

DARIUS AND FAITH TORABY
31 STRICKLAND ROAD
COS COB, CT 06807
(203) 554-0752
Nov1189@optonline.net

TO: Nantucket Historic District Commission
FROM: Faith & Darius Toraby: Owners of 11 Bank St., Codfish Park
August 3, 2020

RE: APPLICATIONS Re: 15 Beach Street and 9 Beach Street
Codfish Park Historic District, Siasconset, Nantucket, MA

This letter is written for your consideration regarding the moving of a cottage located on 15 Beach Street to 7 Beach Street.

Your undersigns are the owners of 11 Bank Street since 2000 and as such are abutting property owners to both 15 Beach Street and 9 Beach Street. I have been a Commissioner of the HDC in Greenwich Connecticut for 11 years and my husband, Darius is presently a Commissioner on the same board and has been for 10 years. This being the case, we are particularly sensitive to the issues, which are relevant to decisions made by HDC boards concerning the appropriateness of applications.

Sometimes, HDC historic considerations are intertwined with zoning and planning considerations. Our present comments may come under this category.

Historic landscapes, which concern open areas and the density of use, are within the jurisdiction of HDC considerations. It is the charge of the HDC to preserve historic resources and a visible public connection with the community's heritage; preserving memory sites of people who built, lived and worked in the historic district.

We submit that the proposed move of the cottage to the driveway area of 9 Beach Street would have a negative impact to the streetscape. The proposal would put the cottage directly in front of 11 Beach Street, a small cottage known as "Gone Native" which is under agreement. The timing of this application comes at a time when the present owner, who has sold her cottage but has not closed, is not motivated to object and the 'contract owner' does not receive notice of the application. Placing the cottage directly in front of "Gone Native" will cut off their air and light. Perhaps, this is considered a zoning issue. However, we submit that this move will change the density of use of the location – creating a cramped and ghetto-like atmosphere by being shoved into a tight spot.

In this regard, please review the HDC decisions regarding 7 Fawcett Way cottage, which was allowed to be altered in many ways, including the addition of a second floor. We believe these decisions were in error. This cottage sits literally 6 inches from the rear of 24 Codfish Park Road and to date, has no certificate of occupancy. By allowing the 7 Fawcett Way addition, it has allowed for an almost untenable situation with the number of people occupying the cottage in the high season months.

Similarly, by allowing this cottage to be placed as proposed, not only will the site become cramped and unsightly, but also there will be an opening up of another building site on the 15 Beach Street lot for the inevitable addition of another cottage.

The HDC should freeze in time what the district looked like when the designation was made. Looking down to the district from Front Street, one can see the entire historic landscape of the Codfish Park Historic District.

We request that the HDC maintain the historic landscape of the Codfish Park Historic District as it exists today and not allow the continual crowding of its open spaces and density.

Thank you for your consideration,

Very truly yours,

Faith Toraby
Darius Toraby