

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**APPROVED MINUTES**  
**Wednesday, February 12, 2020, 6:30pm**

29 OCT '20 PM 1:30  
BARNSTABLE TOWN CLERK

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

Paul Richard, Chair	Present
Carrie Bearse, Clerk	Present
George Jessop, AIA	Present
Bett McCarthy	Present
Lesley Wallace	Present
David Munsell, Alternate	Absent
Building Inspector	Jeff Lauzon

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.

**CONTINUED APPLICATIONS**

**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: Judy & John Clancy & Attorney Paul Revere, and Sue & Jeff Clancy (Builders)

Public comment: Steve Reuman, Attorney Mark Boudreau

Chair Richard commented that the ridge was lowered about 2 feet. Jeff Clancy gave a brief description of the other changes that were made.

Chair Richard felt the design did a good job of addressing the concerns of the committee.

Bearse felt the plan was appropriate.

Chair Richard asks for comments or concerns from the board.

McCarthy is not in favor of the project.

Chair Richard opened the hearing to public comment. Attorney Boudreau advised his clients are opposed to the visual impact noting the lot is small and will be within a foot and half of the property line. The Reumans felt the project is inappropriate due to style and scale.

Attorney Revere passed around photos of a rendering of the proposed structure. Revere felt it is important to see the new home with the neighboring home. Chair Richard asks about the possibility of a privacy hedge.

Chair Richard commented that Jessop cannot vote as he was not present for the first meeting.

Bearse appreciated that the owners reworked the plan and felt that once the project is complete, it will fit in.

Jessop commented that the abutter may not be as high but the mass is equal and is not greater than the abutter. It is scaled in equal to the abutter.

**Motion duly made by Carrie Bearse, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit A) for John & Judy Clancy, at 191 Stoney Point Road, Cummaquid, Map 336, Parcel 028, built 1946 to 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 as indicated on the plans submitted. Feb 11 2020 we also ask that applicant provide privacy hedge. So Voted: Aye – 2 (Chair Richard & Clerk Bearse); Nay – 2 (McCarthy & Wallace). The motion failed to carry.**

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### **APPLICATIONS**

**Xavier, Luis Daniel, 61 Railroad Avenue, Barnstable, Map 278, Parcel 012, Daniel C. Crocker House, Crocker Nye House, built 1855-1858, inventoried**

Restore working window on front elevation, change roof pitch on the rear of structure, create rear shell driveway

Represented by: Luis Xavier

Public comment: none

Chair Richard confirmed materials will match the house.

Xavier would like to remove the clapboard to restore the front window. Bearse commented the window will be true divided lights.

Xavier continued to describe the addition of a rear driveway. Chair confirmed the front driveway is a shell driveway and noted its appropriateness.

Xavier continued by noting the last pitch of the house is sagging and does not match the rest of the structure.

Chair asked for questions from the members. No comments from members.

**Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit B) for Luis Daniel Xavier, at 61 Railroad Avenue, Barnstable, Map 278, Parcel 012, Daniel C. Crocker House, Crocker Nye House, built 1855-1858, inventoried to restore working window on front elevation, change roof pitch on the rear of structure, create rear shell driveway as indicated on the plans submitted. So Voted: Aye, unanimous**

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**Chingos, James, 1443 Mary Dunn Road, Barnstable, Map 335, Parcel 003, built 1970**

Remove two bow windows and replace with three double hung windows, flush with building; increase rear bathroom bump-out; materials to match existing structure

Represented by: Tom Turcketta

Public comment: None

Turcketta explained they are looking to remove a bay in the front and rear and install flat picture windows. He is also looking to construct a bump out in the rear – materials to match existing.

**Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit C) for James Chingos, at 1443 Mary Dunn Road, Barnstable, Map 335, Parcel 003, built 1970 to remove two bow windows and replace with three double hung windows, flush with building; increase rear bathroom bump-out; materials to match existing structure as indicated on the plans submitted. So Voted: Aye, unanimous**

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

Install double-sided, tavern style sign (30"x21") on existing post; Install one-sided sign over the door (21.2"x12.6")

Represented by: Jean Petty

Public comment: none

Chair Richard asked if they are replacing signs. Petty advised the sanctuary signs are being removed.

Bearse felt the signs are appropriate.

**Motion duly made by Carrie Bearse, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit D) for McKenzie-Betty, Keith & Margaret, 3280 Main Street, Barnstable, Map 299, Parcel 035, Heman Forster House, Hezekiah Doane House, built prior to 1834, contributing structure in the Old King's Highway Historic District to Install double-sided, tavern style sign (30"x21") on existing post; Install one-sided sign over the door (21.2"x12.6") as indicated on the plans submitted. So Voted: Aye, unanimous**

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**Town of Barnstable, Recreation Division, 0 Millway and traveled way, Barnstable, Map 299, Parcel 039**  
Removal of vegetation, trees and limbs; extend current stone retaining wall; install wooden guardrail; install new illuminated fiberglass flagpole; install new steel gate; install irrigation well and components; regrade field

Represented by: Chris Gonella, Town of Barnstable's Recreation Department

Public comment: none

Gonella described the project. The Town has already met with residents in the area so they are aware of the project. The project will be minimally visible minus the pump relay (just northwest of the existing gate). They are looking to: extend the existing gate; install permeable pavers for ADA accessibility; install a 3ft retaining wall; wrap east side of property with 125ft of 3ft wall and 130 feet of 18inch wall. He also proposed a flagpole.

Wallace confirmed with Gonella that the plan is to move the gate post and add five feet of length to the gate.

**Motion duly made by Carrie Bearse, seconded by Bett McCarthy to Approve the Certificate of Appropriateness (Exhibit F) for Town of Barnstable, Recreation Division, 0 Millway and traveled way, Barnstable, Map 299, Parcel 039 to remove of vegetation, trees and limbs; extend current stone retaining wall; install wooden guardrail; install new illuminated fiberglass flagpole; install new steel gate; install irrigation well and components; regrade field as indicated on the plans submitted. So voted: Aye, unanimous**

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**Garvey, Joshua, 111 George Street, Barnstable, Map 319, Parcel 052, built 1930**

Full demolition of the single family home

Represented by: Erik Tolley, Architect from ERT Architects

Public comment: Steve St. Onge; Jerome Fletcher;

Chair Richard asked why the homeowners wished to demolish this structure. Tolley advised the home does not suit the homeowner's needs. Chair Richard added that this structure was constructed in 1930 but it is not on the National Register.

Bearse commented that she doesn't like to see these demolitions as they change the character of the neighborhood. Jessop concurred.

Chair Richard opened the hearing to public comment.

St. Onge, a direct abutter, is opposed to the demolition and would prefer a remodel.

Fletcher, an abutter, is opposed to the demolition. Fletcher commented that the Officers at Camp Edwards used to reside in houses on this street back in the early 1900's.

Chair Richard asks for additional public comment; seeing none, Chair Richard closed public comment.

McCarthy asked if they will be using the existing foot print. Tolley responded that

Bearse felt the demolition is acceptable.

Jessop asked Tolley if the existing structure can be modified to meet the energy requirements today.

Chair Richard felt that the house does have some historic significance.

Tolley pointed out that all houses on Sunset Lane are similar in size and design [compared to what he presented].

**Motion duly made by Carrie Bearse, seconded by George Jessop to Approve the Certificate for Demolition of a Building or Structure (Exhibit H) for Garvey, Joshua, 111 George Street, Barnstable, Map 319, Parcel 052, built 1930 Full demolition of the single family home as indicated on the plans submitted. So voted: Aye, unanimous**

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**Garvey, Joshua, 111 George Street, Barnstable, Map 319, Parcel 052**

Construct 2,067sq ft single family home

Represented by: Erik Tolley

Public comment:

Tolley is representing the applicant. The proposed structure is further from the water. They are moving from the neighbors to the south and west to bring the structure into compliance with zoning. The proposed structure is only about 400sqft larger than the existing structure. All materials and plantings were chosen to be in keeping with the area.

Bearse does not feel the house is appropriate noting different roof lines and exterior designs like the rotunda.

Chair Richard commented that the house does not fits well in the area.

Tolley is asking for specific feedback. Bearse felt the house is not a classic Cape Cod style. McCarthy is concerned with the overall height.

Jessop suggested using a gambrel roof style. He added that he is not in favor of the cupola and lantern. Further he felt the porch was not in keeping with the cottage style and non-rectangular windows should be limited.

McCarthy did not feel the third floor is appropriate. Also, the turret structure does not fit with the nature of the area.

Wallace confirmed with Tolley that the photos of surrounding properties he provided are located on Sunset Lane.

Chair Richard did not feel the proposed structure is appropriate for the immediate area.

Tolley commented that he is within the zoning requirements.

Tolley initially proposed to withdrawal the application without prejudice but then asked to continue to the March 11, 2020 meeting with revised plans.

**Motion duly made by Bearse, seconded by McCarthy to Continue the Certificate of Appropriateness to the March 11, 2020 meeting (Exhibit I) for Garvey, Joshua, 111 George Street, Barnstable, Map 319, Parcel 052 to construct 2,067sq ft single family. So voted: aye, unanimous**

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**Whitehead, Robert & Deborah, 371 Sandy Neck Road, Barnstable, Map 338, Parcel 020, Barnstable Harbor House aka Chowder House, built prior to 1888, contributing building in the Sandy Neck Cultural Resource District**

Raise existing cottage 6' above existing elevation; existing boat house to be raised to align floor with raised cottage floor; existing dock & seawall to be raised 2' above existing elevation; new pilings to be provided at all raised structures; replace existing picture window with 2 double hung windows; replace chimney with new masonry; construct new stair to existing walk; replace existing ramp with new stair to dock & seawall

Represented by: Gordon Clark, Deborah & Robert Whitehead

Public comment: Wayne Bassett, Aleshia Furrer, Brian (spouse of Wilemina Crocker)

Clark advised that the rising water is the reason they need to raise up the structure. Chair confirmed they are just raising it up with the porch which is more historic like the original house.

Chair Richard confirmed they are raising the structure a total of six feet.

Chair Richard asked for public comment.

Bassett is not in favor of the project.

Clark advised that according to the site engineers that the water is rising. There is a discussion about the height of the structure vs. the flood zone.

Furrer, 355 Sandy Neck, advised that in the 90's a neighbor was allowed to raise the house and now they cannot tell the structure was raised.

Brian, former owner is in favor of the project.

Chair Richard closed public comment.

**Motion duly made by Carrie Bearse, seconded by Bett McCarthy to Approve the Certificate of Appropriateness (Exhibit G) for Whitehead, Robert & Deborah, 371 Sandy Neck Road, Barnstable, Map 338, Parcel 020, Barnstable Harbor House aka Chowder House, built prior to 1888, contributing building in the Sandy Neck Cultural Resource District to raise existing cottage 6' above existing elevation; existing boat house to be raised to align floor with raised cottage floor; existing dock & seawall to be raised 2' above existing elevation; new pilings to be provided at all raised structures; replace existing picture window with 2 double hung windows; replace chimney with new masonry; construct new stair to existing walk; replace existing ramp with new stair to dock & seawall as indicated on the plans submitted. So voted: aye, unanimous**

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**Silver, Tom & Helen, 2885 Main Street, Barnstable, Map 279, Parcel 055, Charles Lewis House, built c.1851, contributing structure in the Old King's Highway Historic District  
Demolish two-story, 3,102sqft, barn and 48sqft shed**

Represented by: Tim Sawyer, Architect

Public comment: None

Seeking approval for the full demolition

**Motion duly made by Carrie Bearse, seconded by Bett to Approve the Certificate of Appropriateness (Exhibit J) for Silver, Tom & Helen, 2885 Main Street, Barnstable, Map 279, Parcel 055, Charles Lewis House, built c.1851, contributing structure in the Old King's Highway Historic District to demolish two-story, 3,102sqft, barn and 48sqft shed as indicated on the plans submitted. 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 48 feet of 6' stockade fence along the southwestern lot line**

Represented by: Margaret Rankin

Public comment: None

Rankin advised the fence will be cedar pine spruce. Bearse asked if it will be visible from 6A. Rankin advised it will be slightly visible from 6A. She would install rail side toward the neighbors.

Bearse commented that they do not traditionally approve 6ft stockade fence. Bearse asked if there was a reason. Rankin advised that the natural shield was removed. She is proposing the fence.

Motion duly made by Carrie Bearse, seconded by Bett McCarthy to Approve the Certificate of Appropriateness (Exhibit K) for 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 to install 48 feet of 6' stockade fence along the southwestern lot line as indicated on the plans submitted. Good side facing 6A. So voted: Aye unanimous

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**CERTIFICATE OF EXEMPTION**

**Harris, Courtney & Jeffrey, 11 Old Toll Road, West Barnstable, Map 109, Parcel 069, built 1982**  
Construct a 12'X16' gambrel style shed in rear

Motion duly made by Bearse, seconded by Wallace, to Approve the Certificate of Exemption (Exhibit L) for Harris, Courtney & Jeffrey, 11 Old Toll Road, West Barnstable, Map 109, Parcel 069, built 1982 to construct a 12'X16' gambrel style shed in rear as indicated on the plans submitted. So voted aye unanimous

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**Hetzer, Knut, 39 Salten Point Road, Barnstable, Map 279, Parcel 025, built 1955**  
Remove existing garage door and replace with slider

Bearse confirmed the project is not visible.

Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Exemption (Exhibit M) for Hetzer, Knut, 39 Salten Point Road, Barnstable, Map 279, Parcel 025, built 1955 to remove existing garage door and replace with slider as indicated on the plans submitted. So voted: aye, unanimous

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**Ferrante, Raymond & Varnerin, Ellen, 26 Point Hill Road, West Barnstable, Map 136, Parcel 024, built 1974**  
Replace existing deck and add wraparound

Bearse confirmed the project is not visible

Motion duly made by Bearse, seconded by McCarthy, to Approve the Certificate of Exemption (Exhibit N) for Ferrante, Raymond & Varnerin, Ellen, 26 Point Hill Road, West Barnstable, Map 136, Parcel 024, built 1974 to replace existing deck and add wraparound as indicated on the plans submitted. So voted: Aye, unanimous

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**EXTENSIONS**

**Cape Cod Art Association, 3480 Main Street, Barnstable, Map 299, Parcel 071, request for one year extension of the Certificate of Appropriateness originally approved on February 27, 2019.**

Motion duly made by Bearse, seconded by McCarthy, to Approve the Extension (Exhibit O) for Cape Cod Art Association, 3480 Main Street, Barnstable, Map 299, Parcel 071, for one year extension of the Certificate of Appropriateness originally approved on February 27, 2019. So voted: ay,e unanimous

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**OTHER**

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**APPROVAL OF MINUTES:** None

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Having no further business before this Committee, motion to adjourn is moved by Bearse, seconded by Jessop at 8:32pm

Respectfully Submitted,

Erin K. Logan  
Administrative Assistant/recording secretary

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