

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, September 14, 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
Wendy Shuck, Alternate	Absent
Kate Maldonado, Assistant Director	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 Paul Richard called the meeting to order at 6:30 pm and took roll call.

Attendance Roll Call:

Bett MCarthy
Lesley Wallace
Ryan Coholan
Paul Richard

CONTINUED APPLICATIONS

Viamari, Jeffrey, 134 Country Club Drive, Barnstable, Map 350 Parcel 017, Built c. 1995

To install 22 roof mounted solar panels

Steven Kelly, representative, is in attendance.

Steve presented that they have squared off the two arrays on the front of the home. Based on the discussion with the homeowner there is no plan to replace the roof. Panels on the front would be black on black.

Bett- This property is highly visible and has quite a significant amount of panels on the rear. It was suggested at the last meeting that more panels be put on the back so that the front of the property would be kept intact. Aesthetically, the array as presented is not acceptable.

Lesley- Agreed.

Steve- No adequate space to add more panels on the back.

Ryan- This is an improvement, but it is a very visible property.

Approved 8/9/2023

Paul- Agreed, and if they are planning to change the roof in a few years then do it now so that it will be black on black and more acceptable. At this point this application looks like it will be denied.

Steve- Asked if the roof were to be changed to a black shingle, is there a waiting period required.

Paul- Clarified that if they approved the black on black, the applicant would have a year to do the roof and the panels. Noted that he would be in favor of accepting the application as long as the back panels are on a black roof. Asked how the Committee feels about black on black?

Bett- Would find black on black to be acceptable.

Lesley- Still concerned about the symmetry but the black on black would be acceptable.

Ryan- Would be in favor of the black on black as long as it is the lay out presented.

A motion was made by Bett McCarthy to approve the Certificate of Appropriateness for Viamari, Jeffrey, 134 Country Club Drive, Barnstable, Map 350, Parcel 017, Built c. 1995 to install 22 roof mounted solar panels in a rectangle with the inclusion that the roof color would be changed to a charcoal, as submitted, Seconded by Lesley Wallace

Roll Call Vote

Lesley Wallace – aye

Ryan Coholan – aye

Bett McCarthy – aye

Paul Richard - aye

APPLICATIONS

Spaulding, Christine, 45 White Cap Lane, West Barnstable, Map 178 Parcel 027/000, Built c. 1979

To install 16 windows and to replace trim

Jim Hannon, representative, is in attendance.

Jim presented that there will be 14 replacement windows that will not be requiring new trim. There is one full frame window in the front of the home with rotting trim that will be replaced with a prefinished white wood trim. In the back of the home there is an existing leaking bow unit to be replaced with a two wide double hung that will also include the prefinished white wood trim.

Paul- Clarifies these are one over one windows?

Jim- Correct.

Bett- Feels the replacement windows are appropriate for the location of the home.

Lesley- Agreed with Bett.

Ryan- Given the location and materials the replacements are appropriate.

Paul- Agree with the other Committee members.

Public comment: None.

Approved 8/9/2023

A motion was made by Bett McCarthy to approve the Certificate of Appropriateness for Spaulding, Christine, 45 White Cap Lane, West Barnstable, Map 178 Parcel 027/000, Built c. 1979 to install 16 windows and to replace trim, as submitted,

Seconded by Lesley Wallace

Roll Call Vote

Lesley Wallace – aye

Ryan Coholan – aye

Bett McCarthy – aye

Paul Richard - aye

Barnstable Historical Society, 3087 Main Street, Barnstable, Map 279 Parcel 039/000, Built c. 1834: the Sylvanus B. Phinney House, Contributing Structure in the Old King’s Highway Historic District

To repaint front and side doors

Rich is in attendance.

Rich explained the historical society completely repainted front and side of the house. There was spare left over of the sunflower yellow shade. It matches the color on the speed hump sign. The public has commented it is a very wonderful color.

Bett- Considers the color appropriate.

Lesley- Agreed. Thinks it will look great.

Ryan- Did a little bit of research and found yellow is a historic color from the 1830s to 1850s and as such is appropriate.

Paul- Appropriate.

Public comment: A letter of support from an abutter was submitted.

A motion was made by Bett McCarthy to approve the Certificate of Appropriateness for Barnstable Historical Society, 3087 Main Street, Barnstable, Map 279 Parcel 039/000, Built c. 1834: the Sylvanus B. Phinney House, Contributing Structure in the Old King’s Highway Historic District to repaint front and side doors, as submitted,

Seconded by Lesley Wallace,

Roll Call Vote:

Bett McCarthy - aye

Lesley Wallace - aye

Ryan Coholan - aye

Paul Richard - aye

O’Connor, Richard & Judith, 70 High Street, West Barnstable, Map 133 Parcel 028/001, Built c. 1988

To replace the existing porch and change the clapboard to cedar shingles

Richard O’Connor, homeowner was in attendance.

Richard explained the porch is rotting so they would like to replace the 77’ porch. The only modifications they will be making is to screen in the lower sections of the porch and add a set of stairs at the end. The porch will be white azek. The stairs will be going straight out instead.

Bett- Appropriate.

Lesley- Appropriate. Thinks the stairs that were described will be better.

Approved 8/9/2023

Ryan- Appropriate.

Paul- Not really visible and appropriate.

Public comment: None

A motion was made by Bett McCarthy to approve the Certificate of Appropriateness for O'Connor, Richard & Judith, 70 High Street, West Barnstable, Map 133 Parcel 028/001, Built c. 1988 to replace the existing porch and change the clapboard to cedar shingles, a submitted with the modification of the staircase as described, Seconded by Lesley Wallace,

Roll Call Vote:

Bett McCarthy - aye

Lesley Wallace - aye

Ryan Coholan - aye

Paul Richard – aye

Whitehead, Robert & Deborah, 371 Sandy Neck, Barnstable, Map 338, Parcel 020/000, Built c. 1880; Barnstable Harbor House – Chowder House, Contributing Structure in the Old King's Highway Historic District

To raise existing cottage 6' above existing elevation, boathouse to be raised, dock & seawall to be raised 2' above existing elevation, new pilings to be installed, replace existing picture window, install new masonry, construct new stairs to existing walk, and to replace the existing ramp with stairs to dock and seawall.

Paul noted that this application was previously approved but had missed the deadline for an extension. He asked the applicants to please describe any changes from the previously approved application.

Jack Delaney, representative, was in attendance.

Jack stated that the application being presented is exactly the same as what was approved on February 12, 2020. The work schedule changed due to covid.

Bett- Considered the project still appropriate.

Lesley- Appropriate.

Ryan- No exceptions due to it being previously approved.

Paul- No exceptions as well.

Public comment: None.

A motion was made by Bett McCarthy to approve the Certificate of Appropriateness for Whitehead, Robert & Deborah, 371 Sandy Neck, Barnstable, Map 338 Parcel 020/000, Built c. 1880; Barnstable Harbor House – Chowder House, Contributing Structure in the Old King's Highway Historic District to raise existing cottage 6' above existing elevation, boathouse to be raised, dock & seawall to be raised 2' above existing elevation, new pilings to be installed, replace existing picture window, install new masonry, construct new stairs to existing walk, and to replace the existing ramp with stairs to dock and seawall, as previously approved on 2/12/2020, Seconded by Lesley Wallace,

Roll Call Vote:

Bett McCarthy - aye

Lesley Wallace - aye

Ryan Coholan - aye

Approved 8/9/2023

Paul Richard – aye

Picard, Stephen & Leslie, 256 Indian Trail, Barnstable, Map 337 Parcel 021/000, Built c. 1985.

A renovation/addition to existing residence, to replace roof, siding, doors, & windows, to remove one shed, to relocate another smaller shed, and to construct new pool.

Jack Delaney, representative, was in attendance.

Jack presented that the homeowners bought this property about a year ago and would like to renovate. This has already been through conservation. Every window in the home will be changed to four over one, increasing the square footage by a small amount, and a pool. Jack noted the roof is currently red cedar shingle and that they would prefer to clean up the roof as best as possible but the cost of material may require the change to asphalt shingles.

Bett- The property is well screened from the road and not very visible. Inquired about the plans where there is a small amount of metal roofing and asked the representative to elaborate more on that.

Jack- It's to imitate a copper roof. It is a steel roof but it's to imitate red copper.

Bett- Thinks the renovation is attractive and appropriate.

Lesley- Appropriate.

Ryan- Appropriate.

Paul- Agreed. All materials and style is appropriate.

Public comment: None.

A motion was made by Bett McCarthy to approve the Certificate of Appropriateness for Picard, Stephen & Leslie, 256 Indian Trail, Barnstable, Map 337 Parcel 021/000, Built c. 1985 for a renovation/addition to existing residence, to replace roof, siding, doors, & windows, to remove one shed, to relocate another smaller shed, and to construct new pool as submitted,

Seconded by Lesley Wallace,

Roll Call Vote:

Bett McCarthy - aye

Lesley Wallace - aye

Ryan Coholan - aye

Paul Richard – aye

Magruder Real Estate Trust, 243 Indian Trail, Barnstable, Map 337 Parcel 025/000, Built c. 1918

To construct an addition of a 2 car garage with room above and an addition of a new first floor master suite.

Kevin Warner, representative, was in attendance.

Kevin presented that it is a existing colonial style home with natural white cedar shingles. They would like to add a two car garage and a first floor master suite. The garage and addition will match the existing home with white cedar shingles, the trim will be white, woven corners, and windows will be 6 over 6. The garage will also have a ramp for accessibility. The first floor master suite is being added for this accessibility since all the bedrooms are on the second floor.

Bett- The property is in a remote location and thinks the plans are consistent with the existing home and it matches the home nicely.

Lesley- Inquired about the balcony between the home and garage.

Approved 8/9/2023

Kevin- Will be azek and white. Will be a roof deck for access between the second floor and the room above the garage.
Lesley- Appropriate.

Ryan- Appropriate.

Paul- All materials match the existing style and is appropriate.

Public comment: None.

A motion was made by Bett McCarthy to approve the Certificate of Appropriateness for Magruder Real Estate Trust, 243 Indian Trail, Barnstable, Map 337 Parcel 025/000, Built c. 1918 to construct an addition of a 2 car garage with room above and an addition of a new first floor master suite, as submitted, Seconded by Leseley Wallace,

Roll Call Vote:

Bett McCarthy - aye

Lesley Wallace - aye

Ryan Coholan - aye

Paul Richard – aye

Summit Barnstable Partners, 40 First Way, Barnstable, Map 301 Parcel 047/000, Built c. 1951

To install black roof mounted solar panels

Tom Wineman, representative, was in attendance.

Tom presented that the property is located within Barnstable village. They are proposing to install 25 panels on the south facing roof plane as well as panels on the east and west facing roofs. The panels are all black and will be minimally visible. All complete rectangles.

Bett- The roof is a grey color and the solar panels are black. Would there be any consideration of changing the roof to a black color?

Tom- Don't encourage roof replacement when it is not needed.

Paul- Commented that the roof shingles look to be 3 tab shingles and not new. It seems the roof will be replaced soon and should be considered.

Lesley- Pointed out the roof height is tall and is not very noticeable. Asked if the panels could be placed on either side of the main roof.

Tom- The east and west faces is not as productive and would like to be as efficient as possible. 30% less efficient if not more.

Ryan- Also concerned with the light colored roof and the black colored panels. Is there any additional detail of the north facing roof where the chimney is?

Tom- The chimney is on the north side of the roof and will not break up the panels on the south side. In the past a silver white bagged sheet panel has been presented before with the grey colored roof.

Ryan- Would feel better about the color change of panels but would like to know how the rest of the Committee feels.

Lesley- Any way a picture could be provided of the silver panel?

Paul- Would have to continue until the next meeting. Asked how much of the roof would be covered?

Approved 8/9/2023

Tom- Almost 100%.

Paul- Would be fine because the panels would cover most of the roof. Still concerned with the 3 tab shingles and they aren't new. Would like age of the roof to be checked out if this would be continued.

*A motion was made by Bett McCarthy to continue the Certificate of Appropriateness for Summit Barnstable Partners, 40 First Way, Barnstable, Map 301 Parcel 047/000, Built c. 1951 to install black roof mounted solar panels, as submitted, until the next meeting on September 28, 2022
Seconded by Leseley Wallace,*

Roll Call Vote:

Bett McCarthy - aye

Lesley Wallace - aye

Ryan Coholan - aye

Paul Richard – aye

Minor Modifications

None

EXTENSIONS

None

Old Kings Highway Elections: Elections will be on November 22 at 7pm to 8pm at the West Barnstable Community Building. Paul noted that he will not be running again.

Approval of Minutes

May 25, 2022

Bett McCarthy moved to approve the minutes from May 25, 2022. Seconded by Lesley Wallace.

Roll Call Vote:

Bett McCarthy - aye

Lesley Wallace - aye

Ryan Coholan - aye

Paul Richard – aye

June 8, 2022

Bett McCarthy moved to approve the minutes from June 8, 2022. Seconded by Lesley Wallace.

Roll Call Vote:

Bett McCarthy - aye

Lesley Wallace - aye

Ryan Coholan - aye

Paul Richard – aye

July 13, 2022

Bett McCarthy- One correction regarding a concrete wall with a facing and the applicant agreed to a drywall. The minutes need to reflect the modification.

Bett McCarthy moved to approve the corrected minutes from July 13, 2022. Seconded by Lesley Wallace.

Roll Call Vote:

Bett McCarthy - aye

Approved 8/9/2023

*Lesley Wallace - aye
Ryan Coholan - aye
Paul Richard – aye*

July 27, 2022

Paul Richard- Under public comment that there is a small typo from cooking cutter to cookie cutter.

Bett McCarthy moved to approve the corrected minutes from July 27, 2022. Seconded by Lesley Wallace.

Roll Call Vote:

*Bett McCarthy - aye
Lesley Wallace - aye
Ryan Coholan - aye
Paul Richard – aye*

August 24, 2022

Bett moved to approve the corrected minutes from August 24, 2022. Seconded by Lesley Wallace.

Roll Call Vote:

*Bett McCarthy - aye
Lesley Wallace - aye
Ryan Coholan - aye
Paul Richard – aye*

Next Meeting Dates- September 28, 2022 & October 12, 2022

ADJOURNMENT

Bett McCarthy moved to adjourn the September 14, 2022 meeting. Lesley Wallace seconded the motion.

Roll Call Vote:

*Bett McCarthy - aye
Lesley Wallace - aye
Ryan Coholan - aye
Paul Richard – aye*

The meeting adjourned at 7:32p.m.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 8/9/2023