

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

**Wednesday, June 19, 2019, 6:30pm**

BARNSTABLE  
TOWN CLERK

19 JUL 11 PM 2:02

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 at the West Barnstable Community Building, 2377 Meetinghouse Way, West Barnstable on the following application:

Paul Richard, Chair	Present
Carrie Bearse, Clerk	Present
George Jessop, AIA	Present
David Munsell Jr.	Present
Lesley Wallace	Present
Bett McCarthy, Alternate	Absent
Building Inspector	Jeff Carter

A quorum being met, Chair Richard called the hearing to order at 6:31 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**

**Ordway Properties, 2211 Main Street, West Barnstable, Map 237, Parcel 137, Smith-Jenkins Homestead, built 1775-1780, contributing building in the Old King's Highway Historic District**  
Revised front elevations – change from doghouse dormers to shed dormers

Represented by: Ben Lamora of Lineal Inc.

Public comment: none present

Lamora described the project and redesign noting the dormers have been changed and he has removed the front entry portico.

There is a discussion about the shed dormer. Lamora added that he removed the front door entry and decided to keep the plank door and put a 15 light door behind it.

Chair Richard felt the new design is more appropriate than the previous amendment.

**Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit A) for Ordway Properties, at 2211 Main Street, West Barnstable, Map 237, Parcel 137 to revise the front elevation, change from a doghouse dormers to a shed dormer as indicated on the plans submitted, revised plans submitted on June 17, 2019, showing a shed dormer the entrance portico being removed and a 3ft wood fence as illustrated. Aye: unanimous**

After the vote there is a discussion about the windows.

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**Meldon, John J. Trust, Barnstable Inn Realty Trust, 3180 Main Street, Barnstable, Map 300, Parcel 048**  
Replace bay window on the front, east, elevation from 4 over 4, with 20 center panes, to 3 sections of 4 over 1

Represented by: John Daley

Public comment: none present

Delay advised the bay window was failing and they needed to replace it.

Munsell commented that the new window is smaller. He confirms with Daley that the casing and clapboard will be installed appropriately.

Munsell confirms with Daley that there will be red cedar installed on the window cap. Also, Munsell adds that the grills need to be attached. Bearse concurs.

Chair confirms there will be grills on the bottom as well and reiterates that they need to be permanently affixed.

*Minutes Approved on 7/10/19*

**Motion duly made by George Jessop, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit B) for John J. Meldon Trust, Barnstable Inn Realty Trust at to 3180 Main Street, Barnstable, Map 300, Parcel 048 as indicated on the plans as amended noting the windows will be four over four with exterior grills permanently attached. So Voted: Aye, unanimous.**

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**Murray, Damion, in a lease agreement with Sundelin, Richard, 970 Main Street, Barnstable, Map 156, Parcel 026 Install one 6' high wood sign, sized 38"x40", held by two 4"x4" wood posts; install one 2'X6' wood sign with vinyl lettering mounted to the front façade**

Represented by: Taylor Gomes

Public comment: Sam Geoffrion [abutter – liquor store]

Chair Richard asks for questions from the committee.

Munsell asks if there were signs there before. Gomes is not sure. Wallace adds there we no signs previously.

There is a discussion about the placement of the free standing sign. Gomes proposes to move the sign closer to the liquor store.

Geoffrion [liquor store] is happy with recent improvements to the property.

The discussion continues regarding the location of the free standing sign. There is concern that the sign could impede drivers' visibility. The abutter is concerned that the sign is not going to be placed on the property of the liquor store.

Bearse adds that the sign is appropriate and that it will be placed on the property

**Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit C) for Damion Murray in a lease agreement with Richard Sundelin, at 970 Main Street, Barnstable, Map 156, Parcel 026 to Install one 6' high wood sign, sized 38"x40", held by two 4"x4" wood posts; install one 2'X6' wood sign with vinyl lettering mounted to the front façade as indicated on the plans submitted. Free standing sign will remain on the property and will be placed as to night hinder sight lines entering and exiting the property. So Voted: aye, unanimous**

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**West Barnstable Creekside LLC, 1095 Main Street, West Barnstable, Map 178, Parcel 004/003**

Paint building white; paint existing, 1<sup>st</sup> story, shutters black; add new black shutters to the 2<sup>nd</sup> story, front façade; paint front door burgundy

Represented by: Mike Rockwell from House Company & Barry Pastor of West Barnstable Creekside LLC

Public comment: none present

Rockwell described the project.

Bearse is in favor.

**Motion duly made by David Munsell, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit D) for West Barnstable Creekside LLC, at 1095 Main Street, West Barnstable to paint building white; paint existing, 1<sup>st</sup> story, shutters black; add new black shutters to the 2<sup>nd</sup> story, front façade; paint front door burgundy as indicated on the plans submitted. So Voted: aye, unanimous**

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**Kelleher, Robert & Sandra, named buyer in a Purchase & Sales Agreement with Weir, George & Nancy, 1680 Hyannis Road, Barnstable, Map 299, Parcel 061 Freeman Lothrop House, built 1873, inventoried Demolish attached shed and remove 2 masonry chimneys**

Represented by: Sandra & Robert Kelleher

Public comment: none present



Mr. Kelleher describes the project. He felt the right side is not compatible with the rest of the house. He also proposed to remove 2 chimneys. The chimney in the front had been removed below the roof line. The chimney in the rear was removed as well. They would like to remove the chimney in order to save a rear narrow stairwell.

Bearse added they usually prefer to maintain the chimney but she does not feel it will be visible from the road.

**Motion duly made by David Munsell, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit E) for Sandra & Robert Kelleher named buyer in a Purchase & Sales Agreement with George & Nancy Weir, at 1680 Hyannis Road, Barnstable to demolish attached shed and remove 2 masonry chimneys as indicated on the plans submitted. So Voted: aye unanimous.**

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**Kelleher, Robert & Sandra, named buyer in a Purchase & Sales Agreement with Weir, George & Nancy, 1680 Hyannis Road, Barnstable, Map 299, Parcel 061, Freeman Lothrop House, built 1873, inventoried**  
Remove sloped roof on the south side to expose original Mansards and install roof deck and railing over flat roof area; replace, remove and relocate windows, relocate door, re-roof, replace 2<sup>nd</sup> story shingles and add scalloped pattern

Represented by: Robert & Sandra Kelleher  
Public comment: none present

Kelleher described the project noting there was an error on the plans on the “side four” elevation. Kelleher provided the revised drawing.

There is a discussion about the windows. Grills between the glass. The Anderson windows will be new. Windows will be two over two with a thicker bar.

Munsell asked if most of the home had original windows. Mr. Kelleher responded that most of the windows are original but they are going soft.

Bearse would prefer exterior affixed grills on the parts of the house that face Phinney’s Lane [Hyannis Road].

There is a discussion about which windows will be moved &/or replaced.

Chair Richard is in favor of the project.

**Motion duly made by Carrie Bearse, seconded by to Approve the Certificate of Appropriateness (Exhibit F) for Kelleher, Robert & Sandra, named buyer in a Purchase & Sales Agreement with Weir, George & Nancy, 1680 Hyannis Road, Barnstable, Map 299, Parcel 061, Freeman Lothrop House, built 1873, inventoried, to remove sloped roof on the south side to expose original Mansards and install roof deck and railing over flat roof area; replace, remove and relocate windows, relocate door, re-roof, replace 2<sup>nd</sup> story shingles and add scalloped pattern as indicated on the plans submitted noting we have a revised elevation for side four which changes three windows to one and the applicant will investigate changing the front windows to have applied exterior grills in a 2 over 2 pattern. So Voted: aye, unanimous**

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**Cheglakov, Alexander, 141 Percival Drive, West Barnstable, Map 110, Parcel 001/015**  
Change roofline between main house and garage to accept 2<sup>nd</sup> story bathroom

Represented by: Alexander Cheglakov  
Public comment: none present

Cheglakov described the project. Roofline changing to make room for a bathroom.

There is a discussion about the ceiling height.

There is a discussion about the roof height and it is confirmed that the rear window between the garage and house will be removed as a result of this project.

**Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit G) for Alexander Cheglakov, at 141 Percival Drive, West Barnstable, Map 110, Parcel 001/015 to change roof line between main house and garage to accept 2<sup>nd</sup> story bathroom as indicated on the plans submitted. So Voted: aye unanimous**

*Minutes Approved on 7/10/19*

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**CERTIFICATE OF EXEMPTION**

**Carchedi, Brian, 37 Brentwood Lane, Barnstable, Map 333, Parcel 022**

Construct an 8'X12' shed, white with grey roof, on the northwest corner of the lot

Motion duly made by George Jessop, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit H) for Brian Carchedi, of 37 Brentwood Lane, Barnstable, Map 333, Parcel 022, to Construct an 8'X12' shed, white with grey roof, on the northwest corner of the lot as indicated on the plans submitted. Material to be confirmed before signing off on the permit. So Voted: aye unanimous

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**OTHER**

Having no further business before this Committee, motion to adjourn is moved by Carrie Bearse seconded by David Munsell at 7:28pm.

Respectfully Submitted,

Erin K. Logan

Administrative Assistant/recording secretary

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Exhibit A	Certificate of Appropriateness	File	237/137/000
Exhibit B	Certificate of Appropriateness	File	300/048/000
Exhibit C	Certificate of Appropriateness	File	156/026/000
Exhibit D	Certificate of Appropriateness	File	178/004/003
Exhibit E	Certificate of Appropriateness	File	299/061/000
Exhibit F	Certificate of Appropriateness	File	110/001/015
Exhibit G	Certificate of Exemption	File	333/022/000