

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, February 22, 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	Present
Carrie Bearse	Present
George Jessop	Present
David Munsell Jr.	Present
Lesley Wallace	Present

A quorum being met, Chair Paul Richard called the hearing to order at 6:30 p.m. 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(s) are called.

APPLICATIONS

Drown, Gary, 194 Packet Landing, West Barnstable, Map 179 Parcel 039

Move existing 9 light door in garage 14 feet over, new casement window on rear elevation

Ann Michniewicz, representing the Applicant, Gary Drown.

Chair Paul Richard confirms where left elevation will be, asks if site plan in the packet, also refers to plan. Ann Michniewicz states that it's at an angle and in a heavily wooded area.

David Munsell asks about grills in the windows.

Ann Michniewicz replies that some do have grills and some do not.

Motion entertained by Chair Paul Richard, moved by Carrie Bearse, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit A) as submitted for 94 Packet Landing, Map 179, Parcel 039.

Aye: all

So voted unanimously

O'Connell, Diane and Matt, 110 Meadow Lane, West Barnstable, Map 133 Parcel 024

New 1 ½ story dwelling with 2 car garage, walkout basement, deck and porch

Ann Michniewicz in attendance for the Applicant, Diane and Matt O'Connell. She give an overview of the project.

Chair Paul Richard asks about 1 x 10 corner boards and the 10 inch overhang and the eaves at the gutter lines.

Ann Michniewicz replies that's what they'd like to put on, the overhang is flush, not built out.

David Munsell, Jr. asks about the window, front gable, built out?

Ann Michniewicz states it is built out, 8 inches to break the façade. They are all flush except for two, reference to the plan of the house.

George Jessop asks what Anderson series is being used?

Ann Michniewicz replies the 400 series.

Motion entertained by Chair Paul Richard, moved by Carrie Bearse, seconded by David Munsell, Jr., to approve the Certificate of Appropriateness (Exhibit B) as submitted for 110 Meadow Lane, West Barnstable, Map 133 Parcel 024.

Aye: all

So voted unanimously.

O'Brien, Kevin and Bonnie, 43 Indian Trail, Barnstable, Map 336 Parcel 001

Construct 2 car garage, 16 x 17 porch, 28 x 18 master suite addition, 29 x 16 deck, 16 x 10 mudroom addition, replace all windows

Ann Michniewicz in attendance for the Applicant, Kevin and Bonnie O'Brien. She gives a brief explanation that the house was never finished from the 1980's, foundation is there, that's it. Garage faces the street.

Chair Paul Richard asks for clarification about north elevation and location to pond.

David Munsell Jr., asks about chimney, wood?

Ann Michniewicz replies yes.

Chair Paul Richard asks about location of lights/lighting in the cupola, states that there have been problems/complaints with neighbors regarding lights being on all night.

Ann Michniewicz states that you cannot see this house

Carrie Bears asks if the existing landscaping will remain?

Ann Michniewicz replies, yes, possibly a circular drive in the future.

David Munsell Jr. asks about the windows, 12 over 12, will these all be the same or?

Ann Michniewicz answers that all will be replaced with like, the existing, we will replace what is there. They range from 6 ft. high to 4 ft. high, they will be matched up. The front windows are big.

Chair Paul Richard confirms, maintain same openings?

Ann Michniewicz replies yes.

George Jessop also confirms window replacement.

Lesley Wallace comments that she has driven by and this property, observed concrete/work needed.

Motion entertained by Chair Paul Richard, moved by David Munsell, Jr., seconded by Carrie Bearse, to approve the Certificate of Appropriateness (Exhibit C) as submitted for 43 Indian Trail, Barnstable, Map 336 Parcel 001 as submitted.

Aye: all

So voted unanimously

Town of Barnstable, 128 Sandy Neck, West Barnstable, Map 223 Parcel 008

Construct an Adirondack Style lean-to shelter on an existing tenting platform

Nina Coleman, Town of Barnstable in attendance. She gives an explanation of the lean-to shed they are proposing to build.

Chair Paul Richard confirms that it is halfway down the trail, not visible, it is to far down the trail.

Nina Coleman replies, yes, trees in front of it as well.

George Jessop confirms the look/Adirondack style, likes this idea.

Motion entertained by Chair Paul Richard, moved by Carrie Bearse, seconded by David Munsell, Jr., to approve the construction of an Adirondack Style lean-to shelter on an existing tenting platform (Exhibit D), Sandy Neck.

Aye: all

So voted unanimously

Bowen, Robert and Laura, 37 Althea Drive, Barnstable, Map 333 Parcel 017

Add on 18 ft x 22.6 ft deck and an 8 ft x 33 ft catwalk

David Crosbie, contractor, representing the Applicant, Robert and Laura Bowen.

Chair Paul Richard confirms that none of this is visible from the public way/road? This is almost an exemption because it is not visible.

David Crosbie replies, correct, not visible, 200 ft. off the street, front is fairly vegetated. Odd layout.

Motion entertained by Chair Paul Richard, moved by David Munsell, Jr., seconded by Carrie Bearse, to approve the Certificate of Appropriateness for 37 Althea Drive, to add on an 18 ft. x 22.6 ft. deck and an 8 ft. x 33 ft. catwalk (Exhibit E.)

Aye: all

So voted unanimously

Radziszewski, Mark and Laurie, 80 Bay View Road, Barnstable, Map 319 Parcel 032

New doors and windows on sunroom, new dormers at new doors for headroom, new deck

Alison Alessi of A3 architects, inc., representing the Applicant, Mark and Laurie Radziszewski. She gives an explanation of the proposed project.

David Munsell, Jr. asks for clarification of moving the gable, refers to the plan of house with gable.

Alison Alessi confirms/points out on the plan(s).

George Jessop makes an observation about identifiers on the plans.

Chair Paul Richard asks if they will be removing the chimney?

Alison Alessi replies, yes, we will be removing the chimney. This is not on the drawings/plans, she apologizes.

George Jessop asks/clarifies the double door being raised.

Alison Alessi states that they had to move it up, had to do it this way.

David Munsell, Jr. asks about window replacement, all being replaced in porch area?

Alison Alessi replies no only the two next to the new door, area is slightly narrower.

George Jessop suggests the door over the double slider may have a problem with drainage with the vertical wall, he recommends putting a cant (cantilever) on the above wall so water doesn't run into the wall, it could be a drainage issue/problem.

Motion made by David Munsell, Jr., seconded by Chair Paul Richard, to approve the Certificate of Appropriateness as submitted and to also approve the removal of the chimney for 80 Bay View Road, Barnstable, Map 319 Parcel 032 (Exhibit F).

Aye: all

So voted unanimously

MINOR MODIFICATIONS

Crisp, Ronald, 67 Pilots Way, West Barnstable, Map 217 Parcel 024-W00

Add dormer to right side of structure, not left side as originally approved. Add small side octagon shaped window to match dwelling.

This application is moved out of order.

CERTIFICATE OF EXEMPTION

Gray, Samantha, 960 Main Street, West Barnstable, Map 156 Parcel 025

New 8 x 10 garden shed

Mr. and Mrs. Gray in attendance.

George Jessop confirms the size.

Motion entertained by Chair Paul Richard, moved by George Jessop, seconded by Carrie Bearse to approve the Certificate of Exemption for Samantha Gray for a new 8 x 10 Garden Shed at 960 Main Street, Map 156 Parcel 025 (Exhibit G).

Aye: all

So voted unanimously

MINOR MODIFICATIONS

Crisp, Ronald, 67 Pilots Way, West Barnstable, Map 217 Parcel 024-W00

Add dormer to right side of structure, not left side as originally approved. Add small side octagon shaped window to match dwelling.

Motion entertained by Chair Paul Richard, moved by David Munsell, Jr., seconded by Carrie Bearse to approve the minor modification for Ronald Crisp at 67 Pilots Way, West Barnstable, Map 217 Parcel 024-W00 as submitted, to add dormer to right side of structure, and add small side octagon shaped window (Exhibit H).

APPROVAL OF MINUTES

January 25, 2017, February 8, 2017 (no Feb. 8, 2017 mins available)

Motion entertained by Chair Paul Richard to continue the approval of the January 25, 2017, minutes to the next scheduled meeting on March 8, 2017, moved by Carrie Bearse, seconded by David Munsell, Jr. (Exhibit I)

AYE:

So Voted Unanimously

OTHER BUSINESS

Discussion:

Chair Paul Richard reads into record a letter to Gene D. Guill, President of Tales of Cape Cod, dated February 20, 2017, (Exhibit I) re his email with Anna Brigham, Growth Management Dept. as follows: **(Exhibit J)**

It has been brought to my attention that Tales of Cape Cod, Inc. will apply for a grant from the Massachusetts Preservation Projects Fund to secure the exterior envelop of the Olde Colonial Courthouse in Barnstable Village. Specific tasks in your application are to include:

- 1.) *Securing the membrane roof on the bell tower by replacing the existing asphalt shingles, which are beyond their useful life, with red cedar shingles. In addition, the structural framing that supports this roof will be rebuilt, if and as required. Restoration of the bell tower will also include replacing the balustrade and weathervane that were installed when the tower was built (1905) and enabling the bell to be rung from within the first floor of the belfry.*
- 2.) *Replacing the asphalt shingles covering roof over the remainder of the building (meetinghouse, Parish Hall, and kitchen), which are at the end of their useful life, with red cedar shingles.*

- 3.) *Removing the existing gutters and leaders, which detract from the historic form of the building and installing an underground drainage system consisting of perforated pipe set in a bed of gravel and draining into catch basins under the drip edges; and rebuilding the eaves of the building with molding shaped to miter with the gable trim as appropriate.*

These three tasks are in line with the Town of Barnstable's Old King's Highway Historic District Committee guidelines, and should receive approval by the Committee. I hope this letter will help you to move forward with the grant application and planning process. Please let me know if the committee can assist you with any further questions regarding the project.

Respectfully,
Paul G. Richard
Chairman
Town of Barnstable
Old King's Highway Historic District Committee

Having no further business before this Committee, a motion was entertained by Chair Paul Richard, moved by Carrie Bearse, seconded by David Munsell, Jr., to adjourn, the meeting adjourned at 7:18 p.m. So Voted Unanimously

Respectfully Submitted,
Karen Herrand
Recording Secretary, Growth Management

Exhibit A – Certificate of Appropriateness – 194 Packet Landing File - Map/Par 179/039
Exhibit B – Certificate of Appropriateness – 110 Meadow Lane, W. Barn – File - Map/Par 133/024
Exhibit C - Certificate of Appropriateness – 43 Indian Trail, Cummaquid File – Map/Par 336/01
Exhibit D – Certificate of Appropriateness – 128 Sandy Neck, W. Barn File – Map/Par 223/008
Exhibit E – Certificate of Appropriateness – 37 Althea Dr., File – Map/Par 333/017
Exhibit F – Certificate of Appropriateness – 80 Bayview Rd., File – Map/Par 319/032
Exhibit G – Minor Modification – 67 Pilots Way, W. Barn – File – Map/Par 217/024/W00
Exhibit H – Certificate of Exemption – 960 Main St., W. Barn. File – Map/Par 156/025
Exhibit I – Draft Minutes of January 25, 2017
Exhibit J – Letter to Gene D. Guill, dated Feb. 20, 2017 re: Tales of Cape Cod, Inc.