

Town of Barnstable
Old King's Highway Historic District
MINUTES
September 23, 2009

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 on the following application:

Committee Members Present: Pat Anderson, Elizabeth Nilsson, Carrie Bearse, George Jessop

Due to the absence of the Chair, Clerk Carrie Bearse requested nominations for a Temporary Chair. A motion was duly made by Elizabeth Nilsson, seconded by George Jessop to appoint Pat Anderson as Temporary Chair for the Evening.

AYE: ALL

NAY: None

So Voted Unanimously

A quorum being met, Temporary Chair Anderson called the hearing to order at 7:00pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest.

Approval of Minutes of September 9, 2009

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Accept the Minutes of September 9, 2009 as Submitted.

AYE: ALL

NAY: None

So Voted Unanimously

New Applications

Liddy, Joanne, 65 Scudder Lane, Barnstable, Map 258, Parcel 013

Replacement Windows

Represented by David Parrella, Osterville Builders

NOTE: This Application was reviewed at 8:30pm as Representative was delayed

Renovations had been done in 2002 and 12 windows, previously approved, were replaced at that time.

Homeowners wish to replace 11 more in the same Marvin Window 12/12 and two of the windows will be 8/12. Wood Windows with cedar sills, muntions applied on interior and exterior as they are now.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Joanne Liddy of 65 Scudder Lane, Barnstable for replacement windows.

AYE: ALL

NAY: None

So Voted Unanimously

Wirtanen, Edward, 2119 Main Street, West Barnstable, Map 237, Parcel 041

New Front Door and Window Replacement

Represented by Edward Wirtanen

Mr. Wirtanen explained that they have not used the front door over the years, however, his father-in-law has moved in and medial personnel are coming and going and they need to update. The door will be an Anderson therma-tru door Model S554, painted to look exactly like the current one with the exception of glass window on top of door. He has previously replaced 24 of the 26 windows on the house and will be replacing the remaining two. Existing 24 windows have grills on the inside, and proposes the two windows to be Anderson energy efficient with grills imbedded between the glass. The goal is to have all of the windows look the same. Pat Anderson informed the applicant of the OKH's policy regarding windows facing 6A to have fixed exterior grills. Mr. Wirtanen noted that only one of the windows can be seen from 6A, however, he would be willing to install these two windows with fixed exterior grills.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson, to Approve the Certificate of Appropriateness for Edward Wirtanen of 2119 Main Street, Barnstable for a new door and two windows as Modified to reflect Windows with Exterior Applied Grills.

AYE: ALL

NAY: None

So Voted Unanimously

Payson, Lois & Raymond, 110 Commerce Road, Barnstable, Map 319, Parcel 041

Demolition of House

Represented by Chris Childs of Patriot Builders

Mr. & Mrs. Payson were also present

The Members reviewed photos of the existing dwelling and all were in agreement that due to the deteriorated condition, demolition was in order.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate for Demolition for Lois & Raymond Payson of 110 Commerce Road, Barnstable as Submitted.

AYE: ALL

NAY: None

So Voted Unanimously

Payson, Lois & Raymond, 110 Commerce Road, Barnstable, Map 319, Parcel 041

New Single Family House w/Attached Garage

Represented by Chris Childs of Patriot Builders

Mr. & Mrs. Payson were also present

The Committee reviewed the plans submitted with the Application. This will be a colonial style house with an attached one car garage. Total lot area of new dwelling is 10,230 and abides by all Building codes and regulations. The applicants had been approved for a new dwelling by the OKH in 2003 and this new design submitted for this hearing is smaller in footprint and in height. Total height is now 29'6" to the ridge and the footprint was 270 square feet larger than this design. They have tried to minimize the mass; otherwise it is the same layout. Pat Anderson commented that she feels the neighboring properties are very low and very close to the road and objects to the height. Chris Childs indicates that this neighborhood has both one and two story homes and presented pictures of several two story homes in the area. Ms. Anderson noted that they look at what is immediately around the new dwelling and Mr. Childs stated that there is a similar home next to this one and one across the street and that the previous plans, which were approved by this Committee, were for a larger home and would have been built had they gone forward. George Jessop discussed concerns regarding how much it is out of the ground. Chris Childs explained that this home will be in a flood zone and the first floor is set just above flood elevation. Grade is 11 and the first floor is 13. They are not mounding up. Carrie Bearse feels that there should be consistency between what was previously approved and this design is for a classic Cape Cod home in an area where there are other similar homes, is smaller in design and agrees that the size is appropriate. Questioned the type of Anderson Windows and does not believe the snap in interior grills are appropriate and would prefer grills between the glass or affixed exterior grills. Would also request that they use regular shingles for the side porch area and noted that hardi-plank which is outlined for the front of the home is not allowed on any home within the historic district. Option of red cedar clapboard or red cedar shingles would be acceptable. Carrie also pointed out that on the side porch the arching of the trim does not look like a traditional treatment. George Jessop explained that a more solid or bracketed trim would be appropriate. Betty Nilsson agrees with Carrie Bearse and reviewed the landscaping plan. Temporary Chair Anderson asked if there were any public comment and Mr. Raymond Payson came forward. He stated he has no problem with the request for the grills to be on the exterior, the traditional shingles for the porch, nor of the need to replace the hardi-plank with red cedar clapboard or shingles, however, he does need to have bedrooms on the second floor as he can not have a basement due to the flood zone. Pat Anderson stated that her objection is not that you can not put bedrooms on the second floor; you could still have a story and a half.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Raymond & Lois Payson for 110 Commerce Road, Barnstable as Modified to reflect Windows with Exterior Applied Grills, no hardiplank will be allowed, and traditional shingles or flush board for right side porch and new plans to be submitted to the Building Department.

AYE: Bearse, Nilsson, Jessop

NAY: Anderson

Motion carries : 3-1 Vote

West Barnstable Fire District, 2160 Meetinghouse Way, W. Barnstable, Map 154, Parcel 009

Replace 7 Overhead Garage Doors

Represented by Capt. David Paananen

Captain Paananen informed the Committee that they are on their third set of wooden doors that have warped so badly that they can not keep a seal. The heaters are constantly running and once the doors are open, the area remains cold. The new doors will meet building codes and are heavy duty Haas Doors with aluminum alloy and windows that will allow light to shine through all day. Present doors do not allow any light to shine through.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for the West Barnstable Fire District at 2160 Meetinghouse Way, West Barnstable as Submitted.

AYE: ALL

NAY: None

So Voted Unanimously

Forsyth, Edith (Kaselis) & Colin, 281 Oakmont Road, Barnstable, Map 334, Parcel 024

Replacement Windows (15) (Revised)

Represented by Edith Kaselis

Dr. Kaselis explained that this Committee approved windows with grids between the glass at a previous meeting. During the time between the submission of the Application which indicated windows with glass between the grills, and the Meeting, they had realized that since they are only replacing 15 of the 30+ windows on the house, they want to match the windows that will remain which are vinyl with snap on interior grills. Temporary Chair Anderson asked if she has already purchased the windows and the Applicant indicated that she had, but thought that if she was replacing exactly what was there, she would have no problem. Anderson stated if she currently has wooden windows and proposes vinyl replacement, that is not an exact match. Applicant presented pictures of windows that they replaced three years ago which are vinyl with interior snap on grills. Her dilemma is that the inside grills are all painted different colors in each room, and she does not intend to replace all windows in any one room, so if she has grills between the glass, from the inside she will have different color grills to look at. Pat Anderson stressed the need, that in the future, they must come before this Committee before purchasing the product.

Motion duly made by George Jessop, seconded by Carrie Bearse to Approve the Certificate of Appropriateness for Edith (Kaselis) & Colin Forsyth for 281 Oakmont Road, Barnstable for replacement windows of equal size and muntons 12/12 and 8/8 as existing exterior windows with interior grills.

AYE: ALL

NAY: None

So Voted Unanimously

Berube, Edward, 94 Millway, Barnstable, Map 300, Parcel 039-001

Remove Deck and Replace with Stone Patio

Represented by Edward Berube

Mr. Berube explained that they are basically taking of the existing deck and replacing it with a stone patio at the same height, with seating stones around it. Applicant presented plan of stone patio which outlined one riser each from the house down to the landing and from the landing to the patio. George Jessop inquired about the French doors shown on the drawing and another circular patio and Mr. Berube stated that he is not here for that tonight. These plans show additional details that he is not prepared to go forward with at this time. Just the removal of the deck, the replacement of the one stone patio and landscaping as shown on the drawing to include the removal of two small evergreens.

Motion duly made by Carrie Bearse, seconded by George Jessop to Approve the Certificate of Appropriateness as Submitted for Stone Patio and various landscaping indicated on the landscaping plan, a copy of which will be presented to the Building Department, with a black and white copy to Old King's Highway Staff Assistant.

AYE: ALL

NAY: None

So Voted Unanimously

Thompson, David, 1094 Route 6A, West Barnstable, Map 178, Parcel 012

Remove Chimney & Re-Roof

Represented by David Thompson

Mr. Thompson noted that the chimney is in disrepair and non-functioning. He wishes to remove it completely and re-shingle roof and one side of house with the same charcoal color shingle.

Motion duly made by George Jessop, seconded by Carrie Bearse to Approve the Certificate of Appropriateness Approved for David Thompson at 1094 Route 6A, West Barnstable as Submitted.

AYE: ALL

NAY: None

So Voted Unanimously

Nill, Elizabeth, 3217 Route 6A, Barnstable, Map 299, Parcel 023

New Sign

Represented by Richard Gallo of Signworks

Pat Anderson asked if they had spoken with the Building Department regarding the size of the sign and Staff indicated that she had informed Ms. Nill to check with the Sign Enforcement Officer regarding the amount of signage allowed. The Colors and placement of the sign were reviewed.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Elizabeth Nill of 3217 Route 6A, Barnstable for a 24" x 44" Sign as Submitted

AYE: ALL

NAY: None

So Voted Unanimously

Bell, Denise, 263 Cedar Street, West Barnstable, Map 131, parcel 003

Expand Previously Approved Dormer

Represented by Denise Bell

Ms. Bell described that the previously approved plans showed basically a small transom window and when the builder actually came, he said this wasn't a traditional dormer and needed to be expanded so that the windows will match existing.

Motion duly made by Elizabeth Nilsson, seconded by Carrie Bearse to Approve the Certificate of Appropriateness for Denise Bell for 263 Cedar Street, West Barnstable as Submitted.

AYE: ALL

NAY: None

So Voted Unanimously

Exemptions

Rudders, Richard & Joan, 36 Sunset Lane, Barnstable, Map 301, Parcel 036

Convert gravel driveway to black hardtop

Pat Anderson voiced concern putting pervious material in this area and recommends homeowners submit a full Certificate of Appropriateness for review and abutters should be notified.

Motion duly made by George Jessop, seconded by Elizabeth Nilsson to Deny the Certificate of Exemption and request Applicant file for a full hearing.

AYE: ALL

NAY: None

So Voted Unanimously

Davis, Merrill, 660 Main Street, West Barnstable, Map 156, Parcel 011

Re-Roof Shed Extension to match brown/gray shingles on remainder of house

Represented by Merrill Davis

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption as Submitted

Bauer, Charles, 43 Iris Lane, Cummaquid, Map 334, Parcel 051

In Ground Swimming Pool with Fence

Represented by Thomas Kearns

Will be installing in ground swimming pool with colonial picket fence. Bottom rails are two inches. Fence material will be white wood.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption as Submitted

Conigliero, Greg, 65 Bone Hill Road, Cummaquid, Map 336, Parcel 081

Replace Existing Natural Clapboard Siding with White Cedar Shingles on Gables

Motion duly made by Carrie Bearse, seconded by George Jessop to Approve the Certificate of Exemption as Submitted

Informal Discussion

Ann Canedy, Chair of the Route 6A Sidewalk Committee

Preliminary discussion of proposed wheelchair ramps for sidewalks

Ann Canedy presented handouts for the members of alternatives for Wheelchair Ramps along Route 6A which meet the ADA, AAB and MHD Standards. She outlined the members of the Sidewalk Committee and their affiliations and clarified the policy with the State regarding tree removal for the installation of the sidewalks. An AmeriCorp volunteer will begin next month and will inventory the trees and the health of the trees to help determine which ones should be removed due to disease. She also informed the Committee that they have 20 trees from the state to replace the ones that have already been removed and will work closely with the State to determine where these trees will go. With regard to the sidewalks, the two State Representatives on the Committee have been very helpful in that they understand this is a rural area, but a state road. The required width is 4 feet for a certain distance and then every 2 or 4 feet is a passing zone for wheelchairs. Ann indicated that they will have to apply for waivers in certain areas for obstacles like stone walls, hedges, etc. Existing sidewalks are various widths and nothing is 4 feet. A suggestion was made at a recent meeting to walk the area with Steve Seymour and perhaps he can tell them what would happen at certain locations. The timeframe for doing the sidewalks and adhering to ADA regulations is approximately 2-3 years. Next, the members reviewed the examples of the ramps available in the handout. The stamped asphalt walk would require a waiver which they may or may not receive. Carrie Bearse asked the members not to rule out the cement concrete with color alternates. She has seen these in other towns. Ann Canedy stated that she has visited the Local Disability Agency and has had them sign off on all the options. She would like a letter from the OKH stating their preference and which other options you would support if possible. George Jessop noted that there are other options available other than the ones presented this evening. Ann asked George if he would like to attend the next meeting of the Sidewalk Committee and George could present these other options.

Having no further business before this Committee, a motion was duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Adjourn at 9:00pm.

AYE: ALL

NAY: None

So Voted Unanimously

Respectfully submitted,
Marylou Fair, Recording Secretary