

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

BARNSTABLE  
TOWN CLERK

**Wednesday, November 20, 2019, 6:30pm** 20 JAN 15 A10:51

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       | Absent    |
| 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.

**With the absence of George Jessop, the votes of alternate, Bett McCarthy will be counted.**

**APPLICATIONS**

**Munsell recused himself from this application.**

**Munsell, David Jr. & Diane, 3075 Main Street, Barnstable, Map 279, Parcel 041/000, built early 1900's Construct a 22'X32' addition to the south elevation and a 29.6'X8' addition to the west elevation; raise barn roof; all trim details to remain and match on additions**

Represented by: Beachwood Design, Bob Yourell

Public comment: Rich French

Yourell described the project. Converting barn into single family home. Will need to lift the structure. The cornices, rakes, details, and brackets will match the existing barn. Barn doors will be reused.

Chair Richard asked for input from the members.

Yourell added that there is a split rail fence and shed being added. Bearse asked for a photo of the shed.

It was determined that the applicant will submit a Certificate of Exemption for the 8'X10' shed.

Bearse asked if the diamond windows will be reused. Yourell responded that some windows will be reused.

There is a discussion about the color of the sashes.

Bearse felt black would be appropriate for the sashes and adds that the either black or white sash would be appropriate.

Chair Richard called for public comment.

Rich French of the Barnstable Historical Society is in favor of the project.

Chair Richard asked for questions or concerns. No further comments were offered.

**Motion duly made by Carrie Bearse, seconded by Bett McCarthy to Approve the Certificate of Appropriateness (Exhibit A) for David & Diane, Munsell, of 3075 Main Street, Barnstable, Map 279, Parcel 041/000 to construct a 22'X32' addition to the south elevation and a 29.6'X8' addition to the west elevation; raise barn roof; all trim details to remain and match on additions as indicated on the plans submitted – noting the sashes will be white or black also a split rail fence is approved. And the homeowner will submit a Certificate of Exemption for the shed. So voted: Aye – 4; 1 recused (Munsell).**

*Minutes Approved on 01/08/2020*

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The applicant was not present. This application was moved to the end of the agenda but there was still no representation. Confident they had enough information to make a decision therefore Chair Richard proceeded with review of this application.

**Calle, Marcel & Magali, 138 Oakmont Road, Cummaquid, Map 349, Parcel 059/000**  
Rebuild and expand existing sunroom from 8'X18' to 12'X18'

Represented by: No representation  
Public comment: none

Chair Richard reviewed the application and described the project.

Munsell confirmed the project will be minimally visible.

Chair Richard felt the project is appropriate given the location.

**Motion duly made by David Munsell, seconded by Carrie Bearse to Approve the Certificate of Appropriateness (Exhibit B) for Marcel & Magali Calle, at 138 Oakmont Road, Cummaquid, Map 349, Parcel 059/000 to rebuild and expand existing sunroom from 8'X18' to 12'X18' as indicated on the plans submitted. Please note the applicant was not in attendance. So voted: Aye, unanimous.**

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**Cannon, Jeffrey & Kimberly, Michael, 277 Old Jail Lane, Barnstable, Map 277, Parcel 020**  
Construct a two-story addition to northwest corner of structure; construct single story addition at northeast elevation; construct dormer on front elevation; construct a gable roof on the front elevation; repaint structure

Represented by: Jeffrey Cannon  
Public comment: none

Chair Richard advised the previous approval expired.

No comment from public.

**Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit C) for Jeffrey Cannon and Michael Kimberly, at 277 Old Jail Lane, Barnstable, to construct a two-story addition to northwest corner of structure; construct single story addition at northeast elevation; construct dormer on front elevation; construct a gable roof on the front elevation; repaint structure as indicated on the plans submitted. So voted: Aye, unanimous.**

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**Massachusetts Audubon Society Inc., 345 Bone Hill Road, Cummaquid, Map 337, Parcel 010/001, built 1949**  
Demolish greenhouse, front steps, and egress stairs on south elevation; demolish stoop on northeast elevation; demolish steps at west elevation

Represented by: Kristian Mizes-Tan, architect  
Public comment: none

Mizes-Tan described the project. Demolishing two prominent features – exit and egress stairs as well as the greenhouse. They want to remove the doors and replace with windows.

There were no concerns from the members.

**Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Demolition (Exhibit D) for Massachusetts Audubon Society, Inc. at 345 Bone Hill Road, Cummaquid, Map 337, Parcel 010/001 to demolish greenhouse, front steps, and egress stairs on south elevation; demolish stoop on northeast elevation; demolish steps at west elevation as indicated on the plans submitted. So voted: Aye, unanimous.**

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**Massachusetts Audubon Society Inc., 345 Bone Hill Road, Cummaquid, Map 337, Parcel 010/001, built 1949**

Cedar sidewall replacement, like for like; like for like replacement of windows; replace two exterior doors with windows; replace exterior building lights

Represented by: Kristian Mizes-Tan, Architect

Public comment: none

Mizes-Tan described the project. Same trim color (blue grey), Jeld-Wen windows - close to existing trim color. New sidewall and new lights. They are hoping to remove the flood lights and change the lights.

Munsell asked for specifics about the windows. Mizes-Tan advised they are fixed simulated divided lights.

Munsell asks about the solar panels in the plan. Mizes-Tan advised they are existing.

Bearse confirmed with Mizes-Tan that the new stoop will be made of wood.

Bett confirmed with Mizes-Tan that windows will be installed where two doors were.

Chair Richard noted this structure is about 550 feet from the road.

**Motion duly made by Carrie Bearse, seconded by Bett McCarthy) to Approve the Certificate of Appropriateness (Exhibit E) for Massachusetts Audubon Society, Inc. at 345 Bone Hill Road, Cummaquid, Map 337, Parcel 010/001 to install cedar sidewall replacement, like for like; like for like replacement of windows; replace two exterior doors with windows; replace exterior building lights as indicated on the plans submitted. So voted: Aye, unanimous.**

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**Maki, Shawna & Chris, 0 Maki Hill Lane, West Barnstable, Map 216, Parcel 080/000**

Construct single family home

Represented by: Chris & Shawna Maki

Public comment: none

Mr. Maki described the project; he proposed to build a single family.

Munsell confirmed with Mr. Maki that the house will be limitedly visible from Maki Hill Lane.

Munsell confirmed with Mr. Maki that the roof deck will be accessible from the interior of the home.

Chair Richard confirmed the shingles will be cape cod grey; the roof, charcoal black; and the window grills will be between the glass.

Bearse would prefer to see more of a pitch though she doesn't feel it is inappropriate.

Chair Richard would not be opposed to increasing the width of the second floor.

**Motion duly made by Carrie Bearse, seconded by David Munsell to Approve the Certificate of Appropriateness (Exhibit F) for Chris & Shawna Maki of 0 Maki Hill Lane, Barnstable, Map 216, Parcel 080/000 to construct a single family home as indicated on the plans submitted. So voted: Aye, unanimous.**

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**CERTIFICATE OF EXEMPTION**

**LeBlanc, Gordon, 27 Falcon Road, West Barnstable, Map 196, Parcel 032**

Construct a 10'X20' agricultural shed

Chair Richard comments that it is a wooded lot.

**Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit G) for Gordon LeBlanc, of 27 Falcon Road, West Barnstable, Map 196, Parcel 032, to construct a 10'X20' agricultural shed as indicated on the plans submitted. So voted: Aye, unanimous.**

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**Peters, William & Natalie, 2159 Main Street, West Barnstable, Map 237, Parcel 040, Roderick/Enos House, built 1920, inventoried**

Construct 30" stone wall

Chair Richard would prefer the rustic fieldstone.

**Motion duly made by Carrie Bearnse, seconded by Bett McCarthy, to Approve the Certificate of Exemption (Exhibit H) for William & Natalie Peters, of 2159 Main Street, West Barnstable, Map 237, Parcel 040, to construct a 30" stone wall as indicated on the plans submitted - Noting the approved material is fieldstone / rustic or farm stone. So voted: Aye, unanimous.**

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**OTHER**

Chair Richard – comments that the ENF has been received no comment at this time.

Chair Richard reminded members of the OKH Election on Nov 26<sup>th</sup> West Barnstable Community Building.

Chair Richard advised that a property/lot in West Barnstable had been cleared of trees. [*secretary note – a Certificate of Exemption was issued for a barn approximately 1000 feet off the road. The owners clear cut the lot of trees and abutters were upset*] He advised that the Regional Attorney advised that once an application is issued, they can non rescind.

Bearnse added that in the future if something is approved, they should weigh in and decide on the design and consider that in the future, vegetation may be removed.

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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 Bearnse, seconded by David Munsell at 7:10pm.**

Respectfully Submitted,

Erin K. Logan  
Administrative Assistant/recording secretary

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|-----------|----------------------------------|--------|------------------------|
| Exhibit A | Certificate of Appropriateness   | File   | 279/041/000            |
| Exhibit B | Certificate of Appropriateness   | File   | 349/059/000            |
| Exhibit C | Certificate of Appropriateness   | File   | 277/020/000            |
| Exhibit D | Certificate of Demolition        | File   | 337/010/001            |
| Exhibit E | Certificate of Appropriateness   | File   | 337/010/001            |
| Exhibit F | Certificate of Appropriateness   | File   | 216/080/000            |
| Exhibit G | Certificate of Exemption         | File   | 196/032/000            |
| Exhibit H | Certificate of Exemption         | File   | 237/010/001            |
| Exhibit I | Ltr Mid-Cape Reliability Project | Letter | dated November 9, 2019 |