

## **Minutes of Nantucket Historical Commission Special Meeting – March 2nd, 2022**

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

Staff: Holly Backus

Guests: Erin Doherty and Polly Waldorf (3 Beaver St)

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

*Motion to approve minutes of the NHC's February 18, 2021 Meeting: Tom*

*Second: Clement*

*All in favor via roll call*

### **3.) Announcements**

Please provide comments on PAL's sample Form Bs to Holly ASAP. Hillary requested to be sure any historic pavement in public way outside of structures was also noted in surveys.

Working group: Angus, Barbara, Tom, and Betsy Tyler, will meet in early March with MHC for a phase review.

### **4.) Discussion of the State Historic Preservation Tax Credit (HPTC) Application Process**

-The Chair presented draft forms proposed to be completed and submitted along with review materials when applicants are requesting letters of support from the NHC for HPTC applications. The purpose of the forms is to strengthen and standardize communication and make it easier to organize information. Commissioners reviewed suggested changes and endorsed the form. Chair to work with Holly and Town staff to have these forms available to HPTC applicants, via NHC website.

*Angus: motion to accept the form as drafted.*

*Tom: Second*

*All in favor via roll call*

### **5.) HPTC Assessment Reference Sheet**

The Commission discussed a drafted 'reference sheet' intended to inform applicants of what the NHC looks for when supporting, or declining to support, applications for HPTC. Since the Nantucket Historical Commission wants to see these credits applied to projects on Nantucket, we want our community and developers to not be aware of the HPTC process and requirements. HPTC encourage historic rehabilitation of structures and promote community benefit. Projects that can prioritize preservation, as well as community goals, will be vigorously supported.

A productive discussion ensued, and some critiques were made so that the Commission can finalize the discussion and move to adopt the reference sheet at a future meeting.

### **6.) 3 Beaver Street HPTC Application: Request for NHC Letter of Support**

The Commission discussed a prospective letter of support for the ongoing project at 3 and 3A Beaver Street, a project by Heirloom, a Short Term Rental hospitality company. This conversation was continued from the February meeting. Erin Doherty, consultant and Preservation Planner with Epsilon, and Polly Waldorf, the project manager, were on the call to answer questions.

Commissioners questioned why the structure must be lifted by the proposed 3ft. Several commissioners and staff pointed out that the structure was outside the FEMA AE flood zone and in an area with an estimated 0.2% change of flooding, at grade. Commissioners questioned intensifying habitation in the basement. Several commissioners stated raising the building 3' would change the character of the streetscape and the structure, and was not consistent with an 18th century lean-to house.

The applicant presented documentation of the 18<sup>th</sup> century chimney stack collapsed into rubble. The chair presented images of the chimney stack, dated 2019 and April 2021, that had been submitted to staff and directly to her by a third party. The pictures had been taken under prior ownership as part of an architectural survey. The Commissioners were able to see an intact chimney stack at the second floor and intact flues at the attic floor. The Part II application prepared by Epsilon and submitted to the US Park Service and the MHC by Heirloom showed boards laid over the flues in the attic. Commissioners asked the applicant why the boards laid over the flues had not been lifted, so the flues could be photographed as part of the existing conditions documentation in the Part II application. Ms. Doherty responded that it just wasn't done.

The Commission cited one additional cause for concern as it relates to this project: community benefit. With affordable housing at the top of the Master Plan and the select board

Several commissioners expressed concern that the existing conditions had not been adequately documented in the Part II application, that raising the structure, while approved by the HDC, was not necessary based on the flood zone, was inconsistent with the character of the 1750s building, and was only being undertaken to increase bedrooms in the basement. Commissioners expressed that the project was not a historic rehabilitation of this 1700s structure and did not identify and preserve its defining characteristics. Also, that the alterations were not being undertaken because of a flood zone or to create community benefit consistent with Town priorities.

*Motion to not offer a letter of support for the project 3A Beaver Street: Tom*

*Second: Mickey. Hillary, Angus, Georgia, David, Tom, Mickey: Aye. Clement: No.*

*All other commissioners in favor. The motion passes with a 6-1 vote.*

*Motion to instruct Hillary and Angus to draft a letter to the MHC explaining the Commission's position: David*

*Second: Tom. All in favor via roll call, passes 7-0.*

## **7.) NHC's Support for FY2022 Warrant Articles**

Article 80: Solar Panels: The commission supports the FinCom motion

Article 81: Amend the NP&EDC. The Chair recused and Angus assumed the role of chair. The commissioners decided not to comment on this article, given the sponsor is chair of the NHC.

*The chair rejoined the meeting.*

Article 13: Pleasant Street Sidewalk: Appropriation Request

The NHC supports the FinCom motion and supports sidewalk repair. The NHC continues to look forward to working with the Town on discussions re: sidewalks in the historic district and around the NHL. The Commission requests Town Administration and Select Board provide for review of design and materials for sidewalk rehabilitation in the Historic District.

Article 92: 31 Easy Street Real Estate Conveyance

Article 91: Real Estate Acquisition 31 Easy Street: discussion of the prospect this historic structure will be demolished. Decision not to comment at this time.

*Motion to submit a letter of consideration summarizing our comments to the joint meeting of the planning board, select board, and FINCOM: David*

*Second: Angus*

*All in favor via roll call*

## **8. 2022 Workplan: deferred to next meeting**

**9. Other business:** Decision to write a letter of congratulations and greeting to DPW director Stephen Arceneaux. Discussion of telephone pole "struts" being installed – NHC had resolved in October 2021 to avoid the struts, at least in the most sensitive areas, and request selective pole replacement. Town Administration did not communicate this advice to the Select Board, and instead reported that NHC has no concerns. Regardless, Town operations manager Erika Mooney and Town Manager Libby Gibson advised the struts could not be avoided. Mickey Rowland offered to follow up with Erika.