

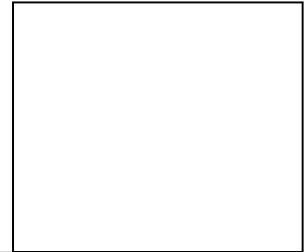


MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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



Committee/Board/s | Nantucket Historical Commission

Day, Date, and Time | Friday, August 21, 2020 10:00 AM

Location / Address | REMOTE PARTICIPATION VIA ZOOM Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached); the meeting will be aired at a later time on the Town's Government TV YouTube Channel
<https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHixA>

Signature of Chair | Hillary Hedges Rayport

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!

Join Zoom Meeting

<https://zoom.us/j/92553439699?pwd=bWcxenBIUW1KWFJOV2hKdkFqNHA5dz09>

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 925 5343 9699

Passcode: 304850

AGENDA

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

- Establishment of a quorum
- Public Comment
- Approval of Minutes from 7/10/20 meeting and 8/7/20
- Administrative
 - o Report to Select Board / Welcome Dawn Hill Holdgate
 - o Annual report
 - o Name Change: NHC Resource Advisors
 - o CFN establishes Keep Nantucket Real Fund
- Staff Liaison Report
 - o CLG Application
 - o Other
- Update on Streetscape Preservation Engineering Study
 - o Interim Report from Matthew Bronski
- Discussion of Surveys

- Draft of MOU for HDC/NHC (to submit with CLG application)
- Updating surveys – methods, getting started
- Preventative Maintenance Bylaw
 - Citizen Concern
- Other Business

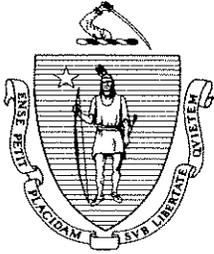
Future Meetings:

September 18 at 10am

October 16 at 10am

Nov 20 at 10am

Dec 18 at 10am



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 black ink and is positioned above a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

July 10th NHC Meeting

1PM meeting called to order

Commissioners present: Hillary Rayport, Tom Montgomery, Mickey Rowland, Georgia U. Raysman, Clement Durkes, Angus MacLeod, David Silver

Guest: William Cook (for Vineyard Wind discussion).

Staff: Holly Backus

Approval of Minutes. TM motion to accept minutes as is. Second: CD. All in favor aye by roll call vote.

Welcoming Susan Handy to the NHC - has been sworn in too

Election of officers: Tom Montgomery: Motion to elect Hillary Rayport as Chair. Clement Durkes: second. All in favor aye via roll call vote.

Hillary: motion to elect Angus MacLeod as Vice Chair. Tom: Second. All in favor eye via roll call vote.

Motion to elect a secretary: Clement motion to elect David Silver as Secretary of NHC. Tom: Second. All in favor aye via roll call vote.

Regular meeting time: 3rd Friday of the month: has been approved by Town Admin. Discussion to move the meeting time to 10am. Holly confirmed this was possible – all regular meetings will be third Friday of the month at 10am via zoom. When we start meeting in person again, this may change.

Next meetings are:

August 21 @ 10:00am

September 18 @ 10:00am

October 23rd @ 10:00am

November 20th @ 10:00am

December 18th @ 10:00am

Annual Report for the NHC. Request is in the packet. The Town would like to have this by October: look at "2019 fiscal report" as model. Georgia and David volunteered to get the ball rolling (have draft on August agenda).

The commission reviewed the draft mission statement and debated various adjustments to clarify why structures up to 1975 may be considered historic – reference the contributing periods named in the NHL.

The Mission statement was voted: Angus makes a motion to approve, Clement seconds, all in favor aye via roll call vote. The approved mission statement is:

The Nantucket Historical Commission serves the public by protecting the National Historic Landmark of Nantucket. Nantucket’s period of historical significance ranges from the Settlement Period, beginning in 1659, up to and including the preservation-oriented, revivalist development of the “Beinecke period” ending in 1975. Historic assets include not only the structures erected from 1659 – 1975 but also the setting and context of these structures, 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 through the Select Board on issues of 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.

Update on Streetscape study

Preservation engineer Matthew Bronski to arrive on the 14th. Holly and Hillary have been working on a schedule and attendee list. Walking-tour is 6 people or less due to COVID. Outdoor gatherings less than 10 people. The walk will take place on Tuesday, July 14th.

We have not heard back from Rob regarding the letter we sent addressing Upper Main Street.

Outcomes of Meeting with the HDC

-Draft of the MOU and update of new surveys

-Hillary took MOU document (boiler plate doc.) from Mass Historical Commission. Using the Gloucester MOU as a template and guiding document. Let’s not overcomplicate this by trying to define every responsibility vs. the HDC. It is important to know that both parties (HDC and NHC) are working together to become a CLG.

-HDC has not had a chance yet to talk about this. It is on their agenda. We can give them our drafted MOU before their next meeting so that they could possibly hold a vote.

-Plan to meet jointly with HDC approximately quarterly

-The MOU outlines both State and federal government’s expectations of us to become a CLG

-Timeline: We can submit the application when we (and the HDC) are ready – need to keep an eye on the grant application timeline and understand how the timing of the CLG application will impact grants.

Vote on Proposed MOU to give to HDC for their consideration and review on their next agenda.
Motion to approve : Tom Second: Angus All in favor via roll call vote.

Updating Surveys - Top Priority

-What are the next steps and what kind of help can we be to Holly?

-MHC Inventory Form B:

-Mickey: These forms need to be filled out by a professional. We need some consistency as to how these are filled out. It ought to be done by the PLUS staff. Can we get funding to do this professionally?

Hillary: What can we do in the meantime for a bottom-up approach. The Form B would probably not make everyone “happy”, but does the Commission support the idea that it should be required? Tom: agrees that we need a professional to fill out these forms.

Angus: Everyone is right. We don't want to do it piece meal. We want a universal approach. The information is out there, but he believes that there are special circumstances and requirements of certain applications. This would just be “another” hoop to jump through. Could create a list of people who are licensed/allowed to do this. Onus should be on the owner to show up with the required information for the HDC to adequately evaluate.

Could we develop a list of professionals/resource list that would ensure the information is being filled out correctly? We want to do this correctly the first time around. The HDC needs the information.

Having the update to our surveys is imperative, but until those are conducted, asking the applicant and others who are documenting buildings to use the Form B, could be a great benefit.

HDC ultimately holds the decision-making power regarding any changes to protocols, but we could make recommendations.

NHC believes that Form B would be a helpful tool for the HDC and that if filled out adequately, will help update information on historic structures.

Not uncommon to find inaccurate information on MACRIS. We believe that it would be helpful to have multiple sources of information.

-Susan would like an archaeology sensitivity map. Maybe we can work on a list of people who are qualified to fill out these forms. Run it by the HDC and Town to see if they are ready to start vetting these folks. We want real estate perspective as well.

Motion to create work-flow/subcommittee for helping applicants through the From B Process
Clement: Motion to form subcommittee of Hillary, Mickey and Tom to move the discussion
along and report back at August meeting. Second: Georgia

All in favor: aye by roll call vote.

Vineyard Wind

Tom represents the NHC. Holly represents NPEDC

-William Cook: Vineyard wind is seeking. ACK is a NHL including all three islands (Tuckernuck
and Muskeget)

-Heightened degree of deference: Section 110 F

-Last meeting BOAM admitted that it has not conducted the review. Mr. Cook's firm
represented. BOAM is rushing through the process to finish by the end of year in order to issue
the permit to Vineyard Wind. They are "skipping steps" and taking section 106 out of sequence.
It is not conducting the review in congruence with 110 F. Vineyard Wind is now committed to
using automatic aircraft detection systems at night. There would only be red flashing lights
activated just 4 hours per year. Lighting impacts have special impacts on the NHL, especially the
dark night skies we are so accustomed to.

There has been some movement on behalf of Vineyard Wind regarding a settlement proposal.
Continuing to have dialogue regarding what that settlement would be and how the payment
structure/interval would work. This has happened quickly over the last week and some
information is confidential.

In talks with Vineyard Wind regarding a Community Benefit fund with emphasis on historical
and cultural heritage. There was initial interest that the community foundation of Nantucket
would be willing. Criteria would be put into place, and it would follow a set of principles.
Focusing in on amount and payment schedule.

Process of negotiating is underway. What can we do to register requests or produce ideas.
General buy-in from consulting parties (which NHC is one of). If town comes to agreement with
VW (figures and payment duration), the idea would be that funding would be reserved for
residence, climate change, preservation etc. Deployment mechanism has not been laid out yet.

Thoughts: funding criteria for groups that might need more immediate relief than others. Town
would receive as a carve-out/reserve to be deployed for conservation, preservation, climate
change. resiliency, etc.

Pushing very hard (would be condition of any settlement) that these wind turbines (when lease is up) to remove any non-functional turbines. Hoping for this

Mr. Cook clarified that the purpose of the negotiation was to get the best deal for the Town, in a situation where BOAM could permit the wind farm with very little mitigation, unless pressed. Mitigation is required, but there is no standard about what that means and little ability to stop construction.

New Business

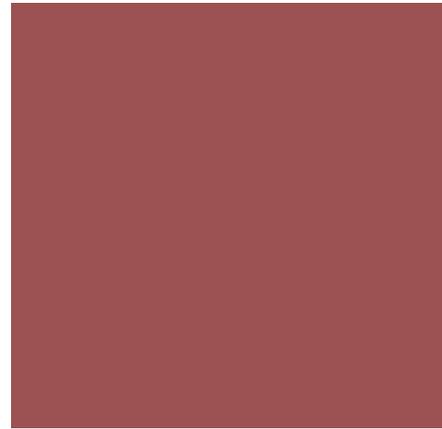
-HHR Reached out to the Select Board asking for time on their agenda.

-Railway Trail (Hillary will attend roads and rights of way meeting): can NHC help here? We support the project and want to help tell the story. Will report back. Creating spaces to walk in the path of history would be a great project for the NHC to assist with.

Motion adjourn: David

Angus: Second

All in favor: aye.

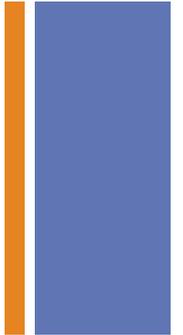


Nantucket Historical Commission

Mission, Priorities and Goals
Presentation to Nantucket Select Board
August 2020



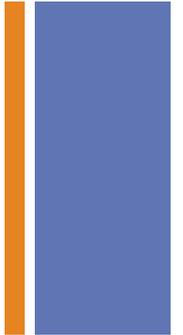
Origin of NHC



- NHC was created by an act at Town Meeting in 2005. Sponsor was Aaron Marcavitch, who was an assistant HDC administrator at the time.
- Goal was to increase funding for planning and surveying historic structures and archaeological sites
- Enabling legislation is MGL 40 Section 8D: Historical Commission.
- NHC reactivated and fully appointed by the Select Board in 2019

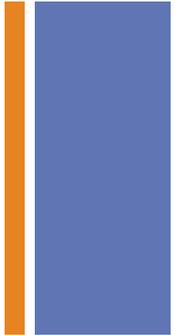
+ Commissioners & Staff

- **Hillary Hedges Rayport, Chair**
- **Angus MacLeod, Vice Chair**
- **David Silver, Secretary**
- **Georgia U. Raysman**
- **Clement Durkes**
- **Milton Rowland**
- **Thomas Murray Montgomery**
- **Ben Normand, alternate**
- **Don DeMichele, alternate**
- **Susan Handy, alternate**
- **Holly Backus, Town of Nantucket Preservation Planner**





Advisory & Resource Board



- **Dr. Frances Karttunen** Author of 11 books on various aspects of Nantucket History
- **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;
- **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

+ NHC Mission Statement

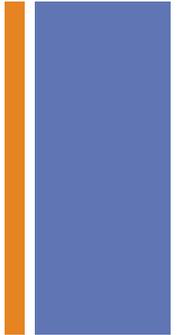
The Nantucket Historical Commission serves the public by protecting the National Historic Landmark of Nantucket. Nantucket's period of historical significance ranges from the Settlement Period, beginning in 1659, up to and including the preservation-oriented, revivalist development of the "Beinecke period" ending in 1975. Historic assets include not only the structures erected from 1659 – 1975 but also the setting and context of these structures, the American and Native American artifacts, and the island's special visual quality, as expressed in the natural and built environment.

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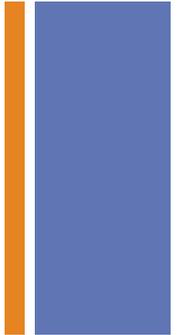
Historical Commissions vs. Historic District Commissions



- A **Historical Commission** is a municipal agency responsible for ensuring preservation concerns are considered in community planning and development decisions. HCs protect historic assets through surveying, advocacy and education.
- **Historic District Commissions** are design review commissions, charged with ensuring alterations and new structures will not detract from a district's historic character.
- There are over 340 Local Historical Commissions in MA, and 220 local Historic Districts. Some communities combine these functions, others separate them.
- Working **TOGETHER** the NHC and HDC are the local municipal Historic Authority on Nantucket



Typical Functions of Historical Commissions

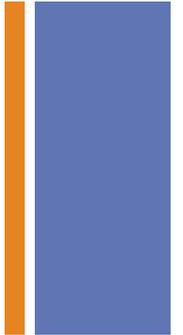


- **Surveying** historic properties, structures, burial grounds, and landscapes
- **Nominating** properties to the National Register of Historic Places
- **Planning** for rehabilitation of municipally owned property
- **Reviewing** federally and state funded projects for local impact
- **Educating** the public about historic assets and preservation
- **Advising** Select Board, Planning Board, HDC, other local leaders
- **Proposing** legislation for the protection of historic assets. Creating new and changing existing bylaws

+ NHC Activities to Date

- **Advocating for a rehabilitation of historic streets and sidewalks**
 - Building awareness of historic asset with Town and Select Board
 - Requested Historic Streetscape Survey – delivered by NPT and PIN
 - Requested Preservation Engineering Study – commissioned by the new Nantucket Community Foundation Keep Nantucket Real project fund.
 - Developed phase I guidelines for rehabilitating historic pavement and submitted to DPW
 - Final guidelines targeted for September
- **Impact Review of Milestone Road Safety and Accessibility Project**
 - Advocated through Select Board for granite curbing and reduction in signs
- **Impact Review of Bartlett Road Roundabout**
 - Advocating through Select Board & Transportation Planner for more use of “mini roundabouts”
 - Produced report “Roundabouts with Nantucket in Mind”

+ NHC Priorities for FY2021



1. Updating Nantucket's Historic Surveys

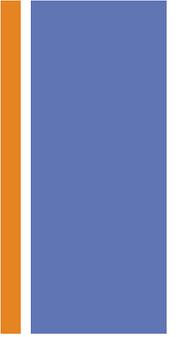
Last comprehensive survey was over 30 years ago; forms and information are out of date

■ **Becoming a Certified Local Government**

- This state and federal designation helps Nantucket access survey grants, and gives more control over designating historic landmarks.
- There are 25 CLGs in Massachusetts, including Salem, New Bedford, Plymouth, Boston, Marblehead, and Falmouth.
- Requires an MOU between HDC and NHC
- Requires signature of the Select Board

■ **Migrating to MHC Inventory Forms for historic buildings and areas.**

2. Communication Plan with the Select Board



THANK YOU!

Preliminary thoughts on use of benefit of the Massachusetts Inventory Forms (aka Form b- building) on Nantucket.

The process for the review of all applications to the HDC is totally their domain and any discussion about this process should openly include the HDC.

To help start the process regarding applications for historic structures, see below some thoughts regarding possible protocols.

Premise

- Form B is an excellent resource for the thorough review of additions and alterations to historic structures
- Creating a Form B for all historic structures will take years to implement.
- An interim process should be created which will allow for a thorough review of changes and additions to such structures, and will also contribute to the inventory of Form B's.
- The system outlined below is mostly in place now, but should be formalized.

HDC Application Protocol for existing structures within OHD's and other Historic Structures not in an OHD

1. Applications are reviewed when received to make sure that they include an historic survey form, and returned if they do not.
2. All applications first go to the Preservation Planner for comments and then to the HSAB or SAB (Advisory Boards).
3. Advisory Boards can ask applicant to provide more information, including original construction and subsequent addition dates, ownership history, Sanborn Map history, additional photos, surveys for windows and doors, and _____.
4. *AB's can also ask applicant to provide a Form B that has been produced by a "Qualified Professional."*
5. Each time applicant submits revisions, the AB's should review prior to HDC review.
6. If changes are recommended during the HDC review meeting, those changes should be sent back to the AB's before HDC votes for approval.

Note that Form B does not include a checkbox regarding "Contributing" or "Non-Contributing"

August 7 2020

HHR phone Conversation with Peter Stott of Massachusetts Historical Commission
re: MACRIS (Massachusetts Cultural Resource Information System)

MACRIS: In general if the survey meets the guidelines as far as how the forms are filled out – if they are reasonably complete, we accept forms from anyone. It could be an individual. It could be a consultant.

The forms/house histories from Sconset Trust are very good but we would like them in the format of the B forms – it's just a question of cutting and pasting. (HHR had shared some of these excellent surveys with Peter in advance)

MHC usually charge \$250 for a survey (eg: that is what the budget for a survey, as awarded against grants) but that is for a lot less info – the Sconset Trust sample information is national register quality information. But all that information is very welcome by the MHC.

If we have a \$30,000 survey, they can do 120 forms for \$30,000.
MHC knows that's low – and other consultants will charge more.

Once you've got the format, it's a matter of getting the information and filling in the form.

Once it's done, the local historic commission or HDC would send the MS word version and a paper version to Peter Stott. Then, MHC converts to pdf after reviewing technical info – designation, and area numbers, need an MHC number – MACRIS or MHC number is, for example: NAN1234

Most structures of interest on Nantucket would have an MHC number because of the NHL nomination

What kind of fact checking does MHC do? To a certain extent –
They do look at GIS, check to make sure the dates make sense. They give extra focus to the surveys paid for in their matching grant program. Nantucket would be eligible for grants...

MHC generally discourages volunteer work if they haven't had any professional experience: we expect deed research, examination of maps, biographical paragraphs of the owners, and architectural descriptions to be fairly complete.

"I think it would be hard to train volunteers – for our survey program, a consultant must have a bachelors in historic preservation or related field. I can't see that you'd be able to get that level of information in the volunteers.
Maybe they could do draft forms and you could have professionals polish them up."

"Certainly try it – but take it slow and work with us."

Also— if we have a lot of surveys that need to be converted to the B form, send MHC a sample conversion before you do all.

Timing to load into MACRIS? They do have a big backlog – it comes in, Peter logs it, it goes to database team – they have 3 years of surveys ahead. For individual cases it can be expedited.

Otherwise, it could take as long as a year or two!

It might be entered into MACRIS but the form itself wouldn't be approved for uploading until it's reviewed – the Database team reads every single one of them and looks to see if there are typos in dates or if the front of the form says it's built in 1790.

Q: Do other towns require applicants to complete the B form? I'm pretty sure the applicant is expected to complete the form and they hire a consultant to do it – it happens at the town level.

Talk with Chris Skelly – this is a question for him.

MHC/Peter happy to help with our questions about completing and updating surveys. Call anytime.

KnowHow #6

INFORMATION AND ASSISTANCE FROM THE MASSACHUSETTS HISTORICAL COMMISSION

Historic Properties Inventory Forms

1. What is an MHC inventory form?

Massachusetts Historical Commission inventory forms are the primary means for recording information on historic and archaeological resources in the Commonwealth. The forms are designed to record information on the location, appearance, and condition of these resources. They also allow the recording of information on the history of the resources, including their uses and the people and activities associated with them over time. Finally, inventory forms provide an evaluation of the significance of resources relative to similar properties and sites in a local or statewide context. Current photographs are attached to the forms, which also include a map showing the location of the resource.

2. Are there different types of inventory forms?

Yes. The MHC has developed standard inventory forms for ten categories of cultural resources: buildings, structures, objects, bridges, areas, parks and landscape features, burial grounds, streetscapes, historic archaeological sites, and prehistoric archaeological sites.

3. Who fills out MHC inventory forms?

Most inventory forms are completed by local historical commissions or by professional historic survey consultants working for local historical commissions. Inventory forms also are completed by municipal planning and community development offices and by local historic district commissions. Avocational and professional archaeologists complete inventory forms for historic and prehistoric archaeological sites. State and federal agencies complete inventory forms for historic properties under their ownership or properties that may be affected by their activities. Planners for both public and private projects subject to state or federal licensing, funding, or permitting may prepare inventory forms for historic properties potentially affected by the project. Historic preservation organizations, local historical societies, property owners, and other individuals and groups all regularly submit inventory forms for historic properties to the MHC.

4. Where are these inventory forms kept?

The Inventory of Historic and Archaeological Assets of the Commonwealth, also known as the statewide inventory, is a public record and therefore available for public use at the MHC office. Information on an estimated quarter-million historic properties is included in these files. The historic properties inventory forms are arranged by town and indexed by street address. In addition to the inventory forms, the statewide inventory files include information recorded on maps, in reports, and on computer database files.

Within local government, local historical commissions maintain a duplicate set of inventory forms, with original photographs, for their respective communities. Photocopies of local inventory forms often are available for public use at municipal libraries, offices, town halls, or other local repositories. Contact your local historical commission for more information on the location and availability of forms in your city or town. Remember that the MHC receives inventory information from many sources statewide, and may have forms and other materials not included in local files. Only forms on file with the MHC, however, are considered part of the Inventory of Historic and Archaeological Assets of the Commonwealth.

5. Can users search for specific information in the statewide inventory?

Yes. The MHC has developed a computer database, the Massachusetts Cultural Resource Information System (MACRIS), that has significantly improved a user's ability to locate information in MHC's inventory files. MHC staff is able to search the historic properties database for a wide variety of attributes or combination of attributes, including (to name just a few) historic name, date of construction, architect's name, architectural style, historic use, or building material. Researchers can then use the resulting database reports to locate more detailed information on the inventory forms.

KnowHow #6

6. In what other ways are inventory forms used and who uses them?

Inventory forms are the foundation of municipal historic preservation efforts, and local historical commissions should keep other local government boards and officials aware of the availability of the inventory as a planning tool. Local inventories support the establishment of specific historic preservation tools, such as local historic districts and demolition review measures, and aid in their administration. Information from inventory forms finds its way into local classrooms, walking tours, historic marker programs, local comprehensive plans, and publications. Through their use, inventory forms help to raise public appreciation for and understanding of historic properties and sites.

Inventory forms also are the fundamental research and planning document supporting the MHC's efforts to evaluate and protect cultural resources. At the MHC, project planners and MHC staff consult the inventory files to determine whether historic resources are present in a project area and, if so, to assess the potential impacts of projects on historic resources. MHC staff also uses the inventory to determine whether historic properties are eligible for listing in the National Register of Historic Places; information from the inventory can be the basis for preparing a National Register nomination. Historians, students, property owners, realtors, and journalists are among the users who consult inventory forms regularly at the MHC. Location scouts even use the inventory to find possible settings for film and television shoots!

7. Does completing an inventory form place a property in the State or National Registers of Historic Places?

No. The inventory form is simply a record of information on a historic property. It does not give a property any official historic designation. Properties are listed in the State Register of Historic Places only when they have received one of several historic designations established under local, state, or federal law. A list of these designations is available from the MHC. Properties are listed in the National Register of Historic Places through a multiple step nomination process

administered by the MHC and the National Park Service. For further information, see MHC's *Know How #3: What You Need to Know About Listing in the National Register*.

8. Does inclusion in the statewide inventory place any restrictions on a property or its use?

No. However, inventory forms may be used to implement various locally adopted historic preservation mechanisms. Local demolition review, site plan and design review, and zoning overlays may cite the local inventory as a basis for identifying properties that are subject to the provisions of the ordinance or bylaw.

9. Where can I get inventory forms or help in preparing an inventory form?

First contact your local historical commission or the MHC to determine whether an inventory form has already been completed for the property in question. If not, ask your local historical commission for assistance in completing a form. Detailed instructions for completing all inventory forms are included in MHC's *Historic Properties Survey Manual*, on file with your local historical commission, and also available from the State Bookstore (617) 727-2834. Blank inventory forms and instructions for completing specific forms are available from the MHC.

Know How #6 has been financed in part with Federal funds from the National Park Service, U. S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior.

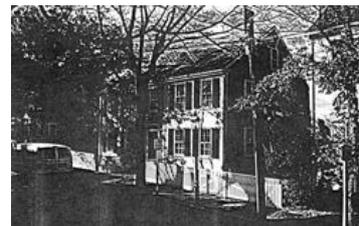
This program receives Federal funds from the National Park Service. The U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, age, gender, or handicap in its Federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

Office for Equal Opportunity
U. S. Department of the Interior
1849 C Street NW, Room 1324
Washington, D. C. 20240

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NAN.3080
Historic Name:	Bunker, Benjamin House
Common Name:	Coffin, Thaddeus - Macy, Silvanus House
Address:	89 Main St
City/Town:	Nantucket
Village/Neighborhood:	Nantucket
Local No:	
Year Constructed:	c 1748
Architect(s):	Bunker, Benjamin; Paulson, Kevin; Wiggins, David
Architectural Style(s):	Colonial Revival; Federal
Use(s):	Multiple Family Dwelling House; Single Family Dwelling House
Significance:	Architecture; Art
Area(s):	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970); Preservation Restriction (06/06/2005)
Building Materials(s):	Roof: Asphalt Shingle Wall: Cedar Shingle; Wood; Wood Clapboard Foundation: Brick; Stone, Uncut



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Saturday, June 6, 2020 at 2:24: PM

PR 6/16/05

L.D 3080

NAN. 3080

ALMAN
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FORM B - BUILDING

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

Place (neighborhood or village) Upper Main Street, Old
Historic District

Address 89 Main Street

Historic Name Benjamin Bunker House
(also known as Thaddeus Coffin House)

Uses: Present Residence

Original Residence

Date of Construction c. 1748; c. 1850-75; c. 1925-65

Source Nantucket Registry of Deeds

Style/Form vernacular Georgian, Federal & Colonial Revival

Architect/Builder Benjamin Bunker, Builder

Exterior Material:

Foundation

Wall/Trim

South-clapboards
East, north, west - weathered white cedar shingles
Trim - wood

Roof Asphalt shingle

Outbuildings/Secondary Structures

Single car garage, garden house

Photograph

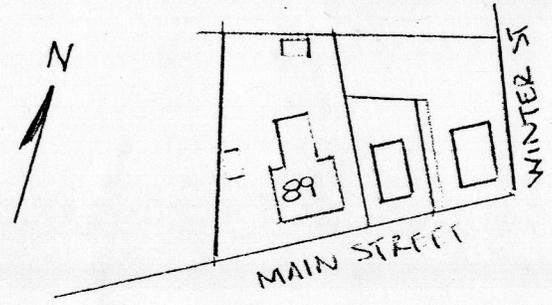
(3" x 3" or 3-1/2" x 5" black and white only) Label photo on back with town and property address. Record film roll and negative numbers here on the form. Staple photo to left side of form over this space. Attach additional photos to continuation sheets.

Roll Negative(s)

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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.



Major Alterations (with dates)

1801 (Silvanus Macy bought from Benjamin Bunker 1788), creating five-bay facade)
1850-75 rear addition, two-family house created
1925-1965 major interior alterations, Colonial Revival door surround
1971-2000 north elevation-small screen porch added
2000-2003 North elevation, sun porch replaced screen porch

Condition Good

Moved no yes Date

Acreage 11,661 square feet

Setting Old Historic District

Recorded by Patricia Butler

Organization Nantucket Preservation Trust

Date (month / year) 09/12/04

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

Town Nantucket

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NAN 7080

BUILDING FORM B

89 Main Street, Nantucket, MA

ARCHITECTURAL DESCRIPTION *continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The main mass of the house at 89 Main Street is a five-bayed, side-gabled two and one-half-story structure with two asymmetrically placed ridge chimneys and two associated roof scuttles. (Photo 1) Two secondary masses extend on the north. (Photos 2 & 6) There are white painted clapboards on the south elevation and weathered white cedar shingles on the north, east and west elevations. The house is located on cobblestoned upper Main Street in Nantucket's Old Historic District. Upper Main Street is distinguished by the prevalence of similarly scaled brick and/or wood Federal and Greek Revival style houses, often called mansions, that were built or enlarged during Nantucket's prosperous whaling period in the early part of the nineteenth century. Elm trees planted in the mid-nineteenth century form a towering canopy over upper Main Street.

Like most upper Main Street houses, the symmetrical façade of 89 Main Street is sited parallel to and close to the brick sidewalk. A white-painted capped picket fence on the property line encloses plantings and curves to the center Colonial Revival front entry's granite stoop and six-panel door with sidelights and blind fan. The sill of the main mass is set on grade, while the additive gabled masses are raised above grade, and include windows in the rubble-stone foundation. Windows in the main mass are six-over-six paned double sashed, but in the rear ells, there are a variety of window sizes, including twelve-over-twelve pegged and planked windows. A one-story screened porch built in 2003 is lifted above grade, with steps leading down to a formal garden with garden house, both constructed in 2003. A driveway on the west side of the lot leads to a one story, front gabled, one-car garage. (Photo 2)

The current interior plan of the first story has evolved from an original three-bay house now contained in the eastern half of the main block of the house. Subsequent changes to the structure include the extension of the main block westward to its present five-bay front (second half of nineteenth century probable) and the extension of a rear ell between 1850 and 1875. In the 1920s the front entry hall stairs, paneling and main entrance surround were added or modified in the Colonial Revival style.

The original basement of the c. 1748 house remains, retaining a brick floor, blocked fireplace and a cistern made of hand-made bricks. Original hand-hewn beams remain in position with the addition of recent 2x4 supports and sill members. Additional basement areas contain crawl spaces.

Architectural details throughout the interior illustrate the breadth of materials and changes of techniques applied by owners and carpenters over 256 years. The two southeast parlors, in the oldest part of the house, are connected by a pass-through, or hall with thin doors and transom lights above. Early hearths, exposed timber framing, wide floorboards and original hardware are found in these rooms, and in the second floor bedrooms above.

NAN.3080

On the first floor of the west addition, a double parlor with fireplace was created in the 20th century renovation, when the front entry hall was refigured and paneled. (Photos 5 & 7) Another fireplace is located on the north wall of the c. 1850-75 rear ell, and a rear staircase leads from that room (now the dining room) to the second story where an additional fireplace exists to serve the north bedroom.

On the second floor, in addition to the original house details described above, the southeast chambers retain exposed post-and-beams and wall paneling that connects mantelpieces, closets and doors with transoms. The second story rooms added in the 19th century addition bear Greek Revival style trim with two-panel doors and unmolded trimmings.

The present owners began to restore the house in 2000. All the interior original 18th century features have been retained, with the 19th and 20th century additions and details, including a late 20th century mural in the entry hall by Nantucket artists Kevin Paulson and David Wiggins. Fireplace mantels, original ironwork cooking devices, transom lights above interior pass-throughs, and doors with a broad range of molding designs and hardware display three centuries of building evolution on Nantucket.

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Research and on-site investigation has determined that the first house built at 89 Main Street was erected c. 1748 by Benjamin Bunker and that it was a small “lean-to” with a west-facing entry. ¹ The Island’s conservative Quaker community favored this simple house type, in keeping with the first settlers’ west of England timber-frame construction tradition. Nantucket had been settled in 1659 by several families that eventually included the Coffins, Barneys, Starbucks, Gardners, Macys and others who had originated in England and were looking for prosperity and peace in the New World. During the late 17th and 18th centuries, Nantucket’s culture evolved from agrarian activities to on-shore, then offshore fishing, and finally, the whaling industry. Houses such as 89 Main Street reflect the changes of the culture and life styles accordingly.

Benjamin Bunker had married Abigail Worth in 1743, and they had four children. Island families then lived close to each other. The Bunker family owned several adjacent lots on the north side of Main Street. The location of their homes was close to the Town House and Quaker meetinghouses, but far enough away from the main commercial area and the noise, smell and activity of the wharves. Benjamin Bunker was listed as a “yeoman” when Caleb Macy purchased the house at 89 Main Street in 1788. Caleb Macy was a wealthy landowner who died in 1798 and left his estate equally to his sons Silvanus and Obed. Benjamin Bunker and his bothers Peleg and Samuel are thought to have moved

¹ Tyler, Betsy. “History of 89 Main Street”. August 2004.

away from Nantucket with a number of other island families between 1783 and 1800 to settle in the Hudson, New York area.

The first owner of record of 89 Main Street was Silvanus Macy, business partner with his brother Obed, who wrote the first *History of Nantucket* in 1835. Silvanus expanded the house, adding the west addition, thus creating the five-bayed façade and moving the entry that was on the west side of the original lean-to the front. (N.B. A similar renovation took place at 85 Main Street, the house that Jabez Bunker built c.1725 and that Prince Gardner added on to 1795.)

Silvanus owned the house until he died in 1833, when his heirs sold it to Jared Coffin. At the time, Main Street was being built up with mansions as a result of the fabulous wealth derived from Nantucket's international whaling industry. Jared Coffin had moved to Nantucket, and most likely stayed at 89 Main Street while he was building the three-story brick Federal mansion, the Jared Coffin House (1845) at the corner of Centre and Broad Streets. The earliest view of 89 Main Street is found on the William Coffin Map of 1834.

In 1846, Robert F. Gardner, a real estate investor, bought 89 Main Street. Robert and his father Benjamin Gardner worked together as ship owners and oil manufacturers. Continuing the custom for families to live close to each other, Robert's father owned 85 Main Street and his sister Sarah Gardner Clark, owned 87 Main Street. Robert Gardner sold 89 Main Street to George B. Cartwright eight months later, in August 1846, one month after a devastating fire burned most of the town's commercial district and all of the wharves. The Cartwrights had lost their business in the Great Fire, which was the first of several events that resulted in Nantucket suffering 25 years of economic depression. The house passed through several owners until Vinal W. Brown bought the property in 1875. At that time, the house was significantly altered, becoming a two-family house with two rooms and another kitchen added on the first floor (all without cellars) and two bedrooms and a storage space on the second floor. On the west elevation, an additional chimney was built to serve the added rooms. Over the next forty years, a central Main Street entry provided a center entry, five-bay façade fronting the two-family arrangement which included a front and back stairs, two water pumps, two cooking kitchens and two back kitchens, or laundries, according to Albert Marshall, who owned 89 Main Street with his wife, Ruth, from 1925–1965.

The house was converted back to a single family residence by the Marshalls following World War I, when Nantucket became a popular summer retreat for families from Boston, New York, Philadelphia and other east coast cities with train and ferry access. A major restoration in 1925 uncovered early "splatter-work" and feather brushed "tile" painted floor treatments. At that time, the then fashionable Colonial Revival features were applied to the exterior, including the present door surround with blind elliptical fan and sidelights, and on the interior, a more formal, paneled entry hall (note the island's customary ivory mortgage button embedded in the newel post) and staircase opened up the floor plan.

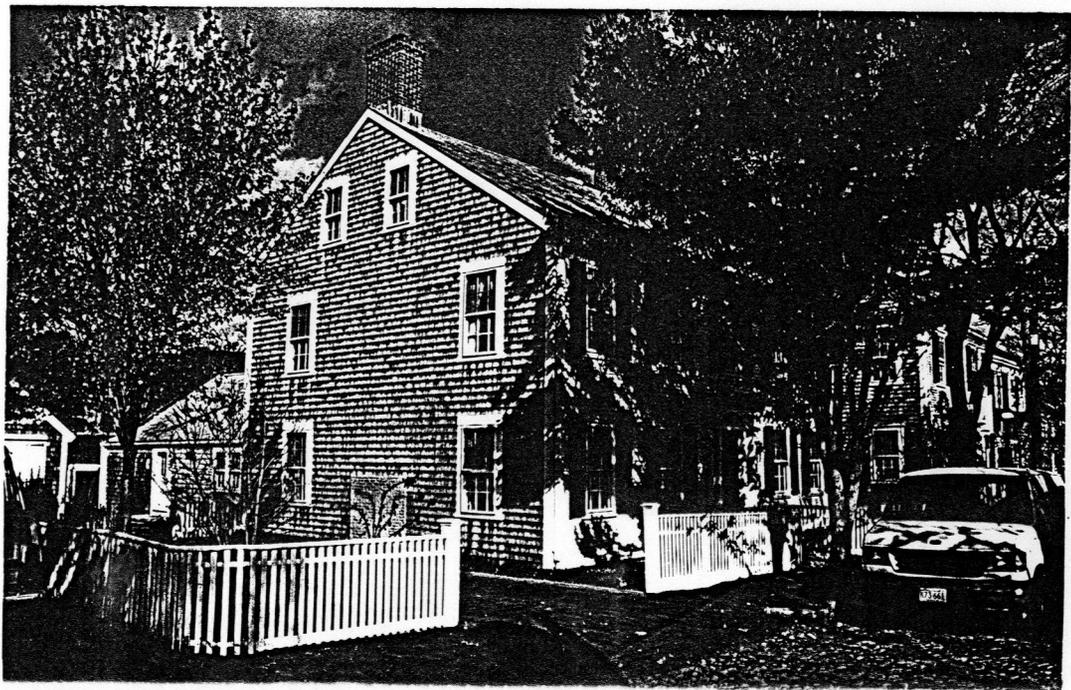
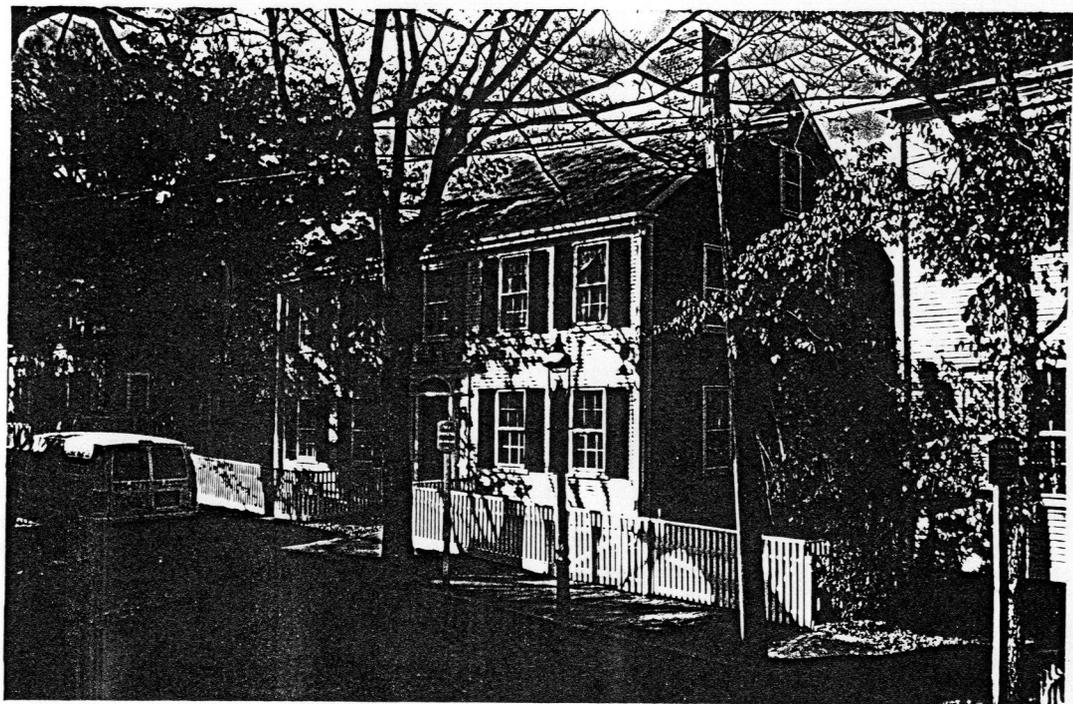
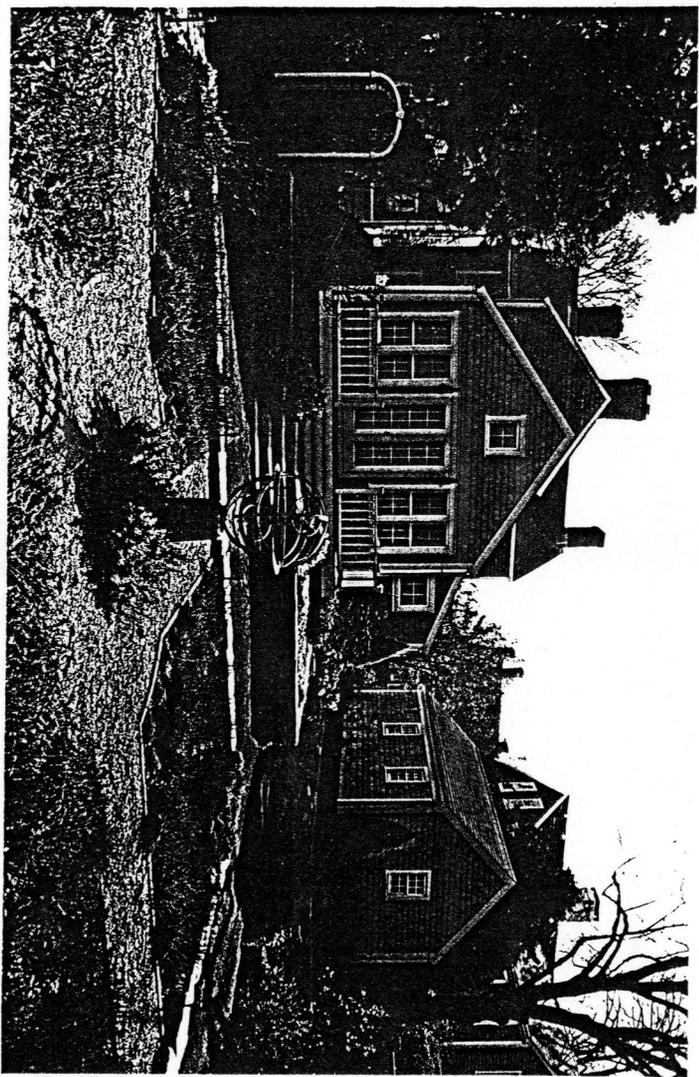
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MHC Building Form Continuation Sheet – page 4
89 Main Street, Nantucket

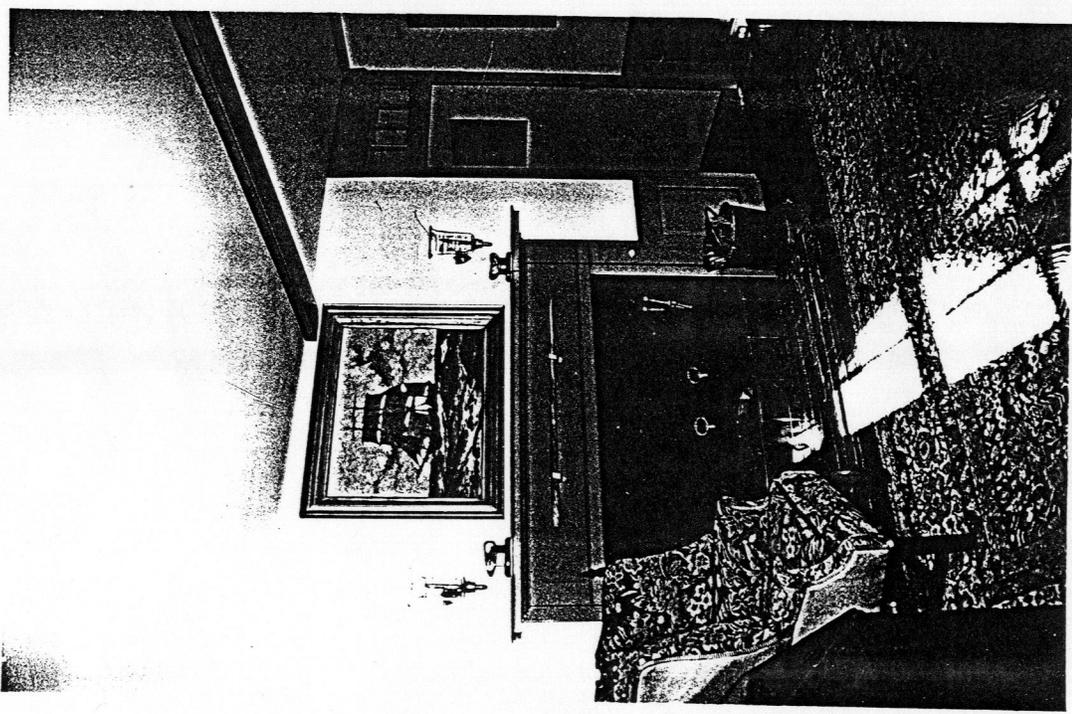
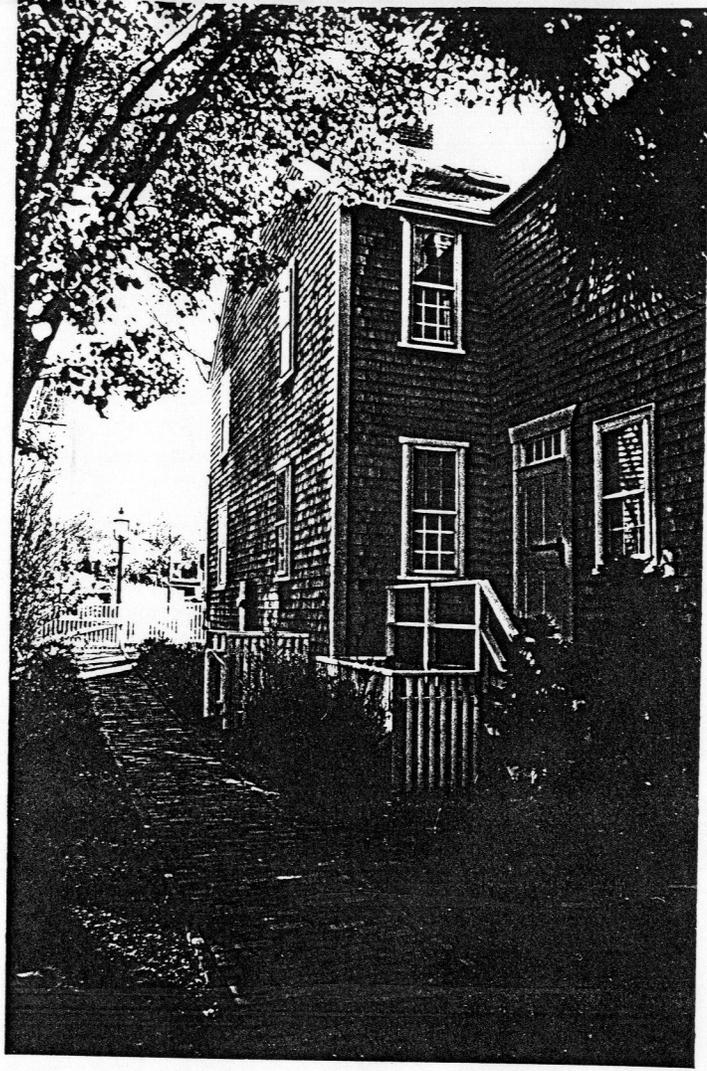
The c. 1748 Benjamin Bunker house is characteristic of many of Nantucket's houses, changing form according to cultural, economic, technological and aesthetic influences, while at the same time irreplaceable materials, elements and details have been preserved to tell the story from first construction through later renovations.

[NOTE: The house is also identified in the Historic American Buildings Survey as the Thaddeus Coffin House.]

NAN. 3080

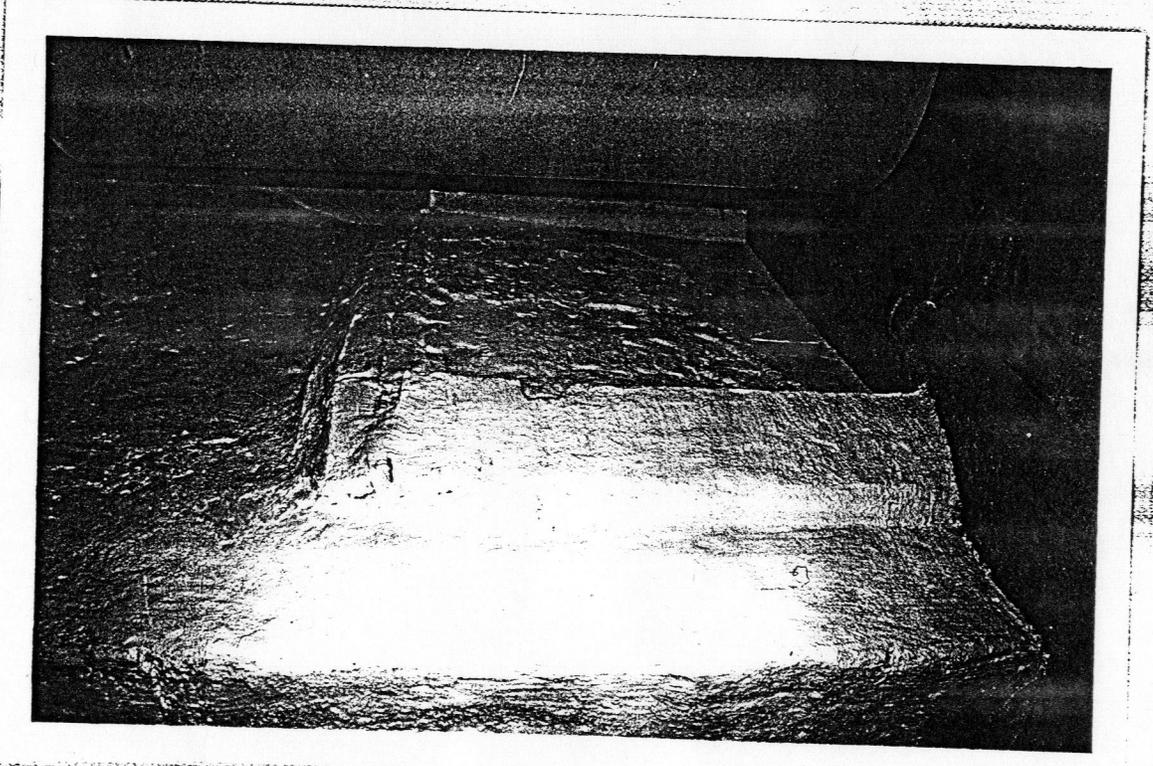
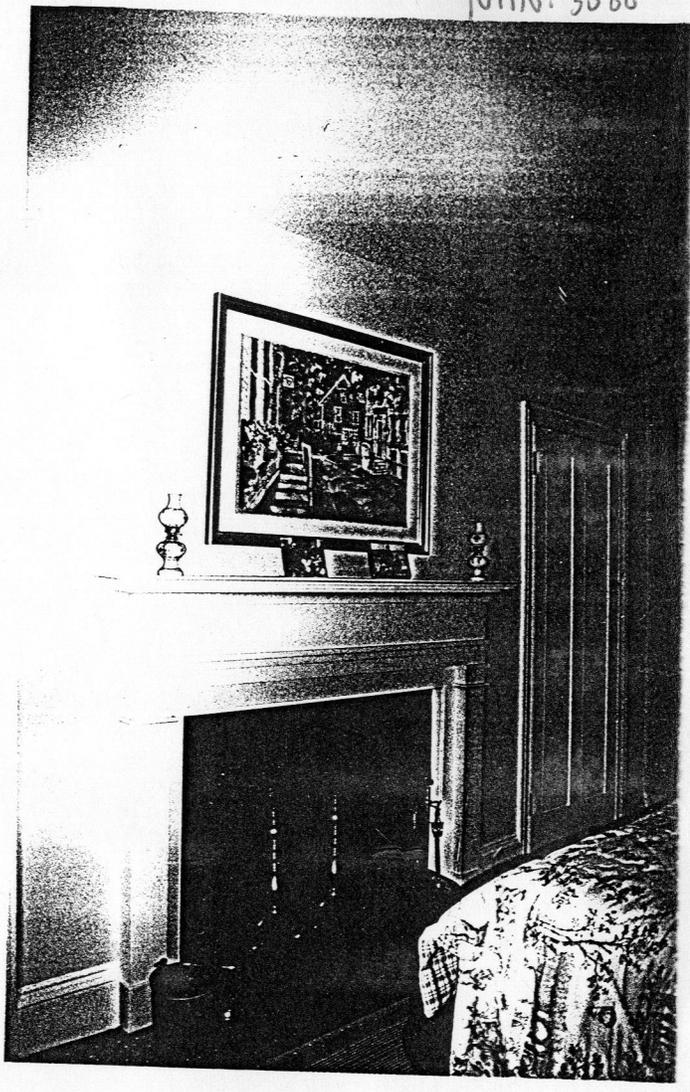
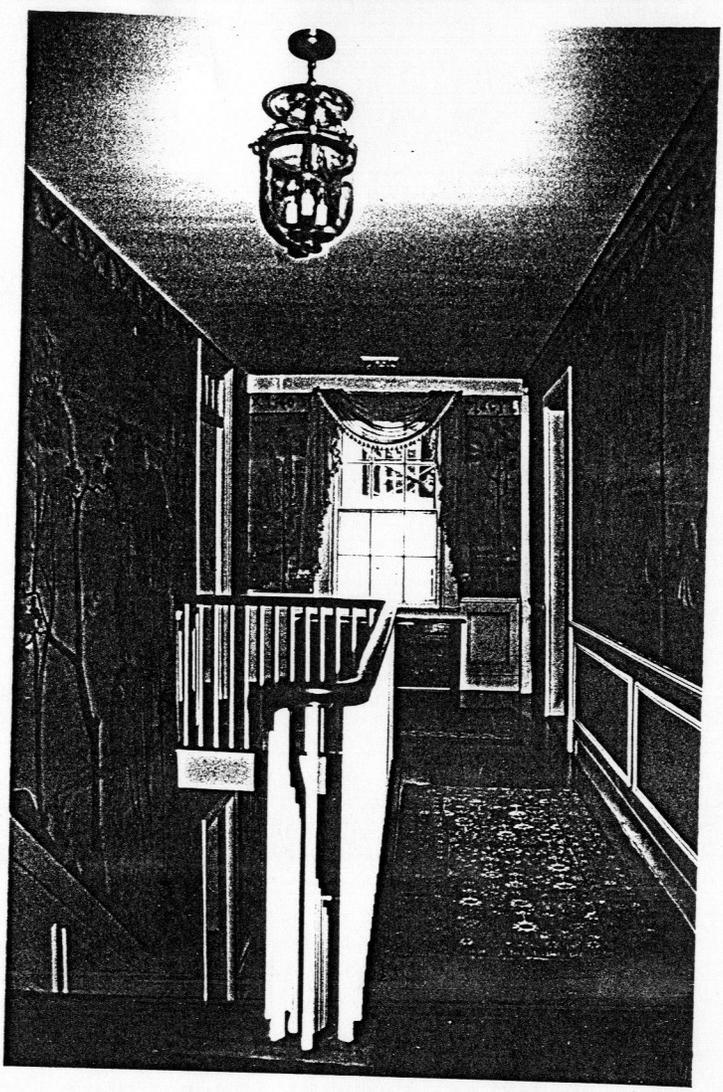


NAN. 3080



10/1/11

NAN. 3080



FORM B – BUILDING

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

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

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Photograph

Insert here or on a Continuation Sheet a digital photograph (either color or black and white).

*A paper photographic print (3½x5¼" or 4x6" must **also** be attached to the form in this space or to a Continuation Sheet. Prints, from a photo-quality inkjet printer, must use brand name paper and inks approved by MHC. Attached photographs should be clearly identified with town name and property address. See MHC's Guidelines for Inventory Form Photographs.*

Locus Map

Insert here or on a Continuation Sheet a map clearly showing the location of the property including the name of the nearest road or street and at least one other intersecting road or feature.

Assessor's maps are preferred, but other forms of detailed plans such as an excerpt from a USGS topographic map or an aerial or satellite photo clearly marked are also acceptable. See MHC's Guidelines for Inventory Form Locational Information.

Town/City:

Place: *(neighborhood or village):*

Address:

Historic Name:

Uses: Present:

Original:

Date of Construction:

Source:

Style/Form:

Architect/Builder:

Exterior Material:

Foundation:

Wall/Trim:

Roof:

Outbuildings/Secondary Structures:

Major Alterations *(with dates):*

Condition:

Moved: no yes **Date:**

Acreage:

Setting:

Recorded by:

Organization:

Date *(month / year):*

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

--	--

Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

BIBLIOGRAPHY and/or REFERENCES

Hillary,

Here are some links on the other neglected historic district houses we've discussed. I hope this is helpful:

82 Main Street

- From the tax assessor's database:
 - <http://gis.vgsi.com/nantucketma/Parcel.aspx?Pid=10148>
- Current owner is William P Graves III & Lydia B Graves II, who acquired the property in 2017 for \$1,150,000 from Alice (Graves) Dejonge (1907-2003)
 - Alice was a Nantucket native and longtime summer resident, and a descendant of whaler Peter Chase. Her father was William P. Graves (1870-1933), her mother was Alice M. Chase (c.1874-1970).
 - Presumably, the current owners are children of Alice's brother William P. Graves II
 - A google search of the current owners indicates that Sarah Alger has served as their attorney on other matters in the past. I've not met Sarah, but if you know her, she might be able to provide some insight about the house, and how it got to be in its current condition.
- 2003 obituary of former owner Alice Dejonge includes quotes from her niece and current owner of 82 Main, Lydia Graves.
 - http://archive.boston.com/news/globe/obituaries/articles/2003/12/13/alice_dejonge_descendent_of_nantucket_settlers_was_96/
- 1970 obituary of Alice Dejonge's mother Alice M. (Chase) Graves alludes to "the Chase homestead on Main Street". Unclear if that refers to 82 Main Street.
 - <http://digital.olivesoftware.com/Olive/APA/Nantucket/SharedView.Article.aspx?href=NIM%2F1970%2F06%2F11&id=Ar01407&sk=B450FF6D&viewMode=image>
- As of 2010, Wm P Graves and Lydia B Graves also owned 129 and 137 Cliff Road (aka Reed Pond Properties), a 44.7 acre parcel with 6 buildable lots near Tupancy Links. Sarah Alger represented them with the Planning Board on a proposed subdivision. Judging from Google satellite images, it has not been fully developed yet.

1 Gorhams Court

- From tax assessor's database:
 - <http://gis.vgsi.com/nantucketma/Parcel.aspx?Pid=9926>
- The current owner, Brown Bros Harriman Tr Co Trst, acquired the property in 2010 for \$4.6M from Harold A. O'Callaghan Trust
- Harold A. O'Callaghan Jr. passed away in 2017. His obit provides some background on his life, but doesn't shed any light on this property:
 - <https://www.legacy.com/obituaries/name/harold-o%27callaghan-obituary?pid=189471316>

44 Orange Street

- From tax assessor's database:
 - <http://gis.vgsi.com/nantucketma/Parcel.aspx?Pid=9870>
- The current trustee of the property is Sarah Alger (small world!)
 - The property was acquired in 2002 for \$1.97M from Peter Reiner and June Woods

You mentioned you may discuss this matter at your next NHC meeting (on 8/21 I believe?). If it's appropriate, I'd love to zoom in for that — please let me know what time.

Thanks,
Doug

On Aug 9, 2020, at 4:09 PM, Doug Rose <Chippersdad074@gmail.com> wrote:

Hi Hillary,

Since our chat I've started a running list of historic district homes that have fallen into disrepair. I would like to do whatever I can to ensure that they be preserved/restored or otherwise remedied.

In addition to 82 Main Street, there are two adjacent homes that front on the east side of Orange overlooking the harbor that have been steadily decaying for as long as I can recall. They now have no trespassing signs visible from the street.

- 1 Gorhams Court - according to Zillow, was built in 1850. This home last sold for \$4.6M in July 2010. Photo below:
 - https://www.zillow.com/homedetails/1-Gorhams-Ct-Nantucket-MA-02554/56547232_zpid/
<IMG_5656.jpeg>
- 44 Orange Street - just to the right of Gorham's Court. Again per Zillow: this home was built 1780, and was last sold in 2002 for \$2M. Photo below:
 - https://www.zillow.com/homedetails/44-Orange-St-Nantucket-MA-02554/56547185_zpid/
<Screen Shot 2020-08-09 at 3.34.54 PM.jpeg>
- 6 Fair Street — next house up from John Lochtefeld's studio. Zillow claims it was built in 1900. While I'm not sure if this one would qualify as historically significant, it's been neglected for years and is a terrible eyesore in an otherwise well-maintained street of the historic district. I believe it's been unoccupied since we bought our place in 2013. I've submitted an email inquiry to Marcus Silverstein, but have not heard back yet. Photo below:
 - https://www.zillow.com/homedetails/6-Fair-St-Nantucket-MA-02554/56547041_zpid/

<IMG_5551.jpeg>

I look forward to connecting again soon!

Best,
Doug

Note: emails have been edited for clarity and conciseness









Chapter 124. Signs; Satellite Dishes; Rooflines

Article IV. Certificates of Appropriateness, Etc.

§ 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,^[1] 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.

[1] *Obgmpñ L mc8Qcc Af, A301* NĀA301-4* Fgrrmpa Bgrrmpar Ank k gqqrñ ,*

- 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.