

BARNSTABLE TOWN CLERK
2018 MAR 12 AM 11:35

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, February 7, 2018, 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 Bearse, Clerk | Present |
| George Jessop, AIA | Present |
| David Munsell Jr. | Absent |
| Lesley Wallace | Present |
| Polly Brazelton, Alternate | Present |

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

Cole, Kai, Harvey House LLC, 66 Harvey Avenue, Barnstable, Map 319, Parcel 108
Construct a 6' stockade fence at rear and side lot lines

Represented by: Steven Devlin of Central Cape Construction

Abutters: None present

Devlin gives a description of the project.

Chair Richard confirms the fence will be left natural.

Jessop asks if the fence is for privacy.

Devlin comments that the property abuts two sheds near the property line.

Bearse comments that the board does not typically approve 6 ft fences but given the location it would be ok.

Motion duly made by George Jessop, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit A) for Kai Cole, Harvey House LLC, at 66 Harvey Avenue, Barnstable, Map 319, Parcel 108 to construct a 6' stockade fence at rear and side property lines, taking the fence down to four feet at the sides, as indicated on the plans submitted.

So Voted: Aye, Unanimous

Bernard, Richard & Margaret, 172 Millway, Barnstable, Map 300, Parcel 034
Add new dormers and deck to detached garage

Represented by: Brian Burbic & Margaret Bernard

Abutters: none present

Bernard gives a description of the project.

Chair Richard confirms they are adding a back dormer, stairs, and a cupola. He confirms with Bernard that the materials will match existing.

Burbic points to the change on the East elevation; using natural shingles, white trim. The door will be the same color; he will be moving the door from the South elevation to the North elevation. The window on the West elevation will look like a wood hay door.

Jessop confirms with Burbic that the hay door will be fixed.

Chair Richard asks if the cupola would be lit. Ms. Bernard advises it will be lit but on a timer.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit B) for Richard & Margaret Bernard at 172 Millway, Barnstable, Map 300, Parcel 034 to add new dormers and construct a deck onto the detached garage, as indicated on the plans submitted.

So Voted: Aye, Unanimous

Poli, Edmund, 51 Samantha Drive, Cummaquid, Map 348, Parcel 007

Construct single family home

Represented by: Edmund Poli

Abutters: none present

Chair Richard notes the house is on a cul-de-sac in the rear of Cummaquid Heights. The structure will be located 200 feet from the cul-de-sac.

Poli confirms it will be visible from the street.

Bearse notes the materials and design are appropriate. She asks Poli for a copy of the landscape plan to be submitted to our office.

Jessop confirms with Poli that the siding will be cedar.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Certificate of Appropriateness (Exhibit C) for Edmund Poli, at 51 Samantha Drive, Cummaquid, Map 348, Parcel 007 to construct a single family dwelling as indicated on the plans submitted landscaping plan to be submitted; subject to a copy of the landscape plan submitted to our office.

So Voted: Aye, Unanimous

Hill, Paula & Pai, Jiten, 39 Bancroft Circle, West Barnstable, Map 216, Parcel 002/001

New windows, doors, siding, roof and trim for home and garage

Represented by: Jiten Pai, Paula Hill, Dan Speakman

Abutters: none present

Speakman gives a description of the project. The garage roofing, siding, windows, and trim will match house.

Motion duly made by Carrie Bearse seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit D) for Paula Hill & Jiten Pai at 39 Bancroft Circle, West Barnstable, Map 216, Parcel 002/001 to install new windows, doors, siding, roof and trim on the home and garage, as indicated on the plans submitted.

So Voted: Aye, Unanimous

Bourne-Hudick, Nikki, 65 Palomino Drive, Barnstable, Map 316, Parcel 060

Construct addition to existing building; construct detached garage and barn; new windows, shutters and siding

Represented by: Nikki Bourne-Hurdick, Tamela Bourne, Marko Bourne, Kevin Boyd of B&D Customer Builders

Abutters: none present

Boyd gives a description of the project. He hands over two letters from abutters.

Bearse notes that the application states "other" for siding and asks for clarification.

Boyd proposes to use a natural looking CertainTeed Cedar Impressions material. Additionally they would like to add shutters as well as green shingles on the front and by the cupola.

Bearse asks for clarification of the siding material.

Boyd comments that the siding is a heavy composite material.

Boyd shows the board photos of the vegetation around the house and notes that the addition will not be very visible.

Chair Richard confirms with Boyd that the green on the roof is actually a green metal roof.

Jessop comments that given the location, the roof may be considered appropriate, adding that it is not typically an acceptable material.

Boyd points out the vegetation on the street again noting visibility would be limited.

Chair Richard also comments that the committee does not normally approval metal roofs. Though the committee may permit it based on the location and high vegetation, noting the motion will note that the vegetation will remain in place.

Bourne-Hurdick comment that behind the roadside vegetation are rows of trees.

Motion duly made by Carrie Bearse, seconded by Jessop to Approve the Certificate of Appropriateness (Exhibit E) for Nikki Bourne-Hudick, at 65 Palomino Drive, Barnstable, Map 316, Parcel 060 to Construct addition to existing building; construct detached garage and barn; new windows, shutters and siding as indicated on the plans submitted. Noting that the siding will be a CertainTeed product, which is not traditionally approved by this committee and there are also portions of the addition that will have a metal roof, while not traditional, the location and variety of styles of homes within the neighborhood and the vegetation in front of the home warrant an approval; subject to maintaining the vegetation.

So Voted: Aye, Unanimous

Delahaye, Dean & Brigitte, 1903 Phinneys Lane, Barnstable, Map 298, Parcel 005
Addition to left gable end

Represented by: Brad Sprinkle, Builder, Dean & Brigitte Delahaye

Abutters: none present

Sprinkle describes the project; he is looking to replace all windows in the home with black Anderson 100s which is a single hung window.

Jessop comments that black windows are typically appropriate on a Federal style house.

Chair Richard confirms with Sprinkle the grills will be six over six with white casings, natural shingles and will match existing. He adds that there are other buildings in the area with black windows.

Bearse comments that she doesn't feel the windows are inappropriate; she does not object to the black windows.

Mr. Delahaye comments that the structure is quite a distance from the street.

Chair Richard confirms that there are four windows across the front.

Jessop comments on the purpose of the black windows; most Capes are white or Grey.

Brazelton agrees with Jessop; she feels the windows should be white on a Cape style house.

Sprinkle points out that the structure it is not a Cape, it is a cottage.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit F) for Dean & Brigitte Delahaye, at 1903 Phinneys Lane, Barnstable to add addition to left gable end and replace windows, as indicated on the plans submitted.

So Voted: aye, unanimous

CERTIFICATE OF EXEMPTION

Cahill, James, 19 Tillage Lane, West Barnstable, Map 136, Parcel 004

Add on to existing deck

Chair Richard comments that the project will barely be visible.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit G) for James Cahill, of 19 Tillage Lane, West Barnstable, Map 136, Parcel 004, to add onto existing deck as indicated on the plans submitted.

So Voted: Aye, Unanimous

Borsatto, Kelly & Gilmar, 306 Old Jail Lane, Barnstable, Map 177, Parcel 019

Relocate window

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit H) for Kelly & Gilmar Borsatto, of 306 Old Jail Lane, West Barnstable, Map 177, Parcel 019, to relocate window as indicated on the plans submitted.

So Voted: Aye, Unanimous

Beachpoint LLC, 120 Railroad Avenue, Barnstable, Map 299, Parcel 066

Replace windows from 1 over 1 to 2 over one, repair decks, pour foundation under building and decks, remove chimney, add shed dormer, paint trim white

Brian Burbic describes the project and hands out photos of the structure.

Chair Richard comments that this house is landlocked.

Brazelton confirms with Burbic that the house is located on the the offshoot. Further, she appreciates that the owners are keeping the house.

Motion duly made by Carrie Bearse, seconded by Jessop, to Approve the Certificate of Exemption (Exhibit I) for Beachpoint, LLC, Brian Burbic, of 120 Rail Road Avenue, Barnstable, Map 299, Parcel 066, to replace windows, pour foundation under building and decks, remove chimney, add shed dormer, and paint the trim white, as indicated on the plans submitted.

So Voted: Aye, Unanimous

Laliberte, John & Sandra, 4084 Main Street, Cummaquid, Map 336, Parcel 051, Capt. John Easterbrook – Levi Goodspeed House, prior to 1841, Contributing Building in a National Register Historic District Decrease width of existing window by six inches, replace with, in-kind, 6 panel casement window

Brazelton comments that the casement windows are not appropriate for a National Register property.

Motion duly made by George Jessop, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit J) for John & Sandra Laliberte of 4084 Main Street, Cummaquid, Map 336, Parcel 051, to decrease the width of existing window by six inches, replace with, in-kind, 6 panel casement window as indicated on the plans submitted.

Aye: 4

Nay: 0

Abstain: 1 – Polly Brazelton

So Voted: Aye

OTHER

Letter of support for Tales of Cape Cod

Motion duly made by Carrie Bearse, seconded by Polly Brazelton, to Approve the letter of support for Tales of Cape Cod, Dated January 28, 2018 (Exhibit K).

Aye: 4

Nay: 0

Abstain: 1 – Lesley Wallace

So Voted: Aye

APPROVAL OF MINUTES:

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve Meeting Minutes, Dated January 10, 2018 (Exhibit L). as amended.

Aye: 4

Nay: 0

Abstain: 1- Polly Brazelton

So Voted: Aye

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve Meeting Minutes, Dated January 24, 2018 (Exhibit M) as amended.

So Voted: Aye, Unanimous

Having no further business before this Committee, meeting is adjourned at (7:40pm)

Respectfully Submitted,
Erin K. Logan

| | | |
|-----------|--------------------------------|-------------------|
| Exhibit A | Certificate of Appropriateness | File 319/108/000 |
| Exhibit B | Certificate of Appropriateness | File 300/034/000 |
| Exhibit C | Certificate of Appropriateness | File 348/007/000 |
| Exhibit D | Certificate of Appropriateness | File 216/002/001 |
| Exhibit E | Certificate of Appropriateness | File 316/060/000 |
| Exhibit F | Certificate of Appropriateness | File 298/005/000 |
| Exhibit G | Certificate of Exemption | File 136/004/000 |
| Exhibit H | Certificate of Exemption | File 177/019/000 |
| Exhibit I | Certificate of Exemption | File 299/066/000 |
| Exhibit J | Certificate of Exemption | File 336/051/000 |
| Exhibit K | Letter of Support | Tales of Cape Cod |
| Exhibit L | Meeting Minutes | January 10, 2018 |
| Exhibit M | Meeting Minutes | January 24, 2018 |