



## Historic District Commission Sconset Advisory Board

Members: Rob Benchley (Chair), Angus MacLeod (Vice-Chair), Caroline Ellis  
Mary Lathrop-Will

Alternate Member: Clement Durkes

Planning and Land Use Services  
2 Fairgrounds Road  
Nantucket, Massachusetts 02554

### MINUTES

Monday July 12, 2021

#### I. Procedural Business

Call to order at 11:00am

Attending members: Rob Benchley, Caroline Ellis, Angus MacLeod, Mary Lathrop-Will

Absent members: Clement Durkes

Late arrivals: None.

Early Departures: None.

Motion to Adopt Agenda made by Angus MacLeod

Motion seconded by Clement Durkes

Vote: Carried unanimously.

Approval of Minutes: June 28, 2021

Motion to Approve Minutes: Held

Vote: Carried unanimously

Draft Minutes for July 12, 2021

**II. Public Comment**

None.

**III. New Business – See attached Comments**

	<b>Property Owner Name</b>	<b>Street Address</b>	<b>Scope of Work</b>	<b>Map/Parcel</b>	<b>Agent</b>
1.	Brahma Ack LLC	6A Morey Lane	Move barn off	73.3.1/47.1	LFW/Topham Design
2.	5 Bunker Hill, LLC	7 Bunker Hill Road	Move on barn and alterations	73.4.2/39	LFW/Topham Design
3.	G2 Bunker Hill, LLC	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	LFW/Topham Design
4.	OHOM LLC	28 Main St, Sias	Rev 04-3610 color change	73.3.1/47	Emeritus
5.	Craig Majernik	63 Burnell Street	New main house	49.3.2/1.1	Andrew Kotchen
6.	Craig Majernik	63 Burnell Street	New garage/studio	49.3.2/1.1	Andrew Kotchen
7.	Craig Majernik	63 Burnell Street	New cabana	49.3.2/1.1	Andrew Kotchen
8.	Craig Majernik	63 Burnell Street	New shed	49.3.2/1.1	Andrew Kotchen

Hold approval of comments for transcription.

**IV. Other Business**

None.

**V. Adjournment**

Motion to adjourn made by Caroline Ellis at 12:30am

Seconded by Angus Macleod

Vote: Carried unanimously.

Submitted by Kadeem McCarthy

### **6A MOREY LANE – MOVE OFF BARN TO 7 BUNKER HILL**

We began consideration of the Move off submission for an historic barn at **6a Morey Lane**. The representative for the would be barn recipient joined the meeting to present his client's plans to move and renovate the barn at 7 Bunker Hill Road. The SAB's continuing and primary concern is that this barn should not be moved. It is a significant contributor to the neighborhood and indeed, the fabric of Sconset village. The barn is the reason the subdivision of 28 Main property was granted. To now move it off its location, where it is a visible reminder of Sconset's agrarian past seems wrong to this board. We have the utmost concern about the current owner's disregard for this structure and are entirely resistant to its move and or demolition.

### **7 BUNKER HILL ROAD – MOVE ON BARN FROM 6A MOREY LANE**

Next, we considered the Move On and renovation application for 7 Bunker Hill Rd. While Joe Topham characterizes his clients, the Keoghs as the "good guys" intentionally saving the structure from 28 Main St., we continue to be wary about repurposing the historic barn.

Given the plans submitted, we note that while some of the structure and some of the historic material used in the structure will be preserved, the structure's purpose will be entirely changed. SAB is generally concerned for the degree of change that is planned to take place in re-orienting and repurposing the historic Nichols Barn.

Specifically, the proposed exterior stair access to the new poured basement was located on the New St./ Bunker Hill Road corner in too close proximity to the lot lines. We suggest moving these stairs to the East corner of the structure. We did appreciate proposed location of pool equipment in the basement. Angus raised a question about fenestration alignment requiring framing changes that would be cause for further invasion of the historic structure.

### **7 BUNKER HILL ROAD – POOL AND HARDSCAPE**

In the following application for pool and hardscaping at 7 Bunker Hill Road, we discussed the need to relocate/center the massive pool within the lot and away from its tight fit along Bunker Hill Rd. We agreed that there was too much hardscape surrounding the pool, and asked that the applicant reconsider the plan and return with less paving and more vegetative screening for the Bunker Hill Rd. Side of the property.

### **28 MAIN STREET, SIAS – REV 04-3610 COLOR CHANGE**

Concerning the application for color change at 28 Main St. The SAB concluded that we prefer seeing a dark green/Black door and shutter color to the proposed Black request. Unless there was demonstrable historic evidence the house once had black trim, we are not in favor of the more contemporary look black trim would lend 28 Main. We were opposed to painting the chimneys white, preferring the natural brick chimneys that a simple Sconset house should display.

In another matter, we asked that research be done concerning the as-built skylight on the southwest addition to 28 Main. We do not think this was approved when plans for the addition were submitted. It is highly visible from Main St., and has been the subject of questions raised by neighbors, e.g. "How was this allowed?"

### **63 BURNELL STREET – MAIN HOUSE, GARAGE, CABANA, SHED**

Multiple applications for a New dwelling and other subordinate structures at 63 Burnell St were considered. Generally, we found the plans drawn by APD to be unsympathetic to the character of the neighborhood. Siting two structures flanking the driveway from Burnell St., before reaching the main dwelling, creates an urban approach to a house in a rural setting. While we had no concerns about the

shed which is planned for the North flank of the approach, the two-story garage/studio on the south flank is badly proportioned (too tall and skinny), has a purposeless pergola over the garage door where a shed roof would better serve to camouflage the looming height of the structure. In addition to the tower-like aspect of the garage, it's free floating second story deck without supporting mass is very ungainly. We thought said decking was in the guidelines of what NOT to do. The double shower shown beneath the deck within view of Burnell St. was also a concern.

With respect to the main house, most of our comments refer to the West facing facade or home entry. We thought the 2nd floor windows would be better spread across the facade, and an attic window (4light) could be centered in the gable peak. The Northwest second story balcony, free standing as shown should not be approved. We questioned lowering the secondary gable on the North side, perhaps even reversing it so that it was perpendicular to the main gable. And finally, our feeling is that six over six windows are more representative of the Sconset vernacular, compared to the contemporary single lights favored by APD.

We had difficulties loading and viewing the plans for the cabana. We could not discern what the roofing was to be. Is a flat roof planned, in which case the cabana would be more like a shopping container than appropriate Sconset structure.

We came away with a sense that these plans were more reminiscent of a housing compound on the Pacific Coast Highway in California than they are of Burnell St., Sconset.

**We would like to make certain that before the HDC gives final approval, any and all plans concerning any changes to 6a Morey Lane get another review from SAB.**