

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, May 14, 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:

Ryan Coholan
Lesley Wallace
Wendy Shuck
Bett McCarthy

CONTINUED APPLICATIONS

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

Demo existing primary bedroom and bathroom and rebuild with a sunroom addition. Demo existing kitchen area and rebuild with an expanded addition.

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

Ben and Denise Thompson were in attendance for this item.

Ben presented a renovation to the existing house with later additions to be demolished and rebuilt. The front porch will be the kitchen area and so the wall will be pulled forward but not flush with the house. It will be slightly inset as an expression to mimic what is existing. The front door will be relocated to the historic structure.

Committee Discussion:

Approved 05/28/25

Wendy- Commented that she appreciates the door being relocated back to its original location on the historic house. She expressed concern about the proposed door and suggested a more historically accurate front door referencing the historical photograph that was submitted with the application. She asked about the tree in front of the house and if that would be removed too. Ben answered that the tree is failing, and it will probably be removed at some point. Wendy noted she thinks the changes are appropriate.

Ryan- Took no exception to the changes.

Lesley- Agreed with the other Committee members and agreed with Wendy's comments about the front door. Asked how big the inset will be in the middle portion. Denise answered it will be approximately 4-6".

Bett- Agreed with the Committee members. This is appropriate. No concerns about the proposed front door given the location of the dwelling.

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 Livingston, Robert Eric, 120 Pine Lane, Barnstable, Map 278, Parcel 006/001, Built 1834 to demo existing primary bedroom and bathroom and rebuild with a sunroom addition. Demo existing kitchen area and rebuild with an expanded addition as submitted.

Lesley Wallace seconded.

Roll Call Vote

Ryan Coholan- aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

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

Construct a new barn to replace the existing one.

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

Ben and Denise Thompson were in attendance for this item.

Ben presented a new barn in place of the existing one. They came before the Committee previously for the demolition of the existing which was approved. The new barn will mimic the style of the existing and will be slightly relocated on the property.

Committee Discussion:

Wendy- Asked if the doors are sliders. Denise answered that one door swings open and the other two will be fixed. The barn door will be able to slide over the doors to give the barn aesthetic and help insulate the building.

Ryan- Commented that the repositioning of the barn makes sense. Took no exception to the changes as the barn mimics what previously existed.

Lesley- Agreed with the other committee members. Appreciated the fact that the barn mimics the previous barn.

Bett- Agreed with the other committee members. No concerns.

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 Livingston, Robert Eric, 120 Pine Lane, Barnstable, Map 278, Parcel 006/001, Built 1834 to construct a new barn to replace the existing one. as submitted.

Lesley Wallace seconded.

Roll Call Vote

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

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.

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*

Helen Carbonara was in attendance for this item.

Helen presented a system comprising of 24 panels located on the front and rear of the dwelling. Black non-glossy panels. Two Tesla batteries would be located on the side of the house.

Committee Discussion:

Wendy- Not appropriate due to the scenic road designation, black panels on a light roof, and the location of the panels on the front roof. Asked about the size of the tesla batteries. Helen referred the Committee to the specs page of the engineering packet.

Ryan- Given that this is a scenic road and the panels would be on the front, it is not appropriate. The panels on the rear of the house would not be visible.

Lesley- Asked if the homeowner would replace the roof with a darker roof. Helen stated that the roof had been recently replaced. Lesley noted that this dwelling is located on a small hill, but agreed with the other members that the panels located on the front of the dwelling is not appropriate.

Bett- Agreed with the other members that the proposal is not appropriate. Noted the panels on the back are appropriate as they are not visible and suggested that the homeowner consider a ground mounted array or a pergola to support more panels in the rear of the property. Bett noted that she has little concern about the batteries but the homeowner should consider screening the batteries with a fence or shrubs.

Public Comment: None

The Committee and Helen agreed to a continuance of the application to the next meeting so that the homeowner could explore other options.

*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 May 28, 2025, 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

Rotondi, Todd, 1825 Main Street, West Barnstable, Map 217, Parcel 001, Built 1800

Construct new dormer on the rear elevation of the dwelling, construct new deck off the rear entrance, and add a 12x16' shed.

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

Todd Rotondi was in attendance for this item.

Todd presented his house that they would like to renovate and upgrade. They love the aesthetic of the house but would like to add a dormer to the rear to accommodate a bathroom, a free-standing rear deck, and a shed for storage. All materials to match the existing house.

Committee Discussion:

Wendy- Asked if this house was recently featured on a show. Todd confirmed that it was. No issues with the changes. Asked what the deck would be made of. Todd answered it would either be pressure treated or Azek.

Ryan- No concerns as none of the changes are visible from Main Street and will be minimally visible from Spruce Street. Thinks Todd has a nice quaint project on his hands.

Lesley- Asked if the deck will require railings. Todd answered the deck will only be 18” off the ground so most likely not. Agreed with Ryan’s comments.

Bett- Found the proposal to be appropriate. The changes will not be visible from Main Street and there is a good amount of vegetation in the rear to screen most of the changes.

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 Rotondi, Todd, 1825 Main Street, West Barnstable, Map 217, Parcel 001, Built 1800 to construct a new dormer on the rear elevation of the dwelling, construct new deck off the rear entrance, and add a 12x16’ shed as submitted.

Lesley Wallace seconded.

Roll Call Vote

Ryan Coholan- aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Barnstable Gataway LLC, 189 Dromoland Lane, Barnstable, Map 334, Parcel 034, Built 1989

Add bedroom above garage. Construct two doghouse dormers and two shed dormers. All materials to match existing.

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

Pav Peshlev was in attendance for this item.

Pav presented the changes to the dwelling including the changes to the garage, addition of dormers on the front and the dormer on the rear of the house. All materials are to match the existing in trim, style, materials, color, etc.

Committee Discussion:

Approved 05/28/25

Wendy- Appropriate. Found that the dormers presented balance the house well.

Ryan- Took no exception to the proposal.

Lesley- Appropriate.

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 Barnstable Gateway LLC, 189 Dromoland Lane, Barnstable, Map 334, Parcel 034, Built 1989 to add bedroom above garage, construct two doghouse dormers, and two shed dormers with all materials to match existing as submitted.

Lesley Wallace seconded.

Roll Call Vote

Ryan Coholan- aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

APPLICATIONS

None

EXTENSIONS

None

MINOR MODIFICATION

None

OTHER:

Barnstable Superior Courthouse Restoration Project Informal Presentation- Brian Neely

Rick Fenuccio, Brian Neely, Paul Ruzala were in attendance for this item. Rick gave an overview of the project and timeline for restoration of key features of the Superior Courthouse. Brian presented a detailed overview of the deterioration of features including mortars, joists, paint, windows, and masonry. They are looking to replace and replicate in kind as much as possible. They will be appearing for a formal COA review in early Summer.

Wendy- Asked about when the restoration would start taking place and how long it would take. Rick answered that they're hoping for a 2026 Spring start and it would probably take 8 months or more depending on the Court. Wendy asked about the columns and what they are made of. The columns are made of wood and has textured paint.

Ryan- Noted the deterioration of the existing materials, especially the basement. He was glad to see them preserving as much as possible.

Lesley- No questions.

Bett- Noted that the change in materials of the windows would be suitable due to the hazardous materials. She noted she's looking forward to the official COA.

Approval of Minutes

None

Next Meeting Date: May 28, 2025; June 11, 2025

ADJOURNMENT- Wendy Shuck moved to adjourn the meeting Wednesday March 12, 2025. Lesley Wallace seconded.

Roll Call Vote:

Ryan Coholan- aye

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Meeting adjourned at 7:55pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 05/28/25