

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, April 12, 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:

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

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

APPLICATIONS

Abate, David & Angela, 172 Braggs Lane, Barnstable, Map 298 Parcel 068

Replace windows and doors. Replace stone with wood decking. Replace decayed shingles.
Represented by Angela Abate.

Abate started by explaining that the home was inherited. She changed the window to match the rest of the house. The bow window was leaking and needed to be taken out. The concrete decking was falling apart.

Bearse asks Abate to confirm that the windows now match the rest of the house. Abate responds, yes.

Richard asks the homeowner to reconfirm that the window install is essentially like for like. Abate confirms, yes like for like.

Abate advises that the concrete was original. It was falling apart, there had been no maintenance. We are trying to make it look nice.

Bearse explains that in the future any change to the exterior needs to be reviewed by the committee.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit A) for David and Angela Abate at 172 Braggs Lane, Barnstable, Map 298, Parcel 068, to replace windows, doors, and shingles, as well as replace stone with wood decking as indicated on the plans submitted by the homeowner.

Nay: 0

Aye: 4

So Voted: Unanimously

Ackell, Adele, 474 Willow Street, West Barnstable, Map 130 Parcel 026

Addition of detached two car garage with storage area
Represented by Connie Ackell on behalf of the applicant

Chair Paul Richard asks the room if there are any neighbors or abutters. There is no response from the room.

There is discussion amongst the board, looking for elevations.

Chair Paul Richard asks the applicant if [that] the elevation is visible from the road, to which Connie Ackell responds, no.

Bearse asks if everything is going to match the existing house? Connie Ackell replies, yes.

Ackell provides a copy of the larger plan. The committee discusses amongst themselves.

Bearse moves to approve the application.

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Appropriateness (Exhibit B) for Adele Ackell, at 474 Willow Street, West Barnstable, Map 130 Parcel 026, add a two car garage with storage area as indicated on the plans submitted (John Doyle, PLS)

Nay: 0

Aye: 4

So Voted: Unanimously

Quinn, Jack, Pin Oaks Dr, Barnstable, Map 279 Parcel 063

New single family residence with detached garage, pool, pool house, and storage shed

Represented by: John Dvorsack, Architect, and Jennifer Malila, Landscape Architect.

Dvorsack starts by pointing out a missing window from the plans. He continues that he is building a new home with a separate garage and office above, with separate pool with two more small sheds. He goes on to point out the main building and elevations. Munsell asks if the stairway to the widows walk is exterior? Dvorsack replies that yes, is it exterior. Bearse asks if you are able to see the walkway from the higher widows walk and if there is another way to access that without having the rails visible? Dvorsack looking at front of house, the widows walk is not visible.

[There is discussion between John Dvorsack, George Jessop, and David Munsell about the gradient]

Munsell asks if the site is level with the street. Dvorsack advises that the site does slope.

Jessop asks about the gradient; He wants to know if the difference is one or two feet? Dvorsack responds that it is a one foot difference.

[George Jessop and John Dvorsack discuss the landscaping; Dvorsack explains what the markings on the plan represent]

Bearse asks about the railing system to the widows walk. She wants to know if they are shiny. She expresses concern that it will be visible from the front of the home.

Dvorsack advises that it is a PVC system that it not high gloss or shiny.

Jessop and Dvorsack discuss the widows walk. Dvorsack explains to Jessop asks about the span and anchorage. Dvorsack advises that they will certify up to twelve foot spans and that the maximum span on the widows walk is eight feet.

Chair Richard asks about if the house is going to be painted and will the trim and rail system match the home. Dvorsack advises they will be painting and everything will match with the exception of the front door which will be a natural mahogany door with mahogany stain.

Bearse notes that the driveway is keystone.

Dvorsack introduced the Landscape Architect, Jennifer Malila.

Jessop asks if the keystone will be pressed into asphalt. Malila replies that it is just going to be permeable packaged keystone.

Bearse asks for information on the lighting for the pathways; will it be on timers or on all the time. Jennifer advises that the client can choose to use a switch to turn on and off pathway lights.

Jessop notes that the house and the open parking are in the northeast corner. He asks if the architect is aware of who the abutter is? Dvorsack shows Jessop a picture [Exhibit C] and notes that it was taken from a cherry picker. Munsell comments/confirms that there is a view easement.

Jessop notes that the property line is right next to the two rail fence.

Malila advises they are using native plantings to make the property look indigenous.

Jessop asks how high is the vegetation? Malila replies that the highest vegetation is a beach plum, so five and a half, six feet, tops. There will be no views blocked.

Jessop inquires if there is a need for that kind of privacy with the garage buffering.

Malila responds that [this] is very open and a lot of the vegetation is very low.

Dvorsack explains the reason for the vegetation was to respect the neighbors and buffer the activity at the pool.

Jessop concurs but continues by expressing concern for the adjacent properties, which are part of the open plan of the neighborhood.

Dvorsack replies that it's just to provide some separation with that barrier [vegetation].

Jessop asks if you do have across that driveway, why do you want it turning in on itself rather than be part of that larger area. Where you have that large open area, especially during winter,

Munsell asks about the location of the solar panels?

Dvorsack advises they are on the back pitch, on the side of the garage.

Jessop asks if the solar panels were intended to look as though they were part of the structure.

Dvorsack when the house is turned from the street and you have that barrier,

Jessop indicates that is it favorable to get the manufactures to utilize the entire roof so the solar panels become an architectural element rather than an afterthought.

Bearse asks if the panels be visible from abutters? Indicating there seems to be one house that would be able to see the panels.

Dvorsack responds that yes, [that] house on the adjacent street would see them.

There is discussion amongst the committee about the visual impact of the solar panels with the abutters.

Chair Richard comments that opinions different with respects to the variation of minimal visual impact, everyone's opinion is dif

Dvorsack explains that the proposed location of the solar panels would be less of a visual impact.

Chair Richard keep in mind the property on [#30] Harris Meadow Lane should be made aware.

Chair Richard asks Dvorsack if he would consider holding off on the solar panels until we can notify that abutter on Harris Meadow Lane.

Dvorsack confirms there is no problem with holding off on the solar panel installation for now.

There is some discussion about the image package.

Chair Richard redirects the committee back to the topic of the solar panels.

Dvorsack advises that they are not too shiny but he wouldn't characterize them as matte black.

Chair Richard suggests that we move forward without the approval of the solar panels and review such installation as a minor modification [solar panels].

Bearse states that even though they are not the direct abutter, it is only fair to notify them.

Dvorsack concurs and advises that it would be a while before they got to the panels anyway.

Bearse advised when they come back for the Minor Modification, we will want to notify those abutters [#30 Harris Meadow Lane]

Motion duly made by David Munsell, seconded by George Jessop, to Approve the Certificate of Appropriateness (Exhibit C) Jack Quinn, Pin Oaks Drive (lot 4), Barnstable, Map 279 Parcel 063, to build a single family home with detached garage, pool, pool house, and storage shed as indicated on the plans submitted with the exclusion of the solar panels, with the added amendment that railing system and all trim will be painted white and the revised elevations East and North to reflect grills in the picture windows. (John Dvorsack Architect LLC)

Nay: 0

Aye: 4

So Voted: Unanimously

Murray, Richard, 72 Keveney Lane, Barnstable, Map 351 Parcel 025

Demo of existing roof and exterior walls, new addition replacement of same foundation, expanded infill, modifications of screen size, new deck

Represented by Mary Ann Agrestic; Architect

Agrestic starts by explaining that the project involves demolition of a single room located in the rear of the home. She passes around an architectural rendering, large scale color. She continues to explain the plan for the addition, noting that it is not visible from the street. Further, she has designed the addition to match the existing finishing of the house; same shingles.

There is some discussion between Jessop and Agrestic about the views of the Marsh. Agrestic advises that she is using large transit windows to take advantage of such views.

Bearse comments that she likes the Transit windows.

Jessop asks about the size of the door advising that they make doors that are much taller.

Agrestic responds that it looked too contemporary; it was too tall with too much glass.

Munsell asks if Agrestic is replacing the whole roof. Agrestic responds that they are only replacing the roof on the addition. Agrestic continues to point out that addition is separate from the main house.

Jessop asks for an explanation on [the small flat piece], to which Agrestic replies that it is a way to connect back to the main house, which allows the addition of a window in the gable.

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Appropriateness (Exhibit D) for Richard Murray, 72 Keveney Lane, Barnstable, Map 351 Parcel 025, to demolish the existing roof and exterior walls at the East addition, add single story addition with vaulted gable roof, expanded and new infill or existing deck at the North side, new wrapping deck (east and south sides), modifications of screened window size at existing second-story screened in porch, as indicated on the plans submitted (The Design Initiative Inc.)

Nay: 0

Aye: 4

So Voted: Unanimously

Pegasus Foundation dba Cape Wildlife Ctr, 4011 Main Street, Barnstable, Map 335 Parcel 060

Repaint existing sign to read 4011 Cape Wildlife Center

Represented by Elizabeth Brooke, representative of Cape Wildlife Center; Rob MacNamee, Abutter; Maureen McKenney, Abutter.

Chair Richard starts by noting there are two shades of blue provided.

Brooke advises that it same blue that you see at Long pasture. It's basically [that] blue.

Richard asks if the sign is actually painted.

Brooke responds that the sign is painted white, which makes it hard to see. Brooke continues to explain that people drive past them and in emergency, minutes can make a difference. It is thought the blue will help better identify Cape Wildlife.

Munsell asks if identifying Cape Wildlife would be easier with a blue sign versus a white sign?

Brooke replies that yes, she believes the blue sign is more visible. She continues by stating that Cape Wildlife has been advised by people in the sign industry who say that white signs can disappear.

Jessop asks if she is going to indicate the proper driveway?

Brooke advises that it is a two sided sign. Cape Wildlife is not changing the size of the sign, only the color and the wording.

Jessop points out the white border on the previous sign and asks if there will also be a white border on the new sign.

Richard asks if the red is going to be part of the new sign as well.

Brooke responds that the red is being removed completely. The sign will only be blue and white.

MacNamee speaks and advises he is the neighbor to the west. He advises the board that the sign sits three to four feet from his fence. It is not clear to him if or when Cape Wildlife got approval to move the sign from one side of the driveway to the other. He points out the 2014 application makes no mention of moving the sign. MacNamee explains further that the sign is very large and can be seen from his front porch. He also comments that if the sign is changed to blue it will become louder. He also states that it is a common occurrence that people pull into his driveway to turn around or they think that his residence is Cape Wildlife Center. Furthermore, if you Google Cape Wildlife Center, Google shows a picture of his home.

Brooke interjects that she thought the hearing was to discuss the color of the sign, not its location.

Jessop responds there is no indication of where the approved sign is located.

If it was moved at that time then we didn't have sufficient information. We only know its inappropriately located when its brought up. You want people to bring you animals and you want

Brooke offers to research the history of why the sign was moved. She suggest that she can put an arrow under the sign.

Jessop responds that adding "at the rear" would be appropriate.

MacNamee doesn't believe that arrows or messages will alleviate his concern. He feels that the fact he can see it is a detriment and because the sign sits so close to his home, it still creates confusion.

Bearse states that the issue that has been brought up is an issue that should have been brought up to the committee in 2014. In addition, the committee should go back and review the minutes from the 2014 meeting. Then we need to see the application materials. We would expect for the sign to remain in the same place unless you requested to move it. We would not have known that the located was a problem had the abutter not called us.

MacNamee advises he did not come to the meeting as it did not occur to him that the sign would be changing location. It wasn't until he researched the summary of minutes from 2014.

Bearse suggests that we continue this application to determine if there was an approval for change of location. Then go from their then look at the change in color.

MacNamee adds that the closeness of the sign in white is bothersome but palatable, however changing the sign to blue, it becomes much louder. We would like to approve the new sign as submitted but under the condition that it be returned to the previous location.

Chair Richards asks Brooke if she would agree to move the sign?

Brooke responds that she is not sure where we could put it due to the large tree on the other side.

Bearse explains that there is a picture of where it previously existed.

Brooke asks to see the picture. She states that she does not see the sign.

MacNamee states that there is a picture where you can see the pine tree and that is where the sign used to be. Also the previous tenants paved the apron and the sign was sitting on the edge of the apron.

Motion duly made by George Jessop, seconded by David Munsell, to CONTINUE the Certificate of Appropriateness to the April 25, 2017 meeting. (Exhibit E) for Pegasus Foundation dba Care Wildlife Ctr, 4011 Main Street, Barnstable, Map 335 Parcel 060, to replace existing sign as indicated on the plans submitted.

Nay: 0

Aye: 4

So Voted: Unanimously

MINOR MODIFICATIONS

Harden, Charles, 3264 Main Street, Barnstable, Map 299 Parcel 034

Replace existing sign with like size and colors

Represented by Charles Harden

Harden advises the committee that the sign is essentially the same size just cut in half we are looking to add a gallery sign this is an approximation of what it would look like at the street.

Bearse asks Harden, for the record the post is staying where it is now?

Harden responds that yes, the post is staying where it is now.

Motion duly made by David Munsell, seconded by Carrie Bearse, to Approve Minor Modification (Exhibit F) for Charles Harden, 3264 Main Street, Barnstable, Map 299 Parcel 034, to replace existing sign as indicated on the plans submitted

Nay: 0

Aye: 4

So Voted: Unanimously

CERTIFICATE OF EXEMPTION

Vecchi, Paul, 1955 Main Street, West Barnstable, Map 216 Parcel 039

Construct 38 foot by 24 foot barn

Represented by Paul Vecchi

Chair Richard explains that he's been asked quite a bit about what does a change fall under if it's not visible from a public way it is a certificate of exemption.

Motion duly made by David Munsell, seconded by Carrie Bearse, to Approve the Certificate of Exemption (Exhibit G) for Paul Vecchi, 1955 Main Street, West Barnstable, Map 216 Parcel 039, to construct a barn as indicated on the plans submitted (Martha E. Ojala), at the rear of the property.

Nay: 0

Aye: 4

So Voted: Unanimously

Paster, Barry & Deirdre, 431 Willow Street, West Barnstable, Map 131 Parcel 001

Remove cedar shingles and replace with CertainTeed Woodscape AR – color Weathered Wood

Represented by Michael Rockwell

Richard and Bearse discuss that if we are going wood to wood (like for like), we do not need an application. [this would be a sign off at the counter]. Further, Bearse re-iterates you can re-shingle with the pre-existing shingles. The applicant did not need to attend the hearing.

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit H) for Barry and Dierdre Paster, 431 Willow Street, West Barnstable, Map 131 Parcel 001, to replace their roof as indicated on the plans submitted (Down Cape Engineering, Inc.)

Nay: 0

Aye: 4

So Voted: Unanimously

Garrigus, Steve & Lesley, 295 High Street, West Barnstable, Map 111 Parcel 072

Remove and replace garage door, red wood peaks, windows, and front door

Represented by Lesley & Steve Garrigus

Lesley Garrigus starts by advising the committee that they are also taking and replacing storm doors and shutters. She is trying to make the home look like it belongs on Cape Cod.

Chair Richard asks the homeowners for clarification on the color choice as there are two colors on the application. He asks if they prefer one of the colors.

Lesley Garrigus replies that she likes the asparagus.

Richard asks if it's only on the door.

Lesley Garrigus responds that it is only on the door.

Steve Garrigus states that the majority of the house is light grey shingles. Further, up on the peak, the tongue and groove, that is red, is deteriorating.

Jessop suggest using scallop shingles.

Bearse asks, what color are the shutters?

Lesley Garrigus responds that they are a dark grey.

Steve Garrigus adds that there are currently 14 or 15 year old replacement inserts that are leaking and we would like to replace.

Bearse adds, for the record, this should have been on a Certificate of Appropriateness.

Motion duly made by David Munsell, seconded by Carrie Bearse, to Approve the Certificate of Exemption (Exhibit I) for Steve and Lesley Garrigus, 295 High Street, West Barnstable, Map 111 Parcel 072, to replace garage door, windows, and front door as well as remove and replace the red peaks with shingles, as indicated on the application submitted

Nay: 0

Aye: 4

So Voted: Unanimously

Troe, David, 28 Ridge Rd, West Barnstable, Map 216, Parcel 070

Replace 19 windows, 4 doors, and shingles

Represented by Nicholas Brady

Brady advises the committee that the new windows will be Anderson 400 series so they don't need to be painted, with azek trim.

Chair Richards comments that this property is way out there (out of sight from a public way). This application is a true exemption.

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit J) for David Troe, 28 Ridge Road, West Barnstable, Map 216 Parcel 070, to replace shingles, windows, and doors, as indicated on the application as submitted, as the house is on a private road in the middle of the woods.

Nay: 0

Aye: 4

So Voted: Unanimously

OTHER

DeLane, Anthony, 56 Twickenham Crossing, West Barnstable, Map 237 Parcel 062

Request for extension on previously approved Certificate of Appropriateness

Represented by (*sent home – don't need to be here*)

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the request to Renew the Certificate (Exhibit K) for Anthony DeLane, 56 Twickenham Crossing, West Barnstable, Map 237 Parcel 062, to renew the previously approved Certificate of Appropriateness to expire ()

Nay: 0

Aye: 4

So Voted: Unanimously

MassDot, 1000 County Street, Taunton, MA

Request for Emergency Tree Removal

No representation

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Emergency Exemption (Exhibit L) for MassDOT, tree located at 2463 Main Street, Barnstable, Approximate Map 257 Parcel 012, for removal of tree as submitted on the application

Nay: 0

Aye: 4

So Voted: Unanimously

APPROVAL OF MINUTES:

March 22, 2017 Meeting Minutes

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the March 22, 2017 meeting minutes.

Nay: 0

Aye: 2

Abstain: 2

Having no further business before this Committee,

Respectfully Submitted,
Erin K. Logan

Exhibit A – Certificate of Appropriateness – File 298/068
Exhibit B – Certificate of Appropriateness – File 130/026
Exhibit C – Certificate of Appropriateness – File 279/063
Exhibit D – Certificate of Appropriateness – File 351/025
Exhibit E – Certificate of Appropriateness – File 335/060
Exhibit F – Minor Modification – File 299/034
Exhibit G – Certificate of Exemption – File 216/039
Exhibit H – Certificate of Exemption – File 131/001
Exhibit I – Certificate of Exemption – File 111/072
Exhibit J – Certificate of Exemption – File 216/070
Exhibit K – Request for Extension of approved Certificate – File 237/062
Exhibit L – Emergency Exemption – File 257/012