

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, July 22, 2020, 6:30pm

15 OCT '20 PM 1:50
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	Present
George Jessop, AIA	Present
Bett McCarthy	Present
Lesley Wallace	Present
Building Inspector	Jeffrey Carter

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.

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 will be held on the following applications:

APPLICATIONS

Minucci, Albert, application submitted by Edie Vonnegut, 3224 Main Street, Barnstable, Map 299, Parcel 029, built 1950 Paint gable end above Post Office light grey; install sculpture of gold striped bass (33" in center)

Represented by: Edie Vonnegut

Public comment: none

Chair commented that this application is appropriate. Jessop, Bearse, Wallace and McCarthy felt the project was appropriate.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit A) for Albert Minucci submitted by Edie Vonnegut, at 3224 Main Street, Barnstable, Map 299, Parcel 029 to paint the gable end above the Post Office light grey, install sculpture of gold striped bass as indicated on the plans submitted. So voted: aye, unanimous

Mattes, Ronald & Penny, under contract with Collins, Charlotte & Charles, 105 Bayberry Lane, Barnstable, Map 335, Parcel 038, vacant land Construction of single family home; previously approved October 2018 – Certificate of Appropriateness expired prior to work commencing

Motion duly made by Bearse, seconded by McCarthy to continue review of this application (Exhibit B) to the August 12, 2020 meeting. So voted: aye, unanimous.

Approved on 10/14/2020

Peters, William & Natalie, 2159 Main Street, Barnstable, Map 237, Parcel 040, built 1930 Paint house white, add short pergola to support climbing roses across front façade, shingle all four elevations, change trim and door color to Benjamin Moore Chelsea Gray

Represented by: Not present

Public comment: none present

Motion duly made by Bearse, seconded by McCarthy to continue review of this application (Exhibit C) to the August 12, 2020 meeting. So voted: aye, unanimous.

Butler, Michael & Sarah, 215 Parker Road, West Barnstable, Map 176, Parcel 017, Manuel Pedroz Almada House, built 1908, inventoried Construct two-story addition (24'X36'); construct two farmers porches along the northern and eastern addition elevations (30'X7' each elevation)

Represented by: Steve Devlin

Public comment: none present

Devlin described the project.

Jessop confirmed the location of the addition with Devlin.

Bearse felt the project was appropriate and will fit in well with the setting.

Wallace also commented that the project was appropriate. McCarthy is in favor of the project.

Motion duly made by Bearse seconded by McCarthy, to Approve the Certificate of Appropriateness (Exhibit D) for Michael & Sarah Butler, at 215 Parker Road, West Barnstable, Map 176, Parcel 017 to construct a two-story addition, construct two farmers porches along the northern and eastern addition elevations as indicated on the plans submitted. So voted: Aye, unanimous.

Chapman, William, 39 Meadow Lane, West Barnstable, Map 133, Parcel 005/003, built 1990 Construct mudroom addition (8'X18.6') on the left of the house, materials to match existing, add one new door and windows per plan

Represented by: Jean Bowden

Public comment: none

Bowden described the project.

Chair Richard commented that the project will not be highly visible.

Chair Richard, Bearse, Wallace & McCarthy felt the project was appropriate.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit E) for William Chapman, at 39 Meadow Lane, West Barnstable, Map 133, Parcel 005/003 to construct a mudroom addition to the left of the house as indicated on the plans submitted. So voted: aye , unanimous

Coggeshall, Melora & Champlin, James, 47 aka 49 Rendezvous Lane, Barnstable, Map 270, Parcel 024, built 1994 Demolish existing main structure and porch (970sqft) retaining the south end to be relocated to the rear of the property to be used as a storage shed

Represented by: Ben Thompson

Public comment: none

Thompson described the project. He is looking to retain one portion of the structure and demolish the rest.

Chair Richard, Jessop, Bearse, Wallace and McCarthy all commented that the project was appropriate.

Chair Richard added that the existing structure is dated and in rough condition.

Motion duly made by Bearse seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit F) for Melora Coggeshall and James Champlin, at 47 aka 49 Rendezvous Lane, Barnstable, Map 270, Parcel 024 to demolish existing main structure and porch, retaining the south end to be relocated to the rear of the property to be used as a storage shed, as indicated on the plans submitted. So voted: aye, unanimous.

Carswell, Robert, & Young, Cheryl, 68 Hilliard's Hayway, West Barnstable, Map 136, Parcel 045, built 1978 Addition of two screened in porches; re-configure window arrangement; add one door; relocate one door; replace windows and change grill pattern; replace wood shingles and trim to match existing 2-story garage structure

Represented by: Bob Carswell

Public comment: none

Carswell described the project.

Chair Richard, Jessop, Bearse, Wallace, & McCarthy all felt the project was appropriate.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit G) for Robert Carwell and Cheryl Young, at 68 Hilliard's Hayway, West Barnstable, Map 136, Parcel 045 to Add two screened in porches; re-configure window arrangement; add one door; relocate one door; replace windows and change grill pattern; replace wood shingles and trim to match existing 2-story garage structure as indicated on the plans submitted. So voted: Aye, unanimous.

Gallagher, Desmond & Caroline, 69 George Street, Barnstable, Map 319, Parcel 059, built 1941, Full demolition of the existing single family home and detached garage structures

Represented by: Jim Hagerty from Reef Construction

Public comment: none

Hagerty is looking to demolish the structure

All members agreed that the demolition is appropriate.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit H) for Desmond & Caroline Gallagher, at 69 George Street, Barnstable, Map 319, Parcel 059 to demolish the single family home as indicated on the plans submitted. So voted: aye, unanimous.

**Gallagher, Desmond & Caroline, 69 George Street, Barnstable, Map 319, Parcel 059, built 1941,
Construct a single family home with front porch, screened porch**

Represented by: Jim Hagerty

Public comment: none

Hagerty described the project. The home will be much smaller than the previous home.

Chair Richard appreciated that size of the home and felt the project is appropriate.

Jessop is in favor of the project. He would not be opposed to enlarging the front porch. He is not opposed to the metal roof over the porch.

Bearse felt the project is very appropriate and a great addition to this neighborhood.

Wallace felt the project is appropriate for the neighborhood.

McCarthy felt the project is appropriate. It is a good size for the neighborhood and well done.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit I) for Desmond & Caroline Gallagher, at 69 George Street, Barnstable to construct a single family home with front porch, screened porch as indicated on the plans submitted. So voted: aye, unanimous

Hatch, Carl & Nyki, 35 Acre Hill Road, Barnstable, Map 298, Parcel 115, built 1978

Construct three new additions (10'X18" master bath & closet; 12'X5 ½' foyer; 12x4 ½' covered porch); enclose side porch; remove existing chimney

Represented by: Nyki & Carl Hatch

Public comment: None

Nyki Hatch described the project.

Chair Richard felt the design was appropriate but was concerned that the two gable ends meeting may cause leaks; Jessop concurred. Jessop suggested a redesign of the roof called a cricket.

Bearse felt the design is appropriate but added that the portion of vinyl siding should be wood. Wallace concurred.

McCarthy is in favor of the design as well as the redesign of the roof cricket.

Motion duly made by Jessop, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit J) for Nyki & Carl Hatch, at 35 Acre Hill Road, Barnstable, Map 298, Parcel 115 to Construct three new additions (10'X18" master bath & closet; 12'X5 ½' foyer; 12x4 ½' covered porch); enclose side porch; remove existing chimney as amended to in-fill the roof with a cricket, and the front will have wood clapboard as opposed to vinyl. So voted: aye, unanimous.

Bartlett, William & Patricia, Trustees, as submitted by tenant Hudson, Kim, 2235 Main Street, Barnstable, Map 237, Parcel 060, built 1870, Elijah L. Loring House, built c.1878, contributing structure in the Old King's Highway Historic District

Install mixed fencing, heights to range from 3 ½' to 4'; materials proposed – natural picket fence, green pvc metal fencing, and welded wire metal fencing; dimensions and placement as per site plan submitted with application

Represented by: Kim Hudson

Public comment: None

Hudson described the project.

Chair Richard felt the picket in the front was appropriate.

Jessop asked about the chain link. Jessop would prefer green for the fencing.

Bearse felt the picket fence was appropriate.

Wallace would prefer the entire fence was picket.

McCarthy is in favor of the project but would prefer a white wash picket fence.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit K) for Bartlett, William & Patricia, Trustees, as submitted by tenant Hudson, Kim, at 2235 Main Street, Barnstable to install mixed fencing, heights to range from 3 ½' to 4'; materials proposed – natural picket fence, green pvc metal fencing, and welded wire metal fencing; dimensions and placement as per site plan submitted with application as indicated on the plans submitted. Noting requested the front fence will be natural or white weathered picket. So voted: Aye, unanimous.

CERTIFICATE OF EXEMPTION

Burnham, Daniel & Dawn, 63 Bragg's Lane, Barnstable, Map 299, Parcel 056/000, built 1995

Construct a 14'X16' screened in-porch in right rear corner of main structure

Chair confirmed the project is not visible.

Motion duly made by Bearse, seconded by McCarthy, to Approve the Certificate of Exemption (Exhibit L) for Dawn & Daniel Burnham, of 63 Bragg's Lane, Barnstable, Map 299, Parcel 056/000, to construct a 14'X16' screened in-porch in right rear corner of main structure as indicated on the plans submitted. So voted: aye unanimous.

Liebowitz, Michael, 111 Lothrop's Lane, West Barnstable, Map 110, Parcel 038/000

Install a swimming pool and fence in the back yard, not visible

There is a discussion about the fence and pool visibility.

Motion duly made by (b), seconded by (mcc), to Approve the Certificate of Exemption (Exhibit M) for Michael Liebowitz, of 111 Lothrop's Lane, West Barnstable, Map 110, Parcel 038/000, to install a swimming pool and fence in the back yard as indicated on the plans submitted. So voted: aye, unanimous.

OTHER

Vote to nominate Jeffrey Goldstein as alternate - Chair Richard provided some background on Mr. Goldstein. **Bearse moved seconded by McCarthy to nominate Jeffrey Goldstein as an alternate member of this committee. So voted: Aye, unanimous.**

Vote to draft a letter of support for Tales of Cape Cod - Ann Canedy is applying for waiver for architectural review board and need. While the project is interior, she felt it would be appropriate to ask BOKH to support there project. Gene Guill, the cost of the project exceeds 30% of the building value and they will need to then make the structure ADA accessible. Bearse feels it is appropriate to support this project. Chair Richard confirmed that the board will draft a letter of support.

Matters not reasonably anticipated by Chair

APPROVAL OF MINUTES

None at this time

NEXT MEETING DATES

August 12, 2020 & August 26, 2020

Having no further business before this Committee, motion to adjourn is moved by Bearse, seconded by McCarthy at (8:01pm)

Respectfully Submitted,
Erin K. Logan - Administrative Assistant/recording secretary

Exhibit A	Certificate of Appropriateness	File	299/029
Exhibit B	Certificate of Appropriateness	File	335/038
Exhibit C	Certificate of Appropriateness	File	237/040
Exhibit D	Certificate of Appropriateness	File	176/017
Exhibit E	Certificate of Appropriateness	File	133/005/003
Exhibit F	Certificate of Demolition	File	270/024
Exhibit G	Certificate of Appropriateness	File	136/045
Exhibit H	Certificate of Demolition	File	319/059
Exhibit I	Certificate of Appropriateness	File	319/059
Exhibit J	Certificate of Appropriateness	File	298/115
Exhibit K	Certificate of Appropriateness	File	237/060
Exhibit L	Certificate of Exemption	File	299/056
Exhibit M	Certificate of Exemption	File	110/038