

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, January 14, 2026, 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
Erin Donovan	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
Erin Donovan
Wendy Shuck
Bett McCarthy

Election of Officers

Bett inquired if there were any nominations for Chair.

Wendy Shuck moved to nominate Bett McCarthy as the Chair of the Committee for the Old King's Highway for 2026. Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye
Erin Donovan- aye
Wendy Shuck-aye
Bett McCarthy- aye

Lesley Wallace moved to nominate Wendy Shuck as the Clerk of the Committee for the Old King's Highway for 2026. Bett McCarthy seconded.

Roll Call Vote

Lesley Wallace- aye
Erin Donovan- aye

OKH Approved 02/11/26

Wendy Shuck-aye
Bett McCarthy- aye

APPLICATIONS

Diggs, Everett & Spillane-Diggs, Colette, 140 Indian Trail, Barnstable, Map 336, Parcel 013/001, Built 1980

Construct a 640sq. ft. addition, 140 sq. ft. porch, and 40 sq. ft. entry deck.

Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Erin Donovan- aye

Wendy Shuck- aye

Bett McCarthy- aye

David Anderson and Ted Diggs were in attendance for this item.

David presented the addition as depicted on the site plan. Everything will match the existing house as far as sidewall shingles, roof shingles, trim, and windows.

Committee Discussion:

Wendy- Noted her concern with the amount going on with the dwelling particularly the roof lines and half porch. David noted that it would not be visible from the street. She also noted the vegetation in the front of the house which helps obscure the addition. Wendy asked if there was a reason for the differences in the roof lines. Ted answered that the roofs would have the same pitch but the reason for the difference in height is that this addition is one story whereas the existing house is two stories. Ted also explained that on the rear there is an old tree that they would like to keep so they shifted the porch to accommodate the tree.

Erin- Asked about the shorter part of the addition and if that would be a walkway. Ted answered that it is an attached walkthrough and the purpose for it is to have another entrance but also there is the bay window on the rear near the tree in which they would like to keep. Erin noted that the addition will not affect the property much as it is away from the road and away from view, but echoes Wendy's concern regarding the symmetry.

Lesley- Stated that the location is well hidden. Asked if lifting the breezeway roof line would be helpful. David noted that there is a window on the existing house that it would block which is an egress window. Lesley stated that it is not highly visible from the road. She thought it was appropriate as long as all the materials match the existing.

Bett- Noted that this property is well vegetated along the road and stated that the addition is in the rear which is not visible from the street. No concerns regarding this application.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Erin Donovan- aye

Wendy Shuck-aye

Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of appropriateness application for Diggs, Everett & Spillane-Diggs, Colette, 140 Indian Trail, Barnstable, Map 336, Parcel 013/001, Built 1980 to construct a 640sq. ft. addition, 140 sq. ft. porch, and 40 sq. ft. entry deck as submitted.
Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye
Erin Donovan- aye
Wendy Shuck- aye
Bett McCarthy- aye

Dowling, Sarah, 448 Willow Street, West Barnstable, Map 130, Parcel 024, Built 1965

Construct a 6' x 6' deck with a 4' x 4' platform with stairs.

Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye
Erin Donovan- aye
Wendy Shuck- aye
Bett McCarthy- aye

Sarah Dowling and Lincoln Braga were in attendance for this item.

Lincoln presented a 6' x 6' deck on the North side of the dwelling. The decking and stairs would be pressure treated.

Committee Discussion:

Erin- Asked about the use of the stairs as it would be going up to a window. Sarah answered that it would currently be going to a window, but it is the intention to eventually change the existing window to a door. Asked what color the decking will be. Lincoln stated it would be natural wood. Erin noted that this dwelling is in a secluded section of Willow Street.

Wendy- Asked if the first-floor window would be removed. Lincoln replied that no windows would be removed or changed at this time. Ed Bowers from building noted the stairs blocking the first-floor window would not be a violation of any kind. Wendy stated that she would like to see the railing system, caps, and supports painted white to match the trim of the house.

Lesley- Agreed with Wendy's comments to paint the railings, caps, and supports white.

Bett- Noted the location as being secluded and agreed with the suggestion of paint.

Public Comment: None

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye
Erin Donovan- aye
Wendy Shuck- aye
Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of appropriateness application for Dowling, Sarah, 448 Willow Street, West Barnstable, Map 130, Parcel 024, Built 1965 to construct a 6' x 6' deck with a 4' x 4' platform with stairs with the modification to paint the railings, supports, and caps white and to apply for a new certificate of appropriateness to convert the second-story window to a door otherwise as submitted.
Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Erin Donovan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Salazar, Deborah, 1549 Main Street, West Barnstable, Map 197, Parcel 007, Built 1974

Install 30 roof mounted solar panels 12.3kw.

Wendy Shuck moved to open the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Erin Donovan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Jennifer Abate from Sunrun was in attendance for this item.

Jennifer presented a solar panel plan for the subject property. She noted they would be installing a total of 30 roof mounted solar panels as shown in the plan. Noted that the panels on roof plane 4 would be visible from the street. The panels on roof plane 2 would be very minimally visible due to the roof pitch. All other panels would be located on the rear of the dwelling and would not be visible.

Committee Discussion:

Wendy- Noted that the Committee does not typically approve any visible solar panels from Route 6A or any other designated scenic road. Agreed that the panels on the shallow roof pitch may be minimally visible, but the other panels would be highly visible and so she cannot approve the panels visible from 6A.

Erin- Agreed with Wendy's comments. Erin noted that although the roof plane 2 is very shallow that it would still be visible from the road and it would be problematic. The vegetation in front of the dwelling is not very thick.

Lesley- Agreed with the other Committee member's comments. She is weary to approve the panels on the shallow pitch roof due to precedence. Questioned whether more panels would be able to be applied to the rear of the structure.

Bett- Agreed with the Committee member's comments. Suggested that the applicants continue and rework the design and layout of the panels.

Jennifer agreed to a continuance to the next meeting on January 28th and requested more information on the specifics of solar panels not being visible from 6A.

Public Comment: None

*Wendy Shuck moved to continue the certificate of appropriateness application for Salazar, Deborah, 1549 Main Street, West Barnstable, Map 197, Parcel 007, Built 1974 to install 30 roof mounted solar panels 12.3kw to the Wednesday January 28, 2026 meeting at 6:30pm to be held remotely via Zoom.
Lesley Wallace seconded.*

Roll Call Vote

*Lesley Wallace- aye
Erin Donovan- aye
Wendy Shuck- aye
Bett McCarthy- aye*

Continued Applications

Christian Congregation in the US, 49 John Maki Road, West Barnstable, Map 217, Parcel 020/004, Built 2000

Renovation of the existing front and rear decks. Maintaining the same dimensions and footprint.

The applicant was not in attendance. The Committee noted that the applicant has not appeared for two meetings and no further information has been received. The Committee agreed to vote on the item.

Wendy Shuck moved to close the public hearing. Seconded by Lesley Wallace.

Roll Call Vote

*Lesley Wallace- aye
Erin Donovan- abstain
Wendy Shuck- aye
Bett McCarthy- aye*

*Wendy Shuck moved to disapprove the Certificate of Appropriateness Application for the Christian Congregation in the US, 49 John Maki Road, West Barnstable, Map 217, Parcel 020/004, Built 2000 to renovate the existing front and rear decks. Maintaining the same dimensions and footprint as submitted.
Lesley Wallace seconded.*

Roll Call Vote

*Lesley Wallace- aye
Erin Donovan- abstain
Wendy Shuck- aye
Bett McCarthy- aye*

EXTENSIONS

None

MINOR MODIFICATION

None

OTHER:

None

Approval of Minutes

December 10, 2025

Wendy moved to approve the minutes for December 10, 2025, as submitted. Lesley Wallace seconded.

Roll Call Vote

*Lesley Wallace- aye
Erin Donovan- abstain*

OKH Approved 02/11/26

Wendy Shuck- aye
Bett McCarthy- aye

Next Meeting Date: January 28, 2026; February 11, 2026

ADJOURNMENT- Wendy Shuck moved to adjourn the meeting Wednesday January 14, 2026. Lesley Wallace seconded.

Roll Call Vote:

Lesley Wallace- aye
Erin Donovan- aye
Wendy Shuck- aye
Bett McCarthy- aye

Meeting adjourned at 7:25pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

OKH Approved 02/11/26