

Nantucket Historical Commission

June 16, 2023 Meeting
131 Pleasant Street, Nantucket

Attendees:

Angus MacLeod
Abby De Molina
Holly Backus
Mickie Rowland– online
Clement Durkes – online
Rita Carr – online

Not present:

Georgia Raysman
Tom Montgomery
David Silver

Agenda

- Public Comment - none
- Approval of minutes of the May 19th 2023 NHC meeting
 - *Meeting minutes were approved*
- Approval of minutes of the Nov. 2021 CLG meeting
 - *Comment from Holly that she would like to review the video; HDC has not reviewed the meeting minutes*
 - *Would like to hold off so Holly can review the video and get the HDC to approve the minutes by next meeting*
- Outcomes / follow up from CLG meeting
 - Schedule separate focused NHC discussion of MOU with HDC (Review and comment on 2021 draft) *Would like some level of commitment from HDC so thought is it could be part of Organizational Focus Group*
 - *Look for action by Sep meeting*
 - Scheduling a focus group/training session with Jen Doherty on policies and practices of demolition/partial demolition *Will look to see what works with Jen for her schedule. Noted that National Alliance of Preservation Commissions (NAPC) – starting July/Aug, on Nantucket in Oct with final report in Dec. May be better to wait or integrate into part of NAPC review.*
 - *Would we want her to come when NAPC is here in Oct?*
 - *Camp training was specific to Nantucket and our local ordinances – this independent review will be similar*
 - *Holly can discuss with Project Manager (PM) and Jen D to see if there is overlap*
 - *Mickie brought up the point that we should not wait since things are brought up every week at HDC*
 - *Clement mentioned the workshop organized on June 26 – Stephanie Phillips at the Atheneum who is a deconstruction and circular economy manager for the city of San Antonio – would like to hear what MA as a state says*

- *Angus agreed with Mickie that we should have the workshop sooner rather than later – could prep for the NAPC lecture? Holly could mention it to the HDC to see how they feel*
 - *Holly emphasized the importance of discussing with both Jen and the PM from their point of view*
 - *Highlighted that Nantucket does not follow MA general law for demolitions*
 - *Will post both the NPT Housing symposium and the June 26 workshop for the CLG to see if we get a quorum*
 - *Consensus is Holly will reach out to both parties (Jen – MHC and PM from NAPC) and ensure everyone is aligned prior to scheduling anything*
 - *Question on NAPC review – will be interviews, training, and discussing with relevant parties*
 - *Geared towards Camp program*
 - *The content should be similar to that of the Nov 2020 meeting*
 - *Specific for Nantucket*
 - *Holly will try to get more information and specifics*
 - *Any other follow ups? None*
- *Ongoing Program of Surveying Historic Resources (Holly Backus)*
 - *Brant Point PAL Batch 1 We received 19 forms – some have provided feedback so far*
 - *Historic photos were helpful in fish lots vs this batch*
 - *Could not go to NHA to get old photos in this group*
 - *Angus suggested we speak with NPT to see if there are more old photos*
 - *Rita will look to see if there are photos but mentioned there is not an ample image archive*
 - *Mary had sent along a lot of history and research so may have already included any photos*
 - *PAL may be able to look in NHA archives*
 - *Sanborn maps can be helpful to at least provide an original footprint*
 - *Edits*
 - *Minor comment on ‘seasonal residence’ vs ‘summer residence’ – should keep consistent for all forms*
 - *Ex. E. Lincoln #1, 2, 3 says builder is ‘Unknown’ but narrative says it was Elmore Swain*
 - *Would like more information on Elmore Swain in the narratives*
 - *Many homes have names – would be helpful to include the names*
 - *If new properties are added to a lot, they will be associated with the old number*
 - *1989 surveys will be referenced: Ex. Sankaty and New Street – across from fire station and school has a really nice old photo that shows previous views*

- *Ex. 25 E. Lincoln and 29 E. Lincoln. Need to have a note that the structure is going to be completely different because of the impending partial demolition and addition. Should not say 'largely retains its original form orientation, massing...' since there are so many changes. Holly is going to let PAL know that the building is slated for changes that will remove its historic designation.*
 - *Not sure what PAL does with these types of changes and will confirm with us*
 - *'Astylistic' – how does this term apply?*
 - *Bound by 'Atlantic Ocean' – shouldn't it say 'Nantucket Harbor'?*
 - *Not sure about reference to 'rental house' – need to confirm the full purpose of the building*
 - *Would a group of 'Elmore Swain' buildings qualify for a Form A since it is a mini-neighborhood?*
 - *Main takeaways for Holly*
 - *Include old photos from 1989 surveys and/or Sanborn maps*
 - *Confirm language consistency*
 - *Confirm when a building no longer retain its original form and massing*
- *Other staff updates*
 - *Update on June 7th NAREB Presentation Holly, Abby, and Mary presented at Fairgrounds.*
 - *Thanks for the 'Building with Sconset in Mind' copies Clement – very excited!*
 - *Once we have 'Building with Nantucket in Mind' online they should be supportive*
 - *Emphasizing Nantucket's significance and historic perspective.*
 - *Reminded them buildings from 60s and 70s are still historic.*
 - *Include the architecture and details*
 - *First line of defense in educating buyers that the whole island is a Historic District*
 - *Tax credits and preservation restrictions – important to note the level and that it does not mean they cannot do anything for the home*
 - *In future session we may want to give specific examples of tax credits*
 - *Asked about who does good work for historic preservation – mentioned we will refer to Mary*
 - *Mentioned revolving fund as well*
 - *Update on Mass DEP deconstruction workgroup 2 Holly will send along materials as soon as available (was same time as NAREB presentation)*
 - *Update on SFM 3 sidewalk replacement*
 - *Center street sidewalks/curbing - opportunity for questions David Gray was always very engaged and asked Mickie to walk the route*

- *All material is at the Sewer Department and logged, cataloged, and protected*
 - *Consultants Hazen and Sawyer – will request funding*
 - *Lily Street is not what it will look like*
 - *Timing will not be the summer; should be in the Fall*
- Steamship Authority Transfer Bridge Replacement
 - Section 106 review *Holly has a follow-up for everyone*
 - *Holly went to college with Kurt – and were on the Preservation Society together (he is the Historic Bridge Specialist)*
 - *Federal Highway Administration (FHA) will be providing a grant for replacement of the transfer bridges*
 - *Do not have a detailed plan for the pieces of the bridge*
 - *1800 SF allocated, would only need 600 SF.*
 - *Bridges would be in place while the work is done*
 - *1 week to create the bridge*
 - *Barge will bring bridges back and forth*
 - *Motion to*
- CPC grant opportunity (for September)
 - Possible target projects for grant application
 - *Seed funding revolving loan fund for preservation maintenance program*
High priority as a lot of background work has been done with Ken and Holly
 - *CPC funds would go to the management; none for the actual structure work (looking for federal funds to cover)*
 - *Candidate for NPS Paul Bruhn Grant for rural communities (CLG)*
 - *Beach stands Next level of priority*
 - *Parks and Recs has gotten an approved plan*
 - *Historic contributing structures: 2 out of 3 (Jetties and Children's Beach pavilions)*
 - *Staff has discussed with Weston and Sampson*
 - *Put out a survey to gauge public interest*
 - *Sea level rise is important and must be addressed*
 - *Town-owned historic structure*
 - *Eligible for annual MPPF funds – project and assessment (CLG)*
 - *NPS Paul Bruhn Grant for rural communities – MHC webinar could cover plan and implementation (CLG)*
 - *Eligible for tax credits since they are income-producing properties*
 - *Need CPC funds first – need to confirm Park and Recs schedule*
 - *Note that the CLG can support on a variety of funds (Ex. African Meeting House grant – maybe we can collaborate more)*
 - *Holly to reach out to see if we can support*

- Winter Street cobblestone restoration *Need to have the discussion with Ken of what qualifies for CPC funds*
- Main Street Sidewalk Rehabilitation Plan *Need to have discussion with Ken of what the initial concerns were with the previous plan*
- *Excited for the PIN and NPT presentation at the July Meeting – will be a great presentation and connection point for us*
 - *6 students; 1 preservation student – all work with preservation*
 - *Want to include them with grants*
 - *PIN presentation on streetscapes during July NHC meeting – required to have a public presentation*
 - *Holly will confirm how much time it will last*
 - *PIN Housing Symposium on Jun 27, 9-12:30PM*
- Discussion topic: Historic Determinations and Preferably Preserved Buildings
 - NHC's advocacy to HDC regarding historic structures
 - *Is there education for us and can we support who ever does it?*
 - *Preferably Preserved – HDC*
 - *Historic Determinations – with the change that was indicating contributing vs non-contributing no longer on Form B (Local vs National)*
 - *Surveys have dual purpose*
 - *Part of the National District – only on those that are contributing*
 - *Surveys required for Local District*
 - *HDC has regulatory review process for 'historic determinations'*
 - *Elevating structures*
 - *Energy for windows*
 - *NAPC should be able to assist in this discussion*
 - *Individually contributing vs generally contributing to the National Landmark District*
 - *No donut holes in our jurisdiction*
 - *Who would be able to assist us?*
 - *Holly will bring up to MHC and NAPC together and ask for next steps*
 - *NPS is the national body but counts on the local district for specific guidance*
- Review of Goals and Objective chart
 - *Holly will reach out to local TV to see if we can do an update to 'Building with Nantucket in Mind'*