

Town of Barnstable
Old King's Highway Historic District Committee
Draft Minutes
Wednesday, January 11, 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:

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

A quorum being met, Chair Bearse called the hearing to order at 6:30pm. 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.

Election of Chair and Clerk

Nomination of Chair:

A motion was made by David Munsell Jr., seconded by Lesley Wallace to nominate Paul Richard as Chair of the Old King's Highway Historic District.

AYE: All

So Voted Unanimously

Nomination of Clerk:

A motion was made by David Munsell Jr., seconded by Lesley Wallace to nominate Carrie Bearse as Clerk of the Old King's Highway Historic District.

AYE: All

So Voted Unanimously

APPLICATIONS

Lewis, Jon Robert Trust, 3166 Main Street/Rte. 6A, Barnstable, Map 300, Parcel 004

Remove 22' x 27' rear addition with exterior stairs and dormers

Represented by Jeffrey Goldstein of The House Company

The owners want to restore the house to the way it was at the turn of the century. To do that they will need to take dormers off the third floor, the egress stairs and the bump out by the egress stairs. There is a window that was originally on the attic that was left in the cellar when we take the egress door out the original window will be put back into that spot. The roof will either be slate or red cedar, this is the one undetermined line item right now. All the mill work and all the trim will look exactly as original.

The Committee receives clarification of removal of the entire rear addition including exterior stairs and the bump out where the egress is. Bearse states it is great the addition was done in such a fashion that now you can just remove it (what the Committee looks for when looking at additions). Goldstein agrees and refers to it as a 'discreet' addition.

Motion duly made by David Munsell Jr., seconded by Carrie Bearse to Approve the Certificate of Demolition or Removal (Exhibit A) for Jon Robert Lewis Trust at 3166 Main Street / Rte. 6A, Barnstable, to remove 22' x 27' rear addition with exterior stairway and dormers.

AYE: All

So Voted Unanimously

Lewis, Jon Robert Trust, 3166 Main Street/Rte. 6A, Barnstable, Map 300, Parcel 004

Restore building to original design and shape. Remove dormers, reroof main structure. Remove additions and stairs. Remove attic door and restore window and trim. Remove east door and restore to window.
Represented by Jeffrey Goldstein

Discussion: Bearse asks, just for curiosity, why (is he getting rid of square footage, people don't often get rid of square footage). Goldstein states the owner just wants to. It fits the building better. Munsell asks if there is a chimney in the back now? Goldstein answers, he believes there is. The Committee looks at a photo of the original chimney. Goldstein: We will be changing the corbel on the chimney to match the original. Munsell Jr. asks it will match the back? Goldstein: It will match the back. If you face the building, on the right side there is an entry door and we will be removing that and putting a custom window in there. Goldstein: Refers the Committee to the plan - we wanted to line the door up. We found the original door is inside the wall of the house and we will be exposing that.

Motion duly made by Carrie Bearse, seconded by David Munsell Jr. to Approve the Certificate of Appropriateness (Exhibit B) Jon Robert Lewis Trust., 3166 Main Street / Rte. 6A, Barnstable, David & Kyla Allen at 3166 Main Street, Barnstable, Map 300, Parcel 004 to restore building to original design and shape. (Remove dormers, reroof main structure. Remove additions and stairs. Remove attic door and restore window and trim. Remove east door and restore to window.)

AYE: All

So Voted Unanimously

Munsell Jr. goes on record to commend the owner of this property for taking the care to restore the building to its original form.

Bearse and Munsell Jr. instruct Goldstein to let the (town) office know when they make a decision about the roof. The Committee members state slate or red cedar, are both appropriate materials for the roof.

McKenna, Bonnie, 25 George Street, Barnstable, Map 319, Parcel 064

Demolish existing dwelling and garage
Represented by Jeffrey M. Conrad

Conrad: It is the only house left with light blue vinyl siding. House was built as a beach cottage around 1925.

Motion duly made by David Munsell Jr., seconded by Carrie Bearse to Approve the Certificate of Demolition or Removal (Exhibit C) for Bonnie McKenna, 25 George Street, Barnstable, Map 319, Parcel 064 to Demolish existing dwelling and garage building.

Aye: All

So Voted Unanimously

McKenna, Bonnie, 25 George Street, Barnstable, Map 319, Parcel 064

Construct new 4-bedroom dwelling and garage
Represented by Jeffrey M. Conrad

The owner wants the master bedroom on the first floor. We will be adding a little more detail than the existing house had. Munsell asks about Andersen Windows. Conrad states they are double hung with removable grilles. Richard: Are the removable grilles because of a cost factor? Conrad answers, yes. Richard suggests the grilles can be glued on permanently with double sided tape and it is quite cost effective to do this. The Committee to add permanently applied grilles to the motion, if approved. Bearse asks about the height of the house, does it compare to the houses around it? Conrad states it's about the same as the others. The house was a cape with dormers and is not any taller than the houses around it. Richard looks through the plans and comments 9.5 ft. on first floor, so probably about 25 ft. high, the height looks pretty appropriate, based on the scale.

Munsell Jr. asks about the roof pitch in the front. The dormer in the front is a 10 and the bigger rear dormer is a 6. Bearse sees a 4 foot picket fence on the plans, but it is not on the application. Conrad states the fence has been removed. Bearse states if there was a fence to be added it would need to be wood. Bearse again asks for an estimate on the height of the house. Richard estimates the height to be 24 – 26 feet but it is not listed on the plans or application. Munsell Jr. states on the inspection the roof pitch is 12, 12 (the little dog house dormers are 12,12 not the roof pitch). This is noted.

Motion duly made by Carrie Bearse, seconded by David Munsell Jr. to Approve the Certificate of Appropriateness (Exhibit D) for Bonnie McKenna, 25 George Street, Barnstable, Map 319, Parcel 064 to Construct a new 4-bedroom dwelling and garage as submitted with the condition that the windows will have interior grilles which will be glued in place and permanently attached.

Aye: All

So Voted Unanimously with Conditions

The Committee notes that grilles between the glass would also be acceptable.

Powers, Randall & Marjorie, 66 Harvey Ave., Barnstable, Map 319, Parcel 108

Construct a new sun porch that will connect the house to the garage

Represented by Stephen Devlin

We are also replacing all new windows to fit the old windows as well. Devlin states the windows should have been added onto this application, but looking at the application, they are not on here. The windows will have grilles inside of them. Devlin hands out an **Exhibit E – Andersen Window Abbreviated Quote Report (submitted to the Committee 1/11/17)**. The quote includes diagrams of the windows. The railing is 36 inches high, the deck will be Mahogany. Munsell Jr. asks if every window is being replaced? Devine answers: Yes, they are all being replaced. The goal is to replace them with 6 over 6 windows. Committee gets further clarity on the window lay out. Bearse asks for railing material. Devine answers: The deck will be a walk out deck made of Mahogany and railing would be painted wood, Mahogany. He also clarifies the house will have white trim, a natural cedar roof and natural cedar shingles. Bearse comments that the application is appropriate and will be an improvement.

Motion duly made by Carrie Bearse, seconded by David Munsell Jr. to Approve the Certificate of Appropriateness (Exhibit F) for Randall & Marjorie Powers, 66 Harvey Ave., Barnstable, Map 319, Parcel 108 to construct a new sun porch that will connect the house to the garage, also note that all new windows will be added to the house, they are 6 over 6 windows, with exterior and interior grilles.

Aye: All

So Voted Unanimously to include the addition of all new windows with exterior and interior grilles.

APPROVAL OF MINUTES

October 12, 2016

Motion duly made by Carrie Bearse, seconded by David Munsell Jr. to Approve the Minutes of October 12, 2016 as Submitted.

AYE: Bearse, Munsell Jr., Richard

ABSTAIN: Wallace

October 26, 2016

Motion duly made by David Munsell Jr. , seconded by Carrie Bearse to Approve the Minutes of October 26, 2016 as Submitted.

AYE: Bearse, Munsell Jr., Richard

ABSTAIN: Wallace

November 16, 2016

Motion duly made by Carrie Bearse , seconded by David Munsell Jr. to Approve the Minutes of November 16, 2016 as submitted

AYE: Bearse, Richard

ABSTAIN: Wallace, Munsell Jr.

December 14, 2016

Motion duly made by David Munsell Jr., seconded by Carrie Bearse to Approve the Minutes of December 14, 2016 as amended

AYE: Bearse, Munsell Jr., Richard

ABSTAIN: Wallace

DISCUSSION

Correspondence Received: Commonwealth Museum Newsletter was shown to the Committee

Other: Bentley 'Clay' Schofield, Roads Manager, Town of Barnstable, Department of Public Works. We are looking to conduct a Street Scape Project in Barnstable Village. Description of the project handed out to the Committee (**Exhibit G**). We would like to have a member of this committee on the Steering Committee. The project scope will look at improvements to the sidewalks, crossings, lighting. We were also asked to look at connecting the center of the village to the harbor. Munsell Jr. asked if this is in conjunction with the future county project? Schofield answers that is yet to be determined, there isn't a whole lot that has been done, yet. We had two Steering Committee meetings. Schofield asked Bearse if she was invited. Bearse answers, No. Munsell Jr. states he would be interested in sitting on the Steering Committee, he lives in the village. Bearse thinks it would be great to have more people involved in the project. Schofield: We will be looking at drawing up some plans over the next 6 months - year. Funding will be coming from the state (Chaper 90). Munsell Jr. asks for purview. Schofield states; from Rendezvous to the Lights (at Phinney's Ln.). Trying to create gateways – ways to get people to the harbor. The crosswalks zig zag across Millway, we are looking to address that. Also we have been asked to look at the walkway / boardwalk was brought up previously for discussion (which would be located behind The Dolphin). Schofield will be talking to the long range planning group this Friday.

Having no further business before this Committee, a motion was made by Carrie Bearse, seconded by David Munsell Jr. to Adjourn the meeting at 7:21 pm.

So Voted Unanimously

Respectfully Submitted,
Stacey Hurwitz
Recording Secretary, Growth Management

Exhibit A - Certificate of Demolition – File 300/004 dtd 1.11.2017
Exhibit B - Certificate of Appropriateness – File 300/004 dtd 1.11.2017
Exhibit D - Certificate of Demolition – File 319/064 dtd 1.11.2017
Exhibit E - Certificate of Appropriateness – File 319/064 dtd 1.11.2017
Exhibit F - Andersen Window Abbreviated Quote – File 319-064 dtd 1.11.2017
Exhibit G - Project Description – Barnstable Village Streetscape Improvements