



## Old King's Highway Regional Historic District Commission

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JOHN ROBERTSON

v.

Decision #88-21

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

On Tuesday, June 28, 1988 the Commission held a hearing on Appeal #88-21 filed by John Robertson seeking review of a decision by the Sandwich Historic District Committee which had denied a Certificate of Appropriateness for an addition and alterations to a residence located at 13 Foster Road, East Sandwich, Massachusetts.

Present were Ronald Lindholm, Dennis; Michael Shay, Brewster; Allen Abrahamson, Sandwich; Peter Freeman, Barnstable; Milton Smith, Yarmouth; Christopher Miner, Orleans; Robert G. Brown, Commission Counsel; Robert Donahue, Attorney for the Applicant; Grattan Gill, Architect for the Applicant; and John Robertson, Applicant.

The Committee's decision had been filed with the Town Clerk on May 26, 1988, and the appeal entered with the Commission on June 3, 1988.

Attorney Robert Donahue addressed the Commission on behalf of the Applicant and displayed a large Assessor's map of the area. He stated that the area is not historic and that it is .9 miles from Route 6A and 3.3 miles from Sandwich Center. He displayed pictures of the area and pictures of other homes in the area that the Sandwich Committee had approved. He stated that in this area there were a variety of architectural styles. He concluded his presentation by introducing Grattan Gill, Architect for the Applicant.

Grattan Gill, Architect for the Applicant addressed the Commission and explained that the present structure which he described as a modified saltbox, was much too small for Mr. Robertson's needs. He gave a lengthy explanation of the alterations and additions that would be made to the property if it were approved. He stated that the house is set to the South but that the best view is not to the South, and explained, elevation by elevation the specific changes that would be made. Addressing the concerns of the Committee regarding massiveness and architectural features, he stated that the addition would be modest and that the total structure would cover only 8% of the land area. He further stated that the structure would incorporate architectural

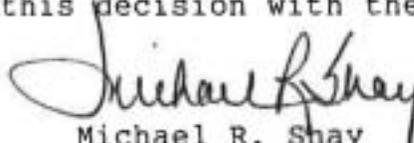
forms common to Cape Cod such as shed dormers, a shade trellis and both separate and connected windows. In summary he stated that the proposed project would enhance the property, beach area, and historic district.

Allen Abrahamson, representing the Sandwich Committee, addressed the Commission to explain the Sandwich Committee's reasons for denial. He pointed out that not all of the houses which had been shown the Commission were approved by the Committee. He stated that the house was beautiful and that the Committee was in favor of new construction but that it should be in scale with the surrounding area. In further discussion he stated that the Committee considered the neighborhood in question to be the house in question and the house on Foster Road directly abutting it, and not any of the beach homes or those on Boulder Brook Road.

After lengthy discussion the Commission made the following determination.

1. That the Sandwich Historic District Committee did act in an erroneous manner by overly restricting their view as to the proper extent of the neighborhood area.
- 2 That the appeal be allowed and that a Certificate of Appropriateness be issued by the Commission according to plans on file with the Commission. 4-0-1

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.

  
Michael R. Shay  
Chairman

