

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**MINUTES**  
**Wednesday, February 26, 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.

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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**

**Walsh, James, 66 Marstons Lane, Barnstable, Map 350, Parcel 011/002, Built 1986**  
Construct a barn and install a fence.

Frances Walsh was in attendance for this item.

Frances presented a vinyl fence with pressure treated posts that will be painted white. The fence will have the four slats as shown.

**Committee Discussion:**

Wendy- Appropriate and will fit in nicely.

Lesley- Clarified that the slats are vinyl and the posts are pressure treated and painted. Frances confirmed. Asked if the vinyl will be shiny. Frances stated that the fence they referenced did not have a sheen. Appropriate.

Ryan- Takes no exception to this fence or the previous fence.

***Approved 3/26/2025***

Bett- Appropriate.

**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*

*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 install a CenFlex fence as submitted. Lesley Wallace seconded.*

Roll Call Vote

*Ryan Coholan- aye*

*Lesley Wallace-aye*

*Wendy Shuck- aye*

*Bett McCarthy- aye*

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**APPLICATIONS**

**Livingston, Robert Eric, 120 Pine Lane, Barnstable, Map 278, Parcel 006/001, Built 1834**

Demolish existing barn.

*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*

Representatives Ben and Denise Thompson were in attendance for this item.

Ben noted that the initial plan was to renovate and reuse the barn, but, unfortunately, the barn is in such a condition that the barn cannot be saved within a budget. The intent is to raze the barn and rebuild a similar structure. A COA for the new structure will be submitted at a later time.

**Committee Discussion:**

Lesley- Unfortunately, if the barn is not able to be saved then she understands why it has to be demolished. No issues.

Wendy- It is unfortunate. She noted she did drive by and noticed the failing roof and other issues with the barn. She commented that architecturally there is no significance, but historically this property has some significance that should be considered. Wendy commented that she is happy to hear the homeowners wish to put something similar.

Ryan- Appreciates the age of the structure but understands the need to demolish it to construct a new barn that is more sustainable. No issues.

**Approved 3/26/2025**

Bett- Asked about the age of the barn. Ben noted that the barn was most likely constructed in the early 1940s.

**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*

*Wendy Shuck moved to approve the certificate of demolition application for Livingston, Robert Eric, 120 Pine Lane, Barnstable, Map 278, Parcel 006/001, Built 1834 to demolish an existing barn as submitted.  
Lesley Wallace seconded.*

**Roll Call Vote**

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

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**Cape Cod Family Properties, 85 Vanduzer Road, Barnstable, Map 352, Parcel 033, Built 1956**

Exterior renovation including new doors, windows, roof, sidewall, and decking.

*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*

Bill O'Brien was in attendance for this item.

Bill walked the Committee through the drawings stating that this is a hour built in 1956 that needs a facelift. Roofing, new white cedar shingles, new Anderson windows, new Thermatru door, all trim to be Azek, and a new Azek deck with an Azek rail system.

**Committee Discussion:**

Lesley- Asked to clarify that the trim will all match apart from using Azek material. Bill confirmed. Asked if the roofing will be architectural shingles. Bill confirmed architectural shingles in Georgetown Grey. Lesley asked if all the window placements are the same. Bill stated they eliminated the set of four windows on the rear to be replaced by one double hung window. On the front elevation they replaced the four double hung windows with two triple casement windows to get more light.

Ryan- Asked if there is any alternative to the triple casement windows on the front of the dwelling. He noted that this is not a deal breaker. Bill noted where the kitchen is located which is where one triple casement is located and commented that they wanted to balance the elevation with the second triple casement window. Noted the deck should be painted. Bill confirmed it will be.

***Approved 3/26/2025***

Wendy- Agreed with Ryan about the casement windows and noted it is not a deal breaker for her either since this home is located within a remote area. Generally, the improvements fit in well with the neighborhood. Asked about the door color. Bill answered the door will be Navy blue.

Bett- Suggested shutters on the casement windows might give it a more colonial look and asked if the owners would consider the suggestion. Ryan commented that that is a brilliant idea and Lesley agreed. Bill stated that the homeowners would be amenable.

**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*

*Wendy Shuck moved to approve the certificate of appropriateness application for Cape Cod Family Properties, 85 Vanduzer Road, Barnstable, Map 352, Parcel 033, Built 1956 for an exterior renovation including new doors, windows, roof, sidewall, and decking with one modification to add shutters to the two triple casement windows on the front elevation otherwise as submitted.*

*Lesley Wallace seconded.*

*Roll Call Vote*

*Ryan Coholan- aye*

*Lesley Wallace- aye*

*Wendy Shuck- aye*

*Bett McCarthy- aye*

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**Paige's Court Realty Trust, 153 Oakmont Road, Barnstable, Map 349, Parcel 016, Undeveloped Land**

Construct a new Cape style house with an attached two car garage.

*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*

Grace was in attendance for this item.

Grace described a new build with architectural roof shingles, white cedar shingles for siding, Azek trim, Anderson windows with the grilles that are shown, and an attached two car garage. The deck will have Azek trim.

**Committee Discussion:**

Lesley- Asked about the square footage. Grace answered that it will be 4640 sq. ft. including the basement. Lesley inquired about the size of the house on the lot. Grace answered that the lot is narrow but long with a lot of vegetation in front of it. The dwelling will have native shrubs.

Ryan- This house is set back and will be barely visible from the street. It is a long narrow lot and he believes it is appropriate for the lot. Appropriate.

***Approved 3/26/2025***

Wendy- Questioned the horizontal roof pitch. Grace noted it is just under 4 because it is a narrow lot this helps to get as much use of the square footage as possible. The garage roof pitch is 9 and the gables will match. Asked if the siding will be stained. Grace noted they will be double dipped white. Wendy commented that the dwelling fits in with the area and the materials are appropriate.

Bett- Generally the garage door would not be facing the front, but it doesn't seem possible in this case to turn the garage. This dwelling will be set back though, and it will not be as obvious.

**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*

*Wendy Shuck moved to approve the certificate of appropriateness application for Paige's Court Realty Trust, 153 Oakmont Road, Barnstable, Map 349, Parcel 016, Undeveloped Land to construct a new Cape style house with an attached two car garage as submitted.*

*Lesley Wallace seconded.*

Roll Call Vote

*Ryan Coholan- aye*

*Lesley Wallace- aye*

*Wendy Shuck- aye*

*Bett McCarthy- aye*

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**Hower, Robert, 137 Salten Point Road, Barnstable, Map 280, Parcel 023, Built 1964**

Demolish existing dwelling.

**Hower, Robert, 137 Salten Point Road, Barnstable, Map 280, Parcel 023, Built 1964**

Construct a new house, barn, pool, and landscaping.

The applicant requested that both applications be continued to the Wednesday March 26, 2025 meeting.

*Wendy Shuck moved to continue the Certificate of Demolition and Certificate of Appropriateness applications for Hower, Robert, 137 Salten Point Road, Barnstable, Map 280, Parcel 023, Built 1964 to the March 26, 2025 meeting at 6:30pm to be held remotely via Zoom.*

*Lesley Wallace seconded.*

Roll Call Vote

*Ryan Coholan- aye*

*Lesley Wallace- aye*

*Wendy Shuck- aye*

*Bett McCarthy- aye*

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**EXTENSIONS**

None

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**MINOR MODIFICATION**

None

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**OTHER:**

*Approved 3/26/2025*

None

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**Approval of Minutes**

None

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Next Meeting Date: March 12, 2025; March 26, 2025

**ADJOURNMENT-** Wendy Shuck moved to adjourn the meeting Wednesday February 26, 2025. Lesley Wallace seconded.

**Roll Call Vote:**

***Ryan Coholan- aye***

***Lesley Wallace- aye***

***Wendy Shuck- aye***

***Bett McCarthy- aye***

**Meeting adjourned at 7:15 pm.**

Respectfully Submitted,  
Erica Brown, Administrative Assistant  
Planning & Development

***Approved 3/26/2025***