

# Old King's Highway Regional Historic District Commission

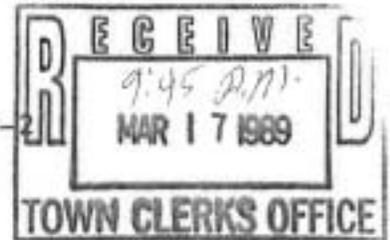
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ROLAND MELVIN MAYO

v.

Decision #89-2



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

On Tuesday, March 14, 1989 the Commission held a hearing on Appeal #89-2, filed by Roland Melvin Mayo seeking review of a decision by the Orleans Historic District Committee which had approved a Certificate of Appropriateness for Center Harbor Investment Corp. for the construction of a commercial building to be located at 251 Route 6A, Orleans, Massachusetts.

Present were Paul McGuinness, Dennis; Christopher Miner, Orleans; Robert DiMartile, Yarmouth; John Blaisdell, Sandwich; Peter Freeman, Barnstable; Robert G. Brown, Commission Counsel; Roland Melvin Mayo, Appellant; Michael Brown of Center Harbor Investment Corp., Applicant; Attorney Shirley Sylva, representing Center Harbor Investment Corp.; and a number of interested citizens.

The Committee's decision had been filed with the Town Clerk on February 21, 1989, and the appeal entered with the Commission on February 27, 1989 within the ten day appeal period.

Roland Melvin Mayo addressed the Commission and stated that the proposed four foot fence will not block the view of the large bays that are proposed. He stated that more than 40% of the bays will be visible from passing vehicles. He said that the design of the building was not historic and that it will be an eyesore to the District as well as the residential area of Longview Drive. He asked that the Commission overturn the actions of the Committee.

Christopher Miner, representing the Orleans Committee, addressed the Commission to explain the Orleans Committee's reasons for approval. He presented copies of the minutes of the meeting at which the application was discussed as well as a map of the area, pictures of the area, and architects renderings showing the elevations of the new design as opposed to the design which had earlier been approved by the Committee and overturned by the Commission. He stated that the project was much different than the earlier design. He pointed out that the new design would have a roof pitch of 7 over 12, the front and rear of the building would be cedar clapboard and painted white and the sides would be cedar

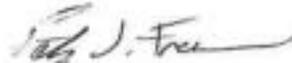
shingles and left natural. He stated that most of Longview Drive runs in an opposite direction from the proposed building and should not bother most of the residents. He stated that the Committee had asked the Applicants to figure the line of vision from the road and that the figures showed that 60% of the bay doors would be obscured. He said the Committee felt that the building is no larger than anything else in the neighborhood as the Committee has defined it. He said the building will be built of traditional materials and will improve, rather than detract from the area.

Beverly Carney, a resident of the area, addressed the Commission in support of the appeal. She read a letter in which she stated that the area to be built on was one of only two wooded lots left in the area. She said that the building will be built "on a hill but will not be of the hill". She asked that the Commission overturn the Committee's approval.

After very lengthy discussion, the Commission made the following determination on Appeal #89-2:

1. That the Orleans Committee did not act in an arbitrary, capricious and erroneous manner in approving the Applicants' Certificates of Appropriateness. 3-1-1
2. That the appeal be denied. 3-1-1

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



Peter L. Freeman  
Chairman