

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, April 27, 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
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.

Bock, Jon and Kelly, 175 Stoney Point, Barnstable, Map 336 Parcel 026/000, Built 1972

A home renovation to include new windows, siding, trim, and an additional portico at the front door.

The application was represented by Jon Bock.

Public Comment:

Wendy Shuck inquired about the shingle siding. The dwelling will remain shingled.

Issues Discussed:

The Committee unanimously agreed that the project was appropriate. The dwelling is setback from the road and not very visible. The 2:1 windows are appropriate to the architecture of the dwelling.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Jon and Kelly Bock at 175 Stoney Point, Barnstable, Map 336 Parcel 026/000, Built 1972 for a home renovation to include new windows, siding, trim, and an additional portico at the front door.

The motion was seconded by Member Coholan.

So voted:

Aye: Mccarthy, Wallace, Coholan, Richard

Nay: 0

Abstain: 0

Salazar, Paul, 990 Main Street, West Barnstable, Map 179 Parcel 001/000, Built 1974, Contributing Structure in the Old King's Highway Historic District
Change existing signage design.

There was no representation present.

There was a motion made by Clerk McCarthy to continue the application to the May 11, 2022 meeting. The motion was seconded by Member Wallace.

So voted:

Aye: McCarthy, Wallace, Coholan, Richard

Nay: 0

Abstain: 0

Weinstock, Arthur, 66 Capes Trail, West Barnstable, Map 109 Parcel 013/007, Built 1992
Construct an 8' x 24' deck and a chicken coop.

The application was represented by Arthur Weinstock.

There was no public comment.

Issues Discussed:

Clerk McCarthy believes the proposed project is appropriate.

Member Wallace clarified that there is a small shed in front of the barn.

Member Coholan detailed that there will not be a lot of room under the deck. The deck is level to the barn and there was backfill to level out the grade.

Chair Richard discussed the railing material. The chicken coop location will be next to the shed.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Arthur Weinstock at 66 Capes Trail, West Barnstable, Map 109 Parcel 013/007, Built 1992 to construct an 8' x 24' deck and a chicken coop.

The motion was seconded by Member Wallace.

So voted:

Aye: Mccarthy, Wallace, Coholan, Richard

Nay: 0

Abstain: 0

Tales of Cape Cod, 3046 Main Street, Barnstable, Map 279 Parcel 071/000, Built 1774, Contributing Structure in the Old King's Highway Historic District

To construct a wheelchair compliant walkway; install a mechanical lift and porch leading to a new accessible entrance, re-grade and enlarge the parking space; re-design, re-grade, and re-set brick walkways to the west and south entrances; reconstruct south porch; and enlarge a section of the first floor (east side of building) by 6 feet to accommodate accessible restrooms, enlarged kitchen, and storage room.

Member Wallace recused herself from hearing and voting on the application.

The application was represented by Gene Guill, President of Tales of Cape Cod, and Gary Ellis, construction manager.

Issues Discussed:

Gene Guill made a presentation detailing the proposed construction. The building must be made accessible for those with disabilities in accordance to the state law. There are preservation restrictions on the building.

Clerk McCarthy commented that the proposed plans were appropriate as they fit with the historic nature of the building.

Member Coholan noted that the application did a good job of integrating state regulations with appropriate plans.

Chair Richard concurred with the Committee comments.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Tales of Cape Cod at 3046 Main Street, Barnstable, Map 279 Parcel 071/000, Built 1774, Contributing Structure in the Old King's Highway Historic District to construct a wheelchair compliant walkway; install a mechanical lift and porch leading to a new accessible entrance, re-grade and enlarge the parking space; re-design, re-grade, and re-set brick walkways to the west and south entrances; reconstruct south porch; and enlarge a section of the first floor (east side of building) by 6 feet to accommodate accessible restrooms, enlarged kitchen, and storage room.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Coholan, Richard

Nay: 0

Abstain: 0

Member Wallace recused herself from voting.

MINOR MODIFICATIONS

None

EXTENTIONS

None

OTHER

Minutes

- April 13, 2022

There was no discussion

There was a motion made by Clerk McCarthy to approve the minutes from April 13, 2022.

The motion was seconded by Member Wallace.

So voted:

Aye: Wallace, Coholan, Richard

Nay:

Abstain: McCarthy

ADJOURNMENT

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

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Richard

Nay: 0

Abstain: 0

Respectfully Submitted,

Grayce Rogers

Administrative Assistant – Planning & Development

Exhibit A	Certificate of Appropriateness	File	336/026/000
Exhibit B	Certificate of Appropriateness	File	179/001/000
Exhibit C	Certificate of Appropriateness	File	109/013/007
Exhibit D	Certificate of Appropriateness	File	279/071/000