



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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

RECEIVED

2026 APR 07 PM 02:40
NANTUCKET TOWN CLERK
Posting Number:T 261

Committee/Board/s

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

Day, Date, and Time

Friday, April 10, 2026; **4:00pm**

Location / Address

REMOTE PARTICIPATION VIA ZOOM

Information on viewing the meeting can be found at:

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

Stephen Welch Chair (HDC)

Rita Carr, Chair (NHC)

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

NANTUCKET CERTIFIED LOCAL GOVERNMENT

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

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

<https://us06web.zoom.us/j/87803228364?pwd=Nscv2bKsG7WisZmOMYj3Sg9uDjx5Jl.1>

Meeting ID: 878 0322 8364

Passcode: 544891

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

Alternate Commissioners: Carrie Thornehill, Joe Paul, Connie Patton

NHC Commissioners: Rita Carr (Chair), Angus MacLeod (Vice-Chair), Abby De Molina, Clement Durkes

Staff: Holly Backus, Nickesha Sheriff, Cathy Flynn, Fiona Johnson, Sara Johnson

AGENDA

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

OPEN MEETING

Stephen Welch, HDC Chair
- Roll call & acceptance of agenda

Rita Carr, NHC Chair
- Roll call & acceptance of agenda

Welcome from CLG Coordinator – Holly Backus, Preservation Planner
Nantucket is part of the **Certified Local Government Program** as of **March 19, 2021**.

CLG Discussion

- A. Annual Town Meeting Articles (of Preservation Concern)
 - Article 33 & 24: Community Preservation Committee (*CPC*)
 - Article 39: Demolition Delay (*Town Petition*)
 - Article 63: Preexisting Nonconforming Uses (*Citizen Petition*)
 - Article 72: Town Bylaw – Ch.124-9 Permit for razing required. (*Citizen Petition*)
- B. Ongoing Survey Projects (Update by Staff):
 - FY23 MHC Grant – Brant Point with Easton Architects (filed work next week)
 - Community Wind Farm Fund Survey Project – Town owned historic resources with Chronicle Heritage (filed work end of April)
 - FY24&26 CPC Survey Project with PIN – West Monomoy/New Guinea/ Newtown – Phases I &II
- C. Future Projects (Update by Staff):
 - FY26 CPC Survey Project with PIN – Historic Farms Survey – Phase I
 - FY26 CPC – Historic Aerials Scanning
 - FY26 CPC – Additional funding for BWNIM codification/update
 - FY26 MHC Grant – Preservation Plan
- D. Continuing Education:
 - National Alliance of Preservation Commissions (NAPC) Webinars (FREE with CLG Membership)
 - *March 25, 2026 – Partners in Preservation: Preservation Organizations & Commissions*
 - Advisory Council on Historic Preservation (ACHP) Webinars
 - National Trust for Historic Preservation (NTHP) Webinars
- E. Follow Up:
 - For Realtors: Nantucket Association of Real Estate Brokers (NAREB):
“*Selling Historic Properties – Nantucket Edition*”
UPDATE: October 2025 presentation by Holly, Sarah & Mary Bergman
 - Proposed Senate Bill S1428 & House Bill 4331 to amend MGL Ch40 Section 8D (historical commissions) and Ch40C (historic districts) and what this means to the Nantucket Historic District.
UPDATE: Massachusetts History Alliance March 27, 2026 – A Conversation on how best to support town-based preservation with state legislation.
 - Preservation Staff – Congratulations to Nicky Sheriff on successfully completing the Historic Preservation Program at Boston Architectural College!
- F. Next Steps for CLG / Bi-annual Meeting Dates
 - How can the NHC assist HDC?
 - Other business

Close CLG Meeting:

- HDC Chair
- NHC Chair

- **Historic Properties Survey Plan – adopted created by PAL, Public Archaeology Laboratory, Inc.**
SURVEY PLAN: [Historic-Properties-Survey-Plan-PDF \(nantucket-ma.gov\)](https://www.nantucket-ma.gov/historic-properties-survey-plan-pdf)



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- FORM Bs – aka HDC Surveys

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

FORM B – BUILDING

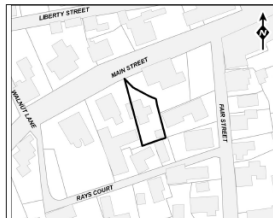
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Photo 1. 74 Main Street, looking southeast.

Locus Map



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

Organization: Nantucket Historical Commission

Date (month / year): July 2023

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

43.3.17/169 Nantucket NAN C NAN 3244
LHD 6/4/1970 NRDIS NHL 11/13/1966

Town/City: Nantucket

Place: (neighborhood or village): Nantucket Town (Fish Lot)

Address: 74 Main Street

Historic Name: Charles D. Marsh and Fannie Lull House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: 1890

Source: Inquirer & Mirror 1890

Style/Form: Queen Anne/Victorian Eclectic

Architect/Builder: Bassett Jones (Architect); E.C. Bennett (builder); James W. Folger (wood carver)

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood shingles/Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures: None

Major Alterations (with dates): 1-story addition to rear elevation, 1909–1923; replacement wood-shingle cladding, late 20th–early 21st c.; asphalt-shingle roof, late 20th–early 21st c.

Condition: Good

Moved: no ☒ yes ☐ Date:

Acres: 0.13 acres

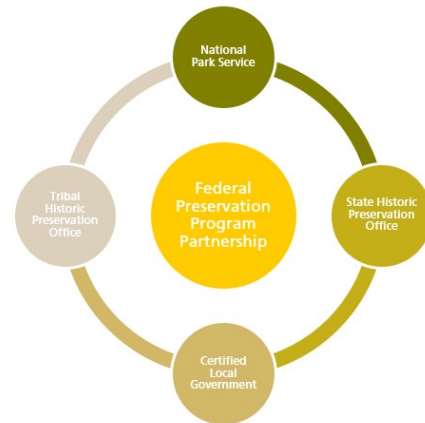
Setting: The building occupies an irregular-shaped parcel on the south side of Main Street, roughly equidistant between Fair Street and Ray's Court. It is bounded by the road to the north and 19th century residential properties to the south, east, and west. A brick, granite, and stone sidewalk with 19th century granite curbing spans the property along Main Street. A brick walkway connects the road to the dwelling, which is set far back from the street. A cobblestone driveway associated with the neighboring dwelling abuts the property on the west. A dense row of trees and a privacy fence run along the east property boundary, a row of hedges encloses the front yard.

Required CLG responsibilities:

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

Required Coordinator responsibilities:

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



Preservation through public & private partnerships!

Local Partnerships:

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

National Partnerships:

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

Benefits:

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

CLG funding – paid membership for all members to NAPC!

Happy 5 Year Anniversary, Nantucket CLG!