

**Town of Barnstable  
Old King's Highway Historic District**

**MINUTES  
Wednesday, September 10, 2014  
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 on the following application:

Carrie Bearse	Present
George Jessop	Present
Mary Blair Petiet	Absent
Ellen Merritt	Absent
Paul Richard, Alternate	Present

A quorum being met, Chair Bearse called the hearing to order at 6:30m. 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**

**Vetorino, Stephen, 1440 Hyannis Barnstable Road, Barnstable, Map 298, Parcel 026**

Construct 1 ½ Story Addition to Existing Garage

Represented by Sturgis St Peter, Contractor and Homeowner Stephen Vetorino

Carrie Bearse confirmed that new construction material will match that of the existing. George Jessop noted that there is an existing two car garage in which one more bay will be added. He inquired if the door will be the same size as the existing and Mr. St Peter confirmed that it would. He also added that they will be recycling the windows.

**Motion duly made by Paul Richard, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit A) for Stephen Vetorino at 1440 Hyannis Barnstable Road, Barnstable as Submitted.**

**So Voted Unanimously**

**Presbyterian Church of Cape Cod, 2391 Iyannough Rd, West Barnstable, Map 216, Parcel 045**

Replace & Relocate Existing Sign

Represented by John Davis

Mr. Davis explained that they wish to enlarge the existing sign and relocate it to the opposite side of the driveway. The sign will still be maintained on the single pole with the existing lighting. The material of the proposed sign is wood.

**Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit B) for the Presbyterian Church of Cape Cod at 2391 Iyannough Road, West Barnstable as Submitted.**

**So Voted Unanimously**

**Zetarski, Jennifer & McDonald, Thomas, 2 Bow Lane, Barnstable, Map 299, Parcel 052**

Replace Windows, Replace Picture Window with Two Double Hung Windows

This application was tabled to the end of the Agenda to await representation. When reviewed, there was no one present and the members would like to see a detailed design of the exact location of the two new windows. The application was continued to September 24, 2014.

**Motion duly made by George Jessop, seconded by Paul Richard to Continue the Certificate of Appropriateness for Jennifer Zetarski & Thomas McDonald at 2 Bow Lane, Barnstable to September 24, 2014 at 6:30pm.**

**So Voted Unanimously**

**Fanning, Donald & Ann, 2725 Main Street, Barnstable, Map 258, Parcel 077**

Alteration of Window

Represented by Donald & Ann Fanning

Ms. Fanning stated that all materials will match those that existing, however, for the new window she asked if it would be possible to have fixed exterior grills and removable interior. The Committee members stated this would be fine.

**Motion duly made by Paul Richard, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit C) for Donald & Ann Fanning at 2725 Main Street, Barnstable as Amended to reflect fixed exterior grills and removable interior grills.**

**So Voted Unanimously**

**Schiffmann, Richard & Jean, 2786 Main Street, Barnstable, Map 258, Parcel 027**

Repair Existing Barn Shed

Represented by Richard & Jean Schiffmann

Mr. Schiffmann reviewed the project to repair an existing carriage shed. The only difference from the existing when completed will be the doors as they propose to replicate the doors that exist on the attached barn. Carrie Bearse confirmed that the roof shingles will match those of the barn which are an asphalt brown.

**Motion duly made by Paul Richard, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit D) for Richard & Jean Schiffmann at 2786 Main Street, Barnstable as Submitted.**

**So Voted Unanimously**

**Worthington, Harriet, 2771 Main Street, Barnstable, Map 258, Parcel 034**

Replace Existing Windows

The Committee requested that the applicant continue the application to September 24, 2014 due to the lack of a quorum as the Chair, being a direct abutter, would be recusing herself from the discussion and vote.

**Motion duly made by George Jessop, seconded by Paul Richard to Continue the Certificate of Appropriateness for Harriet Worthington at 2771 Main Street, Barnstable to September 24, 2014 at 6:30pm.**

**So Voted Unanimously**

**Beach Point LLC, 10 Barrel Hill Trail, Barnstable, Map 278, Parcel 047-001**

**Open Space Definitive Plan "Barrel Hill" (Lot 2, Subdivision #818) as recorded 7/21/2009 in Plan Book 630, Page 66 and including Open Space Special Permit recorded in Book 23907, Page 105 and Subdivision Decision recorded in Book 23907, Page 92**

Construct New Single Family House

Represented by Brian Burbic, Contractor

Mr. Burbic detailed the proposed new single family home. The rear elevation is what you will see when you drive up as this lot is around the bend on Barrel Hill. The lot drops off significantly and that is why the house is sited the way it is. Windows will have a 2/2 pattern, true divided lite, and plank style siding. George Jessop wished to see an elevation drawing so he can see the difference in grading. The way the house is situated into the hill, it makes the house appear smaller and will also affect how the entrance is displayed. George Jessop noted that the garage is located under the building and has a canopy. Brian Burbic thought that the house needed something to break up the space and having the extra roof line will soften it up. George Jessop agrees and added that rather than just three brackets, it might look better with four, even if they are closer together as this is a sizeable projection. He added that you might want to expand the apron; however, the design is nicely scaled and has interesting elements that make it appear to be an old shaker home. Paul Richard asked if that was a retaining wall on the site plan drawing and if it would have stone veneer. Brian Burbic replied that it has not been determined at this time. The foundation of the house will not have stone veneer, unless the new homeowner requests it and they would then file a modification. Carrie Bearse also noted that there was not a landscape plan included and this Committee would require one before the building permit could be issued. George Jessop stated that the concept and preliminary plans are a start and the design is a good example of historic reconstruction for the district. He would suggest continuing the application so that additional information can be provided such as grading for the elevations, landscaping plan and a detailed exterior elevation drawing. Mr. Burbic agreed.

**Motion duly made by Paul Richard, seconded by George Jessop to Continue the Certificate of Appropriateness for Beach Point LLC, 10 Barrel Hill Trail, Barnstable, Map 278, Parcel 047-001 Open Space Definitive Plan "Barrel Hill" (Lot 2, Subdivision #818) as recorded 7/21/2009 in Plan Book 630, Page 66 and including Open Space Special Permit recorded in Book 23907, Page 105 and Subdivision Decision recorded in Book 23907, Page 92 to September 24, 2014 at 6:30pm.**

**So Voted Unanimously**

**Grossmith Drew, Lynne, 68 Locust Lane, Barnstable, Map 319, Parcel 126**

Construct Addition, Replace Doors & Windows, Install Skylights

Represented by James Drew

Carrie Bearse asked if the two skylights on the front elevation indicated on the drawing were new and Mr. Drew stated that they were. Carrie Bearse asked if there were other houses in the neighborhood with skylights on the front elevation and Mr. Drew was not sure. She finds the changes proposed are appropriate with the exception of the skylights as this Committee rarely approves them on the front of the house. George Jessop concurred and added that without a sample of what the skylights would look like, he would hesitate to approve them. Mr. Drew would be acceptable to an approval with the exclusion of the skylights.

**Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit E) for Lynne Grossmith Drew at 68 Locust Lane, Barnstable as Amended to reflect the exclusion of the two skylights on the front elevation.**

**So Voted Unanimously**

**MINOR MODIFICATIONS**

**Paster, Barry & Deirdre, 431 Willow Street, West Barnstable, Map 131, Parcel 001**

Installation of Skylight on South Driveway Slope of Roof

The skylight will be located on the south elevation by the driveway and not visible from the road. George Jessop pointed out that the elevation drawing submitted had the skylight in the wrong location, but the floor plan was correct. Staff will correct with applicant.

**Motion duly made by George Jessop, seconded by Paul Richard to Approve the Minor Modification (Exhibit F) for Barry & Deirdre Paster at 431 Willow Street, West Barnstable for a skylight on south driveway slope of roof and at the rear of the building.**

**So Voted Unanimously**

**CERTIFICATE OF EXEMPTIONS**

**Carty, Lucy, 49 Acre Hill Road, Barnstable, Map 297, Parcel 070**

Construct 10' x 14' Shed

**Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit G) for Lucy Carty at 49 Acre Hill Road, Barnstable as Submitted.**

**So Voted Unanimously**

**Hempstead, Scott & Maura, 21 Deacon Court, Barnstable, Map 300, Parcel 057**

Replace 1/1 Windows with 6/6 Fixed Exterior Grills

**Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit H) for Scott & Maura Hempstead at 21 Deacon Court, Barnstable as Submitted.**

**So Voted Unanimously**

**Craddock, James, 128 Gemini Drive, West Barnstable, Map 131, Parcel 043**

Replace Deck

**Motion duly made by George Jessop, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit I) for James Craddock at 128 Gemini Drive, West Barnstable as Submitted.**

**So Voted Unanimously**

**Having no further business before this Committee, a motion was made by Paul Richard, seconded by George Jessop to Adjourn the Meeting at 7:51pm.**

**So Voted Unanimously**

Respectfully submitted,  
Marylou Fair  
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 298/026 dtd 09.10.2014  
Exhibit B – Certificate of Appropriateness – File 216/045 dtd 09.10.2014  
Exhibit C – Certificate of Appropriateness – File 258/077 dtd 09.10.2014  
Exhibit D – Certificate of Appropriateness – File 258/027 dtd 09.10.2014  
Exhibit E – Certificate of Appropriateness – File 319/126 dtd 09.10.2014  
Exhibit F – Minor Modification – File 131/001 dtd 04.09.2014  
Exhibit G – Certificate of Exemption - 2014 File dtd 09.10.2014 .2014  
Exhibit H – Certificate of Exemption - 2014 File dtd 09.10 .2014  
Exhibit I – Certificate of Exemption – 2014 File dtd 09.10.2014