



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, February 18, 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 (November and January)
- Old business
 - Lighting memo follow up
 - Joint meeting with HDC (CLG) 2/25 at 10am
- Tax credit application: 3 Bever Street
 - Request for letter of support
 - Application form (local)
- MHC advised Surveys of Historic Resources

- Review and accept 2022-2023 grant application
- Update on 2021-2022 survey
 - Scheduling phase 1 review with MHC
 - Map update
 - Overall schedule update
- ATM 2022 – warrant articles of interest, opportunity to comment
 - Article 80: Solar Panel Citizen’s Warrant
 - Article 54 & 55 Spa/Hot Tub Warrant (see letter in packet; NTA survey)
 - NHC duty to advise Town Meeting regarding cultural resources
 - Articles 13, 81, 91, 92, other?
- 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

DRAFT

Minutes of Nantucket Historical Commission Meeting – November 18th, 2021

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

Staff: Holly Backus

Guests: Erin Doherty (Epsilon) Mary Bergman, Ken Beaugrand, Polly Waldorf, Brian Pfeiffer.

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

Hillary Rayport made a public comment that she has sponsored a citizen's warrant article to amend the Nantucket Planning & Economic Development Commission. She stated that the purpose of the amendment is to increase transparency and accountability in the Planning Commission.

Approval of Minutes of the October 15th 2021 meeting. Tom: motion to approve; Clement: second, all in favor by roll call. Minutes were approved as submitted.

The chair reported that the Select Board has agreed to include in the 2022 ATM warrant an article to amend the vote of the 2005 ATM creating a Historical Commission with 5 members. Vote will be amended to create a historical commission with 7 members and no alternates. Current alternates will serve until their term expires. The Chair explained that the Select Board had approved expansion of the Commission from 5 to 7 and then later added 3 alternates. This was all done at the request of the NHC in past years. As we are now seven members and feel seven members is sufficient, we are asking Town Meeting to bring the past vote in alignment with our desired composition. This will be voted on at Town Meeting. Chair asked for a motion that this request be adopted by the Select Board and included in 2022 Town Meeting Warrant. Angus moved, Tom seconded, all were in favor.

Budget: The chair reviewed the 2021-2022 budget for architectural surveys and the 2022-2023 budget request. The FY2022 budget for surveys was approved at \$50,000. Our MHC survey project is a \$45,000 project. We will then receive \$22,500 back from the MHC when our current grant work is delivered. So, we have \$5,000 not spent and \$22,500 that will be remitted. For FY2023, PLUS has requested \$25,000 for surveys. We will use this as a match for the FY 2023 survey grants. As the Commissioners had not been contacted about the plan for architectural surveys and their cost in 2023, a discussion ensued regarding whether there were sufficient funds requested for the necessary work. Holly said we are planning to ask for \$20,000 from the MHC to continue survey work in FY 2023, and, should the grant be awarded, the Town of Nantucket would be matching these funds with \$20,000 of the \$25,000 requested in the PLUS budget, The Chair asked if when the \$22,500 is reimbursed by the MHC, will those funds stay with the NHC's survey curriculum. Holly responded that it would. A discussion ensued about making sure that funds that have been budgeted are made available to be spent on the work product they

are budgeted for. Decision that staff should follow up with colleagues regarding budgeted funds and work product.

Holly Backus announced that our consultant PAL will be on island in December to kick off the survey project. Decision that Hillary, Tom, Betsy, and Barbara will meet with PAL when they visit the island. The workgroup will also meet in advance to review maps and give direction to PAL about the neighborhoods to be named in the Survey plan. There is also a need to direct PAL regarding which 100 properties in the Fish Lots should be surveyed (out of the group of 126 we listed). The small group will work on this as well. Commission encouraged everyone who wanted to look at the list of structures to review and it give feedback to Holly.

Holly updated the Commissioners on the WPI projects: Salvaging the Historic Nature of Nantucket/reducing construction and demolition waste. This is a DPW project and Historical Commission members are invited to offer guidance to the students. Various Commissioners offered to assist.

Chair referenced the letter in the packet to the Planning Board, which Commissioners voted at last meeting to send encouraging PB to assist Anne Dewez with her citizen's warrant limiting spas/hot tubs in the historic districts. This letter was sent to the PB. NHC also delivered an update to the Select Board – it's in the meeting packet and the presentation was given to the Select Board. Discussion touched on Mayflower Wind, which is holding information sessions. Holly is monitoring, and Tom is continuing to be NHC representative to the Section 106 process.

Ken Beaugrand announced that he had to leave the meeting at 10:30 and requested that he be copied on all meeting notices and materials for the CLG commission's development of a Memorandum of Understanding between the NHC and the HDC, because a clear definition of roles and clear definition of primary responsibility in areas of overlapping interest is important to the Town. This was acknowledged and agreed.

Discussion moved to 3 Bever Street. NHC was asked for a letter of support for the Historic Preservation Tax Credit application for 3 Bever Street. Erin Doherty, consultant with Epsilon, and Polly Waldorf (owners representative) presented. The owners will be rehabilitating the two structures at 3 Bever Street for residential rental uses, and will be applying for State and Federal Tax Credits. Intention is to file with the State for the January 15th application deadline. A letter of support from the Local Historical Commission is required by the state for the state application, as a demonstration of local support. Erin explained that the project is also being reviewed by the HDC, and if there are any changes as a result of that review the tax credit applications will be amended to reflect those changes.

The main house is 1750 and is a lean to house. The cottage is a midcentury structure originally a garage but converted to a cottage some time ago. Erin reviewed the scope of the proposed rehabilitation, and that the project will preserve historic features of the interior and exterior. The Tax Credits will help fund a high standard of preservation work. Polly Waldorf presented the specific plans for the interior. Touching on the need to shore up main beams which are sagging throughout. The front sill and corner posts have rot. Since structure is so close to a flood zone, intention is to raise the property by 3' and put a foundation underneath it and get it out of the

flood zone and waterproofing. Guest rooms will be created in basement. The windows will be maintained and repaired. Project will return a front door that had been there and was taken out (as shown in period photos). A shed dormer will be added to the back, pending approval by the HDC.

Holly confirmed that both structures were built during periods of significance and are contributing structures to the National Landmark District. She reminded the Commission that we want to encourage Historic Tax Credits because of their benefits for preservation, and that this applicant has submitted two prior tax credit applications. Holly mentioned that the elevation of the structure will need to comply with the flood adaptation guidelines. All changes to exterior will need to have a certificate of appropriateness from HDC. She had concerns with the rear dormers and french doors at rear of structure, but these will be reviewed by the HDC in the future. If NHC is recommending the application, and HDC had comments for the COA, application will be amended. Holly said she is still intending to put more information on the town website about tax credit applications, for the benefit of applicants.

The Chair reviewed for the benefit of Commissioners and public, the criteria used by the MHC when they evaluate tax credits applications, so that the NHC can keep these criteria in mind when evaluating NHC support for these projects, because State tax credit awards are competitive. This information is on the MHC website and in the meeting packet. The first criteria is affordable housing – these projects are given preference. Secondly, preservation; the extent to which original material is preserved using traditional materials and technologies. The significance of the target structure (state-wide and locally) will also be considered; 3rd is potential for loss or destruction if the project is not completed; public support – the extent to which the applicant has sought public support – from the NHC but also other local groups, is considered; also considered is the project's positive impact on local economy.

The Chair also reacquainted the commissioners about the Secretary of Interior standard for rehabilitation, which is the standard that is expected to be met by HTC projects, by sharing the standards, as published by the DoI, on the screen, emphasizing that repairs and alterations are expected but the important historic features must be identified and retained. Features that characterize the building will not be altered; and conjectural changes will not be made. Other standards for rehabilitation were reviewed as published by the Department of Interior on the Park Service website.

Brian Pfeiffer, architectural historian, was present and asked to advise the NCH. He stated he would advise not supporting this project for the following reasons: The application refers to a partial cellar with brick paving but the survey shows the crawl space but doesn't show the paved area; the plans show a base of the chimney and a missing mass labeled "cavity" for the utilities. The survey should account for the chimney mass if it is there because this is a major contributing feature of the building. The lifting of the building: one can understand this is a precaution against rising flood water but it rises three feet above its original setting and creates a very different position on the street. Opposes the shed dormer. Regarding the rot to corner posts and frame, these are all normal repairs that are to be expected for a building of this age. He does not observe major sagging of the structure, there are problems where the chimney has been taken out and

there may be some weakness there, but these are all normal things. The project is not preservation – too much is being lost and new things are being introduced. Opposes bringing back the door and removing the window – this is conjectural and will be made of stock parts not particular to the building. This project is more about real estate development and the point of the tax credits is to allow for the building to be modernized while also being preserved. Pfeiffer advised the applicant that if he were the reviewer, he would prefer to see a small wing be added to the rear to achieve desired space, rather than make proposed alterations to the interior, some of which compromise the structure of the building in his opinion. Pfeiffer advised this project does not meet the Secretary's standards for historic rehabilitation.

Angus stated he agrees with Brian and shares the same concerns. Emphasized the chimney base should remain. The lifting of the structure and the window wells at the front of the house are uncharacteristic with the period and generally discouraged. The framing and joinery should be saved.

Other commissioners seconded these comments for reasons including that the changes did not meet the standard because they were not reversible; the appearance and function of the winder stair will be degraded by the addition of the powder room; the interior is destroyed and the exterior is transformed; the streetscape is harmed; project does not retain its historic characteristics. The program of development is out of balance with preservation. David Silver pointed out that tax credit projects do need to be income producing and on Nantucket this means a rental.

Discussion ensued about the difference between Federal program and State program. Brian Pfeiffer informed the Commissioners that the Federal program is by right but the state program is competitive and is intended to meet some societal goals in the Commonwealth. For that reason, it's fair for a community to weigh multiple considerations and maximization of profit is not an absolute right in the State program. Moreover, Nantucket is less threatened with loss through abandonment – the greater threat on Nantucket is projects don't retain historic integrity. Discussion also of what are the defining characteristics of 18th century homes – it's a simple timber frame structure. The timber framing, the central chimney mass and other interior features are the defining structures and should be documented, as well as the massing of the home and its relationship relative to the street. Foundation should be repaired but there is no requirement that the home be elevated to be flood proofed – utilities can be elevated; this structure is being elevated to create living space in the basement.

Chair asked if this was going to be used for year round rental or affordable rental – answer from applicant is no.

Ms. Waldorf reviewed the status of the chimney masses – some areas had been demolished and other areas are hidden behind board and would need to be explored. The ridge beam is staying and will be sistered. The roof is sagging and being held up by 2x4s. May not be able to leave the beams exposed because of method of sistering. Emphasized the sagging nature of the building. Discussed attributes that will need to be reviewed by HDC.

Pfeiffer recommended the owner explore more traditional approaches to shoring up the building's timber framing. Chair recommended applicant consult with Nantucket Preservation Trust regarding the house and traditional methods of repair.

There was some discussion about the plan to elevate the building. The applicant emphasized that the plan for elevating the building follows the guidelines for elevating buildings. Applicant requested to continue the request for a letter of support to a future meeting.

Motion from Angus Macleod to continue the discussion once the applicant has secured commentary from the HDC, and include the HDC's comments. Also to include existing conditions documentation of cellar, foundation, and portions of chimney stack that remains, and lastly, information about the flood elevation criteria at the location, and whether the 3' raising requested represents a minimum raise or is in excess of the flood projections. Seconded by Clement, and all voted in favor.

Waldorf and Doherty departed.

Holly spoke to her interest in creating more information and education for applicants wanting to use tax credits, including posting a work flow for applicants, and to provide a more advanced staff report to the commission. Applicants should provide information to the NHC at least one week in advance. Discussed interest in educating the public about Nantucket house forms, what is contributing to these historic structures and should be saved as far as interior features and framing.

The NHC confirmed meeting schedule for 2022 will continue to be the third Friday of the month at 10:00, unless holiday or unexpected circumstances intervene.

Georgia left the meeting at 11:45.

Discussion of next CLG meeting: Holly Backus will be circulating minutes and working to schedule the three follow up meetings that the NHC & HDC agreed to, to work out the MOU between the commissions and also decide on joint initiatives. The Commissioners viewed some slides showing the stated primary duties of the HDC and the NHC, and also shared some information from the Park Service regarding the process for updating lists of contributing structures. Park Service agent who works directly for the Keeper of the Registry recommended consulting with SHPO. Q&A is in the packet. The Chair also shared a document that could be a jumping off point for an MOU (also included the packet) which has a statement from the NHC about what NHC does and asks HDC to fill in what they do. Commissioners discussed document. Decision to send this document to the HDC as a starting point, for their consideration. Holly will share this document with Ken Beaugrand as well for his feedback. Chair clarified that the MOU is not a legal document and expressed her hope that the final document will be primarily designed to clarify communication and responsibility and bring the commissions together.

Meeting adjourned at 12:00.

Historic Nantucket



One of Nantucket's Unique "Bent" Houses

OCTOBER, 1967

Published Quarterly by
NANTUCKET HISTORICAL ASSOCIATION
NANTUCKET, MASSACHUSETTS

Nantucket Street Lighting

A Report to the Nantucket Historical Trust

BY H. ERROL COFFIN

Although most of us have realized that the street lighting poles and standards here are not objects of beauty it was not until Dr. William J. Murtagh, the historian and program director of the National Trust for Historic Preservation lectured here recently that the incongruity was forcefully emphasized. After stating how he had been favorably impressed by many aspects of Nantucket, he remarked: "But your Main Street lights are an abomination."

The island was without or had very inadequate street lighting for about 200 years (1659-1854). The early settlers and their immediate descendants, when they did leave their homes at night, carried candle-lit pierced tin or horn lanterns.

During Nantucket's most prosperous time, when her whale oil was lighting the streets of London, there is very little evidence that much of this "liquid gold" was used by the thrifty Nantucketers to light the streets of their town.

About 40 years ago I found in the cellar of an antique shop, on Main Street, a large whale oil street lamp which had been bracketed out from a building. The lantern was still attached to the wrought iron brackets. I bought it and had it transported and mounted on an old house of ours, built in 1702, in Old Greenwich. This lamp served as the model shown in drawing (4).

Whether or not there were street post lamps, at this time, is problematical. I have found no evidence of any. There is a rare old photograph of Lower Main Street taken before the fire of 1846, now in the possession of the Nantucket Historical Association. This photograph shows the street and the stores on the North side without visible evidence of any form of street lighting.

If there were lamp posts then the posts or standards were, in all likelihood, made of turned wood as the material was readily available and the mechanics were used to forming spars and masts. The lamp post shown in drawing (3) indicates a turned and tapered wood shaft surmounted with a lantern similar to the one shown in drawing (4).

Main Street was first lighted by gas, from mains, in the business section in the evening of November 22, 1854. We know more, definitely, about street lighting by gas and the design of the fixtures than we do of whale oil street lighting.

There is a stereoscopic view, by J. Freeman, looking up Main Street, from the Pacific National Bank, which shows a street bracket gas lamp attached to and projecting diagonally from the

corner. Actually there was another of these lamps attached to the corner of the bank next to the Methodist Church. The brackets are still there but the lanterns have long since gone. Small hanging marine type lights have been substituted. This stereoscopic photograph together with measurements and sketches of the existing brackets formed the basis of drawing (2).

I also found a stereoscopic view, by C. H. Shute & Son, Edgartown, Mass., looking East down upper Main Street. The photograph is of such small scale and faded that the detail of the post is not discernible.

There are still two of these old posts on the island, salvaged when street gas lighting was abandoned. They are beautifully proportioned and detailed with acanthus leaves and fluted, tapered columns. These posts complement the neo-classic residences on the street. The stereoscopic photograph together with measurements, sketches and photos served in preparing the lamp post drawing (1).

It would be nice if these two original gas lamp posts could be acquired by the Nantucket Historical Association and possibly used (suitably labeled) in front of the proposed new museum building.

The gas light street lamps we have discussed were inspired indirectly by European street lamps. Typical of these are a bracket type in Spain and post type in Italy (see sketches [5].) The Nantucket designs, by Quaker influence, are simpler in detail (compare drawings 1 and 2 with 5). The Europeans frugally and with their inherent esthetic sense retained the gas fixtures and converted them to electric lighting.

I believe the gas street light was limited to the business section of Main Street extended away along Upper Main Street and some say into Fair Street a short distance.

Electricity was introduced into the Town in August, 1889, and adopted by the Town for street lighting in 1893. This ended the gas era of street lighting.

Within the last few years some of the discarded Boston gas street lamp posts have been acquired and set about the Jared Coffin House and along Old North Wharf. They are a late, more efficient development of the type previously used in Nantucket. They are higher with a circular section lantern.

Imitations of these Boston type gas street lights are being made commercially and electrified. Why they are made with an oil lamp enclosing an electric bulb is beyond my understanding.

The new waterfront improvement with forethought and considerable expenditure of funds has eliminated poles, with all of the services and cables underground, and used effectively the commercially made electrified gas type street lamp posts.

The street lighting fixtures (lamp post and bracketed gas prototypes) are urban and sophisticated and should not be used indiscriminately throughout the town, if and when the existing poles are removed and the electric lighting cables placed underground.

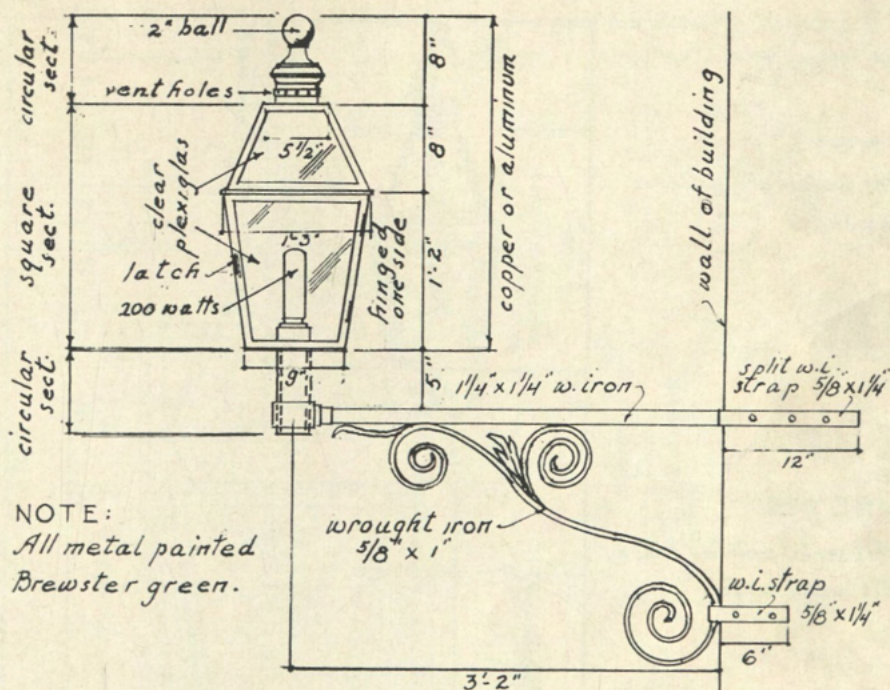
It is my belief that the gas prototype lights (1) and (2) should be used only on the business streets and the streets where the larger statelier residences exist, built from 1820 to 1839. You can readily visualize how incongruous it would appear to have one of these in front of or attached to an early house such as the Elihu Coleman House, 1722.

The whale oil type (3) and (4) should be used along the streets where the simpler and earlier buildings predominate. The appearance of these will be more appropriate and suitable to the locale and give more variation to the total environment than if one type were used throughout the Town.

It is my recommendation that earlier type (3) be made with redwood posts and type (4) with wrought iron brackets. Also that type (1) be made of cast aluminum painted standards, duplicating the two existing ones in appearance and that type (2) be made of wrought iron, duplicating those on the Pacific National Bank.

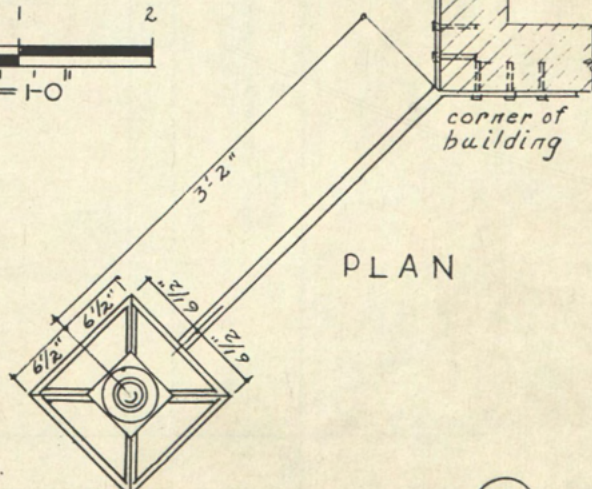
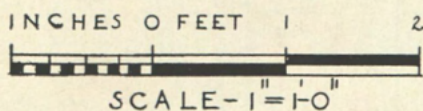
It would save maintenance if the glass used in all lanterns could be clear, non-shatterable glass or plexiglass.

(The drawings to which Mr. Coffin refers appear on the following five pages. — Ed.)



NOTE:
All metal painted
Brewster green.

ELEV.



STREET BRACKET LAMP
(GAS PROTOTYPE)

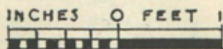
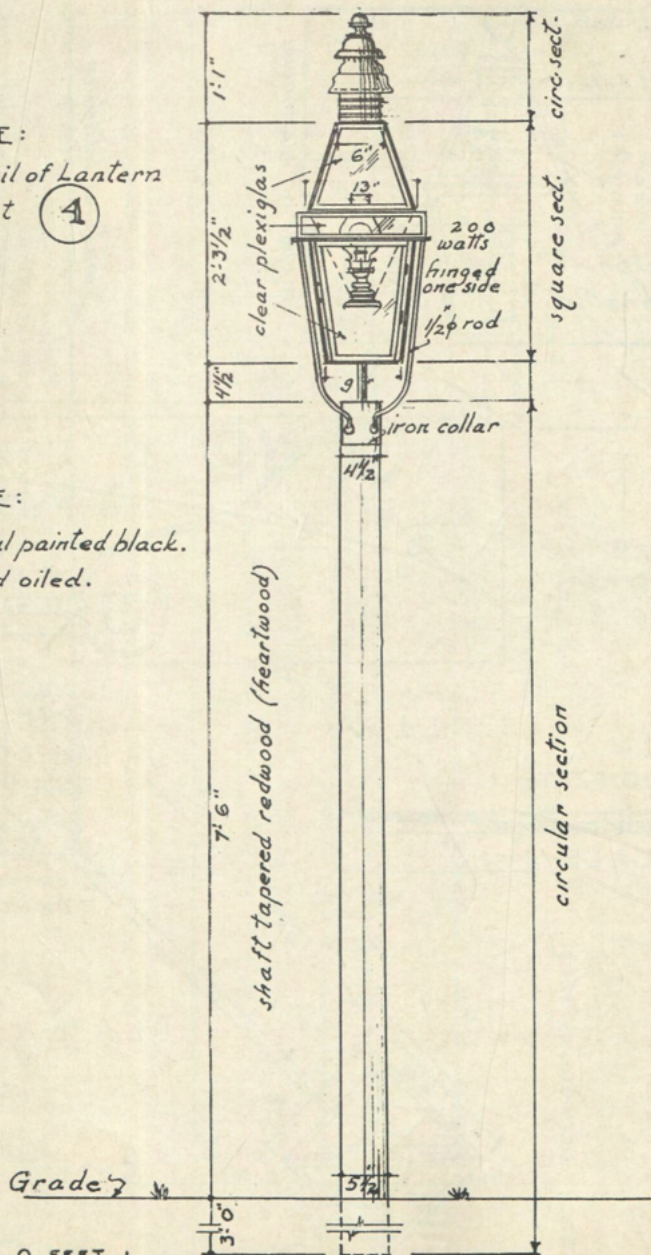
2

NOTE:

For Detail of Lantern
see Sheet (4)

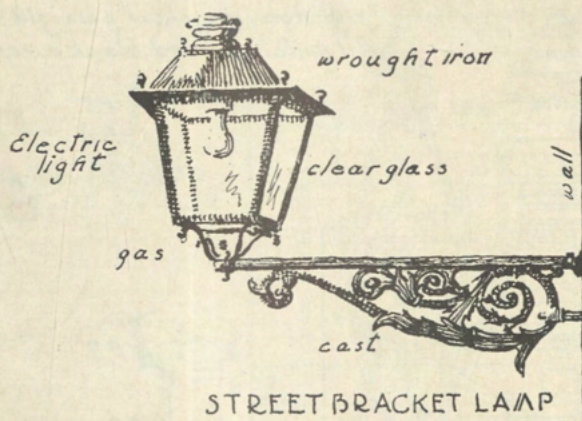
NOTE:

All metal painted black.
All wood oiled.



LAMP POST
SCALE 3/4"=1'-0" (WHALE OIL PROTOTYPE)

(3)

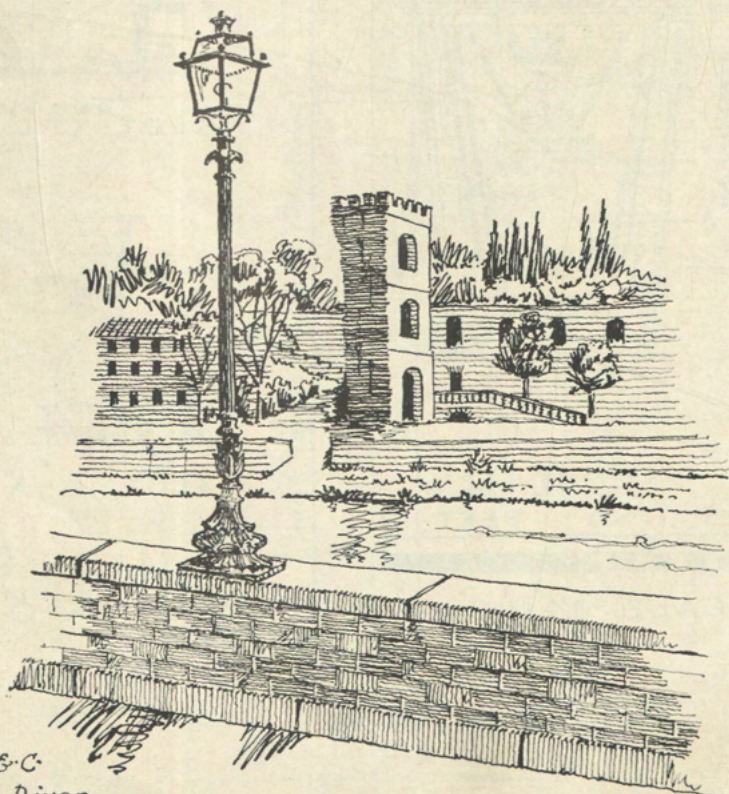


Other street
lamps similar
but on c.i. posts

H&C.

Madrid 3/16/63

STREET BRACKET LAMP



H&C.
Arno River
Florence
3/25/64

STREET LAMP POST



"Gas type" street lamp on Marlborough St. in Boston Back Bay

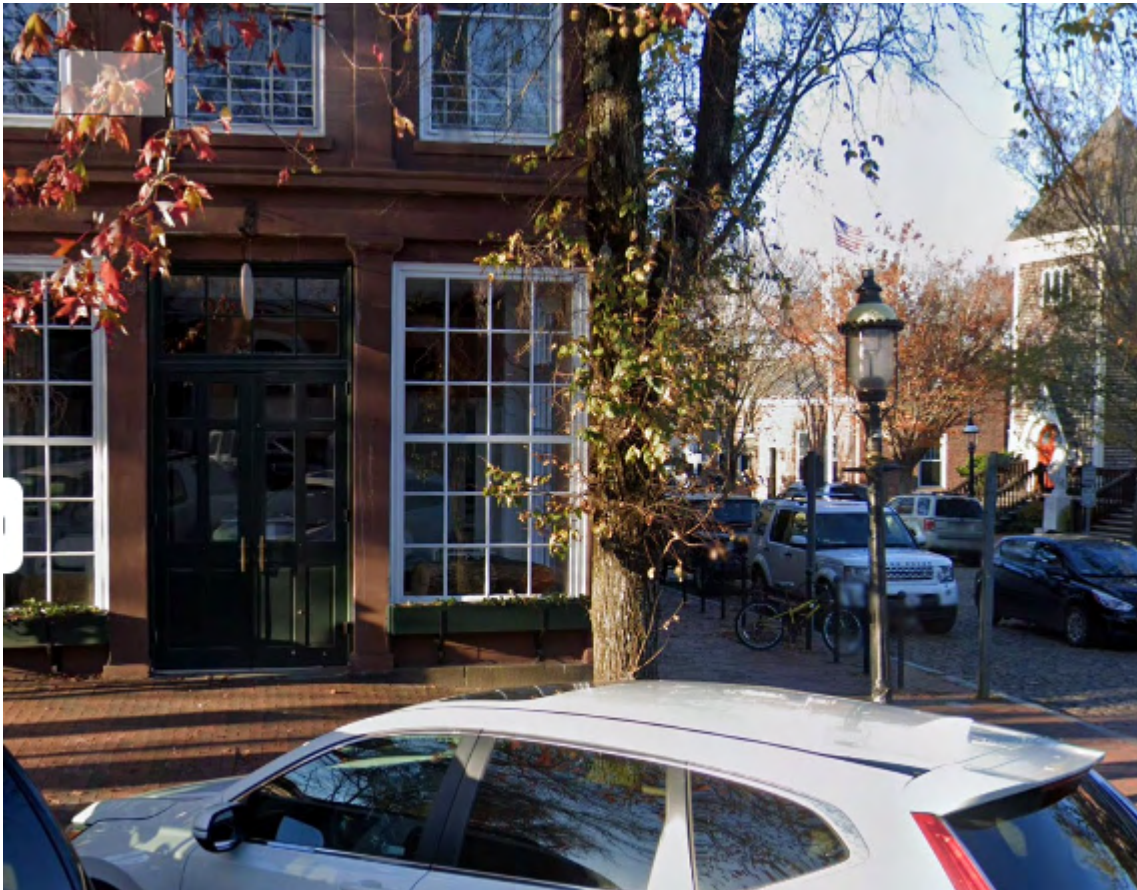
Subject: RE: Erroll Coffin and Nantucket Street Lighting
Date: Friday, February 11, 2022 at 2:24:19 PM Eastern Standard Time
From: Lauren Sinatra
To: Hillary Hedges Rayport
CC: Holly Backus, Angus Macleod
Attachments: image001.png, image002.png, image003.png, image004.png, image005.png, image006.png, image007.jpg, image008.jpg, image009.png

Hi Hillary,

The only update I have to report is that the DPW plans to pick up the new 2200K LED Boulevard from the manufacturer next Thursday. I believe it will be installed on Main Street on the corner of Federal Street (see below). The fixture currently installed at this location is malfunctioning and in need of repair.

Perhaps we can touch base with NHC once the new fixture is installed? As mentioned, our hope is that the new LED fixture will be undiscernible from the rest. However, we welcome your input.

Sincerely,
Lauren



From: Hillary Hedges Rayport <hrayport@mac.com>
Sent: Friday, February 11, 2022 12:08 PM
To: Lauren Sinatra <lsinatra@nantucket-ma.gov>

Cc: Holly Backus <hbackus@nantucket-ma.gov>; Angus Macleod <angusonack@gmail.com>
Subject: Re: Erroll Coffin and Nantucket Street Lighting

Lauren,

It looks like I may have not responded to this email – I’m sorry! I did read it when it came in and I will pass on this information to the Commissioners. We are meeting next Friday.

I’m putting this info in the meeting packet. If you want to share any other info about lighting it’s on the agenda – or we will bring it back whenever makes sense.

Thanks
Hillary

From: Lauren Sinatra <lsinatra@nantucket-ma.gov>
Date: Monday, January 24, 2022 at 3:16 PM
To: Hillary Hedges Rayport <hlayport@mac.com>
Subject: RE: Erroll Coffin and Nantucket Street Lighting

Thanks Hillary, this is an incredibly helpful follow-up and digestion of the report. I hadn’t picked up on the “circular section lantern” reference in my first read, but the remarks are quite interesting to reread now knowing Mr. Coffin was referring to the Boulevards.

And a couple updates on our end: The DPW reported that they adjusted the brightness of the horse fountain LED by 70% with the new smart control/dimmer. We also just received word that a new 2200K Boulevard will be ready in early February to trial. The DPW may place it wherever a new like-kind replacement is needed, however I welcome your input on specific locations. The goal will be for it to blend in with the existing HPS fixtures and for the public not to perceive it as LED at all.

I also heard from Gail that she has secured a manufacturer’s approval to receive a free 4-sided “globe-less” dark sky friendly, LED fixture to install in Naushop. I’ll be curious to see it.

From: Hillary Hedges Rayport <hlayport@mac.com>
Sent: Sunday, January 23, 2022 10:35 AM
To: Lauren Sinatra <lsinatra@nantucket-ma.gov>; Holly Backus <hbackus@nantucket-ma.gov>
Cc: Paul Berard <pberard@nantucket-ma.gov>
Subject: Erroll Coffin and Nantucket Street Lighting

Hi Lauren,

Some follow up and analysis about the street lighting...

I shared the photos of dark-sky friendly street lamps with the commissioners at our meeting last Friday. I would say the commissioners found the pictures of lamps without glass in them to be odd. I briefed them on all the technical details you and Gail shared with me prior to our meeting. Everyone was curious about the history of the lighting design.

The Erroll Coffin piece is a gem and I will share it with the commissioners now that we have it – thank you so much for finding it! Coffin was an extremely important figure in the creation of Nantucket as a heritage-

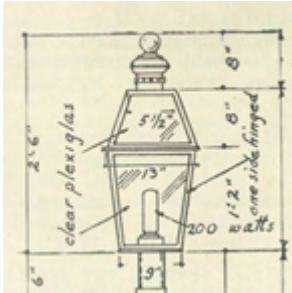
tourism resort that we now know.

I thought it would be worthwhile to summarize his findings and interpret them for our group.

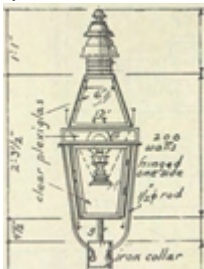
- Coffin begins with quoting a visiting lecturer from the National Trust: “your Main Street lights are an abomination”.
- I looked up photos of Main Street in the 1950s, and here is an example of the lighting – large pendant lights on the telephone poles.



- Coffin says that historically, there were no dedicated light posts on commercial Main Street.
- There were gas light posts on Upper (residential) Main Street. Coffin refers to two salvaged lamp posts from this area, and recommends they be installed at the Whaling Museum and serve as a prototype for the town, but only near the more ornate federal and Greek revival structures (1820-1839).
- He recommended the posts have a four sided lantern with a pyramid top:



- He recommends a turned wood post for use on the streets with simple wooden structures, and shows a somewhat different four sided lantern top with pyramid top for these posts. Lamps of this style are used in the Back Bay and visible all around Boston today.



- Today, Nantucket has the metal lamp post with acanthus leaves, and we also have turned wood lamp posts. But the lamps on top of the ornate metal lamp-posts are the “boulevard” style lamp, which is not a style drawn or recommended by Coffin. We have four-sided lamps on the wood posts, but they are to my eyes more “colonial” looking than what was drawn by Coffin.
- This segment of the Coffin article offers clues about how and when Nantucket settled on the “Boulevard” style lamp.

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Imitations of these Boston type gas street lights are being made commercially and electrified. Why they are made with an oil lamp enclosing an electric bulb is beyond my understanding.

The new waterfront improvement with forethought and considerable expenditure of funds has eliminated poles, with all of the services and cables underground, and used effectively the commercially made electrified gas type street lamp posts.

Here is a photo from the 1970s of one of the “discarded Boston gas street lamp posts...higher with a circular section of lantern”.



As you can see, this is the “boulevard” light, which Coffin mentions is being made commercially at the time of his writing. He clearly disagrees with the designers’ decision of an “oil lamp enclosing an electric bulb”. To me this says something about Coffin’s view of historic conjecture or artifice.

In summary, we know from this article and photos from the 1970s and 1980s that because the “boulevard” style lamp was being made commercially for Boston in 1967, it was available and was used for Nantucket, in certain areas. The four-sided lantern light was used in other areas, but not to Coffin’s specification. Nantucket didn’t have much street lighting outside upper Main Street’s gas lighting (which may have been put there paid for by private owners) so there really isn’t any type of “correct” lamp for Nantucket other than what is available commercially and can be judged to be stylistically appropriate for the architectural surrounding.

But, if there were an opportunity to update all the decorative lights, for instance to change to LED, and one wanted to follow Erroll Coffin’s vision, one would source four-sided lights with pyramid-shaped tops. These tops are plexi-glass in the drawings, but could be opaque. One could wonder if the glass could be eliminated.

The style drawn by Coffin is similar to the design on the left (called the Jefferson), offered in dark-sky friendly LED by speclines (sent to me by Gail).



For further information about lamp styles that were commercially available over the past century of electrical lighting, The Boston City Archive has a collection guide to street lighting [here](#). Boston.com published many of the photos from this collection [here](#).

I hope this summary of information is useful and can inform all of us as we think about the maintenance and evolution of street lighting on Nantucket. I think the take-away is that we should not feel tied to the “boulevard” light and we should consider history, architecture, contemporary needs, and economy when selecting a new LED light.

Best,
Hillary

PS – to answer your question about the horse fountain photo – indeed Nantucket had more than one of these and they were called drinking fountains and they were for people. They originally had little cups hanging from chains! The one we still have was moved to its current location at a date I can’t remember ...I have it in my notes somewhere. Picture in upper left shows a fountain from the company, not on Nantucket (found on internet).



From: Lauren Sinatra <lsinatra@nantucket-ma.gov>
Date: Friday, January 21, 2022 at 10:10 AM



Planning and Land Use Services

Building • Historic District Commission • Planning Board • Zoning Board of Appeals

January 31, 2022

Michael Steinitz, Deputy State Historic Preservation Officer
Survey & Planning Grants 2022
Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

RE: Application for FY 2022 Survey & Planning Grant

Dear Mr. Steinitz,

Enclosed, I am pleased to submit to you and the Massachusetts Historical Commission, an application to the FY 2022 Survey & Planning Grant, in order to continue our intensive-level island-wide survey of cultural and architectural resources for Town of Nantucket.

The Town of Nantucket, now a Certified Local Government through the Nantucket Historic District & Nantucket Historical Commission, is excited for the opportunity to apply for this grant in the hopes of continuing this much needed survey work for our beloved National Historic Landmark district.

Please let me know if you have any questions with our application. I assure you will find everything is in order. Thanks again for this opportunity.

Sincerely,

Holly E. Backus,
Preservation Planner
Local Certified Local Government Coordinator
Local Hazard Mitigation Plan Coordinator
Planning & Land Use Services
Town of Nantucket

ATTACHMENT A

**FISCAL YEAR 2022
SURVEY AND PLANNING GRANT - FULL APPLICATION**

**COVER SHEET FOR APPLICATION PROPOSAL
DEADLINE – MONDAY, FEBRUARY 7, 2022**

1. Project Title: Town of Nantucket Community-Wide Survey of Historic Resources
2. Project Type: Survey Plan
3. Community/Communities: Nantucket Island
4. Local Project Coordinator: Holly E. Backus, Preservation Planner

Address: 2 Fairgrounds Road
Nantucket, MA 02554

Phone: 508-325-7587 x7026

Fax:

E-mail: hbackus@nantucket-ma.gov

5. Amount of Funding Requested: \$ 20,000.00
Local Share: \$ 20,000.00
Total Project Cost: \$ 40,000.00

6. Attachments: (Please check as completed)

☒ Work Program	☒ Matching Share Information (Attachment C)
☒ Narrative Statement	☒ Assurances and Certification (Attachment B)
☒ Budget (Attachment D)	☒ Debarment Certification (Attachment E)
	☒ <u>N/A</u> Local Historical Commission Comment (If Applicable)

7. Authorized Applicant Signature:



(Signature)

Jason Bridges

(Name -- please print)

Chair of Nantucket Select Board

(Title)

01/26/2022

(Date)

II. WORK PROGRAM: Town and County of Nantucket Historic Properties Survey

PROJECT OBJECTIVES

The purpose of this project will be to undertake an intensive-level community-wide survey of cultural and architectural resources in two neighborhoods of the Town of Nantucket, a National Historic Landmark (NHL). This project will be structured to provide professional cultural and architectural resource survey expertise to the community. Specific project goals are as follows:

- 1) To conduct a community-wide survey to assess and document approximately 160 selected cultural and architectural resources selected from two neighborhoods: the Fish Lots and Brant Point & Cliffside, following Massachusetts Historical Commission (MHC) survey standards and methodology.
- 2) To identify contexts for National Register evaluation and to apply the National Register criteria to all resources identified in the survey;

To submit to MHC a list of individual properties and/or districts that are contributing or individually significant to the Nantucket National Historic Landmark and National Register District, and eligible for nomination to the National Register of Historic Places.

METHODOLOGY

The Analytical Framework:

The community-wide survey project must incorporate MHC criteria and methodology, to current standards. (See MHC's *Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archaeological Resources in Massachusetts* (1992), *Survey Technical Bulletin #1* (1993), *MHC Interim Survey Guidelines* (March 1999, et seq.), *MHC Interim Guidelines for Inventory Form Photographs* (2009), and *Technical Guidelines for Electronic Files in MHC S&P Surveys* (2020). Both MHC survey guidelines and the tasks and products of the survey Scope of Work meet the Secretary of the Interior's *Standards and Guidelines for Identification* (1983).

The MHC criteria for conducting a community-wide survey are designed to identify the full range of cultural resources. Cultural resources are the physical elements in the landscape that remain from historical patterns of human activity. There are many components of a community's historical development that are associated with the location and type of surviving cultural resources. A community-wide survey should therefore relate cultural resources to historic patterns of architectural development, land use, economic development, social and demographic history, and events that had an impact on the community. The community-wide survey should recognize ethnic and cultural diversity within the community, and seek to identify cultural resources associated with the history of the minority social and cultural groups and individuals that may have played a role in the community's history.

The *MHC Reconnaissance Survey Town Report for Nantucket* (1984), existing MHC survey forms and National Register nominations on file with the MHC, the *Nantucket Historic District National Historic Landmark nomination and data sheet* (updated 2012), and the Town of Nantucket Historic Resources Survey Plan (2021) will provide a preliminary framework and base of information for this analysis. Individual forms and area forms will expand upon the information in the *Town Report* and will relate inventoried properties to the significant themes in the historical development of the town. Information is also available at historical societies and programs (the Nantucket Historical Association, Nantucket Preservation Trust and Preservation Institute, Nantucket) and the Nantucket Historic District Commission.

Phase Meetings:

The project consists of four phases. Project personnel, both the consultant and the project coordinator, will participate with MHC staff in conference calls or online meetings to review project progress and products at the

end of each phase. Work to be carried out during each phase and products due at the end of each phase, are described below.

The Inventory:

The community-wide survey will consider the full range of cultural resources in terms of period, theme, property type, architectural form and style, and geographic distribution. The survey will consider all periods of architectural and historic development from the period of first colonial European presence to circa 1975. Significant themes of historical and architectural development will be identified, and resources will be related to these themes. The community survey will identify buildings and structures that are architecturally and historically significant in the history and development of the community. The survey will include both representative and outstanding examples of the building forms, types, and styles present in the community.

MHC individual property and area inventory forms, maps and National Register recommendations will be completed and submitted to MHC in accordance with the survey guidelines set forth in the MHC's *Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archaeological Resources in Massachusetts* (1992) and *Survey Technical Bulletin #1* (1993), MHC *Interim Survey Guidelines* (March 1999 et seq.), and MHC *Interim Guidelines for Inventory Form Photographs* (2009), *Technical Guidelines for Electronic Files in MHC S&P Surveys* (2020), as well as the Secretary of the Interior's Standards and Guidelines for Identification (1983, copies available from the MHC). These publications and memoranda are all incorporated into this contract by reference. The work to be carried out during each phase, and products due at the end of each phase, are described on the following pages.

SCOPE OF WORK

Phase I (6 weeks)

Tasks:

- (Start-up meeting) Meet with local project coordinator and Nantucket Historical Commission (LPC/NHC) and MHC staff to discuss the scope and inventory methodology of the project and to assess the available online documentary materials and other collections accessible by consultants ((NHC files, local and regional libraries and archive collections, etc.); Select maps, including a working map and large-scale base map (assessor's parcel map is preferred), to identify inventoried areas and properties;
- Determine availability of electronic mapping and parcel data and of town-based GIS data suitable for use in the project;
- Review existing inventory forms on file at both the NHC and at the MHC;
- Conduct initial research and reconnaissance survey to verify the types and geographical distribution of cultural resources, and to develop criteria for selecting properties to be extensively researched in the survey.
- Discuss with local project coordinator/Nantucket Historical Commission (LPC/NHC) and MHC staff to review the products of Phase I and discuss outstanding issues related to the selection of properties in Phase II.

Products:

- Working maps and large scale base map(s) to be used to identify inventoried properties
- Methodology statement, specifying:
 1. Survey objectives;
 2. Criteria for selecting properties for survey;
 3. Procedures to be followed in the survey and forms of products to be created;
 4. Expectations about the kind, location, and character of historic properties to be recorded;
 5. An assessment of existing documentation;
 6. A brief description of the amount and kinds of information to be gathered about the properties;
 7. Bibliography, including identification of web-based resources to be used in the project.

Phase I will be completed by Friday, October 28, 2022

Phase II (8 weeks)

Tasks:

- Conduct continued architectural assessments and documentary research to identify important historic themes, events, and persons for the survey target areas, with particular attention to substantially synthesizing and supplementing the information already available. Research collections, should include relevant local, regional and state library and archive collections, as well as web-based research sites.
- Apply selection criteria and prepare list of specific properties to be surveyed.
- Complete representative draft inventory forms for different property types.
- Discuss with NHC and MHC staff to review property lists and draft forms.

Products:

- List of properties to be surveyed, arranged alphabetically by street address
- Representative draft inventory forms, to be submitted in both hard copy and MS Word format.

Phase II will be completed by Friday, December 23, 2022

Phase III (20 weeks)

Tasks:

- Conduct intensive research of properties selected for inventory
- Identify contexts for National Register evaluation and apply National Register criteria to inventoried areas and resources;
- Prepare draft list of all areas and resources recommended as eligible for National Register nomination;
- Prepare inventory forms with photographs and property location maps. Forms for any surveyed properties listed in the State Register of Historic Places must be marked at top front with appropriate designation code and date.
- Submit draft inventory forms with photographs, draft National Register contexts, and National Register recommendation to MHC and NHC for review and comment (comments to be incorporated during Phase IV).
- In consultation with NHC, MHC survey and MACRIS staff, develop lettering and numbering system for inventoried properties.
- Discuss with local project coordinator/Nantucket historical commission (LPC/NHC) and MHC staff to review the draft survey forms and National Register nomination recommendations.

Products:

- Unnumbered complete draft inventory forms for approximately 250 properties with photos and locus maps for all areas, buildings, sites, structures, and parks/landscapes. (This information may optionally be submitted in electronic form only for this project phase [CD or DVD].)
- Draft discussion of National Register contexts and list of all areas and resources recommended for National Register nomination

Phase III will be completed by Friday, May 12, 2023

Phase IV (7 weeks)

Tasks:

- Add inventory letters/numbers to forms, if these were not added in Phase III.
- Name MS Word files to conform to MHC file-naming convention.
- Complete National Register Recommendation statements to be attached to appropriate inventory forms.
- Prepare base map(s) identifying inventoried properties.
- Prepare street index of inventoried areas and properties.

Products:

- Hard-copy numbered MHC inventory forms for approximately 650 properties (two sets with original photographic prints: one for MHC and one for the LHC. Inventory forms must be printed single-sided on 24 lb. bond paper of at least 25% cotton fiber content. Photographs must be 3½" x 5½" or 4" x 6" digitally produced ink jet prints using MHC approved printer/paper/ink combinations that produce prints with a minimum 75-year permanence rating. (The paper inventory forms should incorporate the electronic version photograph(s) in addition to an attached photographic print. Only one archivally-permanent paper print, of the primary view, is required for most inventory forms, clipped - not stapled - to each form.)
- Large-scale base map(s) with all inventoried areas and properties identified by inventory number (two sets: one for MHC and one for the NHC).
- Survey Final Report (four *paginated, unbound, single-sided* copies (two for MHC, two for NHC) which will include the following sections:

1. Abstract;

2. Methodology statement, including survey objectives, assessment of previous research, selection criteria, procedures followed in the survey, description of products and accomplishments and an explanation of how results of survey differed from those expectations;
 3. Street index of inventoried properties. Areas will be listed separately at the beginning, arranged alphabetically by area name. Individually inventoried properties follow, arranged alphabetically by street name. Property name (if any) and inventory number also will be included on this list;
 4. Final discussion of National Register contexts and list of recommendations for areas and properties to be nominated to the National Register of Historic Places
 5. Further study recommendations; and
 6. Bibliography.
- CD containing a MS Word file for each inventory form. Each Word file should conform to MHC file naming convention, and incorporate photograph(s) and map(s). The CD should also include an MS Word version of the final survey report.
 - A separate CD containing high-resolution TIF or JPG images for surveyed properties, identified by street address or MACRIS number, following MHC file naming convention for photographic images. Digital images must be a minimum of 1.0 megapixels in resolution.

** The Survey Final Report must identify the community repository and/or municipal office(s) where completed survey documentation (inventory forms, base maps and final report) will be made available to the public.

Phase IV will be completed and submitted to the MHC and NHC by Friday, June 30, 2023

III. Narrative Statement

Describe the proposed Project's Relationship to Past, Current and Future Preservation Activity in the Community

The islands of Nantucket, Tuckernuck, and Muskeget comprise the Nantucket National Historic Landmark, which is contiguous with the Town and County of Nantucket and the Nantucket Historic District. The Historic Landmark was established in 1966 and expanded to include the entire island in 1975. The Landmark was further updated in 2012 and acknowledges 5,027 contributing structures, concentrated in two exceptionally well-preserved historic towns and scattered throughout the island. Nantucket's periods of architectural and cultural significance include the Colonial, Early Republic, Mid-19th Century, Late Victorian, Late 19th and 20th Century Revival, and Late 19th Century and Early 20th Century American movements.

The Town of Nantucket's Historic District Commission was established by a Special Act in 1955 and has been amended 11 times since 1972. The purpose of the Special Act is to "promote the general welfare of the inhabitants of the Town of Nantucket through the preservation and protection of historic buildings, places and districts of historic interest through the development of an appropriate setting for these buildings, places and districts and through the benefits resulting to the economy of Nantucket in developing and maintaining its vacation-travel industry through the promotion of these historic associations." This Special Act created the island's preservation framework and emphasizes how important preserving the historic character of the island has been for its residents; an effort pre-dating the National Preservation Act of 1966. The Nantucket Historical Commission was established by an act at the 2005 Annual Town Meeting in reference to Massachusetts General Law Chapter 40, Section 8D and follows that applicable state law. The Town of Nantucket is a member of the U.S. Park Service Certified Local Government program and together the NHC and HDC comprise the Certified Local Government Commission.

The MHC Reconnaissance Survey Town Report- NANTUCKET- Report Date: 1984 observed that at the time there was no state authorized inventory, since the historic district was designated in 1955. However, many structures were drawn for the Historic American Buildings Survey, a project led by the University of Florida's Preservation Institute, Nantucket. The report did find a large amount of information available on the island's architecture. The report noted that architectural historians have also published studies of island buildings that can be substituted for inventory. The 1984 Reconnaissance Survey advised the Nantucket HDC to work more closely with the local Historical Society (Nantucket Historical Association) "to obtain an outline of the studies available there." The NHA is an invaluable repository of the island's wide range of cultural resources.

The last comprehensive municipal effort to inventory historic structures on Nantucket occurred in 1989. Of the nearly 3000 entries in MACRIS, most have inventories from this period. Many resources have not been surveyed, especially early and mid 20th century structures. In many cases, information for past surveys was collected via the "windshield" survey method. The Town of Nantucket retains survey forms from the 1989 effort that were never submitted to MHC for MACRIS.

Seeking to update the community-wide survey of historic resources, the NHC applied for and received a 2021 MHC survey and planning grant which is funding the preparation of an island-wide survey plan, to be finalized and accepted by September 2022, and a pilot survey of 100 structures in the Fish Lots neighborhood.

A 2022 MHC grant award will allow the NHC to proceed with implementation of the 2021-2022 community-wide survey plan. Subject to final recommendations in the survey plan, the Nantucket Historical Commission and Nantucket Preservation Planner recommend the following target neighborhoods for survey in 2023:

1. Continue the community-wide survey of the Fish Lots neighborhood.

The 2021 grant included a pilot survey of 100 historic structures in the Fish Lots, a neighborhood platted in 1717 and consisting of approximately 250 historic structures, dating from 1717 to 1975.

The NHC proposes that additional structures be surveyed in 2022-2023.

2. Initiate community-wide survey of the Brant Point & Cliffside neighborhood.

The Brant Point & Cliffside neighborhood is the low-lying area under the Cliff defined by Easton Street, Hulbert Avenue, North Beach Street, and Jefferson Avenue. The NHC is prioritizing this neighborhood for study because of its rich and varied history, the prevalence of demolition and redevelopment, and its vulnerability to sea level rise. We propose surveying selected structures in this neighborhood, with an initial focus on buildings along Easton Street, Hulbert Avenue, and cottages elsewhere in the neighborhood built from the 1880s through 1950.

Brant Point is the spit of sand which forms the west side of the entrance to Nantucket Harbor. It is the site of the earliest lighthouse on the island (1746, rebuilt 10 times), now managed by the U. S. Coast Guard Station Brant Point, located nearby since 1939. Other navigational aids in the area include the bug lights, one of which remains off Jefferson Avenue. A marine railway and shipyard were located near the point in 1800, south of what is now Easton Street, and appear on William Coffin's 1833 *Map of the Town of Nantucket*, along with a rope walk at the end of North Beach Street. No more than half a dozen buildings appear in the Brant Point & Cliffside neighborhood in 1833. The area remained industrial and largely unoccupied through the mid-nineteenth century. As tourism became the dominant industry on the island beginning in the 1870s, Brant Point became a desirable area for summer homes for wealthy families. One of the first harborside cottages was built in 1881 at 73 Hulbert Avenue by Edwin Hulbert, a mining engineer from Middletown, Connecticut. The island's first seaside hotel, The Nantucket Hotel, was located at Brant Point from 1883-1906. In 1885, Washington D. C. hotel magnate Henry A. Willard and Henry Coleman created a twenty-seven lot subdivision off Easton Street, with Willard Street running down the middle. The lots were sold within three years and smaller cottages and bungalows were built. From Willard Street to North Beach Street, a densely populated summer enclave developed on either side of Walsh Street and on Swain and East Lincoln streets and other small side streets. Bath houses were constructed under the cliff near the jetties in the 1880s. The Brant Point Bath House (restaurant/shop), still standing, was constructed circa 1890. Twentieth century development includes a small commercial area on the east side of North Beach Street near Easton Street, as well as The White Elephant Hotel (1920s), Cliffside Beach Club (1958) and the Beachside Hotel (1965).

Describe how results of the proposed project will be incorporated into the community planning process, and the extent to which the results will be made available to and used by the general public

This proposed project will continue the intensive survey documentation (inventory forms, base maps, and final report) of historic resources in The Fish Lots neighborhood, and will initiate and deliver surveys of structures in the Brant Point & Cliffside neighborhood. The survey forms will be submitted to the MHC for inclusion in MACRIS. It will be made available to the public through the Planning and Land Use office at 2 Fairgrounds Road, Nantucket. It will be linked to the Town of Nantucket GIS system, which is publicly available on the Town's website and widely used by planning staff and professionals in the building and real estate trades. It will be consulted by the Historic District Commission when reviewing applications involving a surveyed structure.

Describe how this project meets the Selection Criteria

This project will represent a public benefit relative to preservation of cultural resources because Nantucket is under extreme development pressure. The Brant Point & Cliffside area is also under extreme threat of sea level rise, with nearly every structure at risk of coastal flooding and erosion, as assessed by the 2021 Nantucket Coastal Resiliency Plan. The selected survey areas are densely built and see a large number of applications for alteration and demolition. Because all of Nantucket Island is a Historic District, the Nantucket HDC has the ability to stop demolition and inappropriate alteration and infill. The HDC relies on up-to-date surveys to inform their deliberations. For these reasons, documenting historic resources will assist in the protection of historic structures on Nantucket.

The grant will be matched with town funds which will be requested in the 2022-2023 budget, to be voted at the May 2023 Annual Town Meeting. Grant funding is necessary due to the large number of high priority needs in the town, including infrastructure, coastal resiliency, and social services. The size of the project budget is dictated by the unusual expense of conducting business on Nantucket, including travel expenses for ferries, parking, and lodging. We believe the survey of the selected areas can be completed on budget and well within the 12-month time frame; beginning July 2022, because we will be following a well-thought-out implementation plan and methodology, defined in our 2021-2022 survey plan. Nantucket is a unique geography and a National Historic Landmark that has not updated its historic surveys in decades. For all these reasons, the NHC believes the application meets the funding criteria of the MHC.

ATTACHMENT B

ASSURANCES & CERTIFICATIONS

If selected for funding, Town of Nantucket (hereinafter the "Applicant") agrees to comply with the following (where applicable) and with all other guidelines, which will be outlined by the Massachusetts Historical Commission (MHC) in the Funding Agreement:

- a) Applicant is willing to have the necessary and agreed upon surveys, nominations, plans, drawings, studies, and reports (archaeological, engineering, historical, etc.) professionally prepared as required by the MHC and subject to approval by the MHC.
- b) Applicant's project manager agrees to attend a grant orientation meeting.
- c) Applicant will conduct contract and procurement (bidding) actions in a manner that provides for maximum open and free competition in compliance with the Title 2, Part 200 of the Code of Federal Regulations (2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), the Historic Preservation Fund Grant Manual, and the State Procurement Code.
- d) Applicant agrees that the MHC will be involved in the consultant selection process. The MHC reserves the right to review all proposals, to make recommendations concerning consultant selection, and to approve consultant selection.
- e) Applicant agrees to arrange a meeting with the consultant(s) and MHC staff following hiring of consultant and prior to beginning of project work. Applicant also agrees to attend periodic meetings as needed concerning the project's progress.
- f) Applicant agrees that all work conducted under the project will be carried out in accordance with the Secretary of the Interior's Standards and Guidelines for Treatment of Historic Properties. Contact MHC staff for a copy.
- g) Applicant agrees to sign a Funding Agreement with the MHC and to follow all state and federal regulations pertaining to this grant program.
- h) Applicant understands that the Funding Agreement will specify a schedule and due dates for specific products. The grant amount may be reduced if a product required in the Funding Agreement is submitted after an agreed upon due date.
- i) Applicant certifies that the matching cash share, if required, is available to meet the non-federal share of the costs of the project and that federal monies will not be used for match. (Under federal law, Indian Self Determination and Education Assistance Act funds to tribal organizations and Community Development Block Grant funds are allowable for match.)
- j) Applicant agrees to comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and all requirements imposed by or pursuant to Department of Interior regulation 43CFR17.
- k) Applicant agrees to comply with Executive Order 12432, "Minority Business Enterprise Development," to encourage greater economic opportunity for minority entrepreneurs.
- l) Applicant agrees to comply with the provisions of 18 USC 1913, which prohibits lobbying with appropriated funds. Certification and disclosure is required by 43 CFR 18 and 31 USC 1352.
- m) Applicant agrees to comply with Executive Order 12549, and with 43 CFR Part 12, which prohibits contracts with suspended and debarred persons or businesses.

- n) Applicant agrees that work for which reimbursement is expected will not begin until MHC issues its approval.
- o) Applicant agrees to comply with Title 2, Part 200 of the Code of Federal Regulations (2 CFR 200).
- p) Applicant agrees that, if applicable, as required by the National Park Service, a covenant agreement will be executed at the end of the project, to be recorded with the property deed, requiring that the owner receive prior review and approval from the MHC before any subsequent repairs or alterations are made to the building (covenant agreements last 10 to 20 years, depending on dollar amount of grant).
- q) Intellectual property – NPS has royalty-free right to republish any materials produced under this grant. Notice of rights in data; the NPS may publish, reuse, etc. data, including architectural plans & specifications. Data produced will be made available to NPS including the data relied upon, the analysis relied upon, and the methodology used to gather and analyze the data.
- r) Applicant agrees to comply with Trafficking Victims Protections Act of 2000, as amended (2 CFR 175.15).
- s) Substance of Whistleblower Rights clause incorporated in sub-awards over the simplified acquisition threshold (\$250,000).
- t) Unless exempt, the applicant will comply with Reporting Sub-awards and Executive Compensation (2 CFR 170).
- u) Applicant will disclose any conflict of interest to the MHC in accordance with 2 CFR 200.112.
- v) Applicant will comply with Executive Order 13658 "Establishing a Minimum Wage for Contractors" clause incorporated in sub-awards subject to the Service Contract Labor Standards statute or the Wage Rate Requirements (Construction) statute.
- w) Applicant will comply with Executive Order 113858 "Strengthening Buy-American Preferences for Infrastructure Projects".
- x) Applicant will create public notification of the project in the form of a project sign, website posting, and proper credit for announcements and publications as appropriate. Signage/notification will be submitted for approval by NPS in advance.

The Applicant's signature below (use only the applicable signature area) certifies acceptance of all the above conditions. Unsigned applications will not be considered.

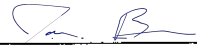
Applicants will also be expected to demonstrate a satisfactory record of integrity, sound judgment, and satisfactory prior performance on grants and contracts. Applicants are expected to have adequate accounting and auditing procedures.

To the best of my knowledge, this application constitutes a legitimate grant request and contains correct and accurate information. I understand that I may not proceed with any work for which reimbursement is expected until I have first been notified in writing (1) that my project has been selected to receive a grant, (2) that the project application has been approved by the U.S. Department of the Interior, National Park Service, and (3) that a funding agreement has been signed, and (4) that the MHC approves the beginning of work.

SIGNATURE OF AUTHORIZING OFFICIAL (Original copy must have an original signature and be in ink.)

01/26/2022

DATE


APPLICANT-RECIPIENT SIGNATURE

Jason Bridges, Chair of Nantucket Select Board

TITLE (Chairman of Board of Selectmen, Mayor or Chief Elected Official)

ATTACHMENT C

MATCHING SHARE INFORMATION

1. Cash

Donor: Town of Nantucket

Source: May 2022 ATM

Amount: \$ 20,000.00

2. In-Kind Services (if applicable)

Donor: Town of Nantucket staff - Holly E. Backus, Preservation Planner

Source: Payroll Budget

Amount: \$ as/if needed

I certify that the matching share identified above is available and will be allocated to the survey and planning project called:

Town of Nantucket Community-Wide Survey of Historic Resources
(Name of Project)


(Signature)

Jason Bridges
(Name -- please print)

Chair of Nantucket Select Board
(Title)

01/26/2022
(Date)

ATTACHEMENT D

BUDGET

	MATCHING (LOCAL) SHARE	FEDERAL SHARE	TOTAL
1. Consultant Services Title/Function Rate per Hour # of Hours <u>or</u> Total Dollars Estimated	\$20,000.00	\$20,000.00	\$40,000.00
2. Personnel - In-Kind (paid) Title/Function Annual Salary % Time to Project			
3. Travel - Rate per Mile _____ # Miles _____			
4. Supplies - (list each item or category)			
5. Other			
TOTAL PROJECT COST	\$20,000.00	\$20,000.00	\$40,000.00

ATTACHMENT E

**Certification Regarding
Debarment, Suspension, Ineligibility and
Voluntary Exclusion**

Lower Tier Covered Transactions

This certification is required by the regulations implementing Executive Order 12549, **Debarment and Suspension**, 43 CFR Part 12, Section 12.510, Participants' responsibilities. The regulations were published as Part VII of the May 26, 1988 Federal Register (pages 19160-19211). Copies of the regulations are included in the proposal package. For further assistance in obtaining a copy of the regulations, contact the U.S. Department of the Interior, Acquisition and Assistance Division, Office of Acquisition and Property Management, 18th and C Streets, N.W., Washington, D.C. 20240.

(BEFORE COMPLETING CERTIFICATION, READ INSTRUCTIONS ON REVERSE)

(1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Jason Bridges, Chair of Nantucket Select Board

Name and Title of Authorized Representative



Signature

01/26/2022

Date

DI-1954

(9/88)

Instructions for Certification

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person to whom this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations (13 CFR Part 145).
5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

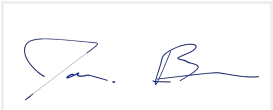
SIGNATURE CERTIFICATE



REFERENCE NUMBER
D368B283-13BF-407D-9268-53E85884180C

TRANSACTION DETAILS	DOCUMENT DETAILS
Reference Number D368B283-13BF-407D-9268-53E85884180C	Document Name Mhc-Matching-Grant_Fy2022-Attachment-A
Transaction Type Signature Request	Filename mhc-matching-grant_fy2022-attachment-a.pdf
Sent At 01/26/2022 18:06 EST	Pages 7 pages
Executed At 01/26/2022 18:51 EST	Content Type application/pdf
Identity Method email	File Size 390 KB
Distribution Method email	Original Checksum 5daf561f3dafb69dca6cf4847b4f838bfff9b25359ac035563e93392202fde6
Signed Checksum a9a844b964fd0792d527ecd88ff3a12eff8f9e2764ec627595b0a4dbb83520e8	
Signer Sequencing Disabled	
Document Passcode Disabled	

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
Name Jason Bridges	Status signed	Viewed At 01/26/2022 18:50 EST
Email jmbridges@nantucket-ma.gov	Multi-factor Digital Fingerprint Checksum c54ed39c25a0b02994af232a6029e9fd1532ba20ab666f478893d646447c2f2a	Identity Authenticated At 01/26/2022 18:51 EST
Components 8	IP Address 65.96.66.58	Signed At 01/26/2022 18:51 EST
	Device Chrome via Windows	
	Drawn Signature 	
	Signature Reference ID 46BCBD50	
	Signature Biometric Count 147	

AUDITS

TIMESTAMP	AUDIT
01/26/2022 18:06 EST	Erika Mooney (emooney@nantucket-ma.gov) created document 'mhc-matching-grant_fy2022-attachment-a.pdf' on Chrome via Windows from 208.87.236.201.
01/26/2022 18:06 EST	Jason Bridges (jmbridges@nantucket-ma.gov) was emailed a link to sign.
01/26/2022 18:50 EST	Jason Bridges (jmbridges@nantucket-ma.gov) viewed the document on Chrome via Windows from 65.96.66.58.
01/26/2022 18:51 EST	Jason Bridges (jmbridges@nantucket-ma.gov) authenticated via email on Chrome via Windows from 65.96.66.58.
01/26/2022 18:51 EST	Jason Bridges (jmbridges@nantucket-ma.gov) signed the document on Chrome via Windows from 65.96.66.58.



Town of Nantucket

IX. PROJECT SCHEDULE (see Attachments A-1 and A-2 for description of work components):

Nantucket Island-wide Historic Properties Survey Plan

- ❖ **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 – November 12, 2021;
- ❖ **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 – March 18, 2022;
- ❖ **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 – June 3 2022.

Fish Lots Neighborhood Historic Properties Survey

- ❖ **PHASE I** – Identification of documentary materials available for the project and development of methodology – October 22, 2021;
- ❖ **PHASE II** – Identification of properties to be surveyed and production of sample inventory forms – December 17, 2021;
- ❖ **PHASE III** – Production of complete draft inventory forms for review by the Nantucket and Massachusetts Historical Commissions – May 6, 2022;
- ❖ **PHASE IV** – Production of final inventory forms, reports, maps and Survey Plan – June 30, 2022.

X. SUBMISSION

Responses will be received at the Town of Nantucket MA Office of the Purchasing Agent **until Tuesday, August 31, 2021 at 10:00 am. Responses received after that date and time will be rejected.**

The mailing address for all deliveries and walk-in service is:

Town of Nantucket
Procurement Office
37 Washington Street
Nantucket, MA 02554



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*

To: The Planning Board

For consideration at the Public Hearing, January 31 2022.

In the interest of protecting the historic character of Nantucket's residential old historic zones, The Nantucket Historical Commission unanimously supports Article 54, which seeks to ban hot tubs and spas in the ROH and SOH zones. We are writing to request a positive motion from the Planning Board for this article and, should it come to a vote, for Article 55, which seeks to minimize the size of hot tubs and spas.

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 to hide pools and spas in these districts is often incompatible with the historic character of the district. This topic was explored at some length during the October 13, 2021 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.

Sincerely,

The Nantucket Historical Commission

cc: Holly Backus, Town Preservation Planner
Ray Pohl, Chair, HDC