

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, January 8, 2025, 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

Officer Elections

Chair:

Lesley Wallace nominated Bett McCarthy for Chair. Wendy Shuck seconded.

Roll Call Vote

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

Clerk:

Bett McCarthy nominated Wendy Shuck for Clerk. Ryan Coholan seconded.

Roll Call Vote

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

CONTINUED APPLICATIONS

Bloom, Richard & Susan, 2644 Main Street, Barnstable, Map 258, Parcel 006, Built 1840

Installation of a flush-mounted solar system on the west side.

The applicant requested a continuance to the Wednesday January 22, 2025, meeting.

Wendy moved to continue the Certificate of Appropriateness application for Bloom, Richard & Susan, 2644 Main Street, Barnstable, Map 258, Parcel 006, Built 1840 to install a flush-mounted solar system on the west side to the Wednesday January 22, 2025, 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

Andryauskas, Frank & Margaret, 50 First Way, Barnstable, Map 301, Parcel 046, Built 1974

Construct new 30'D x 64'L x 30' H home as modified.

Bob Yourell was in attendance for this item.

Bob noted that the house that was proposed originally was a much larger house. They scaled back the house and simplified the design. The design includes a dormer on the top floor and a small eyebrow dormer on the left side. They kept it colonial style with some window modifications with four over one windows. The garage is a little smaller. No front porch. The roof deck has a traditional railing system. The screen porch on the back is roughly half the size.

Committee Discussion:

Wendy- It is not often that the Committee receives modifications where the dwelling is made smaller, and it is not a bad thing. The design is very appropriate for the area. Asked if the materials proposed in the original will be what is proposed for this project. Bob answered, yes. The siding is white cedar shingle, 4 light door with side lights, white painted trim, railing system will be azek, roof will be architectural shingles, and windows will be 4 over 1 with simulated divided light. Wendy noted it is a nice improvement.

Ryan- Asked to see the site plan. Ryan noted it changed a lot to fit the property. He echoed Wendy's comments about the size. He thought it is appropriate.

Lesley- Agreed with the other comments. She appreciated the window with the side lights on the front façade and the eyebrow dormer. She thinks it is appropriate.

Bett- Concurred with all the committee remarks. She stated it blends in well with the neighborhood and that the size is much more appropriate than the original.

Public Comment: None

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 approve the certificate of appropriateness application for Andryauskas, Frank & Margaret, 50 First Way, Barnstable, Map 301, Parcel 046, Built 1974 to construct a new 30'D x 64'L x 30' H home as modified as submitted.
Ryan Coholan seconded.*

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

APPLICATIONS

Hilton, Stephen TR, 94 Harvey Avenue, Barnstable, Map 319, Parcel 105, Built 1961

Remove roof system. Change pitch from 8 to 12 to match rear dormer. Add dormer to front of house.

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*

Scott Ryan was in attendance for this item.

Scott stated that they are proposing to remove the roof to accommodate a steeper pitch and add a front shed dormer. It will be stepped in 2 feet on each end to match the rear. The materials will match the existing including the windows, siding, and trim. The roof will be architectural shingles.

Committee Discussion:

Lesley- Noted that she appreciated that the footprint is not changing. It looks proportional and has no issues. Clarified that the windows will be 6 over 6. Scott confirmed.

Ryan- Stated that this is an improvement, fits in with the neighborhood, and believes it is appropriate.

Wendy- Agreed with the other committee member's comments. Clarified that the whole roof will need to be removed including the rear dormer that's already existing and rebuild. Scott confirmed that is what will need to occur to make all the insulation work.

Bett- Visited the property and noted that this is very appropriate. It will blend in well with the neighborhood.

Public Comment: None

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 approve the certificate of appropriateness application for Hilton, Stephen TR, 94 Harvey Avenue, Barnstable, Map 319, Parcel 105, Built 1961 to remove roof system. Change pitch from 8 to 12 to match rear dormer. Add dormer to front of house as submitted.

Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Davidson, Linda, 35 Cedarcrest Lane, West Barnstable, Map 131, Parcel 013/007, Built 1984

Construct detached 16' x 24' garage on monolithic concrete slab.

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

Jamie McGrath was in attendance for this item.

Presented a 16' x 24' one car garage in a salt box design. The home has some salt box features and so they wanted to keep that architectural feature within the garage as well. The garage is meant to mimic the home which have casement windows, architectural shingles, pvc trim painted to match the house, and clapboard siding painted to match the house. There is a 9 by 7 steel overhead door. It is dead end street with a big lot.

Committee Discussion:

Wendy- Asked what color the garage door will be painted. Jamie answered that it will be white. Wendy asked where on the lot it will sit. Jamie pointed to the existing photographs showing where a car is parked and noted it will be an extension of that area. Noted that the garage painted will probably be aesthetically more pleasing. Jamie noted that the small, raised panels of the garage will most likely be long panels or a flush mounted door and painted to match the trim.

Ryan- No exceptions.

Lesley- Agreed with the other committee comments.

Bett- Liked the comments made by the applicant. The garage is appropriate.

Public Comment: None

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 approve the certificate of appropriateness application for Davidson, Linda, 35 Cedarcrest Lane, West Barnstable, Map 131, Parcel 013/007, Built 1984 to construct detached 16' x 24' garage on monolithic concrete slab with the modification to change the garage door to be flush mounted and all trim painted to match the house otherwise as submitted.
Ryan Coholan seconded.

Roll Call Vote

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

Mareb, Edward & Deborah, 3517 Main Street, Barnstable, Map 317, Parcel 005, Built 1858
Construct 16' x 24' barn on concrete frost wall foundation.

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

Jamie McGrath was in attendance for this item.

This is a small 16' by 24' timber frame barn that will be set back at the end of the driveway. It is minimally visible from 6A but would be visible from Cindy Lane. The building has a state trim package that replicates what is on part of the house. 2 over 2 simulated divided light windows. The dormer is not stepped in on the side in order to accommodate the stairs but will not be visible. The dormer will be stepped in on the front. Sliding barn doors on the front with an overhang. Hardy plank siding painted white. Trim painted white. Doors painted white. Roof will be black.

Committee Discussion:

Lesley- Clarified which side of the barn will be facing 6A. Jamie noted that it will be the side with the pass-through door and window, but it will be very minimally visible from 6A. It will only really be visible from the side street. Lesley asked if they would have a cupola. Jamie answered that there will be a cupola. It will be larger than what is in the sketches roughly 30". PVC cupola with a copper roof with simulated 4 light sash. Lesley thought it is appropriate.

Ryan- Asked to see the site plan. Ryan noted that it would be difficult to see from 6A and that the exposure to Cindy Lane is reasonable. Creative to extend the dormer. He asked what the exposure will be on the clapboard. Jamie answered that it is 4.25". Ryan stated that he thinks it is appropriate.

Wendy- Agree with all the comments. It will blend nicely with the house and the other homes in the immediate area. The materials are appropriate. Cindy Lane is not a heavily traveled road. Wendy had no concerns.

Bett- The barn blends in well with the antique home. It is not visible from 6A. Had no issues with the proposal.

Public Comment: None

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 approve the certificate of appropriateness application for Mareb, Edward & Deborah, 3517 Main Street, Barnstable, Map 317, Parcel 005, Built 1858 to construct 16' x 24' barn on concrete frost wall foundation as submitted.

Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Town of Barnstable, 425 Sandy Neck Road, West Barnstable, Map 263, Parcel 001, Built 1991

Demo existing shed at ORV entrance and overlook deck. Relocate existing gatehouse, historic marker, and flagpole up the road.

Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Justine Rooney and Nina Coleman were in attendance for this item.

Justine described the demo of the overlook and the shed at the ORV entrance. She also pointed to the aerial view of where the gatehouse is currently existing and where it will be moved to. It was determined that the flagpole and historic marker would be moved with the gatehouse as it serves as the official entrance into Sandy Neck. Moving it to the new location will help with the flooding issue.

Committee Discussion:

Ryan- Asked to see a site plan to see where the gatehouse will be placed. Justine referred to the site plan provided in the Certificate of Appropriateness application showing the new location of the gatehouse. Justine also noted that the area is staked at the site currently for anyone wishing to view the area in person.

Lesley- Asked what would be occurring where the existing gatehouse is located. Justine noted the road would shift slightly but will mimic what it currently looks like and that there will be parking spaces and updates for pedestrian safety.

Wendy- Asked if the road will be built up to mitigate the flooding. Justine answered that they have taken measures to move and relocate the structures that are being flooded. The road will not be built up but will be repaired as needed.

Bett- No issue with the relocation or the demo of the existing ORV shed and overlook. Thinks keeping the gatehouse, historic marker, and flagpole together is a great idea.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the demolition application for Town of Barnstable, 425 Sandy Neck Road, West Barnstable, Map 263, Parcel 001, Built 1991 to demo existing shed at ORV entrance and overlook deck. Relocate existing gatehouse, historic marker, and flagpole up the road as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Town of Barnstable, 425 Sandy Neck Road, West Barnstable, Map 263, Parcel 001, Built 1991

Update gatehouse siding and paint. Construct two new compressor sheds, update pergola at bathhouse, rebuild overlook, and update lighting and fencing.

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

Justine Rooney and Nina Coleman were in attendance for this item.

Justine presented the plans starting with the reasons for the project including the primary frontal dune and it disappearing. The proposed upper parking area will be retreated and will almost run parallel to the bathhouse. She noted the flooding issues at the gatehouse. The pergola area will be adjusting slightly. The pergola structure itself will not be changing but the material underneath will be updated to a decking with stamped concrete. It will mimic the concession stands. The fencing will be shifted. The existing overlook will be shifted to live in the dune itself, it will be higher and will be ADA accessible.

The shed at the ORV entrance will be moved to where the dumpster area is. The fence there will be removed. The sheds will mimic the existing shed with grey siding and the burgundy door. There will be some lighting in this area and designed to all face the ocean and not the residents.

The gatehouse area will be relocated up the hill. The ramp on the structure will need to be rebuilt. The look and size will remain the same, but it needs to change in height and shape for accessibility.

Lighting to improve safety. A swale will be added to the parking lots to help drain storm water.

Nina noted that the primary dune loss and beach elevation in the last 12 years has accelerated. If you lose the parking spaces and then that is it. They do not get those parking spaces back. The dune will be kept as resilient as possible. The flooding is a lot of freshwater flooding, and the swale will really help with that

in the upper parking lot. The project has included a lot of thought into improving the site as a whole including parking, accessibility, and traffic management.

Committee Discussion:

Wendy- Asked if the ORV entrance will still be gravel. Justine answered yes that it would still be gravel there. Justine noted that the gate will be moved further in. Wendy asked if there would be dedicated parking spaces there. Justine stated that there will not, the graphic that shows spaces was only used as an indication of how many cars could fit there not actual dedicated spaces. Asked if Azek is used in any of the materials. Justine noted that they have used Azek before and the decking will be Azek. Nina noted that it is useful in this area for upkeep of the structures. Asked if the maintenance structure has ever flooded. Nina answered that yes it has but all the outlets are raised. The maintenance and bathhouse structures are relatively new so they wanted to leave those as is. Wendy noted that this proposal is appropriate.

Bett- Asked if the maintenance building will be remaining where it is. Justine answered that yes that building will remain and will not be changing. Asked to see the slide of the parking lot near the concession again. Justine noted the pink outline on the drawing is where the existing parking lot is now. Appropriate.

Ryan- No comment.

Lesley- Appropriate.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of appropriateness application for Town of Barnstable, 425 Sandy Neck Road, West Barnstable, Map 263, Parcel 001, Built 1991 to update gatehouse siding and paint. Construct two new compressor sheds, update pergola at bathhouse, rebuild overlook, and update lighting and fencing as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

EXTENSIONS

None

MINOR MODIFICATION

None

OTHER:

None

Approval of Minutes
November 13, 2024

Wendy noted two corrections to replace the word close with open and to add in the close of public hearing motion to the 35 George Street application.

Wendy moved to approve the minutes of November 13, 2024 with the noted corrections otherwise as submitted. Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

December 18, 2024

Wendy moved to approve the minutes of December 18, 2024, as submitted. Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- abstain

Bett McCarthy- aye

Next Meeting Date: January 22, 2025; February 12, 2025

ADJOURNMENT- Wendy Shuck moved to adjourn the meeting Wednesday January 8, 2025. Lesley Wallace seconded.

Roll Call Vote:

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Meeting adjourned at 7:45pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 3/12/25