

Minutes of Nantucket Historical Commission Meeting – March 18th, 2022

Commissioners Present: Hillary Rayport (Chair), Angus Macleod (Vice Chair), David Silver (Secretary) Mickey Rowland, Clement Durkes, Georgia Raysman, Tom Montgomery, Susan Handy and Barbara White.

Staff: Holly Bakus

Guests: Mary Bergman and Ken Beaugrand.

1.) Public Comment: N/A

2.) Approval of November Minutes

Motion to approve minutes of the NHC's February 2022 Meeting: Tom

Second: Angus

All in favor via roll call

3.) Announcements:

3A Beaver Street: Press Coverage and NHC's Response

The Inquirer and Mirror reported on the matter of the 3 Beaver Street tax credit application and the NHC's decision not to support it. The Chair, Vice Chair and Secretary discussed the coverage. Leadership felt a response was in order and worked to draft a letter to the editor which can be found in today's meeting packet. The letter clarifies that the NHC did not decline to support the project because it is a short term rental, rather, it was declined because it is not a preservation project.

Key Takeaways

The Commission discussed the letter from the MHC to the 3 Beaver Street owner dated January 2022. This correspondence showed that the MHC had many concerns about this project, that the owner was aware of the concerns in advance of meetings with the Nantucket Historical Commission and Historic District Commission, and many of these concerns were the same concerns raised by the NHC. The letter is included in the packet.

Addition to the NHC's Reference Sheet: We will add the question to our reference sheet of whether the applicant has received feedback from the MHC (in a yes or no format). This will help the NHC stay aware of MHC's concerns about projects, and continue to expand our knowledge about what the MHC looks for in a tax credit project.

4.) Survey Update

There are some changes to the map that need to be tweaked, but Barbara, Tom, Angus and Holly have spent time on this already. Final comments on the map from Commissioners should be circulated in time for the next meeting.

Curbing: Type of curbing in front of properties should be noted on the Form Bs. Since there are only a few types of curbs on Nantucket, we should share our Streetscapes Report with them, so they have everything they need to identify the types of curbs.

5.) FY 2022 Work Plan

The NHC discussed potential projects that the Commissioners feel will have community benefit while also addressing and achieving community wide preservation goals.

a. Initiate Preservation Plan for Town Owned Historic Resources

-The plan we are working on with PAL is a 'Preservation Plan' as there are several different types. They come in all different shapes and sizes, and are living, breathing documents.

-Historic Preservation is a key part of the Town's Master Plan.

-Can we survey and document Town-owned historic resources?

-Mickey and Holly to create a list of resources. Consider federally owned resources as well. Brant Point and Great Point Light should be looked at.

-We have an additional \$5,000 dollars budgeted in 2021- 2022 FY for architectural surveys. If we don't use these funds, they will revert to the general fund. Mickey volunteered to work with Holly to activate this. Hillary to follow up with list of structures from Town facilities report.

Initiate Discussion with Tribes and State Archaeologist

Archaeology goes well beyond the tribes, artifacts, human remains, etc. Historic foundations are home to archaeological material and are we interested in trying to deal with regulating interiors? Can we create a separate category for pre-historic? What about underwater and waterfront? When thinking about archaeology and planning, we need to think about where, when, and in what context? Can we work with other communities to help us develop a plan? There is no intention to infringe on private property rights. The goal is to educate, understand archaeological resources and interpret scholarship in our community.

Hillary and Susan will work together to collect information about what other MA towns do regarding planning for archeological preservation and report back to the Commission.

b. Assess Archival Needs with Respect to Historic Town Records

-Digitization of Town Records of all sorts. MHC noted issues with records of maps

-Can the CPC help? We would need letters of support to tap into that funding source

-Discover where town records are located, how they are stored and make a needs assessment to determine which are the most valuable, oldest, etc. Deeds are very important.

-Differences between 'scanning' and 'archival scanning'

Barbara White would like to work on this project and Hillary will join her. Objective is to create a needs assessment and figure out how and if the NHC can be helpful to the other town departments.

c. Develop Concept for Small Loan Fund

-Identify the demand for a small loan fund (I.e., how many historic homes could benefit from a program like this)? Take the study to a bank to show them the demand and try and get a banking partner or two. Bring information, ideas and energy to the community to help push these through. We need to develop and conceptualize a plan and allow the community to manage the administration of a project like this.

David and Georgia will work to develop a needs assessment for this project with GIS and MLS data. Will bring discussion topics to the next meeting.

6.) Other Business

'Building with Nantucket in Mind' will stay on our agenda despite the HDC's pause on our monthly meetings. BWNiM ought to be updated as we continue to notice historic resources on our island falling at odds with developments, old and new. It is a serious concern of the Commission, and we will leave the discussion topic on our agendas moving forward. We also look forward to picking back up with the HDC and finalizing the Memorandum of Understanding between the Commissions.