

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

**MINUTES
Wednesday, August 12, 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	Absent
Ellen Merritt	Absent
Paul Richard	Present
David Munsell, Jr. (Alternate)	Present

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

George Family Trust, 174 Commerce Road, Barnstable, Map 319, Parcel 095

Construct Additions to Rear and Side Elevations

Represented by Steve Cook, Cotuit Bay Design

Mr. Cook described the project for a new addition, expansion of the garage and a new screen porch. All materials will match that of the existing house. New carriage style doors for the garage are also proposed. Carrie Bearse asked if the new addition will be higher than the existing house and Steve Cook confirmed that it will be slightly higher.

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit A) for the George Family Trust at 174 Commerce Road, Barnstable as Submitted.

So Voted Unanimously

Stewart, Andrew, 175 Cobble Stone Road, Barnstable, Map 316, Parcel 069

Construct Addition and Rebuild Deck

Represented by Steve Cook, Cotuit Bay Design

Steve Cook explained that the homeowner wishes to construct an addition from the walkout basement. There is an existing deck that will be reduced in size by half to accommodate the addition. The rebuilt deck will have posts that will be wrapped in composite material. The roof pitch will match what is there currently. Carrie Bearse confirmed that there will be no grills in the windows to match the existing.

Motion duly made by Paul Richard, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit B) for Andrew Stewart at 175 Cobble Stone Road, Barnstable as Submitted.

So Voted Unanimously

Kesting, Kristin, 159 Flint Rock Road, Barnstable, Map 316, Parcel 080-009

Replace Existing Windows

No representative was present and the Committee tabled the application to the end of the Agenda. Members reviewed the request to replaced windows with exterior fixed grills with windows that will have grills between the glass and determined that this is appropriate and in keeping with the neighborhood.

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit C) for Kristin Kesting at 159 Flint Rock Road, Barnstable as Submitted.

So Voted Unanimously

Poli, Edmund & Catherine, 10 Samantha Drive, Barnstable, Map 349, Parcel 105

Construct New Single Family Dwelling, Replace Subdivision Sign

Represented by Chris Carvill & Joe Venturoso

A letter from an abutter was received requesting that the new sign be properly maintained and informing the applicant that the Association requires all property owners to maintain the common areas (Exhibit D). Mr. Carvill confirmed that this is their intention. George Jessop asked if this dwelling would be constructed as a spec house and Mr. Carvill stated that it would be. Carrie Bearse confirmed that the windows will have grills between the glass. Mr. Venturoso explained that they will be cutting into the hill to keep the house closer to the ground and it also allows the driveway to be not so steep. The floor joists will be within the concrete to keep the house, again, closer to the ground. The area to the left will be kept as is. The dwelling is proposed for shingles on the front and clapboards on the sides. George Jessop suggested a frieze between the rake and the soffit on the first floor. Mr. Venturoso asked if the frieze should also be on the ends as well. George Jessop stated that it would be appropriate to continue this feature around the house.

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit E) for Edmund & Catherine Poli at 10 Samantha Drive, Barnstable as Amended to include frieze boards and the reduction of the cornerboards to a 1'x6' and 1' x 5' combination. So Voted Unanimously

Riley, William, named Buyer in a Purchase & Sales Agreement with Owner, 1540 Main Street, LLC, 1540 Main Street, West Barnstable, Map 197, Parcel 015

Alterations to Front Elevation Façade, 3 Rail Fence

Represented by Attorney John Kenney & Owner William Riley

Attorney Kenney noted that there are basically two parts to the property, a retail use and an apartment. The apartment will stay the same but will have façade changes. The retail use will become new offices. During the Site Plan Review it was agreed not to stripe the parking lot in keeping with the Old King's Highway Historic District, but they were asked to add a fence to limit the turning in and out onto Route 6A. They propose a three rail fence made of natural wood. Mr. Riley then spoke regarding the façade changes which have a Victorian inspiration. George Jessop would like to see a section cut through the two extended roof lines so that they can see the projections so that they are clearly defined and also suggests that the hammer gable match the pitch of the front gable. Mr. Riley stated that he did take the gable to the left and cut that. David Munsell, Jr. inquired as to how far the gable goes out and Mr. Riley stated approximately 8-10 inches off the front façade. George Jessop suggested it should come out further as in the sample photograph Mr. Riley provided (Exhibit F). Attorney Kenney responded that they can not because of the set back requirements.

Chair Bearse open discussion to Public Comment

Mr. & Mrs. Whittlesey came forward as immediate abutters. Mrs. Whittlesey stated concern with the size of the gable as it seems oversized and asked if could be smaller in scale. Carrie Bearse confirmed that the building is not getting larger. Mr. Whittlesey acknowledged that the building has been added onto over the years and is a very uninteresting building. He understands that it is a challenge but feels that the gable tower puts a mask on the building and columns on a cape ranch is unusual. Mr. Whittlesey also submitted a letter into the record (Exhibit G).

Judy Derocher asked if the entrance to the building has been eliminated and if there are any intention of reworking the landscaping to create more of a barrier between the building and Route 6A. Mr. Riley responded that the Fire Department was concerned that people would be backing out onto Route 6A, so they are making the parking area circular and removing the hard cement edging.

Liz Lewis, a direct abutter at Orenda Wildlife inquired about landscaping between the two properties and wishes to make sure it is not being removed. Mr. Riley indicated that they would not remove any existing landscaping and he would certainly sit down with the abutters before doing any additional landscaping between the properties. Hearing no further comment, Chair Bearse closed Public Comment.

George Jessop asked if they are raising the ridge of the building. Mr. Riley stated that they are not, only adding the gable to the front. New trim and rakeboard will all be replaced and the trim will compliment the new features. Mr. Riley also noted that the gutters will be a round aluminum product that looks like copper.

Carrie Bearse added that she was a bit concerned when she first saw the plans, but having seen the photograph and knowing the quality of the builder's work, this has eased her concerns. Paul Richard concurred that if they do an overlay, it is not that overbearing.

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit H) for William Riley at 1540 Main Street, West Barnstable as Submitted. The Committee also requests the applicant to provide plans from a centerline showing the interior elevation and roof heights.

So Voted Unanimously

Livingston, Henry III & Susan, 74 Rendezvous Lane, Barnstable, Map 279, Parcel 031-001
Demolish Single Family Dwelling and Attached Garage

Motion duly made by George Jessop, seconded by David Munsell, Jr. to Continue the Certificate of Demolition to August 26, 2015 at 6:30pm.

So Voted Unanimously

Livingston, Henry III & Susan, 74 Rendezvous Lane, Barnstable, Map 279, Parcel 031-001
Construct New Single Family Dwelling and Attached Garage

Motion duly made by George Jessop, seconded by David Munsell, Jr. to Continue the Certificate of Appropriateness to August 26, 2015 at 6:30pm.

So Voted Unanimously

Manni, Janice, 830 Oak Street, West Barnstable, Map 216, Parcel 001

Install Fence

Represented by Janice Manni

Ms. Manni noted that the fence will be located on the very back of the property line and not visible from any public way. This is to shield her from the neighbor's pool that was recently installed.

Motion duly made by Paul Richard, seconded by David Munsell, Jr. to Approve the Certificate of Appropriateness (Exhibit I) for Janice Manni at 830 Oak Street, West Barnstable as Submitted.

CERTIFICATE OF EXEMPTIONS

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

10" x 12" Shed

Represented by Patrick McGaffigan

Mr. McGaffigan wished to appear before this Committee to explain that he was not aware he was in a historic district when he purchased a vinyl shed. He spoke with the Building Department who simply informed him that he needed to register the shed and did not mention he was in a historic district. David Munsell, Jr. asked if the shed would be visible from any public way. MR. McGaffigan stated that if you look from Sheep Meadow Road, you will only see a small portion and it will not be seen from Kettle Hole Road. George Jessop suggested painting the shed white with a special paint at bonds to vinyl. This will give it that dull chalky white look that is appropriate. Carrie Bearse stated she would be comfortable with the stipulation that it be painted and approve this as a one time exception.

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit J) for Patrick McGaffigan at 15 Sheep Meadow Road, West Barnstable as a one time exception and that the vinyl be painted white to match the house.

So Voted Unanimously

Loescher, Peter, 29 Allyn Lane, Barnstable, Map 258, Parcel 067

Replace Slider & Install Stain Glass Windows

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit K) for Peter Loescher at 29 Allyn Lane, Barnstable as Submitted.

So Voted Unanimously

Florentine, George, 1378 Mary Dunn Road, Cummaquid, Map 334, Parcel 004

Install 4' Split Rail Fence

Motion duly made by Paul Richard, seconded by David Munsell, Jr. to Approve the Certificate of Exemption (Exhibit L) for George Florentine at 1378 Mary Dunn Road, Cummaquid as Submitted.

So Voted Unanimously

Lopes, Gary & Diane, 3433 Main Street, Barnstable, Map 299, Parcel 043-005

Replace Existing Casement Window with Two Double Hung Windows

Motion duly made by George Jessop, seconded by David Munsell, Jr. to Approve the Certificate of Exemption (Exhibit M) for Gary & Diane Lopes at 3433 Main Street, Barnstable as Submitted.

So Voted Unanimously

Henson, Roger, 29 Sturgis Lane, Barnstable, Map 278, Parcel 044

Remove Cement Chimney and Enclose Power Vent for Gas Furnace

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit N) for Roger Henson at 29 Sturgis Lane, Barnstable as Submitted.

So Voted Unanimously

MINOR MODIFICATIONS

Mangan, James & Deborah, 28 Sturgis Lane, Barnstable, Map 278, Parcel 037

Change of Exterior Paint Colors

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Minor Modification (Exhibit O) for James & Deborah Mangan at 28 Sturgis Lane, Barnstable as Submitted.

So Voted Unanimously

APPROVAL OF MINUTES

Minutes of July 22, 2015

Motion duly made by Paul Richard, seconded by George Jessop to Approve the Minutes of July 22, 2015 as Submitted.

AYE: Bearse, Jessop, Richard

ABSTAIN: Munsell

Having no further business before this Committee, a motion was made by George Jessop, seconded by Paul Richard to Adjourn the Meeting at 7:56pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 319/095 dtd 08.12.2015

Exhibit B – Certificate of Appropriateness – File 316/069 dtd 08.12.2015

Exhibit C – Certificate of Appropriateness – File 316/080-009 dtd 08.12.2015

Exhibit D – Letter from Abutter George Campbell File 349/105 dtd 08.12.2015

Exhibit E - Certificate of Appropriateness – File 349/105 dtd 08.12.2015

Exhibit F- Photograph of Victorian Rendering – File 197/015 dtd 08.12.2015

Exhibit G – Certificate of Appropriateness – File 197/015 dtd 08.12.2015

Exhibit H – Certificate of Appropriateness – File 197/015 dtd 08.12.2015

Exhibit I – Certificate of Appropriateness – File 216/001 dtd 08.12.2015

Exhibit J – Certificate of Exemption – 2015 Exemption File dtd 08.12.2015

Exhibit K– Certificate of Exemption – 2015 Exemption File dtd 08.12.2015

Exhibit L– Certificate of Exemption – 2015 Exemption File dtd 08.12.2015

Exhibit M– Certificate of Exemption – 2015 Exemption File dtd 08.12.2015

Exhibit N– Certificate of Exemption – 2015 Exemption File dtd 08.12.2015

Exhibit O – Minor Modification – 2015 Minor Modification File & File 278/037 dtd 08.12.2015