# MEETING POSTING

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

| | |
|---|---|
| **Committee/Board/s** | Nantucket Historical Commission |
| **Day, Date, and Time** | Friday, January 19, 2024 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
+16465588656,,94332358504#,,,,*770019# US (New York)

## AGENDA

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

- Public Comment
- Staff Update
  - Demo delay update
  - NAPC review – February 21 presentation
- Historic Tax Credit support letter request – 89 Easton Street
- Ongoing survey work
  - FY23 update on RFQ responses
    - Narrow down properties list
  - Application for FY24 – pre-application accepted to move forward
- CPC Submitted projects update
- Nantucket Offshore Wind Community Fund – Application Deadline January 31, 2024
- NP&EDC – representation for historic preservation
- NHC Goals
- Approval of Minutes – Sept. 15, 2023, Nov. 17, 2023, and Dec. 15, 2023 meetings
- Other Business

Historic Preservation Certification Application
Parts 1 and 2

# Lena Grouard House
# 89 Easton Street, Nantucket, MA




Submitted to:
**National Park Service**
**Technical Preservation Services**
1849 C Street NW, Mail Stop 7243
Washington, D.C. 20240

Submitted by:
**89 Easton Nominee Trust**
550 South Andrews Avenue
Fort Lauderdale, FL 33301

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

Epsilon ASSOCIATES INC.

**NOVEMBER 22, 2023**

NPS Form 10-168 (Rev. 6/2023)
National Park Service
OMB Control No. 1024-0009

# HISTORIC PRESERVATION CERTIFICATION APPLICATION
# PART 1 – EVALUATION OF SIGNIFICANCE

| **Instructions**: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service. | **NPS Project Number** |
|---|---|

**1. Historic Property Name** Lena Grouard House

Street 89 Easton Street

City Nantuck et County Nantuck et State MA Zip 02554-2201

Name of Historic District or National Register property Nantucket Historic District

☒ National Register district ☐ certified state or local district ☐ potential district ☐ National Register property

**2. Nature of Request** (check only one box)

☒ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district or National Register property.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

**3. Project Contact** (if different from applicant)

Name Brian Lever Company Epsilon Associates, Inc.

Street 3 Mill & Main Place, Suite 250 City Maynard State MA

Zip 01754 Telephone (978) 641-6261 Email Address blever@epsilonassociates.com

**4. Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name William M. Murphy Signature [signature] Date 11/15/2023

Applicant Entity 89 Easton Street Nominee Trust c/o " Una Murphy 2012 Trust" SSN _____ or TIN _____

Street 550 South Andrews Avenue City Fort Lauderdale State FL

Zip 33301 Telephone (954) 746-2221 Email Address wmurphy@dmrifl.com

## NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

☐ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:

☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

Date National Park Service Authorized Signature

☐ NPS Comments Attached

# HISTORIC PRESERVATION CERTIFICATION APPLICATION
# PART 1 – EVALUATION OF SIGNIFICANCE

Historic Property Name Lena Grouard House NPS Project Number

Property Address 89 Easton Street, Nantucket, MA

**5. Description of Physical Appearance**

See Attached

Date(s) of building(s) 1897 Date(s) of alteration(s) 1905,1950,1970

Has building been moved? ☒ No ☐ Yes, specify date

**6. Statement of Significance**

See Attached

**7. Photographs and Maps.** Send photographs and map with application.

***Architectural Evaluation***

The Shingle style building house constructed in 1897 consists of a two and a half story main block measuring roughly three by six bays with a rectangular footprint. At the rear of the house is a one story, two by three bay wing topped with a deck. The west elevation of the main block has a projecting two-story bay and an oriel is at the second story of the east elevation. At the facade (south elevation) is a one story, one by two bay rounded projecting bay that wraps around a portion of the east elevation. At the façade is also a deep columned porch accessed by a set of steps and containing a shingled knee wall as well as the principal entrance with a panel door and leaded glass sidelights. The rear one-story wing contains a secondary entrance to the building. The building is supported by an exposed brick foundation and the exterior contains shingle siding along with fixed and double-hung windows in rectangular openings. Fixed windows contain leaded glass, while double hung windows have a variety of muntin patterns including six over one, six over six, lozenge over one, and four over four. The building has a gambrel roof with hip roofed dormers all covered in asphalt shingles. At the west side of the roof is a brick chimney.

The building largely maintains its original form and massing with the one notable addition being the projecting bay at the east side of the façade and addition to the rear. The bay and connected extension along the east elevation were added approximately 1905. Historic maps suggest that the present oriel at the second story of the east elevation was a two-story projecting bay like that on the west elevation and the alterations in approximately 1905 removed the first story in favor of a rectangular addition connecting to the projecting bay at the façade. The rear of the building was later extended in the mid to late 20th century.

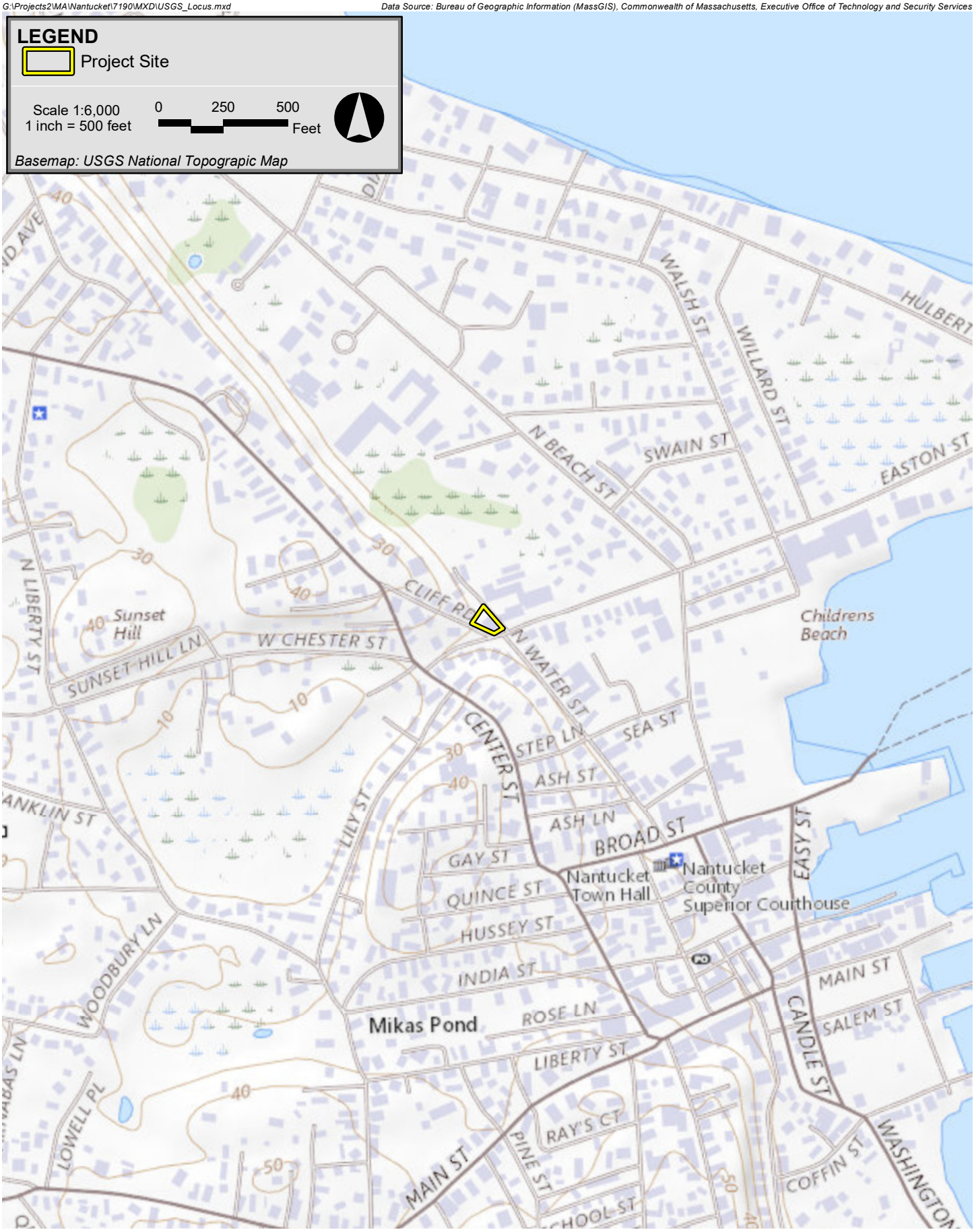
The interior of the building has a mix of finishes and details from different time periods. Some trim and finishes date to the original construction, while others date to the circa 1905 renovation of the first-floor, subsequent mid to late 20th century renovations as a guest house and late 20th and early 21st century renovations in particular at the attic level creating additional guest rooms. Significant trim remains in particular at the first floor and at the principal staircase. Later owners repurposed rooms and added bathrooms at the second floor and attic altering the original floorplan.

***Evaluation of Significance***

The Lena Grouard House is an intact example of Shingle style architecture and listed in the National Register. The building is included in the Nantucket Historic District, a National Historic Landmark District. The building's main block retains integrity of design and materials, in spite of the later additions and alterations to the building, and is a good local example of Shingle style including the principal entrance and numerous interior features such as fireplaces, mantels, doors and paneling. The building meets Criterion A for its association with Nantucket's 19th century development and economy as the home to the Grouard family, and a long history of use as a guest house as part of the summer tourism industry. The building also meets Criterion C for an example of Shingle style architecture, with surviving original exterior and interior architectural features.

**USGS Locus Map**

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services




**89 Easton Street Nantucket Murphy  Nantucket, Massachusetts**

Epsilon ASSOCIATES INC.

**Figure 1**

*USGS Locus Map*

# FORM B – BUILDING

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

| Assessor's Number | USGS Quad | Area(s) | Form Number |
|---|---|---|---|
| 4244/21 | Siasconset | NAN.D | NAN.1524 |

**Town/City:** Nantucket

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

**Address:** 89 Easton Street

**Historic Name:** Lena Grouard House

**Uses:** Present: Guest House

Original: Residence

**Date of Construction:** 1897

**Source:** Deeds

**Style/Form:** Shingle

**Architect/Builder:** Unknown

**Exterior Material:**

Foundation: Brick/Stone

Wall/Trim: Shingle/Wood trim

Roof: Asphalt Shingle

**Outbuildings/Secondary Structures:**
None

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

Circa 1905 one story addition west elevation and façade
Circa 1950 removal of rear chimney
Circa 1970 new dormer and rear one-story addition

**Condition:** Good

**Moved:** **no** ☒ **yes** ☐ **Date:**

**Acreage:** .13

**Setting:** Densely developed streetscape. The property fronts on three streets with brick sidewalks along Easton Street and Cliff Road. Surrounding properties are two and a half to three and a half stories, largely single-family residential homes with some commercial properties. Surrounding properties date from the late 18th through the late 19th century.

**Photograph**



**Locus Map**




**Recorded by:** Brian Lever

**Organization:** Epsilon Associates

**Date** August 2023

☐ Recommended for listing in the National Register of Historic Places.
*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

The Shingle style house constructed in 1897 consists of a two and a half story main block measuring roughly three by six bays with a rectangular footprint. At the rear of the house is a one story, two by three bay wing topped with a deck. The west elevation of the main block has a projecting two-story bay and an oriel is located at the second story of the east elevation. At the facade building (west side) is a one story, one by two bay rounded projecting bay that wraps around a portion of the east elevation. At the façade is also a deep columned porch accessed by a set of steps and containing a shingled knee wall, wood decking, Tuscan columns, beadboard ceiling and as well as the principal entrance with a panel door and leaded glass sidelights. The rear one-story wing contains first floor and basement level secondary entrances to the building. The building is supported by an exposed brick foundation as well as mortared dressed stone and the exterior contains shingle siding with wood trim along with fixed and double-hung windows in rectangular openings. Fixed windows contain leaded glass, while double hung windows have a variety of muntin patterns including six over one, six over six, lozenge over one, and four over four. The building has a gambrel roof with hip roof dormers all covered in asphalt shingles. At the west side of the roof is a brick chimney.

The building largely maintains its original form and massing with few exceptions. One notable addition being the circa 1905 projecting bay at the west side of the façade and connected extension along the east elevation. Further alterations occurred circa 1970 including a third-floor dormer and alterations to the rear one-story wing in the mid to late 20th century. Minor alterations also occurred in 2011 to the rear one-story wing.

The interior of the building has a mix of finishes and details from different time periods. Some trim and finishes date to the original construction, while others date to the circa 1905 renovation of the first-floor, subsequent mid to late 20th century renovations as a guest house and late 20th and early 21st century renovations in particular at the attic level creating additional guest rooms. Significant trim remains, in particular at the first-floor, especially the principal staircase. Later owners repurposed rooms and added bathrooms at the second floor creating minor alterations to the floorplan with more substantial renovations occurring at the attic.

## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

Lena Angie Weymouth (1870-1940) was born in Charlestown Massachusetts to Algernon and Susan Weymouth. Algeron worked as a carpenter. In 1889 at the age of 19 Lena married Albert Thacher (1863-1940) and they lived in Boston. In 1894 at 23 Lena divorced Albert having previously hired a detective to discover his infidelity. In 1895 Lena married Dr. John Shackford Grouard (1867–1927), then residing on Nantucket. Grouard was a physician and surgeon born in Allegheny County, PA. He attended Phillips Exeter Academy, and earned an M.D. from Harvard Medical School in 1889. In 1891, he moved to Nantucket, where he established his own general medicine and surgical practice.

In 1896 Lena and John purchased the property at 89 Easton Street, then known as the Joy Estate and addressed as 37 Center Street. They proceeded to tear down the Georgian style home at the site and erect the present Shingle style residence. In 1902 the Grouard's had their only child Leonard. Approximately 1905, they altered the home creating a one-story bump out at the west elevation and façade. The interior served as an in-home doctor's office for John and in doing so created the present abnormally long vestibule. By 1909 a large two-story barn that had been at the rear of the house when constructed was removed. The Grouards were early automobile owners on Nantucket, which may have prompted the removal of the barn.

Lena and John along with Dr. Benjamin Sharp and others advocated for the creation of a hospital on Nantucket that in 1911 became the Nantucket Cottage Hospital. In 1912 the Hospital found permanent residence on West Chester Street, after which John would receive patients there having moved his practice to the hospital. Lena and John were active supporters of the Hospital with Lena initially fundraising and volunteering and then serving as Superintendent of the Hospital. The Grouards were also active travelers to Europe and the Caribbean. In addition to 89 Easton Street, they also owned a farm on Nantucket as well as rental cottages.

In 1920 an unknown event caused Lena to leave the home and cease her activities at the hospital. Lena separates from John in 1920 and then divorces John in 1921. Lena then resides elsewhere and continues traveling having visited Puerto Rico in 1924.

John Grouard remarries to Florence Ruth Loring (1877-1963) in 1925 (her second marriage) and they reside at 89 Easton Street. In 1927 after having had gall bladder surgery John dies in Boston. While Florence is made the executor of John's estate, she ultimately resides elsewhere and Lena retakes ownership of the house with both Florence and Lena referring to themselves as Mrs. Grouard, widow of John. Florence continues to reside elsewhere on Nantucket, likely at one of the rental cottages. Lena resides at 89 Easton Street until her death in 1940 where she is memorialized in the local paper for her efforts in helping care for the community and create the Nantucket Cottage Hospital. 89 Easton Street then passes to Lena's sister Abbie Mack, who sells the property in 1950.

After having served as a single-family residence through subsequent owners in approximately 1970 under the ownership of the Bowman family 89 Easton Street is turned into a guesthouse/inn known as Captain's Corners. The floorplan is altered to accommodate the addition of new bedrooms and bathrooms and the rear addition is added and an additional dormer for more living space. In 1995, the third-floor plan was reconfigured to allow for additional bedrooms and bathrooms and renovations occurred in the second-floor bedrooms as well. In 2011, the existing cobblestone and fence at the rear yard was constructed. Also in 2011, the rear elevation was reconfigured with a window relocated, doorway removed and a new basement door and rear deck installed. By 2023 the Captain's Corners was closed and then property sold to a new owner.

## BIBLIOGRAPHY and/or REFERENCES

Ancestry.com
- Federal Census
- City Directories
- Lena Grouard Family Tree
- John Shackford Grouard Family Tree
- Florence Ruth Loring Grouard Family Tree

*Boston Globe* January 9, 1894 page 5

Findagrave.com
- Lenar Grouard
- John Shackford Grouard

*The Inquirer and Mirror*
- April 23, 1892
- July 20, 1892
- January 2, 1897
- April 12, 1902
- June 3, 1911
- August 15, 1914
- July 22, 1916
- April 21, 1917
- August 25, 1917
- August 31, 1918
- February 1, 1919

January 18, 1920
January 31, 1920
June 25, 1921
February 5, 1927
June 4, 1927
June 11, 1927
June 18, 1927
June 25, 1927
July 2, 1927
July 23, 1927
December 29, 1928
December 3, 1932
December 30, 1939
April 6, 1940

Nantucket Assessor's Department files

Nantucket Building Department files

Nantucket Cottage Hospital Website, accessed August 30, 2023
https://nantuckethospital.org/about-us/about-nantucket-cottage-hospital/history/#:~:text=Since%201911%2C%20Nantucket%20Cottage%20Hospital,technology%20and%20forging%20new%20partnerships.

Nantucket Historical Association Archive (NHA)
Historic Aerials
Historic Photographs

Nantucket Historic District Commission files

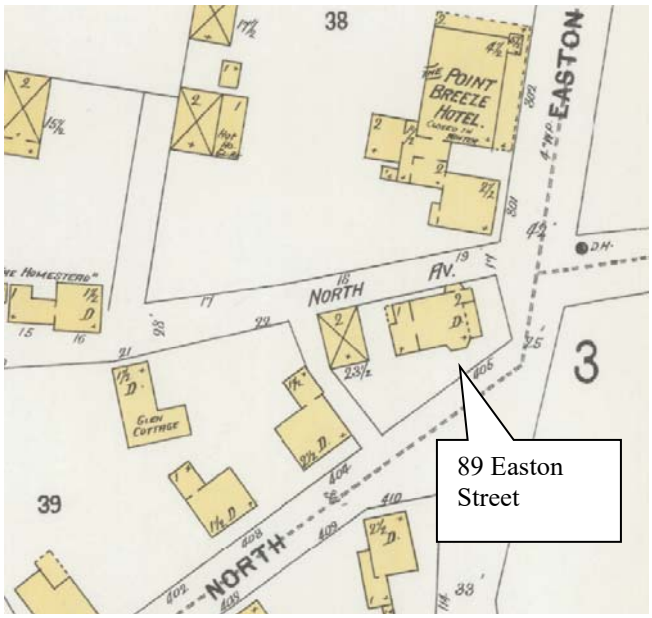
Nantucket Registry of Deeds

Sanborn Atlas Maps, 1887, 1898, 1904, 1909, 1923, 1923-updated 1949

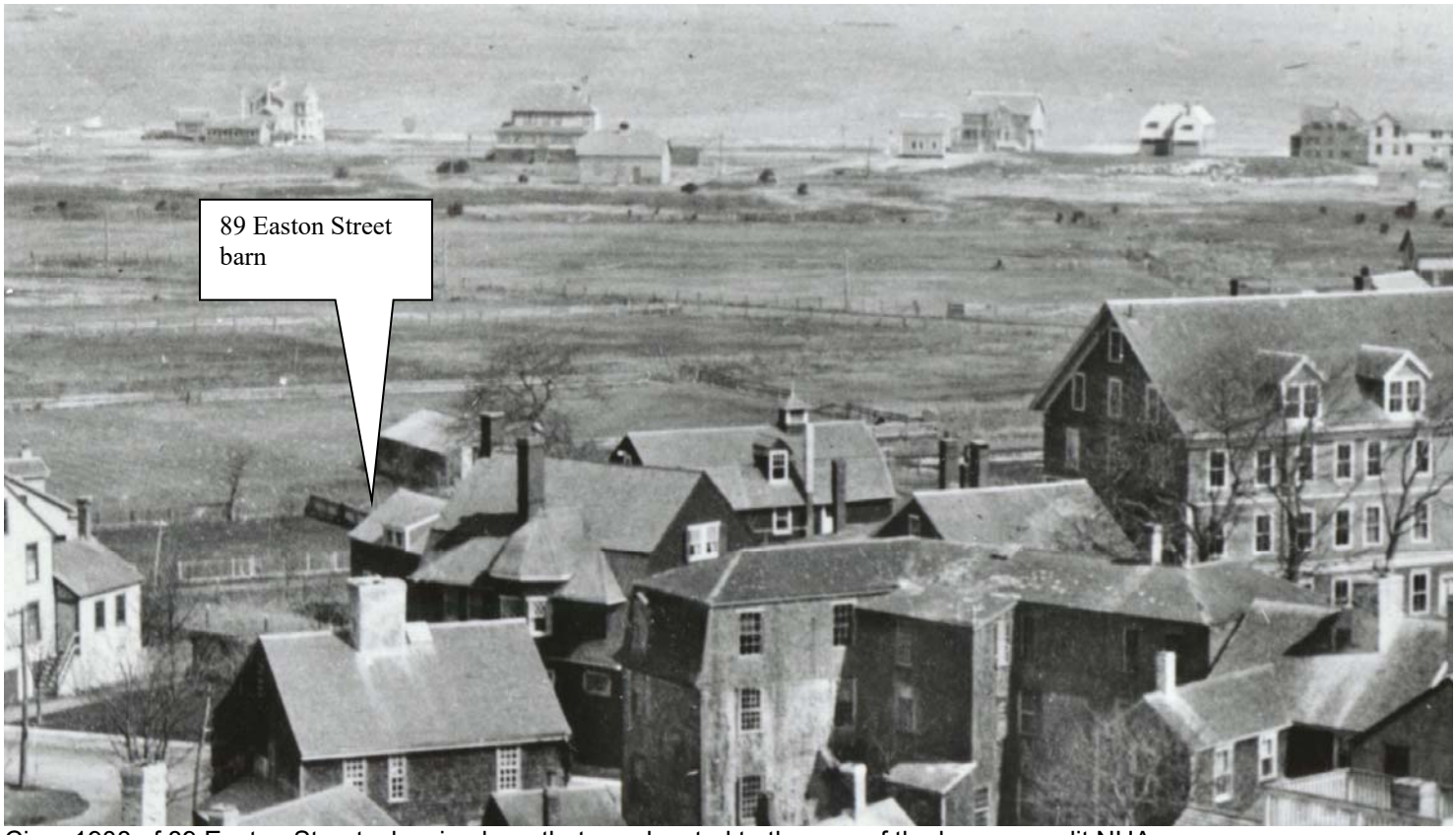
## HISTORIC IMAGES



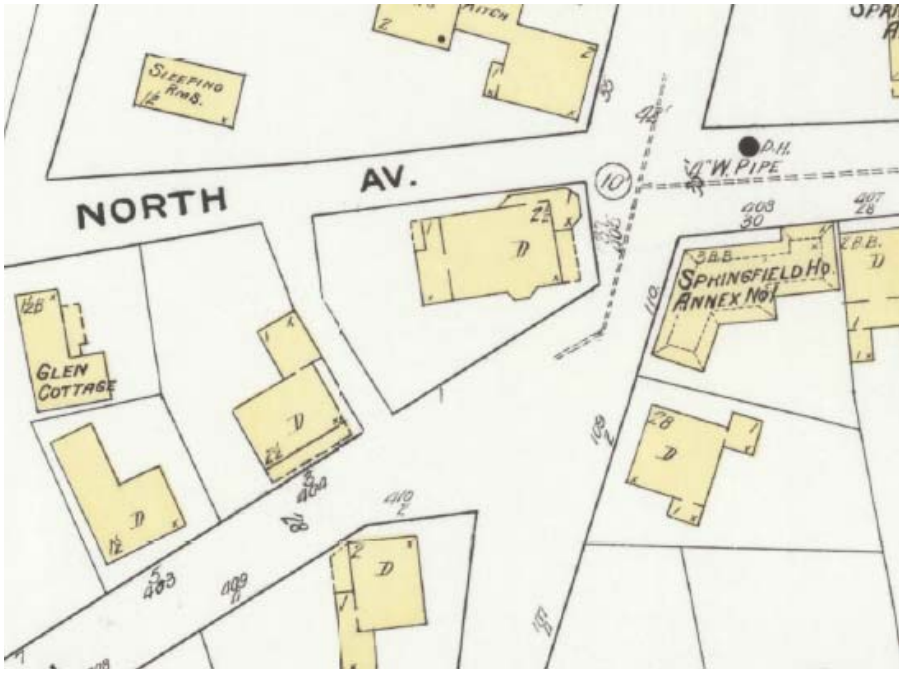
Circa 1890 photograph of the Joy Estate, torn down by the Grouards for construction of their home at 89 Easton Street, credit NHA




1898 Sanborn Atlas map




Circa 1908 of 89 Easton Street, showing barn that was located to the rear of the house, credit NHA




1909 Sanborn Atlas map showing removal of the barn and one-story addition at west elevation and facade




Circa 1970 photograph after conversion to Captain's Corners Guesthouse, credit NHA



2011 photograph of rear of 89 Easton Street, credit Nantucket Building Dept. files



1891 photograph of Lena Weymouth Thacher, prior to marriage to John Grouard.

## EXISTING CONDITIONS IMAGES




Façade, viewed from Easton Street



West elevation and rear elevation, viewed from North Avenue



Rear elevation and east elevation, viewed from 89 Easton Street



East elevation and façade, viewed from Easton Street.

NPS Form 10-168a (Rev. 6/2023)
National Park Service
OMB Control No. 1024-0009

# HISTORIC PRESERVATION CERTIFICATION APPLICATION
# PART 2 – DESCRIPTION OF REHABILITATION

| **Instructions**: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service. | **NPS Project Number** |
|---|---|

**1. Historic Property Name** Lena Grouard House

Street 89 Easton Street

City Nantucket County Nantucket State MA Zip 02554-2201

Name of Historic District or National Register property Nantucket Historic District

☐ Listed individually in the National Register of Historic Places; date of listing _____

☒ Located in a Registered Historic District; name of district Nantucket Historic District

☒ Part 1 – Evaluation of Significance submitted? Date submitted concurrently Date of certification _____

**2. Project Data** (for phased projects, data entered in this section must be totals for entire project)

Date of building 1897

Number of buildings in project 1

Start date (estimated) 02/01/2024

Completion date (estimated) 02/01/2025

Application includes phase(s) 1 of 1 phases

Estimated total rehabilitation costs (QRE) $3,000,000

Floor area before / after rehabilitation 1,864 / 1,888 sq ft

Use(s) before / after rehabilitation B&B/Inn / residential

Number of housing units before / after rehabilitation 0 / 1

Number of low-moderate income housing units before / after rehabilitation 0 / 0

☐ Intend to apply the IRS 60-month measuring period for the purposes of substantial rehabilitation

**3. Project Contact** (if different from applicant)

Name Brian Lever Company Epsilon Associates, Inc.

Street 3 Mill & Main Place, Suite 250 City Maynard State MA

Zip 01754 Telephone (978) 641-6261 Email Address blever@epsilonassociates.com

**4. Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name William M. Murphy Signature _____ Date 11/15/2023

SSN _____

Street 550 South Andrews Avenue City Fort Lauderdale State FL

Zip 33301 Telephone (954) 746-2221 Email Address wmurphy@dmrifl.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

---

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION**
**PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name Lena Grouard House NPS Project Number

Property Address 89 Easton Street, Nantucket, MA

**5. Detailed Description of Rehabilitation Work.** Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

**Number** 1 **Feature** Site **Date of Feature** NA

**Describe existing feature and its condition**

See Attached

Photo Numbers See Attached Drawing Numbers See Attached

**Describe work to feature**

See Attached

**Number** 2 **Feature** Exterior Masonry and Cladding **Date of Feature** See Attached

**Describe existing feature and its condition**

See Attached

Photo Numbers See Attached Drawing Numbers See Attached

**Describe work to feature**

See Attached

**Number** 3 **Feature** Windows **Date of Feature** See Attached

**Describe existing feature and its condition**

See Attached

Photo Numbers See Attached Drawing Numbers See Attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION**
**PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name Lena Grouard House NPS Project Number

Property Address 89 Easton Street, Nantucket, MA

**Describe work to feature**
See Attached

**Number** 4 **Feature** Exterior Entrances **Date of Feature** See Attached

**Describe existing feature and its condition**
See Attached

Photo Numbers See Attached Drawing Numbers See Attached

**Describe work to feature**
See Attached

**Number** 5 **Feature** Roof **Date of Feature** See Attached

**Describe existing feature and its condition**

Photo Numbers See Attached Drawing Numbers See Attached

**Describe work to feature**
See Attached

**Number** 6 **Feature** Interior Stairs and Hallways **Date of Feature** See Attached

**Describe existing feature and its condition**
See Attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION**
**PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name Lena Grouard House NPS Project Number

Property Address 89 Easton Street, Nantucket, MA

Photo Numbers See Attached Drawing Numbers See Attached

**Describe work to feature**

See Attached

**Number** 7 **Feature** Interior Spaces **Date of Feature** See Attached

**Describe existing feature and its condition**

See Attached

Photo Numbers See Attached Drawing Numbers See Attached

**Describe work to feature**

See Attached

**Number** 8 **Feature** Building Systems **Date of Feature** See Attached

**Describe existing feature and its condition**

See Attached

Photo Numbers See Attached Drawing Numbers See Attached

**Describe work to feature**

See Attached

## 5. Description of Rehabilitation Work

**Number 1**

**Architectural Feature:** Site
**Approximate Date of Feature:** 1897, late 20th century

**Describe Existing Feature and Its Conditions:**

The property is located at 89 Easton Street in Nantucket on approximately 0.13 acre wedge shaped parcel of land. The property fronts on three streets with brick sidewalks along Easton Street and Cliff Road. The house is situated on the eastern and northern edges of the property lines. A small wooden stair from North Street leads to the rear of the property. A cobblestone driveway is located off of North Street and a small stone wall runs along North Street. Concrete curbing runs along Easton and Cliff Streets. An unpainted wooden picket fence encloses the rear and side yards. There is minimal landscaping, but it does include mature trees and bushes. A wood fence outdoor shower enclosure is located at the rear of the building.

Existing site features are in fair condition. The fence shows signs of deterioration and rot. The concrete curbing has cracks and broken sections.

**Photo No.** 1-6, 12, 14-15, 18, 21-24
**Drawing No.** As Built Plot Plan, Proposed Site Plan

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

The existing building sits close to the eastern property line along North Avenue. Fire in downtown Nantucket has historically been a problem and continues to be with wood frame buildings in close proximity. The adjacent hotel to the east was badly damaged in a fire in the 20th century. Additionally splashback from water draining down North Avenue has caused mortar deterioration to the building. In order to create greater fire separation and a small greenspace strip along North Avenue for better drainage, the building will be moved 30-inches to the west and 24-inches to the north as building code requires the entire elevation to be fire rated if less than three-feet from the property line. The building will not be elevated and its existing height above grade will be maintained. The existing foundation will be deconstructed and a new concrete foundation created with a brick veneer reusing existing brick with the addition of new matching brick as needed. The existing concrete curbing will be retained and/or replicated depending on existing conditions. The existing fence and wooden steps will be replaced. At the north/rear of the building, a new paver patio will be installed. Also at the rear of the building, a new sloped driveway leading to the basement level garage entrance will be installed. The retaining walls at either side of the driveway will be concrete with a stone veneer. Along the eastern side of the property at North Avenue, the existing stone wall will be reconstructed with the new proposed wood picket fence on top at the rear.

**Number 2**

**Architectural Feature:** Exterior Masonry and Cladding
**Approximate Date of Feature:** 1897, 1905, 1950, 1970, 2018

**Describe Existing Feature and Its Conditions:**

The Shingle style house constructed in 1897 consists of a two and a half story main block measuring roughly three by six bays with a rectangular footprint. At the rear of the house is a one story, two by three bay wing topped with a modern wood roof deck. The building is supported by an exposed brick foundation as well as mortared dressed stone (visible on the interior) and the exterior contains shingle siding with wood trim. The building has a gambrel roof with shingle clad hip roofed dormers. At the west side of the roof is a brick chimney.

The façade (south elevation) has a deep columned porch, a shingled knee wall, wood decking, Tuscan columns, beadboard ceiling and as well as the principal entrance. Also at the façade is a one story, one by two bay rounded projecting bay addition that wraps around a portion of the east elevation. The projecting bay has a red brick foundation.

The west elevation of the main block has a projecting two-story bay with exposed brick foundation.

The east elevation has an oriel located at the second story with wood paneling on its underside and the aforementioned rounded one-story projecting bay, which wraps around to the façade.

At the rear elevation is a modern wood deck at ground level and a wood lattice and plywood skirt covering a portion of the foundation. At the second story is another modern wood deck.

The existing masonry and shingle cladding are in poor to fair condition overall. Some mortar deterioration is present. Additionally, while some sections of the shingle siding were recently replaced, there are other areas missing shingles or shingles with substantial water damage and are brittle. Additionally, substantial sections of wood rot at the eaves including some open holes.

**Photo No.** 1-24
**Drawing No.** MH.5.1E-MH.5.2E, MH.5.0, MH.5.7-MH.5.8

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

As described in Number 1: Site, the existing building will be moved slightly on the lot. This will necessitate reconstruction of the foundation reusing existing and new matching brick, where needed. In the reconstructed foundation, new brick and mortar pointing will match the color, texture, tooling and appearance of the existing mortar and brick including bond pattern. As part of the new foundation, the

shingled wall face at the façade will be changed to brick to match the exposed foundation elsewhere on the facade. At the rear of the building, a new masonry opening in the foundation will be created to access the basement level garage. Additionally, at the rear of the building, the modern lattice skirt that covered over a portion of the foundation will be removed and the exposed brick foundation made visible.

The brick chimney will be retained and if necessary repointed. For the chimney, where mortar is deteriorated, the joints will be raked and repointed to match existing. Mortar repointing will match the color, texture, tooling and appearance of the existing mortar. In areas where the brick has been cracked or broken, the existing brick will be removed and the areas reconstructed using new bricks to match the existing as closely as possible. New brickwork (if needed) will be toothed into the existing brickwork and isolated brick replacements will be made within the existing brick locations and openings. Masonry specifications are enclosed.

Exterior painted wood trim will be repaired or if beyond repair, replicated and repainted. Unpainted shingle siding will be replaced with new unpainted shingles. Unpainted shingle siding is a Nantucket Historic District Commission requirement. At the west elevation, a new shingle clad dormer will be added, with matching shingle profiles to the rest of the building. At the rear of the building a three-foot extension to the existing first story addition will be added along with a new first story door opening and a new deck. Also at the rear elevation the existing modern second story deck will be removed and door opening converted to a window. Additionally, new windows will be added to the east, west, and rear elevations with painted wood trim matching existing trim.

**Number 3**

**Architectural Feature:** Windows
**Approximate Date of Feature:** 1897, 1905, 1950, 1970, 2000

**Describe Existing Feature and Its Conditions:**

Fenestration is asymmetrical with wood fixed and double-hung windows in rectangular or Palladian style openings. Wood basement windows are hinged at the top and contain six panes. On the west elevation is a fixed window containing leaded glass. On the east elevation is a Palladian window situated in the main stairwell between the first and second floor landings with diamond pattern wood muntins and a double hung middle window section. Also on the east elevation is a hinged window with a diamond muntin pattern at the first story. The remaining windows are double hung with a variety of muntin patterns including nine over nine, eight over one, eight over eight, eight over two, six over one, six over six, lozenge over one, four over one, four over four, three over three, and two over two.

Existing windows are in poor to fair condition and suffer from peeling paint, deteriorated rope cords or spring tracks and water damage. Many basement windows are broken or missing with openings infilled.

**Photo No.** 1-6, 9-18, 20-24
**Drawing No.** MH.5.1E-MH.5.2E, MH.4.0, MH.5.0, MH.5.7-MH.5.8, MW1.2-MW1.3

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

No wholesale window replacement is proposed. The vast majority of existing windows will be retained and repaired. Select existing windows will be replaced and select new windows will be installed. New and replacement windows will be white painted wood simulated divided light double-pane energy efficient windows. Proposed windows will match the historic windows in size and have matching trim, muntin patterns, and exterior screens (if present) on the lower sash only. Window shop drawings will be provided, if requested.

All basement level windows will be replaced with matching six-light wood windows.

No window changes are proposed at the façade. On the west elevation existing 6/1 and 4/4 windows at the first story will be replaced with two paired 8/8 windows. Two new lozenge pattern windows will be installed in the new attic dormer. Additionally, at the west elevation two 6/6 windows will be installed in new window openings.

At the east elevation, twin new paired 6/6 windows will be installed in the attic dormer replacing two 6/6 windows and one 4/4 window. At the first story at the east elevation, a new lozenge over one and three

6/1 windows will be installed replacing a 2/2, 8/2 and 6/1 windows. Also at the first story of the east elevation the diamond pane window in the bathroom will be replaced with a matching wood window.

At the rear elevation at the first story three 8/1 windows will be installed, replacing two 8/2 windows and one 4/1 window. Additionally, at the second story of the rear elevation, two 6/1 windows will be installed in place of a door opening and two 4/4 windows. Given the variety of window types installed over time as the building has changed, the chosen selection of muntin patterns is consistent with the predominant muntin patterns existing on the building.

**Number 4**

**Architectural Feature:** Exterior Entrances
**Approximate Date of Feature:** 1897, 2000

**Describe Existing Feature and Its Conditions:**

The building has three entrances, one historic and two modern. The principal entrance is located on the façade facing Easton Street. It consists of a historic wood panel door and two leaded glass and wood panel sidelights. A storm door covers the principal entrance and sidelights.

Two secondary entrances are located on the rear elevation of the house. A modern double leaf, glazed door is located off the back porch and leads into the kitchen area. Additionally, a modern single leaf glazed door provides access to the basement.

Existing entrances are in fair condition and suffer from peeling paint and minor water damage.

**Photo No.** 2-3, 5-9, 12-14, 19, 21-23
**Drawing No.** MH.4.0, MH.5.1E-MH.5.2E, MH.5.0, MH.5.7-MH.5.8

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

The principal entrance on the façade will be retained, repaired and repainted. The two secondary rear entrances will be replaced. The rear first story entrance will be replaced with a 12-light wood panel door. The basement level entrance will be replaced with a wood garage door. The garage door entrance due to its location below grade will only potentially be partially visible from a portion of North Avenue, thereby retaining the historic character of the rear elevation of the building.

**Number 5**

**Architectural Feature:** Roof
**Approximate Date of Feature:** Ca. 2000

**Describe Existing Feature and Its Conditions:**

The building's basic roof form is a gambrel roof. One-story projections off of the main block have hip roofs as do the dormers, with the east elevation oriel and west elevation two-story bay projection having pyramidal hip roofs. All roof sections are covered in asphalt shingle roofing. The roof contains two dormers, one skylight, one brick chimney and one rear second story roof deck.

The existing roof is in good condition with no noticeable deterioration, with the exception of the rear roof deck, which suffers from water damage. The existing roof is nearing the end of its useable lifespan.

**Photo No.** 1-6, 12, 15-16, 18-23
**Drawing No.** MH.5.1E-MH.5.2E, MH.5.0, MH.5.7-MH.5.8, MH.6.3.4-MH.6.3.5

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

A new red cedar shingle roof will be installed. The one existing skylight will be slightly relocated and three additional skylights will be installed. Based on the proposed skylight locations, they will be minimally visible from ground level and their locations have been approved by the Nantucket Historic District Commission. One new hip roofed dormer will be installed and the rear roof deck will be removed.

**Number 6**

**Architectural Feature:** Interior Stairs
**Approximate Date of Feature:** 1897, ca. 1985

**Describe Existing Feature and Its Conditions:**

The building's principal stair provides access to the first and second-floors only and is located to the east of the principal entrance off a foyer. The stair has stained wood treads and risers, but currently contains a large carpet runner. There are fluted wood columns and posts, wood paneling separating the stair from the foyer, and wood spindles. The stair is a combination of stained and painted wood.

A secondary, narrow staircase is located just north of the main staircase and provides access from the basement to the third floor. The staircase has wood paneling, wood frame and wood treads with a carpet runner.

A modern secondary staircase provides access from the second floor to the third floor only. It contains carpeted treads and risers. The stair was a modern alteration, taking space from a second floor bedroom. The landing on the third floor hallway has a spindled railing.

At the basement level is a short run of modern wood steps to the exterior entrance.

The stairs are in fair condition with no significant deterioration. The stairs suffer from peeling paint and general wear and tear. The basement staircase from the first floor suffers from water damage and deteriorated plaster. None of the stairs are code compliant for residential use, with the secondary stair being particularly challenging due to is small steps and steep winding frame.

**Photo No.** 25, 28, 31, 38-41, 48, 51-52, 58-61, 63-65, 69, 87, 96-98
**Drawing No.** MH.6.0.1E, MH.6.1.1E, MH.6.2.1E, MH.6.4.1E, MW0.1, MW1.3, MH.6.0.2, MH.6.1.2, MH.6.2.2, MH.6.3.2, S1.1, MW1.3

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

The building's principal stair between the first and second floors will be retained and requires a minor modification for code compliance. Presently, the panel sidewall at the first floor has short round spindlework on top, which is too low and creates a fall hazard. The designers have chosen to address this issue by removing the cap on the spindles and replacing them with taller spindles that will anchor into the cased beam above. The new spindles will be the same diameter and painted like existing, but the new design will eliminate the fall hazard. No other modifications are anticipated for this section of the stair.

The building does not have code compliant stairs to the attic or basement level. The existing stairs are too narrow, steps too small and do not and cannot fit appropriate handrails. The designers are proposing to create code compliant access to the attic by extending the principal stair through adding two additional flights of steps. Like the existing principal stair, it will have a wood frame and treads with matching balustrade. There is sufficient height in the existing staircase to add additional flights without interfering with the Palladian window and the additional flights will extend upward into an attic bathroom, where no historic finishes are present.

The narrow non-compliant secondary stair from the basement to the attic will be removed. Its location will be converted to bathroom and laundry spaces. The existing paneling will be salvaged and reused elsewhere in the building.

The short run of steps in the basement will be removed.

A new code compliant staircase from the basement to the first floor will be constructed. It will be a winder stair, with wood frame and treads as well as a wood balustrade to match the principal staircase.

Two wood steps will be installed in the basement to negotiate a height change from the garage to the finished portion of the basement.

**Number 7**

**Architectural Feature:** Interior Spaces
**Approximate Date of Feature:** 1897, 1905, 1950, 1970, 1990, late 20th century, early 21st century

**Describe Existing Feature and Its Conditions:**

The interior of the building has a mix of finishes and details from different time periods. Some trim and finishes date to the original construction, while others date to the circa 1905 renovation of the first floor or later 20th and 21st century changes. Subsequent renovations in the 20th century modified the house into a guest house, in particular finishing the basement into living space, replacing the kitchen, repurposing rooms and adding bathrooms at the second floor with more substantial renovations at the attic level to add guest rooms. Significant wood trim remains, primarily at the first-floor, especially around the principal staircase.

Part of the basement remains largely unfinished with exposed brick foundation visible and houses the building's mechanical equipment. Another section of the basement has been renovated to accommodate an "in-law" suite complete with bedroom, bathroom and kitchen. Floors are unfinished concrete and faux wood vinyl plank. Walls are a mixture of drywall and modern wood paneling with sections of exposed brick and stone. Ceilings are open and unfinished as well as drywall.

On the first floor, the principal entrance leads into an unusually large vestibule, which also provides entry to the former doctor's office with two exam rooms and a bathroom. After the vestibule is an interior door and sidelights leading to the foyer, with historic built-in bench, main hallway and principal stair. The first floor also contains the living room, a bedroom (likely former dining room) as well as modern kitchen, current dining area, an additional bathroom and laundry toward the rear of the building. Various changes overtime are present throughout the first floor. For example within the vestibule is an exposed cased beam that likely was the original location of the interior vestibule door before being relocated in the 1905 renovation. Within the living room, built-in stained cabinetry is "antiqued" but clearly dates from the 1980s or 1990s, with metal shelving mounts and faux historic hardware. Other features such as the living room fireplace appear to be original, while a clearly modern cased plumbing stack is also in the living room. The rear of the first floor of the building has had substantial changes making the original layout difficult to discern and largely contains modern late 20th or early 21st century trim and finishes.

The first floor contains historic and modern wood flooring, doors and trim as well as modern ceramic tile flooring. Walls are typically plastered, but also contain some drywall partitions. Ceilings in the front of the building are typically plaster, while the rear typically has drywall. The bathrooms appear to date to the 1980s, and include half-tiled walls or vinyl shower enclosures. Numerous layers of changes are present including varying trim, in particular some stained trim is clearly modern, while most historic woodwork is painted.

The second floor includes four bedroom and three bathrooms. Renovations have occurred to reconfigure and add bathrooms more suitable to its usage as a guest house. Due to these renovations, two of the bedrooms are atypically shaped. A fireplace with a tiled hearth is located in one of the bedrooms, the remainder of the bedrooms lack this feature. Wood floors have remained in the bedrooms and hallways of the second floor. The east side bedroom within the oriel has had its wood floor partially replaced due to settling of the building creating a sloped floor. Ceilings are a mixture of plaster and drywall as are walls. Trim is also a mixture of original wood trim and similar but modern wood trim. The bathrooms display a variety of 20th century finishes including ceramic tile floors.

The third floor is accessed via two different secondary staircases, one of which is a recent addition taking space from a second floor bedroom. This floor contains three bedrooms and three bathrooms. The bedrooms and hallway are carpeted. Finishes on this floor appear to date to the 1990s including hollow core doors, painted wood trim and drywall walls and ceilings.

The interior is in fair condition with no significant deterioration. Some water damage and general wear and tear is present.

| | |
|---|---|
| **Photo No.** | 25-30, 32-40, 42-50, 53-57, 59-60, 62, 66-68, 70-86, 89-96, 99-102 |
| **Drawing No.** | MH.6.0.1E, MH.6.1.1E, MH.6.2.1E, MH.6.4.1E, MW0.1, MW1.1, MW1.3, MH.6.0.2, MH.6.1.2, MH.6.2.2, MH.6.3.2, S1.1, MW1.3 |

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

The proposed project seeks to adapt the building to single-family rental use, its historic and original use. At the basement level within the area that was largely unfinished storage, a garage will be located with concrete floors and drywall walls and ceiling. The remainder of the basement will continue to be used as finished living space featuring a family room, wine storage, and mechanical rooms with tile flooring (in finished spaces) and wood trim and drywall walls and ceilings.

At the first floor, the rooms for the former doctor's office will be retained, but the rear wall of one room will be opened to allow passage from the lounge/foyer. The vestibule interior door and sidelight assembly will be retained and moved to its original location to align with the overhead beam that presently runs across the vestibule. This will reduce the oversized length of the vestibule back to a typical 19th century vestibule. Within the foyer/lounge, the built-in bench and wood paneling at the principal stair will be retained. The cased opening between the foyer/lounge and the living room will be enlarged. Within the living room, the cased plumbing stack will be removed along with the modern cabinet/shelving and a small passage opened to the dining room (former bedroom), which will be restored back to dining room use. The rear bathroom and laundry will be removed and partition between the dining room and kitchen

removed and kitchen reconfigured and slightly extended. At the location of the secondary narrow non-compliant stair, a mudroom and bathroom will be added, with salvaged materials from the stair.

Where historic wood trim has been removed, it will be replaced with new painted wood trim to match the historic trim. Additionally, new trim added as part of the reconfiguration will match the historic painted trim. Wood flooring in the dining room, kitchen, and breakfast area is expected to be removed and replaced with wood flooring, elsewhere existing wood flooring will be refinished. Drywall will be used in the reconfigured rooms with existing plaster repaired elsewhere. Bathrooms and the mudroom will have ceramic tile flooring. Historic detailing such as the fireplace and painted wood paneling will be retained.

At the second floor, the four existing bedrooms will be converted to three bedrooms, including one suite. The hallway will be maintained, but will have some new door positions. Two bathroom locations will be reconfigured and one additional bathroom location added, taking space from an existing bedroom. At the rear of the second floor, a laundry will be created out of the secondary stair location. No new partitions will cross window openings or be visible from the exterior. New partitions and ceilings will be drywall and new wood flooring will be installed, except for the hallway, where existing flooring will be restored. Ceramic tile flooring will be installed in the bathrooms and laundry. Where historic wood trim has been removed, it will be replaced with new painted wood trim to match the historic trim. Additionally, new trim added as part of the reconfiguration will match the historic trim.

At the third floor / attic, the overall layout will remain largely the same as existing. One additional bathroom will be added in the former location of the secondary stair and one bedroom will be truncated to allow for the extension of the principal stair. Unlike the first and second floors, the attic does not have historic finishes. New partitions and ceilings will be drywall and new trim will match the historic painted wood trim. Flooring will be wood and ceramic tile in bathrooms.

The building will be entirely repainted on the interior. Existing doors will be reused and any new doors (if needed) will match existing.

**Number 8**

**Architectural Feature:** Building Systems
**Approximate Date of Feature:** late 20th century

**Describe Existing Feature and Its Conditions:**

The existing building systems for heating, plumbing, and electrical services are located in the basement and date to the late 20th century. Heating is provided via radiator and HVAC. Cooling is provided through window air conditions and HVAC (which runs hidden and exposed in sections of the attic). Electrical service is provided by a basement level electrical switchboard, and wiring is hidden in ceiling and wall chases. Modern ceiling mounted light fixtures are located throughout the building. Cable is provided via wiring hidden in ceiling and wall chases. Water and waste plumbing services are fed by a basement level water service.

Much of the existing wiring and plumbing dates from the 1980s and is in need of an upgrade. Residential units have non-programmable thermostats. Existing fire detection equipment is outdated or non-functional.

**Photo No.** 25-30, 32-40, 42-50, 53-57, 59-60, 62, 66-68, 70-86, 89-96, 99-102
**Drawing No.** MH.6.0.1E, MH.6.1.1E, MH.6.2.1E, MH.6.4.1E, MW0.1, MW1.1, MW1.3, MH.6.0.2, MH.6.1.2, MH.6.2.2, MH.6.3.2, S1.1, MW1.3

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

The existing building systems will be entirely replaced to comply with current building code requirements and sized appropriately for the proposed residential use. New unit based electric air source heat pump units will provide heat and air conditioning. Any necessary ducting will be through the basement and attic, where historic finishes will not be disrupted. The first-floor can be fed through floor vents and ducting to the second and third-floors can be via existing and new partition walls, closets, and spaces under the eaves, with ceiling vents in the second floor.

New plumbing fixtures will be installed throughout the building including new stop valves and faucets in residential units. New wiring will be installed throughout the building and kitchen and bathroom outlets will be replaced with GFI outlets. New smoke and carbon monoxide detectors will be installed. A new building-wide security and fire alarm system will be installed.

**Existing Conditions Photographs**

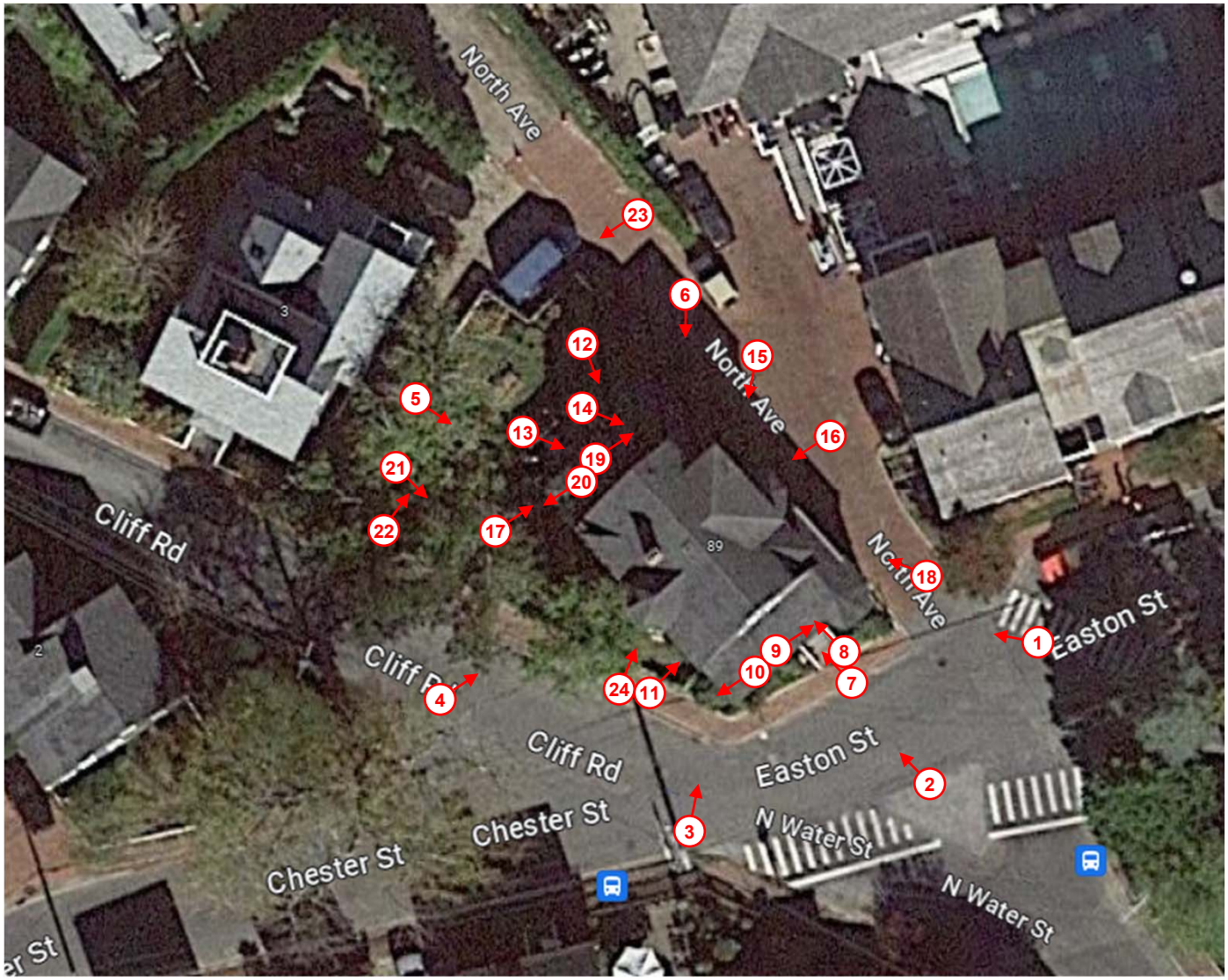



**Photo Key – Exterior**

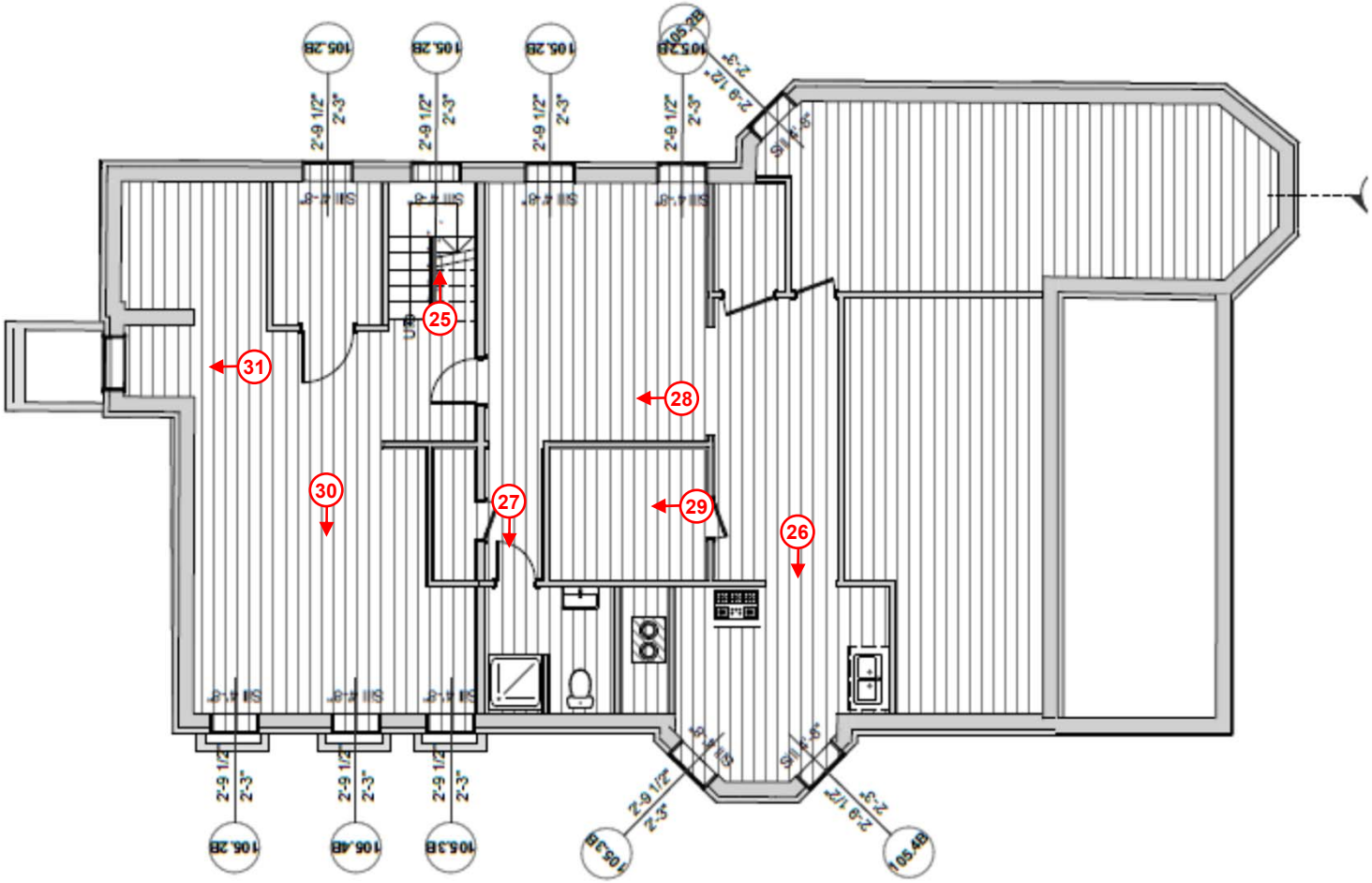



**Photo Key – Basement**

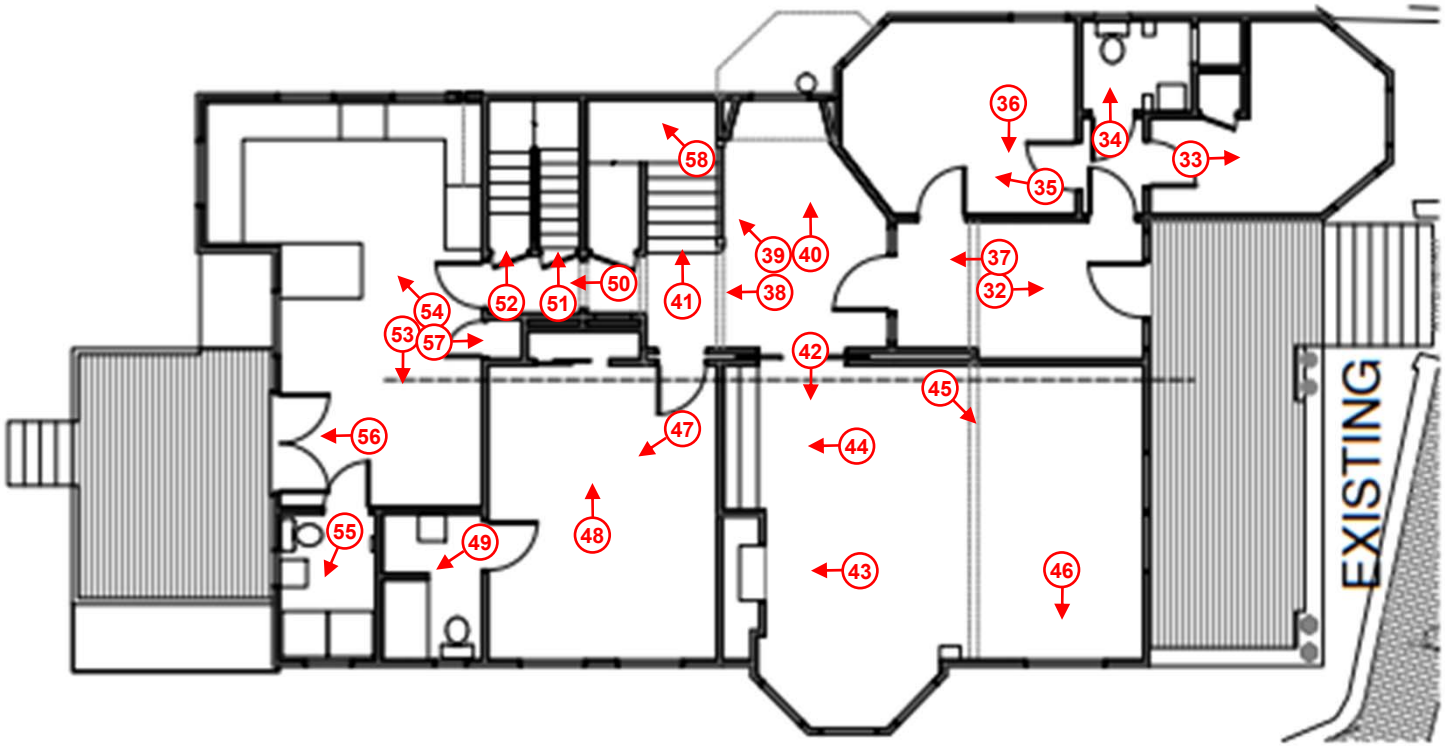



**Photo Key – First Floor**

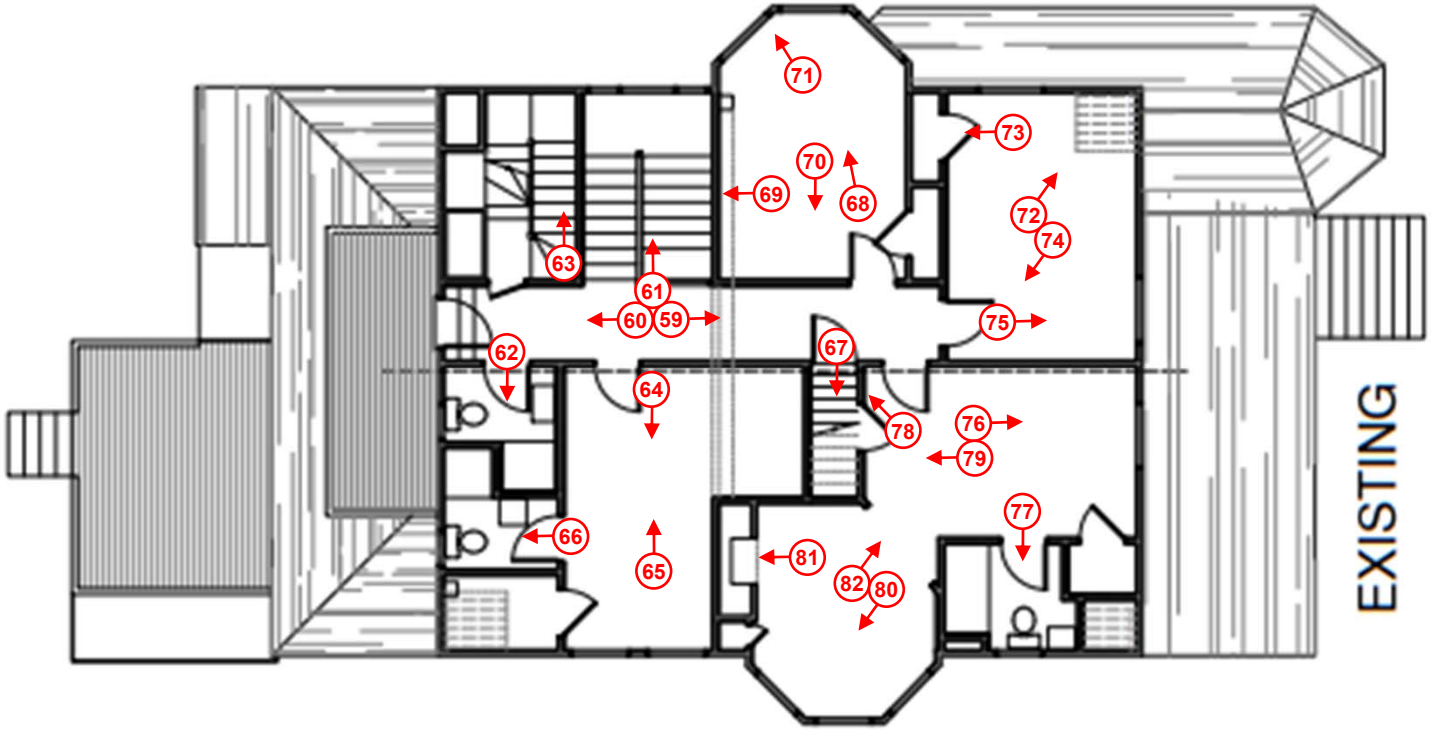



**Photo Key – Second Floor**

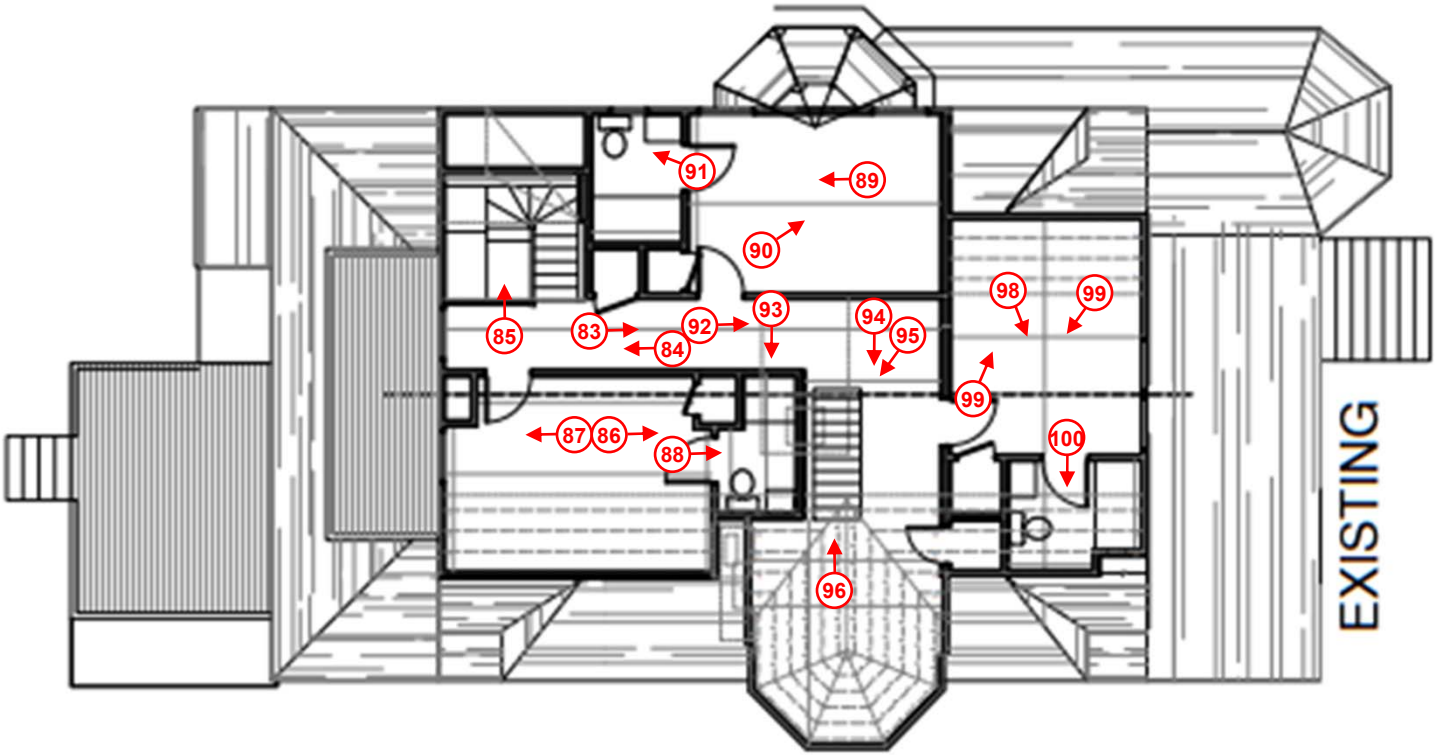



**Photo Key – Third Floor**

Lena Grouard House, 89 Easton Street, Nantucket, MA
Part 2, August 22, 2023




1. Three-quarter view, front façade (left) and west elevation (right), photographer facing northwest.




2. Front façade, photographer facing northwest.



3. Three-quarter view, east elevation (left) and front façade (right), photographer facing north.



4. East elevation, photographer facing northeast.



5. Three-quarter view, rear elevation (left) and east elevation (right), photographer facing southeast.



6. Three-quarter view, west elevation (left) and rear elevation (right), photographer facing south.



7. Principal entrance and porch, photographer facing northwest.



8. Principal entrance, photographer facing northwest.



9. Front porch, photographer facing northeast.



10. Front porch, photographer facing southwest.



11. Leaded window, east elevation, photographer facing northeast.



12. Rear secondary entrances and porches, rear elevation, photographer facing south.



13. Rear secondary entrance and porch, photographer facing southeast.



14. Rear basement entrance, photographer facing southeast.



15. West elevation, photographer facing south.



16. West elevation, underside of second story bay, photographer facing southwest.



17. Representative Window, first floor, east elevation, photographer facing northeast.



18. Foundation, west elevation, photographer facing northwest.



19. Second story back porch, HVAC equipment, photographer facing northeast.



20. Second story back porch, HVAC equipment, photographer facing southwest.



21. Side yard and three-quarter view, rear elevation (left) and east elevation (right), photographer facing southeast.



22. Backyard and back porches, photographer facing northeast.



23. Backyard and parking, photographer facing southwest



24. Foundation with window, east elevation, photographer facing north.



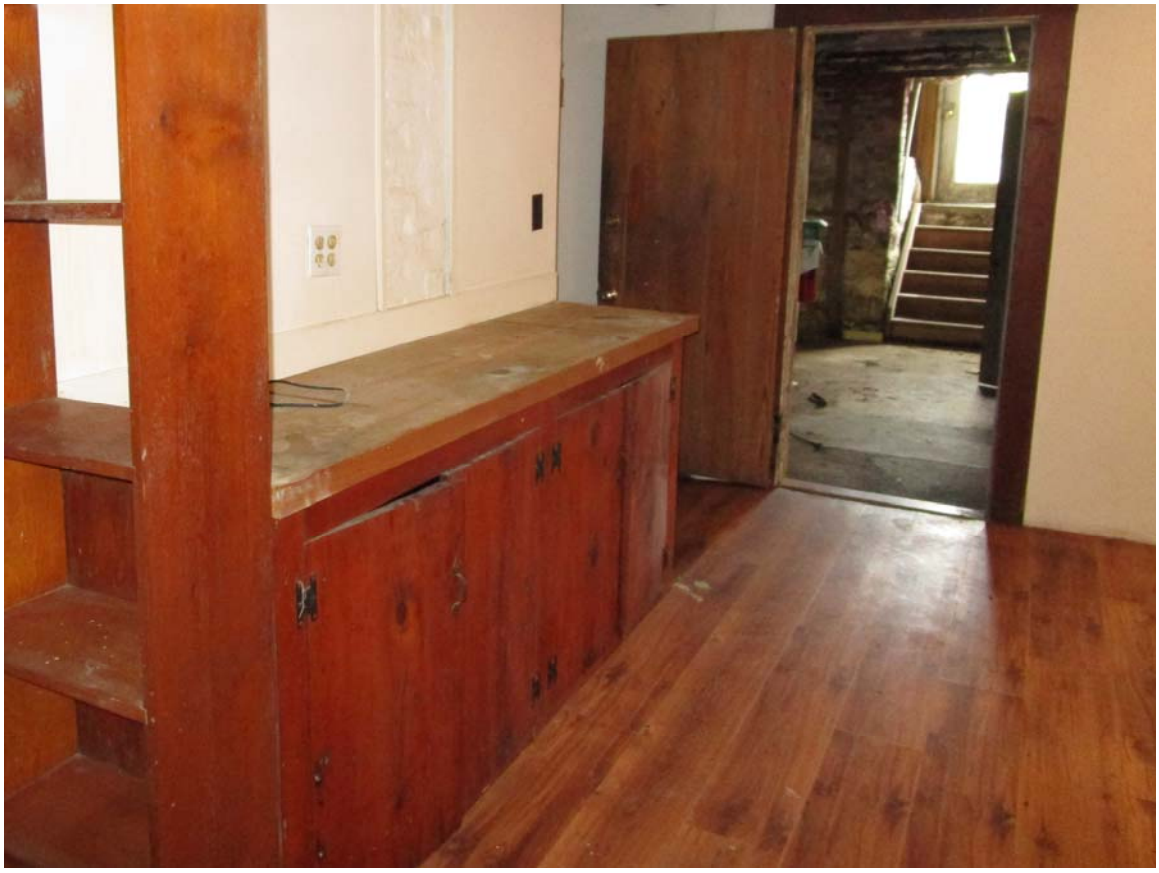
25. Basement stairwell, photographer facing east.



26. Basement kitchen, photographer facing west.



27. Basement bathroom, photographer facing west.



28. Basement room, photographer facing north.  Modern cabinetry and faux wood flooring.



29. Basement utilities, photographer facing north.



30. Basement room, photographer facing west.



31. Basement, door to back yard, photographer facing north.



32. First floor, front hallway, photographer facing south.



33. First floor, doctor’s office, photographer facing south.



34. First floor, bathroom, photographer facing east.



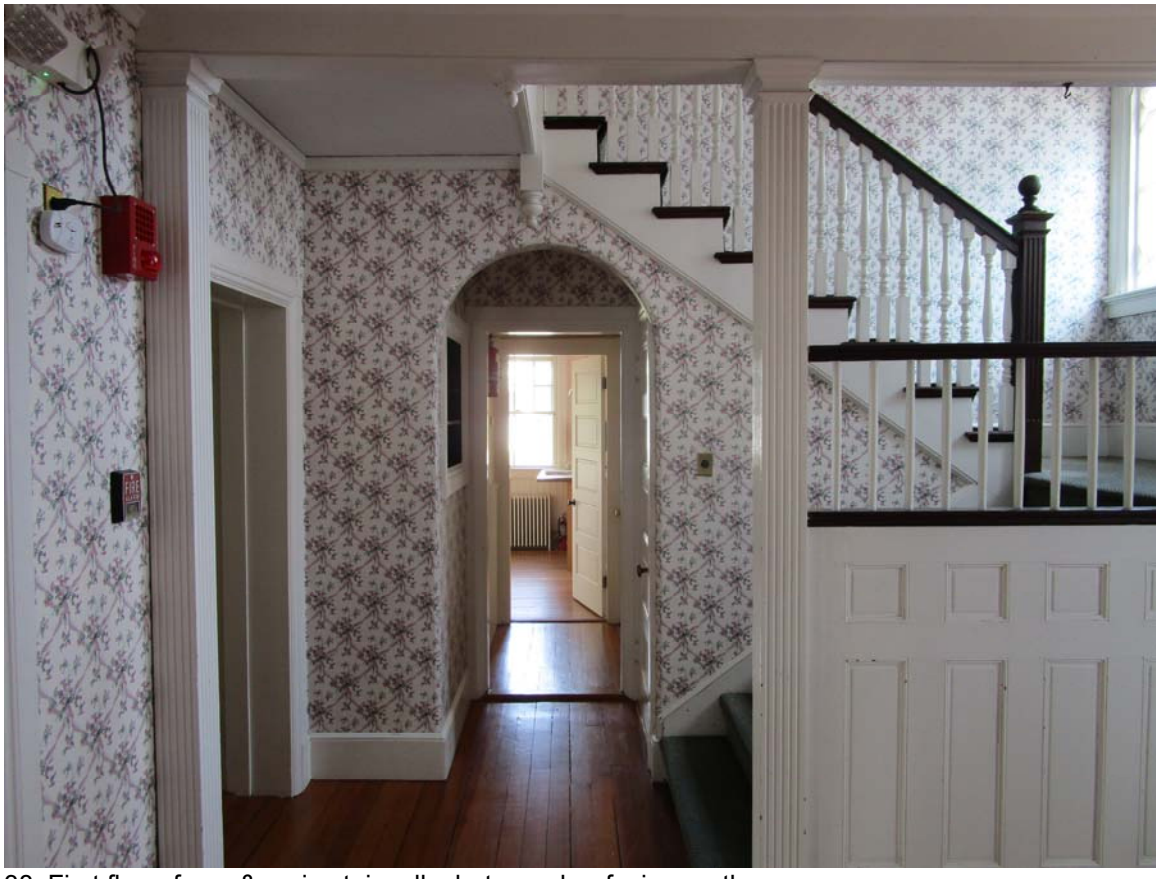
35. First floor, doctor’s office, photographer facing north.



36. First floor, doctor’s office, photographer facing west.



37. First floor, foyer, photographer facing north., note beam in ceiling and extension of vestibule for use as waiting room



38. First floor, foyer & main stairwell, photographer facing north.



39. First floor, foyer & main stairwell, photographer facing northeast.



40. First floor, foyer & built-in seating, photographer facing east.



41. First floor, main stairwell, photographer facing east.



42. First floor, living room, photographer facing west. Modern cased plumbing stack in background left, modern cabinetry in foreground right.



43. First floor, living room fireplace, photographer facing north.



44. First floor, living room built-in, photographer facing north.



45. First floor, living room, photographer facing southwest.



46. First floor, living room leaded window, photographer facing west.



47. First floor, bedroom, photographer facing northwest.



48. First floor, bedroom, photographer facing east.



49. First floor, bedroom bathroom, photographer facing northwest.



50. First floor, hallway, photographer facing north.



51. First floor, basement stairwell, photographer facing east.



52. First floor, secondary stairwell, photographer facing east.



53. First floor, kitchen dining, photographer facing west.



54. First floor, kitchen dining, photographer facing northeast.



55. First floor, bathroom with laundry, photographer facing northwest.



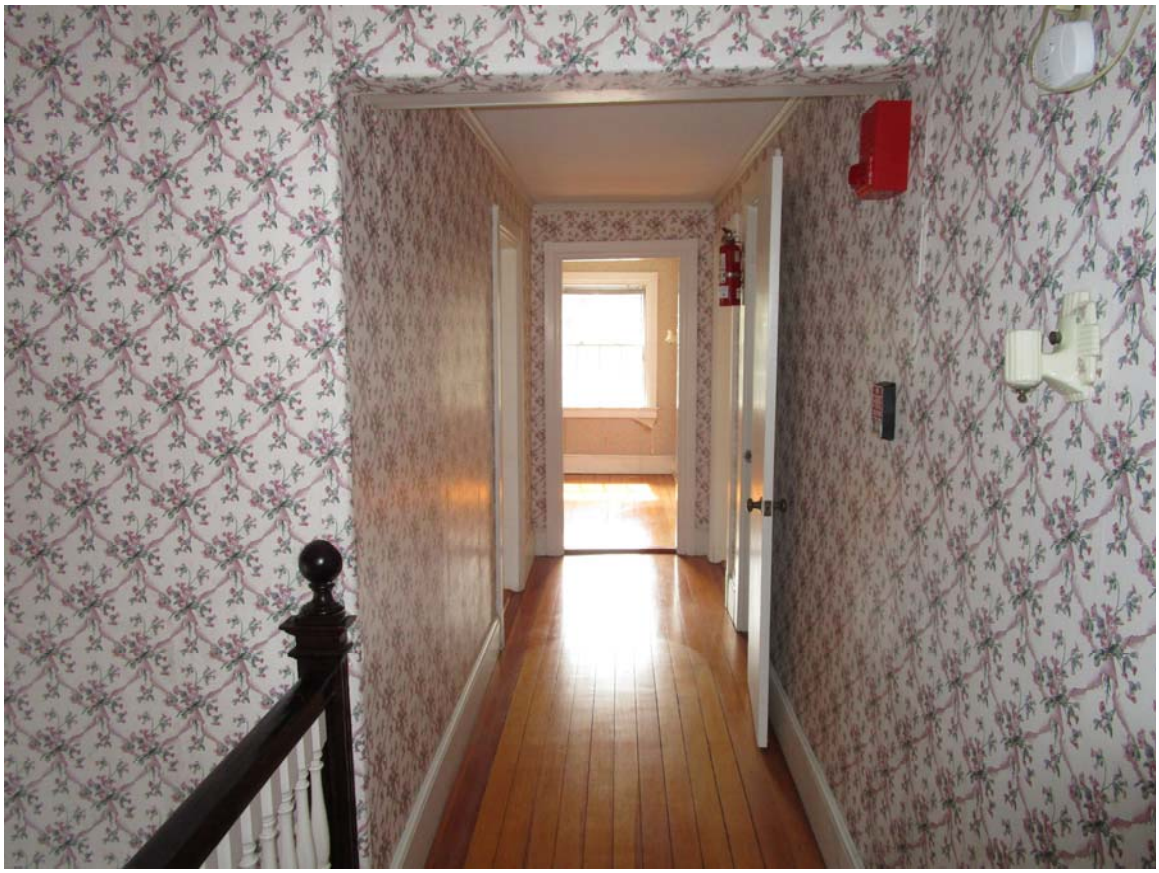
56. First floor, rear entrance, photographer facing north.



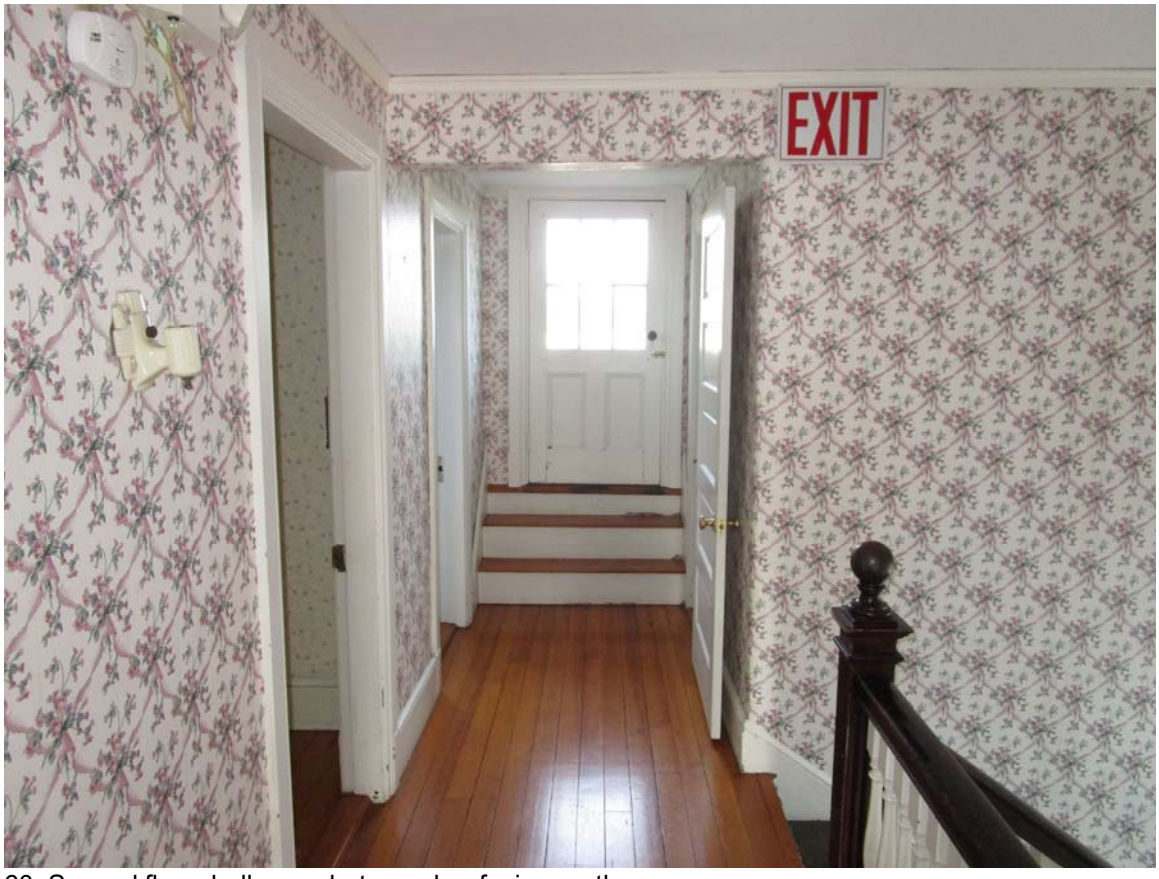
57. First floor, kitchen pantry, photographer facing south.



58. First floor, main stairwell, window, photographer facing northeast



59. Second floor, hallway, photographer facing south.




60. Second floor, hallway, photographer facing north.



61. Second floor, hallway, photographer facing east. Location of new flight of stairs to attic.



62. Second floor, hallway bathroom, photographer facing west.



63. Second floor, secondary stairwell, photographer facing east.



64. Second floor, bedroom, photographer facing west.



65. Second floor, bedroom, photographer facing east.



66. Second floor, bedroom bathroom, photographer facing north.



67. Second floor, attic stairwell, photographer facing west.



68. Second floor, bedroom, photographer facing east.  Note patch in floor in background.



69. Second floor, bedroom, photographer facing north.



70. Second floor, bedroom, photographer facing west.



71. Second floor, bedroom, window detail, photographer facing northeast



72. Second floor, bedroom, photographer facing southeast.



73. Second floor, bedroom, photographer facing north.



74. Second floor, bedroom, photographer facing northwest.



75. Second floor, bedroom, photographer facing south.



76. Second floor, bedroom, photographer facing south.



77. Second floor, bedroom bathroom, photographer facing west.



78. Second floor, bedroom, photographer facing northeast.



79. Second floor, bedroom, photographer facing north.



80. Second floor, bedroom, photographer facing northwest.



81. Second floor, bedroom, fireplace, photographer facing north.



82. Second floor, bedroom, photographer facing southeast.



83. Third floor, hallway, photographer facing south.




84. Third floor, hallway, photographer facing north.



85. Third floor, hallway, secondary stairwell, photographer facing east.



86. Third floor, bedroom, photographer facing south.



87. Third floor, bedroom, photographer facing north.



88. Third floor, bedroom bathroom, photographer facing south.



89. Third floor, bedroom, photographer facing north.



90. Third floor, bedroom, photographer facing southeast.



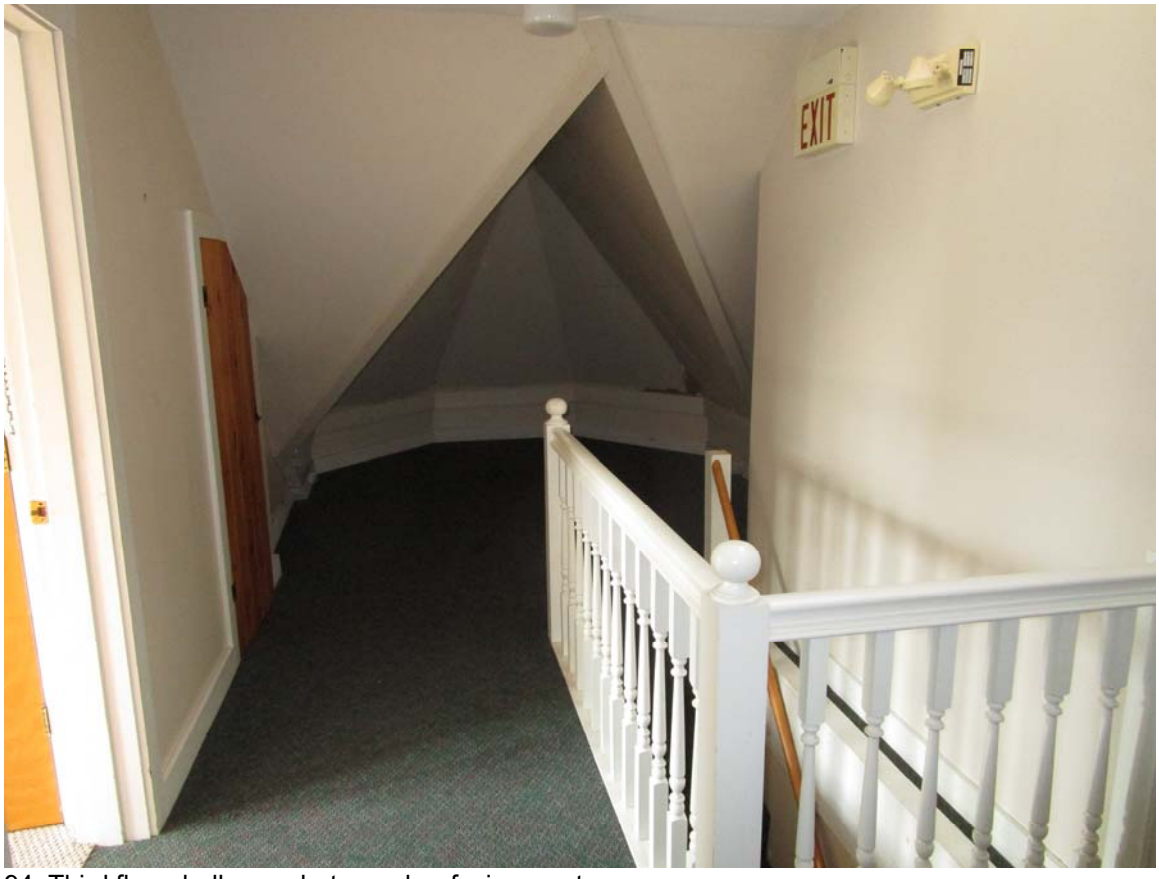
91. Third floor, bedroom bathroom, photographer facing north.



92. Third floor, hallway, photographer facing south.



93. Third floor, hallway, photographer facing west.  Ductwork and crawlspace hatches visible.




94. Third floor, hallway, photographer facing west.



95. Third floor, secondary stairwell, photographer facing northwest.



96. Third floor, attic stairwell, photographer facing east.



97. Third floor, bedroom, photographer facing east.



98. Third floor, bedroom, photographer facing southwest.



99. Third floor, bedroom, photographer facing northwest.



100. Third floor, bedroom bathroom, photographer facing west.

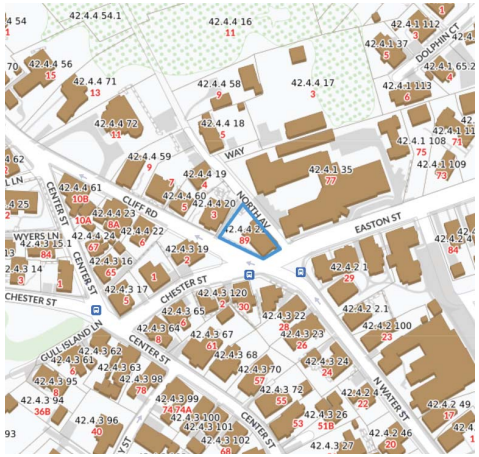
**Existing Plans and Elevations**

# 89 EASTON ST - EXISTING

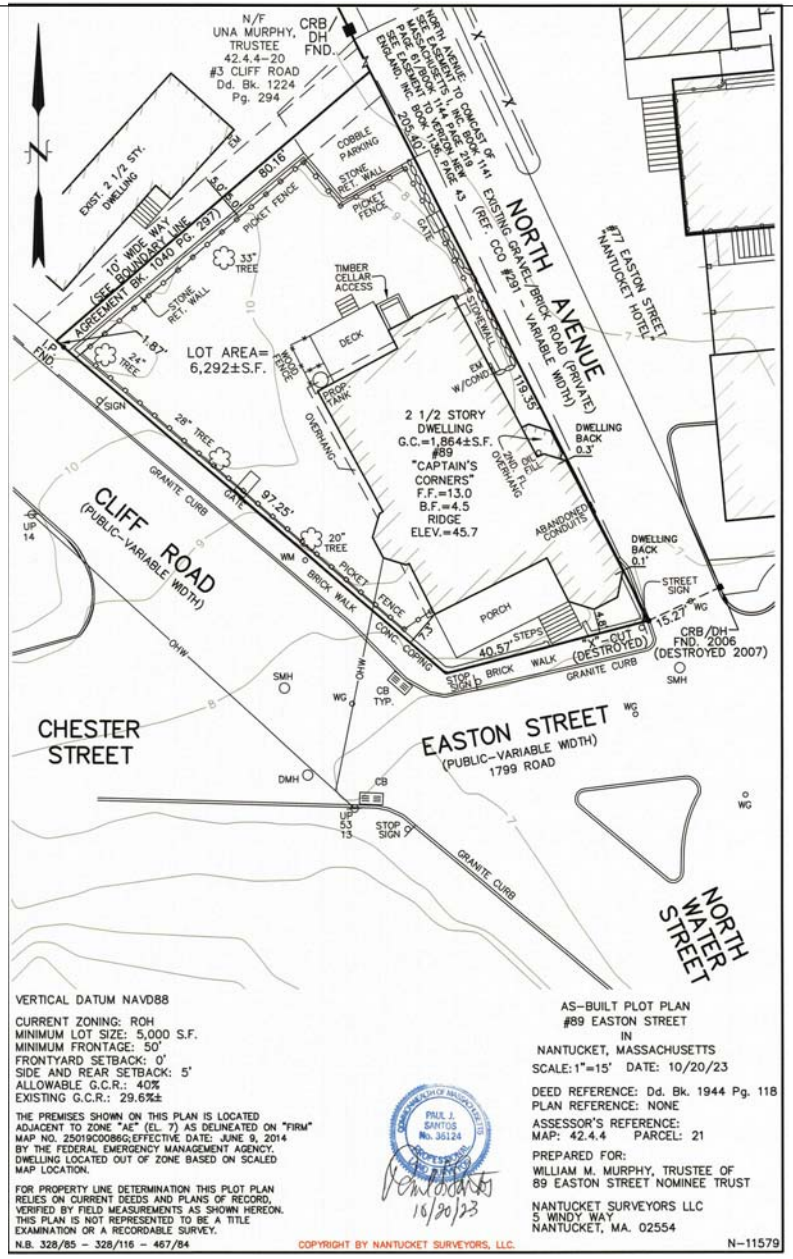



VICINITY MAP

| | |
|---|---|
| PROJECT ADDRESS: | 89 EASTON ST<br>NANTUCKET, MASSACHUSETTS 02554 |
| MAP:<br>PARCEL: | 42.4.4<br>21 |
| LOT SIZE: | 0.13 AC |
| ZONE: | ROH |
| OWNER: | |
| ARCHITECT: | |
| STRUCTURAL ENGINEER: | |




SITE AERIAL




bpc

HISTORIC REVIEW
11/14/2023

REVISIONS PLOTTED: 11/14/2023
00.00.00 REVISION NOTE

MURPHY
89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

MAIN HOUSE
COVER SHEET

MH.1

## DOOR & WINDOW TYPES - MH ELEVATIONS

| Element ID | TYPE | | SIZE | MANF. | LINE | UNIT | QTY. | Note/Remarks |
|---|---|---|---|---|---|---|---|---|
| 100.1 | --- |  | 2'-9 1/2"x1'-6 23/32" | | --- | --- | 1 | EXISTING TO REMAIN |
| 100.2 | --- |  | 1'-6"x3'-8" | | --- | --- | 2 | EXISTING TO REMAIN |
| 100.3 | --- |  | 2'-10"x3'-8" | | --- | --- | 1 | EXISTING TO REMAIN |
| 100.4 | --- |  | 3'-4"x4'-4" | | --- | --- | 5 | EXISTING TO BE FIXED |
| 100.7 | --- |  | 2'-10"x4'-4" | | --- | --- | 2 | EXISTING TO BE FIXED |
| 100.9 | --- |  | 6'-7 19/64"x5'-0" | | --- | --- | 1 | EXISTING TO BE FIXED |
| 100.10 | --- |  | 3'-0"x5'-0" | | --- | --- | 3 | EXISTING |
| 100.11 | --- |  | 3'-2"x5'-0" | | --- | --- | 6 | EXISTING TO BE FIXED |
| 100.12 | --- |  | 2'-7 19/64"x2'-0" | | --- | --- | 1 | EXISTING TO BE FIXED |
| 100.13 | --- |  | 3'-3 1/2"x5'-0" | | --- | --- | 2 | EXISTING TO BE FIXED |
| 100.14 | --- |  | 4'-4"x2'-3" | | --- | --- | 1 | EXISTING TO BE FIXED |
| 100.15 | --- |  | 3'-2"x4'-4" | | --- | --- | 3 | EXISTING TO BE FIXED |
| 100.16 | --- |  | 5'-8"x4'-0" | | --- | --- | 1 | EXISTING TO BE FIXED |
| 100.17 | --- |  | 3'-4"x4'-4" | | --- | --- | 3 | EXISTING TO BE FIXED |
| 100.19 | --- |  | 2'-0"x2'-6" | --- | --- | --- | 1 | --- |
| 105.0B | --- |  | 2'-9"x4'-2" | | --- | --- | 1 | |
| 105.1B | --- |  | 2'-1 7/64"x2'-8" | | --- | --- | 1 | |
| 105.2B | - |  | 2'-9 1/2"x2'-3" | | | - | 12 | |
| 105.9B | --- |  | 2'-10"x4'-2" | | --- | --- | 1 | |
| 1000D | --- |  | 1'-9 41/64"x4'-0" | | --- | --- | 1 | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1001D | --- |  | 2'-7 25/64"x4'-6" | | --- | --- | 1 | |
| 1002D | --- |  | 2'-1 11/32"x4'-0" | | --- | --- | 1 | |
| 1003D | --- |  | 3'-3 1/2"x4'-4" | | --- | --- | 1 | |
| 1004D | --- |  | 3'-3 25/64"x3'-0" | | --- | --- | 1 | |
| 1005D | --- |  | 2'-9 1/2"x3'-0" | | --- | --- | 1 | |
| 1006D | --- |  | 3'-3 1/2"x4'-4" | | --- | --- | 1 | |
| 1007D | --- |  | 2'-0"x2'-6" | | --- | --- | 1 | |
| 2001.D | --- |  | 1'-8 1/2"x3'-0" | | --- | --- | 2 | |
| A | --- |  | 6'-6"x7'-6" | | --- | --- | 1 | EXISTING TO BE FIXED |

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HISTORIC REVIEW

11/14/2023

REVISIONS PLOTTED: 11/21/2023

MURPHY

89 EASTON ST

NANTUCKET,, MASSACHUSETTS 02554

EXISTING D&W SCHEDULE

MH.4.0E



S EXISTING SOUTH ELEVATION
Scale 1/4" = 1'-0"



W EXISTING WEST ELEVATION
Scale 1/4" = 1'-0"

bpc

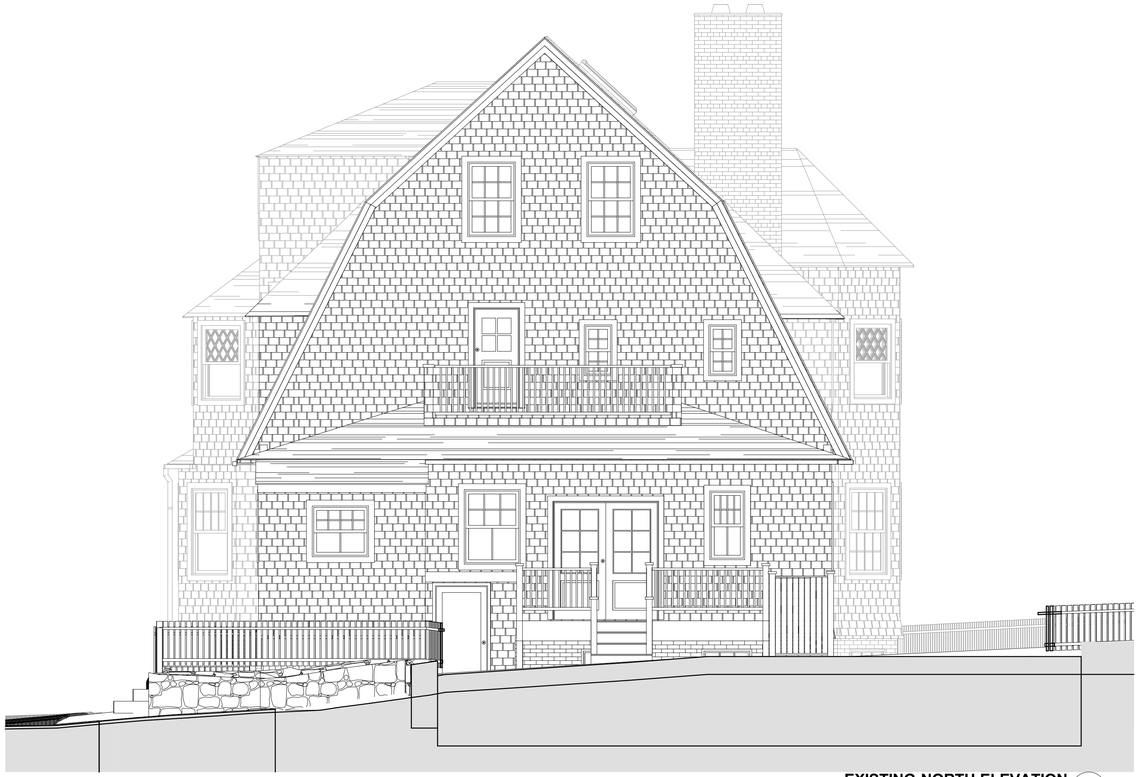
HISTORIC REVIEW
11/14/2023

REVISIONS PLOTTED: 11/14/2023

MURPHY
89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

EXISTING ELEVATIONS

MH.5.1E



**EXISTING NORTH ELEVATION** (N)
Scale 1/4" = 1'-0"



**E** **EXISTING EAST ELEVATION**
Scale 1/4" = 1'-0"

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HISTORIC REVIEW

11/14/2023

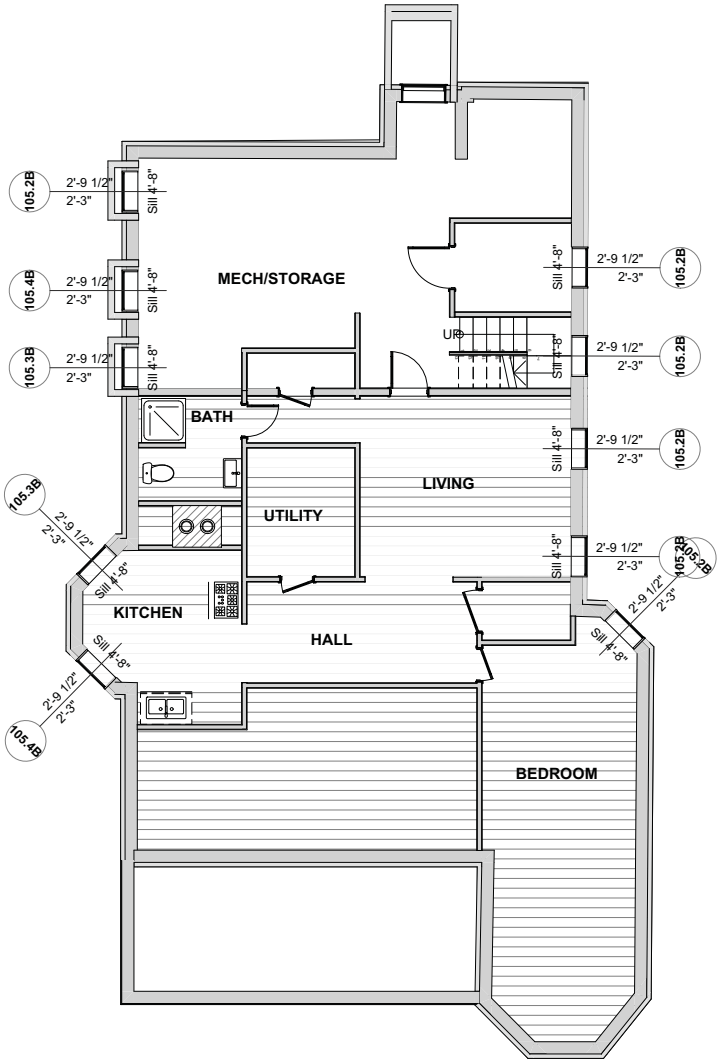
REVISIONS

PLOTTED: 11/21/2023

MURPHY
89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

EXISTING ELEVATIONS

MH.5.2E




EXISTING BASEMENT PLAN 0

Scale 1/4" = 1'-0"

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HISTORIC REVIEW

11/14/2023

REVISIONS PLOTTED: 11/14/2023

MURPHY

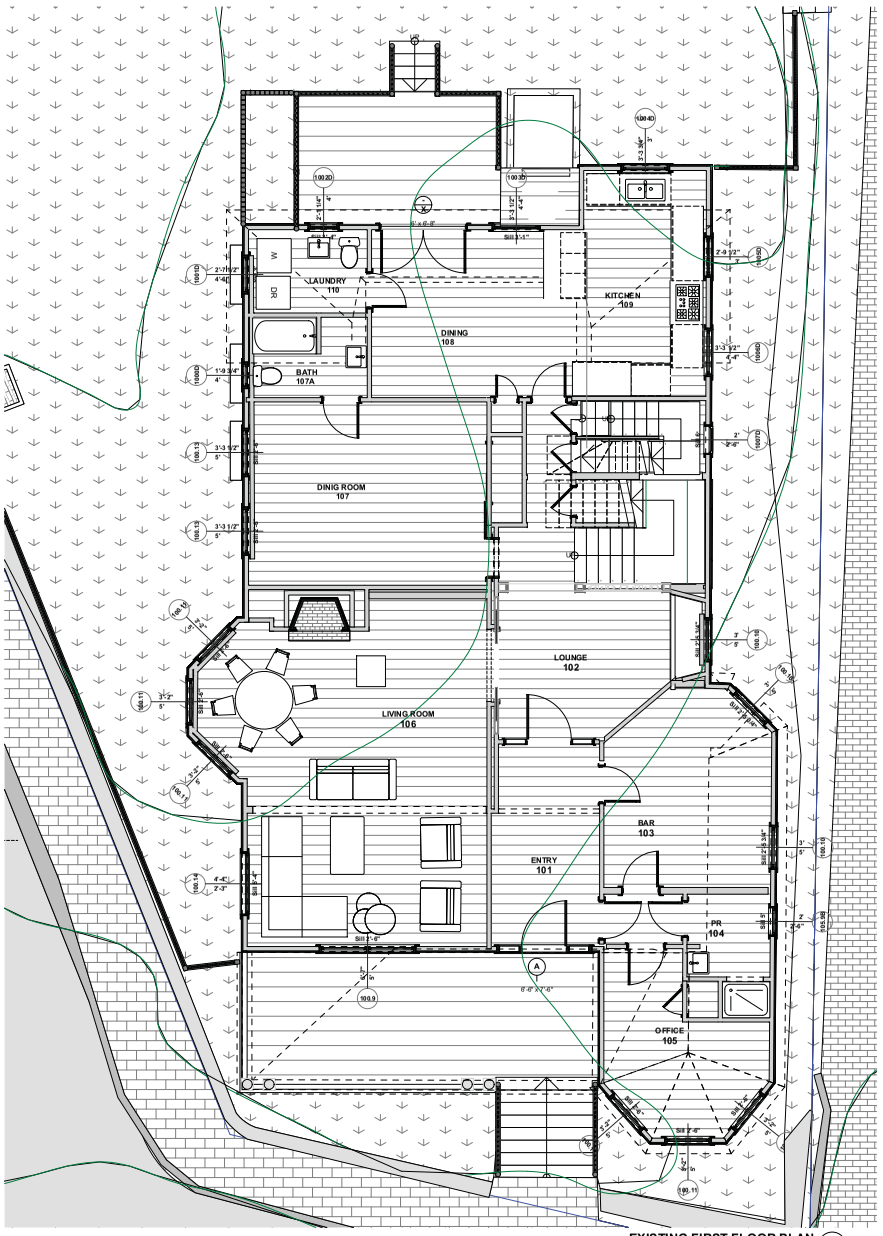
89 EASTON ST

NANTUCKET,, MASSACHUSETTS 02554

EXISTING BASEMENT PLAN

N

MH.6.4.1 E




EXISTING FIRST FLOOR PLAN 1

Scale 1/4" = 1'-0"

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HISTORIC REVIEW

11/14/2023

REVISIONS

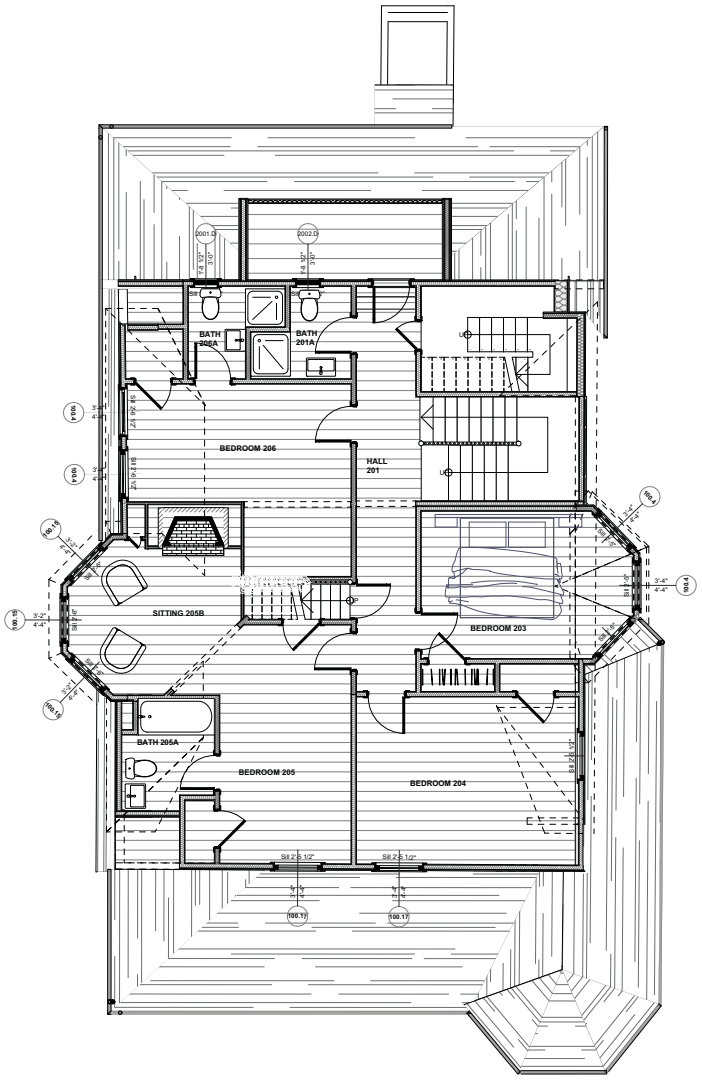
MURPHY

89 EASTON ST

NANTUCKET,, MASSACHUSETTS 02554

EXISTING FIRST FLOOR PLAN

MH.6.0.1E




EXISTING SECOND FLOOR (2)
Scale 1/4" = 1'-0"

bpc

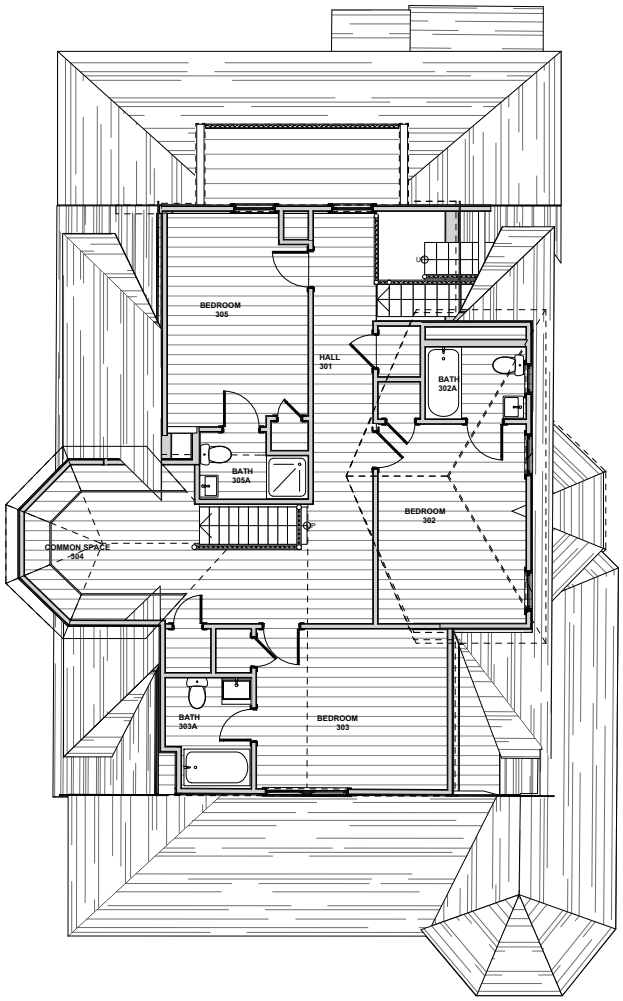
HISTORIC REVIEW
11/14/2023

REVISIONS

MURPHY
89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

EXISTING SECOND FLOOR PLAN

MH.6.1.1E




EXISTING ATTIC FLOOR PLAN 3
Scale 1/4" = 1'-0"

bpc

HISTORIC REVIEW
11/14/2023

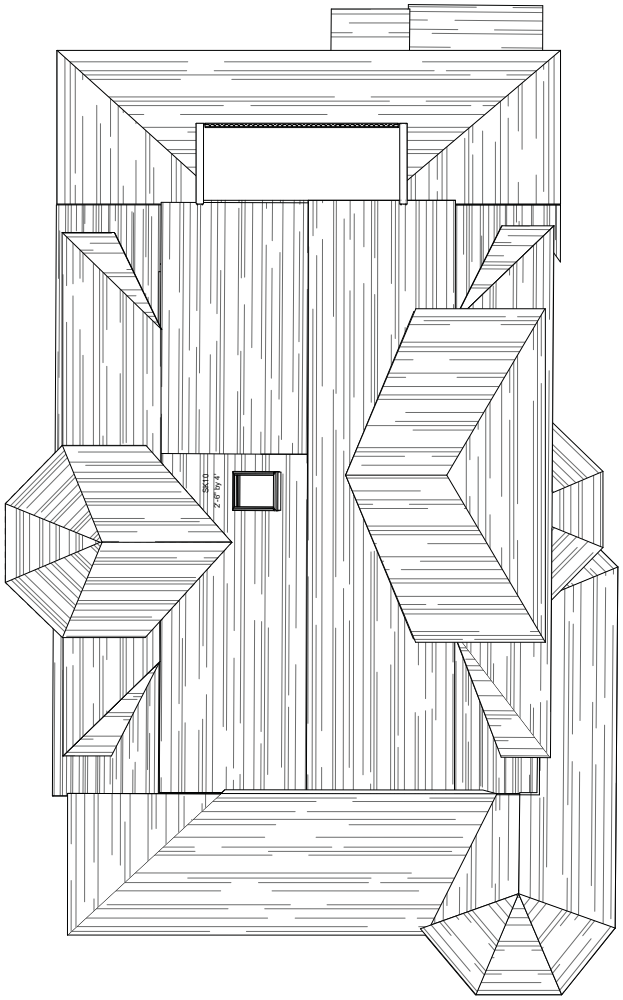
REVISIONS PLOTTED: 11/14/2023

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89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

EXISTING ATTIC PLAN

N

MH.6.2.1E




EXISTING ROOF PLAN (4)
Scale 1/4" = 1'-0"

bpc

HISTORIC REVIEW
11/14/2023

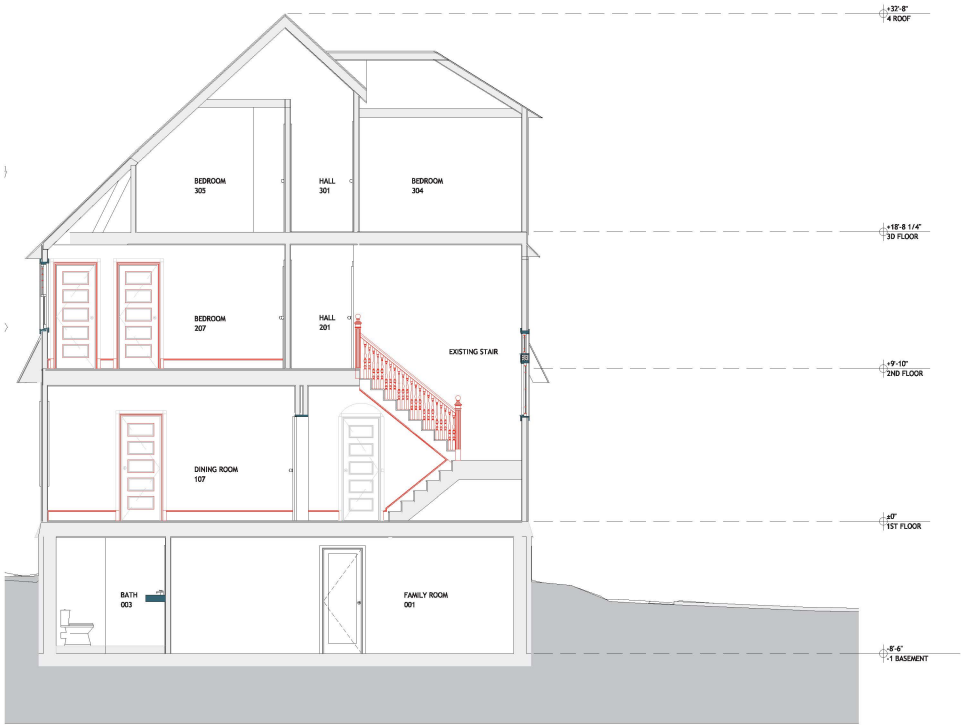
REVISIONS PLOTTED: 11/15/2023

MURPHY
89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

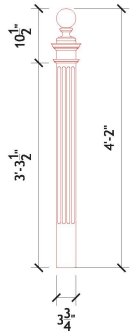
EXISTING ROOF PLAN

N

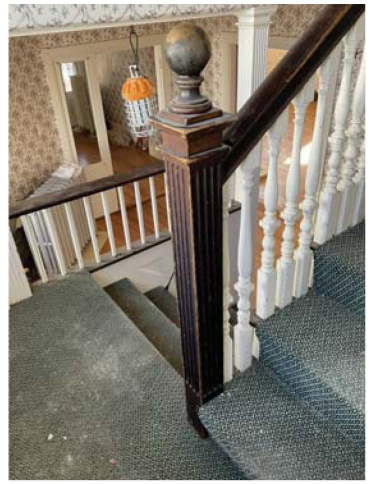
MH.6.3.5

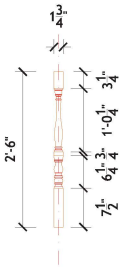



A TRANSVERSAL SECTION - EXISTING STAIR
SCALE: 1/8" = 1'-0"



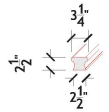

1 EXISTING NEWEL
SCALE: 1/2" = 1'-0"



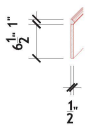



2 EXISTING BALUSTER
SCALE: 1/2" = 1'-0"






3 EXISTING RAIL
SCALE: 1/2" = 1'-0"




4 EXISTING BASE AND CAP
SCALE: 1/2" = 1'-0"

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PO BOX 822
NANTUCKET, MA 02554
P 508 228 2722

PROJECT:
89 EASTON ST
NANTUCKET, MA

MURPHY

MAP & PARCEL: 42.4.4/21
ZONE: ROH

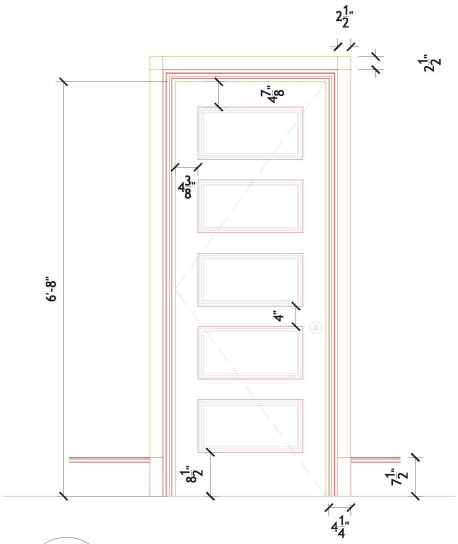
# STAIR COMPONENTS AND TRIM

EXISTING

DETAILS
SCALE:1/2"=1'-0"

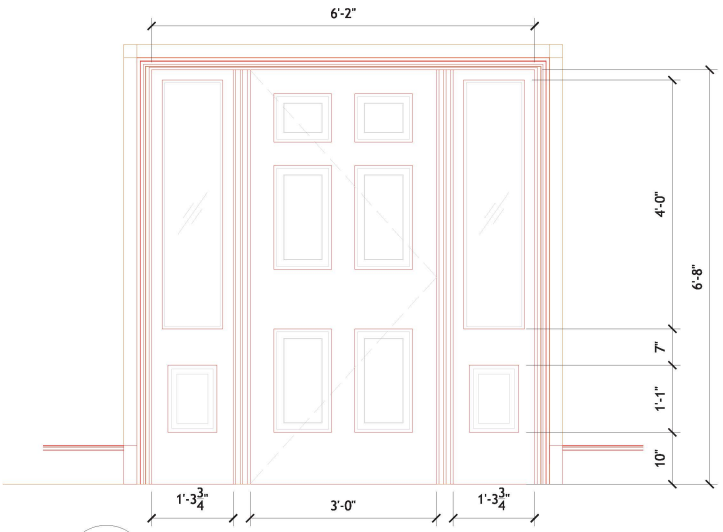
MW 0.1

NOV 14, 2023




1 EXISTING INTERIOR DOOR

SCALE: 1/2" = 1'-0"

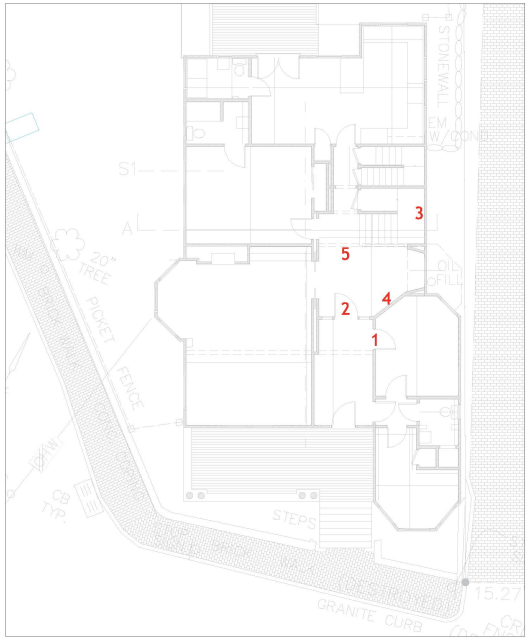



2 EXISTING INTERIOR DOOR W SIDE LIGHTS

SCALE: 1/2" = 1'-0"








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P 508 228 2722

PROJECT:
89 EASTON ST
NANTUCKET, MA

MURPHY

MAP & PARCEL: 42.4.4/21
ZONE: ROH

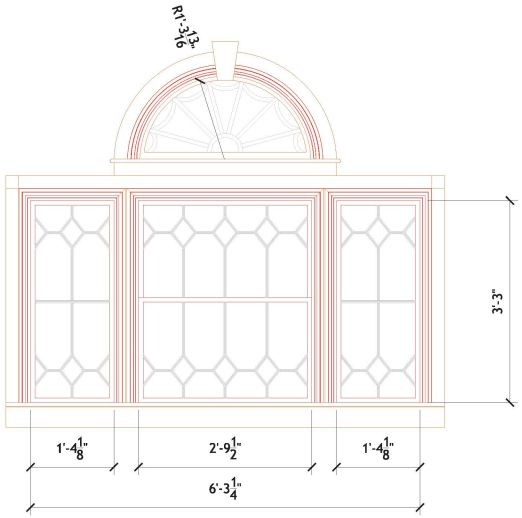
# EXISTING INTERIOR DOORS

EXISTING

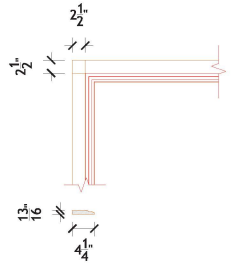
DETAILS
SCALE:1/2"=1'-0"

MW 1.1

NOV 14, 2023

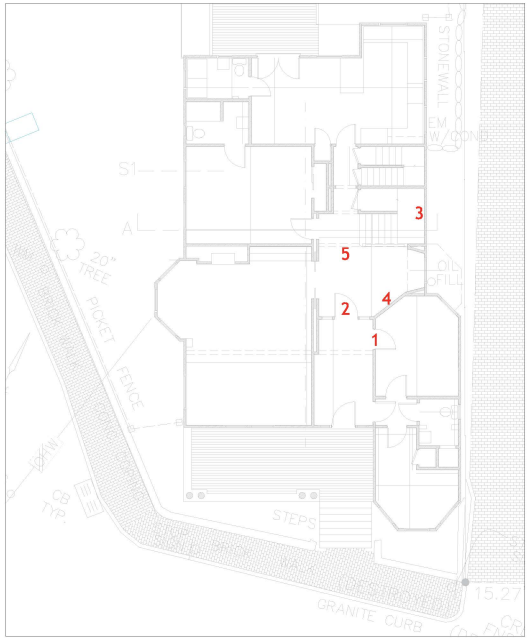



3 EXISTING WINDOW
SCALE: 1/2" = 1'-0"




4 EXISTING TRIM
SCALE: 1/2" = 1'-0"






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PO BOX 822
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P 508 228 2722

PROJECT:
89 EASTON ST
NANTUCKET, MA

MURPHY

MAP & PARCEL: 42.4.4/21
ZONE: ROH

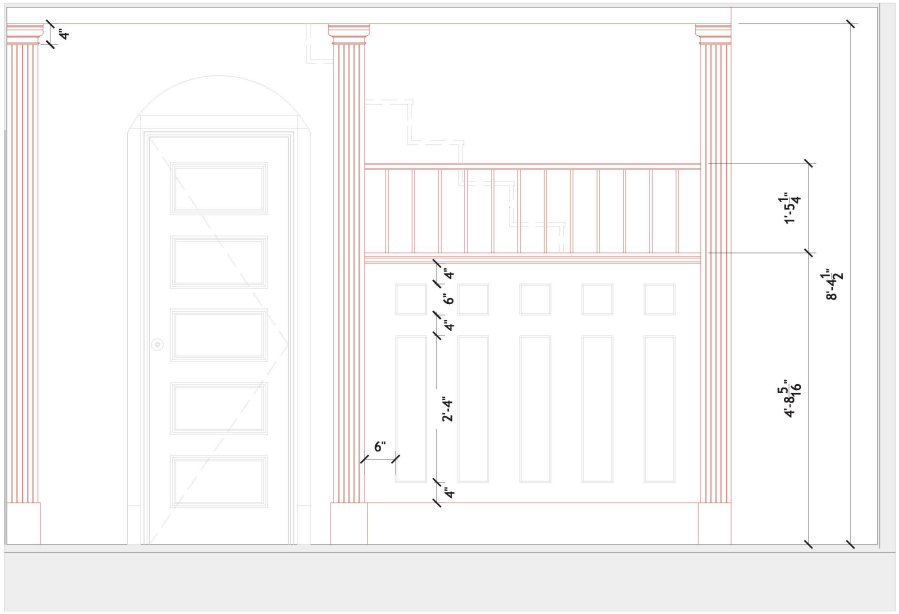
# EXISTING FEATURE WINDOW

EXISTING

DETAILS
SCALE:1/2"=1'-0"

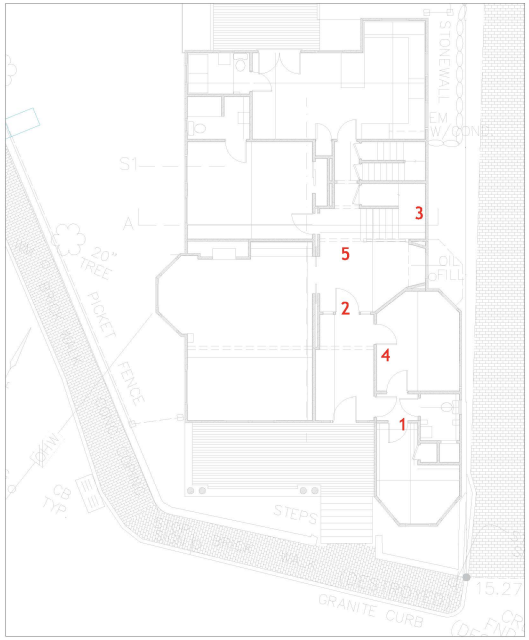
MW 1.2

NOV 14, 2023






5 EXISTING PANELS AND COLUMNS
SCALE: 1/2" = 1'-0"




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P 508 228 2722

PROJECT:
89 EASTON ST
NANTUCKET, MA

MURPHY

MAP & PARCEL: 42.4.4/21
ZONE: ROH

# EXISTING PANEL AND COLUMNS

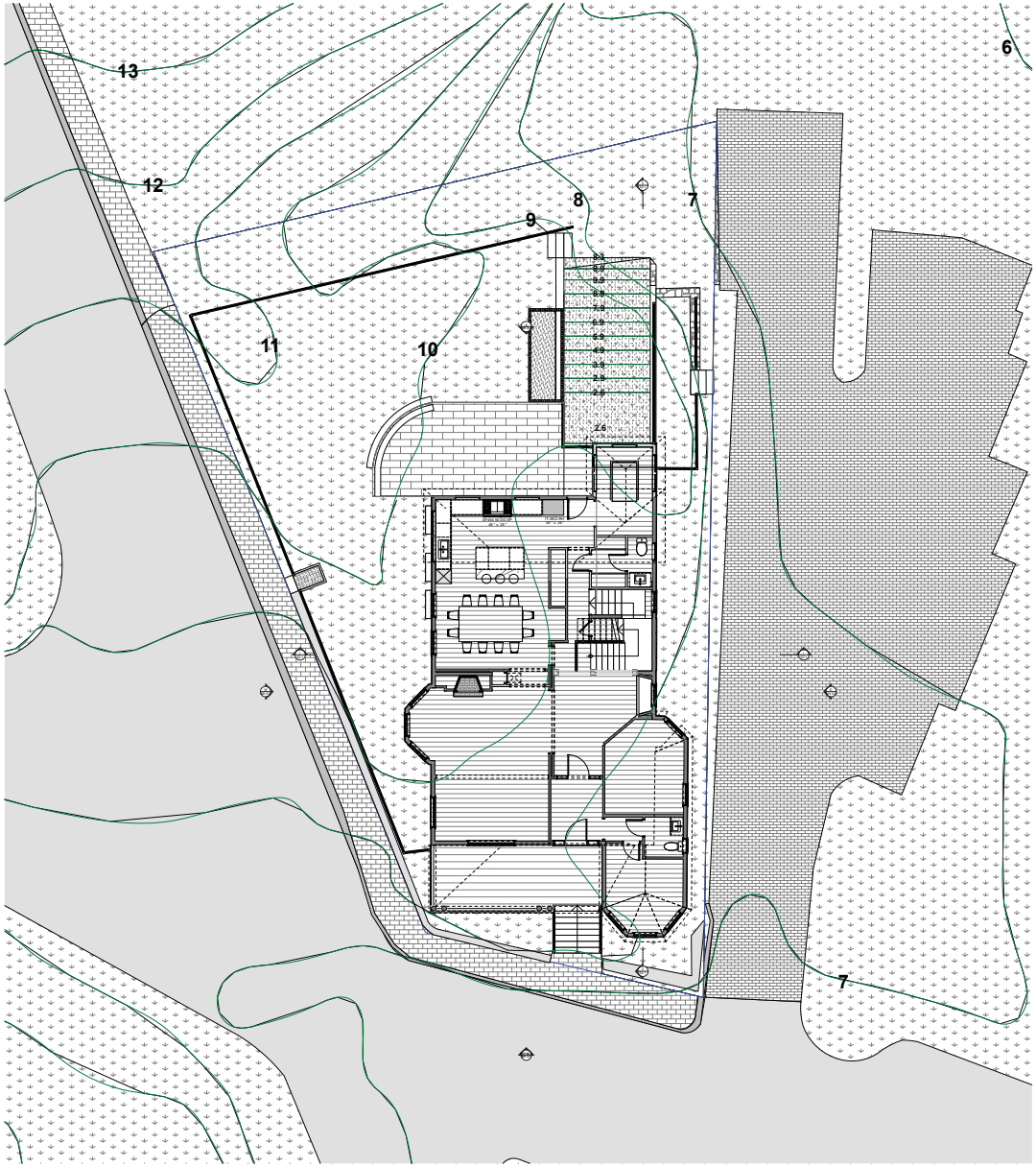
EXISTING

DETAILS
SCALE:1/2"=1'-0"

MW 1.3

NOV 14, 2023

**Proposed Plans and Elevations**




SITE PLAN
Scale 1/8" = 1'-0"
1

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HISTORIC REVIEW
11/14/2023

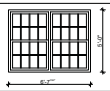
REVISIONS
PLOTTED: 11/14/2023
04.08.2021 NOTES & COLOR ADDED

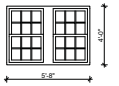
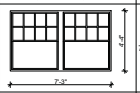
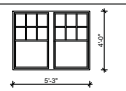
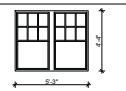
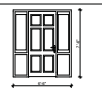
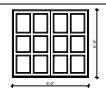
MURPHY
89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

SITE PLAN

MH.3

## DOOR & WINDOW TYPES

| Hotlink and Element ID | TYPE | | SIZE | MANF. | UNIT | QTY. | NOTES |
|---|---|---|---|---|---|---|---|
| 100.1 | --- |  | 2'-9 1/2"×1'-6 23/32" | | --- | 1 | EXISTING TO REMAIN |
| 100.2 | --- |  | 1'-6"×3'-8" | | --- | 2 | EXISTING TO REMAIN |
| 100.3 | --- |  | 2'-10"×3'-8" | | --- | 1 | EXISTING TO REMAIN |
| 100.4 | --- |  | 3'-4"×4'-4" | | --- | 5 | EXISTING TO BE FIXED |
| 100.7 | --- |  | 2'-10"×4'-4" | | --- | 2 | EXISTING TO BE FIXED |
| 100.8 | - |  | 2'-9 1/2"×2'-3" | | - | 10 | EXISTING TO BE REPLACED |
| 100.9 | --- |  | 6'-7 15/64"×5'-0" | | --- | 1 | EXISTING TO BE FIXED |
| 100.10 | --- |  | 3'-0"×5'-0" | | --- | 3 | EXISTING |
| 100.10A | --- |  | 3'-0"×5'-0" | | --- | 1 | NEW |
| 100.11 | --- |  | 3'-2"×5'-0" | | --- | 6 | EXISTING TO BE FIXED |
| 100.12 | --- |  | 2'-7 19/64"×2'-0" | | --- | 1 | EXISTING TO BE FIXED |
| 100.13 | --- |  | 3'-3 1/2"×5'-0" | | --- | 2 | EXISTING TO BE FIXED |
| 100.14 | --- |  | 4'-4"×2'-3" | | --- | 1 | EXISTING TO BE FIXED |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 100.15 | --- |  | 3'-2"×4'-4" | | --- | 3 | EXISTING TO BE FIXED |
| 100.16 | --- |  | 5'-8"×4'-0" | | --- | 1 | EXISTING TO BE FIXED |
| 100.17 | --- |  | 3'-4"×4'-4" | | --- | 3 | EXISTING TO BE FIXED |
| 100.18 | - |  | 7'-3"×4'-4" | | - | 1 | NEW |
| 100.19 | --- |  | 2'-0"×2'-6" | --- | --- | 1 | --- |
| 100.20 | - |  | 3'-6"×4'-4" | | - | 3 | NEW |
| 100.21 | --- |  | 3'-0"×2'-6" | | --- | 2 | NEW |
| 100.22 | - |  | 2'-6"×4'-0" | | - | 1 | NEW |
| 100.23 | - |  | 5'-3"×4'-0" | | - | 2 | NEW |
| 100.23 | - |  | 5'-3"×4'-4" | | - | 2 | NEW |
| 100.24 | - |  | 2'-10"×4'-0" | | - | 2 | NEW |
| A | --- |  | 6'-6"×7'-6" | | --- | 1 | EXISTING TO BE FIXED |
| B | W- |  | 3'-0"×7'-6" | | W- | 1 | NEW |
| G | W- |  | 9'-0"×8'-0" | | W- | 1 | NEW |

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HISTORIC REVIEW

11/14/2023

REVISIONS PLOTTED: 11/21/2023

MURPHY
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NANTUCKET,, MASSACHUSETTS 02554

PROPOSED
D&W SCHEDULE

MH.4.0



S PROPOSED SOUTH ELEVATION
Scale 1/4" = 1'-0"

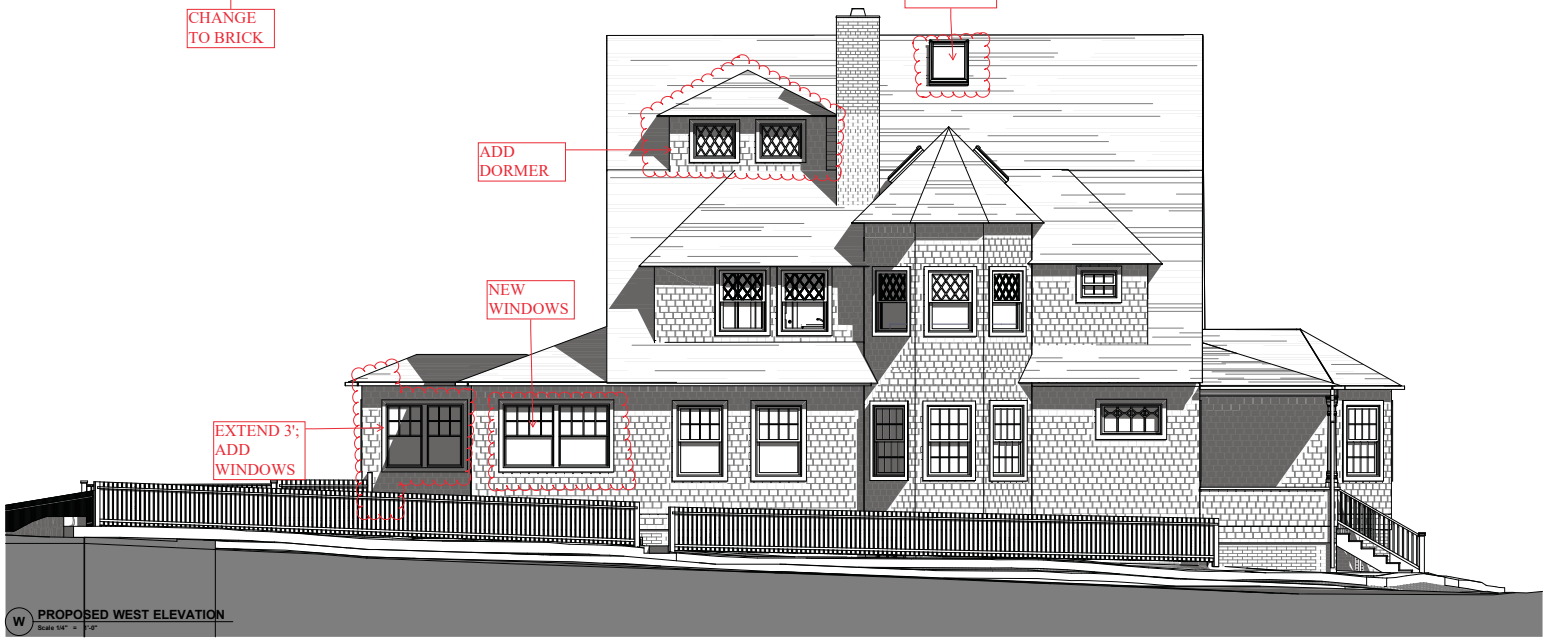
CHANGE TO BRICK

RELOCATE SKYLIGHT

ADD DORMER

NEW WINDOWS

EXTEND 3'; ADD WINDOWS



W PROPOSED WEST ELEVATION
Scale 1/4" = 1'-0"

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HISTORIC REVIEW
11/14/2023

REVISIONS PLOTTED: 11/15/2023

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ELEVATIONS

MH.5.7




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HISTORIC REVIEW

11/14/2023

REVISIONS PLOTTED: 11/15/2023

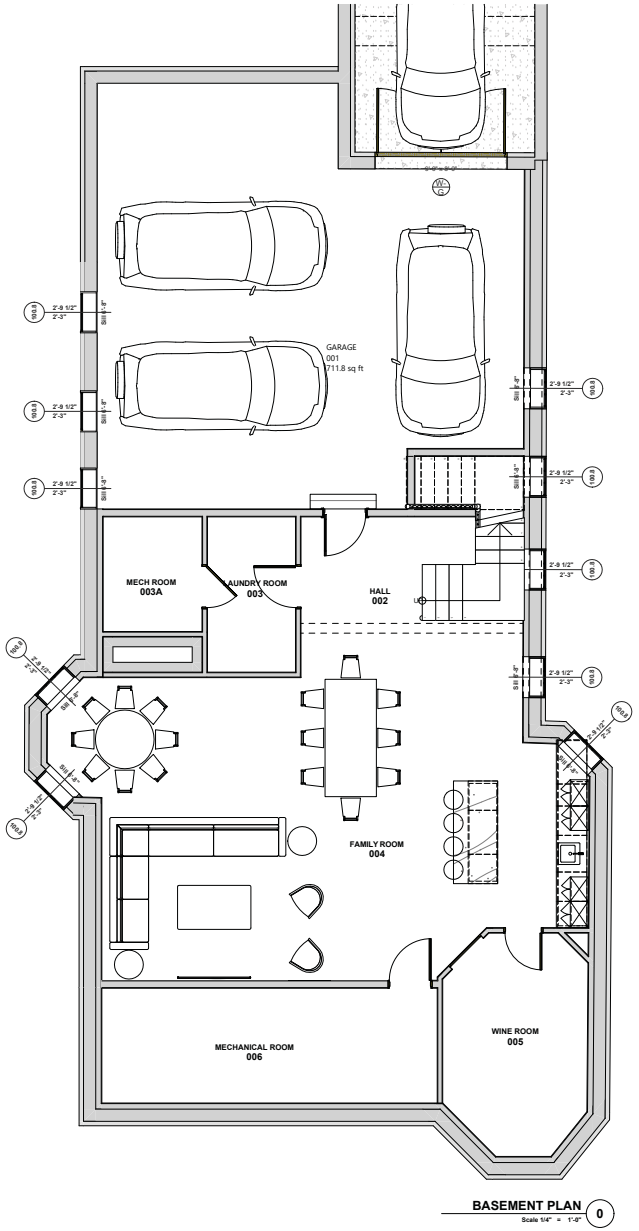
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ELEVATIONS

MH.5.8




BASEMENT PLAN
Scale 1/4" = 1'-0"

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HISTORIC REVIEW
11/14/2023

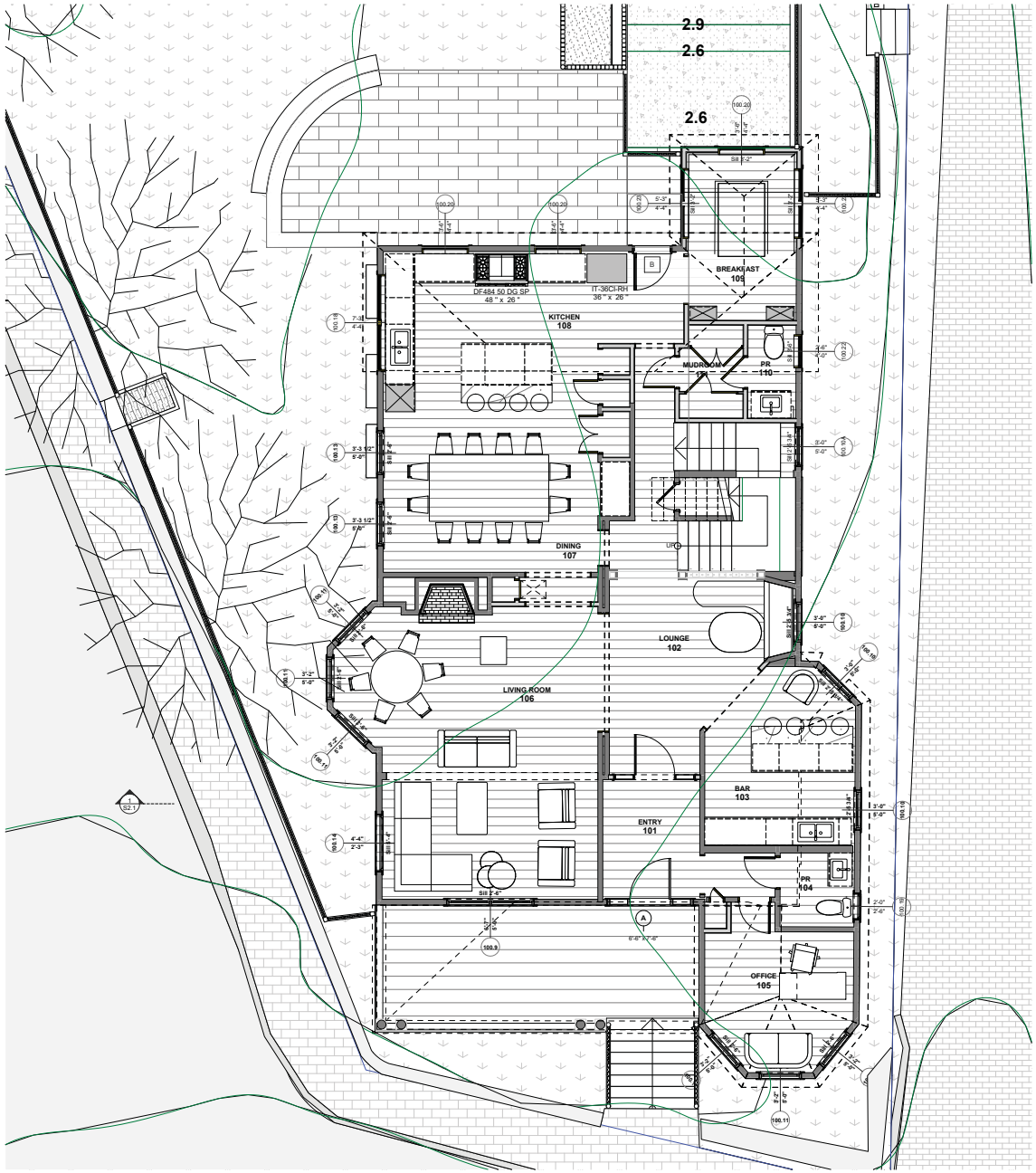
REVISIONS

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BASEMENT PLAN

N

MH.6.3.2




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HISTORIC REVIEW

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REVISIONS

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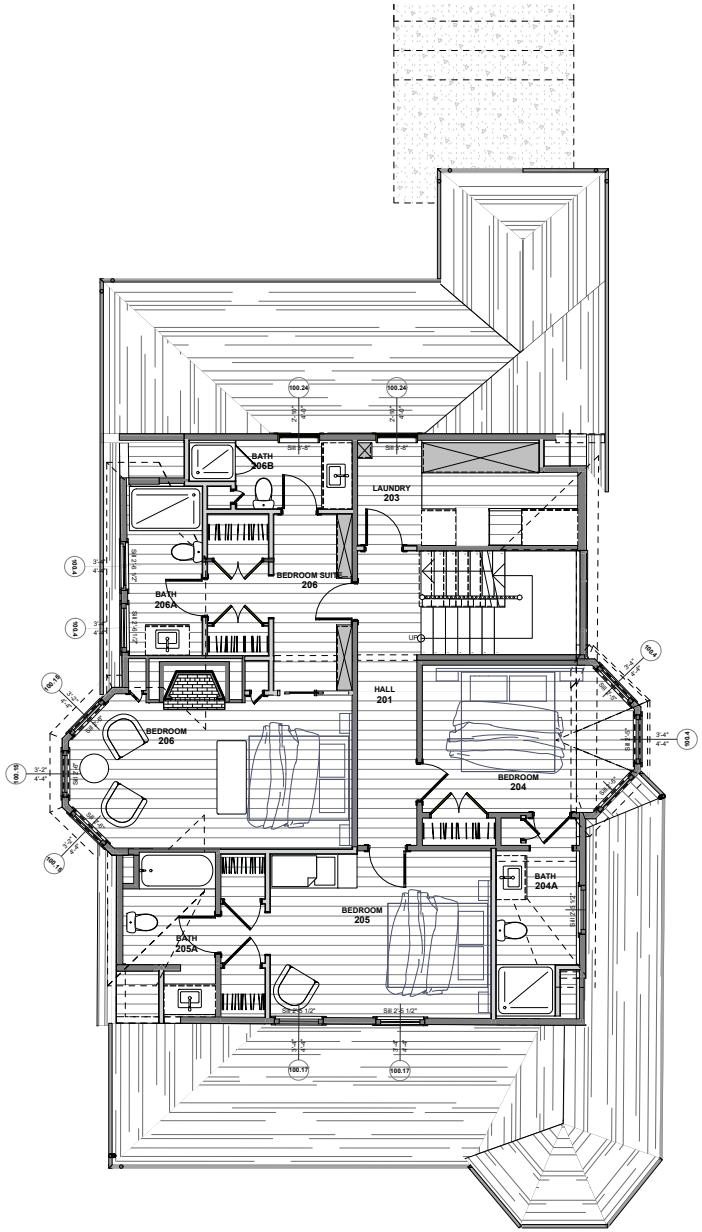
89 EASTON ST

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FIRST FLOOR PLAN

N

MH.6.0.2




SECOND FLOOR PLAN 2

Scale 1/4" = 1'-0"

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REVISIONS PLOTTED: 11/14/2023

MURPHY

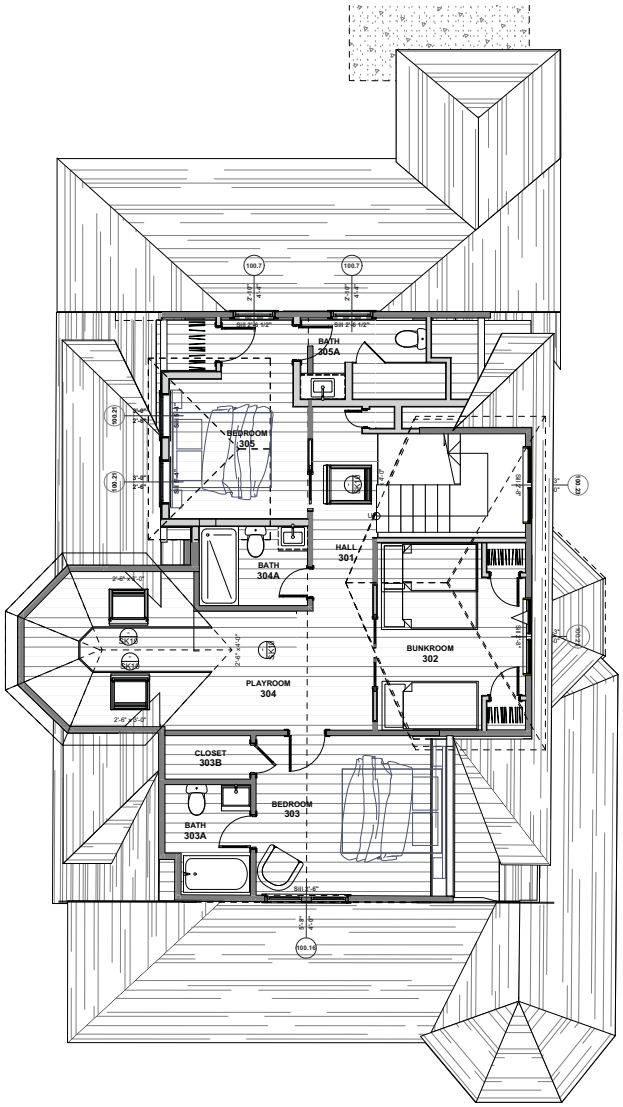
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SECOND FLOOR PLAN

N

MH.6.1.2




**PROPOSED ATTIC PLAN** 3

Scale 1/4" = 1'-0"

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HISTORIC REVIEW

11/14/2023

REVISIONS PLOTTED: 11/15/2023

MURPHY

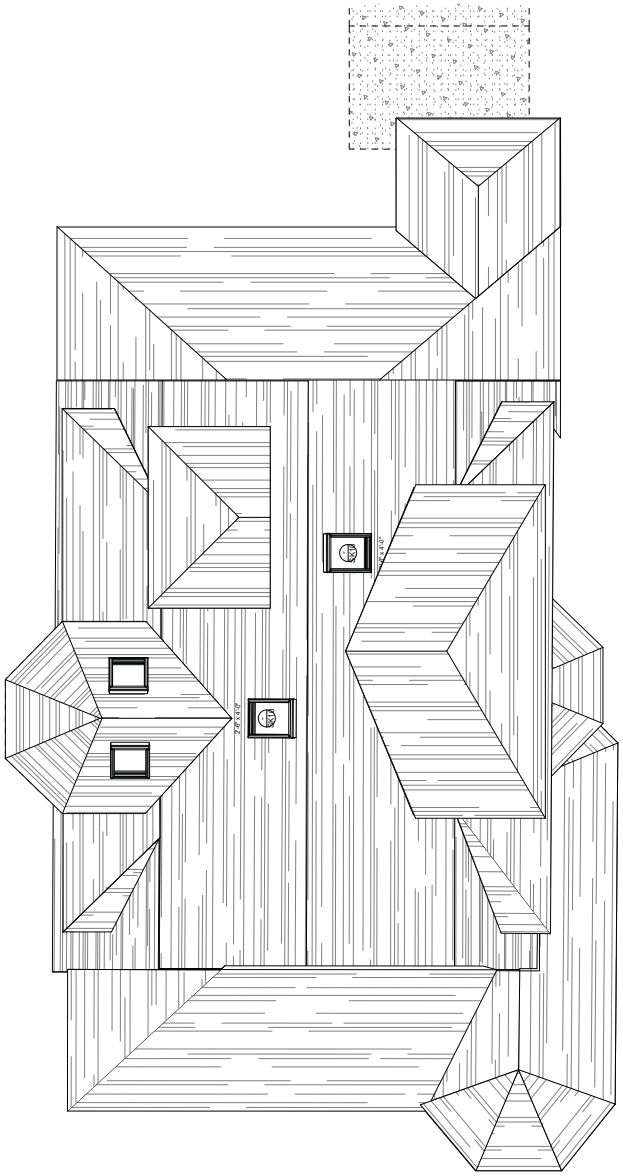
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ATTIC PLAN

N

MH.6.2.2



PROPOSED ROOF PLAN 4
Scale 1/4" = 1'-0"

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HISTORIC REVIEW
11/14/2023

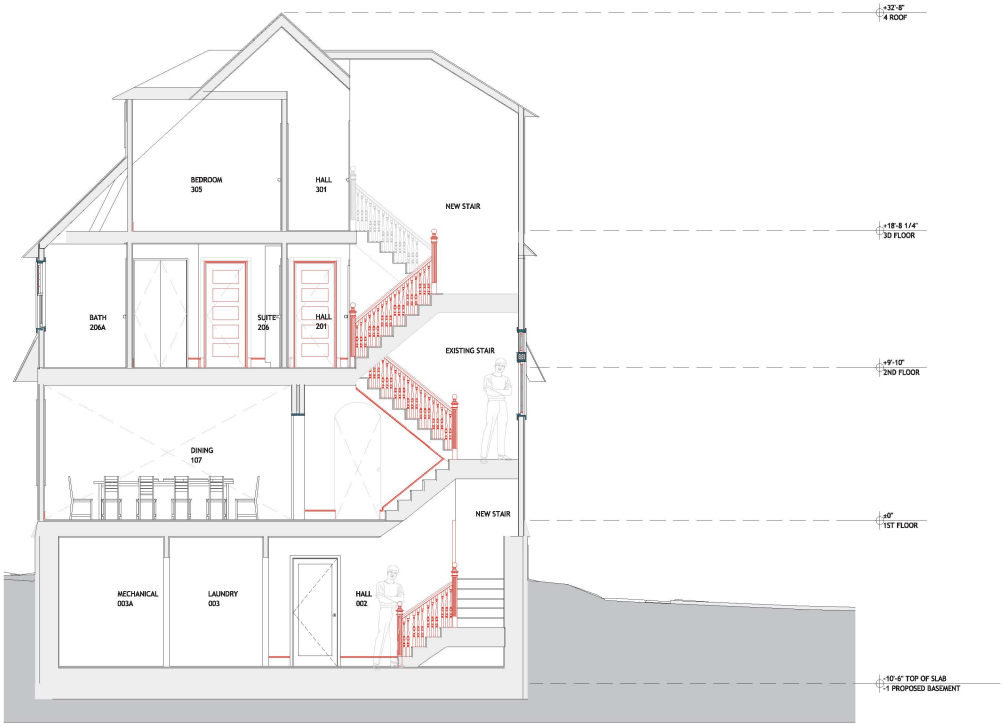
REVISIONS PLOTTED: 11/15/2023

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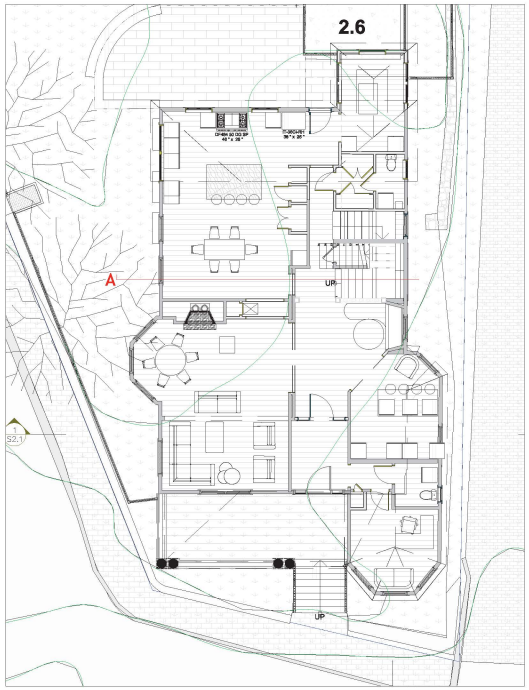
ROOF PLAN

N

MH.6.3.4




A TRANSVERSAL SECTION - PROPOSED STAIR
SCALE: 1/8" = 1'-0"




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PROJECT:
89 EASTON ST
NANTUCKET, MA

MURPHY

MAP & PARCEL: 42.4.4/21
ZONE: ROH

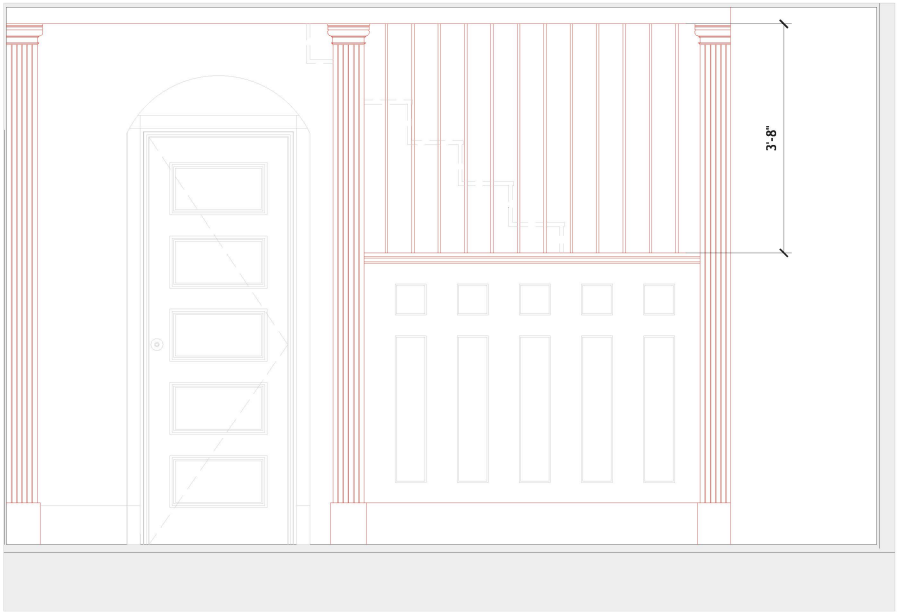
# STAIR

PROPOSED

SECTION
SCALE:1/8"=1'-0"

S1.1

NOV 14, 2023

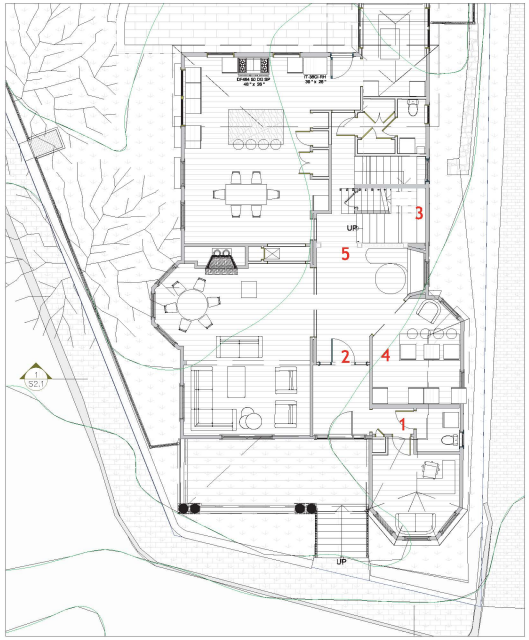





5A

## PROPOSED BALUSTER CHANGE

SCALE: 1/2" = 1'-0"




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PROJECT:
89 EASTON ST
NANTUCKET, MA

MURPHY

MAP & PARCEL: 42.4.4/21
ZONE: ROH

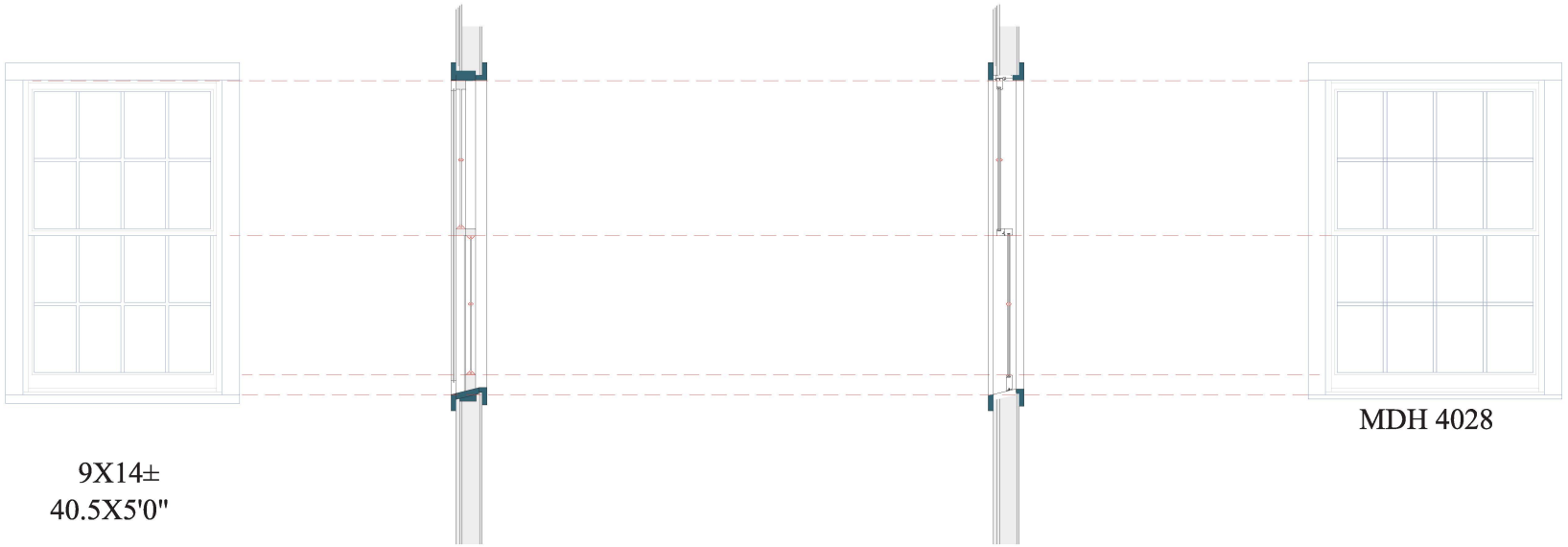
# PROPOSED BALUSTER CHANGE

PROPOSED

DETAILS
SCALE:1/2"=1'-0"

MW 1.3

NOV 14, 2023




S1 EXISTING WINDOW (TDL)
SCALE: 1/2" = 1'-0"

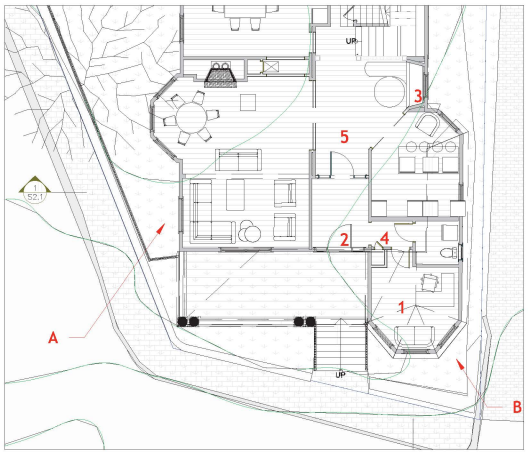
S2 PROPOSED WINDOW REPLACEMENT (SDL)
SCALE: 1/2" = 1'-0"



VIEW A



VIEW B




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P 508 228 2722

PROJECT:
89 EASTON ST
NANTUCKET, MA

MURPHY

MAP & PARCEL: 42.4.4/21
ZONE: ROH

# WINDOW REPLACEMENT

PROPOSED

DETAILS
SCALE:1/2"=1'-0"

MW 1.3

NOV 14, 2023

# CLEANING EXISTING MASONRY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS:

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SECTION INCLUDES:

A. Work Included: Cleaning existing masonry

B. Remove:
1. Dirt and soil
2. Waterproof coatings
3. Cementitious coatings
4. Surface sealants, but not joint sealants
5. Water repellents
6. Tar, asphalt, and bitumens
7. Paint and coatings
8. Graffiti and graffiti resistant coatings
9. Rust and metallic stains
10. Ivy and organic growth
11. Efflorescence
12. Animal feces
13. Carbon encrustation and soot
14. Body oils, finger prints, hand prints, foot prints
15. All other non-masonry substances, stains, and contamination

1.3 SUBMITTALS:

A. Product Data: Manufacturer’s data including instructions, recommendations, and restrictions.

1.4 QUALITY CONTROL:

A. Observation: Perform quality control under direct observation of the Owner’s consultant.

B. Written Records: Provide detailed written records for each cleaning test, each cleaning condition, each substrate, and each contamination type.
1. Record cleaner used, cleaner concentration, cleaning techniques, cleaner dwell time on surface, tools used, water temperature, water pressure, and other relevant information.

C. Cleaner Testing: Before creating mock ups and before production cleaning, test cleaners, cleaner concentrations, and cleaning techniques on small test samples at inconspicuous locations approved by Engineer.

1. Repeat cleaner testing until successful cleaning is achieved, as judged by the Engineer and Architect.

D. Cleaning Mock Ups: Provide mock ups at the earliest possible time and before ordering production quantities of cleaning materials.
   1. Mock Up Locations and Solar Orientations: Comply with Engineer's directions.
   2. Mock Up Size and Quantities: Provide minimum 3 x 6 feet cleaning mock ups for each cleaning condition, each substrate, and each contamination type included in this section
   3. Cleaning Workers: Use the same workers for both mock ups and production cleaning.
   4. Repeat Successful Cleaner Testing: Use the same cleaners, cleaner concentrations, cleaning techniques, cleaner dwell time on surface, water temperature, water pressure, tools, and techniques used.
   5. Adverse Reactions: Allow cleaning mock ups to dry for at least seven days to allow time for adverse reactions to become evident.
   6. Repeat Mock Ups: Repeat mock ups until successful cleaning is achieved, as judged by the Engineer and the Owner's restoration consultant.
   7. Update Records: Update written records to record changes from successful cleaner testing, if any.
   8. Protect: Protect approved mock ups from damage and modification.
   9. Disposition: Approved mock ups shall be incorporated into the completed Project.

1.5 DELIVERY, STORAGE, HANDLING:

A. Comply with Division 1 General Requirements and manufacturer's instructions and recommendations.

PART 2 - PRODUCTS

2.1 MANUFACTURERS:

A. Diedrich Technologies, Inc.., www.diedrichtechnologies.com

B. EaCo Chem, Inc., www.eacochem.com

C. Hydrochemical Techniques, Inc., www.hydroclean.com

D. Prosoco, Inc., www.prosoco.com

2.2 MASONRY CLEANING MATERIALS:

A. Cleaners: Provide cleaners specifically manufactured for each substrate and soiling condition.

B. Water: Clean, drinkable, and free of deleterious materials.
   1. 180 Degrees F Water: Required for removal of paint, tar, and asphalt.

C. Brushes: Soft bristle with fiber type recommended by cleaner manufacturer for each cleaner used.

D. Pressure Cleaning Equipment:

1. Water Pressure at Contact Point of Material: ≤500 psi. Testing shall be completed prior to full washing to confirm pressure washing practices do not damage masonry or mortar with high pressure water.
2. Spray Tip: ≥15 degree spread.
3. Water Flow Rate: 3 to 6 gallons per minute.

PART 3 - EXECUTION

3.1 MASONRY CLEANING:

A. Comply with cleaner manufacturer's instructions and recommendations.

B. Repeat cleaning procedures successfully used on "Cleaning Mock Ups".
1. Cleaning Workers: Use the same workers for both mock ups and production cleaning. C.

Pre-wet surfaces to be cleaned.

D. Mix cleaner with water if recommended by cleaner manufacturer.

E. Apply cleaner by hand with soft brush.

F. Work cleaner into all cracks, crevices, and details.

G. Gently agitate the surface and lift contamination.

H. Allow cleaner to remain on the surface for time period recommended by cleaner manufacturer.

I. Do not allow cleaner to dry on the surface.

J. Rinse thoroughly and completely with specified water and pressures.

K. Keep spray nozzle ≥8 inches from the surface.

L. Repeat cleaning until acceptable cleaning is achieved.

M. Do not damage substrates.
1. Removal of soil and stains is expected to change appearance.
2. Do not "bleach", streak, or change actual substrate colors.

N. Protect cleaned areas from bleaching, streaking, and resoiling/restaining.

END OF SECTION

**MASONRY**

**RESTORATION**

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

B. Attention is directed to the existing structure conditions, geometry and dimensions at the site. The contractor shall become thoroughly familiar with the existing conditions in order to assess the metal stair work required. Submittal of a bid to perform the work of this section acknowledges a thorough understanding of existing conditions.

1.2 INCLUDED IN THIS SECTION

A. Cutting, pointing and localized repair of exterior brickwork to remain

B. Resetting of replacement units

C. Selective removal or dismantling and resetting or replacement of damaged or designated brick masonry

D. Replacement of rusted steel lintels (if present)

E. Infill of existing openings

1.3 SCOPE OF WORK

A. The Work shall include all masonry work, the nature and quantities of which are detailed and described herein and on the contract drawings.

B. The masonry Contractor shall be responsible for coordinating and insuring that all flashing and weep holes are installed.

REFERENCES

A. Comply with the following standard material specifications:
   1. ASTM C33 - Concrete Aggregates
   2. ASTM C141- Hydrated Hydraulic Lime
   3. ASTM C144 - Sand for Mortar and Grout
   4. ASTM C216 - Fired Clay Units
   5. ASTM C270 - Mortar and Mortar Testing for Unit Masonry
   6. ASTM C1713 – Mortars for the Repair of Historic Masonry
   7. ASTM A276, Type 304 - Threaded Round Stainless Steel Bar Stock
   8. ACI 301 - Concrete Mix Design and Placement
   9. ASTM C144 - Sand for Mortar and Grout
   10. ACI 318 - Building Code Requirements for Reinforced Concrete for Buildings
   11. ACI 530 - Building Code Requirements for Masonry Structures
   12. ACI 530.1 - Specifications for Masonry Structures
   13. ASTM A82 - Cold-Drawn Steel Wire for Concrete Reinforcement
   14. ASTM A123 - Zinc (Hot-Dipped Galvanized) Coatings on Iron and Steel Products
   15. ASTM A167 - Stainless and Heat-Resisting Chromium-Nickel Steel Plate
   16. ASTM A525 - Steel Sheet, Zinc Coated, (Galvanized) by the Hot-Dip Process
   17. ASTM A580 - Stainless and Heat-Resisting Steel Wire
   18. ASTM A615 - Deformed and Plain Billet Steel Bars for Concrete Reinforcement
   19. ASTM B370 - Copper Sheet and Strip for Building Construction
   20. ASTM C55 - Concrete Building Brick
   21. ASTM C90 - Load-Bearing Concrete Masonry Units
   22. ASTM C216 - Facing Brick (Solid Masonry Units Made From Clay or Shale)
   23. ASTM C652 - Hollow Brick (Hollow Masonry Units Made From Clay or Shale)
   24. IMIAC - International Masonry Industry All-Weather Council: Recommended Practices and Guide Specification for Cold Weather Masonry Construction. 25. UL - Fire Resistance Directory

1.6 SUBMITTALS

A. Submit the following items to the Engineer for review:
   1. Test reports required as per paragraph 1.6 - Quality Control.
   2. Product Data: Submit manufacturers' technical data for each product indicated including recommendations for their application and use. Include test reports and certifications substantiating that products comply with requirements.
   3. Product data sheets and samples.
   4. Concrete mix design where needed.

B. Submit shop drawings and samples for all masonry fabrications.
   1. Provide samples for replacement brick to match existing in size and color.

C. Perform field-constructed mock-ups for review by the Architect:
   1. Samples of new structural pointing and patching mortars and grouts cured in same fashion as will be applied to structure.
   2. 24”x24” raking (joint cutting) test/sample patches for (as preparation for repointing work) to be provided by the Contractor at exterior and interior wall surfaces and located as agreed with Architect on site. No raking or joint cutting shall be started until samples are approved.
   3. 24”x24” pointing / repointing test/sample patches to be provided by the Contractor at exterior and interior wall surfaces and located at agreed with the Architect on site. No repointing shall be started until samples are approved.

4. Work that does not match the approved sample panels shall be rejected and redone. The Contractor shall be responsible for producing as many sample panels as necessary to provide a match of existing adjacent work that meets the satisfaction of the Architect.

1.7 QUALITY CONTROL

A. Comply with all referenced standards for the products employed.

B. Comply with requirements of Massachusetts State Building Code.

C. Coordinate times of Special Inspections to comply with Massachusetts State Building Code.

D. All masonry work shall be performed by individuals with more than ten year well-referenced experience with historic brick and stone masonry restoration.

E. All masonry work shall be performed by individuals with more than ten years of well-referenced experience with similar projects. *No power tools may be used on vertical joints and any power tool useage to be approved by the Architect and Historic Consultant after reviewing a mockup.*

F. During periods of cold or questionable weather, keep a log of work including air temperature and weather conditions, work started and completed per day, and tests taken. No work shall be done when the ambient temperature of the structure or the air is less than 45 degrees F.

G. Produce mortar and grout samples in the form of 2" x 2” x 2” flat slabs, placed against wooden side forms and backing, for easy removal of cured sample. Provide 8 samples per mortar and grout type taken on different days and cured under conditions that match field conditions to testing laboratory for compression testing. Provide at least four 2" x 2" x 2" field cut samples of existing mortar to the testing laboratory for comparative compression testing. Contractor shall arrange for and pay for all testing and shall submit results at 7 days and at 28 days to the Engineer. Adjustments in mix and re-tests shall be made as required at no additional cost to the owner. Test existing mortar samples and trial mixes at least three weeks before commencing masonry work.

H. Masonry Contractor shall be a qualified, well-referenced brick and stone mason with at least 10 years of experience in brick construction, repair, and restoration.

I. Mortar colors and textures shall match existing cleaned stone and mortar surfaces. The contractor shall prepare an area of sufficient size to demonstrate the finish of tuck pointing mortar between the stones and stone filler mortar on the stones.

1.8 DELIVERY, STORAGE AND HANDLING

A. Deliver materials to site in manufacturer's original and unopened containers and packaging, bearing labels as to type and names of products and manufacturers.

B. Protect mortar and other cementitious materials from deterioration by moisture and temperature. Store in a dry location or in waterproof containers. Keep containers tightly closed and away from open flames. Protect liquid components from freezing. Comply with manufacturer's recommendations for minimum and maximum temperature requirements for storage.

C. Restore any damage to site caused by storage, mixing or construction work.

D. Packing and Loading of Materials: Carefully pack and load finished stone for shipment using all reasonable and customary precautions against damage in transit. Do not use any material that may cause staining or discoloration for blocking or packing.

E. Store brick in a way that is conducive to pre-wetting and moisture acclimation, removing plastic wrapping. Spray with water at the beginning and end of each work day.

F. Store cementitious materials off the ground, under cover and in dry location.

G. Store aggregates where grading and other required characteristics can be maintained.

H. Protect mortar materials and stone accessories including metal items to prevent deterioration by corrosion and accumulation of dirt.

1.9 SEQUENCING/SCHEDULING

A. Order replacement brick units (if needed) at the earliest possible date, to avoid delaying completion of the Work.

B. Utilize sequence that best suits the work.

C. Where existing exterior brickwork is in a dangerously unstable state. Schedule work to remove and/or at least brace all unstable masonry elements by the earliest possible opportunity in order to make conditions safe.

1.10 PROJECT CONDITIONS

A. Do not repoint mortar joints or repair masonry unless air temperatures are between 40˚F (4˚C) and 80˚F (27˚C) and will remain so for at least 48 hours after completion of work. During periods of questionable weather keep a log of work including air temperature and weather conditions, work started and completed per day and tests taken. *Mortar lines are to be hand-scraped, limited use of power tools for mortar removal only at horizontal joints is possible with prior approval of a mockup.*

B. Prevent grout or mortar used in repointing and repair work from staining face of surrounding masonry and other surfaces. Remove immediately grout and mortar in contact with exposed masonry and other surfaces.

C. Protect sills, ledges and projections from mortar droppings.

D. Protection: Protect and maintain all work in a dry safe condition for the duration of the work.

E. Protection of Work: Cover tops of walls with heavy waterproof sheeting at end of each day's work. Cover partially completed structures when work is not in progress.
   1. Extend cover a minimum of 24 inches down both sides and hold cover in place.
   2. Staining: Prevent grout or mortar from staining the face of stone to be left exposed. Remove immediately grout or mortar in contact with such stone.
   3. Protect surrounding surfaces from rain-splashed soil and mortar splatter by means of coverings spread on ground and over wall surface. Protect sills, ledges and projections from droppings of mortar.

F. Remove all masonry determined to be frozen or damaged by freezing conditions.

G. Protect base of walls from rain-splashed mud and mortar splatter by means of coverings spread on ground and over wall surface. Protect sills, ledges and projections from droppings of mortar.

H. Protection During Cleaning: Protect persons, motor vehicles, construction site and surrounding buildings from injury resulting from stone cleaning work.
   1. Protect all non-stone surfaces. Review all protective measures with Engineer.
   2. Protect all non-masonry surfaces. Review all protective measures with Architect.
   3. Prevent cleaning solutions from coming into contact with pedestrians, motor vehicles, plant materials, buildings and other surfaces that could be injured by such contact.
   4. Do not clean stone during winds of sufficient force to spread cleaning solutions to unprotected surfaces.
   5. Dispose of run-off from cleaning operations by legal means and in a manner which prevents soil erosion, undermining of paving and foundations, and damage to adjacent landscaping.

1.11 COLD WEATHER PROTECTION

A. Do not perform any wet masonry work when temperature of surrounding area is below 40 degrees F., or below 45 degrees F. and falling, or forecast by public news media to fall to or below 35 degrees F. within 24 hours without temporary heated enclosures or without heating materials or other precautions necessary to prevent freezing. Minimum temperature within heated enclosure shall be 40 degrees F. Do not use masonry materials which are likely to contain frost. Do not use accelerating ingredients with any mortar. Mortar shall harden without freezing and with no damage from frost. Protect all work against freezing for not less than 48 hours after installation.

B. Do not lay masonry units that are cold and wet or frozen. Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen setting beds.

C. Comply with requirements of International Masonry All-Weather Council's "Guide Specification for Cold-Weather Masonry Construction". Heat materials and provide temporary protection of completed portions of stone work.

1.12 HOT WEATHER PROTECTION

A. Protect masonry work in hot weather to prevent excessive evaporation of setting beds and grout. Provide artificial shade, wind breaks and use cooled materials as required. Use fresh mortar. Discard mortar that has stiffened due to hydration.

PART 2 - PRODUCTS

2.1 MASONRY UNITS

A. Brick: Re-used or new as needed, or ASTM C216, Grade SW, Low Absorption. Minimum strength shall be 8,000 psi, maximum water absorption shall be 8%. Provide new brick only as required if existing units cannot be salvaged, to match size and shape of existing surrounding brick. Color shall be one shade darker than the existing brick in its present condition. B. Stone: Re-use existing stone units at all locations.

C. Masorny units:
   1. Re-use existing units unless otherwise designated on the drawings as new replacement units.

2. Provide new replacement units where designated.

2.2 MORTAR AND GROUT

A. Mortar and Grout Materials:
1. Cement: Type 1 white and/or gray cement as follows: Portland Cement: ASTM C150 complying with staining requirements of ASTM C91 for a low-alkali cement having a maximum of 0.60% equivalent alkalies. Mortar shall show no efflorescence when cast in a 2" x 7" x ½" slab consisting of 1 part of the cement to be used, 2 parts Ottawa plastic mortar sand and distilled water, and subjected to a 7 day "wick test" conforming to ASTM C67.
2. Hydrated Lime: ASTM C207, Type S
3. Coarse Aggregate For Grout: ASTM C-33, 3/8" dia. minimum gravel or stone
4. Fine Aggregate / Sand: Natural sand selected to produce mortar color match after repointing and cleaning. Match size, texture and gradation of existing aggregate.
5. Fine Aggregate / Sand:
   a. Sand For mortar and grout: ASTM C144, washed, to match surrounding in color where visible.
   b. For surface fill: Clean, fine sand free of salts
6. Water: Potable, clean, free of oils, acids, alkalis and organic matter.
7. Grouting Aid: Equal or Equivalent to "Interplast-N" Expanding / Fluidifying Grouting Aid as manufactured by the Sika Corporation of Lyndhurst, NJ.
8. Crack Seal for Lime-Cement Grout Injection: Lime-cement mortar to stay in place or removable caulking or jute.

B. Provide mortar conforming to ASTM C1713 "Proportion Specification" in the formulation(s) as listed below.
1. Provide the following:
   a. Structural mortar for Back-up Masonry Reconstruction and Re-setting shall be 1 part Portland Cement, part Hydrated Lime and _ parts Bulked Sand.
   b. Mortar for exposed masonry Resetting or Pointing/ Repointing shall be shall be 1 part Portland Cement, 1 part Hydrated Lime and 6 parts Bulked Sand. Sand shall be properly selected and blended to match the color, texture and appearance of the existing mortar sand, and when used, Portland Cement shall be a combination of white and gray cement that bests suits the color matching of the existing mortar binder. Where additionally needed, up to 10% by mineral oxide pigment by weight of binder may be added to best match the color of the original mortar. Pigments shall be chemically pure mineral oxides, alkali proof and light fast, and shall be equal or equivalent to "Solomon Grind" as manufactured by Chem Services Inc, of Springfield, IL.
2. The Contractor shall review test data and products with the Architect and any required adjustments shall be made. Contractor shall then submit a record mortar mix design along with product data sheets to the Architect for verification and review before beginning any mixing and/or setting.

C. Injection and Gravity-Feed Grout (where and as may be required for grout filling of encountered voids):
1. Provide the following:
   a. For cracks and spaces of minimum clear dimension of less than 1/4"– 1 part Portland Cement and 2 parts Hydrated Lime slurry with up to 18 gallons of mixing water per bag of Cement. Add 0.5% Grouting Aid by weight of binder.

b. For cracks and spaces of clear dimension between 1/4" and 2" - Fine Grout with following proportions by volume: 1 part Portland Cement, 2 parts Hydrated Lime and 4.5 parts to 9 parts fine Sand plus water to suit application. Minimum mixing water to suit injection or gravity placement. Add 0.5% Grouting Aid by weight of binder.

c. For spaces of minimum clear dimension of more than 2" - Coarse Grout with following proportions by volume: 1 part Portland Cement, 2 parts Hydrated Lime and 4.5 parts to 9 parts fine Sand, and up to 1.5 parts Pea Gravel (reducing the volume of sand accordingly). Add 0.5% Grouting Aid by weight of binder.

2.3 MORTAR AND GROUT MIXING

A. Thoroughly mix mortar ingredients in accordance with ASTM C270 in quantities needed for immediate use.

B. Mix grout in accordance with ASTM C94 or thoroughly mix grout ingredients in quantities needed for immediate use in accordance with ASTM C476 Fine or Course grout.

C. Mortar colors shall be chosen to match cleaned stone and mortar surfaces. Chemically clean an 18" square area of wall at a location to be designated in the field by the Architect for use in color comparison.

D. Do not use anti-freeze compounds to lower the freezing point of grout.

E. The contractor shall review the water content and any required adjustments along with proposed products with the Engineer. Contractor shall then submit a record mortar mix design along with product data sheets to the Engineer for verification, review and approval before beginning any mixing or installation.

2.4 REINFORCEMENT, ANCHORAGE AND ADHESIVE PRODUCTS

A. Horizontal Joint Reinforcement: Ladder type; steel wire, hot dip galvanized to ASTM A641 Class 3 after fabrication, cold drawn steel wire conforming to ASTM A82, 3/16" diameter side rods with 9 gage cross ties, hot dip galvanized.

B. Setting pins for setting stone units shall be one of the following, as indicated on the Contract Drawings:
1. Stainless Steel Rods- ASTM A276, Type 304, plain
2. Fiberglass Connecting Rods: "Strongwell (Extren)" Straight Thermal Cure pins meeting ASTM D3917, ASTM D3918, ASTM D3647 and ASTM D4385 as manufactured by the Morrison Molded Fiber Glass Company of Chatfield, MN, or approved equal.

C. Sealant for Setting of Pins and Sealing Joints where indicated
1. Provide 2-component polyurethane complying with ASTM C-920 and Federal Specification TT-S-00227.
2. Provide closed cell backer rod at all sealant joints. Backer rod shall be carefully sized per sealant manufacturer instructions for each Sealed Joint.

3. Sealant shall be equal or equivalent to the Sika or Tremco product lines.

D. Adhesive Anchoring System for Miscellaneous Embedded Items (where indicated on the Contract Drawings as “Adhesive Anchors”):

1. For anchorage to masonry: Equal or Equivalent to Hilti HY70 Adhesive Injection System with properly sized Screen Tubes as manufactured by the HILTI Corporation of Tulsa, OK.
2. For pinning of stone Dutchmen or fragments to parent units: Sikadur Injection Gel as manufactured by the Sika Corporation of Lyndhurst, NJ.

E. Inter-wythe Ties for Brickwork
1. In bonded collar joint construction (below second floor): 2" wide x 12 ga. stainless steel Hohmann & Barnard #345 "Buck Anchors" on a 16" x 24" pattern.
2. Anchors for brick veneer ties shall be ¼" x 3" stainless steel threaded rods drilled and adhesive-set 2 ½" into back-up masonry (including parging where present) with screen tubes, or equivalent drilled expansion or screw-type anchors.
3. Veneer Tie System: "Posi-Tie" system as manufactured by Heckman Building Products, Inc. of Melrose Park, IL
4. Wept Cavity Veneer Tie System: "Posi-Tie" system as manufactured by Heckman Building Products, Inc. of Melrose Park, IL
5. Bonded Veneer Tie System: 3/16" diameter all-thread stainless steel rods bent into a Ushape, drilled and adhesive-set into existing back-up masonry mortar joints

2.5 MISCELLANEOUS PRODUCTS

A. Sealant and Backer Rods
1. Provide closed cell backer rod at all sealant joints. Backer rod shall be carefully sized per sealant manufacturer instructions for each joint.
2. Provide 2-component polyurethane complying with ASTM C-920 and Federal Specification TT-S-00227E.
3. Acceptable manufacturers: Equal or equivalent to Sika, Tremco product line.
4. Backer Boards shall be Preservative Pressure Treated (P/T) Southern Yellow Pine adhered to the interior faces of the step treads with an approved paste-type epoxy adhesive.

B. Provide Plastic Shims as needed for initial leveling and floating of stone units into bedding mortar. These shall be a stone-suitable product that is equal or equivalent to those supplied by Korolath of New England, Woburn, MA.

2.6 MORTAR WASHDOWN CLEANER

A. For non-pigmented mortars, use equal or equivalent to "Sure Klean 600 Detergent" as manufactured by ProSoCo Corp.

B. For pigmented mortars use equal or equivalent to "Vana Trol" as manufactured by ProSoCo Corp.

PART 3 - EXECUTION

3.1 GENERAL REQUIREMENTS OF THE WORK

A. An effort shall be made to minimize the need for on-site storage of masonry materials, close coordination of the field personnel, material suppliers and the general contractor shall be maintained to provide for a steady flow of materials on a close to as-needed basis.

B. All dismantled work shall be fully documented and the original geometry of the structure (before bulging and sagging) be established. Reconstruction shall be done to replicate original geometry.

C. Inspect all masonry within work areas, identify all required repairs and removals.

D. Perform all other indicated masonry work in accordance with the requirements of this section and all references.

3.2 REMOVAL OF DESIGNATED OR DAMAGED MASONRY

A. Provide and install all temporary shoring, bracing and support to surrounding construction before beginning removal. Removal shall be done slowly and methodically to maintain stability to all remaining elements at all times. Contractor shall be responsible for maintaining integrity and safety of surrounding construction, in general, during work per the requirements of Section 021000.

B. Carefully remove designated masonry, maintaining support to all surrounding and supported elements that are otherwise dependent upon the masonry being removed for support or stability. Following removal of the exterior grade veneer units, remove all remaining back-up masonry, storing both in separate locations. Clean and store all salvageable brick units for reuse, provide replacement bricks for units that cannot be re-used.

C. Following removal of designated masonry, inspect and remove additional masonry that is loose, damaged or can be separated with unassisted hands.

D. Clean the exposed surfaces of the remaining material, and remove shards of material which have become loose during work or have shifted from their proper positions. Notify Engineer immediately of the number of brick wythes that need to be removed before preceding with work.

E. Notify the Engineer of any masonry beyond immediate work area, which becomes loosened during work. Stop work immediately, provide additional bracing and review with Engineer before resuming.

F. Protect the existing interior structure from the external weather and from dust and debris caused by these operations. Provide weather protection as needed until the external envelope is restored.

3.3 UNUSED ANCHOR REMOVAL

A. Remove masonry anchors, brackets, wood nailers and other extraneous items no longer in use unless specifically indicated to remain.
   1. Remove items carefully to avoid spalling or cracking masonry.
   2. If item cannot be removed without damaging surrounding masonry, cut off items flush with surface and core drill surface surrounding item as close around item as practical.

B. Patch holes where items were removed to match surrounding construction.

3.4 RESTORATION OF EXISTING BACK-UP MASONRY TO REMAIN

A. Remove all loose masonry units, mortar and residue from surface of back-up construction without disturbing or weakening or destabilizing the masonry. Employ a "pressure washer" and regulate the nozzle pressure to clean but not damage the surfaces. Nozzle pressure shall be in the range of 500 psi with a 15 degree fan at the tip.

B. Identify and remove loose units and re-set them with new mortar slushed into surrounding voids. Add bricks or stones as may be appropriate to re-stitch the wall to a sound, unfragmented condition.
   1. Locate damaged and/or loose brick or stone units to be removed. Pull unit(s) out of wall with a gentle rocking action, driving wedges into surrounding joints only as required to snap this joint off. Stones shall be removed one at a time, bricks may be removed up to 4 at a time.
   2. Set new replacement brick units into wall in orientation and locations of existing damaged units. Pre-wet existing construction and fully butter all contact surfaces of new units during setting, striking mortar at distance of 1" back from the ashlar face of the masonry to allow for final tuck pointing.

C. Grout-inject cracks and small voids encountered, and fill hollow cavities encountered in existing masonry to remain in accordance with this Section.

D. Fill hollow cavities encountered in existing masonry to remain with extended lime-cement grout or mortar per the requirements of this Section.

E. Inspect all joints and rake deteriorated or softened mortar joints to a minimum depth of 1", or as deeply as necessary to reach sound mortar, but not to exceed one half of the thickness of the joint without supplementary means of support. Employ tools that are sharp and will completely cut out joints at intersections without splitting or damaging stones. Drive hardwood shims into joints that will be cut more deeply than 1 ½" to prevent the wall construction from shifting. Cut joints shall match the approved sample patch.

F. Push the new pointing mortar into the joints, evacuating air bubbles with the sharp end of a trowel, and strike surface of joints to match existing surrounding joints. Provide "shed joints" to shed water away from horizontal projections that may otherwise collect water. Hold mortar back from Architecturally exposed surfaces by ½" to 1" to allow for final tuck of finished pointing mortar.

G. Moist-cure all work under a tarpaulin or plastic sheets. Following curing period, maintain weather protection to interior of structure until exterior wall system is replaced.

H. Work under this subsection shall only be done when the ambient air, material, and substrate temperatures are above 40 degrees F. by 9:00 AM and rising.

3.5 INSTALLATION OF DOWELS, ANCHORS, TENSION RODS AND CONNECTORS

A. Drill holes for embedded anchors, dowels and pinning rods as follows:
   1. Locate holes within the existing masonry so that they are at least 2" from the nearest joint intersection and within the faces of existing units rather than in the joints.
   2. Monitor Conditions of brick or stone units as the drill is advancing into them. Check for vibration or movement of brick units halfway through each by tapping with the bit. Notify the Engineer if the brickwork or stonework feels "soft".

   3. All holes greater than ½" diameter shall be drilled using a diamond tipped core drill, dry application on interior surfaces, wet or dry application on exterior surfaces. Do not use a rotary hammer or impact type hammer for holes greater than ½" in diameter.

B. Install Adhesive-Set connectors, pins and dowels as shown on the Contract Drawings and as described below using the applicable Injection System.

1. Carefully drill holes of the proper oversize diameter for the screen tube (in masonry) and for injection resin or sealants 1/8" larger in diameter than the anchor rod or pin, or as indicated on the Drawings or specified by the manufacturer of the injection system if different.
2. Locate and size anchors and pins in as indicated in the Contract Documents and as needed per Engineer's field instructions following exposure of hidden conditions.
3. Provide embedments as noted or instructed but not less than 8" embedment at ½" diameter and larger anchors or 4" embedment at anchors of less than ½' diameter.
4. Incrementally core-drill all holes being careful not to damage or loosen substrate and being careful to avoid embedded metal if any.
5. Simultaneously with injection of holes, pre-butter rods' surfaces with injection resin so that there is a uniform coating all around the rod of between 1/16" and 1/8" in thickness and insert rods immediately thereafter.
6. Wipe off excess resin and clean out remaining hole depth. Do not allow resin to leak out of holes and stain stone surface(s). Remove resin immediately if this happens!
7. Monitor progress and quality of work, adjusting techniques as may be necessary with approval of the Engineer. Check that annular space is filled around the end of each rod following insertion. If properly installed, resin should be oozing out beyond end of rod all around annular space, showing that the annular space and the hole are completely filled. Supplementary injection may be necessary due to the presence of voids.

C. Work under this subsection shall only be done when the ambient air, material, and substrate temperatures are above 40 degrees F. by 9:00 AM and rising.

D. The contractor shall be prepared to load test completed pin and anchor installations in the existing masonry at the request of the engineer. The contractor shall provide up to three tests per type of installation in his base bid and shall provide additional tests as required to certify the installations per the satisfaction of the engineer if initial tests fail. Test shall be completed using a load cell against the structure tightened by turn-of-the-nut.

3.6 RECONSTRUCTION AND BONDING OF MULTI-WYTHE BRICK MASONRY

A. Install drilled and grout-set reinforcing steel into the existing structure per the requirements of this Section and as indicated on the drawings. Install longitudinal reinforcing with 24" lap joints concurrently with the brick masonry reconstruction.

B. Lay-up new brickwork with lateral headers to tooth wythes together at a 16" by 16" pattern and toothing into existing construction with in the horizontal longitudinal direction with full running bond.
1. Repeatedly pre-soak surfaces to which new work will be bonded to a period of not less than 24 hours. Allow to surface dry to a dull but saturated finish and hand rub a cement paste slurry within 30 minutes before applying new work.
2. Lay a bed of mortar against intact masonry surfaces to surround the unit(s) to be reset. Hand rub a mortar paste slurry over contact surfaces of stones to be set and existing surfaces to which new work will be bonded, and pre-butter depressions that are deeper than 1/4" to provide a non-concave surface. The bedded mortar should match the finished joints in thickness plus an allowance for sloughing.

3. Brick units shall be re-set to within ¼" of their previous positions and surface alignment, with individual joints' widths along all sides within 1/8" of their cumulative average width per stone. Reconstruct masonry using conventional and accepted techniques. Add header bricks between new wythes at a 24" x 16" pattern and anchor new wythes to existing

construction using bent Retrofit Masonry Anchors. All horizontal and vertical joints (including collar joints) shall be completely filled with mortar that shall match the existing construction.

4. Strike outer joints to a depth of ½" recess from brick faces and surrounding masonry at exterior wall surfaces to allow for final tuck pointing, and tool joints at interior surfaces to meet the outer surfaces of the bricks with a profile that matches the surrounding existing work.

C. Following a curing period of not less than one nor more than 7 days, final tuck-point exterior surfaces of walls to match the adjacent original construction and the approved test sample. Provide feathered transitions from new to adjacent, existing mortar, angled at approx. 45 degrees from the exterior brick surface place.

D. Moist-cure all completed work for periods of not less than 72 hours.

E. Work under this subsection shall only be done when the ambient air, material, and substrate temperatures are above 40 degrees F. by 9:00 AM and rising.

## 3.7 GROUTED REINFORCED CONCRETE UNIT MASONRY BACK-UP CONSTRUCTION

A. Establish lines, levels, and coursing indicated. Interior face of CMU construction shall conform to the planes established in the Contract Drawings. Exterior face of CMU shall conform as closely as possible to the contours of the backs of the veneer stones, with units being sized at 8", 10" and 12" width, as needed to minimize the amount of "fill" space between the CMU and the facing stones.

B. Maintain 8", 10" or 12" nominal masonry courses to uniform, straight lines established between the corners of the structure. Adjust to deviations in elevation of the substrate by varying mortar joint thickness (1/4" min thick) or saw-cutting units.

C. Concrete Masonry Units shall be set in running bond with flush mortar joints. Provide bondbeam blocks with empty bottom shells in top course. All CMU construction shall be fully grouted.

D. Setting and bonding of units shall comply with the following:
   1. Lay solid masonry units in full bed of mortar, with full head joints, uniformly jointed with other work.
   2. Lay hollow masonry units with face shell bedding on head and bed joints.
   3. Buttering corners of joints or excessive furrowing of mortar joints are not permitted.
   4. Remove excess mortar as work progresses.
   5. Do not shift or tap masonry units after mortar has achieved initial set. Where adjustment must be made, remove mortar and replace.
   6. Perform job site cutting of masonry units with proper tools to provide straight, clean, unchipped edges. Prevent broken masonry unit corners or edges.
   7. Cut mortar joints flush where water resistant coating is applied.

E. Install steel reinforcement, inserts and anchors:
   1. Install reinforcing steel and/or joint reinforcement and vertical bar reinforcing per notes and details on structural drawings.
   2. Lap joint reinforcement ends minimum of wall thickness dimension. Lap bar reinforcing to develop full tension capacity of bar.
   3. Install inserts and anchors as indicated on the structural drawings.
   4. Support and secure reinforcing bars from displacement.

F. Grouting shall comply with the following:
   1. Following installation of reinforcing steel, inserts and anchors, place and consolidate grout fill without causing displacement in these items.
   2. When grouting is stopped for more than one hour, terminate grout 1 1/2" below top of upper masonry unit to form a positive key for subsequent grout placement, except at top course where grout shall be flush with tops of units.
   3. Perform Low Lift Grouting: Place first lift of grout to a height of 16" to three courses and rod for grout consolidation. Place subsequent lifts in 8-inch increments and for grout consolidation.

G. Work under this subsection shall only be done when the ambient air, material, and substrate temperatures are above 40 degrees F. by 9:00 AM and rising.

3.8 RE-SETTING OF UNITS

A. Provide new matching units

B. At bed joints, add lead shims as needed to help float large units without squeezing out the mortar. Install stone anchors at proper alignments and stack next courses of units properly over them. Incorporate cotton chord weeps as indicated below next courses' head joints and clean sloughed mortar off internal stone perches at voided construction to expose tops of lower courses and weeps. Tool the interior edge of the mortar bedding at cavities to provide "shed joints" at a 1:1 slope, keeping the weep extensions clear of mortar. Incorporate flashing where indicated, providing solid bedding below the flashing to minimize "oil canning".

C. At head joints, fill the gaps between stone ends solidly with mortar, using backer rods at the interior edges of cavity construction if needed. Add slate shims if greater than 1" thickness, in order to minimize shrinkage and sloughing.

D. At bonded collar joints, hand rub a mortar paste slurry over the contact surfaces of the stone to be set and pre-butter depressions which are deeper than 1/4" to provide a non-concave surface. After setting and adjusting the stone units, pack bonded collar joints with mortar, adding stone aggregate shims if greater than 1" in thickness to minimize sloughing and shrinkage. Aggregate shall be washed, moistened pea-stone if the joint is between 1" and 3" in width, and small loose stones of suitable size if joint width is greater than 3".

E. Stones shall be re-set to within ¼" of their previous positions and surface alignment, with individual joints' widths along all sides within 1/8" of their cumulative average width per stone. Properly size lead shims as needed to support the weights of the units, not relying solely on the bedding mortar for support. Install all anchors and ties to match the original tie and anchor arrangements (to be verified by the Engineer) or as specifically indicated on the detail drawings, if more frequent or larger.

F. Strike outer joints at a recessed depth of 2 ½ times the joints' widths from the surrounding masonry and provide dovetail transitions to existing surrounding joints and to those that are to be re-pointed or removed.

G. Finish point outer surfaces of the joints to match surrounding work after not less than 24 hours from the setting of the stones and filling of the joints.

H. Work under this subsection shall only be done when the ambient air, material, and substrate temperatures are above 40 degrees F. by 9:00 AM and rising.

3.9 REPLACEMENT OF RUSTED ANGLE LINTELS

A. Remove rusted angle lintels and jacked supported and concealing masonry.

B. Following demolition and removal of brickwork for new opening create 8” wide bearing areas at each end of the top of the opening.

C. Install new galvanized steel angle lintels as indicated on the contract drawings, setting these on a thin film of leveling mortar but not on a full bed so that the angles fit within a coursing joint.

D. Replace brickwork around and over lintels, along with flashing and weeps if and as indicated.

3.10 PREPARATION OF JOINTS FOR REPOINTING

A. Rake mortar joints in existing construction in areas designated to be repointed to a minimum depth of 2.5 times the mortar joint width, 1", or as deeply as necessary to reach sound mortar (whichever is greatest), but not to exceed one half of the thickness of the stone thickness without supplementary means of support. Employ tools that are sharp and will completely cut out joints at intersections without splitting or damaging stones or bricks. Raking work shall match the approved test sample.

B. Gently drive wedges or hardwood shims into wide, deep cracks in masonry where there is a possibility that the vertical and in-plane lateral support of masonry work will be compromised during deep raking of the joints. This should at least be done where more than half of the length of a specific joint is removed to a depth of more than one third of the thickness of the stone. C. Cut flashing reglets in new or existing masonry as indicated on the Contract Drawings.

D. Wire brush clean and then pre-wet the joints and allow for the existing mortar to dry or saturate to a dull, non-glossy finish immediately before applying new mortar.

E. Where applicable, lead-abate all immediate lead-painted masonry surface areas that will be affected by cutting and pointing work, prior to starting masonry operations.

3.11 RE-POINTING

A. Pre-wet prepared mortar joint surfaces until they are saturated but surface dry. At flashing reglets, verify that flashing has been fully installed and is stable.

B. Apply final "tuck" lift of pointing mortar, tooling joints to exactly match the existing joint profiles that are adjacent to the work.

C. Where so specified, point joints and beds with specified sealant after first installing the specified backup material and applying primer if required, all in strict accordance with the printed instructions of the sealant manufacturer. Test all sealants for compatibility prior to use. Tool all sealants to insure maximum adhesion to contact surfaces.

D. Moist cure all work, spraying with a water mist and cover with damp cloth or tarpaulin.

E. Clean mortar from all surfaces following completion and curing of work.

F. Work under this subsection shall only be done when the ambient air, material, and substrate temperatures are above 40 degrees F. by 9:00 AM and rising.

G. The Contractor shall be responsible for matching the joints of the mock-up surrounding work and shall re-cut and replace any joints that are poorly formed or do not match the mock-up or the surrounding work, as determined by the Engineer, at the Contractor's own expense. H. Moist cure all work, spraying with a water mist and cover with damp cloth or tarpaulin.

I. Chemically clean all surfaces following completion and curing of work, being careful to reveal the mortar aggregate but to not over-etch, weaken or discolor the mortar. Remove excess mortar from the surface before it sets using a bristle brush or by rubbing the surface with burlap or clean sand. If mortar is left on the surface, wash surface clean using dilute solutions of Hydroclean HT-455.

J. Completed work shall match approved sample patch or shall be re-done at the Contractor’s expense.

3.12 FINISH POINTING

A. Pre-wet prepared mortar joint surfaces until they are saturated but surface dry. At flashing reglets, verify that flashing has been fully installed and is stable.

B. Apply a 3/8" base lift of tuck pointing mortar, and allow to cure. Base lift shall have a struck recess for tuck-pointing to lock into.

C. Apply final "tuck" lift of tuck pointing mortar and strike-off for flush surface.

D. Moist cure all work, spraying with a water mist and cover with damp cloth or tarpaulin.

E. Clean mortar from all surfaces following completion and curing of work.

F. Work under this subsection shall only be done when the ambient air, material, and substrate temperatures are above 40 degrees F. by 9:00 AM and rising.

G. The Contractor shall be responsible for matching the joints of the mock-up surrounding work and shall re-cut and replace any joints that are poorly formed or do not match the mock-up or the surrounding work, as determined by the Engineer, at the Contractor's own expense. H. Moist cure all work, spraying with a water mist and cover with damp cloth or tarpaulin.

I. Chemically clean all surfaces following completion and curing of work.

J. Completed work shall match approved sample patch or shall be re-done at the Contractor’s expense.

3.13 CLEANING AND PROTECTION OF COMPLETED MASONRY WORK

A. As work proceeds and upon completion, remove excess mortar, smears and droppings. Clean adjacent and adjoining surface of marks arising out of execution of work in this Section.

B. Sweep up and remove daily sand, cleaning compounds and mixtures, dirt, debris and rubbish. Sweep or flush away nightly, all residual washed materials. Keep the premises neat and clean at all times.

C. After installation and pointing are completed, carefully clean all surfaces of all dirt, excess mortar, grout splatter, stains and/or other site incident defacements. Clean soiled surfaces using a non-acidic solution that will not harm stone or adjacent materials. Consult stone fabricator for acceptable cleaners. Do not use wire brushes, acid or other solutions which may cause discoloration. Use nonmetallic tools in cleaning operation. Apply in accordance with cleaner manufacturer recommendations.

D. Mechanically remove all loose mortar and concrete splatter with hand tools without scratching, gouging or otherwise marring the existing substrate.

E. Clean all masonry to remain per Section 040012 Cleaning Existing Masonry.

3.14 INSTALLATION OF FLEXIBLE SEALANTS

A. Provide backer rod and sealant where indicated on the Contract Drawings.

B. Install backer rod and sealant in strict accordance to manufacturer's instructions. Use primer where recommended by manufacturer. C. Size backer rod for each joint size.

D. Install sealant to the depth recommended by the manufacturer for each width of joint. Joint profile shall match adjoining mortar profile. Face of joint shall be sanded so that color and texture shall match adjoining mortar joints.

E. Sealant at backer rod shall be installed at all locations indicated on Drawings and at all locations subject to structural or thermal movement.

3.15 SETTING/ RE-SETTING TOLERANCES

A. Maximum Variation from Plane of Wall: 1/4" in 10 feet or as required by elevator clearances

B. Maximum Variation from Plumb: 1/4" per story non-cumulative, 1/2" total, or as required by elevator clearances.

C. Maximum Variation from Level Coursing: 1/8" in 4 feet, 1/4" in 10 feet D. Maximum Variation of Joint Thickness: 1/8" END OF SECTION

**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,*

January 1, 2024

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

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

Dear Ms. Simon:

The Nantucket Historical Commission continues to support the application for State Historic Rehabilitation Tax Credits for the structures at 5 Surfside Road.

The NHC acknowledges the main building at 5 Surfside Road is a contributing structure to the Nantucket National Historic Landmark. The rehabilitated structure will retain scale, massing, and material that is a defining characteristic of Nantucket's simple wooden dwellings.

The NHC has reservations about the latest application for the addition of a sizable pool, hot tub and bluestone hardscaping consuming a significant portion of the yard, which was approved by Nantucket Historic District Commission by a 3 to 2 vote. The NHC is concerned that the proposed landscape alterations may compromise the context and setting of the historic structures and looks to the MHC for guidance.

The Commission appreciates the MHC's careful attention to ensuring the rehabilitated structure will meet the Secretary of Interior's Standards for Rehabilitation.

Regarding community benefit, please know that the Town of Nantucket, through an action at Annual Town Meeting, has convened a workgroup to evaluate the effects (positive and negative) of Short Term Rentals on the Nantucket community.

Thank you for the opportunity to comment on this application.

Sincerely,

Angus MacLeod
Chair
Nantucket Historical Commission

cc: Holly Backus, Nantucket Preservation Planner

# Town of Nantucket

**Attachment A-1:** A Preliminary Target List of Properties to be Surveyed
(Note 140 properties are to surveyed. The below are just a sampling from high priority areas: Brant Point, Cliffside & Downtown neigbhorhoods.
See Survey Plan for more info: https://nantucket-ma.gov/DocumentCenter/View/44605/Historic-Properties-Survey-Plan-PDF

| Map & Parcel | Street No. | Street Name | Est. Date | Current Use | Style | Description | Notes: Details, outbuildings, etc. | NPT History/Marker/HDC Survey |
|---|---|---|---|---|---|---|---|---|
| 29 / 1 | 4 | Bathing Beach | c.1904 | Commercial | | Jetties Beach Paviloin | | NAN.160, 161, 162, 163, 909 |
| 42.4.1 / 88.2 | 1 | Cornish | c.1950 | Dwelling | | | | NAN.15 |
| 42.4.1 / 95 | 5 | Cornish | c.1933 | Dwelling | | | | NAN.344 |
| 42.4.1 / 4 | 19 | E. Lincoln | c.1930 | Dwelling | | | | NAN.331 |
| 42.4.1 / 110 | 71 | Easton | c.1903 | Hotel | | "Point Breeze Hotel" "The Gordon Folger Hotel" | Tax Credits received | NAN.1525 |
| 42.4.1 / 110 | 71 | Easton | c.1930 | Dwelling | | "Whaler Restaurant" | | NAN.1526 |
| 42.4.1 / 110 | 71 | Easton | c.1920 | Dwelling | | "The Gordon Folger Hotel Staff Dormitory" | | NAN.1533 |
| 42.4.1 / 110 | 71 | Easton | c.1945 | Dwelling | Bungalow | "Northwind Guest House" | | NAN.266 |
| 42.4.1 / 110 | 71 | Easton | c.1945 | Dwelling | Bungalow | "Northwind" | | NAN.265 |
| 42.4.1 / 110 | 71 | Easton | c.1945 | Dwelling | Bungalow | "Nothwind Guest house" | | NAN.267 |
| 42.4.1 / 31 | 2 | Harbor View | | Dwelling | Craftsman | | | NAN.394 |
| 42.4.1 / 30 | 4 | Harbor View | | Dwelling | Craftsman | "Nantucket Landfall" | | NAN.395 |
| 42.4.1 / 28.1 | 6 | Harbor View | c.1940 | Dwelling | | | | NAN.396 |
| 42.4.1 / 28 | 8 | Harbor View | c.1920 | Dwelling | Colonia Review | | | NAN.397, 398 |
| 42.4.1 / 27 | 12 | Harbor View | c.1940 | Dwelling | Colonia Review | | *possibly not exisitng | NAN.399 |
| 42.4.1 / 26 | 14 | Harbor View | c.1930 | Dwelling | Colonia Review | "Mera Ann & Gerald Stiller House" | *recent addition & lift approved | NAN.400 |
| 42.1.4 / 6 | 3 | Hulbert | c.1913 | Dwelling | Colonia Revival | | | NAN.89 |
| 29.2.3 / 5 | 5 | Hulbert | c.1915 | Dwelling | Colonia Revival | | | NAN.87 |
| 29.2.3 / 3 | 9 | Hulbert | c.1920 | Dwelling | Colonia Revival | | | NAN.84 |
| 29.2.3 / 3 | 9 | Hulbert | c.1930 | Garage | | | | NAN.85 |
| 29.2.3 / 2 | 11 | Hulbert | c.1920 | Dwelling | Colonia Revival | | | NAN.83 |
| 42.1.4 / 2 | 4 | Hulbert | c.1893 | Dwelling | | | HDC 2020 approval of alterations? | NAN.90 |
| 29.2.3 / 7 | 10 | Hulbert | c.1904 | Dwelling | | | | NAN.81 |
| 29.2.3 / 7 | 10 | Hulbert | c.1940 | Garage | | | | NAN.82 |
| 29.2.3 / 1 | 17 | Hulbert | c.1900 | Dwelling | Colonial Revival | | | |
| 29 / 29 | 18 | Hulbert | c.1945 | Garage | | | | NAN.64 |
| 29 / 27 | 19 | Hulbert | c.1900 | Dwelling | Colonial Revival | | | NAN.80 |
| 29 / 26 | 21 | Hulbert | c.1900 | Dwelling | Shingle Style | | | NAN.78 |
| 29 / 31 | 22 | Hulbert | | Dwelling | | | | NAN.63 |
| 29 / 31 | 22 | Hulbert | c.1972 | Dwelling | Ranch | | | NAN.62 |
| 29 / 25 | 23 | Hulbert | c.1900 | Dwelling | Shingle Style | | | NAN.65 |
| 29 / 75 | 24 | Hulbert | c.1950 | Dwelling | | | *2 Sandy Dr | NAN.56 |

| Map & Parcel | Street No. | Street Name | Est. Date | Current Use | Style | Description | Notes: Details, outbuildings, etc. | NPT History/Marker/HDC Survey |
|---|---|---|---|---|---|---|---|---|
| 29 / 76 | 26 | Hulbert | c.1950 | Dwelling | | | *6 Sandy Dr / HDC 2022 approval for move | NAN.57 |
| 29 /24 | 27 | Hulbert | c.1898 | Dwelling | Shingle Style | Wellington Merrill House / Henry Underwood & Elizabeth Gurley House | | NAN.61 |
| 29 /27 | 27 | Hulbert | c.1910 | Garage | | Wellington Merrill Garage | | NAN.60 |
| 29 /23 | 29 | Hulbert | c.1906 | Dwelling | Colonial Revival | | | NAN.54 |
| 29 /23 | 29 | Hulbert | | Garage | | | | NAN.55 |
| 29 / 72.1 | 32B | Hulbert | c.1950 | Dwelling | | | | NAN.50 |
| 29 / 72.1 | 32B | Hulbert | | Garage | | | | NAN.51 |
| 29 / 72.1 | 33 | Hulbert | c.1950 | Dwelling | | | | NAN.52 |
| 29 / 70 | 34 | Hulbert | c.1900 | Dwelling | Victorian Eclectic | | | NAN.114 |
| 29 / 69 | 36 | Hulbert | c.1930 | Dwelling | Colonial Revival | | | NAN.115 |
| 29 / 20 | 37 | Hulbert | c.1900 | Dwelling | Colonial Revival | | | NAN.49 |
| 29 / 67 | 38 | Hulbert | c.1890 | Dwelling | Shingle Style | | | NAN.118 |
| 29 / 67 | 38 | Hulbert | c.1930 | Garage | | | | NAN.119 |
| 29 / 19 | 39 | Hulbert | c.1904 | Dwelling | Colonial Revival | | | NAN.112 |
| 29 / 66 | 42 | Hulbert | c.1904 | Dwelling | | "Channel View" | | NAN.121 |
| 29 / 16 | 45 | Hulbert | c.1936 | Dwelling | | | HDC 2020 approval of demolition | NAN.117 |
| 29 / 13 | 51 | Hulbert | c.1900 | Dwelling | Shingle Style | | | NAN.124 |
| 29 / 12.1 | 53 | Hulbert | c.1930 | Dwelling | | | | NAN.127 |
| 30 / 53.1 | 90 | Hulbert | c.1930 | Building | | Brant Point Pumphouse | | NAN.206 |
| 30 / 51 | 92 | Hulbert | c.1840 | Dwelling | | | | NAN.907 |
| 30 / 51 | 92 | Hulbert | c.1950 | Dwelling | | "The Shoe" | | NAN.202 |
| 30 / 51 | 92 | Hulbert | c.1840 | Dwelling | | | | NAN.203 |
| 30 /50 | 94 | Hulbert | c.1962 | Dwelling | | | | NAN.201 |
| 29 / 138 | 2 | Jefferson | c.1920 | Dwelling | Bungalow | "East Wind" | | NAN.214 |
| 29 / 49.1 | 6 | Jefferson | c.1950 | Dwelling | | | | NAN.207, 208, 209 |
| 30 / 129 | 21 | Jefferson | c.1930 | Dwelling | Colonial Revival | | | NAN.194 |
| 30 /49 | 23 | Jefferson | c.1915 | Dwelling | Colonial Revival | | | NAN.192 |
| 30 /125 | 29 | Jefferson | c.1929 | Dwelling & garage | | | | NAN.185, 186 |
| 30 / 131 | 34 | Jefferson | c.1920 | Dwelling | | | | NAN.191 |
| 30 / 130 | 36 | Jefferson | c.1920 | Dwelling | Colonial Revival | | | NAN.187 |
| 30 / 119.1 | 38 | Jefferson | c.1930 | Dwelling | | "It'll Do" | | NAN.182 |
| 30 /119 | 40 | Jefferson | c.1941 | Dwelling & garage | | | | NAN.177, 183 |
| 30 /44 | 46 | Jefferson | c.1930 | Dwelling | | | | NAN.171, 172, 173, 174, 175, 176, 178, 179 |
| 30 / 44.1 | 54 | Jefferson | c.1924 | Restaurant | | "The Galley" | | NAN.170 |
| 30 / 45 | 41 | Jefferson | | | | | | NAN. 164, 166, 169 |
| 30 / 47 | 43 | Jefferson | | | | | | NAN. 165, 167 |
| 29 /48 | 4 | Jefferson | c.1923 | Dwelling | | | | NAN.215, 216, 217 |
| 30 / 128 | 3 & 3R | Pawguet | c.1920 | Dwelling | | | | NAN.198, 204 |
| 30 /250 | 6 | Pawguet | c.1930 | Dwelling | | | | NAN.197 |

| Map & Parcel | Street No. | Street Name | Est. Date | Current Use | Style | Description | Notes: Details, outbuildings, etc. | NPT History/Marker/HDC Survey |
|---|---|---|---|---|---|---|---|---|
| 42.4.1 / 62.1 | 1 | Mackay | c.1920 | Dwelling | | | | NAN.403 |
| 29 / 901 | 5-5E | Stone Barn | c.1889 | Inn | English Revival | "Stone Barn" R. Gardner Chase | | NAN.218 |
| 29 /912 | 6 | Stone Barn | c.1956 | Dwelling | | | | NAN.223 |
| 42.4.1 / 82.1 | 8 | Swain | c.1850 | Dwelling | | | | NAN.358 |
| 42.4.1 / 82 | 14 | Swain | c.1960 | Apartment | | | | NAN.354 |
| 42.4.1/ 82 | 14 | Swain | c.1930 | Apartment | Colonial Revival | | | NAN.349 |
| 42.4.1 / 82 | 14 | Swain | c.1930 | Apartment | Colonial Revival | | | NAN.343 |
| 42.4.1 / 73 | 15 | Swain | c.1940 | Apartment | Colonial Revival | "Brant Point Courtyard" | | NAN.348 |
| 42.4.1 / 73 | 15 | Swain | | | | "Brant Point Courtyard Sales Office" | | NAN.351 |
| 42.4.1 / 73 | 15 | Swain | | Apartment | | | | NAN.350 |
| 42.4.1 / 106 | 21 | Walsh | c.1953 | Dwelling | | "White Elephant Guesthouse" | | NAN.316 |
| 42.41 / 105 | 23 | Walsh | c.1953 | Dwelling | | "White Elephant Guesthouse" | | NAN.40 |
| 29 / 35 | 25 | Walsh | c.1953 | Dwelling | | "White Elephant Guesthouse" | | NAN.315 |
| 29 / 71 | 30 | Willard | c.1904 | Dwelling | Victorian Eclectic | | *may be demolished & new in place | NAN.47 |
| 42.4.4 / 20 | 3 | Cliff | c.1800 | Dwelling | | "Phebe Easton House" | | NAN.1522, 1523 |
| 42.4.4 / 60 | 5 | Cliff | c.1820 | Dwelling | | "Kindercute" | | NAN.1520 |
| 42.4.4 / 59 | 9 | Cliff | c.1800 | Dwelling | Federal | "Cliff Lodge" "Caroline Parker Hills House" | | NAN.1518 |
| 42.4.4 / 59 | 11 | Cliff | c.1895 | Dwelling | Colonia Revival | "Innishail" Elijah Cushing "Harriet Nevins & John M. Waldron House" | | NAN.1514 |
| 42.4.4 / 71 | 13 | Cliff | c.1903 | Dwelling | | | | NAN.1512 |
| 42.4.4 / 33 | 15 | Cliff | c.1900 | Dwelling | | | | NAN.1508, 1509 |
| 42.4.4 / 70 | 17 | Cliff | c.1809 | Dwelling | Federal | "John G. Fitch House" | | NAN.1506 |
| 42.4.4 / 8 | 23 | Cliff | | Dwelling | | | | NAN.1501 |
| 42.4.4 / 7 | 27 | Cliff | c.1893 | Dwelling | Shingle Style | "Hurry Up & Wait" | | NAN.1497 |
| 42.4.4 / 6 | 29 | Cliff | c.1850 | Dwelling | Greek Revival | "Fair Winds" | | NAN.1494 |
| 42.4.4 / 42 | 37 | Cliff | c.1911 | Dwelling | | | | NAN.1476 |
| 42.4.4 / 3 | 39 | Cliff | c.1881 | Dwelling | | | | NAN.1477 |
| 42.4.4 / 2 | 41A | Cliff | c.1881 | Dwelling | Greek Revival | | | NAN.1775 |
| 29 / 40 | 41B | Cliff | c.1846 | Dwelling | Greek Revival | "Broadleaf" | | NAN.1474 |
| 42.4.4 / 17 | 3 | North | c.1882 | | | "Springfiled House Guest Boarding Stable" | | NAN.1531, 1532 |
| 42.4.4 / 19 | 4 | North | c.1777 | Dwelling | | "Glenn Cottage" "Samuel Russel Jr. House" | | NAN.1527 |
| 42.4.4 / 18 | 5 | North | c.1840 | Dwelling | Greek Revival | "The Homestead" | | NAN.1528 |
| 42.4.4 / 58 | 9 | North | c.1930 | Dwelling | | "Grover House &  Garage" | | NAN.1529, 1530 |
| 42.4.1 / 114 | 2 | North Beach | c.1947 | Dwelling | | "West Wind" "Folger Guest House" | | NAN.264 |
| 42.4.1 / 90 | 3 | North Beach | c.1930 | Dwelling | Colonial Revival | "Beachway Guesthouse" | | NAN.270, 346 |
| 42.4.1 / 65 | 6 | North Beach | c.1947 | Commercial | Colonial Revival | "Brant Point Inn" | | NAN.261 |
| 42.4.1 / 92 | 5 | North Beach | c.1930 | Dwelling | | | *HDC approved for move off | NAN.347 |
| 42.4.1 / 93 | 7 | North Beach | | Dwelling | | | | NAN.342, 362 |
| 42.4.1 / 94 | 9 | North Beach | c.1950 | Commercial | | "Howard McDonald Real Estate Office" | | NAN.260 & 263 |
| 42.4.1 / 70 | 23 | North Beach | c.1937 | Dwelling | | | | NAN.253 |

***130 properties in this list. Additional properties can be included from the "Cliff-North" or the "Waterfront-North" neigborhoods.*

**Notes:**

Most properties have cultural resources surveys available via MACRIS; however NPT, PIN, HABS, or primary sources available at NHA, may be helpful.

NPT = Nantucket Preservation Trust

www.nantucketpreservation.org

PIN = Preservation Institute Nantucket

Preservation Institute Nantucket – Historic Preservation Program (ufl.edu)

HABS = Historic American Buildings Survey study provided (often prepared by PIN Students from the University of Florida)

Collections | HABS/HAER/HALS (nps.gov)

Nantucket Historical Association has many primary soruce information and photographs onfile

www.nha.org

Michael Steinitz
Deputy State Historic Preservation Officer
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125-3314

Due: 5 p.m., November 15, 2023
No faxed or emailed applications

**FY 2024 LETTER OF INTENT TO APPLY FOR SURVEY AND PLANNING FUNDS**

1. PROJECT TITLE: Historic Properties Survey - Downtown Neighbhorhood

2. COMMUNITY/COMMUNITIES: Town of Nantucket

3. APPLICANT ORGANIZATION: Nantucket Historical Commission
   ADDRESS: 2 Fairgrounds Road
   Nantucket, MA 02554
   PHONE: 508-325-7587 x7026 FAX: _____
   EMAIL: Hbackus@nantucket-ma.gov

4. LOCAL PROJECT COORDINATOR: Holly E. Backus, Preservation Planner
   ADDRESS: 2 Fairgrounds Road
   Nantucket, MA 02554
   PHONE: 508-325-7587 x7026 FAX: _____
   EMAIL: Hbackus@nantucket-ma.gov

5. AMOUNT OF FUNDING REQUESTED: $ 30,000 (50%)
   LOCAL SHARE: $ 30.000 (50%)
   TOTAL PROJECT COST: $ 60,000 (100%)

6. PRELIMINARY BUDGET AND MATCHING SHARE INFORMATION (ESTIMATED):

   LOCAL SHARE SOURCE: Nantucket ATM 2024
   CASH AMOUNT: $ _____
   IN-KIND SERVICES (paid employee on staff): $ _____
   DONATED VOLUNTEER TIME: $ _____

7. AUTHORIZED APPLICANT SIGNATURE: _____
   Angus Macleod
   (NAME, PLEASE PRINT)
   Nantucket Historical Commission Chair 10/7/2023
   (TITLE) (DATE)

8. NARRATIVE STATEMENT (**ATTACH A ONE-PAGE, TYPED NARRATIVE STATEMENT**):

Explain in a concise statement how the proposed project relates to past, current, and future preservation activity in the community, region or state. Describe how the results of the proposed project will be incorporated into the community, region, or state planning process, and the extent to which the results will be made available and used by the general public. Provide any other information on the special qualities of the project, which makes it deserving of funding. Be sure to address the five Selection Criteria for Pre-Applications. (See Guidelines Item F.)

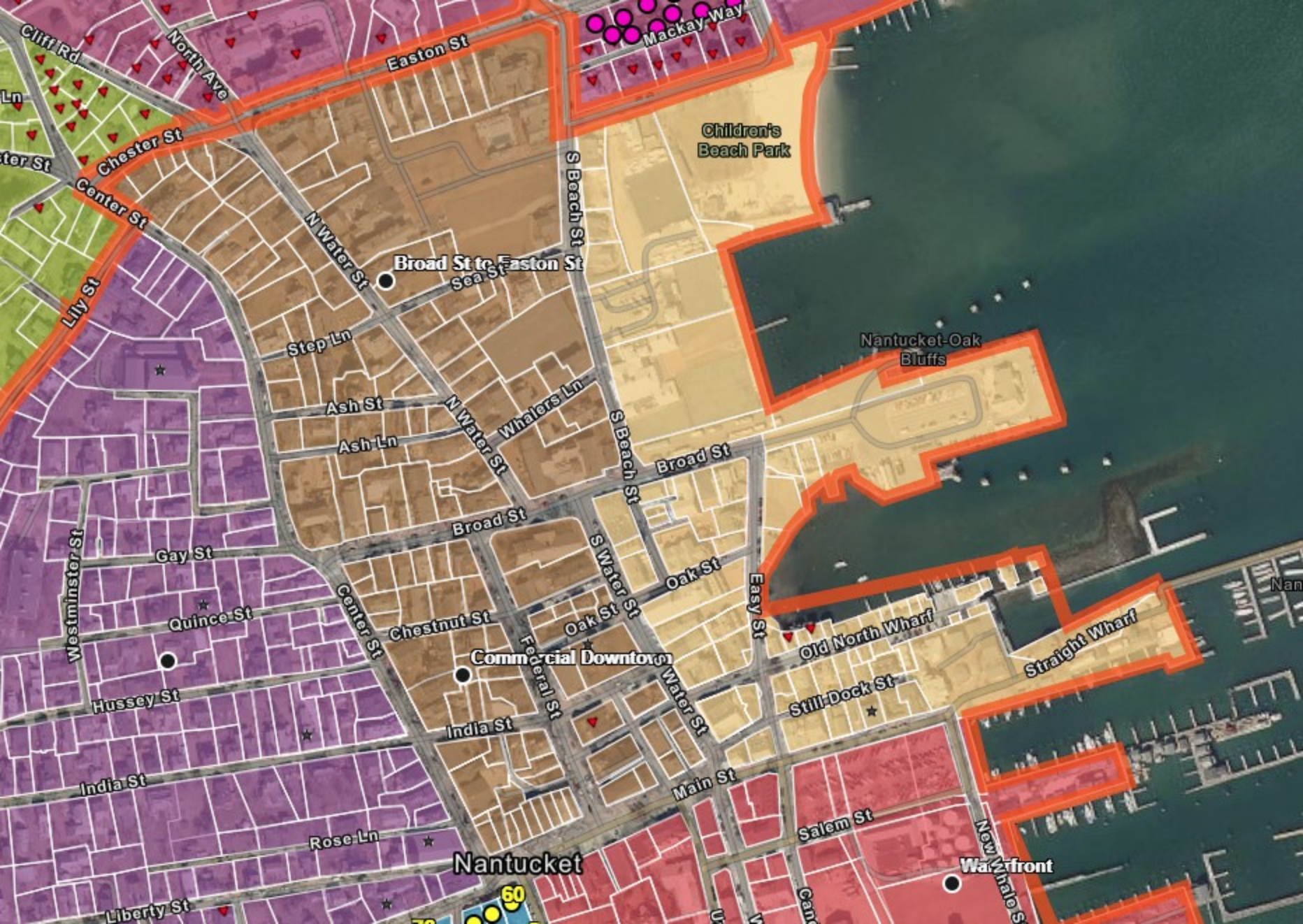
Nantucket Island is a National Historic Landmark of cultural and historical significance in the Commonwealth of Massachusetts. The island represents a large and concentrated collection of historic and cultural resources, well preserved and often in an unspoiled historic setting. Archaeological resources – both Native American and Colonial – are similarly significant. Nantucket's National Historic Landmark status was updated in 2012 and acknowledges 5,027 contributing structures, concentrated in two exceptionally well-preserved historic towns, and scattered throughout the island. Historic cemeteries, rare habitats, cultural landscapes, and archeological lands are additional contributing features. Nantucket's periods of architectural and cultural significance include the Colonial, Early Republic, Mid-19th Century, Late Victorian, Late 19th and 20th Century Revival, and Late 19th Century and Early 20th Century American movements.

The last comprehensive municipal effort to inventory historic structures on Nantucket occurred in 1989. Information collected was in many cases based on a windshield survey. Of the approximate 3,000 entries in MACRIS, most have inventories from this period. Many resources have not been surveyed, especially early and mid-20th century structures.

The Nantucket Historical Commission applied for and received an MHC Survey and Planning grant in FY2021, FY2022 and FY2023. Through the Historical Commission, the Town was able to create a Community-Wide Survey Plan with goals to implement such a plan island-wide. This project also included a Pilot Survey of approximately one-hundred surveys of structures within the "Fish Lots" neighborhood. The FY2022 grant project has allowed the Town of Nantucket to proceed with implementation of the island-wide survey plan, by completing the "Fish Lots" neighborhood and start surveying in the "Brant Point/Cliffside" neighborhood with approximately 140 surveys. The FY2023 project -soon to be underway - will continue implementing the island-wide survey plan and incorporate high prioritized areas outlined in the survey plan, including updating inventory forms for properties previously recorded in MACRIS and conduct new surveys to be included in MACRIS in the "Brant Point/Cliffside" neighborhood. The proposed FY2024 project will start surveying the high priority area of downtown Nantucket, which includes (5) neighborhoods identified in our Survey Plan: Commercial Downtown, Wesco Acre Lots, Waterfront North, Waterfront South & Fish Lots. (The Fish Lots being the one fully completed by the end of the FY22 project.)

*Please address the five Selection Criteria for Pre-Applications:*

This project will represent a public benefit because Nantucket is under redevelopment pressure in areas that include extreme threat of sea level rise. Nantucket's coastal resiliency plan estimates that now through 2070, there will be 2,373 structures at risk of coastal flooding and erosion, and at least half of these structures are historic. Documenting historic resources on Nantucket, will not only benefit the island-community, but will also benefit the state in its statewide priority of updating community-wide inventories. The surveys will assist in the protection of historic structures on Nantucket, especially during review of HDC applications. The grant will be matched with Town funds which will be requested at the 2024 Annual Town Meeting. The Town maintains available free cash to fund the effort prior to reimbursement. The grant is necessary due to the considerable number of high priorities needed by the Town, including infrastructure, coastal resilience, and social services. The size of the project budget is dictated by the unusual expenses of conducting business on Nantucket, including travel expenses for ferries, parking, and lodging. We believe the survey of the selected area can be completed on budget and within the 12-month period, as we will be following a well-thought-out implementation plan and methodology, as defined in our new survey plan. For all these reasons, we believe we meet the funding criteria of the MHC.


Cliff Rd
North Ave
Easton St
Mackay Way
Chester St
Center St
Lily St
N Water St
Broad St to Easton St
Sea St
Step Ln
Ash St
Ash Ln
Whalers Ln
S Beach St
Children's Beach Park
Nantucket-Oak Bluffs
Broad St
Gay St
Westminster St
Quince St
Chestnut St
Oak St
Easy St
Old North Wharf
Straight Wharf
Still Dock St
Commercial Downtown
Federal St
S Water St
Hussey St
India St
Main St
Salem St
Rose Ln
Nantucket
Liberty St
Waterfront

received
12/19/23
HB

# The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

December 14, 2023

Holly Backus, Preservation Planner
Nantucket Historical Commission
2 Fairgrounds Road
Nantucket, MA 02554

Dear Holly:

At its December 13th meeting the Massachusetts Historical Commission (MHC) reviewed the Nantucket Historical Commission Letter of Intent (pre-application) for **Fiscal Year 2024 Survey and Planning Grant** funds. MHC is pleased to invite you to submit a full application for the Historic Property Survey - Downtown Neighborhood. At this time the MHC is inviting you to submit a full application for the amount of $**30,000**. Please note that the submission deadline is **Monday, February 5, 2024**. Full application materials are enclosed.

In the FY24 grant round MHC received twenty-four (24) pre-applications requesting a total of $452,500. MHC's FY24 federal funding allocation has not yet been established. MHC must award a minimum of 10% of its federal funding for FY24 to Certified Local Governments. However an overall budget figure for total awards for the FY24 grant round has not yet been set. Five (5) CLG and eight (8) non-CLG projects have been invited to submit full applications for the FY24 round, for projects requesting a total of $259,000. The Town of Nantucket's application falls in the CLG category.

Your full application will be given every possible consideration, but funds are limited, and grants are awarded on a competitive basis. This invitation to submit a full application is not an assurance of project funding, or of the level of funding that MHC may offer, should a grant be awarded.

We strongly recommend that all invited applicants review their proposed project with MHC staff prior to preparing and submitting the full application. Within the upcoming weeks, please contact Peter Stott or me at MHC to discuss in more detail the development of the scope of work and budget for your project. As we are on a hybrid schedule, please email us to set up a phone conversation, at peter.stott@sec.state.ma.us or michael.steinitz@sec.state.ma.us.

Sincerely,

Michael Steinitz
Deputy State Historic Preservation Officer
Director, Preservation Planning Division
Massachusetts Historical Commission

Encls.

Xc: Angus Macleod, Chair - Nantucket Historical Commission

220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.state.ma.us/sec/mhc

| 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 to update on FY23 and FY 24** | High | 1/19/2024 | | |
| Grants | Funding programs | Create a program for historic preservation **Reach out to Preservation Mass and other communities** | Medium | 2/15/24 | | |
| Grants | CPC Grant for local Structures | Support the historic preservation of Main Street – first apply for CPC funds, then federal/state funds **Presented on 10/31 and will be at ATM** | Medium | 2/15/24 | | |
| Grants | Sewer Force Main | Support Winter Street cobblestone project – neighbors want to put back on Steps Lane; **David Gray will keep Holly informed** | Medium | 2/15/24 | | |
| Grants | NPS Grants | Explore the possibility of utilizing NPS funds for local projects – **Materials being incorporated into CPC grant applications for concessions** | Medium | 12/31/2024 | | |
| CLG | Governance | Set-up meeting for members of CLG (HDC) to complete requirements to maintain the status – **Will schedule demo session for spring 24** | High | 3/31/2024 | | |
| CLG | Tax Credits | Review any Historic Tax Credit Applications – **5 Surfside Rd. letter due 1/31** | Medium | 1/31/24 | | |
| CLG | Education | Summarize *Building with Nantucket in Mind* - create a short video with samples and post on website **Recommend apply to Wind Fund** | Medium | 1/31/2024 | | |
| Education | NHC/CLG education | Continuing education for commissioners from MHC – **Early 20th Century Architecture 12/14 at 1PM, 12/15 at 1PM and 1/8/24 Timber Structures** | Low | 1/8/24 | | |
| 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 ocean state archaeologist David Robinson** | Medium | 1/31/2024 | | |
| Education | Workshop | Propose a historic structure/disaster resiliency/conservation workshop with NHA/NPT – **Planning underway – proposed timing is by 1/31** | Medium | 1/31/2024 | | |
| 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

**Nantucket Historical Commission**

September 15, 2023 Meeting
10AM
131 Pleasant Street, Nantucket

Attendees:

Angus MacLeod
Holly Backus
George Butterworth
Clement Durkes
Rita Carr
Abby De Molina – online
Tom Montgomery – online
Mary Bergman – online
Hillary Hedges Rayport

**Agenda**

- Approval of minutes
  - August 18th 2023 NHC meeting – *unanimously approved*
  - *Note from Holly that pdf minutes will be posted on the website that are approved with edits.*
- Public Comment – *Mary wanted to remind people of September 27th material reuse and architectural salvage conference on Sep 27th on prior studies and will have Vince Murphy and Mary speaking. 3-6PM at the whaling museum and sign up on the website. Angus and Clement have signed up; Holly will remind the NHC prior to event to sign-up.*
- Staff Update
  - Ongoing Survey of Historic Resources – Review of Fish Lots Batch III Form Bs *Discussion on including the sublocation so we can discuss the boundary and the location of the forms once complete.* ***Comments due to Holly by Monday September 18.***
  - FY23 RFQ response update *Waiting for responses.* ***Commissioners should review the map and see where the biggest gaps are to recommend areas to focus on.***
- National Alliance of Preservation Commissioners (NAPC) review *NAPC will be on Nantucket Oct 2-5. They are staying downtown and will experience historic core. Will be doing in-person interviews and will attend the HDC meeting that week.*
  - SWOT Analysis *One went to HDC commissioners and one will be sent to our commission and will need to complete.*
  - Discussion of NHC member concerns to be presented by the Chair *Lengthy discussion to get to agreement that Angus should share his numbered list of concerns with the NAPC.*
- Update on CPC Applications *Discussion on the two letters submitted and lengthy discussion on one project not submitted. There was confusion as the latter project was not circulated amongst the commission.* ***Angus asks for a mention to withdraw the latter project, Tom moves and Clement seconds. All in favor – Tom, George, Rita, Angus.***
  **Note: The project was never formally submitted to the CPC and did not obtain any signatures so it did not need to be withdrawn.**

- Discussion of demo delay policies and potential improvements *Discussion on the merits of the demo delay law and how we can update the timing without changing the special act, if possible..*
- NHC will post a meeting for the 9 Sherburne Way appeal at the 9/20 Select Board meeting *in case there is enough for a quorum. Has been moved to 9/27 from 9/20. The 9/20 is the demolition delay. Angus asks for comments but there are none. Clement and Mickey plan to be there.*
- Other Business
  *Unanimous motion to adjourn at 12:08PM.*

**Nantucket Historical Commission**

November 17, 2023 Meeting
10AM
131 Pleasant Street, Nantucket

Attendees:

Holly Backus
George Butterworth
Clement Durkes
Rita Carr
Abby De Molina
Mary Bergman
Tom Montgomery – online
Mickey Rowland – online
Hillary Hedges Rayport – online

**Agenda**

- Public Comment *No public comment*
- Staff Update
    - Proposed MA Bill S-1289 – An Act Relative to Installing Solar Energy Systems in Historic Districts *Holly, Stephen Welch, and Mary Bergman met with the legislative director and deputy general counsel for Senator Cyr. They discussed ways to better educate the senator's office on what is happening – invite them out to see the solar arrays.*
    - Demo delay update *It has been submitted to the Planning staff. Holly is putting it in as housekeeping item and internal sustainability group is looking at it as well and wants their support. It should be on the list for 2024 Town Meeting and Holly will share with the NHC once available.*
- Ongoing survey work
    - FY24 Pre-application (submitted 11/13, $30,000)
        - Properties to be surveyed within the "Downtown Neighborhood Group" *Encompasses the commercial downtown, fish lots (already completed, Wesco acre lots, waterfront south and waterfront north. Would like assistance from the NHC on what area to focus on – will try to bump it up from 140 surveys (maybe +10-20).* ***Final direction is for Holly to go with the commercial downtown and the back of Centre Street.***
    - FY23 Survey Project – RFQ to be readvertised *Rita has recused herself on this discussion. Holly has been struggling on going between Procurement and MHC. MHC sent the revised RFQ that goes out Monday for 21 days.*
    - FY23 Survey Project – Most recent batch comments and review *Will receive another batch in January and want to provide the comments to PAL as soon as we can. January will be the remaining fish lots because they had to go back to the deeds..* ***Holly wants comments by after Thanksgiving – she will resend email.***
- CPC Submitted projects update *Town and PIN (University of Florida). They were presented on Halloween. A little of apprehension on providing money to town. But the streetscapes work would be done by PIN. Survey work got a unanimous approval – catalyst to use CPC. Both projects should be on the warrant for ATM 2024.*
- Nantucket Offshore Wind Community Fund – Application Deadline January 31, 2024 *It is funding from the Good Neighbor Agreement. First payment available. 4 pots – preserve*

*cultural resources, promote renewable energy resources, coastal resiliency, climate change. A few ideas were circulated and the group was encouraged to apply.*

- Approval of Minutes – October 20, 2023 meeting ***Motion by Clement, second by George. Passed unanimously.***
- Other Business *Abby reviewed the goals document and will send to the commissioners after the meeting*

*Meeting adjourned at 11:27AM* ***Motion by Rita, second by Clement.***

**Nantucket Historical Commission**

December 15, 2023 Meeting
10AM
131 Pleasant Street, Nantucket

Attendees:

Holly Backus
George Butterworth
Rita Carr
Abby De Molina
Mary Bergman
Mickey Rowland – online
Angus MacLeod – online
Erin Doherty – online

Absent:
Clement Durkes
Tom Montgomery – online

**Agenda**

- Public Comment *No public comment*
- Staff Update
    - Demo delay update *There is a proposed demo delay for the Planning Board to review. Holly will be notified by Megan and Billy on the date.* ***Abby will provide Holly the list of contacts.***
    - Sconset Trust outreach for strategic planning *There is a new director – Julie Mead – and they are doing outreach and meeting with the Town. Add to our strong local partnerships (NHA, NPT, PiN). Doing SWOT of how they can help us Hiring Marsha Fader and Betsy Tyler as an example and how we can continue to collaborate on the survey work. They own almost the land and properties out in Sconset. Want to be more involved with preservation. Want to collaborate with all the non-profits and town.*
- Historic Tax Credit support letter request – 5 Surfside Road
    - *Erin Doherty from Epsilon requesting the renewal letter on 5 Surfside Road – deadline in January 2024 – 2 allocations of tax credits from MHC. Will begin in spring 2024 and conclude in spring 2025. Included an updated site plan with some landscape and outside changes. Pool and hot tub – not visible – and will include fencing and a small enclosure next to the outdoor shower to include pool equipment. Scope of work on two buildings will not change – maintenance, window repairs, siding, roofing, finishes will be the same. Program is highly competitive. Historic tax credits are for the property itself. Question if the $505K includes the pool and hot tub (it does not). Rita confirmed that the money would not be for the pool – it is up to 20% of the eligible property. Eligible for another ~$20K in tax credits. Mary made a comment that she understands how difficult it is. She advises to think about the building and the context of the building. She thought we should work with other local communities to have tax credits for individual homeowners, as she emphasizes it is currently for commercial properties. She adds the Nantucket Hotel, which received historic tax credits, has a pool. Angus will draft the letter and send it to Holly and she will disseminate it to all the commissioners and everyone will send back comments individually and then she will send it back to Angus to distribute. Next steps to speak with other*

*local historical commissions and MHC and Preservation Mass. Abby volunteered to reach out and Rita will support.* ***Motion by Rita to write a letter of support but noted our concerns on the impacts of the pool on the historic character of the property, second by Abby. Passed unanimously (with reluctance from various commissioners).***

- Ongoing survey work
    - FY23 update on RFQ responses *Rita will recuse herself for this discussion. It was due 12/11/23 and we received no proposals. We received one but it was too late but it was out of state. Holly is waiting for direction from MHC and specifics from PAL and why they have not submitted a proposal. There was a lengthy discussion about whether to do Form Bs and a Form A for a neighborhood and if both are needed. Holly will add to the list and will recirculate but need to get someone to do the project and necessitates a conversation with MHC and Procurement.*
- CPC Submitted projects update *Initial review with Holly and Cleary Larkin and Emily Mollen – blessed the One Monomoy project and one opposition to Main Street and are now fleshing things out. Met yesterday 12/14. There is a concern with the Main Street project. Holly will be at Cap Comm next week. Believes projects are being blessed to the next step. Holly does not know on the dissent for Main Street. Holly will give an update next month with more information.*
- Nantucket Offshore Wind Community Fund – Application Deadline January 31, 2024 *Idea to do a video to highlight the solar guidelines in historic properties – work with HDC. Make it educational and could make it a series. Rita noted it would hit a bunch of the requirements – promote renewable energy, preserve cultural resources, and address climate change. Deadline is 1/18/24 for Vince Murphy. Ex. Next step is to draft the application –* ***Rita would reach out to NCTV and follow the same process as with the letter.***
- National Alliance of Preservation Commissions review – contract extended *Scope was pared down and the Town is waiting to see their recommendations.*
- NP&EDC membership/discussion of representation for historic preservation *Understanding is other regional planning agencies do not have a historic member on the commission but rather they rely on staff. The staff person would be the voice for historic preservation and then they could also go to the CLG for specific questions. Discussion about having a dedicated seat vs. having an at-large member.*
- NHC Goals
- Approval of Minutes – moved to January meeting
- Other Business

*Meeting adjourned at 12:03PM* ***Motion by Mickey, second by Rita. Passed unanimously.***