

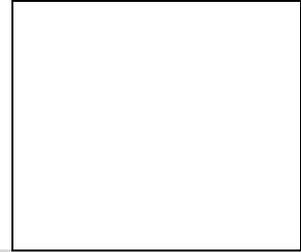


MEETING POSTING

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, June 5, 2020 3:30 PM
Location / Address	"REMOTE PARTICIPATION VIA ZOOM Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached);

NANTUCKET HISTORICAL COMMISSION

Signature of Chair/Authorized Person Hillary Hedges Rayport

- Note: The meeting will be recorded and posted for replay on the Town's Government TV YouTube Channel: <https://www.youtube.com/channel/UC-sgxA1fdoxtelNzRAUHxA>

www.nantucket-ma.gov

Commissioners: Clement Durkes, Angus Macleod (Vice Chair), Tom Montgomery, Georgia Raysman, Mickey Rowland, Hillary Hedges Rayport (Chair), David Silver (Secretary)

Associate Commissioners: Ben Normand, Don DeMichele **Staff:** Holly Backus

Join Zoom Meeting

<https://zoom.us/j/95720791995?pwd=MjA2ZDAvNGVNUW5QbzIiBWkY3OW1pUT09>

Meeting ID: 957 2079 1995

Password: 473207

To join by phone (audio only) +1 646 558 8656 US (New York)

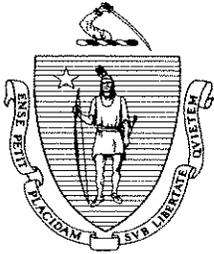
Meeting ID: 957 2079 1995

Password: 473207

AGENDA

- Establishment of a Quorum
- Public Comment
- Approval of the minutes of the 2/24/20 meeting
- Staff & Chair Update
 - Municipal Vulnerability Study
 - Training – National Alliance of Preservation Commissions CAMP
 - Appointments, NHC Resource Board
- Rehabilitation of Historic Streets
 - Developing historic goals for DPW
 - Preservation Engineering study
- Discussion of the Mission and Goals of the NHC
 - Becoming a Certified Local Government
 - Surveying and Historic Review
 - Working with Nantucket preservation non-profits

- Objectives and Key Results



OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus (“COVID-19”); and

WHEREAS, many important functions of State and Local Government are executed by “public bodies,” as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention (“CDC”) and the Massachusetts Department of Public Health (“DPH”) have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 6:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in cursive script, reading "Charles D. Baker". The signature is written in dark ink and is positioned above a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

Minutes of Nantucket Historical Commission Meeting – February 24th, 2020

Establishment of Quorum

Commissioners Present: Tom Montgomery, Georgia Raysman, Mickey Rowland, Angus Macleod, Hillary Rayport, Don DeMichele, and David Silver

Others Present: Rob McNeil, Andrew Vorce and Matt Fee

Public Comment: None

Hillary: Motion to approve minutes

All in favor: Hillary, David, Clement, Tom, Angus, Mickey and Ben

Discussion with DPW Director Rob McNeil, regarding sidewalks.

- Our collective goals are 1) to keep the town of Nantucket's streets and sidewalks walkable and well maintained for its many visitors and residents, and 2) to be a leader in preservation, as befits our status as a National Historic Landmark and prime destination for heritage tourism.
- NHC said that being a leader in preservation means keeping our town not only looking historic, but also preserving, for future generations, the historic artifacts we have which includes the historic materials in the streetscape. We do this by following published best practices well understood by government, academia, and non-profits concerned with preservation, regarding the handling and care of these materials.
- Mr. McNeil stated the DPW would like the NHC to develop and present historic goals for sidewalks and streets.
- There was discussion about the current draft guidelines for maintenance of historic streets and walks, developed by the Historic Commission. Mr. McNeil said he is not accustomed to others providing actual specifications, rather, the NHC should provide goals, and the DPW would develop specifications to meet the goals. DPW goals are for durability, safety, accessibility. Methods specified must be ones available contractors can implement. Work must be performed in a manner that can be guaranteed by the contractor. Maintenance going forward must be manageable.
- There was discussion about the practice of excavating historic curbs and resetting them in concrete. The NHC maintains that this is an inappropriate treatment of historic material, which may be more fragile than the concrete. Mr. McNeil stated that concrete could be removed from granite if necessary, and the concrete is necessary as a firm base, for maintenance and safety purposes.
- There was discussion about how to bridge the difference of views and build knowledge of available alternatives in order to develop and defend viable approaches that meet both NHC and DPW goals. We discussed the possibility of procuring more information from an experienced preservation engineer. The NHC has been developing the idea of a friends group that could fund consulting engagements such as this. A possible engineer would be SGH, out of Waltham. Assuming a friends group or other group might retain SGH or another

comparable engineer, Mr. McNeil agreed to meet with him, answer questions, share information, and consider the advice that is offered.

- The discussion moved on to other transportation and infrastructure projects. Ms. Rayport asked for more information about which projects are overseen by the Planning Commission (aka NP&EDC) and which are overseen by the Town and the DPW. The answer is it depends -- the Planning and DPW work together on projects and asked to have input earlier on from the NHC. We discussed that the NHC has been asking for opportunities to give input, and hasn't always gotten a response (eg. Complete Streets projects have been presented to R&ROW and BPAC, but NHC has asked for a briefing and not had a response). The NHC will provide input at the earlier of: when we are asked for it, or when we feel it is needed and have the information to evaluate. We trust communication lines will only get better from here. The Commission noted the DPW Public Information Session planned for April, to discuss the downtown sidewalks, and proposed we might have a walk around with the DPW prior to the next NHC meeting in March.
- Mr. Norman commented that the NHC is part of the town and should have an opportunity to provide feedback to project owners prior to public meetings. The NHC should not be giving our input for the first time in the context of a public meeting. As stakeholders, we should have the opportunity to give feedback in advance and have that feedback incorporated prior to public meetings. This allows the "Town" to speak with one voice and builds trust among the public.
- We also briefly mentioned the amendment to the existing bylaw limiting road construction that NHC proposed for ATM but pulled pending more discussion with Mr. McNeil. The amendment will be proposed for special town meeting in October. It would make it illegal to remove, or cause to be destroyed, historic material from the streets. Mr. McNeil commented that "that may be necessary". NHC will share the proposed amendment with DPW in advance.

Andrew Vorce provided an update on the Master Plan Project

-goal right now is to bring this to the April 2022 ATM. Mr. Vorce suggested the commission read up on the Nine Elements of the Master Plan (Land use, implementation, cultural and historical goals, etc.)

Discussion of articles for ATM 2020.

- Two important Committees in charge of the articles
 - i. Finance Committee (FINCOM)
 - ii. Planning Board
- These two boards will make motions in regard to each article
- The primary motion itself has to stay within the scope of the given article
- Selectmen will also give their comment. They control the warrant

Article 62: Preservation of Historic Structures

Would create a new concept of "demolition delay" to determine if the structure is both...

1. Historically significant
2. Preferably preserved

- This article, if passed, would create more time before a building is demolished so that I could be moved or saved
- The hope is that buildings outside of historic districts would be eligible for “demolition delay”
- The article has issues and will likely be pulled. But the problem of demolitions and the HDC’s permitting of them is an ongoing concern.
- Another reason for the NHC and HDC to coordinate and support each other.
- Commission will review Planning Board’s comment and offer our thoughts (if necessary)
- HDC tentatively scheduled March 31st for an organizational meeting that would include the NHC. Holly is working on that with Kathy and Ray to set that up.
- There will also be the May 29th joint training with the HDC.
- We will develop an agenda to talk about the joint goals between the two Commissions

Ms. Rayport raised the question, mentioned in a zoning article asking for screening, about too-tall hedge rows that disrupt views. Leland Cyprus is a non-native species popular as a hedge, that can grow upwards of 50ft and is commonly used to screen in pools, etc. The group discussed and decided that while this is a concern, the particular article proposed for ATM is not one that is primarily about hedges. Mr. Vorce asked if the NHC would like to comment on the proposed zoning article prohibiting pools in some areas.

Planning Board has an article that would restrict R1 and SR1 R5 limited minimum of 7500sqft

- FINCOM has decided that they don’t agree with the planning board’s recommendations for pools
- FINCOM believes that homes with pools could generate more rental income, and since there is a short-term rental tax, the town could benefit financially from additional pools. Homes with pools typically rent for about \$5 – \$10k more
- NHC voted unanimously to write a letter in support of the article limiting pools, and send it to the Select Board

There being no other business, the meeting was adjourned.

NHC Resource Board

To consider how the NHC might benefit from additional expertise provided by a volunteer resource board comprised of skilled practitioners familiar with Nantucket.

These experts could be called upon to volunteer specific information or advice, when required.

Proposed members of the resource board

Dr. Frances Karttunen Author of 11 books on various aspects of Nantucket History, member of several boards concerned with history and the study of indigenous languages.

Betsey Tyler Former research chair of the NHA; author of more than forty individual Nantucket house histories. Author of three books on Nantucket History and the 2015 NHA Historic Properties Guide

Michael May, MS, Historic Preservation, former Executive Director of the Nantucket Preservation Trust

Mary Bergman, MS, Public History, Executive Director, Nantucket Preservation Trust

Morris (Marty) Hylton III, Director, Preservation Institute, Nantucket and Preservation Institute, St. Augustine; Director of Historic Preservation and Associate Scholar at the University of Florida's College of Design, Construction and Planning where his research focuses on community engagement, 3D imaging technology, and preserving heritage sites of the recent past, particularly postwar modern architecture and resources.

Brian Pfeiffer, Architectural Historian with 40 years experience working on and studying Nantucket

Penelope Austin, preservation builder with special expertise in restoration of historic structures

PRESERVATION GOALS FOR HISTORIC PAVEMENT

revised and condensed, June 2020

Nantucket is exceptional for the quantity of original 19th and early 20th century paving materials and street artifacts persisting in their original conditions and locations. Many of paved areas have endured for close to 200 years.

Maintaining the visual integrity and irreplaceable historic resources of Nantucket is a priority for tourism, culture, civic pride, and the context of our daily lives. These guidelines for preservation of historic walkways are presented by the Nantucket Historical Commission.

Proposed Guidelines

Sidewalks:

- Existing historic sidewalks should be retained and maintained. Paving material from the 19th and early 20th century that has endured intact shall be maintained in place with the objective of enduring for the use of future generations.
- Replace only those portions that are deteriorated beyond repair. If replacement is necessary, the replacement shall replicate the original design.
- Old curbstones and flagstones should not be lifted if they are secure, in good repair, and acceptably flat. The reason for this is firstly that walks settle and form to use over time, and this contributes to their historic character. Secondly, lifting materials introduces opportunities for cracking and loss. If it is necessary to lift or temporarily remove historic paving, care must be taken not to damage material. Materials should be reserved appropriately and re-installed in original order.
- Historic stones are of varying formation and can be softer than modern bonding material. Concrete or other bonding should not be applied to historic stone or brick, because it can lead to the failure of the stone. In addition, concrete can compromise the reuse of historic material in the future. When a firm bedding is required, alternative materials compatible with historic masonry should be employed.
- When trees roots deform pavement, a certified arborist should advise on whether or not tree roots can be trimmed to make a flat base for the pavement. If this is not possible for accessibility reasons, other designs should be considered based on the individual situation.
- Sourcing and pre-qualifying conservation contractors is a necessary preliminary step for working on historic pavement. Typically, general contractors lack this expertise. The involvement of a skilled mason in the planning and execution of re-laying historic paving is essential.

Sidewalk Modifications

As a matter of policy, sidewalks in the OHD should not be changed in shape or scale. If it is necessary to modify the shape and scale for reasons of safety or accessibility, design review by the Historic District Commission and historic review by the

Historical Commission should be involved from the earliest stages of the discussion.

- Avoid re-laying historic material in modern layouts or introducing modern forms that are incongruous with a historic setting. Ensure that, where required, the widening of a footpath is a contemporary addition in sympathy with the historic one, conserving its key characteristics. (see Exhibit A).
- Avoid creating new routes or configurations that would remove surviving historic elements or features
- Retain historic curbstones. Where these are not continuous, consolidation into one part of a street may be acceptable following agreement with the HDC or NHC. Where original material was removed and preserved, it should be restored to its original location.
- Where strong, cement-based materials are used to point or bed new work this should not be allowed to come in contact with historic paving stones or adjacent historic buildings.
- Select new materials carefully. New granite paving often has a sawn finish. It can take generations of wear to eventually expose the grain of this material. It is recommended that careful specification and quality control be carried out to ensure a texture and color which enhances the historic streetscape, particularly where this is used in conjunction with historic pavements. In the case of brick, color and finish of the brick should be selected based on samples of existing correct brick.
- Existing conditions must be documented per HDC requirement.
- Abutters should be notified.

New Sidewalks

- New Sidewalks everywhere on Nantucket should consist of materials appropriate for their setting. Depending on the location, this could be brick with granite curbing, asphalt, or concrete.
- The HDC will approve materials and design.
- Abutters should be notified.

Historic Streets

Nantucket has several streets entirely paved with cobblestone, as well as a street of yellow vitrified brick, and several of Belgian Block. In addition, other streets that are now paved with asphalt have early cobblestone paving that survives beneath the asphalt.

- Cobblestone streets, curbs and walks work together as a system, with the curbs holding the cobblestones in place. Restoration of significant streets such as Upper Main Street should be considered as a system.
- Cobblestones are traditionally set on a compacted sand base, and set in sand. This provides a flexible surface and proper drainage important for long life of the road. A permeable surface also aids in storm water management and is critical to the health of trees. However, they will deform under very heavy loads.
- The benefits of introducing a more rigid sub-base can be weighed against the drawbacks, which include a risk to trees and foundations, more difficulty servicing utilities, and storm water management.
- Rebuilding the cobblestone road should be approached as a restoration, with

- advice from a qualified preservation engineer.
- Disruption of the rubble foundations of historic homes adjacent to the street must also be considered when designing changes to the road.
 - If historic material is excavated, it should be documented and retained. Discoveries should be reported to the Historical Commission.

Review and Approval Process

Repairs to existing walks and streets may proceed without review by the HDC in all cases where the repairs are not changing the shape or materials of the walk or street. Guidelines for repair and material handling should be followed.

New construction, lifting and rebuilding, and redesign of walkways requires a Certificate of Appropriateness or a Waiver from the HDC. Work should follow the Nantucket guidelines for sidewalk repair. Existing conditions should be documented. Abutters should be notified.

The HDC and DPW will find it desirable to streamline approvals, especially where historic materials are not involved. HDC staff may issue a Certificate of Appropriateness or a Waiver administratively.

In the case of walkway rebuilding or redesign in the Old Historic District, the Historical Commission should be consulted prior to application with the HDC. This is necessary by law when state and federal funds are being used (requiring Massachusetts Historical Commission review), but will be helpful to the HDC and the DPW in all cases. The HDC may decide to issue a Certificate of Appropriateness administratively based on a recommendation from the Nantucket Historical Commission.

If conflicts arise between the Massachusetts Architectural Access Board standards for accessibility, and the preservation needs of the sidewalk, a joint discussion with the Commission on Disabilities and Historical Commission is in order, and a waiver can be requested.

Exhibit A



Historic flagstones and kerbs re-laid in an incongruous modern layout



A widened pavement has left the original flags in situ while constructing the new section in a compatible material. The final appearance would have been improved if the sizes and pattern of the new and old flags also matched and the joint between old and new was tighter and filled with a more appropriate pointing material

From Paving: The Conservation of Historic Ground Surfaces

Don't lift and relay historic material in modern forms.

Do accommodate modern demands while leaving historic pavement intact and identifiable. Use patterns and materials that are harmonious with what is existing.



Brick crosswalks with stone slab borders are the standard crossing Main Street, and date to the 19th and early 20th century. The unique crosswalk on the right was unnecessarily removed and replaced with a modern crosswalk, by the Pacific Club. While not unattractive, it is not unique or historic. The sidewalk was widened to a scale out of proportion with the location. It would have been better to add leaving the existing curbline as a record

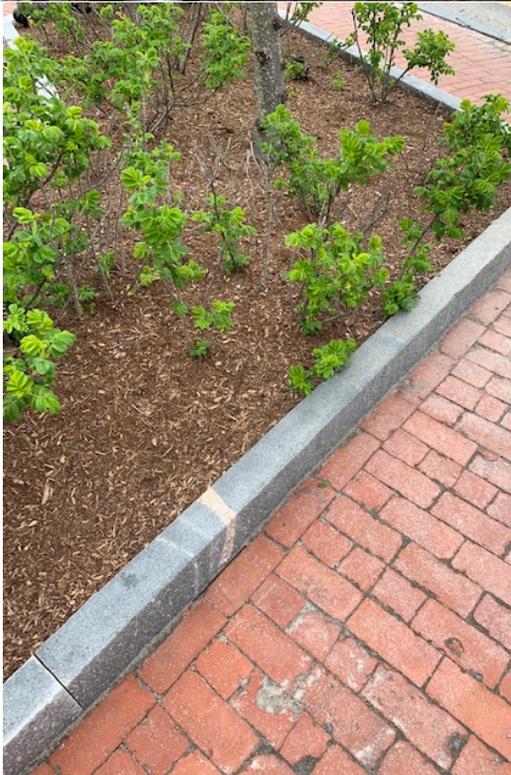


The mortar in this modern bi-level walk outside the Macy Warehouse is too wide and the bi-level walkway is not harmonious with the area or expected by pedestrians in this crowded area.



Fair Street at Judith Chase Lane: an example of poor reconstruction practice.

19th Century Schist curbing was excavated in Fall 2019. They were reset in concrete. The dirty sand bedding was disposed of, and bricks were set in a bed of compacted stone dust. These curbs will never be able to be reused, and may break over time.



This new curb behind the Dreamland Theatre has an appropriate scale and color for Nantucket.

Sources

U.S. Park Service, Department of the Interior: Guidelines for working with historic material

¹ <https://www.nps.gov/tps/standards/rehabilitation.htm>

and <https://www.nps.gov/tps/how-to-preserve/briefs.htm>

City of New Bedford ¹ <http://www.newbedford-ma.gov/planning/standards-and-guidelines-for-the-bedford-landing-waterfront-historical-district/>

City of Baltimore: ¹

https://chap.baltimorecity.gov/sites/default/files/CHAPDesignGuidelines_2019.02.15_small.pdf

Paving: The Conservation of Historic Ground Surfaces

[http://www.buildingsofireland.ie/FindOutMore/Paving%20-%20The%20Conservation%20of%20Historic%20Ground%20Surfaces%20\(2015\).pdf](http://www.buildingsofireland.ie/FindOutMore/Paving%20-%20The%20Conservation%20of%20Historic%20Ground%20Surfaces%20(2015).pdf)

Town Meeting 2005

The Inquirer and Mirror this week continues looking at the 2005 Annual Town Meeting warrant articles that promise to have the greatest impact on the community. From now through the April 7 issue, we will use pages 8&9A to examine the arguments both for and against the proposals that could change the fabric of island life.

Archeological and Preservation Commission proposed

By JASON GRAZIADEI
I&M Staff Writer

As the assistant administrator of the Historic District Commission, Aaron Marcavitch knows the HDC can't do it all when it comes to historic preservation planning.

That's why he has proposed Article 32 on the April Annual Town Meeting warrant, which if approved will establish a Nantucket Archeological and Preservation Commission (NAPC). The organization would act as an advisory commission to the Board of Selectmen on issues of preservation planning and archaeological assets, and would also work to secure federal grants for historic preservation.

"It used to be that everyone had preservation on the mind," Marcavitch said. "It's

sort of slipped to second place. I want to get it back on people's minds."

As it stands now, Marcavitch said, there are many projects and federal funds that aren't being pursued by the HDC – which serves in a regulatory capacity as the town's architectural review board – because its small staff simply does not have the time. Under his proposal, the NAPC would consist of five members appointed by the Board of Selectmen who have a demonstrated interest in the fields historic preservation, archaeology, museums, or cultural programs. The group would then advise the selectmen on those issues and pursue state and federal grants or funds already available that Marcavitch says the island

"It's not regulatory. We're not going to tell you how to do things . . . It's not going to take money away from the town."

— Aaron Marcavitch
Article 32 proponent

is not taking advantage of.

"People assume Nantucket has this preservation ethic, but the HDC doesn't have the time to work on all these projects," Marcavitch said. "This is going to be the first town agency dedicated to preservation planning and it can tap into federal funds for historic preservation."

Marcavitch added that the commission would also be able to accept archaeological easements and conduct historic research. One of the

first projects the group might undertake is to pursue a \$5,000 matching grant for surveying Nantucket's historic properties, something that hasn't been done since 1985, he said. Marcavitch stressed that the commission would not be regulatory, and would not seek operating funds from the town.

"It's not regulatory," Marcavitch said. "We're not going to tell you how to do things. It's only advisory to the Board of Selectmen. It's

not going to take money away from the town."

The NAPC would also work toward designating Nantucket as a Certified Local Government (CLG) with the National Park Service, Marcavitch said. That designation would allow for even more federal funds earmarked for preservation planning.

The Finance Committee has reviewed Marcavitch's proposal, and although a final recommendation has not yet been made, committee members were skeptical that the NAPC would not require any funds from the town. Finance Committee member Greg Keltz said he worried that the NAPC would come back to the town in several years with a

request to fund several staff positions. But Marcavitch maintained that the commission would remain an all-volunteer group and would be able to conduct its business without coming to the town for money.

He added that 340 of Massachusetts' 351 towns have already established a local historical commission, but because Nantucket's HDC was so ahead of its time, the island never decided to pursue a commission like the NAPC.

"We were so far ahead of the curve, we stopped," Marcavitch said. "We never followed up with other ideas. I'm just trying to catch up with the rest of the country. This is closing that missing piece."

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

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

Assessor's number _____ USGS Quad Lynn Area(s) _____ Form Number 119

Town Nahant

Place (neighborhood or village) _____

Address 80 Spring Road

Historic Name J. T. Wilson House

Uses: Present residential
Original residential

Date of Construction 1882-1883

Source J. T. Wilson Job List

Style/Form Queen Anne

Architect/Builder J. T. Wilson (builder)

Exterior Material: _____

Foundation uncut stone

Wall/Trim clapboard, wood shingle

Roof asphalt shingle

Outbuildings/Secondary Structures none

Major Alterations (with dates) _____

Condition good

Moved no yes Date _____

Acreage less than one acre

Setting residential

Recorded by Northfields Preservation Associates/MHC

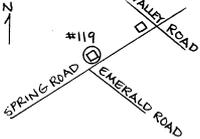
Organization Nahant Historical Commission

Date (month/year) June 1989/edited June 1992

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.



Sketch Map
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.



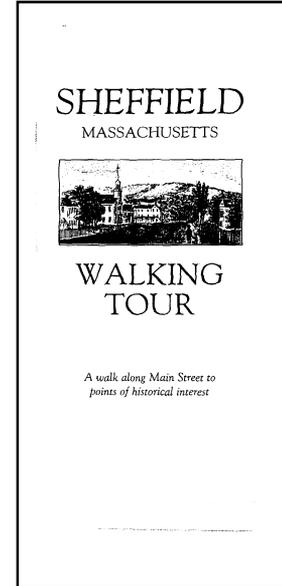
The front of an inventory form includes information such as the address historic name, date of construction and style. The following pages of an inventory form include a historical narrative and architectural description.

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 commissions 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*.

How the Nantucket Historical Commission might contribute to documentation and discussion at the HDC

Example of an area history that could be contributed:

Concerning the building at 121 Madaket Road

Prepared by Dr. Frances Karttunen and Nantucket Preservation Trust

1. History of the site

The area in which 121 Madaket Road is located was the original site of English settlement between 1660 and the mid-1700s. There was no town center. Homesteads were laid out from around Capaum Pond on the North Shore south to Hummock Pond. (See NHA MS1000-1-1-6 House-Lot Section 1665-1680.)

Each proprietor/share-holder received a house-lot on which to build a dwelling house. Around 1720, when a sandbar closed the entrance to Capaum Pond (which had been open to Nantucket Sound and had been used as the harbor), buildings at the original site were dismantled and moved east to the present town where a number of them remain to this day. These buildings include the North Meeting House (now the Old North Vestry behind the North Congregational Church on Centre Street) and several dwelling houses, notably Parliament House now located on Pine Street,

The settlement did not receive the name Sherburne until 1673 when New York Governor Francis Lovelace imposed it. It is incorrect to say that buildings were moved *from* Sherburne, because the name moved with them and was not changed until after the American Revolution, when, in 1795, the residents successfully petitioned the General Court of Massachusetts to drop "Sherburne" and replace it with "Nantucket."

The single building left behind at the original site was the Elihu Coleman house (built 1721-22). (See NHA A53-37.) Two burial grounds also remained at the original site: the Founders Burial Ground on the east side of Maxcy's Pond (under the care of the Town of Nantucket's Cemetery Commission) and the first Quaker burial ground, whose location is lost. Since the 1980s, as houses were built on the east side of Maxcy's Pond, access to the Founders Burial Ground was denied by property owners until through concerted effort a permanent easement was established. A very large house is now under construction right up against the boundary of the Founders Burial Ground.

Once the town moved away, the area remained open land beyond the edge of town until fairly recently. In the 20th century part of it was occupied by a golf course (originally 18 holes, then reduced to 9 holes and now the Tupancy Links property of the Nantucket Conservation Foundation); Franklin Valley Farm (now Folger Farm, a private property and some Land Bank property); and Wannacomet Water Company with its series of 3 successive water towers. (See NHA P7869).

A 1935 aerial view of the area surrounding Maxcy's Pond (NHA PH165 Aerial Survey of the Island of Nantucket, Sheet 86) shows the land mainly open. The area where 121 Madaket Road is located is just to the left of center in this photo.

121 Madaket Road occupies what was originally the Wyer homestead (at which time Maxcy's Pond was known as Wyer's Pond). Until recently, the only buildings in the vicinity were the "stone house" on the south side of Madaket Road (See NHA P17770, 17772); a silo in nearby Ram Pasture (now collapsed), and the utility building and telephone towers at the intersection of Cliff Road, Eel Point Road, and Madaket Road (See NHA SC688-2-26.)

Despite the fact that Cliff Road (originally North Road) runs all the way to Madaket Road west of the area in question, this area is not part of the "Cliff" neighborhood, since the bluff along the North Shore tapers out before Capaum Pond. Houses built this far west and inland are recent and have no historical "Cliff" identification.

2. Background of roof walks

"Did you know that the roof platforms on a historic Nantucket house, referred to as "widow's walks" on the mainland are called "roof walks" on island? They were used not only for observation, but to provide easy access to the roof and chimneys in the event of fire. Roof walks were constructed during the whaling heydays, but by the late 19th century most were in poor condition and often removed. A 1937 survey showed that only about 10% of the roof walks remained. Today roof walks can be restored if photographic documentation indicates they once existed on your house."

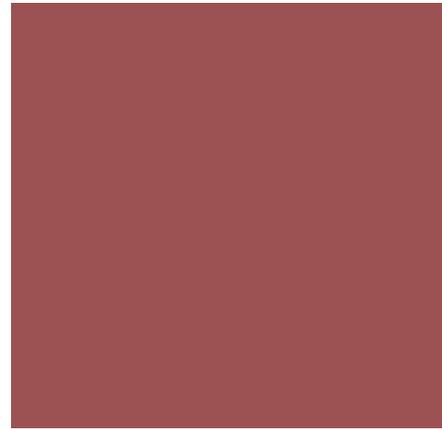
Nantucket Preservation Trust
July 28, 2014

As noted by the NPT, roof walks were utilitarian in nature. None of the buildings in the original settlement had them, since they predated the late 1700s when roof walks began to be constructed. Two-story lean-to dwelling houses ceased to be built around 1750. No lean-to type of dwelling house (such as the Elihu Coleman house) had one. As for gambrel-roofed houses, few historical ones exist.

In a wooden town, access to the roof next to the chimney was a crucial fire-prevention feature, making access to a burning chimney possible before embers spread fire to the roof and other buildings. Houses built before the day of roof walks and those that never had a roof walk, nonetheless had scuttles providing access to the roof next to chimneys. A roof walk with a floor and railings provided a storage place for old blankets and buckets of sand and safer footing for anyone dealing with a chimney fire.

On modern buildings, there is no utilitarian use for a roof walk. In so far as they have been permitted, they are ornamental. Despite the NPT's requirement of photographic documentation of previous existence of a roof walk on a house seeking permission to

construct a new one, in the recent past roof walks have been permitted on historic houses that demonstrably did not have them previously and on which they are anachronisms. On the other hand, some people requesting permission for roof walks on new buildings have been denied. There seems to have been considerable inconsistency in permitting.

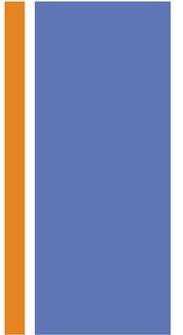


Becoming a Certified Local Government

Nantucket, Massachusetts

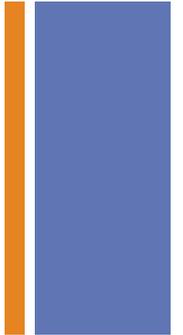


What is a CLG?



- “Certified Local Government” is a designation the Federal and State Governments grant to local historical authorities. The program was created under the National Historic Preservation Act. It’s a Federal, state, and local partnership.
- In Massachusetts, the program is administered by the U.S. Park Service and the Massachusetts Historical Commission. Local cities and towns that meet program requirements apply to the MHC to receive CLG status.
- CLGs gain access to training and grants only available to CLGs.
- CLGs also gain a stronger role in nominating properties to the National Register of Historic Places.
- There are 25 CLGs in Massachusetts, including Salem, New Bedford, Plymouth, Boston, Marblehead, and Falmouth.

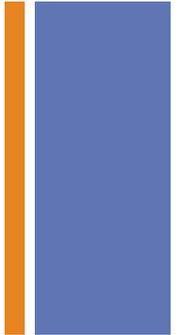
+ Top 5 reasons to become a CLG



1. Access to grant money earmarked for CLGs
2. More access to MHC technical expertise
3. Ability to nominate our areas or structures for inclusion in the National Registry, and more control over the application process.
4. A strong statement about Nantucket's commitment to preservation
5. A closer relationship with the MHC

+ What are the obligations?

- Must file an annual report with MHC, describing activities
- Will be evaluated by the MHC every 3 years, to see if Nantucket still meets the requirements. If we don't, we may be decertified and any financial assistance would end.
- We may voluntarily request decertification any time (without prejudice).



+ More about grants

- Grants are for surveys, preservation planning, and national registry application. Grants are awarded on a 40% matching basis through the [MHC Survey and Planning Grant Program](#).
- While you don't need to be a CLG to apply for MHC planning grants, CLGs have a higher chance of access to funds. This is because at least 10% of federal funds must be awarded to CLGs. In some years where there is limited funding, funds only go to CLGs (e.g. in 2018 only CLGs received funds)
- Approximately \$90,000 is awarded to CLGs annually in MA.

FY19 MHC Survey & Planning Grants

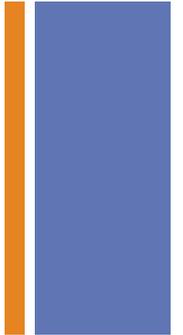
Town	Applicant	Project	Grant Award
Barnstable	Barnstable Historical Commission	Historic Properties Survey Update	\$10,000.00
Beverly	Department of Planning and Development	Beverly Historic Preservation Plan	\$15,000.00
Boston	Boston Landmarks Commission	Highland Park Architectural Conservation District Study Report	\$30,000.00
Dartmouth	Dartmouth Historical Commission	Historic Buildings Inventory Updates	\$10,000.00
Framingham	Community & Economic Development Dept	South Framingham Historic Resources Survey - Phase 2	\$10,000.00
Grafton	Grafton Historical Commission	Historic Resources Inventory Update	\$15,000.00
Hanover	Hanover Historical Commission	Communitywide Historic Resources Inventory Update - Phase 2	\$15,000.00
Holyoke	Office of Planning and Economic Development	Main Street Corridor Survey	\$10,000.00
Lexington	Lexington Historical Commission	Town Inventory of Earliest (17th and 18th C.) Cultural Heritage	\$15,000.00
Longmeadow	Longmeadow Historical Commission	Pre-1901 Structures Inventory	\$10,000.00
Marblehead	Marblehead Historical Commission	Clifton Heights Neighborhood Historic Properties Survey	\$15,000.00
Medway	Medway Historical Commission	Evergreen Cemetery National Register Nomination	\$6,500.00
New Bedford	Office of Planning	Waterfront Neighborhoods Historic Resources Survey	\$12,000.00
North	North Attleborough Historical	North Attleborough Archaeological	\$12,500.00

Over \$215,000 awarded in FY 19.

\$115,000 awarded in FY18 – exclusively to CLGs

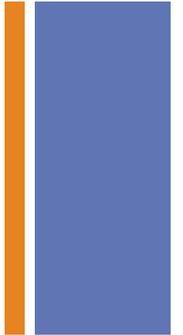


CLGs and The National Registry



- The National Registry of Historic Places is a federal registry of neighborhoods, areas, or buildings that merit special attention and preservation.
- While this does not offer specific protections, it is an important designation and may enable access to grant money for restoration or rehabilitation. Inclusion in The National Registry is a strong tool for preservation.
- Normally, the MHC is the lead reviewer of requests for inclusion. But as a CLG, Nantucket would have more power and control over applications. Nantucket could proceed with applications even if MHC disagrees. They also control the content of the application.

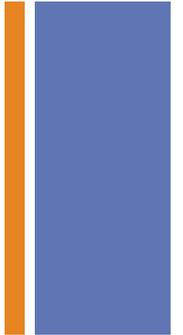
+ Requirements to become a CLG



Requirement	Nantucket?
A. Has an acceptable local preservation law	Meets Requirement
B. Has an adequate and qualified historic preservation review commission	Partially Meets Requirement
C. Has a system for the survey and inventory of historic properties	Probably Meets Requirement
D. Must provide for adequate public participation	Meets Requirement
E. Adequately performs its duties	Meets Requirement



Meeting CLG Requirements



B. Local government shall “have established an adequate and qualified historic preservation review commission by state or local legislation” *Nantucket partially meets this requirement*

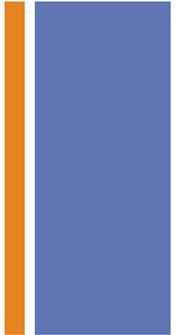
#2 To the the extent available in the community, members of the CLG shall be appointed from among professions in the disciplines of architecture, history, architectural history, planning, archeology, conservation, landscape architecture, [and other useful disciplines]. The local government must be able to demonstrate that a reasonable effort has been made to appoint qualified professionals from these disciplines. Where a discipline is not represented, there is a process to seek expertise when needed. ***Nantucket may need to strengthen this***

#4 In communities where separate historic district and local historical commissions exist, they shall have a memorandum of understanding identifying the areas of activity to be delegated to each commission.

Generally, the local HDC will continue to be responsible for the enforcement of local preservation legislation; the local HC will continue to administer matters relating to the National Register, and will be responsible for implementing the comprehensive community-wide survey. ***HDC and NHC need an MOU***



Meeting CLG Requirements: (continued)



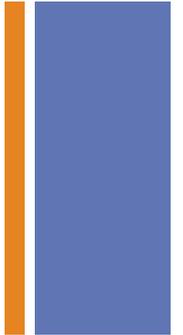
B (continued). #7 the CLG shall participate in MHC training sessions designed to provide a working knowledge of the roles and operations of federal, state and local preservation programs.

NHC/HDC will participate in CAMP training in 2020 (NAPC)

C. The local government “maintains a system for the survey and inventory of historic properties. *Nantucket probably meets this requirement*

#1 The CLG commission shall begin or continue an MHC approved process to identify pre-historic and historic properties within the boundaries of the community.

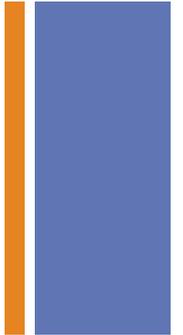
+ Application



- The application is not complicated. It includes:
 - Names, address, and qualifications (resumes) of all NHC and HDC Commissioners, and relevant staff.
 - Description of the process and quality of the preservation program.
 - Willingness to make assurances regarding ability to administer federal grants and to coordinate with the MHC.

The application is not onerous and with a small amount of work Nantucket should likely qualify as a CLG.

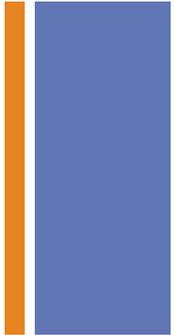
+ Annual Report Requirements



- Provide a list of cases reviewed by street address, stating type of case, dates, and type of certificate
- Sample meeting minutes
- Sample written decision
- Updated information about commissioners
- Provide info on National Register activity.
- Provide update on Survey and Inventory of Historic Properties
- Demonstrate public participation
- Report on CLG funding applications and funds received



Periodic Evaluation (3 year)



The MHC will evaluate the CLG's performance every 3 years. Review of the annual reports as well as additional records will be used. Key areas of review are:

1. Was local legislation properly enforced? Were there any problems?
2. Is the local government commission adequately qualified?
3. Did the CLG participate in the Massachusetts National Register Program, properly?
4. Did the CLG operate a system for the survey and inventory of historic properties? Was it MHC approved and continue to meet MHC requirements? Did it coordinate with MHC planning goals?
5. Was there public participation?
6. Review of funding activities and Grants underway.
7. Were annual reports submitted on time and complete?