

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, March 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	Absent
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

Wendy Shuck

Bett McCarthy

CONTINUED APPLICATIONS

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

Demolish existing dwelling.

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

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Harly Hutker, Mark Hutker, and John DeSalvo from Hutker Architects were in attendance for this item. Homeowners Keira and Robert Hower were also in attendance.

The existing structure was built in 1967 with no known historical significance. The structure is located on a prominent point on the water. The structure has sustained some wind and water damage due to its location. The owners are concerned with resilience, and they would like to build a new house that meets FEMA flood zone requirements.

Committee Discussion:

Lesley- No issues.

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Wendy- Nothing remarkable about the existing structure either historically or architecturally. No objection to the demolition.

Bett- Agreed with Committee remarks. Appropriate to demolish the building.

Public Comment: None

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

Roll Call Vote

Lesley Wallace-aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of demolition application for Hower, Robert, 137 Salten Point Road, Barnstable, Map 280, Parcel 023, Built 1964 to demolish existing dwelling as submitted. Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace-aye

Wendy Shuck- aye

Bett McCarthy- aye

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

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

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

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Harly Hutker, Mark Hutker, and John DeSalvo from Hutker Architects were in attendance for this item. Homeowners Keira and Robert Hower were also in attendance.

The proposed structure will approximately be in the same footprint as the existing structure to maintain the views. From the road, the barn structure is viewable. It is a one and a half story structure with carriage doors, a simple gable, with a shed roof to the right side. The barn is meant to be a simple structure drawing inspiration from the Barnstable Yacht Club boathouse. Set back from the barn will be the house. The house will have white cedar shingles, Alaskan yellow on the two main gables, zinc coated copper standing seam, and standard trim in light grey which will match the shingles as they weather. The windows will be simulated with divided lights with aluminum clad in light grey as well. The two main gable roof pitch will be 10:12 with the eaves just above the heads of the windows on the second floor. The stone walls, retaining wall, and chimneys will be a granite stone material.

Committee Discussion:

Wendy- The materials are all appropriate for the area. The windows are appropriate. Wendy asked about what appears to be a little box on the chimney and what that is. Harly answered that it is an enlarged chimney on the ground floor with a window. There is a planned garden space outside of that window. Wendy asked if that window could match the other windows. Harly answered that they were looking for a different type of window since it is set in masonry and Mark added that the homeowner has a beautiful sculpture that would be beautifully backlit here. Wendy noted that this is a more modern style window in a house that appears to be more traditional. Wendy asked if there is a pergola attached to the barn. Harly noted that it is a trellis on the North side that is meant to be a shade structure for the pool. The driveway

Approved 05/28/25

ends parallel to the barn. Wendy asked about the landscaping. Harly stated they have been through conservation and there will be a lot of mitigation planting on the water side of the property but there will be some screening on the east side of the property and some native plantings with trees around the barn and house. Inquired about the square footage. The growth floor area of the house is about 500 sq. ft. bigger than the existing plus the roughly 1000 sq. ft. barn.

Lesley- Agreed with Wendy concerning the window. The pool and fence will be hidden by the barn and landscaping. Lesley noted the house is significantly set back from the road. Finds the proposal to be appropriate.

Bett- Noted that it is a very comprehensive plan. It's an unusually shaped plot. The barn covers a good portion of the main home. The Committee has asked all the questions she had. The materials are appropriate. No concerns with this proposal.

Public Comment: None

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

Roll Call Vote

Lesley Wallace-aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the Certificate of Appropriateness application for Hower, Robert, 137 Salten Point Road, Barnstable, Map 280, Parcel 023, Built 1964 to construct a new house, barn, pool, and landscaping as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace-aye

Wendy Shuck- aye

Bett McCarthy- aye

APPLICATIONS

Herrick, James & Robyn, 18 Cypress Point, Barnstable, Map 349, Parcel 066, Built 1994

Install a fence on the right side and a small portion of fence on the left side of the property.

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

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Homeowners James and Robyn Herrick were in attendance for this item.

James stated that they're looking to install a privacy fence. The fence would start at 4ft tall up to the corner of the house and then 8ft tall for approximately 160ft into the back yard. They're looking to install a vertical flat board with cap rails. The left side of the house, they would use the same type of fence to replace an already existing picket fence approximately 35ft. long.

Committee Discussion:

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Lesley- Clarified that the fence on the right side would be scalloped due to it rising in height. James stated that that is correct. He noted that the fences would match on both sides.

Wendy- Clarified the fencing on each side would be matched and exactly where the fencing starts on the right-hand side. James stated the fence would start where their neighbors fence starts toward the front of the property. The left side would strictly replace the picket fence at the top of the driveway. James clarified the fence on the left would be 6ft tall. The fencing seen from the street would be 6ft on the left and the 4ft fence rising to 6ft. Wendy noted the aesthetics of the two different fences lining the properties.

Bett- Suggested that the fence on the right-side start parallel to the front of the house at 4ft tall raising to 6ft at the rear wall and then the stretch of fencing into the back yard could raise to 8ft tall. The applicants agreed.

Public Comment:

Betty Ludtke- Commented her admiration of such a robust conversation regarding a fence from both the Committee and the applicant. Appreciated the Committee's suggestions and the applicant's willingness to compromise.

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

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of appropriateness application for Herrick, James & Robyn, 18 Cypress Point, Barnstable, Map 349, Parcel 066, Built 1994 to install a fence on the right side and a small portion of fence on the left side of the property with the modification to begin the fencing on the right hand side parallel to the front wall of the dwelling at 4ft in height and gradually increasing to a height of 8ft otherwise as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Weinstein, Nancy & Sarah TRS, 2956 Main Street, Barnstable, Map 279, Parcel 017, Built 1887
Demo garage built in 1985.

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

Roll Call Vote

Lesley Wallace-aye

Wendy Shuck- aye

Bett McCarthy- aye

Alison Alessi was in attendance for this item.

Alison referenced the existing photos of the garage which is minimally visible from the road. The garage matches the house in colors but otherwise bears no historical or architectural significance. It does not have the same detailing as the historic dwelling on the property. The foundation is also not in good shape.

Committee Discussion:

Wendy- While the garage is a cute little building, the reasoning for demolishing it makes sense. No concerns.

Lesley- Agreed with Wendy.

Bett- Agreed with the committee comments.

Public Comment: None

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

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of demolition application for Weinstein, Nancy & Sarah TRS, 2956 Main Street, Barnstable, Map 279, Parcel 017, Built 1887 to demo garage built in 1985 as submitted. Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace-aye

Wendy Shuck- aye

Bett McCarthy- aye

Weinstein, Nancy & Sarah TRS, 2956 Main Street, Barnstable, Map 279, Parcel 017, Built 1887

Construct a new garage with gardening shed and storage space. Second floor living space over the proposed garage.

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

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Alison Alessi was in attendance for this item.

Alison presented a barn that mimics the detailing of the historic Greek Revival house. It will be a two-story barn and will be approximately 500 square feet larger than the garage. The main elevation facing 6A will have double hung windows, carriage house doors, the trim color to match the existing house, and material palette to also match. The East elevation will have a shed roof garden shed addition.

Committee Discussion:

Wendy- The design fits in nicely with the area and the house. Wendy clarified the siding would be white cedar shingles and the roof would be a dark grey or black color. Alison noted the colors and materials would match the existing. Wendy noted the skylights aren't usually a feature that is attractive, but in this case the skylights won't be visible from the road, and it does make the front elevation more attractive. Asked if looking at the barn and the house if it will appear that they are the same height. Alison noted that they were also concerned that when designing the barn, they measured the house, and the barn will be 4ft lower than the peak of the house.

Lesley- Noted that the design is a vast improvement. All the materials are appropriate. No concerns.

Bett- Noted the height of the barn looks excessive. Bett asked what the height of the barn will be. Alison answered the height of the barn is 29ft tall which is less about 4ft lower than the house. Alison noted the house does sit on a hill as well so the barn will appear smaller.

Public Comment: None

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

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of appropriateness application for Weinstein, Nancy & Sarah TRS, 2956 Main Street, Barnstable, Map 279, Parcel 017, Built 1887 to construct a new garage with gardening shed and storage space. Second floor living space over the proposed garage as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Great Marsh LLC, 1049 Main Street, West Barnstable, Map 178, Parcel 030, Built 1830

New sign with new logo. Existing posts to remain.

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

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Lindsey LaCorte was in attendance for this item.

The proposal is to take the existing wooden signposts and create a cover over the wooden piece to straighten out the edges on the top. This would allow the sign to accommodate the logo as well as slats for the provider's names. The colors of the providers' names would always be the same color. The proposed material is an aluminum composite material attached to the wood. The color would be white to match the post color, and the logo would be in the colors specified.

Committee Discussion:

Wendy- Noted the Committee tends to approve signs made of wood. She asked about the aluminum materials and if it would be shiny, glossy, or plastic looking. She also noted that they prefer engraved signs with not a lot of bright colors. Lindsey noted the graphics make the colors appear brighter but it would be in a matte finish and not glossy. Lindsey also stated she would be willing to change the material to wood.

Lesley- Agreed with Wendy's comments. Clarified that the existing posts are white. Lesley also suggested an Azek material and noted it would be required to be painted.

Bett- Agreed with the committee's comments about the materials. Bett noted the colors of the logo are not too harsh and they blend in with the environment. Bett suggested the names should all be in a navy-blue color. Lindsey asked if the blue in the L of the logo would be appropriate for the providers' names. All committee members agreed that that color would be appropriate.

Public Comment: None

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

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of appropriateness application for Great Marsh LLC, 1049 Main Street, West Barnstable, Map 178, Parcel 030, Built 1830 to install a new sign with new logo. Existing posts to remain with the modifications to change the sign material to either wood or Azek, provider name colors are inner peace indigo RGB 77/73/185 to match the logo L, and all paint to be matte otherwise as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

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

Add shutters to the two second floor windows on the east side of the home. These will be permanently closed. Shutters to be painted black to match the barn door on the East side of the house.

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

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Sarah Fecteau was in attendance for this item.

Sarah presented the east side of the existing home showing two windows on the second floor. These windows would be closed with shutters painted black.

Committee Discussion:

Lesley- Appropriate and set back from the road.

Wendy- Appropriate. The change is in keeping with the dwelling's unique character.

Bett- Appropriate as it matches the barn door.

Public Comment: None

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

Roll Call Vote

Lesley Wallace- 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 add shutters to the two second floor windows on the

*east side of the home. These will be permanently closed. Shutters to be painted black to match the barn door on the East side of the house as submitted.
Lesley Wallace seconded.*

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Ursitti, Jeanine & Hebeke, John, 79 Locust Lane, Barnstable, Map 319, Parcel 117, Built 2007

Convert garage into living space.

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

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Bill O'Brien was in attendance for this item.

Bill presented a proposal for the conversion of the garage into living space. The garage doors will be turned into double hung windows and the siding will match what is existing. The side elevation will have a double hung window and side door access. No change in the footprint.

Committee Discussion:

Wendy- Noted her preference for the double hung windows. Noted that this proposal is in keeping with the neighborhood. Asked if the bump out the right would remain. Bill noted that it would remain. No concerns.

Lesley- Clarified that the side door would be moved slightly and two windows will be added on that elevation. Bill answered that that is correct.

Bett- The conversion is appropriate. No concerns.

Public Comment: None

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

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of appropriateness application for Ursitti, Jeanine & Hebeke, John, 79 Locust Lane, Barnstable, Map 319, Parcel 117, Built 2007 to convert garage into living space as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Connolly, Brian & Nicole, 169 Salten Point Road, Barnstable, Map 301, Parcel 003, Built 2017

Add a cupola on top of an existing garage roof.

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

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Jack Delaney was in attendance for this item.

Jack presented a proposal to add a cupola on top of the existing garage. The front elevation of the garage has a dormer, but the cupola will be illuminating the living space below. The transom windows are Anderson true divided light. The width of the cupola is 4' 3" and the height is 6' 1" above the existing peak. The materials will be Alaskan yellow shingles for the roof and the sidewall will be natural cedar.

Committee Discussion:

Wendy- Materials are appropriate and the design is in keeping with the house and garage. Wendy expressed concern over the size as 6' sounds big and asked if this cupola will be big for the garage. Jack noted that the proportion of the cupola would not be too big. No concerns otherwise.

Lesley- Lesley noted the house and garage are large so she has no concerns with the size. All the materials are appropriate.

Bett- Noted the house and garage are large and felt the proportions are appropriate. No concerns.

Public Comment: None

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

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Wendy Shuck moved to approve the certificate of appropriateness application for Connolly, Brian & Nicole, 169 Salten Point Road, Barnstable, Map 301, Parcel 003, Built 2017 to add a cupola on top of an existing garage roof as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

EXTENSIONS

None

MINOR MODIFICATION

None

OTHER:

None

Approval of Minutes

February 26, 2025

Approved 05/28/25

Wendy noted two corrections. One was grammar error and the other a motion needed to be updated with the corresponding correct address.

Wendy Shuck moved to approve the minutes of February 26, 2025, with the noted corrections otherwise as submitted. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

March 12, 2025

Wendy Shuck moved to approve the minutes of March 12, 2025, as submitted. Seconded by Lesley Wallace.

Roll Call Vote

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

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

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

Roll Call Vote:

Lesley Wallace- aye

Wendy Shuck- aye

Bett McCarthy- aye

Meeting adjourned at 8:30pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

Approved 05/28/25