

Town of Barnstable
Old King's Highway Historic District Committee

BARNSTABLE TOWN CLERK

APPROVED MINUTES

Wednesday, March 7, 2018, 6:30pm

2018 APR 19 PM 1:23

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
Polly Brazelton, Alternate	Present (<i>voted where indicated</i>)

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

Members voting on these applications: Paul Richard, Carrie Bearse, George Jessop, David Munsell, Lesley Wallace

Merritt, Kevin, 69 Lisa Lane, West Barnstable, Map 111, Parcel 011/005

Expand roof deck, remove portion of unused chimney and add small roof, add windows

Represented by: Steven Devlin, Central Cape Construction

Public comment: None present

Mr. Devlin describes the project. He would like to remove the chimney to create a bay window on the second floor. The windows have grills between the glass; the whole house. He would like to use the Transform Cable Railing System.

Chair Richard states this project will not be highly visible. Bearse concurs.

Jessop asks if the railing will need to be reinforced. Devlin advises the railings will not be reinforced as they meet the code.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit A) for Kevin Merritt, at 69 Lisa Lane, West Barnstable to expand the roof deck, remove portions of the unused chimney, add small roof and add windows, as indicated on the plans submitted; also the deck railings will be made of a new material (Transform Cable Railing) but given the location the committee feels it is appropriate.

So Voted: Aye, Unanimous

Flaherty, Mark M., 26 Bayberry Lane, Barnstable, Map 335, Parcel 045

Construct a one-story addition in the rear of the home with expansion of rear breezeway

Represented by: Leanne DeCosta and Jim Fosdick

Public comment: none present

DeCosta describes the project. She is looking to add an addition to enlarge. All materials will match existing.

Chair Richard confirms with the applicant that they are not doing anything with the garage door.

Jessop asks about the patio door. Fosdick advises the door has a transom detail.

There is discussion about the rear roof.

Bearse advises the applicant that if they decide to do a hip roof, they should submit a minor modification.

Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit B) for Mark M. Flaherty, at 26 Bayberry Lane, Barnstable to construct a one-story addition in the rear of the home with expansion of the rear breezeway, as indicated on the plans submitted.

So Voted: Aye, unanimous

*Members voting on these applications: Paul Richard, Carrie Bearse, George Jessop, David Munsell, Polly Brazelton
Lesley Wallace recused herself and left the room.*

Coholan, Ryan & Katie, 260 Church Street, West Barnstable, Map 153, Parcel 007
Amendment to originally approved plan; add dormers to barn

Represented by: Ryan & Katie Coholan

Public Commentators: Priscilla Jones, John Tansey

Mr. Coholan describes the project. Country carpenters provided a basic draft initially then they submitted a new set of plans. It came to the Town Building Inspector that the original submission did not have a dormer.

Jessop asks was it just the dormer change.

Chair Richard advises that there were some questions raised about the original proposed size of the barn vs. what has been constructed. He confirms that the original proposed size and what has been constructed has not changed.

Chair Richard comments that he did receive a letter from an abutter. He reads a section of the letter wherein the abutter states that the necessary materials were not available &/or not provided from the staff at 200 Main Street. Further that they only were given a plot plan.

Bearse comments that as soon as the agenda is publicized in the Barnstable Patriot, all the information is available at 200 Main Street. Abutter are notified via mail that an item of interest in upcoming on the agenda.

Priscilla Jones of 240 Church Street comments that when she went to 200 Main Street, she did not receive the plan. She did not receive elevations.

Bearse responds that the agenda and the Barnstable Patriot ad for the originally approved application reflected the size of the barn at 24'X30'.

Jones continues by commenting that she was never given the plans. She was able to review the plans for the changes to the home but was never given the elevations for the barn.

Mr. Tansey comments that the dormers are on the barn now. He comments that the builder is not building what was approved. He feels there needs to be follow up to determine if what is being built was approved.

Chair Richard asks if there could be a compromise and he asks Mr. Coholan if he would consider plantings. Mr. Coholan declines this offer.

Bearse comments that one way to look at this is that the committee approved a 24'X30' barn. The question is if the barn would have been approved with the dormers and adds that she feels she would not have deemed it inappropriate.

Public comment is closed.

Jessop comments that when you buy a kit it doesn't always come as planned. Sometimes these changes are not the buyers fault. He adds that if the dormers are the only modification, he would consider it appropriate.

Brazelton asks what the height of the house is relative to the barn. Mr. Coholan does not have this answer.

Mr. & Mrs. Coholan advise the barn was placed to reduce the visual impact from the street.

Munsell comments that the new drawings show a lower total height than what was approved.

Motion duly made by George Jessop, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit C) for Ryan & Katie Coholan, at 260 Church Street, West Barnstable to add dormers to the barn, as indicated on the plans submitted; the dormers are limited to one side of the barn.

So Voted: Aye, unanimous

Minutes Approved on 4/18/18

CERTIFICATE OF EXEMPTION

*Members voting on these applications: Paul Richard, Carrie Bearse, George Jessop, Lesley Wallace, Polly Brazelton
David Munsell recused himself and left the room.*

**St. Mary's Episcopal Church, 3055 Main Street – Building #2, located at 3081 Main Street,
Barnstable, Map 279, Parcel 042**

Install 4' steel frame fence in rear of home

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit D) for St. Mary's Episcopal Church, of 3081 Main Street, Barnstable, to install a 4' steel fence as indicated on the plans submitted.

So Voted: Aye, Unanimous

Members voting on these applications: Paul Richard, Carrie Bearse, George Jessop, David Munsell, Lesley Wallace

Gramse, Harold & Anna Belle, Trustees, 98 Vanduzer Road, Barnstable, Map 352, Parcel 061

Expand rear deck

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit E) for Harold & Anna Belle Gramse, of 98 Vanduzer Road, Barnstable, to expand the rear deck as indicated on the plans submitted.

So Voted: Aye, unanimous

Members voting on these applications: Paul Richard, Carrie Bearse, George Jessop, David Munsell, Lesley Wallace

MINOR MODIFICATION

**First Lutheran Church, 1663 Main Street, West Barnstable, Map 196, Parcel 010, First Lutheran Church, built 1924,
Contributing Building in a National Register Historic District**

Change location of one of the solar arrays

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Minor Modification (Exhibit F) for First Lutheran Church, of 1663 Main Street, West Barnstable, to change the location of one of the arrays, as indicated on the plans submitted.

Aye: 5

Nay: 0

Abstain: 1, Carrie Bearse

So Voted: Motion passed with 4 votes in favor and 1 abstain (Bearse)

Dillon, Cathy & Matthew, 1750 Main Street, West Barnstable, Map 197, Parcel 037

Modification to window and door layout on the rear and left elevations

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Minor Modification (Exhibit G) for Cathy & Matthew Dillon, of 1750 Main Street, West Barnstable, to modify the window and door layout on the rear and left elevations as indicated on the plans submitted.

So Voted: Aye, unanimous

Cotto, Michael & Kim, 435 Old Jail Lane, Barnstable, Map 277, Parcel 002

Change grade in rear of home; basement elevation will no longer be visible

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Minor Modification (Exhibit H) for Cathy & Matthew Dillon, of 1750 Main Street, West Barnstable, to modify the window and door layout on the rear and left elevations as indicated on the plans submitted.

So Voted: Aye, unanimous

OTHER

APPROVAL OF MINUTES:

Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Meeting Minutes, Dated February 7, 2018 (Exhibit I).

Aye: 5

Nay: 0

Abstain: 1, Munsell

So Voted: Motion passed with 5 votes in favor and 1 abstain (Munsell)

Having no further business before this Committee, motion to adjourn is moved by George Jessop, seconded by David Munsell (vote, unanimous). (7:17pm)

Respectfully Submitted,
Erin K. Logan

Exhibit A	Certificate of Appropriateness	File 111/011/005
Exhibit B	Certificate of Appropriateness	File 335/045/000
Exhibit C	Certificate of Appropriateness	File 153/007/000
Exhibit D	Certificate of Exemption	File 279/042/000
Exhibit E	Certificate of Exemption	File 352/061/000
Exhibit F	Minor Modification	File 196/010/000
Exhibit G	Minor Modification	File 197/037/000
Exhibit H	Minor Modification	File 277/002/000
Exhibit I	Meeting Minutes	February 7, 2018