

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, April 14, 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	Present
Jeffrey Goldstein, Alternate	Absent
Building Inspector	Bob McKechnie
Planning Staff	Kate Maldonado
Planning Staff	Erin Logan
Town Councilor	Gordon Starr

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.

Chair Richard began by reading the opening statement and taking roll call attendance.

APPLICATIONS

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: Jeremiah Sullivan

Public Comment: none

Sullivan will be leasing retail space to operate the business out of this location as an office.

Chair Richard was concerned with the 60"x60" sign that was previously proposed. Sullivan explained that the sign company had a software problem and the original dimensions were incorrect.

Bearse, Wallace and McCarthy felt the project was appropriate.

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

Bearse moved, seconded by McCarthy to approve the Certificate of Appropriateness (Exhibit A) as amended.

So voted:

Aye – Richard, Bearse, Wallace, McCarthy

Nay – 0

Abstain - 0

Burlingame, David & Jane, 563 Old Jail Lane, Barnstable, Map 276, 058/000, vacant land

Construct a single family home

Represented by: Steve Cook

Public Comment: none

Cook described the project; to construct a ranch style home with CertainTeed landmark shingles, azek trim, aluminum gutters.

Chair Richard asked if the red cedar clapboard will be painted. Cook advised they may paint them grey. Chair Richard advised a paint color can be submitted at a later date.

Chair Richard, Bearse, Wallace and McCarthy felt the project was appropriate and will be minimally visible.

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

Bearse moved, seconded by McCarthy to approve the Certificate of Appropriateness as submitted (Exhibit B).

So voted:

Aye- Richard, Bearse, Wallace, McCarthy

Nay – 0

Abstain - 0

Franey, Robert & Amy, 100 Alder Brook Lane, West Barnstable, Map 132, Parcel 010/000, built 1974

Construct an 896 sq ft detached barn

Represented by: Robert Franey (owner); Steve Cook

Public comment: none

Cook described the project; this parcel of land has a cranberry bog. He proposed to construct a barn to store equipment noting the roof will be asphalt and the trim will be azek. Cook ads that the owners are working on a planting plan with Conservation. Chair Richard felt the design and materials are appropriate.

Bearse felt the design is appropriate and will fit into the landscape.

Wallace and McCarthy both felt the project is appropriate and the solar will be minimally visible.

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

Bearse moved, seconded by McCarthy to approve the Certificate of Appropriateness (Exhibit C) as submitted.

So voted:

Aye – Richard, Bearse, Wallace, McCarthy

Nay – 0

Abstain - 0

Moreau, Marcel & Barri Lynn, 30 First Way, Barnstable, Map 301, Parcel 048/000, built 1972

Move existing one-car garage (14'x22'), from 60 First Way to the southeast corner of this property

Represented by: Barri Lynn & Marcel Moreau

Public Comment: none

Ms. Moreau described the project; they proposed to move an existing garage (that is located a few parcels away).

Chair Richard appreciates the repurposing and felt the project will be appropriate.

Bearse, Wallace and McCarthy felt the project was appropriate.

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

Bearse moved, seconded by McCarthy to approve the Certificate of Appropriateness (Exhibit D) as submitted.

So voted:

Aye – Richard, Bearse, Wallace, McCarthy

Nay – 0
Abstain - 0

Weinstein, Nancy, 2956 Main Street, Barnstable, Map 279, Parcel 017/000, Eben Smith Jr. House, built 1890, contributing structure in the Old King's Highway Historic District

Add screened porch to rear of house with bluestone patio; repair/replace existing retaining walls to match existing stone walls; add new 42" high stone retaining wall

Represented by: Gary Ellis; Nancy Weinstein

Public Comment: none

Ellis described the project; add a screened in porch at the rear of the house; he also proposed a railroad tie retaining wall out of stone. He added that he is matching an existing blue stone patio.

Chair Richard commented that the project is in the rear and not highly visible. He felt it matches the existing style of the house and is appropriate.

Bearse felt the project was appropriate.

Wallace and McCarthy added that the project will not be highly visible and is appropriate.

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

Bearse moved, seconded by McCarthy to approve the Certificate of Appropriateness (Exhibit E) as submitted.

So voted:

Aye – Richard, Bearse, Wallace, McCarthy

Nay – 0

Abstain - 0

Massachusetts Audubon Society, Inc. at Long Pasture, 345 Bone Hill Road, Barnstable, Map 337, Parcel 001/001 Replace existing signage at the corner of Main Street (addressed as 15 Bone Hill Road, Barnstable, Map 336, Parcel 049) and Bone Hill Road.

Replace existing signage at parking lot entrance and Bone Hill Road, upper parking lot and at the main sanctuary entrance

Represented by: Ian Ives

Public Comment: none

Ives described the project; to install three signs; one at the corner of 6A and Bone Hill Road; one at the first bend at Bond Hill Road, one Mass Audubon property; and one at the main sanctuary entrance.

Chair Richard, Bearse, Wallace, & McCarthy felt the

Bearse, Wallace & McCarthy felt the project is appropriate.

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

Bearse moved, seconded by McCarthy to approve the Certificate of Appropriateness (Exhibit F) approved as submitted.

So voted:

Aye – Richard, Bearse, Wallace

Nay – 0

Abstain - 0

Munsell, David, 3075 Main Street, Barnstable, Map 279, Parcel 041, Bearse/Bacon House, built c.1834, contributing structure in the Old King's Highway Historic District

Convert an existing carriage house/barn to a single family home; 22'x32' addition to the left elevation; 29'6"x8' addition to the rear; roof of barn raised; all existing materials to be saved where possible. This application was previously approved on November 20, 2019; prior approval expired prior to work commencing

Represented by: David & Diane Munsell

Public Comment: none

David Munsell described the project; this is the same application that was approved in 2019. He continued by noting he did not start the project prior to the expiration of the application.

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

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

Bearse moved, seconded by McCarthy to approve the Certificate of Appropriateness (Exhibit G) as submitted.

So Voted:

Aye – Richard, Bearse, Wallace, McCarthy

Nay – 0

Abstain - 0

Hower, Robert & Keira, 29 Salten Point Road, Barnstable, Map 280, Parcel 009/000, built 1950

Add 4' kitchen addition (east facing); add screened in porch and deck (west facing)

Represented by: Alison Alessi

Public comment: none

Alessi described the project; extending an existing ell by four feet in the front; adding a screened in porch and deck on the west facing elevation.

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

McCarthy abstained from discussion as she is friends with the owners.

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

Bearse moved, seconded by Wallace to approve the Certificate of Appropriateness (Exhibit H) as submitted.

So voted:

Aye – Richard, Bearse, Wallace

Nay – 0

Abstain - McCarthy

Revere, Avery, 129 Rendezvous Lane, Barnstable, Map 279, Parcel 030/000, built 1950

Replace 5 windows on the front elevation changing to a two over one grill pattern; Anderson 400 Series, vinyl windows, white

Represented by: Avery Revere

Public comment: none

Chair Richard questioned the two over one grill pattern as he is not very comfortable with this pattern.

Revere noted that when she was looking at replacing the windows, she liked the way the two over one looked.

Bearse felt the windows are appropriate and added that they will be on a porch and will complement the house.

Wallace is fine with the project.

McCarthy does not feel the windows blend well with the house and is opposed to the grill pattern.

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

Bearse moved, seconded by McCarthy to approve the Certificate of Appropriateness (Exhibit I) as submitted.

So voted:

Aye – Richard, Bearse, Wallace

Nay – McCarthy

Abstain - 0

MINOR MODIFICATION

Robinson, Stephen & Susan, 4224 Main Street, Barnstable, Map 351, Parcel 061, built 2019

Adjustment to pergola on rear of garage

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

Bearse moved, seconded by McCarthy to approve the Minor Modification (Exhibit J) as submitted.

So voted:

Aye – Richard, Bearse, Wallace, McCarthy

Nay – 0

Abstain - 0

Request to extend the expiration date for one year of the previously approved application for Demolition or Removal as it applies to **Garvey, Joshua, 111 George Street, Barnstable, Map 319, Parcel 052/000**

Bearse moved, seconded by McCarthy to approve a one year extension of the previously approved Certificate of Appropriateness.

So voted:

Aye – Richard, Bearse, Wallace, McCarthy

Nay – 0

Abstain - 0

MINUTES

March 10, 2021 Minutes – Chair Richard noted that the minutes seemed to be missing information in spots and suggested that we continue review of these minutes to the April 28, 2021 meeting.

Bearse moved, seconded by McCarthy, to continued review of the March 10, 2021 minutes to the April 28, 2021 meeting.

So voted:

Aye – Richard, Bearse, Wallace, McCarthy

Nay – 0

Abstain – 0

Having no further business before this Committee, motion to adjourn is moved by Bearse, seconded by McCarthy at 7:14pm.

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

Exhibit A	Certificate of Appropriateness	197/004/000
Exhibit B	Certificate of Appropriateness	276/058/000
Exhibit C	Certificate of Appropriateness	301/048/000
Exhibit D	Certificate of Appropriateness	279/017/000
Exhibit E	Certificate of Appropriateness	337/001/001
Exhibit F	Certificate of Appropriateness	279/041/000
Exhibit G	Certificate of Appropriateness	280/009/000
Exhibit H	Certificate of Appropriateness	279/030/000
Exhibit I	Certificate of Appropriateness	132/010/000
Exhibit J	Minor Modification	351/061/000
Exhibit K	Extension	319/052/000
Exhibit L	Meeting Minutes	March 10, 2021