

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, April 17, 2019, 6:30pm

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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	Present
Bett McCarthy, Alternate	Present
Building Inspector	Jeff Carter

A quorum being met, Chair Richard called the hearing to order at 6:31pm. 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.

CONTINUED APPLICATIONS

Hill, Margaret, 90 Indian Hill Road, Cummaquid, Map 318, Parcel 030

Strip and re-roof, install PermaLock metal roofing system

Represented by: Margaret Hill, Paul Lechiara of East Coast Metal Roofing

Public comment: none present

Munsell began by confirming that he drove by the house in Sandwich.

Chair Richard adds that the Sandwich property is not very visible from the road.

Lechiara comments that the product is a permanent solution and these are shingles vs asphalt roofing.

Munsell does not think it looks too bad though he adds that the product does have a sheen.

Wallace visited the Sandwich property and added that the product is a bit shiny. She added that the black struck her stood out. She viewed the website and feels perhaps a grey would not have the sheen and not stand out as much. Lechiara responds that Hill chose a grey color because it resembles a slate material and will not have the pop that a black roof would have.

There is a discussion about the exposure.

Munsell adds that this property is on a dead end street.

Munsell asks about the ridge material. Lechiara replies that material would match the metal roof.

Jessop does not feel the roof in Sandwich is appropriate.

Lechiara argued that tin has been around longer than asphalt.

Bearse looked at both properties and felt that Indian Hill Road is an eclectic neighborhood. While the committee does not typically think this is appropriate and they do not allow standing seam metal roofs but she feels it will be appropriate on this house in this neighborhood.

Motion duly made by David Munsell, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit A) for Hill, Margaret, at 90 Indian Hill Road, Cummaquid, Map 318, Parcel 030 to Strip and re-roof, install PermaLock metal roofing system (color - midnight oxide) and add skylights to the rear elevation as indicated on the plans submitted noting the house is on a dead end street and there are no abutters present to oppose. So voted: Aye, unanimous

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
Rebuild and replace cupola on top of Warren Hall, in-kind – no change in dimensions or material

Represented by: Steve Thomas, Board of Directors

Public comment: none

No questions or concerns by the board members. Thomas advises it will be all wood replacement in-kind.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit B) for The Unitarian Church of Barnstable, at 3330 Main Street, Barnstable, Map 299, Parcel 041 to Rebuild and replace cupola on top of Warren Hall, in-kind – no change in dimensions or material as indicated on the plans submitted. So Voted: Aye, unanimous

Wendy, Shuck, 164 Millway, Barnstable, Map 300, Parcel 026

Construct 24'x24' garage/carriage house

Represented by: Trevor Meyer

Public comment: none

Meyer confirmed the structure will be 24 x 30; siding will be shingles.

Chair Richard advised this came before us at the last meeting and this was a formality for advertising.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit C) for Wendy, Shuck, at 164 Millway, Barnstable to Construct 24'x30' garage/carriage house as indicated on the plans submitted. So Voted: Aye, unanimous

Scott, Michael & Cheryl, 247 Salt Rock Road, Barnstable, Map 316, Parcel 019

Construct new 416 sqft, single story, addition to the north elevation of existing single family structure

Represented by: Steve Cook

Public comment: none

Cook began by describing the project – a bedroom addition on the right elevation. All finishes will match the current exterior finishes; windows to match existing.

Jessop confirmed that all materials will match existing.

Chair Richard called for public comment; none present.

Motion duly made by David Munsell, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit D) for Scott, Michael & Cheryl, at 247 Salt Rock Road, Barnstable, Map 316, Parcel 019 to Construct new 416 sqft, single story, addition to the north elevation of existing single family structure as indicated on the plans submitted. So Voted: Aye, unanimous.

Knox Lupfer, Elizabeth Trustee, 60 Locust Lane, Barnstable, Map 319, Parcel 127

Construct 200sqft addition and dormer at the rear elevation; construct 105sqft addition to the left elevation; construct a 105sqft addition to the right elevation; re-roof, re-side, new windows

Represented by: Gary Ellis

Public comment: none

Ellis described the project. The dormer is proposed due to code compliance. Ellis proposed to keep the nautical siding on the front; replace the windows with Anderson 400, grills on the interior and exterior; roof to match existing. Ellis and Jessop review the plan.

Wallace confirmed there will be a new chimney. Ellis advised the current chimney will not meet code so they are reconstructing it adding that the homeowner would prefer to keep the chimney.

Ellis adds that they are moving the outdoor shower and will be adding a new stoop to the south elevation

Motion duly made by Carrie Bearse, seconded by Wallace to Approve the Certificate of Appropriateness (Exhibit E) for Knox Lupfer, Elizabeth Trustee, at 60 Locust Lane, Barnstable, Map 319, Parcel 127 to Construct 200sqft addition and dormer at the rear elevation; construct 105sqft addition to the left elevation; construct a 105sqft addition to the right elevation; re-roof, re-side, new windows as indicated on the plans submitted. So Voted: Aye, unanimous

Carty, Lucy, 240 Carriage Lane, Barnstable, Map 297, Parcel 035

Install roof mounted solar panels on all roof elevations (front, back, and side)

Represented by: Brien Langill

Public comment: none

Chair Richard calls for public comment from neighbors and abutters for both this address and 1795 Phinney's Lane; No abutters present.

Chair Richard asks if they can remove the panels on roof two and put them onto roof four. Langill provides a revised plan.

Chair Richard commented that the panels will be visible from Bragg's lane.

Langill added that this house is on a dead end street and there are only eight houses after this address.

Munsell, Wallace, and Langill discuss the layout. Munsell asked if the front panels can be lined up so they are a straight line; Langill agrees to this. Wallace asked if the color matches the current roof. The members look at the revised plan.

Langill believes the current roof is brown or tan. Wallace confirmed the panels are proposed to be installed on the smaller front and the back. Langill replies that he can remove the front panels if absolutely necessary. Wallace is not comfortable with being able to see the panels from the road.

Jessop asked if they can move the panels to a more uniform location.

Motion duly made by George Jessop, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit F) for Carty, Lucy, at 240 Carriage Lane, Barnstable, Map 297, Parcel 035 to Install roof mounted solar panels on all roof elevations (front, back, and side) as modified –the panels on section 4 will be eliminated, adding four panels on roof one, aligning the street side edges, as submitted and it is appropriate due to location of the house not on a well traveled thoroughfare and no abutters present to oppose. So voted: Aye, unanimous.

Carty, Lucy, 1795 Phinney's Lane, Barnstable, Map 276, Parcel 032

Install roof mounted solar panels on the front, side, and rear elevation

Represented by: Brien Langill

Public comment: none present

Chair Richard asks Langill if he can eliminate section one. Munsell felt that section five is visible as well. Chair Richard felt that section five could be argued as not visible.

Langill advised removing these panels would reduce the power to about 90%.

Chair Richard asked if they can reconfigure the layout to remove the panels from the front elevation.

Bearse is not concerned. She felt the house is up on a hill and somewhat out of the focus area. Chair Richard added that it is on the edge of the district.

Chair advised if it is a redesign it should be continued. Munsell is also concerned about the garage side. He feels the panels will still be quite visible.

Motion duly made by George Jessop, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit G) for Carty, Lucy, at 1795 Phinney's Lane, Barnstable, Map 276, Parcel 032 to Install roof mounted solar panels on the front, side, and rear elevations as amended roof panels in section five will be revised to two rows eliminating the lowest two

panels, alignment of the leading edge on the street side of all panels on that roof. Although the home is on a well travel thoroughfare the position of the home on a hill makes the panels less visible and there are no members of the public present to oppose. So voted: aye, unanimous.

Montero, Luis, in a lease agreement with Meldon, John J. Trust, Barnstable Inn Realty Trust, 3180 Main Street, Barnstable, Map 300, Parcel 048

Replace existing sign in-kind, same dimensions, material and colors; change of wording & design

Represented by: Luis Montero

Public comment: none present

Chair Richard – no one has concerns.

Motion duly made by David Munsell, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit H) for Montero, Luis, at 3180 Main Street, Barnstable, Map 300, Parcel 048 to replace existing sign in-kind, same dimensions, material and colors; change of wording & design as indicated on the plans submitted. So voted: Aye, unanimous.

Lambert, Matthew, 81 Angela Way, West Barnstable, Map 133, Parcel 019

Move sections of stone wall and install gate

Represented by: Matthew Lambert

Public comment: Suzanne Stewart

Committee members review the project.

Bearse is not in favor of removing the stone wall.

Stewart is concerned that the stone wall is the boundary and the removal of the stones implies an invitation to access her property. She has no problem with the gate.

Chair Richard does not have a problem with the gate.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit I) for Lambert, Matthew, at 81 Angela Way, West Barnstable, Map 133, Parcel 019 to move sections of stone wall and install gate as indicated on the plans submitted not to remove the stonewall but maintain the gate. So Voted: aye, unanimous.

Ferrante, Raymond & Varnerin, Ellen, 26 Point Hill Road, West Barnstable, Map 136, Parcel 024

Replace all windows; replace front door; reside with white cedar shingles painted Cape Cod Grey

Represented by: Raymond Ferrante

Public comment: none present

Munsell confirmed they would like to change the windows to a six over one grill pattern. Bearse would prefer applied exterior grills.

Chair Richard and Bearse feel the full divided lights, six over one is appropriate.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit J) for Ferrante, Raymond & Varnerin, Ellen, at 26 Point Hill Road, West Barnstable, Map 136, Parcel 024 to replace all windows; replace front door; reside with white cedar shingles painted Cape Cod Grey as indicated on the plans submitted; noting the windows will be six over one exterior applied grills, the trim to be painted white. So Voted: aye, unanimous.

Kaupp, Clement, 2864 Main Street, Barnstable, Map 279, Parcel 010, Mulberry Cottage, built prior to 1856, contributing building in the Old King's Highway Historic District

Remove 24 wooden, double hung windows, and replace with new Anderson Woodwright insert 400 series, double hung windows. Install PVC exterior trim and sills

Represented by: Roger Byam
Public comment: none present

Jessop asks about rehabbing the windows. Byam comments there was an addition but the windows in the original structure are in the worst shape. Byam confirms the windows are original. Munsell would not like to see them go. Byam adds the windows are inserts.

Bearse confirms the windows will have applied exterior grills with same trim around the windows.

Chair Richard confirmed Byam will be using an inch and a half casings. All will be replaced from the interior and replaced with PVC. Sills will look the same.

Bearse confirmed with Byam that the windows will look the same. Same grill pattern, same trim. Permanently applied grills; all sills will remain the same unless they rotted.

Chair Richard confirmed the windows will be full divided lights, glued interior and exterior with a spacer bar.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit K) for Kaupp, Clement, at 2864 Main Street, Barnstable, Map 279, Parcel 010 to Remove 24 wooden, double hung windows, and replace with new Anderson Woodwright insert 400 series, double hung windows. Install PVC exterior trim and sills as indicated on the plans submitted. Full divided lights, interior and exterior grills with spacer bar. So voted: Aye (5); abstain, 1-Jessop.

Higgins, Daniel & Carey, Elizabeth, 71 Sheep Meadow Road, West Barnstable, Map 109, Parcel 027
Replace two existing decks with one connected deck; enclose area under deck; color changes – repaint clapboard siding grey, trim white, and shutters black

Represented by: Daniel Higgins & Elizabeth Carey
Public comment: none

Higgins and Carey advised that the previous homeowners got approval but never constructed the deck.

Munsell confirm entire house will be repainted.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit L) for Higgins, Daniel & Carey, Elizabeth, at 71 Sheep Meadow Road, West Barnstable, Map 109, Parcel 027 to replace two existing decks with one connected deck; enclose area under deck; color changes – repaint clapboard siding grey, trim white, and shutters black as indicated on the plans submitted. So voted: Aye, unanimous.

Jensen, James, 340 Willow Street, West Barnstable, Map 131, Parcel 026
Demolish 391sqft shed

Represented by: Dan Jensen
Public comment: none present

Dan Jensen is representing James Jensen.

No questions or concerns.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Demolition or Relocation (Exhibit M) for Jensen, James, at 340 Willow Street, West Barnstable, Map 131, Parcel 026 to Demolish 391sqft shed as indicated on the plans submitted. So voted: aye, unanimous.

Detjens, Philip & Dierdre, 3730 Main Street, Barnstable, Map 317, Parcel 027, Alvin Howes House, built c1790-1800, contributing building in the Old King's Highway Historic District

Exterior renovation to include 3' addition to the existing deck, new screen porch enclosure over existing deck, rebuild existing deck stair to front of house, new deck stairs to back of house, addition of deck platform at grade, new covered entry at west elevation, new window locations, new recessed entry vestibule and front door on south elevation

Represented by: Mary Ann Agresti, Philip & Dierdre Detjens
Public comment: none present

Chair Richard noted that a majority of the project is on rear elevations.

Bearse was in favor of the project with the exception of the changes to the front elevation. Given the significance of the structure, she opposed to changing the front façade. Dierdre advised the reason for the changes to the front was to protect the front entrance from the rain. Bearse suggested that the front façade needs to be re-worked.

Jessop commented that the post construction additions can be justified.

Munsell, Wallace, & McCarthy all agreed with Bearse; they both felt the front façade change is inappropriate for this house, but felt the remaining changes are appropriate.

Bearse reiterated that the remainder of the project is very appropriate.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit N) for Detjens, Philip & Dierdre at 3730 Main Street, Barnstable, Map 317, Parcel 027 to exterior renovation to include 3' addition to the existing deck, new screen porch enclosure over existing deck, rebuild existing deck stair to front of house, new deck stairs to back of house, addition of deck platform at grade, new covered entry at west elevation, new window locations, as indicated on the plans, noting the new recessed entry vestibule and front door on south elevation is not approved at this time. So Voted: Aye, Unanimous

Ansel, David, 25 Kent Road, Barnstable, Map 280, Parcel 030
Install stock cap on chimney

Represented by: None present

Public comment: none present

Bearse questioned bringing this project to a hearing. She felt this is standard maintenance of the chimney. Further, she appreciated the applicants filing, it should not be before the committee.

Munsell agreed as did Chair Richard. Moving forward chimney repair work is ok to sign off on.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit O) for Ansel, David, at 25 Kent Road, Barnstable, Map 280, Parcel 030 to Install stock cap on chimney as indicated on the plans submitted. So Voted: Aye, unanimous

Ordway Properties, LLC, 2211 Main Street, West Barnstable, Map 237, Parcel 037, Smith-Jenkins Homestead, built 1775-1780, contributing building in the Old King's Highway Historic District
Renovate existing workshop outbuilding; replace roof, siding, windows, trim, construct wheelchair ramp, construct deck

Represented by: Jim from Lineal Construction

Public comment: none present

Jim and board briefly review the project

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit P) for Ordway Properties, LLC, at 2211 Main Street, West Barnstable, Map 237, Parcel 037 to renovate existing workshop outbuilding; replace roof, siding, windows, trim, construct wheelchair ramp, construct deck as indicated on the plans submitted. True divided lights brosko. So Voted: Aye, unanimous

Greer, Brian & William, 40 Salt Meadow Lane, West Barnstable, Map 156, Parcel 038
Construct 2,800 sqft single family home with two-car garage; vinyl siding

Represented by: Brian Greer & Shane Hocter

Public comment: none present

Munsell asked Greer if he looked into any other siding besides vinyl siding. Greer responded that the house would not be visible and the abutters will not be able to see.

Chair Richard comments that this house is way back. Brian adds he is landscaping in hopes of keeping it as private as possible.

Chair Richard felt given the location, the house will not be visible from a public way or place. Wallace agreed.

There is a discussion about the exposure and it agreed that a five inch reveal would be more appropriate.

Bearse commented that applied exterior grills would be most appropriate but applied between the glass would also be appropriate.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit Q) for Greer, Brian & William, at 40 Salt Meadow Lane, West Barnstable, Map 156, Parcel 038 to construct 2,800 sqft single family home with two-car garage; vinyl siding as indicated on the plans submitted; simulated divided lights grills between the glass, no abutters present and the house will not be visible from any public way or place and house is in dead end with no visibility from street, and the windows will have grills between glass. So Voted: Aye, 4; Nay, 1 - Bearse

CERTIFICATE OF EXEMPTION

Crisp, Ronald, 67 Pilots Way, West Barnstable, Map 217, Parcel 024/W00
Install 44 roof mounted solar panels on the south facing garage roof

Munsell commented that this home is not visible from anywhere.

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit R) for Crisp, Ronald, of 67 Pilots Way, West Barnstable, Map 217, Parcel 024/W00, to install 44 roof mounted solar panels on the south facing garage roof as indicated on the plans submitted. So vote: Aye, unanimous

Ordway Properties, LLC, 2199 Main Street, West Barnstable, Map 236, Parcel 008
Construct 52'X70' barn including farmer's porch

Chair Richard comments that this is a barn for a working farm.

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit S) for Ordway Properties, LLC, of 2199 Main Street, West Barnstable, Map 236, Parcel 008 to construct 52'X70' barn including farmer's porch as indicated on the plans submitted, noting this is not visible. So voted: Aye, 4; Abstain 1 - Bearse

MINOR MODIFICATION

Soares, Wellington, 100 Cypress Point, Cummaquid, Map 334, Parcel 010/003
Paint all four elevations of the house Maibac - Lighthouse Gray

Motion duly made by David Munsell, seconded by Bett McCarthy, to Approve the Minor Modification (Exhibit T) for Soares, Wellington, of 100 Cypress Point, Cummaquid, Map 334, Parcel 010/003, to Paint all four elevations of the house Maibac - Lighthouse Gray as indicated on the form submitted. So voted: Aye, unanimous

Burbic, Brian, 133 Maushop Avenue, Barnstable Map 287, Parcel 046/002
Install railings at entryway

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Minor Modification (Exhibit U) for Burbic, Brian, of 133 Maushop Avenue, Barnstable Map 287, Parcel 046/002, to Install railings at entryway as indicated on the form submitted. So Voted: Aye, unanimous

OTHER – Chair Richard advised that Eversource will begin replanting in the coming weeks.

APPROVAL OF MINUTES:

Approval of Meeting Minutes, Dated March 13, 2019 (Exhibit V) Continued to the May 8th 2019 hearing.

Having no further business before this Committee, motion to adjourn is moved by Carrie Bearse, seconded by David Munsell at 8:25pm.

Respectfully Submitted,

Erin K. Logan

Minutes Approved 5/22/19

Exhibit A	Certificate of Appropriateness	File	299/041/000
Exhibit B	Certificate of Appropriateness	File	300/026/000
Exhibit C	Certificate of Appropriateness	File	316/019/000
Exhibit D	Certificate of Appropriateness	File	319/127/000
Exhibit E	Certificate of Appropriateness	File	297/035/000
Exhibit F	Certificate of Appropriateness	File	276/032/000
Exhibit G	Certificate of Appropriateness	File	300/048/000
Exhibit H	Certificate of Appropriateness	File	133/019/000
Exhibit I	Certificate of Appropriateness	File	136/024/000
Exhibit J	Certificate of Appropriateness	File	279/010/000
Exhibit K	Certificate of Appropriateness	File	109/027/000
Exhibit L	Certificate of Appropriateness	File	131/026/000
Exhibit M	Certificate of Appropriateness	File	317/027/000
Exhibit N	Certificate of Appropriateness	File	280/030/000
Exhibit O	Certificate of Appropriateness	File	237/037/000
Exhibit P	Certificate of Appropriateness	File	156/038/000
Exhibit Q	Certificate of Exemption	File	217/024/W00
Exhibit R	Certificate of Exemption	File	236/008/000
Exhibit S	Meeting Minutes	Date	03/13/2019
Exhibit T	Meeting Minutes	Date	03/27/2019