

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**MINUTES**  
**Wednesday, July 14, 2021, 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 by remote participation via Zoom Meetings on the following applications:

Paul Richard, Chair	Present
George Jessop, AIA	Absent
Carrie Bearse	Present
Lesley Wallace	Present
Bett McCarthy	Present
Kaitlyn Maldonado, Assistant Director, Planning & Development	Present
Erin Logan, Administrative Assistant	Present

A quorum being met, Chair Paul 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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**Roll Call**

Chair Paul Richard called the meeting to order at 6:30 pm and took roll call.

**Attendance Roll Call:**

**Lesley Wallace**  
**Bett McCarthy**  
**Carrie Bearse**  
**Paul Richard**

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**CONTINUED APPLICATIONS**

**None**

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**APPLICATIONS**

**Lucas, Jill, 294 Salt Rock Road, Barnstable, Map 316, Parcel 026, built 1983**

Construct a new deck (10'x14') on the front elevation; constructed of PT decking with white composite railing, construct ramp in lieu of stairs.

Wayne Loftus, representative, was in attendance.

Wayne stated that the homeowner has a cement step and the homeowner would like to construct a deck with a ramp so that accessibility into the home is easier.

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Paul- Materials seem to be appropriate. He noted the changes are in the front of the home and that the only thing that may not be normal is the ramp but that seems to be growing in popularity.  
Carrie- Asked if the composite material is plastic.

Wayne- The materials is azek. It is composite yes and a little shiny.

Paul- Clarified that this is material that has been approved in the past.

Lesley- Had the same question as Carrie and feels the materials are appropriate.

Bett- Appropriate.

**Public Comment: None.**

*Carrie Bearse moved to approve the Certificate of Appropriateness for Jill Lucas at 294 Salt Rock Road, Barnstable, Map 316, Parcel 026, built 1983 to construct a new deck (10'x14') on the front elevation; constructed of PT decking with white composite railing, construct ramp in lieu of stair, as submitted, Seconded by Bett McCarthy*

**Roll Call Vote**

*Paul Richard- aye  
Carrie Bearse-aye  
Lesley Wallace- aye  
Bett McCarthy- aye*

**Eubanks, Kenneth, 293 Oakmont Road, Barnstable, Map 334, Parcel 023, built 1985**

Install 48 roof mounted solar panels on the rear and front elevations.

Nathan Tissot, representative for Tesla Energy, was in attendance.

Nathan stated they are looking to install 48 total roof top panels onto the dwelling. 28 of the panels would be installed on the front garage which is perpendicular to the street. The rest of the panels will be on the rear elevation of the dwelling and not visible from the road.

Paul- Referenced page 10 in the materials regarding two groups of panels that seem to be on the front of the house, and asked if these panels will not be going on there anymore.

Nathan- Stated that Paul is correct and those panels will not be on the main house but on the garage.

Carrie- Given the location and how the lot is situated, she felt this project is appropriate.

Lesley- Agreed and stated the panels on the garage would not be too noticeable.

Bett- Agreed that it is appropriate and the house is set back from the road so it will not be highly visible.

**Public Comment: None.**

*Carrie Bearse moved to approve the Certificate of Appropriateness for Eubanks, Kenneth, 293 Oakmont Road, Barnstable, Map 334, Parcel 023, built 1985 to install 48 roof mounted solar panels on the rear and front elevations, as submitted, Seconded by Bett McCarthy*

**Roll Call Vote**

*Paul Richard- aye  
Carrie Bearse-aye*

*Lesley Wallace- aye*  
*Bett McCarthy- aye*

**Riley, William & Polivy, Kenneth, 61 Aberle Way, Barnstable, Map 257, Parcel 010/004, undeveloped land**

Construct a single family home with attached two-car garage.

Bill Riley, homeowner, was in attendance.

Bill presented a four bedroom home that will be roughly 3000sq ft as per the plans.

Paul- Stated the style of the home seems appropriate to the neighborhood. He asked if the shingles will be natural or stained.

Bill- Stained and the color will be light grey.

Paul- Asked if the windows will have exterior glued on grilles.

Bill- Answered yes with muntin bars in between the glass.

Paul- No issues.

Carrie- Given the location and the neighborhood, this construction is appropriate.

Lesley- Agreed.

Bett- Agreed.

**Public Comment: None.**

*Carrie Bearse moved to approve the Certificate of Appropriateness for Riley, William & Polivy, Kenneth, 61 Aberle Way, Barnstable, Map 257, Parcel 010/004, undeveloped land to construct a single family home with attached two-car garage, as submitted, Seconded by Bett McCarthy*

**Roll Call Vote**

*Paul Richard- aye*  
*Carrie Bearse-aye*  
*Lesley Wallace- aye*  
*Bett McCarthy- aye*

**McKenzie-Betty, Keith & Margaret, 3280 Main Street, Barnstable, Map 299, Parcel 035, Heman Foster House, Hezekiah Done House, built prior to 1834, contributing structure in the Old King's Highway Historic District**

Garage addition with bonus room to the right of the existing house, rear bedrooms expanded, new balconies and decks.

Keith McKenzie-Betty, homeowner, was in attendance.

Keith stated he came before the Committee several months previously and was approved for a similar project. One of the members had suggested that perhaps the garage should be more barn-like and that stuck with Keith so he went back and redesigned the garage. He scaled down the project and instead of looking like the main house to make it

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look more like a subservient building. On the rear elevation, the roof planes are more symmetrical than the previous plans.

Paul- Thought the design is appropriate and an improvement from the original. He asked about the grilles between the glass on the specifications sheet.

Keith- He proposed an exterior glued grille, a muntin in between the glass and an interior glued grille.

Carrie- Understood that the new addition will be set back but believed it is still overwhelming. Ultimately, she believed it will look appropriate.

Lesley- Asked if this proposal is a bit smaller than the previous proposal that was approved.

Keith- Answered yes.

Bett- Felt the design is appropriate and that it balanced the other addition that is on the other side of the property.

**Public Comment: None.**

*Carrie Bearse moved to approve the Certificate of Appropriateness for McKenzie-Betty, Keith & Margaret, 3280 Main Street, Barnstable, Map 299, Parcel 035, Heman Foster House, Hezekiah Done House, built prior to 1834, contributing structure in the Old King's Highway Historic District to construct a garage addition with bonus room to the right of the existing house, rear bedrooms expanded, new balconies and decks, as submitted, Seconded by Bett McCarthy*

**Roll Call Vote**

*Paul Richard- aye*

*Carrie Bearse-aye*

*Lesley Wallace- aye*

*Bett McCarthy- aye*

**McNulty, Thomas, 3688 Main Street, Barnstable, Map 317, Parcel 024, Isaac Davis House, built c.1850, contributing structure in the Old King's Highway Historic District**

Construct a mudroom addition to the rear of the existing house; replace windows and doors; replace siding in-kind; replace 6' solid panel cedar fence.

Keith Gilmore, representative, was in attendance.

The homeowners are looking to replace a fence that travels along the front and left side of the home. Now it is a four foot picket and looking to replace with a cedar fence. The expansion of the existing porch to the existing detached garage is to gain a mudroom entry. The other two thirds are for more room in an existing bedroom and bathroom. With the addition, some windows will need to be changed. All of the windows will be Anderson will be simulated divided light. Replacing windows on the gable ends with like for like. The existing garage entry door will be replaced in kind. Siding will be white cedar shingles. The roofing will be in kind to match what is there. On the lower pitched roof, it has a rubber roof which will be replaced in kind as well as skylights to be replaced. Three French doors to be removed; one to be replaced with a slider and the other two with windows.

Paul- Pretty much everything is like for like. Overall it is appropriate. This home is up on the hill and hard to see from the street. Normally a solid fence is not allowed in the front of the house. Paul suggested keeping the picket fence and planting bushes such as hydrangeas on the inside of the fence for privacy.

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Carrie- Believed the changes sound appropriate. She agreed with Paul that the 6' solid fence is not appropriate. She suggested a 4' foot solid, if it has to be solid.

Lesley- Agreed. A 4' foot split rail fence is more appropriate. Open picket fence.

Bett- Agreed. A lot of the changes are maintenance and make the house more livable. Do not care for a solid 6' fence. She would agree to a 4' picket fence with landscaping.

**Public Comment:**

C. Handy- Asked if Keith would be able to walk them through the north elevation that faces her house as to what is being renovated. She also noted the fence is alarming and is glad the Committee has brought attention to it.

Paul- Explained the difference between the existing north elevation and the proposed north elevation. The only difference that will be noticeable are the windows.

Keith- Explained the roof line which is slightly different wouldn't have as much of an impact. Keith asked is being made to go to a picket, whether if the preference is white.

Paul- White or natural. Natural would be better.

Keith- Asked if the fence that travels up the sides of the property, if that should be picket as well or if they could do the solid fence there.

C. Handy- Concerned about the 6' fence on the side because she abuts their property.

Paul- Suggested as to not hold up the application to approve as submitted without the fence.

*Carrie Bearse moved to approve the Certificate of Appropriateness for McNulty, Thomas, 3688 Main Street, Barnstable, Map 317, Parcel 024, Isaac Davis House, built c.1850, contributing structure in the Old King's Highway Historic District to construct a mudroom addition to the rear of the existing house; replace windows and doors; replace siding in-kind; replace 6' solid panel cedar fence, as submitted other than the fence unless it is a 4' picket otherwise the applicant will return to the Committee for any other fencing changes, Seconded by Bett McCarthy*

Roll Call Vote

*Paul Richard- aye*

*Carrie Bearse-aye*

*Lesley Wallace- aye*

*Bett McCarthy- aye*

**Brigham, James & Bamberger, Uta, 98 Rue Michele, Barnstable, Map 335, Parcel 029/001, undeveloped land**

Construct an addition to the front/north elevation; construct a new patio to the east elevation; replace windows, doors, and roof.

Steve Cook, representative, was present. Uta Brigham, homeowner, was also present.

Steve presented a garage that is on the lot but otherwise it is a clear and open lot. The homeowners would like to change it to a residential home from the garage. They will be keeping the concrete block first floor, but open it up with all new windows and door. They will be replacing the doors and as well as replacing the front doors with two carriage style house doors. Steve pointed

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out the driveway does go down a neighboring parcels land and so they would like to put in a whole new driveway. There is no landscaping plan at this time. They will be keeping the existing dormer and just changing the windows. He presented the other two elevations and showed where they will be adding doors and windows. Cobblestone grey roof. The siding will be a dipped shingle in grey. The windows will be marvin windows with exterior glued grilles.

Paul- Thought that it was a great job renovating the existing building. Design is better than what's existing and the materials are appropriate.

Carrie- Great job on making the building more appropriate.

Lesley- Agreed. Asked if the trim will be PVC.

Steve- Azek.

Bett- Great transformation. Well done.

**Public Comment: None.**

*Carrie Bearse moved to approve the Certificate of Appropriateness for Brigham, James & Bamberger, Uta, 98 Rue Michele, Barnstable, Map 335, Parcel 029/001, undeveloped land to construct an addition to the front/north elevation; construct a new patio to the east elevation; replace windows, doors, and roof, as submitted with applied exterior grilles on the windows, Seconded by Bett McCarthy*

**Roll Call Vote**

*Paul Richard- aye*

*Carrie Bearse-aye*

*Lesley Wallace- aye*

*Bett McCarthy- aye*

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**EXTENSIONS**

**Carswell, Robert & Young, Cheryl, 68 Hilliard's Hayway, West Barnstable, Map 136, Parcel 045, built 1978**

Extend Certificate of Appropriateness approved on July 22, 2020 for new porches and changes to fenestration

*Carrie Bearse moved to approve the Extension for Brigham, Carswell, Robert & Young, Cheryl, 68 Hilliard's Hayway, West Barnstable, Map 136, Parcel 045, built 1978, as submitted, Seconded by Bett McCarthy*

**Roll Call Vote**

*Paul Richard- aye*

*Carrie Bearse-aye*

*Lesley Wallace- aye*

*Bett McCarthy- aye*

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**Approval of Minutes**

June 23, 2021

*Carrie Bearse moved to approve the minutes from June 23, 2021  
Bett McCarthy seconded.*

**Roll Call Vote**

*Paul Richard- aye*

*Carrie Bearse-abstain*

*Lesley Wallace- aye*

*Bett McCarthy- aye*

**Approved 5/24/2023**

Next Meeting Dates: July 28, 2021 & August 11, 2021

**ADJOURNMENT-** Carrie Bearse moved to adjourn meeting Wednesday July 14, 2021. Bett McCarthy seconded.

**Roll Call Vote**

***Paul Richard- aye***

***Carrie Bearse-aye***

***Lesley Wallace- aye***

***Bett McCarthy- aye***

***The meeting adjourned at 7:23pm***

Respectfully Submitted,  
Erica Brown, Administrative Assistant  
Planning & Development

***Approved 5/24/2023***