

Town of Barnstable
Old King's Highway Historic District Committee
MINUTES
Wednesday, March 11, 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

Continued Applications

Henderson, Matthew S & Eri A, 55 Augusta National Drive, Map 355, Parcel 015, Built 1970
Relocation of windows, creation of new entry, and redesign of the garage doors from one large door to two smaller doors. Siding, roofing, and materials update.

Morel Orta was in attendance for this item.

Morel presented the updated renderings dated 2/12/26. The renderings showed the windows moved, a more traditional entryway, and the siding replaced with a dark grey cedar shingle. Morel noted he listened to the Committee's feedback from the previous meeting and felt that this updated design met the Committee's design standards as well as the client's desires.

Committee Discussion:

Erin- Felt the updated design is more complimentary to the neighborhood. No issues with the darker color.

Wendy- Felt the updated renderings are appropriate.

Lesley- Felt the updated renderings are a great improvement. Asked about the front door since it appears modern. Morel noted they could move the door and have sidelights on each side but that their intention is to reuse the existing header. Lesley asked if they could add grills to the door and sidelights. Morel said that they would be amenable to the addition of the grills.

Bett- Agreed with the Committee's comments. Felt that the changes and updates are appropriate.

Wendy Shuck moved to close the public hearing. Seconded by Erin Donovan.

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 Henderson, Matthew S & Eri A, 55 Augusta National Drive, Map 355, Parcel 015, Built 1970 for the relocation of windows, creation of new entry, and redesign of the garage doors from one large door to two smaller doors. Siding, roofing, and materials update per plans dated 02/12/2026 with one modification to add grills to the front door and sidelight otherwise as submitted.

Erin Donovan seconded.

Roll Call Vote

Lesley Wallace- aye

Erin Donovan- aye

Wendy Shuck- aye

Bett McCarthy- aye

APPLICATIONS

McCartney, Isaiah, 101 Maple Street, West Barnstable, Map 132, Parcel 029, Built 1740

Replace existing white cedar shingles with new white cedar shingles. Replace windows with vinyl 2 over 2 windows. Replace trim with white Azek.

Wendy Shuck moved to open the public hearing. Erin Donovan seconded.

Roll Call Vote

Lesley Wallace- aye

Erin Donovan- aye

Wendy Shuck-aye

Bett McCarthy- aye

Conor McInerney was in attendance for this item.

Conor presented the existing photographs of the barn showing it in disrepair. They are looking to update the barn and bring it back to the same look that it had back in the early 1900s. The original barn was taken down and was rebuilt in the same footprint in the 1980s as a replica of the original. They want to update the siding with natural cedar shingles, replace the windows with Andersen Windows, and replace the trim with Azek.

Committee Discussion:

Wendy- Asked if the barn doors would remain as pine and Conor confirmed they would. She also asked if the doors would be painted. Conor noted that the doors would be painted black as it is likely that they were black or a dark color originally as shown in the older photograph. Appropriate.

Lesley- Thanked the applicant for doing their research. Appropriate.

Erin- No issues and noted that the barn revival would be great especially if they could mimic the sign in the older photograph.

Bett- Thanked the applicant for their attention to detail and desire to maintain and revive the historical aspects of the barn.

Wendy Shuck moved to close the public hearing. Seconded by Erin Donovan.

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 McCartney, Isaiah, 101 Maple Street, West Barnstable, Map 132, Parcel 029, Built 1740 to replace existing white cedar shingles with new white cedar shingles. Replace windows with vinyl 2 over 2 windows. Replace trim with white Azek as submitted.

Erin Donovan seconded.

Roll Call Vote

Lesley Wallace- aye

Erin Donovan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Klvana Associates LLC, 61 Salt Meadow Lane, West Barnstable, Map 156, Parcel 046, Vacant Land

New construction of a gambrel colonial single-family home.

Wendy Shuck moved to open the public hearing. Erin Donovan seconded.

Roll Call Vote

Lesley Wallace- aye

Erin Donovan- aye

Wendy Shuck-aye

Bett McCarthy- aye

Tim Klvana and Tim Skelly were in attendance for this item.

Tim presented a new build located at 61 Salt Meadow Lane. He noted his inspiration came from the dwelling located across the street from the lot. The design is a colonial gambrel with six over one windows. He noted that they also had gone through conservation and had undergone perc testing.

Committee Discussion:

Wendy- Felt the design is appropriate in the neighborhood. Asked about the square footage of the house. Tim answered it would be approximately 2300 square feet. Wendy then asked how big the lot is. Tim noted the lot is a little less than an acre but approximately the same acreage as the dwelling directly to the south. Confirmed the windows will be six over one.

Lesley- Felt the design is more than appropriate and has no objections.

Erin- Asked how the dwelling will be situated on the lot. Tim referenced the site plan showing the house on the south westerly side of the lot due to conservation restrictions. She thought the design will fit in very nicely with the other dwellings.

Bett- Asked about the pool and pool fence that is noted on the site plan. Tim answered that the pool and pool fence were added to know whether it would be possible given the conservation restrictions. He noted that they would file separately for OKH for those items and the shed. Bett asked about the landscaping plan. Tim noted the landscaping plan is included on the site plan which includes plenty of indigenous plantings and has been approved by conservation. Bett noted the design is appropriate for the neighborhood.

Wendy Shuck moved to close the public hearing. Seconded by Erin Donovan.

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 Klvana Associates LLC, 61 Salt Meadow Lane, West Barnstable, Map 156, Parcel 046, Vacant Land for new construction of a gambrel colonial single-family home as submitted.

Lesley Wallace seconded.

Roll Call Vote

Lesley Wallace- aye

Erin Donovan- aye

Wendy Shuck- aye

Bett McCarthy- aye

EXTENSIONS

None

MINOR MODIFICATION

Andryauskas, Frank & Margaret, 50 First Way, Barnstable, Map 301, Parcel 046, Built 2025

Remove two windows on front elevation. Add two windows to the left elevation. Add two transom windows and French door on rear elevation.

The Committee agreed the majority of changes would not be visible and the changes that are visible are appropriate.

Wendy Shuck moved to approve the Minor Modification Application for Andryauskas, Frank & Margaret, 50 First Way, Barnstable, Map 301, Parcel 046, Built 2025 to remove two windows on front elevation. Add two windows to the left elevation. Add two transom windows and French door on rear elevation as submitted.

Erin Donovan 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

Change the orientation of the platform and stairs from the right to the left with no increase in size.

OKH Approved 03/25/2026

The Committee agreed that the orientation of the platform and stairs is appropriate. This pertains to the orientation of the stairs and platform only. No other modifications.

Wendy Shuck moved to approve the Minor Modification Application for Dowling, Sarah, 448 Willow Street, West Barnstable, Map 130, Parcel 024, Built 1965 to change the orientation of the platform and stairs from the right to the left with no increase in size as submitted.

Erin Donovan seconded.

Roll Call Vote:

Lesley Wallace-aye

Erin Donovan- aye

Wendy Shuck- aye

Bett McCarthy- aye

OTHER:

None

Approval of Minutes

February 11, 2026

Wendy had one edit: the public hearing was not closed for the Augusta National Drive application as it was continued.

Wendy Shuck moved to approve the February 11, 2026, minutes with one edit otherwise as submitted.

Erin Donovan seconded.

Roll Call Vote

Lesley Wallace- abstain

Erin Donovan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Next Meeting Date: March 25, 2026; April 8, 2026

ADJOURNMENT- Wendy Shuck moved to adjourn the meeting Wednesday February 25, 2026. Erin Donovan seconded.

Roll Call Vote:

Lesley Wallace-aye

Erin Donovan- aye

Wendy Shuck- aye

Bett McCarthy- aye

Meeting adjourned at 7:26pm

Respectfully Submitted,
Erica Brown, Administrative Assistant
Planning & Development

OKH Approved 03/25/2026