

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

**MINUTES
Wednesday, April 22, 2015
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, Barnstable on the following application:

Carrie Bearse	Present
George Jessop	Present
Mary Blair Petiet	Absent
Ellen Merritt	Present
Paul Richard	Present
David Munsell, Jr. (Alternate)	Present

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 when the application is called.

CONTINUED APPLICATIONS

Thompson, Nicholas Trust, 2631 Main Street, Barnstable, Map 258, Parcel 045

Install Solar Panels on Side & Rear Roof Elevations & Install Ground Mount System

Represented by Mark Thompson, New Day Energy

Mr. Thompson reported that he reviewed the members comments from the last meeting and re-visited the site. He took measurements of the roof and was able to relocate all of the panels that would be visible from Route 6A to the rear elevation with the exception of a small group of panels on the side elevation. He submitted photographs of this elevation taken from the road and noted that they are not visible. While he was on the roof, he also did a visual evaluation of Route 6A and was not able to view any traffic. Carrie Bearse confirmed that all panels that were originally visible have been moved to the rear of the house and thanked the homeowners for making these changes.

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit A) for the Nicholas Thompson Trust at 2631 Main Street, Barnstable as Revised to reflect that no solar panels are now visible from Route 6A.

So Voted Unanimously

APPLICATIONS

Moeller, Susan, 93 Country Club Drive, Barnstable, Map 350, Parcel 041

Construct Rear Dormer and Three Season Sunroom

Represented by Greg Springer, Builder

Mr. Springer submitted revised plans to the rear elevation which indicated changes to the windows which were made smaller so that all windows are now the same size. Carrie Bearse confirmed that all materials will match those on the existing house. George Jessop commented that the dormer is appropriate in that it is clear this is an addition to the original house. Mr. Springer stated that the three season room will be built on top of the existing deck.

Motion duly made by Paul Richard, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit B) for Susan Moeller at 93 Country Club Drive, Barnstable as Submitted and with Revised Rear Elevations received 4/22/2015.

So Voted Unanimously

Childs, Bruce, 191 Commerce Road, Barnstable, Map 318, parcel 014

Convert Garage to New Entryway, Construct Rear Addition, Deck, Solar Panels, Fence

Represented by Bruce Childs & Steve Thomas, Builder

Mr. Childs stated that the request for a new fence and solar panels will be put on hold at this time and he will file again when he is ready to proceed. For tonight, he is seeking approval to convert the garage into a new entryway, construct bump out on the rear elevation and extend the deck. He proposes to convert the garage into a new entryway which will match an existing entry with some type of shelter gable above the door. There will be a change in the window on the side of the garage and will be replaced by one of the windows from the remodel on

the rear of the house. For the rear addition, the two existing windows will be replaced with double hung windows. The addition will go in the space between the garage and the main house that has a small roof that can be extended to complete the addition. The deck will come out off the new addition and extended approximately 36". Paul Richard confirmed that the railing system for the deck will be stainless steel cables. He also questioned why the new door on the front elevation is not centered. Mr. Childs stated that it is part architectural choice and the fact that there is a post on the interior that they have to work with and suggested he could balance the door with another small window that would match those in the kitchen. The members agreed a small window should be added to the new entryway to the left of the door.

Carrie Bearse opened public comment for abutters who were present.

Rebecca Whalen and Jennifer Pittsley, direct abutters had questions as to the location of the solar panels. Mr. Childs stated that they are proposed for the rear elevation and Carrie Bearse assured the abutters that another application would be required when Mr. Childs is ready to proceed and they would be notified again.

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit C) for Bruce Childs at 191 Commerce Road, Barnstable as revised to include a small window to the left of the new entrance door to balance the style of the house.

So Voted Unanimously

St. Peter, Sturgis & Janice, 65 Cindy Lane, Barnstable, Map 317, Parcel 004-003

Install Solar Panels on Rear Elevation

Represented by Angela Hemmila, Solar Rising

Ms. Hemmila detailed the project which proposes solar panels on the rear elevation. She also noted that the house is located on a dead end road and the roof pitch is very shallow. Carrie Bearse and George Jessop confirmed that this location is off the beaten path and the solar panels will not be visible from any public way.

Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit D) for Sturgis & Janice St. Peter at 65 Cindy Lane, Barnstable as Submitted due to remote location and position of solar panels that will not be visible from a public way.

So Voted Unanimously

Weatherly, Irina, Trustee, Main Street Realty Trust, 1595 Main Street, West Barnstable, Map 197, Parcel 044

Replace Windows with French Doors

Represented by Irina MacPhee

Ms. MacPhee stated that they have been systematically replacing all of the windows over the past few years. She would like to replace an existing bay window and door and install two French doors on the west elevations; take out a double hung window and another small window on the east elevation and replace with another French door; and on the south elevation, replace existing sliding doors with French doors and construct a small dog house dormer over the existing door with columns for a protective overhang. Carrie Bearse confirmed that the new windows and doors will have true divided light with exterior grills.

Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit E) for Irina MacPhee Weatherly at 1595 Main Street, West Barnstable as Submitted.

So Voted Unanimously

King, Robert & Elizabeth Jane, 58 Marble Road, Barnstable, Map 316, Parcel 034

Remove Existing Deck & Construct New Sundeck with Roof, Reposition Stairs

Represented by Stephen Campbell, Contractor

Mr. Campbell stated that they propose to remove the existing deck and construct a new one which will extend to the left approximately 16 feet. This new portion of the deck will consist of a roof overhang and proposes three sections of glass to be installed rather than railings. The project also includes the reposition of the staircase.

Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit F) for Robert & Elizabeth Jane King at 58 Marble Road, Barnstable as Submitted.

So Voted Unanimously

Rizzoli, Hugo & Enron, Carol, 2745 Main Street, Barnstable, Map 258, Parcel 030

Construct 20' x 12' Mudroom Addition

Represented by Doug Mullen, Contractor

NOTE: Carrie Bearse recused herself from the discussion and vote as she is a direct abutter.

Motion duly made by Paul Richard, seconded by Ellen Merritt to Appoint George Jessop as Temporary Chair for this Application.

So Voted Unanimously

A letter of support was received from abutters Lynn & Geoffrey Koper which was read into the record by George Jessop (Exhibit G). Mr. Mullen submitted revised plans for the north elevation which changed the style of the door. Mr. Mullen stated that they looked at several options for the roof on the proposed addition. Paul Richard noted that this house is very visible and asked if it was possible to raise the roof and bring the ridge out. He suggested a possible shed roof rather than the hip roof proposed. George Jessop concurred even if the roof becomes shallower. A discussion of the option and effect followed. It was agreed that a shed roof, even if it is shallow would be appropriate.

Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit H) for Hugo Rizzoli and Carol Enron at 2745 Main Street, Barnstable as Modified to reflect a shed roof instead of the proposed hip roof and possibly shallowing the roof pitch for the door overhang.

So Voted Unanimously

DISCUSSION

Guardrails along Main Street/Route 6A

Present was Town Councilor and Old King's Highway Liaison Ann Canedy. Ms. Canedy stated that she has been encouraged to propose a guardrail at the corner just past Bone Hill Road where there have been traffic accidents due to the curve. The guardrail will be located between the road and the sidewalk and will be very visible. The question is whether this Committee would prefer the galvanized or the weathered guardrail. The weathered look is more expensive and doesn't have the same lifespan as the galvanized, however the weathered has been used for historic areas. Carrie Bearse asked why Mass Highway is unwilling to install wood guardrails and Ms. Canedy stated that it is both a safety and cost factor. Ellen Merritt also would like to see wood and stated that there is a wood guardrail down the road. David Munsell, Jr. commented that he has seen a few sections of Main Street that have wooden guardrails. Ms. Canedy stated that she will use these examples and have another discussion with Mass Highway.

Chicken Coop at 2415 Meetinghouse Way

Carrie Bearse reported that she has been contacted regarding a chicken coop at 2415 Meetinghouse Way that was constructed without the approval of this Committee. She also noted that the Building Department has sent two letters to the homeowners requesting that they file with the Old King's Highway. No action has been taken by the homeowners.

MINOR MODIFICATIONS

Hamblin, Paul, 76 John Maki Road, West Barnstable, Map 217, Parcel 020/X01 & X02

Modification of Windows, Doors and Addition of Chimney

Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Minor Modification (Exhibit I) for Paul Hamblin at 76 John Make Road, West Barnstable as Submitted.

So Voted Unanimously

CERTIFICATE OF EXEMPTIONS

Lawrence, John, 140 Great Marsh Road, Barnstable, Map 089, Parcel 005-007

12' X 14' Shed

Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Certificate of Exemption (Exhibit J) for John Lawrence at 140 Great Marsh Road, Barnstable as Submitted.

So Voted Unanimously

Bernard, Richard & Margaret, 195 Dromoland Lane, Barnstable, Map 335, Parcel 084

Construct 14' x 20' Open Air Roof Structure off Existing Pool House

Motion duly made by George Jessop, seconded by Dave Munsell, Jr. to Approve the Certificate of Exemption (Exhibit K) for Richard & Margaret Bernard at 195 Dromoland Lane, Barnstable as Submitted.

So Voted Unanimously

APPROVAL OF MINUTES

Minutes of April 08, 2015

The Minutes of April 08, 2015 were continued to May 13, 2015

**Having no further business before this Committee, a motion was made by George Jessop, seconded by Ellen Merritt to Adjourn the Meeting at 8:00pm.
So Voted Unanimously**

Respectfully submitted,
Marylou Fair
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 258/045 dtd 04.08.2015
Exhibit B – Certificate of Appropriateness – File 350/041 dtd 04.22.2015
Exhibit C – Certificate of Appropriateness – File 318/014 dtd 04.22.2015
Exhibit D – Certificate of Appropriateness – File 317/004-003 dtd 04.22.2015
Exhibit E – Certificate of Appropriateness – File 197/044 dtd 04.22.2015
Exhibit F – Certificate of Appropriateness – File 316/034 dtd 04.22.2015
Exhibit G – Letter of Support from Lynn & Geoffrey Koper – File 258/030 dtd 04.22.2015
Exhibit H – Certificate of Appropriateness – File 258/030 dtd 04.22.2015
Exhibit I - Certificate of Exemption – 2015 Exemption File dtd 04.22.2015
Exhibit J - Certificate of Exemption – 2015 Exemption File dtd 04.22.2015
Exhibit K - Certificate of Exemption – 2015 Exemption File dtd 04.22.2015