

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, September 14, 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 (Arrived 6:55pm)
Ellen Merritt	Absent
Paul Richard	Present
David Munsell, Jr.	Present

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

Black, Jonathan & Michelle, 150 Indian Hill Road, Barnstable, Map 318, Parcel 027

Construct 24' x 20' Detached Garage

Represented by Jamie McGrath, Pine Harbor Wood Products

Carrie Bearse confirmed that materials and colors will match existing house. Mr. McGrath noted that the garage doors will now have a row of glass on top and added that the house is located at the end of a cul de sac. Paul Richard stated that the lot has many trees and the garage will have limited visibility.

Motion duly made by David Munsell, Jr., seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit A) for Jonathan & Michelle Black at 150 Indian Hill Road, Barnstable as Submitted.

So Voted Unanimously

Burke-Cocklereece, Kathleen, 2346 Meetinghouse Way, West Barnstable, Map 155, Parcel 046-001

Install Solar Panels on Front & Rear Elevations

Represented by Nathan Tissot, Solar City

Mr. Tissot pointed out that the house sits 600 feet back from the road and the panels will not be visible from any angle. Carrie Bearse confirmed there were no abutters present.

Motion duly made by Paul Richard, seconded by David Munsell, Jr. to Approve the Certificate of Appropriateness (Exhibit B) for Kathleen Burke-Cocklereece at 2346 Meetinghouse Way, West Barnstable as Submitted due to house location approximately 600 feet from road and no abutters present.

So Voted Unanimously

West Barnstable Fire Dist, 2160 Meetinghouse Way, West Barnstable, Map 154, Parcel 009

Replace Trim with Composite Material

Applicant requested review without representation

Members reviewed the application and found the change of material to be appropriate.

Motion duly made by David Munsell, Jr., seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit C) for the West Barnstable Fire District at 2160 Meetinghouse Way, West Barnstable as Submitted.

So Voted Unanimously

Barnstable Fire District, 1841 Phinney's Lane, Barnstable, Map 277, Parcel 006

Replace Windows, Entry Door and Trim

Applicant requested review without representation

Members reviewed the application and the question of what color the windows will be was discussed as the

specification sheet indicated grey and the Invoice proposing the type of window indicated white. Members agreed either was appropriate and instructed staff to simply confirm. Staff spoke to applicant and the windows will be white with a 6/6 grill pattern between the glass.

Motion duly made by Paul Richard, seconded by David Munsell, Jr. to Approve the Certificate of Appropriateness (Exhibit D) for the Barnstable Fire District at 1841 Phinney's Lane, Barnstable as Submitted.

So Voted Unanimously

West Parish of Barnstable, 2049 Meetinghouse Way, West Barnstable, Map 130, Parcel 017-001

Landscaping Revisions, Stone Wall, Removal of Chimney, Storm Windows

Represented by Bill Mullin

Mr. Mullin explained that the 1717 Meetinghouse wishes to install storm windows on all windows. It will be a standard window that has a retainer at the bottom and all inset with the frame that will fit flush with the window. As for the landscaping, they propose to grade it and remove all of the deciduous trees, but plan on no additional plantings because in 1717 there were no plantings. There is currently a handicap ramp going up to the tower and that will be moved to the choir room. The light poles will be lowered so that they are not so high and commercial looking. The chimney by the choir room was built only for heating and the wood and trim around it is constantly rotting and they propose removing it. Mr. Mullin indicated that they will need to receive Mass Historical Commission approval to remove the chimney. Examples of the stone wall were reviewed and found appropriate. Mr. Mullin also submitted sample of fencing as there may be areas that they would like fencing. If they do propose fencing instead of the stone, Mr. Mullin stated that they would come back with a modification.

Motion duly made by Paul Richard, seconded by David Munsell, Jr. to Approve the Certificate of Appropriateness (Exhibit E) for the West Parish of Barnstable at 2049 Meetinghouse Way, West Barnstable as Submitted.

So Voted Unanimously

NOTE: George Jessop arrived at 6:55pm during the discussion of the above application

Brennan, Sean & Caroline, 4054 Main Street, Barnstable, Map 336, Parcel 048

Removal of Rear Chimney & Alteration of Windows

Represented by Sean & Caroline Brennan

George Jessop confirmed that the main chimney is remaining and it is the rear chimney proposed for removal. David Munsell asked if just the sashes were to be replaced on the windows. Mr. Brennan explained that he would like to paint the sashes black, and perhaps replace the windows eventually. The front elevation has 2/2 while the sides and rear have 4/4. He inquired if 12/12 would be appropriate and George Jessop stated that 12/12 are typically found on a colonial and would suggest staying with 2/2, 2/1 or 4/4 with fixed exterior grills.

Motion duly made by Paul Richard, seconded by David Munsell, Jr. to Approve the Certificate of Appropriateness (Exhibit F) for Sean & Caroline Brennan at 4054 Main Street, Barnstable as Submitted and that the color of the window sashes may be black or white and grill pattern can be 2/2, 2/1 or 4/4 with fixed exterior grills for front elevation and side elevation can be multiple pane.

So Voted Unanimously

Grainger, Jeffrey & O'Brien, Theresa, 3604 Main Street, Barnstable, Map 318, Parcel 053

Exterior Remodel, New Pitched Roof, Breezeway, Window & Door Alterations

Represented by Jeffrey Grainger

Mr. Grainger explained that the house is not visible from the road and currently has stucco siding. He proposes to replace the stucco with cedar shingles and board and batten on the front elevation. Hardi-plank was discussed and the Committee advised that this material is not appropriate. The flat roofs would be replaced with pitched roofs and a breezeway would be added. Mr. Grainger submitted slightly revised plans. David Munsell, Jr. asked if any site clearing on the rear elevation is proposed and Mr. Grainger indicated that they do not plan on removing the vegetation as they like the privacy. Windows will have fixed exterior grills and George Jessop suggested the windows be encased and have boston sashes.

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit G) for Jeffrey Grainger & Theresa O'Brien at 3604 Main Street, Barnstable per plans received 9/14/2016.

So Voted Unanimously

Charles & Rebecca Wood, 483 Maple Street, West Barnstable, Map 108, Parcel 006

Construct 20' x 24' Barn

Represented by Charles Wood

David Munsell, Jr. confirmed that the barn will not be seen as this house is the last one on Maple Street. Mr. Wood explained that the barn will be shipped in two pieces and constructed on site.

Motion duly made by Paul Richard, seconded by David Munsell, Jr. to Approve the Certificate of Appropriateness (Exhibit H) for Charles & Rebecca Wood at 483 Maple Street, West Barnstable as Submitted.

So Voted Unanimously

Town of Barnstable (Lombard), c/o Cape Cod Model Railroad, 2461 Meetinghouse Way, West Barnstable, Map 155, Parcel 035

Relocate Two Existing Trains and the Addition of One 59' FL-9 Locomotive on Adjacent Lot

Represented by Christopher Hall

Mr. Hall informed the Committee that he has met with Judge Reardon and David Anthony and noted that there is still much work to be done. He is not seeking approval at this time, but is looking for input so that they can move forward. He would like to withdraw the application. Mr. Hall stated that there are only 6 FL-9 locomotives remaining and the one they are looking at obtaining is located in Connecticut. If these trains can not find homes, they will be scrapped. The Cape Cod Model Railroad has been wanting to move the existing trains to a newer location closer to the track and if they can secure the FL-9 locomotive, it would add to the site. George Jessop suggested setting the new train between two track platforms to have the appearance that the train had reached the end of the track. He believes the concept fits the site. David Munsell, Jr. commented that the proposal is appropriate, however, cautions that the organization would need to be well funded. The existing trains are not well maintained and this new large train would need much care.

Motion duly made by George Jessop, seconded by David Munsell, Jr. to Accept the Withdrawal of the Certificate of Appropriateness (Exhibit I) for the Town of Barnstable (Lombard) c/o Cape Cod Model Railroad at 2461 Meetinghouse Way, West Barnstable. Although the Committee agrees that the concept is appropriate, full site plan and details should be submitted when re-applying.

So Voted Unanimously

CERTIFICATE OF EXEMPTIONS

Sturgis Library, 3090 Main Street, Barnstable, Map 279, Parcel 036

Install 4' Fence, Gate & Arbor

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit J) for Sturgis Library at 3090 Main Street, Barnstable as Submitted.

So Voted Unanimously

Levesque, Jeffrey, 19 Carl Irma Drive, West Barnstable, Map 237, Parcel 057

Replace Existing Greenhouse with Covered Screen Deck

Motion duly made by Paul Richard, seconded by David Munsell, Jr. to Approve the Certificate of Exemption (Exhibit K) for Jeffrey Levesque at 19 Carl Irma Drive, West Barnstable as Submitted.

So Voted Unanimously

Town of Barnstable (Old Jail), 3365 Main Street, Barnstable, Map 299, Parcel 045

Maintenance of Exterior Paint Color, Replace Rotten Trim

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit L) for the Town of Barnstable (Old Jail) at 3365 Main Street, Barnstable as Submitted.

So Voted Unanimously

Venuti, James & Suzanne, 30 Josiah's Path, West Barnstable, Map 109, Parcel 015-015

Construct 12' x 16' Shed

Motion duly made by David Munsell, Jr., seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit M) for James & Suzanne Venuti at 30 Josiah's Path, West Barnstable as Submitted.

So Voted Unanimously

Carty, Lucy & John, 240 Carriage Lane, Barnstable, Map 297, Parcel 035

8' x 14' Shed

Motion duly made by David Munsell, Jr., seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit N) for Lucy & John Carty at 240 Carriage Lane, Barnstable as Submitted.

So Voted Unanimously

Town of Barnstable, BWB Elementary School, 2463 Main Street, West Barnstable, Map 257, Parcel 012

Temporary Fundraising Sign for New Playground

Motion duly made by Paul Richard, seconded by David Munsell, Jr. to Approve the Certificate of Exemption (Exhibit O) for the Town of Barnstable, BWB Elementary School at 2463 Main Street, West Barnstable as Submitted.

So Voted Unanimously

REQUEST FOR EXTENSION

Soares, Shirley, 444 Main Street, West Barnstable, Map 133, Parcel 003

Extension of Approval for Certificate of Demolition Granted 9/23/2015

Motion duly made by David Munsell, Jr., seconded by Paul Richard to Approve the Request for a 1 year Extension (Exhibit P) for Shirley Soares at 444 Main Street, West Barnstable.

So Voted Unanimously

MINOR MODIFICATIONS

Spring, Tyler, 142 Maushop Avenue, Barnstable, Map 299, Parcel 093-0002

Remove Covered Porch and Convert into Living Space, Add Chimney

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Minor Modification (Exhibit Q) for Tyler Spring at 142 Maushop Avenue, Barnstable as Submitted.

So Voted Unanimously

DeFelice, Vincent & Laurie, 2641 Main Street, Barnstable, Map 258, Parcel 044

Remove Window on Front Elevation, Add Step & Ramp

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Minor Modification (Exhibit R) for Vincent & Laurie DeFelice at 2641 Main Street, Barnstable as Submitted.

So Voted Unanimously

APPROVAL OF MINUTES

July 13, 2016

Motion duly made by Paul Richard, seconded by David Munsell, Jr. to Approve the Minutes of July 13, 2016 as Amended.

So Voted Unanimously

August 10, 2016

The Minutes of August 10, 2016 were tabled to the September 28, 2016 Hearing

Having no further business before this Committee, a motion was made by Paul Richard., seconded by George Jessop to Adjourn the Meeting at 8:15pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 318/027 dtd 09.14.2016
Exhibit B – Certificate of Appropriateness – File 155/046-001 dtd 09.14.2016
Exhibit C – Certificate of Appropriateness – File 154/009 dtd 09.14.2016
Exhibit D – Certificate of Appropriateness – File 277/006 dtd 09.14.2016
Exhibit E – Certificate of Appropriateness – File 130/017-001 dtd 09.14.2016
Exhibit F – Certificate of Appropriateness – File 336/048 dtd 09.14.2016
Exhibit G – Certificate of Appropriateness – File 318/053 dtd 09.14.2016
Exhibit H – Certificate of Appropriateness – File 108/006 dtd 09.14.2016
Exhibit I – Certificate of Appropriateness – File 155/035 dtd 09.14.2016
Exhibit J – Certificate of Exemption – 2016 Exemption File dtd 09.14.2016
Exhibit K – Certificate of Exemption – 2016 Exemption File dtd 09.14.2016
Exhibit L – Certificate of Exemption – 2016 Exemption File dtd 09.14.2016
Exhibit M – Certificate of Exemption – 2016 Exemption File dtd 09.14.2016
Exhibit N – Certificate of Exemption – 2016 Exemption File dtd 09.14.2016
Exhibit O – Certificate of Exemption – 2016 Exemption File dtd 09.14.2016
Exhibit P – Request for Extension – 2016 Extension File dtd 09.14.2016
Exhibit Q– Minor Modification – File 299/093-002 & 2016 Modification File
Exhibit R– Minor Modification – File 258/044 & 2016 Modification File