

Town of Barnstable
Old King's Highway Historic District Committee
APPROVED MINUTES
Wednesday, January 13, 2021, 6:30pm

BARNSTABLE TOWN CLERK
2021 FEB 11 AM 11:42

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	Present
Bett McCarthy	Present
Lesley Wallace	Present
Jeffrey Goldstein, Alternate	Absent
Building Inspector	Ed Bowers
Planning Staff	Kate Maldonado

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.

Jessop is not present yet.

ELECTIONS – Annual Election of Chair and Clerk

Acting Chair, Paul Richard, called for nominations for the position of Chair. McCarthy nominated Paul Richard. Acting Chair, Paul Richard then called for any other nominations. Seeing none, Bearse seconded the nomination. So voted: aye, (Bearse, Wallace, McCarthy); Richard abstained.

Chair Richard called for nominations for the position of Clerk. McCarthy nominated Carrie Bearse. Chair Richard called for any other nominations. Seeing none, Wallace seconded the nomination. So voted: Aye, Richard, Wallace, McCarthy; Bearse abstained.

Jessop joined the meeting.

CONTINUED APPLICATIONS

McCullough, Rachael, 56 Bursley Path, West Barnstable, Map 110, Parcel 025/005, vacant land
Construct new 2,300sqft single family home with attached 2-car garage

Represented by: Jeremiah Sullivan

Public comment: None

Sullivan described the project – construct a single family home with attached garage.

Chair Richard confirmed with Jeremiah that the front door will be barn red. He added that while the windows have the grills between the glass given the location, they are appropriate. Chair Richard felt the project was appropriate.

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

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

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit A) McCullough, Rachael, 56 Bursley Path, West Barnstable, Map 110, Parcel 025/005, vacant land, Construct new 2,300sqft single family home with attached 2-car garage as indicated on the plans submitted. So voted: Aye, unanimous

Bishop, Craig, 1525 Hyannis Road, Barnstable, Map 298, Parcel 007, built 1929

Construct addition at the west elevation including alterations to all elevations; West elevation – removal of several windows as well as the existing deck and fence to allow for the addition. Alterations include the removal of several windows as well as door and changes to the roof line

Represented by: Craig Bishop, Scott Jones, and Attorney Jennifer Vecchi

Public comment: Attorney Paul Revere on behalf of Marcy Dugas, Emmerson & Jennifer Torres

Jones described the project – add two additions. The project will match existing architecture. Bishop noted that he did submit the site plan.

Chair Richard felt the project was appropriate.

Jessop is concerned with the pitch on the gable end (west elevation). Jones advised that the pitch matches existing architecture. Jones and Jessop continue discussing the roof pitches. Jessop continue discussing the roof pitches.

Bearse noted that the applicant was only asked to come back as they needed to provide an engineered site plan and that the Committee had already expressed (at the December 16, 2020 meeting) that the project was appropriate.

Wallace felt the project is appropriate.

McCarthy felt the project is appropriate given they are matching the existing structure.

Chair Richard called for public comment.

Attorney Paul Revere spoke on behalf of the abutter, Marcy Dugas. He noted that the existing structure is a Sears Roebuck home. It was his opinion that this is a very rare structure and is believed to be only one of five remaining on Cape Cod. He felt the structure should remain unchanged from the front/street side to maintain the historic appearance. He added that there is an ancient way, Hot Bottom Road, that accesses other properties and the rear appearance would be relevant. Attorney Revere also pointed out to the change of a stone wall and would like clarity as to what is happening to the wall, he also noted that the site plan does not clearly define the driveway. He continued by adding that the total square footage is changing from 1,616 to 3,080 – nearly doubling the existing square footage. He felt the Committee needs to look at the current compliance of the property; for example the fence that is shown on the northerly side is not existing. He concluded that he does not feel this application is ready for approval today.

Abutter, Emmerson Torres, is opposed to the project.

Chair Richard asks for additional committee discussion. He commented that the proposed south elevation could be altered by moving the addition back which would provide consistent roof pitches. He adds that the rear elevations will not be visible.

Bearse felt the plans as submitted are appropriate. Bearse was aware this was a Sears home. She felt the design is appropriate and added that the view will not be impacted because of the addition.

Wallace added that what you see from the street is appropriate and that it is an eclectic road.

McCarthy agrees that the design is appropriate. She added that there have been trees added that will make visibility from the rear minimal.

Chair Richard asked for a motion.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit B) for Craig Bishop of 1525 Hyannis Road, Barnstable, Map 298, Parcel 007, built 1929 Construct addition at the west elevation including alterations to all elevations; West elevation – removal of several windows as well as the existing deck and fence to allow for the addition. Alterations include the removal of several windows as well as door and changes to the roof line as indicated on the plans submitted. So voted: Aye, Richard, Bearse, McCarthy.

Wallace and Jessop were not present for the December 16, 2020 meeting wherein this application was reviewed. They did not vote on this application.

Tavano, Nicholas & Salmon, Ashley, 17 Iris Lane, Barnstable, Map 334, Parcel 050, built 2000

Install a 16'X32' in-ground swimming pool with a 6' stockade fence along the front and a 5' black aluminum fence around the pool

Represented by: Steven Senna of Swimming Pool and Spa Designs

Public comment: None

Senna described the project noting they propose a 6' stockade fence along Iris Lane; the remaining fence will be a standard black pool fence.

Chair Richard confirmed the location of the project.

Jessop questioned the integrity of the proposed fence.

Bearse, Wallace and McCarthy felt the project was appropriate.

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

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit C) Tavano, Nicholas & Salmon, Ashley, 17 Iris Lane, Barnstable, Map 334, Parcel 050, built 2000 to Install a

16'X32' in-ground swimming pool with a 6' stockade fence along the front and a 5' black aluminum fence around the pool as indicated on the plans submitted. So voted: Aye, unanimous

**Hynes, Lisa, 26 Carlson Lane, West Barnstable, Map 133, Parcel 062,
Install an 8x8 greenhouse behind the house**

Represented by: Lisa Hynes
Public comment: None

Hynes described the project – to construct a greenhouse.

Chair Richard commented that this house is on a corner lot and the location of the proposed greenhouse is appropriate.

Jessop, Bearse, Wallace, McCarthy all felt the project was appropriate.

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

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit D) Hynes, Lisa, 26 Carlson Lane, West Barnstable, Map 133, Parcel 062, Install an 8x8 greenhouse behind the house as indicated on the plans submitted. So voted: aye, unanimous

**Hibben, Gretchen & Edward, 9 Sheperds Way, Barnstable, Map 259, Parcel 010/004, built 2008
Construct exterior staircase at rear of house from the ground to the existing deck**

Represented by: Mike Rockwell of the House Company
Public comment: None

Rockwell described the project. He proposed to construct an exterior staircase off the rear of the home.

Jessop confirmed with Rockwell that the stairs will be approximately three feet out from the side of the home.

Chair Richard, Jessop, Bearse, Wallace, and McCarthy all expressed that the project was appropriate.

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

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit E) Hibben, Gretchen & Edward, 9 Sheperds Way, Barnstable, Map 259, Parcel 010/004, built 2008, Construct exterior staircase at rear of house from the ground to the existing deck as indicated on the plans submitted. So voted: aye, unanimous

**Malfa, Todd & Ereni, 2886 Main Street, Barnstable, Map 279, Parcel 012/000, Laurence Mortimer House built c.1849, contributing structure in the Old King's Highway Historic District
Demolish greenhouse on south west elevation**

Represented by: Todd & Ereni Malfa
Public comment: None

Mrs. Malfa proposed to demolish the greenhouse on the front left of the home.

Chair Richard felt the project was appropriate.

Jessop confirmed with Mrs. Malfa that the brick foundation will be removed as well.

Mr. Malfa advised the floor is at the same level as the driveway. The foundation was built to support the greenhouse.

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

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

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Demolition (Exhibit F) Malfa, Todd & Ereni, 2886 Main Street, Barnstable, Map 279, Parcel 012/000, Laurence Mortimer House built c.1849, contributing structure in the Old King's Highway Historic District , Demolish greenhouse on south west elevation as indicated on the plans submitted. So voted: aye, unanimous

Malfa, Todd & Ereni, 2886 Main Street, Barnstable, Map 279, Parcel 012/000, Laurence Mortimer House built c.1849, contributing structure in the Old King's Highway Historic District
Replace 20 windows on the front with wood windows to match existing; Replace front door with new wood door

Represented by: Todd & Ereni Malfa

Public comment: none

Mrs. Malfa proposes to replace the windows to increase efficiency.

Chair Richard confirmed with Mr. Malfa that they proposes to use the Bosco Fir Door (5 panel). They proposed to keep the door natural.

Bearse confirmed the windows will have applied exterior grills with removable interior to match existing.

Jessop has no questions or concerns.

Wallace felt the project was appropriate.

McCarthy felt the project was appropriate.

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

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit G) Malfa, Todd & Ereni, 2886 Main Street, Barnstable, Map 279, Parcel 012/000, Laurence Mortimer House built c.1849, contributing structure in the Old King's Highway Historic District, to replace 20 windows on the front with wood windows to match existing; Replace front door with new wood door as indicated on the plans submitted. So voted: aye, unanimous

Malfa, Todd & Ereni, 2886 Main Street, Barnstable, Map 279, Parcel 012/000, Laurence Mortimer House built c.1849, contributing structure in the Old King's Highway Historic District

Construct farmer's porch on the front elevation in the footprint of the existing greenhouse

Represented by: Todd & Ereni Malfa

Public comment: none

Mrs. Malfa described the project – propose to construct a farmers porch in the footprint of the former greenhouse.

Jessop asked about the front step of the porch. He would prefer that the steps reach from post to post.

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

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

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit H) Malfa, Todd & Ereni, 2886 Main Street, Barnstable, Map 279, Parcel 012/000, Laurence Mortimer House built c.1849, contributing structure in the Old King's Highway Historic District, to construct farmer's porch on the front elevation in the footprint of the existing greenhouse as indicated on the plans submitted. So voted: aye, unanimous

Commonwealth of Massachusetts c/e Global Monteiolo Group, 2145 Iyannough Road, West Barnstable, Map 215, Parcel 027/001

Install one new wall sign, internally illuminated (23.8 sqft) to replace existing Subway sign that is 23.95 sqft

Represented by: Bart Steele of ViewPoint, Robert Bolyn, Bob Dooley, Lisa Trembley

Public comment: None

Steele described the project. He proposes a cloud sign will be in the same location with similar dimensions to the Subway sign that was previously there. The sign will be internally lit. The graphics will be painted on a white polycarbonate.

Chair Richard felt this project was appropriate given the location.

Jessop questioned using an internally illuminated sign at this location. Steele confirmed this board approved a recent sign of Dunkins that was also internally lit.

Bearse, Wallace, McCarthy felt the project was appropriate.

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

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit I) Commonwealth of Massachusetts c/e Global Monteiolo Group, 2145 Iyannough Road, West Barnstable, Map 215, Parcel 027/001 to Install one new wall sign, internally illuminated (23.8 sqft) to replace existing Subway sign that is 23.95 sqft as indicated on the plans submitted. So voted: aye, unanimous

Kittridge, Robert & Suzanne, 172 Keveney Lane, Barnstable, Map 351, Parcel 063, Vacant Land

Construct a single family home including attached garage

Represented by: Elaine Johnson & Gary Ellis, Robert Kittridge

Public comment: Sanjay Palit

Ellis described the project – to construct a single family home. Ellis designed the house to be in keeping with the neighborhood.

Chair Richard confirmed the shingles will be natural. He felt the design and materials are appropriate.

Jessop felt the house is appropriate. Jessop confirmed with Ellis that the cupula will not have a light.

Bearse felt the design and materials are appropriate. She added that she felt the structure will fit into the neighborhood.

Wallace is in favor of the project. She also felt the size is appropriate.

McCarthy felt the design is appropriate for the location.

Mr. Palit reviewed the plans. He was hoping to see a three dimensional rendering. Mr. Palit felt the garage makes the house appear wide. He also asked about any plans to plant trees to soften the view and provide privacy.

Ellis advised they do not have a three dimensional rendering. He added that the garage was purposely angled to reduce the visual impact. Ellis continued by advising that the owners have not contemplated planting trees as they wish to keep the lot looking more like the pasture land it is. They will retain the hedging.

Ellis confirmed with Mr. Palit that the garage will be about 16 inches lower than the first floor.

Chair called for additional public comment. While awaiting confirmation, Chair Richard confirmed with Ellise that the historic stone wall will remain.

Seeing no additional public comment, Chair Richard called for a motion.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit J) Kittridge, Robert & Suzanne, 172 Keveney Lane, Barnstable, Map 351, Parcel 063, Vacant Land, Construct a single family home including attached garage as indicated on the plans submitted. So voted: aye, unanimous

APPROVAL OF MINUTES:

Bearse moved seconded by McCarthy to approve the December 16, 2020 minutes as submitted: So voted: aye, (Bearse, Wallace, McCarthy, Richard); Jessop abstained.

Other

Chair Richard noted that he forwarded the letter of support to the Sturgis Library.

Bearse asked about the cut off for accepting correspondence for a meeting. She thought the Committee voted on a 48 hour cut off. Logan commented that the Town Attorney, at the time, advised we are unable to make this a requirement.

Having no further business before this Committee, motion to adjourn is moved by Bearse, seconded by McCarthy at 7:58pm.

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