1. No Meeting Agenda
   There is no agenda available for this meeting. Please view the minutes.

1.I. Viewpack

   Documents:

   27 N LIBERTY REV FOR 1·21·20 MTG.PDF
DRAFT HDC Minutes for January 7, 2020

HISTORIC DISTRICT COMMISSION
REGULAR MEETING
2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

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

~~ MINUTES ~~

Tuesday, January 7, 2019
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

<table>
<thead>
<tr>
<th>Property owner name</th>
<th>Street Address</th>
<th>Scope of work</th>
<th>Map/Parcel</th>
<th>Agent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Keating, Stephen</td>
<td>12-0413 9 Meeting House Lane</td>
<td>Rev. 11-0205: remove stairs</td>
<td>49-76</td>
<td>NAG</td>
</tr>
<tr>
<td>2. Lee, Jeffrey</td>
<td>12-0410 9 Aurora Way</td>
<td>Rev. 73198</td>
<td>56-450</td>
<td>Design Associates</td>
</tr>
<tr>
<td>3. Balfour JS Ltd</td>
<td>12-0419 20 Wigwam Road</td>
<td>Rev. 73242: door/wind chg</td>
<td>47-7.7</td>
<td>CWA</td>
</tr>
<tr>
<td>4. Heyworth, Benton</td>
<td>01-0426 8 Pond Road</td>
<td>Add 3 shed drms/cvrd prch</td>
<td>56-156</td>
<td>CWA</td>
</tr>
<tr>
<td>5. Alpert, Howard</td>
<td>12-0416 5 New Lane</td>
<td>Renew COA350909: odr shwr</td>
<td>41-286</td>
<td>Tim Duncombe</td>
</tr>
<tr>
<td>7. Cote, Je + Deb</td>
<td>01-0427 23 Prospect Street</td>
<td>Rev. 10-0014: wdw and doors</td>
<td>55.4.4-90</td>
<td>NAG</td>
</tr>
</tbody>
</table>

Voting: Coombs, McLaughlin, Camp, Oliver, Dutra
Alternates: Welch, Watterson
Recused: None

III. NEW BUSINESS

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>1. Kaschulak, Jeffrey</td>
<td>27 North Liberty Street</td>
<td>Addition/move on lot</td>
<td>41-453</td>
<td>LINK</td>
</tr>
</tbody>
</table>

Voting: Coombs, McLaughlin, Camp, Oliver, Welch
Alternates: Watterson, Dutra
Recused: None

Documenting: Architectural elevation plans, site plan, photos, correspondence, historic documentation, advisory board comments, streetcape modeling, case finding from Judge Davies, packet of comments from 2018 application, Building with Nantucket in Mind, and written abutter statements.

Representing: Luke Thornwell, Thornwell Design
Carrie Thornwell, Thornwell Design
Jeff Kaschulak, owner
Arthur Reade, Reade, Guilickson, 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 (431): 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.
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L. Thorneill — Presented project and the position of this structure in relation to streetscape.
C. Thorneill — 31, 29, & 27 North Liberty Street all belong to Mr. Kaschukluk. The goal is to accentuate the historic buildings, which sit forward on the street.

Kaschukluk — 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 in 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.

Kaschukluk — 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 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?

Kaschukluk — 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 — It would help to have the plans show the existing conditions and proposed bubbled changes for each elevation. 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 include them in subsequent 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 what is before us and what we are reviewing.

Reade — To Ms. 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 — Moving is not the only aspect of this project before us, there is also an addition and 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 not 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 his reading; 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.

Kaschukluk — 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 additional information; 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; we should have a copy of the following: these drawings, actual drawing submitted with the application, Ms. Alger’s submission, and neighbor’s letters. His frustration, not directed at this 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 do that without ample time to review documentation. He’d also like to see a topographical site plan accurate to the town GIS as it pertains to 27 North Liberty Street, 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 height, clear demolition plan, original approval to move, and approval for move of 19 North Liberty Street, and copy of minutes regarding prior applications to include 19 North Liberty Street. Appreciates the streetscape; if your intention is to add a garage or carriage house, that should be submitted as a separate application to be reviewed alongside this. Appreciates the window schedule.

Camp — Wants to know if the sills will be replaced.
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**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 to Hold for more information and plans. (Oliver)**

<table>
<thead>
<tr>
<th>Voting</th>
<th>Carried 5-0</th>
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</thead>
</table>

### 2. Nant Dreamland 12-0261

117 S Water Street  
Hardscape-park  
42.3.1-11.1  
Joseph Hale

#### Voting
- Coombs, McLaughlin, Camp, Oliver, Dutra
- Alternate: 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 has 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** – Reid HNAB 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

### 3. Borislav, Iliev 12-0380

9 Maclean Lane  
Rev.12-0340: roof/windows  
55-485  
JB Studios

#### Voting
- Coombs, McLaughlin, Camp, Oliver, Watterson
- Alternate: Welch, Dutra
- Recused: None

**Documentation**
- Architectural elevation plans, site plan, and photos.

**Representing**
- **Juraj Benčat**, 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** – Fis 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 to View. (Camp)**

#### Vote
- Carried 5-0

### 4. Borislav, Iliev 12-0378

9 Maclean Lane  
Pool  
55-485  
JB Studios

#### Voting
- Coombs, McLaughlin, Camp, Oliver, Watterson
- Alternate: Welch, Dutra
- Recused: None

**Documentation**
- Landscape design plans, site plan, and photos.

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

#### Vote
- Carried 5-0

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