

**Town of Barnstable**  
**Old King's Highway Historic District**  
**MINUTES**  
**Wednesday, May 25, 2011**  
**7:00PM**

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 Fire Station, 2160 Meetinghouse Way (Route 149), West Barnstable, MA on the following application:

**Committee Members Present: George Jessop, Patricia Anderson, Carrie Bearse, Bill Mullin**  
**Committee Members Absent: Elizabeth Nilsson**

A quorum being met, Chair Jessop called the hearing to order at 7:00pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest.

**CONTINUED APPLICATIONS**

**Schilpp, Frederick/Pickman, Carolyn, 115 Rendezvous Lane, Barnstable, Map 279, Parcel 029**

New Screened Gazebo, Greenhouse, 2 Shed Dormers, 2 Enlarged Double Hung Windows

(Continued from November 10, 2010, December 08, 2010, January 12, 2011, February 09, 23 2011 & March 09, 23, April 11, 27, May 11, 2011)

**Applicant has requested an Extension to June 8, 2011**

**Motion duly made by Pat Anderson, seconded by Carrie Bearse to Continue the Certificate of Appropriateness for Frederick Schilpp and Carolyn Pickman at 115 Rendezvous Lane, Barnstable to June 08, 2011 as Requested. So Voted Unanimously**

**Town of Barnstable / Dept of Public Works, Oak Street, West Barnstable**

Reconstruct & Regrade Oak Street from Route 6 Overpass to Iyannough Road

(Continued from February 23, March 09, 23, April 11, 27, May 11, 2011)

**Applicant has requested an Extension to June 8, 2011**

**Motion duly made by Pat Anderson, seconded by Carrie Bearse to Continue the Certificate of Appropriateness for Town of Barnstable/DPW for Oak Street Project, West Barnstable to June 08, 2011 as Requested. So Voted Unanimously**

**Stotts, Michael & Margaret, 119 Governor's Way, Barnstable, Map 258, Parcel 057**

Construct 1-Car Garage, Breezeway, Porch, Paved Driveway

(Continued from May 11, 2011)

Represented by Michael Stotts

Mr. Stotts submitted revised plans dtd 5/25/2011 which reflect the reconsideration of the material of the decking which has been changed to mahogany. He also took the suggestion regarding the four posts on the breezeway and rearranged them as single column and evenly spaced. The other concern of the Committee were the windows over the garage door.

Mr. Stotts offered two options in the submitted drawings SK-1 and SK-2. George Jessop estimated the size of the garage door to be 8'x8' and Mr. Stotts confirmed that this was a good estimate and added that it would be of residential scale.

**Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Certificate of Appropriateness for Michael & Margaret Stotts at 119 Governor's Way, Barnstable for Revised Plans dated 5/25/2011 as Submitted and Note that the Applicant can choice whichever option submitted for the garage door.**

**So Voted Unanimously**

**NEW APPLICATIONS**

**O'Malley, Andrew, 90 Bursley Path, W. Barnstable, Map 110, Parcel 025-003**

Change of Exterior Paint Color, Trim, Shutters & Door

Represented by Kristen O'Malley

Applicant stated that the current color is a light grey and they wish to change to a darker grey (Glidden Granite Grey GLN59). Trim will remain white, but repainted and the shutter and door will be painted black. Carrie Bearse commented that these colors are very appropriate and traditional.

**Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Certificate of Appropriateness for Andrew O'Malley at 90 Bursley Path, West Barnstable as Submitted.**  
**So Voted Unanimously**

**Murphy, Susan & Senoski, Richard, 1865 Phinney's Lane, Barnstable, Map 277, Parcel 007**

Construct 28' x 40' Garage

Represented by Ken Sadler, KSA Design & Richard Senoski

Ken Sadler explained to the Members that the homeowner wishes to build a 28' x 40' barn which would be located approximately 180 feet back from the street. Chairman Jessop reviewed the height of the structure which is proposed at 21'9" and asked applicant to confirm the plate height. Ken Sadler stated that it would be not more than 8-10' off the ground; off the wall is approximately 10 feet and you would add a truss for attic space. George Jessop asked if there is a lifting beam and Ken Sadler confirmed that there is, for storage. Chairman Jessop then noted that the site is located back towards the woods and that the doors appear to be 10 feet and Mr. Sadler confirmed that the door dimensions include the glass in the door.

Chairman Jessop opened the discussion to Public Comment

Carol Khtikian, an Abutter to the property, voiced concern about the size of the building and what would be stored in the structure. Chairman Jessop stated that the size of the structure is not out of scale for a barn and is not an inappropriate design. AS to what is being stored inside, that is not within this Board's purview.

Al Lucier, Abutter to the property stated he is also concerned about the size of the barn and the concern that work vehicles will be stored inside. Mr. Senoski stated that this would not be the case.

Matt Phung, Abutter, stated that he, too, is concerned about the size of the barn as the existing house on the lot is very small.

Carrie Bearse stated that she understands the concerns and comments of the abutters, however, the size and scale of the proposed barn is not out of scale.

Pat Anderson stated that if this was a historic house, or even marginally historic, the barn would be appropriate. However, this is a small one story Cape that is not historic today and therefore; she does have a concern with the barn being this large.

Chairman Jessop asked how deep the lot is and Mr. Sadler confirmed it is 641' on the short side and they are 180 feet from the road, which is approximately 1/3 of the way back on the lot. Carrie Bearse noted that there is a fence on the property and asked how far back from it would the barn be located. Mr. Sadler noted it would be approximately 70 feet.

Chairman Jessop noted that he believes that the scale is appropriate because the house that usually fronts a structure such as a barn was the smaller secondary building on the lot. The scale of this barn, especially with the door and window details, reads from the street as a farm structure.

Mitchell Khtikian, Abutter to the property asked what this board was trying to determine and asked if you could build a structure that is to be used by a business.

Chairman Jessop stated that this Board determines if the structure is appropriate and conducive to the historic district and that the use is not up to this Board, it would be a zoning issue.

Hearing no further Comment, Chairman Jessop closed the Public Hearing.

**Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Susan Murphy & Richard Senoski at 1865 Phinney's Lane, Barnstable as Submitted**

**VOTE:**

**AYE: Bearse, Mullin, Jessop**

**NAY: Anderson**

**Motion passes 3-1**

**Doyle, Peter & Karen, 121 Palomino Drive, Barnstable, Map 297, Parcel 054**

Replace Windows (3)

Represented by Peter Doyle

Mr. Doyle informed the Committee that he wishes to replace three casement windows on the 2<sup>nd</sup> floor as indicated in the photographs included with the Application with Andersen double hung windows. Carrie Bearse confirmed that the current windows do not have grills.

**Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Peter & Karen Doyle at 121 Palomino Drive, Barnstable to replace three casement windows with three double hung Andersen Windows and that this approval is given with no grills based upon the existing windows not having grills.**

**So Voted Unanimously**

**Tryon, Robert & Mary Ann, 6 First Way, Barnstable, Map 301, Parcel 050**

Relocate Existing Patio Door

Represented by Mary Ann Tryon

Ms. Tryon explained that she wishes to relocate the existing east facing patio door to the south facing wall. She notes that this application had been previously approved three years ago, however, it has expired.

**Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Certificate of Appropriateness for Robert & Mary Ann Tryon at 6 First Way, Barnstable as Submitted.**

**So Voted Unanimously**

**Cahill, Patricia, 55 Hilliard's Hayway, W. Barnstable, Map 136, Parcel**

Installation of Solar Panels on South facing roof

Represented by Conrad Geysler

George Jessop confirmed that the rear of the house is south facing and Bill Mullin noted that it also faces a marsh. Pat Anderson commented that it also faces Route 6A and asked how far back the house is located and can it be seen from 6A. Mr. Geysler stated that it would be difficult to see the house from Rte 6A. There are already two existing panels and the homeowners wish to simply add to what is already there.

**Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Certificate of Appropriateness for Patricia Cahill at 55 Hilliard's Hayway, West Barnstable as Submitted based upon site location on rear of house and remote setting not on Route 6A or a main thoroughfare.**

**So Voted Unanimously**

**Pelletier, James & Hass, Joel, 66 Allyn Lane, Barnstable, Map 258, Parcel 073**

Construct Addition to Right Side and Add Window to Existing House

Represented by Chris Childs, Patriot Builders & James Pelletier

Mr. Childs noted that the applicant is seeking approval to build an addition on the right side of the existing structure. The house is located on a corner lot, so it is subject to two front yard setbacks which they meet. The addition itself is in keeping with the existing structure and in keeping with the surroundings. In addition, they will be adding a picture window on the back of the house. Windows on the addition will have exterior and interior grills, all other materials, shingles, and trim will match existing. Chairman Jessop confirmed that the windows are double hung Andersen with the exception of the picture window on the rear of the house.

**Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Certificate of Appropriateness for James Pelletier & Joel Hass at 66 Allyn Lane, Barnstable as Submitted.**

**So Voted Unanimously**

**Rose, Stephen & Mary, 72 Alder Brook Lane, W. Barnstable, Map 132, Parcel 044**

Construct 7' x 22' Addition on Rear of House

Represented by Mark Macallister, Contractor

Mr. Macallister explained that they wish to bump out the back of the house and will match existing shingles, trim and roof material. This is off the back of the house on a dead end street. They are tying in the two decks and will be adding two double hung Andersen 400 series windows.

**Motion duly made by Pat Anderson, seconded by Bill Mullin to Approve Certificate of Appropriateness for Stephen & Mary Rose at 72 Alder Brook Lane, West Barnstable as Submitted.**

**So Voted Unanimously**

**Presbyterian Church of Cape Cod, 2391 Iyannough Road, W. Barnstable, Map 216, Parcel 045**

West & South Elevation Additions, New Roof, Shingles, Temporary Parking on South elevation

Represented by John Chapman

Mr. Chapman stated that this is Phase 1 of a 3 Phase project and this application is for a smaller section of addition and renovations. They are proposing to bump out the structure 8 feet and on the south side there is a larger addition 16'x46' for educational classrooms.

Because of the flow of the traffic and where parking is currently located and how the addition on the south side will effect this, they will have to temporarily cut into the hill to increase the parking as they will be loosing approximately 10 spots. The parking will be addressed formally during one of the later phases.

The new structure represents the contemporary style they are moving towards which has a more classical cape cod look with the siding and windows. They will continue to increase this style in Phase Three.

Bill Mullin asked how soon they expect to get through the phases and Mr. Chapman estimated three years.

Mr. Chapman expressed the preference to use azek for under the windows rather than cedar. He Committee prefers that the material be a natural wood. George Jessop noted that if you are going with the Pella windows as indicated, they come with sills that are very weather resistant. Bill Mullin also commented that you can get bodyguard which may cost less.

**Motion duly made Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Appropriateness for the Presbyterian Church at 2391 Iyannough Road, W. Barnstable as Submitted.**

**So Voted Unanimously**

**Kinlin, Robert & Grover, Paul, 3256 Main Street, Barnstable, Map 299, Parcel 033**

Signage

Represented by Bryce Roberts, Instant Sign Center

Mr. Roberts explained that they are replacing the current posts with a white cedar and a carved hdu sign with gold leaf. George Jessop stated that he believes that this is urethane material, and Mr. Roberts pointed out that this is the same material approved previously for the two Kinlin Grover signs that recently came before this board. A discussion took place as to the appropriateness of this material and the Members preferred a sign made of cedar or mahogany. Pat Anderson noted that the restaurant next door, as well as the tenant on the other side of this building have carved wood signs. Mr. Roberts stated that they would not be able to complete the sign as they only process hdu.

**Motion duly made by Pat Anderson, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Kinlin/Grover at 3256 Main Street , Barnstable as Modified to reflect a sign carved out of wood and posts as presented with copper cap in application, making note that the sign itself will be carved out of wood, style and letters as presented.**

**So Voted Unanimously**

**Barnstable County Courthouse Complex, 3195 Main Street, Barnstable, Map 299, Parcel 024**

Replace Windows – House of Corrections Buildings

Represented by John Blaisdell

Mr. Blaisdell stated that they are trying to clean up the building. The current windows are all different sizes and they wish to bring them into conformity. The replacement windows will all be the same, only difference is the sizes. Windows will have grills between the glass.

**Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Barnstable County Courthouse Complex at 3195 Main Street, Barnstable as Submitted.**

**So Voted Unanimously**

## **EXEMPTIONS**

**Hutton, Peter, 4151 Main Street, Barnstable, Map 351, Parcel 049**

6' x 7'6" Outdoor Wash Station

**Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Certificate of Exemption for Peter Hutton at 4151 Main Street, Barnstable as Submitted.**

**So Voted Unanimously**

## **APPROVAL OF MINUTES**

Minutes of April 13, 2011 (Continued to June 08, 2011)

Minutes of April 27, 2011 (Continued to June 08, 2011)

**Having no further business before this Committee, a Motion was duly made by Carrie Bearse, seconded by Pat Anderson to Adjourn the Meeting at 8:40pm.**

**Respectfully submitted,  
Marylou Fair**