

Town of Barnstable  
Old King's Highway Historic District Committee  
February 24, 2021, 6:30pm

11 MAR '21 AM 10:33  
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	Present
Bett McCarthy	Present
Lesley Wallace	Present
Jeffrey Goldstein, Alternate	Absent
Building Inspector	Bob McKechnie
Planning Staff	Kate Maldonado
Planning Staff	Erin Logan

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.

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**APPLICATIONS**

**Cameron, Sally, 97 Salt Rock Road, Barnstable, Map 316, Parcel 005, Built 1972**

Construct a three-season room over part of the existing deck in the rear

Represented by: Amanda Cunningham

Public comment: none

Cunningham described the project; to construct an 17'x12' three season room at the rear of the property over an existing deck area. Propose to side with shingles, white trim to match existing; roof material to match existing; windows will be Anderson 400 Series, white, 2/2 grills.

Chair Richard commented that the project is slightly visible and added that the materials and project are appropriate.

Jessop is concerned with the gap in the roof and should be infilled with a cricket. Other than that, Jessop felt the project was appropriate.

Bearse felt the project is appropriate.

Wallace felt the project is appropriate.

McCarthy felt the project is appropriate.

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

**Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness as indicated on the plans submitted and amended to include the crickets. So voted: aye, unanimous**

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**Nilsson, Darlene & Ralph, 35 Cape Cod Lane, Barnstable, Map 298, Parcel 001, built 1950**

Construct 15'X18' three-season room; all windows, trim, siding and roof to match existing; relocate stairs to deck

Represented by: George Blakely

Public comment: none

Blakely described the project; adding a 3-season room to the west elevation. Everything in the addition will match existing. The only thing that is not on the plan is removal of a few big trees. The homeowner would like to install skylights on the rear as well.

Chair Richard felt the project is appropriate

Jessop felt it blends well with the existing grades and is appropriate.

Bearse added that the project is not highly visible and the design is appropriate.

Wallace felt the project balances the house and is appropriate

McCarthy also felt the project blends and is appropriate.

Chair Richard called for public comment; seeing none he closed comment

**Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness as indicated on the plans submitted and amended to include the installation of two skylights in the rear; also the applicant will submit a revised plan for the file. So voted: aye, unanimous**

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**Cape Calm, LLC, 39 Hilliard's Hayway, West Barnstable, Map 136, Parcel 048, built 2008**

Demolish existing 2-car garage

Represented by: Steve Cook

Public Comment: none

Cook described the project; the existing garage is older with low roof that is not large enough for the homeowner's vehicles. They are proposing a new garage in its place.

Chair Richard does not have a problem with the demolition as it is not historic. Jessop, Bearse, Wallace and McCarthy.

Chair Richard called for public comment; seeing none he closed comment

**Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Demolition or relocation as indicated on the plans submitted. So voted: aye, unanimous**

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**Cape Calm, LLC, 39 Hilliard's Hayway, West Barnstable, Map 136, Parcel 048, built 2008**

Construct a new 3-car garage; construct dormers on the front elevation

Represented by: Steve Cook

Public Comment: none

Cook proposes to add a shed dormer to the front of the principal dwelling and a three foot expansion of the rear dormer. All material to match existing; white Anderson windows. Cook went on to propose a three car garage in the same footprint but the new structure will be a bit larger. Materials will match the house; with carriage house style doors; the front of house and garage will have clapboard.

Chair Richard felt the project enhances the property.

Jessop confirmed with Cook that the cupola on the garage will have a light.

Bearse felt the barn is appropriate though she is concerned with the dormer on the front of the home.

Jessop asks about the two center windows over the front door. Jessop would prefer that one of the windows on the front dormer were removed. Cook confirmed the dormer is stepped back a foot.

Bearse would prefer if the windows were spaced evenly on the front dormer; she added that it may look better if one of the windows was removed.

Wallace asked for clarification on the revisions.

There is a discussion about the dormer and ultimately Cook advised he will bring in the dormer one foot in on each side and have only three windows on the dormer (removing one).

McCarthy is in favor of the redesign.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness as amended to scale back the dormer and remove one of the windows, noting the applicant will submit a new plan for the file. So voted: aye, unanimous

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

Changes to existing landscape with softscape and hardscape elements; including the addition of arbor, columns, and fence posts; the drive will be refurbished; construct a new front walk as well as new granite steps

Represented by: Elaine Johnson – designer; Todd Malfa, homeowner

Public Comment: None

Johnson is the Landscape Architect representing the Malfa's. She described the project; adding an arbor behind an existing privet hedge that will stay; by the street on 6a is existing gravel, she proposes to refresh that with a composite combo of shell and bluestone chips; new walk to the front door Boston City Hall pavers

with a basket weave pattern; the arbor does not have depth it is just one arch. 6.5 inch columns with keystone and detail on the posts with a kickboard. Similar treatment of those posts off the driveway in the interior area; a cobble apron; lanterns to be side mounted on the posts. She proposes to remove the wooden platform/stoop at the front door and replace with salt and pepper granite. Two monolithic steps to take us to grade at the street level. Grip borders at the foundation. Classic soft scape application with plantings.

Chair Richard felt given the style, size, and scale of this house, that the elements are appropriate

Jessop felt the project was appropriate. He confirmed with Johnson that the posts will be azek painted white.

Bearse felt the plan is appropriate. She expressed concern about the composite parking area as she is concerned it may be within the road layout.

Wallace was not sure how she felt about the arch as it she felt it looked somewhat busy. Wallace felt the remainder of the project is appropriate.

Johnson advised that the arbor will be stepped back from the front of the privet which will soften the look.

McCarthy is in favor of the design and she felt it enhances the architecture of the home.

**Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness as submitted. So voted: aye, (Richard, Jessop, Wallace, McCarthy); nay, (Bearse)**

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**Kelleher, Robert & Sandra, 1680 Hyannis Road, Barnstable, Map 299, Parcel 061, Freeman Lothrop House, built 1873, inventoried**

Construct a two-car garage with living space above (proposed in the same location as the previous garage); project includes construction of a retaining wall behind the garage

Represented by: Bob Kelleher

Public Comment: none

Bob described the project; construct a two-car garage with living space in the same location of the previous garage. He also proposes to construct a retaining wall behind the garage.

Chair Richard confirm with Kelleher that the proposed siding material is board and batten. Chair felt given the location of the garage the material is appropriate.

Jessop felt the project was appropriate.

Bearse felt the project was appropriate.

Wallace is in favor of the project.

McCarthy is in favor of the project and added that it blends well in the setting.

**Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness as indicated on the plans submitted. So voted: aye, unanimous**

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**Parent, Heidi & Ian, 551 Main Street, West Barnstable, Map 133, Parcel 051, built 1976**

Demolish barn structure

Represented by: Heidi & Ian Parent

Public Comment: none

Ms. Parent advised that the barn is deteriorating and would like approval to demolish it; with the long term goal of rebuilding at some point.

Chair Richard noted that the barn looks like it is rotting and added that the demolition would be appropriate.

Jessop, Barse, Wallace, and McCarthy were all in favor of the demolition citing no concerns.

**Motion duly made by Barse, seconded by McCarthy to Approve the Certificate of Demolition or relocation as indicated on the plans submitted. So voted: aye, unanimous**

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**Carvounis, Loucas, 11 Chole Court, Barnstable, Map 278, Parcel 028, built 1974**

Install 14 roof-mounted solar panels on the east/southeast elevation of the main structure

Represented by: Jon Macomber & Tim Cazeault

Public Comment: none

Macomber described the project; he is proposing 14 roof-mounted solar panels on the south southeast side of the building.

Chair Richard felt the project was appropriate given the location

Cazeault noted the significant tree line in the front of the property.

Jessop is in favor of the project and likes that the design fits the entire roof.

Barse felt the project was appropriate given the location of the panels and house.

Wallace also felt the project was appropriate and added that it will not be too visible.

McCarthy also felt the project was appropriate and added that it blends in well. She too likes that the panels fill the entire

**Motion duly made by Barse, seconded by McCarthy to Approve the Certificate of Appropriateness as indicated on the plans submitted due to the location of the property and noting there were no members of the public present to oppose. So voted: aye, unanimous**

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**EXTENSION**

**Cape Cod Art Association, 3480 Main Street, Barnstable, Map 299, Parcel 071**

Request to extend the Certificate of Appropriateness for the addition originally approved on February 27, 2019 and extended to expire on February 27, 2021. Applicant seeks an extension to February 27, 2022

Represented by: None

Chair Richard noted the applicant has already applied for one extension.

Bearse felt as long as they reapply before the extension.

Jessop thought there was a two year limit on extending approvals but would be ok with this extension.

Wallace has no problem with the extension as is McCarthy.

**Motion duly made by Bearse, seconded by McCarthy to Approve a one year Extension of the Certificate of Appropriateness as indicated on the plans submitted. So voted: aye, unanimous**

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**APPROVAL OF MINUTES**      January 27, 2021 & February 10, 2021,

Beginning with the January 27, 2021 minutes, Chair Richard asked for any corrections. Hearing none he called for a motion.

**Bearse moved seconded by McCarthy to approve the minutes of January 27, 2021 as submitted. So voted: aye unanimous**

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Moving on to the February 10, 2021 minutes, Chair Richard asked for any corrections. Hearing none he called for a motion.

**Bearse moved seconded by McCarthy to approve the minutes of February 10, 2021 as submitted. So voted: aye unanimous**

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**Having no further business before this Committee, motion to adjourn is moved by Bearse, seconded by McCarthy at 7:36pm.**

Respectfully Submitted,

Erin K. Logan  
Administrative Assistant/recording secretary