

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, March 23, 2016
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
Ellen Merritt	Absent
Paul Richard	Present
David Munsell, Jr.	Present

A quorum being met, Chair Bearse called the hearing to order at 6:32pm. 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

King, Stephen & Michelle, 470 Bragg's Lane, Barnstable, Map 297, Parcel 012

Construct 24' x 24' Detached Garage

Represented by Chris McGrath, Great Barns Company & Stephen King

Mr. McGrath stated that the homeowner wishes to construct a 2 car garage with Nantucket style dormer. The garage door proposed on the submitted plans may be revised in size, but the look will be very similar. Carrie Bearse asked if the house has windows with grills between the glass which is what is proposed for the garage. Mr. McGrath confirmed that the house does and the windows on the garage will match. Mr. McGrath also added that the designer got a little aggressive on the overhang. It will be boxed, but not as much as shown on the plan.

Motion duly made by David Munsell, Jr., seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit A) for Stephen & Michelle King at 470 Bragg's Lane, Barnstable as Submitted, with request for submission of final design of the garage door.

So Voted Unanimously

David Luciani Family Rev Trust, 220 Boulder Road, Barnstable, Map 315, Parcel 033

Install Solar Panels on Rear Elevation

(Applicant Request to Withdrawal of Certificate of Appropriateness)

Motion duly made by George Jessop, seconded by Paul Richard to accept the withdrawal of the Certificate of Appropriateness (Exhibit B) for the David Luciani Family Rev Trust at 220 Boulder Road, Barnstable without prejudice.

So Voted Unanimously

Pearson, Scott & Susan, 7 Tillage Lane, West Barnstable, Map 136, Parcel 005

Construct Roof Deck

Represented by Scott Pearson

Mr. Pearson recently completed construction of a new garage and breezeway and now would like to construct a roof deck above the breezeway. He tried to make the railings as unobtrusive as possible. George Jessop asked if there is any reason why the railings can not be a solid wall? Mr. Pearson commented that he did not want the traditional rails as he was looking to maximize the view. The neighbor has cable wires that you can see through. Paul Richard stated that he did drive by and the house is well treed and on a dead end street. He suggested that it would also be less visible if he could eliminate some spacing. Mr. Pearson agreed and could revise the design to have three posts rather than the proposed four posts.

Motion duly made by Paul Richard, seconded by David Munsell, Jr. to Approve the Certificate of Appropriateness (Exhibit C) for Scott & Susan Pearson at 7 Tillage Lane, West Barnstable as Revised to adjust the roof deck posts to three post. This approval is also based on the location of the house on a dead end street and property is well treed.

So Voted Unanimously

Di Gioia, Diana & Masi, Melody, 33 Spruce Street, West Barnstable, Map 216, Parcel 051

Replace Clapboards with Vinyl Clapboard Siding on Front Elevation

Represented by Diana Di Gioia & Melody Masi

Ms. Di Gioia explained that their goal was to replace the current clapboard with a durable material that had a low cost because of the damage done by the salt air. They have done a little more research on vinyl siding and are questioning the wisdom of this choice. They also looked at cement board. The street they are on is a private road and only used by homeowners and many of the houses are by no means historic. She believes that the vinyl siding will not change the neighborhood. George Jessop explained the issues with vinyl siding, the spacing that can invite water in and rot the wood behind it. It also does not expand and contract. It requires taking off what you have and not simply applying over as the wood underneath if it remains, will expand and contract and the vinyl will not. Paul Richard noted that the only time he recalled approving vinyl siding was a lot that was 5 acres and at the end of a dead end street. If maintenance is an issue you could replace the clapboards and leave it natural, or even apply a stain rather than paint. This should last 15-20 years. George Jessop agreed and stated that one of the advantages of staining is that it does not weather like paint does. If there is moisture within the existing clapboard, they should sand it down to the wood and stain. The applicants asked if they could have some time to review these options.

Motion duly made by Paul Richard, seconded by David Munsell, Jr. to Continue the Certificate of Appropriateness for Diana Di Gioia and Melody Masi at 33 Spruce Street, West Barnstable to April 13, 2016.

So Voted Unanimously

CERTIFICATE OF EXEMPTIONS

Dee, Christian & Nichola, 89 Old Jail Lane, Barnstable, Map 278, Parcel 056-001

Construct 14' x 12' Sunroom on Rear of House

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit D) for Christian & Nichola Dee at 89 Old Jail Lane, Barnstable as Submitted.

So Voted Unanimously

REQUEST FOR EXTENSION

Christian Congregation in the United States, Inc., 49 John Maki Road, West Barnstable, Map 217, Parcel 020-004

Request for One-Year Extension of Approval Granted 6/10/2015 – Revisions to Parking Lot

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Request for Extension (Exhibit E) for the Christian Congregation in the United States, Inc., at 49 John Maki Road, West Barnstable for one additional year.

So Voted Unanimously

APPROVAL OF MINUTES

February 10, 2016

Motion duly made by Paul Richard, seconded by David Munsell, Jr., to Approve the Minutes of February 10, 2016 as Amended.

So Voted Unanimously

February 24, 2016

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Minutes of February 24, 2016 as Submitted.

So Voted Unanimously

Having no further business before this Committee, a motion was made by George Jessop, seconded by David Munsell, Jr. to Adjourn the Meeting at 7:18pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 297/012 dtd 03.23.2016
Exhibit B – Certificate of Appropriateness – File 315/033 dtd 03.23.2016
Exhibit C – Certificate of Appropriateness – File 136/005 dtd 03.23.2016
Exhibit D– Certificate of Exemption – 2016 Exemptions dtd 03.23.2016
Exhibit L– Extension Request – File 217/020-004 dtd 6/10/2015