

Old King's Highway Regional Historic District Commission

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JOHN J. KUHN, JR. and
KAREN DENT

v.

Decision #87-42

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

On Tuesday, January 5, 1988 the Commission held a hearing on Appeal #87-42 filed by John J. Kuhn, Jr. and Karen Dent seeking review of a decision by the Barnstable Historic District Committee which had denied a Certificate of Appropriateness for additions to a house located at 3610 Main Street, Barnstable, Massachusetts.

Present were Barbara Hart, Dennis; Michael Shay, Brewster; John Blaisdell, Sandwich; Milton Smith, Yarmouth, Peter Freeman, Barnstable; Robert G. Brown, Commission Counsel; and John J. Kuhn, Jr. and Karen Dent, Applicants.

The Committee's decision had been filed with the Town Clerk on December 15, 1987, and the appeal entered with the Commission on December 18, 1987, within the ten day appeal period.

Prior to the hearing Mr. Freeman turned over the duties of Chairman to Vice-Chairman Michael Shay who conducted the hearing.

Karen Dent, Co-Applicant, addressed the Commission and distributed many pictures of the house and others in the area and also distributed plans of the property and the proposed addition. She stated that the sills of the house were rotten and that the portion of the house to be demolished was at ground level and that any changes would not be inconsistent with the intent and purposes of the Act.

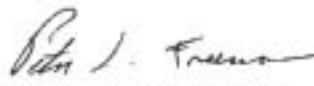
Peter Freeman, representing the Barnstable Committee, addressed the Commission to explain the Barnstable Committee's reasons for denial. He stated that there was some possibility of a compromise here. The Committee felt that the demolition and addition would create too great a facade on Route 6A. The Committee does not want to say that no addition is possible, but did feel that the changes being proposed here were overpowering and could not be approved.

Patricia Anderson, representing the Barnstable Historical Commission, addressed the Commission and stated that the house in question is one of five historic full Capes listed on the National Register of Historic Places and that the application as presented would involve the removal of a character defining element of the house.

After lengthy discussion the Commission made the following determination.

1. That the Barnstable Historic District Committee did not act in an arbitrary, capricious and erroneous manner in denying the Applicant's Certificate of Appropriateness and that the Appeal be denied. 4-0-1

Any person aggrieved by this decision has a right to appeal to the District Court Department, Barnstable Division, within 20 days of the filing of this decision with the Barnstable Town Clerk.


Peter L. Freeman
Chairman

TOWN CLERK
BARNSTABLE, MASS.

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