



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)

RECEIVED

2024 JUN 26 PM 12:45
NANTUCKET TOWN CLERK
Posting Number:T 593

Committee/Board/s

CERTIFIED LOCAL GOVERNMENT COMMISSION
Historic District Commission (HDC)
Nantucket Historical Commission (NHC)– Special Joint Meeting

Day, Date, and Time

Friday, June 28, 2024; **1:00pm**

Location / Address

REMOTE PARTICIPATION VIA ZOOM

Information on viewing the meeting can be found at:

<https://www.nantucket-ma.gov/138/Boards-Commissions-Committees>

Stephen Welch Chair (HDC)

Angus MacLeod, Chair (NHC)

If there is no quorum of members present, or if meeting posting is not in compliance with the OML statute, no meeting may be held.

NANTUCKET CERTIFIED LOCAL GOVERNMENT

Signature of Chair/Authorized Person: Holly Backus, Preservation Planner / Local CLG Coordinator

**To join the JOINT Historic District Commission & Nantucket Historical Commission
CLG Special Meeting, click on the Zoom Link below:**

<https://us06web.zoom.us/j/88152633129?pwd=JoNDA7y5I3VixmMpYHySqA4xtBe67F.1>

Meeting ID: 881 5263 3129

Passcode: 114393

HDC Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver

Alternate Commissioners: Carrie Thornewill, Jesse Dutra, Connie Patton

**NHC Commissioners: Angus MacLeod (Chair), Rita Carr (Vice-Chair), Abby De Molina, Thomas Murray Montgomery,
Milton Rowland, Clement Durkes**

Select Board Liaison Member: Matt Fee

Staff: Holly Backus, Nickesha Sheriff, William Saad, Fiona Johnson, Sara Johnson

AGENDA

Listed below are the topics the chairs reasonably anticipate will be discussed at the meeting.

OPEN MEETING
*Stephen Welch, HDC Chair - Roll call & acceptance of agenda
*Angus MacLeod, NHC Chair - Roll call & acceptance of agenda
Welcome from CLG Coordinator – Holly Backus, Preservation Planner Nantucket is part of the Certified Local Government Program as of March 19, 2021 .
1. CLG Discussion A. “Building with Nantucket in Mind” – Super Index B. Memorandum of Understanding
2. Presentation – lead by Holly Backus, Preservation Planner/CLG Coordinator

- Brief history of Nantucket Island Architectural & Cultural Resource Survey by the HDC (1988/1989)

- **Historic Properties Survey Plan – adopted** created by PAL, Public Archaeology Laboratory, Inc.
SURVEY PLAN: [Historic-Properties-Survey-Plan-PDF \(nantucket-ma.gov\)](#)



(Page 46)

- FORM Bs – aka HDC Surveys

- Architectural description
- Historical narrative
- Bibliography/references
- Historic photographs
- Existing photographs

Accession Number	USGS Quad	Area(s)	Form Number
4232751	Nantucket	Town/City	1000000
LHD 04/1970	NRDIS NHL 11/13/1966		

Form B – BUILDING

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

Photograph

Photo 1. 20 Pleasant Street, looking northeast.

Locus Map

Recorded by: E. Boyce, K. Whitehill, V. Adams; PAL
Organization: Nantucket Historical Commission
Date (month/year): July 2023

Town/City: Nantucket
Place: neighborhood or village: Nantucket Town (Fish Lots)
Address: 20 Pleasant Street
Historic Name: Lewis and Mary Leggett Sturtevant House
Uses: Present: Single Family Dwelling
Original: Single Family Dwelling
Date of Construction: 1838–1839
Source: Tyler 2005; NCRD 1839:39463
Style/Form: Federal
Architect/Builder: John B. Nicholson (Builder)
Exterior Material: Foundation: Brick
Wall/Trim: Wood shingles/Wood
Roof: Asphalt shingles
Outbuilding/Secondary Structures: None
Major Alterations (with dates): Bracket hood added to front entry, by ca. 1900; paired brick and chimneys removed and south brick center ridgepole chimney built, ca. 1900–1940s; 1.5-story addition to south elevation, 1971–1985; wood clapboards and bracketed hood removed, 1971–1985; replacement wood shut windows, late 20th–early 21st c.; replacement wood shingle cladding, late 20th–early 21st c.; asphalt-shingle roof, late 20th–early 21st c.
Condition: Good
Moved: no ☒ yes ☐ **Date:**
Acresage: 0.15 acres
Setting: The building occupies a rectangular parcel on the east side of Pleasant Street opposite Mill Street. The building sits close to the road and is bound by 18th and 19th century residential properties to the north, east, and south and the road to the west. A brick sidewalk with 19th century granite curbing and a modern wood railing-type fence spans the property along Pleasant Street. A brick driveway enclosed by stone retaining walls runs along the north property boundary, and the driveway runs along the driveway and the dwelling is planted with dense rows of hedges and mature trees.

- Survey Projects:

- o MHC Grant FY21 –Pilot Survey of Fish Lots (completed)
- o MHC Grant FY22 – Fish Lots & Brant Point (almost completed)
- o MHC Grant FY23 – pending updated RFQ
- o MHC Grant FY24
- o Sconset Trust
- o FY24 CPC Project – West Monomoy

Close CLG Meeting:

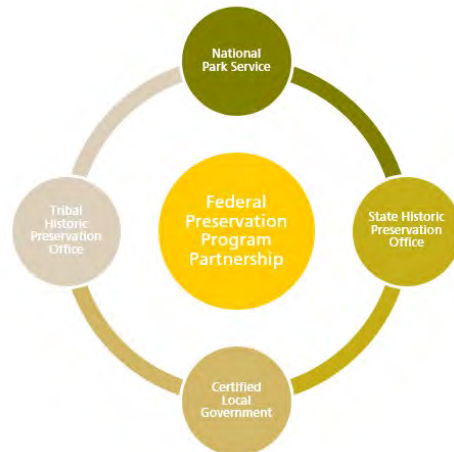
- Stephen Welch, HDC Chair
- Angus MacLeod, NHC Chair

Required CLG responsibilities:

1. Enforcement of Local Legislation (**HDC** through Special Act)
2. Adequate & qualified Local Government Commission (**HDC** [Special Act 1955](#) & **NHC** [MGL Ch40 Section 8D](#))
3. National Register Program Participation (N/A due to island-wide NHL district) however,
4. Historic Tax Credit Review (**NHC**);
5. Historic Determination (**HDC**)
6. [Survey & Inventory of Historic Properties](#) (**HDC & NHC**)
7. Provide for adequate public participation in local historic preservation programs (**HDC & NHC**)
8. Participate in [MHC training sessions or Workshops](#) for CLG's (Listserve or through CLG Coordinator)
→ Latest CLG Mandatory Training was June 4 & 6th – (see included the MHC workshop slides)

Required Coordinator responsibilities:

1. Attends MHC training sessions for CLGs;
2. Transmits National Register Nominations (N/A due to island-wide NHL district) and CLG Reports to MHC;
3. Solicits recommendations of the CEO regarding potential nominations to the National Register (N/A due to island-wide NHL district);
4. Notifies chief elected officials of vacancies on commissions;
5. Regularly attends meetings of both commissions;
6. Collects materials from each commission for Annual Report; and,
7. Organizes the annual joint meeting of two commissions.

Preservation through public & private partnerships!**Local Partnerships:**

- *Nantucket Preservation Trust
- *Sconset Trust
- *Nantucket Historical Association
- *Maria Mitchell Association

National Partnerships:

- *National Alliance of Preservation Commissions
- *Preserve America
- *National Trust for Historic Preservation
- *National Main Street Center

Benefits:

- Eligibility to apply for grants (Historic Preservation Fund - HPF).
- Stronger role in nominating properties to National Register;
- Increased technical assistance from MHC and NPS; and
- Official acknowledgement of the local government's commitment to historic preservation.

This year – paid membership for all members to NAPC!

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/

FILM ROLL #: 04D-8-9

MAP/PARCEL#: 4247-049

Recorded By: AEG Date: 10/2 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 17 N. Water St. 2. BUILDING NAME: Easton House
3. OWNERSHIP: ☐ a. public ☒ b. private 4. PRESENT OWNER: Ross, Cyril C. II & Judith L.
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built 1812

6. USE: Original: Residence Present: Guest house
☐ a. seasonal ☐ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ☒ a. Yes ☐ b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"



DESCRIPTION:

10. FOUNDATION

- ☐ a. brick ☐ b. rubblestone ☒ c. concrete *stucco* ☐ d. other: _____

11. STRUCTURAL SYSTEM

- ☐ a. post-and-beam ☐ c. masonry load-bearing walls
☐ b. balloon wood frame ☐ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:

- ☒ a. shingles - weathered ☐ c. brick ☐ e. board and batten
☐ b. shingles - painted ☐ d. clapboard ☐ f. flush boarding
☐ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:

- ☒ a. shingles - weathered ☐ c. brick ☐ e. board and batten
☐ b. shingles - painted ☐ d. clapboard ☐ f. flush boarding
☐ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:

- ☐ a. shingles - weathered ☐ c. brick ☐ e. board and batten
☐ b. shingles - painted ☐ d. clapboard ☐ f. flush boarding
☐ g. other: _____

15. NUMBER OF STORIES:

- ☐ a. 1 ☐ c. 1 3/4 ☒ e. 2 1/2 ☐ g. other: _____
☐ b. 1 1/2 ☐ d. 2 ☐ f. 3

16. ROOF SHAPE:

- ☒ a. gable ☐ c. hip ☐ e. other: _____
☐ b. gambrel ☐ d. shed

17. ROOFING MATERIAL:

- ☒ a. composition shingle ☐ b. weathered cedar shingle ☐ c. slate

18. ROOF FEATURES:

- ☐ a. roof walk *has* ☐ e. balustrade
☒ b. dormers on street facade ☐ f. skylight
☒ c. dormers on side elevations ☒ g. roof hatch
☐ d. dormers on rear elevation ☐ h. cupola
☐ i. other: _____

19. DORMER ROOF(S):

- ☒ a. gable ☐ b. hip ☒ c. shed ☐ d. other: _____

20. CHIMNEY MATERIAL:

- ☒ a. brick, unpainted ☒ c. brick, parged ☐ e. concrete block
☐ b. brick, painted ☐ d. rubblestone ☐ f. metal

21. CHIMNEY POSITION:

- ☐ a. center ☐ b. off-center ☐ c. end wall ☐ d. other: _____

22. NUMBER OF CHIMNEYS:

- ☐ a. one ☒ b. two ☐ c. three ☐ d. other: _____

23. CHIMNEY FEATURES:

- ☐ a. corbelling ☐ b. chimney pots/owls *has* ☐ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:

- ☐ a. center ☒ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ☐ a. sidelights
☒ b. transom 5 1/2
☐ c. plank frame
☐ d. flush frame
☐ e. Federal
☐ f. fanlight
☐ g. blind fan
☐ h. Greek Revival
☐ i. recessed
☐ j. other: casement molding

26. NUMBER OF BAYS:

- ☐ a. three
☒ b. four
☐ c. five
☐ d. N/A
☐ e. other: _____

27. WINDOW FRAME TYPE:

- ☐ a. flush
☐ b. plank frame
☐ c. bull-nose
☐ d. other: casement molding, cuped

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ☒ a. 12/12
☐ b. 9/9
☐ c. 6/6
☐ d. 2/2
☐ e. casement
☐ f. other: _____

29. PORCH:

- ☐ a. front
☐ b. side
☐ c. wrap rear

30. DETAILS:

(check several if appropriate)

- ☐ a. corner boards (plain)
☒ b. corner boards (beaded)
☐ c. corner board (single)
☒ d. entry stairs w. balustrade
☐ e. blinds
☒ f. watertable
☐ g. pilasters
☐ h. trellis
☐ i. other: _____

31. CONDITION:

- ☐ a. excellent
☒ b. good
☐ c. fair
☐ d. deteriorated

32. INTEGRITY:

- ☐ a. original site
☐ b. moved if so, when?: _____

Major alterations or additions: Modern dormers, Lancaster
 (with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ☐ a. individually significant
☒ b. contributing
☐ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: 1812

SOURCE: Lancaster

ARCHITECT: _____

BUILDER: _____

35. BUILDING TYPE:

- ☐ a. box
☒ b. additive
☐ c. gable front
☐ d. gable ell
☒ e. side-gabled
☐ f. other: _____

36. STYLE OF ARCHITECTURE:

- | | |
|---|---|
| ☐ a. pre-1750, 2 1/2-story Lean-to | ☐ h. Italianate |
| ☐ b. post-1750, 1 3/4-story Lean-to | ☐ i. Second Empire |
| ☒ c. Typical Nantucket 4-bay | ☐ j. Queen Anne |
| ☐ d. 1 3/4 story, 3-bay | ☐ k. Colonial Revival |
| ☐ e. Federal | ☐ l. Shingle style |
| ☐ f. Greek Revival | ☐ m. Bungalow |
| ☐ g. Gothic Revival | ☐ n. Four Square |

☐ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- | |
|---|
| ☐ a. Registry of Deeds: _____ |
| ☐ b. Assessor's Records: _____ |
| ☒ c. Lancaster, <u>The Architecture of Historic Nantucket</u> , page: <u>208</u> |
| ☐ d. H. C. Forman, <u>Early Nantucket & Its Whaling Houses</u> , page: _____ |
| ☐ e. Sanborn Maps, date: _____ |
| ☒ f. NHA photos: _____ |
| ☐ g. HABS research: _____ |
| ☐ h. NHA plaque records: _____ |
| ☐ i. other: _____ |

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 16A ☐ a. 1/2 acre or less ☐ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ☐ a. at sidewalk ☐ c. 20 feet or less
☒ b. 10 feet or less ☐ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ☐ a. gabled ☒ b. ridge parallel ☐ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

☐ a. densely built-up	☐ d. residential
☐ b. scattered buildings	☐ e. commercial
☐ c. open land	☒ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- | | | | |
|---|-------------------------------------|---|----------------------------------|
| ☐ a. barn | ☐ b. privy | ☐ c. shop | ☐ d. arbor |
| ☐ e. carriage house | ☐ f. shed | ☐ g. gardens | ☐ h. deck |
| ☐ i. garage | ☐ j. greenhouse | ☒ k. fence | ☐ l. parking |
| ☐ m. scallop shanty | n. landscape features: _____ | | |
| o. other: _____ | | | |

45. OTHER NOTABLE FEATURES: _____

(Building or site including interior features if known) _____

PAL Report No. 4267



Town of Nantucket
Nantucket Historical Commission
2 Fairgrounds Road
Nantucket, Massachusetts 02554
and
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

The Public Archaeology Laboratory, Inc.
26 Main Street
Pawtucket, Rhode Island 02860

Virginia H. Adams
Melissa J. Andrade
Eryn Boyce

TABLE OF CONTENTS

ACKNOWLEDGEMENTS

1. PROJECT HISTORY AND OBJECTIVES.....	1
2. THREATS TO HISTORIC RESOURCES.....	3
3. NANTUCKET HISTORY – PERIODS AND THEMES.....	5
4. EXISTING INVENTORY AND DOCUMENTATION.....	18
5. TOWN-WIDE PRIORITIES AND RECOMMENDATIONS	20
6. NEIGHBORHOOD OVERVIEWS, PRIORITIES, AND RECOMMENDATIONS.....	22
7. SURVEY ACTION PLAN.....	24
BIBLIOGRAPHY.....	27

APPENDICES

- A. MAPS
- B. TABLES
- C. NHL, SURVEY PLAN, AND MACRIS DATA (electronic files)
- D. ACTION PLAN
- E. PHOTOGRAPHS

LIST OF FIGURES AND TABLES

Figures

A-1. 1869 Map of Nantucket (Source Ewer 1869).

A-2. Map of Nantucket Farms in 1850 and Key (Source: Gardner 1946).

A-3. Map of Nantucket Old Historic Districts showing Nantucket Downtown and Siasconset “1955, Old Historic District” local historic district boundaries in blue and the smaller ROH (Residential Old Historic) (left, red) and SROH (Sconset Residential Old Historic) (right, green) Zoning District (Source: Nantucket GIS).

A-4. Map of Nantucket with Neighborhood Survey Unit Boundaries and Neighborhood Groupings (Source: PAL, GIS, MACRIS).

Tables

B-1. 59 Neighborhood Survey Units and 10 Geographic Groups (Sorted by Neighborhood Name).

B-2. 10 Geographic Groups Organization of 59 Neighborhood Survey Units (Sorted by Group Name).

B-3. 59 Neighborhood Survey Units with MACRIS Inventory and NHL Properties Data, and Description (Sorted by Name).

B-4. Survey Threats, Priorities, and Recommendations (Sorted by Neighborhood Name).

Note: C-1 thru C-4 are provided electronically on archival compact disc:

C-1. NHL Data Sheet Annotated and Sorted, 276 pages (Sorted by Neighborhood Name and Address, Electronic PDF).

C-2. NHL Data Sheet Annotated (Sorted by Neighborhood Name and Address, Electronic Excel file).

C-3. Nantucket Neighborhoods and Groups Master Database (with Sorts by Neighborhood Survey Unit, Geographic Group, Priorities, and Action Plan, Electronic Excel file).

C-4. Nantucket Neighborhoods and Groups Mapping (Neighborhoods Survey Units, Geographic Groups, and Parcels with Neighborhood Survey Units identified layers) (Electronic GIS files).

C-5. MACRIS Areas and Properties Database and Map (Electronic by reference at <https://mhc-macris.net/#/> and <https://maps.mhc-macris.net/>).

D-1. Action Plan.

D-2. Sample Survey Scope of Work.

D-3. List of Properties from 2012 NHL Update.

D-4. List of Town- and federally owned historic properties.

ACKNOWLEDGEMENTS

The Town of Nantucket, through the Nantucket Historical Commission and its Advisory Committee for the Nantucket Survey Plan project and with the able support of Holly Backus, Preservation Planner, contributed greatly to the development and shaping of this plan. The Nantucket Historic District Commission, the Nantucket Preservation Trust and Mary Bergman its Executive Director, and the Preservation Institute Nantucket also provided information and input to the plan. Michael Steinitz, Director, and Peter Stott, Preservation Planner, of the Preservation Planning Division, Massachusetts Historical Commission, were instrumental in guiding the scope and outcomes of the project.

The Nantucket Survey Plan project was financed, in part, with federal funds from the National Park Service, U.S. Department of the Interior, through the Massachusetts Historical Commission, Secretary of the Commonwealth William Francis Galvin, Chairman. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Massachusetts Historical Commission, and the mention of trade names or commercial products does not constitute endorsement or recommendation by the Department of the Interior or the Massachusetts Historical Commission.

Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, 1849 C Street NW, Washington, DC 20240.

Front Cover Image: F.C. Ewer, *Historical Map of Nantucket*. 1869. On file, New York Public Library, New York, NY. This map of Nantucket depicts place names, roads, locations of historic and significant buildings, structures, and objects, and includes a dates of settlement of separate areas of the island that could be used to generate a timeline of development. Figure A-1 is an enlarged version of this map.

CHAPTER ONE

PROJECT HISTORY AND OBJECTIVES

The Town of Nantucket (Town), Massachusetts, with the Nantucket Historical Commission (NHC), commissioned the development of a comprehensive Town of Nantucket Historic Properties Survey Plan (the Survey Plan). The project was funded by the Town and the Massachusetts Historical Commission (MHC), which guided the scope and outcome of the Survey Plan.

Survey Plan Objectives and Content

The Survey Plan is intended to target priority properties for survey, identify significant historic themes, and establish a phased approach to completion of a comprehensive historic resources survey in the town of Nantucket. The Survey Plan encompasses the island of Nantucket, containing 27,207 acres and approximately 13,000 resources built before and in 1975, the end date of the period of significance established in the Nantucket Historic District National Historic Landmark (NHL) nomination of 1966. It also includes the islands of Tuckernuck and Muskeget within the overall planning framework. The NHL Nomination Update completed in 2012 and the accompanying Data Sheet are key documents supporting the development of this Survey Plan. One of the intentions of the Survey Plan is to provide a framework and tools for the NHL data to be used to its full potential now and in the future.

The following elements make up the Survey Plan to assist in its use and the implementation of the recommendations:

- a reconnaissance level description of the nature and distribution of historic and architectural resources in Nantucket;
- a bibliography that identifies and assesses key documentary materials useful in researching the historical development of the historic and architectural resources in Nantucket;
- a preliminary identification and assessment of the nature and location of historic, cultural, and architectural resources, including previously undocumented or under-documented resources, including definitions of neighborhood units and the resources they contain;
- the identification of selection criteria and priorities for a phased comprehensive survey of these resources by neighborhood unit;
- an action plan for implementing priority survey goals for the creation of a comprehensive inventory by neighborhood unit of the cultural and historic resources; and
- a phased historical properties inventory proposal package and cost estimates for use by the Town/NHC in obtaining services for professional cultural resource surveys.

Project History

The Survey Plan was prepared by The Public Archaeology Laboratory, Inc. staff Virginia H. Adams, project manager/senior architectural historian and Melissa J. Andrade and Eryn Boyce architectural historians. In 2022, PAL completed a pilot survey of historic resources within the Fish Lots neighborhood in conjunction with the development of the Survey Plan. The consultant team worked closely with Holly Backus, Preservation Planner and the members of the NHC Steering Committee for the project—Angus MacLeod, Tom Montgomery, Hillary Hedges Rayport, Betsy Tyler, and Barbara White—throughout the process.

The team of architectural historians completed a field reconnaissance survey drive over of Nantucket Island in December 2021 and April 2022. The team used an interactive, GIS-based web map with Massachusetts Cultural Resources Inventory System (MACRIS), National Register of Historic Places, tax assessor, and

parcel data layers downloaded onto an iPad to navigate and provide the framework for recording data. In collaboration with the Town, the consultant defined 59 neighborhood survey units with unique names and boundaries on Nantucket Island and identified their characteristics and types and approximate numbers of historic resources. The 59 neighborhood survey units were organized in a system of 10 geographic groups encompassing the island to assist with analysis: Northeast, Southeast, South, Southwest, Northwest, Central-North, Central-East, Central-South, Central-West, and Downtown. The boundaries of the neighborhood survey units and the geographic groups were added to the GIS-based web map. A list of the key and representative buildings referred to in the NHL narrative, prepared by the Town, was used to add that information as a layer in the GIS map.

The NHL Nomination Update Data Sheet, originally created in 2012, is the only town-wide comprehensive list of properties that calls out all historic resources. It identifies all parcels on Nantucket Island and categorizes them as contributing, if built before or in 1975, or noncontributing, if built after 1975. The consultant team edited the NHL Data Sheet for analysis and to support the survey plan. They added new columns, assigned properties to one of the 59 neighborhood survey units wherever possible, and integrated the MHC inventory number and other information about resources included in the MACRIS database. Due to time constraints, data from other survey efforts on Nantucket completed by historic preservation organizations and students that have been important in recording information about historic resources was not included, but is acknowledged as important contributions to the historical documentation record and research sources.

CHAPTER TWO

THREATS TO HISTORIC RESOURCES AND AREAS

When awareness of pressures on Nantucket's unique historic and architectural qualities from inappropriate changes to buildings and increasing new development initially emerged in the mid-20th century, the Town of Nantucket took action to safeguard the continued preservation of the historic setting and scale of first the town center, and then the entirety of Nantucket Island, as well as Tuckernuck and Muskeget islands.

Today, historic resources and areas on Nantucket benefit from and are challenged by a variety of known and potential human and natural forces. In general, the exteriors of historic buildings are well protected from unsympathetic changes through review by the Nantucket Historic District Commission (HDC). The HDC typically receives between 80 and 100 applications per week, and meets once a week. The HDC's 1992 publication *Building with Nantucket in Mind* provides "a common point of reference, available to everyone, on how best to relate new construction and renovations to the island's architectural heritage and to its shared landscape." The manual emphasizes the larger environmental context of a building and how these measures respond to threats from new construction to the cherished quality of Nantucket's unspoiled setting, town and villages, and landscape. Further HDC guidance provides information on topics such as roof shingles, HVAC systems, rural sites, solar installation, signs, sustainable preservation for property owners, realtors, developers, architects, and construction professionals, and guidelines on flooding adaptation and building elevation. The NHC's research on topics such as historic pavement, including roadway, sidewalks, and curbing is also a valuable resource.

The present-day major known and potential threats to historic resources, neighborhoods, and the landscape are in three primary categories:

1. **Demolition and Redevelopment:** The prevalence of demolition and redevelopment, including cumulative threats to individual buildings from alterations and additions that are not historically appropriate, moving of historic buildings, and new land subdivision and building and road construction, continue to challenge the town's historic resources and character. New construction is a relatively small proportion of the building industry on Nantucket and has been directed and concentrated in certain areas. In addition, the overall impact to the landscape is mitigated in part by the large amount of land conserved as open space. Renovations and alterations of existing buildings is the primary building activity in the town since 2008 (Town of Nantucket 2021). Treatments of the exterior of historic buildings and their immediate landscape setting are well regulated, but of particular concern are a steady stream of proposals to substantially enlarge existing historic additions. Interiors of buildings are also frequently gutted, and this loss of interior historic floor plans and materials is not addressed by the available protection measures. Full protection comes from Preservation Restrictions and/or Historic Tax Credit applications. These issues affect all historic buildings on the island but are particularly acute in the densest historic area of Nantucket Town and in the smaller, outlying villages of Siasconset, Quidnet, Wauwinet, and Madaket.
2. **Climate Change and Sea Level Rise:** The town's three islands are highly vulnerable to sea level rise and extreme weather events caused by climate change. As shown in the Federal Emergency Management (FEMA) study available through the town website, hazardous coastal erosion of the shoreline and bluffs is occurring along all areas of the Nantucket Island shoreline. It is especially notable along the West End, and at the bluffs on the south, east, and north shores. Some affected areas such as Coatue and Great Point have few historic resources, but others many historic resources. Nantucket is generally 30 feet above sea level, with the highest points at about 50 feet at Folger Hill and Altar Rock. Low-lying areas, including the historic town center and beaches, are susceptible to inundation from sea level rise and intermittent storm flooding. The Town's new

Coastal Resilience Plan will help mitigate the effects of coastal flooding, sea level rise, and erosion around Nantucket, which also includes the incorporation of the HDC's *Resilient Nantucket: Flooding Adaptation & Building Elevation Design Guidelines*.

3. **Changes In Land and Properties Uses.** The general shift from single-family homes, both year-round and seasonal occupations, to seasonal rentals brings pressures to update and enlarge residences and provide parking. More than 50 percent of the island is in conservation and now permanently protected from development as a result of efforts started in the 1960s. However, the demand for land for new residential construction continues to impact the natural and cultural landscape around Nantucket Island through infill and building up of unprotected parcels. This includes the proposals of demolition or move-off of contributing outbuildings from the 1900s through the 1950s.

FORM B – BUILDING EXAMPLE

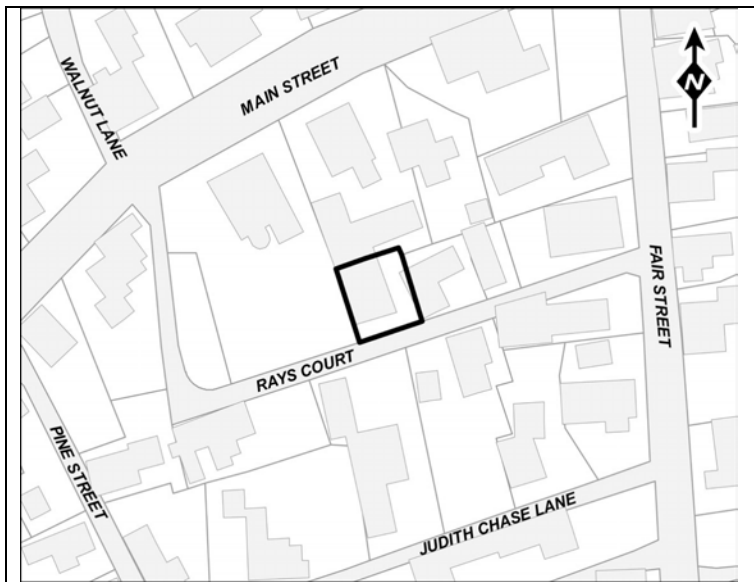
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Photo 1.

Locus Map



Recorded by: E. Boyce, K. Whitehill, V. Adams; PAL

Organization: Nantucket Historical Commission

Date (month / year): April 2024

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

42.3.1 / 53

Nantucket

NAN.C,
D

NAN.XXX

LHD 6/4/1970 NRDIS NHL 11/13/1966

Town/City: Nantucket

Place: (*neighborhood or village*): Nantucket Town (Fish Lots)

Address: 5 Ray's Court

Historic Name: Swain Carriage House

Uses: Present: Single Family Dwelling

Original: Outbuilding

Date of Construction: 1892–1898

Source: Sanborn Map Co. 1892, 1898

Style/Form: Second Empire

Architect/Builder: Unknown

Exterior Material:

Foundation: Dressed stone

Wall/Trim: Wood clapboards, Wood shingles/Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures: None

Major Alterations (*with dates*): Carriage house replaced a dwelling 1890–1892; converted to dwelling mid-late 20th c. replacement wood clapboards and wood-shingle siding, late 20th–early 21st c.; replacement wood sash windows, late 20th–early 21st c.; asphalt-shingle roof, late 20th–early 21st c.

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage:

Setting: The dwelling occupies a rectangular shaped parcel on the north side of Rays Court near the intersection of Fair Street. The property sits close to the road to the south and is bounded by 18th and 19th century residential properties to the west, north, and east. A gravel driveway runs along the east elevation.

INVENTORY FORM B CONTINUATION SHEET

NANTUCKET

5 RAY'S COURT

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NAN.C,
D

NAN.XXX

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

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

ARCHITECTURAL DESCRIPTION

The Swain Carriage House, 5 Ray's Court (by 1892–1898, NAN.XXX) is a south-facing, 1.5-story, 3-bay-by-4-bay, asymmetrical, wood-frame, Second Empire-style dwelling. It has a hip-roof with two different slopes covered in asphalt shingles pierced a wall dormer on the façade (south) elevation and three shed dormers on the side (east) elevation. The walls are clad with wood clapboards on the lower half and wood shingles on the upper half and rest on a raised stone foundation. The entrance occupies the second eastmost bay on the façade and is flanked by one window to the east and west and consists of a paneled, 2-light wood door framed by wood panels. Access is gained by wooden Friendship Stairs enclosed in a wood railing. Fenestration throughout consists of double-hung, 6/6 wood sash set within plank frames.

The Swain Carriage House is a good example of an altered building on Nantucket. 5 Ray's Court was built in 1890–1892 into a carriage house for the William T. and Sarah Louisa Cornish Swain House, 76 Main Street (ca. 1883, NAN.XXXX), and was converted to a dwelling after 1949 in the mid-late 20th century. These changes in use no doubt involved changes to windows and doors. The building's footprint, form, and massing remain.

HISTORICAL NARRATIVE

Ray's Court is four blocks from Nantucket Harbor and runs east-west extending southwest from Fair Street before turning north to terminate at Main Street. The street sits within the Fish Lots neighborhood of the Nantucket Historic District (NAN.D, LHD 6/4/1970, NRDIS NHL 11/13/1966). The neighborhood developed west of the waterfront from initial layout in 1717 to the early 19th century as Nantucket's commercial and whaling interests expanded and contains many fine examples of 18th and 19th century houses, which today are primarily summer residences (Chase-Harrell and Pfeiffer 2012).

A building was constructed where the Swain Carriage House 5 Ray's Court (by 1834, NAN.XXX) by 1834 when the Charles G. Coffin House appears on William Coffin's 1834 map of Nantucket (Coffin 1834). Charles G. Coffin is identified as the owner of the land, having sold it to David Ray (d. 1870) in 1847 (NCRD 1847:47/175). The early ownership history remains unclear from readily available sources. A complete chain of title is necessary to determine this information and confirm the date of construction. The 1858 Walling map labels the building as "B. Ray" (Walling 1858). The Ray family owned the property until 1870 when it was purchased by Joseph C. Sheffield (NCRD 1870:61/102; 1870:61/101). Joseph C. Sheffield immediately sold the property to Lydia G. Case (NCRD 1870:65/299). Lydia G. Case sold the property to Michael Ring in 1882 (NCRD 1882:67/381). Michael Ring sold the property that same year to Charlotte C. Ray (NCRD 1882:67/444). Through these decades, the building on the site was likely a 2-story dwelling, as indicated on the 1887 map (Sanborn Map Co. 1887).

In 1890, Charlotte C. Ray's heirs sold the property to William T. and Sarah Louisa Cornish Swain (NCRD 1890:74/243). William T. and Sarah Louisa Cornish Swain owned the William T. and Sarah Louisa Cornish Swain House, 76 Main Street (ca. 1883, NAN.XXXX), directly to the north. When William T. and Sarah Louisa Cornish Swain bought the property, the deed indicated that the parcel contained a dwelling house. Between 1890 and 1892, the Swain's possibly converted the building into a carriage house, but most likely constructed a new outbuilding as indicated on the 1892 map (Sanborn Map Co. 1892). The new building had a wider footprint than the earlier building, and the present dressed stone foundation indicates late 19th century construction. The building was converted into a dwelling sometime after 1949 (Sanborn Map Co. 1949). The property remained in the Swain family until 1949, when William T. and Sarah Louisa Cornish Swain's daughter, Sarah E. Swain Phillips (1876–1953), sold the property to Adam and Alina Mastai (NCRD 1949:112/236). The Mastai sold the property in 1967 to Maria Vigneau (NCRD 1949:112/236; 1949:112/375; 1950:112/496; 1961:121/476; 1967:132/288). The property changed hands several more times before current owner, Haziell and Craig Jackson purchased it in 2003 as a primary residence (NCRD 1971:136/378; 1975:145/257; 1988:314/224; 2003:826/79).

INVENTORY FORM B CONTINUATION SHEET

NANTUCKET

5 RAY'S COURT

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NAN.C,
D

NAN.XXX

BIBLIOGRAPHY and/or REFERENCES

- A. G. Souza Associates. *Nantucket Island Architectural and Cultural Resource Survey*. On file, Massachusetts Historical Commission, Boston, MA, 1989.
- Allen, Daniel and Daniel P. Macy. *Nantucket, Proprietors Plat Maps*. 1821. On file, The Public Archaeology Laboratory, Inc., Pawtucket, RI.
- Booker, Margaret, Rose Gonnella, and Patricia Butler. *Sea Captains' Houses and Rose-Covered Cottages: The Architectural Heritage of Nantucket Island*. Universal Publishing: Nantucket, MA, 2003.
- Chilton, Elizabeth S. and Mary Lynne Rainey, eds. *Nantucket and Other Native Places*. State University of New York Press: Albany, NY, 2010.
- Chase-Harrell, Pauline and Brian Pfeiffer. *National Historic Landmark Nomination – Nantucket Historic District, Nantucket (NAN.D)*. On file, Massachusetts Historical Commission, Boston, MA, 2012.
- Codd, William F. (attributed). *Water Company Maps of the Town of Nantucket*. 1890. On file, Nantucket Historical Association, Nantucket, MA.
- Coffin, William Jr. *Map of the Town of Nantucket, in the State of Massachusetts*. Henry Clapp: Nantucket, MA, 1834.
- Cummings, Abbott Lowell. *The Framed Houses of Massachusetts Bay, 1625-1725*. Harvard University Press: Boston, 1979.
- Douglas-Lithgow and Robert Alexander. *Nantucket: A History*. George Putnam's Sons: New York, 1914.
- Ewer, F.C. *Historical Map of Nantucket*. 1869. On file, Lionel Pincus and Princess Firyal Map Division, New York Public Library, New York, NY.
- Fowlkes, George Allen. *A Mirror of Nantucket: An Architectural History of the Island, 1686–1850*. Press of Interstate: Plainfield, NJ, 1959.
- Godfrey, Edward K. *The Island of Nantucket: What It Was and What It Is*. Lee and Shepard Publishers: Boston, 1882.
- Guba, Emil Frederick. *Nantucket Odyssey: A Journey Into the History of Nantucket*. Waltham, MA: 1965.
- Heintzelman, Patricia. *Nantucket Historic District National Historic Landmark Nomination Form, Nantucket, MA (MHC No. NAN.D)*. On file, Massachusetts Historical Commission, Boston, MA, 1975.
- Henry, Patty. *Nantucket Historic District*. On file, Massachusetts Historical Commission, Boston, MA, 2021.
- Karttunen, Frances. Karttunen, Frances Ruley. *A History of Roads and Ways in Nantucket County*. Prepared for the Nantucket Town and County Roads and Right of Way Committee. 2008. <https://www.nantucket-ma.gov/DocumentCenter/View/1096/History-of-Roads-and-Ways?bidId=>, accessed December 2021
- _____. *The Other Islanders*. Online resource, <https://nha.org/research/research-library/nha-research-fellows/the-other-islanders/>. Accessed December 2021.
- Lancaster, Clay. *The Architecture of Historic Nantucket*. McGraw-Hill Book Company: New York, 1972.
- Macy, Obed. *The History of Nantucket*. Hilliard, Gray, and Co.: Boston, MA, 1835.
- Massachusetts Historical Commission (MHC). *Town Reconnaissance Survey Report: Nantucket*. Massachusetts Historical Commission: Boston, MA, 1984.
- Massachusetts. *Wills and Probate Records 1706 - 1867 (Nantucket County, Massachusetts)*. Ancestry.com database.
- Nantucket County Registry of Deeds (NCRD). <https://www.masslandrecords.com/Nantucket> and <https://www.familysearch.org/search/image/index?owc=MCB2-829%3A361612101%D2106411>, accessed January 2022.
- Nantucket Historic District Commission. *Building/Structure Inventory Form Nantucket Island Architectural and Cultural Resources Survey – 34 Pleasant*. Nantucket, MA: Nantucket Historic District Commission, 1989. On file, Massachusetts Historical Commission, Boston, MA.
- Nationwide Environmental Title Research, LLC (NETR). *Historic Aerials, maps, various*. <https://www.historicaerials.com/>, accessed October 2023
- Perry, E.G. *A Trip Around Cape Cod Nantucket Martha's Vineyard, South Shore, and Historical Plymouth*. E.G. Perry, Boston, MA, 1898.
- Philbrick, Nathaniel. *Away Off Shore: Nantucket Island and its People, 1602-1890*. Mill Hill Press: Nantucket, MA, 1993.
- Prescott, J. *Map of the Town of Nantucket, County of Nantucket, State of Massachusetts*. 1831.
- Ramirez, Constance Werner. *The Historic Architecture and Urban Design of Nantucket*. Smithsonian Institution: Washington, D.C., 1970.
- Sanborn Map Company. *Insurance Maps of Nantucket, Nantucket County, Massachusetts*. Sanborn Map Company: New York, NY, 1887, 1892, 1898, 1904, 1909, 1923.
- Stoner, J.J. *Bird's Eye View of the Town of Nantucket, State of Massachusetts, Looking Southwest*. J.J. Stoner: Madison, WI, 1881.
- Tyler, Betsy (ed). *The Barney Genealogical Record*. Nantucket Historical Association, ca. 1998. <https://genealogy.nha.org/>, accessed January 2022.

Portion

Portion f

INVENTORY FORM B CONTINUATION SHEET

NANTUCKET

5 RAY'S COURT

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NAN.C,
D

NAN.XXX

PHOTOGRAPHS



Photo 2. 5 Rays Court, looking northeast.

MHC Forms

The following forms may be downloaded and printed using [Adobe Acrobat Reader](#), or, in some cases, Microsoft Word. Electronic submission is NOT acceptable. The only method of acceptance is to mail completed form to [MHC](#).

[Project Notification Form](#) (PDF)

[Guidance for completing the Project Notification Form](#) (PDF)

[The Americans with Disabilities Act Consultation Process Form](#) (PDF)

Survey and Inventory Forms

[Form A, Area](#) (Word)

[Form B, Building](#) (Word)

[Form C, Object](#) (Word)

[Form E, Burial Ground](#) (Word)

[Form F, Structure](#) (Word)

[Form F, Bridge](#) (Word)

[Form H , Parks and Landscapes](#) (Word)

[Inventory Continuation Sheet](#) (Word)

[National Register of Historic Places Criteria Statement Form](#) (Word)

FORM B – BUILDING

SAMPLE

Assessor's Number

USGS Quad

Area(s)

Form Number

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

--	--	--	--

Town/City:

Place: (*neighborhood or village*):

Photograph

Insert here or on a Continuation Sheet a digital photograph (either color or black and white).

*A paper photographic print (3½x5¼" or 4x6" must **also** be attached to the form in this space or to a Continuation Sheet. Prints, from a photo-quality inkjet printer, must use brand name paper and inks approved by MHC. Attached photographs should be clearly identified with town name and property address. See MHC's Guidelines for Inventory Form Photographs.*

Address:

Historic Name:

Uses: Present:

Original:

Date of Construction:

Source:

Style/Form:

Architect/Builder:

Exterior Material:

Foundation:

Wall/Trim:

Roof:

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

Condition:

Moved: no ☐ yes ☐ **Date:**

Acreage:

Setting:

Locus Map

Insert here or on a Continuation Sheet a map clearly showing the location of the property including the name of the nearest road or street and at least one other intersecting road or feature.

Assessor's maps are preferred, but other forms of detailed plans such as an excerpt from a USGS topographic map or an aerial or satellite photo clearly marked are also acceptable. See MHC's Guidelines for Inventory Form Locational Information.

Recorded by:

Organization:

Date (*month / year*):

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

--	--

☐ 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.

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.

BIBLIOGRAPHY and/or REFERENCES

INVENTORY FORM CONTINUATION SHEET

TOWN

ADDRESS

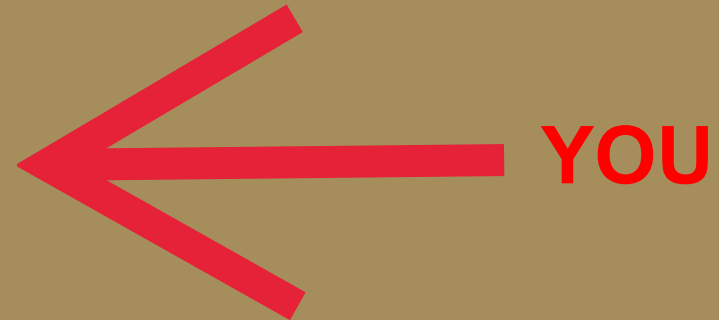
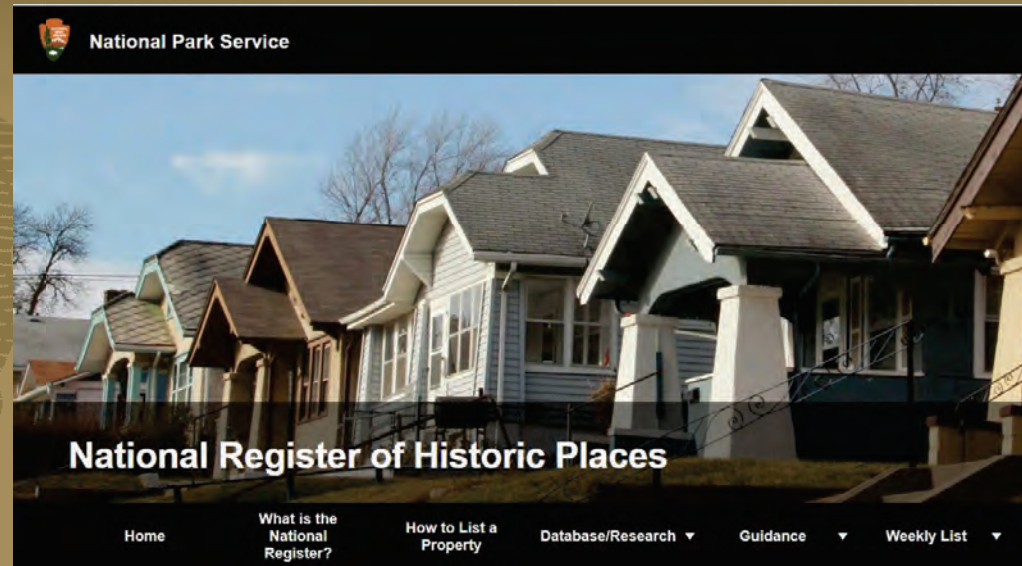
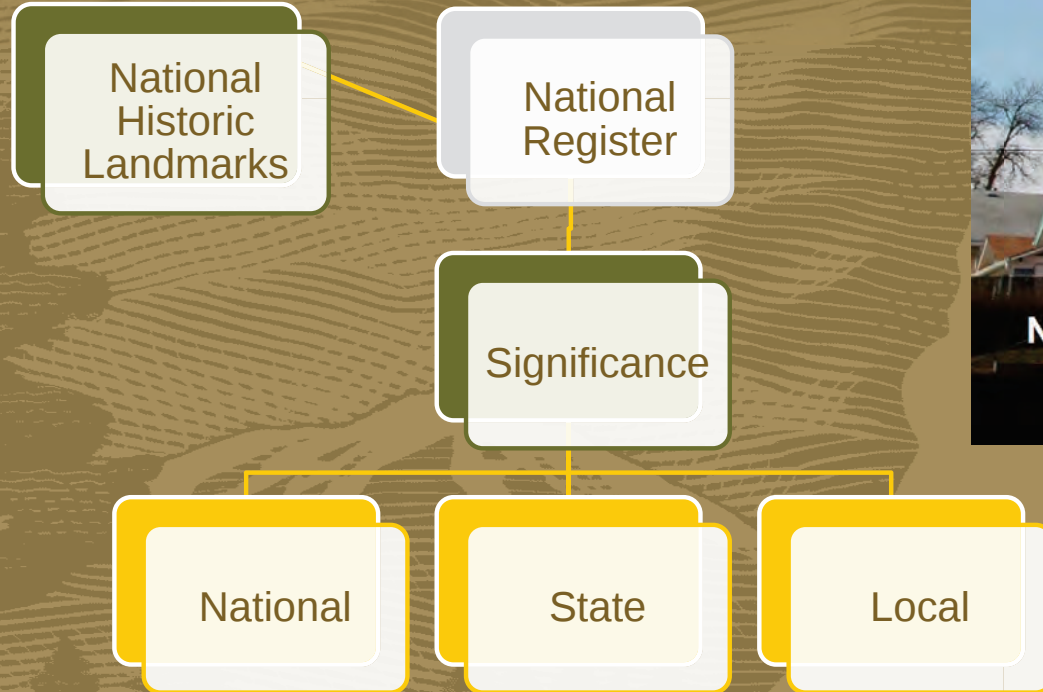
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

--	--

National Register of Historic Places

National Historic Landmarks



National Register of Historic Places CLG Eligibility Opinions

APPENDIX A
CERTIFIED LOCAL GOVERNMENT APPLICATION

Part I

Town/City: _____

Name of Chief Elected Official: _____

Title: _____

Address: _____

Phone: _____

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

Address: _____

Phone: _____

Name of Local Historical Commission Chairperson: _____

Address: _____

Phone: _____

Name of Certified Local Government Coordinator: _____

Address: _____

Phone: _____

Part II

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

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



Community: Framingham

CLG OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received: 6/5/2020 Date Due: 6/10/2020

Type: Individual Yes/No District (attach map indicating boundaries) Yes/No

Property Name: Nohant Union Chapel Mile: Lay Form #: FRM-001

Prop. Address: 881 Edgell Road

Action: ☒ CLG Initiative ☐ ITC Yes/No ☐ Grant Yes/No ☐ Other

INDIVIDUAL PROPERTIES	DISTRICTS
1. Eligible Yes/No	1. Eligible Yes/No
2. Eligible, also in a district Yes/No	2. Eligible, also in a district Yes/No
3. Eligible only in a district Yes/No	3. Eligible only in a district Yes/No
4. Eligible Yes/No	4. Eligible Yes/No
More Information Needed Yes/No	More Information Needed Yes/No

CRITERIA: A-Yes/No B-Yes/No C-Yes/No D-Yes/No

LEVEL: Local Yes/No State Yes/No National Yes/No

STATEMENT OF SIGNIFICANCE BY: _____

Refer to criteria cited above in statement of significance. If more information is needed, use space to describe what is needed to finish eligibility opinion.

The Framingham Historical Commission has determined that the Nohant Union Chapel is individually eligible for the National Register of Historic Places under Criteria A and C with a local level of significance. The Commission initially reviewed the building at their August 14, 2019 meeting. After the chapel was moved in May and June, 2020, the Commission reviewed the building again at their June 10, 2020 meeting.

Constructed in the 1880s, the Nohant Union Chapel, commonly known as Nohant Chapel, retains a high degree of integrity, including its wood clapboard siding, discordant wood corner windows, and large open chapel space inside. The chapel was constructed as a union chapel, available for use by any religious denomination in the village of Nohant. The chapel continued to religious use into the 1990s, it was acquired by the City of Framingham in 2016.

The chapel is perhaps the only remaining historic building in the village of Nohant, which developed as a village within Framingham in the mid to late 19th century. The crossroads of Edgell and Water streets and Edgell Road has been greatly altered in the late 19th century with the construction of gas stations and commercial buildings, a result of the suburban development surrounding historic Nohant village.

In May and June, 2020, the chapel was moved from 780 Water Street, directly at the intersection, to 881 Edgell Road, less than 200' north of its previous location. It retains the same orientation to the street, and is set back roughly the same distance.



WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH
CHAIRMAN, MASSACHUSETTS HISTORICAL COMMISSION

Massachusetts Historical Commission
Jennifer B. Doherty
Local Government Programs Coordinator
June 4, 2024

Introduction

Today's Presentation

- The role of CLGs in the National Register process
- Developing initial opinions of eligibility for listing resources in the National Register of Historic Places

Questions and Answers



Boston received Survey & Planning Grant funds to list the Malcolm X – Ella Little Collins House on the National Register of Historic Places.

Historic Preservation in the US

Federal Level

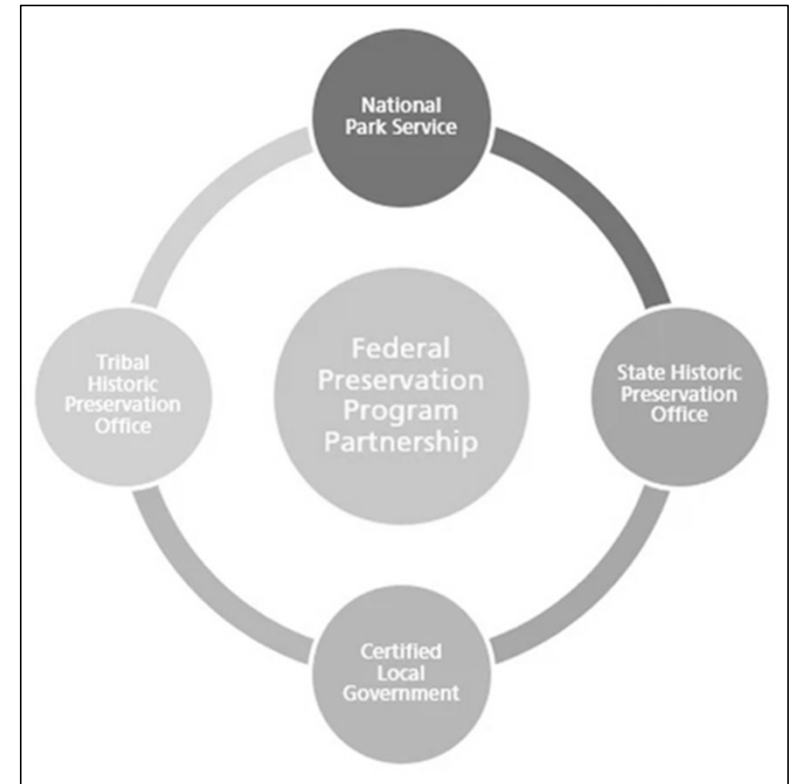
- National Park Service

State level

- SHPO, state historic preservation office/officer
(Massachusetts Historical Commission)

Local level

- Municipal historical and historic district commissions
- Certified Local Governments



Certified Local Governments (CLGs)

The purposes of the CLG program are: (1) to ensure the broadest possible participation of local governments in the national historic preservation program while maintaining standards consistent with the National Historic Preservation Act, and the Secretary of the Interior's "Standards and Guidelines for Archeology and Historic Preservation;" (2) to enrich, develop, and help maintain local historic preservation programs in cooperation and coordination with the SHPO; and (3) to provide financial and technical assistance to further these purposes.

- Added to the National Historic Preservation Act in the 1980s
- Provides direct funding and technical assistance to local governments
- Delegates some powers from the federal and state government to the local government
- 2,098 CLGs throughout the United States

↘ National Register
eligibility opinions



*In 2018-2019 Salem used
Survey & Planning Grant
funds to update their
inventory in South Salem.*

Certified Local Governments (CLGs)



*There are currently 30 CLGs in Massachusetts; the newest are Beverly and Manchester-by-the-Sea.
From the National Park Service's [Gateway to Certified Local Governments](#).*

Typical National Register Process

1. A community or property owner approaches the MHC about listing a property in the National Register
2. The MHC reviews the existing documentation (inventory form) available and determines if it is enough to tell the history and significance of a property
3. MHC staff meet to review and discuss the inventory form and current photographs
4. MHC staff issue an initial determination of eligibility, allowing a nomination to be prepared (or not)



Original yellow form: Eligibility file
Copies: Inventory form
Town file(w/corresp.)
Macris
NR director _____

Community: Dighton

MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received: 3/7/2024 Date Reviewed: 3/22/2024

Type: ☐ Individual ☒ District (Attach map indicating boundaries)

Name: Mount Hope Finishing Company

Inventory Forms: DIG.G (2003, updated 2023)

Address:

Requested by: Dighton Historical Commission

Action: ☒ Honor ☐ ITC ☐ Grant ☐ R & C ☐ Other:

Agency: Staff in charge of Review: BH

INDIVIDUAL PROPERTIES	DISTRICTS
☐ Eligible	☒ Eligible
☐ Eligible, also in district	☐ Ineligible
☐ Eligible <u>only</u> in district	☐ More information needed
☐ Ineligible	
☐ More information needed	

CRITERIA: ☒ A ☐ B ☒ C ☐ D

LEVEL: ☒ Local ☐ State ☐ National

STATEMENT OF SIGNIFICANCE by Liz King

Located in North Dighton, the Mount Hope Finishing Company village is anchored by an early 20th-century mill complex and includes over 100 dwellings, two fire stations, a church, a schoolhouse, and landscaped parks and traffic islands. The cotton cloth finishing company was established in 1901 by J. K. Milliken, who adapted and expanded the existing Bristol Cotton Manufacturing Co. mill property to house its operations. Milliken also undertook a large residential building campaign for company employees, which involved new house construction as well as moving and remodeling existing buildings. Houses are mostly single-family with some two-family. Architectural styles and forms include Colonial Revival, Dutch Colonial Revival, Foursquare, and Craftsman bungalows. In contrast to the architecture of many patriarchal mill towns, the houses were intentionally designed so that almost none of their designs are identical.

CLG National Register Process

1. A community or property owner approaches the MHC about listing a property in the National Register, and we direct them to contact the CLG
2. The CLG prepares an eligibility opinion for the property or district
3. MHC staff meet to review and discuss the inventory form, current photographs, and the CLG's eligibility opinion
4. MHC staff concurs (or not) with the CLG's eligibility opinion, allowing a nomination to be prepared



Community: Framingham			
CLG OPINION: ELIGIBILITY FOR NATIONAL REGISTER			
Date Received:	6/5/2020	Date Due:	
Type:	Individual ☒ Yes/No ☐ No	District (attach map indicating boundaries)	Yes/No ☐ Yes/No ☐ No
Property Name	Nobscot Union Chapel		MHC Inv Form #: FRM.601
Prop. Address	881 Edgell Road		

Action	Honor	Yes/No ☐ Yes/No ☐ No	ITC	☒ Yes/No ☐ No	Grant	Yes/No ☐ Yes/No ☐ No	Other
	CLG initiated		Yes/No				

INDIVIDUAL PROPERTIES		DISTRICTS	
Eligible	☒ Yes/No ☐ No	Eligible	Yes/No ☐ Yes/No ☐ No
Eligible, also in a district	Yes/No ☐ Yes/No ☐ No	Ineligible	Yes/No ☐ Yes/No ☐ No
Eligible only in a district	Yes/No ☐ Yes/No ☐ No	More Information Needed	Yes/No ☐ Yes/No ☐ No
Ineligible	Yes/No ☐ Yes/No ☐ No		
More Information Needed	Yes/No ☐ Yes/No ☐ No		

CRITERIA:	A-Yes/No ☒ Yes/No ☐ No	B-Yes/No ☐ Yes/No ☐ No	C-Yes/No ☒ Yes/No ☐ No	D-Yes/No ☐ Yes/No ☐ No
LEVEL:	Local-Yes/No ☒ Yes/No ☐ No	State-Yes/No ☐ Yes/No ☐ No	National-Yes/No ☐ Yes/No ☐ No	

STATEMENT OF SIGNIFICANCE by:
(Refer to criteria cited above in statement of significance. If more information is needed, use space to describe what is needed to finish eligibility opinion)
The Framingham Historical Commission has determined that the Nobscot Union Chapel is individually eligible for the National Register of Historic Places under Criteria A and C with a local level of significance. The Commission initially reviewed the building at their August 14, 2019 meeting. After the chapel was moved in May and June, 2020, the Commission reviewed the building again at their June 10, 2020 meeting.
Constructed in the 1880s, the Nobscot Union Chapel, commonly known as Nobscot Chapel, retains a high degree of integrity, including its wood clapboard siding, diamond-pane wood casement windows, and large open chapel space inside. The chapel was constructed as a union chapel, available for use by any religious denomination in the village of Nobscot. The chapel continued in religious use into the 1990s; it was acquired by the City of Framingham via tax title in the 2010s.
The chapel is perhaps the only remaining historic building in the village of Nobscot, which developed as a village within Framingham in the mid to late 19th century. The crossroads of Edgell and Water streets and Edmonds Road has been greatly altered in the late 20th century with the construction of gas stations and commercial buildings, a result of the suburban development surrounding historic Nobscot village.
In May and June, 2020, the chapel was moved from 780 Water Street, directly at the intersection, to 881 Edgell Road, less than 300' south of its previous location. It retains the same orientation to the street, and is set back roughly the same distance

National Register of Historic Places CLG Eligibility Opinions

Thank you for coming!

For more information or additional questions:

Jennifer.Doherty@sec.state.ma.us

(617) 807-0685



WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH
CHAIRMAN, MASSACHUSETTS HISTORICAL COMMISSION

Massachusetts Historical Commission

Jennifer B. Doherty

Local Government Programs Coordinator

CLG training for National Register evaluations

Ben Haley, National Register Director, MHC

What does the MHC use to evaluate?

Recent (new or updated) Inventory form documentation.

All information used in evaluation must be in one or more Inventory forms meeting current MHC standards.

Information must be current, including photography.

Two factors determine NR eligibility:

The resource(s) or area in question must retain integrity and must be significant. It must pass both “tests” to be eligible.

Consider integrity first

- There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association
- “Integrity” usually does not mean “intact to the year of creation.” It is understood and accepted that most properties change over time, and virtually nothing is a time capsule of one particular moment or period. Changes made after initial construction may be important in their own right.
- Circumstances vary for each situation, but if something lacks more than two or three aspects of integrity, it likely is ineligible and thus there’s no need to consider significance.
- Most resources/areas need not meet all seven aspects of integrity, but depending on the resource type, if a property lacks even one aspect it can be ineligible.



Significance

In evaluating significance, you must determine whether the resource(s) or area meets one of the four National Register Criteria. The Criteria are:

- A: Events: association with events that have made a significant contribution to the broad patterns of our history;
- B: Individuals: Association with the lives of persons significant in our past (local, state, or national);
- C: Design/Construction: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D: Information potential (usually archaeology): something has yielded, or may be likely to yield, information important in prehistory or history.

KEY: Do not confuse use with significance

- Do not confuse significance with historic function. Historic function relates to the practical and routine uses of a property, while area of significance relates to the property's contributions to the broader patterns of American history, architecture, archaeology, engineering, and culture.
 - For example, a school is not inherently significant for “education” simply because children were educated there.
 - It must be significant for some aspect of education, such as being the only educational facility in a town for a period of time, if that’s the case. For places with numerous schools, “educational significance” must be tied to a specific realm of importance related to curriculum, achievements of teachers and children, the population served by the school, or one or more historic events.
- Buildings named after someone important are unlikely to be significant for that reason unless the individual is associated with the property.

Areas of Significance

CATEGORY	SUBCATEGORY	DEFINITION
AGRICULTURE		The process and technology of cultivating soil, producing crops, and raising livestock and plants.
ARCHITECTURE		The practical art of designing and constructing buildings and structures to serve human needs.
ARCHEOLOGY		The study of prehistoric and historic cultures through excavation and the analysis of physical remains.
	PREHISTORIC	Archeological study of aboriginal cultures before the advent of written records.
	HISTORIC — ABORIGINAL	Archeological study of aboriginal cultures after the advent of written records.
	HISTORIC — NON-ABORIGINAL	Archeological study of non-aboriginal cultures after the advent of written records.
ART		The creation of painting, printmaking, photography, sculpture, and decorative arts.
COMMERCE		The business of trading goods, services, and commodities.
COMMUNICATIONS		The technology and process of transmitting information.
COMMUNITY PLANNING AND DEVELOPMENT		The design or development of the physical structure of communities.
CONSERVATION		The preservation, maintenance, and management of natural or manmade resources.
ECONOMICS		The study of the production, distribution, and consumption of wealth; the management of monetary and other assets.
EDUCATION		The process of conveying or acquiring knowledge or skills through systematic instruction, training, or study.
ENGINEERING		The practical application of scientific principles to design, construct, and operate equipment, machinery, and structures to serve human needs.
ENTERTAINMENT/ RECREATION		The development and practice of leisure activities for refreshment, diversion, amusement, or sport.
ETHNIC HERITAGE		The history of persons having a common ethnic or racial identity.
	ASIAN	The history of persons having origins in the Far East, Southeast Asia, or the Indian subcontinent.
	BLACK	The history of persons having origins in any of the black racial groups of Africa.
	EUROPEAN	The history of persons having origins in Europe.
	HISPANIC	The history of persons having origins in the Spanish-speaking areas of the Caribbean, Mexico, Central America, and South America.
	NATIVE AMERICAN	The history of persons having origins in any of the original peoples of North America, including American Indian and American Eskimo cultural groups.
	PACIFIC ISLANDER	The history of persons having origins in the Pacific Islands, including Polynesia, Micronesia, and Melanesia.
	OTHER	The history of persons having origins in other parts of the world, such as the Middle East or North Africa.

CATEGORY	SUBCATEGORY	DEFINITION
EXPLORATION/ SETTLEMENT		The investigation of unknown or little known regions; the establishment and earliest development of new settlements or communities.
HEALTH/MEDICINE		The care of the sick, disabled, and handicapped; the promotion of health and hygiene.
INDUSTRY		The technology and process of managing materials, labor, and equipment to produce goods and services.
INVENTION		The art of originating by experiment or ingenuity an object, system, or concept of practical value.
LANDSCAPE ARCHITECTURE		The practical art of designing or arranging the land for human use and enjoyment.
LAW		The interpretation and enforcement of society's legal code.
LITERATURE		The creation of prose and poetry.
MARITIME HISTORY		The history of the exploration, fishing, navigation, and use of inland, coastal, and deep sea waters.
MILITARY		The system of defending the territory and sovereignty of a people.
PERFORMING ARTS		The creation of drama, dance, and music.
PHILOSOPHY		The theoretical study of thought, knowledge, and the nature of the universe.
POLITICS/GOVERNMENT		The enactment and administration of laws by which a nation, State, or other political jurisdiction is governed; activities related to political process.
RELIGION		The organized system of beliefs, practices, and traditions regarding mankind's relationship to perceived supernatural forces.
SCIENCE		The systematic study of natural law and phenomena.
SOCIAL HISTORY		The history of efforts to promote the welfare of society; the history of society and the lifeways of its social groups.
TRANSPORTATION		The process and technology of conveying passengers or materials.
OTHER		Any area not covered by the above categories.

Additional Areas of Significance

Current Area of Significance Category	Additional Subcategories
	Russian
Ethic Heritage-European	Scandinavian
	Scottish
	Spanish
	Swedish
	Swiss
	Turkish
	Ukrainian
	Welsh
Ethnic Heritage-Hispanic	Caribbean
	Central American
	Cuban
	Dominican
	Mexican
	Puerto Rican
	South American
Ethnic Heritage-Pacific Islander	Guamian
	Chamorro
	Native Hawaiian
	Samoan
Social History	Civil Rights
	Disability History
	Labor History
	LGBTQ History
	Traditional Cultural History*
	Women's History

Current Area of Significance Category	Additional Subcategories
Ethnic Heritage-Asian	Cambodian
	Chinese
	Filipino
	Hmong
	Indian
	Indonesian
	Japanese
	Korean
	Laotian
	Thai
	Vietnamese
Ethnic Heritage-European	Albanian
	Austrian
	Basque
	Croatian
	Czech
	Danish
	Dutch
	English
	Finnish
	French
	German
	Greek
	Hungarian
	Irish
	Italian
	Lithuanian
	Luxembourgian
	Norwegian
	Polish
	Portuguese
	Romanian

Which areas of significance fit under which Criteria per NPS (NR Bulletin 16a):

- Criterion A: For a property significant under Criterion A, select the category relating to the historic event or role for which the property is significant, such as "transportation" for a railroad station, trolley car, or stagecoach stop.
- Criterion B: For a property significant under Criterion B, select the category in which the significant individual made the contributions for which he or she is known or for which the property is illustrative: for example, "literature" and "politics and government" for the home of a well-known political theorist and statesman.

Which areas of significance fit under which Criteria per NPS (NR Bulletin 16a):

- Criterion C: For a property significant under Criterion C, select "architecture," "art," "landscape architecture," "engineering," or "community planning and development" depending on the type of property and its importance. Generally, "architecture" applies to buildings and "engineering" to structures; however, if a building is notable for its advanced construction technology it may be significant under both "architecture" and "engineering."
 - For example, a 1930s public building significant for a Depression-era mural is significant under "art"; a cathedral noted as the work of Richard Upjohn and for stained glass by Tiffany under "architecture" and "art"; and an early example of a concrete rainbow-arch bridge under "engineering."
- Criterion D: For a property significant under Criterion D, enter the subcategory of archeology that best describes the type of historic or prehistoric group about which the property is likely to yield information. Also, enter any categories and subcategories about which the site is likely to provide information, for example, "prehistoric archaeology," "agriculture," and "engineering" for the ruins of an ancient irrigation system that is likely to provide information about prehistoric subsistence and technology.

Evaluating Significance

In order to decide whether a property is significant within its historic context, the following five things must be determined:

- The facet of prehistory or history of the local area, state, or the nation that the property represents;
- Whether that facet of prehistory or history is significant;
- Whether it is a type of property that has relevance and importance in illustrating the historic context;
- How the property illustrates that history;
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.



National Register Criteria Considerations

- Certain kinds of properties are not usually considered for listing in the National Register: religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past 50 years.
- These properties can be eligible for listing, however, if they meet special requirements, called Criteria Considerations, in addition to meeting the regular requirements (that is, being eligible under one or more of the four Criteria and possessing integrity).
- If a resource being evaluated appears to retain integrity and meets one of the four Criteria, then consider whether it meets the relevant Criteria Consideration:

National Register Criteria Considerations

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance;
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- C. a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life;
- D. cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events;
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance;
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

National Register Criteria Considerations

The Criteria Considerations need to be applied only to individual properties. Components of eligible districts do not have to meet the special requirements unless they make up the majority of the district or are the focal point of the district.

- For example, a church or cemetery in a village setting would not have to meet either of the Criteria Considerations for religious buildings or burial grounds.



Evaluation tips 1/7

- Most resources, including those included in the MHC Inventory, are not eligible, either because they are not significant, do not retain integrity, or both.
 - Buildings with artificial siding are, with very few exceptions, automatically ineligible for individual listing.
- Differentiate function and facts from significance.
 - The oldest building in your town is not inherently significant because it's the oldest building in your town.
- A property must retain integrity from the period of its significant historic associations.
- Almost everything that is eligible is only eligible at the local level.



Evaluation tips 2/7

- Do not rely on Criteria Statement Forms prepared by consultants.
 - These may contain valid points, but many consultants only do survey work and do not have any or any recent experience with National Register nominations.
- Additionally, YOU have local knowledge that can inform the evaluation.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

Criteria: ☐ A ☐ B ☐ C ☐ D

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

Statement of Significance by _____
The criteria that are checked in the above sections must be justified here.

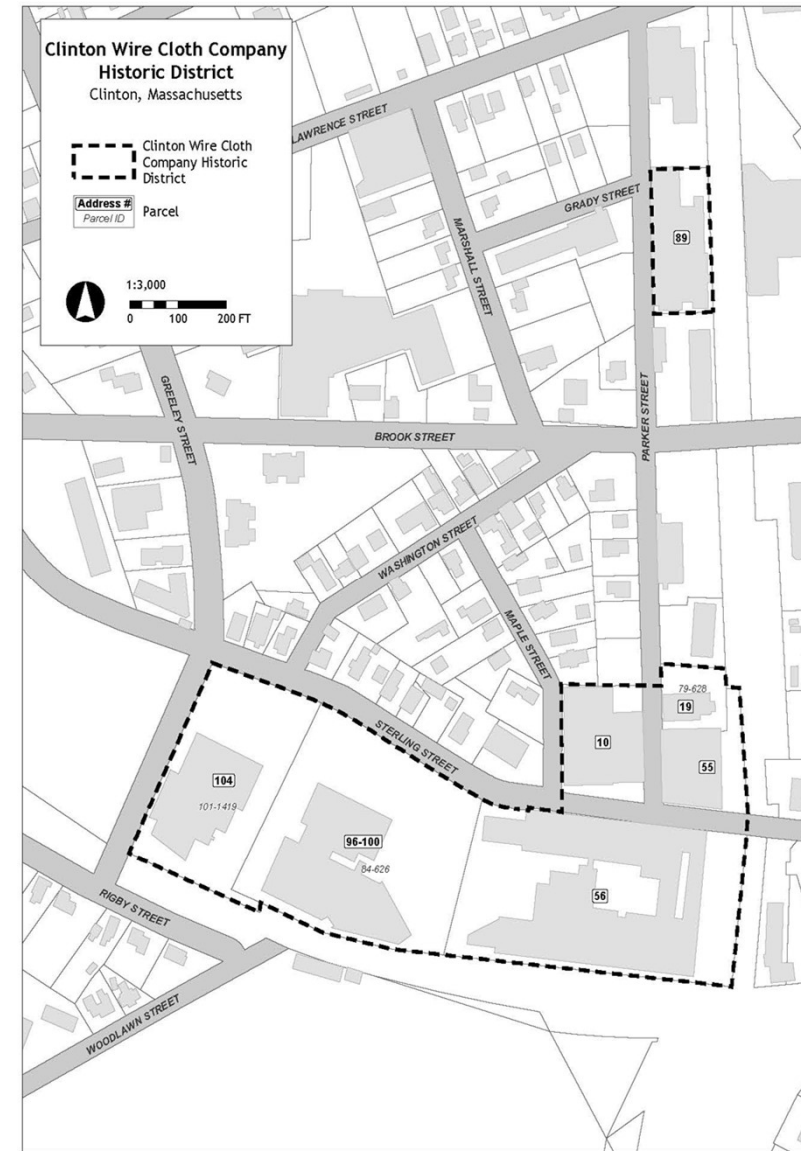
Evaluation tips 3/7

- Preference is for districts. For example, a single building amid a group of buildings of similar period, style, development history, or other associations should be considered as part of a group, not on its own, unless there is something that elevates it above the others, such as association with an important individual.
 - An important individual (Criterion B significance) is someone significant in our past whose activities have been important to the community in which they were located, to the history of their state, or to the nation, not just someone who was successful in some aspect of their personal or professional life.



Evaluation tips 4/7

- Discontiguous resources can be listed together if they historically were not adjacent to each other.
- If resources historically associated with one another are now on separate parcels with separate owners, they still must be considered together.
 - In most cases, modern parcel boundaries cannot be an exclusionary factor for historically associated resources.



- Boundaries may be drawn to exclude noncontributing resources, but it must be done sensibly and judiciously. If there are many NC or vacant parcels between resources, there likely isn't an eligible district.
- Boundaries cannot be connected by roadways.
 - Such a boundary would not be accepted as an area for inclusion in the Inventory, and would not be accepted for NR evaluation.



Evaluation tips 5/7



Evaluation tips 6/7

- If you do not have sufficient documentation, you cannot proceed with an evaluation.
 - For example, if you are evaluating a building for individual eligibility and do not have sufficient information, such as interior photographs, you likely cannot evaluate its significance. If a building is divided up into condominiums and access to most parts of the buildings is not possible, then you likely cannot evaluate the building.
- If you are being asked to evaluate something currently undergoing work, or with a project planned, the recommendation is to evaluate once the project is finished.
 - If the project hasn't met, or won't meet, the Secretary's Standards, the property may no longer be eligible.



Evaluation tips 7/7

- You can find something eligible even if there are some unknown factors.
 - For example, you may be able to determine that a factory that manufactured a specific type of product is eligible under Industry and Architecture without having fully developed contexts for both themes at hand, just sufficient information to make the decision. Your eligibility opinion could state that a nomination would need to develop fuller contexts to demonstrate significance in these areas.
- Consulting the Inventory via MACRIS is one of the primary means of determining whether you have sufficient contextual information to understand whether the resource(s) in question rise to NR-level significance.
- Evaluations must be impartial.
 - If something retains integrity and meets one or more of the NR Criteria, you must find it eligible.
 - Eligibility decisions are not endorsements.



Timeliness/Logistics

- The MHC must receive your opinion in a timely manner.
- If we receive a complete request to evaluate something in a CLG community and do not have a CLG opinion, we refer the person inquiring back to the CLG.
 - If we do not receive an opinion after 60 days, we will undertake an evaluation ourselves.
- If you receive a request to evaluate and the information is not in an Inventory form, you must request that it be submitted in that format.
 - If the party requesting evaluation does not appear capable of producing an Inventory form to current standards, you may assist in the preparation of the form if you have the capacity to do so.

FOR MHC USE ONLY	
Original (pink) form to CLG file	
One copy to the following:	
Eligibility file	
Inventory form	
Town file (with correspondence)	
MACRIS Coordinator	
National Register Director	

Community:

CLG OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received:		Date Due:		Date Reviewed:	
Type:	Individual	Yes/No		District (attach map indicating boundaries)	Yes/No
Property Name					MHC Inv Form #:
Prop. Address					

Action	Honor	Yes/No		ITC	Yes/No		Grant	Yes/No	
	CLGC initiated	Yes/No			Yes/No		Other		

INDIVIDUAL PROPERTIES		DISTRICTS	
Eligible	Yes/No	Eligible	Yes/No
Eligible, also in a district	Yes/No	Ineligible	Yes/No
Eligible only in a district	Yes/No	More Information Needed	Yes/No
Ineligible	Yes/No		
More Information Needed	Yes/No		

CRITERIA:	A-Yes/No	B-Yes/No	C-Yes/No	D-Yes/No
LEVEL:	Local-Yes/No	State-Yes/No	National-Yes/No	

STATEMENT OF SIGNIFICANCE by:

(Refer to criteria cited above in statement of significance. If more information is needed, use space to describe what is needed to finish eligibility opinion)

Use reverse side if necessary

MHC STAFF OPINION

Date Received:		Date Reviewed:	
Opinion:	Concur	Disagree	More Information Needed

Use Reverse for Comments

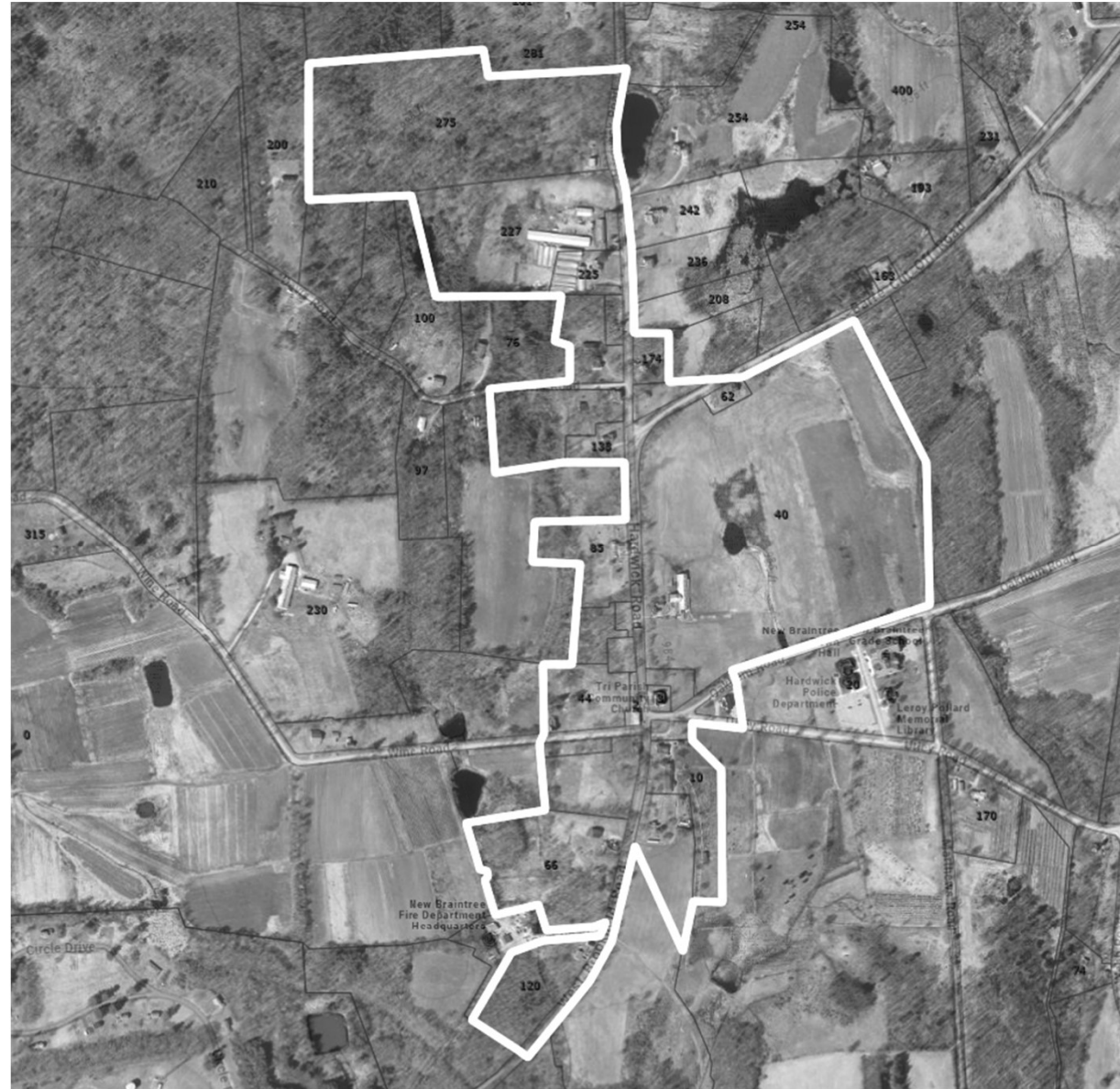
What should your opinion say?

- It should not be a copy/paste of a consultant's Criteria Statement Form, if one exists.
- If eligible, the opinion form must explain that the thing being evaluated retains integrity and explain which NR Criteria it meets as well as applicable areas of significance. If possible, specify a period or periods of significance.
- You may disagree with a proposed boundary, and can specify that what is eligible comprises an area smaller or larger than what was submitted for evaluation.
- If not eligible, explain why (it may be that the thing lacks integrity, it may be that it is not significant, it may be both).

Case study 1: Rural village center

The LHC proposed a larger area encompassing a number of NC properties, including fields that had been subdivided for new housing.

We found the area eligible under Agriculture and Architecture and, given the presence of commercial resources, left open the possibility of Commerce if it could be established. We cut the boundary down to exclude some NC areas while leaving the core of the village intact.



Case study 3: Church

Congregation sought listing for grant potential. The MHC found it met the Criteria Consideration for religious buildings because of its design. While the architecture is nice, the building was found to be a significant local example of a particular type of church plan popular with certain Protestant congregations in the late 19th and early 20th centuries.

Our opinion left open the possibility of Criterion A significance under Social History or Religion if it could be demonstrated that the congregation had an important impact on the town. This was not made clear in the form.



Case study 4: House

One of a number of mid-19th-century sea captains' houses in the town.

While a fine house and relatively intact to the 19th century, we were not able to determine that it was significant enough to merit individual listing given a number of houses of similar period and associations in the vicinity, and some limitations on historic-resource survey in town. It also did not appear likely that the original owner (the sea captain), while successful, was important enough to list the house under Criterion B.



Case study 5: House

1802 house in rural setting.

MHC found the house eligible under Criteria A and C (Agriculture and Architecture). It remains on a big lot (70 acres) with some outbuildings.

While there are other uninventoried houses of a similar vintage in the vicinity, and others in the Inventory elsewhere in town, the documentation of this house demonstrated it retained a very high degree of integrity unlikely to be found in many other examples. In addition, the careful documentation allowed us to determine that the house is notable as a substantial example of a “square plan,” known to students of early New England vernacular architecture, but not extensively documented or discussed in the standard architectural history literature.



What if the CLG and the MHC disagree?

- If a CLG states something is eligible and the MHC disagrees, a nomination may not proceed.
 - The MHC is the only nominating authority in Massachusetts (excluding the federal government for federally owned properties).
- There is a general appeal process but only for completed nominations:
 - § 60.12 of the NR Regs: *Any person or local government may appeal to the Keeper the failure or refusal of a nominating authority to nominate a property that the person or local government considers to meet the National Register criteria for evaluation upon decision of a nominating authority to not nominate a property for any reason...*
 - Anyone may submit a nomination, but if it is something the MHC has found ineligible, we will neither review it nor present it to the State Review Board. The MHC will only review a nomination for something we found ineligible if the Keeper sustains an appeal.
- There is also an appeal process specific to CLGs:
 - If the CLG commission and the chief elected official recommend that something not be nominated, the MHC will not nominate it unless the applicant appeals to the MHC.

Questions?

If questions ever arise before or during an evaluation,
or you have general questions, please get in touch:

ben.haley@sec.state.ma.us

elizabeth.king@sec.state.ma.us

617 727 8470

FOR MHC USE ONLY	
Original (pink) form to CLG file	
One copy to the following:	
Eligibility file	
Inventory form	
Town <i>file (with correspondence)</i>	
MACRIS Coordinator	
National Register Director	

Community:

CLG OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received:		Date Due:		Date Reviewed:	
Type:	Individual	Yes/No		District (attach map indicating boundaries)	Yes/No
Property Name				MHC Inv Form #:	
Prop. Address					

Action	Honor	Yes/No		ITC	Yes/No		Grant	Yes/No	
	CLGC initiated			Yes/No			Other		

INDIVIDUAL PROPERTIES		DISTRICTS	
Eligible	Yes/No	Eligible	Yes/No
Eligible, also in a district	Yes/No	Ineligible	Yes/No
Eligible only in a district	Yes/No	More Information Needed	Yes/No
Ineligible	Yes/No		
More Information Needed	Yes/No		

CRITERIA:	A-Yes/No	B-Yes/No	C-Yes/No	D-Yes/No
LEVEL:	Local-Yes/No	State-Yes/No	National-Yes/No	

STATEMENT OF SIGNIFICANCE by:	
(Refer to criteria cited above in statement of significance. If more information is needed, use space to describe what is needed to finish eligibility opinion)	
Use reverse side if necessary	

MHC STAFF OPINION			
Date Received:		Date Reviewed:	
Opinion:	Concur	Disagree	More Information Needed
Use Reverse for Comments			

Nantucket's Kennedy Bunker Being Considered For National Historic Landmark

Jason Graziadei • Oct 12, 2022



President John F. Kennedy's doomsday bunker in Tom Nevers has certainly seen better days.

The Cold War relic was recently vandalized, and remains off-limits to the public. But the bunker at the former Navy Base property along Nantucket's southeastern shore is nonetheless being considered for a

National Historic Landmark designation by the National Park Service (NPS).

The Kennedy presidential bunker in Tom Nevers and its sister bunker on Peanut Island in Florida are among 24 properties across the country with significant connections to the Cold War that have been identified by the NPS as potentially worthy of the prestigious designation.

The Tom Nevers bunker was built during the Cold War as a potential evacuation site for President John F. Kennedy in the event of a nuclear confrontation with the Soviet Union. Nantucket's Navy Base was chosen as one of the two locations for evacuation bunkers given its proximity to Kennedy's summer compound in Hyannis. The Quonset Hut was buried under sand, lead, and concrete, with a design based on bunkers that had survived nuclear tests at detonation test sites in Nevada.

A recent study produced by the NPS, the National Conference of State Historic Preservation Officers, and the Cold War Advisory Committee - [Protecting America: Cold War Defensive Sites](#) - was released last Friday and documented the two dozen sites - including the Nantucket bunker.

"As a former Cold War Veteran, I understand this study meets an urgent need to identify Cold War properties that are rapidly disappearing," said NPS Director Chuck Sams. "The history of the Cold War is told in just a handful of our national parks and National Historic Landmarks, but there are many opportunities to learn about and discuss this complex and recent history. This study provides a framework for scholars, researchers, and educators to share a deeper history through the power of place."



Kennedy never set foot in the bunker, and in the decades since the closure of the Tom Nevers Navy base, the bunker has been used for storage for the island's county fair, and briefly as a clubhouse for Nantucket Hunting Association, which installed a bar inside. Four years ago, there was some momentum to [convert the Nantucket bunker property into a formal museum](#), but the concept never got off the ground. Most recently, [the bunker was vandalized](#) in December 2021 when a suspect used a motor vehicle to rip the heavy steel door off its frame. Since then, cement blocks have been piled in front of the entrance to prevent further attempts.

Properties generally must be 50 years old or "exceptionally important" to be considered eligible for listing in the National Register of Historic Places or designated as a National Historic Landmark. While the Kennedy bunker on Nantucket is under consideration along with the other sites, the NPS said "thorough studies of their relative significance and integrity will inform whether they appear to meet National Historic Landmark requirements."

Nantucket Preservation Trust executive director Mary Bergman said the NPS' interest in the Nantucket bunker was "very interesting," and described it as a reminder that the island's history goes well beyond the whaling era.

"This would draw much-needed attention to the importance of Nantucket's military history," Bergman said. "Some of the former Naval Base has already suffered from erosion. Even if President Kennedy never visited the bunker, the fact that it was constructed for presidential use elevates this unassuming structure to the national stage. I'd be excited to see what history could be uncovered. This is a great reminder that Nantucket's history does not begin and end with the whaling era but is constantly evolving."



[Nantucket's Kennedy Bunker Being Considered For National Historic Landmark \(nantucketcurrent.com\)](http://nantucketcurrent.com)

National Park Service
U.S. Department of the Interior
National Historic Landmarks Program



PROTECTING AMERICA: COLD WAR DEFENSIVE SITES

www.nps.gov/subjects/nationalhistoriclandmarks/upload/Cold_War_NHL_Theme_Study-508_final.pdf



National Historic Landmarks Evaluation Guidance

During the Cold War, the United States developed increasingly powerful nuclear weapons and more efficient and accurate delivery systems including aircraft, missiles, and submarines. Testing and production facilities likewise grew in complexity and size. To defend the nation, sophisticated early warning radar stations, surface and embedded missile sites, protected command and control centers, and large flight training centers were created and expanded. In addition, each President of the United States adopted and refined strategies for dealing with the Soviet threat: containment, tactical nuclear weapons, mutual assured destruction, détente, and the Strategic Defense Initiative or “Star Wars,” among others. The threats, the defenses, and the strategies all interacted to create an environment of resource types constructed to meet the nation’s needs.

When considering these resources, assessing relative degrees of significance and historic integrity are integral to evaluating potential candidates for NHL nomination. The purpose of this section is to assist agencies and individuals in evaluating properties related to the Cold War for designation as NHLs.

In most instances, a potential Cold War–related NHL must have a direct and meaningful documented association with a nationally significant event or individual. In every instance, a nominated property must be evaluated in comparison to other properties associated with similar events or persons to determine their relative significance and integrity.

When evaluating properties for national significance, consideration must be given to determining an event’s impact or influence. While many individuals, institutions, and organizations played important roles in the history of the Cold War at the local, state, and regional level, comparatively few possess exceptional value or quality in illustrating or interpreting Cold War history. An argument must effectively show that the significance ascribed to a property was not only national, but also exceptional within its historic context. This association must have been established between the beginning of the Cold War (approximately at the end of World War II) and December 25, 1991, when Mikhail Gorbachev signed the document officially disbanding the Soviet Union.

National Historic Landmarks Criteria

National Historic Landmarks criteria (36 CFR part 65.4 [a & b]) are used to describe how properties are nationally significant for their association with important events or persons.⁸³ According to the criteria, the quality of national significance can be ascribed to districts, sites, buildings, structures, and objects, that:

⁸³ National Historic Landmarks designation and National Register listing is confined to historic properties, but a study of the Cold War may identify historic documents and artifacts that are also worthy of preservation.

- possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture; and
- possess a high degree of integrity of location, design, setting, material, workmanship, feeling, and association, and meet at least one of the following NHL criteria:

Criterion 1: Are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or

Criterion 2: Are associated importantly with the lives of persons nationally significant in the history of the United States; or

Criterion 3: Represent some great idea or ideal of the American people; or

Criterion 4: Embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of period, style, or method of construction, or that represent a significant, distinctive, and exceptional entity whose components may lack individual distinction; or

Criterion 5: Are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or

Criterion 6: Have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation of large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts, and ideas to a major degree.

Any NHL designated under this context must have a nationally significant association with one or more of the important topics discussed in this theme study. In addition to confirming national significance and a high degree of integrity, securing owner support for the nomination of a property is sometimes challenging.

The following section provides guidance on relevant NHL criteria and themes with which potential Cold War–era NHLs might be associated. Examples of already designated NHLs, and their association with the Cold War, also are given. Particular attention has been paid to those associated property types identified in the theme study’s enabling legislation, which relate to national defense. These include intercontinental ballistic missiles, flight training centers, manufacturing facilities, communications and command centers, defensive radar networks, nuclear weapons test sites, and strategic and tactical aircraft. In addition, this section identifies several other categories of properties that could

- Building 9400, a nondescript concrete block building at the Army's Camp Evans in Wall Township, NJ, was where overseas seismic monitoring data of Soviet and Chinese nuclear testing was gathered. This building might be nationally significant for its role in nuclear test monitoring, and possibly for its association with the political clash between Senator Joseph McCarthy and the U.S. Army. As part of his quest to root out communists he believed worked for the Army, Senator McCarthy toured Camp Evans in 1953. When security guards did not allow his staffer, Roy Cohn, to accompany the elected officials into the highly secure building, this exclusion further fueled their anger with the Army. The senator's overzealous investigations initiated his decline during the televised McCarthy/Army hearings, when Americans were left to draw their own conclusions when Senator McCarthy was asked, "Have you no sense of decency?"

Other examples within this context might include secret continuity-of-government sites where key government officials would be sheltered during a nuclear attack.

- One of the largest and most important of these sites was so well hidden in plain sight that it was designated an NHL during the Cold War without any knowledge of its major Cold War historical significance. When designated in 1990 (under the themes of architecture and recreation), the 1950s additions to West Virginia's Greenbrier Hotel were understood to provide routine additional hotel and conference space, but their actual purpose of providing emergency living and meeting facilities for the U.S. Senate and House of Representatives was a highly classified secret.
- Two smaller evacuation bunkers for short-term use were built near President Kennedy's vacation homes, one in Nantucket, MA, the other in Palm Beach, FL. These bunkers were Quonset Huts buried under twelve feet of sand, lead, and concrete. Their design was based on bunkers that survived nuclear tests at the nation's nuclear detonation test site in Nevada.
- Around that same time, a series of secret facilities were built in Washington, Virginia, Maryland, and southern Pennsylvania to facilitate White House communications during an emergency, and to provide additional underground evacuation spaces for administration officials.

Individual assessments of the relative significance and integrity of these and other government facilities would need to be completed to determine whether they are worthy candidates for NHL nomination.

Properties already designated as NHLs within this context include: the White House and the U.S. Capitol, in Washington, DC; Westminster College Gymnasium, in Fulton, MO; and Whittaker Chambers Farm, in Westminster, MD.

- White House, Washington, DC (NHL 1960) and United States Capitol, Washington, DC (NHL 1960)—While the White House and United States Capitol

Nike Missile Facilities. Hundreds of Nike missile sites were built during the Cold War, and most no longer retain integrity. Extant Nike launch sites include: SF-88L Nike Site in Golden Gate National Recreation Area, CA; NM-69, Battery A Nike Site in Everglades National Park; the Site Summit Nike Site, AK; Porter County Nike Site in IN; and Fort Hancock and the Sandy Hook Proving Ground in Monmouth County, NJ. Evaluations of the relative significance and integrity of extant Nike facilities will help determine whether any meet NHL requirements.

General Purpose Laboratory (Building 9400), Camp Evans, Wall Township, NJ. This nondescript building was one of several seismic monitoring and air sampling stations in the United States to detect foreign nuclear tests, and it was also the site of a clash between Army security officers and Senator Joseph McCarthy and his aide Roy Cohn. It is a contributing resource within the Camp Evans National Register of Historic Places historic district (listed in 2002), and a noncontributing resource within the Camp Evans NHL historic district (it post-dates the NHL's period of national significance), which was designated an NHL in 2012.

Little White House, Key West Naval Base, Monroe County, FL. President Truman occupied this modest house during several extended visits to Key West. It was listed in the National Register of Historic Places in 1974. The Presidential Sites NHL theme study concluded that it was not on par with more significant Truman properties. If new analysis demonstrates that Truman's activities there elevate its relative significance beyond the conclusion of the earlier study, NHL consideration may be appropriate.

Nevada Test Site, Nye County, NV. Ninety per cent of the Nation's 1,000 nuclear test detonations were conducted within the boundaries of this Rhode Island-size property.

USS New Jersey (BB-62), Camden, NJ. In the decades following her World War II service, battleship *New Jersey* fired her 16-inch guns in combat during the Korean and Vietnam wars, and during Lebanon's Civil War in the early 1980s. She was listed in the National Register of Historic Places in 2004.

Office of Strategic Services (OSS)/Central Intelligence Agency (CIA) Headquarters, Washington, DC. During World War II, the OSS moved into one of the buildings clustered at 25th and E streets, NW. Its successor agency, the CIA, remained there until relocating to Virginia in 1961.

Pierce-Mill Barn, Rock Creek Park, DC. The attic of the Pierce Mill barn was secretly used by the FBI for electronic surveillance of nearby Soviet Bloc embassies. The property was listed in the National Register of Historic Places in 1973, and is an element of Rock Creek Park (NPS).

Presidential Bunkers for John F. Kennedy, Nantucket, MA and Peanut Island (Palm Beach), FL. These secret emergency bunkers were built within quick access from the president's vacation homes.