

# Minutes of Nantucket Historical Commission Meeting – April 16th, 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.

Guests: Kevin Kuester, Dawn Holdgate, Ken Beaugrand, and Mary Bergman.

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

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

-Approval of Minutes from 1/29 and 3/19 meeting

Motion to accept as-is: Tom

Second: Georgia

*All in favor via roll call*

### 4. Announcements

- Confirm Future Meeting Dates

Holly: Will run by the Town. Friday seems to be clear for Town's purposes. Third Friday of each month at 10 am is what is on the table.

- NHC Evaluation of ATM Article 82

Kevin Keuster presented to the Commission regarding ATM Article 82.

H. Rayport recused herself due to having assisted with the development of this article.

The article is intended to ensure that contractors specify the smallest allowable size for street signs on Nantucket. Bright, day glow yellow, diamond warning signs are not preferable unless near school crossings or where the MA DOT deems it appropriate. Simplified, this is an attempt to keep the roadways less cluttered with signs.

*Motion to endorse the article: Tom*

*Second:*

*All in favor via roll call (H. Rayport recused)*

### 5. Historic Tax Credit Application: 2 Mayflower Circle

Note: As the Local Historical Commission, we support historic preservation tax credits (HTC). Holly Backus has received a request from Epsilon, a consultant assisting the owner of 2 Mayflower Circle, requesting the NHC to support their application to the MHC for a State HTC. The Commission reviewed/discussed the application and the property's historic narrative.

Background: Only properties that are "contributing structures" to the Nantucket National Historic Landmark (NHL) are eligible for tax credits. In order to be considered a "contributing structure" the building must have been constructed during the NHL's periods of significance (which for the Nantucket NHL is through 1975). The property must also must meet the criteria for listing on the National Register of Historic Places, as defined by the US Park Service.

The structures at 2 Mayflower have been moved from their original location. The application for the HTC (Part I) includes a letter from the National Park Service stating they are eligible for listing on the National Register of Historic Places and are pre-1975, contributing structures (main house, garage, and cottage). Originally located near Shimmo Pond, the main house and cottage were moved to Mayflower Circle in 2007. The Cottage was originally located near Angola Street. The commission reviewed the MHC Inventory "Form B" and the "Part I" of the HTC application (Part II was not provided) as prepared by the consultant, for the applicant. The owners are seeking the Commission's support for Part I of the application.

Discussion: The commission discussed that contributing structures should be preserved in-situ and requests that they be moved off site should be denied by the HDC, except in rare extenuating circumstances. The house and garage were approved to be moved in 2007. At that time, they were represented to have been built in the 1980s. This would have made them non-contributing structures eligible to be moved. Going forward, accurate survey data will assist the HDC with evaluating requests for demolition and move off. The Cottage was known to be a 20<sup>th</sup> century structure when it was moved in 2007. However, at that time the NHL registration had not been updated to include the 20<sup>th</sup> century as a contributing period for Nantucket. So, it was allowed by the HDC to be moved. The commission discussed that while it would have been better to have the structures remain on their original foundations, at least they had not been demolished.

The Commission agreed that while the historic integrity had been degraded, the structures could still be considered contributing and eligible for HTCs. The commission noted several distinctive attributes of the house and cottage had been lost, when compared to the original photos. These features are candidates for reconstruction as part of the qualified project (to be described in Part II). These features include the extended center chimney, shutters and picket fence on the house, and the Dutch door with strap hinges and visor on the cottage.

Motion for Chair, Vice Chair, and Staff to generate and mail a letter of support confirming the Park Service judgement that these structures are contributing to the NHL, with special request to reconstruct the missing distinctive features, and also note that buildings are preferably preserved on their site.

*Motion to endorse the letter: Angus*

*Second: David*

*All in favor via roll call*

## **6. Preservation Exhibit (Preservation Week, May 2023)**

Esta Lee Stone briefed the group regarding the Preservation Exhibit: *History and Future of the Preservation Movement on Nantucket*.

There was a brief discussion of the economic value of preservation. The team is working to define their mission. The group is in the process of dividing the work into stages and has a list of potential consultants.

Groups Represented: NPT, NHA, Sconset Trust, NHC, PIN, the Atheneum, Museum of African American History, Maria Mitchell.

University of Florida will be the project administrator: this will open door to fundraising, allow for the signing of contracts, insurance, etc.

May of 2023 is the more reasonable timeline since there is so much work to be done.

Part of the objective is to have the different preservation groups, non-profits and municipal groups to collaborate and working together.

## **Announcements Continued:**

### **Resiliency Guidelines**

Design Guidelines Draft is available on the Town's website for review. We will need to provide our comments by end of the month. We are going to be utilizing this document, so all Commissioners ought to familiarize themselves with it.

Planning documents are always evolving. In conjunction with this project, we are required to have a public event. Lisa Craig putting that effort on. There is going to have a lot of different involvement from preservation and planning world.

Kicking off on Earth Day for a 3-day event. What are other coastal communities doing around the world to combat sea-level rise?

Register for event on Town's website. Any questions direct to Holly.

### **World Monument Watch**

NPT was before SB asking for support for WMW fund. Select board supports this nomination. World Monuments Fund is a global heritage organization that has been around since the 1990's. Assists with challenges regarding climate change, cultural tourism, etc.

If we receive the nomination, we may get funding for subject matter experts. This would be very beneficial for Nantucket. Special thanks to NPT.

### **MHC Survey Grant**

Update: NHC received an acceptance letter from MHC. Requested us to give the formal acceptance to the Town of Nantucket.

We are waiting for State Historic Preservation office for next steps/orientation before we can begin to generate the RFQ.

CLG Coordinator, Chris Skelly, has put in his notice to leave the state. The Commission is very appreciative of Chris' time and assistance.

### **Historic Tax Credit Course for Realtors**

Update: David and Hillary are working on the objective of offering a course to realtors on using Historic Preservation Tax Credits. We are reaching out to NAREB about developing an accredited course that can be taught to realtors on Nantucket. We will continue to pursue the creation of this course and will hope to launch in the Fall of '21.

## **7. Section 106 Review: Complete Streets Funding 'Sparks Avenue'**

The review is only for the Sparks Avenue portion of the project. It does not include the Williams/Pleasant Street portion that we discussed.

An archaeological reconnaissance survey is being conducted.

The NHC's concerns about the rural corridor (along Sparks) remains the same: request there should be green space between the road and the proposed multi-use path.

## **Sewer Main Project**

MHC concluded that the project would have no adverse effect on the NHL.

We have requested consulting status and the sewer department has continued to be responsive and cooperative.

They have asked us to hold a meeting after the 75% plans are completed (May 2021).

Ken asked that Holly create a memo to outline what the NHC hopes to see in these historically sensitive areas and that we plan to work with the sewer department as well as the DPW.

We want to have a proper survey so that the contractor can draw up an advanced plan to avoid any 'surprises' at the job site.

## **8. Announcements Continued**

WPI Students Proposal: Town supports NHC idea to request a WPI project to look at salvage/re-use and housing sustainability. Proposal due in May. Will be presented at next meeting.

### Sidewalks and Request for a Policy:

Holly: Town is in the process of writing a policy (which we have requested). The NHC is very pleased that Holly will be assisting in the writing of the policy.

Update: Holly is going to take point on this as the Town develops a policy.

### Reappointments to NHC

Mickey, Angus and Tom will renew, but Don will not. We want to try and broaden/diversify the Commission so reach out to your friends. Applications due May 28<sup>th</sup>.