

Town of Barnstable
Old King's Highway Historic District
MINUTES
Wednesday, July 25, 2012
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 (Route 149), West Barnstable, MA.

Committee Members Present: Carrie Bearse, George Jessop, Elizabeth Nilsson, Bill Mullin
Mary Blair Petiet

Committee Members Absent: None

A quorum being met, Chair Bearse 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.

NEW APPLICATIONS

Viscomi, Salvatore, 105 Sunset Lane, Barnstable, Map 301, Parcel 029

Change of Exterior Paint Color

Represented by Salvatore Viscomi

The original color submission was reviewed and the members were in agreement that the submitted color was not appropriate in this neighborhood as there are very few painted houses. With all four sides of the house proposed for Benjamin Moore lazy Sunday blue (BM#803) it was believed that the color would be overwhelming. Alternate historic colors were proposed by the homeowner and reviewed by the members. Two colors were deemed appropriate; Benjamin Moore Whipple Blue #HC125 and Marlborough Blue #HC153 and the applicant requested the Committee approve both.

Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness for Salvatore Viscomi at 105 Sunset Lane, Barnstable as Amended for change of exterior paint color for option of BM Whipple Blue #HC125 or BM Marlborough Blue #HC153.

So Voted Unanimously

Duenas, Terry & Susan, 690 Cedar Street, W. Barnstable, Map 109, Parcel 015-001

Change of Exterior Paint Color

Represented by Terry Duenas

Mr. Duenas explained that they wish to re-paint in Benjamin Moore historic colors. The front clapboards are proposed for Kennebunkport Green (HC123), shutters Monterey White (HC27) and the front door Caliente which is similar to a brick red (AF290). The members reviewed the color chips provided and agreed they were appropriate.

Motion duly made by Mary Blair Petiet, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Terry & Susan Duenas at 690 Cedar Street, W. Barnstable as Submitted.

So Voted Unanimously

Diamond, Victor & Tricia, 848 Cedar Street, W. Barnstable, Map 088, Parcel 004

Construct Screen Porch on Existing Deck

Represented by Ken Sadler, Architect

Mr. Sadler stated that there is an existing deck at the rear of the property by the pool. The homeowners would like to enclose it into a screen porch. George Jessop inquired as to the windows as they appear to be glass in the drawings. Mr. Sadler agreed that they do look like glass; however, the windows will be screens, approximately 4' x5'.

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Victor & Tricia Diamond at 848 Cedar Street, W. Barnstable as Submitted.

So Voted Unanimously

Murphy, Michael & Hammel, Patricia, 181 Scudder Lane, Barnstable, Map 259, Parcel 006

Construct 28' x 40' Detached Garage/Barn

Represented by Ken Sadler, Architect

Mr. Sadler detailed the plans to build a 28' x 40' garage/barn on the property. The location will be where there is currently a huge mass of bamboo and that will be removed.

Carrie Bearse noted that on the site plan there seems to be a new driveway. Ken Sadler stated that they are not sure of the material at this time and therefore, that is why it is indicated as proposed. When details are finalized he will inform the Committee.

Mr. Sadler pointed out that the application proposed wood for the trim and it is his understanding that this Committee is approving alternate composite material on a case by case basis. He would like to amend the application to reflect azek, which will be painted white. This is an area that is on the water and subject to heavy winds.

**Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Michael Murphy & Patricia Hammel at 181 Scudder Lane, Barnstable as Amended for construction of 28' x 40' detached garage to reflect composite material for the trim.
So Voted Unanimously**

Stuborn LP, 153 Freezer Road, Barnstable, Map 301, Parcel 006

Revisions to Previously Approved Plans; Install Solar Panels, Window Alterations, Changes to Foundation, Fences, Trim & Roof Materials, Addition of Generator
Represented by Stuart Bornstein

A detailed discussion took place on the proposed alterations as follows:

Solar Panels: Mr. Bornstein stated that these solar panels sit flush with the roof shingles ¾" thick and made by Certainteed. They blend into the roof. Carrie Bearse asked if they have a shine to them and Mr. Bornstein believes it will dull slightly over time but there will be a bit of a shine. George Jessop placed the sample panel that was provided away from the members across the room as a visual aid. He offered the suggestion that since the solar panel is blue grey in color, perhaps a roof color in a similar tone would allow for the panels to blend completely into the roof. Bill Mullin suggested that moray black shingles for the roof would offset the reflection in the panels. The members agreed moray black would be appropriate if approval of the solar panels is granted. Chair Bearse stated that her concern is the shine rather than the color, and she does not believe that they have approved solar panels on the front of a structure, unless it could not be seen from any angle. Mr. Bornstein added that the solar panels will not be seen from any view. The only view of the house that can be seen is from Mattakeese Wharf, and that elevation of the house is not the one with the panels. When you approach from Freezer Road and the entrance to the property, the old Fish House is located there and blocks the view. You will only be able to see the panels if you are on the property.

Windows: On the west elevation & east elevations, propose to remove the oval window and replace with a cedar shingle detail. On the north elevation, propose to remove oval window and add two transoms and one fixed elliptical window over the door. Also on the west elevation, add a third rectangular window on the 2nd floor in the breakfast nook. Window color was previously approved for white. Carrie Bearse asked if there was a change in the window grid pattern. Mr. Bornstein confirmed that the window grid pattern has changed from a 3/3 to a 3/1 grid pattern for a transom effect. They also added a door to access the patio.

Foundation: Originally fieldstone and would like to do a simple concrete foundation in a light color and surround with planters, rose bushes, trellises. The foundation will be mounded up and have approximately 5' of exposure. The wall cap is a brownstone or bluestone for a finished look.

Fences: The pool fence will be white azek – the height at whatever the code is and a 6' white azek perimeter fence. Mr. Bornstein noted that the originally proposed wrought iron fence was overpowering. Mary Blair Petiet asked what the visibility of the fence is from the street. Mr. Bornstein stated that you would need to go all the way to the end of Freezer Road to see the fence. Carrie Bearse noted that a cedar fence would be more appropriate and the members concurred. Mr. Bornstein agreed to install a cedar fence and let it weather naturally.

Generator: Addition of a 3' high generator on the west elevation will be hidden with shrubs.

Trim: The change of trim material to composite azek was approved.

Motion duly made by Mary Blair Petiet, seconded by George Jessop to Approve the Revised Certificate of Appropriateness for Stuborn LLC at 153 Freezer Road, Barnstable as Modified to reflect the following: Roof color will be moray black, window grids to be a 3/1 window pattern with fixed exterior grills, Door to be added to the east elevation for access to patio, perimeter privacy fence to be cedar, naturally weathered, trim to be composite and option for azek gutter system.

AYE: Bearse, Jessop, Mullin, Petiet

NAY: Nilsson

DISCUSSION

Review of Approved Application, Cape Cod Community College, 2240 Route 132, Barnstable, Map 236, Parcel 005-B00 & 005-W00

Chair Bearse reported that she has received numerous calls and has been approached by many residents concerned with the amount of clearing that is taking place at the College in preparation of the ground mounted solar array. She noted that the Building Inspector did a site visit of the area to check that the 50 foot buffer was adhered to. Members reviewed the Minutes of the Hearing of November 09, 2011 and George Jessop pointed out that the Minutes reflect a 50' buffer will be maintained with evergreen & deciduous trees, however low growing plantings were not proposed at that time and that the area will be re-vegetated with grass no higher than 3 feet. Bill Mullin stated that when you take away approximately 150' there is little to add to the 50' buffer and hopefully in time, there will be naturally growing ground cover. Chair Bearse suggested the Committee draft a letter of concern and send it to the College with a copy of the Minutes.

CERTIFICATE OF EXEMPTIONS

Davis, Judith, 324 Plum Street, W. Barnstable, Map 196, Parcel 020-002 8' X 14' Shed

**Motion duly made by Mary Blair Petiet, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption for Judith Davis at 324 Plum Street, W. Barnstable as Submitted.
So Voted Unanimously**

Fanning, Donald & Ann, 2725 Main Street, Barnstable, Map 258, Parcel 077

Window & Door Alterations, Replace Front Step

Propose to replace French doors on rear of house with two double hung windows and to replace three casement windows with three awning windows. Front steps are to be replaced.

**Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Exemption for Donald & Ann Fanning at 2725 Main Street, Barnstable as Submitted.
So Voted Unanimously**

Thompson, David & Shelley, 1094 Main Street, W. Barnstable, Map 178, Parcel 012

Pergola, Fence & Extension of Deck

**Motion duly made by George Jessop, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption for David & Shelly Thompson at 1094 Main Street, W. Barnstable as Submitted.
So Voted Unanimously**

OTHER BUSINESS

Letter of Support – Swift, 46 Bow Lane & 1758 Hyannis Road, Barnstable

Chair Bearse reported that Will Swift has asked for a Letter of Support regarding the open space he is proposing for Bow Lane. If you recall, Mr. Swift was before this Committee to request the demolition of a shed located on this property and relayed to the Members that they wish to preserve an area on the lot as open space. The Members were in agreement to send a letter of support.

MINUTES

Approval of July 11, 2012 Minutes

Motion duly made by Elizabeth Nilsson, seconded by Mary Blair Petiet to Approve the Minutes of July 22, 2012 as Submitted.

AYE: Bearse, Nilsson, Jessop, Petiet

ABSTAINED: Mullin

**Having no further business before this Commission, a Motion was duly made by Bill Mullin, seconded by Mary Blair Petiet to Adjourn the Meeting at 8:10pm.
So Voted Unanimously**

Respectfully submitted,
Marylou Fair, Recording Secretary