

## Old King's Highway Regional Historic District Commission

P.O. Box 279, Hyannis Mass. 02601

Telephone: 617-775-1766

ROBERT and KAREN HOLT

v.

Decision #88-4

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

ROBERT and PAT ROUSSEAU

v.

Decision #88-5

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

On Tuesday, February 23, 1988 the Commission held a combined hearing on Appeal #88-4, filed by Robert and Karen Holt, and Appeal #88-5, filed by Robert and Pat Rousseau, both seeking review of decisions by the Sandwich Historic District Committee which had denied Certificates of Appropriateness for additions to property located at 181A and 181C North Shore Boulevard, East Sandwich, Massachusetts.

Present were Barbara Hart, Dennis; Allen Abrahamson, Sandwich; Milton Smith, Yarmouth; Michael Shay, Brewster; Peter Freeman, Barnstable; Robert G. Brown, Commission Counsel; and Allen Osgood, Agent for the Applicants.

The Committee's decision had been filed with the Town Clerk on January 27, 1988, and the appeal entered with the Commission on February 1, 1988 within the ten day appeal period.

In their appeal to the Commission the Applicants requested that, since both matters had been heard together at the Committee, they should be heard together at the Commission level. After brief discussion, and without any objection voiced, the Commission voted to hear the matters together.

Allen Osgood addressed the Commission on behalf of the Applicants and explained the location of the Applicants' property through the use of plans and pictures. He stated that there were many houses in the area that were of two story design and that the houses in the horizontal row along the barrier beach were mostly all of two story design. He stated that one of the houses in the development had already been allowed to expand to two stories and that it was arbitrary to not allow the Applicants to also expand in the same manner. He read letters from the owners of 181B North Shore Boulevard and from the owner of the barrier beach house, both of whom stated they had no objections to the Applicants expanding to two stories.

Allen Abrahamson, representing the Sandwich Committee, addressed the Commission to explain the Sandwich Committee's reasons for denial. He stated that North Shore Boulevard is a long stretch of road that is only one cottage deep in some areas but happens to be four cottages deep in that area. He stated that the Committee had no problem with raising some of the cottages in the area to the two story level but that the Committee unanimously felt that massing was very important in the area and that allowing all houses in the area to expand to the two story level would be inappropriate.

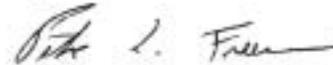
After lengthy discussion, the Commission made the following determination on Appeal #88-4.

1. That the Sandwich Committee did not act in an arbitrary, capricious and erroneous manner in denying the Applicants' Certificate of Appropriateness and that the Applicants' appeal be denied. 2-2-1

After lengthy discussion the Commission made the following determination on Appeal #88-5.

1. That the Sandwich Committee did not act in an arbitrary, capricious and erroneous manner in denying the Applicants' Certificate of Appropriateness and that the Applicants' appeal be denied. 2-2-1

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

