

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, February 27, 2019, 6:30pm

BARNSTABLE
TOWN CLERK

19 MAR 14 A10:55

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	Absent
George Jessop, AIA	Present
David Munsell Jr.	Present
Lesley Wallace	Present
Bett McCarthy, Alternate	Present
Building Inspector	Ed Bowers

A quorum being met, Chair Richard called the hearing to order at 6:00 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

Vancor, Kenneth, 1876 Phinney's Lane, Barnstable, Map 298, Parcel 036

Replace siding on all four elevations with CertainTeed Monogram vinyl clapboard in sterling grey

Represented by: Brad Sprinkle & Kenneth Vancor

Public comment: No one present

Sprinkle describes the project. Munsell confirms with Vancor that the house currently has cedar shingles. Vancor comments current shingles are in disrepair. Vancor states his house was constructed in 1955, has no historical significance, and is less than ¼ mile from the Route 6 overpass.

Chair Richard advises that the committee does not tend to approve vinyl siding. Vancor points out that the neighbor has vinyl siding further that there are several homes on Sunset Lane that have vinyl siding.

There is a discussion about the cost of the vinyl siding vs. other materials.

Wallace agrees with Vancor that the home has no historical significance and it is on the cusp of the district.

Munsell and Sprinkle discuss the J channels. Sprinkle advises he would not be using any J channels and will be able to maintain flush.

Jessop would like more information on the product and suggests that the applicant continue review of the application to the March 13, 2019 hearing.

Motion duly made by George Jessop, seconded by Lesley Wallace to Continue the Certificate of Appropriateness (Exhibit A) for Kenneth Vancor, at 1876 Phinney's Lane, Barnstable Map 298, Parcel 036 to replace siding on all four elevations with CertainTeed Monogram vinyl clapboard in sterling grey as indicated on the plans submitted. So Voted: aye, unanimous

Barnstable Land Trust, 1540 Main Street, West Barnstable, Map 197, Parcel 015

Changes to parking lot and landscaping

Represented by: Angela Cenzalli & Ian of Jaxtimer

Public comment: No one present

Cenzalli describes the project; the Town of Barnstable requires additional parking in order for the applicant to hold meetings. There will be several trees removed, though none are in the road layout (per the Tree Warden).

Minutes approved on 3/13/19

Cenzalli clarifies with Munsell that the rear parking will be before the gazebo.

Cenzalli continues describing the project; parking lot will be paved with asphalt and may use chip seal; all landscaping in the front will be removed. There will be some asphalt in front but majority of the parking will be in the rear.

Chair Richard, as well as members Wallace and Jessop felt the project is appropriate.

Motion duly made by George Jessop, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit B) for Barnstable Land Trust, at 1540 Main Street, West Barnstable, Map 197, Parcel 015 to make changes to the parking lot and landscaping as indicated on the plans submitted. So Voted: Aye, unanimous

Lyon, Craig, 114 Old Jail Lane, Barnstable, Map 278, Parcel 022
Construct a 1,102sqft addition to the north/northeast elevation

Represented by: Ken Perry

Public comment: no one present

Perry described the project; two car garage with a family room and master suite above; replacing the decks on rear; clapboard siding; windows will have applied grills in and out; Cedar shingles on gazebo. The landscaping will be minimal with the removal on one tree to make room for the addition.

Chair Richard confirms materials to match the barn that was previously approved.

Munsell confirms the driveway will stay the same; shingle and clapboard on the house.

Motion duly made by David Munsell, seconded by Bett McCarthy, to Approve the Certificate of Appropriateness (Exhibit C) for Craig Lyon, at 114 Old Jail Lane, Barnstable, Map 278, Parcel 022 to construct a 1,102sqft addition to the north/northeast elevation as indicated on the plans submitted. So Voted: aye, unanimous

Robinson, Susan & Stephen, 4224 Main Street, Cummaquid, Map 351, Parcel 061
Construct a single family home

Represented by: James Hagerty of Reef Builders

Public comment: Susan Stacy, direct abutter

Hagerty described the project; clapboards in the front.

Munsell confirms with Hagerty that the detached garage and pool are not part of the current application.

Hagerty continues to describe the project. The second floor deck railings will be azek. Jessop asks that they are painted white. Hagerty comments that the material is intex and is already white. Chair Richard adds that painting the railings white will keep the color the same shade as the house paint; there is same texture as the house paint.

There is a discussion about the fence. Hagerty notes the 6' fence will be 130 feet back before it turns to stockade fence; first 130 feet is split rail. It will be natural cedar. The stockade fence will start at the garage.

Abutter, Susan Stacy, states that she just received the hearing notice and has not had a chance to look at the plans. She objects to the stockade fence.

There is a discussion about the need for a 6' stockade fence.

Stacy feels the west elevation is a large flat surface and it does not look historic.

Jessop and Hagerty have a discussion about the consistency of the features.

There is a discussion about the landscape plan.

Stacy would like more time to review the plan.

Motion duly made by George Jessop, seconded by David Munsell to Continue review of the Certificate of Appropriateness (Exhibit D) for Susan & Stephen Robinson, at 4224 Main Street, Cummaquid, Map 351, Parcel 061 to construct a single family home, to the March 13, 2019 hearing. So Voted: aye unanimous

Cape Cod Art Center, 3480 Main Street, Barnstable, Map 299, Parcel 071
Construct a 1260sqft addition to the lower rear elevation

Represented by: Alyssa Lamora lineal design
Public Comment: no one present

Lamora begins by describing the project. She proposed a 1,200sqft addition to the rear of the building including the addition of an elevator.

Chair Richard pointed to the slight visibility of the elevator shaft from the side elevation.

Lamora continued by advising that all materials will match the existing structure.

Motion duly made by David Munsell, seconded by Lelsey Wallace to Approve the Certificate of Appropriateness (Exhibit E) for Cape Cod Art Center, at 3480 Main Street, Barnstable, Map 299, Parcel 071 to construct a 1,260 sqft addition to the lower rear elevation as indicated on the plans submitted. So Voted: Aye, unanimous

Bell, Denise, 263 Cedar Street, West Barnstable, Map 131, Parcel 003
Construct barn building in the rear of the lot as previously approved in 2008

Represented by: Denise Bell, Courtney Botcher
Public comment: none present

Chair Richard confirms they didn't change anything. Same as what was approved in 2008.

Motion duly made by George Jessop, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit F) for Denise Bell, at 263 Cedar Street, West Barnstable, Map 131, Parcel 003 to construct a barn building in the rear lot as previously approved as indicated on the plans submitted. So Voted: Aye, unanimous

CERTIFICATE OF EXEMPTION

Ackell, Brian, 1398 Hyannis-Barnstable Road, Barnstable, Map 297, Parcel 026
Install in-ground pool with travertine decking, surrounded by 54" black fence, and relocate existing shed

Chair comments that the project is in the rear of the home.

Motion duly made by David Munsell, seconded by Bett McCarthy, to Approve the Certificate of Exemption (Exhibit G) for Brian Ackell, of 1398 Hyannis-Barnstable Road, Barnstable, Map 297, Parcel 026, to install an in-ground pool with travertine decking, surrounded by a 54" black fence, and relocating an existing shed as indicated on the plans submitted. So Voted: aye, unanimous

Bryant, William & Kathleen, 288 Carriage Lane, Barnstable, Map 297, Parcel 037
Construct 10'X10' shed, natural cedar shingle siding, roof shingles to match existing single family dwelling

Chair Richard comments that the shed is behind the house.

Motion duly made by David Munsell, seconded by Bett McCarthy, to Approve the Certificate of Exemption (Exhibit H) for William & Kathleen Bryant, of 288 Carriage Lane, Barnstable, Map 297, Parcel 037, to construct a 10'X10' shed made of natural cedar shingle siding, roof to match existing single family dwelling, as indicated on the plans submitted. So Voted: Aye, unanimous

OTHER None

APPROVAL OF MINUTES:

Minutes approved on 3/13/19

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve Meeting Minutes, Dated February 13, 2019 (Exhibit I) as amended. So Voted: aye unanimous

Having no further business before this Committee, motion to adjourn is moved by David Munsell, seconded by Lesley Wallace at 7:46pm.

Respectfully Submitted,

Erin K. Logan

Administrative Assistant/recording secretary

Exhibit A	Certificate of Appropriateness	298/036/000
Exhibit B	Certificate of Appropriateness	197/015/000
Exhibit C	Certificate of Appropriateness	278/022/000
Exhibit D	Certificate of Appropriateness	351/061/000
Exhibit E	Certificate of Appropriateness	299/071/000
Exhibit F	Certificate of Appropriateness	131/003/000
Exhibit G	Certificate of Exemption	297/026/000
Exhibit H	Certificate of Exemption	297/037/000
Exhibit I	Meeting minutes	February 13, 2019