

Nantucket Historical Commission

August 18, 2023 Meeting
10AM
131 Pleasant Street, Nantucket

Attendees:

Angus MacLeod
Holly Backus
George Butterworth
Abby De Molina – online
Mickey Rowland – online

Tom Montgomery – online
Clement Durkes – online
Rita Carr – online
Polly Walldorf – online
Cleary Larkin – online
Hillary Hedges Rayport – online

Agenda

- Approval of minutes
 - July 21st 2023 NHC meeting – *unanimously approved*
- Public Comment – *none*
- Staff Update
 - Ongoing Survey of Historic Resources – Review of Fish Lots Batch III Form Bs
Comment by Holly that we have a lot of great photos and commentary in this group of Form Bs; we are still working with the 2022 funding. Thanks to NPT for all their support and great information – context and photos.
 - *Question from Angus on adjusting the RFP for the budget – answer is yes and no. We have requested that respondents have 'Nantucket experience' and as we move forward, we are going to ask for additional funding as we move to larger areas as Holly has confirmed with MHC that we can ask for more than \$25K since we are a CLG and they are required to give 10% of the federal funding to CLGs.*
 - LINK TO FORMS HERE – *note that the link did not work; **Holly will see if we can resend the link and/or get a pdf so people can review and will ask for more time***
- 5 Surfside Rd. Historic Preservation Tax Credit Application – Request for Letter of Support
Noticed this is a resubmittal and there is no new content. New letter is required because the old letter expired so we need to provide a new letter in line with the requirements.
 - *Unanimous motion to send another support letter is approved.*
- CPC grant application (for September)
 - Main Street Sidewalk Rehabilitation Plan
 - *PIN/NHC/COMDIS Revise and resubmit 2021 grant application PIN, Holly, DPW – Chuck Larson, Abby De Molina all met to discuss the application. Broken into short-term and long-term priorities. Need to confirm what the Town will pay for vs PIN. PIN will submit the application and Holly will provide a letter of support as well as the NHC. Mickey was mentioned as he wears multiple hats.*
 - *Application will be different than prior one with the focus on two things*
 - *Documentation – will be helpful for conditions assessments*

- *Engineering*
 - *Priority – look at sidewalk and road in front of SHG 3 Bricks*
 - *CPC grant – will use methodology from Kim’s streetscape presentation – focus on materials, and cisterns, to get the deep history*
 - *Workshops – helpful to understand how people interact with the streetscape and ADA concerns*
 - *Look at it holistically*
 - *Main and Water and at least up to monument*
 - *Establish a preservation plan for Nantucket streets and sidewalks*
 - *Over the last two years there has been a ton of traffic in the busy season – hope the work is done in the off-season to avoid traffic/congestion issues – Cleary mentioned previous work was done in the off-season and confirms that the coordination would be important*
 - *Holly has mentioned some meetings coming up*
 - *Goal is to have a draft of revised proposal for key stakeholders by end of next week (8/25) – Mickey will be on island to discuss*
 - *Question from Ms. Rayport on which group will do the specification of materials? PIN or the Town? Cleary mentioned they have not gotten to that level of detail – proposal should include some examples of materials and sourcing and that it should be a collaborative approach. The final streetscape/preservation plan should include details so may not be in this project but rather Phase II (would be another CPC grant). The goal is to have a plan as the end goal.*
 - *Additional question on the trees – who owns this? Cleary responded that their inclination is to include this as part of this submission. Tom mentioned to include upfront so people who care are included and engaged. She is open to feedback and will be looking for review from interested parties. Community will love seeing the modeling.*
 - ***Unanimous motion to write a letter of support prior to the next meeting.***
 - *Historic Home Preservation Subgrant program – Letter of Intent Abby wrote a letter of intent and plans to share the draft as available. Goal is to apply for CPC fund for administrative and consulting work and then later for federal funds for the actual subgrants.*
- *National Alliance of Preservation Commissioners (NAPC) review*
 - *Discussion of timeline and project deliverables/ NHC participation they are gathering information and conducting interviews. They will not interview the entire*

commission – will only interview Angus as chair. Understand the collaboration and what it means for the CLG. Really great team working on the review – Holly knows them well and have they have preservation planning and historic district experience. One is a preservation planner in Nashville. They are working based on HDC requirements and will have a report by the end of the year. Working on a SWOT analysis – will be fully anonymous.

- *Angus is happy he will be able to speak with them and will mention the advisory boards and to contact Mickey. Holly has provided them the information on who to contact. They will also speak with the public (as Holly mentioned the survey that is anonymous). Holly mentioned they are very experience and will be doing a diligent overview. Question if Holly can share their contact information. Lisa Craig has a very comprehensive background – has all aspects from boards to staff to non-profit. Kim and Robin have a lot of experience – Kim works with Lisa and Robin is the preservation planner in Nashville. **Holly will see if she can share the information, especially for Mickey who has 40 years' experience with HDC and head of Historical Structures Advisory Board (HSAB).***
- *Appeal of Demolition of 9 Sherburne Way (to Select Board) Discussion on demolition. Angus and Mickey have followed this through HDC meetings but defer to Holly and member of the public Ms. Rayport. Ms. Rayport begins discussion with a question is what is most valuable to discuss. Ms. Rayport and some other people have formed a fund at the Community Foundation – Keep Nantucket Real – and uses it to fund causes she feels strongly about and fund outside legal opinions. Group is unsure what their mission is but decided they wanted to appeal the HDC decision but the building has been demolished. Hearing is on September 20. Angus mentioned NHC is not here to discuss the appeal and is here to discuss the process and how to avoid this situation in the future. Mickey mentioned this is an important topic and the NAPC review will hopefully address and mentioned Jennifer Doherty can come speak on demolition. Abby mentioned it may be helpful to have the parties that speak are able to address Nantucket's situation specifically. Holly agreed and mentioned Back Bay and other neighborhoods also having their own process. She also wants to ensure we respect the other commission's decisions. Going down the road of questioning other commission's decisions will not be productive or collaborative and may possibly harm our own intention of having a CLG as the HDC is the other key party. Concern on policy and process. Reminder that Nantucket follows its own special act. The review will be very helpful in that they will come up with a list of recommendations and mentions that she will be part of the review. Key on learning and education. Move away from demolition specifically and focus more on sustainability. It would be helpful to incorporate into a sustainability plan – historic tax credits and how people understand retention of structures, materials, interior/exterior preservation. Education is key – so people are not getting rid of 1950s structures. Reminder that the commission should wait until we see the outcome of the NAPC review before the commission decides to do anything on establishing policy/procedure. Ms. Rayport gave an additional lecture on timing of the decisions and demolition but again, these are the purview of the HDC, not necessarily the HDC. Holly has been doing a lot of work with the previous Planning Director and the current Planning Director on updating the demolition bylaw and wants it to be collaborative and come from within, as opposed to a citizen's warrant article. Question from Angus on what the typical demolition delay is in the other communities and Holly*

mentioned it is longer in other communities. Ms. Rayport continued her lecture on demolition delay being for salvage vs stopping the demolition. Angus mentioned the informative lecture on salvage by Ms. Phillips from San Antonio earlier this summer. Opportunity to revisit/reeducate the proper parties, including the HDC. There was a potential suggestion about how the NHC could have its own opinion but ultimately Holly reminded the commission that the final authority rested with the HDC on demolitions and that preservation needs to be part of their discussion. Ultimately the suggestion is the that the NHC and HDC work together on demolitions. Input from Mickey and Clement that we should offer our opinion on preservation for demolitions. Angus pointed out the surveys are a great tool for the HDC and used to be more careful of review when they saw 'contributing.' Mickey mentioned we may go through the process going forward and have a special meeting for the demolition. Holly mentioned this is something to discuss with the NAPC – ensuring things are tailored to Nantucket. There is a lot to the review so we should ensure this is included. Ms. Rayport requested a statement, as she had put this item on our agenda, from the Historical Commission. Angus was mentioning how he and Mickey have a lot of knowledge and there was debate on how to affect future outcomes. Rita joined and got a brief update from Angus. Her comment was on the importance of the survey updates as that being key to the discussion. Holly, as a representative from both commissions and understanding the process and procedures of both commissions weighed in. She said that if the NHC wants to write on behalf or attend the appeal, without trying to second-guess our fellow commissioners, as we have a MOU and from the eyes of the state, we are together as the CLG, it is more of a hierarchy issue. Additionally, when an appeal goes to the Select Board, they do not add new information – they take what is on the record. In this case this means the Select Board is there to decide on whether the HDC made an arbitrary and capricious decision. That is their specific process and they do not take new information. If the commission is writing a letter or attending, it must be a higher-arching overview demolitions and not based on one specific site. Angus asked if we are commenting on 9 Sherburne or the more systematic issue. What is going to be the greatest impact of what we can do? Clement asked if we can write letters on sites going forward, but not this one. We are relying on Holly going forward to guide on what to do in this in this situation. George asked if we are worried pitting our commission against the HDC. Suggestion from Ms. Rayport to have NHC members at the appeal if there are questions. Mickey will come if he can, and as a representative of the HSAB group as they did review and they had an opinion. Angus will attend, as well as Clement. It is on the 20th at 5PM. Further discussion on whether there would be backlash if we took a position contrary to the HDC and the general impression was it would. As Holly had pointed out, it may put our commission in a difficult position as part of the CLG but again this underscores the importance of the surveys. **Agreement that Mickey attending as representative from HSAB and including their written record would be the most impactful.**

- Other Business None
- Unanimous motion to adjourn at 11:45AM.