

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, December 16, 2020, 6:30pm

BARNSTABLE TOWN CLERK
2021 JAN 14 PM 1:41

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, ID # 990 8385 0629, on the following application:

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 Carter
Planning Staff	Kate Maldonado

A quorum being met, Chair Richard called the hearing to order at 6:48 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.

CONTINUED APPLICATIONS

McCullough, Rachael, 56 Bursley Path, West Barnstable, Map 110, Parcel 025/005, vacant land
Construct new 2,300sqft single family home with attached 2-car garage

Represented by: not present
Public comment: None

With no representative present, a motion was made to continue this application to the next meeting.

Motion duly made by Bearse, seconded by McCarthy to continue review of the Certificate of Appropriateness (Exhibit A) for McCullough, Rachael, 56 Bursley Path, West Barnstable, Map 110, Parcel 025/005 Construct new 2,300 sqft single family home with attached 2-car garage to the January 13, 2021 meeting. So voted: Aye, unanimous

APPLICATIONS

Bishop, Craig, 1525 Hyannis Road, Barnstable, Map 298, Parcel 007, built 1929
Construct addition at the west elevation including alterations to all elevations; West elevation – removal of several windows as well as the existing deck and fence to allow for the addition. Alterations include the removal of several windows as well as door and changes to the roof line

Represented by: Crain Bishop and Scott Jones
Public comment: Marcy Dugas, Jennifer and Emmerson Torres

Jones described the project. A double-addition to the existing structure maintain the existing materials.

Chair Richard commented that the materials and style are appropriate. He is aware of concerns from abutters regarding the set-backs.

Bearse felt the project was appropriate and confirmed with Jones that the grills will be between the glass and will match existing.

McCarthy felt the design was appropriate and blend well with the existing structure.

Chair Richard called for public comment.

Abutters, Emmerson and Jennifer Torres dispute the lot lines.

Abutter, Dugas commented that there is a land dispute going on, she did not feel the project was appropriate and wants to see a certified plot plan before proceeding.

There is discussion between the abutters and the applicant/applicant representative regarding the lot line dispute.

Chair Richard closed public comment.

Chair Richard noted that the board does not have a certified plot plan and would like to wait until we have this in order to move forward. Bearse concurred.

Motion duly made by Bearse, seconded by McCarthy to continue review of the Certificate of Appropriateness (Exhibit B) for Bishop, Craig, of 1525 Hyannis Road, Barnstable, Map 298, Parcel 007, built 1929 to construct an addition at the west elevation including alterations to all elevations; West elevation – removal of several windows as well as the existing deck and fence to allow for the addition. Alterations include the removal of several windows as well as door and changes to the roof line to the January 13, 2021 meeting. So voted: Aye, unanimous

**Green, Eric & Jessica, 1536 Hyannis Road, Barnstable, Map 298, Parcel 021/001, vacant land
Construct 2,696 sqft single family home including in-ground pool with black aluminum fencing**

Represented by: Brian Burbic

Public comment: None

Burbic described the project – to construct a single family home with an in-ground pool to include fencing. Burbic described the landscape and tree plantings.

Chair Richard felt the project was appropriate; Bearse and McCarthy concurred.

Chair Richard called for public comment; seeing none, he called for a motion.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit C) for Green, Eric & Jessica, of 1536 Hyannis Road, Barnstable, Map 298, Parcel 021/001, vacant land, to construct a 2,696 sqft single family home including in-ground pool with black aluminum fencing as indicated on the plans submitted. So voted: Aye, unanimous

Leary, Kristin, & Silber, Jeffrey, 3485 Main Street, Barnstable, Map 317, Parcel 004/001, built 1900, contributing structure in the Old King's Highway Historic District
Construct a screened porch, pool cabana, pool, fence and retaining wall

Represented by: Alison Alessi, Kristin Leary & Jeffrey Silber
Public comment: None

Alessi described the project; she proposed to remove an existing screened porch and reconstruct it as well as construct a pool cabana, pool and retaining wall. She also proposed to remove and replace existing fencing in a slightly different location.

Chair Richard confirmed with Alessi that the materials will match the existing house.

Bearse and McCarthy felt the project was appropriate.

Chair Richard called for public comment; seeing none, he called for a motion.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit E) Leary, Kristin, & Silber, Jeffrey, of 3485 Main Street, Barnstable, Map 317, Parcel 004/001, built 1900, contributing structure in the Old King's Highway Historic District to construct a screened porch, pool cabana, pool, fence and retaining wall as indicated on the plans submitted. So voted: Aye, unanimous

Ruggiero, Richard & Janet, 75 Harvey Avenue, Barnstable, Map 319, Parcel 099, built 1990
Construct 24'X8' front porch, add 12.4'X12' rear addition, add rear dormer to accommodate new interior staircase

Represented by: Thomas DeMayo
Public comment: None

DeMayo described the project to construct a front porch, rear addition including dormer. They will also be re-roofing.

Chair Richard confirmed the materials will match existing.

Chair Richard, Bearse, and McCarthy felt the project was appropriate.

Chair Richard called for public comment; seeing none, he called for a motion.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit F) Ruggiero, Richard & Janet, of 75 Harvey Avenue, Barnstable, Map 319, Parcel 099, built 1990 to construct 24'X8' front porch, add 12.4'X12' rear addition, add rear dormer to accommodate new interior staircase as indicated on the plans submitted. So voted: Aye, unanimous

Venditti, Paul S., Trustee, 273 Millway, Barnstable, Map 301, Parcel 007, built 1960
Replace 45 double hung windows on the rear and sides of the building

Represented by: Thomas DeMayo

Public comment: None

DeMayo described the project; replace all windows with Anderson double hung on the rear and sides of the structure.

Chair Richard confirmed with DeMayo that the windows will have snap in grills.

Bearse felt that there is no need for grills at all. She felt panes free of grills would be appropriate.

McCarthy felt the project would be an improvement and is appropriate.

Chair Richard called for public comment; seeing none, he called for a motion.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit G) Venditti, Paul S., Trustee, of 273 Millway, Barnstable, Map 301, Parcel 007, built 1960 to Replace 45 double hung windows on the rear and sides of the building as indicated on the plans submitted noting the committee felt no grills would be appropriate as well; leaving the decision up to the applicant. So voted: Aye, unanimous

Robichaud, Stephen, 63 Marble Road, Barnstable, Map 316, Parcel 033, built 1983

Construct new deck on the north side of the main structure using pressure treated lumber with mahogany decking, construct allan block retaining wall

Represented by: Stephen Robichaud

Public comment: None

Robichaud described the project. He proposed a new deck and a retaining wall to hold back the grade. The retaining wall will be constructed of allan block.

Chair Richard confirmed with Robichaud that the allan block retaining wall will not be visible from the street.

Chair felt the project was appropriate; Bearse and McCarthy concur.

Chair Richard called for public comment; seeing none, he called for a motion.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit H) Robichaud, Stephen, of 63 Marble Road, Barnstable, Map 316, Parcel 033, built 1983 to construct new deck on the north side of the main structure using pressure treated lumber with mahogany decking, construct allan block retaining wall as indicated on the plans submitted. So voted: Aye, unanimous

Alternate member, Jeff Goldstein joined the meeting.

Hower, Robert & Kira, 29 Salten Point Road, Barnstable, Map 280, Parcel 009, built 1950

New windows, doors, new siding (match existing), new solar panels on south facing roof

Represented by: Alison Alessi, A3 Architects

Public comment: Avery Revere

Member McCarthy recused herself from this application.

Alessi described the project which includes replacing windows, doors, siding, and adding solar.

Bearse confirmed with Alessi that the window grills will be simulated divided lights.

Chair Richard called for public comment.

Abutter, Avery Revere, was present in support of the project.

Chair Richard asked for additional public comment; seeing none, he closed public comment.

Motion duly made by Bearse, seconded by Goldstein to Approve the Certificate of Appropriateness (Exhibit D) Hower, Robert & Kira, of 29 Salten Point Road, Barnstable, Map 280, Parcel 009, built 1950 to replace windows, doors, new siding (match existing), new solar panels on south facing roof as indicated on the plans submitted; noting the solar panels will not be visible. So voted: Aye, unanimous

Member McCarthy returned to the meeting.

Sylver, Kevin & Jessica, 121 Lombard Avenue, West Barnstable, Map 155, Parcel 005/002, built 1996

Replace roof in-kind, replace cedar shingles with new natural shingles, replace cedar shingles on the front with Allura fiber cement board (clapboard) in Pacific Blue

Represented by: Kevin Sylver

Public comment: None

Sylver described the project. Replacing roof shingles, in-kind. Removing cedar shingles on front and replacing them with fiber cement board.

Chair Richard confirmed with Sylver that the cement board will be installed with the wood grain side out with a 5" exposure.

Bearse added that they do not tend to approve cement board but if there will be a 5" exposure and given the location of the project, she is fine with this project.

Chair Richard called for public comment; seeing none, he called for a motion.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit I) Sylver, Kevin & Jessica, of 121 Lombard Avenue, West Barnstable, Map 155, Parcel 005/002, built 1996, to Replace roof in-kind, replace cedar shingles with new natural shingles, replace cedar shingles on the front with Allura fiber cement board (clapboard) in Pacific Blue as indicated on the plans submitted. So voted: Aye, unanimous

Macphail, Douglas, 45 Second Way, Barnstable, Map 301, Parcel 056, built 1951

Construct 12'X16' shed with asphalt roof and shiplap siding

Represented by: None – applicant provided signed waiver to appear

Public comment: None

Chair Richard commented that the application was for a standard shed.

Chair Richard called for public comment; seeing none, he called for a motion.

Members felt the project was appropriate.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit J) Macphail, Douglas, of 45 Second Way, Barnstable, Map 301, Parcel 056, built 1951 to construct 12'X16' shed with asphalt roof and shiplap siding as indicated on the plans submitted. So voted: Aye, unanimous

Tavano, Nicholas & Salmon, Ashley, 17 Iris Lane, Barnstable, Map 334, Parcel 050, built 2000

Install a 16'X32' in-ground swimming pool with a 6' stockade fence along the front and a 5' black aluminum fence around the pool

Represented by: None

Public comment: None

Logan advised that due to mailing issues the abutters needed to be re-noticed.

Motion duly made by Bearse, seconded by McCarthy to continue review of the Certificate of Appropriateness (Exhibit K) Tavano, Nicholas & Salmon, Ashley, of 17 Iris Lane, Barnstable, Map 334, Parcel 050, built 2000 to Install a 16'X32' in-ground swimming pool with a 6' stockade fence along the front and a 5' black aluminum fence around the pool to the January 13, 2021. So voted: Aye, unanimous

MINUTES

McCarthy moved seconded by Bearse to approve the minutes of September 23, 2020. So voted: Aye, (Chair Richard, Goldstein, McCarthy). Bearse abstained.

Bearse moved seconded by McCarthy to approve the minutes of October 28, 2020. So voted: Aye, unanimous.

Bearse moved seconded by McCarthy to approve the minutes of November 18, 2020, as amended. So voted: Aye, unanimous.

Having no further business before this Committee, motion to adjourn is moved by Bearse, seconded by McCarthy, at 7:44pm.

Respectfully Submitted,

Erin K. Logan
Administrative Assistant/recording secretary

Exhibit B	Certificate of Appropriateness	File	298/007/000
Exhibit C	Certificate of Appropriateness	File	298/021/001
Exhibit D	Certificate of Appropriateness	File	280/009/000
Exhibit E	Certificate of Appropriateness	File	317/004/001
Exhibit F	Certificate of Appropriateness	File	319/009/000
Exhibit G	Certificate of Appropriateness	File	301/007/000
Exhibit H	Certificate of Appropriateness	File	316/033/000
Exhibit I	Certificate of Appropriateness	File	155/005/002
Exhibit J	Certificate of Appropriateness	File	301/056/000
Exhibit K	Certificate of Appropriateness	File	334/050/000

