

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

BARNSTABLE  
TOWN CLERK

Wednesday, January 22, 2020, 6:30pm

20 JUL -9 AM 11:31

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 Carter

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 ELECTIONS**

Election of Chair and Clerk

Chair Richard called for nominations for the position of Chair. Bearse nominated Paul Richard, seconded by McCarthy. So voted: Aye, unanimous

Chair Richard called for nominations for the position of Clerk. Jessop nominated Carrie Bearse, seconded by McCarthy. So voted: Aye, unanimous

---

**APPLICATIONS**

**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

Represented by: Amanda-Clare Cunningham of AMPM Design rep homeowners

Public comment: none present

Cunningham described the project; materials will match existing.

Chair Richard noticed the specs indicate hardy plank. Cunningham advised that existing material is hardy plank. Bearse felt that given the location of the home the hardy plank would not be inappropriate.

**Motion duly made by Bearse, seconded by Wallace to Approve the Certificate of Appropriateness (Exhibit A) for Peter & Jessica Burke, at 146 Flint Rock Road, Barnstable to construct an 890sqft addition to the south elevation, materials to match existing, remove archway over the existing garage and entryway, re-roof as indicated on the plans submitted. So voted: aye, unanimous.**

*Minutes Approved on 7/8/20*

---

**Received request from the applicant on January 16, 2020 to withdraw this application without prejudice.**

**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: None

Public comment: none

Chair Richard advised that the applicant had requested to withdrawal the application without prejudice.

**Motion duly made by Bearse, seconded by Wallace to Accept the Withdrawal without prejudice, of the Certificate of Appropriateness (Exhibit B) 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 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. So voted: Aye, unanimous**

---

**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: John & Judy Clancy, Attorney Paul Revere

Public comment: Attorney Mark Boudreau, Steven Reuman

Chair Richard read a letter into record from Pat Anderson, abutter. Anderson is opposed to the project.

Attorney Revere noted that the applicant submitted revised plans as well as a landscape plan.

Bearse explained that she had reviewed the meeting material as well as the video from the January 8, 2020 hearing to satisfy the requirements of the Mullin Rule. Bearse continued by asking for the dimensions of the project.

Chair Richard explained that the plans were off scale. John Clancy advised the structure is about 29 feet from grade to the top plate.

Jessop felt the windows are out of scale with the rest of the structure. There is a discussion about the size of the windows.

Chair asked for questions from the committee.

Bearse felt the redesign takes away from the bulk of the structure.

Chair Richard felt the plan was heading in the right direction.

There is a discussion about the size of the lot.

Clancy reconfirmed the existing structure is one and three quarters high now and they are looking to go to two stories.

Revere added that the land is dry wetlands and coastal bank; Town protected and State regulated.

McCarthy felt that the width and height are the same and that the structure is too high for the setting.

There is a discussion about how far from grade the first floor is. Mr. Clancy advised the first floor is 6" above grade. He continued by explaining that due to the grade, the lot pitches down; the house sits low. Revere concurred.

Wallace is uncomfortable with the height given the location and size of the lot.

There is a discussion about the size of the house vs the lot size and neighboring houses.

Attorney Mark Boudreau is representing the Reuman's, direct abutters. Boudreau commented that his clients are concerned with the visual impact in the area. He added that the area/street does not have large structures 15 feet from the road. Boudreau added that the Reuman's would like to see the project scaled back.

Chair Richard asked for additional public comment. Doug Bryant is a direct abutter and is opposed to the project.

Reuman showed a rendering that he had taken and tried to superimpose a photo to see what the project may look like. Reuman reiterated that the structure is too big.

Mrs. Reuman is in favor of the house being restored but would prefer that the design look more in keeping with the neighborhood.

Chair Richard closed public comment.

Revere commented that this is not a heavily trafficked road and there are only a handful of properties off the road. He added that there have been comments about the massing and size but had not heard comments about the historic look of the proposed design. He continued by noting that if you stand at the road you are 13 feet above the first floor. Further the applicant followed the suggestions made by the committee at the last meeting. He asks if the applicant has met the design element.

Jessop began a discussion about the height and size. Jessop is concerned that the drawings are out of scale and would like to see the height reduced. There is a lengthy discussion about how to reduce the height of the structure.

Chair Richard asked Mr. Clancy if he would consider bringing in the rear dormer by six inches on each side.

Bearse suggested continuing review to another hearing for a redesign. She added that it is an eclectic neighborhood, off the beaten path and the house is sunk somewhat.

Wallace would like to see the re-draw with the compromises and felt it would look good.

**Motion duly made by Bearse, seconded by Jessop to Continue review of the Certificate of Appropriateness (Exhibit C) for 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. So voted: aye, unanimous**

---

**Fioretti, Matthew, 75 Cedar Street, West Barnstable, Map 130, Parcel 020/001, built 1959**  
Remove existing front and side decking (including steps) and rebuild with expansion

Represented by: Dan Wood

Public comment: none

Chair Richard commented the project would be slightly visible. There is no further discussion.

**Motion duly made by Bearse, seconded by Wallace to Approve the Certificate of Appropriateness (Exhibit D) for Fioretti, Matthew, 75 Cedar Street, West Barnstable, Map 130, Parcel 020/001, built 1959 Remove existing front and side decking (including steps) and rebuild with expansion as indicated on the plans submitted. So voted: aye, unanimous**

---

**Wirtanen, Mark, 1894 Main Street, West Barnstable, Map 217, Parcel 012, Martin Wirtanen First House, built 1912, contributing structure in the Old King's Highway Historic District**  
Remove six, 4'X4', glide porch windows that currently have a six over six grill pattern. Replace with six aluminum clad wood windows, 4'X4', with a six over one grill pattern

Represented by: Mark Wirtanen

Public comment: none

Bearse confirmed the windows will have applied exterior grills.

Chair confirmed just the windows on the porch are changing.

**Motion duly made by Bearse, seconded by McCarthy to Approve the Certificate of Appropriateness (Exhibit E Wirtanen, Mark, 1894 Main Street, West Barnstable, Map 217, Parcel 012, Martin Wirtanen First House, built 1912, contributing structure in the Old King's Highway Historic District Remove six, 4'X4', glide porch windows that currently have a six over six grill pattern. Replace with six aluminum clad wood windows, 4'X4', with a six over one grill pattern as indicated on the plans submitted. So voted: aye unanimous**

---

**CERTIFICATE OF EXEMPTION**

**Genest, Suzanne, 116 Scudder's Lane, Barnstable, Map 259, Parcel 015, built 1991**

Replace 11 glass panels with Marvin double-hung windows; infill with white cedar shingles to match existing siding; white columns between columns will remain.

Chair comments this house is not visible but from the water.

Bearse felt the project was appropriate.

**Motion duly made by Carrie Bearse, seconded by Lesley Wallace, to Approve the Certificate of Exemption (Exhibit F) for Suzanne Genest, of 116 Scudder's Lane, Barnstable, Map 259, Parcel 015, built 1991, to replace 11 glass panels with Marvin double-hung windows; infill with white cedar shingles to match existing siding; white columns between columns will remain, as indicated on the plans submitted. So voted: aye unanimous**

---

**APPROVAL OF MINUTES:**

**Motion duly made by Jessop, seconded by McCarthy, to Approve Meeting Minutes, Dated December 11, 2019 (Exhibit G). So voted: Aye – four in favor; Bearse abstained.**

---

**Having no further business before this Committee, motion to adjourn is moved by Bearse, seconded by Jessop at 7:38pm.**

Respectfully Submitted,

Erin K. Logan  
Administrative Assistant/recording secretary

---

Exhibit A	Certificate of Appropriateness	File	316/080/008
Exhibit B	Certificate of Appropriateness	File	156/057/000
Exhibit C	Certificate of Appropriateness	File	336/028/000
Exhibit D	Certificate of Appropriateness	File	130/020/001
Exhibit E	Certificate of Appropriateness	File	217/012/000
Exhibit F	Certificate of Exemption	File	259/015/000
Exhibit G	Meeting Minutes	Date	December 11, 2019

