

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

**MINUTES  
Wednesday, July 23, 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 6:31m. 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**

**West, Peter & Debra, 44 Dorcas Drive, Barnstable, Map 277, Parcel 038**

Install Solar Panels on Rear Elevation

Represented by Desiree Revoir, E-2 Solar

Carrie Bearse confirmed that the panels will be located at the rear of the property. Mary Blair Petiet stated that it will not be visible.

**Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit A) for Peter & Debra West at 44 Dorcas Drive, Barnstable as Submitted due to the location and not visible from any public way.**

**So Voted Unanimously**

**Beckwith, Robert, 76 Bayberry Lane, Barnstable, Map 335, Parcel 061**

Construct Dormer, Walkout Deck & Stairs at Rear Elevation

Represented by Jean Bowden & Betsy Laughton, Capezzi Home Improvements

Jean Bowden reviewed the project and noted that the dormer will be located at the rear elevation and the homeowners own several of the abutting properties. Carrie Bearse confirmed that all materials will match that of the existing house.

**Motion duly made by Ellen Merritt, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit B) for Robert Beckwith at 76 Bayberry Lane, Barnstable as Submitted.**

**So Voted Unanimously**

**Anderson, Gregg & Rebecca, 441 Parker Road, LOT #3, West Barnstable, Map 176, Parcel 025**

Construct New Single Family Dwelling

Represented by Shane Pacheco & Gregg Anderson

Carrie Bearse noted that there is not a landscaping plan included with the application, however, the lot is located very far in from the road. Mr. Pacheco stated that he can provide one in the spring once the homeowners have decided on a plan. Windows will have grills between the glass and the deck will be composite materials. George Jessop pointed out that the dormer on the front and rear elevations do not match and asked if it would be framed under the ridge and Mr. Pacheco confirmed that it will.

**Motion duly made by Ellen Merritt, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit C) for Gregg & Rebecca Anderson at 441 Parker Road, Lot #3, West Barnstable as Submitted with the exception that the dormer on left elevation will be framed under the ridge.**

**So Voted Unanimously**

**O'Connor, Justin & Susanne, 21 The Plains Road North, West Barnstable, Map 153, Parcel 004-001**

Construct 2 Car Garage & Addition

Represented by Justin & Susanne O'Connor

Carrie Bearse confirmed that all materials on the new garage and addition will match that of the existing house.

George Jessop clarified that the pitch on the garage roof will be a 12 pitch.

Carrie Bearse asked if the windows on the garage will be 6/6 to match the house and Ms. O'Connor responded that the garage windows will be 6/6, but the mudroom addition windows will be 6/1.

**Motion duly made by Mary Blair Petiet, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit D) for Justin & Susanne O'Connor at 21 The Plains Road North, West Barnstable as Submitted with the windows on the garage to have a 6/6 pattern and the addition to have 6/1.**

**So Voted Unanimously**

**Suzanne Smith named Buyer in a Purchase & Sales Agreement for the property located at 48 Hilliard's Hayway, West Barnstable, Map 136, Parcel 044**

Construct New Single Family Dwelling and Attached 2-Car Garage

Represented by Adam Moring, AIA & Suzanne Smith

Mr. Moring pointed out that the house is set back on the 2<sup>nd</sup> half of the lot due to the wells and leaching fields in the area and the fact that this section has a flatter surface. Materials are natural, cedar shingles with natural bleaching oil; windows will have applied exterior grills. Carrie Bearse asked what the material is proposed for the portico and Mr. Moring replied that it will be PVC. George Jessop questioned the transoms above the windows on the front elevation and Mr. Moring replied that the homeowners like the design and want to let in more light.

George Jessop recommended that they look at the window before deciding and try to find a combination that would give you more glass. He also pointed out that the windows on the second floor are smaller; however, the transoms remain the same size as those on the first floor. Paul Richard asked if the cupola would be lit and the homeowner indicated that she would like it to be. Carrie Bearse stated that typically, the Committee prefers that they are not lit, but if so, recommends that a timer be used and that the homeowner be mindful of their neighbors. Ellen Merritt asked if any trees will be removed and Mr. Moring stated that some will need to be taken down, however, there are many beautiful trees on the lot that will remain.

**Motion duly made by Paul Richard, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness(Exhibit E) for Suzanne Smith, named Buyer in a Purchase & Sales Agreement for 48 Hilliard's Hayway, West Barnstable as Submitted.**

**So Voted Unanimously**

**CERTIFICATE OF EXEMPTIONS**

**Town of Barnstable (Custom House) 3353 Main Street, Barnstable, Map 299, Parcel 046**

Restoration of Exterior Brick, Selective Replacement of Ornamental Metal Trim, Repair & Repaint Exterior Front & Rear Doors

**Motion duly made by Ellen Merritt, seconded by Mary Blair Petiet to Approve the Certificate of Exemption (Exhibit F) as Submitted.**

**So Voted Unanimously**

**Cahoon, Richard, 100 North Winds Lane, West Barnstable, Map 108, Parcel 002-006**

Addition to Existing Deck at Rear Elevation

**Motion duly made by Mary Blair Petiet, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit G) as Submitted.**

**So Voted Unanimously**

**Herrick, James & Robyn, 18 Cypress Point, Barnstable, Map 349, Parcel 066**

14' X 20' Shed

**Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Certificate of Exemption (Exhibit H) as Submitted.**

**So Voted Unanimously**

**MassDOT – Highway, 3433 Main Street, Barnstable**

Emergency Removal of Three Trees

**Motion duly made by George Jessop, seconded by Paul Richard to Approve the Emergency Exemption (Exhibit I) to Remove 3 Trees as Submitted and noting that the proposed tree replacement should be no less than 2 trees.**

**So Voted Unanimously**

**Barr, Andrew & Ruthanne, 390 Plum Street, West Barnstable, Map 196, Parcel 017**

Construct 12' x 16' Deck at Rear Elevation, Remove side concrete steps & railing

**Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Exemption (Exhibit J) as Submitted.**

**So Voted Unanimously**

**MINOR MODIFICATION**

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

Decrease building footprint & relocation on lot

Represented by Walter Yarosh

Mr. Yarosh explained that after this Committee approved the application, they went to Conservation and that Committee wanted the building reduced in size and relocated on the lot. The modifications include removing the ramps on the water side, eliminating the changing rooms and relocating the structure back 9 feet for added protection of the rock wall. George Jessop stated that he understands the concerns of the Conservation Commission, however he believes that the ramp on the water side is an important feature historically as well as the location.

Abutter, Craig Schelter commented that he utilizes the boathouse to the immediate left and he would like to request plantings on the west side. The Board discussed their role in requiring plantings and believes that this would be the purview of the Conservation Commission as much of the plantings would be under water at high tide. Ellen Merritt suggested that you may see natural vegetation come back once the project is complete. Mr. Yarosh stated that he would be happy to talk with the Minucci's as they have been very accommodating.

**Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Minor Modification (Exhibit K) as Submitted.**

**So Voted Unanimously**

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

Reconfigure Windows on Rear Elevation, replace side entry door

Represented by Peter Kimball

Mr. Kimball stated that the modifications would include the addition of three windows at the left rear elevation and reconfiguration of the windows on the 2<sup>nd</sup> floor. Carrie Bearse confirmed that the rear elevation can not be seen. The current door is a single 9 lite and the owners would like to change to a 3 lite door with side lights. The door is not visible from Old Jail Lane. Carrie Bearse noted that the other entry door on the house is full glass. This may not be the most appropriate, but certainly it is not inappropriate. George Jessop concurred in that this house has many different architectural styles. A door of this style, although possibly inappropriate becomes appropriate when added to a house of this design.

**Motion duly made by Mary Blair Petiet, seconded by Ellen Merritt to Approve the Minor Modification (Exhibit L) as Submitted.**

**So Voted Unanimously**

**APPROVAL OF MINUTES**

June 11, 2014

**Motion duly made by Mary Blair Petiet, seconded by Ellen Merritt to Approve the Minutes of June 11, 2014 as Submitted.**

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

**ABSTAINED: Jessop**

June 25, 2014

**Motion duly made by Paul Richard, seconded by Mary Blair Petiet to Approve the Minutes of June 25, 2014 as Submitted.**

**So Voted Unanimously**

**Having no further business before this Committee, a motion was made by Paul Richard, seconded by Mary Blair Petiet to Adjourn the Meeting at 7:50pm.  
So Voted Unanimously**

Respectfully submitted,  
Marylou Fair  
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 277/038 dtd 07.23.2014  
Exhibit B – Certificate of Appropriateness – File 335/061 dtd 07.23.2014  
Exhibit C – Certificate of Appropriateness – File 176/025 dtd 07.23.2014  
Exhibit D – Certificate of Appropriateness – File 153/004-001 dtd 07.23.2014  
Exhibit E – Certificate of Appropriateness – File 136/044 dtd 07.23.2014  
Exhibit F – Certificate of Exemption - 2014 File dtd 07.23.2014  
Exhibit G – Certificate of Exemption - 2014 File dtd 07.23.2014  
Exhibit H – Certificate of Exemption - 2014 File dtd 07.23.2014  
Exhibit I – Certificate of Emergency Exemption - 2014 File dtd 07.23.2014  
Exhibit J – Certificate of Exemption – 2014 File dtd 07.23.2014  
Exhibit K – Minor Modification - 2014 File dtd 07.23.2014  
Exhibit L – Minor Modification – 2014 File dtd 07.23.2014