

# Minutes of Nantucket Historical Commission Meeting – January 29th, 2021

## Establishment of Quorum

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

Staff: Holly Backus

Guests:

The meeting was called to order with a quorum present.

### 3.) Public Comment: N/A

## 4. Announcements

Holly: Open House for Coastal Resiliency Plan. Over 100 people turned out and there was a lot of great discussion that the Town will begin to incorporate. This effort is also being tied into ‘Resilient Nantucket’.

Hillary recommended Commissioners watch the recording of the discussion at the Select Board meeting on Wednesday (January 27<sup>th</sup> 2021). Appeal of HDC denial of solar panels on roofs. (starting at 1 hour and 59 minutes). Topics discussed included renewable energy and how the HDC feels about it.

Harbor Place Report: Daybreak had news release regarding a 2017 report entitled ‘New Vision for the Waterfront’. The article mentioned that Hillary would be discussing the 2017 report, when in fact she was discussing the NHC’s report. This created a lot of confusion and the record was amended to reflect that this was a mistake. The good news is that about 140 people signed up for the talk and most attended. There is a lot of interest among the public regarding these planning discussions.

Certified Local Government Application Update: The application has been submitted to MHC (in the packet). This is excellent news and great coverage in the I&M. There was an article covering the CLG application and the survey grant. Update: During the meeting we received approval from MHC, who will be forwarding the application to the Park Service for their final approval. We are well on our way to being a Certified Local Government. Congratulations to the Commissioners who worked hard on this and great news for the island of Nantucket!!

Survey Grant Application: Team is working with the MHC format to create the grant. Betsey Tyler and Brian Pfiefer have graciously agreed to advise the Commission during this process. The discussion with Betsey and Brian concluded that with the \$40,000, we ought to conduct some actual surveys, rather than simply devising a ‘survey plan’. MHC agreed with Brian and Betsey, and we will be surveying the fish lots (about 250 structures) in addition to creating a survey plan. This will be completed in about a year from the time the survey process kicks off.

## 5. Survey Plan Objectives

1) To review and confirm the distinct geographic areas and neighborhoods to be surveyed within the Nantucket NHL.

- 2) To review and confirm the key documentary materials, both primary and secondary (known as the bibliography) of research sources necessary for executing the survey.
- 3) To produce a narrative description of each identified geographic area and its historic and cultural significance, and to identify the historic resources in the area.
- 4) To complete an inventory and community-wide survey of historic resources in the geographic area known as the Fish Lots (see Pilot Survey Objectives below)
- 5) To develop an action plan for implementing priority survey goals for the creation of a comprehensive inventory of the cultural and historic resources of the Nantucket NHL. The action plan will be phased based on priority.
- 6) To develop a phased historical properties inventory proposal package with time and cost estimates for use by the Nantucket Historical Commission in obtaining professional cultural resource surveys.

### **Pilot Survey Objectives:**

- 1) To conduct a survey to assess and document approximately 250 selected cultural and architectural resources in the selected area, following Massachusetts Historical Commission (MHC) survey standards and methodology.
- 2) To identify contexts for National Register evaluation and to apply the National Register criteria to all resources identified in the survey;
- 3) To submit to MHC a list of buildings contributing to the National Historic Landmark District, which identifies attributes of contributing buildings, in order to assist the local Historic District Commission and local planning authorities in evaluating the effect of planning proposals and requests for certificates for appropriateness.
- 4) To submit to the Town of Nantucket the inventory and survey data for incorporation into the Town GIS as a parcel layer.

### **Different Phases and Scope of Work**

-Each phase has a timeline and a deliverable. We are going to start at the end of the summer and hire a consultant through the procurement process.

Narrative Statement: Written and articulated by Holly (in agenda as well)

### **Questions/Concerns:**

Tom: Should we send something out as a Commission to the homeowners in the Fish Lots that we are going to be conducting these surveys in their neighborhood?

Hillary: Can we get select board to announce it?

Tom: Include a notice in the paper if we get approved. Holly can work with Florencia so it is available on email, social media and in the paper. Outreach is important and the Commission unanimously agrees we should do everything we can to provide notice.

Hillary: We want to capture the needs of the HDC and want them to be part of this process. This survey may help define a character level the different areas of the island. Could we do that in partnership with the HDC to help guide them on their discretion in applying their standards given the newly conducted

survey? We would love the HDC to be at the table for these discussions, but we understand that the HDC is incredibly busy.

*Motion to accept the draft grant application and file on February 3<sup>rd</sup> with some possible tweaks to survey plans Goal #3: Angus M.*

*Second: Clement D.*

*All in favor via roll call*

## 6. NHC 2021 OKRs Scorecard (Key Results and Objectives)

### 1.) Increase Protection of Historic Resources by Town Administration and all Elected Leaders

Objective 2: Legislation	
<b>0.4</b>	Increase Protection of Historic Resources by Town Administration and all elected leaders
Overall score	
Key Results	
0.6	MHC Survey Grant is awarded and implemented
0.6	Town Administration and Select Board adopt a Policy for Historic Pavement
0.0	At least one joint meeting with HDC
0.0	NHC evaluates and makes recommendations about guidelines to HDC
0.6	Quarterly written reports to Town Administration and other Boards
0.6	Planning Board and Planning Commission deliberations always consider Preservation

### 2.) Increase Support for Preservation Among Key Associations (Builders, RE Agents, Homeowners) and the broadly defined public

Objective 3: Education	
<b>0.3</b>	Increase Support for Preservation among key associations (Builders, RE Agents, Homeowners) and the broadly defined public.
Overall score	
Key Results	
0.6	Preservation groups form a coalition and program Preservation Month 2022
0.0	NHC evaluates and creates a plan to reach homebuilders and realtors
0.4	NHC conceives of one initiative to connect Nantucket communities of color with historic preservation
0.0	NHC identifies and plans three public programs that inspire preservation by offering training, resources, or connecting cultural history to current cultural values.

### Discussion:

The idea behind the OKRs Scorecard is to set a ‘stretch goals’ with the idea that we may not achieve everything.

The Commission supports the goals outlined in the OKRs scorecard and a discussion ensued.

Holly: Should creating a Preservation Plan be on this list? Plans can be very complex, or very simple. One thing preservation plans do is build a community around preservation to get people interested and educated. Inform those who are not informed/indifferent. Preservation plans also can be incorporated with Master Plan’s.

Consensus: Nantucket would benefit from a Preservation Plan and this is something we will work towards, but after we finish the survey plan. Not a goal for this year.

*Path Forward:* We want to save cultural resources on Nantucket. We want to identify and retain our heritage and special visual quality. Keep Nantucket a world apart and timeless. We need to figure out how to save what we have. Getting Town Admin and leaders to recognize what we need to save and what we are losing.

*Motion to adopt these as the goals for the year:* Tom M.

*Second:* Angus M.

*All in favor via roll call*

## **7.) Goals for Historic Streets**

Update: Hillary discussed this with Dawn and with Libby Gibson (Town Manager). Town Administration and Select Board will discuss a pavement policy but it is “not a priority at this time”. The Commission wants a policy, because there is a lot of work scheduled for the sidewalks and we will compromise the character of the historic town if the work is not planned with a preservation mindset and according to a policy that is mutually accepted. NHC will continue to pressure the Town and select board to formally accept the guidelines we developed in our booklet about pavement.

### Section 106 Review: Sparks, Pleasant and Williams Streets

#### Discussion:

We want safer and more accessible sidewalks in the downtown area. For the public record, we are excited about better sidewalks and multi-use sidewalks. We want to also ensure that we retain Nantucket’s special visual quality. Ben, Mickey and Hillary are meeting informally to discuss the project and offer their expertise and feedback to the rest of the Commission. Additionally, there are archaeological issues/concerns with this project with possible human remains under Sparks Avenue. MHC has asked for an archaeological study, and recommend what to do to honor/avoid disturbing potential human remains.

Concerns from other Commissioners: 9-foot+ sidewalks are of concern to some Commissioners. Milestone road path is 10-ft wide. 8 ft wide on the multiuse path to Madaket. We have some recommendations that are explained in more detail below.

Project Plan: The project plan (concept plan include round about by community pool/high school). The project area begins at 4 corners, to Willams Lane, to 5 Corners and to Sparks Avenue round about. Also, Sparks Ave to Milestone road is also included. Concrete curb will be lifted and reset or re-used. We want to retain the high-quality granite curbs. We want to retain these curbs and would incorporate that into our feedback. Recommended curb in Cape Cod berm (a triangle of asphalt). That is the ‘suburban’ treatment, and will be used where curbs do not already exist. Grass strip proposed to separate path from road. Closer to commercial areas, they are sticking with the granite curbing. Grass strip may work as opposed to asphalt.

Additional Concerns: 5-corners to Willaims Lane. That is an area where the Phelan’s have been involved/own property. Some of the last rural-looking area in town... we want keep this open space, but would prefer to have a bike path meander through the Ivy Patch, rather than an asphalt pathway. Proposal

for Pleasant to become a one-way road was not adopted this winter (2020 – 2021). We have to ask, can we put a mini-roundabout?

Island Pharmacy Proposed Changes: There are dirt parking lots and a lot of pedestrian traffic for the Stop and Shop. Proposal is to have angled parking in front of the Island Pharmacy. Commission is OK with this knowing that it will enhance safety. Some push-back from Commissioners re: angled parking. Mid-island plan is a good one, and we are in support of the proposal.

Raised Sidewalk outside Boys and Girl Club: effective and slows down the traffic. More importantly, it will provide safety for the children crossing the street.

## **8.) Other Business**

- a. Coastal Resiliency: Meeting with Mary Longacre and Vince Murphy on February 19<sup>th</sup>
- b. Airport Master Plan: Holly will circulate plans to the Commission
- c. Federally funded project (subject to Section 106 Review) are ongoing in several places, and we are not being named as a consulting party. We need to be copied on these correspondences since we have a right to be a consulting party.
- d. We need to be informed on these projects. We are the local representation for the MHC and should be copied on anything they receive/send out.
- e. Sewer Main: Concerns about curbing and we want to be part of the review. There are several phases/aspects of the project. Discussed with Holly that plans and notices sent to the MHC should be shared with the NHC simultaneously for review.

**Summary of group discussion**: The Nantucket Historical Commission has to be involved in all Section 106 Reviews. If we are not notified we will miss our opportunity.

*Motion to adjourn: Tom M.*

*Hillary declared the meeting adjourned.*