

APPROVED MINUTES

Barnstable Historical Commission
Barnstable Town Hall, 367 Main Street, Hyannis
Selectmen's Conference Room
January 15, 2019

BARNSTABLE
TOWN CLERK

19 MAR -5 A11 :42

Nancy Clark, Chair	Present
Nancy Shoemaker, Vice Chair	Present until 5:25pm
Marilyn Fifield, Clerk	Present
George Jessop	Present
Elizabeth Mumford	Present
Cheryl Powell	Present from 5:04pm
Frances Park	Present
Jessica Rapp Grasseti, Town Council Liaison	Present intermittently
Planning & Development Staff	Paul Wackrow – Present intermittently

Chair, Nancy Clark called the meeting to order at 4:03 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

Lluberes, Kathleen, 25 Wachusett Avenue, Hyannis Port, Map 287, Parcel 058, Makepeace House, built c.1888, Contributing Building in the Hyannis Port National Register Historic District
Remove chimney and replace with siding and trim to match existing structure; change window to door

Represented by: Craig Ashworth

Public comment: None present

Mr. Ashworth described the project as removing the chimney added on at a later date - external and in poor condition - and changing one window to a door replicating the existing original front door, with all other work on interior. He elaborated that the chimney is falling apart and serves no purpose, may be a hazard, and was never a part of the original structure.

Motion I: Nancy Shoemaker moved, seconded by Frances Parks.

Vote: Nay, unanimous – the application is not referred to the Cape Cod Commission.

Motion II: Nancy Shoemaker moved, seconded by Frances Parks.

Vote: Nay, unanimous – no demolition delay is imposed.

Motion III: Nancy Shoemaker moved, seconded by Frances Parks.

Vote: Aye, unanimous – the partial demolition is not detrimental.

Kennedy, Kerry, 101 Edgehill Road, Hyannis Port, Map 287, Parcel 029

Remove existing front and rear second-story dormers and reconstruct new front and rear second-story dormers

Represented by: Steve Cook and Kerry Kennedy

Public comment: None present

Mr. Cook described the project as replacing two dormers on the front and rear elevations, resembling similar dormers at other Hyannis Port properties.

Minutes approved on 2/22/19

George Jessop felt the only problem was the dormers' set-back from the outside wall, and Ms. Kennedy said she would consider suggestions.

Nancy Shoemaker confirmed the addition of the corner cut, noting that the house was 100+ years old but with no historic Inventory information.

Mr. Jessop opposed the expansion of the dormers as presented, proposing to increase the setback by half while still maintaining the design, as he felt it was not appropriate to bring the dormer to the edge of the roofline.

Frances Parks added that extending the dormers made it look more like a second story and changed the character of the house completely.

Mr. Cook and Ms. Kennedy asked for time to confer before further discussion of the project, and Chair Clark continued the hearing by taking the next application while they left the room to confer.

Mr. Cook and Ms. Kennedy later returned to announce that they would prefer to proceed with the vote on the submitted plan, rather than modify it.

Motion I: Nancy Shoemaker moved, seconded by Frances Parks.

Vote: Aye, unanimous - an 18-month delay is imposed.

Cotuit Center for the Arts, Inc., 4418 Falmouth Road, Cotuit, Map 024, Parcel 021

Partial demolition of the existing gas station structure to make room for an addition to the rear elevation

Represented by: Gary Souza of Rogers & Marney Builders

Public comment: None present

Mr. Souza explained that this was a family property until 1986, and he said it will be converted to a ceramic studio.

Mr. Jessop favored keeping the stucco façade, with six by eight or eight by ten windows for the front elevation.

Mr. Cook suggested a two-panel glass door, and Nancy Shoemaker felt that grids would not be appropriate.

Frances Parks inquired about the choice of the metal roof, and Mr. Souza explained that they hope to continue the metal roof throughout the CFA Campus for its industrial effect. Mr. Jessop supported the metal roof as appropriate for the commercial space and setting.

Chair Clark asked about the design for the front, and Mr. Souza said he would like to go with Mr. Jessop's solution of a picture window with lights on top, white stucco façade and Cape Cod grey board and batten.

The application was subsequently amended to include the following changes: the front façade door will be a single pane of glass and the front windows will be picture windows with small transom lights across the top and single large pane below in proportion to the picture window.

Motion I: George Jessop moved, seconded by Frances Parks.

Vote: Nay, unanimous - no demolition delay is imposed.

Motion II: George Jessop moved, seconded by Frances Parks.

Vote: Aye, Unanimous - the partial demolition is not detrimental.

Dow, Judith, 294 Phinney's Lane, Centerville, Map 230, Parcel 133

Additions to the west, east, and south elevations increasing square footage from 837 sq. ft. to approximately 1,457 sq. ft.

Represented by: Mike Dwyer,

Public comment: None present

Mr. Dwyer summarized the project as adding two bump-outs and a small addition, also replacing the windows and replacing one window with a slider.

Mr. Jessop preferred to see the jetted rakes match those existing, and Mr. Dwyer agreed to match all jetted rakes.

Motion I was made with the adjustment that the new jetted rakes will match the existing rakes.

Motion I: Nancy Shoemaker moved, seconded by Frances Parks.

Vote: Nay, unanimous – no demolition is delay imposed

Motion II: Nancy Shoemaker moved, seconded by Elizabeth Mumford.

Vote: Aye, unanimous – the partial demolition is not detrimental.

Swan, Thomas J., 215 Sea View Avenue, Osterville, Map 138, Parcel 017, Prescott House, built in 1883, Contributing Building in the Wianno National Register Historic District

Partial demolition of sidewall shingles and door on the northwesterly corner of dwelling; construction of a one-story addition to the northwesterly corner of the dwelling

Represented by: Tim Luff

Public comment: None present

Mr. Luff described the project, noting that there is no change in footprint and the applicant intends to match the old 9 over 2 windows, preferring to replace the remaining windows, as well.

Motion I: Nancy Shoemaker moved, seconded by Frances Parks.

Vote: Nay, unanimous – no referral to the Cape Cod Commission.

Motion II: Nancy Shoemaker moved, seconded by Cheryl Powell.

Vote: Nay, unanimous – no demolition delay is imposed.

Motion III: Nancy Shoemaker moved, seconded by Frances Parks.

Vote: Aye, unanimous – the partial demolition is not detrimental.

OTHER

- Massachusetts Historical Commission (MHC) & Community Preservation Committee (CPC) 2019 Survey and Planning Grant applications
 - Paul Wackrow reported that MHC invited the Town to apply for this 50% reimbursement grant, with the required match to be sought from CPC before the next BHC meeting.
- Cheryl Powell moved, seconded by Frances Parks, to authorize Chair Clark to sign the letter prepared by Paul Wackrow seeking Community Preservation funds. Vote: Aye, unanimous.*

Cheryl Powell moved, seconded by Frances Parks, to authorize Chair Clark to sign the letter from Paul Wackrow to the State regarding the 2019 Survey and Planning Grant. Vote: Aye, unanimous.
- Cape Cod Commission – Draft Technical Bulletins to the 2018/2019 Draft Regional Policy Plan
 - George Jessop provided a recap of the CCC Draft Technical Bulletin hearing.
- Community Preservation Committee Update
 - Marilyn Fifiield reported that the Centerville Historical Society is seeking Community Preservation funds for a new roof.
- Upcoming historical events open to the public were announced.

APPROVAL OF MINUTES

December 11, 2018, Meeting Minutes: Marilyn Fifiield moved, seconded by Cheryl Powell, to approve the minutes as edited. **Vote:** Aye, unanimous.

Next meetings: February 19, 2019 & March 19, 2019

With no further business before this Commission, a motion was duly made by Cheryl Powell and seconded by Frances Parks to adjourn the meeting at 5:40pm. Vote: Aye, unanimous.

Respectfully Submitted,

Erin K. Logan, Recording Secretary

And edited by Commission Clerk Marilyn Fifield

Exhibit A	Notice of Intent to Demolish	287/058/000
Exhibit B	Notice of Intent to Demolish	287/029/000
Exhibit C	Notice of Intent to Demolish	024/021/000
Exhibit D	Notice of Intent to Demolish	230/133/000
Exhibit E	Notice of Intent to Demolish	138/017/000
Exhibit F	MHC Invitation to apply for Grant	Dated 12/14/18
Exhibit G	Cape Cod Commission Hearing Notice	Dated 1/10/19
Exhibit H	MHC 41 st Annual Preservation Award	Dated 1/9/19