

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, May 11, 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	Present
Lesley Wallace	Present
Jeffrey Goldstein, Alternate	Absent
Wendy Shuck, Alternate	Present
Grayce Rogers, Administrative Assistant	Present

A quorum being met, Chair Paul 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.

ROLL CALL

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

CONTOUNED APPLICATIONS

Salazar, Paul, 990 Main Street, West Barnstable, Map 179 Parcel 001/000, Built 1974, Contributing Structure in the Old King's Highway Historic District.

Change existing signage design. (For meeting materials click [HERE](#))

The application was represented by Paul Salazar, Business Owner.

There was no public comment.

Issues Discussed:

- There was a comment about the color of the sign background. The current color is red.
- There was discussion about making the signs match the existing signage.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness was submitted for Paul Salazar at 990 Main Street, West Barnstable, Map 179 Parcel 001/000, Built 1974, Contributing Structure in the Old King's Highway Historic District, to change existing signage design.

The motion was seconded by Member Wallace.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

APPLICATIONS

Paulson, Danelle, 34 Cyrus Point, Barnstable, Map 349 Parcel 065/000, Built c. 1972.

To replace 6 windows. (For meeting materials click [HERE](#))

The application was represented by Chad Lohr of Renewal by Andersen.

There was no public comment.

Issues Discussed:

- Six windows in total will be replaced. Three on the rear and three on the right side of the dwelling.
- There was a comment that the dwelling was not very visible from the road.
- A clarification was made that the exterior trim will be AZEK material.
- There was discussion about the grilles in the window; there shall be none in the replacement windows.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Danelle Paulson at 34 Cyrus Point, Barnstable, Map 349 Parcel 065/000, Built c. 1972, to replace 6 windows.

The motion was seconded by Member Coholan

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Fournier, Bertrand & Helen Trs., 371 Marstons Lane, Barnstable, Map 349 Parcel 099/000. Built c. 1984.

To replace 14 windows. (For meeting materials click [HERE](#))

The application was represented by Lenny Fontes of Renewal by Andersen.

There was no public comment.

Issues Discussed:

- The proposed window replacements will not have grille.
- The replacements windows will be on the front, rear, and side elevations.
- The windows are appropriate for the contemporary architecture.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness for Bertrand & Helen Trs. Fournier at 371 Marstons Lane, Barnstable, Map 349 Parcel 099/000. Built c. 1984, to replace 14 windows.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Miller, Joshua, 1897 Phinney's Lane, Barnstable, Map 277 Parcel 008/000. Built c. 1941.

The construction of a family apartment over the existing garage. (For meeting materials click [HERE](#))

The application was represented by Joshua Miller's Attorney.

There was no public comment.

Issues Discussed:

- The property is setback off of Phinney's Lane.
- The addition will be located near the rear of the dwelling.
- The materials and design were deemed appropriate by the committee.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Joshua Miller at 1897 Phinney's Lane, Barnstable, Map 277 Parcel 008. Built c. 1941, the construction of a family apartment over the existing garage.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Kalmbach, Scott, 81 Keveney Lane, Barnstable, Map 351 Parcel 012/000. Built c. 1983.

A remodel of an existing barn/shed to include new windows, siding, and roof. The main structure will remove and replace windows. (For meeting materials click [HERE](#))

The application was represented by Brendan Lowney.

There was no public comment.

Issues Discussed:

- The dwelling is setback and is not very visible from the road.
- There was a clarification about a small addition which will be located on the rear side of the dwelling which was approved through an approved Certificate of Exemption.
- The committee was in consensus that the proposed project was appropriate.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Scott Kalmbach at 81 Keveney Lane, Barnstable, Map 351 Parcel 012/000. Built c. 1983, a remodel of an existing barn/shed to include new windows, siding, and roof. The main structure will remove and replace windows.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Malfa, Todd, 2886 Main Street, Barnstable, Map 279 Parcel 012/000. Built c. 1800. Contributing structure within the Old King's Highway Historic District.

To install a picket fence. (For meeting materials click [HERE](#))

The application was represented by Elaine Johnson.

There was no public comment.

Issues Discussed:

- The fence will be three feet high.
- The picket fence will be square.
- There will be one walk-gate.
- The committee was in consensus that the fence was appropriate.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Todd Malfa at 2886 Main Street, Barnstable, Map 279 Parcel 012/000. Built c. 1800. Contributing structure within the Old King's Highway Historic District, to install a picket fence.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Troy, Robert & Sabina, 77 Williams Path, West Barnstable, Map 111 Parcel 035/000. Built c. 1984.

To construct a 2 story addition and to replace clapboard. (For meeting materials click [HERE](#))

The application was represented by Anne Michniewicz,

There was no public comment.

Issues Discussed:

- The dwelling is secluded and not very visible.
- The committee was in consensus that the proposed design and materials was appropriate.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Robert & Sabina Troy at 77 Williams Path, West Barnstable, Map 111 Parcel 035/000. Built c. 1984, to construct a 2 story addition and to replace clapboard.

The motion was seconded by Member Coholan

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Freehauf, Paul, 81 Wingfoot Drive, Barnstable, Map 349 Parcel 068/000. Built c. 1986.

To install 6'x8' sections of natural cedar fencing. (For meeting materials click [HERE](#))

The application was represented by Paul Freehauf, homeowner.

There was no public comment.

Issues Discussed:

- It will be a privacy fence.
- There will be plantings in front of the fence.
- It is setback and not very visible from the road.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Paul Freehauf at 81 Wingfoot Drive, Barnstable, Map 349 Parcel 068/000. Built c. 1986, to install 6'x8' sections of natural cedar fencing.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard.

Nay: 0

Abstain: 0

Draper, Matthew, 2772 Main Street, Barnstable, Map 258 Parcel 065/000. Built c. 1829. Contributing structure in the Old King's Highway District.

To install roof top solar panels. Also, the renovation of the property to alter a connector from the main house to the carriage house to build a 2 story connector which will create the roof areas for the solar installation. (For meeting materials click [HERE](#))

The application was represented by David Schlesinger and Matthew Draper.

There was no public comment.

Issues Discussed:

- The renovation of the property had been previously approved.
- Draper commented that the plans had been shared with the neighbors.
- The configuration is a rectangle for the solar panel array.
- The panels from the east are not as visible, but there is concern about the visibility from the west.
- The solar panels would blend in better to the roof if the roof shingles were black to match the panels.
- The committee is concerned for maintaining the integrity of the historic district.
- There was discussion to adjust the roof pitch to aid in making the solar panels less visible.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness with the modification that the solar panels will be installed on a black roof and the solar panels will have a matte finish for Matthew Draper at 2772 Main Street, Barnstable, Map 258 Parcel 065/000. Built c. 1829. Contributing structure in the Old King's Highway District, to install roof top solar panels. Also, the renovation of the property to alter a connector from the main house to the carriage house to build a 2 story connector which will create the roof areas for the solar installation.

The motion was seconded by Member Coholan

So voted:

Aye: McCarthy, Coholan, Richard

Nay: Wallace, Shuck

Abstain: 0

Williams, Margaret Gavin, 135 Carriage Lane, Barnstable, Map 298 Parcel 082/000. Built c. 1984.

To paint the front of the house; remove railings; wrap porch columns and lamppost in cedar. (For meeting materials click [HERE](#))

The application was represented by Margaret Williams, homeowner.

There was no public comment.

Issues Discussed:

- The committee was in consensus that the proposed project is appropriate.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Margaret Gavin Williams at 135 Carriage Lane, Barnstable, Map 298 Parcel 082/000. Built c. 1984, to paint the front of the house; remove railings; wrap porch columns and lamppost in cedar.

The motion was seconded by Member

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0
Abstain: 0

Finnerty, Traci & Anastos, Jonathan, 462 Main Street, West Barnstable, Map 133 Parcel 004/000. Built c. 1967. A contributing structure within the Old King's Highway Historic District.

To repair or replace rotted exterior trim and change paint color of structure. (For meeting materials click [HERE](#))

The application was represented by Traci Finnerty, homeowner.

There was no public comment.

Issues Discussed:

- The dwelling is setback from the street.
- The paint color is historic.
- The materials selected were appropriate.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness for Traci Finnerty & Jonathan Anastos at 462 Main Street, West Barnstable, Map 133 Parcel 004/00. Built c. 1967. A contributing structure within the Old King's Highway Historic District, to repair or replace rotted exterior trim and change paint color of structure.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Barnstable Comedy Club, 3171 Main Street, Barnstable, Map 029 Parcel 026/000, Built c. 1912 A contributing structure in the Old King' Highway Historic District.

To make repairs to the existing handicap access ramp which will include the replacement of decking, handrails, and guardrails. (For meeting materials click [HERE](#))

The application was represented by Vicki and Dennis Marchant.

There was no public comment.

Issues Discussed:

- The existing ramp is not ADA compliant and therefore the new ramp is intended to meet the requirements to be ADA compliance.
- The committee was in consensus that the proposed ramp was appropriate.
- The Barnstable Comedy Club is celebrating its 100th anniversary this year.

There was a motion made by Clerk McCarthy approve the Certificate of Appropriateness as submitted for the Barnstable Comedy Club at 3171 Main Street, Barnstable, Map 029 Parcel 026/000, Built c. 1912 A contributing structure in the Old King' Highway Historic District, to make repairs to the existing handicap access ramp which will include the replacement of decking, handrails, and guardrails.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

MINOR MODIFICATIONS

None

EXTENTIONS

Hopkins, Nancy & Garry, 1776 Hyannis Road, Barnstable, Map 299 Parcel 054/000, Built c. 1970, Contributing Structure in the Old King's Highway Historic District.

Remove fence from front and side yard; remove front windows and replace with 6/6 sash; remove door on front elevation; replace with 6/6 sash window; remove blue panel on front of barn and replace with cedar shingle; rebuild sliding door on barn and paint black. (For meeting materials click [HERE](#))

There was no representation present. Extension Requests do not require representation.

There was a motion made by Clerk McCarthy to approve the one year extension for Nancy & Gary Hopkins at 1776 Hyannis Road, Barnstable, Map 299 Parcel 054/000, Built c. 1970, Contributing Structure in the Old King's Highway Historic District. Remove fence from front and side yard; remove front windows and replace with 6/6 sash; remove door on front elevation; replace with 6/6 sash window; remove blue panel on front of barn and replace with cedar shingle; rebuild sliding door on barn and paint black.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

OTHER

Items not reasonably anticipated by the Chair

APPROVAL OF MINUTES

[January 12, 2022](#)

[January 26, 2022](#)

[March 23, 2022](#)

[April 27, 2022](#)

There was a motion to accept the minutes as submitted for the meeting of January 12, 2022.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard.

Nay: 0

Abstain: 0

There was a motion to accept the minutes as submitted for the meeting of January 26, 2022.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard.

Nay: 0

Abstain: 0

There was a motion to accept the minutes with the modification to amend the section under adjournment for the meeting of March 23, 2022.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard.

Nay: 0

Abstain: 0

ADJOURNMENT

There was a motion made by Clerk McCarthy to adjourn the meeting.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Respectfully Submitted,

Grayce Rogers

Administrative Assistant – Planning & Development

Exhibit A	Certificate of Appropriateness	File	179/ 001/000
Exhibit B	Certificate of Appropriateness	File	349/065/000
Exhibit C	Certificate of Appropriateness	File	349/099/000
Exhibit D	Certificate of Appropriateness	File	277 /008/000
Exhibit E	Certificate of Appropriateness	File	351/ 012/000
Exhibit F	Certificate of Appropriateness	File	279/012/000.
Exhibit G	Certificate of Appropriateness	File	111/ 035/000
Exhibit H	Certificate of Appropriateness	File	349 /068/000
Exhibit I	Certificate of Appropriateness	File	258/ 065/000
Exhibit J	Certificate of Appropriateness	File	298/ 082/000
Exhibit K	Certificate of Appropriateness	File	133/ 004/000
Exhibit L	Certificate of Appropriateness	File	029/ 026/00
Exhibit M	Extension Request	File	299/ 054/000