

Town of Barnstable
Old King's Highway Historic District
MINUTES
Wednesday, March 23, 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 on the following application:

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

A quorum being met, Chair Jessop 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

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, December 08, 2010, January 12, 2011 & February 09, 2011 & February 23, 2011)

Represented by Frederick Schilpp and Attorney Deborah McCutcheon

Attorney McCutcheon wished to discuss how far she believes the applicant and the Committee have come in working together to achieve an approval. In October, the proposal included shed dormers and a gazebo structure to the right that received a great deal of response from the Committee. They have now come back with two different proposals. It was suggested that the applicant go with wall dormers on the front of the house and change the porch structure. The new proposed drawings reflect shed dormers on the second floor, no change to first floor windows and the porch to the right of the structure and a little beyond the corner of the house. There were previous discussions on the option of dog house dormers versus shed dormers. Attorney McCutcheon presented photographs of the existing premises and at the rear and side of the house there are existing shed dormers and homeowner feels this is better presented on the front of the house as well. Photographs of the surrounding neighborhood were also presented. In addressing the porch, she noted that there are houses in the neighborhood that are similar in style. She supports that the additions they are proposing are not incongruous to the surroundings.

Chairman Jessop stated that one of the reasons this Board has been reluctant to approve any of the renditions proposed is that they have all included changing what is the historical portion of the front of the building. As far as the surrounding houses, there are many in the area that are not really part of the original scheme of the neighborhood and some were put up before the Old King's Highway was formed. There are many wonderful features of this house and they are trying to find a suitable compromise. The back of the house has room for expansion; it is the front of the house they are trying to preserve. The front porch is overlapping the front corner. Mr. Jessop also is concerned that the dormers that are proposed are not part of the roof or part of the wall and that they come right off the roof line. The fact that the dormers are wider than the windows below make it appear top heavy.

Carrie Bearse inquired about the drawings for the south elevation indicating the greenhouse and appreciates the owner's changes and that the materials are akin to the house and it now has a conservatory looking feeling than that which was originally proposed. She also believes that due to the location at the rear of the house, the new renovations indicated and that the view is blocked by the garage, the greenhouse has become not such a concern for her.

Attorney McCutcheon stated that in her opinion the porch has become less of a mass than originally proposed and clarified that she understands that the dormers are too wide and if they took one of the windows out that would be more to the Committee's liking. She wished to know that if they cut the dormers in size and keep the configuration of the porch as proposed, could they get approval tonight.

Chairman Jessop stated that he would need to have revised plans submitted showing the changes discussed and with detailed dimensions.

Carrie Bearse commented that consistently throughout the previous meetings, this Board has spoken about keeping the porch behind the front façade of the house and she would not be in favor of the porch overlapping the front elevation.

Bill Mullin would not be in favor of the porch as proposed and would like to see it stop at the corner board or behind it; the current plan proposed shows it stepping out approximately four feet.

Elizabeth Nilsson stated she would not be in favor of the porch as proposed.

A discussion then took place between George Jessop, Bill Mullin and the applicant on the possibility of extending the porch to the side or in the other direction to obtain the view the homeowner's are seeking.

The Committee requested revised plans be submitted with dimensions for dormers, screen porch and greenhouse along with a site plan.

Motion duly made by Carrie Bearse, seconded by Bill Mullin to Continue the Certificate of Appropriateness to April 27, 2011.

So Voted Unanimously

Town of Barnstable / Dept of Public Works, Oak Street, West Barnstable

Reconstruct & Regrade Oak Street from Route 6 Overpass to Iyannough Road

(Continued from February 23, 2011)

Applicant requested Continuance to April 13, 2011

Motion duly made by Carrie Bearse, seconded by Bill Mullin to Continue the Certificate of Appropriateness to April 13, 2011.

So Voted Unanimously

REMANDED APPLICATIONS

Watson-Baker, Lucy, 26 Hanson Lane, W. Barnstable, Map 316, Parcel 092

Installation of 25 Solar Photovoltaic Panels on Southern Roof

Application remanded by the Regional Commission to the Barnstable Town Committee

Chairman Jessop read into the record the findings of the Regional Board that remanded the applicant back to the local committee for additional review of site and location of panel

Represented by Lucy Watson Baker and Herb Rice of Cotuit Solar

Mr. Rice detailed the previous application and submitted additional photographs. The only view of the house is when you are standing directly in front of the driveway. Chairman Jessop had previously suggested centering the panels or shifting them to the right, however, to shift the panels to the right would require cutting down some of the trees.

Carrie Bearse stated that she believes the Committee needs to look at each application individually. She does not feel that it would be inappropriate for solar panels on the front of a home that is on a road that is off the beaten path, is one that is hard to find and a home that is not historic nor does it have any historical houses in the vicinity. She would not be in favor of solar panels on the front of a historic home located on 6A.

Elizabeth Nilsson would like to see the panels as proposed that indicate the panels would be closer to the garage rather than shifting them to the right as discussed. The homeowners would prefer this location as well.

A discussion then took place regarding the members concerns that if they approve this application for solar panels on the front of the house, would they be setting precedent. Chairman Jessop noted that there is already precedent and the Regional Commission asked this Board to review this Applicant on the individual aspect and site.

Elizabeth Nilsson commented that she felt it was made clear in the Regional Commission's decision that it would not set a precedent and that each case would need to be viewed on an individual basis.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Remanded Certificate of Appropriateness for Lucy Watson-Baker at 26 Hanson Lane, W. Barnstable on an Individual basis for Solar Panels on the front of the house proposed in Option #1 due to the location which is off the beaten path.

So Voted Unanimously

NEW APPLICATIONS

Johnson, Peter, 70 Moco Road, W. Barnstable, Map 215, Parcel 006

Construct 24'x22' Attached Garage and 10'x17' Entry Connector

Represented by Peter Johnson and Jeff Goldstein of The House Company

Mr. Goldstein explained to the Members that the existing home was built approximately 1991 and is a cedar log construction. The goal is to add a two car garage with loft area and a connector. Carrie Bearse asked if this is a real

log home and Mr. Goldstein indicated that yes, it is cedar logs. Carrie Bearse then noted that the garage is proposed to be vinyl cedar and Mr. Goldstein stated that this is correct; however, when weathered it will bend with the home to look exactly the same.

George Jessop asked if the overhead garage doors are wood and this was confirmed along with shingles for the roof which will match existing and Andersen 400 series windows in white to match existing on home. Grills will be interior only and Ms. Bearse noted that house does not have grills of any kind.

George Jessop asked if the concrete wall could be treated with something such as a cedar trellis or shrubbery which would soften the look. This was agreeable to the homeowner.

The Members commented that in the photos provided with the application, there is a rear deck with an existing railing system that appears to be made out of azek. This is not part of the current application and would not likely have been approved by this Committee.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Peter Johnson at 70 Moco Road, W. Barnstable as Modified to reflect the concrete wall be treated with a trellis, shrubbery or duplicate siding on house, grills to be snap in or none at all as windows on home do not have any grills. In addition, let it be noted that the railing system currently on the rear of the house is made of a composite material and although not part of this Application, this material would not have been approved by this Committee.

So Voted Unanimously

Haislet, Randy & Tammie, 49 Bursley Path, W. Barnstable, Map 089, Parcel 007

Replace Windows and Siding

Represented by Sprinkle Home Improvements

Homeowners would like to replace all windows in the same color, size and grid pattern. Currently the windows have snap in grills and they propose grids between the glass in the same 6/6 pattern. The siding is clapboard and they wish to replace with cedar shingles in a beach grass stain.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Randy & Tammie Haislet at 49 Bursley Path, W. Barnstable as Submitted.

So Voted Unanimously

Borowick, Jitka dba Clean Green, 3180 Main Street, Barnstable, Map 300, Parcel 048

Signage

Represented by Jitka Borowick

The Members reviewed the application for one sign located at the front of the building and one sign at the rear of the building. The signage was determined to be appropriate.

Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Jitka Borowick dba Clean Green at 3180 Main Street, Barnstable as Submitted.

So Voted Unanimously

Arruda, Timothy & Nichole, 75 Powder Hill Road, Barnstable, Map 300, Parcel 051

Addition of Front Dormer, Rear Kitchen Expansion, Change Clapboard to Shingles

Represented by Garry Ellis, Architect

Mr. Ellis stated that they propose to remove the two skylights on the front of the house and replace them with doghouse dormers. At the rear of the house, they propose an addition to the kitchen with a mud room. The deck that is existing will be reduced.

Chairman Jessop commented that the elevations are nicely scaled; the trim is a nice combination of formality and Tudor design. Elizabeth Nilsson asked if the front door was being replaced as well and Mr. Ellis indicated that they would be. They also propose removing the current clapboard siding and replace with cedar shingles colored Hingham Harbor or a simple bleaching oil.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Timothy & Nichole Arruda at 75 Powder Hill Road, Barnstable as Submitted and that the change in siding will have either a bleaching oil or stained Hingham Harbor. A color chip of Hingham Harbor to be supplied for the file.

So Voted Unanimously

MINOR MODIFICATIONS

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

Addition of Two Windows

The Members reviewed the changes to add two windows to the previously approved design.

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

**Waterfield, Judith, 378 Willow Street, West Barnstable, Map 131, Parcel 027-001
Construct Handicap Ramp**

**Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Minor Modification for Judith Waterfield at 378 Willow Street, West Barnstable as Submitted.
So Voted Unanimously**

EXEMPTIONS

**Town of Barnstable/Barnstable Harbor Marina, 110 Freezer Road, Barnstable, Map 300, Parcel 022
10 x 12 Shed**

Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Exemption for the Town of Barnstable/Barnstable Harbor Marina at 110 Freezer Road, Barnstable as Submitted.

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

Respectfully submitted,
Marylou Fair