

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**MINUTES**  
**Wednesday, March 23, 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	Absent
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.

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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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**CONTINUED APPLICATIONS**

**Kennedy, Robert & Mendez- Kennedy, Christina, 3885 Main Street, Barnstable. Map 335, Parcel 052/000, Built c. 1953**

Construct a front porch.

**The application was represented by Dylan Oullette, the contractor.**

**There was no public comment.**

**Discussion:**

Clerk McCarthy noted that it is difficult to judge from the hand drawing. She did not contest the porch as long as the architecture was appropriate. She commented about the placement of the pillars might orient over the windows.

Member Wallace inquired about the extension length which is ten feet.

Member Coholan did not contest the porch, but also was concerned about the pitch of the porch.

Chair Richard commented about the pitch height. He noted that the beam would be at the height of the door. The pitch of the porch roof was discussed. He discussed that the materials all matched. The project looked appropriate.

***There was a motion to approve the Certificate of Appropriateness as submitted Robert & Christina Mendez-Kennedy at 3885 Main Street, Barnstable. Map 335, Parcel 052/000, Built c. 1953, to construct a front porch.***

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

***So voted:***

***Aye:McCarthy, Wallace, Coholan, Richard***

***Nay:0***

***Abstain:0***

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**APPLICATIONS****Phillips, Bovia, 1 Old Toll Road, Barnstable, Map 109 Parcel 068/000, Built c. 1979**

Replace nine double hung windows.

**The application was represented by Isaiah Gonsalves.**

**There was no public comment.**

**Discussion:**

The current grille patterns on the windows are miscellaneous. The grille pattern will be 6 over 0 and true divided lite.

Clerk McCarthy commented that the new windows will be consistent. Member Wallace and Coholan agreed.

Chair Richard agreed and noted that the work was all appropriate.

*There was a motion to approve the Certificate of Appropriateness as submitted for Bovia Phillips at 1 Old Toll Road, Barnstable, Map 109 Parcel 068/000, Built c. 1979, to replace nine double hung windows.*

*The motion was seconded by Member Wallace.*

*So voted:*

*Aye: McCarthy, Wallace, Coholan, Richard*

*Nay:0*

*Abstain:0*

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**Crocker, Deacon, 2110 Main Street, Barnstable, Map 237 Parcel 064/000, Built c. 1670****Contributing Structure within the Old King's Highway Historic District**

Construct a 300 square foot addition to an existing accessory structure.

The application was represented by Andrew Prchlik.

There was no public comment.

**Discussion:**

The proposal is to make the structure look the same with added room to increase the living space.

Clerk McCarthy commented that the structure is behind the main house and not very visible from Route 6A. The project looks appropriate.

The Committee was in consensus that the proposed project was appropriate.

Chair Richard clarified that the main structure was built in 1670.

*There was a motion to approve the Certificate of Appropriateness as submitted for Deacon Crocker at 2110 Main Street, Barnstable, Map 237 Parcel 064/000, Built c. 1670, Contributing Structure within the Old King's Highway Historic District to construct a 300 square foot addition to an existing accessory structure.*

*The motion was seconded by Member Wallace.*

*So voted:*

*Aye: McCarthy, Wallace, Coholan, Richard*

*Nay:0*

*Abstain:0*

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**Anderson, Donald, 100 Bay View Road, Barnstable, Map 319 Parcel 030/000, Built c. 2009**

Add a second floor to an existing detached one car garage.

**The application was represented by Chris Childs of Patriot Builders.**

**There was no public comment.**

**Discussion:**

Clerk McCarthy noted that the structure was a square design. The salt box is no longer part of the architecture with the increase of floor space for the second floor addition. The lattice will be replaced. The roof pitch on the west elevation is appropriate, but on the east elevation the pitch looks flat.

Member Wallace agreed about the roof line.

Member Coholan inquired about the functionality of the garage door. The garage door will remain functional. There was discussion about the vegetative boarder between the parcels.

Chair Richard noted that the west and south elevations are the most visible.

*There was a motion to approve the Certificate of Appropriateness as submitted for Donald Anderson at 100 Bay View Road, Barnstable, Map 319 Parcel 030/000, Built c. 2009, to add a second floor to an existing detached one car garage.*

*The motion was seconded by Member Wallace.*

*So voted:*

*Aye: McCarthy, Wallace, Coholan, Richard*

*Nay: 0*

*Abstain:0*

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**MINOR MODIFICATIONS**

**None**

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**EXTENTIONS**

**Niedzwiecki, Melissa & Paul, 100 Point Hill Road, West Barnstable, Map 136 Parcel 041/000, Built c. 1978**

Additions on existing barn, 12' dormer on front elevation, 30.g' dormer on rear elevation, 12'x12' deck including stairs; remove existing transom window.

**There was no representation. This does not require representation.**

**There was no public comment.**

**Discussion:**

This application was approved a year ago.

*There was a motion made by Clerk McCarthy to approve the Extension Request for Melissa & Paul Niedzwiecki at 100 Point Hill Road, West Barnstable, Map 136 Parcel 041/000, Built c. 1978. For the additions on existing barn, 12' dormer on front elevation, 30.g' dormer on rear elevation, 12'x12' deck including stairs; remove existing transom window*

*The motion was seconded by Member Wallace.*

*So voted:*

*Aye: McCarthy, Wallace, Coholan, Richard*

*Nay: 0*

*Abstain: 0*

**OTHER**

- Certified Local Government Presentation  
Administrative Assistant Grayce Rogers made a presentation about the Barnstable Historical Commission's initiative to pursue Certified Local Government status.

Discussion:

Chair Richard inquired about who completes the inventory surveys of historic buildings.

Clerk McCarthy supported the grant funding opportunities.

There was a motion made by Clerk McCarthy that the Old King's Highway Historic District endorse the Certified Local Government initiative.

The motion was seconded by Member Wallace.

So voted:

Aye: McCarthy, Wallace, Coholan, Richard

Nay: 0

Abstain: 0

\* Chair Richard mentioned that he drafted a letter of support to endorse the rehabilitation of the West Barnstable Train Depot.

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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, Coholan, Richard**

**Nay: 0**

**Abstain: 0**

Respectfully Submitted,

Grayce Rogers

Administrative Assistant – Planning & Development

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Exhibit A	Certificate of Appropriateness	File	335/052/000
Exhibit B	Certificate of Appropriateness	File	109/068/000
Exhibit C	Certificate of Appropriateness	File	237/064/000
Exhibit D	Certificate of Appropriateness	File	319/030/000
Exhibit E	Extension Request	File	136/041/000