

Town of Barnstable
Old King's Highway Historic District
MINUTES
Wednesday, AUGUST 24, 2011
7:00PM

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 on the following application:

Committee Members Present: George Jessop, Carrie Bearse, Elizabeth Nilsson, Bill Mullin
Committee Members Absent: Pat Anderson
Alternate Member Present: Ellen Merritt

A quorum being met, Chair Jessop called the hearing to order at 7:02pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest.

CONTINUED APPLICATIONS

Town of Barnstable / Dept of Public Works, Oak Street, West Barnstable
Reconstruct & Regrade Oak Street from Route 6 Overpass to Iyannough Road
(Continued since February 23, 2011)

Applicant has requested an Extension to September 14, 2011

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Continue the Certificate of Appropriateness for Town of Barnstable/Dept of Public Works for the Oak Street Project, West Barnstable to September 14, 2011 as Requested.

So Voted Unanimously

Town of Barnstable/DPW, 2377 Meetinghouse Way, W. Barnstable, Map 155, Parcel 040
Modify Existing Parking Lot, Create Additional Parking Spaces, Add Lights to Existing Electric Pole
(Continued from August 10, 2011)

Applicant has requested an Extension to September 14, 2011

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Continue the Certificate of Appropriateness for Town of Barnstable/Dept of Public Works for 2377 Meetinghouse Way, West Barnstable to September 14, 2011 as Requested.

So Voted Unanimously

Kilduff, Kathleen, 52 Point Hill Road, W. Barnstable, Map 136, Parcel 029

Replace Windows

(Continued from August 10, 2011)

Represented by Kathleen Kilduff

NOTE: Bill Mullin recuses himself from the discussion & vote

Elizabeth Nilsson also recuses herself from the discussion & vote as she was not present at the previous meeting

Ms. Kilduff explained that the application was continued so that members could view the side elevations and if they were visible from the road or the neighbors. Ellen Merritt commented that she did visit the site and noted that the proposed windows are of good quality and she would be fine with these for the side elevations.

Motion duly made by Carrie Bearse, seconded by Ellen Merritt to Approve the Certificate of Appropriateness for Kathleen Kilduff at 52 Point Hill Road, W. Barnstable for replacement

windows; front elevation will have fixed exterior grills, side elevations to have removable grids due to position of home and the fact that the side elevations are not visible.

Discussion:

George Jessop wishes to amend the Motion to include Pella Architectural Series Wood Windows in sand dune coloration. Motion so amended

So Voted Unanimously

NEW APPLICATIONS

Campbell, George, 15 Samantha Drive, Barnstable, Map 349, Parcel 106

Construct Single Family Home

Applicant has withdrawn request for Certificate of Appropriateness

Committee accepts the withdrawal of the application

Boyle, Kiernan & Sherianna, 46 Coventry Lane, W. Barnstable, Map 110, Parcel 004-007

Fence for Swimming Pool

Represented by Eric Bennett, Bennett Fence Co

Mr. Bennett explained that the fence will be a two rail design with a full majestic bottom and the posts will be cemented. Carrie Bearse commented that it is very appropriate. Elizabeth Nilsson wanted to know where the pool was to be located and MR. Bennett noted that he was appearing before this Committee for the fence only. The pool installer will file separately. Elizabeth Nilsson inquired as to how much fencing and Chairman Jessop stated that the application is calling for 156 linear feet with a gate.

Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Kiernan & Sherianna Boyle at 46 Coventry Lane, W. Barnstable as Submitted for swimming pool fence.

So Voted Unanimously

Hawley, James, 259 Main Street, W. Barnstable, Map 134, Parcel 013

Demolition of Single Family House

Represented by Steve Cook, Cotuit Bay Design and James Hawley

Mr. Cook referred to the photographs that were included in the application. The current dwelling is an A-frame house built in 1960 and this homeowner has lived there since 1999. The house is in rough shape with very little space. They would like to demolish and rebuild a single family home. Chairman Jessop added that this is one of the very few examples of an A-frame north of Route 6A and not especially significant, architecturally.

Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Demolition for James Hawley at 259 Main Street, W. Barnstable as Submitted.

So Voted Unanimously

Hawley, James, 259 Main Street, W. Barnstable, Map 134, Parcel 013

Construct Single Family House

Represented by Steve Cook, Cotuit Bay Design and James Hawley

Mr. Cook proposed a 1 ½ story cape style house with dormer and a little turret on the rear of the home tucked into the back of the house with an observation tower. The footprint is moving approximately 6 feet into the hillside and 12 feet towards Route 6A. They have been before the Conservation Commission and have received approval. The deck and the screen porch will match the existing footprint. Andersen windows are proposed with exterior applied grills.

Chairman Jessop commented that the amount of exposed concrete on the front elevation may be more than the minimum allowed of 8" and would suggest either bringing the siding down or add lattice. He

would also suggest arches between the posts or boxing the post with shingle sections. He would also prefer that the porch have an overhang.

Steve Cook clarified that Mr. Jessop wishes an arch over the lower section on the left elevation as well as an arch on the front elevation.

Carrie Bearse stated that although the tower portion of the dwelling is well done, it is inappropriate. She also pointed out that the decking railing is noted on the specification sheet as azek. They typically do not approve composite materials, and certainly not along Route 6A. Steve Cook agreed that they could change to a wood material. Decking is currently proposed for mahogany.

Steve Cook then addressed the tower and indicated that this feature is to allow for a view of the marsh. There is nothing across the street from this property and they have tucked the tower into the hillside, you will not see it from the road.

George Jessop commented that the style of the house is a colonial revival that has distinctive features that should be repeated throughout and he is not sure if the tower is appropriate.

Bill Mullin believes you will be able to see the tower from 6A and he agrees that it is inappropriate.

Mr. Hawley explained that he was looking for a lighthouse effect and a view of the marsh.

The windows were reviewed next and members agree that rather than the Palladian window on the left elevation, they would prefer to see a paired combination. On the front elevation, the configuration should be a 6 over 6 pattern and you could increase the size if desired.

It was agreed that the applicant will consider these suggestions and resubmit revised drawings.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Continue the Certificate of Appropriateness for James Hawley at 259 Main Street, W. Barnstable to September 14, 2011 at 7:00pm.

So Voted Unanimously

Parsons, Keith & Ruth, 65 Althea Drive, Barnstable, Map 333, Parcel 019

Change of Siding and Trim Material

Represented by Dana Pickup

Chairman Jessop noted that this is a colonial revival with good detailing and to his knowledge they have never approved hardi plank on a residential dwelling. The trim is proposed for hardi trim, same product as hardi plank. Mr. Pickup stated that the homeowner was aware of the concerns of this Committee regarding this product, however, wished to proceed with the application.

Chairman Jessop pointed out that currently the house has vinyl siding and would suggest an alternate material of bodyguard, southern pine, or prepainted cedar clapboards.

Carrie Bearse asked if the representative would like the Committee to Vote not to approve the hardi plank or would he like them to continue the Application so that he can confer with the homeowners. Mr. Pickup requested a Continuance.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Continue the Certificate of Appropriateness for Keith & Ruth Parsons at 65 Althea Drive, Barnstable to September 14, 2011 at 7pm.

So Voted Unanimously

Holland, Joseph & Michelle, 24 George Street, Barnstable, Map 319, Parcel 078

Construct 2-Car Garage, Alterations & Additions to Single Family House

Represented by Joseph Holland

Mr. Holland reminded the Committee that he has been before them before and this is his third version which has been greatly scaled down. Originally they had the garage attached to the house with a breezeway. They have also reduced the size of the farmer's porch as well as the screened in porch. There will be a new detached garage. The back of the house maintained the shed dormer and they are basically keeping the same footprint other than the small addition on the rear.

Carrie Bearse asked if the dormers on the house could be designed to truly match those on the garage. The dormers on the garage are nicely scaled and appropriate. George Jessop asked if they could duplicate the three windows on the garage rather than the four that are proposed on the house.

Bill Mullin disagrees as the roof on the house is much larger, he would like to see the same width window as the garage, but to keep the four.

The window grills were discussed next. The will be Pella simulated divided light with glass between the windows. The windows on the house reflect a 9 over 1 grill pattern, while the garage indicates a 6 over 1 grill pattern. Carrie Bearse noted that if the applicant wishes to have 6 over 1 grill patterns for both house and garage, she would prefer this.

Chairman Jessop would like to see an engaged half post on the wall for the front porch.

Applicant will submit revised drawings and requested a continuance to the next meeting.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Continue the Certificate of Appropriateness for Joseph & Michelle Holland at 24 George Street, Barnstable to September 14, 2011 at 7:00pm.

So Voted Unanimously

Ferretti, Elizabeth, 2723 Main Street, Barnstable, Map 258, Parcel 039

Replace Windows and Doors

Represented by Elizabeth Ferretti

NOTE: Carrie Bearse recuses herself as she is a direct abutter

Ms. Ferretti stated that these nine replacement windows on the first floor are the same windows that were approved in the past for the second floor. They are Andersen 400 Series tru divided light with exterior and interior grids. The door will have to be custom made as the opening is smaller than a standard door. The side door will also be changes to a single light style door.

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Elizabeth Ferretti at 2723 Main Street Barnstable to replace nine windows and two doors as Submitted.

So Voted Unanimously

Humane Society/Cape Wildlife Center, 4011 Main Street, Barnstable, Map 335, Parcel 060

Replace & Relocate Staircases to Existing Decks, Add Awning Window & Entry Doors

Represented by Theresa Barbo

Ms. Barbo noted that these changes are for safety upgrades to the facility. They needed to have emergency egress from both ends of the building on the second floor. These alterations are a result of inspections by the Fire Chief and there recommendations.

Carrie Bearse confirmed that the staircases will be pressure treated wood and the windows are Harve George Jessop noted that these changes have been made with very minimal alteration to the building itself.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for the Humane Society/Cape Wildlife Center at 4011 Main Street, Barnstable for alterations as Submitted.

So Voted Unanimously

CERTIFICATE OF EXEMPTIONS

Cape Cod Regional Transit/Cape Cod Community College, 2240 Iyannough Road, Barnstable

Replace 1 Current Bus Shelter and Install 2 New Shelters

The Members reviewed the design for the shelter and modified the application to reflect wood trim, not PVC.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption for Three Bus Shelters and Locations as Modified to reflect wood trim and not PVC.

So Voted Unanimously

APPROVAL OF MINUTES

March 09, 2011

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Minutes of March 09, 2011 as Submitted.

So Voted Unanimously

June 22, 2011

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Minutes of June 22, 2011 as Submitted.

So Voted Unanimously

July 13, 2011

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Minutes of July 13, 2011 as Submitted.

So Voted Unanimously

July 27, 2011

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Minutes of July 27, 2011 as Submitted.

So Voted Unanimously

Having no further business before this Commission, a Motion was duly made by Elizabeth Nilsson, seconded by Bill Mullin to Adjourn the Meeting at 9:00pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair, Recording Secretary