

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

**MINUTES
Wednesday, July 22, 2015
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, Barnstable on the following application:

Carrie Bearse	Present
George Jessop	Present
Mary Blair Petiet	Present
Ellen Merritt	Absent
Paul Richard	Present
David Munsell, Jr. (Alternate)	Absent

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 when the application is called.

APPLICATIONS

Aittaniemi, Richard, J., 0 Woodwind Way, West Barnstable, Map 110, Parcel 004-001

Construct New Single Family Dwelling and Detached Garage, Install Solar Panels

Represented by Greg Springer, Builder

Mr. Springer reviewed the plans for the new dwelling and noted that there is a water feature on the property. Mr. Aittaniemi explained that this was a watering hole that his father dug for the cows and will remain on the lot.

George Jessop questioned the small window on the left elevation which faces the barn. Mr. Springer explained that this was the bedroom. Paul Richard asked if the solar panels will be visible to any of the neighbors and Mr. Springer stated that the house will sit back on the lot and not visible.

Motion duly made by Paul Richard, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit A) for Richard Aittaniemi at 0 Woodwind Way, West Barnstable as Submitted. So Voted Unanimously

Eager, Charles, W. III & Sandra, 51 Captain Murphys Way, Barnstable, Map 317, Parcel 031-002

Install Solar Panels on Rear Elevation

Represented by Gregg Lacasse, Trinity Solar

Carrie Bearse confirmed that the panels will be located on the rear elevation and not visible from any public way. Mr. Lacasse added that this is the last house on the road.

Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit B) for Charles & Sandra Eager at 51 Captain Murphys Way, Barnstable as Submitted due to location of the solar panels on the rear elevation and not visible from any public way. So voted Unanimously

Down Cape Engineering, Inc. on behalf of Owner, Thomas Quinn, 2159 Main Street, Barnstable, Map 237, Parcel 040

Remove one 30" Maple Tree and one 24" Locust Tree

Represented by Dan Ojala

Mr. Ojala explained that this is an old 1974 subdivision and was originally a paper road. There are stone walls which will be maintained, however, there are two trees which block the entrance to the subdivision. One has a gaping hole and has been hit by cars many times. The other tree, the locust, has been pruned by the utilities and not very well. Carrie Bearse asked if there will be any landscaping and if they plan on replacing these trees with others. Dan Ojala stated that they will not be doing any extensive landscaping and pointed out that any tree replacement would be set back from Route 6A.

**Motion duly made by George Jessop, seconded by Mary Blair Petiet to Approve the Application for Removal of Tree(s) (Exhibit C) for Down Cape Engineering, Inc. on behalf of Thomas Quinn at 2159 Main Street, Barnstable as Submitted to reflect at least one tree of suitable species to be planted set back from Route 6A.
So Voted Unanimously**

Schechter, Robert & Susan, 211 Scudder Lane, Barnstable, Map 259, Parcel 008

Full Demolition of East Elevation & Partial Demolition of West Elevation

Represented by Ben & Denise Thompson & Robert & Susan Schechter

Ben Thompson stated that they began looking at this property last year and worked on the design over the winter. They found that the structure itself proved difficult to expand on and the only part worth saving was the basement on the west elevation. With the help of builder, John Squibb, they came to the conclusion that the roof needed to come down as well as the hexagon feature and the complete east elevation. They also realized they needed to take the garage off the existing mass and move it to reduce the size and scale of the dwelling. George Jessop noted that the existing structure looks like a prairie style house and the hexagon is typical, but unusual to see this style on Cape Cod. Paul Richard asked when the house was built and upon hearing that it was 1985, concluded that the dwelling was far from historic.

**Motion duly made by Paul Richard, seconded by Mary Blair Petiet to Approve the Certificate of Demolition (Exhibit D) for Robert & Susan Schechter at 211 Scudder Lane, Barnstable as Submitted.
So Voted Unanimously**

Schechter, Robert & Susan, 211 Scudder Lane, Barnstable, Map 259, Parcel 008

Construct two new one-story additions, one to be built partially on top of the basement & first floor structure, new barn/garage connected by an open-air breezeway

Represented by Ben & Denise Thompson & Robert & Susan Schechter

Mr. Thompson noted that what you will see in the new dwelling is that the basic form of the existing building stayed the same. They took the various pieces and elevations and altered them to allow for shading which breaks the mass down into smaller components. They also changed the visible accessibility by taking the garage and moving it so that the existing driveway will run right into it. The only landscaping is to extend the existing landscaping on Scudder Lane to come right up to the house. It is the same driveway and will face the berm. Paul Richard confirmed that the buffer that was there will remain. Ben Thompson concurred and with added vegetation, you will now not see through to the house. The basement elevation that will remain will undergo window replacements. The existing configuration, again, basically remains the same. The real difference between the two houses is that the old house really just looked out at the water and with the new design; they have tried to break up the mass by adding porches and pulling additions out to take advantage of the light. George Jessop reflected that the existing house dominated the site with very simple lines. This new house has broken up the different elements and he pointed out the way the decks sit low and that the exterior now reflects what is going on inside where the other one did not.

Chair Bearse open Public Comment

Joan Thompson asked what the area volume is versus what was there before and Ben Thompson replied that the new structure is approximately 1200 square feet larger including the outdoor shower, screen porches and breezeway.

Robert Mills stated that he was present on behalf of two abutters, Mrs. Johnson and Mr. Gergen. He would like to address the landscaping on the south side and noted that there is a historic wall which they would like to see remain. Carrie Bearse assured Mr. Miller that historic walls are not allowed to be removed and Ben Thompson stated that they have no intention of touching this stone wall. Mr. Mills also addressed concerns regarding 60-70 cedar trees and the grade that may effect that the house will be very visible. Denise Thompson confirmed that there will be no trees taken down on the south side of the berm and that only a few trees on the north side of the berm may have to be taken out or moved. They are also adding a stone wall that will protect the berm. Mrs. Schechter added that the berm gives them privacy and they intend to keep it just the way it is. Mr. Mills stated that it is not clear in the landscaping drawing that it does not impede into the setbacks and believes that it does 2-3 feet. Ben Thompson reiterated that the property line Mr. Mills is referring to is on the south side of the berm and they have no intention of touching anything in this area.

Hearing no further comments, Chair Bearse closed Public Comment.

**Motion duly made by Mary Blair Petiet, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit E) for Robert & Susan Schechter at 211 Scudder Lane, Barnstable as Submitted and that the existing native vegetation on the south side is to remain and that no stone walls on the property are to be disturbed.
So Voted Unanimously**

Purdie, James, 41 Locust Lane, Barnstable, Map 319, Parcel 114

Replace Window with French Door

NOTE: No representative was present and this application was reviewed at the conclusion of the Agenda.

The Members reviewed the proposal to replace an existing window with a French door on the rear of the dwelling. No concerns were voiced.

**Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit F) for James Purdie at 41 Locust Lane, Barnstable as Submitted.
So Voted Unanimously**

Johnson, Gail, 2390 Main Street, Barnstable, Map 237, Parcel 024

Construct Stone Wall

Represented by Alex Crimmins

Before presentation, Chair Bearse advised the applicants that a word of caution was voiced by the Committee's Town Council liaison, Ann Canedy. The applicant may want to have a conversation with MassHighway before constructing the stone wall to determine exactly where the new sidewalks will be going. Mr. Crimmins noted one error on the application in that the stone pillars will be solid granite, each two foot by two foot. The center of the wall will be closer to the house to soften and follow the contours of the road. The stones are old fieldstone that have a patina and are similar to the ancient stone walls that are all over the property.

**Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit G) for Gail Johnson at 2390 Main Street, Barnstable to reflect that the stone pillars will be solid granite.
So Voted Unanimously**

CERTIFICATE OF EXEMPTIONS

McGaffigan, Patrick, 15 Sheep Meadow Road, West Barnstable, Map 109, Parcel 029

10" x 12" Shed

Staff explained that the applicant, who recently moved to West Barnstable, was unaware of the procedure for applying for a shed or that his dwelling was located in a historic district. When he inquired what he needed to do, he was told he just had to register the shed. He purchased a 10' x 12' shed with vinyl siding and when he filed, he was informed that he was in the Old King's Highway Historic District. Paul Richard offered the suggestion that the applicant perhaps could plant screening to block the view. Members voiced concern that by approving the vinyl siding on the shed they would be setting a precedent. Another option was raised that the vinyl siding could be replaced with a natural covering such as singles or clapboards. It was agreed that staff would offer these options to the applicant and that the Certificate of Exemption be placed on the August 12, 2015 Agenda.

APPROVAL OF MINUTES

July 08, 2015

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Minutes of July 8, 2015 as Submitted.

AYE: Bearse, Jessop, Richard

ABSTAIN: Petiet

Having no further business before this Committee, a motion was made by George Jessop, seconded by Paul Richard to Adjourn the Meeting at 7:45pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 110/004-001 dtd 07.22.2015
Exhibit B – Certificate of Appropriateness – File 317/031-002 dtd 07.22.2015
Exhibit C – Application for Removal of Tree(s) – File 237/040 dtd 07.22.2015
Exhibit D – Certificate of Demolition – File 259/008 dtd 07.22.2015
Exhibit E – Certificate of Appropriateness – File 259/008 dtd 07.22.2015
Exhibit F – Certificate of Appropriateness – File 319/114 dtd 07.22.2015
Exhibit G – Certificate of Appropriateness – File 237/024 dtd 07.22.2015