

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

BARNSTABLE  
TOWN CLERK

20 JAN 15 10:51

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

Paul Richard, Chair	Present
Carrie Bearse, Clerk	Absent
George Jessop, AIA	Present
David Munsell Jr.	Present
Lesley Wallace	Present
Bett McCarthy, Alternate	Absent
Building Inspector	Jeff Carter
Videographer	Sarah Beal

A quorum being met, Chair Richard called the hearing to order at 6:00 pm. The Chair explained the hearing and appeal process and invited the public to address the Committee and view the plans of interest when the application is called.

**APPLICATIONS**

**Benoit, Conrad, 147 Maple Street, West Barnstable, Map 132, Parcel 037**  
Construct porch on front of home

Represented by: Conrad Benoit  
Public comment: None

Munsell confirmed that Benoit proposed a six foot open porch.

Chair Richard confirmed the colors and materials will match the house.

Munsell asks what he is using for columns. Chair Richard responded that the columns will be 6x6.

Chair Richard felt the project was appropriate.

**Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit A) for Conrad Benoit, at 147 Maple Street, West Barnstable, Map 132, Parcel 037 to construct a porch on the front of the home as indicated on the plans submitted. So voted: aye, unanimous**

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**Farrington, Dennis, 35 Country Club Drive, Cummaquid, Map 350, Parcel 045**  
Remove front window and fill in with siding; remove front concrete slab patio and replace with composite decking

Represented by: Bob Welch  
Public comment: none

Welch described the project. He proposed to close the window opening with siding to match the home; the patio will be concrete, painted Cape Cod grey.

**Motion duly made by David Munsell, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit B) for Dennis Farrington, at 35 Country Club Drive, Cummaquid, Map 350, Parcel 045 to remove as indicated on the plans submitted. Install cedar shingles on porch wall. So voted: aye, unanimous**

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**Messer, Richard, 40 High Street, West Barnstable, Map 133, Parcel 028/002**

*Minutes Approved on 01/08/2020*

Install solar panels on the west elevation (side)

Represented by: Chris Parsons

Public comment: none

Chair asked for public comment.

Parsons commented that the panels will not be visible to neighbors.

Chair Richard added that the panels are on the side.

Munsell confirmed the roof now is beige.

Jessop feels there is a great deal of vegetation and the project will not be visible.

**Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit C) for Richard Messer, at 40 High Street, West Barnstable, Map 133, Parcel 025/002 to install solar panels on the west elevation as indicated on the plans submitted noting there are no neighbors or abutters here to oppose and it is vegetated between the street and house. So voted: Aye, unanimous.**

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**Leary, Kristin, 43 Cindy Lane, Barnstable, Map 317, Parcel 004/002**

In-kind replacement of front stairs and deck; add deck and stairs to rear of barn; remove casement windows and replace with double-hung; add one double-hung window; replace & change style of barn doors; re-side in-kind (white cedar shingles); change exterior color from red to white

Represented by: Kristin Leary

Public comment: none

Chair Richard asked for public comment.

Leary described the project.

Jessop felt the project is appropriate; Wallace concurred.

**Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit D) for Kristin Leary, at 43 Cindy Lane, Barnstable, Map 317, Parcel 004/002 to In-kind replacement of front stairs and deck; add deck and stairs to rear of barn; remove casement windows and replace with double-hung; add one double-hung window; replace & change style of barn doors; re-side in-kind (white cedar shingles); change exterior color from red to white as indicated on the plans submitted. So voted: Aye, unanimous.**

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**Estate of Timothy Coggeshall, 61 Rendezvous Lane, Barnstable, Map 279, Parcel 026, Joseph Parker House, built c.1799, inventoried**

Mudroom addition at the east elevation; kitchen addition at the west elevation; new screen porch at the north elevation; solar panel installation on the primary and barn structure.

Represented by: Alison Alessi, Carolyn Coggeshall, David Barta

Public comment: none

Alessi described the project. Not really touching original structure except restoration of the windows. They also propose to install roof mounted solar panels on the west elevation.

Wallace confirmed the panels are not on the front. Alessi advised the solar panels may be slightly visible.

Munsell commented that some portion of the roofline will be visible from Rendezvous Lane.

Chair Richard advised there were three letters of support received.

Munsell confirmed with Alessi that the panels will cover a large part of the roof.

There is a discussion about visibility of the solar array.

Munsell confirmed with Alessi that the balcony railing will be wired.

Chair Richard confirmed that project materials will match the existing structure.

There is a discussion about the proposed paint colors. Chair Richard felt they are all appropriate colors.

**Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit E) for The Estate of Timothy Coggeshall at 61 Rendezvous Lane, Barnstable, Map 279, Parcel 026/000 to construct a mudroom addition at the east elevation; kitchen addition at the west elevation; new screen porch at the north elevation; solar panel installation on the primary and barn structure as indicated on the plans submitted. The solar panels on the primary structure will be slightly visible as well the top of the porch. So voted: Aye, unanimous.**

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**Wood, Rebecca & Charles, 483 Maple Street, West Barnstable, Map 108, Parcel 006**  
Construct a detached garage structure

Represented by: Charles & Rebecca Wood

Public comment: none

Mr. Wood clarified that the new structure will be used as an in-law apartment. There is a discussion about the proposed structures location on the lot. There will be a new detached garage as well as a small cottage.

Chair Richard confirmed the spec sheet indicates clapboard and shingles. Chair confirmed no clapboard.

**Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit F) for Rebecca & Charles Wood, at 483 Maple Street, West Barnstable, Map 108, Parcel 006/000 to construct a detached garage structure and cottage as indicated on the plans submitted. So voted: Aye, unanimous.**

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**Chandler, Jeffrey, 56 Bone Hill Road, Cummaquid, Map 336, Parcel 050/001**  
Construct a single family home with attached two-car garage

Represented by: Kevin Werner

Public comment: none

There is a discussion about the project. Chair Richard commented that the proposed project is set well back.

There is an existing garage with apartment above.

Chair confirmed with Werner that the shingles will match.

Munsell confirmed with Werner that the gables will have flying rafters.

Jessop confirmed with Werner that the door color will be natural, sealed and stained.

Chair Richard commented that the driveway material will be stone. Chair added that he would like to see a Minor Modification if they are changing the driveway material to asphalt.

**Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness (Exhibit G) for Jeffrey Chandler, at 56 Bone Hill Road, Cummaquid, Map 336, Parcel 050/001 to construct a single family home with attached two-car garage as indicated on the plans submitted, noting this structure will be 300 ft off the road. So voted: Aye, unanimous.**

**Boucher, Paul & Jean, 200 Cape's Trail, West Barnstable, Map 088, Parcel 008/006**  
Construct single family home with attached 2-car garage

Represented by: Gordon Clark  
Public comment: none

Clark described the project.

There is a discussion about the lot.

Munsell confirmed with Clark that the trim and front door will be white.

Clark goes on to explain the roof will be weathered wood, and the chimney will be stucco. Also, the shingles will be changed to Cape Cod Grey.

Chair Richard confirmed the windows will be six over one. Chair does not have a problem with six over one nor did Jessop.

**Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Appropriateness Exhibit H) for Paul & Jean Boucher, at 200 Cape's Trail, West Barnstable, Map 088, Parcel 008/006 to construct a single family home with attached 2-car garage, as indicated on the plans submitted noting the shingles will be cape cod grey. So voted: Aye, unanimous.**

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**CERTIFICATE OF EXEMPTION**

**West Parish Memorial Foundation, Inc., 2049 Meetinghouse Way, West Barnstable, Map 130, Parcel 017/001**  
Install 8'X10' shed

**Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit I) for West Parish Memorial Foundation, Inc., of 2049 Meetinghouse Way, West Barnstable, Map 130, Parcel 017/001, to install an 8'X10' shed as indicated on the plans submitted. So voted: aye, unanimous.**

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**First Lutheran Church, 1663 Main Street, West Barnstable, Map 196, Parcel 010, First Lutheran Church, built 1924, contributing structure in the Old King's Highway Historic District**  
Install 8'X12' shed

Logan advised the location may change depending on fire department requirements however it will be in the rear regardless.

**Motion duly made by David Munsell, seconded by Jessop, to Approve the Certificate of Exemption (Exhibit J) for First Lutheran Church of 1663 Main Street, West Barnstable, Map 196, Parcel 010/000, to install an 8'X10' shed as indicated on the plans submitted. So voted: aye, unanimous.**

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**Kennedy, Shaun, 70 Bursley Path, West Barnstable, Map 110, Parcel 025/004**  
Install pool and 4' black aluminum fence around pool

Munsell felt the project will not be visible.

**Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit K) for Shaun Kennedy of 70 Bursley Path, West Barnstable, Map 110, Parcel 025/004, to install an 8'X10' shed as indicated on the plans submitted. So voted: Aye, unanimous.**

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**Johnson, Christopher, 1776 Phinney's Lane, Barnstable, Map 297, Parcel 005/003**  
Install 14 roof mounted solar panels on the rear elevation

There is a comment that the panels will not be visible.

**Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit L) for Christopher Johnson, of 1776 Phinney's Lane, Barnstable, Map 297, Parcel 005/003 to install 14 roof mounted solar panels on the rear elevation as indicated on the plans submitted noting the house is set back and the panels not visible. So voted: aye, unanimous.**

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**Hagenstein, Jonathan, 291 Percival Drive, West Barnstable, Map 111, Parcel 061**

Install a 12'x16' shed

Chair Richard confirmed it is the shed without the dormer.

**Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Certificate of Exemption (Exhibit M) for Jonathan Hagenstein, of 291 Percival Drive, West Barnstable, Map 111, Parcel 061, to install a 12'X16' shed as indicated on the plans submitted without the dormers. So voted: aye, unanimous.**

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**Crawford, Edward & Margaret, 26 Packet Landing Way, West Barnstable, Map 179, Parcel 003**

Remove 8'X8' shed and replace with 10'X12' shed

**Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit N) for Edward & Margaret Crawford of 26 Packet Landing Way, West Barnstable, to remove 8'X8' shed and replace with a 10'X12' shed, as indicated on the plans submitted. So voted: aye, unanimous.**

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**Plikaitis, William, 2355 Iyannough Road, West Barnstable, Map 216, Parcel 044**

Add 4'X10' addition to existing deck, natural wood material

Chair Richard asked members if there were any concerns. Hearing note, Munsell made a motion.

**Motion duly made by David Munsell, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit O) for William Plikaitis of 2355 Iyannough Road, West Barnstable, Map 216, Parcel 044/000 to add 4'X10' addition to existing deck, constructed of natural wood material, as indicated on the plans submitted. So voted: aye, unanimous.**

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#### **MINOR MODIFICATION**

**Young, Margaret, 156 Capes Trail, West Barnstable, Map 088, Parcel 006/007**

Replace windows with Harvey windows, grills between the glass with a six over six grill pattern

**Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Minor Modification (Exhibit P) for Margaret Young, at 156 Capes Trail, West Barnstable, Map 088, Parcel 006/007 to replace windows with Harvey windows, grills between the glass with a six over six grill pattern as indicated on the plans submitted. So voted: So voted: Aye, unanimous**

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**Sunset Lane, LLC, 155 Sunset Lane, Barnstable, Map 319, Parcel 025**

Increase addition from 8'X36" to 10'X36"; relocate window on rear

**David Munsell felt the changes are an improvement.**

**Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Minor Modification (Exhibit Q) for Sunset Lane, LLC, at 155 Sunset Lane, Barnstable, Map 319, Parcel 025 to increase addition from 8'X36" to 10'X36" and relocate window on rear, as indicated on the plans submitted. So voted: Aye, unanimous.**

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**Schuck, Wendy, 164 Millway, Barnstable, Map 300, Parcel 026**

Increase width of barn from 24 to 26 feet; decrease number of windows and change entry door

There is a discussion about the plans.

**Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Minor Modification (Exhibit P) for Wendy Schuck, at 164 Millway, Barnstable, Map 300, Parcel 026 to increase width of barn from 24 to 26 feet, decrease number of windows and change entry door as indicated on the plans submitted. So voted: Aye, unanimous.**

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**Hearns, John, 50 Merion Way, Barnstable, Map 356, Parcel 006**  
Extend approved rock wall along the driveway

**Motion duly made by David Munsell, seconded by Lesley Wallace to Approve the Minor Modification (Exhibit Q) for John Hearns, at 50 Merion Way, Barnstable, Map 356, Parcel 006 to extend approved rock wall along the driveway as indicated on the plans submitted. So voted: aye, unanimous.**

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**Having no further business before this Committee, motion to adjourn is moved by David Munsell, seconded by Lesley Wallace at 7:37pm.**

Respectfully Submitted,

Erin K. Logan  
Administrative Assistant/recording secretary

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Exhibit A	Certificate of Appropriateness	File	132/037/000
Exhibit B	Certificate of Appropriateness	File	350/045/000
Exhibit C	Certificate of Appropriateness	File	133/028/002
Exhibit D	Certificate of Appropriateness	File	317/004/002
Exhibit E	Certificate of Appropriateness	File	279/026/000
Exhibit F	Certificate of Appropriateness	File	108/006/000
Exhibit G	Certificate of Appropriateness	File	336/050/001
Exhibit H	Certificate of Appropriateness	File	088/008/006
Exhibit I	Certificate of Exemption	File	130/017/001
Exhibit J	Certificate of Exemption	File	196/010/000
Exhibit K	Certificate of Exemption	File	110/025/004
Exhibit L	Certificate of Exemption	File	297/005/003
Exhibit M	Certificate of Exemption	File	111/061/000
Exhibit N	Certificate of Exemption	File	179/003/000
Exhibit P	Minor Modification	File	088/006/007