



MEETING POSTING

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TOWN OF NANTUCKET
Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed and time stamped with
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)

Committee/Board/s	Nantucket Historical Commission
Day, Date, and Time	Friday, September 15, 2023 10:00 AM – 12:00 PM
Location / Address	HYBRID MEETING REMOTE PARTICIPATION AND IN PERSON at 131 Pleasant Street, Nantucket
Signature of Authorized Person	Angus MacLeod (Chair)
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!	

Angus MacLeod (Chair), Rita Carr (Vice Chair), Abby De Molina (Secretary), George Butterworth, Clement Durkes, Thomas M. Montgomery, Milton Rowland

Staff Liaison: Holly Backus

Join Zoom Meeting

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

Meeting ID: 943 3235 8504

Passcode: 770019

One tap mobile

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AGENDA

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

- Approval of minutes
 - August 18th 2023 NHC meeting
- Public Comment
- Staff Update
 - Ongoing Survey of Historic Resources – Review of Fish Lots Batch III Form Bs
 - FY23 RFQ response update
- National Alliance of Preservation Commissioners (NAPC) review
 - SWOT Analysis
 - Discussion of NHC member concerns to be presented by the Chair
- Update on CPC Applications
- Discussion of demo delay policies and potential improvements
- NHC will post a meeting for the 9 Sherburne Way appeal at the 9/20 Select Board meeting
- Other Business

Nantucket Historical Commission

August 18, 2023 Meeting
10AM – 11:45AM
131 Pleasant Street, Nantucket

Attendees

Commissioners:

Angus MacLeod

Mickey Rowland – online

Clement Durkes – joined online at 10:50

Rita Carr – joined online at 11:25

Abby De Molina – online; left at 11pm

George Butterworth

Tom Montgomery – online; left at 10:45

Staff: Holly Backus

Guests:

Polly Walldorf – online

Cleary Larkin – online

Hillary Hedges Rayport – online

Agenda

- Approval of minutes
 - July 21st 2023 NHC meeting – *unanimously approved*
- Public Comment – *none*
- Staff Update
 - Ongoing Survey of Historic Resources – Review of Fish Lots Batch III Form Bs
Comment by Holly that we have a lot of great photos and commentary in this group of Form Bs; we are still working with the 2022 funding. Thanks to NPT for all their support and great information – context and photos.
 - *Question from Angus on adjusting the RFP for the budget – answer is yes and no. We have requested that respondents have ‘Nantucket experience’ and as we move forward, we are going to ask for additional funding as we move to larger areas as Holly has confirmed with MHC that we can ask for more than \$25K since we are a CLG and they are required to give 10% of the federal funding to CLGs.*
 - LINK TO FORMS HERE – *note that the link did not work; **Holly will see if we can resend the link and/or get a pdf so people can review and will ask for more time***
- 5 Surfside Rd. Historic Preservation Tax Credit Application – Request for Letter of Support
Noticed this is a resubmittal and there is no new content. New letter is required because the old letter expired so we need to provide a new letter in line with the requirements.
 - *Unanimous motion to send another support letter is approved.*
- CPC grant application (for September)

- Main Street Sidewalk Rehabilitation Plan
 - PIN/NHC/COMDIS Revise and resubmit 2021 grant application *PIN, Holly, DPW – Chuck Larson, Abby De Molina all met to discuss the application. Broken into short-term and long-term priorities. Need to confirm what the Town will pay for vs PIN. PIN will submit the application and Holly will provide a letter of support as well as the NHC. Mickey was mentioned as he also serves on the Nantucket Commission for Disability and they supported last grant application.*
 - Application will be different than prior one with the focus on two things
 - Documentation – will be helpful for conditions assessments
 - Engineering
 - Priority – look at sidewalk and road in front of SHG 3 Bricks
 - CPC grant – will use methodology from Kim's streetscape presentation – focus on materials, and cisterns, to get the deep history
 - Scanning sidewalk and developing parametric model which shows the slope of sidewalk will be important for public to understand safety and accessibility needs
 - Workshops – helpful to understand how people interact with the streetscape and ADA concerns
 - Look at it holistically
 - Main and Water and at least up to monument
 - Establish a preservation plan for Nantucket streets and sidewalks
 - Over the last two years there has been a ton of traffic in the busy season – hope the work is done in the off-season to avoid traffic/congestion issues – Cleary mentioned previous work was done in the off-season and confirms that the coordination would be important
 - Holly has mentioned some meetings coming up
 - Goal is to have a draft of revised proposal for key stakeholders by end of next week (8/25) – Mickey will be on island to discuss
 - Question from Ms. Rayport on which group will do the specification of materials? PIN or the Town? Cleary mentioned they have not gotten to that level of detail – proposal should include some examples of materials and sourcing and that it should be a collaborative approach. The final streetscape/preservation plan should include details so may not be in this project but rather Phase II (would be another CPC grant). The goal is to have a plan as the end goal.
 - Additional question on the trees – who owns this? Cleary responded that their inclination is to include this as part of this submission. Tom mentioned to include upfront so people who care are included and engaged. She is open to feedback and

will be looking for review from interested parties. Community will love seeing the modeling.

- **Unanimous motion to write a letter of support prior to the next meeting.**
- Historic Home Preservation Subgrant program – Letter of Intent **Abby wrote a letter of intent and plans to share the draft as available.** Goal is to apply for CPC fund for administrative and consulting work and then later for federal funds for the actual subgrants.
- National Alliance of Preservation Commissioners (NAPC) review
 - Discussion of timeline and project deliverables/ NHC participation *they are gathering information and conducting interviews. They will not interview the entire commission – will only interview Angus as chair. Understand the collaboration and what it means for the CLG. Really great team from NAPC: includes Lisa Craig, Will Cook from Cultural Heritage Partners, and Kim Rose formerly of PIN - working on the review – Holly knows them well and have they have preservation planning and historic district experience and experience on Nantucket. They are working based on HDC requirements and will have a report by the end of the year. Working on a SWOT analysis – will be fully anonymous.*
 - Angus will be interviewed as the representative of the NHC and will mention the advisory boards and to contact Mickey. Holly has provided them the information on who to contact. They will also speak with the public (as Holly mentioned the survey that is anonymous). Holly mentioned they are very experienced and will be doing a diligent overview. Question if Holly can share their contact information. Lisa Craig has experience from boards to staff to non-profit. Kim and Robin have a lot of experience – Kim works with Lisa and Robin is the preservation planner in Nashville. **Holly will see if she can share the information, especially for Mickey who has 40 years' experience with HDC and head of Historical Structures Advisory Board (HSAB).**
- Appeal of Demolition of 9 Sherburne Way (to Select Board) *Discussion on demolition. Angus and Mickey have followed this through HDC meetings but defer to Holly and member of the public Ms. Rayport. Ms. Rayport begins discussion with a question is what is most valuable to discuss? Ms. Rayport along with some other people have formed a project fund at the Community Foundation three or four years ago. – Keep Nantucket Real Fund – is a charitable fund that pays for initiatives that are important to preservation but outside of the scope of what the Town is able to do. Rayport described the past projects of the fund. The fund has now incorporated and is still settling its mission but is focusing on a variety of issues around historic preservation, livability, and governance on Nantucket. REAL stand for Resilient, Engaged, Authentic and Livable. The group is appealing the demolition permit of 9 Sherburne Way because they believe the [HDC] system failed [reference letter in the packet] and the only recourse is to appeal HDC decision to the Select Board. The building was demolished the day after the appeal was filed. The hearing is on September 20 at Select Board. Angus mentioned NHC is not here to discuss the appeal and is here to discuss the process and the flaws in the system and how to avoid this situation in the future. Mickey mentioned this is an important topic and the NAPC review will hopefully address it but can Jennifer Doherty from MHC come speak on demolition to NHC/HDC and Advisory Boards - the sooner this can happen the better. Abby asked if she is the person to address Nantucket*

specifically. Holly agreed and also cautioned against second guessing another commission's decisions. A discussion ensued about how Nantucket has a Special Act vs. the state law (40C) and has a more restrictive preservation law. Holly advised the Commissioners that Jen Dougherty will be interviewed by NACP as part of this project. Emphasized the importance of education and broadening the discussion from demolition and towards sustainability and salvage, using tax credits for rehabilitation. Would like the Commission to wait until we see the outcome of the NACP review before the commission decides to do anything on establishing policy/procedure. Ms. Rayport said demolition permits are determined solely by the HDC and gave an additional lecture on guidelines for demolition as stated in *Building with Nantucket in Mind*. She encouraged the NHC to advise the NACP, HDC, and the public about better demolition process. Secondly, Rayport asked if the NHC would consider proposing changes to Nantucket's current demolition delay law via Town Meeting. She described Nantucket's Demolition Delay bylaw which requires demolition be delayed from 30 to 60 days to allow time for a building to be salvaged, but the clock can start before the building has been approved by the HDC to be allowed to be demolished. Suggestion is to start the salvage timeline once the demo permit is issued and certified. Rayport asked if the NHC and Building Department might work on such a realignment. Holly said that she had been working with Planning Director Vorce on updating the demolition bylaw and thinks it should come from within and be a collaborative effort with all parties NHC/Planning Director/Building Commissioner. Advised against a citizen's warrant article. Angus agreed this is something all the parties should be interested in and supported having a dialog and contacting stakeholders sooner rather than later. Question from Angus on what the typical demolition delay is in the other communities and Holly said it is longer in other communities (six to 18 months). There was a discussion about Nantucket's demolition delay being intended to encourage salvage vs demolition delay generally in Massachusetts, where there is not a Historic District in place, being to avoid demolition of historic structures. On Nantucket, the HDC can stop demolition of historic structures by denying the permit. Angus mentioned the informative lecture on salvage by Ms. Phillips from San Antonio earlier this summer and asked if 30 60 days is enough time to plan a move-off or salvage. Opportunity to revisit/reeducate the proper parties, including the HDC. Rayport asked if the NHC should be talking about offering an opinion to the HDC about whether a building is preferably preserved. These types of determinations are performed by Historical Commissions in other communities in Massachusetts. Holly asked if there are aspects of 40c law, such as this that we'd like to tap into and asked how that would affect the Special Act Suggested it would be a good topic to ask NACP about. Input from Mickey and Clement that NHC should offer its opinion regarding denying demolition of historic structures. What is the starting point? Do we need to go to Town Meeting or can we just start doing it? Discussion that NHC could offer opinions and advice and HDC could decide whether or not to follow it. Angus pointed out the surveys are a great tool for the HDC and used to be more careful of review when they saw 'contributing.' Mickey mentioned when a demolition came up NHC could on a case by case basis discuss them and offer our opinion. Discussion of having process going forward and have a special meeting to discuss demolition when they come up. Holly suggested this is something to discuss with the NACP – ensuring things are tailored to Nantucket. There is a lot to the review so we should ensure this is included.

- Moving the discussion back to 9 Sherburne Way, Ms. Rayport asked if the NHC could evaluate making a statement to the Select Board about the demolition. Commissioners were concerned that the NHC had no specific history with this project. Perhaps unfortunate but NHC would be formulating opinions after the fact. Clement suggested it might be important to be on the record with this, because it's too bad that this historic building is gone. Angus mentioned that he and Mickey have a lot of knowledge and there was debate on how to affect future outcomes. Rita Carr joined meeting at this point and got a brief update from Angus. Her comment was that the building was clearly older than what was on the 1989 survey and this emphasizes the importance of the survey updates. Holly, as a representative from both commissions and understanding the process and procedures of both commissions weighed in. She said that if the NHC wants to write on behalf or attend the appeal, without trying to second-guess our fellow commissioners, as we have a MOU and from the eyes of the state, we are together as the CLG, it is more of a hierarchy issue. Additionally, when an appeal goes to the Select Board, they do not add new information – they take what is on the record. In this case this means the Select Board is there to decide on whether the HDC made an arbitrary and capricious decision. That is their specific process and they do not take new information. If the commission is writing a letter or attending, it must be a higher-arching overview of demolitions and not based on one site specific. Angus asked if we are commenting on 9 Sherburne or the more systematic issue. What is going to be the greatest impact of what we can do? Clement asked if we can write letters of opinion on whether something should be demolished or not? We are relying on Holly going forward to guide on what to do in this in this situation. Suggestion from Ms. Rayport to have NHC members at the appeal if there are questions from the Select Board. Mickey will come if he can, and as a representative of the HSAG (the informal group that used to be an Advisory Board) and they did review it at the time and they had an opinion. Angus will attend, as well as Clement. It is on September 20th in the evening at the regular Select Board meeting . Further discussion on whether there would be backlash if we took a position contrary to the HDC and the general impression was there would. Angus asked what Holly thought and she responded that she agrees with Mickey and if there is something in the record that the NHC can comment on which pertains to their overarching concern about surveys and demolition that would be the thing to focus on. The Commissioners agreed that there would be one more meeting before the appeal and could talk about it at that meeting if they needed to. Clement commented that they could see who could go to SB and what they could say and come up with a policy going forward, especially that NHC should be there commenting right along with the HSAG NPT and other preservation groups. Ms. Rayport expressed her hope that HDC would welcome commentary from the NHC because it help them with their determination. Holly and others emphasized the importance of updating the surveys. Angus thanked Ms. Rayport for her attendance and her efforts. **Agreement that Mickey would attend as representative from HSAG and discussion at next meeting if others should attend.**
- Other Business None

Unanimous motion to adjourn at 12:45PM.

Category	Goal	Description	Priority	Key Dates	Previous Status	Current Status
Grants	MHC Grant for local survey plan	Apply for MHC grant to continue survey work for fish lots and Brant Point – Phase III work has begun Batch 3 sent 8/11 for review	High	9/10/2023		
Grants	CPC Grant for local fund	Create a subgrant program for historic preservation – first apply for CPC funds, then federal/state funds Letter sent 8/14; Draft for meeting	Medium	9/9/2023		
Grants	CPC Grant for local Structures	Support the historic preservation of beach concession stand structures – first apply for CPC funds, then federal/state funds To be reviewed at Aug meeting	Medium	9/9/2023		
Grants	Support CPC Grants	Support CPC Grants underway for Winter Street cobblestone project; Meeting with PIN and DPW is on 8/16	Medium	9/9/2023		
Grants	NPS Grants	Explore the possibility of utilizing NPS funds for local projects – Materials being incorporated into CPC grant applications	Medium	9/9/2023		
CLG	Governance	Set-up meeting for members of CLG (HDC) to complete requirements to maintain the status – Follow-ups not until after NAPC review in Q4	High	12/1/2023		
CLG	Tax Credits	Review any Historic Tax Credit Applications	Medium	Ongoing		
CLG	Education	Summarize <i>Building with Nantucket in Mind</i> - create a short video with correct/incorrect samples and post on website Recommend 10/31	Medium	10/31/2023		
Education	NHC/CLG education	Continuing education for commissioners from MHC – Abby has been serving training captain to streamline relevant material	Low	Ongoing		
Education	Community education	Partner with Egan Maritime to educate the public about the recent shipwreck discovery – Holly still waiting to contact Carlisle J after hearing from state archaeologist David Robinson	Medium	Summer 2023		
Education	Workshop	Propose a historic structure/disaster resiliency workshop with NHA – Discussions underway – proposed timing is 10/31	Medium	10/31/2023		
Engagement	Engage peer organizations	Ongoing collaboration with our private cohorts (NPT, PIN, Sconset Trust, NHA, etc.) and reach out to minority groups	Medium	Ongoing		

 = on track

 = with risk

 = Past due

 = Not started

 = Complete

Category	Goal	Description	Priority	Key Dates	Previous Status	Current Status
Grants	MHC Grant for local survey plan	Apply for MHC grant to continue survey work for fish lots and Brant Point – Phase III work has begun Holly sending comments EOD 9/15	High	9/15/2023		
Grants	CPC Grant for local fund	Create a subgrant program for historic preservation – first apply for CPC funds, then federal/state funds Application sent 9/8/23	Medium	9/9/2023		
Grants	CPC Grant for local Structures	Support the historic preservation of beach concession stand structures – first apply for CPC funds, then federal/state funds Application sent 9/8/23	Medium	9/9/2023		
Grants	Support CPC Grants	Support CPC Grants underway for Winter Street cobblestone project; Suggestion to apply in FY 2025	Medium	12/31/2023		
Grants	NPS Grants	Explore the possibility of utilizing NPS funds for local projects – Materials being incorporated into CPC grant applications	Medium	12/31/2023		
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 = on track

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 = Past due

 = Not started

 = Complete

SYNOPSIS

Project Title: Nantucket Historic Preservation Subgrant Program

Name of Organization: Nantucket Historical Commission

CPC Funding Request: \$64,750

Synopsis of Project: The purpose of the proposal is to create a Historic District Subgrant program here in Nantucket, Massachusetts through a phased approach – program establishment, program administration, and grant oversight. As part of the ongoing survey work, the program will have identified properties to be revitalized within the local and National Historic Landmark (NHL) District in Nantucket that should be preserved historically for community benefit in keeping with the Secretary of the Interior's Standards for the Treatment of Historic Properties, to be in line with national grant programs. The current proposal will seek funding for the first phase, which entails consultant services for establishing and managing the subgrant program, including the easement process, and administrative costs.

APPLICANT INFORMATION

Project Title: Nantucket Historic Preservation Subgrant Program

Name of Organization: Nantucket Historical Commission, part of the Town of Nantucket Certified Local Government (CLG) - public

Address: 2 Fairgrounds Road, Nantucket MA 02554

Project site(s): TBD

Website: <https://nantucket-ma.gov/439/Nantucket-Historical-Commission>

<https://www.nantucket-ma.gov/2319/Certified-Local-Government-Commission>

Contact Person(s):

Abby De Molina, Nantucket Historical Commission, email: abby.demolina@gmail.com, (617) 314-2305

Holly E. Backus, Local CLG Coordinator for the Town of Nantucket, email: hbackus@nantucket-ma.gov, (508) 325-7587 Ext. 7026

APPLICANT BACKGROUND

Applicant history: The Nantucket Historical Commission was appointed in June 2019 and had its initial meeting in July 2019. The Nantucket Historical Commission serves the public by protecting the National Historic Landmark of Nantucket. Nantucket's important historic resources include structures as well as their setting and context, the American and Native American artifacts, and the island's special visual quality, as expressed in the natural and built environment.

The NHC advises the Select Board on matters of preservation, and works with Nantucket's Preservation Planner, Planning Director, and other municipal agencies. It creates plans and guidelines for historic preservation, directs surveys of buildings and lands of archaeological and historic significance, and advocates for historic preservation.

The NHC complements the local Historic District Commission, which is Nantucket's regulatory architectural review board. It also liaises with the Massachusetts Historical Commission and local preservation and conservation non-profits. Together the NHC and HDC comprise of the Town of Nantucket's CLG.

In March 2021, the Town of Nantucket became the 27th community within the Commonwealth of Massachusetts to be certified under the NPS's CLG Program. In June 2021, the HDC adopted Resilient Nantucket: Flooding Adaptation & Building Elevation Design Guidelines, an addendum to "Building with Nantucket in Mind," in accordance with the NPS' Standards on Flood Adaptation for Rehabilitating Historic Buildings published in 2019, to help inform the preservation of properties threatened by increasing incidents of flooding (Town of Nantucket 2021). The Resilient Nantucket guidelines are also incorporated throughout the Town's new Coastal Resilience Plan.

NHC Officers: Angus Macleod (Chair) Rita Carr (Vice-Chair) Abby De Molina (Secretary)

CLG Members:

HDC Commissioners:

- Ray Pohl, *Chair*
- Stephen Welch, *Vice-Chair*
- Diane Coombs
- Val Oliver
- Abby Camp

Alternate Commissioners:

- Carrie Thornehill
- Jesse Dutra
- Connie Patton

NHC Commissioners:

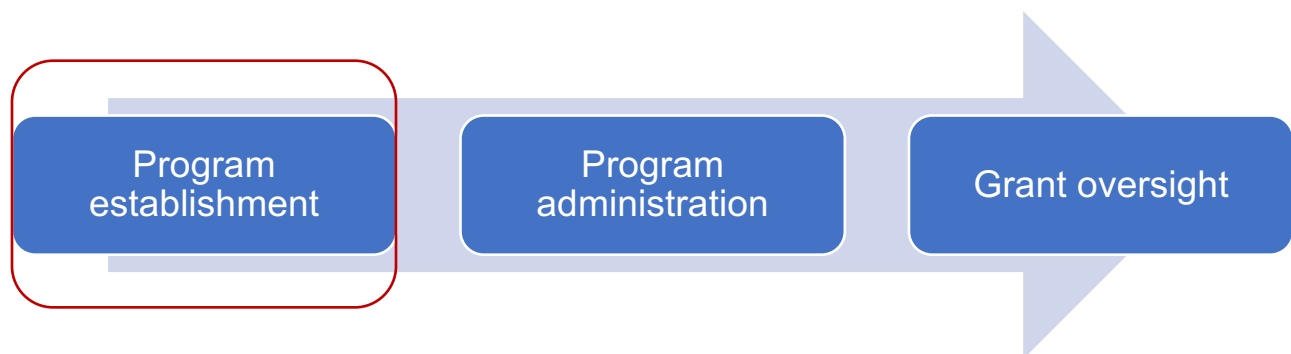
- Angus MacLeod, *Chair*
- Rita Carr, *Vice-Chair*
- Abby De Molina, *Secretary*
- Thomas Murray Montgomery
- Milton Rowland
- Clement Durkes
- George Butterworth

Alternate Commissioners:

- Susan Handy

PROJECT INFORMATION

Scope or Concept of Project: The NHC would like to establish Nantucket Historic Preservation Subgrant Program in a phased approach. The NHC wants to help the local community bring new life to old buildings and strengthen our downtown and village center. Currently, the CLG has received funding to perform survey work on our NHL District, and as a result we have identified several sites that would be eligible for the subgrant program. We would like to develop this subgrant program that will aid deserving local citizens in preserving their historic properties. Nantucket has a tremendous number of historic buildings that remain important to our community and must be preserved. Nantucket includes the largest collection of pre-Civil War era buildings in the country. The work done will be based on the Secretary of the Interior's Standards for the Treatment of Historic Properties, to be aligned with national grant programs. The first phase of the program is to establish the framework so that we can create a sustainable and fulfilling program that will allow us to provide grants to worthy residents with preservation projects.



Project Goal (List the broad goal(s) of the proposed project): The goal proposed in this application is to establish a sustainable program that will enable Nantucket to protect local historic resources of smaller scale using state and federal funds, and establish a larger fund to support these projects. The mechanism we would like to use is a subgrant program to support and promote economic and community vitality in the NHL District through the restoration and adaptive reuse of historic structures. This approach will allow for the continued growth of our local economy, support a more resilient and thriving town, and enhances the community for people who live and visit our island. If awarded, the CPC funds will directly support administration of a program for the restoration of a variety of projects around the island, as this is the first phase of the program. We would anticipate coming back to the CPC as the subsequent phases get underway and ask for funds, as appropriate with CPC fund requirements. We are working with our local organizations to identify homeowners who have properties that would be worthy recipients of these subgrants. We would also love to expand the historic properties with historic designations on the island.

Project Objectives (List the specific objectives for the project):

Year 1 (May 2023 – May 2024)

Month 1 - Award Announcement

Month 2 - Hire consultants

Months 3 - 6 - Prepare Subgrant Application and Guidance

Month 7 - Apply for federal matching funds through NPS grants

Month 8 - Announce availability of funding and solicit sub-grant applications

Month 10 - Award Subgrants

Months 11-12 - Draft and offer Subgrant Agreements

Describe how the project accomplishes the goals and objectives of the CPA: The Community Preservation Act (CPA, M.G.L. c. 44B) enables towns to fund improvements related to affordable housing, historic preservation, open space, and outdoor recreation. Our application is soliciting funds from the historic preservation category. We believe it is vital to protect our historic resources but we need concrete programs and partnerships with local organizations to achieve this goal. The CPC funds will specifically help us develop the framework for a historic preservation subgrant program.

Relevance to Community (Indicate how the project is important and innovative. Also, describe how this project is relevant to the current and/or future needs of the Nantucket Community):

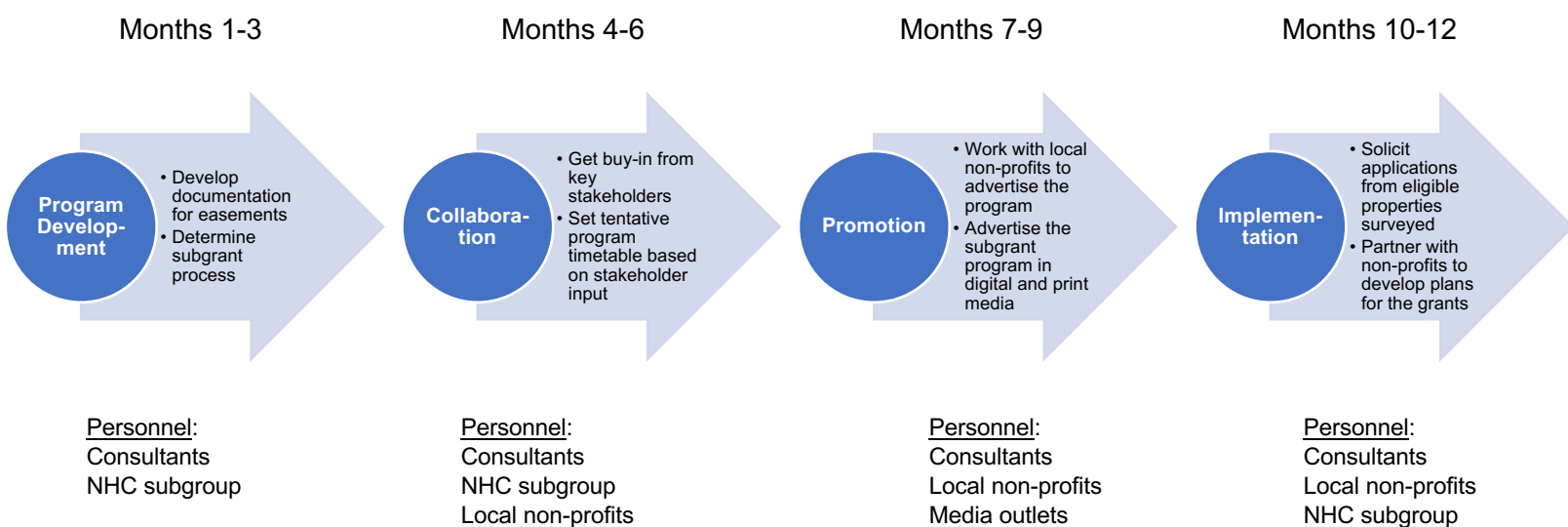
Nantucket is an island known for its natural beauty; beautiful beaches, moors, cranberry bogs, forest, and rugged coastline. Currently, almost 2/3 of the island is preserved and ineligible for development. The natural landscape of Nantucket has largely remained intact due to work by organizations like the Nantucket Conservation Foundation, Nantucket Islands Land Bank, Trustees of Reservations, Audubon Society, and other Nantucket land trusts. The CLG works closely with our governor, state legislature and congressional delegation to advocate for and secure resources through tax credits, foundations, and federal grant opportunities that ultimately supports non-profit and grassroots organizations and small business owners to preserve our structures. This approach is both critical to understand our island's history as well as to support

a resilient community that provides for its residents. The landscape of Nantucket is punctuated with wood-shingled buildings, local farmland, walking and biking trails, and local businesses. At present, Nantucket remains a highly desirable destination for residents and visitors to enjoy with a vibrant and active consortium of public and private entities continuing to advance preservation initiatives. Our historic buildings, together with the rural beauty of the landscape, draw people from all over the world to sunbathe, fish, sail, relax, shop, bike, hike, and experience the vibrancy of our small island and its beaches. Preserving our historic structures and protecting our natural landscape is critical to our island's economy. Our downtown is home to many small, independently owned businesses and acts as the seat of the local government. These businesses and the local government provide jobs and economic opportunities for the residents of our island.

PROJECT PLAN & FINANCES

CPC Funding Request (Total): \$64,750

Proposed schedule (of work) for securing financing, facility design and permitting, construction, implementation of staffing and allocation of units (where applicable). The Applicant should include time-lines, projected required personnel and schedules for completing the project:



A Financial plan of the costs that will be required to complete the project:

The goal of the CPC funds is to achieve the first phase of the program and establish the framework of administrative tasks and duties necessary to stand-up the program, including developing the easement process as well as establish the ongoing cadence and administrative tasks needed to maintain the program on an ongoing basis.

The aim is to then apply for an accompanying NPS federal grant, such as the Paul Bruhn Historic Revitalization Grant (PBHRG) program, to continue to help our historic district thrive by providing grants for bricks and mortar projects for our local residents. The PBHRG will fund the actual grants being given to the residents and it will be a program like those of locales such as

Arlington, Somerville, or Cambridge here in the state of Massachusetts. That would enable us to move to the second phase of the ongoing administration and then grant oversight.

Line-item Budget:

<i>Line Item</i>	<i>Annual Expense</i>	<i>Description</i>
Consultant Fees - Program Establishment	\$20,000	Person who partners with the appropriate agencies to develop the necessary documentation including historic preservation easements, national grant documentation and other administrative duties to establish the subgrant program
Project Signs	\$2,000	Physical signage posted throughout the island to promote awareness of the historic preservation subgrant program
Project Advertising	\$4,200	Digital and print media advertising to promote awareness of the historic preservation subgrant program
Consultant Fees - Grant Management	\$9,000	Consulting fees necessary to determine how to apply and manage documentation for matching federal grant
Consultant Fees - Easement Management	\$25,000	Consulting fees necessary to determine how to create the historic preservation easements and embed in existing process
Miscellaneous administrative expenses	\$4,550	Any other administrative expenses needed to manage the program
Total Program Administration	\$64,750	

Briefly provide justifications of why each type of expense is needed and describe expected project costs (Personnel (existing and new); operating expenses (e.g. printing, telephone, postage, materials); other expenses): Please see above budget.

Other Funding Source(s): The Town of Nantucket plans on seeking federal NPS funds through the PBHRG program to match the CPC administrative funds and seed the actual program grants to support the subsequent phases of the program. With support from the National Park Service (NPS), the subgrant program will provide grant support to local citizens to restore historic buildings and bring renewed economic vitality to our community. We will solicit grant applications from local citizens who have economic need. An important part of our subgrant program will involve strong partnerships with our local non-profit organizations who have a solid history of fundraising and stewardship, and that are working to preserve historic properties that are needed to support and foster a strong, local economy.

The PBHRG will enable us to support our local residents who believe in historic preservation but do not have the means to preserve their properties. The projects we plan to grant will provide benefit and pride to our local community as the projects will encourage historic preservation that benefits the entire island of Nantucket. Living on an island like Nantucket, emphasizes the importance of community and the need for us to work together to create solutions to remember our history. Once a historic space is lost, it is impossible to replace, so we aim to create a program that encourages local residents to preserve their piece of history and enable it to be shared with generations to come. With the island having limited ways for year-round residents to perform historic preservation projects, it is important to create this opportunity to help our most vulnerable residents. With the help of local partners and establishment of this grant program through the PBHRG, we can provide a lifeline to enrich the lives of people living in Nantucket and encourage the mission of historic preservation.

Operation and maintenance plan for proposed Nantucket project: The annual ongoing expense will be the management of the program. There will be an annual inspection process of the properties and we will require the recipients to receive sign-off prior to initial project completion.

Project evaluation and maintenance (Describe how you will monitor progress to identify what works and what needs improvement after the project is completed. Indicate how continuation of the project will be secured after the grant.): Upon discussion with our partners, we have established we would have an annual inspection process of the subgrant recipients to ensure the easement is being properly maintained and that the funds have been used correctly. For the CPC and Select Board, the NHC will provide an annual presentation of the program, highlighting recipients and projects completed.

Long-term integrity of the project upon completion: The NHC will provide annual reports, publish them on the website, and highlight them in town newsletters, such that from the Town Manager. We will endeavor to continue to spread awareness of the program, as well as recognize those in the community who make the subgrant projects happen.

SUPPORT DOCUMENTS

Letters of support from community organizations or other such sources: Pending letter from the NPT

References:

The following are all examples of current programs underway in the state of Massachusetts.

1. **Arlington, MA** – The Arlington Preservation Fund, Inc. is a non-profit corporation whose principal purpose is to make low interest loans to owners of historically significant structures in the town of Arlington, MA.
 - a. The Fund encourages the retention or restoration of appropriate exterior architectural details during both residential and commercial building projects. This revolving fund was initiated through the Federal Community Development Block Grant program and is now administered by a volunteer board of citizens appointed by the Board of Selectmen.

Loans

- Approved loans are typically for the repair or restoration, not maintenance, of items which are most essential to the architectural character of the building such as duplication of deteriorated columns, repairing slate roofs, or replacing synthetic siding with wood clapboards or shingles.
- Loans may be for as long as ten years, but they also give loans on a three-year and five-year amortization, with the latter being the most typical.
- On occasion, they may approve a large, short-term loan, for example, where a developer acquires and restores an old house, and then re-sells.
- Monthly amortization of principal and interest is based on one-half of the prime rate at the time of the annual meeting.
- Loans of \$7,500 or less do not require a mortgage; however, a preservation restriction is required on the areas of work for twice the length of the loan unless the property is located in one of Arlington's Historic Districts.

- No attorney's fees, points, credit report fees, or appraisal fees are charged, but the recipient is required to pay for recording fees at the Registry (\$210 for mortgage recording, \$110 for "all other documents") and a loan processing fee of 1/2 of 1% of the loan or \$50, whichever is more, to defray administrative expenses.

Eligible Recipients

- The activities involve buildings in the Town's Historic Districts, the area cataloged in any of the Historical Commission's surveys, the National Register Multiple Resource Listing, or which are otherwise deemed significant by the Board. Federal law prohibits making loans for buildings owned by religious organizations.

The Process

- At the Fund's meetings, all preliminary applications are reviewed, and those that are approved are forwarded to the Board of Selectmen for review.
- After approval, Massachusetts law requires that a final application be signed and returned to them prior to closing and issuance of the check.
- The overall process is fairly simple and averages about 2 months' time for completion.

2. **Somerville, MA** – Somerville uses CPA for preservation project funding. They also have an awards program:

The Somerville Housing Preservation Commission sponsors a Preservation Awards Program that culminates each year in a ceremony at the Somerville Armory to honor owners who have made an outstanding effort to preserve, maintain, or restore their properties. Typically, up to six "Preservation Awards" are given to designated historic properties and up to six "Director Awards" are presented for work on older, but not designated properties that were built prior to 1968.

Eligible property owners must have completed restoration and preservation work during the prior two-year period. Owners may nominate their own property, or may be nominated by others in the community. Eligible projects include, but are not limited to, removal of inappropriate siding materials, repair or restoration of damaged or missing architectural details, removal of enclosed porches or inappropriate windows, repainting with historic colors, and additions that are "historically sympathetic."

In addition to the formal award certificates from the City of Somerville and the Massachusetts State House, Somerville High School students will present winners with an original piece of artwork representing their property.

[Samples styles of prior recipients](#)

Prior recipient: 16 Westwood Road, Somerville

- James Veneziano is certainly no stranger to Somerville. He is a third generation resident who has lived in Somerville his entire life. He has particularly fond childhood memories of the time he spent at his grandparent's and aunt's house on Westwood Road. Over time Jim developed a passion for property ownership and management, particularly of historic homes, so it is perhaps not surprising that he became the proud owner of two homes on Westwood Road. This street earned the distinction in 1985 of being the only one in the City, beside Bow Street in 1975, which boasted a sizable collection of historically eligible houses, to be known as the Westwood Road Local

Historic District (LHD). It has since been expanded further to become the Westwood-Benton Road LHD due to the addition of houses at the top of the street.

- Jim won a Preservation Award back in 2002 for restoration work he undertook at 18 Westwood Road. This time, he is receiving public recognition from the City's Historic Preservation Commission for his work next door at 16 Westwood Road, which he purchased in 1985. It's a beautiful Colonial Revival style house built circa 1900, and known as the Alice E. Lake House. It is particularly distinctive on the street due to its colonial yellow exterior paint color, highlighted by evergreen color on the trim and foundation.
 - Jim believes strongly in the need to invest in materials and work that will last over the longer term, so he chose Spanish cedar for rebuilding the railings, posts and spindles on his front porch as this type of wood is well-known for its longevity and resistance against rot. The wood was purchased from Jackson Shelaizi in Waltham. In addition, the dormer was rebuilt and new windows were installed to replace inappropriate sliding metal windows.
 - The house is clearly a more spectacular example of the Colonial Revival style architecture that enhances the beauty of this street's historic streetscape.
3. **Cambridge, MA** – Cambridge uses the CPA and also maintains a Preservation Grants program.
- AFFORDABLE HOUSING
 - INSTITUTIONAL (NON-PROFIT).

OVERVIEW OF THE AFFORDABLE HOUSING PRESERVATION GRANTS PROGRAM:

- The Affordable Housing Preservation Grants Program is funded with appropriations from the Massachusetts Community Preservation Act, which was adopted by Cambridge voters in 2002.
- The Historical Commission began the Affordable Housing Preservation Grants Program in 1976 with Community Development Block Grant funds.

USE OF GRANT FUNDS:

- Grant funds may be used to restore exterior features that contribute to the original appearance of the building.
 - Such work includes the repair or restoration of original ornamental trim, porches, columns, railings, windows, and chimneys.
 - The grant may also be used to restore original siding such as clapboards or shingles.
 - Homeowners may also use Preservation Grants to remove vinyl, aluminum, or other artificial siding in order to restore the house's original shingles or clapboards.
 - Grants may also be applied toward structural repairs that are essential to the integrity of original features.
 - Preservation Grants are offered in conjunction with rehabilitation projects that are meant to maintain the livability of the home, such as roofing, porch rehabilitation, or bathroom or kitchen upgrades, and are administered by the rehab agency.

ELIGIBILITY REQUIREMENTS:

- Homeowners must meet certain eligibility requirements.
 - The applicant must have owned the home for which he or she is seeking a Preservation Grant for at least one year.
 - The homeowner must also reside in the house, and the house can have no more than four rental units.
 - In addition, the applicant must qualify for affordable housing assistance according to guidelines established by the Community Development Department.

COORDINATING AGENCIES:

- Preservation grants are offered in association with two non-profit organizations that operate home improvement programs in Cambridge:
 - Homeowner's Rehab, Inc. (280 Franklin Street; 617/868-4858)
 - Just-A-Start (320 Cambridge Street; 617/494-0444).
 - Although the programs differ in minor details, each provides rehabilitation assistance to low and moderate-income families by means of low-interest or deferred loans.

APPLICATION PROCESS:

- The homeowner should first contact the Historical Commission staff (617/349-4683) for an initial assessment of the structure's eligibility for a grant.
- One of the rehab agencies will conduct an initial assessment of the owner's eligibility and arrange for a site visit by CHC staff.
- The agency, the applicant, and the staff member determine how the homeowner would use a Preservation Grant once their eligibility is established.
- After the rehabilitation agency has established an applicant's eligibility and outlined a scope of work, the agency forwards an application to the Commission staff.
- The full Commission will consider the application at its next meeting.
- Grants are awarded for projects that help retain or recover the original architectural integrity of the house.

GRANTS:

- The formula for grant disbursement is as follows:
 - **Homeowners** (Home Improvement Project participants):
 - an outright grant of up to \$30,000 plus 50% of additional documented costs up to a maximum disbursement of \$50,000
 - **Affordable Housing Agencies** (per project)
 - an outright grant of up to \$50,000 plus 50% of certain additional documented costs
- If an applicant receives a grant, he or she is notified in an award letter, which states the conditions of the grant and the scope of work to be done.
- The homeowner then signs a contract with the City in which he or she agrees to carry out the work under the supervision of the Historical Commission and to maintain the restored features for five years.
- If the house is sold before the end of the five-year period, a portion of the grant must be returned. After the contract is signed, work may begin.
- When the work is completed in a manner satisfactory to the Historical Commission, the homeowner is reimbursed for the grant amount.

OVERVIEW OF THE INSTITUTIONAL PRESERVATION GRANTS (IPG) PROGRAM:

- The Historical Commission began the IPG Program in 2005. The IPG Program is funded with appropriations from the Massachusetts Community Preservation Act, which was adopted by Cambridge voters in 2002.
 - Institutional preservation grants provide funds to qualified non-profit organizations for *rehabilitation* or *restoration* of significant Cambridge buildings or structures.
 - First time grantees are eligible for an outright grant of up to \$50,000; additional funds are granted on matching basis.
 - The Commission's IPG program extends the Commission's Preservation Grant program, but with some significant differences.
 - Applicants to the IPG program must be non-profit organizations.
 - The building or structure for which assistance is being sought must be significant on the local, state, or national level for its architecture or associations with important persons, organizations, or events.
 - The work must constitute rehabilitation or restoration rather than ordinary maintenance.
 - Applicants must demonstrate that they have the financial and managerial resources to enable projects to proceed expeditiously to completion.
 - The first priority of the IPG program is to address building envelope projects that keep the weather out and preserve the structure: roofs, windows, and exterior walls are the first line of defense.
 - If these elements are sound, grants can be used to restore exterior decorative elements, like porches and steps. Accessibility projects are also a high priority.
4. **Brookline, MA** – Brookline uses the CPA, CDBG, and maintains a Façade Loan Program.

Facade Loan Program was created by the Brookline in May 2010 to enhance the unique aesthetics and identities of Brookline's eight commercial areas, the Facade Loan Program encourages businesses and property owners to undertake improvements to their commercial storefronts. Similar storefront and facade improvement programs have been utilized for decades in communities across the country, and are widely considered to be impactful economic development tools. The Façade Loan Program was established by state statute and requires reauthorization each year at Town Meeting. [Facade Loan Description and Application \(2019\)](#)

How to Apply

Facade Loan Program applications are accepted on a rolling basis. Property owners who are interested in taking advantage of the Facade Loan Program are encouraged to reach out to the Economic Development and Long-Term Planning Division to discuss their storefront improvement plans and determine if their project might be eligible for the program.

Economic Benefits

Case studies have shown that even small investments in a property's exterior can positively impact a business' sales and ability to attract new customers. These enduring benefits can be amplified when businesses invest simultaneously in exterior improvements, interior improvements, and marketing initiatives. (Welty, 2015)

Beyond returns to the individual business, facade and storefront improvements also create broader community benefits, generating increased sales and foot traffic at adjacent businesses

and prompting additional interest in nearby vacant storefronts and commercial spaces. Gains in community pride and civic appreciation, as well as motivating neighboring property owners and tenants to undertake similar improvements are two other commonly identified benefits. (Facca, 2013)

Brookline's Facade Loan Program and Project Selection Criteria

The Facade Loan Program seeks to reduce the financial burden to businesses and property owners considering investing in storefront improvements. Applicants can apply for up to \$10,000 in a 0% interest rate loan. Funds are dispersed once the project is completed. A nominal administration fee is due upon approval of the loan and loans are repaid annually in four equal installments.

"Many Brookline storefronts remain inaccessible to some persons with disabilities. Although businesses and property owners want to make their establishments accessible, they often lack the resources needed to invest in these improvements. The Facade Loan Program helps address the issue of physical access by providing an additional financial resource in the form a 0% interest rate loan of up to \$10,000. [Sarah Kaplan, Brookline's ADA Coordinator] encourage[s] all members of the Brookline business community to take advantage of this program in order to make their businesses more accessible and inclusive of all."



NANTUCKET HISTORICAL COMMISSION

Town of Nantucket
2 Fairgrounds Road
Nantucket, Massachusetts 02554

COMMISSIONERS

*Angus MacLeod (Chair) Rita Carr (Vice-Chair) Abby De Molina (Secretary)
George Butterworth, Clement Durkes, Thomas M. Montgomery, Milton Rowland,*

September 7, 2023

Ms. Glenna Stokes-Scarlett, Administrator
Community Preservation Committee
7C Hanabea Lane
Nantucket, MA 02554

Re: Application for CPC Grant Funding

Dear Ms. Stokes-Scarlett:

The Nantucket Historical Commission is pleased to offer support for (PIN) Preservation Institute Nantucket's application for CPC funding of their West Monomoy Neighborhood Survey project. The NHC has been working for years with the Town, MHC (Massachusetts Historical Commission), and PAL (Public Archaeology Laboratory) in procuring an island-wide survey plan, followed by surveys in the highest priority (most threatened) neighborhoods, along with the 'Sconset Trust working in tandem to procure 'Sconset surveys. The Town is 20 years overdue for survey work, and additional support from PIN in surveying historic structures would be helpful.

The PIN project will be of great value to the Town and continue the ongoing survey work in what is considered a top priority neighborhood, as threats increase from demolition, redevelopment, and changes in land and property use.

Thank you for the opportunity to comment on this application.

Sincerely,

Angus MacLeod
Chair
Nantucket Historical Commission

cc: Holly Backus, Nantucket Preservation Planner



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Ms. Glenna Stokes-Scarlett, Administrator
Community Preservation Committee
7C Hanabea Lane
Nantucket, MA 02554

Re: Application for CPC Grant Funding

Dear Ms. Stokes-Scarlett:

The Nantucket Historical Commission is pleased to offer support for (PIN) Preservation Institute Nantucket's application for CPC funding of their Main Street Streetscapes project. The NHC has long been interested in the rehabilitation of Main Street and to create a model for the future preservation and maintenance of Nantucket's historic streets. The Historic pavement, sidewalks, and curbstones that help compose Nantucket's streetscapes are a critical part of Nantucket's Historic character.

Thank you for the opportunity to comment on this application.

Sincerely,

Angus MacLeod
Chair
Nantucket Historical Commission

cc: Holly Backus, Nantucket Preservation Planner

Application to the Nantucket Community Preservation Committee FY2025

SYNOPSIS

PROJECT TITLE

West Monomoy Neighborhood Survey, Phase I

NAME OF ORGANIZATION

Town of Nantucket with Preservation Institute Nantucket

CPC FUNDING REQUEST

\$60,000

SYNOPSIS OF PROJECT

The proposed West Monomoy Neighborhood Survey, Phase I would be a partnership between the Town of Nantucket (Town) and the University of Florida's Preservation Institute Nantucket (PIN)¹ to survey the neighborhood, provide the Town with a Neighborhood Historic Context Statement and Reconnaissance-level documentation of approximately 250 properties constructed before 1976 within the neighborhood unit boundaries. West Monomoy is located just south of downtown Nantucket and contains parts of mid-eighteenth-century communities historically known as Guinea, New Guinea, and New Town. The area is associated with African, Cape Verdean, Portuguese, and Azorean residents and is densely settled with a mix of residential and commercial buildings constructed between the mid-eighteenth through the mid-twentieth century. The "Historic Properties Survey Plan," provided for the Town by the Public Archaeology Laboratory, Inc. (PAL) in 2022, identified West Monomoy as a top priority neighborhood for survey due to its increased threats from demolition, redevelopment, and changes in land and property use.² Additionally, several community groups and stakeholders have also expressed a need for additional research into this neighborhood, including Nantucket Historical Association (NHA) and Nantucket Preservation Trust (NPT). Recent leadership changes at the Museum of African American History (MAAH), the organization that runs the African Meeting House and Boston-Higginbotham House in the neighborhood, provide an opportunity for new partnerships and research dissemination about this under-represented neighborhood. This project would ensure that the area is properly documented by identifying contributing resources to the National Historic Landmark (NHL) and add the often-overlooked history of Black and immigrant community members to the overall historic context of Nantucket.

¹ PIN and UF's Historic Preservation program have completed dozens of historic resource surveys and have previously been the recipient of multiple CPC grants in partnership with the Town and local non-profits, including Resilient Nantucket, Nantucket Interiors Survey and the recently completed Streetscapes project.

² Virginia H. Adams, Melissa J. Andrade, and Eryn Boyce, "Historic Properties Survey Plan: Nantucket, Massachusetts" (Rhode Island: Public Archaeology Laboratory, Inc., September 2022).

APPLICANT INFORMATION

PROJECT TITLE

West Monomoy Neighborhood Survey, Phase I

NAME OF ORGANIZATION

Town of Nantucket (Public) with Preservation Institute Nantucket (Public)

CONTACT INFORMATION

Holly Backus, Preservation Planner (hbackus@nantucket-ma.gov)

2 Fairgrounds Road | Nantucket, MA 02554

508-325-7587 ext. 7026

Website: <https://www.nantucket-ma.gov/>

LOCATION OF PROJECT SITE

The West Monomoy neighborhood unit boundaries were defined in the "Historic Properties Survey Plan;" the area is roughly bounded by York and Dover Streets to the north; Union and Orange Streets to the east; Bear Street to the south; and Pleasant and S. Prospect Streets to the west. The area contains approximately 48 acres.³ [HOLLY: They ask for TAX MAP, ZONING DISTRICT, AND PARCEL NUMBERS TOWN GIS- will the following Maps suffice?]



Figure 1: Map of West Monomoy neighborhood ("Historic Properties Survey Plan")

³ Virginia H. Adams, Melissa J. Andrade, and Eryn Boyce, "Historic Properties Survey Plan: Nantucket, Massachusetts" (Rhode Island: Public Archaeology Laboratory, Inc., September 2022).

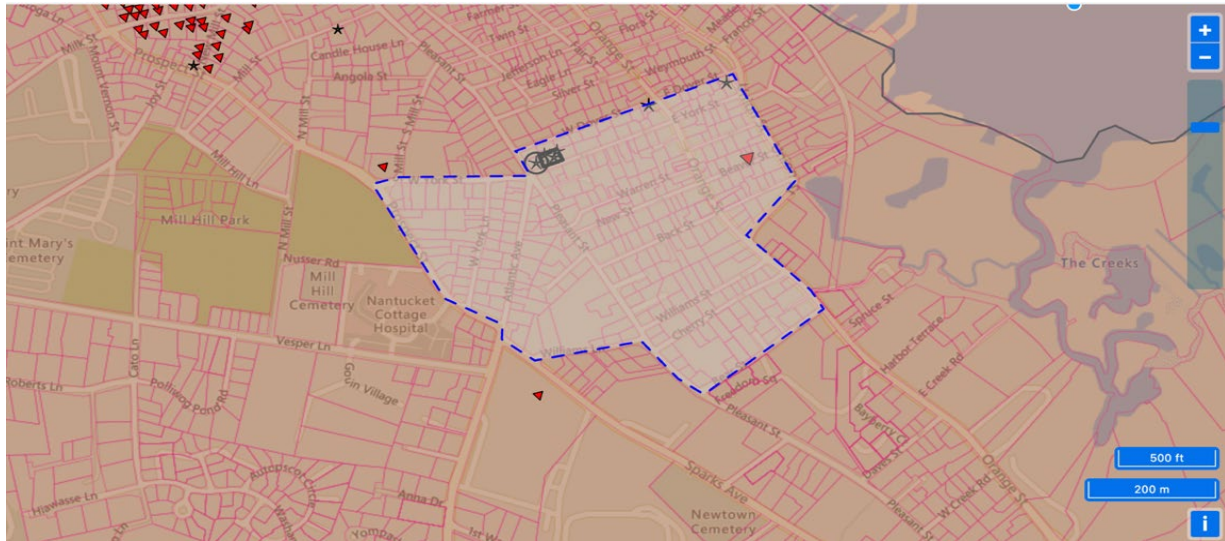


Figure 2: Map of survey boundary (MACRIS)

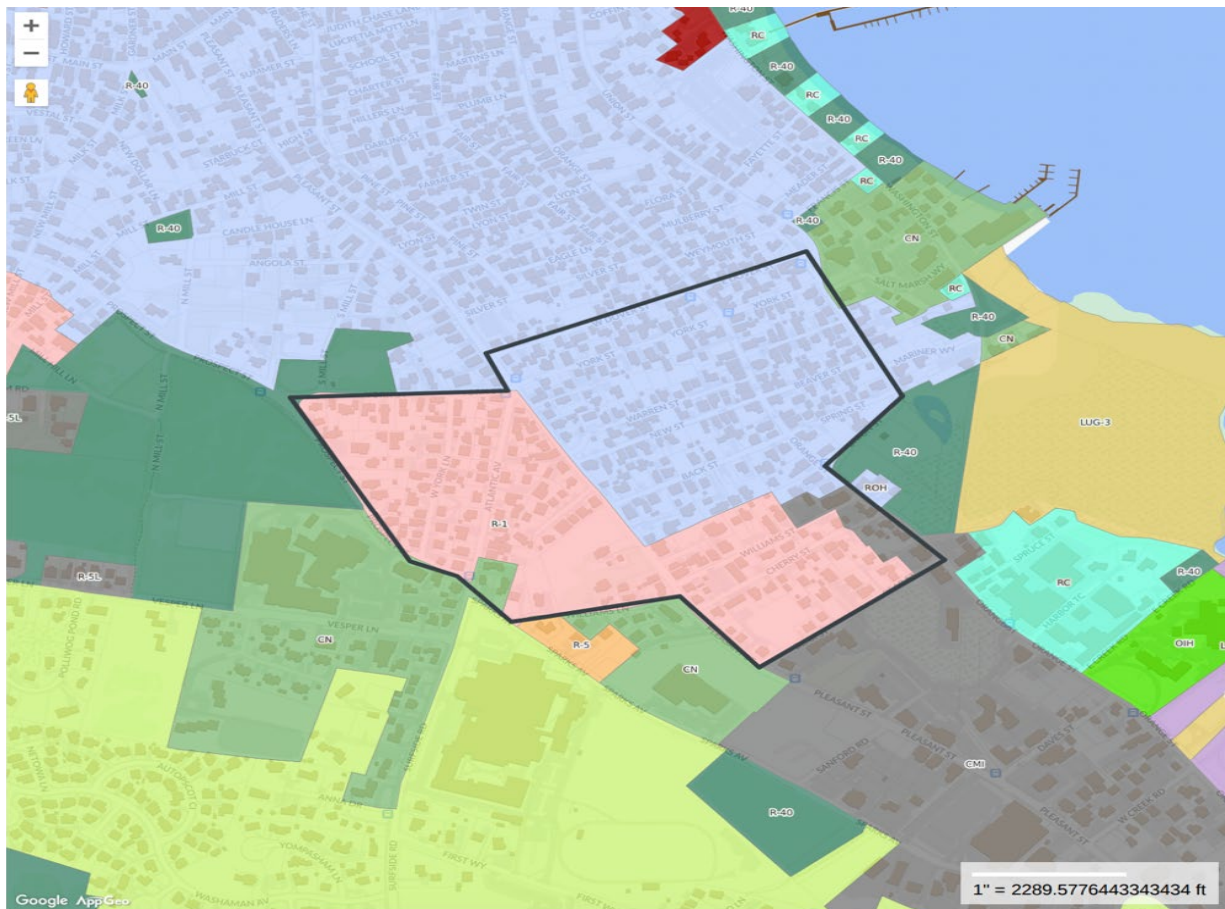


Figure 3: Zoning Map of survey area (Town of Nantucket GIS). Zoning is mainly ROH (Blue) and R1 (Pink), with smaller lots in CMI (Grey) and CN (Green) to the South.

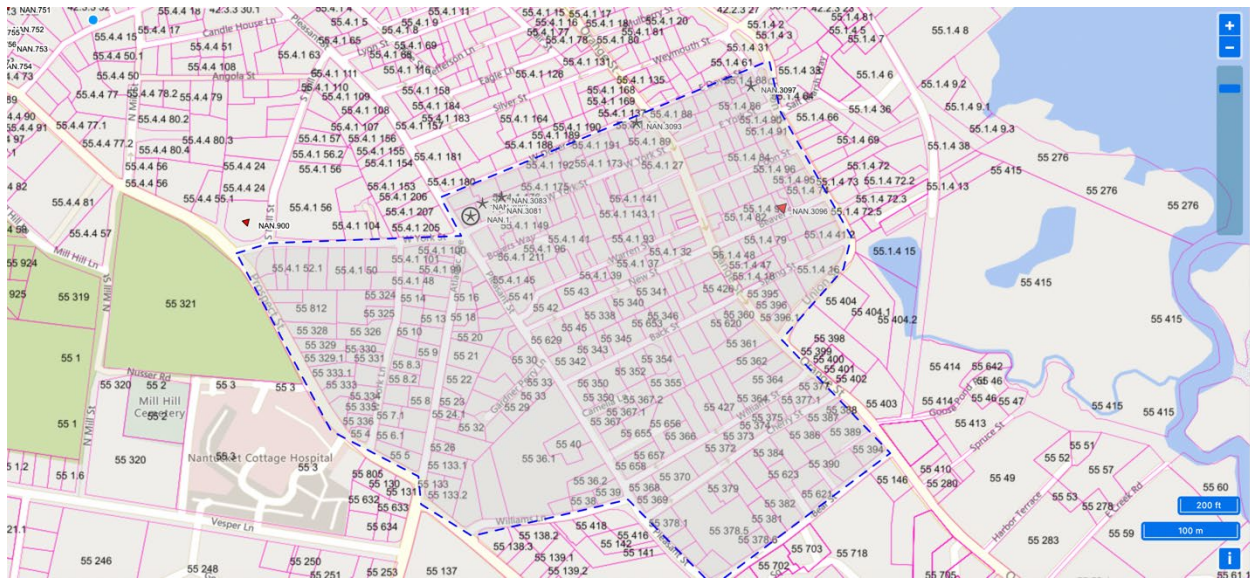


Figure 4: Tax Parcel Map (MACRIS)

FEDERAL TAX IDENTIFICATION NUMBER (IF NON-PROFIT)

N/A

APPLICANT BACKGROUND

APPLICANT HISTORY AND RESUMES OF THE THREE (3) HIGHEST OFFICERS

Town

Holly Backus...

PIN Team

Cleary Larkin, Ph.D., R.A. will serve as the Primary Investigator and Project Manager for this project. Dr. Larkin is the Director of UF's Historic Preservation program, and of PIN. She is a licensed architect, architectural historian, and preservation planner with over twenty years of experience as a practitioner in New York City, Virginia, and Florida. In addition to managing architectural projects, Dr. Larkin has performed archival research and writing for many National Register nominations and Historic Structure Reports, including the Empire State Building and Grand Central Terminal in New York City and the St. Paul Union Depot in Minnesota. Her experience leading historic resource surveys includes the Gainesville Mid-Century Modern survey, a year-long grant-funded project to document multiple historic neighborhoods in Gainesville, Florida; co-leading survey for Okahumpka, Florida and currently, a re-survey of Springfield Historic District in Jacksonville. Dr. Larkin served as the City of Gainesville's Historic Preservation Planner from 2016-2018; she has been a guest lecturer at PIN since 2017, served as Interim Director from 2021-2023, and participated in the finalization of the CPC-funded Streetscapes Plan in partnership with NPT.

Dr. Larkin holds a B. Arch from the University of Arkansas, an M.S. in Historic Preservation from Columbia University, and a Ph.D. with a concentration in Urban Planning from the University of

Florida. Her expertise includes resilient heritage, community engagement, and expanding narratives in historic neighborhoods.

Erica Mollon is a second-year doctoral student and will serve as Project Lead for this survey. Ms. Mollon has over 10 years of experience as an Architectural Historian specializing in cultural resource surveys, architectural history, and urban design analysis. She has worked extensively with the cultural resources survey process including historic resources field surveys, resource evaluation, research and documentation, National Register nominations, and historic district delineation and documentation. Ms. Mollon has led a multi-year historic resources survey for the AKRF team in New York City focused on the counties of Bronx, King, Rockland, Westchester, and Orange; historic resource surveys in seven neighborhoods in Fort Lauderdale, FL; and the entire City of Auburndale, FL. She has contributed to other survey work including projects throughout New York City, Myanmar, Trinidad and Tobago, and Albania. She has also worked with non-profits on local landmark designations, National Historic Landmark designations, and an architectural survey for a non-contiguous historic district.

Ms. Mollon holds a B.A. in Art and Business from Agnes Scott College, an M.B.A. from the University of North Florida, an M.S. in Historic Preservation and an M.S. in Urban Planning from Columbia University.

Additionally, one **Graduate Assistant** in the UF Historic Preservation program will be retained to assist with background research, survey work, and report compilation.

NAMES OF GOVERNING BOARD, TRUSTEES, DIRECTORS OR MEMBERS

HOLLY

DESCRIPTION OF ANY ESTABLISHED RECORDS OF COMPARABLE PROJECTS

HOLLY--PREVIOUS TOWN-SPONSORED CPC GRANT REQUESTS.

PIN was established on the island in 1972 as a summer program run by the University of Florida's Historic Preservation program. Over the last five decades, over 700 participants representing more than 110 institutions have attended the program. PIN graduates have researched and documented over 60 of the island's historic structures, preparing and submitting much of this documentation to the HABS archive in the Library of Congress, as well as the NHA Library. The substantial archive generated by PIN has proven invaluable in restoring and stewarding some of the island's most significant sites. While primarily an education program, PIN seeks to create meaningful relationships with island stakeholders, and has partnered with the Town, NPT, NHA, the Maria Mitchell Association, ReMain Nantucket and others to provide assistance on current issues impacting the preservation and sustainability of Nantucket. Prior CPC grants completed by PIN include: Resilient Nantucket, Phases 1 & 2; Historic Interiors Survey (with NPT), and Historic Streetscapes (with NPT).

PROJECT INFORMATION

SCOPE OF PROJECT

Though Nantucket is an NHL, much of the island has not been properly surveyed and documented in over 30 years. In 2022, the Town of Nantucket hired PAL to assist with the creation of a Survey Plan that the Town could follow to further document the historic resources on the island. The Survey Plan defined island neighborhood survey unit boundaries that contained roughly the same number of structures, defined threats to historic resources, and created a prioritized list of neighborhoods to survey. The Town continues to work with PAL to survey neighborhoods, however with 59 identified neighborhood units on the island, the Town seeks to leverage other partnerships to make survey progress on the highest prioritized neighborhood units.

Typically, historic resource surveys are broken into two types: a reconnaissance-level and an intensive-level. Reconnaissance-level surveys provide high-level documentation for buildings, sites, and/or structures within the survey boundary. This information usually includes photographs, geo-spatial data often through GIS mapping, and estimated construction dates and/or architectural styles. Occasionally, more detailed analysis of the architecture can be completed, including simple notations about building materials and alterations that are visible from the public right of way. Intensive-level surveys typically involve detailed resource-specific research. Information for each building, site, or structure that is determined to be either individually eligible for listing or as a contributing resource to a proposed historic district is collected in accordance with each State Historic Preservation Office's requirements. In Massachusetts, the Intensive-level survey would result in completed and accepted Form Bs for each contributing resource. Often, these two surveys levels are sequential, with the background and architectural information collected during the Reconnaissance-level survey (Phase I, this project) informing the work to be completed during the Intensive level (Phase II, a future project).

This project would focus on the Reconnaissance-level survey of the neighborhood unit known as West Monomoy. The area, also known as Five Corners, contains parts of communities historically known as Guinea, New Guinea, and New Town and was originally laid out in 1726.⁴ The area is associated with African, Cape Verdean, Portuguese, and Azorean residents and extends into Mill Hill. The African Meeting House (c. 1825) is located within the neighborhood survey boundaries, and the neighborhood contains a dense mix of eighteenth through twentieth-century buildings.⁵ The total area of the neighborhood is approximately 48 acres.⁶ It contains approximately 251 properties constructed prior to 1976; only four properties are currently documented in the Massachusetts Cultural Resource Information System (MACRIS), illustrating the need for the survey of this significant neighborhood.⁷

⁴ The Public Archaeology Laboratory, Inc., "Nantucket Neighborhoods Master Table for Survey Plan," 2022.

⁵ Museum of African American History, "Nantucket Black Heritage Trail®," n.d.

⁶ The Public Archaeology Laboratory, Inc., "Nantucket Neighborhoods Master Table for Survey Plan," 2022.

⁷ The four properties in MACRIS are: The African Meeting House (c. 1824), Florence Higginbotham House and Garage (1923), Antone Sylvia Grocery Store (1869), and Nicholson-Andrews House (1835).

PROJECT GOAL

The project goal would be to preserve those resources that are considered contributing to Nantucket's NHL. The neighborhood is currently considered under threat from demolition and redevelopment and changes in land use and property use.⁸ No comprehensive survey work of the neighborhood has been completed, and while multiple sources have documented the Black and immigrant history within the neighborhood, this research is disjointed and has not been compiled or tied to the preservation of the physical resources within the neighborhood. This survey would allow for the official documentation of resources and create a baseline tool for the Town's use in ensuring preservation of at-risk resources within the neighborhood.

PROJECT OBJECTIVES

The first project objective of this Reconnaissance-level survey would be to create a written neighborhood context statement that would document the neighborhood history and identify significant historic, cultural, and architectural themes for West Monomoy. The written context statement will be used by the Town as a tool for measuring significance and determining contributing resources to the neighborhood. A second project objective would be to create photographic and geo-spatial (GIS Mapping) documentation of the approximately 250 resources within the neighborhood boundaries, with data including approximate construction dates for each structure. The third project objective would be to conduct a minimum of two community outreach meetings to identify sites of cultural significance within the community stakeholder values and to ensure the identified themes resonate with community members. These three project objectives will guide Phase I and lay the groundwork for a future Phase II.

DESCRIBE HOW THE PROJECT ACCOMPLISHES THE GOALS AND OBJECTIVES OF THE CPA RELEVANCE TO COMMUNITY

The proposed project would accomplish the CPA goal of preservation of historic resources through the Reconnaissance-level survey and deliverables of a neighborhood context statement and geospatial database. Further, involvement of the West Monomoy community in the survey process would demonstrate relevance of the project to the island and would ensure community input guides the project. This project would seek to protect at-risk historic resources that have not been properly documented. An estimated 250 structures exist in the neighborhood; currently only four have been documented on MACRIS and the Town similarly lacks detailed information on each structure. Additionally, there is not a comprehensive context statement for the neighborhood that the Town can use to evaluate potential resources and their contributing status to the National Historic Landmark designation. The survey would compile previous research with new information to create an overarching historic context statement that would provide a singular reference for the neighborhood. While much has been documented around Nantucket's whaling era, the Town lacks a compiled source of information on Nantucket's early Black and immigrant residents, many of whom lived in the West Monomoy neighborhood.

⁸ Adams, et al., p. 3-4 and The Public Archaeology Laboratory, Inc., "Nantucket Neighborhoods Master Table for Survey Plan," 2022.

The project team would work closely with local experts and the community to ensure all sites of historic and cultural significance are recorded. The project team would lead two community outreach sessions during the project: first, near the beginning of the project, to document local input and second, towards the end, to validate the direction of the historic context statement. This neighborhood, in addition to being a high-risk area from the threat of demolition and redevelopment, is being prioritized due to the high concentration of early Black sites of significance and as the neighborhood that historically housed immigrant populations—two groups that are often overlooked in the formal designation of Nantucket’s history. The project would be extremely timely due to the recent hiring of Dr. Noelle Trent as CEO of the Museum of African American History in Boston, the governing body of the local African Meeting House, the recent recipient of the National Trust for Historic Preservation grant for rehabilitation. PIN is committed to working with MAAH, NHA, NPT and local consultants and historians to expand the research and dissemination for the neighborhood to not only fulfill the Town’s goal of survey, but also to create a baseline for future rehabilitation, education and outreach funding for the historically underserved neighborhood.

PROJECT PLAN AND FINANCES

CPC FUNDING REQUEST

For this project, the team is requesting \$60,000.

PROPOSED SCHEDULE

The proposed schedule is broken into two periods—the pre-project phase, which will be funded by PIN as in-kind matching funding and the project phase of work which would be funded by the CPC grant.

Pre-Project (In-Kind Matching Funds)

Fall 2023-Spring 2024

Prior to beginning the proposed project, PIN and the Town will host a Historic Research and Documentation “Best Practices” workshop to convene local experts, historians, authors, regional survey professionals, and Massachusetts SHPO to collaborate on a “Best Practices” approach and document for island surveys. As an outcome from this workshop, all potential future survey teams will be trained to complete historic context statements, survey documentation, and MACRIS Form Bs using the same research methods and language to ensure consistent outputs and a smooth process for the Town in submitting documentation to the State.

Additionally, PIN will provide in-kind services to the Town to compile the existing research on the West Monomoy neighborhood. Known resources include:

- Town files
- Previous PIN projects
- Nantucket Preservation Trust
- Nantucket Historic Association
- The Museum of African American History
- Thesis, Dissertations and Peer-Reviewed Publications

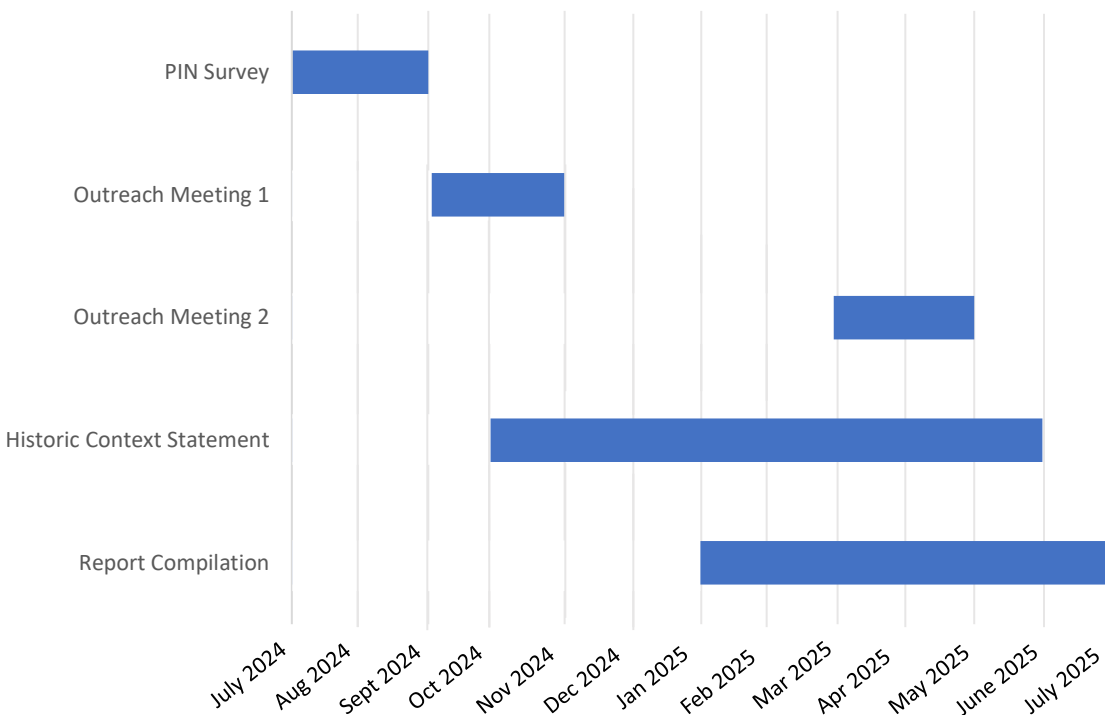
- Local Architects, Authors and Scholars

The output of this compilation of research will inform the historic context statement that will be created during the proposed project.

Project (CPC Funded)

July 1, 2024 through June 31, 2025

The team would utilize the CPC funding to conduct a Reconnaissance-level survey beginning in summer 2024, compile a historic context statement for the West Monomoy neighborhood unit, host two community outreach sessions, and write a final report for the Town.



The proposed project would begin during the Summer 2024, as part of the coursework at PIN. Under the guidance and supervision of Dr. Cleary Larkin and Erica Mollon, the PIN2024 students would begin the Reconnaissance-level survey to document each building within the neighborhood boundary that was constructed prior to 1976. Each structure would be documented through photographs and geolocated using GIS for the Town's database. Students will use historic maps, deed records, and architectural evidence to provide each building with an approximate building date. The PIN2024 public presentation at the end of summer will introduce the West Monomoy project and report on the survey progress made.

In the Fall, the first community outreach session will focus on community knowledge mapping through interviews and oral histories. PIN will also provide an opportunity for families to bring historic photographs for digitization, adding to the physical repository of history for eventual

creation of an online Story Map for West Monomoy.⁹ This session would inform the neighborhood context statement, as well as prioritize important sites within the community, ensuring that the project will remain relevant to the community. Any additional field work will also be undertaken during this trip.

The output from this community session, along with the compiled research from Spring 2024, and additional research including historic newspapers, property and deed records, historic maps, aerials, and archival research from local repositories would be combined into the neighborhood historic context statement. This would provide an overall understanding of the evolution of the neighborhood and highlight neighborhood-specific themes. While some research would occur over the course of the survey and while the students are attending PIN in the summer, most of the work to compile the historic context statement would happen during Fall 2024 and Spring 2025. The PIN team and the Town will work closely during this process to ensure relevance and usability of the historic context statement for future preservation efforts.

The second community outreach session would happen late Spring 2025 with the goal of sharing initial findings with the community and ensuring the direction of the neighborhood context statement reflects expectations and community values. This meeting would allow the community time to give input into the final product as well as to review the research findings and survey data collected to date. Any additional fieldwork will also be undertaken during this trip.

The final report would be compiled beginning in January 2025 and finalized with the Town by June 31, 2025. The PIN team would collaborate with the Town throughout the research and writing of the final report to ensure it meets the Town's expectations and is relevant to the community. This report would include the historic neighborhood context statement and the synthesized findings from the two community sessions; a geospatial database of surveyed properties would also be submitted to the Town.

Following the completion of this Phase I project, the next step for the West Monomoy neighborhood would be to complete an Intensive-level survey (Phase II) to perform detailed research for each contributing resource within the neighborhood boundary. Phase II outcomes would be approximately 200 MACRIS Form Bs.

LINE ITEM BUDGET

Task 1: Survey & Documentation: \$10,000

Much of the survey will be undertaken as part of the PIN2024 session. Task 1 costs include compilation of survey information after PIN2024, noting missing information for future fieldwork, additional research as required to complete the Ph. 1 survey, and creation and input of data into

⁹ Story Maps are an online resource for graphic dissemination of work to the public. The Story Map will be produced in a UF Historic Preservation class in Spring 2025. As an example, PIN2022 student work is presented in Story Map form on PIN's website: <https://dcp.ufl.edu/historic-preservation/preservation-institute-nantucket-summer-2022-final-projects/>

geospatial database. Task 1 will be led and performed by the PIN team. The Task 1 deliverable will be submitted in Fall 2025 and will include a written progress report including all information gathered during PIN2024 and a meeting with the Town to review progress on the geospatial database.

Task 2: Community Outreach I: \$10,000

Task 2 costs include preparation, undertaking and synthesis for the community outreach session by the PIN team. Work during this task includes identifying and contacting stakeholders, arranging meeting logistics such as time and place with partners, travel for the three PIN team members to Nantucket, coordination with the Town and partners, a day-long open community outreach session for interviews and digitization of family documents, processing of the outreach session, and synthesis of community input. Time on the island will also include additional fieldwork as needed. Housing for the PIN team will be provided by PIN as a match. The Task 2 deliverable will be submitted in January 2025, and will include a report of the synthesis of outreach outcomes and a noted direction for community values in the neighborhood context statement.

Task 3: Historic Context Statement: \$15,000

Task 3 costs include assessment of all compiled information and writing of the Historic Neighborhood Context Statement. This work will be undertaken by the PIN team, in consultation with local experts and the Town, to ensure that community values are guiding the work, and that the statement is effective for use by the Town in guiding future preservation efforts. Task 3 will include a monthly online meeting with the Town on progress of the statement. The Task 3 deliverable, the Historic Neighborhood Context Statement, will be refined during the second community outreach session (Task 4), and will be submitted May 31, 2025.

Task 4: Community Outreach II: \$10,000

Task 4 costs include preparation, undertaking and synthesis for the second community outreach session by the PIN team. Work during this task includes contacting stakeholders, arranging meeting logistics such as time and place with partners, travel for the three PIN team members to Nantucket, coordination with the Town and partners, preparation of the presentation to stakeholders, listening sessions for community feedback on the Historic Neighborhood Context Statement, and synthesis of community input. Time on the island will also include additional fieldwork as needed. Housing for the PIN team will be provided by PIN as a match. The Task 4 deliverable will be submitted by May 1, 2025, and will include a report on community input regarding the neighborhood context statement and future directions for refinement of the statement.

Task 5: Final Report & Geospatial Database: \$15,000

Task 5 costs include compilation of all survey and fieldwork data into a geospatial database, and a final report that compiles all community input, the Historic Neighborhood Context Statement, and recommendations for next steps in a Phase II survey. Work on the Task 5 deliverables will be

undertaken by the PIN team from January to June 2025, and will be reported on to the Town in the monthly meetings noted in Task 3. The PIN team will also work closely with the Town's GIS Manager to ensure that Town standards are being followed for the database. Collaboration with and input from local experts will also be included in preparation of the Task 5 deliverables, for assessing the survey process against the pre-project workshop Best Practices outcomes and noting potential methodology changes or additions as needed for the Town. Task 5 deliverables will be submitted to the Town by June 30, 2025. A public presentation on the project can be provided during summer of 2025.

OTHER FUNDING SOURCE(S), INCLUDING PRIVATE/PUBLIC/IN-KIND

UF and PIN will provide in-kind funding for: the Project preparation work as noted in the Pre-Project Tasks, PIN2024 student survey and documentation work, and the Neighborhood Story Map to be created in a UF Historic Preservation course in Spring 2025. PIN will also provide housing for the Team's trips to Nantucket for the Community Outreach Sessions. Lastly, the University of Florida's Historic Preservation program will cover any printing, mailing, or other administrative submission costs for the project.

OPERATION AND MAINTENANCE PLAN FOR PROPOSED NANTUCKET PROJECT

Holly- does the Town have any repository standards for surveys? Is this something noted by PAL? Or something we should cover in our Best Practices workshop?

PROJECT EVALUATION AND MAINTENANCE (DESCRIBE HOW YOU WILL MONITOR PROGRESS TO IDENTIFY WHAT WORKS AND WHAT NEEDS IMPROVEMENT AFTER THE PROJECT IS COMPLETED. INDICATE HOW CONTINUATION OF THE PROJECT WILL BE SECURED AFTER THE GRANT.)

The Phase I survey will be evaluated against the Best Practices standards determined by the PIN team, Town, and other experts in the Pre-Project phase. Evaluation of the process will also be undertaken as part of Task 5 and incorporated into recommendations for future surveys. Consistent consultation between PIN and the Town is included in the project to ensure that deliverables meet use needs, and the Town will be evaluating the deliverables through their use in future preservation efforts and making note of needed changes or additions. Additionally, the Phase I project creates a definitive baseline of data for a Phase II survey that creates the MACRIS Form Bs.

LONG-TERM INTEGRITY OF THE PROJECT UPON COMPLETION

Survey and Documentation projects always need to be revisited; however, this Phase I project creates a baseline of information that the Town is currently missing for West Monomoy. By providing a compiled record of information on the neighborhood, additional future research or discovered information may be easily added to the Town's repository for use in updating the geospatial database as needed.

SUPPORT DOCUMENTS

LETTERS OF SUPPORT FROM COMMUNITY ORGANIZATIONS OR OTHER SUCH SOURCES

REFERENCES

PERTINENT STUDIES OR STATISTICS

OTHER RELATIVE MATERIALS SPECIFIC TO THE PROJECT

COPY OF MOST RECENT INCOME TAX FORM 990

COPY OF LAST CERTIFIED AUDIT

CERTIFICATE OF NON-COLLUSION*

TAX COMPLIANCE CERTIFICATION*

MEMORANDUM OF UNDERSTANDING*



Application to the Nantucket Community Preservation Committee FY2025

SYNOPSIS

PROJECT TITLE

Main Street Streetscapes Assessment

NAME OF ORGANIZATION

Town of Nantucket with Preservation Institute Nantucket

CPC FUNDING REQUEST

\$50,000

SYNOPSIS OF PROJECT

The proposed Main Street Streetscapes Assessment project would be a partnership between the Town of Nantucket (Town) and the University of Florida's Preservation Institute Nantucket (PIN) to provide a historic materials survey, conditions assessment, and, working in conjunction with Town stakeholders, Department of Public Works, Tree Warden, Commission on Disability, and others, develop and prioritize options for restoration and rehabilitation of the street and sidewalk along historic Main Street, Nantucket Island's most significant historic street, from South Water Street to Gardner Street. The project goal is to provide safety and accessibility on Main Street's sidewalks and streets, while preserving the street's character-defining features. The Town is currently in negotiations with external consultants to focus on documentation of the street and sidewalk in front of the Three Bricks (93-97 Main Street), as historic tree roots and uneven materials have created a dangerous area for pedestrians and vehicles alike. As part of the Three Bricks project, the Town's consultant will provide digital documentation of the Streetscapes Main Street project area and will identify the issues and solutions for the specific area in front of the Three Bricks. Hence, the Three Bricks project will be used not only as an in-kind match for the Streetscapes proposal, but also as a Lead Pilot Project for developing rehabilitation recommendations for the entire Main Street project area. The Three Bricks project will be underway when the proposed Streetscapes project begins so the two project schedules will be synced to ensure that there are no redundancies to the scope of work, and that each project will inform the other. PIN archival research of conditions and materials will assist with the Three Bricks project, while digital documentation provided by the Consultant will be used for conditions assessment in the Streetscapes project area. Both projects will partner and coordinate input from stakeholders and relevant Town entities. The Streetscapes Scope of Work and Deliverables will follow the FY21 CPC Streetscapes project awarded to Nantucket Preservation Trust (NPT) and PIN: archival research and documentation of historic streetscape and character defining features and materials; conditions assessments; partner interviews and community engagement workshops and surveys for developing an approach that fits needs; preparation of Main Street Streetscapes plan with prioritized recommendations; dissemination of information to help raise public awareness of the preservation need and urban historic fabric of Nantucket.

APPLICANT INFORMATION

PROJECT TITLE

Main Street Streetscapes Assessment

NAME OF ORGANIZATION

Town of Nantucket (Public) with Preservation Institute Nantucket (Public)

CONTACT INFORMATION

Holly Backus, Preservation Planner (hbackus@nantucket-ma.gov)

2 Fairgrounds Road | Nantucket, MA 02554

508-325-7587 ext. 7026

Website: <https://www.nantucket-ma.gov/>

LOCATION OF PROJECT SITE

Main Street and Main Street Sidewalks; originating at S. Water Street (map 42.3.1 parcel 135) and continuing to the Civil War Monument at the intersection of Gardner Street (map 42.3.3 parcel 152).

FEDERAL TAX IDENTIFICATION NUMBER (IF NON-PROFIT)

N/A

APPLICANT BACKGROUND

APPLICANT HISTORY AND RESUMES OF THE THREE (3) HIGHEST OFFICERS

Town

Holly Backus...

PIN Team

Cleary Larkin, Ph.D., R.A. will serve as the Primary Investigator and Project Manager for this project. Dr. Larkin is the Director of UF's Historic Preservation program, and of PIN. She is a licensed architect, architectural historian, and preservation planner with over twenty years of experience as a practitioner in New York City, Virginia, and Florida. Dr. Larkin has worked as a preservation architect on multiple historic buildings including the Empire State Building and Grand Central Terminal in New York City. She worked for six years as the Virginia Main Street Architect, focusing on streetscapes and downtown improvements in historic towns across the state. She has experience in using archival research to understand change over time in materials and urban settings, as well as coordinating and facilitating project design with multiple disciplines in rehabilitation projects. Dr. Larkin served as the City of Gainesville's Historic Preservation Planner from 2016-2018; she has been a guest lecturer at PIN since 2017, served as Interim Director from 2021-2023, and participated in the finalization of the FY21 CPC-funded Streetscapes Plan in partnership with NPT.

Dr. Larkin holds a B. Arch from the University of Arkansas, an M.S. in Historic Preservation from Columbia University, and a Ph.D. with a concentration in Urban Planning from the University of

Florida. Her expertise includes resilient heritage, community engagement, and rehabilitation for historic downtown buildings and streetscapes.

Additionally, one **Graduate Assistant** in the UF Historic Preservation program will be retained to assist with archival research, conditions assessment, geospatial mapping, community engagement, and report compilation.

NAMES OF GOVERNING BOARD, TRUSTEES, DIRECTORS OR MEMBERS

HOLLY

DESCRIPTION OF ANY ESTABLISHED RECORDS OF COMPARABLE PROJECTS

HOLLY--PREVIOUS TOWN-SPONSORED CPC GRANT REQUESTS.

PIN was established on the island in 1972 as a summer program run by the University of Florida's Historic Preservation program. Over the last five decades, over 700 participants representing more than 110 institutions have attended the program. PIN graduates have researched and documented over 60 of the island's historic structures, preparing and submitting much of this documentation to the HABS archive in the Library of Congress, as well as the NHA Library. The substantial archive generated by PIN has proven invaluable in restoring and stewarding some of the island's most significant sites. While primarily an education program, PIN seeks to create meaningful relationships with island stakeholders, and has partnered with the Town, NPT, NHA, the Maria Mitchell Association, ReMain Nantucket and others to provide assistance on current issues impacting the preservation and sustainability of Nantucket. Prior CPC grants completed by PIN include: Resilient Nantucket, Phases 1 & 2; Historic Interiors Survey (with NPT), and Historic Streetscapes (with NPT).

PROJECT INFORMATION

SCOPE OF PROJECT

The proposed Main Street Streetscapes Assessment project would be a partnership between the Town of Nantucket (Town) and the University of Florida's Preservation Institute Nantucket (PIN) to provide a historic materials survey and conditions assessment, and working in conjunction with Town stakeholders, Department of Public Works, Tree Warden, Commission on Disability, and others, develop and prioritize options for restoration and rehabilitation of the street and sidewalk along historic Main Street, Nantucket Island's most significant historic street, from South Water Street to Gardner Street. The project goal is to provide safety and accessibility on Main Street's sidewalks and streets, while preserving the street's character-defining features. The project area is approximately .4 miles, from South Water Street to the Civil War Monument at Gardner Street. Recommendations will build on information compiled to date by the Preservation Institute Nantucket (PIN) as part of the previously awarded Historic Streetscape Preservation Master Plan (CPC award from FY 2021).

The project tasks follow the methodology established in the FY21 Streetscapes Plan, which focused on Liberty, Centre and Winter Streets, and included digital documentation, archival research, community engagement, development of a rehabilitation plan, and dissemination. The proposed Main Street Streetscapes project will provide an extra task of coordination with Town,

Town Consultants, DPW, Tree Warden, the Commission on Disability, and other relevant partners, as there are multiple projects in the planning stages and considerations for Main Street's rehabilitation must provide multiple options that recognize the constraints of the area as well as multiple needs for infrastructure, safety, accessibility, historic character, maintenance and contemporary code requirements.

Task 1: Research \$10,000

The Research task will include archival research and compilation of previous Town plans to document the changes over time of the streetscape materials along Main Street. Resources will include: local newspapers, historic photos, Nantucket Historical Association archives, PIN projects, Town archives and project reports. The research will also consider the history developed in the previous Streetscapes report, as well as consultation with the Town and the Town's consultant to ensure all documentation needed for the Three Bricks project is included. The archival research will begin July 1, 2024 and will be completed and compiled into the Changes Over Time chapter of the Final Report by December 31 for Town review and consultant use. A geospatial database will be created during this task to document significant streetscape elements and materials that are considered character-defining features due to their history, integrity, and authenticity. This documentation will inform prioritization and decision-making throughout the project.

Task 2: Conditions Assessment \$10,000

The Conditions Assessment task will involve coordination with the Town and Town's consultant in using their digital modeling for documentation of the existing conditions of streetscapes materials. The Town's consultant, through the Town contract, will be providing a parametric model for tracking all materials and level changes in the street, along the curbs and sidewalks, at the buildings and tree locations. Further documentation will include infrastructure and utility locations. PIN will provide a field survey to photograph and document existing conditions assessments of materials, such as brick sidewalks, granite curbs, inset gutters, and curb cuts, as well as other infrastructure, utility appurtenances, and tree locations.

PIN will also coordinate with the Town, the Tree Warden and Public Works to ensure all elements within their purview are identified on the street. For example, this may include an update or augmentation of the existing tree inventory to identify potential areas of conflict with mature high value trees. A second example would be the identification of salvaged materials kept by the Town for use in rehabilitation projects and understanding previous costs of projects.

Use of the archival research will assist with understanding the changes to the materials, identifying locations of historic infrastructure, such as cisterns, and documenting materials and areas with consistent deterioration or movement that create safety and accessibility challenges for the Town. The conditions assessment data will be provided to the Town for input into the Consultant's model. PIN will note conditions of character-defining features on the geospatial database. The Conditions Assessment Chapter of the Final Report will be delivered to the Town by February 28, 2025.

Task 3: Partner & Community Engagement \$15,000

The Partner & Community Engagement task is to ensure that input from all relevant parties and users is considered for determining existing challenges, issues, deficiencies and needs for the Main Street Streetscapes. The Main Street project area is not incredibly large, yet it has such varied uses and users, that the engagement task will involve multiple communications with different groups of stakeholders. Regular coordination and communication with the Town and project partners will be essential to the success of this project. Engagement with partners will involve a preliminary survey and discussion on identified needs and challenges from the partners' perspective, as well as sharing of project deliverables for feedback. Partner meetings will occur from July 1- December 31, 2024. Currently identified project partners will include:

- The Town and Town's consultant for the Three Bricks project: As this project is occurring at the same time, partnership will ensure coordination for the pilot project at 93-97 Main Street, sharing of data and information for informing prioritization and project decisions, and creation of Rehabilitation options for the whole of Main Street based on the information gathered through this proposed project and the Three Bricks project.
- Department of Public Works: DPW is in the early stages of identifying needed projects on Main Street. Identification of existing and historic infrastructure in conjunction with locations of historic materials and trees will be critical to ensuring that future DPW projects not only meet utility needs but also reflect understanding of character-defining features of the Streetscape.
- Nantucket Tree Warden & Arborist: The historic trees along Main Street are a critical element in the Streetscape project, as they may be considered character-defining individually but also collectively. The intersection of trees, infrastructure, materials and people is a complex challenge that the project aims to address. This Streetscapes project will be the first time that a comprehensive compilation of all elements on Main Street, including the trees, will be undertaken. Working in partnership with the Tree Warden will provide education and understanding of tree maintenance and tree health for use in future decision-making for rehabilitation.
- Nantucket Commission on Disability: Accessibility along Main Street is a challenge due to the organic change over time of materials, bedding, intersections of trees and historic appurtenances. Partnership with this commission will ensure that the project team is knowledgeable of federal, state and local requirements for access; and ensuring those with disabilities have a voice in enhancing safe access and sustaining a welcoming historic environment.
- Nantucket Historical Commission (NHC), Historic Districts Commission (HDC), Nantucket Preservation Trust (NPT): Due to the island's National Historic Landmark designation, the stewardship of Nantucket's historic materials is a priority in any project decision-making that the Town will undertake on Main Street. Informed discussions with the NHC, HDC, and NPT will ensure that all historic considerations will be included in the Main Street Streetscapes Assessment.

Community Engagement will involve outreach to the Nantucket community-at-large, following the methodology established in the previous Streetscapes project. A community workshop in January 2025 will present information from Tasks 1 and 2 as a baseline of information for discussion and input. Depending on the status of the Three Bricks project, and the parametric modeling, this information may also be provided to the public for input. An online community survey will be developed based on previous discussions with partners, to determine community concerns and establish community values about Main Street. The survey link will be distributed to workshop participants, Main Street building owners, and announced through local resources such as social media and local newspapers. Analysis of the survey results will be presented in conjunction with Partner feedback in the Engagement Chapter of the Final Report to inform project needs and prioritization of decision-making options. The Engagement Chapter will be submitted to the Town by the end of February 2025.

Task 4: Rehabilitation Plan \$15,000

The Rehabilitation Plan task will include a synopsis of needs, precedent studies, development of solution options, and partner discussion for prioritization of recommendations. The PIN team will first compile all previous research and input into a matrix of needs, challenges, historical significance, and codes to clearly illustrate the items to be addressed in future rehabilitation projects. The matrix will identify stakeholder- and partner- specific needs. Precedent research will provide ideas and solutions undertaken in similar locations. A series of partner meetings will be led by PIN and the Town to determine options for rehabilitation and prioritization of projects and solutions. Additionally, the Plan will include recommendations for material restoration, repair, replacement, re-setting as required for accessibility, safety, and long-term material stability. All recommendations will be coordinated with the MAAB accessibility guidelines and the Secretary of the Interior's Standards.

The Rehabilitation Plan will be undertaken from January 1 through June 30, 2025. A draft plan will be reviewed with the Town in late April 2025, and the final Report will be submitted by June 30. Deliverables will also include coordination with the Town's consultant in modeling rehabilitation options, and geospatial database recommendations determined by the Town for future use. Dissemination to the public will be a public presentation in May by the Town and PIN illustrating the project process and reporting on outcomes. Feedback from the public presentation will create additional information that the Town can take into consideration for next steps.

Total: \$50,000

PROJECT GOAL

The project goal would be to preserve those resources that are considered contributing to Nantucket's NHL. Main Street is a highly used and visible area for tourists and residents, with historic materials, buildings, and trees, as well as the complexity of high traffic and noted safety and accessibility issues. No comprehensive Streetscapes plan has been undertaken yet to fully understand the history, change over time and character-defining features that must be considered when addressing challenges and needs. This project would allow for the official documentation of resources and create a baseline tool for the Town's use in ensuring preservation

of Main Street historic character while managing change for the health, safety, and welfare of visitors and residents alike. Full documentation of Main Street's historic materials, trees and infrastructure, placed into the Town's model and geospatial database for ease of public understanding, will allow for clearer communication with the public on the challenges of decision-making for Main Street's future, and the importance of good documentation and community input for prioritization of projects.

PROJECT OBJECTIVES

The project meets the objective for historic preservation of community resources and will ultimately improve the walkability of the downtown historic district.

DESCRIBE HOW THE PROJECT ACCOMPLISHES THE GOALS AND OBJECTIVES OF THE CPA RELEVANCE TO COMMUNITY

Rehabilitating Main Street is a challenging problem significant to historic preservation and accessibility goals on Nantucket, a Complete Streets Community. Achieving preservation goals, transportation goals, and maintenance goals simultaneously is a significant challenge for the Town. Main Street's sidewalks have fallen into disrepair, becoming dangerous to pedestrians and, in places, impassable to those who require mobility assistance.

The project simultaneously addresses three goals important to the community: preservation of historic resources, stewardship of trees, and walkability and accessibility. By undertaking this comprehensive project for Main Street in conjunction with the Town's Matching Three Bricks project, the Town and PIN will be providing a holistic outlook for Main Street's future and informing a pilot project at an important node of Upper Main. Community engagement and project visibility and transparency will ensure that rehabilitation plans include all voices and consider all character-defining features of Main Street when planning for preservation, walkability and accessibility.

PROJECT PLAN AND FINANCES

CPC FUNDING REQUEST

For this project, the team is requesting \$50,000.

PROPOSED SCHEDULE

The project will be broken into four distinct Tasks from July 1, 2024- June 30, 2025.

Task 1: July-December 2024, includes Trip 1: PIN2024 summer session, July-August

Task 2: July 2024-February 2025, includes Trip 1: PIN2024 summer session, July-August

And Trip 2: October-November estimated time frame for wrapping up Tasks 1 & 2

Task 3: July 2024-February 2025 includes Trip 3: January 2025 Community workshop

Task 4: January- June 2025 includes Trip 4: May 2025 Public Presentation

Main Street: Streetscapes Assessment Schedule												
Nantucket, Massachusetts												
FY25 CPC Grant												
Task	Description	Schedule 2024-2025										
		July	August	September	October	November	December	January	February	March	April	May
1	Research (July - December 2024)											
	Trip 1 (pin2024 Summer Session)											
	Deliverable Due December 31, 2024											
2	Conditions Assessment (July 2024 - February 2025)											
	Trip 2 (Fall 2024)											
	Deliverable Due February 28, 2025											
3	Partner & Community Engagement (July 2024 - February 2025)											
	Partner Meetings											
	Trip 3 Community Workshop (January 2025)											
	Online Community Survey January-February 2025											
	Engagement Deliverable Due February 28, 2025											
4	Rehabilitation Plan (January - June 2025)											
	Draft Plan Due April 2025											
	Trip 4 Public Presentation (May 2025)											
	Final Plan Due June 30, 2025											

LINE ITEM BUDGET

Task 1: Research \$10,000

- Work performed by PIN Team for research and report deliverable
- Trip 1: On-island research will be undertaken during PIN2024 summer session
Travel and housing costs will be covered by PIN

Task 2: Conditions Assessment \$10,000

- Work performed by PIN Team for field survey and conditions documentation
- Trip 1: On-island survey will be undertaken during PIN2024 summer session
Travel and housing costs will be covered by PIN
- Trip 2: Fall 2024 Wrap-up fieldwork, in-person research, partner meetings as needed
Budget includes \$1500 for travel costs for PIN team.
Housing provided by PIN

Task 3: Partner & Community Engagement \$15,000

- Work performed by PIN Team for partner meetings & community engagement, survey, analysis and reporting
- Trip 3: January 2025 Community workshop
Budget includes \$1500 for travel costs for PIN team.
Housing provided by PIN

Task 4: Rehabilitation Plan \$15,000

- Work performed by PIN Team for rehabilitation planning and coordination
- Trip 4: May 2025 Public Presentation
Travel and housing costs will be covered by PIN

OTHER FUNDING SOURCE(S), INCLUDING PRIVATE/PUBLIC/IN-KIND

Of utmost importance to this grant proposal is the Town's contribution of digital documentation of Main Street through a separate consulting project. The Town's contribution will provide a digital model repository for PIN's coordination of archival research data and conditions assessment. PIN will also provide in-kind funding for 50% of the airfare travel costs for the four site visits, as well as housing for the team during these trips. Lastly, the University of Florida's Historic Preservation program will cover any printing, mailing, or other administrative submission costs for the project.

OPERATION AND MAINTENANCE PLAN FOR PROPOSED NANTUCKET PROJECT

The creation of the parametric modeling and the geospatial database for the Town's Three Bricks project and this project will allow for ease of documentation and future project tracking for the Town.

PROJECT EVALUATION AND MAINTENANCE (DESCRIBE HOW YOU WILL MONITOR PROGRESS TO IDENTIFY WHAT WORKS AND WHAT NEEDS IMPROVEMENT AFTER THE PROJECT IS COMPLETED. INDICATE HOW CONTINUATION OF THE PROJECT WILL BE SECURED AFTER THE GRANT.)

Main Street is a municipal street and the Town of Nantucket is responsible for its maintenance. We hope that by identifying restoration and accessibility issues and building public support, the Town will be well positioned to initiate development of prioritized rehabilitation plans and proceed with funding asks for implementation. A well-designed historic street should maintain its integrity for generations to come, given adequate maintenance.

LONG-TERM INTEGRITY OF THE PROJECT UPON COMPLETION

Copies of the report will be provided to the Town and CPC for inclusion in their websites and archives.

SUPPORT DOCUMENTS

LETTERS OF SUPPORT FROM COMMUNITY ORGANIZATIONS OR OTHER SUCH SOURCES

REFERENCES

PERTINENT STUDIES OR STATISTICS

OTHER RELATIVE MATERIALS SPECIFIC TO THE PROJECT

COPY OF MOST RECENT INCOME TAX FORM 990

COPY OF LAST CERTIFIED AUDIT

CERTIFICATE OF NON-COLLUSION*

TAX COMPLIANCE CERTIFICATION*

MEMORANDUM OF UNDERSTANDING*

§ 139-26. Issuance of building and use permits.

A. No building or structure shall be used, erected, constructed, relocated, added to or otherwise subjected to alteration, or demolished without a building or use permit having been issued by the Building Commissioner or Local Inspector for any use or structure. No lot shall be changed from its use preexisting the July 27, 1972, effective date of this chapter, except to its natural condition allowed by § 139-7A(5) above, without a use permit or a building permit permitting such use. No such permit shall be issued until such construction, erection, relocation, addition, alteration, demolition or use, as proposed, shall comply in all respects with the provisions of this chapter as determined by a Zoning Enforcement Officer or with a decision rendered by the Board of Appeals, the Planning Board, or the courts in the case of appeals. **[Amended 4-14-1997 ATM by Art. 40, AG approval 8-5-19974-10-2000 ATM by Art. 46, AG approval 8-2-2000; 6-25-2020 ATM by Art. 51, AG approval 10-27-2020]**

(1) Demolition delay.

(a) Statement of purpose. The purpose of this section is to establish a predictable process for reviewing requests to demolish residential structures in order to:

- [1] Establish an appropriate waiting period during which the Town and the applicant can propose and consider alternatives to the demolition of a building of residential value;
- [2] Minimize the quantity of demolition debris ending up in the landfill;
- [3] Create an incentive for reuse of residential structures;
- [4] Give interested parties an opportunity to acquire reusable residential structures.

(b) Buildings subject to demolition delay. All residential structures are subject to review by the Building Commissioner, Local Inspector, or a registered design professional for the purpose of determining whether such buildings have any residential reuse potential.

(c) Issuance of demolition permit. The requirements set forth in this section are in addition to, and not in lieu of, the requirements of any other codes, ordinances, statutes, or regulations applicable to the demolition of buildings. No demolition permit shall be issued for a building that is subject to review, pursuant to Subsection A(1)(b) above, unless:

- [1] It is determined that demolition is necessary, pursuant to Subsection A(1)(d) below.
- [2] It is determined that said building has no residential reuse potential due to the existing condition of the structure or physical barriers to moving the structure such as significant trees, bridges, etc.
- [3] The demolition delay period set forth in Subsection A(1)(f) below has expired.

(d) Required demolition or repair.

- [1] Demolition. Nothing in this section shall restrict any authority in the general laws for the Building Commissioner or Building Inspector to order the building owner, or Town, to demolish a building at any time if it is determined that the condition of a building or part thereof presents an imminent and substantial danger to the public health or safety.
- [2] Repair. Nothing in this section shall restrict any authority in the general laws for the

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Building Commissioner or Building Inspector to require the applicant to take reasonable action to prevent the need for required demolition, which may include securing the building and making it safe so that it does not present an imminent and substantial danger to the public.

(e) Issuance of building, use, or occupancy permit.

- [1] If it has been determined that a building has re-use potential pursuant to Subsection A(1)(b) above, no building permits shall be issued for the erection of a new building on the site of such building subject to review before issuing a demolition permit for such building subject to review in compliance with this section.
- [2] If it has been determined that a building has been voluntarily demolished in violation of this section, no building permits shall be issued for new construction, or any use or occupancy permit for any use other than a park or recreational open space, with respect to the premises of such building for a period of two years after the date of the determination. As used herein, "premises" includes the parcel of land upon which the demolished building was located and all abutting parcels under common ownership or control.

(f) Procedure.

- [1] A request for review of reuse potential pursuant to this section shall be made to the Building Commissioner or Local Inspector. The request shall be made by letter, email or any other method acceptable to the building official.
- [2] (Reserved)
- [3] (Reserved)
- [4] After its receipt of an application, pursuant to this Subsection A(1)(f), the following determinations shall be made:
 - [a] Whether immediate demolition is required pursuant to Subsection A(1)(d); and
 - [b] Whether said structure has any residential reuse potential pursuant to Subsection A(1)(c)[2].
- [5] A determination shall be made within 20 days after the request. If it is determined that the structure does not require immediate demolition and that it does have reuse potential the applicant shall place a public notice in a local newspaper.
 - [a] Contents of public notice.

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Subject to the Chapter 139 Section 26A(1) of the Code of the Town of Nantucket (the so-called "demolition delay bylaw"), a house located at INSERT ADDRESS is being made available to any interested party subject to the ability to move the structure within 60 days from the date of this publication, in addition to meeting any conditions imposed by the current owner. A letter of interest must be submitted to INSERT OWNER/CONTACT ADDRESS AND EMAIL with a copy provided to the Town of Nantucket Building Commissioner at 2 Fairgrounds Road or by e-mail at INSERT BUILDING COMMISSIONER E-MAIL within 30 days from the date of this publication. Letters of interest received after 30 days may be considered at the discretion of the property owner.

[6] A published copy of said notice shall be presented to the Building Department. From the date of publication of said notice, any interested parties shall have 30 days to respond in writing. If any bona fide letters of interest, as determined by the Building Commissioner or Local Inspector, are received within the thirty-day period no demolition permit shall be issued for a period of 30 days thereafter.

[7] If no bona fide letters of interest are received within the thirty-day period, a demolition permit may be issued.

- B. Form of application. The application for a building or use permit shall be submitted in such form as shall be described by the Building Inspector and shall be accompanied by the required fee as hereinafter prescribed. Application for a permit shall be made by the owner or lessee of any building or structure or the agent of either. The application for the permit shall be accompanied by a plot plan of the proposed building, structure or use drawn to scale with sufficient clarity to show the nature and character of the work to be performed, including off-street parking and loading space, if required, the location of new and existing lot lines.
- C. Accompanying documents. The application for a building or use permit shall be accompanied by the following documents, if applicable:
 - (1) Certificate of appropriateness issued by the Nantucket Historic Districts Commission pursuant to Ch. 395, Acts of 1970, as amended.
 - (2) Sewer permit.
 - (a) For on-site septic systems issued by the Nantucket Board of Health pursuant to Title V, § 3.7, of the State Environmental Code.
 - (b) For hook-ups to the public sewage system issued by the Superintendent of the Nantucket Department of Public Works pursuant to the Wastewater Systems Regulations Governing the Use of Common Sewers, of the Town and County of Nantucket, as amended.
 - (3) Order of conditions issued by the Nantucket Conservation Commission, pursuant to the State Wetland Protection Act (MGL c. 131, § 40), when a determination has been made that all or a portion of the property included in the building permit application is subject to the Wetland Protection Act. It is the responsibility of the applicant to file a request to determine applicability of the Wetland Protection Act if the applicant suspects that all or a portion of his property may be subject to the Act.
 - (4) Water well completion report establishing availability of water on property, if public water

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supply is unavailable.

- (5) Certified copy of each Board of Appeals and Planning Board decision, including minor and major site plan review approvals, and of the plan approved by the Planning Board if the building permit is for a secondary dwelling, whichever may be relevant to the proposed project. **[Amended 4-14-1997 ATM by Art. 49, AG approval 8-5-1997]**

D. Issuance of permits. Upon receiving the application, the Building Inspector shall examine the same within a reasonable time after filing. The Zoning Enforcement Officer shall provide the Building Commissioner with a certificate of compliance with this chapter. If the application does not conform to the provisions of all pertinent local laws, the Building Commissioner shall reject such application in writing, stating the reasons therefor, within 30 days of the submission of a complete application. **[Amended 4-10-2000 ATM by Art. 46, AG approval 8-2-2000]**

- (1) He shall inform the applicant of his right of appeal to the Board of Appeals in the event such application is rejected.
- (2) If satisfied that the proposed work and/or use conforms to the provisions of this chapter and all laws and ordinances applicable thereto, he shall issue a building or use permit thereto, within 30 days of the submission of a complete application.

E. Any permit issued shall be deemed abandoned and invalid unless the work authorized by it shall have been commenced within six months after its issuance; however, for cause, one or more extensions of time, for periods not exceeding six months each, may be granted in writing by the Inspector of Buildings. Work under such permit, in the opinion of the Inspector of Buildings, must proceed in good faith continuously to completion so far as is reasonably practicable under the circumstances.

F. Revocation of permits. The Building Inspector may revoke any permit issued under the provisions of this chapter in case of any false statement or misrepresentation of fact in the application on which the permit was based or for any other cause set forth in this chapter.

G. Posting of permit. A true copy of a permit placard issued to the applicant with the permit shall be kept on the site of operations open to public inspection during the entire time of prosecution of the work or use and until the completion of the same as defined on the application.

H. Temporary permit. A temporary permit may, upon written request of an applicant, be authorized by a favorable vote of at least four members of the Board of Appeals for a nonconforming structure or use which the Board of Appeals finds necessary to promote the proper development of the community, provided that such nonconforming structure or use shall be completely removed upon expiration of the permit (unless previously made conforming or validated) without cost to the Town (unless the Town is the applicant). Such permit may be renewed annually for an aggregate period not exceeding three years.

I. Payment of fees. No building or use permit shall be issued until the fees prescribed by the Select Board shall be paid to the Building Inspector. **[Amended 6-25-2020 ATM by Art. 70, approved 10-27-2020]**

J. Compliance with permit. All work or uses shall conform to the approved application for which the permit has been issued as well as the approved plot plan.