

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, November 12, 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

CONTINUED APPLICATIONS

None

APPLICATIONS

Hunt, Kevin & Dorene, 558 Cedar Street, West Barnstable, Map 109, Parcel 048, Built 1975

Convert barn into an ADU.

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

Kevin Hunt was in attendance for this item.

The barn is a newer building built approximately five years ago. The only change that will be seen will be the conversion of the existing garage doors into windows. The entryway door will remain small with a

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weather guard and gutters. The existing barn already has clapboards and trim to match the house so all other changes will have the same to match.

Committee Discussion:

Lesley- The unit is set back from the street. The proposed changes is appropriate.

Ryan- Agreed with Lesley and the changes are appropriate.

Wendy- Also agreed. Asked if the 6 over 6 windows match the house. Kevin answered that it does match the house. It blends nicely with the house and neighborhood. No exceptions.

Bett- Agreed with the Committee comments. No issues with this conversion.

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 Hunt, Kevin & Dorene, 558 Cedar Street, West Barnstable, Map 109, Parcel 048, Built 1975 to convert the barn into an ADU as submitted. Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Cape Cod Model Railroad Club & Museum, 2461 Meetinghouse Way, West Barnstable, Map 155, Parcel 035

Restore appearance of the New Haven Baggage Car to the period between 1954 and 1968.

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

Chris Hall was in attendance for this item.

Chris presented that they would like to bring the train back to the New Haven logo look that it had. They spent considerable time researching the baggage car and found that this is possibly the oldest example of its kind still available. The colors were devised by the New Haven Technical Committee.

Committee Discussion:

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Ryan- What the proponent proposes further builds on what is taking place in that part of West Barnstable. The station recently received funding for its renovation, and it is appropriate that this car sees similar treatment. It is also a very desired place to visit within Barnstable and West Barnstable. Applauded the applicant's research and stated that it was appropriate.

Wendy- Asked if the car would remain in the same location and if the caboose would be painted as well. Chris stated the car would remain in the same location and the caboose would not be painted.

Lesley- Noted her appreciation for the project and thinks it is appropriate. It is a wonderful addition. The colors will stand out.

Bett- Noted that a shade of red closer to the store or station would be more appropriate rather than the orange red color that is proposed but given the history of the car and the research this color 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 Cape Cod Model Railroad Club & Museum, 2461 Meetinghouse Way, West Barnstable, Map 155, Parcel 035 to restore the appearance of the New Haven Baggage Car to the period between 1954 and 1968 as submitted.

Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Barnstable House LLC, 3010 Main Street, Barnstable, Map 279, Parcel 021, Built 1716

Lift existing 20' x 25' barn +/-27" per FEMA regulations, replace the windows and doors, and add 25 sq. ft. portico with two steps.

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

Marion Rose of Singer and Singer, homeowner Carrie, and architect Dan Ferguson were in attendance for this item.

Marion Rose introduced the project stating that they are seeking an approval of the Certificate of Appropriateness for minor additions to the carriage house/barn. The purpose of the renovations is to convert the barn to residential use which it has had in the past. Dan noted due to FEMA regulations they need to lift the barn at least two feet and they are proposing 27 inches. To accomplish this, they will need to add

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two new doors that will access the 24-inch height change as well as alter the existing barn doors. All windows will be changed in like kind. One window will be removed due to the stairs.

Committee Discussion:

Ryan- Noted his concern for the exposure of the foundation. He would like to see the exposure veneered over. Dan noted that they are keeping the exposed foundation to a minimum and may be able to even lower it some more. Dan also stated that he is not sure that the veneer would look appropriate without sticking out a lot further. The exterior sheathing will be strapped down over 16 inches of block. Dan stated that there would be 3 or 4 courses of siding and the addition of the water table board.

Wendy- Noted that a more traditional door for the front entry (portico door) would be more appropriate. Dan noted that there are minimal windows and no windows on the first floor there on the east side and as such a more traditional door would limit the natural light even more and noted the door is not as visible from the road. Wendy noted a more traditional three light with side lights would be more appropriate than the twelve light, but otherwise all the materials and the proposed design is appropriate. Carrie noted that all three doors on the Barnstable House itself are twelve light and as such the proposed door would match the main dwelling.

Lesley- Clarified that the barn would be lifted 27 inches and then with the added siding only 8 inches of the foundation would be exposed. Dan stated that that is correct.

Bett- Noted that design is appropriate. Asked if there is any plans for landscaping which may help hide the exposed foundation. They noted they have not come up with a full landscape yet. Bett stated the proposal is appropriate with the submittal of a landscape plan.

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 Barnstable House LLC, 3010 Main Street, Barnstable, Map 279, Parcel 021, Built 1716 to lift existing 20' x 25' barn +/-27" per FEMA regulations, replace the windows and doors, and add 25 sq. ft. portico with two steps with the submission of a landscape plan otherwise as submitted.

Lesley Wallace 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, New Build

Install 31 solar panels on the new build. Panels will be visible from the street, panels will be matte black, low profile, and will have a skirt for improved aesthetics.

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

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Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Evan owner of BD Electrical Solar was in attendance for this item.

Evan presented the layout on a newly constructed dwelling. The only panels that will be visible on the ones located on the front roof plan. They will be located on a shed dormer so it does have a low pitch and will not be super visible from the street. Evan noted he does have another iteration if the Committee would like the panels to all be oriented in either portrait or landscape. Black panels, black skirt, black rails, and will be situated on a charcoal-colored asphalt roof.

Committee Discussion:

Ryan- Felt that this proposal almost meets the criteria of the solar panel exemption anyways. Noted that the front array should have all panels oriented in either portrait or landscape to create an actual rectangle.

Lesley- The roof pitch is almost flat and so it will be minimally visible and will blend in with the roof. There are other solar systems in the area, so this is appropriate for the neighborhood.

Wendy- Agreed with Lesley's comments. No exceptions, appropriate.

Bett- Concurred with the Committee comments. 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 Andryauskas, Frank & Margaret, 50 First Way, Barnstable Map 301, Parcel 046, New Build to install 31 solar panels on the new build. Panels will be visible from the street, panels will be matte black, low profile, and will have a skirt for improved aesthetics with the modification that all the panels on the front array will be oriented in a landscape fashion to create a contiguous rectangle otherwise as submitted.

Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Walsh, James, 66 Marstons Lane, Barnstable, Map 350, Parcel 011/002, Built 1986

Construct an addition and renovate the existing single-family dwelling.

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

Roll Call Vote

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

Thomas Moore from Moore Home Design Company was in attendance for this item.

They are looking to renovate and remodel the existing house. The house will be clapboarded along the front and shingled on the sides and rear. To the left of the existing dwelling, they are proposing an addition with an attached garage. The windows will be six over one windows with true divided light.

Committee Discussion:

Ryan- Noted any remodel and renovation to the existing will be helpful. Ryan agreed with Lesley's concerns about the roof line facing the front. Asked if there was any consideration to adding a dormer on the garage addition. Tom noted that he and the clients have talked about that and it is a possibility. Ryan noted that the neighborhood is eclectic in its architecture. Beyond that Ryan noted, it is appropriate.

Lesley- Clarified that the middle portion will have a covered porch and a walk out deck. Thomas confirmed. Lesley asked if it would have a white railing. Tom noted that the railing will not be visible from the front due to the porch roof. Asked what the proposed square footage would be. Tom answered it will be around 2000 sq ft. No objection to the design other than the roof line.

Wendy- Agreed with Lesley regarding the roofline because it looks odd. The sketch makes the building appear long. Asked if the garage will be lower than the house. Tom noted the grade does slope downwards on the left side, but the roof lines will remain the same height. All materials are appropriate, but the asymmetrical roofline is odd and striking. Tom noted that there are no windows in the room on the rear and so they needed an egress which is how they came up with this design. A bedroom requires an egress door or window.

Bett- Noted that the windows and door below the porch are not centered. Tom noted that they could shift the windows and the door slightly to give the entry a more symmetrical look. Tom noted that he could extend the roof line and figure out another form of egress for the roof and then center the windows and door.

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 Walsh, James, 66 Marstons Lane, Barnstable, Map 350, Parcel 011/002, Built 1986 to construct an addition and renovate the existing single-family dwelling with the following modifications: remove center roof balcony and extend the center roofline, move the door in the center portion slightly to the left, and center two windows in between the columns otherwise as submitted.

Ryan Coholan seconded.

Roll Call Vote

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

Chase-Osterville LLC, 97 Oakmont Road Lot #1, Barnstable, Map 349, Parcel 012, Vacant Land
Construct new 4BR Cape with attached two car garage and an in-ground pool.

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

David Parella was in attendance for this item.

David presented a new build. He noted that this would be minimally visible. It is a cape-style house with architectural shingles in Georgetown Grey, clapboards will be light grey, garage doors white, Andersen windows, and a cupola on the garage. The side and rear will be natural cedar shingles. The trim will be white as well.

Committee Discussion:

Ryan- This dwelling is set far back, and the design is appropriate given the location.

Wendy- Asked what the square footage will be. David answered that the footprint is 2600 sq. ft. and the total square footage is 3400 sq ft. Asked how far set back it will be from the road. David answered it will be 70.3' from the property line and will be approximately 80' from the asphalt road. Wendy noted that the design is appropriate for the neighborhood and materials are appropriate. Wendy asked about the landscaping. David noted there would be arborvitaes and hydrangeas in the front. The fencing will not be visible from the road but there will be aluminum black chain link and a black picket fence for the pool. No concerns.

Lesley- No concerns. Appropriate.

Bett- The house is well designed and set back. No issues with this 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 Chase-Osterville LLC, 97 Oakmont Road Lot #1, Barnstable, Map 349, Parcel 012, Vacant Land to construct new 4BR Cape with attached two car garage and an in-ground pool as submitted.
Ryan Coholan seconded.

OKH Approved 12/11/2025

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Cobb Trust, 85 Oakmont Road, Barnstable, Map 349, Parcel 012/003, Vacant Land

Construct new 5BR house with pool and shed.

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

Ray Caterino was in attendance for this item.

Ray presented a 3700 sq ft home to be built approximately 250' from Oakmont Road. This house will not be seen from the road. Windows will be 6 over 1, shingles will be pvc siding in seashell grey, white and azek trim, architectural shingle roofing.

Committee Discussion:

Ryan- Noted the discrepancy of the address listed on the plans vs the application. Applicant is aware and has since corrected this. Given the location and the setback from the road, it is appropriate.

Wendy- Asked if the dwelling will have the mixed siding as seen in the photograph. Ray answered that yes it would be a board and baton over the garage in white and the rest of the house in clapboard. Wendy stated that that is unusual but not necessarily inappropriate. Noted her concern for the windows in the garage doors and recommended larger windows. The shed will be built out of the same materials as the house. Appropriate for the area.

Lesley- Asked if the photograph at the end is what the proposed house will look like. Ray answered that he has built this house design before and so the photograph provided is the end product. Lesley noted her concern about the three windows over the garage.

Bett- No additional comments. The design is appropriate especially for 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 Cobb Trust, 85 Oakmont Road, Barnstable, Map 349, Parcel 012/003, Vacant Land to construct new 5BR house with pool and shed as submitted. Ryan Coholan seconded.

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Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Hamel, Jeffrey & Danielle TRS, 71 Sunset Lane, Barnstable, Map 301, Parcel 024, Built 2009

Demo 14' x 8' rotted first floor addition and replace with 14' by 8' two floor addition within the same footprint. Remove the rear door and reside to match existing. Replace slider doors on the rear.

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

Jeff Venuti was in attendance for this item.

Jeff presented the existing photographs pointing out the three season sunroom and how it is rotting. They are going to be rebuilding the sunroom and adding a second story in addition to it. It will be all seasoned. All windows will match the existing windows. The roof will be architectural and will tie into the existing roof line. There is a lot of wind on the north side and so the doors need to be replaced. Natural cedar shingle and white trim.

Committee Discussion:

Ryan- What is being proposed is appropriate. The amount of rot needs to be remedied.

Wendy- Agreed with Ryan. The materials are appropriate, and the design is appropriate for the neighborhood.

Lesley- Familiar with the house and it is situated on a narrow lot. Noted nothing will be changing within the footprint. Eclectic neighborhood.

Bett- Appropriate.

Public Comment:

Mr. Denieski- Letters received in opposition.

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 Hamel, Jeffrey & Danielle TRS, 71 Sunset Lane, Barnstable, Map 301, Parcel 024, Built 2009 to demo 14' x 8' rotted first floor addition and replace with 14' by 8' two floor addition within the same footprint. Remove the rear door and reside to match existing. Replace slider doors on the rear as submitted.
Ryan Coholan seconded.*

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Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Remillard, Steven & Kristen, 52 Salten Point, Barnstable, Map 280, Parcel 027, Built 1962

Construct 14' x 16' kitchen addition, 9' x 19' bathroom and closet addition, raise the roof on the garage and add two dormers. Change window and add 4' x 7' portico.

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

Anne Michniewicz was in attendance for this item.

Anne presented a front portico, raising the roof on the garage with the addition of two dormers, a 9' x 19' addition, and a 14' x 16' kitchen addition which is located on the rear of the dwelling. All materials will match the existing. One window on the front will change which the proposed will match the other windows on the left-hand side.

Committee Discussion:

Ryan- Appropriate.

Wendy- Noted that it is an interesting house with a lot going on. It is a long house but given the vertical elements it detracts from the length of the home. Materials are appropriate and the proposed blends in nicely with the house. Will the height of the garage match the height of the main part of the house? Anne answered that it will.

Lesley- Asked if the new window on the front right could be centered. Anne noted the window is centered in the room.

Bett- All of the changes are 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 Remillard, Steven & Kristen, 52 Salten Point, Barnstable, Map 280, Parcel 027, Built 1962 to construct 14' x 16' kitchen addition, 9' x 19' bathroom and closet addition, raise the roof on the garage and add two dormers. Change window and add 4' x 7' portico as submitted.

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Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Christian Congregation in the US, 49 John Maki Road, West Barnstable, Map 217, Parcel 020/004, Built 2000

Renovation of the existing front and rear decks. Maintaining the same dimensions and footprint.

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

The applicant noted that the materials will be a composite finish in slate grey. It will be within the same dimensions and footprints.

Committee Discussion:

Lesley- Asked if there was a sketch or cutsheet showing the type of railings and caps that will be used. The applicant noted that there is not, but it would be typical railings and caps in Azek material. Lesley noted she would like to see a sketch.

Ryan- Agreed with Lesley. He would like to see a cutsheet.

Wendy- Agreed with Lesley and Ryan.

Bett- Concurred with the Committee remarks. Asked if the applicant would come back with additional materials. Applicant agreed.

Public Comment:

Kim- Noted in the past that the property owners have not followed the plans with additional issues of lighting and landscaping. The applicant stated that they cannot build a larger deck and they must follow the plans as presented.

Wendy Shuck moved to continue the certificate of appropriateness application for Christian Congregation in the US, 49 John Maki Road, West Barnstable, Map 217, Parcel 020/004, Built 2000 to renovate the existing front and rear decks to the Wednesday December 10, 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

EXTENSIONS

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None

MINOR MODIFICATION

None

OTHER:

2026 Meeting Schedule: Change November 11, 2026, meeting date to November 18, 2026, due to the Veteran's Day holiday.

Election Reminder: The Barnstable Old King's Highway election will take place on Tuesday November 25, 2025, at the Barnstable West Barnstable Elementary School from 7pm-8pm.

Approval of Minutes

None

Next Meeting Date: December 10, 2025; January 14, 2026

ADJOURNMENT- Wendy Shuck moved to adjourn the meeting Wednesday November 12, 2025. Ryan Coholan seconded.

Roll Call Vote:

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Meeting adjourned at 8:38pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

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