

Town of Barnstable
Old King's Highway Historic District
MINUTES
Wednesday June 09, 2010

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 on the following application:

Committee Members Present: Patricia Anderson, Carrie Bearse, Elizabeth Nilsson and George Jessop

Motion duly made George Jessop, seconded by Elizabeth Nilsson, that Patricia Anderson be appointed Temporary Chair for this Evening.

AYE: ALL

NAY: None

So Voted Unanimously

A quorum being met, Temporary Chair Anderson called the hearing to order at 7:00pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest.

Continued Applications

NOTE: The following Applicant has Requested Continuation to June 23, 2010

Town of Barnstable- Signage

Beach Identification Sign @ Mill Way Beach, 330 Mill Way, Map 301, Parcel 010

Beach Identification Sign @ Sandy Neck Beach, 425 Sandy Neck Road, Map 263, Parcel 001

Town Ways to Water Signage at Following Locations:

Bone Hill Road – Location at End of Road

Indian Trail – Location at End of Road

171 Harris Meadow Lane, Map 280, Parcel 051

210 Scudder's Lane, Map 259, Parcel 009

248 Navigation Road, Map 180, Parcel 009

0 Great Marshes (Packet Landing Road), Map 180, Parcel 011

(Continued from May 12 & 26, 2010)

Chair Anderson reported that the Applicant has requested an additional Extension to June 23, 2010

New Applications

Semple, Stefan, 76 Augusta Nat'l Drive, Cummaquid, Map 355, Parcel 013

Replace Existing Deck

Represented by Stefan Semple

Mr. Semple explained that this project is a replacement of an existing deck. Mr. Semple presented pictures of the deck indicating that the deck was not installed properly. The proposed deck will be 12 feet deep by 22 feet long and replace what was 14 feet deep and 30 feet long. It can not be seen from the road or by neighbors on either side of his lot. Material proposed will be Ipe.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Stefan Semple at 76 Augusta National Drive as Submitted.

VOTE:

AYE: ALL

NAY: None

So Voted Unanimously

Barnstable Housing Authority, 35 Navigation Road, W. Barnstable, Map 156, Parcel 056

Demolition of House, Barn & Sheds (2)

Represented by Sandee Perry & Lorri Finton

Members reviewed the current photographs that were included in the Application of a very deteriorated home, barn and two sheds. Pat Anderson asked how the ridge was and Ms. Perry noted it was not in good shape. They would have like to rehab the structures, but it would take so much. It has become a party and dumping spot. The Housing Authority did clean up the parcel at the end of April and it is still a party place for locals. Pat Anderson noted that she would like to see if it could be restored and Ms. Perry added that they did have a local person take a look at it as they did wish to restore it. Upon further review, it was determined to be unable to be restored. Ms. Perry noted that Barnstable Housing Authority owns the buildings, not the land. They do have a letter of support from the Civic Association and the structures have become unsafe and feels that they are dangerous to the public.

Pat Anderson recommended that they may want to advertise and see if someone would like to "flake" the house and take the historic portions. That is why she asked how the ridge was.

George Jessop added that there may be companies that want to de-construct the building as well.

Abutter, John Jacobson commented that he would like to see this house taken down as soon as possible due to safety issues as well as it being an eyesore and he would support this application.

Elizabeth Nilsson commented that she does not like to see old buildings taken down, but in this case, it is in such bad condition. If someone could find something of value in it that would be a plus.

Carrie Bearse echoed Elizabeth Nilsson's comments.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for the Barnstable Housing Authority at 35 Navigation Way for Demolition of House, Barn and Two Small Sheds

VOTE:

AYE: Bearse, Nilsson, Jessop

NAY: None

ABSTAINED: Anderson

Munsey, Donna, 2429 Meetinghouse Way, W. Barnstable, Map 155, Parcel 020

Restore Stairs, Replace Dormer, Windows, Roof

Represented by Donna Munsey and Contractor Richard Richmond

Elizabeth Nilsson recuses herself from the discussion of this Application as she is an Abutter

The Members reviewed the Inventory available on this property. Ms. Munsey explained that she wishes to restore the structure to its natural state as indicated in the design for the stairs. She presented a postcard picture that included the original stairs. Richard Richmond added that the project is to put steps back to the original form, but the new codes will require a railing. To make the railings less obvious, they would like to go with a metal railing. George Jessop noted that iron railings would be more appropriate and Ms. Munsey submitted a picture of a railing that is very close to the design she wishes. George Jessop suggested they take a look at the Unitarian Church for an example of what has been approved for railings. Carrie Bearse would like a copy of the final railing placed in the file as a record.

The dormer is rotted and will be replaced with exactly what is there as well as a total replacement of the roof with a pewter shingle.

Ann Canedy, Town Council Liaison wished to commend Applicant for taking an old building and saving it.

Motion duly made by George Jessop, seconded by Carrie Bearse to Approve the Certificate of Appropriateness for Donna Munsey at 2429 Meetinghouse Way, Barnstable for Restoration of Stairs, replacement of Dormer, Windows as proposed and a new Roof.

VOTE:

AYE: Anderson, Jessop, Bearse

NAY: None

So Voted Unanimously

Note: Elizabeth Nilsson returned for the remainder of the Meeting

Ehret, Gregory & Barbara, 21 Scudders Lane, Barnstable, Map 258, Parcel 011

Demolish Single Family Home, Basement & Concrete Patio

Represented by Ben & Denise Thompson, Architects & John Squibb, Builder

Before beginning, Chair Anderson stated that she has received several lengthy correspondence that she will read into the record and they will be available in the file at 200 Main Street should anyone wish copies.

Kate Schelter of Scudder Lane, Barnstable and New York submitted a Letter in Opposition of the Application

Katherine Converse of Scudder Lane, Barnstable submitted a Letter in Opposition of this Application

Kristin Schelter Macdonald of Barley, Hertfordshire, England Submitted a Letter in Opposition of this Application

Jennifer Schelter, of Philadelphia & Summer Resident of Scudders Lane, Submitted a Letter in Opposition of this Application

Kristin Macdonald requested an additional note be read into the record in addition to her previously submitted letter (noted above) with questions regarding elevations and the existence of a barn.

Susan and Robert Ambrose of Cummaquid Submitted a Letter in Opposition of the Application

Denise Thompson commented that the information in some of these letters is not accurate and Chair Anderson replied that this is the reason why they have a change to speak and rebut and issues or concerns these letters raised.

Chair Anderson asked why the house is being demolished. Ben Thompson replied that this is not an easy question to answer as this was not the direction they were asked to design originally. When they started on this project, they were intended on renovating the house. What they found was that there was not much of a house there and what there is was not in good condition. He, personally, is torn on this project for all of the reasons stated in those letters as he grew up at the end of this street when there was only three houses on the Lane. He can understand the abutters objections.

Chair Anderson noted that it is a difficult situation for the Board as well. Although the house has not been Inventoried for it's historical or architectural significance, it is over 75 years old and slated to be inventoried when possible.

Ben Thompson presented photos of the existing house and George Jessop asked if this home is considered a habitable property. Mr. Thompson responded that yes, it is. He maintains that there has been an addition and that the concrete patio referred to in the letters was actually a garage at one time and all that remains of it is the concrete slab. Mr. Thompson then presented a quick series of program schemes to aid the Members in the process of how this project developed and one of the elements was a Barn. Another thought was to put the Barn attached to the house and another to put it out on Scudder Lane. There are few grade changes and are keeping the main house exactly where the current structure exists. The driveway will remain a loop driveway.

Ann Canedy, Town Council Liaison explained that she must take most of the responsibility regarding the questions of square footage. She received phone calls from most of the opposition and she read the footage that was listed on the application.

Denise Thompson stated that the actually living space is 3535 square feet and that the total footprint including all exterior porches and the house is 3953 and of that 1700 are porches. She broke down the footage separately for the house and the barn, to the total with all buildings, including house, barn and porches is the 6900 something square feet listed on the application.

Pat Anderson asked Builder John Squibb if the house is in good shape or is it is poorly designed and could they make the main part usable and inhabitable. Applicants presented photos of the interior and pointed out a ship's staircase that is directly as you enter the house. They are looking to add new rooms on the second floor and would need to take out this staircase. The two fireplaces, architecturally speaking, are not of any real

significance. The fireplace that is in the addition would need to be taken down. The only flooring is 6" knotted pine and the bedroom upstairs, if by today's codes, would not be a habitable room.

Ben Thompson added that during the process of proposing an addition rather than a demolition they thought to take the roof off and go up and save the first floor. The house has always suffered from the exposure to the pond. It got to the point where it was decided to take the home down and extend it and begin to add the porches. Other than nostalgia, he is not sure what is important with the house as it exists. He stresses that they are not trying to change the site. They began with the original slope and began working out. One of the challenges with a large home is to make it appear smaller and that is what he believes they have done.

Carrie Bearse asked if there is a difference in height from existing home to the new proposed home and Ben Thompson replied that the new height is an additional five feet.

Carrie Bearse stated that she does have issues as she is familiar with all the parties involved and believes the Board needs determination of if the house is considered historic. She did comment that the structure proposed for the site is absolutely appropriate to the site. That being said, people do have the right to building something else if the current structure does not meet their needs. Also feels that demolition would be a shame and the owners should be notified of the abutters views.

Chair Anderson commented that they have had applicants that have maintained the original structure and have added onto the sides and back, but the main structure still stands out.

Elizabeth Nilsson can sympathize with the abutters and feels that, looking at the building from the outside, that something could be done to fulfill the needs of the new owners, but notes she is not an architect.

Pat Anderson added that when you have a house that is in habitable condition, it is difficult to let it go.

John Squibb wished to add that he does not believe this house has historic significance and Pat Anderson added that although there is not an Inventory at this time, it is noted as being over 75 years old and should be inventoried. She would suggest the Application for Demolition and the Application for the New Single Family Home be continued to June 23, 2010 so that the Owners can be informed of the abutter's concerns and to relay the Committee's views and to assure that this is the way the Owners wish to proceed.

Motion duly made by George Jessop, seconded by Carrie Bearse to Continue the Certificate of Demolition for Gregory and Barbara Ehret for 21 Scudders Lane to June 23, 2010 at 7:00pm.

VOTE:

AYE: ALL

NAY: None

So Voted Unanimously

Ehret, Gregory & Barbara, 21 Scudders Lane, Barnstable, Map 258, Parcel 011

Construct New Single Family Home, Garage/Barn

Motion duly made by George Jessop, seconded by Carrie Bearse to Continue the Certificate of Appropriateness for Gregory and Barbara Ehret for 21 Scudders Lane for Construction of a New Single Family Home, Garage/Barn to June 23, 2010 at 7:00pm.

VOTE:

AYE: ALL

NAY: None

So Voted Unanimously

Correspondence Received

Mass Historical Commission re: Aquaculture Research Corp Wind Turbine

99 Chapin Beach Road, Dennis, MA

Chair Anderson requested that Staff prepare a response to the request for Comment

Minor Modification

Kirby, William & Robin, 114 Main Street, West Barnstable, Map 111, Parcel 001

Change Picture Windows on Rear Deck to Andersen PS-8 Patio Doors w/Grids between glass

Motion duly made by Carrie Bearse, seconded by George Jessop to Approve the Minor Modification for William & Robin Kirby at 114 Main Street as Submitted.

So Voted Unanimously

Barnstable Marine & Environmental Affairs, 307 Mill Way, Barnstable, Map 301, Parcel 064

Change Location of 1 Camera

Motion duly made by Carrie Bearse, seconded by George Jessop to Approve the Minor Modification for William & Robin Kirby at 114 Main Street as Submitted.

So Voted Unanimously

Additional Business

Carrie Bearse wished to inform the Committee that she attended the Tree Hearing and there was some question on the Tree & Stone Wall Forms that they recently approved. There was concerns within Mass Highway and they are as follows:

- The application requires an Arborist report– they do not send an Arborist and there was talk that the Town tree Warden could do it and if he had jurisdiction.
- Two trees need to be replaced and that is a different department. Those that cut the trees and the department that actually replaces or plants the new trees
- Mr. George Zoto was present representing the Civic Association and had questions and concerns that approval of these forms was conducted without notification and if OKH had jurisdiction. The Form Approval was noted on a duly advertised Agenda and published in the Barnstable Patriot
- There was a number of trees that Mass Highway was going to give us, 25 trees. The question to OKH is that does this Committee want to approve the actual placement of the trees.

Ann Canedy noted that Carrie gave an accurate report and at the end of the evening the State was a bit more comfortable with what we have done. Mainly, the issue is the requirement of the Arborist report and the coordination with the Town and the tree replacements. Carrie Bearse noted we do need to clarify the Tree Removal Form and procedure and that it is stated in the Act that trees of a certain size are within their jurisdiction.

Having no further business before this Committee, a motion was duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Adjourn at 8:55pm.

Respectfully submitted,
Marylou Fair, Recording Secretary