

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, January 10, 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
George Jessop, AIA	Present
Ryan Coholan	Present
Lesley Wallace	Present
Wendy Shuck, Clerk	Present
Kaitlyn Maldonado, Senior Planner	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:

George Jessop
Ryan Coholan
Lesley Wallace
Wendy Shuck
Bett McCarthy

2024 Election of Officers

Lesley Wallace made a motion to nominate Bett McCarthy for Chairperson. Ryan Coholan seconded the motion.

Roll Call Vote

*George Jessop-aye
Ryan Coholan- aye
Lesley Wallace- aye
Wendy Shuck- aye
Bett McCarthy- abstain*

Bett McCarthy made a motion to nominate Wendy Shuck for Committee Clerk. Ryan Coholan seconded the motion.

Roll Call Vote

*George Jessop-aye
Ryan Coholan- aye
Lesley Wallace- aye*

Approved 02/14/24

Wendy Shuck- abstain
Bett McCarthy- aye

CONTINUED APPLICATIONS

None

APPLICATIONS

Chesnauskas, Patricia, 18 Keveney Lane, Barnstable, Map 351, Parcel 028, Built 1966

Construct addition above existing sunroom.

George Jessop moved to open the public hearing. Seconded by Wendy Shuck.

Roll Call Vote

George Jessop-aye

Ryan Coholan- aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Bill Fornaciari was in attendance to represent this application.

Bill presented a plan to add a second story addition to an already existing one-story addition at the rear of the dwelling. There are two designs as the guidelines discourages roof pitches less than 7 and 12, however, if the 7 and 12 pitch is done then it may be visible from the front on the home which faces Main Street. The second option is a 5 and 12 roof pitch in which the ridge would be in line with the main dwelling and not visible. All materials and color will match the existing dwelling.

George- Is there any reason why you don't want to clip the ceiling to drop the plate?

Bill- Homeowners are looking to keep the full height.

George- Consider clipping the ceiling as this will give you the opportunity to create a steeper pitch for the roof, but still maintain some ceiling height.

Bill- Not opposed to the idea. If they drop the plate and clip the ceiling, they would be able to maintain the 7:12 roof pitch and stay below the main dwelling's ridge.

George- Would it be something the homeowner would consider?

Bill- Could propose this to the homeowner and would be okay with coming in two weeks to present again with a new design.

Wendy- Thinks George's ideas are good ideas. Would prefer the peak of the addition not to go above the main dwelling's ridge and agree a steeper pitch would be better.

Bett- No issue with the lower pitch as the addition is on the back of the dwelling and does not think it would be appropriate if the addition roof line was above the main dwellings. If a modification could be made with George's suggestion, that would be agreeable.

Ryan- Asked to see the front elevation again. Asked if the addition now is visible from the front.

Bill- Not currently, no. If the commission's guidelines are to be followed, a small portion of the ridge would be visible from the street, but it would be set far back.

Ryan- Agrees with the commentary from the other Committee members and would not prefer to see the ridge from Main Street. Agreed with George's suggestion.

Lesley- Liked the idea of the 5:12 pitch, but George's comments resonated with her. Thinks George's suggestion may be a best compromise.

Approved 02/14/24

Public Comment: None

A motion was made by Wendy Shuck to continue the Certificate of Appropriateness for Chesnauskas, Patricia, 18 Keveney Lane, Barnstable, Map 351, Parcel 028, Built 1966 to construct addition above existing sunroom to the Wednesday January 24, 2024 meeting at 6:30pm via Zoom.

Seconded by Ryan Coholan.

Roll Call Vote

George Jessop- aye

Ryan Coholan – aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Triple C Realty LLC, 350 Sandy Neck Road, West Barnstable, Map 136, Parcel 014/002, Built 1965
Raze existing house and build new Cape style home with three car garage.

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

Roll Call Vote

George Jessop- aye

Ryan Coholan- aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Jennifer Birnstiel along with homeowner Don Beaulieu was in attendance.

Jennifer gave an overview of the project to include razing the existing dwelling and re-building a new home that will be staying close to the existing footprint but enlarging it by a garage/carriage house. The materials will include a pre-dipped cedar shingle, a carriage house style garage door, Anderson series windows, and a dark grey roof shingle. Don added that they did go through the conservation commission about a month previously due to the small patch of wetlands on the property. The house will be moved further from the isolated wetland. The existing house foundation has a few issues as well.

George- Questioned the balconies and the decks. What's the dormer roof pitch?

Jennifer- 4 and 12 on each.

Wendy- Commented the new house is large. Asked what the square footage difference between the existing structure and the new structure would be?

Jennifer- The new home total is 4100sq ft and the garage unfinished adds about 2000sq ft. The existing home is 3141sq ft including the garage.

Wendy- Asked to see the site plan. Commented the new home is almost double in square footage. Given the surroundings and the area, this is too large for the area. The materials are all appropriate but would prefer to see the home scaled down.

Ryan- Agrees that the new build would be large, however, the new build is tasteful for the property. Sandy Neck Road has had a few houses that have been raze and rebuilt with the rebuilds being larger. Would like to know if there is a reason for razing the original structure.

Jennifer- Too cost prohibitive to complete all the work that needs to be done. They tried to situate the new home so that the new home would also not impact the view from the road as much.

Ryan- The biggest change the addition of connecting the garage to the home essentially.

Jennifer- Correct. They're trying to be sympathetic to the location of the home and the wetlands and to keep a similar feel.

Approved 02/14/24

Lesley- Likes the look of it and the materials. She understands Wendy's comments regarding the home. The area surrounding this home are more modest. Worried about the size in comparison to the houses right around it. Thinks it would be good to remove a garage bay from the plan to make it look not as big.

Bett- The mass is very large. The house is all concentrated in that area. Does not find the size of the garage to be appropriate.

George- What is the use of the second story of the garage?

Jennifer- Unfinished.

Don- Going back to the surrounding houses, there are several homes that are 4000 sq ft or more in the area. The garage area would be storage as well as use for his own projects and work. Decided to connect the home as they will retire here and it will help to have an attached garage.

George- Have you thought about a one-story connector instead of a full two-story connector all the way around? The house and garage wouldn't read as quite as large. By separating it by two separate masses it will give the visual impact of a smaller total house.

Jennifer- The roofline could come farther down to draw the eye down rather than up.

Lesley- It is more the length than the height of the home.

Jennifer- Looked at other homes that are a similar scale while designing this build to be sympathetic to the area, orientation, mass, and materials to the surroundings.

Public Comment: None

*A motion was made by Wendy Shuck to continue the Certificate of Appropriateness Triple C Realty LLC, 350 Sandy Neck Road, West Barnstable, Map 136, Parcel 014/002, Built 1965 to raze the existing house and build new Cape style home with three car garage to the Wednesday January 24, 2024 meeting at 6:30pm via Zoom.
Seconded by Lesley Wallace.*

Roll Call Vote

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

Freitas, Matthew & Linnea, 140 Crocker Road, West Barnstable, Map 110, Parcel 024, Built 1988

Convert garage to living space and construct front porch with false gable above.

George Jessop moved to open the public hearing. Seconded by Wendy Shuck.

Roll Call Vote

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

Andrew Prchlik, general contractor, along with Matt Freitas, homeowner, were in attendance.

Andrew presented a Cape style home that was built in 1988. The homeowners are hoping to gain some extra square footage for living space within their home. The proposal is to extend the existing gable that presents forward about five feet to give them a porch area and convert the garage door to a regular door with a secondary small gable.

George- Is this at grade?

Approved 02/14/24

Andrew- Yes, but it will need a small step down.

George- Why not start the second garage gable at the plate height of the main house?

Andrew- Minimize steps going in from the outside.

George- Start with a level floor and start the gable where the existing eave is. It'll give much better space as well. Bring the grade up as it will also help with the drainage around the house. Is the front the only elevation changing?

Andrew- Yes.

George- No changes to the right elevation? No additional changes?

Andrew- No.

Matt- The garage roof is as it always has been.

Ryan- There are a plethora of different types of homes in this neighborhood and this design is appropriate.

Wendy- This is an improvement design. It is a very eclectic neighborhood with several different styles of homes. George's suggestions may very well improve it further, but the design as presented is appropriate.

Bett- Clarified if the homeowner would like the Committee to vote on this application as it is or if the homeowner would like to take the suggestions and come back.

Matt- Would like to move forward with this design.

Lesley- Likes George's suggestion, but also believes this design is appropriate.

Public Comment: None

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

Roll Call Vote

George Jessop- aye

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 Freitas, Matthew & Linnea, 140 Crocker Road, West Barnstable, Map 110, Parcel 024, Built 1988 to convert garage to living space and construct front porch with false gable above, as submitted, Seconded by Lesley Wallace.

Roll Call Vote

George Jessop- abstain

Ryan Coholan – aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

MINOR MODIFICATIONS

None

EXTENSIONS

None

Approved 02/14/24

OTHER

None

Approval of Minutes

None

Next Meeting Date: January 24, 2024; February 14, 2024

ADJOURNMENT- Wendy Shuck moved to adjourn meeting Wednesday January 10, 2024. George Jessop seconded.

George Jessop- aye

Ryan Coholan- aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Meeting adjourned at 8:00pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 02/14/24