

DRAFT Minutes of Nantucket Historical Commission Meeting – June 17, 2022

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

Staff: Holly Backus

Guests: Rita Carr (NPT), Ken Beaugrand (Town of Nantucket Real Estate Specialist) (both via zoom)

- 1) Public Comment: There was no public comment
- 2) Minutes: The minutes from the prior two meetings are still being produced. Defer to July.

3) MHC advised Surveys of Historic Resources; Update on 2021-2022 survey
Our consultant PAL has provided Form Bs for 31 buildings in the Fish Lots (Pilot Survey), as part of Batch 1. Batch 2 forms will be submitted June 30th. Between now and July meeting, all commissioners should review the forms and send comments on the forms to Holly. Look for any corrections to the forms, any missing information for the forms, and any concerns, questions, or comments about the forms. Holly is happy to receive comments from commissioners as we go along. Holly plans to organize all comments and share them at the next meeting. We will dedicate a good portion of July meeting to reviewing and discussing the forms.

The Survey plan Phase II report should be available June 30th. The commission discussed the data clean-up requirement PAL discovered. All addresses on the National Historic Landmark Data Sheet must be matched to a parcel number and then each address and parcel number must be assigned to one of our survey neighborhoods. The list of survey neighborhoods is included in the meeting packet. As PAL was reviewing the Excel spreadsheet of addresses and matching them to parcels they found about 800 addresses that could not be matched to a parcel and not assigned to a study neighborhood automatically. These addresses will have to be assigned manually. This is outside of the current plan scope however PAL will undertake the task for the fish lots, and this will allow them to estimate how time intensive the task is and include that in the survey plan, for the consideration of future consultants.

Status of 2022-2023 grant

Holly was not able to attend the May 26th coordinators update but followed up 1:1 with MHC and has received the binder for all local coordinators. The 40,000 grant will allow for surveying 140 structures. Intention is to continue to survey the Fish Lots and also Brant Point/Cliffside. Holly is now working on the RFP. Commissioners suggested having input from PAL on which structures to survey – whether to survey all the Fish Lots until complete, or to be selective in the Fish Lots in order to survey more structures in Brant Point. Question is how to prioritize? Decision to have a small group meeting with Holly and bring in Betsy Tyler as well, prior to finalizing RFP.

Discussion of Great Point Light.

The Chair briefed the commissioners and guests on various discussions about Grate Point Light. The Trustees of Reservations have not renewed their agreement with the Coast Guard to cosmetically maintain Great Point Light. They feel that Great Point Light is no longer a place for

visitors to enter, based on the interior condition of the building. Continuing to paint the building is not advisable given the condition of the veneer and the infiltration of water. The Trustees would like to have an updated scope of work and estimate of cost to repair. Then, they would have a dollar value to discuss with the Coast Guard. They would like the Coast Guard to contribute to the cost of producing the estimate. The Trustees were supportive of the idea of nominating the structure for inclusion on the National Register.

The Commission continues to be interested in researching Great Point Light with a view towards possibly nominating it for inclusion on the national register. Because of Nantucket's membership in the Certified Local Government program, the Historical Commission may nominate structures for listing on the National Register directly to the MHC. Michael Steinitz, deputy director of MHC, was also supportive of submitting a nomination. See notes in meeting packet regarding Hillary Rayport's discussion with Michael Steinitz.

Holly advised that listing does require support of the chair of the select board. Ken Beaugrand advised that The Town does not wish to make staff time available for lighthouse preservation. But the Commission is welcome to spend their own time on this effort without staff support. A motion was made by Tom Montgomery and seconded by Georgia Raysman to write a letter to be sent to the Town Manager and the Select Board describing what the Commission has learned about the lighthouse and the interest in researching nomination to the National register. Also, to describe the desire to hire a consultant to research and prepare the nomination document which we anticipate costing between \$1500 and \$2,000. Ken Beaugrand advised that the letter should include our expectation for whether this should go through the RFP process and how the consultant would be selected. Holly advised that the consultant should be qualified for work in preservation. All were in favor by roll call vote.

Discussion of Brant Point Light.

The current Brant point light was constructed in 1901 and is listed on the National Register of Historic Places. It has significant deferred maintenance and requires repairs to the wooden structure, the roof, and painting. Holly learned in her discussions with the Coast Guard over the past two years that it was tested inside for lead, and it does contain lead. For this reason, the Nantucket Coasties are not able to enter the building to make repairs. Per Coast Guard policy, it must have lead remediation first.

It is also possible to retain the services of a lobbyist to pursue assistance from Congress – either funding for the repairs to be made directly from the Coast Guard, or prioritizing the deaccessioning.

The discussion turned to the possible deaccessioning of the structure and conveyance to a non-profit. The Chair summarized that the role of a Historical Commission is to identify and survey historic resources and to advocate for their preservation; furthermore, to coordinate between different preservation non-profit groups and advise other boards and commissions and staff. It is consistent with NHC's mission to advocate for the preservation of this structure by examining and understanding the various stakeholder interests (including the Coast Guard) and the process that would be followed to deaccession the lighthouse. By expending this effort, the Commission would make it easier for an interested non-profit to step forward and execute the conveyance. Alternatively, the exploration may indicate deaccessioning is not desirable at this time. A motion was made by Tom Montgomery and seconded by Angus Macleod to compose a letter

summarizing NHC's discussion and advice; to review draft of letter with Holly and Ken Beaugrand, and present to the Town Manager and the Select Board. All in favor by roll call vote.

LED street lights

There is a new sample LED streetlight outside "Town Pool" shop on Main Street. It is the "Boulevard" style with frosted glass. Most commissioners had not yet had a chance to view it at night. There was some difference of opinion regarding the frosted glass. Those who had seen it at night felt the quality of the light (color and brightness) were fine. The potential for lights without glass globes was discussed. It was decided that more commissioners should look at the light and we should invite Lauren Sinatra and Gail Walker to attend our next meeting, and to see if we could see more suggested designs for the lights.

NAREB course: Selling Historic Homes offered June 8th

Hillary, Holly, and Mary taught this class, which was accredited by the State Real Estate Board and followed a required curriculum. About 60 brokers attended. We split up the curriculum – covered the required curriculum but also discussed how topics were expressed on Nantucket. Presentations are available for download. Feedback was very positive and we hope to teach the class again.

Other

The Commission would like to meet with new the Transportation Planner, Patrick Reed. This is a decision of the Planning Director. Holly will speak with him about a meeting when Patrick is on island.

Tom Montgomery made a motion to adjourn which was seconded. Meeting adjourned at 12:10.