

APPROVED MINUTES
Barnstable Historical Commission
Barnstable Town Hall, 367 Main Street, Hyannis
Selectmen's Conference Room
December 11, 2018

Nancy Clark, Chair	Absent
Nancy Shoemaker, Vice Chair	Present
Marilyn Fifield, Clerk	Present
George Jessop	Present
Elizabeth Mumford	Present
Cheryl Powell	Present
Frances Parks	Present
Paul Wackrow, Planner	Present
Jessica Rapp Grasseti, Town Council Liaison	Absent

19 JAN 24 AMO:30

BARNSTABLE
TOWN CLERK

Vice Chair Nancy Shoemaker called the meeting to order at 4:06 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 & Ford Attorneys at Law, 10 Hyannis Avenue, Hyannis, Map 287, Parcel 131/000, G.B. Holbrook House, built c.1910, Contributing Building in the Hyannis Port National Register Historic District
 Partial demolition - proposed work to the east wing of the main house and to the water tower foundation in order to stabilize the structures, all in accordance with plans and scope of work on file in the office of the Barnstable Historical Commission, 200 Main Street, Hyannis, MA.

Represented by: Attorney Mike Ford; Craig Ashworth and Tim O'Neil of E. B. Norris & Sons; and Mary Nastasi, Historic Consultant

Public comment: none

Mike Ford explained that this property is on the National Register and they seek to preserve all structures at their current locations and reconstruct (saving all materials possible), with any materials removed to be replaced in kind. With Mary Nastasi's assistance, he said, the homeowners are seeking State and Federal tax credits to be able to restore this property, and he said they are currently awaiting approval from the Massachusetts Historical Commission (MHC).

Atty. Ford added that the easterly portion of the home is sinking, as is the water tower structure, so they are seeking approval for a new foundation for the water tower structure and part of the home. He said that stucco will need to be removed, but Sarah Korjeff of the Cape Cod Commission visited the site to assess the property and has issued her comments.

Mr. O'Neil explained that the stucco will be removed as far as the top of the window, and any windows that must be removed to prepare the structure for the new foundation will be stored.

For the water tower, Atty. Ford said the initial plan was to remove all of the stucco, but building mover Bob Hayden feels it can be moved without removing all of the stucco. George Jessop considered the project reasonable, and Nancy Shoemaker confirmed with Atty. Ford that the stucco will be replaced, and he added that a professional assessment of all the stucco is planned.

Craig Ashworth noted that the building will be moved three or four feet, that it has been tipping for many years and has a fair amount of rot. He said the parapet has been removed to deal with the inside walk-around deck, and Nancy Shoemaker confirmed with Mr. Ashworth that the water tower is 18 feet above sea level.

Atty. Ford said that the water tower building was originally shingled, and Elizabeth Mumford asked if re-shingling was planned.

Atty. Ford sought to move forward with the new foundations, noting that Sarah Korjeff of the Cape Cod Commission supports phase I of this project. Mr. Ashworth added that the ocular windows on the tower were vents at one time and are not original, and Mr. O'Neil reconfirmed that everything removed will be stored off-site, then reassessed in phase II.

Nancy Shoemaker hoped the original windows can be retained or replaced in kind, and Mr. Ashworth replied that he felt reclaimed antique pine could be used for sash repair where necessary.

Atty. Ford reconfirmed that the applicant will return to BHC for approval of phase II of the project.

Elizabeth Mumford said she is glad that the structure will be saved, and she has gotten good feedback from the community.

Motion I: George Jessop moved, seconded by Cheryl Powell
Vote: Nay, unanimous (no referral to the Cape Cod Commission)

Motion II: George Jessop moved, seconded by Frances Parks
Vote: Nay, unanimous (no delay imposed)

Motion III: George Jessop moved, seconded by Cheryl Powell
Vote: Aye, unanimous (partial demolition is not detrimental)

Mary Nastasi, the historic consultant for the project at 10 Hyannis Avenue, advised that the MHC requires a letter of support from the local Historical Commission to accompany the tax credit application, adding that hiring a historic consultant was also a requirement. She said that the tax credit recognizes exterior and interior work, and the project will be reviewed by BHC, MHC, and the National Park Service, and she noted that any window replacement will be done in kind.

Nancy Shoemaker said the Historical Commission would like to see the requested letter and then would be happy to give input.

OTHER

- FY 2019 Letter of Intent to Apply for Survey and Planning Grant
 - Paul Wackrow reported that there is no update at this point, with MHC selection to be announced the following day.
 - If selected, CPC matching funds would have to be sought.
- Other reports
 - Elizabeth Mumford noted that the 22 Dale Avenue building foundation was poured yesterday.

Matters not reasonably anticipated: Marilyn Fifield reported that CPC needs BHC to vote that St. Mary's church in Barnstable is important to the community in order to qualify for Community Preservation (CP) funds for its planned fire suppression system, even though the property already qualifies because it is on the State Register. She added that a BHC vote may be needed for every historic project to be deemed eligible for CP funding. Ms. Fifield summarized the variety of community uses of St. Mary's property, noting that the funding would not support anything religious.

George Jessop moved, seconded by Cheryl Powell, that St. Mary's Episcopal Church, located at 3055 Main Street in Barnstable, is a Contributing Structure in both a Local Historic District and National Register Historic District and is significant to the community. **Vote:** Aye, unanimous

APPROVAL OF MINUTES

October 13, 2018, Minutes

Frances Parks moved, seconded by Cheryl Powell, to accept the October 13, 2018, minutes as edited.

Vote: Aye, unanimous

Next meetings:

January 15, 2019 & February 19, 2019

With no further business before this Commission, a motion was duly made by Cheryl Powell and seconded by Elizabeth Mumford to adjourn the meeting at 4:54pm. Vote: Aye, unanimous

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

Exhibit A	Notice of Intent to Demolish	287/131/000
Exhibit C	Meeting Minutes	November 13, 2018