

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**MINUTES**  
**Wednesday, August 9, 2023, 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
George Jessop, AIA	Absent
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.

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**Roll Call**

Chair Bett McCarthy called the meeting to order at 6:30 pm and took roll call.

**Attendance Roll Call:**

**Ryan Coholan**  
**Lesley Wallace**  
**Wendy Shuck**  
**Bett McCarthy**

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**CONTINUED APPLICATIONS**

None

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**APPLICATIONS**

**Crane, Bethiah Beale, 115 Allyn Lane, Barnstable, Map 259, Parcel 015/002, Built 1989**

Demo existing screen porch & replace with new (new size is larger). Add two shed dormers with windows to front (roofing and siding to be replaced with like for like as needed).

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

***Roll Call Vote***

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

Rob McPhee was in attendance.

Rob started the presentation with the removal of the left side screened in porch to be rebuilt that incorporates a flat roof for a roof deck so that they will have enhanced views of the marsh. The left and right wing of the house they are proposing to add

***Approved 8/23/2023***

two dormers (one to each side) with windows to enhance the second floor space. The materials will be matching what is currently existing for the roof, siding, and trim.

Wendy- The changes are appropriate and not very visible. Asked about the spiral staircase in the screen porch to the top.

Rob- Correct. The homeowners are seeking access between the two levels of the screen porch to the deck on top. Based on the tight setback the spiral staircase was a solution they were looking to incorporate. Noted that the spiral section is recessed back from the front of the screen in porch section.

Wendy- Clarified the spiral staircase is not flush with the screened in porch in the front?

Rob- Yes.

Wendy- Appropriate.

Lesley- Asked if the spiral staircase is visible from the front or in the back?

Rob- The spiral staircase is pushed to the back is to the back left corner of the screened porch.

Lesley- Appropriate.

Bett- Remote area and down a private road. All the materials will be matching and are appropriate.

Ryan- Appropriate. Remote location.

**Public Comment: None**

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

**Roll Call Vote**

*Ryan Coholan- aye*

*Lesley Wallace- aye*

*Wendy Shuck- aye*

*Bett McCarthy- aye*

*A motion was made by Wendy Shuck to approve the Certificate of Appropriateness for Crane, Bethiah Beale, 115 Allyn Lane, Barnstable, Map 259, Parcel 015/002, Built 1989 to demo existing screen porch & replace with new (new size is larger). Add two shed dormers with windows to front (roofing and siding to be replaced with like for like as needed), as submitted, Seconded by Ryan Coholan*

**Roll Call Vote**

*Ryan Coholan – aye*

*Lesley Wallace- aye*

*Wendy Shuck- aye*

*Bett McCarthy- aye*

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**MINOR MODIFICATIONS**

**O'Connor, Richard & Judith, 70 High Street, West Barnstable, Map 133, Parcel 028/001, Built 1988**

Shingle front side of home with cedar enviro-bleach shingles and replace 6 over 1 windows with Anderson series 400 6 over 1 windows.

**Discussion:**

Lesley- Appropriate.

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Wendy- Clarified about the windows being 6 over 1 being replaced with 6 over 1. Asked if the enviro-bleach shingles are a stained shingle?

Bett- Yes.

Wendy- Appropriate.

Ryan- No concerns.

Bett- Situated on a steep hill and is appropriate.

*A motion was made by Wendy Shuck to approve the Minor Modification for O'Connor, Richard & Judith, 70 High Street, West Barnstable, Map 133, Parcel 028/001, Built 1988 to shingle front side of home with cedar enviro-bleach shingles and replace 6 over 1 windows with Anderson series 400 6 over 1 windows, as submitted, Seconded by Lesley Wallace*

**Roll Call Vote**

*Ryan Coholan – aye*

*Lesley Wallace- aye*

*Wendy Shuck- aye*

*Bett McCarthy- aye*

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**EXTENSIONS**

**O'Connor, Richard & Judith, 70 High Street, West Barnstable, Map 133, Parcel 028/001, Built 1988**

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

**Discussion:**

Wendy- Clarified it was clapboard to cedar shingles?

Erica- Yes. The applicants were previously approved to change the rear and sides of the home from clapboard to cedar shingle. The applicant applied for the modification to also change the front of the home from clapboard to cedar shingle.

*A motion was made by Wendy Shuck to approve the Extension for O'Connor, Richard & Judith, 70 High Street, West Barnstable, Map 133, Parcel 028/001, Built 1988 to replace the existing porch and change the clapboard to cedar for one year.*

*Seconded by Lesley Wallace.*

**Roll Call Vote**

*Ryan Coholan – aye*

*Lesley Wallace- aye*

*Wendy Shuck- aye*

*Bett McCarthy- aye*

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**OTHER**

Bett- There is a new conflict of interest course. The information will be sent out soon concerning this.

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**Approval of Minutes**

September 14, 2022

*A motion was made by Wendy Shuck to approve the September 14, 2022 minutes as submitted, seconded by Ryan Coholan,*

**Roll Call Vote:**

**Approved 8/23/2023**

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

July 26, 2023

Bett- Noted that George suggested a simple cap and the minutes stated a final.

*A motion was made by Wendy Shuck to approve the July 26, 2023 minutes with the slight modification of final changed to simple cap otherwise as submitted, seconded by Lesley Wallace,*

***Roll Call Vote:***

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

Next Meeting Date: August 23, 2023; September 13, 2023

***ADJOURNMENT- Wendy Shuck moved to adjourn meeting Wednesday August 9, 2023. Ryan Coholan seconded.***

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

***The meeting adjourned at 6:52 pm.***

Respectfully Submitted,  
Erica Brown, Administrative Assistant  
Planning & Development

***Approved 8/23/2023***