

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**APPROVED MINUTES**  
**Wednesday, April 28, 2021, 6:30pm**

10 JUN '21 PM 2:35  
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            | Absent  |
| George Jessop, AIA              | Absent  |
| Bett McCarthy                   | Present |
| Lesley Wallace                  | Present |
| Jeffrey Goldstein, Alternate    | Present |
| Building Inspector, Jeff Carter | Present |
| Kate Maldonado                  | Present |
| Erin Logan                      | Present |
| Town Councilor Starr            | 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**

**Weinstein, Eric, named buyer in a Purchase & Sales Agreement with CSR Management, Inc., 1526 Hyannis Road, Barnstable, Map 298, Parcel 021/000, vacant land**  
Construct 2,600 sqft single family home with one-car garage

Represented by: Brian Burbic

Public comment: none

Burbic described the project – to construct a single family home with one-car garage. The house will be about 400 feet off the road. Will be seen from Hyannis Road but will be obscured by the by house in front as well as vegetation. He proposed a native stone driveway.

Chair Richard felt the materials and design are appropriate.

Wallace is in favor of the project and added that it would be minimally visible.

McCarthy felt the plans were appropriate. She questioned the removal of rhododendron (along Hyannis Road). Burbic will attempt to retain as much of the plantings as possible.

Goldstein felt the project is appropriate and will complement the front house.

Chair Richard called for public comment. Logan advised that one member of the public just arrived and reiterated that they just reviewed the application for 1526 Hyannis Road and that the Chair had just called for public comment. Seeing no hands were raised, Chair closed public comment and called for a motion.

**Motion duly made by McCarthy, seconded by Wallace to Approve the Certificate of Appropriateness (Exhibit A) as indicated on the plans submitted.**

***So voted:***

***Aye – Richard, Wallace, McCarthy, Goldstein***

***Nay – 0***

***Abstain - 0***

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**Murelle, John, 195 Maple Street, West Barnstable, Map 132, Parcel 006/000, #7 District School House, built 1820, inventoried, listed on the State Register of Historic Places**

Install 16, black, roof mounted solar panels on the southwest elevation

Represented by: Diane Addison

Public comment: none

Diane is representing the homeowner. They are seeking approval for 16 all black panels noting a portion of the proposed array will be visible from the road.

Chair Richard noted there are other solar panels in the area and he felt it this project was appropriate.

Wallace noted the solar arrays that may be visible are at an angle and not highly visible.

McCarthy felt the project was appropriate as neighboring properties also have solar.

Goldstein is in favor of the project.

Chair Richard asked for public comment. Seeing none, he closed public comment.

**Motion duly made by McCarthy seconded by Wallace to Approve the Certificate of Appropriateness (Exhibit B) as indicated on the plans submitted.**

***So voted:***

***Aye – Richard, Wallace, McCarthy, Goldstein***

***Nay – 0***

***Abstain - 0***

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**Barnstable Land Trust, Inc., 1540 Main Street, West Barnstable, Map 197, Parcel 015/000, built 1940**

Enlarge existing front door for ADA compliance; remove existing exterior storage cabinet and replace with cedar shingles; construct ADA accessible ramp

Represented by: Peter Pometti, Architect & Janet Milkman, Executive Director of the Barnstable Land Trust

Public comment: none

Pometti began by noting that a portion of the application was already approved. The owners are looking to change the door to make it handicapped accessible. They also propose an ADA accessible ramp. The decking will be pressure treated azek in slate grey. The handrail will be white 1 ¼ round metal hand rail.

Chair Richard commented that the door is on the gable end and slightly visible but appropriate as are the materials and design of the ADA Ramp.

Wallace, McCarthy and Goldstein all expressed their support of this project.

**Motion duly made by McCarthy seconded by Wallace to Approve the Certificate of Appropriateness (Exhibit C) as indicated on the plans submitted**

***So voted:***

***Aye – Richard, Wallace, McCarthy, Goldstein***

***Nay – 0***

***Abstain - 0***

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**Ververis, Nicholas, named buyer in a Purchase & Sales Agreement with Beechwood Inn B&B, LLC, 2839 Main Street, Barnstable, Map 279, Parcel 058/001, Samuel S. Smith House, built c.1853, contributing structure in the Old King's Highway Historic District**

Repaint exterior including siding and trim

Represented by: Amalia Ververis & Nick Ververis

Public comment: None

Ms. Ververis proposed to change the color of the house; using a soft green on the entire home with a darker green trim.

Chair Richard commented that given the style of the house, the colors are appropriate.

Wallace felt the colors will look good and is in favor of this project.

McCarthy thought the colors would enhance the architecture and is in favor.

Goldstein is in favor of the project noting that he was a prior owner and likely the last person to paint the house.

**Motion duly made by McCarthy seconded by Wallace to Approve the Certificate of Appropriateness (Exhibit D) as indicated on the plans submitted.**

***So voted:***

***Aye – Richard, Wallace, McCarthy, Goldstein***

***Nay – 0***

***Abstain - 0***

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**Little Cape Building, Inc., 3252 Main Street, Barnstable, Map 299, Parcel 032/000, Hinckley's Millinery Shop, built prior to 1876, contributing structure in the Old King's Highway Historic District**

Replace front and rear doors; install new signage; install a light fixture on the front elevation

Represented by: No representation

Public comment: None

Chair Richard advised the applicants have waived their right to appeal. Chair Richard describes the changes; to replace two doors, replace the signage and install a new light fixture. Chair felt the project was appropriate.

Wallace appreciates the light fixture and is in favor of the project.

McCarthy felt the door and light were appropriate and noted the sign is the same size as existing.

Goldstein was in favor of the project.

**Motion duly made by McCarthy seconded by Wallace to Approve the Certificate of Appropriateness (Exhibit E) as indicated on the plans submitted.**

***So voted:***

***Aye – Richard, Wallace, McCarthy, Goldstein***



*Nay – 0*  
*Abstain - 0*

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**Maki, Nathan & Brandy, 1730 Main Street, West Barnstable, Map 197, Parcel 035/002**

Extend the expiration date for the prior approved Certificate of Appropriateness to construct a new single family home

Logan advised that this item did not make the 48 hour notice and would need to be continued to the next meeting.

**Motion duly made by McCarthy seconded by Wallace to continue review of this application to the next meeting (Exhibit F)**

*So voted:*

*Aye – Richard, Wallace, McCarthy, Goldstein*

*Nay – 0*

*Abstain - 0*

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**APPROVAL OF MINUTES**

Chair Richard called for edits to the March 10, 2021 minutes. Seeing no comments he called for a motion.

**McCarthy moved seconded by Wallace to approve the March 10, 2021 minutes (Exhibit G) as submitted.**

*So voted:*

*Aye – Richard, Wallace, McCarthy, Goldstein*

*Nay – 0*

*Abstain - 0*

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Chair Richard called for edits to the March 24, 2021 minutes. Seeing no comments he called for a motion.

**McCarthy moved seconded by Wallace to approve the March 24, 2021 minutes (Exhibit H) as submitted.**

*So voted:*

*Aye – Richard, Wallace, McCarthy, Goldstein*

*Nay – 0*

*Abstain - 0*

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**Having no further business before this Committee, motion to adjourn is moved by McCarthy seconded by Wallace at 7:08pm**

Respectfully Submitted,

Erin K. Logan

Administrative Assistant/recording secretary

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|-----------|--------------------------------|------|----------------|
| Exhibit A | Certificate of Appropriateness | File | 298/021/000    |
| Exhibit B | Certificate of Appropriateness | File | 132/006/000    |
| Exhibit C | Certificate of Appropriateness | File | 197/015/000    |
| Exhibit D | Certificate of Appropriateness | File | 279/058/001    |
| Exhibit E | Certificate of Appropriateness | File | 299/032/000    |
| Exhibit F | Extension                      | File | 197/035/002    |
| Exhibit G | Meeting Minutes                | Date | March 10, 2021 |
| Exhibit H | Meeting Minutes                | Date | March 24, 2021 |

*Approved on May 26, 2021*