



HISTORIC DISTRICT COMMISSION

SPECIAL 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, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Friday, April 30, 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 1:11 p.m. and announcements by Ms. Coombs

Staff in attendance: Cathy Flynn, HDC Compliance Coordinator; Holly Backus, Preservation Planner
 Attending Members: Coombs, McLaughlin, Camp, Oliver, Welch, Dutra
 Absent Members: Pohl, Thornewill
 Late Arrivals: McLaughlin, 1:20 p.m.; Dutra, 1:38 p.m.
 Early Departures: McLaughlin, 1:43 p.m.; Oliver, 2:01 p.m.

Adoption of Agenda.

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

Roll-call Vote Carried 4-0//Welch, Camp, Oliver, and Coombs-aye

I. PUBLIC COMMENT

None

II. 27 N. LIBERTY ST CONCEPTUAL DISCUSSION AND STREETSCAPE

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Jeffrey Kaschuluk	27&29 North Liberty Street	Addition-move on lot	41/453	Thornewill Design

Voting Coombs, Camp, Oliver Welch, Dutra

Alternates None

Recused None

Documentation Streetscape plan, photos, and advisory comments.

Representing Luke Thornewill, Thornewill Design

Jeff Kaschuluk, owner

Public Hillary Rayport, Chair Nantucket Historical Commission (NHC)

Kenneth Berman, attorney for Barry Berman and Karen McCarthy at 28 North Liberty Street

Concerns **Kaschuluk** – One point, the conversation is for both 27 & 29 North Liberty Street. The streetscape was requested by Ms. Coombs several years ago. We're looking at a strategy change that will keep the historic structure at 27 in its current location. We will rework the foundation; Penn Austin has been to the site and explained that we can work with the existing foundation in its current location. The garage/barn at 29 North Liberty Street will become the core of this conversation; he's looking for feedback on his consideration of replacing it with a similar building placed a minimum of 2' west and closer to the street to be a secondary dwelling for Nr.27; the move and reconstruction will bring it into zoning compliance. The barn was built in 1975 but has a terrible foundation and is tipping. By moving the building forward, it will move away from a wetland buffer.

Thornewill – A lot of decisions are based upon historic structures; the studio proposed on the right came from the existence of a small structure in that location in a historic photo. The space between the historic structure and future barn location will include a garden space.

Rayport – We've received a grant to survey structures on Nantucket; a consideration is a defining characteristic of what makes the structure contributing. Her hopes when the HDC deliberates the designs, they'll consider the proposed changes in the light of the 1800s form. The Planning Board is going to have to make a decision about a lot of the reconfiguration; we would want to look at the barn, which National Historic Landmark (NHL) lists as contributing.

Berman – Requested the proceeding be suspended and resumed until 2 weeks because there are people who would like to be here who could not be here today. Both the barn and the Maitino house are considered contributing under NHL. The "story" is 75 years old and the barn will be 50 years old next year. He and his clients haven't had a chance to review the streetscape; his clients are concerned about moving the barn because it has been set back for so many years, it's location is part of the streetscape and any move would be a major change.

Oliver – She thinks this is a better proposal given all of the interest in the historic house at 27 North Liberty Street. To be clear, this isn't a formal application; it is to get feedback on the idea. She would like to say it's really difficult for us to have a separate meeting every time for this application; personally, she'd like it withdrawn and resubmitted to follow the current review process.

Camp – This is 100% better solution. You’re dealing with structures on the verge of being old; she’s okay with the old shop being redesigned. She doesn’t see a problem here.

Welch – Agrees this is a more palatable proposal. It’s more appropriate and eliminated questions about raising and replacement of historical foundation. Regarding 27 North Liberty Street, Ms. Rayport’s comments are very appropriate and will be discussing retaining the historic identity of the older portions of the structure as it relates to context and setting. He feels that the barn at 29 North Liberty Street is being proposed to be moved 1’ closer to the street doesn’t change the historic setting; this isn’t an 1800s or 1910 structure. Smaller architectural elements on the structure part of the historic structure shouldn’t be altered but replicated; any new architectural elements be made to look like they were added.

Kaschuluk – He is not the one asking for these special meetings; he wants this to be regular business. He’s willing to withdraw and resubmit.

Dutra – He agrees about this coming up in the regular schedule.

Backus – There is a discussion about the barn being non-contributing. NACR Survey states the shop is circa 1938; asked that information be confirmed. Regarding the Planning Board and separation requirements for secondary dwellings; these are pre-existing structures and don’t have to be brought into compliance. Doesn’t know how all the property lines will be readjusted.

Coombs – Looking at the proposed streetscape, the historic gambrel at 29 North Liberty Street has been in that location forever; the barn, numbered as 29, is not connected to the gambrel. Next to the barn is the historic building at 27 North Liberty Street. She feels this is an appropriate streetscape. The little structure proposed near the two maple trees will reflect historic photos. The addition floor at the back of the barn seems to be cracked while the front seems fine; it sits on the edge of the bank and if there is danger to the bank, that should be addressed. Agrees about the idea of resubmitting the application.

Welch – He personally does not believe this needs to be withdrawn and resubmitted. He understands Friday meetings are cumbersome, but it comes down to managing meetings so that there is no repetition of information. We’ve opened the application.

Flynn – This is not an actual application. 27 North Liberty Street was not opened; this was just a discussion about the streetscape.

Camp – What we’re here for is to see if we support this plan so Mr. Kaschuluk can come forward with a new application. Most of us support this idea versus the previous application. Mr. Kaschuluk should move forward with the new design for 31 North Liberty Street and 29/27 North Liberty Street project.

Motion

No action required at this time.

Roll-call Vote

N/A

Certificate #

III. OTHER BUSINESS	
Approved Minutes	None
Review Minutes	None
Other Business	<ul style="list-style-type: none"> • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping
Commission Comments	None

List of additional documents used at the meeting:

1. None

Adjournment:

Motion

Motion to Adjourn at 2:04 p.m. (Camp)

Roll-call Vote

Carried 4-0//Dutra, Welch, Camp, and Coombs-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board