

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, June 28, 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, Chair	Present
Carrie Bearse, Clerk	Present
George Jessop	Absent
David Munsell Jr., AIA	Present
Lesley Wallace	Present
Ellen Merritt, Alternate	Absent

2017 JUL 27 PM 10:22
BARNSTABLE TOWN CLERK

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

Foster, Austin & Diane, 1834 Main Street, West Barnstable, Map 217 Parcel 009, Built c.1858, Inventoried, Contributing Building on the National Register (addition in 1992)

Install storm door

Represented by: Dianne and Austin Foster

Chair Richard confirmed with the applicant that they wish to install a full view aluminum storm door.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit A) for Austin & Diane Foster, of 1834 Main Street, West Barnstable, Map 217 Parcel 009, Built c.1858, Inventoried, Contributing Building on the National Register, to Install a storm door as indicated on the plans submitted.

Aye: 4

Nay: 0

Abstain: 0

So Voted: Unanimous

Berry, Dana & Debra, 1990 Main Street, West Barnstable, Map 217 Parcel 015, Built c.1960, Inventoried
Replace four windows

Represented by: Cape Associates, Brendon Lowry, Dana & Debra Berry

Lowry confirms they are replacing existing windows on the second story. The home currently has eight over eight on top, six over one on the bottom front and the rest of the house (rear and sides) are one over one. He notes it would be a challenge to get six over six to match below.

Bearse asks if there were grills on the windows that had been removed.

Ms Berry advises that the house was purchased with no grills and further there were no grills found on the premises when she moved in.

Bearse commented that while six over six would be appropriate, given the limited visibility from a public way, she would leave it up to the homeowners' discretion.

Chair Paul agrees that they will leave it up to the homeowner, but the window should look appropriate to the window size.

Lowry asks if one over one would be acceptable. Bearse confirms.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit B) for Dana & Debra Berry, of 1990 Main Street, West Barnstable, Map 217 Parcel 015, Built c.1960, Inventoried , to Replace four windows on the front and side of the home with one over one windows noting the home is well off 6A and there is no visibility from the highway.

Aye: 4
Nay: 0
Abstain: 0
So Voted: Unanimous

Dillon, Catherine & Matthew, 1750 Main Street, West Barnstable, Map 197 Parcel 037

Build detached two car garage and addition
Represented by: Steve Cook, Cathy & Matt Dillon

Cook gives an overview of the project and notes the addition will be keeping in the character of the existing home.

Chair Richard asks if the shed dormer is original.

Bearse asks if the windows in the house true-divided light now. Cook replies that some of them are.

Garage will have a carriage house style door.

Bearse asks if the garage appear higher than the house. Cook responds that the garage will be a little lower. Though the cupola may make it look a little higher.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit C) for Catherine & Matthew Dillon, of 1750 Main Street, West Barnstable, Map 197 Parcel 037, to build a detached, two-car garage and addition, as indicated on the plans submitted.

Aye: 0
Nay: 0
Abstain: 0
So Voted: Unanimous

Soares, Wellington, 100 Cypress Point, Barnstable, Map 334 Parcel 010/003

Build Single Family Home
Represented by: Wellington Soares, Joe Botelho

Chair Richard comments that it is well graded and not very visible from a public way.

There is discussion about the roof pitch.

Chair Richard asks if he will keep the trees. Soares advises he would like to keep as much of the trees as possible.

Motion duly made by David Munsell, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit D) for Wellington Soares, of 100 Cypress Point, Barnstable, Map 334 Parcel 010/003, to construct a single family home as indicated on the plans submitted.

Aye: 0
Nay: 0
Abstain: 0
So Voted: Unanimous

CERTIFICATE OF EXEMPTION

Mulak, Betty & John, 55 Tonella Lane, Cummaquid, Map 336 Parcel 019

Enclose rear deck

Represented by: John & Betty Mulak, Damian Mulak

Munsell asks about the siding on the house now. It's a tongue and groove product.

Chair Richard comments that it is not visible from a public way.

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit E) for Betty & John Mulak, of 55 Tonella Lane, Cummaquid, Map 336 Parcel 019, to enclose the rear deck as indicated on the plans submitted.

Aye: 4

Nay: 0

Abstain: 0

So Voted: Unanimous

OTHER

2017 OKH Hearing Schedule (Exhibit F) - Cancellation of October 11, 2017 date

Members decided to leave the cancelled October date as is and we will not need to add another hearing. Chair Richard advises he will not be present at the August 9th hearing.

2018 OKH Hearing Schedule (Exhibit G) - Review

Members advised to remove the November 28, 2018 date from the schedule.

APPROVAL OF MINUTES:

April 25, 2017 Meeting Minutes

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve Meeting Minutes, Dated April 25, 2017 (Exhibit H).

Aye: 3

Nay: 0

Abstain: 1 - Munsell

So Voted: 3:0:1

May 24, 2017 Meeting Minutes

Motion duly made by David Munsell, seconded by Carrie Bearse, to Accept the Amended Minutes, Dated May 24, 2017 (Exhibit I).

Munsell asked that the minutes be corrected to show that, with respects to the review of the Unitarian Church, he referred to the Episcopal Church is Barnstable Village, not West Barnstable.

Aye: 3

Nay: 0

Abstain: 1 - Lesley

So Voted: 3:0:1

OTHER

Having no further business before this Committee, meeting is adjourned at (7:02pm)

Respectfully Submitted,
Erin K. Logan

Exhibit A – Certificate of Appropriateness – File 217/009
Exhibit B – Certificate of Appropriateness – File 217/015
Exhibit C – Certificate of Appropriateness – File 197/037
Exhibit D – Certificate of Appropriateness – File 334/019
Exhibit E – Certificate of Exemption – File 336/019
Exhibit F – 2017 OKH Hearing Schedule
Exhibit G – 2018 OKH Hearing Schedule
Exhibit H – April 25, 2017 Meeting Minutes
Exhibit I – May 24, 2017 Meeting Minutes