

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, February 10, 2021, 6:30pm

2021 FEB 25 PM 3:17

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 by remote participation via Zoom Meetings on the following applications:

Paul Richard, Chair	Present
Carrie Bearse, Clerk	Present
George Jessop, AIA	Present
Bett McCarthy	Present
Lesley Wallace	Present
Jeffrey Goldstein, Alternate	Absent
Building Inspector	Jeff Carter
Planning Staff	Kate Maldonado
Planning Staff	Erin Logan

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

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

Construct a 2-story, 40,000 sqft, Science & Technology Building; natural wood siding, flat commercial roof, aluminum clad wood windows, glass curtain wall, and roof mounted solar panels;

Represented by: Seth Clarke, Architect; Jim Collins, Architect; Chris Clark, CCCC; Joe MacKinnon, CCCC; John Cox, CCCC; Bethany King, Project Manager;

Public comment: none

Clarke described the project via a Power Point presentation. Clarke noted there was much thought into the landscape features; chip seal driveway; native grasses; Gabion stone walls; Clarke went on to describe the pavilion style building that will act as the hub of the complex. He goes on to explain the use of the glass curtain wall. Clarke then explained the use of walking bridges to connect the new structure with the existing campus.

Clarke continued to describe the use of residential style wood windows with aluminum cladding. The color of the windows is intended to match the siding in its faded state. He confirmed the siding color has not been chosen yet as they are still in the process of securing bids.

Clarke proposes a natural wood siding that is kiln toasted; thermally modified wood siding. There is a discussion about the fading of the proposed siding materials. The siding will eventually silver out. Jim Collins described the thermally modified wood siding. Collins added that the material has the longest life of any wood material they could find.

Chair Richard opened comments to the Committee members.

Chair Richard felt the project is appropriate. He is in favor of the choice of wood siding. He has no concerns with this project.

Jessop suggested that the applicant pre-stain the top most coursing. He felt the windows are appropriate. He is in favor of the design including the bridge.

Jessop confirmed with Collins and Clarke that they will use hot dipped galvanized railing with a stainless steel rail with cabling inside the frame.

Bearse felt the design is appropriate and enhances the campus.

McCarthy is in favor of the use of the natural setting. She appreciates the mechanicals being installed in the center of the roof.

Wallace is in favor of the project. She would prefer "C" for the siding stain. She too likes the bridge and added that it is well adapted to the surroundings.

Chair Richard called for public comment. Seeing none, Chair Richard called for a motion.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit A) Commonwealth of Massachusetts, Cape Cod Community College/DCAMM, 2240 Iyannough Road, West Barnstable, Map 236, Parcel 005/B00 and Map 236, Parcel 005/W00, Construct a 2-story, 40,000 sqft, Science & Technology Building; natural wood siding, flat commercial roof, aluminum clad wood windows, glass curtain wall, and roof mounted solar panels; So voted: aye, unanimous

Swift, Catherine, 0 Bow Lane, Barnstable, Map 299, Parcel 049/001, vacant land

Construct a single family home with detached two-car garage/barn structure; including roof mounted solar panels on the main and garage/barn structures

Represented by: Steve Cook and Will Swift

Public comment: none

Cook described the project; construct a single family home with a detached garage/barn structure. The existing parcel abuts the railroad tracks. The house will be placed well on the rear of the property with a long driveway from Bow Lane. The detached barn will be on the north side of the property.

He proposed a two-car salt box style garage with solar panels proposed on the south elevation.

The house will be barn style with a covered front and rear porches. Roofing will be asphalt; siding will be hardy plank; noting the house will be about 300 ft from Bow Lane.

Chair Richard confirmed with Cook that the single family home will be white hardy plank. Chair Richard felt the materials and design were appropriate given the location of the structures.

Jessop is in favor of the project. He is in favor of the solar panels as well. Jessop questioned panels on the main structure. Swift advised there are no solar panels proposed for the main structure as this time. Jessop added

Approved on 02/24/21

that they will need to come back for the panels on the main structure if/when the homeowner decides to do so.

Bearse felt the design is appropriate and while hardy plank is not typically approved, she felt this material was appropriate given the location.

Wallace felt the project was appropriate and is far enough back on the lot that she is not concerned with the siding and solar.

McCarthy felt the project was appropriate.

Chair Richard called for public comment. Seeing none, he called for a motion.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit A) Swift, Catherine, 0 Bow Lane, Barnstable, Map 299, Parcel 049/001, vacant land, construct a single family home with detached two-car garage/barn structure; including roof mounted solar panels on the main and garage/barn structures, as indicated on the plans submitted. So voted: aye, unanimous

EXTENSIONS

Town of Barnstable, Department of Public Works has requested a one year extension of the Certificate of Appropriateness, approved on February 26, 2020, to remove and relocate the Pump Station/House on Rendezvous Lane.

Motion duly made by Bearse, seconded by McCarthy, to approve a one year extension of the Certificate of Appropriateness (Exhibit C) Town of Barnstable, Department of Public Works has requested a one year extension of the Certificate of Appropriateness, approved on February 26, 2020, to remove and relocate the Pump Station/House on Rendezvous Lane. So voted: aye, unanimous

OTHER - None

APPROVAL OF MINUTES:

Bearse moved seconded by McCarthy to approve the January 13, 2021 minutes as amended. So voted: aye, unanimous.

Having no further business before this Committee, motion to adjourn is moved by Bearse, seconded by McCarthy at 7:17pm.

Respectfully Submitted,

Erin K. Logan
Administrative Assistant/recording secretary

Exhibit A	Certificate of Appropriateness	File 236/ 005/B00 and 236/ 005/W00
Exhibit B	Minor Modification	File 299/049/001
Exhibit C	Meeting Minutes	Date January 10, 2021

