

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

Lesley Wallace
Ryan Coholan
Wendy Shuck
Bett McCarthy

CONTINUED APPLICATIONS

Suyematsu, Jeffrey, 17 Sunset Lane, Barnstable, Map 301, Parcel 017, Built 1950

Renovate garage into living space and add a second floor.

George Perna was in attendance for this item.

George presented updated plans showing the project in full elevations. He noted that the middle structure would be painted the same color of the cottage and the new renovation. Shutters will be placed on all the windows painted blue to match the existing shutters. Six over six window inserts will be added as well to match the six over six windows in the cottage.

Committee Discussion:

Ryan- Clarified that the middle structure would be painted to match. Commented that the renovation is an upgrade to the property and that the applicant did well to address the Committee's feedback from the last meeting. Commented that the house is geometrically challenging and commended the applicant for working to upgrade the property.

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Wendy- Asked if the middle structure would be updated to the vinyl siding to match the cottage and new renovation. George commented that the shingles are still in good shape and that he felt painting the wood shingles to match would aesthetically appear the same. Wendy noted she would prefer the shingles to match in material as well as color as the wood shingles will weather differently even if painted. Asked what the styles of the doors under the overhang will look like. George answered that they will match the front door of the cottage in the same style and color. The doors will not have a storm door though.

Lesley- Appreciated the effort the applicant put into this project. Found that the painting to match would be sufficient if the applicant cannot re-side that front portion of the middle structure.

Bett- Commented that the painting of the middle structure to match would be sufficient to blend it in. Recommended landscaping along the front façade to help soften the difference between the types of materials. George commented that they plan to have plantings in the front of the home. Clarified the color of the shutters to match the existing.

Public Comment: None

*Wendy Shuck moved to approve the certificate of appropriateness application for Suyematsu, Jeffrey, 17 Sunset Lane, Barnstable, Map 301, Parcel 017, Built 1950 to renovate garage into living space and add a second floor as submitted with the modifications to paint the middle structure to match the cottage and new addition, blue shutters on all the windows, six over six inserts in all the windows, and landscaping in front of the dwelling.
Ryan Coholan seconded.*

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

APPLICATIONS

Talbot, Leslie TR, 65 Stonehedge Drive, Barnstable, Map 317, Parcel 059, Built 1974

Add second story to garage within existing footprint.

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

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Diana Zaglio was in attendance for this item.

Diana started the presentation with the left side elevation facing Fraser Court. Existing is a one-story garage and they propose to add a second story with dormers. No change to the footprint. All materials and colors will match the existing home. The windows in the dormers will be 4 light windows. Very little will be seen from the front on Stonehedge.

Committee Discussion:

Wendy- Asked about the chimney. Diana clarified that the chimney is existing and so they will extend the chimney as it is a functioning chimney, and the homeowner would like to retain it. Wendy asked if the eave that is visible from Stonehedge is a part of the new second story. Diana stated that yes, the eave would be

visible but that the hope is that it is set far enough back to be obscure. The existing home has a second story, but it is created from vaulted ceilings as the roof is low.

Ryan- Found the design for the home and the area to be appropriate.

Lesley- Found that the design is appropriate.

Bett- Agreed with the other Committee members comments and that this design is appropriate.

Public Comment:

Paul Galvin who lives directly across the street spoke in support of this proposal as it will be minimally visible from Stonehedge.

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

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of appropriateness application for Talbot, Leslie TR, 65 Stonehedge Drive, Barnstable, Map 317, Parcel 059, Built 1974 to add a second story to garage within existing footprint as submitted.

Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Friary, Timohty, 4305 Main Street, Barnstable, Map 350, Parcel 049, Built 1980

Construct bump out addition on left elevation. Replace and renovate rear porch. Window placement changes and replacements. Front façade changes.

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

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

The applicant requested a continuance to the November 13th meeting.

Wendy Shuck moved to continue the certificate of appropriateness application Friary, Timohty, 4305 Main Street, Barnstable, Map 350, Parcel 049, Built 1980 to the Wednesday November 13, 2024 at 6:30pm to be held remotely via Zoom.

Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Riley, William & Judith, 1469 Mary Dunn Road, Barnstable, Map 335, Parcel 004, Built 1930

Construct new detached garage with all new materials and details to match existing house.

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

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Bill and Judith Riley were in attendance for this item.

Bill started the presentation with the front elevation of the garage stating that they plan to build it as seen on the elevations with materials to match the existing house. The design is meant to compliment the home with a carriage style look.

Committee Discussion:

Ryan- Asked if the cupola would be lit. Bill stated that they hadn't thought too much about it but that yes, they would most likely have it lit. Ryan found the design to be appropriate as the garage is set back. Asked if the pillars would be veneer or real. Bill stated the stone pillars would be real stacked stone.

Wendy- Asked about the stone pillars in front of the door to the garage. Bill commented that the elevations do not do it justice as it is a tapered look that is more rounded and not as sharp as it appears to be. The pillars are meant to give the carriage house look. Wendy clarified that the windows on the rear of the structure would be 6 over 6 and that the windows on the front would be 4 lights. Bill confirmed that that is correct as the windows on the front of the garage are transoms.

Lesley- Found the design to be appropriate.

Bett- Was worried about the size of the garage on the lot but found with how far set back from the street that it will not appear as large, and the design is appropriate.

Public Comment: None

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

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of appropriateness application for Riley, William & Judith, 1469 Mary Dunn Road, Barnstable, Map 335, Parcel 004, Built 1930 to construct a new detached garage with all new materials and details to match existing house as submitted.

Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Approved 11/13/2024

Bett McCarthy- aye

Brennan, Sean & Caroline, 4054 Main Street, Barnstable, Map 336, Parcel 048, Built 1850

Install a white old English lattice in front of house along the street.

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

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Sean & Caroline Brennan were in attendance for this item.

Sean presented a fence along the length of the front of the property. It would be an Old English Lattice Fence. They would like a fence to help keep their puppy in the yard.

Committee Discussion:

Lesley- Found the fence to be interesting. Although it is not typical, she did not object to it. Felt it may be too dressy for the historic district. Asked how far off the sidewalk would it be. Caroline clarified that the fence would at least be a foot if not more off the sidewalk. Suggested a picket fence or an electric fence to help with keeping the dog in the yard. Asked if they had decided if the fence will be three or four feet. Caroline answered that they were thinking three feet as to be inviting but not walled off.

Ryan- Asked if there are plans to plant anything along the fence such as ivy or roses. Sean commented that they hadn't thought too much about it but that they probably would. Caroline stated that they would probably do shrubs and tulips but not ivy. Ryan clarified that this type of fence is typically used to support growth such as ivy or roses and is not typical along 6A. Ryan noted that fences along 6A are about 3 ft tall.

Wendy- Commented that there are no fences of this type along from 6A from Sandwich to Orleans. The types of fences seen are either picket, vertical board, or split rail. Does not find this type of fence to be appropriate for 6A and does not think it blends well with the house style.

Bett- Does not find this type of fence to be appropriate for 6A. Suggested a picket fence to help keep the puppy inside the yard. Noted that the applicant could do either 3 or 4 feet whichever is their preference, and they could even do 3.5ft if they wanted too. Also suggested a natural vegetation hedge to help.

Bett asked if the applicants are amenable to coming back to the Committee in a few weeks with an alternative plan for fencing. The applicants agreed.

Public Comment: None

Wendy Shuck moved to continue the certificate of appropriateness application Brennan, Sean & Caroline, 4054 Main Street, Barnstable, Map 336, Parcel 048, Built 1850 to install a white old English lattice in front of house along the street to the Wednesday November 13, 2024 at 6:30pm to be held remotely via Zoom.

Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Approved 11/13/2024

St Mary's Episcopal Church, 3055 Main Street, Barnstable, Map 279, Parcel 042, Built 1900
Installation of 49 QCell 425 roof mounted solar panels. Total system size: 20.825kW.

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

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Neal Holmgren from Solar Rising was in attendance for this item.

Neal presented a plan for 49 solar panels on the east facing side of the Church. He noted that the panels would only be visible one way and for the summer months would be hard to see due to the tree foliage. He noted that the Unitarian Church has visible solar panels as well on 6A. The solar panels will be flush mounted with the roof in black matte.

Committee Discussion:

Wendy- Asked what color of the roof where the solar panels would be located is. Neal answered that it is a brown/slate color. Wendy noted that they prefer black solar panels to be on a dark grey or black roof so that they blend in well together. She also noted that the panels would be still visible even in the summer months but especially during the winter months. Asked if there is any way to use other roof planes that are not visible or a ground mounted array. Neal answered that there are solar panels already on the rear roof planes but that this is a big church that needs more to be energy efficient. He would need to take the suggestion of a ground mounted array back to the Church's leadership.

Ryan- Commented that he does not find the design to be appropriate.

Lesley- Agreed with Ryan and Wendy that the design is not appropriate.

Bett- Agreed with the other Committee members. She noted that each application is taken separately upon their own merits and that one application does not set a precedent. Suggested that the representative address the option of a ground mounted solar array at the rear of the property. Asked the applicant if he would like a continuance to seek alternative options with the leadership. Neal agreed to a continuance.

Public Comment: Four letters of opposition were submitted and reviewed by the Committee.

Wendy Shuck moved to continue the certificate of appropriateness application St Mary's Episcopal Church, 3055 Main Street, Barnstable, Map 279, Parcel 042, Built 1900 for the installation of 49 QCell 425 roof mounted solar panels. Total system size: 20.825kW to the Wednesday November 13, 2024 at 6:30pm to be held remotely via Zoom.

Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

EXTENSIONS

Approved 11/13/2024

None

MINOR MODIFICATION

None

OTHER:

None

Approval of Minutes

October 9, 2024

*Wendy Shuck moved to approve the minutes of October 9, 2024, with one modification otherwise as submitted.
Ryan Coholan seconded.*

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Next Meeting Date: November 13, 2024; December 18, 2024

ADJOURNMENT- Wendy Shuck moved to adjourn the meeting Wednesday October 23, 2024. Ryan Coholan seconded.

Roll Call Vote:

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Meeting adjourned at 8:00pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 11/13/2024