

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**MINUTES**  
**Wednesday, February 23, 2022, 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:

Paul Richard, Chair	Present
Bett McCarthy, Clerk	Present
George Jessop, AIA	Absent
Ryan Coholan	Absent
Lesley Wallace	Present
Jeffrey Goldstein, Alternate	Absent
Grayce Rogers, Administrative Assistant	Present
Jeff Louzon, Building Inspector	Present

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.

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**ROLL CALL**

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

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**CONTINUED APPLICATIONS**

**Diocese of Fall River, 4 Parker Road, West Barnstable, Map 197 Parcel 005/000, built c. 1920. Our Lady of Hope Catholic Church Built c. 1920, contributing structure in the Old King's Highway Historic District.**

To remove existing slate roof and replace with new asphalt shingle roof.

The applicant requested that the application be withdrawn.

There was no public comment.

**There was a motion made by Clerk McCarthy to accept the withdrawal.  
The motion was seconded by Member Wallace.**

**So voted:**

**Aye- McCarthy, Wallace, Richard**

**Nay - 0**

**Abstain- 0**

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**Reardon, Paul, 94 Country Club Drive, Map 350 Parcel 019/000, built c. 1983.**

To strip wood clapboard and replace with vinyl clapboard on front façade only.

There was no representation.

The Chair determined that this application did not require representation as approval was continued after members had the opportunity to review the siding sample.

**Discussion:**

The members had reviewed the sample.

Clerk McCarthy noted that although that the product is vinyl, from a distance it would simulate wood graining and appears to be wood.

Chair Richard commented that the material is not shiny. The area does include other approved vinyl siding. He believes that this is appropriate for the location.

There was no public comment.

**There was a motion made by Clerk McCarthy to approve the certificate of appropriateness as submitted for Paul Reardon at 94 Country Club Drive, Map 350 Parcel 019/000 and built c. 1983 for to strip wood clapboard and replace with vinyl clapboard on front façade only.**

**The motion was seconded by Member Wallace.**

**So voted:**

**Aye- McCarthy, Wallace, Richard**

**Nay - 0**

**Abstain- 0**

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**APPLICATIONS**

**Nagle, Donna, 3219 Main Street, Barnstable, Map 299 Parcel 023/001, built c. 1920, Freeman's Friendly Service. Contributing structure within the Old King's Highway Historic District.**

To remove and replace signage.

The applicant requested that the item was continued to the March 9, 2022 meeting.

There was no public comment.

**There was a motion made by Clerk McCarthy to continue the application to the March 9, 2022 meeting. The motion was seconded by Member Wallace.**

**So voted:**

**Aye- McCarthy, Wallace, Richard**

**Nay - 0**

**Abstain- 0**

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**Howe, Celeste & Aceto, Michelle, 33 Captain Murphy's Way, Barnstable, Map 317 Parcel 031-01C, built c. 2006**

To convert a garage to a living space to include replacing the garage door with doors and windows and the addition of exterior lighting fixtures.

The application was represented by Michelle Aceto and Celeste Howe.

**Discussion:**

Clerk McCarthy and Member Wallace commented that the change was appropriate.

Chair Richard noted that the road is not heavily travelled. He noted that the window material is like for like to the existing main structure. The roof shingles will also match the shingles on the existing main structure.

There was no public comment.

**There was a motion made by Clerk McCarthy to approved the Certificate of Appropriateness as submitted for Celeste Howe and Michelle Aceto for 33 Captain Murphy's Way, Barnstable, Map 317 Parcel 031-01C, and built c. 2006 to convert a garage to a living space to include replacing the garage door with doors and windows and the addition of exterior lighting fixtures.**

**The motion was seconded by Member Wallace.**

**So voted:**

**Aye- McCarthy, Wallace, Richard**

**Nay - 0**

**Abstain- 0**

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**MINOR MODIFICATIONS**

**Johnson, Courtney 3915 Main Street, Barnstable, Map 335 Parcel 051/000, built c. 1745.**

**Contributing building in the Old King's Highway Historic District.**

To replace the rear slider with a French door with fixed simulated divided lites for grille pattern.

There was no representation present nor is it required.

**Discussion:**

Chair Richard noted that this was not a highly visible modification and is appropriate.

All members agreed this was an appropriate modification.

**The motion was made by Clerk McCarthy to approved the minor modification as submitted for Johnson, Courtney Johnson at 3915 Main Street, Barnstable, Map 335 Parcel 051/000, and built c. 1745 which is a contributing building in the Old King's Highway Historic District to replace the rear slider with a French door with fixed simulated divided lites for grille pattern.**

**The motion was seconded by Member Wallace.**

**So voted:**

**Aye- McCarthy, Wallace, and Richard**

**Nay - 0**

**Abstain- 0**

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**EXTENTIONS**

None

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**OTHER**

Consideration of alternate member – Wendy Shuck

Chair Richard invited Wendy Shuck to introduce herself. Shuck grew up on the Cape and attended Barnstable high school. She moved off Cape, but had bought a second home in Old King’s Highway while she lived at her main residence off of Cape Cod. Due to Covid, she has been able to work remote and has decided to make her Cape Cod home in Barnstable village her permanent home with her husband. She is interested in joining the Committee as an alternate because she would like to contribute to the community. Shuck is passionate about historic homes. She has lived and renovated a few historic homes. Lastly, she admires the historic district and would like to help in that effort. She also expressed her interest in eventually becoming a permanent member if she is elected.

*The Committee was in unanimous agreement to nominate Wendy Shuck to Town Council as an alternate member.*

Chair Richard commented that zoom meetings may be replaced with in person meetings soon. He also updated the Committee that the Old King’s Highway Historic District Bulletin would be updated and published on March 1, 2022. The majority of changes were for grammar and increasing the appeal fee from \$100.00 to \$200.00.

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***ADJOURNMENT***

**There was a motion made by Clerk McCarthy to adjourn the meeting.  
The motion was seconded by Member Wallace.**

**So voted:**

**Aye- McCarthy, Wallace, and Richard**

**Nay - 0**

**Abstain- 0**

Respectfully Submitted,

Grayce Rogers

Administrative Assistant – Planning & Development

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Exhibit A	Certificate of Appropriateness	File	197/005/000
Exhibit B	Certificate of Appropriateness	File	350/019/000
Exhibit C	Certificate of Appropriateness	File	299/023/001
Exhibit D	Certificate of Appropriateness	File	317/031/01C
Exhibit E	Minor Modification	File	335/051/000