

Old King's Highway Regional Historic District Commission
P.O. Box 279, Hyannis Mass. 02601
Telephone: 617-775-1766

IRVING & SYLVIA LIPSKY

v.

Decision #89-5

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

On Tuesday, May 16, 1989 the Commission held a hearing on Appeal #89-5 filed by Irving & Sylvia Lipsky seeking review of a decision by the Sandwich Historic District Committee which had denied a Certificate of Appropriateness for alterations to a house located at Lot #7, Captain Crocker Road, East Sandwich, Massachusetts.

Present were Paul McGuinness, Dennis; Janet Francis Brewster; Peter Freeman, Barnstable; Peter Butt, Yarmouth; Allen Abrahamson, Sandwich; Robert G. Brown, Commission Counsel; Jack Furman, Esq., Attorney for the Applicants; Chip Gustafson, builder for the Applicants; and Mr. & Mrs. Lipsky, Applicants.

The Committee's decision had been filed with the Town Clerk on April 13, 1989, and the appeal entered with the Commission on April 18, 1989.

Attorney Jack Furman addressed the Commission on behalf of the Applicants. He stated that the house in question was a small house that was inadequate to meet the needs of his clients. He said that his clients intended to enlarge the house from 1000 square feet to about 1600 square feet. He displayed photos and a plot plan of the area. He stated that the proposed addition would enhance the look of the structure and that there is no historic value to the structure or site. There are many designs, features and colors in the general area and what is proposed for the structure is not incongruous to what is already in the area. He added that there was no opposition from any of the abutters.

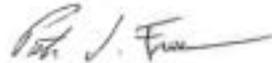
Chip Gustafson, builder for the Applicants, addressed the Commission in favor of the appeal. He displayed plans of the addition and explained that the building would be lost in the landscape and that, as a result of this, the size of the building would not be a problem. There would be no increase in the size of the building's footprint.

Allen Abrahamson, representing the Sandwich Committee, addressed the Commission to explain the Sandwich Committee's reasons for denial. He said that the application was first heard on February 10, 1989 and denied because no one was there. He stated that the Committee felt that the proposed addition would make the structure incompatible in soze and height with others in the area. Although the house is located on a private way, it is because the way has not yet been accepted by the Town. There are many homes in the area and the road is part of the fabric of the community. He stated the Committee felt that there are many ways of preserving a Cape Cod Style home without doing what is proposed.

After discussion the Commission made the following determination.

1. That the matter be remanded to the Sandwich Historic District Committee in order to see if a compromise can be negotiated between the parties. 3-1-1

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

TOWN CLERK
TOWN OF SANDWICH

MAY 26 1989

CT
1 H 20 M P.M.
RECEIVED & RECORDED