

Town of Barnstable
Old King's Highway Historic District
MINUTES
Wednesday, December 14, 2011
7:00PM

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 (Route 149), West Barnstable, MA.

Committee Members Present: George Jessop, Pat Anderson, Carrie Bearse, Elizabeth Nilsson, Bill Mullin

Committee Members Absent: None

Town Council Liaison: Ann Canedy

A quorum being met, Chair Jessop called the hearing to order at 7:02pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest.

CONTINUED APPLICATIONS

Town of Barnstable / Dept of Public Works, Oak Street, West Barnstable

Reconstruct & Regrade Oak Street from Route 6 Overpass to Iyannough Road
(Continued since February 23, 2011)

Applicant has requested an Extension to January 11, 2012

Motion duly made by Carrie Bearse, seconded by Bill Mullin to Continue the Certificate of Appropriateness for Town of Barnstable/Dept of Public Works to January 11, 2012 at 6:30pm for Oak Street Project as Requested.

So Voted Unanimously

Town of Barnstable/DPW, 2377 Meetinghouse Way, W. Barnstable, Map 155, Parcel 040

Modify Existing Parking Lot, Create Additional Parking Spaces, Add Lights to Existing Electric Pole
(Continued since August 10, 2011)

Applicant has requested a Withdrawal of the Application

Motion duly made by Carrie Bearse, seconded by Bill Mullin to Accept the Withdrawal of the Certificate of Appropriateness for Town of Barnstable/Dept of Public Works for Modification to the parking lot area at 2377 Meetinghouse Way, West Barnstable as Requested.

So Voted Unanimously

3239 Main, LLC, 3239 Main Street, Barnstable, Map 299, Parcel 020

Addition and Exterior Alterations

(Continued from November 09, 2011 - Approval of railing & stair material, door and elevator vents)

Represented by Will Swift, Owner and Peter Brown, Architect

Peter Brown presented a sample of the railing system made by Intex, Dartmouth series. The finish has no shine and does not need to be painted. The fastenings are connected underneath the railing so that they do not show. A revised set of plans were reviewed with the cupola removed and the elevator vent indicated on just one side, not all four. A therma tru door was proposed and a photograph of the actual door was presented for the file. The door will have two side lights with grills. The members appreciate the revisions to the plans.

Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Appropriateness for 3239 Main, LLC at 3239 Main Street, Barnstable for the continued items of railing system which will be Intex, Dartmouth series, therma tru door, two side lights with grills and corrected elevator vents as presented in the revised drawings received 12/14/2011.

So Voted Unanimously

Migdelany, Maureen & Edward, 2641 Main Street, Barnstable, Map 258, Parcel 044

Construction of New Single Family Home w/Attached Garage

(Continued from November 09, 2011)

Represented by Karen Ripley, Northside Design

Revised plans were submitted with two options for the dormers; shed dormers and doghouse dormers. Carrie Bearse asked if the homeowners had a preference and Mr. Migdelany indicated that he was leaning towards the shed dormer version. George Jessop stated that he believes that this revision is better suited and he also commented that the garage barn door feature is appropriate. Bill Mullin concurred and noted that either option was agreeable to him. Pat Anderson stated that she personally preferred the doghouse dormer option, but would be

acceptable to either. Carrie Bearse thanked the applicants for taking another look and the homeowners in return thanked the Committee as they are very pleased with the revisions.

Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Maureen & Edward Midgelany at 2641 Main Street, Barnstable for construction of a new single family home with attached garage as revised in plans labeled Plan A received 12/14/2011 and modified to reflect the use of bodyguard in place of azek.

So Voted Unanimously

Palit, Sanjay & Kalpana, 169 Keveney Lane, Barnstable, Map 351, Parcel 057

Addition to Rear, Front and Second Floor of Single Family Home, New Windows, Siding
(Continued from November 09, 2011)

Represented by Thomas Moore and William Riley, Building Contractor

Revised plans were submitted for the members to review. Mr. Moore indicated the changes that were made from the previous meeting which were that the front porch exceeded the ridge of the house and they have reduced this as well as the gable. The Committee felt that the columns were overdone, so they have cleaned them up and made them more straightforward. The fluted columns will be changed to flat wrapped columns. They also took the shutters off the house and put in a double hung mullion window on the side elevation of the garage.

Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Sanjay & Kalpana Palit at 169 Keveney Lane, Barnstable as Submitted per revised plans received 12/14/2011.

So Voted Unanimously

NEW APPLICATIONS

Chamberlain International School, 3180 Main Street, Barnstable, Map 300, Parcel 048

Signage

Represented by Cheryl David

Ms. David explained that there is an existing ladder sign along 6A in front of the property. A new sign for her business will be added to the ladder sign, black lettering on a white background. In front of the Suite that will be the School, there is an existing hanging sign for a neighboring business and she wishes to add a second sign which will be hung below this existing sign. Material of the sign will be HDU or high density urethane.

Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Chamberlain International School at 3180 Main Street, Barnstable for two new signs, black lettering on white background made of HDU in the same thickness as the current signage.

So Voted Unanimously

Barnstable Village, LLC, 3220 Main Street, Barnstable, Map 300, Parcel 010

Signage

Represented by Juarez Ribello

Mr. Ribello reviewed the two options they submitted for signage on the front of the building. Their preference is Option #2, the circular sign similar to what the previous owners had and which matches the sign proposed for the side entrance. Elizabeth Nilsson clarified that the applicant wishes the Committee to consider only the two round signs. The material will be made of HDU, high density urethane.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Barnstable Village, LLC at 3220 Main Street, Barnstable for two signs, option #2 for the front of the building and as Submitted for the sign at the side entrance. Additional signage may be requested and if so, the Applicant will return to the Committee.

So Voted Unanimously

Milburn, Cynthia, 108 Palomino Drive, Barnstable, Map 297, Parcel 039

Solar Panels on South Facing Elevation

Represented by Angela L'Heureux, Cotuit Solar

The Committee reviewed the submission of solar panels to be located on the south elevation, on the pitch of the roof above the dormer. The installation consists of two 4' x 10' thermal panels.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Cynthia Milburn at 108 Palomino Drive, Barnstable as Submitted for two 4' x 10' thermal panels located on the south elevation. Application is approved due to location of panels that will not be seen from any public way, and will be flush mounted behind an existing dormer and also due to location of property itself.

So Voted Unanimously

Lewis, Jon & Eliza, 111 Harvey Avenue, Barnstable, Map 319, Parcel 102

Demolish 12' x 12' Shed

Represented by Michael Rockwell

Mr. Rockwell stated that the current shed needs to be demolished to make room for the new garage and shed proposed in the next application.

Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Demolition for Jon & Eliza Lewis at 111 Harvey Avenue, Barnstable as Submitted.

So Voted Unanimously

Lewis, Jon & Eliza, 111 Harvey Avenue, Barnstable, Map 319, Parcel 102

Construct New Garage & Shed

Represented by Michael Rockwell

The homeowners wish to construct a 20' x 24' garage and a 12' x 14' shed. The Committee reviewed the plans. Elizabeth Nilsson inquired as to what was between the garage and the shed as indicated on the plans. Mr. Rockwell noted that this will be a capped fence for additional open space storage. Carrie Bearse commented that she appreciates that the design matches the existing house and believes it is very appropriate.

Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Jon & Eliza Lewis at 111 Harvey Avenue, Barnstable to construct a new garage and shed as Submitted.

So Voted Unanimously

DeSimone, Richard, 233 Country Club Drive, Cummaquid, Map 349, Parcel 040

Construct New Single Family Home with Attached 2-Car Garage

Represented by Richard & David DeSimone

The Committee reviewed the plans submitted. Carrie Bearse commented that the chimney material is proposed for azek and advised the applicant that this is not an appropriate material. The windows are proposed for Anderson 200 series and the applicant indicated that they would like to install removable grills and asked if they could put the grills on the top portion of the windows rather than both as indicated in the plans. A discussion followed that applied grills are preferred and that a 6/1 configuration of the windows would not be appropriate for this style of house and that a 6/6 pattern is more suited.

George Jessop asked what they plan to do with the chimney and it was stated that they simply will be painting it white and would be agreeable to using MDO, a type of plywood.

Carrie Bearse stated that the entryway appears overdone and needs to be simplified, perhaps by removing the balcony above. Bill Mullin suggested removing the balcony and going with one column on each side of the entryway. The columns will be made of white pine or a natural wood material painted white. A flat roof over the entrance was also suggested and George Jessop noted that you would have a dome roof with a small pitch for water run off.

The shingles will be a light grey (Olympic Cumulus) and the trim will be white as well as the doors. The entrance lamp posts at the driveway will be pine, painted white.

Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Richard DeSimone at 233 Country Club Road, Barnstable as Modified to reflect the false chimney to be made of MDO plywood, windows to be 6/6 with applied grills, trim to be wood and new plans to be submitted with the removal of railing over entryway and reducing the columns to one on each side of entrance.

So Voted Unanimously

Jones, Diane, 155 Parker Road, W. Barnstable, Map 176, Parcel 016-002

6' Fence

Represented by Diane Jones

The site plan and fence design was reviewed. Six sections of cedar fencing along the property line and two sections along the roadway are proposed. The fence will feature a top cap.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Diane Jones at 155 Parker Road, W. Barnstable as Submitted for a 6' cedar fence.

So Voted Unanimously

West Barnstable Fire District, 2160 Meetinghouse Way, W. Barnstable, Map 154, Parcel 009

Modify & Expand Parking Lot, Site Lighting, 6' Fence, 12'x16' Shed, Replace Entry Doors, New Railings & Landings
Represented by Rick Fenuccio, BLF&R Architects & Fire Chief Joe Maruca

Rick Fenuccio stated that he was part of a study that was conducted for the West Barnstable Fire District and one of the recommendations was to expand the parking lot area. They propose to add two sections of eight parking spaces, new drainage improvements and the addition of lighting. After they submitted their application to this Committee a

photometric plan was received that proposes 8 lighting poles, however, they believe the 5 shown on the submitted plans should be adequate. A new heavy galvanized front door is also being proposed. At this time, they wish to withdraw the request for a 12' x 16' shed as there is a concern from Site Plan Review on the location which was over a leaching field. Black aluminum railings will be added to the side entrance and the landing will have to be brought up to code by adding a ramp. The air conditioning units at the rear of the building will be removed.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for the West Barnstable Fire District at 2160 Meetinghouse Way, West Barnstable as Submitted, noting that the 12' x 16' Shed has been withdrawn from the application.
So Voted Unanimously**

Genest, Suzanne, 116 Scudder's Lane, Barnstable, Map 259, Parcel 012

Addition to Garage, Construct Screen Porch, Roof Deck, Outdoor Barbeque
Represented by Karen Ripley, Northside Design

Ms. Ripley indicated that there is an existing slab off the back of the garage and they wish to construct a small dog house type shed within the corner boards to store kayaks. The new screen porch with roof deck above was reviewed and George Jessop wished to clarify that the porch and the roof deck would be squared up. Carrie Bearse asked what the existing railing system material was and it was stated that currently it is painted cedar. Ms. Bearse noted that the proposed railing system should be painted cedar as well to match.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Suzanne Genest at 116 Scudder's Lane, Barnstable as Modified to reflect the new railing system will match existing which is painted cedar.
So Voted Unanimously**

32 Wingfoot Drive LLC, 32 Wingfoot Drive, Cummaquid, Map 349, Parcel 078

Front Porch Addition, New Windows, Siding, Roofing & Trim

Represented by Thomas Moore, Architect and Martin Riley, Builder

Tom Moore noted that the house is in need of attention and they propose replacing the siding, roofing, trim and all of the windows. They also plan on shifting the entrance and adding a portico. The existing bow window will be replaced with a double hung window. The front porch will be a fieldstone riser with a bluestone top. Both chimneys will have a stone veneer added. Andersen 400 Series are proposed for the windows and Mr. Riley inquired if they would be allowed to apply grills to the front and side elevations and have removable grills on the rear elevation. The Committee agreed that removable, or even no grills would be allowed on the rear elevation only. Although Andersen 400 Series are proposed, the homeowner would like to investigate the Harvey Classic Series. The Committee agreed that either window is acceptable, however, the front and side elevations must have applied grills.

**Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for 32 Wingfoot Drive, LLC at 32 Wingfoot Drive, Cummaquid as Submitted with white cedar shingles, windows to have applied grills on front and side elevations, (Andersen or Harvey windows) and chimneys to have an applied natural stone veneer.
So Voted Unanimously**

Hesse, Eric & Lee Ann, 53 Meadow Lane, W. Barnstable, Map 133, Parcel 006

New Windows & Doors Front & Rear Elevation, New Garage Doors

Represented by Eric & Amy Hesse and Steve Britton, Designer

Steve Britton described the project which would include the elimination of one of the two entrance doors on the front elevation and the replacement of the garage doors. On the rear elevation, they will simply be changing out the window configuration per the plans submitted. Carrie Bearse noted that the existing windows do not have grills and asked why they were proposing grills for the replacement windows. The owners would prefer no grills, but thought that they had to have grills. Carrie Bearse explained that due to the fact that there are no grills on the existing, they would prefer they match the new windows to the existing. George Jessop confirmed that the trim will also match the existing.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Eric & Lee Ann Hesse at 53 Meadow Lane, W. Barnstable as Submitted, noting that the applicant has the choice of leaving the grills off the new windows because the existing windows have no grills.

So Voted Unanimously

Pigott, Prudence, 64 Sunset Lane, Barnstable, Map 301, Parcel 034

Construct New Addition, Screen Porch and Roof Deck

Represented by Steve Cook and Rob Padgett

Steve Cook stated that currently the house is stucco with an aluminum siding and they would like to side the house in certainteed cement board. The Committee noted that this is not an appropriate material. Mr. Padgett asked if hardiplank would be allowed, and again, the Committee noted that this is not an appropriate material. Mr. Padgett asked for alternates and the Committee suggested clapboard or shingles. Mr. Padgett thought they would most likely go with the cedar clapboards because if the owner chose the shingles, he would have to sheath the entire house and it may become cost prohibitive.

Elizabeth Nilsson noted that azek is indicated for the trim and that this material is also not appropriate. A discussion followed regarding the use of azek and the Committee was in agreement that they wish to set precedent regarding the use of azek. Carrie Bearse pointed out that the existing railing system on the house appears to be azek and that she would agree that the proposed railing system should match.

The door that is being installed on the deck will match the windows with grills between the glass.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Prudence Pigott at 64 Sunset Lane, Barnstable with the following modifications: siding to be red cedar clapboards or white cedar shingles, door on front deck will have grills between the glass, the railing system on the front deck will match existing which is azek, noting that this is being approved only because that is what is existing for the railing system, and that the trim will be wood.

So Voted Unanimously

APPROVAL OF MINUTES/OTHER BUSINESS

Approval of Minutes 11/9/2011

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Minutes of November 09, 2011 as Submitted.

So Voted Unanimously

Revised 2012 Hearing Dates

A Revised 2012 Schedule was reviewed, noting the change of date from April 25, 2012 to April 24, 2012.

Having no further business before this Commission, a Motion was duly made by Carrie Bearse, seconded by Bill Mullin to Adjoin the Meeting at 9:27pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair, Recording Secretary