



# 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)

|                                       |                                                                                     |
|---------------------------------------|-------------------------------------------------------------------------------------|
| <b>Committee/Board/s</b>              | Nantucket Historical Commission                                                     |
| <b>Day, Date, and Time</b>            | Friday, January 17, 2025 10:00 AM – 12:00 PM                                        |
| <b>Location / Address</b>             | HYBRID MEETING REMOTE PARTICIPATION AND IN PERSON at 131 Pleasant Street, Nantucket |
| <b>Signature of Authorized Person</b> | Rita Carr (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!**

*Rita Carr (Chair), Angus MacLeod (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=N25KSGR2QldOeWFuc2tKUjCvaERGdz09>

Meeting ID: 943 3235 8504

Passcode: 770019

One tap mobile

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

### **AGENDA**

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

- Public Comment
- Staff Update
- Commission discussion: minimum maintenance of contributing structures (Town Code ch. 124-13) – 10 New Whale Street, 5 Candle Street
- Certified Local Government Memorandum of Understanding
- African Meeting House 200<sup>th</sup> Anniversary celebration
- Francis Street Beach Improvement Project
- New National Natural Landmark: Nantucket Barrier Beach and Wildlife Refuge
- Commission Goals
- Approval of minutes – December 20, 2024 meeting
- Other Business

**§ 124-13. Minimum maintenance of buildings and structures to which St. 1970, c. 395 applies. [Added 4-12-2004 ATM by Art. 55, approved 9-3-2004]**

- A. Owners of certain contributing buildings and structures in the Nantucket Historic District shall provide sufficient minimum maintenance as defined herein in Subsection B below, to the minimum extent necessary to keep such buildings from falling into a state of poor repair as may be identified hereinafter by the Nantucket Historic District Commission rules and regulations as contributing buildings and structures to the historic authenticity of the Nantucket Historic District. This provision shall only apply to the exterior architectural features of such contributing buildings and structures, as defined in St. 1970, c. 395, § 2A,<sup>1</sup> as amended, and also to the interior portions of buildings and structures which, if not adequately maintained, would cause the exterior architectural features to deteriorate or become damaged.
- B. In carrying out the responsibilities set forth in § 124-13A above, owners shall therefore be responsible for taking at least the minimum steps necessary to prevent the deterioration of the following items, which would, if allowed to deteriorate, cause a detrimental effect upon the character of the Historic District as to such contributing buildings and structures as follows:
  - (1) Foundations, exterior walls or other vertical supports (exterior or interior);
  - (2) Roofs or other horizontal members (including joists, beams, etc.);
  - (3) Chimneys or chimney support systems.
- C. In cases where deterioration has already progressed to an advanced stage, and where immediate removal is requested by the owner, the standard for razing in St. 1970, c. 395, § 6 shall apply.
- D. In all cases for such contributing buildings and structures, nonstructural exterior architectural features shall be repaired. In situations where it is impractical to repair the feature, or prohibitively expensive to replace it, it shall be stored safely until such time as it is possible to recreate the feature from the original pieces at reasonable expense.
- E. The Nantucket Historic District Commission upon application and after hearing, may grant a waiver from the requirements of this section upon a showing of impossibility, or financial hardship, or the occurrence of events beyond the owner's control, or such other exigent circumstances as the Commission may determine.
- F. Any person violating this section shall be subject to a fine or penalty in the amount of \$300, with each day to be considered as a separate violation. The enforcing person for purposes of Nantucket Code § 1-2 shall be the administrator of the Historic District Commission or his/her designee.

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1. Editor's Note: See Ch. A301, § A301-4, Historic District Commission.

**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 Mission of the Nantucket Historical Commission is to serve the public by protecting the National Historic Landmark of Nantucket. Nantucket's important historic resources include structures as well as their setting and context, the American and Native American artifacts, and the island's special visual quality, as expressed in the natural and built environment.

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

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

*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. Please see Appendix A.

***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, nothing in the above Memorandum shall be construed to alter or limit each commission's responsibilities under their respective state and local enabling legislations.

## **Appendix A: Nantucket Historic District Commission: Background & Objectives**

Nantucket Island, along with its sister islands Tuckernuck and Muskeget, is a Historic District<sup>1</sup> designated as National Historic Landmark<sup>2</sup> (NHL) listed in the National and State Registers of Historic Places. The District retains nationally important examples of architecture from Colonial, Federal, Greek Revival and Victorian periods, and their 20<sup>th</sup> century counterparts. The National Register of Historic Places lists more than 5,000 Contributing Structures within the District. Comprised of some 30,000 acres it is the largest conventional historic National Historic Landmark District in the contiguous United States.

As a whole and in constituent parts the areas are commonly referred to as the Nantucket Historic District. Within the Nantucket Historic District all areas are of historic consequence and two areas of extraordinary consideration exist; the latter two are i) the Nantucket town core historic district, referred to as the Old Historic District (OHD), and ii) the Siasconset village core historic district, referred to as the Sconset Old Historic District (SOHD).

*The built environments of these special lands are afforded certain protections, provided by certain practices:*

- Within the entirety of the Nantucket Historic District no building or structure shall be constructed or altered in any way that affects or creates exterior architectural features—unless and until the appropriateness of such construction or alteration is first reviewed and then approved by the Nantucket Historic District Commission (locally, the HDC).
- Property owners become involved with the HDC, directly or through an agent, when they seek to erect, reconstruct, or alter any structure or exterior architectural feature (equipment, component, driveway, landscape architecture, etc.).
- For proposed construction or alteration to be reviewed a properly completed application for an HDC Certificate of Appropriateness (COA) must be submitted. The HDC reviews the application and related information to make a determination subject to the Acts<sup>3</sup>, and regulations and guidelines<sup>4</sup>, and its common practices.
- An HDC determination will indicate the appropriateness of proposed construction or alterations, including its size, shape and siting, along with any conditions required of approval, or a denial will be issued. Where approval is granted an HDC Certificate of Appropriateness (COA) is issued. Work without an approval is subject to fines and other measures. [Note that HDC approval indicates compliance with its requirements only—approval confers no rights outside of those enumerated within the Acts—it is the sole responsibility of an applicant to determine and secure any other regulatory review and approval (e.g. Conservation Commission, Planning Board, Zoning Board of Appeals, homeowner or condo association, etc.)].

*To effect these protections the HDC's Mission, it's charge under the Act, 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." In these matters, the HDC is the sole adjudicatory authority.*

Worth noting too, a strong contributor to Nantucket's preservation and related protections is the Nantucket Historical Commission (NHC). The NHC charge is to create plans for the preservation of Nantucket, to advocate through the Town's Select Board on issues of historic preservation, to create educational opportunities, and to oversee state requirements for archaeology. (<https://www.nantucket-ma.gov/439/Nantucket-Historical-Commission>)

<sup>1</sup> Federally, as an NHL, and under Commonwealth of Massachusetts Special Law, Acts 1970 Chapter 395 (as amended).

<sup>2</sup> Under the National Historic Preservation Act of 1966 (as amended).

<sup>3</sup> Nantucket Historic District Commission establishing Acts, the Commonwealth of Massachusetts Special Law, Acts 1970 Chapter 395 (as amended). Chapter 395 is a singular act of the Commonwealth predating promulgation of requirements of and for other Massachusetts historic district commissions (Massachusetts General Law Chapter 40C: Historic Districts). Further protection is provided under MA 950 CMR 71.00: Protection of Properties included on the State Register of Historic Places.

<sup>4</sup> <https://www.nantucket-ma.gov/537/Building-With-Nantucket-In-Mind>

# Local Historical Commissions in Massachusetts

## *A Summary Sheet for New Commission Members*

William Francis Galvin, Secretary of the Commonwealth  
Chairman, Massachusetts Historical Commission

Local Historical Commissions are an important part of municipal government in Massachusetts. Almost all cities and towns in Massachusetts have established a local historical commission. Historical Commissions are responsible for community-wide historic preservation planning.

### Inventory Forms

Compiling a historic properties inventory is an essential first step for a Historical Commission. This is done on MHC inventory forms. Inventory forms address the first task of preservation planning - Identification. The front of a sample inventory form is shown to the right. For more information, contact MHC for a guidebook entitled *Historic Property Survey Manual*.

### National Register Nominations

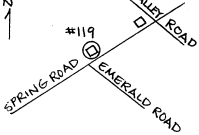
After a comprehensive inventory is compiled is the preparation of National Register nominations. The National Register of Historic Places is a federal listing of buildings, structures, sites, objects and districts significant in our nation's history, culture, architecture or archaeology and that are worthy of preservation. The National Register is a formal recognition of the significance of the property but places absolutely no restrictions or conditions on private property owners unless there is state or federal involvement in a project or unless some other regional or local regulation is in effect.

### Survey and Planning Grants

While inventory forms and National Register nominations may be done through local volunteer efforts, many Local Historical Commissions in Massachusetts will apply for a matching Survey and Planning grant. With an S&P grant, a Historical Commission can hire a professional preservation consultant to prepare the documents. S&P grants are awarded annually by the Massachusetts Historical Commission and are available for inventory form preparation, National Register nominations, preservation plans and public information documents.

### Massachusetts Preservation Projects Fund

As a member of a Historical Commission, you may be interested in seeing a municipally owned property in town rehabilitated for a new use or restored. The MPPF is a state-funded matching grant program available to cities and towns and non-profits for the restoration and rehabilitation of significant properties.

| FORM B - BUILDING                                                                                                                                                                                                                                                                                                                        |  | Assessor's number                                                                    | USGS Quad | Area(s) | Form Number |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------|-----------|---------|-------------|
| MASSACHUSETTS HISTORICAL COMMISSION<br>MASSACHUSETTS ARCHIVES BUILDING<br>220 MORRISSEY BOULEVARD<br>BOSTON, MA 02125                                                                                                                                                                                                                    |  |                                                                                      | Lynn      |         | 119         |
|                                                                                                                                                                                                                                                        |  | Town <u>Nahant</u>                                                                   |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Place (neighborhood or village) _____                                                |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Address <u>80 Spring Road</u>                                                        |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Historic Name <u>J. T. Wilson House</u>                                              |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Uses: Present <u>residential</u>                                                     |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Original <u>residential</u>                                                          |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Date of Construction <u>1882-1883</u>                                                |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Source <u>J. T. Wilson Job List</u>                                                  |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Style/Form <u>Queen Anne</u>                                                         |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Architect/Builder <u>J. T. Wilson (builder)</u>                                      |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Exterior Material: _____                                                             |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Foundation <u>uncut stone</u>                                                        |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Wall/Trim <u>clapboard, wood shingle</u>                                             |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Roof <u>asphalt shingle</u>                                                          |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Outbuildings/Secondary Structures <u>none</u>                                        |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Major Alterations (with dates) _____                                                 |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Condition <u>good</u>                                                                |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Moved <input checked="" type="checkbox"/> no <input type="checkbox"/> yes Date _____ |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Acreage <u>less than one acre</u>                                                    |           |         |             |
|                                                                                                                                                                                                                                                                                                                                          |  | Setting <u>residential</u>                                                           |           |         |             |
| Sketch Map<br>Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north. |  |                                                                                      |           |         |             |
|                                                                                                                                                                                                                                                       |  |                                                                                      |           |         |             |
| Recorded by <u>Northfields Preservation Associates/MHC</u>                                                                                                                                                                                                                                                                               |  |                                                                                      |           |         |             |
| Organization <u>Nahant Historical Commission</u>                                                                                                                                                                                                                                                                                         |  |                                                                                      |           |         |             |
| Date (month/year) <u>June 1989/edited June 1992</u>                                                                                                                                                                                                                                                                                      |  |                                                                                      |           |         |             |
| Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.                                                                                                                                                                                                                                          |  |                                                                                      |           |         |             |

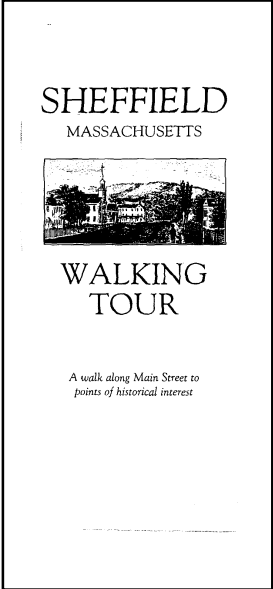
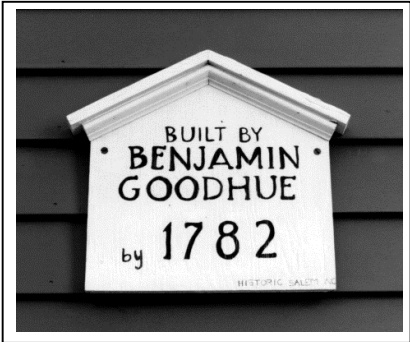
*The front of an inventory form includes information such as the address historic name, date of construction and style. The following pages of an inventory form include a historical narrative and architectural description.*

**Section 106 and Chapter 254**

Historical Commissions may occasionally receive inquiries from the Massachusetts Historical Commission or state or federal agencies asking for comments on a proposed “state or federally involved” project in your community that may impact on historical or archaeological resources. Section 106 and Chapter 254 are federal and state laws that require MHC review when a state or federally involved project is undertaken in Massachusetts. Examples of state or federally involved projects include state funded road widening projects, telecommunications towers that need an FCC license and school rehabilitations although there are many others. MHC reviews over 8,000 federal or state involved actions each year. As part of these reviews, local historical commission are encouraged to participate.

**Public Relations**

As a Historical Commission, it is important for you to get the message across that your community’s historic resources are important to preserve. Typical methods include walking tours, plaque programs, newspaper articles, lectures, newsletters, distributing inventory forms and school programs.



**Advising Your Municipal Leaders**

Historical Commissions advise elected officials and other boards on historic preservation issues. Issues could include zoning changes, the re-use of municipally owned historic buildings, master planning or preservation of historic landscapes.

**Demolition Delay Bylaws**

Ordinarily, Historical Commissions do not have a regulatory function. However, many towns, through local bylaw passed at town meeting, have given their Historical Commission additional authority such as demolition delay bylaws. With a demolition delay bylaw, a Historical Commission can delay the demolitions of historically significant property in the hopes of finding an alternative to the demolition.

**Preservation Plans**

A Historical Commission may find that a Preservation Plan is needed to better coordinate the many activities that will help to preserve the community.

**Local Bylaws and Ordinances**

A Historical Commission may seek to create or change local bylaws to better protect historic resources. Examples might be local historic districts, demolition delay bylaws, scenic road bylaws or village center zoning. For more information, contact MHC for a copy of *Preservation through Bylaws and Ordinances*.

**Similar Names and Different Responsibilities**

A Historical Commission is often confused with a Local Historic District Commission and a Historical Society. It is important that you understand the difference between these three organizations. Local Historical Commissions are the official agents of municipal government responsible for community-wide historic preservation planning. Local Historic District Commissions are the review authority responsible for regulatory design review within designated local historic districts created through town meeting or city council vote. Note that in some communities with local historic districts, the Historical Commission and Historic District Commission are combined. A Historical Society is a private, non-profit organization. Historical Societies often preserve local history through house museums, maintaining collections and records and public programs.

For additional information, contact the Massachusetts Historical Commission at (617) 727-8470 for copies of the *Preservation Planning Manual and Current Activities of Historical Commissions in Massachusetts*.

🟢 = 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<br><b>Holly waiting Phase III Batch 5 feedback early January 2025</b>                | High     | 1/31/2025 | 🟢               | 🟢              |
| Grants     | Funding programs                | Advocating for expansion of the historic tax credits program <b>Rita reached out to Preservation Mass but no response yet.</b>                                 | Medium   | Ongoing   | 🟢               | 🟢              |
| Grants     | CPC Grant for local Structures  | Support the historic preservation of Main Street – first apply for CPC funds, then federal/state funds <b>Digitizing the deeds is on the radar.</b>            | Medium   | 1/31/2025 | 🟢               | 🟢              |
| Grants     | Sewer Force Main                | Support Winter Street cobblestone project – neighbors want to put back on Steps Lane; <b>David Gray will keep Holly in the loop.</b>                           | Medium   | Ongoing   | 🟢               | 🟢              |
| Grants     | NPS Grants                      | Explore the possibility of utilizing NPS funds for local projects – <b>NPS was at the conference and outlined grants: Holly will bring examples.</b>           | Medium   | 1/31/2025 | 🟢               | 🟢              |
| CLG        | Section 106 Reviews             | Section 106 Reviews <b>Brona Simon did sign the MOU for Southcoast Wind on 12/12. Permit may be issues on 12/20</b>                                            | Medium   | Ongoing   | 🟢               | 🟢              |
| CLG        | Governance                      | Workgroup established to update MOU – <b>Will update draft and have Holly present to Town Counsel.</b>                                                         | Medium   | 1/31/2025 | 🟢               | 🟢              |
| CLG        | Tax Credits                     | Review any Historic Tax Credit Applications Letter for <b>89 Easton Street due in early January 2025</b>                                                       | Medium   | 1/31/2025 | 🟢               | 🟢              |
| CLG        | Education                       | Summarize <i>Building with Nantucket in Mind</i> – super index will take precedence over any video as discussed as with CLG                                    | Medium   | Ongoing   | 🟢               | 🟢              |
| Education  | NHC/CLG education               | Continuing education for commissioners from MHC                                                                                                                | Low      | Ongoing   | 🟢               | 🟢              |
| Education  | Community education             | Partner with Egan Maritime to educate the public about the recent shipwreck discovery – <b>Grant announcement passed along – NHA, NPT, MMA, Sconset Trust.</b> | Medium   | Ongoing   | 🟢               | 🟢              |
| Education  | Workshop                        | Propose a historic structure/disaster resiliency/conservation workshop with NHA/NPT – <b>Planning underway – NHA hosting workshops with ICR.</b>               | Medium   | 1/31/2025 | 🟢               | 🟢              |
| Engagement | Engage peers                    | Ongoing collaboration with groups (NPT, PIN, Sconset Trust, NHA, MMA, Egan Maritime, etc.)                                                                     | Medium   | Ongoing   | 🟢               | 🟢              |

## Nantucket Historical Commission

December 20, 2024 Meeting

10AM

131 Pleasant Street, Nantucket MA and via Zoom

### Attendees:

George Butterworth (Commissioner)  
Rita Carr (Commissioner)  
Clement Durkes (Commissioner)  
Holly Backus (staff)  
Abby De Molina (Commissioner) – online  
Angus MacLeod (Commissioner) – online  
Sarah McLane (Commissioner) – online  
Diane Coombs (Commissioner)  
Mary Bergman (Nantucket Preservation Trust) - online  
Brian Lever (Epsilon) – online  
William Murphy (owner of 89 Easton Street) – online  
Hillary Rayport – online

### Agenda

- Roll call at 10:00AM *Commissioners George, Rita, and Clement are present in person. Holly as staff is also present in person. Commissioners Abby, Angus, and Sarah are online. Mary Bergman from NPT, Brian Lever from Epsilon, William Murphy, and Hillary Rayport are also present online. Commissioner Diane Coombs joined online at 10:20.*
- Public Comment *None*
- Staff Update *MHC has provided all comment to PAL and they have received our comments and will be working on it through early next year. Next staff member at the beginning of 2025.*
- Historic Tax Credit Project Letter of Support – 89 Easton Street (repeat submission) *Brian noted there have been no changes and all conditions have been satisfied. Motion by Angus to submit a renewal letter for the January 2025 deadline, second by Abby. Angus – aye, Abby – aye, Sarah – aye, Clement – aye, George – aye, Rita – aye.*
- Certified Local Government Memorandum of Understanding *Rita presented the draft with the changes discussed at our prior meeting. Discussion of Massachusetts Historical Commission's guide for Local Historic Commissions. Suggestion to send to town counsel and ask about legalese of 'special note' being included. Motion to send enable Holly to send the draft to Town Counsel by Abby, second by Angus. Abby – aye, Angus – aye, Sarah – aye, Clement – aye, George – aye, Rita – aye.*
- Letter in response to National Alliance of Preservation Commissioners report *Note it is great for us to show support. Holly noted Nicki Sherriff has received a scholarship from Nantucket Preservation Trust for further preservation education. For the letter, highlight that with the additional land use specialist role we still are supportive of the addition of preservation staff specifically. Motion to enable Rita to update the letter to include this language and send it by Clement, second by Angus. Clement – aye, Angus – aye, George – aye, Abby – aye, Sarah – aye, Diane – aye, Rita – aye.*

- Commission discussion: minimum maintenance of contributing structures (Town Code ch. 124-13) – 10 New Whale Street, 5 Candle Street *Highlight the language on the statute section C and noted we are awaiting the report from the National Grid's report from their engineer and will discuss next month. HDC will discuss Jan 14 and we can add to our Jan 17 agenda. Suggestion to add to agenda for next month. Question if we can have independent analysis on the site done but Sarah pointed out that HDC can require it, but the property owner would need to provide permission. Third party could be hired by a body to do it, but it would have to be the HDC.*
- Commission Goals Abby reviewed. *Discussion on the sidewalks and what great work they have been doing with the Liberty Street Sewer project. Holly will ask David Gray for some documentation for the commission.*
- Approval of minutes – November 15, 2024 meeting *Motion to approve the minutes by Clement, second by George. Clement – aye, George – aye, Abby – aye, Angus – aye, Diane – aye, Sarah – aye, Rita – aye.*
- Other Business *Link to Master Plan survey – due by Jan 13, 2025. Historic newspaper database at Atheneum is back up.*

***Motion to adjourn by Angus at 11:01AM, seconded by Clement. Angus – aye, Clement – aye, George – aye, Sarah – aye, Diane – aye, Abby – aye, Rita – aye.***