

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, March 27, 2019, 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 Barse, Clerk	Present
George Jessop, AIA	Present
David Munsell Jr.	Present
Lesley Wallace	Present
Bett McCarthy, Alternate	Absent
Building Inspector	Ed Bowers

19 MAY 10 PM 5:53
BARNSTABLE
TOWN CLERK

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

The Unitarian Church of Barnstable, 3330 Main Street, Barnstable, Map 299, Parcel 041, The Unitarian Church of Barnstable, built 1905-1907, contributing building in the Old King's Highway Historic District
Restore/replace 33 windows, install drainage at foot of basement stairs, replace door, resurface front entrance ramp and install new curbing along ramp, construct new retaining wall left of front door, new front door and resurface, front wall.

Represented by: Steve Thomas, Board or Directors – Chair,
Public comment:

Chair Richard comments that the cupola was in the packets and was not on the advertisement. He adds that this will be discussed at the next meeting.

Thomas advises he is looking to maintain the structure. The sanctuary windows will be restored. Warren hall windows will be replaced. They hope to assess the remaining windows and replace and restore.

Munsell confirms the replacement windows will be recreated in lieu of inserts.

Barse confirms with Thomas that interior and exterior will have grills with spacers to give the look of true divided lights.

Jessop feels the newer windows are not appropriate and will not last. Thomas feels that the wood window replacement will deteriorate. Barse comments that she feels if the grills will match what is existing, they are certainly appropriate and have been approved in the past.

Thomas, the sanctuary windows will be restored with new sash chains instead of ropes and new glazing. Thomas comments that the current windows are 1960's.

Thomas discusses the drainage issue at the rear stairwell. Water collects there. They wish to remove the concrete and install proper drainage. Thomas adds that it is an area that people do not see. Barse confirms wood fence and gate around that area.

Thomas the existing ramp will be torn up and a new base will be constructed. They would like to redo, using the old wrought iron railing. The curbing will be granite in lieu of the railroad ties.

Thomas explains that the existing front door has one square of glass. They propose a nine-lite door but will have raised panels at the bottom. Munsell confirms painted to match the trim – white.

On the front connector between warren hall and the sanctuary they would like to remove the plywood and install vertical shiplap boards and paint it. This is for ease of maintenance. Munsell gets clarification of the location of the shiplap. Jessop clarifies that the diagonal pattern will actually be vertical not diagonal. That was just for highlighting that area for the purposes of this meeting.

On warren hall in each corner there are they would prefer to make it all clapboard. Bearse asks if it is mentioned on this application. Thomas advises it is under item E.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit A) for The Unitarian Church of Barnstable at 3330 Main Street, Barnstable, Map 299, Parcel 041 to restore/replace 33 windows, install drainage at foot of basement stairs, replace door, resurface front entrance ramp and install new curbing along ramp, construct new retaining wall left of front door, new front door and resurface, front wall as indicated on the plans submitted noting the cupola will come back at a later date. If windows will have applied exterior and interior grills with a pattern to match existing.

So Voted: Aye, unanimous

Parke, Stephen & Jena, 159 Percival Drive, West Barnstable, Map 110, Parcel 001/013

Install 5' cedar picket fence in the rear of the home along the east and southwest elevations, install 5' black chain link fence along the south elevation connecting the two lines of cedar fencing

Represented by: Jena Parke

Public comment: None

Chair Richard comments the fencing is on the sides and rear. Most is not visible from the street. Bearse confirms the fence will be left natural.

Motion duly made by Carrie Bearse, seconded by Lesley to Approve the Certificate of Appropriateness (Exhibit B) for Parke, Stephen & Jena, at 159 Percival Drive, West Barnstable, Map 110, Parcel 001/013 to install 5' cedar picket fence in the rear of the home along the east and southwest elevations, install 5' black chain link fence along the south elevation connecting the two lines of cedar fencing as indicated on the plans submitted.

So Voted: aye, unanimous

Shuck, Wendy, 164 Millway, Barnstable, Map 300, Parcel 036, Stetson Cottage, built prior to 1785, contributing building in the Millway Historic District

Demolish garage and breezeway

Represented by: Gary & Wendy Shuck, Trevor Meyer

Public comment: none present

Chair Richard reads a letter of support by Avery Revere.

Jessop comments on what will be demolished. Meyer comments the garage, breezeway, and front porch will be demolished.

Chair Richard comments that the structure looks to be going back to what was original. No porch keep 5-bay dormer.

Jessop comments that on the front elevation it is a late colonial greek revival elevation. They are going to replace and match the detail. They will mimic the columns around the front door.

Carrie Bearse comments the side chimney is not listed on the application.

Motion duly made by Carrie Bearse, seconded by (?) to Approve the Certificate of Appropriateness (Exhibit C) for Shuck, Wendy, at 164 Millway, Barnstable, Map 300, Parcel 036 to Demolish garage, both porches, rear portion of the ell and breezeway as indicated on the plans submitted (go back re the chimney removal???)

So Voted: aye, unanimous

Shuck, Wendy, 164 Millway, Barnstable, Map 300, Parcel 036, Stetson Cottage, built prior to 1785, contributing building in the Millway Historic District
Construct rear dormer, second story deck on rear, replace the windows, doors, roofing, siding, and trim

Represented by: Trevor Meyer, the builder
Public comment:

Trevor reviews the plan. The modification was made due to. Jessop and Trevor discuss the rakes. Trevor will build out the rakes to match.

Bearse confirms they will replace the chimney. Trevor will recreate with brick veneer.

Richard asks about the windows. Trevor comments they are simulated divided lights.

Bearse asks about the barn or garage. What is the height compared to the house.

Carrie asks about the landscaping plan.

Trevor, we are removing trim, sidewalls, Anderson 400 true divided lights.

Jessop asks about the siding. Trevor confirms they are going to replace the clapboard with shingles.

Carrie notes the detached garage was not listed on the application. Trevor will resubmit.

Jessop confirms the entire will be cedar shingles.

Motion duly made by Carrie Bearse, seconded by to Approve the Certificate of Appropriateness (Exhibit D) for Shuck, Wendy, at 164 Millway, Barnstable, Map 300, Parcel 036 to Construct rear dormer, second story deck on rear, replace the windows, doors, roofing, siding, and trim as indicated on the plans submitted, siding will be shingles all around. Detached garage/barn will come at later meeting with revised plan for left side elevation

Aye:4
Nay: 1
So Voted: 4:1 in favor

Beland, Ernest, & Layhe, DJ, 4140 Main Street, Cummaquid, Map 351, Parcel 001, Lot Easterbrook House, John Davis House, built c.1800, contributing building in the Old King's Highway Historic District
Construct a 2-story addition, adding a total of 560 sqft, construct covered porch to the north/rear elevation

Represented by: Steve Cook & Ernie and DJ Beland the owners
Public comment: none present

They are hoping to connect the house with the detached garage. Cook comments that the second floor on the existing house is low. He points the gable roof will match the existing gable roof. The covered porch on the west side faces the pool.

Bearse adds their will be limited visibility from 6a.

Munsell asks about the north elevation roof pitch differences.

Bearse comments that everything will match existing – windows, siding, roofing.

Cook adds that in the rear they would like to add to the existing foundation.

otion duly made by Carrie Bearse, seconded by lesley to Approve the Certificate of Appropriateness (Exhibit E) for Beland, Ernest, & Layhe, DJ, at 4140 Main Street, Cummaquid, Map 351, Parcel 001 to construct a 2-story addition, adding a total of 560 sqft, construct covered porch to the north/rear elevation as indicated on the plans submitted.

So Voted: aye unanimous

Gordon, Rich, 75 Harbor View Road, Barnstable, Map 319, Parcel 048

Remove and replace windows and replace one door

Represented by: Rich Gordon

Public comment: none

Gordon comments they are looking to replace two doors. Jessop confirms that one door is on the side.

Bearse comments the windows are four over four grills between the glass.

Motion duly made by Carrie Bearse, seconded (second??) o Approve the Certificate of Appropriateness (Exhibit F) for Gordon, Rich, at 75 Harbor View Road, Barnstable, Map 319, Parcel 048 to remove and replace windows and replace one door as indicated on the plans submitted replaces.

So Voted: aye, unanimous

Robichaud, Stephen, 63 Marble Road, Barnstable, Map 316, Parcel 033

Relocate and replace windows, replace and relocate front door, replace patio door with sliders, replace siding and trim

Represented by: Stephen & Joanne Robichaud

Public comment: none

Stephen provides a paint chip sample for the door to the board members. He is looking to replace the siding and trim.

Munsell asks why they are choosing the 5 1/4" on the corner boards (7:25pm).

Jessop confirms he will be using predipped shingles.

Motion duly made by Carrie Bearse, seconded by Lesley to Approve the Certificate of Appropriateness (Exhibit G) for Robichaud, Stephen, at 63 Marble Road, Barnstable, Map 316, Parcel 033 to relocate and replace windows, replace and relocate front door, replace patio door with sliders, replace siding and trim as indicated on the plans submitted.

So Voted: Aye, unanimous

Wickham, Mary, 45 Freezer Road, Barnstable, Map 300, Parcel 016

Remove chimney and replace with faux chimney to match existing

Represented by: Louis DeMayo

Public comment: none

Chair Richard asks DeMayo if he would like to reconstruct the chimney.

Bearse feels it will be more appropriate without the chimney.

Bearse and Chair feel it is appropriate without the chimney.

Motion duly made by Carrie Bearse, seconded by to Approve the Certificate of Appropriateness (Exhibit H) for Wickham, Mary, at 45 Freezer Road, Barnstable, Map 300, Parcel 016 to remove chimney and replace with faux chimney to match existing as indicated on the plans submitted the committee feels that it is not appropriate to put it back.

So Voted: Aye, unanimous

Luff, Jeffrey & Lorene, 142 Althea Drive, Cummaquid, Map 334, Parcel 048

Modify existing deck - new rail & ballisters, new stairs to grade. Create new screen under deck - new concrete floor, screen panels and entry screen doors

Represented by: Tim Luff
Public comment: None

Luff advises the deck is existing built when the house was built. He would like to clean up the deck, create a staircase to access the backyard and utilize the area under the porch to be protected from the sun. No change in footprint.

Bearse feels the project is appropriate.

Motion duly made by Carrie Bearse, seconded by Lesley to Approve the Certificate of Appropriateness (Exhibit I) for Luff, Jeffrey, at 142 Althea Drive, Cummaquid, Map 334, Parcel 048 to modify existing deck - new rail & ballisters, new stairs to grade. Create new screen under deck - new concrete floor, screen panels and entry screen doors as indicated on the plans submitted.

So Voted: aye, unanimous

Hill, Margaret, 90 Indian Hill Road, Cummaquid, Map 318, Parcel 030
Strip and re-roof, install PermaLock metal roofing system

Represented by: Margaret Hill, Chris Lacky of East Coast, Paul of East Coast
Public comment:

Munsell asks if they have installed in OKH. Paul advises they installed in Sandwich in 2015.

Jessop comments that there is one fastener.

Chair Richard comments that they do not typically approve metal roofing though this is on a dead end. The Chair adds that also on Indian Hill they denied a standing seam metal roof.

Preferred due to energy conservation, longevity, no salt issues.

Bearse concerned with the material she is also concerned with the shine.

East Sandwich on North Shore Boulevard (#90)

Bearse agrees it may be good to continue.

Chair Richard asks about the flashing with the skylights.

Bearse feels that they should continue to give the committee an opportunity to look at a house where it was applied. Bearse would like a list of houses on Cape with this roofing. Knowing that we do not feel metal roofing is appropriate.

Motion duly made by Carrie Bearse, seconded by David Munsell to continue the Certificate of Appropriateness (Exhibit J) for Hill, Margaret, at 90 Indian Hill Road, Cummaquid, Map 318, Parcel 030 to strip and re-roof, install PermaLock metal roofing. April 17th.

So Voted: Aye, unanimous

CERTIFICATE OF EXEMPTION

Waterhouse, Molly, 146 Cobble Stone Road, Barnstable, Map 316, Parcel 064/001

Changes to the detached garage including: left elevation – replace door and construct covered entry, install two windows, remove hay loft doors & replace with windows; front elevation – remove garage doors replace with windows, remove standard door and replace with windows; right elevation – replace windows; rear elevation – remove windows, change location and install two new windows

Bearse comments it is not visible from Cobble Stone Road.

Lesley & Chair concurred.

Motion duly made by Carrie Bearse, seconded by Ielsey Wallace, to Approve the Certificate of Exemption (Exhibit K) for Waterhouse, Molly, of 146 Cobble Stone Road, Barnstable, Map 316, Parcel 064/001, to changes to the detached garage including: left elevation - replace door and construct covered entry, install two windows, remove hay loft doors & replace with windows; front elevation - remove garage doors replace with windows, remove standard door and replace with windows; right elevation - replace windows; rear elevation - remove windows, change location and install two new windows as indicated on the plans submitted. Not visible.

So Voted: aye, unanimous

OTHER

APPROVAL OF MINUTES: No minutes to review at this hearing

Having no further business before this Committee, motion to adjourn is moved by (Bea), seconded by (Jee) at (7:53)

Respectfully Submitted,

Erin K. Logan

Administrative Assistant/recording secretary

Exhibit A	Certificate of Appropriateness	File	299/041/000
Exhibit B	Certificate of Appropriateness	File	110/001/013
Exhibit C	Certificate of Appropriateness	File	300/036/000
Exhibit D	Certificate of Appropriateness	File	300/036/000
Exhibit E	Certificate of Appropriateness	File	351/001/000
Exhibit F	Certificate of Appropriateness	File	319/048/000
Exhibit G	Certificate of Appropriateness	File	316/033/000
Exhibit H	Certificate of Appropriateness	File	300/016/000
Exhibit I	Certificate of Appropriateness	File	334/048/000
Exhibit J	Certificate of Appropriateness	File	318/030/000
Exhibit K	Certificate of Exemption	File	316/064/001