

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

**MINUTES  
Wednesday, October 23, 2013  
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	Present
Bill Mullin	Present
Mary Blair Petiet	Absent
Ellen Merritt	Present

A quorum being met, Chair Bearse called the hearing to order at 6:30pm. 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.

**NEW APPLICATIONS**

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

Construct Addition, New Dormer & Window Modifications

Represented by James Hannoosh

Dr. Hannoosh detailed the addition to the existing structure. The south elevation of the garage dormer will be modified and solar panels will be placed on roof. New windows are proposed for the second floor of the garage on the west elevation. A new entryway and addition will replace the existing on the east elevation. Carrie Bearse voiced concern with the new addition and entryway as it doesn't seem architecturally appropriate as it relates to this Cape Cod home and asked the applicant to justify why it was designed this way. Dr. Hannoosh stated that there are existing homes within 500 yards of his property that have similar structures and asked the members to review the photographs he submitted with the application. The idea was to add a second story family room and take advantage of the water views. He looked at a variety of options and with the input of the architect, believes this is an appropriate addition compared to those in the neighborhood and adds to the beauty of the house.

Bill Mullin also voiced concern that this style of addition/tower on a Cape Cod shingled style house may not be appropriate.

George Jessop stated that although he likes the circular shape of the addition, the appropriateness of the existing architectural style does not match. It is from a different era and you may see some designs from a latter period incorporated, this is a design of an era that never really made it to the Cape. The tower is being attached to the breezeway and not to the house. He understands why, but does not believe that this is the appropriate approach with this traditional cape. The other modifications on the garage with the solar panels are appropriate, the window on the garage is perhaps excessive with the arch top, but agrees with the possibility of improved function of the space with the revised garage dormer.

Dr. Hannoosh replied that if you look at the architectural diversity of the homes on Williams Path, this addition fits with that diversity. There are homes that have tower-like structures, brick homes that are not of the period, and also this house is located on a cul de sac and not near Route 6A. He believes the design compliments the house.

Carrie Bearse concurred that he is correct with the different style of houses, but reminded that he is within the historic district.

Ellen Merritt stated that the addition totally overwhelms the existing structure.

Dr. Hannoosh stated that the tower is what makes this as stunning as it is. Such things on Cape Cod homes you may believe are not appropriate, but they are around. He would be willing to research other examples for the Committee if they would like.

Carrie Bearse asked the applicant if he would like to continue the application to consider revising the drawings or if he would like them to vote this evening. Dr. Hannoosh requested an extension to the next meeting of November 13, 2013.

**Motion duly made by Bill Mullin, seconded by George Jessop to Continue the Certificate of Appropriateness (Exhibit A) for James & Linda Hannoosh at 35 Williams Path, West Barnstable to November 13, 2013 at 6:30pm. So Voted Unanimously**

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

Demolish Single Family Home

Represented by Steve Cook, Cotuit Bay Design and Michael Tarnoff

Steve Cook stated that this is a small 1500 square foot cottage and is in rough shape. The homeowner requires a larger house for his growing family.

George Jessop noted that this existing neighborhood has had a number of teardowns and rebuilds over the years and this continues that trend.

**Motion duly made by Bill Mullin, seconded by Ellen Merritt to Approve the Certificate of Demolition (Exhibit B) for Michael Tarnoff at 179 Sunset Lane, Barnstable as Submitted.**

**So Voted Unanimously**

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

Construct New Single Family Home

Represented by Steve Cook, Cotuit Bay Design and Michael Tarnoff

Steve Cook stated that the character and style of the new house fits with the other houses in the neighborhood. The lot is very tight and they worked to fit the house into the lot to meet the many different requirements. The footprint of the first floor is 1350 square feet, the covered porch is 350 square feet and with the garage the total comes in just under 2000 square feet. Ellen Merritt asked how much taller the proposed dwelling is compared to the existing. Steve Cook stated that the proposed house is 28' in height and the existing house is 21' high. Members then reviewed the photographs of the houses in the area that were included in the application.

Bill Mullin suggested double hung 4/4 windows rather than the awning windows that are proposed for the front elevation. Steve Cook noted that there will be a row of Leland Cyprus that will go in front of the garage so you will not see any of the windows. Ellen Merritt commented that this will be a lot of green and Steve Cook replied that they still have to go before Conservation, so this may change. George Jessop suggested a lattice or arbor between the windows and the street and that was acceptable to the applicant.

**Motion duly made by George Jessop, seconded by Ellen Merritt to Approve the Certificate of Appropriateness (Exhibit C) for Michael Tarnoff at 179 Sunset Lane, Barnstable as Amended to reflect a lattice or arbor on the front elevation.**

**So Voted Unanimously**

**Bouvier, Brian & Ramona, 93 Deacon Court, Barnstable, Map 300, Parcel 032-011**

Alteration of Windows & Doors

Represented by Brian & Ramona Bouvier

Mr. Bouvier explained the alterations proposed. They would like to replace all windows and change the location of one as indicated on the plans. The rear door would be replaced with a slider and on the front elevation, the windows will be replaced with standard double hung windows that will match those to the left of the front door. Carrie Bearse noted that the current windows do not have grills and the proposed windows will also have no grills.

**Motion duly made by Ellen Merritt, seconded by George Jessop to Approve the Certificate of Appropriateness (Exhibit D) for Brian & Ramona Bouvier at 93 Deacon Court, Barnstable as Submitted.**

**So Voted Unanimously**

**Rabideau, Michael & Sara, 1837 Main Street, West Barnstable, Map 216, Parcel 033**

Replace Existing 2<sup>nd</sup> Floor Deck

Represented by Dana Pickup, Contractor

Mr. Pickup stated that the footprint of the 2<sup>nd</sup> floor deck will remain the same; the materials will change to an azek decking and railing system. The deck is also located at the rear of the house.

**Motion duly made by George Jessop, seconded by Bill Mullin to Approve the Certificate of Appropriateness (Exhibit E) for Michael & Sara Rabideau at 1837 Main Street, West Barnstable as Submitted for composite materials due to location of deck at rear of house and not visible from any Main Street location.**

**So Voted Unanimously**

**CONTINUED APPLICATIONS**

**Barnstable Historical Society, Inc. 3087 Main Street, Barnstable, Map 279, Parcel 039**

Install Bronze Statue in Natural Setting

(Continued from July 24, August 14 & August 28, September 11 & 25, October 09, 2013)

**Committee requested Continuance to November 13, 2013 due to Quorum requirements**

**Motion duly made by George Jessop, seconded by Bill Mullin to Continue the Certificate of Appropriateness for the Statue portion of the application to November 13, 2013 at 6:30pm.**

**So Voted Unanimously**

### **CORRESPONDENCE RECEIVED**

Letter dated 9/23/2013 from Rosemary Picard re: 3715 Main Street, Barnstable (Exhibit F)

Ms. Picard requested this be postponed to October 23, 2013

Ms. Picard stated that the pool is visible from Route 6A and encouraged the members to view for themselves. Her issue is that the pool is located on an easement that was granted with her property and her septic is located in this easement. When the issue of the pool first came up, Ms. Picard spoke with the new homeowners regarding this easement and was told that the pool would not be located there. She has retained an attorney and believes that the homeowner will be moving the pool. The Committee recalled that the approval was based upon it not being visible from Route 6A and that it was to be screened with shrubbery. Carrie Bearse asked that a follow up with the Building Commissioner be conducted to assure that if the pool is moved, the owners are aware that they must file with this Committee for the new location.

### **CERTIFICATES OF EXEMPTION**

**Jones, Jeffrey, 25 Angela Way, West Barnstable, Map 133, Parcel 074**

Install 4' White Wooden Fence

**Motion duly made by Ellen Merritt, seconded by Bill Mullin to Approve the Certificate of Exemption (Exhibit G) for Jeffrey Jones at 25 Angela Way, West Barnstable as Submitted.**

**So Voted Unanimously**

**Bevis, Kristy, 311 Church Street, West Barnstable, Map 153, Parcel 011**

Alteration of Window and Installation of Door

**Motion duly made by George Jessop, seconded by Bill Mullin to Approve the Certificate of Exemption (Exhibit H) for Kristy Bevis at 311 Church Street, West Barnstable as Submitted including new platform & steps similar to existing in material and design.**

**So Voted Unanimously**

**Oshea, Terence & Laurie, 3606 Main Street, Barnstable, Map 318, Parcel 054**

Window Alteration

**Motion duly made by Bill Mullin, seconded by Ellen Merritt to Approve the Certificate of Exemption (Exhibit I) for Terence & Laurie Oshea at 3606 Main Street, Barnstable as Submitted due to remote location of Main Street and not visible.**

**So Voted Unanimously**

### **APPROVAL OF MINUTES**

**Minutes of September 25, 2013**

**Motion duly made by Ellen Merritt, seconded by Bill Mullin to Approve the Minutes of September 25, 2013 as Submitted.**

**AYE: Bearse, Mullin, Merritt**

**ABSTAIN: Jessop**

**Minutes of October 09, 2013**

**Motion duly made by Bill Mullin, seconded by Ellen Merritt to Approve the Minutes of October 09, 2013 as Submitted.**

**AYE: Jessop, Mullin, Merritt**

**ABSTAIN: Bearse**

**Having no further business before this Committee, a motion was made by Bill Mullin, seconded by Ellen Merritt to Adjourn the Meeting at 7:48pm.**

**So Voted Unanimously**

Respectfully submitted,  
Marylou Fair  
Recording Secretary

Exhibit A – Certificate of Appropriateness – File 111/033 dtd 10.23.2013  
Exhibit B – Certificate of Demolition – File 319/029 dtd 10.23.2013  
Exhibit C – Certificate of Appropriateness – File 319/029 dtd 10.23.2013  
Exhibit D – Certificate of Appropriateness – File 300/032-011 dtd 10.23.2013  
Exhibit E – Certificate of Appropriateness – File 216/033 dtd 10.23.2013  
Exhibit F – Correspondence Received – File 317/081 dtd 07.24.2013  
Exhibit G – Certificate of Exemption – 2013 Exemption File 133/074 dtd 10.23.2013  
Exhibit H – Certificate of Exemption – 2013 Exemption File 153/011 dtd 10.23.2013  
Exhibit I – Certificate of Exemption – 2013 Exemption File 318/054 dtd 10.23.2013