



Town of Barnstable  
Growth Management Department  
**Old Kings Highway Historic District Commission**  
[www.townofbarnstable.ma.us/oldkingshighway](http://www.townofbarnstable.ma.us/oldkingshighway)

MINUTES  
November 9, 2011

In attendance: George Jessop, Chair, Pat Anderson, Carrie Bearse, Bill Mullin and Betty Nilsson

Meeting called to order at 7:03pm

*Town of Barnstable / Dept. of Public Works, Oak Street, West Barnstable*  
*Reconstruct and re-grade Oak Street from Route 6 Overpass to Iyannough Road*

- Applicant has requested an extension to December 14, 2011

**Motion duly made by Carrie Bearse, seconded by Betty Nilsson to approve the request for extension to December 14, 2011**  
**Vote: So voted unanimously**

*Town of Barnstable / DPW, 2377 Meetinghouse Way, W. Barnstable, Map 155, Parcel 040*  
*Modify existing parking lot, create additional parking spaces, add lights to existing electric pole*

- Applicant has requested an extension to December 14, 2011

**Motion duly made by Carrie Bearse, seconded by Betty Nilsson to approve the request for extension to December 14, 2011**  
**Vote: So voted unanimously**

Discussion

- Pat Anderson requests clarification as to whether or not the TOB should withdraw their application and resubmit when they are ready to move forward
- Chair Jessop states that the applicant has already been granted an extension into January 2012

**Motion duly made by Betty Nilsson to allow the Town of Barnstable to put a light on the pole as designated so that the parking lot will be illuminated for safety purposes.**

- Carrie Bearse reiterates that the application not in front of committee, and does not wish to act on the application at this time
- Chair Jessop requests the file be available at the December 14, 2011 OKH meeting for review and possible review and approval of the light poles
- Betty Nilsson withdraws motion

*First Lutheran Church, 1663 Main Street, W. Barnstable, Map 196, Parcel 010*  
*Replace windows (43)*

Represented by Neil Pratt – Builder and Pastor John Ahnquist

- Application reviewed – seeking to replace forty-three (43) windows with Anderson series 400 with in-glass grills
- No windows are visible from Route 6A
- Applicant clarifies configuration on grills, proposal shows 12/12 – should be 8/8
- Trim: Azek trim not approved; Chair Jessop refers to Bodyguard wood as a preferable alternative

**Motion duly made by Carrie Bearse, seconded by Pat Anderson to approve the Certificate of Appropriateness for the First Lutheran Church at 1663 Main Street, West Barnstable as submitted with the following notations and exceptions: the grills on the windows will be eight over eight; the grills will be between the glass, and that is allowed right on 6A because none of those windows face 6A directly and they are not visible from 6A, otherwise external plywood would be required; and Azek trim will be replaced with Bodyguard and/or a pine or trim of their choice that is a natural wood product.**

**Vote: So voted unanimously**

**3239 Main, LLC, 3239 Main Street, Barnstable, Map 299, Parcel 020**

*Addition and exterior alterations*

Represented by Will Swift, agent for owners, also present Paul LaPine

- Application and site plan alterations reviewed
- Proposing to demolish small portion of previous addition to the existing building and adding on a full second story addition
- Brief review of previous informal discussions with OKH members
- Proposed addition is slightly closer to the street
- Existing tree – applicant seeking to save the tree
- Applicant will remove lantern from plan
- Elevator mechanics raised due to water table; proposed grill on elevator shaft reviewed; members prefer material other than aluminum or vinyl
- Windows will be Anderson 400 series double hung; exterior grills on all windows
- Trim: Mr. Swift speaks to the durability and reduced maintenance of material other than wood; Carrie Bearse prefers real wood
- Handicap railing materials and construction reviewed: Bill Mullin in favor of composite railing material; Chair Jessop requests sample of proposed material be provided by applicant and available for review at 12/14/11 meeting, and anticipates a decision at that time if possible
- Shutters: proposed to match existing
- Door and shingles: Chair Jessop requests applicant to provide a cut for the file, to be provided at the 12/14/11 meeting; proposed rear door is a standard 9-lite, 2 panel
- Fence: location changed to rear of building; material proposed is vertical board

**Motion duly made by Carrie Bearse, seconded by Pat Anderson to approve the Certificate of Appropriateness for 3239 Main Street LLC for construction and additions as submitted noting the following: the trim material will be Bodyguard, all the windows will have exterior applied grills, the applicant will remove the cupola and light on top of the new addition, and subject to the approval of a sample of the railing system, the door and elevator vents to be presented at the following meeting on December 14, 2011; otherwise all other parts of the application are up for approval**

**Vote: So voted unanimously**

**Migdelany, Maureen & Edward, 2641 Main Street, Barnstable, Map 258, Parcel 044**

*Demolition of single family home*

**Motion duly made by Pat Anderson, seconded by Carrie Bearse to approve the Certificate for Demolition**

**Vote: So voted unanimously**

**Migdelany, Maureen & Edward, 2641 Main Street, Barnstable, Map 258, Parcel 044**

*Construction of new single family home with attached garage*

Represented by Gordon Clark

- Application reviewed
- Trim: Substitution of Bodyguard material accepted by applicant
- Carrie Bearse states disapproval on home design; style does not fit, and is not appropriate for 6A
- Building footprint, elevations, perimeter drainage ditch, surrounding conservation and setback discussed
- Garage placement and possible location change discussed
- Suggestion to remove dormer accepted by applicant
- Property owners request and receives parameters from members; instructed to submit sketches of revised design to OKH committee; to include change of garage entrance (application to speak with Conservation Dept. staff); front entrance could be made more formal; window location; building footprint; roof angle; porch alterations

**Motion duly made by Bill Mullin, seconded by Pat Anderson to continue the application to December 14, 2011**

**Vote: So voted unanimously**

**Dorman, Kenneth & Rafter, Kathleen, 113 Boulder Road, Barnstable, Map 315, Parcel 030**

*Addition to garage (modified from previous approval)*

Represented by Thomas Moore

- Initial approval on project received July 2011
- Size of building increased by 2' to both width and depth

**Motion duly made by Pat Anderson, seconded by Bill Mullin to approve the Certificate of Appropriateness as submitted**  
**Vote: So voted unanimously**

**Palit, Sanjay & Kalpana, 169 Keveney Lane, Barnstable, Map 351, Parcel 057**

**Addition to rear, front and second floor of single family home; new windows; siding**

Represented by Bill Riley of Rycon Group; also present were Mr. and Mrs. Sanjay Palit

- Application reviewed
- Updated plans distributed; only change was style of window on front porch with an arched ceiling
- Front elevation: transom to be elliptical arch as well
- Roof line discussed; Chair Jessop speaks to altering the second floor to match the existing style of the first floor, in keeping with the architectural significance of the structure; design should be simplified as the center bumpout is not appropriate on this house
- Porch: peak should be at or below the main gable of the house; pitch should match that of the projection of the master bedroom; arch to be simplified
- Original entry design is more appropriate than proposed
- Columns: kept square, straight and simple, fluted rather than flat board
- Trim: change from Azek to Bodyguard
- Summary: remove arch off of front porch, simplify back to original; double hung window stays; change pitch from 12 to 8

**Motion duly made by Carrie Bearse, seconded by Pat Anderson to continue the application for 169 Keveney Lane, Barnstable to December 14, 2011**

**Vote: So voted unanimously**

**Tansey, Susan & John, 263 Church Street, W. Barnstable, Map 153, Parcel 012-001**

**Addition to single family home and garage addition**

Represented by John Tansey

- Application reviewed: 24x16 master bedroom addition; change single car garage to two-car garage
- Windows will be 6/6 with interior grills

**Motion duly made by Carrie Bearse, seconded by Betty Nilsson to approve the Certificate of Appropriateness at 263 Church Street, W. Barnstable for changes and renovations as submitted**

**Vote: So voted unanimously**

**Wallace, Stephen & Joanne, 339 Cedar Street, W. Barnstable, Map 131, Parcel 006**

Addition, new porch, windows

Represented by Steve Wallace

- Application reviewed; seeking alterations to accommodate mother
- Gable: front gable to become full gable
- Window: 5 bay casement to be replaced with two double hung with 2/2 grills between the glass
- Deck railing material to be wood

**Motion duly made by Carrie Bearse, seconded by Betty Nilsson to approve the Certificate of Appropriateness for 339 Cedar Street, W. Barnstable for changes as submitted**

**Vote: So voted unanimously**

**Commonwealth of Massachusetts, Cape Cod Community College, 2240 Route 132, Barnstable, Map 236, Parcel 005-BOO & Map 236, Parcel 005-WOO**

Install photovoltaic panels and 5kw vertical axis wind turbine

Represented by Tyler McAllister from Primo Consultants of Sandwich

200 Main Street, Hyannis, MA 02601

367 Main Street, Hyannis, MA 02601

- Letter of support received from Vanessa Lavoie and read into record
- Application review provided
- Installation #1: the first and largest installation site is that of the originally proposed wind turbine; site is mostly cleared of vegetation but requires an additional 40% of vegetation cleared to increase sunlight for maximum efficiency; will maintain 50' width with both evergreen and deciduous trees; array is 150' back and not visible from Route 132; low growing plantings not proposed at this time; cleared area prevents a shadowing effect; proposing 6' high security fence; cleared area will be re-vegetated with grasses no higher than 3' or 4'; tree line differentiation of height due to elevation change; seeking to keep vegetation behind the fence at a low maintenance level utilizing weed fabric and stone; panel pitch is @3 ½ to 6' so as to not have snowfall interference – depending on the maximum exposure
- Installation #2: Roof panels at the Life Fitness Center and Facilities Maintenance buildings: panels will be roof mounted at an angle @6" to 2' off the roof; panels may be visible to the east of the facilities building (from the parking lot with yellow stripes – standing at the southwest corner of the lot); remainder of the panels will likely not be visible
- Because the majority of the power for the campus comes into the facilities building – work is centralized in this particular area as opposed to not being installed throughout the campus
- Maintenance: existing clients hire a company to perform a 'cleaning' twice per year
- Installation #3: Covered parking – will cover two parking spaces and will run @ 60kw install in lot 12; this particular install is a test for the college; all utilities running to the facilities building will be underground
- The 500kw converter will be located within the fenced in compound on a concrete pad behind the fence
- The two overhead, as well as the two roof mounted systems and parking system will be located next to the facilities maintenance building where there is already a large transformer fed by underground conduits
- Installation #4: integration of a vertical axis wind turbine on the north side of the fitness center; to the north there are evergreen trees that exceed the height of the turbine and provide screening; turbine has vibration dampers, steel reinforced concrete; pitch is fixed
- CCCC seeks to show solar and wind power combination of benefits; once functional the electricity produced is parallel with that of what an industrial wind turbine produces; the efficiency of the turbine is "almost an apples-to-apples comparison" with an industrial turbine.

**Motion duly made by Carrie Bearse, seconded by Pat Anderson to approve the Certificate of Appropriateness for Cape Cod Community College at 2240 Iyannough Road, West Barnstable for all the projects submitted; solar panels, wind turbine and solar panels in the parking lot**  
**Vote: So voted unanimously**

***Stubborn, LLC, 153 Freezer Road, Barnstable, Map 301, Parcel 006***

*Submission of architectural historian's recommendations of methodology of demolition to retain the historic portion of the Captain Gerould Fish House*

Represented by Stuart Bornstein, also present Noah Greenberg

- Property review and history provided: first built in @ 1875 as Captain Ensign Gerould Fish House, floated across Barnstable Harbor, converted to residence in 1932, in 1975 another addition was put on; careful property investigation completed by Mr. Greenberg and John Bologna from Coastal Engineering; copy of study provided for file
- Debris at property cleared for accurate inspection; structure appears to be stable; roof ridge board is straight; sheet rock removed to verify structure is sound and exposed full and sound 2x4's with cut nails and solid 4x4 corner boards; eave boards have no soffits; peeled back exterior siding exposing sound wide board
- Original part of building is salvageable and could be brought back to original use
- Windows to be replaced with true divided light single pane glass windows
- Remove vestibule and move the door forward to face of building; door to be simple and plain, not of a fabricated material
- Rear door to be replaced with a double barn door
- Plan is to remove all wall materials and ceilings, maintaining floors; cut a 10' wide section in floor from rear door for barn loft; hurricane ties and some structural upgrades required; this structure will have no mechanical or heating systems – it will be a utilitarian building; will maintain chimney and fireplace
- Elevations reviewed
- Roof – new roof with red cedar shingles

- Methodology to stabilize the building: where the two buildings intersect, the roof line and studs will need to be replaced with new joists; foundation is good; crawl space to be filled and raised 2' higher above historic high tide line; will not implode; posts support the second floor, then there is a post from the second floor to the ridge; ridge is supported
- Efforts on behalf of the applicant appreciated by members
- Mr. Bornstein may seek to have the property listed on the National Register of Historic Places; Chair Jessop suggests a historic plaque be placed on the building to include date of construction, historic name
- Partial demolition was previously approved based on submission of methodology
- Chair Jessop requests a copy of the revised door for the file

***Sunderland, Marc, 66 Maraspin Road, Barnstable, Map 299, Parcel 077***

*Request one-year extension on approval granted November 10, 2010*

***Motion duly made by Carrie Bearse, seconded by George Jessop to approve the extension for 66 Maraspin Road***

***Vote: So voted unanimously***

***Bell, Denise, 263 Cedar Street, W. Barnstable, Map 131, Parcel 003***

*Request one-year extension on approval granted December 8, 2010*

***Motion duly made by Carrie Bearse, seconded by Bill Mullin to approve the extension for 263 Cedar Street***

***Vote: So voted unanimously***

Minutes:

August 25, 2010

***Motion duly made by Carrie Bearse, seconded by Betty Nilsson to approve the minutes of August 25, 2010 as submitted***

***Vote: Aye – Anderson, Nilsson, Jessop and Bearse***

***Abstain – Mullin***

October 13, 2010

***Motion duly made by Betty Nilsson, seconded by Pat Anderson to approve the minutes of August 25, 2010 as submitted***

***Vote: Aye – Anderson, Nilsson, Jessop***

***Abstain – Bearse, Mullin***

October 26, 2010

***Motion duly made by Carrie Bearse, seconded by Betty Nilsson to approve the minutes of August 25, 2010 as submitted***

***Vote: So voted unanimously***

2012 Old Kings Highway Meeting Schedule

***Motion duly made by Bill Mullin seconded by Betty Nilsson to approve the 2012 meeting schedule and changing of the start time of the OKH meetings from 7:00pm to 6:30pm beginning January 2012***

***Vote: So voted unanimously***

***Motion to adjourn Bill Mullin, seconded by Carrie Bearse to adjourn***

***Meeting adjourned at 10:00pm***

<sup>1</sup> Letter of support from Vanessa Lavoie for Cape Cod Community College

Respectfully submitted

Theresa M. Santos

Growth Management Department