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Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, December 13, 2017, 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, West Barnstable on the following application:

Paul Richard, Chair	Present
Carrie Bearse, Clerk	Present
George Jessop, AIA	Present
David Munsell Jr.	Present
Lesley Wallace	Absent
Ellen Merritt, Alternate	Absent

A quorum being met, Chair Richard called the hearing to order at 6:30 pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest when the application is called.

APPLICATIONS

Carrie Thornburg-Bearse Trust, 2262 Main Street, Barnstable, Map 237, Lot 012

Install 26, roof mounted, solar panels on garage

Represented by: Nathan Tissot

Abutters: none present

Bearse recuses herself as she is partial owner of this property.

Mr. Tissot gives a description of the project.

Chair Richard asks if the project is visible from a public way.

Jessop asks if it will go wall to wall. He noted the patch under the cupola.

Motion duly made by David Munsell, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit A) for Carrie Thornburg- Bearse Trust, at 2262 Main Street, Barnstable, Map 237, Lot 012 to install 26, roof mounted, solar panels on the garage as indicated on the plans submitted, noting the home is well off the street and there are no neighbors present to oppose.

Aye: 3

Nay:

Abstain: 1 - Bearse

So Voted: 3:1 in favor

Johnson, Donald, 495 Willow Street, West Barnstable, Map 130, Parcel 003

Solar panel installation on the roof; south and east elevations

Represented by: Donald & Linda Johnson

Abutters: None present

Chair Richard comments that a section of the panels are visible from the street but it is on a dead end.

Ms. Johnson notes that they are on a dead end and they only have one neighbor across the street.

Munsell also notes that the array will be visible from the street. He asks if the array will be sufficient and if anticipate needing to add more panels in the future.

Mrs. Johnson confirms she does not plan on adding more panels.

Mr. Johnson adds that it is expensive to heat.

Bearse asks what color the panels will be.

Minutes Approved on 1/10/18

Mrs. Johnson is not aware what color they will be but is open to using whatever the committee approved.

Bearse comments that they prefer black panels.

Chair Richard comments that they tend to not allow panels that are visible from a public way.

Jessop comments on a past application and notes he is inclined to approve it.

Chair Richard adds that it is not a highly trafficked area.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit B) for Donald Johnson, at 495 Willow Street, West Barnstable, Map 130, Parcel 003 to install roof mounted solar panels on the south and east elevations, as indicated on the plans submitted, black panels on a limited traveled thoroughfare, only small area of the array will be seen from a public way, and there were no abutters present to oppose.

So Voted: Aye, Unanimous

Reghitto, Lawrence & Elizabeth, 194 Lothrop's Lane, West Barnstable, Map 110, Parcel 025/009
Rebuild, single family home
Represented by: Nick Bowes with Bayside
Abutters:

Bowes advises there was a fire during renovations. They are looking to rebuild in the same footprint.

Chair Richard confirm the clapboard in the front is grey

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit C) for Lawrence & Elizabeth Reghitto, at 194 Lothrop's Lane, West Barnstable, Map 110, Parcel 025/009 to rebuild single family home as indicated on the plans submitted.

So Voted: Aye, unanimous

Teague, Christian, 84 Millway, Barnstable, Map 300, Parcel 041, William Hinckley House, built c.1852, Contributing Building in a National Register Historic District
Replace and paint front entrance door
Represented by: Christian Teague
Abutters: None present

Mr. Teague comments that he feels that the proposed color and door are more in keeping with the history of the home. Same color as the Anthony's Cummaquid sign.

Munsell confirms that Teague is replacing the sidelights as well.

Motion duly made by David Munsell, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit D) for Christian Lee Teague, at 84 Millway, Barnstable, Map 300, Parcel 041, William Hinckley House, built c.1852, Contributing Building in a National Register Historic District, to replace and paint the front entrance door along with two sidelights as indicated on the plans submitted; Color is blue HC155.

So Voted: Aye, Unanimous

Paster, Barry, West Barnstable Creekside, LLC, 1095 Main Street, West Barnstable, Map 187, Parcel 004/003 Replace front door, construct new overhang, install new sign
Represented by: Mike Rockwell and Barry Paster
Abutters: none present

Rockwell gives a description of the project. He notes the changes to the door.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit E) for Barry Paster, West Barnstable Creekside, LLC at 1095 Main Street, West Barnstable, Map 187, Parcel 004/003 to replace the front entry door, construct a new overhang, and install a new sign, as indicated on the plans submitted.

So Voted: Aye, Unanimous

Cape Cod Art Association, 3480 Main Street, Barnstable, Map 299, Parcel 071

Replace sign

Represented by: Alyssa LaMora

Abutters: None present

LaMora gives a description of the project. She notes there is a name change and new logo. Proposing, while keeping the same size they would like to us and painted plywood with two occasion signs below.

Motion duly made by David Munsell seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit F) for Cape Cod Art Association at 3480 Main Street, Barnstable, Map 299, Parcel 071 to replace existing sign, as indicated on the plans submitted.

So Voted: Aye, Unanimous

DePaula, Alick & Daniela, 444 Main Street, West Barnstable, Map 133, Parcel 003, Homestead Barn, built c.1860, Contributing Building in a National Register Historic District

Replace windows, door, siding, add dormers

Represented by: Alick & Daniela DePaula

Abutters: None present

Chair Richard confirms that the current windows are one over one and the application asks for the same.

Mr. DePaula comments that currently the windows do not have grids but he would like to use grids if that would be approved.

Chair Richard comments that he thinks six over one would be appropriate.

Munsell asks about the railing material.

Mr. DePaula comments that the railing material is a composite and PVC material; composite rapped in PVC.

There is a discussion about the railing. Bearse confirms with Jessop that the railing will have no shine.

Munsell confirms that DePaula is installing copper gutters.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit G) for Alick & Daniela DePaula at 444 Main Street, West Barnstable, Map 133, Parcel 003, built c.1860, Contributing Building in a National Register Historic District to replace windows (grills between glass, notify what grill patter will be), one door, siding, and to add dormers, as indicated on the plans submitted.

So Voted: Aye, Unanimous

First Lutheran Church, 1663 Main Street, West Barnstable, Map 196, Parcel 010, First Lutheran Church, built 1924, contributing building in a National Register Historic District

Install roof mounted solar array

Represented by: Joe Hackler of Cotuit Solar and Mark Nelson, Church Council

Abutters: None present

Hackler describes the project. He notes all arrays will face away from Route 6A and the modules will be black.

Munsell comments that he drove the property and can confirm the panels will not be visible from 6A.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit H) for First Lutheran Church at 1663 Main Street, West Barnstable, Map 196, Parcel 010, Built 1924, Contributing Building in a National Register Historic District to install a roof mounted solar array, as indicated on the plans submitted noting the array will not be visible from route 6A and there were no abutters present to oppose

So Voted: Aye, Unanimous

Beach Point, LLC, Burbic, Brian, 133 Maushop Avenue, Barnstable, Map 278, Parcel 046/002

Construct single family home

Represented by: Brian Burbic

Abutters: None present

Burbic starts by noting that the only elevation that will be visible from a public way is the right elevation. He continues to describe the project. He adds that he created this home to compliment his home at 137 Maushop Avenue.

Munsell asks if the barn doors will be painted cedar.

Burbic replies that the barn door will be painted azek.

Stone walls will be constructed of stone excavated from the property during the build.

Munsell asks about the beading.

Burbic notes it will be beaded (barn door application).

Bearse asks for clarification on the colors.

Burbic replies that he will be painting the doors white but will likely be back to confirm colors. He continues by stating the main structure will be painted white, the post and railing systems will be painted. Tongue and groove beadboard cedar.

Chair confirms the window casings will be painted white.

There is discussion about the weave corner.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit I) for Beach Point, LLC, Brian Burbic at 133 Maushop Avenue, Barnstable, Map 278, Parcel 046/002 to construct a single family home as indicated on the plans submitted.

So Voted: Aye, Unanimous

CERTIFICATE OF EXEMPTION

Lennon, Kevin, 158 Dromoland Lane, Cummaquid, Map 335, Parcel 080

12'X14' addition off rear of the home

Represented by: Sondra Lennon, Contractor Rich

Chair Richard comments it is not visible from a public way.

Bearse confirms it will match existing.

Motion duly made by Carrie Bearse seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit J) for Kevin Lennon at 158 Dromoland Lane, Cummaquid, Map 335, Parcel 080 to add a 12'X14' addition off the rear of the home, as indicated on the plans submitted.

So Voted: Aye, Unanimous

Nober, Jane, 145 Salten Point Road, Barnstable, Map 301, Parcel 001

Replace wall with stucco finish; color to match house

Munsell notes you can see the corner from the road.

Bearse notes the current wall is brick and will be changing to stucco.

Motion duly made by David Munsell, seconded by Carrie Bearse, to Approve the Certificate of Exemption (Exhibit K) for Jane Nober of 145 Salten Point Road, Barnstable, Map 301, Parcel 001 to replace brick wall with stucco finish; color to match the house, as indicated on the plans submitted.

So Voted: Aye, unanimous

Soares, Wellington, 100 Cypress Point, Cummaquid, Map 334, Parcel 010/003

Install stone on front wall of home

Chair Richard comments that this house is not visible from a public way.

Munsell prefers natural cobblestone but since it will not be visible, he would leave it up to the homeowner to choose the material.

Bearse comments that the material choice is up to the homeowner but option two is more appropriate for the area.

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit L) for Wellington Soares at 100 Cypress Point, Cummaquid, Map 334, Parcel 010-003 to install stone on front façade of the home, as indicated on the plans submitted noting this is exempt it is up to the applicant but the committee feels option two is more appropriate to the district.

So Voted: Aye, unanimous

OTHER

APPROVAL OF MINUTES:

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve Meeting Minutes, Dated November 15, 2017 (Exhibit M).

Aye: 3

Abstain: 1, George Jessop

So Voted: 3 – 1

Having no further business before this Committee, motion to adjourn made by David Munsell at 7:31pm.

Respectfully Submitted,

Erin K. Logan

Exhibit A	Certificate of Appropriateness	File 237/012/000
Exhibit B	Certificate of Appropriateness	File 130/003/000
Exhibit C	Certificate of Appropriateness	File 110/025/009
Exhibit D	Certificate of Appropriateness	File 300/041/000
Exhibit E	Certificate of Appropriateness	File 187/004/003
Exhibit F	Certificate of Appropriateness	File 299/071/000
Exhibit G	Certificate of Appropriateness	File 133/003/000
Exhibit H	Certificate of Appropriateness	File 196/010/000
Exhibit I	Certificate of Appropriateness	File 278/046/002
Exhibit J	Certificate of Exemption	File 335/080/000
Exhibit K	Certificate of Exemption	File 301/001/000
Exhibit L	Certificate of Exemption	File 324/010/003
Exhibit m	Meeting Minutes	November 15, 2017