



UPDATED MEETING POSTING

Original Posting Date _____ Original Posting Number _____

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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

Committee/Board/s | Nantucket Historical Commission

Day, Date, and Time | Wednesday, June 29, 2022 10:00 AM

Location / Address | Nantucket Atheneum Learning Lab, 1 India St.

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.

NANTUCKET HISTORICAL COMMISSION

Signature of Chair/Authorized Person Hillary Hedges Rayport

Please note:

www.nantucket-ma.gov

Commissioners: Clement Durkes, Angus Macleod (Vice Chair), Tom Montgomery, Georgia Raysman, Mickey Rowland, Hillary Hedges Rayport (Chair), David Silver (Secretary)

Associate Commissioner: Susan Handy **Staff Liaison:** Holly Backus

UPDATED AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

- Approval of the minutes of the 6/17/22 meeting
- Discussion of recent appointments to the Historical Commission
- Discussion of leadership transition

The Nantucket Historical Commission was appointed in June 2019 and had its initial meeting in July 2019.

Accomplishments

Participation in the National Register Program

- 1. Advocated to become a Certified Local Government. 2019 - 2020.**
 - Advocated to HDC
 - Advocated to Planning Director
 - Advocated to Select Board
- 2. Spearheaded application for survey plan grant and pilot architectural survey grants. 2020-2022**
 - Received two Massachusetts Historical Commission grants
- 3. In June 2022, began the process of advocated for listing additional structures on the National Register of Historic Places**
 - Great Point Light
 - The Trubek and Wislocki Houses (Venturi, Scott Brown and Associates, c. 1971)

Section 106 Reviews

- 4. Reviewed the Milestone Road Safety and Accessibility Project Plan. Recommended against excessive signage and advocated for aesthetic enhancements. (September 2019)**
 - Supported by the Select Board.
 - NP&EDC elected not to comment.
 - Link to report: <https://www.nantucket-ma.gov/DocumentCenter/View/35049/Milestone-Road-Safety-and-Accessibility-Improvements-Construction-Plan-PDF>
- 5. Completed detailed review of Sewer Force Main 3 route as a consulting party to the MHC lead review under Massachusetts 950 CMR 70 and 71). Identified historic pavement and street objects along the way; commented on handling of historic curbs. (Summer 2021).**
https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Minutes/_06042021-10179
- 6. Completed detailed review of Sparks Avenue sidewalk reconstruction as a consulting party to the MHC lead review under Massachusetts 950 CMR 70 and 71).**
- 7. Ongoing review of windfarms**

Informational and advisory reports to the Community

- 1. Researched use of Roundabouts in historic settings (February 2020)**
 - Recommended for more consideration and use of mini-roundabouts on Nantucket.

- NP&EDC elected not to hear report
 - Select Board elected not to hear report.
 - Link to report: <https://www.nantucket-ma.gov/DocumentCenter/View/35044/Roundabouts-with-Nantucket-In-Mind-PDF>
2. **Advised the Harbor Place/Wilkes Square working group on Preservation Planning at Wilkes Square. (December 2020)**
 - Compiled and analyzed past planning work
 - Assessed site
 - Interviewed constituents
 - Developed report and recommendations over a series of public meetings, in partnership with Select Board representative appointed to the group.
 - Submitted Preservation Planning Report on Harbor Place/Wilkes Square to workgroup.
 - Presented report at Nantucket Town Association meeting.
 - Report recommended against up-zoning area to Commercial Downtown Zoning (CDT).
 - Report influenced:
 - o decision to retain specialist council in Chapter 91 licenses
 - o Updating Town of Nantucket Municipal Harbor Plan
 - o CDT zoning not pursued at ATM; reason not specified
 - Link to report: <https://www.nantucket-ma.gov/DocumentCenter/View/38227/Report-for-the-Town-on-Harbor-Place--Wilkes-Square-Development-PDF>
 3. **Researched, produced, and published a guide to Preserving Historic Pavement on Nantucket, including a preservation engineering report on construction of cobblestone roads. (January 2021)**
 - Research led to an adjustment in Town of Nantucket specifications for cobblestone road construction, for permeability.
 - Booklet used to instruct contractors working on roads with historic pavement. Included in bid documents for Sewer Force Main #3.
 - Link: <https://www.nantucket-ma.gov/DocumentCenter/View/35050/Historic-Pavement-on-Nantucket---Information-and-Guidelines-PDF>

Direct Preservation of our Landmark

1. **Applied for a CPC grant for surveying and recommending design alternatives for the rehabilitation of historic pavement on Main Street (Sept 2021).** Supported by the Town and Town Manager, but not awarded.
2. **Invited by Town Manager to develop a policy on Street Furniture. Convened a Working Group and developed and submitted draft in June 2021.**
3. **Advocated at Town Meeting for articles of preservation planning concern**

Education

4. **Spearheaded project to install a monument to Arthur Cooper** in a Land Bank park, and hold a dedication ceremony. Coordinated between Museum of African American History, Nantucket

Land Bank, Town administration, and a private donor to design and produce the plaque, and hold a public dedication and interpretive ceremony. (August 2021)

- 4. Organized and delivered first ever class on Selling Historic Homes for NAREB; 60 Real Estate professionals attended. June 2022.**
- 5. Reported to the Select Board and Community on our Activities and accomplishments (October 2021)**

Revised October, 2000

**GUIDELINES FOR IMPLEMENTATION
OF CERTIFIED LOCAL GOVERNMENT
PROGRAMS IN MASSACHUSETTS**

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I. INTRODUCTION

The Certified Local Government Program is a federal, state and local government historic preservation partnership. The National Historic Preservation Act, as amended, (16 U.S.C. 470 et seq) is the federal statutory basis for the Certified Local Government Program.

The National Historic Preservation Act Amendments of 1980 initially authorized the creation of the Certified Local Government program, and 1992 amendments modified the requirements for the Certified Local Government Program. The purpose of this program is to provide for greater community participation in federal and state historic preservation programs. The Massachusetts Historical Commission administers this program, along with the U.S. Secretary of the Interior, and is responsible for the certification of local governments wishing to participate.

To become certified, a local government must demonstrate that it meets basic program requirements. This includes the establishment of a local historic preservation law, the appointment of a qualified historic preservation commission, the initiation or continuation of a program for the survey and inventory of local historic resources, and to provide for public participation in local historic preservation programs.

Certification offers local governments:

1. Eligibility to apply for a portion of the State's allocation of the Historic Preservation Fund (HPF), specifically earmarked for certified local governments.
2. A stronger role in the process of nominating properties to the National Register of Historic Places.
3. The opportunity for increased technical assistance from the Massachusetts Historical Commission, including training workshops specifically targeted to certified local governments.
4. Official acknowledgement of the local government's commitment to historic preservation.

II. REQUIREMENTS FOR CERTIFICATION OF LOCAL GOVERNMENT PROGRAMS

The federal law (National Historic Preservation Act, as amended) which established the certified local government program contains five broad standards, all of which must be met before the local government may be certified. The federal standards, where appropriate, are further defined and amplified below.

- A. Local government shall "enforce appropriate state or local legislation for the designation and protection of historic properties."
 1. The purpose of the local historic preservation law shall be clearly stated and should be substantially similar to the language of the purpose clause of the State enabling legislation, Historic Districts Act (Chapter 40C, Section 2) or the home rule landmark ordinances in Boston or Cambridge.
 2. The law shall meet the federal statutory definition for designation and protection.
 3. The process and criteria for district and/or landmark designation shall be in accordance with State enabling legislation (MGL Ch. 40C), or the provisions of home rule landmark ordinance or

by law.

4. The law shall establish a commission which shall have the authority to review and render a decision upon all proposed alterations, relocations, demolition or new construction within the boundaries designated by the law or which affects individual landmarks.

5. The criteria upon which a commission reviews proposals for alteration, new construction, and demolition shall be clearly set forth in the law and should be substantially similar to the language of the criteria clause of Chapter 40C, Section 7.

6. Decisions of the commission shall set forth the basis for decisions and shall be binding. Provision for enforcing decisions and a right to appeal must exist in the historic preservation or zoning laws.

7. The historic preservation law shall contain specific time limits within which the commission and the applicant shall act.

B. Local government shall "have established an adequate and qualified historic preservation review commission by State or local legislation."

1. Each certified local government shall have a commission with a minimum of five (5) members (except that those communities with less than approximately 5,000 population may have as few as three members of the commission).

2. All commission members shall have demonstrated special interest, competence, or knowledge in historic preservation. To the extent available in the community, members of the certified local government commission shall be appointed from among professionals in the disciplines of architecture, history, architectural history, planning, prehistoric and historic archaeology, folklore, cultural anthropology, conservation, landscape architecture or related disciplines. The local government must be able to demonstrate that a reasonable effort has been made to appoint qualified professionals from these disciplines. Other historic preservation related disciplines such as american studies, american civilization, or cultural geography are desirable for commission membership as well.

When a discipline is not represented in the Commission membership, the Commission shall seek expertise in this area when considering National Register nominations and other actions involving properties normally requiring evaluation by such a professional. When considering archaeological sites, Commissions may seek the assistance of the State Archaeologist.

3. The local appointing authority shall act within 60 days to fill vacancies with qualified persons. Notification of vacancies and the reasonable effort made to fill them shall be documented and available for MHC review.

4. In communities where separate historic district and local historical commissions exist, a memorandum of understanding shall be developed between the two commissions and in consultation with the MHC. That memorandum will identify the areas of activity to be delegated to each commission. Generally, the local historic district commission will continue to be responsible for the enforcement of local preservation legislation; the local historical commission will continue to administer matters relating to the National Register, and will be

responsible for implementing the comprehensive community-wide survey. Together, the Historical Commission and the Historic District Commission shall constitute the Certified Local Government Commission (CLGC).

5. The Commission shall participate in the Massachusetts National Register Program in accordance with Section VI of the Guidelines.
 6. The State Historic Preservation Officer, (SHPO) at his/her discretion and by mutual written agreement with the certified local government, may delegate further responsibilities to the certified local government commission.
 7. The certified local government shall participate in MHC training sessions designed to provide a working knowledge of the roles and operations of federal, state and local preservation programs.
 8. Responsibilities of certified local government commissions shall be complementary to and coordinated with those of the SHPO as enumerated in the National Historic Preservation Act of 1966 as amended, and in state and federal preservation standards, guidelines, and regulations.
- C. The local government "maintains a system for the survey and inventory of historic properties."
1. The certified local government commission shall begin or continue an MHC approved process to identify pre-historic and historic properties within the boundaries of the community.
 2. All inventory material shall be:
 - a. Compatible with the Massachusetts Inventory of Historic and Prehistoric Assets.
 - b. Accessible to the public, except that access to archaeological site locations shall be restricted.
 - c. Updated periodically.
 - d. Available to the public through duplicates at the MHC office.
 - e. Integrated with statewide comprehensive preservation planning.
 - f. Located in a secure place.
- D. Local governments shall "provide for adequate public participation in local historic preservation programs, including the process of recommending properties for nomination to the National Register."
1. All meetings of the certified local government commission shall adhere to the Open Meeting Law and encourage public reaction and comment on all activities. Commission meetings must occur at regular intervals at least four times a year or as needed to uphold official business.

2. Careful minutes of all actions of the certified local government commission including the reasons for making these decisions must be kept on file and available for public inspection.
 3. All decisions by the certified local government commission shall be made in a public forum and applicants shall be given written notification of decisions by the commission.
- E. Local governments shall "satisfactorily perform the responsibilities listed in points A-D above and those specifically delegated to it under the Act by the Massachusetts State Historic Preservation Officer," in accordance with the standards outlined in Appendix C.

III. PROCESS FOR CERTIFICATION OF LOCAL GOVERNMENTS

- A. The chief elected official of the local government shall request certification from the Massachusetts Historical Commission. The request for certification shall consist of:

The completed Certified Local Government Application (see Appendix A: CLG Application), including the Assurances form signed by the chief elected official of the local government, the legal instrument creating the commission and all other materials requested in the application form.

- B. The MHC will review the application to ensure that the local government meets the minimum requirements for certification.
- C. Within 45 calendar days of receipt of an adequately documented request, the MHC shall notify the chief local elected official as to whether or not the local government meets the requirements for certification. For any application not approved, the MHC will indicate why the local government does not meet the certification requirements. If the application is approved, the MHC will prepare a written certification agreement which specifies the duties delegated to the local government and transmit it to the local government for signature.
- D. The MHC shall notify the National Park Service of a request for certification with a copy of the signed certification agreement between the local government and the MHC and a signed review checklist. The effective date of certification is the date of NPS concurrence.
- E. Certification Agreements may be amended upon concurrence of the Massachusetts Historical Commission and the National Park Service.

IV. PROCESS FOR MONITORING, EVALUATION AND DECERTIFICATION OF CERTIFIED LOCAL GOVERNMENTS

- A. The MHC shall conduct ongoing monitoring of certified local governments to assure that each government continues to meet the requirements for certification and is satisfactorily performing its responsibilities. To facilitate this monitoring an annual report outlining the activities of the certified local government shall be submitted to the MHC for review. Annual reports shall include, but are not limited to, information relating to the enforcement of local preservation legislation; commission membership; survey activities; and participation in the National Register program. Specific requirements for the annual report are provided in Appendix B: Annual Report Outline.
- B. In addition to reviewing the annual reports submitted by certified local governments, the MHC shall conduct a formal evaluation of each certified local government's performance once every three (3) years. Information provided in annual reports shall form the basis of this evaluation, however additional information pertaining to records of the administration of any funds allocated from the Historic Preservation Fund (Survey and Planning Grants), and records pertaining to participation in the National Register program will also be utilized. The certified local government shall make this information available to the MHC. Certified local government performance shall be evaluated against the criteria outlined in Appendix C: CLG Evaluation. Within sixty (60) calendar days of MHC's receipt of the final CLG annual report for the evaluation period, the Certified Local Government shall receive written notice of the evaluation, and a copy of MHC's written evaluation

comments.

- C. If the MHC's review of annual reports, or periodic evaluation indicates that the certified local government no longer meets the requirements for certification or that the performance of a certified local government is not satisfactory, the MHC shall document that assessment and notify the local government in writing, what steps are necessary to bring its performance up to a satisfactory level. The certified local government shall have a period of up to 120 days to implement improvements. If the MHC determines that sufficient improvement has not occurred, the MHC shall recommend decertification of the local government to the NPS citing specific reasons for the recommendation. The certified local government shall receive written notice of such recommendation. The local government is decertified if the National Park Service concurs in writing with the SHPO's recommendation to decertify the CLG.
- D. Upon decertification the MHC may terminate financial assistance in accordance with the Historic Preservation Funds Grants Manual, Chapter 9, Section M.
- E. Certified local governments may petition the MHC to be decertified voluntarily and without prejudice. Upon receipt of a written decertification request, the MHC shall forward such request to the NPS for the Official Date of NPS Concurrence. The MHC shall inform the certified local government of the effective date of decertification.

V. TRANSFER OF HISTORIC PRESERVATION FUNDS TO CERTIFIED LOCAL GOVERNMENTS

- A. At least 10% of Massachusetts' annual allocation from the Historic Preservation Fund (HPF) shall be set aside for transfer to certified local governments. Any year in which Congress may appropriate more than \$65 million to the HPF, a different distribution formula will be in effect resulting in a proportionately larger share to certified local governments.
- B. All certified local governments in Massachusetts shall be eligible to apply for a share of the 10% HPF allocation on a 60/40 matching basis for HPF eligible historic preservation activities and projects, however the following guidelines shall apply:
 - 1. Application does not guarantee funding, as the MHC is not required to fund all eligible certified local governments.
 - 2. CLG funds are intended to supplement rather than substitute for existing local funds committed to historic preservation activities.
 - 3. The MHC shall make reasonable efforts to distribute funds among the maximum number of eligible local governments, and seek to ensure a reasonable distribution between urban and rural areas of the state, provided that each grant is sufficient to produce direct and measurable results.
 - 4. No certified local government shall receive a disproportionate share of the allocation.
 - 5. The MHC shall annually notify CLG's in writing of the availability of the 10% HPF allocation. This notification shall include the anticipated or actual amount of available funds, eligible activities, State funding priorities, criteria for selection, the procedure and schedule

for submitting funding requests, and a description of the necessary documentation for the request.

- C. Applications shall be reviewed against the MHC funding priorities established as part of the annual application. All proposals will be evaluated and selected by the MHC based on the following criteria:
1. Clearly stated and specific goals that are realistically attainable within the funding period.
 2. Demonstration of an understanding of state and local preservation planning goals and priorities, including efforts to advance the identification, evaluation and protection of historic and prehistoric properties significant in the Commonwealth's history and prehistory, and efforts to ensure maintenance of these properties. MHC preservation planning goals and priorities are outlined in two MHC publications: Cultural Resources in Massachusetts: A Model for Management and Massachusetts Historical Commission State Survey Project Regional Reports.
 3. Assurance of acceptable matching share (40%). Indirect costs may be charged as part of the certified local government grant only if the certified local government meets the requirements of the HPF Grants Manual. Unless the certified local government has a current indirect cost rate approved by a cognizant federal agency, only direct costs may be charged.
 4. The MHC will make available to the public, upon request, the rationale for funding selection and the amounts awarded.
- D. All local governments receiving a portion of the local share of the Massachusetts HPF allocation shall:
1. Be considered subgrantees of the State, and enter into a written grant agreement with the MHC.
 2. Maintain adequate financial management systems which are:
 - a. In accordance with the standards specified in the Office of Management and Budget Circular A-102, revised, "Standards for Grantee Financial Management Systems."
 - b. Auditable in accordance with the Single Audit Process of OMB Circular A-133.
 - c. Periodically reviewed and evaluated by MHC.
 3. Adhere to all requirements of the HPF Grants Manual.
 4. Adhere to any requirements mandated by congress pertaining to the use of Historic Preservation Funds.
 5. Not apply federal funds as a matching share unless in accordance with Chapter 14, Section L of the Historic Preservation Fund Grants Manual.

The Massachusetts Historical Commission is prepared to assist all certified local governments in developing and implementing financial management systems which meet the requirements listed above.

- E. All CLG activities funded by an HPF subgrant shall meet the Secretary of the Interior's "Standards for Archaeology and Historic Preservation."

VI. CERTIFIED LOCAL GOVERNMENT PARTICIPATION IN THE MASSACHUSETTS NATIONAL REGISTER PROGRAM

The certified local government shall be responsible for the review of all proposed National Register nominations within its jurisdiction. Specific responsibilities for participation in the National Register Program are outlined below:

1. Prior to beginning work on a nomination, the certified local government shall be responsible for conducting a preliminary evaluation of the resource to determine its eligibility for listing on the National Register. The MHC shall provide the certified local government with a "CLGC Opinion: Eligibility for National Register" form for this evaluation. This form shall be completed and forwarded to MHC.

NOTE: The only exception to the above policy is for properties which come under MHC's review through State or Federal Law. In such cases MHC staff will conduct an evaluation of eligibility and notify the certified local government of its actions.

2. Within 30 days of receipt of a completed eligibility opinion form, the MHC staff will review and comment on the opinion, either concurring or disagreeing with the CLGC opinion. The certified local government shall receive notification of this review.
3. Certified local governments shall have the option of proceeding with a nomination even if the MHC does not concur with the CLGC opinion of eligibility.
4. Upon receipt of a completed nomination, MHC staff shall review the document for technical completeness, but will not do any major revisions or editing. If such changes are necessary, the nomination shall be returned to the local certified government coordinator with MHC comments for revision.
5. After the nomination is deemed complete, it will be scheduled for consideration by the State Review Board. The MHC shall notify the owner, the applicable chief local elected official, and the local historic preservation commission, 60-120 days prior to a nomination's consideration by the State Review Board.
6. During the period prior to the State Review Board meeting the certified local government commission shall provide reasonable opportunity for public comment on the nomination by holding a public hearing, or by discussing the nomination at a regularly scheduled meeting held in compliance with the Massachusetts Open Meeting Law.
7. Within 60 days of notification of the State Review board meeting, the chief local elected official shall transmit his/her recommendation on the nomination to the MHC. The original CLGC opinion form shall serve as the report required by Federal CLG Program Guidelines, unless revised by the CLGC based on information identified during the public comment period.

8. After receipt of such recommendation, or if no such recommendation is received within 60 days, the MHC shall make the nomination pursuant to section 101(a) of the National Historic Preservation Act. The MHC may expedite such process with the concurrence of the certified local government and in accordance with federal guidelines.
9. If both the certified local government commission and the chief local elected official recommend that a property not be nominated to the National Register, the MHC shall take no further action, unless within thirty days of the receipt of such recommendation, an appeal is filed with the MHC. If such an appeal is filed, the MHC shall follow the procedures for making a nomination pursuant to section 101(a). Any report and recommendations made by the commission and the chief local elected official shall be included with any nomination submitted by the MHC to the Secretary.
10. The community's certified local government coordinator, or designee, shall be expected to present nominations at the State Review Board meeting.
11. Nominations reviewed by the MHC acting as the State Review Board, if approved by the certified local government, the MHC and the SHPO, shall be forwarded to the Keeper of the National Register in Washington, D.C.
12. Any appeal procedures promulgated by the National Park Service pertaining to local or state decisions shall be followed.

APPENDIX A
CERTIFIED LOCAL GOVERNMENT APPLICATION

Part I

Town/City:_____

Name of Chief Elected Official:_____

Title:_____

Address:_____

_____ Phone_____

Name(s) of Local Historic District Chairperson(s):_____

Address:_____

Phone:_____

Name of Local Historical Commission Chairperson:_____

Address:_____

_____ **Phone:**_____

Name of Certified Local Government Coordinator:_____

Address:_____

Phone:_____

Part II

Name(s) of Local Historic Districts(s):_____

For each Local Historic District please submit a copy of the ordinance or by-law.

Part III

A. Please list below the names of all current local historic district and historical commission members and alternates or associate members.

Historic District Commission

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Historical Commission

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Staff (if any): _____

For each of the members of the local historical and/or district commission listed above, submit resumes or letters outlining their demonstrated interest, competence or knowledge in historic preservation, and indicating which members are professionals in the fields of **architecture, history, architectural history, planning, prehistoric archaeology, historic archaeology, folklore, cultural anthropology, conservation, landscape architecture or related disciplines**. Also submit resumes or letters for professional support staff if applicable.

B. Describe the efforts the local government has made to insure, that to the extent available in the community, commission members have been appointed from the above disciplines.

Part IV

Please explain in a concise statement below the nature and extent of the community's preservation program. Describe the community's past achievements and future objectives in preservation. Indicate the ways in which you believe participation in the Certified Local Government program can assist your community in achieving long-term goals and completing proposed preservation projects.

This image shows a full page of blank, lined paper. It features approximately 28 horizontal black lines spaced evenly across the page, typical of standard notebook paper. The lines are thin and extend from the left edge to the right edge. There are no margins, text, or other markings on the page.

Part V

ASSURANCES

In consideration of and for the purpose of certification of the local government by the Department of the Interior, National Park Service, through the Massachusetts Historical Commission, _____
_____ (hereafter called "local government") hereby agrees that it will
comply with the following:

1. The local government will fulfill all the standards for certification pursuant to the Guidelines, Section II, Requirements for Certification of Local Government Programs.

2. In order to be eligible to receive a portion of the local share of the Historic Preservation Fund (HPF) allocation to Massachusetts, the certified local government shall:

(a) Maintain adequate Financial Management Systems which are:
in accordance with the Office of Management and Budget Circular A-102, revised,
"Standards for Grantee Financial Management Systems."

auditable in accordance with the Single Audit process of OMB Circular A-133, and

periodically reviewed and evaluated by the SHPO in accordance with the Office of
Management and Budget Circular A-102, revised "Standards for Grantee Financial
Management Systems."

(b) adhere to all requirements of the HPF Grants Manual.

(c) adhere to any requirements mandated by Congress pertaining to the Historic Preservation
Fund.

(d) not apply transferred monies as a matching share for any other federal grant.

3. Pursuant to the Guidelines, Section IV, PROCESS FOR MONITORING, EVALUATION AND
DECERTIFICATION OF CERTIFIED LOCAL GOVERNMENTS, the certified local government
shall:

(a) fully cooperate with the Massachusetts Historical Commission in its evaluation of the
certified local government, and shall submit to the MHC office its annual reports, records
of administration of funds allocated from the Historic Preservation Fund, and other
documents as necessary, and

(b) upon notification by the MHC that the performance of the certified local government
is not up to a satisfactory level, the certified local government shall implement
improvements within a period of not less than 30 and not more than 120 calendar days, or
the MHC shall recommend decertification of the local government to the Secretary of the
Interior.

4. Pursuant to the Guidelines, Section VI, CERTIFIED LOCAL GOVERNMENT PARTICIPATION IN THE MASSACHUSETTS NATIONAL REGISTER PROGRAM, the certified local government shall:

(a) comply with required schedules for: consideration of nominations to the National Register, and notification of the Massachusetts Historical Commission.

(b) conduct public meetings in accordance with the provisions of the Open Meeting Law (M.G.L. c. 30A, Section 11A, as amended by M.G.L. c. 372 of the Acts of 1978)

This Assurance is binding on the Applicant-Local Government, its successors, transferees, and assignees; the person or persons whose signature appears below are authorized to sign this Assurance on behalf of the Applicant-Local Government.

Dated	Applicant-Local Government
By	Chief Elected Official

Part VI

Checklist:

Please indicate that the required documents are attached by checking the following boxes:

- // 1. A completed Assurances form signed by the chief elected official.
- // 2. A copy of the local historic preservation by-law or ordinance;
- // 3. Resumes or letters for each of the members of the local historical and/or historic district commission, indicating professional qualifications where appropriate.
- // 4. Resumes for professional support staff if applicable.

Submittal:

The original typewritten copy of the CLG Application and all supplemental material should be sent to:

CLG Program Coordinator
Preservation Planning Division
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

NOTE: THIS IS AN APPLICATION FOR PARTICIPATION IN THE CLG PROGRAM. A LOCAL GOVERNMENT, ONCE CERTIFIED, MUST MAKE A SEPARATE APPLICATION TO THE MHC FOR CLG GRANT MONIES. PLEASE CONTACT THE MHC GRANTS DIVISION FOR MORE INFORMATION.

APPENDIX B

ANNUAL REPORT OUTLINE

As required under the Guidelines, (Section IV, Part A) each CLG shall submit an annual report to the MHC that documents its activities and adherence to CLG program requirements. The Annual Report shall cover the period of July 1-June 30. Annual Reports are due at the MHC office by July 31. The information included in the Annual Report will be used in part to answer the questions listed on APPENDIX C: CLG Evaluation used by MHC in its triennial evaluation of CLG performance.

The following outline requests basic information and statistics regarding CLG activities. The CLG should not be discouraged from supplying additional materials, highlighting particular activities, or expressing its concerns about the CLG program from the perspective of the local government.

A. Enforcement of Local Legislation

1. Provide a list of the cases reviewed by street address, for each property indicate:
 - 1) type of case (alteration, new construction, demolition)
 - 2) dates of: receipt of application, hearing, issuance of certificate.
 - 3) type of certificate issued.
2. Provide three (3) sample meeting minutes providing discussion pertaining to the cases reviewed above.
3. Provide one (1) sample of the written decision notification received by applicants.

B. Adequate and Qualified Local Government Commission

1. Provide updated resumes of Commissioners (provide only if updated), also provide resumes for all new commissioners.
2. Indicate total number of commissioners.
3. Indicate number of commissioners who are professionals in preservation related fields.
4. Indicate number and duration of commission vacancies, and efforts to fill them.
5. Indicate CLG training sessions or workshops attended.

C. National Register Program Participation

1. Provide list of properties, by street address, evaluated by the CLG for listing on the National Register.
2. Provide list of properties, by street address, for which nominations to the National Register were prepared and submitted to the MHC.

3. For each nomination prepared by the certified local government and reviewed, provide the date of public hearing, or regularly scheduled meeting at which the public had the opportunity to comment on the nomination.
4. Indicate how the commission obtained professional expertise in the review of nominations normally evaluated by a professional if such expertise is not represented on the commission.

D. Survey and Inventory of Historic Properties

1. Indicate the number of survey forms produced or updated by the certified local government commission.
2. Indicate specific geographic areas of the community, individual resources, or themes, which were targeted for survey work.
3. Indicate if there has been any change in the status of the inventory in terms of its organization, storage, accessibility, etc.

E. Public Participation

1. Provide list of dates of commission meetings.
2. Provide Open Meeting Law Compliance Statement (see attached), signed by the Chairperson of the certified local government commission.
3. Indicate if there has been any change in the accessibility of commission minutes.
4. Provide any new rules, procedures or guidelines adopted by the commission.

F. Funding of CLG Activities

1. Indicate if the certified local government commission received a budget appropriation from local funds.
2. Indicate whether or not the certified local government applied for and received funding from the MHC survey and planning grant program.
3. Indicate whether or not the certified local government applied for and received funding from other public or private grant programs.

OPEN MEETING LAW COMPLIANCE STATEMENT

1. All meetings of the CLGC have been open to the public.
2. A notice of the date, time and place of every meeting of the CLGC has been filed with the Clerk of the city or town in which the CLGC acts and a copy of such notice has been posted in the office of the Clerk on the principal bulletin board of each city or town at least 48 hours prior to the time of each meeting, excluding Sundays and legal holidays.
3. A record of every meeting, including executive sessions has been maintained by the CLGC, including the date, time, place, members present and actions taken at each meeting.
4. All executive sessions, if any, have been held in compliance with M.G.L. C. 39, Section 23B.
5. No chance meeting or social meeting has been used to circumvent the spirit or requirements of the Open Meeting Law or to discuss or act upon a matter over which the CLGC has supervision, control, jurisdiction, or advisory power.

Date

Chairperson, CLGC

APPENDIX C

CERTIFIED LOCAL GOVERNMENT EVALUATION

Certified Local Government_____

Date_____

The following checklist indicates the questions MHC will use during its periodic evaluation of the CLG's performance as per the CLG Guidelines and the Certification Agreement. The Annual Report will be used in part to answer these questions, however additional records pertaining to the administration of survey and planning grant projects, and participation in the National Register Program will also be utilized. In addition, meetings or a site visit by MHC staff may be arranged if necessary to clarify specific points of information.

I. Enforcement of local legislation:

REVIEW

- | | | |
|--|-------|------|
| a. Did the CLGC consistently act within the time limits specified within the local preservation legislation? | YES__ | NO__ |
| b. Did the CLGC consistently make its decisions based on the criteria stated in the legislation? | YES__ | NO__ |
| c. During the period of evaluation were any recurrent problems noted in the administration and enforcement of the local legislation? | YES__ | NO__ |

PERFORMANCE

Comments: _____

Problems Identified: _____

Actions Necessary To Comply With Program Requirements: _____

2. Adequate and qualified certified local government commission:

REVIEW

- | | | |
|---|-------|------|
| a. Did the CLGC maintain adequate professional representation on the commission? | YES__ | NO__ |
| b. Did the CLGC make a reasonable effort to fill commission vacancies with qualified professionals within 60 days of a vacancy occurring? | YES__ | NO__ |
| c. Did CLGC members participate in CLG training sessions or workshops? | YES__ | NO__ |
| d. When addressing issues not within the professional expertise of its members, did the commission seek outside assistance? | YES__ | NO__ |

PERFORMANCE

Comments: _____

Problems Identified: _____

Actions Necessary To Comply With Program Requirements: _____

3. Participation in the Massachusetts National Register Program:

REVIEW

- | | | |
|---|-------|------|
| a. Did the CLGC evaluate the eligibility of properties for listing on the National Register? | YES__ | NO__ |
| b. Did the CLGC seek outside expertise when reviewing nominations normally evaluated by a professional when such expertise was not represented on the commission? | YES__ | NO__ |
| c. Were CLGC evaluation opinions complete, indicating the National Register criteria met by recommended properties? | YES__ | NO__ |
| d. With what percentage of the CLGC's evaluation decisions did the SHPO concur? (satisfactory performance = 75%) | | __% |
| e. Did the CLGC prepare National Register nomination(s) for submission to the Massachusetts Historical Commission? | YES__ | NO__ |
| f. Were CLGC NR nominations generally acceptable for MHC consideration with revisions? | YES__ | NO__ |
| g. Did the CLGC allow reasonable opportunity for public comment on the properties proposed for nomination? | YES__ | NO__ |
| h. Did the CLGC solicit the recommendations of the chief local elected official on the properties proposed for nominations? | YES__ | NO__ |
| i. Did the CLGC transmit its report and the recommendations of the chief local elected official to the MHC within 60 days of notice by the Massachusetts Historical Commission? | YES__ | NO__ |
| j. Did the CLGC present nominations to the State Review Board? | YES__ | NO__ |

PERFORMANCE

Comments: _____

Problems Identified: _____

Actions Necessary To Comply With Program Requirements: _____

4. System for the survey and inventory of historic properties:

REVIEW

- | | | |
|--|-------|------|
| a. Did the CLGC begin or continue an MHC approved survey and inventory of historic properties? | YES__ | NO__ |
| b. Did the inventory continue to meet format and accessibility requirements? | YES__ | NO__ |
| c. Did the survey and inventory work undertaken coordinate with comprehensive preservation planning goals? | YES__ | NO__ |

PERFORMANCE

Comments: _____

Problems Identified: _____

Actions Necessary To Comply With Program Requirements: _____

5. Public participation in local historic preservation programs:

REVIEW

- | | | |
|--|-------|------|
| a. Did the CLGC hold meetings at regular intervals at least 4 times a year or as needed to meet official business? | YES__ | NO__ |
| b. Did the CLGC adhere to the Open Meeting Law? | YES__ | NO__ |
| c. Did the CLGC encourage public reaction and comment on their activities? | YES__ | NO__ |
| d. Did the CLGC prepare minutes of all its actions? | YES__ | NO__ |
| e. Did the CLGC keep these minutes in a publically accessible location? | YES__ | NO__ |
| f. Did the minutes cite the criteria upon which decisions were made? | YES__ | NO__ |
| g. Did the CLGC make its decisions in a public forum? | YES__ | NO__ |
| h. Did applicants receive written notification of commission decisions? | YES__ | NO__ |

PERFORMANCE

Comments: _____

Problems Identified: _____

Actions Necessary To Comply With Program Requirements: _____

6. Funding of CLG Activities:

REVIEW

- | | | |
|--|-------|------|
| a. Did the CLGC apply for funding from the MHC survey and planning grant program? | YES__ | NO__ |
| b. If survey and planning grant applications were made, did the proposed projects coordinate with the community's overall preservation planning goals? | YES__ | NO__ |
| c. If survey and planning grant funds were received were the projects completed, successfully and in accordance with program regulations? | YES__ | NO__ |

PERFORMANCE

Comments: _____

Problems Identified: _____

Actions Necessary to Comply With Program Requirements:_____

7. Compliance with CLG monitoring procedures:

REVIEW

a. Did the CLGC submit annual reports on time? YES__ NO__

b. Were annual reports complete? YES__ NO__

PERFORMANCE

Comments: _____

Problems Identified:_____

Actions Necessary to Comply With Program Requirements:_____

CERTIFICATION AGREEMENT
BETWEEN
THE COMMONWEALTH OF MASSACHUSETTS,
BY AND THROUGH THE MASSACHUSETTS HISTORICAL COMMISSION
AND THE
TOWN OF _____

WHEREAS the Congress of the United States, in order to extend the state and federal preservation partnership to the local level, has required approved state historic preservation programs to cooperate with local governments in developing local historic preservation programs and establishing Certified Local Governments under Section 101 (c) of the National Historic Preservation Act of 1966, as amended (the Act); and

WHEREAS Certified Local Government (CLG) status provides communities with the opportunity to enhance the local government's role in preservation by formalizing and strengthening the local preservation program and its links with the Massachusetts Historical Commission (the Commission); and

WHEREAS the CLG will prepare and review National Register nominations for local approval prior to State Review Board consideration and will qualify to compete for at least 10% of the funds annually allocated to the Commission through the Historic Preservation Fund of the Department of the Interior (HPF) which the Commission is required to set aside for CLGs; and

WHEREAS the Commonwealth of Massachusetts by and through the Massachusetts Historical Commission has promulgated "Guidelines for Implementation of Certified Local Government Programs" (the Guidelines) and desire to assist the Town of _____ in becoming certified and to detail the specific responsibilities of _____ as a Certified Local Government; and

WHEREAS the Town of _____ desires to participate in the certified local government program by becoming a certified local government agency and thereby receive the benefits of participation in the designation of properties for nomination to the National Register and eligibility to apply to the State Historic Preservation Officer for matching funds;

NOW THEREFORE, in consideration of the mutual benefits derived herefrom, the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission, 220 Morrissey Boulevard, Boston, MA 02125 and the Town of _____ pursuant to the requirements of the Acts and 36 CFR Section 61.6(i), covenant and agree that the Town of _____ as a Certified Local Government, acknowledges and assumes the following responsibilities:

1. Enforce the local legislation adopted pursuant to M.G.L. Chapter 40C, or similar local legislation, for the designation and protection of historic properties in accordance with the Guidelines Part II.A, subparts 1-6 inclusive, and in accordance with rules and regulations which have been or may be promulgated by the Commission;

2. Enforce appropriate legislation of the Commonwealth, such as M.G.L. Chapter 40C, and rules and regulations which have been or may be promulgated by the Commission;

3. Establish and maintain, pursuant to laws of the Commonwealth or local law, an adequate and qualified historic preservation review commission composed of professional and lay members who have a demonstrated interest, competence or knowledge in historic preservation in accordance with Part II.B of the Guidelines, subparts 1-8 inclusive;

4. Maintain a system for the survey and inventory of historic properties pursuant to the guidelines and formats established by the Commission in accordance with Part II.C of the Guidelines, subparts 1-2 inclusive;

5. Participate in the National Register Program in Massachusetts through the preparation and review of National Register nominations prior to State Review Board consideration in accordance with the procedures and time schedules in Part VI of the Guidelines;

6. Provide for adequate public participation in the historic preservation program, including the process of recommending properties to the National Register, in accordance with the Open Meeting Law,

M.G.L. Chapter 39, Section 23A-23C, and Part II.D of the Guidelines, subparts 1-3 inclusive;

7. Keep such records as the Secretary of the Interior, the Commonwealth, the Commission or the State Historic Preservation Officer (SHPO) shall prescribe, including records which fully disclose the disposition by the Town of _____ of the proceeds of funds received, the total cost of the project or undertaking in connection with the funding, and the amount and nature of that portion of the cost of the project or undertaking supplied by other sources, and such other records as will facilitate an effective audit;

8. Maintain adequate financial management systems which meet federal, "Standards for Grantee Financial Management Systems", OMB Circular A-102, revised.

9. Maintain a financial system which is auditable for compliance with the Single Audit Process of OMB Circular A-133.

10. Adhere to all requirements of "HPF Grants Manual" which set forth administrative procedures and policies for Historic Preservation Fund (HPF) grants awarded by the Secretary of the Interior;

11. Adhere to any requirements mandated by Congress, the Commonwealth, the Commission or the SHPO regarding the use of funds from Historic Preservation Fund grants;

12. Not apply transferred HPF monies as a matching share for any other federal grant;

13. Participate in Commission training sessions designed to provide a working knowledge of the CLG's responsibilities under the Massachusetts National Register Program, and an understanding of the rules and operations of federal, state and local preservation programs, in accordance with Part II.B Subpart 7 of the Guidelines;

14. Fully cooperate with the Commission in its monitoring and evaluation of the CLG and submit to the Commission office the annual reports of the CLG, records of administration of funds allocated from the HPF, and other documents as necessary, in accordance with Part IV of the Guidelines;

15. Upon notification by the Commission that the performance of the CLG is not up to satisfactory level, implement improvements within 120 days or the Commission shall recommend decertification of the local government to the Secretary of the Interior, in accordance with Part IV.C of the Guidelines;

16. Satisfactorily perform the responsibilities designated to it under the Act and which have been or may be delegated to it by the Commonwealth, the Commission, or the SHPO; and

17. Adhere to all applicable provisions of the Guidelines.

Signed:

COMMONWEALTH OF MASSACHUSETTS

Date _____

Brona Simon
Executive Director
Massachusetts Historical Commission
State Historic Preservation Officer

Date _____

Chief Elected Local Official

Local Government

Local Historical Commissions in Massachusetts

A Summary Sheet for New Commission Members

William Francis Galvin, Secretary of the Commonwealth
Chairman, Massachusetts Historical Commission

Local Historical Commissions are an important part of municipal government in Massachusetts. Almost all cities and towns in Massachusetts have established a local historical commission. Historical Commissions are responsible for community-wide historic preservation planning.

Inventory Forms

Compiling a historic properties inventory is an essential first step for a Historical Commission. This is done on MHC inventory forms. Inventory forms address the first task of preservation planning - Identification. The front of a sample inventory form is shown to the right. For more information, contact MHC for a guidebook entitled *Historic Property Survey Manual*.

National Register Nominations

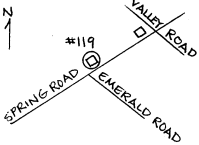
After a comprehensive inventory is compiled is the preparation of National Register nominations. The National Register of Historic Places is a federal listing of buildings, structures, sites, objects and districts significant in our nation's history, culture, architecture or archaeology and that are worthy of preservation. The National Register is a formal recognition of the significance of the property but places absolutely no restrictions or conditions on private property owners unless there is state or federal involvement in a project or unless some other regional or local regulation is in effect.

Survey and Planning Grants

While inventory forms and National Register nominations may be done through local volunteer efforts, many Local Historical Commissions in Massachusetts will apply for a matching Survey and Planning grant. With an S&P grant, a Historical Commission can hire a professional preservation consultant to prepare the documents. S&P grants are awarded annually by the Massachusetts Historical Commission and are available for inventory form preparation, National Register nominations, preservation plans and public information documents.

Massachusetts Preservation Projects Fund

As a member of a Historical Commission, you may be interested in seeing a municipally owned property in town rehabilitated for a new use or restored. The MPPF is a state-funded matching grant program available to cities and towns and non-profits for the restoration and rehabilitation of significant properties.

FORM B - BUILDING		Assessor's number	USGS Quad	Area(s)	Form Number
MASSACHUSETTS HISTORICAL COMMISSION MASSACHUSETTS ARCHIVES BUILDING 220 MORRISSEY BOULEVARD BOSTON, MA 02125			Lynn		119
		Town <u>Nahant</u>			
		Place (neighborhood or village) _____			
Sketch Map Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.		Address <u>80 Spring Road</u>			
		Historic Name <u>J. T. Wilson House</u>			
		Uses: Present <u>residential</u> Original <u>residential</u>			
		Date of Construction <u>1882-1883</u>			
		Source <u>J. T. Wilson Job List</u>			
		Style/Form <u>Queen Anne</u>			
		Architect/Builder <u>J. T. Wilson (builder)</u>			
		Exterior Material: _____			
		Foundation <u>uncut stone</u>			
		Wall/Trim <u>clapboard, wood shingle</u>			
		Roof <u>asphalt shingle</u>			
		Outbuildings/Secondary Structures <u>none</u>			
		Major Alterations (with dates) _____			
		Condition <u>good</u>			
		Moved ☒ no ☐ yes Date _____			
		Acreage <u>less than one acre</u>			
		Setting <u>residential</u>			
Recorded by <u>Northfields Preservation Associates/MHC</u>					
Organization <u>Nahant Historical Commission</u>					
Date (month/year) <u>June 1989/edited June 1992</u>					
Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.					

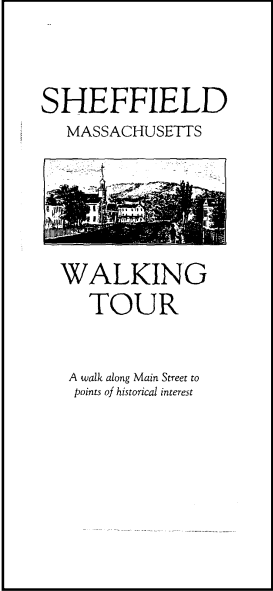
The front of an inventory form includes information such as the address historic name, date of construction and style. The following pages of an inventory form include a historical narrative and architectural description.

Section 106 and Chapter 254

Historical Commissions may occasionally receive inquiries from the Massachusetts Historical Commission or state or federal agencies asking for comments on a proposed “state or federally involved” project in your community that may impact on historical or archaeological resources. Section 106 and Chapter 254 are federal and state laws that require MHC review when a state or federally involved project is undertaken in Massachusetts. Examples of state or federally involved projects include state funded road widening projects, telecommunications towers that need an FCC license and school rehabilitations although there are many others. MHC reviews over 8,000 federal or state involved actions each year. As part of these reviews, local historical commission are encouraged to participate.

Public Relations

As a Historical Commission, it is important for you to get the message across that your community’s historic resources are important to preserve. Typical methods include walking tours, plaque programs, newspaper articles, lectures, newsletters, distributing inventory forms and school programs.



Advising Your Municipal Leaders

Historical Commissions advise elected officials and other boards on historic preservation issues. Issues could include zoning changes, the re-use of municipally owned historic buildings, master planning or preservation of historic landscapes.

Demolition Delay Bylaws

Ordinarily, Historical Commissions do not have a regulatory function. However, many towns, through local bylaw passed at town meeting, have given their Historical Commission additional authority such as demolition delay bylaws. With a demolition delay bylaw, a Historical Commission can delay the demolitions of historically significant property in the hopes of finding an alternative to the demolition.

Preservation Plans

A Historical Commission may find that a Preservation Plan is needed to better coordinate the many activities that will help to preserve the community.

Local Bylaws and Ordinances

A Historical Commission may seek to create or change local bylaws to better protect historic resources. Examples might be local historic districts, demolition delay bylaws, scenic road bylaws or village center zoning. For more information, contact MHC for a copy of *Preservation through Bylaws and Ordinances*.

Similar Names and Different Responsibilities

A Historical Commission is often confused with a Local Historic District Commission and a Historical Society. It is important that you understand the difference between these three organizations. Local Historical Commissions are the official agents of municipal government responsible for community-wide historic preservation planning. Local Historic District Commissions are the review authority responsible for regulatory design review within designated local historic districts created through town meeting or city council vote. Note that in some communities with local historic districts, the Historical Commission and Historic District Commission are combined. A Historical Society is a private, non-profit organization. Historical Societies often preserve local history through house museums, maintaining collections and records and public programs.

For additional information, contact the Massachusetts Historical Commission at (617) 727-8470 for copies of the *Preservation Planning Manual and Current Activities of Historical Commissions in Massachusetts*.

DRAFT Minutes of Nantucket Historical Commission Meeting – June 17, 2022

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

Staff: Holly Backus

Guests: Rita Carr (NPT), Ken Beaugrand (Town of Nantucket Real Estate Specialist) (both via zoom)

- 1) Public Comment: There was no public comment
- 2) Minutes: The minutes from the prior two meetings are still being produced. Defer to July.

3) MHC advised Surveys of Historic Resources; Update on 2021-2022 survey
Our consultant PAL has provided Form Bs for 31 buildings in the Fish Lots (Pilot Survey), as part of Batch 1. Batch 2 forms will be submitted June 30th. Between now and July meeting, all commissioners should review the forms and send comments on the forms to Holly. Look for any corrections to the forms, any missing information for the forms, and any concerns, questions, or comments about the forms. Holly is happy to receive comments from commissioners as we go along. Holly plans to organize all comments and share them at the next meeting. We will dedicate a good portion of July meeting to reviewing and discussing the forms.

The Survey plan Phase II report should be available June 30th. The commission discussed the data clean-up requirement PAL discovered. All addresses on the National Historic Landmark Data Sheet must be matched to a parcel number and then each address and parcel number must be assigned to one of our survey neighborhoods. The list of survey neighborhoods is included in the meeting packet. As PAL was reviewing the Excel spreadsheet of addresses and matching them to parcels they found about 800 addresses that could not be matched to a parcel and not assigned to a study neighborhood automatically. These addresses will have to be assigned manually. This is outside of the current plan scope however PAL will undertake the task for the fish lots, and this will allow them to estimate how time intensive the task is and include that in the survey plan, for the consideration of future consultants.

Status of 2022-2023 grant

Holly was not able to attend the May 26th coordinators update but followed up 1:1 with MHC and has received the binder for all local coordinators. The 40,000 grant will allow for surveying 140 structures. Intention is to continue to survey the Fish Lots and also Brant Point/Cliffside. Holly is now working on the RFP. Commissioners suggested having input from PAL on which structures to survey – whether to survey all the Fish Lots until complete, or to be selective in the Fish Lots in order to survey more structures in Brant Point. Question is how to prioritize? Decision to have a small group meeting with Holly and bring in Betsy Tyler as well, prior to finalizing RFP.

Discussion of Great Point Light.

The Chair briefed the commissioners and guests on various discussions about Grate Point Light. The Trustees of Reservations have not renewed their agreement with the Coast Guard to cosmetically maintain Great Point Light. They feel that Great Point Light is no longer a place for

visitors to enter, based on the interior condition of the building. Continuing to paint the building is not advisable given the condition of the veneer and the infiltration of water. The Trustees would like to have an updated scope of work and estimate of cost to repair. Then, they would have a dollar value to discuss with the Coast Guard. They would like the Coast Guard to contribute to the cost of producing the estimate. The Trustees were supportive of the idea of nominating the structure for inclusion on the National Register.

The Commission continues to be interested in researching Great Point Light with a view towards possibly nominating it for inclusion on the national register. Because of Nantucket's membership in the Certified Local Government program, the Historical Commission may nominate structures for listing on the National Register directly to the MHC. Michael Steinitz, deputy director of MHC, was also supportive of submitting a nomination. See notes in meeting packet regarding Hillary Rayport's discussion with Michael Steinitz.

Holly advised that listing does require support of the chair of the select board. Ken Beaugrand advised that The Town does not wish to make staff time available for lighthouse preservation. But the Commission is welcome to spend their own time on this effort without staff support. A motion was made by Tom Montgomery and seconded by Georgia Raysman to write a letter to be sent to the Town Manager and the Select Board describing what the Commission has learned about the lighthouse and the interest in researching nomination to the National register. Also, to describe the desire to hire a consultant to research and prepare the nomination document which we anticipate costing between \$1500 and \$2,000. Ken Beaugrand advised that the letter should include our expectation for whether this should go through the RFP process and how the consultant would be selected. Holly advised that the consultant should be qualified for work in preservation. All were in favor by roll call vote.

Discussion of Brant Point Light.

The current Brant point light was constructed in 1901 and is listed on the National Register of Historic Places. It has significant deferred maintenance and requires repairs to the wooden structure, the roof, and painting. Holly learned in her discussions with the Coast Guard over the past two years that it was tested inside for lead, and it does contain lead. For this reason, the Nantucket Coasties are not able to enter the building to make repairs. Per Coast Guard policy, it must have lead remediation first.

It is also possible to retain the services of a lobbyist to pursue assistance from Congress – either funding for the repairs to be made directly from the Coast Guard, or prioritizing the deaccessioning.

The discussion turned to the possible deaccessioning of the structure and conveyance to a non-profit. The Chair summarized that the role of a Historical Commission is to identify and survey historic resources and to advocate for their preservation; furthermore, to coordinate between different preservation non-profit groups and advise other boards and commissions and staff. It is consistent with NHC's mission to advocate for the preservation of this structure by examining and understanding the various stakeholder interests (including the Coast Guard) and the process that would be followed to deaccession the lighthouse. By expending this effort, the Commission would make it easier for an interested non-profit to step forward and execute the conveyance. Alternatively, the exploration may indicate deaccessioning is not desirable at this time. A motion was made by Tom Montgomery and seconded by Angus Macleod to compose a letter

summarizing NHC's discussion and advice; to review draft of letter with Holly and Ken Beaugrand, and present to the Town Manager and the Select Board. All in favor by roll call vote.

LED street lights

There is a new sample LED streetlight outside "Town Pool" shop on Main Street. It is the "Boulevard" style with frosted glass. Most commissioners had not yet had a chance to view it at night. There was some difference of opinion regarding the frosted glass. Those who had seen it at night felt the quality of the light (color and brightness) were fine. The potential for lights without glass globes was discussed. It was decided that more commissioners should look at the light and we should invite Lauren Sinatra and Gail Walker to attend our next meeting, and to see if we could see more suggested designs for the lights.

NAREB course: Selling Historic Homes offered June 8th

Hillary, Holly, and Mary taught this class, which was accredited by the State Real Estate Board and followed a required curriculum. About 60 brokers attended. We split up the curriculum – covered the required curriculum but also discussed how topics were expressed on Nantucket. Presentations are available for download. Feedback was very positive and we hope to teach the class again.

Other

The Commission would like to meet with new the Transportation Planner, Patrick Reed. This is a decision of the Planning Director. Holly will speak with him about a meeting when Patrick is on island.

Tom Montgomery made a motion to adjourn which was seconded. Meeting adjourned at 12:10.