

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, October 9, 2024, 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:

Bett McCarthy, Chair	Present
Ryan Coholan	Present
Lesley Wallace	Present
Wendy Shuck, Clerk	Present
Erica Brown, Administrative Assistant	Present

A quorum being met, Chair Bett McCarthy 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 Bett McCarthy called the meeting to order at 6:30 pm and took roll call.

Attendance Roll Call:

Lesley Wallace
Ryan Coholan
Wendy Shuck
Bett McCarthy

CONTINUED APPLICATIONS

Clark Livingston, Susan, 101 Rendezvous Lane, Barnstable, Map 279, Parcel 028, Built 1920
Demolish the existing dwelling and construct new dwelling.

Representative Kevin Werner from Fine Line Design was in attendance for this item.

Kevin requested on behalf of the property owner to withdraw the Certificate of Demolition and the Certificate of Appropriateness applications without prejudice.

Wendy Shuck moved to close the public hearing. Seconded by Ryan Coholan.

Roll Call Vote

Lesley Wallace- aye
Ryan Coholan- aye
Wendy Shuck- aye
Bett McCarthy- aye

Wendy Shuck moved to accept the withdrawal request for the Certificate of Demolition for Clark Livingston, Susan, 101 Rendezvous Lane, Barnstable, Map 279, Parcel 028, Built 1920 to demolish the existing dwelling without prejudice.
Ryan Coholan seconded the motion.

Roll Call Vote

Lesley Wallace- aye

Approved 10/23/24

Ryan Coholan- aye
Wendy Shuck- aye
Bett McCarthy- aye

Wendy Shuck moved to accept the withdrawal request for the Certificate of Appropriateness for Clark Livingston, Susan, 101 Rendezvous Lane, Barnstable, Map 279, Parcel 028, Built 1920 to construct a new dwelling without prejudice.
Ryan Coholan seconded the motion.

Roll Call Vote
Lesley Wallace- aye
Ryan Coholan- aye
Wendy Shuck- aye
Bett McCarthy- aye

APPLICATIONS

Suyematsu, Jeffrey, 17 Sunset Lane, Barnstable, Map 301, Parcel 017, Built 1950
Renovate garage into living space and add a second floor.

Wendy Shuck moved to open the public hearing. Seconded by Ryan Coholan.

Roll Call Vote
Lesley Wallace- aye
Ryan Coholan- aye
Wendy Shuck- aye
Bett McCarthy- aye

George Perna was in attendance for this item.

George gave a presentation stating that they would be demolishing the existing garage to build more living space. They would be using the existing foundation and there would be no change in the footprint.

Committee Discussion:

Ryan- Clarified that the garage would be demolished and rebuilt. Asked what kind of siding would be used on the new addition and if the siding would be re-done throughout the entirety of the dwelling. George answered that the siding would not be done throughout the entirety of the dwelling. The new addition would match the existing cottage on the left-hand side of the house in vinyl shingles. Ryan commented that he is not partial to the vinyl siding and that it may be hard to approve if the middle section siding is not changed to match.

Wendy- Agreed with Ryan's comments and noted that the addition appears to have an overhang, but it is hard to tell on the partial drawings provided. She also noted that the window on the second floor is not appropriate. Asked if that could also be changed to match the existing cottage on the left with 6 over 6 double hung windows. Wendy stated that she could not make a determination without full elevations and requested that full elevations be provided.

Lesley- Agreed with the other committee members comments. Asked if the applicant would be willing to re-side the middle portion of the dwelling on specifically the front façade. Noted that if it is not re-sided that the middle portion would stick out like a sore thumb as it will not match the rest of the home. The applicant noted that the cost is exorbitant, and they are slowly working to make the renovations. The would like to start with this alteration to the home before siding the middle portion.

Bett- Agreed with the other committee members comments. She noted that the window on the second floor of the addition is not appropriate and that it may be prudent to match the 6 over 6 double hung windows on the left side of the home. She also noted that the windows are different in each section of the home and recommended six over six inserts be placed in the middle portion to bring symmetry to the home.

The applicant and committee agreed to a continuance to the next meeting.

Approved 10/23/24

Wendy Shuck moved to continue the certificate of appropriateness application for Suyematsu, Jeffrey, 17 Sunset Lane, Barnstable, Map 301, Parcel 017, Built 1950 to renovate garage into living space and add a second floor to the Wednesday October 25, 2024, meeting at 6:30pm to be held remotely via Zoom.
Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye
Ryan Coholan- aye
Wendy Shuck- aye
Bett McCarthy- aye

EXTENSIONS

None

MINOR MODIFICATION

None

OTHER:

Old King's Highway Election:

- Nomination Papers are available for pick up now through Friday October 25th at Town Hall addressed 367 Main Street, Hyannis between 8:30 AM – 4:30 PM. Papers can be picked up at the Town Clerk's Office located on the 2nd floor or the Planning and Development Department located on the 3rd floor. Nomination Papers must be submitted to the Town Clerk's Office no later than Monday October 28th by 4:30pm.

Approval of Minutes

September 11, 2024

Wendy Shuck moved to approve the minutes of July 10, 2024 with one modification otherwise as submitted. Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- abstain
Ryan Coholan- aye
Wendy Shuck- aye
Bett McCarthy- aye

Next Meeting Date: October 23, 2024; November 13, 2024

ADJOURNMENT- Wendy Shuck moved to adjourn the meeting Wednesday October 9, 2024. Ryan Coholan seconded.

Roll Call Vote:

Lesley Wallace- aye
Ryan Coholan- aye
Wendy Shuck- aye
Bett McCarthy- aye

Meeting adjourned at 7:12pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 10/23/24