

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, December 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
George Jessop, AIA	Absent
Carrie Bearse	Present
Lesley Wallace	Present
Bett McCarthy	Present
Jeff Goldstein, Alternate	Present
Kaitlyn Maldonado, Assistant Director, Planning & Development	Absent
Grayce Rogers, Administrative Assistant	Present

A quorum being met, Chair Paul 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.

Roll Call

Chair Paul Richard called the meeting to order at 6:30 pm and took roll call.

Attendance Roll Call:

Lesley Wallace
Carrie Bearse
Bett McCarthy
Jeff Goldstein
Paul Richard

CONTINUED APPLICATIONS

None

APPLICATIONS

Paulino, Marcus, 1802 Phinneys Lane, Barnstable, Map 297, Parcel 005/001, built c. 1986
Install a wooden fence.

Marcus Paulino was present.

Marcus presented that he would like to install a fence for privacy along Phinney's Lane as it is a busy and noisy street.

Approved 7/12/2023

Carrie- Pointed out the Committee does not normally approve a 6' stockade fence that is visible from the street, but understood why the applicant would want such a fence. Carrie suggested a 4' fence with a flat top might be more appropriate.

Bett- In consideration of the location of the dwelling, Bett stated she also understood why the applicant is seeking a 6' fence but suggested 4' fence along the street that rises up to a 6' fence along the side of the property.

Lesley- Agreed with Bett and asked if it is possible for a 5' fence and 4' in the front.

Marcus- He had to take down a lot of trees from the storm and it has caused the noise to rise. He would prefer a 6' fence.

Jeff- Thoughts were consistent with everyone else's comments. He suggested a shorter fence along the front of the property with shrubs planted or a grade change that would act as a buffer. Inappropriate as submitted.

Paul- Showed a marked up plot plan that showed where he believed a 4' fence would be appropriate and where a 6' fence would be appropriate on the property.

Public Comment: None

Carrie- Thought there should be more discussion as there is no definite conclusion. She stated that she thinks that a 6' fence along the front of the property is appropriate but does not think a stockade fence is appropriate. She suggested a board fence may be more appropriate. She doesn't believe the length of the stockade fence is appropriate in the district. Carrie felt that the fence style and height are both not appropriate.

Paul- Suggested a continuance to the next meeting for a redesign of the fence.

Carrie Bearse moved to continue the Certificate of Appropriateness for Paulino, Marcus, 1802 Phinneys Lane, Barnstable, Map 297, Parcel 005/001, built c. 1986 to install a wooden fence to the January 12, 2022, Seconded by Bett McCarthy

Roll Call Vote

Bett McCarthy- aye

Carrie Bearse-aye

Lesley Wallace- aye

Jeff Goldstein- aye

Paul Richard- aye

Heslinga, Steve W., 1638 Hyannis Road, Barnstable, Map 299, Parcel 068/000, built c. 2003
Install a wooden fence.

Steve Heslinga was in attendance.

Steve proposed a wooden fence between 1638 and 1650 Hyannis Road. It will stand back and be perpendicular to the road. It will taper from a 4' fence to a 6' fence. It is going to serve to give privacy for both sides of the properties.

Carrie- Felt it was an appropriate design and will not be highly visible from Hyannis Road.

Bett- Considered the proposed fence to be appropriate for the location.

Approved 7/12/2023

Lesley- Asked to clarify if the fence starts out as 4' and graduates up to 6'?

Steve- State that is correct.

Lesley- Felt is appropriate.

Jeff- Felt it is appropriate as submitted.

Paul- Felt it is appropriate for this location.

Public Comment: None.

Carrie moved to approve the Certificate of Appropriateness for Heslinga, Steve W., 1638 Hyannis Road, Barnstable, Map 299, Parcel 068/000, built c. 2003 to install a wooden fence, as submitted, Seconded by Bett McCarthy,

Roll Call Vote

Paul Richard- aye

Carrie Bearnse-aye

Bett McCarthy- aye

Lesley Wallace- aye

Jeff Goldstein- aye

Heslinga, Steve & Lynn, 1662 Hyannis Road, Barnstable. Map 299, Parcel 062/000, built c. 1948
Install a wooden fence.

Steve and Lynn Heslinga were in attendance.

Steve proposed a fence that would be 6' tall and taper down to a 4' towards the front of the property. The entire length will be approximately 100' and will not impede the sight line in front of the house.

Carrie- Felt it is appropriate design, height, and location.

Bett- Felt it is appropriate as submitted.

Lesley- Felt it is appropriate as submitted.

Jeff- Felt it is appropriate as submitted.

Paul- Agreed with everyone that it is appropriate.

Public Comment: None.

Carrie Bearnse moved to approve the Certificate of Appropriateness for Heslinga, Steve & Lynn, 1662 Hyannis Road, Barnstable. Map 299, Parcel 062/000, built c. 1948 to install a wooden fence, as submitted, Seconded by Bett McCarthy

Roll Call Vote

Paul Richard- aye

Carrie Bearnse-aye

Bett McCarthy- aye

Lesley Wallace- aye

Jeff Goldstein-aye

Thomas, Scott, Linda, & Connor, 9 Locust Avenue, West Barnstable, Map 197, Parcel 026/000, built c. 1960

Approved 7/12/2023

Replace windows, doors, trim, gutters, addition of door on the rear, and install a wooden fence.

Connor Thomas was in attendance.

Connor stated that the house is in disrepair with doors, windows, and trim that are rotting. They are proposing to use the Harvey tribute series windows. The trim instead of white is proposed to be a natural cedar.

Carrie- Asked if the proposed grilles will be between the glass and what the existing windows have currently.

Steve- Currently most of the windows do not have grilles and the ones that do are between the glass. Three over one is the preferred as proposed in the drawings.

Carrie- Felt the three over one is appropriate but preferable to a 6 over 1. It is appropriate.

Bett- Felt it is appropriate for the location.

Lesley- Felt it is appropriate.

Jeff- Asked to see the maps of the property again. He felt it is appropriate is well.

Paul- Felt the materials and style are appropriate.

Carrie- Asked about the fence as she did not see it in the site plan.

Connor- He explained the fence would be on the right hand side of the home on Locust Avenue and enclose it with the existing fence at the rear for privacy. It would be a white cedar square top fence.

Carrie- Felt the fence is appropriate with the submission of an updated site plan.

Paul- Asked what the proposed height of the fence will be.

Connor- 6' as it is not visible from 6A, but is open to a 4' that tapers up to 6'.

Paul- Suggested a 5' fence since it would be visible from Locust Ave.

Public Comment:

Tim Leonard, neighbor- Stated the previous homeowner had a stockade fence that separated 9 Locust Avenue and 1636 Main Street and asked if it was a connecting fence to that.

Connor- It would be connecting off of that stockade fence on his property to enclose the yard.

Paul- Suggested a minor modification for the fence so that they can have a site plan with where the fence will be going and a picture of the style of the propose fence.

Carrie Bearse moved to approve the Certificate of Appropriateness for Thomas, Scott, Linda, & Connor, 9 Locust Avenue, West Barnstable, Map 197, Parcel 026/000, built c. 1960 to replace windows, doors, trim, gutters, addition of door on the rear, as submitted, and with the submission of a minor modification for the fence as discussed.

Seconded by Bett McCarthy

Roll Call Vote

Paul Richard- aye

Bett McCarthy- aye

Carrie Bearse-aye

Approved 7/12/2023

Lesley Wallace- aye
Jeff Goldstein- aye

Mackie, Allison, 3660 Main Street, Barnstable, Map 317 parcel 021/001, Handy House built c. 1720, contributing building within the Old King's Highway Historic District

Paint entire exterior to include trim, doors, and shutters.

Allison and Keith Mackie were in attendance.

Keith proposed to paint the existing white trim, shutters, and doors a naval blue.

Carrie- Appropriate.

Bett- Felt it is in keeping with the age of the home and appropriate.

Lesley- Appropriate.

Jeff- Appropriate.

Paul- Appropriate.

Public Comment: None.

Carrie Bearse moved to approve the Certificate of Appropriateness for Mackie, Allison, 3660 Main Street, Barnstable, Map 317 parcel 021/001, Handy House built c. 1720, contributing building within the Old King's Highway Historic District to paint exterior to include trim, doors, and shutters, as submitted, Seconded by Bett McCarthy

Roll Call Vote

Paul Richard- aye

Carrie Bearse-aye

Bett McCarthy- aye

Lesley Wallace- aye

Jeff Goldstein- aye

Romanowicz, Mark, 188 Marstons Lane, Barnstable, Map 350, Parcel 033/000, built c. 1972

Renovation to include additions for new garage, shop, sunroom, master bedroom, alterations to entry porches and front entry courtyard. Alterations to be made to the landscape of the property, install an asphalt driveway, retaining walls, brick walkways, install a fence, and construct a 12'x16' shed. Replace all windows and doors, install shutters, install lighting and alter existing lighting.

Mark Romanowicz was in attendance.

Mark started with the landscape plan and stated the additions are highlighted in blue. There will be a small fence to enclose the courtyard. A brick walk from the driveway into the courtyard. The windows that are within the house are getting replaced. He presented the fence will be a board wooden fence and approximately 42" tall with concrete posts. Two retaining walls will be added for the grade on the side of the garage. He highlighted the new additions on the plans. New doors and windows that will be 12 over 12 with exterior applied grilles across the house. The new garage will have a connector between the main house and the garage. The rear elevation shows the master bedroom and kept the ratio of the roof pitch.

Approved 7/12/2023

Carrie- Felt the design for landscape and additions are appropriate. She asked about the vinyl siding.

Mark- Yes, the plan is to do more traditional materials on the front. The proposed front is hardy clapboard and azek trim. The left, right, and rear would be vinyl siding with a solid pvc trim. Vinyl shingles that are panels with 5” exposure.

Carrie- Given the history of not approving vinyl siding, she would be hesitant to approve the siding without being able to see it in person.

Bett- In consideration of the location and with only the front of the house being visible from the street, she felt the sides and are not visible and would not be an issue. She felt it is fitting for the neighborhood and the design is appropriate.

Lesley- Would also like to see the sample of the vinyl siding. Asked about the doors on the rear elevation and if they were already existing.

Mark- There is two doors that does exist already in the rear elevation. They are adding one and relocating another.

Jeff- The shingles are basically a modular product that clicks or fastens together. Thinks they will be appropriate for their purpose to be used on the side and the back of the house.

Carrie- Given the applicant has put a lot of work and dedication into the home and the project, she would not hesitate approving the full application with the vinyl siding.

Paul- Vinyl shingles on the side and back of the home are fine. It won't be very visible from the road. The hardy plank on the front hasn't been approved too many times before unless it is in a remote area. Paul suggests azek clapboard. Azek is also cheaper than cedar.

Mark- Would be happy to use either azek or cedar clapboard on the front of the house.

Public Comment: None.

Carrie Bearse moved to approve the Certificate of Appropriateness for Romanowicz, Mark, 188 Marstons Lane, Barnstable, Map 350, Parcel 033/000, built c. 1972 to Renovate including additions for new garage, shop, sunroom, master bedroom., alterations to entry porches and front entry courtyard. Alterations to be made to the landscape of the property, install an asphalt driveway, retaining walls, brick walkways, install a fence, and construct a 12'x16' shed. Replace all windows and doors, install shutters, install lighting and alter existing lighting, as submitted, with the modifications that the fence will be wood with cement post, the front of the house will either be azek painted clapboard or cedar painted clapboard, and the windows will have exterior applied grilles.

Secoded by Bett McCarthy

Roll Call Vote

Paul Richard- aye

Carrie Bearse-aye

Lesley Wallace- aye

Bett McCarthy- aye

Jeff Goldstein- aye

Harris Dental Barnstable RE LLC, 2260 Main Street, Barnstable, Map 237 Parcel 043/000 built c. 1870.

Approved 7/12/2023

Install a sign.

Representative, Alexa, is in attendance.

Alexa stated that there have been statements from multiple patients that the sign is not big enough. The fire department had trouble locating the dental office as well. They are proposing to make the existing sign bigger so that it is more visible.

Carrie- Appropriate.

Bett- Design of the sign is appropriate.

Lesley- The color of the sign will be changed from white to navy?

Alexa- Correct.

Lesley- Appropriate.

Jeff- The design of the sign is appropriate. Cannot speak to the size of what is required by the Town on 6A.

Paul- Referenced the OKH guideline of 12sq ft and that this sign is smaller than that.

Jeff- Appropriate.

Paul- Agreed.

Public Comment: None.

Carrie Bearse moved to approve the Certificate of Appropriateness for Harris Dental Barnstable RE LLC, 2260 Main Street, Barnstable, Map 237 Parcel 043/000 built c. 1870 to install a sign, as submitted, Seconded by Bett McCarthy

Roll Call Vote

Paul Richard- aye

Carrie Bearse-aye

Lesley Wallace- aye

Bett McCarthy- aye

Jeff Goldstein- aye

O'keefe, Tara, 1106 Main Street, West Barnstable, Map 178, Parcel 013/022, built c. 1910

Replace doors, windows, and trim.

Representative, Scott Peacock, is in attendance.

Scott presents that the homeowners want to refurbish this building. They are looking to replace with Harvey classic to match the grille pattern. 21 windows and 3 doors will be replaced.

Carrie- Generally grilles between glass is not approved along 6A. It would be most appropriate to have applied exterior grilles on the front elevation of the home. Grilles between the glass is acceptable on the sides and rear of the home.

Approved 7/12/2023

Scott- There is a lot of vegetation in the front of the home obscuring the home.

Paul- Suggests looking into going one over one as it will still be appropriate to the home and you wouldn't have to worry about the grilles.

Scott- Agreed it would probably fit the house better.

Carrie- One over one would be acceptable.

Bett- Agreed with the one over one suggestion.

Lesley- Agreed with the Committee.

Jeff- In favor of one over one and would be appropriate.

Paul- For the style of the house since it doesn't meet the qualities of the typical colonial, greek revival, or Cape it would be appropriate for the one over one windows. The rest of the changes are good and will improve the home.

Public Comment: None.

*Carrie Bearse moved to approve the Certificate of Appropriateness for O'keefe, Tara, 1106 Main Street, West Barnstable, Map 178, Parcel 013/022, built c. 1910 to replace doors, windows, and trim, as submitted with the modification that the Committee feels that one over one windows are appropriate if the applicant wants them otherwise the front elevation will need to have applied exterior grilles,
Seconded by Bett McCarthy*

Roll Call Vote

Paul Richard- aye

Carrie Bearse-aye

Lesley Wallace- aye

Bett McCarthy- aye

Jeff Goldstein- aye

Peacock, Scott & Amy, 128 Marstons Lane, Barnstable, Map 350, Parcel 028/000, built c. 1968

To construct a new garage and game room oriented at tennis court.

Scott Peacock, homeowner, is in attendance.

Scott references the drawings and stated that they are not using the tennis courts as much and would like to re-use the space. Trying to take advantage of the lot and is back from the road. It is difficult to see the garage from the road. Tried to give the front elevation some character.

Carrie- Looks appropriate.

Bett- The design is appropriate and fits well in the neighborhood. It is not very visible from the street.

Lesley- Not very visible. Appropriate.

Jeff- Appropriate.

Paul- Will you be removing the trees in the front?

Approved 7/12/2023

Scott- No. Would like to bring some more evergreens in to help hide it more.

Paul- Submit a landscape plan as well with the permit.

Public Comment: None.

*Carrie Bearse moved to approve the Certificate of Appropriateness for Peacock, Scott & Amy, 128 Marstons Lane, Barnstable, Map 350, Parcel 028/000, built c. 1968 to construct a new garage and game room oriented at tennis court, as submitted with a submission of a landscaping plan,
Seconded by Bett McCarthy*

Roll Call Vote

Paul Richard- aye

Carrie Bearse-aye

Lesley Wallace- aye

Bett McCarthy- aye

Jeff Goldstein- aye

Brousseau, Edward & Ana, 35 Ironside Drive, West Barnstable, Map 110, Parcel 001/ 020, built c. 1995

Install solar panels.

Bruce Junior, representative, was in attendance.

Bruce presented the plans and where the panels will be going on the home. It is in the most symmetrical position it could be.

Carrie- Given the location of the home and the position of the panels, it is appropriate.

Bett- Considering it is a cul-de-sac, it is appropriate.

Lesley- The roof is dark and it is set back.

Jeff- Given the location, it is appropriate.

Paul- Agreed. Appropriate.

Public Comment: None.

*Carrie Bearse moved to approve the Certificate of Appropriateness for Brousseau, Edward & Ana, 35 Ironside Drive, West Barnstable, Map 110, Parcel 001/ 020, built c. 1995 to install solar panels, as submitted,
Seconded by Bett McCarthy*

Roll Call Vote

Paul Richard- aye

Carrie Bearse-aye

Lesley Wallace- aye

Bett McCarthy- aye

Jeff Goldstein- aye

Moore, Jeffrey & Leyla Nickerson, 99 Crocker Road, West Barnstable, Map 110, Parcel 015/000, built c.1978

Replace existing wooden shingle roof with asphalt architectural shingles.

Approved 7/12/2023

Richard, representative, was in attendance.

Richard states that the homeowners are seeking to replace a failing roof with a lifetime architectural in a reshawn shake color.

Carrie-Appropriate

Bett- Agreed. Appropriate.

Lesley- Appropriate.

Jeff- Appropriate.

Paul- Appropriate.

Richard- Pointed out there is a new homeowner. Her name is Diane Walker and she is the applicant.

Public Comment: None.

Carrie Bearse moved to approve the Certificate of Appropriateness for former owners Moore, Jeffrey & Leyla Nickerson and current owner Walker, Diane, 99 Crocker Road, West Barnstable, Map 110, Parcel 015/000, built c.1978 to replace existing wooden shingle roof with asphalt architectural shingles, as submitted, Seconded by Bett McCarthy

Roll Call Vote

Paul Richard- aye

Carrie Bearse-aye

Lesley Wallace- aye

Bett McCarthy- aye

Jeff Goldstein- aye

Weatherly, Irina S. TR, 1595 Main Street, West Barnstable, Map 197, Parcel 044/000, built c. 1880, contributing structure in the Old King's Highway Historic District.

Construct a dormer, replace existing doors with windows, change existing bay window to 2 windows, replace windows with doors, install access doors, install skylights, and install roof vents.

Irina was in attendance.

Irina explains she would like to update the home. The windows will be exterior applied grilles in keeping with OKH integrity.

Carrie- All proposed changes are appropriate and is historically accurate.

Bett- Agreed. Appropriate for the property and location.

Lesley- Agreed. Appropriate.

Jeff- Where are the skylights in regard to 6A? Are they new or existing?

Irina- The two over the French doors are existing and being replaced. Probably will not be doing the skylights on the shed roof part, but they are not visible from 6A.

Approved 7/12/2023

Jeff- Thank you.

Paul- Where is the dormer?

Irina- The dormer was pre-approved. It is located on the right side of the front.

Paul- Everything is appropriate.

Public Comment: None.

Carrie Bearse moved to approve the Certificate of Appropriateness for Weatherly, Irina S. TR, 1595 Main Street, West Barnstable, Map 197, Parcel 044/000, built c. 1880, contributing structure in the Old King's Highway Historic District to construct a dormer, replace existing doors with windows, change existing bay window to 2 windows, replace windows with doors, install access doors, install skylights, and install roof vents, as submitted, Seconded by Bett McCarthy

Roll Call Vote

Paul Richard- aye

Carrie Bearse-aye

Lesley Wallace- aye

Bett McCarthy- aye

Jeff Goldstein- aye

MINOR MODIFCATIONS

None

EXTENSIONS

None

OTHER *Matters not reasonably anticipated by Chair*

- **Update: Old King's Highway Historic District Elections-** Ryan Coholan will be the new member on the Committee starting in January. Paul suggested to Wendy Shuck to become an alternate.
- **Old King's Highway District Welcome Sign Proposal-** Grayce stated she was wondering if the Committee would be interested in joining an initiative for a community preservation application that the Barnstable Historical Commission voted in support of submitting an application for welcome signs notifying travelers when they are entering or exiting a historic district. Paul would concerned with sign pollution. Committee members agree to as long as it is done appropriately.
- **2022 Meeting Schedule-** Everything looks good for this.

Approval of Minutes

November 17, 2021

*Carrie Bearse move to continue the approval for the November 17, 2021 to the next meeting on January 12, 2022.
Bett McCarthy seconded the motion.*

Roll Call Vote:

Carrie Bearse- aye

Lesley Wallace- aye

Bett McCarthy- aye

Jeff Goldstein- aye

Paul Richard- aye

Approved 7/12/2023

Next Meeting Dates: January 12, 2022 & January 26, 2022

ADJOURNMENT- Carrie Bearse_moved to adjourn meeting Wednesday December 8, 2021. Bett McCarthy seconded.

Roll Call Vote

Paul Richard- aye

Carrie Bearse-aye

Lesley Wallace- aye

Bett McCarthy- aye

Jeff Golstein- aye

The meeting adjourned at 8:00pm

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 7/12/2023