

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, November 13, 2024, 6:30pm

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, Chair	Present
Ryan Coholan	Present
Lesley Wallace	Present
Wendy Shuck, Clerk	Present
Erica Brown, Administrative Assistant	Present

A quorum being met, Chair Bett McCarthy 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.

Roll Call

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

Attendance Roll Call:

Lesley Wallace
Ryan Coholan
Wendy Shuck
Bett McCarthy

Lesley Wallace left the meeting at 6:35pm due to technical difficulties and re-entered the meeting at 6:53pm.

CONTINUED APPLICATIONS

Friary, Timothy, 4305 Main Street, Barnstable, Map 350, Parcel 049, Built 1980

Construct bump out addition on left elevation. Replace and renovate rear porch. Window placement changes and replacements. Front façade changes.

Representative Joe Botello and homeowner Tim Friary were in attendance for this item.

Joe started with the existing photo showing the front façade which currently has a garage door. The garage door will be modified into a front entrance. Some windows will be added to the right and left of the new entry. On the left elevation there will be a small bump out addition to add a bathroom. The rear porch that is existing will be taken down and rebuilt with the stairs relocated to the left elevation.

Committee Discussion:

Ryan- Asked if there is any way to preserve some of the look that is currently existing for example to keep the beam extension. The beam extension is ornamental and would keep it in kind with what it is and perhaps coupled with a false door. The rest of the design is appropriate. Joe responded that when he drew it with

Approved 01/08/25

the beam extension, and it would not fit in with the house. Ryan noted that what they're trying to preserve is that barn look. Tim noted that he would not like to keep the beam. He would, in future, like to build a small barn near the dwelling.

Wendy- Noted that the applicant appeared previously before the Committee with plans for another structure on the property. Tim noted that that is accurate, but the cost was substantial and would not be building that structure. Wendy asked what the size of the rake boards, corner boards, and casings. Joe noted that the existing will stay and will be 1 x 8 and 1 x3 rakes, 1 x 5 and 1 x 6 corner boards, 1 x 4 window casings. Wendy asked if a window on the bump out could be added. Joe noted it is the bathroom and where the shower will be, but they could include a trellis there to help break it up. Wendy noted that she would prefer to see 6 over 6 windows to stay in keeping with the surrounding structures and that the door is a more craftsmen style door and asked if the door would be a stained wood. Joe noted that the door would be brown. Wendy noted that the right side of the structure has no windows and asked if there's any plans with that. Joe noted that the homeowner is looking for privacy on that side and would be landscaped. Tim noted perennials or hydrangeas on that side. Wendy noted that the design is an improvement from what is currently existing.

Bett- Concurs with the other committee members. She is not in favor of keeping the pediment as it was built in 1980. Bett noted that a lattice, trellis, and other landscape features will help soften the hard look of the structure. The design is appropriate.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Ryan Coholan.

Roll Call Vote

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of appropriateness application for Friary, Timothy, 4305 Main Street, Barnstable, Map 350, Parcel 049, Built 1980 to construct bump out addition on left elevation. Replace and renovate rear porch. Window placement changes and replacements. Front façade changes with the modifications to add a lattice/trellis and landscaping along with 6 over 6 windows.

Ryan Coholan seconded.

Roll Call Vote

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Brennan, Sean & Caroline, 4054 Main Street, Barnstable, Map 336, Parcel 048, Built 1850

Install a white old English lattice in front of house along the street.

The applicant requested to withdraw the application.

Wendy Shuck moved to accept the withdrawal request for the certificate of appropriateness application for Brennan, Sean & Caroline, 4054 Main Street, Barnstable, Map 336, Parcel 048, Built 1850 to install a white old English lattice in front of house along the street without prejudice.

Ryan Coholan seconded.

Roll Call Vote

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Approved 01/08/25

St Mary's Episcopal Church, 3055 Main Street, Barnstable, Map 279, Parcel 042, Built 1900
Installation of 49 Q-Cell 425 roof mounted solar panels. Total system size: 20.825kW.

Neal Holmgren was in attendance for this item.

After hearing the concerns of the Committee, Neal presented an updated layout of the panels with all the panels moved to the interior of the courtyard and would not be visible from Main Street.

Committee Discussion:

Wendy- Appreciated that the panels were all moved to the interior and finds it appropriate. Asked if the number of panels proposed would still be the same. Neal confirmed that there would be the same number of panels (49 panels).

Ryan- No comments.

Bett- No comments. New array is totally appropriate.

Lesley- Appreciate the hard work to move those panels. Appropriate.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Ryan Coholan.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of appropriateness application for St Mary's Episcopal Church, 3055 Main Street, Barnstable, Map 279, Parcel 042, Built 1900 for the Installation of 49 QCell 425 roof mounted solar panels. Total system size: 20.825kW as per revised plans dated 11/5/24.

Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

APPLICATIONS

Cotto, Jeffrey & Melissa, 50 Apollo Drive, West Barnstable, Map 130, Parcel 046, Built 1974

Remove double hung window and replace with two 24 x 24 casement windows. Replace siding to match existing where needed.

Wendy Shuck moved to open the public hearing. Seconded by Ryan Coholan.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Gabe Hennessey was in attendance for this item.

Approved 01/08/25

Gabe presented the existing double hung window which is in the bathroom. The project includes a bathroom remodel in which the homeowners would like more privacy because of where the toilet is located. They are going to replace with the same siding, use 1 x 4 pvc trim with historic sill, and add shutters to match.

Committee Discussion:

Wendy- Asked where the window is for clarification. Gabe pointed out where the existing window is on the existing front façade. Wendy noted that this house is at the end of a cul de sac and is appropriate.

Ryan- Appropriate.

Lesley- No issues.

Bett- Appropriate.

Public Comment:

Wendy Shuck moved to close the public hearing. Seconded by Ryan Coholan.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of appropriateness application for Cotto, Jeffrey & Melissa, 50 Apollo Drive, West Barnstable, Map 130, Parcel 046, Built 1974 to remove double hung window and replace with two 24 x 24 casement windows. Replace siding to match existing where needed as submitted. Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Constantino, Stephen, 35 George Street, Barnstable, Map 319, Parcel 063, Built 1972

Add dormers to front and rear of the main house. Construct new front porch and garage with room above.

Wendy Shuck moved to open the public hearing. Seconded by Ryan Coholan.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Jim Hegarty and Stephen Constantino were in attendance for this item.

On the front façade they will be taking the roof off, rearranging some windows, and adding a full dormer. There will also be a full dormer on the back of the home as well. Towards the right of the home there will be a porch which is where the front door will be. Above that there will be a cupola on the roof. The existing garage will be taken down and replaced with an attached two car garage with a half car bay at the end which will be for storage. The half car is a 7-foot-wide door and is set back from the front. Relocating a few windows and the exterior will remain double hung 6 over 1 windows with true divided light. The

siding will remain natural white cedar shingles. The shutters will be true active shutters in board and baton style. The garage doors will be carriage style doors with the windows on the top. The front door will be a 4 light door and will have side lights that coordinate with that style.

Committee Discussion:

Ryan- Asked how close it will be to the property line on the right looking from the front elevation. Jim responded that is about 15 feet and is not too far off from the shed that is there currently. Ryan noted he loves the design, but it is a lot of house for the lot. Jim noted that the lot is wide which allows for a little bit more space from the side setback. Ryan commented that the area is being consumed by too much house on lots that are not large. In the last two years, this has come up a lot for this area and with that this area is slowly losing its charm with each foot that is taken up by the dwellings. Jim noted that they are following code and is within setbacks.

Wendy- The roof line between the porch and the garage shows that it is a couple feet higher, but the bottom rendering doesn't show it as well. Jim noted on the side elevation you can see it a bit better. Wendy shares Ryan's concerns that it is a long house that consumes the lot. She suggested that the half garage be removed. The look and style are appropriate, but it is a lot of house for that lot.

Lesley- Concurred with Wendy's suggestion to remove the half garage. Asked what the square footage of the house is. Jim commented that the existing is 1252 square feet, the addition is 920 square feet, and the garage is approximately 400 square feet so the proposed is roughly 2100 square feet. Jim noted that the lot is not deep but is long. If they cannot have the half garage, then they will most likely come back for a shed. Lesley agreed that the style is appropriate, but the proposed appears much larger.

Wendy- Asked if a shed could fit in the back. Jim noted that a shed could fit but it would have to be a small shed. Stephen commented that the pictures are a little deceiving because the existing shed that will be coming down is a 20' by 15' shed which is what the half garage is. They are trying to be considerate to the neighbor to the right. The length of the garage does not go as far as the existing shed does not to the lot line.

Bett- Visited the property and thinks that the plans are very comprehensive. The whole area is undergoing a transformation. The proposed property is not really any larger than the other surrounding properties in the neighborhood. It is an attractive design and has no issues with it.

Jim asked for clarification that the third bay of the garage is the main concern of the Committee. The Committee confirmed that sentiment. The homeowner agreed to remove the half garage from the proposal.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Ryan Coholan.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of appropriateness application for Constantino, Stephen, 35 George Street, Barnstable, Map 319, Parcel 063, Built 1972 to add dormers to front and rear of the main house. Construct new front porch and garage with room above with the modification to remove the third garage bay but otherwise as submitted.

Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

EXTENSIONS

Constantino, Stephen, 37 Goodview Way, Barnstable, Map 319, Parcel 080, Undeveloped Land
Construct a two-bedroom carriage house on vacant land with main house on adjacent property. COA approved 12/13/2024.

All the members were in consensus that this proposal is still appropriate.

Wendy Shuck moved to approve one year extension of the certificate of appropriateness application for Constantino, Stephen, 37 Goodview Way, Barnstable, Map 319, Parcel 080, Undeveloped Land Construct a two-bedroom carriage house on vacant land with main house on adjacent property. COA approved 12/13/2024.

Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

MINOR MODIFICATION

None

OTHER:

- Approve 2025 Meeting Schedule
 - OKH Election Reminder - Tuesday November 26, 2024, located at the Barnstable West Barnstable Elementary School from 7:00pm to 8:00pm.
-

Approval of Minutes

October 23, 2024

Wendy moved to approve the October 23, 2024, minutes as submitted. Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Next Meeting Date: December 18, 2024; January 8, 2025

ADJOURNMENT- Wendy Shuck moved to adjourn the meeting Wednesday November 13, 2024. Ryan Coholan seconded.

Roll Call Vote:

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Approved 01/08/25

Meeting adjourned at 7:49pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 01/08/25