

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

**MINUTES  
Wednesday, June 24, 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	Present
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.

**APPLICATIONS**

**Tompkins, Joan, 279 High Street, West Barnstable, Map 111, Parcel 018**

Change of Exterior Siding Material

Represented by Joan Tompkins

Ms. Tompkins explained to the Committee that currently, the siding on the house is textured masonite and they no longer manufacture this material. The house is approximately 100 feet from the road. She is proposing to replace the existing siding with HardiePlank. The corner boards will be replaced with a composite such as azek. Carrie Bearse stated that the Old King's Highway does not usually approve HardiePlank, but given the existing materials, she would view this as justification for an exception. George Jessop advised applicant that the HardiePlank is not tapered, so it needs to be overlapped so the water does not get sucked in, but agrees that it does match with the existing material of the house. He asked if the corner boards will be painted the same color and Mr. Tompkins replied that they will be either the same color or white. George Jessop suggested painting the same color as it will blend better. Paul Richard agreed that in this particular situation, it is comparable with what is there and David Munsell, Jr. added that it would be justified due to the existing materials.

**Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit A) for Joan Tompkins at 279 High Street, West Barnstable as Submitted for HardiPlank siding as a substitution of the existing pressed masonite as masonite is no longer available and HardiePlank is the closest match. Corner boards of azek to be painted the same color as siding. So Voted Unanimously**

**Blair, Henry & Janet, 130 Bone Hill Road, Barnstable, Map 351, Parcel 008**

Construct Additions, 2-Car Garage, Pool, Replace Windows, Install Stone Landscape Wall

Represented by Amanda Sawyer, Hutker Architects

*NOTE: Mary Blair Petiet recuses herself from the discussion and vote and left the room*

Ms. Sawyer detailed the project which includes multiple one-story additions. There is a main two story portion of the existing house that they will maintain as well as the west section and an addition will be attached. They propose removing an east wing and replacing with another addition and garage. A pool will be installed and landscaping walls. The siding will be white cedar shingles for sidewalls and yellow for the remainder. Trim will be mindful grey and they will be replacing all the windows with Marvin double hung. Carrie Bearse asked if they are still developing some of the landscaping plan and Ms. Sawyer confirmed and added that it will be mostly where the new pool is going. George Jessop asked if there is a step down to the pool and Ms. Sawyer explained that the pool is at a lower grade and a level down. There will be a walkout basement that will go right to the pool deck. Ellen Merritt inquired as to the pool fence material and Ms. Sawyer stated that they are still in the working stage for this. David Munsell, Jr. noted that the pool is on the far side of the property and not visible from any direction.

**Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit B) for Henry & Janet Blair at 130 Bone Hill Road, Barnstable as Submitted. So Voted Unanimously**

**Bridge Creek Professional Building, 1170 Main Street, West Barnstable, Map 178, Parcel 015-02A-015-021**

Replace Existing Sign

Represented by Ali Maloney, Building Manager & Peter Swiderski, Sign Maker

George Jessop asked if the sign would be carved or if the lettering would be overlay. Ms. Maloney stated it will be overlay and in addition to the ladder sign, each business will have their own sign on the section of building where the business is located. These signs will be black background with white lettering. The ladder sign will be black background with gold lettering. Carrie Bearse added that she prefers to see the posts be a natural material, and noted that the application indicates pvc. George Jessop feels that the white posts are appropriate; however, the pvc should be painted to cut down on the shine.

**Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit C) for Bridge Creek Professional Building at 1170 Main Street, West Barnstable as Amended to reflect the sign posts of pvc to be painted white as well as any other pvc material such as caps.**

**So Voted Unanimously**

**Pearson, Scott & Susan, 7 Tillage Lane, West Barnstable, Map 136, Parcel 005**

Construct New Dormer, Replace Trim Material and Windows

Represented by Scott Pearson

Mr. Pearson stated that they purchased the house approximately one month ago and they need to replace windows and wish to add a dormer. Mr. Pearson clarified that the previous owners had replaced the side windows with Andersen that have snap in grills. He would like to amend his application to reflect any new windows have the snap in grills to match those that exists. Azek trim is proposed for around the windows. Members then reviewed the proposed dormer.

**Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit D) for Scott & Susan Pearson at 7 Tillage Lane, West Barnstable as Amended to reflect replacement windows to have snap in grills to match existing windows on side elevations.**

**So Voted Unanimously**

**O'Leary, Robert, 154 Indian Trail, Barnstable, Map 336, Parcel 013-002**

Construct Covered Porch, Bluestone Patio

Represented by Robert O'Leary

Mr. O'Leary reminded members that he appeared before this Committee a few years ago to construct a front porch. He now wishes to add one on the side elevation and all materials will match existing.

**Motion duly made by Paul Richard, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit E) for Robert O'Leary at 154 Indian Trail, Barnstable as Submitted.**

**So Voted Unanimously**

**Town of Barnstable, West Barnstable Community Building, 2377 Meetinghouse Way, West Barnstable, Map 155, Parcel 040**

Replace Existing Sign

Represented by Steve Sundelin, DPW

Carrie Bearse noted that the sign location will be moved a little closer to the road and Steve Sundelin confirmed this as well as the height will be increased so that it can be seen over the hedges. Carrie Bearse confirmed that the white background with black lettering will be similar to the recent cemetery signs.

**Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit F) for the Town of Barnstable, West Barnstable Community Building at 2377 Meetinghouse Way, West Barnstable as Submitted.**

**So Voted Unanimously**

**Hebditch, Randall, 173 Percival Drive, West Barnstable, Map 110, Parcel 001-011**

Install Solar Panels on Rear Roof Elevation

Represented by Cheryl Gruenstern, Solar City

Ms. Gruenstern reviewed the proposed location of the solar panels which will be located on the rear elevation of the existing dwelling. Carrie Bearse asked if any members had questions or concerns given the location of the panels on the rear elevation. Paul Richard confirmed that they will not be visible from the road.

**Motion duly made by Paul Richard, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit G) for Randall Hebditch at 173 Percival Drive, West Barnstable as Submitted due to location of the solar panels on the rear elevation and not visible from the road.**

**So Voted Unanimously**

**Goral, Patricia Anne, 55 Salt Rock Road, Barnstable, Map 316, Parcel 082**

Install Solar Panels on Rear Roof Elevation

Represented by Cheryl Gruenstern, Solar City and Patricia Anne Goral

Ms. Gruenstern noted that these panels will be on the rear elevation and Paul Richard confirmed that they would not be visible from the road.

**Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit H) for Patricia Anne Goral at 55 Salt Rock Road, Barnstable as Submitted due to location of the solar panels on the rear elevation and not visible from the road.**

**So Voted Unanimously**

#### **MINOR MODIFICATIONS**

**Bancroft, Eric & Rachael, 5 Sundelin Way, West Barnstable, Map 216, Parcel 069**

Change of Fence Material for Portion of Fencing

**Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Minor Modification (Exhibit I) for Eric & Rachael Bancroft for a change in a portion of the fence material.**

**So Voted Unanimously**

**Mitchell, Douglas, 2560 Main Street, Barnstable, Map 258, Parcel 002-002**

Reduction in size of Garage

Carrie Bearse pointed out that although this may not meet the exact definition of a minor modification, it is much smaller and less ornate. Mary Blair Petiet also commented that it has been toned down. Members were in agreement to accept this as a modification.

**Motion duly made by Ellen Merritt, seconded by Mary Blair Petiet to Approve the Minor Modification (Exhibit J) for Douglas Mitchell at 2560 Main Street, Barnstable for a reduction in size of proposed garage.**

**So Voted Unanimously**

#### **CERTIFICATE OF EXEMPTIONS**

**Champlin, James, 49 Rendezvous Lane, Barnstable, Map 279, Parcel 049**

8' x 12' Shed

**Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Certificate of Exemption (Exhibit K) for James Champlin at 49 Rendezvous Lane, Barnstable as Submitted.**

**So Voted Unanimously**

**Cunniff, Pauline, 2275 Main Street, Barnstable, Map 237, Parcel 033**

Install 4' Natural Cedar Wood Picket Fence

**Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Exemption (Exhibit L) for Pauline Cunniff at 2275 Main Street, Barnstable as Submitted.**

**So Voted Unanimously**

**Vecchi, Paul & Jennifer, 1955 Main Street, West Barnstable, Map 216, Parcel 039-001**

Two 12' x 16' Sheds and 4' Horse Fence

**Motion duly made by Ellen Merritt, seconded by Mary Blair Petiet to Approve the Certificate of Exemption (Exhibit M) for Paul & Jennifer Vecchi at 1955 Main Street, West Barnstable as Submitted.**

**So Voted Unanimously**

#### **APPROVAL OF MINUTES**

**Minutes of June 10, 2015**

**Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Minutes of June 10, 2015 as corrected.**

**So Voted Unanimously**

**Having no further business before this Committee, a motion was made by Mary Blair Petiet, seconded by Ellen Merritt to Adjourn the Meeting at 7:36.**

**So Voted Unanimously**

Respectfully submitted,  
Marylou Fair  
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 111/018 dtd 06.24.2015  
Exhibit B – Certificate of Appropriateness – File 351/008 dtd 06.24.2015  
Exhibit C – Certificate of Appropriateness – File 178/015-02A-015-02I dtd 06.24.2015  
Exhibit D – Certificate of Appropriateness – File 136/005 dtd 06.24.2015  
Exhibit E – Certificate of Appropriateness – File 336/013-002 dtd 06.24.2015  
Exhibit F – Certificate of Appropriateness – File 155/040 dtd 06.24.2015  
Exhibit G – Certificate of Appropriateness – File 110/001-011 dtd 06.24.2015  
Exhibit H – Certificate of Appropriateness – File 316/082 dtd 06.24.2015  
Exhibit I – Minor Modification – File 216/069 dtd & 2015 Minor Modification File  
Exhibit J – Minor Modification – File 258/002-002 & 2015 Minor Modification File  
Exhibit K - Certificate of Exemption – 2015 Exemption File dtd 06.24.2015  
Exhibit L - Certificate of Exemption – 2015 Exemption File dtd 06.24.2015  
Exhibit M - Certificate of Exemption – 2015 Exemption File dtd 06.24.2015