

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

MINUTES

Tuesday, May 23, 2012

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 the West Barnstable Community Building, 2377 Meetinghouse Way (Route 149), West Barnstable, MA.

Committee Members Present: Carrie Bearse, Elizabeth Nilsson, George Jessop, Bill Mullin, Mary Blair Petiet
Committee Members Absent: None

A quorum being met, Chair Bearse called the hearing to order at 6:30pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest.

NEW APPLICATIONS

Hudick-Bourne, Nikki, 65 Palomino Drive, Barnstable, Map 316, Parcel 090

Replace Existing Dormer with Shed Dormer

Represented by Ken Sadler, Architect

Mr. Sadler explained that the existing structure is a style once called an envelope house. There is a glass dormer with open space currently and they wish to replace this with a conventional shed dormer. The shingle color will change to sunrise cedar, which is brown in color. Carrie Bearse asked if the windows in the dormer will match that of the house and Mr. Sadler indicated that they would.

Motion duly made by Elizabeth Nilsson, seconded by George Jessop to Approve the Certificate of Appropriateness for Nikki Hudick-Bourne at 65 Palomino Drive, Barnstable as Submitted.

So Voted Unanimously

Town of Barnstable (Lombard), 2455 Meetinghouse Way, W. Barnstable, Map 155, Parcel 017

Kathleen Kadlik dba The West Village Pasta & Cheese Shoppe & Fromage à Trois

Signage (2)

Represented by Kathleen Kadlik

Ms. Kadlik wished to present two options to the Committee, gold lettering on a black background which would be her first choice, and white lettering on a black background. The cost will be the deciding factor. Carrie Bearse confirmed that the two sign locations would be one on the top of the building and the other located on the building by the entrance door.

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Kathleen Kadlik dba The West Village Pasta & Cheese Shoppe & Fromage à Trois for two Signs either with gold lettering on a black background or white lettering on a black background and that both signs are to be in the same style.

So Voted Unanimously

Thornton, Edward, 330 Willow Street, W. Barnstable, Map 131, Parcel 025

Replace Windows – *Application has been withdrawn*

NOTE: Application was withdrawn on May 10, 2012

Beal, Christopher & Kara, 1572 Hyannis Road, Barnstable, Map 298, Parcel 019

Install Solar Panels on Roof at Rear Elevation

Represented by Garry Simmons, Endless Mountains Solar

Mr. Simmons explained that the solar panels will be located on the rear of the house and will not be seen from Hyannis Road. George Jessop commented that the solar panels appear to cover the entire roof surface, which he prefers. The members reviewed the application and photographs and agreed that the panels will not be visible from Hyannis Road.

Motion duly made by Elizabeth Nilsson, seconded by George Jessop to Approve the Certificate of Appropriateness for Christopher & Kara Beal at 1572 Hyannis Road, Barnstable as Submitted due to setting and location of panels which will not be visible from Hyannis Road.

So Voted Unanimously

Drew, Eric, 1190 Main Street, W. Barnstable, Map 178, Parcel 015-001

Demolition of Existing Single Family Home & Shed

Represented by Dan Ojala, Down Cape Engineering & Steve Eldredge, Builder

Although there is a historic inventory on the property, Mr. Ojala noted that there is not much left of the structure and it has not been habited for several years. The Members reviewed photographs submitted with the application. The shed/barn in the rear of the property is falling down. Mr. Ojala also noted that there is a long narrow drive and really can not be seen from the road.

Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Certificate of Demolition for Eric Drew at 1190 Main Street, W. Barnstable as Submitted.

So Voted Unanimously

Drew, Eric, 1190 Main Street, W. Barnstable, Map 178, Parcel 015-001

Construction of New Single Family Home & Barn

Represented by Dan Ojala, Down Cape Engineering & Steve Eldredge, Builder

Dan Ojala reviewed the aerial photograph and again noted that the new house will be difficult to see from the street. The house will be situated at the right of the lot, one and a half stories and the barn will mimic the house design. Shingle siding and the roof will be weathered wood. George Jessop asked the material of the gutters and Mr. Ojala stated that they would prefer the composite material azek as they have a great gutter system. Carrie Bearse confirmed that it is only the gutter systems and not any trim. Ms. Bearse also confirmed that the window grills will have fixed exterior and interior grills. The beginning of the driveway will have pavement or asphalt and the remainder will be native gravel. Retaining walls to be fieldstone.

Motion duly made George Jessop, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Eric Drew at 1190 Main Street, W. Barnstable as Submitted with notation that gutter system will be made of composite material and a detail of the eve design to be submitted. All other trim/cornerboards to be wood.

So Voted Unanimously

O'Neil, Edward & Judy, Ttees O'Neil, Francis Estate, 39 Main Street, W. Barnstable, Map 112 Parcel 004

Install Solar Panels on Roof at South Elevation

Represented by James Stallone

Mr. Stallone explained that they will be placing 31 panels on the south facing roof and will have to work around two existing skylights. The structure is approximately 200 feet away from the street. The panels will be flush mounted and less than 5" above the roof. Carrie Bearse reconfirmed that these solar panels are located facing south and will not be seen from Route 6A or any abutting street.

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Edward & Judy O'Neil Ttees for the Francis O'Neil Estate at 39 Main Street, W. Barnstable as Submitted for Solar Panels due to setting and location of structure which will not be visible from Route 6A or any abutting street.

So Voted Unanimously

NOTE: Mary Blair Petiet recuses herself from the discussion and vote of the following application

Blair, Henry, 3075 Main Street, Barnstable, Map 279, Parcel 041

Restoration & Addition to Carriage House

Represented by Alexander Blair & Attorney Peter Freeman

Mr. Blair stated that the intent is to try and bring the carriage house back to what it once was and to add an 8 foot addition to the rear of the building. He believes they can save the windows on the front and one on the end, however, new windows will be needed for the rear elevation. Carrie Bearse confirmed that the new windows will have exterior applied grills.

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Henry Blair at 3075 Main Street, Barnstable as Submitted to restore and add an 8 foot addition to the existing carriage house.

So Voted Unanimously

NOTE: Mary Blair Petiet returns for the remainder of the Meeting

Nelson, Louise, 233 Old Jail Lane, Barnstable, Map 278, Parcel 052

Construct 20' x 20' Storage Barn –**Application has been withdrawn**

NOTE: Application was withdrawn on May 11, 2012

CERTIFICATE OF EXEMPTIONS

Phillips, Karen, 26 Ryder Lane, Barnstable, Map 351, Parcel 037

Extend Existing Deck at Rear of House

Represented by Chris Beasley

Mr. Beasley stated that they simply wish to extend the existing deck which can not be seen from any public way. They will use the same materials as existing which is pvc decking and composite railings.

Motion duly made by Mary Blair Petiet, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption as Submitted.

So Voted Unanimously

MINOR MODIFICATIONS

Ader, Linda & Sanford, 280 Harbor Point Road, Cummaquid, Map 352, Parcel 035-00P

Modifications to Windows & Slider

Represented by Anne Michniewicz, Architect

Carrie Bears voiced concern regarding the slider as she would rather have windows, even without grills. The guardrail is the concern. George Jessop offered alternate of having the guardrail installed on the inside of the sliding door. Ms. Michniewicz agreed that the guardrail could be placed on the inside of the sliding door.

**Motion duly made by Bill Mullin, seconded by Elizabeth Nilsson to Approve the Minor Modification for Linda & Sanford Ader at 280 Harbor Point Road as Amended to install the guardrail on the inside of the sliding door.
So Voted Unanimously**

McCarty, Philip & Ingrid, 4225 Main Street, Barnstable, Map 351, Parcel 046

Modification of Windows

Applicant wishes to add two windows which will match those previously approved.

**Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Minor Modification as Submitted.
So Voted Unanimously**

CORRESPONDENCE & OTHER MATERIAL RECEIVED

Open Meeting Law and e-mail Correspondence Suggestions

Protocol for Scheduling of Executive Session

Correspondence acknowledged as received.

APPROVAL OF MINUTES

Minutes of 5/9/2012

Motion duly made by Mary Blair Petiet, seconded by Elizabeth Nilsson to Approve the Minutes of May 09, 2012 as Submitted.

AYE: Bears, Nilsson, Jessop, Petiet

NAY: None

ABSTAIN: Mullin (not present for Meeting)

**Having no further business before this Commission, a Motion was duly made by Elizabeth Nilsson, seconded by Bill Mullin to Adjoin the Meeting at 7:45pm.
So Voted Unanimously**

Respectfully submitted,
Marylou Fair, Recording Secretary