

**Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, June 25, 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

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 July 9th 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 July 9, 2025, 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**

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

Approved 08/27/2025

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

Mary-Ann Agresti was in attendance for this item.

Mary-Ann walked the Committee through the application. Both round balls that were on top of the posts were eliminated from the proposal. A slight arch was added to the top of the sign which softens it. The top of the post has a very simple angle to shed water. Mary-Ann made comparisons to the other signs in the area which shows precedent. They went to the Benjamin Moore historic pallet. All the colors have been muted and requested that all three colors be maintained on the sign that references the logo.

Committee Discussion:

Wendy- Agreed with Lesley's and Ryan's comments and appreciated the changes that have been made. She noted that the sign has such a modern look compared to the other signs in the area. She stated that the suggestions from Ryan and Lesley could be very helpful in creating that historic look and feel.

Lesley- Referenced a sign by 6A and Parker Road. Lesley referenced the Ojala Farms sign stating that a longer post with caps would look more appropriate. She suggested a colored background, a blue to match the front door, with white lettering. Does not think the colors are appropriate.

Ryan- Noted that the applicant worked with their suggestions from the last meeting and thanked the applicant. Ryan agreed with Lesley that the cap posts that stand a little higher would be more appropriate. He agreed that the arch softens the sign. He noted with these changes he could get past the multiple colors.

Bett- Thought the arch is appropriate and the caps are a great suggestion. Bett noted the yellow fades out and would be barely noticeable. The red, white, and blue would be appropriate. Suggested that the blue and red be used in the lettering and eliminate the yellow from the lettering. Mary-Ann clarified that the ball logo would keep the yellow in it.

Mary-Ann agreed to a continuation to the next meeting to update the sign.

Public Comment:

A letter was submitted by Ms. Reilly in opposition to this project.

Deb Wilsea- Executive Director of the Cape Cod Toy Library introduced herself. She noted her appreciation for the suggestions and comments of the Committee. She noted that it is a recognizable logo that has been established for about ten years.

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 July 9, 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

APPLICATIONS

Approved 08/27/2025

Paulson, Danelle, 34 Cypress Point, Barnstable, Map 349, Parcel 065, Built 1972

Replace seven windows throughout bedrooms, dining room, and kitchen. All grill patterns change to 2/2.

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

Andrew Bass from Andersen windows was in attendance for this item.

Andrew noted that this home is tucked back from the road along the power lines. The 12/12 windows would be replaced with 2/2 windows to allow more light.

Committee Discussion:

Wendy- 2/2 is better than no grills at all and it will fit nice within the neighborhood as the neighborhood has mixed styles.

Ryan- Given the location, he took no exception.

Lesley- Agreed with the Ryan's and Wendy's comments. It will give more light. No issues with this proposal.

Bett- Agreed with the other Committee members. No issue with the 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 Paulson, Danelle, 34 Cypress Point, Barnstable, Map 349, Parcel 065, Built 1972 to replace seven windows throughout bedrooms, dining room, and kitchen. All grill patterns change to 2/2 as submitted.

Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wentworth, Peri, 101 Rendezvous Lane, Barnstable, Map 279, Parcel 028, Built 1920

Replace three double hung windows with a triple casement window on the North elevation. Add a picture window on the South elevation. Replace two double hung windows with a picture window on the West elevation.

Approved 08/27/2025

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

Peri Wentworth was in attendance for this item.

The kitchen needs to be reworked and would take three double hung windows and would be replaced with a picture window with a small transom on the top which is the preferable style as it closely matches the front picture window. The other option was a triple encasement window. Two picture windows would be added to the rear of the house as well to give more light.

Committee Discussion:

Ryan- All changes proposed makes sense. The house is set back from the road and the bulk of the changes are towards the rear and not highly visible. Appropriate.

Wendy- Noted her preference for the picture window with the transom. The kitchen window is really only visible when you're driving one way and the other two are not visible at all. No issues or objections to the proposal.

Lesley- She noted her preference for the picture window as well. Noted it is a wonderful change and no issues with the proposal.

Bett- No issues with the proposal as it blends in well with the house and is minimally visible.

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 Wentworth, Peri, 101 Rendezvous Lane, Barnstable, Map 279, Parcel 028, Built 1920 to replace three double hung windows with a triple casement window on the North elevation. Add a picture window on the South elevation. Replace two double hung windows with a picture window on the West elevation as submitted.
Ryan Coholan seconded.*

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Dehertogh, Susan & Nierodzinski, Michael, 260 Percival Drive, West Barnstable, Map 110, Parcel 001/024, Built 1994

Approved 08/27/2025

Install a second 10' x 12' shed at the top of the driveway. The shed will have a 6ft double door, 1 window, 1 side door, and asphalt shingles.

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

Susan Dehertogh was in attendance for this item.

Susan presented a small shed to be added to the top of the driveway in line with the other shed.

Committee Discussion:

Wendy- Agreed with the other Committee members. Clarified the color of the shutters. Susan confirmed the shutter would match the house and not be the pink from the photo. Wendy noted she had no concerns.

Lesley- Clarified that all the siding and roofing would match the main house. Susan confirmed. Lesley clarified the location and noted the shed is far off the road. No issues.

Ryan- Noted that it would be minimally visible from the road. Took no exception.

Bett- Agreed with the other Committee members. This proposal would be minimally visible and 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 Dehertogh, Susan & Nierodzinski, Michael, 260 Percival Drive, West Barnstable, Map 110, Parcel 001/024, Built 1994 to install a second 10' x 12' shed at the top of the driveway. The shed will have a 6ft double door, 1 window, 1 side door, and asphalt shingles as submitted.

Ryan Coholan seconded.

Roll Call Vote

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

EXTENSIONS

None

MINOR MODIFICATION

None

Approved 08/27/2025

OTHER:

None

Approval of Minutes

June 11, 2025

Wendy Shuck moved to approve the minutes of June 11, 2025 with two edits: to fix the date of the continued item and Ryan's late arrival otherwise as submitted. Seconded by Ryan Coholan.

Roll Call Vote

Ryan Coholan- aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Next Meeting Date: July 9, 2025; July 23, 2025

ADJOURNMENT- Wendy Shuck moved to adjourn the meeting Wednesday June 25, 2025. Ryan Coholan seconded.

Roll Call Vote:

Lesley Wallace- aye

Ryan Coholan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Meeting adjourned at 7:27pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 08/27/2025