

Town of Barnstable
Old King's Highway Historic District
MINUTES
Wednesday, February 09, 2011

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: George Jessop, Patricia Anderson, Carrie Bearse, Elizabeth Nilsson and Bill Mullin

A quorum being met, Chair Jessop called the hearing to order at 7:00pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest.

CONTINUED BUSINESS

Schilpp, Frederick/Pickman, Carolyn, 115 Rendezvous Lane, Barnstable, Map 279, Parcel 029

New Screened Gazebo, Greenhouse, 2 Shed Dormers, 2 Enlarged Double Hung Windows

(Continued from November 10, 2010, December 08, 2010 & January 12, 2011)

Represented by Frederick Schilpp and Keith Mackenzie-Betty

Mr. Schilpp explained that at the Meeting of January 12, 2011 he presented three renderings for consideration. The members reviewed the drawings, however, it was suggested that he return to the next scheduled meeting as the Board's architect was absent. Architect Keith Mackenzie-Betty presented three drawings with different style dormers for the Committee to review. George Jessop noted that there is a 4th style dormer for a house of this age and discussed the possibilities of a wall dormer. Mr. Mackenzie-Betty asked if there is a problem with the option of a shed dormer and George Jessop added that when you have a federal style home, the shed dormer is not appropriate.

Mr. Schilpp provided photographs of a house built in 1825 with such a shed dormer. Bill Mullin noted that the house may have been built in 1825, but the dormer was probably added later. Bill Mullin asked if they are trying to get light into the second floor and Mr. Schilpp answered that right now there is hardly any light and in addition to this, they are trying to get a view as well.

Carrie Bearse commented that she would like to see how far the porch is set back so they get a better idea of how it would look. Mr. Mackenzie-Betty stated that it comes forward from the main wall of the house. Pat Anderson asked if it could be set back behind the wall of the house as usually they like to see the older portion of the home featured and the newer section towards the rear. Carrie Bearse stated that this is a stunning antique house and believes that at the first meeting they stated that the Committee would like to see the antique portion of the house remain. She does not think a porch that overhangs the front of the house is appropriate and would like to see the porch stepped back.

Applicant will submit revised plans to the Offices at 200 Main Street at least one week prior to the next scheduled meeting.

Motion duly made Pat Anderson, seconded by Bill Mullin to Continue the Certificate of Appropriateness for Frederick Schilpp & Carolyn Pickman at 115 Rendezvous Lane, Barnstable to February 23, 2011.

So Voted Unanimously

Ashworth, Craig & Margaret, 205 Old Jail Lane, Barnstable, Map 278, Parcel 002-005

Addition of 8' Dormer on North Elevation, 21' Dormer South Elevation, Door to Replace Window, 8' x 16' Deck

Represented by Craig Ashworth

Mr. Ashworth detailed the project and noted that they will be lowering the ridge on the north elevation. Carrie Bearse asked if materials will all match existing and Mr. Ashworth stated that they would. George Jessop asked what the roof material is and it was noted that the roof will be red cedar.

Motion duly made by Elizabeth Nilsson, seconded by Carrie Bearse to Approve the Certificate of Appropriateness for Craig & Margaret Ashworth at 205 Old Jail Lane, Barnstable as Submitted.

So Voted Unanimously

County of Barnstable, 3195 Main Street, Barnstable, Map 299, Parcel 024

Siding

(Continued from December 08, 2010)

NOTE: Bill Mullin recuses himself from the Discussion and Vote

Represented by Andrew Maio, Architectural Design Inc. and John Blaisdell, Director of Facilities

Mr. Maio explained to the members that when they were before the Committee previously, the application was approved with the exception of the siding. The Committee asked them to investigate alternate materials in place of the proposed hardie plank. George Jessop suggested bodyguard and they have had a hard time getting the information, but now are ready to discuss this option with the Members. They have done the research and in addition to the cost of utilizing bodyguard, the building code, Section 1405 does not allow them to use this material due to the minimum thickness required for wall covering. A discussion followed regarding the nominal thickness of materials.

Pat Anderson stated that within the historic district, they wish to see natural materials utilized and the circumstances would have to be very unusual for her to vote for it. They have turned down other applicants who have wanted to use hardie plank and she would need to be able to justify the approval. She also notes that the location is in the heart of the Village.

Andrew Maio commented that the justification would be, that the State Building Code does not allow for the bodyguard due to the thickness, the hardie plank meets the required thickness, the 50 year warranty on the hardie plank versus the 30 year warranty on bodyguard and the fact that the bodyguard is four times the cost.

John Blaisdell stated that he agrees with Pat Anderson that the location is in the heart of the Village, however, it is hardly visible from the road as you will have to drive into the complex to actually visualize the building.

George Jessop notes that it appears Mr. Maio is correct in the reading of the building code in that you can not reach the thickness required with bodyguard. George Jessop asked if they considered going with shingles. Mr. Maio answered that shingles have not been under consideration and John Blaisdell added that they would not want to have shingles on this building as they are working with a metal building.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Hardie Plank as a siding for The County of Barnstable Gymnasium building at 3195 Main Street, Barnstable specifically in this instance because it is a class two building, steel frame, non combustible with a metal roof and according to the State Building Code, 7th Edition shingles and/or clapboards do not apply and the applicant has done their due diligence to the Board's suggestion to utilize a natural material.

Discussion:

It was noted that the trim will be hardie trim

VOTE:

AYE: Jessop, Bearse, Nilsson

NAY:

ABSTAIN: Anderson

REMANDED APPLICATIONS FROM CANCELLED HEARING 1/26/2011

Ehret, Gregory & Barbara, 21 Scudder Lane, Barnstable, Map 258, Parcel 011

Demolish Single Family Home, Basement & Concrete Patio

Application remanded by the Regional Commission to the Barnstable Town Committee

Chair Jessop stated that the Application will be Continued without taking testimony to April 13, 2011 at which time testimony will be taken

Motion duly made by Pat Anderson, seconded by Bill Mullin to Continue the Applicant to April 13, 2011 So Voted Unanimously

NEW APPLICATIONS FROM CANCELLED HEARING 1/26/2011

Lapine, Wendy, 91 Deacon Court, Barnstable, Map 300, Parcel 033-001

Construct New Single Family Home w/Attached Garage

Represented by Brian Dacey of Bayside Building and Paul Lapine

Mr. Dacey submitted fully dimensioned plans as per the request of staff and the members reviewed the drawings.

Pat Anderson questioned why the chimney is proposed for azek and Mr. Dacey answered that it is only a 4'x4' chimney and azek comes in sheets but would be willing to change to stucco if preferred. George Jessop also added that you could go with a brick veneer.

Pat Anderson commented that she likes the cupola detail and Carrie Bearse asked for the window details. The windows will be Andersen 400 Series with black trim and interior snap in grills. Carrie Bearse commented that the Board prefers interior and exterior applied grills and they have also allowed grills between the glass, but do not approve snap in grills. Mr. Lapine indicated that he would change to the exterior applied grills.

George Jessop commented that he would like to see the rear dormer set below the ridge and Mr. Dacey indicated that this will not be a problem as they do agree with Mr. Jessop.

Elizabeth Nilsson wished to know the color for the shutters. Mr. Lapine indicated that they would be black but also wish to ask the Committee if it would be a problem if they did not apply any shutters at all. Chair Jessop answered that it would not be a problem if no shutters were applied, but if they did decide to go with this option, the Committee would prefer that shutters be used on all front elevation windows.

Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Certificate of Appropriateness for Wendy Lapine at 91 Deacon Court, Barnstable as Modified to reflect windows to have applied exterior grills, chimney to be brick veneer, dormer on rear side elevation will start below the ridge, shutters to be black if utilized and revised plans to be submitted.

So Voted Unanimously

Kinlin Grover Real Estate, 3219 Main Street, Barnstable, Map 299, Parcel 023-001

Replace Existing Signage

Kinlin Grover Real Estate, 3224 Main Street, Barnstable, Map 299, Parcel 029

Replace Existing Signage

NOTE: Both Applications above were reviewed simultaneously

Represented by John Krainin, Instant Sign Center

Mr. Krainin explained that the company is changing its branding name and the new signs reflect this change. The signs will be carved letters, black background with gold leaf. New signage dimensions will be identical to existing.

Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Certificates of Appropriateness for Kinlin Grover Real Estate at 3219 Main & 3324 Main Streets, Barnstable as Submitted.

So Voted Unanimously

West Barnstable Post Office, 1165 Main Street, W. Barnstable, Map 178, Parcel 004

Repair handicap parking area, re-stripe access aisle & handicap space, replace handicap sign

No Representation Present

The Committee reviewed the application and proposal of work. There was a question on if the handrails were being replaced as this was not included in the description of work portion of the application. It is, however, included in the Summary of Work attached to the application. The Members reviewed the railing proposed and question the appropriateness of the steel pipe. The existing railing system would be preferred. The replacement of the handicap signs and re-stripping of the access aisle were also reviewed.

Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Certificate of Appropriateness for the West Barnstable Post Office at 1165 Main Street, W. Barnstable for Repair of handicap parking area, re-stripping access aisle, removal of both existing handicap signs and replace with upgrade signs and although not noted on the Application itself, this Committee is not approving the replacement of the existing handrails and applicant would need to re-apply for railings at no additional application fee.

So Voted Unanimously

NEW APPLICATIONS FOR 2/9/2011

Berry, Dana & Debra, 1990 Main Street, W. Barnstable, Map 217, Parcel 015

Replace All Existing Windows, Add New Windows, New Front Door, Replacement Sliders

Represented by William Swift, Contract and Homeowners Debra & Dana Berry

Mr. Swift detailed the project for the members and reviewed the submitted photos of the existing house. The roof will be redone in a standard grey which is a pre-approved color for roofs in the district. The replacement sliders will be Andersen with four panels in place of the existing three and the door will be replaced but will be re-painted the same color pink as it is now. They wish to add three new windows and replace all other with Andersen windows. The new windows would be two on the right elevation gable end and the 3rd window is between the two front windows. They propose to take the first two floor windows and push them out and place a picture window between.

Carrie Bearse noted that all of the windows are proposed with no grills. Mr. Swift pointed out that the first floor windows do not currently have grills, but for some reason grills were added to the second floor windows. Carrie Bearse indicated that she understands the house is set back from the road, but she can not vote for windows with

no grills. Mrs. Berry added that they have lived in the house for over a year and currently they have no grills on the windows and the main reason she wishes this is because the gardens are located in the front of the house and they want to keep the view.

Pat Anderson commented that she does not have an issue with pushing the two front windows out and adding a picture window, but she does understand Carrie Bearse's issue on the grills for the windows facing Main Street. Mr. Swift asked if they could go with 2/1 grills and George Jessop stated that this is not appropriate. He would recommend 6/1 exterior grill patterns for side windows, garage windows and for the windows on the front of the house and all others could be 1/1. Sliders will be Andersen 4 panels, however, the plans show three panels and he would suggest going with the French series in a nine light. Mr. & Mrs. Berry agreed to this suggestion.

Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Certificate of Appropriateness for Dana & Debra Berry at 1990 Main Street West Barnstable as Modified to reflect 6/1 exterior grill pattern for windows on front of the house including side lights for picture window, garage windows and side windows above screened porch, front door will be a nine light door and the replacement sliders to a four panel Andersen door with French wood hinge.

So Voted Unanimously

Miller, Wayne A. MD, 2231 Meetinghouse Way, W. Barnstable, Map 155, Parcel 001

Extend Existing Fence

Dr. Miller explained that there is an existing metal fence and they had added a wooden fence to this many years ago. The Insurance Company has been after him to complete the fencing around the trout pond that they own. He reviewed the diagram he provided with the application and indicated that where the existing metal fence is, he will connect with a metal fence then continue with a wooden fence so that from the road all you will see is the wooden fence. The metal fence is vinyl covered and green in color. He wishes to complete the fencing around the trout pond to protect it from trespassers.

Motion duly made by Pat Anderson, seconded by Carrie Bearse to Approve the Certificate of Appropriateness for Dr. Wayne Miller at 2231 Meetinghouse Way, W. Barnstable as Submitted.

So Voted Unanimously

Informal Discussion

West Barnstable Historical Society

Mr. Wolfgang Fattler

Plaques for Historic Homes

Mr. Fattler would like to enhance the historic buildings in the West Barnstable Village with markers that are circular wood with white lettering and a white border around the edges. The process would be to identify historic buildings and contact homeowners to see if they wish to participate. Pat Anderson asked if the markers would all be placed in the same place on the building and suggests they appear on the front elevation by the front door so it is visible from the street.

Elizabeth Nilsson asked if each individual wishing to participate would need to come before the Committee for approval. It was agreed by the Members that the first applicant come before the Committee for approval. Once approved by this Committee, as long as the material and style does not change, additional participants would not need to appear.

Carrie Bearse suggested that the application Mr. Fattler proposes be more specific as to the location of the marker. Pat Anderson also noted that it is important to utilize the Town's Inventory on file for the correct historic name of the building. She also advised Mr. Fattler that once he gets the first application to submit to staff so that this can be on file.

New Federal Street Sign Requirements – Discussion and Comments Solicited

Response provided by Barnstable Historical Commission – Letter dated 2/4/2011

Pat Anderson commented that the Old King's Highway is a National Register District and questioned whether these new guidelines would apply. Chair George Jessop would like a letter be sent from this Board as well. Pat Anderson will forward comments to staff.

Minor Modifications

Cape Cod Organic Farm, 3675 Main Street, Barnstable, Map 317, Parcel 035

Minor Changes to Structure

Motion duly made by Carrie Bearse, seconded by Pat Anderson to Approve the Minor Modification for Cape Cod Organic Farm at 3675 Main Street, Barnstable as Submitted.

So Voted Unanimously

Request for Extension

HBS Holdings, LLC, 164 Beale Way, Barnstable

One Year Extension requested for Application Approved 3/10/2010

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Request for a One Year Extension for HBS Holdings, LLC at 164 Beale Way, Barnstable to 3/10/2012.

So Voted Unanimously

Correspondence Received

History of West Barnstable Cemetery by Gabrielle Black

The Members thanked Ms. Black for her work and thorough research and requested that this be added to the Historic Inventory.

OKH Regional Historic District Commission – Decision for Appeal #2010-9 Watson-Baker

Members acknowledged receipt of the Regional Commission Decision to Remand the Applicant back to this Board.

Letter dated 7/20/2010 from Town of Barnstable/Renewable Energy Commission

The Members acknowledged receipt of the letter dated 7/20/2010 and questioned the delay in receiving a copy. This Recording Secretary informed the Committee that it was stated that the letter was sent via e-mail approximately six months ago and, upon review, found no e-mail being received. A copy of this Letter was received via fax from the Chairman of the Renewable Energy Commission on February 1, 2011.

Having no further business before this Committee a Motion was duly made by Pat Anderson, seconded by Bill Mullin to Adjourn the Meeting at 9:30pm.

So Voted Unanimously

Respectfully submitted,

Marylou Fair, Recording Secretary