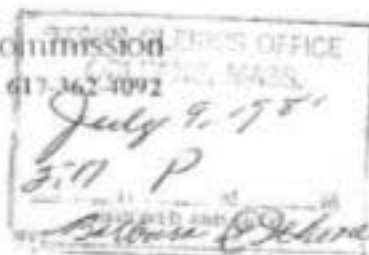


# Old King's Highway Regional Historic District Commission

First District Courthouse, Barnstable, Mass. 02630

Telephone: 617-362-4092



WAYNE F. RICHARDSON ET AL  
Appellants

VS

The Old King's Highway Regional  
Historic District Committee for  
the Town of Orleans

Appellee

DECISION  
Case No. 81-8

A hearing was held on July 7, 1981 by the above Commission on an appeal filed by the above appellants from a decision by the Orleans Historic District Committee issuing a Certificate of Appropriateness to David and Barbara Chase allowing the construction of a new dwelling on Defiance Lane in Orleans.

Present were: Mr. MacSwan, Barnstable, Mr. Hanger, Dennis, Mr. Ivers, Brewster, Mr. Long, Yarmouth, Mr. Sutton, Sandwich, Mr. Brown, Orleans, and Attorney Wilson, counsel for the Commission, Mr. & Mrs. Richardson, Mr. & Mrs. Clifford, Mrs. Gibbons and Rev. Chase.

The decision of the Town Committee was filed with the Town Clerk on June 4, 1981, and the appeal entered with the Commission on June 9, 1981, within the 10 day appeal period.

All of the members of the Commission indicated that they had viewed the site prior to the hearing, except Mr. Sutton. They further indicated that they had read the appeal petitions. Various letters were submitted to the Commission and read by the Commissioners. Additionally plans of the proposed dwelling as well as a model and photographs of the area were submitted and viewed by the Commissioners.

Mr. Richardson addressed the Commission and stated that he was an abutter to the proposed dwelling and that the neighborhood had substantial historical value. He indicated that the proposed dwelling was not in harmony with the character of the neighborhood and that it was too large. He indicated that the proposed dwelling would have a detrimental impact upon the neighborhood.

Mrs. Clifford stated that she felt that the proposed house was too large for the area and that it would become an eyesore for the neighborhood. She noted that there was increased traffic in the area caused by the proposed construction.

Mr. Brown of the Orleans Committee stated that while the dwelling was large it did not exceed any zoning requirements and that the architect had made a special effort to break up the massiveness of the building.

Mr. Ingersoll, an architect for the applicants, stated that



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a conscious effort had been made to limit the visual impact of the proposed structure. He stated that the house lines had been broken up so as to minimize the massive appearance of such a large dwelling.

Based upon the evidence before the Commission, it makes the following findings:

1. That the building is large for the neighborhood but that the massive appearance of the building has been properly addressed by the architect so as to minimize the detrimental impact in the neighborhood.
2. That the Town Committee did not err in approving the application and therefore the Committee's decision is affirmed.

The applicants were advised that they may appeal to the Orleans District Court by filing an appropriate complaint within 20 days of the filing of this decision with the Orleans Town Clerk.

*Elliott B. MacSwan*  
Elliott B. MacSwan, Chairman

July 8, 1981