

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES

Wednesday, March 13, 2019, 6:30pm

BARNSTABLE
CLERK
19 MAY 23 AM 1:10

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:

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|--------------------------|----------------|
| Paul Richard, Chair | Present |
| Carrie Bearse, Clerk | Present |
| George Jessop, AIA | Absent |
| David Munsell Jr. | Absent |
| Lesley Wallace | Present |
| Bett McCarthy, Alternate | Absent |
| Building Inspector | Jeffrey Carter |

A quorum being met, Chair Richard 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 when the application is called.

Bearse explains that she has met the requirements of the Mullin Rule Code so that she may vote on the continued applications.

Chair Richard reads the Mullin Rule Code into record.

CONTINUED APPLICATIONS

Vancor, Kenneth, 1876 Phinney's Lane, Barnstable, Map 298, Parcel 036

Replace siding on all four elevations with CertainTeed Monogram vinyl clapboard in sterling grey

Represented by: Brad Sprinkle & Kenneth Vancor

Public comment:

Sprinkle provided a sample of the vinyl siding to the board members as well as photos showing that there are no j-channels used. He further explains that he has provided photographs of other houses on Cape showing how the j-channels do not show.

There was a discussion about the shine of the product and Sprinkle commented that it is made to closely replicate the finish of paint.

Chair Richard comments that this house is in a highly visible area, further he feels it would be a disservice to others in the district to approve vinyl siding.

Vancor feels you would not be able to discern the material from the road.

Chair comments that most of the houses in that area are cedar shingles.

Bearse feels that vinyl is inappropriate for the district.

Bearse comments that the house is located on a major thoroughfare and it is the entry to the scenic highway (route 6A).

Sprinkle proposed wood clapboard on the front and vinyl on the remaining three elevations. Bearse is agreeable to this compromise.

Vancor is agreeable to natural wood on the front and vinyl on the other three sides.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit A) for Kenneth Vancor at 1876 Phinney's Lane, Barnstable, Map 298, Parcel 036 to replace siding as amended the home is approved for wood clapboard on the front facing Hyannis Road (Phinney's Lane) and vinyl on the back and sides. The clapboard and vinyl will be painted sterling grey to match noting this property is on the edge of the district. So Voted: Aye, unanimous

Robinson, Susan & Stephen, 4224 Main Street, Cummaquid, Map 351, Parcel 061
Construct a single family home

Represented by: Jim Hagerty of Reef Builders
Public comment: Tom Shanahan & Susan Stacey

Hagerty begins by explaining that he addressed some items from the last hearing. He provided photos of the proposed fencing.

Chair Richard reads a letter into record from Claudia Sussdorf of 16 Cove Lane, Barnstable; she is in support of the project.

Bearse asks if the fence will be visible from 6A and adds that the committee does not tend to approve 6ft fencing. Hagerty is amenable to using vegetation instead of the 6ft fence.

There is a discussion about the frieze boards. Hagerty advises the corner boards will be 1X10; all windows will have crowns with active shutters.

The discussion moved to the railing system; Hagerty brought a sample of the railing. Chair Richard feels the railing is appropriate and is fine unpainted.

The side entrance will be 1X6 V Groove, painted white; a deck with a granite step.

Hagerty confirms the siding; the front gable will be clapboards and balance of house will be white cedar shingles kept natural.

There is a discussion about the size of the house as well as the setbacks.

Stacey does not feel like it looks like a historic house she adds that it is visible from Cove Lane; she does not feel it looks appropriate.

There is a discussion about the landscape plan. Bearse asks if the tree along the eastern border can be saved for now.

Bearse confirms the fencing is not under review at this time.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit B) for Susan & Stephen Robinson, at 4224 Main Street, Cummaquid, Map 351, Parcel 061 to construct a single family home as indicated on the plans submitted with the modifications that the 6ft wood fence has not been approved also A fence or vegetation will come back. The split rail fence is approved as presented and outlined. The west elevation of the home will be shuttered and crown molding installed for consistency. The tree by the future garage on the north east boundary will be maintained for now and perhaps in the future. Landscaping plan has been approved as submitted. So Vote: Aye, unanimous

APPLICATIONS

Kerber, Arthur, 4260 Main Street, Cummaquid, Map 351, Parcel 016, Rev. Nickolson - Prince Gorham House, built c.1755-1756, Contributing building in a National Register Historic District
Construct a 22'X24', 2-story barn

Represented by: Sturgis St. Peter
Public comment: Susan Stacey & Tom Shanahan

St. Peter describes the project. Reconstructing a barn that had burnt down, in-kind.

Bearse confirms with St. Peter that the window grills will be applied (six over six to match the house)

St. Peter confirms the siding will be all natural cedar shingles.

Bearse confirms with St. Peter that the trim will be painted grey to match the house.

Susan Stacey questions the historic look of the structure adding that the roof pitch, location of windows, sliding glass doors does not feel historic.

Bearse adds that the roof pitch is less than what is required. Chair Richard responds that the roof pitch should match the house.

Wallace feels the sliders will not be visible.

Chair Richard comments that some windows can be visible. He suggests replacing the sliders with French doors.

Stacey feels the barn is not appropriate.

Tom asks about landscaping and parking.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit C) for Arthur Kerber, at 4260 Main Street, Cummaquid, Map 351, Parcel 016 to construct a 22'X24', 2-story barn as indicated on the plans submitted roof pitch to match the pitch of the house, the windows will have six over six applied exterior grills the small window will be 2 over 2, trim width will match the trim width on the house and will be painted grey to match the house, slider will also have applied grills. So Voted: Aye, unanimous

Steere, Lucy, 47 Coventry Lane, West Barnstable, Map 110, Parcel 004/004

Add front porch; eliminate ½ round window, change entry porch roof from gable to hip

Represented by: George Davis

Public comment: none present

Davis explains that they broke the project up onto two applications in hopes of getting started on the rear of the home.

Chair Richard comments that the house is set way back from the road. He feels it is appropriate.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit D) for Lucy Steere, at 47 Coventry Lane, West Barnstable, Map 110, Parcel 004/004 to add a front porch, eliminate ½ round window, change entry porch roof from gable to hip roof as indicated on the plans submitted. So Voted: Aye, unanimous

CERTIFICATE OF EXEMPTION

Steere, Lucy, 47 Coventry Lane, West Barnstable, Map 110, Parcel 004/004

Add shed dormer of rear of garage

Bearse comments it is not visible and is in character with existing structure.

Motion duly made by Carrie Bearse seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit E) for Lucy Steere, of 47 Coventry Lane, West Barnstable, Map 110, Parcel 004/004, to add a shed dormer to the rear of the garage as indicated on the plans submitted. So Voted: aye unanimous

Town of Barnstable, 3353 Main Street, Barnstable, Map 299, Parcel 046, United States Custom House, built 1855-1856, Individually listed on the National Register of Historic Places, contributing building in the Old King's Highway Historic District Remove exterior, non-breathable paint, masonry repairs/restoration, window & door restoration, installation of exterior breathable coating on the masonry to match the Customs House, replace roof, in-kind.

Chair Richard felt the new color matches what was approved for the Customs House.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit F) for Town of Barnstable, of 3353 Main Street, Barnstable, Map 299, Parcel 046, to remove exterior, non-breathable paint, masonry repairs/restoration, window & door restoration, installation of exterior breathable coating on the masonry to match the Customs House, replace roof in-kind as indicated on the plans submitted. So Voted: Aye, unanimous

Commonwealth of Massachusetts, c/o Cape Cod Community College, 2240 Iyannough Road, West Barnstable, Map 236, Parcel 005/W00& Parcel 005/B00

Upgrade to accessibility within the complex to include upgraded walkways, ramps, curbing, walls, and landscape plantings

Represented by: Joe MacKinnon

MacKinnon describes the project. This is a mobility accessibility project.

Chair Richard felt the project is appropriate.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit G) for the Commonwealth of Massachusetts c/o Cape Cod Community College, of 2240 Iyannough Road, West Barnstable, Map 236, Parcel 005/W00 & 005/B00, to upgrade accessibility within the complex to include upgraded walkways, ramps, curbing, walls, and landscaping plantings as indicated on the plans submitted. So Voted: Aye, unanimous

MacKinnon mentions there are two future projects coming – improving lighting as well as demolishing the science building.

MINOR MODIFICATION

Berry, Debra & Dana, 1990 Main Street, West Barnstable, Map 217, Parcel 015

Change approved decking material from mahogany to azek; exterior trim to be azek painted white

Bearse felt the project will not be visible from a public way.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Minor Modification (Exhibit H) for Dana & Debra Berry, of 1990 Main Street, West Barnstable, Map 217, Parcel 015, to change approved decking material from mahogany to azek; also exterior trim to be azek, painted white as indicated on the form submitted. So Voted: Aye, unanimous

OTHER

APPROVAL OF MINUTES:

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve Meeting Minutes, Dated February 27, 2019 (Exhibit I). So voted: aye, unanimous

Having no further business before this Committee, motion to adjourn is moved by Carrie Bearse, seconded by Lesley Wallace at 7:39pm

Respectfully Submitted,

Erin K. Logan
Administrative Assistant/recording secretary

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| Exhibit A | Certificate of Appropriateness | File | 298/036/000 |
| Exhibit B | Certificate of Appropriateness | File | 351/061/000 |
| Exhibit C | Certificate of Appropriateness | File | 351/016/000 |
| Exhibit D | Certificate of Appropriateness | File | 110/004/004 |
| Exhibit E | Certificate of Exemption | File | 110/004/004 |
| Exhibit F | Certificate of Exemption | File | 299/046/000 |
| Exhibit G | Certificate of Exemption | File | 236/005/W00 & B00 |
| Exhibit H | Minor Modification | File | 217/015/000 |
| Exhibit I | Meeting Minutes | Date | February 27, 2019 |