

**Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, July 13, 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	Present (6:37pm)
Ryan Coholan	Present
Lesley Wallace	Present
Wendy Shuck, Alternate	Present
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.

Due to the absent of Member George Jessop, Alternate Wendy Shuck was appointed as a voting member by Chair Richard. Member Jessop had not been sworn in for his new term and thus was not a voting member for this meeting.

APPLICATIONS

Murelle, John & John F. Carafoli, 195 Maple Street, West Barnstable, Map 132 Parcel 006/000, Built c. 1820.

To install a plaque on the front of the dwelling. (For meeting materials click [HERE](#))

The application was represented by John Carafoli, the homeowner.

There was no public comment.

Issues Discussed:

- The plaque will include the historic name and date.
- The Committee was in consensus that the plaque is appropriate.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for John Murelle and John F. Carafoli at 195 Maple Street, West Barnstable, Map 132 Parcel 006/000, Built c. 1820, to install a plaque on the front of the dwelling.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Harden, Charles, 3264 Main Street, Barnstable, Map 299 Parcel 034/000, Built c. 1665, The Dea Davis/ Nathaniel Robert-Holmes House, Contributing Structure in the Old King's Highway Historic District.

To replace an existing window with a door in an outbuilding; remove old door and paint red to match the front door of the main building. (For meeting materials click [HERE](#))

The application was represented by Charles Harden, the homeowner.

There was no public comment.

Issues Discussed:

- There door is being installed for commercial look and use.
- There was discussion about the color and windows of the doors.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Charles Harden at 3264 Main Street, Barnstable, Map 299 Parcel 034/000, Built c. 1665, The Dea Davis/ Nathaniel Robert-Holmes House, Contributing Structure in the Old King's Highway Historic District.

To replace an existing window with a door in an outbuilding; remove old door and paint red to match the front door of the main building.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Mahoney, Shayna, 228 Salt Rock Road, Barnstable, Map 316 Parcel 020/000, Built c. 1985

Kitchen and dining room addition and new deck. (For meeting materials click [HERE](#))

The application was represented by Time Johnson, the contractor.

There was no public comment.

Issues Discussed:

- The property is surrounded by vegetation.
- The addition will not be very visible from the street.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Shayna Mahoney at 228 Salt Rock Road, Barnstable, Map 316 Parcel 020/000, Built c. 1985, to construct a kitchen and dining room addition and new deck.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Finkenstaedt, Catherine, 591 Main Street, West Barnstable, Map 133 Parcel 056/000, Built c. 1860, the Almon-Fish Goodspeed House, Contributing Structure in the Old King's Highway Historic District.

To paint the window and door trim. (For meeting materials click [HERE](#))

There was no representation.

There was no public comment.

There was no discussion.

There was a motion made by Clerk McCarthy to continue the Certificate of Appropriateness to the July 27, 2022 meeting.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Dunning, Amie, 4005 Main Street, Barnstable, Map 335 Parcel 032/000, Built c. 1850, the Enoch Cobb House, Contributing Structure in the Old King's Highway Historic District.

To remove existing windows and replace with new windows. (For meeting materials click [HERE](#))

The application was represented by John Carvalho, the contractor.

There was no public comment.

Issues Discussed:

- The materials are appropriate for the district.
- There was discussion about the types of grilles on the windows.
- There was discussion about the material change from wood to vinyl windows.
- The agent noted that the wood windows are not energy efficient.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness with the modification that the windows facing Route 6A have exterior grilles for Amie Dunning at 4005 Main Street, Barnstable, Map 335 Parcel 032/000, Built c. 1850, the Enoch Cobb House, Contributing Structure in the Old King's Highway Historic District, to remove existing windows and replace with new windows.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay:0

Abstain:0

Tangney, Angela, 133 Main Street, West Barnstable, Map 111 Parcel 007/000, Built c. 1955.

To install 12 roof mounted solar panels. (For meeting materials click [HERE](#))

The application was represented by Angela Tangney, the homeowner.

There was no public comment.

Issues Discussed:

- Due to the geographical location, the solar panels would not be highly visible from Route 6A.
- The solar panels may be visible from the adjacent dirt road, but there is vegetation to shield the panels.
- There was concern about the panel design on the side of the structure.
- There was discussion about redesigning the solar panel array to make the panels less visible.

There was a motion made by Clerk McCarthy to continue the Certificate of Appropriateness to the July 27, 2022 meeting.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay:0

Abstain:0

Bagshaw, Robert, 3667 Main Street, Barnstable, Map 317 Parcel 039/000, Built c. 1820. Solomon Otis – Amos House, Contributing structure in the Old King’s Highway Historic District.

To construct a barn with attached lean-to in the rear of the property. (For meeting materials click [HERE](#))

The application was represented by Robert Bagshaw, the homeowner.

There was no public comment.

Issues Discussed:

- The Committee were in consensus that the design was appropriate.
- There was discussion about the paint and finishes.
- The sash will be painted. The siding will be board and batten. The doors may be painted to match the other existing doors or to be weathered naturally.
- The windows will be true divided lite.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness as submitted for Robert Bagshaw at 3667 Main Street, Barnstable, Map 317 Parcel 039/000, Built c. 1820. Solomon Otis – Amos House, Contributing structure in the Old King’s Highway Historic District, to construct a barn with attached lean-to in the rear of the property.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Barnstable Comedy Club, 3171 Main Street, Barnstable, Map 299 Parcel 296/000, Built c. 1922, Barnstable Village Hall, Contributing structure in the Old King’s Highway Historic District.

To install a temporary sign to advertise the 100th year anniversary- and celebration. (For meeting materials click [HERE](#))

The application was represented by Priscilla George, the agent.

There was no public comment.

Issues Discussed:

- There was discussion that the sign colors will be white, blue, black, and red.
- There was a recommendation to keep the dates on the signs current.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness with the modification that the sign can remain advertised until May 2023 for Barnstable Comedy Club at 3171 Main Street, Barnstable, Map 299 Parcel 296/000, Built c. 1922, Barnstable Village Hall, Contributing structure in the Old King’s Highway Historic District, to install a temporary sign to advertise the 100th year anniversary- and celebration.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

Cajina, Carlos, 61 Railroad Avenue, Barnstable, Map 278 Parcel 012/000, Built c. 1856.

To demolish a portion of the retaining wall and build a new block concrete wall with stone veneer finish.

(For meeting materials click [HERE](#))

The application was represented by James Bustamante, the agent.

There was no public comment.

Issues Discussed:

- The committee all agreed that the dry wall was an appropriate material.

There was a motion made by Clerk McCarthy to approve the Certificate of Appropriateness with the modification that dry wall will be used as the stone wall material for Carlos Cajina at 61 Railroad Avenue, Barnstable, Map 278 Parcel 012/000, Built c. 1856, to demolish a portion of the retaining wall and build a new block concrete wall with stone veneer finish.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

MINOR MODIFICATIONS

Eubanks, Kenneth, 293 Oakmont Road, Map 334 Parcel 023/000, Built c. 1985

To reduce the number of roof top solar panels by 11 for a total of 62 panels.

(For meeting materials click [HERE](#))

The application was represented by Nathan Tissot of Tesla Energy.

There was no public comment.

Issues Discussed:

- 11 Solar Panels will be removed from the rear.

There was a motion made by Clerk McCarthy to approve the minor modification for Kenneth Eubanks at 293 Oakmont Road, Map 334 Parcel 023/000, Built c. 1985, to reduce the number of roof top solar panels by 11 for a total of 62 panels.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

EXTENTIONS

Eubanks, Kenneth, 293 Oakmont Road, Map 334 Parcel 023/000, Built c. 1985

To install 62 roof top solar panels.

(For meeting materials click [HERE](#))

The application was represented by Nathan Tissot of Tesla Energy.

There was no public comment.

Issues Discussed:

There was a motion made by Clerk McCarthy to approve the extension request for Kenneth Eubanks at 293 Oakmont Road, Map 334 Parcel 023/000, Built c. 1985, to install 62 roof top solar panels.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

OTHER

Items not reasonably anticipated by the Chair

APPROVAL OF MINUTES

[June 22, 2022](#)

Issues Discussed:

- There was a correction for a voting count for the Second Way application.

There was a motion made by Clerk McCarthy to approve the June 22, 2022 minutes.

The motion was seconded by Member Coholan.

So voted:

Aye: McCarthy, Wallace, Coholan, Shuck, Richard

Nay: 0

Abstain: 0

OTHER

Items not reasonably anticipated by the Chair

NEXT MEETING DATES

July 27, 2022 & August 10, 2022

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, Shuck, Richard

Nay: 0

Abstain: 0

Respectfully Submitted,

Grayce Rogers

Administrative Assistant – Planning & Development

Exhibit B	Certificate of Appropriateness	File	299/034/000
Exhibit C	Certificate of Appropriateness	File	316/020/000
Exhibit D	Certificate of Appropriateness	File	133/056/000
Exhibit E	Certificate of Appropriateness	File	335/032/000
Exhibit F	Certificate of Appropriateness	File	111/007/000
Exhibit G	Certificate of Appropriateness	File	317/039/000
Exhibit H	Certificate of Appropriateness	File	299/296/000
Exhibit I	Certificate of Appropriateness	File	278/012/000
Exhibit J	Minor Modification	File	335/023/000
Exhibit K	Extension Request	File	335/023/000