

## Old King's Highway Regional Historic District Commission

P.O. Box 279, Hyannis Mass. 02601

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JOHN and MADELINE LOAN

v.

Decision #87-7

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

On Tuesday, May 5, 1987 the Commission held a hearing on Appeal #87-7 filed by John and Madeline Loan seeking review of a decision by the Sandwich Historic District Committee which had denied a Certificate of Appropriateness for the construction of a second floor addition to property located at 21 Almy Avenue, Sandwich, Massachusetts.

John Martinas, speaking on behalf of the applicants, stated that the area lacked historical significance or value, and that the proposed addition had been designed to be compatible with other two story buildings in the neighborhood. He stated that the addition would add 800 square feet and approximately 12 feet to the dwelling. He submitted elevations of the proposed building together with photographs of other buildings in the neighborhood. He further stated that a ground water problem had necessitated a second story addition as opposed to a basement expansion.

Mr. Blaisdell, speaking on behalf of the Sandwich Committee, indicated that his Committee had denied approval because the houses in the immediate area were all single story cottages, and ranch style homes. The Committee felt that the building would be too massive and bulky for the neighborhood.

Mr. Freeman, commenting on the appeal, indicated that the lack of historical value and significance in the neighborhood should have had a greater influence on the Committee's decision.

It was further noted that the neighbors had approved the plans for the addition.

After lengthy discussion the Commission made the following findings and determination:

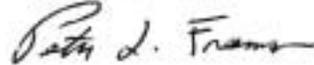
1. That the neighborhood lacked historical significance and value.
2. That the Town Committee had erred in disapproving the proposed addition.

Therefore, the decision of the Sandwich Committee is annulled

Decision #87-7 (cont.)

and a Certificate of Appropriateness is hereby issued approving the construction of the addition in accordance with the plans on file with the Town Committee.

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 Sandwich Town Clerk.



Peter L. Freeman  
Chairman

