

Town of Barnstable
Old King's Highway Historic District
MINUTES
Wednesday, January 11, 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: George Jessop, Carrie Bearse, Elizabeth Nilsson, Bill Mullin, Mary Blair Petiet
Committee Members Absent: None
Alternate Member Present: Ellen Merritt

A quorum being met, Chair Jessop called the hearing to order at 6:34pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest.

ELECTION OF OFFICERS

Nomination and Election of Chairman - Calendar Year 2012

Nomination and Election of Clerk – Calendar Year 2012

The Election of Officers was tabled to the end of the Agenda

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 withdrawal of Application

Motion duly made by Elizabeth Nilsson, seconded by Carrie Bearse to Accept the Withdrawal of the Certificate of Appropriateness for Town of Barnstable/Dept of Public Works for the Oak Street Project without Prejudice.

So Voted Unanimously

NEW APPLICATIONS

Giannetti, Luciano & Carmelina, 97 Salt Rock Road, Barnstable, Map 316, Parcel 005

Replace Picture Windows

Represented by Luciano & Carmelina Giannetti

Mr. Giannetti explained that they wish to replace two picture windows on the right side of the house. There is considerable rot and they wish to replace with a three mullied window with one single grill down the middle. The window will not be visible from Salt Rock Road. Homeowner would like to eventually replace all of the windows with this new style.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Luciano & Carmelina Giannetti at 97 Salt Rock Road, Barnstable as Submitted.

So Voted Unanimously

Stuborn, LLC, 153 Freezer Road, Barnstable, Map 301, Parcel 006

Construct New House and 12' x 15' Shed

Represented by Attorney Paul Revere, III and Stuart Bornstein

Attorney Revere acknowledged that although this is a new application due to the expiration of the approval by the Regional Board of the Old King's Highway, this application should be familiar to the Board. The applicant has obtained a Variance from the Zoning Board of Appeals and it was a lengthy process. In the meantime, the Certificate of Appropriateness had expired. Some of the changes that have occurred due to the Zoning Boards conditions is that the height of the house has been lowered approximately 3 ½ feet from the ground where it sits to the top height of 37 feet. The trim will be natural cedar rather than the wine berry previously approved.

The addition of a 10' x 15' shed has been added to the site plan, and the applicant apologies for the lack of information available on the shed. It will be a simple storage shed for fishing gear, no lighting, no heat. Shingle siding, red cedar roof, one door, one window for light.

They have also restored the existing house and with just a few more odds and ends, they are almost complete. A plaque commemorating the historic structure has been reviewed by the Chair and has been ordered.

Carrie Bearse stated that they have received a Memorandum from the Growth Management Department noting that the plans that have been received by this Committee are the same plans approved by the Zoning Board.

Elizabeth Nilsson addressed the shed and indicated that she would like to see that the plans be submitted. Ms. Nilsson also wished to know if they intent to construct a detached garage as the plans show vehicles next to the structure. Mr. Bornstein indicated that this is simply a parking area and no structure is planned. The garage is located under the house. Ms. Nilsson inquired as to what the concrete block structure is that is indicated on the site plan. Mr. Bornstein stated that this is existing and is the old ice house. Talks with Conservation to take it out resulted in their wish to leave it as is.

The total square footage was discussed next. The main house is approximately 7,000 square feet, the guesthouse, 2,600-2,700 square feet, but with all the decks and porches, total square footage is around 14,000 gross footage including basement.

The Pool will be a "green" pool with plantings used to clean the pool. They will not utilize any chemicals.

Chairman Jessop called for Public Comment and hearing none, closed the Public Comment.

Motion duly made by Carrie Bearse, seconded by Bill Mullin to Approve the Certificate of Appropriateness for Stuborn, LLC at 153 Freezer Road, Barnstable for construction of a new house, with a 10'x15' shed, with stipulation that the building drawings for the shed be submitted for review by Committee Architect prior to submission of a building permit.

AYE: Bearse, Mullin, Jessop

NAY: Nilsson

ABSTAIN: Petiet

Maki, Karl & Jan, 1700 Main Street, West Barnstable, Map 197, Parcel 035

Construct 10' x 12' Shed with 8' x 10' Addition

Represented by Karl Maki

The Members reviewed the plans and site plan. Cedar siding, natural trim and 3 tab shingles for the roof. The trim will be painted white and the shingles will be left to weather naturally. The lot is a little over 14 acres and vacant at this time. The structure is proposed for the middle of the lot and will be well within the setbacks and approximately 500 feet from Route 6A.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Karl & Jan Maki at 1700 Main Street, West Barnstable for a 10'x12' Shed with an 8'x10' Addition as Submitted.

So Voted Unanimously

Coleman, Howard, 3219 Main Street, Barnstable, Map 299, Parcel 023-001

Signage

Represented by Attorney Peter Freeman, Applicant Howard Coleman & Sign maker Michael Phillips

Attorney Freeman reviewed the sign material and noted that there was an error on the application. The material is proposed as PVC and not wood as indicated on the application. The circular sign will hang on an existing post in front of the building, and opposite a similar one. The second sign will be located along the side, right above the door within the fascia and the third sign will be located in the rear of the building on the far right hand side flat against the building.

Chairman Jessop noted for the record that the PVC proposed is actually HDU (high density urethane). Carrie asked if the lettering would be carved and Mr. Phillips indicated that the sign would be carved.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Howard Coleman at 3219 Main Street, Barnstable for Signage as Modified to reflect material as HDU.

So Voted Unanimously

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

Applicant requested a Continuance prior to the start of the Meeting.

**Motion duly made by Elizabeth Nilsson, seconded by Carrie Bearse to Continue the Certificate of Appropriateness for Town of Barnstable, DPW for the Old Selectmen's Building at 2331 Meetinghouse Way, Barnstable as Requested to Wednesday, January 25, 2012 at 6:30pm.
So Voted Unanimously**

MINOR MODIFICATIONS

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

Request Window Change

Represented by Stephen Bobola

Mr. Bobola noted that the Committee had approved an elliptical window over the front entryway and they wish to modify this to a half round window. He would also like to request a change of the approved stone veneer that was to be applied to the two chimneys. Upon further review of the chimneys, it is unlikely that the chimneys would withstand the extra weight of the stone. Instead, they propose to stucco the chimneys in a red brick color. Bill Mullin indicated that it would be hard to keep the chimneys red and they will turn pink over time. It was agreed that white would be appropriate as well.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minor Modification for 32 Wingfoot LLC at 32 Wingfoot Drive, Cummaquid to Change the Front Entry Window to a Half Round and the Stone Veneer for the Chimneys to White Stucco.

So Voted Unanimously

Thoresen, Kristine, 275 Stoney Point Road, Cummaquid, Map 337, Parcel 005

Modify Front Portico, Remove half round window on 2nd floor, extend size of decking

The changes to the previous approved application were reviewed and accepted.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minor Modification for Kristine Thoresen at 275 Stoney Point Road, Cummaquid as Submitted for Modifications to the Front Portico, Removal of Half Round Window and to Extend the Deck as indicated on plans.

So Voted Unanimously

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

Add 1' 6" Stone Retaining Wall

Due to the height of the existing septic system in front corner of property, the addition of a 1' 6" retaining wall to allow the grade to be elevated is needed. Garage Floor remains at same height and shingles will be added to cover the additional exposed foundation on sides and rear. Lattice will be added under rear deck.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minor Modification for Maureen & Edward Migdelany at 2641 Main Street, Barnstable for a 1' 6" Retaining Wall as Submitted.

So Voted Unanimously

APPROVAL OF MINUTES

Minutes of December 14, 2011

Motion duly made by Elizabeth Nilsson, seconded by Carrie Bearse to Accept the Minutes of December 14, 2011 as Amended.

So Voted Unanimously

ELECTION OF OFFICERS

Nomination and Election of Chairman - Calendar Year 2012

Carrie Bearse was Nominated for Chairman by Elizabeth Nilsson, seconded by Bill Mullin.

So Voted Unanimously

Nomination and Election of Clerk – Calendar Year 2012

Mary Blair Petiet was Nominated for Clerk by Carrie Bearse, seconded by Bill Mullin. Elizabeth Nilsson wished to add that Ms. Petiet was once the Administrative Assistant for the Old King's Highway so the procedure will not be unfamiliar to her as a newly elected member.

So Voted Unanimously

Carrie Bearse thanked George Jessop on behalf of the Committee for his services as Chair during the previous year.

Having no further business before this Commission, a Motion was duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Adjoin the Meeting at 7:50pm.

So Voted Unanimously

Respectfully submitted,

Marylou Fair, Recording Secretary