

## **Minutes of Nantucket Historical Commission Meeting – February 18th, 2022**

Commissioners Present: Hillary Rayport (Chair), David Silver (Secretary) Mickey Rowland, Clement Durkes, Tom Montgomery, and Barbara White.

Staff: Holly Backus

Guests: Erin Doherty, Polly Waldorf, and Ken Beaugrand.

*The meeting was called to order via Zoom with a quorum present.*

### **1.) Public Comment: N/A**

### **2.) Approval of November Minutes**

*Motion to approve minutes of the NHC's November 19, 2021 Meeting: Tom*

*Second: Clement*

*All in favor via roll call*

### **3.) Announcements**

The chair shared a historical document: Errol Coffin's study for street lamps in Nantucket Town, provided by Nantucket Energy Coordinator, Lauren Sinatra. Report, as published in NHA Historic Nantucket, is in the meeting packet.

The color and brightness of street lights affects the atmosphere of the Town, as does the physical design of the light. The streetlights that we have are from the mid-century period (except for the lights outside the Pacific National Bank). There are also some original historic lamp posts by the Jaren Coffin House.

Coffin proposed two styles: the preferred "gas type" lamp is not found on Nantucket (but is common in Boston's Back Bay). Coffin's paper also refers to a type of lamp being produced in Boston with a circular form. The description matches what we now know as the "boulevard light." We can infer that Coffin and others decided to standardize on the Boulevard in the 1970s and that is what has been used since.

Path forward: Recognition that there are several styles of lamps that have been used on Nantucket, and these lamps are a creation of the 1970s. We should consider the selection process as new opportunities to update these lamps arise in the future. Further to that, the DPW plans to pick up the new 2200K LED "Boulevard" style light from the manufacturer next Thursday. It will be installed on Main Street on the corner of Federal Street, replacing the high pressure sodium lamp that is currently there. Commissioners should have a look and report impressions to Holly. Also, a dimmer was installed on the LED light on the horse fountain. Report impressions to Holly.

### **4.) Joint Meeting with the HDC**

The joint meeting with the HDC has been postponed to a later date (TBD). The HDC wants to form a subcommittee to review the MOU before presenting to the NHC and joint commission. They had agreed

to have 3 follow-up meetings in 3 months (1 per month) but they do not have the capacity given workload. Staff asked the NHC to be patient.

### **5.) #3 Beaver Street State Tax Credit Application: NHC Letter of Support**

The NHC is being asked for a letter of support for the application for State Historic Preservation Tax Credits for project at 3 Beaver Street. This project was presented in November, but multiple commissioners felt it was not a historic rehabilitation. NHC asked for more details in terms of the existing conditions survey (see minutes of the 11/19/21 meeting).

The applicant provided the additional conditions survey information in the hours before the meeting. Additionally, the HDC reviewed plans and staff-contingent COA was provided the day before the meeting. The chair asked if the Commissioners felt they could evaluate their support for the project, and if they had time to review the materials. No commissioner said they had had time to review the materials.

The applicant asked to present the materials, given that they were present at the meeting. The Chair agreed and the applicant presented the project.

The commissioners discussed whether the project, which includes lifting the house 3', meets the Secretary of Interior standard of a historic rehabilitation. Photos of the demolished chimney stack were discussed. The project is close, but not in, the AE flood zone.

Various commissioners expressed that they did not have adequate time to consider the new existing conditions report, or compare the original plans to the amended plans.

*Motion to table the support letter and a more detailed discussion to the next meeting: Mickey*

*Second: Clement*

*All in favor via roll call.*

### **6.) Tax Credit Letter Request Form**

The Commission discussed the language and wording of an application form that we have put together to standardize requests for 'NHC Letters of Support' for projects seeking state tax credits. The purpose of the form is to improve communication with applicants and ensure adequate information is received in a timely manner so that applicants can receive their letters of support. The form is largely based on the form used by Preservation Massachusetts, Inc.

Staff will review form and intention is to approve form, with any necessary adjustments, at the next meeting.

### **7.) Surveys of Historic Resources**

Grant application was submitted to MHC for FY 2022. We submitted a plan that included a continuation of the survey of the Fish Lots and kick-off for surveying the Brant Point/Cliffside areas. Grant application is with the MHC and was submitted on-time.

*Motion to approve the grant application: Tom*

*Second: Clement*

*All in favor via roll call*

### **8.) Updates on the Island-Wide Survey**

The sample Form Bs have been provided by our consultant and circulated to the Commissioners by Holly. Commissioners were asked to review the Form Bs and give comments to Holly.

Survey Plan Map: A subcommittee was formed to refine the map that will be used as part of the island-wide survey plan. Our consultant will use this map to identify neighborhoods, prioritize them, and access resources in each neighborhood. The map should be complete before the April 25<sup>th</sup> deadline. We will have the final map in front of the Commission in March for approval. It is important to get the map right because it will be the framework for the entire project.

### **9.) Special Meeting on March 2<sup>nd</sup>, 2022**

The Commission scheduled a special meeting for March 2<sup>nd</sup> to discuss some important agenda items that we were unable to get to today. These items include:

- ATM Warrant Articles
- Priority Work for FY 2022

### **Other Business**

Selectboard Liaison: we should find out why we are not getting consistent participation from our Select Board Liaison, Dawn Hill Holdgate, who has stopped attending meetings. The Commission feels that we would benefit from having a Select Board representative present. We will contact Dawn to find out if she wants to resume attending, or transfer responsibility to another member of the Select Board.

*Motion to adjourn: Tom All in favor roll call ~meeting adjourned at 12:00 ~*