



Old King's Highway Regional Historic District Commission
P.O. Box 279, Hyannis Mass. 02601

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SEP 11 1985

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SECURITY DEVELOPMENT CORPORATION

v.

Decision #85-10

OLD KING'S HIGHWAY REGIONAL HISTORIC
DISTRICT COMMITTEE FOR THE TOWN OF
DENNIS

On Tuesday, September 3, 1985 the Commission held a hearing on Appeal 85-10 filed by Security Development Corporation seeking review of a decision by the Dennis Historic District Committee which had denied a Certificate of Appropriateness for a barn which was to be located on South Street in East Dennis, Massachusetts.

Present were: Mr. Sutton, Sandwich; Mr. MacSwan, Barnstable; Mr. Nickerson, Yarmouth; Mrs. Cady, Brewster; Mrs. Stout, Dennis; Mr. Wilson, Commission Counsel; Mr. Ivers, Administrative Assistant; Mr. Williams and Mr. Therrien, agents for the applicant, and various concerned citizens.

The Committee's decision was filed with the Town Clerk on July 30, 1985, and the appeal entered with the Commission on August 9, 1985, within the ten day appeal period. All members of the Commission indicated that they had visited the site and were familiar with the neighborhood.

Mr. Therrien addressed the Commission, and stated that his client needed the barn which was approximately 70' x 42' for storage of a lobster boat, antique tractor and truck. He indicated that the boat required a door that was 18' tall and 14' wide. He showed the Commissioners a copy of a gambrel style barn which had been rejected by the Committee which was 40' x 64'. He then presented the proposed plans for a 70' x 42' Victorian style barn which was the subject of the appeal. He indicated that the barn was to be located on a 13½ acre tract of land that was across the street from the applicant's residence. Mr. Therrien presented photographs of Victorian style buildings which were located in the area and argued that the proposed building was the only architectural solution to the need for the large storage requirements of his client.

Mrs. Stout, speaking on behalf of the Dennis Committee, stated that the style and size of the building were inappropriate for the immediate surroundings, and that the Committee unanimously disapproved the application because of the change in character that it would bring to the immediate neighborhood.

Mr. Kelly presented slides of Eighteenth and Nineteenth Century homes that were located along South Street, and pointed out the sharp contrast in character and appearance with that of the proposed barn. As a local historian he reviewed the building styles of the immediate area, and described other barns which had been built nearby. He pointed out that there were no Victorian style buildings on South Street, and emphasized the need to maintain the character of the neighborhood.

Nancy Sears, a local resident, pointed out that the area had been the subject of prior studies, and that it was an area of critical visual concern. The applicant's house directly opposite the site for the proposed barn was built in 1740, and is the oldest house in the area.

After lengthy discussion, review of the plans and photographs, the Commissioners made the following finding:

Based on the evidence before the Commission the Commissioners find that the Committee did not err nor was it arbitrary or capricious in denying the Certificate of Appropriateness.

Therefore, the decision of the Dennis Committee is affirmed.

Any person aggrieved by this decision has a right to appeal to the Orleans District Court within 20 days of the filing of this decision with the Dennis Town Clerk.

George Sutton (ryb)
George Sutton, Chairman