

Elizabeth V. Hussey-White  
Daniel W. White  
PO Box 436  
Saint James NY 11780

[2 New Street, Siasconset MA]

[Betsyhusseywhite@gmail.com](mailto:Betsyhusseywhite@gmail.com)

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[Via email only: kmccarthy@nantucket.ma.gov](mailto:kmccarthy@nantucket.ma.gov)

Historic District Commission  
2 Fairgrounds Road  
Nantucket, MA 02554  
Attn: Kadeem McCarthy

RE: Bolton Garage Addition – 4 Shell Street, Siasconset MA  
No. 11-2230 Calendar no. 9, February 1, 2021 - Nantucket Carpentry

Dear Chairman and Members, HDC:

We write, as adjoining neighbors just over the property line from the proposed addition, to express our opposition to the application, which seeks to expand an existing garage by significantly increasing its height. Taking the mission of the HDC as focused on impact upon the historic character of a proposed addition from the public way, rather than impact upon adjacent landowners, we restrict our remarks accordingly.

The proposed addition, as evident from the first hearing on the application, would significantly and negatively impact the historic character of Sconset from the public way. We do not have to tell the Commission that the Pump Square is central point of Sconset's historic character. In its environs homeowners have made conscious decisions to make do with the space that they have. It is a core element of Sconset's historic character, in our view.

However, the proposed addition does not appear to be compatible with that spirit. Instead, it seeks to expand what is likely a pre-existing, nonconforming use – a garage built within inches of the property line, with no setback, feet from a house that has previously been significantly expanded. The plan rejects a less intrusive expansion to the south, in favor of a massive increase in elevation – motivated by a desire to preserve garden space, the applicant's representative advised at the prior hearing. But this choice comes at the expense of adjoining homeowners (privacy and safety issues, to begin with), and results in an imposition on the public way.

While the Commission's Members are obviously familiar with the site, this summary may be helpful. The result of the proposed addition, from the public way, would be that to the East and North of Pump Square, you see generally small volume houses, low in height. To the West, you see legacy structures, generally with setbacks. Heading South, you first see 0 New Street, a legacy structure, to be followed,

heading down Shell, by what has all the appearance of a sliver building – proposed height, 22’9” from the original plans – feet away from an enlarged house built nearly right on the curb line. As shown, the proposed elevation of the garage would be completely out of scale with other secondary structures in the historic district of Sconset.

Many homeowners grapple with the desire to increase their usable living space in an area where that is limited, and at a premium, without undercutting the character of the neighborhood that brought them there in the first place. This application does not represent a satisfactory resolution of these competing concerns.

If implemented, the proposed addition would be a major detriment to the historic character of the Sconset Pump Square area, and represent an urbanification of what has been a zealously safeguarded historic district.

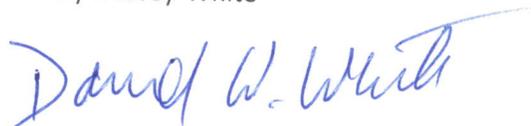
We observed the Commission’s careful analysis of the application as initially presented, and its recommendation that the proposed addition be substantially reworked. We are puzzled that, upon review of the application materials provided for this next hearing, they appear to be identical to the initial form. If in fact the plans have been changed, we have not had an opportunity to review or comment upon them. We trust that the Commission will continue to apply its mandate conscientiously to the application in whatever form it takes.

We thank the Chair and the Members of the Commission for their consideration of our views, as we have briefly expressed them.

Respectfully submitted,



Betsy Hussey-White



Daniel W. White