

Town of Barnstable
Old King's Highway Historic District
MINUTES
Tuesday, June 27, 2012
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 (Route 149), West Barnstable, MA.

Committee Members Present: Carrie Bearse, George Jessop, Elizabeth Nilsson
Bill Mullin, Mary Blair Petiet

Committee Members Absent: None

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.

NEW APPLICATIONS

Massachusetts Audubon Society, 2444 Main Street, Barnstable, Map 237, Parcel 044

Install New Sign

Represented by Chris Walz

Mr. Walz presented a sample of the sign which will imitate existing signage that was previously approved for the Audubon Society; however this sign will be 24" x 16" which is smaller and be attached to a 4' x 4' post with a bracket.

Chair Bearse asked if there was always a driveway down to this area and Elizabeth Nilsson asked if the driveway is that of the Ferguson's. Mr. Walz explained that this is the right of way of the three parcels abutting the property.

Mr. Oppenheim was present who stated he owns the right of way and is opposed to the placement of the sign. Chair Bearse noted that she understands the issue of placement, and unfortunately, this will have to be taken up with the Zoning Enforcement Officer. The Old King's Highway purview is simply the aesthetics.

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Massachusetts Audubon Society at 2444 Main Street, Barnstable as Submitted. So Voted Unanimously

NOTE: Bill Mullin recuses himself from the discussion and vote as he is a direct abutter.

Chapman, Suzanne, 340 Willow Street, W. Barnstable, Map 131, Parcel 026

Window & Door Alterations, Skylights, Remove Chimney

Represented by Suzanne Chapman

Ms. Chapman explained that they would like to change a door on the shed to a window and add skylights to allow more light into this outbuilding. The skylights are on the rear of the shed and will not be seen from the road. On the main dwelling, they propose to change the rear door to a window, 2/2 to match those existing and to replace a window on the second floor with an awning window where they plan to add a bathroom.

A discussion on the removal of the chimney took place. After deliberation, homeowner chose to keep the chimney as it may be needed for a future heating system.

Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness for Suzanne Chapman at 340 Willow Street, W. Barnstable for change of windows and two skylights, noting that the request to remove the chimney has been withdrawn. So Voted Unanimously

NOTE: Bill Mullin returns for the remainder of the Meeting

Judge, Stephen & Carol, 69 Goodview Way, Barnstable, Map 319, Parcel 082

Extend Existing Fencing

Represented by Stephen Judge

Mr. Judge explained that he simply wishes to extend an existing fence on the one side that does not have any fencing. It will mimic the existing fence which has a scallop top. Members, upon review of the photographs submitted with the application, found it appropriate.

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Stephen & Carol Judge at 69 Goodview Way, Barnstable as Submitted. So Voted Unanimously

DISCUSSIONS

Use of Composite Materials – Continued from June 13, 2012

Chair Bearse began the discussion with a review of the other towns on the Cape and their record of allowing composite materials, even on historic properties. She believes that even if they allow it on some applications, it does not mean that they have to allow it on all applications. It should be on a case by case basis.

George Jessop stated that he would like to see the historic look maintained. One of the advantages of the composite materials is that you can mold it and handle the material with woodworking tools. The detail on some of these great old houses is going away, simply because current materials just don't measure up anymore. He also believes that the composite materials for gutters are a good product.

Bill Mullin agrees and in his opinion, once you paint it, you can not tell the difference. You will have buildings that look better because the wood will not rot or peel. Carrie Bearse asked if, when painted, would it have a shine? Bill Mullin explained that there are products that are flat and satin; there isn't a product that is a gloss. You also can not paint the composite material a dark color.

Elizabeth Nilsson suggested that applicant's requesting a composite material should bring a sample and determine at that time if the product needs painting. It seems that the majority of the other town Committees allows it and she would be in favor of reviewing composite material on a case by case basis.

Mary Blair Petiet stated that she believes it is a good product and a great solution to repainting and/or replacing of the trim.

Chair Bearse then asked if there were any instances where the Commission would deem it inappropriate. It was determined that the Members believe it is not appropriate for siding.

Bill Mullin noted that composite decking comes in many types and colors and believes it would be appropriate in this instance as are the composite railing systems. George Jessop agreed and noted that the decking looks like pressure treated wood. He believes they approved this type of material for a boardwalk at Sandy Neck

MINOR MODIFICATION

Tyrell, Patrick & Susan, 45 Pin Oak Drive, Barnstable, Map 279, Parcel 063

Modification of Window

Motion duly made by Mary Blair Petiet, seconded by George Jessop to Approve the Minor Modification for Patrick & Susan Tyrell at 45 Pin Oak Drive, Barnstable as Submitted.

Shanahan, Thomas & Susan, 4240 Main Street, Cummaquid, Map 351, Parcel 053

Dormer on Rear Elevation, add Awning Window

Carrie Bearse noted that the addition of the dormer on the rear elevation can not be seen from any public way and this house has had many alterations and additions.

Motion duly made by George Jessop, seconded by Bill Mullin to Approve the Minor Modification for Thomas & Susan Shanahan at 4240 Main Street, Cummaquid for the addition of an awning window and a dormer on the rear elevation as it will be unseen from street or abutters; material to match existing.

AYE: Bearse, Jessop, Mullin, Petiet

ABSTAINED: Nilsson

DeSimone, Richard, 233 Country Club Drive, Cummaquid, Map 349, Parcel 040

Extend Rear Wall of Sunroom from 14' to 16'

Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Minor Modification for Richard DeSimone at 233 Country Club Drive, Cummaquid as Submitted.

So Voted Unanimously

CERTIFICATE OF EXEMPTIONS

Mailloux, Jeremie & Diane, 1611 Main Street, Barnstable, Map 197, Parcel 043

Install Fence to Surround Mechanical Equipment

The members reviewed the new submission since the previous meeting. The members were still concerned with the size and height of the fence. They wished to know the size and height of the generator that is being installed and why the applicant feels the need to hide it. They discussed the option of shrubs, rather than fencing to hide the generator. Staff will reach out to applicant for answers to the member's questions.

St. Mary's Episcopal Church, 3055 Main Street, Barnstable, Map 279, Parcel 042

Replace Window & Remove Door

Represented by Wes Lohr

The current windows are casements, that when opened, does not allow the door to be opened. In the rear of the building they wish to remove a door for interior renovations to the kitchen.

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Certificate of Exemption as Submitted.

So Voted Unanimously

APPROVAL OF MINUTES

Minutes of June 13, 2012

Motion duly made by Mary Blair Petiet, seconded by Elizabeth Nilsson to Approve the Minutes of June 13, 2012 as Submitted.

So Voted Unanimously (Bill Mullin abstained as he was not present for this meeting)

Having no further business before this Commission, a Motion was duly made by Bill Mullin, seconded by George Jessop to Adjoin the Meeting at 7:50pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair, Recording Secretary