

Town of Barnstable
Old King's Highway Historic District
MINUTES
Wednesday, February 08, 2012
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 (Route 149), West Barnstable, MA.

Committee Members Present: Carrie Bearse, George Jessop, Elizabeth Nilsson, Bill Mullin, Mary Blair Petiet
Committee Members Absent: None

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.

CONTINUED APPLICATIONS

Town of Barnstable/DPW 2331 Meetinghouse Way, Barnstable, Map 155, Parcel 002
Old Selectmen's Building

Demolish Existing Foundation, Construct New Frost Wall Foundation & Concrete Piers, Regrading, Install Drywells, New Stoop, Sidewalk, ADA Signage

(Continued from January 11, 2012)

Represented by Mark Marinaccio, DPW, Steven Watchorn, CBI Consulting

Also present, Councilor June Daley

Chair Bearse, for the record, noted that she is currently the coordinator for the Artist program that is offered at the Old Selectmen's Building. An e-mail received from Barnstable Historical Commission member Marilyn Fifield was also read into the record. Ms. Fifield commented that it may be beneficial to try and re-use any of the brick foundation the replacement brick skirt wall.

Mark Marinaccio stated that the foundation has deteriorated and they propose replacing with new brick to match existing. They did research and looked into the brick and nothing tells them that it was original, based on the condition of the brick itself. The bricks have been replaced many times over the years and they believe these bricks were manufactured in New Jersey. They propose a new concrete foundation with brick veneer which will match in appearance to what you see today.

Mr. Marinaccio noted that the project is over \$100,000, so they will have to abide by the ADA regulations that require an unobstructed access to the building. A new handicap parking area and a brick walkway will be constructed that leads to the entrance. Currently, there are two steps up and they propose to remove the stoop and replace with a brick paver walkway.

George Jessop suggested moving the handicap space and the curb cut down which would allow access from the unpaved area as well.

A discussion followed on the materials of the parking area as well as the walkway. Ellen Merritt discussed the benefit of a gravel paver for the walkway that is also ADA approved. George Jessop stated that brick pavers are more historic and Carrie Bearse and Mary Blair Petiet agreed. Elizabeth Nilsson and Bill Mullin would like to see concrete.

Chairwoman Bearse suggested the Committee approve the concrete piers and ask the applicant to bring a sample of the brick paver to the next meeting for discussion.

Motion duly made by George Jessop, seconded by Bill Mullin, to Approve the Certificate of Appropriateness for Town of Barnstable/DPW for the Old Selectmen's Building at 2331 Meetinghouse Way, Barnstable for proposed changes to the foundation, new frost wall foundation, concrete piers and drywall installation.
So Voted Unanimously

Motion duly made by George Jessop, seconded by Elizabeth Nilsson, to Continue as Part of the Certificate of Appropriateness for Town of Barnstable/DPW for the Old Selectmen's Building at 2331 Meetinghouse Way, Barnstable the paver materials for walkways, new stoop and ADA signage to February 22, 2012.

NEW APPLICATIONS

Barnstable Land Trust, 1295 Main Street, West Barnstable, Map 178, Parcel 021-002

Demolition of Barn

Represented by Tom Mullen

Mr. Mullen stated that the Barnstable Land Trust tries to preserve land and in the purchase of this parcel, there was an old barn located on the property. Initially, they had hoped to renovate the structure and use it for a visitor's center for school children, however, in speaking to several builders, it was determined that the building should come down. They would like to leave the foundation as they would like to keep the option open to build something there in the future.

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Certificate of Demolition for Barnstable Land Trust at 1295 Main Street, West Barnstable as Submitted.

So Voted Unanimously

Minucci Nominee Trust/ Finegold, Susan /The Blue Plate Diner, 3224 Main Street, Barnstable, Map 299, Parcel 029

Signage

Represented by Susan Finegold

Ms. Finegold noted that they are taking the existing sign and simply refacing the original. White background with blue vinyl lettering for a very simple sign. They will also be replacing the ladder signage located along Route 6A.

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin, to Approve the Certificate of Appropriateness for The Blue Plate Diner at 3224 Main Street, Barnstable as Submitted.

So Voted Unanimously

Barnstable Inn Realty Tr/Susan Finegold, The Barnstable Tavern, 3180 Main Street, Barnstable, Map 300, Parcel 048

Replace Existing Entry Doors

Represented by Susan Finegold

The current entrance doors are solid and not very safe for entering and existing. They propose the same type of door that is throughout the complex with a nine light window in white.

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin, to Approve the Certificate of Appropriateness for The Barnstable Tavern at 3180 Main Street, Barnstable as Submitted.

So Voted Unanimously

3261 Main Street, LLC/Maura Hempstead, Mosees, 3261 Main Street, Unit 1, Barnstable, Map 299, Parcel 018

Signage

Represented by Maura Hempstead

Ms. Hempstead explained that the building houses two tenants and she is proposing signage over the left hand portion of the building as well as a ladder sign for the location along Route 6A. George Jessop asked if the letter is gold leaf and Ms. Hempstead indicated that it will be metallic vinyl. Mary Blair Petiet confirmed that the ladder sign will match those already in existence.

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Mosees at 3261 Main Street, Unit 1, Barnstable as Submitted.

So Voted Unanimously

Mitchell, Kate, 761 Main Street, West Barnstable, Map 156, Parcel 061

Signage

Represented by Kate Mitchell & Jim Power, Sign maker

The existing sign has been there for approximately seven years and is very difficult to see as it is very faded and hard to read. The proposed sign would be a little bigger and the lettering is applied metallic vinyl. The application says the post will be painted white, but the applicant would like to leave it to weather naturally.

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin, to Approve the Certificate of Appropriateness for Kate Mitchell at 761 Main Street, West Barnstable as Submitted with option of cedar post to be left natural.

So Voted Unanimously

Jensen, James, 95 Pine Lane, Barnstable, Map 278, Parcel 029

Remove Flying Rake Boards, Replace Garage Door, Replace Louver
Represented by Dan Philos-Jensen

The Committee members reviewed the application for the removal of the flying rake boards and agree that this would result in a more traditional look for the house. In addition the garage door will be replaced with a door as it is currently a non functioning garage. Cedar shingles are proposed for the exterior siding.

**Motion duly made by Bill Mullin, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for James Jensen at 95 Pine Lane, Barnstable as Submitted.
So Voted Unanimously**

Rizzoli, Hugo & Eron, Carol, 2745 Main Street, Barnstable, Map 258, Parcel 030

Add New Window to Garage, North Elevation

Mr. Rizzoli has requested that the Members review his application without his representation at tonight's meeting.

NOTE: Carrie Bearse recuses herself from the discussion and vote as she is a direct abutter.

A motion was duly made by Elizabeth Nilsson, seconded by Bill Mullin to Appoint George Jessop Temporary Chair for the review of this Application

The addition of a new window on the 2nd floor, north elevation of the garage is proposed. Single light boston stash 2' x 2'. It was agreed that the addition of this window is appropriate.

Motion duly made by Elizabeth Nilsson, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Hugo Rizzoli & Carol Eron at 2745 Main Street, Barnstable as Submitted,

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

APPROVAL OF MINUTES

Minutes of January 25, 2012

Motion duly made by Bill Mullin, seconded by Elizabeth Nilsson to Approve the Minutes of January 25, 2012 as Submitted.

So Voted Unanimously

CERTIFICATE OF EXEMPTION

Trash Receptacles – Barnstable Village

Bobby Cox has proposed placing trash receptacles within six locations of Barnstable Village. The receptacles are very similar to those that are currently along Main Street in Osterville. The members reviewed the photographs of the proposed trash bins and the placement at the following locations:

1 – in front of the Barnstable Tavern

1 – in front of the new Village Store

1 – by the Fire Station

2 – Barnstable Marina

1 – Mill Way Beach

Motion duly made by George Jessop, seconded by Elizabeth Nilsson to Approve the Certificate of Exemption for the construction and placement of trash receptacles as Submitted.

So Voted Unanimously

Having no further business before this Commission, a Motion was duly made by Bill Mullin, seconded by Elizabeth Nilsson to Adjoin the Meeting at 7:55pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair, Recording Secretary