

**Town of Barnstable**  
**Old King's Highway Historic District Committee**  
**MINUTES**  
**Wednesday, December 18, 2024, 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**

**Sevra, Parry, 9 Locust Avenue, West Barnstable, Map 197, Parcel 026, Built 1960**

Construct a 12' x 14' addition to the right elevation. All materials to match existing.

*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*

Parry Sevra was in attendance for this item.

Parry presented an addition to the right side of the dwelling which would balance the dwelling. The intention is to match all proposed materials to match what is existing.

**Committee Discussion:**

***Approved 01/08/25***

Lesley- Thinks it is appropriate and that it does balance the house well.

Ryan- Appropriate and a good use of the space. He's happy to see the house to be completed and the addition will compliment the house nicely.

Wendy- Agree with Ryan and Lesley. The addition blends in nicely and it's a modest size addition. It is very appropriate.

Bett- The addition is appropriate and the use of materials to match the existing is perfect.

**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 Sevrá, Parry, 9 Locust Avenue, West Barnstable, Map 197, Parcel 026, Built 1960 to construct a 12' x 14' addition to the right elevation. All materials to match existing as submitted.*

*Lesley Wallace seconded.*

**Roll Call Vote**

*Lesley Wallace- aye*

*Ryan Coholan- aye*

*Wendy Shuck- aye*

*Bett McCarthy- aye*

---

**Furey, Michael & Nancy, 2874 Main Street, Barnstable, Map 279, Parcel 090, Built 1904**

Replace rear window with new larger window to match existing style. Glass dimensions proposed are: 45-1/4" X 41-1/8" H.

*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*

Sarah Fecteau was in attendance for this item.

Sarah pointed to the existing window on the rear of the dwelling that is visible from Beale Way. Currently, it is roughly 30" x 30" and the new proposed is 45" x 41". The frame will be black to match and the surrounding trim would be white to match all the other existing windows.

**Committee Discussion:**

Lesley- It is in the rear and is appropriate.

Ryan- Appropriate.

Wendy- Asked if it is a single pane of glass. Sarah clarified that it is a single pane similar to a picture window. Wendy asked what the size of the window to the right is. Sarah answered did not know the exact measurements of the window to the right but indicated that it is larger than the one being proposed. It will be centered in comparison to the bigger window on the right. Wendy agreed that it is appropriate as it is on the rear of the home and not visible from 6A. Beale Way is not a busy thoroughfare.

Bett- 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 Furey, Michael & Nancy, 2874 Main Street, Barnstable, Map 279, Parcel 090, Built 1904 to replace rear window with new larger window to match existing style. Glass dimensions proposed are: 45-1/4" X 41-1/8" H as submitted.*

*Lesley Wallace seconded.*

Roll Call Vote

*Lesley Wallace- aye*

*Ryan Coholan- aye*

*Wendy Shuck- aye*

*Bett McCarthy- aye*

---

**Bloom, Richard & Susan, 2644 Main Street, Barnstable, Map 258, Parcel 006, Built 1840**

Installation of a flush-mounted solar system on the west side.

*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*

A representative from Beacon Solar was in attendance for this item.

They are proposing a solar array on the west side of the property with two batteries.

**Committee Discussion:**

Lesley- The first roof plane is visible from the road. She asked if that array of panels could be moved. She felt the other two roof planes would not be visible from the road. The representative stated that they could explore other options, but that the array may have to shrink a little. The west side is the best option for the most efficiency for this project, but they can explore other options to move the panels on the first roof plane.

Wendy- Agreed with Lesley. Clarified that on the plans that the issue would be the panels on the roof plane labeled as number 1. The representative stated that the most likely scenario would be to move the array to the rear roof plane of the home.

Ryan- Agreed with the other committee members and does not think it is appropriate to populate the roof plane number one with solar panels.

Bett- Concurred with the other committee member comments.

The committee and the representative agreed to continue the application to the January 8<sup>th</sup> meeting.

**Public Comment: None**

*Wendy Shuck moved to continue the certificate of appropriateness application for Bloom, Richard & Susan, 2644 Main Street, Barnstable, Map 258, Parcel 006, Built 1840 to the Wednesday January 8, 2025, meeting to be held remotely via Zoom.*

*Ryan Coholan 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, Built 1974**

Construct new 30'D x 64'L x 30' H home as modified.

The applicant requested a continuance to the Wednesday January 8th meeting.

*Wendy Shuck moved to continue the certificate of appropriateness application for Andryauskas, Frank & Margaret, 50 First Way, Barnstable, Map 301, Parcel 046, Built 1974 to the Wednesday January 8, 2025, meeting to be held remotely via Zoom.*

*Lesley Wallace seconded.*

**Roll Call Vote**

*Lesley Wallace- aye*

*Ryan Coholan- aye*

*Wendy Shuck- aye*

*Bett McCarthy- aye*

---

**Barnstable Fire District, 1841 Phinney's Lane, Barnstable, Map 277, Parcel 006, Built 1940**

Demolition of existing Water Department buildings.

*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*

Barnstable Fire Chief Chris Beal and Project Manager Steve Rizzo were in attendance for this item.

Chief Beal stated that they are requesting to demolish the structures on site located at 1841 Phinney's Lane in order to construct a new fire station for the Barnstable Fire Department. Steve stated that the ultimate goal is to demo the existing water department building and relocate the water department temporarily as the fire station is being built and then to relocate them to the existing fire station on Main Street. The

proposed demolition of the main building was built in 1940 and renovated many times over the years. The garage and shed would be demolished as well.

**Committee Discussion:**

Ryan- Appropriate. No other comments.

Lesley- Agree with Ryan.

Wendy- Does not believe there is any architectural or historical significance to these buildings and believes it is appropriate.

Bett- 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 demolition application for Barnstable Fire District, 1841 Phinney's Lane, Barnstable, Map 277, Parcel 006, Built 1940 to demolish the existing Water Department buildings as submitted. Lesley Wallace seconded.*

Roll Call Vote

*Lesley Wallace- aye*

*Ryan Coholan- aye*

*Wendy Shuck- aye*

*Bett McCarthy- aye*

---

**Barnstable Fire District, 1841 Phinney's Lane, Barnstable, Map 277, Parcel 006, Built 1940**

Construct new ~30,000 SF fire station with administrative offices, residential area, and a 5 bay apparatus garage including a maintenance bay, training area, and training tower.

*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*

Barnstable Fire Chief Beal, Project Manager Steve Rizzo, Architect Ellen Light, and Landscaping Architect Megan Tomkins were in attendance for this item.

Chief Beal introduced himself and the project representatives that presented on the project which will meet the needs of the fire department, the residents, and visitors for the next 50-75 years. Chief Beal stated that the current fire department building was built in 1935 and has been remodeled extensively remodeled with the last remodel taking place in 1999. The department has experienced an increase in calls and have outgrown their current station. Geographically, for response reasons, the site at 1841 Phinney's Lane was the right place for the proposed project.

**Approved 01/08/25**

Steve gave an overview of the site plan including the bays, the administrative building, the memorial, and parking. He stated that the site is tricky as the grade change from one end of the building to the other is approximately 22' so this includes a lot of retaining walls especially towards the back of the building.

Ellen presented the site plan that shows the proposed building over the existing site. She stated that the existing water department building is currently 41' from the road and the new fire station will be 54.4' from the road. Wendy asked if the parking lot is a 30' set back from the road and Ellen confirmed. Referencing the hand drawn renderings, there has been some small changes especially concerning the fire station training tower. The landscape plan shows the new memorial as well. The administration building is taller than the garage as the garage has a flat roof whereas the administration has a pitched roof. The administration building will have an apron. The garage is a pass-through garage so they could come in and out either way. On the right side they added an extra green space to help hide the look of the area. The back has overflow parking, a fueling area, and a retaining wall. There is a front retaining wall which will have a decorative fence. At the back retaining wall there will be a black chain link fence. In the front parking area, there will be another retaining wall with a decorative fence. The emergency generator at the back will not be visible at all. The 9/11 memorial that currently exists at the current fire station will be relocated to this new site and will be adding an extra bench there. The cupola will be lit.

On the administrative building there will be a farmer's porch. The existing Fire Department sign will be relocated. There is a cupola on the top as well. Decorative features like the trim and traditional cape type detailing. The material will be a stone base, hardy plank with a 7" dimension, the base of the building will be light grey, and the upper area will be a light green. The entrance door will be red. The garage doors will be red as well. The training tower has a fixed piece of glass to recall the look of the garage doors. The training tower also features windows and the fire department seal. The top is a call to the light houses on Cape and functionally meets the need of the department. The training tower will be topped with a weathervane. The garage roof will have a screen to mask the flat roof and mimic the look of a shed roof. The windows will be 4 over 1 windows.

Megan stated they have developed a preliminary planting plan for the site. The trees along Phinney's Lane will be native shade trees. There is a row of mixed evergreens and shrubs along the right property lines. There will be shrub and perennial plantings at the parking area, and the memorial site. The plan is based on native and drought tolerant species.

### **Committee Discussion:**

Wendy- Wendy asked how tall the retaining wall on the right will be. Steve answered that the height of the road versus the height of the retaining wall is approximately 6' or 7' and is not that tall so the retaining wall will be difficult to see. Wendy asked about the left side as well. Megan answered that the retaining wall at the parking lot dips down and would be minimally visible. Ellen pointed to photos of the retaining wall product photos. The retaining wall will be a grey color. Wendy clarified that the apron will be stone on the admin building. Ellen confirmed that it will be split-face which is a type of masonry block that helps with the longevity of the siding. Wendy noted her concern for the entrance door. Chief Beal stated that they wanted to have side lights like that so that the area gets more light since the farmer's porch will block some of that light. Wendy noted her concern about the top of the tower and how it will look aesthetically. She also noted her concern for the 7" clapboard. Would like to see more finalized renderings. She noted that if the information is updated and given to the Committee as it becomes available she is willing to vote on the item.

Bett- Asked if Hot Bottom Road will be paved. Steve answered that the road is currently paved down to the well and is the access road for the fire district. Bett asked what the height of the administrative building is and the height of the tower is. Bett was concerned that the height of the building would make it appear

larger. Ellen stated that they have used many techniques to break down the scale of the building. Steve also stated that the height of the proposed administrative building is roughly the same height of the current fire station on Main Street. The training tower is a little bit taller. Bett asked if the bays for the garage is set back from the admin building. Ellen noted that it is set back 6' and Steve noted that the farmer's porch would project further than that which will soften the façade. The training also juts forward about 6'.

Ryan- Noted that the parcel of land is big and that this property is not far from being outside of the district. Ryan noted that the forethought that has been put into this project so that the building can meet requirements, standards, and sustain itself and grow itself has been a job well done. Public infrastructure was built up when the population started to grow and there was a housing boom in the 40s and 50s. These infrastructures have been remodeled and remodeled but need to be able to serve the needs of the community. Cape Cod has changed over the years. Options for land use are limited. He researched other projects that this team has completed and noted that it is difficult to marry the modern needs within a historic district and that the team has done a good job with this task and proposal.

Lesley- Agreed with Ryan. Appreciated all the work that has been put into this proposal. She also appreciated the 9/11 memorial being relocated. Lesley noted her concern over the aesthetics of the tower as well.

**Public Comment:**

Robert Frazee- Complimented the architects, the designers, and the fire department. He noted that it is hard to design a public structure that meets the needs of the department and community within a historic district. He noted that the finer details and comments are legitimate and that the computerized renderings are doing a disservice to the building as they appear harsh. The hand drawn renderings are much better as a resource.

*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 Barnstable Fire District, 1841 Phinney's Lane, Barnstable, Map 277, Parcel 006, Built 1940 to construct new ~30,000 SF fire station with administrative offices, residential area, and a 5-bay apparatus garage including a maintenance bay, training area, and training tower as submitted.*

*Lesley Wallace seconded.*

Roll Call Vote

*Lesley Wallace- aye*

*Ryan Coholan- aye*

*Wendy Shuck- aye*

*Bett McCarthy- aye*

---

**Laugharn, Justine Osage, 91 Calves Pasture Lane, Barnstable, Map 259, Parcel 001/003, Built 2003**

Remove cedar roof on main house & garage. Install metal roofing in weathered zinc color.

*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 representative was absent from the meeting. The Committee determined that they had enough clarity from the application to discuss and proceed with the application.

**Committee Discussion:**

Wendy- So far off the beaten path.

Ryan- Given the location, take no exception.

Lesley- No issues. Feels the color is appropriate.

Bett- Noted that dwellings on the water have issues from wind and the metal roof should add stronger protection. No issues.

**Public Comment:**

*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 Laugharn, Justine Osage, 91 Calves Pasture Lane, Barnstable, Map 259, Parcel 001/003, Built 2003 to remove the cedar roof on main house & garage. Install metal roofing in weathered zinc color as submitted.*

*Lesley Wallace seconded.*

**Roll Call Vote**

*Lesley Wallace- aye*

*Ryan Coholan- aye*

*Wendy Shuck- aye*

*Bett McCarthy- aye*

---

**Gruhn, Martha, 34 Second Way, Barnstable, Map 319, Parcel 003, Built 1940**

Installation of an interconnected rooftop solar system 11 panels. Four panels will be minimally visible, and 7 panels will not be visible.

The homeowner requested a withdrawal of this application without prejudice.

*Wendy Shuck moved to accept the withdrawal request regarding the certificate of appropriateness application for Gruhn, Martha, 34 Second Way, Barnstable, Map 319, Parcel 003, Built 1940 to Install an interconnected rooftop solar system 11 panels. Four panels will be minimally visible, and 7 panels will not be visible without prejudice.*

*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**

None

---

Next Meeting Date: January 8, 2025; January 22, 2025

**ADJOURNMENT-** Wendy Shuck moved to adjourn the meeting Wednesday December 18, 2024. Lesley Wallace seconded.

**Roll Call Vote:**

*Lesley Wallace- aye*

*Ryan Coholan- aye*

*Wendy Shuck- aye*

*Bett McCarthy- aye*

**Meeting adjourned at 8:24pm**

Respectfully Submitted,  
Erica Brown, Administrative Assistant  
Planning & Development

***Approved 01/08/25***