

January 31, 2021

Dear members of the HSAB and HDC:

I am the owner of 12 Lowell Place, and I have attended all of the HSAB and HDC meetings at which the proposed 14 Lowell Place dwelling has been discussed. While I appreciate the changes that the builder has made to date I still have the following concerns:

- The Agent has stated that the proposed home is in character with the other homes on Lowell Place. The tallest existing home on Lowell Place is 1.75 stories, and five of the eight homes on the street (including both of the homes that abut the property) are single story. The front portion of the proposed 14 Lowell Place home - the section that will be visible from Lowell Place - is at least 2 stories tall. **If the house is built as proposed it will be the tallest structure - and the only two-story home - on Lowell Place.**
- The average square footage (living space) of the existing homes on Lowell Place is 1,198 square feet. The proposed 14 Lowell Place home is 3,009 square feet. **If the house is built as proposed it will be 2.51 times the average square footage of homes on the street.**
- The longest footprint of any existing home on Lowell Place is approximately 50 feet. **At 90 feet, the proposed footprint of the new home at 14 Lowell would be 1.8 times the length of the longest home currently on the street.**
- At present, there are other oversized, “divisible by right” lots on Lowell Place. The Agent has pointed out that 14 Lowell Place is at the end of a small, dead-end street and thus will not be seen by many people; however, whatever is decided regarding 14 Lowell Place will set a precedent for these other lots. As has been said many times in discussion at both HSAB and HDC meetings, Lowell Place is a street of small, bungalow-style houses on the edge of *but within* the Nantucket Historic District. If the historic character of the street is to be maintained, new construction must be consistent in height, square footage and footprint with the houses that currently exist on the street.

Again, I appreciate the time and attention that the HSAB and HDC have given to this proposal. As a 27-year property owner on this street, I know that those of us who have undertaken updates and additions in the past have been held to appropriately high standards in maintaining the historic character of our homes, and I am glad that we have been asked to do so. I respectfully request that you continue to protect the historic character of Lowell Place, now and for the future.

I would like this letter to be read into the record.

Sincerely,

Victoria Rakov (12 Lowell Place)