



UPDATED MEETING POSTING

Original Posting Date Nov 17, 2023

Original Posting Number T 1016

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

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2023 NOV 15 AM 10:15
NANTUCKET TOWN CLERK
Posting Number: T 1021

Committee/Board/s

Nantucket Historical Commission

Day, Date, and Time

Friday, November 17, 2023 10:00 AM – 12:00 PM

Location / Address

□ HYBRID MEETING REMOTE PARTICIPATION AND
IN PERSON at 131 Pleasant Street, Nantucket

Signature of Chair or Authorized Person

Angus MacLeod (Chair)

WARNING:

**IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML
STATUTE, NO MEETING MAY BE HELD!**

UPDATED AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Angus MacLeod (Chair), Rita Carr (Vice Chair), Abby De Molina (Secretary), George Butterworth, Clement Durkes, Thomas M. Montgomery, Milton Rowland

Staff Liaison: Holly Backus

Join Zoom Meeting

<https://us06web.zoom.us/j/94332358504?pwd=N25KSGR2QldOeWFuc2tKUXcvaERGdz09> Meeting

ID: 943 3235 8504

Passcode: 770019

One tap mobile

+16465588656,,94332358504#,,,,*770019# US (New York)

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

- Public Comment
- Staff Update
 - MA Bill S-1289 – An Act Relative to Installing Solar Energy Systems in Historic Districts
 - Demo delay update
- Ongoing survey work
 - FY24 Pre-Application (submitted 11/13, \$30,000 request)
 - Properties to be surveyed within the “Downtown Neighborhood

Group”

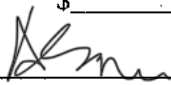
- FY23 Survey Project – RFQ to be readvertised
 - FY22 Survey Project – Most recent batch comments and review
- CPC Submitted projects update
- Nantucket Offshore Wind Community Fund – Application Deadline January 31, 2024
- Approval of Minutes – October 20, 2023 meeting
- Other Business

Michael Steinitz
Deputy State Historic Preservation Officer
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125-3314

Due: 5 p.m., November 15, 2023
No faxed or emailed applications

FY 2024 LETTER OF INTENT TO APPLY FOR SURVEY AND PLANNING FUNDS

1. PROJECT TITLE: Historic Properties Survey - Downtown Neighborhood
2. COMMUNITY/COMMUNITIES: Town of Nantucket
3. APPLICANT ORGANIZATION: Nantucket Historical Commission
ADDRESS: 2 Fairgrounds Road
Nantucket, MA 02554
PHONE: 508-325-7587 x7026 FAX: _____
EMAIL: Hbackus@nantucket-ma.gov
4. LOCAL PROJECT COORDINATOR: Holly E. Backus, Preservation Planner
ADDRESS: 2 Fairgrounds Road
Nantucket, MA 02554
PHONE: 508-325-7587 x7026 FAX: _____
EMAIL: Hbackus@nantucket-ma.gov
5. AMOUNT OF FUNDING REQUESTED: \$ 30,000 (50%)
LOCAL SHARE: \$ 30,000 (50%)
TOTAL PROJECT COST: \$ 60,000 (100%)
6. PRELIMINARY BUDGET AND MATCHING SHARE INFORMATION (ESTIMATED):

LOCAL SHARE SOURCE: Nantucket ATM 2024
CASH AMOUNT: \$ _____
IN-KIND SERVICES (paid employee on staff): \$ _____
DONATED VOLUNTEER TIME: \$ _____
7. AUTHORIZED APPLICANT SIGNATURE: 
Angus Macleod
(NAME, PLEASE PRINT)
Nantucket Historical Commission Chair
(TITLE)
10/7/2023
(DATE)

8. NARRATIVE STATEMENT (ATTACH A ONE-PAGE, TYPED NARRATIVE STATEMENT):

Explain in a concise statement how the proposed project relates to past, current, and future preservation activity in the community, region or state. Describe how the results of the proposed project will be incorporated into the community, region, or state planning process, and the extent to which the results will be made available and used by the general public. Provide any other information on the special qualities of the project, which makes it deserving of funding. Be sure to address the five Selection Criteria for Pre-Applications. (See Guidelines Item F.)

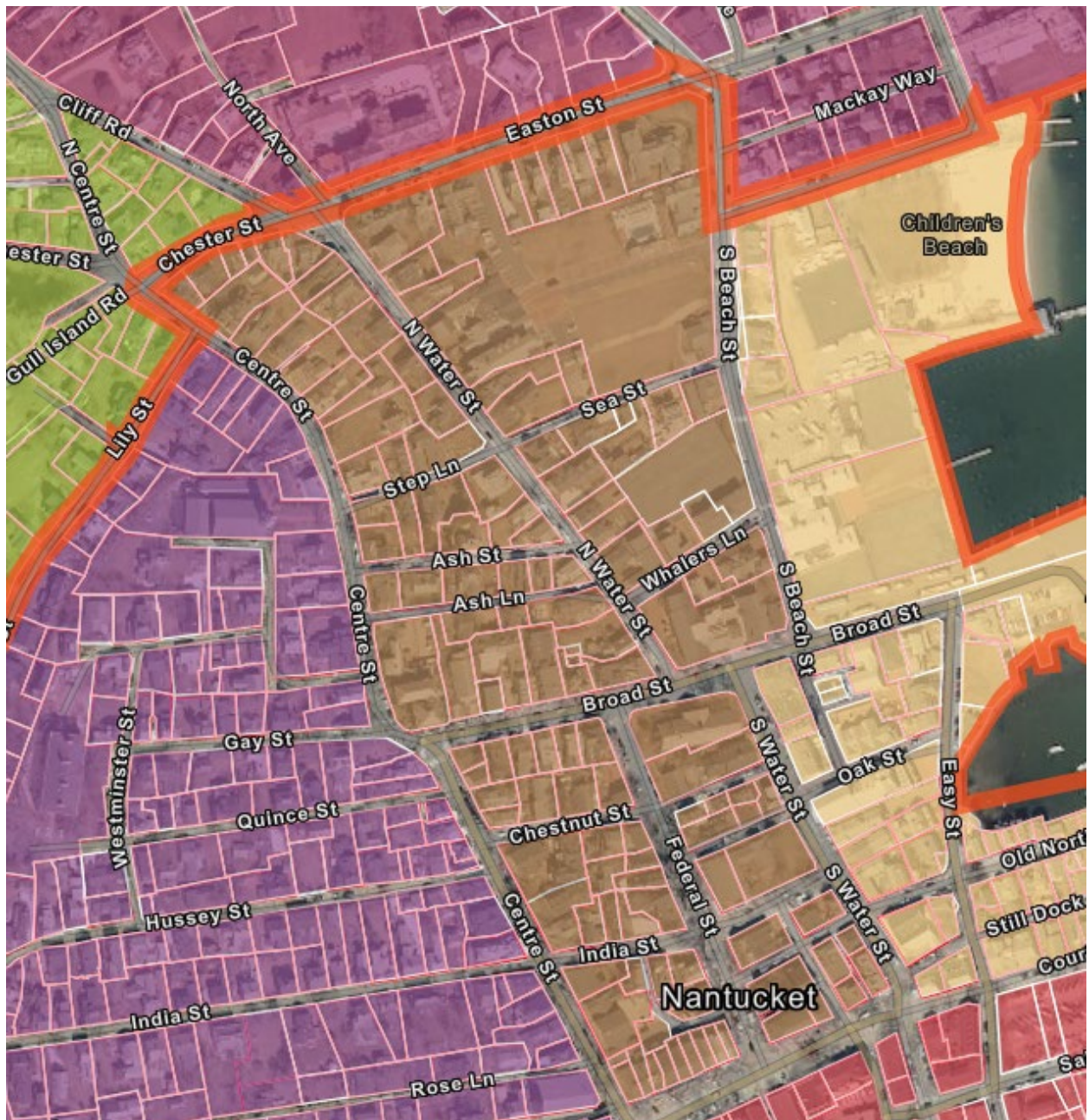
Nantucket Island is a National Historic Landmark of cultural and historical significance in the Commonwealth of Massachusetts. The island represents a large and concentrated collection of historic and cultural resources, well preserved and often in an unspoiled historic setting. Archaeological resources – both Native American and Colonial – are similarly significant. Nantucket’s National Historic Landmark status was updated in 2012 and acknowledges 5,027 contributing structures, concentrated in two exceptionally well-preserved historic towns, and scattered throughout the island. Historic cemeteries, rare habitats, cultural landscapes, and archeological lands are additional contributing features. Nantucket’s periods of architectural and cultural significance include the Colonial, Early Republic, Mid-19th Century, Late Victorian, Late 19th and 20th Century Revival, and Late 19th Century and Early 20th Century American movements.

The last comprehensive municipal effort to inventory historic structures on Nantucket occurred in 1989. Information collected was in many cases based on a windshield survey. Of the approximate 3,000 entries in MACRIS, most have inventories from this period. Many resources have not been surveyed, especially early and mid-20th century structures.

The Nantucket Historical Commission applied for and received an MHC Survey and Planning grant in FY2021, FY2022 and FY2023. Through the Historical Commission, the Town was able to create a Community-Wide Survey Plan with goals to implement such a plan island-wide. This project also included a Pilot Survey of approximately one-hundred surveys of structures within the “Fish Lots” neighborhood. The FY2022 grant project has allowed the Town of Nantucket to proceed with implementation of the island-wide survey plan, by completing the “Fish Lots” neighborhood and start surveying in the “Brant Point/Cliffside” neighborhood with approximately 140 surveys. The FY2023 project -soon to be underway - will continue implementing the island-wide survey plan and incorporate high prioritized areas outlined in the survey plan, including updating inventory forms for properties previously recorded in MACRIS and conduct new surveys to be included in MACRIS in the “Brant Point/Cliffside” neighborhood. The proposed FY2024 project will start surveying the high priority area of downtown Nantucket, which includes (5) neighborhoods identified in our Survey Plan: Commercial Downtown, Wesco Acre Lots, Waterfront North, Waterfront South & Fish Lots. (The Fish Lots being the one fully completed by the end of the FY22 project.)

Please address the five Selection Criteria for Pre-Applications:

This project will represent a public benefit because Nantucket is under redevelopment pressure in areas that include extreme threat of sea level rise. Nantucket’s coastal resiliency plan estimates that now through 2070, there will be 2,373 structures at risk of coastal flooding and erosion, and at least half of these structures are historic. Documenting historic resources on Nantucket, will not only benefit the island-community, but will also benefit the state in its statewide priority of updating community-wide inventories. The surveys will assist in the protection of historic structures on Nantucket, especially during review of HDC applications. The grant will be matched with Town funds which will be requested at the 2024 Annual Town Meeting. The Town maintains available free cash to fund the effort prior to reimbursement. The grant is necessary due to the considerable number of high priorities needed by the Town, including infrastructure, coastal resilience, and social services. The size of the project budget is dictated by the unusual expenses of conducting business on Nantucket, including travel expenses for ferries, parking, and lodging. We believe the survey of the selected area can be completed on budget and within the 12-month period, as we will be following a well-thought-out implementation plan and methodology, as defined in our new survey plan. For all these reasons, we believe we meet the funding criteria of the MHC.



Commercial Downtown (brown)

Historic Properties Survey Plan: <https://nantucket-ma.gov/DocumentCenter/View/44605/Historic-Properties-Survey-Plan-PDF>



A-4. Map of Nantucket with Neighborhood Survey Unit Boundaries and Neighborhood Groupings (Source: PAL, GIS, MACRIS).

PAL Batch 4 Draft Form Bs:

<https://palftp.palinc.com/WebClientNew/FileShareSummary/63E2F6DE413992A205F31BF45DDBBA8CD44EA41A>

Nantucket Historical Commission

October 20, 2023 Meeting
10AM
131 Pleasant Street, Nantucket

Attendees:

Holly Backus
George Butterworth
Clement Durkes
Rita Carr

Abby De Molina
Mary Bergman
Virna Gonzalez
Tom Montgomery – online
Mickey Rowland – online
Hillary Hedges Rayport – online

Agenda

Note that Rita Carr is chairing the meeting in lieu of Angus MacLeod's absence

- Public Comment *No public comment*
- Commissioner's Comment *No commissioner comments*
- Staff Update *This weekend is memorial of John McLaughlin, long-time town volunteer and HDC Chair emeritus VFW between 1-5PM, military honors at 3PM*
- Discussion of demo delay policies and potential improvements *Review the current zoning bylaw and come-up with specific recommendations. Rita mentioned current delay is for housing purposes but does not mention preservation specifically. Does the 60-day notice present an obstacle → recommends 90-120 days? Interested public has 30 days and that may be extended as well. Abby recommended doing a CLG session with HDC members present together. Bylaw can be beefed up – using data and facts and the fact we do not follow 40C so Nantucket is unique. Research on Cambridge and what they do as well to see if we are comparing apples and oranges. Sub-committee with the Organizational Focus Commissions (OFC) and NHC. Would need to go through the Planning Board as well to go through to ATM. Mary made a comment regarding the 'statement of purpose' not referring to historic preservation – based on HDC utmost authority – review the climate and context of when it was first introduced. Need support of sustainability and housing to help steward the process along. Good foundation created but just need small tweaks. Introducing a definition for deconstruction as an alternative to demolition. Holly wanted to publicly thank NPT with May from Savannah who spoke on the history that it only began after WWII – industrialization of state infrastructure. Mary is asking to see if Andrew would have any advice. George asked for definition of deconstruction – taking a building a part so the parts can be reused. Clement saw a house in Codfish Park be demolished. A lot of contractors will salvage pieces so they can be reused. Virna from ReMain spoke about the satisfaction of reusing material, especially some older materials are more durable than newer materials. Tom spoke about the difference between demolition and dismantle (deconstruction) (Ex. House in Woodbury had a lot of beautiful materials). If anyone wants more information, NPT has the lectures on YouTube. Mary mentioned the home on Sheep Pond Rd that did not have a delay – importance to involve the Coastal Resiliency Committee. Hillary wants to change in the near term to make the current bylaw more effective related to the process. One can start advertising the demolition delay prior to having approval. Should*

have to present Certificate of Appropriateness (COA) from HDC when demonstrating the advertisement notice period. Mickey added that we need the HDC be a part of it as well. Any change that would have to go through ATM being proposed through staff, as Holly did for the curb cut. It was simple so the process was able to be done. She is part of an internal demolition and deconstruction sustainability group. Nantucket's demo delay is more for sustainability. Low-hanging fruit changes can be made but we need to be mindful of prioritization of town employees. Holly would recommend for the commission to provide any specific changes via email. Rita asked for any other next steps – springtime more appropriate for CLG meeting – in meantime send any basic changes to Holly. Holly encourages research for Commonwealth.

- Proposed MA Bill S-1289 – An Act Relative to Installing Solar Energy Systems in Historic Districts Holly spoke about Citizen's Warrant article to have HDC to require solar outside of the historic district as part of the special act. Our design guidelines for sustainability are used as a case study for other historic districts. We have a great track record of allowing solar systems for residents. Holly has requested on behalf of HDC – Mary and Lauren are concerns with editing the special act – and wants to get input from town counsel. Holly has also solicited feedback from Cultivate Heritage Partners (CHP) to get their input. The Town is officially looking to speak to Julian Cyr's office. Old King's Highway is also furious. Abby asked about the timing of the bill. Mary mentioned she had spoken with other communities in Salem and the problem is some communities are better than others in dealing with solar systems. Problem is the view that historic districts are impediments to progress. Question on whether the section that applies to Nantucket is illegal as only dealing with one community. Holly will let us know as soon as she hears from town counsel. National Trust for Historic Preservation helped protect the rights of municipalities. Question on sub-committee with HDC for OFC – other issues took precedence.
- Ongoing survey work
 - Discussion of survey area for FY24 – Brant Point and Cliffside MHC sent out letter announcing the receipt of federal funding. Holly is going to request more funds. Holly will send the next list – still focusing on Brant Point and Cliffside area but ~140 properties is equivalent to \$40K but she believes it should be bumped up. The state is behind – PAL is working on FY22, now we are in procurement for FY23. Application deadline is Nov 15, 2023 and Holly will be putting it in on behalf of the CLG. Wants to include Easton Street due to previous construction dampening activity. We have lots of existing HDC surveys – is in OHD up to Brant Point (done in 88-89 effort). Ex. Driftwood (was demolished) so we can codify their existence. When outsiders research Nantucket, consult MACRIS, so need to educate them to speak with local groups and include older surveys so that there is a record for whatever regulatory review process occurs. Only got ~40 in Brant Point in the first round, but the survey plan outlines ~350 total properties to be surveyed (may include 80s surveys). Consultants are working on creating new surveys and updating existing surveys with the structure still there. Updating the other surveys for surveys on properties that are gone will be additional. FY23 Harborview Way, Hulbert Ave, Jetties Beach, and Jefferson. Still quite a bit left of Brant Point (2-3 years) and then continue onto Cliffside and downtown? Can we get more money to try to due the survey work quicker?

- National Alliance of Preservation Commissioners (NAPC) review *Will be presenting sometime in December 2023 to the HDC and Select Board. Holly is excited to hear from Subject Matter Experts (SMEs) on historic preservation and emphasize Holly has the authority to influence whether something is contributing by the Department of the Interior. No meetings scheduled before the end of the year. Should be able to speak with Angus between now and December, when on island only spoke with staff and HDC Commissioners. Took this on above and beyond any other towns. Will be interested in feedback from both commissions and town leadership – looking for an evaluation.*
 - SWOT Analysis *Has not seen the results of the individual SWOT analyses*
- Other Business Abby reviewed the goals document and will send to the commissioners after the meeting
- Reminder to look at the windmills driving down Madaket Road

Meeting adjourned at 11:53AM

