

**Town of Barnstable  
Old King's Highway Historic District**

**MINUTES  
Wednesday, May 28, 2014  
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 on the following application:

Carrie Bearse	Present
George Jessop	Present
Mary Blair Petiet	Present
Ellen Merritt	Present
Paul Richard, Alternate	Present

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

**APPLICATIONS**

**Maloney, Sylvester & Donna, 118 Commerce Road, Barnstable, Map 319, Parcel 040**

Demolish Single Family House

(Requested Continuance to June 11, 2014)

**Motion duly made by George Jessop, seconded by Mary Blair Petiet to Continue the Certificate of Demolition for Sylvester & Donna Maloney at 118 Commerce Road, Barnstable to June 11, 2014 at 6:30pm.**

**Maloney, Sylvester & Donna, 118 Commerce Road, Barnstable, Map 319, Parcel 040**

Construct New Single Family House

(Requested Continuance to June 11, 2014)

**Motion duly made by George Jessop, seconded by Mary Blair Petiet to Continue the Certificate of Appropriateness for Sylvester & Donna Maloney at 118 Commerce Road, Barnstable to June 11, 2014 at 6:30pm.**

**McManus, Scott & Czapski, Patrice, 225 Stoney Point Road, Barnstable, Map 337, Parcel 004**

Construct New 2-Car Garage & Mudroom Extension

Represented by John E. Krafton

Mr. Krafton explained that currently the house is a Cape with an undersized one-car garage and they wish to construct a 2-car garage and an extension for a mudroom. All materials will match those on the house. Carrie Bearse noted that on the site plan included with the application, it indicates an addition on the other side of the house and does not have any dimensions for the garage. Mr. Krafton explained that this was an old site plan and that addition has already been built and provided a revised site plan with dimensions.

**Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit A) for Scott McManus & Patrice Czapski at 225 Stoney Point Road, Barnstable as Submitted.**

**So Voted Unanimously**

**NOTE:** Chair Carrie Bearse recused herself from the discussion and vote of the following application and left the room.

**A motion by Ellen Merritt, seconded by Mary Blair Petiet, was made to appoint George Jessop temporary Chair for the following application.**

**So Voted Unanimously**

**Minucci, Albert & Judith, 190 Pin Oaks Drive, Barnstable, Map 280, Parcel 053**

Reconstruct Existing Boat/Bath House

Represented by Walter Yarosh, Architect

Two letters were received regarding this application:

Elizabeth C. Nill, President, Windsong Homeowner's Association (Exhibit B)

Robert E. Guarino, Abutter (Exhibit C)

Mr. Yarosh noted that this is a very unique building and in the submission they included a photograph as it appeared in 1931. The homeowners asked if the structure could be rebuilt in the exact replica as it was to preserve the historical aspect. They measured each detail of the building and reconstructed the original plan, including the windows which will be wood. The only changes they made are due to the new FEMA regulations which required them to raise the elevation three and a half feet higher and added a staircase. They do not intend to put in any plumbing, perhaps electricity. The inside will be duplicated as well.

Ellen Merritt asked about the ramps and Mr. Yarosh stated that there were ramps on the original structure; one has been pushed almost under the structure. The reconstructed ramps will mimic the original and there is no intent to have the ramp go over the existing rock wall. The ramp on the water side will be 16 feet and 20 feet on the opposite side.

George Jessop commented that the design to bring the siding down along the bottom of the structure does diminish the mass and the building appears to be constructed into the ground. This is an important detail.

Temporary Chair Jessop then opened the discussed up to Public Comment

Eric Stacey, Barnstable Yacht Club stated that the BYC appreciates the detail in the design and agrees this proposal is architecturally similar. Wished to ask what the use will be, if they plan on installing a toilet area and if any landscaping is proposed.

Mr. Yarosh responded that the intent is to use the structure as a bath/boathouse and no plumbing is planned. There is also no landscape plan proposed, the area will stay as it is with the exception of a couple of trees that have grown into the building over time.

Elizabeth Nill, President of the Windsong Homeowner's Association wanted to thank the homeowners for putting such detail into the plans and asked for confirmation that the ramp will not go over the rocks. Mr. Yarosh confirmed that the ramp will not go over the rock wall and reviewed the site plan with Ms. Nill.

Hearing no further comments, public comment was closed.

**Motion duly made by Mary Blair Petiet, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit D) for Albert & Judith Minucci at 190 Pin Oaks Drive, Barnstable as Submitted. So Voted Unanimously (with exception of Carrie Bearse)**

**NOTE:** Carrie Bearse returned to the meeting for the remainder of the Agenda

**Potter, Pamela, 330 Sandy Neck Road, West Barnstable, Map 136, Parcel 014-001**

Replace Deck Surface & Railing System

Represented by Keith Gilmore & Tom Verdini

Mr. Gilmore explained that they are proposing to replace the deck material with grey azek and for the railing, would like to maintain a white handrail at top and use a stainless steel cable system below to allow for a view.

**Motion duly made by Mary Blair Petiet, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit E) for Pamela Potter at 330 Sandy Neck Road, West Barnstable as Submitted. So Voted Unanimously**

**Coes, Peter & Linda, 4405 Main Street, Barnstable, Map 350, Parcel 009**

Replace Existing Sign

Represented by Peter Coes

Ellen Merritt asked if the sign is the same size as the previous one. Mr. Coes noted that it is and the only change is that the lettering is black on a white background. The lettering will be vinyl.

**Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit F) for Peter & Linda Coes at 4405 Main Street, Barnstable as Submitted. So Voted Unanimously**

## **MINOR MODIFICATIONS**

**Ives, Ian & MacKenthun, Viola, 209 Old Jail Lane, Barnstable, Map 278, Parcel 051**

Extend Addition by 4' , Northeast Elevation

**Motion duly made by George Jessop, seconded by Paul Richard to Approve the Minor Modification Exhibit G) for Ian Ives & Viola MacKenthun at 209 Old Jail Lane, Barnstable as Submitted.**

**So Voted Unanimously**

## **APPROVAL OF MINUTES**

**May 14, 2014**

**Motion duly made by Mary Blair Petiet, seconded by Paul Richard to Approve the Minutes of May 14, 2014 as Submitted.**

**AYE: Bearse, Petiet, Merritt, Richard**

**ABSTAIN: Jessop**

**Having no further business before this Committee, a motion was made by Mary Blair Petiet, seconded by Paul Richard to Adjourn the Meeting at 7:32pm.**

**So Voted Unanimously**

Respectfully submitted,

Marylou Fair

Recording Secretary

Exhibit A – Certificate of Appropriateness – File 337/004 dtd 05.28.2014

Exhibit B – Letter, Elizabeth C.Nill, President, Windsong Homeowner's Assn – File 280/053 dtd 05.28.2014

Exhibit C – Letter, Robert E. Guarino – File 280/053 dtd 05.28.2014

Exhibit D – Certificate of Appropriateness – File 280/053 dtd 05.28.2014

Exhibit E – Certificate of Appropriateness – File 136/014-001 dtd 05.28.2014

Exhibit F – Certificate of Appropriateness – File 350/009 dtd 05.28.2014

Exhibit G – Minor Modification – File 278/051 dtd 04.09.2014 & 2014 Minor Modification File – dtd 05.28.2014