



# 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, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Friday, January 08, 2021

*This meeting was held via remote participation using ZOOM and YouTube,  
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 10:05 p.m. and announcements by Ms. Coombs.

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker  
Attending Members: Coombs, McLaughlin, Camp, Oliver, Welch, Dutra  
Absent Members: Pohl, Thornewill  
Early Departures: Camp, 11:16 a.m.

Agenda adopted by unanimous consent.

Motion **Motion to Approve. (Welch)**

Roll-call Vote Carried 5-0//Camp, Dutra, Oliver, Welch, and Coombs-aye

## I. PUBLIC COMMENT

None

## II. BUSINESS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jeffrey Kaschuluk 01-0461	27 North Liberty Str.	Addition-move on lot	41/453	Thornewill Design
Voting	Coombs, Camp, Oliver, Welch, Dutra			
Alternates	McLaughlin read back in			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Thornewill, Jeff Kaschuluk, owner			
Public	Hillary Rayport, 89 Main Street Mary Bergman, Nantucket Preservation Trust (NPT) Sarah Alger, Sarah F. Alger P.C., Attorney for Tom & Margot Montgomery, Peggy McCarthy, Barry Berman, and Joan & Phillip Hoyt Berry Berman, 28 North Liberty Street Tom Montgomery, 33 North Liberty Street Kenneth Berman, Attorney for the Barry Berman and Peggy McCarthy Bill Grieder, 10 F Street Joan Hoyt, 30 North Liberty Street Andy Lowell, New Lane Kathy Grieder, 10 F Street Lucy Dillon, 37 Liberty Street Leslie Forbes, 19 Long Pond Drive Kevin Kuester, 83 Main Street Dani Petkova Frances Karttunen			

Concerns (10:11) **Thornewill** – Our goal is to reintroduce the project last heard in February 2020. Provided an extensive amount of historical information and photos of the house and street. The intent is to provide a quality end-product that is sensitive to the street and meets the neighbors' concerns. Reviewed the architectural changes by elevation. Addressed the reason to lift and reset on a new foundation. Still want to move this house over; as shown in the streetscape, it is an indiscernible move. We are asking for guidance and comments.

**Backus** – Read HSAB comments: no quorum, historical significance needs to remain intact; building should be maintained as it was. This is individually significant within our old historic district (OHD) circa 1798. Read Section of Department of Interior standards regarding protecting the historic setting.

**Rayport** – The Historical Commission has not discussed this; she's speaking as a neighbor. The commission is trying to determine what to protect and what might be lost. HDC is charged with protecting the residents with respect to the historic structures; this is a community issue. The important question to consider is why this is individually significant. In

1880, the house was 90 years old; photos show that the main mass and rear ell haven't changed in the 140 years since then. As an example of vernacular architecture of its time, it is intact; that is extremely rare today. The original block and rubble foundation are contributing features and should be protected moving forward. If you throw away the foundation, raise the building, and raise the roofline, you've impaired the historic future of this home. Cited changes to 105 Main Street as an example of damaging the historical integrity of a structure.

**Bergman** – NPT opposes the move of this structure; the proposed move will compromise the historic integrity and alter the historic streetscape. We hear a lot about moving houses as a part of Nantucket history; but that history shouldn't be used to justify moving historic houses. HDC is elected to protect the historic structures and landmarks of Nantucket.

**Alger** – When we last met, this was held for revisions. What we are looking at today is exactly what we were looking at in February 2020; asked why no revisions were made as requested at that time. Wants to confirm that discussions and information regarding prior applications for this house have been incorporated into this application. The commission had asked the applicant to investigate using a mudsill; doesn't see indications that was done. Explained her reasons why HDC should not issue a COA allowing changes to this structure. At the last hearing, she was dismayed a number of commissioners were okay with moving this historic structure and wants to know why they "don't value this particular building or the historic streetscape of this street."

For the record, she doesn't believe the Mullin rule is being properly applied and asked that they check with Town Counsel.

**B.Berman** – We discussed this application so often that now our testimony can be regarded historic. Ms. Alger voiced his reasons why this should not be moved. If this isn't worth preserving, he asks what is worth saving.

**T.Montgomery** – There are a lot of people on this meeting who haven't heard any of this information and are very concerned about what is going on. Capt. Hezekiah Jenkins bought this from Nathaniel Barrett in the 1800s. This is 220 years old on this road and went from being a coeprage to a modest cottage.

**K.Berman** – Addressing the architect's "comment no one will know this moved", a lot of people will know this has moved and it will always be on the historical record that it was moved. We didn't hear the justification for moving this. This is a proposal of a developer who knew he didn't have a right to a COA to move the house. This proposed move is part of a development plan to allow construction of another house; reviewed the judge's findings in the prior case regarding the Seth Ray house property. That development would change the historic streetscape of North Liberty Street.

**Grieder** – Growing up on Nantucket, no historic houses that underwent extensive renovation were ever considered to be moved to allow for another dwelling.

**Hoyt** – In the interest of time, Mr. K. Berman addressed her concerns. Asked that each commissioner who has no concerns about moving this to please explain their reasons before a final decision is made.

**Lowell** – His neighborhood, New Lane, abuts this neighborhood; he hopes that if the applicant has neighboring properties that the board look at the whole picture and not piecemeal by lot. What happened on New Lane should be an example of what not to do here if you are trying to protect the historic streetscape.

**Thornewill** – He doesn't feel the attorneys understood his opening comments; our entire goal is to end up with a streetscape that satisfies the neighbors and the Town. The goal is to work as a team with the neighbors. Asked that those who oppose should keep their comments grounded in history and common sense.

**Kaschuluk** – Expressed his dismay at what he considers derogatory comments by the two attorneys. This has been held because until recently HDC was not handling controversial projects under the COVID restrictions.

**Flynn** – Explained why this application was not heard in the past 11 months.

**B.Berman** – When talking about the move, what really happens once a historic house is moved, that can end its historic designation, which allows the house to be demolished.

**Camp** – She learned a lot about the history of the structure and relationship of the buildings. She always thought the northwest side is crushed against the property line; taking it off the property line would give this historic house more visibility. She doesn't want to take any of the historical integrity away from the building. She's in favor of lifting the house sensitively to stabilize it but not move it off its original place.

**Dutra** – His overall thought is the architecture is sensitive and tasteful, but he doesn't support moving the house and changing the streetscape.

**Oliver** – This is contentious and emotional. She wasn't prepared to speak today and wants her comments to be well-thought out; she will hold her comments.

**Welch** – He would prefer to speak in a comprehensive manner when there is actually time left in the meeting to do so. When he speaks, he will address all architectural merits and each of the issues, not a limited aspect such as moving only. There are three matters in front of us: raising the height, moving the structure, and structural changes. Asked the applicant's agent to confirm those are the three matters we are considering.

**Thornewill** – Those are correct statements.

**McLaughlin** – His mind is not made up; he is waiting for more information and will save his comments.

**Coombs** – She is not in favor of raising the building or moving the building.

**No action at this time.**

Motion  
Roll-call Vote

N/A

Certificate #

<b>VII. OTHER BUSINESS</b>	
Approved Minutes	None
Review Minutes	None
Other Business	<ul style="list-style-type: none"> <li>• Supplemental Meeting; <b>Thursday, 1/14/21 at 5:00 p.m.</b></li> <li>• Next HDC Meeting Old Business; <b>Tuesday 1/19/21 at 4:30 pm</b></li> <li>• Resilient Nantucket: <b>Friday 1/15/21 at 1:00 p.m. to 2:30 p.m.</b></li> <li>• HDC review of revisions to HDC Background Summary to finalize for web page including vote</li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Discussion of 6 Fair Street Minimum Maintenance</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. None

Adjournment:

Motion           **Motion to Adjourn at 11:18 a.m. (Camp)**

Roll-call Vote   Carried 5-0//Dutra, Oliver, Welch, McLaughlin, and Coombs-aye

Submitted by:

Terry L. Norton

**Historic Structures Advisory Board**