



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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

Committee/Board/s | Nantucket Historical Commission

Day, Date, and Time | Friday, August 16, 2024 10:00 AM – 12:00 PM

Location / Address | HYBRID MEETING REMOTE PARTICIPATION AND
IN PERSON at 131 Pleasant Street, Nantucket

**Signature of
Authorized Person** | Angus MacLeod (Chair)

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML
STATUTE, NO MEETING MAY BE HELD!

Angus MacLeod (Chair), Rita Carr (Vice Chair), Abby De Molina (Secretary), George Butterworth, Clement Durkes
Staff Liaison: Holly Backus

Join Zoom Meeting

<https://us06web.zoom.us/j/94332358504?pwd=N25KSGR2QldOeWFuc2tkUXcvaERGdz09>

Meeting ID: 943 3235 8504

Passcode: 770019

One tap mobile

+16465588656,,94332358504#,,,,*770019# US (New York)

AGENDA

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

- Public Comment
- Election of Officers
- Staff Update
 - National Alliance of Preservation Commissions conference
- Historic Tax Credit Letter of Support for 89 Easton Street
- Demo delay citizen warrant article – letter of support
- NP&EDC citizen warrant article – letter of support to include NHC on NP&EDC
- Certified Local Government Memorandum of Understanding
- Ongoing survey work
 - Last chance to send Batch 5 Comments to Holly
 - Community Preservation Commission Survey funding update
 - Newspaper database outage
- Commission Goals
 - Discussion of possible CPC applications for September 6, 2024 deadline
- Approval of Minutes – June 27, 2024 meeting and June 28, 2024 Certified Local Government meeting
- Other Business

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

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

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

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

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

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

1. Requestor Name, Phone, and Email:

Brian Lever, Epsilon Associates
3 Mill and Main Place, Suite 250
Maynard, MA 01754
blever@epsilonassociates.com
978-461-6261

2. Project Name:

Lena Grouard House, 89 Easton Street

3. Project Street Address:

89 Easton Street

4. Project Proponent (Developer):

William M. Murphy
89 Easton Street Nominee Trust
550 South Andrews Avenue
Fort Lauderdale, FL 33301
wmurphy@dmrfl.com
954-746-2221

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

X Part 2 approved by MHC X Part 2 approved by NPS

X Part 2 Amendments Submitted to MHC X Part 2 Amendments Submitted to NPS

X Part 2 Amendments Approved by MHC X Part 2 Amendments Approved by NPS

DPart 3 submitted to MHC DPart 3 approved by MHC

DPart 3 approved by NPS D Other UNDER REVIEW

6. Have you received a review and recommendation comment from the MHC?
(circle one) YES ~~NO~~
If yes, please submit a copy of the comment(s).

7. Estimated Total Project Cost: \$3.2M

8. Estimated Rehabilitation Cost: \$3M

9. Total MAHRTC Requested/Eligible: \$600,000

10. Has the project received an award in a previous round?
Yes / ~~No~~

If yes, please list amounts and dates of award April 2024, \$50,000

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

The project was redesigned to preserve more of the interior and exterior features and the proposed dormer was changed to a shed dormer. The changes have Nantucket HDC approval.



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

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

NPS Project Number

- Historic Property Name** Lena Grouard House
Street 89 Easton Street
City Nantucket **County** Nantucket **State** MA **Zip** 02554-2201
Name of Historic District or National Register property Nantucket Historic District
☐ Listed individually in the National Register of Historic Places; date of listing _____
☒ Located in a Registered Historic District; name of district Nantucket Historic District
☒ Part 1 – Evaluation of Significance submitted? **Date submitted** concurrently **Date of certification** _____
- Project Data** (for phased projects, data entered in this section must be totals for entire project)
Date of building 1897 **Estimated total rehabilitation costs (QRE)** \$3,000,000
Number of buildings in project 1 **Floor area before / after rehabilitation** 1,864 / 1,888 sq ft
Start date (estimated) 02/01/2024 **Use(s) before / after rehabilitation** B&B/Inn / residential
Completion date (estimated) 02/01/2025 **Number of housing units before / after rehabilitation** 0 / 1
Application includes phase(s) 1 of 1 phases **Number of low-moderate income housing units before / after rehabilitation** 0 / 0
☐ Intend to apply the IRS 60-month measuring period for the purposes of substantial rehabilitation
- Project Contact** (if different from applicant)
Name Brian Lever **Company** Epsilon Associates, Inc.
Street 3 Mill & Main Place, Suite 250 **City** Maynard **State** MA
Zip 01754 **Telephone** (978) 641-6261 **Email Address** blever@epsilonassociates.com
- Applicant**
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:
☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).
 For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
Name William M. Murphy **Signature** [Signature] **Date** 11/15/2023
Applicant Entity 89 Easton Street Nominee Trust c/o "Una Murphy 2012 Trust" **SSN** _____ **or TIN** 93-6621670
Street 550 South Andrews Avenue **City** Fort Lauderdale **State** FL
Zip 33301 **Telephone** (954) 746-2221 **Email Address** wmurphy@dmrfl.com
☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

, as updated 3/4/2024 and via email 4/5/2024,

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

- ☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- ☒ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- ☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date _____ National Park Service Authorized Signature _____

☒ NPS conditions or comments attached

HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION



Instructions: This page must bear the applicant's original signature and must be dated.

NPS Project Number
47404

1. Historic Property Name Lena Grouard House

Street 89 Easton Street

City Nantucket County Nantucket State MA Zip 02554-2201

2. This form ☒ includes additional information requested by NPS for an application currently on hold.

☐ updates applicant or contact information.

☐ amends a previously submitted ☐ Part 1 ☐ Part 2 ☐ Part 3 application.

☐ requests an advisory determination that the completed phase of phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date Estimated rehabilitation costs of phase (QRE)

Summarize information here; continue on following page if necessary.

This Part 2 amendment #1 is submitted to in response to comments of the National Park Service in its letter dated February 9, 2024 and MHC comments in its review of the Part 2 dated January 12, 2024. Please see the attached narrative and supporting documentation related to the following numbers in Section 5.

Continued...

3. Project Contact (if different from applicant)

Name Brian Lever Company Epsilon Associates, Inc.

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

Zip 01754 Telephone (978) 461-6261 Email Address blever@epsilonassociates.com

4. Applicant

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

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

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

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

Name William M. Murphy Signature [Signature] Date 2/20/24

Applicant Entity 89 Easton Nominee Trust c/o "Una Murphy 2012 Trust" SSN or TIN 93-6621670

Street 550 South Andrews Avenue City Fort Lauderdale State FL

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

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

NPS Official Use Only

, as updated via email 4/5/2024,

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

☐ meets the Secretary of the Interior's Standards for Rehabilitation.

☒ will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.

☐ does not meet the Secretary of the Interior's Standards for Rehabilitation.

☐ updates the information on file and does not affect the certification.

Advisory Determinations:

☐ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date National Park Service Authorized Signature

☒ NPS conditions or comments attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
NATIONAL PARK SERVICE
CONDITIONS**

Historic Property Name Lena Grouard House Project Number 47404
Property Address, City, State 89 Easton Street, Nantucket, MA

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

Part 2 as updated on 3/4/2024 and 4/5/2024:

- 1. Historic interior architectural features and finishes** must be better retained in the primary first and second floor spaces. In the entry hall and main stair/halls, historic doors must be preserved in-situ. The doors may be fixed closed and covered on the room side. More of the wall separating the stair hall and bar (former exam room) must be retained, particularly adjacent to the entry hall door; the new opening should be no larger than 3 or 4-feet wide. Decorative ceiling finishes and expressed beams/former wall headers must be retained, such as those in the living room. To this end, the existing plumbing enclosure in living room should be reused. On the second floor, a memory of the historic wall between the front two bedrooms must be expressed, at minimum, by a header. **Updated floor plans and ceiling plans must be submitted.** In addition, historically stained wood must retain the historic stained appearance, and historically painted surfaces must be repainted. The replacement of non-historic wood or tile flooring must be compatible with the historic residence. **Proposed locations for wainscot and trim salvaged from the secondary stair must be submitted.**
- 2. New walls and features** must be differentiated so that they are identifiable as modern construction and do not read as historic fabric. This may be achieved through the use of a different door style and/or simplified or smaller baseboards and/or door and window casings. Historic detailing, such as decorative mouldings, must not be replicated at new openings or new walls. All work must still be compatible with the overall historic character of this Shingle-Style residence.
- 3. Foundation.** The front porch foundation must retain a wood-shingle finish that matches the existing. The reconstructed foundation must replicate the existing relationship of the historic shingle-clad flared frame wall and brick foundation, although the brick may be a veneer backed up by concrete masonry units, as suggested by the masonry restoration specifications. Salvaged common bricks must not be reused as face brick.
- 4. Windows.** New dormer windows and new windows in new openings may not have a diamond-pane pattern to avoid a false sense of history, although these windows may have divided lites in a configuration compatible with the historic character of the building. On the North-Avenue elevation, the first-floor secondary-stair mid-landing window must be retained and may be relocated downward. **Revised exterior elevation drawings must be submitted.** This review assumes the rear elevation will have similar windows, door, and deck reconfigured to correspond with the updated first-floor floor plan.
- 5.** The existing **exterior storm windows** may be retained, removed, or replaced. The visual impact of any added or replacement storm windows must be kept to a minimum. The division of the storm windows, if any, must align with the meeting rail of the historic window, the frames must not be excessively bulky, and the color of the storm windows must match that of the window sash or frame.



HISTORIC PRESERVATION CERTIFICATION APPLICATION NATIONAL PARK SERVICE CONDITIONS

6. **This approval does not extend to** any exterior mechanical equipment, locations, sizes, and details of which has not been submitted. Please submit for review the information regarding any additional work as soon as available.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office (SHPO) and the National Park Service (NPS) in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

Date

National Park Service Signature



HISTORIC PRESERVATION CERTIFICATION APPLICATION
STATE HISTORIC PRESERVATION OFFICE
REVIEW & RECOMMENDATION SHEET
PART 2 / PART 3—REHABILITATION

SECTION 1. APPLICATION INFORMATION

PROJECT NUMBER 47404

Historic Property Name LENA GROWARD HOUSE

Property Address 89 EASTON STREET, NANTUCKET, MA 02554

Certified Historic Structure (select one) ☒ Yes ☐ Pending

☒ Part 2

☐ Preliminary consultation (date) _____

☐ Applying for state tax credit

Application received (date) 11/22/23

Additional information requested (date/s) _____

☐ Part 3 (Part 2 previously reviewed)

☐ Completed rehabilitation work conforms to work previously approved

☐ Completed rehabilitation work differs substantively from work previously approved (describe divergences from Part 2 scope of work in Section 5)

Complete information received (date) 11/22/23

Transmitted to NPS (date) 1/12/23

☐ Property visited by SHPO staff (date/s):

before _____, during _____

and/or after _____ rehabilitation.

☐ Part 3 (Part 2 not previously reviewed)

☐ Amendment (applicant signature date _____)

☐ Request for an advisory determination for a phase

☒ Applicant informed of SHPO recommendation

SECTION 2. APPLICATION MATERIALS

Sent previously: ☐ Photographs ☐ Other (list) _____

Attachments: ☒ Photographs (PDF) ☐ Photographs (up to 20 individual in folder) ☒ Plans ☐ Other (list) _____

Documentation remaining on file in SHPO (e.g., masonry repointing samples, specifications) _____

SECTION 3. SHPO RECOMMENDATION ELIZABETH STIERVA

_____, who meets the Secretary of the Interior's Professional Qualification Standards, has reviewed this application.

Include names of any additional staff to be copied on NPS decisions _____

This rehabilitation work (select only one):

☐ meets the Standards.

☐ meets the Standards with concerns.

☐ meets the Standards *only* if the attached conditions are met (Part 2 and Amendments only).

☒ does not meet Standard number(s) 2,4 and for the reasons described in Section 5.

☐ does not meet Standard number(s) _____ as completed, but could be brought into conformance with the Standards if the remedial work recommended in Section 5 is completed (Part 3 only).

☐ warrants denial for lack of information.

☐ is being forwarded without recommendation.

1/12/24
Date

Elizabeth Stierva DSHPO
State Historic Preservation Office Signature

SECTION 4. ISSUES

- | | |
|---|--|
| ☐ Alteration of significant exterior features or surfaces | ☐ Alteration, removal, or covering of significant interior features or finishes |
| ☐ Window replacement | ☐ Changes in significant interior plan, spaces, or circulation patterns |
| ☐ Additions, including rooftop | ☐ Other (explain) _____ |
| ☐ Extensive site work, adjacent new construction, or demolition of adjacent structures | |

SECTION 5. SHPO EVALUATION

Explain the recommendation and any concerns, particularly issues checked in Section 4. Where denial is recommended, explain fully. For Part 3s, describe any work that differs substantially from the approved work. For Part 3s that do not meet the Standards as completed, describe remedial work, if any, that could enable the project to meet the Standards. Comment on notable aspects of the project, such as technical design innovations or creative solutions.

The MHC has reviewed the application and provides the following comments:

The application proposes to remove a number of walls within the building on all floors. Along with walls, the proposed floorplans indicate pocket doors between the first floor central hall and room are proposed to be removed to create an open floorplan. The application also proposes to remove the second to third floor stairs and the historic rear stairs. Fenestration changes are proposed for all elevations with the exception of the front (south) elevation. Multiple new window locations and sizes are proposed in order to accommodate the proposed new interior floorplan. Additionally, the application proposes the addition of three new skylights and relocating the existing skylight. The proposed project does not meet the Standards. The proposed cumulative changes to the Lena Grouard House will alter distinctive features, spaces, and spatial relationships.

Additionally, the application states, "The interior door and sidelight assembly will be retained and moved to its original location to align with the overhead beam that presently runs across the vestibule." The existing interior vestibule location was a change made to the house that occurred in 1905 when Dr. Grouard altered the home to accommodate an in-home doctors' office, creating the long vestibule. This floor plan design has been in place since 1905. Modifying the entrance does not meet the Standards (Standard 4) since this change is one that has acquired historic significance.

SECTION 6. NATIONAL PARK SERVICE EVALUATION

Nantucket Certified Local Government – Participants’ Memorandum of Understanding
(Original DRAFT 12-06-21)

07-19-24 Supplemental Notes:

1. At the time of accepting a role in the CLG, to implement the CLG, the HDC established a requirement for a supplemental memorandum of understanding (between the HDC and NHC); this, to establish within a foundational document, i) expectations of the commissions’ independent duties—i.e., outside the CLG—and ii) their respective roles as CLG participants, and iii) areas of collaboration required of the parties to fulfill the role of the CLG. The following text and its structure are consistent with that requirement.
2. A formalized version of the MOU will include appropriate title and signature blocks, and of course a final review for consistency of terms and acronyms.

In order to assist one another and the community, the Nantucket Historical Commission and the Nantucket Historic District Commission desire to enter this Memorandum of Understanding, which outlines their existing responsibilities and those areas of collaboration required of a Certified Local Government.

It is observed and agreed that:

Respective Responsibilities (directly from enabling legislation):

The Nantucket Historical Commission is an independent municipal Commission authorized under MGL Chapter 40 Section 8D for the preservation, protection and development of the historical or archeological assets of the Town, County, and Island of Nantucket, a National Historic Landmark.

More specifically, the Commission is tasked under Law to:

1. Research for places of historic or archeological value,
2. Cooperate with the state archeologist in conducting such researches or other surveys, a
3. Seek to coordinate the activities of unofficial bodies organized for similar purposes, and may advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which it deems necessary for its work.
4. For the purpose of protecting and preserving such places, it may make such recommendations as it deems necessary to the city council or the selectmen—and, subject to the approval of the city council or the selectmen to the Massachusetts historical commission—that any such place be certified as an historical or archeological landmark.
5. It shall report to the state archeologist the existence of any archeological, paleontological or historical site or object discovered in accordance with C. 9, S.27C, and shall apply for permits necessary pursuant to said section twenty-seven C.
6. The commission may hold hearings, may enter into contracts with individuals, organizations and institutions for services furthering the objectives of the commission's program; may enter into contracts with local or regional associations for cooperative endeavors furthering the commission's program; may accept gifts, contributions and bequests of funds from individuals, foundations and from federal, state or other governmental bodies for the purpose of furthering the commission's program; may make and sign any agreements and may do and perform any and all acts which may be necessary or desirable to carry out the purposes of this section.
7. In pursuit of its tasks, the commission shall keep accurate records of its meetings and actions and shall file an annual report which shall be printed in the Town of Nantucket annual report.

8. The commission may appoint such clerks and other employees as it may from time to time require.
9. Said commission may acquire in the name of the city or town by gift, purchase, grant, bequest, devise, lease or otherwise the fee or lesser interest in real or personal property of significant historical value and may manage the same.

The Nantucket Historic District Commission is an independent municipal Commission authorized by the State Legislature of Massachusetts, under Commonwealth of Massachusetts Special Law, Acts 1970 Chapter 395 (as amended), more generally known as the "Nantucket Historic District Commission establishing Acts."

Excerpted here from the Acts, the Nantucket Historic District Commission's (HDC) charge is "to promote the general welfare of the inhabitants of the Town of Nantucket through the preservation and protection of historic buildings, places and districts of historic interest through the development of an appropriate setting for these buildings, places and districts and through the benefits resulting to the economy of Nantucket in developing and maintaining its vacation-travel industry through the promotion of these historic associations."

Note: The entirety of the Acts, attached hereto and incorporated by reference, provide breadth of the HDC's tasks and charge, and through these, elaboration on its mission.

Areas of Collaboration, Required Duties as a Certified Local Government: *As Nantucket Certified Local Government the respective commissions function in partnership to further Nantucket's historic preservation.*

Required duties, per the US National Park Service, are to:

1. Establish a qualified historic preservation commission.
2. Enforce appropriate State or local legislation for the designation and protection of historic properties. In most cases this is done in the form of a local ordinance.
3. Maintain a system for the survey and inventory of local historic resources.
4. Provide for public participation in the local historic preservation program, including participation in the National Register process.
5. Follow any addition requirements as outline in the State's Procedures for Certification, including as required to maintain Nantucket's CLG designation.

In pursuit of the foregoing duties, subject to any controlling regulation and law:

- The HDC may, at its discretion, solicit the assistance of the NHC in any of its duties.
- Similarly, the NHC may, at its discretion, solicit the assistance of the HDC in any of its duties.
- In pursuit of its duties as Nantucket's CLG, in good faith and in the spirit of partnership, the respective commissions shall seek and find a collaborative solution.

Special Note: Notwithstanding anything to the contrary, be it in fact or interpretation, neither commission shall interrupt or interfere with the official duties, roles, or responsibilities, of the other independent commission.



NANTUCKET HISTORICAL COMMISSION

Town of Nantucket
2 Fairgrounds Road
Nantucket, Massachusetts 02554

COMMISSIONERS

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

July 12, 2024

To whom it may concern:

The Nantucket Historical Commission supports the “Demolition Delay” Citizen Warrant Article sponsored by the Nantucket Preservation Trust. At the NHC’s monthly meeting on June 27th, Commissioners discussed details of the proposed article with Mary Bergman, NPT’s executive director. The current system doesn’t allow adequate time to effectively utilize the inordinate amount of building stock being disposed by Island property owners and developers. This timely article seeks to improve the system by starting the clock (demo delay) at what was the intended time, after the applicant has secured a Certificate of Appropriateness from the HDC and Demolition Permit from the Building Department, and extends the demo delay to 180 days.

Nantucket’s demo delay is presently one of the shortest in the Commonwealth, most are 6 to 18 months, as recommended by the Massachusetts Historical Commission. On an island known for its thrifty reuse of buildings and materials for hundreds of years to be disposing of thousands of tons of construction and demolition waste annually is unacceptable. We are literally throwing our history away.

Landowners and island nonprofits need more time to secure permits and move the growing number of unwanted structures to new locations. This article is one step in the right direction to save waste from the dump, increase much needed housing stock, and reconnect with a long standing Nantucket tradition.

Sincerely,
Angus MacLeod
Chair

Nantucket Historical Commission

cc: Holly Backus, Nantucket Preservation Planner

🟢 = on track
🟡 = with risk
🔴 = Past due
⬜ = Not started
🟦 = Complete

Category	Goal	Description	Priority	Key Dates	Previous Status	Current Status
Grants	MHC Grant for local survey plan	Apply for MHC grant to continue survey work for fish lots and Brant Point PAL sent Phase II and Phase III Batch 5 on 4/11	High	7/31/2024		
Grants	Funding programs	Advocating for expansion of the historic tax credits program Rita will reach out to Preservation Mass and other communities	Medium	Ongoing		
Grants	CPC Grant for local Structures	Support the historic preservation of Main Street – first apply for CPC funds, then federal/state funds Need to apply to CPC by 8/31	Medium	8/31/2024		
Grants	Sewer Force Main	Support Winter Street cobblestone project – neighbors want to put back on Steps Lane; David Gray has a terrific relationship with Holly	Medium	Ongoing		
Grants	NPS Grants	Explore the possibility of utilizing NPS funds for local projects – MPPF Grants were announced 6/24 as an example of what is funded	Medium	12/31/2024		
CLG	Section 106 Reviews	Section 106 Reviews Nothing new	Medium	7/15/2024		
CLG	Governance	Set-up meeting for members of CLG (HDC) to complete requirements to maintain the status – Meeting is scheduled for 6/28	High	6/28/2024		
CLG	Tax Credits	Review any Historic Tax Credit Applications – Nothing new	Medium	7/31/2024		
CLG	Education	Summarize <i>Building with Nantucket in Mind</i> - create a short video with samples and post on website Working on solar video	Medium	7/31/2024		
Education	NHC/CLG education	Continuing education for commissioners from MHC – MassDEP Deconstruction Workgroup on July 11 from 1:30-3PM	Low	7/11/2024		
Education	Community education	Partner with Egan Maritime to educate the public about the recent shipwreck discovery – MHC just announced a new maritime education grant program matching NPS program	Medium	7/31/2024		
Education	Workshop	Propose a historic structure/disaster resiliency/conservation workshop with NHA/NPT – Planning underway – proposed timing is by 12/31	Medium	12/31/2024		
Engagement	Engage peers	Ongoing collaboration with groups (NPT, PIN, Sconset Trust, NHA, etc.)	Medium	Ongoing		

Nantucket Historical Commission

June 27, 2024 Meeting

10AM

131 Pleasant Street, Nantucket MA and via Zoom

Attendees:

Holly Backus
Clement Durkes
Angus MacLeod
Rita Carr
George Butterworth
Mary Bergman – Nantucket Preservation Trust
Abby De Molina – online
Mickey Rowland – online

Not present: Tom Montgomery

Agenda

- Roll call at 10AM *George, Rita, Clement, and Angus are commissioners present, Holly as staff is present; all in person. Abby and Mickey are present online. Guest is Mary Bergman in person.*
- Public Comment
- Staff Update *CLG training was sent by the state – a few members attended.*
- Discussion and Approval of Letter – Pleasant Street and Williams Lane *Clement caught a typo with the order of the options. We have discussed a lot of the tree canopy contributing to the road. We should emphasize that we support doing a pilot to get the data and being included in the dialogue (and not necessarily one approach vs. another). Mary B mentioned to add something about the large concentration of historic properties in this area. Angus will make the edits and send it to everyone and we send Holly any comments directly.*
- 6 North Beach St – Review of Planning Board Major Commercial Development Special Permit Condition of Easement for Public Sidewalk being Shifted onto Private Property to Accommodate the Installation, Construction, Maintenance and Operation of Improvements Shown on Plan Captioned “Proposed Drop-off Exhibit.” As requested by the Select Board on June 5, 2024 *Holly showed the plans and there were some questions from Mickey on what was presented to HDC. Most commissioners were OK with it but Rita asked about the private access being on the public way. The questions are about the parking/drop-off area. There was a question about parking permits being given to people staying at guest houses but there was a discussion who owns that. It is not in the Planning Board purview to issue parking permits – it is the police department. Motion to write a letter to the Select Board with our comments – saying we agree with the proposed changes by Mickey, seconded by Clement. Mickey – aye, Clement – aye, Abby – aye, George – aye, Rita – abstain, Angus – aye. Holly noted we should include comments on the materials, etc.*

- Demolition delay warrant article for Special Town Meeting *Rita will recuse for this discussion since NPT is involved. Mary presented the article that was developed in consultation with town staff. First it would extend demolition delay bylaw period from 30 days to 180 days and it clarifies the process that you need to receive the Certificate of Appropriateness from the HDC before the advertising period begins. Many HDC members saw merit of the bylaw and believe it has merit. There is some discussion on possibly 180 days may be too long. Question is the current bylaw only deals with residential structures, not commercial. This does include sheds but not commercial buildings. There may be desire to include commercial structures as well but would need the HDC support. Holly did point out we follow a different law than the rest of the state but the important part is clarifying the bylaw. Question also on how we landed on the timeline of 180 days – this is based on the suggestion of the Massachusetts Historical Commission. Also it was based upon feedback from parties on the island who move structures that required permitting, This is only if you advertise the property and someone wants it within the 30 days – not that if it is advertised for 30 days and no one wants it. Can encourage people to go to the building department and get the confirmation that the building is in condition to be moved. There were year-round housing structures that could not be moved due to the current limited window. Motion to write a letter of support by George, seconded by Clement. George – aye, Clement – aye, Mickey – aye, Abby – aye, Angus – aye. Note Rita did not vote because she had recused herself from the discussion.*
- Ongoing survey work
 - Commissioner comments needed - Batch 5 of Fiscal Year 2022 Surveys received from Public Archaeology Lab *Discussion on how the survey work will be funded going forward. Rita asked about having some flexibility so that we can make it more attractive for organizations to apply. MHC was not budging on the number of surveys – do not understand the Nantucket factor which is why organizations are not willing to do it for the low amount of money. Mary B asked if we had considered talking to the state delegation but Holly would prefer to raise with the MHC again. Discussion of cost factors and why it is so expensive – using on-island vs off-island. Hard to get locals to apply for this work because it does not pay well.*
 - CPC Survey funding update *PIN is starting on their project and want to support them. Note George left at this point.*
- Commission Goals
 - Discussion of possible CPC applications for September 2024 deadline *Goals discussed and updated. Need applications for new applicants – is ongoing.*
- Approval of Minutes – May 17, 2024 meeting *Motion to approve by Clement, second by Rita. Clement – aye, Rita – aye, Abby – aye, Angus – aye. Note Mickey abstained because he did not attend the meeting.*
- Other Business *None.*

Motion to adjourn by Clement at 11.53PM, seconded by Rita. Clement – aye, Rita – aye, Abby – aye, Mickey – aye, Angus – aye.

Certified Local Government

Joint meeting of the Historic District Commission and Nantucket Historical Commission

June 28, 2024 Meeting

1PM

Via Zoom

Attendees:

Val Oliver – HDC

Joe Paul – HDC

Angus MacLeod – HDC and NHC Chair

Connie Patten – HDC

Stephen Welch – HDC Chair

Abby De Molina – NHC

Rita Carr – NHC

Clement Durkes – NHC

Holly Backus – PLUS Staff: Preservation Planner

Not present: Ray Pohl – HDC

Abby Camp – HDC

Tom Montgomery – NHC

Mickey Rowland – NHC

George Butterworth – NHC

Agenda

- Stephen Welch, HDC Chair
 - Roll call & acceptance of agenda *Attendance: Val – aye, Joe – aye, Angus – aye, Connie – aye, and Stephen – aye. Motion to accept the agenda by Val, Val – aye, Joe – aye, Angus – aye, Connie – aye, and Stephen – aye.*
- Angus MacLeod, NHC Chair
 - Roll call & acceptance of agenda *Attendance: Abby – aye, Rita – aye, Clement – aye, and Angus – aye.*
- 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 *Stephen introduced how the NHC can assist the HDC by making things more succinct and accessible by creating the concept of a ‘Super Index’ that would clarify and simplify how people look for guidance (with specific references and pages numbers). Joe commented that a visual reference would help applicants and Angus agreed. Next step is to schedule a workshop on this – timing may be late July and try to be complete by early Fall. Agreement to possibly meet at 9AM on a Saturday.*
 - B. Memorandum of Understanding Document included in packet. *We are required to have a MOU but we also wanted to have an internal MOU that outlines roles of both commissions. Clement asked about a previous draft and how it differs. This*

is the original draft and the subsequent draft was a list of specific projects. This is intended to be a baseline document on how the two groups work together with working goals for each respective commission.

2. Presentation – lead by Holly Backus, Preservation Planner/CLG Coordinator
 - A. Brief history of Nantucket Island Architectural & Cultural Resource Survey by the HDC (1988/1989)
 - i. Historic Properties Survey Plan – adopted created by PAL, Public Archaeology Laboratory, Inc. SURVEY PLAN: [Historic-Properties-Survey-Plan-PDF](#) (nantucket-ma.gov) *August 1988 – Nantucket received a \$10,000 grant to review Brant Point and other surrounding areas. In 1989 HDC approved its 20,000th COA and did an intensive survey with AJ Souza, phase 1 with NHA – Brant Point, Cliff Road, etc. and then Phase 2 was Sconset, Quidnet, Surfside, Wauwinet, etc. Created many surveys not online and not in MACRIS. Current Preservation Plan is online and adopted by NHC and MHC.*
 - ii. FORM Bs – aka HDC Surveys *Plan is this will take ~10 years and include our partners from NPT, NHA, Sconset Trust and PIN.*
 1. Architectural description
 2. Historical narrative
 3. Bibliography/references
 4. Historic photographs
 5. Existing photographs
 - B. Survey Projects:
 - i. MHC Grant FY21 –Pilot Survey of Fish Lots (completed)
 - ii. MHC Grant FY22 – Fish Lots & Brant Point (almost completed)
 - iii. MHC Grant FY23 – pending updated RFQ
 - iv. MHC Grant FY24
 - v. Sconset Trust *have hired Betsy Chase to work on these surveys*
 - C. FY24 CPC Project – West Monomoy *PIN will be tackling Monomoy/New Guinea area.*
 - D. CLG Training *CLG members should review the documents from the training (in packet)*
 - E. JFK Bunker in Tom Nevers *The CLG may be able to advocate for the bunker as part of ongoing NPS work with the Cold War and a great way for Nantucket be a part of it. Idea that we should consider it as a first nomination. CLG may be eligible for some grant money. Question from Rita on whether we could nominate the bunker separately – note that it is not-contributing to the NHL status so could be done separately.*
- Close CLG Meeting:
 - Angus MacLeod, NHC Chair *the NHC looks forward to working together. Motion to adjourn by Clement, Clement – aye, Rita – aye, Abby – aye, and Angus – aye.*
 - Stephen Welch, HDC Chair *Motion adjourn by Val. Val – aye, Joe – aye, Connie – aye, and Stephen – aye.*