

Town of Barnstable
Old King's Highway Historic District
MINUTES
Wednesday, OCTOBER 12, 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 scheduled to be held at the West Barnstable Community Building, 2377 Meetinghouse Way (Route 149), West Barnstable, MA and was relocated at the last moment to the West Barnstable Fire Station Hearing Room, 2160 Meetinghouse Way, West Barnstable on the following application. A Notice was posted on the Door of the Community Building directing applicants and interested parties to the location of the Fire Station.

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

A quorum being met, Chair Jessop called the hearing to order at 7:06pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest.

CONTINUED APPLICATIONS

Town of Barnstable / Dept of Public Works, Oak Street, West Barnstable
Reconstruct & Regrade Oak Street from Route 6 Overpass to Iyannough Road
(Continued since February 23, 2011)

Applicant has requested an Extension to October 26, 2011

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Continue the Certificate of Appropriateness for Town of Barnstable, Dept of Public Works for repaving of Oak Street West Barnstable to October 26, 2011 at 7:00pm as requested.

So Voted Unanimously

Town of Barnstable/DPW, 2377 Meetinghouse Way, W. Barnstable, Map 155, Parcel 040
Modify Existing Parking Lot, Create Additional Parking Spaces, Add Lights to Existing Electric Pole
(Continued from August 10, 2011)

Applicant has requested an Extension to October 26, 2011

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Continue the Certificate of Appropriateness for Town of Barnstable, Dept of Public Works for alterations to parking area at 2377 Meetinghouse Way, West Barnstable to October 26, 2011 at 7:00pm as requested.

So Voted Unanimously

NEW APPLICATIONS

Eldredge, Charles & Kerrie, 268 Pine Street, W. Barnstable, Map 153, Parcel 017
Roof Alterations, New Windows & Doors, Add Dormer, Modify Existing Dormer, Alter Garage Façade, Add Cupola

Represented by Charles & Kerri Eldredge, Homeowners

The Commission reviewed the project proposed. They wish to replace the side entry door and add a breezeway. The kitchen window will move towards garage. The cupola will be see through. The garage will be reduced to one door slightly higher than existing. The hip roof will be taken off and the gable will be brought forward. The existing dormer will be enlarged and another dormer will be added to match. All material will match existing.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Charles & Kerrie Eldredge at 268 Pine Street, W. Barnstable as Submitted.

So Voted Unanimously

County of Barnstable, Courthouse Complex, 3195 Main Street, Barnstable, Map 299, Parcel 024
Exterior Improvements, Roof, Windows, Painting, Addition to Rear of Building with New Entryway
Represented by Kurt Raber of BLRF Architects & Dan Gallagher, Open Cape

Dan Gallagher stated that many citizens are concerned about fiber optics on Cape Cod. Open Cape has received a grant to build a back up system and wish to house all the fiber optic equipment. A partnership between themselves and the County has been formed to regionalize internet for a more efficient government. Open Cape will invest almost 3 million dollars to renovate this building. The ground floor will be the location center for the computers.

Kurt Raber explained the changes to the exterior that are proposed and reviewed the site plan. The site work is limited to the rear property facing the railroad. A fenced in area exists with a cement slab that will hold the computer condensers, cooling system, etc. An option is to place another concrete slab at an alternate location for generators. The generators now come with a sound enclosure. Carrie Bearse wished to know if the equipment would be higher than the proposed stockade fence. Mr. Raber indicated that they may be slightly higher and added that this is an option at this time, they may not go in this direction, but wanted to make the Committee aware of the option. George Jessop stated that a vertical fence with a cap top would be more appropriate than a stockade.

Not proposing any changes to the front of the building, they wish to leave the existing brick. Reconfigure the lobby entrance to bring it up to code. The first floor will be renovated to provide access into the lower area and install an elevator to provide access to all three floors. They will leave the front gable and existing shed dormer on rear; the addition is beyond the lean-to addition from years ago. The addition height is required by the elevator code and it may be exposed in a 2 dimensional drawing and in some instances you might see the hip roof while driving by. Chair Jessop commented that the design is a straight forward continuation of what is there.

The existing shed roof gets a couple of new windows and they will be replacing the roofing on the whole building. Carrie Bearse noted that on the specification sheet it indicates the use of azek and that the material is inappropriate. Kurt Raber wished to use the azek and detailed the advantages, however, would be agreeable to change to bodyguard if necessary. The windows are all past their lifeline and they propose replacement with Andersen 400 series with a 6/6 pattern with fixed exterior grills and removable interior grills.

Public Comment:

Nancy Weir, a direct abutter and situation below the structure and is concerned that when the leaves fall from the trees, she will have a direct view of this building. George Jessop pointed out that because of her location, she will look across the ridge of the tower and will see perhaps 1/3 of the addition. She would also be interested in any additional outside lighting.

Howard Woollard, also an abutter, spoke regarding additional lighting stating that the area is already very well lit. Carrie Bearse asked Mr. Raber if they propose any additional lighting. MR. Raber responded that there are already a few light poles and a light over the egress door. They will be creating a canopy over that door so the lighting can be recessed. Mr. Woollard asked if there would be interior lighting and if the lights would be on 24/7. The building will be primarily used as offices 9-5; there will be a conference room that could be used by other groups. Foresee only after hours occurrences would be if a technician needed access the building and they would be interested in the lower level where they plan to house the computers. Mr. Raber added that the windows are only being placed in the addition for aesthetic purposes and they could change from two double hung windows to a single double hung.

Having no further public comment, Chair Jessop called for a motion.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for the County of Barnstable, Courthouse Complex at 3195 Main Street (Sheriff's 911 Building) as Modified to reflect a single window in place of two on west side at elevator lobby, bodyguard to replace azek and a flatboard fence with cap to replace proposed stockade.
So Voted Unanimously**

**Trelegan, Kathy & Gregory, 157 Salt Rock Road, Barnstable, Map 316, Parcel 011
Construct 14' x 12' Deck onto Existing Deck at Rear of House
Applicant requests withdrawal of Certificate of Appropriateness**

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Accept the Withdrawal of the Certificate of Appropriateness as requested.
So Voted Unanimously**

Colwell, Douglas, 66 Kettlehole Road, W. Barnstable, Map 109, Parcel 031

Construct 6' Retaining Wall, Replace Existing Deck

Represented by Douglas Colwell

Mr. Colwell explained that he had begun the construction of the retaining wall not realizing a building permit was needed and also found that he required the approval of this Committee. The members reviewed the photographs included with the application on the partially constructed retaining wall and found it to be appropriate. Carrie Bearse addressed the deck and confirmed that it would be a smaller deck in size from the existing located off the second floor. A patio will be constructed below. Materials proposed mahogany decking and railing system, joyce will be wrapped with a white fascia of natural pine or bodyguard.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Douglas Colwell at 66 Kettlehole Road, W. Barnstable as Submitted.
So Voted Unanimously**

Temkin, Robert & Ellen, 294 Mill Way, Barnstable, Map 301, Parcel 013

Replace Existing Garage, Entryway

Represented by Stephen Klug, Contractor and Robert & Ellen Temkin

Mr. Klug explained the project which entails removal of an existing entryway and deck; construct a new entryway and new garage. A new shed will replace an existing one and an outdoor shower will be added. Carrie Bearse voiced concern that the addition is higher than the existing house and was determined that the addition is at the same height and difficult to see in the drawings submitted. Windows in the addition will match those on existing house which are grills between the glass. The new deck off the master bedroom will be stained wood or mahogany.

The garage was addressed next and concern by members of the stone work on just a portion of the garage façade did not appear appropriate. The homeowners agreed to continue the cedar shingles.

Carrie Bearse asked if they were changing the front door and the homeowners indicated they were not. However, a new door that matches the proposed side door is shown and the drawings submitted. The Committee wished to see the front door replaced to match the proposed.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Robert & Ellen Temkin at 294 Mill Way, Barnstable as Modified: cedar shingles to replace stonework on front façade of garage and front door to match side entry door addition as indicated on plans.

So Voted Unanimously

Schilpp, Frederick & Pickman, Carolyn, 115 Rendezvous Ln, Barnstable, Map 279, Parcel 029

Add two Shed Dormers to Front of House, Construct Screened Porch on Side of House

Represented by Frederick Schilpp & Carolyn Pickman

Mr. Schilpp resubmitted two options for the members to review and hopefully reach a compromise. Option #8 was one that was briefly discussed with the previous application where the porch is moved away from the house with an entryway added between the house and the porch. The porch does extend out two feet beyond the front of the house, but three feet behind the entryway of the front door.

Option #9 entails the porch being relocated to the other side of the house and brought back about 2 feet front he front of the house. It is as far back as it can go due to windows on this side of the house. They had not gone in this direction before because there was more room on the other side of the house, however, they have a surveyor contracted and if this option is approved by this Committee, they will take it to the Building Commissioner.

Carrie Bearse asked if the existing trees and shrubbery would stay and Mr. Schilpp confirmed that it would. Carrie Bearse commented that she believes that Option #9 looks very appropriate for the porch as

it allows the beauty of the main house to remain. Mr. Schilpp noted that they have spoken to their neighbors on this side and they are present to support the application.

Elizabeth Nilsson stated that she would not be in favor of the dormers, a position she has maintained with each of the submissions. A detailed discussion took place regarding the dormers and Carrie Bearse noted that, in the future, the dormers could be taken out and the roof can be brought back to its original façade if desired.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson (for the purpose of the vote) to Approve the Certificate of Appropriateness for Frederick Schilpp & Carolyn Pickman at 115 Rendezvous Lane, Barnstable for addition of two shed dormers on front of house and addition of porch as presented in Option #9, all material will match existing, windows to have exterior applied grills and all screening will remain.

VOTE:

AYE: Bearse, Jessop

NAY: Nilsson

Motion passes 2-1

MINOR MODIFICATIONS

McAbee, John & Cathleen, 59 Cypress Point, Cummaquid, Map 349, Parcel 088

Change Window on Rear of Addition, Replace Door, Add Dormers (2)

Represented by William Riley

Mr. Riley explained that since their approval, they have made some changes and would like to replace the approved windows on the rear addition to two 15 light doors and two 15 light fixed panel windows. They would also like to replace existing brown door on living room rear elevation with a white door in same pattern. Original approved windows were a 12/1 pattern which they now would like to change to a 6/1 pattern. Carrie Bearse asked about the addition of the two dormers and Mr. Riley explained that once they began the work, it seemed appropriate to add the two small dormer extensions. Carrie Bearse noted that although this is not necessarily a Minor Modification, the addition of the two small dormers are appropriate.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minor Modification for John & Cathleen McAbee at 59 Cypress Point, Cummaquid as Submitted. So Voted Unanimously

CERTIFICATE OF EXEMPTIONS

Crocker, David, 2110 Main Street, W. Barnstable, Map 237, Parcel 064

Change of Exterior Trim Color, Window & Door(s) Color, Paint Front Singles White

The Certificate of Exemption was reviewed for changes to the exterior trim, windows & door.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption for David Crocker at 2110 Main Street, W. Barnstable as Submitted. So Voted Unanimously

APPROVAL OF MINUTES

September 28, 2011 – Continued to October 26, 2011

August 11, 2010 – Continued to October 26, 2011

Having no further business before this Commission, a Motion was duly made by Elizabeth Nilsson, seconded by Carrie Bearse to Adjoin the Meeting at 9:00pm. So Voted Unanimously

Respectfully submitted,
Marylou Fair, Recording Secretary