

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, June 11, 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; Late Arrival
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- Late Arrival at 6:34pm

Wendy Shuck

Bett McCarthy

CONTINUED APPLICATIONS

Devine, Brycson & Christina, 90 Pine Street, West Barnstable, Map 153, Parcel 024, Built 1972

Install 9.84kw solar panels that will not exceed roof panels but will add 6" to roof height. 24 panels total and two Tesla Powerwall 3 batteries. No structural.

The applicant requested a continuance until the June 25th meeting.

Wendy Shuck moved to continue the certificate of appropriateness application for Devine, Brycson & Christina, 90 Pine Street, West Barnstable, Map 153, Parcel 024, Built 1972 to install 9.84kw solar panels that will not exceed roof panels but will add 6" to roof height. 24 panels total and two Tesla Powerwall 3 batteries. No structural to the meeting of June 25, 2025, at 6:30pm to be held remotely via Zoom.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

APPLICATIONS

Approved 06/25/25

Ojala, Daniel & Jennifer, 32 Midpine Road, Barnstable, Map 350, Parcel 024, Built 1997

Install a 10'-2" x 19'-6" garden shed (199 sf) in the rear yard. Style and colors to match the main home.

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

Daniel Ojala was in attendance for this item.

Dan presented a shed to be built behind the ADU that was previously approved by the Committee. It will be minimally visible from the road. All details to match the main house with a cupola.

Committee Discussion:

Wendy- The design and all the materials are appropriate. She felt that 5 structures for the lot size is a lot, but that it's not visible so it is appropriate.

Ryan- Liked the cupola especially if it is lit. The design and materials are appropriate.

Lesley- The lot is set up in such a way that the shed will not be visible. The materials, color, and design are all appropriate.

Bett- Agreed with the other Committee members. The shed will not be visible from the road and it is 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 Ojala, Daniel & Jennifer, 32 Midpine Road, Barnstable, Map 350, Parcel 024, Built 1997 to install a 10'-2" x 19'-6" garden shed (199 sf) in the rear yard. Style and colors to match the main home as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Lyons, Gerald & Nancy, 54 Bay View Road, Barnstable, Map 319, Parcel 035, Built 1966

Construct 7'-5" x 4' x 8'-6" addition to the right elevation to contain HVAC system. Materials to match the dwelling.

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

George Blakely was in attendance for this item.

George presented a small addition to the south side of the dwelling. It will house the HVAC equipment. All materials, trim, and details will match the dwelling.

Committee Discussion:

Ryan- The design is appropriate as well as functional. Took no exception to the proposal.

Wendy- The design fits in well with the house and all the materials are appropriate.

Lesley- The design and materials are appropriate.

Bett- Agreed with the other Committee members. It will be a small addition that nicely compliments the dwelling.

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 Lyons, Gerald & Nancy, 54 Bay View Road, Barnstable, Map 319, Parcel 035, Built 1966 to construct 7'-5" x 4' x 8'-6" addition to the right elevation to contain HVAC system. Materials to match the dwelling as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Foreside Harbor LLC, 1919 Main Street, West Barnstable, Map 216, Parcel 029, Built 1950

Re-roof and install a new front door.

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

Committee Discussion:

Wendy- Clarified the color of the door. Erica brought up the website hoping it would show the color correctly. Felt the door, side lights, and roofing are all appropriate. Agreed with Lesley that the blue/grey of the door would look nice with the new roofing.

Lesley- Clarified that the color would not be baby blue but a more muted blue. Felt the blue/grey color to be appropriate.

Ryan- Took no exception to the door, color, or roofing.

Bett- No issues with the door style, color, or roofing.

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 Foreside Harbor LLC, 1919 Main Street, West Barnstable, Map 216, Parcel 029, Built 1950 to re-roof and install a new front door as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Foreside Harbor LLC, 1919 Main Street, West Barnstable, Map 216, Parcel 029, Built 1950

Install a new double-sided custom post and panel style sign for new tenant.

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

Mary-Ann Agresti was in attendance for this item.

Mary-Ann presented a sign for the Cape Cod Toy Library. It will be a wooden double-sided panel sign. It will have recessed carved lettering. It will be lighted from below to give a soft glow. She noted the colors that you see on the pdf are more vibrant than if you were to physically see the color samples. Mary- Ann asked if she would be able to submit the color samples in which the Committee agreed. Erica noted that

Mary-Ann could drop off the color samples to her office and then reach out to the Committee. Mary-Ann noted that the decorative balls are representative of finial balls on tops of fences that you see.

Committee Discussion:

Wendy- Felt the colors were too vibrant and did not express the warmth that is described as desirable in the OKH bulletin. She referred to the OKH bulletin concerning what is desirable and what is not desirable concerning colors for the sign. Noted that perhaps muting the colors or reducing the number of colors on the sign may be helpful such as a navy sign with gold lettering or something similar.

Lesley- Felt the colors are not appropriate. The design of the sign was in line, but the colors were too vibrant.

Ryan- Felt the design of the sign wasn't the issue with the exception to the "lollipop" posts. Elaborated that the colors of the sign are the issue. The colors of the sign as proposed are not appropriate and there is no sign along Route 6A with those types of colors.

Bett- Agreed with the other Committee members. She also referred to the OKH bulletin and stated that the colors did not feel as if they fit the criteria described as desirable. She suggested that the applicant update the application and return in a couple of weeks.

Mary-Ann agreed to a continuance to the next meeting to update the sign and provide color samples.

Public Comment:

A letter was submitted by Mr. Wirtanen and Ms. Reilly.

Terry Reilly- Commented in opposition to this sign due to the colors, unestablished logo, and the lighting.

Wendy Shuck moved to continue the certificate of appropriateness application for Foreside Harbor LLC, 1919 Main Street, West Barnstable, Map 216, Parcel 029, Built 1950 to install a new double-sided custom post and panel style sign for new tenant to the Wednesday June 25, 2025 meeting at 6:30pm to be held remotely via Zoom. Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

EXTENSIONS

None

MINOR MODIFICATION

None

OTHER:

None

Approval of Minutes

May 28, 2025

Approved 06/25/25

Wendy Shuck moved to approve the minutes of May 28, 2025, as submitted. Seconded by Lesley Wallace.

Roll Call Vote

Ryan Coholan- abstain

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Next Meeting Date: June 25, 2025; July 9, 2025

ADJOURNMENT- Wendy Shuck moved to adjourn the meeting Wednesday June 11, 2025. Lesley Wallace seconded.

Roll Call Vote:

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Meeting adjourned at 7:15pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 06/25/25