

**Town of Barnstable  
Old King's Highway Historic District**

**MINUTES  
Wednesday, July 09, 2014  
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 on the following application:

Carrie Bearse	Present
George Jessop	Absent
Mary Blair Petiet	Present
Ellen Merritt	Present
Paul Richard, Alternate	Present

A quorum being met, Chair Bearse called the hearing to order at 6:32m. 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.

**APPLICATIONS**

**Hannoosh, James & Linda, 35 Williams Path, West Barnstable, Map 111, Parcel 033**

Replace Windows, Construct Balcony, Replace Existing Cupola, Modify Entry, Install Solar Panels

Represented by James Hannoosh & Frances Mogan

Chair Bearse read a letter of support into the record from abutters Dolores & Alexander Schermer. (Exhibit A)

Mr. Hannoosh explained the details of the project and reminded the members that he had been before the Committee in April as an informal discussion. There are very few changes since that meeting. They propose to add a 2<sup>nd</sup> floor balcony, replace barn door and modifications to the side entry of the front of the house. Solar panels are also proposed. There will be no changes to the footprint of the house.

Chair Bearse commented that this applicant previously came before this Committee with significant changes that the members found to be inappropriate and appreciates the fact that this submission incorporates much smaller alterations. She confirmed that all materials will match those of the existing and that the solar panels will be flush to the roof.

Mary Blair Petiet asked if the central chimney would remain the same and Mr. Hannoosh confirmed.

Ellen Merritt recalled at the informal discussion, the cupola was larger. Mr. Hannoosh concurred and stated that the cupola submitted tonight is a bit smaller and drawn to scale. It also incorporates the corner boards as suggested by this Committee.

Chair Bearse opened the discussion up for Public Comment:

Mary Ellen Johnson wished to submit a letter from Attorney Kilroy which addressed facts not within this Committees purview. Chair Bearse thanked Ms. Johnson for her comments, however, this Committee is charged with review of aesthetics only.

Joan Tompkins inquired about the size of the cupola and where the solar panels will be located. Carrie Bearse responded that the cupola was reduced after the informal discussion in April and Mr. Hannoosh added that the drawings submitted are to scale. Mr. Hannoosh stated that the solar panels will be on the south elevation that faces the stone wall between his driveway and her driveway and added that the cupola was designed to be in line with the central chimney of the house.

Alexander Schermer stated that he sees more of the Hannoosh's house than most abutters and is in favor of the solar panels. He did question how far the balcony would extend. The balcony will extend out approximately 2 ½ feet and will have wooden knees.

**Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Appropriateness (Exhibit B) for James & Linda Hannoosh at 35 Williams Path, West Barnstable as Submitted.**

**So Voted Unanimously**

**Tarnoff, Michael, 179 Sunset Lane, Barnstable, Map 319, Parcel 029**

Construct New 2-Story House with Garage (Plans modified from previous approval)

Represented by Steve Cook, Cotuit Bay Design and Michael Tarnoff

Steve Cook stated that the main body of the house is the same; however, the garage has changed from a single story to a two story. Roof pitch, trim, windows all stayed the same as well as the height. Siding will be dipped grey shingles and windows will have grills between the glass. The landscaping plan is very similar, just that the house is moved closer to the street.

Ellen Merritt inquired as to the material of the driveway which will be shell. Carrie Bearse asked if the barn door would be left natural and Steve Cook responded that it will be mahogany or cedar that will weather naturally. Paul Richard confirmed that the architectural elements did not change from the previous approval; simply the front gable went from a one story to a two story.

**Motion duly made by Ellen Merritt, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit C) for Michael Tarnoff at 179 Sunset Lane, Barnstable as Submitted.  
So Voted Unanimously**

**Haydon, Paul & Richard, 150 Berkshire Trail, West Barnstable, Map 109, Parcel 015-008**

Construct 28' x 31' Steel Garage

Applicant withdrew the application at this evenings meeting and signed a Withdrawal Form. (Exhibit D)

**Franey, Robert & Amy, 100 Alder Brook Lane, West Barnstable, Map 132, Parcel 010**

Replace Siding, Roof, Trim, Windows, Rebuild Deck

Represented by Steve Cook, Cotuit Bay Design and Robert Franey

Steve Cook reviewed the location of the house which is all the way at the end of Alder Brook Lane and is surrounded by the owner's cranberry bog. They wish to upgrade the roof and all new trim and new windows. The deck on the rear will be replaced with one modification to extend the deck from a 12' x 12' to a 9' x 24' which will bring it to the gable end of the house and add a set of stairs. He can provide staff with revised plans.

Carrie Bearse discussed the proposed material for the siding which is hardi-plank. This is normally considered an inappropriate material and recalls one exception of a building within the courthouse complex. Mr. Franey pointed out that currently the siding is vinyl and his house is located 200 feet from the beginning of the roadway. The Chair noted that her approval would be based on the fact that the structure is not visible from any public way or neighbor.

**Motion duly made by Paul Richard, seconded by Mary Blair Petiet to Approve the Certificate of Appropriateness (Exhibit E) for Robert & Amy Franey at 100 Alder Brook Lane, West Barnstable noting the approval of hardi-plank is on the condition that the house is not visible from any public way or neighbor and due to the remote location. The Deck was also approved as revised to 9' x 24' upon receipt of revised drawings.**

**So Voted Unanimously**

**CERTIFICATE OF EXEMPTIONS**

**Woehr, Ursula & Peter, 25 Ryder Lane, Barnstable, Map 351, Parcel 034**

Replace Garage Doors, Paint Front Door, Add Shutter

**Motion duly made by Mary Blair Petiet, seconded by Ellen Merritt to Approve the Certificate of Exemption (Exhibit F) for Ursula & Peter Woehr at 25 Ryder Lane, Barnstable as Submitted.**

**So Voted Unanimously**

**Eron, Carol & Rizzoli, 2745 Main Street, Barnstable, Map 258, Parcel 030**

8' x 10' Shed

NOTE: Carrie Bearse recused herself as she is a direct abutter

**Motion duly made by Ellen Merritt, seconded by Paul Richard to Approve the Certificate of Exemption (Exhibit G) as Submitted.**

**AYE: Petiet, Merritt, Richard**

**Beach Point LLC, 0-43 Barrel Hill Trail, Barnstable, Map 278, Parcel 047-001 – Map 278, Parcel 047-013**  
Construct 2 Viewing Stands (to be removed once lots are sold)

**Motion duly made by Mary Blair Petiet, seconded by Ellen Merritt to Approve the Certificate of Exemption (Exhibit H) for Beach Point LLC at 0-43 Barrel Hill Trail, Barnstable for a period not to exceed one year.  
So Voted Unanimously**

### **MINOR MODIFICATIONS**

**Ives, J. Atwood & Elizabeth, 11 Shepherds Way, Barnstable, Map 259, Parcel 001-001**

Add Skylight on East Elevation

**Motion duly made by Mary Blair Petiet, seconded by Ellen Merritt to Approve the Minor Modification (Exhibit I) for J. Atwood & Elizabeth Ives at 11 Shepherds Way, Barnstable as Submitted for skylight on eastern elevation noting that it will not be visible from a public way.  
So Voted Unanimously**

NOTE: Ellen Merritt excused herself at 7:15pm from the remainder of the Meeting

**Minucci, Albert & Judith, 190 Pin Oaks Drive, Barnstable, Map 280, Parcel 053**

Decrease building footprint & relocation on lot

Carrie Bearse recuses herself from the discussion as she did so for the application, leaving less than a quorum to discuss the modification. Therefore the Minor Modification will be placed on the July 23, 2014 Agenda for review.

**Having no further business before this Committee, a motion was made by Paul Richard, seconded by Mary Blair Petiet to Adjourn the Meeting at 7:21pm.  
So Voted Unanimously**

Respectfully submitted,  
Marylou Fair  
Recording Secretary

Exhibit A – Letter of Support – File 111/033 dtd 07.09.2014  
Exhibit B – Certificate of Appropriateness – File 111/033 dtd 07.09.2014  
Exhibit C – Certificate of Appropriateness – File 319/029 dtd 07.09.2014  
Exhibit D – Withdrawal Form – File 109/015-008 dtd 07.09.2014  
Exhibit E – Certificate of Appropriateness – File 132/010 dtd 07.09.2014  
Exhibit F – Certificate of Exemption 2014 File – 351/034 dtd 07.09.2014  
Exhibit G – Certificate of Exemption 2014 File – 258/030 dtd 07.09.2014  
Exhibit H – Certificate of Exemption 2014 File – 278/047-001 thru 047-013  
Exhibit I – Minor Modification 2014 File – 259/001-001 dtd 07.09.2014