

APPROVED MINUTES

**Barnstable Historical Commission
Barnstable Town Hall, 367 Main Street, Hyannis
Selectmen’s Conference Room
October 15, 2019**

BARNSTABLE
TOWN CLERK

19 DEC 12 AM 54

Nancy Clark, Chair	Present
Nancy Shoemaker, Vice Chair	Present
Marilyn Fifield, Clerk	Present
George Jessop	Present
Elizabeth Mumford	Present
Cheryl Powell	Present
Frances Park	Present
Jack Kay, Alternate	Absent
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:

Continued Applications

Powell recused herself from the first application.

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 the lower water tower structure and reconstruct, with top section of water tower to be removed and placed on newly-reconstructed lower portion, removing and replacing all stucco

**Parks moved, seconded by Vice Chair Shoemaker, to accept the request for continuance.
So voted: 6 Aye; 1 recusal (Powell)**

Wachusett PCK LLC, 90 Wachusett Avenue, Hyannis Port, Map 287, Parcel 084, built c.1880, Contributing Structure in the Hyannis Port National Register Historic District

Full demolition of the detached garage structure; Partial demolition – demolish and rebuild two-story portion of the structure at the western end, including the attached garage; relocate house to the northwest corner of the lot; remove chimney, windows, doors, siding and front steps; construct addition to the west end including a basement-level 2-car garage

**Powell moved, seconded by Parks, to accept the withdrawal of the application.
So voted: aye, unanimous**

Applications

Caldwell, Edward & Chris, 10 Eel River Road, Osterville, Map 116, Parcel 088
Full demolition of main structure

Represented by: Chris Caldwell
Public comment: Doreve Starr

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Caldwell detailed her plans, noting past multiple changes to this structure, its poor condition, its site in a flood zone, and her doubt that it could survive a move. She said the only possible original features could be the windows on the side of the door, while the remaining windows are vinyl.

Abutter Doreve Starr objected to looking at the structure as it stands today and questioned why the structure was allowed to remain in its current state.

Wackrow noted that the 2010 Historic Preservation Plan includes this property on a list awaiting Inventory, adding that the Assessors record dates the building at 1900.

Jessop felt the proposed plans resemble what is existing and felt that it was built as a summer home.

Motion I: Jessop moved, seconded by Liz Mumford. So voted: Nay (There is no delay imposed.)

Aye: 0

Nay: 4 (Jessop, Mumford, Clark, Fifield)

Abstain: 3 (Powell, Parks, Shoemaker)

Motion II: Jessop moved, seconded by Shoemaker. So voted: Aye (The full demolition would not be detrimental.)

Aye: 4 (Jessop, Mumford, Clark, Fifield)

Nay: 0

Abstain: 3 (Powell, Parks, Shoemaker)

BW Residential LLC, 23 Atlantic Avenue, Hyannis Port, Map 286, Parcel 001, built 1950, Contributing Structure in the Hyannis Port National Register Historic District

Partial demolition and changes – West-wing carport changed to mudroom and covered deck, extended previously approved dormer on west wing, new window on the third floor, deeper windows on the second floor of east wing, relocated door and window in basement

Presented by: Craig Ashworth, EB Norris & Sons; Norman Courchesne of Jill Neubauer Architects

Public Comment: none present

Courchesne described the proposed changes.

Chair Clark felt the lowering of the window sill throws off the balance.

Shoemaker confirmed with Ashworth that the step back is about four feet.

Ashworth advised they are putting the *porte-cochere* back to where it was before the original approval.

Chair Clark objected to the new deeper windows, but Shoemaker did not consider the windows inappropriate, since the section is pushed back.

Motion I: Shoemaker moved, seconded by Cheryl Powell. So voted: Nay, unanimous (No referral to the Cape Cod Commission)

Motion II: Shoemaker moved, seconded by Frances Parks. So voted: Nay, unanimous (No delay)

Motion III: Shoemaker moved, seconded by Cheryl Powell. So voted: Aye (Clark & Parks abstained.) (Demolition is not detrimental.)

Bel Canto, LLC, 181 Main Street, Osterville, Map 165, Parcel 091/001, Hinkle House, built 1888, Inventoried

Partial demolition - remove 12'X15' portion and replace with a 20'X28' two-story addition; add an eyebrow window above the front door; replace existing windows with matching windows (same grill pattern)

Represented by: Ted Schilling, Attorney, and Gary Souza & Brian Antos from Rogers & Marney

Public Comment: none present

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Souza described the project, calling everything left and right of the original structure new. Souza showed an early photo of the home to document that it has been altered many times.

Jessop confirmed with Souza that the eyebrow window will be high enough on the roof line, and Antos said that the outdoor landscape will be visible through the eyebrow window from the indoor landing on the stairs.

Motion I: Powell moved, seconded by Parks. So voted: Nay – unanimous (No demolition delay)

Motion II: Powell moved, seconded by Parks. So voted: Aye – unanimous (Demolition is not detrimental.)

OTHER

- **Correspondence – Letter received from the Massachusetts Historical Commission regarding the Cape Cod Hospital new tower addition plan.** (Powell recused herself from this discussion.)
 - Chair Clark read the letter, noting that no plans accompanied it, but the project has been well publicized, with MHC concerned about any potential impact on existing National Register properties, including the adjacent Gleason House and the nearby Pleasant St.-School St. National Register Historic District.
 - Jessop noted that it is going next to the existing 6-story tower.
 - Wackrow believed it will be considered by the Cape Cod Commission in November.
 - Parks was concerned that the new tower would be too close to the National Register Gleason House. Wackrow responded that it will be about 30 or 40 feet away.
 - Chair Clark felt that BHC is under no obligation to respond at all.
 - Jessop preferred to defer comment pending receipt of additional information.
 - Chair Clark asked for a motion.
 - Parks moved seconded by Jessop to table the discussion of this letter. So voted: Aye, unanimous (Powell recused).
- **Update on Preservation Award planning**
 - The Secretary of the Interior's Standards (SIS) were discussed.
 - Fifield suggested looking into how the Chatham Historical Commission relates their awards to the Secretary's Standards, reminding that historic projects funded through CPC must adhere to the Secretary's Standards.
 - Jessop felt it is important to identify the Standards, e.g., on the Commission's web page.
 - Clark noted the need for a timeline, and Logan suggested a checklist of deadline dates.
 - In discussing award presentation, Mumford preferred summer, and Clark suggested June may be a good time, following a decision made in May to commemorate National Historic Preservation Month.
 - Fifield asked who would be eligible to make nominations; also, how old the projects could be. Shoemaker felt the project should have commenced within the last 5 years.
 - Clark suggested an application checklist with due date, decision date and award date.
 - The number of awards was discussed.
 - Wackrow suggested waiting until applications come in to decide how many are awarded.
 - Clark felt that some of these questions should be up to the committee.
 - Clark suggested presentation at a Town Council meeting.
 - **Service Award** – Shoemaker did not feel that a connection to a structure should be necessary.
 - Clark wondered if only Barnstable residents could qualify, as she felt other aspects could be considered.
 - Shoemaker felt the nominee's work should affect the town of Barnstable, and Jessop agreed.
 - Clark suggested limiting nominations to those who have made an impact within the last 5 years, and Commissioners agreed.
- **Community Preservation Committee Update**
 - Fifield reported that CPC had not met since the last Historical Commission meeting, but the Structures North report on the Barnstable Historical Society's Phinney-Jones House has been received and may call for less work than had been feared.
- **Discussion of upcoming historical events open to the public**
 - Shoemaker, Fifield and Jessop went to the Preservation Massachusetts Statewide historic preservation conference in Plymouth, and Shoemaker toured the cemetery there that had only seven colonists' graves from the 1600s.
 - Gravestone cleaning – Daniel St. Pierre came to the Town's Lothrop Hill Cemetery and approved Shoemaker and two others to clean historic stones there.
 - Parks advised that the Kirkman Fund may be able to help.

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- o Tracing the history of businesses on Main Street in Hyannis was discussed.
 - Mumford may be able to help.
- o Shoemaker noted the historic photos of Hyannis on display until November 18 in Town Hall, most from the Barnstable Historical Society collection.
- o Shoemaker also announced an upcoming event at the 1717 Meetinghouse.

APPROVAL OF MINUTES Parks moved, seconded by Powell, to approve the September 17, 2019, Minutes as edited.
 So voted: Aye, unanimous

Next meetings: November 19, 2019, & December 17, 2019

With no further business before this Commission, a motion was duly made by Parks and seconded by Powell to adjourn the meeting at 5:50pm.

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

Exhibit A	Notice of Intent to Demolish	File	287/131/000
Exhibit B	Notice of Intent to Demolish	File	287/084/000
Exhibit C	Notice of Intent to Demolish	File	116/088/000
Exhibit D	Notice of Intent to Demolish	File	286/001/000
Exhibit E	Notice of Intent to Demolish	File	165/091/001

Approved on November 19, 2019

