

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, October 24, 2018, 6:30pm

18 NOV 15 PM 12:02
 BARNSTABLE
 TOWN CLERK

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	Absent
George Jessop, AIA	Present
David Munsell Jr.	Present
Lesley Wallace	Present
Building Inspector	Ed Bowers

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

Dwyer, Maureen & Robert, 174 Salt Rock Road, Barnstable, Map 316, Parcel 014

Install 4' black chain link fence to the left and rear of the property; install 4' white vinyl picket fence on the right of the property

Represented by: Maureen & Robert Dwyer

Public comment: none

Chair Richard comments that they typically do not approve vinyl fencing. He suggests that the applicant can use black chain link if they prefer.

Jessop is not in favor of using vinyl.

Chair Richard comments that the shiny vinyl is not appropriate.

Maureen comments that vinyl fencing is used in several areas on her street. Also that the fence it is way in the back of the yard and there are rhododendron in front of it. She feels it is unlikely that you can see it. Maureen is open to any suggestions from the committee.

There is a discussion about vinyl fencing vs. black chain link. Maureen notes that the vinyl fence is only visible from her rear deck.

Wallace comments that she drove by property and the fence will be minimally visible.

Munsell confirms it will be a typical picket fence.

Motion duly made by David Munsell seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit A) for Maureen & Robert Dwyer, at 174 Salt Rock Road, Barnstable, Map 316, Parcel 014 to Install 4' black chain link fence to the left and rear of the property; install 4' white vinyl picket fence on the right of the property as indicated on the plans submitted noting the fence is barely visible from the street and is on the backside of the garage.

Abstain: 1 (Jessop)

So Voted: Aye, 3

Dow, William Stone, & Goldstein, Julia, 60 Stoney Point Road, Cummaquid, Map 336, Parcel 043

Replace garage doors and install black shutters

Chair Richard recuses himself. George Jessop moved seconded by Lesley Wallace to nominate David Munsell as temporary Chair.

Represented by: Stone Dow

Public comment: none

Stone describes the project noting he is replacing a set of garage doors in disrepair and not functional. He is attempting to update with a new garage doors, carriage style, using traditional style hardware with the illusion of the swing style.

Munsell confirms the location of the shutters.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit B) for William Stone Dow and Julia Goldstein, at 60 Stoney Point Road, Cummaquid, Map 336, Parcel 043 to replace garage doors and install black shutters as indicated on the plans submitted.

So Voted: Aye, unanimous

Chair Richard returns.

1878 Cobblestone Road Realty Trust, Dillinger, Christine M., Trustee, 174 Cobble Stone Road, Barnstable, Map 316, Parcel 064/003 Construct single family home

Represented by: Howard Woollard, Builder

Public comment: Ed Robinson, neighbor

Woollard gives a description of the project; it is a 1400 sqft single family home.

Chair Richard feels the materials are appropriate.

There is a conversation about taxes and conservation restrictions.

Munsell confirm with Woollard that the stone walls will be 3.5 ft in height. There is a discussion about the cobble stone road and were it ends.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit C) for 1878 Cobblestone Road Realty Trust, Christine M. Dillinger, Trustee, at 174 Cobble Stone Road, Barnstable, Map 316, Parcel 064/003 to construct a single family home as indicated on the plans submitted.

So Voted: Aye, unanimous

Gilson, Stuart & Susan, 3385 Main Street, Barnstable, Map 299 Parcel 044/002, Sylvanus B. Phinney Barn, built c. 1820, Demolish existing Gazebo

Represented by: Susan Gilson

Public comment: none

Munsell asks about the age of the gazebo and how long it has been there.

Given the current state of the gazebo, Chair Richard does not feel it has any historical value left.

Motion duly made by George Jessop, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit D) for Stuart & Susan Gilson, at 3385 Main Street, Barnstable, Map 299, Parcel 044/002 to demolish the gazebo as indicated on the plans submitted.

So Voted: Aye, unanimous

Gilson, Stuart & Susan, 3385 Main Street, Barnstable, Map 299 Parcel 044/002, Sylvanus B. Phinney Barn, built c. 1820, Construct 12X20 Outbuilding; apply cobble apron; install 4' fence from house to outbuilding to match existing fence

Represented by: Susan Gilson
Public comment: None

Munsell confirms the fence as per the application documents.

Chair Richard points out that the proposed roof is metal. Gilson advises that she is proposing the metal roof on the outbuilding as it is under a large tree and she feels it will hold up better.

Chair Richard comments that they do not typically approve metal roofs.

Jessop asks if there will be a light in the cupola. Gilson is not sure. Chair Richard comments that a light may not be appropriate.

There is a discussion about the color of the roof on the main structure.

Munsell confirms the front door will be sliding.

Jessop asks if the gutters are built in. Gilson responds that the house has white metal gutters so maybe she would use white metal. Jessop prefers a copper gutter.

Motion duly made by George Jessop, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit E) for Stuart & Susan Gilson, at 3385 Main Street, Barnstable, Map 299, Parcel 044/002 to construct a 10'X20' outbuilding, apply cobble apron, and install 4' fence as indicated on the plans submitted either copper gutters or brown aluminum gutters and arch asphalt roof to match the house weathered wood.

So Voted: Aye, Unanimous

Johnson, Timothy, 378 Plum Street, West Barnstable, Map 196, Parcel 015
Construct 14'X16' addition to the front/west elevation; materials to match existing

Represented by: Timothy Johnson
Public comment: none present

Chair Richard confirms all materials will match the existing structure.

Munsell confirms the removal of one window and the small mudroom. The addition will be directly below the dormer. White cedar shingles, roof to match existing and the windows will be six over six grill pattern.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit F) for Timothy Johnson, at 378 Plum Street, West Barnstable, Map 196, Parcel 015 to construct a 14'X16' addition as indicated on the plans submitted.

So Voted: Aye, unanimous

Johnson, Mary Ellyn & Richard, 61 Williams Path, West Barnstable, Map 111/034
Replace casement window on the front/north elevation; repaint home

Represented by: Mary Ellyn Johnson
Public comment: none

Johnson advises that she is replacing four casements with a new window also she will be repainting the home. Wallace confirms with Gilson the paint colors (Bennington grey or beige), with a white trim.

Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit G) for Mary Ellyn & Richard Johnson, at 61 Williams Path, West Barnstable, Map 111, Parcel 034 to replace casement window on the front/north elevation and repaint home as indicated on the plans submitted.

So Voted: Aye, unanimous

DaSilva, Viviane, named buyer in a Purchase & Sales Agreement with Ferraro, Brenda, 42 Abegale Snow Road, West Barnstable, Map 089, Parcel 010 Construct single family home

Represented by: Viviane DaSilva

Public comment: none

Chair Richard comments that some of the windows show varying window sizes. DaSilva comments the windows will be two over one.

Chair Richard comments that the grills should be in proportion.

There is a discussion about some of the details. Chair Richard comments they can come back for a minor modification. Munsell points out the difference in roof pitches.

There is a discussion regarding the use of transom windows, as well as the grill patterns and the varying roof pitches. The roof lines have varying pitches.

Chair Richard advises he approves of the concept but would want to see the plans amended to reflect a correction in the rooflines and the windows.

Motion duly made by George Jessop, seconded by Lesley Wallace to Continue the application for Certificate of Appropriateness (Exhibit H) for Viviane DaSilva named buyer in a Purchase & Sales Agreement with Brenda Ferraro at 42 Abegale Snow Road, West Barnstable, Map 089, Parcel 010 to construct a single family home .

So Voted: Aye, unanimous

CERTIFICATE OF EXEMPTION

Robertson, Forbes, 70 Maple Street, West Barnstable, Map 132, Parcel 021/002

Kitchen addition to the rear elevation

Represented by: Dan Wood

Chair Richard comments that the addition is not within view of a public way.

There is a discussion about the foundation.

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit I) for Forbes Robertson of 70 Maple Street, West Barnstable, Map 132, Parcel 021/002, to construct an addition to the rear elevation as indicated on the plans submitted noting the addition will not be visible and there is no one here to oppose.

So Voted: Aye, unanimous

Bancroft, Robert, 21 Bancroft Circle, West Barnstable, Map 215, Parcel 013

Remove existing shed, construct new 10'X16' shed in new location

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit J) for Robert Bancroft, of 21 Bancroft Circle, West Barnstable, Map 215, Parcel 013, to remove existing shed, construct a new shed 10'X16' as indicated on the plans submitted noting the home is in a remote location, current shed is in front as will be the new shed and the home is located on a dead-end street.

So Voted: aye, unanimous

MINOR MODIFICATION

Burbic, Brian, 137 Maushop, Barnstable, Map 278, Parcel 046/001

Looking for approval of fencing material as requested by the committee

Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Minor Modification (Exhibit K) for Brian Burbic, of 137 Maushop, Barnstable, Map 278, Parcel 046/001, to use black fencing as indicated on the plans submitted.

So Voted: Aye, unanimous

Cordeiro, Scott, 170 Millway, Barnstable, Map 300, Parcel 034/001
Rearrange roof lines on north and west elevations, center front door

George is in favor of the revision.

Motion duly made by George Jessop, seconded by David Munsell, to Approve the Minor Modification (Exhibit L) for Scott Cordeiro, of 170 Millway, Barnstable, Map 300, Parcel 034/001, to rearrange roof lines on north and west elevations and center the front door, as indicated on the plans submitted.

So Voted: Aye, unanimous

OTHER

Jamie from Pine Harbor presents a material called Everlast; is it basically a composite consisting of vinyl and is a much different product. He feels the texture and grain is real looking. There is some wood fiber. It is textured and available in about ten colors and has been used on the Cape. Jessop asks what length it comes in. Jamie responds, 12 feet sections. The seams are sealed with a small stainless steel fastener that holds it together. Jessop confirms they abut the seams and caulk it. Chair Richard feels the look is appropriate. Jamie is hoping for some feedback from the board. He notes it is paintable. Chair Richard feels if you paint a house and the shed, you would not tell the difference. Chair Richard feels it would be ok especially in an area that is not visible. It is suggested that samples of each color be submitted to the OKH office to be used for future submissions.

APPROVAL OF MINUTES:

Motion duly made by David Munsell, seconded by George Jessop, to Approve Meeting Minutes, Dated September 12, 2018 (Exhibit M).

So Voted: Aye, unanimous

Having no further business before this Committee, motion to adjourn is moved by George Jessop, seconded by David Munsell at 8:03pm.

Respectfully Submitted,
Erin K. Logan

Exhibit A	Certificate of Appropriateness	File	316/014/000
Exhibit B	Certificate of Appropriateness	File	336/043/000
Exhibit C	Certificate of Appropriateness	File	316/064/003
Exhibit D	Certificate for Demolition or Relocation	File	299/044/002
Exhibit E	Certificate of Appropriateness	File	299/044/002
Exhibit F	Certificate of Appropriateness	File	196/015/000
Exhibit G	Certificate of Appropriateness	File	111/034/000
Exhibit H	Certificate of Appropriateness	File	089/010/000
Exhibit I	Certificate of Exemption	File	132/021/002
Exhibit J	Certificate of Exemption	File	215/013/000
Exhibit K	Minor Modification	File	278/046/001
Exhibit L	Minor Modification	File	300/034/001
Exhibit Z	Meeting Minutes	Dated	September 12, 2018