

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, October 14, 2015
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 Fire Department, 2160 Meetinghouse Way, Barnstable on the following application:

Carrie Bearse	Present
George Jessop	Present
Mary Blair Petiet	Absent
Ellen Merritt	Absent
Paul Richard	Present
David Munsell, Jr. (Alternate)	Present

A quorum being met, Chair Bearse 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.

APPLICATIONS

Low, Jean, 12 Vanduzer Road, Barnstable, Map 352, Parcel 035-00H

Removal of Chimney

Represented by Catherine Paris, Contractor

Ms. Paris reported that, unfortunately, there is no mortar left in the chimney and during the last year's snow, it was damaged even more. It has got to come down. George Jessop asked if you intend to save the brick and Ms. Paris stated that they hope to obtain the Association's permission to use it elsewhere, perhaps as a walkway.

Motion duly made by Paul Richard, seconded by David Munsell, Jr. to Approve the Certificate of Appropriateness (Exhibit A) for Jean Low at 12 Vanduzer Road, Barnstable as Submitted.

So Voted Unanimously

Bottcher, Leif, 825 Cedar Street, West Barnstable, Map 088, Parcel 003

Construct Detached Garage

Represented by Leif Bottcher

Carrie Bearse asked if all materials and colors will match that of the existing house and Mr. Bottcher confirmed that they would. George Jessop inquired as to the style of windows and Mr. Bottcher informed the Committee that he will be using Anderson vinyl clad which are the same as the house. George Jessop asked if the garage will be heated and upon confirmation that it will not be, asked why this type of window as he may be able to use less expensive ones. Mr. Bottcher explained that he is a contractor and these windows were part of a previous project that they were not able to utilize and they match the existing house. Paul Richard verified that the garage will be located where two small shed previous were and have been removed.

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit B) for Leif Bottcher at 825 Cedar Street, West Barnstable as Submitted.

So Voted Unanimously

1000 Main LLC, 1000 Main Street, West Barnstable, Map 179, Parcel 002

Window & Door Alterations to Existing Barn

Represented by Peter Eastman

NOTE: Carrie Bearse recused herself from the discussion and vote for this application.

A Motion was duly made by Paul Richard, seconded by David Munsell, Jr. to appoint George Jessop as Temporary Chair for this application.

So Voted Unanimously

Mr. Eastman referred to the photographs that were included in the application and the second floor windows. These windows are inferior and have fallen out and he proposes to replace them with hay doors on both elevations. He researched the property and records show that the property did have a carriage house and

he believes that it might have had hay doors at one time. In addition, on the north elevation there is a large four bay window that he wishes to replace with sliding barn doors. These will match the hinged barn doors existing on the shed addition. On the east facing elevation of the shed addition, when reshingling, they found that there was a door originally there and he would like to return the door to this location.

Motion duly made by Paul Richard, seconded by David Munsell, Jr. to Approve the Certificate of Appropriateness (Exhibit C) for 1000 Main LLC at 1000 Main Street, West Barnstable as Submitted. So Voted Unanimously

Williams, Gerard & Joan, 119 Country Club Drive, Barnstable, Map 350, Parcel 039

Construct Dormer & Front Door Overhang

Represented Brad Inkley, Contractor

Mr. Inkley submitted an updated drawing that reflects the removal of the request to construct a farmer's porch and change to just three columns and add an 18" high decorative railing to the roof of the overhang. George Jessop voiced concern with the decorative railing element. As simple and nice as the porch is, the addition of a roof structure is inappropriate. He likes that the existing is a very simple style and the fact that there are 12 lite windows. Members also voiced concern with the entry door overhang and that it should have a pitched roof. Carrie Bearse asked if the proposed dormer will go to the peak and if the windows would have grills. Mr. Inkley confirmed that the dormer would go to the peak and that the windows are proposed for grills between the glass to match those existing. George Jessop suggested that the dormer be dropped to below the ridge of the roof which will allow you to put your framing below the ridge and it will visually show the dormer as an addition to the original structure. Windows on the dormer should be casement windows and not the awning windows proposed. A casement window is more appropriate. Carrie Bearse reiterated the Committees concerns regarding the decorative railing, the request to have a pitched roof for the overhang entry and suggestions for the dormer. She asked Mr. Inkley if he would like a continuance so that he can confer with the homeowner and he accepted.

Motion duly made by George Jessop, seconded by Paul Richard to Continue the Certificate of Appropriateness for Gerard & Joan Williams at 119 Country Club Drive, Barnstable to October 24, 2015 at 6:30pm.

So Voted Unanimously

Barr, Andrew & Ruthanne, 390 Plum Street, West Barnstable, Map 196, Parcel 017

Alteration of Windows and Door

Represented by Andrew Barr

Carrie Bearse asked if all the windows are to be replaced and Mr. Barr confirmed that the three windows on each side elevation will be replaced with Andersen series with removable grills. Paul Richard suggested that the grills be glued with double sided glazing tape which will keep the grills in place. George Jessop suggested that the windows be trimmed to 1 x 4.

Motion duly made by Paul Richard, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit D) as Submitted and that the removable grills be applied with double sided glazing tape and the window trim be 1 x 4. NOTE: If the glazing tape does not come in white, applicant will not be required to adhere to this.

So Voted Unanimously

Migdelany, Maureen & Edward, 2641 Main Street, Barnstable, Map 258, Parcel 044

Construct New Single Family Dwelling

Represented by Brian Burbic, Contractor

Mr. Burbic reminded the Committee that this property was already approved for a demolition/rebuild a few years ago and the owners have been marketing the lot with the approved design. When he was contracted, he felt that the approved house was too large for the lot and agreed to sign on if he could reduce the size and scale. It was a bit of a challenge as he had to stay within the same building envelope. Members reviewed the proposed drawings which will resemble a barn with molded wood gutters and wood downspouts. Custom made barn style doors and Marvin windows with glued exterior grills. Carrie Bearse appreciated that it looks like a barn with extensions on each side. David Munsell, Jr. asked if the barn doors will swing open and Mr. Burbic explained that the doors will actually stay closed as this is a living area. There are transom windows above the doors to let in the light.

Carrie Bearse opened Public Comment:

Deidre & Michael McKimmey, director abutters asked if both bedrooms will be on the second floor and Mr. Burbic confirmed that one bedroom will be upstairs and one bedroom will be downstairs. The McKimmey's asked where the entrance to the property will be. Brian Burbic noted that the entrance will be where the contractors and landscapers have been currently using. Mrs. McKimmey asked if this house will be the same height as the house located as you come out of Ice House Road. Mr. Burbic confirmed that this house will be higher as the one on the corner of Ice House is a single story and this will be a one and a half story house.

Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit E) for Maureen & Edward Migdelany at 2641 Main Street, Barnstable as Submitted.

So Voted Unanimously

APPROVAL OF MINUTES

September 09, 2015

Motion duly made by Paul Richard, seconded by George Jessop to Approve the Minutes of September 9, 2015 as Submitted.

AYE: Bearse, Jessop, Richard

ABSTAIN: Munsell

September 23, 2015

The Approval of the Minutes of September 23, 2015 were continued to the next Meeting of October 28, 2015.

Having no further business before this Committee, a motion was made by George Jessop, seconded by Paul Richard to Adjourn the Meeting at 7:45pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 352/035-00H dtd 10.14.2015

Exhibit B – Certificate of Appropriateness – File 088/003 dtd 10.14.2015

Exhibit C – Certificate of Appropriateness – File 179/002 dtd 10.14.2015

Exhibit D - Certificate of Appropriateness – File 196/017 dtd 10.14.2015

Exhibit E – Certificate of Appropriateness – File 258/044 dtd 10.14.2015