

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, January 9, 2018, 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:

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| Paul Richard, Chair | Present |
| Carrie Bearse, Clerk | Present |
| George Jessop, AIA | Present |
| David Munsell Jr. | Present |
| Lesley Wallace | Absent |
| Bett McCarthy, Alternate | Present |
| Building Inspector | Jeff Carter |
| Planning Staff | Erin Logan |

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.

Chair Richard welcomes Bett McCarthy as the newest Alternate to the Barnstable OKH Committee.

Bett McCarthy advises that she chooses to abstain from voting at this meeting.

ELECTION OF OFFICERS

Motion duly made by Carrie Bearse, seconded by David Munsell to nominate Paul Richard as Chair of the Old King's Highway Historic District Committee for the 2019 year. **Vote: Aye, unanimous**

Motion duly made by David Munsell, seconded by George Jessop to nominate Carrie Bearse as Clerk of the Old King's Highway Historic District Committee for the 2019 year. **Vote: Aye, unanimous**

APPLICATIONS

Butler, Michael & Sarah, 215 Parker Road, West Barnstable, Map 176, Parcel 017

Remove red cedar shingles on all elevations; replace with clapboard on the front elevation (painted white); install grey stained, white cedar shingles on the remaining three elevations

Represented by: James Butler

Public comment: None present

Munsell comments that the board prefers azek trim to be painted. Butler confirms it will be painted white.

Motion duly made by David Munsell, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit A) for Michael & Sarah Butler, at 215 Parker Road, West Barnstable, Map 176, Parcel 017 to remove red cedar shingles on all elevations, replace with clapboard on the front elevation (painted white), install grey stained, white cedar shingles on the remaining three elevations as indicated on the plans submitted. **So Voted: Aye, unanimous**

Frazer, Robert & Alexena, 1747 Hyannis Road, Barnstable, Map 299, Parcel 013

Install historic Steam Locomotive RR Bell & steel post adjacent to existing paved terrace; install a bronze sculpture of St. Francis, mounted on stone in the rear of the property

Represented by: Bob & Alexena Frazer

Public comment: none present

Frazee describes the project. He notes this bell was previously mounted on a prior OKH property. It is ornamental. Frazee provides a paint sample.

Jessop asks about the foundation. Frazee comments that there was already a hole. It will sit on bluestone.

Chair Richard and Bearse feel the project is appropriate.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit B) for Robert & Alexena Frazee, at 1747 Hyannis Road, Barnstable, Map 299, Parcel 013 to install historic steam locomotive RR Bell & steel post adjacent to existing paved terrace. Also install a bronze sculpture of St. Francis, mounted on stone in the rear of the property as indicated on the plans submitted. So Voted: aye, unanimous

Zaino, Scott & Nadine, 68 Indian Spring Road, West Barnstable, Map 133, Parcel 036

Construct 16'X33' in ground pool with approximately 500 sq ft of stone decking; also 35 linear feet of 6' high all wood fence on the front elevation, and 60 linear feet of 4' high black, chain link fence

Represented by: Steve Sevna from Swimming Pool and Spa Design

Public comment: none present

Sevna provides photos of the property.

Munsell asks about the fencing material. Sevna advises they would be using a wood fence with lattice top on front, 48 inch in back and 6ft across the front elevation.

There is a discussion about the location of the fence. It is agreed that the 6ft fence would be placed no closer to the street than the front elevation of the house.

Motion duly made by George Jessop, seconded by to Approve the Certificate of Appropriateness (Exhibit C) for Scott & Nadine Zaino, at 68 Indian Spring Road, West Barnstable, Map 133, Parcel 036 to construct a 16'X33' in ground pool and 35 linear feet of 6' high all wood fence on the front elevation, and 60 linear feet of 4' high black, chain link fence as indicated on the plans submitted noting the fence to be no closer to the street than the front elevation of the house.

So Voted: Aye, unanimous

Ryan, Patricia & Raymond, 2070 Main Street, Barnstable, Map 217, Parcel 025, Loring Homestead, built c.1880, Contributing Building on the National Register Addition to the south and east elevations; materials to match existing

Represented by: George Blakely, Patricia Ryan

Public comment: none present

Blakely describes the project; materials to match existing; porch along the front elevation.

Jessop and Blakely discuss the appropriateness of the transom windows.

Bearse and Munsell felt the transoms are appropriate.

Bearse gets confirmation from Blakely regarding the distance between the barn and the new addition Blakely advised it is about a 23ft distance.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit D) for Patricia & Raymond Ryan, at 2070 Main Street, Barnstable, Map 217, Parcel 025 to construct an addition to the south and east elevations, materials to match existing as indicated on the plans submitted. So Voted: Aye, Unanimous

Bunnell, Jennifer, 897 Main Street, West Barnstable, Map 156, Parcel 007, Red Robin Tea Room, built c.1926, Inventoried Install roof mounted solar panels on the detached garage structure in the rear of the property

Represented by: Dave Brajczewski of Cotuit Solar

Public comment: none present

Brajczewski describes the project. There is an existing array on the rear barn and they wish to add 28 more arrays to the barn. This will be installed on the less pitched roof.

Chair Richard comments that the barn is barely visible from 6A and is set 300 feet back from the road.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit E) for Jennifer Bunnell, at 897 Main Street, West Barnstable, Map 156, Parcel 007 to install roof mounted solar panels on the detached garage structure in the rear of the property as indicated on the plans submitted. There are already panels that have been approved; though located on Route 6A, the solar panels will not be visible and there are no abutters present to oppose.

So Voted: Aye, unanimous

Luff, Jeffrey, 142 Althea Drive, Barnstable, Map 334, Parcel 048

Install 16'X32' in-ground pool with automatic cover; decking is exposed aggregate; install 4' black, chain link fence

Represented by: Dan Cosby on behalf of Jeff Luff

Public comment: Marie Ann & Robert Labrie of 170 Althea Drive; Edith Forsyth of 281 Oakmont

Jessop confirms with Cosby that the pool will be installed on the rear of the property. Chair Richard confirms it will not be visible from the street.

Cosby notes it is an automatic retractable cover. Munsell confirms the elevation will be the same as the back of the house.

Labrie and Forsyth are in opposition of the project due to the noise level.

Bearse felt the project is appropriate. She suggests the committee require landscaping in front of the fence to mask the fence itself and mitigate some of the noise.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit F) for Jeffrey Luff, at 142 Althea Drive, Barnstable, Map 334, Parcel 048 to install 16'X32' in-ground pool with automatic cover; decking is exposed aggregate; install 4' black, chain link as indicated on the plans submitted; with the caveat that the applicant plant shrubbery around the east and north elevations in front of the fence. So Voted: Aye, unanimous

Smith, William, 10 Hezekiah's Way, West Barnstable, Map 109, Parcel 001/002

Expand current one-car garage to a two-car garage with a minor change in the driveway layout

Respresented by: Bob Yourell of Beachwood designs

None present: None present

Yourell describes the project noting the exterior finishes will all match existing. Yourell confirms with Munsell the section that will be board and batten. Yourell continues by noting the trim around the windows will be western red cedar. Windows are Marvin Integrity, simulated divided lights.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit G) for William Smith, at 10 Hezekiah's Way, West Barnstable, Map 109, Parcel 001/002 to expand the current one-car garage to a two-car garage with a change to the driveway layout, as indicated on the plans submitted. So Voted: Aye, unanimous

CERTIFICATE OF EXEMPTION

Murphy, Linda, 44 Kehtean Drive, Barnstable, Map 298, Parcel 008/003

Re-side with Cedar Shingles dipped in Cape Cod Grey; remove shingles over garage overhang and replace with black metal roof

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit H) for Linda Murphy, of 44 Kehtean Drive, Barnstable, Map 298, Parcel 008/003, to re-side with white cedar shingles dipped in Cape Cod Grey paint; remove shingles over garage overhang and replace with black metal roof as indicated on the plans submitted; please note this is an exemption and the black metal roof will not be visible from Kehtean Drive. So Vote: Aye, unanimous

Borsatto, Kelly & Gilmar, 306 Old Jail Lane, Barnstable, Map 277, Parcel 019

Construct a 10'X20' shed; cedar shingle siding

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit I) for Kelly & Gilmar Borsatto of 306 Old Jail Lane, Barnstable, Map 277, Parcel 019, to construct a 10'X20' shed with cedar shingle siding as indicated on the plans submitted. So Voted: Aye, Unanimous

MINOR MODIFICATIONS

Margaret's at Bursley Manor, Rankin, Margaret, 651 Main Street, West Barnstable, Map 156, Parcel 057/000
Repaint front elevation to Chestertown Buff

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Minor Modification (Exhibit J) for Margaret's at Bursley Manor, Margaret Rankin of 651 Main Street, West Barnstable, Map 156, Parcel 057/000 to repaint the front elevation in Chestertown Buff as indicated on the plans submitted will need to see a sample approved by Chair Richard or George Jessop. So Voted: Aye, unanimous

OTHER None

APPROVAL OF MINUTES:

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Meeting Minutes, Dated December 12, 2018 (Exhibit K). So Voted: Aye, unanimous

Having no further business before this Committee, motion to adjourn is moved by Carrie Bearse, seconded by David Munsell at 7:34pm.

Respectfully Submitted,
Erin K. Logan

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| Exhibit A | Certificate of Appropriateness | File | 176/017/000 |
| Exhibit B | Certificate of Appropriateness | File | 299/013/000 |
| Exhibit C | Certificate of Appropriateness | File | 133/036/000 |
| Exhibit D | Certificate of Appropriateness | File | 217/025/000 |
| Exhibit E | Certificate of Appropriateness | File | 156/007/000 |
| Exhibit F | Certificate of Appropriateness | File | 334/048/000 |
| Exhibit G | Certificate of Appropriateness | File | 109/001/002 |
| Exhibit H | Certificate of Exemption | File | 298/008/003 |
| Exhibit I | Certificate of Exemption | File | 277/019/000 |
| Exhibit J | Minor Modification | File | 156/057/000 |
| Exhibit Z | Meeting Minutes | Dated | December 13, 2018 |