

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, October 22, 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	Absent
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
Bett McCarthy

*Ryan Coholan moved to nominate Ryan Coholan as the Clerk for this meeting on October 22, 2025.
Lesley Wallace seconded.*

Roll Call Vote

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

CONTINUED APPLICATIONS

None

APPLICATIONS

West Barnstable Fire District, 1633 Main Street, West Barnstable, Map 197, Parcel 039, Built 1950
Replace two garage doors with like doors. Same color.

Ryan Coholan moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

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

OKH Approved 12/11/2025

Deputy Fire Chief Brian Morrison was in attendance for this item.

Deputy Chief Morrison stated the two original wooden doors are rotting and need to be replaced. They will be replaced with steel doors that will be in the same style and in the same color.

Committee Discussion:

Ryan- For the service the door sees this proposal is appropriate.

Lesley- Appropriate.

Bett- Appropriate and no issues with this proposal.

Public Comment: None

Ryan Coholan moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

Ryan Coholan moved to approve the certificate of appropriateness application for West Barnstable Fire District, 1633 Main Street, West Barnstable, Map 197, Parcel 039, Built 1950 to replace two garage doors with like doors. Same color as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

Plotkin, Laurence TR, 39 Harris Meadow Lane, Barnstable, Map 279, Parcel 070, Built 1992

Replace twelve existing windows. Grill configuration changes from 12 over 12 to 6 over 6.

Ryan Coholan moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

Jean Bowden was in attendance for this item.

Jean noted the homeowners have been making renovations throughout the house. An addition was done in 2020 with windows that are 6 over 6. The owners are now looking to change the 12 over 12 windows to match the 6 over 6. They will be simulated divided light.

Committee Discussion:

Ryan- Takes no exception to the proposal. It is appropriate.

Lesley- The 6 over 6 will provide more light. No objections.

Bett- Consistency is important so replacing the others to match is appropriate.

OKH Approved 12/11/2025

Public Comment: None

Ryan Coholan moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

Ryan Coholan moved to approve the certificate of appropriateness application for Plotkin, Laurence TR, 39 Harris Meadow Lane, Barnstable, Map 279, Parcel 070, Built 1992 to replace twelve existing windows. Grill configuration changes from 12 over 12 to 6 over 6 as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

Prada, Todd & Schilling, Jennifer, 339 Church Street, West Barnstable, Map 153, Parcel 010, Built 2010

Construct an attached garage addition with an ADU family apartment. Style, siding, windows, roof, and trim to match the existing house.

Ryan Coholan moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

Todd Prada was in attendance for this item.

Todd presented an attached garage addition that will match the existing home in materials and color. This was previously approved by the Committee when the house was built but could not have the garage completed at that time due to money. It will be the same in height as the main part of the dwelling.

Committee Discussion:

Ryan- Stated that the house is shingle and would prefer the siding to match the existing. The plans show vinyl clapboard. Todd confirmed that all siding on the addition would be shingle to match.

Lesley- Agreed with Ryan that everything should match the existing dwelling. No objections otherwise.

Bett- Concurred with the Committee comments and as long as everything is matching the existing house then it would be appropriate.

Public Comment: None

Ryan Coholan moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

OKH Approved 12/11/2025

Bett McCarthy- aye

Ryan Coholan moved to approve the certificate of appropriateness application for Prada, Todd & Schilling, Jennifer, 339 Church Street, West Barnstable, Map 153, Parcel 010, Built 2010 to construct an attached garage addition with an ADU family apartment. Style, siding, windows, roof, and trim to match the existing house with the clarification that all siding will match the existing house and not in accordance with the submitted plan otherwise as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

Floyd, Maureen & Richard TRS, 88 Hilliard's Hayway, West Barnstable Map 136, Parel 037, Built 2000

Existing terrace to be enclosed as a screen porch, corresponding landscape work, and a new transom window in an existing wall.

Ryan Coholan moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

Alison Alessi from A3 architects was in attendance for this item.

Alison presented a dwelling at the end on the cul-de-sac that overlooks the marsh. The screened porch would be added to the gable end of the structure. It is set quite high on the hill and is set back from the road. The screen porch will be a 12' x 20' addition that will have cedar shingles, cedar posts, and a gray standing seam metal roof. The roof is shallow. A new transom window is proposed above the porch. They will be working with the existing masonry as well.

Committee Discussion:

Ryan- As highlighted, the property sits high on the hill making it difficult to see and it is off the beaten path and so this proposal is appropriate.

Lesley- Agreed with Ryan's comments. Appropriate.

Bett- Concurred with the Committee comments and the porch addition will be barely visible. Bett stated the metal roof is appropriate due to the winds coming off the marsh and the roof pitch is very low.

Public Comment:

Jim Hagerty- Felt the screened porch is a great addition to the house considering the mosquitoes and green heads in the area. Floyd's do a great job maintaining the property. In full support of this proposal.

Ryan Coholan moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

OKH Approved 12/11/2025

Ryan Coholan moved to approve the certificate of appropriateness application for Floyd, Maureen & Richard TRS, 88 Hilliard's Hayway, West Barnstable Map 136, Parcel 037, Built 2000 to enclose the existing terrace as a screen porch, corresponding landscape work, and a new transom window in an existing wall as submitted. Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

Butler, Thomas & Patricia, 105 Scudder's Lane, Barnstable, Map 258, Parcel 014, Built 1964

Demolish the existing house, attached garage, and portion of stone wall.

Ryan Coholan moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

Alison Alessi from A3 Architects was in attendance for this item.

This dwelling was built in 1964, and they could not identify any historical significance associated with the dwelling. They are proposing to demolish the dwelling. The foundation is inadequate, and the squat low gable is difficult to work with. In addition to the demolition of the dwelling, they are proposing to remove two portions of the stone wall. The stone wall runs along Scudder's Lane. There is an existing 28' long curb cut that they are proposing to fill with stone from the two proposed 14' curb cuts.

Committee Discussion:

Ryan- Believed that in keeping with the year that the dwelling was built that the stone wall is not historic or an ancient wall? Alison noted they would be attending a Planning Board meeting as part of a scenic road bylaw review. Appreciated that the stones would be repurposed. Noted he could see the issues with the existing dwelling. Appropriate.

Lesley- Concerned about the stone wall but appreciated that the stones would be reused on the same property.

Bett- Agreed with the Committee comments. The house was built in 1964, and the portion of the stone wall is not historic and would be reused. The foundation would not support an addition and as such the demolition proposed is appropriate.

Public Comment: None

Ryan Coholan moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

Ryan Coholan moved to approve the certificate of demolition application for Butler, Thomas & Patricia, 105 Scudder's Lane, Barnstable, Map 258, Parcel 014, Built 1964 to demolish the existing house, attached garage, and portion of stone wall as submitted.

OKH Approved 12/11/2025

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

Butler, Thomas & Patricia, 105 Scudder's Lane, Barnstable, Map 258, Parcel 014, Built 1964

New construction of a single-family home, detached garage, and pool house.

Ryan Coholan moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

Alison Alessi from A3 Architects was in attendance for this item.

The new house will be 63' setback from the front property line which is a bit closer than the existing house. They are shifting the proposed dwelling forward due to the conservation area towards the rear of the property. Three trees will be removed but they will be replaced. The house is bigger than the existing, but the scale is quite small. Two gables will be facing the street, a covered porch, and a side screen porch to the east side. Windows will be 2 over 2 double hung. Natural white cedar shingles with contrasting wood siding as well. There will be solar on the back of the garage and not visible from the street. The doors will be Lafayette green. The pool house will be a simple gable with the same type of siding and with a metal roof and will be by the pool area.

Committee Discussion:

Ryan- Asked about the solar on the right-side of the dwelling. Alison answered there would be solar on the dormer there. Ryan noted that he does not think it will be visible from the street. He asked if the roof color would match the color of the panels. Alison answered the roof color is meant to be a dark gray and the panels will be black. Alison stated they could do the architectural shingle in Moire Black. Ryan noted that the array would also need to be uniform and that the roof should be dark architectural shingles to match. Ryan asked about the existing vs proposed square footage. Alison answered that the proposed is approximately 4000 sq ft and the previous was around 2400 sq ft. Alison noted they did look at the other houses in the immediate area and the proposed falls into the middle of what is around it square footage wise. Ryan stated it is a unique design and with the vegetation being maintained that it is appropriate.

Lesley- Noted her support of an architectural roof in black. Noted it is a unique design with interesting elements. Asked about the front door style. Alison noted that it is a three-quarter panel glass with one quarter solid. Lesley stated the design is appropriate.

Bett- Noted that it has a metal roof, but not a lot is facing the street. Bett asked about the landscaping closer to the dwelling. Alison stated they are proposing some plantings and hedges by the house along with two new trees by the circular driveway. The space by the pool area would be accentuated and made more of a meadow. Bett asked what fencing is being proposed for the pool. Alison stated they are proposing a cedar post fence with wire mesh. Bett noted the neighborhood has a mixture of architecture and believes this particular property will blend in with what is there.

Public Comment: None

Ryan Coholan moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

Ryan Coholan moved to approve the certificate of appropriateness application for Butler, Thomas & Patricia, 105 Scudder's Lane, Barnstable, Map 258, Parcel 014, Built 1964 for the new construction of a single-family home, detached garage, and pool house as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

Riley, William TR, 51 Holway Drive, West Barnstable, Map 136, Parcel 038, Built 1987

Install 24 roof mounted solar panels.

Ryan Coholan moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

Jennifer Abate from Sunrun was in attendance for this proposal.

Jennifer presented 24 black solar with black trim. Eleven of the panels will be on the garage roof which will be visible from the street. The other 13 will be on the rear of the house and not visible. The property is heavily vegetated and with the roof pitch is twenty degrees making it minimally visible from the street.

Committee Discussion:

Ryan- Inquired about the color of the roof. Jennifer noted it is a medium gray color. He asked if there are plans to reroof in a darker color. Jennifer stated that there are no plans to reroof unless necessary. Ryan noted that although it is light gray this would otherwise qualify for an exemption and agreed that it would be minimally visible. Took no exception to the proposal. Appropriate.

Lesley- Noted it is a Dutch roof line and the interior solar will not be visible and the outer side is blocked by vegetation. The dwelling is setback. It will be minimally visible. No objections to this proposal.

Bett- Agree with the Committee comments and the pitch on the garage is so shallow that it will be barely visible. No issues.

Public Comment:

Jim Hegarty- Immediate abutter on the right-side and stated the hedge between the properties is so high that you can't see it and the pitch on the roof is very low. In support of the project.

Ryan Coholan moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

OKH Approved 12/11/2025

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

Ryan Coholan moved to approve the certificate of appropriateness application for Riley, William TR, 51 Holway Drive, West Barnstable, Map 136, Parcel 038, Built 1987 to install 24 roof mounted solar panels as submitted. Lesley Wallace seconded.

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

Theoharidis, Nicholas, 0 Maple Street, West Barnstable, Map 108, Parcel 008/001, Vacant Land
New construction of a 4,019 gross finished square foot single family residence with an attached garage.

Ryan Coholan moved to open the public hearing. Seconded by Lesley Wallace.

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

Tim Stewart was in attendance for this proposal.

Tim noted that this property is an undeveloped lot on a sloping grade with some wetlands to the rear. The proposed structure is out of the 100' setback from the wetlands, which is why the house is closer to the road and what drove the design for the angled garage. It is a long narrow house that stretches across the lot. Because it is a long house, they tried to scale down and break up the length of the house with volume in the middle with some dormers. The house has a two-story connector to the garage. There are no plans for solar. The windows will be white windows and are four over four double hungs. The garage doors are natural mahogany. The trim as historic sill with one by four jam casing and one by six head casing.

Committee Discussion:

Ryan- Asked about the driveway materials. The owner of the property answered they would be doing asphalt. Asked about the color scheme of the house. Tim noted he added shading to the elevations to show the depth. The whole house will be natural cedar shingles. Unique layout but appreciated the reasons why due to the wetland's setback, but it is appropriate.

Lesley- Noted the design is unique and liked the onion lamps for lighting. Appropriate.

Bett- Concurred with the Committee comments. Thinks that it is a challenging lot but the proposal fits nicely. Appropriate.

Public Comment: None

Ryan Coholan moved to close the public hearing. Seconded by Lesley Wallace.

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

*Ryan Coholan moved to approve the certificate of appropriateness application for Theoharidis, Nicholas, 0 Maple Street, West Barnstable, Map 108, Parcel 008/001, Vacant Land for new construction of a 4,019 gross finished square foot single family residence with an attached garage as submitted.
Lesley Wallace seconded.*

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

EXTENSIONS

None

MINOR MODIFICATION

None

OTHER:

Old King's Highway Election Information:

- Nomination Papers are available for pick up starting Monday September 29th through Friday October 24th at Town Hall located at 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 1st 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 27th by 4:30pm.

Approval of Minutes

None

Next Meeting Date: November 12, 2025; December 10, 2025

ADJOURNMENT- Ryan Coholan moved to adjourn the meeting Wednesday October 22, 2025. Lesley Wallace seconded.

Roll Call Vote:

Lesley Wallace- aye

Ryan Coholan- aye

Bett McCarthy- aye

Meeting adjourned at 7:45pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

OKH Approved 12/11/2025