



# GETTING STARTED: A MAINTENANCE MANUAL FOR NANTUCKET HOMEOWNERS, 1983-2022

Maintaining Historic Resources in an Ever-Changing Environment

## STATEMENT OF PURPOSE

In 1983 students working in the PIN summer program worked to develop a property maintenance manual. The intent of this manual was to provide homeowners with an accessible guide for basic home repairs and condition surveys. My research has focused on the relevance of the manual based on changes in concepts of authenticity, aesthetic and process.



# REPORT STRUCTURE

1983 project Table of Contents

Encompasses many pertinent topics related to property maintenance.

Historic materials, construction practices and methodologies are vast and exceed the scope of the original guide.

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# HOW DO WE DEFINE MAINTENANCE

Image retrieved from <https://www.nps.gov/orgs/1098/best-preservation-workshop-series.htm>

Preservation Workshops

# Brick Earth Stone Timber



# 2022

Historic Preservation  
Training Center

National Park Service



MAINTENANCE:  
THE UPKEEP OF PROPERTY OR EQUIPMENT

# THE STANDARDS

**Preservation:** the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.

**Rehabilitation:** the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.



# THE STANDARDS

**Restoration** the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

**Reconstruction** the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.



Image retrieved from <https://www.bostonglobe.com/lifestyle/travel/2013/06/22/site-seeing-jethro-coffin-house-tells-tale-old-nantucket/hkeZQfctflxlnKE24WHf3K/story.html>



Image retrieved from <https://www.nantucketfcc.org/>



## 1983 PIN REPORT CONTEXT

Courtesy of the Nantucket Historical Association



## NANTUCKET AND “OLD AMERICA”

Wallace Nutting created a material and decorative arts movement highlighting the idealized and nostalgic version of history which he coined “Old America”

The preservation movement had been focused on the protection of places associated with patriotic or colonial origin.

These two themes tied closely with economic efforts in New England communities seeking new revenue through tourism.





Postwar America had experienced rapid low-density growth in the form of suburban sprawl.

In 1979 the NPS released “The Secretary of the Interior’s Standards for Historic Preservation Projects with Guidelines for Applying the Standards” this publication was revised and re released in 1983.

Interestingly, the television program “This Old House” began national broadcast on PBS in 1982.



This Old House: Season 18 (1996)  
3 Milk Street Nantucket

# Chip and Joanne Gaines creators of “Fixer Upper”



# NANTUCKET

**1955:** Nantucket Historic District originally created by special statute. Old Town and Village of Siasconset.

**1966:** Nantucket Historic District designated a National Landmark

**1971:** Nantucket Historic District expanded to include entire Town.

**1975:** National Landmark expanded to include entire island.

**2013:** National Landmark designation updated to better reflect periods outside of whaling.

## NANTUCKET HISTORIC DISTRICT

United States Department of the Interior, National Park Service

### 7. DESCRIPTION

#### ARCHITECTURAL CLASSIFICATION:

COLONIAL: Post-medieval

EARLY REPUBLIC: Federal

MID-19TH CENTURY: Greek Revival

LATE VICTORIAN: Italianate; Gothic; Second Empire; Queen Anne

LATE 19TH & 20TH CENTURY REVIVALS: Colonial Revival (Georgian Revival)

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

#### MATERIALS:

Foundation: Brick, Stone (granite)

Walls: Wood (shingle); Brick; Stone (granite and brownstone)

Roof: Asphalt; Stone (slate); Wood (shingle)

Other: Stone (granite, marble)



# **PRESERVING WITH NANTUCKET IN MIND**

Property Maintenance as Preservation

Image Courtesy of the Nantucket Historical Association

“If we build only roofs and bedrooms, we have not responded to our deeper need, a need as essential as shelter from the elements. At the deepest level, **we are trying to recover connections that we or our parents or our grandparents lost. We have an “aching nostalgia,” for a vanished past.**”

Page, Max. Why Preservation Matters (Why X Matters Series) (pp. 32-33). Yale University Press. Kindle Edition.

# **BUILDING WITH NANTUCKET IN MIND:**

GUIDELINES FOR PROTECTING THE  
HISTORIC ARCHITECTURE AND  
LANDSCAPE OF NANTUCKET ISLAND

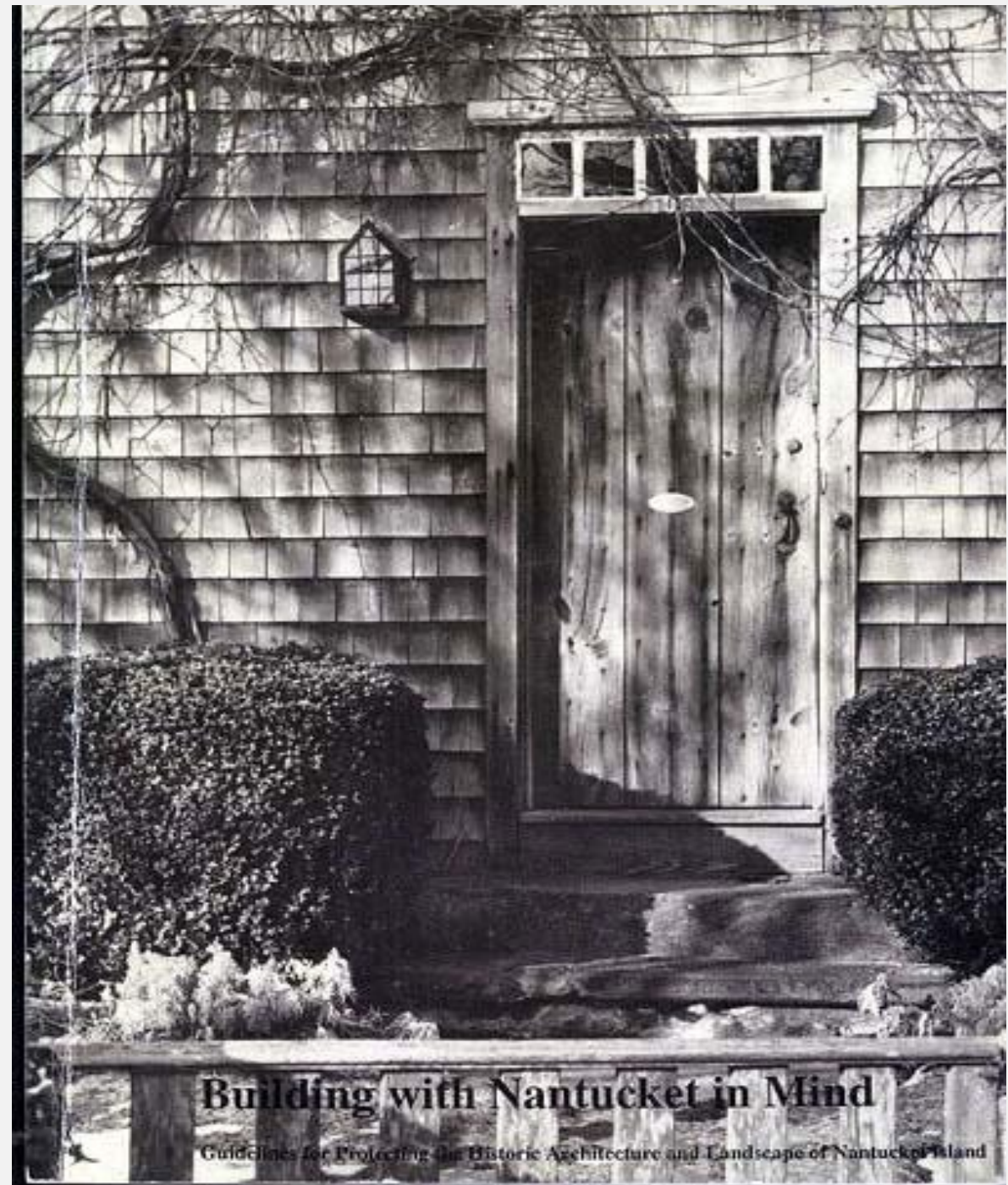
**Current edition published in 1992.**

Largely focused on “building” and future development.

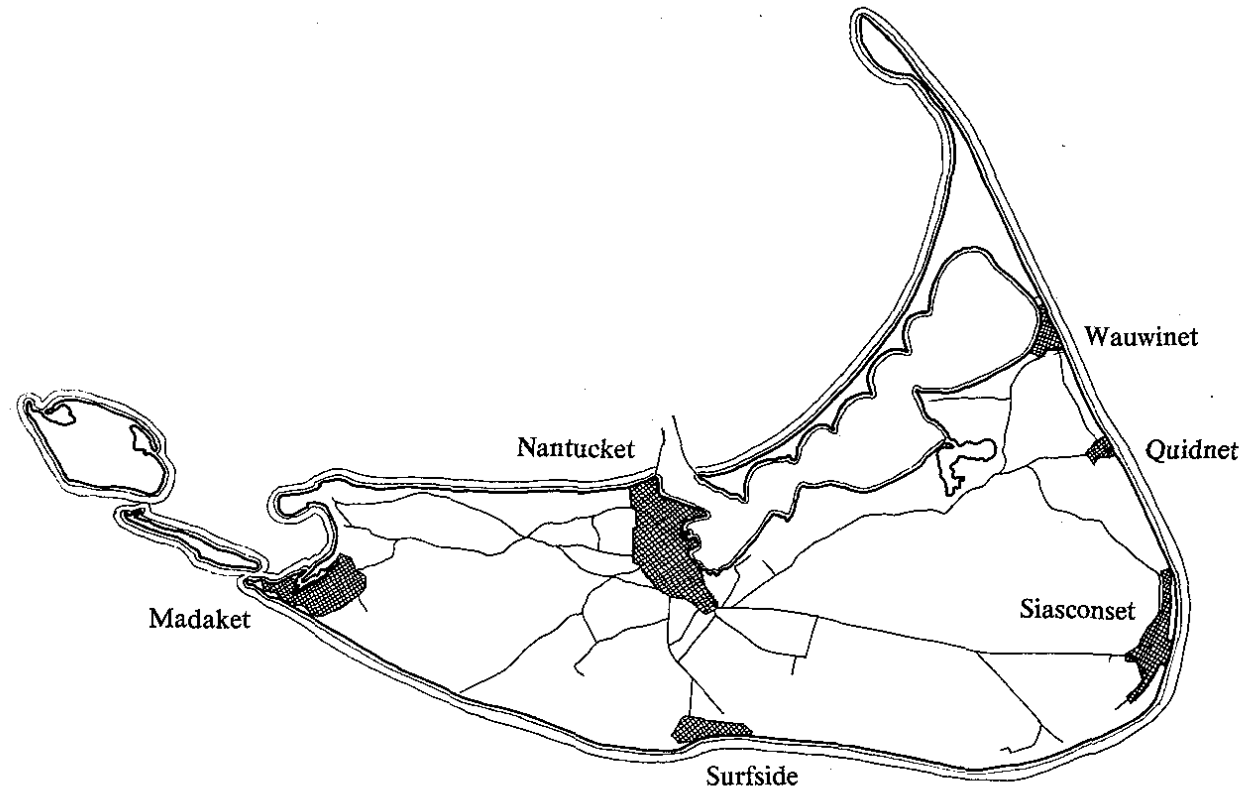
Provides recommendations for review e.g. “preferred, should, important, encouraged”.

Organized similarly to a unified development or form-based zoning code not historic preservation ordinance.

Photo by Stephen Yerly







*Figure 80. Other settlements of Nantucket Island.*



## NANTUCKET PRESERVATION TRUST

### PRESERVING YOUR OLD HOUSE: A RESOURCE GUIDE

#### **Published in 2016**

Focuses on maintaining and reusing historic material.

Provides case studies of successful preservation projects, including projects that blend preservation with new construction.

Approachable in both content and scope.



## PRESERVATION VS DEVELOPMENT

- Maintaining existing historic resources provides an accurate narrative, representative of place.
- Change over time is not easy to replicate.
- Mirroring historic places through development regulation may create a false historic narrative.
- The importance of historic resources may be lost, or their context negatively impacted by new development.
- Broad regulation may prevent architectural styles and building methods that better represent changing community values, needs or aesthetic.



# MATERIALS

“To maintain in full vigor the sense of the dependence of the individual life upon the past, more is needed than a mere intellectual recognition of the fact. Such is the frailty of our nature that our principles require to be supported by sentiment, and **our sentiments draw nourishment from material things, from visible memorials, from familiar objects to which affection may cling.**”

Charles Eliot Norton

Giving Preservation a History (p. 53). Taylor and Francis. Kindle Edition.

# HISTORIC MATERIALS

- Tested
- Typically, high quality
- Often artisan produced
- Unique sense of place
- May be difficult to replace
- Typically requires special training
- Premium cost / Premium value





Photo by Stephen Yerly





Photo by Stephen Yerly





Photo by Stephen Yerly



Photo by Stephen Yerly

# NEW MATERIALS

Always changing / untested

Accessible

More universal / less specialized

May require less training to install or maintain

Wide price range

May be viewed as not authentic







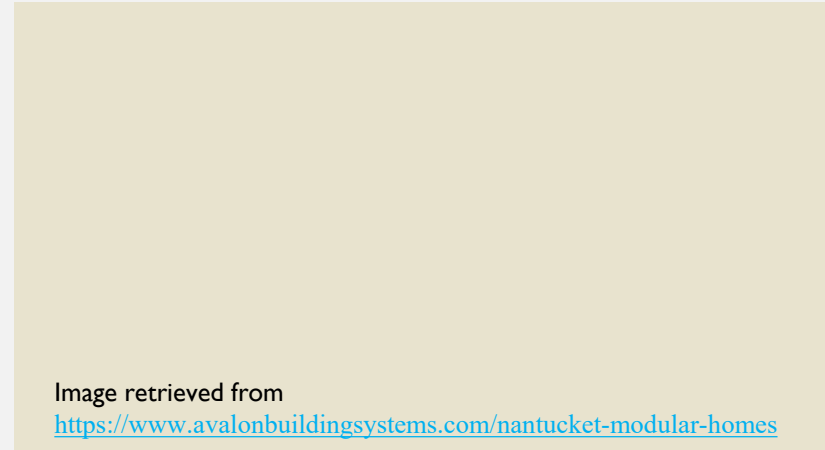




Image retrieved from <https://capccodlife.com/a-new-old-house/2/>



Photo by Stephen Yerly















Photo retrieved from <https://www.marvin.com/photo-gallery/new-england-historic-restoration>

A photograph of a wooden door, likely made of plywood, with a white rectangular box overlaid in the center. The box contains the word "CONCLUSION" in white, uppercase, sans-serif font. The door is set within a wooden frame. On the left side of the door, there is a small, rectangular hole. On the right side, there is a metal padlock. The door has a light-colored wood grain and a dark-colored label with text and a logo. The background consists of dark, weathered wooden planks.

# CONCLUSION

“Historic Charleston, then, might be best understood as **less about history and more about heritage**: the elevation of the inherited values of a specific group and the **objects that convey, normalize, and naturalize those values** as universally agreed-upon, **in a way that both masks and substitutes dangerously for history itself.**”

Stephanie E. Yuhl

Giving Preservation a History (p. 199). Taylor and Francis. Kindle Edition.

# AUTHENTIC OR AESTHETIC

What is authentic?

What is aesthetic?

Do material choices matter?

Does process matter?

*Building With Nantucket in Mind vs  
Preserving Your Old House*





# RECOMMENDATIONS

MONTICELLO. KOHOLA. EUGENIA. WAINRIGHT INLET. AWASHONKS. THOS. DICKASON. MINERVA. WM. ROTCH. VICTORIA. MARY.

PROOF

PLATE

ABANDONMENT OF THE WHALERS IN THE ARCTIC OCEAN SEPTEMBER 51

Published by Benjamin Russell, New Bedford, Mass.

Entered according to Act of Congress in the year 1872 by Benjamin Russell in the Office of the Librarian of Congress at Washington

Image Courtesy of the Nantucket Historical Association

111 Bedford St. Nantucket, Mass.

# BUILDING WITH NANTUCKET IN MIND

## Update Building with Nantucket in Mind

- Incorporate changes in building sciences, materials and architectural styles.
- Incorporate definitive language into Building with Nantucket in Mind.
- Ensure Historic District Commission review standards are not arbitrary.
- Create visual quick reference guides to streamline future editions and reduce text.
- Reduce number of applications that require review.

*Benj. Ferris, del. 1838.*

# UNIFIED DEVELOPMENT CODE

## Create a unified development code

- Incorporate all land development and architectural standards into one simple document.
- Create definitive standards of review for new construction that may be reviewed and approved by staff.
- “Pictures paint a thousand words”.
- Reduce the number of applications that require HDC review.

Boyd Ferris del.

8mo 27. 1838.

# Certified Local Government

## Streamline Certified Local Government.

- Reduce complexity of existing historic preservation ordinance.
- Look at model CLG ordinances in adjacent states.
- Streamline CLG program and associated commission for historic preservation and architectural review.
- Ensure planning and review processes are efficient and cohesive.

Boyd Ferris del.

June 27, 1838.

# ENFORCEMENT

## **Adopt a local ordinance that mirrors the ICC Property Maintenance Code.**

- Model code that is widely used and accessible.
- Provides clear definitive standards of property maintenance.
- Include language related to the protection of architectural elements.

## **Employ an inspector to ensure compliance with existing property maintenance standards.**

- Ensure compliance with existing ordinances.
- Additional eyes on built environment.
- Prevent demolition by neglect.
- Additional revenue for municipality.

*Benj. Ferris, del. 1838.*

“When we build, let us think that we build forever. Let it not be for present delight nor for present use alone. Let it be such work as our descendants will thank us for; and let us think, as we lay stone on stone, that a time is to come when those stones will be held sacred because our hands have touched them, and that men will say, as they look upon the labor and wrought substance of them, See! This our fathers did for us.”

John Ruskin

The Seven Lamps of Architecture

## Resources

Denenberg, T. (2003). *Wallace Nutting and the invention of Old America*. Yale University Press.

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