

Town of Barnstable
Old King's Highway Historic District
MINUTES
Wednesday, October 27, 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, Carrie Bearse, Elizabeth Nilsson and George Jessop

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

AYE: ALL

NAY: None

So Voted Unanimously

A quorum being met, Temporary Chair Anderson 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 as she was not present for the previous discussion*

Kilduff, Kathleen, 52 Point Hill Road, W. Barnstable, Map 136, Parcel 029

Remove Existing Casement Windows and Install French Doors 1st & 2nd Floors, Cantilevered Balcony
Represented by David Nordberg

Mr. Nordberg reminded members that the previously submitted railing system for the balcony was presented as azek and Mr. Jessop had concerns regarding the structural soundness and suggested he speak with the Building Department. Mr. Nordberg did speak with the Building Dept and made changes, not in the structural design, but in the azek and will be submitted a revision to include a wood railing system painted grey. George Jessop noted that this should resolve the structural issue. Mr. Nordberg added that the homeowner would like to do this project in phases, where they will do the French windows first and the balcony in the spring. Pat Anderson advised the representative that the approval is good for one year. Mr. Nordberg explained that they wish to replace the casement windows on the first floor and replace them with French doors that will exist out to an existing deck. There are already French doors on both the right and left side of the deck and the proposed doors will match the existing ones. Pat Anderson asked if there would be grills on the French doors and Mr. Nordberg indicated that there would not be as there are none on the other French doors. He stated that with the original application they were proposing a cherry decking, but now that the railing system will be wood painted grey, they would like to go with the azek grey decking material. Pat Anderson commented that grey is good; however, the azek is not a natural material and noted that mahogany is also good because it weathers to a natural grey. Mr. Nordberg asked if he could be given an option of either pressure treated wood or mahogany.

Motion duly made by George Jessop to Approve the Certificate of Appropriateness for Kathleen Kilduff at 52 Point Hill Road, W. Barnstable as Modified for French doors, new balcony of wood railing and wood painted grey, brackets as submitted similarly painted, the decking be approved as either pressure treated wood painted grey or mahogany naturally weathered and bench assembly as shown be incorporated.

So Voted Unanimously

NOTE: *Carrie Bearse returns for the remainder of the Meeting*

New Applications

Mackenzie-Betty, Keith & Margaret, 3284 Main Street, Barnstable, Map 299, Parcel 035

New Entrance Door & Porch Roof

Applicant, Mr. Keith Mackenzie-Betty was not able to attend the Meeting and submitted a Letter requesting that the Committee review his applicant in his presence, if possible. Applicant agrees to a continuation if necessary. The Board reviewed the Application for a new entrance door and porch roof. This application is similar to one Mr. Mackenzie-Betty submitted at the previous meeting and did discuss during that time. He has taken the members advice in that application and incorporated it into this submittal. Material is pine, painted white.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Keith & Margaret Mackenzie-Betty at 3284 Main Street, Barnstable as Submitted. So Voted Unanimously

Ross, David & Diane, 60 Widgeon Lane, W. Barnstable, Map 132, Parcel 007

Install Solar Panels on South facing roof

Represented by David Ross and Benjamin Swanson, Agent

Mr. Swanson explained that they propose to install solar panels on the south facing roof of the residences.

Panels will have approximately 5' of roof space. The house is screened from the road by shrubs and trees and this is a dirt road off Maple Street. The house faces a cranberry bog. The Members reviewed the photographs included in the application. George Jessop confirmed that the roof is southwest facing and the front door is on the north side.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for David & Diane Ross at 60 Widgeon Lane, W. Barnstable for Solar Panels as Submitted.

So Voted Unanimously

Clark, John & Stimmell, Erin, 878 Oak Street, W. Barnstable, Map 216, Parcel 006

Remove Garage Doors and replace with Windows, Add Mud Room to Existing Porch

Represented by Larry Nickulas, Contractor

Mr. Nickulas stated that they wish to remove the garage doors and replace with windows, add a mud room to the existing porch. Abutter Joan Mullen was present and requested to review the plans. Mr. Nickulas explained that the existing garage will become a family room and the breezeway will be enclosed for a mud room. All materials, color, siding, windows and door will match existing. Carrie Bearse asked about the windows and Mr. Nickulas indicated that they will be Andersen the same size as those on the house and the grills on existing windows are inserts, so they will keep the same. Pat Anderson asked what the front door on the main structure is and was informed it was a wooden door. Pat Anderson commented that what she likes is that the contractor has defined what is the older portion from the newer portion and it shows that this is a different era.

Ms. Mullen had a question regarding the plot plan and believes it does not conform to the original one she has. Pat Anderson pointed out to Ms. Mullen that this is used for site plan guidelines, set back, driveways, etc. If she has an issue with boundaries, that is a civil issue and is not within their jurisdiction.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for John Clark & Erin Stimmell at 878 Oak Street, W. Barnstable as Submitted.

So Voted Unanimously

Rose, Stephen & Mary, 72 Alder Brook Lane, W. Barnstable, Map 132, Parcel 044

Construct 12' x 20' Shed

Represented by Brian Warburton, Contract

Mr. Warburton of Ocean Spray Sheds proposes a 12 x 20 board & batten shed, all natural to match house. The shed will be placed on a concrete slab with no more than 8" of the slab showing. George Jessop asked the material and was informed it will be pine. Carrie Bearse asked if there would be any windows or just the door and Mr. Warburton confirmed that there will be just the door. Setbacks are 15' from the corner of the house and from the front is over 60'.

Motion duly made by George Jessop, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Stephen & Mary Rose at 72 Alder Brook Lane, W. Barnstable as Submitted.

So Voted Unanimously

Scroggins, Deborah & Campbell, Colin, 3688 Main Street, Barnstable, Map 317, Parcel 024

Convert Existing Deck/Trellis into 3-Season Porch

Represented by Sean Anderson

The Members reviewed the plans and photos that were submitted. Carrie Bearse asked if the panels will be glass and Mr. Anderson noted that they will have screens for warmer weather and glass for the colder months. George Jessop asked if the slab is to remain and Mr. Anderson confirmed that it will remain. Elizabeth Nilsson inquired about the flat roof and George Jessop explained that it really is not a flat roof as it will have some pitch.

Motion duly made by George Jessop, seconded by Carrie Bearse to Approve the Certificate of Appropriateness for Deborah Scroggins & Colin Campbell at 3688 Main Street, Barnstable as Submitted for Custom built 3 season screen/glass porch.

Presbyterian Church, 2391 Iyannough Road, W. Barnstable, Map 216, Parcel 045

Repair Existing Sign, Create Vestibule over Front Door, Install Door Canopy over Rear Entrance

Represented by John Chapman

Mr. Chapman stated that they wish to repaint the existing sign as the problem with the current one is the gold leaf is not jumping out against the current background and they would like to go with a hale navy to promote the coloring of the gold. They also have discussed with the building department to move the sign out by four feet as it is blocked by a telephone pole. They propose to create a vestibule over the front door by pushing out an existing overhang. They will take the existing door and relocate it between two new Marvin picture windows. Trim, siding will match existing.

Mr. Chapman explained that the Church will be undergoing many renovations over a period of time; they are phasing out the overall project. They need to add a temporary overhang on the back of the structure and they do not wish to spend a lot of money. They are proposing an aluminum overhang because of the ability of the brackets used to bolt it. They allow for easy installation on and off. George Jessop asked if they have a definition of temporary and Mr. Chapman commented that it can not be determined how long the structure would be up. Mr. Jessop then commented that the problem with aluminum is that with high winds it will bend. Mr. Chapman asked if the board could approve the other items on the application and continue the canopy over the rear entrance to the next meeting to allow him time to research alternates.

Motion duly made by Carrie Bearse to Approve the Certificate of Appropriateness for re-painting of existing sign with the potential of moving the sign out 3 feet and the remodel of the front vestibule as Submitted.

So Voted Unanimously

Motion duly made by George Jessop, seconded by Carrie Bearse to Continue the Rear Canopy discussion to November 10, 2010.

So Voted Unanimously

Kinlin, Robert, 3256 Main Street, Barnstable, Map 299, Parcel 033

Addition and Alterations, New Entrance, Handicap Ramp at Rear, Cupola, Windows, Doors

Represented by Craig Ashworth, E. B. Norris

Mr. Ashworth described the project as a "face lift" on the existing property. The sample that was included in the application for the window was inaccurate. He presented a dark maroon (wineberry) that will replace the red that was submitted. Carrie Bearse asked what the railings would be and Mr. Ashworth commented that they were open to suggestions. The members agreed that wrought iron would be appropriate or wood painted white. George Jessop noted that a railing does not show on the wheelchair ramp and Mr. Ashworth indicated that there will be an interior hand rail that is not shown on the plan. Carrie Bearse asked if the cupola will be lit and Mr. Ashworth stated that it would not as there is no need.

Abutter Mrs. Harden had questions regarding the entrance to the handicap ramp and Craig Ashworth reviewed the drawing with her. Access would be from the driveway to the entrance door. The plot line is very close and Mr. Ashworth noted that he is trying to get a definite on the actual plot line. George Jessop suggested the Board hold off approval of the handicap ramp until a definite clarification can be obtained as to property lines. Carrie Bearse commented that it is a very nice upgrade to the building.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Robert Kinlin at 3256 Main Street, Barnstable for Addition and Alterations as Submitted with the exception of the handicap ramp.

So Voted Unanimously

Motion duly made by George Jessop, seconded by Elizabeth Nilsson to Continue the discussion on the handicap ramp to November 10, 2010.

So Voted Unanimously

Seacat, Dona & Kinney, James, 483 Maple Street, W. Barnstable, Map 108, Parcel 006

Re-Build Existing Kitchen Porch, Replace Rear Deck with Screened Porch

Represented by Dona Seacat, James Kinney and Josh Swartz, Contractor

Mr. Swartz explained that there is an existing kitchen porch that will be replace exactly the same with pressure treated wood. There is an existing deck on the back of the house that they wish to replace with a screen porch. White cedar shingles, trim is finger jointed red cedar pine which is a bodyguard product. George Jessop asked if the screened porch will be attached to the house and was informed, yes. Mr. Swartz noted that there is a two story on the back of the house. The existing deck is 12'x20' and the screen porch addition will be the same dimensions, same orientation. George Jessop stated that he was looking for an indication on where it will meet the eve of the existing house. Mr. Swartz explained that the ridge will be down approximately 6 feet from the eve

line in the back. George Jessop asked if it will be higher than existing double window to side of porch and if the eave will be guttered on screen porch and Mr. Swartz responded yes to both questions.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Dona Seacat & James Kinney at 483 Maple Street, W. Barnstable as Submitted for replacement kitchen porch and screen porch on rear of house.

So Voted Unanimously

Minor Modifications

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

Screen Porch – Change from 2 Screen Panels and 2 Screen Doors to 2 Screen Panels & 1 Screen Door

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minor Modification as Submitted.

So Voted Unanimously

Decisions Received

Stuborn, LLC vs. Old Kings Highway Regional Historic District Committee for ToB

Decision #2010-6 Received 10/14/2010

Temporary Chair Anderson noted that the decision was received from the Regional Commission.

JK Scanlon Co, Inc. Dept of Capital Asset Mgmt, Cape Cod Community College, Commonwealth of Mass vs. Old Kings Highway Regional Historic District Committee

Summary Judgment

Temporary Chair Anderson noted that the Summary Judgment was received

Correspondence Received

Town of Barnstable, Growth Management Dept re: 58 Acre Hill Road, Barnstable

Notice of Application for Accessory Apartment

This is simply a notice of intent that applicant is requesting an accessory apartment through the Growth Management Department. Applicant is aware that any changes to the exterior of the structure will require approval of this Board.

Town of Barnstable, Office of Town Manager re: 153 Freezer Road, Stuborn LLC

Response to Request to Appeal

Temporary Chair Anderson noted that a response was received that the OKH could not appeal the decision of the Regional Board. In response to questions from residences, she suggested that they address them to the Town Manager's Office.

Other Business

Carrie Bearse wished to update the Members on a recent meeting she attended regarding the trees on Route 6A. What has started as 20 trees has now increased due to disease. She stated that a report and an application will be forthcoming to this Committee.

Approval of Minutes

June 9, 2010 (Continued to November 10, 2010)

April 14, 2010 (Continued to November 10, 2010)

Having no further business before this Committee, a motion was duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Adjourn the Meeting at 8:30pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair, Recording Secretary