

Old King's Highway Regional Historic District Commission

P.O. Box 279, Hyannis Mass. 02601

Telephone: 617-775-1766

LOGAN and PAMELA CLARKE

v.

Decision #88-12

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

On Tuesday, April 5, 1988 the Commission held a hearing on Appeal #88-12, filed by Logan and Pamela Clarke seeking review of a decision by the Sandwich Historic District Committee which had denied Certificates of Appropriateness and Demolition for property located at Old Mill Lane and Old County Road, East Sandwich, Massachusetts.

Present were Barbara Hart, Dennis; John Blaisdell, Sandwich; Milton Smith, Yarmouth; Michael Shay, Brewster; Peter Freeman, Barnstable; James R. Wilson, Commission Counsel; Attorney James Quirk for the Applicants; Logan Clarke, Applicant; Sara Jane Porter, Architect for the Applicants; and a number of interested citizens.

The Committee's decision had been filed with the Town Clerk on March 16, 1988, and the appeal entered with the Commission on March 18, 1988 within the ten day appeal period.

Attorney James Quirk addressed the Commission on behalf of the Applicants and stated that his clients had applied to the Sandwich Committee for a Certificate of Demolition to remove the rear wing of the 17th century building and a Certificate of Appropriateness to construct a 4000 square foot addition that would become the principal occupancy area of the property. He stated that the house was barely visible from the road and that the 17th century portion of the building would be preserved during the renovation. He indicated that the older portion of the house was uninhabitable due to its low ceilings and deteriorated condition. He further stated that the 10 acre parcel upon which the house is located could not economically be maintained without the construction of the large residential addition. Mr. Quirk indicated that the property may have to be subdivided if his clients were not allowed to construct the proposed addition.

John Blaisdell, representing the Sandwich Committee, addressed the Commission to explain the Sandwich Committee's reasons for denial. He stated that the written decision, a copy of which was given to each of the members, set forth the basis of his town committee's determination to deny the Certificates of Appropriateness and Demolition. Expanding

upon the written decision, he stated that the massive size of the proposed addition would, in the opinion of the committee, destroy the visual character of the antique home. He emphasized the uniqueness of the bow roof and other features of the old farm house. He further stated that his committee was not opposed to the removal of the 50 year old wing that was proposed for demolition, nor opposed to the construction of a reasonably sized addition but felt that the Committee could not approve the Applicant's proposed design.

Georgia Flagg, A Sandwich resident, pointed out the historic significance of the immediate area and the relationship of the building in question to the Nye Homestead across the street and two other similar farmhouses in the immediate area.

George Sutton, a former member of the Sandwich Committee, and area resident, also spoke in opposition to the proposed addition.

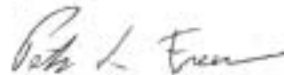
Logan Clarke, Applicant, stated that his intent was to preserve the building and that he felt that by building the addition he could utilize the antique house and preserve it for future generations.

Sara Jane Porter, Architect for the Applicants, stated that additions to old dwellings are a common feature of buildings within the Historic District and emphasized the richness of her design.

After lengthy discussion, the Commission made the following determination on Appeal #88-12:

1. That the Sandwich Committee did not act in an arbitrary, capricious and erroneous manner in denying the Applicants' Certificates of Appropriateness and Demolition and that the Applicants' appeal be denied. 4-0-1

Any person aggrieved by these decisions 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

