

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**APPROVED MINUTES**  
**Wednesday, January 8, 2019, 6:30pm**

BARNSTABLE  
TOWN CLERK

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To all persons deemed interested or affected by the Town of Barnstable's Old King's Highway Historic District Act under Section 9 of Chapter 470, Acts of 1973 as amended. You are hereby notified that a hearing was held at the West Barnstable Community Building, 2377 Meetinghouse Way, West Barnstable on the following application:

|                             |               |
|-----------------------------|---------------|
| Paul Richard, Chair         | Present       |
| Carrie Bearse, Clerk        | Absent        |
| George Jessop, AIA          | Absent        |
| Lesley Wallace              | Present       |
| Elizabeth "Bett" McCarthy   | Present       |
| David Munsell Jr, Alternate | Absent        |
| Building Inspector          | Bob McKechnie |

A quorum being met, Chair Richard called the hearing to order at 6:30 pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest when the application is called.

**ELECTION OF OFFICERS**

Election of Chair and Clerk – Motion to continue elections made by McCarthy seconded by Wallace McCarthy motioned that Richard will be Chair for the purposes of this meeting, seconded by Wallace. So voted aye, unanimous

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**APPLICATIONS**

**Singer, Leslie & Michael, 38 Briar Lane, West Barnstable, Map 136, Parcel 055/002, built 2000**  
Remove window on west elevation; close opening with siding to match existing wood shingles

Represented by: Ben Dziczek representing owners

Public comment: none

Dziczek described the project. Chair confirmed it is to make the interior more functional.

Chair Richard felt the project was appropriate.

**Motion duly made by McCarthy, seconded by Wallace to Approve the Certificate of Appropriateness (Exhibit A) for Leslie & Michael Singer, at 38 Briar Lane, West Barnstable to remove window on west elevation, close opening with siding to match existing wood shingles, as indicated on the plans submitted. So voted: Aye, unanimous.**

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**Burke, Peter & Jessica, 146 Flint Rock Road, Barnstable, Map 316, Parcel 080/008, built 1986**

Construct an 890sqft addition to the south elevation, materials to match existing; remove archway over the existing garage and entryway; re-roof

**Motion duly made by McCarthy, seconded by Wallace to continue review of the Certificate of Appropriateness to the January 22, 2020 meeting. So voted: Aye, unanimous**

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**Margarets at Bursley Manor LLC, 651 Main Street, West Barnstable, Map 156, Parcel 057, built c.1827, contributing structure in the Old King's Highway Historic District, inventoried**

Install 44, all black, roof mounted solar panels on southeast, northwest, and west elevations

Represented by: Margaret Rankin

Public comment: none

Rankin described the project and advised that the panels will not be visible from 6A. The panels will not be on the carriage house or the shed, just on the back side of the house.

McCarthy asked if the panels will be facing Maple. Rankin advised that the panels would be visible from Maple. Chair Richard noted that there are other homeowners in the area have visible panels.

Rankin will provide revised plans reflecting no panels on the elevations facing Route 6A.

Chair Richard confirmed the panels will not be visible at all from 6A.

Chair asked for questions or concerns. There were no further comments.

**Motion duly made by McCarthy, seconded by Wallace to Approve the Certificate of Appropriateness (Exhibit C) for Margarets at Bursley Manor LLC, at 651 Main Street, West Barnstable to install 44 all black, roof mounted solar panels as amended. Noting the panels will not be visible from 6A and will be reconfigured to reflect what was approved today. So voted: Aye, unanimous.**

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**Margarets at Bursley Manor LLC, 651 Main Street, West Barnstable, Map 156, Parcel 057, built c.1827, contributing structure in the Old King's Highway Historic District, inventoried**  
Create patio to include, stone masonry walkways, retaining walls, outdoor kitchen, fire pit, fire place, in-ground lap pool, spa/hot tub, trellis, enclose two existing outdoor showers, install black aluminum fencing around the pool, lighting, signage, replace patio doors, and plantings.

Represented by: Patrick Rankin, Margaret Rankin

Public comment: Joe Leary, Suzanne Leary, Betsy Widmer, Jean Ahonen, Patricia Pap

The Applicant showed a video of the proposed plans.

Patrick Rankin speaks to the view from 6A and points out that the project is a bit stepped down. He proposed to create a barrier with arborvitae.

Chair Richard did not feel the proposed stones were appropriate and commented that natural field stone would be more appropriate. Chair also felt the proposed fencing is inappropriate and would prefer this feature be screened so as to not be visible from 6A. Further, Chair Richard would like to see a plan with dimensions. Also, he would like an engineered landscape plan. He felt the shale for the patio was appropriate but would like fieldstone for the stone work. He added that the sign is also inappropriate.

Abutter, Joe Leary felt the perspective is a bit off. He was concerned with the appropriateness and felt the project is inappropriate for the area.

Mrs. Leary was not in favor of the project. She felt it was not in keeping with the historic district and had several concerns including the visibility of the project and lack of screening.

Rankin proposed to remove the pool and spa from her design and asked if that would make the project more appropriate.

Wallace and Rankin discuss the fire pit. Rankin advised there is an existing fire pit.

Abutter, Betsy Widmer is opposed to the project and reads a letter into record. She noted that the plans do not provide dimensions.

Abutter Jean Ahonan is opposed to the project. She felt the plans provided are not clear and did not provide dimensions.

Abutter, Patricia Pap agreed with prior abutter comments and she too felt the project was inappropriate and the plans were unclear. Rankin – addresses some of the abutters concerns. She hopes to work with the neighbors. She agrees that the plans were not specific enough. She wants to work with the neighbors.

**Motion duly made by Chair Richard, seconded by Wallace to continue review of application the Certificate of Appropriateness to the January 22, 2020 meeting. So voted: Aye, unanimous**

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**Clancy, John & Judy, 191 Stoney Point Road, Cummaquid, Map 336, Parcel 028, built 1946**

Complete exterior renovation including removal of existing second story and adding a story and a half; remove chimneys, remove bulkhead, create screened in porch, natural cedar trellises, replace all doors and windows, re-side, new roof,

Represented by: Attorney, Paul Revere, John Clancy, Susan Clancy

Public comment: Steve Reuman

Attorney Revere is representing John Clancy. Revere described the project. The new owners are hoping to make improvements to the home. They are proposing to add another level.

Wallace visited the property. She wondered about the drop in the rear. Homeowner advised it is a man-made retaining wall. Revere advised that the man-made retaining wall is considered to be a coastal bank.

Chair Richard commented that given the lot size they are restricted from what they can build. He is concerned with the height of the proposed structure given the proximity to the road. He added that the setting is part of the committee's purview.

McCarthy confirmed with Mr. Clancy that the total height from grade to the top plate is 29 feet.

Wallace confirmed with Clancy that the footprint would be the same.

Abutter, Steve Reuman is concerned with the scale of the project. He felt the project is too large for the proximity to the road and lot size. The height of the house relative to the road will affect the character and aesthetics of the area.

Revere commented that there are several highly visible structures close to Route 6A that are large and in close proximity to the road. He added that Stoney Point Road is not highly traveled.

McCarthy felt the structure was too high and that three stories was not appropriate.

Wallace commented that the house is the lot.

Chair Richard felt that this house in this setting is too large.

Susan Clancy – in law to the applicant. The reason for the three floors was to make room for three bedrooms. Susan has some of the same concerns but she is limited to space.

Chair Richard suggests you scale back the size of the structure.

There is a discussion about the overall height of the structure and the application agreed to continue review to the next meeting to revise the plans.

There is a discussion about the different sized houses on Stoney Point.

**Motion duly made by McCarthy, seconded by Wallace to continue review of the Certificate of Appropriateness to the January 22, 2020 meeting. So voted: Aye, unanimous.**

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**St. Mary's Episcopal Church, 3055 Main Street, Barnstable, Map 279, Parcel 042, St. Mary's Episcopal Church, built 1890, contributing structure in the Old King's Highway Historic District**

Replace existing "Church Gardens" sign with "Thrift Shop" sign at driveway entrance

Represented by: Liz Foretti

Public comment:

Foretti described the project; the proposed sign would be within the dimensions of the original sign. Foretti would also like the approval for a small hanging sign to be used to notify the public of special events.

**Motion duly made by McCarthy, seconded by Wallace to Approve the Certificate of Appropriateness (Exhibit D) for St. Mary's Episcopal Church, at 3055 Main Street, Barnstable, Map 279, Parcel 042 to replace existing sign as indicated on the plans submitted. Correction to the motion to change the main sign and adding the thrift shop sign. So voted: Aye, unanimous**

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**Morozova, Ekaterina, 2400 Meetinghouse Way, West Barnstable, Map 155, Parcel 045, Reverend Enoch Pratt House, built 1808, contributing structure in the Meetinghouse Way (West Barnstable Village) Historic District Repair and replace the garage roof including the parapet**

Represented by: Ivan Bulmaga

Public comment: none

Chair Richard comments that this application was previously approved and this approval expired.

**Motion duly made by McCarthy, seconded by Wallace to Approve the Certificate of Appropriateness (Exhibit E) for Ekaterina Morozova, at 2400 Meetinghouse Way, West Barnstable to repair and replace the garage and roof including the parapet as indicated on the plans submitted. So voted: aye, unanimous.**

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**Leonard, Timothy & Erin, 1636 Main Street, Barnstable, Map 197, Parcel 025, built 1930**

Removal of existing second floor and roof, rebuild increasing the new roof pitch, constructing full shed dormers on both sides

Represented by: Kevin Warner, Fine Line design, Timothy Leonard

Public comment: none

Warner described the project. He proposes to increase the pitch. No expansion in the foot print.

Chair Richard confirmed the materials will match existing.

Leonard confirmed there will be a shed dormer on the back.

Chair Richard felt the project is appropriate.

Chair confirmed exterior affixed grills on front and between the glass on the sides.

**Motion duly made by McCarthy, seconded by Wallace to Approve the Certificate of Appropriateness (Exhibit F) for Timothy & Erin Leonard, at 1636 Main Street, Barnstable to remove existing second floor and roof, rebuild increasing new roof pitch, constructing full shed dormers on both sides as indicated on the plans submitted. So voted: Aye, unanimous.**

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**Lehman, Matthew & Fort, Elizabeth, 3760 Main Street, Barnstable, Map 317, Parcel 028/001, Asa Young House, Lyon House, built c.1840, contributing structure in the Old King's Highway Historic District Demolish rear addition on the main structure to allow for a new addition**

Represented by: Liz Fort, Matthew Lehman, James Bustemonte of Longfellow

Public comment: none present

Lehman proposed to demolish a late 19<sup>th</sup> century addition. They propose to reuse as many materials as they can.

Chair Richard confirmed the addition was constructed in 1890.

Chair Richard does not have any issues with the project.

**Motion duly made by McCarthy, seconded by Wallace to Approve the Certificate of Demolition or Removal (Exhibit G) for Mathew Lehman and Elizabeth Fort, at 3760 Main Street, Barnstable to demolish rear addition on the main structure as indicated on the plans submitted. So voted: Aye, Unanimous**

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**Lehman, Matthew & Fort, Elizabeth, 3760 Main Street, Barnstable, Map 317, Parcel 028/001, Asa Young House, Lyon House, built c.1840, contributing structure in the Old King's Highway Historic District**

*Minutes Approved on 3/11/20*

Construct a new addition to include new kitchen, mudroom, office, master bathroom, and deck

Represented by: Liz Fort, Matthew Lehman, James Bustemonte of Longfellow

Public comment: none

Lehman described the project. He proposed to replace the demolished addition.

Members felt the project was appropriate.

**Motion duly made by McCarthy, seconded by Wallace to Approve the Certificate of Appropriateness (Exhibit H) for Mathew Lehman and Elizabeth Fort, at 3760 Main Street, Barnstable to construct a rear addition on the main structure as indicated on the plans submitted. So voted: Aye, Unanimous**

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**Lehman, Matthew & Fort, Elizabeth, 3760 Main Street, Barnstable, Map 317, Parcel 028/001, Asa Young House, Lyon House, built c.1840, contributing structure in the Old King's Highway Historic District**  
Full demolition of the detached garage structure

Represented by: Liz Fort, Matthew Lehman, James Bustemonte of Longfellow

Public comment: none

Lehman described the project. The garage is in dire condition and it is off square.

Chair Richard commented that it is tilting back. McCarthy confirmed the structure is very close to 6A. Lehman added that it is out of compliance with the zoning set backs.

**Motion duly made by McCarthy, seconded by Wallace to Approve the Certificate for Demolition or Removal (Exhibit I) for Matthew Lehman and Elizabeth Fort of 3760 Main Street, Barnstable, to demolish the detached garage structure. So voted: Aye, unanimous.**

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**Lehman, Matthew & Fort, Elizabeth, 3760 Main Street, Barnstable, Map 317, Parcel 028/001, Asa Young House, Lyon House, built c.1840, contributing structure in the Old King's Highway Historic District**  
Construct detached two car garage second story living space

Represented by: Liz Fort, Matthew Lehman, James Bustemonte of Longfellow

Public comment: none

Lehman described the project. He proposed replacing the garage structure close to the same style. No change in footprint but adding a story. The location is moving to meet setbacks.

Chair asked for questions or concerns.

Chair confirmed materials will match the house. Lehman is hoping to reuse the original cupola from the original garage.

**Motion duly made by McCarthy, seconded by Wallace to Approve the Certificate of Appropriateness (Exhibit J) for Matthew Lehman and Elizabeth Fort of 3760 Main Street, Barnstable, to rebuild a detached garage structure. So voted: Aye, unanimous**

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#### **CERTIFICATE OF EXEMPTION**

**Morozova, Ekaterina, 2400 Meetinghouse Way, West Barnstable, Map 155, Parcel 045, Reverend Enoch Pratt House, built 1808, contributing structure in the Meetinghouse Way (West Barnstable Village) Historic District**

Install pool and black aluminum fence in the rear; add sliders and windows to rear of carriage house/garage

Chair confirmed the project is not visible.

**Motion duly made by McCarthy, seconded by Wallace, to Approve the Certificate of Exemption (Exhibit K) for Ekaterina Morozova of 2400 Meetinghouse Way, West Barnstable, to install a pool and black aluminum fencing in the rear; add sliders and windows to the rear of the carriage house. So voted: Aye, unanimous.**

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**APPROVAL OF MINUTES:**

McCarthy moved seconded by Wallace as approve the September 25, 2019 minutes as amended. So voted: aye, unanimous

McCarthy moved seconded by Wallace to approve the October 16, 2019 Minutes. So voted: aye, unanimous

McCarthy moved seconded by Wallace to approve the October 30, 2019 minutes. So voted: Aye (Wallace abstained).

McCarthy moved seconded by Wallace to approve the November 20, 2019 minutes. So voted: Aye, unanimous

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**Having no further business before this Committee, motion to adjourn is moved by Wallace, seconded by McCarthy at 8:30pm.**

Respectfully Submitted,

Erin K. Logan  
Administrative Assistant/recording secretary

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