

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, January 25, 2017
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, West Barnstable on the following application:

Paul Richard	Present
Carrie Bearse	Present
George Jessop	Absent
David Munsell Jr.	Present
Lesley Wallace	Present

A quorum being met, Chair Richard called the hearing to order at 6:32 pm. 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

Thornton, Barbara, 76 Second Way, Barnstable, Map 319, Parcel 137

Install 12 black solar panels on the rear of the house.

Represented by Nathan Tissot of Solar City

Panels will be 3 over 12 . The intent is to install black solar panels on the rear of the dwelling.

Richard: Usually panels on the back of the house aren't visible. This neighborhood is kind of tight together and they are visible from Meridian Way.

Bearse outlines the stipulations the Committee considers when reviewing an application for appropriateness for the installation of solar panels 1) they are installed on the rear 2) they are not visible from the thoroughfare. They are visible from Meridian Way and less visible from Sunset Lane but this is a concern.

Abutters/Neighbors Donna & Jens Bahrawy of 124 Sunset Lane are in attendance and are concerned with the visibility of the solar panels. They state they are located on the corner of Sunset Lane and Second Way so the house is right behind them.

Wallace: Directly behind the house is open. There is a house on the right and the left on the back but you can see it when you loop around the street.

Richard asks if there are any other neighbors here. The Abutters remark that most of the homeowners in the neighborhood are seasonal and likely they could not be here.

Bearse clarifies further, the Committee's stipulations for solar panel decisions: When we make our motion (to approve) it is because 1) The panels are not visible from the thoroughfare 2) The panels are on the rear of the house and 3) No abutters object.

Bearse asks the abutters if they object? The abutters state, Yes.

Bearse states these are the stipulations we stick to, to make our decisions consistent.

Motion duly made by David Munsell Jr., seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit A) for Barbara Thornton at 76 Second Way, Barnstable, Map 319, Parcel 137, to install 12 black solar panels on the rear of the house. The committee notes the panels would be visible from Meridian Way, from the rear, and we have a neighbor from the north side of the property at the hearing tonight who is opposing the project.

Aye: Wallace

Nay: Bearse, Munsell Jr. and Richard
The Certificate of Appropriateness is Denied.

Hayes, Susan, 2400 Main Street, West Barnstable, Map 237, Parcel 025

Remove existing red cedar roof on the front of the main house and existing asphalt roof on the rear of the house and replace with asphalt shingles in weathered wood.

Represented by Susan Hayes & James Cazeault

Richard asks if architectural shingles. James Cazeault states we are replacing red cedar shingle with architectural shingles in an approved color.

Bearse states normally this is an exempt item however, possibly because you are replacing the red cedar shingles they thought you should come before the Committee. The applicant and representative agree.

Motion duly made by Carrie Bearse, seconded by David Munsell Jr. to Approve the Certificate of Appropriateness (Exhibit B) for Susan Hayes at 2400 Main Street, West Barnstable, Map 237, Parcel 025, to remove existing red cedar roof on the front of the main house and existing asphalt roof on the rear of the house and replace with asphalt shingles in weathered wood.

AYE: All

So Voted Unanimously

DMAG, LLC, 651 Main Street, Barnstable, Map 156, Parcel 057

Remove existing sign and replace with new sign using existing post 24 inches by 24 inches

Represented by Michelle Johnson & David Gardner

Munsell Jr. asks if it will be a wood sign? Is it two sides?

Michelle Johnson & David Gardner respond, Yes the sign is wood and double sided. Three colors white, gold and blue.

Motion duly made by Munsell Jr. , seconded by Bearse to Approve the Certificate of Appropriateness (Exhibit C) for DMAG, LLC at 651 Main Street, Barnstable, Map 156, Parcel 057 to remove existing sign and replace with new sign using existing post 24 inches by 24 inches post.

AYE: All

So Voted Unanimously

CERTIFICATE OF EXEMPTIONS

Chapman, William, 39 Meadow Lane, West Barnstable, Map 133, Parcel 005-003

Stain Trim and Shingles Cabots Jarrah Brown #19460 and new stone wall.

Certificate of Withdrawal Submitted (Exhibit D).

No Vote. Certificate of Exemption Withdrawn.

Widmer, Betsy via Cape Cod Fence, 6 Wiinikainen Road, West Barnstable, Map 132, Parcel 015

Install 72 feet by 4 feet high spaced scallop cedar flat board 4 x 4 pr. Treated posts along left side of property.

Represented by Betsy Widmer

Richard asks if the fence will be natural. Widmer answers, Yes.

Bearse asks if there is a good side or bad side. Widmer answers the bad side will be facing the inside.

Upon request, Widmer clarifies the stakes that are up right now are survey stakes and not marking where the fence is going to be. The fence will be closer to the dwelling than the stakes.

Members ask for clarification on the location. Widmer states if facing the house the fence will be on the left side of the house. It will be on the line, but inside the property line.

Motion duly made by Carrie Bearse , seconded by David Munsell Jr. to Approve the Certificate of Exemption (Exhibit E) for Betsy Widmer at 6 Wiinikainen Road, West Barnstable, Map 132, Parcel 015, to install a 72 feet by 4 feet high, spaced scallop cedar flat board 4 x 44 pressure treated posts along left side of property.

AYE: All

So Voted Unanimously

MINOR MODIFICATIONS

Cook, Steve for Mark Scott, 133 Sunset Lane, Barnstable, Map 319, Parcel 022

Change awning windows to double hung, add shed dormers to side

Represented by Steve Cook

Cook clarifies the project, he states this board previously approved an addition on the front of the existing garage. Right now what we are looking to do is change out the windows, right now is a storage area on the second floor we are looking to drop the floor down add two double hung windows in the gable entry on the east and west side. There is a cricket there now on the roof and we will remove those and add two little dormers. Awning window will be changed to a double hung window. Munsell Jr. asks about the pitch of the garage which Cook answers 10. All the same siding, roofing, windows, everything will match what is existing.

Munsell Jr. asks if there will be access to the house. Cook responds, No.

Munsell Jr. has reservation about the Cricket. Cook clarifies the placement of the Cricket now and the shed dormers which will replace the cricket.

Richard asks for clarification on placement of the dormers. Cook points out the placement of the dormers to the committee. The one on the left side you cannot see it unless you walk around the garage. You will be able to see it from the other side a little bit if you walk out into the street.

Donna & Jens Bahrawy of 124 Sunset Lane ask for clarification on the left side, if the garage will be coming out further to the left? Cook clarifies the changes that will be made for the neighbors and the committee shows Mr. Bahrawy the plans. This satisfies the neighbor.

Motion duly made by Carrie Bearse, seconded by David Munsell Jr. to Approve the Minor Modifications (Exhibit F) to Steve Cook for Mark Scott, 133 Sunset Lane, Barnstable, Map 319, Parcel 022, to change awning windows to double hung, add shed dormers to side, as submitted.

AYE: All

So Voted Unanimously

APPROVAL OF MINUTES

A motion was made by David Munsell Jr. and seconded by Carrie Bearse to approve the minutes from January 11, 2017, as amended.

AYE: All

So Voted Unanimously

OTHER BUSINESS

Discussion:

William Chapman of 39 Meadow Lane approaches the committee and asks for feedback on trim color: Is there a time period for what is acceptable? Chapman refers to his neighbors houses.

Bearse answers it really depends on the style of your house and those around it.

It was clarified that Chapman's house is a Cape style.

Bearse: The guidelines state we are not a strict historic district, we change with the times and the trends etc.

Chapman: The color I chose I guess was just too brown. There is a time period that I like, on a house that is down the street from Lesley. He asks if there is something he can draw from, for reference?

Richards suggests Chapman drive around and see what is in the neighborhood.

Chapman: I'm on 39 Meadow Lane. If I want to stay with that time period I would clash with my neighbor, would this be a problem?

Richard: The front and sides of your house, the shingles don't match. Is that why you are changing the color here? Why are you trying to go all one color?

Chapman: The side doesn't get a lot of sun so he cut down some trees to avoid mildew. He has seen some Capes on Rte. 6A that he likes.

Chapman: We are considering paint now.

Richard clarifies that he is also looking for low maintenance. Chapman answers, Yes. Richard suggests all natural weathered is nicer than stain. Richard suggests possibly going natural on everything.

Bearse suggests Chapman take some pictures of houses with the trim that he likes and bring the pictures in (to show the committee). Chapman agrees, he will drive around and get some pictures for the Committee.

**Having no further business before this Committee, a motion was made by Carrie Bearse, seconded by David Munsell Jr. to adjourn the meeting at 7:05 pm.
So Voted Unanimously**

Respectfully Submitted,
Stacey Hurwitz
Recording Secretary, Growth Management

Exhibit A – Certificate of Appropriateness – File 319/137
Exhibit B – Certificate of Appropriateness – File 237/025
Exhibit D - Certificate of Appropriateness – File 156/057
Exhibit E – Withdrawal of Application – File 133/005-003
Exhibit F – Certificate of Exemption – File 132/015
Exhibit G – Minor Modification – File 319/022