



# HISTORIC DISTRICT COMMISSION

## REGULAR MEETING

2 Fairgrounds Road  
 Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Abigail Camp, Vallorie Oliver,  
**Associate Commissioners:** Stephen Welch, Terence Watterson, Jessie Dutra

~~ MINUTES ~~

**Tuesday, January 7, 2020**

Public Safety Facility, 4 Fairgrounds Road, Training Room – 4:30 p.m.

Called to order at 4:30 p.m. and announcements by Ms. Coombs

Staff in attendance: Kadeem McCarthy, Administrative Specialist; Terry Norton, Town Minutes Taker

Attending Members: Coombs, McLaughlin, Camp, Oliver, Welch, Watterson, Dutra

Absent Members: Pohl

Late Arrivals: None

Early Departures: Watterson, 6:35 p.m.; Camp, 4:40 p.m.

Agenda adopted by unanimous consent.

### I. PUBLIC COMMENT

None

### II. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Keating, Stephen 12-0413	9 Meeting House Lane	Rev. 11-0205: remove stairs	49-76	NAG
2. Lee, Jeffrey 12-0410	9 Aurora Way	Rev. 73198	56-450	Design Associates
3. Balfour JS Ltd 12-0419	29 Wigwam Road	Rev. 73242: door/wind chg	77-7.7	CWA
4. Heyworth, Benton 01-0426	8 Pond Road	Add 3 shed drms/cvrd prch	56-156	CWA
5. Alpert, Howard 12-0416	5 New Lane	Renew COA50909: odr shwr	41-286	Tim Duncombe
6. Swain, Bryan J Tr 01-0423	20 Pippens Way	Basement egress	43-94.9	Hanley Construction
7. Cote, Je + Deb 01-0427	23 Prospect Street	Rev. 10-0014: wdw and doors	55.4.4-90	NAG

Voting Coombs, McLaughlin, Camp, Oliver, Dutra

Alternates Welch, Watterson

Recused None

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Oliver)**

Vote Carried 4-0//McLaughlin abstain Certificate # **HDC2012-12-(as noted) HDC2020-01-(as noted)**

### III. NEW BUSINESS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Kaschuluk, Jeffrey 01-0461	27 North Liberty Street	Addition/move on lot	41-453	LINK

Voting Coombs, McLaughlin, Camp, Oliver, Welch

Alternates Watterson, Dutra

Recused None

Documentation Architectural elevation plans, site plan, photos, correspondence, historic documentation, advisory board comments, streetscape rendering, case ruling from Judge Davies, packet of comments from 2018 application, *Building with Nantucket in Mind*; and written abutter statements.

Representing Luke Thornewill, Thornewill Design

Carrie Thornewill, Thornewill Design

Jeff Kaschuluk, owner

Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP

Victoria Ewing, LINK

Public Sarah Alger, Sarah F. Alger P.C., for abutters: Barry Berman, 28 North Liberty Street; Margot & Tom Montgomery, 33 North Liberty Street; Joan Holt, 33 North Liberty Street

Mary Bergman, Executive Director Nantucket Preservation Trust

Tom Montgomery, 33 North Liberty Street

Concerns (4:31) **Coombs** – Asked that speakers not repeat previous comments. Read HSAB comments addressing history, current streetscape and importance of its current position, lack of justification for raising 21 inches, and historic significance.

**L. Thornewill** – Presented project and the position of this structure in relation to streetscape.

**C. Thornewill** – 31, 29, & 27 North Liberty Street all belong to Mr. Kaschuluk. The goal is to accentuate the historic

buildings, which sit forward on the street.

**Kaschuluk** – Noted that of the HSAB sitting members, four of five were conflicted out. Noted other historic houses have been permitted to move by the HDC; most recently was Nantucket Islands Land Bank moved the Blair House at 19 North Liberty Street moved to 17 North Liberty Street.

**Alger** – The difference with the Blair House is that it had been previously moved; a move nullifies much of a structure's historic significance. This has never been moved. Read Judge Davies ruling on the importance of 29 North Liberty Street in which 27 North Liberty Street is referenced. Read HSAB comments from 2018 and other comments in opposition to moving and raising this. Reviewed the four compelling reasons listed in the guidelines for moving a historic structure; there is no compelling justification for moving or raising 21 inches; 18" would be adequate. This building is circa 1700s and individually significant. Asked that the 2015 & 2016 documents be incorporated in full into this record. The 2015 garage move was approved by HDC and appealed by us; that approval was abandoned and is no longer valid.

**Welch** – Ask of opponent's attorney, clarification of timeline associated with her referenced HSAB comments; comments were made in 2015 with quorum of board present regards 21.5" increase in height a 6' move and the same proposed addition.

**Kaschuluk** – The 2015 HSAB comments referred to by Ms. Alger was for a 25-foot move; this is a much-reduced move.

**Reade** – The decision quoted was not final because it was appealed by the applicant and the appeals court remanded the matter to the HDC. This is a new application, not a remanded application.

**Welch** – He needs a better understanding of what HDC is accepting as records for a new application.

**Oliver** – She is also confused as to what the Board is looking at with this particular application: are we reupping a previous approval or what.

**Kaschuluk** – This is a formal application for 27 North Liberty Street to move 6'south, 8' back from street, and raise 21" out of the ground. At the 2019 September meeting, Ms. Coombs said it would be helpful to have a street plan showing the impact of our intentions; we are presenting that plan now.

**Welch** – In response to Ms. Oliver's concerns about what is being proposed he shares the concern; currently, in the drawings submitted, there are existing, "previous submission" and proposed conditions shown. Suggest we start with a clean slate, with plans to show existing conditions and proposed changes on each elevation with proposed bubbled. Note that this isn't a 1980 house having an addition put on; it warrants a clean set of drawings to start from so that revisions can be included clearly in subsequent revised drawings. With respect to an application of this merit, he has some uncertainty about what should and shouldn't be included in the application; he will get into questions on that later. Right now we are clearing up our understanding of what is before us and clarifying what we are reviewing.

**Reade** – To Mr. Welch's point, this is a new application and the only matters submitted should be considered. In terms of other material from prior applications and neighbor's and their counsel, we have no objection to the Board considering including it in this record. This is for 27 North Liberty Street only. The streetscape issue does need to be dealt with.

**Welch** – Clarified, in response to various comments made and to avoid misperceptions, moving is not the only aspect of this project before us; we are saying moving, but what we are referring to is also an addition, demolishing and adding a chimney, and other work on the house as well.

**McLaughlin** – Questioned the signatory of the application.

**Oliver** – Wants to get all the information and then review it before moving on.

**Bergman** – Echoed Michael May's comments from 2015 about the impact moving this structure will have on its historic status.

**Montgomery** – This agenda says only "addition/move on lot", not all that has been brought up; it would be nice if the neighbors knew about this because we're the other side of the argument. He's going to hold off on his comments. The Bermans are out of the country and prepared statements for him to read and Ms. Holt could not attend and also sent a statement for him to read; given the situation we have here, he is going to hold off on doing that for now until the submitted information is reviewed.

**Alger** – Suggested Mr. Montgomery put those statements in the file.

**Montgomery** – Stated he'd rather not do that at this time.

**Camp** – Confirmed the distance this is moving away from the street and the height it's proposed to be raise. She's okay with moving back, up, and off the property line.

**Oliver** – She concurs; she doesn't see that moving this structure 6 feet will be detrimental to the streetscape. The alterations are another concern.

**McLaughlin** – The application should be signed by the owner of record.

**Kaschuluk** – Ms. Ewing is one of his employees and is registered as an agent so had his permission to sign the application.

**McLaughlin** – It will take time to study the application. Wants to move on with more information.

**Welch** – There have been comments regarding the 2015 submission with applicant's agent stating additional information had been submitted; that wasn't in his view pack. He would like a digital record of this whole file before we proceed to be compiled by Staff for members to review before we move forward, so that all parties and commissioners are reviewing the same information; we should have a copy of the following: these drawings, actual drawing submitted with the application, Ms. Alger's submission, and neighbor's letters. Also commented about frustration, not directed at application specifically, is about the cumulative effect of having reams of paper submitted at the table and not having the time to review in order to make an informed decision; we can't inform ourselves if we're asked to make decisions from one week to the next if we do not have ample time to review documentation. In relation, it does not behoove an applicant or opponent to submit other than de minimis information at the table. Requested a topographical site plan accurate to the town GIS as it pertains

to 27 North Liberty Street be included in the application, along with: a cross-sectional representation of the existing house and proposed addition front to back and side to side, comments from 2015 and the abutters and their agents, clarification on the foundation finish, clear demolition plan and elevations, original approval to move the structure, approval for move of 19 North Liberty Street, and a copy of minutes regarding prior applications to include 19 North Liberty Street. Welcomes all information that we can gather, no intent to preclude anyone submitting information; does want to be clear of what information is included in a new application and its relevance vs. as if this were remanded, i.e.—with regard to legal distinctions and relevant weight of information submitted. Appreciates the streetscape, provides important context of what exists and concepts of what you intend to submit on other lots on the street at a later date. Asked that if applicant’s intention is to add a garage or carriage house, that plans be submitted as a separate application to be reviewed alongside this. Appreciates the window schedule information that was included.

**Camp** – Wants to know if the sills will be replaced.

**Coombs** – Once a building, which has never been moved, is moved, its standing as a historic building is destroyed; raising it 8” is not moving but lifting to protect. She’s been through all those buildings. Old buildings were built closer to the street and she has no problem with the hedge. This section of North Liberty Street was called “Little Egypt.” Doesn’t support adding to this building.

**Alger** – She will digitally submit Mr. Montgomery’s comments for the record.

Motion **Motion to Hold for more information and plans. (Oliver)**

Vote Carried 5-0 Certificate #

2. Nant Dreamland **12-0261** 17 S Water Street Hardscape-park 42.3.1-11.1 Joseph Hale

Voting Coombs, McLaughlin, Camp, Oliver, Dutra

Alternates Welch, Watterson

Recused None

Documentation Landscape design plans, site plan, photos, and advisory board comments.

Representing **Joseph Hale**, Dreamland – Asked to withdraw this plan. The back as flooded four times, so we are reconsidering what to do in the back. We will come back with a request to put Seward Johnson’s statue of Mr. Rogers in front of the Dreamland.

Public None

Concerns (5:54) **Coombs** – Read HSAB comments: South elevation, sandstone paving; raised planting beds tower over street, circular space too modern.

**McLaughlin** – Asked that the new application include photos of existing conditions.

Motion **Withdrawn.**

Vote N/A Certificate #

3. Borislav, Iliev **12-0380** 9 Maclean Lane Rev.12-0340: roof/windows 55-485 JB Studios

Voting Coombs, McLaughlin, Camp, Oliver, Watterson

Alternates Welch, Dutra

Recused None

Documentation Architectural elevation plans, site plan, and photos.

Representing **Juraj Bencat**, JB Studios – Presented project.

**Iliev Borislav**, owner – The grade rises about 5 feet up from the road.

Public None

Concerns (6:01) **Oliver** – The basement access is on the front; there’s plenty of space on the west side. We were asked to view the pool last Thursday. She’d like to view again for the house.

**Camp** – Wants to view.

**Watterson** – His concerns are the height and front basement access. He’d like to view as well.

**McLaughlin** – No comments.

**Coombs** – She would also like to view it.

Motion **Motion to View. (Camp)**

Vote Carried 5-0 Certificate #

4. Borislav, Iliev **12-0378** 9 Maclean Lane Pool 55-485 JB Studios

Voting Coombs, McLaughlin, Camp, Oliver, Watterson

Alternates Welch, Dutra

Recused None

Documentation Landscape design plans, site plan, and photos.

Representing Juraj Bencat, JB Studios

Iliev Borislav

Public None

Concerns (6:07) **Oliver** – Not visible.

**Watterson** – The fence is too tall.

**Camp** – No concerns but a simple fence is better.

**McLaughlin** – No comments.

Motion **Motion to Approve through staff with the fence to be 5-feet, natural to weather cedar. (Watterson)**

Vote Carried 5-0 Certificate # **HDC2019-12-0378**

**IV. OLD BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Voyages, Roland	14 Osprey Way	Rooftop Solar Cottage	82-33	Cotuit Solar
2.	Voyages, Roland <b>12-0418</b>	14 Osprey Way	Rooftop Solar Main House	82-33	Cotuit Solar
Voting	Coombs, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:11)	Not heard at this time.				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Vote	Carried 4-0		Certificate #		
3.	Mueller Nant Associates	34 Prospect Street	Addition & replace windows	55.4.4-77	CWA
Voting	Camp (acting Chair), Welch, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.				
Representing	<b>Chip Webster</b> , Chip Webster Associates – Reviewed changes made, and information submitted per previous comments. This is a large piece of property that is being subdivided into six lots; it could have been divided into 22 lots.				
Public	<b>Oliver</b> – The views from New Street and Angola Street give a different perspective of the addition and the dormers which overwhelm the house. <b>Coombs</b> – From Prospect, you see the 2 <sup>nd</sup> -floor diamond windows, which catch your eye; this is one house away from the Old Mill. It is important to retain the windows.				
Concerns (6:13)	<b>Welch</b> – Appreciates changes to the massing of dormers on the southeast elevation; however, they still overwhelm the structure by occupying a large part of the roof plane; the corner boards need to come in to decrease their width and subsequently their height. Northwest elevation, no concerns. Northeast elevation, the double-layer dormers are atypical and shed dormers would be better; the dormer ridge height is very high related to mass of the dormer – same on the southwest. The connector piece doesn't add to the story of the house; it reads more modern than traditional additive massing. He can't approve changing out the diamond windows; they are an important feature of this iconic home. <b>Watterson</b> – No concerns. <b>Dutra</b> – He isn't concerned about the new additions. He is concerned about losing the historic diamond windows and would like to see something calling back to them. <b>Camp</b> – The board really likes the diamond windows. <b>Webster</b> – You've been consistent about the windows. He convinced his client that the Board would hold fast to the diamond windows because they are important. He thought he had made every other change requested; asked to be allowed to make the 3 southeast dormers a little skinnier and they will keep the diamond windows. <b>Welch</b> – He feels those are appropriate changes pending a final review. He is concerned about the northeast dormers; a dormer on top of a dormer is atypical and reads very strangely. If we are going to reflect on the historical structure, the rear dormers read as modern. Asked Mr. Webster to take one more look at the 3 <sup>rd</sup> -floor dormers and try to come up with some approach which is more historic; he doesn't think all the dormers will be visible at once so he will go look at this again. <b>Camp</b> – The northeast elevation looks like a Tetra stand; the 8-over-8 windows swim in the dormers and don't relate to the dormers. Discussion about possible changes to improve the dormers to fit more historically.				
Motion	<b>Motion to Hold for revisions. (Welch)</b>				
Vote	Carried 4-0		Certificate #		
4.	Mueller Nant Associates	34 Prospect Street	Garage	55.4.4-77	CWA
Voting	Camp (acting Chair), Welch, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	None				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (6:35)	Not opened at this time.				
Motion	<b>Motion to Hold to track with the main house. (Welch)</b>				
Vote	Carried 4-0		Certificate #		

5. Percelay, Bruce **12-0366** 81 Millbrook Road Addition 40-26.3 Emeritus  
 Voting Camp (acting chair), McLaughlin, Oliver  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Matt MacEachern, Emeritus Development  
 Public None  
 Concerns (6:36) **Oliver** – This is not visible from anywhere.  
 Motion **Motion to Approve as submitted. (Oliver)**  
 Vote Carried 3-0 Certificate # **HDC2020-12-0366**

**V. OTHER BUSINESS**

Approve Minutes	December 17 & 19, 2019: Held by unanimous consent. Discussion about whether or not the approved HDC minutes for December 10, 2019 can be amended at this hearing; not noticed on the agenda.
Review Minutes	None
Other Business	<ul style="list-style-type: none"> <li>• Mission Statement for Town Website vote.</li> <li>• Certain Teed 3-tab Nickel Gray.</li> <li>• Discussion of time management.</li> <li>• Discussion of SDL guidance in the OHD/SOHD.</li> <li>• Application pictures.</li> <li>• Roof plans: threshold.</li> <li>• Plans: Scale of Elevations, Floor &amp; Roof Plans.</li> <li>• Application checklist: Differentiation between complex/simple; minimum standards.</li> <li>• Application as Master Sheet.</li> <li>• Discussion of Net Zero Stretch Code and impacts to HDC.</li> <li>• Discussion and update on Nantucket Sidewalk Work Group.</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Robert Rules of Order

Adjourned at 6:44 p.m. unanimous consent

Submitted by:  
Terry L. Norton

Historic Structures Advisory Board Sconset Advisory Board