



## 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)

|                          |                                 |
|--------------------------|---------------------------------|
| <b>Committee/Board/s</b> | Nantucket Historical Commission |
|--------------------------|---------------------------------|

|                            |                                          |
|----------------------------|------------------------------------------|
| <b>Day, Date, and Time</b> | Friday, May 20, 2022 10:00 AM – 12:00 PM |
|----------------------------|------------------------------------------|

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

|                           |                        |
|---------------------------|------------------------|
| <b>Signature of Chair</b> | 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!**

*Hillary Hedges Rayport (Chair) Angus Macleod (Vice-Chair) David Silver (Secretary) Clement Durkes, Thomas M. Montgomery, Georgia U. Raysman, Milton Rowland; (Alternate Commissioners: Barbara White, Susan Handy, Ben Normand)*

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 (April 15)
- MHC advised Surveys of Historic Resources
  - Update on 2021-2022 survey
    - Adding Surveys of town owned Historic Resources (Mickey and Holly)
    - PAL supplemental scope of work
  - Status of 2022-2023 grant

- Will have an update via zoom on May 26<sup>th</sup> at 10:00.
- Discussion, if needed, of Annual Town Meeting outcomes
  - Easy Street
  - Spas in Historic Districts
  - Pleasant Street Sidewalks
  - Adding Preservation Planning to the NP&EDC
- Administrative: Composition of NHC (2022 ATM Article 66)/ Reappointments
- Other Business
  - Protecting and maintaining Brant Point Light and Great Point Light
  - NAREB course: Selling Historic Homes
  - Coordinating and Collaborating with HDC
    - BWNIM
    - Memorandum of Understanding
  - Welcome new staff: Patrick Reed, Transportation Planner
  - Keep CPC in mind for September.
  - Memo from ACK RATS
- Historic Preservation Tax Credit Letter of Support for April 30<sup>th</sup> submission date
  - 2 Mayflower
  - 5 Surfside Road
- Progress on Workplan Items
  - Statement of need for revolving loan fund (David and Georgia)
  - Archeological Preservation Plan (Susan and Hillary)
  - Assess archival needs with respect to historic town records (Barbara and Hillary)

# HISTORIC RESOURCES SURVEY

**Subject:** Nantucket Survey Plan, Phase II Neighborhood Analysis Status

**Date:** Monday, May 16, 2022 at 4:59:24 PM Eastern Daylight Time

**From:** Virginia Adams

**To:** Holly Backus

**CC:** Steinitz, Michael (SEC), Stott, Peter (SEC), Hillary Hedges Rayport, angus macleod, Tom Montgomery, Jane Miller, Melissa Andrade

Hi Holly et al.,

This is to provide a status update on the Survey Plan, Phase II Neighborhood analysis PAL is doing to complete the Phase II report and tables work products. We have been coordinating with Holly and have received town GIS and NHL Data Sheet information, plus working with MACRIS and GIS through ArcGIS. Unfortunately, we have encountered issues and discrepancies with the data sets that would make it a very difficult and time consuming task to match the data sets, and which consistently results in many errors and missing information. Melissa, Jane (GIS Manager), and I met today and came up with a working solution that while not ideal, should allow us to complete Phase II with a reasonable level of information. We are preparing a short memo to explain the situation and outline what we propose, which I will send early next week.

Please let me know any questions.

Best, Ginny



**Virginia Adams**  
**Senior Architectural Historian**  
**The Public Archaeology Laboratory, Inc.**  
26 Main Street, Pawtucket, RI 02860  
401.728.8780 main | 401.288.6325 direct | 508.320.9404 cell  
[www.palinc.com](http://www.palinc.com)

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Memo to the NHC  
From: Hillary Rayport  
5/13/22

The following document is a scope of work, obtained by our Town Preservation Planner, that will allow for expenditure of the remaining \$5,000 budgeted in the 2021-2022 fiscal year for architectural survey work.

At previous meetings, the Historical Commission requested these funds be applied towards surveys of Town Owned Historic Resources, in particular the historic town buildings that require rehabilitation and reuse.

Our Preservation Planner advises that expanding the scope of work of the current survey plan and pilot survey of the Fish Lots will be more helpful to the town.

The attached scope is for discussion at our upcoming meeting. Please know that while the Historical Commission may make requests and recommendations regarding use of budgeted funds, we don't control the funds.



# **Supplemental Scope of Services Town of Nantucket Historic Properties Survey & Survey Plan Nantucket, Massachusetts**

## *Historic Properties Survey & Survey Plan*

*April 29, 2022*

Submitted to:  
**Town of Nantucket**  
Procurement Office  
37 Washington Street  
Nantucket, MA 02554

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The Public Archaeology Laboratory, Inc. (PAL) is pleased to provide this supplemental scope of services for the Town of Nantucket Historic Properties Survey & Survey Plan (the Project) at the request of the Town of Nantucket (Town) and the Nantucket Historical Commission (NHC).

### **Supplemental Scope of Services**

PAL proposes to expand tasks in the two project components as follows.

#### **Nantucket Island-wide Historic Properties Survey Plan**

The Town and NHC have identified 59 neighborhood survey units to be addressed in the Survey Plan. A considerable GIS and assessor database mapping and data organization effort is required to support the development of survey recommendations and action plan and prepare Phases II and III work products. Additional staff time will be allocated to these tasks.

#### **Fish Lots Neighborhood Historic Properties Pilot Survey**

The Fish Lots Neighborhood Historic Properties Survey project is the first full intensive survey conducted on Nantucket since the 1980. As might be expected from a pilot survey, part of the purpose is to assess the field work parameters and the availability of research resources. Field data collection about alterations is especially challenging because most building changes have been reviewed by the Historic District Commission and appear historic. Research is also challenging, as there are few historic maps with names, which are a typically a standard source. Approximately one-third of the properties in the survey have historical summaries or reports already prepared by the Nantucket Preservation Trust and the Preservation Institute Nantucket. Additional staff time will be directed towards research of those properties that do not have write ups.

### **Schedule**

There is no change to the project schedule.



## **Fee**

PAL requests a supplemental fee of \$5,000 for this supplemental scope, shared equally between the two project components as follows:

|              |         |
|--------------|---------|
| Survey Plan  | \$2,500 |
| Pilot Survey | \$2,500 |

# LIGHTHOUSE MEMO

**Memo to the NHC**

**From: Hillary Rayport, Chair**

**5/16/22**

**RE: Protecting and Maintaining Great Point Light and Brant Point Light**

Dear Commissioners:

Our Agenda for May 20<sup>th</sup> includes an initial discussion of the Great Point and Brant Point lighthouses. The intent of the agenda item is to share information among the Commissioners, our colleagues in the Town of Nantucket and on other Boards and Commissions, and the general public, regarding the preservation of these important structures.

Commissioners will have the opportunity to inquire about what communications have taken place with State and Federal Representatives and Civil Servants regarding these Federally owned lighthouses to date, and to discuss what, if anything, the Nantucket Historical Commission might do to assist with the protection of these lighthouses and encourage their maintenance.

By way of background, please consider the following:

- Sankaty Head light is owned by the 'Sconset Trust, who purchased it in 2007 and is responsible for its maintenance. The Coast Guard continues to control and maintain its navigational light. Great Point and Brant Point lighthouses are owned and maintained exclusively by the U.S. Coast Guard.
- Great Point Light is a reconstructed lighthouse built in 1986. See the attached notes from Dr. Frances Karttunen.
- The prior Great Point Lighthouse (1818-1984) was listed on the National Register of Historic Places, but was delisted due to destruction. A review of the Nantucket National Historic Landmark data list did not find Great Point Lighthouse. It is noted in the NHL nomination document as a reconstruction. It is not listed in MACRIS. A search of the National Register returned no results.
- One of the primary duties of a Local Historic Commission is to survey and nominate structures, objects, and lands to the National Register. The Keeper of the National Register of Historic Places follows a 50-year guideline when considering nominations. The time period assists with establishing historic perspective and separating what is culturally meaningful from what is nostalgic. More recent structures may be registered based on significance and cultural associations.
- The Trustees of Reservations are responsible for painting Great Point Light (painting). A 2015 structural survey of Great Point Light by International Chimney noted structural concerns:

A 2015 report from The International Chimney Corporation notes the Lantern Deck is edged with a detail that “entraps water and appears to drain or leak behind the stone veneer.”

*“ ... the pattern of cracks ... indicate that the (masonry) veneer is separating from the concrete (column or core); probably due to a build-*

*up of moisture between the veneer and the concrete, followed by freeze thaw action ...”*

*“we also noted an extremely wet environment on the interior. Mildew and green mold is noted on surfaces ... we suspect the Lantern Deck is allowing significant moisture infiltration.”*

*“it appears as if the veneer is separating from the concrete column and with additional moisture permeation and freeze thaw jacking, large portions of the veneer could come down.”*

- Please see the reporting from Nantucket Current about Brant Point Light.
- The state-wide database of Community Preservation Act funded projects lists 12 different lighthouses in Massachusetts which have received CPA funding for restoration and preservation (including Sankaty Head). In every case, ownership of these lighthouses structures has been transferred from the Coast Guard to either a non profit or a municipality. See excerpt below.

|             |                                       |                                                                                                                                                                                                                                                                                                                                        |            |   |
|-------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---|
| Nantucket   | Sconset Trust Sankaty Lighthouse      | Moving of Sankaty Head Lighthouse                                                                                                                                                                                                                                                                                                      | 04/08/2008 | ■ |
| New Bedford | Butler Flats Lighthouse Preservation  | Butler Flats Lighthouse was completed in 1898 and is one of three historic New Bedford lighthouses. It is on the National Register of Historic Places. A landmark for mariners, it is also an iconic image of New Bedford. This project funds phase 1 of the preservation and rehabilitation of the caisson base and concrete decking. | 05/09/2019 | ■ |
| Newburyport | Plum Island Light House               | To paint the exterior façade and the replacement of the lighthouse s windows.                                                                                                                                                                                                                                                          | 08/29/2016 | ■ |
| Oak Bluffs  | East Chop Lighthouse Restoration      | For preservation work on the East Chop Lighthouse                                                                                                                                                                                                                                                                                      | 04/10/2007 | ■ |
| Oak Bluffs  | Gay Head Lighthouse Relocation        | Oak Bluffs contribution to moving the Gay Head Lighthouse away from the eroding coastal bank.                                                                                                                                                                                                                                          | 04/08/2014 | ■ |
| Oak Bluffs  | East Chop Lighthouse preservation     | Rehabilitation to preserve the structural integrity of the lighthouse, overseen by the Martha's Vineyard Museum.                                                                                                                                                                                                                       | 04/09/2019 | ■ |
| Oak Bluffs  | East Chop Lighthouse deck restoration | Complete restoration of the Lighthouse by replacing the gallery deck support brackets.                                                                                                                                                                                                                                                 | 05/15/2021 | ■ |
| Rockport    | Thacher Island Whistle House          | To restore the Whistle House, also called the Fog Signal building. It was constructed in 1887 to provide an audible signal to boats during fog when the lighthouses may not be visible and used until 1980 when the U.S. Coast Guard installed solar powered fog signals at the base of the South Tower.                               | 09/10/2007 | ■ |
| Rockport    | Thacher Island South Tower            | To stabilize and conserve the historic properties of the South Tower lighthouse built in 1861 and standing 124 feet tall. It is constructed of granite with a brick liner, and a cast iron spiral staircase.                                                                                                                           | 09/10/2007 | ■ |
| Rockport    | Straitsmouth Island Lighthouse        | For restoration by the Thacher Island Association, a nonprofit corporation, for the restoration, rehabilitation and preservation of Straitsmouth Island lighthouse.                                                                                                                                                                    | 09/09/2013 | ■ |
| Rockport    | Thacher Island Fresnel Lens           | For Thacher Island Association in cooperation with Cape Ann Museum, both non-profit corporations, to restore, rehabilitate and preserve the original Fresnel lens from the Thacher Island lighthouse                                                                                                                                   | 09/09/2013 | ■ |
| Rockport    | Straitsmouth Island Keepers House     | For restoration, rehabilitation and preservation of the Lighthouse Keepers House on Straitsmouth Island, a historic building and landmark.                                                                                                                                                                                             | 09/14/2015 | ■ |
| Rockport    | Straitsmouth Island Boat Ramp         | Creation of a concrete boat ramp to provide permanent public access to island with historic lighthouse under renovation with CPC funds.                                                                                                                                                                                                | 09/12/2016 | ■ |
| Rockport    | Straitsmouth Island Visitor Access    | Improvements to visitor access to Straitsmouth Island and lighthouse (boat ramp winch, elevated walkway, compost toilet)                                                                                                                                                                                                               | 09/17/2018 | ■ |

## **GREAT POINT LIGHTHOUSE RECONSTRUCTION**

**Notes by Dr. Frances Karttunen based in part on an interview of Edmund “Rookie” Ramos and on newspaper coverage at the time.**

The eighty-foot tall Great Point Lighthouse was built 1818. Threatened by erosion, it was toppled in a severe storm on the night of March 29-30, 1984.

The collapse was first observed from the air on the morning of March 30. It was not immediately accessible by land, because the Galls were underwater. At low tide people waded across to take photos.

Only the stump of the lighthouse remained in a field of rubble. The lantern top was buried in sand.

[Photos by Steve Sheppard and Rob Benchley of toppled lighthouse and buried lantern. NHA photo collection: P21629, 30, 31 and SC832-9, -10. Bill Haddon took a color photo from the air of toppled lighthouse and water flowing over the Galls. Can a copy of this be found and borrowed?]

The lantern top was dug out and conveyed to the Lifesaving Museum on Polpis Road.

[NHA photo SC832-9 of H. Flint Ranney digging lantern out of sand, Note difference in spelling. It was the U. S. Life-Saving Service, but the name of the museum was registered as the Lifesaving Museum.]

The Coast Guard proposed two replacement options:

- 1) 70-foot steel pole
- 2) 33-foot fiber glass replica of lighthouse

In October 1984 Senator Edward A. Kennedy successfully introduced legislation in Congress to appropriate two million dollars for a complete reconstruction to “restore the beacon light for future seafarers, to rebuild the light as it was, and to preserve...this vital part of New England maritime history.”

The reconstructed lighthouse 200 feet southwest of the former location was to consist of a reinforced concrete superstructure with rubble stone veneer, with a 45-foot diameter at its base and 80 feet tall. The walls would be up to 5 feet thick and the lighthouse would stand on a 45-foot-deep foundation in order to withstand waves and wind even as a free-standing structure in the ocean.

Building was to be done without damage to the environment. No heavy equipment could be brought overland.

In the meantime, a temporary 45-foot wooden beacon was airlifted to Great Point.

In September 1985 the contract was awarded to Hydro-Dredge Corporation of New Bedford, and Hydro-Dredge subcontracted to various companies on- and off-island. The concrete-pouring contract went to Augusto C. “Augie” Ramos’s ARC Corporation/Raymor Contractors of Nantucket.

Work began immediately and proceeded through the winter, spring, and summer.

[\[Can the NHA borrow or acquire a photo of Ted Kennedy and others at groundbreaking? Maybe from I&M?\]](#)

Augie Ramos created a complete mobile plant on-site. Everything required was transported to Great Point by barge.

A well was dug, and fresh water was pumped into a lined reservoir for mixing concrete.

A Hydro-Dredge crane remained on-site throughout the project. Its first use was to drive steel for the foundation. Five feet remaining above the surface served to support the base of the lighthouse tower.

Ramos ordered from Canada a special concrete mix containing a salt inhibitor to be delivered to the site by barge in five bulk trailers.

A mix-in-place mobile concrete mixer with four separate compartments for cement mix, sand, stone, and water was also delivered by barge. With this equipment, concrete could be made only as needed.

The foundation of the new lighthouse required 300 yards of concrete in one uninterrupted pour.

The graduated tower was constructed using a cylinder form brought from Germany.

[\[Somewhere there is a photo of the half-built concrete core of the tower. Such a photo would be a significant part of the telling of the story.\]](#)

In all, the foundation and tower required a total of a thousand yards of concrete mixed by Augie and Rookie Ramos.

In May 1986 Senator Kennedy visited the construction site.

By July 1986 the concrete structure was complete and the rubble facing was being applied by the late Lewis R. Rosado, masonry contractor, of East Falmouth.

The final cost of the rebuilding was under budget: \$1.14 million rather than \$2 million. This saving was in part because of ARC Corporation’s solution to making the concrete on-site.

When the reconstruction was complete, a red ribbon was put around the lighthouse.

[NHA photo collection SC887-1 through -4.]

The *Ernestina* was one of the vessels to carry invited guests to Great Point the dedication on September 6, 1986.

A plaque installed on the lighthouse lists the individuals who took part in the rebuilding. Among the names are those of Senator Kennedy, Augie, and Rookie Ramos.

[There is an NHA photo of the plaque before it was installed: SC887-6. I believe Rob Benchley has one of it installed on the wall of the lighthouse. If not, I do.]

## An Island Landmark In Decay: The Sorry State Of Brant Point Lighthouse

Jason Graziadei • Apr 23, 2022

The Brant Point Lighthouse is the first thing most people see when they come to Nantucket. It's the billboard for the island, and the background for thousands of snapshots and postcards. And frankly, it's seen better days.

When *Nantucket Current* recently shared photos of members of Coast Guard Station Brant Point hanging a daffodil wreath at the lighthouse, many of the comments weren't remarking on the beautiful wreath. They were decrying the shabby condition of the lighthouse and asking who was responsible for fixing it.

Broken shingles, peeling paint, rust, graffiti, mold and moss now adorn the iconic island landmark. Why won't the town do anything?

Well, it's not actually the town that is responsible for Brant Point Lighthouse's maintenance and upkeep. That responsibility rests with the United States Coast Guard, which owns the property.

So we reached out to Coast Guard Station Brant Point's Master Chief Boatswain's Mate Andrew Babione with some questions about the condition of the lighthouse and any plans for its rehab. Since Station Brant Point isn't directly involved in maintaining the landmark, Babione sent our questions on to Coast Guard Sector Southeastern New England in Woods Hole. They weren't able to answer them either, and about a week later, we got a response from the Coast Guard's public affairs office in Boston.

Petty Officer 1st Class Amanda Wyrick told the *Current* that the Coast Guard's Aids to Navigation Team (ANT) in Woods Hole is ultimately responsible, but only for "ensuring proper operation of the Navigation Signal and minor maintenance projects required to ensure the navigation signal is operational. Any major structural repairs would be determined by the District and conducted with the assistance of Civil Engineering Unit Providence.."

The last time maintenance work was performed was June 2021, Wyrick said, but that was strictly on the walkway structure leading up to the 26-foot tall lighthouse. The next structural inspection isn't scheduled until the fiscal year 2025, "which will inform the next major restoration planning," she said.

While there was discussion in 2004 about the lighthouse being declared surplus and potentially being turned over to the town, that never happened, and responsibility remains with the Coast Guard. So, we asked, why has it been allowed to deteriorate into such a shabby condition?

"The lighthouse is fully operational, displaying its published light phasing and supporting the safe entrance of vessels into Nantucket Harbor," Wyrick said. "While the Coast Guard is aware of cosmetic concerns associated with the building and working to address, the priority is ensuring the light is operating as designed."

Brant Point Light was built in 1746 and is the second oldest lighthouse in the country, according to the Nantucket Historical Association. What you see today is actually its tenth rebuilding, which occurred in 1901. The lighthouse was added to the National Register of Historic Places in 1987.

"The Nantucket Preservation Trust is pleased to hear that the USCG is planning a structural investigation that will inform the next major restoration planning for Brant Point Light," said the group's executive director Mary Bergman. "Proper maintenance is critical to preserving this, and any other, historic building."





**REALTOR EDUCATION**  
**RE 15RC21: SELLING HISTORIC HOMES**

# RE15RC21 Selling Historic Properties

## Objective

What is the role of the real estate licensee when their client is considering a historic property, or they are listing such a property? This course is designed to educate the real estate licensee on the various regulations and encumbrances which could impact a historical property, provide resources and apply this information to a licensee's due diligence obligations when listing such a property or working with a buyer considering such a property.

## Outline

### 1. How Residential and Commercial Properties Can Be Regulated

- a. National and state regulations
  - i. The National Register of Historic Places
  - ii. Historic Landmark and "landmark" status
  - iii. National Historic Districts
  - iv. Massachusetts Register of Historic Places
  - v. State Inventory of Historic and Cultural Assets
  - vi. The Massachusetts Historical Commission (State Historic Preservation Office, or SHPO)
- b. Municipal regulation of historic structures
  - i. City or Town Historical Commission
  - ii. Local Historic Districts
  - iii. City or Town Historic District Commission
- c. Private historic preservation organizations
  - i. National Trust for Historic Preservation
  - ii. Historic New England (formerly SPNEA Society for the Preservation of New England Antiquities)
  - iii. New England Historic and Genealogical Society
  - iv. Local Historical Societies

### 2. Significance of the National Register of Historic Places

- a. Background information on the National Register of Historic Places
  - i. Authorized under the National Historic Preservation Act of 1966
  - ii. Administered by the National Park Service
  - iii. Massachusetts Historical Commission is linked to National Register
  - iv. Nomination approved or denied by the National Park Service
- b. What is required to be considered a historic place?  
Five categories of properties, must meet at least one of four criteria:
  - i. **Event:** The property must make a contribution to the major pattern of American history.
  - ii. **Person:** It is associated with a significant person or people of the American past.

- iii. **Design/Construction:** Distinctive characteristics, such as architecture and construction methods,
  - iv. **Information Potential:** Property may provide information or have educational value
- c. Significance of being listed
  - i. Listing a property on the National Register imposes no blanket restrictions on private property owners, except protection if federal money is involved (direct grants, not FHA or VA loans)
  - ii. Mostly “an honorary status with some federal financial incentives”
  - iii. National Register standards are used by other organizations to judge preservation worthiness
  - iv. Register is “official” list of cultural resources across America deemed worthy of preservation
  - v. The Register is acknowledgment by the government of historic value of a property
  - vi. Section 106 of the National Historic Preservation Act requires review of impacts if federal money or a federal permitting process is involved
  - vii. State funding or state permitting triggers a review by the Massachusetts Historical Commission
  - viii. Local permitting does not require MHC review
  - ix. National Register properties may be subject to stricter regulations of a Local Historic District
  - x. If owner objects to listing on the Register, the State Historic Preservation Office may declare a property a Historic Building – “Any building or structure which has been certified ... to meet eligibility requirements for individual listing on the National Register of Historic Places.”
- d. Benefits to listing on the National Register
  - i. Recognition of significance
  - ii. Tax incentives for renovation of income-producing properties
  - iii. Limited protection from governmental projects
  - iv. Grants and funding opportunities, mostly to non-profits and municipalities
- e. Massachusetts Register of Historic Places
  - i. Listing on the National Register automatically includes placement on the State Register
  - ii. More than 60,000 properties
  - iii. Published once a year by the Massachusetts Historical Commission

### 3. How Local Historic Districts Can Affect Property Use and Values

- a. Local Districts are potentially the most restrictive designations affecting use, alteration and sales
  - i. Historic District Commissions have jurisdiction over the exterior look of properties within the district, demolition of buildings, new construction and additions
  - ii. Some work that does not require a building permit may require a certificate from the Historic District Commission

- b. Local Historic Districts enabled under Chapter 40C of the Massachusetts General Laws
  - i. Districts are established by a 2/3 vote of town meeting or city council, governed by a separate Historic District Commission, whose members are appointed by the selectmen or city council
  - ii. Boundaries must be established in enabling legislation
  - iii. Property owners cannot “opt out” of inclusion
  - iv. No requirement that any property within the district be listed on the National or State Registers
  - v. District guidelines apply to **all** properties within the district
  - vi. Bylaw may provide for an appeal of decisions to a regional planning agency or to Superior Court
    - Certificate of Appropriateness
    - Certificate of Non-Applicability
    - Certificate of Hardship
- c. Advantages of Local Historic Districts
  - i. Stability of property values
  - ii. Predictability of adjacent development
  - iii. Availability of renovation assistance
  - iv. Local decision-making
- d. Disadvantages of Local Historic Districts
  - i. Restrictions on future development
  - ii. Regulations are subject to change
  - iii. May be more restrictive than national designations
  - iv. Decision-makers may not be experts in the field

#### **4. Other preservation methods**

- a. Preservation Easements
  - i. Similar to a conservation easement; usually purchased by or gifted to a non-profit or a government entity
  - ii. May prohibit physical changes, alteration of building use, and uses not historically appropriate
  - iii. May be used to protect historic vistas, rural land, stone walls
  - iv. Recorded at the Registry of Deeds as an encumbrance
  - v. May impact the resale value of the property
- b. Demolition Delay Bylaws
  - i. Approximately 92 communities have adopted bylaws to delay demolition of historic properties
  - ii. Public or private buildings. Owner cannot object
  - iii. Provide a window in which preservation alternatives must be explored
  - iv. Local Historical Commission holds hearing and votes whether to delay
  - v. Can be enacted in a city or town without a Historic District
  - vi. Delay period can be as little as 21 days; most delays are for 3, 6, or 12 months
- c. Application of other laws and regulations to historic structures

- i. Building code has exemptions for “Historic Buildings,” House Museums or Preserved Buildings
- ii. Other laws remain in effect: Zoning, Lead Paint, State Sanitary Code, Title 5, Americans With Disabilities Act (applies to public buildings), Wetlands Protection Act

## **5. Tax Incentives**

- a. Massachusetts Historic Rehabilitation Tax Credit Program
  - i. Offers up to 20% of cost of certified rehabilitation work in state income tax credits
  - ii. Building must be income-producing and not entirely owner-occupied
  - iii. Must be listed, or eligible for listing, on the National Register of Historic Places
- b. Federal Historic Preservation Tax Incentives  
Eligible renovations result in a dollar-for-dollar reduction in the amount of federal income tax owed
  - 20% tax credit for the certified rehabilitation of certified historic structures.
  - 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936.

## **6. Due Diligence in Transactions Involving Historic Properties**

- a. Licensees must disclose material facts they are aware of that may affect the actions of a buyer or seller, such as historic designations, preservation easements, and regulations limiting use and/or alteration.
- b. When listing a property
  - i. Ask the seller for any information on history and designations
  - ii. Contact the Local Historical Commission for information on the State Register and National Register
  - iii. Check with the neighborhood association if one exists
  - iv. Check records at Town Hall – Building Inspector and Planning Department
  - v. Historic District regulations and boundary maps
  - vi. Check Registry of Deeds for easements, deed restrictions, and encumbrances
  - vii. Document your sources, and provide guidance on where to find answers
  - viii. Online resources for selling historic properties
    - [www.historicproperties.com](http://www.historicproperties.com)
    - [www.oldhouses.com](http://www.oldhouses.com)
    - [www.historicproperties.com](http://www.historicproperties.com)
    - [savingplaces.org/magazine-advertising-historic-properties](http://savingplaces.org/magazine-advertising-historic-properties)
    - [www.architecturaldigest.com/](http://www.architecturaldigest.com/)
    - [www.preservationdirectory.com](http://www.preservationdirectory.com)
    - [www.historicforsale.com](http://www.historicforsale.com)
    - [www.historicnewengland.com](http://www.historicnewengland.com)
- c. Considerations for buyers of historic properties

- i. Future value
- ii. Lifestyle/use/limitations
- iii. Increased costs of repair/replacement/insurance
- iv. Tax incentives for repairs and restoration

## 7. Review of Architectural Styles

- Cape Cod Style 1600s – Present
- First Period, 1600s – 1700s
- Georgian, 1700 – 1780
- Federal, 1780 – 1820
- Greek Revival, 1825-1860
- Gothic Revival, 1840 – 1880
- Italianate, 1840-1885
- Second Empire, 1855 – 1885
- Stick Style, 1860 -1890
- Queen Anne, 1880 – 1910
- Shingle Style, 1880 – 1900
- Craftsman, 1905 – 1930
- Colonial Revival, 1880 – Present
- Ranch, 1920 – Present
- “Home in a Box,” 1920 - 1960
- Raised Ranch, 1960 - Present

## References & Resources

- National Register of Historic Places: <https://www.nps.gov/subjects/nationalregister/index.htm>
- National Trust for Historic Preservation: [www.preservationnation.org](http://www.preservationnation.org)
- National Historic Preservation Act of 1966, Section 106:  
<https://www.achp.gov/sites/default/files/regulations/2017-02/regs-rev04.pdf>
- Massachusetts Historical Commission: [www.sec.state.ma.us/mhc/mhcidx.htm](http://www.sec.state.ma.us/mhc/mhcidx.htm)
- Massachusetts Historical Commission Publications:  
<http://www.sec.state.ma.us/mhc/mhcpub/pubidx.htm>
- Preservation Easements: MGL Chapter 184, Section 31,  
<http://www.malegislature.gov/Laws/GeneralLaws/PartII/TitleI/Chapter184/Section31>
- Local Historic Districts: MGL Chapter 40C,  
[www.malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter40C](http://www.malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter40C)
- State Building Code, Historic Buildings Section, 780 CMR 780.9309  
<http://www.mass.gov/eopss/docs/dps/780-cmr/780093.pdf>
- Massachusetts Historic Rehabilitation Tax Credit Program:  
<http://www.sec.state.ma.us/mhc/mhctax/taxidx.htm>
- Federal Preservation Tax Incentives  
<http://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf>

## Relevant Judicial Cases

- Permit denial by Historic District Commission did not constitute a taking of property; *Collins v. Historic District Commission of Carver*, 73 Mass. App. Ct. 388
- Variances may be denied for building alterations that violate with Historic District regulations:

**Suggested Handouts**

- “Know How #6, Historic Properties Inventory Forms”, published by the Massachusetts Historical Commission, which explains the types of information compiled and maintained by the MHC and how to use this data: [www.sec.state.ma.us/mhc/mhcpdf/knowhow6.pdf](http://www.sec.state.ma.us/mhc/mhcpdf/knowhow6.pdf)
- “There’s A Difference: Local Historic District vs. National Register District,” published by the Massachusetts Historical Commission, which discusses the differences between the types of historic districts: [www.sec.state.ma.us/mhc/mhcpdf/difference.pdf](http://www.sec.state.ma.us/mhc/mhcpdf/difference.pdf)
- City of Somerville’s “Steps to Apply for a Certificate for Exterior Work on a Historic Property (with flow chart),” as an example of local regulations and processes when seeking to perform work on historic properties:  
<https://s3.amazonaws.com/ifa.somervillema.gov/documents/historic/SHPC-CertificateApplicationSteps.pdf>

*Note to instructor:*

*It is the instructor’s obligation to verify that any time sensitive information is updated (such as current tax incentives).*

*While links to online references are provided to you, they may not be operational by the time you consider this outline, update as necessary*

MEMO FROM ACK-RATS

Dear Nantucket, Historical Commission and Historic District Commission Members:

In his Earth Day Speech on April 22, 2022, President Biden was quoted regarding the massive turbine structures scheduled to be built off our south shores:

*"By the way I made it clear to my friends in Nantucket,' the president said, 'I don't want to hear any more about how you don't like looking at them.' 'They're pretty,' Biden added.*

We hope that President Biden's remarks draw your committees' attention to what is at risk should the wind power plants be built as planned.<sup>1</sup>

On page 57 of the *National Historic Landmark Nomination: Nantucket Historic District*, the document states "By the late 18th century, it was already a well-established haven from the cares of the world, where a "plain simplicity" prevailed and unencumbered views of the ocean offered a balm to the soul."<sup>2</sup>

Careful planning has resulted in beaches on Nantucket that are accessed and welcoming for people to come and enjoy from everywhere in the world. As a Certified Local Government, it is the duty of both the Nantucket Historical Commission and the Historic District Commission to protect our beaches and the views that go with them.

The most critically endangered of great whales, the North Atlantic Right Whale (not only an important animal in our island's history, but also an animal that sequesters tremendous amounts of carbon), will be further harmed by both the construction and operation of these tremendous offshore power plants.<sup>3</sup>

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<sup>1</sup> United States Department of the Interior, Bureau of Ocean Energy Management, "Vineyard Wind Visual Assessment and Additional Simulations," <https://www.boem.gov/vineyard-wind-cumulative-visual-assessment> (accessed, April 28 2022).

<sup>2</sup> United States Department of the Interior, National Park Service, *National Historic Landmark Nomination: Nantucket Historic District*, OMB No. 1024-0018, 1966, <https://www.nantucket-ma.gov/DocumentCenter/View/37711/National-Historic-Landmark-Registration-Report-PDF> (accessed, April 28 2022).

<sup>3</sup> Chami, Ralph et al., "Nature's Solution to Climate Change: A Strategy to Protect Whales can Limit Greenhouse Gasses and Global Warming," *International Monetary Fund, Finance and Development*: 56, no. 4, 2019, <https://www.imf.org/external/pubs/ft/fandd/2019/12/natures-solution-to-climate-change-chami.htm> (accessed, April 28 2022).

Importantly, as shown in the Vineyard Wind Construction and Operations Plan that was approved by BOEM last spring, no data exists that proves these power plants will provide anything more than a negligible impact on global warming.<sup>4</sup> Regardless of your individual opinion(s) regarding claims made by these foreign offshore wind developers, it is truly not your *Commissions'* role to opine on the pros and cons of wind energy. The role of the Commissions and the CLG is to stand up and protect Nantucket's historic significance and the value it brings to our island. It is the Commissions' *duty* to oppose these highly visible, and dangerous to marine life, power plants. It is the responsibility of the Commissions to aggressively secure the proper protections for the Island so that our National Historic Landmark status, and all that goes with that, remains in-tact.

While ACK Residents Against Turbines believes there is no circumstance where these turbines should be allowed in whale habitats, some municipalities, such as towns in NY's Long Island and Bodie Island, South Carolina, have at least been able to secure much greater protections in terms of distance.<sup>5</sup> Industrializing our ocean with turbine power plants is just too steep a price for Nantucket and for Right Whales to pay for an unreliable source of power provided by developers touting unsubstantiated claims. We implore you to adhere to your missions and fight for our Island's historic designation. You can be sure we wouldn't put turbines in the Grand Canyon, why should we allow them right off Nantucket?

It is incredibly important that you, the stewards of Nantucket's place in history, construct your Section 106 comments with conviction and prove that each of the many industrial offshore wind projects will destroy our Islands' status as a National Historic Landmark. The input from your Commissions is critical, and we hope you insert yourselves aggressively into these conversations.

We are hopeful your Commissions will demand things like: actual proposals and real facts concerning the purported sensory lighting systems (that don't exist), REAL visualizations for the CURRENT super-sized turbines (which have doubled in size since Vineyard Wind's initial submissions), and real

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<sup>4</sup> United States Department of the Interior, Bureau of Ocean Energy Management, "Vineyard Wind 1," <https://www.boem.gov/vineyard-wind> (accessed, April 28 2022).

<sup>5</sup> United States Department of the Interior, Bureau of Ocean Energy Management, *Announcement of Area Identification: Commercial Wind Energy Leasing on the Outer Continental Shelf Offshore North Carolina*, 2014, [https://www.boem.gov/sites/default/files/renewable-energy-program/State-Activities/NC/NC\\_AreaID\\_Announcement\\_.pdf](https://www.boem.gov/sites/default/files/renewable-energy-program/State-Activities/NC/NC_AreaID_Announcement_.pdf) (accessed, April 28 2022), and "About South Fork Wind," *South Fork Wind*, <https://southforkwind.com/about-south-fork-wind> (accessed, April 28 2022).

visual renderings for what these power plants will look like from our shores (see the attached rendering from BOEM's website).<sup>6</sup> We implore you to go to BOEM's website and see for yourselves just how devastating this will be for Nantucket...the pictures tell the story.<sup>7</sup>

It is important that everyone understands that these projects are NOT "done deals". Your commissions', and our community's, voices are very important. We know they are important because these offshore developers wouldn't give us 5 minutes, or \$5, if they weren't concerned about our collective objections. Unfortunately, by accepting Vineyard Wind's "Good Neighbor Agreement" [attached], the Town of Nantucket along with the Maria Mitchell Association and the Nantucket Preservation Trust, settled for a massive turbine power plant to be installed off Nantucket's shores, in clear view from Great Point all the way to Tuckernuck Island. Accepting money as "mitigation" for impacts to our incredible history, our ocean and the marine life that lives within and above, is misguided and illogical. No amount of compensation will be acceptable when Nantucket is forever, and irreparably, changed for the worse and our treasured historic status is lost.

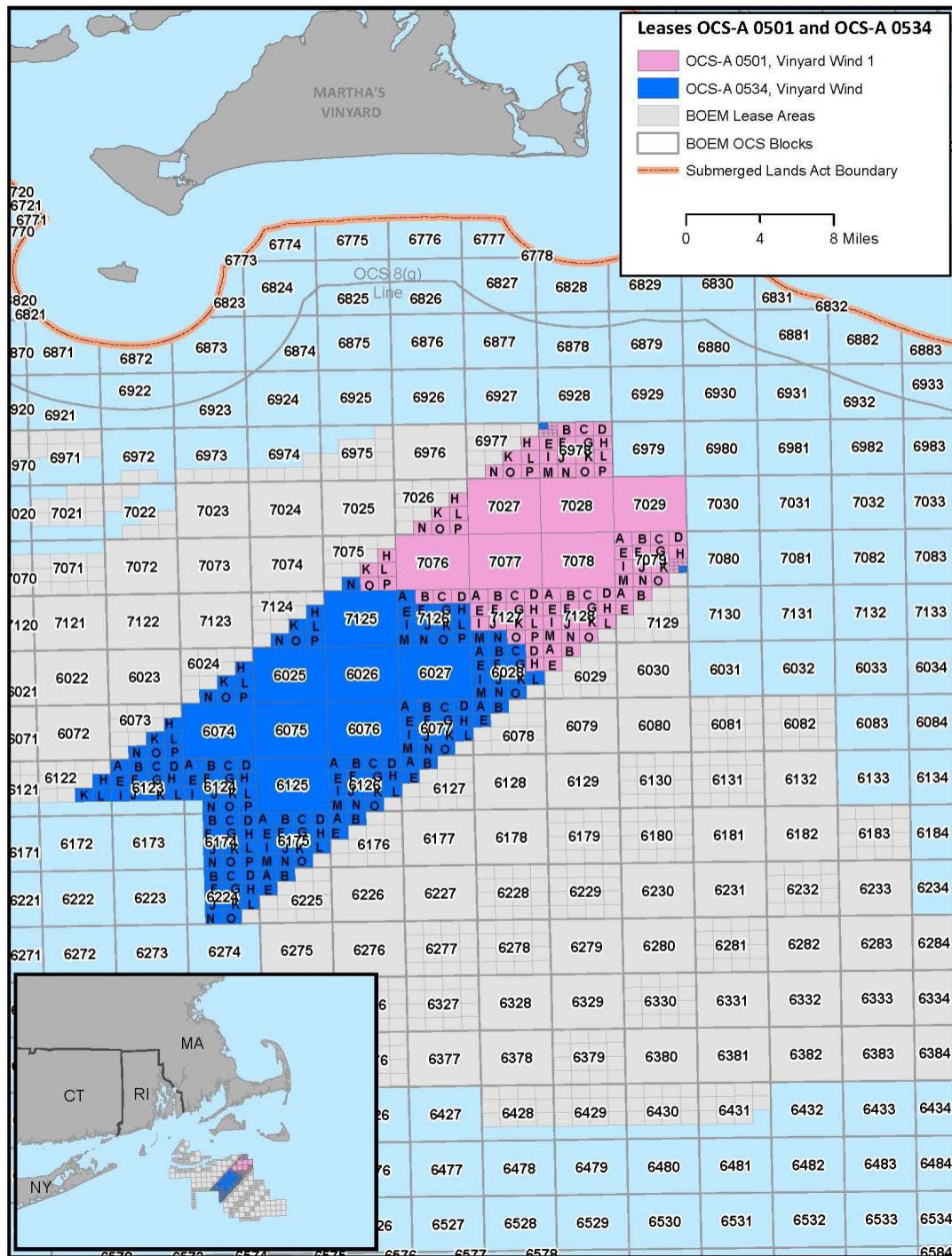
ACK Residents Against Turbines would be happy to help you by sharing any information and data that we've collected. Your firm action now will save our island's important historic status, the economy that is so critically tied to that historic status and help protect our beloved North Atlantic Right Whale from extinction.

Respectfully yours,  
Val Oliver  
Ellen Mayo  
Veronica Bonnet  
Amy DiSibio

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<sup>6</sup> Vineyard Wind Draft Construction and Operations Plan, Vol III, Appendix III-H.a: Vineyard Wind Project Visual Impact Assessment, 2020: <https://www.boem.gov/sites/default/files/documents/renewable-energy/Vineyard-Wind-COP-Volume-III-Appendix-III-Ha.pdf> (accessed, April 28 2022).

<sup>7</sup> <https://www.boem.gov/vineyard-wind>



(<https://www.boem.gov/vineyard-wind>) [The grey represents all proposed wind projects awaiting approval; the pink is Vineyard Wind 1, which we are currently fighting, and the Blue is Vineyard Wind 2, which will seek approval if we allow Vineyard Wind 1 to go through].

## **GOOD NEIGHBOR AGREEMENT**

This Good Neighbor Agreement (“Agreement”) is made and entered into on this 27 day of August, 2020 (the “Effective Date”), by and between **Vineyard Wind, LLC**, a Delaware limited liability company with its principal office located at 700 Pleasant Street, Suite 510, New Bedford, Massachusetts 02740 (“Vineyard Wind”), the **Town and County of Nantucket, Massachusetts** (the “Town”), the **Maria Mitchell Association** (“MMA”), and the **Nantucket Preservation Trust** (“NPT”) (collectively the “**Nantucket Parties**”).

**WHEREAS**, Vineyard Wind is the leaseholder of two commercial wind energy leases on the Outer Continental Shelf known as OCS-A 0501 and OCS-A 0522 which are located within the Massachusetts Wind Energy Area; and

**WHEREAS**, Vineyard Wind intends to develop, permit, finance, construct, operate and maintain a total of five (5) offshore wind projects within its OCS-A 0501 and OCS-A 0522 lease areas; and

**WHEREAS**, Vineyard Wind’s first 800 MW offshore wind project is located in the northern portion of the OCS-A 0501 lease area with the northern edge of the project located approximately 15 statute miles from the island of Nantucket; and

**WHEREAS**, the islands of Nantucket, Tuckernuck, and Muskeget comprise the Nantucket Historical District National Historic Landmark by the National Park Service listed in the National Register of Historic Places; and

**WHEREAS**, the Nantucket Parties support appropriately designed and sited renewable energy development and Vineyard Wind supports measures that protect, restore, and preserve cultural and historic resources, including those affected by utility-scale energy development, sea level rise, and global climate change; and

**WHEREAS**, Vineyard Wind and the Nantucket Parties will be neighbors for decades to come, the Parties believe it is in their best interests to have a long-term, productive and mutually beneficial relationship with one another.

**NOW, THEREFORE**, in consideration of the mutual covenants and mutual consideration hereinafter contained, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

### **1. Purpose of the Agreement**

The purpose of this Agreement is to establish a long-term relationship between Vineyard Wind and the Nantucket Parties and more generally, the Nantucket Community, to support and promote the Parties’ mutual interests in renewable energy development, combating the effects of global climate change, enhancing coastal resiliency, and protecting, restoring, and preserving

cultural and historic resources through the establishment of the Nantucket Offshore Wind Community Fund.

## **2. Definitions**

“Community Foundation for Nantucket” means the tax exempt, nonprofit organization located at 9 Bayberry Court, Nantucket, MA 02554 and established to support broad-based charitable interests on Nantucket.

“Effective Date” means the date as written in the opening paragraph of this Agreement.

“Financial Close” means for each individual project (i.e., the Vineyard Wind 1 Project, and each of the individual subsequent Future Projects), the date on which the financing agreements are executed and designated as effective and disbursement of funds under such agreements are made available for the construction of the applicable project.

“MMA” means the Maria Mitchell Association, a private nonprofit organization located on Nantucket whose mission is to create opportunities to develop a life-long passion for science through education, research, and first-hand exploration of the sky, land, and sea of Nantucket Island.

“Nantucket Community” means the full and part-time residents, landowners, business owners, nonprofit organizations, and other stakeholders on the islands of Nantucket, Tuckernuck, and Muskeget.

“Nantucket Historical District National Historic Landmark” means the islands of Nantucket, Tuckernuck, and Muskeget together, which are listed in the National Register of Historic Places and designated a National Historic Landmark by the National Park Service.

“Nantucket Offshore Wind Community Fund” or “Fund” means the fund established pursuant to this Agreement to support projects and initiatives related to protecting, restoring, and preserving cultural and historic resources, coastal resiliency, climate adaptation, and renewable energy.

“Nantucket Parties” means the Town, MMA, and NPT.

“NPT” means the Nantucket Preservation Trust, a nonprofit, membership-based organization whose mission is to protect, promote and preserve Nantucket’s unique architectural heritage and sense of place.

“Party” means Vineyard Wind, the Town, MMA, or NPT as the case may be and “Parties” shall be construed to mean collectively Vineyard Wind, the Town, MMA, and NPT.

“Projects” means the Vineyard Wind 1 Project and the Vineyard Wind Future Projects, collectively.

“Section 106 Process” means the process mandated by Section 106 of the National Historic Preservation Act (54 U.S.C. § 300101 *et seq.*) that requires federal agencies to take into account the effects of their permitting activities on historic properties.

“Section 110(f)” means Section 110(f) of the National Historic Preservation Act (54 U.S.C. § 306107) that requires federal agencies to require all possible planning to minimize harm to National Historic Landmarks;

“Select Board” means the elected body created by and vested with the powers enumerated in the Charter of the Town of Nantucket.

“Town” means the Town and County of Nantucket, Massachusetts, including its Boards, Commissions, and Committees as established pursuant to the Charters of the Town and County of Nantucket.

“Vineyard Wind” means Vineyard Wind, LLC, a limited liability company organized and authorized to conduct business under the laws of the State of Delaware and authorized under the operating rules of its business to hold and operate leases, right-of-way grants, and right-of-use and easement grants for activities that produce, or support production, transportation, or transmission of energy from sources other than oil and gas, on the Outer Continental Shelf (OCS), and right-of-use and easement grants for the alternate use of OCS facilities for energy or marine-related purposes.

“Vineyard Wind Future Projects” means the four (4) projects Vineyard Wind intends to develop, permit, finance, construct, operate, and maintain within its OCS-A 0501 and OCS-A 0522 lease areas with associated export cables to Massachusetts and potentially other states, the precise timing of regulatory approval, Financial Close, construction, and operation of each project being currently unknown.

“Vineyard Wind 1 Project” means Vineyard Wind’s first 800 MW offshore wind project located in the northern portion of its OCS-A 0501 lease area with an export cable through federal and Massachusetts state waters and Nantucket municipal waters connecting to the grid in Barnstable, Massachusetts, which has received all required state permits and is expected to receive all federal permits necessary in early 2021 and reach Financial Close in the second or third quarter of 2021.

### **3. The Nantucket Offshore Wind Community Fund**

- 3.1. The Nantucket Parties shall establish the Nantucket Offshore Wind Community Fund to support projects and initiatives related to protecting, restoring, and preserving cultural and historic resources, coastal resiliency, climate adaptation, renewable energy, and other such areas related to the Parties’ mutual interests.
- 3.2. The Fund shall be managed by the Community Foundation for Nantucket, or another appropriate foundation agreed to by the Parties. Funding decisions shall be made by the Fund’s Board of Directors. The Town shall appoint the initial members of the Fund’s Board of Directors, which shall include reserved seats for at least one representative from each of the Nantucket Parties and an ex officio member from Vineyard Wind. The Fund’s Board of Directors will adopt qualifying criteria for additional board members. The Fund shall be established prior to Financial Close for the Vineyard Wind 1 Project.

**4. Vineyard Wind's Obligations.** Vineyard Wind hereby covenants and agrees as follows:

- 4.1. To support the establishment of the Offshore Wind Community Fund and facilitate its viability, at Financial Close for the Vineyard Wind 1 Project Vineyard Wind shall contribute \$4 million to the Fund. To provide continued support for the fulfillment of the purposes of the Fund, Vineyard Wind shall contribute \$3 million to the Nantucket Offshore Wind Community Fund at Financial Close for each of the Vineyard Wind Future Projects. Vineyard Wind's obligations under this Section 4.1 are contingent on the U.S. Department of Interior, Bureau of Ocean Energy Management (BOEM) completing the Section 106 process and issuing a Record of Decision and Vineyard Wind reaching Financial Close for the Vineyard Wind 1 Project and for each of the Vineyard Wind Future Projects.
- 4.2. Vineyard Wind shall coordinate with the Nantucket Parties with regard to the development, permitting, construction, and operations and maintenance of the Projects, as well as to identify additional opportunities by which the Nantucket Parties and Vineyard Wind may work together to promote their mutual interests.
- 4.3. For the Vineyard Wind 1 Project, Vineyard Wind agrees to paint the turbines a non-reflective off- white/light gray color to blend into the horizon and to install an Automatic Detection and Lighting System (ADLS). For each Future Project, Vineyard Wind agrees, subject to available technology and approval by BOEM and/or the Federal Aviation Administration (FAA), to paint the turbines a non-reflective off- white/light gray or similar color that blends into the horizon and to install an ADLS or similar system to reduce nighttime lighting and minimize the potential visual impacts of the Projects on the Nantucket Historical District National Historic Landmark. If Vineyard Wind declines to paint the turbines a color that blends into the horizon and/or install an available system that would reduce nighttime lighting for a Future Project despite receiving approval from BOEM and/or the FAA to do so, the Nantucket Parties reserve their right to oppose that Future Project in any available forum and likewise, in that event, Vineyard Wind reserves its right not to make payment in accordance with section 4.1 for that Future Project. If the turbines are painted a color that blends into the horizon and an ADLS or similar system is installed, the Nantucket Parties are satisfied that all possible planning has been used to minimize adverse effects, as required by Section 110(f) of the National Historic Preservation Act.
- 4.4. No future turbines will be sited closer to Nantucket Historic District than the front row of turbines currently planned for Vineyard Wind 1 Project.

**5. Nantucket Parties' Obligations.** The Nantucket Parties hereby covenant and agree as follows:

- 5.1. The Nantucket Parties agree to establish the Nantucket Offshore Wind Community Fund in accordance with the terms of this Agreement.
- 5.2. From and after the Effective Date through the Term of this Agreement, the Nantucket Parties shall use reasonable good faith efforts to (a) ensure that Nantucket residents and

visitors are informed of the benefits of the Projects, receive opportunities to learn about and engage in the Projects, and address concerns as they arise, (b) provide Vineyard Wind with advice and guidance as how to best to engage with the Nantucket Community with respect to the Projects, and (c) convey support for the Projects and Vineyard Wind's demonstration of community engagement through the Nantucket Offshore Wind Community Fund. Nothing herein shall preclude the Nantucket Parties from being eligible for other programs and services that may be made available by Vineyard Wind, including, for example, the Affordability & Resiliency Fund, Workforce Training, and future arrangements for discounted electrical supply.

- 5.3. From and after the Effective Date through the Term of this Agreement, and in consultation with Vineyard Wind, the Nantucket Parties shall use their reasonable best efforts to inform federal, state, and local elected officials of their support for the Projects, as part of BOEM's National Environmental Policy Act and Section 106 and Section 110(f) reviews and applicable Massachusetts state and local permit and approval reviews, including where applicable Nantucket Conservation Commission reviews.
- 5.4. The Nantucket Parties agree that Vineyard Wind's commitments pursuant to Sections 4.3 and 4.4 herein are sufficient to minimize and/or mitigate the potential visual impacts of the Projects for Section 106 and Section 110(f) purposes and further agree to so inform BOEM, the National Park Service, and the Massachusetts Historical Commission of such agreement.
- 5.5. If the Nantucket Parties decline to fulfill their obligations under this Section 5 related to one or more Projects, Vineyard Wind shall have no further obligations under Section 4.1 to contribute funding to the Fund with respect to those Projects. Likewise, if Vineyard Wind declines to fulfill its obligations for one or more projects, the Nantucket Parties shall have no further obligations with respect to those Projects.

## **6. Parties' Mutual Obligations**

- 6.1. The Parties agree to communicate with one another on a regular basis on community relations and potential opportunities to advance the Parties' mutual interests.
- 6.2. The Parties agree to collaborate on sourcing additional support for the Fund.

- 7. Term and Termination.** The term ("Term") of this Agreement shall commence on the Effective Date and terminate the earlier of 15 years from the Effective Date or the date upon which Vineyard Wind reaches Financial Close for its last and final Future Project to be constructed in its OCS-A 0501 or OCS-A 0522 lease areas.

- 8. Representations and Warranties.** Each Party represents and warrants to the other Party that:

- (i) the execution, delivery and performance of this Agreement are within its powers, have been duly authorized by all necessary action and do not violate any of the terms and conditions in its governing documents, any contracts to which it is a party or any applicable laws;

(ii) this Agreement, and each document executed and delivered in accordance with this Agreement, constitutes its legally valid and binding obligation enforceable against it in accordance with its terms; subject to any bankruptcy, insolvency, reorganization and other laws affecting creditors' rights generally, and with regard to equitable remedies, the discretion of the applicable court;

(iii) all such persons as are required to be signatories to or otherwise execute this Agreement on its behalf under all applicable laws have executed and are authorized to execute this Agreement in accordance with such laws;

(iv) it is acting for its own account, and has made its own independent decision to enter into this Agreement, and is not relying upon the advice or recommendations of the other Party in so doing; and

(v) it is capable of assessing the merits of and understanding, and understands and accepts, the terms, conditions, and risks of this Agreement.

## **9. Confidentiality.**

9.1. To the extent permitted by law, the Parties acknowledge that any oral or written information exchanged between the Parties in connection with the preparation of this Agreement is regarded as confidential information, provided that the foregoing shall not apply to any such information that: (a) was generally available to the public at the time of disclosure or subsequently became generally available to the public through no act or omission attributable to the receiving Party; (b) was rightfully in the possession of the receiving Party, without an obligation of confidentiality to the disclosing Party, prior to disclosure or prior to the date of this Agreement; (c) is hereafter received by the receiving Party from a third party which is not and was not bound by confidentiality obligations to the disclosing Party; or (d) is subject to disclosure pursuant to applicable state or federal law, government regulation or order, or by the requirements of any securities exchange, or is requested to be disclosed by a governmental authority or agency or court or any self-regulatory organization (including, without limitation, any stock exchange authority), provided the receiving Party gives the disclosing Party reasonable prior notice of such requirement and affords such Party the opportunity to seek a protective order or other appropriate means to safeguard the confidentiality of such information.

9.2. Notwithstanding the foregoing, the receiving Party may disclose any oral or written information exchanged between the Parties in connection with the preparation of this Agreement to its financial, accounting or legal advisers, and to its and its affiliates' owners, members, directors, officers, employees, independent contractors, counsel, and agents, as well as existing or potential debt or equity financing parties, provided in each case that such entity or individual is under a legally binding contractual or professional ethical obligation to maintain the confidentiality and restrict its use of such information consistent with the obligations of the receiving Party under this Section 9 and provided further that the receiving Party shall be liable for any disclosure or use of such information inconsistent with its obligations hereunder.

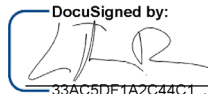
- 10. Entire Agreement; Amendments.** This Agreement constitutes the entire agreement between the Parties hereto with respect to the subject matter hereof and supersedes all prior oral or written agreements and understandings between the Parties relating to the subject matter hereof. This Agreement may not be amended or otherwise modified except by a written instrument signed by each of the Parties.
- 11. Severability.** Every provision of this Agreement is intended to be severable. If any term or provision hereof is determined by a court of competent jurisdiction to be illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity or legality of the remainder of this Agreement, and the other provisions hereof shall remain effective and enforceable to the greatest extent permitted by law.
- 12. Joint Work Product.** This Agreement shall be considered the joint work product of the Parties hereto and shall not be construed against either Party by reason thereof.
- 13. Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the Parties and their respective affiliates, successors and permitted transferees and assigns.
- 14. Assignment.** No Party may assign, delegate or otherwise transfer or dispose of any of its rights or obligations under this Agreement without the prior written consent of the other Parties.
- 15. Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts, excluding, to the maximum extent permitted by law, any provisions and principles thereof that would otherwise require the application of the laws of another jurisdiction.
- 16. Waivers.** The Parties recognize that the development of offshore wind power projects are subject to many risks and uncertainties, that there is no assurance that the Projects will obtain permits and approvals necessary for development and construction or receive necessary financing, and that Vineyard Wind may abandon a Project at any time, at its sole discretion. In no event will any Party or its affiliates be liable to the other Party or its affiliates for (i) any claim based on a failure to obtain a lease or a failure to receive financing, utility agreements or other approvals, or decision to abandon a Project, (ii) any claim based on a failure of an assignment to be approved or realized, or (iii) special, incidental, consequential or punitive damages, whether or not foreseeable.
- 17. WAIVER OF JURY TRIAL.** EACH PARTY IRREVOCABLY WAIVES ALL RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM (WHETHER BASED ON CONTRACT, TORT OR OTHERWISE) ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE ACTIONS OF THE PARTIES IN THE NEGOTIATION, ADMINISTRATION, PERFORMANCE AND ENFORCEMENT HEREOF, INCLUDING THE REPUDIATION OF THIS AGREEMENT. EACH PARTY AGREES TO NON-BINDING MEDIATION PRIOR TO LITIGATION.

- 18. Notices.** All notices and other communications given or made pursuant to this Agreement shall be in writing and shall be delivered to the addresses set forth on the signature page to this Agreement. Such notice and other communications shall be deemed properly served (i) if delivered by hand, on the day and at the time on which delivered to the intended recipient at the address set forth in this Agreement; (ii) if sent by mail, on the third business day after the day on which deposited in the United States certified or registered mail, postage prepaid, return receipt requested, addressed to the intended recipient at its address set forth in this Agreement; or (iii) if by overnight Federal Express or other reputable overnight express mail service, on the next business day after delivery to such express mail service, addressed to the intended recipient at its address set forth in this Agreement. In each case, a copy of such notice or other communication shall be sent by email to the intended recipient at the address set forth in this Agreement. Any Party may change its address and contact person for the purposes of this Agreement by giving notice thereof in the manner required herein.
- 19. Further Assurances.** Each Party agrees to perform all further acts, and to execute, acknowledge and deliver any documents, which may be reasonably requested by any of the other Parties to carry out the provisions of this Agreement.
- 20. Titles and Headings.** The titles and headings used in this Agreement are used for convenience only and are not to be considered in construing or interpreting this Agreement.
- 21. Counterparts; Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same agreement. This Agreement, once executed by each Party, may be delivered by such Party by facsimile or similar electronic means of transmission pursuant to which the signature of or on behalf of such Party can be seen, and such execution and delivery shall be considered valid, binding and effective for all purposes. At the request of a Party, the other Party will confirm facsimile or scanned image signatures by signing an original instrument and submitting it to the requesting Party.
- 22. Payments.** All payments made in accordance with this Agreement shall be made in immediately available U.S. Dollars by wire or electronic fund transfer to a dedicated escrow account of legal counsel to the Town, Cultural Heritage Partners, PLLC, from which that firm will convey payments to the Community Foundation for Nantucket or other foundation agreed to by the Parties for the Nantucket Offshore Wind Community Fund.
- 23. No Partnership.** The relationship between the Parties shall not be that of partners, agents, or joint ventures, and nothing contained in this Agreement shall be deemed to constitute a partnership or agency agreement between them for any purposes, including tax purposes.

*[Signature Page Follows]*

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date first set forth above.

**VINEYARD WIND LLC**

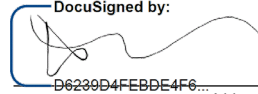
DocuSigned by:  
  
33AC5DF1A2C44C1  
Name: Lars Thanning Pedersen  
Title: CEO

Address for Notices:

700 Pleasant Street, Suite 510  
New Bedford, MA 02740

E-mail: [lpedersen@vineyardwind.com](mailto:lpedersen@vineyardwind.com)

**TOWN AND COUNTY OF NANTUCKET**

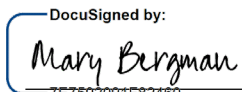
DocuSigned by:  
  
D6239D4FEBDE4F6...  
Name: Dawn Hill Holdgate  
Title: Chair, Nantucket Select Board

Address for Notices:

16 Broad Street  
Nantucket, MA 02554

E-mail: [dhillholdgate@nantucket-ma.gov](mailto:dhillholdgate@nantucket-ma.gov)

**NANTUCKET PRESERVATION TRUST**

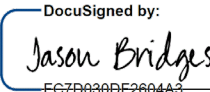
DocuSigned by:  
  
7E7592081F82460...  
Name: Mary Bergman  
Title: Executive Director

Address for Notices:

11 Centre Street  
Nantucket, MA 02554

E-mail:  
[mbergman@nantucketpreservation.org](mailto:mbergman@nantucketpreservation.org)

**MARIA MITCHELL ASSOCIATION**

DocuSigned by:  
  
FC7D030DF2604A3...  
Name: Jason Bridges  
Title: Executive Director

Address for Notices:

4 Vestal Street  
Nantucket, MA 02554

E-mail: [jbridges@mariamitchell.org](mailto:jbridges@mariamitchell.org)

**Table A.8.1-1: Summary of Activities and the Associated Impact-Producing Factors for Air Quality**

**Baseline Conditions:** Air quality within a region is measured in comparison to the NAAQS, which are standards established by the USEPA pursuant to the CAA (42 USC § 7409) for criteria pollutants to protect human health and welfare. The criteria pollutants are CO, NO<sub>2</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, SO<sub>2</sub>, ozone, and lead. The overall geographic analysis area for air quality covers most of Rhode Island, southeastern Massachusetts eastward across Cape Cod, southward across Martha's Vineyard and over the open ocean south of Martha's Vineyard.

This air quality geographic analysis area is changed from that described in the DEIS due to removal of ports. At its nearest point, the WDA is just over 14 miles (23 kilometers) from the southeast corner of Martha's Vineyard, in Dukes County. All of southeastern Massachusetts is presently designated as unclassifiable or attainment for all criteria pollutants. The exception is Dukes County on Martha's Vineyard, which is designated as marginally nonattainment for the 2008 ozone NAAQS. This designation was based on data collected at the Herring Creek Road Aquinnah monitor (Monitor #25-007-0001) from 2009 to 2011, which showed a monitored concentration of 76 ppb versus the 2008 NAAQS of 75 ppb. While the 2008 NAAQS is still technically in effect, Dukes County was recently (August 2018) designated attainment against the more stringent 2015 ozone NAAQS of 70 ppb, based on the 2014 to 2016 monitored concentration of 64.3 ppb. Thus, while the 2008 designation has not yet been changed, monitored values in Dukes County have significantly improved since 2011 and are now in attainment with the 2008 ozone NAAQS standard.

The entire state of Rhode Island is currently in attainment for all criteria pollutants.

| Associated IPFs:<br>Sub-IPFs                       | Ongoing Activities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Future Non-Offshore Wind<br>Activities Intensity/Extent                                                                                           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| Accidental releases:<br>Fuel/fluids/<br>hazmat     | Accidental releases of air toxics HAPs are due to potential chemical spills. Ongoing releases occur in low frequencies. These may lead to short-term periods of toxic pollutant emissions through surface evaporation. According to the U.S. Department of Energy, 31,000 barrels (4.9 million liters) of petroleum are spilled into U.S. waters from vessels and pipelines in a typical year. Approximately 40.5 million barrels (6.4 billion liters) of oil were lost as a result of tanker incidents from 1970 to 2009, according to International Tanker Owners Pollution Federation Limited, which collects data on oil spills from tankers and other sources. From 1990 to 1999, the average annual input to the coastal Northeast was 220,000 barrels of petroleum and offshore it was up to less than 70,000 barrels. | Accidental releases of air toxics or HAPs would be due to potential chemical spills. Table A.8.2-1 provides a quantitative analysis of these risks. Gradually increasing vessel traffic over the next 30 years would increase the risk of accidental releases. These may lead to short-term periods of toxic pollutant emissions through evaporation. Air quality impacts would be short-term and limited to the local area at and around the accidental release location.                                                                               | Accidental releases of air toxics or HAPs would be due to potential chemical spills over the next 30 years infrequently during construction, but could also occur during operations. Up to about 246,069 gallons (931,473 liters) of coolants, 2,959,524 (11.2 million liters) of oils and lubricants, and 494,632 gallons (1.8 million liters) of diesel fuel would be contained in the 581 foundations (WTGs and ESPs) for the wind energy projects within the air quality analysis area, excluding the Proposed Action. These may lead to short-term periods of toxic pollutant emissions through evaporation. The risk of any type of accidental release would be increased primarily during construction, but also during operations and decommissioning of offshore wind facilities.<br><br>Air quality impacts would be short-term and limited to the local area at and around the accidental release location. Accidental releases from future offshore wind development would not be expected to contribute appreciably to overall impacts on air quality. | Accidental releases of air toxics or HAPs would be due to potential chemical spills. The Proposed Action would have up to about 42,346 gallons (160,297 liters) of coolants, 506,559 gallons (1.9 million liters) of oils and lubricants, and 84,996 gallons (321,745 liters) of diesel fuel in its 102 foundations (WTGs and ESPs). These may lead to short-term periods of toxic pollutant emissions through evaporation. The risk of any type of accidental release would be increased primarily during construction, but also during operations and decommissioning of offshore wind facilities.<br><br>Air quality impacts would be short-term and limited to the local area at and around the accidental release location. Accidental releases from future offshore wind development would not be expected to contribute appreciably to overall impacts on air quality.<br><br>BOEM anticipates that these activities would have a <b>negligible</b> air quality impact on the proposed Project area and the surrounding region. | The accidental release of air toxics or HAPs from the Proposed Action would be due to potential spills. These may lead to short-term periods of toxic pollutant emissions through surface evaporation. Air quality impacts would be short-term and limited to the local area at and around the accidental release location. Air quality impacts due to accidental releases associated with the Proposed Action would be <b>negligible</b> . The impacts from ongoing activities and future non-offshore wind activities would also be due to the potential for chemical spills and may lead to short-term periods of toxic pollutant emissions through evaporation. Future offshore wind activities would contribute a small amount to the change in risk or impact on air quality as the frequency of accidental release events would be very small and likely infrequent. If a release were to occur, the air quality impact would be short-term and spatially limited. The contribution from future offshore wind and the Proposed Action would be a low percentage of the overall spill risk from ongoing activities.<br><br>In context of reasonably foreseeable environmental trends, the combined accidental impacts on air quality are expected to be localized and temporary due to the likely limited extent and duration of a release. Accidental releases would not be expected to contribute appreciably to overall impacts on air quality. BOEM expects that impacts from ongoing and planned actions, including the Proposed Action, would have <b>negligible</b> impacts from this sub-IPF due to the short-term nature and localized potential effects, if they occur. |
| Air emissions:<br>Construction and decommissioning | Air emissions originate from combustion engines and electric power generated by burning fuel. These activities are regulated under the CAA to meet set standards. Air quality has generally improved over the last 30 years; however, some areas in the Northeast have experienced a decline in air quality over the last 2 years. Some areas of the Atlantic coast remain in nonattainment for ozone, with the source of this pollution from power generation. Many of these states have made commitments toward cleaner energy goals to improve this, and offshore wind is part of these                                                                                                                                                                                                                                    | The largest air quality impacts over the next 30 years would occur during the construction phase of any one project; however, projects would be required to comply with the CAA. During the limited construction and decommissioning phases, emissions may occur that are above <i>de minimis</i> thresholds and would require offsets and mitigation. Primary emission sources would be increased commercial vehicular traffic, air traffic, public vehicular traffic, and combustion emissions from construction equipment and fugitive emissions from | Projects will be required to comply with the CAA. During the limited construction and decommissioning phases, emissions may occur that are above <i>de minimis</i> thresholds and will require offsets and mitigation. Primary emission sources from future offshore wind activities would be increased commercial vessel traffic, air traffic, public vehicular traffic, and combustion emissions from construction equipment. The wind projects under development or planned within the air quality geographic analysis area are all located adjacent to each other and would increase the air quality impacts in general during the construction phase. The magnitude of the air quality emissions would vary and be dependent on which projects overlap during the construction                                                                                                                                                                                                                                                                                 | The Proposed Action would result in up to 325,255 tons of construction emissions. Because the construction and installation phase of the offshore components would likely not extend past 2 years and because the emissions would vary throughout the phase, BOEM does not expect projected air quality impacts to exceed the NAAQS for these pollutants. Overall, BOEM anticipates <b>minor</b> air quality impacts due to the construction and installation of offshore components due to the limited time of the activities.<br><br>As the Proposed Action comes online, power generation emissions in the region overall would reduce emissions and this would contribute to a net benefit on air quality regionally.                                                                                                                                                                                                                                                                                                              | The Proposed Action would result in 325,255 tons of construction emissions. Although there would be some air quality impacts due to various activities associated with construction and eventual decommissioning, these emissions would be relatively small and limited in duration. Overall, BOEM anticipates <b>minor</b> air quality impacts during the limited time of construction and installation of offshore components. The impacts from ongoing activities and future non-offshore wind activities would also result in construction-related emissions primarily from increased commercial vehicular traffic, air traffic, public vehicular traffic, and combustion emissions from construction equipment and fugitive emissions from construction-generated dust. Future offshore wind activities would contribute construction-related emissions, but would also be relatively small and limited in duration similar to the Vineyard Wind 1 Project. Short-term and variable collective impacts on air quality are possible during the construction and decommissioning phase. The overall construction-related air quality impacts due to offshore wind projects are anticipated to be small relative to larger emission sources such as fossil-fuel facilities.                                                                                                                                                                                                                                                                                                                                                                                                           |

| Associated IPFs:<br>Sub-IPFs | Ongoing Activities                                                                                                                                                                                                                                                 | Future Non-Offshore Wind<br>Activities Intensity/Extent                                                                                                                                                                                                                                                                                                                                                                                                               | Future Offshore Wind-related<br>Activities Intensity/Extent                                                                                                                                                                                                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|                              | goals. Primary processes and activities that can affect the air quality impacts are expansions and modifications to existing fossil-fuel power plants, onshore and offshore activities involving renewable energy facilities, and various construction activities. | construction-generated dust. As projects come online, power generation emissions overall would decline and the industry as a whole would have a net benefit on air quality.                                                                                                                                                                                                                                                                                           | <p>phase. It is anticipated that Sunrise Wind and Revolution Wind projects would overlap within 1 year of the Proposed Action's construction phase. The other offshore wind projects within the air quality geographic analysis area would overlap during the operations phase. As projects come online, power generation emissions overall would decline and the industry as a whole would have a net benefit on air quality.</p> <p>For all the construction-phase emissions of criteria pollutants (CO, NO<sub>x</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, SO<sub>2</sub>, and VOCs) within the geographic analysis area, the percentage of CO is approximately 17%, NO<sub>x</sub> is approximately 75%, particulates are approximately 5%, SO<sub>2</sub> is approximately 1%, and VOC are approximately 2% of the total construction criteria pollutant emissions (38,220 tons) for the construction phase. The CO<sub>2</sub> construction emissions make up the largest percentage of total construction-phase emissions, resulting in about 1.9 million tons of CO<sub>2</sub> emissions for the projects within the air quality geographic analysis area. Based on the assumed construction schedule presented in Appendix A Table A-4, projects within the analysis area would have overlapping construction periods beginning from 2023 through 2027.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>In context of reasonably foreseeable environmental trends, the combined air emissions on air quality from ongoing and planned actions, including the Proposed Action, could generate up to approximately 2,215,929 tons of construction emissions within the air quality geographic analysis area between 2021 and 2030. The largest air quality impacts are anticipated during the construction phase with smaller and more infrequent impacts anticipated during decommissioning. The largest and most spatially widespread air quality impacts would occur during overlapping construction/ decommissioning phases of multiple wind projects. Based on the assumptions in Table A-6, the Vineyard Wind 1 Project, Sunrise Wind Project, and Revolution Wind are anticipated to overlap for 2 years of construction beginning in 2023, resulting in a total of about 10,362 tons of criteria pollutants and about 502,208 tons of CO<sub>2</sub> construction emissions. The other wind projects within the geographic analysis area would overlap with the Vineyard Wind 1 Project operations phase. Anticipated collective air quality impacts would be transient, small in magnitude, and localized.</p> <p>In context of reasonably foreseeable environmental trends, the combined air emissions on air quality from ongoing and planned actions, including the Proposed Action, from construction air emissions would be <b>minor</b> during construction and decommissioning. During overlapping construction activities there could be increased impacts, but these effects would be short-term in nature as the overlap in the air quality geographic analysis area would be limited in time.</p>                                                                                                                                                                                                                                      |
| Air emissions:<br>O&M        |                                                                                                                                                                                                                                                                    | Activities associated with operation and maintenance of onshore wind projects would have a proportionally very small contribution to emissions compared to the construction and decommissioning activities over the next 30 years. Emissions would largely be due to commercial vehicular traffic and operation of emergency diesel generators. Such activity would result in short-term, intermittent, and widely dispersed emissions and small air quality impacts. | <p>Operations and maintenance activities would have a proportionally very small contribution to emissions compared to the construction and decommissioning phases, but could occur each month during operations and maintenance. Emissions would largely be due to commercial vessel traffic and operation of emergency diesel generators. Such activities would result in short-term, intermittent, and widely dispersed emissions. Anticipated air quality impacts would be transient and small in magnitude. The largest air quality impacts would occur during overlapping operational activities.</p> <p>Anticipated air quality impacts would be transient and small in magnitude.</p> <p>Operational phase air emissions of criteria pollutants (CO, NO<sub>x</sub>, SO<sub>2</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, and VOC) within the air quality geographic analysis area show that most of the emissions would be from NO<sub>x</sub> (412 tons per year [74% of the total operational criteria pollutant emissions]) and CO (105 tons per year [19% of the total operational criteria pollutant emissions]) due to</p>                                                                                                                                                                                                                                | <p>Operations and maintenance activities would have a proportionally very small contribution to emissions compared to the construction and decommissioning phases, but could occur each month during operations and maintenance. The air emissions from operation of the Proposed Action would begin in 2023 and continue through 2030. Emissions would largely be due to commercial vessel traffic, air traffic such as helicopters, and operation of emergency diesel generators. Such activity would result in short-term, intermittent, and widely dispersed emissions.</p> <p>Anticipated air quality impacts would be transient, small in magnitude, and localized. Possible use of larger but fewer turbines would reduce the air quality impacts.</p> <p>The operations and maintenance of the Proposed Action would be less than the construction phase since it would only involve limited vessel and commercial traffic and operation of emergency equipment that would not occur frequently. The Proposed Action's incremental contribution of up to 5,583 tons per year of operations emissions, of which 96 tons per year would be from criteria pollutants, would be additive with the impact(s) of any and all</p> | The operations and maintenance of the Proposed Action would generate fewer emissions than the construction phase since it would only involve limited vessel and commercial traffic and emergency equipment operation would occur infrequently. The Proposed Action would result in 5,583 tons per year of operations emissions during the proposed 30 years. BOEM anticipates that air quality impacts of operations and maintenance of the Proposed Action would be <b>minor</b> , occurring for short blocks of time several times per year. The impacts from ongoing activities and future non-offshore wind activities would largely be due to commercial vehicular traffic and operation of emergency diesel generators. Such activities would result in short-term, intermittent, and widely dispersed emissions and small air quality impacts. Future offshore wind activities would contribute operations-related emissions, but would have a proportionally very small contribution to emissions compared to the construction and decommissioning phases. Emissions would largely be due to commercial vessel traffic and operation of emergency diesel generators. In context of reasonably foreseeable environmental trends, the combined air emissions on air quality from ongoing and planned actions, including the Proposed Action, from operations and maintenance air emissions could be up to approximately 38,038 tons per year of operations emissions in the air quality geographic analysis area beginning in 2023 and continuing through 2030 (Table A-6). Emissions would largely be due to commercial vessel traffic, air traffic such as helicopters, and operation of emergency diesel generators. Such activity would result in short-term, intermittent, and widely dispersed emissions. In context of reasonably foreseeable environmental trends, the combined air emissions on air quality from ongoing and planned |

| Associated IPFs:<br>Sub-IPFs                                  | Ongoing Activities | Future Non-Offshore Wind<br>Activities Intensity/Extent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Future Offshore Wind-related<br>Activities Intensity/Extent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Vineyard Wind 1 Project-related<br>Activities Intensity/Extent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|                                                               |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | combustion emissions. The other criteria pollutants for the future offshore wind projects within the air quality geographic analysis area, such as PM <sub>10</sub> , PM <sub>2.5</sub> , and SO <sub>2</sub> , each account for approximately 7% of the total operational emissions for all future offshore wind projects within the air quality analysis area.                                                                                                                                                                                                                                                                                                                                                                                                        | other operations activities, including offshore wind activities, that occur within the air quality geographic analysis area. BOEM anticipates that air quality impacts of operations and maintenance of offshore components would be <b>minor</b> , occurring for short blocks of time several times per year during the proposed 30 years.                                                                                                                                                                                                                                                                                                                                                                                                            | actions, including the Proposed Action, from operations and maintenance air emissions would be localized, transient, and <b>minor</b> . The largest magnitude air quality impacts and largest spatial extent would result from the overlapping operations activities from the multiple wind projects within the air quality geographic analysis area. Additionally, some emissions associated with operations and maintenance activities could overlap with other projects' offshore construction-related emissions (Table A-6). A net improvement in air quality is expected on a regional scale as projects come online and offset emissions from fossil-fuel-type sources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Air emissions:<br>Power generation<br>emissions<br>reductions |                    | <p>Many Atlantic states have committed to clean energy goals, with offshore wind being a large part of that. Other reductions include transitioning to onshore wind and solar.</p> <p>The No Action Alternative without implementation of other future offshore wind projects would likely result in increased air quality impacts regionally due to the need to construct and operate new energy generation facilities to meet future power demands. These facilities may consist of new natural-gas-fired power plants, coal-fired, oil-fired, or clean-coal-fired plants. These types of facilities would likely have larger and continuous emissions and result in greater regional scale impacts on air quality.</p> | Significant reductions in fossil-fuel-type emissions can result from the increases in renewable energy. Based on an analysis by Katzenstein and Apt (2009), CO <sub>2</sub> emissions can be reduced by up to 80% and NO <sub>x</sub> emissions can be reduced up to 50% due to implementation of wind energy projects. A quantitative emissions inventory analysis is needed to more accurately assess these overall emissions reductions. Since fossil-fuel-type emissions are much higher than emissions due to renewable energy sources, a relatively small percentage reduction in fossil-fuel emissions can lead to much larger emissions reductions relative to the smaller emissions increases that would result from implementation of offshore wind projects. | Once operational, the Proposed Action would have annual avoided emissions of 1,632,822 tons CO <sub>2</sub> , 1,046 tons NO <sub>x</sub> , and 855 tons SO <sub>2</sub> . Accounting for construction emissions and assuming decommissioning emissions would be the same, the Proposed Action would offset emissions related to its development and eventual decommissioning within 8 years of operation, which is a conservative estimate; <sup>7</sup> from that point, the Proposed Action would be offsetting emissions that would otherwise be generated from another source. BOEM anticipates that air emissions would result in a small reduction of fossil-fuel emissions and would result in a <b>minor beneficial</b> impact on air quality. | The Proposed Action would result in avoided emissions that would be generated otherwise by another power source. Once operational, the Vineyard Wind 1 Project would avoid annual emissions of 1,632,822 tons CO <sub>2</sub> , 1,046 tons NO <sub>x</sub> , and 855 tons SO <sub>2</sub> . BOEM anticipates that air emissions would result in a small reduction of fossil-fuel emissions and would result in a <b>minor beneficial</b> impact on air quality. The impacts from ongoing activities and future non-offshore wind activities would continue to contribute emissions from non-renewable sources until states meet their committed clean energy goals. Future offshore wind activities would contribute an increase in renewable energy production ultimately leading to reductions in fossil-fuel emissions similar to the Vineyard Wind 1 Project. Based on an analysis by Katzenstein and Apt (2009), CO <sub>2</sub> emissions can be reduced by up to 80% and NO <sub>x</sub> emissions can be reduced up to 50% due to implementation of wind energy projects. Since fossil-fuel-type emissions are typically much higher than emissions from renewable energy sources, a relatively small percentage reduction can lead to much larger emissions reductions relative to the smaller emissions increases that would result from implementation of offshore wind projects. In context of reasonably foreseeable environmental trends, the combined air emissions on air quality from ongoing and planned actions, including the Proposed Action, would help to reduce fossil-fuel emissions and result in a net <b>minor beneficial</b> impact on air quality. |

<sup>7</sup> Other estimates have found that the offset would exceed project emissions in as little as 4 years (Nugent and Sovacool 2014).

| Associated IPFs:<br>Sub-IPFs | Ongoing Activities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Future Non-Offshore Wind<br>Activities Intensity/Extent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Future Offshore Wind-related<br>Activities Intensity/Extent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           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| Climate change               | The construction, operation, and decommissioning of offshore wind projects would produce GHG emissions (nearly all CO <sub>2</sub> ) that can contribute to climate change; however, these contributions would be minuscule compared to aggregate global emissions. CO <sub>2</sub> is relatively stable in the atmosphere and generally mixed uniformly throughout the troposphere and stratosphere. Hence the impact of GHG emissions does not depend upon the source location. Increasing energy production from offshore wind projects would likely decrease GHGs emissions by replacing energy from fossil fuels. | Development of future onshore wind projects would produce a small overall increase in GHG emissions over the next 30 years. However, these contributions would be very small compared to the aggregate global emissions. The impact on climate change from these activities would be very small.<br><br>As more projects come online, some reduction in GHG emissions would be expected from modifications of existing fossil-fuel facilities to reduce power generation. Overall, it is anticipated that there would be no collective impact on global warming as a result of onshore wind project activities. | Development of offshore wind projects and the construction, implementation, operation, maintenance, and the eventual decommissioning would cause some minuscule GHG emissions increases primarily through emissions of CO <sub>2</sub> . Overall there should be some net reduction on both GHG emissions and criteria pollutants, including ozone precursors such as NO <sub>x</sub> , through reduction in emissions from fossil-fuel power generating facilities. In general, the GHG emissions associated with the construction, maintenance, and eventual decommissioning of future offshore wind projects can be assumed to contribute to climate change. However, these contributions would be minuscule compared to the aggregate global emissions of GHGs; therefore, they cannot be deemed significant, if their impact could even be detected. | The construction, operation, and decommissioning activities associated with the Proposed Action would produce GHG emissions (nearly all CO <sub>2</sub> ) that can contribute to climate change; however, these contributions would be minuscule compared to aggregate global emissions. CO <sub>2</sub> is relatively stable in the atmosphere and generally mixed uniformly throughout the troposphere and stratosphere. Hence the impact of GHG emissions does not depend upon the source location. Increasing energy production from offshore wind projects would likely decrease GHGs emissions by replacing energy from fossil fuels. In general, the GHG emissions associated with the construction, maintenance, and eventual decommissioning of the Proposed Action can be assumed to contribute to climate change. However, these contributions would be small compared to the aggregate global emissions of GHGs; therefore, they cannot be deemed significant, if their impact could even be detected. The additional GHG emissions anticipated from the Proposed Action over the 30-year period would have a <b>negligible</b> incremental contribution to existing GHG emissions. Therefore, the Proposed Action would have <b>negligible</b> impacts on climate change during these activities and an overall <b>minor beneficial</b> impact on both GHG emissions and criteria pollutants, including ozone precursors such as NO <sub>x</sub> , compared to a similarly sized fossil-fuel power generating station or to the generation of the same amount of energy by the existing grids. | The Proposed Action would produce GHG emissions as stated above; however, the contributions would be minuscule compared to aggregate global emissions. The additional GHG emissions anticipated from the Proposed Action over the 30-year period would have a <b>negligible</b> incremental contribution on existing GHG emissions. Therefore, the Proposed Action would have <b>negligible</b> impacts on climate change during these activities and an overall <b>minor beneficial</b> impact on GHG emissions compared to the generation of the same amount of energy by the existing grids. Because GHG emissions spread out and mix within the troposphere, the climatic impact of GHG emissions does not depend on the source location. Therefore, regional climatic impacts are a function of global emissions. Development of offshore wind projects and the construction, implementation, operation, maintenance, and the eventual decommissioning activities would cause some GHG emissions increases primarily through emissions of CO <sub>2</sub> . However, these contributions would be minuscule compared to aggregate global emissions. In context of reasonably foreseeable environmental trends, the combined GHG emissions on air quality from ongoing and planned actions, including the Proposed Action, would likely result in a <b>minor beneficial</b> impact from the net decrease in both GHG emissions and criteria pollutants, including ozone precursors such as NO <sub>x</sub> , as fossil-fuel-type facilities reduce operations as a result of increased energy generation from offshore wind projects. Overall, it is anticipated that there would be no collective impact on global warming as a result of offshore wind projects, including the Proposed Action alone, though they may beneficially contribute to a broader combination of actions to reduce future impacts from climate change. |

% = percent; BOEM = Bureau of Ocean Energy Management; CAA = Clean Air Act; CO = carbon monoxide; CO<sub>2</sub> = carbon dioxide; DEIS = Draft Environmental Impact Statement; GHG = greenhouse gas; HAP = hazardous air pollutant; hazmat = hazardous materials; IPF = impact producing factor; NAAQS = National Ambient Air Quality Standards; NO<sub>2</sub> = nitrogen dioxide; NO<sub>x</sub> = nitrogen oxides; O&M = operations and maintenance; PM<sub>2.5</sub> = particulate matter with diameters 2.5 microns or smaller; PM<sub>10</sub> = particulate matter with diameters 10 microns or smaller; ppb = parts per billion; SO<sub>2</sub> = sulfur dioxide; USC = United States Code; USEPA = U.S. Environmental Protection Agency; VOC = volatile organic compounds; WDA = Wind Development Area

## A.8.2. Water Quality

### A.8.2.1. No Action Alternative and Affected Environment

This section identifies existing water quality in the geographic analysis area for water quality, as described in Table A-1 and shown on Figure A.7-15. Specifically, this includes a 10-mile (16.1-kilometer) radius around the WDA, the OECC, and vessel approach routes to port facilities that would be used by the proposed Project. Table A.8.2-1 describes baseline conditions and, based on the IPFs assessed, the impacts of ongoing and future offshore activities other than offshore wind on water quality, which is discussed below. This information comes primarily from the DEIS and SEIS, supplemented by information developed in responding to public comments and additional information.

The following are the key parameters characterizing ocean water quality, and are important measures of the ability to support and maintain a healthy ecosystem. Some of these parameters are accepted proxies for ecosystem health (e.g., dissolved oxygen [DO], nutrient levels), while others delineate coastal habitats from marine habitats (e.g., temperature, salinity):

- *Water temperature*: Water temperature heavily affects species distribution in the ocean. Large-scale changes to water temperature may impact seasonal phytoplankton blooms, an important part of New England marine ecosystems (Oviatt 2004).
- *Salinity*: Salinity, or salt concentration, also affects species distribution. In general, seasonal variation in the region is smaller than year-to-year variation and less predictable than temperature changes (Kaplan 2011).
- *Dissolved oxygen*: The amount of DO in water determines the amount of oxygen that is available for marine life to use. Temperature strongly influences DO content, which is further influenced by local biological processes. For a marine system to maintain a healthy environment, DO concentrations should be above 5 milligrams per liter (mg/L); lower levels may affect sensitive organisms (USEPA 2000).
- *Chlorophyll *a**: Chlorophyll *a* is a measure of how much photosynthetic life is present. Chlorophyll *a* levels are sensitive to changes in other water parameters, making it a good indicator of ecosystem health. The USEPA considers estuarine and marine levels of chlorophyll *a* under 5 micrograms per liter (µg/L) to be good, 5 to 20 µg/L to be fair, and over 20 µg/L to be poor (USEPA 2015).
- *Turbidity*: Turbidity is a measure of water clarity. Turbid water lets less light reach the seafloor, which may be detrimental to photosynthetic marine life (CCS 2017). In estuaries, a turbidity level of 0 to 10 nephelometric turbidity units (NTU) is healthy while a turbidity level over 15 NTU is detrimental (NOAA 2018). Marine waters generally have less turbidity than estuaries.
- *Nutrients*: Key ocean nutrients include nitrogen and phosphorous. Photosynthetic marine organisms need nutrients to thrive (with nitrogen being the primary limiting nutrient), but excess nutrients can cause problematic algal blooms. Algal blooms can significantly lower DO concentration, and toxic algal blooms can contaminate human food sources. Both natural and human-derived sources of pollutants contribute to nutrient excess.

Large-scale regional water circulation is strongest in late spring and summer. The clockwise movement around Georges Bank and flow toward the equator dominates the regional water circulation (Gulf of Maine Census 2018). The edge of the continental shelf creates a shelf-break front that encourages upwelling. Weather-driven surface currents, tidal mixing, and estuarine outflow all contribute to driving water movement through the area (Kaplan 2011). Appendix E includes additional regional setting information.

The water quality geographic analysis area is a typical subset of the regional setting and includes coastal waters in nearshore areas where bottom depth is less than 98.4 feet (30 meters) and marine waters in deeper offshore areas. The 98.4-foot (30-meter) isobath delineates between these ecologically distinct nearshore and offshore systems (FGDC 2012). The OECC is located entirely within coastal waters, and the WDA is located within marine waters. Coastal waters include the OECC, parts of navigation routes to access the WDA from shore, and ports that Vineyard Wind may use during construction, operations, maintenance, and decommissioning.

REQUEST FOR  
TAX CREDIT LETTERS OF SUPPORT

**Massachusetts Historic Rehabilitation Tax Credit  
Letter Request Form  
Repeat Applications**

This form is to expedite the information sharing process for projects seeking letters of support from the **Nantucket Historical Commission**, for application to the Massachusetts Historic Rehabilitation Tax Credits **for repeat applications**. This form helps us keep up to date with the project and track MHRTC data on Nantucket.

The Nantucket Historical Commission generally meets on the third Friday of every month. The meeting schedule is posted on the Nantucket Historical Commission Town of Nantucket website. **In order to place your project on our agenda for discussion, we must receive this completed form at least one week before a scheduled meeting. We require three business days after a meeting to generate your support letter.** Please plan accordingly, to ensure the support letter for your application is ready before the deadline (January 15<sup>th</sup>, April 30<sup>th</sup>, or August 31<sup>st</sup>). **Requests received too late to allow time for review and response may not be ready before the deadline.**

Please note all letters will be emailed to the requestor electronically and a hard copy will be mailed to the MHC.

**Submit this form, your Part I and Part II application (if completed), and any applicable MHC comments you've received to Holly Backus, Preservation Planner, Town of Nantucket:**  
[hbackus@nantucket-ma.gov](mailto:hbackus@nantucket-ma.gov)

Questions? Please call Holly Backus at (508) 325-7587 x7026

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**1. Requestor Name, Phone, and Email:**

Erin Doherty, Epsilon Associates, Inc.  
(978) 461-6279  
[edoherty@epsilonassociates.com](mailto:edoherty@epsilonassociates.com)

**2. Project Name:**

2 Mayflower Circle

**3. Project Street Address:**

2 Mayflower Circle, Nantucket

**4. Project Proponent (Developer):**

Frank Glaser, 2 Mayflower Circle LLC

**5. What is the status of the Massachusetts Rehabilitation Tax Credit Application? (check all appropriate):**

☒ Part 2 approved by MHC    ☐ Part 2 approved by NPS

☒ Part 2 Amendments Submitted to MHC    ☐ Part 2 Amendments Submitted to NPS

☒ Part 2 Amendments Approved by MHC    ☐ Part 2 Amendments Approved by NPS

☐ Part 3 submitted to MHC    ☐ Part 3 approved by MHC

☐ Part 3 approved by NPS    ☐ Other \_\_\_\_\_

**6. Have you received a review and recommendation comment from the MHC?**

(circle one) YES **NO**

If yes, please submit a copy of the comment(s).

No comments since last request for a letter of support.

**7. Estimated Total Project Cost:** \$2,912,042

**8. Estimated Rehabilitation Cost:** \$1,508,295

**9. Total MAHRTC Requested/Eligible:** \$301,659

**10. Has the project received an award in a previous round?**

**Yes** / No

If yes, please list amounts and dates of award

\$50,000 - August 18, 2021

\$20,000 - December 28, 2021

**11. Please summarize how the project has been revised since last request for letter of support from NHC (or indicate no change)**

No changes.

**Massachusetts Historic Rehabilitation Tax Credit  
Nantucket Historical Commission Letter Request Form  
New Applications**

This form is to expedite the information sharing process for projects seeking letters of support from the **Nantucket Historical Commission**, for application to the Massachusetts Historic Rehabilitation Tax Credits **for the first time**. This form, along with your Part I and Part II application, helps us learn about the project and track MHRTC data on Nantucket.

The Nantucket Historical Commission generally meets on the third Friday of every month. The meeting schedule is posted on the Nantucket Historical Commission Town of Nantucket website. **In order to place your project on our agenda for discussion, we must receive this completed form at least one week before our scheduled meeting. After discussing your project, we require three business days to generate your support letter.** Please plan accordingly, to ensure the support letter for your application is ready before the deadline (January 15<sup>th</sup>, April 30<sup>th</sup>, or August 31<sup>st</sup>). **Requests received too late to allow time for review and response may not be ready before the deadline.**

Please note all letters will be emailed to the requestor electronically and a hard copy will be mailed to the MHC.

**Submit this form, your Part I and Part II application (if completed), and any applicable MHC comments you've received to Holly Backus, Preservation Planner, Town of Nantucket:**  
[hbackus@nantucket-ma.gov](mailto:hbackus@nantucket-ma.gov)

Questions? Please call Holly Backus at (508) 325-7587 x7026

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**1. Requestor Name, Phone, and Email:**

Erin Doherty, Epsilon Associates, Inc.  
(978) 461-6279  
[edoherty@epsilonassociates.com](mailto:edoherty@epsilonassociates.com)

**2. Project Name:** Grimes House

**3. Project Street Address:** 5 Surfside Road, Nantucket

**4. Project Proponent (Developer):**

Frank Glaser, 5 Surfside Road LLC

**5. Property's National Register or other designation (check one or more):**

☐ Not Yet Determined Eligible for the NR    ☐ Determined eligible for the NR

**Listed on National Register (Nantucket Historic District)**

**6. Is the project also using the Federal Rehabilitation Tax Credit?:**

☒ Yes    ☐ No

**7. If so, what is the status of Federal Rehabilitation Tax Credit Application?(check all appropriate):**

☒ Part 1 not yet submitted to MHC

☐ Part 1 submitted to MHC    ☐ Part 1 approved by MHC    ☐ Part 1 approved by NPS

☐ Part 2 submitted to MHC    ☐ Part 2 approved by MHC    ☐ Part 2 approved by NPS

☐ Part 2 Amendments Submitted to MHC    ☐ Part 2 Amendments Submitted to NPS

☐ Part 2 Amendments Approved by MHC    ☐ Part 2 Amendments Approved by NPS

☐ Part 3 submitted to MHC    ☐ Part 3 approved by MHC

☐ Part 3 approved by NPS    ☐ Other \_\_\_\_\_

**8. Have you received a review and recommendation comment from the MHC?**  
**(circle one) YES NO**

**If yes, please submit a copy of the comment(s).**

**9. Estimated Total Project Cost:**

\$4,825,497

**10. Estimated Rehabilitation Cost:**

\$2,526,167

**11. Total MAHRTC Requested/Eligible:**

\$505,233.40

**12. Current status and use of building (e.g. vacant, occupied, housing, commercial, mixed, industrial, etc.):**

Residential

**13. Intended use for building after rehab:** Residential/Short Term Rental

**a. Total Number of year round rental Housing Units after rehab (if applicable):** 2

**b. Number of Affordable Units after rehab (if applicable)** 0

**14. Community benefit of the project and any other strengths of the project you'd like to mention.** *For example, job creation, community support, impacts to the neighborhood, potential to spur additional investment in the area, how project fills community need, etc.*

The rehabilitation of 5 Surfside Road will have a positive impact on the property's immediate neighborhood and Nantucket as a whole. The building's envelope will be preserved consistent with the historic appearance of the building and sensitive to its character. The project will also be a benefit to local contractors by providing a construction opportunity. It is estimated that this project will generate approximately 10 temporary full time equivalent (FTE) construction jobs over the course of its development and 2 FTE permanent property management and maintenance positions. Additionally, the project will contribute to the local economy in Nantucket by providing a high-quality short term rental property close to shops and businesses.

The project is consistent with the Nantucket Historic District Commission's design guidelines (1992), which are aimed at preserving the physical presence of the island's historic past and its natural beauty. Goals for construction outside the Town of Nantucket include protecting the character of small settlements on the island and ensuring the compatibility of new construction in these areas; fostering a relatedness of character among new buildings, based on traditional forms; preserving the character of the natural landscape; and encouraging high quality new construction which responds to its context. The rehabilitation of 5 Surfside Road is consistent with the principles of the district's guidelines as it includes the rehabilitation of a historic building with minimal changes to its exterior appearance or surrounding landscape.

The project is also consistent with the Town of Nantucket's Master Plan (2009). Goals of the plan include protecting the quality of residential districts of Nantucket, safeguarding the historical integrity of the landscape and buildings, and maintaining a strong, tourism-based economy. The proposed rehabilitation of 5 Surfside Road supports the goals of the Town of Nantucket's 2009 Master Plan as it sensitively preserves a historic building and associated open space as for use as a high-quality short term rental property, supporting the tourism economy.

The use of historic tax credits may also motivate other local property owners within the Nantucket Historic District to undertake certified rehabilitations of their properties, furthering local historic preservation efforts.



Massachusetts Historic Rehabilitation  
Tax Credit Application, Parts 1 & 2

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# Grimes House

## 5 Surfside Road, Nantucket



Submitted to:  
**Massachusetts Historical Commission**  
220 Morrissey Boulevard  
Boston, MA 02125

Submitted by:  
**5 Surfside Road LLC**  
326 A Street, Unit 5A  
Boston, MA 02210

Prepared by:  
**Epsilon Associates, Inc.**  
3 Mill & Main Place, Suite 250  
Maynard, MA 01754



**MASSACHUSETTS HISTORICAL COMMISSION  
STATE HISTORIC REHABILITATION TAX CREDIT PROGRAM  
HISTORIC PRESERVATION CERTIFICATION APPLICATION**

**PART 1 – EVALUATION OF SIGNIFICANCE**

Project No.: \_\_\_\_\_

**Instructions:** Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Department of Revenue. The decision by the Massachusetts Historical Commission with respect to certification is made on the basis of descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property: Grimes House

Address of property: Street 5 Surfside Road  
City Nantucket State MA Zip 02554

- ☐ Listed individually in the National Register of Historic Places: \_\_\_\_\_ give date of listing: \_\_\_\_\_  
☒ Located in a National Register Historic District as a contributing resource: name of District: Nantucket Historic District  
☐ Eligible for listing (previous determined by MHC): \_\_\_\_\_  
☒ Level of Significance (local, national, NHL) NHL  
☐ NPS Project Number (if application for federal tax credits submitted) \_\_\_\_\_  
☐ No determination of eligibility (submit Form B): \_\_\_\_\_

2. Project contact:

Name Erin Doherty, Epsilon Associates, Inc.  
Street 3 Mill & Main Place, Suite 250 City Maynard  
State MA Zip 01754 Daytime Telephone Number (978) 461-6279

3. Owner:

Name Frank Glaser Signature Frank Glaser Date 4/26/22  
Organization 5 Surfside Road LLC  
Social Security or Taxpayer Identification Number [REDACTED]  
Street 326 A Street, Unit 5A City Boston  
State MA Zip 02210 Daytime Telephone Number (857) 526-5414

☒ See attachments (please list): USGS Locus Map  
MHC Form B: 5 Surfside Road, Nantucket  
National Register Nomination: Nantucket Historic District

### ***Architectural Description***

The property at 5 Surfside Road is a 1 ½-story wood-frame building with single story rear additions on a concrete foundation. The side gable main block measures five bays in width and a single bay in depth. A rear ell extending west from the main block measures a single bay in width and two bays in depth. A secondary extension not accessible from the main building interior measures one bay in width and depth. The building is located at the corner of Surfside Road (formerly Atlantic Avenue) and Vesper Lane and is set on an approximately 7,400 square foot parcel.

The façade (east elevation) holds a central entrance flanked by four windows. The central entrance is framed a simple flat board surround and holds a wood paneled entry door with divided light glazing in the upper panel. Access is provided by a small entry porch with wood stairs and railings. The building is clad in weathered wood shingle siding with painted wood corner boards and a shallow molded cornice lines the eave. A central gable-roofed dormer is located above the entrance. Windows at the facade are six-over-six wood double hung sash with flat board wood surrounds and projecting sills. The south elevation features an exterior brick chimney and two small eight-over-eight wood windows at the second floor. The north elevation holds a single six-over-six window at the second floor. The exposed portion of the west elevation features a modern sliding glass door.

A single-story gable roofed rear ell extends two bays in depth and a single bay in width from the west elevation. An offset secondary ell is located at the west end of the primary ell and measures a single bay in width and depth. Both ells are clad in weathered wood clapboards with flat wood corner boards. A secondary entrance is located at the south elevation of the primary ell. The entrance is framed by a flat board surround and holds a modern half-glazed metal door. The secondary ell, which is not accessible from the building interior, holds an entrance at its exposed east elevation. The entrance holds a half-glazed wood paneled door set within a flat board surround. Windows at both ells include three-over-three and six-over-six light wood double hung sash with flat board surrounds and projecting sills.

The building is modestly set back from the street to the east and north. A modern 1 ½-story wood frame gable roofed cottage constructed in 2014 is located to the south of the main house, fronting Surfside Road. A small wood framed shed constructed in 2013 is located at the southwest corner of the parcel. A brick-paved parking court is located to the east of the cottage, accessed from Surfside Road. A crushed shell paved parking area is located to the north of the building along Vesper Lane.

### ***Evaluation of Significance***

The island of Nantucket is located approximately 30 miles of south of Cape Cod and prior to European settlement was inhabited by Algonquian-speaking Native Americans. The community, which is estimated at more than 2,000 in the mid-17<sup>th</sup> century, primarily subsisted on farming and hunting of sea mammals. European settlement began in the mid-17<sup>th</sup> century, led by Thomas Macy, Edward Starbuck, James Coffin, and Isaac Coleman in 1659. The American whaling industry was pioneered on the island in the late 17<sup>th</sup> century, following the example of the island's original inhabitants. The island of Nantucket

served as the leading American whaling port until the 1840s, and developed many innovations in navigational practices, the practice of whaling, and the production of candles. At its height, Nantucket counted five wharves, 10 rope walks, 36 candle factories, along with numerous sail lofts, cooper shops, and boat and ship yards. The whaling industry began to dwindle in the mid-19<sup>th</sup> century in the face of competition from New Bedford and challenges associated with sand bars in Nantucket's harbor, which prevented larger ships from docking in the town.

Following the decline of the whaling industry, Nantucket's economy turned to tourism, with early buildings such as the Jethro Coffin house on Sunset Hill serving as attractions by the late-19<sup>th</sup> century. Beginning in the 1870s, development of multi-story hotels as well as conversions of existing older homes to guest houses to accommodate island visitors occurred across the island. By the 1880s, the demand for summer cottages led local developers to create land subdivisions outside of established village centers for increasing numbers of summer visitors. An early appreciation for the picturesque character of the island and development of tourism as an economic mainstay gave seed to historic preservation efforts by the late 19<sup>th</sup> century. In 1955, Nantucket became one of the first two communities in the state to create a local historic district, which initially included Nantucket Town and Siasconset. In 1966 the entirety of the island was designated a National Historic Landmark, and in 1971 the jurisdiction of the local historic district was expanded to the entire island.

From the 1950s to 1970s residential and commercial development occurred outside of established village centers. As a result of the island's nationally significant historic preservation movement, architectural revivals based on Nantucket's past dominated local architectural trends in the 20<sup>th</sup> century. Typical mid-century development included wood-frame ranch houses, Cape Cod style cottages, and center-entry Colonial Revival style houses. Consistency and compatibility of new development with the historic character of the island was further encouraged by the Historic District Commission. Following the expansion of the historic district to the entire island in 1971, popular architectural trends have included subdivisions of houses following traditional historic building types and styles, and larger summer houses in dramatic shoreline locations recalling Victorian-era buildings in these settings.

The property at 5 Surfside Road is located in the vicinity of the mid-19<sup>th</sup> century farm owned by Edward Hammond and William Macintosh known as "Tashama Farm" (also known as "Spring Garden"). While the earliest use and owner of the building at 5 Surfside Road has not been identified, Tashama Farm was purchased by George E. Grimes and Dr. John S. Grouard from Gustavus L. Lawrence in 1915. In 1928, Grimes purchased Grouard's shares from his widow, Ruth L. Grouard. Residing for much of his life on Orange Street in downtown Nantucket, George Grimes (1868-1961) himself was not a farmer but rather a career public official, serving as a weather observer on Nantucket from 1892 until his retirement in 1938. Following his retirement, he was elected to the Board of Assessors, a position he held until his death.

Census records suggest that by 1930 George's son George Robert resided at 5 Surfside Road with his wife Cathreen and worked as a farmer. George Robert's draft card from 1942 notes his residence as

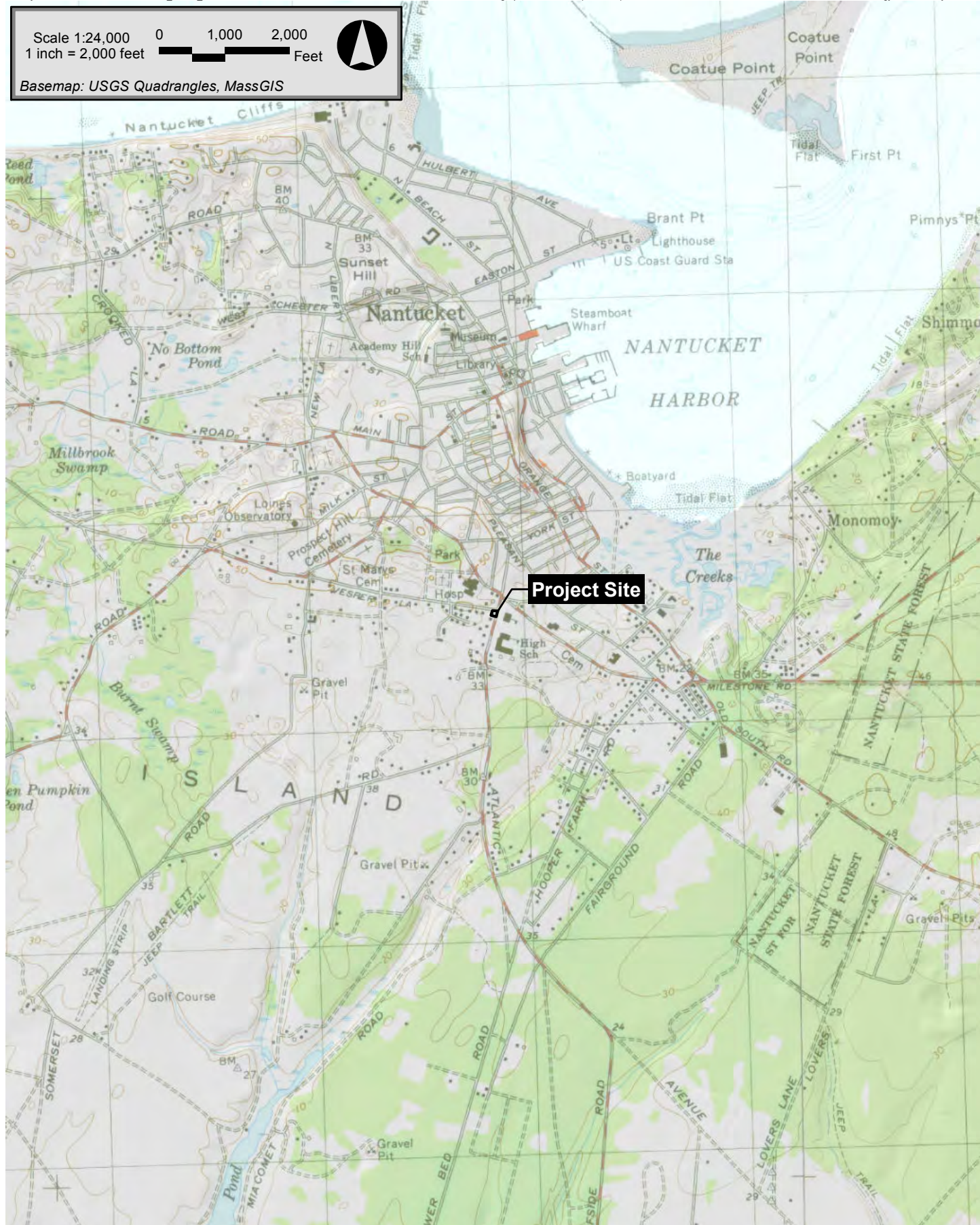
Tashama Farm, Atlantic Avenue. The property appears on aerial views from the 1930s in its current form and location, in a still largely undeveloped agricultural area. The house may have originally served as an agricultural building, moved from the nearby farming area and converted to residential use, though this has not been confirmed. Grimes formally transferred ownership of the property to his son George Robert in 1957, subject to lifetime residency by his daughter-in-law Cathreen, who by that time was divorced from George Robert. In 1966 the property was sold to Charles and Margaret Krans of Nantucket, and several years later sold to Sidney Killen of Nantucket. A decade later, in 1983, Killen sold the property to William H. and Mary F. Witt, and the property remained in the Witt family until 2005.

Over the course of the 20<sup>th</sup> century the property has seen minimal change to character defining features. In 1974, a garage was constructed along the southern property line, accessible from Surfside Road. A permit was issued to move the garage to 2 Greglen Avenue in 2014. In 2013, a shed was constructed at the southwest corner of the lot. The cottage, which holds a secondary dwelling unit, was permitted in 2013 and constructed in 2014 approximately on the footprint of the former garage.

The property at 5 Surfside Road is located within the Nantucket Historic District, which is listed in the National Register of Historic Places and is a designated National Historic Landmark under NHL Criteria 1 and 4. The district encompasses the entirety of Town of Nantucket and Nantucket County, including the islands of Nantucket, Tuckernuck, and Muskeget. The district is significant for its associations with the American whaling industry, tourism industry, and historic preservation movement, and retains a remarkable level of survival of architecture and ambiance of an early whaling port. The period of significance for the district is 1659-1975 and the district is significant in the areas of architecture, commerce, conservation, entertainment/recreation, ethnic heritage, maritime history, and social history.

The main house at 5 Surfside Road was constructed ca. 1900 and its vernacular design is consistent with architectural practices on the island from its earliest development to the 20<sup>th</sup> century. Recent alterations have been limited to routine repair and maintenance and the construction of a shed and cottage on the parcel in the early 21<sup>st</sup> century.

The property retains integrity of design, materials, workmanship, feeling, and association and contributes to the significance of the district.



5 Surfside Road Nantucket, Massachusetts

**MHC Inventory Form B:**  
**5 Surfside Road, Nantucket**

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# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

## Photograph



## Locus Map



Assessor's Number USGS Quad Area(s) Form Number

55/253

Nantucket

NAN.D

NHL 11/13/1966; NRDIS (11/13/1966); LHD (06/04/1970)

**Town/City:** Nantucket

**Place:** (*neighborhood or village*):  
Nantucket

**Address:** 5 Surfside Road

**Historic Name:** Grimes House

**Uses:** Present: Single-family dwelling

Original: Single-family dwelling

**Date of Construction:** ca. 1900

**Source:** Historic maps, photos

**Style/Form:** Vernacular

**Architect/Builder:** Unknown

### Exterior Material:

Foundation: Concrete

Wall/Trim: Cedar Shingle, Wood

Roof: Asphalt Shingle

### Outbuildings/Secondary Structures:

Cottage (2014)

Shed (2013)

**Major Alterations** (*with dates*):

**Condition:** Good

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** .17 acres

**Setting:** Residential neighborhood

**Recorded by:** Erin Doherty

**Organization:** Epsilon Associates, Inc.

**Date** (*month / year*): April 2022

# INVENTORY FORM B CONTINUATION SHEET

NANTUCKET

5 SURFSIDE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NAN.D

☐ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

## ARCHITECTURAL DESCRIPTION:

The property at 5 Surfside Road is a 1 ½-story wood-frame building with single story rear additions on a concrete foundation. The side gable main block measures five bays in width and a single bay in depth. A rear ell extending west from the main block measures a single bay in width and two bays in depth. A secondary extension not accessible from the main building interior measures one bay in width and depth. The building is located at the corner of Surfside Road (formerly Atlantic Avenue) and Vesper Lane and is set on an approximately 7,400 square foot parcel.

The façade (east elevation) holds a central entrance flanked by four windows. The central entrance is framed a simple flat board surround and holds a wood paneled entry door with divided light glazing in the upper panel. Access is provided by a small entry porch with wood stairs and railings. The building is clad in weathered wood shingle siding with painted wood corner boards and a shallow molded cornice lines the eave. A central gable-roofed dormer is located above the entrance. Windows at the facade are six-over-six wood double hung sash with flat board wood surrounds and projecting sills. The south elevation features an exterior brick chimney and two small eight-over-eight wood windows at the second floor. The north elevation holds a single six-over-six window at the second floor. The exposed portion of the west elevation features a modern sliding glass door.

A single-story gable roofed rear ell extends two bays in depth and a single bay in width from the west elevation. An offset secondary ell is located at the west end of the primary ell and measures a single bay in width and depth. Both ells are clad in weathered wood clapboards with flat wood corner boards. A secondary entrance is located at the south elevation of the primary ell. The entrance is framed by a flat board surround and holds a modern half-glazed metal door. The secondary ell, which is not accessible from the building interior, holds an entrance at its exposed east elevation. The entrance holds a half-glazed wood paneled door set within a flat board surround. Windows at both ells include three-over-three and six-over-six light wood double hung sash with flat board surrounds and projecting sills.

The building is modestly set back from the street to the east and north. A modern 1 ½-story wood frame gable roofed cottage constructed in 2014 is located to the south of the main house, fronting Surfside Road. A small wood framed shed constructed in 2013 is located at the southwest corner of the parcel. A brick-paved parking court is located to the east of the cottage, accessed from Surfside Road. A crushed shell paved parking area is located to the north of the building along Vesper Lane.

## HISTORICAL NARRATIVE

The island of Nantucket is located approximately 30 miles of south of Cape Cod and prior to European settlement was inhabited by Algonquian-speaking Native Americans. The community, which is estimated at more than 2,000 in the mid-17<sup>th</sup> century, primarily subsisted on farming and hunting of sea mammals. European settlement began in the mid-17<sup>th</sup> century, led by Thomas Macy, Edward Starbuck, James Coffin, and Isaac Coleman in 1659. The American whaling industry was pioneered on the island in the late 17<sup>th</sup> century, following the example of the island's original inhabitants. The island of Nantucket served as the leading American whaling port until the 1840s, and developed many innovations in navigational practices, the practice of whaling, and the production of candles. At its height, Nantucket counted five wharves, 10 rope walks, 36 candle factories, along with numerous sail lofts, cooper shops, and boat and ship yards. The whaling industry began to dwindle in the mid-19<sup>th</sup> century in the face of competition from New Bedford and challenges associated with sand bars in Nantucket's harbor, which prevented larger ships from docking in the town.

Following the decline of the whaling industry, Nantucket's economy turned to tourism, with early buildings such as the Jethro Coffin house on Sunset Hill serving as attractions by the late-19<sup>th</sup> century. Beginning in the 1870s, development of multi-story hotels as well as conversions of existing older homes to guest houses to accommodate island visitors occurred across the island. By the 1880s, the demand for summer cottages led local developers to create land subdivisions outside of established village centers for increasing numbers of summer visitors. An early appreciation for the picturesque character of the island and

*Continuation sheet 1*

# INVENTORY FORM B CONTINUATION SHEET

NANTUCKET

5 SURFSIDE ROAD

## MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NAN.D

development of tourism as an economic mainstay gave seed to historic preservation efforts by the late 19th century. In 1955, Nantucket became one of the first two communities in the state to create a local historic district, which initially included Nantucket Town and Siasconset. In 1966 the entirety of the island was designated a National Historic Landmark, and in 1971 the jurisdiction of the local historic district was expanded to the entire island.

From the 1950s to 1970s residential and commercial development occurred outside of established village centers. As a result of the island's nationally significant historic preservation movement, architectural revivals based on Nantucket's past dominated local architectural trends in the 20<sup>th</sup> century. Typical mid-century development included wood-frame ranch houses, Cape Cod style cottages, and center-entry Colonial Revival style houses. Consistency and compatibility of new development with the historic character of the island was further encouraged by the Historic District Commission. Following the expansion of the historic district to the entire island in 1971, popular architectural trends have included subdivisions of houses following traditional historic building types and styles, and larger summer houses in dramatic shoreline locations recalling Victorian-era buildings in these settings.

The property at 5 Surfside Road is located in the vicinity of the mid-19<sup>th</sup> century farm owned by Edward Hammond and William Macintosh known as "Tashama Farm" (also known as "Spring Garden"). While the earliest use and owner of the building at 5 Surfside Road has not been identified, Tashama Farm was purchased by George E. Grimes and Dr. John S. Grouard from Gustavus L. Lawrence in 1915. In 1928, Grimes purchased Grouard's shares from his widow, Ruth L. Grouard.<sup>1</sup> Residing for much of his life on Orange Street in downtown Nantucket, George Grimes (1868-1961) himself was not a farmer but rather a career public official, serving as a weather observer on Nantucket from 1892 until his retirement in 1938. Following his retirement, he was elected to the Board of Assessors, a position he held until his death.<sup>2</sup>

Census records suggest that by 1930 George's son George Robert resided at 5 Surfside Road with his wife Cathreen and worked as a farmer. George Robert's draft card from 1942 notes his residence as Tashama Farm, Atlantic Avenue. The property appears on aerial views from the 1930s in its current form and location, in a still largely undeveloped agricultural area. The house may have originally served as an agricultural building, moved from the nearby farming area and converted to residential use, though this has not been confirmed. Grimes formally transferred ownership of the property to his son George Robert in 1957, subject to lifetime residency by his daughter-in-law Cathreen, who by that time was divorced from George Robert. In 1966 the property was sold to Charles and Margaret Krans of Nantucket, and several years later sold to Sidney Killen of Nantucket. A decade later, in 1983, Killen sold the property to William H. and Mary F. Witt, and the property remained in the Witt family until 2005.

Over the course of the 20<sup>th</sup> century the property has seen minimal change to character defining features. In 1974, a garage was constructed along the southern property line, accessible from Surfside Road. A permit was issued to move the garage to 2 Greglen Avenue in 2014.<sup>3</sup> In 2013, a shed was constructed at the southwest corner of the lot.<sup>4</sup> The cottage, which holds a secondary dwelling unit, was permitted in 2013 and constructed in 2014 approximately on the footprint of the former garage.<sup>5</sup>

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<sup>1</sup> Marie Coffin, "Tashama Farm, Surfside Road, Nantucket." Written Historical and Descriptive Data. From Prints and Photographs Division, Library of Congress (HABS No. MASS.10-NANT.58). Historic American Buildings Survey, National Park Service, U.S. Department of the Interior, 1971.

<sup>2</sup> "George Grimes Dies in 93<sup>rd</sup> Year; Was State's Oldest Public Official," *The Inquirer and Mirror*, April 21, 1961, 1.

<sup>3</sup> Town of Nantucket Building Permit #17-14 (January 8, 2014).

<sup>4</sup> Town of Nantucket Building Permit #1598-13 (December 2, 2013).

<sup>5</sup> Town of Nantucket Building Permit #113-14 (January 28, 2013).

# INVENTORY FORM B CONTINUATION SHEET

NANTUCKET

5 SURFSIDE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NAN.D

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Town of Nantucket, Planning and Land Use Services. Building Department and Historic District Commission property files.

INVENTORY FORM B CONTINUATION SHEET

NANTUCKET

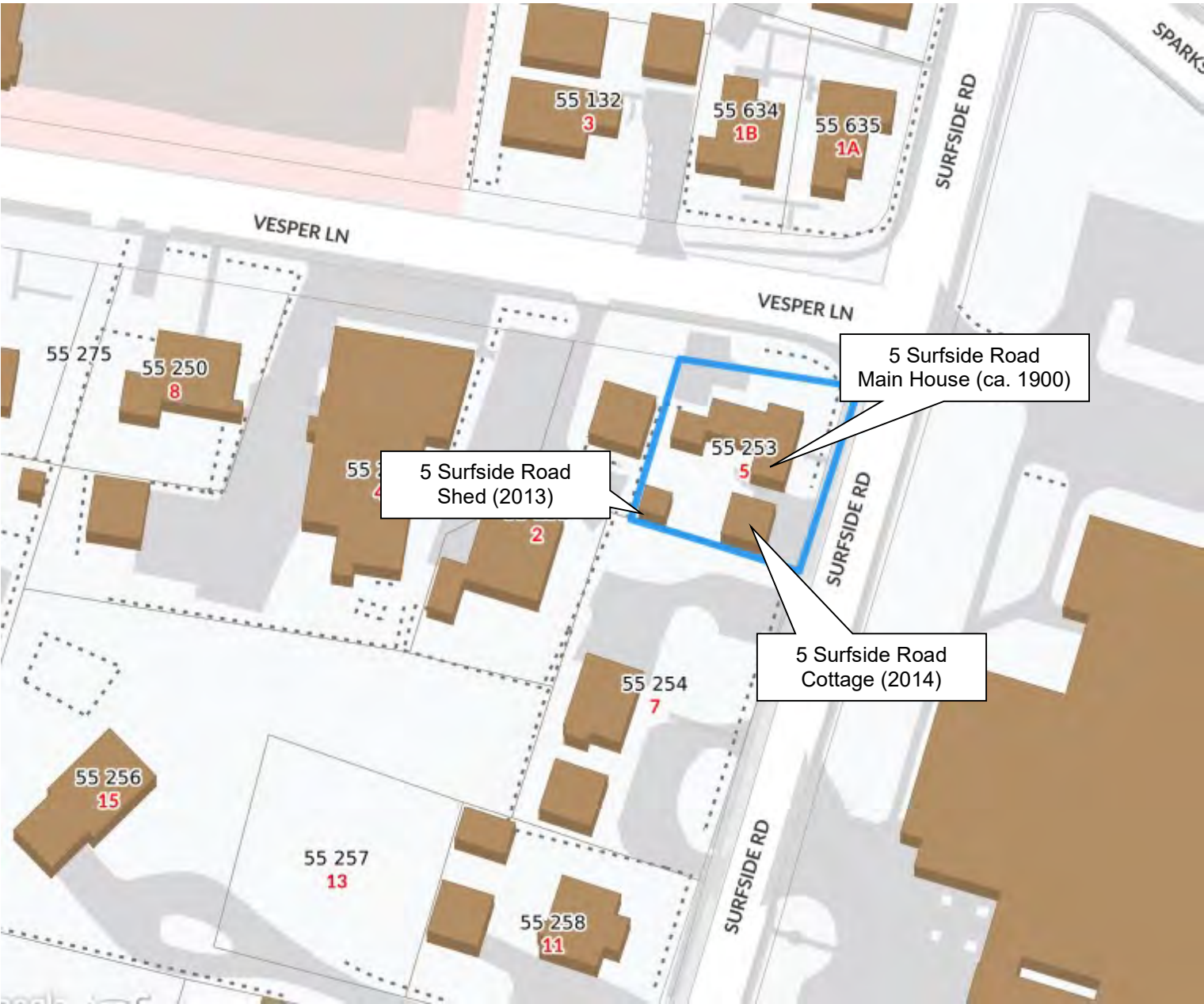
5 SURFSIDE ROAD

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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LOCUS MAP



INVENTORY FORM B CONTINUATION SHEET

NANTUCKET

5 SURFSIDE ROAD

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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PHOTOGRAPHS



1. 5 Surfside Road, Main House, view northwest



2. 5 Surfside Road, Main House (right) and Cottage (left), view southwest

INVENTORY FORM B CONTINUATION SHEET

NANTUCKET

5 SURFSIDE ROAD

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)    Form No.

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3. 5 Surfside Road, Main House, view southeast



4. 5 Surfside Road, Main House, view northeast



INVENTORY FORM B CONTINUATION SHEET

NANTUCKET

5 SURFSIDE ROAD

MASSACHUSETTS HISTORICAL COMMISSION  
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7. 5 Surfside Road, Cottage, view northwest



8. 5 Surfside Road, Cottage, view southeast

INVENTORY FORM B CONTINUATION SHEET

NANTUCKET

5 SURFSIDE ROAD

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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9. 5 Surfside Road, Shed, view southwest

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)    Form No.

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FIGURES



Figure 1: Detail from a map of Nantucket farms in 1850 showing the vicinity of 5 Surfside Road (formerly Atlantic Avenue). Map number 65 depicts the farm of Narcissa Coffin and Joseph Sylvia de Rosa and number 59 the farm formerly known as “Tashama Farm”. Source: William E. Gardner, *Nantucket Farms: Showing the Location and Ownership as of 1850* (Nantucket: William E. Gardner, 1946).

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)    Form No.

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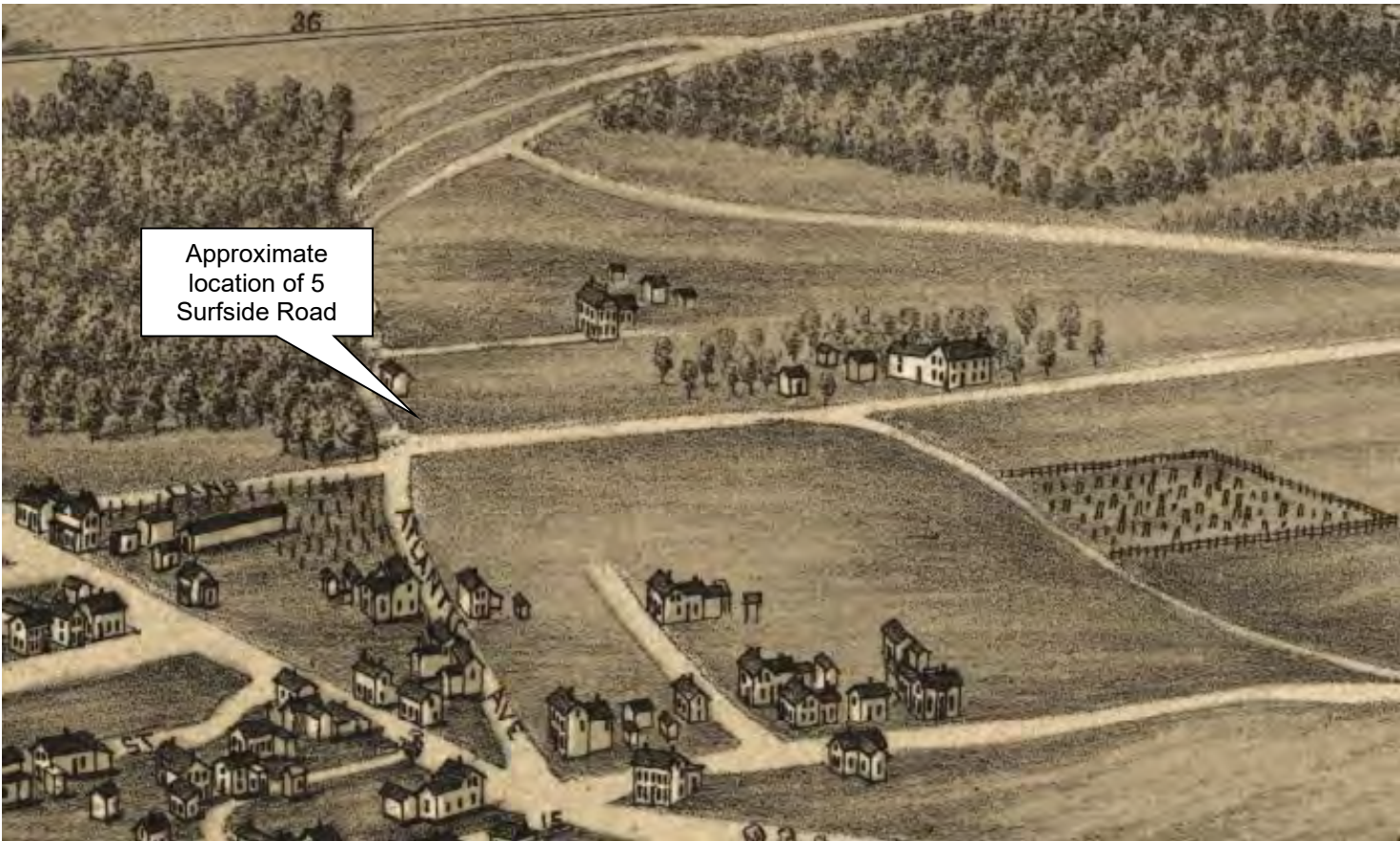


Figure 2: Detail from 1881 bird's eye view map illustration showing the future location of the property at 5 Surfside Road.  
Source: Stoner, J. J, and Beck & Pauli, *Bird's eye view of the town of Nantucket in the State of Massachusetts* (Madison, WI; J.J. Stoner, 1881).

INVENTORY FORM B CONTINUATION SHEET

NANTUCKET

5 SURFSIDE ROAD

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Figure 3: Historic aerial photograph showing the existing Main House at 5 Surfside Road, 1940. Source: Nantucket Historical Association.

# INVENTORY FORM B CONTINUATION SHEET

NANTUCKET

5 SURFSIDE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NAN.D

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☒ A    ☐ B    ☒ C    ☐ D

Criteria Considerations:    ☐ A    ☐ B    ☐ C    ☐ D    ☐ E    ☐ F    ☐ G

Statement of Significance by \_\_\_\_\_ Erin Doherty, Epsilon Associates \_\_\_\_\_

The property at 5 Surfside Road is located within the Nantucket Historic District, which is listed in the National Register of Historic Places and is a designated National Historic Landmark under NHL Criteria 1 and 4. The district encompasses the entirety of Town of Nantucket and Nantucket County, including the islands of Nantucket, Tuckernuck, and Muskeget. The district is significant for its associations with the American whaling industry, tourism industry, and historic preservation movement, and retains a remarkable level of survival of architecture and ambiance of an early whaling port. The period of significance for the district is 1659-1975 and the district is significant in the areas of architecture, commerce, conservation, entertainment/recreation, ethnic heritage, maritime history, and social history.

The main house at 5 Surfside Road was constructed ca. 1900 and its vernacular design is consistent with architectural practices on the island from its earliest development to the 20<sup>th</sup> century. Recent alterations have been limited to routine repair and maintenance and the construction of a shed and cottage on the parcel in the early 21<sup>st</sup> century.

The property retains integrity of design, materials, workmanship, feeling, and association and contributes to the significance of the district.



**MASSACHUSETTS HISTORICAL COMMISSION  
STATE HISTORIC REHABILITATION TAX CREDIT PROGRAM  
HISTORIC PRESERVATION CERTIFICATION APPLICATION**

**PART 2 – DESCRIPTION OF REHABILITATION**

Grimes House  
Property Name

5 Surfside Road, Nantucket, MA 02554  
Property Address

Project Number: \_\_\_\_\_

1. Name of property: Grimes House

Address of property: Street 5 Surfside Road  
City Nantucket State MA Zip 02554

Has a Part 1 – Evaluation of Significance been submitted for this property? ☒ yes ☐ no  
If yes, date Part 1 submitted: Concurrently Date of certification: \_\_\_\_\_

2. Project contact:

Name Erin Doherty, Epsilon Associates, Inc.  
Street 3 Mill & Main Place, Suite 250 City Maynard  
State MA Zip 01754 Daytime Telephone Number (978) 461-6279

3. Owner:

Name Frank Glaser Signature Frank Glaser Date 4/26/22  
Organization 5 Surfside Road LLC  
Social Security or Taxpayer Identification Number [REDACTED]  
Street 326 A Street, Unit 5A City Boston  
State MA Zip 02210 Daytime Telephone Number (857) 526-5414

4. Data on building and rehabilitation project:

|                                                                  |                                                               |
|------------------------------------------------------------------|---------------------------------------------------------------|
| Date building constructed: <u>ca. 1900</u>                       | Total number of housing units before rehabilitation: <u>2</u> |
| Type of construction: <u>Wood Frame</u>                          | Number that are affordable: <u>0</u>                          |
| Use(s) before rehabilitation: <u>Residential</u>                 | Total number of housing units after rehabilitation: <u>2</u>  |
| Proposed use(s) after rehabilitation: <u>Residential/Rental</u>  | Number that are affordable: <u>0</u>                          |
| Estimated cost of cert. rehab. expend.: <u>\$2,526,167</u>       | Floor area before rehabilitation: <u>2240 SF</u>              |
| Estimated cost of total project: <u>\$4,825,497</u>              | Floor area after rehabilitation: <u>3830 SF</u>               |
| This application covers phase number <u>1</u> of <u>1</u> phases | Completion date (est.): <u>10/2023</u>                        |
| Project/phase start date (est.): <u>10/2022</u>                  |                                                               |

☒ Please also attach a budget summary which details and provides the total certified rehabilitation expenditures within the overall project cost. Please also submit a budget summary detailing and totaling the entire project costs, both certified rehabilitation expenditures and other expenditures.

**MASSACHUSETTS HISTORICAL COMMISSION  
STATE HISTORIC REHABILITATION TAX CREDIT PROGRAM  
HISTORIC PRESERVATION CERTIFICATION APPLICATION**

**PART 2 – DESCRIPTION OF REHABILITATION**

Grimes House  
Property Name

5 Surfside Road, Nantucket, MA  
Property Address

Project Number: \_\_\_\_\_

5. Public support for project (please attach letters of support):

- ☐ National Trust for Historic Preservation  
☒ State Preservation Organization (PreservatiON MASS)  
☒ Local Historical Commission / Local Historic District Commission  
Other:  
☐ \_\_\_\_\_  
☐ \_\_\_\_\_

6. Other sources of funding:

Please describe the extent of financial hardship for the project See attached.

\_\_\_\_\_

Please describe the importance of state assistance for successful project completion See attached.

\_\_\_\_\_

Please list additional funding sources (public and/or private) See attached.

\_\_\_\_\_

Please list the comparative per capita income average for the city or town See attached.

\_\_\_\_\_

☒ Please attach a pro forma indicating the project's sources of funding, total project costs, and any funding gaps.

7. Compliance with Executive Orders, planning initiatives:

Please list any Executive Orders with which the project complies (e.g. Executive Order 215, Executive Order 452):

- ☐ See attached.  
☐ \_\_\_\_\_  
☐ \_\_\_\_\_  
☐ \_\_\_\_\_

Please list any local, state, or regional preservation, revitalization/development plans, or other planning initiatives with which the project is consistent:

- ☐ See attached.  
☐ \_\_\_\_\_  
☐ \_\_\_\_\_  
☐ \_\_\_\_\_

**MASSACHUSETTS HISTORICAL COMMISSION  
STATE HISTORIC REHABILITATION TAX CREDIT PROGRAM  
HISTORIC PRESERVATION CERTIFICATION APPLICATION**

**PART 2 – DESCRIPTION OF REHABILITATION**

Grimes House  
Property Name

5 Surfside Road, Nantucket, MA  
Property Address

Project Number: \_\_\_\_\_

8. Is the property under threat of loss (please check all that apply): See attached.

- |                                                                         |                                                                        |
|-------------------------------------------------------------------------|------------------------------------------------------------------------|
| <input type="checkbox"/> Deferred maintenance; ____ years               | <input type="checkbox"/> Demolition imminent without tax credit        |
| <input type="checkbox"/> Water penetration (please rate mild or major)  | <input type="checkbox"/> Property has been vacant; years vacant: _____ |
| <input type="checkbox"/> Structural failure (please rate mild or major) |                                                                        |
| <input type="checkbox"/> Other (please describe): _____                 |                                                                        |
| _____                                                                   |                                                                        |
| _____                                                                   |                                                                        |
| _____                                                                   |                                                                        |
| _____                                                                   |                                                                        |

9. Please list any particular preservation and restoration work or any specialized craftsmanship to be executed as part of the project (e.g. terra cotta restoration, masonry repointing, window rehabilitation, etc.): See attached.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please also list any creative or innovative solutions to difficult preservation issues: See attached.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. If you propose to replace windows, please submit a conditions assessment documenting the percentage of loss or deterioration.  
See attached.

11. Readiness to proceed:

- ☒ Please attach a project timeline which includes a site preparation start date or a construction date, dates on which financing (public or private) will be/has been secured, and an estimated completion date.

## PART 2 – DESCRIPTION OF REHABILITATION

Project Number:

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|                                                                    |                                                   |
|--------------------------------------------------------------------|---------------------------------------------------|
| <input checked="" type="checkbox"/> See attachments (please list): | Budget Summary                                    |
|                                                                    | Letters of Support                                |
|                                                                    | Sources of Funding                                |
|                                                                    | Compliance with Executive Orders, Planning        |
|                                                                    | Threat of Loss                                    |
|                                                                    | Specialized Craftsmanship and Preservation Issues |
|                                                                    | Window Conditions Assessment                      |
|                                                                    | Readiness to Proceed                              |
|                                                                    | Economic Impact                                   |
|                                                                    | Description of Rehabilitation                     |
|                                                                    |                                                   |
|                                                                    |                                                   |

**MASSACHUSETTS HISTORICAL COMMISSION  
STATE HISTORIC REHABILITATION TAX CREDIT PROGRAM  
HISTORIC PRESERVATION CERTIFICATION APPLICATION**

**PART 2 – DESCRIPTION OF REHABILITATION**

Grimes House  
Property Name

5 Surfside Road, Nantucket, MA  
Property Address

Project Number: \_\_\_\_\_

13. DETAILED DESCRIPTION OF REHABILITATION/PRESERVATION WORK – Includes site work, new construction, alterations, etc.  
Complete below (please attach additional sheets when necessary).

|                                                                                                                                                                                                                                   |                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <p><b>Number 1.</b><br/>Architectural feature <u>Exterior</u><br/>Approximate date of feature _____<br/>Describe existing feature and its condition:<br/><br/>See attached.<br/><br/>Photo no. _____ Drawing no. _____</p>        | <p>Describe work and impact on existing feature:<br/><br/><br/><br/><br/><br/><br/>See attached.</p> |
| <p><b>Number 2.</b><br/>Architectural feature <u>Windows</u><br/>Approximate date of feature _____<br/>Describe existing feature and its condition:<br/><br/>See attached.<br/><br/>Photo no. _____ Drawing no. _____</p>         | <p>Describe work and impact on existing feature:<br/><br/><br/><br/><br/><br/><br/>See attached.</p> |
| <p><b>Number 3.</b><br/>Architectural feature <u>Entrances</u><br/>Approximate date of feature _____<br/>Describe existing feature and its condition:<br/><br/>See attached.<br/><br/>Photo no. _____ Drawing no. _____</p>       | <p>Describe work and impact on existing feature:<br/><br/><br/><br/><br/><br/><br/>See attached.</p> |
| <p><b>Number 4.</b><br/>Architectural feature <u>Interior Spaces</u><br/>Approximate date of feature _____<br/>Describe existing feature and its condition:<br/><br/>See attached.<br/><br/>Photo no. _____ Drawing no. _____</p> | <p>Describe work and impact on existing feature:<br/><br/><br/><br/><br/><br/><br/>See attached.</p> |

**MASSACHUSETTS HISTORICAL COMMISSION  
STATE HISTORIC REHABILITATION TAX CREDIT PROGRAM  
HISTORIC PRESERVATION CERTIFICATION APPLICATION**

**PART 2 – DESCRIPTION OF REHABILITATION**

Grimes House \_\_\_\_\_  
Property Name

5 Surfside Road, Nantucket, MA \_\_\_\_\_  
Property Address

Project Number: \_\_\_\_\_

|                                                                                                                                                                                                                                                                |                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <p><b>Number 5.</b><br/>Architectural feature <u>Interior Circulation</u><br/>Approximate date of feature _____<br/>Describe existing feature and its condition:</p> <p style="text-align: center;">See attached.</p> <p>Photo no. _____ Drawing no. _____</p> | <p>Describe work and impact on existing feature:</p> <p style="text-align: center;">See attached.</p> |
| <p><b>Number 6.</b><br/>Architectural feature <u>Roof</u><br/>Approximate date of feature _____<br/>Describe existing feature and its condition:</p> <p style="text-align: center;">See attached.</p> <p>Photo no. _____ Drawing no. _____</p>                 | <p>Describe work and impact on existing feature:</p> <p style="text-align: center;">See attached.</p> |
| <p><b>Number 7.</b><br/>Architectural feature <u>Building Systems</u><br/>Approximate date of feature _____<br/>Describe existing feature and its condition:</p> <p style="text-align: center;">See attached.</p> <p>Photo no. _____ Drawing no. _____</p>     | <p>Describe work and impact on existing feature:</p> <p style="text-align: center;">See attached.</p> |
| <p><b>Number 8.</b><br/>Architectural feature <u>Site</u><br/>Approximate date of feature _____<br/>Describe existing feature and its condition:</p> <p style="text-align: center;">See attached.</p> <p>Photo no. _____ Drawing no. _____</p>                 | <p>Describe work and impact on existing feature:</p> <p style="text-align: center;">See attached.</p> |

#### **4. Budget Summary**

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**4. Budget Summary:**

Please see attached Budget Summary and Pro Forma.

5 Surfside  
QRE Data Sheet  
4/21/2022

| 5 Surfside                                       |                                                      |              |                                             |                                      |
|--------------------------------------------------|------------------------------------------------------|--------------|---------------------------------------------|--------------------------------------|
|                                                  |                                                      | Total        | Qualified<br>Rehabilitation<br>Expenditures | Depreciable<br>Non-Eligible<br>Basis |
| Acquisition Costs                                | Land & Building                                      | \$ 1,745,000 | \$ -                                        | \$ 1,745,000                         |
| Finance & Closing Costs                          |                                                      | \$ 52,350    | \$ -                                        | \$ 52,350                            |
| Other Closing Costs                              |                                                      | \$ 5,235     | \$ -                                        | \$ 5,235                             |
| Finance Closing Costs (per settlement statement) |                                                      | \$ 47,115    | \$ -                                        | \$ 47,115                            |
| Insurance Expense                                |                                                      | \$ 10,000    | \$ 9,500                                    | \$ 500                               |
| Real Estate Tax                                  |                                                      | \$ 15,000    | \$ 14,250                                   | \$ 750                               |
| Utility Expense                                  |                                                      | \$ 18,000    | \$ 17,100                                   | \$ 900                               |
| Historic Tax Credit App Fees                     |                                                      | \$ 34,750    | \$ 34,750                                   | \$ -                                 |
|                                                  | HTC Consultant Pmt                                   | \$ 26,750    | \$ 26,750                                   | \$ -                                 |
|                                                  | HTC Services Application Fees                        | \$ 8,000     | \$ 8,000                                    | \$ -                                 |
| Professional Fees                                |                                                      | \$ 165,000   | \$ 156,750                                  | \$ 8,250                             |
|                                                  | Architectural Engineering & Land Use Attorney        | \$ 75,000    | \$ 71,250                                   | \$ 3,750                             |
|                                                  | Professional Fees (project mgmt & construction mgmt) | \$ 90,000    | \$ 85,500                                   | \$ 4,500                             |
| Construction Contract Costs                      |                                                      | \$ 2,218,593 | \$ 1,883,463                                | \$ 335,130                           |
|                                                  | Foundation                                           | \$ 247,952   | \$ 235,554                                  | \$ 12,398                            |
|                                                  | Demo                                                 | \$ 283,682   | \$ 269,498                                  | \$ 14,184                            |
|                                                  | Excavation and Grading                               | \$ 192,580   | \$ 182,951                                  | \$ 9,629                             |
|                                                  | Framing                                              | \$ 165,700   | \$ 157,415                                  | \$ 8,285                             |
|                                                  | Finished Carpentry                                   | \$ 197,600   | \$ 187,720                                  | \$ 9,880                             |
|                                                  | Cabinets                                             | \$ 50,000    | \$ -                                        | \$ 50,000                            |
|                                                  | Roof and siding                                      | \$ 57,302    | \$ 54,437                                   | \$ 2,865                             |
|                                                  | Insulation                                           | \$ 65,000    | \$ 61,750                                   | \$ 3,250                             |
|                                                  | Doors and Windows                                    | \$ 72,927    | \$ 69,281                                   | \$ 3,646                             |
|                                                  | Tile                                                 | \$ 71,250    | \$ 67,688                                   | \$ 3,563                             |
|                                                  | Painting                                             | \$ 55,000    | \$ 52,250                                   | \$ 2,750                             |
|                                                  | Flooring                                             | \$ 68,500    | \$ 65,075                                   | \$ 3,425                             |
|                                                  | Appliances                                           | \$ 30,000    | \$ -                                        | \$ 30,000                            |
|                                                  | Plumbing                                             | \$ 175,200   | \$ 166,440                                  | \$ 8,760                             |
|                                                  | HVAC                                                 | \$ 62,000    | \$ 58,900                                   | \$ 3,100                             |
|                                                  | Electric                                             | \$ 200,500   | \$ 190,475                                  | \$ 10,025                            |
|                                                  | Dumpster                                             | \$ 14,500    | \$ 13,775                                   | \$ 725                               |
|                                                  | Cleaning                                             | \$ 11,500    | \$ 10,925                                   | \$ 575                               |
|                                                  | Permits                                              | \$ 8,000     | \$ 7,600                                    | \$ 400                               |
|                                                  | Tests/Surveys                                        | \$ 8,200     | \$ 7,790                                    | \$ 410                               |
|                                                  | Site Protection                                      | \$ 16,200    | \$ 15,390                                   | \$ 810                               |
| Construction Materials Storage                   |                                                      | \$ 9,000     | \$ 8,550                                    | \$ 450                               |
| Security Cameras                                 |                                                      | \$ 6,000     | \$ -                                        | \$ 6,000                             |
| Landscaping                                      |                                                      | \$ 150,000   | \$ -                                        | \$ 150,000                           |
| Sub-Total                                        |                                                      | \$ 4,423,693 | \$ 2,124,363                                | \$ 2,299,330                         |
| Developer Fee (15%)                              |                                                      | \$ 401,804   | \$ 401,804                                  | \$ -                                 |
| Grand Total                                      |                                                      | \$ 4,825,497 | \$ 2,526,167                                | \$ 2,299,330                         |
| 5 Surfside - Budget Sources                      |                                                      |              |                                             |                                      |
|                                                  | Bank Financing                                       | \$ 3,131,769 |                                             |                                      |
|                                                  | Equity                                               | \$ 683,261   |                                             |                                      |
|                                                  | Federal Tax Credits                                  | \$ 505,233   |                                             |                                      |
|                                                  | State Tax Credits                                    | \$ 505,233   |                                             |                                      |
|                                                  |                                                      | \$ 4,825,497 |                                             |                                      |

## 5. Letters of Support

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**5. Support for the project:**

See attached letters from:

- Preservation Massachusetts
- Nantucket Historical Commission (to be submitted under separate cover)



Post Office Square  
6 Main Street Ext. Suite 613  
Plymouth, MA 02360  
617-723-3383

April 22, 2022

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

Re: Application for Massachusetts State Historic Rehabilitation Tax Credit  
5 Surfside Road, Nantucket

Dear Ms. Simon:

I am writing to you on behalf of Preservation Massachusetts in support of Frank Glaser's application for the 5 Surfside Road project, located in Nantucket for the Massachusetts Historic Rehabilitation Tax Credit (MHRTC). Preservation Massachusetts is the statewide historic preservation non-profit organization and by Massachusetts Regulations 830 CMR 63.38R.1, our organization reviews each project seeking state tax credits.

5 Surfside Road is a small, one and a half story wood frame building, with a single story rear addition. The house was built circa 1900 on former farmland that was subdivided. In the early 20<sup>th</sup> century, the property and surrounding lands were owned by George Grimes, though he did not live in the house. Grimes was a career public official on the island and at the time of his death the house passed to his son, for occupancy by his daughter-in-law. The house passed through several more owners. It is currently occupied and is part of the Nantucket Historic District.

The successful rehabilitation of 5 Surfside Road will result in the creation of 2 units of short-term rental housing. Exterior wood shingles and trim will be repaired and retained, along with double hung wood windows and other interior historic features, such as ceilings, flooring and trim. The project proponent also intends to apply for the federal rehabilitation tax credit, so all work will comply with the *Secretary of the Interior's Standards for Rehabilitation*. We also understand that support from the local historic commission is pending. This project appears to meet the criteria for eligibility for the MHRTC. Please note, however, that we are not able to certify the project's compliance with the applicable tax regulations. I encourage your favorable consideration of historic tax credits for this project that will restore an important part of Nantucket's history while continuing an active and conscious investment in its historic resources to economic and community revitalization.

Thank you for your attention to this letter.

Sincerely,

Erin D. A. Kelly, Executive Director  
Preservation Massachusetts

## **6. Other Sources of Funding**

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**6. Other sources of funding**

Please describe the extent of financial hardship:

The rehabilitation of 5 Surfside Road will convert the property for short-term rental use. The costs associated with rehabilitating the building in a manner consistent with the Secretary of the Interior's Standards are significant and result in added financial hardship to an already financially challenging project. The Massachusetts Historic Rehabilitation Tax Credits are imperative to provide adequate funding to rehabilitate the building.

Please describe the importance of state assistance for successful project completion:

The Massachusetts Historic Rehabilitation Tax Credits represent a vital component of the Proponent's project financing. Without the equity raised from the tax credits, there will be a significant gap in the financing of the project, thereby jeopardizing its success. Funds successfully derived from the historic tax credits will ensure that the design and scope of work outlined in this application will be carried out at a high standard which will maintain the historic integrity of the building, while allowing conversion to a new use.

Please list additional funding sources (public and/or private):

In addition to Massachusetts Historic Rehabilitation Tax Credits, the Proponent is also pursuing federal historic preservation tax credits. The balance of the financing will be obtained through conventional construction financing and owner equity.

Please list the comparative per capita income average for the city or town:

According to recent census data, the per capita income for the Town of Nantucket is \$57,246.

Please attach a pro forma indicating the project's sources of funding, total project costs, and any funding gaps.

See attached budget pro forma.

5 Surfside  
QRE Data Sheet  
4/21/2022

| 5 Surfside                                       |                                                      |              |                                             |                                      |
|--------------------------------------------------|------------------------------------------------------|--------------|---------------------------------------------|--------------------------------------|
|                                                  |                                                      | Total        | Qualified<br>Rehabilitation<br>Expenditures | Depreciable<br>Non-Eligible<br>Basis |
| Acquisition Costs                                | Land & Building                                      | \$ 1,745,000 | \$ -                                        | \$ 1,745,000                         |
| Finance & Closing Costs                          |                                                      | \$ 52,350    | \$ -                                        | \$ 52,350                            |
| Other Closing Costs                              |                                                      | \$ 5,235     | \$ -                                        | \$ 5,235                             |
| Finance Closing Costs (per settlement statement) |                                                      | \$ 47,115    | \$ -                                        | \$ 47,115                            |
| Insurance Expense                                |                                                      | \$ 10,000    | \$ 9,500                                    | \$ 500                               |
| Real Estate Tax                                  |                                                      | \$ 15,000    | \$ 14,250                                   | \$ 750                               |
| Utility Expense                                  |                                                      | \$ 18,000    | \$ 17,100                                   | \$ 900                               |
| Historic Tax Credit App Fees                     |                                                      | \$ 34,750    | \$ 34,750                                   | \$ -                                 |
|                                                  | HTC Consultant Pmt                                   | \$ 26,750    | \$ 26,750                                   | \$ -                                 |
|                                                  | HTC Services Application Fees                        | \$ 8,000     | \$ 8,000                                    | \$ -                                 |
| Professional Fees                                |                                                      | \$ 165,000   | \$ 156,750                                  | \$ 8,250                             |
|                                                  | Architectural Engineering & Land Use Attorney        | \$ 75,000    | \$ 71,250                                   | \$ 3,750                             |
|                                                  | Professional Fees (project mgmt & construction mgmt) | \$ 90,000    | \$ 85,500                                   | \$ 4,500                             |
| Construction Contract Costs                      |                                                      | \$ 2,218,593 | \$ 1,883,463                                | \$ 335,130                           |
|                                                  | Foundation                                           | \$ 247,952   | \$ 235,554                                  | \$ 12,398                            |
|                                                  | Demo                                                 | \$ 283,682   | \$ 269,498                                  | \$ 14,184                            |
|                                                  | Excavation and Grading                               | \$ 192,580   | \$ 182,951                                  | \$ 9,629                             |
|                                                  | Framing                                              | \$ 165,700   | \$ 157,415                                  | \$ 8,285                             |
|                                                  | Finished Carpentry                                   | \$ 197,600   | \$ 187,720                                  | \$ 9,880                             |
|                                                  | Cabinets                                             | \$ 50,000    | \$ -                                        | \$ 50,000                            |
|                                                  | Roof and siding                                      | \$ 57,302    | \$ 54,437                                   | \$ 2,865                             |
|                                                  | Insulation                                           | \$ 65,000    | \$ 61,750                                   | \$ 3,250                             |
|                                                  | Doors and Windows                                    | \$ 72,927    | \$ 69,281                                   | \$ 3,646                             |
|                                                  | Tile                                                 | \$ 71,250    | \$ 67,688                                   | \$ 3,563                             |
|                                                  | Painting                                             | \$ 55,000    | \$ 52,250                                   | \$ 2,750                             |
|                                                  | Flooring                                             | \$ 68,500    | \$ 65,075                                   | \$ 3,425                             |
|                                                  | Appliances                                           | \$ 30,000    | \$ -                                        | \$ 30,000                            |
|                                                  | Plumbing                                             | \$ 175,200   | \$ 166,440                                  | \$ 8,760                             |
|                                                  | HVAC                                                 | \$ 62,000    | \$ 58,900                                   | \$ 3,100                             |
|                                                  | Electric                                             | \$ 200,500   | \$ 190,475                                  | \$ 10,025                            |
|                                                  | Dumpster                                             | \$ 14,500    | \$ 13,775                                   | \$ 725                               |
|                                                  | Cleaning                                             | \$ 11,500    | \$ 10,925                                   | \$ 575                               |
|                                                  | Permits                                              | \$ 8,000     | \$ 7,600                                    | \$ 400                               |
|                                                  | Tests/Surveys                                        | \$ 8,200     | \$ 7,790                                    | \$ 410                               |
|                                                  | Site Protection                                      | \$ 16,200    | \$ 15,390                                   | \$ 810                               |
| Construction Materials Storage                   |                                                      | \$ 9,000     | \$ 8,550                                    | \$ 450                               |
| Security Cameras                                 |                                                      | \$ 6,000     | \$ -                                        | \$ 6,000                             |
| Landscaping                                      |                                                      | \$ 150,000   | \$ -                                        | \$ 150,000                           |
| Sub-Total                                        |                                                      | \$ 4,423,693 | \$ 2,124,363                                | \$ 2,299,330                         |
| Developer Fee (15%)                              |                                                      | \$ 401,804   | \$ 401,804                                  | \$ -                                 |
| Grand Total                                      |                                                      | \$ 4,825,497 | \$ 2,526,167                                | \$ 2,299,330                         |
| 5 Surfside - Budget Sources                      |                                                      |              |                                             |                                      |
|                                                  | Bank Financing                                       | \$ 3,131,769 |                                             |                                      |
|                                                  | Equity                                               | \$ 683,261   |                                             |                                      |
|                                                  | Federal Tax Credits                                  | \$ 505,233   |                                             |                                      |
|                                                  | State Tax Credits                                    | \$ 505,233   |                                             |                                      |
|                                                  |                                                      | \$ 4,825,497 |                                             |                                      |

## **7. Compliance with Executive Orders, Planning Initiatives**

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**7. Compliance with Executive Orders, planning initiatives**

Please list any Executive Orders with which the project complies (e.g. Executive Order 215, Executive Order 452):

Executive Order 327 was signed by Governor William Weld in 1992. It established the Advisory Committee on the Coordination of Economic Development programs in the Commonwealth to make recommendations to the Governor to most effectively and efficiently advance the Commonwealth's economic development interests including the coordination of those agencies deemed to be public economic development agencies. The allocation of state historic tax credits to the project demonstrates the Massachusetts Historical Commission's consistency with E.O. 327.

Executive Order 452 was signed by Governor Mitt Romney in 2003 to ensure that diversity is reflected in all state government activities including: planning, decision-making, and design and delivery of services to customers; to identify and remove barriers to making programs and services accessible to all citizens; to develop public and private organizations to share best practices for enhancing diversity, planning, and implementing community outreach and diversity recruitment programs; to establish guidelines for diversity plans; to comply with all federal and state reporting requirements; and to ensure that all activities are in compliance with applicable state and federal laws. Executive Order 452 was revoked by Governor Deval Patrick in 2007 and replaced with Executive Order 478.

Executive Order 478 was signed by Governor Deval Patrick in January of 2007 revoking Executive Order 452. This Order requires all state agencies and all persons and organizations doing business with the Commonwealth, to consider the likely effects of their actions will have on non-discrimination, diversity, and equal opportunity including developing and implementing affirmative action and diversity plans to identify and eliminate discriminatory barriers in the workplace and that all actions shall be conducted without unlawful discrimination.

Please list any local, state, or regional preservation, revitalization/development plans, or other planning initiatives with which the project is consistent:

Building with Nantucket In Mind: In 1992, the Nantucket Historic District Commission published official design guidelines to aid in preserving the physical presence of the island's historic past and its natural beauty. Goals for construction outside the Town of Nantucket include protecting the character of small settlements on the island and ensuring the compatibility of new construction in these areas; fostering a relatedness of character among new buildings, based on traditional forms; preserving the character of the natural landscape; and encouraging high quality new construction which responds to its context.

The rehabilitation of 5 Surfside Road is consistent with the principles of the district's guidelines as it includes the rehabilitation of a historic building with minimal changes to its exterior appearance or surrounding landscape.

Town of Nantucket Master Plan: In 2009, the Town of Nantucket adopted a Master Plan to guide the physical development of the island. Goals of the plan include protecting the quality of residential districts of Nantucket, safeguarding the historical integrity of the landscape and buildings, and maintaining a strong, tourism-based economy. The proposed rehabilitation of 5 Surfside Road is consistent with the goals of the Town of Nantucket's 2009 Master Plan as it sensitively preserves a historic building and associated open space as for use as a high-quality short term rental property, supporting the tourism economy.

**8. Is the property under threat of loss?**

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**8. Is the property under threat of loss (please check all that apply):**

- ☒ **Deferred maintenance** 20 years  
☐ **Demolition imminent without tax credit**  
☐ **Water penetration**  
☐ **Property has been vacant; years vacant:**  
☐ **Structural failure**  
☐ **Other:**

The main house at 5 Surfside Road has years of deferred maintenance, including deteriorated wood shingle siding, windows, and outdated building systems. The western ell currently sits at grade and sill plates are rotting. Additional deferred maintenance of the property would result in continued deterioration and potential loss of significant architectural features. The rehabilitation of this historic structure will ensure its long term preservation for the future.

**9. Preservation and Restoration work or any specialized craftsmanship**

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**9. Please list any particular preservation and restoration work or any specialized craftsmanship to be executed as part of the project (e.g. terra cotta restoration, masonry repointing, window rehabilitation, etc.)**

The project includes a number of preservation and restoration efforts that will heighten the historic character of the building. Proposed work will be undertaken by contractors with documented experience in working on State or National Register-listed buildings, or buildings designated as Landmarks by local governmental authorities. In particular, proposed preservation work will include the following:

- Retention and repair of the historic six-over-six and three-over-three light wood double hung windows at the main house;
- Repair of exterior wood siding, trim, and doors by skilled carpenters; and
- Restoration of significant interior wood finishes including interior wood trim, doors, and fireplace mantels.

**Please also list any creative or innovative solutions to difficult preservation issues:**

The owner and project architect have incorporated a number of creative and innovative solutions to difficult preservation challenges:

- Introduction of fully-finished living space at a new basement level without significant impacts to the property's exterior appearance;
- Introduction of a sensitively designed new enclosed corridor providing interior access to the bedroom at the easternmost ell, currently accessed only from the exterior; and
- Introduction of modern kitchen and bathroom fixtures and finishes while retaining character-defining features.

## **10. Window Replacements**

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**10. If you propose to replace windows, please submit a conditions assessment documenting the percentage of loss or deterioration.**

*Main House*

The windows at the main house consist of single pane six-over-six, three-over-three, and eight-over-eight double hung wood sash likely dating to the early 20<sup>th</sup> century. Windows are in fair condition with areas of missing glazing putty, deterioration of paint, and rotting of exterior frames and sills. The attached photographs document the existing window conditions and the table below provides a summary of the property's windows and their current condition.

| Elevation       | Window Condition |      |      |        |
|-----------------|------------------|------|------|--------|
|                 | Good             | Fair | Poor | Absent |
| North Elevation | 0                | 5    | 0    | 0      |
| East Elevation  | 0                | 5    | 0    | 0      |
| South Elevation | 0                | 4    | 0    | 0      |
| West Elevation  | 0                | 0    | 0    | 0      |
| Total           | 0                | 14   | 0    | 0      |

*Cottage*

The existing windows at the cottage include wood six-over-six double hung and multi-light casement sash. The windows date to the original construction of the cottage in 2014 and in good condition. The attached photographs document the existing window conditions and the table below provides a summary of the property's windows and their current condition.

| Elevation       | Window Condition |      |      |        |
|-----------------|------------------|------|------|--------|
|                 | Good             | Fair | Poor | Absent |
| North Elevation | 1                | 0    | 0    | 0      |
| East Elevation  | 1                | 0    | 0    | 0      |
| South Elevation | 1                | 0    | 0    | 0      |
| West Elevation  | 3                | 0    | 0    | 0      |
| Total           | 6                | 0    | 0    | 0      |



**1. Main House, east elevation, first floor, typical six-over-six wood window**



**2. Main House, east elevation, second floor, typical six-over-six wood window**



**3. Main House, ell, north elevation, typical six-over-six wood windows**



**4. Main House, ell, north elevation, typical three-over-three wood window**



5. Main House, ell, south elevation, typical six-over-six wood window



6. Main House, ell, south elevation, typical six-over-six wood window



7. Main House, south elevation, second floor, eight-over-eight wood window



8. Cottage, second floor, typical six-over-six wood windows

## **11. Readiness to Proceed**

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**11. Readiness to proceed:**

Please attach a project timeline which includes a site preparation start date or a construction date, dates on which financing (public or private) will be/has been secured, and an estimated completion date.

With the assistance of the Massachusetts Historic Rehabilitation Tax Credits, the proponent will be able to commence construction in the coming months.

|                            |               |
|----------------------------|---------------|
| Pre-Construction:          | February 2022 |
| Financing Secured:         | May 2022      |
| Construction Commencement: | October 2022  |
| Construction Completion:   | October 2023  |

## 12. Economic Impact

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**12. Economic Impact:**

Please describe the number of jobs your project will create, including construction jobs, temporary employment, and permanent employment:

It is estimated that this project will generate approximately 10 temporary full time equivalent (FTE) construction jobs over the course of its development and 2 FTE permanent property management and maintenance positions.

Please also describe how your project will impact (directly and indirectly) the surrounding community and the Commonwealth as a whole:

The rehabilitation of 5 Surfside Road will have a positive impact on the property's immediate neighborhood and Nantucket as a whole. The building's envelope will be preserved consistent with the historic appearance of the building and sensitive to its character. The project will also be a benefit to local contractors by providing a construction opportunity. Additionally, the project will contribute to the local economy in Nantucket by providing a high-quality short term rental property close to shops and businesses.

The use of historic tax credits may also motivate other local property owners within the Nantucket Historic District to also undertake certified rehabilitations of their properties, furthering local historic preservation efforts.

### **13. Description of Rehabilitation / Preservation Work**

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**13. Number 1**

**Architectural Feature:** Exterior Wood and Masonry  
**Approximate Date of Feature:** ca. 1900, 2014

**Describe Existing Feature and its Condition:**

The property at 5 Surfside Road is situated on the west side of Surfside Road in Nantucket, Massachusetts. The property holds a ca. 1900 house, a shed constructed in 2013, and a modern cottage constructed in 2014. The main house is situated facing east on Surfside Road at the southwest corner of Surfside Road and Vesper Lane. The cottage is situated facing east on Surfside Road south of the main house.

*Main House*

The 1½ story main house rises to a side gable roof. The building rests on a raised concrete foundation with a shallow crawl space. Two single-story gable roofed additions extend from the west elevation. The building is uniformly clad in weathered wood shingle siding.

The symmetrical five-bay wide façade (east elevation) contains a central entrance accessed by a small entry porch with wood stairs and railings. The wood paneled entry door is framed by a flat board surround and is enclosed by a modern storm door. The entry bay is flanked by single windows to the north and south. A central gable roofed dormer is located above the entrance. The windows of the façade are double hung six-over-six sash framed by flat board wood surrounds and projecting sills. The façade is framed by narrow wood corner boards. At the roofline, a shallow molded cornice lines the eave. All trim is painted.

The north and south elevations rest on concrete foundations and are clad in weathered wood shingle siding with flat wood corner boards. Closed gable ends feature flat rake trim. An exterior brick chimney is located at the south elevation. The south elevation is devoid of fenestration at the first floor, while at the second floor two windows flank the chimney. Windows are double hung eight-over-eight sash with flat board wood surrounds and projecting sills. The north elevation features a single window at the second floor level. Like the façade, the window is a double hung six-over-six sash framed by a flat board wood surround and projecting sill. A wood plank hatch providing crawl space access is set within the north foundation wall. The hatch is accessed by a wood framed areaway.

The west elevation of the main block is largely obscured by the first single-story ell. The exposed south end of the elevation holds a set of modern sliding glass doors with a flat aluminum surround. The elevation is otherwise uniformly clad in weathered wood shingle siding with painted wood corner boards. The first ell rests on a concrete foundation and extends two bays in length and a single bay in width. The ell is capped with a gable roof. The south elevation holds a double hung six-over-six window

and a secondary entrance. The entrance is framed by a flat board surround and holds a modern half-glazed metal door. A concrete and brick patio and gravel path extend along the south elevation. The north elevation holds a pair of double hung six-over-six windows to the east and a three-over-three window to the west. A wood plank hatch is set within the north foundation wall, providing crawl space access. The hatch is accessed by a wood framed areaway.

A second ell extends from the west end of the primary ell. Inaccessible from the interior of the main block and first ell, the block rests on grade and rises to a gable roof. The ell extends a single bay in width and depth. The exposed portion of the east elevation holds an exterior entrance. The entrance holds a half-glazed wood paneled door set within a flat board surround. A gravel walkway extends east from the door to the paved patio. A French drain is located at the east and south elevations. The south elevation features a single double hung three-over-three window. The west and north elevations are devoid of fenestration.

Both ells are clad in weathered wood clapboards with flat wood corner boards. Like the main block, windows at the ells feature simple flat board surrounds and projecting sills. Closed gable ends and eaves feature flat rake trim. All trim is painted. An outdoor shower with a simple vertical board surround is enclosed at the north elevation of the secondary ell, adjacent to the west elevation of the first ell.

Weathered wood shingle siding at the main house and ells is in fair to poor condition with significant areas of mildew and rot. Exterior wood trim, including window surrounds, exhibits signs of rot due to water damage and deferred maintenance. As the second ell rests at grade, sill plates are deteriorated. The concrete foundation at the main house and first ell are in fair condition. The brick chimney at the main house is in good condition.

A modern shed sits to the southwest of the house. The shed is clad in wood shingle siding with wood trim and is in good condition.

### *Cottage*

A 1 ½ -story cottage constructed in 2014 is located to the south of the main house. The building rests on a raised concrete foundation and rises to a front gable roof. Like the main house, the building is uniformly clad in weathered wood shingle siding with narrow wood corner boards and flat rake trim. All trim is painted.

The façade (east elevation) measures two bays in width at the first floor and holds fixed in place wood barn doors. The second floor holds a single double hung six-over-six window with a flat board surround and projecting sill and wood shutters.

The two bay wide north elevation holds an entry door to the east and a four pane casement window to the west. The entrance is accessed by simple wood steps and holds a wood paneled door framed by a

flat board surround. A modern storm door encloses the entrance. A wood bulkhead is located at the west end of the elevation, providing crawl space access. The hatch provides access to a concrete areaway adjacent to the foundation wall.

The west elevation fronts the rear yard of the property. A centrally located entrance is accessed by simple wood steps and holds a half-glazed metal door. The door is framed by a flat board surround. To the south a pair of six-light casement windows are framed by a flat board surround and projecting sill. The second floor holds a pair of double hung six-over-six windows with a flat board surround and projecting sill.

The south elevation holds a single double hung six-over-six window with a flat board surround and projecting sill. An outdoor shower with a simple vertical board surround is enclosed at west end of the elevation.

Weathered wood shingle siding and exterior painted wood trim is in good condition. The concrete foundation is also in good condition.

|                    |                                                                                                                                                                                                         |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Photo No.</b>   | Main House: 1-26<br>Cottage: 1-9                                                                                                                                                                        |
| <b>Drawing No.</b> | Main House: ED-3.01a, ED-3.01b, ED-3.01c, ED-3.01d, AD-3.01a, AD-3.01b, AD-3.01c, AD-3.01d, AD-4.01<br>Cottage: ED-3.02a, ED-3.02b, ED-3.02c, ED-3.02d, AD-3.02a, AD-3.02b, AD-3.02c, AD-3.02d, AD-4.01 |

**Describe Work and Impact on Existing Feature:**

*Main House*

Exterior weathered wood shingles at the main house and its ells will be repaired or replaced in-kind as needed. The exterior corner boards and rake trim will be retained, scraped, feather sanded, primed, and painted. Window surrounds will be retained, scraped, feather sanded, primed, and painted. Trim elements which are beyond repair will be replaced in kind. Prior to removal of any deteriorated wood shingles or trim, the exposed reveals and profiles will be documented. New shingles and trim will replicate the existing. The centrally located main entrance and its surround will be retained, scraped, feather sanded, and painted. The wood entry steps, porch, and railing will be retained, scraped, sanded, and painted. The existing hatch accesses at the north elevation will be removed along with their lumber retaining walls.

The building will receive a new concrete foundation incorporating a full basement level. The main block and first ell will remain at the same height, as will the height of the exposed foundation wall. As the second ell currently rests at grade, resulting in deterioration of wood elements resting at ground level, the block will be raised by 6 inches. The exposed foundation wall at all portions of the building will be concrete, matching the color, texture, and other visual qualities of the existing masonry foundation. As

noted below in Number 2: Windows, the new foundation walls will incorporate new code-required egress windows.

In order to allow for an internal access route to the second ell, a new enclosed corridor will be created at the south wall of the primary ell. The addition will be capped with a shed roof. At the exterior, the addition will be clad in weathered wood single siding with simple painted trim, consistent with the existing structure. A new paired window and paired multi-light glazed doors will be installed at the new addition, clearly differentiating the addition as non-historic while maintaining compatibility with the historic character of the property.

The existing outdoor shower will be relocated to the west elevation of the second ell. The shower will be enclosed with a vertical board surround left natural to weather, consistent with the existing shower enclosure.

Masonry repair to the existing brick chimney at the main block is not anticipated.

The modern wood-shingle clad shed will be retained. Repairs are not anticipated.

### *Cottage*

Given its recent construction, the scope of exterior repair is limited. Exterior weathered wood shingles will be repaired or replaced in-kind as needed. The exterior corner boards, window trim, and rake trim will be retained, scraped, feather sanded, primed, and painted. Doors and their surrounds will also be retained, scraped, feather sanded, and painted.

The building will receive a new concrete foundation incorporating a full basement level. The building will remain at the same height. The exposed foundation wall at all portions of the building will be concrete, matching the color, texture, and other visual qualities of the existing masonry foundation. As noted below in Number 2: Windows, the new foundation walls will incorporate new code-required egress windows. The existing bulkhead at the north elevation will be removed along with its concrete retaining wall.

The existing outdoor shower will be reduced in size to accommodate the new window well at the south elevation. The shower will be enclosed with a vertical board surround left natural to weather, consistent with the existing shower enclosure.

**13. Number 2**

**Architectural Feature:** Windows  
**Approximate Date of Feature:** ca. 1900, early 20<sup>th</sup> c, 2014

**Describe Existing Feature and its Condition:**

*Main House*

The building's windows consist of single pane double hung wood sash likely dating to the early 20<sup>th</sup> century. Pane configurations include six-over-six, three-over-three, and eight-over-eight. The majority of windows are covered with exterior combination aluminum storm windows.

At the main (east) elevation, the central entrance at the first floor is flanked by single windows to the north and south. A central gable roofed dormer with a single window is located above the entrance. The windows of the façade are single glazed double hung six-over-six wood sash. The north elevation of the main block holds a single glazed double hung six-over-six wood window at the second floor level. The south elevation contains two eight-over-eight single glazed double hung windows. Windows at the main block are set within flat board wood surrounds with projecting wood sills.

The primary ell holds a double hung six-over-six window at the south elevation. At the north elevation windows include a pair of double hung six-over-six windows to the east and a three-over-three window to the west. The second ell holds a single six-over-six window at the south elevation. As at the main block, windows are single glazed double-hung wood windows set within flat board wood surrounds with projecting wood sills.

Wood window trim remains throughout the building interior. Windows are in fair condition with areas of missing glazing putty, deterioration of paint, and rotting of exterior frames and sills.

*Cottage*

The building's windows include multi-light wood double-hung and casement sash with insulated glazing. The windows date to the original construction of the cottage in 2014.

At the east elevation, windows are limited to a single six-over-six window at the second floor. The north elevation holds a four-pane casement window in the west bay. The west elevation holds a pair of six light casement windows at the first floor. The second floor holds a pair of double hung six-over-six windows. The south elevation holds a single double hung six-over-six window. All windows are set within flat board surrounds with projecting wood sills. Windows feature simple wood surrounds and sills at the building interior.

As a result of their recent construction, windows and their surrounds are in good condition.

|                    |                                                                                                                                                                                                                                                                           |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Photo No.</b>   | Main House: 1- 5, 7, 8, 10-13, 15, 18, 19, 20, 22, 25<br>Cottage: 1, 3, 4, 7                                                                                                                                                                                              |
| <b>Drawing No.</b> | Main House: ED-3.01a, ED-3.01b, ED-3.01c, ED-3.01d, AD-3.01a, AD-3.01b, AD-3.01c, AD-3.01d; AD-4.01, AD-4.03; Boston Sash Cut Sheets<br>Cottage: ED-3.02a, ED-3.02b, ED-3.02c, ED-3.02d, AD-3.02a, AD-3.02b, AD-3.02c, AD-3.02d, AD-4.01, AD-4.03; Boston Sash Cut Sheets |

**Describe Work and Impact on Existing Feature:**

*Main House*

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

To meet building code requirements for emergency escape, three windows at the north elevation and one window at the east elevation will be located within the new foundation walls. Window wells will measure approximately 36" in depth from the face of foundation wall and 6' in depth from grade. The wells at the east elevation of the main block and north elevations of the ells will measure approximately 3'2" in width. The well at the north elevation of the main block will measure 6'2" in width. Basement level windows in these locations will hold six-over-six double-hung wood windows with flat board surrounds and wood sills. The height of the new windows is the minimum mandated by code to meet the required interior floor to window sill height. Open window wells will be constructed of wood with simple wood ladders mounted to side walls. Window headers will be located below grade and wells will be surrounded by appropriate landscaping, mitigating their visual impact.

The new addition at the south elevation of the primary ell will feature a pair of six-over-six double hung wood windows. The windows will be set within a flat board surround with a projecting sill, matching others on the building. Interior wood trim will match profiles of other windows.

A new single glazed, six-over-six double hung wood window will be introduced at the exposed west elevation of the primary ell. The window will be set within a flat board surround with a projecting wood sill to match others on the building. Interior wood trim will match the profiles of other windows.

*Cottage*

As a result of the recent construction of the building, the existing windows are in good condition. Windows will be repaired as needed and retained. Repairs will include scraping, sanding, and repainting at the exterior, installation of new glazing at any cracked panes, and other minor repairs. All exterior

trim will be retained and repaired as necessary. Trim will be retained, scraped, sanded, and painted to match the existing.

To meet building code requirements for emergency escape from the new basement level, two windows will be located within the north and south foundation walls. Window wells will measure approximately 36" in depth from the face of foundation wall, 3'2" in width and 6' in depth from grade. Basement level windows in these locations will hold six-over-six double-hung wood windows with flat board surrounds and wood sills. The height of the new windows is the minimum mandated by code to meet the required interior floor to window sill height. Open window wells will be constructed of wood with simple wood ladders mounted to side walls. Window headers will be located below grade and wells will be minimally visible from surrounding public ways due to site conditions.

**13. Number 3**

**Architectural Feature:** Exterior Entrances  
**Approximate Date of Feature:** ca. 1900, late 20<sup>th</sup> c., 2014

**Describe Existing Feature and its Condition:**

*Main House*

The symmetrical five-bay wide façade (east elevation) contains a central entrance accessed by a small entry porch. The porch features painted wood stairs and railings and a solid board skirting. The wood paneled entry door features four lights in the uppermost panel. The door is framed by a painted flat board surround and is enclosed by a modern storm door. A secondary entrance is located at the west elevation of the main block. The entrance holds a set of modern sliding glass doors dating to the late 20<sup>th</sup> century with a painted flat board surround.

Two secondary entrances are located at the rear ells. At the primary ell, an entrance is located at the east bay of the south elevation. The entrance is framed by a flat board surround and holds a modern single-leaf half-glazed metal door enclosed by a modern storm door. A concrete and brick patio extend from the entrance. The exposed east elevation of the secondary ell holds a single-leaf half-glazed wood paneled door set within a flat board surround. Door surrounds at both entrances are painted. Both doors date to the mid to late 20<sup>th</sup> century.

Wood plank hatches are set within north foundation walls of the main block and primary ell, providing crawl space access. The hatches are accessed by wood framed areaways.

Exterior doors and the main entry stairs are in fair condition.

*Cottage*

The north elevation holds an entry door in the east bay. The entrance is accessed by simple wood steps and holds a wood paneled door framed by a painted flat board surround. A modern storm door encloses the entrance. A wood bulkhead is located at the west end of the elevation, providing crawl space access. The hatch provides access to a concrete areaway adjacent to the foundation wall.

The west elevation holds a second entrance. The centrally positioned entrance is accessed by simple wood steps and holds a half-glazed metal door. The door is framed by a painted flat board surround.

The east elevation holds oversized sliding wood barn doors. The doors are constructed of wood and are non-operational.

Exterior doors and entry steps are in good condition.

|                    |                                                                                                                                              |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Photo No.</b>   | Main House: 1-6, 10, 11, 12, 13, 23, 26<br>Cottage: 1, 4-8                                                                                   |
| <b>Drawing No.</b> | Main House: ED-3.01b, ED-3.01c, ED-3.01b, AD-3.01b, AD-3.01c, AD-3.01d, AD-4.02, AD-4.02a<br>Cottage: ED-3.02a, ED-3.02d, AD-3.02a, ED-3.02d |

**Describe Work and Impact on Existing Feature:**

*Main House*

The main entrance at the façade (east elevation) will be retained and repaired as necessary and will continue to serve as the primary entrance to the building. The existing wood paneled door will be retained, scraped, feather sanded, and painted. Door hardware will be retained and restored. The existing wood surround will be retained, scraped, sanded, and painted. The wood entry steps will be repaired in kind as need, scraped, sanded, and painted. The secondary entrance at the west elevation will also be retained and repaired. As noted below in Number 8: Site, the existing concrete and brick patio at the west elevation will be removed and a new low wood deck will be constructed.

The existing half-glazed metal door at the south elevation of the primary ell will be removed. A new set of double doors will be introduced at the south elevation of the new addition. The new wood doors will hold divided-light glazing, differentiating them from historic doors while remaining sympathetic to the character of the property. The new low wood deck will extend across the south elevation of the ell, with an additional step at the entry doors. The new doors will not be visible from the public way

The existing exterior door at the east elevation of the secondary ell will be removed. As the new addition will provide an interior access route to the bedroom within the ell, the existing door will be replaced with a new solid-core two panel wood door within the existing door opening. The existing exterior door dates to the mid to late 20<sup>th</sup> century.

The existing crawl space hatches within the north foundation wall of the main block and ell will be removed. Access will be replaced with interior stairs connecting the first floor and new basement level, as detailed below in Number 5: Interior Circulation.

*Cottage*

The existing entrances at the north and west elevations and their surrounds will be retained and repaired as necessary and will continue to serve as building entrances. The existing wood steps will also be repaired as needed and retained. The fixed in place doors at the east elevation will also be retained.

The existing bulkhead at the north elevation will be removed along with its concrete retaining wall. Access will be replaced with interior stairs connecting the first floor and new basement level, as detailed below in Number 5: Interior Circulation.

**13. Number 4**

**Architectural Feature:** Interior Spaces  
**Approximate Date of Feature:** ca. 1900, 2014

**Describe Existing Feature and its Condition:**

*Main House*

The interior of the building reflects several renovation campaigns over the building's history. While some early features remain, finishes generally date to the mid-to-late 20<sup>th</sup> century and early 21<sup>st</sup> century. The building holds a partially below grade crawl space and two upper levels at the main block. The primary ell contains a partially below grade crawl space, single upper level, and attic. The secondary ell holds a single level on grade.

The crawl space below the main block and primary ell is accessed from two hatches set within the north foundation wall. The hatches are accessed from wood framed areaways. The crawl space sits partially below grade, with a dirt floor and exposed concrete foundation walls. Makeshift wood and concrete block supports are also present.

The first floor of the main block is primarily accessed from the exterior by the main entrance on the east elevation. The entrance accesses a semi-enclosed foyer with non-historic wood plank partition walls. The foyer opens directly to the center of the plan, which holds a dining room to the north and living room to the south. The main stair connecting the first and second floors is located along the west exterior wall. A secondary entrance is located at the west wall of the main block to the south of the main stair. The modern doors provide access to the rear yard. The primary ell is accessed from an open doorway at the west wall of the dining area. A half height wall with kitchen peninsula is located to the north of the doorway.

The plan of the primary ell is comprised of a kitchen to the east and office and bathroom to the west. The bathroom is accessed solely from the office. The kitchen features modern pantry and laundry closets. A secondary entrance is located at the south wall of the kitchen, providing access to the rear yard. To the west of the primary ell, the second ell is inaccessible from the interior of the property. Access is provided by an exterior door at the exposed portion of the second ell's east wall. The second ell holds a single bedroom and bathroom.

The second floor of the main block is accessed by the centrally located main stair. Rooms are accessed directly from the main stair landing and include bedrooms to the north and south and a bathroom to the east. At the west wall of the stair landing, a half-height wood plank door provides access to the semi-finished attic level of the primary ell. The ell attic is divided into two semi-finished rooms providing storage and utility space.

Walls throughout the finished portions of the first and second floor are a combination of drywall, horizontal and vertical wood paneling, and beadboard, with painted wood baseboards and window surrounds. Ceilings are generally modern painted plaster, with the exception of the second ell which features beadboard. Framing members and ceiling beams are exposed within the first floor of the main block and office. Beams are also expressed within the second floor north bedroom. A fireplace with a wood mantel and brick hearth remains at the living room. Flooring includes hardwood within living spaces and bedrooms and ceramic tile at bathrooms and the kitchen. The office features LVT in a wood look pattern. Interior doors are mainly wood paneled doors set within simple wood surrounds. A modern sliding five panel wood door provides access to the office. A wood board and batten style door provides access to the bathroom within the second ell. Bathrooms and the kitchen hold modern fixtures and finishes.

The attic level at the primary ell is semi-finished. The east storage room features painted wood plank flooring and plaster walls and ceilings. The west utility room features exposed framing members and insulation. Hot water tanks are enclosed within modern GWB partitions.

Interior finishes are in fair condition.

### *Cottage*

The interior of the building is designed with finishes typical of early 21<sup>st</sup> century dwellings on Nantucket. Finishes date to the building's construction in 2014. The interior layout of the property consists of two above-grade levels over a raised crawl space. The building holds a single secondary dwelling unit.

The crawl space is accessed from a wood bulkhead at the north elevation. The bulkhead provides access to a concrete areaway adjacent to the foundation wall. The crawl space sits partially below grade, with a concrete floor and exposed concrete foundation walls.

The first floor is accessed by two entrances located at the north and west elevations. The first floor is primarily open in plan with a kitchen to the west and living room to the east. A bathroom is located in the northwest corner of the plan and accessed directly from the kitchen. The main stair is located at the southeast corner of the plan. The second floor is accessed by the main stair and directly opens to a bedroom. The bedroom features built in beds and closets along the north wall, and a utility closet to the south. Throughout the first and second floors, walls are clad in beadboard paneling with simple wood baseboards and ceilings are GWB. Flooring is hardwood with tile at the bathroom. The kitchen and bathroom hold modern fixtures and finishes. Interior doors are board and batten style with simple wood surrounds.

Interior finishes are in good condition.

|                    |                                                                                                                                              |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Photo No.</b>   | Main House: 27-68<br>Cottage: 10-27                                                                                                          |
| <b>Drawing No.</b> | Main House: ED-1.01a, ED-1.01b, ED-1.01c, AD-1.01a, AD-1.01b, AD-1.01c<br>Cottage: ED-1.02a, ED-1.02b, ED-1.02c, AD1.02a, AD-1.02b, AD-1.02c |

**Describe Work and Impact on Existing Feature:**

*Main House*

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

The existing crawl space will be excavated and a new concrete foundation poured to create a new finished basement level. The level will hold a bedroom, recreation room, playroom, exercise room, and two bathrooms, along with laundry and utility closets. New finishes will be installed including GWB walls, wide plank wood flooring, and full-height GWB ceilings. Ceramic tile will be used at bathrooms and the laundry room. Utility rooms will feature concrete floors. New interior doors will be solid wood paneled units set within wood surrounds. As noted in Number 2: Windows, several windows will be set within the new concrete foundation walls and will be set in simple wood surrounds.

At the first floor, the existing main entrance and stair will be retained. The non-historic partition to the south of the main entrance will be removed. The existing dining room and living room within the main block will remain in their existing configurations. As noted below in Number 5: Interior Circulation, a new stair extension will be located the center of the plan providing access to the new basement level. The entrance to the kitchen at the west wall of the dining room will be retained. The existing kitchen peninsula will be removed and a portion of the associated half-height wall will be infilled with GWB with simple wood trim to match the existing.

The primary ell will be modestly expanded to the south to allow for interior access to the second ell, which will continue to hold a bedroom. The existing doorway to the secondary ell will be retained and will hold a new wood paneled interior door. The non-historic pantry and laundry closets within the kitchen will be removed. New kitchen cabinets, countertops, appliances, and fixtures will be installed at the kitchen. A large island will be installed at the center of the kitchen. The door to the office will be relocated from the east wall to the new south corridor and will hold a new paneled wood pocket door. Within the office, the ceiling will be vaulted and will feature a smooth plaster finish.

At the second floor, the stair hall, bedrooms, and bathrooms will be retained in their existing configuration. The existing storage and utility space above the primary ell will be reconfigured to serve as an office flex space and storage closet. The existing water heaters and their non-historic enclosure will be removed. As noted above, a portion of the west end of the ell ceiling will be vaulted. The loft

space will be accessed by a ladder. A portion of the attic will be repurposed as a closet, accessible from the existing half-height door at the west wall of the stair hall.

Throughout the building, existing hardwood flooring will be refinished and repaired as necessary. Tile flooring within the kitchen and LVT within the office will be replaced with new hardwood flooring to match the remainder of the first floor in width and finish. The addition will also receive hardwood flooring to match existing. New ceramic tile will be installed at bathrooms. All existing doors, door casings, baseboards, paneling, and other trim will be retained except where specifically noted. These features will be lightly sanded and painted to match the existing finish where required. The decorative fireplace at the first floor living room will be repaired and retained. Wall and ceiling surfaces will be repaired and painted. New lighting fixtures will be installed. Bathrooms will receive new finishes and fixtures. All new partition walls will be constructed of GWB with simple painted wood trim.

### *Cottage*

The project will repurpose the building's interior to serve as a single short-term rental property.

The existing crawl space will be excavated to create a new finished basement level. The level will hold two bedrooms and a bathroom. New finishes will be installed including GWB walls, wide plank wood flooring, and full-height GWB ceilings. Ceramic tile will be used at the bathroom. New interior doors will be wood board and batten style doors consistent with existing interior doors. As noted in Number 2: Windows, two windows will be set within the new concrete foundation walls and will be set in simple wood surrounds.

The first floor will remain a primarily single open space. At the kitchen, new countertops, sink, and refrigerator will be installed. As detailed below in Number 5: Interior Circulation, a new spiral stair serving the new basement level will be introduced at the northeast corner of the building. The second floor will remain a single bedroom. The existing built-in beds and closets will be retained.

Existing hardwood flooring throughout the first and second floors will be refinished and repaired as necessary. Ceramic tile will be installed at the bathroom and a new tile and glass enclosed shower installed. Existing beadboard walls and plaster ceilings will be repaired as needed and painted. All door casings, baseboards, and other trim will be retained. These features will be lightly sanded and painted to match the existing finish where required.

**13. Number 5**

**Architectural Feature:** Interior Circulation  
**Approximate Date of Feature:** ca. 1900, 2014

**Describe Existing Feature and its Condition:**

*Main House*

The building contains a single staircase, located within the main block. The main stair is centrally located opposite the main entrance and extends between the first and second floors. The quarter turn wood stair features square balusters, a molded handrail, and a square newel post along the open quarter turn landing. The upper run of the stair is enclosed with painted plaster walls and round wall-mounted handrails. The stair features stained treads and painted risers and a painted wood baseboard. An open balustrade extends from the stair along the second floor landing. The balustrade is composed of square balusters, a molded handrail, and square posts.

*Cottage*

The building contains a single staircase located at the southeast corner of the building. The quarter turn wood stair features square balusters, and a flat handrail with a secondary round handrail at the lower run. The exterior stairwell wall features painted beadboard paneling. At the upper run, the stair is enclosed with painted beadboard clad walls and round wall-mounted handrails. The stair features stained treads and painted risers and a simple wood baseboard at the quarter turn landing.

**Photo No.** Main House: 31, 34, 50, 51, 52  
Cottage: 12, 20, 21, 22  
**Drawing No.** Main House: ED-1.01a, ED-1.01b, ED-1.01c, AD-1.01a, AD-1.01b, AD-1.01c  
Cottage: ED-1.02a, ED-1.02b, ED-1.02c, AD1.02a, AD-1.02b, AD-1.02c

**Describe Work and Impact on Existing Feature:**

*Main House*

The existing main stair will be retained and preserved and will continue to be among the building's prominent architectural features. The stair will be sanded and treads and risers will be stained or painted to match the existing finishes. Existing plaster walls, railings, and molded wood baseboards will be sanded and painted.

Access to the new basement level will be provided by a new interior stair. The stair will be located at the center of the floorplate under the main stair and will feature painted wood treads and risers and simple wood railings. A painted wood railing will also enclose the stair at the first-floor level.

#### *Cottage*

The existing main stair will be retained and preserved. A new interior spiral stair will be installed at the northeast corner of the floorplate to provide access to the new basement level. The stair will be constructed of metal and will feature wood treads with open risers and a simple curved metal balustrade. The stair will be enclosed with a simple metal railing.

**13. Number 6**

**Architectural Feature:** Roof  
**Approximate Date of Feature:** ca. 1900, late 20<sup>th</sup> century, 2014

**Describe Existing Feature and its Condition:**

*Main House*

The main block of the house is capped by a side gable roof. A gable roofed dormer is located at the east roof slope. The roof is covered in asphalt shingles. The roofline is enhanced with a shallow molded cornice and flat rake trim at the closed gable ends. A single exterior brick chimney is located at the south elevation. The primary ell extending from the west elevation of the main block is capped by an asphalt shingled gable roof. The secondary ell is also capped by an asphalt shingled gable roof. The additions feature flat board trim at eaves and closed gable ends. Painted metal gutters and downspouts are present on the main block and primary ells.

The brick chimney and asphalt shingle roofing materials are in fair condition. Gutters and downspouts are also in fair condition.

*Cottage*

The building is capped with a front gable roof clad in asphalt shingles. A shallow molded cornice lines the north and south rooflines and flat rake trim lines the closed gable ends.

Asphalt shingle roofing is in good condition.

**Photo No.** Main House: 1, 2, 3, 4, 7, 10, 11, 12 13  
Cottage: 1, 4, 7  
**Drawing No.** Main House: ED-0.01, ED-3.01a, ED-3.01b, ED-3.01c, ED-3.01b, LD-0.01, AD-3.01a, AD-3.01b, AD-3.01c, AD-3.01d,  
Cottage: ED-0.01, ED-3.02a, ED-3.02c, LD-0.01, AD-3.02a, ED-3.02c

**Describe Work and Impact on Existing Feature:**

*Main House*

The existing asphalt shingles at the main house and its additions will be retained. All trim will be scraped, primed, and painted. The chimney will be retained; no repairs are anticipated. Existing gutters and downspouts will be cleaned and repaired to ensure appropriate drainage away from the property.

At the south elevation of the primary ell, the new addition will be capped with a shed roof extending from the south roof plane. The roof will be clad in asphalt shingle roofing to match existing roofing at the ell.

*Cottage*

The existing asphalt shingle roofing will be retained. All trim will be scraped, primed, and painted.

**13. Number 7**

**Architectural Feature:** Building Systems  
**Approximate Date of Feature:** Late 20<sup>th</sup> century

**Describe Existing Feature and its Condition:**

*Main House*

Existing building systems, including heating, plumbing, and electrical systems, date to the mid-to-late-20<sup>th</sup> century. The building is heated by baseboard heaters. Electrical service is located at the west exterior wall and hot water tanks are located at the attic level of the primary ell.

Building systems are in fair condition and are not energy efficient.

*Cottage*

Existing building systems, including heating, plumbing, and electrical systems, date to the construction of the building in 2014. The building is heated by propane, with an exterior tank located at the south elevation. The remainder of systems are located at the crawlspace under the building. Given their recent installation, building systems are in good condition.

**Photo No.** Main House: 24, 67  
Cottage: 3, 10

**Drawing No.** N/A

**Describe Work and Impact on Existing Feature:**

*Main House*

All building systems will be maintained or upgraded as needed. Existing baseboard heating will be removed. Heating and cooling will be supplied through a new forced air system. HVAC systems will be located in the new basement level and ductwork will be concealed within walls and ceilings. Small floor and ceiling vents will be introduced. Condenser units will be located at the rear of the main house and will be surround by a 36" tall wood fencing enclosure consistent in design and material with fencing at the site perimeter.

New lighting fixtures will be installed and electrical outlets relocated and upgraded as needed throughout the building. Any surfaces disturbed by electrical or lighting repairs will be repaired in kind. New plumbing service will be introduced to support the new bathrooms at the basement level. The hot water tanks located within the attic of the primary ell will be relocated to the basement level.

*Cottage*

All building systems will be maintained and repaired as needed. As the systems date to the building's construction in 2014 and have been well maintained they are in good condition. New plumbing service will be introduced to support the new bathroom at the basement level.

**13. Number 8**

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

**Describe Existing Feature and its Condition:**

The buildings at 5 Surfside Road are located on the west side of Surfside Road in Nantucket, Massachusetts. The property is located at the southwest corner of the intersection of Surfside Road and Vesper Lane and the main house is situated facing east on Surfside Road. Set on an approximately 7,400 sq. ft. lot, the building is set back modestly from the adjacent streets to the north and east. Tall hedges and open fencing separate the building from the adjacent sidewalk along Surfside Road and Vesper Lane. Planting beds line portions of the concrete foundation of the main house.

A modern 1½-story cottage is situated to the south of the main house. A brick paved parking court is located to the east of the cottage along Surfside Road, separating the building from the adjacent sidewalk. Flagstone pavers extend from the brick parking court to the west entrance to the cottage. A second parking court paved with crushed shells is located to the north of the main house, accessed from Vesper Lane. The majority of the western half of the parcel is occupied by an open lawn. A concrete and brick paved patio extends along the first rear ell of the main house. Wood fencing lines the south and west property lines and extends north to meet the west elevation. Solid wood fencing also extends between the main house and cottage along Surfside Road.

A modern shed is located at the southwest corner of the parcel.

**Photo No.** Main House: 1-26  
Cottage: 1-9  
**Drawing No.** ED-0.01, LD-0.01

**Describe Work and Impact on Existing Feature:**

The overall site configuration will be retained and general site improvements will be made. The existing wood fencing along the south and west property lines will be retained. The existing fencing between the cottage and main house will be relocated west approximately 3', allowing for additional exposure of the south elevation of the main house from Surfside Road. The existing parking court to the north of the main house will be retained. The brick-paved parking to the east of the cottage will be repaired in kind as needed and retained.

The existing concrete and brick patio to the south of the primary ell will be removed and replaced with a new low wood deck. As noted above in Number 1: Exterior Wood and Masonry, the main house's existing outdoor shower will be relocated from the north elevation of the second ell to the west elevation of the second ell. The existing outdoor shower at the cottage will be reduced in size to

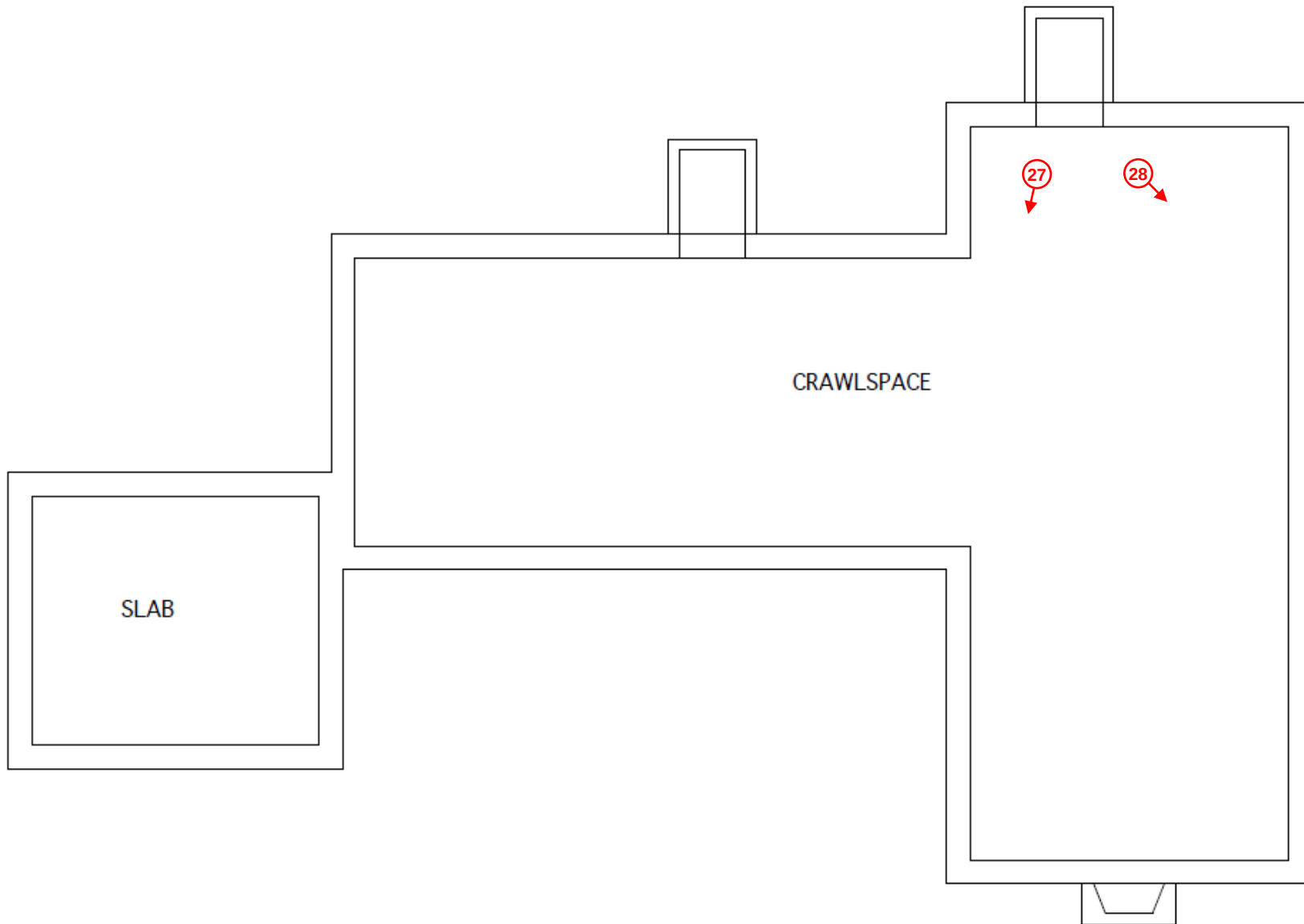
Grimes House, 5 Surfside Road, Nantucket, MA  
Massachusetts Historic Rehabilitation Tax Credit Application  
Part 2 – Description of Rehabilitation

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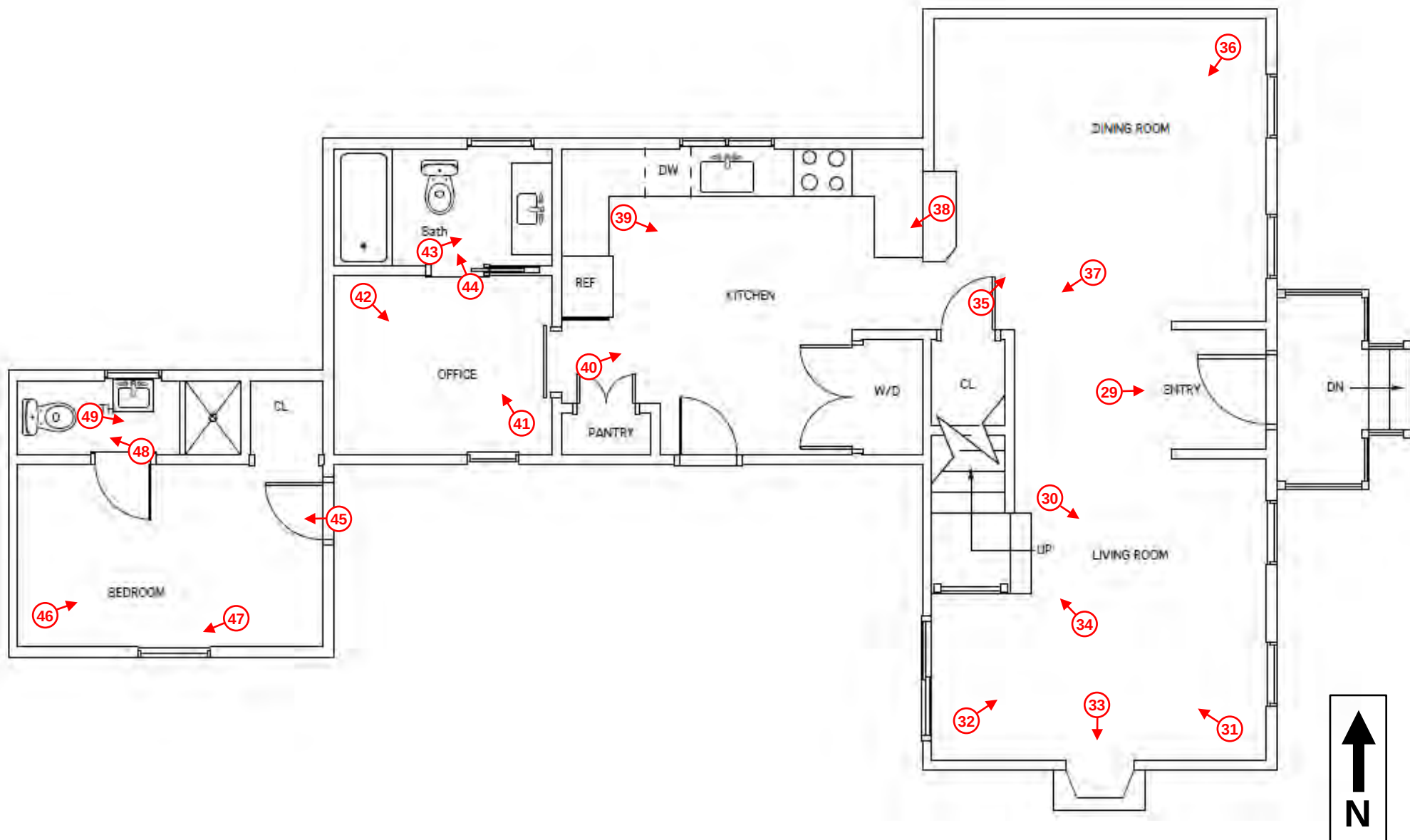
accommodate the new window well at the south elevation. Both showers will be enclosed with vertical board surrounds left natural to weather, consistent with the existing shower enclosures.

The existing shed at the southwest corner of the property will be retained. Repairs are not anticipated.

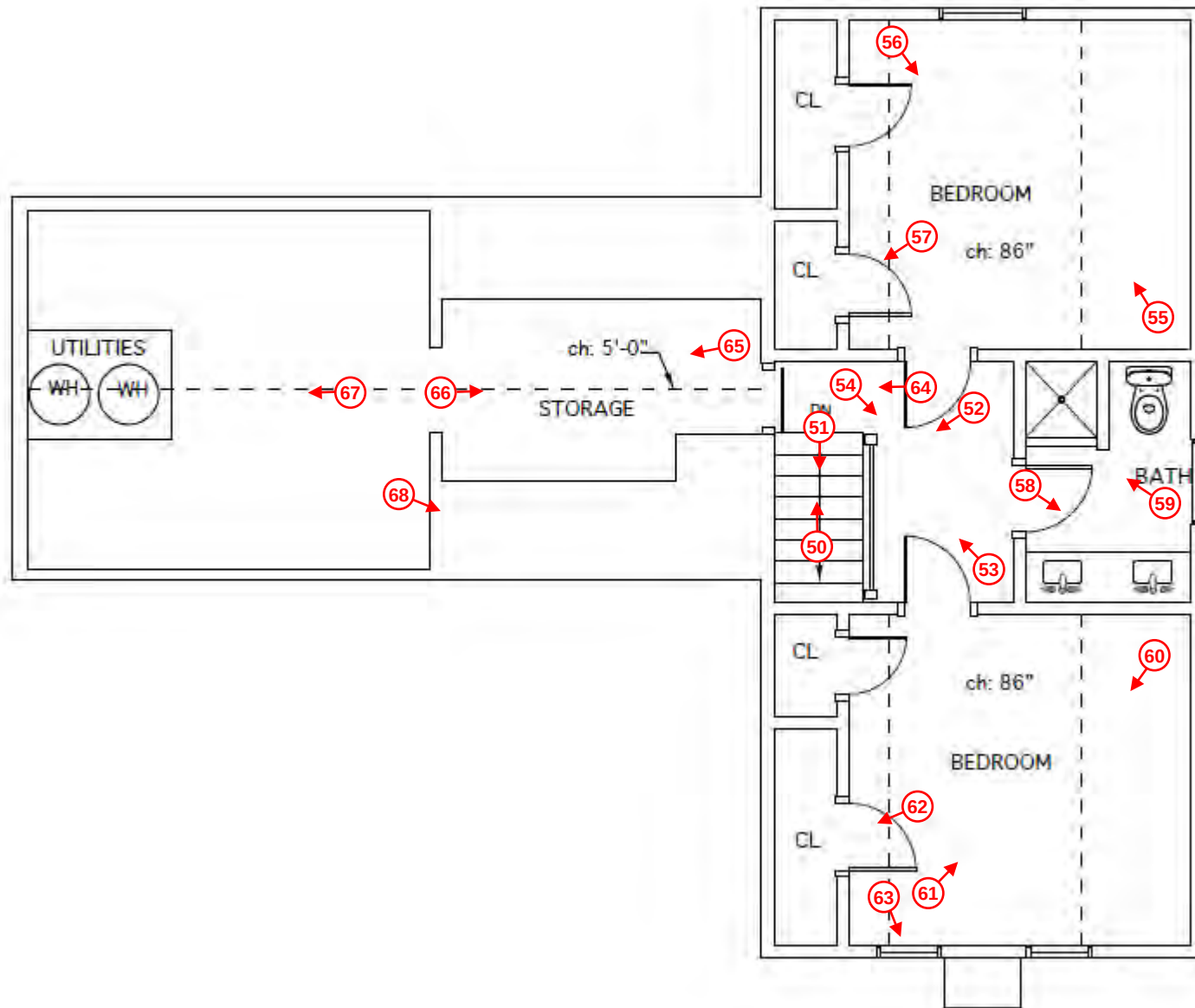




5 Surfside Road (Main House), Nantucket, MA



5 Surfside Road (Main House), Nantucket, MA



5 Surfside Road (Main House), Nantucket, MA



1. Cottage (left) and Main House (right), view northwest



2. Cottage (left) and Main House (right), view southwest



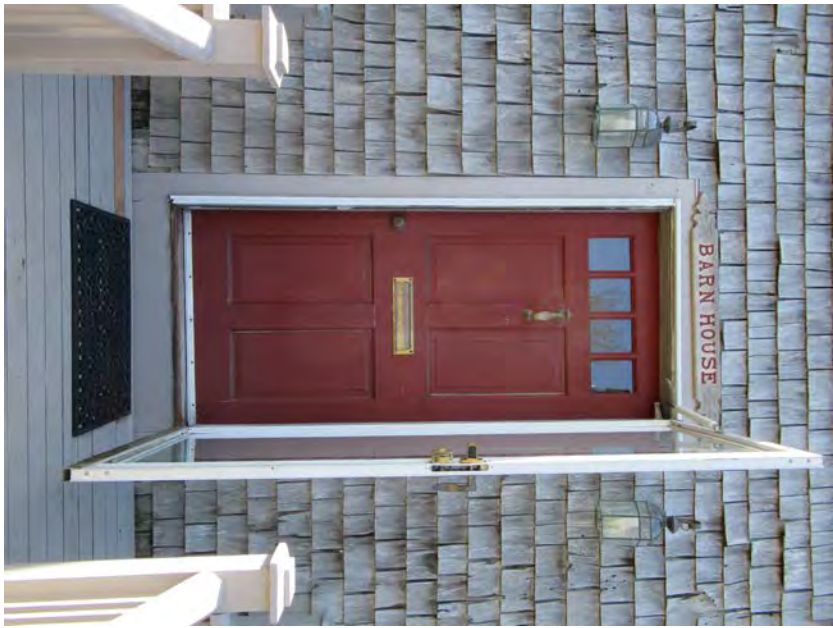
3. East elevation, view west



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



5. East elevation, view southwest



6. East elevation, entry detail, view west



7. East elevation, gable detail, view northwest



8. South elevation, view northwest



9. South elevation, foundation detail, view northwest



10. South elevation, view northwest



11. South elevation, view northeast



12. South elevation (left) and west elevation (right), view northeast



13. South elevation (left) and east elevation (right) of second ell, view northwest



14. Second ell, southeast corner detail, view northwest



15. South elevation, second ell, window detail, view northwest



16. Shed, view southeast



17. Rear yard with west elevation of second ell at right, view north



18. North elevation, view southeast



19. West elevation of first ell (far left), north (left) and west (right) elevations of second ell, view southeast



20. North elevation, view southeast



21. West elevation of first ell, outdoor shower detail, view southeast



22. North elevation of first ell, window detail, view southwest



23. West elevation of first ell, crawlspace access, view southeast



24. West elevation of main block (left) and north elevation of first ell (right) typical siding deterioration, view southeast



25. North elevation, view south



26. North elevation, crawlspace access, view southeast



27. Crawl space, view southwest



28. Crawl space, view southeast



29. First floor, main (east) entrance, view east



30. First floor, living room, view southeast



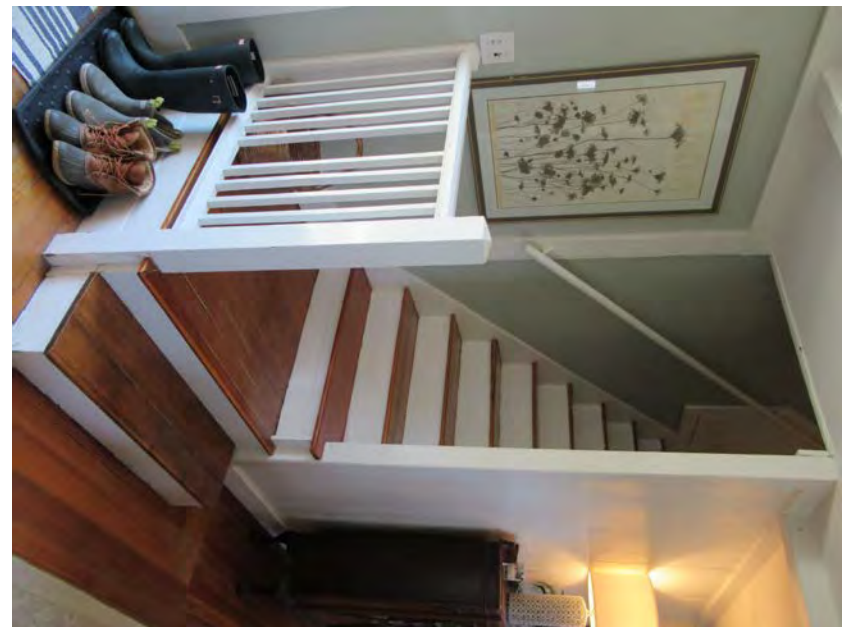
31. First floor, living room, view northwest



32. First floor, living room, view northeast



33. First floor, living room, fireplace detail, view south



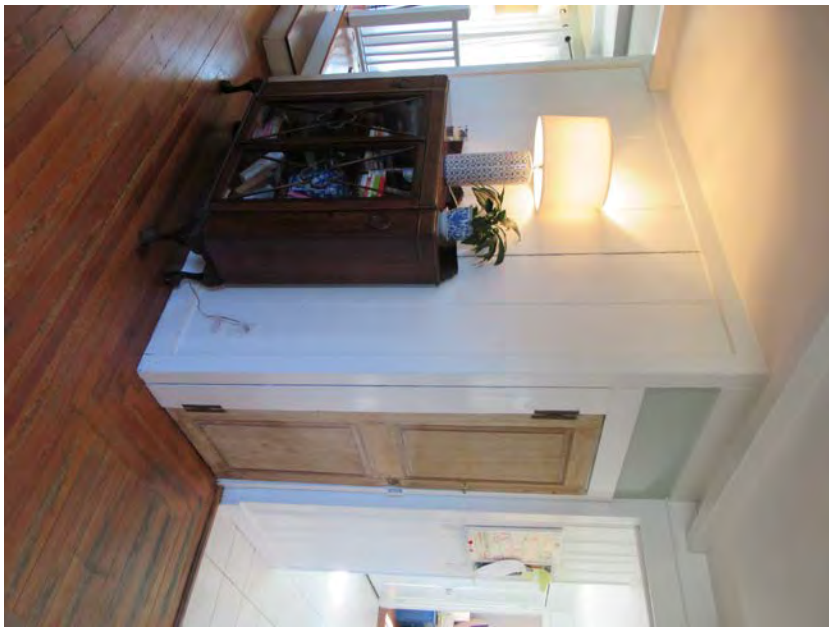
34. First floor, main stair, view northwest



35. First floor, dining room, view northeast



36. First floor, dining room, view southwest



37. First floor, main stair enclosure and closet, view southwest



38. First floor, kitchen, view southwest



39. First floor, kitchen, view southeast



40. First floor, kitchen, view northeast



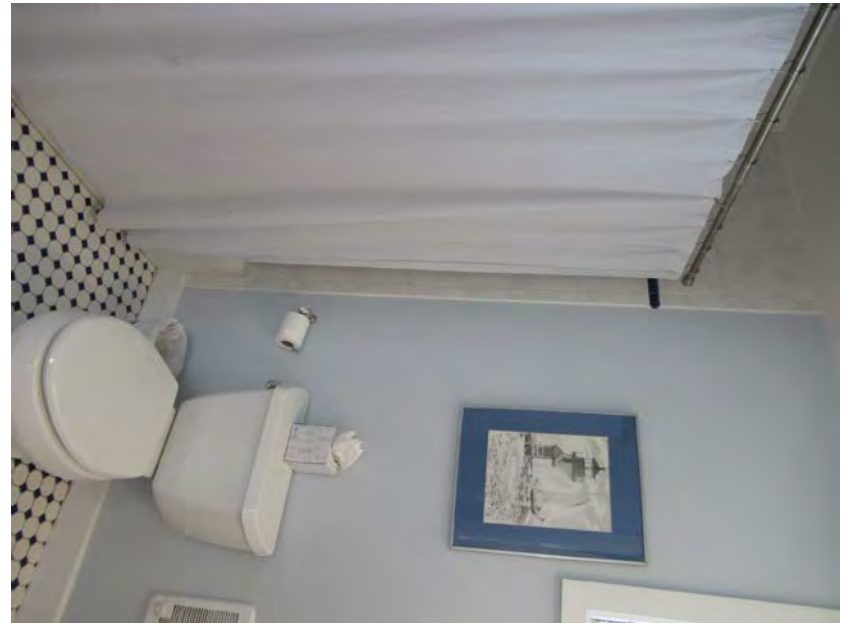
41. First floor, office, view northwest



42. First floor, office, view southeast



43. First floor, bathroom, view northeast



44. First floor, bathroom, view northwest



45. First floor, bedroom, view west



46. First floor, bedroom, view northeast



47. First floor, bedroom, window detail, view southwest



48. First floor, bedroom, view northwest



49. First floor, bedroom, view east



50. First floor, main stair, view north



51. Second floor, main stair, view south



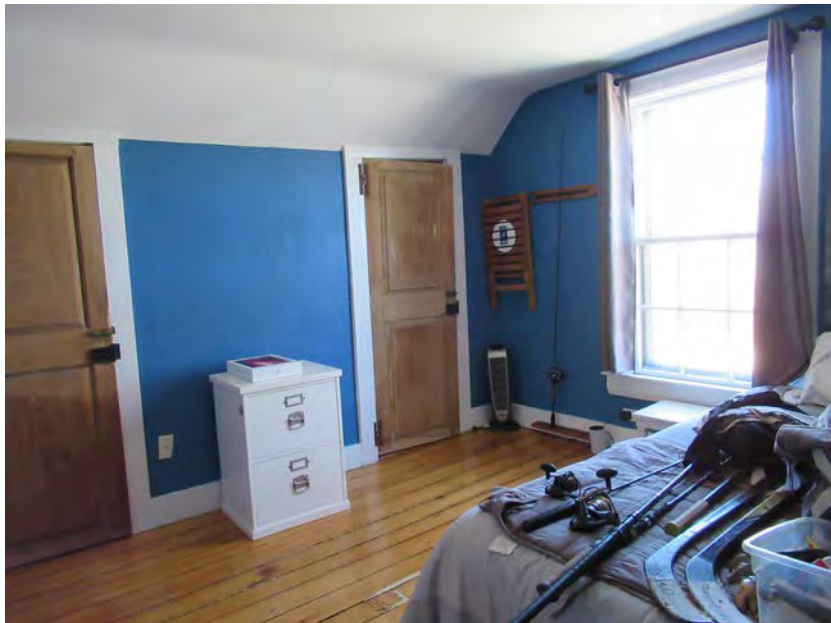
52. Second floor, stair hall, view southwest



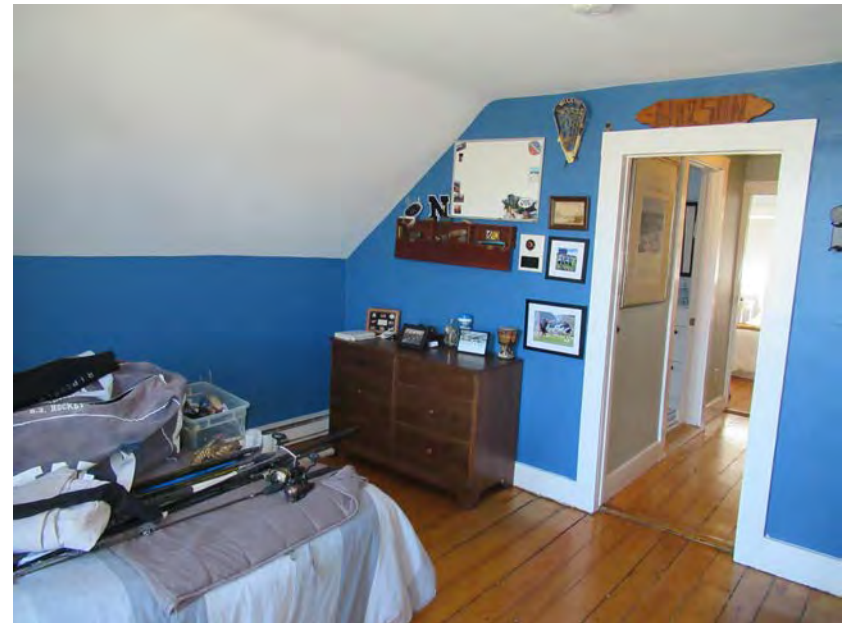
53. Second floor, stair hall, view northwest



54. Second floor, stair hall, view southeast



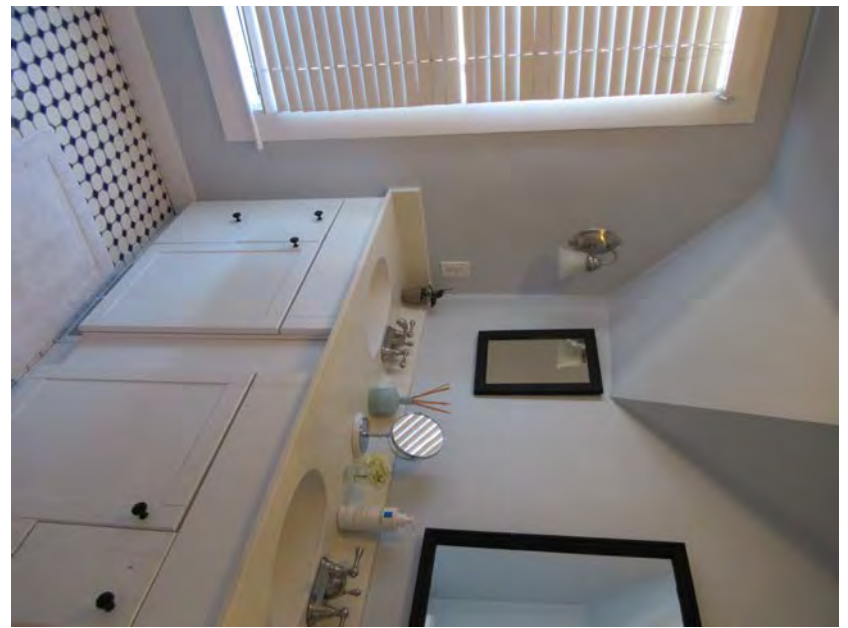
55. Second floor, bedroom, view northwest



56. Second floor, bedroom, view southeast



57. Second floor, bedroom closet, view southwest



58. Second floor, bathroom, view southeast



59. Second floor, bathroom, view northwest



60. Second floor, bedroom, view southwest



61. Second floor, bedroom, view northeast



62. Second floor, bedroom closet, view southwest



63. Second floor, window detail, view southeast



64. Second floor, access door to storage and utility closets, view west



65. Second floor, storage room, view west



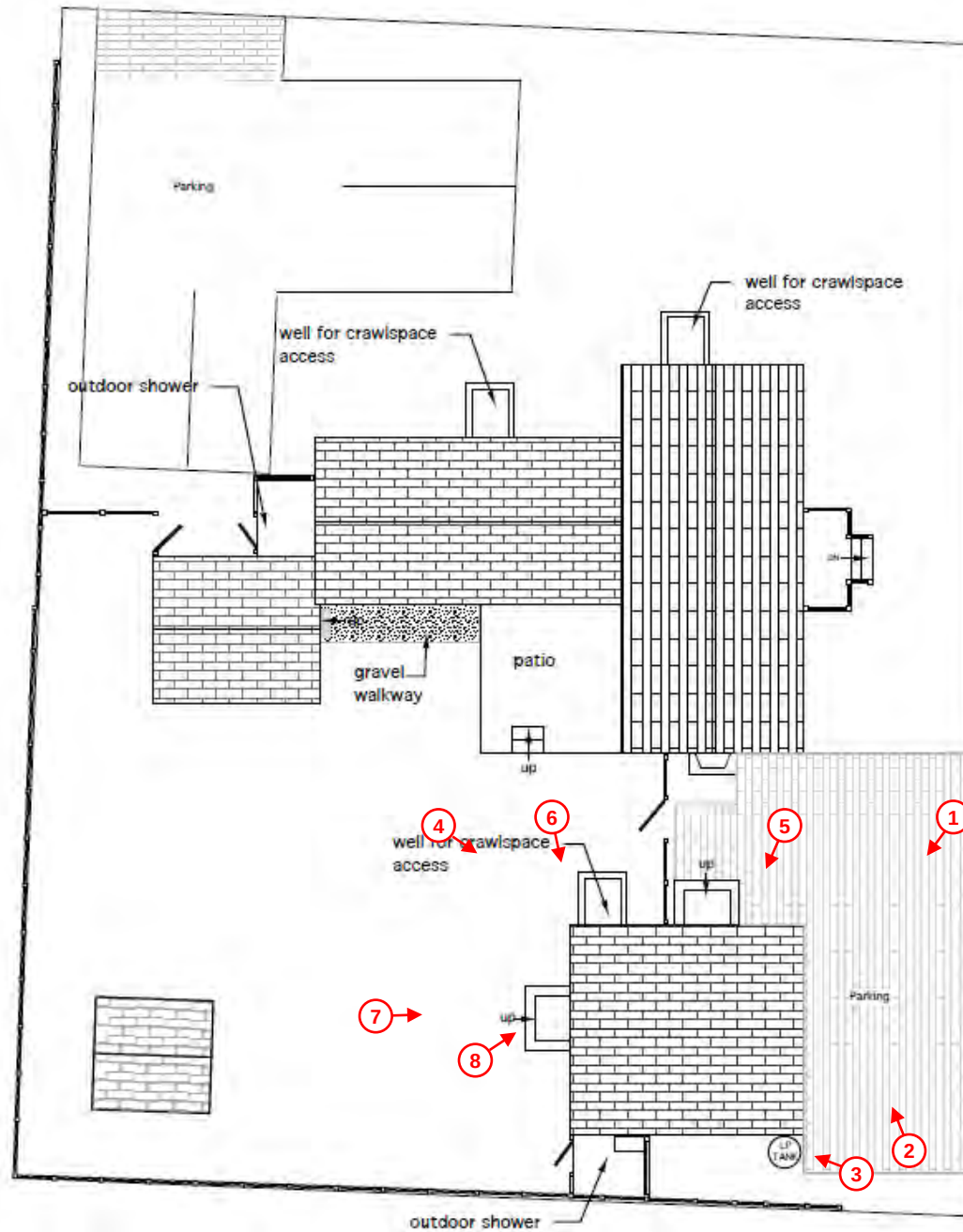
66. Second floor, storage closet, view east



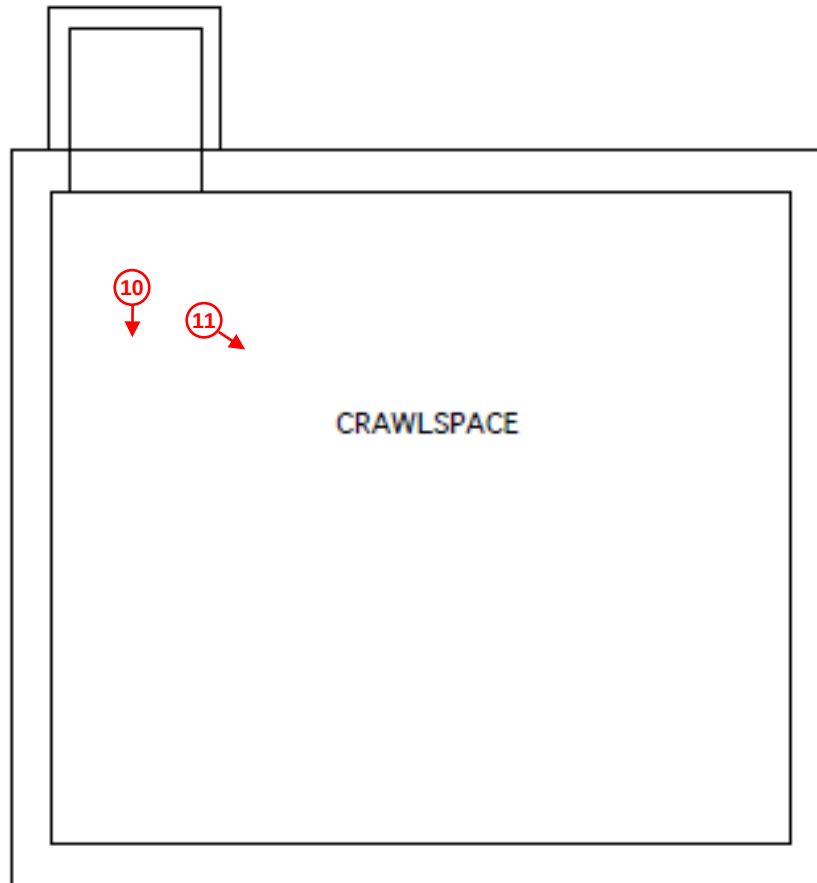
67. Second floor, utility room, view east



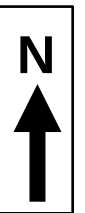
68. Second floor, utility room, view southeast

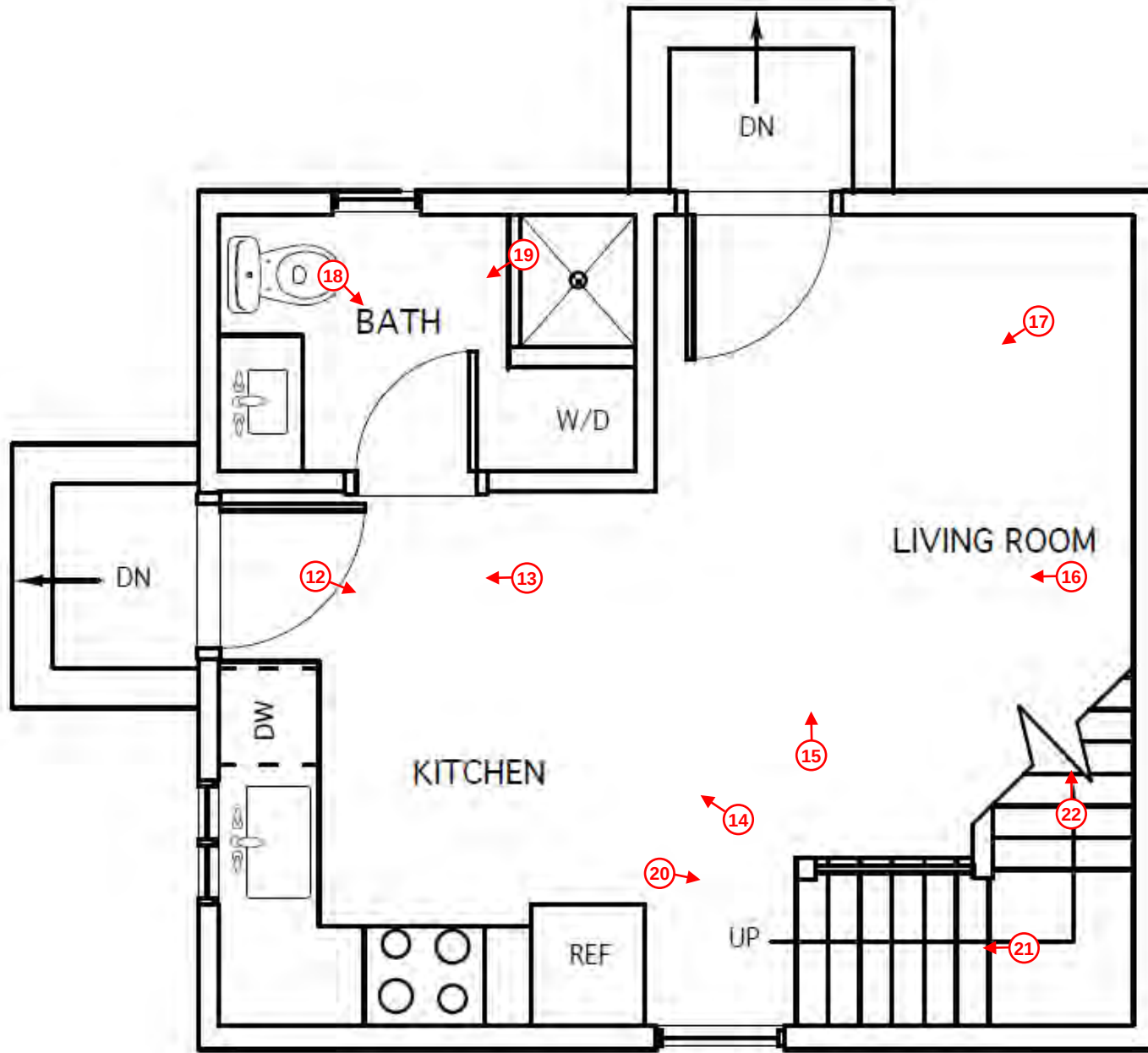


5 Surfside Road (Cottage), Nantucket, MA

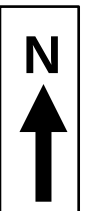
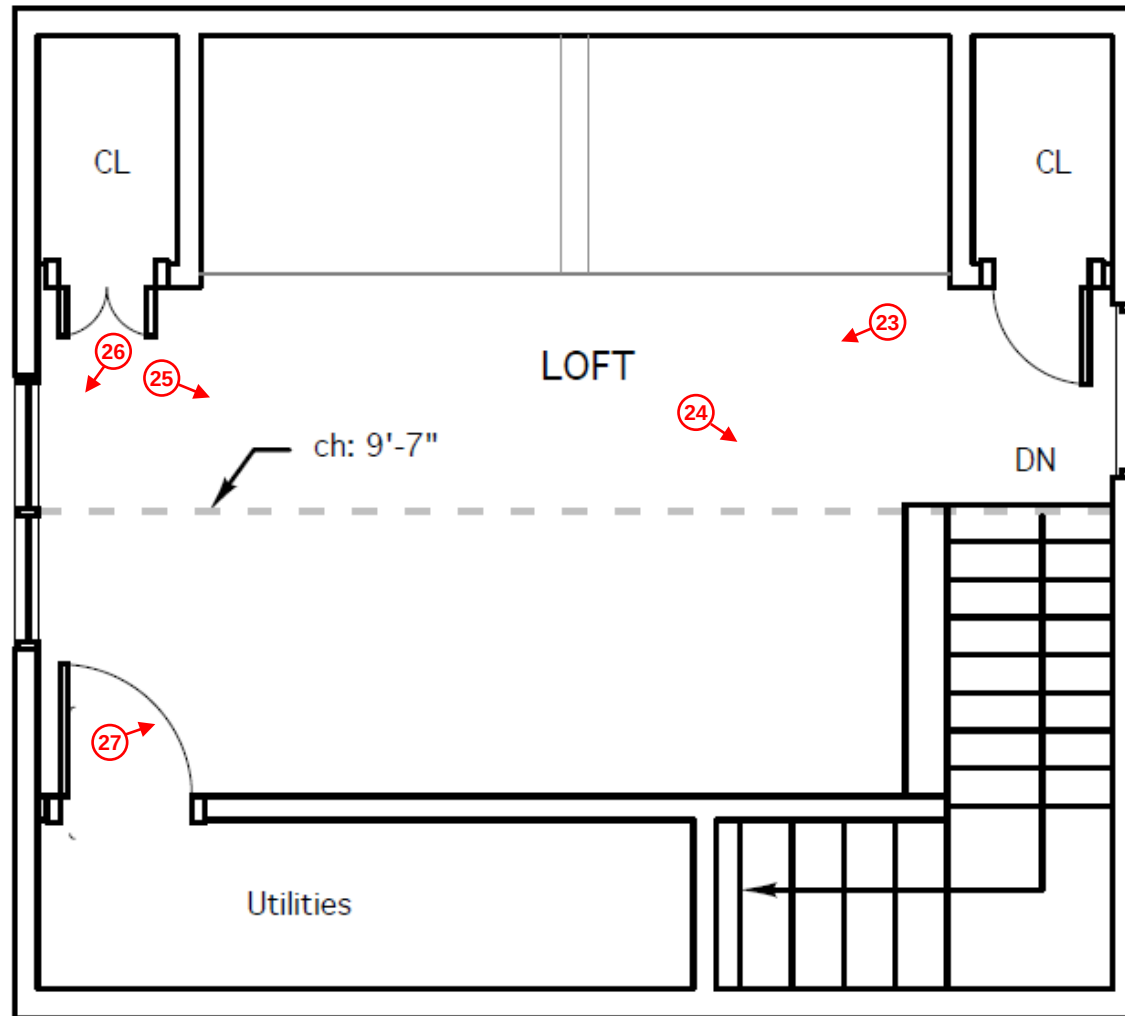


5 Surfside Road (Cottage), Nantucket, MA





5 Surfside Road (Cottage), Nantucket, MA



5 Surfside Road (Cottage), Nantucket, MA



1. Cottage, east elevation (left) and north elevation (right), view southwest



2. Cottage, east elevation detail, view northwest



3. Cottage, south elevation, view northwest



4. Cottage, north elevation (left) and west elevation (right), view southeast



5. Cottage, north elevation, entry detail, view southwest



6. Cottage, north elevation, crawlspace access detail, view southeast



7. Cottage, west elevation, view east



8. Cottage, west elevation, entry detail, view northeast



9. Cottage, south elevation, outdoor shower, view northeast



10. Cottage, crawl space, view south



11. Cottage, crawl space, view southeast



12. Cottage, first floor, kitchen, view southeast



13. Cottage, first floor, entrance, view west



14. Cottage, first floor, kitchen, view northwest



15. Cottage, first floor, living room, view north



16. Cottage, first floor, kitchen, view west



17. Cottage, first floor, living room and kitchen, view southwest



18. Cottage, first floor, bathroom, view southeast



19. Cottage, first floor, bathroom, view southwest



20. Cottage, first floor, main stair, view southeast



21. Cottage, main stair, view west



22. Cottage, main stair, view north



23. Cottage, second floor, view southwest



24. Cottage, second floor, view southeast



25. Cottage, second floor, view southeast



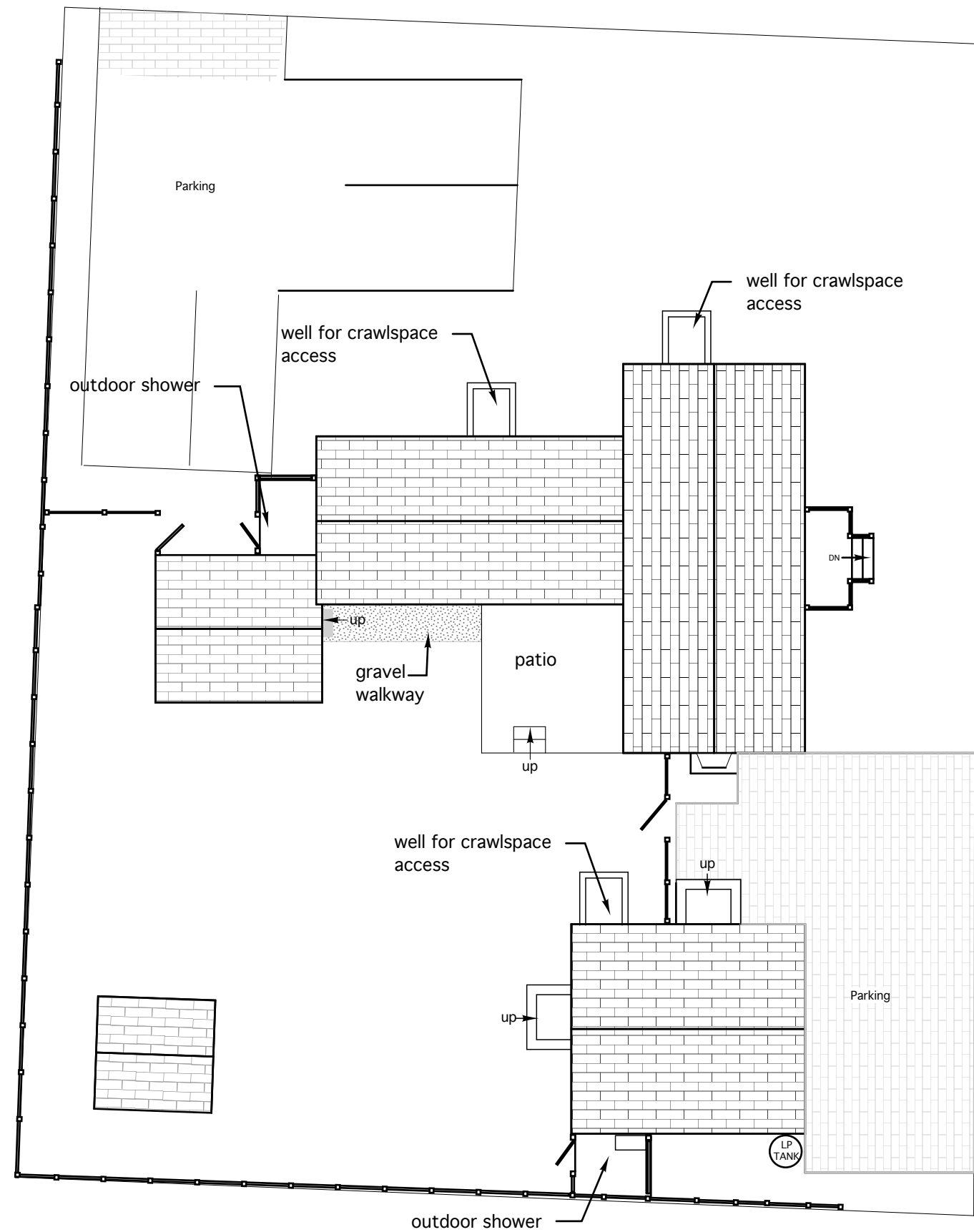
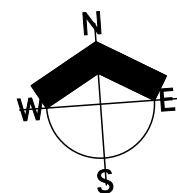
26. Cottage, second floor, window detail, view southwest



27. Cottage, second floor, view northeast

## **Existing Plans and Elevations**

---



prepared by:

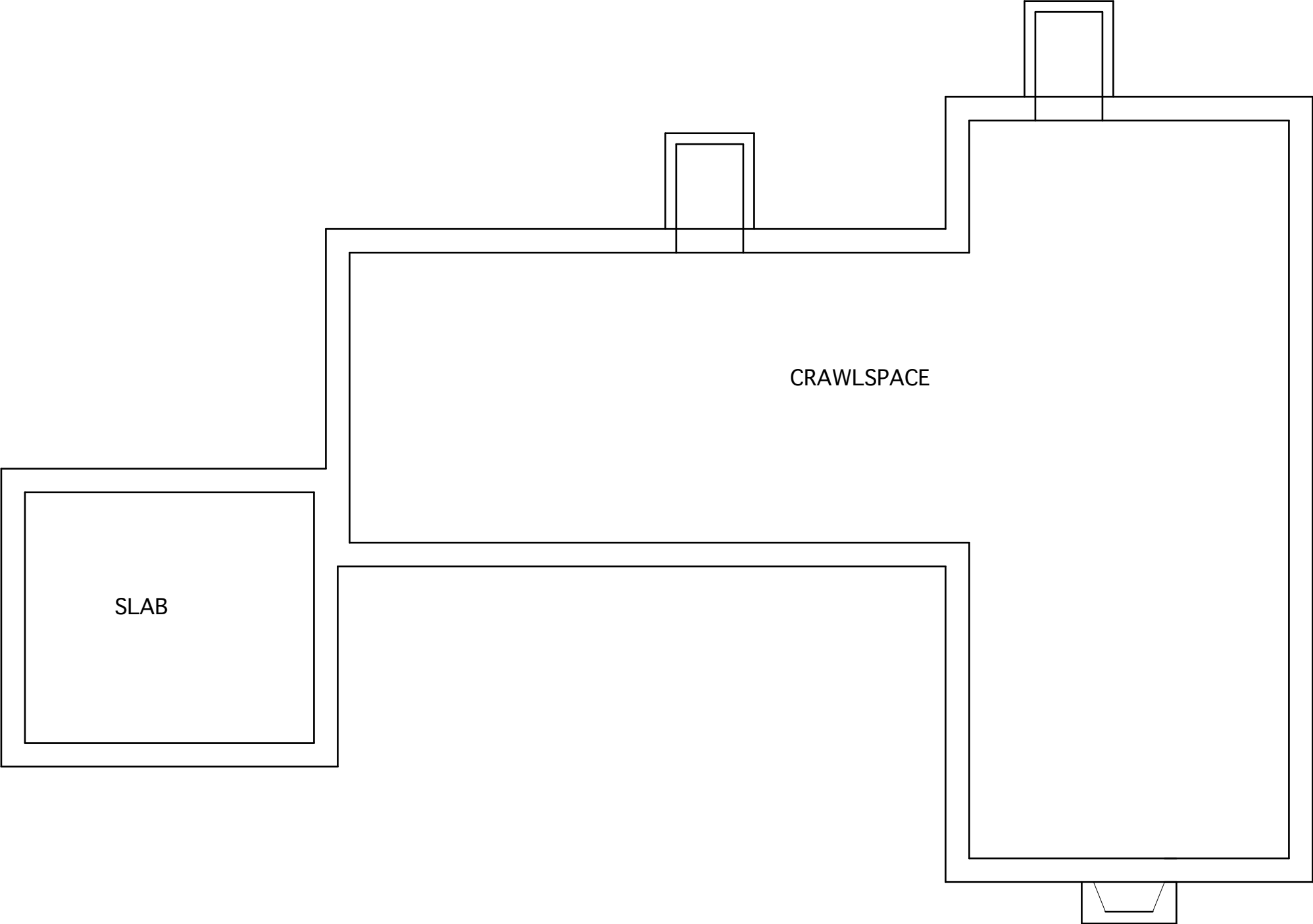
WALLDORF DESIGN STUDIO  
71 Mayfair Drive Westwood, MA 02090  
617-970-4304 / polly.h.walldorf@gmail.com

## Existing Site/Landscape Plan

Issue date: April 15, 2022

Main House & Cottage  
**5 Surfside Road**  
Nantucket, MA

**ED- 0.01**



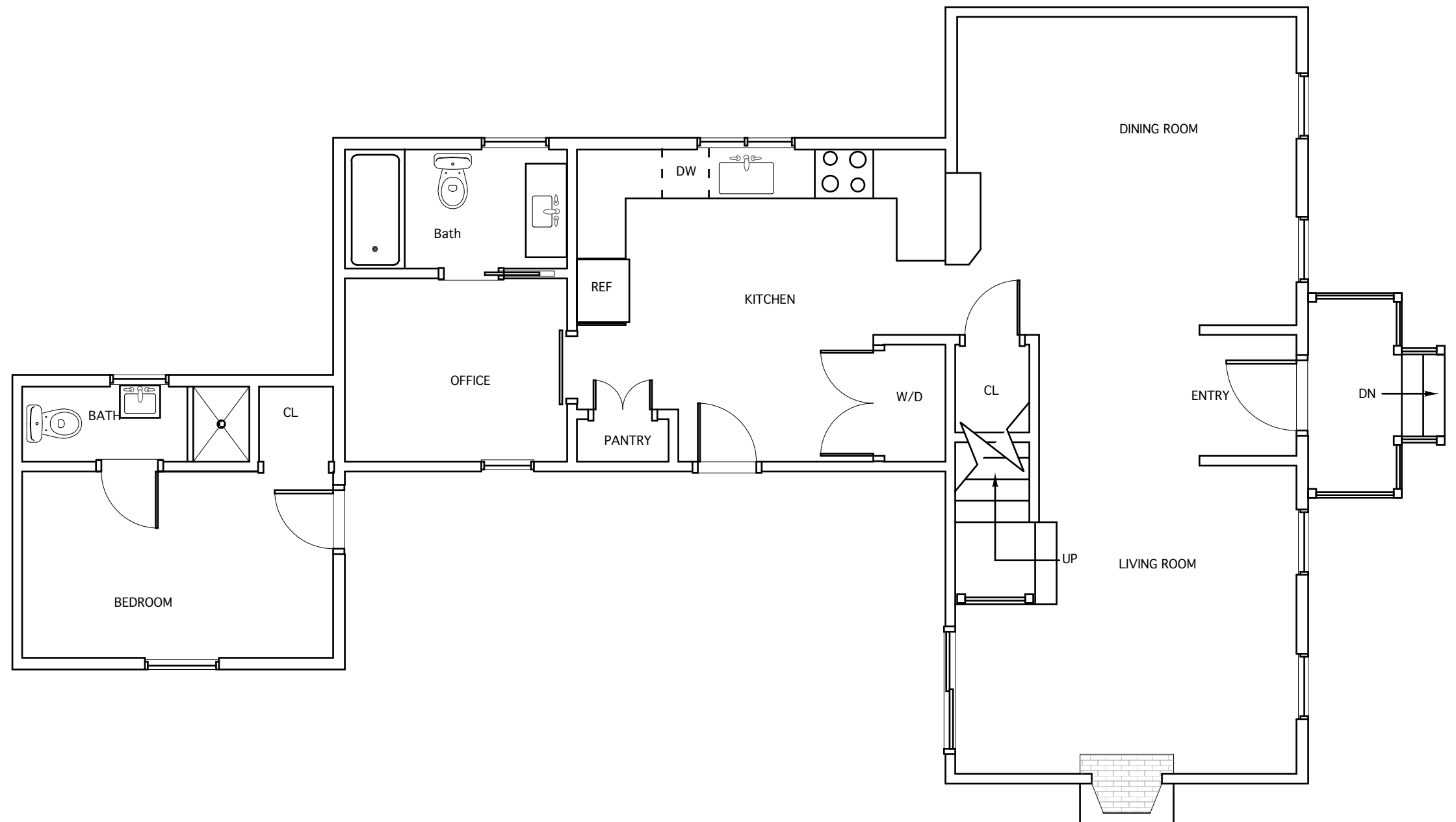
*prepared by:*  
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617-970-4304 /polly.h.walldorf@gmail.com

**Existing Basement Plan**

Issue date: April 15, 2022

Main House  
**5 Surfside Road**  
Nantucket, MA

**ED- 1.01 a**



prepared by:

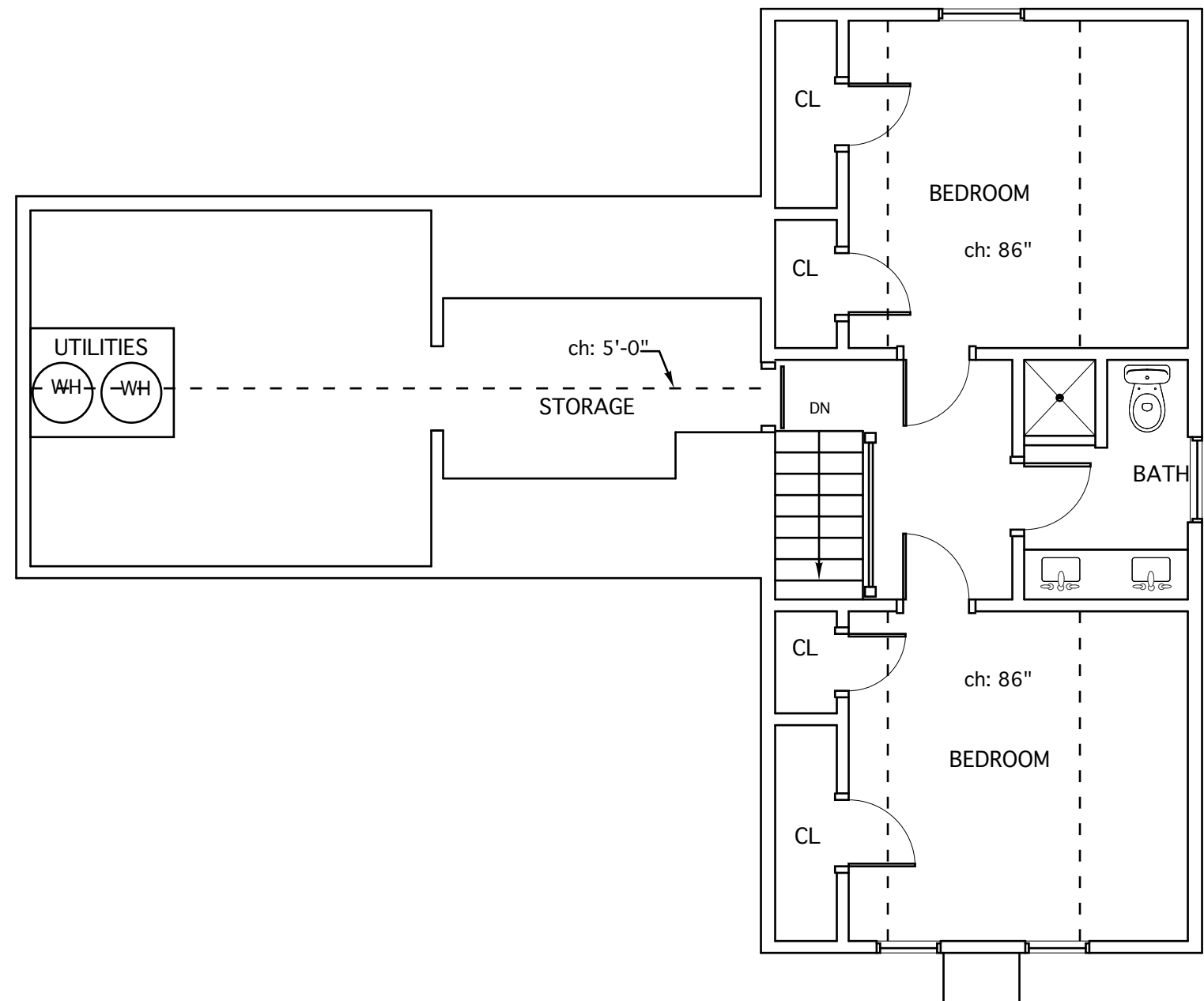
WALLDORF DESIGN STUDIO  
71 Mayfair Drive Westwood, MA 02090  
617-970-4304 / polly.h.walldorf@gmail.com

## Existing First Floor Plan

Issue date: April 15, 2022

Main House  
**5 Surfside Road**  
Nantucket, MA

**ED- 1.01b**



prepared by:

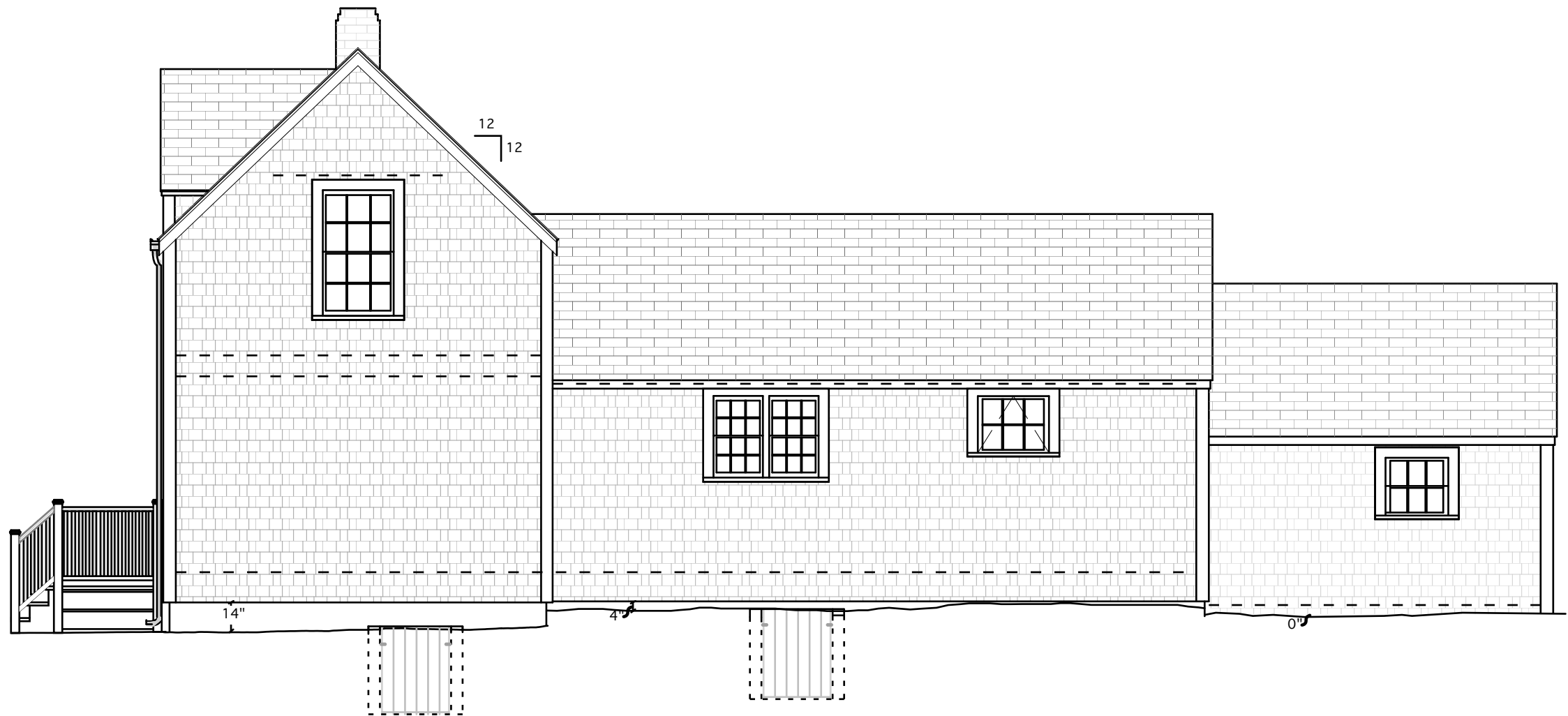
WALLDORF DESIGN STUDIO  
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617-970-4304 / polly.h.walldorf@gmail.com

## Existing Second Floor Plan

Issue date: April 15, 2022

Main House  
**5 Surfside Road**  
Nantucket, MA

**ED- 1.01c**



prepared by:

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

## Existing North Elevation

Issue date: April 15, 2022

Main House  
**5 Surfside Road**  
Nantucket, MA

**ED- 3.01 a**



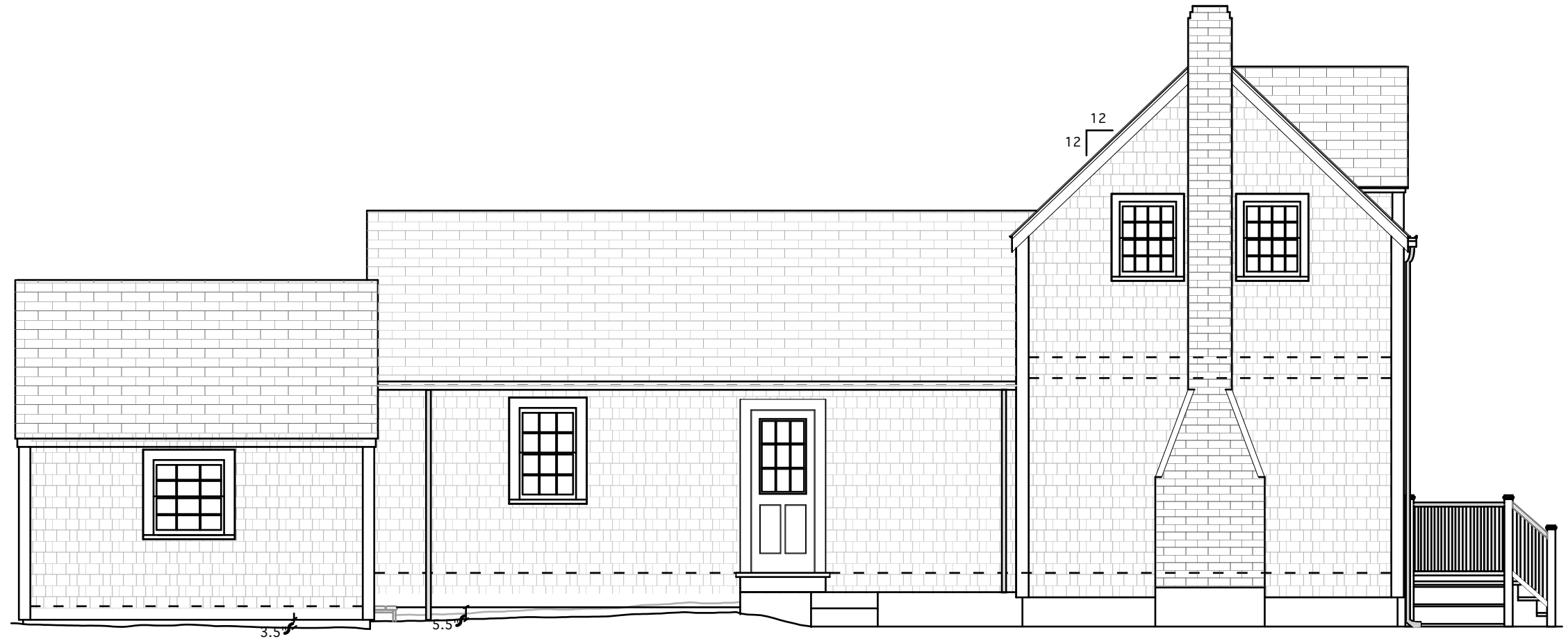
*prepared by:*  
WALLDORF DESIGN STUDIO  
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617-970-4304 /polly.h.walldorf@gmail.com

**Existing East Elevation**

Issue date: April 15, 2022

Main House  
**5 Surfside Road**  
Nantucket, MA

**ED- 3.01b**



prepared by:

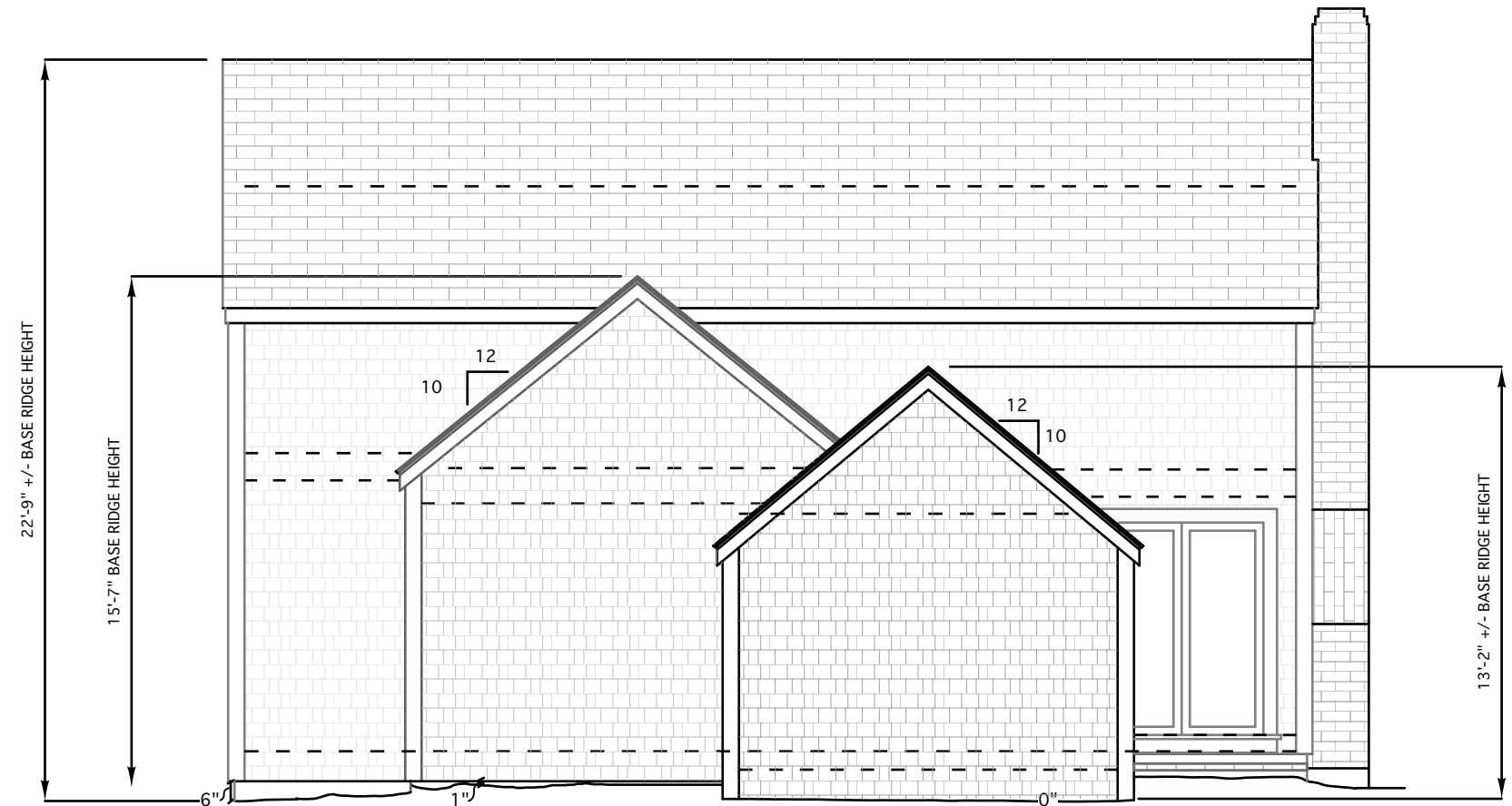
WALLDORF DESIGN STUDIO  
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617-970-4304 / polly.h.walldorf@gmail.com

## Existing South Elevation

Issue date: April 15, 2022

Main House  
**5 Surfside Road**  
Nantucket, MA

**ED- 3.01 c**



prepared by:

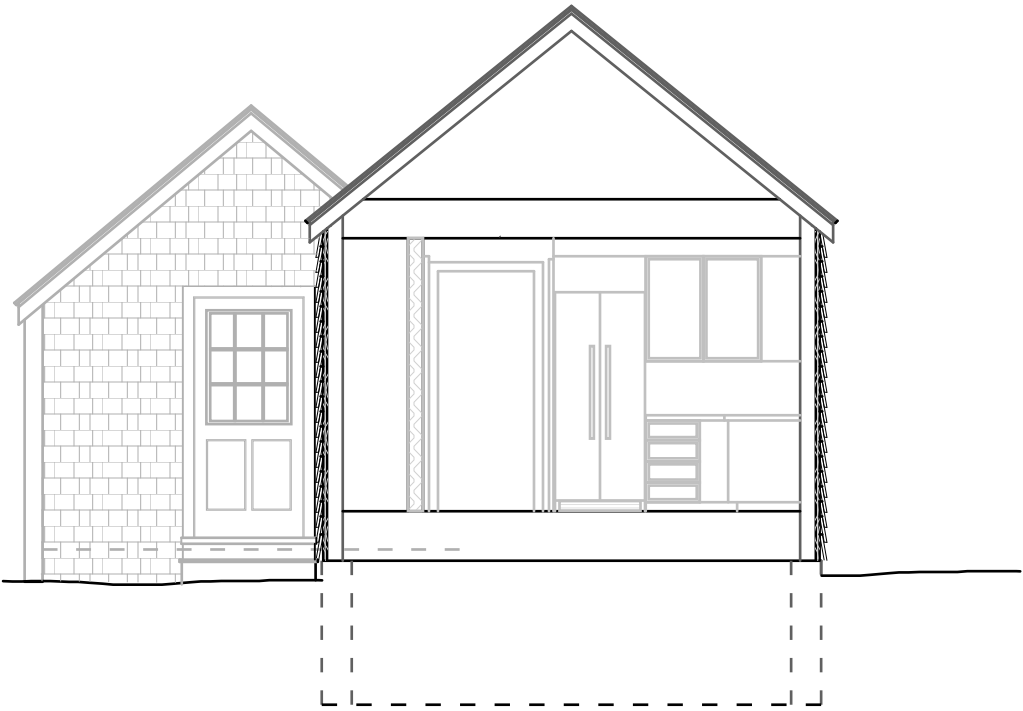
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## Existing West Elevation

Issue date: April 15, 2022

Main House  
**5 Surfside Road**  
Nantucket, MA

**ED- 3.01d**



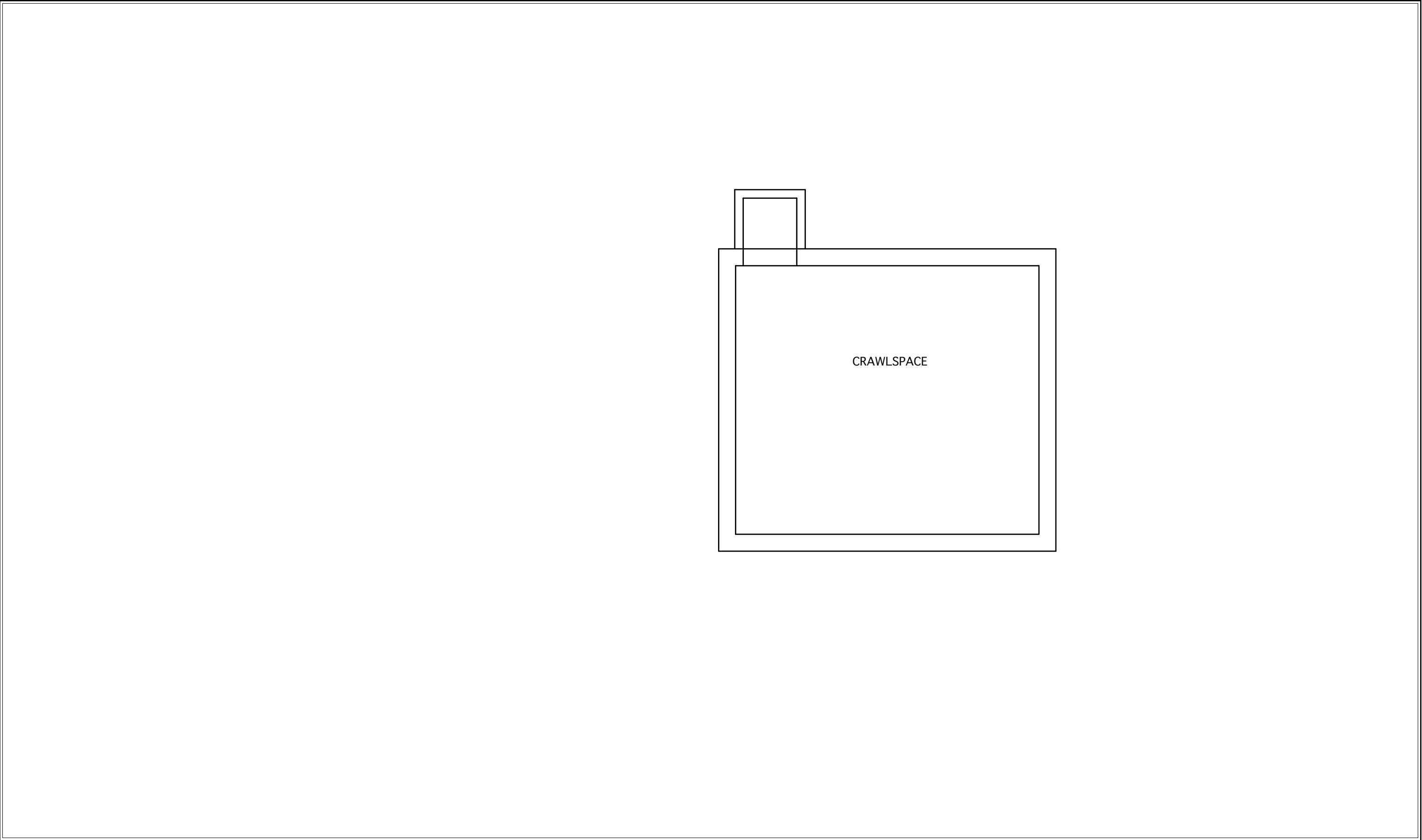
*prepared by:*  
WALLDORF DESIGN STUDIO  
71 Mayfair Drive Westwood, MA 02090  
617-970-4304 /polly.h.walldorf@gmail.com

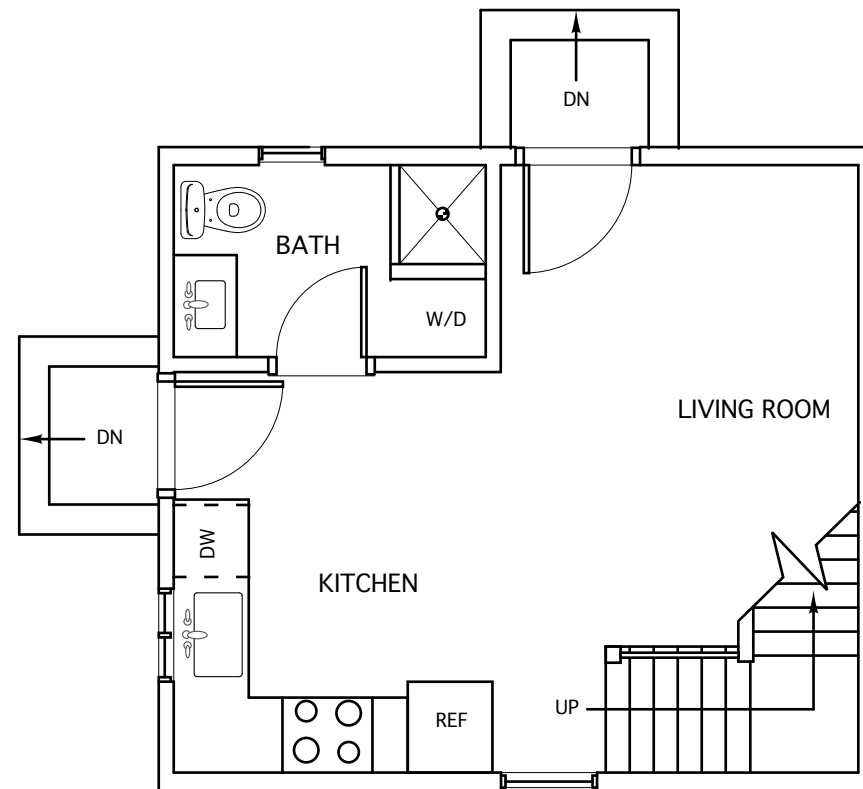
**Existing East Elevation**

Issue date: April 15, 2022

Main House  
**5 Surfside Road**  
Nantucket, MA

**ED- 3.01e**





prepared by:

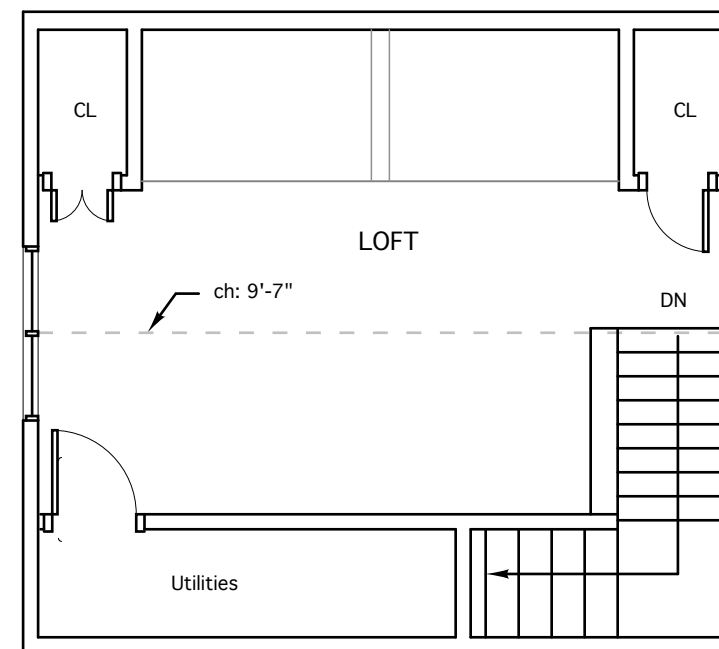
WALLDORF DESIGN STUDIO  
71 Mayfair Drive Westwood, MA 02090  
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## Existing First Floor Plan

Issue date: April 15, 2022

Cottage  
**5 Surfside Road**  
Nantucket, MA

**ED- 1.02b**



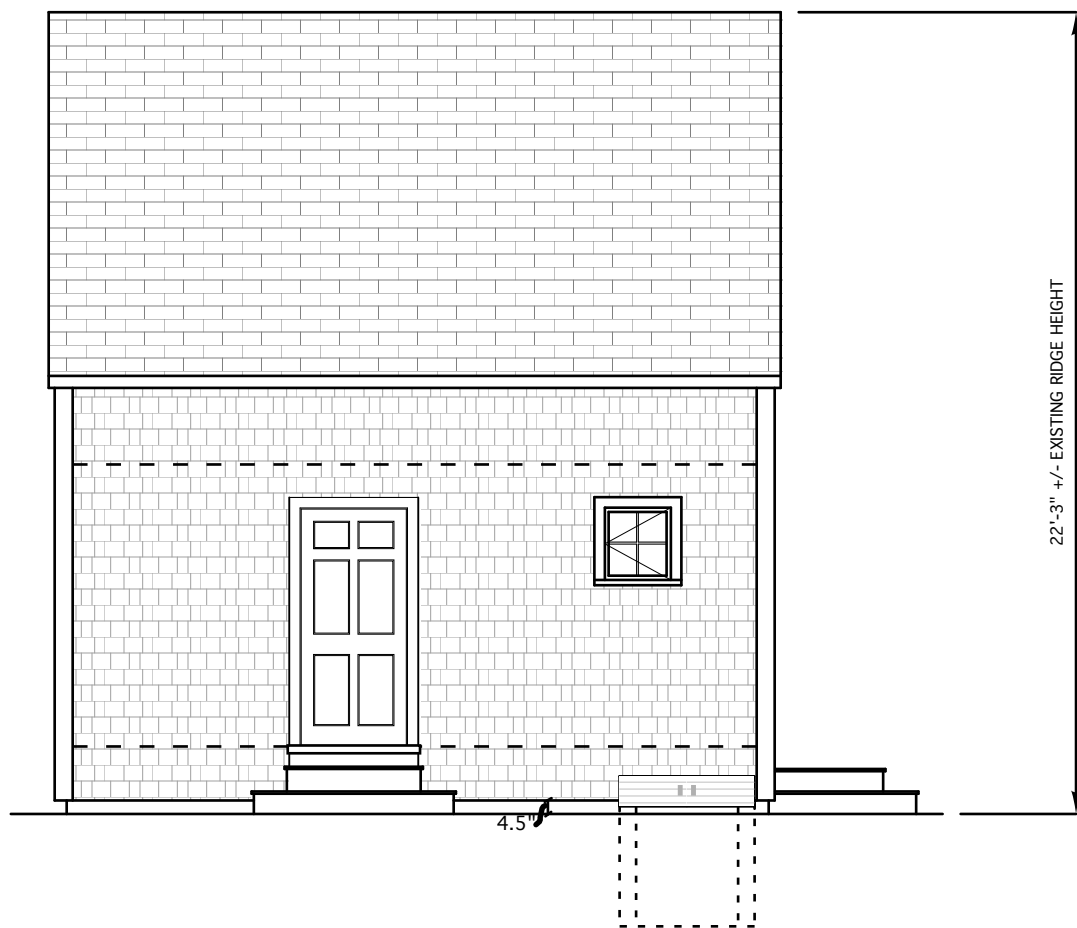
*prepared by:*  
WALLDORF DESIGN STUDIO  
71 Mayfair Drive Westwood, MA 02090  
617-970-4304 /polly.h.walldorf@gmail.com

## Existing Loft Plan

Issue date: April 15, 2022

Cottage  
**5 Surfside Road**  
Nantucket, MA

**ED- 1.02c**



*prepared by:*

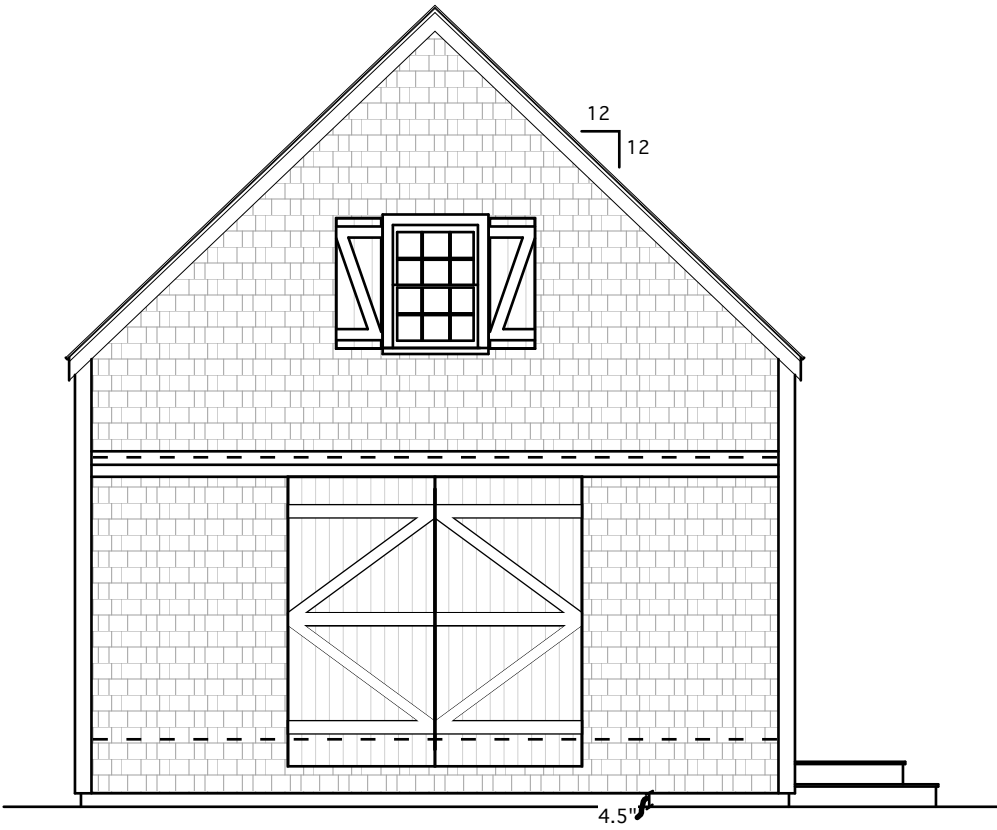
WALLDORF DESIGN STUDIO  
71 Mayfair Drive Westwood, MA 02090  
617-970-4304 /polly.h.walldorf@gmail.com

## Existing North Elevation

Issue date: April 15, 2022

Cottage  
**5 Surfside Road**  
Nantucket, MA

**ED- 3.02a**

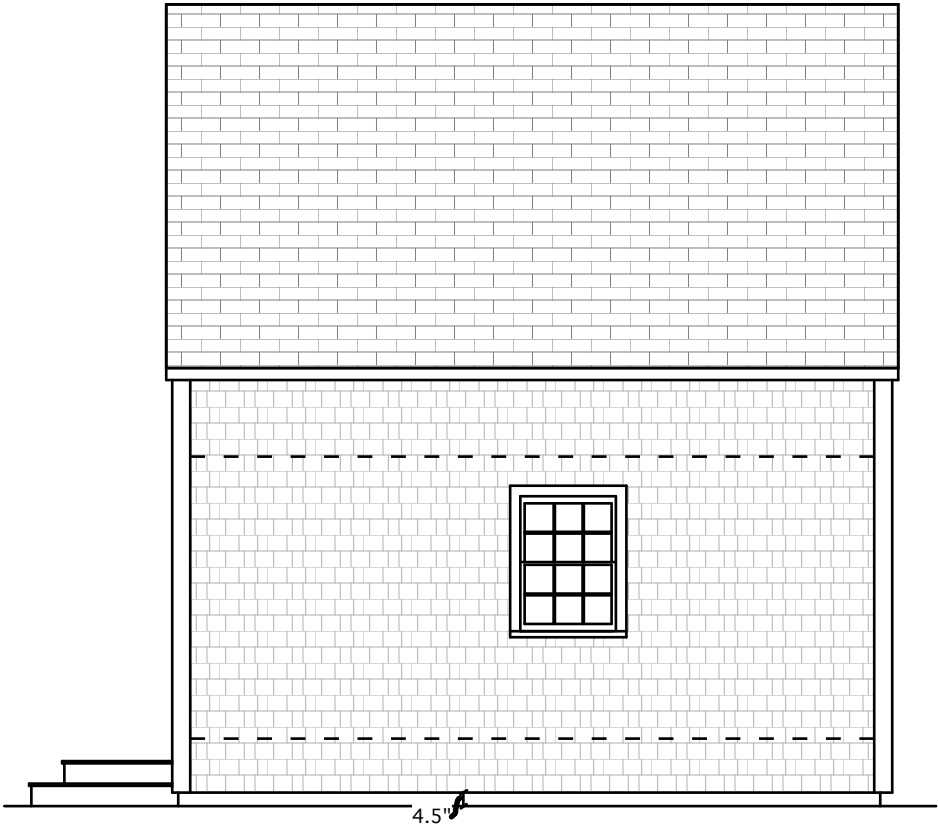


*prepared by:*  
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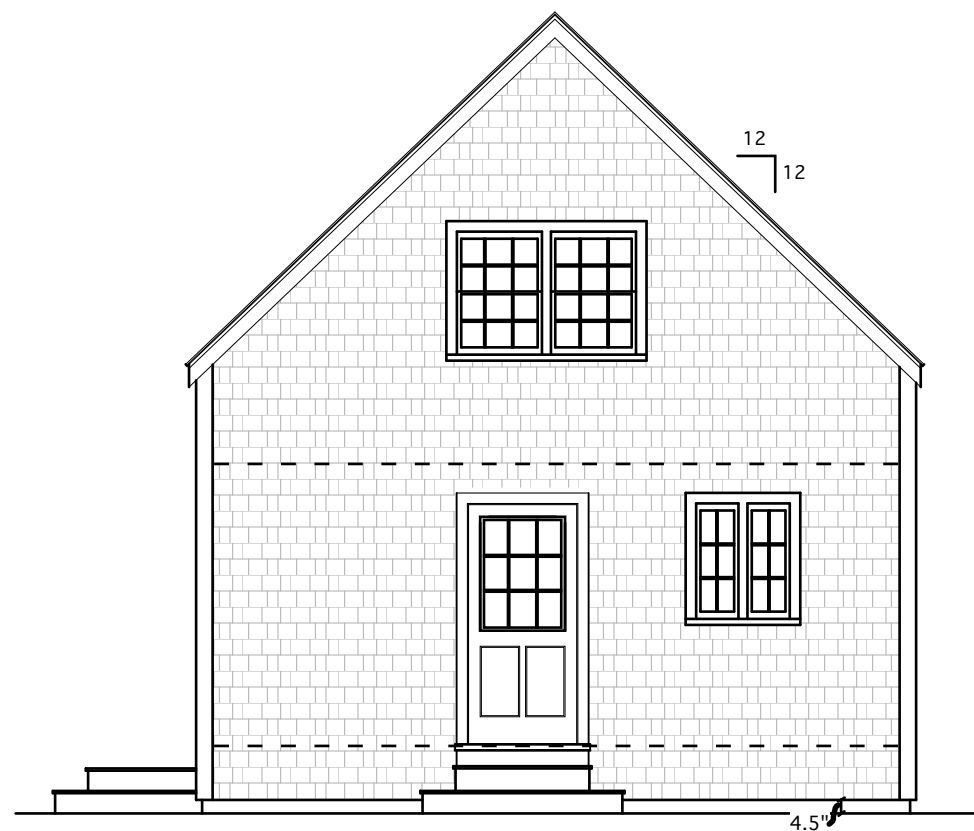
|             |                         |
|-------------|-------------------------|
| Issue date: | Existing East Elevation |
|             | April 15, 2022          |

|                                             |
|---------------------------------------------|
| Cottage<br>5 Surfside Road<br>Nantucket, MA |
|---------------------------------------------|

|           |
|-----------|
| ED- 3.02b |
|-----------|



|  |                                                                                                                           |                            |                                             |           |
|--|---------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------------------------|-----------|
|  | prepared by:<br>WALLDORF DESIGN STUDIO<br>71 Mayfair Drive Westwood, MA 02090<br>617-970-4304 /polly.h.walldorf@gmail.com | Existing South Elevation   | Cottage<br>5 Surfside Road<br>Nantucket, MA | ED- 3.02c |
|  |                                                                                                                           | Issue date: April 15, 2022 |                                             |           |



prepared by:

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

## Existing West Elevation

Issue date: April 15, 2022

Cottage  
**5 Surfside Road**  
Nantucket, MA

**ED- 3.02d**

## **Proposed Plans and Elevations**

Lanscape Notes:

FENCING

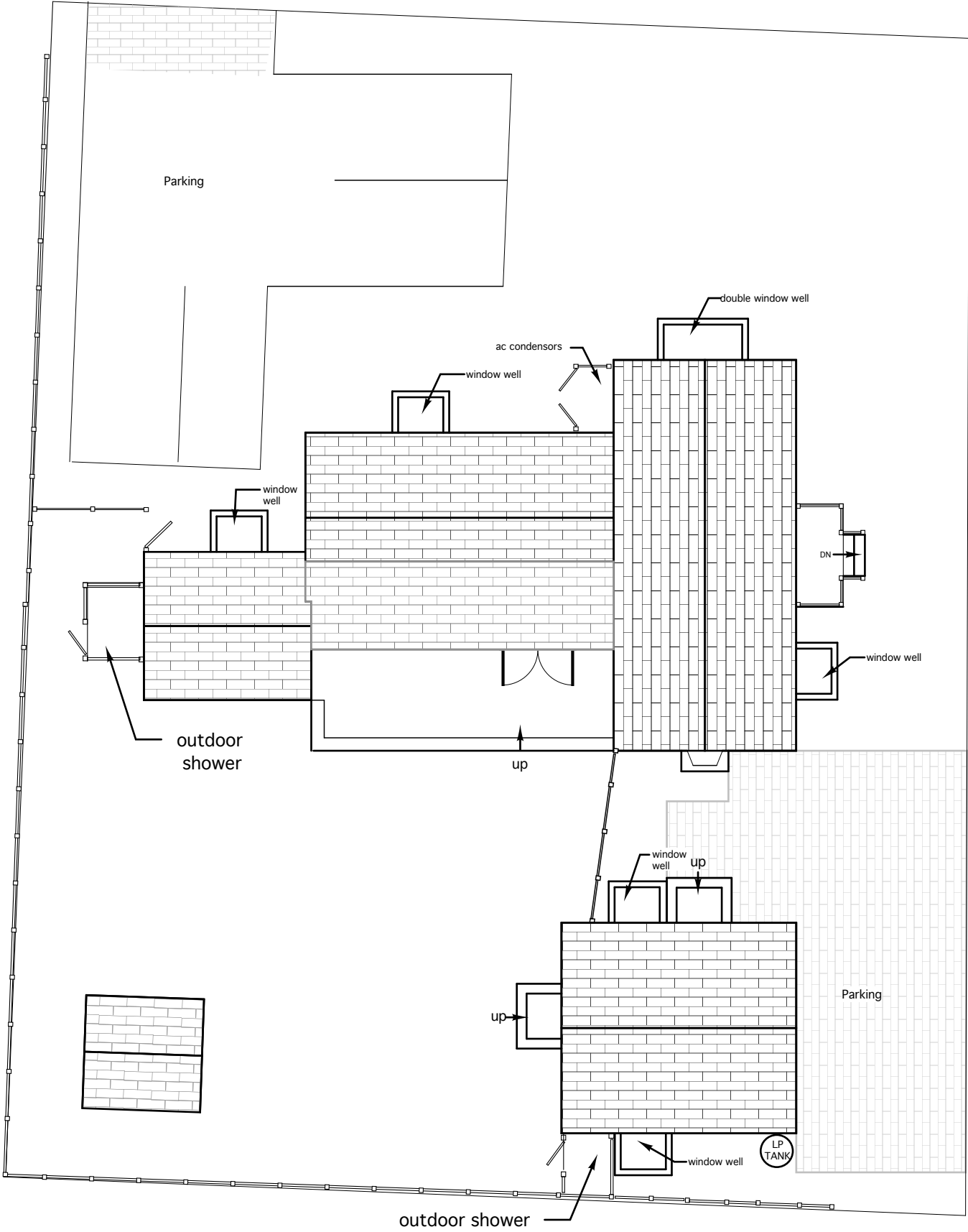
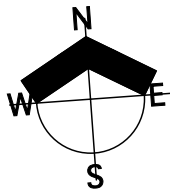
- Existing perimeter board fences to remain
- Board fence between the cottage & main house to be moved west about 3' to accomodate the cottage window well

OUTDOOR SHOWERS

- Reduce the size of the cottage shower for the window well
- Move main house shower to the west elevation of the terciary structure

DECK

- Build deck with wrap around stairs



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

Proposed Landscape Plan

Issue date: April 15, 2022

Main House & Cottage  
5 Surfside Road  
Nantucket, MA

LD- 0.01

Basement Construction Notes:

WINDOWS & DOORS

egress windows and wells for basement rooms - see Window Schedule

interior raised 2-panel, painted doors - see Door Schedule

FOUNDATION

new, concrete foundation to accomodate a full finished basement

STAIRS

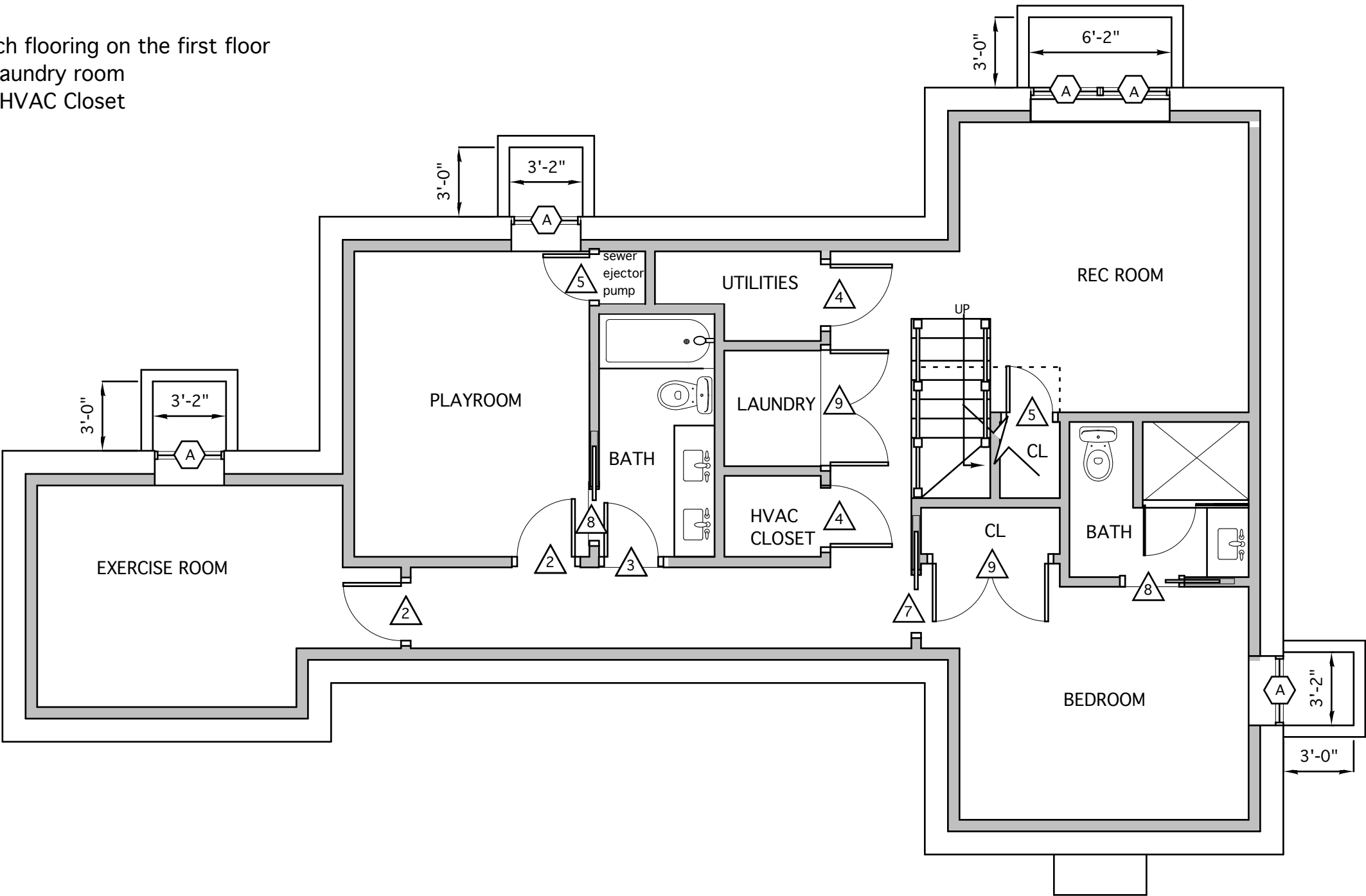
new, wood stairwell from the basement to the first floor

FLOORING

3" wide fir flooring finished to match flooring on the first floor

Tile flooring in the bathrooms and laundry room

Concrete flooring in the utility and HVAC Closet



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

Proposed Basement Plan

Issue date: April 15, 2022

Main House  
5 Surfside Road  
Nantucket, MA

AD-1.01a

First Floor Construction Notes:

WINDOWS & DOORS

- New office window on west elevation - see Window Schedule
- Interior painted doors where noted - see Door Schedule
- New French doors on the south elevation at the kitchen - see Door Schedule
- New window at south elevation of kitchen & hallway addition - see Window Schedule

FLOORING

- New 3" wide fir flooring in the kitchen, office and addition
- Tile flooring in the bathrooms

SHOWER BATH

- Replace floor and wall tile
- Replace fiberglass shower with tiled shower and glass doors

ADDITION

- Hallway to incorporate bedroom into the house and expand kitchen

OFFICE

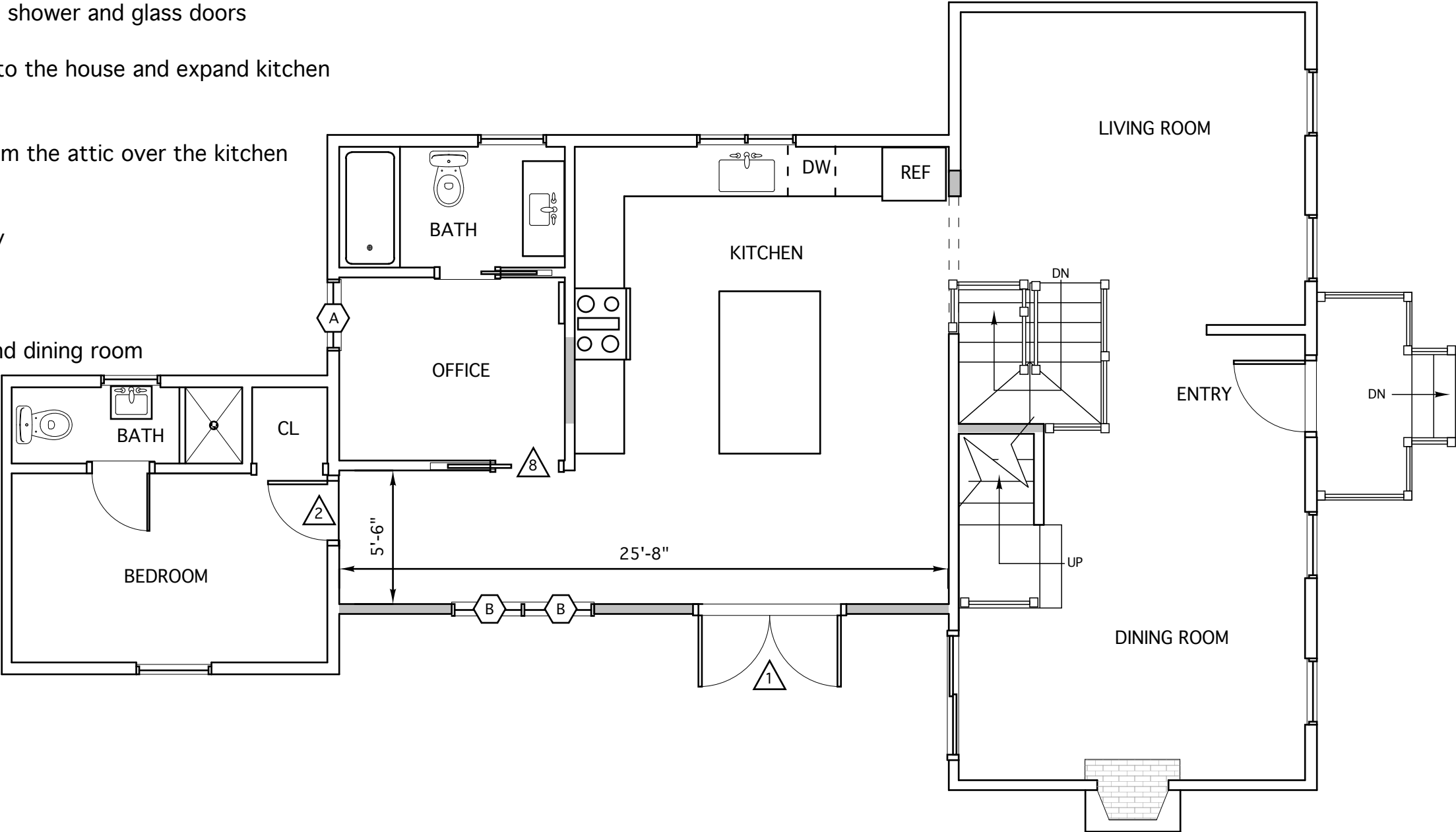
- Vault a smooth plaster ceiling
- Create new lofted flexible space from the attic over the kitchen

KITCHEN

- Upgrade cabinets and counter tops
- Replace appliances where necessary
- Add a central work island
- Remove laundry and pantry closets

ENTRY

- Remove wing wall between entry and dining room



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Proposed First Floor Plan

Issue date: April 15, 2022

Main House  
5 Surfside Road  
Nantucket, MA

AD-1.01b

Second Floor Construction Notes:

FLOORING

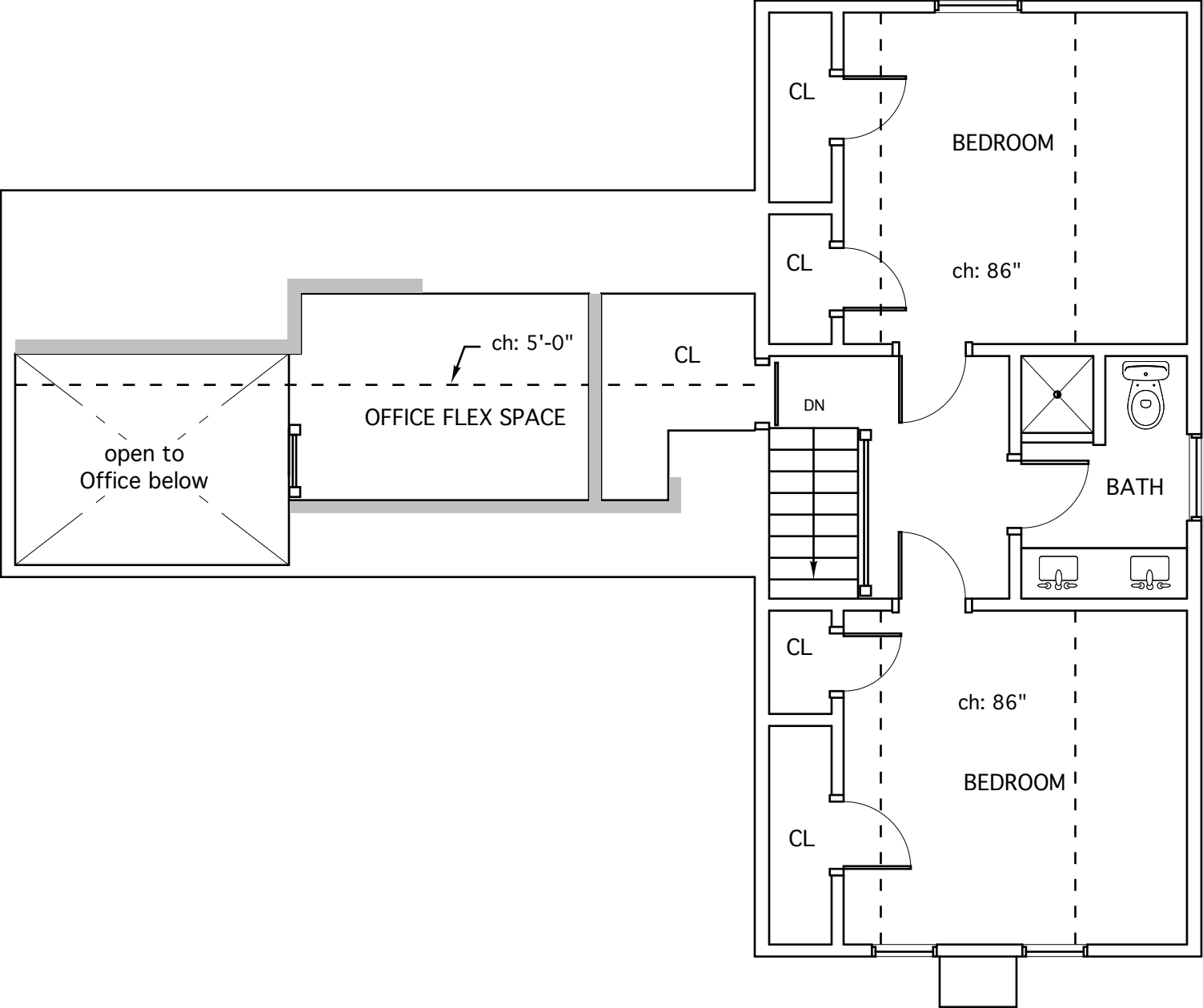
- Refinish if necessary
- New tile flooring in the bathroom

OFFICE FLEX SPACE

- Create new lofted flexible space in the attic with ladder access to office below
- Remove water heaters and replace with new unit in the basement utility room
- Vault the ceiling over the office

BATH

- Replace shower curtain with glass doors



North Elevation Construction Notes:

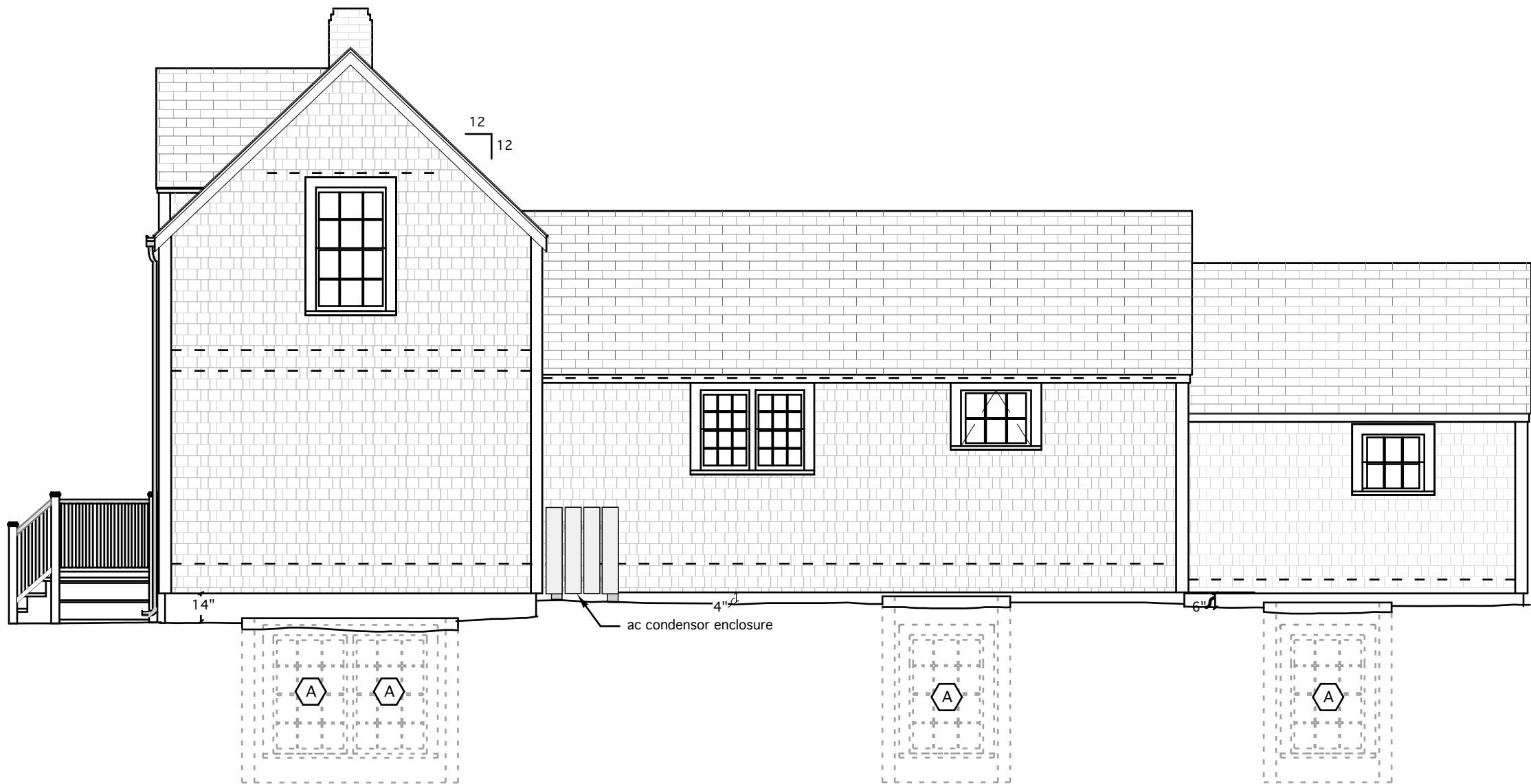
BUILDING HEIGHT

Ridge height at primary and secondary sections to remain the same

Tertiary section to be raised 6" above grade to eliminate rotting issues with the siding

WINDOW WELLS

Low profile window wells made of landscape lumber - see Window Well Section



|                                                                                                                                                              |                                       |                                                                           |                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------|---------------------|
| <div>prepared by:</div> <div>WALLDORF DESIGN STUDIO</div> <div>71 Mayfair Drive Westwood, MA 02090</div> <div>617-970-4304 /polly.h.walldorf@gmail.com</div> | <div>Proposed North Elevation</div>   | <div>Main House</div> <div>5 Surfside Road</div> <div>Nantucket, MA</div> | <div>AD-3.01a</div> |
|                                                                                                                                                              | <div>Issue date: April 15, 2022</div> |                                                                           |                     |

East Elevation Construction Notes:

BUILDING HEIGHT  
Primary house and kitchen addition height to remain the same

WINDOW WELLS  
Low profile window well made of landscape lumber - see Window Well Section



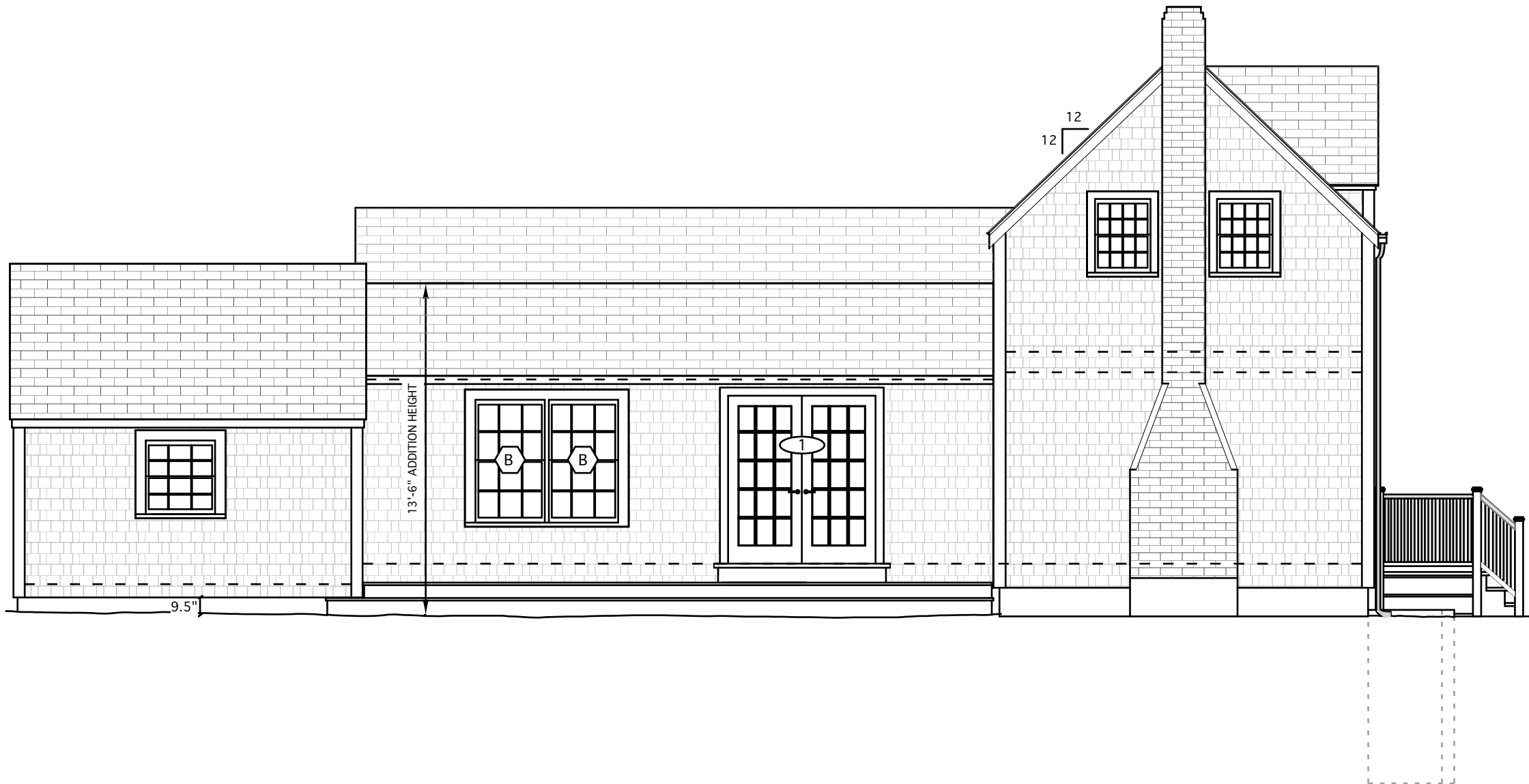
South Elevation Construction Notes:

BUILDING HEIGHT

- Primary house and kitchen addition height to remain the same
- Bedroom addition to be raised 6" above grade to eliminate rotting issues with the siding

ADDITION

- Hallway addition with lean-to roof along the center section
- New French doors and windows - see Window Schedule and Door Schedule



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

Proposed South Elevation

Issue date: April 15, 2022

Main House  
5 Surfside Road  
Nantucket, MA

AD-3.01c

West Elevation Construction Notes:

BUILDING HEIGHT

- Ridge height at primary and secondary sections to remain the same
- Lean-to hallway addition to the secondary section with a 4.5/12 roof slope
- Tertiary section to be raised 6" above grade to eliminate rotting issues with siding

WINDOW

- New window at secondary structure to replace the one for that room that was lost on the south elevation with the hallway addition- see Window Schedule

MECHANICALS

- New ac condensers surrounded by natural vertical board fence to weather



|  |                                                                                                                           |                            |                                                |          |
|--|---------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------------------------------|----------|
|  | prepared by:<br>WALLDORF DESIGN STUDIO<br>71 Mayfair Drive Westwood, MA 02090<br>617-970-4304 /polly.h.walldorf@gmail.com | Proposed West Elevation    | Main House<br>5 Surfside Road<br>Nantucket, MA | AD-3.01d |
|  |                                                                                                                           | Issue date: April 15, 2022 |                                                |          |

East Elevation Construction Notes:

BUILDING HEIGHT

- Ridge height at secondary sections to remain the same
- Lean-to hallway addition to the secondary section with a 4.5/12 roof slope
- Tertiary section to be raised 6" above grade to eliminate rotting issues with siding

ADDITION

- Hallway addition to the tertiary structure to permit interior access from the secondary and primary structures

DOOR

- New interior door for the bedroom at the tertiary structure - see Door Schedule

KITCHEN

- Replace and redesign cabinet, appliance and storage layout



|  |                                                                                                                                  |                            |                                                |          |
|--|----------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------------------------------|----------|
|  | <i>prepared by:</i><br>WALLDORF DESIGN STUDIO<br>71 Mayfair Drive Westwood, MA 02090<br>617-970-4304 /polly.h.walldorf@gmail.com | Proposed East Elevation    | Main House<br>5 Surfside Road<br>Nantucket, MA | AD-3.01e |
|  |                                                                                                                                  | Issue date: April 15, 2022 |                                                |          |

Basement Construction Notes:

WINDOWS & DOORS

- egress windows and wells for basement rooms - see Window Schedule
- interior cottage style, painted doors - see Door Schedule

FOUNDATION

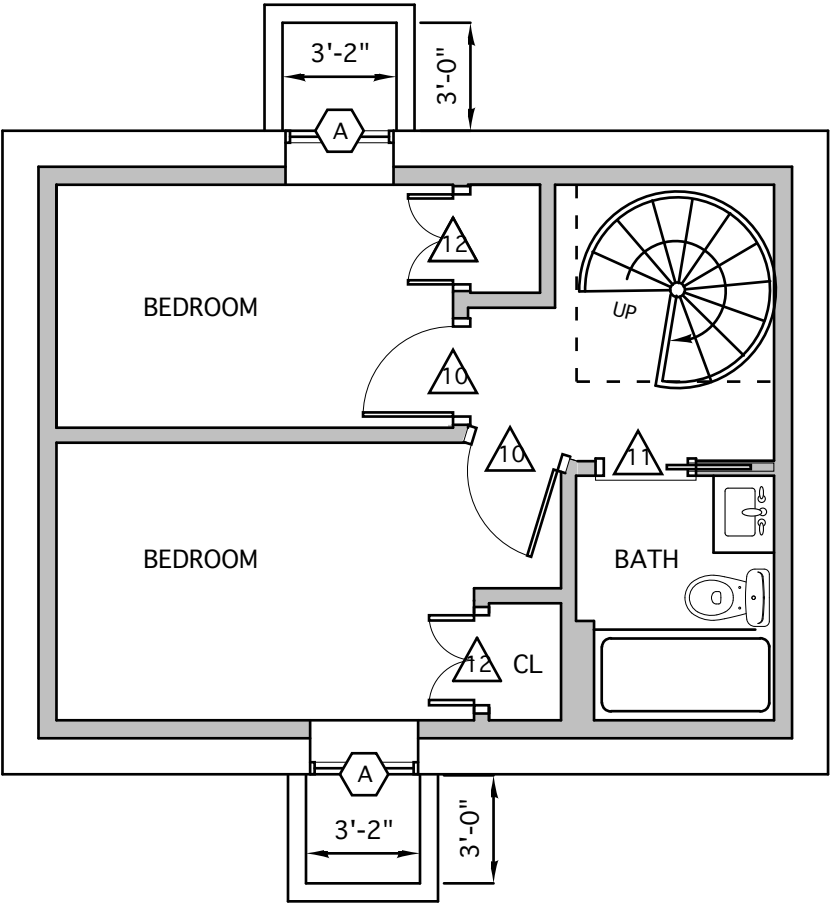
- New, concrete foundation to accomodate a full finished basement

STAIRS

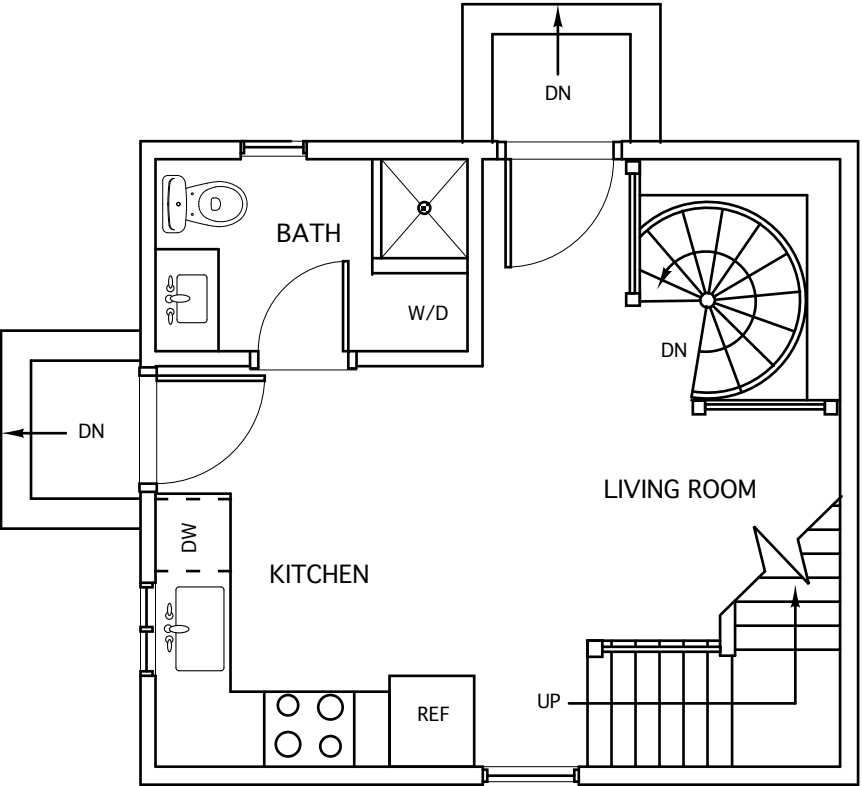
- New, metal spiral staircase from the basement to the first floor

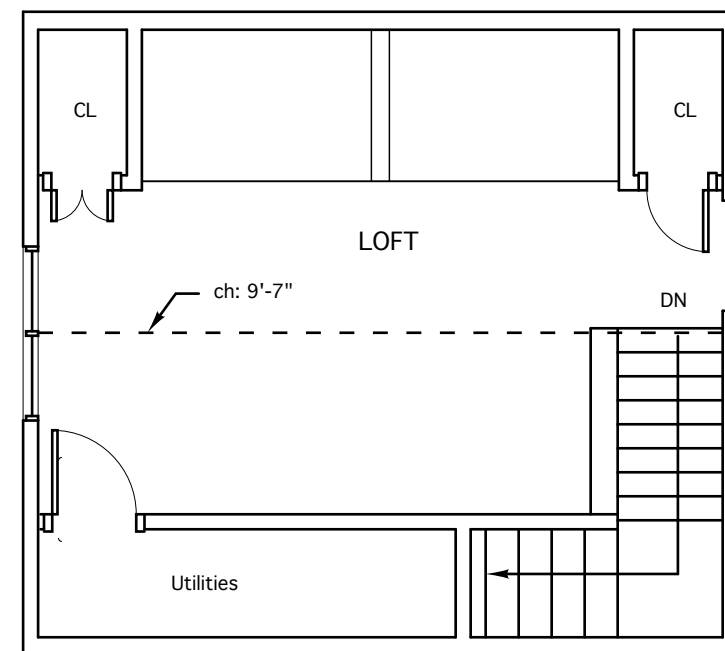
FLOORING

- 6" wide fir flooring
- Tile flooring in the bathroom



- First Floor Construction Notes:
- STAIRS
    - New, metal spiral staircase to the basement
  - BATH
    - New tile flooring
    - Replace fiberglass shower with tile shower and glass door
  - KITCHEN
    - New solid surface counter with undermount sink
    - New full-size refrigerator





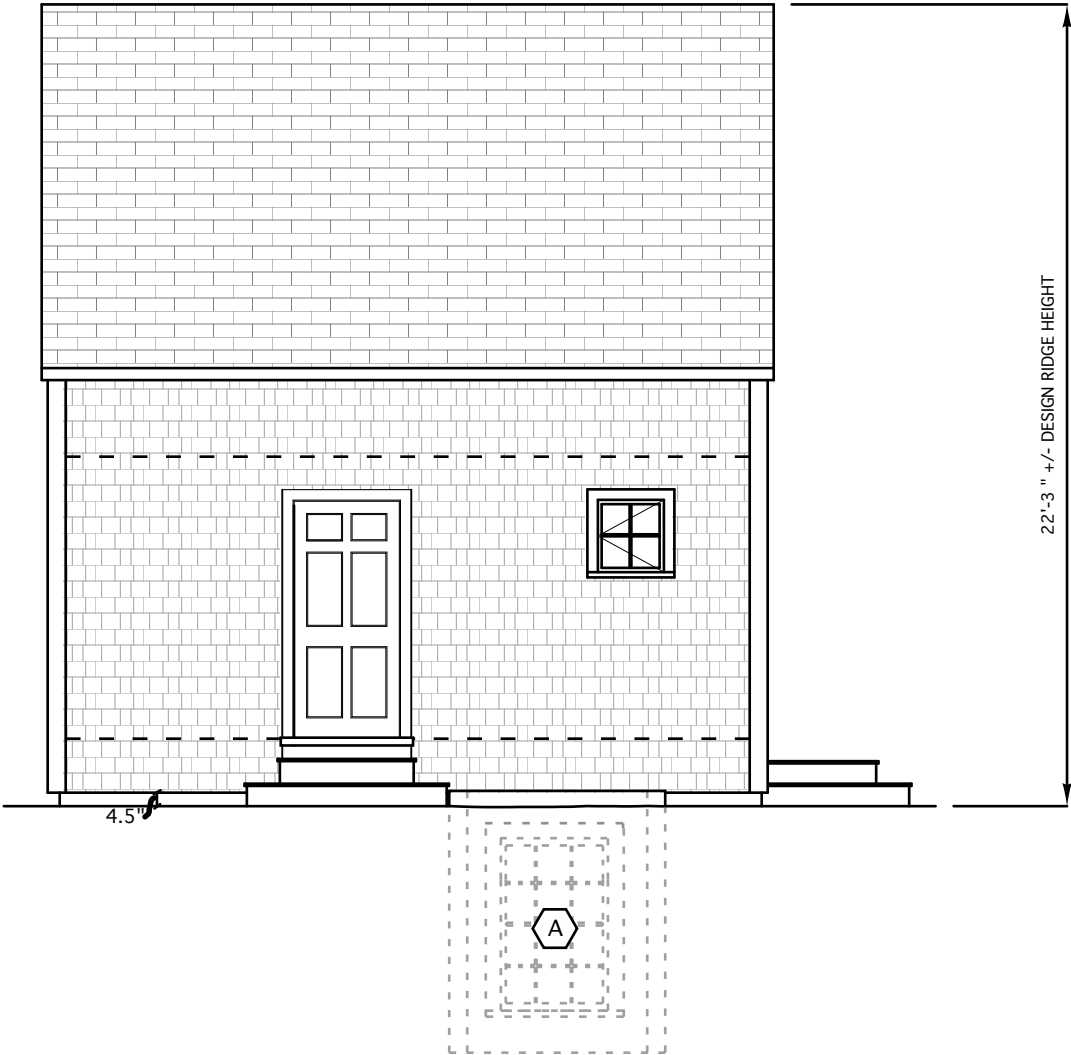
prepared by:  
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71 Mayfair Drive Westwood, MA 02090  
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**Proposed Loft Plan**  
Issue date: April 15, 2022

Cottage  
**5 Surfside Road**  
Nantucket, MA

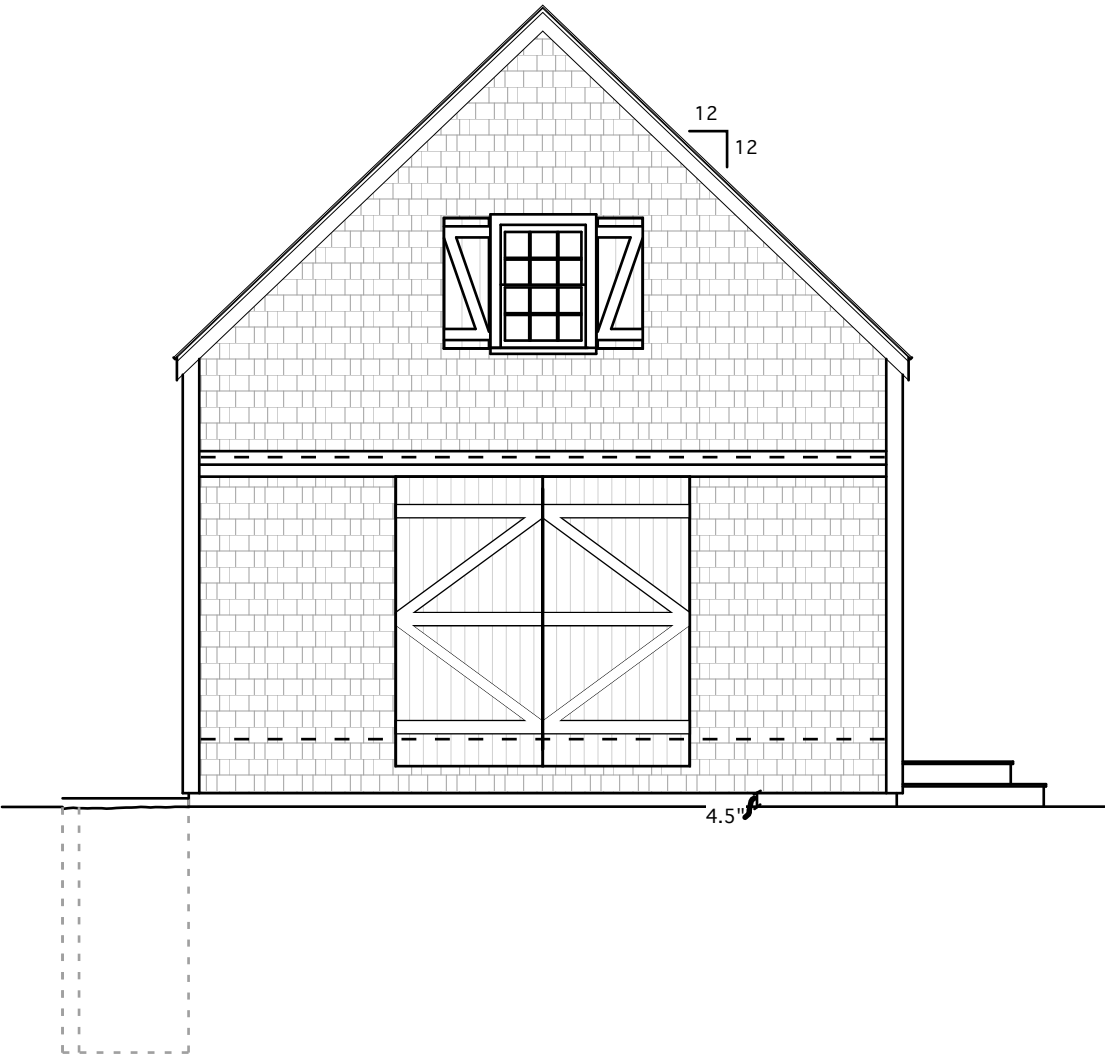
**AD-1.02c**

North Elevation Construction Notes:  
BUILDING HEIGHT  
Ridge height to remain the same  
WINDOW WELLS  
Low profile window wells made of landscape lumber - see Window Well Section



|  |                                                                                                                           |                            |                                             |          |
|--|---------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------------------------|----------|
|  | prepared by:<br>WALLDORF DESIGN STUDIO<br>71 Mayfair Drive Westwood, MA 02090<br>617-970-4304 /polly.h.walldorf@gmail.com | Proposed North Elevation   | Cottage<br>5 Surfside Road<br>Nantucket, MA | AD-3.02a |
|  |                                                                                                                           | Issue date: April 15, 2022 |                                             |          |

East Elevation Construction Notes:  
BUILDING HEIGHT  
Ridge height to remain the same

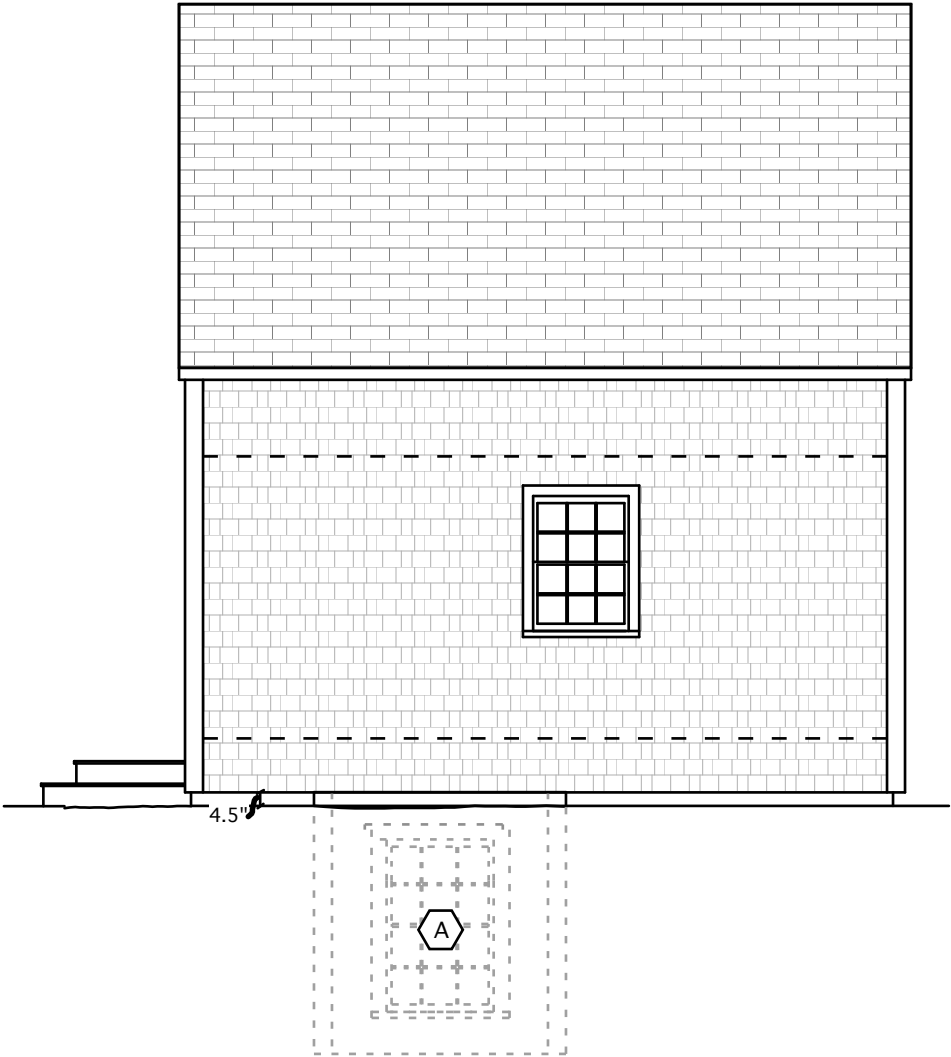


|  |                                                                                                                           |                            |                                             |          |
|--|---------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------------------------|----------|
|  | prepared by:<br>WALLDORF DESIGN STUDIO<br>71 Mayfair Drive Westwood, MA 02090<br>617-970-4304 /polly.h.walldorf@gmail.com | Proposed East Elevation    | Cottage<br>5 Surfside Road<br>Nantucket, MA | AD-3.02b |
|  |                                                                                                                           | Issue date: April 15, 2022 |                                             |          |

South Elevation Construction Notes:

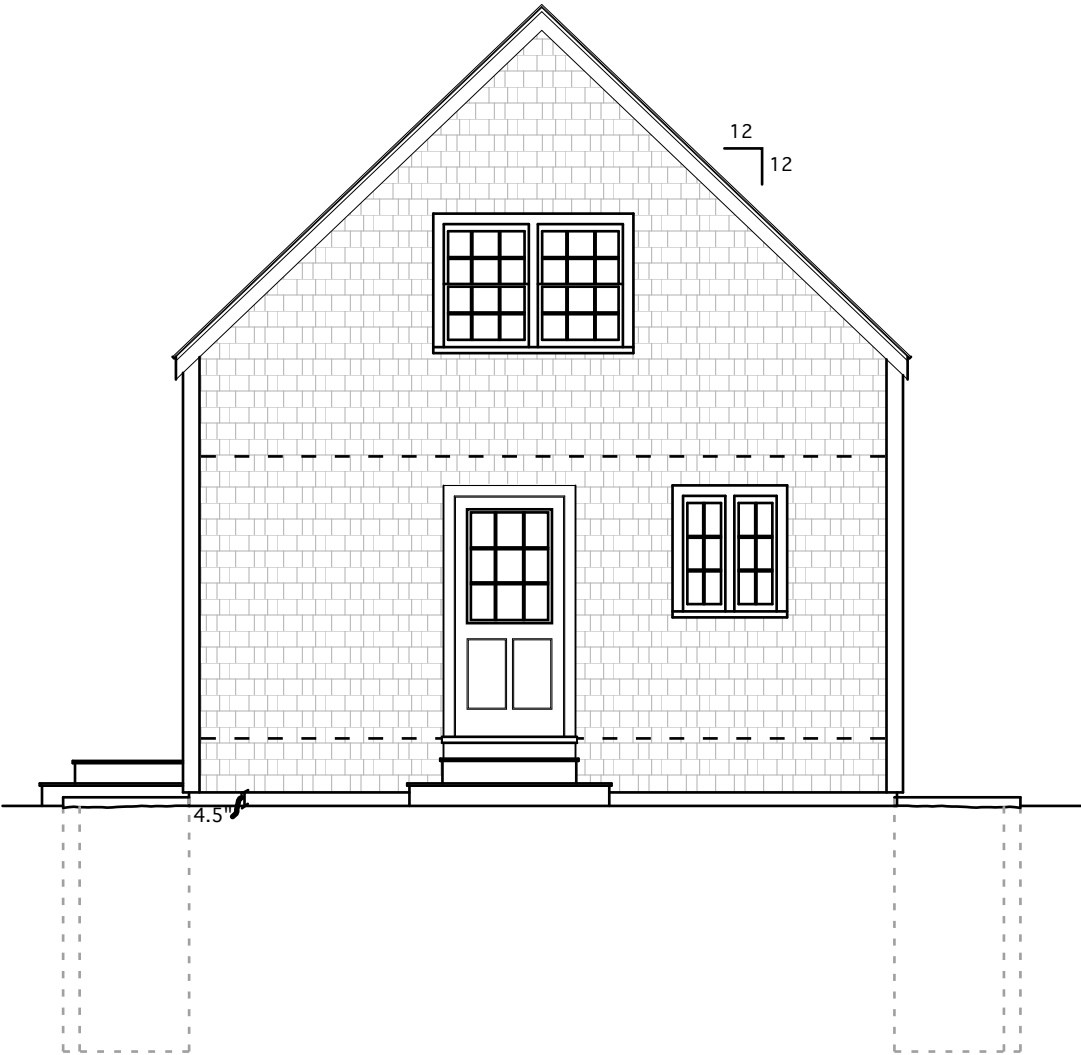
BUILDING HEIGHT  
Ridge height to remain the same

WINDOW WELLS  
Low profile window well made of landscape lumber - see Window Well Section

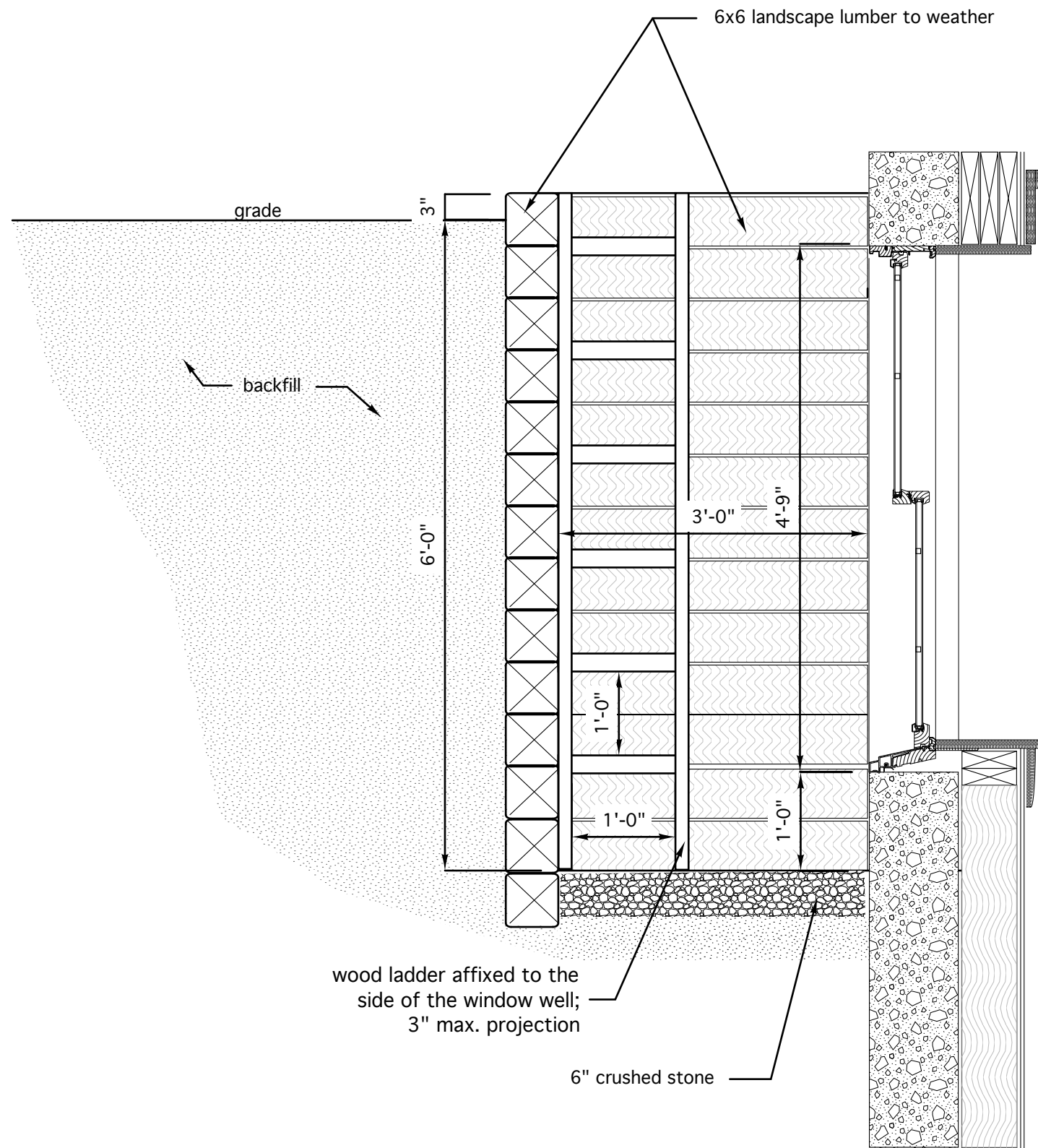


|  |                                                                                                                           |                            |                                             |          |
|--|---------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------------------------|----------|
|  | prepared by:<br>WALLDORF DESIGN STUDIO<br>71 Mayfair Drive Westwood, MA 02090<br>617-970-4304 /polly.h.walldorf@gmail.com | Proposed South Elevation   | Cottage<br>5 Surfside Road<br>Nantucket, MA | AD-3.02c |
|  |                                                                                                                           | Issue date: April 15, 2022 |                                             |          |

West Elevation Construction Notes:  
BUILDING HEIGHT  
Ridge height to remain the same



|  |                                                                                                                            |                            |                                             |          |
|--|----------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------------------------|----------|
|  | prepared by:<br>WALLDORF DESIGN STUDIO<br>71 Mayfair Drive Westwood, MA 02090<br>617-970-4304 / polly.h.walldorf@gmail.com | Proposed West Elevation    | Cottage<br>5 Surfside Road<br>Nantucket, MA | AD-3.02d |
|  |                                                                                                                            | Issue date: April 15, 2022 |                                             |          |



prepared by:

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

## Window Well Section

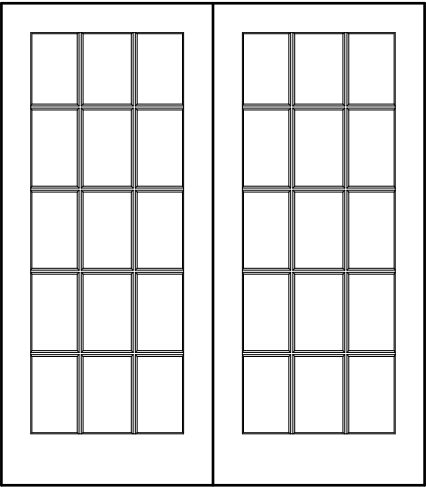
Issue date: April 15, 2022

Main House & Cottage  
**5 Surfside Road**  
Nantucket, MA

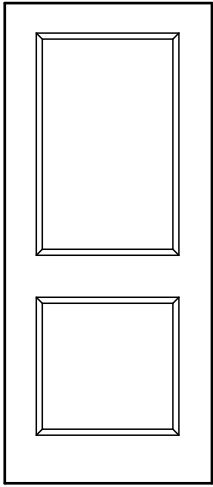
**AD-4.01**

Door Schedule:

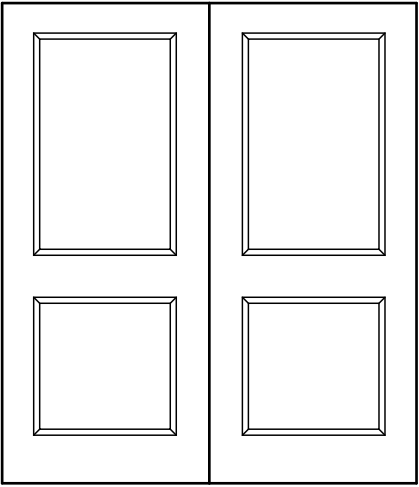
| Key | Manufacturer/Series                                                   | Style                                                              | Material         | Width    | Height | Notes                     |
|-----|-----------------------------------------------------------------------|--------------------------------------------------------------------|------------------|----------|--------|---------------------------|
| 1   | Simpson Door; #7015 with quarter round sticking and clear glass panes | D1: exterior; Double French doors; 15-glass panes/door; pre-primed | Paint grade wood | 36"/door | 80"    | See detail sheet AD-4.02a |
| 2   | TBD                                                                   | D2: interior; 2-panel; Single door; pre-primed                     | Paint grade wood | 30"      | 84"    |                           |
| 3   | TBD                                                                   | D2: interior; 2-panel; Single door; pre-primed                     | Paint grade wood | 28"      | 84"    |                           |
| 4   | TBD                                                                   | D2: interior; 2-panel; Single door; pre-primed                     | Paint grade wood | 32"      | 84"    |                           |
| 5   | TBD                                                                   | D2: interior; 2-panel; Single door; pre-primed                     | Paint grade wood | 24"      | 84"    |                           |
| 6   | TBD                                                                   | D2: interior; 2-panel; Single door; pre-primed                     | Paint grade wood | 30"      | 80"    |                           |
| 7   | TBD                                                                   | D2: interior; 2-panel; Single pocket door; pre-primed              | Paint grade wood | 30"      | 84"    | No bore                   |
| 8   | TBD                                                                   | D2: interior; 2-panel; Single pocket door; pre-primed              | Paint grade wood | 28"      | 84"    | No bore                   |
| 9   | TBD                                                                   | D3: interior; 2-panels/door; Double doors; pre-primed              | Paint grade wood | 30"/door | 84"    | No bore                   |
| 10  | TBD                                                                   | D4: interior; Cottage style; Single door; pre-primed               | Paint grade wood | 30"      | 84"    |                           |
| 11  | TBD                                                                   | D4: interior; Cottage style; Single pocket door; pre-primed        | Paint grade wood | 28"      | 84"    | No bore                   |
| 12  | TBD                                                                   | D5: interior; Cottage style; Double doors; pre-primed              | Paint grade wood | 15"/door | 84"    | No bore                   |



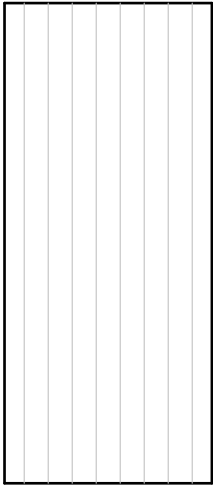
D1



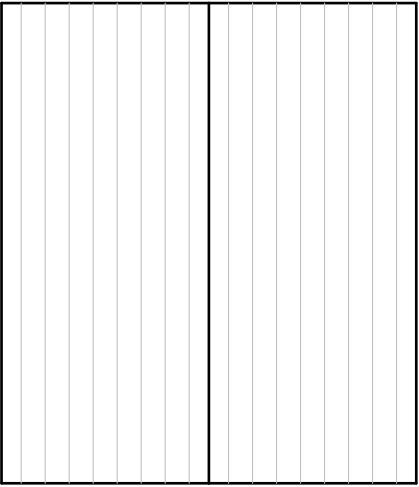
D2



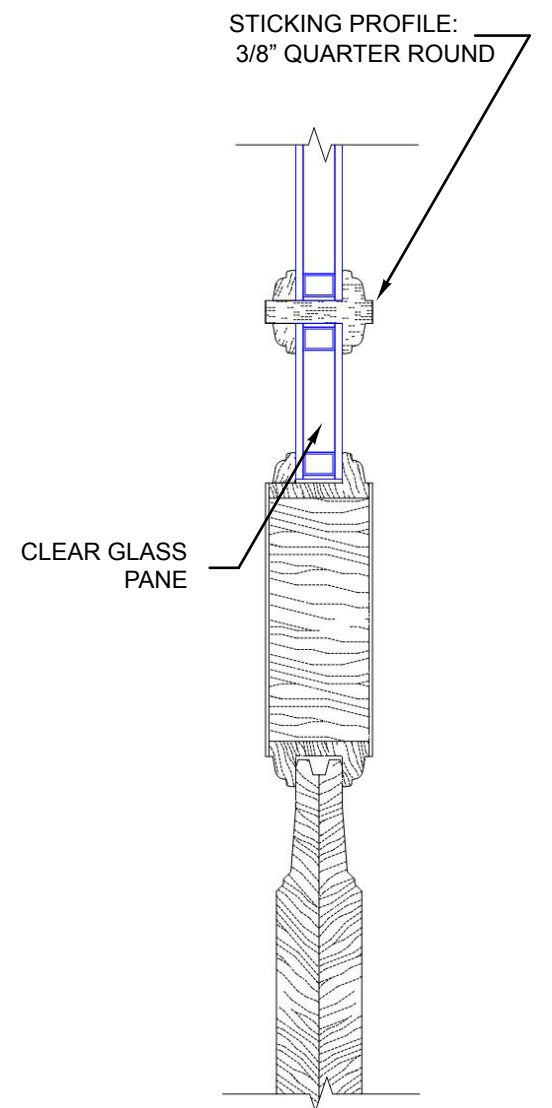
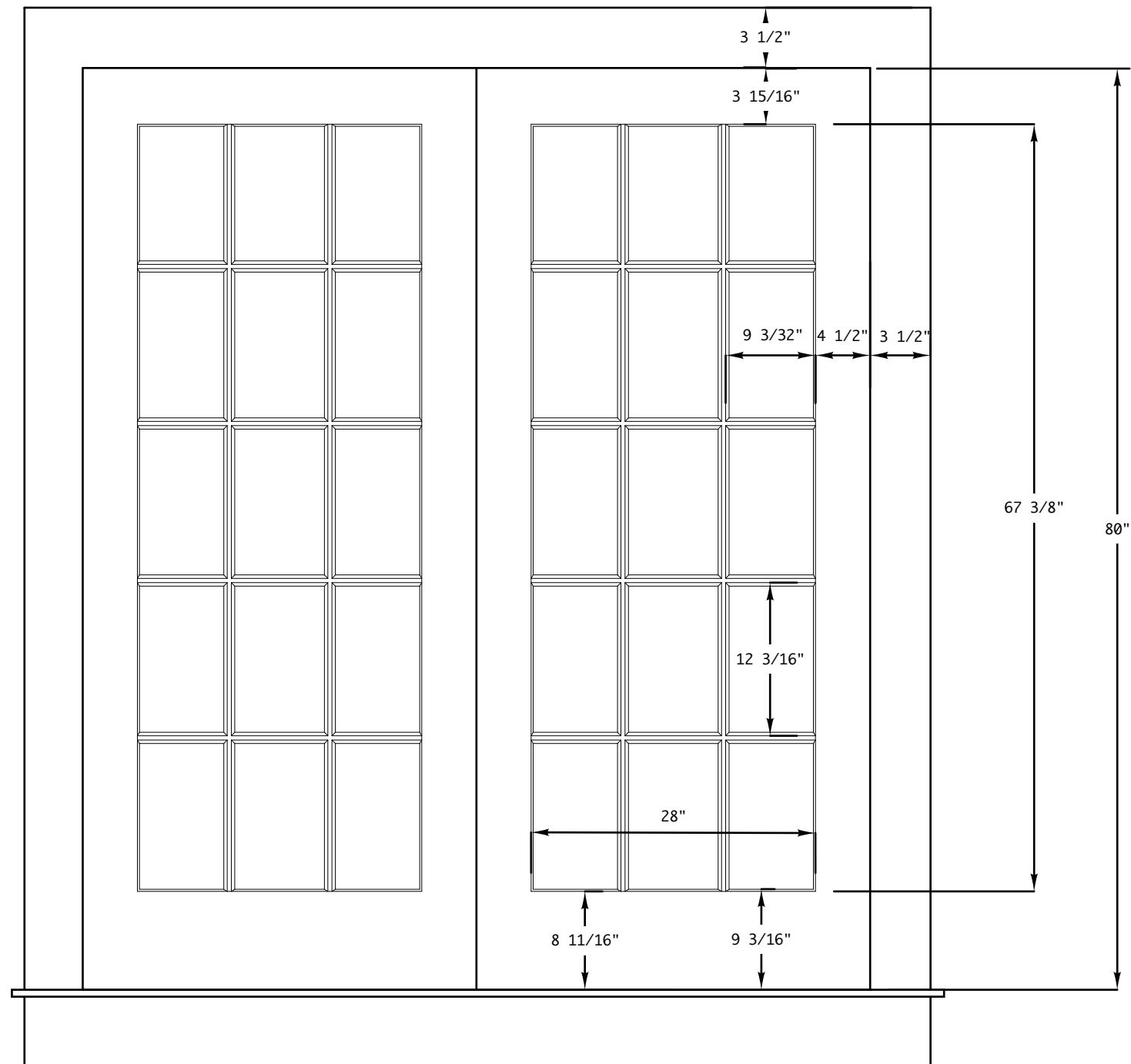
D3



D4



D5



French Door Section

prepared by:

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

## French Door Details

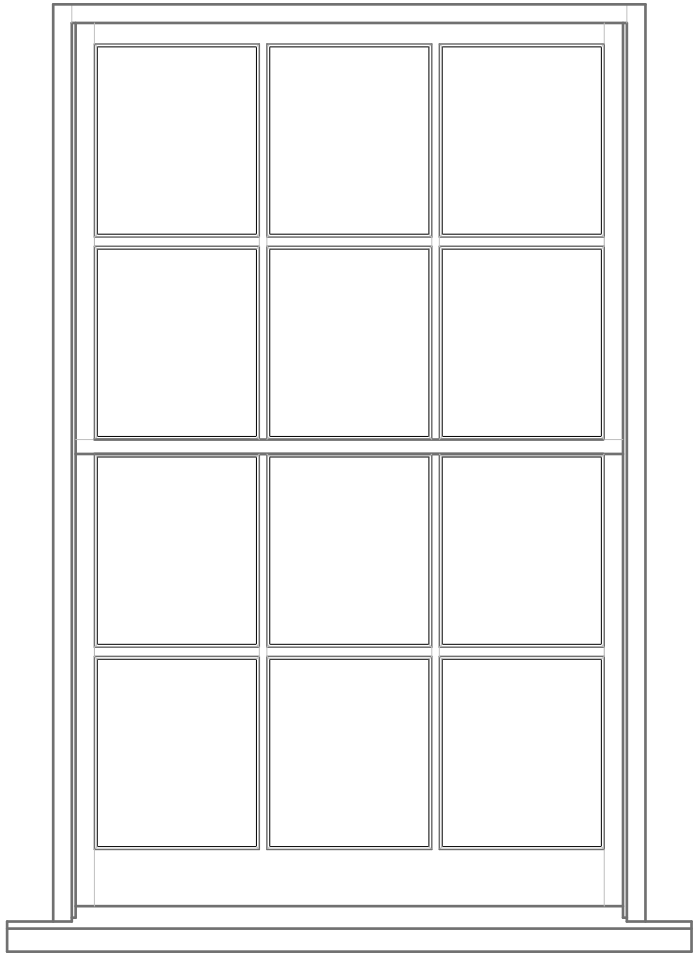
Issue date: April 15, 2022

Main House & Cottage  
**5 Surfside Road**  
Nantucket, MA

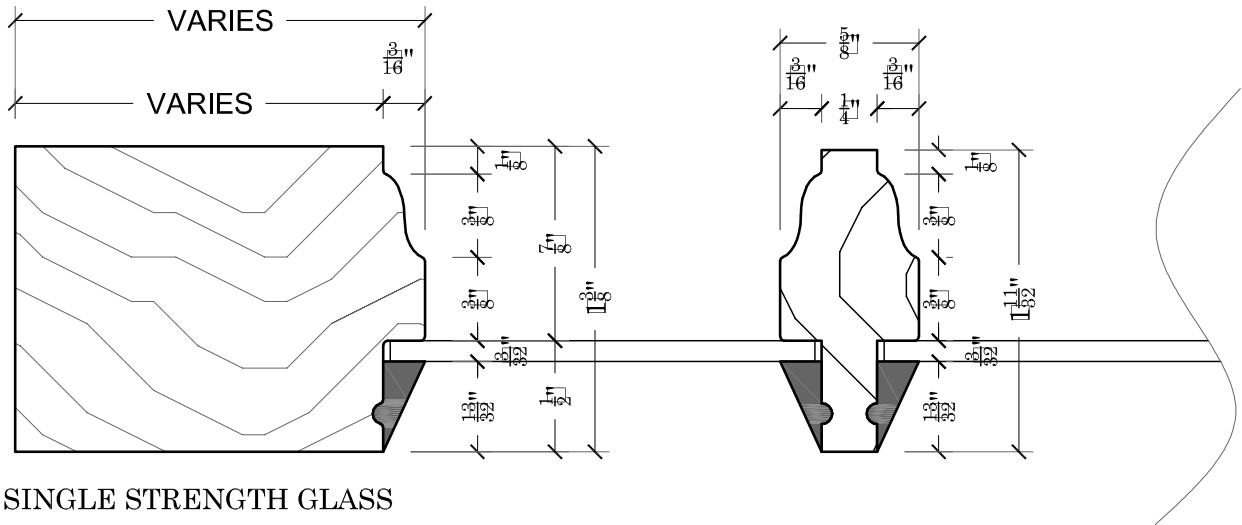
**AD-4.02a**

Window Schedule:

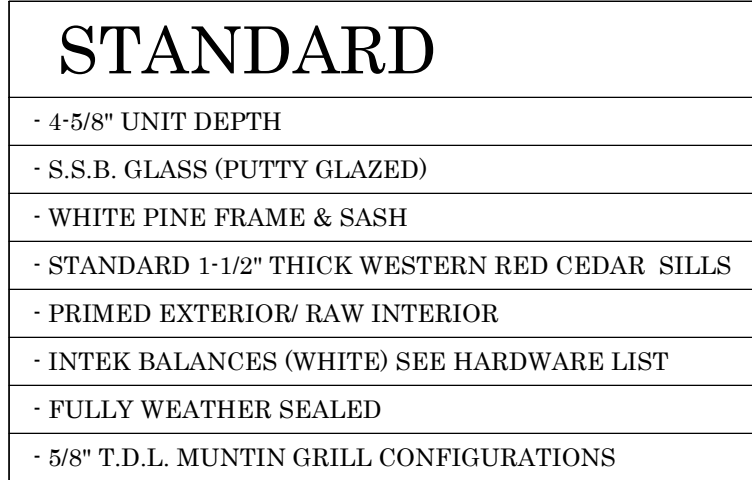
| Key | Manufacturer/Series    | Style                                                                                      | Material                                            | Width | Height |
|-----|------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------|-------|--------|
| A   | Boston Sash & Millwork | W1: Nantucket profile; new construction;<br>Double hung window with 6/6 true divided lites | Mahogany frame & sash; primed exterior/raw interior | 35.5" | 57.5"  |
| B   | Boston Sash & Millwork | W1: Nantucket profile; new construction;<br>Double hung window with 6/6 true divided lites | Mahogany frame & sash; primed exterior/raw interior | 32.5" | 60"    |



W1



Window Section



## STD. HARDWARE

- |                                  |
|----------------------------------|
| - U.W. = G.W.+5"                 |
| - S.O.W.=G.W.+3-11/16"           |
| - O.A.S.W.= G.W.+2-3/16"         |
| - D.L.O.W.=G.W.-5/16"            |
| - U.H. = (U.G.H.+L.G.H.)+8-5/16" |
| - S.O.H.= (U.G.H.+L.G.H.)+5"     |
| - U.S.H.=U.G.H.+2-13/32"         |
| - L.S.H.=L.G.H.+3-15/32"         |
| -D.L.O.H.=G.H.-5/16"             |

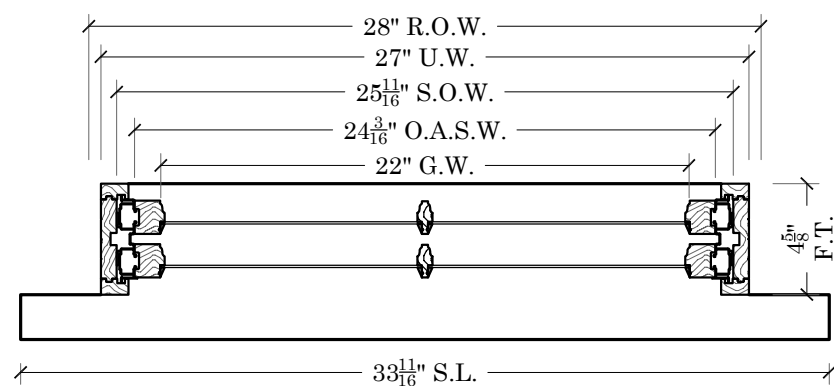
- INTEK JAM LINERS & BALANCES WHITE

## EGRESS INFO.

- |                                                      |
|------------------------------------------------------|
| - MINIMUM UNIT SIZES TO PASS 20"X24" C.O. MA. EGRESS |
| - SIZES BASED ON STANDARD 3/4" THICK WINDOW STOOL    |
| AND A 1-1/4" MAX HEIGHT SASH LOCK ALLOWANCE          |
| - 24"X20" UNIT DIMENSIONS 27-1/4"W. X 50-1/4"H.      |
| - 20"X24" UNIT DIMENSIONS 23-1/4"W. X 58-1/4"H       |

## OPTIONAL ITEMS

- |                                                       |
|-------------------------------------------------------|
| - UTILE MAHOGANY SASH & FRAME                         |
| - 2" PINE OR UTILE MAHOGANY INT.EXTENSION JAMBS       |
| - DOUBLE STRENGTH ANNEALED & OR TEMPERED GLASS        |
| - D.P. RATING GLAZING                                 |
| - HISTORIC 1-3/4" THICK WESTERN RED CEDAR SILLS       |
| - 5/4"X4" OR 4/4"X5' NOMINAL WESTERN RED CEDAR CASING |
| - WHITE ROLLED FORM ALUMINUM FULL SCREEN FRAMES       |
| - CHARCOAL FIBERGLASS SCREEN                          |



**B.S. STANDARDS**

**D.H. TILT OPTION 1**

---

**SCRIPTION:**

**ELEVATION, SECTIONS & NOTES**

**NANTUCKET PROFILE**

JOB:

P.O.#  
N/A

DEALER  
N/A

CONTRACTOR  
N/A

ARCHITECT  
N/A

PROJECT MANAGER  
N/A

DRAWN BY:

KEITH KUTHAN

DATE: \_\_\_\_\_

11/11/2015

SCALE:

NOTED

DWG. NO:

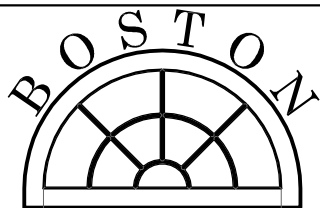
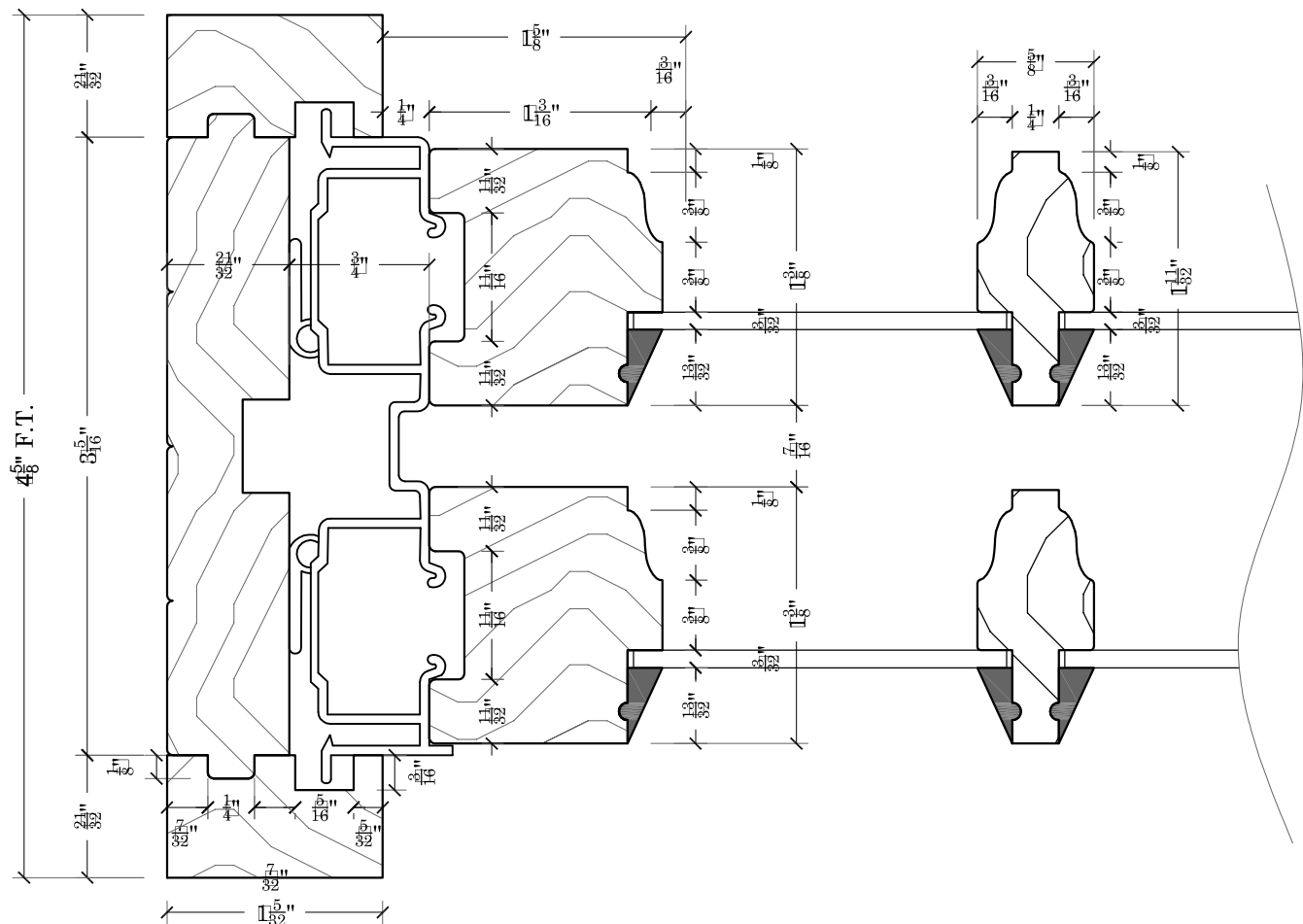
SK2A1.0

SHEET:

1 OF 6

PLOT DATE:  
11/11/2015

FILE LOCATION:



**SASH & MILLWORK**  
 667 SPRING STREET  
 NORTH DIGHTON, MA. 02764  
 PHONE # (508) 880-8808  
 FAX # (508) 880-8828  
 WWW.BOSTONSASH.COM

JOB:

**B.S. & M. STANDARDS  
 TILT OPTION 1**

DESCRIPTION:

**PLAN DETAIL  
 NANTUCKET PROFILE**

DRAWN BY:

**KEITH KUTHAN**

JOB NO:

**B.S.S.**

DWG. NO:

**SK2A1.1**

DATE:

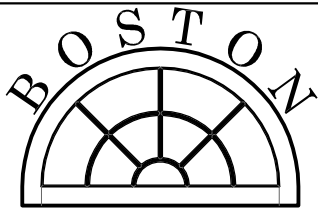
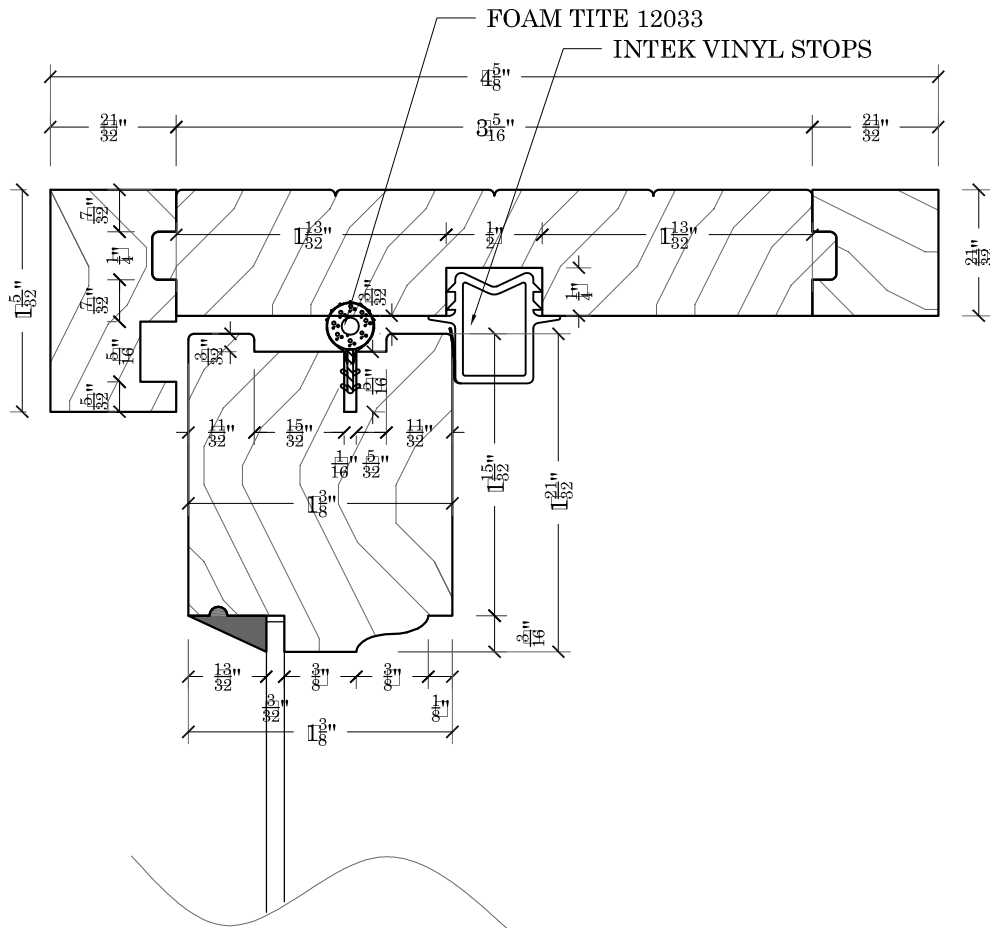
**1/11/2015**

SCALE:

**F.S.**

SHEET:

**1 OF 5**



667 SPRING STREET  
NORTH DIGHTON, MA. 02764  
PHONE # (508) 880-8808  
FAX # (508) 880-8828  
WWW.BOSTONSASH.COM

JOB:

B.S. & M. STANDARDS  
TILT OPTION 1

DESCRIPTION:

HEAD DETAIL  
NANTUCKET PROFILE

DRAWN BY:

KEITH KUTHAN

JOB NO:

N/A

DWG. NO:

SK2A1.2

DATE:

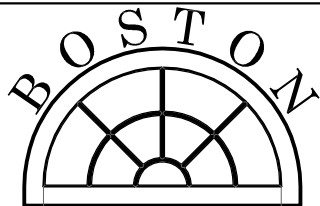
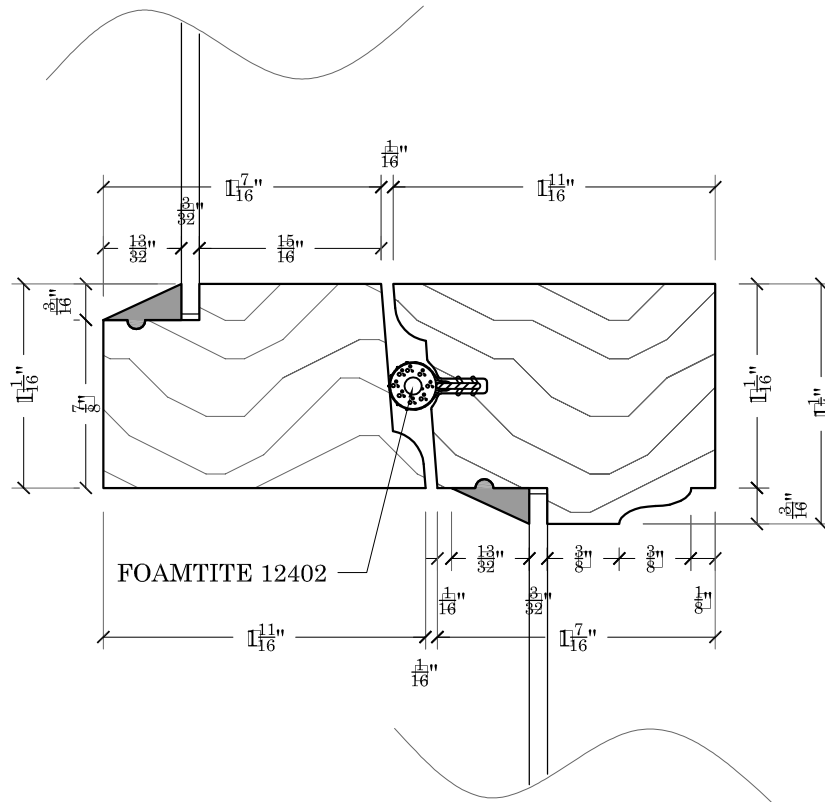
1/11/2015

SCALE:

F.S.

SHEET:

2 OF 5



**SASH & MILLWORK**  
 667 SPRING STREET  
 NORTH DIGHTON, MA. 02764  
 PHONE # (508) 880-8808  
 FAX # (508) 880-8828  
 WWW.BOSTONSASH.COM

JOB:

**B.S. & M. STANDARDS  
 TILT OPTION 1**

DESCRIPTION:

**CHECK RAIL DETAIL  
 NANTUCKET PROFILE**

DRAWN BY:

**KEITH KUTHAN**

JOB NO:

**N/A**

DWG. NO:

**SK2A1.3**

DATE:

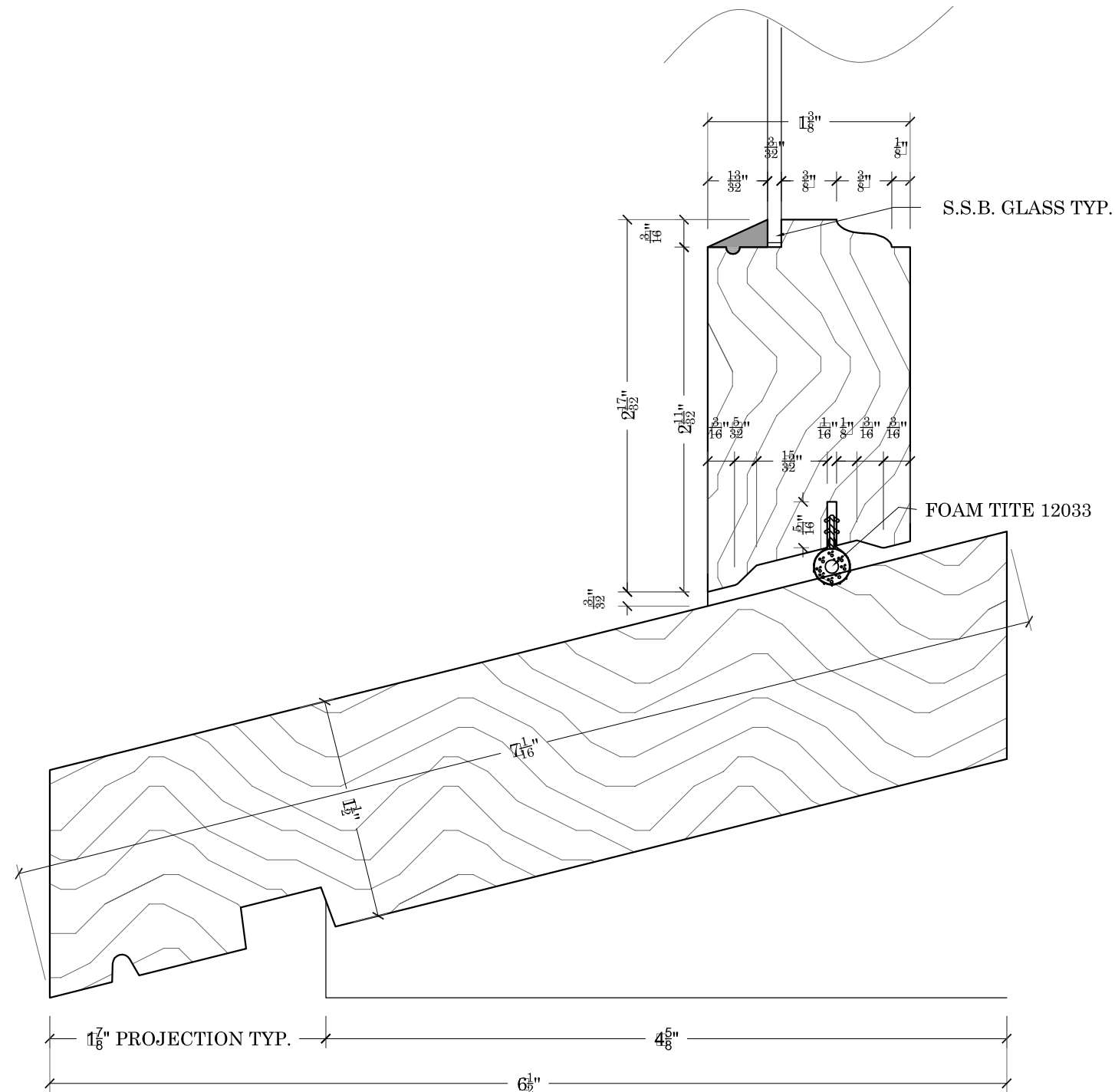
**11/11/2015**

SCALE:

**F.S.**

SHEET:

**3 OF 5**



B  
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O  
N

SASH & MILLWORK

667 SPRING STREET

NORTH DIGHTON, MA. 02764

PHONE # (508) 880-8808

FAX # (508) 880-8828

WWW.BOSTONSASH.COM

|              |                             |
|--------------|-----------------------------|
| JOB:         | B.S. & M. STANDARDS         |
|              | TILT OPTION 1               |
| DESCRIPTION: | STANDARD 1-1/2" SILL DETAIL |
|              | NANTUCKET PROFILE           |

|                 |              |
|-----------------|--------------|
| P.O.#           | B.S.S.       |
| DEALER          | N/A          |
| CONTRACTOR      | N/A          |
| ARCHITECT       | N/A          |
| PROJECT MANAGER | N/A          |
| DRAWN BY:       | KEITH KUTHAN |
| DATE:           | 11/11/2015   |
| SCALE:          | F.S.         |
| DWG. NO:        | SK2A1.4      |
| SHEET:          | 4 OF 5       |

**Department of Unemployment Assistance Certificate**

---



THE COMMONWEALTH OF MASSACHUSETTS  
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT  
DEPARTMENT OF UNEMPLOYMENT ASSISTANCE

Charles D. Baker  
GOVERNOR

Karyn E. Polito  
LT. GOVERNOR



392316331

Rosalin Acosta  
SECRETARY

Richard A. Jeffers  
DIRECTOR

5 Surfside Road LLC  
326 A ST FL 5TH  
BOSTON, MA 02210

EAN: [REDACTED]  
April 22, 2022

Certificate Id:58314

The Department of Unemployment Assistance certifies that as of 4/22/2022, 5 Surfside Road LLC is current in all its obligations relating to contributions, payments in lieu of contributions, and the employer medical assistance contribution established in G.L.c.149,§189.

This certificate expires in 30 days from the date of issuance.

Richard A. Jeffers, Director

Department of Unemployment Assistance



**MASSACHUSETTS HISTORICAL COMMISSION  
STATE HISTORIC REHABILITATION TAX CREDIT PROGRAM  
HISTORIC PRESERVATION CERTIFICATION APPLICATION  
QUESTIONNAIRE/ATTACHMENT**

1. Name of property: 5 Surfside Road  
Address of property:  
Street 5 Surfside Road  
City Nantucket  
State MA Zip 02554

2. Project contact:

Name Erin Doherty, Epsilon Associates, Inc.  
Street 3 Mill & Main Place, Suite 250  
City Maynard  
State MA Zip 01754  
Daytime Telephone Number (978) 461-6279

3. Owner:

Name Frank Glaser  
Signature *Frank Glaser*  
Organization 5 Surfside Road LLC  
Social Security or Taxpayer Identification Number: [REDACTED]  
Street 326 A Street, Unit 5A  
City Boston  
State MA Zip 02210  
Daytime Telephone Number (857) 526-5414

4. Has the applicant or property owner retained an executive agent/lobbyist for the purpose of influencing the decision of the MHC in awarding an historic rehabilitation tax credit for this project? (see G. L. c. 3, § 39 definition of executive agent).

☐ yes ☒ no

If yes, name of executive agent:

Agent's Company \_\_\_\_\_  
Street \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_  
Daytime Telephone Number \_\_\_\_\_

Date retained by applicant or project owner as executive agent: \_\_\_\_\_