

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, July 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, Chair	Present
Carrie Bearse, Clerk	Present
George Jessop	Arrived mid hearing, <i>just prior to Tales of Cape Cod application</i>
David Munsell Jr., AIA	Present
Lesley Wallace	Present
Ellen Merritt, Alternate	Absent

BARNSTABLE TOWN CLERK
2017 AUG 24 PM 3:13

A quorum being met, Chair Richard 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 when the application is called.

APPLICATIONS

Facchetti, Frank, 30 Indian Hill Road, Cummaquid, Map 336 Parcel 009

Raise and replace Garage. Add front porch. Replace all windows, doors, siding, and trim.

Represented by: Eric Tolley, Architect

Tolley starts by explaining the proposed project; Demolition and rebuild of existing garage, new roof, siding (polymer shakes).

Munsell asks for an explanation of the boral. There is a discussion about the material.

Tolley goes on to describe the use of Marvin Integrity windows. Front porch to be split faced field stone veneer.

Chair Richard, advises the commission that metal roofs are not appropriate.

Tolley makes an argument for the metal roof stating that the property is not on 6A. Chair Richard comments that it is visible from a public way. Tolley agrees to the use of black architectural or asphalt shingles in lieu of the metal roof.

Chair Richard recommends a pre-stained shingle. The board reviews the sample materials provided.

Bearse comments that the boral material is close to a hardie plank. She adds that hardie plank is only approved for use on some commercial structures and has not been approved for residential.

Tolley objects to using hardie plank due to the shrink swell issues.

Munsell comments that from an aesthetic standpoint the material looks favorable. Munsell then asks Tolley to confirm the window style.

Tolley confirms he will be using simulated light.

Motion duly made by David Munsell, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit A) for Frank Facchetti, at 30 Indian Hill Road, Cummaquid, Map 336 Parcel 009, to Raise and replace Garage. Add front porch. Replace all windows, doors, siding, and trim, as indicated on the plans submitted, with the exclusion of the metal roof, instead the applicant agrees to use black architectural or asphalt shingles. It is also noted that the siding materials are a new product and the property is not on a highly traveled thoroughfare.

Aye: 3

Nay: 1 (Carrie Bearse)

Abstain: 0

So Voted: 3:1

Harvey, Andrew, 29 Maggie Lane, West Barnstable, Map 217 Parcel 017

Addition of stairwell to rear of garage for second floor egress

Represented by: Stephen Klug

Klug provides an explanation of the proposed project; the addition of a stairwell to the southwest corner all material would be as in style with the rest of the house.

Munsell confirms that the stairwell is not visible from a public way.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit B) for Andrew Harvey, at 29 Maggie Lane, West Barnstable, Map 217 Parcel 017, to add stairwell to rear of garage for second floor egress, as indicated on the plans submitted.

So Voted: Aye, Unanimous

Duchesney, Peter, 49 Sundelin Way, West Barnstable, Map 216 Parcel 002/002

Entryway addition, change roof pitch, new windows, siding, and trim

Represented by: Peter Duchesney & Matthew Taylor

Chair Richard comments that the renovations will be an improvement to the property.

Taylor comments that he is going to keep in the style of the current home; Windows will be six over one in the front and one over one in the rear.

Munsell asks if the grills will be fixed. Duchesney confirms the grills will be fixed.

Bearse reconfirms six over one for the front.

Motion duly made by David Munsell, seconded by Carrie Bearse, to Approve the Certificate of Appropriateness (Exhibit C) for Peter Duchesney, at, 49 Sundelin Way, West Barnstable, Map 216 Parcel 002/002, to add an addition to the entryway, change roof pitch, new windows, siding, and trim, as indicated on the plans submitted.

So Voted: Aye, Unanimous

Raggio, Tony, 23 Point Hill Road, West Barnstable, Map 136 Parcel 017

Build single family home

Represented by: Tim Luff

Abutters: Joe Gill, Marilyn Olmsted, Deborah Steiger

Chair Richard reads the abutter letters into record (see exhibit D).

Luff asks the committee if he can speak about the house first, then address the abutters' concerns. He also comments that the common complaint were the stone posts, the lighting, the front fence and the gate. He confirms that the set backs are within parameters. Home was designed so that the distant view of the marsh would be visible from the second story. He comments that from the pool area to the rear of the lot, the vegetation will not be touched. On the south side there will be little to no tree removal. Luff continues to describe the project.

Munsell asks, and Luff confirms that there will be a side driveway to turn around.

Luff notes the landscape designer provides a buffer to make up for the trees that will need to be removed. The placement of the septic system was in the front to limit amount of clearing on the lot. Luff begins explaining about the structure and points out the detail in design elements.

Chair Richard asks and Luff confirms that the side wall be White Cedar, of natural material, they will be bleached.

Luff would like to approve the home, go back to client and landscape architect. Approve less the stone piers, the lighting, the front fence, and the gates.

Bearse asks for clarification on the front fence as the application notes it will be made of PVC.

Highest part of scallop will be 30 inches. Chair Richard notes it will be acceptable with natural wood.

Luff asks about bleaching oil. Luff advises homeowner would give up the white bleaching oil on the fence.

Propose to take the lighting, piers and fencing, and move to

Bearse, asks why so many 10' light post? Luff does not know why. He advises it was the Landscape designer's plan.

Bearse recommends a continued application.

Chair Richard agrees to a conditional approval for just approving the house and the landscaping will be addressed at a later time.

Mr. Gill comments that the gate, the lighting, the stone pillars and the picket fence. Also, he was under the impression that the application would be continued at a later date. To which Chair Richard responds that there is no reason to not approve the house as the issues are with the landscaping. Mr. Gill asks for confirmation that the landscape features will not be approved today. Mr. Luff explains that he will apply, with a new application, for landscape features.

Audrey agrees with the omitted items (gate, lights, stone pillars, 10' lights, fence along point hill). Requested for the disposal yet?

Luff comments that when he addresses the landscape plan he will look into the septic question.

Ms. Steiger comments that she likes white pickets fences, but they are not in keeping with the neighborhood.

Motion duly made by Carrie Bearse, seconded by to Approve the Certificate of Appropriateness (Exhibit D) for Tony Raggio, at 23 Point Hill Road, West Barnstable, Map 136 Parcel 017, to build a single family home as submitted. The Certificate of Appropriateness approval does not apply to the following features located at the front of the home; the gate, the pillars, the white picket fence, or the 10 foot lighting poles indicated on the landscaping plans. Those features will be brought back to Old King's Highway Historic District Committee, for approval, at a future hearing.

So Voted: Aye, Unanimous

Tales of Cape Cod, 3046 Main Street, Barnstable, Map 279 Parcel 071

Install red cedar shingles on sign roof

Represented by: Gary Ellis

Gary explains the project. Hoping to put red cedar roof on entire building down the road, but for now he is just finishing the top of the sign.

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Appropriateness (Exhibit E) for Tales of Cape Cod, at 3046 Main Street, Barnstable, Map 279 Parcel 071, to Install red cedar shingles on sign roof, as indicated on the plans submitted.

So Voted: Aye, Unanimous

Cannon, Jeff & Michael, Kimberly, 277 Old Jail Lane, Barnstable, Map 277 Parcel 020

Two story and single story additions, change in roof pitch, repaint home

Represented by: Gary Ellis

Mr. Ellis begins by noting that he felt it was important to apply to Old King's Highway even though it may not be visible from a public way. Ellis goes over the project.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit F) for Jeff Cannon, and Kimberly Michael, at 277 Old Jail Lane, Barnstable, Map 277 Parcel 020, for two additions and repaint the home, as indicated on the plans submitted.

So Voted: Aye, Unanimous

Leonard, Tim & Erin, 1636 Main Street, West Barnstable, Map 197 Parcel 025, Henry Ojala House, Built c.1928, State Register of Historic Places, Inventoried.

Addition of farmer's porch

Represented by: Tim Leonard

This was the old Marvel House. Leonard explains the project and adds that the window and siding replacement was approved two years ago.

Chair Richard points out that there are no overhangs and confirms with Leonard that he will be putting in the overhangs.

Jessop and Leonard discuss the hip roof over the gable. Jessop notes that he should extend the eaves.

Motion duly made by George Jessop, seconded by Carrie Bearse, to Approve the Certificate of Appropriateness (Exhibit G) for Tim & Erin Leonard, at 1636 Main Street, West Barnstable, Map 197 Parcel 025, Henry Ojala House, Built c.1928, State Register of Historic Places, Inventoried, to add a farmer's porch, as indicated on the plans submitted, with the agreed upon the extended eaves.

So Voted: Aye, Unanimous

Nemec, Edward, 2447 Main Street, Barnstable, Map 257 Parcel 014, Jones L. Alexander House, Built c.1877, State Register of Historic Places, Inventoried
Replace roof over patio
Represented by: Peter Kennedy

Kennedy gives a description of the proposed project. 36'x18' roof with patio underneath. Three tab black roof. He advises that the storm door, and shingles will be visible from the street.

Jessop wants to know if it will be attached to the house to which Kennedy advises it will not be.

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Appropriateness (Exhibit H) for Edward Nemec, at 2447 Main Street, Barnstable, Map 257 Parcel 014, Jones L. Alexander House, Built c.1877, State Register of Historic Places, Inventoried, to replace patio roof, as indicated on the plans submitted.

So Voted: Aye, Unanimous

CERTIFICATE OF EXEMPTION

Conroy, Lou-Anne, 1945 Main Street, West Barnstable, Map 216 Parcel 041
Install solar panels on the rear of the home

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit J) for Lou-Anne Conroy, of 1945 Main Street, West Barnstable, Map 216 Parcel 041, to install solar panels on the rear of the home as indicated on the plans submitted. It should be noted that while this is a major thoroughfare, the solar panels will not be visible from a public way. However, if the current vegetation is removed, the solar panels would become inappropriate.

So Voted: Aye, Unanimous

Powlovich, John & Cox, Roberta, 2864 Main Street, Barnstable, Map 279 Parcel 010, Mulberry Cottage, Built prior to 1856, Inventoried, Contributing Building, National Register
Add stairs to rear deck and replace current decking with pergola, re-roof rear of home with asphalt shingles.

There is discussion about the proposed materials. It is noted that the application will be approved as long as they are using natural materials.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit K) for John Powlovich & Roberta Cox, of 2864 Main Street, Barnstable, Map 279 Parcel 010, Mulberry Cottage, Built prior to 1856, Inventoried, Contributing Building, National Register, to add stairs to rear deck with pergola and replace current decking with pergola, re-roof rear of home with asphalt shingles, as indicated on the plans submitted, approving all natural materials that is what is being approved as exempt.

So Voted: Aye, Unanimous

MINOR MODIFICATIONS

DeMayo, Thomas, 1140 Main Street, West Barnstable, Map 178 Parcel 013-001
Change Spiral Staircase to Ships Ladder

Motion duly made by David Munsell, seconded by Carrie Bearse, to Approve the Minor Modification (Exhibit I) for Thomas DeMayo, of 1140 Main Street, West Barnstable, Map 178 Parcel 013-001, to change the spiral staircase to a ships ladder, as indicated on the plans submitted please note that Thomas DeMayo is the builder and the application needs to listed under the owners name.

So Voted: Aye, Unanimous

OTHER

504 Main Street, Barnstable, Map 133 Parcel 008-000
Withdrawal of MassDOT application to remove four trees
So noted

APPROVAL OF MINUTES:

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Continue review of the Meeting Minutes, Dated June 28, 2017 (Exhibit L) to the next hearing.

So Voted: Aye, Unanimous

Having no further business before this Committee, meeting is adjourned at 8:01pm, moved by Carrie Bearse, seconded by Lesley Wallace.

Respectfully Submitted,
Erin K. Logan

Exhibit A – Certificate of Appropriateness	File 336/009
Exhibit B – Certificate of Appropriateness	File 217/017
Exhibit C – Certificate of Appropriateness	File 216/002/002
Exhibit D – Certificate of Appropriateness	File 136/017
Exhibit E – Certificate of Appropriateness	File 279/071
Exhibit F – Certificate of Appropriateness	File 277/020
Exhibit G – Certificate of Appropriateness	File 197/025
Exhibit H – Certificate of Appropriateness	File 257/014
Exhibit I – Certificate of Exemption	File 216/041
Exhibit J – Certificate of Exemption	File 279/010
Exhibit K – Minor Modification	File 178/013/001
Exhibit L – Meeting Minutes	June 28, 2017