

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, January 11, 2023, 6:30pm

27 JAN '23 AM 11:05
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 by remote participation via Zoom Meetings on the following applications:

Bett McCarthy, Clerk	Present
George Jessop, AIA	Absent
Ryan Coholan	Present
Lesley Wallace	Present
Wendy Shuck	Present
Kate Maldonado, Assistant Director	Present
Erica Brown, Admin Assistant	Present

A quorum being met, Clerk Bett McCarthy called the hearing to order at 6:30 pm. The Clerk 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.

Roll Call

Clerk Bett McCarthy called the meeting to order at 6:30 pm and took roll call.

Attendance Roll Call:

Bett McCarthy
Lesley Wallace
Ryan Coholan
Wendy Shuck

Election of Officers

First order of business is the Election of Committee Chair and Clerk. Do we have any nominations for Committee Chair?

Motion

This is Lesley Wallace and I would like to nominate Bett McCarthy as the Chair of the Committee for the Old King's Highway for 2023.

Second Ryan Coholan

We have a motion made and a second; all those in favor roll call vote:

- Lesley Wallace- Aye
- Ryan Coholan- Aye
- Wendy Shuck - Aye
- Bett McCarthy- Abstain

Do we have any nominations for Committee Clerk?

Motion

This is Bett McCarthy and I would like to nominate Wendy Shuck as the Clerk of the Committee for the Old King's Highway for 2023.

Minutes Approved January 25, 2023

Second, Ryan Coholan

We have a motion made and a second; all those in favor roll call vote:

- Lesley Wallace-aye
- Ryan Coholan-aye
- Wendy Shuck- abstain
- Bett McCarthy- aye

APPLICATIONS

Philos-Jensen, Dan & Courtney, 95 Pine Lane, Barnstable, Map 278, Parcel 029, built 1976

Remove and replace existing front stoop. Construct new 12 FT x 16 FT shed. Remove existing deck. Build new deck on north side wall. Swap sliding door on south side of house with window on south side of house. Install outdoor shower.

Dan Jensen is present.

Dan Jensen- Original deck is worn and needs to be demolished; would like more sunlight. Front stoop is rotting and would like to replace with better structure. Outdoor shower would be on the south side inline where the deck stairs currently are; shed would be at the end of the driveway; 15 or more feet away from the property line or railroad.

Ryan- Structure is not historic in nature. Back deck is aged. Improvements are appropriate.

Wendy- Agree with Ryan. Keeping in style. Materials appropriate. No concerns.

Lesley- Outdoor shower in the back. Front stoop looks good. Painted. Everything is fine.

Bett- Concur with other committee comments. Very remote area.

Public comment: None.

A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Philos-Jensen, Dan & Courtney, 95 Pine Lane, Barnstable, Map 278, Parcel 029, built 1976 to remove and replace existing front stoop. Construct new 12 FT x 16 FT shed. Remove existing deck. Build new deck on north side wall. Swap sliding door on south side of house with window on south side of house. Install outdoor shower, seconded by Ryan Coholan,

Roll Call Vote

Lesley Wallace – aye

Ryan Coholan – aye

Wendy Shuck – aye

Bett McCarthy – aye

Horn, Rebecca & Gerard, 40 Maggie Lane, West Barnstable, Map 217, Parcel 032, built 1972

Build addition off back of the house.

Pat Jacobs, representative, is present.

Pat Jacobs- Extend and renovate the back of the house. Back of house abuts a Church. Small addition. 16 feet off the back of the house. Bump off main bedroom. More storage.

Lesley- Bump out. Fine.

Ryan- Rear elevation. Any details on the windows?

Pat- Marvin windows. Black exterior. Match existing windows. No grills.

Ryan- makes sense to match existing. Good.

Wendy- Nothing to add. Improvements align with the style of the rest of the house.

Bett- Agree with committee members. Thinks the addition is appropriate.

Public comment: None

A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Horn, Rebecca & Gerard, 40 Maggie Lane, West Barnstable, Map 217, Parcel 032, built 1972 to build addition off back of the house as submitted, seconded by Ryan Coholan,

Roll Call Vote:

Bett McCarthy - aye

Lesley Wallace - aye

Ryan Coholan - aye

Wendy Shuck - aye

Mackenzie-Betty, Keith and Margaret, 3280 Main Street, Barnstable, Map 299, Parcel 035, built 1930

Rear second floor addition within existing footprint & second shed to match existing.

Keith Mackenzie-Betty present.

Keith- Shed is another shed as one previously approved. Hit a road block with conservation. Keep within envelope of house. Build on top existing footprint. Keep in style of latest version of the house. Greek revival. Two little bay windows at the rear to look over the marsh. Replace all copper on the house.

Ryan- Shed is the only visible item. Where in relation to first shed?

Keith- Paralell and 15 feet away.

Ryan- Doesn't sit wonderful but understand the situation.

Wendy- Addition looks nice. Modifications fit well. Not sure about the shed. Looks commercial and not residential. Don't typically see two identical outbuildings like that.

Lesley- Like the additions to the house and detail.

Keith- Can't build parallel with existing house due to conservation. Want to do more at a later date but for now this is what he can do.

Lesley- Understand the situation.

Bett, Addition is very appropriate. That land drops down. From the road we'd only see the roof. Don't really have any issue.

Ryan, Given the functionality of the second shed, feel a bit more comfortable with the proposal.

Wendy, A single building would look great.

Keith, that is the ultimate plan. Bridging building would be the best.

Public comment: None.

A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Mackenzie-Betty, Keith and Margaret, 3280 Main Street, Barnstable, Map 299, Parcel 035, built 1930 to construct rear second floor addition within existing footprint & second shed to match existing as submitted, seconded by Ryan Coholan,

Roll Call Vote:

Bett McCarthy - aye

Lesley Wallace - aye

Ryan Coholan - aye
Wendy Shuck - aye

Approval of Minutes

December 14, 2022

A motion was made by Wendy Shuck to approve the December 14th 2022 minutes as submitted, seconded by Ryan Coholan,

Roll Call Vote:

Bett McCarthy - aye
Lesley Wallace - aye
Ryan Coholan - aye
Wendy Shuck - aye

Next Meeting Date: January 25, 2023

ADJOURNMENT- Wendy Shuck moved to adjourn meeting.

Lesley Wallace- Aye
Ryan Coholan- Aye
Wendy Shuck- Aye
Bett McCarthy- Aye

The meeting adjourned at 7:03 p.m.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development