



Old King's Highway Regional Historic District Commission

P.O. Box 279, Hyannis Mass. 02601

Telephone: 617-775-1766

Corcoran, Mullins, Jennison, Inc.

vs.

Decision #85-6c

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

On Tuesday, June 4, 1985 the Commission held a hearing on an appeal filed by Corcoran, Mullins, Jennison, Inc. seeking review of a decision by the Brewster Historic District Committee which had disapproved the construction of Guest Wings at the Ocean Edge Development located on Route 6A in Brewster.

Present were: Mr. Sutton, Sandwich; Mr. MacSwan, Barnstable; Mr. Nickerson, Yarmouth; Mrs. Stout, Dennis; Mrs. Reis, Brewster; Mr. Ivers, Administrative Assistant; Attorney Wilson, Commission Counsel; Attorney Robert McLaughlin, attorney for the applicant; Kenneth Demay, architect for the applicant and Susan Capparell, Vice President for the applicant.

The decision of the Brewster Committee was filed with the Brewster Town Clerk on May 6th and the appeal entered with the Commission on May 16, 1985 within the ten-day appeal period.

All members of the Commission indicated that they had visited the site and were familiar with the area.

Attorney McLaughlin presented plans of two large Guest Houses which would be located to the north of the existing mansion. Through the use of Ms. Capparell and Mr. Demay the applicant indicated to the Commissioners the relatively minor changes in design from the original plans that had been approved two years earlier by the Brewster Committee. The applicant indicated through its agents that one building had been reduced from three stories to two and that the main restaurant-dining area had been deleted from the plans. The applicant further indicated that the roof lines were intentionally made low so as not to be visible from Route 6A.

Mrs. Reis stated that her Committee disapproved the plans because of the commercial motel-style appearance, and concern by the neighbors for the impact that that style of buildings would have if built. Mrs. Reis further pointed out that while the

Brewster Committee had approved these plans a few years earlier there had been design changes other than the reduction in height and that a majority of the Brewster Committee felt that the wings would be incompatible.

After lengthy discussion and examination of the plans the Commissioners made the following determinations:

1. That the proposed additions would have minimal visual impact on the area.
2. That because the plans had been previously approved it would be unfair to the applicant to deny his appeal at this time.
3. That the Brewster Committee erred in denying approval of the proposed Guest Wings as presented.

Therefore, the decision by the Brewster Committee is annulled and a Certificate of Appropriateness allowing the construction of the two wings in accordance with the plans on file with the Brewster Town Committee is hereby issued with the stipulation that the applicant suitably landscape the area between the wings, and particularly in the area where the restaurant-dining area was to have been located.

Any person aggrieved by this decision may file an appeal with the Orleans District Court within twenty days of the filing of a copy of this decision with the Brewster Town Clerk.

Respectfully submitted,

George Sutton 912
George Sutton, Chairman

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