

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

**MINUTES
Wednesday, October 08, 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 at St. Mary's Episcopal Church, 3055 Main Street, Barnstable on the following application:

Carrie Bearse	Present
George Jessop	Present
Mary Blair Petiet	Present
Ellen Merritt	Absent
Paul Richard, Alternate	Present

A quorum being met, Chair Bearse called the hearing to order at 6:32m. 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.

CONTINUED APPLICATIONS

Worthington, Harriet, 2771 Main Street, Barnstable, Map 258, Parcel 034

Replace Existing Windows

(Continued from September 10 & 24, 2014)

No representative was present and the Committee agreed to continue the application to the next meeting as there is a signed request for Extension of Time Limits through to October 30, 2014.

**Motion duly made by Mary Blair Petiet, seconded by George Jessop to Continue the Certificate of Appropriateness for Harriet Worthington at 2771 Main Street, Barnstable to October 22, 2014 at 6:30pm.
So Voted Unanimously**

APPLICATIONS

Hagberg, Clifford, 98 Kettlehole Road, West Barnstable, Map 109, Parcel 033

Install Solar Panels on Rear Elevation

Represented by Nila Miller, Solar City Corp

Ms. Miller stated that they propose a total of eleven panels on the rear elevation. Paul Richard inquired about the panels on the side elevation of the garage and asked if they would be visible from the road. Ms. Miller explained that there are trees at the corner of the road that block the view and they are not planning on taking any trees down for this project. Paul Richard added that it appears the structure is approximately 70 feet back from the street. George Jessop voiced concern that the panels on the garage elevation would be visible should the trees be removed and questioned whether this board could approve upon the condition that the trees are not taken down. Carrie Bearse believes that enforcement may be difficult and advised that the members could approve the application as submitted or approval for just the rear elevation panels. Ms. Miller offered to remove the three front row panels and move the other rows back 6 feet which would obscure the view of the panels from the road. Paul Richard asked if these three panels could be added to the rear elevations and Ms. Miller thought there was that possibility, but she would have to consult with their engineer.

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit A) for Clifford Hagberg at 98 Kettlehole Road, West Barnstable as Amended to reflect the removal of three front row panels on the garage elevation so that the panels will not be visible from the road.

So Voted Unanimously

Mangan, James & Deborah, 28 Sturgis Lane, Barnstable, Map 278, Parcel 037

Construct Attached In-Law Apartment

Represented by Steve Cook & Lauren Kanser, Cotuit Bay Design, LLC

Mr. Cook distributed revised plans to the members and reviewed the site plan. The only location for the in-law apartment is on the right elevation. George Jessop asked if the large tree indicated on the plan will have to be removed and Ms. Kanser confirmed that it will have to be taken down and the existing stone retaining wall will be

moved out a bit. Carrie Bearse confirmed that all materials on the attached apartment will match those on the house. Steve Cook stated that there will be Andersen windows and doors and that the windows will have grills between the glass. The only difference in the windows is that the existing house windows do not have any trim around them and the new addition will, however, on the side right elevation of the house which is visible, they will add trim to match the addition.

Motion duly made by Paul Richard, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit B) for James & Deborah Mangan at 28 Sturgis Lane, Barnstable as Submitted. So Voted Unanimously

Kervin, Richard & Linda, 27 Old Toll Road, West Barnstable, Map 109, Parcel 070

Alteration of Windows

Represented by Richard Kervin

Carrie Bearse confirmed that the homeowner is requesting removable interior grills. Mr. Kervin confirmed and added that the house is located at the end of a cul de sac and in a very remote area. The trim will also be replaced with azek, painted the same existing color (sandstone). Due to the remote area, the members agreed that the removable grills would not be inappropriate.

Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit C) for Richard & Linda Kervin at 27 Old Toll Road, West Barnstable as Submitted due to remote location of dwelling. So Voted Unanimously

Francis, Cheryl, 51 Doral Road, Barnstable, Map 349, Parcel 034

Install New Window

Homeowner requested that the Committee review the application without representation.

Members agreed that the addition of a second window on the side elevation is appropriate and balances the existing window.

Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit D) for Cheryl Francis at 51 Doral Road, Barnstable as Submitted. So Voted Unanimously

MINOR MODIFICATIONS

Ryan, Raymond & Patricia, 2070 Main Street, Barnstable, Map 217, Parcel 025

Modifications to Front Entry and Window Configuration on Right Elevation

Motion duly made by Mary Blair Petiet, seconded by Paul Richard to Approve the Minor Modification (Exhibit E) for Raymond & Patricia Ryan at 2070 Main Street, Barnstable as Submitted. So Voted Unanimously

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

Modification to Roof Pitch and Stair Configuration on Rear Elevation

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Minor Modification (Exhibit F) for Robert Beckwith at 76 Bayberry Lane, Barnstable as Submitted. So Voted Unanimously

CERTIFICATE OF EXEMPTIONS

Gibbons, Edward, 81 Indian Spring Road, West Barnstable, Map 133, Parcel 045

Change of Exterior Paint Color to Stonington Gray

Motion duly made by to Approve the Certificate of Exemption (Exhibit G) for Edward Gibbons on 81 Indian Spring Road, West Barnstable as Submitted (Benjamin Moore HC-170 Stonington Gray) So Voted Unanimously

Kris, Timothy & Barbara, 185 Meadow Lane, West Barnstable, Map 134, Parcel 018-002

New Siding, Roof, Windows, Trim, Construct New Dormer Addition

Represented by Steve Cook, Cotuit Bay Design, LLC

Mr. Cook stated that he filed this as an exemption as the property sits 400 feet down a long driveway and is not visible from any public way. George Jessop stated that he would like to see a full application filed due to the structural work that is proposed in the enclosed breezeway and dormer addition. Carrie Bearse reviewed the criteria for an exemption and this property is clearly not visible. She would, however, also like to see plans regarding the dormer addition. It was suggested that receipt of detailed drawings could be required prior to the issuance of a building permit. Mr. Cook was agreeable to this stipulation.

**Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Exemption (Exhibit H) for Barbara & Timothy Kris c/o Wayne Pacheco as Submitted due to the lack of visibility from the road and that detailed plans be submitted prior to the issuance of a building permit.
So Voted Unanimously**

APPROVAL OF MINUTES

Minutes of September 24, 2014

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Minutes of September 24, 2014 as Submitted.

AYE: Bears, Jessop, Richard

ABSTAIN: Petiet

**Having no further business before this Committee, a motion was made by Mary Blair Petiet, seconded by Paul Richard to Adjourn the Meeting at 7:30pm.
So Voted Unanimously**

Respectfully submitted,
Marylou Fair
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 109/033 dtd 10.08.2014
Exhibit B – Certificate of Appropriateness – File 278/037 dtd 10.08/2014
Exhibit C – Certificate of Appropriateness – File 109/070 dtd 10.08.2014
Exhibit D – Certificate of Appropriateness – File 349/034 dtd 10.08.2014
Exhibit E – Minor Modification – File 217/025 dtd 12.11.2013
Exhibit F – Minor Modification – File 335/061 dtd 07.23/2014
Exhibit G – Certificate of Exemption – 2014 Exemption File dtd 10.08.2014
Exhibit H– Certificate of Exemption – 2014 Exemption File dtd 10.08.2014