



Old King's Highway Regional Historic District Commission

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JUNE P. BECKER and DEBI DARSON

v.

Decision #88-24

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

On Tuesday, July 12, 1988 the Commission held a hearing on Appeal #88-24 filed by June P. Becker and Debi Darson seeking review of a decision by the Dennis Historic District Committee which had denied a Certificate of Appropriateness for the construction of a widow's walk on property located at 85 Hokum Rock Road, Dennis, Massachusetts.

Present were Ronald Lindholm, Dennis; Michael Shay, Brewster; Christopher Miner, Orleans; Peter Freeman, Barnstable; Milton Smith, Yarmouth; Allen Abrahamson, Sandwich; Robert G. Brown, Commission Counsel; Mrs. Becker and Mrs. Darson, Applicants.

The Committee's decision had been filed with the Town Clerk on June 10, 1988, and the appeal entered with the Commission on June 20, 1988.

Mr. Darson addressed the Commission on behalf of the Applicants. He explained that they wanted to be able to enjoy the view of Cape Cod Bay that would be possible with the addition of a widow's walk. He distributed plans of the proposed widow's walk and explained that stairs would be constructed along the side of the house to allow access. He stated that there was no real possibility of any interior access to the widow's walk due to the construction of the house and the room configuration on the upper floor. He showed many pictures to the Commission depicting other similar widow's walks which had been approved by the Dennis Committee. He asked that the Committee's decision be reversed.

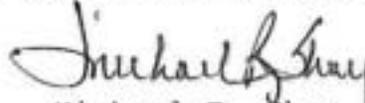
Ron Lindholm, representing the Dennis Committee, addressed the Commission to explain the Dennis Committee's reasons for denial. He explained that the reason for denial was that the widow's walk was not architecturally appropriate for the house. He stated that the Committee took into consideration several factors in coming to this determination. First, the Committee disagreed with the size of the widow's walk in comparison to the rest of the house. Second, the Committee

disagreed with the placement of the widow's walk to one side of the house rather than being centered. He stated that this placement made the widow's walk look more like a deck. Lastly the Committee did not think the placement of stairs on the outside of the house was appropriate. He stated that the Applicant did state that there would be significant cost to attempting to bring the access to the widow's walk through the interior of the house.

After discussion the Commission made the following determination.

1. That the Dennis Historic District Committee did act in an erroneous manner in denying the Applicant's Certificate of Appropriateness.
2. That a Superceding Certificate of Appropriateness issue based on plans on file with the Dennis Committee. 3-2-1

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


Michael R. Shay
Chairman