



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, September 20, 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, Diane Coombs, Clement Durkes, Sarah McLane

Staff Liaison: Holly Backus

Join Zoom Meeting

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

Meeting ID: 943 3235 8504

Passcode: 770019

One tap mobile

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AGENDA

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

- Public Comment
- Election of Officers
- Staff Update
- Ongoing survey work
 - Community Preservation Commission Survey funding update
 - Preservation Institute Nantucket project to begin soon
 - Massachusetts Historical Commission review of FY 2022 survey forms
- Certified Local Government Memorandum of Understanding
- National Alliance of Preservation Commissions [Webinar September 19](#) – Advisory Council on Historic Preservation Program Comment on Accessible, Climate-Resilient, Connected Communities
 - Public comment open until October 9
https://www.achp.gov/program_alternatives/program_comment/PCs_2024
- Commission Goals
- Approval of Minutes – August 16, 2024 meeting
- Other Business



Application to the Nantucket Community Preservation Committee FY2025

SYNOPSIS

PROJECT TITLE

West Monomoy Neighborhood Survey, Phase I

NAME OF ORGANIZATION

Town of Nantucket with Preservation Institute Nantucket

CPC FUNDING REQUEST

\$60,000

SYNOPSIS OF PROJECT

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

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

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

APPLICANT INFORMATION

PROJECT TITLE

West Monomoy Neighborhood Survey, Phase I

NAME OF ORGANIZATION

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

CONTACT INFORMATION

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

2 Fairgrounds Road | Nantucket, MA 02554

508-325-7587 ext. 7026

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

LOCATION OF PROJECT SITE

The West Monomoy neighborhood unit boundaries were defined in the "Historic Properties Survey Plan;" the area is roughly bounded by York and Dover Streets to the north; Union and Orange Streets to the east; Bear Street to the south; and Pleasant and S. Prospect Streets to the west. The area contains approximately 48 acres.³



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

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



Figure 2: Map of survey boundary (MACRIS)

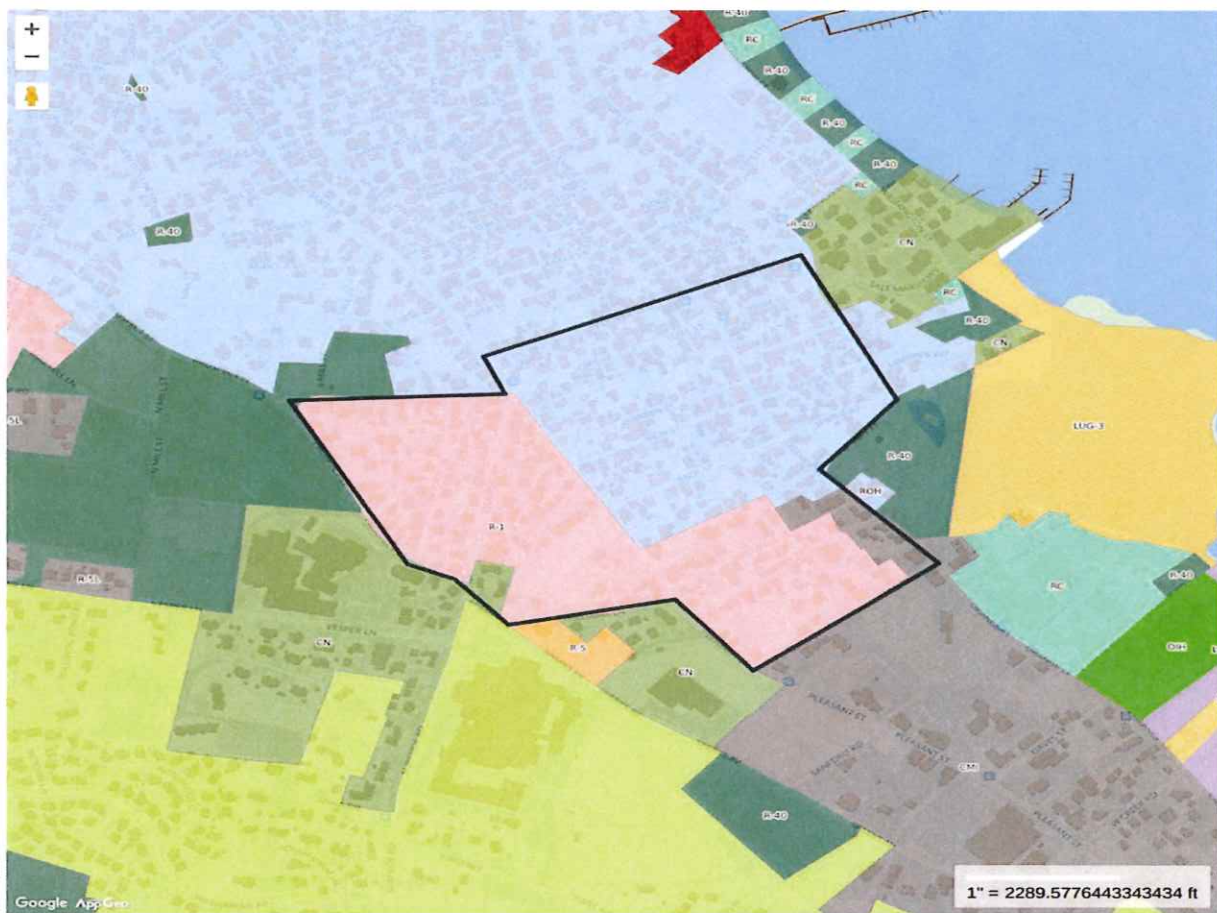


Figure 3: Zoning Map of survey area (Town of Nantucket GIS). Zoning is mainly ROH (Blue) and R1 (Pink), with smaller lots in CMI (Grey) and CN (Green) to the South.

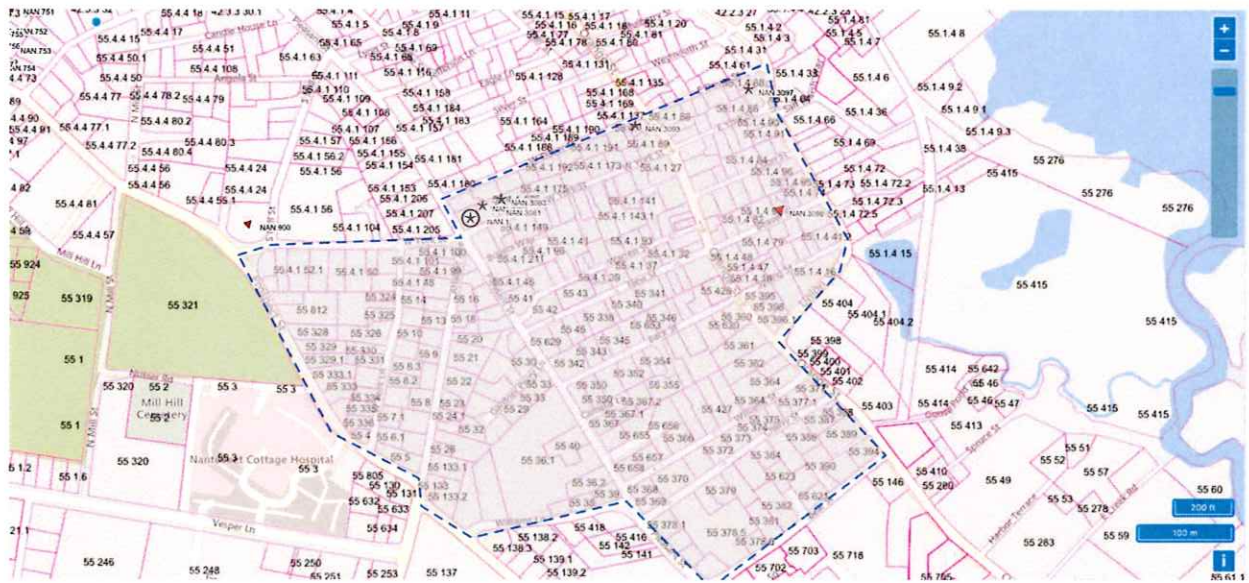


Figure 4: Tax Parcel Map (MACRIS)



Figure 4: Closer map of West Monomoy Neighborhood ("Historic Properties Survey Plan")

FEDERAL TAX IDENTIFICATION NUMBER (IF NON-PROFIT)

N/A

APPLICANT BACKGROUND

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

Town

Holly E. Backus will serve as the Town's Project Manager. Mrs. Backus is the Town of Nantucket's first Preservation Planner since 2019 and serves as the Town's Local Certified Local Government (CLG) Coordinator and Local Hazard Mitigation Plan (HMP) Coordinator in the Planning & Land Use Services Department. She serves as staff liaison to the Nantucket Historic District Commission & Nantucket Historical Commission, who act as the Town's Certified Local Government, a Federal Preservation Partnership through the National Park Service between local, state, and federal governments focused on promoting historic preservation at the local level. Since March 2021, the Town of Nantucket has been a CLG and a recipient of federally funded, reimbursable 50/50 matching grants to update Nantucket architectural and cultural resources. The first grant paved the way with an Island-Wide Historic Properties Survey Plan that includes an action plan for implementing priority survey goals, preliminary identification and assessment of historic, cultural, and architectural resources constructed before 1976.

Mrs. Backus holds a Double B.S. from Roger Williams University in Historic Preservation and Art & Architectural History, and a Graduate Certificate in Historic Preservation from the University of Florida's Preservation Institute Nantucket (PIN.) She is a Nantucket Native and has been a land use planner since 2006.

PIN Team

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

Dr. Larkin holds a B. Arch from the University of Arkansas, an M.S. in Historic Preservation from Columbia University, and a Ph.D. with a concentration in Urban Planning from the University of Florida. Her expertise includes resilient heritage, community engagement, and expanding narratives in historic neighborhoods.

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

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

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

NAMES OF GOVERNING BOARD, TRUSTEES, DIRECTORS OR MEMBERS

The Nantucket Historical Commission (NHC) and Nantucket Historic District Commission (HDC) make up the Town's CLG (Certified Local Government) – a Federal Preservation Partnership between local, state and the National Park Service focused on promoting Historic Preservation at the local level. The CLG retains duties that include surveying and inventorying of historic properties. Holly E. Backus, Preservation Planner / Local CLG Coordinator, is the staff liaison to the commissions that make up the CLG:

- NHC: Angus MacLeod, Rita Carr, Thomas Murray Montgomery, Milton Rowland, Clement Durkes, Abby De Mollina, and George Butterworth.
- HDC: Ray Pohl, Stephen Welch, Diane Coombs, Val Oliver, Abby Camp, Carrie Thornewill, Connie Patton, and Joe Paul.

DESCRIPTION OF ANY ESTABLISHED RECORDS OF COMPARABLE PROJECTS

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

PIN include: Resilient Nantucket, Phases 1 & 2; Historic Interiors Survey (with NPT), and Historic Streetscapes (with NPT).

Through the Nantucket Historical Commission, the Town has been involved with past CPC funded projects through PIN and NPT.

PROJECT INFORMATION

SCOPE OF PROJECT

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

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

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

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

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

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

Massachusetts Cultural Resource Information System (MACRIS), illustrating the need for the survey of this significant neighborhood.⁷

PROJECT GOAL

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

PROJECT OBJECTIVES

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

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

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

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

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

singular reference for the neighborhood. While much has been documented around Nantucket's whaling era, the Town lacks a compiled source of information on Nantucket's early Black and immigrant residents, many of whom lived in the West Monomoy neighborhood.

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

PROJECT PLAN AND FINANCES

CPC FUNDING REQUEST

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

PROPOSED SCHEDULE

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

Pre-Project (In-Kind Matching Funds)

Fall 2023-Spring 2024

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

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

- Town files
- Previous PIN projects

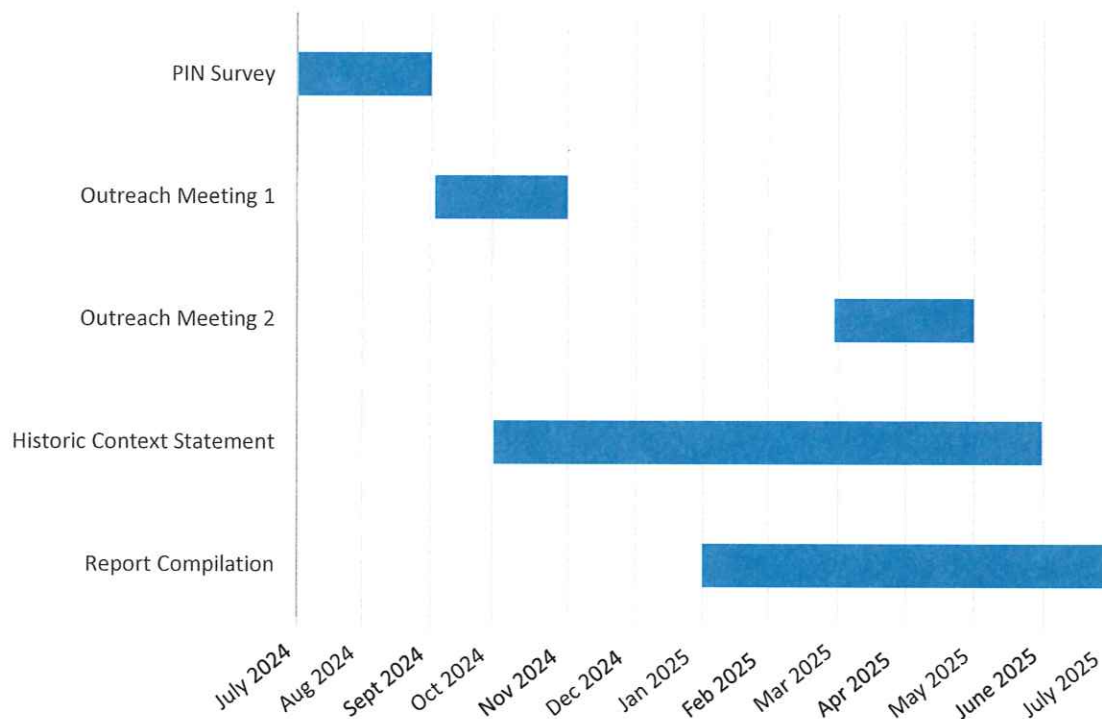
- Nantucket Preservation Trust
- Nantucket Historic Association
- The Museum of African American History
- Thesis, Dissertations and Peer-Reviewed Publications
- Local Architects, Authors and Scholars

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

Project (CPC Funded)

July 1, 2024 through June 31, 2025

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



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

In the Fall, the first community outreach session will focus on community knowledge mapping through interviews and oral histories. PIN will also provide an opportunity for families to bring historic photographs for digitization, adding to the physical repository of history for eventual creation of an online Story Map for West Monomoy.⁹ This session would inform the neighborhood context statement, as well as prioritize important sites within the community, ensuring that the project will remain relevant to the community. Any additional field work will also be undertaken during this trip.

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

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

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

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

LINE ITEM BUDGET

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

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

Much of the survey will be undertaken as part of the PIN2024 session. Task 1 costs include compilation of survey information after PIN2024, noting missing information for future fieldwork, additional research as required to complete the Ph. 1 survey, and creation and input of data into geospatial database. Task 1 will be led and performed by the PIN team. The Task 1 deliverable will be submitted in Fall 2025 and will include a written progress report including all information gathered during PIN2024 and a meeting with the Town to review progress on the geospatial database.

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

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

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

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

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

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

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

Task 5 costs include compilation of all survey and fieldwork data into a geospatial database, and a final report that compiles all community input, the Historic Neighborhood Context Statement, and recommendations for next steps in a Phase II survey. Work on the Task 5 deliverables will be undertaken by the PIN team from January to June 2025, and will be reported on to the Town in the monthly meetings noted in Task 3. The PIN team will also work closely with the Town's GIS Manager to ensure that Town standards are being followed for the database. Collaboration with and input from local experts will also be included in preparation of the Task 5 deliverables, for assessing the survey process against the pre-project workshop Best Practices outcomes and noting potential methodology changes or additions as needed for the Town. Task 5 deliverables will be submitted to the Town by June 30, 2025. A public presentation on the project can be provided during summer of 2025.

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

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

OPERATION AND MAINTENANCE PLAN FOR PROPOSED NANTUCKET PROJECT

The Town of Nantucket will require the project to follow the repository standards established by the Massachusetts Historical Commission (MHC), as the repository of the MACRIS database of survey forms.

This includes:

- Unnumbered complete draft inventory forms for the approximate 200 properties with photos and locus maps for all areas, buildings, sites, structures, and parks/landscapes. (This information may be submitted in electronic form.)
- Draft discussion of National Register contexts and list of all areas and resources recommended for National Register contributing status nomination. ("All properties on Nantucket Island are listed in the National Register/National Historic Landmark designation as contributing or noncontributing resources to the Nantucket Historic District. As such, all the contributing properties are significant at the national level under Criteria A, C and/or D in the areas of significance identified by the NHL nomination of 1966 and the 2012 Update."¹⁰)
- Hard-copy numbered MHC inventory forms (two sets with original photographic prints: one for MHC and one for the Town. Inventory forms must be printed single-sided on 24 lb. bond paper of at least 25% cotton fiber content. Photographs must be 3½" x 5½" or 4"

¹⁰ Adams, et al., p.27 and The Public Archaeology Laboratory, Inc., "Nantucket Historic Properties Survey Plan," *National Register of Historic Places Eligibility Evaluation*, 2022.

x 6" digitally produced ink jet prints using MHC approved printer/paper/ink combinations that produce prints with a minimum 75-year permanence rating. (The paper inventory forms should incorporate the electronic version photograph(s) in addition to an attached photographic print. Only one archivally-permanent paper print of the primary view, is required for most inventory forms, clipped - not stapled - to each form.)

- Large-scale base map(s) with all inventoried areas and properties identified by inventory number (two sets: one for MHC and one for the Town.)
- Survey Final Report (four paginated, unbound, single-sided copies (two for MHC, two for the Town) which will include the following sections:
 - 1. Abstract;
 - 2. Methodology statement, including survey objectives, assessment of previous research, selection criteria, procedures followed in the survey, description of products and accomplishments and an explanation of how results of survey differed from those expectations; PAL Report No. 4267 Historic Survey Plan, Nantucket, MA D-16
 - 3. Street index of inventoried properties. Areas will be listed separately at the beginning, arranged alphabetically by area name. Individually inventoried properties follow, arranged alphabetically by street name. Property name (if any) and inventory number also will be included on this list;
 - 4. Final discussion of National Register contexts and list of recommendations for areas and properties to be nominated to the National Register of Historic Places
 - 5. Further study recommendations; and 6. Bibliography.
 - CD containing a MS Word file for each inventory form. Each Word file should conform to MHC file naming convention and incorporate photograph(s) and map(s). The CD should also include an MS Word version of the final survey report.
 - A separate CD containing high-resolution TIF or JPG images for surveyed properties, identified by street address or MACRIS number, following MHC file naming convention for photographic images. Digital images must be a minimum of 1.0 megapixels in resolution.

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

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

Phase I project creates a definitive baseline of data for a Phase II survey that creates the MACRIS Form Bs.

LONG-TERM INTEGRITY OF THE PROJECT UPON COMPLETION

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

SUPPORT DOCUMENTS

LETTERS OF SUPPORT FROM COMMUNITY ORGANIZATIONS OR OTHER SUCH SOURCES

REFERENCES

PERTINENT STUDIES OR STATISTICS

OTHER RELATIVE MATERIALS SPECIFIC TO THE PROJECT

COPY OF MOST RECENT INCOME TAX FORM 990

COPY OF LAST CERTIFIED AUDIT

CERTIFICATE OF NON-COLLUSION*

TAX COMPLIANCE CERTIFICATION*

MEMORANDUM OF UNDERSTANDING*

Barbara A. White
P.O. Box 1251
Nantucket, MA 02554

September 5, 2023

Holly Backus
Preservation Planner, Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554

Dear Holly:

I am writing to support the application of the Preservation Institute, Nantucket (PIN) for the West Monomoy Neighborhood Survey to the Nantucket Community Preservation Committee for the Fiscal Year 2025.

As a Nantucket Research Fellow who has focused on Nantucket's Black history since I got a Masters' Degree in African-American Studies at Boston University in 1978, I could not be more delighted to see the West Monomoy neighborhood become the focus of more research.

I admire the work that Cleary Larkin and her students at PIN have done with diligence and scholarship on preservation projects on the island and, more specifically, on Black history. The island has benefitted greatly from their work. I have been privileged to have given two tours of the Historic Coloured Cemetery to her students and also participated in a forum two years ago at the culmination of their summer of research. This work could not be in better hands.

A number of years ago, I attempted to document properties on York Street through the Nantucket deeds. (We are lucky that our ancestors had the foresight to preserve these documents.) I was trying to find the spot on the street where the town built a school specifically designated to segregate Black students in the 1840s during the controversy of school integration. (The African Meeting House had decided not to allow the town to continue using their building for a segregated school and the school that was built on York Street was eventually sold and moved.) I never did find the property; maybe this survey will ferret that out.

It is exciting that this project will focus on a part of the island that has been understudied. It is also timely as it will coincide with the bicentenary of the African Meeting House in 2025.

Sincerely,

Barbara A. White
mnbwhite@gmail.com



Planning and Land Use Services

Building ■ Energy ■ Historic District Commission ■ Planning Board ■ Zoning Board of Appeals

September 5, 2023

Nantucket Community Preservation Committee

To Whom it May Concern:

Now that the Town of Nantucket has an extensive multi-phased community wide survey plan, aka the Historic Properties Survey Plan, we can now methodically inventory much needed areas of our historic island community. With the vast size of our National Historic Landmark district, we (the Town) cannot do this on our own, nor can we accomplish such a comprehensive survey work without the help of our private and educational partners like the Preservation Institute Nantucket, the Nantucket Preservation Trust, the Nantucket Historical Association, and the Museum of African American History. What a great opportunity to dive into the rich cultural history of this area with an important reconnaissance-level survey of the West Monomoy Neighborhood, which will feed into the important survey forms that will eventually be available for all to use.

As the Town's Preservation Planner, I highly recommend this application to document this important part of our island community.

Sincerely,

Holly E. Backus,
Preservation Planner
Local CLG Coordinator
Local Hazard Mitigation Plan Coordinator
Planning & Land Use Services
Town of Nantucket

September 6, 2023

To: The Community Preservation Committee
From: Frances Karttunen
Re: Proposal from Preservation Institute Nantucket
PI/PM: Cleary Larkin

This proposal is for funding for a neighborhood survey of an area bounded to the north by York and Dover Streets, to the east by Union and Orange Streets, to the south by Bear Street, and to the west by Pleasant Street and Atlantic Avenue. It is identified in this proposal as the West Monomoy Neighborhood. Early in its settlement, shares were set off with the name West Monomoy. It is part of a larger area on the south edge of the Town of Nantucket that was known as Newtown, and within it was a locus known as (New) Guinea. Although residents of the larger area were always racially diverse, people of African heritage concentrated at the Five Corners. Later, the same area was home to most of Nantucket's Cape Verdean families. It once had two churches, a dance hall, boarding houses, a number of stores, and several drinking establishments. Today the African Meeting House, consecrated as a place of worship on January 4, 1825, remains and will celebrate its bicentennial in 2025.

Since this was a neighborhood of working people of modest means, only some of the built environment of the 1700s, 1800s, and early 1900s remains. It is important to document what survives as contributing to Nantucket's highly cosmopolitan history.

PIN has had a yearly presence on Nantucket for decades. The Principal Investigator/Project Manager already has experience on the island and the contacts necessary to direct the project.

A technically competent survey will be of lasting use and interest going forward.

I do not see anything wasteful in the proposed budget.

I wish to go to record in support of this proposal.

Frances Karttunen
Nantucket Historical Association Research Fellow



September 6, 2023

Nantucket Community Preservation Committee

4 Winter Street

Nantucket, MA 02554

Dear Community Preservation Committee Members:

Please accept this letter of support for the Town of Nantucket and the Preservation Institute of Nantucket's grant application. Their joint efforts, along with other island organizations, will lead to comprehensive survey work being done for the West Monomoy (or Five Corners) neighborhood. This is critical work that needs to happen in order to better understand the history of this important area of the island. While various work has been performed on certain components of this neighborhood, it is lacking an organized, comprehensive survey that will also provide a baseline for the analysis of the historic structures, leading to a more holistic plan for historic preservation. This is one of the most important and historic areas of Nantucket. It demands this kind of professional attention. The Nantucket Historical Association will make our historic resources available and eagerly assist both the Town and Preservation Institute of Nantucket in their efforts.

Thank you very much for your consideration of their application. I hope the CPC will seriously consider their request of support for this project. It is a timely and extremely important initiative certainly worthy of the community's support.

Sincerely,

Niles Parker

Gosnell Executive Director

NANTUCKET HISTORICAL ASSOCIATION

P.O. BOX 1016, NANTUCKET, MA 02554-1016 / TEL. 508-228-1894 / FAX 508-228-5618 / www.nha.org

MARSHA L. FADER

September 7, 2023

Nantucket Community Preservation Committee
Robert McNeil, Director, DPW
188 Madaket Road
Nantucket, MA 02554

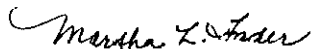
Re: Letter of Support: West Monomoy Neighborhood Survey

Dear Chair Beaugrand and Members of the Committee,

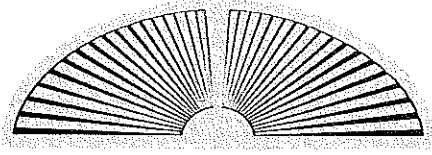
With this letter, I am expressing my enthusiastic support for the proposed West Monomoy Neighborhood Survey. This partnership between the Town of Nantucket and the University of Florida's Preservation Institute Nantucket (PIN) is an excellent, beautifully-conceived and organized proposal for uncovering and documenting the history of one of Nantucket's history-rich neighborhoods.

The many years of generous CPC support for the restoration of the Museum of African American History on York Street has brought new life, knowledge, and interest in this neighborhood once known as New Guinea. With your support of this project, we look forward to learning and sharing the untold narratives about the islanders who lived there and their homes. There is an additional benefit of allowing the Town to engage directly in its own survey work.

Sincerely,



Marsha L. Fader, AIA Architect



NANTUCKET PRESERVATION TRUST

Preserving the Island's Architectural Heritage

September 7, 2023

BOARD OF DIRECTORS

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Executive Director

Mary Bergman

Mr. Ken Beaugrand, Chair

Community Preservation Committee

7C Hanabea Lane

Nantucket, MA 02544

Dear Mr. Beaugrand,

I am writing this letter to express the Nantucket Preservation Trust's support for the Town of Nantucket and Preservation Institute Nantucket's application to survey the historic resources located in the West Monomoy neighborhood.

The Five Corners area, to include Newtown and New Guinea, contains approximately 251 properties constructed during Nantucket's period of significance and only four of these properties are currently documented in the Massachusetts Cultural Resource Information System. There is a significant need to document these historic properties and I hope you will look favorably on this application.

Sincerely,

Mary Bergman
Executive Director



NANTUCKET HISTORICAL COMMISSION

Town of Nantucket
2 Fairgrounds Road
Nantucket, Massachusetts 02554

COMMISSIONERS

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

September 7, 2023

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

Re: Application for CPC Grant Funding

Dear Ms. Stokes-Scarlett:

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

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

Thank you for the opportunity to comment on this application.

Sincerely,

Angus MacLeod
Chair
Nantucket Historical Commission

cc: Holly Backus, Nantucket Preservation Planner

TAX COMPLIANCE CERTIFICATION

Pursuant to M.G.L. 62C, §49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

04-6001236
Federal Employer ID Number

TOWN OF NANTUCKET
Name of Corporation

By: 
President's Signature

GREGG A. TIVNAN
Print Name

By: 
Treasurer's Signature

GREGG A. TIVNAN
Print Name

Date: 9.8.23

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.



Signature of person signing bid or proposal

GREGG A. TIVNAN

Print Name

ASSISTANT TOWN MANAGER

Title

TOWN OF NANTUCKET

Name of Organization / Business

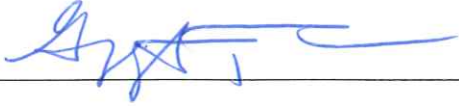
9.8.23

Date

MEMORANDUM OF UNDERSTANDING (page 1 of 2)

1. Funds may only be spent on items listed on the submitted budget in the application. All changes to budgets must be approved by the CPC in advance, otherwise funding may not be distributed.
2. Funding from the CPC may not be used to replace, or free up for any other use, alternate funds or revenue sources.
3. All projects (unless otherwise exempted) must have a deed restriction appurtenant to the CPC Town Meeting Article. Funds for creating, implementing and monitoring the deed restriction may not be derived from CPC funds. The deed restriction must be completed by no later than the time that up to 50% of allocated funds have been utilized. In a case whereby a project is believed to be exempt from such a deed restriction, the Applicant must provide proper documentation supporting this exemption. It is the ultimate decision of the Committee to accept or reject this exemption from the deed restriction.
4. Applicants must make themselves available in a timely fashion to CPC Commissioners. This may include spot checks on and reviews how CPC money is being spent.
5. Applicants must submit digital photographs of the progress on their project to the CPC. Any photographs submitted are to remain the property of the CPC and may be used to show others the benefits of the Community Preservation Act.
6. Applicants **must** note the CPC as a funding source for their project. This notation **must** appear on any materials involving this project (i.e. press releases, brochures, television ads, signage at project sites). *Repetitive failure of the applicant to adhere to this guideline may lead to denial or revocation of funds.*
7. All town agencies must inform the Town Administrator and Board of Selectmen before submitting a project proposal to the CPC.
8. Upon submission of this application to the CPC, the signatory acknowledges that they and their organization have reviewed and understand Massachusetts General Laws Chapter 30B and Chapter 44B. Furthermore, this acknowledges that all projects are subject to current and ongoing state and local laws, rules & regulations.
9. Upon submission of this application to the CPC, the signatory acknowledges that the CPC may utilize opinions from the Massachusetts Community Preservation Coalition and other such sources it deems necessary in reviewing the ongoing status of a project.
10. The applicant authorizes the CPC to perform background checks.
11. The signatory of this document indicates that they have the right to enter into contracts for the Applicant.
12. The Applicant understands that violation of any of these rules and regulations may be grounds for the CPC to delay or deny payment of funds (up to the full amount awarded to the project) on said project.

MEMORANDUM OF UNDERSTANDING (page 2 of 2)



Signature of person signing proposal

GREGG A. TIVNAN

Title

ASSISTANT TOWN MANAGER

Print Name

Date

TOWN OF NANTUCKET

Name of Organization / Business

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.

 = on track  = with risk  = Past due  = Not started  = Complete

Category	Goal	Description	Priority	Key Dates	Previous Status	Current Status
Grants	MHC Grant for local survey plan	Apply for MHC grant to continue survey work for fish lots and Brant Point Phase III Batch 5 final comments due to Holly	High	8/31/2024		
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 Continue to support	Medium	12/31/2024		
Grants	Sewer Force Main	Support Winter Street cobblestone project – neighbors want to put back on Steps Lane; David Gray will keep Holly in the loop	Medium	Ongoing		
Grants	NPS Grants	Explore the possibility of utilizing NPS funds for local projects – NPS was at the conference and outlined grants: Holly will bring examples	Medium	12/31/2024		
CLG	Section 106 Reviews	Section 106 Reviews Windfarm meeting on 8/20	Medium	8/20/2024		
CLG	Governance	Set-up meeting for members of CLG (HDC) to complete requirements to maintain the status – Met on 6/28.	High	6/28/2024		
CLG	Tax Credits	Review any Historic Tax Credit Applications – 89 Easton Street Letter	Medium	8/31/2024		
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	9/30/2024		
Education	NHC/CLG education	Continuing education for commissioners from MHC – MassDEP Deconstruction Workgroup on July 11 – Abby will send the recording	Low	9/30/2024		
Education	Community education	Partner with Egan Maritime to educate the public about the recent shipwreck discovery – Grant announcement for 250th anniversary of American Revolution in 2026 and Holly will confirm interest	Medium	9/30/2024		
Education	Workshop	Propose a historic structure/disaster resiliency/conservation workshop with NHA/NPT – Planning underway – meetings 8/21 and meet 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

August 16, 2024 Meeting

10AM

131 Pleasant Street, Nantucket MA and via Zoom

Attendees:

Holly Backus

George Butterworth

Abby De Molina

Bill Murphy – 89 Easton Street homeowner

Linda Williams – member of public

Angus MacLeod – online

Clement Durkes – online

Rita Carr – online

Brian Lever from Epsilon Associates – online

Hillary Rayport – online

Agenda

- Roll call at 10:10AM *George is here, Abby is present, Holly is present; all in in person. Guests Bill Murphy and Linda Williams in person. Clement is present on zoom; Angus is present on zoom. Brian Lever and Hillary Rayport are online.*
- Public Comment
- Election of Officers *Wait until Rita is present and new commissioners.*
- Staff Update
 - National Alliance of Preservation Commissions conference *Holly discussed the program in West Palm Beach – great mix of people; visited Flagler Museum and architectural tour. We were able to get a scholarship because we are a CLG.*
- Historic Tax Credit Letter of Support for 89 Easton Street *Expected an award from April round and need a new letter for the upcoming August round. MHC Comments were positive. Exterior changes approved by HDC. Motion to write a letter by George, second by Abby. George – aye, Abby – aye, Clement – aye, Angus – aye. Thanks to Brian and Bill.*
- Demo delay citizen warrant article – letter of support *Letter is included in the packet. Rita joined at 10:20. Suggestion to put the article number from Ms. Rayport. Holly notes it was not included because did not have one at the time. Angus notes it will get it updated as it circulates but not necessary to update.*
- NP&EDC citizen warrant article – letter of support to include NHC on NP&EDC *Abby commented that we may want to wait until the NP&EDC workgroup. Holly noted that we have a member on the board today, in Abby, and that it makes sense to wait. Angus notes we do not have permanent vote. Ms. Rayport stated her reasons for support. Abby has reiterated that she thinks the group should wait until the workgroup concludes. Linda spoke with background on the commission and it came up previously and this group was dormant. There were 12 members and the town representative to get to 11. Most boards are regulatory and this one is advisory and is appointed entirely by the Select Board. She suggests the commission wait until the commission is the fully constituted to vote on*

writing the letter. Rita asked when the meeting is and Abby said it is Wednesday. Rita suggested we wait until we have a special meeting to write a letter but vote today that we support a voice historic preservation representative from the NHC to appoint someone to the NP&EDC. Rita – aye, George – aye, Angus – aye, Abby – abstain, Clement – aye.

- *Certified Local Government Memorandum of Understanding There was confusion on the CLG MOU – example from Framingham that is structured like us that Angus provided. It was hard to understand how there is not duplication since Holly sent Nantucket’s MOU, we already have which is the same structure. HDC wanted an additional MOU as part of the agreement to join the CLG. Angus asked if there has been any confusion between the HDC and NHC since the start of the CLG. Seems there is more desire by the HDC than by NHC. Angus proposes a workgroup to hammer out the language – Abby just suggested we wait until we have a larger commission to appoint members and Clement agreed. All agreed to table until we have a full commission.*
- *Ongoing survey work*
 - *Last chance to send Batch 5 Comments to Holly Please send to Holly so she can send to PAL (last section of Fish Lots).*
 - *Community Preservation Commission Survey funding update We supported PiN on West Monomoy and excited to see community engagement and Main Street preservation – extended the plan that was already started.*
 - *Newspaper database outage Rita mentioned end of June, Atheneum’s database is offline for 5-6 months before files are migrated to different service. PiN was going to rely on them but will be a huge delay – there are microfilm copies but it is much slower and time consuming. She has been using the Grace Brown Gardner collection at NHA that is digitized scrapbooks. Holly noted this is an issue for PiN and NPT doing general research, as well as PAL. Very difficult for those not on Nantucket. George noted there is some boilerplate language such as ‘sash has been replaced’ even if the sash is original. Angus said to please add the comments to the surveys where he can.*
- *Commission Goals*
 - *Discussion of possible CPC applications for September 6, 2024 deadline Abby reviewed and Holly mentioned the great presentation by the PiN students on August 9 and will circulate once available.*
- *Approval of Minutes – June 27, 2024 meeting and June 28, 2024 Certified Local Government meeting Motion by Abby, Second by Clement. Abby – aye, Clement – aye, George – aye, Rita – aye, Angus – aye.*
- *Other Business*

Motion to adjourn by Clement at 11.50PM, seconded by George. Clement – aye, George – aye, Rita – aye, Abby – aye, Angus – aye.