

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, May 25, 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	Present
Lesley Wallace	Present
Jeffrey Goldstein, Alternate	Absent
Wendy Shuck, Alternate	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.

ROLL CALL

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

APPLICATIONS

Johnson, Jeanne, 378 Plum Street, West Barnstable, Map 196 Parcel 015/000, Built c. 1951

To install a 4 foot chain link fence with a 4'x5' gate and an 8' wide double gates. (For meeting materials click [HERE](#))

The application was represented by Jeanne Johnson, the homeowner.

There was no public comment.

Issues Discussed:

- There was a question about the orientation of the fence. The fence will be across the back of the property. The dwelling is setback and the fence will not be seen from the road.
- The fence will be across the front of the property too. There will be a gate to enter the yard.
- The chain link fence will be black.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Jeanne Johnson at 378 Plum Street, West Barnstable, Map 196 Parcel 015/000, Built c. 1951c, to install a 4 foot chain link fence with a 4'x5' gate and an 8' wide double gates.

The motion was seconded by Member Wallace.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Richards, Bruce & Janice, 31 Second Way, Barnstable, Map 301 Parcel 054/000, Built c. 1972

To install roof mounted solar panels. (For meeting materials click [HERE](#))

The application was represented by Janice Richards, the homeowner and Tom Wineman of Clean Energy Design.

There was no public comment.

Written Correspondence:

Letter dated

Letter dated

Letter dated

Issues Discussed:

- The panels would be on the back and side of the house.
- There are neighbors in the area installing solar panels.
- The applicant submitted a revised plan to remove the front elevation panels.
- There was no objection to solar panels on the side and rear.
- Chair Richard noted for the record that there was no relation to the applicant.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness with the submitted revised plans for Bruce & Janice Richards at 31 Second Way Barnstable, Map 301 Parcel 054/000, Built c. 1972, to install roof mounted solar panels

The motion was seconded by Member Wallace.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Ellis, James & Jennifer, 417 Church Street, West Barnstable, Map 176 Parcel 005/000, Built c. 1941, Elizabeth C. Jenkins – Gilman, Ruth House, Contributing Structure within the Old King’s Highway Historic District. (For meeting materials click [HERE](#))

To construct a new car garage and mudroom addition.

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

There was no public comment.

Issues Discussed:

- There is heavy vegetation on the property and will not be highly visible from the road.
- There was a question about how the three foot drop below grade will look from the street.
- There will be removable grilles on the windows.
- The Committee was in consensus that the design was appropriate.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Jennifer & James Ellis at 417 Church Street, West Barnstable, Map 176 Parcel 005/000, Built c. 1941, Elizabeth C. Jenkins – Gilman, Ruth House, Contributing Structure within the Old King’s Highway Historic District, to construct a new car garage and mudroom addition.

The motion was seconded by Member Wallace.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Mesyn, Dan & Val, 121 Hamstead Lane, Barnstable, Map 355 Parcel 002/005, Built c. 1992.

To replace front rotted clapboards and replace with composite siding. (For meeting materials click [HERE](#))

The application was represented by Paul St. Martin of United Home Experts.

There was no public comment.

Issues Discussed:

- There was an inquiry about how many inches that the clapboard will be.
- Three front facing places will be replaced.
- The structure is located on a corner lot that faces a small side street. The house is setback.
- The composite siding mimics wood siding.
- The composite siding finish is dimensional so the grain can be felt.
- There was a concern about the 7 inch composite siding rather than 5 inches.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness for Dan & Val Mesyn at 121 Hamstead Lane, Barnstable, Map 355 Parcel 002/005, Built c. 1992, to replace front rotted clapboards and replace with composite siding.

The motion was seconded by Member Wallace.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Korkuch, Tess, 115 Commerce Road, Barnstable, Map 318 Parcel 017/000 Built c. 1914

To install roof mounted solar panels. (For meeting materials click [HERE](#))

The application was represented by Tristan Souza of Trinity Solar.

There was no public comment.

Issues Discussed:

- The dwelling faces the marsh.
- There is surrounding vegetation on the parcel which may assist in shielding the solar panels.
- There was a concern that the solar panels are highly visible while driving down Commerce Road.
- There committee suggested that the panels be moved to the rear of the structure to be less visible.

There was a motion made by Clerk McCarthy to continue the application to the June 8, 2022 meeting.

The motion was seconded by Member Wallace.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Granger, Jeff & O'Brien, Theresa, 3604 Main Street, Barnstable, Map 318 Parcel 053/000, Built c. 1978 Contributing Structure within the Old King's Highway Historic District.

To construct a detached 2 car garage. (For meeting materials click [HERE](#))

The application was represented by Jeff Granger.

There was no public comment.

Issues Discussed:

- There was a comment about the garage's orientation.

- There are three homes that share the main driveway.
- The siding will be clapboard.
- The four corners for the garage were staked out, marked, and within the setback.
- The windows will be 9 over 9.
- Cedar shingles are appropriate for the front façade siding, if available.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness for Jeff Granger & Theresa O'Brien at 3604 Main Street, Barnstable, Map 318 Parcel 053/000, Built c. 1978, Contributing Structure in the Old King's Highway Historic district.

The motion was seconded by Member Wallace.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard.

Nay: 0

Abstain: 0

MINOR MODIFICATIONS

None

EXTENTIONS

None

OTHER

Items not reasonably anticipated by the Chair

APPROVAL OF MINUTES

[March 23, 2022](#)

[April 27, 2022](#)

There was a motion made by Clerk McCarthy to accept the minutes from April 27, 2022 with the modification to correct the voting members of an application.

The motion was seconded by Member Wallace.

So voted:

Aye: Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: McCarthy

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

The motion was seconded by Member Wallace.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Exhibit A	Certificate of Appropriateness	File	196/015/000
Exhibit B	Certificate of Appropriateness	File	301/054/000
Exhibit C	Certificate of Appropriateness	File	176/005/000
Exhibit D	Certificate of Appropriateness	File	355/002/005
Exhibit E	Certificate of Appropriateness	File	318/017/000
Exhibit F	Certificate of Appropriateness	File	318/053/000

