

**Town of Barnstable
Old King's Highway Historic District**

**MINUTES
Wednesday, April 09, 2014
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 on the following application:

Carrie Bearse	Present
George Jessop	Present
Mary Blair Petiet	Absent
Ellen Merritt	Present
Paul Richard, Alternate	Present

A quorum being met, Chair Bearse called the hearing to order at 6:30m. 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 Bearse also welcomed Paul Richard who has recently been sworn in by the Town Clerk to act as the Committee's alternate member.

APPLICATIONS (Cancelled from March 26, 2014)

Robbins, Denise LeClair, 101 Rue Michele, Barnstable, Map 335, Parcel 029

Demolish Single Family Dwelling

Represented by Mark McDowell and Abutter Marcia Elliott

Mr. McDowell explained to the members that, originally, the intent was to remodel the existing dwelling, but upon inspection, found that many items did not meet building code and came to the conclusion that it would be prudent to demolish and rebuild.

Members viewed the photographs included with the application and concurred with the contractor.

Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Certificate of Demolition (Exhibit A) for Denise LeClair Robbins at 101 Rue Michele, Barnstable as Submitted.

Robbins, Denise LeClair, 101 Rue Michele, Barnstable, Map 335, Parcel 029

Construct New Single Family Dwelling

Represented by Mark McDowell and Abutter Marcia Elliott

Mr. McDowell stated that the homeowner is proposing to build a seven bedroom dwelling with a four car garage. The design is a combination of another house on Rue Michele that has mansard as well as gambrel roofs and he tried to incorporate these features into this design by continuing the theme of both. Arched windows as well as cottage style windows try to match the details of other existing homes in the area.

Carrie Bearse voiced concern regarding the tower element and its appropriateness. She also inquired about the asphalt driveway and if any consideration was made for shell or stone material.

Mr. McDowell replied that with the tower element, the homeowner wanted a large home and they wanted to introduce some elements to break it up. The tower was designed to be similar to a silo and he pointed out that it is on the rear elevation and approximately 360 feet from the edge of the cul de sac. Carrie Bearse noted that the tower section is the highest element on the plans and feels that the tower competes with the cupola and with the angle of the house on the lot; you may very well see the very top of the tower.

George Jessop commented that on the right elevation, the chimney overlaps the roof of the tower. In the rear elevation you might benefit from a little more height. He also suggested a material for the driveway that is asphalt based and looks similar to gravel. Also, one of the features is a doghouse dormer on the second floor and the windows appear to be larger than the first floor windows. Mr. McDowell stated that it may be because the dormer windows are single and the lower level are double, but the intent is to have them all the same size.

Ellen Merritt agreed that a gravel driveway would be more appropriate.

The Chair opened Public Comment

Marcia Elliott voiced concern with the height of the tower element and feels it is not in keeping with the neighborhood. The abutting properties may have a view. There is also a significant increase in square footage between this house and the neighboring house which Mr. McDowell mentioned incorporating some of those

details. This is quite a large house for the lot. The other concern is that the driveway goes in front of the house and wraps around. You are looking at a significant amount of parking area and lighting. If the driveway is going to go where indicated in the site plan, she is concerned that a very large tree will have to be removed. Mark McDowell stated that they have no intention of removing this tree and the site plan should show that it remains. Ellen Merritt added that even if you are keeping this tree, the root system could be compromised during the construction of the driveway.

The Chair closes Public Comment

George Jessop summed up the concerns of the Committee which were the height and mass of the tower and the material and exact location of the driveway. He inquired if the applicant would be willing to review these concerns and return with revised drawings. Mr. McDowell agreed to a continuance to consult with the homeowners.

Motion duly made by George Jessop, seconded by Ellen Merritt to Continue the Certificate of Appropriateness for Denise LeClair Robbins at 101 Rue Michele, Barnstable to April 23, 2014 at 6:30pm. So Voted Unanimously

Town of Barnstable, 2377 Meetinghouse Way, West Barnstable, Map 155, Parcel 040

Construct Porch Entry over Existing Basement Door, Replace Door, Alterations to Handicap Ramp
Represented by Keith Mackenzie Betty, DPW

Mr. Mackenzie Betty noted that at the rear of the building there is a ramp to access the handicap bathrooms. They wish to construct an overhang and the existing door needs to be replaced with one that a person can see through to comply with ADA guidelines. The handicap ramp on the side entryway is in need of repair and conformity to current code. Instead of horizontal balusters, they will go with vertical which will grow in size. Mahogany decking, pressure treated with an aluminum rail on the inside.

Motion duly made by Ellen Merritt, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit B) for the Town of Barnstable at 2377 Meetinghouse Way, West Barnstable as Submitted.

So Voted Unanimously

Sheehan, Susan, 2472 Meetinghouse Way, West Barnstable, Map 155, parcel 027

Remove Existing Chimney

NOTE: This applicant requested review without representation and discussion was tabled to the end of the Agenda

Members reviewed the photographs of the chimney which is in disrepair. The Chair acknowledged that an emergency approval was granted to the applicant as the damage from recent storms was allowing water to pour into the house.

Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit C) for Susan Sheehan at 2472 Meetinghouse Way, West Barnstable as Submitted.

So Voted Unanimously

Paster, Barry & Deirdre, 431 Willow Street, West Barnstable, Map 131, Parcel 001

Remove Rear Wing of Existing House

NOTE: Ellen Merritt recused herself from the discussion and vote

Represented by Jeff Goldstein, The House Co & Homeowners Deirdre & Barry Paster

This house has a wing that was built in the 1940's and they would like to remove it and replace with an addition. Paul Richard noted that this portion of the house is located at the rear of the property.

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Demolition (Exhibit D) for Barry & Deirdre Paster at 431 Willow Street, West Barnstable as Submitted.

So Voted Unanimously

Paster, Barry & Deirdre, 431 Willow Street, West Barnstable, Map 131, Parcel 001

Construct New Rear Addition, 10' x 16' Shed & Replace Windows on Existing House

NOTE: Ellen Merritt recused herself from the discussion and vote

Represented by Jeff Goldstein, The House Co & Homeowners Deirdre & Barry Paster

Mr. Goldstein reviewed the proposed two story addition. They modeled the addition after a farmhouse with dormers on either side for head room on the 2nd floor. They also propose removing a picture window and replace with a traditional one with sash to match those on the house. The house sits up on a knoll and when you approach the house, it would be hard to see any of the addition. All materials will match that of the house.

George Jessop noted that the original house has a raised plate and this design makes no attempt to utilize that design. It is a platform frame. Understands that there are limitations with the new codes, but there are ways around this. By lowering the plate of the addition, it gives the impression of a smaller scale. The front building would stand out more. Jeff Goldstein stated that they did explore the raised plate design and they had trouble with the height they would need for the 2nd floor dormers and they did not want to create a Greek revival style. He also noted that they wanted to keep the connector as original as they could and create some space between the original house and the addition.

George Jessop suggested that the elimination of shutters on the addition might help highlight the front of the structure and Mr. Goldstein agreed that this was a good point.

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness(Exhibit E) for Barry & Deirdre Paster at 431 Willow Street, West Barnstable as Submitted.

AYE: Bearse, Richard

NAY: Jessop

Foley, Karen & Vincent, 176 Mill Way, Barnstable, Map 300, Parcel 047

Construct Sunroom and Deck

Represented by Dave Almquist

Mr. Almquist stated that the homeowners wish to construct a 12' x 14' sunroom with porch off the side elevation. Carrie Bearse noted that the house is set pretty far back on Mill Way and Mr. Almquist agreed that you can hardly see it. George Jessop asked if they will paint the composite trim and Mr. Almquist responded that the homeowners did not plan to. George Jessop noted that they have only been approving the composite trim material if it is painted.

Motion duly made by Ellen Merritt, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit F) for Karen & Vincent Foley at 176 Mill Way, Barnstable as Amended to reflect that the composite trim be painted.

So Voted Unanimously

Cape Cod Title & Escrow, PC on behalf of Owner, 3261 Main Street LLC, Barnstable, Map 299, Parcel 018

Install New Sign

Represented by Angela Philbrook

Ms. Philbrook reviewed the sign proposed which will be wood with blue and grey to match the samples provided with the applications. Members agreed the sign is appropriate.

Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit G) for Cape Cod Title & Escrow PC at 3261 Main Street, Barnstable as Submitted.

So Voted Unanimously

Davies, CJ David & Torrance, Ama, 74 Pin Oaks Drive, Barnstable, Map 279, Parcel 091

Alterations to Existing Detached Garage

Represented by Kevin Werner, Finline Design

Mr. Werner noted that members may recall a recent application to renovate the main house and homeowners now propose to renovate the existing garage. He tried to match details of the house to the garage which will involve eliminating the existing roof and construct another that is more appropriate in shape and match the house. The center door will be removed and replaced with a new one which will be cedar with flat panels. There is an old stone chimney that has no function; however, they do intend to maintain it.

Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit H) for Ama Torrance & CJ David Davies at 74 Pin Oaks Drive, Barnstable as Submitted.

So Voted Unanimously

APPLICATIONS (Scheduled for April 09, 2014)

Town of Barnstable, 425 Sandy Neck Road, West Barnstable, Map 263, Parcel 001

Construct New Deck and Boardwalk

Represented by Keith Mackenzie Betty, DPW

NOTE: This application was taken out of order and heard at the same time as 2377 Meetinghouse Way

Mr. Mackenzie Betty explained that work is being done at Sandy Neck Beach to deal with erosion and currently there is a wellhead that needs to be covered. In talking with the Park Manager, they came up with this design that features a boardwalk and a platform with a seat that will cover the wellhead. This will also be a teaching area. Located within the dunes, off the parking lot area where there is an existing asphalt walkway. The substructure is wood, but the decking is trex, grey in color and will match other walkways within the Beach.

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit I) for the Town of Barnstable at 425 Sandy Neck Road, West Barnstable as Submitted.

So Voted Unanimously

Crowell, Thomas & Deborah, 4099 Main Street, Barnstable, Map 336, Parcel 052

Construct Addition, Dormer, Covered Porch, Rear Deck, Rebuild Chimney, Change of Door and Shutter Color Represented by Peter Pometti, Architectural Innovations & Homeowners Thomas & Deborah Crowell Mr. Pometti stated that they propose a new addition to accommodate a master bedroom and bath, a covered porch and deck as well as a shed dormer off the rear of the structure. The existing center chimney is collapsing and can not be repaired. They will rebuild a new one. There is also a small chimney on a later addition and did receive permission to remove it, however, they did not follow through. They would like permission again to do so. Mr. Pometti stated that they took great effort to make sure that the additions are within the same width of the existing house. The door color will change to Benjamin Moore teal and the shutters Benjamin Moore waller green, which is almost black in color. Carrie Bearse and George Jessop commented that the additions are very appropriate.

Motion duly made by Ellen Merritt, seconded by George Jessop to Approve the Certificate of Appropriateness(Exhibit J) for Thomas & Deborah Crowell at 4099 Main Street, Barnstable as Submitted, with permission to remove small chimney.

So Voted Unanimously

Ives, Ian & MacKenthun, Viola, 209 Old Jail Lane, Barnstable, Map 278, Parcel 051

Construct Addition, Dormer, New Windows, Door & Patio on Existing House, New Trim Design and Projecting Shed Roof on Existing Garage

Represented by Tim Sawyer, Brown, Lindquist, Fenuccio & Raber Architects

Revised drawings were received and Mr. Sawyer noted that the projecting shed roof proposed for the garage will be postponed at this time.

The new addition was designed to try and balance out a very large and poorly proportioned garage. A gable bump out and a second story saltbox style addition scaled down gives this end of the house some weight. There will also be a new door on front entry as well as a small deck. Carrie Bearse stated that this addition would be an improvement and confirmed that all materials and windows will match those of the existing house. Paul Richard confirmed that there really is not any view where you would be able to see the new addition.

Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit K) for Viola MacKenthun & Ian Ives at 209 Old Jail Lane, Barnstable per revised plans received 4/9/2014 with the elimination of the shed roof on garage.

So Voted Unanimously

CERTIFICATE OF EXEMPTIONS

Town of Barnstable, 382 Falmouth Road, Hyannis,

Emergency Exemption to Remove Single Tree at 3291 Main Street, Barnstable, Map 299, Parcel 015

Exemption was filed by Charlie Genatossio, Tree Warden, who supports the removal of this tree.

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit L) as Submitted.

So Voted Unanimously

Di Iulio, Daniel & Mack-Di Iulio, Alison, 31 Ironside Drive, West Barnstable, Map 110, Parcel 001-009

Construct 10' x 14' Shed

Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit M) as Submitted.

So Voted Unanimously

Hausser, Peter & Kathryn, 10 Acorn Drive, West Barnstable, Map 218, Parcel 027

Replace Front Door

Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit N) as Submitted due to remote location of lot.

So Voted Unanimously

Freeman, Peter & Catherine, 233 Oakmont Road, Barnstable, Map 334, Parcel 059

Enclose Existing Screen Porch at Rear Elevation

Carrie Bearse confirmed that the porch will not be seen from any vantage.

Motion duly made by Paul Richard, seconded by Ellen Merritt to Approve the Certificate of Exemption (Exhibit O) as Submitted.

So Voted Unanimously

Richard, Paul & Nancy, 4022 Main Street, Barnstable, Map 336, Parcel 044

Install 4' Fence

NOTE: Paul Richard recused himself from the discussion and vote

Motion duly made by Ellen Merritt, seconded by George Jessop to Approve the Certificate of Exemption (Exhibit P) as Submitted.

So Voted Unanimously

Storie, Mark & Linda, 78 Maushop Avenue, Barnstable, Map 299, Parcel 079

Construct 10' x 12' Shed

Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Certificate of Exemption (Exhibit Q) as Submitted.

So Voted Unanimously

APPROVAL OF MINUTES

February 26, 2014

Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Minutes of February 26, 2014 as Submitted.

AYE: Bearse, Jessop, Merritt

ABSTAIN: Richard

March 12, 2014

The Minutes of March 12, 2014 were continued to the April 23, 2014 meeting due to lack of quorum to approve.

Having no further business before this Committee, a motion was made by George Jessop, seconded by Ellen Merritt to Adjourn the Meeting at 8:55pm.

So Voted Unanimously

Respectfully submitted,

Marylou Fair

Recording Secretary

Exhibit A – Certificate of Demolition – File 335/029 dtd 04.09.2014

Exhibit B – Certificate of Appropriateness – File 155/040 dtd 04.09.2014

Exhibit C – Certificate of Appropriateness – File 155/027 dtd 04.09.2014

Exhibit D – Certificate of Demolition – File 131/001 dtd 04.09.2014

Exhibit E – Certificate of Appropriateness – File 131/001 dtd.04.09.2014

Exhibit F – Certificate of Appropriateness – File 300/047 dtd 04.09.2014

Exhibit G – Certificate of Appropriateness – File 229/018 dtd 04.09.2014

Exhibit H – Certificate of Appropriateness – File 279/091 dtd 04.09.2014

Exhibit I – Certificate of Appropriateness – File 263/001 dtd 04.09.2014

Exhibit J – Certificate of Appropriateness – File 336/052 dtd 04.09.2014

Exhibit K – Certificate of Appropriateness – file 278/051 dtd 04.09.2014
Exhibit L – Certificate of Exemption – 2014 Exemption File – dtd 04.09.2014
Exhibit M – Certificate of Exemption – 2014 Exemption File – dtd 04.09.2014
Exhibit N – Certificate of Exemption – 2014 Exemption File – dtd 04.09.2014
Exhibit O – Certificate of Exemption – 2014 Exemption File – dtd 04.09.2014
Exhibit P – Certificate of Exemption – 2014 Exemption File – dtd 04.09.2014
Exhibit Q – Certificate of Exemption – 2014 Exemption File – dtd 04.09.2014