

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, October 25, 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	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:

George Jessop
Ryan Coholan
Lesley Wallace
Wendy Shuck
Bett McCarthy

CONTINUED APPLICATIONS

None

APPLICATIONS

Murphy, Gary & Carolyn, 460 Church Street, West Barnstable, Map 176, Parcel 010, Built 1998
Change color of door and shutters to Benjamin Moore historic collection HC 188 Essex Green.

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

Roll Call Vote

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

Carolyn Murphy was in attendance.

Approved 11/15/2023

Carolyn stated that the application is for the Essex Green color seen in the application but would also like permission to use one shade darker.

George- Don't think anyone would notice the difference.

Wendy- Color looks great. No concerns.

Lesley- Looks great.

Public Comment: None

George Jessop moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

George Jessop-aye

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 Murphy, Gary & Carolyn, 460 Church Street, West Barnstable, Map 176, Parcel 010, Built 1998 to change the color of door and shutters to Benjamin Moore historic collection HC 188 Essex Green or with the option to go one shade darker otherwise as submitted, Seconded by Lesley Wallace.

Roll Call Vote

George Jessop- aye

Ryan Coholan – aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Kracz, Thomas & Denise, 205 Stoney Point Road, Barnstable, Map 336, Parcel 029, Built 2022

Demo existing garage.

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

Roll Call Vote

George Jessop- aye

Ryan Coholan- aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Bob Yourell, architect and designer was in attendance.

Bob presented a salt-box garage that was built in the 70's. He stated that the garage is in disrepair pointing out the trim rotting and the foundation. The garage door is 7' wide and 6' tall and is not functional as a garage to fit a normal car. The plan for demolition is due to the lack of foundational support.

George- Nothing historically remarkable about the structure. Perfectly okay to demolish and reconstruct.

Lesley- Okay to demolish and reconstruct.

Ryan- Knock it down.

Wendy- Appropriate for demolition.

Bett- Garage is not worth saving.

Approved 11/15/2023

Public Comment: None

A motion was made by Wendy Shuck to approve the Demolition Application for Kracz, Thomas & Denise, 205 Stoney Point Road, Barnstable, Map 336, Parcel 029, Built 2022 to demo existing garage, as submitted, Seconded by Ryan Coholan.

Roll Call Vote

George Jessop- aye

Ryan Coholan – aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Kracz, Thomas & Denise, 205 Stoney Point Road, Barnstable, Map 336, Parcel 029, Built 2022

Construct a new 1 ½ garage. Size 22 x 24. 528 sq. ft. salt box style to match garage.

Bob Yourell was in attendance.

Bob presented a similar salt box style garage as to what is existing currently but slightly bigger to be able to fit a normal size car. The short roof is an 8/12 pitch. The shingles and roof are to match the house. The windows are Anderson 400 2 over 1 windows that are in black to match the house. The side door is red to match a door on the house. The garage door will be black to match the windows. All trim will match.

George- What's the siding?

Bob- White cedar. The shingle is a dipped light grey as well as the trim. The brackets will be natural mahogany. All the rakes and details match the house.

George- Will the brackets weather silver/grey?

Bob- It will weather naturally.

George- The garage door is large and the color black will look as if it is open all the time. Do not need to match the red either as that color is also quite shocking for a salt-box. No reason the garage door can't be grey to match the siding. The black is far too dark especially for the mass. What color is the roof?

Bob- Cobblestone grey which is dark. The siding and trim grey match the house.

Wendy- It's a nice change from what is existing and is a nice improvement. Not as concerned about the garage door being black. Will it be in the same spot?

Bob- Yes. Bob referenced the site plan. The back wall will run parallel to the house.

Wendy- Thinks squaring it with the house is a great idea.

Lesley- Like it and the way it is positioned. What color is the main house's front door?

Bob- The main house is a barn style house with a black doors and black sash. Agree the red is too much for the garage door. The little stoop has a door as well that is the red which the side door on the garage will be matching.

Lesley- Trying to visualize it. Appropriate.

George- The good thing about paint is that it can be changed easily.

Ryan- Fairly well secluded off 6A, a superior structure to what is existing, and is appropriate.

Bett- The design is quite attractive and matches the home well. It is appropriate.

Approved 11/15/2023

George- What is the separation from the proposed garage to the main house? Is it over 10 feet?

Bob- 9 feet.

George- If you can make it 10 feet then you don't have to sheetrock the whole garage.

Bob- It is very tight with the slope and the conservations land.

Public Comment: None

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

Roll Call Vote

George Jessop- aye

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 Kracz, Thomas & Denise, 205 Stoney Point Road, Barnstable, Map 336, Parcel 029, Built 2022 to construct a new 1 ½ garage. Size 22 x 24. 528 sq. ft. salt box style to match new garage with the modification that the garage door will be black otherwise as submitted, Seconded by Lesley Wallace.

Roll Call Vote

George Jessop- aye

Ryan Coholan – aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Coholan, Ryan & Katie, 260 Church Street, Barnstable, Map 153, Parcel 007, Built 1978

Install 10.935 kw solar panels will not exceed roof panels but will add 6" to roof height. 27 panels total no ess.

Bett- Ryan will need to abstain and recuse himself from this item.

Erica- Point of order: to recuse yourself from the zoom you need to either turn off the video and mute yourself from the meeting or choose to leave the meeting and can be in the waiting room to be let back in.

Ryan Coholan recused himself from this item. He left the meeting and chose to remain in the waiting room.

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

Roll Call Vote

George Jessop- aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Brendan Lebrun from Trinity Solar was in attendance as well as homeowner Katie Coholan.

Brendan presented the proposal of 27 matte black solar panels across the front facing roof planes.

George- What is the address?

Brendan- 260 Church Street.

Approved 11/15/2023

Bett- Church Street is a designated scenic road.

Brendan- It is set back a way from the road.

Katie- It is set back 160 feet from the road.

Lesley- There's no vegetation in the front to block anything. Inquired if there any way to have solar panels in the back.

Brendan- The front of the home is where it is going to get the most sunlight and production value. Putting the panels in the back would reduce the efficiency significantly.

Katie- Tried immensely hard to have all the panels on the back of the home, but it is just not a viable option for efficiency.

Lesley- What about the barn?

Katie- The trees are the problem by the barn and even with the trees cleared it would still not be enough efficiency on there.

Wendy- What about a ground mounted solar panel array?

Katie- Looked into it but would need to clear far more trees in the back of the home.

Brendan- Cannot speak to the efficiency of a ground mounted array as he specifically does roof mounted arrays.

Katie- The canopy of the trees are too much unless they clear a significant amount of trees.

Lesley- Even if more panels are added to the back, it still won't be enough?

Katie- Correct.

Brendan- A lot more panels would be needed and the cost of the system would increase significantly.

Katie- There is also not enough pitch on the small roof plane on the rear of the home to have panels there as well.

Bett- Have you thought about adding a pergola in the back and have the solar panels on top of the pergola?

Katie- Again, that would run into the issue of the canopy of the trees.

Brendan- There is more sunlight from the south side of the house.

Wendy- Are there any solar panels in the neighborhood.

Brendan- No solar panels on church street but on Willow Street does.

Lesley- Willow Street is not a scenic road though.

Katie- The Committee approved a visible solar project on High Street recently which is also a scenic road.

Bett- It is a difficult situation as this house is on a scenic road. If the roof was black, then it would be innocuous wouldn't be an issue.

George- The roof needs to be black for this to blend in. The fact the panels are 6" are off the roof is not an issue as the pitch will render that innocuous unless you are close to the panels. The other issue is the public relations as Ryan is on the Committee makes this difficult. The Committee doesn't need public criticism for favoritism for one of its members. We have to be tougher.

Bett- No, we just need to follow the regulation.

Wendy- There is one panel that is hanging off that does not form the symmetry of a perfect rectangle.

Approved 11/15/2023

George- Agree, removing the one panel would be appropriate.

Bett- Could screen the property from the front of the road by planting evergreens in the front. Would this be a possibility?

Katie- Probably not. There are some giant magnolias in the front of the home.

George- If you have giant magnolias, why isn't there a picture from the front of the street.

Katie- Trinity provided the pictures, not us.

Wendy- It is pretty open in the front of the home even with those magnolias. Do we continue this item?

Bett- Yes, several options have been provided and the Coholan's can mull those over.

Brendan- Moving for a continuation is acceptable for Trinity, but would like the homeowner to answer.

Katie- So that would include having a black roof?

George- That is one of the options, but is not the only option.

Wendy- The black roof, moving some panels to the back of the home, a standalone unit are some of the options.

Katie- We don't love the look of the solar panels either but we are trying something to help the electric bill.

Bett- It would be a much easier decision to make if this wasn't a scenic road.

Katie- So was High Street though.

Lesley- The precedent is what bothers and worries me.

Bett- Would you be willing to withdraw the application for now and resubmit it?

Katie- I guess we could continue it.

Erica- Point of order: to continue the application they would not need to withdraw the application and resubmit. They would need an updated application with updated plans. If the decision is to continue the item, then we would keep the public hearing open as the public is still able to comment on it. We would need to continue to a date certain which would be Wednesday November 15th.

Katie- Okay.

Brendan- That is acceptable for Trinity.

Public Comment:

John T- Katie just stated that they do not like the look of solar panels. I live at 263 Church Street, directly across from their home with a complete view of their entire roof line in which there is really no trees to speak of between us and them. I'm all for them putting them on the back of their house or a standalone unit, but as Katie just said they don't love the look of solar panels. Neither do we.

Brendan- Solar panels aren't visually appealing to everyone and we respect the objectives of the Historic Committees, but the future for renewable energy is coming and it's not going to please everyone aesthetically.

A motion was made by Wendy Shuck to continue the Certificate of Appropriateness Coholan, Ryan & Katie, 260 Church Street, Barnstable, Map 153, Parcel 007, Built 1978 to install 10.935 kw solar panels will not exceed roof panels but will add 6" to roof height. 27 panels total no ess to the Wednesday November 15, 2023 meeting. Seconded by Lesley Wallace

Approved 11/15/2023

Roll Call Vote

George Jessop – aye
Lesley Wallace- aye
Wendy Shuck- aye
Bett McCarthy- aye

Ryan Coholan re-entered the meeting after the application was continued.

MINOR MODIFICATIONS

None

EXTENSIONS

None

OTHER

Approve 2024 Meeting Schedule

Wendy Shuck moved to approve the 2024 Meeting Schedule. Lesley Wallace seconded.

Roll Call Vote

George Jessop – aye
Ryan Coholan- aye
Lesley Wallace- aye
Wendy Shuck- aye
Bett McCarthy- aye

Approval of Minutes

None

Next Meeting Date: November 15, 2023; December 13, 2023

ADJOURNMENT- *Wendy Shuck moved to adjourn meeting Wednesday September 13, 2023. Ryan Coholan seconded.*

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

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 11/15/2023