

**Town of Barnstable**  
**Old King's Highway Historic District**  
**MINUTES**  
**Wednesday, March 14, 2012**  
**6:30pm**

To all persons deemed interested or affected by the Town of Barnstable's Old King's Highway Historic District Act under Section 9 of Chapter 470, Acts of 1973 as amended. You are hereby notified that a hearing was held at the West Barnstable Community Building, 2377 Meetinghouse Way (Route 149), West Barnstable, MA.

**Committee Members Present: Carrie Bearse, Elizabeth Nilsson, Mary Blair Petiet**  
**Committee Members Absent: George Jessop, Bill Mullin**

A quorum being met, Chair Bearse called the hearing to order at 6:30pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest.

**CONTINUED APPLICATIONS**

**Messer, Richard & Sandra, 40 High Street, W. Barnstable, Map 133, Parcel 028-002**

New Front Dormer, Replace Sunroom & Deck  
(Continued from February 22, 2012)

Represented by Bruce Devlin

Mr. Devlin detailed the project which includes the addition of a new Nantucket dormer on the front elevation and the removal of the existing skylight. Carrie Bearse asked if the windows in the new dormer will match those on the house and Mr. Devlin indicated that they would.

On the rear of the house, they will replace the deck and sun room. Currently the sun room has sliders that they wish to replace with windows. The railing system on the deck will also be replaced and made of pressure treated wood railings, kept natural. There will be a skirt board around the perimeter of the deck and the material will composite, painted white. Carrie Bearse confirmed that the deck is at the rear of the house.

**Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness for Richard & Sandra Messer at 40 High Street, W. Barnstable as Submitted.**  
**So Voted Unanimously**

**NEW APPLICATIONS**

**Ader, Sanford & Linda, 280 Harbor Point Road, Barnstable, Map 352, Parcel 035-00P**

Demolition of Existing Dwelling

Represented by Ann Michniewicz

Ms. Michniewicz stated that they had the building reviewed and due to the condition of the foundation which is caving in and out, the presence of mold and the fact that the existing house is not structurally sound, the determination was that it is best to take it down. The plan is to replace in the same footprint and basically the same design; however, they have proposed different windows and two forms of egress.

Carrie Bearse stated for the record, that although this is not considered a routine demolition, the plans that are proposed are similar to that of the existing.

**Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Certificate for Demolition for Sanford & Lisa Ader at 280 Harbor Point Road, Barnstable as Submitted.**  
**So Voted Unanimously**

**Ader, Sanford & Linda, 280 Harbor Point Road, Barnstable, Map 352, Parcel 035-00P**

Construct New Dwelling

Represented by Ann Michniewicz

Ms. Michniewicz presented the plans for the proposed dwelling and noted that the height would be the same as the existing. In fact, her plans propose even a slight decrease in height as they do not wish to exceed the current height. They also propose to mimic the original structure as much as possible, but they are adding windows which would be six over six and a six panel wood door with vinyl shutters.

Karen Moriarty, Secretary for the Cape Cod Village Condominium Association was present and submitted a Letter of Support; however they are concerned that the height of the new structure does not exceed the present height (Exhibit A). The Association would also like the Committee to review the material proposed for the shower enclosure.

Carrie Bearse asked if the windows would have fixed exterior grills and Ms. Michniewicz requested grills between the glass. Ms. Bearse indicated that she would prefer applied exterior grills. Ms. Michniewicz confirmed the request for exterior grills only and are not necessary on the inside.

Elizabeth Nilsson noted that the only real difference she sees between the two dwellings is the slider that faces the water and Ms. Michniewicz confirmed this change as they need two forms of egress.

The material for the enclosure of the shower, trash bin & hot water was discussed. The proposal calls for composite material. The Committee agreed that the appropriate material for the shower enclosure would be cedar and a natural wood for the trash & hot water enclosures.

Ann Michniewicz asked and received confirmation that the shutters could be vinyl.

**Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness for Sanford & Linda Ader at 280 Harbor Point Road, Cummaquid with modification that the height be the same or lower than the existing structure, the shower enclosure will be cedar, the trash & hot water enclosures to be natural wood, the shutters will be vinyl in the same blue color as existing and the windows will have exterior applied grills in a 6 over 6 pattern.**

**So Voted Unanimously**

**McCarty, Philip & Ingrid, 4225 Main Street, Barnstable, Map 351, Parcel 046**

Exterior Renovations; Replacement of Rear Porch, Remove 2<sup>nd</sup> Floor Doors & Add Windows, Replace Bulkhead, Removal of Masonry Chimney, Replace Wooden Steps & Garage Doors, Create New Driveway  
Represented by Paul Wiley, Contractor & Homeowner Ingrid McCarty

Mr. Wiley stated that this house is in disrepair and the new homeowner wishes to make appropriate repairs. The scope of work is extensive.

They would like to remove the rear porch and partially built flat roof above and replace with a smaller porch per the submitted plans. They will also be removing the two doors above the flat roof and replacing with windows with exterior grills.

There are currently three chimneys and one is a masonry chimney which is used for the boiler. They wish to remove the masonry chimney. The current screens on the doors are deteriorated and new fiberglass framed screen doors are proposed. The front step is wood and a granite step is proposed. A granite step is also proposed for the entrance to the barn located at the rear of the property.

On the rear of the barn there are three garage doors and new aluminum steel doors are proposed with glass panes above. Front trim and trim around windows will be repainted to match the existing color on the house and barn.

A new seashell gravel driveway is proposed from Setters Way to access the barn located at rear of lot. The existing driveway is to be cleaned up and seashells added here as well.

**Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness for Philip & Ingrid McCarty at 4225 Main Street, Barnstable as Submitted.**

**So Voted Unanimously**

**Machnik, Todd & Tara, 139 Old Jail Lane, Barnstable, Map 278, Parcel 002-001**

Addition to Garage, Replace Garage Doors, Construct Dormers (2) on Garage  
Represented by Todd Machnik & Contractor Steve Bobola

Mr. Bobola indicated that the homeowner would like to add six feet onto the existing garage and create a master bedroom suite over the garage. They will be adding a full dormer to the rear and a Nantucket dormer to the left side elevation.

For the garage doors, existing is a single, double wide door and they will modify with two new single doors while keeping the same style of transom above.

Carrie Bearse noted that currently the windows do not have grills and inquired as to the new windows. Mr. Bobola confirmed that currently the windows are casements and the new windows will match the existing. The roof is also in disrepair and they will replace with weathered wood shingles.

**Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness for Todd & Tara Machnik at 139 Old Jail Lane, Barnstable as Submitted.**

**So Voted Unanimously**

**APPROVAL OF MINUTES**

**Minutes of February 22, 2012**

**Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Minutes of February 22, 2012 as Submitted.**

**So Voted Unanimously**

## **INFORMAL DISCUSSION**

**NOTE: The following Informal Discussion was taken out of order on this Agenda and heard after the application of Sanford & Linda Ader**

### **Long Range Planning Committee for Barnstable Village**

Proposed Lighting Changes

Represented by Joe Berlandi & Ann Canedy

Attorney Berlandi explained that the long range proposed changes will include lighting, crosswalks, public setting and signage. Once finalized, they will present to the public and this Committee. What they wish to address tonight is sample lighting fixtures. They would like to begin with two test fixtures placed in front of the Dolphin Restaurant and Harding's Antique Shop. A photo of the sample fixture was presented and reviewed (Exhibit 2). The concept is for approximately 24 fixtures alternating on each side of Route 6A from the Barnstable Tavern to Phinney's Lane.

Carrie Bearse stated that she believes the fixture to be appropriate and agrees that the placement of the two fixtures in front of the Dolphin Restaurant and Harding's Antique Shop would be a good idea. Once the final concept is finalized, the Committee will return with the exact number of fixtures and the locations.

### **Munsey, Donna, 2429 Meetinghouse Way, W. Barnstable, Map 155, Parcel 020**

Request to address the Committee

Ms. Munsey came forward and requested to address the Committee. She has previously been before this Board for approval for an overhang for the side door which was designed to mimic one that was on the original structure. She presented photographs of the completed overhang, and she believes that it is not what was approved by this Committee with regard to length, angle and curvature.

Carrie Bearse asked if the Building Inspector has approached her yet and Ms. Munsey indicated that they have had a conversation and the Inspector has yet to complete his final inspection.

Staff added that the Building Department is aware of Ms. Munsey's concerns. However, any corrective actions or violations would be directed to her as she was the person who filed for the building permit and it was discussed that further steps be delayed in the hopes that she would be able to work it out with her contractor.

Chair Bearse noted for the record that the homeowner has pointed out that there may be a violation of what was approved and asked staff to take appropriate action.

## **EXEMPTIONS**

### **Garvey, Eleanor & Morton, Elizabeth, 149 Mill Way, Barnstable, Map 300, Parcel 024**

8' X 12' Shed

**Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Certificate of Exemption for Eleanor Garvey & Elizabeth Morton at 149 Mill Way, Barnstable for an 8' x 12' shed as Submitted.**

**So Voted Unanimously**

### **Phillips, David & Maguire, Robin, 218 Oakmont Road, Barnstable, Map 334, Parcel 055**

8' X 10' Shed

**Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Certificate of Exemption for David Phillips & Robin Maguire at 218 Oakmont Road Barnstable for an 8' x 10' shed as Submitted.**

**So Voted Unanimously**

### **Cox, Roberta, 2864 Main Street, Barnstable, Map 279, Parcel 010**

Railings on Rear Stairway & Side Deck

**Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Certificate of Exemption for Roberta Cox at 2864 Main Street, Barnstable for an Railings as Submitted.**

**So Voted Unanimously**

## **OTHER BUSINESS**

Request from Marcia King, Grant Coordinator, for Letter of Support – Trayser Museum

Committee Members reviewed the draft Letter of Support and instructed Staff to forward on behalf of the Old King's Highway.

**Having no further business before this Commission, a Motion was duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Adjoin the Meeting at 7:50pm.**

**So Voted Unanimously**

Respectfully submitted,  
Marylou Fair, Recording Secretary