

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**MINUTES**  
**Wednesday, June 08, 2016**  
**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, Barnstable on the following application:

|                    |         |
|--------------------|---------|
| Carrie Bearse      | Present |
| George Jessop      | Present |
| Ellen Merritt      | Present |
| Paul Richard       | Present |
| David Munsell, Jr. | Absent  |
|                    |         |

A quorum being met, Chair Bearse called the hearing to order at 6:30m. 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**

**Delane, Anthony & Johnson, Linda, 56 Twickenham Crossing, Barnstable, Map 237, Parcel 062**

Construct Garage & Breezeway

Represented by Anthony Delane & Linda Johnson

Carrie Bearse confirmed that all materials will match those of the existing house. George Jessop noted that there is no ridge vent and Mr. Delane explained that the garage will be open space. George Jessop also noted that there is a cupola that also does not indicate a ridge vent. Mr. Delane stated that the cupola is just for looks. George Jessop suggested they look into venting both. Paul Richard stated that the house sits way back off the road.

**Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit A) for Anthony Delane & Linda Johnson at 56 Twickenham Crossing as Submitted.**

**So Voted Unanimously**

**Harris, Joanne, Trust, 241 Maple Street, West Barnstable, Map 132, Parcel 004**

Install Solar Panels on Side Elevations of House & Garage

Represented by Henry Chew, Amergy Solar and Joanne Harris

Paul Richard asked if the side elevation would be visible from Maple Street and homeowner did not believe they would be, plus there is quite a bit of foliage to block the view. Carrie Bearse concurred that the panels should not be visible from any public way.

**Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit B) for Joanne Harris at 241 Maple Street, West Barnstable as Submitted due to panels located on side elevation and not visible from any public way.**

**So Voted Unanimously**

**Tyrell, Patrick & Susan, 28 Powder Hill Road, Barnstable, Map 299, Parcel 088**

Install Fence on Back Corner of Lot

Represented by Jeff Annis, E.B. Norris & Sons

Jeff Annis detailed the project that will place the fence at the back of the lot to simply hide the adjacent property's parking area. The fence will be western red cedar painted hunter green or dark greet. Six foot fence that will taper off to 4 feet at the ends. William Arthur, Trustee of the abutting Bacon Farms Condominiums was present and noted that the Association had no objection to the installation of the fence.

**Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit C) for Patrick & Susan Tyrell at 28 Powder Hill Road, Barnstable as Submitted.**

**So Voted Unanimously**

**Roy, Linda, 29 Boulder Road, Barnstable, Map 315, Parcel 028**

Install Solar Panels on Rear Elevation

Represented by Joe Hackler, Cotuit Solar

Carrie Bearse confirmed that due to the location of the panels on the rear elevation, they would not be visible from the road. George Jessop questioned what looked like an existing system on the rear roof. Joe Hackler confirmed that this was a previous installation of a solar thermal water system.

**Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit D) for Linda Roy at 29 Boulder Road, Barnstable as Submitted due to location of panels on the rear elevation and not visible from any public way.**

**So voted Unanimously**

**Lopes, Diane & Gary, 3433 Main Street, Barnstable, Map 299, Parcel 043-005**

Construct New Entry, Dormers & Replace Windows

Represented by Brian Burbic, Brian Burbic Custom Homes

Brian Burbic explained that the spacing between the windows and door on the front elevation is off and they propose to replace the windows and realign them with a new entry dormer. Windows will have 6/1 applied grills that replace windows that currently have no grills. He explained that his goal is to soften the front elevation.

Carrie Bearse stated that she believes this is a good start and there has always been something not quite right and the addition of fixed exterior grills is welcome. George Jessop would like to see the current lantern re-used and Mr. Burbic stated that it would be incorporated in the new entryway.

**Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit E) for Diane & Gary Lopes at 3433 Main Street, Barnstable as Submitted.**

**So Voted Unanimously**

**Connolly, Brian & Nicole, 169 Salten Point Road, Barnstable, Map 301, Parcel 003**

Demolish Single Family Dwelling

Represented by Amanda Sawyer, Hutker Architects

Ms. Sawyer stated that the house was built in 1947 and is located in a flood zone and sits low to the ground. It has sustained water damage over the years. Carrie Bearse commented that she considers herself a very liberal member of this Committee; however, she feels this house sits perfectly on the lot where it is. Ms. Sawyer added that she respects and understands this, but a lot of the houses in this neighborhood are transitioning as well.

Ellen Merritt asked what the other complexities are in trying to restore the existing dwelling. Ms. Sawyer stated that although the house has been maintained, it has not been cared for. In order to fix it up there are many code issues, electrical, conservation, etc. If they were to try and fix it up, threshold amounts today would dictate that they bring everything up to code. The first floor elevation is proposed for 15 feet as opposed to the 10 feet it is now. Current code calls for 14 feet as no electrical can be below this, so in order to keep the house, they would have to raise it and it loses its quaintness.

**Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Demolition (Exhibit F) for Brian & Nicole Connolly at 169 Salten Point Road, Barnstable as Submitted.**

**AYE: Jessop, Richard, Merritt**

**NAY: Bearse**

**Connolly, Brian & Nicole, 169 Salten Point Road, Barnstable, Map 301, Parcel 003**

Construct New Single Family Dwelling

Represented by Amanda Sawyer, Hutker Architects

Amanda Sawyer distributed revised drawings with minor changes. These changes involved minor drainage reconfigurations, change in material of the pool fencing and size of the deck area. Because they made the deck area smaller, the proposed fencing of vertical board and stone pillars became just cedar boards down to the ground. On the south elevation at the screen porch there was a trellis proposed that extended out. Now the trellis is just covering the kitchen area. Ellen Merritt asked why the asymmetrical placing of the windows and Amanda Sawyer replied it was to capture the view, but also felt that it is balanced. Carrie Bearse finds the proposed house very simple, but simple to the extent that she is not sure if style-wise, it fits into the neighborhood. Ms. Sawyer stated that they are trying to take classic cape styles, gable dormers and styles that are part of the area. This neighborhood has a lot of different forms in it, small and new larger houses. They did not want the house to stand out. George Jessop noted that the rafter tails are a maintenance issue and more prominent on Martha's Vineyard. Amanda Sawyer stated she was going for cottage style. Ellen Merritt appreciated the effort to make it simple, but to her it has a very modern feel to it. The asymmetrical windows are out of character in the neighborhood. Amanda Sawyer pointed out that the windows on the front elevation stayed

more traditional, but on the rear elevation, they were trying to take advantage of the views. Ellen Merritt also was interested in the square footage of the deck and pool areas. Amanda Sawyer replied that the back decks on the north and south sides that include the area of the pool are approximately 1649 square feet. Carrie Bearse asked the height of the existing building and Ms. Sawyer explained that they did not measure the existing house which is a 1 ½ story, but the proposed house height is 25.5 feet. Carrie Bearse asked if a landscaping plan was included in the application and Ms. Sawyer explained that they are still in lengthy design process with Conservation for mitigation plantings.

Chair Bearse opened the discussion to Public Comment.

Brian Burbic asked if the pool can be visible and also asked the members to review the asymmetrical windows as the rear elevation is very visible from Sandy Neck and the water.

Hearing no further public comment, Chair Bearse closed public comment.

**Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit G) for Brian & Nicole Connolly at 169 Salten Point Road, Barnstable per revised plans received 6/8/2016 and on the condition that a landscape plan be submitted prior to the issuance of the building permit.**

**AYE: Jessop, Richard**

**NAY: Merritt**

**ABSTAIN: Bearse**

**Motion passes 2-1-1**

**Spring, John Tyler, named Buyer in a Purchase & Sales Agreement with Owners, Woollard, Howard & Virginia, 142 Maushop Avenue, Barnstable, Map 299, Parcel 093-002**

Construct New Single Family Dwelling

Represented by Brian Burbic, Brian Burbic Custom Homes

Mr. Burbic noted that this is a similar design of a previously approved dwelling. There are drainage issues on the lot and that is why the dwelling is at this elevation. Carrie Bearse felt this is a very traditional home with traditional roof lines.

Chair Bearse asked for Public Comment and Ms. Nancy Mueller, a direct abutter, stated that this lot has provisions that the house has to be of a certain square footage and this house is slightly smaller so she has no objections.

Ellen Merritt noted on the landscape plan there is not a list of plant materials. Brian Burbic stated that the landscape will consist of hydrangeas, shrubs and perennials. George Jessop pointed out that there appears to be a continuation of the deck on the rear elevation that is not shown on the plans. Brian Burbic agreed that the drawings omitted this detail and the deck should be shown from the breezeway to the kitchen walkout.

**Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit H) for John Tyler Spring at 142 Maushop Avenue, Barnstable as Submitted with the notation that there is a continuation of the deck on the rear elevation not shown on plans from the breezeway to kitchen walkout.**

**So Voted Unanimously**

#### **MINOR MODIFICATIONS**

**Paci, Mark, 127 Point Hill Road, West Barnstable, Map 136, Parcel 021**

Alteration of Window Pane Pattern, Increase Size of Dormer on Rear Elevation

Represented by Ryan Campbell, Contractor

Mr. Campbell explained that the homeowner has decided he would like to go with a full dormer on the rear of the house as he plans another construction project in a few years which will have an addition with a full dormer.

George Jessop suggested the dormer be stepped in and Mr. Campbell noted that this was discussed and the homeowner does not like the look. George Jessop added that the way the dormer and windows are proposed are not making the house conducive as the house is a very classic saltbox and is intended for very little change.

Carrie Bearse agrees that the dormer should be set back and per the Bulletin, it should be set back. She would be willing to concede the approval of the change in window pane pattern to 6/1, but would suggest the dormer remain as previously approved.

**Motion duly made by Paul Richard, seconded by George Jessop to Approve the Minor Modification (Exhibit I) for the change in window pattern from 6/6 to 6/1 with fixed exterior grills and the dormer to remain as previously approved.**

**So Voted Unanimously**

**Bergin, Peter, 70 Spyglass Hill Road, Barnstable, Map 355, Parcel 001-003**

Add Deck on Rear Elevation over Existing Patio

**Motion duly made by Ellen Merritt, seconded by George Jessop to Approve the Minor Modification (Exhibit J) to add a deck on rear elevation as Submitted for Peter Bergin at 70 Spyglass Hill Road, Barnstable.**

**So Voted Unanimously**

#### **CERTIFICATE OF EXEMPTIONS**

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

Install 4' Picket Fence & Arbor

**Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit K) for Raymond & Patricia Ryan at 2070 Main Street, Barnstable as Submitted.**

**So Voted Unanimously**

**Munsell, David, Jr. & Diane, 3074 Main Street, Barnstable, Map 279, Parcel 035**

Install 4' Fence & Gate

Carrie Bearse noted that the applicant is a member of this Committee and not present this evening.

**Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Certificate of Exemption (Exhibit L) for David & Diane Munsell, Jr. at 3074 Main Street, Barnstable as Submitted.**

**So Voted Unanimously**

**Cape Abilities, Inc., 56 Granite Lane, Barnstable, Map 316, Parcel 075**

Replace Existing Rear Deck, Construct Egress Stairs

**Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit M) for Cape Abilities, Inc., at 56 Granite Lane, Barnstable as Submitted.**

**So Voted Unanimously**

**Sylver, Kevin, 121 Lombard Ave, West Barnstable, Map 155, Parcel 005-002**

12' x 14' Shed

**Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit N) for Kevin Sylver at 121 Lombard Ave, West Barnstable as Submitted.**

**So Voted Unanimously**

#### **APPROVAL OF MINUTES**

**April 27, 2016**

**May 11, 2016**

**Minutes of April 27, 2016 and May 11, 2016 were tabled to the June 22, 2016 hearing date.**

**Having no further business before this Committee, a motion was made by Paul Richard, seconded by Ellen Merritt to Adjourn the Meeting at 8:18pm.**

**So Voted Unanimously**

Respectfully submitted,

Marylou Fair

Recording Secretary

Exhibit A – Certificate of Appropriateness – File 237/062 dtd 06.08.2016

Exhibit B – Certificate of Appropriateness – File 132/004 dtd 06.08.2016

Exhibit C – Certificate of Appropriateness – File 299/088 dtd 06.08.2016

Exhibit D – Certificate of Appropriateness – File 315/028 dtd 06.08.2016

Exhibit E – Certificate of Appropriateness – File 299/043-005 dtd 06.08.2016

Exhibit F – Certificate of Demolition – File 301/003 dtd 06.08.2016

Exhibit G – Certificate of Appropriateness – File 301/003 dtd 06.08.2016

Exhibit H – Certificate of Appropriateness – File 299/093-002 dtd 06.08.2016

Exhibit I – Minor Modification – File 136/021 dtd 04.27.2016 & 2016 Modification File

Exhibit J – Minor Modification – 355/001-003 dtd 01.27.2016 & 2016 Modification File

Exhibit K – Certificate of Exemption – 2016 Exemption File dtd 06.08.2016

Exhibit L – Certificate of Exemption – 2016 Exemption File dtd 06.08.2016

Exhibit M – Certificate of Exemption – 2016 Exemption File dtd 06.08.2016

Exhibit N – Certificate of Exemption – 2016 Exemption File dtd 06.08.2016