

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**APPROVED MINUTES**  
**Wednesday, June 5, 2019, 6:30pm**

BARNSTABLE  
TOWN CLERK

19 JUL 11 P12:02

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	Present
Building Inspector	Bob McKechnie

A quorum being met, Chair Richard called the hearing to order at 6:32 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.

It should be noted that the Alternates vote was not counted in any motion.

#### CONTINUED APPLICATIONS

**Catalano, Francine, 183 Bragg's Lane, Barnstable, Map 298, Parcel 060**

Install roof mounted solar system on the front and rear elevations

**Motion duly made by George Jessop, seconded by Carrie Bearse to Accept the withdrawal for the Certificate of Appropriateness (Exhibit A) for Francine Catalano, at 183 Braggs Lane, Barnstable, Map 298, Parcel 060 to install a roof mounted solar system on the front and rear elevations. So Voted: Aye, unanimous**

#### APPLICATIONS

**Pye, June, 43 Acorn Drive, West Barnstable, Map 216, Parcel 010**

Construct an 11'X14' mudroom and 16'X24' attached garage to the south elevation

Represented by: John Goodrich & June Pye

Public comment: none

Goodrich proposes to add a mudroom and single car garage. Chair Richard confirms the materials and windows will match the existing home. Also the re-roof will match existing.

There is a discussion about the garage door.

**Motion duly made by Carrie Bearse, seconded by Bett McCarthy to Approve the Certificate of Appropriateness (Exhibit B) for June Pye, at 43 Acorn Drive, West Barnstable, Map 216, Parcel 010 to construct an 11'X14' mudroom and 16'X24' attached garage to the south elevation as indicated on the plans submitted. So voted: Aye, unanimous**

**Glennon, Doris, 3305 Main Street, Barnstable, Map 299, Parcel 012, Isaiah L. Green House, Freeman B.**

**Howes House, built c.1806, contributing building in the Old King's Highway Historic District**

Attach an 11"X14" bronze plaque to the front façade; black with gold lettering

Represented by: No one present

Public comment: none

Chair Richard commented that staff advised the applicant they did not need to come to the hearing.

Bearse felt this is a traditional sign and did not need to come before the board for approval.

Jessop adds that the sign placement is appropriate based on the guidelines.

**Motion duly made by Carrie Barse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit C) for Doris Glennon, at 3305 Main Street, Barnstable, Map 299, Parcel 012 to attach an 11"X14" bronze plaque to the front façade; black with gold lettering as indicated on the plans submitted. So voted: Aye, unanimous**

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**Heslinga, Steven & Lynn, 1643 Hyannis Road, Barnstable, Map 299, Parcel 001/001**

Relocate existing garage to the north corner of the lot

Represented by: Steven & Lynn Heslinga

Public comment: none

Mr. Heslinga summarized the project; he proposed to move the garage to a new site on the same property.

Mrs. Heslinga confirmed they are using the existing driveway; all three buildings will be accessed by the same driveway

Chair Richard felt the project is appropriate.

**Motion duly made by Carrie Barse, seconded by Lesley Wallace to Approve the Certificate of Demolition or Relocation (Exhibit D) for Steven & Lynn Heslinga, at 1643 Hyannis Road, Barnstable, Map 299, Parcel 001/001 to relocate the existing garage to the north corner of the lot as indicated on the plans submitted. So voted: Aye, unanimous**

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**Heslinga, Steven & Lynn, 1643 Hyannis Road, Barnstable, Map 299, Parcel 001/001**

Garage changes – add window to gable end, change garage doors and trim, replace deck with azek decking and rails, add pergola over 2 garage doors

Represented by: Steven & Lynn Heslinga

Public comment: none

Mr. Heslinga described the project; adding pergola over the garage,

Chair Richard confirmed that one window on the 1<sup>st</sup> floor will be added.

Barse confirms with Mrs. Heslinga that the current windows have removable grills.

**Motion duly made by David Munsell, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit E) for Steven & Lynn Heslinga, at 1643 Hyannis Road, Barnstable, Map 299, Parcel 001/001 for changes to the garage – add window to gable end, change garage doors and trim, replace deck with azek decking and rails, add pergola over two garage doors as indicated on the plans submitted. So voted: Aye, unanimous**

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**Heslinga, Steven & Lynn, 1643 Hyannis Road, Barnstable, Map 299, Parcel 001/001**

Construct a single family home with attached two-car garage

Represented by: Steven & Lynn Heslinga, Louis (Lou) Seminary

Public comment: none

Mr. Heslinga described the project; the rooflines, trim and windows were designed keeping with the current structure.

Chair Richard confirmed the window grills will be glued on.

There was a discussion about the garage doors.

Munsell confirmed with Lou that the chimney will be finished in weathered fieldstone.

**Motion duly made by Carrie Barse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit F) for Steven & Lynn Heslinga, at 1643 Hyannis Road, Barnstable to construct a single family home with attached two-car garage as indicated on the plans submitted, noting the windows will have applied exterior grills and the chimney will be applied fieldstone in grey tones. So voted: Aye, unanimous**

*Minutes Approved on 7/10/19*



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**Riley, William, 60 Aberle Way, Barnstable, Map 297, Parcel 005**

Construct a single family home with attached three-car garage

Represented by: Thomas Moore & Bill Riley

Public comment: none

Riley described the project. Chair Richard commented that this house is about 200 feet back of the cul-de-sac and will not be highly visible.

Moore states that the windows will have interior and exterior applied grills.

Bearse was in favor of the project.

There is a discussion about the height of the structure.

**Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit G) for William Riley, at 60 Aberle Way to construct a single family home with attached three-car garage as indicated on the plans submitted. So voted: Aye, unanimous**

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**Hough, Yumiko, 8 Harris Meadow Lane, Barnstable, Map 279, Parcel 093**

Replace 3 windows on the first floor south elevation and all 3 windows on the east elevation - changing the grid patter from 12 over 12 to 8 over 2

Represented by: Doug Mullen

Public comment: none

Mullen described the project.

Chair Richard comments that the front windows should have the same pattern.

Bearse felt the windows are appropriate.

There is a discussion about the glass and glazing.

Chair confirms it is not highly visible and it is not an antique house.

Jessop felt the windows are not appropriate.

Munsell felt the proposed windows are reasonable.

**Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit H) for Yumiko Hough, at 8 Harris Meadow Lane, Barnstable, Map 279, Parcel 093 to replace 3 windows on the first floor south elevation and all three windows on the east elevation, changing the grill pattern from 12 over 12 to 8 over 2 applied exterior grills as indicated on the plans submitted. So voted: Aye - 4 (Richard, Bearse, Munsell, Wallace); Nay - 1 (Jessop)**

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**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.

Bearse comment that the house is historical and added that the 1<sup>st</sup> redesign was more appropriate. Bearse was not in favor of this redesign.

There is a discussion regarding the dormers.

Mccarthy, Wallace, & Munsell are not in favor of the revision.

There is a discussion regarding options for the redesigned second floor.

Bearse proposed to continue this application to the next hearing to give the applicant an opportunity to submit revised plans.

Jessop and Bearse both felt a shed dormer would be more appropriate.

Bearse confirmed with Lamora that he would like to continue review of this application to the June 19<sup>th</sup> hearing to allow revise the plans.

**Motion duly made by Carrie Bearse, seconded by David Munsell to Continue review of the Certificate of Appropriateness (Exhibit I) for Ordway Properties at 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 to revise the front elevations – change from doghouse dormers to shed dormers as indicated on the plans submitted. So Voted: Aye, unanimous**

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#### **CERTIFICATE OF EXEMPTION**

**Zaino, Nadine & Scott, 68 Indian Spring Road, West Barnstable, Map 133, Parcel 036**

**Construct a 10'X10' shed in the rear of the property, constructed of natural wood, color will be light grey**

Chair Richard explains the reason for placement and he refers to the ZBA decision provided.

**Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit J) for Nadine & Scott Zaino, of 68 Indian Spring Road, West Barnstable, Map 133, Parcel 036, to construct a 10'X10' shed in the rear of the property, constructed of natural wood, color will be light grey as indicated on the plans submitted noting this property is located on a side street with a dead end. So voted: Aye, unanimous**

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#### **OTHER**

Munsell comments that the approved fence at the Barnstable Market was installed but that the owners also planted trees behind

Bearse advised that the trash receptacles in front of the Barnstable Market (on the Town owned sidewalk) were recently replaced. The former, wooden covered, receptacle had been previously approved by OKH. Other members weighed in and agreed that the new receptacles are not appropriate for Barnstable Village. Logan advised she would look into this and advise.

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#### **APPROVAL OF MINUTES:**

**Motion duly made by David Munsell, seconded by Carrie Bearse, to Approve Meeting Minutes, Dated May 22, 2019 (Exhibit K). So voted: Aye, unanimous**

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**Having no further business before this Committee, motion to adjourn is moved by Carrie Bearse all in favor at 7:49pm.**

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

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Exhibit A	Certificate of Appropriateness	File	298/060/000
Exhibit B	Certificate of Appropriateness	File	299/012/000
Exhibit C, D & E	Certificate of Appropriateness	File	299/001/001
Exhibit F	Certificate of Appropriateness	File	297/005/000
Exhibit G	Certificate of Appropriateness	File	279/093/000
Exhibit H	Certificate of Appropriateness	File	237/137/000
Exhibit I	Certificate of Exemption	File	133/036/000
Exhibit J	Meeting Minutes	Date	May 22, 2019