

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, July 11, 2018, 6:30pm

BARNSTABLE TOWN CLERK
2018 AUG 30 PM12:02

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, West Barnstable on the following application:

Paul Richard, Chair	Present
Carric Bearnse, Clerk	Present
George Jessop, AIA	Present
David Munsell Jr.	Present
Lesley Wallace	Present
Polly Brazelton, Alternate	Absent

A quorum being met, Chair Richard called the hearing to order at 6:30 pm. 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

Bloom, Richard & Susan, 2644 Main Street, Barnstable, Map 258, Parcel 006, Daniel Smith House, built c.1848, Contributing Building in a National Register Historic District, Inventoried Solar PV Installation, all black panels, on two South facing roofs

Represented by: E2 Solar Inc, Jeff Schwartz; Susan & Richard Bloom

Public comment: none

Schwartz begins by describing the project.

Chair Richard gets confirmation on placement of the panels. He notes they are moderately visible from 6A and suggests an alternative to what has been presented.

There is discussion about the placement of the panels and possibly changing the layout.

The applicant and solar company have a side conversation about the placement changes.

Munsell clarifies that the blooms also own the lot to the west and can control the vegetation.

There is a discussion about the overhang of the panels.

Munsell is ok with the panels as is providing the vegetation is maintained.

Bearnse agrees that the panels will not be very visible with the vegetation; providing they maintain vegetation.

Wallace does not have a problem with the panels on the barn though she does have a problem with the panels on the home. She agrees that adding anything to the barn will hurt the aesthetics.

Bearnse asks that it would be more appropriate to figure out placement that is not on the main structure.

There is a discussion and ultimately it is agreed that the panels will not be placed on the roof of the main, historic, structure.

Motion duly made by George Jessop, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit A) for Richard & Susan Bloom, at 2644 Main Street, Barnstable, Map 258, Parcel 006 to install all black solar panels on the two south facing roofs as indicated on the plans submitted on the two south facing roofs of the accessory barn and accessory addition beyond the main house; note that while this home is on 6a, there is limited visibility from 6A and we ask the applicant to maintain current vegetation and there were no abutters present to oppose.

So Voted: Aye, unanimous

Minutes Approved on 8/29/18

White, Paul & Donna, 44 Tillage Lane, West Barnstable, Map 136, Parcel 002

Replace existing entrance deck and construct portico

Represented by: Paul White

Public comment: None present

Bearse confirms colors and materials to match the existing structure.

White notes that the clapboard will be vertical as opposed to horizontal.

Munsell notes the house is not visible from the street.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit B) for Paul & Donna White, at 44 Tillage Lane, West Barnstable, Map 136, Parcel 002 to replace the existing entrance deck and construct a portico as indicated on the plans submitted

So Voted: Aye, unanimous

Carvounis, Keith, 11 Chole Court, Barnstable, Map 278, Parcel 028

Remove portion of deck and reverse stairs; create 4' wide walkway from deck to carriage house

Represented by: Rick Lamb

Public comment: None

Lamb gives a description of the project.

Chair Richard comments that the project is not visible.

Lamb notes that the connection will be visible but the homeowner is adding evergreens to cover the sight.

There is a discussion about the future use of the deck. There is a discussion between the applicant and Jessop about the use of ships knees.

Chair Richard confirms all materials are natural wood.

Motion duly made by George Jessop, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit C) for Keith Carvounis, at 11 Chole Court, Barnstable, Map 278, Parcel 028 to remove a portion of the deck, reverse the staircase, create 4' wide walkway from the deck to the carriage house, as indicated on the plans submitted with the option to add ships knees if the applicant so chooses.

So Voted: Aye, unanimous

APPLICATION FOR DEMOLITION OR RELOCATION

Pai, Hiten & Hill, Paula, 39 Bancroft Circle, West Barnstable, Map 216, Parcel 002/001

Full demolition; rebuild as previously approved

Represented by: Dan Speakman

Public comment: None present

Speakman advises that he received OKH approval for the Certificate of Appropriateness and during the process they started having second thoughts on the wooden foundation. As a result the homeowner would like to demo and rebuild as approved per February 7, 2018 approval on file.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Demolition or Relocation (Exhibit D) for Paula Hill and Hiten Pai, at 39 Bancroft Circle, West Barnstable, Map 216, Parcel 002/001 to demolish the single family home and rebuild as previously approved February 7, 2018, as indicated on the plans submitted.

Minutes Approved on 8/29/18

So Voted: Aye, unanimous

CERTIFICATE OF EXEMPTION

**Barnstable Land Trust, 1540 Main Street, West Barnstable, Map 197, Parcel 015
Construct 120 sq ft shed behind office constructed of wood**

Bearse comments the previous questions was what the shed was made from. The shed will be constructed of wood.

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit E) for Barnstable Land Trust, of 1540 Main Street, West Barnstable, Map 197, Parcel 015, to construct a 120 sqft shed behind the office, constructed of wood, as indicated on the plans submitted.

So Voted: Aye, Unanimous

OTHER

Cabana, Jay, 200 Main Street, West Barnstable, Map 134, Parcel 007 (Exhibit F) - Request for one year extension of previously approved Certificate of Appropriateness - Granted by Chair Richard (no need for a vote).

Having no further business before this Committee, motion to adjourn is moved by Carrie Bearse, seconded by Lesley Wallace at 7:21pm.

Respectfully Submitted,
Erin K. Logan

Exhibit A	Certificate of Appropriateness	File	258/006/000
Exhibit B	Certificate of Appropriateness	File	136/002/000
Exhibit C	Certificate of Appropriateness	File	279/028/000
Exhibit D	Certificate of Demolition	File	216/002/001
Exhibit E	Certificate of Exemption	File	197/015/000