

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

BARNSTABLE  
TOWN CLERK

**APPROVED MINUTES**

**Wednesday, September 11, 2019, 6:30pm** 19 OCT 17 A10 :06

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	Ed Bowers

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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With a full quorum present, the vote of Alternate member, Bett McCarthy was not counted unless otherwise noted.

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**APPLICATIONS**

**Nichols, Mark, 238 Indian Trail, Barnstable, Map 336, Parcel 094, Bassett House, built c.1840, Inventoried**  
Add dormer to north elevation

Represented by: none present  
Public comment: none present

Representative is not present.

Chair Richard confirmed with the application that the materials will match the existing structure.

Chair Richard for board members concerns; none expressed.

**Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit A) for Mark Nichols, at 238 Indian Trail, Barnstable, Map 336, Parcel 094 to add a dormer to the north elevation as indicated on the plans submitted, noting there is not representative present but the plan is appropriate. So voted: Aye, unanimous**

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**Still, John, 104 Harvey Avenue, Barnstable, Map 319, Parcel 104**

Construct a single story addition, porch with roof deck, second story addition, remove center chimney

Represented by: Thomas DeMayo  
Public comment: none present

DeMayo gives a description of the project.

Chair Richard confirmed with DeMayo that the materials will match existing.

Munsell felt the window, on the gable end where the porch is, looked out of scale. There is a discussion about that gable end.

Chair Richard does not believe the window will be visible from the street.

The discussion continued and ultimately, Chair Richard suggested one course of shingles between the header and the rake and reducing the size of the window.

Motion duly made by David Munsell, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit B) for John Still, at 104 Harvey Avenue, Barnstable, Map 319, Parcel 104 to construct a single story addition, porch with roof deck, second story addition, remove center chimney as indicated on the plans submitted noting the window on the north side will be smaller window with same distance from the rake as the south side. So voted: aye, unanimous.

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**Rafael Garcias, 1255 Mary Dunn Road, Barnstable, Map 334, Parcel 002/008**  
Construct a 20'X10' shed

Represented by: Rafael Garcias  
Public comment: None present

Chair Richard confirmed with Garcias that the shed will have a green metal roof and the siding will be clapboard.

Munsell clarified with Garcias where the shed will be placed.

Motion duly made by Carrie Bearse, seconded by Bett McCarthy to Approve the Certificate of Appropriateness (Exhibit C) for Rafael Garcias, at 1255 Mary Dunn Road, Barnstable, Map 334, Parcel 002/008 to construct a 20'X10' shed as indicated on the plans submitted noting the vegetation will be maintained. So voted: aye, unanimous.

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**Kobacker, Alfred, 2849 Main Street, Barnstable, Map 279, Parcel 073**  
Construct an attached 20'X28' addition with 12'X16' connector

Represented by: Alfred Kobacker & Chris McGrath  
Public comment: none present

Logan advised that the garage is a 2010 build though the main structure is a contributing structure in the Old Kings Highway Historic District.

McGrath provided a description of the project. Chair Richard confirmed with McGrath that the materials will match the barn.

McGrath was hoping to change the window grills on the new addition; two over two and four over four. The garage does have six over six. If the board would prefer six over six they would change. Chair Richard responded that based on the location, what is being proposed is appropriate. McGrath confirmed the front will not be seen.

Chair Richard added that the addition will not be highly visible.

Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit D) for Alfred Kobacker, at 2849 Main Street, Barnstable, Map 279, Parcel 073 to construct an attached 20'X28' addition with a 12'X16' connector as indicated on the plans submitted. So voted: Aye, unanimous.

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**1 Samantha Drive LLC, 35 Samantha Drive, Barnstable, Map 348, Parcel 006**  
Construct a 2,758sqft single family home

Represented by: Chris Carvill & Joe Venturoso  
Public comment: none present

Venturoso gave a description of the project.

Chair Richard confirmed the house is more than 150 feet from the road.

Munsell asked if the chimney will be the same color as the side. Venturoso added that the Chimney will match the sides and back.

There is a discussion about the location off the road.

Venturoso advised the cedar shingles on the front will be dipped; Hardy plank on the sides.

Wallace confirmed they do not have a color picked yet.

Chair advised they do not typically approved hardy plank but given the distance from the road and visibility it would be acceptable.

There is a discussion of the landscaping plan. Ventruoso advised that they will be clearing some trees.

There is a discussion regarding the color for the siding. It is determined that a minor modification can be filed for the final color.

**Motion duly made by Carrie Bearse, seconded by Bett McCarthy to Approve the Certificate of Appropriateness (Exhibit E) for 1 Samantha Drive, LLC, at 35 Samantha Drive, Barnstable, Map 348, Parcel 006 to construct a 2,758sqft single family home as indicated on the plans submitted noting the color has yet to be determined and will be submitted to be reviewed via a minor modification application. Also, hardy plank is requested on the rear and sides and while not typically approved, given the location and distance from the road, this is allowed. So voted: aye, unanimous.**

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**Herman, Peter, 185 Capes Trail Road, West Barnstable, Map 088, Parcel 007/002**

Install pool and fence

Represented by: none present

Public comment: none present

Chair Richard confirmed the pool will be in-ground and added that the project is appropriate.

**Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit F) for Peter Herman, at 185 Capes Trail Road, West Barnstable, Map 088, Parcel 007/002 to install a pool and fence as indicated on the plans submitted. So voted: aye, unanimous.**

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**Harvey, Andrew, 29 Maggie Lane, West Barnstable, Map 217, Parcel 017**

Add 8'X10' mudroom along west wall, add 7.4'X11.4' shed on northwest corner of garage

Represented by: none present

Public comment: none present

Chair Richard confirmed materials will match existing.

Munsell added that the project is mostly located in the rear of the home. Chair Richard added that it is not very visible.

**Motion duly made by David Munsell, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit G) for Andrew Harvey, at 29 Maggie Lane, West Barnstable, Map 217, Parcel 017 to add an 8'X10' mudroom along the west wall and add a 7.4'X11.4' shed on the northwest corner of the garage as indicated on the plans submitted. Noting the project is on the rear and not visible, also materials will match existing. So voted: aye, unanimous.**

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**CERTIFICATE OF EXEMPTION**

**Stuart, Ellen, 20 Cedar Street, West Barnstable, Map 130, Parcel 014/002**

Replace garage door with larger garage door, add standard door; replace gable dormer with shed dormer and construct a deck with door, add two windows.

Chair Richard commented that the garage door is on the side and is slightly visible. Munsell points out that the deck is off the back. Chair added that the dormer is also off the back and not visible.

**Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit H) for Ellen Stuart, of 20 Cedar Street, West Barnstable, Map 130, Parcel 014/002, to replace the garage door with larger garage door, add standard door, replace gable dormer with shed dormer and construct a deck with door and add two windows as indicated on the plans submitted. So voted: aye, unanimous.**

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**MINOR MODIFICATION**

**Noyes, Edwin & Deborah, 55 Keveney Lane, Cummaquid, Map 351, Parcel 014**

Replace front door; replace breezeway door; remove two breezeway windows and replace with side-lights.

Chair Richard advised that the board had previously approved window changes and now the homeowner is looking to change the doors. Chair added that the house does not have a specific style.

Chair Richard asked for board comments; none made.

**Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Minor Modification (Exhibit I) for Edwin & Deborah Noyes, of 55 Keveney Lane, Cummaquid, Map 351, Parcel 014, to replace front door, replace breezeway door, remove two breezeway windows and replace with side-lights, as indicated on the form submitted. So voted: aye, unanimous.**

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**Fraze, Robert, & Alex, 1747 Hyannis Road, Barnstable, Map 299, Parcel 013, Allen Hinckley House, built c.1844, contributing structure in the Hyannis Road Historic District, inventoried**

Propose to replace fanlight over entry door with Greek revival entablature & frieze supported on pilasters (this would be done in conjunction with an in-kind replacement of the entry door and sidelights).

Bearse felt the project is appropriate. Chair Richard agreed.

**Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Minor Modification (Exhibit J) for 1747 Hyannis Road, Barnstable, of Map 299, Parcel 013, to replace fanlight over entry door with Greek Revival entablature and frieze supported on pilasters as indicated on the form submitted. So voted: aye, unanimous.**

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**OTHER**

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**APPROVAL OF MINUTES:** None at this time.

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**Having no further business before this Committee, motion to adjourn is moved by Carrie Bearse, seconded by Lesley Wallace at 7:30pm**

Respectfully Submitted,

Erin K. Logan  
Administrative Assistant/recording secretary

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Exhibit A	Certificate of Appropriateness	File	336/094/000
Exhibit B	Certificate of Appropriateness	File	319/104/000
Exhibit C	Certificate of Appropriateness	File	334/002/008
Exhibit D	Certificate of Appropriateness	File	279/073/000
Exhibit E	Certificate of Appropriateness	File	348/006/000
Exhibit F	Certificate of Appropriateness	File	088/007/002
Exhibit G	Certificate of Appropriateness	File	217/017/000
Exhibit I	Certificate of Exemption	File	130/014/002
Exhibit J	Minor Modification	Fil	351/014/002
Exhibit Y	Minor Modification	File	299/013/000