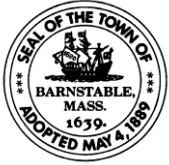


**BARNSTABLE HISTORICAL COMMISSION**  
**September 15, 2020**

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For questions, please contact Erin Logan, Administrative Assistant  
[erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us) or by telephone at 508.862.4787



## Town of Barnstable

# Barnstable Historical Commission

[www.town.barnstable.ma.us/historicalcommission](http://www.town.barnstable.ma.us/historicalcommission)

### Commission Members

Nancy Clark – Chair • Nancy Shoemaker – Vice Chair • Marilyn Fifield – Clerk  
Elizabeth Mumford • George Jessop, AIA • Cheryl Powell • Frances Parks • Jack Kay, Alternate

### Administrative Assistant

Erin K. Logan, [erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us)

## AGENDA

**Tuesday, September 15, 2020, 4:00PM**

### Call to Order

### Notice of Recording

Please note that this meeting is recorded and broadcast on Channel 18 and public participation is available through this link <https://zoom.us/j/97950197728> or by dialing 888-475-4499 – Meeting ID: 97950197728 must inquire whether anyone is taping this meeting and to please make their presence known.

The Barnstable Historical Commission Public Hearing will be held by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time access to the Barnstable Historical Commission meeting and public comment can be addressed by utilizing the Zoom link or telephone number and Meeting ID provided below:

**Link:** <https://zoom.us/j/97950197728>

**Telephone Number:** 888 475 4499 **Meeting ID:** 97950197728

3. Applicants, their representatives and individuals required or entitled to appear before the Barnstable Historical Commission may appear remotely and are not permitted to be physically present at the meeting, and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to [erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us), so that they may be displayed for remote public access viewing.

Copies of the applications are available for review by calling 508-862-4787 or emailing [erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us)

Acting under the provisions of the Code of the Town of Barnstable, §112-1 through §112-7, the Historical Commission will hold a Public Hearing on the following applications. The following Applications have been determined significant and were referred to a Public Hearing:

### **Continued Applications**

**Kaschuluk, Jeffrey, 58 Wianno Avenue, Osterville, Map 141, Parcel 003/000, Watson Adams House, built 1869, inventoried**

Partial demolition – demolish portions of the structure and relocate remaining structure

### **Applications**

**Kaschuluk, Jeffrey, 58 Wianno Avenue, Osterville, Map 141, Parcel 003/000, Watson Adams House, built 1869, inventoried**

Full demolition – full demotion of all structures

**Macdonald, Sharon, 48 High Street, Cotuit, Map 035, Parcel 046, Captain Joseph F. Adams Homestead, built 1871, inventoried**

Partial demolition – demolish part of existing deck to connect a 2-story garage and master suite addition to the main structure

### **Other**

- Discussion - David Martin of the Marstons Mills Historical Society to discuss the restoration of the Hearse House
- Update – Community Preservation Committee
- Historic events open to the public

### **Approval of Minutes**

February 2020, March 2020, & May 2020

### **Matters not reasonably anticipated by Chair**

### **Adjournment**

**Next Meeting Dates:** October 20, 2020 & November 17, 2020

### **Please Note:**

The list of matters, are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.



**TOWN OF BARNSTABLE**  
**Planning & Development Department**  
**Barnstable Historical Commission**  
[www.town.barnstable.ma.us/historicalcommission](http://www.town.barnstable.ma.us/historicalcommission)

BARNSTABLE Town Clerk Stamp  
TOWN CLERK

20 FEB 21 P2:59

**NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING**

Date of Application 2/19/20  Full Demotion  Partial Demolition

Building Address: 58 WIANNO AVENUE  
Number Street

Osterville 02655 Assessor's Map # 141 Assessor's Parcel # 003  
Village ZIP

Property Owner: JEFFREY KASCHULUK 508-317-2547  
Name Phone#

Property Owner Mailing Address (if different than building address) PO BOX 865  
OSTERVILLE, MA 02655

Property Owner e-mail address: JEFFREY@WESTBAYDI.COM

Contractor/Agent: N/A

Contractor/Agent Mailing Address: N/A

Contractor/Agent Contact Name and Phone #: N/A  
Name Phone #

Contractor/Agent Contact e-mail address: N/A

Demolition Proposed - please itemize all changes:  
See attached narrative.

Type of New Construction Proposed: See attached narrative.

Provide information below to assist the Commission in making the required determination regarding the status of the Building in accordance with Article 1, § 112

Year built: 1869 Additions Year Built: \_\_\_\_\_

Is the Building listed on the National Register of Historic Places or is the building located in a National Register District?  
No  Yes  *"not contributing"*

[Signature]  
Property Owner/Agent Signature



**Relocation and Repurposing of 58 Wianno (historic portion only):**

The applicant to physically relocate the original house from the site, and place on a new site nearby. Therefore the demolition of this structure will be limited to the additions and the portions of the house that have deteriorated beyond repair. The front porch and single story lean-to roof over a portion of the kitchen will be removed and reconstructed at a later date. The attached 2-car garage will be razed and removed. Similarly, the second floor will need to be removed and rebuilt at the home's new location. The roofing, roof sheathing and some members of the roof framing are in very poor condition and will not survive a move nor will they be adequate when the home is repurposed. The two existing chimneys will be removed as these are single width of brick and not practical to reuse. Please note, the applicant will also seek appropriate permits from the Town of Barnstable Building Department for the relocation and reuse of the small cottage on the property known as 29 West Bay Road.

**Relocation and Repurposing of 554 Wianno (excludes existing 3-car garage):**

The applicant proposes to carefully disassemble the old Phelps Residence (*aka - The Beacon*) and relocate the house to a new location at 58 Wianno Ave. This application is therefore dependent on approval of the applicant's Notice of Intent Application at that address. The applicant will remove the porch structures, the chimneys and other non-significant features of the house. Please see the color-coded site plan attached to this application. The applicant proposes to remove and restore certain artifacts of the old house such as old true divided-light windows, French doors, and transom windows to be repurposed inside the reconstructed house. This effort will continue on the inside of the house where portions of the center stairs, newel posts, balustrades and other millwork will be salvaged, restored and repurposed. The house will need to be separated into several sections so that it can be transported 5,200 feet or 0.99 miles to its new home where it will be carefully reassembled. It is proposed that the ocean-facing front façade of Phelps House will be turned to front on Wianno Ave. The elevation currently viewed from Wianno Ave will then face West Bay Road. Please note the existing 3-car garage is not part of this application and will remain at 554 Wianno Ave. The history of this house will soon be improved and continued; it will become public and accessible and add historic character to the center of the village.



FORM B - BUILDING

141/003

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

AREA 141/3 FORM NO. 32056  
0VB 2056 108  
47E1



Town Barnstable (Osterville)  
Address 59 Wianno Ave  
Historic Name Watson Adams

Use: Present residence  
Original residence

DESCRIPTION  
Date 1869  
Source Registry of Deeds  
Style Greek Revival  
Architect unknown

Exterior Wall Fabric clapboard and shingle  
Outbuildings garage

Major Alterations (with dates) 1885 - eel, 1889 - bay

Condition good

Moved no Date -

Acreage .41

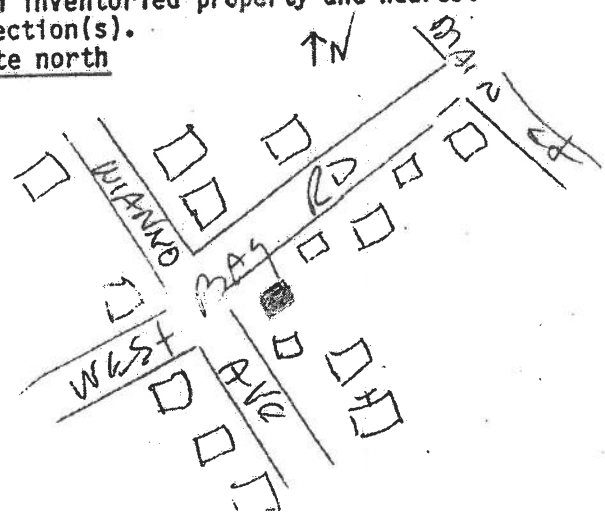
Setting Just inside village business area across from the library, post office and a bank.

Recorded by Barbara Crosby

Organization Barnstable Historical Com

Date 1993 revised 1998

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north



UTM REFERENCE 18UUC 14 1999

USGS QUADRANGLE MASS. HIST. COM

SCALE 1 inch = 100 feet

BRN 2056

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

This is a two and a half story Greek Revival house under a steeply angled roof, gable end to the west three bays wide. On this west end the principal entrance is to the north. On the south side of the gable is a two story bay extending about two feet toward the street. At the east end of the house is a two story gabled extension with peak lower than the main house. This has an open porch with square column across the south side, and an enclosed shed roof on the east side. Beyond this to the north is a one story passage extending to a gabled two story garage with two car doors facing east. The exterior is shingle, the roof composition shingle with two thin brick chimneys at the peaks of the main house and the east wing.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

Watson F. Adams 1842-1903 went to sea as a youth serving in 1863 on the schooner "Lewis Spanier", Capt. Enoch Lewis of Centerville, when it was lost off the Jersey coast and also on the schooners "Hickman", "Pennsylvania" and "GL". He served in the Civil War and was an active member of the Charles Chipman Post, GAR of Sandwich for many years. In 1865 he married Susan West 1848-1901, daughter of Capt. Nathan E. West 1822-1913, the most reknowned sea captain of the village. He bought land in 1869 from Clarissa Lovell 1790-1870 and built this house. He did not register the deed until 1878 when he registered 12' of land on the west side of the property that he purchased from Clarissa Lovell's family after her death. His second wife, Carrie, inherited the home, married Samuel H. Ballard and sold the property in 1912 to Agnes Shields 1868-1933, wife of James Shields 1873-1951. Mr. Shields came from Balansloe County, Galway, Ireland to Boston in 1896 and in 1904 married Agnes Crane who had come from Triminie County, Sligo, Ireland in 1892. He was brought to Osterville by John S Twombly 1848-1922 of Brookline, in 1905, as his coachman. Mr. Twombly's wife, Lillian, was the daughter of Dr. Thomas R. Clement 1823-1898 who was the village doctor from 1880 to his death and left his home on East Bay Road (141/9.1) to her. After the probate of the estate of Mrs. Shields, the property went to her four children, then in 1947 to son, John Shields 1906-1995 and in 1950 to son, William Leo 1914-1962 and his wife, Margaret Hayden Shields. Mr. Shields was a Barnstable High School teacher and football coach. The football field was named after him. Mrs. Shields who was an elementary school teacher in the village still owns the property.

BIBLIOGRAPHY and/or REFERENCES

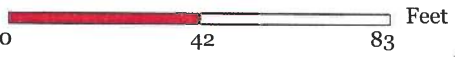
- Atlas - 1880, 1907
- Registry of Deeds, Registry of Probate
- Osterville, A Walk Through the Past 1979 Chesbro/Crosby
- Osterville, Vol I 1988, Vol II 1989 P. Chesbro
- Architecture - Dr. James Gould



Legend

Road Names

Map printed on: 2/25/2020



Approx. Scale: 1 inch = 42 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.



Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601  
508-862-4624  
gis@town.barnstable.ma.us



Parcel: 141-003

Location: 58 WIANNO AVENUE, Osterville

Owner: KASCHULUK, JEFFREY



Parcel  
141-003

Location  
58 WIANNO AVENUE

Village  
Osterville

Town sewer at address  
No

Developer lot:  
LOTS 1 & 2

Fire district  
C-O-MM

Road index  
1832

Secondary road  
WEST BAY ROAD

Interactive map



Owner: KASCHULUK, JEFFREY

Owner KASCHULUK, JEFFREY	Co-Owner	Book page 27423/ 232
Street1 PO BOX 3433	Street2	
City NANTUCKET	State Zip Country MA 02584	

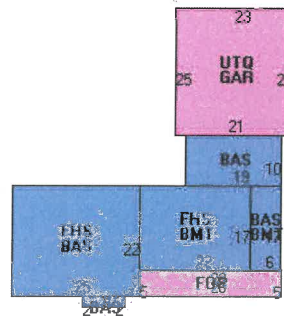
Land

Acres 0.44	Use Multi Hses MDL-01	Zoning BA	Neighborhood 0113
Topography Level	Street factor Paved	Town Zone of Contribution AP (Aquifer Protection Overlay District)	
Utilities Public Water,Gas,Septic	Location factor	State Zone of Contribution OUT	

Construction

Building 1 of 2

Year built 1850	Roof structure Gable/Hip	Heat type Hot Water
Living area 1336	Roof cover Asph/F Gls/Cmp	Heat fuel Oil
Gross area 3564	Exterior wall Clapboard	AC type None
Style Cape Cod	Interior wall Plastered	Bedrooms 3 Bedrooms
Model Residential	Interior floor Pine/Soft Wood	Bath rooms 1 Full-1 Half
Grade Average	Foundation Mixed	Total rooms 6 Rooms
Stories 1 1/2 Stories		



Building 2 of 2

Year built 1955	Roof structure Gable/Hip	Heat type Hot Water
Living area 572	Roof cover Asph/F Gls/Cmp	Heat fuel Gas
Gross area 572	Exterior wall Wood Shingle	AC type Central
Style Cottage	Interior wall Drywall	Bedrooms 2 Bedrooms
Model Residential	Interior floor Carpet	Bath rooms 1 Full-0 Half
Grade Average	Foundation Blk/Pour Ftgs	Total rooms 4 Rooms
Stories 1 Story		



Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
02/26/2018	Sid/Wind/Roof/Door	18-565	\$0		REROOF (stripping old shingles)
02/07/2012	New Roof	201200692	\$10,000	06/30/2012	RERROOF STRIPPING OLD-RESIDE-REPLC 22 WINDS 3 DRS

▼ Sale History

Line	Sale Date	Owner	Book/Page	Sale Price
1	05/31/2013	KASCHULUK, JEFFREY	27423/ 232	\$728,000
2	11/03/2005	JAXTIMER, ERNEST J TR	20439/ 26	\$975,000
3	03/24/2000	MITCHELL, HELEN & SHIELDS, M L TRS	12903/ 19	\$1
4	04/03/1950	SHIELDS, MARGARET L	746/ 150	\$0

▼ Assessment History

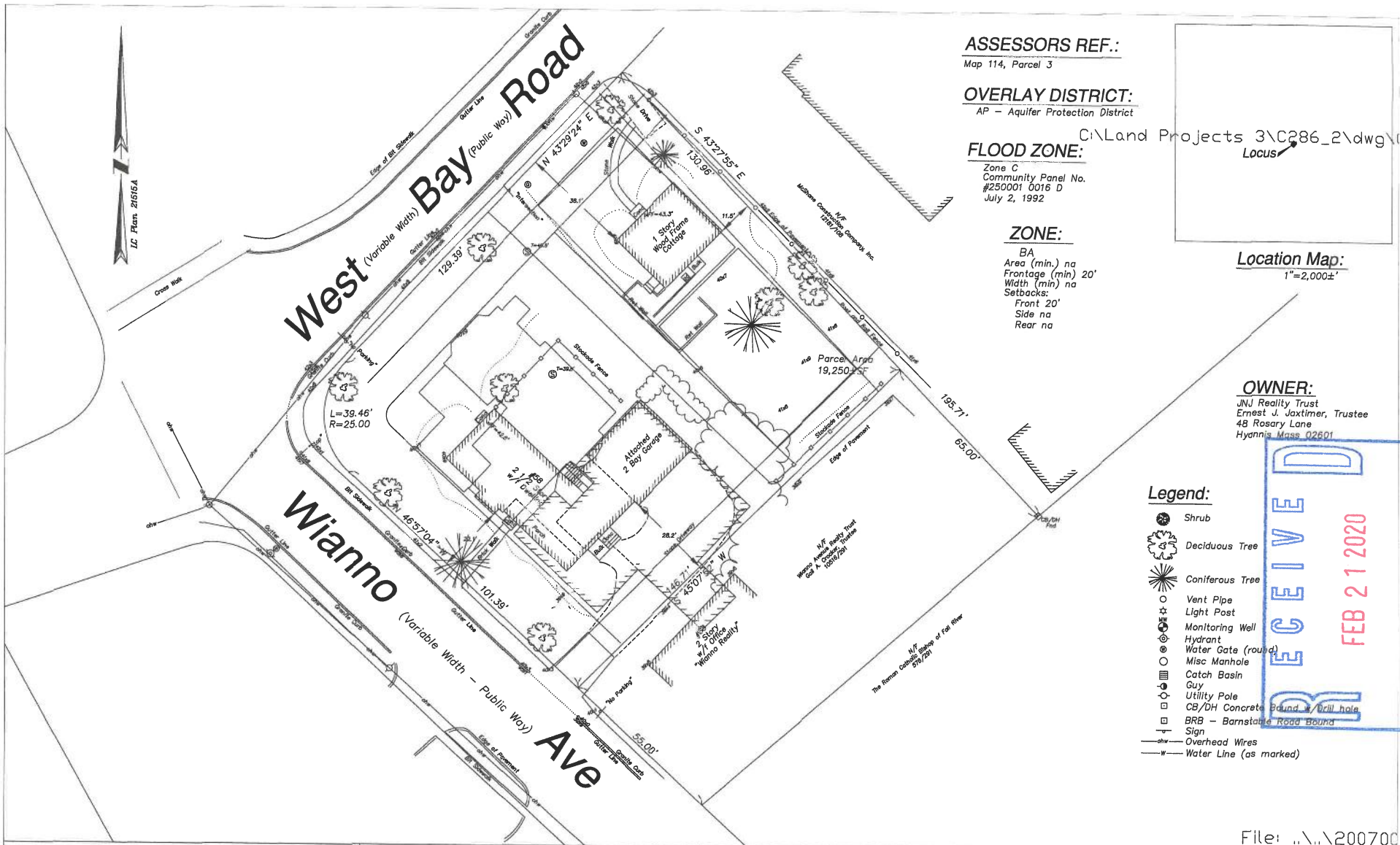
Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2020	\$173,600	\$22,300	\$0	\$459,800	\$655,700
2	2019	\$153,900	\$22,300	\$0	\$438,900	\$615,100
3	2018	\$187,400	\$29,200	\$0	\$484,000	\$700,600
4	2017	\$177,800	\$29,400	\$0	\$484,000	\$691,200
5	2016	\$177,800	\$29,400	\$0	\$488,400	\$695,600
6	2015	\$217,700	\$33,600	\$0	\$476,700	\$728,000
7	2014	\$191,000	\$31,500	\$0	\$552,500	\$775,000
8	2013	\$191,000	\$31,500	\$0	\$547,500	\$770,000
9	2012	\$194,300	\$30,300	\$0	\$724,600	\$949,200
10	2011	\$230,800	\$3,300	\$0	\$724,600	\$958,700
11	2010	\$231,200	\$3,300	\$0	\$724,600	\$959,100
12	2009	\$291,600	\$2,600	\$0	\$757,200	\$1,051,400
13	2008	\$322,900	\$2,600	\$0	\$774,000	\$1,099,500
15	2007	\$358,300	\$2,600	\$0	\$774,000	\$1,134,900
16	2006	\$288,900	\$2,600	\$0	\$748,200	\$1,039,700
17	2005	\$255,700	\$2,400	\$0	\$677,100	\$935,200
18	2004	\$210,000	\$2,400	\$0	\$677,100	\$889,500
19	2003	\$206,900	\$2,400	\$0	\$121,400	\$330,700
20	2002	\$179,300	\$2,300	\$0	\$121,400	\$303,000
21	2001	\$179,300	\$2,400	\$0	\$152,100	\$333,800
22	2000	\$144,800	\$2,500	\$0	\$64,600	\$211,900
23	1999	\$144,800	\$2,500	\$0	\$64,600	\$211,900
24	1998	\$144,800	\$2,500	\$0	\$64,600	\$211,900
25	1997	\$144,500	\$0	\$0	\$64,500	\$209,000
26	1996	\$144,500	\$0	\$0	\$64,500	\$209,000
27	1995	\$144,500	\$0	\$0	\$64,500	\$209,000
28	1994	\$151,700	\$0	\$0	\$146,800	\$298,500
29	1993	\$151,700	\$0	\$0	\$146,800	\$298,500
30	1992	\$172,800	\$0	\$0	\$163,100	\$335,900
31	1991	\$181,700	\$0	\$0	\$230,500	\$412,200
32	1990	\$181,700	\$0	\$0	\$230,500	\$412,200
33	1989	\$181,700	\$0	\$0	\$230,500	\$412,200
34	1988	\$104,300	\$0	\$0	\$199,900	\$304,200
35	1987	\$104,300	\$0	\$0	\$199,900	\$304,200
36	1986	\$104,300	\$0	\$0	\$199,900	\$304,200

▼ Photos









**RECEIVED**  
 FEB 21 2020  
 PLANNING & DEVELOPMENT

**Title:**  
Existing Conditions  
Plan of Land at  
58 Wianno Avenue in  
Barnstable (Osterville) Mass.

**Date:** January 30, 2006

**Scale:** 1"=20'

**PREPARED BY:**  
Sullivan Engineering, Inc. CapeSurv  
PO Box 659 7 Parker Road  
Osterville, MA 02655 Osterville MA 02655  
(508)428-3344 (508)428-3115 fax (508)420-3994 (508)420-3995 fax

**Draft:** Field: WHK/JPM  
**Review:** Comp/Draft: JPM/RRL  
**Proj. #** Drawing # C286\_2g1

**PREPARED FOR:**  
JNJ Realty Trust  
48 Rosary Lane  
Hyannis Mass 02601


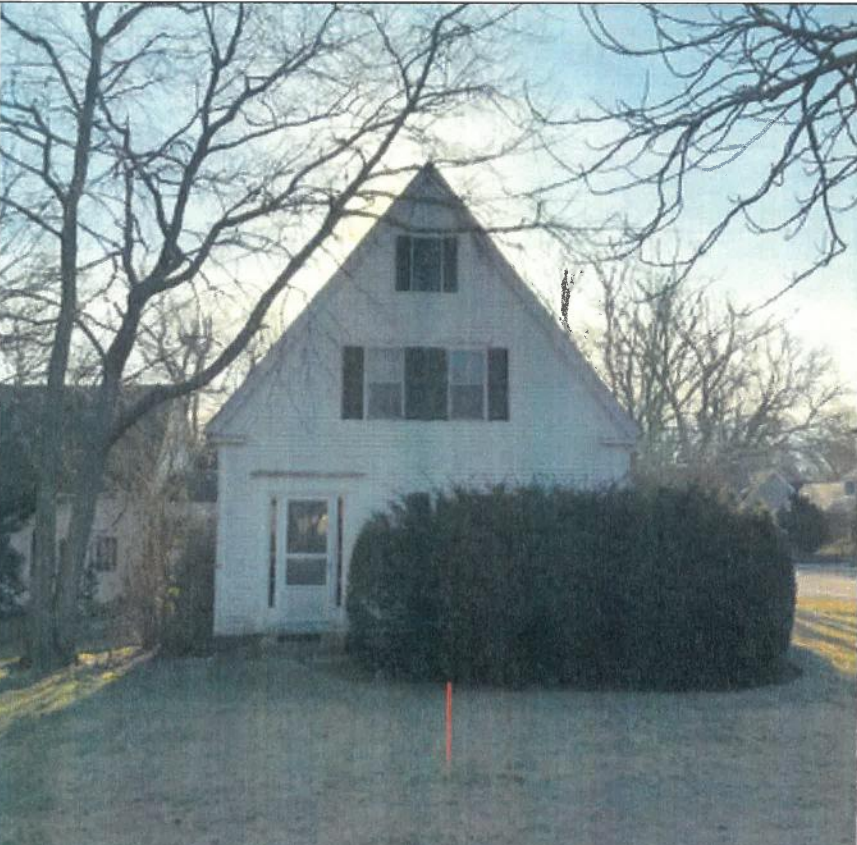
20 0 10 20 40 80

**Notes/Revision:**


- The property line information shown was compiled from available record information.
- The topographic information was obtained from an on the ground survey performed on or between 19/DEC/05 and 25/JAN/06.
- The datum used is NGVD '29, a fixed mean sea level datum.

File: ..\..\200700

Sheet 1 of 1



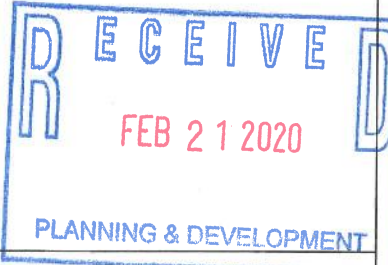
<p>Picture #1</p> 	<p>View from Library at the opposite corner of Wianno Ave &amp; West Bay Road</p>
<p>Picture #2</p> 	<p>North elevation facing West Bay Road</p>

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1

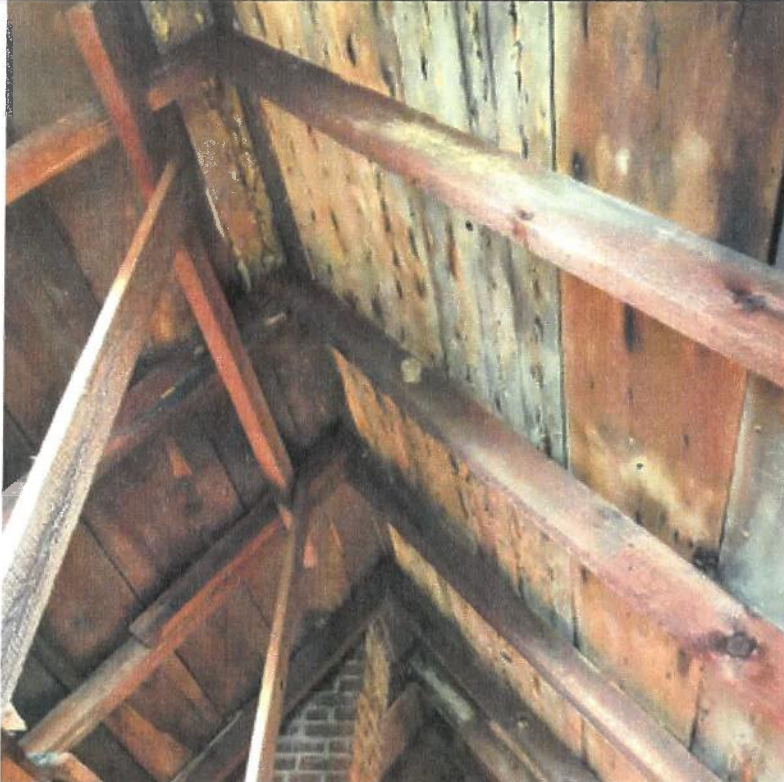

<p>Picture #3</p> 	<p>West elevation facing Wianno Road</p>
<p>Picture #4</p> 	<p>View from southwest</p>
	<p>RECEIVED FEB 21 2020 PLANNING &amp; DEVELOPMENT</p>


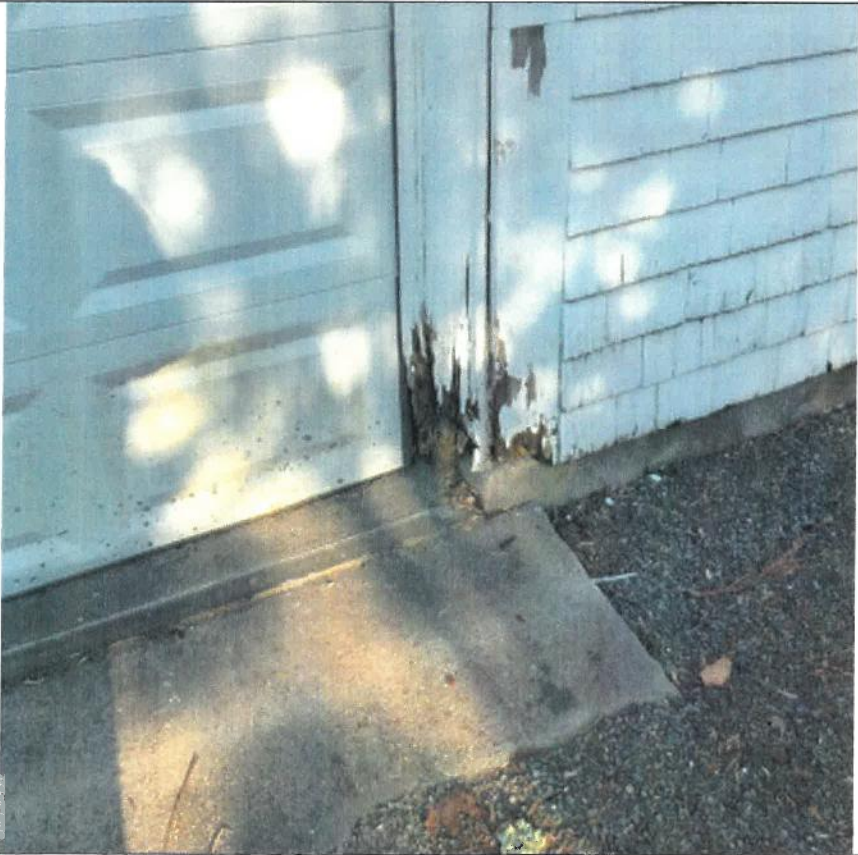


<p>Picture #5</p> 	<p>View of two story gable on west side with deteriorated roof shingles, failing shutters, and scaling paint</p>
<p>Picture #6</p> 	<p>Close up view of brick foundation on west side</p> <p>RECEIVED FEB 21 2020 PLANNING &amp; DEVELOPMENT</p>

<p>Picture #7</p>  A close-up photograph showing the corner of a porch. On the left, a weathered wooden post stands on a rough, uneven stone foundation. To the right, the porch deck is made of dark, aged wooden planks. A white cable runs across the ground in front of the stone foundation.	<p>Close up view of stone foundation at left side of west porch</p>
<p>Picture #8</p>  A close-up photograph of a porch deck. The wooden planks are severely rotted and discolored, with some missing or crumbling. Below the deck, the wooden framing is also decayed and exposed. A concrete foundation is visible at the bottom of the frame.	<p>Close up view of rotten porch decking, framing below has also decayed beyond repair</p>  A blue rectangular stamp with the word "RECEIVED" in large, outlined letters. Below it, the date "FEB 21 2020" is stamped in red. At the bottom, the words "PLANNING & DEVELOPMENT" are stamped in blue.

<p>Picture #9</p> 	<p>Close up view of the main and porch roofs on the southwest corner. The fascia and soffit boards behind the gutter have failed and are open to the weather. Above the single width brick chimney will be removed as it is not strong enough to move or be compliant for reuse.</p>
<p>Picture #10</p> 	<p>South gable of main house above later kitchen expansion below shed roof</p> <p>RECEIVED FEB 21 2020 PLANNING &amp; DEVELOPMENT</p>

<p>Picture #11</p> 	<p>View inside main attic showing deteriorated wooden roof sheathing and undersized roof rafters. (2" x 5" @ +/- 28" OC)</p>
<p>Picture #12</p> 	<p>This photo shows the existing roof ratters resting on the raised plate in the eaves of the second floor, the applicant proposes to remove the roove above the plate and reconstruct at the new site.</p> <p>RECEIVED FEB 21 2020 PLANNING &amp; DEVELOPMENT</p>

<p>Picture #13</p> 	<p>South side of the garage, this is not part of the original historic house and will be razed.</p>
<p>Picture #14</p> 	<p>Rotten door jamb at the garage</p>

RECEIVED  
FEB 21 2020  
PLANNING & DEVELOPMENT



**ASSESSORS REF.:**  
Map 114, Parcel 3

**OVERLAY DISTRICT:**  
AP - Aquifer Protection District

**FLOOD ZONE:**  
Zone C  
Community Panel No. #250001 0016 D  
July 2, 1992

**ZONE:**  
BA  
Area (min.) no Frontage (min) 20'  
Width (min) no Setbacks:  
Front 20'  
Side no  
Rear na

"BLUE SHADED AREA"  
EXISTING STAND ALONE COTTAGE AT 29 WEST BAY ROAD WILL BE RELOCATED UNDER SEPARATE PERMIT

"GREEN SHADED AREA"  
PORTION OF THE EXISTING HOUSE TO BE RELOCATED TO A NEW SITE. CROSSHATCH INDICATES AREA WHERE THE ROOF STRUCTURE WILL BE REMOVED AND REBUILT AT THE NEW SITE. SEE PHOTOS FOR MORE ABOUT CONDITION OF THE EXISTING ROOF FRAMING.

"PINK SHADED AREA"  
EXISTING AREAS THAT WILL BE REMOVED AND NOT RELOATED. INCLUDING THE 1-STORY LINK BETWEEN THE HOUSE AND GARAGE AND THE TWO CAR GARAGE AND LOFT ABOVE.

"ORANGE SHADED AREA"  
PORTIONS OF THE EXISTING INCLUDING THE FRONT PORCH AND LEAN-TO ON THE SOUTHEAST SIDE WILL BE REMOVED AND RECONSTRUCTED AT A NEW SITE AS THE CONDITION OF THESE AREAS IS POOR AND NOT STABLE ENOUGH TO BE MOVED. SIMILARLY THE 1-1/2 STORY BAY WINDOW WILL BE REMOVED AND REBUILT.

**Legend:**

- Shrub
- Deciduous Tree
- Coniferous Tree
- Vent Pipe
- Light Post
- Monitoring Well
- Hydrant
- Water Gate (round)
- Misc Manhole
- Catch Basin
- Guy
- Utility Pole
- CB/DH Concrete Bound w/Drill hole
- BRB - Barnstable Road Bound
- Sign
- Overhead Wires
- Water Line (as marked)

**TITLE:**  
Development Sketch  
Existing Conditions  
At  
58 & 68 Wianno Avenue  
Barnstable (Osterville) Mass.

**DATE:** January 16, 2020

**SCALE:** 1"=20'

**PREPARED BY:**

**Sullivan Engineering & Consulting, Inc.**  
23 West Bay Rd, Suite G  
Osterville MA 02655  
(508) 420-3994 / 420-3995fax

**CapeSurv**  
23 West Bay Rd, Suite G  
Osterville MA 02655  
(508) 420-3994 / 420-3995fax

**Draft:** Field: WHK/JPM  
**Review:** Comp/Draft: JPM/RRL  
**Proj. #** Drawing # C286\_2g1

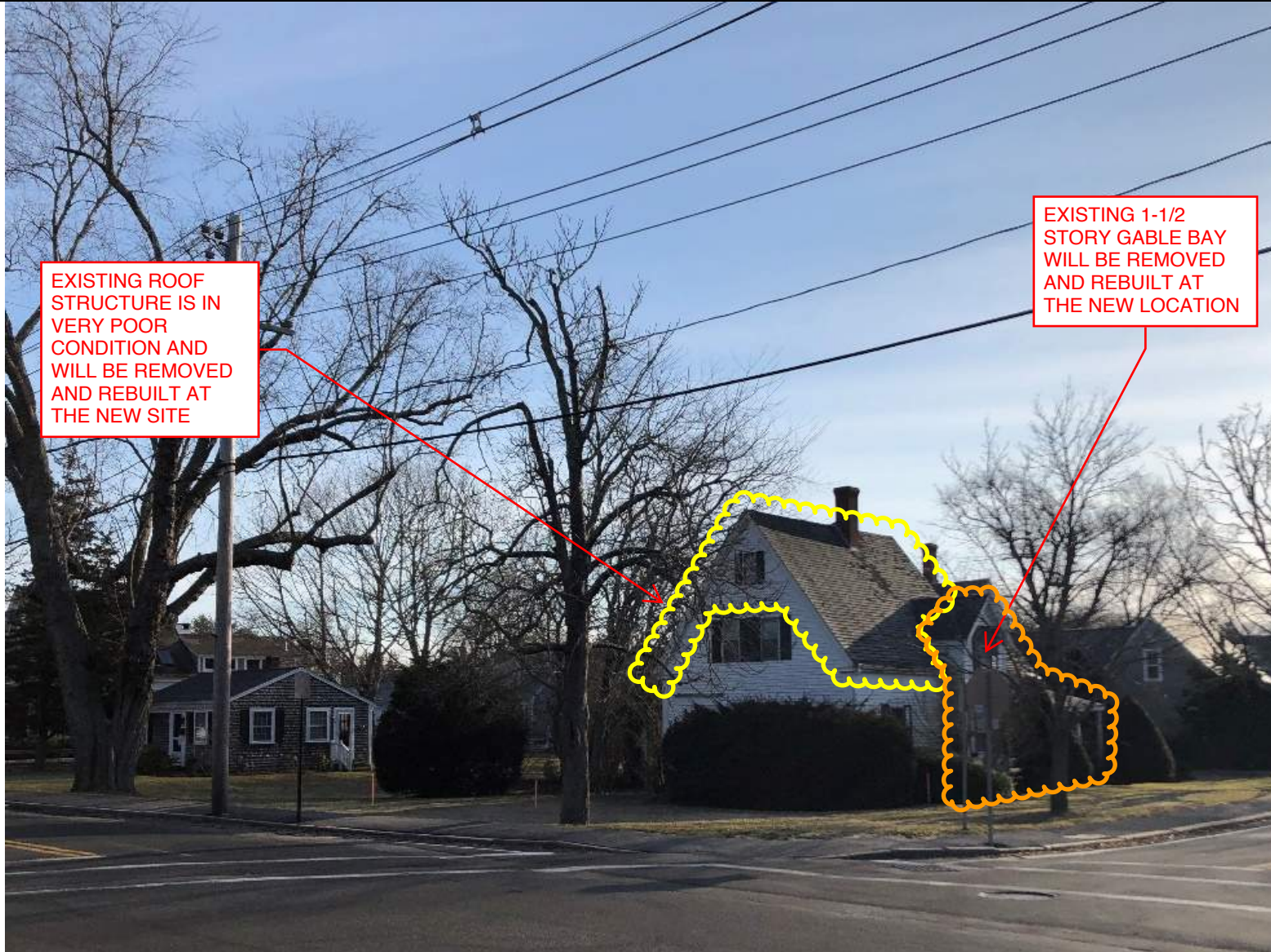
**PREPARED FOR:**  
The Beacon At Wianno

**NOTES:**

- 1.) The property line information shown was compiled from available record information.
- 2.) The topographic information was obtained from an on the ground survey performed on or between 19/DEC/05 and 25/JAN/06.
- 3.) The datum used is NGVD '29, a fixed mean sea level datum.

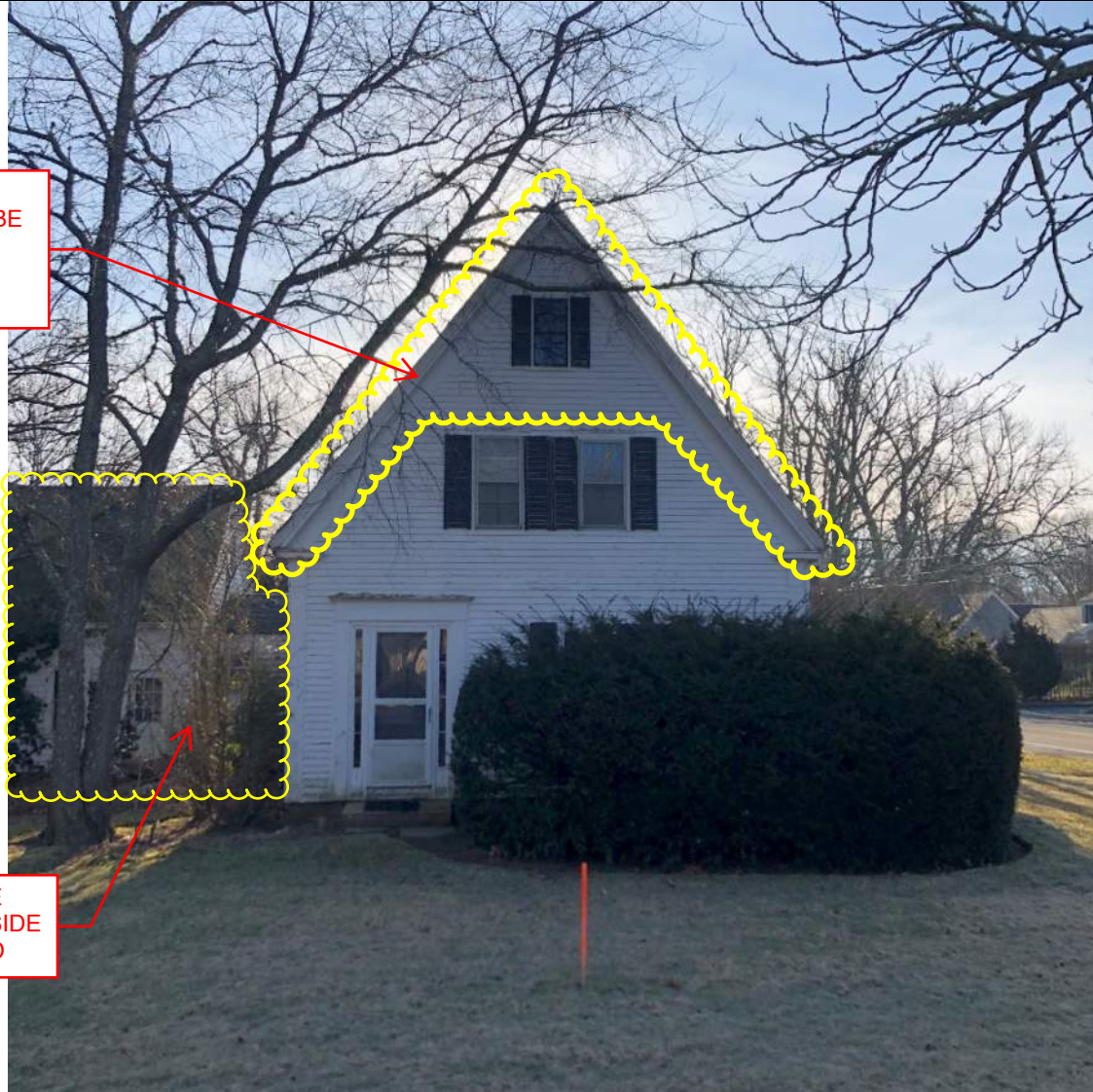
SHEET 1 OF 1

Perspective from Opposite Corner of Wianno Ave. & West Bay Road



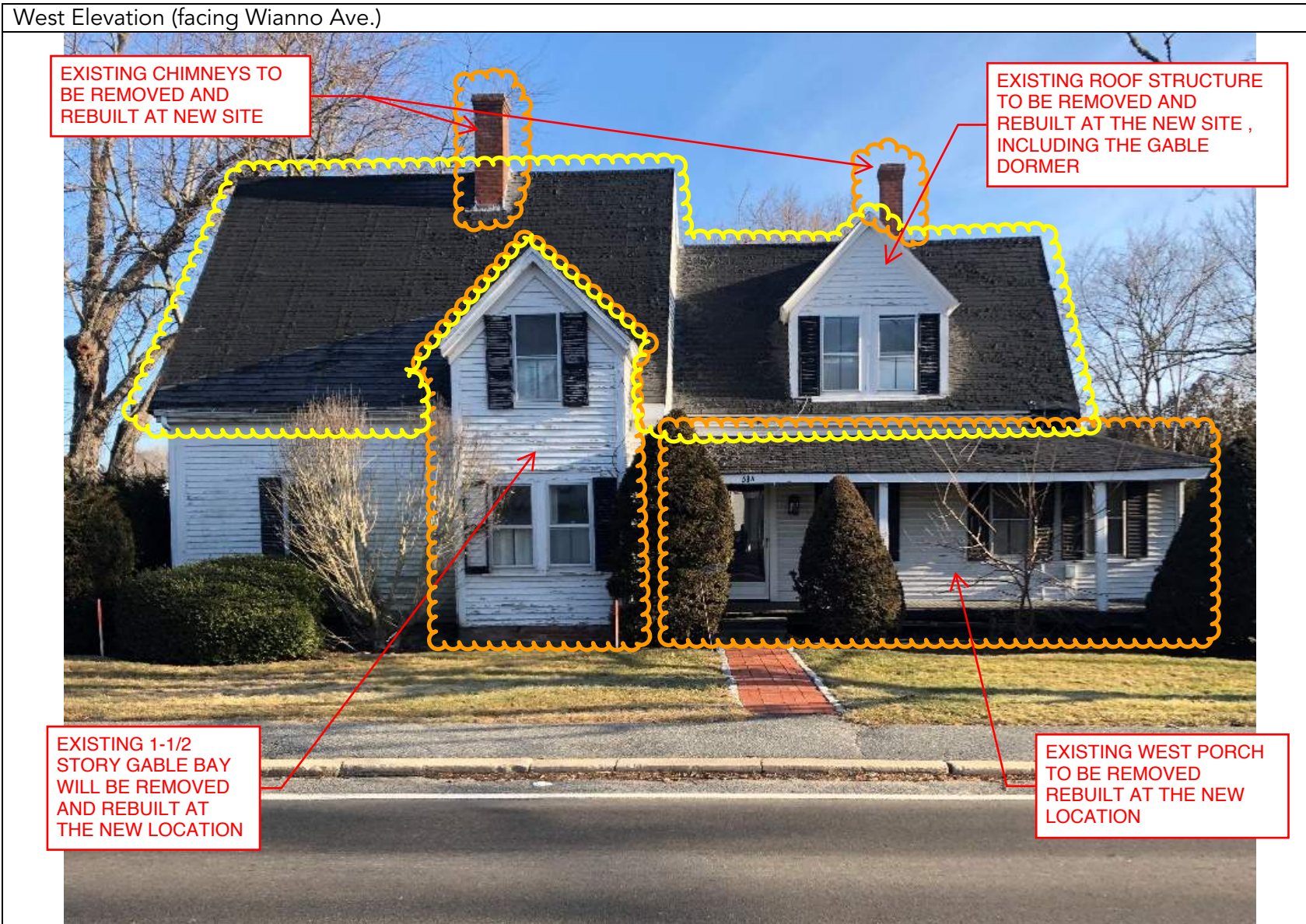
North Elevation (facing West Bay Road)

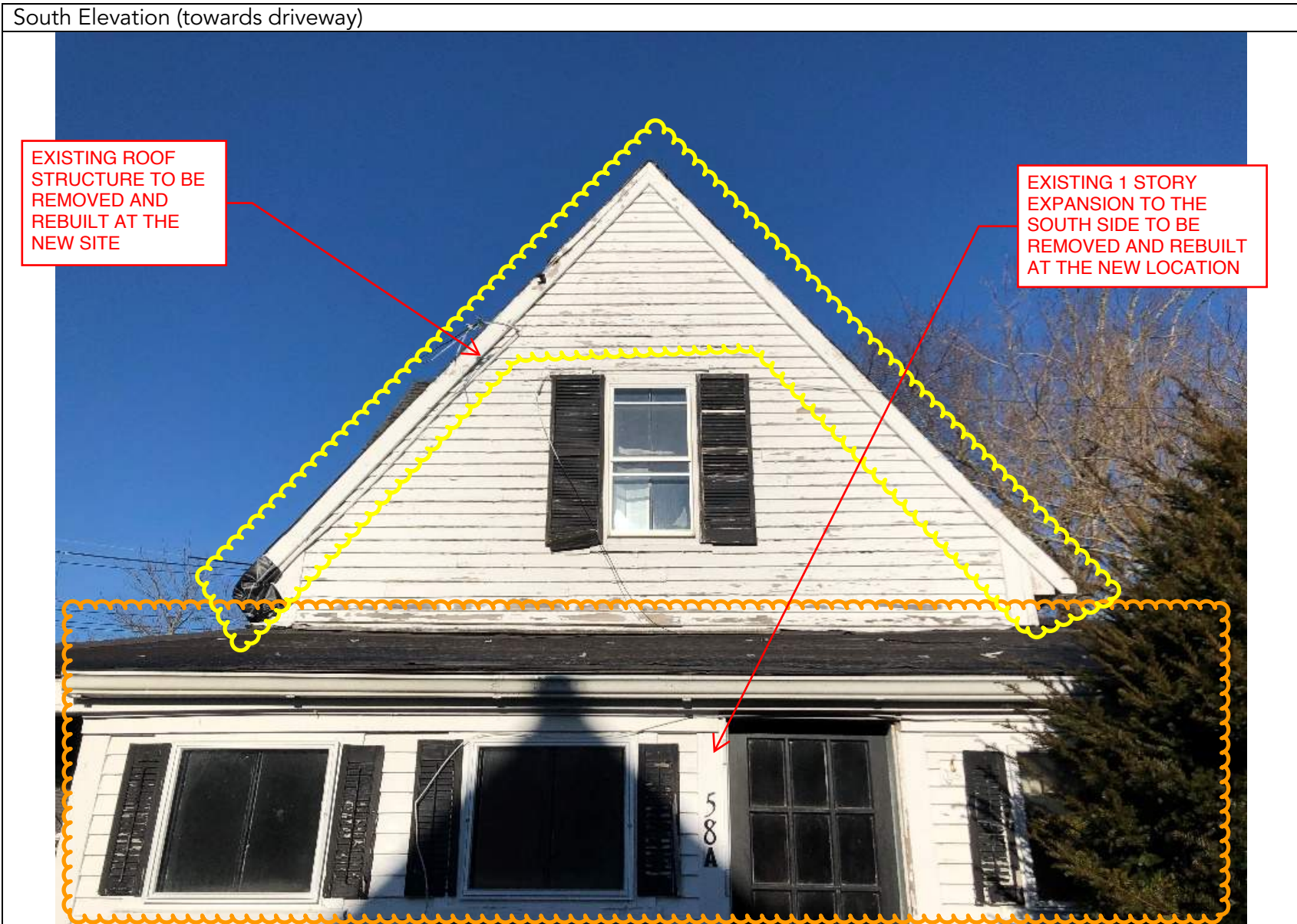
EXISTING ROOF  
STRUCTURE TO BE  
REMOVED AND  
REBUILT AT THE  
NEW SITE



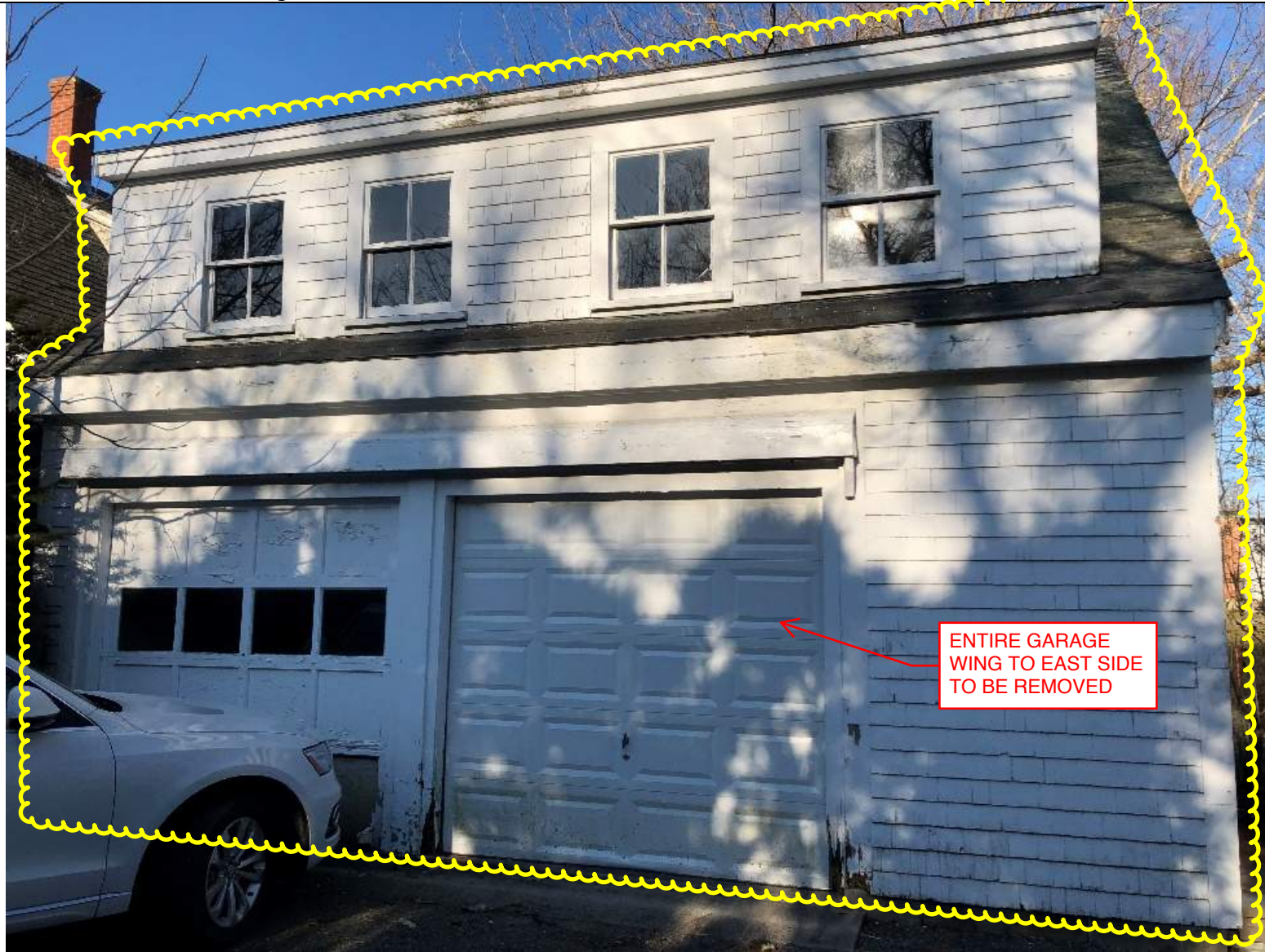
ENTIRE GARAGE  
WING TO EAST SIDE  
TO BE REMOVED





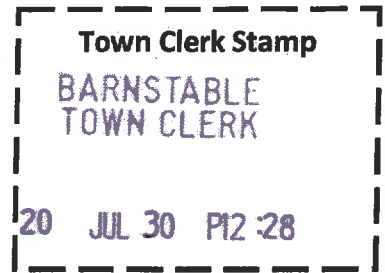


South Elevation of Later Garage





**TOWN OF BARNSTABLE**  
**Planning & Development Department**  
**Barnstable Historical Commission**  
[www.town.barnstable.ma.us/historicalcommission](http://www.town.barnstable.ma.us/historicalcommission)



**NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING**

Date of Application July 30, 2020  Full Demolition  Partial Demolition

Building Address: 58 Wianno  
Number Street

Osterville 02655 Assessor's Map # 141 Assessor's Parcel # 003  
Village ZIP

Property Owner: Jeffrey Kaschuluk 508-317-2547  
Name Phone#

Property Owner Mailing Address (if different than building address) \_\_\_\_\_  
P.O. Box 865, Osterville, MA 02655

Property Owner e-mail address: JEFFREY@WESTBAYDI.COM

Contractor/Agent: Attorney David V. Lawler

Contractor/Agent Mailing Address: 540 Main Street, Suite 8, Hyannis, MA 02601

Contractor/Agent Contact Name and Phone #: David V. Lawler 508-778-0303  
Name Phone #

Contractor/Agent Contact e-mail address: david@dlawlerlaw.com

**Demolition Proposed - please itemize all changes:**  
**The Applicant has an application pending to move and relocate the building. This application seeks the total demolition of all structures in the event the owner is not allowed to move the building.**

Type of New Construction Proposed: \_\_\_\_\_

Provide information below to assist the Commission in making the required determination regarding the status of the Building in accordance with Article 1, § 112

Year built: 1869 Additions Year Built: \_\_\_\_\_

Is the Building listed on the National Register of Historic Places or is the building located in a National Register District?  
 No  Yes

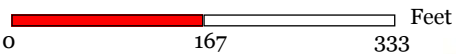
Property Owner/Agent Signature \_\_\_\_\_



**Legend**

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
- Approx. Building
- Buildings
- Painted Lines
- Parking Lots
- Paved
- Unpaved
- Driveways
- Paved
- Unpaved
- Roads
- Paved Road
- Unpaved Road
- Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 9/1/2020



Approx. Scale: 1 inch = 167 feet



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Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.



**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

Legend

Road Names



Map printed on: 9/1/2020



Approx. Scale: 1 inch = 42 feet



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Parcel: 141-003

Location: 58 WIANNO AVENUE, Osterville

Owner: KASCHULUK, JEFFREY



Parcel 141-003  
Location 58 WIANNO AVENUE  
Village Osterville  
Town sewer account No

Developer lot: LOTS 1 & 2  
Road index 1832  
Fire district C-O-MM

Secondary road WEST BAY ROAD  
Interactive map



Owner: KASCHULUK, JEFFREY

Owner: KASCHULUK, JEFFREY  
Co-Owner: [blank]  
Book page: 27423/ 232  
Street1: PO BOX 3433  
Street2: [blank]  
City: NANTUCKET  
State: MA Zip: 02584 Country: [blank]

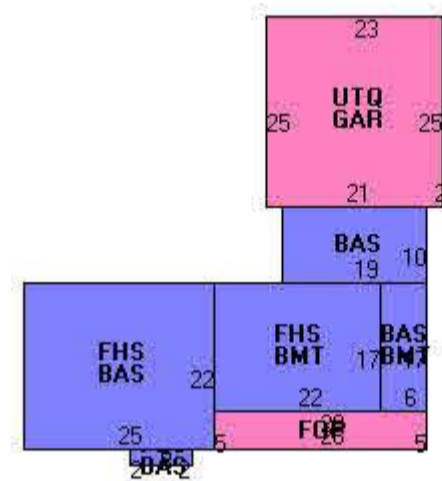
Land

Acres: 0.44  
Use: Multi Hses M-01  
Zoning: BA  
Neighborhood: 0113  
Topography: Level  
Street factor: Paved  
Town Zone of Contribution: AP (Aquifer Protection Overlay District)  
Utilities: Public Water, Gas, Septic  
Location factor: [blank]  
State Zone of Contribution: OUT

Construction

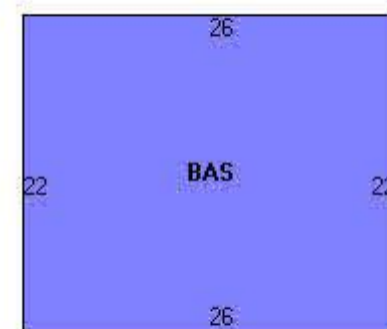
Building 1 of 2

Year built: 1850  
Roof structure: Gable/Hip  
Heat type: Hot Water  
Living area: 1336  
Roof cover: Asph/F Gls/Cmp  
Heat fuel: Oil  
Gross area: 3564  
Exterior wall: Clapboard  
AC type: None  
Style: Cape Cod  
Interior wall: Plastered  
Bedrooms: 3 Bedrooms  
Model: Residential  
Interior floor: Pine/Soft Wood  
Bath rooms: 1 Full-1 Half  
Grade: Average  
Foundation: Mixed  
Total rooms: 6 Rooms  
Stories: 1 1/2 Stories



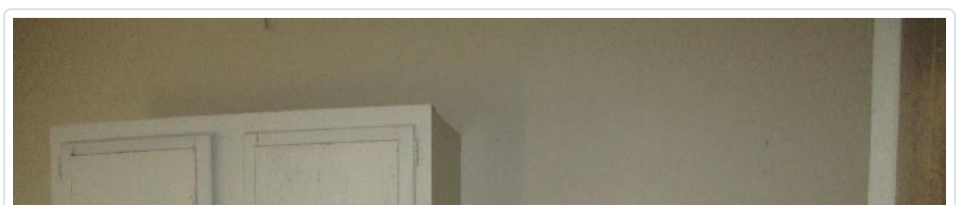
Building 2 of 2

Year built: 1955  
Roof structure: Gable/Hip  
Heat type: Hot Water  
Living area: 572  
Roof cover: Asph/F Gls/Cmp  
Heat fuel: Gas  
Gross area: 572  
Exterior wall: Wood Shingle  
AC type: Central  
Style: Cottage  
Interior wall: Drywall  
Bedrooms: 2 Bedrooms  
Model: Residential  
Interior floor: Carpet  
Bath rooms: 1 Full-0 Half  
Grade: Average  
Foundation: Blk/Pour Ftgs  
Total rooms: 4 Rooms  
Stories: 1 Story

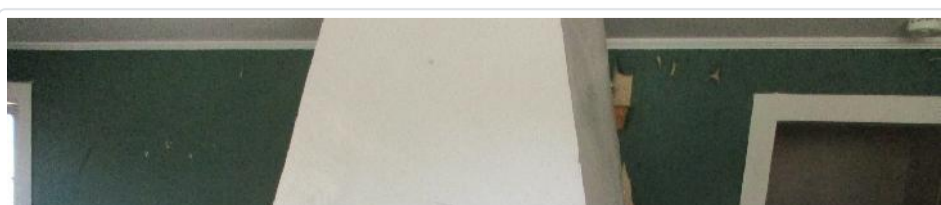
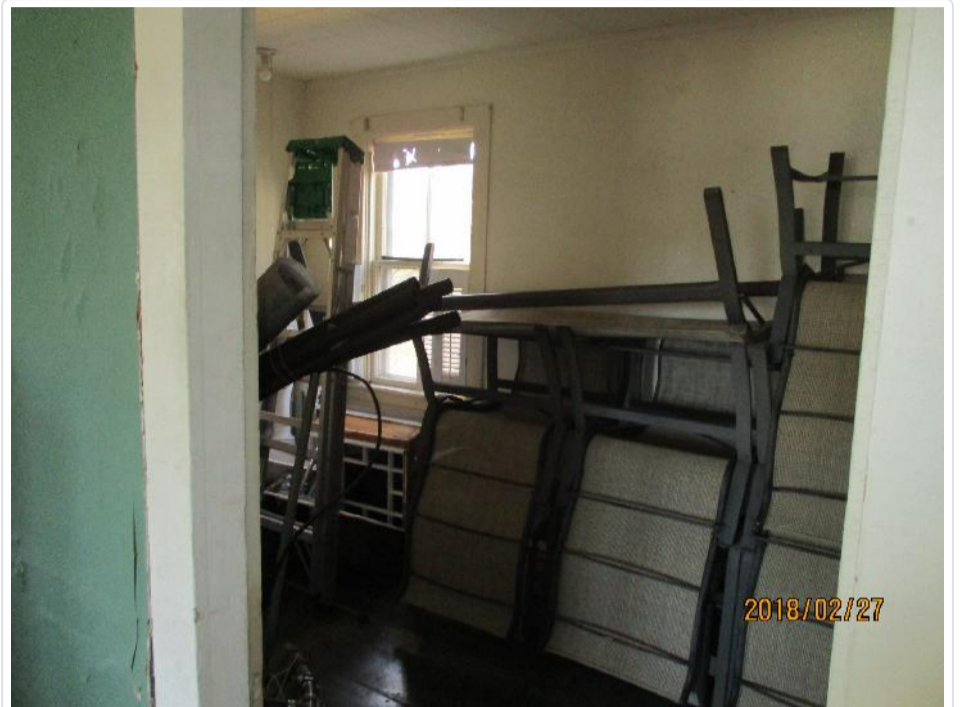


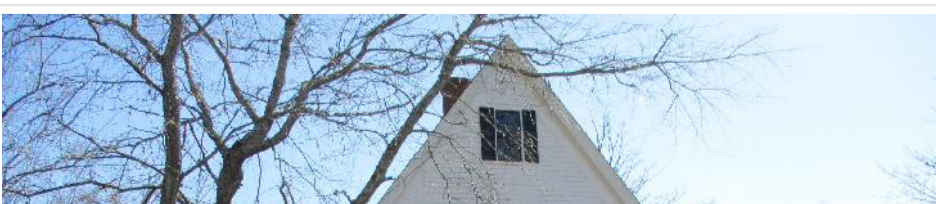
Permit History

Issue Date	Purpose	Permit Number	Amount	InspectionDate	Comments
02/26/2018	Sid/Wind/Roof/Door	18-565	\$0		REROOF (stripping old shingles)
02/07/2012	New Roof	201200692	\$10,000	06/30/2012	RERROOF STRIPPING OLD-RESIDE-REPLC 22 WINDS 3 DRS







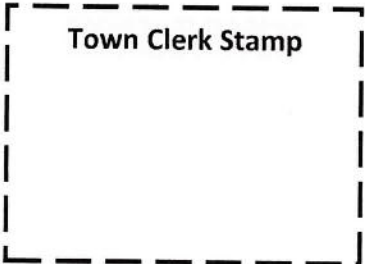




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**TOWN OF BARNSTABLE**  
**Planning & Development Department**  
**Barnstable Historical Commission**  
www.town.barnstable.ma.us/historicalcommission



**NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING**

Date of Application: 8/6/20  Full Demolition  Partial Demolition  
 Building Address: 48 HILMA ST.  
Number Street  
COTUIT, MA. 02635 Assessor's Map # 035 Assessor's Parcel # 046  
Village ZIP  
 Property Owner: SHARON MCDONALD 508-405-0355  
Name Phone#  
 Property Owner Mailing Address (if different than building address) PO BOX 1290 COTUIT, MA 02635

Property Owner e-mail address: SHARON@MODEL55.COM  
 Contractor/Agent: STEPHEN DEVLIN  
 Contractor/Agent Mailing Address: 820 MAIN ST. COTUIT, MASS 02635  
 Contractor/Agent Contact Name and Phone #: STEPHEN DEVLIN 508-776-6660  
Name Phone #  
 Contractor/Agent Contact e-mail address: CENTRAL CONSTRUCTION CO @GMAIL.COM

**Demolition Proposed - please itemize all changes:**  
DEMO PART OF EXISTING DECK (10'X14') (TO CONNECT ADDITION TO MAIN HOUSE)

Type of New Construction Proposed: 2 STORY GARAGE AND MASTER SUITE ADDITION

Provide information below to assist the Commission in making the required determination regarding the status of the Building in accordance with Article 1, § 112  
 Year built: 1870 Additions Year Built: 2020

Is the Building listed on the National Register of Historic Places or is the building located in a National Register District?  
 No  Yes

Property Owner/Agent Signature [Signature]



Denio 10' x 14' Deck section



Demo  
10/14  
SECTION  
IN BACK

This Deck Section to Remain



### Legend

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
- Approx. Building
- Buildings
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- Parking Lots
- Paved
- Unpaved
- Driveways
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- Water Bodies

Map printed on: 9/1/2020



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Legend

Road Names



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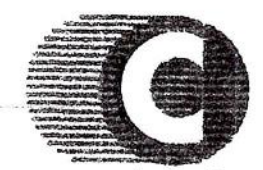




PROJECT TITLE  
 Proposed Addition  
 48 ALFA ST.  
 COTUIT, MASS

CENTRAL CAPE  
 CONSTRUCTION COMPANY, INC.  
 820 MAIN STREET  
 COTUIT, MA 02635

PREPARED FOR  
 BOB and Sharon MacDonald

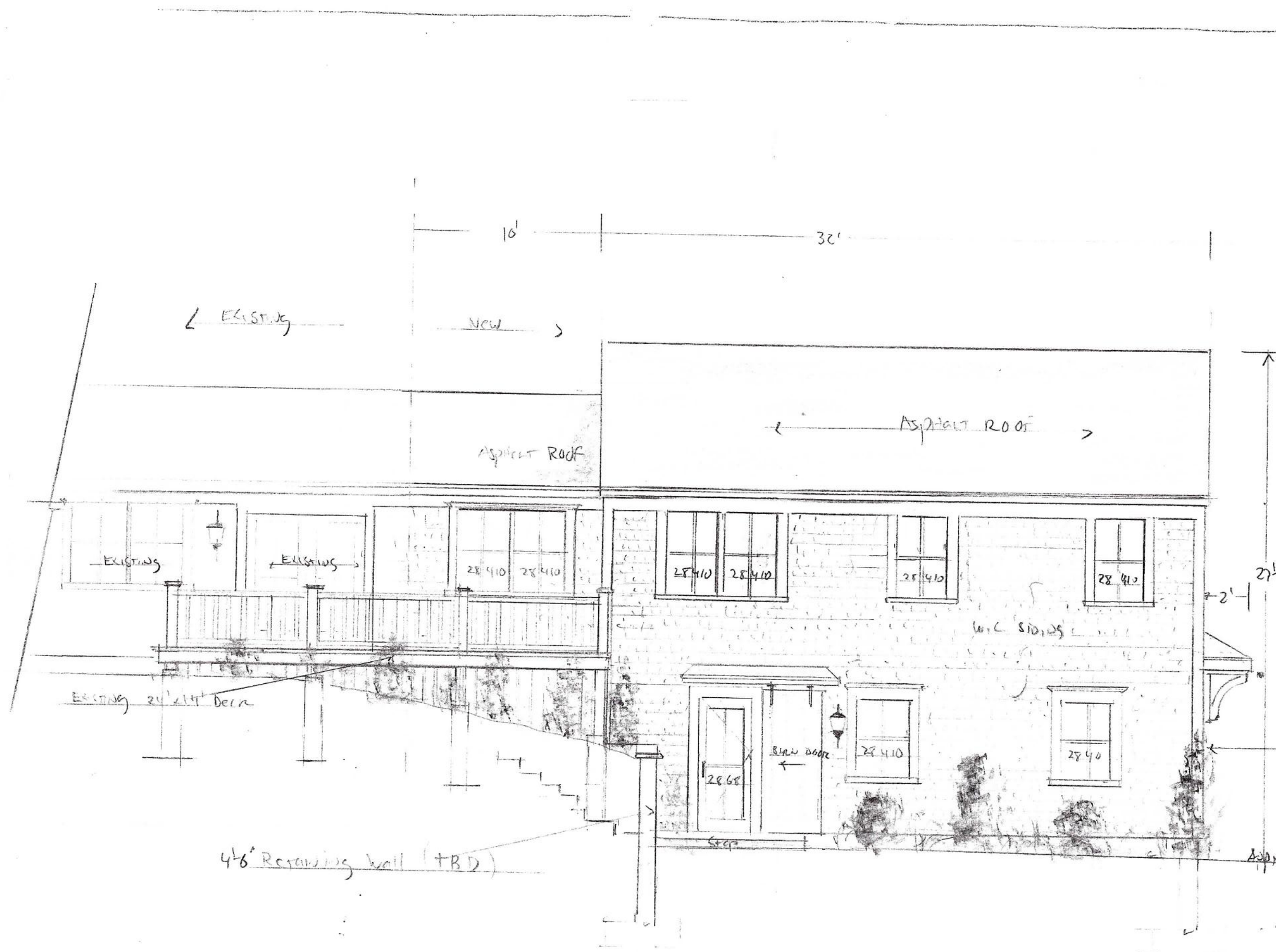


**Central Construction Company, Inc.**

Steve Devlin • President  
 "The Excitement is Building"  
 820 Main Street • Cotuit, MA • 508-420-1340  
 e-mail: centralconstructionco@gmail.com  
 Website: www.centralcapeconstruction.com



DATE	4/18/20	DWG NO.	
DESIGN	STONE SCULP		
CHECK			
DRAWN			A1



South Elevation 3/16" = 1'

PROJECT TITLE

Proposed Addition

4x HIGH ST.

COTUIT, MASS



PREPARED FOR

Bob and Sharon McDonald



**Central Construction Company, Inc.**

Steve Devlin • President

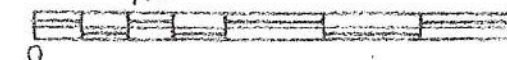
"The Excitement is Building"

820 Main Street • Cotuit, MA • 508-420-1340

e-mail: centralconstructionco@gmail.com

Website: www.centralcapeconstruction.com

SCALE 3/16" = 1'



East Elevation 3/16" = 1'

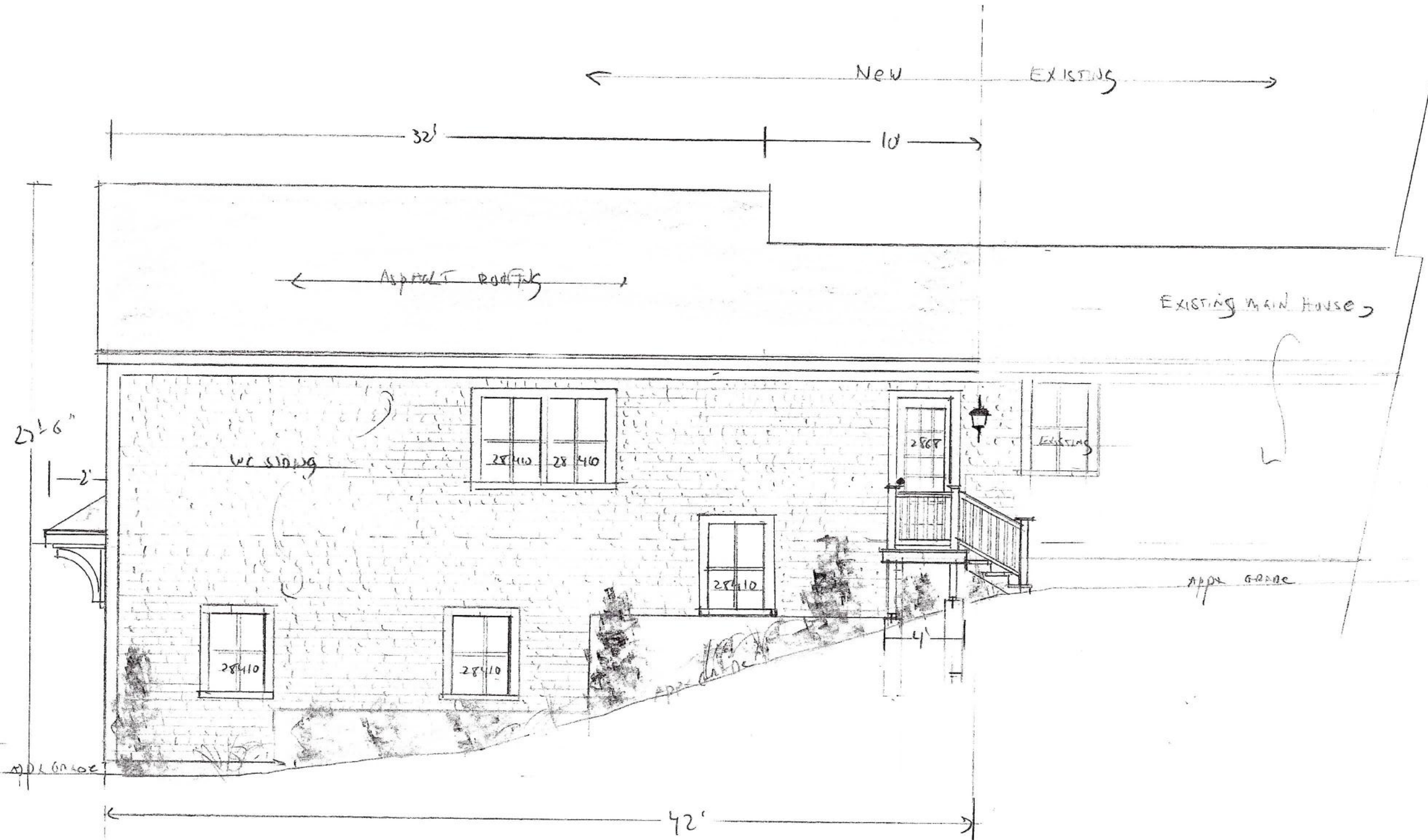
DATE	4/18/20	DWG NO.	
DESIGN	Steve Devlin		
CHECK			A2
DRAWN			
JOB NO.		SHEET	OF 043

PROJECT TITLE

Proposed Addition

48 Aika St

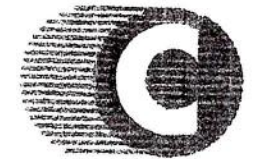
Cotuit, Mass



North Elevation 3/16" = 1'

PREPARED FOR

Bob and Sharon Mac Donald



Central Construction Company, Inc.

Sieve Devlin - President

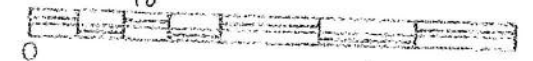
"The Excitement is Building"

820 Main Street • Cotuit, MA • 508-420-1340

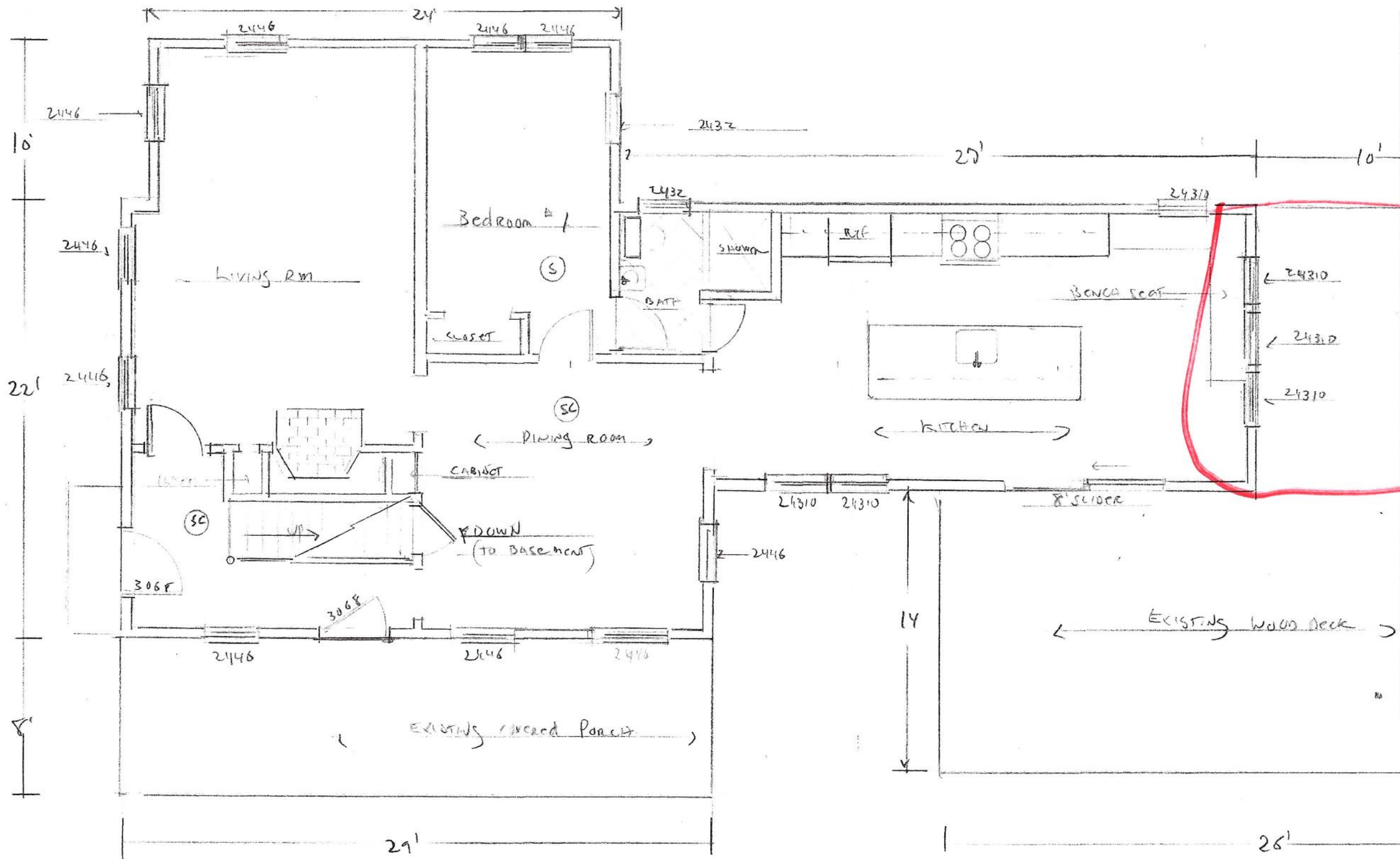
e-mail: centralconstructionco@gmail.com

Website: www.centralcapeconstruction.com

SCALE 3/16" = 1'



DATE	4/18/20	DWG NO.	
DESIGN	SIEVE DEVLIN		
CHECK			A3
DRAWN			
JOB NO.		SHEET	OF 044



PROJECT TITLE  
 EXISTING floor plans  
 48 HIGH ST.  
 Cotuit, MASS

28'  
 Demo  
 EXISTING 10' x 14'  
 Deck Section

PREPARED FOR  
 Bob and Sharon Macdonald



**Central Construction Company, Inc.**  
 Steve Devlin • President  
 "The Excitement is Building"  
 820 Main Street • Cotuit, MA • 508-420-1340  
 e-mail: centralconstructionco@gmail.com  
 Website: www.centralcapeconstruction.com

EXISTING FIRST FLOOR Plans 3/16"=1'



DATE	2/10/20	DWG NO.	
DESIGN	STEVE DEVLIN		
CHECK			E1
DRAWN			
JOB NO		SHEET	OF 045

## Historical Commission Abutter List for Subject Parcel 035046

All property owners within 300 feet of the subject property's boundaries

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
035022	MAIN & MAPLE HOLDINGS LLC	C/O GEOFFREY S EDELSON	6 PADDOCK LANE		ANDOVER	MA	01810
035024	CODY, DWIGHT H	C/O BOSTON CONNECTION INC	P O BOX 1835		COTUIT	MA	02635
035025	HURLEY, ROBERT J		PO BOX 1643		COTUIT	MA	02635
035026	BARTH, JENNIFER S		60 CLAMSHELL POINT LN		COTUIT	MA	02635
035027	HALE, THOMAS & SYDNEY A		P O BOX 1891		COTUIT	MA	02635
035028	HADLEY, THOMAS W & LAURIE C		PO BOX 415		COTUIT	MA	02635
035030	HAMLIN, THOMAS M JR & PAMELA A		71 HIGH STREET		COTUIT	MA	02635
035031	ROSOFF, JAY S & STACEY P	%ROSOFF, STACEY P & MCCREARY, ROBERT M	105 GEORGE OWENS ROAD		PONDER	TX	76259-5416
035043	GROVER, TRACIE E & AVALLONE, PATRICIA M		PO BOX 991		COTUIT	MA	02635
035044	COTUIT FIRE DISTRICT		P.O. BOX 1475		COTUIT	MA	02635
035045	COTUIT FIRE DISTRICT		64 HIGH STREET		COTUIT	MA	02635
035046	MACDONALD, SHARON J TR	SHARON J MACDONALD TRUST	P O BOX 1290		COTUIT	MA	02635
035047	CEDERHOLM, ERIC J & SARA MYCOCK		PO BOX 576		COTUIT	MA	02635
035048	PISANI, ANTHONY M & EMILIA E		95 ROBINWOOD AVENUE		BOSTON	MA	02130

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
			AVENUE				
035049	COTUIT FEDERATED CHURCH TR		40 SCHOOL STREET		COTUIT	MA	02635
035056	MC GEOCH, DOUGLAS & DELLEA, NANCY		69 WOODMAN ROAD		SOUTH HAMPTON	NH	03827
035057	FIELD, FRED F TR	C/O FIELD, SUSAN DURELL	P O BOX 50		URBANNA	VA	23175-0050
035058	FIELD, PETER D		PO BOX 16		COTUIT	MA	02635
035059001	MCINNIS, CATHERINE LEVERONI TR	THE CATHERINE LEVERONI MCINNIS	FAMILY TRUST	PO BOX 1702	COTUIT	MA	02635
035059002	LEVERONI, TIMOTHY & DANIEL TRS	JTD HARBORVIEW REALTY TRUST	50 BRAINTREE HILL OFFICE PARK		BRAINTREE	MA	02184
035060	CHAMPAGNE, PATRICK E		3217 VINOY PLACE		SARASOTA	FL	34239
035061	MCCORMACK, LISA J & JOHN		177 LONG HILL ROAD		BOLTON	MA	01740
035062	GALVANEK, ELEONORA		220 MARLBOROUGH ST - UNIT 5		BOSTON	MA	02116
035063	CURTIS, MICHAEL R & CHRISTINE M		6 BRICKYARD ROAD		LEICESTER	MA	01524
035064	SALISBURY, PETER G		27 PLEASANT ST		SHARON	MA	02067
035065	ALDEN, LARA & ARRIGHI, DANA		33 WOODLAND AVENUE		BRONXVILLE	NY	10708-2519
035066	LAZOR, MICHAEL Z TR & LAZOR, LAWRENCE &	BUNTING, CATHERINE	60 NICKERSON DRIVE		COTUIT	MA	02635
035067	MCADAMS, TIMOTHY C TR	809 MAIN STREET REATLY TRUST	809 MAIN STREET		COTUIT	MA	02635
035097	BIDDLE, KATRINE T		PO BOX 1989		COTUIT	MA	02635

Parcel ID	Owner 1	Owner 2	Address Line 1	Address Line 2	City	State	Zip
035103	JACKSON, PATRICIA A TR	JACKSON FAMILY REALTY TRUST	PO BOX 1117		NORTH MARSHFIELD	MA	02059
035104	KAZANJIAN, JOYCE		PO BOX 1715		COTUIT	MA	02635



**DRAFT MINUTES**

**Barnstable Historical Commission  
Barnstable Town Hall, 367 Main Street, Hyannis  
Selectmen’s Conference Room  
February 18, 2020**

Nancy Clark, Chair	Absent
Nancy Shoemaker, Vice Chair	Absent
Marilyn Fifield, Clerk	Absent
George Jessop	Present
Elizabeth Mumford	Present
Cheryl Powell	Present
Frances Parks	Present
Jack Kay, Alternate	Present
Jessica Rapp Grasseti, Town Council Liaison	Absent
Paul Wackrow, Planning and Development Staff	Present

*Acting under the provisions of the Code of the Town of Barnstable, ss 112-1 through 112-7, the Historical Commission held a Public Hearing on the following applications previously determined significant and referred to Public Hearing:*

*Jessop called the meeting to order at 4:02pm*

***In the absence of the Chair, Vice Chair, and Clerk, George Jessop advised that nomination of an acting Chair was required. Mumford moved, seconded by Parks, to nominate Jessop as Acting Chair. So voted: Aye – Mumford, Parks, Kay, Jessop; Powell Abstained.***

**APPLICATIONS**

**Hyannis Rotary, LLC, c/o Ford and Ford Attorneys at Law, 10 Hyannis Avenue, Hyannis Port, Map 287, Parcel 131, GB Holbrook House, built c.1905, Contributing Structure in the Hyannis Port National Register Historic District**

Partial demolition of the Water Tower – remove portions of lower water tower structure and reconstruct; remove top section of water tower and place on a newly-reconstructed lower portion; remove and replace all stucco

Represented by: Attorney Mike Ford

Attorney Ford requested that review of this Application be continued to the March 17, 2020, meeting.

Parks moved, seconded by Mumford, to continue review of this Application to the March 17, 2020, meeting. So voted: Aye - Mumford, Parks, Kay, Jessop; Powell Abstained.

---

**Edmunds, Dale & Fay, Barbara, 1207 Main Street, Cotuit, Map 018, Parcel 066, Andrew C. Nickerson House, built c.1880, Contributing Structure in the Cotuit National Register Historic District**

Partial demolition of existing one-story section of the structure, including bay and rear deck; construct a new two-story addition with connector; rebuild one-story bay and add one-story screened porch & deck

Represented by: Peter Pometti, Architect

Public comment: none

Pometti proposed to remove the rear section of the main structure and add a two-story addition and a one-story screened porch & deck.

Jessop commented that Pometti is not altering any of the existing structure except the addition, and he was in favor of the project.

Kay asked about the square footage calculations, and Pometti replied that minus the screened-in porch and second story, the footprint on the first floor would remain somewhat the same.

**Motion I:**

Powell moved, seconded by Parks. So voted: Nay - Unanimous – No referral to the Cape Cod Commission

**Motion II:**

Powell moved, seconded by Parks. So voted: Nay- Unanimous – No 18-month demolition delay is imposed

**Motion III:**

Powell moved, seconded by Parks. So voted: Aye- Unanimous – The partial demolition is not detrimental

---

**Copeland, Todd & Katherine, 281 Wianno Avenue, Osterville, Map 140, Parcel 127/001, Ira Lot Hinckley house, built c.1885, Inventoried**

Partial demolition of front and side steps to add new front porch wrapped around to existing shed roof of sitting area; remove portion of rear roof to accept new shed dormer and new dog house dormer; add three-car garage connecting breezeway

Represented by: Gordon Clark, Todd Copeland

Public comment: None present

Clark described the addition of a front porch, noting that the fenestration remains the same.

Jessop confirmed with Clark that the porch will not be screened.

Jessop, opened the hearing to Commissioner comments, and Parks asked if there was a porch before, but Clark was not aware if the porch existed before.

Clark pointed out the additions and noted the shed dormer on the rear. He commented that it is close to the lot line, and it is somewhat hidden from Wianno Avenue.

Jessop confirmed with Clark that the breezeway will be open.

Powell asked if shutters are part of the Application. Wackrow advised that shutters are not part of the demolition, so a formal motion does not need to include shutters.

Jessop confirmed that the applicant can add shutters if he wishes.

**Motion I:**

Powell moved, seconded by Parks. So voted: Nay - 4; Parks Abstained – No 18-month demolition delay is imposed

**Motion II:**

Powell moved, seconded by Parks. So voted: Aye - 4; Parks Abstained – The partial demolition is not detrimental

---

**Rodolakis, Alex M. Trustee, c/o Tilton Fletcher PC, 266 Indian Trail, Osterville, Map 070, Parcel 007, Main structure built in 1926, guest structure built in 1925**

Full demolition – propose full demolition of the main structure, guest structure, and shed

Represented by: John Kenney

Public Comment: none

Kenney reported that Oyster Harbors is the beneficiary of the trust, noting that the structure was purchased via mortgage foreclosure in June 2019, after it had been let go by the previous owners, and Club membership overwhelmingly approved the purchase.

He described it as a full demolition with no plans to rebuild at this time, although he said they will pull a rebuild permit. He did not anticipate interest in moving it, due to the location and roads, and he said several neighbors have sent in letters of support.

Jessop commented that the structure is located near a fairway, but he did not see any historical significance to the property.

Kenny noted that they would like to demolish all three structures on the property.

Powell asked about the interior.

**Motion I:**

Parks moved, seconded by Powell. So voted: Nay - Unanimous – No 18-month demolition delay is imposed

**Motion II:**

Parks moved, seconded by Powell. So voted: Aye- Unanimous – The partial demolition is not detrimental

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**The Hyannisport Club, Inc., 2 Irving Avenue, Hyannis Port, Map 266, Parcel 031, Hezekiah Marchant House, Julia’s House, built after 1754, Inventoried**

Request to withdraw the Notice of Intent to Demolish a Significant Building Application which was received on June 13, 2019, and heard on July 16, 2019; withdrawal request received on January 27, 2020

Represented by: Mark Boudreau

Boudreau reminded on behalf of the Hyannisport Club that the Cape Cod Commission took over jurisdiction of this Application, but now the board has elected to withdraw the Notice of Intent to Demolish, although he said there are no plans to restore the structure at this time.

Wackrow advised that Boudreau invited staff to tour the property. Powell asked if there was a recommendation, but Wackrow said there are no recommendations at this time, and the staff will continue review of the property.

Parks asked if the Club's general membership is aware of this property. Boudreau replied the membership has been informed. It was his opinion that the structure will eventually fall down. Mumford stated as a member of the club that she has not heard anything from the board of directors.

Motion:

Powell moved, seconded by Parks, to accept the request for withdrawal without prejudice. So voted: Aye - 4; Mumford Abstained.

**OTHER**

- Correspondence – Letter dated February 5, 2020, from the Cape Cod Commission regarding the mandatory referral for the proposed full demolition of the structure(s) located at 90 Wachusett Avenue, Hyannis Port.
  - Wackrow spoke to staff of CCC today and nothing has been scheduled as of today.
  - Mumford asked if there will be notification
- Update on Barnstable Prioritized Survey Project
  - Wackrow reminded that this is the project to survey 80-90 houses in Osterville, Centerville, Barnstable
  - BHC will review the surveys to be included in the MHC Database
  - The Marstons Mills Historical Society is working on an update on 8 of the village's oldest houses
- Update on Historical Commission’s Preservation Award –
  - Mumford asked how soon it can be publicized.
  - Jessop suggested providing copies of applications to post offices, along with a poster.
  - Powell suggested publicizing through libraries and historical societies, as well.
  
- Community Preservation Committee Update – none at this time
- Discussion of upcoming historical events open to the public
- Mumford would like to see some way to have a page on the website with synopsis of the projects.

**APPROVAL OF MINUTES** None at this time

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**Next meetings: March 17, 2020**

**With no further business before this Commission, a motion was duly made by Parks and seconded by Powell to adjourn the meeting at 5:25pm.**

Respectfully Submitted,  
Erin K. Logan, Recording Secretary  
and edited by Commission Clerk Marilyn Fifield

Barnstable Historical Commission  
Barnstable Town Hall, 367 Main Street, Hyannis  
Selectmen's Conference Room  
March 17, 2020

**Members Present:**

Nancy Shoemaker, Vice Chair  
Marilyn Fifield, Clerk  
George Jessop  
Elizabeth Mumford  
Frances Parks  
Jack Kay

**Members Absent:**

Nancy Clark, Chair

**Staff Present:**

Paul Wackrow, Principal Planner  
Jennifer Engelsen, Office Manager

Vice Chair Nancy Shoemaker called the meeting to order at 4:02 pm. Nancy Shoemaker announced that this meeting is being conducted remotely, with all votes to be roll-call votes.

*Acting under the provisions of the Code of the Town of Barnstable, ss 112-1 through 112-7, the Historical Commission held a public hearing a Public Hearing on the following applications determined Significant and referred to a Public Hearing.*

**APPLICATIONS**

**Hyannis Rotary, LLC, c/o Ford and Ford Attorneys at Law, 10 Hyannis Avenue, Hyannis Port, Map 287, Parcel 131, GB Holbrook House, built c.1905, Contributing Structure in the Hyannis Port National Register Historic District**

Partial demolition of the Water Tower – remove portions of lower water tower structure and reconstruct; remove top section of water tower and place on a newly-reconstructed lower portion; remove and replace all stucco.

The Commission received a request from the applicants to continue the Hearing to the May 19, 2020, Commission meeting. The applicants also signed an extension to permit the Public Hearing comment period to continue through May 19.

A motion to continue was made by Frances Parks, seconded by Marilyn Fifield. The roll-call vote by Nancy Shoemaker: Cheryl Powell Recused; all others voted in favor.

**Peirson Childrens Trust, Peirson, Elizabeth & Nicholas Trustees, 621 Main Street, Cotuit, Map 036, Parcel 062, Henry Hodges House, built c.1885, Inventoried**

Partial demolition - remove story-and-a-half wing on the southwest elevation of the structure closest to the garage. Reconstruct a one-and one-half-story wing that connects to the house, adding a workshop that will connect to the existing garage.

A motion to continue the Public Hearing on the Application for the partial demolition proposed at 621 Main Street, Cotuit, Map 036 Parcel 062, to the April 21, 2020, Commission meeting at 4 PM in the Selectmen's Conference Room, second floor, 367 Main Street, Hyannis, was made by Cheryl Powell and seconded by Frances Parks. The roll-call vote by Nancy Shoemaker: Aye - Unanimous.

**Callahan, Patrick, 9 East Bay Road, Osterville, Map 141, Parcel 009/001, Shubael Baxter House, built c.1829, Individually Listed on the National Register**

Partial demolition – remove portions of the south and southwest elevation to accept a two-story addition which includes a two-car garage and second-story deck.

A motion to continue the Public Hearing for the Application for a the partial demolition proposed at 9 East Bay Road, Osterville, Map 141 Parcel 009/001, to the April 21, 2020, Commission meeting at 4 PM in the Selectmen's Conference Room, second floor, 367 Main Street, Hyannis, was made by Cheryl Powell, seconded by Frances Parks. The roll-call vote by Nancy Shoemaker: Aye - Unanimous.

**Kaschuluk, Jeffrey, 58 Wianno Avenue, Osterville, Map 141, Parcel 003/000, Watson Adams House, built 1869, Inventoried**

Partial demolition – demolish portions of the structure and relocate remaining structure.

A motion to continue the public hearing for the application for the partial demolition proposed at 58 Wianno Avenue, Osterville, Map 141 Parcel 003/000 to the April 21, 2020 Commission meeting at 4 PM in the Selectmen's Conference Room, second floor, 367 Main Street, Hyannis, was made by Frances Parks, seconded by Cheryl Powell. The roll-call vote by Nancy Shoemaker: Aye - Unanimous.

**Kelley, Matthew & Laurie, 554 Wianno Avenue, Osterville, Map 162, Parcel 013/000, George H. Phelps House, built 1882, Contributing Structure in the Wianno National Register Historic District**

Partial demolition – demolish portions of the structure and relocate remaining structure to 58 Wianno Avenue, Osterville.

A motion to continue the Public Hearing for the application for a partial demolition proposed at 554 Wianno Avenue, Osterville, Map 162 Parcel 013/000, to the April 21, 2020, Commission meeting at 4 PM in the Selectmen's Conference Room, second floor,

367 Main Street, Hyannis, was made by Cheryl Powell and seconded by Frances Parks. The roll-call vote by Nancy Shoemaker: Aye - Unanimous.

Paul Wackrow gave an update on the Barnstable Prioritized Survey Grant project, reporting that the first surveys are completed, with Commissioners' comments sought by the end of March. He said additional surveys will be sent out at the beginning of April.

Marilyn Fifield had no updates from the Community Preservation Committee because the Monday, March 16, 2020, meeting was cancelled.

A motion to accept the Minutes from the January 21, 2020, meeting was made by Cheryl Powell, seconded by Frances Parks. Roll-call vote: Aye - Unanimous.

A motion to adjourn was made by Frances Parks, seconded by Cheryl Powell. Roll-call vote: Aye - Unanimous. The meeting closed at 4:18 PM.

Submitted by,  
Jennifer Engelsen, Office Manager  
Planning & Development  
and edited by Commission Clerk Marilyn Fifield

**DRAFT MINUTES**

**Barnstable Historical Commission  
Barnstable Town Hall, 367 Main Street, Hyannis  
Meeting held by Remote Participation via Zoom Meetings  
May 19, 2019**

Nancy Clark, Chair	Present
Nancy Shoemaker, Vice Chair	Present
Marilyn Fifield, Clerk	Present
George Jessop	Present
Elizabeth Mumford	Present
Cheryl Powell	Present
Frances Parks	Present
Jack Kay, Alternate	Present
Jessica Rapp Grasseti, Town Council Liaison	Absent
Paul Wackrow, Planning & Development Staff	Present

Chair, Nancy Clark called the meeting to order at 4:00 pm

*Acting under the provisions of the Code of the Town of Barnstable, ss 112-1 through 112-7, the Historical Commission held a Public Hearing on the following applications previously determined significant and referred to Public Hearing:*

**APPLICATIONS**

**Hyannis Rotary, LLC, c/o Ford and Ford Attorneys at Law, 10 Hyannis Avenue, Hyannis Port, Map 287, Parcel 131, GB Holbrook House, built c.1905, Contributing Structure in the Hyannis Port National Register Historic District**

Partial demolition of the Water Tower – remove portions of lower water tower structure and reconstruct; remove top section of water tower and place on newly-reconstructed lower portion; remove and replace all stucco

**Representative:** Mike Ford, Ford & Ford Attorneys at Law; Tim O’Neil & Craig Ashworth of EB Norris & Sons.

**Public comment:** none

Chair Clark advised they had received an Amendment this afternoon.

Cheryl Powell recused herself from consideration of this Application.

Mike Ford explained that this Application for the water tower has been continued for a number of months while its plan has been approved by the Massachusetts Historical Commission (MHC) as well as the U.S.



Department of the Interior. He said he sent information to Sarah Korjeff of the Cape Cod Commission (CCC) for her input that is still awaited. Ford asked to continue to the next meeting.

Chair Clark reported receipt of paperwork from Brona Simon of MHC, and Atty. Ford hoped that Sarah Korjeff (CCC) would weigh in, so that BHC would have direction on how to proceed.

Shoemaker moved, seconded by Parks, to continue review of this Application to the June 2<sup>nd</sup> meeting. So voted: Aye - Clark, Shoemaker, Fifield, Jessop, Parks, Kay, Mumford; Powell Recused.

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**Parsi, F. Thomas, Trustee, 98 Hayes Road, Centerville, Map 210, Parcel 097/000, Built 1940**

Partial demolition – Remove portion of rear roof of home which includes the second-floor attic and select interior walls to make room for a second-floor addition

Wackrow provided background: Since the original determination by the Chair, the applicant provided additional information on late-20<sup>th</sup>-century additions to the structure, and subsequent review by the Chair found the building was not Significant, with no Hearing necessary, so applicants have requested a withdrawal.

**MOTION 1:**

Shoemaker moved, seconded by Parks, that the Barnstable Historical Commission approve the request for the withdrawal of this Application for partial demolition at 98 Hayes Road in Centerville, without prejudice. So voted: Aye - Unanimous

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**Peirson Childrens Trust, Peirson, Elizabeth & Nicholas Trustees, 621 Main Street, Cotuit, Map 036, Parcel 062, Henry Hodges House, built c.1885, Inventoried**

Partial demolition - remove story-and-a-half wing on the southwest elevation of the structure closest to the garage. Reconstruct a one-and-one-half-story wing that connects to the house, adding a workshop that will connect to the existing garage

Represented by: Tim Luff (absent)

Public Comment: none

With the applicant representative not present, Senior Planner, Paul Wackrow reviewed the project, recommending tabling for now to allow time for the applicant's representative to log onto the meeting.

The applicant's representative did not attend this meeting, so Chair Clark suggested continuing the Application to the June 2, 2020, meeting

**Motion:**

Powell moved, seconded by Parks, to continue review of this Application to the June 2, 2020, meeting. So voted: Aye - Unanimous.

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**Callahan, Patrick, 9 East Bay Road, Osterville, Map 141, Parcel 009/001, Shubael Baxter House, built c.1829, Individually Listed on the National Register**

Partial demolition – remove portions of the south and southwest elevation to accept a two-story addition which includes a two-car garage and second-story deck

Represented by: Alex Ranney, Architect

Pubic comment: none

There was a discussion about the siding, and Ranney preferred shingles, while Chair Clark recommended clapboards to match the existing structure.

**Motion I:**

Shoemaker moved, seconded by Powell. So voted: Nay - Unanimous – No referral to the Cape Cod Commission

**Motion II:**

Shoemaker moved, seconded by Parks. So voted: Nay - Unanimous – No 18-month demolition delay is imposed

**Motion III:**

Shoemaker moved, seconded by Parks. So voted: Aye - Unanimous – The partial demolition is not detrimental

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**Kelley, Matthew & Laurie, 554 Wianno Avenue, Osterville, Map 162, Parcel 013/000, George H. Phelps House, built 1882, Contributing Structure in the Wianno National Register Historic District**

Partial demolition – demolish portions of the structure and relocate remaining structure to 58 Wianno Avenue, Osterville

Represented by: David Lawler

Public Comment: David Gallagher, representing Barbara Lewis

Lawler conceded that this structure qualifies for a mandatory referral to the Cape Cod Commission.

Wackrow confirmed that it is a Contributing Structure in a National Register Historic District.

Chair Clark read portions of a letter received from the Yearleys.

Gallagher considered this project to be a mandatory DRI referral to the Cape Cod Commission, calling the removal of the building detrimental to the National Register Historic District.

**Motion I:**

Parks moved, seconded by Shoemaker. So voted: Aye - Unanimous – The Application is referred to the Cape Cod Commission as a Development of Regional Impact.

**Kaschuluk, Jeffrey, 58 Wianno Avenue, Osterville, Map 141, Parcel 003/000, Watson Adams House, built 1869, Inventoried**

Partial demolition – demolish portions of the structure and relocate remaining structure

Represented By: David Lawler

Public Comment: None

Lawler asked to continue review of this Application at the June 16, 2020, meeting.

**Motion I:**

Powell moved, seconded by Parks, to continue review of this Application at the June 16, 2020, meeting. So voted: Aye - Unanimous.

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**Gresh, Joyce, 183 Osterville-West Barnstable Road, Osterville, Map 120, Parcel 003/002, built 1935**

Full demolition of the cottage structure; partial demolition of the primary structure – partial demolition of the south elevation to construct a two-story addition

Wackrow advised there was an issue of abutter notifications, so consideration would be continued at the June 2<sup>nd</sup> meeting due to the computer glitch.

**Motion I:**

Powell moved, seconded by Parks, to continue this Application at the June 2, 2020, meeting. So voted: Aye - Unanimous.

**OTHER**

- Letter of Support for Tales of Cape Cod, 3046 Main Street, Barnstable. Shoemaker moved, seconded by Parks, to draft a letter of support for Tales of Cape Cod. So voted: Aye, Unanimous.
- Letter from Massachusetts Historical Commission regarding Conservation Restriction for 28 Falcon Road. Continued to the June 2, 2020, meeting.
- Update on 2020 Preservation Awards

Commissioners reviewed the Service Award nominations, impressed by all nominees, and, by a vote of six in favor, awarded Jim Gould the Service Award, while Powell Recused.

Commissioners reviewed the Project Award nominations, again impressed, and by a vote of four in favor, approved 611 Santuit-Newton Road to receive the Project Award.

- Update on Barnstable Prioritized Survey Grant continued to the June 2, 2020, meeting.
- Community Preservation Committee Update.
  - Fifield reported that CPC approved Tales of Cape Cod's Application for urgent structural work at the Olde Colonial Courthouse that will also be funded by a grant from the State Historical Commission.

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**APPROVAL OF MINUTES**      None

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**With no further business before this Commission, a motion was duly made by Powell and seconded by Parks to adjourn the meeting at 5:37pm.**

Respectfully Submitted,  
Erin K. Logan, Recording Secretary  
and edited by Commission Clerk Marilyn Fifield