



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, January 21, 2022 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!

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 old business
 - Letters of support for 2 Mayflower and 6 Gull Island (see letters in packet)
- MHC advised Surveys of Historic Resources
 - Update on 2021-2022 survey
 - Application for 2022-2023 grant
 - Discussion of grant application – DUE FEB 7th.
- WPI Projects: review projects of preservation interest and NHC contribution

- Sustainability & reuse
 - Lighting & Dark Skies
- ATM 2022 – warrant article of interest, opportunity to comment
 - Solar Panel Citizen’s Warrant
 - Spa/Hot Tub Warrant
- Joint meetings with HDC (CLG)
 - Discussion of agenda for meeting on 1/28
- 2022 Workplan
 - Discussion of how to advance our agreed upon initiatives, which are:
 - Initiate Preservation Plan for Town Owned Historic Resources
 - Initiate discussion with Tribes and State Archaeologist
 - Assess archival needs with respect to historic town records
 - Develop concept for small loan fund
- Other Business
 - Easy Street Basin and Steamboat Wharf streetscape

Minutes of Nantucket Historical Commission Meeting – December 17th, 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 Backus

Guests: Mary Bergman, Kadeem McCarthy, and Ken Beaugrand, Frank Glaser (applicant), Erin Doherty (Epsilon), Valorie Oliver

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

Public Comment: N/A

1. Historic Sidewalk Project:

Update on NPT Survey Study: Public information session will be scheduled with an update in the first half of January. NHC Commissioners are urged to spread the word and provide feedback at the information session.

2. Mass Preservation Project Fund: Call for applications

Discussion: The commission discussed the MPPF grant window which is now open. These grants fund studies, plans, and construction work necessary for the preservation of publicly owned or non-profit owned historic structures. So, a grant could be used to extend the reach of the funds Town is seeking in the 2022-2023 budget request: ~\$40,000 for historic sidewalk study. The Town Manager has indicated she will not be making staff available to apply for or manage a Massachusetts Preservation Project Grant, reason being lack of staff time. Can the NHC manage a grant application by itself? Do we know what the scope of the work would be, and can we realistically take this on? Plan to talk to MHC to see if local Historical Commissions manage and apply for grants on their own. Since we have already written the grant, it would be easy to apply, but we would need to solicit the Town Manager and finance departments approval for this.

3. Review Draft of MOU with the HDC:

Holly is seeking comments for our follow-up meeting with the HDC. The Commissioners discussed the logistics around joint voting – do alternate commissioners vote, and how to address that NHC has 7 regular members and HDC has 5. Every member from both commissions, whether elected or appointed, is a member of the CLG. For joint discussion in next CLG meeting. Directed Chair to suggest language for Holly to include in draft MOU, ensuring balance for voting purposes.

4. State Historic Preservation Tax Credits

Holly, Mary Bergman, and Hillary had a conversation with Erin Kelley, Executive Director of Preservation Massachusetts, Inc., to discuss their standards and criteria for tax credit applications. They have a form/template (in agenda) that the NHC could use/modify to help standardize our discussions about letters of recommendation. Priorities are to communicate to the MHC how the project meets Preservation Priorities as well as housing, social, and economic priorities identified in Nantucket's Master Plan and by the Select Board. The Commission feels that a format/template would be beneficial to everyone. Guest and HPTC applicant Mr. Glaser and consultant representative from Epsilio confirmed that such forms were, in his opinion, common and would not be inconvenient for the applicant because they have to include them for other parties who ask for them.

2 Mayflower Circle:

Property owner and tax credit applicant, Frank Glaser, and consultant Erin Doherty joined the call to discuss the ongoing project at 2 Mayflower Circle. MHC and USPS determined that the project scope met the standard of rehabilitation for the first application. The project is eligible for \$270,000 in credits. He intends to apply for State tax credits in the January 15th round and is seeking a letter of support, as required by the MHC. The application is unchanged.

Discussion: The Commissioners discussed that since the application is unchanged our position regarding recommending the project should be unchanged from the letter submitted in August. However, has the Commission has recently become sensitive to the social and economic purpose of tax credits and the MHC's interest in receiving information about whether applications meet local priorities, it would be appropriate to comment on the intended use of the project. The Commission confirmed that the intended use is short term rental.

Motion to offer a renewed letter of support to the Massachusetts Historical Commission for this project that includes a statement that the project would be more beneficial to the community if it helped address issues of year-round housing affordability, which is a community goal.

Motion: Angus

Second: David

All in favor via roll call.

5. Island wide survey of Historic Resources (PAL)

Update on kick-off meeting with consultant PAL. Holly is excited to see the next report since they are through the RFQ. They were here to work on the survey plan but are also working in the fish lots for the pilot program. 3 significant properties from the Fish Lots will be selected and From B's will be produced.

6. Section 106 Review: Mayflower Wind

Mayflower Wind: Val Oliver is in attendance to discuss the Mayflower Wind Project as a concerned citizen. There have been a few public information sessions with BOEM that Tom

attended as our Section 106 representative. The NHC should comment on any adverse effects related to preservation of our historic landmark. The impact of these projects needs to be looked at collectively. Tom Montgomery and Holly Backus are NHC's official liaisons to the Section 106 review of the wind farm projects.

Discussion: How do we assess the effects of these projects to our National Historic Landmark? We want to promote clean energy, but we also do not want to see our oceans industrialized. Issues surrounding these wind farms range from lighting to aesthetics to effects on marine life and fisheries. The Town has a "good neighbor" agreement with Vineyard Wind, so our conversation should focus on the totality of wind farm projects and other projects. Visual impact is the crux of our concern, and we need adequate renderings to determine what these projects will look like. The burden and disruption of ongoing maintenance requirements were also brought up during the discussion.

Summary: Town has retained expert council to represent itself in each wind farm agreement. The good neighbor agreements are done on a company-by-company basis, rather than an overarching agreement. Ensure that NHC is on the email thread with the consultants/attorneys. Tom will continue to update us on these projects as new stakeholders emerge. Emphasize request for visual renderings.

Motion to adjourn

All in favor via roll call

~meeting adjourned~



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*

January 12, 2022

Ms. Brona Simon
State Historic Preservation Officer
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

Re: Application for State Historic Rehabilitation Tax Credit for 6 Gull Island Lane, Nantucket.

Dear Ms. Simon:

The Nantucket Historical Commission supports the application for State Historic Rehabilitation Tax Credits for the Hannah Gardner House and other structures at 6 Gull Island Lane. The rehabilitation plan will preserve this individually significant timber frame structure, which had been unoccupied and undergone decades of deferred maintenance and neglect by the previous owners. The applicant's plan preserves many significant exterior and interior features that are original and historic. The Commission is grateful for the applicant's commitment to preservation and careful restoration.

At the last meeting of the NHC, the Commissioners adopted a practice of indicating to the MHC whether the proposed use of the rehabilitated structure is consistent with Nantucket's community goals.

The applicant's proposed use is short-term vacation rental. Currently, increasing the supply of short-term vacation rental is not an objective of Nantucket's Master Plan or the Select Board's Strategic Plan. The latter encourages homeowners who rent their secondary dwellings seasonally to instead rent them on a year-round basis, because Nantucket has an extreme shortage of workforce housing and year-round rental housing. However, the applicant does plan to utilize the property as a year-round rental in the future, a need greatly needed in our community.

The Commissioners thank you for the opportunity to comment on this application.

Sincerely,

Holly E. Backus,
Preservation Planner
Local CLG Coordinator

cc: (via email)

Andrew Vorce, AICP, Nantucket Planning Director
Hillary H. Rayport, Chair, Nantucket Historical Commission
Elizabeth Sherva, MHC Architectural Review
Brian Lever, Associate, Epsilon Associates, Inc.



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Town of Nantucket
2 Fairgrounds Road
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COMMISSIONERS

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

January 7, 2022

Ms. Brona Simon
State Historic Preservation Officer
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

Re: Application for State Historic Rehabilitation Tax Credit for 2 Mayflower Circle, Nantucket.

Dear Ms. Simon:

The Nantucket Historical Commission met to review the Part II application for State Historic Rehabilitation Tax Credits for the structures at 2 Mayflower Circle.

We acknowledge that the applicant's plan meets the Secretary of Interior standards for rehabilitation. The NHC appreciates that the original massing of the structures is retained, as is the original door surround, placement of the entrance, and original window plan.

The applicant's proposed use is short-term vacation rental. Currently, increasing the supply of short-term vacation rental is not an objective of Nantucket's Master Plan or the Select Board's Strategic Plan. The latter encourages homeowners who rent their secondary dwellings seasonally to instead rent them on a year-round basis, because Nantucket has an extreme shortage of workforce housing and year-round rental housing.

Thank you for the opportunity to comment on this application.

Sincerely,

Hillary Hedges Rayport
Chair
Nantucket Historical Commission

cc:

Holly Backus, Nantucket Preservation Planner
Erin Doherty, Epsilon Associates
Elizabeth Sherva, MHC Architectural Review



Interim Report

Town of Nantucket Historic Properties Survey, Survey Plan

Nantucket, Massachusetts

Phase I: Initiation of Work

Submitted to:

January 18, 2022
PAL PN 4627

Town of Nantucket
Nantucket Historical Commission
37 Washington Street
Nantucket, MA 02554
and
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

The Town of Nantucket (Town), Massachusetts, with the Nantucket Historical Commission (NHC) has engaged the Public Archaeology Laboratory, Inc. (PAL) to develop a comprehensive Survey Plan, a component of the Town of Nantucket Historic Properties Survey & Survey Plan. The project is funded by the Town and the Massachusetts Historical Commission (MHC). This Methodology Statement is prepared as part of Phase I, Initiation of Work project tasks. It focuses on the identification of historic resources available for the project and the development of the methodology. This report outlines survey objectives, criteria for selection, procedures, work products, expectations about the historic properties to be recorded, assessment of existing information, a working annotated bibliography, and information on working and large-scale base maps. All project tasks and products will meet the MHC criteria, methodology, and current standards for community surveys and planning.

Virginia H. Adams, senior architectural historian, is responsible for overseeing the project, and the team consists of architectural historians Melissa J. Andrade and Eryn Boyce, and associate architectural historians Jill Chin and Devon King. Ms. Adams and Ms. Andrade are responsible for the Survey Plan component.

1. Survey Plan Objectives

As described in the Town's Request For Quotes (RFQ), the Survey Plan component of the project is intended to target priority properties for survey, identify significant historic themes, and establish a phased approach to completing a comprehensive survey. It will provide professional cultural and architectural resource survey expertise to the Town and the community to guide future survey activities using current MHC methodologies. Specific objectives are:

1. To provide a reconnaissance level description of the nature and distribution of historic and architectural resources in Nantucket;
2. To identify and assess key documentary materials useful in researching the historical development of the historic and architectural resources in Nantucket;

3. To provide a preliminary identification and assessment of the nature and location of historic, cultural and architectural resources, including previously undocumented or under-documented resources, including definition of neighborhood units and the resources they contain;
4. To identify selection criteria and priorities for a phased comprehensive survey of these resources by neighborhood unit;
5. To develop an action plan for implementing priority survey goals for the creation of a comprehensive inventory by neighborhood unit of the cultural and historic resources. The action plan will be phased based on priority; and
6. To develop a phased historical properties inventory proposal package and cost estimates for use by the Town/NHC in obtaining professional cultural resource surveys.

This interim report presents Phase I of the Project, which is divided into three phases:

PHASE I – Initiation of Work: Identification of documentary materials and maps available for the project; review of existing inventory forms, National Register/National Historic Landmark nominations and other information; identification of historic themes, events, historic resources and potential neighborhood survey units; initiation of research and field reconnaissance survey.

PHASE II – Field Reconnaissance Survey: Establish survey methodology, plans and priorities; determine threats to areas and resources; complete field reconnaissance survey and identify recommended neighborhood units and properties for future inventory or inventory update.

PHASE III — Survey Plan and Project Completion: Prepare a phased and prioritized Survey Plan, inventory proposal packages and preliminary cost estimates by phase and a map(s) of Neighborhood survey units and properties for survey.

2. Phase I Tasks

In Phase I, PAL collected and reviewed existing resource and archival documentation, initiated coordination with local experts, and began the process to identify previously undocumented resources. The following primary tasks were accomplished.

Meetings and Coordination

The Startup Meeting for the entire Project, including the Survey Plan and the Fish Lots Pilot Survey, occurred October 25, 2021. The teleconference meeting was attended by the PAL lead project staff, MHC staff, the local project coordinator, and the chair and a member representative of the NHC. For the Survey Plan, the group discussed the Project scope overall, the sequence of activities, the next steps, and the schedule. They identified and discussed suitable base maps, key documentary materials (maps, local archival materials, records and collections, published histories, State Library holdings, internet resources, etc.). The Town representatives provided information about the Town's recent status as a Certified Local Government and the active concern for preservation planning. They recommended PAL connect with several researchers, including NHA Research Fellows, and provided names. Key points and priorities for the Survey Plan were mentioned. Nantucket will use the Survey Plan to inform and guide future preservation activities based on a qualitative assessment of how many resources there are and where they are, how intact they are, their individual and collective character, and how threatened they are by sea level rise and other factors. Downtown is an area of primary concern. MHC noted that

the island-wide historical contexts are generally well developed, so PAL should focus on expanding specific topics as needed and develop a preliminary list of key and representative resources for the various contexts and locations. The Survey Plan should include all sources with an assessment of their utility.

A Coordination Meeting was held on December 13, 2021, at the Nantucket Planning Department office to discuss the project and its goals, research resources, and potential neighborhood units for the survey plan. The PAL Plan team of Virginia H. Adams and Melissa Andrade met with Nantucket local project coordinator, Holly Backus, Preservation Planner and the members of the NHC Steering Committee for the project, including Hillary Hedges Rayport, chair of the NHC; Barbara White; Betsy Tyler; and Tom Montgomery.

Project Base Mapping

PAL coordinated with the Town's Preservation Planner and GIS Coordinator and identified and obtained copies of available local planning and parcel maps at various scales. These included a working field map, a base map to define potential survey neighborhoods, and a large-scale base map for use in identifying areas and properties recommended for survey. PAL also received maps that show existing EnerGov planning districts that may correspond with survey neighborhoods (Figures 1 and 2). The GIS Coordinator explained that officially, there are no subdivisions of the island, but unofficially the town uses the boundaries established by the various civic leagues as they define themselves. That is the basis of the EnerGov layer. PAL used the Town GIS database, the EnerGov districts, Esri's ArcGIS Online platform, and other information to develop an interactive mobile GIS-based web map overlaid on aerials for use in data collection and analysis. Staff access the map via the ArcGIS "Collector" application on an iPad in the field as well as from desktop web browsers at the office. The map includes layers with address, assessor's parcel ID, and MACRIS data, and PAL staff can add points and shapes for survey neighborhoods and individual resources. Figure 3 shows the working web map of the entire island with EnerGov areas and MHC MACRIS resources; Figures 4 and 5 are detail screenshots of Siasconset and Surfside.

Existing Inventory and National Register Nominations Assessment

PAL collected and reviewed existing documentation and other Inventory Forms and National Register/NHL documentation on file with the NHC and at the MHC for completeness and adherence to current survey standards.

National Register/NHL Nominations

Official public recognition of Nantucket's historical significance began in 1955 when the town passed a Special Act to establish the center of Nantucket as one of the first two local historic districts in Massachusetts; the local historic district was expanded in 1971 to encompass the entire town.

The Nantucket Historic District was designated a National Historic Landmark (NHL) in 1966 (NRIS 66000772), which was expanded to encompass the entire island in 1975. The nomination encompasses three islands of Nantucket, Tuckernuck, and Muskeget. The Nantucket Historic District National Register Nomination (NAN.D) prepared in 1966 to document the NHL focused on the old town area as an early whaling port of fine architecture from the 18th and early 19th centuries and did not fully address the historic resources island-wide, nor buildings of the late 19th and early 20th centuries. The

nomination is therefore limited and outdated and does not meet current documentation standards. The Nantucket NHL Nomination Update completed in 2018 provided a more complete analysis, updated the conditions of the pre-1850 buildings, and addressed the architecture, history, and significance of buildings of the late 19th and early to mid-20th centuries. It is the most recent and complete documentation of the historic resources and themes of Nantucket. Along with the MHC's 1984 Reconnaissance Survey Report, it provides a preliminary framework and base of information for the Survey Plan analysis. The nomination form with description and significance narratives is comprehensive and meets current standards. A data sheet of all built resources in the town was also prepared. The listing provides a designation of Contributing/Noncontributing (C/NC) for each resource. The assignment was based on preexisting documentary sources, Nantucket's list of key and representative buildings, and field survey when the NHL was updated.

Three historic properties in Nantucket have individual historic listing designations. The Jethro Coffin House, built in 1686 and likely the oldest Nantucket house on its original site, was designated an NHL in 1966. Brant Point Light Station and Sankaty Light Station were listed separately in the National Register in 1987. Brant Point Light, built in 1901, is the tenth light on the point. Sankaty Head Light, built in 1850, was one of the first lighthouses in the country to receive a Fresnel lens. Both lighthouses were automated in 1965. The documentations for the three properties are outdated and does not meet current standards.

Inventory

The Massachusetts Cultural Resources Inventory System (MACRIS) maintained by the MHC has 2,938 entries for Nantucket, comprising 13 areas and 2,925 individual resources made up of 2,889 buildings, 35 structures, 2 burial grounds, and 7 objects. Inventory forms are primarily from the last comprehensive municipal survey conducted in 1989, consisting of 2,823 forms, with partial funding from MHC. Much of the information was collected through "windshield" survey. The forms have little descriptive and historical information and have black-and-white or non-existent photographs and little documentation. They do not meet current standards, and it is recommended they be updated for content and format. The Town retains additional survey forms from the 1989 effort that were not submitted to MHC and is scanning those for properties that do not have forms in MACRIS. About 10 inventory forms pre-date the 1989 survey, 15 were completed in the 1990s, and 77 were completed between 2000 and 2021. Forms completed in the 1990s to early 2000s contain detailed descriptions and historical narratives, as well as supplemental photographs. It is recommended these forms be updated to the current formatting and capture any alterations completed since the forms were written. As shown in Figure 3, existing MACRIS coverage is primarily limited to concentrations in seven areas: Nantucket Town, Wauwinet. Quidnet/Squam, Siasconset, Surfside, and Madaket, with dispersed records in Dionis and a few scattered in Polpis and Naushop.

HABS/HAER/HALS

The Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscape Record (HABS/HAER/HALS) collection at the Library of Congress contains HABS drawings and photographs for many properties on Nantucket. The Library of Congress database contains 158 surveys, consisting of 1,797 record items, for Nantucket. In most cases drawings were prepared by students at the Preservation Institute, and they provide architectural, but no historical information.

Archival Research

Archival research was conducted using the online resources, indices, and finding aids of the Massachusetts State Archives, the Massachusetts State House Library, the Nantucket Historical Association Library, the Nantucket Athenaeum, the Nantucket Preservation Trust, and various electronic repositories. Resources on the overall history and development of Nantucket (historic maps and atlases, town records, local histories, and unpublished materials) are contained in the collections of local archives, including Nantucket Town Hall, the Nantucket Historic District Commission, the Nantucket Historical Association Library, the Nantucket Athenaeum, the Nantucket Preservation Trust, Preservation Institute: Nantucket, individual researchers' files, and online. The PAL library contains many of the major published histories and historic maps, and these were collected for access in the project. PAL has access to online archival sources and research databases and identified sources including the digitized Leventhal collection at the Boston Public Library, Ancestry.com, Newspapers.com, Find a Grave, Digital Commonwealth, Hathitrust.org, historicmapworks.com, and historicalaerials.com, among others. PAL conducted and continues to undertake additional research for resources. The resources identified and reviewed are in the Bibliography section of this report.

Among the historic maps and atlases collected and reviewed are a 1776 Map of Nantucket Island, a 1782 Map of Nantucket, a 1795 map of Nantucket Island, an 1826 map of Nantucket, an 1831 Map of the Town of Nantucket, an 1834 Map of the Town of Nantucket, an 1856 map of Nantucket, an 1869 Map of Nantucket, an 1881 Bird's Eye View of the Town of Nantucket, and Sanborn Fire Insurance Maps from 1887–1949.

PAL reviewed model survey plans completed for other communities recommended by MHC, specifically Marblehead, Medford, and Winchester.

Nantucket Historic Themes and Periods

The identification and chronology of Nantucket's island-wide historic themes and notable events, and the accounting of its historic resources, are well developed primarily in the 1966 NHL nomination and the 2018 NHL Nomination Update, the 1984 MHC Reconnaissance Survey Report, and through extensive past research and publications. These themes and events, and resources that shaped Nantucket's history and built environment will inform the development of the Survey Plan.

Nantucket was the land of Native Americans before and into the 17th century. With the first English settlement after 1660, in the north and west parts of the island, the original village of Sherburne was laid out in a dispersed fashion around a harbor. In the early 18th century, the town became centered on the Great Harbor in its present-day location, and the Fish Lots were laid out in 1717. Through the mid-19th century, the settlers' economy revolved around agriculture, fishing, and whaling. The major fishing station village outside of the growing Nantucket Town was at Siasconset. Construction of lighthouses at key locations and a network of roads and ways across the island reflected the seafaring and land-based activities of island life. With the rise of tourism in the second half of the 19th century until the present, the economy shifted, and changes occurred in the landscape with construction of new resort hotels and summer cottages, and related amenities. A railroad and golf courses were built. New summer houses concentrated along the north shore of the island west of Nantucket Town and at the coastline around the island. In the mid-20th century, increased interest in the island and new types of subdivision construction triggered a pushback in building preservation, land conservation, and design review and planning to retain the special qualities of the island's character.

The MHC Reconnaissance Survey Report identifies a general framework of historical development time periods in Massachusetts and charts Nantucket history through the following time periods.

Contact Period, 1500–1620
First Settlement Period, 1620–1675
Colonial Period, 1675–1775
Federal Period, 1775–1830
Early Industrial Period, 1830–1870
Late Industrial Period, 1870–1915
Early Modern Period, 1915–1940
Late Modern Period, 1940–1970

The period of significance for the Nantucket Historic District defined in the NHL Update is 1659–1975. Resources dating from this period remain within the National Register typical 50-year timeframe until 2025.

The NHL Update identifies the following areas of significance associated with Nantucket’s history:

Architecture
Commerce
Conservation
Entertainment/Recreation
Ethnic Heritage: Black
Ethnic Heritage: Native American
Maritime History
Social History

These areas are reflected in the expressions of the five NHL Themes called out for Nantucket, as follows:

Peopling Places: related to migration from outside and within, and to encounters, conflicts, and colonization
Creating Social Institutions & Movements: related to reform movements and recreational activities
Expressing Cultural Values: related to architecture, landscape architecture, and urban design
Developing the American Economy: related to extraction and production, and exchange and trade
Transforming the Environment: related to protecting and preserving the environment

The NHL Update identifies the following Historic Contexts associated with Nantucket:

Development of the English Colonies
Social and Economic Affairs, including Economic Affairs and Ways of Life
Business, including Extractive or Mining Industries and Fishing and Livestock
Architecture
Historic District, reflecting multiple styles and dates
Historic Preservation, including Regional Efforts: New England, Regionalism and Preservation, and Private Historical Societies

Recreation, including General Recreation and Resort Communities

A wide variety of property types are present on Nantucket, as follows.

- Commerce/trade business, specialty store, financial institution, warehouse
- Social meeting hall, clubhouse
- Government town hall, correctional facility, fire station, post office
- Education school, research facility, library
- Religion religious facility
- Funerary cemetery (On Conservation Land)
- Recreation/culture theater, museum, sports facility
- Agriculture/subsistence agricultural, agricultural outbuilding, fishing facility/site
- Industry/processing/extraction manufacturing facility, energy facility, communications facility
- Health Care hospital
- Defense coast guard facility
- Landscape garden, unoccupied land

Nantucket's historic buildings represent a broad spread of time periods and styles, as follows.

- COLONIAL: Post-medieval
- EARLY REPUBLIC: Federal
- MID-19TH CENTURY: Greek Revival
- LATE VICTORIAN: Italianate; Gothic; Second Empire; Queen Anne
- LATE 19TH & 20TH CENTURY REVIVALS: Colonial Revival (Georgian Revival)
- LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS:
 - Bungalow/Craftsman

Colonial, Federal, Greek Revival and Victorian periods, as well as from the 20th century when architectural preservation and architectural revivals based upon Nantucket's past became the dominant themes of local architecture because of the island's nationally significant historic preservation movement. In addition, land conservation efforts have preserved more than 40% of the island as open land.

Identification and Description of Potential Neighborhoods and Areas

The focus of the Survey Plan encompasses the island of Nantucket, containing 27,207 acres and approximately 3,359 properties built before and in 1975. PAL coordinated with the Preservation Planner and the Steering Committee via email, exchange of documents and through discussions and review of maps at the December 13 meeting for the identification of potential neighborhood survey units. In November, the Preservation Planner and Steering Committee sent PAL the Steering Committee's preliminary annotated list of neighborhoods and areas for individual study and two associated GIS-based maps. One map shows all of Nantucket divided into EnerGov planning areas that loosely correspond to potential survey neighborhoods, and one is a detail of the town center showing areas identified for survey (see Figures 1 and 2).

PAL reviewed and compared the list and the maps from Nantucket and compared the list of neighborhoods with the neighborhoods already in the MACRIS database. There is not a direct

correlation, but there is overlap, even where nomenclature differs. The NHC list intentionally excludes Tuckernuck and Muskeget islands, which are on the MACRIS list, because the focus of the survey plan is for Nantucket Island. The NHC list has 31 neighborhoods. Fourteen NHC neighborhoods have names that correspond with MACRIS neighborhoods; the remaining do not but most overlap. Twelve of the 26 MACRIS neighborhoods have names the do not match NHC neighborhood names, but again, there is overlap. Fifteen NHC neighborhoods are within Nantucket Town, which is MACRIS neighborhood.

To assist in preparing a description of the historic and architectural resources in the potential neighborhoods, the PAL team conducted a reconnaissance drive-over of the island and visited all neighborhoods on December 14 and 15, 2021. The drive was done in geographic order, generally clockwise, starting at Great Point, following roads passable without four-wheel drive. The team used the GIS-based web map with layers for MACRIS properties, parcels, and properties built up to 1975 based on assessor dates. It is assumed that assessor dates are reasonably accurate from 1950 to present. Photographs illustrating the character of each area and typical resources were taken, and written notes were recorded.

Further review and analysis is recommended in Phase II to better correlate the NHC list and EnerGov map areas, and to refine the names and boundaries of the neighborhoods. A brief description of proposed Neighborhood Survey Units identified in Phase I are presented below with a brief description and organized roughly clockwise around the island starting at Great Point.

3. Working Annotated Bibliography

Maps

- Allen, Daniel and Daniel P. Macy. *Nantucket, Proprietors Plat Maps*. 1821.
Hand-drawn, partial sketch maps depicting road layouts and select buildings from division of land.
- Anonymous. *Plan of Nantucket*. 1795. On file, Massachusetts State Archives, Boston, MA.
Island-wide map showing bodies of water and place names, no buildings depicted. Rough sketch of the town center grid on map.
- Carlton, Osgood. *Nantucket, 1801*. Reprint, viewable online, www.old-maps.com.
Depicts place names and bodies of water. However, it does not depict roads or buildings.
- Coffin, William Jr. *Map of the Town of Nantucket, in the State of Massachusetts*. Henry Clapp: Nantucket, MA, 1834.
Detailed map of the town, showing street layout and names, lots and building footprints.
- Cook, Rufus. *Map of Surfside, the property of the Nantucket Surf-side Company*. Rufus Cook: Boston, 1871.
Plat map of Surfside.
- Des Barres, Joseph F.W. *Map of Nantucket Island, Massachusetts*. 1776. On file, Norman B. Leventhal Map Center, Boston Public Library, Boston, MA.
Shows topography of the island, bodies of waters, place names, and buildings and settlement with limited detail.
- Ewer, F.C. *Historical Map of Nantucket*. 1869. On file, New York Public Library, New York, NY.
Map of the entire island depicting place names, roads, locations of historic and significant buildings, structures, and objects, and includes a historical timeline.
- Prescott, J. *Map of the Town of Nantucket, County of Nantucket, State of Massachusetts*. 1831.
Map of the entire island depicting place names, roads, and building locations.

Sanborn Map Company. *Insurance Maps of Nantucket, Nantucket County, Massachusetts*. Sanborn Map Company: New York, NY, 1887, 1892, 1898, 1904, 1909, 1923, 1949.

Insurance atlases that depict building footprints, including materials and use.

St. Jean de Crevecoeur, J. Hector. *Map of the Island of Nantucket*. 1782.

Depicts property divisions, a few notable buildings, mills, and village centers, and the location of 32 places via a numerical system keys on the top and side of the map in French.

Stoner, J.J. *Bird's Eye View of the Town of Nantucket, State of Massachusetts, Looking Southwest*.

J.J. Stoner: Madison, WI, 1881.

Detailed bird's eye view drawing of Nantucket Center and Siasconset.

Strong, Austin. *Nantucket in the State of Massachusetts in the Year 1659*. Reprint, Nantucket Historical Association, Nantucket, MA.

Depicts historic placenames and natural points of interest, including paths and early roads.

Walling, Henry Francis. *Map of the Counties of Barnstable, Dukes, and Nantucket Counties, Massachusetts*. D.B. Smith & Co.: NYC, NY, 1858, 1871.

Map of entire island, showing roads, buildings, and owners by first initial and last name.

Publications

A. G. Souza Associates. *Nantucket Island Architectural and Cultural Resource Survey*. On file, Massachusetts Historical Commission, Boston, MA, 1989.

An island-wide survey was conducted in 1989 to identify historic resources on the island organized by geographic location, excluding Nantucket Center. The report is organized by survey area and includes architectural development descriptions, data table of resources, a brief history of Nantucket, and a bibliography of major sources.

Asley, Clifford W. *The Yankee Whaler*. Dover Publications, Inc.: NYC, NY, 2014.

Account of the whaling industry, including detailed descriptions of whaling traditions, life aboard vessels, ship construction, navigation, and gear. The book contains descriptions of the major ports frequented by whalers, including Nantucket.

Booker, Margaret, Rose Gonnella, and Patricia Butler. *Sea Captains' Houses and Rose-Covered Cottages: The Architectural Heritage of Nantucket Island*. Universal Publishing: Nantucket, 2003.

Using primary sources, oral histories, and archival collections, to discuss the architectural history of Nantucket, from its settlement by Europeans to its development as a summer community.

Breyers, Edward. *The Nation of Nantucket: Society and Politics in an Early American Commercial Center, 1660-1820*. Northeastern University Press: Boston, MA, 1987.

This book discusses the history of Nantucket and how society and politics developed between the mid-seventeenth through the early nineteenth centuries.

Casale, Alexis Helene. *Reconstruction of the Past in a 21st Century Landscape: Historic*

Chilton, Elizabeth S. and Mary Lynne Rainey, eds. *Nantucket and Other Native Places*. State University of New York Press: Albany, NY, 2010.

An overview of the archaeology of eastern Massachusetts, including Nantucket, focusing on Native American peoples and earliest settlers of the region.

Chase-Harrell, Pauline and Brian Pfeiffer. *National Historic Landmark Nomination – Nantucket Historic District, Nantucket (NAN.D)*. On file, Massachusetts Historical Commission, Boston, MA, 2018.

Updated NHL Nomination includes comprehensive history of Nantucket its architecture, and a data table of all resources.

- Cummings, Abbott Lowell. *The Framed Houses of Massachusetts Bay, 1625-1725*. Harvard University Press: Boston, 1979.
This book is an important source to understanding the construction and development of houses in Massachusetts in the seventeenth and early eighteenth centuries.
- Douglas-Lithgow and Robert Alexander. *Nantucket: a History*. George Putnam's Sons: New York, 1914.
This book includes a history of Nantucket from its development to the early twentieth century, including information on villages, districts, houses, religion, the economy, culture, and more.
- Farson, Robert H. *Cape Cod Railroads Including Martha's Vineyard and Nantucket*. Cape Cod Historical Publications: Yarmouth, MA, 1990.
A history of the railroad's development in Massachusetts, specifically on the Cape and islands.
- Foreman, Henry. *Early Nantucket and its Whale Houses*. Hastings House: New York, 1966.
Discusses the early history of Nantucket and its development around maritime industries.
- Godfrey, Edward K. *The Island of Nantucket: What It Was and What It Is*. Lee and Shepard Publishers: Boston, 1882.
A comprehensive history of Nantucket, including information on its economy, architecture, culture, and more. It is focused on information that would be useful to visitors in the late nineteenth century.
- Guba, Emil Frederick. *Nantucket Odyssey: A Journey Into the History of Nantucket*. Waltham, MA: 1965.
A collection of essays on Nantucket, including historical information.
- Heintzelman, Patricia. *Nantucket Historic District National Historic Landmark Nomination Form, Nantucket, MA (NAN.D)*. On file, Massachusetts Historical Commission, Boston, MA, 1975.
Original NHL Nomination documentation.
- Karttunen, Frances Ruley. *A History of Roads and Ways in Nantucket County*. Prepared for the Nantucket Town and County Roads and Right of Way Committee. 2008.
<https://www.nantucket-ma.gov/DocumentCenter/View/1096/History-of-Roads-and-Ways?bidId=>, accessed December 2021.
The article presents a concise history and current (2008) summary of roads on Nantucket from the first written descriptions of paths in the 1600s to the present road layout. It discusses the layout of the island, including the Proprietors' Roads which were laid out in 1821, subdivision in the nineteenth and twentieth centuries for residential development, the layout of alleys and ways and footpaths, and the introduction and evolution of automobiles on the island.
- _____. *The Other Islanders*. Spinner Publications: New Bedford, MA. Accessible online, <https://nha.org/research/research-library/nha-research-fellows/the-other-islanders/>. Accessed December 2021.
This book documents the history and stories of the people who settled and contributed to Nantucket's history. The book includes chapters on Native Americans, enslaved and free Blacks, Cape Verdeans, Azoreans, South Sea Islands, as well as a variety of nationalities and groups from Europe, Asia, and North America. The source will be useful in representing all groups of people in the survey, especially those who have historically been excluded or marginalized.
- Lancaster, Clay. *The Architecture of Historic Nantucket*. McGraw-Hill Book Company: New York, 1972.
This three-section book provides a history of Nantucket, discussion and examples of the its architecture, street-by-street overview of Nantucket Center – including history of the streets,

- individual buildings, and the architecture and people associated with it, and an appendices that classifies all buildings (considered historic in 1972) by their style and characteristics.*
- Macy, Obed. *The History of Nantucket*. Mansfield: Macy & Pratt, 1880.
This book is a comprehensive (somewhat outdated) account of the history of Nantucket from first settlement of the island by English settlers to the era of whaling, including history and events up to 1880.
- Marshall, Esther S. Polpis, *Past and Present: Nantucket*. Self-published, 1962. On file, Nantucket Preservation Planner, Nantucket, MA.
History of Nantucket, focusing on Polpis – including property histories, some photographs, and real estate transactions.
- Massachusetts Historical Commission (MHC). *Town Reconnaissance Survey Report: Nantucket*. Massachusetts Historical Commission: Boston, MA, 1984.
The town reconnaissance report is a general overview of Nantucket's history and architecture.
- May, Michael. *Sconset: House by House*. Nantucket Preservation Trust: Nantucket, 2019.
The book contains a history of over 60 cottages in the village, including early fish houses.
- McIntosh, Burr. *Fifty Views of Siasconset (Actors' Colony) Nantucket*. John F. Murphy: New York, 1904.
The book contains photographs that depict famous stage and early film actors from the turn of the century, including their houses and cottages, and other buildings in the village.
- Morral, Frank and Barbara Ann White. *Hidden History of Nantucket*. The History Press: Charleston, SC, 2015.
A history of Nantucket's non-whaling history, contains lesser-known historical information on Nantucket.
- Morrison, Samuel Elliot. *The Maritime History of Massachusetts, 1783-1860*. Houghton Mifflin Co.: Boston and New York, 1921.
History of maritime, includes a section on Nantucket.
- Newhouse, Nancy Anne. *Voices of the Village: An Oral History of 'Sconset*. 'Sconset Trust: 2004.
A collection of 29 interviews by Newhouse and photographs by Rob Bendley.
- Perry, Ezra G. *A Trip Around Cape Cod Nantucket Martha's Vineyard, South Shore, and Historical Plymouth*. E.G. Perry, Boston, MA, 1898.
A brief history of Nantucket in a chapter of the book and a collection of historic photographs.
- Philbrick, Nathaniel. *Away Off Shore: Nantucket Island and its People, 1602-1890*. Mill Hill Press: Nantucket, MA, 1993.
The book is a comprehensive history of Nantucket Island from English settlement to the rise and fall of the whaling industry in the late nineteenth century.
- Quidnet Squam Association, *The Evolution and Development of Quidnet*. Self-published, 2000.
- Ramirez, Constance Werner. *The Historic Architecture and Urban Design of Nantucket*. Smithsonian Institution: Washington, D.C., 1970.
This source is an illustrated essay that served as the catalog for a traveling exhibit by the same name. The exhibit was a display of the HABs drawings and photos completed in 1968.
- Schneider, Paul. *The Enduring Shore: A History of Cape Cod, Martha's Vineyard, and Nantucket*. Henry Holt: New York, 2001.
Consists of brief chapters on various parts of the Cape and islands, which include natural and historical information in a storytelling format.
- Tyler, Betsy, et al. *'Sconset, A History*. Nantucket Historical Association: Nantucket, MA, 2008.

This history recounts the development of the village from its start as a seasonal fishing village to a summer retreat. Provides an overview and chronology of the village, using firsthand accounts.

Tyler, Betsy. *A Walk Down Main Street: The Houses and Their Stories*. Nantucket Preservation Trust: Nantucket, MA, 2006.

This book focuses on the history of the houses along Main Street in Nantucket Center using town records, maps, and historic photographs.

Worth, Henry Barnard. *Nantucket Lands and Land Owners*. Nantucket: Nantucket Historical Association, 1901.

This is a comprehensive land history of Nantucket's seventeenth and eighteenth centuries, including will and estate records, select photographs of houses.

Public Records and Local Repositories

Historic American Buildings Survey, www.memory.loc.gov.

Digitized collection of HABS documentations on properties on Nantucket.

Massachusetts Historical Commission, Boston, MA.

Historic resource survey data and National Register Nomination forms, accessible online through MACRIS.

Nantucket County Registry of Deeds, Nantucket, MA.

Deed books, grantor/grantee indices, plans, are accessible digitally from masslandrecords.com and familysearch.com and in person at the Nantucket County Registry of Deeds.

Nantucket Assessors Office, Nantucket, MA.

Source of property data and parcel maps, accessible online through a database and GIS.

Nantucket Historical Association Research Library, Nantucket, MA.

Collections pertaining to Nantucket history and development. Parts of the collection are accessible online, including historic maps and oral histories.

Nantucket Athenaeum, Nantucket, MA.

Collections pertaining to Nantucket history and development, including online Nantucket Newspapers database with newspapers (Nantucket Gazette, Inquirer, and Mirror) from 1816–2016 digitized and searchable.

Nantucket Historical Commission, Nantucket, MA.

Historic District Commission Survey Forms and building records on file.

Nantucket Preservation Trust, Nantucket, MA.

Various publications and histories on specific houses, some available online others through the organization directly. The NPT also has a journal publication (Ramblings) and an interior survey of houses, conducted in the 2000s with the University of Florida's Preservation Institute Nantucket.

Table 1. Preliminary list of Nantucket neighborhood survey units and description of historic and architectural resources.

Nantucket Neighborhoods (NHS)	NHC Notes	Description
Coatue, Great Point and Coskata		Coatue is a beach barrier spit that forms the north side of Nantucket Harbor, ending at the harbor inlet on the west and abutting Great Point on the east. It is sand dunes, with a sand road few/no buildings/structures. The area is part of Coskata-Coatue Wildlife Reserve. Great Point is sand dunes at the most northeast point of Nantucket island, reached through Wauwinet, with a sand road and few/no buildings/structures. Great Point Light (NR-listed 1982) is at the north tip. The first lighthouse here was wood built in 1784; it was destroyed by fire in 1816 and rebuilt in stone in 1817. A 1984 storm toppled the stone tower and it was rebuilt in 1986. Coskata is a location on the east side of Great Point. The area is part of Coskata-Coatue Wildlife Reserve.
Wauwinet	Historic Area but little is inventoried Including Squam Farm (NB: speak with George Rezendes)	Wauwinet is at the northeast corner of the island abutting Inner Harbor and the Atlantic Ocean to the east. The Wauwinet Inn complex, first opened 1875, marks the change from paved to sand road. Late 19 th and early 20 th century houses are along the dunes north and south of the inn. Squam Farm is a large area of conservation land.
Polpis	Both sides of Polpis Rd from Wauwinet Rd to Quaise Pasture Rd.	Polpis is in the northeast part of the island abutting Inner Harbor and follows the edge of Polpis Harbor. It has a mix of scattered residences including Chaos Corner, Mrs. Lamb's House on Wauwinet Road, historic houses lining Polpis Road on the south side of the harbor. Most buildings are screened or not visible from the public way due to the generally wooded landscape. A group of historic houses, including a 1797 house, are on Almarack Pond Road.
Quaise	Quaise Pasture Rd.	Quaise is in the northeast part of the island abutting Inner Harbor and follows the edge of Polpis Harbor. Quaise Pasture Road has scattered houses from the 1950s-1970s, many not visible from the public way, and conserved land. Bassett Road/Quaise Road mix of mid-20 th century/1970s small scale houses at Head of Harbor with pond and central area undeveloped.

Nantucket Neighborhoods (NHS)	NHC Notes	Description
Pocomo	Pocomo Rd. to Pocomo Point	Pocomo is in the northeast part of the island and abuts Inner Harbor to the north and west. Large parcels line the spine of Pocomo Road, which is paved and becomes sand near the point. Some residences from the 1960s/70s are scattered among nonhistoric buildings. Village Way is a cluster of early 20 th -century cottages.
Quidnet	Historic area but little is inventoried. There is a pamphlet from the 90s that comprises an area plan. Hillary has a copy or ask D. Anne and Rick Atherton.	Quidnet/Squam is in the northeast part of the island and abuts the Atlantic Ocean to the east and Sasachacha Pond to the south. A mix of mid-20 th century and nonhistoric houses are in low woods along both sides of Squam Road. Early 20 th century houses are along the east side facing the ocean. Historic Quidnet is a group of about 20 early 20 th century houses on a grid of streets overlooking the ocean and the pond.
Squam		see Quidnet
The Bogs/Middle Moor	North side of Milestone Road	The Bogs and Middle Moors is in the east central part of the island and is mostly conserved land with two types of landscapes along the north side of Milestone Road. The Moors in the west part is an open moor with grasses and small trees, known as "The Serengeti." A small hill called "Kilmanjaro" is accessed from the north by Altar Rock Road. There are few/no buildings. The Bogs in the east part is a landscape of cranberry bogs and woodlands with a pond and a handful of scattered buildings and structures. Primary viewpoints are from Polpis and Milestone roads.
Siasconset	From New Street to Atlantic ocean, Including Low Beach Rd. North to Sankaty Head (including Sankaty Head)	Siasconset is at the southeast corner of the island abutting the Atlantic Ocean to the east. The large area includes densely built up Siasconset Village and adjacent Low Beach area on the shore and more sparsely developed sections. There are two golf courses, Siasconset Golf Course, 1899, and Sankaty Head Golf Course, 1923. Sankaty Head Light occupies a prominent site. Early 20 th century houses line both sides of Bayberry and Baxter streets at the bluff with erosion project. Siasconset Village has narrow paved streets and grass lanes around a commercial intersection that are built up with small 18 th –early 20 th century houses. New Street has early

Nantucket Neighborhoods (NHS)	NHC Notes	Description
		20 th century church, casino, fire department, tea house, and hotel. Low Beach section has a mix of early 20 th century and nonhistoric larger houses. Siasconset Village is a group of six USCG ranches built in 1961 to support the LORAN station. A large subdivision built ca. 1970 is nearby. The Siasconset Water Department complex built in 1925 on Milestone Road includes an office building, garage, and tower.
Tom Nevers	Including bunker/Naval base, Consider possible significance of early upside-down houses/1970s structures.	Tom Nevers is at the southeast corner of the island abutting the Atlantic Ocean to the south. It extends between Milestone Road and the shoreline. Curving Chuck Hollow Road and side roads have houses built in the early and mid-20 th century, and nonhistoric buildings, on large lots. Most are screened from view by vegetation. The Tom Nevers former naval facility, which operated from 1955-1976 and became a town park in 1980, retains a bunker and several naval buildings. South Road is a sand road that parallels the coast through conservation land with no buildings west of the park. A few large houses are off South Road. A partially built subdivision of small lots with 1960s/1970s houses is around Kendrick's and Berkley streets and other 1960s houses are near airport.
Madequesham Valley	New South/Bunker Rd./Russells Way	See Tom Nevers, sand roads near Airport.
Airport/Old South Road area	Include Camp Richard, Include Lovers Lane streets	Airport/Old South Road is in the south-central part of the island of the island abutting the Atlantic Ocean to the south. Includes State Forest and Milestone Energov map areas. Dense 1970s multi and one-family houses are along Nobadeer Farm Road and off Old South Road. Side streets also have mixed residential and commercial use and industrial near airport. Madequesham Valley on New South and Bunker Roads and Russells Way are in the south-central part of the island of the island abutting the Atlantic Ocean to the south. It encompasses an area of sand roads near the airport. 1960s house are along wooded Lovers Lane. Camp Richard is a Scouts camp operating since the 1950s at Lovers Lane and Rugged Road. The Wannacomet Water Co. established in 1880, at Milestone Road is all new construction.

Nantucket Neighborhoods (NHS)	NHC Notes	Description
Naushop	(own subdivision)	Naushop is at the center of the island. It is a nonhistoric condominium subdivision built in the 1990s using traditional architecture and New Urbanism urban design and planning principles.
Shawkemo	Fulling Mill Rd to Shawkemo Rd. including Rabbit Run Rd.	Shawkemo is at the center of the island. A mix of early and mid-20 th century, and nonhistoric houses are scattered along Harbor South/Shawkemo, Kelly, Polpis, and Gardner roads, and Rabbit Run, among others. There are section with undeveloped paper streets/parcels. The Nantucket Life Saving Museum is on Fulling Mill Road.
Shimmo	Gardner Rd/Moors End Farm/Shimmo Rd	Shimmo is at the north central part of the island abutting Inner Harbor to the north. Development along Shimmo Pond Road includes large houses built in the 1930s and 1970s houses. Houses form the 1970s are also along Harbor View Drive and Gardner Road. The extensive open fields and buildings of Moors End Farm are on Polpis Road.
Monomoy	Brewster Rd/Cathcart Rd/Monomoy Rd. Including Don Allen Ford	Monomoy is at the north central part of the island abutting Inner Harbor to the north. Houses built in the 1950s–70s are along Milestone, Monomy, Brewster, Cathcart, Chatham, and other roads. There is a cluster of 1920s–1930s houses at a curve on Monomoy Road. Don Allen Ford, dating from 1970s is on Polpis Road.
Surfside	Starts at Surfside Rd. and Fairgrounds Rd., Includes Boulevarde out to Nobadeer, Includes Western Ave/Lifesaving Station/Nonatum Ave., (what about South Shore Rd – where to put this?)	Surfside is at the south-central part of the island abutting the Atlantic Ocean to the south and extends for about four miles along the coast. West of the airport is wooded. Monohanset Road has houses built in the 1900s–1920s. Houses from the 1950s–970s are along Boulevarde, Nonantum Avenue, Surfside Road, Station Street, South Shore Road, and nearby roads. Sections have undeveloped paper streets/parcels. The Life Saving Station at Surfside was built in 1871. It was the first of four stations built on Nantucket, and is now operated as living quarters by American Youth Hostels, Inc.
Miacomet	Both sides of Miacomet Pond, Archaeological sites, Include ladies beach area out to south of Bartlett Farm	Miacomet is at the south-central part of the island abutting the Atlantic Ocean to the south. Miacomet is divided north-south by Miacomet Pond. The east side is woods and moors mostly in conservation land with a few nonhistoric houses at the north end of Miacomet Road and a 1918 shack in the dunes at the south end. West Miacomet, west of the pond has a mix of historic

Nantucket Neighborhoods (NHS)	NHC Notes	Description
		and nonhistoric houses in the moors. West Miacomet Energov area here.
Cisco	From Hummock Pond to Bartlett Farm, Along Hummock Pond Road from Bartlett Farm Road to ocean. Area is rapidly changing. 1970s/1980s buildings at risk of demo. Assess cultural/historical value?	Cisco/Hummock Pond is at the south-central part of the island abutting the Atlantic Ocean to the south. Fragments of a 1970s subdivision that remains mostly undeveloped are on the moors and beach including Westerwick Road and Trinity Lane. Houses from the 1960s–80s are along Hummock Pond Road, Moth Ball Way, Towtemo. The 1980s Hummock of Nantucket subdivision is in this section. Hummock Pond and Pine Valley Energov areas here. Pine Valley is in the central part of the island southwest of Nantucket Town. It is a 1960s/70s subdivision with cul-de-sacs on Mizzenmast and Topping Lift roads.
Farms	Not in NHS list	Farms in the central part of the island. It includes a large area of moors conservation land along the coast near Ladies Beach, the expansive fields and buildings of the historic family-owned Bartlett Farms, Fog Farm, Miacomet Golf Course opened in 1963, and 1930s-1960s houses in Hummock Pond Road, as well as houses along Mill Brook, Burnt Swamp, and nearby roads.
South of Cliff Rd. (define this more)	Part 1: Between Cliff Rd and Madaket Rd, East to New Lane Part 2: New Lane – N Liberty St.	South of Cliff Road is in the north central part of the island. It includes Crooked Lane and Westchester Lane and adjacent roads with a mix of historic and nonhistoric buildings.
Brant Point & Cliffside	Easton St./ Hulbert Ave/ N. Beach St. /Jefferson/ including Cobblestone Hill	Brant Point & Cliffside is at the north central part of the island abutting Nantucket Sound to the north and Nantucket Harbor to the east. Houses from the late 19 th and early 20 th century, many large, are densely built along Cobblestone Hill, Beach and Hulbert streets and Brant Point. Includes large White Elephant Hotel complex.
Cliff	North side of Cliff Rd. to the bluff, from Sherburne Turnpike to Kite Hill Rd, including	Cliff is at the north central part of the island abutting Nantucket Sound to the north. It is densely built up with late 19 th and early 20 th century houses mixed with nonhistoric houses, including along the bluff.

Nantucket Neighborhoods (NHS)	NHC Notes	Description
	all properties above the bluff.	
Cliff Rd West	North side of Cliff Rd to the water, Gosnold Rd. to west side of Sherburne Turnpike	Cliff Rd. is at the north central part of the island of the island abutting Nantucket Sound to the north. It is densely built up with late 19 th and early 20 th century houses mixed with nonhistoric houses along Hinckley Road and other roads.
Washing Pond	Washing Pond up to and including Tuppany Links	Washing Pond is at the north central part of the island of the island. Washing Pond Road has most dense MACRIS properties. Late 20 th century clubhouse and tennis courts are at corner of Cliff and WP roads. Tuppany Links is a former golf course, now grasslands, NCF conservation land with 1920s house and buildings on north side of Cliff Road.
Dionis/Eel Point	including Warrens Landing Road, Capaum Pond Rd/Westcliff Road	Dionis/Eel Point is at the north-central part of the island of the island abutting Nantucket Sound to the north. It includes Eel Point, Warrens Landing, Capaum Pond, and Westcliff, and Washing Pond roads. Houses date from 1920s–1970s, plus nonhistoric. The original Nantucket settlement of Old Sherburn is in this neighborhood.
Moors	Off Madaket Rd.	Moors is in the west central part of the island of the island abutting the Atlantic Ocean to the south. The open and lightly wooded landscape has few houses. A large 1930s house near a pond on Madaket Road, and a historic house, screened by trees, is on Massasoit Bridge Road. On Head of Plains Road near the coast are houses built in the 1970s, including Tristram's Landing subdivision.
Head of Plains	The Streets between Long Pond and Clarks Cove/South of the landfill.	Head of Plains is at the north-central part of the island abutting Inner Harbor to the north. It is platted in the area between Narrett Farm Road and Clark's Cove Road, but there are few/no historic buildings.
Fishers Landing	Is a unique subdivision, separate from Madaket.	Fishers Landing is at the west end of the island abutting water to the west. It is a mostly nonhistoric 1980s/1990s subdivision. A 1920s house is on Warren's Landing Road.
Madaket	We recommend dividing Madaket into two parts, East and West, along each side of	Madaket is at the west end of the island abutting Madaket Harbor and Hither Creek to the west/southwest. The south/east part of Madaket has houses from the 1960s/70s on Columbus, Starbuck, and Arkansas Roads and nearby roads. See Tristram's

Nantucket Neighborhoods (NHS)	NHC Notes	Description
	the Madaket Road.	Landing. The north/west part of Madaket has 1960s/1970s houses near the marina. Older houses from the 1940s/50s are on Tennessee Street and lettered cross streets. The end of Madaket Road and Smith's Point have 1950s–1970s houses with more variety of massing and roof forms than typical on the island. Section near Fishers Landing in Warren's Landing Road has 1950s–1970s houses in the woods and open areas. Blue Heron Way off Warren's Landing Road has a large property with an 1840 house, not visible from the public way. Tristram's Landing is at the west end of the island within the south/east section of Madaket. It is a 1960s subdivision on Arkansas and nearby roads.
Tristram's Landing	Development that inspired Nantucket voters to expand the Historic District to the entire island	Along Arkansas Rd in S/E part of Madaket. 1960s townhouses subdivision.
Millbrook Rd/Deer Run Rd/Burnt Swamp Rd.		Millbrook Rd/Deer Run Rd/Burnt Swamp Rd. is an area within Nantucket Town neighborhood at the north center of the island. West of town near Farms and Moors. Very wooded with dirt roads and fields at center between roads.
Upper Vesta/Dukes Rd		Upper Vesta/Dukes Rd is an area within Nantucket Town neighborhood at the north center of the island. Mixed historic and nonhistoric buildings. Includes Chase Farm, with barn and subdivision.
Mid Island	Somerset Lane/ Nassaquiset/ Washaman/ Bartlett Rd/ Friendship Rd.	Mid Island is an area within Nantucket Town neighborhood at the north. It is mostly a group of subdivisions including Hussey Farm.
Mill Hill/Quaker Rd/Prospect/Hospital		Mill Hill/Quaker Rd/Prospect/Hospital is an area within Nantucket Town neighborhood at the north center of the island. Includes hospital and Prospect Cemetery.
Hooper Farm Rd/Fairgrounds Rd/Rugged Rd/Amelia Drive		Hooper Farm Rd/Fairgrounds Rd/Rugged Rd/Amelia Drive is an area within Nantucket Town neighborhood at the north center of the island. 1960s/70s subdivision on Hooper and Fairground roads with ranches, capes

Nantucket Neighborhoods (NHS)	NHC Notes	Description
		and larger buildings on regular gridded lots. Faregrounds Restaurant 1950s.
Commercial Area/Mid Island		Commercial Area/Mid Island is an area within Nantucket Town neighborhood at the north center of the island. Southeast of town, commercial area outside rotary. Includes supermarket etc.
West Monomoy/Guinea/New Guinea/New Town	These are historic neighborhood names	West Monomoy/Guinea/New Guinea/New Town is an area within the Nantucket Town neighborhood at the north central part of the island. The location known as Five Points is in this area.
Lower Orange St./Washington St. and Union St./Consue Springs		Lower Orange St./Washington St. and Union St./Consue Springs is within the Nantucket Town neighborhood at the north-central part of the island. It is southeast of town center along commercial streets.
Orange St. and side streets off Orange	Fish Lots	Orange St. and side streets off orange is at the center of the island.is an area within the Nantucket Town neighborhood at the north central part of the island. Fish Lots is in the area.
Pleasant Street	Fish Lots	Pleasant Street is an area within the Nantucket Town neighborhood at the north central part of the island. Fish Lots is in this area.
Lily St./Gardner St./Liberty St./to Center St.	Known as Lily Pond	Lily St./Gardner St./Liberty St./to Center St. is an area within the Nantucket Town neighborhood at the north central part of the island. North of Main Street and Fish Lots area.
Main St. from Civil War Monument		Main St. from Civil War Monument is an area within the Nantucket Town neighborhood at the north central part of the island. West of town center. Area of Richard Gardner and Crooked Road, extension of Main Street.
Broad St. to Easton St.		Broad St. to Easton St. is an area within the Nantucket Town neighborhood at the north central part of the island. North of town center and commercial area, between Center and South Beach streets.
Commercial Downtown		Commercial Downtown is an area within the Nantucket Town neighborhood at the north central part of the island. Between East Street and Center/Orange streets, and Main Street to beach.
Waterfront		Waterfront is an area within the Nantucket Town neighborhood at the north central part of the island. East edge of town center along Easy Street and wharves with Steamboat Wharf on north and Commercial Wharf on south.

Figures

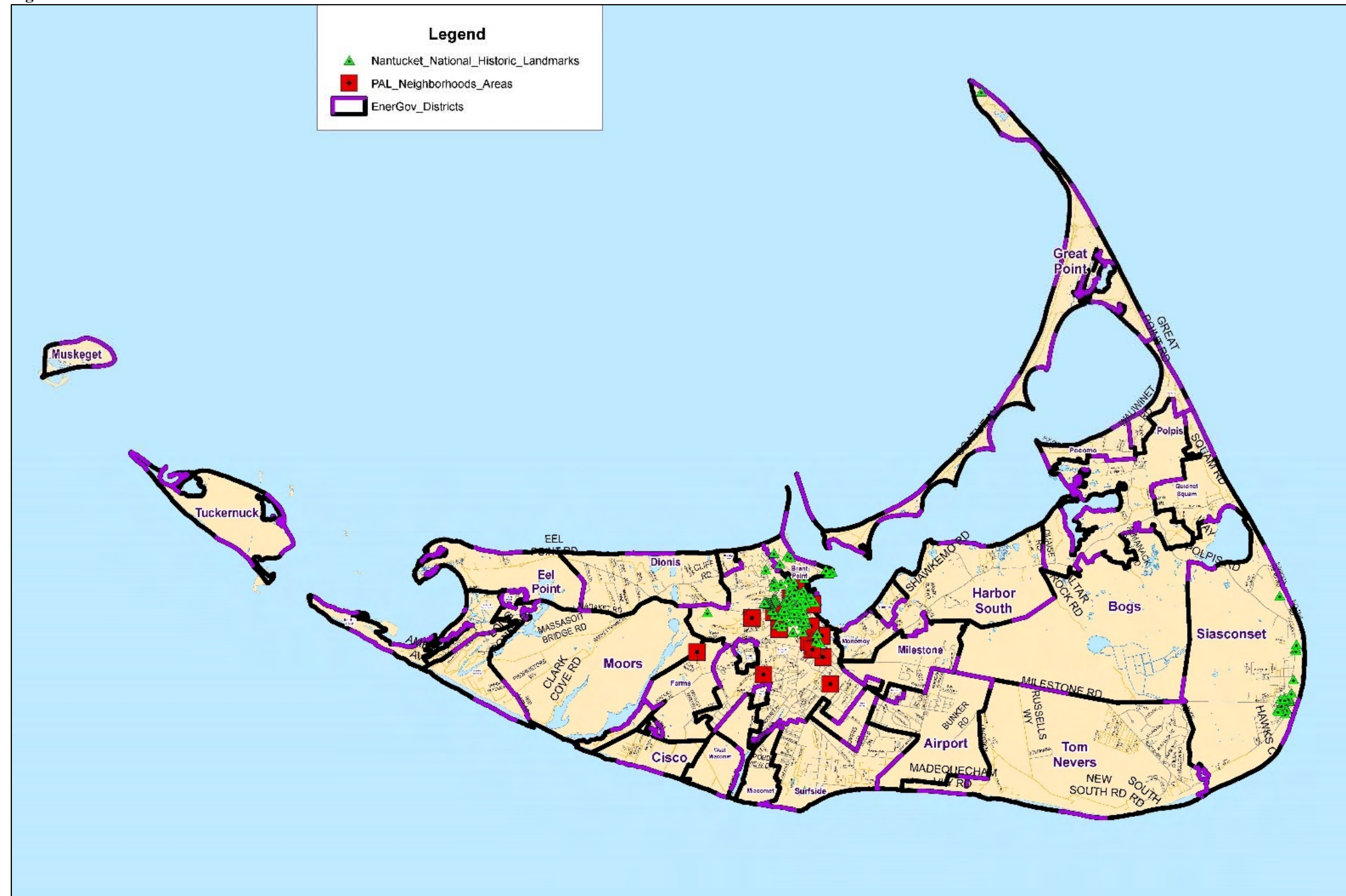


Figure 1. Nantucket EnerGov Map showing planning areas (Nantucket Planning Department).

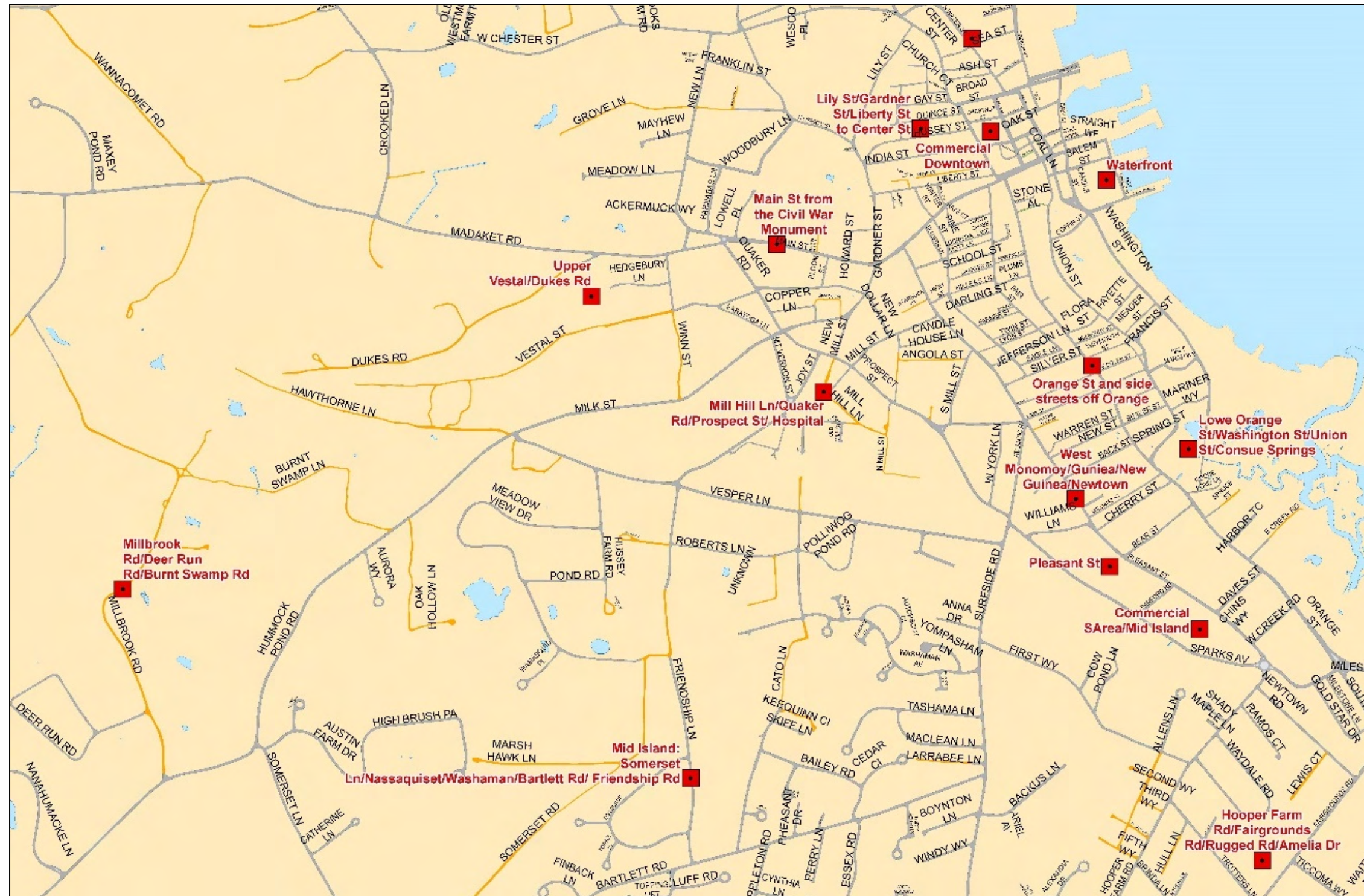


Figure 2. Nantucket Town Map showing Neighborhoods (Nantucket Planning Department).

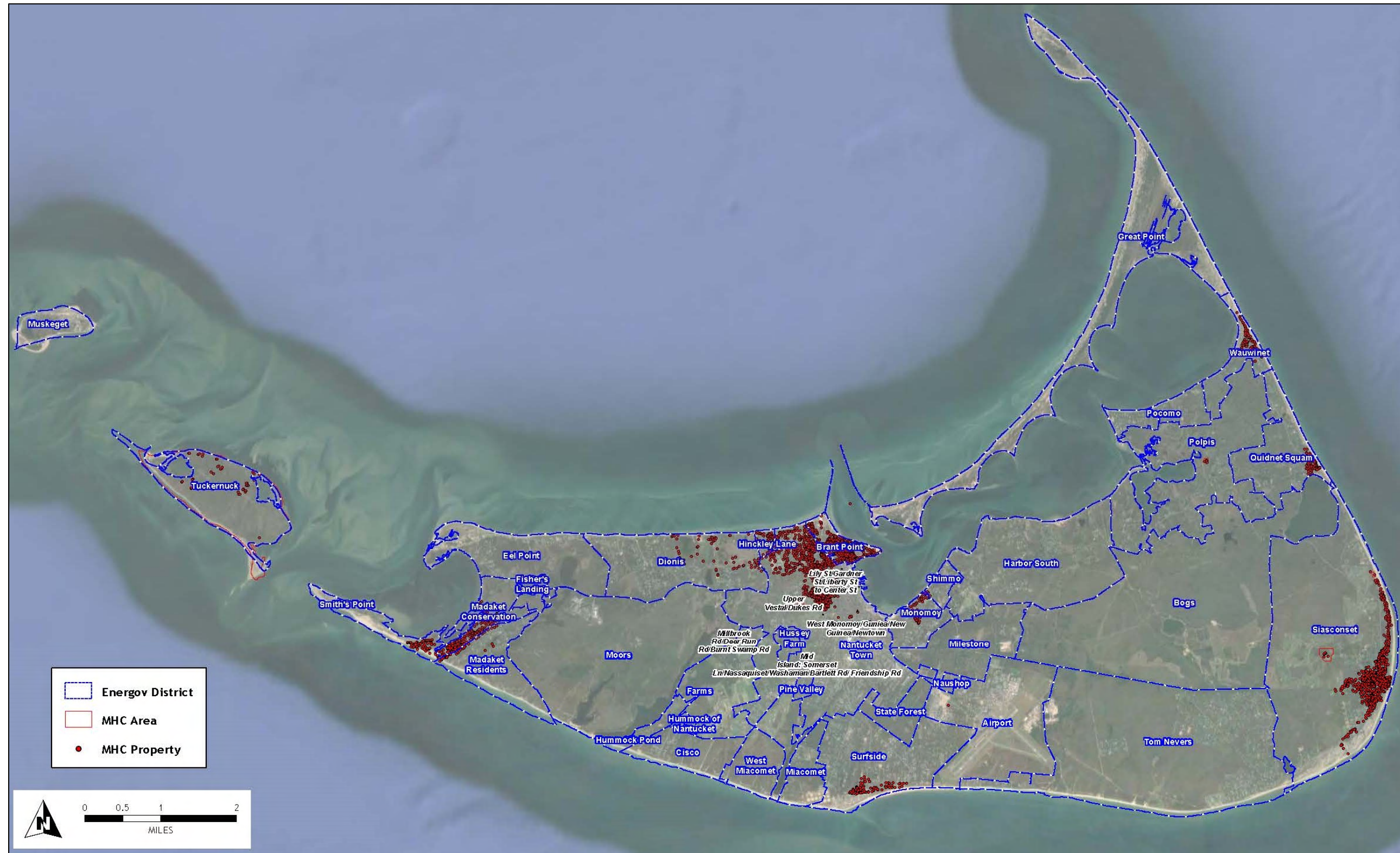


Figure 3. Nantucket aerial map showing planning areas (PAL).



Figure 4. Web map example, Nantucket Town (PAL).



Figure 5. Web map example, Surfside (PAL).

The Nantucket Quainting Of Crowley



I WENT to Nantucket to see how the quainting was coming along and whether it had done in my old friend Crowley.

Faithful readers may recall that my last visit had left me fearful that Crowley would end up wearing a Pilgrim costume and dipping candles in front of the Moby Dick Antique Postcard Shop. That could happen to a person who, like Crowley, lives in a place that's being quainted.

And Nantucket was being quainted at a prodigious rate. At that time there had been an intense onset of cobblestones. Cobblestones, cobblestones. Cobblestones everywhere. Cobblestones covering up once smooth streets as relentlessly as the lava burying old Pompeii.

★ ★ ★

Cobblestones are the favorite assault weapon of quainters. First they fill all the streets with cobblestones, then they put up fake gas streetlights, and then they slap people like Crowley into Pilgrim costumes and make them dip candles in public.

The good news from this year's trip is that Crowley has not succumbed to candle dipping, though it was a close thing after he heard about the Texans.

The Texans came in force this year to Nantucket and, according to the islanders, brought all their money with them and dispensed it with a generosity infuriating to the chintzy New England spirit.

In New England a millionaire driving a car fancier than a 1967 Pontiac is regarded as an ostentatious spendthrift. Texans, who see nothing remarkable about buying the Taj Mahal if Italy is not for sale, scandalized Nantucket with their

\$500 tips to the mailman and the boy who raked the lawn.

When Crowley heard about the \$500 tips, naturally — Crowley is a New Englander, after all — he went shopping for a Pilgrim suit and enrolled in the Moby Dick Academy of Antique Auctioneering and Public Candle Dipping.

He wanted to be in position to hold his palm out if any Texans went looking for an entertaining demonstration of candle dipping.

Crowley abandoned the project after someone told him the Texans never left their rental digs, day or night. "I was told they all traveled with computers plugged into the world and never left them for fear they'd miss a change in the price of soybeans in Hong Kong, Paris or Ad-dis Ababa," Crowley said.

★ ★ ★

True, he still might have got several \$500 tips if he had rapped on the Texans' rental doors in his Pilgrim suit and offered to dip a candle, but the humiliation of posing as a door-to-door candle dipper in order to be tipped by Texans was more than Crowley's New England spirit could countenance.



"It's true that your overdraft is not the size of Argentina's. However —"

In short, Crowley had not actually been quainted, but he had been mightily tempted. I fear the time is short for Crowley. In the old days on Nantucket, before the quainting began, people like Crowley usually ended up covered with gray cedar shingles.

In those days merely being a Nantucketer was quaintness enough, and to distinguish themselves from off-islanders Nantucketers had their houses, their cars and themselves shingled in gray cedar.

★ ★ ★

Though an off-islander, Crowley has always wanted to pass as a native, and for several years I expected to return to the island one day and find him shingled from head to toe.

Now that the quainting is proceeding at a gallop I have graver worries. Is it not a bad sign that Crowley has had a fake gas street-light installed outside his house?

I remarked on the absurdity of it. The light it emits at night is a pink electric glow. One has the prurient impression of looking at the world through gauzy pink lingerie. And since there is no gas on the island, the fakery of the thing is completed by the surge of electricity needed to make it give fraudulent gas light.

Crowley ignored my criticisms. He was too eager to show me the mountain of cobblestones recently delivered to his house. Next week he plans to start cobblestoning his parlor floor.

When that is done he intends to strip the shingles from his house and replace them with cobblestones. A house covered with cobblestones? Is this not madness? Nonsense, says Crowley, who gives me the same argument the town made for cobblestoning the streets:

"When my house is covered with cobblestones, I'll never have to worry about it getting potholes again."

Photos of dark sky friend “historic” streetlights



Topsfield, MA



Close up of diffuser



Anderson Memorial Bridge, Cambridge

Background and matters for consideration (per discussions with Lauren Sinatra, Town Energy Coordinator, and Gail Walker, Dark Sky Coalition).

- DPW using their discretion regarding decorative streetlamp repair. Burned out bulbs being replaced with High Pressure Sodium bulbs. Intent is decorative fixtures to be replaced in-kind as necessary.
- Replacement approach leads to a “patchwork” of light color because HPSs change over time – older HSP bulbs emit a whiter and greener light. LED light does not change color over time.
- Conversion requires settling on a specification, which would include equipment but also color tone (e.g. 2200K or 2400K) and lumen rating.
- New lamp at horse fountain is a warm light – 2700K (?), but many agree it is too bright. They’ve received a free trial dimmer – look for DPW to install this soon and hopefully will improve matters.
- Today, all decisions regarding streetlamp maintenance rest with the DPW.
- A necessary step to develop specification is to have a pilot installation that could be observed over several seasons. We discussed the benefits of having a task force of stakeholders appointed by the Select Board or Town Manager, for this purpose.
- The DPW will likely be receiving a new fixture with a 2400-2200K (?) LED driver to trial. People will be able to observe this when it is installed – location TBD.
- Having citizen education and involvement is important – some people aren’t open to the idea of LEDs even though what an LED looks like is changing all the time. Appointing a task-force that would include stakeholders (DarkSky, NHC/HDC, Energy Officer, DPW, other citizen leaders) could be helpful but question is who could lead that? Possibly Civic League? Town Manager and/or Select Board would appoint. TBD. Task force could opine on all light and equipment issues, if it’s appointed.
- Agreed NHC&HDC concerned about quality of light as a “visual quality of historic town issue” and appearance of physical streetlights as a historic district issue – greatest sensitivity is within the Town and Sconset.
- No one is at the point of considering alternative fixtures. Dark Sky group wants fixtures that don’t have glass globes. At the point that a new alternative for fixture design is being debated, this should come to NHC/HDC for comment.
- There are some examples where private associations and businesses are installing LED decorative lighting and NHC could have a look at this. Examples at the Cottage Hospital, Richmond, and along Woodbury Lane. Cottage Hospital lights have visible diodes but a diffuser would hide these. Woodbury Lane might be using frosted glass – need to investigate.
- Town admin seems not inclined to purchase the cobra street lights from National Grid at an estimated cost of \$260K. As long as NG continues to own and maintain these lights, quality and type of light will be restricted.

Gail / Dark Sky – Notes from Conversation.

2200k is the international recommendation for color And this is the color of our current HPS lights There is no LED street light in this range. (max white is 4000K).

Gail would like to see 2200 or 2400 in the historic areas.

In the residential areas – if you want to go higher do 2700.

If you need 3000 kelvin at the intersections – you can do that.

Consider the BUG rating: backlighting, uplighting, and glare.

What they found about the glass is it affects the glare and the light spread.

If they take out the glass, they put the diodes in the hood of the lamp, and they put a diffuser over the diodes that hides them.

Also they put a controller on so you can dim it. Makes it softer and saves electricity.

Different issues with the Cobra lights. They are owned by National Grid (Nantucket owns the decorative lights). So, NG controls everything. Nantucket could purchase for \$250,000. Could have less intense lighting, and believe Town would see money back in 6-7 years.

If the light breaks, then the town is responsible for fixing.

Usually this is done through a contractor.

With national grid – you wouldn't get to choose the kind of light. You would have different colors, different brightness, you would have different BUG ratings. National Grid will put in 4000K. They will charge a tariff to come to 3,000K. The tariff wipes out your energy savings.

NG have already said they will not go lower than 3000. So if a 2400 is available you can't have it.

Solar Panels at ATM 2022.

The citizens warrant recommends language be inserted into the special act creating the HDC:

(b) The Historic District Commission, in passing upon appropriateness of exterior architectural features in any case, shall keep in mind the purposes set forth in Section 2 and shall consider, among other things, the general design, arrangement, texture, material and color of the building or structure in question, the location on the lot and the relation of such factors to similar features of buildings and structures in the immediate surroundings and the position of such building or structure in relation to the street or public way and to other buildings and structures. In the case of new construction or additions to existing buildings or structures, the Historic District Commission shall consider the appropriateness of the size and shape of the building or structures both in relation to the land area upon which the building or structure is situated and buildings and structures in the vicinity, and outside the Town and Scenset Historic Districts shall reasonably allow for the visible integration of solar panels and renewable energy systems, and the commission may in appropriate cases impose dimensional and setback requirements in addition to those required by applicable by-law.

Compare to the Massachusetts General Law 40C (Historic District):

Section 7: Factors to be considered by commission

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Section 7. In passing upon matters before it the commission shall consider, among other things, the historic and architectural value and significance of the site, building or structure, the general design, arrangement, texture, material and color of the features involved, and the relation of such features to similar features of buildings and structures in the surrounding area. In the case of new construction or additions to existing buildings or structures the commission shall consider the appropriateness of the size and shape of the building or structure both in relation to the land area upon which the building or structure is situated and to buildings and structures in the vicinity, and the commission may in appropriate cases impose dimensional and set-back requirements in addition to those required by applicable ordinance or by-law. When ruling on applications for certificates of appropriateness for solar energy systems, as defined in section one A of chapter forty A, the commission shall also consider the policy of the commonwealth to encourage the use of solar energy systems and to protect solar access. The commission shall not consider interior arrangements or architectural features not subject to public view.

The commission shall not make any recommendation or requirement except for the purpose of preventing developments incongruous to the historic aspects or the architectural characteristics of the surroundings and of the historic district.

Subject: Friday Historical Commission Agenda

Date: Thursday, January 20, 2022 at 2:28:52 PM Eastern Standard Time

From: Ken Beaugrand

To: Hillary Hedges Rayport, Holly Backus

CC: Ken Beaugrand, Libby Gibson, Allyson Mitchell, Jason M. Bridges

Good afternoon Hillary –

I met with Libby today and have the following comments on the items in the 2022 Work Plan, which I am forwarding to you as I will only be able to attend for the first part of the meeting, as I will be at the ground breaking for 31 Fairgrounds tomorrow at 11am.

1. As to the Preservation plan, first, the Town does not own any historic buildings that would require such a Preservation plan as this agenda suggests should be initiated. Second, as to resources, there is a plan along these lines already begun by Catherine Stover as well as Rob Ranney, and it is monitored through Holly Backus.
2. There should be no contact with tribes for three primary reasons;
 - a. The Town does not have an archeological bylaw
 - b. It is my understanding that the tribes are a separate Federal entity, and therefore any negotiation should be done through the state, and
 - c. Any discussion of this nature should be initiated by the Select Board.
3. As noted above, the archival needs with respect to the Town historical records was a project begun by Catherine Stover and funded on several occasions by the CPC and should continue to be with the Town Clerk. It is not clear what else needs to be “assessed” in regards to the archival of these records.
4. It is not clear what this “small loan fund” would be for? There is nothing in this agenda that gives any relevant information about it. Regardless of what the fund would be for, presently we have no administrative capability for this. I am also wondering if this may be the same funding that was already applied for at the CPC and rejected.

As a result, we believe that these 4 items should be removed from the agenda.

One last additional note in regards to your mention of Easy Street, it is my understanding that Jason Bridges will be getting back to you regarding that matter.

Thanks,
Ken

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