

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, March 24, 2021, 6:30pm

10 JUN '21 PM 2:36
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 by remote participation via Zoom Meetings on the following applications:

Paul Richard, Chair	Present
Carrie Bearse, Clerk	Present
George Jessop, AIA	Absent
Bett McCarthy	Present
Lesley Wallace	Absent
Jeffrey Goldstein, Alternate	Present
Building Inspector	Jeff Lauzon
Kate Maldonado	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

Kennedy, Robert, 3885 Main Street, Barnstable, Map 335, Parcel 052, built 1953

Install roof mounted solar panels on two south facing roof planes (front/side of house)

Represented by: Deirdre Lapira

Public comment: no public comment

Lapira explained the re-design of the panels, removing panels from a lower roof.

Bearse will refrain from comment since she was not present at the last meeting.

McCarthy and Goldstein are in favor of the redesign.

Chair called for public comment; seeing none he closed public comment.

MOTION: Bearse moved seconded by McCarthy to approve the Certificate of Appropriateness as amended. So voted: Aye (Richard, McCarthy, Goldstein); Bearse abstained.

Weatherly, Irina, Trustee, 1595 Main Street, West Barnstable, Map 197, Parcel 004, built 1880, Alexander Michelson House, contributing structure in the Old King's Highway Historic District

Install new sign on the front façade; install new double-sided handing sign

Represented by: No representation present

Public comment: no public comment

In absence of representation, Chair Richard noted that the proposed signage may be outside the allowable size limits and suggested that we continue review of this application until the April 14, 2021 hearing when a representative could be present.

MOTION: McCarthy moved, seconded by Goldstein to continue review of the Certificate of Appropriateness to the April 14, 2021 meeting. So voted: Aye, unanimous

Approved on April 28, 2021

Cook, Jeffrey & Irene, 60 First Way, Barnstable, Map 301, Parcel 045, garage year built late 1970's early 1980's
Demolish existing single story detached garage structure

Represented by: Michael Curley

Public comment: No public comment

Curley described the project; to demolish a detached garage structure.

It was noted that there is an upcoming proposal to move this garage to a property a few parcels away.

Chair Richard, Bearse, McCarthy, and Goldstein are in favor of the project.

Chair called for public comment; seeing none he closed public comment.

MOTION: Bearse moved, seconded by McCarthy to approve the Certificate of Demolition or Relocation as indicated on the plans submitted. So voted: aye, unanimous

Cook, Jeffrey & Irene, 60 First Way, Barnstable, Map 301, Parcel 045, garage year built late 1970's early 1980's
Construct a detached 2-story, one-car, garage with cupola

Represented by: Michael Curley

Public comment: No public comment

Curley described the building of a two story garage 1850 design original design of the Crosby boat house. New structure will be fit with a second floor for family apartment.

Chair Richard and Bearse felt the design and materials are appropriate.

Goldstein is in favor of the design but finds the scale is objectionable. He would prefer that the height were lower.

Chair called for public comment; seeing none he closed public comment.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness as indicated on the plans submitted. So voted: 3:1 Aye (Richard, Bearse, McCarthy); Nay (Goldstein)

Seminara, Anne, 68 Great Marsh Road, West Barnstable, Map 089, Parcel 050/002, undeveloped land
Construct a single family home with attached two-car garage, including a patio and retaining walls
68 Great Marsh Road

Represented by: Anne & Louis Seminara

Public comment: no public comment

Louis Seminara described the project; to construct a one story single family home with attached garage.

Chair Richard confirms with Mr. Seminara that the siding will be dipped in EnviroBleach a replacement for bleach and oil. The materials are appropriate. Chair noted the window grills will be between the glass.

Bearse noted it is a varied neighborhood and that the design and materials are appropriate and felt the grills between the glass would be ok here.

McCarthy and Goldstein felt the design and materials were appropriate

Approved on April 28, 2021

Chair called for public comment; seeing none he closed public comment.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness as indicated on the plans submitted. So voted: aye, unanimous

Seminara, Anne, 130 Great Marsh Road, West Barnstable, Map 089, Parcel 050/006, undeveloped land
Construct a single family home with attached two-car garage, including a patio

Represented by: Anne & Louis Seminara

Public comment: Karen Rezendes

Anne Seminara began by stating this is same house as 68 Great Marsh Road just reversed; same materials.

Chair Richard asked if there would be any differentiations between the two houses. He then suggested changing the roof color. Chair Richard also asked about the plantings. Louis Semiara will leave as much vegetation as possible.

Bearse is not concerned with the duplicate design and felt it was appropriate.

McCarthy agreed with the Chair Richard and would also appreciate a slight change to differentiate the two houses. Louis will do the weathered wood.

Goldstein is in favor of the project.

Rezendes, a direct abutter, would prefer that they keep the dark colored roof.

Chair called for public comment; seeing none he closed public comment.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness as indicated on the plans submitted noting the builder has the option to change the roof color to a weathered wood. So voted: aye, unanimous

Lee, Kyoo Jeong & Jung Im, 0 Aberle Way, Barnstable, Map 257, Parcel 010, Parcel 002, undeveloped land
Construct a single family home with an attached two-car garage, including a deck

Represented by: Bill Riley of Rycon Group & Thomas Moore

Public comment: none

Moore described the project; a ranch style home; white trim, white windows.

Chair Richard questioned the roof line on the front upper gable end. Moore advised this is a cricket.

Chair Richard felt the project was appropriate.

Bearse felt the design is appropriate for the location and limited visibility though she would typically prefer a more traditional design.

McCarthy questioned the arched window on the second floor but is otherwise fine with the project.

Goldstein thinks the overall design is appropriate as are the materials. He has a small issue with the stone façade on the front bump-out. Bearse and McCarthy concurred.

Bearse added that she does not feel the stone façade is appropriate or necessary.

Chair Richard called for public comment; seeing none he closed public comment.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness as indicated on the plans submitted and as amended noting the gable bump-out with the stone façade will be shingled like the rest of the structure. So voted: aye, unanimous

Niedzwiecki, Melissa & Paul James, 100 Point Hill Road, West Barnstable, Map 136, Parcel 041, built 1978

Additions on existing barn; 12' dormer on front elevation; 30.6' dormer on rear elevation; 12'X12' deck including stairs; remove existing transom window

Represented by: Anne Michniewicz

Public Comment: none

Michniewicz described the project; removing the transom window over the barn door; adding a dormer to the back of barn and add a deck. Materials will match existing; clapboard siding, red cedar roofing.

Chair Richard noted the project will be in the rear and would not be visible

Bearse felt the project is appropriate.

McCarthy does not believe the project will be visible; she is fine with it.

Goldstein felt it was appropriate.

Chair called for public comment; seeing none he closed public comment.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness as indicated on the plans submitted. So voted: aye, unanimous

Burbic, Brian, 257 Old Jail Lane, Barnstable, Map 278, Parcel 055, built 1982

Renovate 800sqft of 2nd floor; change from cape to colonial; add connection to above garage, add dormers, new windows; no change to footprint

Represented by: Brian Burbic

Public Comment: none

Burbic described the project; changing roof lines and the style of the home.

Chair Richard felt the project is appropriate and noted the property is fairly well treed.

Bearse, McCarthy, and Goldstein all expressed support for the project.

Chair Richard called for public comment; seeing none he closed public comment.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness as indicated on the plans submitted. So voted: aye, unanimous

Singer, Leslie & Michael, 38 Briar Lane, West Barnstable, Map 136, Parcel 055/002, built, 2000

Enclose porch on the rear/southwest elevation

Represented by: Applicant waived their right to appear

Approved on April 28, 2021

Public comment: none

Chair Richard described the project.

Bearse, McCarthy, and Goldstein would have liked to see the plan from the rear.

Bearse felt she understood the project and would be ok approving but would like to have the plan of the rear for our files.

Chair Richard called for public comment; seeing none he closed public comment.

Bearse moved seconded by McCarthy to approve the Certificate of Appropriateness as indicated on the plans submitted noting the board would like the applicant to submit a more detailed architectural drawings for the record. So voted: aye, unanimous

MINOR MODIFICATION

Brouard, Peter & Pamela, 176 Dromoland Lane, Barnstable, Map 335, Parcel 082, built 1995

Change panels from SunPower 360 watts to LG; the new array will be 18" narrower and 11.2" taller; the layout remains as previously approved

Chair Richard felt the change was appropriate. Bearse, McCarthy, & Goldstein concurred.

Motion duly made by Bearse, seconded by McCarthy, to Approve the Minor Modification as submitted. So voted: aye, unanimous

Section 106 Filing, EBI Filing #6121001599, 10071549 / MA1290 / Barnstable Mary Dunn Rd 4C-5C-5G NR

Add, remove and replace, antenna on the water tower structure owned by the Town of Barnstable, located at 1118 Mary Dunn Road, Barnstable, Map 333, Parcel 016

Chair Richard initially wanted a Certificate of Appropriateness.

McCarthy felt the project is appropriate.

Goldstein would like to see a photo rendering of the antenna.

Chair Richard asked Logan if AT&T would need to apply for a Certificate of Appropriateness.

Logan responded that where they propose to remove and replace in-kind, this could be considered ordinary maintenance. Bearse and Chair Richard concurred.

Goldstein felt if the scale is consistent than he has no problems.

McCarthy pointed out that the size is staying the same and reiterated that she does not have a problem with the project.

Chair Richard asked Logan to reach out to Attorney Jim Wilson for his input.

MATTERS NOT REASONABLY ANTICIPATED

Chair Richard mentioned a conversation he had with Logan about a guardrail in West Barnstable being installed by MDOT.

Logan explained that MDOT advised the guardrail would need to be installed as a matter of safety.

Having no further business before this Committee, motion to adjourn is moved by Bearse, seconded by McCarthy at 7:31 pm.

Respectfully Submitted,

Erin K. Logan
Administrative Assistant/recording secretary

Exhibit A	Certificate of Appropriateness	335/052/000
Exhibit B	Certificate of Appropriateness	197/004/000
Exhibit C	Certificate of Demolition	301/045/000
Exhibit D	Certificate of Appropriateness	301/045/000
Exhibit E	Certificate of Appropriateness	089/050/002
Exhibit F	Certificate of Appropriateness	089/050/006
Exhibit G	Certificate of Appropriateness	257/010/002
Exhibit H	Certificate of Appropriateness	136/041/000
Exhibit I	Certificate of Appropriateness	278/055/000
Exhibit J	Certificate of Appropriateness	136/055/002
Exhibit K	Minor Modification	335/082/000
Exhibit L	Section 106 Filing	EBI#6121001599, 10071549/MA1290