angus and Hillary have requested a joint meeting of the chairs and Holly to plan.

5.) 2022 Workplan (New Business)

Possible Projects

1. Survey and Preservation Plan for Town-owned resources. *Need to request budget for this.*
2. Archaeology
3. NHC Bylaws: review charter and bylaws

Inquiries

1. Town Records – are there any records to digitize/organize?
2. Signs on Milestone Road – can some come down?
3. Lighting – switch to LED, Historical Concerns. Decision for Chair to contact Lauren Sinatra.

Development

1. Small projects loan fund (Arlington Model)
2. More joint work with HDC
3. Outcomes of November meeting TBD

Discussion:

All the commissioners are excited about these new business items. Other ideas included Education, CDT Zoning, and Streetscape Rehabilitation.

Membership and bylaws

When the voters adopted MA Law for local historical commission, the Town. Warrant at ATM to get our commission to 7 members.

Do we need alternates? We appreciate the alternates we have but generally the attendance record among alternates is not as strong. We have never failed to have a quorum. It's a bigger group to manage which is more work. All agreed to ask the Select Board to adjust our membership to: *NHC will consist of 7 members and sitting alternates are to fulfil their term, however no new alternates would be added.* This would be an action at Town Meeting.

Demolition Delay

Continuing the discussion from the last meeting. If we wanted to have a concept of a “preferably preserved” determination to be part of the process to obtain a demolition permit. We can bring this as a warrant through the zoning bylaw, or through a general bylaw. The advantage of doing a

general bylaw is that it would pass with 50% support. We should discuss this with the HDC to ensure that they feel it is both appropriate and helpful to them.

6.) ATM Actions

Pool/Spa Citizens Warrant

Draft of Citizens Warrant from Anne Dewez was shared on the agenda. She is going to be bringing this to the next Planning Board meeting for feedback. What she is suggesting is a change in the definition of swimming pools to align with the definition of a spa.

Existing Definition for Spa: Anything equal to or less than 150 square feet (about half the area of a parking space).

Proposed Definition: Anne is still deciding but currently working with a maximum of 36 square feet (6x6). Gallonage be no more than 1000 gallons. Anything bigger than a spa is considered a pool.

Structure of the proposal: *Either amend the use chart to say that a spa is not an allowed use in ROH/SOH **OR** the motion would be to allow spas in ROH/SOH only by special permit.*

Path Forward: The Commission is unanimous that they would like to see spas banned in the *both ROH/SOH.*

7.) Other Business

We would like to continue working with the Planning Board and the NPEDC as the Preservation Planning Committee. Suggestion to send a letter to these groups to ask to be a part of these discussions leading up to ATM. Our concerns are strictly historical, and we need to stress that in this letter.

Update to the Select Board

Has been approved and Hillary will present this at board meeting October 20th. We will ask them for direction/feedback re: things that they might want to see us work on.

Motion to adjourn: Angus

Second: Mickey

All in favor via roll call

~meeting adjourned~

RE: housekeeping for NHC - ATM request



Town Manager

Yesterday, 9:13 AM

Nantucket Historical Commission; Town Manager; Kristie Ferrantella; Jason M. Bridges

Reply all |

Inbox

You replied on 11/15/2021 9:56 AM.

Will add this

À

C. Elizabeth Gibson, ICMA-CM

Town Manager

Town of Nantucket

(508) 228-7255

À

From: Nantucket Historical Commission

Sent: Monday, November 15, 2021 9:03 AM

To: Town Manager <townmanager@nantucket-ma.gov>

Cc: Kristie Ferrantella <kferrantella@nantucket-ma.gov>; Jason M. Bridges <jmbridges@nantucket-ma.gov>; Libby Gibson <LGibson@nantucket-ma.gov>; Erika Mooney <EMooney@nantucket-ma.gov>; Matt Fee <mfee@nantucket-ma.gov>; Dawn Hill Holdgate <dhillholdgate@nantucket-ma.gov>; Melissa B. Murphy <mbmurphy@nantucket-ma.gov>

Subject: Re: housekeeping for NHC - ATM request

À

Dear All:

I'm following up on this correspondence (below) regarding a "housekeeping" matter for the NHC - which is amending the 2005 ATM vote so our membership can be changed to 7 (what it currently is) from 5 (what was voted in 2005).

The email below assures this will be discussed 11/17. Forgive me, but I don't see any mention of it in your packet. Am I missing it?

I've supplied the language necessary for the motion, which I received from the Town Manager and Town Counsel.

I would appreciate having some assurance that this small, non-controversial, but important housekeeping matter is something that can be brought to Town Meeting on the Select Board warrant.

Thank you.

Hillary

À

From: Town Manager
Sent: Tuesday, November 2, 2021 7:19 AM
To: Nantucket Historical Commission
Subject: FW: housekeeping for NHC - ATM request
À

The Select Board will be discussing warrant articles again on Wed 11/17. This matter will be added to the list of potential Select Board-sponsored articles.

Town Administration Staff

On behalf of Town Manager

Town of Nantucket

16 Broad Street

Nantucket, MA 02554

508-228-7255

From: Hillary Hedges Rayport <hrayport@mac.com>
Sent: Thursday, October 28, 2021 1:27 PM
To: Town Manager <townmanager@nantucket-ma.gov>
Cc: Erika Mooney <EMooney@nantucket-ma.gov>; Jason M. Bridges <jmbridges@nantucket-ma.gov>; Kristie Ferrantella <kferrantella@nantucket-ma.gov>; Angus Macleod <angusonack@gmail.com>; Sarah F. Alger <sfa@sfapc.com>
Subject: housekeeping for NHC - ATM request

Dear Town of Nantucket executives and administrators:

The Historical Commission has a request for an administrative matter that requires a vote at Town Meeting. It's best described as a Δhousekeeping« matter.

We request that the following be included in the Town Warrant for 2022 Town Meeting:

To see if the Town would vote to amend the vote taken under article 32 of the April 13, 2005 annual town meeting, by changing the number of members of the Nantucket Historical Commission from five members to seven members in accordance with chapter 40 section 8D. There shall be no alternate members of the Historical Commission. As the current terms of alternate members expire, no additional alternate members shall be appointed.

Please see below the email from the Town Moderator and attached documents from Erika Mooney regarding how the Historical Commission came to have seven members and three alternates.

The NHC commissioners discussed this at our last meeting and approved it. I've also discussed it with our current alternate commissioners. All are in favor of the change. We don't require alternates and seven is a good number for the NHC. Over 2.5 years, we've never failed to achieve a quorum.

Please let me know if this is something that could be included in the warrant for ATM 2022. And of course, if there is anything more the NHC or I need to do to assist.

Thank you!

Best,

Hillary

From: "Sarah F. Alger" <sfa@sfapc.com>
Date: Wednesday, October 27, 2021 at 4:27 PM
To: Rayport Hillary <hlayport@mac.com>
Subject: question for the moderator

Hillary,

If the article appears on the warrant as you propose, an amendment to eliminate the Historical Commission altogether would be outside the scope, and I would not allow it.

I do not think that your language completely works, however, to do what you want (and there seems to be a typo or some missing language). The original vote of town meeting accepting the statute stated that the Historical Commission would consist of five members. Somewhere along the way, the Select Board increased the membership to seven members and three alternates.. Although an Historical Commission may have up seven members, the original town meeting vote limited the number of members to five. As I understand it, you would like to keep the membership at seven (with no alternates), so I would recommend that you amend the original acceptance vote to indicate seven members and no alternates.

I am attaching a copy of the original town meeting vote and the subsequent vote by the Select Board.

My suggested rewording is as follows:

*To see if the Town would vote to amend the vote taken under article 32 of the April 13, 2005 annual town meeting, by **changing the number of members of the Nantucket Historical Commission from five members to seven members in accordance with chapter 40 section 8D. There shall be no alternate members of the Historical Commission. As the current terms of alternate members expire, no additional alternate members shall be appointed.***

Since the Historical Commission currently has seven members, an amendment to the original town meeting vote establishing the Commission is necessary to conform current practice to the legal requirements.

Please let me know if you have any questions or need anything further.

Regards,

Sarah

Sarah F. Alger, PC

FY 2022 Recommended Town Expense Increase Requests

Department	Description of Expense Request	One-Time or Ongoing	Approved EIRS (1)
Personnel Expense Increase Requests (EIRs)			
Health	Public Health Inspector	Ongoing	115,000
Fire	Addition of one EMS Officer	Ongoing	106,643
DPW	Facilities Maintenance Workers (2)	Ongoing	187,053
DPW	Construction Inspector*	Ongoing	107,387
PLUS	Administrative Specialist	Ongoing	90,348
NRD	Coastal System Technician	Ongoing	98,540
Police	Parking Enforcement Officer*		93,242
Police	(3) Addntl CSO's for Expanded Parking Hours*	Ongoing	40,000
Marine	Seasonal Lifeguard Increase	Ongoing	230,000
IT	IT Generalist**	Ongoing	98,540
Department Personnel EIR			\$ 1,166,753
Operating Expense Increase Requests (EIRs)			
HR	Compensation & Classification Study*	One-Time	200,000
PLUS	Update of 2009 Master Plan*	One-Time	100,000
PLUS	Replacement Vehicle for PLUS Fleet*	One-Time	30,000
PLUS	Historic Architectural Surveys Update from HDC*	One-Time	50,000
Town Admin	Governance Workshops*	One-Time	25,000
Town Admin	Strategic Plan Initiatives*	One-Time	50,000
Town Admin	PFAS Response	One-Time	500,000
Town Admin	Prof Admin Support Services*	One-Time	50,000
Town Admin	COVID-19 Response	One-Time	50,000
NRD	Replacement Vehicle of 2008 Ford F250	One-Time	40,000
Police	Seasonal Housing	One-Time	200,000
Marine	Seasonal Housing	One-Time	200,000
IT	Adobe Creative Cloud Subscription Services	Ongoing	23,500
IT	CyberSecurity Awareness Training Annual	Ongoing	7,600
Fire	CBA Clothing Allowance Increase	Ongoing	12,700
DPW/Public Buildi	Increase Comm: Telephone	Ongoing	10,000
DPW/Public Buildi	Increase Professional Services	Ongoing	25,000
DPW/Public Buildi	Increase Custodial Services	Ongoing	115,000
DPW/Public Buildi	Increase Bldg&Eq:Maint& Supplies	Ongoing	40,000
DPW	Increase Rep&Maint: Road Construction	Ongoing	18,000
Human Services	Network of Care Annual Maintenance Fee	Ongoing	24,000
Town Admin	Sustainability Office*	Ongoing	100,000
Town Admin	Transitional Housing	Ongoing	36,000
Town Admin	NCTV Support Services	Ongoing	25,000
Total Operating Expense Increase Requests			\$ 1,931,800
Total Town Personnel & Operational Expense			\$ 3,098,553

* Approved FY21 EIR; but removed due to COVID-19 budget restrictions

** Funding was approved; vacant positions that had not been filled; removed in FY21 Budget

**EXPENSE INCREASE REQUEST FORM
FY 2023**

Department: PLUS

Additional Amount Requested (Total): \$25,000

Recurring (more than one year) or One-Time Expense Increase Request:

One-time, but remaining funds would need to carry into the next FY depending on the amount of time it takes to issue an RFP, select a vendor, and have the work completed.

Description of Service/Item for Additional Funding:

Professional services related to the update of historic architectural surveys for Historic District Commission.

Category (Personnel, Operating or Capital Expense):

Operating

Explanation/Reason for the Expense Increase Request:

HDC historic surveys, which contain information about the history of structures, are an important resource for the HDC when considering applications for alterations or demolitions to historically contributing structures.

How Will Success of This Addition to the Service be Measured?

The public, PLUS staff, and the Historic District Commission will have better information on which to base their decision making and plans.

Department Head Signature:

Date of Request: 10/14/21



In order for Town Administration to review the Additional Request for Funding at least one of the following criteria must be met:

- 1. There are documented extenuating circumstances such as a new legal mandate or increase in licensing fees.*
- 2. The new program or service will provide an immediate cost savings to the Town.*
- 3. The implementation of the program is already underway and approved by Town Administration.*

Subject: Nantucket Phase I/II Questions

Date: Thursday, November 18, 2021 at 2:59:05 PM Eastern Standard Time

From: Virginia Adams

To: Holly Backus, Steinitz, Michael (SEC), Stott, Peter (SEC), Hillary Hedges Rayport

CC: Melissa Andrade, Eryn Boyce

Hi All,

Before Melissa and I go to Nantucket on Dec 14-15 (primarily for the survey plan but also to look at the pilot survey area and take photos for the sample forms) we would like to address these questions:

Pilot Survey

1. How many Phase II sample forms in the Fish Lots survey, and which properties? We suggest two forms, one 18th and one 19th century property. Does MHC or NHC have any properties in mind?
2. The Draft List of Properties for Survey in the RFP has 126 properties. Does NHC have any thoughts in mind or specific properties that are less of a priority and could be candidates for elimination to reach the 100 forms per the RFP?
3. PAL would like to receive an Excel file of that list.

Survey Plan

4. The MHC's MACRIS has a list of approximately 20 neighborhoods in Nantucket. For organizing the plan, we would like to know if Nantucket recognizes those places and if any places are missing. Also does Nantucket Planning have any maps showing commonly identified neighborhood areas and their boundaries? In a separate email, I will be connecting PAL's GIS manager Jane Miller with the town's GIS coordinator, so that we can receive any map layer files.
5. We are in the process of reviewing the existing survey and NHL information received from MHC. We would like to know if Nantucket or MHC has identified any areas or property types as priorities for survey in the near future.

No doubt there will be more questions, but these will get us well on our way!

Thank you,

Ginny

Virginia H. Adams, MA

Senior Architectural Historian

vadams@palinc.com

PAL

The Public Archaeology Laboratory, Inc.

26 Main Street, Pawtucket, RI 02860

401.728.8780 main | 401.288.6325 direct

Cultural Resource Management www.palinc.com

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MEMORANDUM

DATE: **November 16, 2021**

TO: **Holly Backus, Nantucket Planning; Hillary Rayport, Nantucket Historical Commission
Michael Steinitz, MHC, Peter Stott, MHC**

FROM: **Virginia Adams, PAL Senior Architectural Historian**

SUBJECT: **Nantucket Historic Survey & Survey Plan – Information Needs**

As discussed at the 10/25/21 startup meeting with the Preservation Planner and representatives of the Nantucket Historical Commission and Massachusetts Historical Commission, PAL has the following information requests.

From MHC

- All MACRIS and NR/NHL files on CD. *Received 11/10/21.*
- Model survey plans completed for other communities recommended by MHC

From Town and NHC

Contact information for individuals at the following places and, if appropriate, confirmation that they have been alerted that PAL will be reaching out:

- Town Departments
 - Building Permits (back to 1972)
 - Assessor
 - GIS data sets and mapping
- Knowledgeable individuals
 - Barbara White, NHA research fellow, history of free Black community
 - Betsy Tyler, deed research
 - Dr. Francis Kartunin (sp?) , NHA research fellow
 - Mary Bergman, Preservation trust
 - Others TBD
- Research Institutions
 - Nantucket Historical Association Research Library
 - Nantucket Athenaeum
 - Nantucket Preservation Trust
 - Others TBD
- Materials
 - 3-4 filing cabinets of survey materials–pertinent information as scanned files. Client to scan pertinent files



NANTUCKET HISTORICAL COMMISSION

Town of Nantucket
2 Fairgrounds Road
Nantucket, Massachusetts 02554

COMMISSIONERS

*Hillary Hedges Rayport (Chair) Angus MacLeod (Vice-Chair) David Silver (Secretary)
Clement Durkes, Thomas M. Montgomery, Georgia U. Raysman, Milton Rowland*

October 20, 2021

Ms. Judith Wegner
Chair
Planning Board
Town of Nantucket
Via email: jwegner@nantucket-ma.gov

Re: Spas in ROH and SOH

Dear Ms. Wegner:

The Nantucket Historical Commission recently received a draft of Anne Dewez's proposed citizen warrant: "A Limitation on Hot Tubs, Spas, and Pools in the Historic Districts." We have discussed it over our last two meetings.

The Commissioners instructed me to convey their unanimous support for eliminating spas and hot tubs in the ROH and SOH zones. Therefore, I'm writing to request the Planning Board work with Ms. Dewez to develop her citizen's warrant.

Pools and hot tubs/spas impact privacy, create mechanical, service, and use-related noise, cause light pollution, and can also cause flooding and environmental concerns, especially when they are located in dense neighborhoods. All of these issues are of concern to the Planning Board. The concern for the NHC, from a *preservation* planning perspective, is that pools are visually incompatible with the scenic and historic character of the historic districts, and moreover, it is often impossible to screen pools in ways that are both reliable and satisfactory to the HDC. The screening employed is itself incompatible with the historic character of the district. This topic was explored at some length during the October 13th meeting of the Select Board, wherein the HDC's denial of a landscape plan and spa on the corner of Prospect Street and North Mill Street was appealed and upheld.

HDC jurisdiction notwithstanding, even when pools are not visible from a public way, they are inconsistent with the historic character of Nantucket and negatively impact abutters who may be sensitive to such issues. For this reason, the NHC supports a ban, through zoning, on spas/hot tubs in the ROH and SOH.

Residents' objections to outdoor pools were documented in a survey conducted by the planning department in 2010. The survey of nearly 400 residents in the ROH showed that 82% agreed or strongly agreed that pools were incompatible with the historic character of Nantucket. Based on this survey, an article limiting pools in the ROH and SOH was proposed at 2011 ATM. There was a motion and successful 2/3rds vote to ban pools in the ROH and SOH. The definition of swimming pool was also changed at that time from a volume only definition (more than 1000 gallons) to one that defined surface area and depth (more than 150 sq ft and greater than 24" deep), as well as volume (more than 1000 gallons).

Spas were not mentioned in the survey of residents, nor did any definition of spa or hot tub exist in the zoning code. A definition of Hot Tub/Spa, which established an allowable surface area of up to 150 sq ft, depth greater than 24" and no limitation on volume of water, was added in 2017 via an amendment to "definitions" and approved via a positive 2/3rds vote at Special Town Meeting.

A presumably unintended consequence of the new definition of Hot Tub/Spa is that it is incompatible with the existing definition of swimming pool. Mathematically, a "spa" with the greatest allowed size of more than 24 inches deep but 150 sq ft. at the surface will have a volume of more than 2000 gallons – meeting the definition of pool. Ms. Dewez's warrant seeks to address this by reducing the allowable surface area of a spa and add a gallonage limit. Needless to say, dimensional changes, though clarifying, are irrelevant to the historic districts should the proposed warrant also ban spas in these districts, as the NHC recommends.

An important question is what the residents of the historic districts understood about hot tubs and spas in their neighborhoods. Seeking to understand this, I reviewed recordings of meetings of the Planning Board in 2017 and the video recording of the discussion of the article at the 2017 STM. Neither the videos or existing minutes shed any light on whether anyone understood the conflict between the definition of spa/hot tub and swimming pool; or, most importantly, whether residents of the ROH and OHD understood the potential impacts as large spas could proliferate in their neighborhoods.

The Historical Commission appreciates the opportunity to coordinate and advise the Planning Board on matters of both planning and historical concern. Please let us know your thoughts regarding this matter which we believe is of importance to the character of the historic districts.

A handwritten signature in black ink, reading "Hillary Rayport". The signature is fluid and cursive, with the first name "Hillary" and last name "Rayport" clearly legible.

Hillary Hedges Rayport
Chair
Nantucket Historical Commission



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number

1. Historic Property Name Simeon Gardner House

Street 3 Beaver Street

City Nantucket County Nantucket State MA Zip 02554-3801

Name of Historic District or National Register property Nantucket Historic District

☐ Listed individually in the National Register of Historic Places; date of listing _____

☐ Located in a Registered Historic District; name of district _____

☒ Part 1 -- Evaluation of Significance submitted?

Date submitted Concurrently

Date of certification _____

2. Project Data (for phased projects, data entered in this section must be totals for entire project)

Date of building ca. 1755, ca. 1950

Estimated total rehabilitation costs (QRE) \$1,744,000

Number of buildings in project 2

Floor area before / after rehabilitation 2,627 / 4,136 sq ft

Start date (estimated) 06/01/2022

Use(s) before / after rehabilitation Res. / Res.

Completion date (estimated) 06/01/2023

Number of housing units before / after rehabilitation 2 / 2

Application includes phase(s) 1 of 1 phases

Number of low-moderate income housing units before / after rehabilitation 0 / 0

☐ Intend to elect IRS 60-month phased rehabilitation

3. Project Contact (if different from applicant)

Name Erin Doherty Company Epsilon Associates, Inc.

Street 3 Mill & Main Place, Suite 250 City Maynard State MA

Zip 01754 Telephone (978) 461-6279 Email Address edoherty@epsilonassociates.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Frank Glaser

Signature (Sign in ink) Frank Glaser

Date 10/12/21

Applicant Entity 3 Beaver Street, LLC

SSN _____

or TIN _____

Street 326 A Street

City Boston

State MA

Zip 02210

Telephone (857) 526-5414

Email Address heirloomfinance@stayloom.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date _____

National Park Service Authorized Signature (Sign in ink)

☐ NPS conditions or comments attached

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

Historic Property Name Simeon Gardner House NPS Project Number _____

Property Address 3 Beaver Street, Nantucket, MA

5. Detailed Description of Rehabilitation Work. Use this page to describe all work or create a comparable format with this information.

Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 1	Feature <u>Exterior Wood and Masonry</u>	Date of Feature _____
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Describe existing feature and its condition

See attached.

Photo Numbers _____ Drawing Numbers _____

Describe work to feature

See attached.

Number 2	Feature <u>Windows</u>	Date of Feature _____
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Describe existing feature and its condition

See attached.

Photo Numbers _____ Drawing Numbers _____

Describe work to feature

See attached.

Number 3	Feature <u>Exterior Entrances</u>	Date of Feature _____
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Describe existing feature and its condition

See attached.

Photo Numbers _____ Drawing Numbers _____

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

Historic Property Name Simeon Gardner House NPS Project Number _____

Property Address 3 Beaver Street, Nantucket, MA

Describe work to feature

See attached.

Number 4	Feature Interior Spaces	Date of Feature _____
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Describe existing feature and its condition

See attached.

Photo Numbers _____ Drawing Numbers _____

Describe work to feature

See attached.

Number 5	Feature Interior Circulation	Date of Feature _____
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Describe existing feature and its condition

See attached.

Photo Numbers _____ Drawing Numbers _____

Describe work to feature

See attached.

Number 6	Feature Roof	Date of Feature _____
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Describe existing feature and its condition

See attached.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name Simeon Gardner House NPS Project Number _____

Property Address 3 Beaver Street, Nantucket, MA

Photo Numbers _____ Drawing Numbers _____

Describe work to feature

See attached.

Number 7	Feature Building Systems	Date of Feature _____
-----------------	---------------------------------	------------------------------

Describe existing feature and its condition

See attached.

Photo Numbers _____ Drawing Numbers _____

Describe work to feature

See attached.

Number 8	Feature Site	Date of Feature _____
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Describe existing feature and its condition

See attached.

Photo Numbers _____ Drawing Numbers _____

Describe work to feature

See attached.

5. Description of Rehabilitation / Preservation Work

5. Number 1

Architectural Feature: Exterior Wood and Masonry
Approximate Date of Feature: ca. 1755, mid-20th century

Describe Existing Feature and its Condition:

The Simeon Gardner House (3 Beaver Street) is situated on the north side of Beaver Street in Nantucket, Massachusetts. The property holds a ca. 1755 main house and mid-20th century cottage. The main house is situated facing south on Beaver Street. The cottage is situated to the north of the main house at the rear of the parcel.

Main House

The 2 ½-story main house rises to a side-gable roof with an integral rear lean-to. The building rests at grade on a deteriorated brick foundation with a shallow crawl space. Wood posts and concrete blocks also support the building within the crawl space. Two single-story shed roof additions are located at the east elevation. The building is uniformly clad in weathered wood shingle siding.

The asymmetrical three-bay wide façade (south elevation) contains three window bays at the first floor. Windows are present at the western two bays at the second floor. The windows of the façade are double hung sash framed by flat board wood surrounds and projecting wood sills. At both floors windows are six-over-six wood sash. The façade is framed by narrow wood corner boards. At the roofline, a shallow molded cornice lines the eave. All trim is painted.

The east elevation measures three bays in depth and is partially obscured by the east additions. The abutting additions measure a single bay in width and are clad in weathered wood clapboards with flat wood corner boards. The north addition, while still a single bay, extends further east than the south addition. The north elevation of the north addition holds a three-over-three double hung window. The east elevation holds a secondary entry door to the north. The entrance holds a wood paneled door set within a flat board surround. The south elevation of the south addition is devoid of fenestration. The east elevation holds a single six-over-six window.

The exposed upper portion of the east elevation features two windows at the second floor level. A single window lights the attic level. Windows consist of six-over-six double hung sash framed by flat board surrounds and projecting wood sills. The closed gable end of the main block features flat rake trim. All trim is painted.

The west elevation measures three bays in depth. An entrance is located at the north bay of the main block, flanked by single windows in the integral lean-to and south bay of the main block. The entrance holds a wood paneled door set within a flat board surround. The second floor features three windows while a single window lights the attic level. Like the south and east elevations, windows are six-over-six

double hung sash with flat board surrounds and projecting wood sills. The elevation is framed by narrow wood corner boards and the closed gable end features flat rake trim. All trim is painted.

The north elevation of the main block measures a single story in height. The elevation holds a single six-over-six double hung window to the west, and a three-part casement window to the east. Both windows feature flat board surrounds and projecting wood sills. A modern metal bulkhead providing basement access is located at the east end of the elevation. The bulkhead is supported by concrete retaining walls. The elevation is framed by narrow wood corner boards. At the roofline, a shallow molded cornice lines the eave. All trim is painted.

Weathered wood shingle siding and exterior painted wood trim is in fair to poor condition with significant areas of mildew and rot. As the building's frame sits at grade, sill plates are rotting. The exposed plates were previously parged, and the parging is now failing. The brick foundation and concrete block and wood posts supporting the main house are in poor condition. The building's foundation has deteriorated, causing the building to significantly settle to the south.

Cottage

A single-story cottage is located to the northeast of the main house. The building rests on a concrete foundation and rises to a front gable roof. Like the main house, the building is clad in weathered wood shingle siding. The façade (south elevation) measures a single bay in width and holds an offset entry. The entrance holds a half-glazed wood paneled door is accessed by a single granite step and small wood deck. The entrance is framed by a flat board surround. The façade is framed by narrow wood corner boards and the gable end features flat rake trim. A vent is located in the gable end.

The east and west elevations are framed by wood corner boards and flat board trim at the roofline. Two three-over-three wood double-hung windows appear at the east elevation, which features a minimal setback from the adjacent property line. A single six-over-six wood double hung window is located at the west elevation. A board and batten door with an inset vent is located at the south end of the elevation, framed by a flat board surround. An outdoor shower is enclosed by a simple vertical wood surround directly north of the door. All windows are framed by flat board surrounds with projecting sills. The north elevation holds a single six-over-six window and a vent in the gable end.

A single-story cross-gable addition is located at the north end of west elevation and is a single bay in width and depth. The addition rests on a concrete foundation. Like the main block the addition features wood shingle siding and wood corner boards. The cross-gable wing is devoid of fenestration at its north and south elevations. A recently constructed shed roofed storage addition is located at the north elevation and is clad in vertical board siding. The west elevation holds a centrally located six-over-six double hung wood window with a flat board surround and projecting sill. A vent is located in the gable end.

The exterior wood shingle siding and painted wood trim is in fair condition, with limited areas of mildew and peeling paint. The concrete foundation is in good condition.

Photo No.	Main House: 1-22 Cottage: 1-14
Drawing No.	Main House: ED-3.0101, ED-3.0102, ED-3.0103, ED-3.0104, AD-3.0101, AD-3.0102, AD-3.0103, AD-3.0104 Cottage: ED-3.0201, ED-3.0202, ED-3.0203, ED-3.0204, AD-3.0201, AD-3.0202, AD-3.0203, AD-3.0204

Describe Work and Impact on Existing Feature:

Main House

Exterior weathered wood shingles at the main house will be repaired or replaced in-kind as needed. The exterior corner boards and rake trim will be retained, scraped, feather sanded, primed, and painted. Trim elements which are beyond repair will be replaced in kind. Prior to removal of any deteriorated wood shingles or trim, the exposed reveals and profiles will be documented. New shingles and trim will replicate the existing.

The west elevation entrance and its surround will be retained, scraped, feather sanded, and painted. At the east elevation, the first floor entry door will be converted to a window opening and a new window will be introduced at the second floor, as detailed in Number 2: Windows. The windows will be set within a flat board surrounds with a projecting wood sills to match others on the building. Window surrounds will be retained, scraped, feather sanded, primed, and painted. At the south elevation, the existing first floor east window will be converted to a new entry door, as detailed further in Number 3: Entrances. The existing basement bulkhead at the north elevation will be removed along with its concrete block retaining walls.

Due to the significant deterioration of the property's foundation and makeshift supports, the building will receive a new concrete foundation incorporating a basement level. To prevent water infiltration from the area's high water table, further deterioration of the building's framing, and to mitigate future flood impacts, the house will be raised approximately 36 inches. The exposed foundation wall will be faced in brick matching the color, texture, and other visual qualities of the existing masonry foundation. Foundation plantings will further mitigate the visual impact of the raised foundation wall. The proposed elevation of the building is sensitively designed to be compatible with Nantucket's recently adopted *Flooding Adaptation and Building Elevation Guidelines* as well as the National Park Service's *Guidelines on Flood Adaptation for Rehabilitating Historic Buildings*. The design is consistent with previously completed elevation projects in the Nantucket Historic District. As noted below in Number 2: Windows, the new foundation will incorporate new egress windows at the north and south elevations.

Cottage

Exterior weathered wood shingles at the garage will be repaired or replaced in-kind as needed. The exterior corner boards and rake trim will be retained, scraped, feather sanded, primed, and painted. Trim elements which are beyond repair will be replaced in kind. Prior to removal of any deteriorated wood shingles or trim, the exposed reveals and profiles will be documented. New shingles and trim will replicate the existing.

As described below in Number 2: Windows, the existing window at the west elevation of the addition will be removed. The former window opening will be infilled with wood shingles to match existing surfaces. A new six-over-six double hung wood window will be introduced at the south elevation of the addition. The window will be set within a flat board surround with a projecting wood sill to match others on the building. Further, also as noted below, the existing west elevation window at the main block will be removed and replaced with a new entry door with painted flat board wood trim. The existing concrete foundation will be repaired in kind as needed and retained.

5. Number 2

Architectural Feature: Windows
Approximate Date of Feature: ca. 1755, mid-to late 20th century

Describe Existing Feature and its Condition:

Main House

The building's windows mainly consist of six-over-six, single glazed, double hung wood sash with wood trim. The windows likely date to the mid-20th century. While original windows do not survive, the fenestration pattern appears to mainly reflect the original construction. All windows are covered with exterior aluminum storm windows.

The asymmetrical three-bay wide façade (south elevation) contains three window bays at the first floor. Windows are also present at the western two bays at the second floor. The windows of the façade are double hung, six-over-six wood sash framed by flat board wood surrounds and projecting wood sills. The window in the easternmost bay of the first floor replaced the original entrance to the property after 1940.

The east elevation holds a single six-over-six wood window at the first floor of the south addition. Above the additions at the main block, two six-over-six, wood double-hung windows are located at the second floor. A single six-over-six wood window is located at the attic level. Like the façade, the windows are framed by flat board surrounds with projecting wood sills.

The north elevation of the main block measures a single story in height. The elevation holds a single six-over-six, double hung wood window to the west and a three-part wood casement window to the east. The north elevation of the north addition holds a three-over-three wood double hung window. Both double hung windows feature flat board surrounds and projecting wood sills. The casement window is framed by a flat board surround.

At the west elevation, the offset entrance is flanked by two six-over-six, double hung wood windows, set within the integral lean-to and the south bay of the main block. Three irregularly spaced windows appear at the second floor and a single window lights the attic level. All upper floor windows are also six-over-six double hung wood sash. All windows are set within flat board surrounds and projecting wood sills.

Wood window trim remains throughout the building interior at the first and second floors. Attic windows lack interior trim. Windows are in fair to poor condition due to lack of regular maintenance, with significant deterioration of exterior glazing and some deterioration of wood framing members and trim.

Cottage

The building's windows consist of six-over-six and three-over-three wood double hung sash with wood trim. Windows date to the mid-to-late 20th century when the building was converted to residential use.

At the east elevation, windows include two three-over-three wood double-hung windows. The north elevation holds a single six-over-six double-hung wood window. The west elevation features a single six-over-six wood double hung window within the main block and a centrally located six-over-six double hung wood window at the west addition. All windows feature painted flat board surrounds and projecting sills. Wood window trim remains throughout the building interior. Windows are in fair condition.

Photo No.	Main House: 1-5, 7, 9, 11-14, 16, 18, 19, 21, 29, 32, 35, 36, 38, 41, 42, 44, 49, 56, 60, 63, 65, 67, 76 Cottage: 3, 5, 9-12, 14, 16, 18, 20, 21, 23, 24, 28, 31, 33
Drawing No.	Main House: AD-002, ED-3.0101, ED-3.0102, ED-3.0103, ED-3.0104, AD-3.0101, AD-3.0102, AD-3.0103, AD-3.0104, AD-4.01, Cottage: ED-3.0201, ED-3.0202, ED-3.0203, ED-3.0204, AD-3.0201, AD-3.0202, AD-3.0203, AD-3.0204 Pella Window cut sheets

Describe Work and Impact on Existing Feature:

Main House

The existing wood windows at the main block will be retained and repaired. Repairs will include scraping, sanding, and repainting at the exterior, installation of new glazing at any cracked panes, new putty glazing, and other minor repairs. All exterior trim will be retained and repaired as necessary. Trim will be retained, scraped, sanded, and painted to match the existing. Where individual wood trim elements are beyond repair, they will be replaced in kind. Existing storm windows will also be repaired, repainted, and retained.

At the east elevation, two new windows will be introduced. The secondary entrance at the first floor will be infilled and converted to a window opening. The wall surface below the window will be infilled with siding to match adjacent surfaces. The conversion will eliminate egress from the main house across the main entry path to the cottage. At the second floor, a window will be introduced at the new second floor bathroom. New windows will hold six-over-six double-hung aluminum-clad wood windows with flat board surrounds and wood sills, and simple interior wood surrounds.

To meet building code requirements for emergency escape, two windows at the south elevation and one window at the north elevation will be located within the new foundation walls. Window wells will measure approximately 36" in depth from the face of foundation wall and 5'3" in depth from grade. Wells will measure approximately 4' in width at the south elevation and 7'6" in width at the north (rear)

elevation. Basement level windows in these locations will hold six-over-six double-hung aluminum-clad wood windows with flat board surrounds and wood sills, and simple interior wood surrounds. The height of the new windows is the minimum mandated by code to meet the required interior floor to window sill height. Open window wells will be constructed of wood. As noted below in Number 8: Site, a low wood fence approximating the historic front yard fencing will surround the front garden beds. Along with appropriate landscaping, the fencing will provide substantial visual screening of the new window wells.

A new shed roofed dormer will be introduced at the attic level, as detailed in Number 6: Roof. The dormer will hold two new windows. To allow for emergency escape and egress, the windows will be casement units. The new windows will feature a 12-pane design approximating the appearance of the historic six-over-six windows at the property. Windows will be aluminum clad wood casements with simulated divided lights. Windows will feature flat board surrounds and wood sills and simple interior wood surrounds.

Cottage

The existing window at the west elevation of the addition will be removed. The former window opening will be infilled with wood shingles to match existing surfaces at the exterior, and GWB at the interior. A new six-over-six double hung aluminum-clad window will be introduced at the south elevation of the addition. The window will be set within a flat board surround with a projecting wood sill to match others on the building. Interior wood trim will match the profiles of other windows. Further, as noted in Number 3: Exterior Entrances, the existing west window at the main block will be removed and replaced with a new entry door.

The remainder of the property's windows will be repaired as needed and retained. Repairs will include scraping, sanding, and repainting at the exterior, installation of new glazing at any cracked panes, new putty glazing, and other minor repairs. All exterior trim will be retained and repaired as necessary. Trim will be retained, scraped, sanded, and painted to match the existing. Where individual wood trim elements are beyond repair, they will be replaced in kind.

5. Number 3

Architectural Feature: Exterior Entrances
Approximate Date of Feature: ca. 1755, mid-20th century

Describe Existing Feature and its Condition:

Main House

The original façade (south elevation) of the building formerly contained the main entrance to the property. As evidenced by historic photographs, the entrance was replaced by the existing window at the east bay after ca. 1940. The existing primary entrance is located at the rear bay of the main block's west elevation. The entrance holds a wood paneled door set within a flat board surround. The door features divided light glazing in the upper panel. The entrance is enclosed with a modern metal storm door and is accessed by a low wood threshold. A poured concrete landing is located adjacent to the door.

At the east elevation, a secondary entrance is located within the north addition. The entrance holds a wood paneled door set within a flat board surround. The door is identical to the main entrance and features divided light glazing in the upper panel. The entrance is accessed at grade from the driveway at the east side of the house. A wood-framed bulkhead supported by concrete block retaining walls is located at the north elevation. The modern bulkhead is enclosed by wood board and batten style doors.

Exterior doors are in fair condition.

Cottage

The façade (south elevation) features an offset entry dating to the building's conversion to residential use in the mid-20th century. The entrance holds a half-glazed wood paneled door framed by a painted flat board surround. The door is enclosed with a modern metal storm door. The entrance is accessed by a single granite step and small wood deck. The exterior door and its entry porch are in fair condition.

The south bay of the west elevation holds a wood board and batten style door with an inset vent. The door is framed by a painted flat board surround. The entrance is located at grade and accesses a utility room inaccessible from the building interior. The door is in poor condition due to lack of maintenance.

Photo No. Main House: 1, 7, 10, 12, 14, 17, 19, 20, 27, 50
Cottage: 1, 2, 4, 6, 9, 17
Drawing No. Main House: ED-3.0101, ED-3.0102, ED-3.0103, ED-3.0104, AD-3.0101, AD-3.0102, AD-3.0103, AD-3.0104, AD-001a, D1, D2
Cottage: ED-3.0201, ED-3.0202, ED-3.0203, ED-3.0204, AD-3.0201, AD-3.0202, AD-3.0203, AD-3.0204, AD-001a, D3

Describe Work and Impact on Existing Feature:

Main House

The main entrance at the west elevation will be retained and repaired as necessary and will continue to serve as an entrance to the building. The existing wood paneled door will be retained, scraped, feather sanded, and painted. Door hardware will be retained and restored. The existing wood surround and threshold will be retained, scraped, sanded, and painted. The existing metal screen door will be removed. As the building will be raised in height, the poured concrete slab will be removed and new wood stairs with simple wood railings will be introduced. The porch will feature a vertical board enclosure. All wood will be painted.

At the south elevation, the original entry location at the easternmost bay will be restored. The entrance will hold a wood paneled entry door and wood surround designed based on historic photographs of the property. The entrance will be accessed by wood stairs with simple wood railings. Like the west porch, the porch will feature a vertical board enclosure. All wood will be painted. The secondary entrance at the east elevation will be infilled and converted to a window opening, as further described above in Number 2: Windows.

The modern basement bulkhead at the north elevation will be removed. Also at the north elevation, new fully glazed wood multi-light doors and sidelights with painted flat board wood trim will be installed. The doors will feature interior and exterior wood muntins with integral spacer bars and will feature a painted finish. The entrance will be accessed by wood steps with simple wood railings, with a painted finish.

Cottage

The main entrance at the south elevation will be retained and repaired as necessary and will continue to serve as the primary entrance to the building. The existing half-glazed wood paneled door will be retained, scraped, feather sanded, and painted. The existing modern metal storm door will be removed. The single granite step will be retained, and the low wood deck expanded to the west. The wood utility room door at the west elevation will be replaced with a new board and batten style door and will continue to provide access to a small utility room. Also at the west elevation, an existing window opening will be removed and a new fully glazed wood multi-light door with painted flat board wood trim will be installed. The door will be accessed by wood steps. Due to the low height of the deck and steps, railings are not required. The doors will feature interior and exterior wood muntins with integral spacer bars and will feature a painted finish. The door will provide direct access to a new enclosed patio at the west elevation of the cottage.

5. Number 4

Architectural Feature: Interior Spaces
Approximate Date of Feature: ca. 1755, mid-to-late 20th century, early 21st century

Describe Existing Feature and its Condition:

Main House

The interior of the building reflects several renovation campaigns over the building's history. While some original features remain, finishes generally date to the mid-to-late 20th century and early 21st century. The interior layout of the property is typical of the mid-18th century lean-to form. The building holds a below grade crawl space and two upper levels. The main block also contains an attic level.

The crawl space is accessed from a wood bulkhead at the north elevation. The crawl space sits entirely below grade, with a partially excavated dirt floor and brick foundation walls. Makeshift wood and concrete block supports are also present. The southern portion of the crawlspace is filled to the underside of the structure.

The first floor is primarily accessed from the exterior by the main entrance on the west elevation. The entrance accesses a small foyer with a quarter-turn wood stair to the east. The foyer features wood flooring, wood paneled walls, and wood door trim. Ceilings are painted plaster. Doors with flat board surrounds at the north and south walls of the foyer open to the dining room in the rear lean-to and front parlor, respectively. A bedroom is located to the east of the front parlor. The former chimney stack is located to the east of the stair and is enclosed by modern partition walls.

At the main block, interior doorways feature painted flat board surrounds. The doorway connecting the front parlor and southeast bedroom holds a wood board and batten door. Flooring is narrow wood plank. Walls are later wood paneled with flat board baseboards and wood window trim. Structural wood members are exposed. Ceilings are modern painted plaster. While some ceiling beams are exposed, others are encased in wood surrounds. A single fireplace with a later wood mantel and infilled firebox is located in the front parlor. Modern recessed shelving are present in the stair hall and front parlor.

The rear lean-to holds a dining room to the west and a kitchen and bathroom to the east. A double width framed opening divides the dining room and kitchen. The dining room features linoleum flooring, wood paneled walls, and acoustical ceilings. Kitchen and bathroom finishes are modern and include linoleum flooring, wood shiplap walls, and painted plaster ceilings. Windows within the lean-to feature wood surrounds. Access to the exterior is provided by a half-glazed wood door at the east wall of the kitchen. The door accesses a small entry vestibule set at grade.

The second-floor plan is similar in configuration to the first. The main stair hall occupies the northwest corner of the main block and provides access to the lean-to rooms and main block by doorways at the north and south walls, respectively. To the north, the lean-to contains two bedrooms and a narrow closet. The northeast bedroom is directly accessed from the northwest bedroom. To the south, the stair hall provides access to a narrow corridor which extends to the east. Doorways at the east and south walls of the corridor provide access to the southeast and southwest bedrooms. As at the first floor, the center of the plan to the east of the stair hall is occupied by the chimney stack. The stack is fully enclosed by partition walls.

Finishes throughout the second floor consist of painted narrow wood plank flooring, later wood paneled walls with flat board baseboards and simple wood window trim. Some flooring is covered in painted plywood. Structural members are exposed. Ceiling are modern painted plaster. While some beams and posts are exposed, other are encased in wood surrounds. Interior doors include both modern flush wood and board and batten style doors, with flat board surrounds.

A narrow quarter-turn wood stair to the attic is accessed from the stair hall. The attic is limited to the main block. The attic stair rises to an open landing partially surrounded by a rudimentary wood railing. The attic is unfinished and features wood plank flooring and exposed ceilings. The roof structure is failing and is currently supported by temporary wood boards. The chimney stack is in poor condition and has been removed to the level of the attic floor.

Interior finishes are in fair to poor condition. The underlying structure of the building is in poor condition, with significant deterioration of structural wood members.

Cottage

The interior of the property consists of a single above-grade level constructed on a concrete foundation. The interior holds a single residential unit dating to the mid- 20th century. The interior is accessed by the main entrance at the south elevation. The entrance opens to a galley-style kitchen. A living room is located to the north of the kitchen. Doorways at the north, west, and south walls of the living room access bedrooms and a bathroom. A small unfinished utility room is located at the southwest corner of the plan and is accessed from the exterior. Walls are painted drywall throughout the interior and feature painted wood window surrounds and baseboards. Flooring in living areas is carpeting and tile at the kitchen and bathroom. Ceilings are painted drywall. Doors are hollow-core paneled units with simple wood surrounds.

Interior finishes are in fair condition.

Photo No.	Main House: 23-79 Cottage: 16-33
Drawing No.	Main House: ED-1.01a, ED-1.01b, ED-1.01c, ED-1.01d, AD-1.01a, AD-1.01b, AD-1.01c, AD-1.01d Cottage: ED-1.02, AD-1.02

Describe Work and Impact on Existing Feature:

Main House

The proposed project will repurpose the building's interior to serve as a single short-term rental property. As proposed the project retains and preserves the building's prominent architectural features, including wood flooring, interior window and door trim and baseboards, and exposed framing.

The existing crawlspace will be excavated and a new concrete foundation poured to create a new basement level. The level will hold a recreation room, two bedrooms, two bathrooms, as well as laundry and utility closets. New finishes will be installed including GWB walls, wide plank wood flooring, and full-height GWB ceilings. Ceramic tile will be used at bathrooms and the laundry room. Utility rooms will feature concrete floors. New interior doors will be solid paneled units set within wood surrounds. As noted in Number 2: Windows, new windows will be set within the foundation wall for emergency egress and will be set in simple wood surrounds.

At the first floor, the existing main entrance and historic stair will be retained. A new entry will be introduced at the south wall of the existing first floor bedroom, restoring the original main entrance location. The bedroom will be repurposed for use as a dining room and will feature a new cased opening at the demising wall with the existing living room. The existing deteriorated chimney stack will be removed and the floor structure infilled. The existing kitchen will be reconfigured and expanded. A new cased opening will connect the kitchen and living room. New kitchen cabinets, countertops, appliances, and fixtures will be installed at the kitchen. A large island will be installed at the center of the kitchen. A new first floor bedroom will be created at the northeast corner of the plan. The former vestibule and secondary entrance at the east elevation will be converted to a closet. At the west end of the lean-to, a new stair will extend to the basement level. At the north wall of the lean-to, new double doors will be introduced, as detailed above in 3: Exterior Entrances. The existing first floor bathroom will receive new finishes and fixtures. A half-bathroom will be created under the main stair and will be accessed from the existing doorway at the north wall of the living room.

At the second floor, the stair hall, bedrooms, and corridor will be retained in their existing configurations. The existing deteriorated chimney stack will be removed and the floor structure infilled. Two new bathrooms will be constructed at the center of the plan. Bathrooms will feature ceramic tile flooring. Later non-historic closets will be removed and reconfigured.

At the attic level, the unfinished space will be repurposed to hold a single bedroom, closets, and a bathroom. Flooring will include new hardwood at the bedroom and ceramic tile within the bathroom. HVAC ductwork will extend around the perimeter of the floor and will be concealed from view. As noted below, the failing roof structure of the main house will be reinforced by installing a new ridge beam and supplementary rafters. A dormer will be located at the north roof slope. At the attic level, ceilings will be insulated and covered in GWB. Windows will receive simple wood surrounds.

Throughout the building, existing hardwood flooring will be refinished and repaired as necessary. It is presumed that wood flooring remains under more modern materials throughout the building. Later material will be removed and hardwood flooring refinished and repaired. Where hardwood flooring is not extant new flooring will be installed to match the existing. Ceramic tile will be installed at bathrooms. All existing door casings, baseboards and other trim will be retained except where specifically noted. These features will be lightly sanded and painted to match the existing finish where required. New solid core paneled doors will be installed at new bedrooms, bathrooms, and closets. Existing wood doors will be retained, as noted on project plans. Wall surfaces will be repaired and painted. All new partitions will be constructed of GWB with wood baseboards. New lighting fixtures will be installed.

Structural repairs will be made to existing ceiling beams due to the structural deterioration of the building. Beams will be reinforced with LVL and will receive painted casings. The structural interventions will address long-term deferred maintenance and will ensure the long-term preservation of the building.

Cottage

The project will repurpose the building's interior to serve as a single short-term rental property. The existing room configurations will be retained. New kitchen cabinets, countertops, appliances, and fixtures will be installed. The existing utility closet, currently accessed only from the exterior, will be divided to create a small closet accessible from the interior at the kitchen. A smaller utility closet accessible from the exterior only will be retained. New bathroom fixtures and finishes will be installed, including new ceramic tile flooring. Ceilings within the living room and kitchen will be vaulted and clad in beadboard paneling. At the living room and bedrooms, existing carpeting will be replaced with new hardwood flooring. Existing GWB walls throughout the property will be repaired as needed and repainted.

Most door casings, baseboards, and other trim will be retained. These features will be lightly sanded and painted to matching the existing finish where required. As noted above in Number 3: Exterior Entrances, the window at the west wall of the living room will be converted to a new door opening. At the interior the door will receive new a new painted flat board surround. The existing window at the west wall of the addition will be removed and infilled with GWB at the interior to match adjacent surfaces. A new window will be introduced at the south elevation of the addition. Interior wood trim will match the profiles of other windows.

5. Number 5

Architectural Feature: Interior Circulation
Approximate Date of Feature: ca. 1755

Describe Existing Feature and its Condition:

Main House

The building contains two staircases within the main block. The main stair is located opposite the main (west) entrance and extends between the first and second floors. The original main stair was likely located opposite the former main entrance at the south elevation, and was removed at an unknown date. The wood stair features painted wood treads and risers with painted wood paneled walls. A rope railing is located along the outer wall.

A secondary stair provides access between the second floor and attic and is located above the main stair. The stair is accessed by a board and batten door at the second-floor landing. The wood stair features stained treads and risers and stained wood paneled walls. At the attic level, a rudimentary wood railing encloses the stairwell.

A bulkhead entrance to the crawl space under the building is located at north foundation wall of the main block. The bulkhead is constructed of wood with wood double doors. A stair is not present within the bulkhead.

Cottage

The single-story building does not contain interior stairs.

Photo No.	Main House: 14, 17, 28, 53, 54, 72, 73 Cottage: n/a
Drawing No.	Main House: ED-1.01a, ED-1.01b, ED-1.01c, ED-1.01d, AD-1.01a, AD-1.01b, AD-1.01c, AD-1.01d Cottage: ED-1.02, AD-1.02

Describe Work and Impact on Existing Feature:

Main House

The existing main stair will be retained and preserved and will continue to be among the building's prominent architectural features. The stair will be sanded and treads and risers will be painted to match the existing finishes. Existing wood paneled walls will also be sanded and painted. The stair connecting the second floor and attic level will also be retained and repaired. The stair will be sanded and treads and risers will be stained to match the existing finishes. Existing wood paneled walls will also be sanded

and stained. At the attic level, the stair hall will be partially enclosed by new GWB partitions and a simple wood railing.

The existing bulkhead at the rear (north) elevation of the main block will be removed along with its concrete retaining walls. Access to the new basement level will be provided by a new interior stair. The stair will be located at the northwest corner of the floorplate and will feature painted wood treads and risers and simple wood railings. A painted wood railing will enclose the stair at the first-floor level.

Cottage

As the single-story building does not contain any interior stairs, no work is anticipated.

5. Number 6

Architectural Feature: Roof
Approximate Date of Feature: ca. 1755, ca. 1950, 1975, late 20th century

Describe Existing Feature and its Condition:

Main House

The main block of the house is capped by a side gable roof with an integral rear lean to. The roof is covered in asphalt shingles most recently repaired in 2014. The roofline is enhanced with a shallow molded cornice and flat rake trim at the closed gable ends. The single-story east additions are capped by asphalt shingled shed roofs. The additions feature flat rake trim. Painted metal gutters and downspouts are present on the north and south elevations of the main block and east additions.

The roof structure dates to the original construction of the building in the 18th century and is in poor condition. Temporary bracing has been installed at the attic level to support the roof structure and the ridge beam is significantly sagging. The asphalt shingle roofing materials are in poor condition. Gutters and downspouts are in fair condition.

Cottage

The cottage is capped with a cross gable roof consisting of a front gable main block and gable roofed west addition. The roof is covered in asphalt shingles. Flat board trim lines the roof's gable ends and eaves. A furnace vent is located at the west roof slope of the main block. A modern shed addition at the north elevation is capped with a shed roof clad in asphalt shingles. All asphalt shingle roofing is in fair condition.

Photo No. Main House: 1, 2, 3, 5, 13, 14, 22
Cottage: 1, 4, 5, 7, 8, 9, 10, 11, 15
Drawing No. Main House: ED-002, ED-3.0101, ED-3.0102, ED-3.0103, ED-3.0104, AD-002, AD3.0101, AD-3.0102, AD-3.0103, AD-3.0104
Cottage: ED-002, ED-3.0201, ED-3.0202, ED-3.0203, ED-3.0204, AD-002, AD-3.0201, AD-3.0202, AD-3.0203, AD-3.0204

Describe Work and Impact on Existing Feature:

Main House

The failing roof structure of the main house will be reinforced by installing a new ridge beam and supplementary rafters. The existing asphalt shingles at the main house and its additions will be replaced in kind. A small shed roofed dormer will be installed at the north roof slope to provide adequate light and egress from the attic level, which will be converted to living space. The dormer will feature wood

shingle side walls, wood trim, and asphalt roofing. As noted above, the windows will consist of aluminum-clad wood casement windows to allow for egress. The windows will feature a 12-pane configuration to be visually compatible with the six-over-six historic sash at the building. All exterior wood trim will be scraped, primed, and painted. Existing gutters and downspouts will be cleaned and repaired to ensure appropriate drainage away from the property.

Cottage

All existing asphalt shingles at the garage will be retained and repaired. All trim will be scraped, primed, and painted.

5. Number 7

Architectural Feature: Building Systems
Approximate Date of Feature: Mid-to-late 20th century

Describe Existing Feature and its Condition:

Main House

Existing building systems, including heating, plumbing, and electrical systems date to the mid-to-late-20th century. The building is heated by baseboard heaters and radiators and cooled by window air conditioner units. The kitchen is heated by a wall mounted electric radiator. Systems are in fair to poor condition, are not energy efficient, and are not adequately sized to support the building's future use.

Cottage

Existing building systems, including heating, plumbing, and electrical systems date to the mid-to-late-20th century. The building is heated by baseboard radiators and cooled by window air conditioning units. Building systems are in generally in fair condition to poor condition and are not energy efficient.

Photo No. Main House: 9, 18, 29, 31, 32, 45, 60, 63
Cottage: 20, 24, 27, 33
Drawing No. N/A

Describe Work and Impact on Existing Feature:

Main House

All building systems will be maintained or upgraded as needed. Existing baseboard radiators and window air conditioner units will be removed. Heating and cooling will be supplied through a new zoned forced air system. HVAC systems will be located in the new basement and attic levels and ductwork will be concealed within walls and ceilings. Small floor and ceiling vents will be introduced. The existing propane tank at the rear of the house will be removed. New plumbing service will be introduced to support additional bathrooms. New lighting fixtures will be installed and electrical outlets relocated and upgraded as needed throughout the building. Any surfaces disturbed by electrical or lighting repairs will be repaired in kind.

Cottage

All building systems will be maintained or upgraded as needed. Baseboard heaters and window air conditioning units will be removed and a new forced air heating and cooling system will be installed to service the building. Ductwork will be concealed within walls. New lighting fixtures will be installed and

electrical outlets relocated and upgraded as needed throughout the building. Any surfaces disturbed by electrical or lighting repairs will be repaired in kind.

5. Number 8

Architectural Feature: Site
Approximate Date of Feature: N/A

Describe Existing Feature and its Condition:

The Simeon Gardner House is located on the north side of Beaver Street in Nantucket, Massachusetts. The property is located within the block formed by Beaver Street, Orange Street, Independent Way, and Union Street. Set on an approximately 2,600 sq. ft. lot, a narrow planting bed separates the house from the adjacent street. A low wood fence encloses the planting bed. Driveways paved in crushed shells flank the house. A single-story cottage is situated to the northeast of the main house and is accessed from the east driveway. The buildings occupy the majority of the lot, with an open lawn occupying the northwest portion of the parcel. A modern wood fence lines the north and west property lines. A secondary fence encloses a portion of the yard at the west elevation of the cottage.

Photo No. Main House: 1-4, 7, 12, 13, 14, 18-20
Cottage: 1, 3, 4, 5, 6, 9, 10, 11, 14, 15
Drawing No. ED-002, AD-002, ED-4.02, AD-4.02

Describe Work and Impact on Existing Feature:

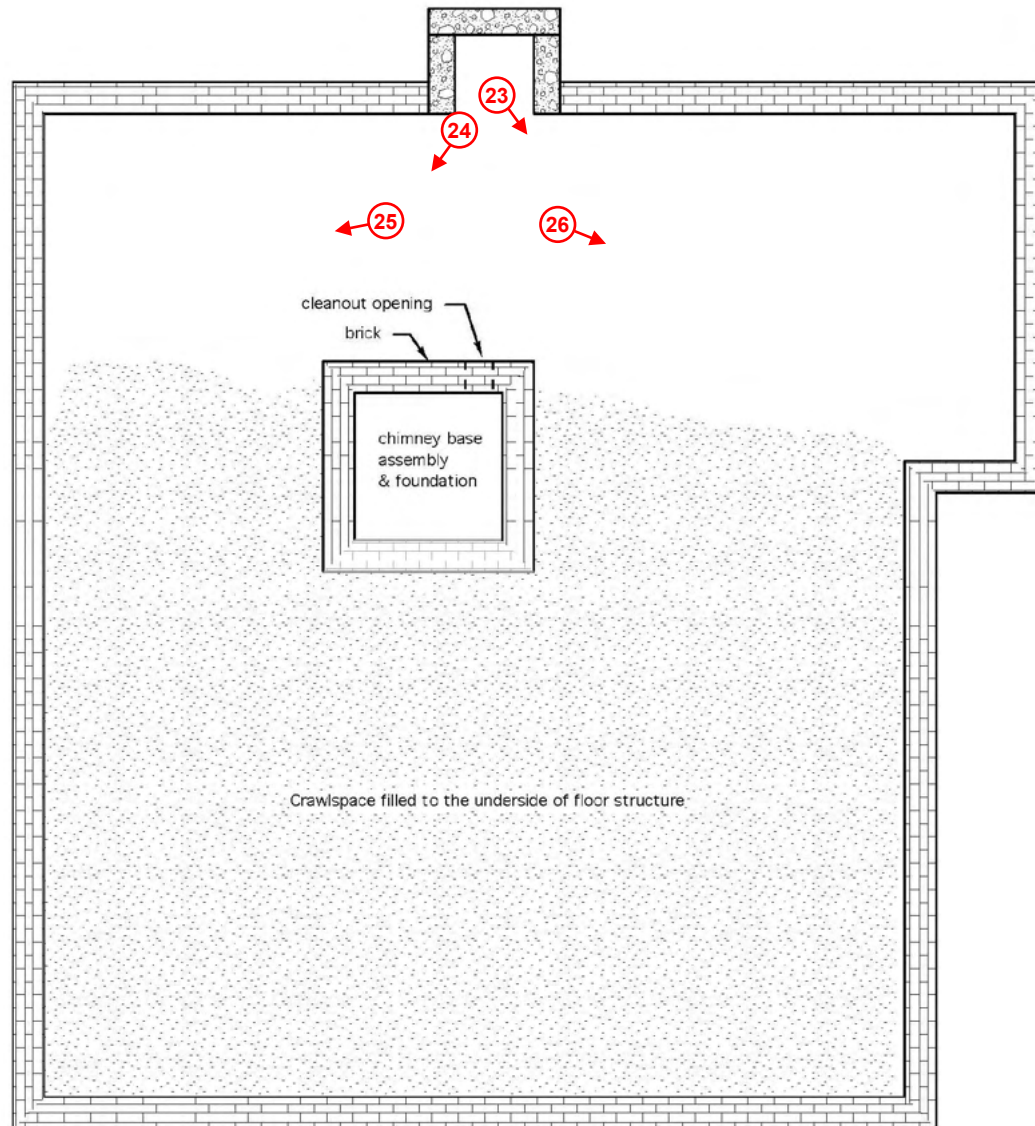
The overall site configuration will be retained and general site improvements will be made. Stone aprons will be installed at the property's Beaver Street entrance and driveways. At the front yard, the existing fencing will be replaced with a 36" wood fence composed of vertical boards and a molded railing, approximating the historic condition as documented in historic images of the property. All wood fencing will be left natural to weather.

Outdoor showers and storage areas enclosed by 6' wood fencing will be located against the western property line, the east addition of the Main House, and south elevation of the Cottage. New stone patios will be laid at the rear yard along with a freestanding hot tub and outdoor kitchen faced with natural stone.

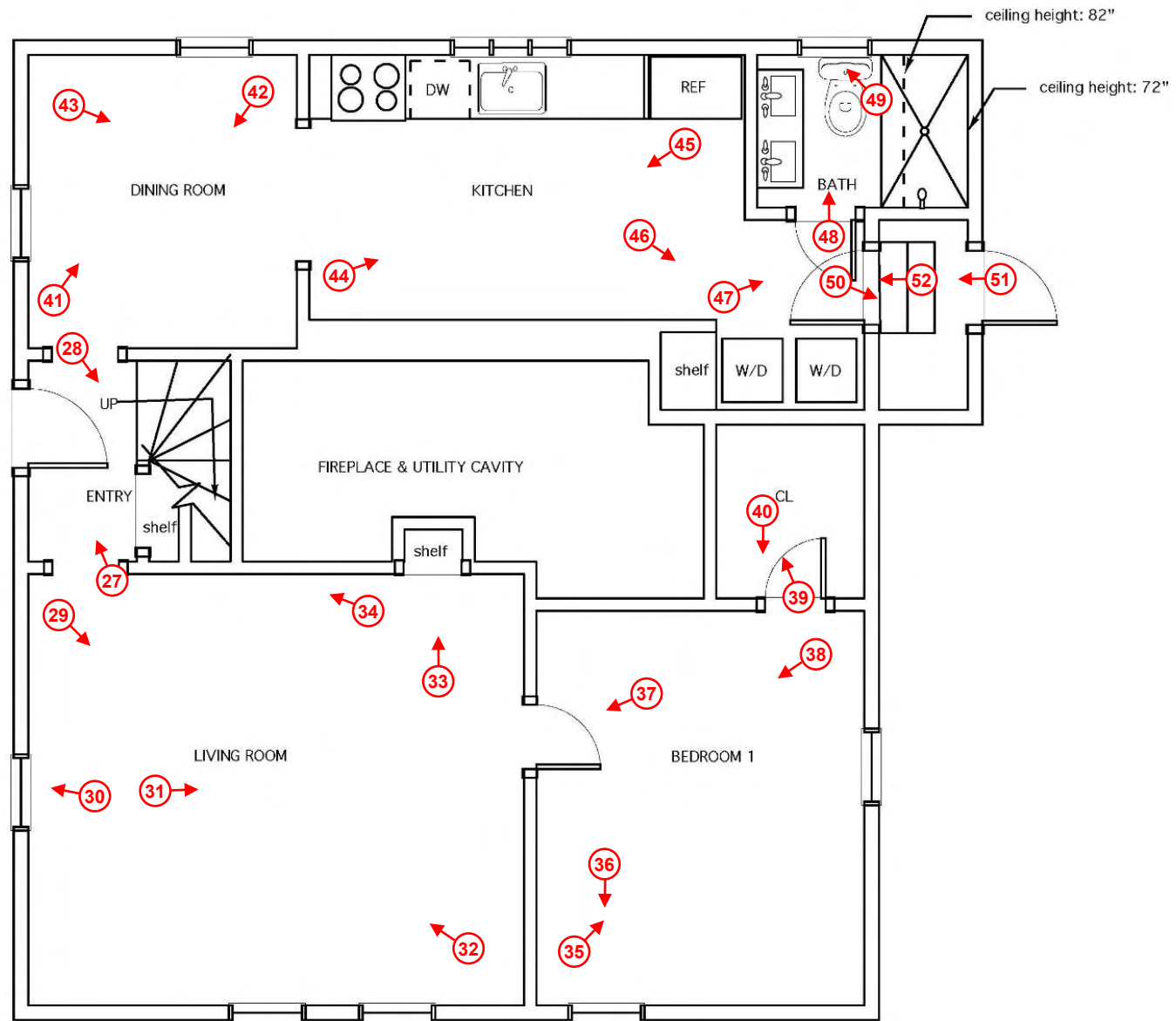
The existing modern wood fencing along the west and north property lines will be replaced. At the west driveway, fencing will consist of new vertical wood board fencing measuring 36" in height. At the rear yard, including the property lines and the cottage patio, fencing will consist of new vertical wood board fencing measuring 6' in height. New gates, also constructed of vertical boards and measuring 6' in height, will be installed at the north ends of the east and west driveways.



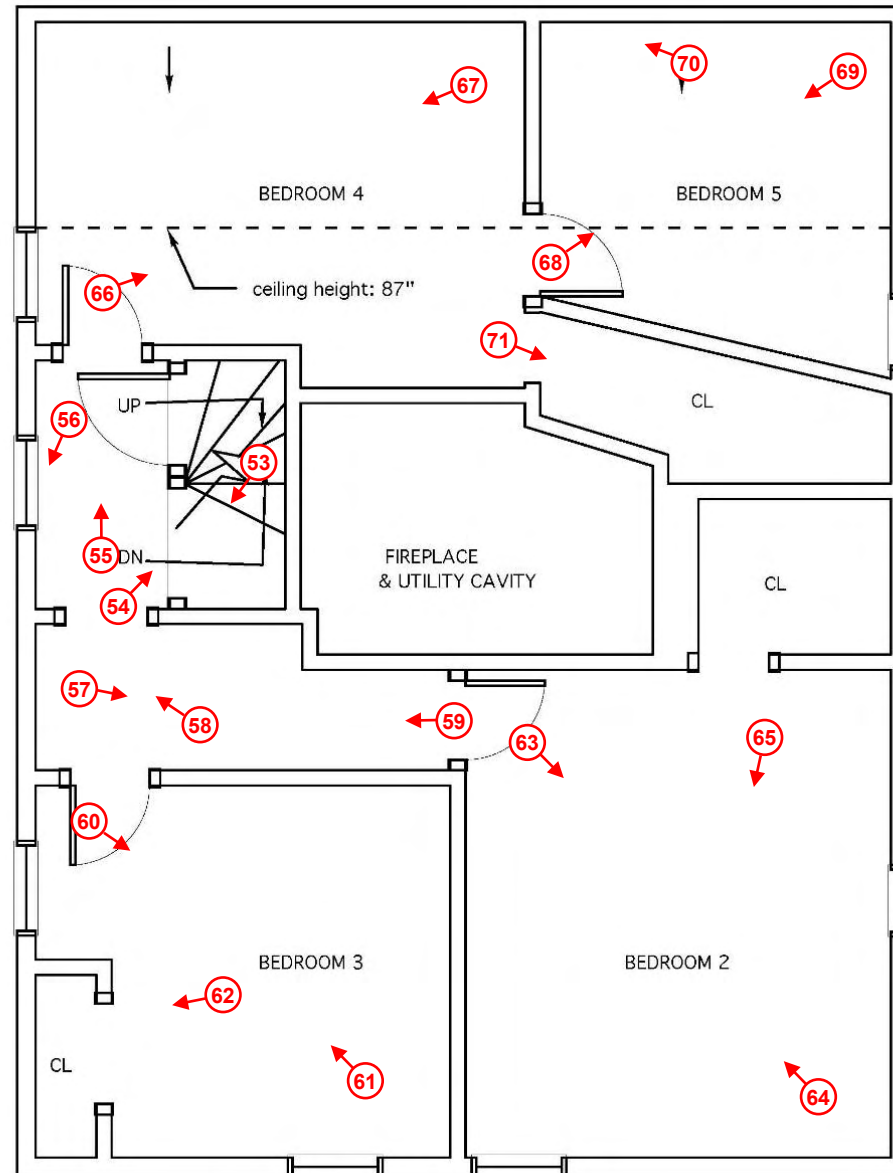
Existing Conditions Photographs
Exterior



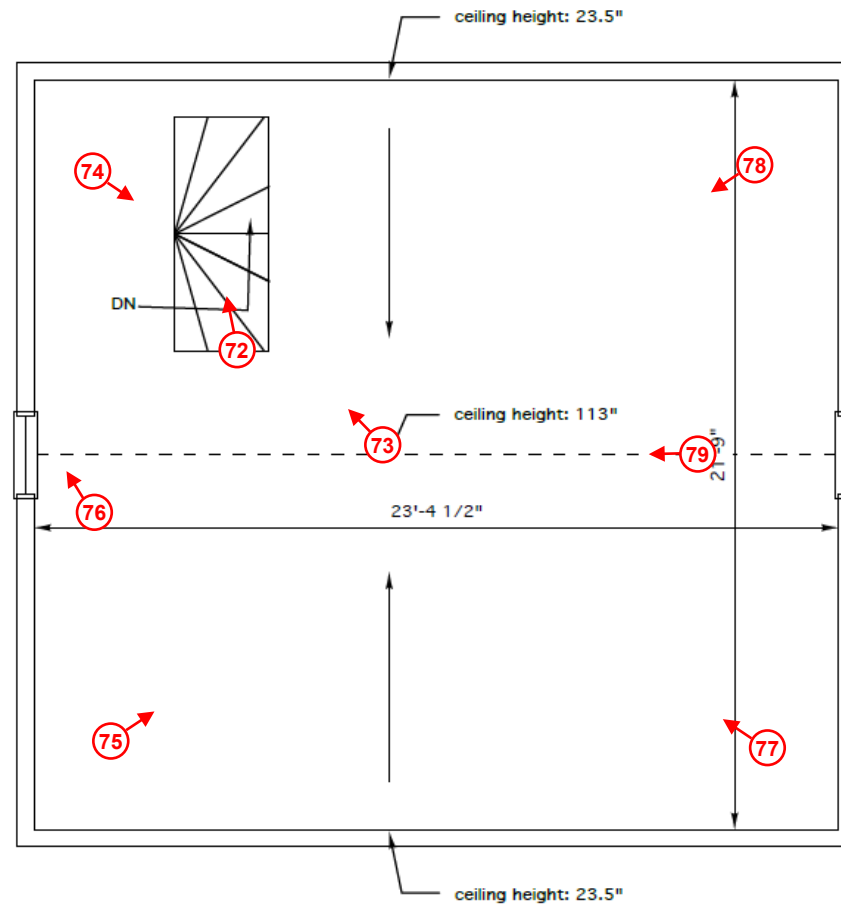
3 Beaver Street (Main House), Nantucket, MA



3 Beaver Street (Main House), Nantucket, MA



3 Beaver Street (Main House), Nantucket, MA



3 Beaver Street (Main House), Nantucket, MA



1. West elevation (left) and south elevation (right), view northeast



2. South elevation (left) and east elevation (right), view northwest



3. South elevation, view north



4. South elevation, front yard detail, view northeast



5. South elevation, window at former main entrance, view north



6. South elevation, cornice detail, view northeast



7. West elevation, view northeast



8. West elevation, sill detail, view east



9. West elevation, window detail, typical conditions, view northeast



10. West elevation, main entrance, view northeast



11. West elevation, attic level window, view northeast



12. West elevation, view southeast



13. North elevation, view south



14. North elevation, view southeast



15. North elevation, shingle detail (typical conditions), view southwest



16. North elevation, casement window detail, view south



17. North elevation, basement bulkhead, view southwest



18. North elevation, east addition, view southeast



19. East elevation, view southwest



20. East elevation, north addition, view northwest



21. East elevation, south addition, view northwest



22. East elevation, view northwest



23. Crawl space, view southeast



24. Crawl space, view southwest



25. Crawl space, view west



26. Crawl space, view east



27. First floor, main entrance/stair hall, view northwest



28. First floor, main entrance/stair hall, view southeast



29. First floor, living room, view southeast



30. First floor, living room, beam detail, view west



31. First floor, living room, view east



32. First floor, living room, view northwest



33. First floor, living room, non-historic built in, view north



34. First floor, living room, non-historic mantel, view northwest



35. First floor, bedroom, view northeast



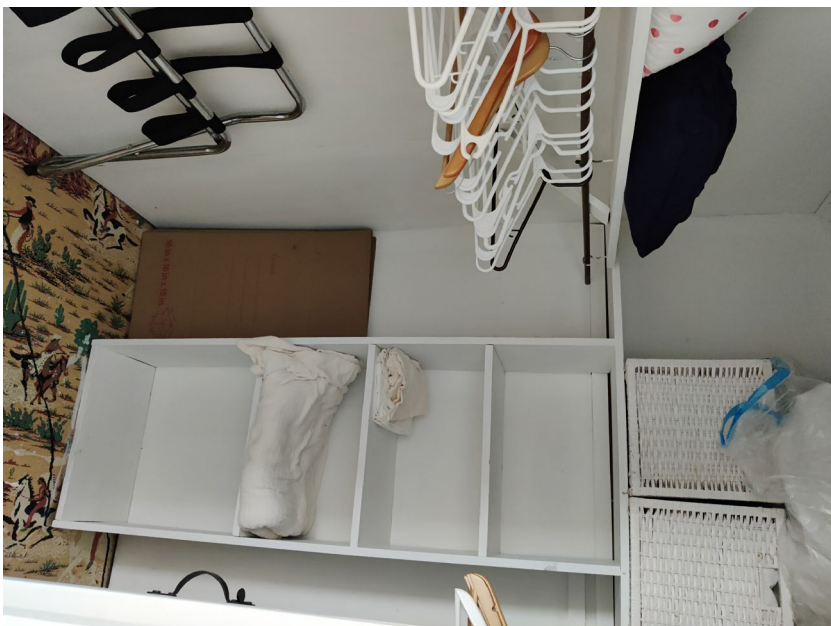
36. First floor, bedroom, window at former main entrance, view south



37. First floor, bedroom, view southwest



38. First floor, bedroom, view southwest



39. First floor, bedroom closet, view northwest



40. First floor, bedroom closet framing detail (modern construction), view south



41. First floor, dining room, view northeast



42. First floor, dining room, view southwest



43. First floor, dining room, view east



44. First floor, kitchen, view northeast



45. First floor, kitchen, view southwest



46. First floor, kitchen, view southeast



47. First floor, east entrance, view northeast



48. First floor, bathroom, view north



49. First floor, bathroom, window detail, view northwest



50. First floor, east entry vestibule, view southeast



51. First floor, east entry vestibule, view west



52. First floor, east entry vestibule, view west



53. Main stair, view southwest



54. Second floor, main stair, view northeast



55. Second floor, stair hall, view north



56. Second floor, stair hall window, view southwest



57. Second floor, hall, view east



58. Second floor, hall, view northwest



59. Second floor, hall, view west



60. Second floor, southwest bedroom, view southeast



61. Second floor, southwest bedroom, view northwest



62. Second floor, southwest bedroom, non-historic closet, view southwest



63. Second floor, southeast bedroom, view southeast



64. Second floor, southeast bedroom, view northwest



65. Second floor, southeast bedroom, view southwest



66. Second floor, northwest bedroom, view northeast



67. Second floor, northwest bedroom, view southwest



68. Second floor, northeast bedroom, view northeast



69. Second floor, northeast room, view southwest



70. Second floor, northeast room, framing detail, view northwest



71. Second floor, closet, view east



72. Attic stair, view north



73. Attic stair, view northwest



74. Attic, view southeast



75. Attic, view northeast



76. Attic, window detail, view northwest



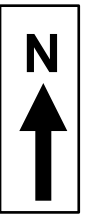
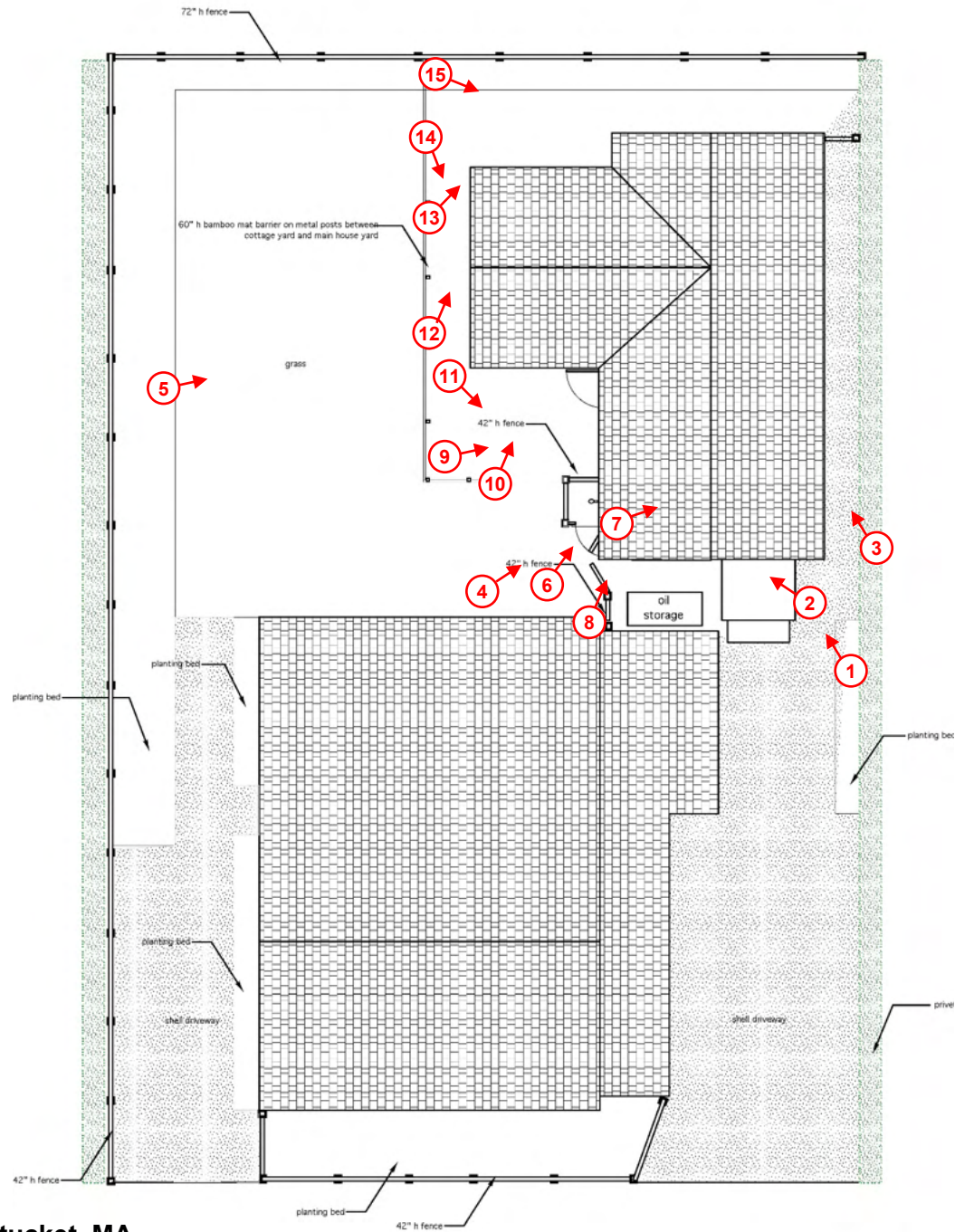
77. Attic, view northwest



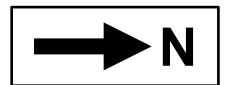
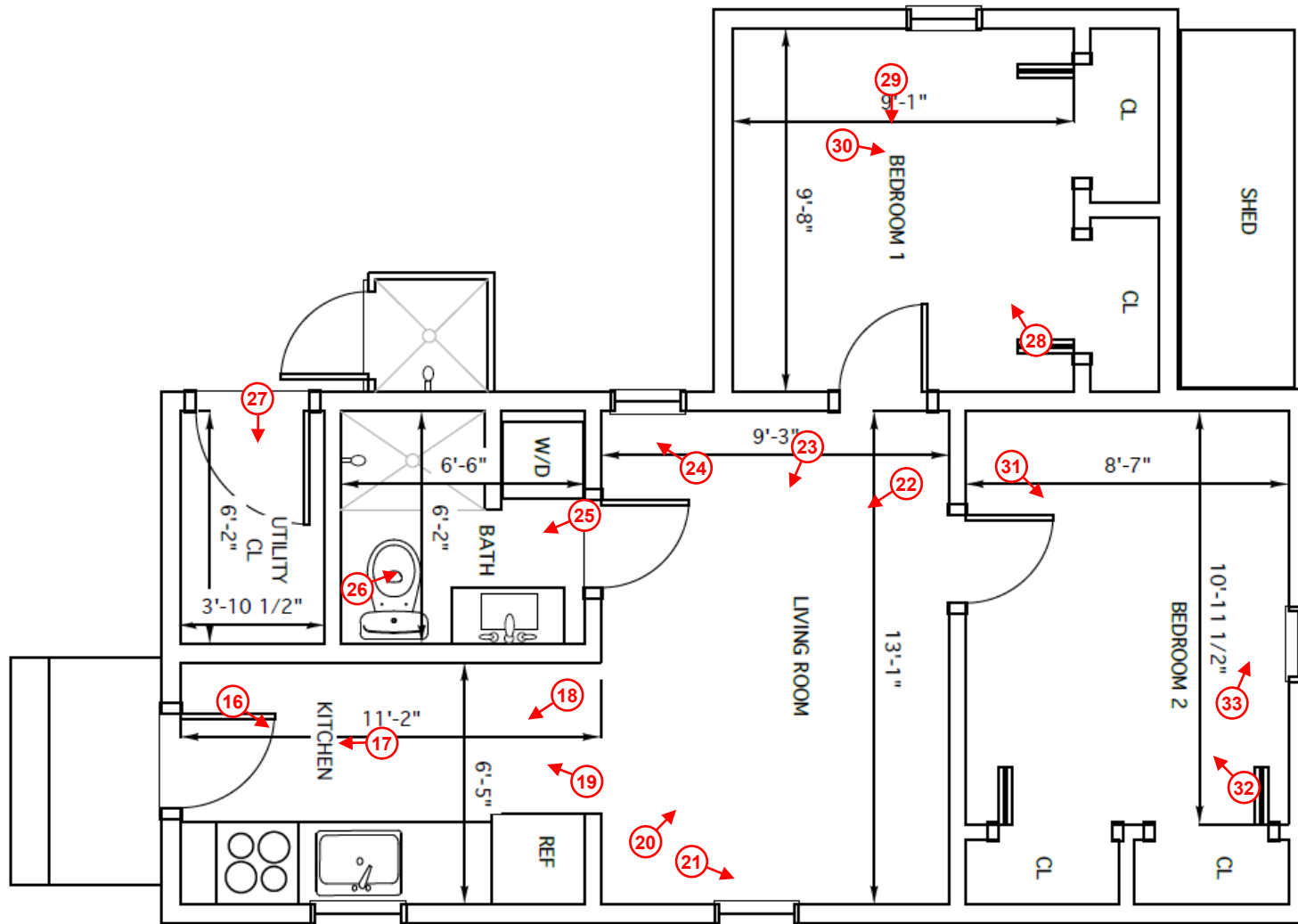
78. Attic, view southwest



79. Attic, view west



3 Beaver Street (Cottage), Nantucket, MA



3 Beaver Street (Cottage), Nantucket, MA



1. Cottage, south elevation, view north



2. Cottage, south elevation, main entrance, view northwest



3. Cottage, east elevation, view northwest



4. Cottage, west elevation (left) and south elevation (right), view northeast



5. Cottage, west elevation (1975 addition at left), view east



6. Cottage, west elevation, view northeast



7. Cottage, roof venting detail, view west



8. Cottage, rake trim detail, view northeast



9. Cottage, west elevation, view east



10. Cottage, 1975 addition, west elevation (left) and south elevation (right), view northeast



11. Cottage, west elevation, view southeast (main house at far right)



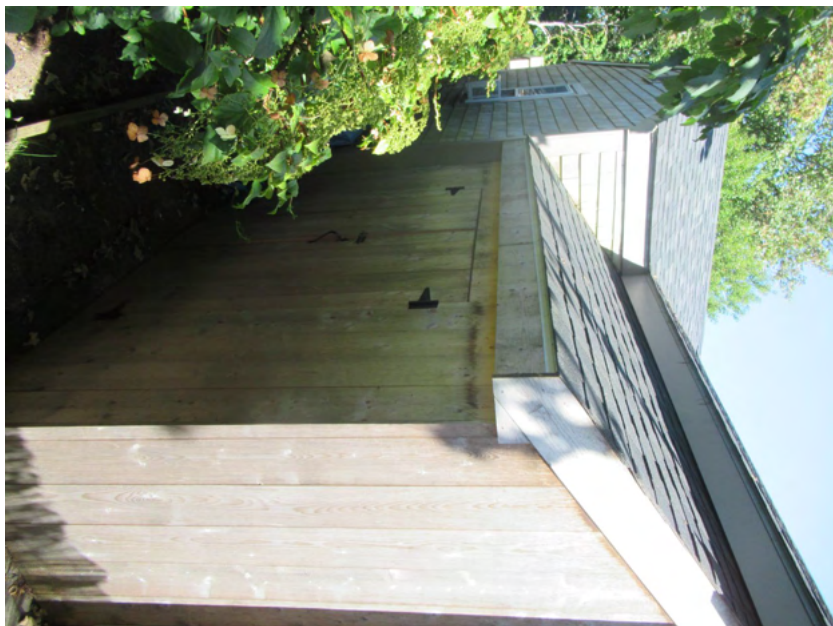
12. Cottage, window detail, view northeast



13. Cottage, foundation detail, view northeast



14. Cottage, 1975 addition, west elevation, view southeast



15. Cottage, north elevation and shed addition, view southeast



16. Kitchen, view northeast



17. Main entrance, view south



18. Kitchen, view southeast



19. Kitchen, view southwest



20. Living room, view northwest



21. Living room, window detail, view northeast



22. Living room, view southeast



23. Living room, view southeast



24. Living room, window detail, view southwest



25. Bathroom, view southeast



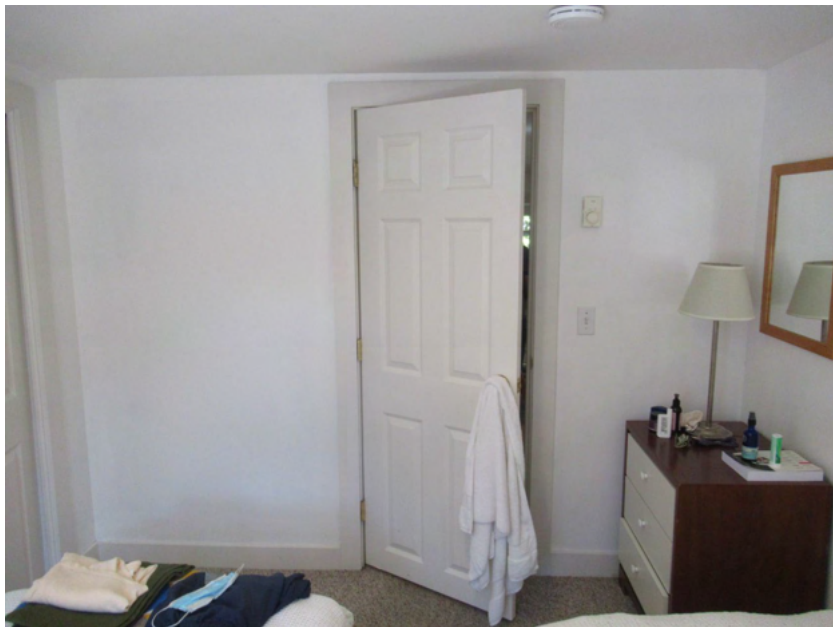
26. Bathroom, view northwest



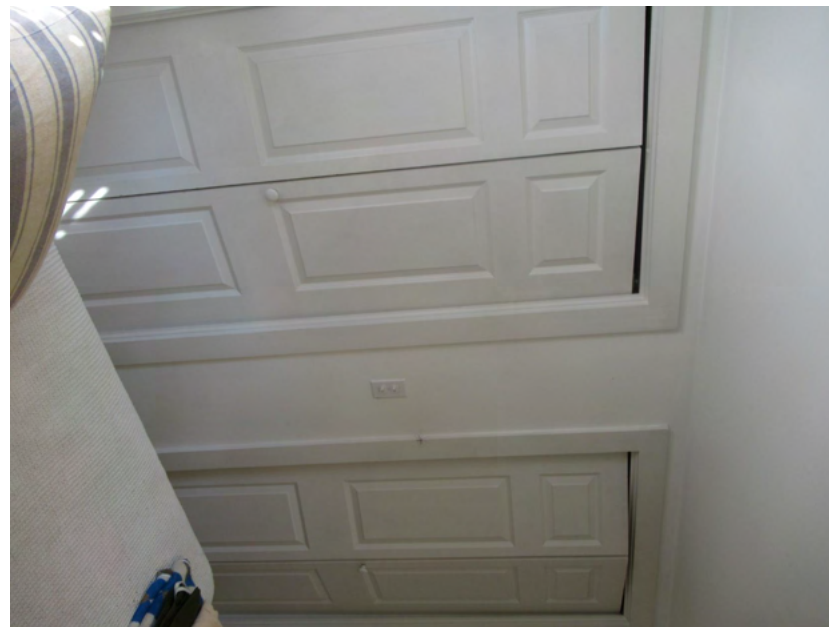
27. Utility room, view east



28. West bedroom, view southwest



29. West bedroom, view east



30. West bedroom, view northeast



31. North bedroom, view northeast

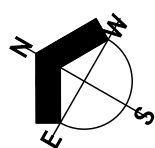


32. North bedroom, view southwest



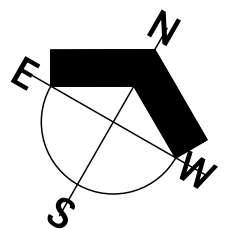
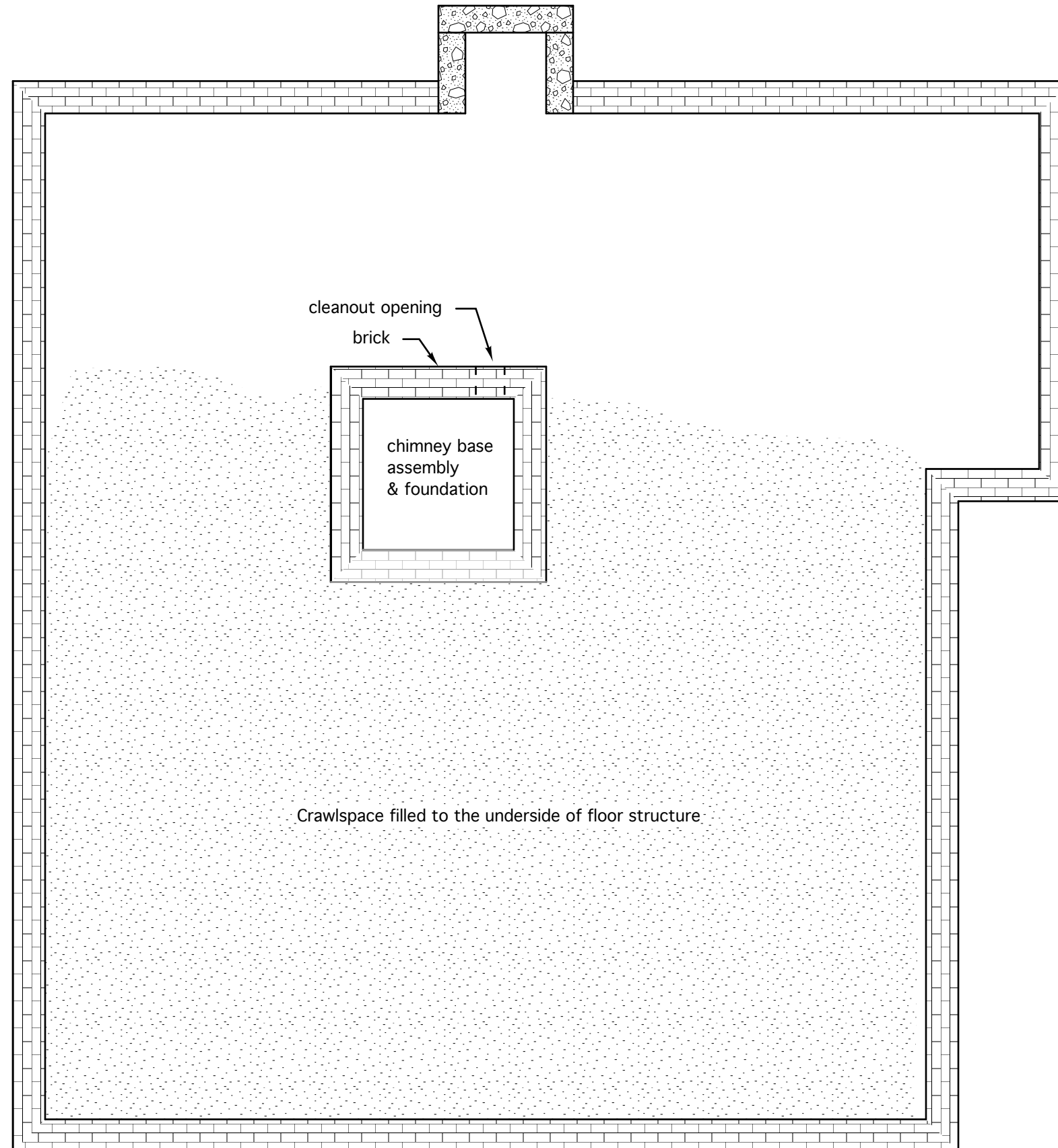
33. North bedroom, window detail, view northwest

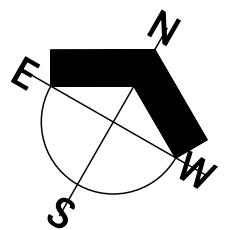
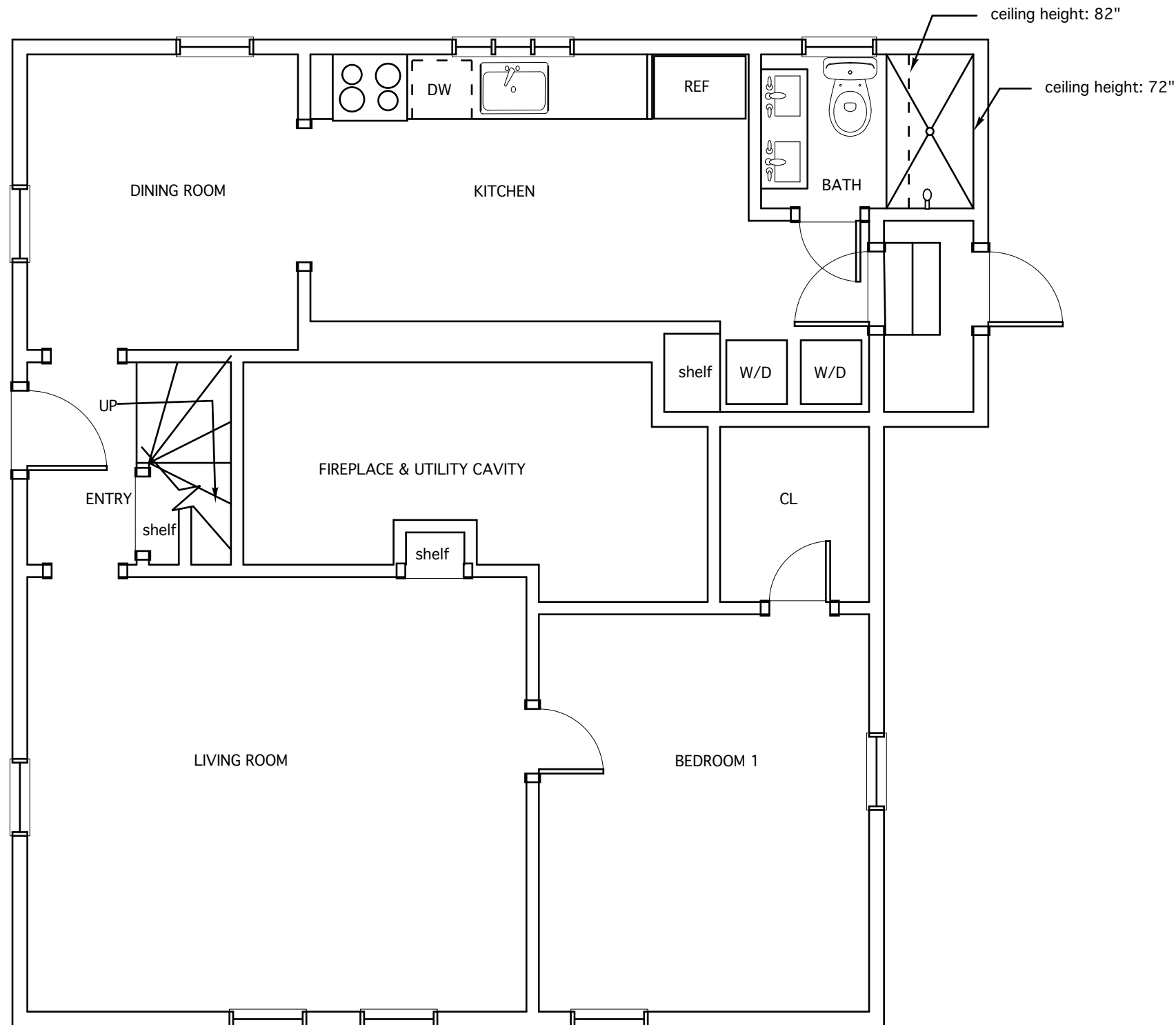
Existing Plans and Elevations



Beaver Street

	prepared by: WALLDORF DESIGN STUDIO 71 Mayfair Drive Westwood, MA 02090 617-970-4304 / polly.h.walldorf@gmail.com	Existing Site Plan	Main House 3 Beaver Street Nantucket, MA	ED-002
		Issue date: October 15, 2021		





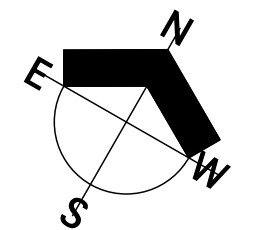
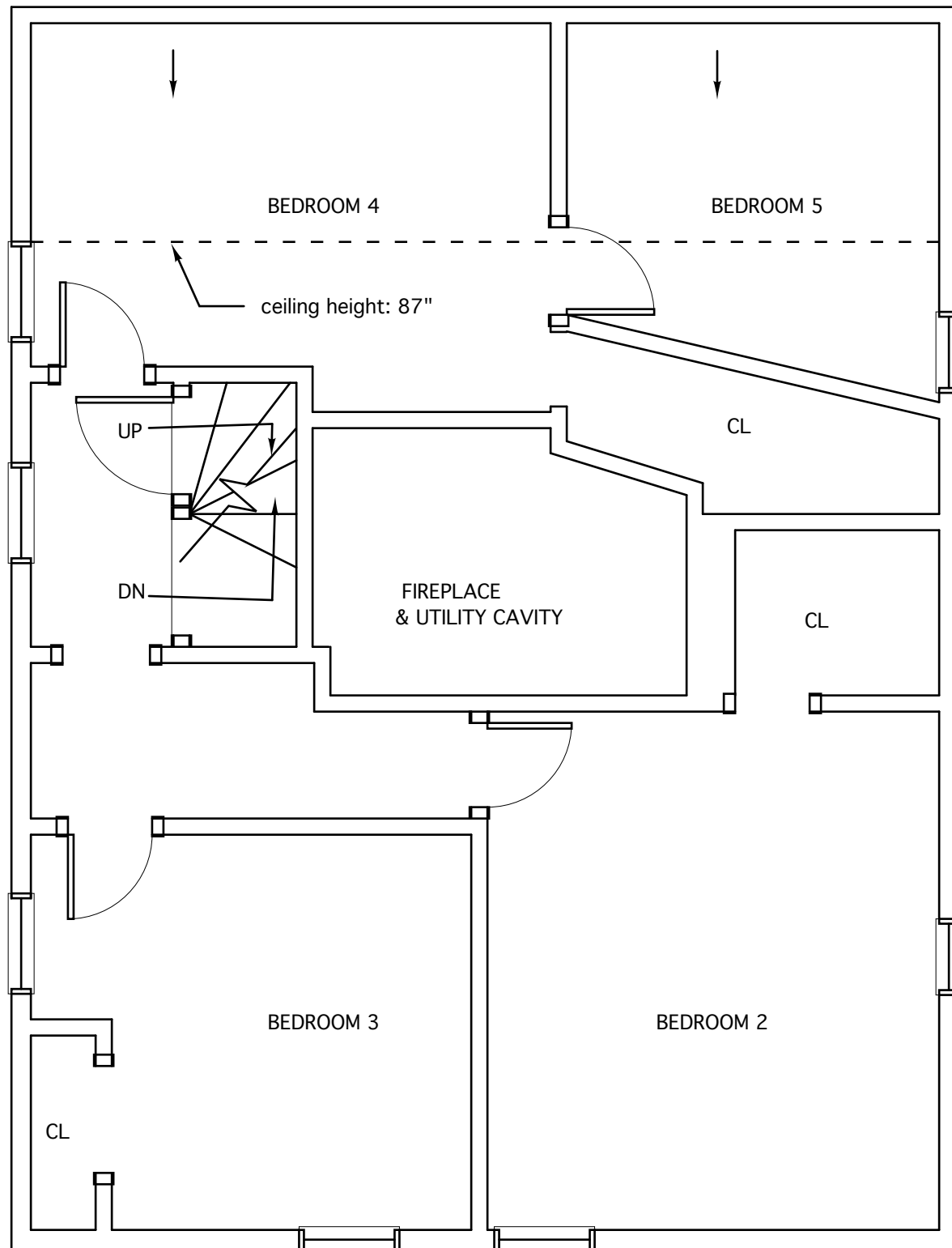
prepared by:
 WALLDORF DESIGN STUDIO
 71 Mayfair Drive Westwood, MA 02090
 617-970-4304 / polly.h.walldorf@gmail.com

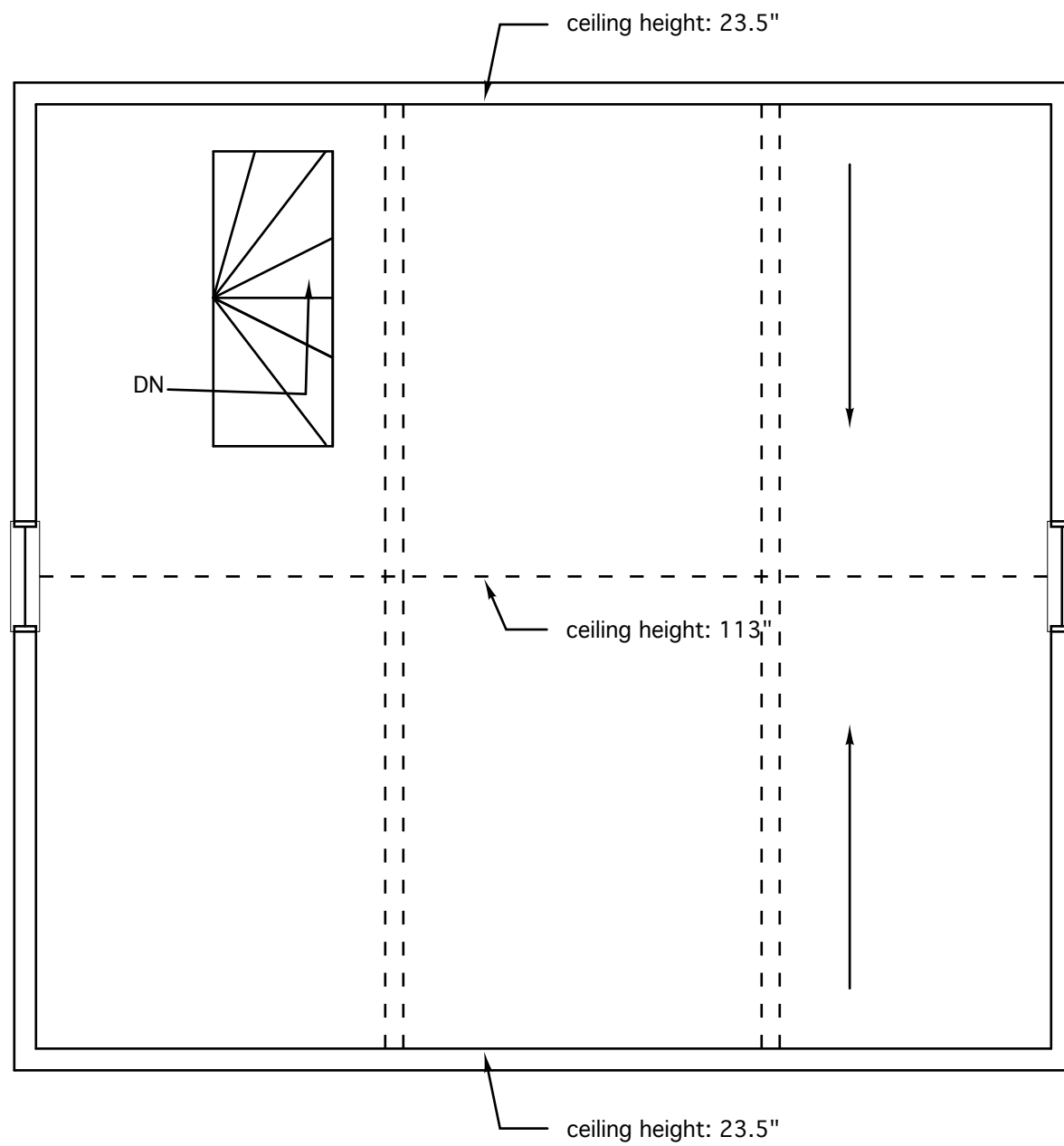
Existing First Floor Plan

Issue date: October 15, 2021

Main House
3 Beaver Street
 Nantucket, MA

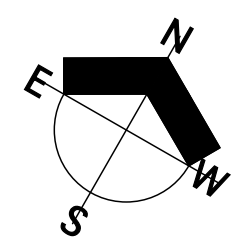
ED-1.01b





LEGEND

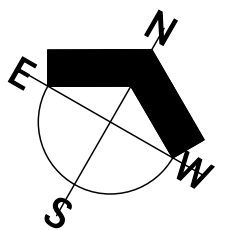
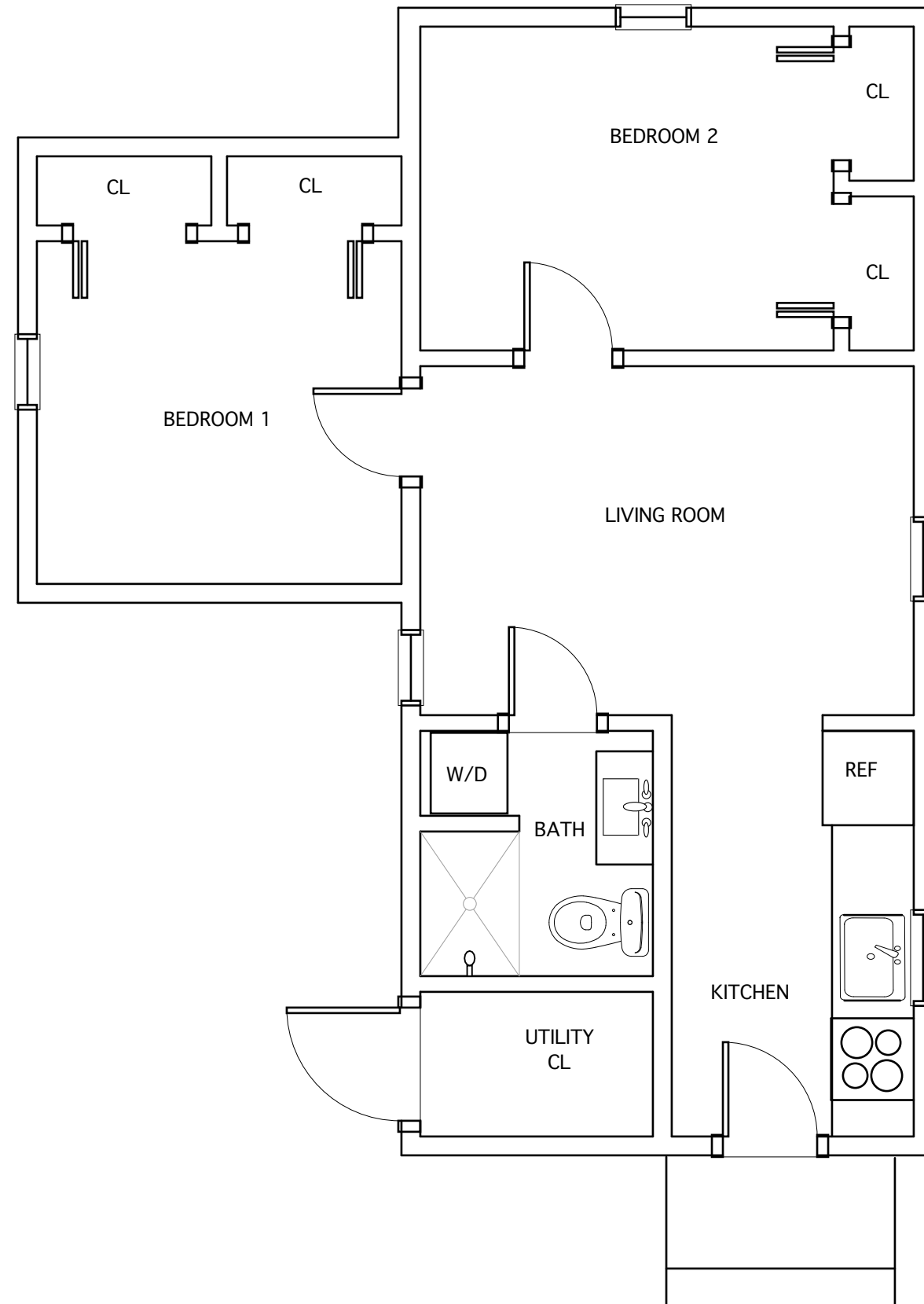
- beams and soffits
- new walls
- shed dormer

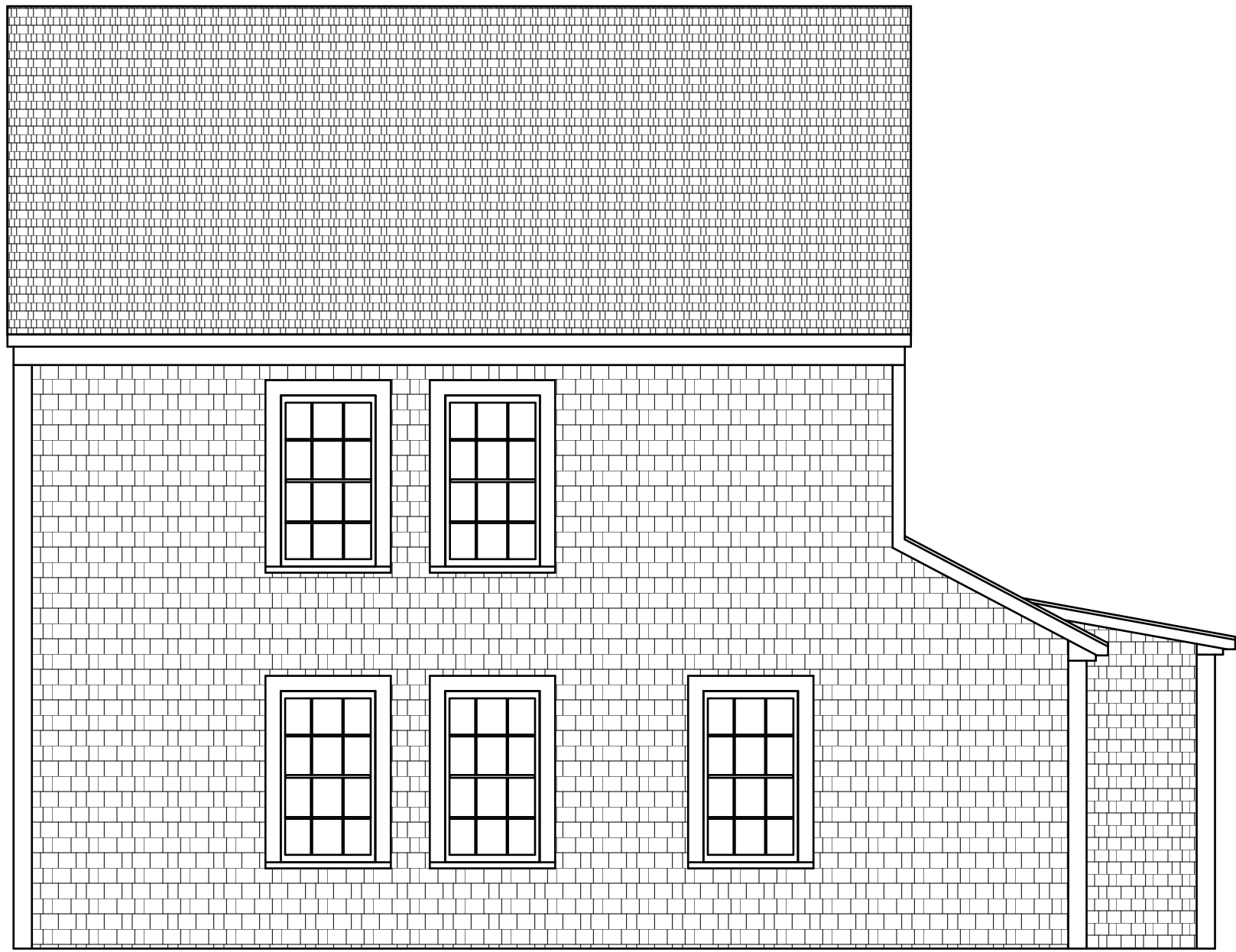


Existing Attic Floor Plan	
Issue date:	October 15, 2021
Revision dates:	

Main House
3 Beaver Street
 Nantucket, MA

ED-1.01d





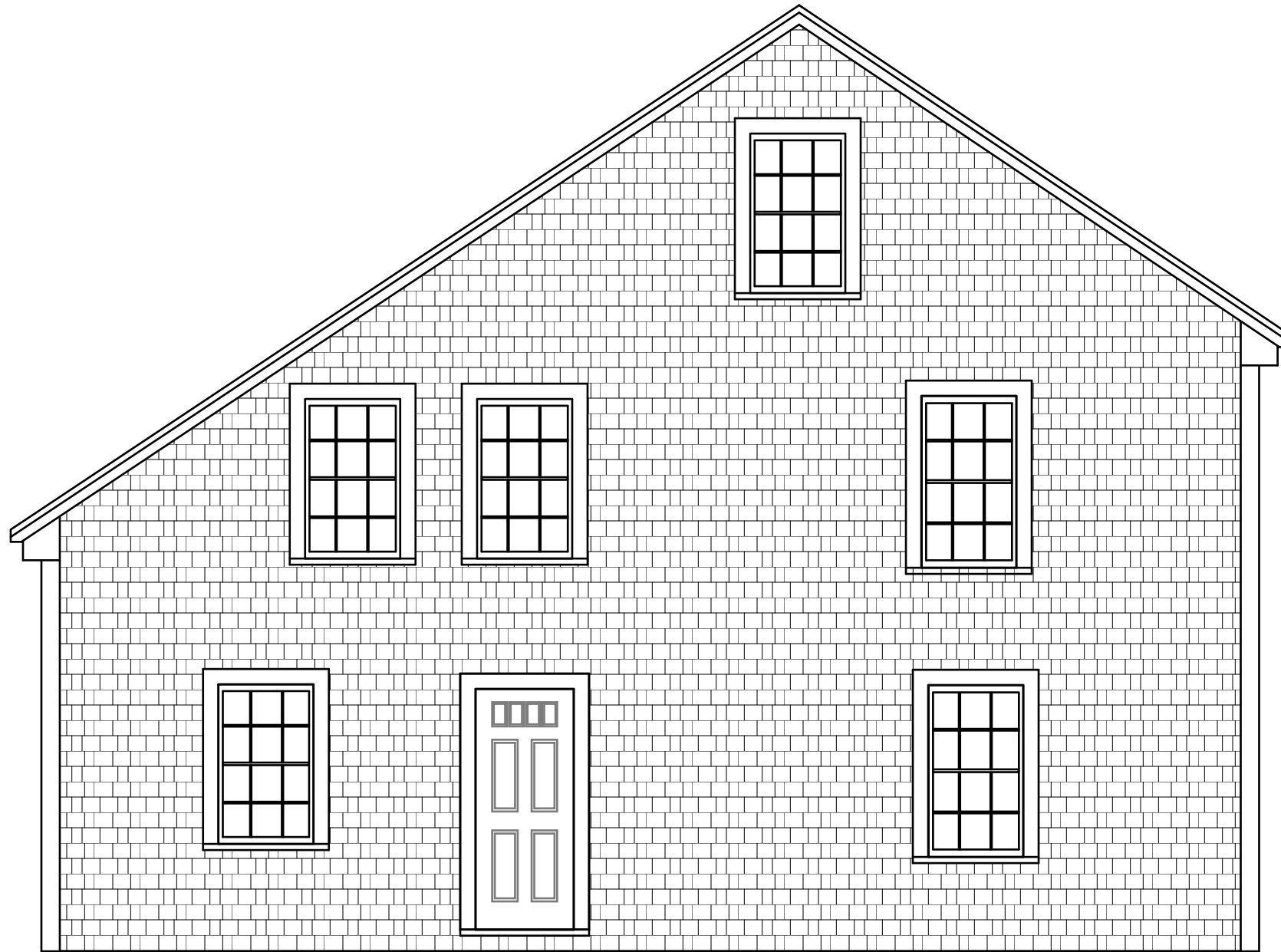
prepared by:
WALLDORF DESIGN STUDIO
71 Mayfair Drive Westwood, MA 02090
617-970-4304 / polly.h.walldorf@gmail.com

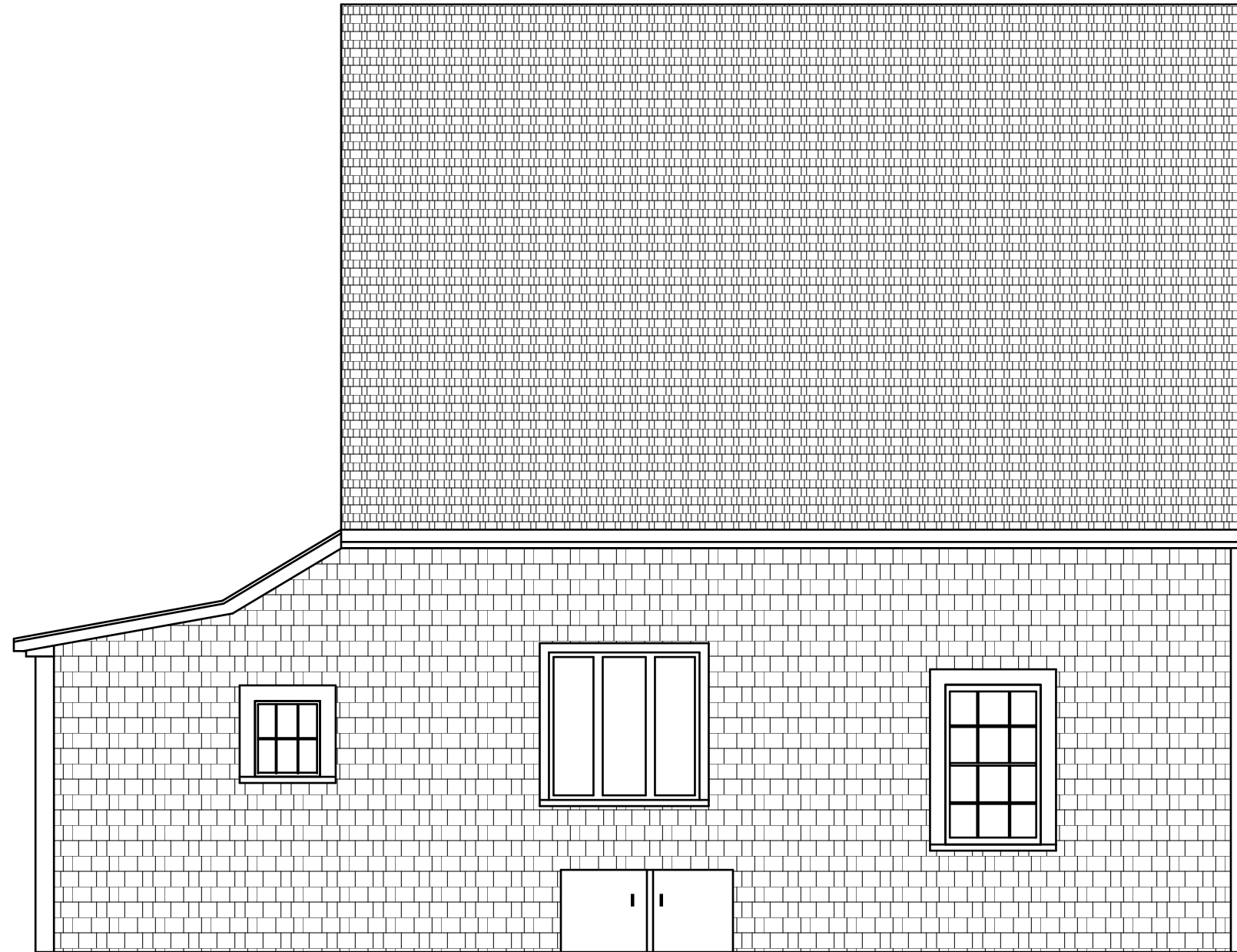
Existing Main House Elevation - South

Issue date: October 15, 2021

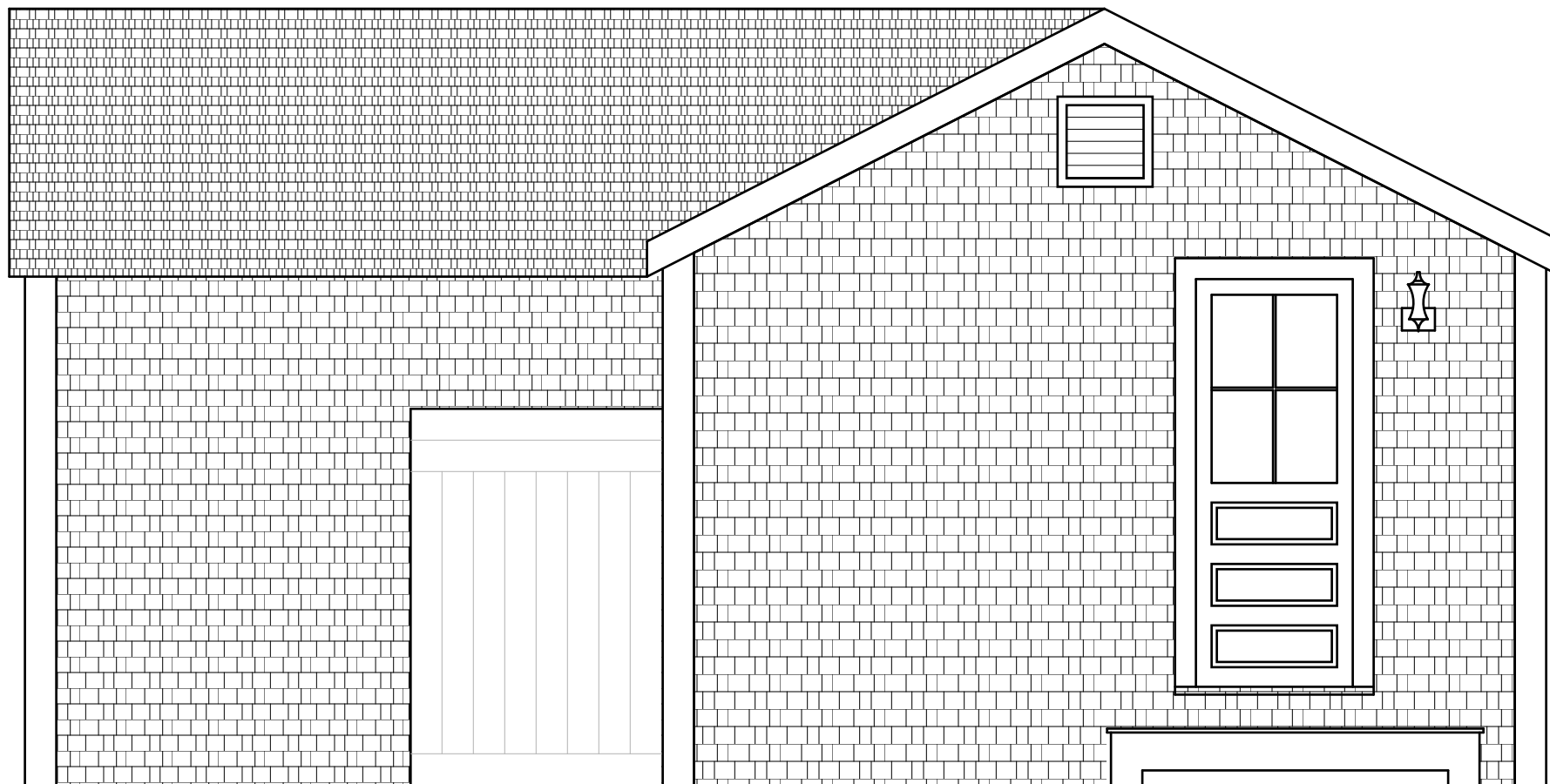
Main House
3 Beaver Street
Nantucket, MA

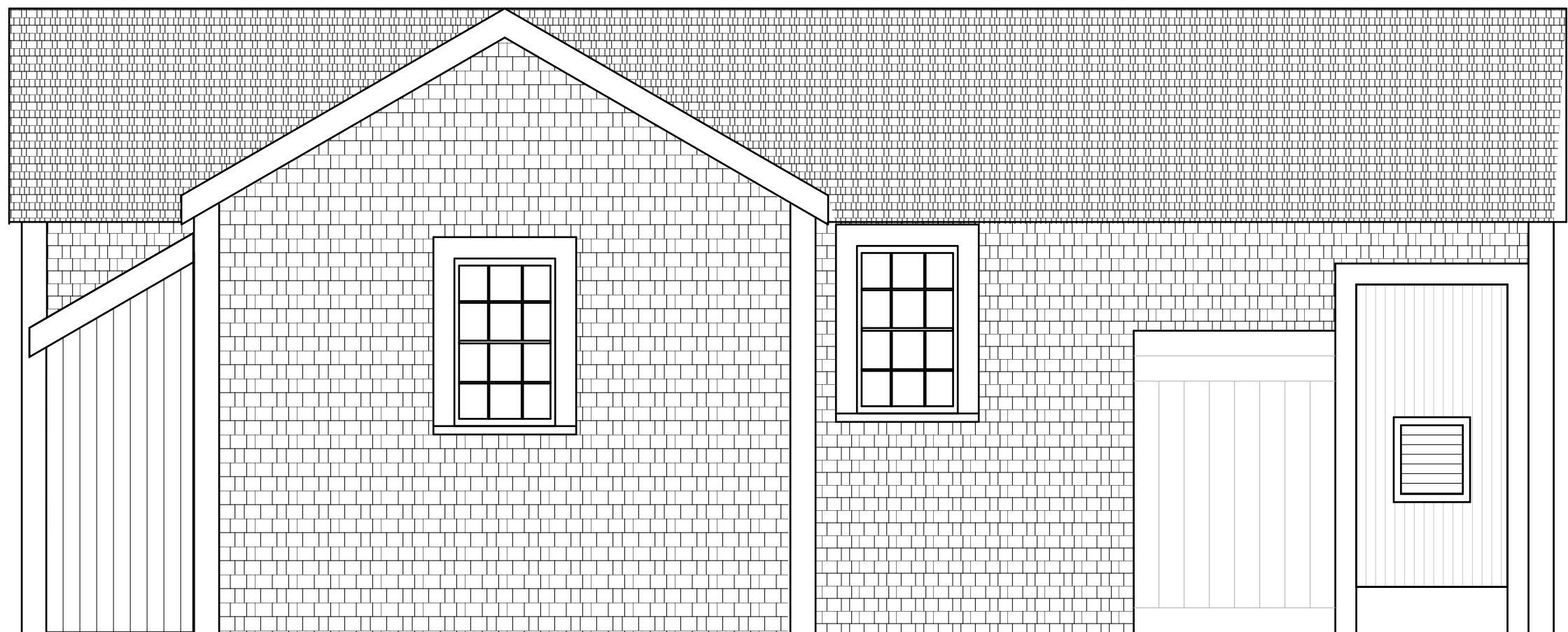
ED-3.0101

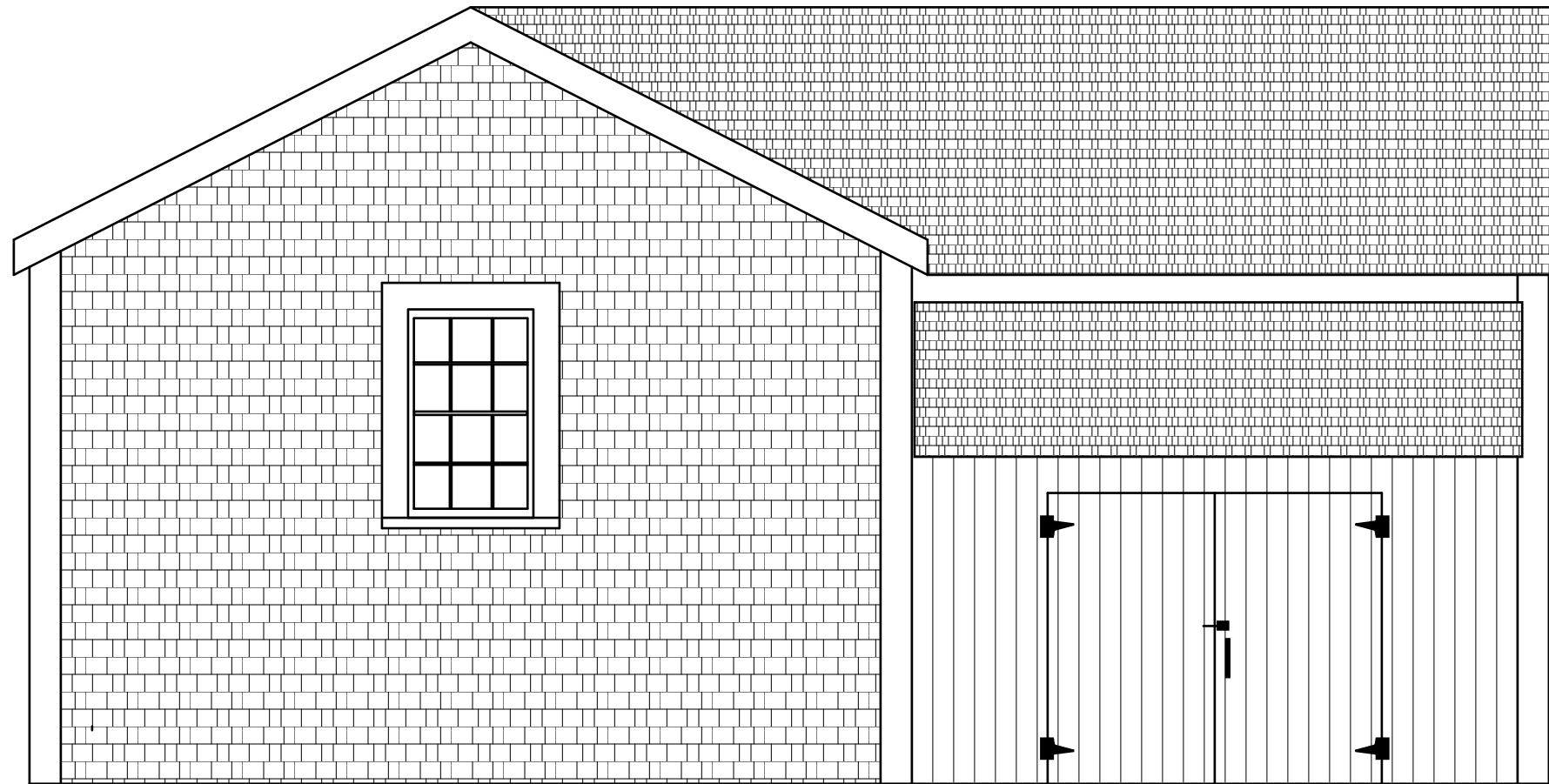












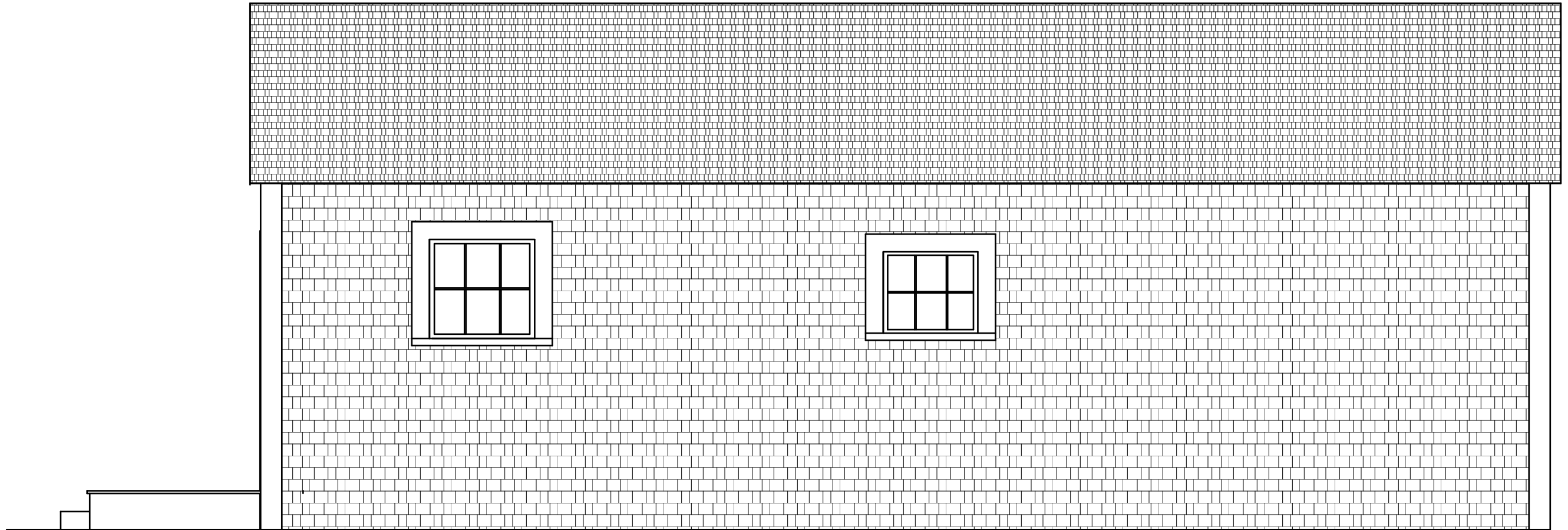
prepared by:
WALLDORF DESIGN STUDIO
71 Mayfair Drive Westwood, MA 02090
617-970-4304 / polly.h.walldorf@gmail.com

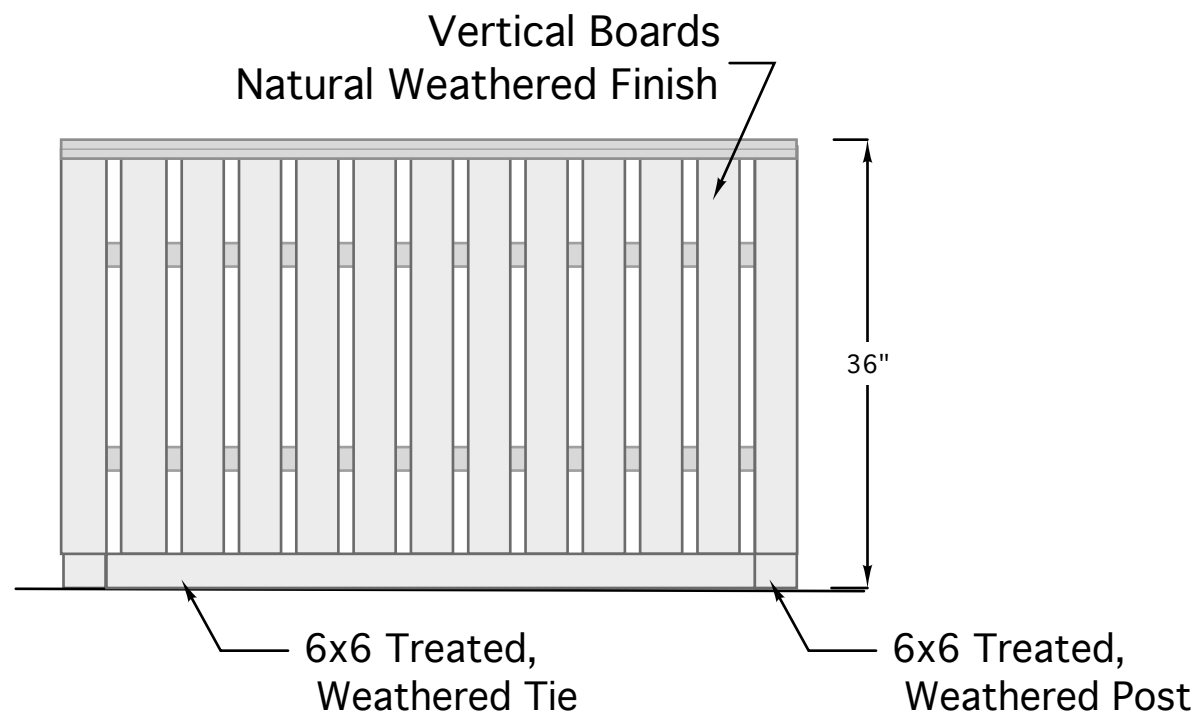
Existing Cottage Elevation - North

Issue date: October 15, 2021

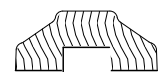
Cottage
3 Beaver Street
Nantucket, MA

ED-3.0203

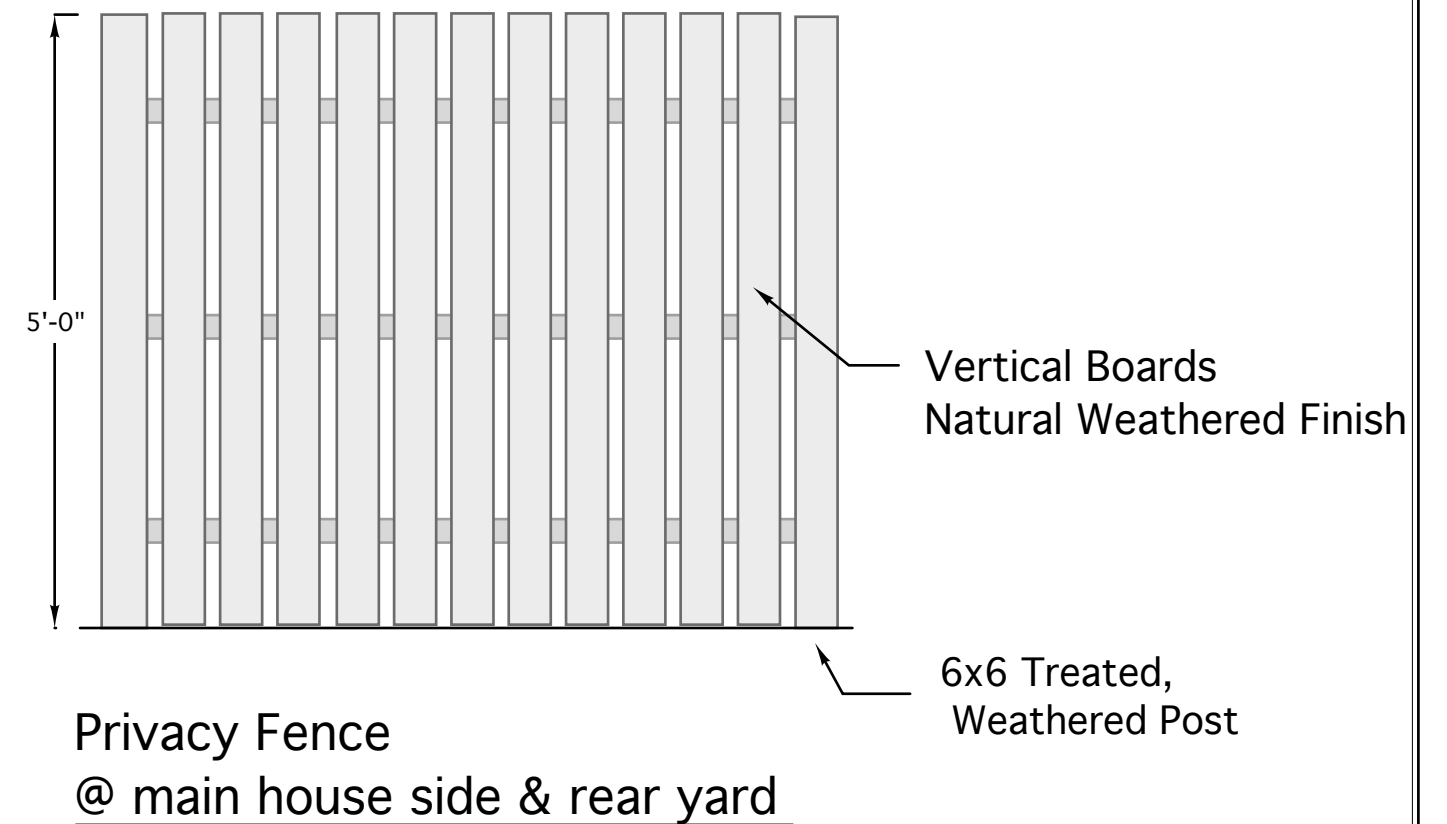
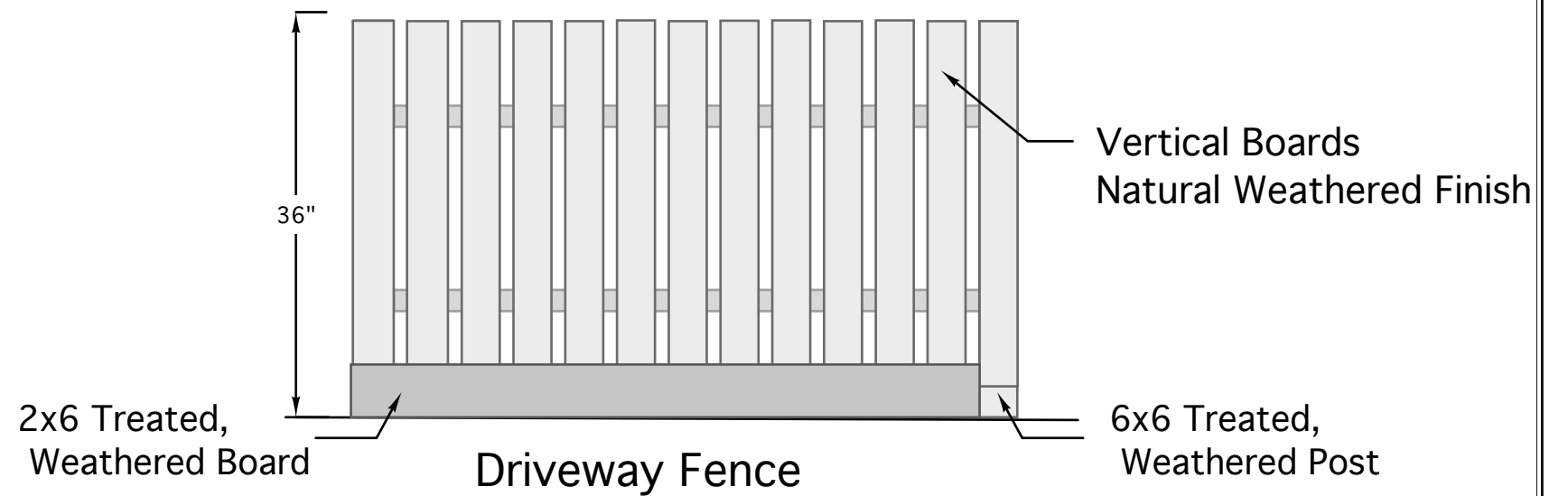




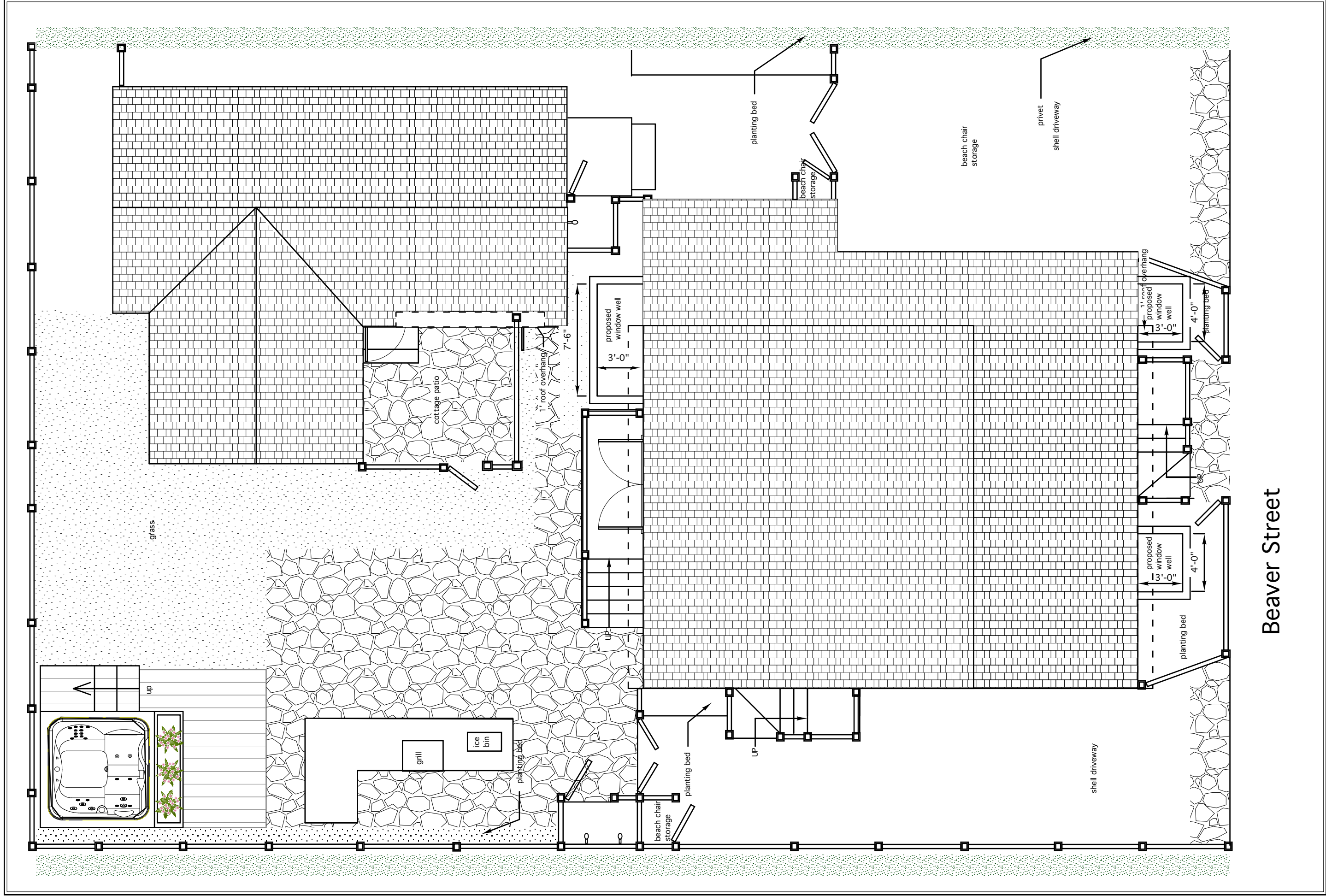
Street-Side Fence



Fence cap profile



Proposed Plans and Elevations



	<i>prepared by:</i> WALLDORF DESIGN STUDIO 71 Mayfair Drive Westwood, MA 02090 617-970-4304 /polly.h.walldorf@gmail.com	Main House	
		3 Beaver Street Nantucket, MA	
		Proposed Site Plan	
		Issue date:	October 15, 2021

Stay Heirloom

Nantucket, MA

Main House & Cottage Renovations

Scope of Work:

A. Main House

Add a new foundation with a full finished basement to accomodate 2 bedrooms, 2 baths, a recreation room, laundry, & utilities
Renovate the existing first floor full bathroom with new floor and shower floor tile
Create a bedroom suite attached to the existing bathroom with a new egress window to replace side door
Build a new half bathroom on the first floor
Open area between the kitchen and living areas
Add French Doors with sidelights to the back yard
Expand & renovate the kitchen
Build an interior staircase to the new basement
Add new entry door to the street facade where the entry was historically
Enlarge opening between the new living and dining rooms
Enlarge opening between the new living room and kitchen
Add 2 bathrooms in the fireplace and utility cavity on the second floor
Add a window to Bath 5
Reconfigure second floor bedroom closets
Convert attic to bedroom suite with full bathroom and new dormer
Add egress casement windows to dormer
Repair and refinish siding, where necessary
Repair existing double hung 6/6 windows and storm windows
Paint all interior walls and trim
Patch and refinish existing wood floors
Update mechanicals to propane
Install central AC
Repair and replace gutters, where necessary
Install new spa, landscaped patio, outdoor kitchen, outdoor shower, and fencing

B. Cottage

Renovate the current kitchen
Repair and refinish exterior siding and trim, where necessary
Remove window in Bedroom 1 overlooking main house yard
Add a new window to Bedroom 1 overlooking cottage patio
Add interior access to the utility closet
Replace carpet with wood floors
Vault the ceilings in the kitchen & living room
Paint all interior walls and trim
Update all mechanical systems for propane
Add ductless heat/cool system
Add an outside shower next to the front door
Add a patio in the back with a new door from the living room to access it



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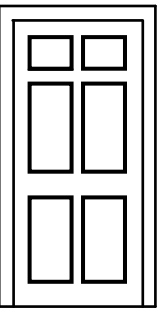
Scope of Work

Issue date: October 15, 2021

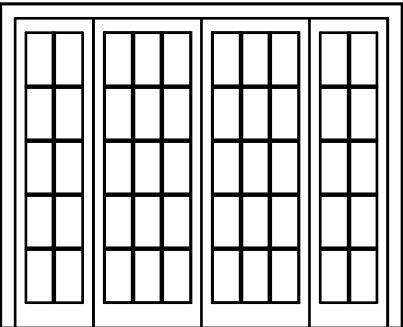
Main House & Cottage
3 Beaver Street
Nantucket, MA

Door Schedule:

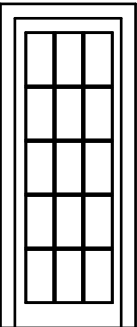
Key	Manufacturer/Series	Style	Material	Width	Height	Operation	Notes
1	Simpson Door; #7130 with quarter round sticking and 3/4" flat panel	D1: exterior; 6-panel; pre-primed	Paint grade wood	36"	80"	RH	
2	Simpson Door; #7015 with quarter round sticking and clear glass panes; #7705 sidelights on both sides	D2: exterior; Double French doors with sidelights; 15-glass panes/door; 5 glass panes/sidelight; pre-primed	Paint grade wood	36"/door 14"/sidelight	80"		
3	Simpson Door; #7015 with quarter round sticking and clear glass panes	D3: exterior; French door with 15-glass panes; pre-primed	Paint grade wood	34"	78"	RH	
4	TBD	D4: interior; 0-panel; solid core; pre-primed	Paint grade wood	22"	84"	LH	
5	TBD	D4: interior; 0-panel; solid core; pre-primed	Paint grade wood	28"	84"	RH	
6	TBD	D4: interior; 0-panel; solid core; pre-primed	Paint grade wood	28"	84"	LH	
7	TBD	D4: interior; 0-panel; solid core; pre-primed	Paint grade wood	28"	80"	RH	
8	TBD	D4: interior; 0-panel; solid core; pre-primed	Paint grade wood	30"	90"	RH	
9	TBD	D4: interior; 0-panel; solid core; pre-primed	Paint grade wood	32"	84"	LH	
10	TBD	D4: interior; 0-panel; solid core; pre-primed; no bore; slab	Paint grade wood	24"	48"	Pocket	No bore
11	TBD	D4: interior; 0-panel; solid core; pre-primed	Paint grade wood	28"	84"	Pocket	No bore
12	TBD	D4: interior; 0-panel; solid core; pre-primed	Paint grade wood	28"	80"	Pocket	No bore
13	TBD	D4: interior; 0-panel; solid core; pre-primed	Paint grade wood	32"	84"	Pocket	No bore
14	TBD	D4: interior; 0-panel; solid core; pre-primed	Paint grade wood	36"	48"	Pocket	No bore
15	TBD	D5: interior; 0-panel; solid core; pre-primed; double doors	Paint grade wood	34"	84"		
16	TBD	D5: interior; 0-panel; solid core; pre-primed; double doors	Paint grade wood	30"	80"		
17	TBD	D5: interior; 0-panel; solid core; pre-primed; double doors	Paint grade wood	34"	84"		
18	TBD	D5: interior; 0-panel; solid core; pre-primed; double doors	Paint grade wood	36"	80"		
19	TBD	D5: interior; 0-panel; solid core; pre-primed; double doors	Paint grade wood	48"	48"	Bypass	



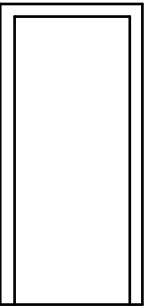
D1



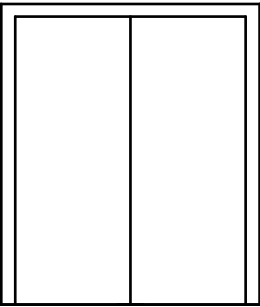
D2



D3



D4



D5



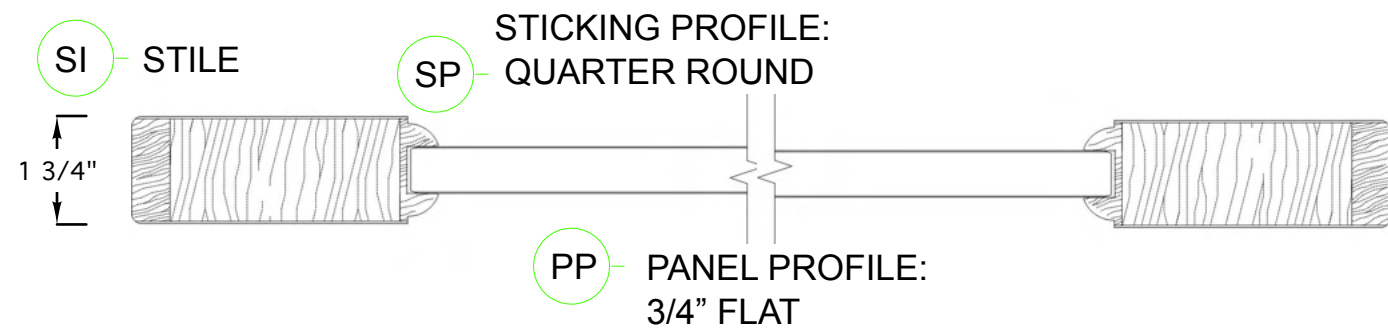
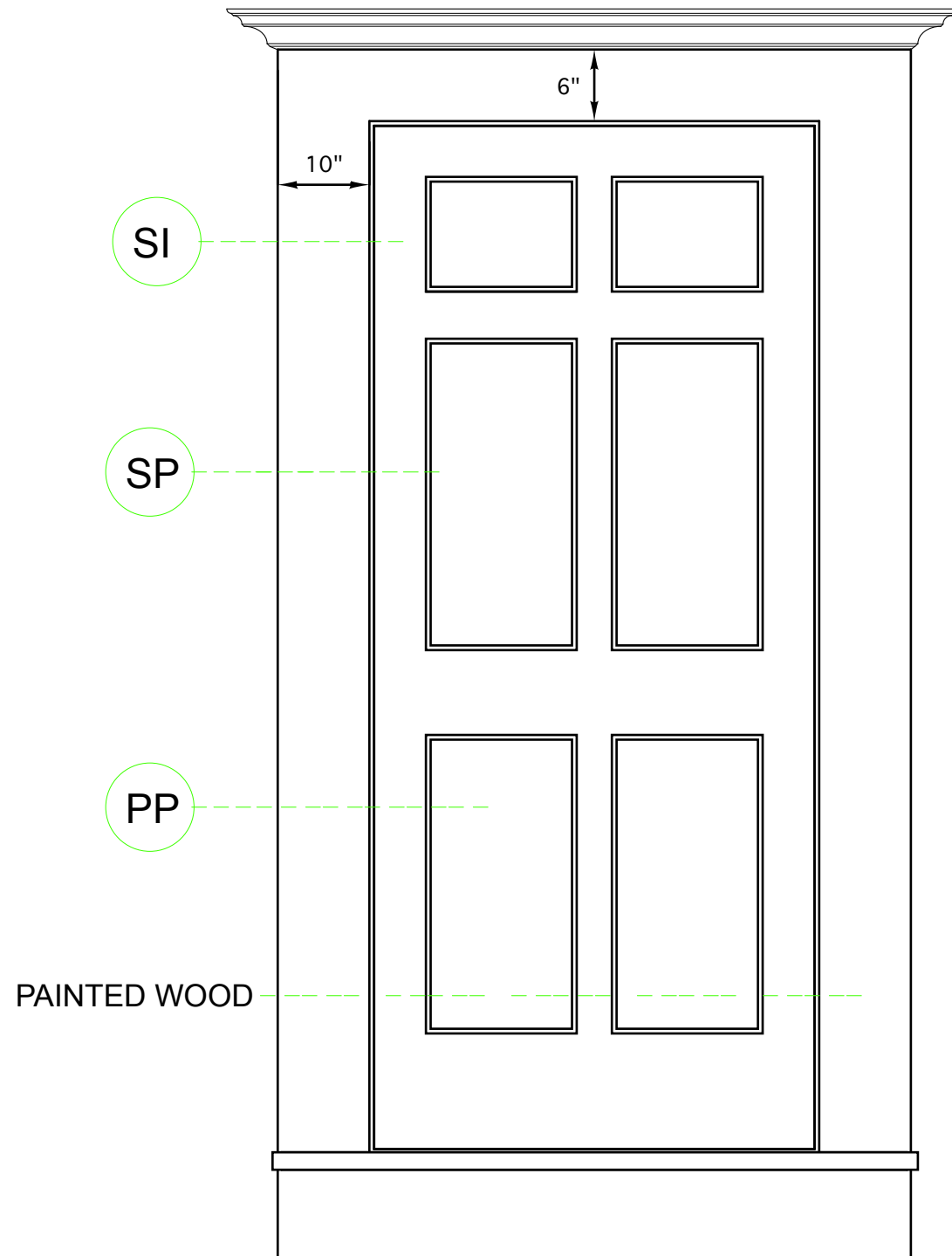
prepared by:
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617-970-4304 / polly.h.walldorf@gmail.com

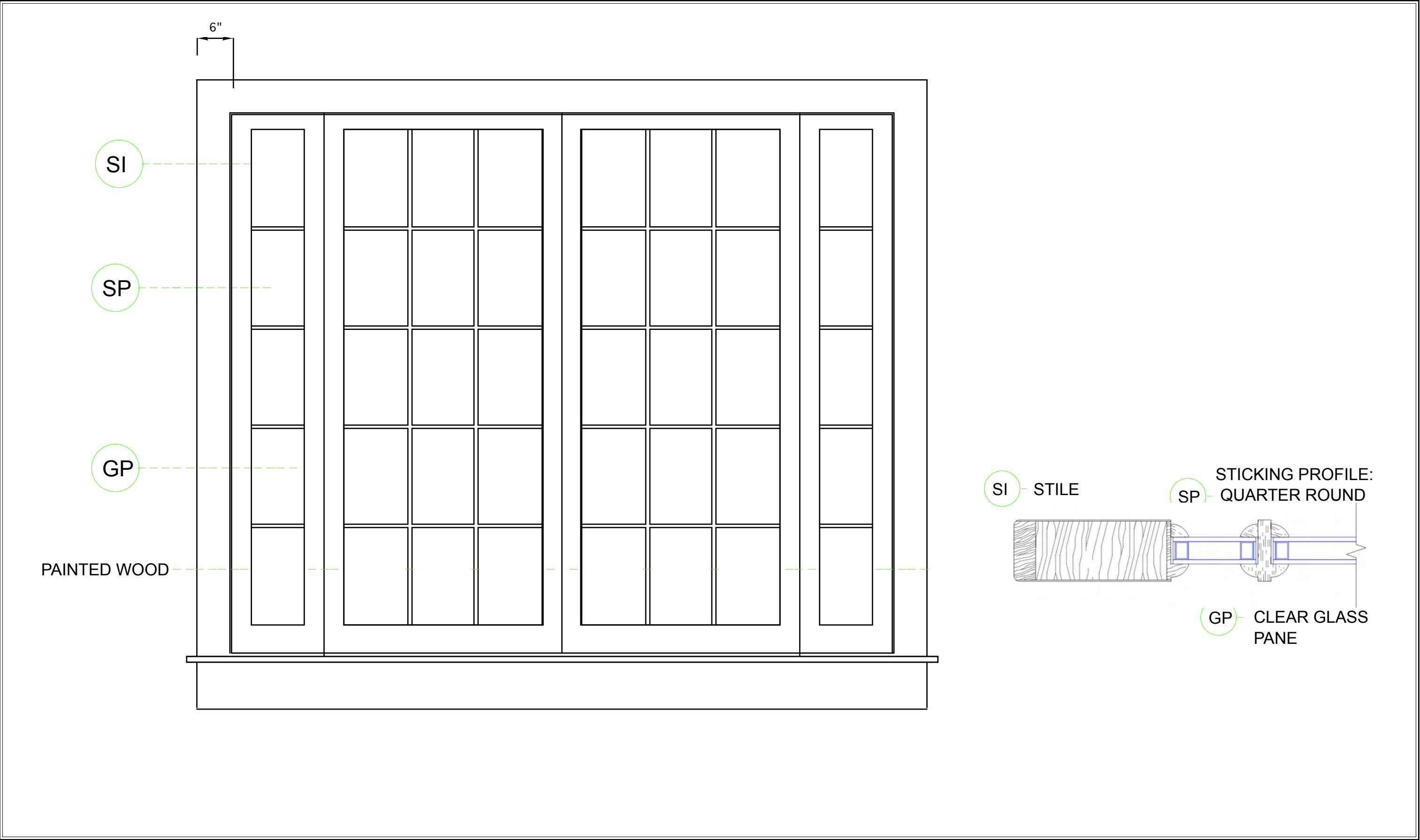
Door Schedule & Elevations

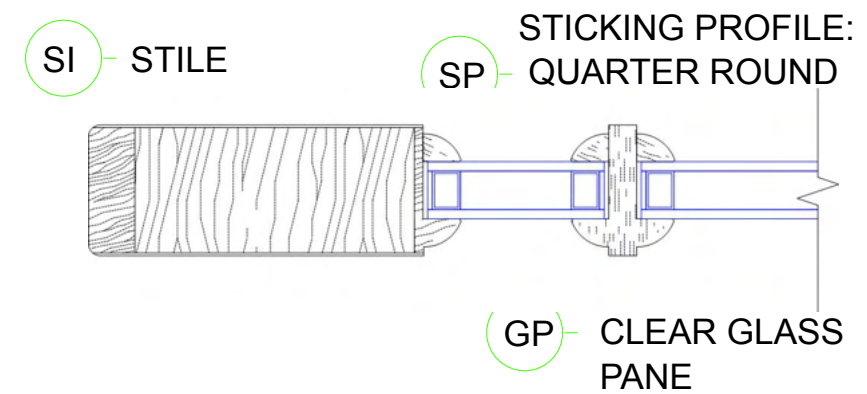
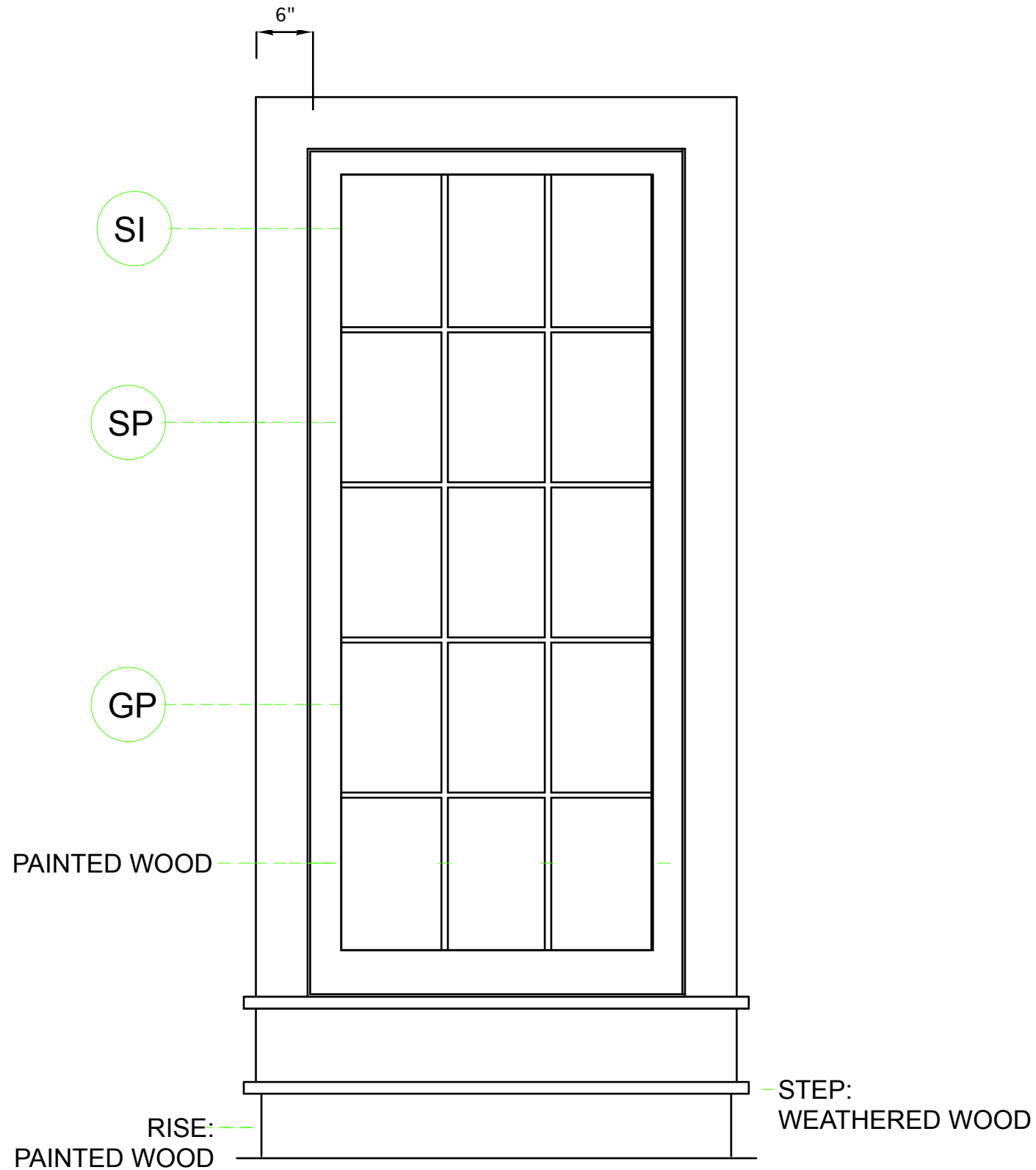
Issue date: October 15, 2021

Main House & Cottage
3 Beaver Street
Nantucket, MA

AD-001a

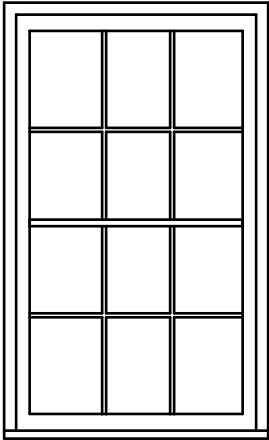




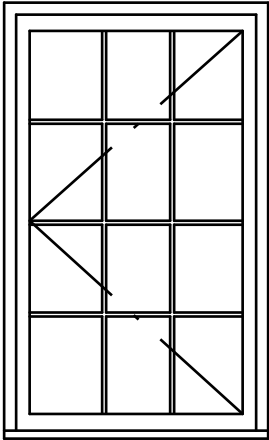


Window Schedule:

Key	Manufacturer/Series	Style	Material	Width	Height	U-Factor	Notes
A	Pella/ Lifestyle	W1: new construction; Double hung window with 6/6 lites	Paint grade wood inside/ White aluminum outside	35.5"	57.5"	0.30	See detail sheet W1
B	Pella/Lifestyle	W1: new construction; Double hung window with 6/6 lites	Paint grade wood inside/ White aluminum outside	35.5"	49"	0.30	See detail sheet W1
C	Pella/ Lifestyle	W1: new construction; Double hung window with 6/6 lites	Paint grade wood inside/ White aluminum outside	25"	38"	0.30	See detail sheet W1
D	Pella/ Lifestyle	W2: new construction; Casement window with 0 lites	Paint grade wood inside/ White aluminum outside	28"	48"	0.30	See detail sheet W1

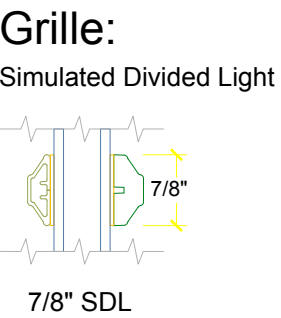
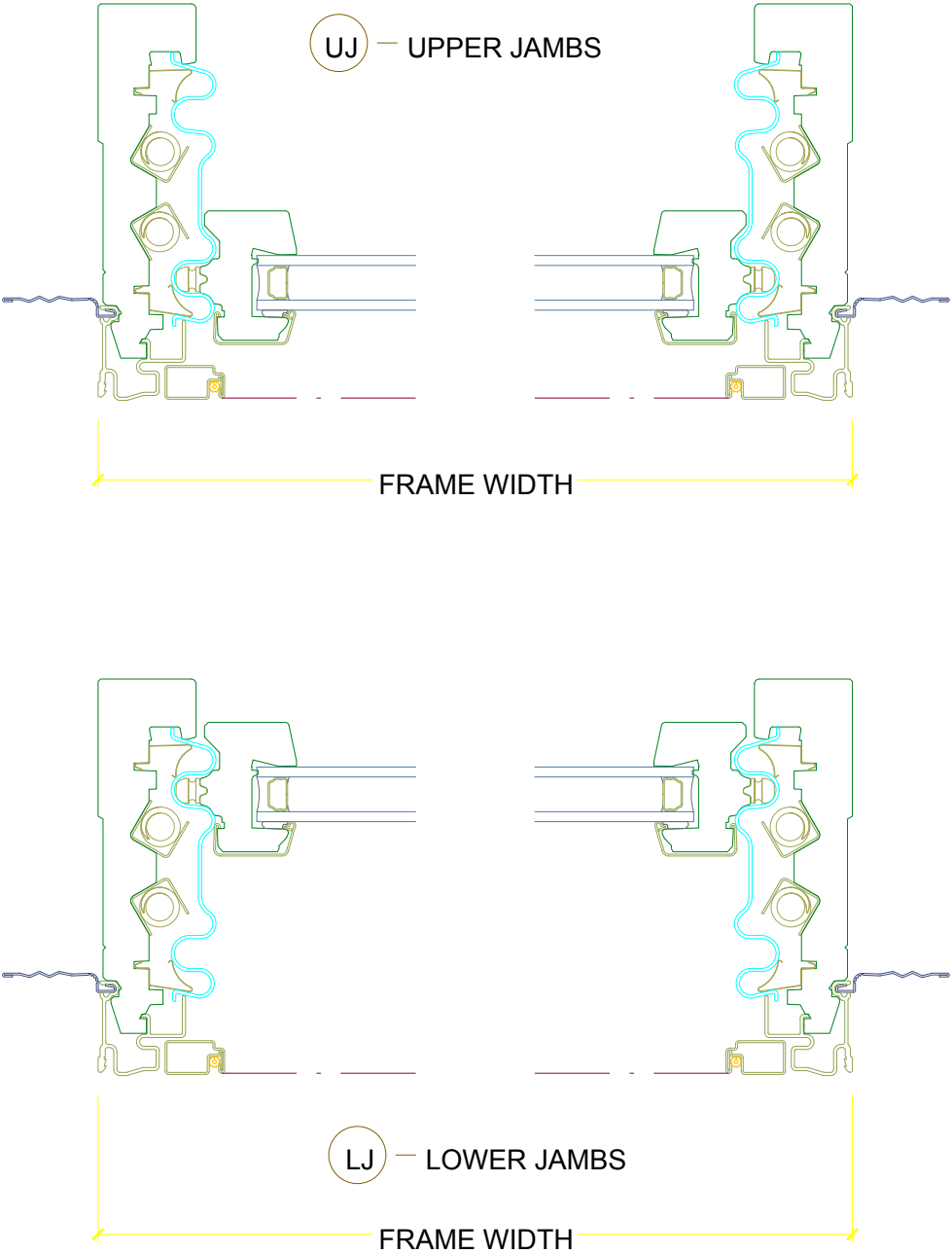
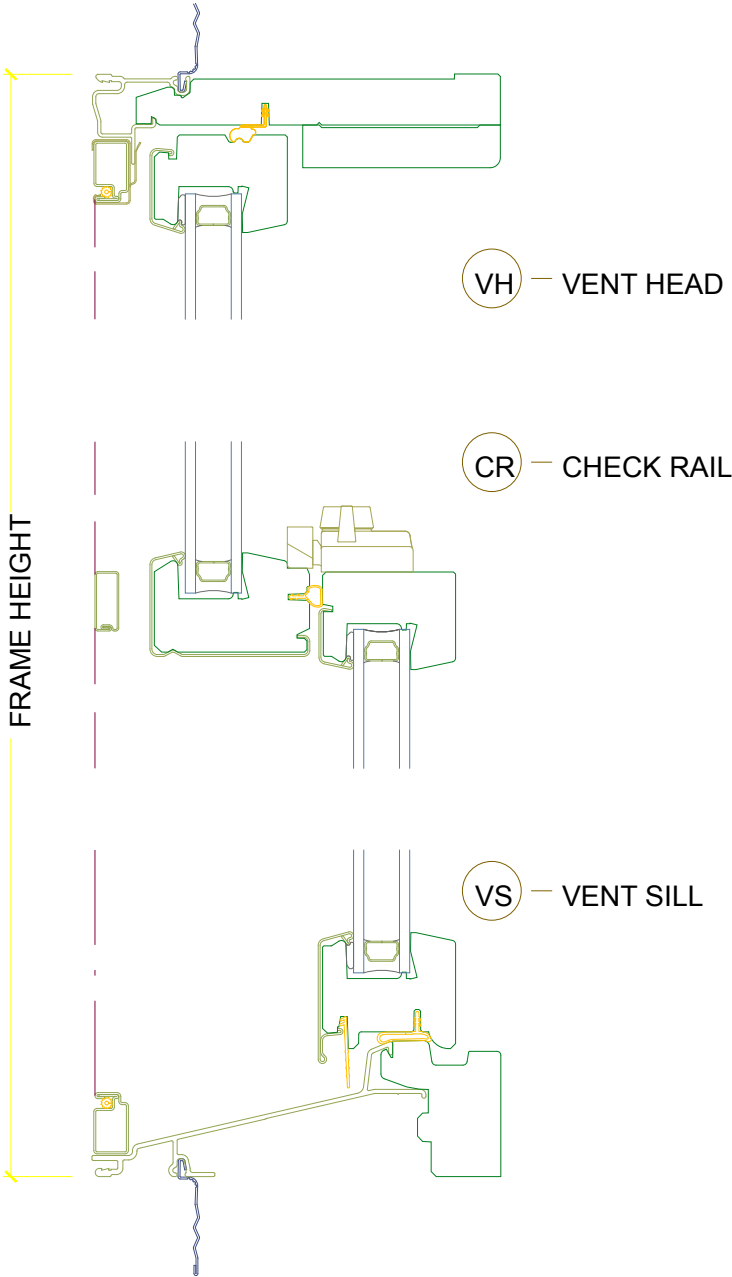
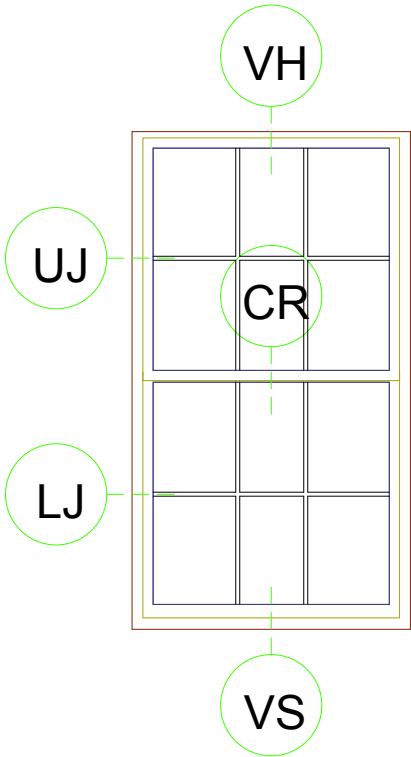


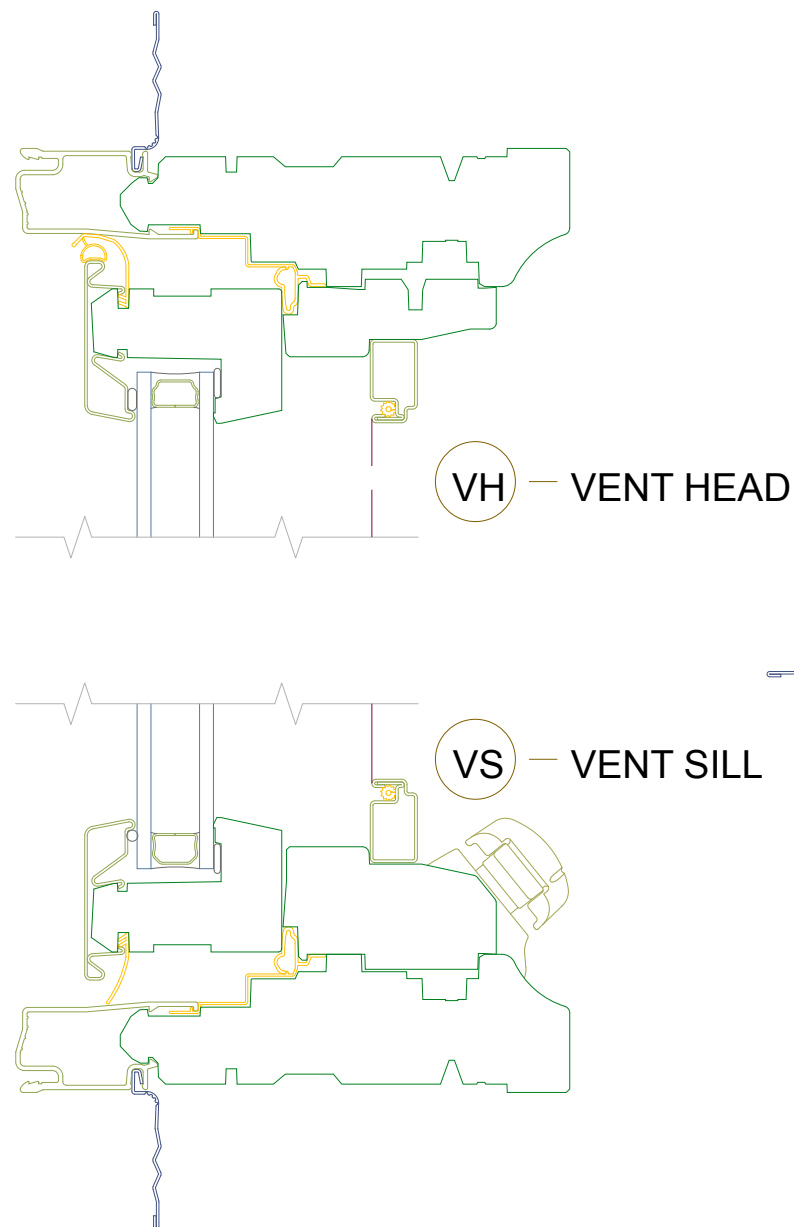
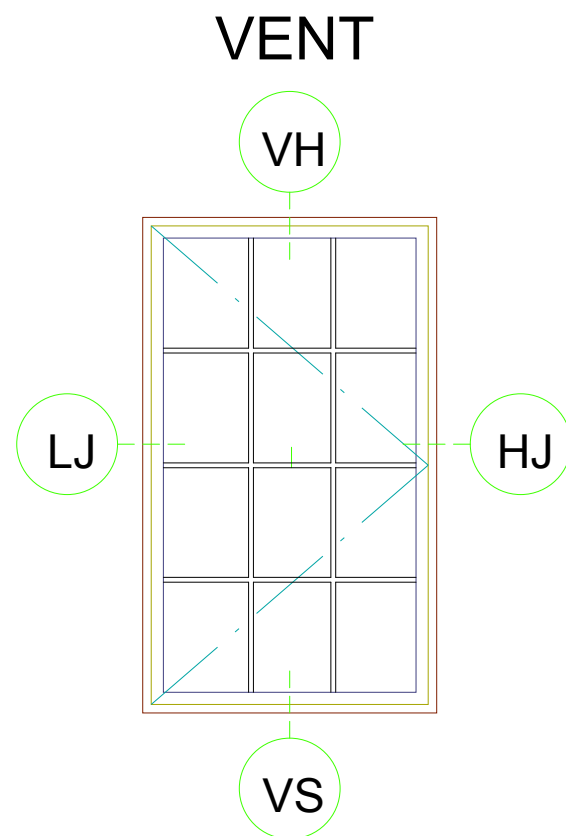
W1



W2

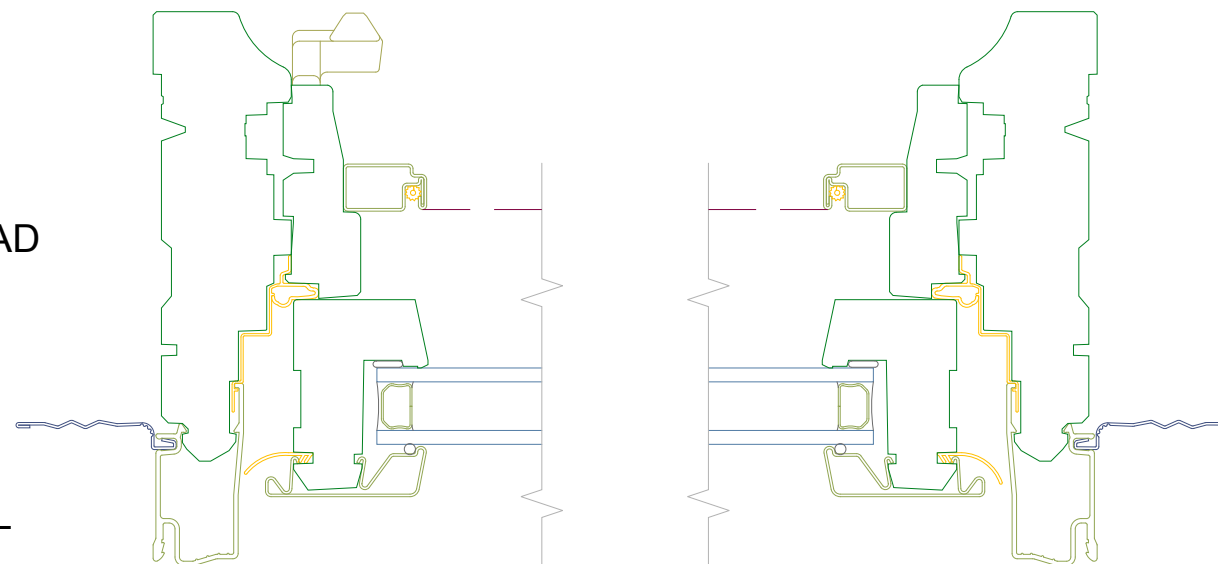
VENT



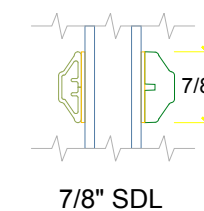


LH — LOCK JAMB

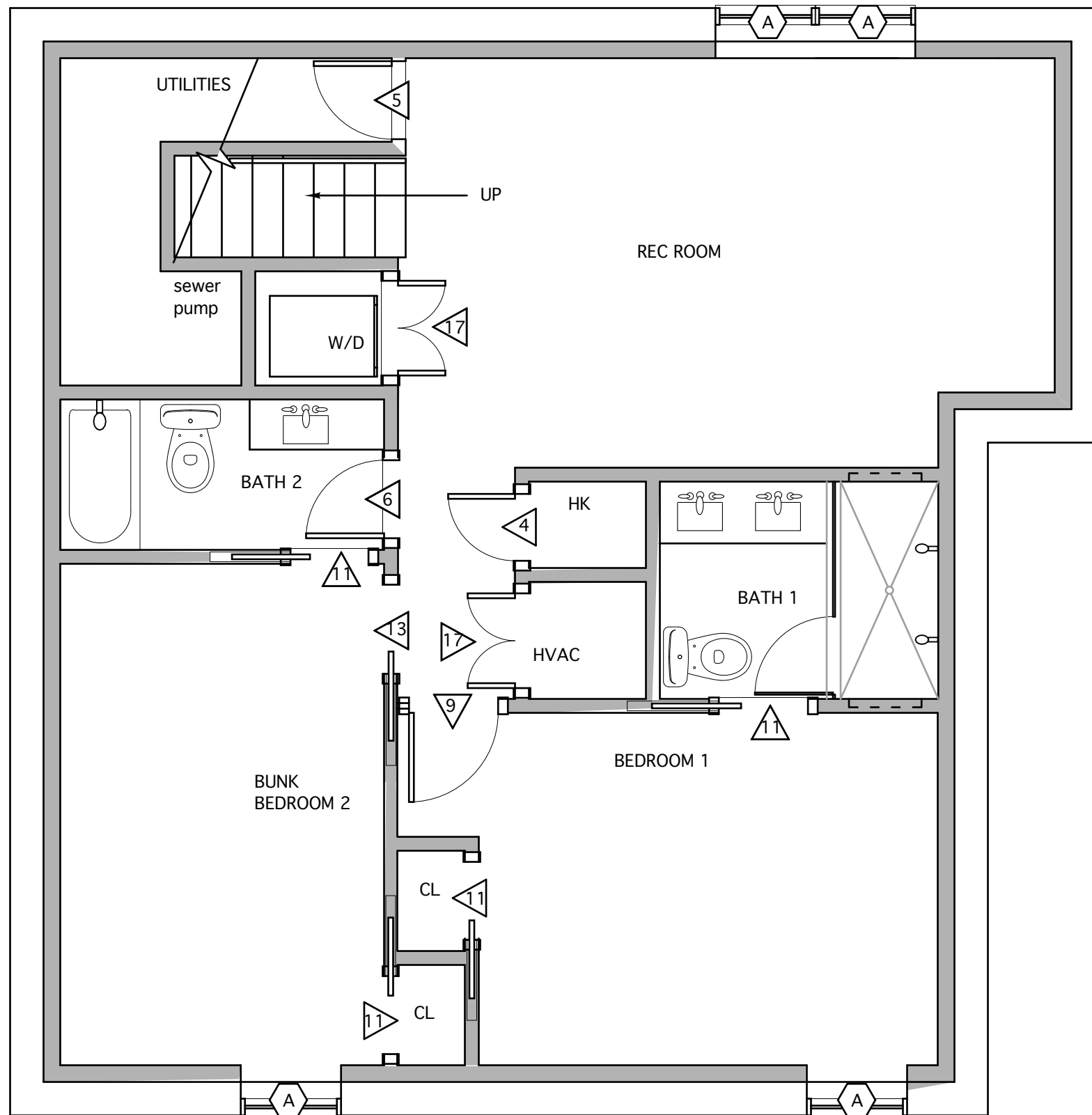
HJ — HINGE JAMB



Grille:
Simulated Divided Light



7/8" SDL



Additional Basement Construction Notes:

STAIRS

new interior stairwell

HVAC & MECHANICAL SYSTEMS

convert heat to forced air

convert furnace and water heater to propane & update as necessary

FLOORING

new wide pine hardwood in bedrooms, hallways, closets, & recreation room

ceramic tile in bathrooms & laundry

concrete in utility room

TRIM

new to match interior trim & baseboards on the second floor

WINDOWS & DOORS

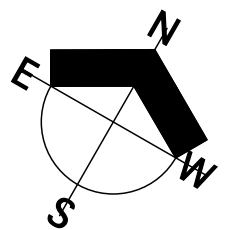
add 3 windows and wells for egress

new solid core, 0-panel interior doors

LEGEND

----- beams and soffits

new walls



prepared by:

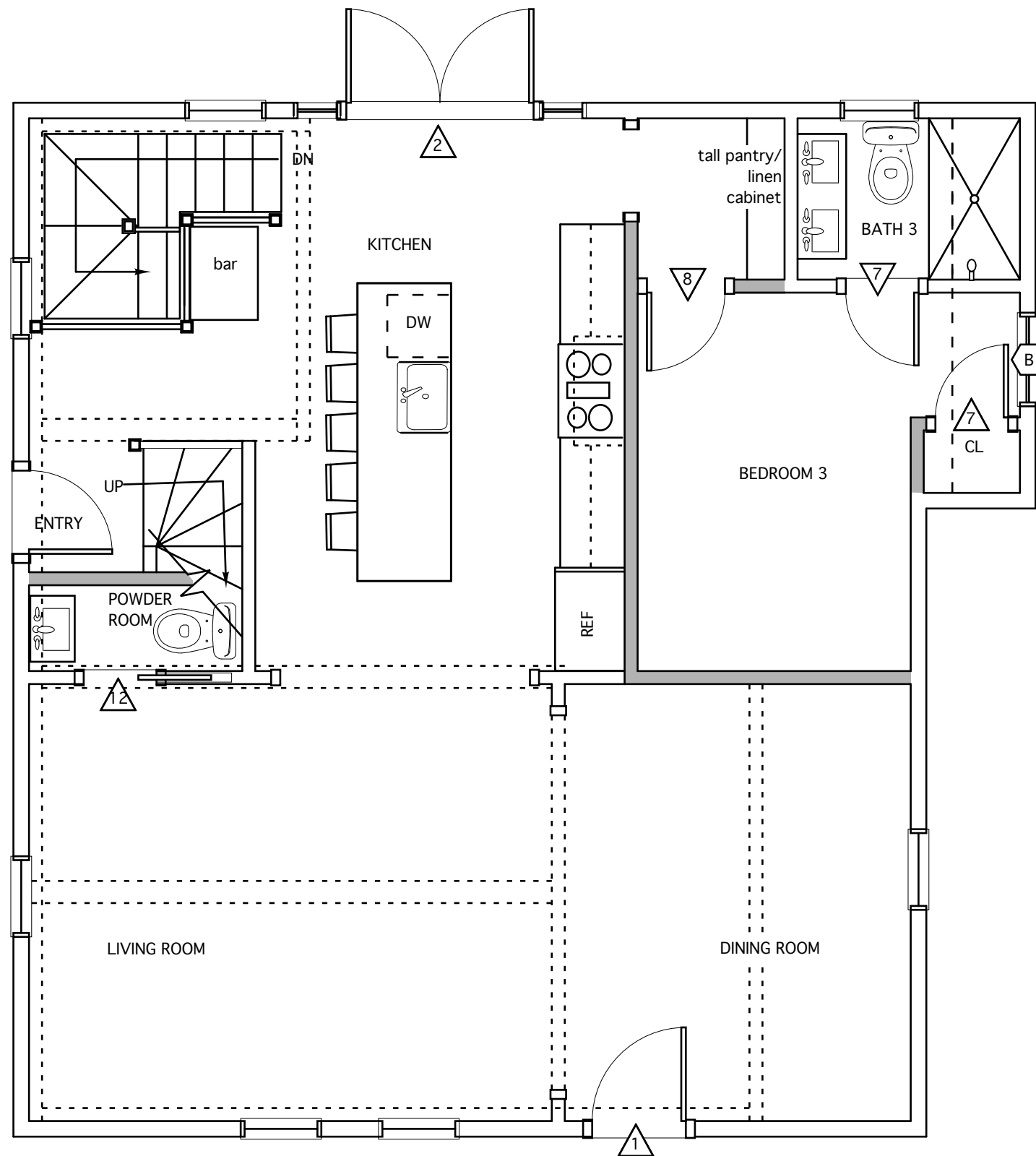
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617-970-4304 / polly.h.walldorf@gmail.com

Proposed Basement Floor Plan

Issue date: October 15, 2021

Main House
3 Beaver Street
Nantucket, MA

AD-1.01a



Additional First Floor Construction Notes:

STAIRS

new interior stairwell to the basement

FLOORING

refinish & patch hardwood in bedroom, living room, dining room, kitchen, hallways & stairs
ceramic tile in bathrooms

TRIM

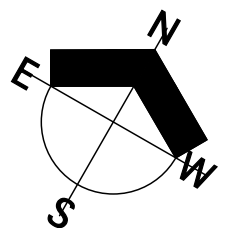
retain, repair and match existing trim & baseboards

WINDOWS & DOORS

replace door from Bedroom 3 with egress, double hung window
(See detail sheet W1)
replace window in former front bedroom with front door
(See detail sheet D1)
new solid core, 0-panel interior doors
new French doors with sidelights to the backyard
(See detail sheet D2)
retain and repair remaining windows

LEGEND

----- beams and soffits
new walls



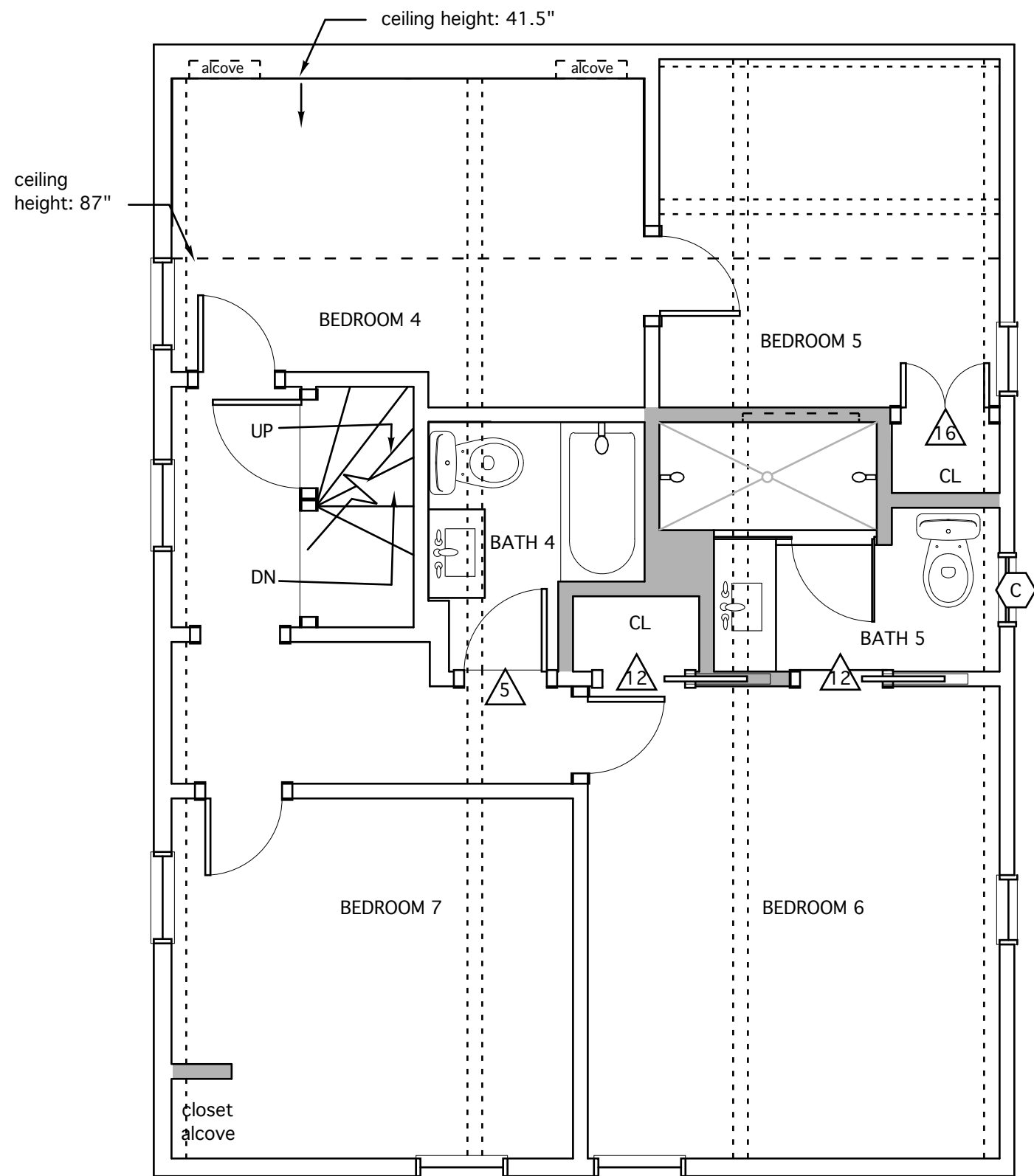
prepared by:
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Proposed First Floor Plan

Issue date: October 15, 2021

Main House
3 Beaver Street
Nantucket, MA

AD-1.01b



Additional Second Floor Construction Notes:

STAIRS

refinish stairs to the first floor and attic

FLOORING

refinish & patch hardwood in bedrooms, closets, hallways & stairs
ceramic tile in bathrooms

TRIM

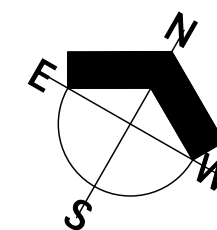
retain, repair and match existing trim & baseboards

WINDOWS & DOORS

add window in Bath 5 (See detail sheet W1)
new solid core, 0-panel interior doors at new bathrooms & closet
retain and repair remaining windows

LEGEND

----- beams and soffits
new walls



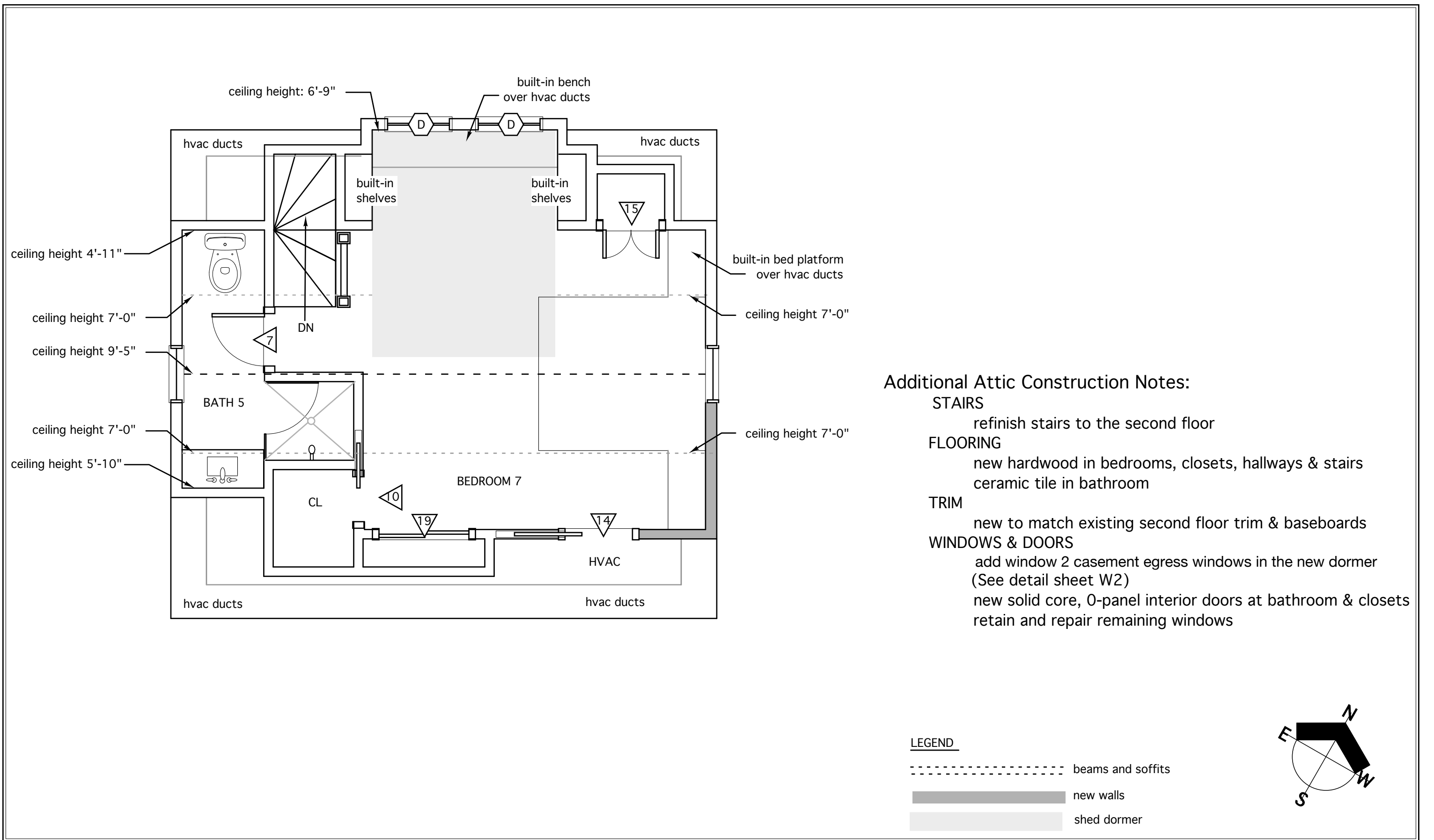
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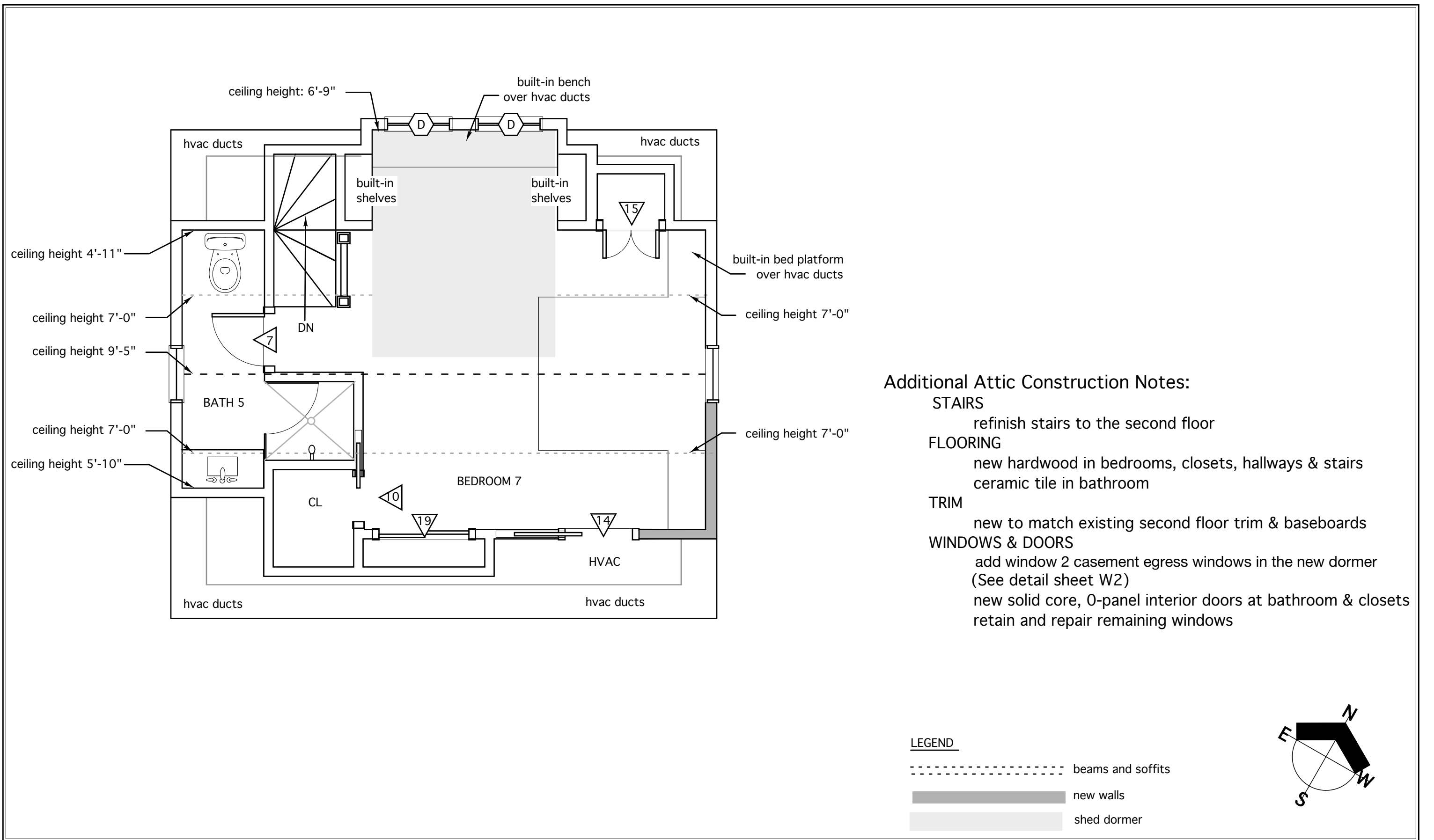
Proposed Second Floor Plan

Issue date: October 15, 2021

Main House
3 Beaver Street
Nantucket, MA

AD-1.01c







Additional South Elevation Construction Notes:

WINDOWS & DOORS

repair and paint existing, wood, double hung 6/6 windows and storm windows
 restore a front door to its historical location
 add egress windows and wells for basement bedrooms

SIDING

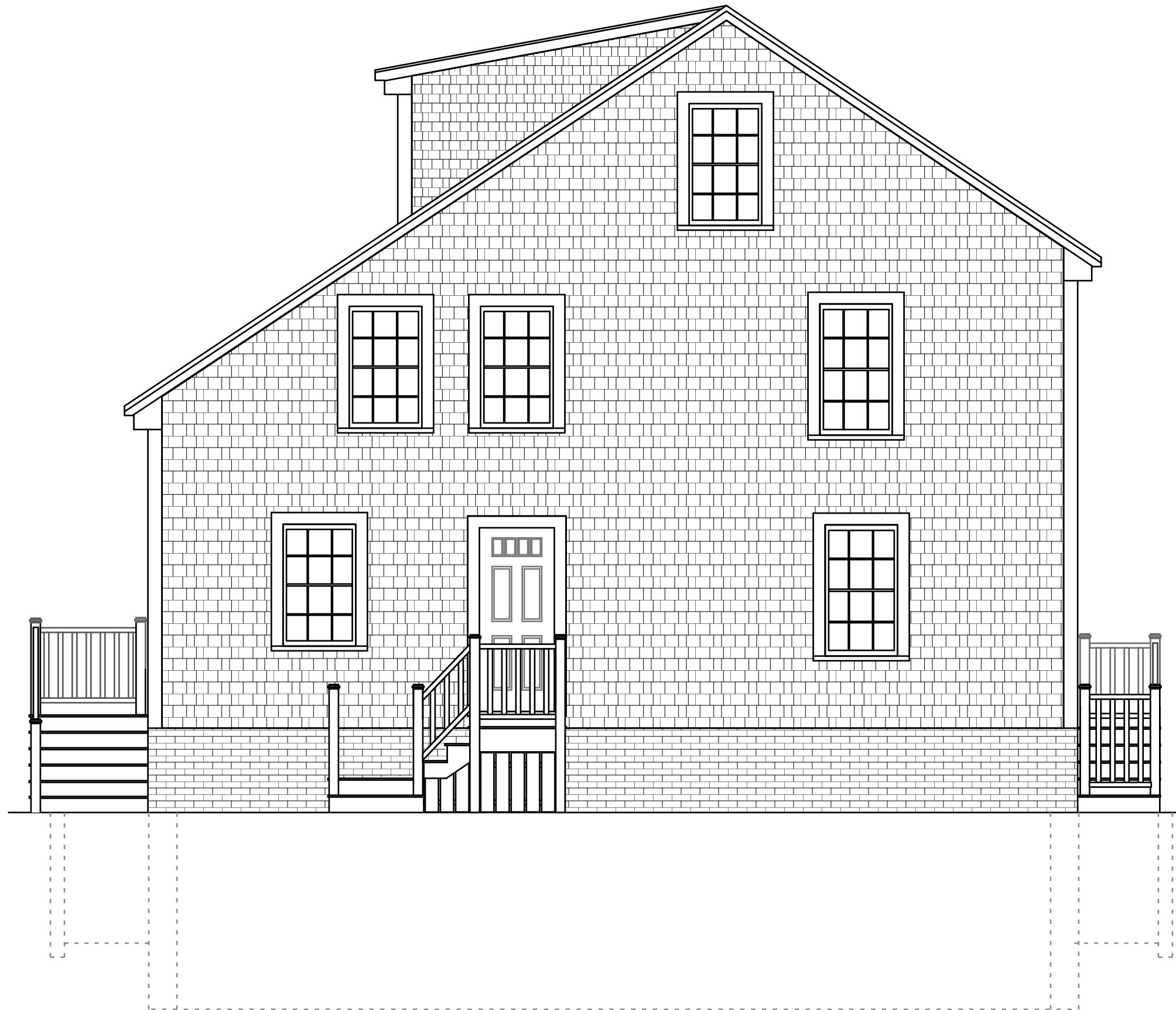
patch & repair siding to weather naturally

FOUNDATION

add a new brick-faced foundation to accomodate a full finished basement

STAIRS

add new, wood stairwell from the ground level to the front & side doors
 treads to weather naturally
 risers, posts, caps and spindle painted to match house trim



- Additional East Elevation Construction Notes:**
- WINDOWS & DOORS**
 - repair and paint existing, wood, double hung
 - 6/6 windows and storm windows
 - SIDING**
 - patch & repair siding to weather naturally
 - FOUNDATION**
 - add a new brick-faced foundation to accomodate a full finished basement
 - STAIRS**
 - add new, wood stairwell from the ground level to the front, back & side doors
 - treads to weather naturally
 - risers, posts, caps and spindle painted to match house trim
 - DORMER**
 - add new shed dormer for the attic bedroom to the back



Additional North Elevation Construction Notes:

WINDOWS & DOORS

- repair and paint existing, wood, double hung 6/6 windows and storm windows
- add French doors with sidelights to the backyard
- add a window well with double windows to the basement Recreation Room

SIDING

- patch & repair siding to weather naturally

FOUNDATION

- add a new brick-faced foundation to accomodate a full finished basement

STAIRS

- add new, wood stairwell from the ground level to the back & side doors
- treads to weather naturally
- risers, posts, caps and spindle painted to match house trim

DORMER

- add new shed dormer for the attic bedroom to the back
- add 2 egress, casement windows to the dormer



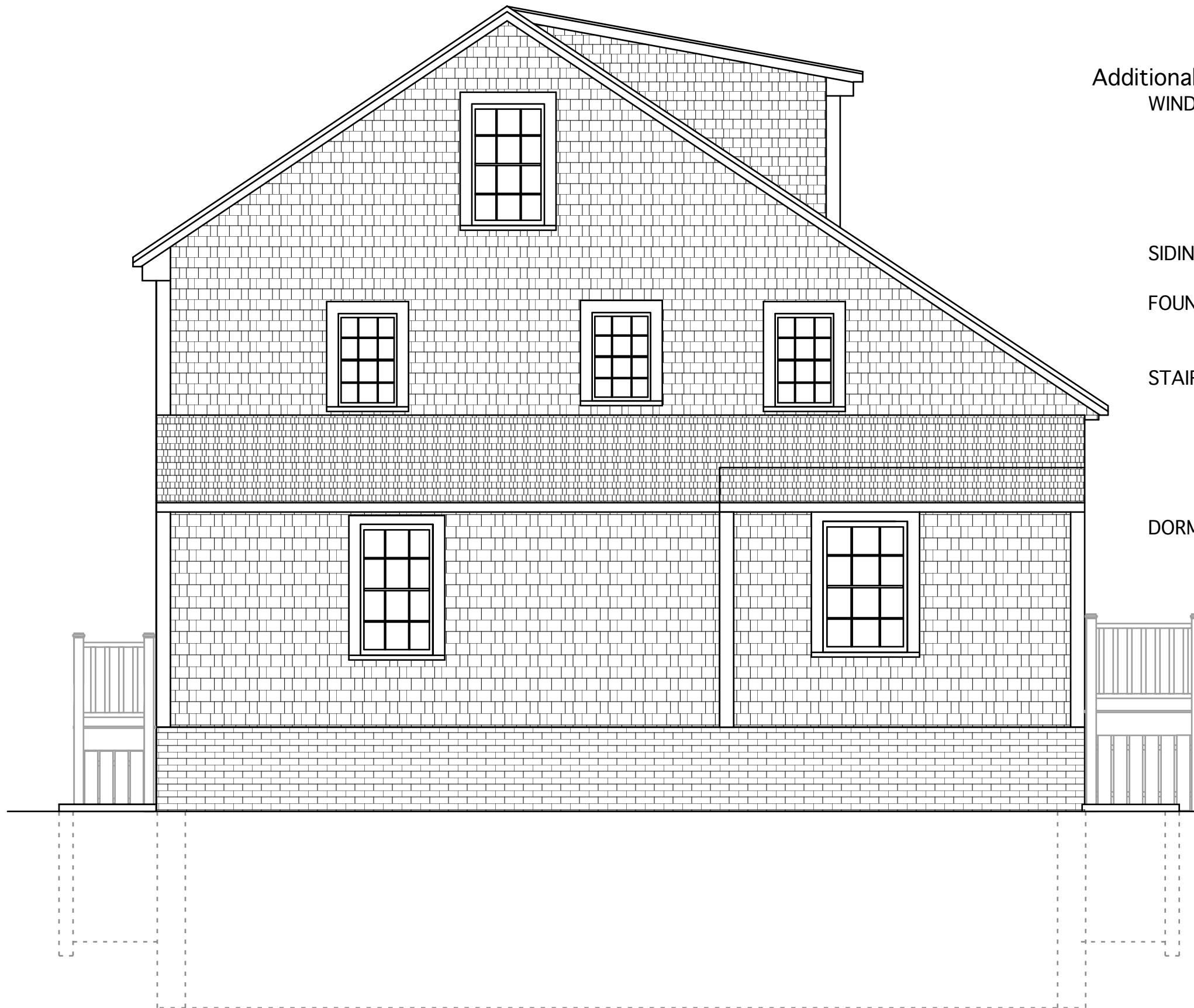
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Proposed Main House Elevation - North

Issue date: October 15, 2021

Main House
3 Beaver Street
Nantucket, MA

AD-3.0103



Additional West Elevation Construction Notes:

WINDOWS & DOORS

repair and paint existing, wood, double hung
6/6 windows and storm windows
add new double hung 6/6 window to 2nd floor bathroom
replace side door with an egress, double hung,
6/6 window to the 1st floor bedroom

SIDING

patch & repair siding to weather naturally

FOUNDATION

add a new brick-faced foundation to accomodate a full
finished basement

STAIRS

add new, wood stairwell from the ground level to the
front & back doors
treads to weather naturally
risers, posts, caps and spindle painted to match
house trim

DORMER

add new shed dormer for the attic bedroom to the back



prepared by:

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Proposed Main House Elevation - West

Issue date: October 15, 2021

Main House
3 Beaver Street
Nantucket, MA

AD-3.0104



Additional Cottage Construction Notes:

OUTDOOR SHOWER

expand front deck to include new outdoor shower

WINDOWS & DOORS

add egress, casement window for Bedroom 2 overlooking cottage patio

SIDING

patch and repair existing siding

TRIM

trim new window to match existing window trim



prepared by:

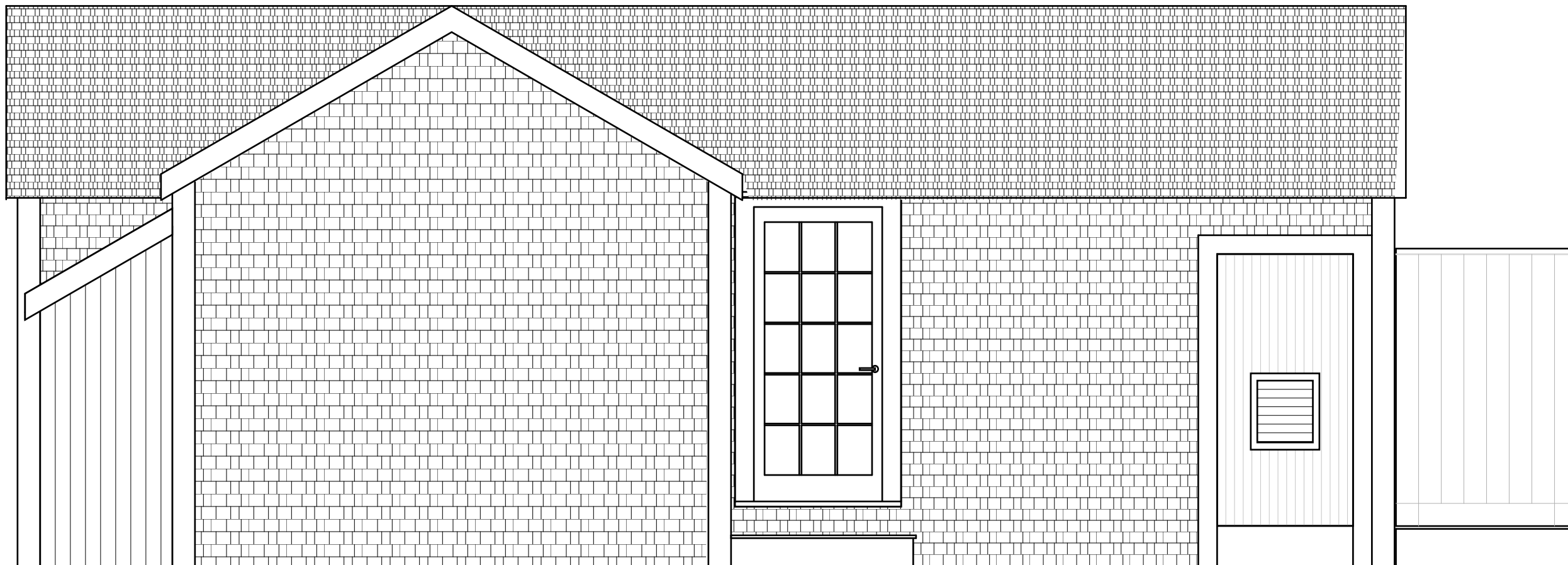
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617-970-4304 / polly.h.walldorf@gmail.com

Proposed Cottage Elevation - South

Issue date: October 15, 2021

Cottage
3 Beaver Street
Nantucket, MA

AD-3.0201



Additional Cottage Construction Notes:

OUTDOOR SHOWER

expand front deck to include new outdoor shower

WINDOWS & DOORS

remove Bedroom 2 window facing main house yard

add French door for side access to cottage patio

SIDING

patch and repair existing siding

TRIM

trim new door to match existing door trim



prepared by:

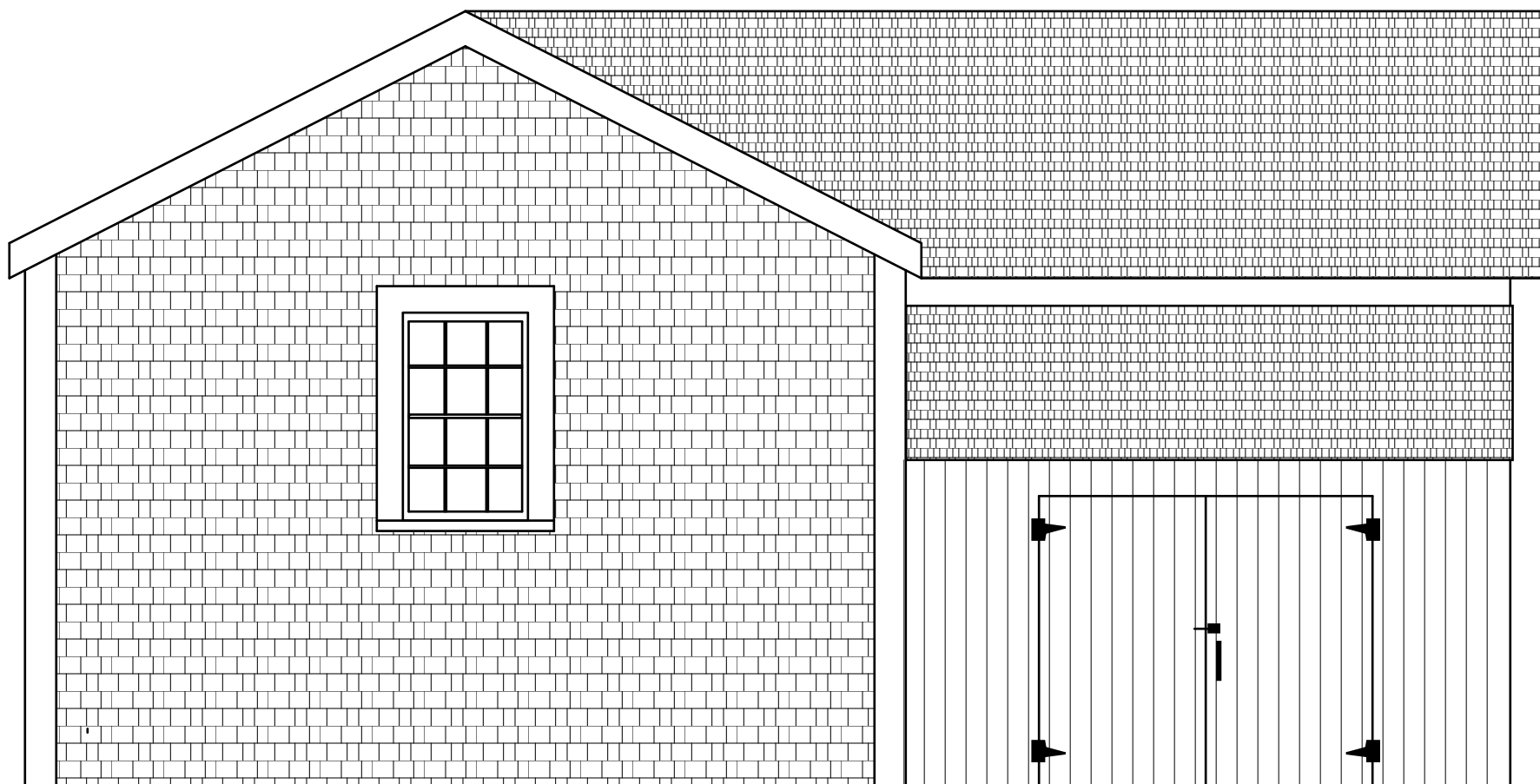
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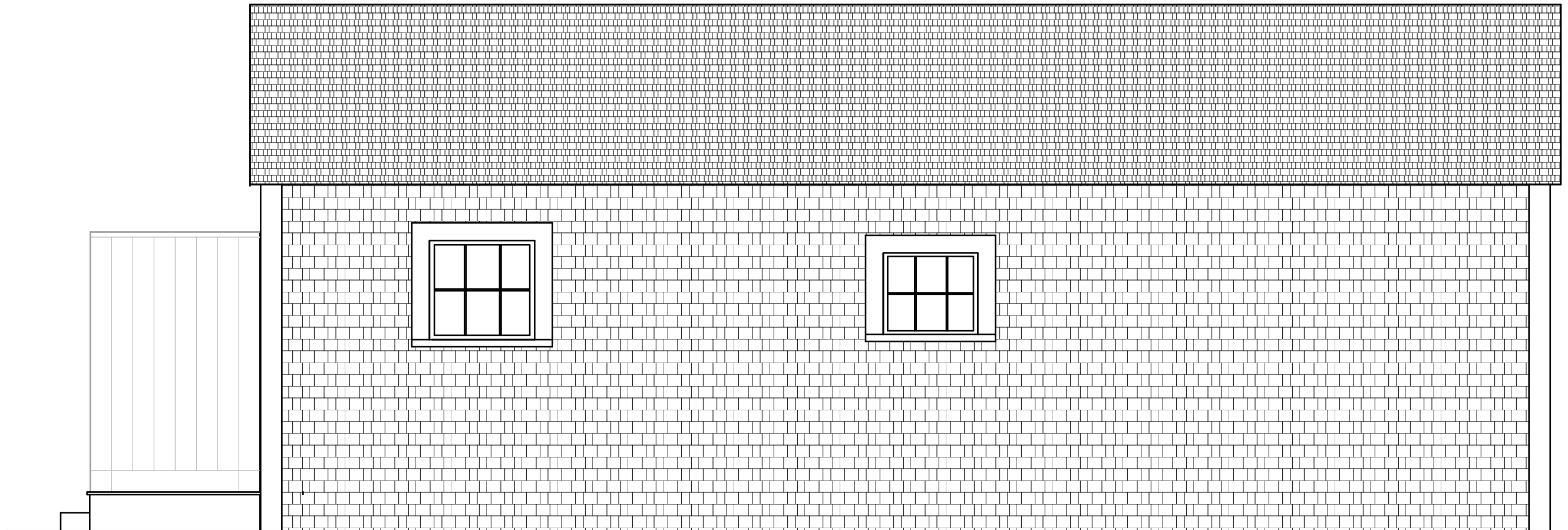
Proposed Cottage Elevation - East

Issue date: October 15, 2021

Cottage
3 Beaver Street
Nantucket, MA

AD-3.0202





Additional Cottage Construction Notes:
OUTDOOR SHOWER
expand front deck to include new outdoor shower



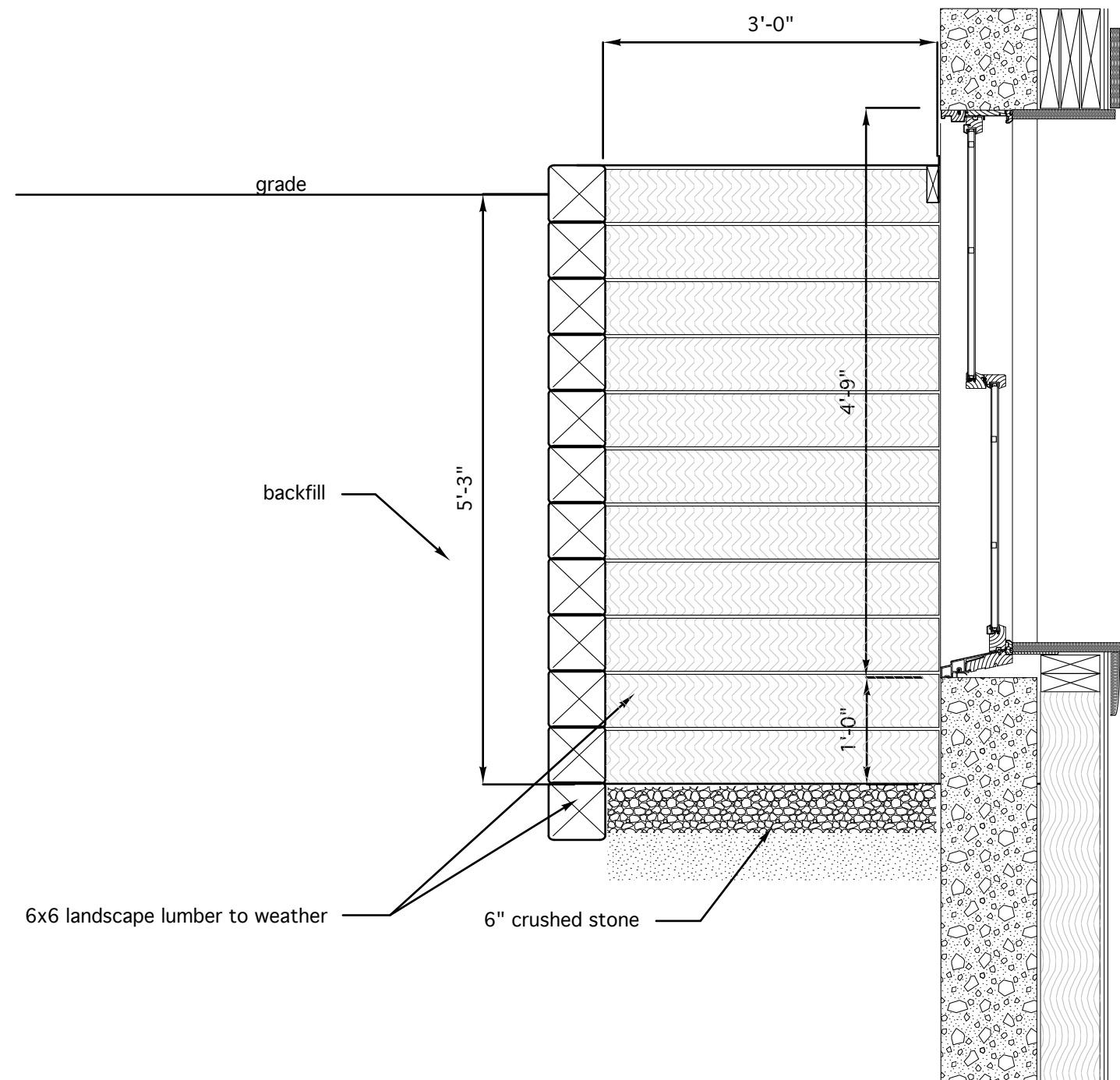
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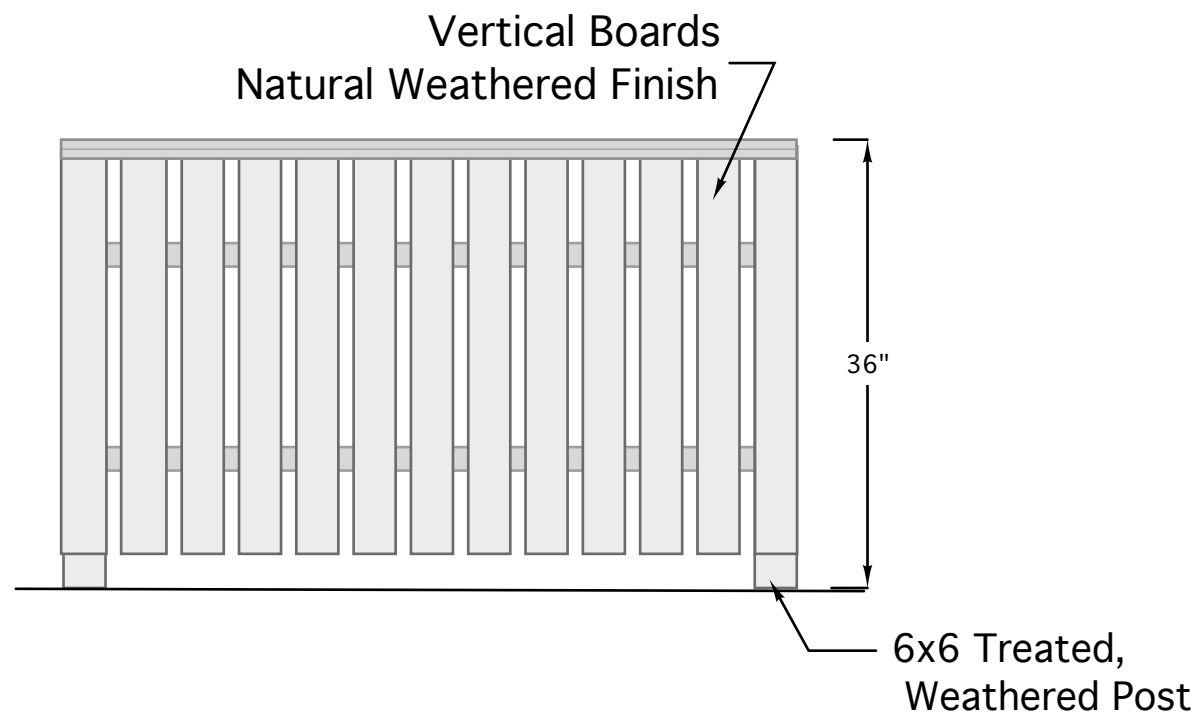
Proposed Cottage Elevation - West

Issue date: October 15, 2021

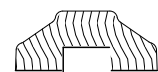
Cottage
3 Beaver Street
Nantucket, MA

AD-3.0204

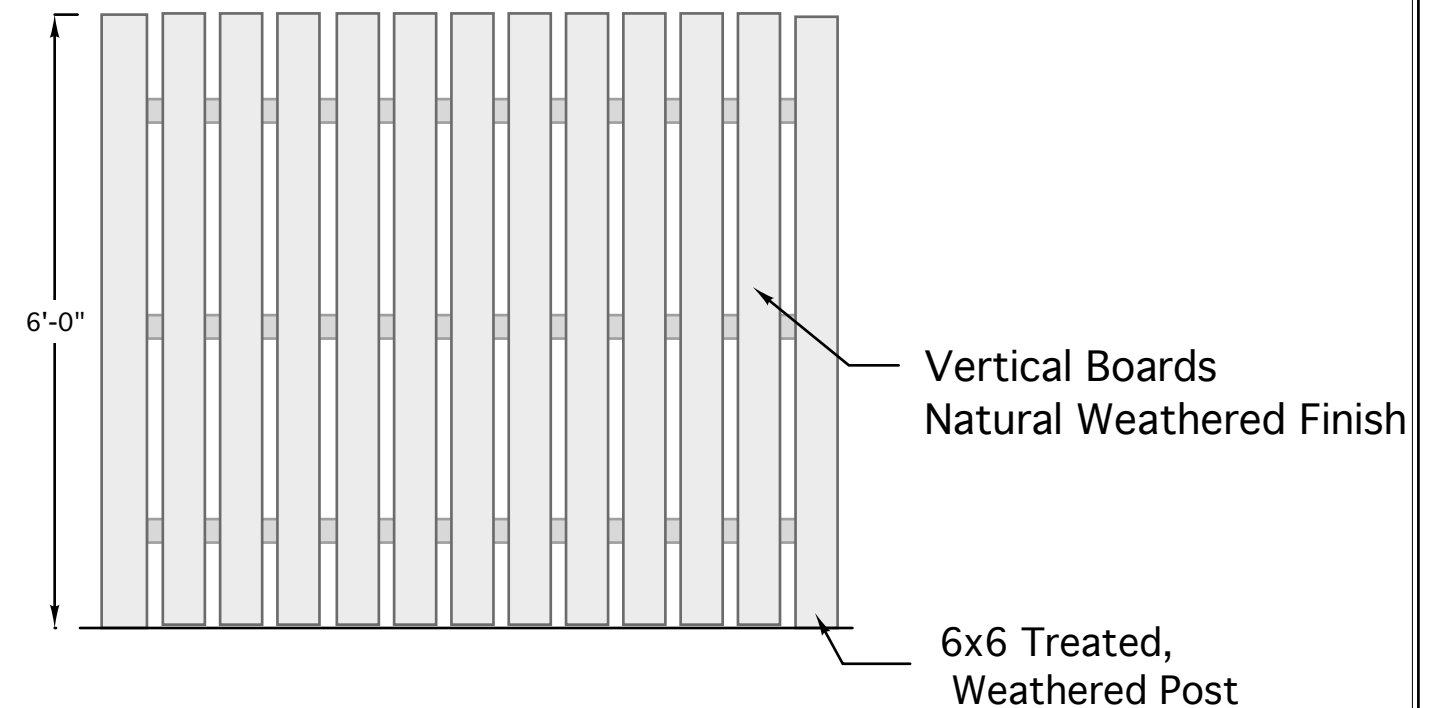
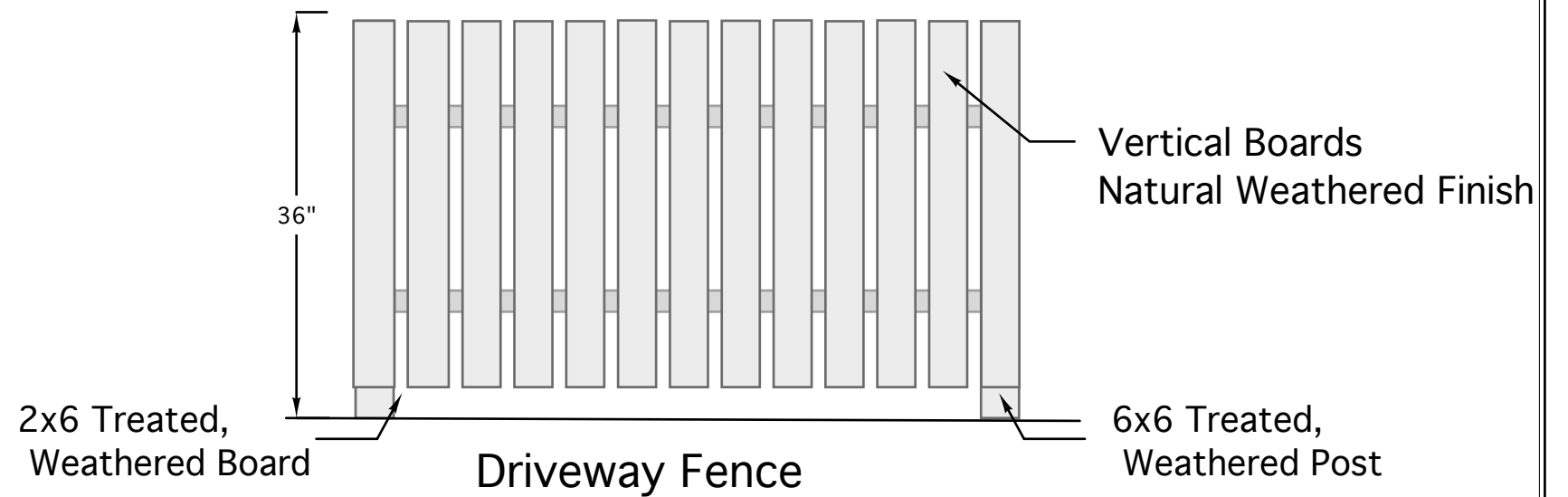




Street-Side Fence



Fence cap profile



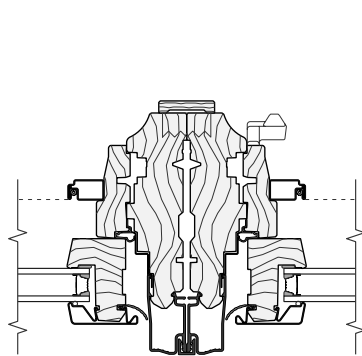
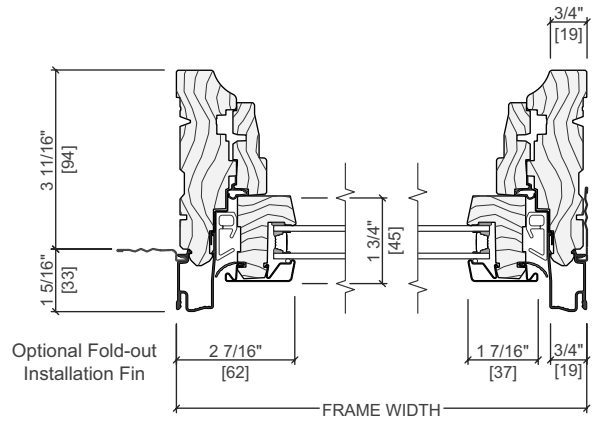
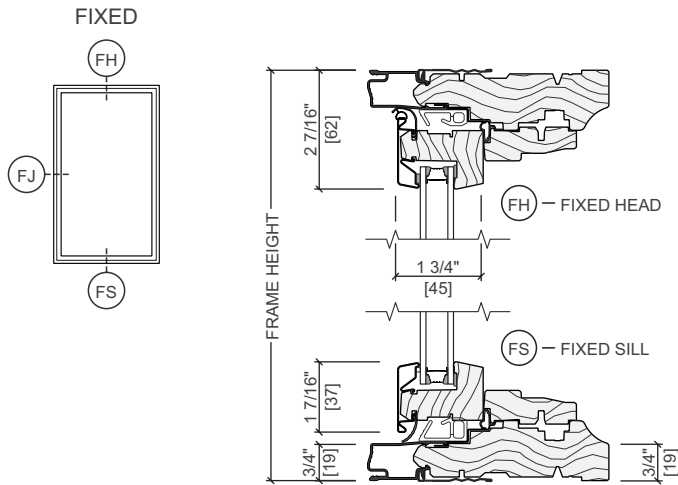
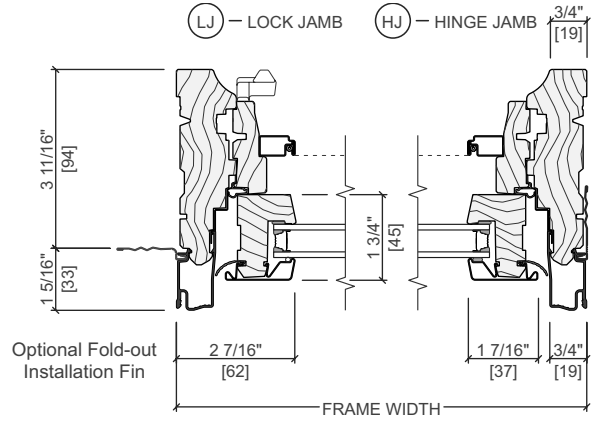
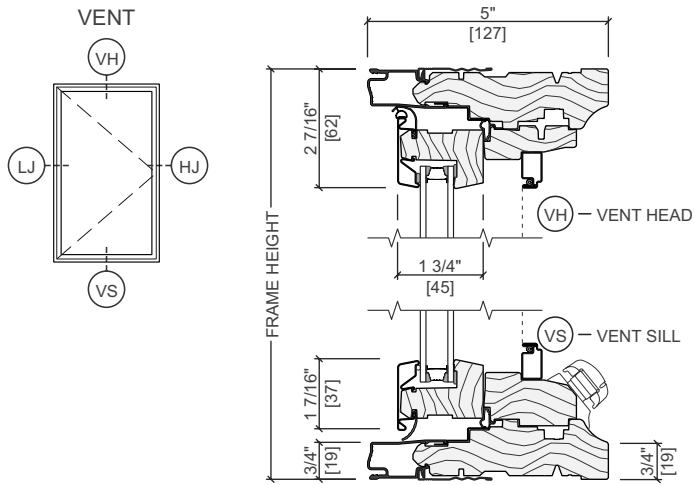
Privacy Fence
@ main house side & rear yard

Window Specifications

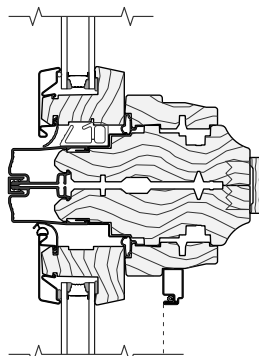


Lifestyle Series Casement

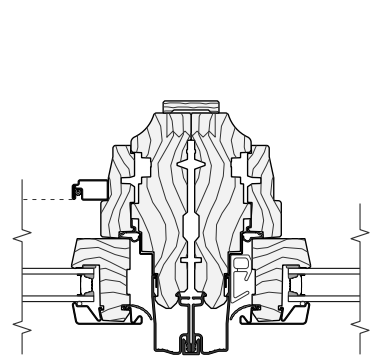
Unit Sections - Dual Pane



VERTICAL JOINING MULLION
VENT / VENT



HORIZONTAL JOINING MULLION
FIXED / VENT



VERTICAL JOINING MULLION
VENT / FIXED

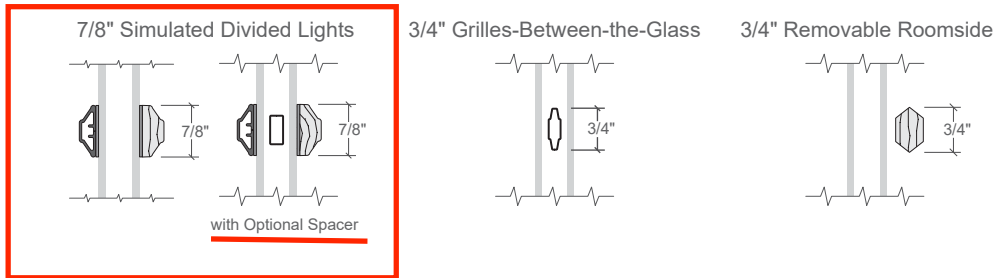
Scale 3" = 1' 0"

All dimensions are approximate.

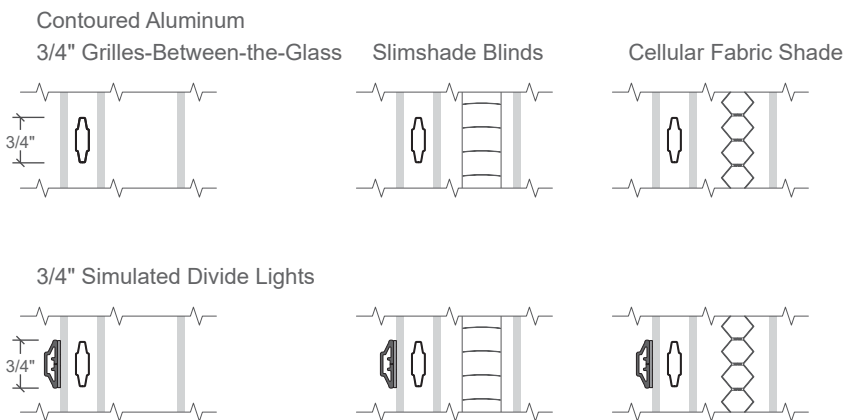
See www.Pella.com for mullion limitations and reinforcing requirements.



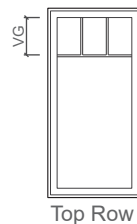
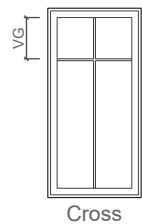
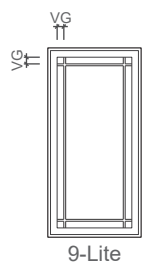
Grille Profiles - Dual-Pane



Grille Profiles - Triple-Pane



Grille Patterns



9-Lite Prairie

- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.
- Available in transoms $\geq$ 1'3" height and width.

Cross

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

Top Row

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

For traditional patterns, see size tables.

VG = Visible Glass

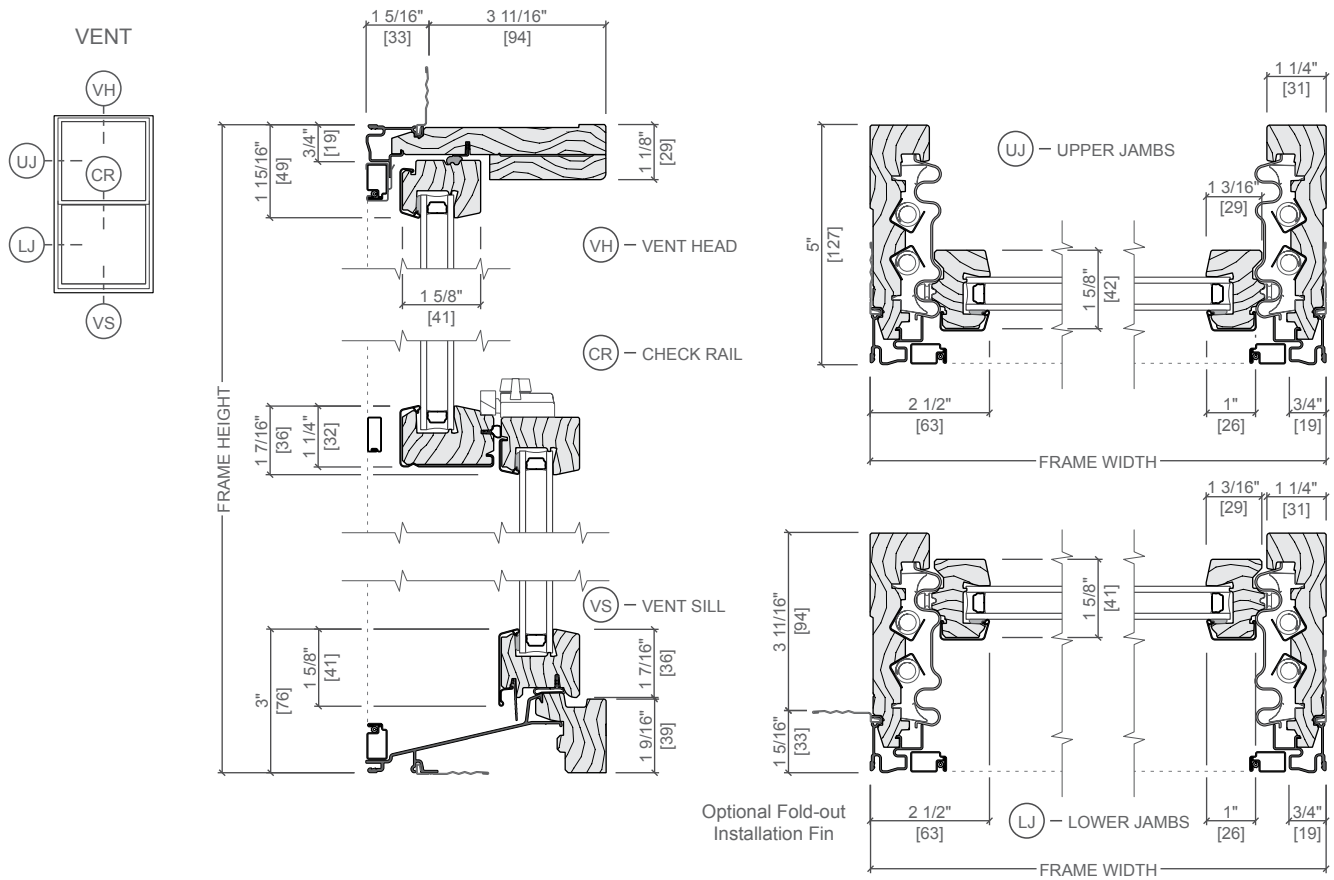
Lite dimensions noted can vary.

For size and pattern availability, contact your local Pella sales representative.



Lifestyle Series Double-Hung

Unit Sections



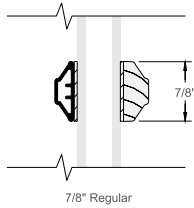
Scale 3" = 1' 0"

All dimensions are approximate.

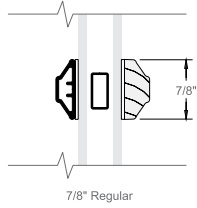


Grille Profiles

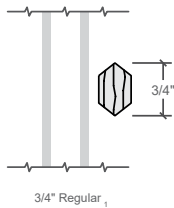
Simulated-Divided-Light Grilles



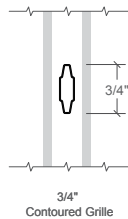
Simulated-Divided-Light Grilles with optional spacer



Roomside Removable Grilles

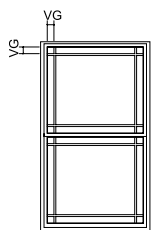


Grilles-Between-the-Glass

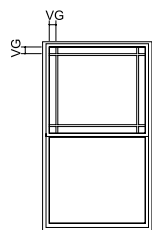


Grille Patterns

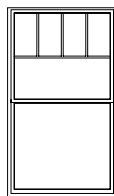
Grilles-Between-the-Glass and Simulated-Divided-Light Grilles



9-Lite Prairie



9-Lite Prairie
Top Sash Only



Top Row



Cross

9-Lite Prairie

- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.
- Available in transoms $\geq$ 1'3" height and width.

Cross

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

Top Row

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

For traditional patterns, see size tables.

VG = Visible Glass

(1) Grilles are available in traditional patterns only.

Lite dimensions noted can vary.

For size and pattern availability contact your local Pella sales representative.

Notes from Joint meeting
1:00 on November 12, 2021

Holly briefed group regarding obligations of a Certified Local Government.

Holly briefed group regarding Survey project (PAL on island in December)

Hillary asked a question regarding nominating properties for inclusion on National Register of Historic Places: while it is true that Nantucket does not need to prepare national register nominations, The Park Service still maintains a list of which structures are contributing to the NHL and which are not. As a CLG, wouldn't Nantucket's NHC and HDC have a role in this determination, and be able to make recommendations to the Park Service? Holly's answer is yes that is true. Ray asked if the surveys are still done locally and what role does the Park Service have? Hillary responded that the surveys are done locally but the Park Service has the responsibility of maintaining the National Registry and is the only authority that can accept a structure as contributing to a National Register District. They would do this with the recommendation of the CLG.

Hillary made opening statement from NHC: The groups together are responsible for preservation of Nantucket; have distinct but overlapping responsibilities; getting to know each other and how to work together; NHC's hope for the meeting is for everyone to leave with a clear understanding of what we each do, areas of shared work, understanding goals we might work towards together. Other members of the NHC commented similarly regarding welcoming the joint effort, and thanked Holly for her efforts and for the important info in the packet.

Stephen Welch said that the HDC is also grateful for opportunity to meet jointly, understand each other's mission, collaborate. He hopes to develop a Memorandum of Understanding between the Commissions, and articulate responsibilities. The HDC's mission is not particularly focused on the activities of a CLG. Ray commented that he is here to listen and understand, and likes the tone of where things are going. Carrie asked about when the surveys might be ready? Holly said it will be a one year project to survey 100 homes in the Fish Lots, and prepare a survey plan that that will tell us priorities and process for completing the rest of the surveys.

Holly presented the results from the survey. The topic of interest to most people was updating Building with Nantucket in Mind (8 responses); Other interest was: Demo/Move issues (7 Responses) Issues relating to Pools and Spas (7 responses) Surveys of Historic Structures (6 responses) Creating a Preservation Plan (4 responses) and Section 106 reviews (4 responses). Write in responses included creating an MOU between the commissions, resiliency, wind turbines. Of the respondents, 9 were willing to meet more frequently than 1x per year. Holly shared a long list of individual free-form comments which should be appended to these minutes.

The group moved on to talking about areas of concern.

There was some discussion of staffing. They would love to have more staff. They are always told it is not up to them and it is not in the budget. Currently they have filled previously open positions and they now have five administrative specialists. Kadeem McCarthy explained that while they had added staff, it should not be considered an expansion of staff.

Regarding Salvage, various commissioners from the HDC and NHC expressed a desire for a historic materials take it or leave it. Val Oliver expressed a desire for the building materials salvage to include all materials. Diane Coombs, Carrie Thornewill, Ray Pohl all spoke to a desire to have salvage and reuse of historic materials and cited various problems including availability of storage space, security and liability of job sites, operation of a new business. Holly Backus commented that a WPI student team is working on this challenge. Hillary asked if the group was comfortable declaring that “sustainability” was a core value and forming a working group to come up with implementable ideas around this value. The group was in general agreement that sustainability was a core value.

The discussion moved onto the problem of small pools and spas in the historic districts, and associated screening. Furthermore, HDC’s purview regarding whether they may comment on features that are inappropriate even though they are not visible from a public way. The Chairs both opined that the legislation in the special Act and in the Commonwealth allows for regulation only of what is visible from a public way. Hillary Rayport and Angus Macleod commented about problems with inappropriate structures being allowable because vegetative or other screening has been erected to block their view. Regarding pools, Ray Pohl briefed the group on the citizen’s warrant article being brought by Anne Dewez. There was some discussion about a joint statement in support of it.

Ray Pohl left the meeting at 2:30.

Hillary asked if there might be a shared value around preserving the visual and experiential character of Nantucket, and that a small workgroup might be formed to work on this. Some commissioners agreed but others were uncertain if this was actionable or even appropriate. Val Oliver asked for an explanation of what exactly the Historical Commission does vs. what the HDC does. Hillary responded that the HDC is responsible for developing and implementing the design guidelines, issuing certificates of appropriateness for projects consistent with design guidelines, evaluating appropriateness of demolition, making sure the old buildings are not inappropriately altered and that new buildings are consistent with the character of Nantucket, and enforcing the minimum maintenance bylaw. Also, responsible for operating themselves, setting their own fees and determining staffing or advocating for more staffing. Hillary continued to say that the NHC is responsible for advocating for preservation, conducting surveys of historic structures, preservation planning, section 106 reviews, and advocating for changes in laws and policies for the purpose of preservation.

Val Oliver brought up issues with pre 1955 structures and ANR subdivisions causing a huge problem for the HDC. Would love to know if something could be done.

Stephen Welch said that he thinks it is important to establish an MOU for what each group does and how we work together, and once this is done move on to tackle some projects.

The group agreed that they would meet together three more times – one time per month for the next three months, to develop the MOU and see if they can be effective working on other projects.

Adjourned at ~3:15

Part of a Coordinated Government System

Federal

U.S. Park Service (Department of the Interior)

Keeper of the National Register of Historic Places, Provides technical assistance and guidance on preservation, provides funding via grants and tax incentives

State

Massachusetts Historical Commission (MHC)

State Historic Preservation Officer (SHPO) and State Archeologist; maintains state-wide preservation plan, recommends sites for listing on the National Register, provides funding for preservation via grants and tax incentives, project review and compliance (Section 106, 4(f), MEPA)*

Nantucket Certified Local Government

Historical Commission

Historic District Commission

- MA DOT's Cultural Resources Unit is delegated, through MHC, to perform transportation related cultural reviews.

Primary Duties of Each Commission

Historical Commission

- Preservation Planning
 - Surveys
 - Updates to NHL data sheet of contributing structures
 - Preservation Planning zoning review
- Review Historic Preservation Tax Credits
- Section 106 Review
- Advocate for Preservation
 - Recommend policies and bylaws
- Education
- Operating the NHC

Historic District Commission

- Maintaining Design Standards
- Issuing CoAs
 - Alternation
 - New Construction
 - Signs
 - Move/Demo
- Historic determinations (for building code)
- Minimum Maintenance Enforcement
- Operating the HDC

Chat with US Park Service during a training session, 11/18/21

HR

Hillary Rayport (You) 2:10 PM

curious about role of certified local government municipalities in terms of nominating.

Collapse all (1) ^

JG

James Gabbert 2:24 PM

CLGs get the first review of the nomination, before it goes to a state review board. The CLG provides comments and recommendations

HR

Hillary Rayport (You) 2:30 PM

The entire island of Nantucket is a National Historic Landmark. We complete surveys but we don't make nominations because we've been told it's not necessary or desired by the Keeper. Is this correct? We also have a large amount of renovation and moving of the very simple historic structures typical of Nantucket. How do we register if/when a building is no longer contributing because it has been so altered? Does the Park Service have a view about the importance of retaining original framing, foundations, windows, central chimney, when determining significance in a town characterized by very simple wood frame buildings like Nantucket? If a wooden building has been demolished and rebuilt as a replica, can it still be considered significant or contributing?

Collapse all (1) ^

JG

James Gabbert 2:37 PM

I'm not sure that the keeper does not desire updated info. The process for amending na NHL is different, but since it is an NHL it is also listed in the NRHP. And since the NRHP recognizes lower levels of significance, I would recommend submitting updates through your SHPO.

HR

Hillary Rayport (You) 2:33 PM

Further to my question about CLGs - is this also the case with federal tax credits? Is a CLG able to consult with the Park Service about Part I and Part II applications?

Collapse all (1) ^

JG

James Gabbert 2:38 PM

There is no formal process for that. I don't work for the tax credit folks, so i don't think I can answer wether there is a way

HR

Hillary Rayport (You) 2:41 PM

Does the Park Service have a view about the importance of retaining original framing, foundations, windows, central chimney, when determining significance in a town characterized by very simple wood frame buildings? If a wooden building has been demolished and rebuilt as a replica, can it still be considered significant or contributing? Thank you.

Collapse all (1) ^

JG

James Gabbert 2:48 PM

We do have a criteria consideration for reconstructed properties. They CAN contribute if certain conditions are met. See NR Bulletin 15

Draft MOU – NHC/HDC.

In order to assist one another and the community, the Nantucket Historical Commission and the Nantucket Historic District Commission desire to have a mutually agreed Memorandum of Understanding of one another's specific responsibilities, shared interests, and areas of collaboration. Therefore, it is observed and agreed that:

The Nantucket Historical Commission is an independent municipal Commission serving the Town of Nantucket and authorized under MGL Chapter 40 Section 8D. Its purpose and mission is to protect the historic resources of the Town, County, and Island of Nantucket, a National Historic Landmark. It has the following specific duties:

- 1) Preservation Planning
 - a. Maintaining the Island wide survey of historic resources
 - i. Structures, places, objects
 - ii. Archeology
 - iii. Preservation Plan
 - b. Recommending, to the Massachusetts Historical Commission and the U.S. Park Service, updates to the NHL data sheet of contributing structures
 - c. Does zoning review belong here or under a. iii?
- 2) Participating as a consulting party in Section 106 review (and state)
- 3) Advocating for preservation to other boards and commissions and the community
 - a. Structures
 - b. Streetscapes as historic context of buildings
 - c. Archeological lands
 - d. Culturally significant landscapes
 - e. Advocating for preservation through bylaws
- 4) Education
- 5) Reviewing applications for State Historic Preservation Tax Credits

The Nantucket Historic District Commission is an independent municipal Commission authorized by the State Legislature of Massachusetts, under _____. The HDC's purpose and mission is _____. It has the following specific duties:

List

The HDC may, at its discretion, solicit the assistance of the NHC in any of its duties. Similarly, the NHC may, at its discretion, solicit the assistance of the HDC in any of its duties.

The HDC and NHC rely on each other in the following areas: (or say following areas of mutual concern?)

List