

Town of Barnstable
Old King's Highway Historic District
MINUTES
Wednesday August 11, 2010

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 on the following application:

Committee Members Present: Patricia Anderson, Elizabeth Nilsson, George Jessop, Carrie Bearse
Committee Members Absent: None

Motion duly made George Jessop, seconded by Elizabeth Nilsson, that Patricia Anderson be appointed Temporary Chair for this Evening.

AYE: ALL

NAY: None

So Voted Unanimously

A quorum being met, Temporary Chair Anderson called the hearing to order at 7:03pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest.

Continued Applications

Cape Cod Organic Farm, 3675 Main Street, Barnstable, Map 317, Parcel 035

Installation of 48 Solar Photovoltaic Panels on Ground Mount

(Continued from July 14, 2010 and by Applicant's Request to August 11, 2010)

Represented by Conrad Geysler

Chair Anderson read into the record a Letter of support from Jan Rapp.

Mr. Geysler submitted additional information for the Members to review which include the requested dimensions. Pat Anderson asked how high the mounts will be off the ground and Mr. Geysler indicated 16 feet high, 39 feet wide and 24 feet deep. Personnel will be able to park their vehicles underneath. George Jessop asked the pitch and it was stated that it is approximately a 25 degree angle. Mr. Geysler noted that the concrete posts will be painted green to blend in with the scenery. George Jessop asked if there is a gable end on each side and Mr. Geysler noted that there will be and finished with barn board in a board and batten style. Elizabeth Nilsson confirmed that there will be 48 panels total.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Cape Cod Organic Farm at 3675 Main Street, Barnstable to Install Photovoltaic panels as Submitted.

So Voted Unanimously

Ehret, Gregory & Barbara, 21 Scudders Lane, Barnstable, Map 258, Parcel 011

Construct New Single Family Home, Garage/Barn

(Continued from June 09 & July 14, 2010 and by Applicant's Request to August 11, 2010)

Represented by Barbara Ehret, Ben & Denise Thompson, Architects

NOTE: Carrie Bearse recuses herself from the discussion of this Application

Pat Anderson explained that due to the new Open Meeting Law, what they discussed at the last meeting to have the applicant's architects get together with the Board Architect and discuss potential changes, is not possible. All discussions need to be held in Open Session. Ben Thompson began by addressing the issue of a formal entrance which George Jessop mentioned at the previous meeting. He noted that they looked at the houses along Scudders Lane as well as the surrounding area and although most did have formal entrances, the majority had side entrances. It is this side entrance that is used as the entry and the formal entrance is not utilized as such. He also presented renderings of the house from each of the elevations.

George Jessop commented that he does not have a problem with any of the elevations, but added that most of the houses do have formal entrances, whether they are used or not. This particular street is a series of formal elevations, and original buildings that have been added to have maintained the original entrance. Most homes on Cape Cod utilize side entrances as it is common practice not to use the front door.

Pat Anderson commented that the major issue for her is the east elevation and the three different sized dormers. She understands they are set back, but wishes to know why they propose three different sizes. Ben Thompson explained that each is for different purposes; one is addressing a bedroom, one a small bathroom and one a large bathroom.

Chair Anderson opened the Hearing to Public Comment

Steve Berlund of Barnstable questioned how the new structure will fit on the street and at that location. His concern is scale and mass and would like to see an overlay on where the old house is versus where the new house would be located. This appears to be an excessive mass. The two mansions that have been built on this Lane are set back so you can not see them.

Katherine Converse of Scudders Lane submitted a letter from her Attorney, Karen Bell, and read it into the record. Attorney Bell is requesting that this application be continued until the Appeal on the Demolition is heard by the OKH Regional Committee. Pat Anderson responded that each application is considered on its own merit, and yes, they would preface their ruling on the standing of the Appeal.

Katherine Converse also submitted a letter into the record as an abutter with concerns regarding the new single family home.

Jennifer Converse of Scudders Lane commented that she appreciates seeing the drawings with color as presented this evening and it is very helpful to her. It is not a question that the house is beautiful and that the barn looks traditional and in sync with the neighborhood. For her the house with all the porches feels more modern and she is not in favor of the colors.

Ben Thompson presented a rendering of the existing overview with the proposed plan laid over the existing structure. They initially did this overview because they had started with the premise to utilize the existing structure. The pieces of the new plan include the porches and the barn and it is almost comparable to the previous structure.

A discussion followed as to the footage of the house, porches, deck and barn. Denise Thompson noted that this is a very traditional Cape Cod house similar to those on Sandy Neck. The new house is bigger, but they have tried to mold it in with the landscape. They are not trying to build a two story home, they are building a 1 ½ story and added porches to layer the light according to the season.

Ben Thompson commented that they were asked about the height and they told the members it was five feet higher than the original. However, in the next phase of re-design it could possibly come down. George Jessop added that until you do your framing analysis, you can not be sure. Ben Thompson noted that although he does appreciate the comments regarding the dormers, the way they are designing them tends to help with the size and mass.

Pat Anderson asked if they would consider joining the westerly dormers and Mr. Thompson indicated that they were not.

George Jessop commented that he would find the elevation that faces the street more appropriate if it was more formal and had concerns that the roof line could be carried all the way across to simplify it. Denise Thompson noted that they did look at carrying the roof all the way across, but with the porch you end up with a wall of shingles.

Pat Anderson stated for her, the main issue is the different style of dormers and would suggest the Committee continue the application to allow the owners and architects to discuss alternate options for the front entrance and the dormers.

Motion duly made by George Jessop, seconded by Elizabeth Nilsson to Continue the Certificate of Appropriateness for Gregory & Barbara Ehret at 21 Scudders Lane, Barnstable to August 25, 2010. So Voted Unanimously

NOTE: Carrie Bearse returns and Pat Anderson excuses herself from the remainder of the Meeting and a Motion was duly made by Elizabeth Nilsson, seconded by Carrie Bearse to elect George Jessop Temporary Chair for the remainder of the Meeting.

New Applications

LaPine, Paul & Wendy, 91 Deacon Court, Barnstable, Map 300, Parcel 033-001

Construct New Family Home

Represented by Paul & Wendy LaPine and Keith Mackenzie-Betty, Architect

Mr. Mackenzie-Betty stated that this is approximately 2.5 acres at the end of Powder Hill Road and has been owned by the LaPines for 8 years and now they are looking to build a four bedroom, 2400 square foot house.

George Jessop noted that he has reviewed the site plan and how the proposed dwelling will sit on the site and asked if there were any abutters present. There were not and Mr. Mackenzie-Betty noted that the LaPines also own one of the adjoining lots.

The design was reviewed as well as the proposed material and color scheme. Carrie Bearse asked about the windows and it was stated that they will be Eagle Windows in a 7 over 8 pattern with applied mullions on the exterior.

George Jessop asked how deep the porch is and it was stated that it will be approximately 8 feet.

Carrie Bearse stated that it is appropriate in size and height and commented that it is unique, but consistent.

Elizabeth Nilsson stated that it is a visually pleasing house, especially when viewed from across the creek and believes it is a very appropriate design.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Paul and Wendy LaPine at 91 Deacon Court, Barnstable for a new single family home as Submitted.

So Voted Unanimously

Barnes, William, 515 Cedar Street, W. Barnstable, Map 109, Parcel 062

Construct 12' x 12' Addition

Represented by William Barnes

Mr. Barnes explained that there is an existing deck that he will be removing and replacing with the 12' x 12' addition. Elizabeth Nilsson asked if the bay window indicated on the specification sheet is going into the new addition and Mr. Barnes confirmed that it is. Carrie Bearse asked if they were changing any other windows on the house and Mr. Barnes indicated that they were not.

George Jessop asked if there was a drawing that details where the addition will meet the existing house and Mr. Barnes stated that the roof line will meet right under the existing windows on the second floor and will follow the roof line of the house.

Mr. Jessop then asked how they propose to enclose the foundation. Mr. Barnes indicated either a full foundation or on footings and will have lattice around it as the existing drawing indicates. Carrie Bearse noted that if it is going to be enclosed with lattice, this Committee requires natural materials.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for William Barnes at 515 Cedar Street, W. Barnstable for a 12' x 12' Addition as Submitted.

So Voted Unanimously

Mulligan, Diane, 3206 Main Street, Barnstable, Map 300, Parcel 008

Signage

Represented by Diane Mulligan

Ms. Mulligan stated she is looking for approval of three signs. One will hang on the building facing Main Street, one will have her name and an arrow indicating the entrance to her office along a walkway and one is on the side of the door at the entrance to the Office.

Carrie Bearse stated that the signs are appropriately designed and inquired as to the material. Ms. Mulligan stated that the material is a laminate and not vinyl as indicated on the application.

Carrie Bearse noted that she would prefer to have the one hanging on the front of the building facing Main Street be made of wood. Ms. Mulligan stated that she would then have to go to two different sign companies. Ms. Bearse noted that the front sign is a fairly small sign and she would vote for a carved wooden sign. This was agreeable to the applicant.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Diane Mulligan at 3206 Main Street, Barnstable for three signs, black with gold lettering with the modification of the hanging sign on front of building to be carved wood.

So Voted Unanimously

Hall, Christopher, 45 Spruce Street, W. Barnstable, Map 216, Parcel 052

Replace Existing Deck, Windows (7), Roofing & Siding

Represented by Christopher Hall

Mr. Hall stated that this house has been unoccupied for several months and he recently purchased the property in June. The home is not of any particular style and is not up to the current building code. The deck he is proposing was originally approved by this Committee; however it was not built to code. He wishes to replace the deck with the same specifications, but add railings and settings to bring it to code.

Mr. Hall further noted that some of the windows currently are Plexiglas or boarded up completely. He also noted that some of the windows are white and some are brown. He would like to replace with Andersen 400 series and have them all the same color. The siding is currently stained brown and he would like to steam power it to bring it back to its natural color.

George Jessop noted that the Andersen windows in vinyl can be painted and Andersen makes the paint. He would suggest a terra tone or dark brown that would bring some consistency to the house. He would also suggest bleaching the shingle siding first and then you can always re-stain.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Christopher Hall at 45 Spruce Street, W. Barnstable to replace larger existing deck with same material and to replace 7 windows with Andersen 400 Series in a terra tone color.

So Voted Unanimously

Swift, William, 3580 Main Street, Barnstable, Map 318, Parcel 050

Replace Windows and Sliders

Represented by William Swift

Mr. Swift explained that he has replaced the windows on the rear of the house with the same Andersen 400 Series that was previously approved for the front of his house. He also replaced the existing slider on the rear of the house with the exact same model, so he did not realize that he needed to come before this Committee again.

Elizabeth Nilsson confirmed that these are the same style windows that were approved by this Board previously.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for William Swift at 3580 Main Street, Barnstable as Submitted.

So Voted Unanimously

Clark, Andrew, 230 Church Street, W. Barnstable, Map 153, Parcel 021

Windows, Siding & Trim

Represented by Andrew Clark

Mr. Clark stated that the window patterns on the front of the dwelling are 12 over 12 and on the gable ends they are 6 over 6.

Carrie Bearse noted that it would be appropriate to have exterior applied grills and would be favorable to either the 12 over 12 pattern or the 6 over 6 pattern, however members Jessop and Nilsson would prefer the

replacement windows to be in the same pattern as existing. If the front elevation is 12 over 12 and the sides are 6 over 6, they would wish the replacement windows to be the same.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Andrew Clark at 230 Church Street, W. Barnstable as Modified to reflect replacement windows have applied exterior grills matching the existing patterns of 12 over 12 on front elevation and 6 over 6 pattern on side elevations.

So Voted Unanimously

Fischer, Russell, 2653 Main Street, Barnstable, Map 258, Parcel 043

12' x 12' Screen Porch Addition

Represented by Dennis McWilliams, Builder

Mr. McWilliams explained that there is an existing deck that will be taken down and replaced with the screen porch addition. The roof material will match the existing house, which is woodscape. The columns will be wood, primed and painted white.

George Jessop asked why they had gone with a hip roof rather than a gable and Mr. McWilliams stated that they believe it tones down the element. Carrie Bearse agrees that the hip roof is appropriate.

Mr. McWilliams asked if they could use a synthetic decking material as it will not be seen by anyone but the owners due to the screening. The Committee indicated that they are not approving any composite material and it was agreed by the representative that they will install a mahogany decking.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Russell Fischer at 2653 Main Street, Barnstable for a 12' x 12' screen porch with all materials to be wood and decking to be mahogany.

So Voted Unanimously

Albanese, David, 160 Sunset Lane, Barnstable, Map 319, Parcel 021

Replace Decking & Railings on Existing Deck, New Trim, Roofing & Siding on House & Garage

Represented by Chris Childs, Patriot Builders

Mr. Childs indicated that they wish to replace the roof and siding. Siding will be white cedar shingles and the trim, decking and railing system are proposed for azek. Mr. Childs commented that within this neighborhood, this material is widely used and believes he has been approved for azek in previous filings. Mr. Childs then presented photographs of homes that have azek.

George Jessop stated that he understands the wish to use composite material, but it is not a natural product and not appropriate. If Mr. Childs has specific addresses they can have staff check the files and in the meantime, continue the application to the next meeting. This was agreeable to Mr. Childs.

Motion duly made by Elizabeth Nilsson, seconded by Carrie Bearse to Continue the Certificate of Appropriateness for David Albanese at 160 Sunset Lane, Barnstable to August 25, 2010 at 7:00pm.

So Voted Unanimously

Guill, Gene & Susan, 3118 Main Street, Barnstable, Map 300, Parcel 002

Rebuild Stone Wall in Front, Construct New Stone Wall(s), Removal of Trees, House Sign, Lighting, New Deck, Reset Stone Walkway, Plant Trees, Perennial Gardens, & Screen Plantings

Represented by Gene & Susan Guill

Carrie Bearse addressed the proposal to remove trees on property line and noted that three seem to straddle the neighbor's property and believes the neighbors should have signed the application as well.

Mrs. Guill produced a letter from the neighbor Patrick Ramage acknowledging and consenting to the removal of four honey locust trees along the mutual property line. The members reviewed the photographs included in the application and agree that they are crowding one another and should be removed.

The house sign proposed is 7" high by 18" in length, painted red with brass numbers and has already been made and installed at the front of the house. George Jessop stated that he would rather see the sign in black and white or perhaps green as the front door is green.

Carrie Bearse commented that she has gotten use to the red, whereas Elizabeth Nilsson believes that the red is a bit bright and green would be appropriate. Mrs. Guill added that the sign would move back to the lamp post if the landscaping is approved.

Mr. Guill explained that they will also be taking out six evergreens (labeled junipers & cedar on the plans) in the front of the house to allow more light. Four new flowering trees will be planted.

George Jessop commented that he likes the lantern half way up the pathway and asked if there will be a recessed walkway for the steps leading to the house and Mr. Guill indicated that there will be.

Carrie Bearse stated that when they attempt the stone work, the stones that are there are to remain. They can rearrange and supplement, but they can not take any stones away. She also asked that they try not to make a straight and clean cut stone wall as most of the stone walls on Cape Cod are loose. The applicants indicated that they wish to maintain the wall and keep it as close to original as possible.

Carrie Bearse confirmed the front lamp post will be wood painted white and what is proposed for the actual light. Mrs. Guill stated that they have not picked the lamp yet, but it will be consistent with what others in the neighborhood have.

The deck proposed for the shed will be simply an access to the entrance so that he can push a lawnmower or a grill into the shed and will match existing decks on property which are made of fir.

The Committee found the two proposed gardens on the front of the house appropriate and George Jessop commented that the boxwood hedge surrounding them is a nice touch.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Certificate of Appropriateness for Gene & Susan Guill at 3118 Main Street, Barnstable as Submitted with following notations: Lighting in front yard will have white wood posts and lamps, which have not been chosen, will be an appropriate style for the age of the home; deck off back shed will be made of fir; stone wall with remaining stones not to be removed and restacked and similar to neighbors and all stones will remain on the property.

So Voted Unanimously

Minor Modification

Tyrell, Susan & Patrick, 45 Pin Oaks, Barnstable, Map 279, Parcel 063

Window Modification – Change 3 double hung windows to 2 Casements & 1 Picture, Exterior Grills on casements

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Minor Modification for Susan & Patrick Tyrell at 45 Pin Oaks, Barnstable as Submitted.

So Voted Unanimously

Exemptions

Yuskaitis, John, 266 Mid Pine Road, Cummaquid, Map 355, Parcel 006

10 X 12 Shed

Committee requested that the shed be located behind or to the side of the house and meet set back requirements.

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Exemption for John Yuskaitis at 266 Mid Pine Road, Cummaquid as Amended to reflect shed be located behind or to the side of the house.

So Voted Unanimously

Vaughn, Edward, 40 Collie Lane, Cummaquid, Map 335, Parcel 078-001

8 X 10 Shed

Motion duly made by Carrie Bearse, seconded by Elizabeth Nilsson to Approve the Exemption for Edward Vaughn at 40 Collie Lane, Cummaquid as Submitted.

So Voted Unanimously

Approval of Minutes

Approval of July 14, 2010 Minutes – Continued to August 25, 2010

Correspondence Received

Letter dated July 21, 2010 from Bruce McCue & Kathleen Cook re: 4011 Main Street
The Committee reviewed the letter received from Mr. McCue and his understanding that the apron area of Bayberry Road would be paved by Cape Wildlife. The Committee asked staff to review with the Building Department and inform the abutter.

**Having no further business before this Committee, a Motion was duly made by Elizabeth Nilsson, seconded by Carrie Bearse to Adjourn the Meeting at 10:10pm.
So Voted Unanimously**

Respectfully submitted,
Marylou Fair, Recording Secretary