

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, September 13, 2023, 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
George Jessop, AIA	Absent
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:

Ryan Coholan
Lesley Wallace
Wendy Shuck
Bett McCarthy

CONTINUED APPLICATIONS

None

APPLICATIONS

Bilezikian, Jeffery & Turtle Rock LLC, 3225 Main Street, Barnstable, Map 299, Parcel 022, Built 1960

Replace 58 windows in existing openings. Existing windows were installed in 1983 with seals broken and no longer energy efficient. New 6 over 6 windows will conform to surrounding buildings.

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

Roll Call Vote

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

Jeffery Bilezikian was in attendance.

Approved 10/11/2023

Jeffery stated that the windows are outdated, and this was the most reasonable they could find.

Wendy- Asked for clarification if the current windows are 12 over 12 and the proposed are 6 over 6.

Jeffery- Correct.

Wendy- Appropriate as the surrounding buildings are 6 over 6.

Lesley- Appropriate.

Ryan- Appropriate.

Bett- Asked if the windows facing 6A could have exterior applied grilles.

Jeffery- Could check.

Wendy- Are these not divided lights?

Jeffery- They are unsure whether they are interior or exterior.

Ryan- Asked what is existing now.

Jeffery- Ordered the windows in like kind to match what is existing. Would be willing to do exterior applied grilles on the windows facing 6A.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

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

A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Bilezikian, Jeffery & Turtle Rock LLC, 3225 Main Street, Barnstable, Map 299, Parcel 022, Built 1960 to replace 58 windows in existing openings. Existing windows were installed in 1983 with seals broken and no longer energy efficient. New 6 over 6 windows will conform to surrounding buildings with the modification that the windows facing Rte. 6A will have exterior applied grilles otherwise as submitted, Seconded by Lesley Wallace.

Roll Call Vote

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

Hempstead, Jim, 11 Freezer Road, Barnstable, Map 300, Parcel 013, Built 1985

Demo the existing structure. Foundation will remain. Construct new 4 bedroom, 3.5 bath home on existing 1340 sq. ft. foundation, adding 1340 sq. ft. on second floor for a total of 2680 sq. ft.

Modifications to the existing garage- new front shed dormer, windows, and extension of rear deck with new side stairs. No change to the garage footprint.

Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

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

Approved 10/11/2023

Bob Yourell, architect and designer was in attendance.

Bob presented that the building is an eclectic style of architecture. The house is set back about 200' from the road. The front elevation has a French stairway into the home. They will be changing the grade of the cellarium to make sure water will not be an issue anymore. The right-side elevation has a screen porch and a balcony deck tucked in. The left elevation is a salt box style with the footprint staying the same with the deck in the exact same location. The garage is in tough shape. The garage will have a shed dormer and carriage doors so the space may be utilized. The stairs on the side are in the same location. The windows are all Anderson 400 with simulated divided light with the spacer bar and they will have exterior applied grilles.

Ryan- Asked if there is a site plan showing the garage.

Bob- Referenced the site plan showing where the garage is and the vegetation surrounding the property.

Ryan- Proposing to leave the full buffer between the street?

Bob- Yes. Homeowners would like to keep the natural vegetation.

Ryan- Natural weathered shingle?

Bob- Natural cedar shingle. Trim will be a soft gray. The idea is for the home to look old.

Ryan- Looking at the existing structure, will there be any casement windows?

Bob- No. All the windows will be double-hung.

Ryan- The very peak of the highest point 29' plus 6', what's the finish on the roof?

Bob- Architectural shingle in pewter-wood.

Lesley- Like the stairs on the front elevation. Appropriate.

Wendy- How much taller is the proposed versus the existing?

Bob- This existing building is about 22' or 23'.

Wendy- Concerned about how much taller the new building will be. This building is in a very historic area and although set back, is not in keeping with the area. This design is better than what is existing though.

Bob- Expressed the idea for the home does come from the area.

Wendy- Concerned about the height as it is quite a bit taller.

Bob- It is, but if it was a standard colonial then it would be the same height. This design is monotone comparatively speaking.

Ryan- Pointed out the existing image and taking an educated guess that the tallest peak on the ridgeline is roughly 26'. Doesn't believe what is being proposed is not dramatically different. He believes the elevations show how it compliments the house nicely.

Wendy- Attractive design and the materials are appropriate for the area.

Bett- This design is a big improvement. The house is set far back and will be minimally visible. Appropriate.

Wendy- Does this need a landscape plan?

Bett- Everything was described to be natural and not to be disturbed.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Approved 10/11/2023

Roll Call Vote

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

A motion was made by Wendy Shuck to approve the Demolition Application for Hempstead, Jim, 11 Freezer Road, Barnstable, Map 300, Parcel 013, Built 1985 to demo the existing structure. Foundation will remain, as submitted, Seconded by Ryan Coholan.

Roll Call Vote

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

A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Hempstead, Jim, 11 Freezer Road, Barnstable, Map 300, Parcel 013, Built 1985 to construct new 4 bedroom, 3.5 bath home on existing 1340 sq. ft. foundation, adding 1340 sq. ft. on second floor for a total of 2680 sq. ft. Modifications to the existing garage- new front shed dormer, windows, and extension of rear deck with new side stairs. No change to the garage footprint, as submitted, Seconded by Ryan Coholan.

Roll Call Vote

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

Riley, Michael, 89 Dromoland Lane, Barnstable, Map 334, Parcel 028, Undeveloped Land

New construction- single family home with a detached garage/carriage house and a pool house.

Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

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

Bill Riley and Michael Riley were in attendance.

Bill presented that they are proposing to build a house, carriage house, and a pool cabana with a pool.

Wendy- Asked to be walked through the elevations. Asked if one of the elevations were the pool house.

Michael- Clarified that it is the sides of the home that form the H shape.

Wendy- Asked to go through the other elevations. Asked if the siding will be shingles or clapboard.

Bill- Natural white cedar shingles.

Michael- The front entryway will be white clapboard to give a white accent wall against the weathered natural shingles.

Wendy- To the sides of the entry those are some big windows.

Bill- Yes, they are big. They are double hungs with 6 over 6 with factory applied interior and exterior grilles.

Wendy- The material for the chimney will be stone?

Bill- Yes, fieldstone.

Approved 10/11/2023

Wendy- Will you be doing solar panels?

Michael- Not at this time. Would love to, but we do not want to put them on the front of the house. would come back if they decided to install solar panels.

Lesley- Clarified the stone on the right side is for a fireplace and is fieldstone.

Bill- Yes.

Lesley- Appropriate.

Ryan- Asked to see the site plan. Commented this is a lot of house for the lot, however, it is removed from the rest of the area and does not take any exception.

Lesley- Asked about the pool.

Michael- Commented the house is only a single story house.

Bill- Commented the ridge height is around 22'. The pool is 16 x 32.

Wendy- Asked what the square footage of the house is.

Bill- 3268 sq. ft.

Wendy- Commented there is quite a mix of different styles in that area and doesn't believe it is outside of what is appropriate for the area.

Bett- Asked about the roof connecting the two wings.

Michael- It is all flat roof in between with skylights for natural lighting. It is flat, but that is the reason for the two rails on each side to give it a look of attachment.

Bett- Commented that the design is a little odd, but for the area and the vegetation it won't be all that noticeable.

Wendy- Asked about landscaping.

Bill- Planting is shown but most of the lot will be grass. They will not be overdoing it with plants.

Public Comment:

Ron Janssen- Commented the property was once a part of a subdivision that he had created as this was land that was owned by his grandfather. At the time of the subdivision there was certain covenants placed upon the land that have since expired. A part of those covenants call for colonial style architecture and suggests the majority of the houses in the area are colonial style houses. They are not objecting the ability of Mr. Riley going forward and building his home, but the concern is the over all massing of the structure. The massing of the home including the garage, pool house, and pool is approximately 4700 sq. ft. The house itself according to the plans is 85 ft. wide and would be the widest building on the street. The overall size is uncharacteristic of the area, the connectors to the wings of the home are flat which there are no flat roofs in the neighborhood, and would suggest that the several structures are all large for this area. Perhaps not an OKH matter but rather a zoning, but they are concerned this home will be used for an Airbnb. Asked about the left elevation where there are barn doors.

Bill- Commented that they live on Mary Dunn Road and have raised their family in this area. Michael and AJ wanted to be in this area where they were raised in. There will be no Airbnb and this is where they want to start their family. As far as they are aware and have work towards, this proposal does not exceed lot coverage.

Ron- The matter is not square footage but rather the amassing of the house as it will be by far the largest on the road.

Lesley- Clarified with Ron that the main concern is that the house is not appropriately sized for the lot.

Approved 10/11/2023

Marcia- That is her husband's concern. Her concern is the flat roofs on the home. This home will be straight across from them and this home will be on the front of the lot.

Lesley- Asked if the home will be very visible from the street.

Ron- It will be. Riley has built the house the best he could to legitimately fit the most house in on the lot as the lot has an irregular shape.

Bill- 68' from Dromoland and 58' from Oakmont. It will not be up on the street.

Michael- Tried to push back the home as much as possible. Wanted it to look like a Cape that has been added to.

Ron- Confused as the plan states that it is 85' in width.

Bill- It is 62'. With the connectors the width is 84'.

Ron- Concerned with the overall width of the house as it is greater than anything else on Dromoland.

Bett- Believes the issues stem from the configuration of the lot. It makes it difficult for the homeowners to get the house they want and the look they want in such a configuration.

Ryan- Reiterated that the area, in his opinion, there are no historic homes and the area has a mish-mash of different architectures, designs, and sizes. Personally, it's a big house but for what he is here to evaluate it on, professionally, he takes no exception.

Wendy- For the flat areas on the house, were there any alternatives?

Michael- It is what is best for the natural light they were hoping for. Hoping for the best with his neighbor as he believes the house will be beautiful when it is finished.

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

Roll Call Vote

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

A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Riley, Michael, 89 Dromoland Lane, Barnstable, Map 334, Parcel 028, Undeveloped Land for new construction- single family home with a detached garage/carriage house and a pool house, as submitted, Seconded by Ryan Coholan.

Roll Call Vote

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

Robert, Patricia, 2656 Main Street, Barnstable, Map 258, Parcel 007, Built 1942

Construct new addition to include combination living room and dining room; interior modifications to existing floor plan.

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

Roll Call Vote

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

Approved 10/11/2023

Patricia Robert was in attendance.

She started the presentation with a small recap of when they came before the Committee a couple months ago. They are now proposing to add an addition to the back of the house to create more living space. They are proposing to use where the deck was so there is no increase in footprint. They would like the addition to look like a barn and to fit in with the Cape style of the house with the doors overlooking the pond in the back. The architect wanted to add a cupola on the barn. The barn doors are just for aesthetic. They wanted to be in kind with what has been done across the street as well. The windows will have grilles on the exterior. The white cedar shingles with white trim and the windows will be black. The shed dormer in the back will be re-shingled as well. The addition will be white cedar with white azek trim.

Lesley- Make sure to paint the azek. Love the cupola. Appropriate.

Ryan- Fitting with other structures in the vicinity. Will the cupola be lit?

Pat- Yes. Would like to do a Herrand or an egret for the weathervane.

Ryan- Appropriate.

Wendy- The renovations already done look great and love the barn look. No concerns.

Bett- Thinks this house was terribly neglected and commends them for taking on this project. Very appropriate and the design of the addition is nice.

Public Comment: None

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

Roll Call Vote

Ryan Coholan- aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Robert, Patricia, 2656 Main Street, Barnstable, Map 258, Parcel 007, Built 1942 to construct new addition to include combination living room and dining room; interior modifications to existing floor plan, as submitted, Seconded by Ryan Coholan.

Roll Call Vote

Ryan Coholan – aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

MINOR MODIFICATIONS

Tales of Cape Cod, 3046 Main Street, Barnstable, Map 279, Parcel 071, Built 1774

Move mechanical lift from the east side of the building to the south side. This will include evergreen plantings to screen its appearance, re-design and re-construct south porch, re-design and re-construct brick walkway, and re-grade and enlarge the existing parking space.

Committee Member Lesley Wallace recused herself.

Gene- Tried to show the evolution from the original proposal to this proposal.

Wendy- The new parking space will be enlarged.

Gene- Yes, must be handicap accessible and enough room for loading or unloading.

Approved 10/11/2023

Wendy- The east side, the walkway wasn't accessible?

Gene- When they got the final structural report, there would be a need for two retaining walls in which they thought it is not appropriate for the neighborhood. It also meant the right hand wall would be on the property line.

Wendy- Appropriate.

Ryan- ADA is challenging with the need to maintain the historic aesthetic. Feels they have done a really good job of balancing the two.

Bett- Appropriate.

A motion was made by Wendy Shuck to approve the Minor Modification for Tales of Cape Cod, 3046 Main Street, Barnstable, Map 279, Parcel 071, Built 1774 to move mechanical lift from the east side of the building to the south side. This will include evergreen plantings to screen its appearance, re-design and re-construct south porch, re-design and re-construct brick walkway, and re-grade and enlarge the existing parking space, as submitted, Seconded by Ryan Coholan.

Roll Call Vote

Ryan Coholan – aye

Wendy Shuck- aye

Bett McCarthy- aye

EXTENSIONS

Tales of Cape Cod, 3046 Main Street, Barnstable, Map 279, Parcel 071, Built 1774

To construct a wheelchair compliant walkway; install a mechanical lift and porch leading to a new accessible entrance, re-grade and enlarge the parking space; re-design, re-grade, and re-set brick walkways to the west and south entrances; reconstruct south porch; and enlarge a section of the first floor (east side of building) by 6 feet to accommodate accessible restrooms, enlarged kitchen, and storage room. Approved 4/27/2022.

A motion was made by Wendy Shuck to approve the Extension for Tales of Cape Cod, 3046 Main Street, Barnstable, Map 279, Parcel 071, Built 1774 to construct a wheelchair compliant walkway; install a mechanical lift and porch leading to a new accessible entrance, re-grade and enlarge the parking space; re-design, re-grade, and re-set brick walkways to the west and south entrances; reconstruct south porch; and enlarge a section of the first floor (east side of building) by 6 feet to accommodate accessible restrooms, enlarged kitchen, and storage room. Approved 4/27/2022 for one year, as submitted, Seconded by Ryan Coholan.

Roll Call Vote

Ryan Coholan – aye

Wendy Shuck- aye

Bett McCarthy- aye

OTHER

MHC Letter Correspondence- Sandy Neck Beach Long-term Coastal Resiliency

Lesley Fields gave a presentation concerning the movement of the historic memorial and the new gate house area. She went through each of the slides giving a presentation of the overall project including all the areas they are proposing to do work. They plan to come before the OKH Committee with a formal application.

Committee- Well received and look forward to seeing the formal application.

Approval of Minutes

August 23, 2023

A motion was made by Wendy Shuck to approve the August 23, 2023 minutes as submitted, seconded by Ryan Coholan,

Approved 10/11/2023

Roll Call Vote:

Ryan Coholan- aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Next Meeting Date: September 27, 2023; October 11, 2023

ADJOURNMENT- Wendy Shuck moved to adjourn meeting Wednesday September 13, 2023. Ryan Coholan seconded.

Ryan Coholan- aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

The meeting adjourned at 8:08pm

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 10/11/2023