

Town of Barnstable
Old King's Highway Historic District
MINUTES
Wednesday, December 08, 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, Elizabeth Nilsson, Carrie Bearse and George Jessop
Committee Members Absent: None

Motion duly made Elizabeth Nilsson, seconded by George Jessop, 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

Kinlin, Robert, 3256 Main Street, Barnstable, Map 299, Parcel 033

Handicap Ramp at Rear

(Continued from October 27, 2010 for Handicap Ramp Only)

Represented by Craig Ashworth

Mr. Ashworth respectfully requested the removal of the handicap ramp from the application. The Committee approved at their 10/27/2010 meeting the alterations for a new entrance, cupola, windows and doors, but continued the application as there was a question regarding the handicap ramp and the plot line. He has only received the certified plot plan today and has not had time to review it.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Robert Kinlin at 3256 Main Street, Barnstable as Submitted with the Exclusion of the placement and design of the handicap ramp.

VOTE:

AYE: ALL

NAY: None

So Voted Unanimously

Schilpp, Frederick/Pickman, Carolyn, 115 Rendezvous Lane, Barnstable, Map 279, Parcel 029

New Screened Gazebo, Greenhouse, 2 Shed Dormers, 2 Enlarged Double Hung Windows

(Continued from November 10, 2010)

Discussion on Revised Plans Requested by Applicant

Applicant requested continuance to the January 12, 2011 meeting and asked for an Informal Discussion on revised plans at tonight's meeting. However, no representative was present and Temporary Chair Anderson recalled this applicant several times throughout the night.

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

Construct Attached Garage, Addition, Front Dormers, Covered Porch, Deck

(Continued from November 10, 2010)

Represented by Shane Wood & Joseph Holland

Mr. Holland presented revised plans dated 12/8/2010 and indicated that changes have been made with regard to the comments the members made at the last meeting of 11/10/2010. Mr. Holland reiterated that they are constructing a two car garage attached to the house via the mud room and adding bedrooms above the garage, a porch and a rear sunroom as well as additional dormers. George Jessop stated that the front dormer was discussed and the members were looking for a simplified design and not a combination of a doghouse dormer and a shed dormer. Mr. Jessop also noted that the formality of the columns on the previous set of plans has been addressed and they are now square. Mr. Holland stated that they have looked at several options for the front dormer and he wishes to stay with what they have submitted.

George Jessop commented that this is neither classical or a simple cottage dormer and he would rather see the dormer as big as the double hung windows proposed than the step design which is unnecessarily complicated, especially in this neighborhood. The single shed dormer proposed for the back is more appropriate on the front. With a shed dormer there is opportunity for much larger windows.

Pat Anderson confirmed that the cupola on the previous plans has been removed and Mr. Holland indicated that it has been removed. She then asked if the height of the garage has been addressed as it was much higher than the existing house in the previous plans. Mr. Holland indicated that the height has been reduced and the house is approximately 1 to 2 feet higher than the garage.

Carrie Bearse asked for clarification on the height of the garage as on Page A5 of the drawings dated 12/8/2010 it appears that the garage is higher than the house. Mr. Holland stated that it should as asked her to reviewing drawing #2 on Page A5 you can see the ridge of the house peeking over the roof of the garage.

Pat Anderson noted that there are no measurements on the plans submitted this evening and Mr. Holland indicated that they are keeping the existing plate heights. George Jessop informed the applicant that a set of fully dimensioned plans would be needed for the file.

Pat Anderson then addressed the issue of the dormer on the front of the house. If this could be resolved, then she would be satisfied with the other changes that have been made. In her opinion, the dormers need to be consistent. George Jessop stated that he would rather see a shed dormer.

Mr. Holland commented that he simply does not like the look of the shed dormer on the front of the house and to him, it would look deadly. He likes the look of the shed dormer on the rear. George Jessop commented that when you start mixing your designs, it gets confusing.

Elizabeth Nilsson inquired on the Specification Sheet it lists trex as the decking material and wished to know what this was. Mr. Holland informed the Members that the material will be lpe and agreed that this correction could be made.

Temporary Chair Anderson reviewed for the applicant the consensus of the Members and asked whether he would like a continuance to explore revisions to the dormer. Mr. Holland asked that the Committee vote on the application.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Joseph & Michelle Holland at 24 George Street, Barnstable per new plans submitted 12/8/2010 and with the change of decking material from trex to ipe.

VOTE:

AYE: Bearse

NAY: Anderson, Jessop, Nilsson

Motion fails to carry 3-1

New Applications

Franze, Anthony, 2310 Main Street, Barnstable, Map 327, Parcel 017, 001

Remove Center Garage Door & Chimney, replace rear section, replace right garage door, windows

Represented by Anthony Franze

Carrie Bearse noted for the record that she is an abutter, however, has sat in on previous applications and will do so again as long as the applicant has no objection. Mr. Franze stated that he has no objection to Ms. Bearse's participation. Mr. Franze submitted photographs of the existing garage which is in need of repair. The repairs proposed are to try to stop the rain leaking in. Windows will be the same as those that were approved for the house last year, American Craftsmen 6/6 with exterior grids. Pat Anderson noted that whatever is done to this garage would be an improvement and Mr. Franze concurred that something needs to be done to prevent it from collapsing.

Mary Beth Eddy, an Abutter, stated that she is in favor of what he is doing; however, her concern is that she would adding a fence which was agreed upon between them. Pat Anderson stated that this is not within the Committee's purview, however, if a fence is planned, approval from this Board would be needed.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Anthony Franze at 2310 Main Street, Barnstable as Submitted.

VOTE:
AYE: ALL
NAY: None
So Voted Unanimously

County of Barnstable, 3195 Main Street, Barnstable, Map 299, Parcel 024

Renovate Existing County Jail Gymnasium, New Signage

Represented by Andrew Miao, Architectural Design, Inc. John Blaisdell, Director of Facilities and _____,
Director Health & Environment

Mr. Miao stated that the intent is to maintain the shell of the old gymnasium and they have tried to pick up the elements and details of the buildings around the district. They will be adding a new entryway and a boiler room in the back. For the exterior siding, they felt it would be cold and a bit much if they went with all white, so they chose a grey color, alpaca, and the trim will be white.

New signage for the front of the building will comprise of a white pvc background with black vinyl lettering which the Board felt was appropriate.

Pat Anderson noted that according to the specification sheet the material for the siding will be hardi-plank and they do not normally allow this material and asked if they had an alternate choice. George Jessop commented that bodyguard may have a clapboard option and asked what the time frame for the project was as this may need to be a special order that may take until March to receive. It is new to the market and local suppliers do not carry it at this time.

Mr. Miao commented that he has heard good things about this product, but the reason they chose the hardi-plank is due to the wide spacing and there was concern with the small spacing that would look too busy. The intent is to try to have the building look more like a home.

Elizabeth Nilsson asked for clarification on the windows and Mr. Miao stated that they will be custom windows with no divisions.

Pat Anderson suggested that the Board approve everything with the exception of the siding to give the applicant an opportunity to review the options available.

Motion duly made by Carrie Bearse, seconded by George Jessop to Approve the Certificate of Appropriateness for the County of Barnstable Complex at 3195 Main Street, Barnstable with the Exception of the Siding & Trim material to allow time to investigate alternatives and to report back to this Committee.

VOTE:
AYE: ALL
NAY: None
So Voted Unanimously

Mitchell, Douglas & Welsh, Christine, 2576 Main Street, Barnstable, Map 258, Parcel 002-001

Construct 11'6" x 12'6" Second Floor Addition

Represented by Craig Ashworth, E.B. Norris & Son

Mr. Ashworth detailed the project for the addition to the mater bedroom to accommodate a new closet. Mr. Ashworth corrected for the record that on the specification sheet where it indicates the trim will be azek; this should read bodyguard.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Douglas Mitchell & Christine Welsh at 2576 Main Street Barnstable as Modified with the change of trim material to bodyguard.

VOTE:
AYE: ALL
NAY: None
So Voted Unanimously

Bell, Denise, 263 Cedar Street, W. Barnstable, Map 131, Parcel 003

Re-Approval of Expired Certificate for Sixteen-Stall Horse Barn

Motion duly made by Elizabeth Nilsson, seconded by Carrie Bearse to Approve the Request for Re-Approval of Expired Certificate of Appropriateness for Denise Bell at 263 Cedar Street W. Barnstable for Sixteen Stall Horse Barn as Submitted.

VOTE:
AYE: ALL
NAY: None
So Voted Unanimously

Bell, Denise, 263 Cedar Street, W. Barnstable, Map 131, Parcel 003

Re-Approval of Expired Certificate for Expanded Dormer

Motion duly made by Elizabeth Nilsson, seconded by Carrie Bearse to Approve the Request for Re-Approval of Expired Certificate of Appropriateness for Denise Bell at 263 Cedar Street W. Barnstable for Expanded Dormer as Submitted.

VOTE:

AYE: ALL

NAY: None

So Voted Unanimously

Informal Discussion

Town of Barnstable, DPW

Discussion on Oak Street Rehabilitation Project
(Postponed to January 12, 2011)

Mass Dept of Transportation (MassDOT) Highway Division

Potential removal of 44 Trees along Route 6A Barnstable Village and West Barnstable
Represented by Mathew Broderick & William Travers

Ann Canedy, Town Council Liaison & Survey Participant 6A Committee

Councilor Canedy wished to note for the record that Trees #3 & #4 in the 6A Committee's Survey have been interchanged. Councilor Canedy explained that an Independent Committee which included Carrie Bearse, William Travis of MassDOT, the Tree Warden as well as many others who went out to review the proposed trees for removal by the State. For the most part, they are in agreement with the recommendations as the designated trees are either dead, diseased or hazardous. They have identified a few trees they would like to have saved and have noted this in the Survey. For her, the tree at the Railroad bridge, #33, is a hazard and there are many trees around it to fill in.

Pat Anderson stated that she has gone out and seen every tree and some she has no problem with being taken down and others she does have concerns. Chair Anderson then polled the Members and asked if everyone has had a chance to view the trees and they had.

Pat Anderson then outlined the procedure for the Applicants and stated that a Legal Ad in a local paper must be placed and notice to abutters is needed. The trees need to be posted indicating which trees are being removed. Marking the tree with an "X" is okay for those that are coming down. Mathew Broderick stated that he could identify the trees by placing orange flags around the tree.

Chair Anderson then asked if they were the Department that will replace the trees as some type of replacement plan would be needed. Councilor Canedy stated that the Independent 6A Committee is determined to address this and will continue to work with the State to replace the trees that were taken. Mr. Travers indicated that he did not see this as a problem.

Carrie Bearse suggested that the Committee follow the report that was submitted and go tree by tree and Mr. Broderick stated that he would like to leave the recommendations to save particular trees open to reinvestigation by MassHighway and if determined, to take them down.

Ann Canedy confirmed that the reinvestigation would take place with an Arborist.

It was determined that MassHighway would reinvestigate the trees identified in the 6A Committee Survey, submit a formal application and mark all of the trees with either an orange "X" or an orange flag. A full discussion of any questionable trees can be discussed at the formal meeting. Pat Anderson pointed out that if any of the proposed trees for removal are on private property, then the homeowner themselves must file the application to remove the tree, even if they have given MassHighway permission.

Minor Modifications

Smith, Peter, 3925 Main Street, Barnstable, Map 335, Parcel 050

Install Handicap Ramp

Represented by Peter Smith

Mr. Smith explained that his daughter was in a severe car accident and will be coming home. He needs to construct an access ramp to get her into the house. George Jessop asked if he had clearance at the door and Mr. Smith indicated that there was ample room. There will be railings on the turning area and the rest of the ramp will be clear. He offered the Committee two alternate designs for the railings, and the Committee preferred the vertical design.

Motion duly made by Carrie Bearse, seconded by George Jessop to Approve the Minor Modification for a ramp for Peter Smith at 3925 Main Street, Barnstable with Vertical Option Railing System and all material to be Wood.

VOTE:

AYE: ALL

NAY: None

So Voted Unanimously

Cape Organic Farm, 3675 Route 6A, Barnstable, Map 317, Parcel 035

48 Solar Photovoltaic Panels on Ground Mounted Array

Omit installation of side walls & skirt in front due to wind load consideration

Represented by Herb Rice, Cotuit Solar

Mr. Rice explained that they tried to have a floating roof on posts and with the new wind regulations; it would not be approvable by the Building Dept. It was suggested that the sides of the structure not be there. All other features approved have not changed.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minor Modification for Cape Organic Farm at 3675 Route 6A, Barnstable as Submitted.

VOTE:

AYE: ALL

NAY: None

So Voted Unanimously

Ashworth, Craig & Margaret, 205 Old Jail Lane, Barnstable, Map 278, Parcel 002-005

Shed Dormer

Modification to Extend previously Approved Dormer – Delete Skylight

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minor Modification for Craig & Margaret Ashworth at 205 Old Jail Lane, Barnstable as Submitted.

VOTE:

AYE: ALL

NAY: None

So Voted Unanimously

Exemptions

Mackenzie Betty, Keith, 3280 Main Street, Barnstable, Map 299, Parcel 035

10' X 12' Cedar Shingled Shed

Motion duly made by Elizabeth Nilsson, seconded by George Jessop to Approve the Exemption for Keith Mackenzie Betty at 3280 Main Street, Barnstable as Submitted.

VOTE:

AYE: ALL

NAY: None

So Voted Unanimously

Other Business

Recommendation to Town Council to Appoint Alternate Member
(Discussion postponed to January 12, 2011)

Correspondence Received

Letter from Robert & Linda Guarino re: Lothrop Hill Cemetery Sign

Letter from Susan & Patrick Tyrrell re: Lothrop Hill Cemetery Sign

Letters were read and accepted into the Minutes.

Approval of Minutes

April 14, 2010

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minutes of April 14, 2010 as Submitted.

So Voted Unanimously

May 12, 2010

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minutes of May 12, 2010 as Submitted.

So Voted Unanimously

May 26, 2010

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minutes of May 26, 2010 as Submitted.

So Voted Unanimously

June 9, 2010

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minutes of June 09, 2010 as Submitted.

So Voted Unanimously

September 08, 2010

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minutes of September 08, 2010 as Submitted.

So Voted Unanimously

September 22, 2010

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minutes of September 22, 2010 as Submitted.

So Voted Unanimously

October 27, 2010

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minutes of October 27, 2010 as Submitted.

So Voted Unanimously

November 10, 2010

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minutes of November 10, 2010 as Submitted.

So Voted Unanimously

Having no further business before this Committee, a Motion was duly made by George Jessop, seconded by Carrie Bearse to Adjourn the Meeting at 8:40pm.

So Voted Unanimously

Respectfully submitted,

Marylou Fair, Recording Secretary