



Old King's Highway Regional Historic District Commission

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WALTER D. HASTINGS and
JOY M. HASTINGS

v.

Decision #88-13

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

On Tuesday, May 10, 1988 the Commission held a hearing on Appeal #88-13 filed by Walter D. Hastings and Joy M. Hastings seeking review of a decision by the Sandwich Historic District Committee which had denied a Certificate of Appropriateness for an addition to a residence located at 76 Wing Boulevard West, East Sandwich, Massachusetts.

Present were Barbara Hart, Dennis; Michael Shay, Brewster; Allen Abrahamson, Sandwich; Peter Freeman, Barnstable; Robert G. Brown, Commission Counsel; and Anne M. Michniewicz, agent for the Applicants

The Committee's decision had been filed with the Town Clerk on March 24, 1988, and the appeal entered with the Commission on March 30, 1988. By agreement the 30 day determination period was waived in writing.

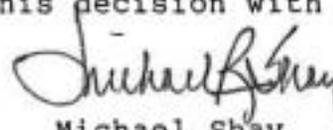
Anne M. Michniewicz, addressed the Commission on behalf of the Applicants and stated that she felt that the Sandwich Committee had denied the Certificate because the building was non-conforming. She showed plans of the proposed addition and stated that there were other houses in the area that were compatible with the proposed design and distributed pictures in support of her position. She stated that the proposed addition would only cover about half of the house and that it would be best to follow the original roofline. She stated to the Commission that the Sandwich Committee had wanted a more extensive addition but that it was simply too expensive for her clients. She stated that the existing roofline did not meet the pitch that the Sandwich Committee wanted but that the house, which was built in the 1950's, was "there" and that the Applicant's needed more room. Also the Applicants wished to expand via a second story to take advantage of the view they would then have.

Allen Abrahamson, representing the Sandwich Committee, addressed the Commission to explain the Sandwich Committee's reasons for denial. He stated that the Sandwich Committee felt that in approving the application they would be making a non-conforming building even more non-conforming. He said that the Sandwich Committee felt that massing was a problem and that there were many other possible solutions other than this, such as not building a second story, but rather a one-story addition.

After lengthy discussion the Commission made the following determination.

1. That the Sandwich Historic District Committee did not act in an arbitrary, capricious and erroneous manner in denying the Applicants' Certificate of Appropriateness and that the appeal be denied.

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.



Michael Shay
Chairman

