

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, May 22, 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	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

Stratton, Winston, 572 Cedar Street, West Barnstable, Map 109, Parcel 047, Built 1981

Construct an addition to the existing dwelling, repair existing dwelling, and add a screened in porch.

Ryan Coholan 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

William Munn and Peter Hanby were in attendance for this item.

William presented the project as an existing Cape house in which they are looking to add an addition to the dwelling. They're looking to match the existing home except for cedar shingles on the addition instead of clapboard. The screened in porch would include matching materials.

Approved 6/26/24

Ryan- It is a unique property that is staged to look much older than it is. The addition mirrors almost all of what was built many years ago. Provided that materials will match the existing, the product will match it will be a good use of the space. Will the trees in the front be staying?

William- Yes. There will be some extensive excavation for the grading on the east elevation to re-grade and make it a primary entrance. Re-work the existing stone walls.

Ryan- I don't believe any of the stone walls there are ancient stone walls.

William- Owned by the grandfather who had the dwelling built and the stone wall installed.

Lesley- Agrees with Ryan's comments. The porch is in the rear?

William- Yes.

Lesley- Was worried about the difference in the windows but appears to be okay.

William- The main house is 12 over 12 and it is his understanding that with these additions they would typically take a row of lights out or change to cottage style windows which is how they came up with the 8 over 12.

Peter- The lights are all of the same size as the main dwelling.

Lesley- Thank you. The addition will fit in nicely.

Wendy- The siding on the addition will be clapboard, correct? The plans say shingle.

William- Going through the pricing now and it was stipulated that the shingles would be cheaper than the clapboard.

Peter- There is a desire on the part of the clients to use clipboard. This was submitted with the assumption that given clipboard pricing it would be best for the budget to go with cedar shingles.

Lelsey- Would it be the same color?

Peter- Using a different material with natural weatherization would make the original structure stand out more rather than it be auto chromatic.

Wendy- Suggested to clapboard just the front façade to match and shingle the other sides. It would be more aesthetically pleasing. Is the chimney on the porch brick veneer?

Peter- It would be a true masonry fireplace.

Lesley- If the applicant would be willing to do the clapboard on the front, it would be more appropriate. Sometimes when you use two different materials, it causes the look of the addition to be an afterthought.

Peter- If things work out, the preference would be to do all clapboard.

Bett- The dwelling is a very attractive reproduction. The front should have the same materials to keep it blending well with the existing structure. Shingle on the rest of house would be no issue.

Public Comment: None

Ryan Coholan moved to close the public hearing. Lesley Wallace seconded.

Roll Call Vote

Ryan Coholan – aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the Certificated of Appropriateness application for Stratton, Winston, 572 Cedar Street, West Barnstable, Map 109, Parcel 047, Built 1981 to construct an addition to the existing dwelling, repair existing dwelling, and add a screened in porch with the modification to use clapboard on the front façade otherwise as submitted. Seconded by Lesley Wallace.

Approved 6/26/24

Roll Call Vote

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

EXTENSIONS

None

OTHER

None

Approval of Minutes

April 24, 2024

Wendy Shuck moved to approve the minutes of April 24, 2024, as submitted. Lesley Wallace seconded.

Roll Call Vote

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

Next Meeting Date: May 22, 2024; June 12, 2024

ADJOURNMENT- Wendy Shuck moved to adjourn the meeting Wednesday May 22, 2024. Lesley Wallace seconded.

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

Meeting adjourned at 6:58pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 6/26/24