



**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
200 Main Street, Hyannis, Massachusetts 02601  
Telephone (508) 862-4787, Email



**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Application is hereby made, with six (6) complete, colored sets, for the issuance of a Certificate of Appropriateness under Section 6 of Chapter 470, Acts and Resolves of Massachusetts, 1973, for proposed work as described below and on plans, drawings, or photographs accompanying this application for:

Date 09-28-2021

Map & Parcel

lot 3 map 409-88-91

Property Owner Jesse White + Katherine White

Phone 774-205-0523

Street address 56 Flintrock road

Email Jesse7623@gmail.com

Village Barnstable

Mailing address 56 Flintrock road 02630

Signature

Agent/Contractor Self

Phone 774-205-0523

Agent Address

Email Jesse7623@gmail.com

Agent Signature

If approved, the Certificate of Appropriateness expires one year from the stamped approval date or upon the expiration of a Building Permit, whichever date shall be later. A one year extension may be requested, in writing, to the Old King's Highway Administrative Assistant at 200 Main Street, Hyannis, MA 02601. This request must be received prior to the date of expiration.

There is a 10 day appeal period plus a four day waiting period for all applications after which time your approval paperwork will be available for pickup and building permit sign-off. All applications are subject to meeting any applicable building code requirements.

Building Construction	<input type="checkbox"/> New Build	<input type="checkbox"/> Additi	Check all categories that apply		<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial
Type of Building	<input checked="" type="checkbox"/> House	<input type="checkbox"/> Garage	<input type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input type="checkbox"/> Other	
Project	<input type="checkbox"/> Roof	<input type="checkbox"/> Windows/Doors	<input type="checkbox"/> Siding/Painting	<input type="checkbox"/> Solar	<input type="checkbox"/> Other	
Landscape Feature	<input type="checkbox"/> Fence	<input type="checkbox"/> Wall	<input type="checkbox"/> Flag Pole	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	
Signs	<input type="checkbox"/> New Sign	<input type="checkbox"/> Replace Sign	<input type="checkbox"/> Repaint Sign	<input type="checkbox"/> Other		

Description of Proposed Work repaint clapboard, trim + front door. replace unpainted shingles with unpainted shingles

Received 10/5/2021

**DENIED**

for Committee use only

This Certificate is hereby

**APPROVED**

By a vote of Ave Nav Abstain

Date

Members signatures

Conditions of Approval

## CERTIFICATE OF APPROPRIATENESS – SPEC SHEET

**CHIMNEY** Material  Color

**ROOF** Make & style  Color

Roof Pitch (s) – (7/12 minimum)

(specify on plans for new building & major additions)

**GUTTER** Type/Material  Color

### WINDOWS, DOORS, TRIM, SHUTTERS, SKYLIGHTS

**Window/Door Trim material** Wood  Other specify

Size of cornerboards  Size of casings (1X4 min)  Color OC-61

Rakes 1<sup>st</sup> member  2<sup>nd</sup> Member  Depth of overhang

**Windows:** Make/Model  Material  Color

**Window Grills** Divided Light ☐ Exterior Glued Grills ☐ Grills Between Glass ☐

Removable Interior Grills ☐ No Grills ☐ Grill Pattern

**Doors:** Style & Make  Material  Color HC-155

**Garage doors:** Style  Size of opening  Material

Color OC-61

**Shutters:** Type & Style  Material  Color

**Skylights:** Type  Make & Model

Material  Size  Color

**SIDING** Type Clapboard ☒ Shingle ☐ Other ☐

Material Red Cedar ☐ White Cedar ☒ Other ☐

Paint Color HC-169 clear

**FOUNDATION** Type  (max 12' exposed)

**DECK** Material  Color

**SIGNS** Size  Materials  Color

**FENCE** Type (split rail, chain link)  Color

Material  Length

**RETAINING WALL** Description

**LIGHTING** Type and location (free standing affixed to structure, illuminated)



## CHECKLIST – CERTIFICATE OF APPROPRIATENESS

*Please complete the Checklist that is applicable to your project.*

*Submit six (6) complete colored sets, unless otherwise noted*

### FEES

- .... **Filing Fee** according to fee schedule, please make checks payable to the Town of Barnstable
- .... **Legal Ad fee**, in the amount of **\$19.84**, made payable to the Town of Barnstable
- .... **First Class Postage Stamps** for abutter notification. Please contact Barnstable Old King's Highway Office for correct count

### ALTERATIONS *(new paint color, change of siding material, roofing, windows, doors, shutters, etc)*

- .... **Application for Certificate of Appropriateness**
- .... **Spec Sheet**, brochures and color samples - *Will send 6 sets via mail*
- .... **Plans of building elevations/photographs**, ONLY if there is a change to the location and size of the window (s) or Door (s).

### MINOR ADDITIONS *(decks, enclosing a porch, sheds (over 120 sqft)*

- .... **Application for Certificate of Appropriateness**,
- .... **Spec Sheet**, brochures and color samples
- .... **Site Plan**, ONLY if there are changes to the footprint *(see site plan criteria below)*
  - A site plan drawn on a mortgage survey plan or GIS map may be used for minor additions, UNLESS the porch, deck, pool, or Shed etc. is close to lot lines, zoning setback lines, or other buildings, in which case a certified site plan must be submitted
- .... **Photographs** of all building elevation affected by any proposed alterations
- .... **Plans** 2 full scale plans, plus 4 copies of the plan at reduced scale to fit 8.5x11 or 11x17 paper
- .... Company brochure of manufacturers shed or to-scale sketch or affected structure or building elevations

### ASSESSORY STRUCTURES, NEW/ALTERED *(fences, new stonewalls, changes to retaining walls, pools etc)*

- .... **Application for Certificate of Appropriateness**
- .... **Spec Sheet**, brochures &/or diagram
- .... **Site Plan** *(see site plan criteria below)*
- .... **Photographs** of any existing structure that will be affected by the change

### SIGNS *(complete sign supplement)*

- .... **Rendering** of the proposed sign, showing graphics, dimensions, design and height of post, color, and materials
- .... **Site Plan** on GIS map or mortgage survey, or photographs, or to-scale sketch of building elevation showing location of Proposed sign; and any tree to be removed near a freestanding sign *(see below for site plan criteria)*

### SOLAR PANELS *(complete solar panel supplement)*

- .... **Drawing** of locations of panels on house showing roof and panel dimensions
- .... **Site Plan** showing location of building on property *(see site plan criteria below)*

### SITE PLAN CRITERIA

- .... Name of applicant, street location, map and parcel
- .... Name of architect, engineer, or surveyor; original stamp & signature; date of plan & revision dates
- .... North arrow, written and drawn to scale
- .... Changes to existing grades shown with one-foot contours
- .... Proposed & existing footprint of building and/or structures, and distance to lot lines
- .... Proposed driveway location
- .... Proposed limits of clearing for building (s), assessor structure (s), driveway and septic system
- .... Retaining walls or accessory structures (e.g. pool, tennis court, cabana, barn, garage, etc)

# NEW BUILDINGS, ADDITION, OR COMMERICAL BUILDING CHECKLIST – CERTIFICATE OF APPROPRIATENESS

*Submit Six (6) complete colored sets, unless otherwise noted*

..... **Application for Certificate of Appropriateness**

..... **Spec Sheet**, brochures or diagram

..... **Site Plan**

- ..... Name of applicant, street location, map and parcel
- ..... Name of architect, engineer, or surveyor; original stamp & signature; date of plan & revision dates
- ..... North arrow, written and drawn to scale
- ..... Changes to existing grades shown with one-foot contours
- ..... Proposed & existing footprint of building and/or structures, and distance to lot lines
- ..... Proposed driveway location
- ..... Proposed limits of clearing for building (s), assessor structure (s), driveway and septic system
- ..... Retaining walls or accessory structures (e.g. pool, tennis court, cabana, barn, garage, etc)

..... **Building Elevations**

- ..... Plans at scale of  $\frac{1}{4}'' = 1$  foot; a written drawn scale
- ..... Plans at a reduced scale to fit 8.5"x11 or 11x17 paper
- ..... Name of applicant, street location, map and parcel
- ..... Name of Building Designer, or architect; original signature of plan preparer and stamp; plan date, and all revision dates.  
*\*All new house or commercial building plans must have an original signature and stamp, if any, by a registered Architect, member of AIBD, or a licensed Massachusetts Home Improvement Contractor, unless this requirement is waived by the Old King's Highway Historic District Committee.*
- ..... A written and bar drawn scale
- ..... Elevations of all (affected) sides of the building, with dimensions including height from the natural grade adjacent to the Building to the top of the ridge; location and elevation of finished grade, roof pitch (s) dormer setbacks; trim style, window And door styles. Changes to existing building must be clouded on drawings.
- ..... Window schedule on plans

..... **Landscape Plan** (drawn on a certified perimeter plan containing the following)

- ..... Name of applicant, street address, assessor's map and parcel number
- ..... Name, address, and telephone number of the plan preparer, plan date, & date of revisions
- ..... The location of existing and proposed buildings and structures, and lot lines
- ..... Natural features of site (i.e. rock outcroppings, streams, wetlands, etc)
- ..... Existing buffer areas to remain
- ..... Location and species of trees and plants
- ..... Driveway, parking areas, walkways, and patios, indicating materials to be used
- ..... Existing stone walls, and proposed walls including retaining walls for slope retention or septic systems  
*For removal of stone walls, you must file a demolition application*
- ..... All proposed exterior lighting and signs

..... **Sketch or Photos of adjacent properties**

- ..... A sketch (s) to scale or photographs of nearby adjacent buildings, where present, along both sides of the street frontage, Showing the proposed new house or commercial building in scale and in relationship to the existing buildings.  
*Please discuss with staff if you do not think this is relevant to your application.*

..... **Photographs of all sides of existing buildings** to remain or being added to

**Existing building, foot print**

Building 1 (sq. ft.) \_\_\_\_\_ Building 2 (sq. ft.) \_\_\_\_\_

**Existing building, gross floor area, including area of finished basement**

Building 1 (sq. ft.) \_\_\_\_\_ Building 2 (sq. ft.) \_\_\_\_\_

**New Building or addition, foot print**

Building 1 (sq. ft.) \_\_\_\_\_ Building 2 (sq. ft.) \_\_\_\_\_

**New Building or addition, gross floor area, including area of finished basement**

Building 1 (sq. ft.) \_\_\_\_\_ Building 2 (sq. ft.) \_\_\_\_\_

**Plan preparer, signature and date**

--

# SOLAR PANEL SUPPLEMENT

## STRUCTURE ONE

### STRUCTURE TYPE

Home ☐

Garage ☐

Barn ☐

### ELEVATION PLACEMENT

North ☐

South ☐

East ☐

West ☐

### ROOF MEASUREMENTS

Length

Height

Pitch

### SOLAR PANEL MEASUREMENTS

Length

Depth

Width

### SOLAR PANEL TYPE & FINISH

Color

Finish (matte or glossy)

## STRUCTURE TWO

### STRUCTURE TYPE

Home ☐

Garage ☐

Barn ☐

### ELEVATION PLACEMENT

North ☐

South ☐

East ☐

West ☐

### ROOF MEASUREMENTS

Length

Height

Pitch

### SOLAR PANEL MEASUREMENTS

Length

Depth

Width

### SOLAR PANEL TYPE & FINISH

Type

Roof Mounted ☐

Ground Mounted ☐

Canopy/Carport System ☐

Color

Finish (matte or glossy)

Solar Company

Phone

Solar representative

Print Name

Signature

Date

## SIGN SUPPLEMENT

### PROJECT TYPE

New ☐

Minor Change to Existing Sign ☐

Replace Existing Color ☐

Replace Existing Sign with New ☐

### MOUNTING TYPE

Post Mount ☐

*Post Mount Installation Type*

Surface Installation ☐

Direct Burial Installation ☐

Wall/Surface Mount ☐

Mounting type

Elevation affixed to

### ASTHETICS

Size

Material

Lettering (style)

Color

Post/Mount Material

Color

Height to Crossbar

Single Faced ☐

Double Faced ☐

### LIGHTING

Will the sign be lit

Yes ☐

No ☐

Type of Lighting

Placement of Lighting

### ADDITIONAL INFORMATION





Map printed on: 10/12/2021

0 167 333 Feet

Approx. Scale: 1 inch = 167 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.



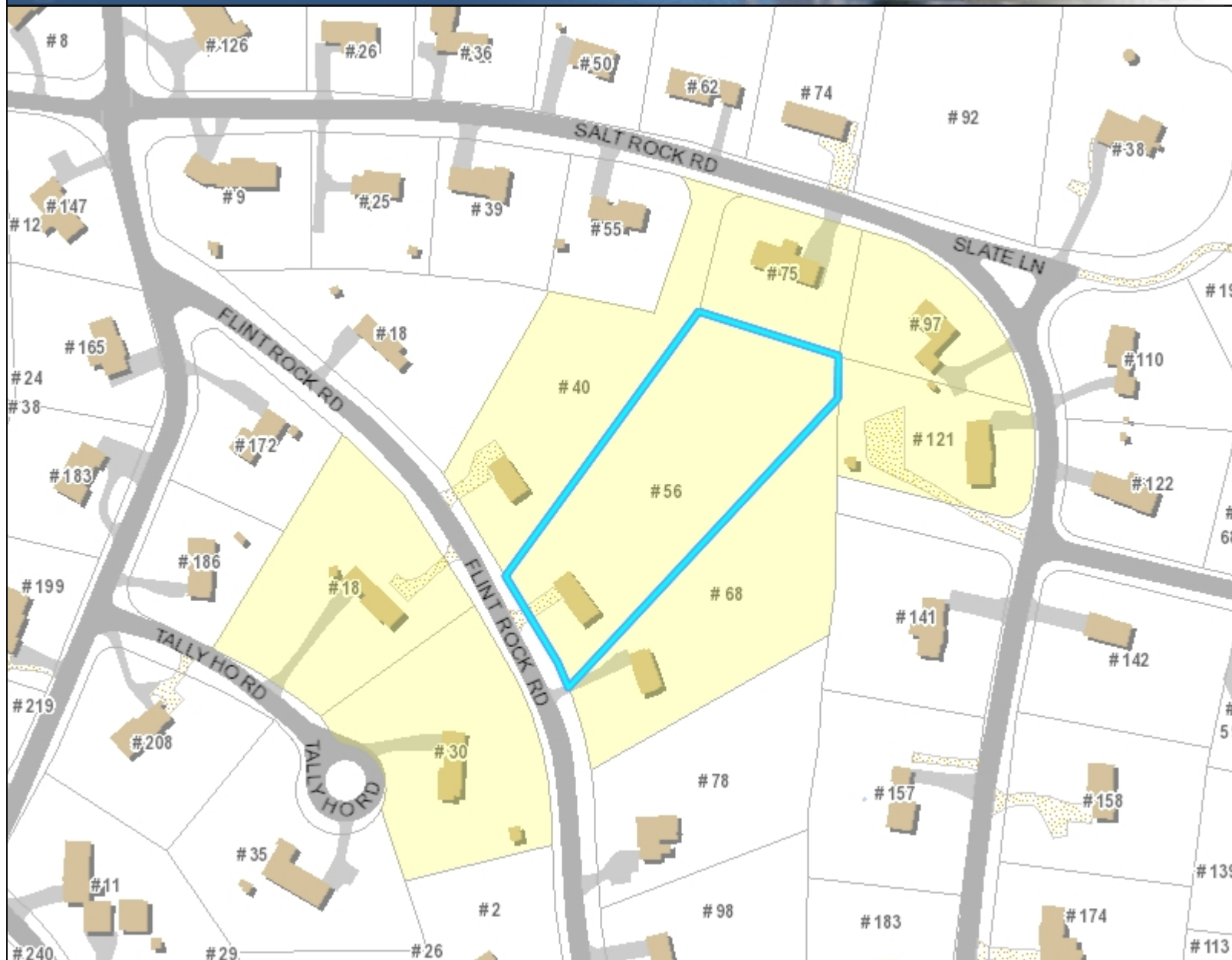
Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



**Legend**

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
  - Approx. Building
  - Buildings
- Painted Lines
- Parking Lots
  - Paved
  - Unpaved
- Driveways
  - Paved
  - Unpaved
- Roads
  - Paved Road
  - Unpaved Road
- Bridge
  - Bridge
- Paved Median
  - Paved Median
- Streams
- Marsh
- Water Bodies

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**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

<https://itsqlldb.town.barnstable.ma.us:8407>

▼ Sale History

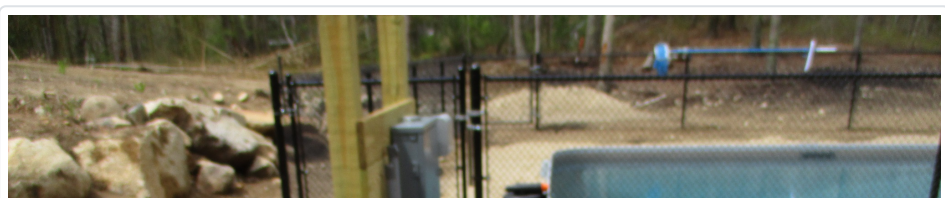
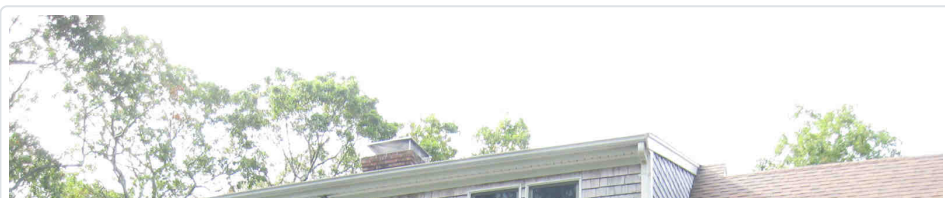
Line	Sale Date	Owner	Book/Page	Sale Price
1	09/29/2020	WHITE, KATHERINE & JESSE	33307/0012	\$460,000
2	03/15/1989	BRITNELL, ROBERT B & SUE C	6682/0256	\$158,000
3	07/15/1986	BEIRNE, WALTER ROBERT JR & JM	5175/0294	\$144,000
4	01/15/1986	NICKULAS, LARRY D	4899/0276	\$420,000
5	01/15/1986	NICKULAS, LARRY D	4899/0274	\$0

▼ Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$189,900	\$43,400	\$3,300	\$151,700	\$388,300
2	2020	\$179,000	\$36,700	\$2,900	\$158,100	\$376,700
3	2019	\$155,100	\$36,700	\$3,100	\$158,100	\$353,000
4	2018	\$130,400	\$37,100	\$3,200	\$173,400	\$344,100
5	2017	\$122,000	\$37,800	\$3,200	\$173,400	\$336,400
6	2016	\$122,000	\$37,800	\$3,200	\$173,300	\$336,300
7	2015	\$118,200	\$34,600	\$3,900	\$133,000	\$289,700
8	2014	\$106,100	\$34,600	\$4,000	\$133,000	\$277,700
9	2013	\$106,100	\$34,600	\$4,100	\$172,900	\$317,700
10	2012	\$108,500	\$33,900	\$3,200	\$171,900	\$317,500
11	2011	\$143,300	\$3,700	\$0	\$171,900	\$318,900
12	2010	\$142,900	\$3,700	\$0	\$174,700	\$321,300
13	2009	\$141,700	\$2,700	\$0	\$206,100	\$350,500
14	2008	\$153,000	\$2,700	\$0	\$220,700	\$376,400
16	2007	\$177,500	\$2,700	\$0	\$220,700	\$400,900
17	2006	\$155,600	\$2,700	\$0	\$240,200	\$398,500
18	2005	\$145,500	\$2,700	\$0	\$240,200	\$388,400
19	2004	\$116,200	\$2,700	\$0	\$192,200	\$311,100
20	2003	\$103,200	\$2,700	\$0	\$90,800	\$196,700
21	2002	\$103,200	\$2,700	\$0	\$90,800	\$196,700
22	2001	\$103,200	\$2,900	\$0	\$90,800	\$196,900
23	2000	\$80,700	\$2,800	\$0	\$63,500	\$147,000
24	1999	\$80,700	\$2,800	\$0	\$63,500	\$147,000
25	1998	\$78,300	\$2,800	\$0	\$63,500	\$144,600
26	1997	\$72,300	\$0	\$0	\$52,000	\$124,300
27	1996	\$72,300	\$0	\$0	\$52,000	\$124,300
28	1995	\$72,300	\$0	\$0	\$52,000	\$124,300
29	1994	\$74,100	\$0	\$0	\$52,000	\$126,100
30	1993	\$74,100	\$0	\$0	\$52,700	\$126,800
31	1992	\$84,200	\$0	\$0	\$57,700	\$141,900
32	1991	\$93,500	\$0	\$0	\$92,400	\$185,900
33	1990	\$93,500	\$0	\$0	\$92,400	\$185,900
34	1989	\$93,500	\$0	\$0	\$92,400	\$185,900
35	1988	\$106,000	\$0	\$0	\$40,100	\$146,100
36	1987	\$0	\$0	\$0	\$34,900	\$34,900

▼ Photos

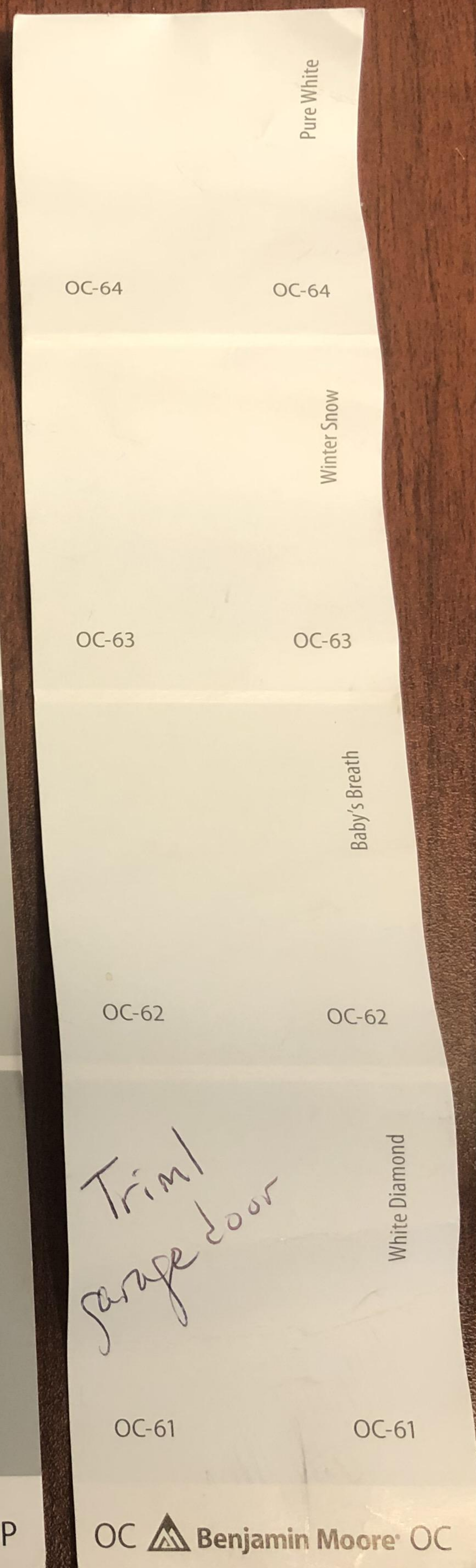
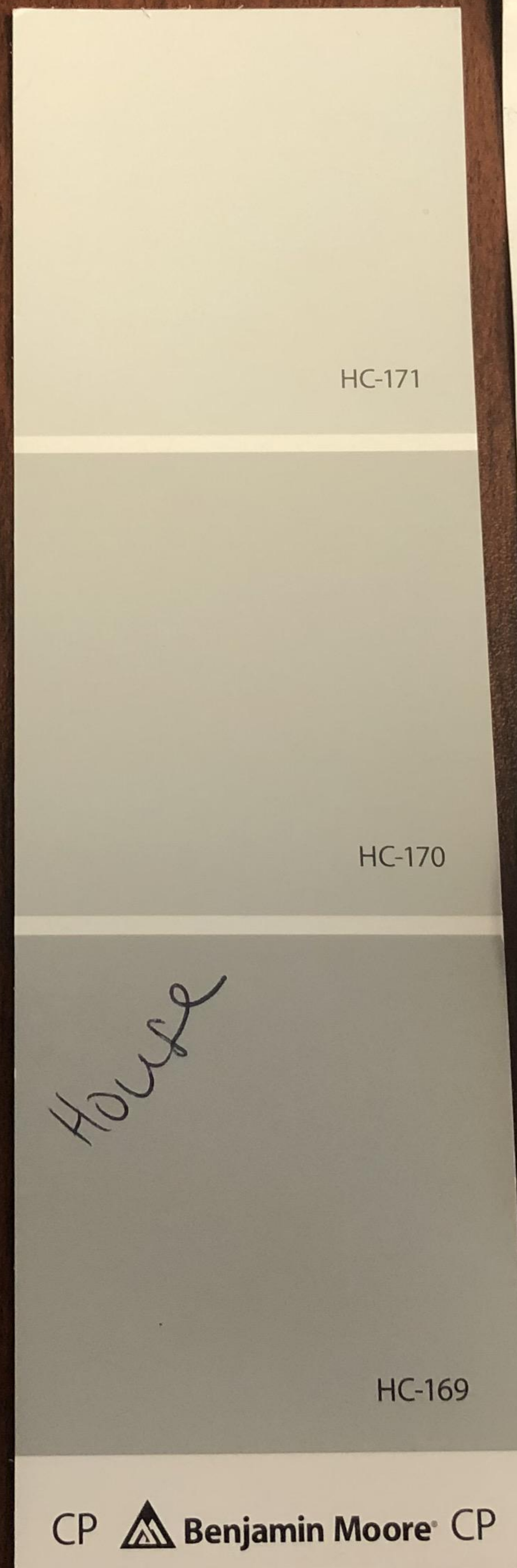
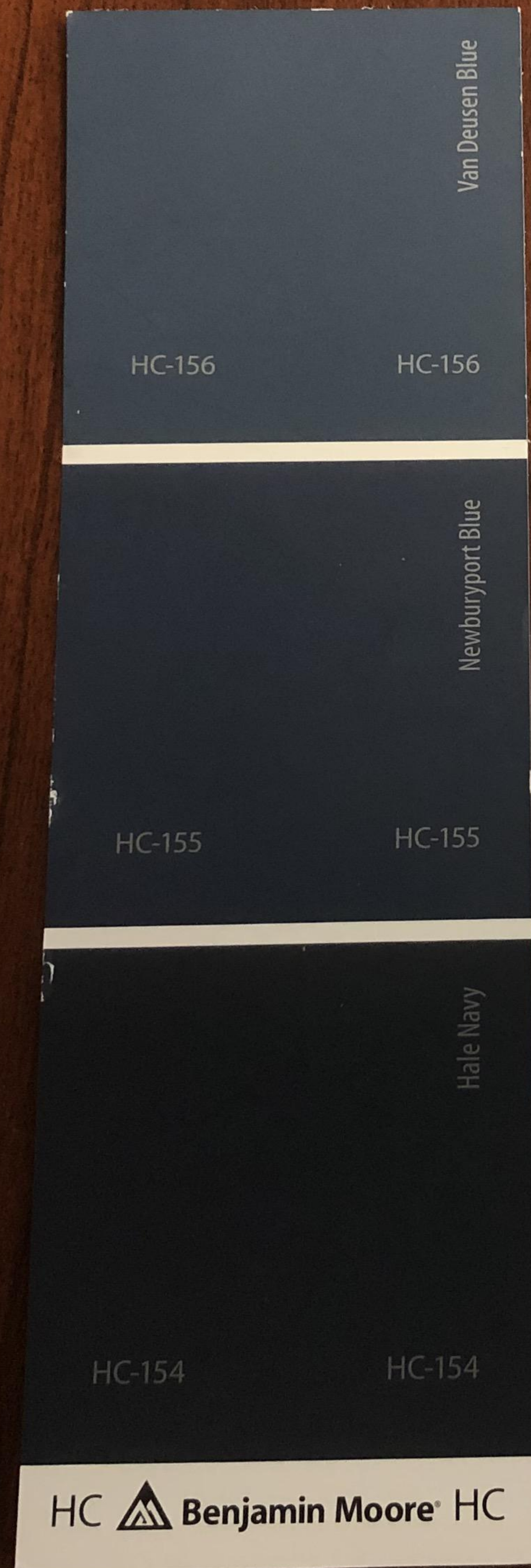














Property ID: 298070

MARCHESSAULT. STEVEN M  
18 TALLY HO RD  
BARNSTABLE. MA 02630

Property ID: 316005

CAMERON. SALLY C  
97 SALT ROCK ROAD  
BARNSTABLE. MA 02630

Property ID: 316007

RENAUD. DONALD & BARBARA  
121 SALT ROCK RD  
BARNSTABLE. MA 02630

Property ID: 316080002

HASTINGS. JONATHAN & KATIE  
%MORRIS. MARGARET  
192 GREAT MARSH ROAD  
CENTERVILLE. MA 02632

Property ID: 316080003

WHITE. KATHERINE & JESSE  
56 FLINT ROCK ROAD  
BARNSTABLE. MA 02630

Property ID: 316080004

OBRIEN. KATHLEEN  
68 FLINT ROCK ROAD  
BARNSTABLE. MA 02630

Property ID: 316081

MORIN. C PAMELA  
75 SALT ROCK RD  
BARNSTABLE. MA 02630

Property ID: 316085

DYKA. ROBERT P & KERRY J TR  
NORTH STAR NOMINEE TRUST  
30 TALLY HO ROAD  
BARNSTABLE. MA 02630



Examples of what we have in mind, may have slight differences due to availability. But overall this is the look we are trying to achieve. It's very similar, and porportionate to what we currently have.



←

Parcel: 197-018

Location: 1564 MAIN ST./RTE 6A(W.BARN.), West Barnstable

Owner: AGOSTINELLI, STEVEN J & JO-ANN M TRS



Parcel

197-018

Location

1564 MAIN ST./RTE 6A(W.BARN.)

Village

West Barnstable

Town sewer account

No

CWMP Sewer Expansion (subject to change with final engineering design)

None planned at this time

Developer lot:

Road type

State

Fire district

W Barnstable

Secondary road

Road index

0955

Interactive map

Asbuilt septic scan  
[197018 1](#) , [197018 2](#)

▼\_Owner: AGOSTINELLI, STEVEN J & JO-ANN M TRS

Owner	AGOSTINELLI, STEVEN J & JO-ANN M TRS	Co-Owner	%LAGOY, ROBERT C & DARLENE M	Book page	26546/0170
Street1	1564 MAIN STREET	Street2			
City	WEST BARNSTABLE	State	MA	Zip	02668
				Country	

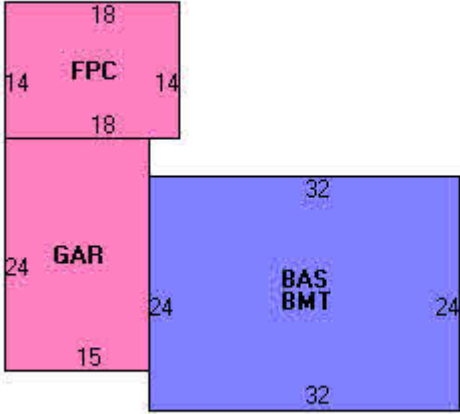
▼\_ Land

Acres	0.59	Use	Single Fam M-01	Zoning	RF	Neighborhood	0107
Topography	Level	Street factor	Paved	Town Zone of Contribution	AP (Aquifer Protection Overlay District)		
Utilities	Gas,Well,Septic	Location factor	Water View	State Zone of Contribution	OUT		

▼\_ Construction

▼\_ Building 1 of 1

Year built	1963	Roof structure	Gable/Hip	Heat type	Hot Water
Living area	768	Roof cover	Asph/F GlS/Cmp	Heat fuel	Oil
Gross area	2148	Exterior wall	Wood Shingle	AC type	None
Style	Ranch	Interior wall	Drywall	Bedrooms	2 Bedrooms
Model	Residential	Interior floor	Hardwood	Bath rooms	1 Full-0 Half
Grade	Average Minus	Foundation		Total rooms	4 Rooms
Stories	1				



▼\_ Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
08/11/2016	Sid/Wind/Roof/Door	16-2308	\$4,500		reroof Stripping old shingles
08/12/2003	New Roof	70776	\$2,000	09/24/2003	
08/12/1997	New Roof	24983	\$650	01/01/1999	

▼\_ Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	06/21/2021	LAGOY, ROBERT C & DARLENE M	34224/196	\$575,000
2	07/31/2012	AGOSTINELLI, STEVEN J & JO-ANN M TRS	26546/0170	\$255,000
3	07/31/2012	CAPE COD HOMES LLC	26546/0167	\$177,500
4	07/31/2012	SMITH, HEIDI M TR	26546/0159	\$0
5	05/31/2012	DUTRA, JOHNNY TR	26275/0157	\$1



5	05/31/2012	DUTRA, JOHN R TR	26375/0157	\$1
Line	Sale Date	Owner	Book/Page	Sale Price
6	01/29/2003	DUTRA, MARY	16310/0213	\$100
7	10/09/1996	DUTRA, MARY	10429/0038	\$1
8	09/15/1996	DUTRA, MARY & JOHN R	10399/0220	\$1
9	09/12/1996	DUTRA, MARY R	2996/0316	\$0

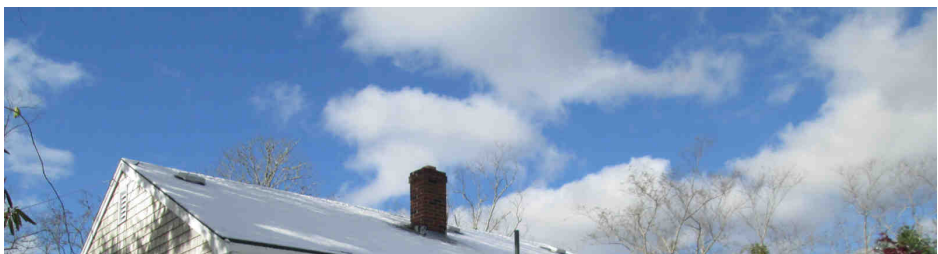
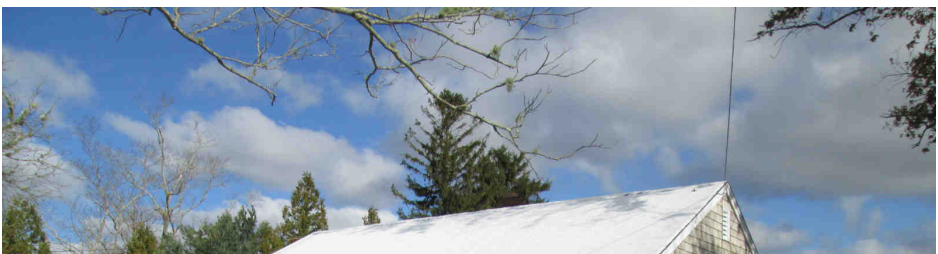
Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$94,900	\$36,200	\$1,200	\$146,200	\$278,500
2	2020	\$91,800	\$29,500	\$1,000	\$146,200	\$268,500
3	2019	\$79,000	\$29,900	\$1,100	\$155,100	\$265,100
4	2018	\$62,100	\$29,900	\$1,100	\$180,800	\$273,900
5	2017	\$57,600	\$30,400	\$1,200	\$180,800	\$270,000
6	2016	\$57,600	\$30,400	\$1,200	\$177,900	\$267,100
7	2015	\$58,300	\$29,800	\$1,900	\$144,400	\$234,400
8	2014	\$58,300	\$28,300	\$3,100	\$144,400	\$234,100
9	2013	\$58,300	\$28,300	\$3,300	\$150,200	\$240,100
10	2012	\$58,300	\$27,800	\$2,800	\$144,400	\$233,300
11	2011	\$83,600	\$3,100	\$2,200	\$144,400	\$233,300
12	2010	\$83,500	\$3,100	\$2,200	\$219,500	\$308,300
13	2009	\$80,000	\$2,500	\$1,100	\$211,900	\$295,500
14	2008	\$96,400	\$2,500	\$1,100	\$236,600	\$336,600
16	2007	\$96,000	\$2,500	\$1,100	\$236,600	\$336,200
17	2006	\$84,700	\$2,500	\$1,100	\$226,500	\$314,800
18	2005	\$81,000	\$2,500	\$1,100	\$151,000	\$235,600
19	2004	\$65,600	\$2,500	\$1,100	\$151,000	\$220,200
20	2003	\$59,100	\$2,500	\$1,200	\$68,400	\$131,200
21	2002	\$59,100	\$2,500	\$1,200	\$68,400	\$131,200
22	2001	\$59,100	\$2,500	\$1,200	\$68,400	\$131,200
23	2000	\$49,000	\$2,300	\$400	\$38,200	\$89,900
24	1999	\$49,000	\$2,300	\$400	\$38,200	\$89,900
25	1998	\$49,000	\$2,300	\$400	\$38,200	\$89,900
26	1997	\$48,800	\$0	\$0	\$38,200	\$88,400
27	1996	\$48,800	\$0	\$0	\$38,200	\$88,400
28	1995	\$48,800	\$0	\$0	\$38,200	\$88,400
29	1994	\$50,800	\$0	\$0	\$34,400	\$86,600
30	1993	\$50,800	\$0	\$0	\$34,400	\$86,600
31	1992	\$57,800	\$0	\$0	\$38,200	\$97,600
32	1991	\$55,200	\$0	\$0	\$86,000	\$142,900
33	1990	\$55,200	\$0	\$0	\$86,000	\$142,900
34	1989	\$55,200	\$0	\$0	\$100,400	\$157,300
35	1988	\$49,000	\$0	\$0	\$53,300	\$103,700
36	1987	\$49,000	\$0	\$0	\$53,300	\$103,700
37	1986	\$49,000	\$0	\$0	\$53,300	\$103,700

Photos















Map printed on: 10/18/2021

0 83 167 Feet

Approx. Scale: 1 inch = 83 feet



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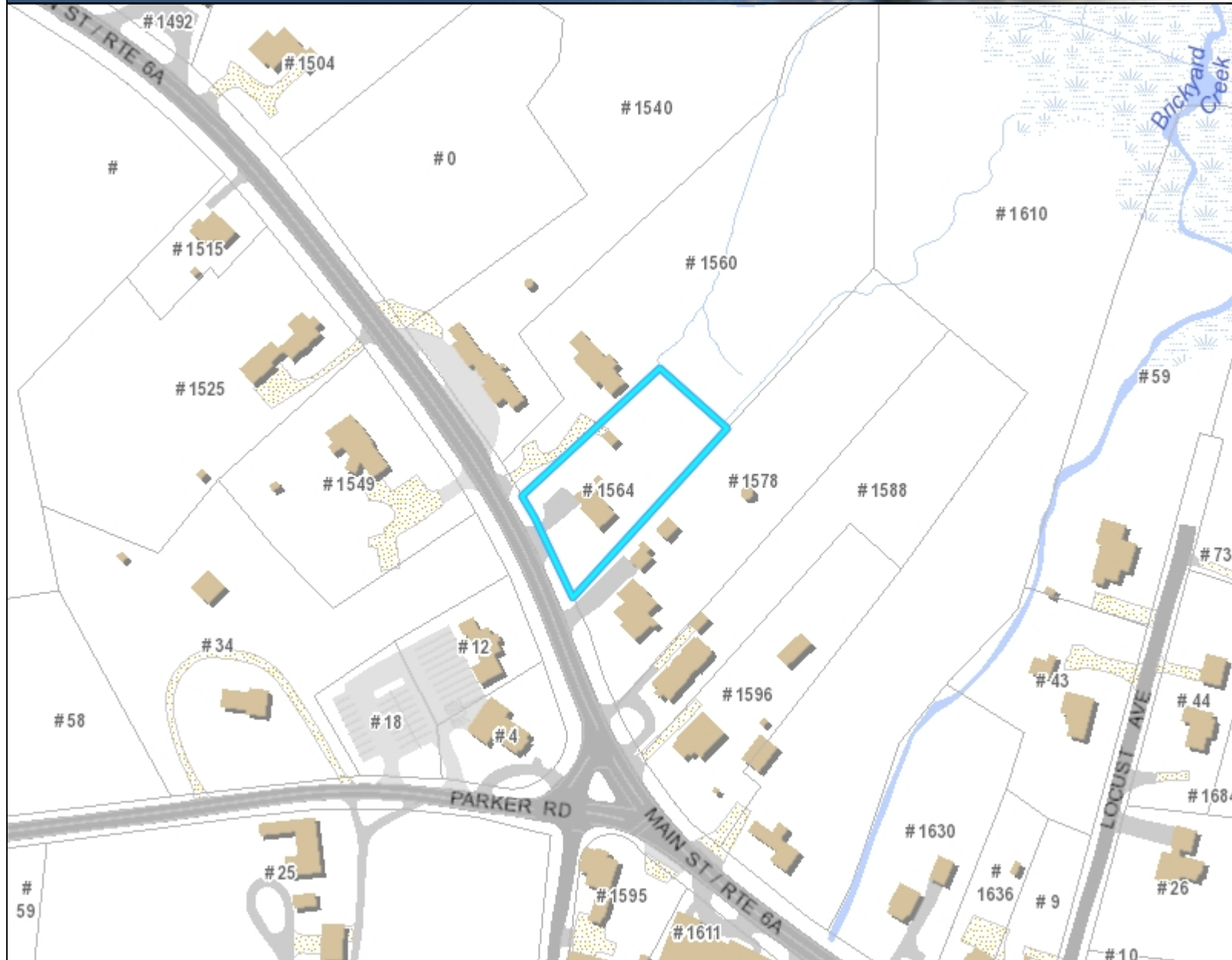
Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



**Legend**

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
  - Approx. Building
  - Buildings
- Painted Lines
- Parking Lots
  - Paved
  - Unpaved
- Driveways
  - Paved
  - Unpaved
- Roads
  - Paved Road
  - Unpaved Road
- Bridge
  - Bridge
- Paved Median
  - Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 10/18/2021

0 167 333 Feet

Approx. Scale: 1 inch = 167 feet



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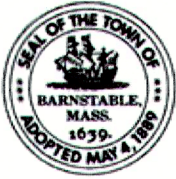
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**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
200 Main Street, Hyannis, Massachusetts 02601  
Telephone (508) 862-4787, Email [grayce.rogers@town.barnstable.ma.us](mailto:grayce.rogers@town.barnstable.ma.us)



**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Application is hereby made, with six (6) complete, colored sets, for the issuance of a Certificate of Appropriateness under Section 6 of Chapter 470, Acts and Resolves of Massachusetts, 1973, for proposed work as described below and on plans, drawings, or photographs accompanying this application for:

Date 10/4/21 Map & Parcel 257/10-3

Property Owner RYLON GROUP INC (BILL RILEY) Phone 508-362-5456

Street address 40 ABERLE WAY (LOT 4) Email RILEY SIX @ HOTMAIL.COM

Village BARNSTABLE, MA

Mailing address 73 LOCUST AVE W. BARNSTABLE Signature [Signature]

Agent/Contractor THOMAS A. MOORE DESIGN CO. Phone 508-896-6403

Agent Address 949 LONG POND RD BARNSTABLE, MA. Email TOM @ THOMASMOOREDESIGN.COM

Agent Signature Thomas A. Moore

If approved, the Certificate of Appropriateness expires one year from the stamped approval date or upon the expiration of a Building Permit, whichever date shall be later. A one year extension may be requested, in writing, to the Old King's Highway Administrative Assistant at 200 Main Street, Hyannis, MA 02601. This request must be received prior to the date of expiration.

There is a 10 day appeal period plus a four day waiting period for all applications after which time your approval paperwork will be available for pickup and building permit sign-off. All applications are subject to meeting any applicable building code requirements.

Building Construction	<input checked="" type="checkbox"/> New Build	<input type="checkbox"/> Additi	Check all categories that apply		<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial
	Type of Building	<input checked="" type="checkbox"/> House	<input checked="" type="checkbox"/> Garage	<input type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input type="checkbox"/> Other
Project	<input checked="" type="checkbox"/> Roof	<input checked="" type="checkbox"/> Windows/Doors	<input checked="" type="checkbox"/> Siding/Painting	<input type="checkbox"/> Solar	<input type="checkbox"/> Other	
Landscape Feature	<input type="checkbox"/> Fence	<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Flag Pole	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	
Signs	<input type="checkbox"/> New Sign	<input type="checkbox"/> Replace Sign	<input type="checkbox"/> Repaint Sign	<input type="checkbox"/> Other		
Description of Proposed Work	<u>NEW SINGLE FAMILY DWELLING</u>					

**DENIED**

	for Committee use only	This Certificate is hereby	<b>APPROVED</b>
	By a vote of	Ave    Nay    Abstain	Date
	Members signatures		
	Conditions of Approval		



# CERTIFICATE OF APPROPRIATENESS – SPEC SHEET

**CHIMNEY** Material N/A Color

**ROOF** Make & style ASPHALT ARCHITECTURAL Color WEATHERED WOOD  
 Roof Pitch (s) – (7/12 minimum)  (specify on plans for new building & major additions)

**GUTTER** Type/Material ALUMINUM Color WHITE

## WINDOWS, DOORS, TRIM, SHUTTERS, SKYLIGHTS

**Window/Door Trim material** Wood  Other specify AZEK

Size of cornerboards 1x7/1x9 Size of casings (1X4 min) 1x4 Color WHITE

Rakes 1<sup>st</sup> member 1x9 2<sup>nd</sup> Member 3/2" crown Depth of overhang 1"0"

**Windows:** Make/Model ANDERSON 400 SERIES Material VINYL Color WHITE

**Window Grills** ~~SIMULATED~~ Divided Light ☒ Exterior Glued Grills ☐ Grills Between Glass ☐

Removable Interior Grills ☐ No Grills ☐ Grill Pattern 2/2

**Doors:** Style & Make 4 LITE Material NATURAL FIR Color NATURAL FIR

**Garage doors:** Style CARTRIDGE Size of opening 9'x7' Material WOOD

Color WHITE

**Shutters:** Type & Style RAISED PANEL Material VINYL Color BLACK GREEN

**Skylights:** Type RAISED PANEL Make & Model

Material WHITE Size  Color

**SIDING** Type Clapboard ☐ Shingle ☒ Other ☐

Material Red Cedar ☐ White Cedar ☒ Other ☐ NATURAL

Paint Color

**FOUNDATION** Type CONCRETE (max 12' exposed)

**DECK** Material TRIPLEX Color BROWN

**SIGNS** Size N/A Materials  Color

**FENCE** Type (split rail, chain link) N/A Color

Material N/A Length

**RETAING WALL** Description SPONG RETAINING WALL - SEE SITE PLAN

**LIGHTING** Type and location (free standing affixed to structure, illuminated) POST LIGHTS AT DRIVEWAY & WALL MOUNTED LIGHTS AT ENTRANCES



# NEW BUILDINGS, ADDITION, OR COMMERCIAL BUILDING CHECKLIST – CERTIFICATE OF APPROPRIATENESS

*Submit Six (6) complete colored sets, unless otherwise noted*

## Application for Certificate of Appropriateness

Spec Sheet, brochures or diagram

## Site Plan

- Name of applicant, street location, map and parcel
- Name of architect, engineer, or surveyor; original stamp & signature; date of plan & revision dates
- North arrow, written and drawn to scale
- Changes to existing grades shown with one-foot contours
- Proposed & existing footprint of building and/or structures, and distance to lot lines
- Proposed driveway location
- Proposed limits of clearing for building (s), assessor structure (s), driveway and septic system
- Retaining walls or accessory structures (e.g. pool, tennis court, cabana, barn, garage, etc)

## Building Elevations

- Plans at scale of  $\frac{1}{4}" = 1 \text{ foot}$ ; a written drawn scale
- Plans at a reduced scale to fit 8.5"x11 or 11x17 paper
- Name of applicant, street location, map and parcel
- Name of Building Designer, or architect; original signature of plan preparer and stamp; plan date, and all revision dates.

*\*All new house or commercial building plans must have an original signature and stamp, if any, by a registered Architect, member of AIBD, or a licensed Massachusetts Home Improvement Contractor, unless this requirement is waived by the Old King's Highway Historic District Committee.*

- A written and bar drawn scale
- Elevations of all (affected) sides of the building, with dimensions including height from the natural grade adjacent to the Building to the top of the ridge; location and elevation of finished grade, roof pitch (s) dormer setbacks; trim style, window And door styles. Changes to existing building must be clouded on drawings.
- Window schedule on plans

## Landscape Plan (drawn on a certified perimeter plan containing the following)

- Name of applicant, street address, assessor's map and parcel number
- Name, address, and telephone number of the plan preparer, plan date, & date of revisions
- The location of existing and proposed buildings and structures, and lot lines
- Natural features of site (i.e. rock outcroppings, streams, wetlands, etc)
- Existing buffer areas to remain
- Location and species of trees and plants
- Driveway, parking areas, walkways, and patios, indicating materials to be used
- Existing stone walls, and proposed walls including retaining walls for slope retention or septic systems
- For removal of stone walls, you must file a demolition application*
- All proposed exterior lighting and signs

## Sketch or Photos of adjacent properties

- A sketch (s) to scale or photographs of nearby adjacent buildings, where present, along both sides of the street frontage, Showing the proposed new house or commercial building in scale and in relationship to the existing buildings.
- Please discuss with staff if you do not think this is relevant to your application.*

## Photographs of all sides of existing buildings to remain or being added to

### Existing building, foot print

Building 1 (sq. ft.) \_\_\_\_\_ Building 2 (sq. ft.) \_\_\_\_\_

### Existing building, gross floor area, including area of finished basement

Building 1 (sq. ft.) \_\_\_\_\_ Building 2 (sq. ft.) \_\_\_\_\_

### New Building or addition, foot print

Building 1 (sq. ft.) 3383 S.F. Building 2 (sq. ft.) \_\_\_\_\_

### New Building or addition, gross floor area, including area of finished basement

Building 1 (sq. ft.) 4170 S.F. Building 2 (sq. ft.) \_\_\_\_\_

### Plan preparer, signature and date

\_\_\_\_\_

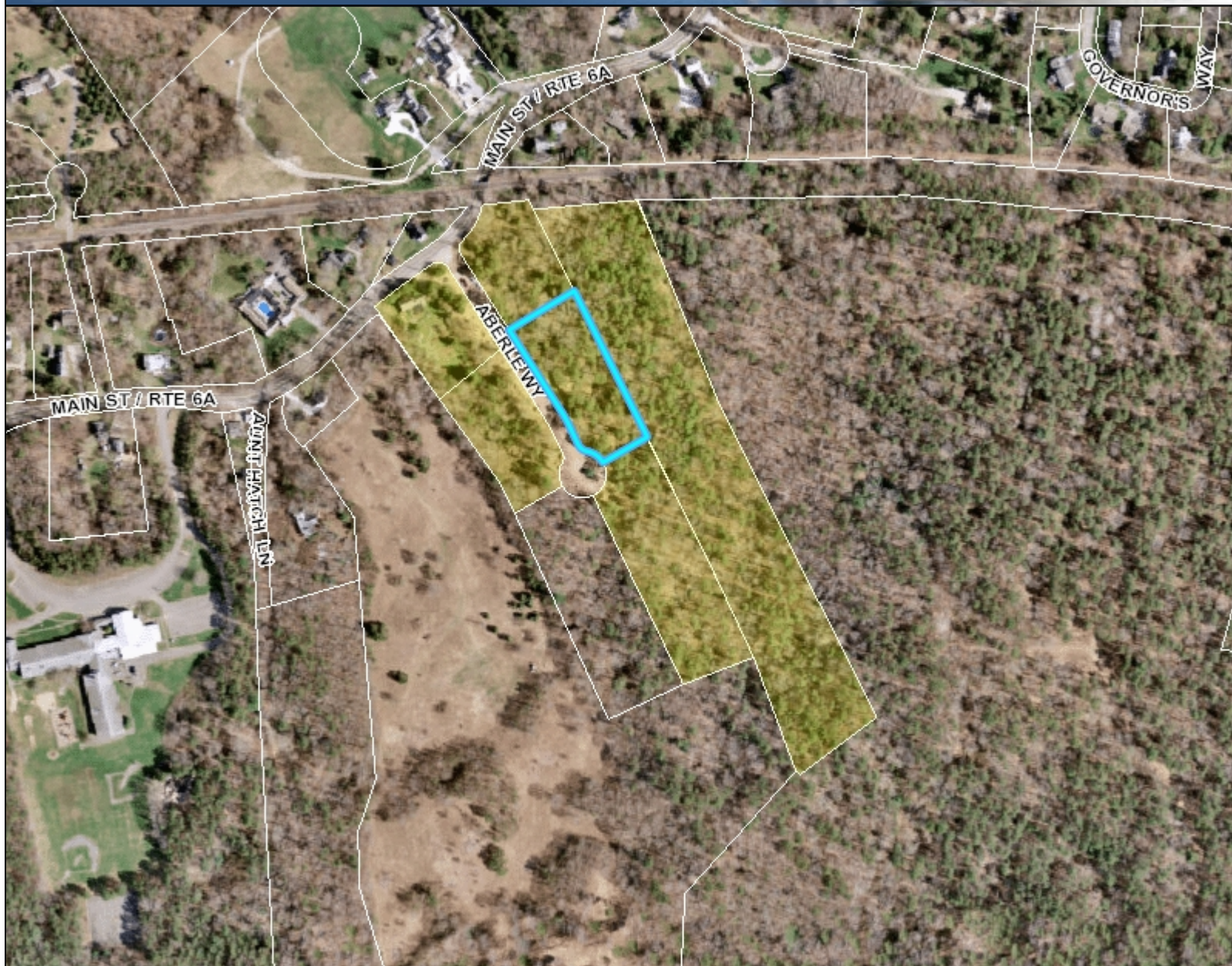
<https://itsqlldb.town.barnstable.ma.us:8407>



Photos







Map printed on: 10/18/2021

0 333 667 Feet

Approx. Scale: 1 inch = 333 feet



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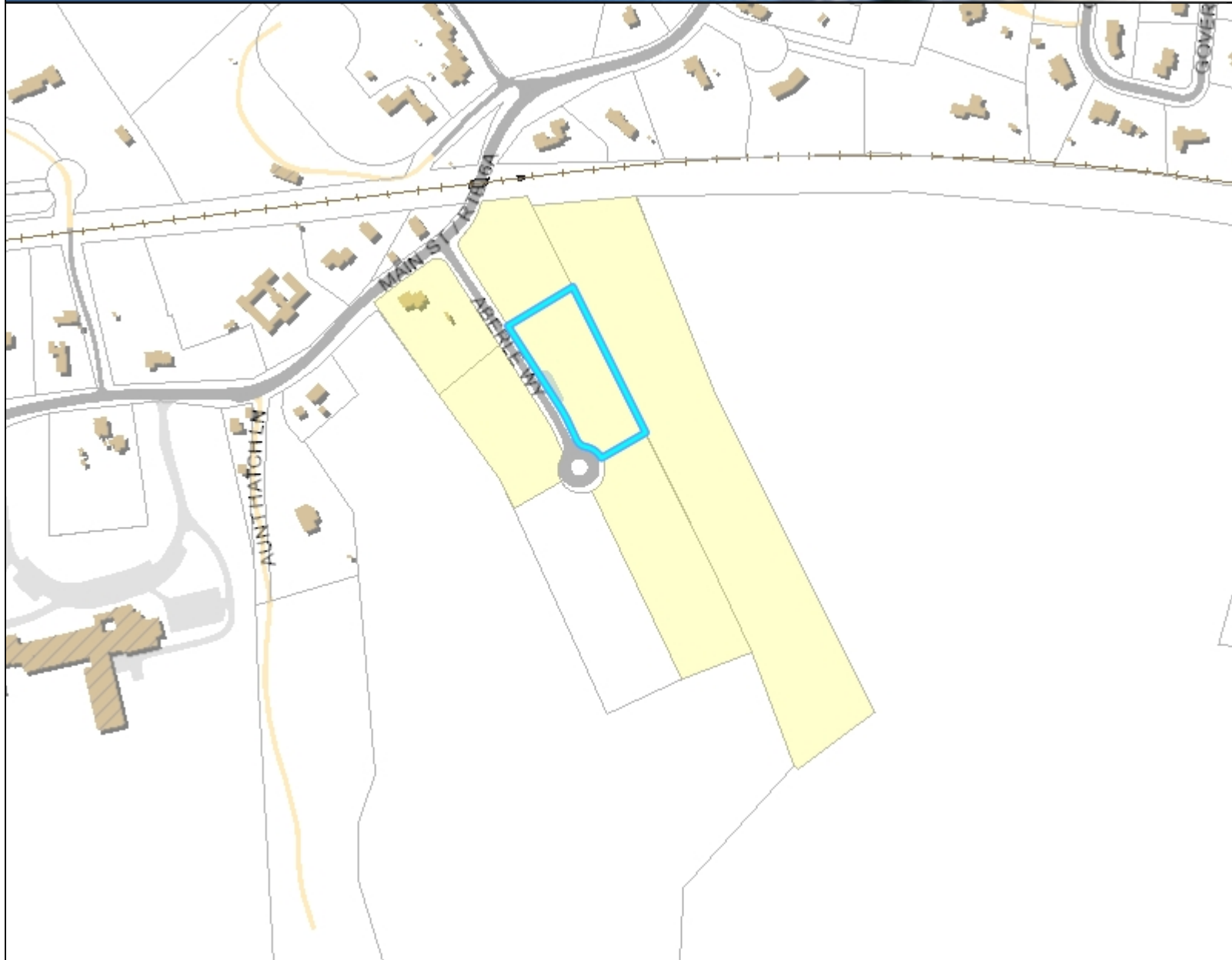


Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

**Legend**

- Parcels
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- + Railroad Tracks
- Buildings
  - Approx. Building
  - Buildings
- Parking Lots
  - Paved
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# TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

## FEATURES

### Frame

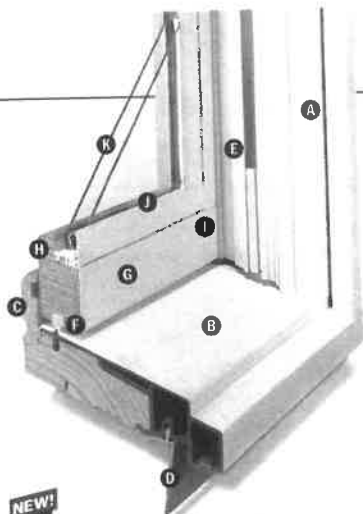
**A** Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding, minimizing maintenance and providing an attractive appearance.

**B** For exceptionally long-lasting performance, sill members are constructed with a wood core and a Fibrex® material exterior. Sill ends are protected and sealed with weather-resistant covers.

**C** Natural wood stops are available in pine and prefinished White, Dark Bronze and Black.\*\* A new, taller sill stop increases performance to PG40 while still maintaining egress on our most popular sizes.

**D** A factory-applied rigid vinyl anchoring flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

**E** An extruded rigid vinyl jamb liner and fin provide a protective seal against the outer frame members. Exclusive slide wash assists make it easy to tilt sash into wash mode position.



**NEW!**

Jamb liners available in white or gray and must be specified when ordering. Contact your Andersen supplier for details.

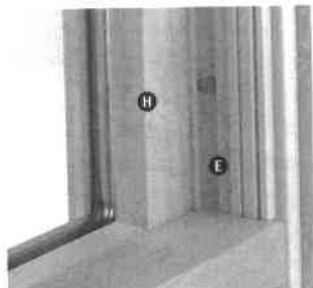
**F** Weatherstripping throughout the unit provides a long-lasting, energy-efficient, weather-resistant seal. For the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstripping material compresses against. At the check rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstripping with foam inserts.

### Sash

**H** Wood sash members are treated with a water-repellent preservative for long-lasting protection and performance. Interior surfaces are unfinished pine. Low-maintenance prefinished White interiors are also available.

**G** A polyester-stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.

**I** Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



Unique block-and-tackle balancers feature sized-to-the-unit, rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. Sash can be removed, without tools, for drywall pass-through.

### Glass

**J** Silicone bed glazing provides superior weathertightness and durability.

**K** High-Performance glass options include: Low-E4®, Low-E4 HeatLock®, Low-E4 Sun, Low-E4 SmartSun™ and Low-E4 SmartSun HeatLock glass.

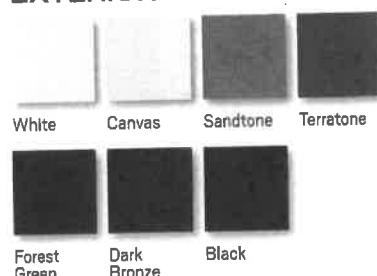
Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

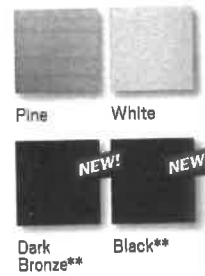
### Patterned Glass

Patterned glass options are available. See page 10 for more details.

## EXTERIOR

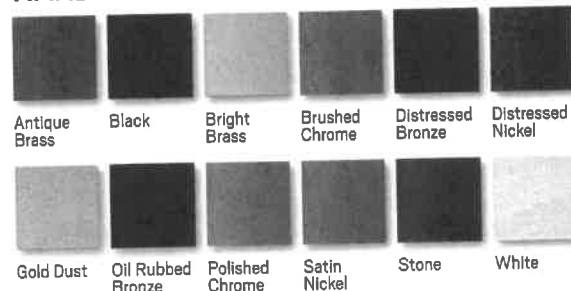


## INTERIOR



Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind. All wood interiors are unfinished unless a prefinished option is specified.

## HARDWARE FINISHES



Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use. Printing limitations prevent exact duplication of colors and finishes. See your Andersen supplier for actual color and finish samples.

## DOUBLE-HUNG STANDARD & OPTIONAL HARDWARE

Estate™ lock & keeper and all lifts are sold separately.

### STANDARD

Lock & Keeper



Black | Gold Dust | **Stone** | White

Stone is standard with natural interior units. White comes with prefinished White interiors. Other finishes optional.

### CONTEMPORARY

Bar Lift



Antique Brass | Black | Bright Brass  
Brushed Chrome | Distressed Bronze  
**Distressed Nickel** | Gold Dust  
Oil Rubbed Bronze | Polished Chrome  
Satin Nickel | Stone | White

### ESTATE™

Lock & Keeper



Optional Estate lock & keeper reduces the clear opening height by 5/16" (14). Check with local building code officials to determine compliance with egress requirements.

Hand Lift

Finger Lifts



Antique Brass | Bright Brass  
Brushed Chrome | Distressed Bronze  
Distressed Nickel | Oil Rubbed Bronze  
Polished Chrome | **Satin Nickel**

*Bold name denotes finish shown.*

### TRADITIONAL

Hand Lift

Finger Lifts

Bar Lift



Antique Brass | Black | Bright Brass | Brushed Chrome  
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**  
Polished Chrome | Satin Nickel | Stone | White

### CLASSIC SERIES™

Hand Lift

Finger Lifts

Bar Lift



Stone | **White**

\* Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) or for details.  
\*\* Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively.  
"Flexacron" is a registered trademark of PPG Industries, Inc.  
Dimensions in parentheses are in millimeters.

### STORMWATCH<sup>®</sup>

Series tilt-wash double-hung frame windows are available Stormwatch<sup>®</sup> protection. Visit [andersenwindows.com/coastal](http://andersenwindows.com/coastal) for details.

### Performance Grade (PG) Upgrade

An inside sill stop\* and interior/exterior gaskets are available to provide additional structural support for tilt-wash units, bringing standard glass units to achieve performance grade ratings. Performance Grade (PG) Ratings replace Ign Pressure (DP) Ratings for ensuring product performance. For up-to-date performance information of individual products, please visit [andersenwindows.com](http://andersenwindows.com). Use of this option subtracts 3/4" (15) from clear opening height. PG Upgrade not available for (1829) and 76" (1930) heights.

### Finish Options



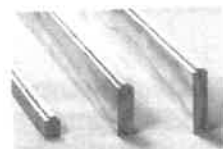
Cottage Style

Reverse Cottage Style

## ACCESSORIES Sold Separately

### Frame

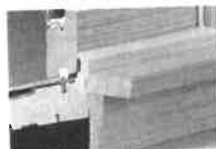
#### Extension Jamb



Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished White. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 5 1/16" (129) and 7 1/8" (181). Extension jambs can be factory-applied to either three sides (stool and apron application) or four sides (picture frame casing).

#### Pine Stool



A clear pine stool is available and ready for finishing. The tilt-wash stool is available in 4 1/16" (116) for use in wall depths up to 5 1/4" (133), and 6 3/16" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) wide casings.

### Sash

#### Window Opening Control Device



A new recessed window opening control device is available factory-applied. It limits the sash travel to 4" (102) when the window is first opened. Available in Stone, White and Black.

### Security Sensors

#### VeriLock<sup>®</sup> Sensors

VeriLock sensors are available in five colors. See page 30 for details.

#### Open/Closed Sensors

Wireless open/closed sensors are available in four colors. See page 30 for details.

### Glass

#### Andersen<sup>®</sup> Art Glass

Available for 400 Series tilt-wash transom and picture units. Andersen art glass panels come in a variety of original patterns. See pages 213-214 for details on Andersen art glass. Visit [andersenwindows.com/artglass](http://andersenwindows.com/artglass) for details and pattern information.

### Storm/Insect Screen Combination Unit<sup>†</sup>



A self-storing storm window combined with an insect screen provides greater energy efficiency, while allowing ventilation when needed. They can be easily installed on the exterior of most 400 Series full-frame double-hung windows. Also available for 200 Series Narrowline<sup>®</sup> double-hung windows (made from 1968 to 2013).

Available in White, Sandtone and Terratone colors to match product exteriors. Canvas, Forest Green, Dark Bronze and Black available by special order.

### Construction

Constructed with an aluminum frame, single-pane upper and lower glass panels and charcoal powder-coated aluminum screen mesh.

### Energy Efficiency

400 Series tilt-wash double-hung windows with Low-E4<sup>®</sup> glass and combination unit is 60% more energy efficient in winter and 57% more energy efficient in summer compared to ordinary dual-pane glass.<sup>†</sup>

### Sound Reduction

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings. Ideal for projects near airports, busy roadways or other noisy environments.

For example, adding a combination unit to a 400 Series tilt-wash double-hung (3862) unit with Low-E4<sup>®</sup> glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

### Insect Screens

#### Insect Screen Frames



Choose full insect screen or half insect screen. Frame colors match product exteriors. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. They are available for most unit sizes and are not available on windows with Stormwatch protection.

### TruScene<sup>®</sup> Insect Screen

Exclusive Andersen<sup>®</sup> TruScene<sup>®</sup> insect screens provide over 50% more clarity than our conventional insect screens for a beautiful unobstructed view. They allow more fresh air and sunlight in, while doing a better job of keeping out small insects.

### Conventional Insect Screen

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

### Grilles

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 96.

### Exterior Trim

This product is available with Andersen<sup>®</sup> Exterior Trim. See pages 215-220 for details.

### CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- Do not paint 400 Series windows with White, Canvas, Sandtone, Forest Green, Dark Bronze or Black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-base or latex paint.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstripping.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

For more information about glass, patterned glass, art glass, grilles and TruScene<sup>®</sup> insect screen see pages 10-17.

For more information about combination designs, product performance, installation accessories and warranty

\* Infringes on the overall net clear opening. Unit clear operable area may not meet egress requirements. See your local building code official for more information. \*\* Do not add combination units to windows with Low-E4<sup>®</sup> Sun glass, unless window glass is tempered. Application of combination units may affect the performance of Low-E4 and Low-E4 SmartSun<sup>™</sup> glass exterior coating. Combination units may also reduce the overall clear operable area. † These values are based on a comparison of Andersen<sup>®</sup> double-hung

# FRENCHWOOD® GLIDING PATIO DOORS

## FEATURES

### Frame

**A** The sill has an extruded aluminum track, with a stainless steel cap that resists stain, rust and denting. A thermal barrier reduces conductive heat loss and limits condensation on the inside. The sill has an attractive wear-resistant, heat-baked finish in a neutral gray color.

**B** All basic exterior frame members are covered with a rigid vinyl sheath that maintains an attractive appearance while minimizing maintenance.

**C** Wood frame members are treated with a water-repellent preservative for long-lasting protection and performance. Interior frame trim pieces are unfinished pine. Oak and maple veneer and prefinished White interior options are available.

Factory-assembled doors are available (two-panel doors) and arrive at the jobsite ready to install. Unassembled doors are also available and require jobsite assembly.

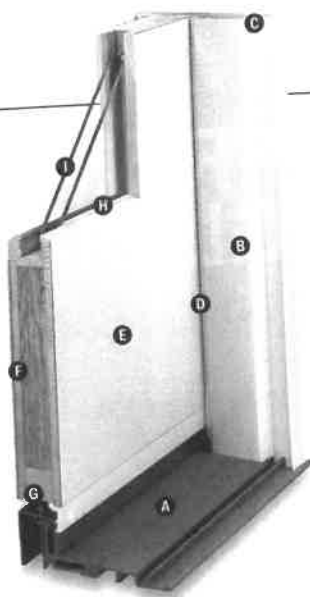
**D** A flexible vinyl weatherstrip at the head and side jams provides a positive seal between the frame and panels.

### Panel

**E** The exterior of the wood door panel is protected with a low-maintenance urethane base finish in White, Sandtone, Terratone or Forest Green color.

**F** Panel interior surfaces are unfinished pine veneer. Unfinished oak and maple veneers are available as options. Low-maintenance prefinished White interiors are also available on units with White exteriors.

**G** Dual ball-bearing rollers on door panels provide smooth gliding operation with self-contained leveling adjusters.

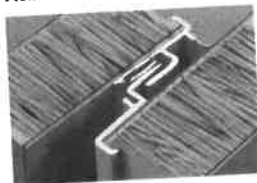


### Mortise-and-Tenon Joints



Panel joints are mortise-and-tenon with patented dowel construction for maximum strength.

### Flexible Seal



A full-length combination weatherstrip/interlock system provides a flexible seal at the meeting stile.

## Glass

**H** Panels are silicone bed glazed and finished with an interior wood stop.

**I** High-Performance glass options include:

- Low-E4® tempered glass
- Low-E4 HeatLock® tempered glass
- Low-E4 Sun tempered glass
- Low-E4 SmartSun™ tempered glass
- Low-E4 SmartSun HeatLock tempered glass

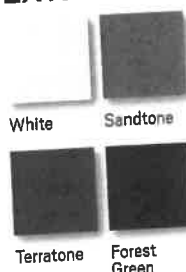
Additional glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

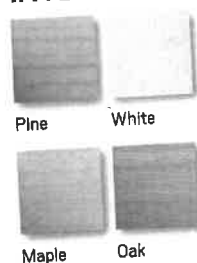
## Patterned Glass

Patterned glass options are available. See page 10 for more details.

## EXTERIOR



## INTERIOR



Prefinished White interiors are only available on units with White exteriors.

Naturally occurring variations in grain, color and texture of wood make each door one-of-a-kind. All wood interiors are unfinished unless prefinished White is specified.

## HARDWARE FINISHES



Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

## GLIDING PATIO DOOR HARDWARE OPTIONS\*\* Bold name denotes finish shown.



**YUMA®**

Distressed Bronze  
Distressed Nickel



**ENCINO®**

Distressed Bronze  
Distressed Nickel



**ANVERS®**

Bright Brass  
Oil Rubbed Bronze  
Satin Nickel



**NEWBURY®**

Antique Brass  
Bright Brass  
Brushed Chrome  
Oil Rubbed Bronze  
Polished Chrome  
Satin Nickel



**COVINGTON™**

Antique Brass  
Bright Brass  
Oil Rubbed Bronze



**WHITMORE®**

Antique Brass  
Bright Brass  
Oil Rubbed Bronze  
Satin Nickel



**ALBANY**

Black  
Gold Dust  
Stone  
White



**TRIBECA®**

Stone  
White

\* Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

\*\* Hardware sold separately.

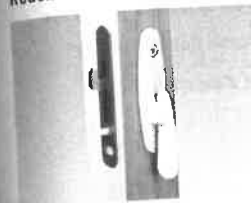
Dimensions in parentheses are in millimeters.

Printing limitations prevent exact duplication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Tribeca and Albany hardware are zinc diecast with powder-coated durable finish. Other hardware is solid forged brass. Mix-and-match interior and exterior style and finish options are available. Bright brass and satin nickel finishes feature a 10-year limited warranty.

### Locking System

#### Reachout Locking Hardware



The unique Andersen® reachout locking hardware pulls the door panel snugly into the jamb for a weathertight seal and enhanced security.

#### Blinds-Between-the-Glass



Blinds-between-the-glass are available for select gliding patio door sizes when ordered with Low-E tempered glass, White exterior and pine or prefinished white interior. White ½" (13) aluminum slat blinds come mounted between two panes of insulated glass in a dust-free environment. Blinds are magnetically controlled and can be tilted or raised and lowered using low profile controls. Smooth, simple operation allows for customized light and privacy control. Available in 3368, 33611, 6068, 60611, 12068-4 and 120611-4 door sizes. For more information contact your Andersen supplier.

For more information about glass, patterned glass, art glass and grilles see pages 10-17.

For more information about combination designs, product performance, installation accessories and warranty see pages 255-291 or visit

[andersenwindows.com](http://andersenwindows.com)

## ACCESSORIES Sold Separately

### Frame

#### Extension Jamb

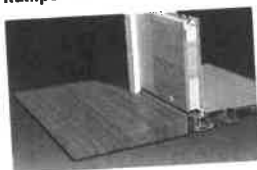
Standard jamb depth is 4 9/16" (116). Pine, oak or maple veneer or prefinished White interior extension jambs are available in ¼" (1.5) increments between 5 1/8" (129) and 7 1/8" (181).

#### Threshold



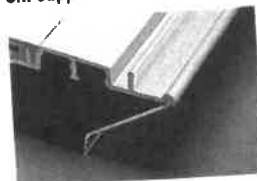
An oak or maple threshold is available for finishing the interior of the sill.

#### Ramped Sill Insert



Ramped sills in oak or maple provide smooth transition from interior to exterior and can be used with a retractable insect screen, but not a gliding insect screen. Shown here with an Andersen® Frenchwood® patio door. (Specifier must check with local and federal officials to determine if product meets accessibility codes.)

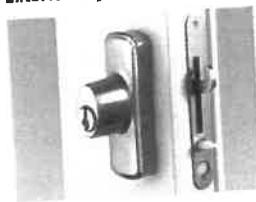
#### Sill Support



An aluminum sill support is designed to lock into a channel under the sill and tie back into the wall. This will offer support to the outermost sill section when needed. Available in neutral gray finish.

### Hardware

#### Exterior Keyed Lock



A six-pin key cylinder lock is available in finishes that coordinate with hardware. This lock allows the gliding door to be locked and unlocked from the exterior.

### Auxiliary Foot Lock



Provides an extra measure of security when the door is in a locked position. Lock can be set so the door is fully closed or partially open to provide a secure venting position. Available in all hardware finishes.

### Insect Screens

All insect screens have a long-lasting fiberglass screen mesh with a charcoal finish and are color matched to the exterior of the door unless otherwise specified.

#### Gliding Insect Screen



Patented square corner joint construction adds considerable strength to the frame members. The insect screen is available for both two-panel doors and four-panel doors. Gliding insect screens have Delrin® injection-molded bottom rollers with self-contained leveling adjusters, providing smooth operation. Interior and exterior pulls and latch are provided.

#### Retractable Insect Screen



The retractable insect screen is installed on the exterior of the door and opens side-to-side across the width of the opening. When the insect screen is not in use, it neatly retracts into a small canister mounted on the exterior of the door. The retractable insect screen canister is available for two-panel patio doors in our four standard exterior colors. Please note, retractable insect screen track reduces clear opening height by 1" (25).

### Security Sensors

#### VeriLock® Sensors

VeriLock sensors are available in five colors. See page 30 for details.

#### Open/Closed Sensors

Wireless open/closed sensors are available in four colors. See page 30 for details.

### Glass

#### Andersen® Art Glass

Andersen art glass panels come in a variety of original patterns. Available for stationary panels, sidelights and transoms. See pages 213-214 for details on Andersen art glass. Visit [andersenwindows.com/artglass](http://andersenwindows.com/artglass) for details and pattern information.

### Grilles

Grilles are available in a variety of configurations and widths. For patio door grille patterns, see page 157.

### Transoms

Andersen Frenchwood patio door transoms feature elegant lines that match our 400 Series Frenchwood gliding patio doors. They feature pine, oak, maple or prefinished White interior options, plus our four standard exterior colors. See pages 171-174 for details.

### Sidelights

Stationary units can also be selected for use as sidelights. See pages 171-174 for details.

### Exterior Trim

This product is available with Andersen® Exterior Trim. See pages 215-220 for details.

### CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- Do not paint 400 Series windows with White, Canvas, Sandstone, Forest Green, Dark Bronze or Black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-base or latex paint.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstripping.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

\* Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

NOTE: Andersen® patio doors are not intended for use as entrance doors. Dimensions in parentheses are in millimeters.

"Delrin" is a registered trademark of E.I. du Pont de Nemours and Company.



FRONT ELEVATION



RIGHT SIDE ELEVATION

DESIGNED BY:

THOMAS A. MOORE DESIGN CO.  
P.O. BOX 2124 949 LONG POND RD.  
BREWSTER, MA. (508) 896-6403

BUILDING CONTRACTOR:

WILLIAM A. RILEY - RYCON  
P.O. BOX 212  
BARNSTABLE, MA  
(508)-362-5456

NEW HOUSE FOR:

LINDA & DANIEL POST  
LOT#4 ABERLE WAY  
BARNSTABLE, MA

NOTE:  
THE PLANS SHOWN ARE  
THE SOLE PROPERTY OF  
THE DESIGNER AND CAN  
NOT BE COPIED,  
REPRODUCED AND/OR  
ALTERED WITHOUT THE  
EXPRESS WRITTEN  
CONSENT OF THE  
DESIGNER

SCALE :  
1/8" = 1'-0"

DATE :  
10/4/2021

PROJ. NO.  
2021-232

DWG. NO. :

A3





REAR ELEVATION



LEFT SIDE ELEVATION

DESIGNED BY:

THOMAS A. MOORE DESIGN CO.  
P.O. BOX 2124 949 LONG POND RD.  
BREWSTER, MA. (508) 896-6403

BUILDING CONTRACTOR:

WILLIAM A. RILEY - RYCON  
P.O. BOX 212  
BARNSTABLE, MA  
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NEW HOUSE FOR:

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ALTERED WITHOUT THE  
EXPRESS WRITTEN  
CONSENT OF THE  
DESIGNER

SCALE :  
1/8"= 1'-0"

DATE :  
10/4/2021

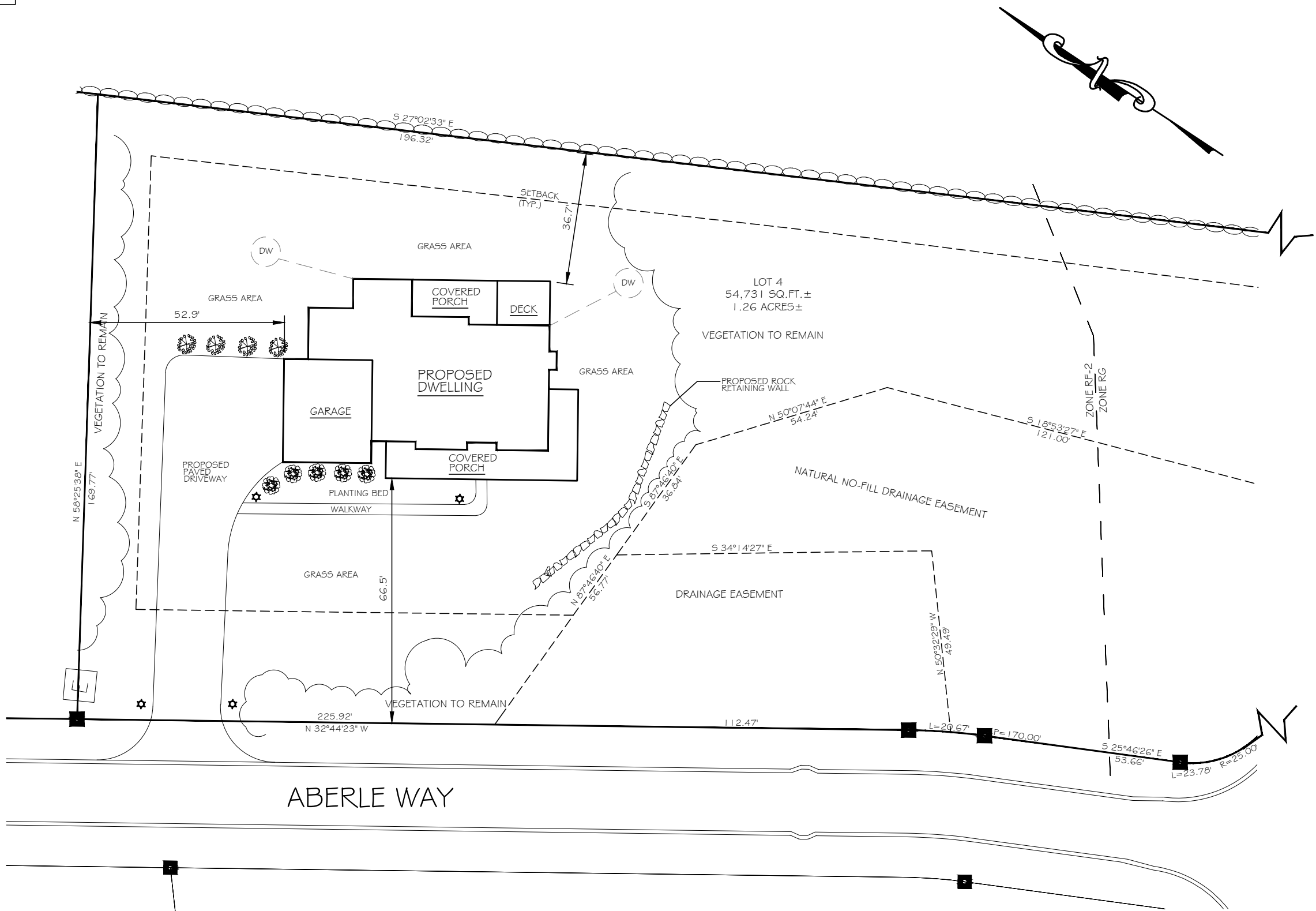
PROJ. NO.  
2021-232

DWG. NO. :

A4

LANDSCAPE KEY

- ☼ DRIVEWAY LIGHT
- ⊗ BLUE HYDRANGEA
- ⊗ SHAMROCK INKBERRY



LANDSCAPE SITE PLAN

DESIGNED BY:

THOMAS A. MOORE DESIGN CO.  
P.O. BOX 2124 949 LONG POND RD.  
BREWSTER, MA. (508) 896-6403

BUILDING CONTRACTOR:

WILLIAM A. RILEY - RYCON  
P.O. BOX 212  
BARNSTABLE, MA  
(508)-362-5456

NEW HOUSE FOR:

LINDA & DANIEL POST  
LOT#4 ABERLE WAY  
BARNSTABLE, MA

NOTE:  
THE PLANS SHOWN ARE  
THE SOLE PROPERTY OF  
THE DESIGNER AND CAN  
NOT BE COPIED,  
REPRODUCED AND/OR  
ALTERED WITHOUT THE  
EXPRESS WRITTEN  
CONSENT OF THE  
DESIGNER

SCALE :  
1"=30'

DATE :  
10/4/2021

PROJ. NO.  
2021-232

DWG. NO. :

L1

LEGEND

99

EXISTING CONTOUR

99.1

EXIST. SPOT ELEV.

[99]

PROPOSED CONTOUR

[98.4]

PROPOSED SPOT EL.

TH1

TEST HOLE

2%

SLOPE OF GROUND

UTILITY POLE

FIRE HYDRANT

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING

LANDSCAPE KEY

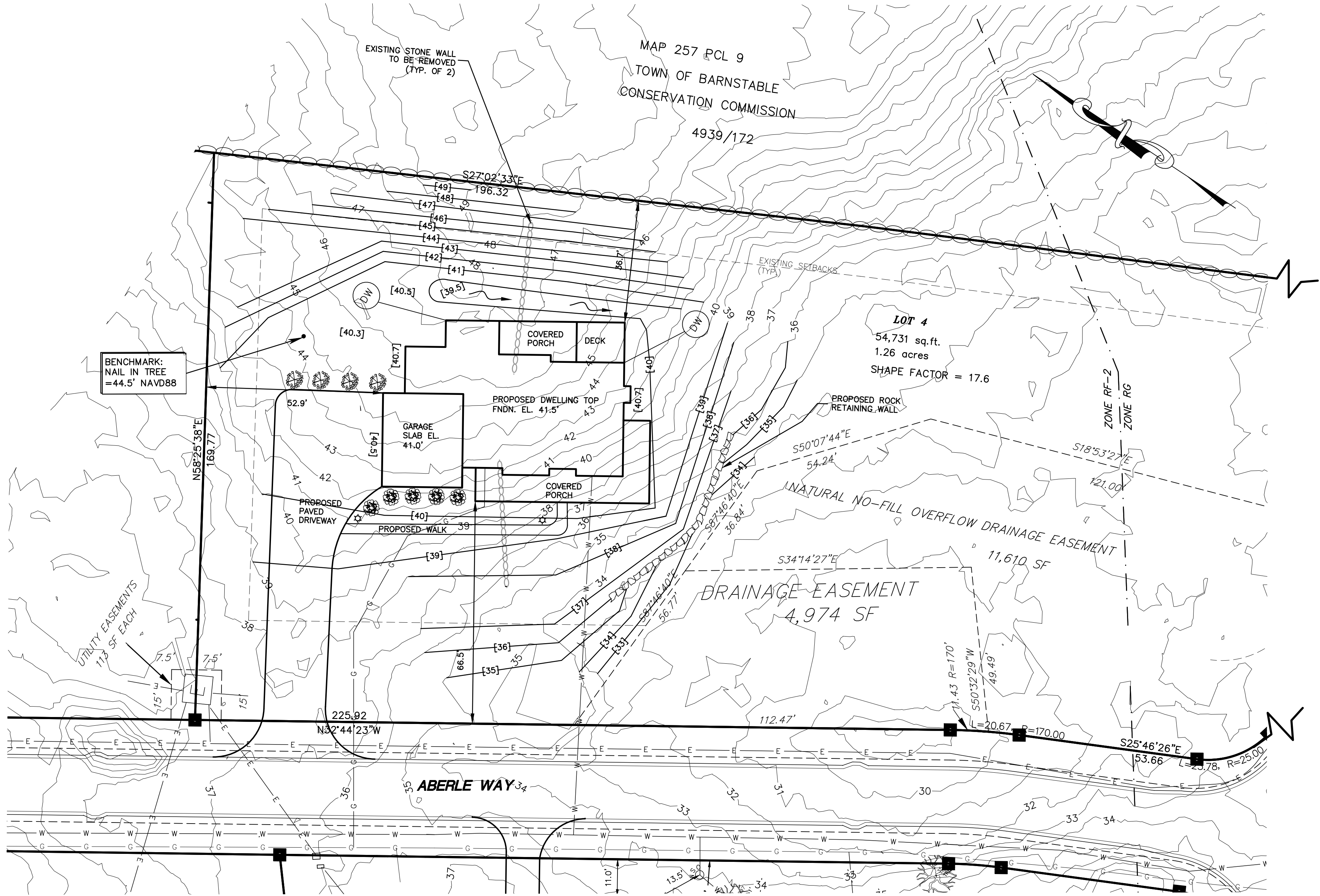
DRIVEWAY LIGHT

Hydrangea macrophylla 'Nikko Blue'

Nikko Blue Hydrangea-blue mophead

Ilex glabra 'Shamrock'

Shamrock Inkberry-compact



- NOTES
1. DATUM IS NAVD 88.

2. MUNICIPAL WATER IS PROPOSED.

3. MINIMUM PIPE PITCH TO BE 1/8" PER FOOT.

4. DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE AASHO H-20 (H-10 TANK)

5. PIPE JOINTS TO BE MADE WATERTIGHT.

6. CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5.)

7. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.

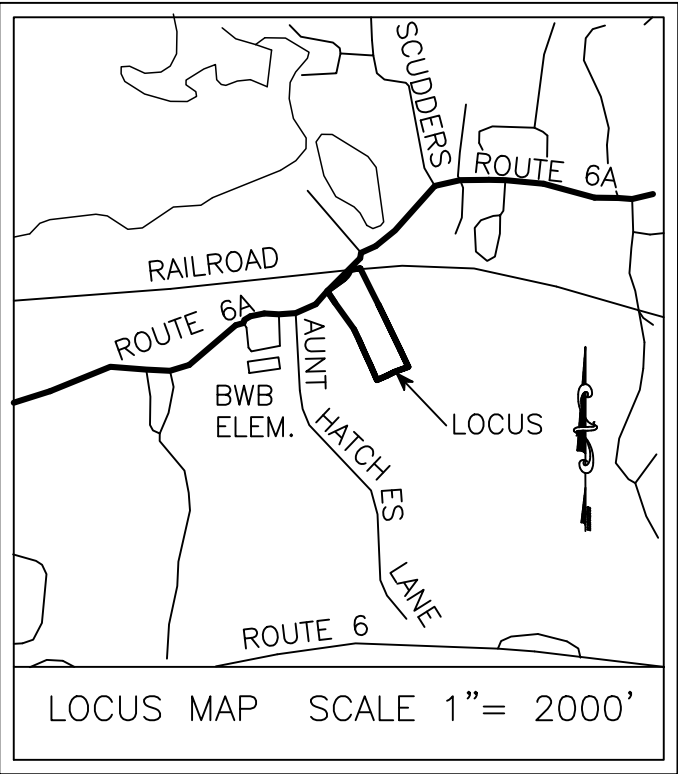
8. PIPE FOR SEPTIC SYSTEM TO SCH. 40-4" PVC.

9. COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.

11. ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED BENEATH AND 5' AROUND THE PROPOSED LEACHING FACILITY.

12. GUTTERS AND DOWNSPOUTS TO BE DIRECTED TO DRYWELLS OR ROOF DRIP LINES TO STONE TRENCHES.



ASSESSORS MAP 257 PARCEL 10-3

ZONING SUMMARY

ZONING DISTRICT: RF-2 DISTRICT	
MIN. LOT SIZE	43,560 S.F.
MIN. LOT FRONTAGE	20'
MIN. LOT WIDTH	150'
MIN. FRONT SETBACK	30'
MIN. SIDE SETBACK	15'
MIN. REAR SETBACK	15'
MAX. BUILDING HEIGHT	30'
SITE IS LOCATED WITHIN THE AQUIFER PROTECTION OVERLAY DISTRICT	

SITE PLAN

OF

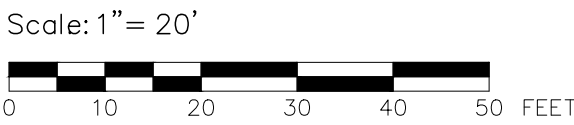
#40 (LOT 4) ABERLE WAY

BARNSTABLE, MA

PREPARED FOR

RYCON GROUP INC.

DATE: SEPTEMBER 20, 2021



down cape engineering, inc.

civil engineers  
land surveyors

939 Main Street ( Rte 6A )  
YARMOUTHPORT MA 02675

off 508-362-4541  
fax 508-362-9880  
downcape.com ©

OKH  
DCE #21-282

EAW

Property ID: 257009

BARNSTABLE. TOWN OF (CON)  
CONSERVATION COMMISSION  
200 MAIN STREET  
HYANNIS. MA 02601

Property ID: 257010

NORTON. MATTHEW & RILEY-NORTON.  
2519 MAIN ST./RTE 6A(BARN.)  
BARNSTABLE. MA 02630

Property ID: 257010001

RILEY. WILLIAM A & POLIVY. KENNETH D  
PO BOX 212  
BARNSTABLE. MA 02630

Property ID: 257010002

RILEY. WILLIAM A & POLIVY. KENNETH D  
%LEE. KYOO JEONG & JUNG IM  
23 TAYLOR COVE DRIVE  
ANDOVER. MA 01810

Property ID: 257010003

RILEY. WILLIAM A & POLIVY. KENNETH D  
PO BOX 212  
BARNSTABLE. MA 02630

Property ID: 257010005

PULIT. KAREN L & DANIEL J TRS  
KAREN L PULIT TRUST  
60 ABERLE WAY  
WEST BARNSTABLE. MA 02668



**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
 200 Main Street, Hyannis, Massachusetts 02601  
 Telephone (508) 862-4787, Email [grayce.rogers@town.barnstable.ma.us](mailto:grayce.rogers@town.barnstable.ma.us)



### APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Application is hereby made, with six (6) complete, colored sets, for the issuance of a Certificate of Appropriateness under Section 6 of Chapter 470, Acts and Resolves of Massachusetts, 1973, for proposed work as described below and on plans, drawings, or photographs accompanying this application for:

Date OCT. 1, 2021 Map & Parcel B15/10

Property Owner EDWARD O. HANDY III ET AL. Phone 401 378 6308

Street address 91 BOULDER RD Email breedhandy@msn.com

Village BARNSTABLE

Mailing address P.O. Box 403 BARNSTABLE, MA 02630 Signature [Signature]

Agent/Contractor ANDREW B POWERS Phone 508 362-2019

Agent Address 2895 MAIN ST BARNSTABLE, MA Email andy.powers@comcast.net

Agent Signature [Signature]

If approved, the Certificate of Appropriateness expires one year from the stamped approval date or upon the expiration of a Building Permit, whichever date shall be later. A one year extension may be requested, in writing, to the Old King's Highway Administrative Assistant at 200 Main Street, Hyannis, MA 02601. This request must be received prior to the date of expiration.

There is a 10 day appeal period plus a four day waiting period for all applications after which time your approval paperwork will be available for pickup and building permit sign-off. All applications are subject to meeting any applicable building code requirements.

<input checked="" type="checkbox"/> New Build	<input type="checkbox"/> Addition	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial
<input checked="" type="checkbox"/> House	<input type="checkbox"/> Garage	<input type="checkbox"/> Barn	<input type="checkbox"/> Shed
<input type="checkbox"/> Roof	<input type="checkbox"/> Windows/Doors	<input type="checkbox"/> Siding/Painting	<input type="checkbox"/> Solar
<input type="checkbox"/> Fence	<input type="checkbox"/> Wall	<input type="checkbox"/> Flag Pole	<input type="checkbox"/> Pool
<input type="checkbox"/> New Sign	<input type="checkbox"/> Replace Sign	<input type="checkbox"/> Repaint Sign	<input type="checkbox"/> Other

Description of Proposed Work 3-4 BEDROOM 3400 SQ FT NEW WOOD FRAME COTTAGE  
2 STORIES

**DENIED**

	for Committee use only		This Certificate is hereby <b>APPROVED</b>	
	By a vote of		Date	
	Members signatures			
	Conditions of Approval			



# CERTIFICATE OF APPROPRIATENESS – SPEC SHEET

**CHIMNEY** Material PREPAB CLASS A INSULATED Color STAINLESS STEEL

**ROOF** Make & style ASPHALT SHINGLE ARCHITECTURAL Color                       
 Roof Pitch (s) – (7/12 minimum) 12/9 (specify on plans for new building & major additions)

**GUTTER** Type/Material ALUM. Color WHITE

## WINDOWS, DOORS, TRIM, SHUTTERS, SKYLIGHTS

**Window/Door Trim material** Wood ☒ Other specify                     

Size of cornerboards 1x6 Size of casings (1X4 min) 3/4" x 5" TYP Color WHITE

Rakes 1<sup>st</sup> member                      2<sup>nd</sup> Member                      Depth of overhang 16"

**Windows:** Make/Model MARVIN ULTIMATE ADL Material WOOD CLAD Color WHITE

**Window Grills** Divided Light ☒ Exterior Glued Grills ☐ Grills Between Glass ☐  
 Removable Interior Grills ☐ No Grills ☐ Grill Pattern                     

**Doors:** Style & Make                      Material WOOD CLAD Color GREEN

**Garage doors:** N/A Style                      Size of opening                      Material                       
 Color                     

**Shutters:** N/A Type & Style                      Material                      Color                     

**Skylights:** N/A Type                      Make & Model                       
 Material                      Size                      Color                     

**SIDING** Type Clapboard ☒ Shingle ☐ OR Other ☒ FIBER CEMENT SIDING  
 Material Red Cedar ☒ White Cedar ☐ Other ☐                       
 Paint Color GRAY

**FOUNDATION** Type POURED CONC. (max 12' exposed)

**DECK** Material TREX COMPOSITE OR MAHOGANY Color GRAY

**SIGNS** Size                      Materials                      Color                     

**FENCE** Type (split rail, chain link) Color                       
 Material                      Length                     

**RETAING WALL** Description                     

**LIGHTING** Type and location (free standing affixed to structure, illuminated) LIGHT FIX AT ENTRY, SOLAR LIGHTING AFFIXED TO STRUCTURE

# NEW BUILDINGS, ADDITION, OR COMMERCIAL BUILDING CHECKLIST – CERTIFICATE OF APPROPRIATENESS

*Submit Six (6) complete colored sets, unless otherwise noted*

## Application for Certificate of Appropriateness

Spec Sheet, brochures or diagram

## Site Plan

- Name of applicant, street location, map and parcel
- Name of architect, engineer, or surveyor; original stamp & signature; date of plan & revision dates
- North arrow, written and drawn to scale
- Changes to existing grades shown with one-foot contours
- Proposed & existing footprint of building and/or structures, and distance to lot lines
- Proposed driveway location
- Proposed limits of clearing for building (s), assessor structure (s), driveway and septic system
- Retaining walls or accessory structures (e.g. pool, tennis court, cabana, barn, garage, etc)

## Building Elevations

- Plans at scale of  $\frac{1}{4}'' = 1$  foot; a written drawn scale
- Plans at a reduced scale to fit 8.5"x11 or 11x17 paper
- Name of applicant, street location, map and parcel
- Name of Building Designer, or architect; original signature of plan preparer and stamp; plan date, and all revision dates.  
*\*All new house or commercial building plans must have an original signature and stamp, if any, by a registered Architect, member of AIBD, or a licensed Massachusetts Home Improvement Contractor, unless this requirement is waived by the Old King's Highway Historic District Committee.*
- A written and bar drawn scale
- Elevations of all (affected) sides of the building, with dimensions including height from the natural grade adjacent to the Building to the top of the ridge; location and elevation of finished grade, roof pitch (s) dormer setbacks; trim style, window And door styles. Changes to existing building must be clouded on drawings.
- Window schedule on plans

## Landscape Plan (drawn on a certified perimeter plan containing the following)

- Name of applicant, street address, assessor's map and parcel number
- Name, address, and telephone number of the plan preparer, plan date, & date of revisions
- The location of existing and proposed buildings and structures, and lot lines
- Natural features of site (i.e. rock outcroppings, streams, wetlands, etc)
- Existing buffer areas to remain
- Location and species of trees and plants
- Driveway, parking areas, walkways, and patios, indicating materials to be used
- Existing stone walls, and proposed walls including retaining walls for slope retention or septic systems  
*For removal of stone walls, you must file a demolition application*
- All proposed exterior lighting and signs

## Sketch or Photos of adjacent properties

- A sketch (s) to scale or photographs of nearby adjacent buildings, where present, along both sides of the street frontage, Showing the proposed new house or commercial building in scale and in relationship to the existing buildings.  
*Please discuss with staff if you do not think this is relevant to your application.*

## Photographs of all sides of existing buildings to remain or being added to

### Existing building, foot print

Building 1 (sq. ft.) \_\_\_\_\_ Building 2 (sq. ft.) \_\_\_\_\_

### Existing building, gross floor area, including area of finished basement

Building 1 (sq. ft.) \_\_\_\_\_ Building 2 (sq. ft.) \_\_\_\_\_

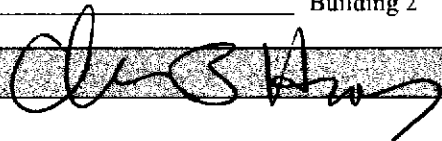
### New Building or addition, foot print

Building 1 (sq. ft.) ~~1150~~ 1565 \_\_\_\_\_ Building 2 (sq. ft.) \_\_\_\_\_

### New Building or addition, gross floor area, including area of finished basement

Building 1 (sq. ft.) 3470 \_\_\_\_\_ Building 2 (sq. ft.) \_\_\_\_\_

Plan preparer, signature and date



10/4/21

# CHECKLIST – CERTIFICATE OF APPROPRIATENESS

*Please complete the Checklist that is applicable to your project.*

***Submit six (6) complete colored sets, unless otherwise noted***

## **FEES**

- .... **Filing Fee** according to fee schedule, please make checks payable to the Town of Barnstable
- .... **Legal Ad fee**, in the amount of **\$19.84**, made payable to the Town of Barnstable
- .... **First Class Postage Stamps** for abutter notification. Please contact Barnstable Old King's Highway Office for correct count

## **ALTERATIONS** *(new paint color, change of siding material, roofing, windows, doors, shutters, etc)*

- .... **Application for Certificate of Appropriateness**
- .... **Spec Sheet**, brochures and color samples
- .... **Plans** of building elevations/photographs, **ONLY** if there is a change to the location and size of the window (s) or Door (s).

## **MINOR ADDITIONS** *(decks, enclosing a porch, sheds (over 120 sqft)*

- .... **Application for Certificate of Appropriateness**,
- .... **Spec Sheet**, brochures and color samples
- .... **Site Plan**, **ONLY** if there are changes to the footprint *(see site plan criteria below)*
  - A site plan drawn on a mortgage survey plan or GIS map may be used for minor additions, **UNLESS** the porch, deck, pool, or Shed etc. is close to lot lines, zoning setback lines, or other buildings, in which case a certified site plan must be submitted
- .... **Photographs** of all building elevation affected by any proposed alterations
- .... **Plans** 2 full scale plans, plus 4 copies of the plan at reduced scale to fit 8.5x11 or 11x17 paper
- .... Company brochure of manufacturers shed or to-scale sketch or affected structure or building elevations

## **ACCESSORY STRUCTURES, NEW/ALTERED** *(fences, new stonewalls, changes to retaining walls, pools etc)*

- .... **Application for Certificate of Appropriateness**
- .... **Spec Sheet**, brochures &/or diagram
- .... **Site Plan** *(see site plan criteria below)*
- .... **Photographs** of any existing structure that will be affected by the change

## **SIGNS** *(complete sign supplement)*

- .... **Rendering** of the proposed sign, showing graphics, dimensions, design and height of post, color, and materials
- .... **Site Plan** on GIS map or mortgage survey, or photographs, or to-scale sketch of building elevation showing location of Proposed sign; and any tree to be removed near a freestanding sign *(see below for site plan criteria)*

## **SOLAR PANELS** *(complete solar panel supplement)*

- .... **Drawing** of locations of panels on house showing roof and panel dimensions
- .... **Site Plan** showing location of building on property *(see site plan criteria below)*

## **SITE PLAN CRITERIA**

- .... Name of applicant, street location, map and parcel
- .... Name of architect, engineer, or surveyor; original stamp & signature; date of plan & revision dates
- .... North arrow, written and drawn to scale
- .... Changes to existing grades shown with one-foot contours
- .... Proposed & existing footprint of building and/or structures, and distance to lot lines
- .... Proposed driveway location
- .... Proposed limits of clearing for building (s), assessor structure (s), driveway and septic system
- .... Retaining walls or accessory structures (e.g. pool, tennis court, cabana, barn, garage, etc)



<https://itsqlldb.town.barnstable.ma.us:8407>

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
6	2016	\$0	\$0	\$0	\$220,400	\$220,400
7	2015	\$0	\$0	\$0	\$174,500	\$174,500
8	2014	\$0	\$0	\$0	\$174,500	\$174,500
9	2013	\$0	\$0	\$0	\$227,600	\$227,600
10	2012	\$0	\$0	\$0	\$228,600	\$228,600
11	2011	\$0	\$0	\$0	\$228,600	\$228,600
12	2010	\$0	\$0	\$0	\$221,200	\$221,200
13	2009	\$0	\$0	\$0	\$211,000	\$211,000
14	2008	\$0	\$0	\$0	\$226,000	\$226,000
16	2007	\$0	\$0	\$0	\$226,000	\$226,000
17	2006	\$0	\$0	\$0	\$204,500	\$204,500
18	2005	\$0	\$0	\$0	\$204,500	\$204,500
19	2004	\$0	\$0	\$0	\$163,600	\$163,600
20	2003	\$0	\$0	\$0	\$85,800	\$85,800
21	2002	\$0	\$0	\$0	\$85,800	\$85,800
22	2001	\$0	\$0	\$0	\$85,800	\$85,800
23	2000	\$0	\$0	\$0	\$54,400	\$54,400
24	1999	\$0	\$0	\$0	\$54,400	\$54,400
25	1998	\$0	\$0	\$0	\$54,400	\$54,400
26	1997	\$0	\$0	\$0	\$44,800	\$44,800
27	1996	\$0	\$0	\$0	\$44,800	\$44,800
28	1995	\$0	\$0	\$0	\$44,800	\$44,800
29	1994	\$0	\$0	\$0	\$44,800	\$44,800
30	1993	\$0	\$0	\$0	\$46,100	\$46,100
31	1992	\$0	\$0	\$0	\$49,800	\$49,800
32	1991	\$0	\$0	\$0	\$79,600	\$79,600
33	1990	\$0	\$0	\$0	\$79,600	\$79,600
34	1989	\$0	\$0	\$0	\$79,600	\$79,600
35	1988	\$0	\$0	\$0	\$35,000	\$35,000
36	1987	\$0	\$0	\$0	\$35,000	\$35,000
37	1974	\$0	\$0	\$0	\$35,000	\$35,000

 Photos





Map printed on: 10/18/2021

0 333 667 Feet

Approx. Scale: 1 inch = 333 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.

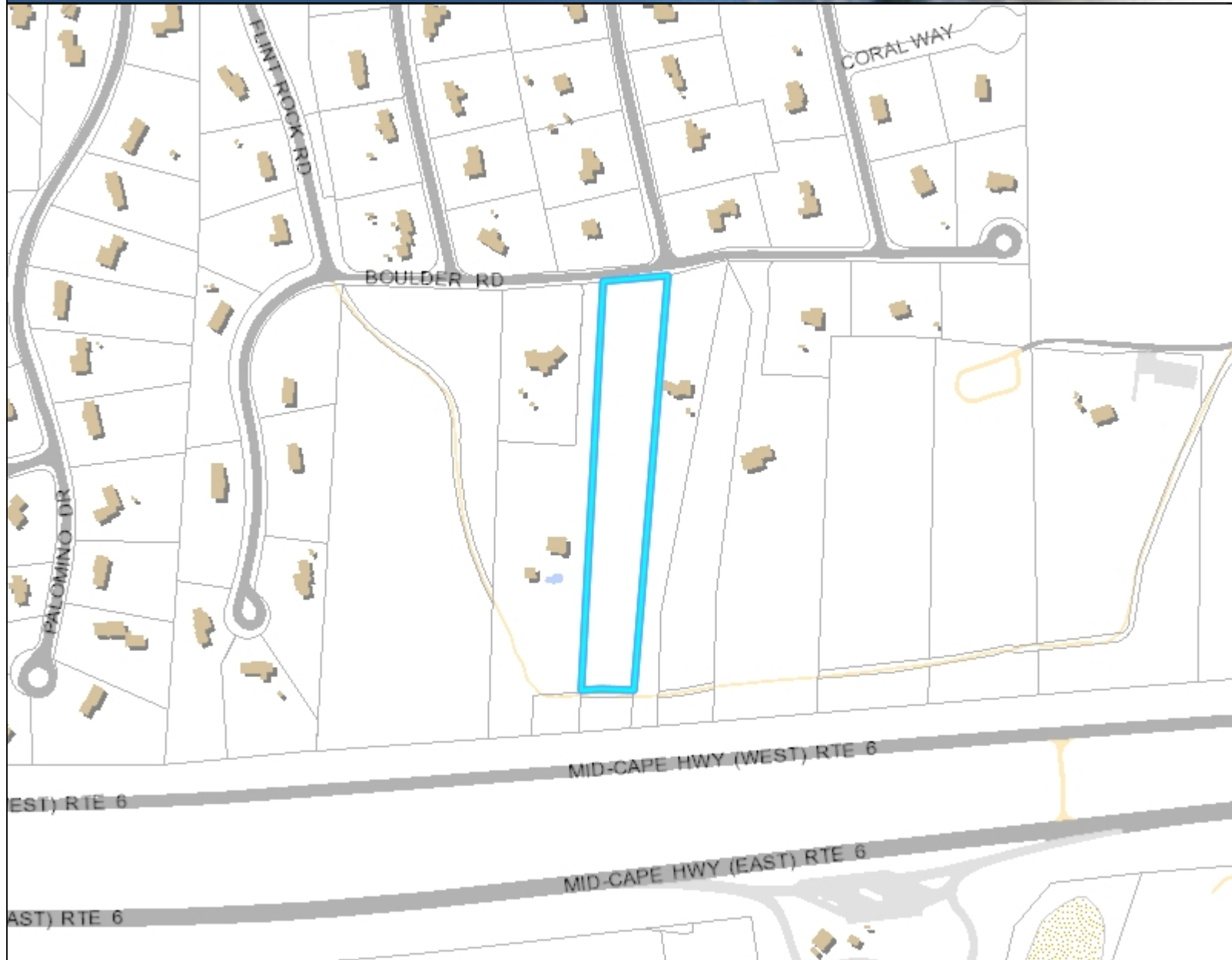
**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



**Legend**

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
  - Approx. Building
  - Buildings
- Parking Lots
  - Paved
  - Unpaved
- Roads
  - Paved Road
  - Unpaved Road
  - Bridge
  - Paved Median
- Water Bodies

Map printed on: 10/18/2021

0 333 667 Feet

Approx. Scale: 1 inch = 333 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

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**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



LEGEND

99

EXISTING CONTOUR

×

99.1

EXIST. SPOT ELEV.

—

[99]

PROPOSED CONTOUR

[98.4]

PROPOSED SPOT EL.

TH1

TEST HOLE

2%

SLOPE OF GROUND

○

UTILITY POLE

⦿

FIRE HYDRANT

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING

LANDSCAPE KEY

⦿

DRIVEWAY LIGHT

⦿

Hydrangea macrophylla 'Nikko Blue'

Nikko Blue Hydrangea—blue mophead

⦿

Ilex glabra 'Shamrock'

Shamrock Inkberry—compact

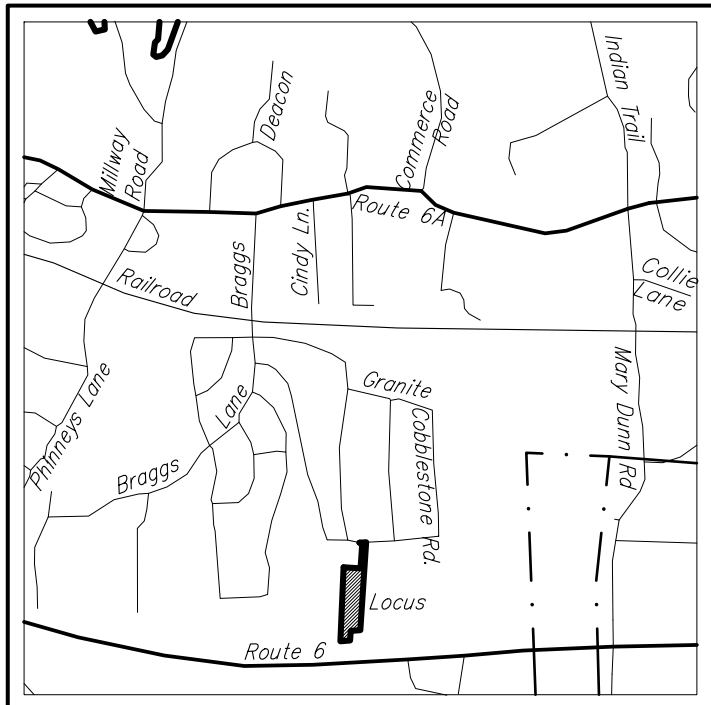
NOTES

1. DATUM IS NAVD 88

2. MUNICIPAL WATER IS AVAILABLE

3. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.



LOCUS MAP

SCALE 1"=2000'±

ASSESSORS MAP 315 PARCEL 10

LOCUS IS WITHIN FEMA FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL #25001C0558J DATED 7/16/2014

ZONING SUMMARY

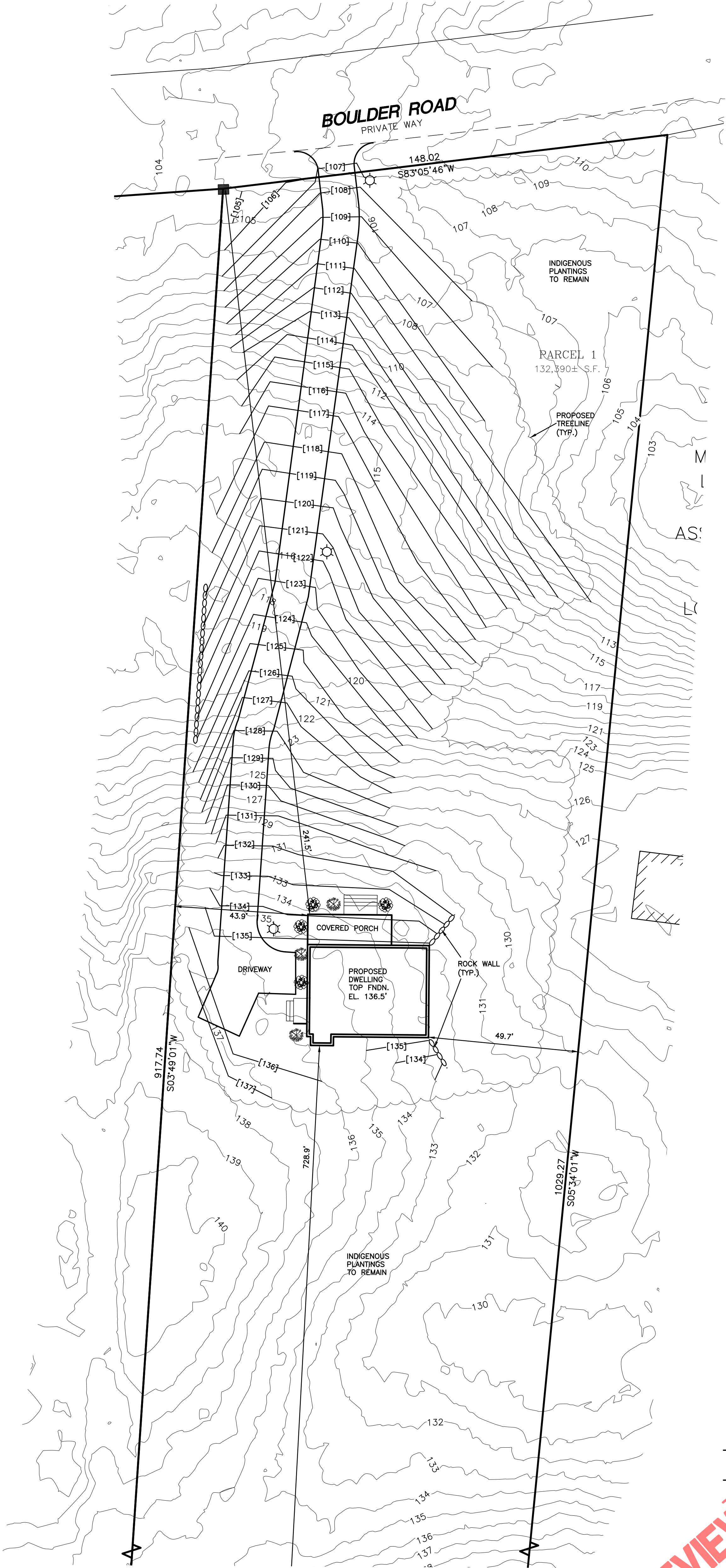
ZONING DISTRICT: RF-1 RESIDENTIAL DISTRICT	REQ.	PROPOSED
MIN. LOT SIZE	43,560 S.F.	132,391 S.F.
MIN. LOT FRONTAGE	20'	148.02'
MIN. LOT WIDTH	125'	147.0'
MIN. FRONT SETBACK	30'	241.5'
MIN. SIDE SETBACK	15'	43.9'
MIN. REAR SETBACK	15'	728.9'
MAX. BUILDING HEIGHT	30'	<30'

OWNER OF RECORD

EDWARD O HANDY III & SUSAN LITTLEFIELD & SETH H HANDY  
P.O. BOX 403  
BARNSTABLE, MA 02630

REFERENCES

DEED BOOK 9922 PAGE 205  
PLAN BOOK 679 PAGE 76



SITE PLAN

OF

#91 BOULDER ROAD  
BARNSTABLE, MA

PREPARED FOR

SETH HANDY

DATE: OCTOBER 6, 2021

Scale: 1"= 20'

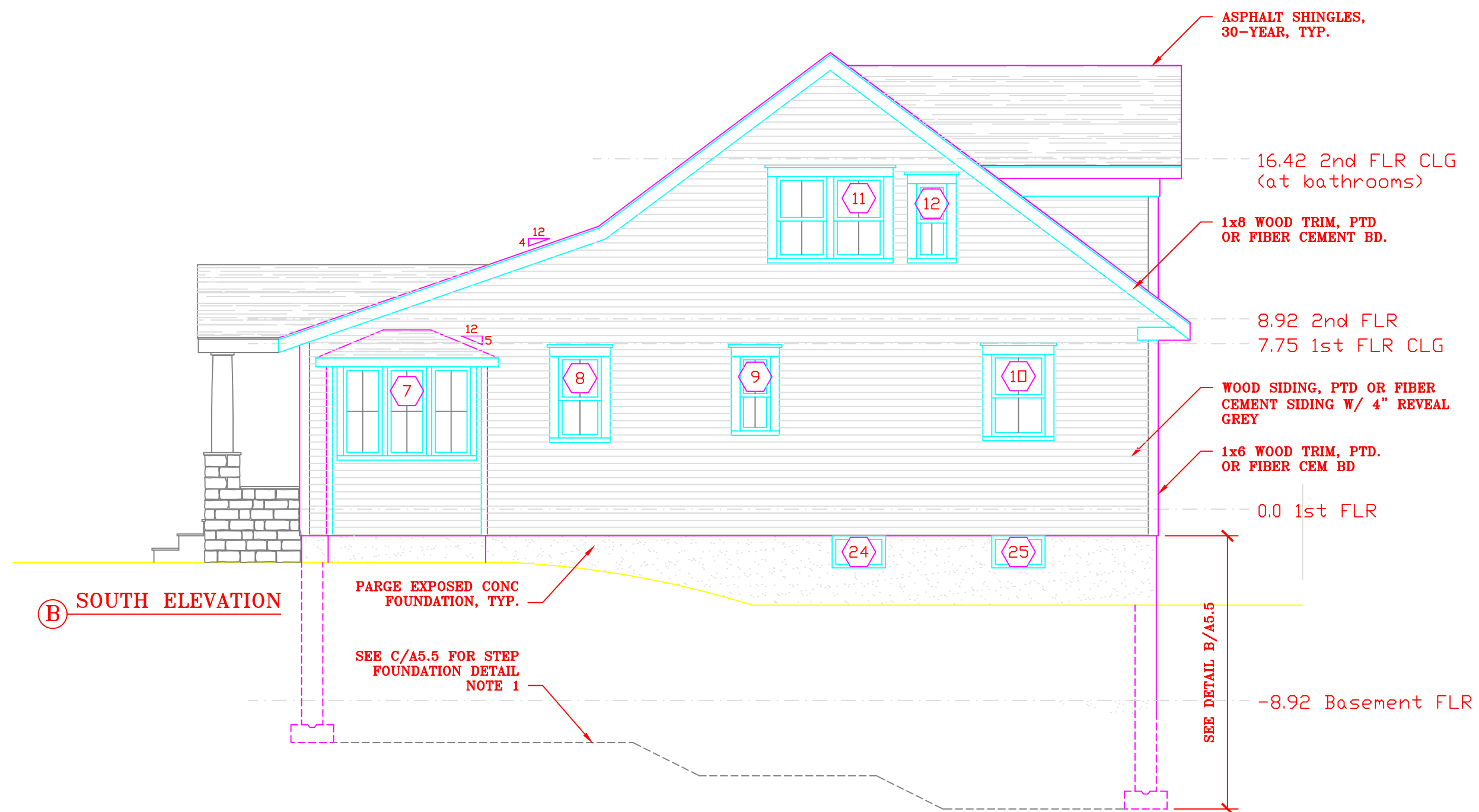
0 10 20 30 40 50 FEET

down cape engineering, inc.

civil engineers  
land surveyors

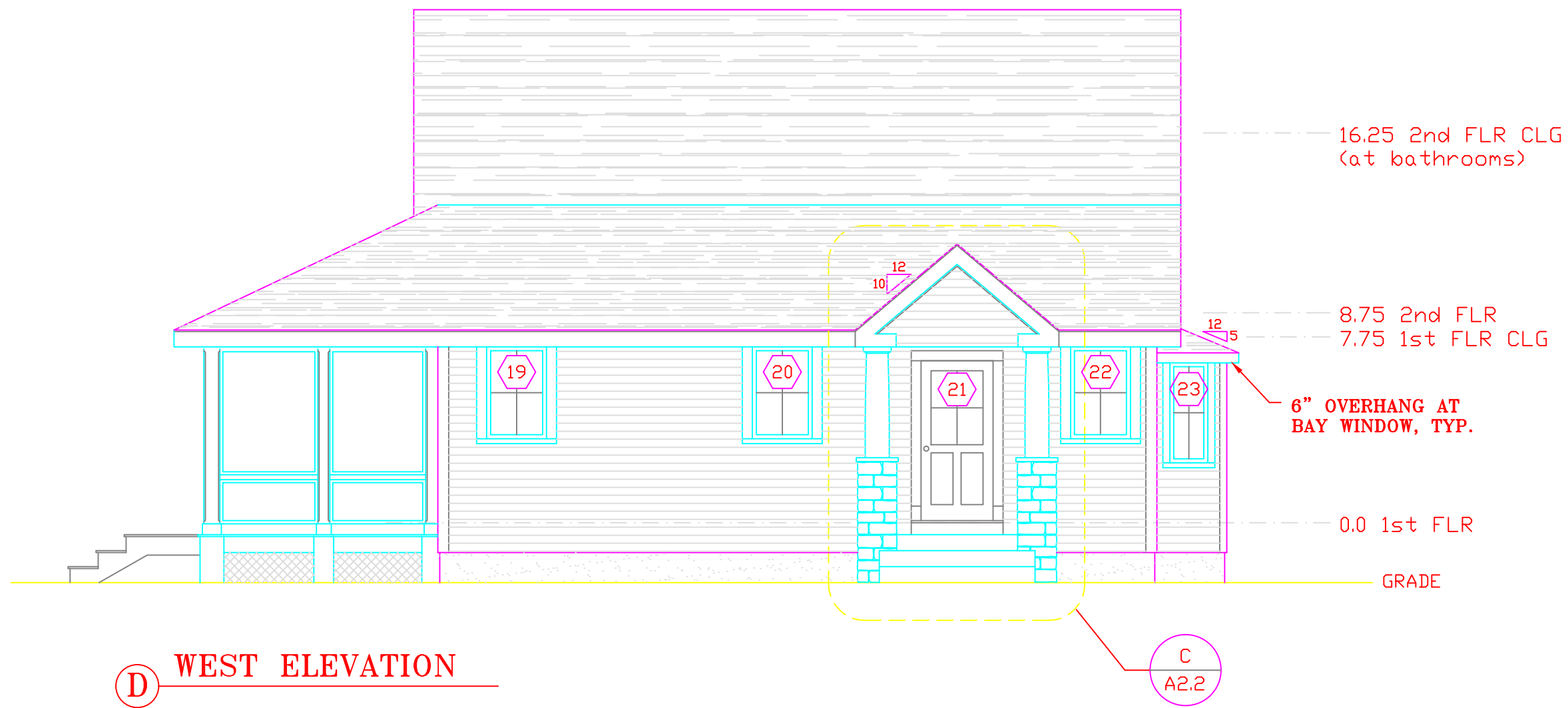
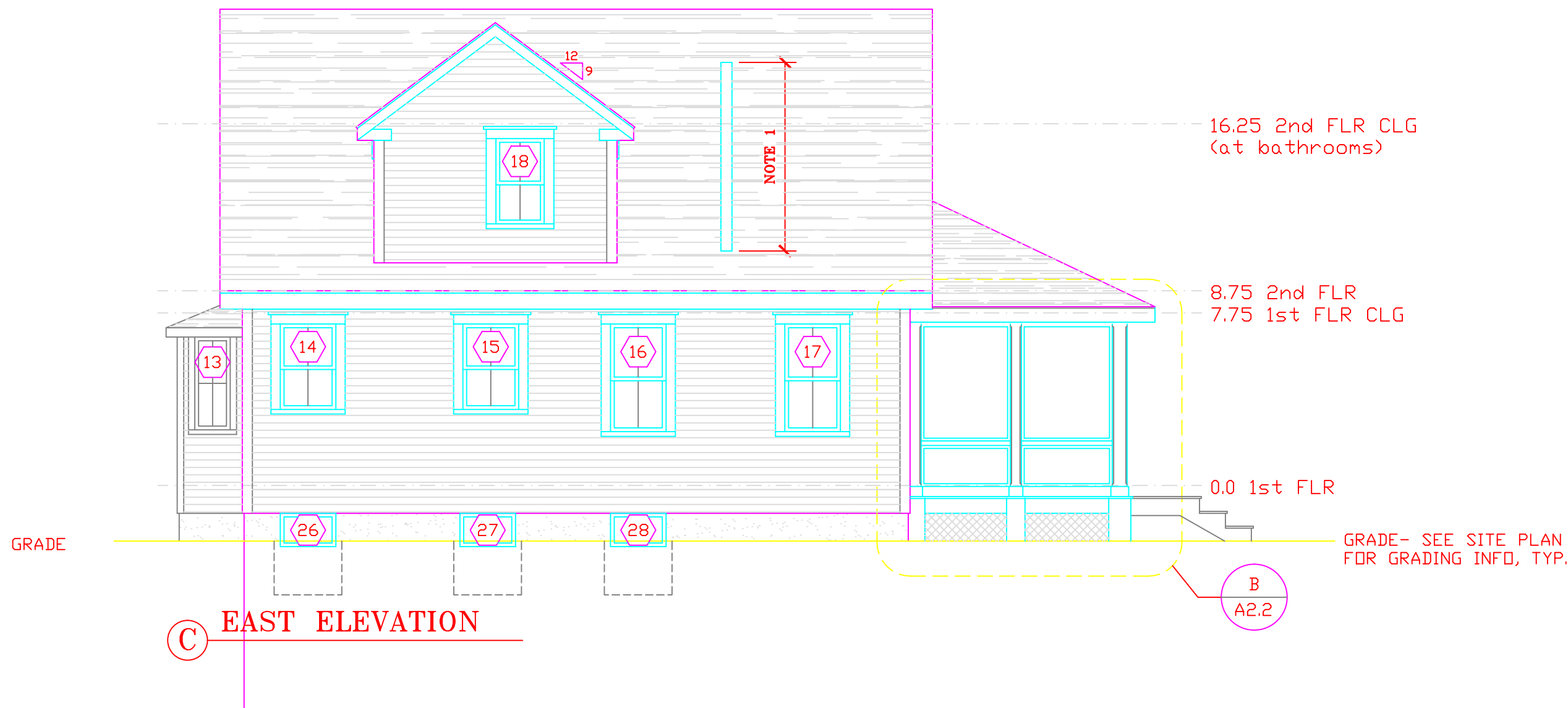
939 Main Street ( Rte 6A )  
YARMOUTHPORT MA 02675

off 508-362-4541  
fax 508-362-9880  
downcape.com ©



NOTE 1 COORDINATE STEP FOOTING WITH  
SOIL DEPTH TO ENSURE PROPER  
FOOTING DEPTH RELATING TO  
FROST LEVEL.

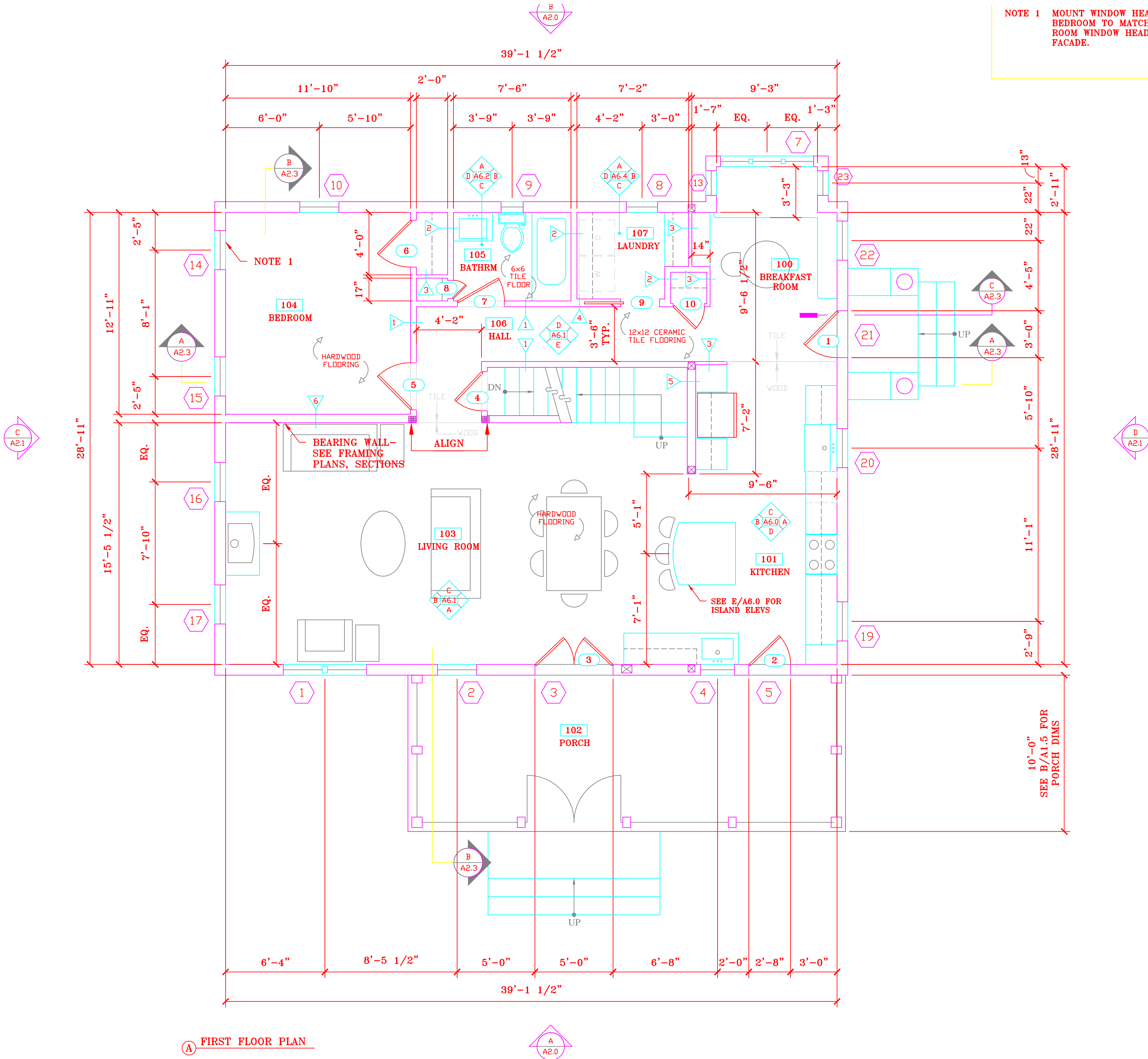




NOTE 1 VERIFY HEIGHT OF STOVE FLUE  
ABOVE ROOF PER CODE.

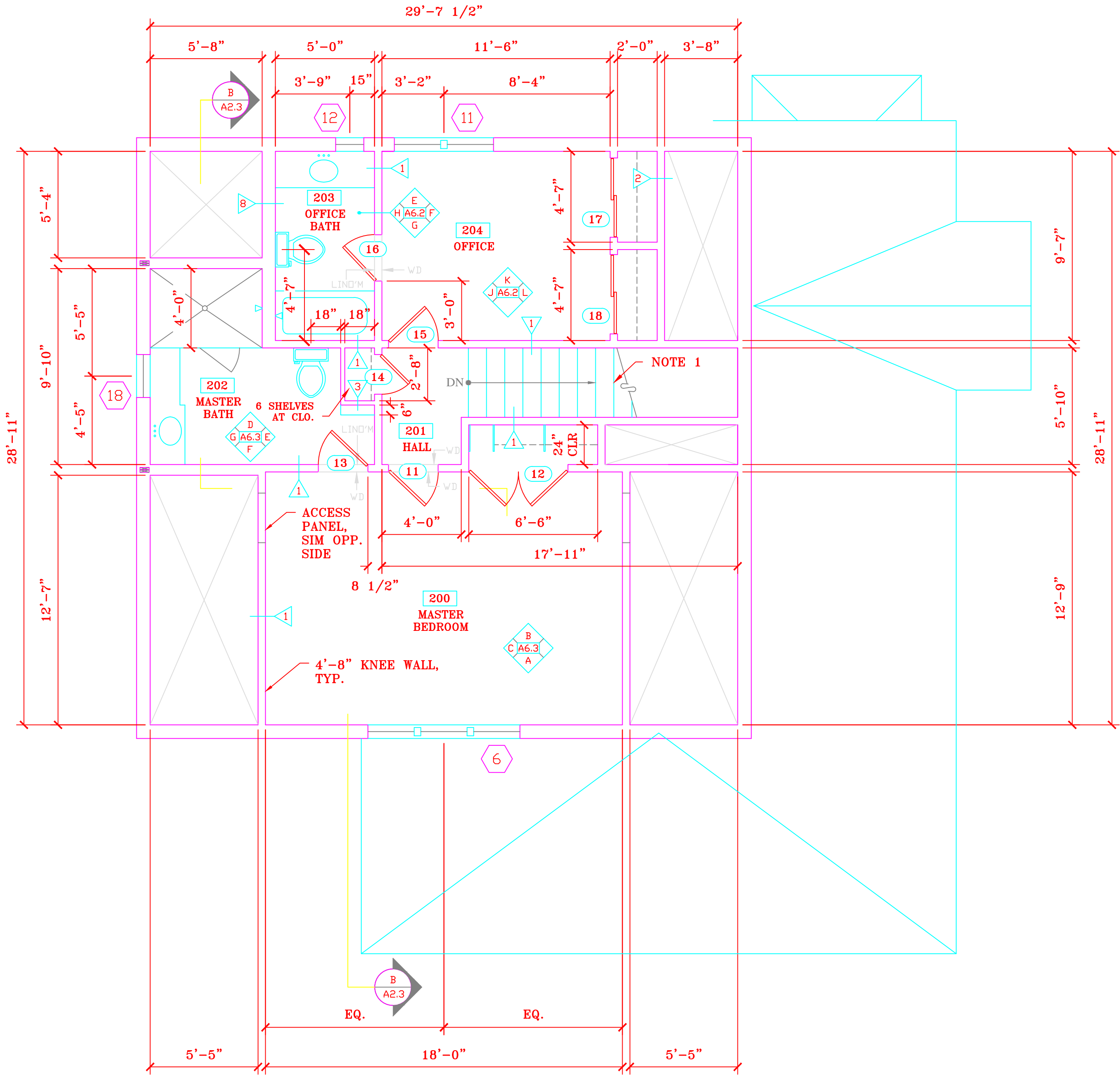
Charlotte Breed Handy, ARCHITECT 165 WILLIAMS ST. PROVIDENCE, RI 401-388-9963	HANDY COTTAGE  91 BOULDER RD. BARNSTABLE, MA 02630	COTTAGE DESIGN: EAST AND WEST EXTERIOR ELEVATIONS		A2.1
		DATE	9/26/21	
		SCALE	3/16"=1'-0"	
		DRW	C.B.H./ M.K.	
		CK		
		REV.		
		For: New Construction		





A FIRST FLOOR PLAN

Charlotte Breed Handy, A R C H I T E C T 165 WILLIAMS ST. PROVIDENCE, RI 401-368-9963	HANDY COTTAGE		91 BOULDER RD. BARNSTABLE, MA 02630	For: New Construction
	COTTAGE DESIGN: FIRST FLOOR PLAN			
	REV.			
	DATE	9/26/21		
SCALE	1/4"=1'-0"			
DRW	C.B.H./ M.K.			
CK				
		A1.2		



A SECOND FLOOR PLAN

NOTE 1 5/4" OAK TREADS, PAINTED RISERS.

REV.

DATE 9/26/21

SCALE 1/4"=1'-0"

DRW C.B.H./ M.K.

CK

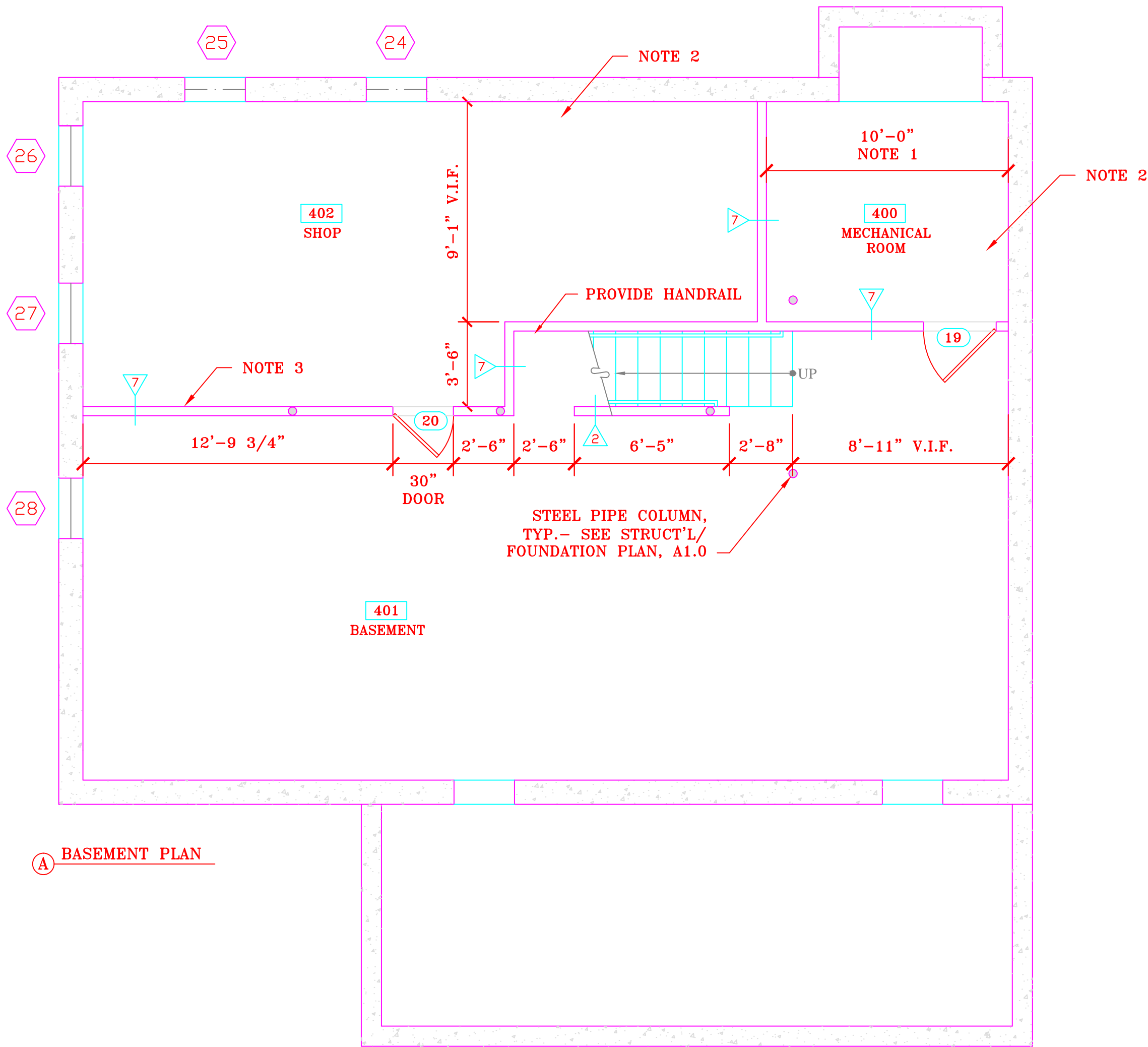
COTTAGE DESIGN: SECOND FLOOR PLAN

HANDY COTTAGE  
91 BOULDER RD. BARNSTABLE, MA 02630

For: New Construction

Charlotte Breed Handy,  
ARCHITECT  
165 WILLIAMS ST. PROVIDENCE, RI  
401-366-9963

A1.3

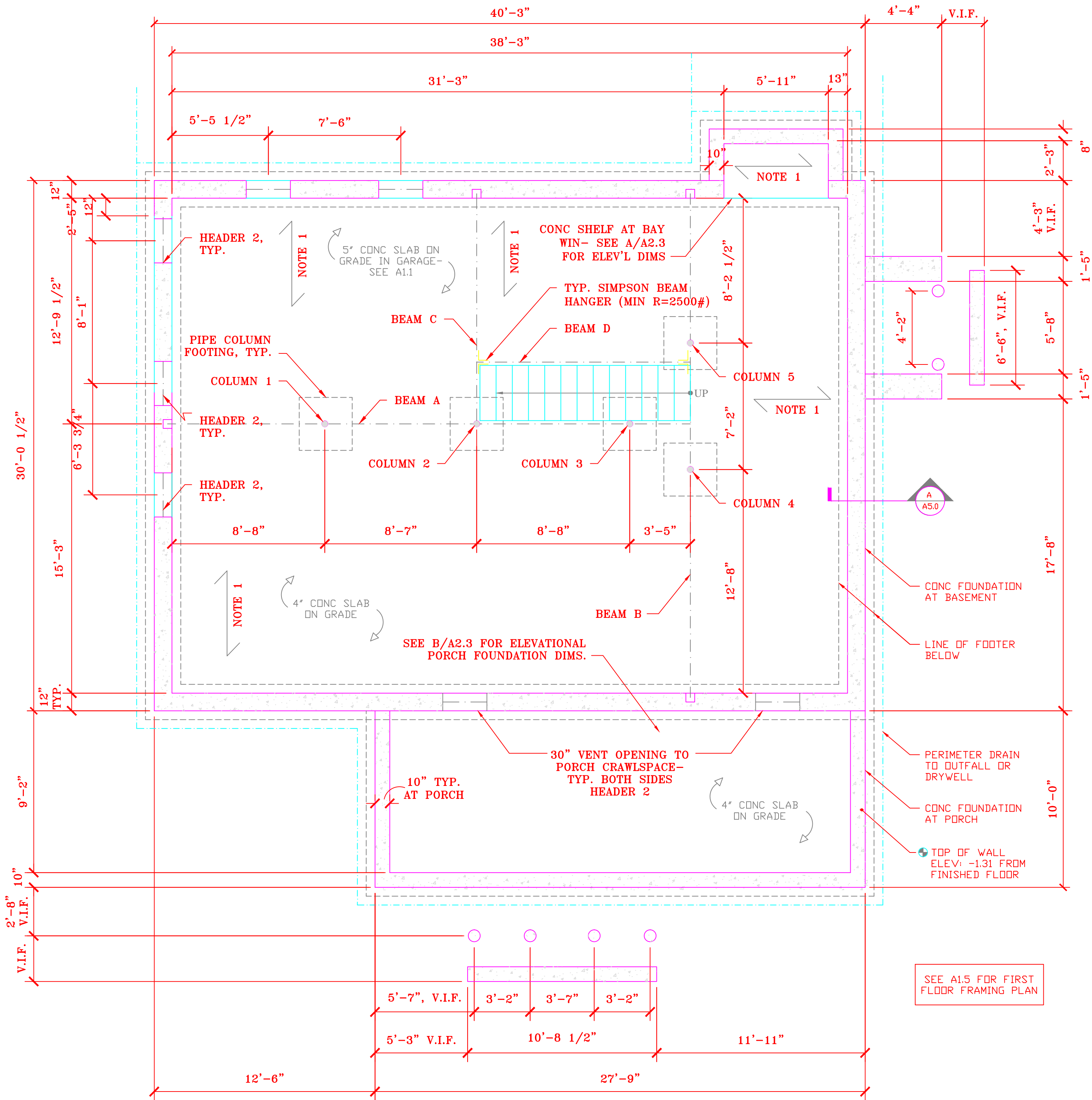


**A** BASEMENT PLAN

- NOTE 1 VERIFY SIZE OF ROOM AGAINST SPACE REQUIREMENTS FOR HEATING EQUIPMENT.
- NOTE 2 PROVIDE 1 LAYER TYPE X, 1-HR FIRE-RATED GWB AT CEILING.
- NOTE 2 6" STEP DOWN INTO SHOP -SEE SECTION B/A2.3.

Charlotte Breed Handy, ARCHITECT 165 WILLIAMS ST. PROVIDENCE, RI 401-368-9963	HANDY COTTAGE  91 BOULDER RD. BARNSTABLE, MA 02630  For: New Construction	COTTAGE DESIGN: BASEMENT FLOOR PLAN		REV.
		DATE	9/26/21	A1.1
		SCALE	1/4"=1'-0"	
		DRW	C.B.H./ M.K.	
		CK		





A FOUNDATION/STRUCTURAL PLAN

STRUCTURAL NOTES

NOTE 1 2x12 DOUGLAS FIR #1 AT 16" O.C. FLOOR JOISTS W/ 2x12 DOUGLAS FIR #1 SOLID BRIDGING AT MIDSPAN.

COLUMN/POST SCHEDULE

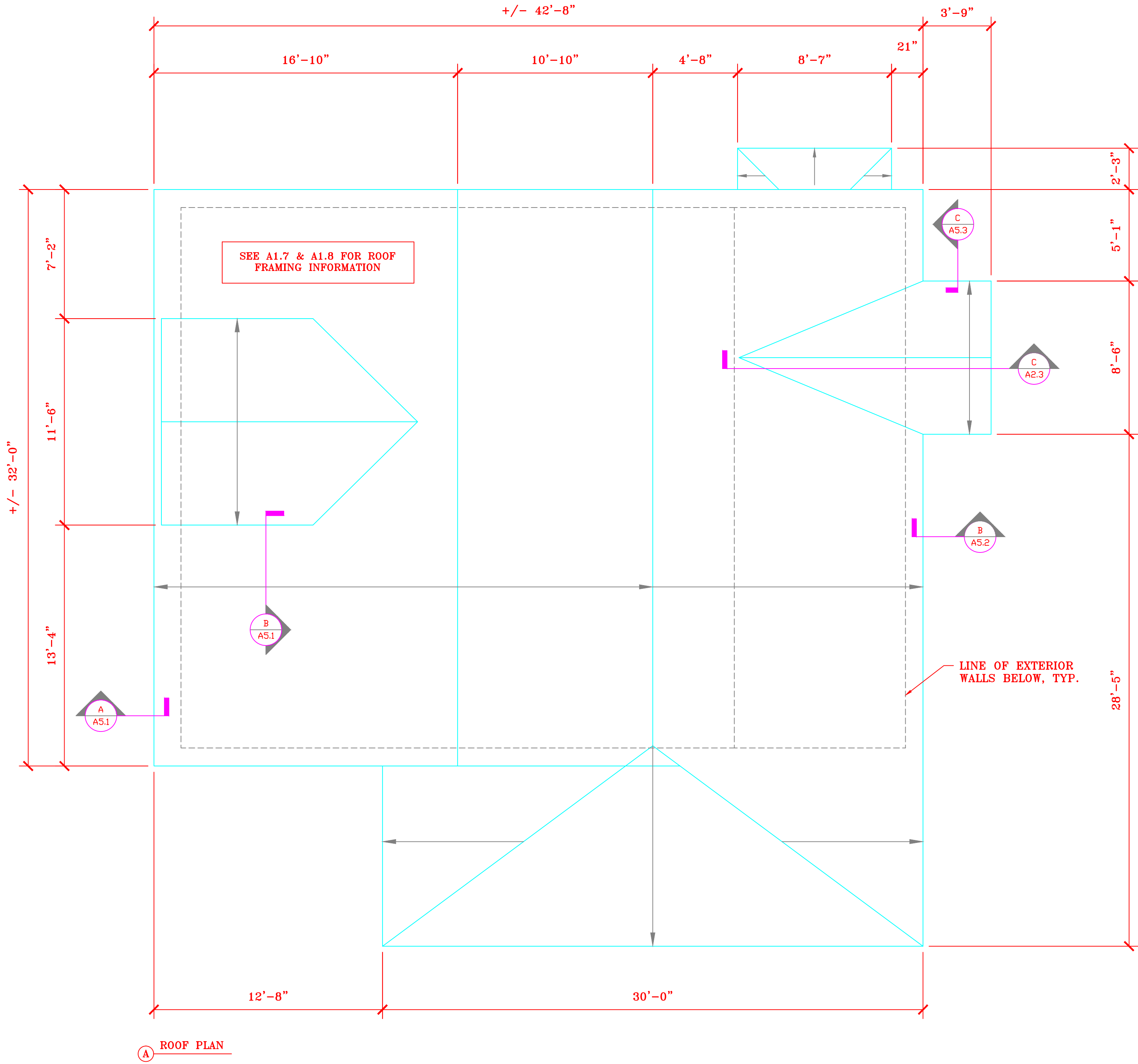
COL. #	COLUMN TYPE	NOTES
COLUMNS 1-5	4" DIAMETER STEEL PIPE COLUMN 10.79 #1 FT.	3'x3'x12" DEEP CONC FOOTING W/ 3-#5 EACH WAY.  SEE A/A5.5 FOR FOOTING DETAIL
POSTS 6-9	5 1/4"x5 1/4" PARALLAM POST W/ SIMPSON POST CAP	FASTEN TO FIRST FLOOR FRAMING USING 16 GAUGE STRAP, 3" WIDE
POST 10	6x8 P.T. POST	
POST 11 & 12	2-2x6	PROVIDE AT DORMER WALLS
POST 13 & 14	3-2x6	

BEAM SCHEDULE

BEAM #	BEAM TYPE	NOTES
BEAM A	5 1/4"x9 1/2" PARALLAM BEAM (2.0E)	SEE A/A2.3 FOR SECTION'L INFO
BEAMS B, C, D, G, H	3-2x12 DOUGLAS FIR #1 WITH 1/2" THRU BOLTS AT 12" O.C., STAGGERED	SEE A2.3 FOR SECTION'L INFO.  6" MIN BEARING POCKET AT FOUNDATION; PROVIDE 1/2" GAP W/ 1/2" P.T. WOOD BASE.
BEAM E	3 1/2"x11 7/8" PARALLAM BEAM (2.0E) FLUSH FRAMING	PROVIDE SIMPSON HGUS410 HANGER CAP.= 7365#
BEAM F	5 1/4"x11 7/8" PARALLAM BEAM (2.0E)	

HEADER SCHEDULE

HEADER #	BEAM TYPE	NOTES
HEADER 1	3 1/2"x11 1/4" PARALLAM BEAM (2.0E)	PARALLAM BEAM TO BEAR A MIN OF 4" EACH SIDE OF CONC FOUNDATION.
HEADER 2	2x6 P.T.	ATTACH HEADER TO UNDERSIDE OF FOUNDATION SILL, WITHIN CONC OPENING.
HEADER 3	2-2x12 DOUGLAS FIR #1	USE 3 ROWS 16p NAILS AT 8" O.C.



A ROOF PLAN

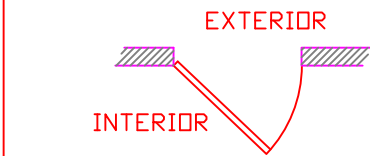
Charlotte Breed Handy, ARCHITECT 165 WILLIAMS ST. PROVIDENCE, RI 401-368-9963	HANDY COTTAGE  91 BOULDER RD. BARNSTABLE, MA 02630	COTTAGE DESIGN: ROOF PLAN	REV.	
			DATE	9/26/21
	SCALE		1/4"=1'-0"	
	DRW		C.B.H./ M.K.	
	CK			
For: New Construction		A1.4		

DOOR NO.	LOCATION	TYPE	WIDTH	HEIGHT	FRAME TYPE	FRAME FINISH	DOOR FINISH	HARDWARE SCHEDULE				INTERIOR			EXTERIOR			NOTES
								LS	H	T	M	E	L	K	E	L	K	
01	BREAKFAST RM.	N	3'-0"	6'-8"	WD	PTD	PTD	3	6	9	---	OR	--	OR	OR	--	OR	SEE WINDOW SCHEDULE FOR DOOR TYPES
02	KITCHEN	P	2'-8"	6'-8"	WD	PTD	PTD	5	6	9	---	OR	--	OR	OR	--	OR	SEE WINDOW SCHEDULE FOR DOOR TYPES
03	PORCH	M	5'-0"	7'-0"	WD	PTD	PTD	5	6	9	---	OR	OR	--	OR	--	OR	SEE WINDOW SCHEDULE FOR DOOR TYPES
04	HALL	A	2'-6"	6'-8"	WD	PTD	PTD	2	7	9	---	OR	--	OR	OR	--	OR	
05	BEDROOM	F	3'-0"	6'-8"	WD	PTD	PTD	1	7	9	---	OR	--	OR	OR	--	OR	
06	BEDROOM	F	3'-0"	6'-8"	WD	PTD	PTD	2	7	---	---	OR	--	OR	OR	--	OR	
07	BATHROOM	F	3'-0"	6'-8"	WD	PTD	PTD	1	7	10	---	OR	--	P	OR	--	OR	
08	BATHROOM	D	1'-2"	6'-8"	WD	PTD	PTD	4	7	---	15	OR	--	P	--	--	--	BALL CATCH
09	LAUNDRY	A	2'-6"	6'-8"	WD	PTD	PTD	---	---	---	12,14	--	--	--	--	--	--	POCKET DOOR; FINGER PULL FINISH: OR
10	CLOSET	C	2'-0"	6'-8"	WD	PTD	PTD	2	7	---	---	OR	--	OR	OR	--	OR	
11	MASTER BDRM	A	2'-6"	6'-8"	WD	PTD	PTD	1	7	9	---	OR	--	OR	OR	--	OR	
12	MASTER BDRM	E	5'-0"	6'-8"	WD	PTD	PTD	4	7	---	15	OR	--	OR	--	--	--	TWO KNOBS & BALL CATCHES REQUIRED
13	MASTER BATH	A	2'-6"	6'-8"	WD	PTD	PTD	1	7	10	---	OR	--	P	OR	--	OR	
14	LINEN CLO	C	2'-0"	6'-8"	WD	PTD	PTD	4	7	---	15	OR	--	OR	--	--	--	BALL CATCH
15	OFFICE	A	2'-6"	6'-8"	WD	PTD	PTD	1	7	9	---	OR	--	OR	OR	--	OR	
16	OFFICE BATH	B	2'-4"	6'-8"	WD	PTD	PTD	1	7	10	---	OR	--	P	OR	--	OR	
17	OFFICE	G	4'-0"	4'-10"	WD	PTD	PTD	---	---	---	13,14	--	--	--	--	--	--	TWO FINGER PULLS REQ'D, FINISH: OR
18	OFFICE	G	4'-0"	4'-10"	WD	PTD	PTD	---	---	---	13,14	--	--	--	--	--	--	TWO FINGER PULLS REQ'D, FINISH: OR
19	MECHANICAL RM	H	3'-0"	6'-8"	MTL	PTD	PTD	2	7	11	---	C	--	C	C	--	C	
20	SHOP	H	3'-0"	6'-8"	MTL	PTD	PTD	3	8	11	---	C	--	C	C	--	C	SCHLAGE ENTRY SET/KEYED KNOB

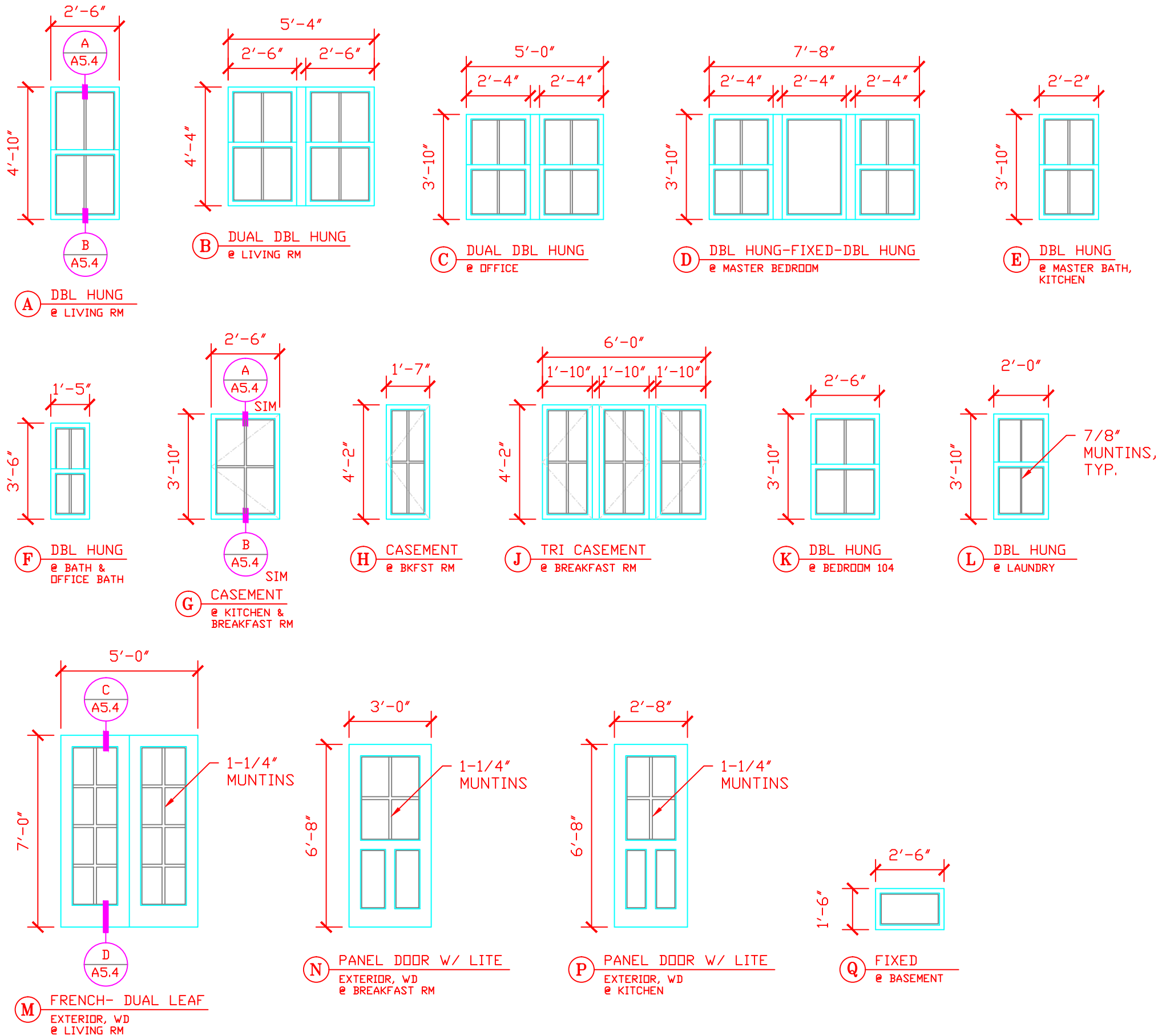
HARDWARE KEY

KEY	TYPE	MFG/ PART NO.	NOTES
LS- LOCK SET	1. PRIVACY	EMTEK, SCHLAGE, OR APPROVED BY ARCHITECT	FRENCH DOOR: EMTEK; CONCORD STYLE #1481, KNOB AT INTERIOR  ENTRY DOOR: KEYED ESCUTCHEON
	2. PASSAGE		
	3. ENTRY		
	4. DUMMY		
	5. PATIO		
H- HINGES	6. HEAVY-DUTY RESIDENTIAL		
	7. MED-DUTY RESIDENTIAL		
	8. SELF-CLOSING, STEEL		
T- THRESHOLD	9. OAK	TREMCO OR APPROVED	VERIFY WALL THICKNESS FOR PROPER THRESHOLD DEPTH
	10. MARBLE		
	11. METAL		
M- MISCELLANEOUS	12. POCKET DOOR MTG HDWR	IVES OR APPROVED	
	13. BI-PASS DOOR MTG HDWR		
	14. FINGER PULL		
	15. BALL CATCH		
E- ESCUTCHEONS	A- WOOD	EMTEK, SCHLAGE, OR APPROVED BY ARCHITECT	REGULAR ROSETTE, TYP AT INTERIOR DOORS  QUINCY PLATE AT ENTRY DOOR
	AB- ANTIQUE BRASS		
	C- CHROME		
	D- GLASS		
L- LEVER	OR- OIL RUBBED BRONZE		EMTEK; TURINO LEVER AT FRENCH DOORS  EMTEK; PORCELAIN- PROVIDENCE KNOB, ICE WHITE. CHROME- PROVIDENCE KNOB, CHROME. OIL RUBBED BRONZE- PROVIDENCE KNOB.
	P- PORCELAIN: ICE WHITE		
K-KNOB			

DOOR KEY:



WINDOW TYPES



WINDOW SCHEDULE

WINDOW NO.	LOCATION	TYPE	WIDTH	HEIGHT	FRAME TYPE	INT. FINISH	EXT. FINISH	HDWR	NOTES
01	LIVING ROOM	B	5'-4"	4'-4"	WD	PTD	CLAD	ORB	MARVIN WINDOWS: PRIMED WOOD INTERIOR & CLAD EXTERIOR (CLAD COLOR: WHITE); ULTIMATE DOUBLE HUNG - LOW E TYPE 2 W/ ARGON, 7/8" RECT SDL W/ SPACER BAR, SPC CUT 2WtH. 6-11/16" JAMBS.
02	LIVING ROOM	A	2'-6"	4'-10"	WD	PTD	CLAD	ORB	
03	LIVING ROOM	M	5'-0"	7'-0"	WD	PTD	CLAD	NOTE 1	
04	KITCHEN	E	2'-2"	3'-10"	WD	PTD	CLAD	ORB	
05	KITCHEN	P	2'-8"	6'-8"	WD	PTD	CLAD	NOTE 1	ALL WINDOWS TO BE INTERIOR PRIMED PINE.
06	MASTER BEDROOM	D	7'-8"	3'-10"	WD	PTD	CLAD	ORB	
07	BREAKFAST ROOM	J	6'-0"	4'-2"	WD	PTD	CLAD	ORB	EXTERIOR WINDOW CLAD COLOR:
08	LAUNDRY	L	2'-0"	3'-10"	WD	PTD	CLAD	WHT	
09	BATHROOM	F	1'-5"	3'-6"	WD	PTD	CLAD	WHT	HARDWARE : LOCKS , HANDLES, & HINGES TO BE OIL RUBBED BRONZE (ORB). TYPICAL EXCEPT WHITE KNOBS AT INTERIOR OF BATHROOMS.
10	BEDROOM	K	2'-6"	3'-10"	WD	PTD	CLAD	ORB	
11	OFFICE	C	5'-0"	3'-10"	WD	PTD	CLAD	ORB	SCREEN FRAMES: WHITE W/ CHARCOAL FIBERGLASS MESH.
12	OFFICE BATH	F	1'-5"	3'-6"	WD	PTD	CLAD	WHT	
13	BREAKFAST ROOM	H	1'-7"	4'-2"	WD	PTD	CLAD	ORB	MUNTIN SIZE: 7/8" EXCEPT WHERE NOTED.
14	BEDROOM	K	2'-6"	3'-10"	WD	PTD	CLAD	ORB	
15	BEDROOM	K	2'-6"	3'-10"	WD	PTD	CLAD	ORB	DOOR/WINDOW #1, 2, & 3 MUNTIN SIZE: 1-1/4".
16	LIVING ROOM	A	2'-6"	4'-10"	WD	PTD	CLAD	ORB	
17	LIVING ROOM	A	2'-6"	4'-10"	WD	PTD	CLAD	ORB	2- OR 3-GANG WINDOWS W/ 3-1/2" STUD POCKET-VERIFY IN FIELD.
18	M. BATHROOM	E	2'-2"	3'-10"	WD	PTD	CLAD	WHT	
19	KITCHEN	G	2'-6"	3'-10"	WD	PTD	CLAD	ORB	NOTE 1- SEE DOOR & HARDWARE SCHEDULE FOR HARDWARE FINISHES.
20	KITCHEN	G	2'-6"	3'-10"	WD	PTD	CLAD	ORB	
21	KITCHEN	N	3'-0"	6'-8"	WD	PTD	CLAD	NOTE 1	
22	BREAKFAST ROOM	G	2'-6"	3'-10"	WD	PTD	CLAD	ORB	
23	BREAKFAST ROOM	H	1'-7"	4'-2"	WD	PTD	CLAD	ORB	
24	BASEMENT	Q	2'-6"	1'-6"	WD	PTD	CLAD	WHT	
25	BASEMENT	Q	2'-6"	1'-6"	WD	PTD	CLAD	WHT	
26,27,28	BASEMENT	Q	2'-6"	1'-6"	WD	PTD	CLAD	WHT	

REV. 9/26/21

DATE 9/26/21

SCALE AS NOTED

DRW C.B.H.

CK

WINDOW & DOOR TYPES;  
WINDOW & DOOR SCHEDULES;  
HARDWARE SCHEDULE

A0.1

For: New Construction

Charlotte Breed Handy,  
A R C H I T E C T  
165 WILLIAMS ST. PROVIDENCE, RI  
401-368-9963

HANDY COTTAGE  
91 BOULDER RD. BARNSTABLE, MA 02630



Property ID: 315009  
GUERLAIN. JOHN N  
99 BOULDER RD  
BARNSTABLE. MA 02630

Property ID: 315010  
HANDY. EDWARD O III. LITTLEFIELD. SUSAN  
HANDY. SETH H  
10 FOX RUN  
EAST GREENWICH. RI 02818

Property ID: 315011  
TURNER. MICHAEL W & LYNNE G  
75 BOULDER ROAD  
BARNSTABLE. MA 02630

Property ID: 315024  
HANDY. EDWARD O III. LITTLEFIELD. SUSAN  
HANDY. SETH H  
10 FOX RUN  
EAST GREENWICH. RI 02818

Property ID: 315025  
COBB TRUST  
C/O BARNSTABLE. TOWN OF (MUN)  
367 MAIN STREET  
HYANNIS. MA 02601

Property ID: 316027  
KARNES. KELBY L AND  
WILKOWSKI KARNES. ROBIN A  
96 BOULDER ROAD  
BARNSTABLE. MA 02630



**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
200 Main Street, Hyannis, Massachusetts 02601  
Telephone (508) 862-4787, Email [grayce.rogers@town.barnstable.ma.us](mailto:grayce.rogers@town.barnstable.ma.us)



**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Application is hereby made, with six (6) complete, colored sets, for the issuance of a Certificate of Appropriateness under Section 6 of Chapter 470, Acts and Resolves of Massachusetts, 1973, for proposed work as described below and on plans, drawings, or photographs accompanying this application for:

Date 9/22/21 **Map & Parcel** 318/025/002

**Property Owner** Dillingham Properties LLC Phone 617-285-6930

Street address 270 Commerce Road Email pbraz235@gmail.com

Village Barnstable

Mailing address Box 474 Barnstable, MA 02630 Signature \_\_\_\_\_

**Agent/Contractor** Kevin Werner Fine Line Design Phone 508-420-1296

Agent Address Box 163 Cummaquid, MA Email kevin@finelinearchitectural.com

Agent Signature 

If approved, the Certificate of Appropriateness expires one year from the stamped approval date or upon the expiration of a Building Permit, whichever date shall be later. A one year extension may be requested, in writing, to the Old King's Highway Administrative Assistant at 200 Main Street, Hyannis, MA 02601. This request must be received prior to the date of expiration.

There is a 10 day appeal period plus a four day waiting period for all applications after which time your approval paperwork will be available for pickup and building permit sign-off. All applications are subject to meeting any applicable building code requirements.

	<input type="checkbox"/> New Build	<input type="checkbox"/> Additi	<b>Check all categories that apply</b>	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/>
<b>Building Construction</b>					Commercial
<b>Type of Building</b>	<input type="checkbox"/> House	<input type="checkbox"/> Garage	<input checked="" type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input type="checkbox"/> Other
<b>Project</b>	<input checked="" type="checkbox"/> Roof	<input checked="" type="checkbox"/> Windows/Doors	<input checked="" type="checkbox"/> Siding/Painting	<input type="checkbox"/> Solar	<input type="checkbox"/> Other
<b>Landscape Feature</b>	<input type="checkbox"/> Fence	<input type="checkbox"/> Wall	<input type="checkbox"/> Flag Pole	<input type="checkbox"/> Pool	<input type="checkbox"/> Other
<b>Signs</b>	<input type="checkbox"/> New Sign	<input type="checkbox"/> Replace Sign	<input type="checkbox"/> Repaint Sign		<input type="checkbox"/> Other

**Description of Proposed Work** Renovate and convert existing barn into guest house.

**DENIED**

	<i>for Committee use only</i>	<b>This Certificate is hereby</b>	<b>APPROVED</b>		
	By a vote of	<u>Ave</u>	<u>Nay</u>	<u>Abstain</u>	Date _____
	<i>Members signatures</i>	_____			
	<i>Conditions of Approval</i>	_____			

## CERTIFICATE OF APPROPRIATENESS – SPEC SHEET

### CHIMNEY

Material

Color

### ROOF

Make &amp; style

Red Cedar Shingles

Natural

Color

Roof Pitch (s) – (7/12 minimum)

12/12

(specify on plans for new building &amp; major additions)

### GUTTER

Type/Material

Color

### WINDOWS, DOORS, TRIM, SHUTTERS, SKYLIGHTS

#### Window/Door Trim material

Wood

Other specify

Size of cornerboards

1x5 , 1x6

Size of casings (1X4 min)

1x5

Color

White

Rakes

1<sup>st</sup> member

1x8

2<sup>nd</sup> Member

Depth of overhang

6"

#### Windows:

Make/Model

Andersen 400 series

Material

Clad Wood

Color

White

#### Window Grills

Divided Light

Exterior Glued Grills

Grills Between Glass

Removable Interior Grills

No Grills

Grill Pattern

6/6

#### Doors:

Style &amp; Make

Material

Color

#### Garage doors:

Style

Size of opening

Material

Color

#### Shutters:

Type &amp; Style

Material

Color

#### Skylights:

Type

venting

Make &amp; Model

Velux VS M06

Material

Clad Wood

Size

30"x46"

Color

dark gray

### SIDING

Type

Clapboard

Shingle

Other

Material

Red Cedar

White Cedar

Other

Paint Color

Natural

### FOUNDATION

Type

(max 12' exposed)

### DECK

Material

Wood

Color

Natural

### SIGNS

Size

Materials

Color

### FENCE

Type

(split rail, chain link)

Color

Material

Length

### RETAING WALL

Description

### LIGHTING

Type and location (free standing  
affixed to structure, illuminated)



# CHECKLIST – CERTIFICATE OF APPROPRIATENESS

*Please complete the Checklist that is applicable to your project.*

**Submit six (6) complete colored sets, unless otherwise noted**

## FEES

- .... **Filing Fee** according to fee schedule, please make checks payable to the Town of Barnstable
- .... **Legal Ad fee**, in the amount of **\$19.84**, made payable to the Town of Barnstable
- .... **First Class Postage Stamps** for abutter notification. Please contact Barnstable Old King's Highway Office for correct count

## ALTERATIONS *(new paint color, change of siding material, roofing, windows, doors, shutters, etc)*

- .... **Application for Certificate of Appropriateness**
- .... **Spec Sheet**, brochures and color samples
- .... Plans of building elevations/photographs, **ONLY** if there is a change to the location and size of the window (s) or Door (s).

## MINOR ADDITIONS *(decks, enclosing a porch, sheds (over 120 sqft)*

- .... **Application for Certificate of Appropriateness**,
- .... **Spec Sheet**, brochures and color samples
- .... **Site Plan**, **ONLY** if there are changes to the footprint *(see site plan criteria below)*  
A site plan drawn on a mortgage survey plan or GIS map may be used for minor additions, **UNLESS** the porch, deck, pool, or Shed etc. is close to lot lines, zoning setback lines, or other buildings, in which case a certified site plan must be submitted
- .... **Photographs** of all building elevation affected by any proposed alterations
- .... **Plans** 2 full scale plans, plus 4 copies of the plan at reduced scale to fit 8.5x11 or 11x17 paper  
Company brochure of manufacturers shed or to-scale sketch **or** affected structure or building elevations

## ASSESSORY STRUCTURES, NEW/ALTERED *(fences, new stonewalls, changes to retaining walls, pools etc)*

- .... **Application for Certificate of Appropriateness**
- .... **Spec Sheet**, brochures &/or diagram
- .... **Site Plan** *(see site plan criteria below)*
- .... **Photographs** of any existing structure that will be affected by the change

## SIGNS *(complete sign supplement)*

- .... **Rendering** of the proposed sign, showing graphics, dimensions, design and height of post, color, and materials
- .... **Site Plan** on GIS map or mortgage survey, or photographs, or to-scale sketch of building elevation showing location of Proposed sign; and any tree to be removed near a freestanding sign *(see below for site plan criteria)*

## SOLAR PANELS *(complete solar panel supplement)*

- .... **Drawing** of locations of panels on house showing roof and panel dimensions
- .... **Site Plan** showing location of building on property *(see site plan criteria below)*

## SITE PLAN CRITERIA

- .... Name of applicant, street location, map and parcel
- .... Name of architect, engineer, or surveyor; original stamp & signature; date of plan & revision dates
- .... North arrow, written and drawn to scale
- .... Changes to existing grades shown with one-foot contours
- .... Proposed & existing footprint of building and/or structures, and distance to lot lines
- .... Proposed driveway location
- .... Proposed limits of clearing for building (s), assessor structure (s), driveway and septic system
- .... Retaining walls or accessory structures (e.g. pool, tennis court, cabana, barn, garage, etc)

# NEW BUILDINGS, ADDITION, OR COMMERCIAL BUILDING CHECKLIST – CERTIFICATE OF APPROPRIATENESS

**Submit Six (6) complete colored sets, unless otherwise noted**

..... **Application for Certificate of Appropriateness**

..... **Spec Sheet**, brochures or diagram

..... **Site Plan**

- ..... Name of applicant, street location, map and parcel
- ..... Name of architect, engineer, or surveyor; original stamp & signature; date of plan & revision dates
- ..... North arrow, written and drawn to scale
- ..... Changes to existing grades shown with one-foot contours
- ..... Proposed & existing footprint of building and/or structures, and distance to lot lines
- ..... Proposed driveway location
- ..... Proposed limits of clearing for building (s), assessor structure (s), driveway and septic system
- ..... Retaining walls or accessory structures (e.g. pool, tennis court, cabana, barn, garage, etc)

..... **Building Elevations**

- ..... Plans at scale of  $\frac{1}{4}'' = 1$  foot; a written drawn scale
- ..... Plans at a reduced scale to fit 8.5"x11 **or** 11x17 paper
- ..... Name of applicant, street location, map and parcel
- ..... Name of Building Designer, or architect; original signature of plan preparer and stamp; plan date, and all revision dates.
  - \*All new house or commercial building plans must have an original signature and stamp, if any, by a registered Architect, member of AIBD, or a licensed Massachusetts Home Improvement Contractor, unless this requirement is waived by the Old King's Highway Historic District Committee.*
- ..... A written and bar drawn scale
- ..... Elevations of all (affected) sides of the building, with dimensions including height from the natural grade adjacent to the Building to the top of the ridge; location and elevation of finished grade, roof pitch (s) dormer setbacks; trim style, window And door styles. Changes to existing building must be clouded on drawings.
- ..... Window schedule on plans

..... **Landscape Plan** (drawn on a certified perimeter plan containing the following)

- ..... Name of applicant, street address, assessor's map and parcel number
- ..... Name, address, and telephone number of the plan preparer, plan date, & date of revisions
- ..... The location of existing and proposed buildings and structures, and lot lines
- ..... Natural features of site (i.e. rock outcroppings, streams, wetlands, etc)
- ..... Existing buffer areas to remain
- ..... Location and species of trees and plants
- ..... Driveway, parking areas, walkways, and patios, indicating materials to be used
- ..... Existing stone walls, and proposed walls including retaining walls for slope retention or septic systems
  - For removal of stone walls, you must file a demolition application*
- ..... All proposed exterior lighting and signs

..... **Sketch or Photos of adjacent properties**

- ..... A sketch (s) to scale or photographs of nearby adjacent buildings, where present, along both sides of the street frontage,
- ..... Showing the proposed new house or commercial building in scale and in relationship to the existing buildings.
  - Please discuss with staff if you do not think this is relevant to your application.*

..... **Photographs of all sides of existing buildings** to remain or being added to

---

**Existing building, foot print**

Building 1 (sq. ft.) \_\_\_\_\_ Building 2 (sq. ft.) \_\_\_\_\_

**Existing building, gross floor area, including area of finished basement**

Building 1 (sq. ft.) \_\_\_\_\_ Building 2 (sq. ft.) \_\_\_\_\_

**New Building or addition, foot print**

Building 1 (sq. ft.) \_\_\_\_\_ Building 2 (sq. ft.) \_\_\_\_\_

**New Building or addition, gross floor area, including area of finished basement**

Building 1 (sq. ft.) \_\_\_\_\_ Building 2 (sq. ft.) \_\_\_\_\_

**Plan preparer, signature and date**



# SOLAR PANEL SUPPLEMENT

## STRUCTURE ONE

**STRUCTURE TYPE** Home ☐ Garage ☐ Barn ☐

## ELEVATION PLACEMENT

North ☐ South ☐ East ☐ West ☐

## ROOF MEASUREMENTS

Length  Height  Pitch

## SOLAR PANEL MEASUREMENTS

Length  Depth  Width

## SOLAR PANEL TYPE & FINISH

Color  Finish (matte or glossy)

## STRUCTURE TWO

**STRUCTURE TYPE** Home ☐ Garage ☐ Barn ☐

## ELEVATION PLACEMENT

North ☐ South ☐ East ☐ West ☐

## ROOF MEASUREMENTS

Length  Height  Pitch

## SOLAR PANEL MEASUREMENTS

Length  Depth  Width

## SOLAR PANEL TYPE & FINISH

Type Roof Mounted ☐ Ground Mounted ☐ Canopy/Carport System ☐

Color  Finish (matte or glossy)

Solar Company			
	Phone		
Solar representative			
	Print Name	Signature	
Date			

## SIGN SUPPLEMENT

### PROJECT TYPE

New ☐

Minor Change to Existing Sign ☐

Replace Existing Color ☐

Replace Existing Sign with New ☐

### MOUNTING TYPE

Post Mount ☐

*Post Mount Installation Type*

Surface Installation ☐

Direct Burial Installation ☐

Wall/Surface Mount ☐

Mounting type

Elevation affixed to

### ASTHETICS

Size

Material

Lettering (style)

Color

Post/Mount Material

Color

Height to Crossbar

Single Faced ☐

Double Faced ☐

### LIGHTING

Will the sign be lit

Yes ☐

No ☐

Type of Lighting

Placement of Lighting

### ADDITIONAL INFORMATION



← Parcel: 318-025-002

Location: 270 COMMERCE ROAD, Barnstable

Owner: DILLINGHAM PROPERTIES LLC



Parcel 318-025-002	Developer lot: LOT 2	Secondary road
Location 270 COMMERCE ROAD	Road type Town	Road index 0338
Village Barnstable	Fire district Barnstable	Interactive map 
Town sewer account No	CWMP Sewer Expansion (subject to change with final engineering design) None planned at this time	

Asbuilt septic scan  
[318025002\\_1](#)

▼\_Owner: DILLINGHAM PROPERTIES LLC

Owner DILLINGHAM PROPERTIES LLC	Co-Owner	Book page C168790/0
Street1 PO BOX 474	Street2	
City BARNSTABLE	State Zip Country MA 02630	

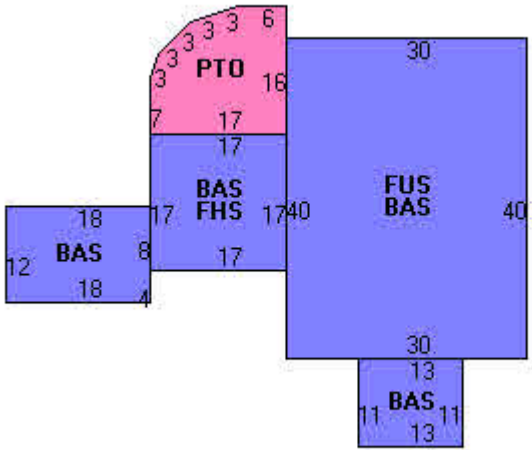
▼\_ Land

Acres 10.93	Use Single Fam M-01	Zoning RF-1	Neighborhood 0110
Topography Above Street	Street factor Paved	Town Zone of Contribution AP (Aquifer Protection Overlay District)	
Utilities Public Water,Gas,Septic	Location factor Excel View	State Zone of Contribution OUT	

▼\_ Construction

▼\_ Building 1 of 1

Year built 1890	Roof structure Gambrel	Heat type Hot Air
Living area 3193	Roof cover Wood Shingle	Heat fuel Gas
Gross area 3580	Exterior wall Wood Shingle	AC type None
Style Colonial	Interior wall Plastered, Drywall	Bedrooms 6 Bedrooms
Model Residential	Interior floor Pine/Soft Wood	Bath rooms 2 Full-0 Half
Grade Average Plus	Foundation	Total rooms 9 Rooms
Stories 2.3		



▼\_ Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
10/13/2020	Sid/Wind/Roof/Door	20-2973	\$4,000		Replace cedar shakes on house
08/19/2020	Insulation	20-2260	\$1,500		Add R-10 rigid insulation to the basement.
08/25/2014	Insulation	201405488	\$3,600	06/30/2015	INSULATE LIVING SPACE; KNEEWALL; SHINGLE SIDED WALL
06/01/1994	Addition	B36812	\$6,000	01/15/1995	BA BARN

▼\_ Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	04/04/2003	DILLINGHAM PROPERTIES LLC	C168790/0	\$1
2	02/15/1987	BRAZELTON, T BERRY & PAULINE B TRS	C110057/0	\$1
3	12/15/1986	BRAZELTON, CHRISTINA L & BRAZELTON, T BE	C109232/0	\$1
4	02/07/1986	BRAZELTON, CHRISTINA L	C75420/0	\$0

Assessment History

Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$313,500	\$6,600	\$33,400	\$556,200	\$909,700
2	2020	\$237,800	\$5,200	\$33,400	\$382,600	\$659,000
3	2019	\$237,800	\$5,200	\$35,000	\$382,600	\$660,600
4	2018	\$198,200	\$5,200	\$35,600	\$418,900	\$657,900
5	2017	\$197,000	\$4,400	\$20,300	\$435,000	\$656,700
6	2016	\$197,000	\$4,400	\$20,300	\$435,000	\$656,700
7	2015	\$237,100	\$4,500	\$13,700	\$464,200	\$719,500
8	2014	\$237,100	\$4,500	\$14,000	\$464,200	\$719,800
9	2013	\$237,100	\$4,500	\$14,200	\$464,200	\$720,000
10	2012	\$242,500	\$4,300	\$14,300	\$528,800	\$789,900
11	2011	\$250,000	\$4,400	\$14,800	\$528,800	\$798,000
12	2010	\$250,400	\$4,400	\$15,200	\$538,600	\$808,600
13	2009	\$353,500	\$3,000	\$11,400	\$880,400	\$1,248,300
14	2008	\$353,500	\$3,000	\$11,400	\$966,000	\$1,333,900
16	2007	\$353,500	\$3,000	\$11,400	\$966,000	\$1,333,900
17	2006	\$351,700	\$3,000	\$11,700	\$1,000,100	\$1,366,500
18	2005	\$295,300	\$2,900	\$12,100	\$909,200	\$1,219,500
19	2004	\$245,200	\$2,900	\$12,300	\$909,200	\$1,169,600
20	2003	\$202,900	\$2,900	\$12,600	\$726,400	\$944,800
21	2002	\$202,900	\$2,900	\$12,600	\$726,400	\$944,800
22	2001	\$202,900	\$3,000	\$12,600	\$726,400	\$944,900
23	2000	\$177,300	\$3,100	\$3,200	\$425,800	\$609,400
24	1999	\$177,300	\$3,100	\$3,200	\$425,800	\$609,400
25	1998	\$177,300	\$3,100	\$3,200	\$425,800	\$609,400
26	1997	\$177,500	\$0	\$0	\$344,900	\$535,300
27	1996	\$177,500	\$0	\$0	\$344,900	\$535,300
28	1995	\$177,500	\$0	\$0	\$344,900	\$531,100
29	1994	\$163,600	\$0	\$0	\$344,900	\$509,200
30	1993	\$163,600	\$0	\$0	\$361,000	\$525,300
31	1992	\$186,400	\$0	\$0	\$383,200	\$570,400
32	1991	\$142,300	\$0	\$0	\$468,400	\$611,800
33	1990	\$142,300	\$0	\$0	\$468,400	\$611,800
34	1989	\$142,300	\$0	\$0	\$468,400	\$611,800
35	1988	\$122,000	\$0	\$0	\$188,200	\$311,800
36	1987	\$122,000	\$0	\$0	\$188,200	\$311,800
37	1986	\$122,000	\$0	\$0	\$188,200	\$311,800

Photos















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Map printed on: 10/18/2021

0 333 667 Feet

Approx. Scale: 1 inch = 333 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.

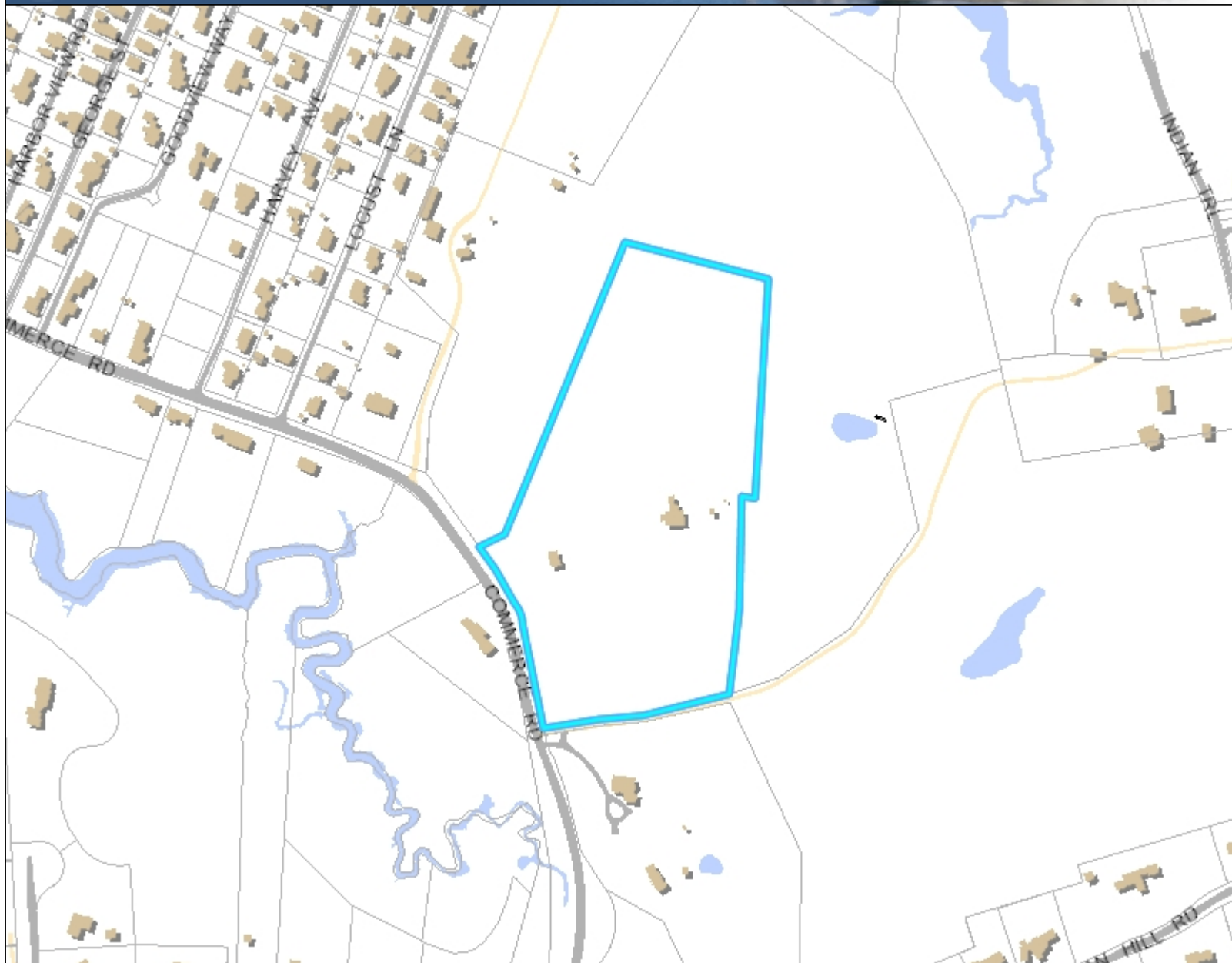
**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



**Legend**

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
  - Approx. Building
  - Buildings
- Parking Lots
  - Paved
  - Unpaved
- Roads
  - Paved Road
  - Unpaved Road
  - Bridge
  - Paved Median
- Water Bodies

Map printed on: 10/18/2021

0 333 667 Feet

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**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

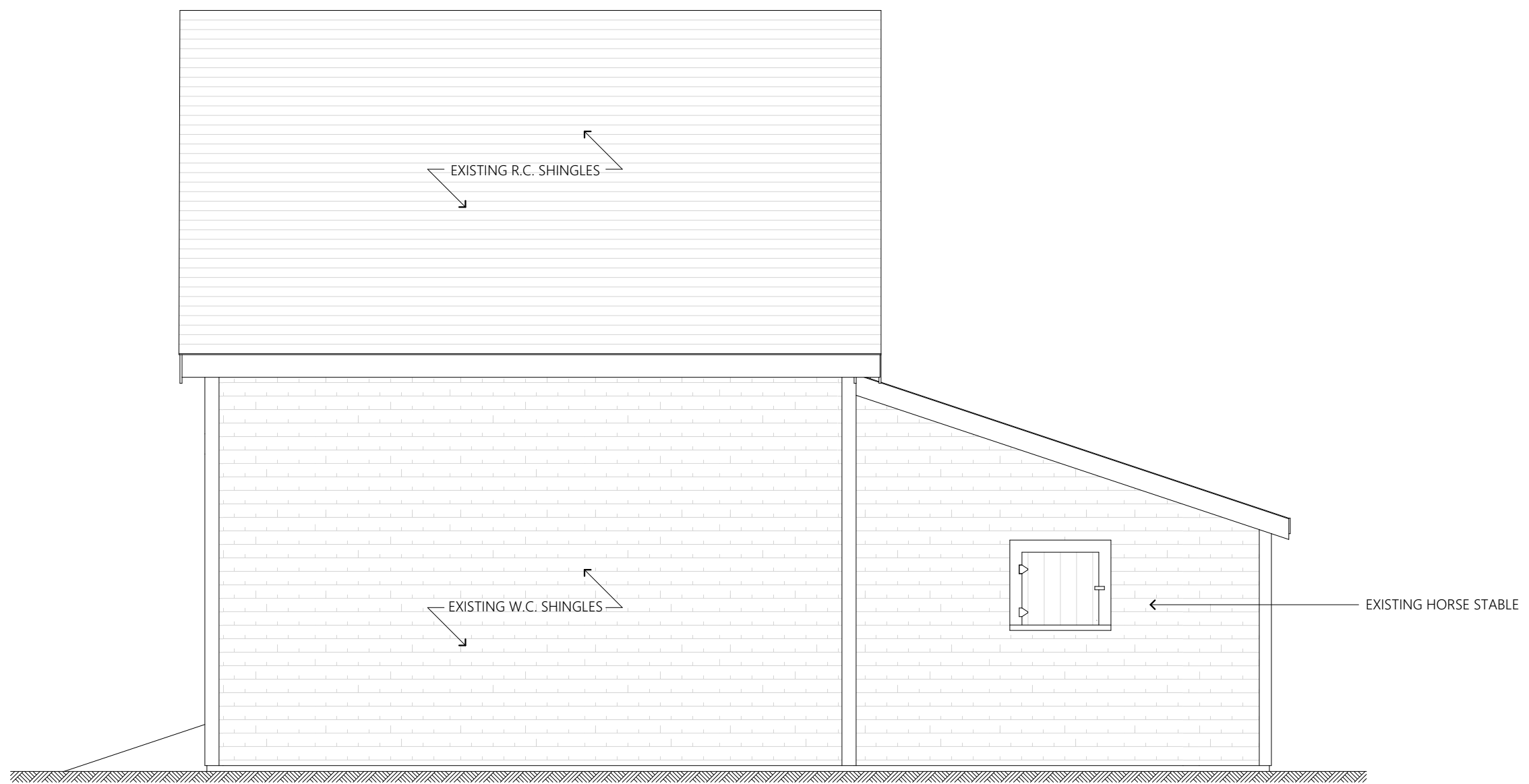
508-862-4624

gis@town.barnstable.ma.us



1  
A1

EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



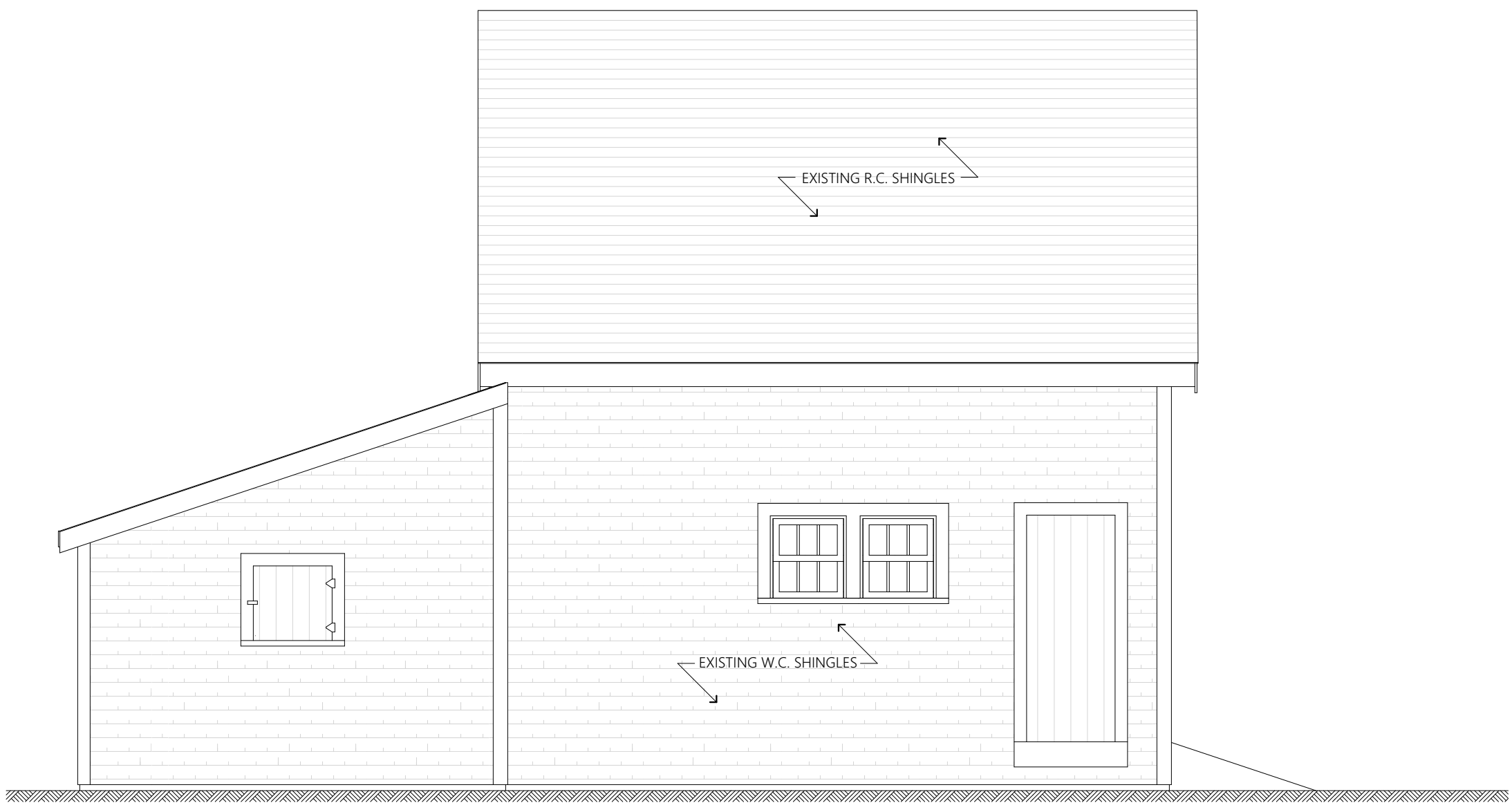
2  
A1

EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3  
A1

EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



4  
A1

EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"

FINE LINE design

508.420.1296  
3826 MAIN STREET BARNSTABLE, MA  
www.FineLineArchitecturalDesign.com

NOTES:

DILLINGHAM PROPERTIES, LLC  
270 COMMERCE RD BARNSTABLE, MA  
MAP BLOCK LOT 318025002

BARN  
CONVERSION

SET ISSUE DATES  
DATE ISSUE

REVISIONS  
# DATE DESCRIPTION

EXISTING  
ELEVATIONS

SHEET #1 OF 3

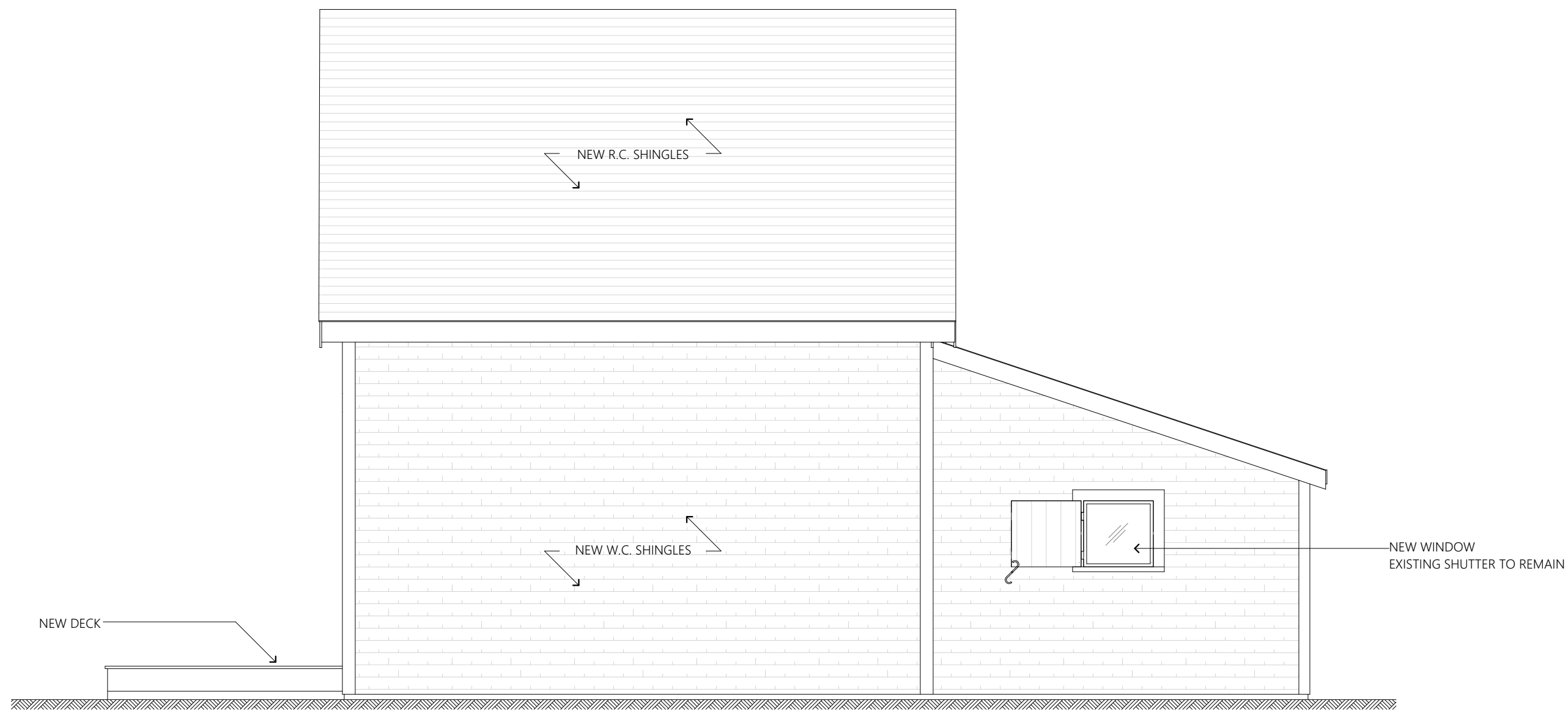
A1

DATE: 9/20/21

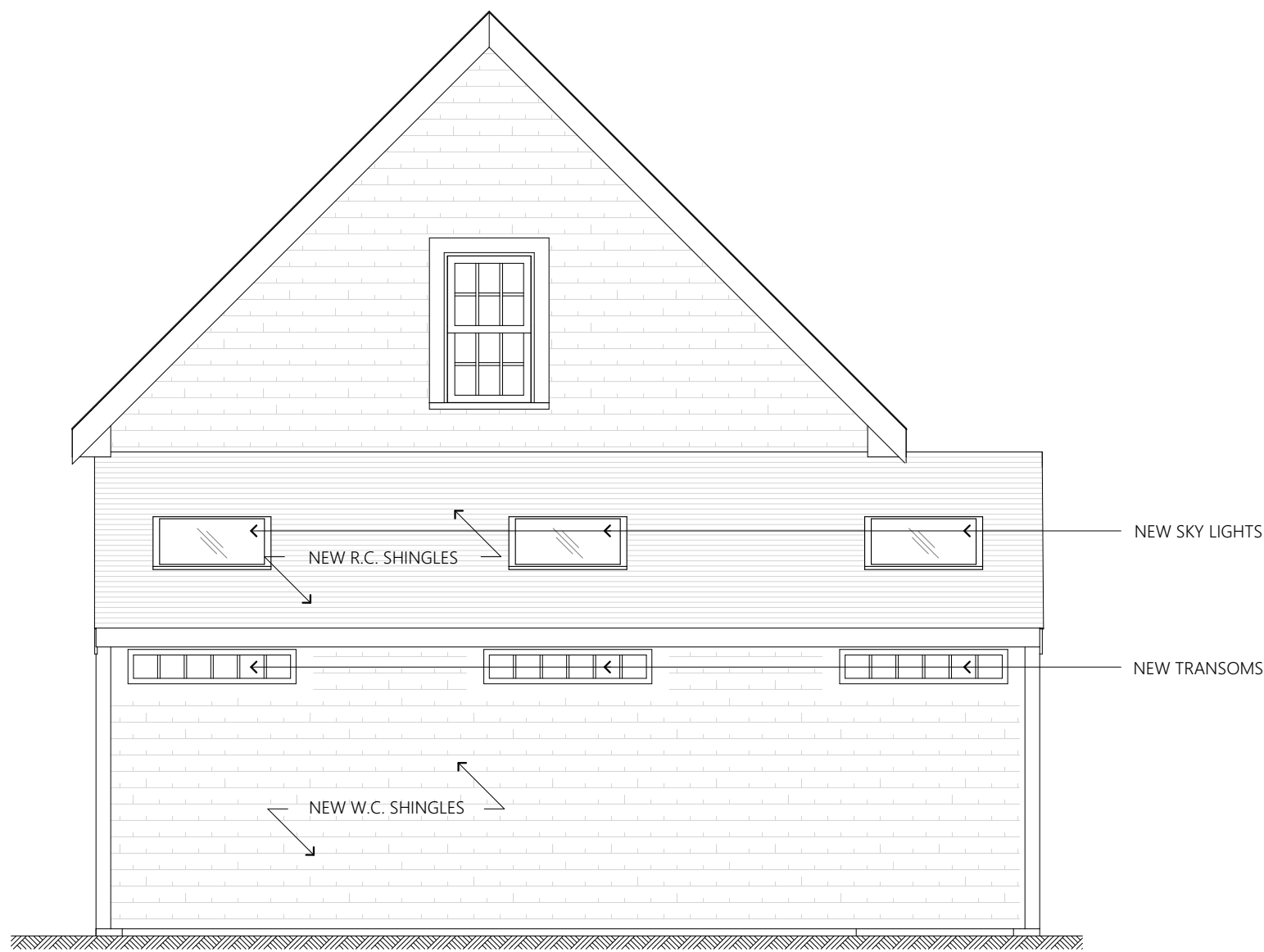




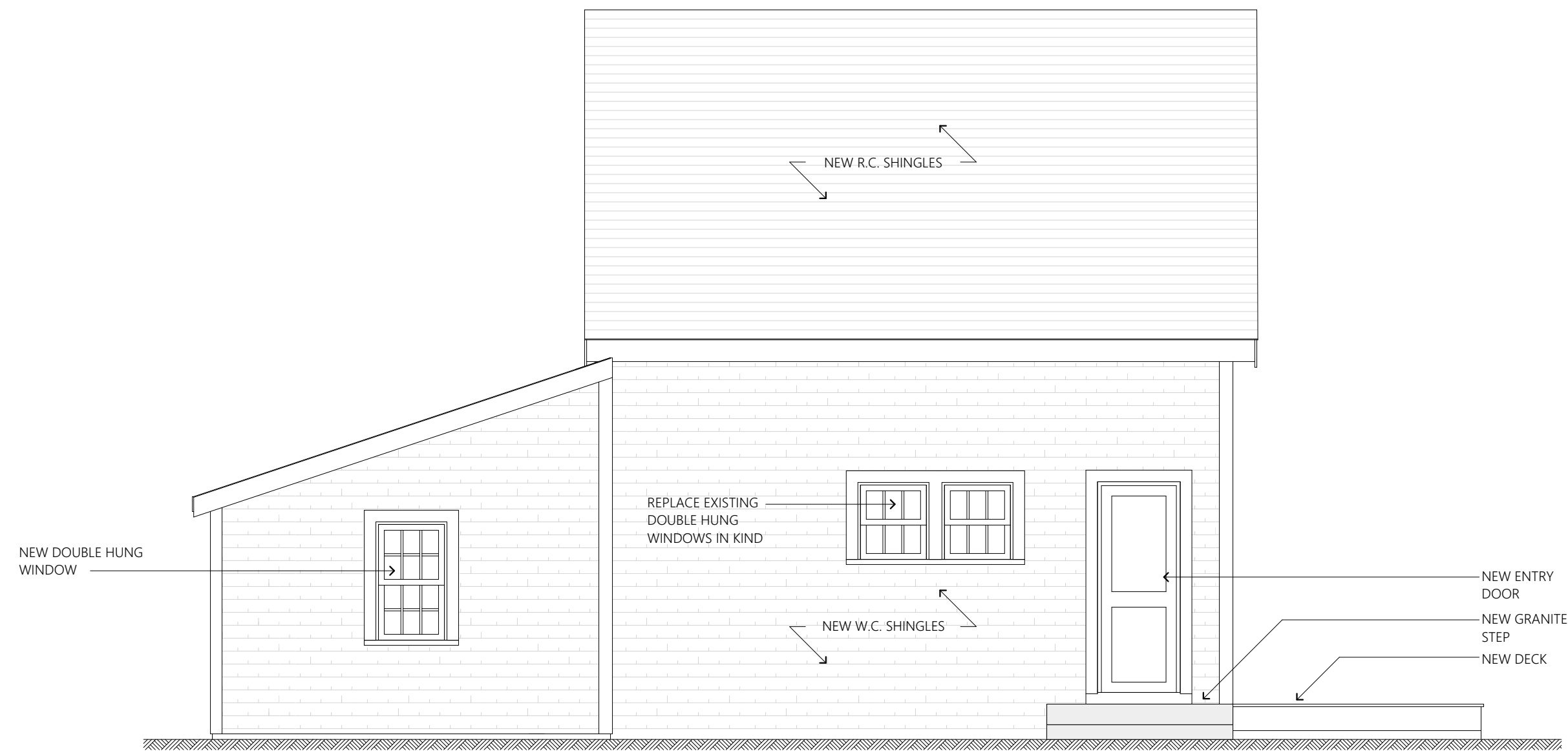
1  
A2  
PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2  
A2  
PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3  
A2  
PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



4  
A2  
PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"

NOTES:

DILLINGHAM PROPERTIES, LLC  
270 COMMERCE RD BARNSTABLE, MA  
MAP BLOCK LOT 318025002

BARN  
CONVERSION

SET ISSUE DATES	
DATE	ISSUE

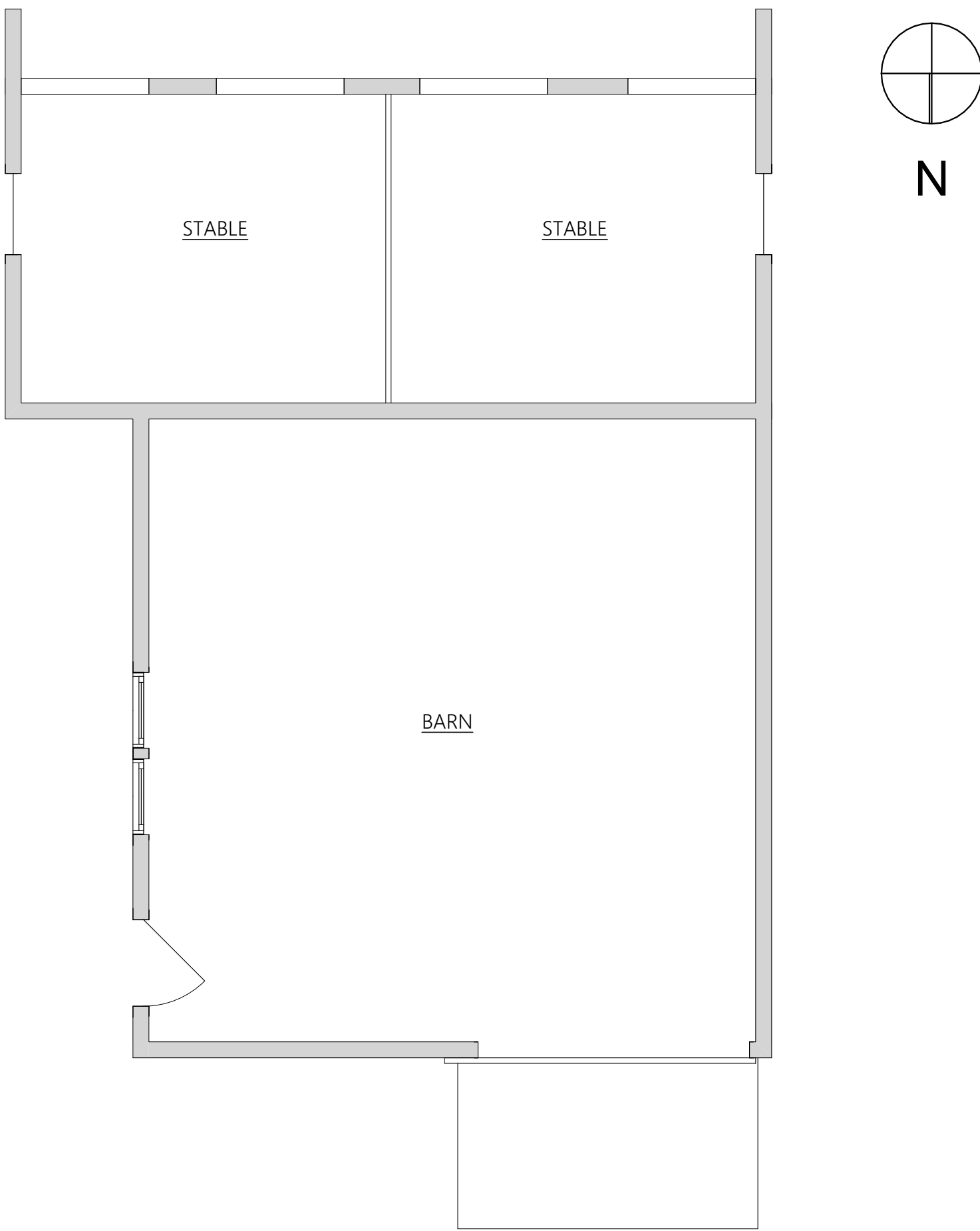
REVISIONS		
#	DATE	DESCRIPTION

PROPOSED  
ELEVATIONS

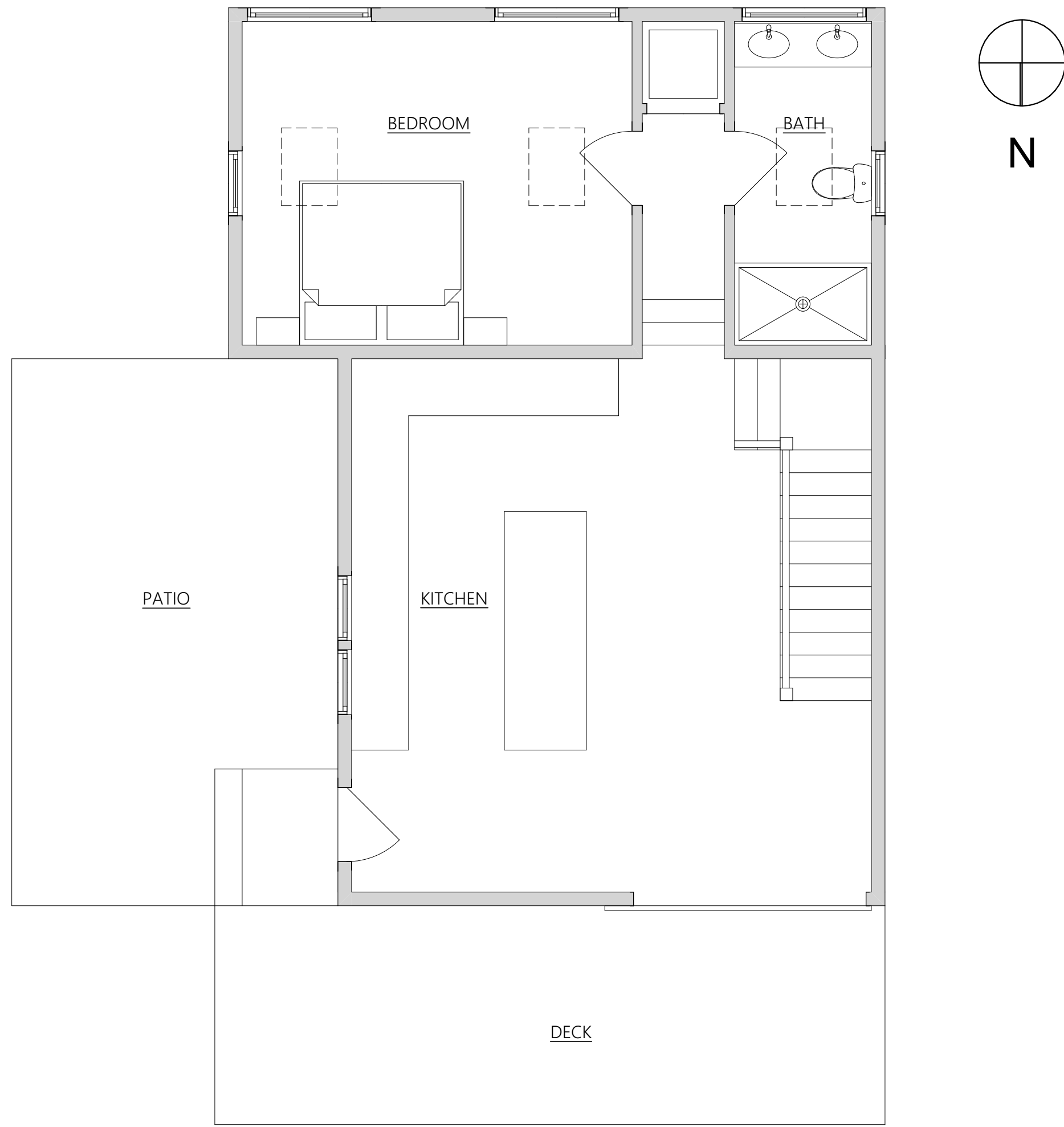
SHEET #2 OF 3

A2

DATE: 9/20/21



1  
A3  
EXISTING FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1  
A3  
PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

FINE LINE design

508.420.1296  
3826 MAIN STREET BARNSTABLE, MA  
www.FineLineArchitecturalDesign.com

NOTES:

DILLINGHAM PROPERTIES, LLC  
270 COMMERCE RD BARNSTABLE, MA  
MAP BLOCK LOT 318025002

BARN  
CONVERSION

SET/ISSUE DATES	
DATE	ISSUE

REVISIONS		
#	DATE	DESCRIPTION

FLOOR PLANS

SHEET #3 OF 3

A3

DATE: 9/20/21





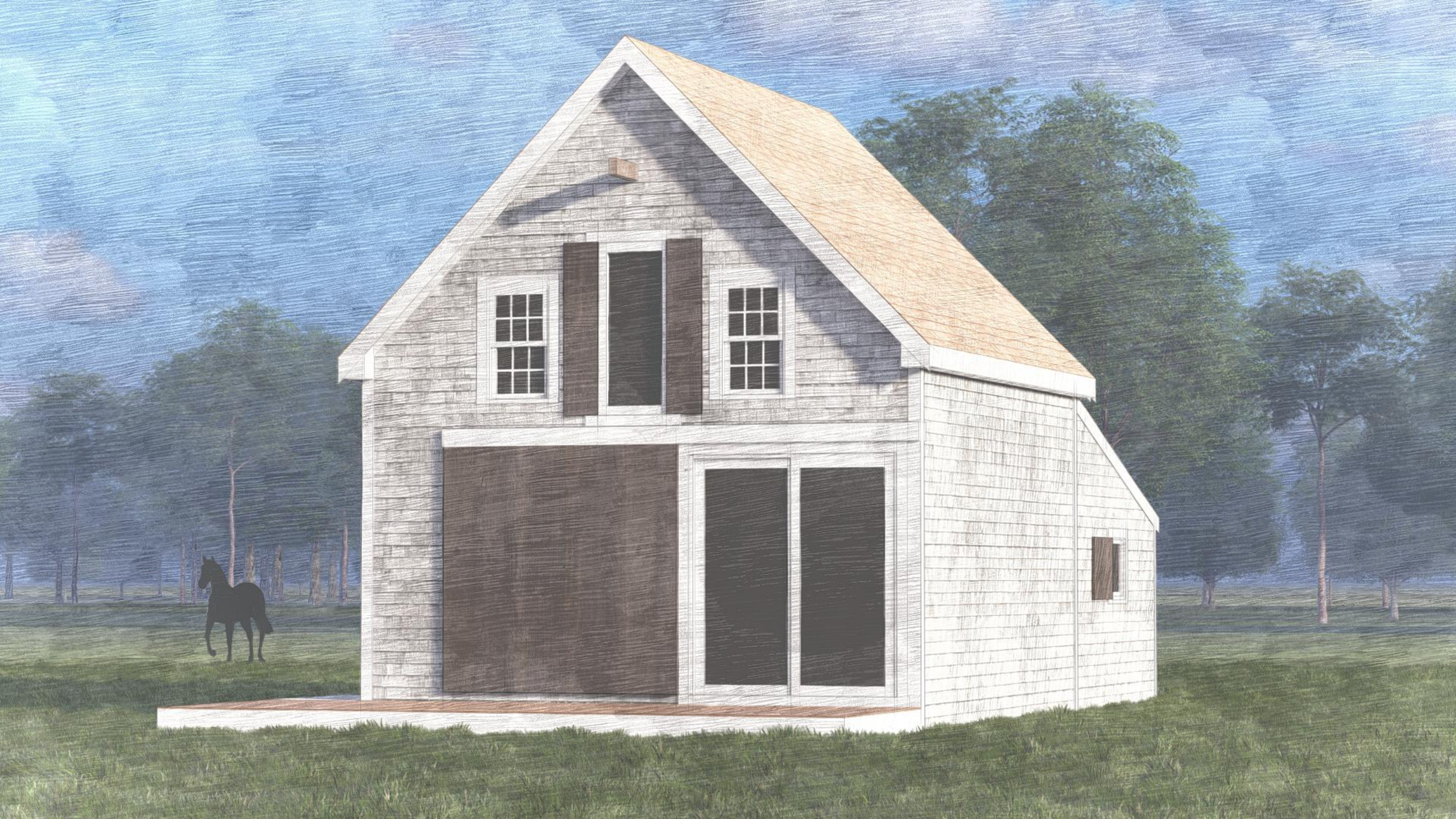




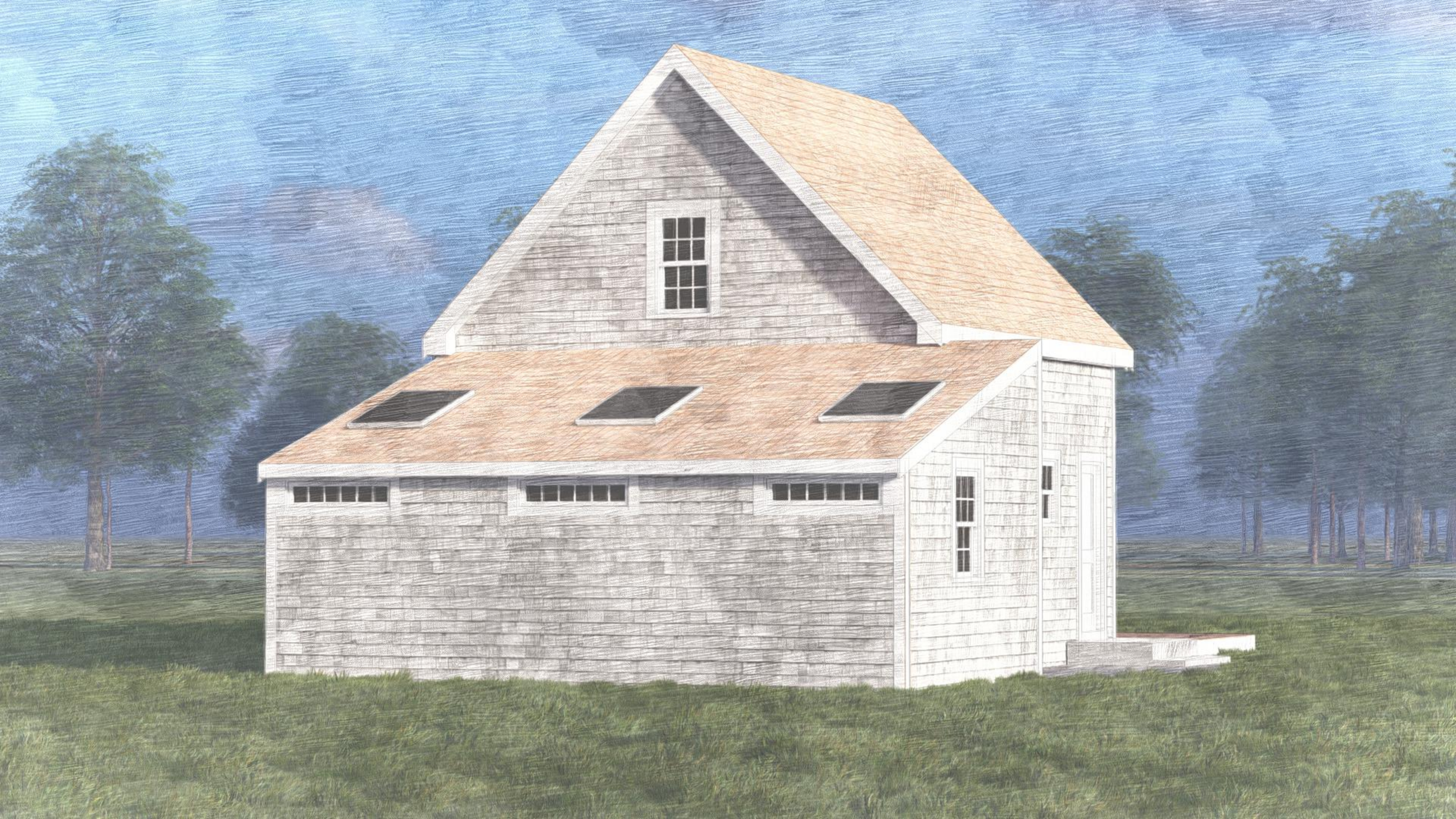


















Property ID: 318011001

VANDUZER. CHRISTOPHER & KERRI  
281 COMMERCE ROAD  
BARNSTABLE. MA 02630

Property ID: 318025001

DILLINGHAM PROPERTIES LLC  
PO BOX 474  
BARNSTABLE. MA 02630

Property ID: 318025002

DILLINGHAM PROPERTIES LLC  
PO BOX 474  
BARNSTABLE. MA 02630

Property ID: 318025004

MAGRUDER. SAMUEL & MARY & SARAH &  
HALL. DAPHNE L  
82 AVON HILL STREET  
CAMBRIDGE. MA 02140

Property ID: 318051

DILLINGHAM PROPERTIES LLC  
%BRAZELTON. CHRISTINA L II  
103 BERWICK ROAD  
PO BOX 693  
BERWICK, ME 03901



# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	BRN.2031
<b>Historic Name:</b>	Dillingham House
<b>Common Name:</b>	
<b>Address:</b>	270 Commerce Rd
<b>City/Town:</b>	Barnstable
<b>Village/Neighborhood:</b>	Barnstable Village
<b>Local No:</b>	318-025-2, BVB-66A
<b>Year Constructed:</b>	c 1750
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Georgian
<b>Use(s):</b>	Secondary Dwelling House; Single Family Dwelling House
<b>Significance:</b>	Architecture; Recreation
<b>Area(s):</b>	BRN.O: Old King's Highway Regional Historic District BRN.V: Harbor Area
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Roof: Wood Shingle Wall: Wood; Wood Shingle



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Friday, October 22, 2021 at 1:39: PM



**FORM B - BUILDING**

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

Assessor's Number  
318/025-2

AREA

BVB

FORM NO.

66A



Barnstable (Dimmock's Great Lot)

Address 270 Commerce Road, Barnstable

Historic Name Dillingham House

Present Residence

Original Homestead

& Mrs. T. Berry Brazelton  
Description

c. 1750

Style

Georgian

Architect

Exterior Wall Fabric Wood shingle

Outbuildings Newer stable; child's  
playhouse same era as house; also  
moved from Dillingham Estate

Major Alterations (with dates)

Modernized in early 1950's

Condition Excellent

Moved from west side Date 1953

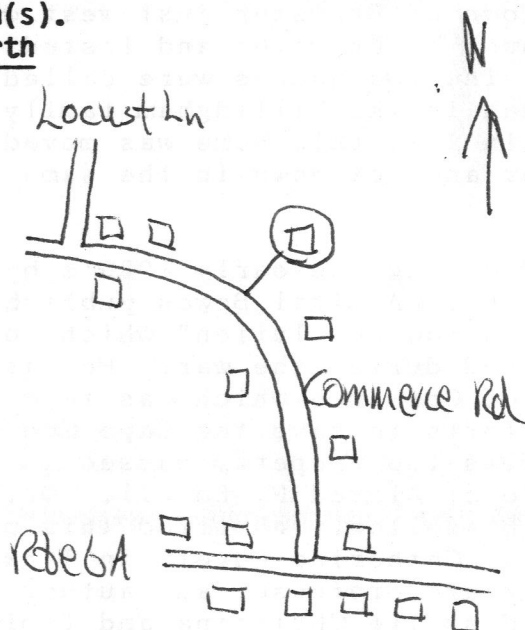
of Dillingham Hse. on 6A, Brewster by  
Acreage 10.93 ac.

Robt. Hayden, Sr

Setting Located off side street

adjacent to what was once cranberry  
bogs.

Sketch Map: Draw map showing property's location  
in relation to nearest cross streets and/or  
geographical features. Indicate all buildings  
between inventoried property and nearest  
intersection(s).  
Indicate north



UTM REFERENCE

USGS QUADRANGLE

SCALE

SEP 28 1999

Recorded by Patricia J. Anderson

Organization Barnstable Historical Com

Date July 1991



B2V 2031

**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

**ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.**

This spacious 2 story hip roofed Georgian dwelling has been superbly restored by the current owners. The house had 8 fireplaces at its original location in Brewster. After its move to Barnstable Village, six of the fireplaces were saved and are currently in working order, served by a large central chimney. The imposing central doorway is flanked by pilasters with a transom above and highlighted by a triangular pediment. The house has a balanced facade with 12/12 windows.

A child's playhouse was also moved from the Dillingham property in Brewster and is now located to the east of the main house. It has also been restored by the current owners.

**HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.**

The house was originally located in the Town of Brewster just west of a saltbox house thought to be the oldest house in Brewster and listed in the National Register (N.R. IND. 4/30/1976). The two houses were called the Dillingham Houses. The properties remained in the Dillingham family, except for a brief time, for nine generations. In 1953 this home was moved to its current site overlooking Barnstable Harbor and set down in the same position it had occupied in Brewster.

The land on which it now stands was owned during the early 1900's by Admiral Francis D. Bowles (See Form #BVB-66). Admiral Bowles published a memoir called "The Loyalty of Barnstable in the Revolution" which documents and traces the course that Barnstable played during the war. He was the second president of the Cape Cod Chamber of Commerce which was formed in the early 1920's and was active in the efforts to have the Cape Cod Canal improved. After the death of Admiral Bowles the property passed to Catherine B. Lowell, his daughter and wife of Alfred P. Lowell. Dr. T. Berry Brazelton and his wife, Christina Lowell Brazelton, inherited this property and the Dillingham house after the death of Catherine Lowell in 1969. Dr. Brazelton is a noted pediatrician, Harvard professor and author of several books on children and parenting. His wife Christina and family live in Cambridge, MA and spend summers at the family compound in Barnstable Village.

**BIBLIOGRAPHY and/or REFERENCES**

Barnstable County Registry of Deeds.  
Barnstable County Registry of Probate.  
Brewster, a Cape Cod Town Remembered.  
Oral History, Dr. T. Berry Brazelton, August 1985.





**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
200 Main Street, Hyannis, Massachusetts 02601  
Telephone (508) 862-4787, Email [grayce.rogers@town.barnstable.ma.us](mailto:grayce.rogers@town.barnstable.ma.us)



**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Application is hereby made, with six (6) complete, colored sets, for the issuance of a Certificate of Appropriateness under Section 6 of Chapter 470, Acts and Resolves of Massachusetts, 1973, for proposed work as described below and on plans, drawings, or photographs accompanying this application for:

Date 9-28-2021 Map & Parcel 349/063

Property Owner Jesse + Megan Affonso Phone 716-380-0812

Street address 64 Cypress Point Email jaffonso@capecodortho.com

Village Cummaquid Mailing address 64 Cypress Point, Yarmouthport MA 02675

Agent/Contractor Bella Pools Signature Jesse Affonso Phone 508-398-4277

Agent Address 327 Whites Path Email yardscapbella@comcast.net

Agent Signature Jeffrey Lanana

If approved, the Certificate of Appropriateness expires one year from the stamped approval date or upon the expiration of a Building Permit, whichever date shall be later. A one year extension may be requested, in writing, to the Old King's Highway Administrative Assistant at 200 Main Street, Hyannis, MA 02601. This request must be received prior to the date of expiration.

There is a 10 day appeal period plus a four day waiting period for all applications after which time your approval paperwork will be available for pickup and building permit sign-off. All applications are subject to meeting any applicable building code requirements.

Building Construction	<input type="checkbox"/> New Build	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial
Type of Building	<input type="checkbox"/> House	<input type="checkbox"/> Garage	<input type="checkbox"/> Barn	<input type="checkbox"/> Shed
Project	<input type="checkbox"/> Roof	<input type="checkbox"/> Windows/Doors	<input type="checkbox"/> Siding/Painting	<input type="checkbox"/> Solar
Landscape Feature	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Wall	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Other
Signs	<input type="checkbox"/> New Sign	<input type="checkbox"/> Replace Sign	<input type="checkbox"/> Repaint Sign	<input type="checkbox"/> Other

*inground*

Description of Proposed Work POOL CODE FENCE + GATES, INGROUND POOL -  
(4' BLACK ALUMINUM 2-RAIL FENCE, 4' BLACK VINYL MINI CHAIN  
LINK FENCE)

**DENIED**

for Committee use only This Certificate is hereby **APPROVED**

By a vote of Ave Nay Abstain Date \_\_\_\_\_

Members signatures \_\_\_\_\_

Conditions of Approval \_\_\_\_\_



## CERTIFICATE OF APPROPRIATENESS – SPEC SHEET

**CHIMNEY** Material  Color

**ROOF** Make & style  Color   
*Roof Pitch (s) – (7/12 minimum)*

*(specify on plans for new building & major additions)*

**GUTTER** Type/Material  Color

### WINDOWS, DOORS, TRIM, SHUTTERS, SKYLIGHTS

**Window/Door Trim material** Wood  Other specify

Size of cornerboards  Size of casings (1X4 min)  Color

Rakes 1<sup>st</sup> member  2<sup>nd</sup> Member  Depth of overhang

**Windows:** Make/Model  Material  Color

**Window Grills** Divided Light ☐ Exterior Glued Grills ☐ Grills Between Glass ☐

Removable Interior Grills ☐ No Grills ☐ Grill Pattern

**Doors:** Style & Make  Material  Color

**Garage doors:** Style  Size of opening  Material

Color

**Shutters:** Type & Style  Material  Color

**Skylights:** Type  Make & Model

Material  Size  Color

**SIDING** Type Clapboard ☐ Shingle ☐ Other ☐

Material Red Cedar ☐ White Cedar ☐ Other ☐

Paint Color

**FOUNDATION** Type  (max 12' exposed)

**DECK** Material  Color

**SIGNS** Size  Materials  Color

**FENCE** Type  Color

Material  Length

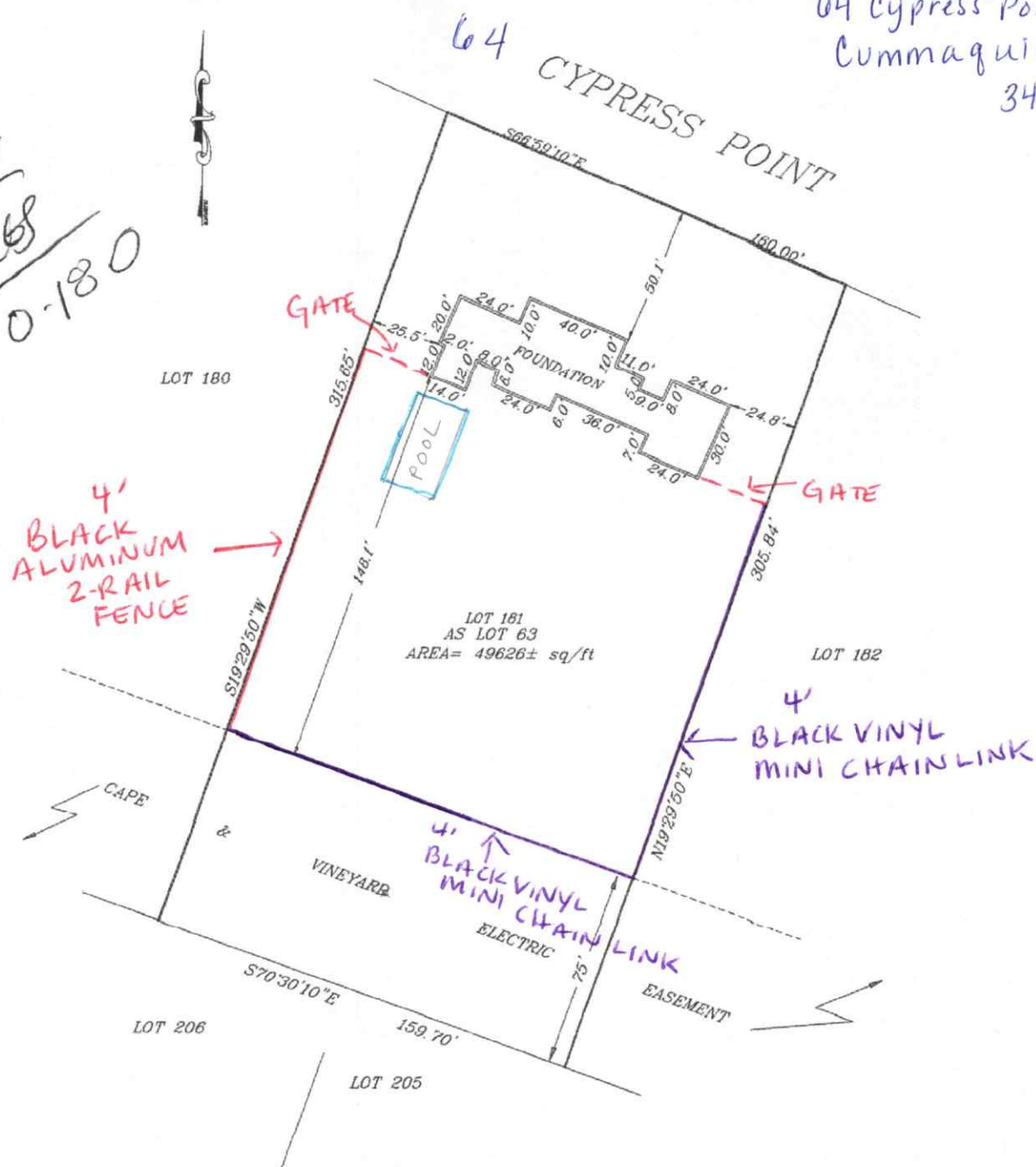
**RETAING WALL** Description

**LIGHTING** Type and location (free standing affixed to structure, illuminated)



Affonso-Bella Pools  
64 Cypress Point  
Cummaquid  
349/063

OK  
168  
-----  
10-180



FLOOD ZONE "C"	FOUNDATION CERTIFICATION	RES ZONE: "RF-1"
TOWN: CUMMAQUID	SCALE: 1"=60' PL REF: 235/149	ELEV: N/A

I CERTIFY THAT THE ABOVE  
FOUNDATION IS LOCATED ON  
THE GROUND AS SHOWN, AND  
IT'S POSITION DOES  
CONFORM TO THE ZONING LAW  
SETBACK REQUIREMENTS OF  
BARNSTABLE

PAUL A. MERITHEW



YANKEE SURVEY CONSULTANTS  
P.O. BOX 265  
UNIT 1, 40B INDUSTRY ROAD  
MARSTONS MILLS, MASS. 02648  
TEL: 428-0055  
FAX: 420-5553

DATE: 10/17/00

JOB  
NUMBER 52386FND

RF-1 30' FRONT 15' SIDES + REAR.





Map printed on: 10/18/2021

0 83 167 Feet

Approx. Scale: 1 inch = 83 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.



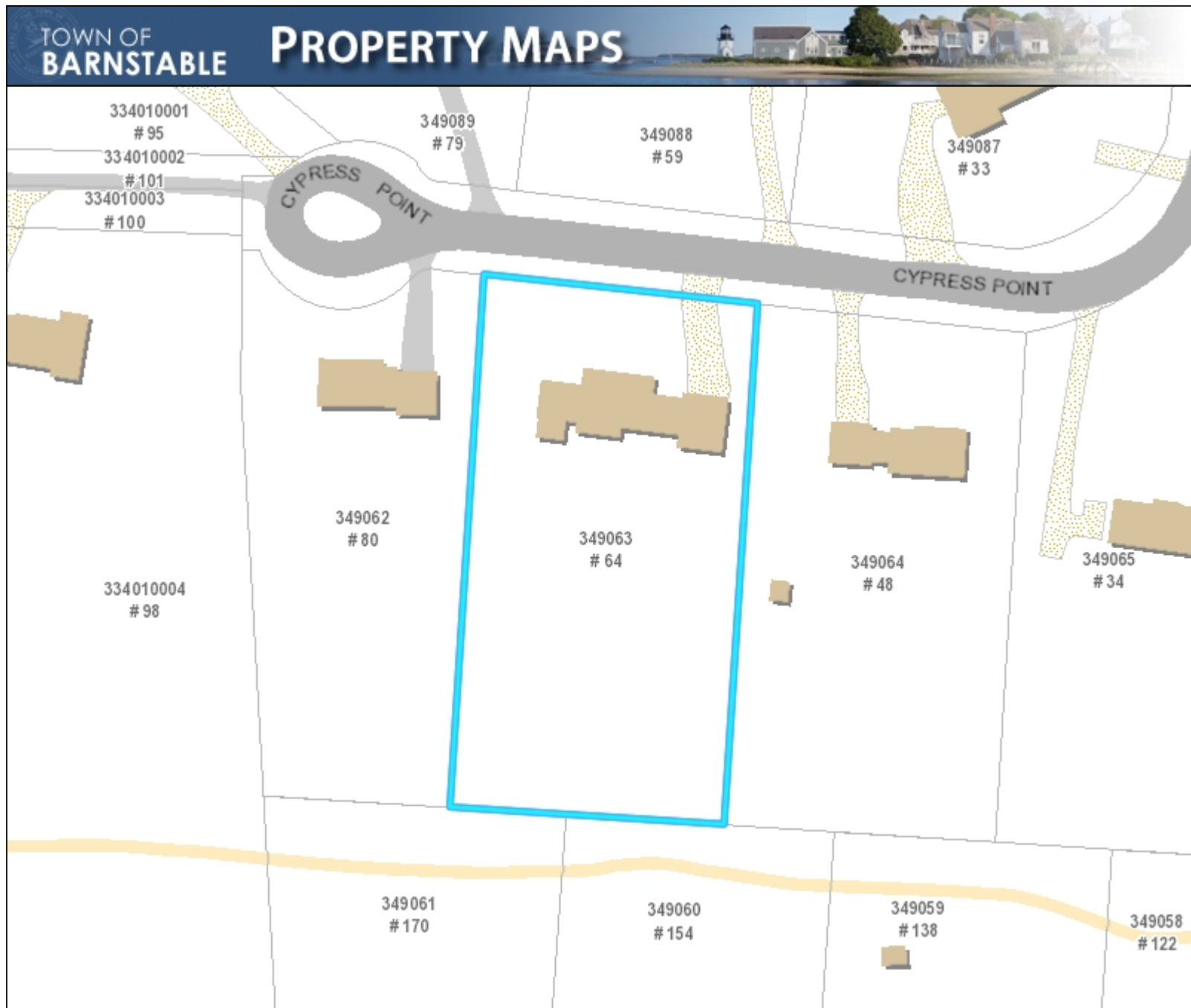
Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



**Legend**

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
  - Approx. Building
  - Buildings
- Painted Lines
- Parking Lots
  - Paved
  - Unpaved
- Driveways
  - Paved
  - Unpaved
- Roads
  - Paved Road
  - Unpaved Road
- Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 10/18/2021

0 83 167 Feet

Approx. Scale: 1 inch = 83 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

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**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



← Parcel: 349-063

Location: 64 CYPRESS POINT, Barnstable

Owner: AFFONSO, JESSE & MEGAN M



Parcel  
349-063

Location  
64 CYPRESS POINT

Village  
Barnstable

Town sewer account  
No

Developer lot:  
LOT 181

Road type  
Town

Fire district  
Barnstable

CWMP Sewer Expansion (subject to change with final engineering design)  
None planned at this time

Secondary road

Road index  
0403

Interactive map

Asbuilt septic scan  
[349063\\_1](#) , [349063\\_2](#) , [349063\\_3](#)

▼\_Owner: AFFONSO, JESSE & MEGAN M

Owner AFFONSO, JESSE & MEGAN M	Co-Owner	Book page 26245/0311
Street1 64 CYPRESS POINT	Street2	
City YARMOUTH PORT	State Zip Country MA 02675	

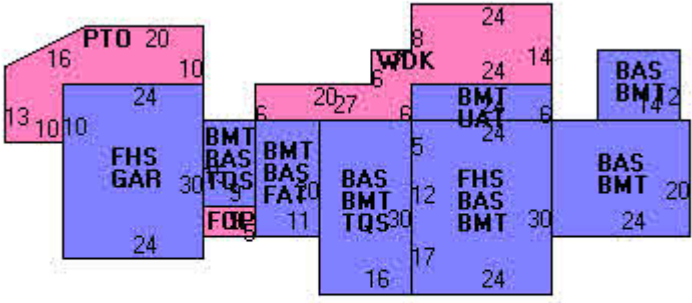
▼\_ Land

Acres 1.14	Use Single Fam M-01	Zoning RF-1	Neighborhood 0107
Topography Level	Street factor Paved	Town Zone of Contribution AP (Aquifer Protection Overlay District)	
Utilities	Location factor	State Zone of Contribution OUT	

▼\_ Construction

▼\_ Building 1 of 1

Year built 2001	Roof structure Gable/Hip	Heat type Hot Water
Living area 3572	Roof cover Asph/F GlS/Cmp	Heat fuel Gas
Gross area 8886	Exterior wall Wood Shingle, Clapboard	AC type Central
Style Cape Cod	Interior wall Plastered	Bedrooms 4 Bedrooms
Model Residential	Interior floor Hardwood	Bath rooms 2 Full-1 Half
Grade Custom	Foundation	Total rooms 9 Rooms
Stories 1.5		



▼\_ Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
06/14/2021	Sheet Metal	SM-21-78	\$16,000	06/30/2021	install 3 new AC units with all new ductwork
05/18/2021	Addn Alt-Res	BLDR-21-496	\$52,210	06/30/2021	Replace 4 windows using same openings replace slider w/new slider same opening frame walls for gym frame wall for studio frame existing doorway into office and cut opening into side facing slider. frame wall of proposed bathroom w/ pocket door sheet rock
11/21/2019	Sid/Wind/Roof/Door	19-3914	\$30,000	06/30/2020	Roof
08/29/2000	Dwelling	48326	\$399,662	01/01/2002	



▼ Sale History

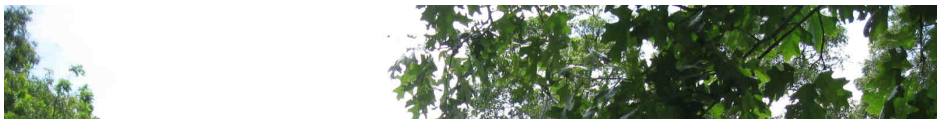
Line	Sale Date	Owner	Book/Page	Sale Price
1	04/13/2012	AFFONSO, JESSE & MEGAN M	26245/0311	\$575,000
2	08/30/2000	LONG, MICHAEL S & DONNA M	13210/0060	\$127,500
3	02/15/1993	CROWLEY, MARY T	8439/0210	\$1
4	07/15/1983	CROWLEY, DANIEL P & MARY T	3803/0053	\$26,000
5	01/15/1981	STERNS, SYDNEY S & CAROL S	3229/0084	\$16,500

▼ Assessment History

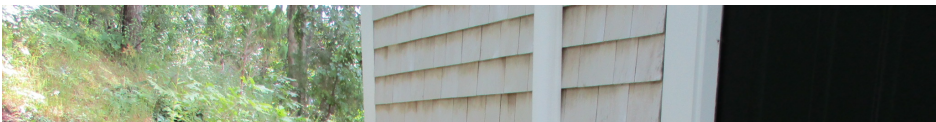
Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$552,000	\$79,600	\$10,900	\$159,400	\$801,900
2	2020	\$535,000	\$77,100	\$10,000	\$155,700	\$777,800
3	2019	\$468,900	\$77,900	\$10,500	\$155,700	\$713,000
4	2018	\$389,500	\$77,900	\$10,600	\$170,700	\$648,700
5	2017	\$364,300	\$79,800	\$10,600	\$170,700	\$625,400
6	2016	\$364,300	\$79,800	\$10,600	\$171,800	\$626,500
7	2015	\$327,000	\$66,400	\$8,500	\$164,500	\$566,400
8	2014	\$327,000	\$66,400	\$8,700	\$164,500	\$566,600
9	2013	\$327,000	\$66,400	\$8,900	\$171,100	\$573,400
10	2012	\$384,000	\$62,200	\$8,600	\$209,900	\$664,700
11	2011	\$479,200	\$3,600	\$0	\$209,900	\$692,700
12	2010	\$479,200	\$2,900	\$0	\$203,200	\$685,300
13	2009	\$494,800	\$2,900	\$0	\$203,200	\$700,900
14	2008	\$525,800	\$2,900	\$0	\$222,900	\$751,600
16	2007	\$607,200	\$2,900	\$0	\$222,900	\$833,000
17	2006	\$512,400	\$2,900	\$0	\$240,100	\$755,400
18	2005	\$466,200	\$3,000	\$0	\$233,900	\$703,100
19	2004	\$385,200	\$3,000	\$0	\$235,500	\$623,700
20	2003	\$331,300	\$3,000	\$0	\$76,600	\$410,900
21	2002	\$84,800	\$3,000	\$0	\$76,600	\$164,400
22	2001	\$0	\$0	\$0	\$76,600	\$76,600
23	2000	\$0	\$0	\$0	\$62,100	\$62,100
24	1999	\$0	\$0	\$0	\$62,100	\$62,100
25	1998	\$0	\$0	\$0	\$62,000	\$62,000
26	1997	\$0	\$0	\$0	\$43,500	\$43,500
27	1996	\$0	\$0	\$0	\$43,500	\$43,500
28	1995	\$0	\$0	\$0	\$43,500	\$43,500
29	1994	\$0	\$0	\$0	\$72,600	\$72,600
30	1993	\$0	\$0	\$0	\$80,900	\$80,900
31	1992	\$0	\$0	\$0	\$95,200	\$95,200
32	1991	\$0	\$0	\$0	\$105,800	\$105,800
33	1990	\$0	\$0	\$0	\$100,300	\$100,300
34	1989	\$0	\$0	\$0	\$105,800	\$105,800
35	1988	\$0	\$0	\$0	\$42,000	\$42,000
36	1987	\$0	\$0	\$0	\$42,000	\$42,000
37	1986	\$0	\$0	\$0	\$42,000	\$42,000



Photos



















Property ID: 349060  
CAMPBELL. WILLIAM J & MARY  
154 OAKMONT ROAD  
YARMOUTH PORT. MA 02675

Property ID: 349061  
BEATRICE. ROCCO TR  
SEASHELL ULTRATRUST  
156 MITCHELL ROAD  
HOLLISTON. MA 01746-2440

Property ID: 349062  
AKESON. JANE M  
80 CYPRESS POINT  
YARMOUTH PORT. MA 02675

Property ID: 349063  
AFFONSO. JESSE & MEGAN M  
64 CYPRESS POINT  
YARMOUTH PORT. MA 02675

Property ID: 349064  
GEORGE. THOMAS A & BROWN. REBECCA A  
48 CYPRESS POINT  
YARMOUTHPORT. MA 02675

Property ID: 349088  
MCABEE. JOHN P & CATHLEEN D  
P O BOX 367  
YARMOUTH PORT. MA 02675

Property ID: 349089  
STRUMSKI. JOSEPH F JR & WOODS. CARRIE L  
%STRUMSKI. JOSEPH F JR & CARRIE TRS  
79 CYPRESS POINT  
CUMMAQUID. MA 02637



	for Committee use only	This Certificate is hereby	APPROVED
	By a vote of	Aye    Nay    Abstain	Date
	Members signatures		
	Conditions of Approval		



## SIGN SUPPLEMENT

### PROJECT TYPE

New ☐

Minor Change to Existing Sign ☐

Replace Existing Color ☐

Replace Existing Sign with New ☒

### MOUNTING TYPE

Post Mount ☒

*Post Mount Installation Type*

Surface Installation ☐

Direct Burial Installation ☒

Wall/Surface Mount ☐

Mounting type

Elevation affixed to

### ASTHETICS

Size

Material

Lettering (style)

Color

Post/Mount Material

Color

Height to Crossbar

Single Faced ☐

Double Faced ☐

### LIGHTING

Will the sign be lit

Yes ☐

No ☒

Type of Lighting

Placement of Lighting

### ADDITIONAL INFORMATION

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42"

OUR LADY OF HOPE

CHAPEL

MASS

SATURDAY 4PM

SUNDAY 10AM

*Confession Before Mass*

OFFICE • 508-775-5744

28"

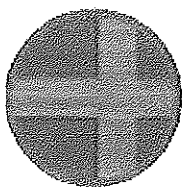


OLD





# OUR LADY OF HOPE



## CHAPEL

MASS

SATURDAY • 4PM  
SUNDAY • 10AM

*Confessions Before Mass*  
RECTORY 508-775-5744

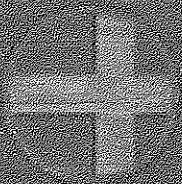
*OUR LADY OF HOPE*

*CORNER OF PARKER*

*4 Rte 6A*

*West Haverhill*

# OUR LADY OF HOPE



## CHAPEL

MASS

SATURDAY 4PM  
SUNDAY 10AM

*Confessions Before Mass*  
RECTORY 508-775-5744

*Nieu*

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	BRN.792
<b>Historic Name:</b>	Our Lady of Hope Catholic Church
<b>Common Name:</b>	Saint Francis Xavier Church
<b>Address:</b>	Main St Main St and Parker Rd
<b>City/Town:</b>	Barnstable
<b>Village/Neighborhood:</b>	West Barnstable
<b>Local No:</b>	19
<b>Year Constructed:</b>	1915
<b>Architect(s):</b>	Sullivan, Matthew
<b>Architectural Style(s):</b>	Spanish Eclectic
<b>Use(s):</b>	Church
<b>Significance:</b>	Architecture; Ethnic Heritage; Religion
<b>Area(s):</b>	BRN.M: Old King's Highway Historic District BRN.N: Barnstable Multiple Resource Area BRN.O: Old King's Highway Regional Historic District BRN.AN: West Barnstable - East
<b>Designation(s):</b>	Local Historic District (05/01/1973); Nat'l Register MRA (03/13/1987); Nat'l Register District (03/13/1987)
<b>Building Materials(s):</b>	Wall: Brick; Glass; Wood



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Friday, October 22, 2021 at 1:38: PM



FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
294 Washington Street, Boston, MA 02108



Barnstable (West Barnstable-East)  
Intersection of Main Street and  
Parker Road, West Barnstable

Historic Name Our Lady of Hope Catholic Church

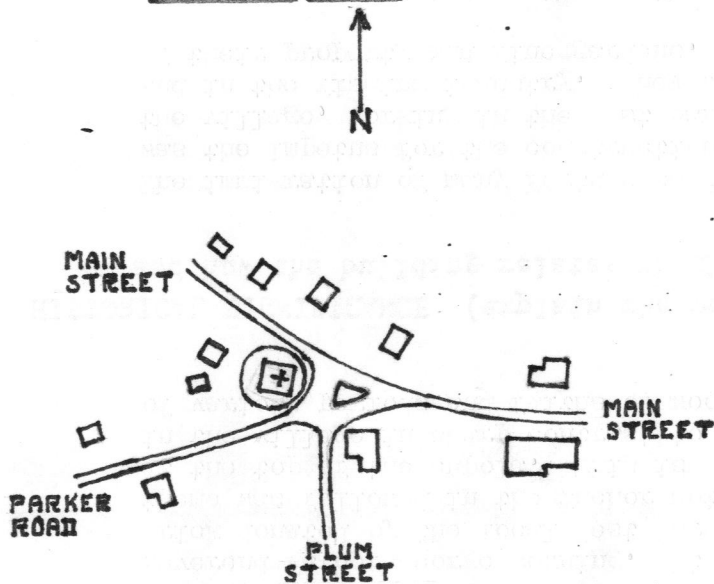
Original Church (mission) Catholic

Present Church (mission) Catholic

Ownership: ☐ Private individual  
☒ Private organization Our Lady of Victory Church, Centerville, MA  
Public

Original owner St. Francis Xavier Church, Hyannis, MA.

Draw map showing property's location in relation to nearest cross streets and other buildings or geographical features. Indicate north.



DESCRIPTION:

Date 1915

Source See bibliography

Style Spanish Mosaic

Architect Matthew Sullivan

Exterior wall fabric West Barnstable brick.

Outbuildings

Major alterations (with dates)

Moved  Date

Approx. acreage .34 acres

Setting Residential

Recorded by Martin E. Wirtanen

Organization Barnstable Historical Commission

Date Dec. 1981

Photo # 41-10A-A19

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

This church is unique in its Spanish monastic design inspired by a church seen in the Basque area of the Iberian Peninsula when visited by the Reverend Father George Downing. It was constructed of West Barnstable brick donated by the local West Barnstable brick factory. The fisherman theme was followed in the anchor motif in the stained-glass windows and at the top of the cupola. This is one of two brick buildings constructed in the village in sharp contrast to the Cape Cod style houses and churches of various periods and faiths of wood frame construction.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

The immigration of many Portuguese fishermen of Catholic faith to the village was the impetus for the construction of the church. They were assimilated in the village, working in the West Barnstable Brick Factory, the cranberry bogs and in the fishing industry. They were also noted for the orderly appearance of their property and fine gardens.

The church is located on the south side of the old County Road.

BIBLIOGRAPHY and/or REFERENCES

Trayser, Donald G., Barnstable, Three Centuries of a Cape Cod Town, 1939.  
The Seven Villages of Barnstable, 1976.



$\frac{1}{4}$



Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
6	2016	\$397,100	\$0	\$0	\$200,700	\$597,800
7	2015	\$218,100	\$0	\$0	\$194,300	\$412,400
8	2014	\$218,100	\$0	\$0	\$194,300	\$412,400
9	2013	\$218,100	\$0	\$0	\$194,300	\$412,400
10	2012	\$275,000	\$0	\$0	\$189,100	\$464,100
11	2011	\$258,400	\$0	\$0	\$189,100	\$447,500
12	2010	\$263,100	\$0	\$0	\$199,600	\$462,700
13	2009	\$263,100	\$0	\$0	\$153,800	\$416,900
14	2008	\$238,200	\$0	\$0	\$140,600	\$378,800
16	2007	\$238,200	\$0	\$0	\$140,600	\$378,800
17	2006	\$236,100	\$0	\$0	\$145,000	\$381,100
18	2005	\$216,400	\$0	\$0	\$102,900	\$319,300
19	2004	\$205,000	\$0	\$0	\$85,800	\$290,800
20	2003	\$171,600	\$0	\$31,300	\$49,400	\$252,300
21	2002	\$151,400	\$0	\$31,300	\$49,400	\$232,100
22	2001	\$151,400	\$0	\$31,300	\$49,400	\$232,100
23	2000	\$144,300	\$0	\$31,300	\$26,800	\$202,400
24	1999	\$144,300	\$31,300	\$0	\$26,800	\$202,400
25	1998	\$144,300	\$31,300	\$0	\$26,800	\$202,400
37	1986	\$0	\$0	\$0	\$0	\$0

Photos















Map printed on: 10/18/2021

0 83 167 Feet

Approx. Scale: 1 inch = 83 feet



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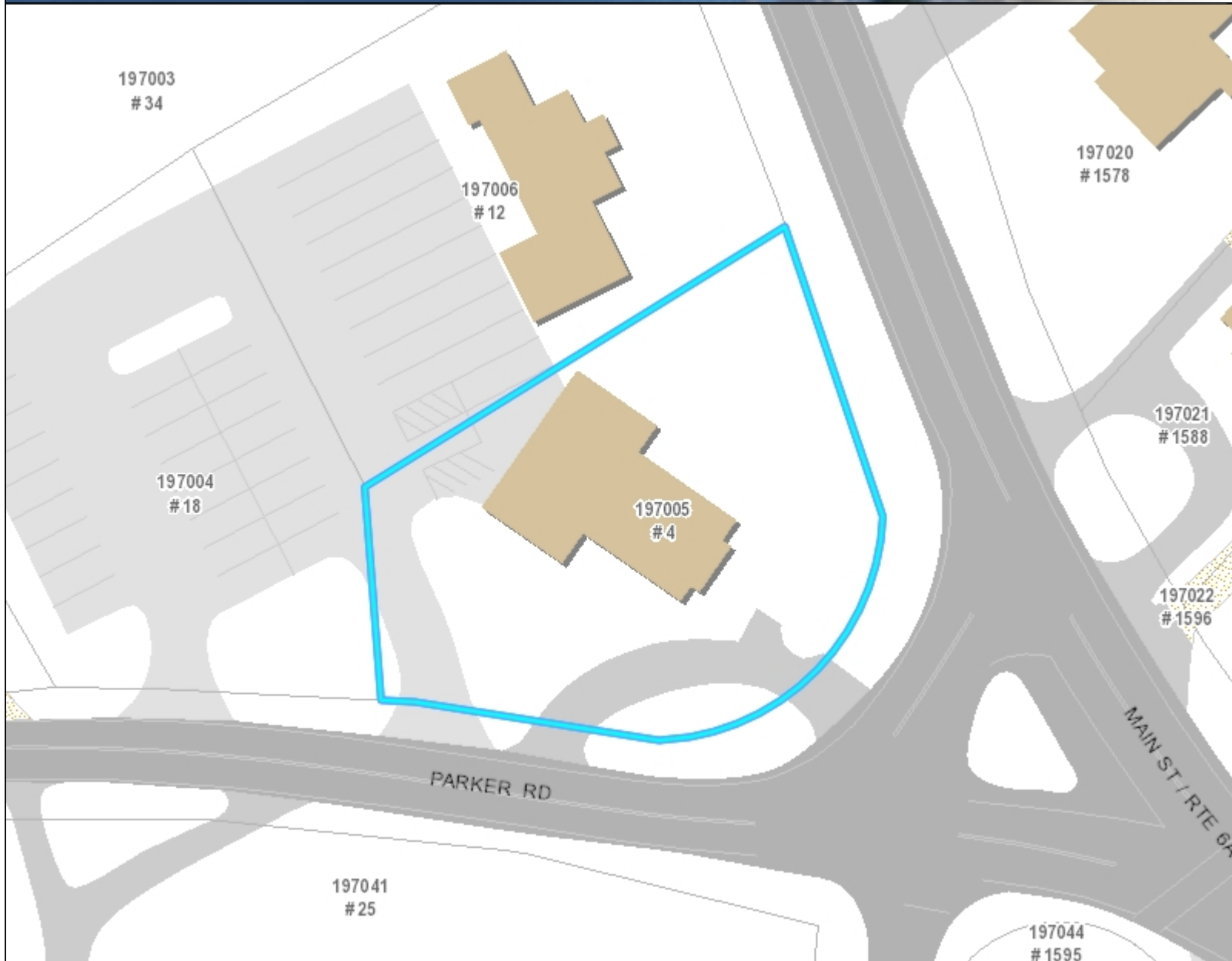


Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

**Legend**

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
  - Approx. Building
  - Buildings
- Painted Lines
- Parking Lots
  - Paved
  - Unpaved
- Driveways
  - Paved
  - Unpaved
- Roads
  - Paved Road
  - Unpaved Road
- Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 10/18/2021

0 42 83 Feet

Approx. Scale: 1 inch = 42 feet



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Property ID: 197004

ROMAN CATHOLIC BISHOP OF FALL RIVER  
P O BOX 2577  
FALL RIVER. MA 02720

Property ID: 197005

OUR LADY OF GOOD HOPE CHURCH  
ROUTE 6A & PARKER ROAD  
BARNSTABLE. MA 02630

Property ID: 197006

ROMAN CATHOLIC BISHOP OF FALL RIVER  
P O BOX 2577  
FALL RIVER. MA 02723

Property ID: 197020

DELLA MORTE. JOHN  
1578 MAIN ST  
WEST BARNSTABLE. MA 02668

Property ID: 197021

DELLA MORTE. JAMES T & NATALIE TRS  
NATALIE E DELLA MORTE LIV TRUST  
1588 MAIN ST  
WEST BARNSTABLE. MA 02668

Property ID: 197022

DELLA MORTE. JOSEPH V & JOSELLE D  
1596 MAIN ST  
WEST BARNSTABLE. MA 02668

Property ID: 197041

COFFMAN. DENISE ANN & EARLE D  
25 PARKER RD  
WEST BARNSTABLE. MA 02668

Property ID: 197044

WEATHERLY. IRINA S TR  
MAIN STREET REALTY TRUST  
1595 MAIN ST  
WEST BARNSTABLE. MA 02668



**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
200 Main Street, Hyannis, Massachusetts 02601  
Telephone (508) 862-4787, Email [erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us)



**Application, MINOR MODIFICATION**

972 CMR Rules and Regulations, Section 1.03(2)  
1:03: General Procedures

(2.) (a.) Only minor changes may be approved by the Committee without the filing of a new application and a new hearing. Minor changes include alterations that can be done without a detrimental impact on the overall appearance of the project such as altering a single window or door change or a minor change of colors. All minor changes by amendment will require the local Committee's or it's designee's approval.

Submit two (2) copies of the application and supporting materials and documentation.

Date 10-14-21 Marc + Jennifer Cullen  
**Map & Parcel** 257 010/004  
**Homeowner** William Riley, Kenneth Polivy  
Street address 51 Aberle Way Phone 508-221-1380  
Village BARNSTABLE Email rileysix@hotmail.com  
Mailing address PO Box 212 Barnstable MA 02630 Signature [Signature]  
**Date of Approved Certificate of Appropriateness** 7-14-21

**Proposed Minor Modification**

Add an 8' x 16' addition to porch.  
Screen in 8' x 16' addition.

APPROVED ☐

DENIED ☐

Signed: \_\_\_\_\_

Paul Richard, Chairperson, Barnstable Old King's Highway Historic District Committee

Dated: \_\_\_\_\_

Chair Notes: \_\_\_\_\_

cc: Brian Florence, Building Commissioner



<https://itsqlldb.town.barnstable.ma.us:8407>



Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
4	2018	\$0	\$0	\$0	\$175,300	\$175,300
5	2017	\$0	\$0	\$0	\$81,500	\$81,500
6	2016	\$0	\$0	\$0	\$81,500	\$81,500
7	2015	\$0	\$0	\$0	\$75,500	\$75,500

Photos





**Legend**

Road Names



Map printed on: 10/22/2021

0 83 167 Feet

Approx. Scale: 1 inch = 83 feet



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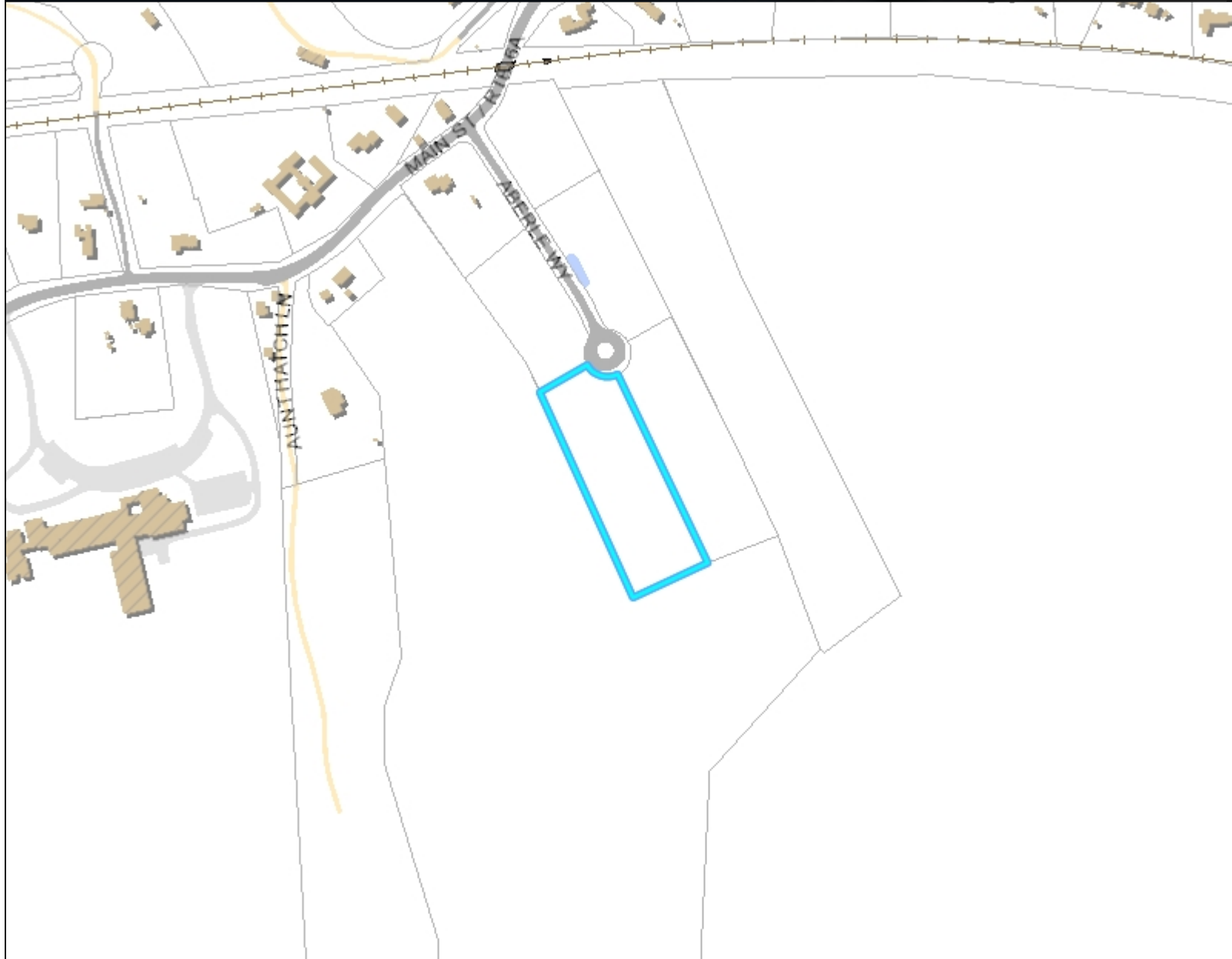
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**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

**Legend**

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
  - Approx. Building
  - Buildings
- Parking Lots
  - Paved
  - Unpaved
- Roads
  - Paved Road
  - Unpaved Road
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Map printed on: 10/22/2021

0 333 667 Feet

Approx. Scale: 1 inch = 333 feet



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Town of Barnstable  
Planning & Development Department  
**Old King's Highway Historic District Committee**  
367 Main Street, 3<sup>rd</sup> Floor, Hyannis, MA 02601  
[www.townofbarnstable.us/planninganddevelopment](http://www.townofbarnstable.us/planninganddevelopment)



Elizabeth Jenkins, AICP  
Director

## SUBMISSION INSTRUCTIONS for MINOR MODIFICATION

Email one complete application and supporting documentation (*revised plan*) to  
[erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us)

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***At this time we are asking that all Minor Modifications are submitted electronically only.***

*Please call the Administrative Assistant, Erin Logan at 508.862.4787, if you are unable to submit electronically.*

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For more information regarding features that are eligible for Minor Modifications, please review the [Old King's Highway Historic District Bulletin 2008 ed](#), refer to page 16, section 1.03:General Procedures, (2) Revisions to Approved Plans.



**Town of Barnstable**  
**Planning & Development Department**  
**Old King's Highway Historic District Committee**  
367 Main Street, 3<sup>rd</sup> Floor, Hyannis, Massachusetts 02601  
Telephone (508) 862-4787, Email [erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us)



Application, **MINOR MODIFICATION**

972 CMR Rules and Regulations, Section 1.03(2)  
1:03: General Procedures

(2.) (a.) Only minor changes may be approved by the Committee without the filing of a new application and a new hearing. Minor changes include alterations that can be done without a detrimental impact on the overall appearance of the project **such as altering a single window or door change or a minor change of colors**. All minor changes by amendment will require the local Committee's or it's designee's approval.

Date 10/22/2021

**Map & Parcel**

299 #058

**Homeowner** Mark A and Nancy H Freeman

Phone 508-361-0286

Street address 44 Braggs Lane Barnstable, Ma. 02631

Email momonbraggslane@gmail.com

Village Barnstable

Mailing address 44 Braggs Lane Barnstable, Ma. 02631

Signature Nancy Freeman

**Date of Approved Certificate of Appropriateness**

11/18/2020

**Proposed Minor Modification**

Addition of storage to back of shed to hide trashcans from street view

APPROVED ☐

DENIED ☐

**Signed:**

Paul Richard, Chairperson, Barnstable Old King's Highway Historic District Committee

**Dated:**

**Chair Notes:**

cc: Brian Florence, Building Commissioner









Map printed on: 11/2/2021

0 42 83 Feet

Approx. Scale: 1 inch = 42 feet



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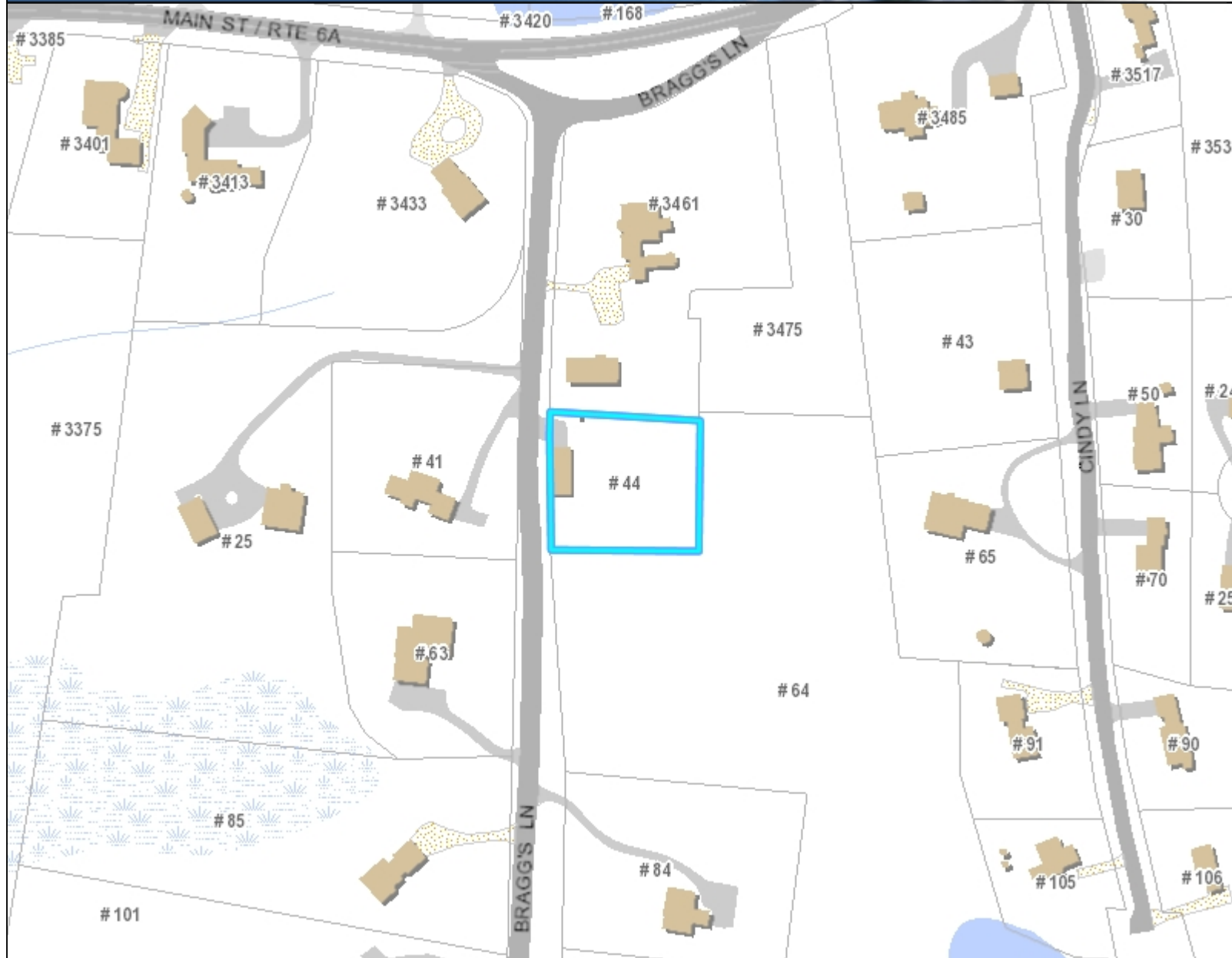
**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

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**Legend**

- Parcels
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Map printed on: 11/2/2021

0 167 333 Feet

Approx. Scale: 1 inch = 167 feet



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**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	BRN.73
<b>Historic Name:</b>	Cobb Carriage House
<b>Common Name:</b>	
<b>Address:</b>	Braggs Ln
<b>City/Town:</b>	Barnstable
<b>Village/Neighborhood:</b>	Barnstable Village
<b>Local No:</b>	78
<b>Year Constructed:</b>	c 1879
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Colonial Revival; Not researched
<b>Use(s):</b>	Out Building; Single Family Dwelling House
<b>Significance:</b>	Architecture
<b>Area(s):</b>	BRN.O: Old King's Highway Regional Historic District BRN.R: Cobb's Hill
<b>Designation(s):</b>	Local Historic District (05/01/1973)
<b>Building Materials(s):</b>	Roof: Slate Wall: Wood; Wood Shingle Foundation: Stone, Uncut



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Tuesday, November 2, 2021 at 8:56: AM



FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
294 Washington Street, Boston, MA 02108

BRN-73 LHD-5/1/73

Area	Form no.
BVC R.P.	28 73

PL-Barn.Vill.



Barnstable (Cobb's Hill)

ss Braggs Lane, Barnstable

Historic Name Cobb Carriage House

Original Carriage House

Present private residence

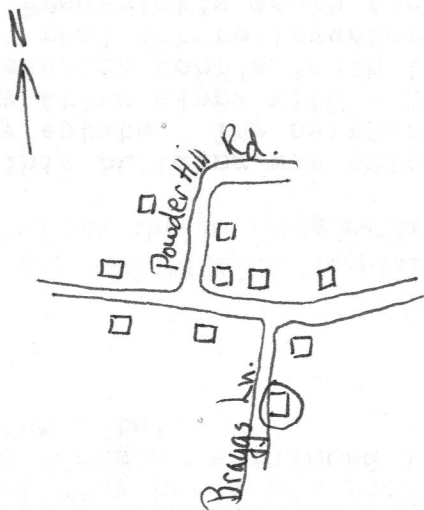
Ownership: ☒ Private individual W/M Francis Cobb  
Private organization

Public

Original owner Cobb Family

DESCRIPTION:

location in relation to nearest  
cross streets and other buildings  
or geographical features.  
Indicate north.



Date Prior to 1880

Source Barnstable County Atlas 1880

Style Federal QA

Architect \_\_\_\_\_

Exterior wall fabric wood shingle

Outbuildings \_\_\_\_\_

Major alterations (with dates) \_\_\_\_\_

Carriage house converted into

a dwelling C.1960

Moved \_\_\_\_\_ Date \_\_\_\_\_

Approx. acreage .49

Setting rural, residential - located  
on side lane off Rte 6A

Recorded by Patricia J. Anderson

Organization Barnstable Historical  
Commission

Date May 1981

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

The carriage house was constructed in the same Federal style as the main house, now called "The Refuge". (See Form # C-77) At one time both structures and a large barn belonged to the Cobb family. The building has a hip roof with slate shingles, copper ceilings, and pegged beams as evidenced in the other structures --once all part of the Cobb Estate.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

This building was originally used as a carriage house on the Cobb family estate. The carriage house is shown on the 1880 Barnstable County Atlas along with a large barn and the main house. At the time of Frederick Cobb's death in 1867, the carriage house was not listed in his real estate inventory however the large barn was mentioned. After Frederick's death the property was purchased by Francis D. Cobb who named the house "The Refuge". Francis D. Cobb made many additions and alterations all extensively documented in his "brown leather notebook" however, very little was written concerning the carriage house.

Over the years the homestead grew and by 1880 included: a Federal style house built C.1797-1800, large barn, carriage house, outbuildings and considerable acreage. In 1911 Francis D. Cobb turned the house over to his son Richard and moved next door. After Richard's death in 1958, his oldest son Francis inherited the property and subsequently converted the carriage house into his residence.

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Atlas 1858, 1880, 1907  
Registry of Deeds - Barnstable County  
Registry of Probate - Barnstable County



←

Parcel: 299-058

Location: 44 BRAGG'S LANE, Barnstable

Owner: FREEMAN, MARK A & NANCY H



Parcel  
299-058

Location  
44 BRAGG'S LANE

Village  
Barnstable

Town sewer account  
Active

CWMP Sewer Expansion (subject to change with final engineering design)  
None planned at this time

Developer lot:  
LOT 2

Road type  
Town

Fire district  
Barnstable

Secondary road

Road index  
0164

Interactive map  


Sewer connection files  
[card 1](#)

▼\_Owner: FREEMAN, MARK A & NANCY H

Owner  
FREEMAN, MARK A & NANCY H

Street1  
17 STONYBROOK LANE

City  
SHREWSBURY

Co-Owner

Street2

State Zip Country  
MA 01545

Book page  
28814/0179

▼\_ Land

Acres  
0.54

Topography

Utilities

Use  
Single Fam M-01

Street factor

Location factor

Zoning  
RF-2

Town Zone of Contribution  
AP (Aquifer Protection Overlay District)

State Zone of Contribution  
OUT

Neighborhood  
0108

▼\_ Construction

▼\_ Building 1 of 1

Year built  
1780

Living area  
1936

Gross area  
2914

Style  
Colonial

Model  
Residential

Grade  
Average Plus

Stories  
2

Roof structure  
Gable/Hip

Roof cover  
Asph/F GlS/Cmp

Exterior wall  
Wood Shingle, Stone/Masonry

Interior wall  
Plastered, Drywall

Interior floor  
Pine/Soft Wood

Foundation

Heat type  
Hot Water

Heat fuel  
Gas

AC type  
Central

Bedrooms  
3 Bedrooms

Bath rooms  
2 Full-0 Half

Total rooms  
7 Rooms



▼\_ Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
03/18/2021	Shd-Res 200sf and up	BLDR-20-3720	\$80,000		Add out building as shown on plan to be used as gardener's shed.
09/17/2018	Sid/Wind/Roof/Door	18-3062	\$32,999		14 windows replaced, siding, & door
02/24/2016	Addn Alt-Res	2015-08832	\$40,000	03/03/2017	DEMO RESINSULATE INTERIOR, REMOVE/REPLACE SHEETRCK ALL WALLSSEILING LAUNDRYROOM 2ND FLOOR, RESBUILD STAIRCASE
08/31/2015	Shed	201505456	\$0	02/24/2016	10X12
05/24/2013	Insulation	201302997	\$3,200	06/30/2013	INSULATE-AIR SEAL

▼\_ Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
------	-----------	-------	-----------	------------

Line	Sale Date	Owner	Book/Page	Sale Price
1	04/21/2015	FREEMAN, MARK A & NANCY H	28814/0179	\$412,000
2	09/28/1999	HALLOCK, DAVID T & GERMAN, JENNIFER E &	BA99T0394FE-1/0	\$0
3	09/28/1999	HALLOCK, DAVID T	12568/0157	\$0
4	11/25/1986	COBB, RITA	5421/0149	\$0
5	03/04/1949	COBB, RICHARD & SARAH MILLS	0715/0200	\$0

Assessment History						
Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2021	\$239,000	\$19,200	\$4,500	\$183,700	\$446,400
2	2020	\$198,700	\$17,200	\$4,100	\$194,500	\$414,500
3	2019	\$198,700	\$17,200	\$4,300	\$205,300	\$425,500
4	2018	\$162,400	\$17,200	\$4,300	\$204,700	\$388,600
5	2017	\$122,500	\$14,000	\$4,400	\$210,400	\$351,300
6	2016	\$128,500	\$14,400	\$0	\$210,000	\$352,900
7	2015	\$152,500	\$15,700	\$0	\$201,600	\$369,800
8	2014	\$152,500	\$15,700	\$0	\$201,600	\$369,800
9	2013	\$152,500	\$15,700	\$0	\$201,600	\$369,800
10	2012	\$156,000	\$15,300	\$0	\$196,200	\$367,500
11	2011	\$177,800	\$0	\$0	\$196,200	\$374,000
12	2010	\$178,100	\$0	\$0	\$207,100	\$385,200
13	2009	\$215,800	\$0	\$0	\$204,400	\$420,200
14	2008	\$215,800	\$0	\$0	\$228,200	\$444,000
16	2007	\$215,500	\$0	\$0	\$228,200	\$443,700
17	2006	\$195,100	\$0	\$0	\$221,800	\$416,900
18	2005	\$168,900	\$0	\$0	\$199,800	\$368,700
19	2004	\$141,400	\$0	\$0	\$199,800	\$341,200
20	2003	\$127,700	\$0	\$0	\$71,600	\$199,300
21	2002	\$127,700	\$0	\$0	\$71,600	\$199,300
22	2001	\$127,700	\$0	\$0	\$71,600	\$199,300
23	2000	\$99,600	\$0	\$0	\$49,500	\$149,100
24	1999	\$99,600	\$0	\$0	\$49,500	\$149,100
25	1998	\$99,600	\$0	\$0	\$49,500	\$149,100
26	1997	\$109,200	\$0	\$0	\$36,000	\$145,200
27	1996	\$109,200	\$0	\$0	\$36,000	\$145,200
28	1995	\$109,200	\$0	\$0	\$36,000	\$145,200
29	1994	\$115,900	\$0	\$0	\$40,500	\$156,400
30	1993	\$115,900	\$0	\$0	\$40,500	\$156,400
31	1992	\$132,200	\$0	\$0	\$45,000	\$177,200
32	1991	\$112,000	\$0	\$0	\$72,000	\$184,000
33	1990	\$112,000	\$0	\$0	\$72,000	\$184,000
34	1989	\$112,000	\$0	\$0	\$72,000	\$184,000
35	1988	\$87,300	\$0	\$0	\$36,800	\$124,100
36	1987	\$103,400	\$0	\$0	\$36,800	\$140,200
37	1986	\$103,400	\$0	\$0	\$36,800	\$140,200

Photos						
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## **Old King's Highway Historic District Committee: Membership Vacancy and Upcoming Election**

The Old King's Highway Historic District Committee (OKH) is looking for a new member to fill a vacancy that will occur at the end of this year. The Town would like to thank Carrie Bearse, the current Clerk for OKH, for her time and dedication to the Committee over the last nineteen years!

### **Background:**

The Old King's Highway Regional Historic District was established in 1973 and is the largest historic district in the nation which spans from Sandwich to Orleans. The Town of Barnstable local district is defined as north of the Mid-Cape Highway (Route 6) within the Town of Barnstable.

The Town of Barnstable's Old King's Highway Historic District Committee reviews applications for any change on the exterior of buildings and structures, fences and signs, as well as new construction and demolition. The Committee considers the historical value and significance of existing buildings, and all applications are reviewed for general design, proportion of building elements, texture, materials, color and overall aesthetic appropriateness to the historic integrity of the district, neighborhood and setting.

Meetings occur twice monthly on the second and fourth Wednesday of the month and commence at 6:30 PM. The membership will be for the duration of a 4-year term. All members must be registered to vote in the Town of Barnstable.

For more information about the Committee, please visit the Old King's Highway [webpage](#). Under the resources tab, the [Old King's Highway Regional Historic District Commission Bulletin](#) establishes the rules and regulations as well as guidelines for the Committee.

### **Election:**

The Town of Barnstable's Old King's Highway Historic District meeting election of Committee Member will be held in person on Tuesday, November 23, 2021 from 7:00 PM to 8:00 PM at the West Barnstable Community Building, 2377 Meetinghouse Way (Route 149), West Barnstable, MA.

Voting for Committee Members is open to registered voters residing within the Town of Barnstable, Old King's Highway Historic District which is defined as all properties located north of Route 6.

It shall be noted that no person submitted a nomination paper and therefore there are no candidates on the ballot. Subsequently, the ballot will be open for write-in candidates. The write-in candidate with the most votes will win.

### **Contact:**

We ask that anyone who requires additional information about the Old King's Highway Committee to contact Grayce Rogers, Planning and Development Administrative Assistant, via email [grayce.rogers@town.barnstable.ma.us](mailto:grayce.rogers@town.barnstable.ma.us) or by phone: 508-862-4787.