

Town of Barnstable
Old King's Highway Historic District
MINUTES
Wednesday August 25, 2010

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: Patricia Anderson, Elizabeth Nilsson, George Jessop, Carrie Bearse
Committee Members Absent: None

Motion duly made Pat Anderson, seconded by Elizabeth Nilsson, that George Jessop be appointed Temporary Chair for this Evening.

AYE: ALL

NAY: None

So Voted Unanimously

A quorum being met, Temporary Chair Jessop called the hearing to order at 7:03pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest.

Continued Applications

NOTE: Carrie Bearse recuses herself from the discussion and vote of this Application

Ehret, Gregory & Barbara, 21 Scudders Lane, Barnstable, Map 258, Parcel 011

Construct New Single Family Home, Garage/Barn
(Continued from June 09 & July 14, 2010, August 11, 2010)

Represented by Ben & Denise Thompson

Ben Thompson explained that since the discussions of the last meeting, they revised the east elevation so that it will be brought into line with the dormers on the west elevation. They have also made changes to the 2nd floor dormers and now propose one larger dormer and one smaller dormer. The east elevation has one large dormer and a second dormer set back.

George Jessop asked if the massing was similar to the existing structure and Ben Thompson replied that most of the massing does and the footprint remains the same. The only changes to the footprint are on the second floor. George Jessop noted that there is a difference with that third dormer being removed and also appreciates the porch being stepped back which portrays the roof as being a bit smaller. The new center door is larger and looks like an original feature. He would, however, like to see the garage dormer on the south elevation come down over the garage. Pat Anderson also stated that she appreciates the work that has been done to revise the plans. Chair Jessop asked for Public Comment and hearing none, called for a Motion.

Motion duly made by Pat Anderson, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Gregory & Barbara Ehret at 21 Scudders Lane, Barnstable with one modification to drop the garage dormer to match the others.

So Voted Unanimously

Albanese, David, 160 Sunset Lane, Barnstable, Map 319, Parcel 021

Replace Decking & Railings on Existing Deck, New Trim, Roofing & Siding on House & Garage
(Continued from August 11, 2010)

Extension of Time Limits Form extended to 9/15/2010

APPLICANT HAS WITHDRAWN CERTIFICATE OF APPROPRIATENESS

The Committee accepted the withdrawal of the Certificate of Appropriateness for David Albanese at 160 Sunset Lane, Barnstable without prejudice.

New Applications

St. Mary's Episcopal Church, 3055 Main Street, Barnstable, Map 279, Parcel 042

Construct Access Ramp

Represented by Jim Springer and Mary Henderson

Pat Anderson confirmed that the existing ramp would be removed and replaced. The existing ramp is wood with railings that do not comply with ADA. The new ramp size will be within a few inches of the existing.

George Jessop asked why they are proposing weatherbest rather than mahogany decking. Mr. Springer noted that this is the way the Architect drew it, but the Church would not be opposed to either material. A discussion took place as to alternate materials such as ipe, bodyguard or southern pine. Mary Henderson believed that an alternate material may be acceptable if it does not become a cost factor. Pat Anderson suggested giving the option of mahogany or ipe if cost becomes a factor. The railings will be mahogany and the handicap rail, which will be on the inside of the railing system, will be galvanized metal.

Motion duly made by Elizabeth Nilsson, seconded by Pat Anderson to Approve the Certificate of Appropriateness for St. Mary's Episcopal Church at 3055 Main Street, Barnstable with Modification that the handicap ramp will be made of mahogany or ipe.

So Voted Unanimously

Van Liew, Hugh, 90 Goodview Way, Barnstable, Map 319, Parcel 100

Extend Existing Deck and Enclose with Screen Porch, Install Low Slope Rubber Roof, Install Painted Widow's Walk Rail at Roof Line

Represented by Jeff Goldstein

Mr. Goldstein reviewed the existing conditions and photographs submitted with the application. The design will protrude the roof line and continue the existing deck which is currently a porch. They will enclose with screening and a double door for an enclosed porch. This design will add elevation to the rear of the house and provide sunshine during the winter months.

George Jessop addressed the request to use azek for the exterior trim noting that this is not a natural material and not appropriate in the historic district.

Carrie Bearse asked what material is proposed for the railings and Mr. Goldstein confirmed it would be wood.

Other alternates discussed were bodyguard as well as mahogany.

Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Certificate of Appropriateness for Hugh Van Liew at 90 Goodview Way, Barnstable with Modification that exterior trim will be a wood product.

So Voted Unanimously

Tsotsis, Michael & Dorothy, 75 Salten Point Road, Barnstable, Map 280, Parcel 038

Demolish 1 ½ Story Single Family Home and 1 ½ Story Barn

Represented by Michael & Dorothy Tsotsis and Architect Doreve Nicholaeff, Oliver Orwig

Ms. Nicholaeff stated that they began this project by trying to renovate the existing structure and found this to be cost prohibitive. The barn, in its current location, blocks the view. They are asking permission to demolish the 1 ½ story structure and the barn.

Chair Jessop ask if anyone was present for Public Comment and Ms. Elizabeth Wheeler, an abutter, voiced no objections to the demolition.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Demolition for Michael & Dorothy Tsotsis at 75 Salten Point Road, Barnstable for Demolition of Single Family Home and Barn.

So Voted Unanimously

Tsotsis, Michael & Dorothy, 75 Salten Point Road, Barnstable, Map 280, Parcel 038

Construction of New 1 ½ Story Single Family Home & Install Swimming Pool

Represented by Michael & Dorothy Tsotsis and Architect Doreve Nicholaeff, Oliver Orwig

Pat Anderson wished to know why they went with a wishbone style of home rather than a traditional style. Ms. Nicholaeff referred to the site plan to address this; they are trying to create a structure that would look smaller from the street and maintain the large tree on the site. The drawings reflect a series of courtyards that, from the road, you would only see the first courtyard. They are also trying to hide the garage.

Elevations were reviewed and it was noted that they have dropped the house from an existing first floor elevation of 28.4 to the proposed 24.6. Comparing square footage, the existing first floor is 3043 and the proposed 3296. Adding the second floor square footage actually brings this dwelling in under the existing gross footage.

The connector from the garage to the main house is stepped down as is the garage. The front entry has also been lowered and they placed a gable roof behind it to try to bring the height down. Revised drawings were submitted for this entryway. Carrie Bearse noted it looks more like a true entryway.

Carrie Bearse also commented that she believes they did a great job on keeping the house low, but her concerns are the landscaping and the 8 ½ foot retaining wall. She would like to see the retaining wall lowered. The drawings indicate an asphalt driveway which was an error; the homeowners indicated that the driveway will not be asphalt.

The retaining wall starts at the road and tapers down at the driveway and then begins to face outward. George Jessop would like to see the retaining wall follow the contours of the driveway or even along the edge of the driveway to act as a curb. Ms. Nicholaeff stated that this would not give them enough room to turn around and that it does follow the contour of the land. Ground cover will be added to soften the wall.

Elizabeth Nilsson addressed the four foot stone foundation and stated that the exposed foundation should not exceed 12 inches. Oliver Orwig pointed out that the foundation would be covered with stone and George Jessop added that it does not matter if it is covered or exposed. Mr. Jessop suggested adding a couple of basement windows in the foundation as there is a bit of an overhang and this would help.

Pat Anderson commented that the application indicates azek for the trim and the homeowners will change all trim to wood material. The windows will have exterior and interior grills, natural siding, brick chimney, wood panel doors and wood garage doors. Ipe decking, mahogany railing system and the pool fence is proposed as black aluminum.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Michael & Dorothy Tsotsis at 75 Salten Point Road, Barnstable with the following Modifications: All trim to be wood, driveway not to be asphalt, the addition of two windows to the east elevation foundation and acceptance of new entry way. Revised plans to be submitted and reviewed by George Jessop.

VOTE:

AYE: Bearse, Nilsson, Jessop

NAY: Anderson

Motion passes 3-1

Moore, Andrea & Jeffery, 2305 Main Street, Barnstable, Map 237, Parcel 047

Replace Existing Deck with Screen Porch

Represented by Steve Devlin

Mr. Devlin explained that the screen porch will be to the rear of the house where the existing deck is currently. All materials to be wood, roofing, trim will match existing. The existing deck does not meet current code and will have to be removed and rebuilt on the existing foundation. Mahogany deck, railing and steps will be wood. The two proposed doors will be wood screen doors and all colors will match existing. Carrie Bearse commented that it is very appropriate.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Andrea & Jeffery Moore at 2305 Main Street, Barnstable as Submitted.
So Voted Unanimously**

Botelho, Joseph & Karen, 91 Williams Path, W. Barnstable, Map 111, Parcel 036

Construct New 8' x 9 ½' x 4' Front Entry, Add Overhang over Mudroom Door, Enclose Basement Door Entry w/Roof Deck Above, Replace Existing Deck with Screen Porch

Represented by Joseph Botelho

George Jessop noted that this is a traditional colonial with gable ends and the addition is a hipped roof. The only change to the front elevation is the new front entry and is of the same type of roof over the side entrance. The existing deck is proposed to have a new roof and will be screened in. They propose to enclose the basement door with a roof deck at the rear of the house.

George Jessop voiced concerns with the hipped roof of the front entry and would rather see a gable roof at this location as well as for the overhang on the mudroom. Applicant agrees and would be willing to make this modification.

**Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Certificate of Appropriateness for Joseph & Karen Botelho at 91 Williams Path, W. Barnstable as Modified with a gable roof on front entry and gable roof on mudroom overhang and revised plans to be submitted.
So Voted Unanimously**

Informal Discussion

Kosman, Thomas, 20 Sheep Meadow Road, W. Barnstable, Map 109, Parcel 020

Alternate Materials for Decking

No Representative was present and no discussion took place

Minor Modifications

Everhart, Miriam & Craig, 1850 Main Street, W. Barnstable, Map 217, Parcel 010

Change grill pattern on Approved French Doors

Motion duly made by Pat Anderson, seconded by Carrie Bearse to Approve the Minor Modification for Miriam & Craig Everhart at 1850 Main Street, W. Barnstable as Submitted.

So Voted Unanimously

Exemptions

Yuskaitis, John, 266 Mid Pine Road, Cummaquid, Map 355, Parcel 006

10 X 12 Shed

Motion duly made by Elizabeth Nilsson, seconded by Pat Anderson to Approve the Exemption for a 10x12 Shed for John Yuskaitis at 266 Mid Pine Road, Cummaquid as Submitted.

So Voted Unanimously

Johnson, Tim & Shaw, Chris, 2354 Main Street, Barnstable, Map 237, Parcel 023

Paint Shutters Sherwin Williams "Needlepoint Navy"

Motion duly made by Pat Anderson, seconded by Carrie Bearse to Approve the Exemption for Change in Shutter color for Tim Johnson and Chris Shaw at 2354 Main Street, Barnstable as Submitted.

So Voted Unanimously

Farrenkopf, Joan, 95 Acre Hill Road, Barnstable, Map 297, Parcel 073

10' X 12' Shed

Motion duly made by Pat Anderson, seconded by Elizabeth Nilsson to Approve the Exemption for a 10x12 Shed for Joan Farrenkopf at 95 Acre Hill Road, Barnstable as Submitted.

Approval of Minutes

Approval of July 14, 2010 Minutes

Continued to September 8, 2010

Having no further business before this Committee, a Motion was duly made by Elizabeth Nilsson, seconded by Carrie Bearse to Adjourn the Meeting at 9:10pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair, Recording Secretary