

APPROVED MINUTES

Barnstable Historical Commission

**This meeting was held by remote participation via Zoom Meetings
February 15, 2022 at 3:00 PM**

Nancy Clark, Chair	Present
Nancy Shoemaker, Vice Chair	Present
Marilyn Fifield, Clerk	Present
George Jessop	Absent
Cheryl Powell	Present
Frances Park	Present
Jack Kay	Absent
Jessica Rapp Grasseti, Town Council Liaison	Present
Planning & Development Staff, Sr Planner	Kate Maldonado
Administrative Assistant	Grayce Rogers

Chair, Nancy Clark called the meeting to order at 3:00 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

Zola, John & Dawn, 91 Route 149, Marstons Mills, Map 077 Parcel 008/000, built c. 1774.

Partial Demolition: Add a 7'0" wide mudroom addition with covered porch, remove a single window for a new cased opening from the new mudroom into the existing cottage, remove existing rear door and install 2 windows, and to remove rear doors and add a new window.

The application was represented by Steve Cook of Cotuit Bay Design.

Discussion:

Cook commented that the cottage was built in the late 1700s. They are proposing to construct a new house adjacent to the existing cottage connect via a mudroom. He presented the proposed elevations to the Commission. The window replacements will be in the same "rough opening" with the same grille pattern, style, and trim.

Commissioner Parks asked Cook to provide further detail about window number 5 on the proposed plans. He explained that the proposed changes were the same as the other windows on the plan.

There was no public comment.

MOTION 1:

Commissioner Parks moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building at **91 Route 149, Marstons Mills**, is a Preferably Preserved Significant Building.

The motion was seconded by Commissioner Powell.

ROLL CALL VOTE:

Aye: 0

Nay: Nancy Clark, Nancy Shoemaker, Marilyn Fifield, Cheryl Powell, Fran Parks

Abstain: 0

MOTION 2:

I move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at **91 Route 149, Marstons Mills**, **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

The motion was seconded by Commissioner Powell.

ROLL CALL VOTE:

Aye: Nancy Clark, Nancy Shoemaker, Marilyn Fifield, Cheryl Powell, Fran Parks

Nay: 0

Abstain: 0

Rita Catherine Meyer Trust, 4 Washington Avenue, Hyannis Port, Map 287 Parcel 041/0000, built c. 1898. Building listed on the National Register of Historic Places.

Partial Demolition: Remove windows at sunroom and return the space to its former covered porch state. Remove some interior walls to reconfigure spaces. The proposed new construction will include new decking and sidewall in place of previous interior finishes.

The application was represented by Gilman Martini and Jack Delaney.

Discussion:

Martini previous owner had turned the screened porch to an enclosed porch and the current owner would like to turn the enclosed porch back to a screened porch. The side wall will match the existing white cedar shingles. The decking will match the existing or might change to wood.

The Commissioners were in unanimous agreement that reverting the enclosed porch back into a screened porch is appropriate.

There was no public comment.

MOTION 1: Referral to the Cape Cod Commission¹

¹ Initial vote required to determine the applicability of Cape Cod Commission Development of Regional Impact Threshold pursuant to Cape Cod Commission Act Section 12 (c) (1) and CCC Enabling Regulations Governing the Review of Developments of Regional Impacts Chapter A, Section 2(a) (i)(a)

Vice Chair Shoemaker moved that the Barnstable Historical Commission finds and determines that, after review and consideration of the file and hearing testimony for **4 Washington Avenue, Hyannis Port**, that:

- The property is outside a local historic district;
- The property is a contributing structure in a National Register District
- The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a contributing structure in a National Register District as defined in § 3 of the Cape Cod Commission Development of Regional Impact Review Threshold;

The Barnstable Historical Commission further finds and determines that in exceeding these threshold criteria the project is subject to a mandatory referral to the Cape Cod Commission as a Development of Regional Impact.

The motion was seconded by Commissioner Parks.

ROLL CALL VOTE:

Aye: 0

Nay: Nancy Clark, Nancy Shoemaker, Marilyn Fifield, Cheryl Powell, Fran Parks

Abstain: 0

MOTION 2: Partial Demolition of Building

Vice Chair Shoemaker move that the Barnstable Historical Commission find, after review and consideration of public testimony, the application, and record file for the partial demolition proposed at **4 Washington Avenue, Hyannis Port**, this Significant Building is a Preferably Preserved Significant Building.

The motion was seconded by Commissioner Parks.

ROLL CALL VOTE:

Aye: 0

Nay: Nancy Clark, Nancy Shoemaker, Marilyn Fifield, Cheryl Powell, Fran Parks

Abstain: 0

MOTION 3:

Vice Chair Shoemaker move that in accordance with Section 112-3(G), the Barnstable Historical Commission determines that the partial demolition of the Preferably Preserved Significant Building located **4 Washington Avenue, Hyannis Port**, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

The motion was seconded by Commissioner Parks.

ROLL CALL VOTE:

Aye: Nancy Clark, Nancy Shoemaker, Marilyn Fifield, Cheryl Powell, Fran Parks

Nay: 0

Abstain: 0

Stolba, Ashley & Garret Weston, 1160 Main Street, Cotuit, Map 034 Parcel 058/000, built c. 1900. Building listed on the National Register of Historic Places.

Partial Demolition: The original historic residence to be restored per proposed elevations with new addition to be located at the north and rear sides of the house. The north wing, rear porch/deck, and front bay window are proposed to be demolished to allow for the new addition, renovations, and for restoration of original historic home.

Full Demolition: To demolish the detached garage to replace with a new carriage house.

The application was represented by Patrick Ahern.

Discussion:

Ahern first presented the Form B inventory information. Then, Ahern detailed the history of changes made to the structure over time, such as the additions, doors, and windows. The proposed plans are to restore the Greek Revival style. The bay window is non conforming to the front yard set back.

The detached garage was constructed circa 1960 and therefore does NOT fall under the purview of Section 122. No vote was needed.

Commissioner Powell asked why the chimney was proposed for demolition. Ahern noted that the chimney can be rebuilt in the proposed plans if the Commission requests such.

Commissioner Parks noted that this property is adjacent to the Historical Society in Cotuit. She found the proposed plans to be appropriate.

Chair Clark commented that the addition and additional dormers on the oldest part of the building detract considerably from the original. She found the size of the addition going an extra story to be overwhelming, especially in the back where it overlaps the house. Chair Clark finds the additional of the traditional doorway and the entablature to be appropriate, but not the dormers and addition which change the look of an old farm house.

Vice Chair Shoemaker agreed with Chair Clark about the dormers.

There was no public comment.

MOTION 1: Referral to the Cape Cod Commission²

Commissioner Powell move that the Barnstable Historical Commission finds and determines that, after review and consideration of the file and hearing testimony for **1160 Main Street, Cotuit** , that:

- The property is outside a local historic district;
- The property is a contributing structure in a National Register District
- The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a contributing structure in a National Register District as defined in § 3 of the Cape Cod Commission Development of Regional Impact Review Threshold;

² Initial vote required to determine the applicability of Cape Cod Commission Development of Regional Impact Threshold pursuant to Cape Cod Commission Act Section 12 (c) (1) and CCC Enabling Regulations Governing the Review of Developments of Regional Impacts Chapter A, Section 2(a) (i)(a)

The Barnstable Historical Commission further finds and determines that in exceeding these threshold criteria the project is subject to a mandatory referral to the Cape Cod Commission as a Development of Regional Impact.

The motion was seconded by Commissioner Parks.

ROLL CALL VOTE:

Aye: 0

Nay: Nancy Clark, Nancy Shoemaker, Marilyn Fifield, Cheryl Powell, Fran Parks

Abstain: 0

MOTION 2: Partial Demolition of Building

Commissioner Powell move that the Barnstable Historical Commission find, after review and consideration of public testimony, the application, and record file for the partial demolition proposed at **1160 Main Street, Cotuit**, this Significant Building is a Preferably Preserved Significant Building.

In addition, an amendment to the motion to include that the dormers on the original house are not to be done as shown on the plans, the stairway windows on the back of the house are to be two windows and no transom, and the chimney will be replaced with the same or remain as existing.

The motion was seconded by Commissioner Parks

ROLL CALL VOTE:

Aye: 0

Nay: Nancy Clark, Nancy Shoemaker, Marilyn Fifield, Cheryl Powell, Fran Parks

Abstain: 0

MOTION 3:

Commissioner Powell moved that in accordance with Section 112-3(G), the Barnstable Historical Commission determines that the partial demolition of the Preferably Preserved Significant Building located 1160 Main Street, Cotuit, **is** not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

The motion was seconded by Commissioner Parks.

ROLL CALL VOTE:

Aye: Nancy Clark, Nancy Shoemaker, Marilyn Fifield, Cheryl Powell, Fran Parks

Nay:0

Abstain: 0

OTHER

- Letter of Support – Barnstable Unitarian Church

- New England Wind Section 106 Consulting Party Meeting, March 3, 2022 from 1-3 pm via zoom

 - Report from Dynamic Environmental Associates, Inc. for Section 106 Review for a telecommunications tower at 36 Wequaquet Lane.

 - Preservation Awards Marketing

 - Inventories Update

 - Trayser Artifacts Update
 - Assistant Director Maldonado updated the Historical Commission that staff was working on drafting a Community Preservation application to submit.

 - Certified Local Government Sub-Committee Update
 - There was a meeting at 2 pm on February 15, 2022. The result of the meeting is that the Historical Commission needs to submit an application to earn the designation.
 - There was a motion made by Commissioner Powell to submit an application to become a Certified Local Government.
 - There was a second by Commissioner Parks.
- So voted:
Aye: Fifield, Parks, Shoemaker, Powell, Clark
Nay: 0
Abstain: 0
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- Update: Community Preservation Committee

 - Historic Events Open to the Public - none at this time
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APPROVAL OF MINUTES

There were no minutes submitted for review.

Next meetings: March 15, 2022 at 3:00 pm

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

So voted:
Aye: Powell, Parks, Fifield, Shoemaker, Clark

Respectfully Submitted,
Grayce Rogers, Administrative Assistant