

Nantucket Historical Commission

July 21, 2023 Meeting
10AM
131 Pleasant Street, Nantucket

Attendees:

Angus MacLeod
Abby De Molina
Holly Backus
Rita Carr
Clement Durkes
George Butterworth

Mary Bergman – NPT
Cleary Larkin – PIN
Erika Mollen – PIN
Hillary Hedges Rayport
Mickie Rowland – online
Tom Montgomery – online
Kimberley Rose – online

Agenda

- Election of Officers
 - *Re-election of Angus MacLeod as Chair*
 - *Election of Rita Carr as Vice Chair*
 - *Election of Abby De Molina as Secretary*
- Approval of minutes
 - June 16th 2023 NHC meeting – *approved*
 - Nov. 2021 CLG meeting – *approved*
- Public Comment – *none*
- Preservation Institute Nantucket / NPT Presentation on Historic Street and Sidewalk Survey *Introduction of new director Cleary Larkin – has gotten to know a lot of the groups on island and is excited be a part of the team*
 - *Wants to collaborate with Town and NPT*
 - *Introduced Erika Mollen – her doctoral student who will be with us for four more years (welcome!)*
 - *Wants to work with Town on CPC grants*
 - *Presentation – grant with PIN and NPT and Kim Rose (project manager) – full report last fall and will share final presentation*
 - *Historic Streetscapes Master Plan*
 - *Lived on Nantucket for 2 years and was preservation manager*
 - *Thanked key parties including NHC and Holly Backus*
 - *Goal: comprehensively document streetscapes with the goal of developing strategies and form a plan to address issues*
 - *Focused on five goals: inclusivity, safety, public health, historical appropriate aesthetics, and economics*
 - *Inclusivity – ensuring ADA is considered*
 - *Safety – focus should be on safe movement*
 - *Public health – resilience and air quality and tranquility of surroundings (shade of trees) – water movement*
 - *Historically Appropriate aesthetics – follow Secretary of Interior standards and incorporates*

- appropriate materials and views everything holistically*
 - *Economics – Regular maintenance vs deferred maintenance – when maintaining regularly there is support the previous four goals as well as access and benefits for usage*
- *Context statement – focuses on the design and material authenticity – ex. Of concrete being replaced with brick to emphasize connection with the past*
- *Visual Preference Survey – 2/28/22-3/14/22 focus on material and design integrity and pedestrian experiences*
 - *Findings*
 - *Closer to historic material, the better*
 - *Slope is uncomfortable*
 - *People did not understand split sidewalks which protect from flooding and make them closer to ADA compliant (but need handrails and clear passage)*
 - *Centre/Broad St – not safe but people think it is charming*
 - *3 key take aways*
 - *Expertise – engage experts at the beginning to mitigate issues*
 - *Training – have the right resources and ensure people follow the right process*
 - *Context – make sure you are matching the area and look at it holistically*
 - *Considerations*
 - *Streetscape planning – historic streetscapes and tree design guidelines and urban forest management plan*
 - *Survey and documentation – gather details on cisterns, bollards, and drainage stones and use digital documentation to survey vertical deviations*
 - *Managing change – try to comply with ADA and 521 CMR but also retain original fabric and minimize changes*
- *Conclusion: streetscapes do not exist in a vacuum and they are the arteries for the town. Nantucket has taken a lot of time over the past to protect the street – design needs to include and be collaborative while also protecting the historic fabric of the community.*
- *Comment by Hillary – thanks to everyone and encourage to bring to other groups in town including the Rights and Ways committee, Transportation Planner (Mike Burns) and the Planning Board. Mentioned a tree tour – when we lose*

a big elm, there is hole so they leave it open to replace but Faraway was bricked over after that storm.

- *Kim mentioned it is a recommendation to work with non-profits such as Land Bank and Land Council to determine their priorities.*
- *Cleary mentioned the possibility of adaptation – planting things in the green spaces so the consideration of short-term and long-term so it does not get covered. Permeable surfaces are important on the island. May be a nice design solution.*
- *George asked question is if there is resistance to removing to bricks to put a tree in? (Question for DPW – **Holly will follow-up with DPW**)*
- *Tom mentioned it was one of the best and well-done presentations that he has seen in his 5 years on the NHC – hopes the groups will take it to heart (Kim thanked him). Shared by all members.*
- *CPC grant application opportunity (for September)*
 - *Possible target projects for grant application*
 - *Main Street Sidewalk Rehabilitation Plan*
 - *Revise and resubmit 2021 grant application Holly has not spoken to Ken – who is on a hiatus for health reasons – Town is understanding and knows maintenance is important. Was asked to look at Main Street and met with DPW and looking at what we can do short-term and long-term solutions. Meeting was informal and they wanted her perspective since they have been receiving complaints. Not a formal plan – reach out preservation engineer (Matthew). Plan is to do the whole town but should consider to make it targeted – would it be more palatable (suggestion by Mickie)? Tom also agreed that the pilot may get more buy-in on the plan. Town is on board – and will kick over to Cleary at PIN. Had worked on a prior grant 2 years ago for 3D view of sidewalks on Main Street. PIN will resubmit the grant and will need to revise it – no faculty to do 3D scanning but can still build the model and revisit the town priorities. Cleary will work with Holly to get it in line with Town aligned with their needs. Discussion on what CPC can fund and not – but Cleary and Holly will work together to get it appropriately submitted. The documentation and research are key. Kim also mentioned she has a list of recommendations – streets that should be documented and priorities. Holly mentioned prior CPC meeting last week that they mentioned they are open to receiving preliminary proposals **Holly will 1) follow-up and connect with Cleary (and DPW) on next steps to send CPC a letter of intent that they want to resubmit upon discussion with key stakeholders. Holly will also 2) touch base with Chuck and Matthew.***

- Jetties Beach Pavilion Holly is not the project manager but staff liaison as project is Park & Recs but is part of coastal resiliency plan. Two historic town-owned structures as they are eligible for tax credits and income-eligible. Consultants are well-aware (Weston and Sampson). Both structures need to be raised, as well as the ground. They are going to schedule a preliminary meeting with HDC and Con Com before they move forward and then meet with Select Board. CPC could be a matching for a federal grant such as Paul Bruhn for the prep work but also the actual work being done. NHC can help on certain phases including support letters so Holly will let us know when we can help. Mickie asked about the roof on the Jetties that was approved for a 3-year COA – was submitted by occupant but they do not want to pay so it is not going forward. Key is adapting it appropriately. Building is from 1960. Holly indicates there would be a further review from a historical perspective. Holly mentioned there are things that HDC will approve things that we may not like and will find out more about COA. Goal is to utilize the MPPF based on timing.
 - Seed funding revolving loan fund for preservation maintenance program Abby has worked closely in the spring with Ken to understand what is eligible or not and will work with Holly to draft the letter of intent to submit preliminarily to CPC.
 - Winter Street cobblestone restoration Question on what the CPC funds will be used for on the project. Separate question on when they will do Lily Street, etc. **Holly will follow-up with David Gray on what they put in their sewer force main project bid package and then work on a letter of intent to send as well.**
 - Other targets? Holly will be looking into CPC funds for surveys. 1989 surveys are not completely accurate on contributing/non-contributing. Money is not sufficient because of complexities of Nantucket. Clearly mentioned comments from Marsha Fader and Betsey about surveys in Sconset – create a working group that discusses best practices, methodologies, etc. and get it on paper for Form B. NPT, Sconset Trust, PAL, PIN on where to start looking and create a process outline. Suggestion to ask the Town for money first before asking CPC.
- Ongoing Program of Surveying Historic Resources (Holly Backus)
 - Brant Point Batch 2 Form B review Comments about redundancies and Nantucket Harbor vs Atlantic Ocean. Alterations are helpful. A lot of boilerplate/repetition based on neighborhood. PAL was able to do some deed research. They may want to note which buildings have been elevated (3 Walsh). Ex of photo on 6 Walsh (shed photo). Some word choice issues. Note that there will be additional bibliographies for certain neighborhood. PIN will be assisting on New Guinea area. **Commissioners should email Holly if they have any additional comments.**
- Follow up from CLG meeting – CONTINUED FROM JUNE
 - Schedule separate focused NHC discussion of MOU with HDC (Review and comment on 2021 draft) No updates from Holly – the chairs should reach out to the HDC chairs. Question on re-electing officers but has been brought to attention to team by staff.

- Scheduling a focus group/training session with Jen Doherty on policies and practices of demolition/partial demolition *Public comment from Hillary. Comment on revolutionary house moved from 126 Main Street from Sherburne. Is a renovation but belief it is a demolition. Discussion on HDC responsibilities. Other example 19th century house on bluff 9 Sherburne Way so would need to be rebuilt if appeal is successful. More historic to have open space. Special act rules the demolition and not the state. **Need to schedule the session but should align with the stakeholder conversations with the HDC independent review for a timing perspective as Jen Doherty does not want to get involved until the independent review occurs.***
 - NHC Advocacy for protection of Historic Structures
- Other Business
- *Motion to adjourn at 12:14PM*