

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**APPROVED MINUTES**  
**Wednesday, October 10, 2018, 6:30pm**

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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 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	Absent
Building Inspector	Jeff Lauzon

A quorum being met, Chair Richard called the hearing to order at 6:42 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.

**APPLICATIONS**

**Alessi, Alison, & Stoots, Jason, 72 Church Street, West Barnstable, Map 154, Parcel 007, Stephen R. Crocker House, built 1833, Contributing Building in the Meetinghouse Way Historic District**  
Construct 7'X14' addition on the West elevation; construct a 5'X14' screened in porch on the East elevation

Represented by: Alison Alessi & Jason Stoots

Public comment: none present

Chair Richard comments that he had a letter of support from a neighbor; John Davidson.

Alessi describes the project noting she wishes to expand an addition dating back to the 1980's. All materials will match existing.

**Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit A) for Alison Alessi & Jason Stoots, at 72 Church Street, West Barnstable, Map 154, Parcel 007 to construct a 7'X14' addition to the west elevation; construct a 5'X14' screened in porch on the east elevation as indicated on the plans submitted.**

**So Voted: Aye, unanimous**

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**Alessi, Alison, & Stoots, Jason, 72 Church Street, West Barnstable, Map 154, Parcel 007, Stephen R. Crocker House, built 1833, Contributing Building in the Meetinghouse Way Historic District**  
Demolish 840 sqft barn

Represented by: Alison Alessi & Jason Stoots

Public comment: none present

Alessi begins by stating that when she purchased this property it was in disrepair. The foundation is poor. Alessi intends to hand demolish the barn and salvage as much material as she can.

Bearse asks if the reclaimed material will be used for this project; Alessi confirms, yes. Further it is Alessi's intention to recreate the barn they are demolishing.

**Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Demolition or Relocation (Exhibit B) for Alison Alessi & Jason Stoots, at 72 Church Street, West Barnstable, Map 154, Parcel 007 to demolish the 840 sqft barn as indicated on the plans submitted.**

**So Voted: Aye, unanimous**

**Alessi, Alison, & Stoots, Jason, 72 Church Street, West Barnstable, Map 154, Parcel 007, Stephen R. Crocker House, built 1833, Contributing Building in the Meetinghouse Way Historic District**  
Construct 936 sqft barn

Represented by: Alison Alessi & Jason Stoots

Public comment: none present

Alessi describes the project. She plans to regrade and lift the barn up two feet; replace the sliding barn doors; windows will match the house.

Jessop asks if they will apply gutters. Alessi said it is not guttered now.

Munsell asked about exterior lighting. Alessi is hoping to use black light fixtures. Stoots advises there are flood light there now. They would prefer a more barn appropriate and would prefer the hardware to be black.

There is a discussion about adding gutters to the barn.

Chair Richard confirms that Alessi & Stoots wish to add gutters.

**Motion duly made by George Jessop, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit C) for Alison Alessi & Jason Stoots, at 72 Church Street, West Barnstable, Map 154, Parcel 007 to construct a 936 sqft barn as indicated on the plans submitted with the addition of gutters.**

**So Voted: Aye, unanimous**

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**Booth, Paul & Michele, 428 Commerce Road, Barnstable, Map 317, Parcel 021/002**  
Paint clapboard in front of the house, paint shutters, paint front door incl the arbor

Represented by: Michele & Paul Booth

Public comment: none present

Michele advises the trim is white, the shutters are black vinyl. There is a discussion about the paint colors. The door and shutters will be the same color. She would prefer to use non-louvered shutters.

Bearse confirms the arbor will be constructed of wood.

Bearse reconfirms the colors and surfaces to be painted with Booth.

**Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit D) for Paul & Michele Booth, at 428 Commerce Road, Barnstable, Map 317, Parcel 021/002 to paint the clapboard, front door, and shutters as indicated on the plans submitted. Grey clapboard, shutters and front door, green blue, arbor to be painted white.**

**So Voted: Aye, unanimous**

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**Mattes, Ronald & Penney, named buyer in a Purchase & Sales Agreement with Collins, Charlotte, 105 Bayberry Lane, Cummaquid, Map 335, Parcel 038**  
Construct a single family home

Represented by: Ronald & Penney Mattes; Bert DeMartin

Public comment:

Chair Richard reads a letter into record from abutters, Bruce McCue and Kathleen Cook. They are concerned with how much of the vegetation will be removed including a large tree; they also questioned the retaining wall.

Jessop and DeMartin discuss the site plan. Munsell asks about the height of the retaining walls. Surface of the driveway will be paved for drainage purposes as confirmed by Demartin.

Munsell asks if the lot will be vegetated. DeMartin confirms the lot will have a lot of vegetation.

Chair Richard asks and DeMartin confirms that the split rail fence will go around the entire property. Munsell confirms the location of the fence. DeMartin points out that the fence is to keep people out of the conservation land.

Chair Richard confirms the split rail fence will remain natural wood.

Chair Richard asks about the windows. Some of the windows are 9/9 and 12/12. Chair Richard feels some of the windows should be a 7x9 or 6/6. grills between glass. Keep that ratio in mind.

Bearse confirms the house is all shingle.

There is a discussion about the shutter materials.

Bearse confirms the only change [to the submitted plan] will be to face the retaining wall with fieldstone.

**Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit E) for Ronald & Penny Mattes, named buyer in a purchase and sales agreement with Charlotte Collins, at 105 Bayberry Lane, Cummaquid, Map 335, Parcel 038 to construct a single family home as indicated on the plans submitted. The retaining walls will be fieldstone faced, the shutters will be heavier and the large tree will stay.**

**So Voted: Aye, unanimous**

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**Lepire, Mark, 39 Colonial Way, West Barnstable, Map 237, Parcel 055**

Install attic vent and window on the south elevation

Represented by: Mark Lepire

Public comment: none present

Lepire shows a rendering of what he would like; the trim will be azek. Chair Richard confirms the louver will be painted white and the louver on the vent will be white as well; window grills will be between the glass.

**Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit F) for Mark Lepire, at 39 Colonial Way, West Barnstable, Map 237, Parcel 055 to install an attic vent and window on the south elevation, as indicated on the plans submitted.**

**So Voted: Aye, Unanimous**

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**Borsatto, Guilmar, 306 Old Jail Lane, Barnstable, Map 277, Parcel 019**

Install 28 roof mounted solar panels on the south elevation

Represented by: Paul Eaton

Public comment: none present

There is a discussion about the placement of the panels. Munsell confirms the panels will be placed at the same pitch as the roof. Eaton advises they will be six inches above the roof as a matter of code.

**Motion duly made by Davis Munsell, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit G) for Guilmar Borsatto, at 306 Old Jail Lane, Barnstable, Map 277, Parcel 019 to install 28 roof-mounted solar panels on the south elevation as indicated on the plans submitted. Also note this is property is not located on a major thoroughfare, visibility is limited, and there is no one here to oppose.**

**So Voted: Aye, unanimous**

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**Richard, Heidi, 3224 Main Street, Barnstable, Map 299, Parcel 029**

Install two signs constructed of natural wood; white letters over black relief; dimensions to match previous signs.

Chair Richard recuses himself.

George Jessop moves to appoint Carrie Bearse as temporary Chair, so moved by David Munsell.

Represented by: Heidi & Jeremy Richard

Public comment: none present

Richard describes the signs; carved of wood to match same size and dimensions as the existing sign; in black and white.

**Motion duly made by David Munsell, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit H) for Heidi Richard, at 3224 Main Street, Barnstable, Map 299, Parcel 029 to install two signs constructed of natural wood, white letters over black relief as indicated on the plans submitted.**

**So Voted: Aye, unanimous**

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**Chair Richard returns**

**Zelman, Richard, 110 Allyn Lane, Barnstable, Map 259, Parcel 014**

Renovation portions of existing home including roof lines, windows, porches, add deck floor area at front of house, remove curved living room section

Represented by: John Charon of Yarosh & Dr Zelman

Public comment: none present

Charon describes the project he explains changes to roof line. The corners will remain.

Chair Richard comments that the plan doesn't seem to have changed a lot.

Exterior siding will be red cedar left natural.

Munsell confirms with Charon that the koma boards are azek.

They would like to change the window grills to two over one. There is a discussion about the grill pattern.

**Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit I) for Richard Zelman, at 110 Allyn Lane, Barnstable, Map 259, Parcel 014 to renovate portions of existing home including roof lines, windows, porches, add deck floor area at front of house and remove curved living room as indicated on the plans submitted. Grill pattern will be changes to two over one.**

**So Voted: Aye, Unanimous**

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**Ordway Properties, LLC, 2211 Main Street, West Barnstable, Map 237, Parcel 037, Smith-Jenkins Homestead, built 1775-1780, Contributing building in a National Register Historic District  
Demolish detached garage**

Represented by: Ben Lamora

Public comment: None present

There is a discussion about the garage. Lamora advises the workshop will remain as is with interior renovations only.

**Motion duly made by George Jessop, seconded by David Munsell to Approve the Demolition or Relocation application (Exhibit J) for Ordway Properties, LLC, at 2211 Main Street, West Barnstable, Map 237, Parcel 037, to demolish the detached garage.**

**So Voted: Aye, unanimous**

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**Ordway Properties, LLC, 2211 Main Street, West Barnstable, Map 237, Parcel 037, Smith-Jenkins Homestead, built 1775-1780, Contributing building in a National Register Historic District  
Construct a 1,709 sqft addition including two car garage**

Represented by: Ben Lamora  
Public comment: None present

Lamora gives a description of the project. He proposes doghouse dormers on the front elevation. The existing front windows are 9 pane double hung windows to look period appropriate. Applied exterior grills; permanent on the inside as well.

Bearse is concerned with the bay window on the east elevation it appears out of character.

Lamora points to a colored rendering of the house.

Bearse asks if the circular windows are appropriate for the architecture.

There is a discussion about the bay window. Jessop feels it would be better appropriate if the bay window continues down to the ground.

There is a discussion about the grid patterns.

Munsell confirms no changes to the workshop. Lamora no exterior changes to the workshop; just interior structural.

**Motion duly made by Carrie Bearse, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit J) for Ordway Properties, LLC, at 2211 Main Street, West Barnstable, Map 237, Parcel 037, to construct a 1,709sqft addition including a two car garage as indicated on the plans submitted noting the front door will be painted heritage red, the windows will have applied exterior grills, nine over nine, the bay window should be framed from the floor and carried up to the window for interior finish, glazing size to be similar, sash to be adjusted and lights to meet that glazing size.**

**So Voted: Aye, unanimous**

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**Margarets at Bursley Manor, LLC, Rankin, Margaret, 651 Main Street, West Barnstable, Map 156, Parcel 057, Bursley Homestead, built 1827, Contributing Building in a National Register Historic District**  
Replace front roof, siding, and trim to match existing. Replace 19 windows with Pella Pro-line windows

Represented by: Scott of Longfellow & Margaret Bursley  
Public comment: none present

Roof to match existing.

Scott advises they will use azek trim.

Munsell confirms that the windows are original to the house.

Bearse confirms with Scott that the windows have applied exterior grills, in black, simulated divided light, six over six.

There is a lengthy discussion about repairing the windows vs. replacing them. Scott advises the Pella windows will have aluminum clad exterior in black. Jessop asks why they don't want to keep the windows. Margaret advises the ropes are broken and the sills are spongy. Munsell notes if the windows have ropes, they are not original; it is more likely they were replaced in the early 1900's.

Bearse is in favor of the project.

**Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit H) for Margarets at Bursley Manor, LLC, at 651 Main Street, West Barnstable, Map 156, Parcel 057 to replace front roof, siding, and trim to match existing, also replace 19 windows with Pella pro-line windows as indicated on the plans submitted; applied exterior grills, painted black, all grill patterns to match existing, and be appropriately scaled, the window trim will remain at 1x4.**

**So Voted: aye, unanimous**

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**CONTINUED - CERTIFICATE OF EXEMPTION**

**Crane, Bethiah Beale, 115 Allyn Lane, Barnstable, Map 259, Parcel 002**  
Construct a 12' X 16' Shed, all cedar on all side

Motion duly made by George Jessop, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit L) for 115 Allyn Lane, Barnstable, Map 259, Parcel 002, of construct a 12'X16' shed, to as indicated on the plans submitted.

So Voted: Aye, Unanimous

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Swanson, Charles, 718 Cedar Street, West Barnstable, Map 109, Parcel 004  
Construct an 8'X12' shed

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Certificate of Exemption (Exhibit M) for Charles Swanson, of 718 Cedar Street, West Barnstable, Map 109, Parcel 004, to construct an 8'X12' shed as indicated on the plans submitted.

So Voted: Aye, unanimous

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**CERTIFICATE OF EXEMPTION**

Borsatto, Gilmar, 306 Old Jail Lane, Barnstable, Map 277, Parcel 019  
Install pool, concrete patio, and 4' black chain link fence

Motion duly made by Carrie Bearse, seconded by George Jessop, to Approve the Certificate of Exemption (Exhibit O) for Gilmar Borsatto, of 306 Old Jail Lane, Barnstable, Map 277, Parcel 019, to install a pool, concrete patio, and 4' black chain link fence as indicated on the plans submitted.

So Voted: Aye, unanimous

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**MINOR MODIFICATION**

Flaherty, Mark M., 26 Bayberry Lane, Barnstable, Map 335, Parcel 045  
Change approved casement windows to double hung (six over 1) on the left and rear elevations

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Minor Modification (Exhibit O) for Mark Flaherty, of 26 Bayberry Lane, Barnstable, Map 335, Parcel 045, to change approved casement windows to double hung (six over 1) on the left and rear elevations, as indicated on the plans submitted.

So Voted: Aye, unanimous

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Soares, Wellington, 100 Cypress Point, Cummaquid, Map 334, Parcel 010/003  
Change to previously approved gazebo

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve the Minor Modification (Exhibit P) for Mark Flaherty, of 26 Bayberry Lane, Barnstable, Map 335, Parcel 045, to change approved casement windows to double hung (six over 1) on the left and rear elevations, as indicated on the plans submitted.

So Voted: Aye, unanimous

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**OTHER**

- Letter from Massachusetts Historical Commission - 2019 Grant (Q)
- Discuss filling alternate positions
- Matters not reasonably anticipated by Chair

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**APPROVAL OF MINUTES:**

Motion duly made by Carrie Bearse, seconded by David Munsell, to Approve Meeting Minutes, Dated August 29, 2018 (Exhibit R).

So Voted: Aye, unanimous

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Continued review of the Meeting Minutes, Dated September 12, 2018 (Exhibit S) to the October 24<sup>th</sup> hearing.

**Having no further business before this Committee, motion to adjourn is moved by Carrie Bearse moved, seconded by David Munsell at 8:24pm**

Respectfully Submitted,  
Erin K. Logan

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Exhibit A	Certificate of Appropriateness	File 154/007/000
Exhibit B	Certificate of Demolition or Relocation	File 154/007/000
Exhibit C	Certificate of Appropriateness	File 154/007/000
Exhibit D	Certificate of Appropriateness	File 317/021/002
Exhibit E	Certificate of Appropriateness	File 335/038/000
Exhibit F	Certificate of Appropriateness	File 237/055/000
Exhibit G	Certificate of Appropriateness	File 277/019/000
Exhibit H	Certificate of Appropriateness	File 299/029/000
Exhibit I	Certificate of Appropriateness	File 259/014/000
Exhibit J	Certificate of Appropriateness	File 237/037/000
Exhibit K	Certificate of Appropriateness	File 156/057/000
Exhibit L	Certificate of Exemption	File 259/002/000
Exhibit M	Certificate of Exemption	File 109/004/000
Exhibit N	Certificate of Exemption	File 277/019/000
Exhibit O	Minor Modification	File 335/045/000
Exhibit P	Minor Modification	File 334/010/003
Exhibit Q	Letter from MHC	Dated September 26, 2018
Exhibit R	Meeting Minutes	Dated August 29, 2018
Exhibit S	Meeting Minutes	Dated September 12, 2018