

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**MINUTES**  
**Wednesday, April 13, 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	Absent
Lesley Wallace	Present
Jeffrey Lauzon, Building Inspector	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.

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**ROLL CALL**

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

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**APPLICATIONS**

**Franze, Anthony, 2310 Main Street, Barnstable, Map 237 Parcel 017/001, Built c. 1947. Contributing Structure in the Old King's Highway Historic District.**

To construct a new barn with a cupola. (See Meeting Materials [HERE](#))

The application was represented by Steve Cook of Cotuit Bay Design.

There was no public comment.

Discussion:

Clerk McCarthy noted that the location is visible, but the design is appropriate.

Member Wallace commented that the majority of the construction would be behind the dwelling.

Chair Richard discussed that the shingles will be natural and the clapboard will be matched to the existing dwelling.

*A motion was made by Clerk McCarthy made a motion to approve the Certificate of Appropriateness as submitted for Anthony Franze at 2310 Main Street, Barnstable, Map 237 Parcel 017/001, Built c. 1947. Contributing Structure in the Old King's Highway Historic District to construct a new barn with a cupola*

*The motion was seconded by Member Wallace.*

*So voted:*

*Aye: McCarthy, Wallace, Richard*

*Nay: 0*

*Abstain: 0*

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**Foley, Helen & Silver. Tom, 2885 Main Street, Barnstable Map 279 Parcel 055/000, Built c.1840, Charles Lewis House, Contributing Structure in the Old King's Highway Historic District.**

To remove damaged front brick and wood railing and replace with new materials which will be stained green. (See Meeting Materials [HERE](#))

The application was represented by Jean Bowdin of Capizzi Construction & Co, Inc.

There was no public comment.

Discussion:

Clerk McCarthy noted that the design will match the surrounding area.

Member Wallace discussed the railings. The railings will be restored to match the existing.

Chair Richard highlighted that the brick will change to wood and that the design is appropriate.

*A motion was made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Helen Foley and Tom Silver at 2885 Main Street, Barnstable Map 279 Parcel 055/000, Built c.1840, Charles Lewis House, Contributing Structure in the Old King's Highway Historic District, to remove damaged front brick and wood railing and replace with new materials which will be stained green.*

*The motion was seconded by Member Wallace*

*So voted:*

*Aye: McCarthy, Wallace, Richard*

*Nay: 0*

*Abstain: 0*

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**Miller, Ann & Temple, John, 3026 Main Street, Barnstable, Map 279 Parcel 022/000, Built c. 1700, Abiah Crocker Hinkley House, Contributing Structure in the Old King's Highway Historic District.**

To install one new garage door; remove 2<sup>nd</sup> garage door and change entry door with matching shingle sidewall and matching trim. (See Meeting Materials [HERE](#))

The application was represented by Stephen Klug of Fine Building & Finish and John Temple, the owner.

There was no public comment.

Discussion:

The Committee all agreed that this was an appropriate design.

*A motion was made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Ann Miller and John Temple at 3026 Main Street, Barnstable, Map 279 Parcel 022/000, Built c. 1700, Abiah Crocker Hinkley House, Contributing Structure in the Old King's Highway Historic District, to install one new garage door; remove 2<sup>nd</sup> garage door and change entry door with matching shingle sidewall and matching trim.*

*The motion was seconded by Member Wallace.*

*So voted:*

*Aye: McCarthy, Wallace, Richard*

*Nay: 0*

*Abstain: 0*

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**Grzywoc, Mitchell & Donna, 4351 Main Street, Barnstable, Map 350 Parcel 015, Built c. 1830 Wilson Ryder House, Contributing Structure in the Old King's Highway Historic District.**

To replace windows and doors. (See Meeting Materials [HERE](#))

The application was represented by Donna Grzywoc, the owner.

There was no public comment.

Discussion:

Clerk McCarthy and Member Wallace agreed that the project was appropriate.

Chair Richard commented that he would prefer that the grilles should be exterior as it is located on Route 6A and an antique house. The Committee agreed.

*A motion was made by Clerk McCarthy to approve the Certificate of Appropriateness with the amendment that the window will have glued on exterior grilles for Mitchell and Donna Grzywoc at 4351 Main Street, Barnstable, Map 350 Parcel 015, Built c. 1830 Wilson Ryder House, Contributing Structure in the Old King's Highway Historic District, to replace windows and doors.*

*The motion was seconded by Member Wallace.*

*So voted:*

*Aye: McCarthy, Wallace, Richard*

*Nay: 0*

*Abstain: 0*

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**McLaughlin, Kathleen, 104 Maushop Avenue, Barnstable, Map 299 Parcel 081, Built c. 1976**

To replace roof, gutters, siding, doors, windows; paint dwelling; replace or paint garage door; to construct a shed. (See Meeting Materials [HERE](#))

The application was represented by Kathleen McLaughlin, the owner.

There was no public comment.

Clerk McCarthy discussed the location for the shed. The property is on a corner and it is visible on the street. She suggested that the shed should be placed adjacent to the garage or behind the dwelling.

Member Wallace questioned the size of the shed, but was not concerned about the shed.

Chair Richard shared a concern about the visibility of the shed, but there will be vegetation in front of it which will limit the view shed. The shed will be wooden and painted the same color as the dwelling. The sides of the shed will be left natural. Richard noted that given the lot and design it is appropriate.

Discussion:

*A motion was made by Clerk McCarthy to approve the Certificate of Appropriateness for Kathleen McLaughlin at 104 Maushop Avenue, Barnstable, Map 299 Parcel 081, Built c. 1976, to replace roof, gutters, siding, doors, windows; paint dwelling; replace or paint garage door; to construct a shed.*

*The motion was seconded by Member Wallace*

*So voted:*

*Aye: McCarthy, Wallace, Richard*

*Nay: 0*

*Abstain: 0*

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**Ribeiro, Dilmar, 120 Cobblestone Road, Barnstable, Map 316 Parcel 063/001, Built c. 2000**

To install new windows, roof, dormers, deck, and sliding door. (See Meeting Materials [HERE](#))

The application was represented by Dilmar and Margarth Ribeiro.

There was no public comment.

Discussion:

The Committee agreed unanimously that the project is appropriate.

*A motion was made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Dilmar Ribeiro at 120 Cobblestone Road, Barnstable, Map 316 Parcel 063/001, Built c. 2000, to install new windows, roof, dormers, deck, and sliding door*

*The motion was seconded by Member Wallace.*

*So voted:*

*Aye: McCarthy, Wallace, Richard*

*Nay: 0*

*Abstain: 0*

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**Rycon Group Inc, 20 Aberle Way, Barnstable, Map 257 Parcel 010/001, Vacant Land**

To construct a new single family dwelling. (See Meeting Materials [HERE](#))

The application was represented by Thomas Moore representing the Rycon Group.

There was no public comment.

Discussion:

Clerk McCarthy commented that the design is appropriate for the location.

Member Wallace noted that the detailing was architecturally appropriate.

Chair Richard commented that the style is appropriate for the location.

*A motion was made by Clerk McCarthy to approve the Certificate of Appropriateness for Rycon Group Inc, 20 Aberle Way at Barnstable, Map 257 Parcel 010/001, Vacant Land , to construct a new single family dwelling*

*The motion was seconded by Member Wallace.*

*So voted:*

*Aye: McCarthy, Wallace, Richard*

*Nay: 0*

*Abstain: 0*

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**Kellog, Dan, 35 Vanduzer Road, Barnstable, Map 352 Parcel 065, Built c. 1945**

To install an in ground swimming pool. (See Meeting Materials [HERE](#))

The application was represented by Patti Kellog.

There was no public comment.

Discussion:

Clerk McCarthy discussed the remote location of the parcel.

Member Wallace inquired about the tennis court. The tennis court and inground pool would both be on the parcel.

Chair Richard noted that this is a fenced in parcel.

**A motion was made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Dan Kellog at 35 Vanduzer Road, Barnstable, Map 352 Parcel 065, Built c. 1945, to install an in ground swimming pool.**

**The motion was seconded by Member Wallace.**

**So voted:**

**Aye: McCarthy, Wallace, Richard**

**Nay: 0**

**Abstain: 0**

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**Cape Cod Community College, 2240 Iyannough Road, West Barnstable, Map 236 Parcel 005/W00, Built c. 1970**

To install a solar panel parking canopy behind existing solar in parking lot 12.

The application was represented by Joseph MacKinnon of Cape Cod Community College, Bob Plakais, and Steve Gregory of Solect Energy.

There was no public comment.

Discussion:

The representatives noted that the elevation of the road is 11 feet higher than the grade of the current parking lot. Therefore, drivers will see the installation. Trees will be planted to make the parking canopy not visible from the road.

Clerk McCarthy commented that the installation of the landscaping will limit the view shed of the canopy making the project appropriate.

Member Wallace was concerned about the project due to the certificate history regarding the current solar farm installation. There was hedge that was supposed to be planted with the installation of the solar farm and never was. MacKinnon was opened to the idea of planting more trees parallel to the road.

Chair Richard noted for the record that the previous application is not the concern for this agenda item.

*A motion was made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted with the addition of tree plantings for Cape Cod Community College at 2240 Iyannough Road, West Barnstable, Map 236 Parcel 005/W00, Built c. 1970, to install a solar panel parking canopy behind existing solar in parking lot 12.*

*The motion was seconded by Member Wallace*

*So voted:*

*Aye: McCarthy, Wallace, Richard*

*Nay: 0*

*Abstain: 0*

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**MINOR MODIFICATIONS**

**None**

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**EXTENTIONS**

**Dow, William Stone & Goldstein, Julia, 60 Stoney Point Road, Barnstable Map 336 Parcel 043/000, Built c. 1959**

To construct a 22'x7' deck with an attached pergola and paint the front door black.

There was no representation for the application. Representation is not required for Extension Requests.

Discussion:

Chair Richard noted that the Certificate of Appropriateness was approved less than a year ago.

*A motion was made by Clerk McCarthy to approve the Extension Request for William Stone Dow and Julia Goldstein at Dow, William at 60 Stoney Point Road, Barnstable Map 336 Parcel 043/000, Built c. 1959, to construct a 22'x7' deck with an attached pergola and paint the front door black.*

*The motion was seconded by Member Wallace.*

*So voted:*

*Aye: McCarthy, Wallace, and Richard*

*Nay:0*

*Abstain: 0*

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**OTHER**

Chair Richard made a presentation that the Regional Commission is working on making an exemption for solar that is not on historic roadways. Anyone that is located on a scenic road would need to apply for a Certificate of Appropriateness. For the non-scenic roads, if they conform to the criteria, it will be an exempt item. He reviewed the new proposed criteria that the Regional Commission is working on. This is an attempt to compromise historic preservation efforts and energy efficiency. The Committee discussed the criteria.

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**Minutes**

- February 9, 2022

There was no discussion.

**There was a motion made by Clerk McCarthy to approve the minutes from February 9, 2022.**

**The motion was seconded by Member Wallace.**

**So voted:**

**Aye: McCarthy, Wallace, Richard**

**Nay: 0**

**Abstain: 0**

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***ADJOURNMENT***

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

**The motion was seconded by Member Wallace.**

**So voted:**

**Aye: McCarthy, Wallace, Richard**

**Nay: 0**

**Abstain: 0**

Respectfully Submitted,

Grayce Rogers

Administrative Assistant – Planning & Development

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Exhibit A	Certificate of Appropriateness	File	237/017/000
Exhibit B	Certificate of Appropriateness	File	279/055/000
Exhibit C	Certificate of Appropriateness	File	279/022/000
Exhibit D	Certificate of Appropriateness	File	350/015/000
Exhibit E	Certificate of Appropriateness	File	299/081/000
Exhibit F	Certificate of Appropriateness	File	316/063/001
Exhibit G	Certificate of Appropriateness	File	257/010/001
Exhibit H	Certificate of Appropriateness	File	352/065/000
Exhibit I	Certificate of Appropriateness	File	236/005/W00
Exhibit J	Extension Request	File	336/043/000