

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

BARNSTABLE  
TOWN CLERK

20 SEP 18 P3 :20

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.

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**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.

Approved on 9/15/20

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

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**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

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**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

**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

Approved on 9/15/20