



# TOWN OF YARMOUTH

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## OLD KING'S HIGHWAY REGIONAL HISTORIC DISTRICT COMMITTEE

### MINUTES – JANUARY 26, 2009

The Old King's Highway Committee met on **Monday, January 26, 2009**, in the **Hearing Room at Yarmouth Town Hall, 1146 Route 28, South Yarmouth**. MEMBERS PRESENT: Chairman Joseph Sullivan (Architect/Contractor), Vice Chairman Richard Gegenwarth, Marilyn Swenson, George Kilian, John Walsh, and Alternate Patricia Sherman. Also Present: Colleen McLaughlin, Office Administrator.

A quorum present, Mr. Sullivan opened the meeting with a brief explanation of how the meeting is run and mentioning the 10-day appeal period. The regular meeting convened at **7:15 P.M.**

*Mr. Sullivan then stated for the record that the OKH Committee has been working with the Building Department and has revised the procedure for the paperwork. All applicants must pick up their paperwork at the OKH office, not the Building Department, and use the stamped OKH-approved plans for all town departments. In addition, the Building Department and OKH are working together to ensure compliance with OKH-approved plans. To that end, OKH is inspecting at framing and occupancy permit times and reporting to the Building Department whether or not approved construction has taken place or if changes requiring further OKH review have been generated.*

**Deb Kanter & Jamie Elkins (owners), Sara Jane Porter (agent), 9-A007;** to seek approval for a one-story addition and deck at **21 Essex Way**. Agent present. Ms. Porter explained that the project calls for a one-story addition (15' x 17') and deck (15'6" x 17'0) on the rear of the existing house. The members reviewed the elevations with Ms. Porter. An adjustment was added to the elevations to reflect a window change on the second floor due to the roofline of the addition. All materials and colors to match existing. One Velux skylight will be added to the rear roof of the addition. Two Andersen sliding doors will be used on the addition; three casement windows will be used on rear elevation of addition. Existing deck will remain as much as possible; stairs will connect it to new deck. Ms. Swenson moved to approve the application as presented. **APPROVED: 5-0-0**

**Richard Schickler (owner), Mark Halloran (agent), 9-A008;** to seek approval for sunroom renovation, window replacement, and replacement of existing front, back, and storm doors at **99 Wharf Lane**. The agent was represented by Jeff Deck; owner also present. The proposal calls for a sunroom renovation and window and door replacements to main house. White cedar shingles bleached gray to match existing siding will be used; roofing shingles will be Woodscape architectural shingles in weatherwood color. New slider (Andersen Frenchwood with 15 individual lites on each half) to be installed on rear elevation of sunroom. Front and side sunroom elevations will have three double-hung Andersen Woodwright series windows with true divided lites. Grille pattern will be 12/12. Trim will be wood painted white to match existing. On the main house, all windows will be replaced with Andersen Woodwright series. Window sizes will be changed to 2'8" x 4'5", which is slightly shorter and narrower than existing windows. Windows will have 12/12 individual lites, except for bathroom which will be 9/9. Andersen casement window (6/6 grille pattern) will be used in kitchen window on rear elevation. Front and back doors will be fiberglass, matching size and style of existing (i.e., 6-

panel raised on front; 15-lite on back). New storm doors will be wooden with sailboat motif. Mr. Gegenwarth moved to approve as presented. **APPROVED: 5-0-0**

**William Houland (owner), Wayne Downey (agent), 9-A009;** to seek approval for new siding at **20 Azalea Lane**. Neither the owner nor the agent was present. Mr. Kilian moved to table the application to the end of the regular agenda to see if either one had arrived by then. **Tabled: 5-0-0**

After the regular agenda had been completed, Mr. Gegenwarth moved to remove the application from the table. **APPROVED: 5-0-0** Mr. Downey, the agent, was now present and explained the proposed work. Mr. Downey explained that the owner wanted to reside his house and was asking the Committee for approval to use gray vinyl shingles by Cedar Impressions on all 4 sides. Ms. Sherman reminded him that OKH regulations only allow vinyl on the front. Mr. Downey said that he understood that regulation; however, he felt that these shingles were very realistic and that no one would be able to see that they were vinyl from more than a few feet away. He also stated that this house's existing cement board siding was deteriorating and it needed to be replaced. Mr. Downey explained that Cedar Impressions was a "green" product and would not rot or fade. The owner had chosen gray believing that it would be an appropriate color for the District. The house is not in an area of historically or architecturally important structures; and, therefore, he felt that vinyl shingles would not be inappropriate. The Committee members examined the sample Mr. Downey had provided for them. Chairman Sullivan, Mr. Gegenwarth, and Ms. Swenson agreed that the sample looked quite realistic. Mr. Kilian and Ms. Sherman stated that they did not feel that vinyl siding was appropriate on more than one side. The members asked Mr. Downey about the lot on which the house is built. Mr. Downey explained that there is conservation land behind the house, and the house is not visible from any public way on that side. Chairman Sullivan said that he would like to see the product on an actual house and observe firsthand if the product looked "real." He asked Mr. Downey to provide the Office Administrator with addresses of houses in the area that had already used this product. The members will then individually visit those sites before the next meeting on February 9, 2009. Ms. Swenson moved to table the application for two weeks to the next meeting on February 9. **TABLED: 5-0-0**

**Christopher & Kimberly Slowek (owners/agents), 9-A010;** to seek approval for two decks at **76 North Dennis Road**. Owners and Mrs. Slowek's father were present. Mr. Slowek explained the project. The Sloweks have recently purchased this property, and need to replace two existing decks that are rotten. The side deck is 16' x 24'; the front entry deck is 6' x 10'. The decking on both decks will be 1x4 mahogany; wood balusters (fir) will be used. Posts will be 4x4 fir with mahogany caps. The color will be left natural. The applicants also asked to replace the existing front door with one that is the same size and style; it will be painted white. Ms. Swenson moved to approve the application as presented. **APPROVED: 5-0-0**

**John Hunt & Kris Srihadi (owners), East Coast Kitchens & Baths (agents), 9-A011;** to seek approval for a shed dormer at **77 Route 6A**. Mr. Hunt and Mr. PJ Schneider of East Coast Kitchens were present. The owners want to add a dormer to the front of this structure to balance a dormer on the rear that had been previously approved by the OKH Committee. The roof will be completely resingled; however, the plan is to re-use current shingles. The dormer windows will be 3/3 crank out Andersen true-divided lite windows. The Committee reviewed the spec sheet and elevations provided by the applicant. Mr. Kilian moved to approve the application as presented. **APPROVED: 5-0-0**

#### **EXEMPTIONS AND OTHER BUSINESS:**

**COMPLAINT:** 38 Hockanom Road – structures erected without OKH approval. Mr. Paul

Sweeney, direct abutter at 686 Route 6A, wants to discuss this property and what can be done about it. Violations officer notified and asked to take photos. **Mr. Sweeney did not attend the meeting and did not provide photos to the Committee. No action was taken on the complaint because more information is required.**

**ETHICS UPDATE:** Jim Wilson, attorney for OKHRHD Commission, will update members on conflict of interest and ethics issues. **Mr. Wilson provided the members with an overview of the OKH Regional Historic District Act, standards of review, the appeal process, public records and open meeting law guidelines, and conflict of interests/ethics considerations.**

**APPROVAL OF MINUTES:** January 12, 2009 **APPROVED 5-0-0**

**NEW BUSINESS:** Letter received from HSOY regarding proposed NStar substation on White Rock Road. **Chairman Sullivan informed the Committee that NStar will need to file a C/A application for the substation.**

**VIOLATIONS:**

**It has recently been learned that some of the letters generated in 12/08 were not processed by Building as expected. The remaining letters will go out 1/27/09 when Mr. Brandolini returns from vacation.**

**Ridgewood Drive** – vinyl fence and vinyl railing at door. **(Original violation 7/07) Letter sent: 1/09.**

**7 Starbuck Lane** – Framing inspection resulted in need for C/A for changes: 1) no roof over door, 2) stair changes, 3) window oversized, 4) door eliminated, 5) multiple changes on stairs which are enclosed in places underneath. **C/A required. Letter sent: 1/09**

**446 Route 6A** – The stockade fence at this address is in violation of OKH regulations. **(Original violation 12/08).** Removal of fence or C/A required. **Letter sent: 1/09 UPDATE 2/9/09: Mr. Brandolini ticketed the owner of this property on 1/28/09; the fence was removed by 1/30/09.**

**10 Freeman Road** – Exterior paint color has been changed without an application for a Certificate of Appropriateness. **(Original complaint: 11/19/08) Letter sent: 1/09**

**55 West Great Western** – Stockade fence has been erected without OKH approval. **(Original complaint: 11/08) Letter sent 1/09.**

**381 Route 6A** – Shed has been erected without OKH or building permit. **Letter sent 1/09.**

**84 Lookout Road** -- Some sort of white trellis has been added to the top of the deck railing without approval. Ms. Sherman will take photos. **Letter sent: 1/09**

**2 Boulder Circle** – Bright blue house. **Letter sent: 1/09**

**10 Freeman Street** – Exterior painting without OKH approval. **Letter sent: 1/09**

**Junction of North Sandyside Lane and Summer Street**—Gate which was approved by OKH last October has been installed. However, metal is exposed; wood cladding has not been installed. **(Original violation: 12/08) Letter sent: 1/09**

**WATCH LIST:**

**39 Mariner** –The sunroom approved by OKH is built; however, windows and trim, which were to be painted white to match sunroom (per C/A), are still red. It has been 2 years since the original C/A; violation letter #1 to be sent requesting owner to paint before July 1, 2008. **(Original violation: 12/07). Update 11/5/08: A letter had been received from the owner regarding this violation; the letter gives the Committee permission to act on his request in his absence. He would like to paint the sunroom to match his house’s trim, rather than paint the trim to match the sunroom. He has left for Florida and would like permission to paint upon his return in the spring. APPROVED by Committee; check in late May, 2009.**

**EXEMPTIONS AND OTHER BUSINESS:**

**TABLED ITEM:**

**APPROVAL OF MINUTES:** January 12, 2009 **APPROVED: 5-0-0**

**MEETING ADJOURNED:** 9:50 pm

**NEXT MEETING:** **Monday, February 9, 2009**