

**TOWN OF YARMOUTH  
OLD KING'S HIGHWAY HISTORIC DISTRICT COMMITTEE  
MINUTES – Monday, August 23, 2021**

The Old King's Highway Committee met in person, with Zoom option for participants. **Members Present:** Vice Chair Robert Wilkins, Member Paula Morrison, Member Rosemary Nicholls, and Member John Stuart. **Absent:** Chairman (Architect/Contractor) Richard Gegenwarth and Alternate Member Jane Hildebrandt. **Staff Present:** Old King's Highway Administrator Grayce Rogers

A quorum present, Vice Chair Wilkins opened the meeting with a brief explanation of how the meeting is run and noted the 10-day appeal period. The regular meeting convened at **7:15 P.M.**

- 1. 21-A127: Bill & Margaret Muse (Owners), Tom Mackey (agent);** Remove and replace all windows and sidewall on the existing dwelling as well as add a 16' x 20' addition with storage at **33 Cranberry Lane.**

Mr. Muse and Mr. Mackey were present. Also want to tear down garage. Replacing with Anderson Windows. Addition behind the house (porch). Member Morrison asked where the garage is; on the side of the house. Not on the plan since approval to remove at last meeting. Addition not visible from street.

No abutters present and no public comment.

There was a motion made by Member Nicholls approve the application as submitted.

The motion was seconded by Member Stuart.

The motion was passed unanimously. 4-0-0. **APPROVED**

- 2. 21-A128: Jason Berry (Owners), Solar Wolf Energy (Agent);** Installation of a roof mounted solar array panels with built in microinverters and installing an empty meter socket for SMART gen meter at **105 Sisters Circle.**

Applicant not able to attend; Member Morrison moved to table the application, second by Member Nicholls.

The motion to table was passed unanimously. 4-0-0. **TABLED.**

- 3. 21-A129: Jay Fraprie (Owner), Kevin Fair (Agent);** Addition of a 10'x 14' three season room, addition of a 10' x 14' second floor shed dormer, addition of a 8' x' 16' connecting deck to three season room, and an addition of a 10' x 14' deck over the three season room at **36 Pheasant Cove Circle.**

Neither applicant nor agent in attendance.

Member Morrison moved to table the application, second by Member Nicholls.

The motion to table was passed unanimously. 4-0-0. **TABLED.**

- 4. 21-A130: Edward B. & Helen Johnson (Owners);** Enclose a breezeway at **111 Eileen Street.**

**On 2/14/2022, on a motion by Vice Chair Wilkins, seconded by Member Nicholls, the committee voted 5-0-0 to approve these minutes.**

The owners were present. Front facing Eileen Street will have French doors, and rear sliding doors to the back yard. Breezeway is 12x13. Same cement slab.

No abutters present and no public comment.

There was a motion made by Member Stuart to approve the application as submitted. The motion was seconded by Member Morrison.

The motion was passed unanimously, 4-0-0, **APPROVED**.

- 5. 21-A131: Claire & Stephen Bourdeau (Owners), Solar Wolf Energy (Agent); Installation of a roof mounted solar array panels with built in microinverters and a SMART meter at 359 Route 6A.**

Neither applicant nor agent in attendance.

Member Nicholls moved to table the application, second by Member Stuart.

The motion to table was passed unanimously, 4-0-0. **TABLED**.

#### **Informal Review:**

- 1. Andrew & Lauren Banks (Owners), Dana Green (Agent); Informal review of a major renovation of a structure at 361 Route 6A.**

Review of major renovation of property on 6A. The owners and agent were present. Still working on window specs. Need a sense of what will be acceptable. Committee has made a site visit to this location so have viewed the residence in its current state. Front façade, common driveway, and Friday Club to the left of the residence. Front will not change except to replace rotting sections. Replacing windows. Foundation is brick and falling apart, so lift, detach garage (garage foundation doesn't need to be replaced), new foundation with brick veneer. Adding onto back of house. Garage roofline will change and add dormers. Will try to restore the windows; waiting for pricing. Suggested Indos windows; interior grille windows. Preserves look of house from the exterior. Most windows are original, but some have been replaced. Hedge in front of house; will move opening in hedge so it aligns with the front door. Will remove tree in front since it will not survive the foundation replacement. Will replace foundation planting after construction. Bulkhead to basement changed to concealed set of stairs; not visible from street. Highest point of structure is roof on main structure. Member Morrison expressed concern about the dormer that can be seen from the street. Vice Chair Wilkins thinks the dormer will not be very visible, not objectionable. Lots of sensitive work went into these plans. Will replant tree that will be removed. Asked for a landscape plan. Mrs. Banks is very interested in the yard, so will be planting quite a bit. Vice Chair Wilkins is encouraged and looks forward to the formal application; reminded are sensitive to the original windows.

No abutters present and no public comment.

#### **Other Business**

Vice Chair Wilkins represented Yarmouth at an OKH Commission appeal at the Sandwich Town Hall last Tuesday. Boardwalk in Sandwich a hot topic. Concerned local citizens "Friends of the Boardwalk" appealed Sandwich OKH Committee's 3-2 decision to allow the boardwalk to be

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demolished. Constructed in 1875, rebuilt in 1992 after it was destroyed by Hurricane Bob. Plan to rebuild up to current code, involves accessibility which would radically change the look of the boardwalk, and to raise the boardwalk to account for rising sea levels. Named one of the ten most significant boardwalks in the country by National Geographic. A lot of people attended. Many speeches made on both sides. 3-2 vote upheld the Sandwich decision; Vice Chair Wilkins was one of the dissenting opinions because the demo has been put ahead of the reconstruction plan. The demolition was approved.

## **ADJOURNMENT**

There was a motion made by Member Nicholls to adjourn the meeting.

The motion was seconded by Member Morrison.

The motion was passed unanimously. Vote: 4-0-0. **ADJOURNED** at 8:00 PM

Richard Gegenwarth, Yarmouth OKH Historic District Committee

Posted By: Lisa Sherman, Old King's Highway Committee, Office Administrator