

**Town of Barnstable**  
**Old King's Highway Historic District**  
**MINUTES**  
**Wednesday, SEPTEMBER 14, 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 Community Building, 2377 Meetinghouse Way (Route 149), West Barnstable, MA on the following application:

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

**Committee Members Absent: None**

**NOTE: Bill Mullin excused himself from the remainder of the meeting at 8:00pm**

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**

**Town of Barnstable / Dept of Public Works, Oak Street, West Barnstable**  
Reconstruct & Regrade Oak Street from Route 6 Overpass to Iyannough Road  
(Continued since February 23, 2011)

**Applicant has requested an Extension to September 28, 2011**

**Motion duly made by Pat Anderson, seconded by Carrie Bearse to Continue the Certificate of Appropriateness to September 28, 2011**

**So Voted Unanimously**

**Town of Barnstable/DPW, 2377 Meetinghouse Way, W. Barnstable, Map 155, Parcel 040**  
Modify Existing Parking Lot, Create Additional Parking Spaces, Add Lights to Existing Electric Pole  
(Continued from August 10, 2011)

**Applicant has requested an Extension to September 28, 2011**

**Motion duly made by Pat Anderson, seconded by Carrie Bearse to Continue the Certificate of Appropriateness to September 28, 2011**

**So Voted Unanimously**

**NOTE: This application was tabled until such time as applicant's representative was available due to scheduling conflicts**

**Hawley, James, 259 Main Street, W. Barnstable, Map 134, Parcel 013**

Construct Single Family House  
(Continued from August 24, 2011)

Represented by James Hawley & Steve Cook of Cotuit Bay Design

Mr. Cook stated that they took the advice from the last hearing and made the following changes; brought the siding all the way down so there was not as much exposed concrete, they strengthened the posts by the inclusion of arches as buttresses at the top of the post and also widened the posts and set them back in for a projected porch, changed the triple windows to double on gable end and took out the tower. They also changed the window patterns to 6 over 6 for the front and left elevation and at the rear will be a 6 over one pattern. Front and left elevations will have applied fixed grills.

**Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Appropriateness for James Hawley at 259 Main Street, W. Barnstable as per revised plans received 9/14/2011 with modifications that trim will be wood, porch railing will be wood and windows will be a 6 over 6 pattern and the front and left elevations will have applied exterior grills.**

**VOTE:**

**AYE: Jessop, Bearse, Nilsson, Mullin**

**NAY: None**

**ABSTAINED: Anderson (Not present at previous Meeting)**

**Parsons, Keith & Ruth, 65 Althea Drive, Barnstable, Map 333, Parcel 019**

Change of Siding and Trim Material

(Continued from August 24, 2011)

No one was present to represent the application. Staff indicated that the homeowner has withdrawn their contract with the agent.

**Motion duly made by Bill Mullin, seconded by Carrie Bearse to Deny the Certificate of Appropriateness for Keith & Ruth Parsons at 65 Althea Drive, Barnstable due to inappropriate materials.**

**So Voted Unanimously**

**Holland, Joseph & Michelle, 24 George Street, Barnstable, Map 319, Parcel 078**

Construct 2-Car Garage, Alterations & Additions to Single Family House

(Continued from August 24, 2011)

Represented by Joseph Holland

Mr. Holland explained that at the last meeting he was asked to revise the window patterns so that they were consistent throughout. He has revised the plans to reflect all windows to have a 6 over 1 window pattern. He was also asked to revise the dormer on the house so that it is consistent with the dormer on the garage. He also has added fully engaged columns on the farmer's porch.

Mr. Holland also indicated that there is one change on the rear elevation. They originally proposed double hung windows and they wish to change to awning windows as they are both in bathrooms and it makes sense for this type of window. He has also set awning windows in the rear dormer.

**Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Appropriateness as Submitted per revised plans received 9/14/2011 with the addition of the engaged columns on the farmer's porch.**

**So Voted Unanimously**

**NEW APPLICATIONS**

**Gray, Stephen & Diana, 312 Midpine Road, Barnstable, Map 349, Parcel 025**

Construct 18' x 20' Family Room Addition

Represented by Stephen Bobola, Mass Builders

Mr. Bobola stated that the homeowners had come before this Committee a few years ago for a couple of additions and a deck. This proposed addition will use the same materials to match and will install windows in the same configuration as previously approved.

George Jessop confirmed that this is an addition off the rear of the existing garage.

Elizabeth Nilsson noted the absence of a site plan and Pat Anderson suggested, if approved, to make the motion contingent upon the receipt of a Site Plan.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Stephen & Diana Gray at 312 Midpine Road, Barnstable as Submitted with stipulation that a Site Plan be submitted prior to issuance of a building permit.**

**So Voted Unanimously**

**NOTE: This application was taken out of order and heard last on the Agenda.**

**Carrie Bearse removed herself from the discussion and vote**

**Bearse, Carrie & Scott, 2755 Main Street, Barnstable, Map 258, Parcel 035**

Change of Paint Color for Shutters, Doors & Garage Door

The Members reviewed the application for a change of paint color for shutters (black), doors (red) and the request for the garage doors to be either black or red. A new storm door is also proposed for the front door.

**Motion duly made by Pat Anderson, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Carrie & Scott Bearse at 2755 Main Street, Barnstable as Submitted with option of painting garage door either black or red.**

**So Voted Unanimously**

**Gibson, Frank, 141 Harbor Point Road, Cummaquid, Map 352, Parcel 026**

Install 24 Solar Photovoltaic Panels on Rear South Facing Roof

Represented by Conrad Geysler, Cotuit Solar

A letter of support was received from the Barnstable Energy Commission and entered into the record.

Mr. Geysler stated that they propose placing 24 solar panels on the rear south facing roof and will cover the majority of the roof.

George Jessop noted that there is heavy vegetation and is not visible from any other road.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Frank Gibson at 141 Harbor Point Road, Cummaquid as Submitted due to the fact that the home is not viewable from a thoroughfare in the historic district, no abutter opposition and site location is on the rear facing roof elevation.  
So Voted Unanimously**

**Leclair-Robbins, Denise, 11 Spyglass Hill Road, Barnstable, Map 355, Parcel 002-001**

Multiple Additions (5), New Porch, New Siding, New Shutters

Represented by Erik Tolley, ERT Associates, Inc.

Mr. Tolley explained that the work will consist of five additions as dimensioned on the plans.

Carrie Bearse expressed concern that the roof of the porch addition on the front seems low and asked if it should be higher. Bill Mullin noted that it will be shingled and will blend in so that it is not noticeable. Mr. Tolley further noted that it is only a 6 feet deep porch.

George Jessop asked for the pitch on the rear elevation and Mr. Tolley stated it is very shallow to incorporate the four windows on the existing house. George Jessop then asked since it is a flat roof, will they be utilizing a rubber material. Mr. Tolley noted that it is currently proposed for a rubber material covered by shingles but asked if they could have the option of the rubber roof and Mr. Jessop stated that this would be acceptable to him.

Mr. Tolley also explained that the applicant would like to change the siding to a traditional white cedar shingle bleached grey and the clapboards on the front to grey. Shutters, front door and garage doors are proposed to be painted black.

Mr. Tolley stated that he did not indicate the material of the trim and would like to propose azek. The Committee explained that they do not feel that azek is appropriate and the applicant agreed to wood.

Pat Anderson asked the window pattern and grid application. Mr. Tolley stated that there are no grid patterns on the side and rear elevations and currently there are snap in grids for the front that they would duplicate for consistency.

**Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Denise Leclair-Robbins at 11 Spyglass Hill Road, Barnstable as modified to reflect the trim to be wood, clapboards to be painted Nantucket grey, shingles to be dipped grey and new windows to have snap in grills to match existing.**

**So Voted Unanimously**

**INFORMAL DISCUSSION**

**Ben Ford, Troop 54, Marsh Trail, Sandy Neck (Halfway House), Map 263, Parcel 001**

Solar Installation for Eagle Badge

Represented by Ben Ford, Troop 54, Rich French, Marine Services & Doug Pyne

The historic inventory Form B was reviewed for the Halfway House. Mr. Ford stated that originally the thought was to place solar panels on the roof; however, since then, they have decided that a better spot would be on the outhouse walls. Mr. Ford explained that currently the Halfway House has no source of power and is limited with a back up generator. He would like to install a permanent source of power as his project to obtain his Eagle Badge which requires that your project gives back to the community.

Pat Anderson asked if the house is being used for anything other than research and Mr. Ford answered that it is being used by artists, riders and people who hike along the Marsh Trail. She then asked if he would be installing them himself and Mr. Ford stated that he would along with members of his troop and the solar installation representative.

The Members thanked Mr. Ford for appearing tonight and encouraged him to file a full Certificate of Appropriateness for Approval.

**MINOR MODIFICATION**

**Berube, Edward, 94 Mill Way, Barnstable, Map 300, Parcel 039**

Add Skylight Rear Roof

Carrie Bearse commented that, although already installed, they are evenly spaced and look appropriate.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minor Modification for Edward Berube at 94 Mill Way, Barnstable as Submitted.**

**So Voted Unanimously**

## **CERTIFICATE OF EXEMPTIONS**

### **Fiske, William & Mary, 139 Meadow Lane, W. Barnstable, Map 134, Parcel 017**

Construct 7' 5" x 4'0" Covered Entryway

Represented by Jean Bowden, Capezzi Home Improvements

Ms. Bowden explained that the homeowner wishes to add a covered entryway and a second brick step. She has visited the site and this can not be seen from any public way or from any abutting property.

George Jessop questioned whether this qualifies as an exemption and a discussion of the members took place. Mr. Jessop stated that the vegetation could disappear and then it would be seen. Pat Anderson questioned whether the property would be subdivided in the future. Carrie Bearse stated that this is an option that is available, however, why is it available if this Committee does not offer it as one.

Jean Bowden commented that this is approximately 4 acres and the structure is set back on the lot and literally can not be seen from any elevation.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption for William and Mary Fiske at 139 Meadow Lane, W. Barnstable for a 7'5" x 4' Covered Entryway as Submitted.**

**VOTE:**

**AYE: Bearse, Nilsson, Jessop**

**NAY: Anderson**

**Motion carries 3-1**

### **Carroll, Richard, 61 Maushop Avenue, Barnstable, Map 298, Parcel 100**

Replace Deteriorated Railroad Ties/Stairs & Install Fieldstone Retaining Wall/Stairs

Represented by Richard Carroll

Chairman Jessop viewed the photographs that were provided with the Certificate of Exemption and stated that he can understand, due to the deterioration of the railroad ties, why they wish to have them replace. He visited the site and believes that a stepped wall would be appropriate; however, Mr. Carroll believes this design would overpower the house.

Carrie Bearse stated that what they are proposing is very appropriate with the fieldstones.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption for Richard Carroll at 61 Maushop Avenue, Barnstable as Submitted.**

**So Voted Unanimously**

### **Doyle, Francis, 595 Marstons Lane, Cummaquid, Map 348, Parcel 032**

10 X 12 Shed

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption for Francis Doyle at 595 Marstons Lane, Cummaquid for a 10 x 12 Shed as Submitted.**

**So Voted Unanimously**

## **APPROVAL OF MINUTES**

**August 10, 2011**

**(Continued to September 28, 2011 due to lack of quorum present to Vote)**

**August 24, 2011**

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minutes of August 24, 2011 as Submitted.**

**VOTE:**

**AYE: Bearse, Nilsson, Jessop**

**NAY: None**

**ABSTAINED: Anderson**

**Having no further business before this Commission, a Motion was duly made by Elizabeth Nilsson, seconded by Carrie Bearse to Adjourn the Meeting at 8:35pm.**

**So Voted Unanimously**

Respectfully submitted,

Marylou Fair, Recording Secretary