

**Town of Barnstable  
Old King's Highway Historic District Committee  
MINUTES**

14 OCT '21 PM 2:48  
BARNSTABLE TOWN CLERK

**Wednesday, September 8, 2021, 6:30pm**

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	Absent
George Jessop, AIA	Present
Bett McCarthy	Present
Lesley Wallace	Present
Jeffrey Goldstein, Alternate	Absent
Building Inspector, Jeffrey Lauzon	Present
Kate Maldonado, Assistant Director	Present
Jennifer Engelsen, Office Manager	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**

**Fedje Revocable Living Trust c/o Elizabeth Apostola, 15 George Street, Barnstable, Map 319, Parcel 065, built 1920**

Demolition of existing single-family dwelling and shed

Represented by: Chris Childs, Patriot Builders

Public Comment: Kristen Frank on behalf of Dominic Frank, property owner at 7 George Street. How close will the new house be to the property line? Builder says new house to be 6.6 feet from the property line and the applicant will be going to the Zoning Board of Appeals for variance on September 22, 2021.

The committee will be issuing a Certificate of Demo as well as a Certificate of Appropriateness. Chair Richard asks representative to give a brief presentation for the demolition. Chris Childs with Patriot Builders tells committee that they will be demolishing existing home and shed to make room for a new single family home.

McCarthy noted that this is appropriate to tear down; it is in disrepair and built in 1920.

Richard the property is 100 years old. The existing property is on the lot line, rebuild will move it off of the lot line. Richard commented that the demolition was appropriate.

**Motion made by McCarthy to approve the Certificate of Demolition for Fedje Revocable Living Trust c/o Elizabeth Apostola, 15 George Street, Barnstable, Map 319, Parcel 065, built 1920 to demolish existing single-family dwelling and shed. Seconded by Wallace.**

***So voted:***

***Aye-Jessop, Wallace, McCarthy, Richard***

***Nay - 0***

***Abstain- 0***

The Committee listens to presentation from the builder to rebuild a 2464 square foot, two story home. New build will be improving set back on side. Two corrections to note: all deck railings shown on plans will not be cable but will be traditional white baluster railing. The side and rear showing more concrete than usually allowed, home is elevated due to flood zone. The plan is to drop shingles down so only one foot of concrete shows.

Richard requests amended plans to be submitted.

Jessop comments this is a traditional design. There is nothing architecturally outstanding or detrimental in his opinion. The design is acceptable.

Wallace noted that the design is appropriate.

McCarthy agrees the design is in keeping with the neighborhood and she has no issues.

Richard commented that the Committee has consistently approved similar designs such as the proposed. The cottage sits way back from road and is appropriate.

Public comment: James Frank on behalf of Dominic Frank has a concern with raising the structure and runoff to his property. Committee members inform him that he should raise his concerns at the Zoning Board of Appeals meeting on September 22<sup>nd</sup>.

Chris Childs responds they plan on leveling and re-grading the site due to the demolition and excavating. The plan will be to grade so there will not be runoff. Childs offers to meet with the Franks to discuss concerns they have.

**Motion made by McCarthy to approve the Certificate of Appropriateness for Fedje Revocable Living Trust c/o Elizabeth Apostola, 15 George Street, Barnstable, Map 319, Parcel 065, built 1920 to construct a new single-family dwelling with the shingles lowered to expose less concrete on the foundation and the railings replaced with white baluster instead of horizontal cable. Seconded by Wallace.**

***So voted:***

***Aye-Jessop, McCarthy, Wallace, Richard***

***Nay - 0***

***Abstain- 0***

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**Riley, William T TR c/o William T Riley 215 FAM TR, 51 Holway Drive, West Barnstable, Map 136, Parcel 038, built in 1987**

Replace existing house windows with 6/1 from 12/12 grills, replace front door in same style, enlarge existing breezeway area and add a second floor to breezeway and garage

Represented by: Rick Anderson, R.W. Anderson & Son's Inc.

Public comment: None

Rick Anderson gives a brief presentation to committee.

Jessop comments that gambrel additions to salt box style are not inappropriate, but a gable style would be more appropriate. Overall project is appropriate.

Wallace agrees with Jessop on the gambrel style.

McCarthy is concerned about the breezeway and circular curve. Design is not attractive.

Richard says gambrel could go gable as well. He thinks the builder should mirror the arch window on gable end of the garage for the front entry.

Rick Anderson responds that the homeowner feels the proposed entry will add character to the home but he will bring committee's concerns and comments to him.

Shingles proposed for this project are natural and weathered.

**Motion by McCarthy to approve the Certificate of Appropriateness for the William T Riley, TR c/o William T Riley 215 FAM TR, 51 Holway Drive, West Barnstable, Map 136, Parcel 038, built in 1987 to replace existing house windows with 6/1 from 12/12 grills, replace front door in same style, enlarge existing breezeway area and add a second floor to breezeway and garage. Seconded by Wallace.**

*So voted:*

*Aye - Jessop, McCarthy, Wallace, Richard*

*Nay - 0*

*Abstain - 0*

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**Ninety Bay View LLC c/o Brennick, Robert J and Meaghan A, 90 Bay View Road, Barnstable, Map 319, Parcel 031, built 2018**

Install a perimeter fence and a privacy fence

Represented by: Homeowner

Public Comment: None

The property owner gives a brief description to committee. The perimeter fence will be a child safety fence. This fence will allow young children to play in yard without making their way into the mitigation meadow nearby. This will be a picket style vinyl fence and can use a cedar fence as a backup if the committee desires.

Privacy fence will be a safety fence for property owner. The yard is open with abutting neighbors, people cut through property (renters). This fence will be a 7; vinyl fence with a 6' or 5' cedar fence should committee desire.

Jessop comments that vinyl fences are not maintenance free. He prefers a cedar fence on the property and he would approve the taller fence.

Wallace commented that the cedar would be more appropriate. In regards to fence height, the appropriate height would be a 6' cedar fence and the child safety fence would be cedar at 3.5'.

McCarthy agrees that cedar is the most appropriate material verses the vinyl.

Richard also commented that cedar was more appropriate than vinyl. Vinyl fences are typically not deemed appropriate material.

**Motion by McCarthy to approve the Certificate of Appropriateness Ninety Bay View LLC c/o Brennick, Robert J and Meaghan A, 90 Bay View Road, Barnstable, Map 319, Parcel 031, built 2018 install a perimeter fence and a privacy fence; the perimeter with be 3.5 foot cedar and the privacy fence will be 6 foot cedar. Seconded by Wallace.**

***So voted:***

***Aye – Jessop, Wallace, McCarthy, Richard***

***Nay - 0***

***Abstain - 0***

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**Felix, Antone C III & Devaney, Lynn A, 443 Marstons Lane, Barnstable, Map 348, Parcel 033, built 1985**  
Removal of old vinyl siding and trim to be replaced with CertainTeed Cedar Impressions shingles and trim

Represented by: Tony Felix, property owner

Public Comment: None

Mr. Felix presented the project. The house was built in 1995. The dwelling has vinyl clapboard which is believed to be original siding material to the dwelling. The applicant would like to change the siding from vinyl clapboard to CertainTeed Cedar Impressions.

Jessop commented noting that vinyl material typical requires more maintenance than wood. Although the impressions are acceptable replacements for the existing vinyl clapboards, Jessop would rather a wood siding replacement.

Wallace noted that she was hesitant to endorse vinyl siding to set a precedent. She decided to listen to the rest of the commentary.

McCarthy said that she reviewed the proposed siding material and noted that they looked like a cedar shingle. She said as far as appearance she found them acceptable.

Richard expressed that the dwelling was not located in a setting that would be heavily viewed and other houses in the area have vinyl siding. He also noted that the texture of the shingles was an improvement over the clapboard.

A motion was made by McCarthy for a Certificate of Appropriateness for Felix, Antone C III and Devaney, Lynn A, 443 Marstons Lane, Barnstable, Map 348, Parcel 033, built 1985 to remove old vinyl siding and trim to be replaced with CertainTeed Cedar Impressions shingles and trim. Seconded made by Wallace.

**So voted:**

**Aye – Jessop, Wallace, McCarthy, Richard**

**Nay - 0**

**Abstain - 0**

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**Green, Eric D & Jessica Sanitago, 1536 Hyannis Road, Barnstable, Map 298, Parcel 021/001, under construction**

Construct a new garage with an attached pool cabana with bath

Represented by: Brian Burbick, Builder

Public Comment: None

Brian Burbick gives committee a brief presentation. This house had been in front of committee prior with future garage on site plan. The applicant decided to go ahead with the garage to serve as pool house.

Jessop was not available at the time to make any comments.

Wallace found the proposed design appropriate.

McCarthy noted that the new proposed construction is consistent with the house.

Richard feels the design matches the house.

**A motion was made by McCarthy to approve the Certificate of Appropriateness for Green, Eric D & Jessica Santiago, 1536 Hyannis Road, Barnstable, Map 298, Parcel 021/001, under construction to construct a new garage with an attached pool cabana and bath. Seconded by Wallace.**

**So voted:**

**Aye – Jessop, Wallace, McCarthy, Richard**

**Nay - 0**

**Abstain - 0**

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**Pigott, William T & Prudence A, 95 Sunset Lane, Barnstable, Map 301, Parcel 027, built 1997**

Demolition of existing single-family dwelling

Represented by: James Bowes, Bayside Builders

Public Comment: None

Mr. Bowes tell the committee that the property owner is afraid the home will not make it through another storm. The foundation has cracks in it. They plan to demolition and rebuild on the same footprint, actually one foot smaller.

Jessop has no comment on the demolition.

Wallace approved of the demolition.

McCarthy questioned same size for same, seems larger than the existing house. She had absolute concern for the replacement.

Richard feels the demo is appropriate, not a historic house and the rebuild will be discussed later.

**A motion was made by McCarthy for a Certificate of Demolition for Pigott, William T & Prudence A, 95 Sunset Lane, Barnstable, Map 301, Parcel 027, built 1977 for a demolition of existing single-family dwelling. Seconded by Wallace.**

**So voted:**

***Aye – Jessop, Wallace, McCarthy, Richard***

***Nay - 0***

***Abstain - 0***

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**Pigott, William T & Prudence A, 95 Sunset Lane, Barnstable, Map 031, Parcel 027, built 1977**

Construct a new 5 bedroom, 4.5 bath cape gambrel style home with an attached one-car garage

Represented by: James Bowes, Bayside Builders

Public Comment: None

James Bowes gives brief presentation on rebuild of home. The footprint is identical to the existing house that was previously approved to demolish. The tower type look works for the inside of the house and will provide access to the third floor which will be master bedroom for homeowner. The gambrel is consistent with other homes on the North side and feels this is a nice looking home. All exterior materials are all Old Kings Highway approved. Homeowner is making every effort to make this esthetically appealing, sparing no expense.

Jessop comments the "tulip pattern" style roof is common in Chatham and Sagamore because its Victorian era design. Feels it is difficult to build but if it can be done, it fits the style of the home. Jessop leaves meeting after he makes his comments.

Wallace asks for a picture of the front of the house to be put up on screen. She asks Mr. Bowes for clarification of house being on exact footprint pushed back one foot. Mr. Bowes comments that the rear and sides are identical to what was there and the front wall is pushed toward ocean one foot to get the front setback. The tower looks taller than what was presently there which was added to create space for master bedroom on third floor. Basement which was finished will not be finished in the rebuild. Wallace asks if the roof shingles will be cedar and is told yes. She approves of the design.

McCarthy wants to know the height of the building, it appears that it exceeds allowable. Mr. Bowes tells her it is identical to what is being demolished with the exception of the tower. Her estimation appears to be higher than 31 feet and he assures her he will not get a permit if that is correct. She also feels it is quite larger than other homes in the area and will tower over them. It seemed to be too large in size.

Richard asks to see page 25 (AA) the right elevation. Cottage next to it cannot see the tower. They will be seeing a design change, not a change in mass. The design is consistent with other homes in the neighborhood. He feels it is appropriate.

Mr. Bowes will bring in new plans if necessary to be sure tower is not higher than allowed.

**A motion to approve a Certificate of Appropriateness for Pigott, William T and Prudence A, 95 Sunset Lane, Barnstable, Map 301, Parcel 027, built 1977 to construct a new 5 bedroom, 4.5 bath cape gambrel style home with an attached one-car garage. Seconded by Wallace.**

*So voted:*

*Aye – Wallace, Richard*

*Nay - McCarthy*

*Abstain – 0*

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### **Approval of Minutes**

Richard had a request for change from the minutes of August 25, 2021. He requested the word commission be changed to committee where noted.

**A motion to approve the minutes from August 25, 2021 with corrections from the word commission to committee where noted was made by McCarthy and seconded by Wallace.**

*So voted:*

*Aye – Wallace, McCarthy, Richard*

*Nay - 0*

*Abstain - 0*

Having no further business before this Committee, motion to adjourn is moved by McCarthy seconded by Wallace at 7:49 pm.

Respectfully Submitted,

Jennifer Engelsen  
Office Manager – Planning & Development

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Exhibit A	Certificate of Appropriateness	File	319/065
Exhibit B	Certificate of Appropriateness	File	136/038
Exhibit C	Certificate of Appropriateness	File	319/031
Exhibit D	Certificate of Appropriateness	File	348/033
Exhibit E	Certificate of Appropriateness	File	298/021/001
Exhibit F	Certificate of Appropriateness	File	301/027

