



Barnstable Historical Commission

Meeting Packet December 12, 2017

A Public Hearing on the attached Intent to Demolish Applications will be held on December 12, 2017 at 4:00pm in the Selectmen's Conference Room at Town Hall, 367 Main Street, Hyannis, MA in the Hearing Room, second floor.

The materials included in this electronic posting are not representative of all items included in the public record. Complete public records are available for viewing at 200 Main Street, Hyannis, MA from 8:30am - 4:30pm, Monday-Friday



Town of Barnstable

Barnstable Historical Commission

www.town.barnstable.ma.us/historicalcommission

Commission Members

Laurie Young - Chair • Nancy Clark - Vice Chair • Marilyn Fifield - Clerk • Elizabeth Mumford
Nancy Shoemaker • George Jessop, AIA • Cheryl Powell

Administrative Assistant

Erin K. Logan, erin.logan@town.barnstable.ma.us

AGENDA

Tuesday, December 12, 2017, 4:00PM

Selectmen's Conference Room, Town Hall, 2nd Floor, 367 Main St., Hyannis

Call to Order

Notice of Recording

Please note that this meeting is recorded and broadcast on Channel 18 in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

Acting under the provisions of the Code of the Town of Barnstable, ss 112-1 through 112-7, the Historical Commission will hold a Public Hearing on the following applications. The following Applications have been determined significant and were referred to a Public Hearing:

Applications

Members sitting on these applications: Laurie Young, Nancy Clark, Marilyn Fifield, Nancy Shoemaker, George Jessop, Elizabeth Mumford, Cheryl Powell

Spring, William, 1035 Main Street, Cotuit, Map 034, Parcel 018, built after 1884, Contributing Building in a National Register Historic District

Partial Demolition - Demolish existing kitchen gable ell wall and existing west gable way to allow for new addition

Estate of Ruth Plimpton; Plimpton, David, Anne, Thomas, Edward, Trustees, 979 Sea View Avenue, Osterville, Map 090, Parcel 008, Full Demolition

Ale, John & Margaret, 62 Wachusett Avenue, Hyannis Port, Map 287, Parcel 081, Seth Nickerson House, built c.1880's, Contributing Building in a National Register Historic District

Partial Demolition - Replace clapboard with white cedar shingles, Remove west elevation door and relocate, remove 1 window, change size of 2 windows, relocate skylight, enclose north entry porch

Other

Approval of Minutes

November 14, 2017

Matters not reasonably anticipated by Chair

Adjournment

Next Meeting Dates: December 12, 2017 @ 4:00pm, January 16, 2018 @ 4:00pm

Please Note:

The list of matters, are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda. Public files are available for viewing during normal business hours in the Growth Management office located at 200 Main Street,

Planning & Development Department
Elizabeth Jenkins - Director
200 Main Street, Hyannis, MA 02601 / 367 Main Street, Hyannis, MA 02601
Phone: 508-862-4787 Fax: 508-862-4784



Town of Barnstable
Planning & Development Department
Barnstable Historical Commission
www.town.barnstable.ma.us/historicalcommission



2017 NOV 3 PM 12:16

BARNSTABLE TOWN CLERK

NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application NOVEMBER 5, 2017 ☐ Full Demotion ☒ Partial Demolition

Building Address: 1035 MAIN STREET
Number Street

COTUIT 02635 Assessor's Map # 034 Assessor's Parcel # 018
Village ZIP

Property Owner: WILLIAM J. SPRING. 617-817-1463
Name Phone#

Property Owner Mailing Address (if different than building address) _____

Property Owner e-mail address: WJSRING@WEBERSTANDWICK.COM

Contractor/Agent: ARCHI-TECH ASSOCIATES INC.

Contractor/Agent Mailing Address: 6 SCHOOL STREET, COTUIT 02635

Contractor/Agent Contact Name and Phone #: TIMOTHY LUFF 608-420-5335
Name Phone #

Contractor/Agent Contact e-mail address: TLUFF@ARCHITECHASSOCIATES.COM

Detail of Demolition Proposed: DEMOLISH THE EXISTING KITCHEN GABLE
ELL WALL (WEST) AND EXISTING WEST GABLE WRT
(DINING & BEDROOM) TO MAKE SPACE FOR NEW
ADDITION.

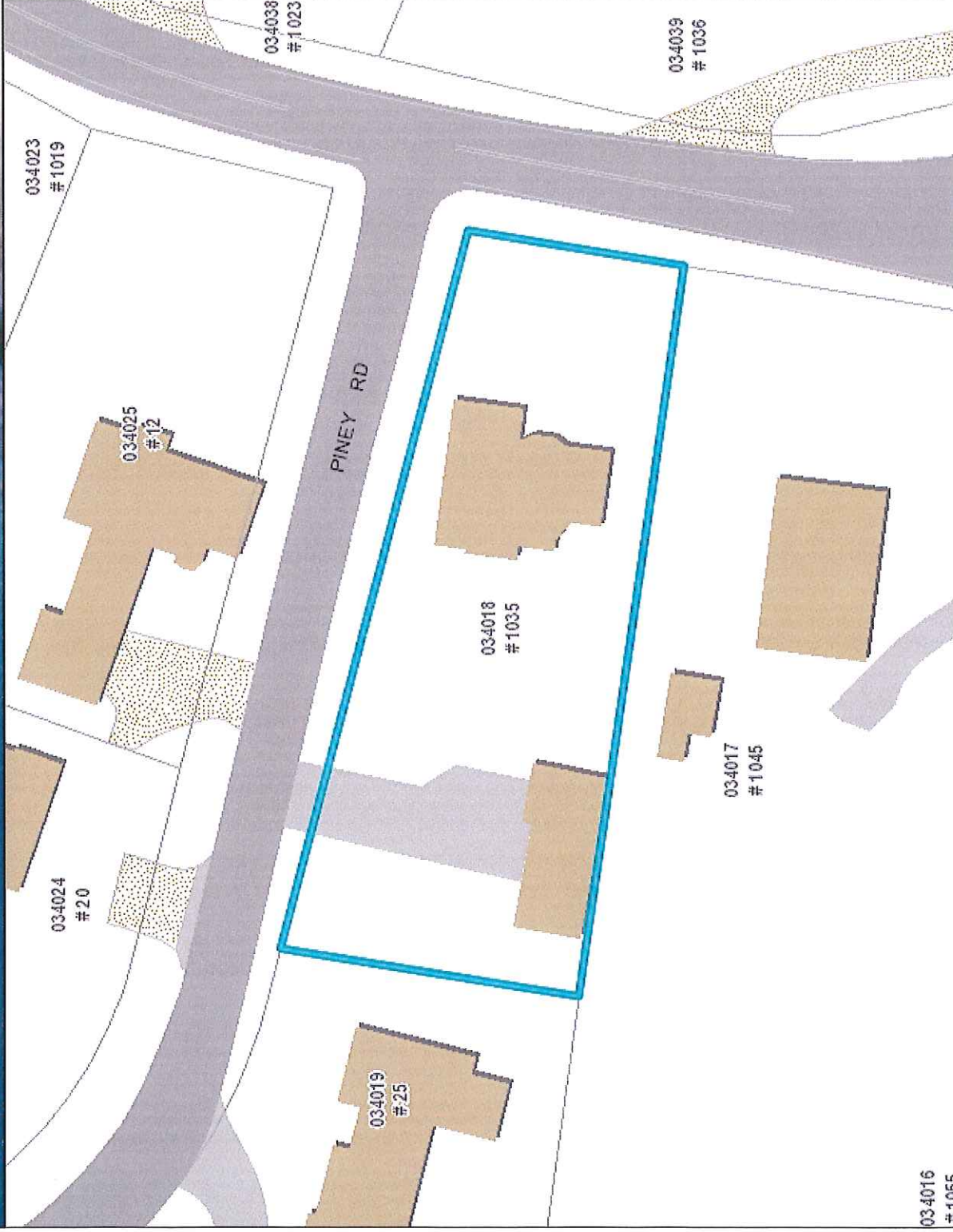
Type of New Construction Proposed: CREATE NEW ADDITIONS @ REAR / WEST
WALL TO EXPAND KITCHEN & BEDROOM SPACES
MAJOR CHANGES TO INTERIOR LAYOUT / BATHROOMS.

Provide information below to assist the Commission in making the required determination regarding the status of the Building in accordance with Article 1, § 112

Year built: 1984 USALHD HYPERION Additions Year Built: 2005 PORCH & KITCHEN ELL

Is the Building listed on the National Register of Historic Places or is the building located in a National Register District?
No ☒ Yes ☐

[Signature]
Property Owner/Agent Signature



Legend

- Parcels
- Town Boundary
- Railroad Tracks
- Buildings
- Painted Lines
- Parking Lots
- Paved
- Unpaved
- Driveways
- Paved
- Unpaved
- Roads
- Paved Road
- Unpaved Road
- Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies



Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601
508-862-4624
gis@town.barnstable.ma.us

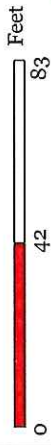


Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.

This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

034016
#1055

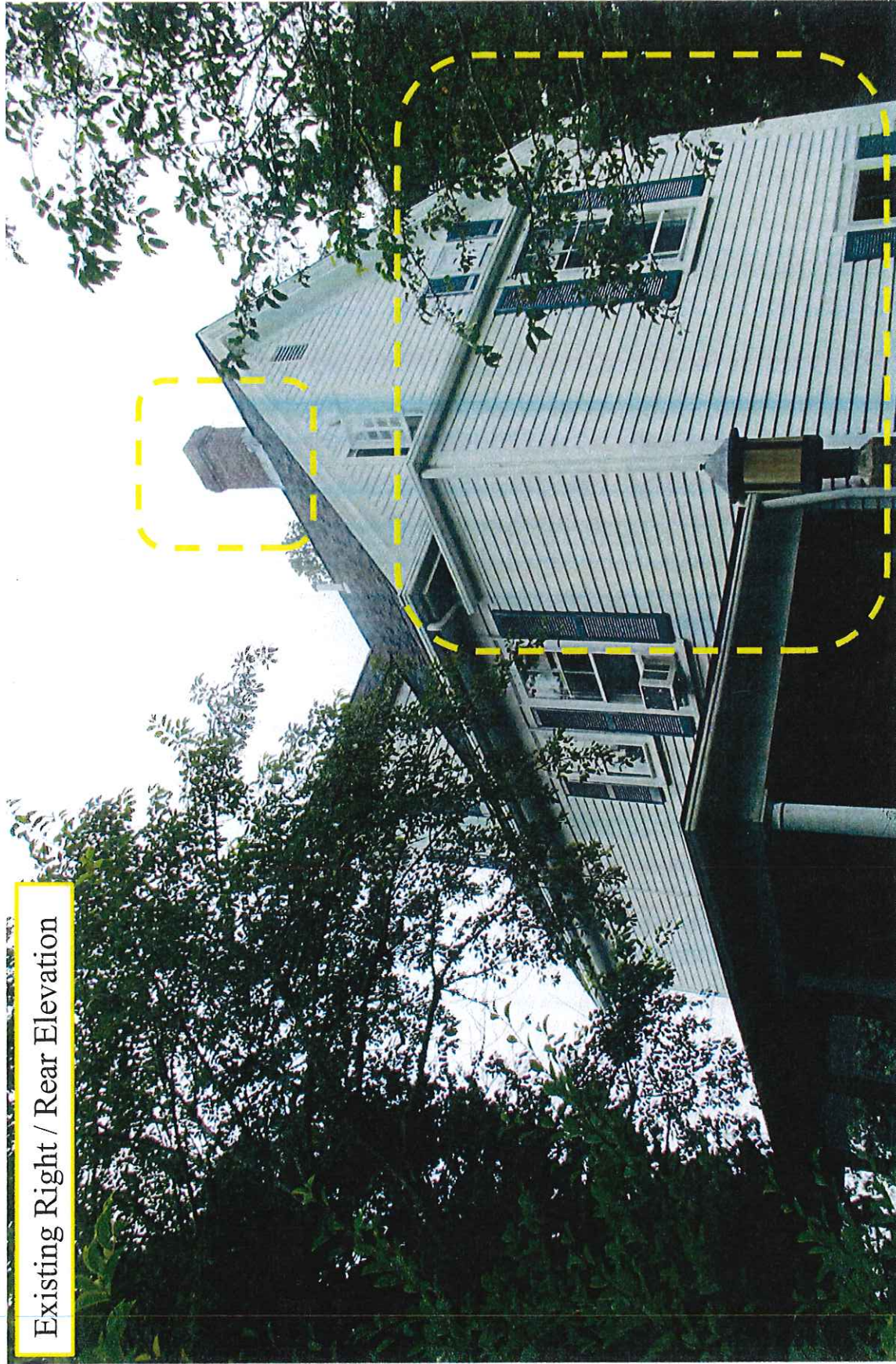
Map printed on: 11/8/2017

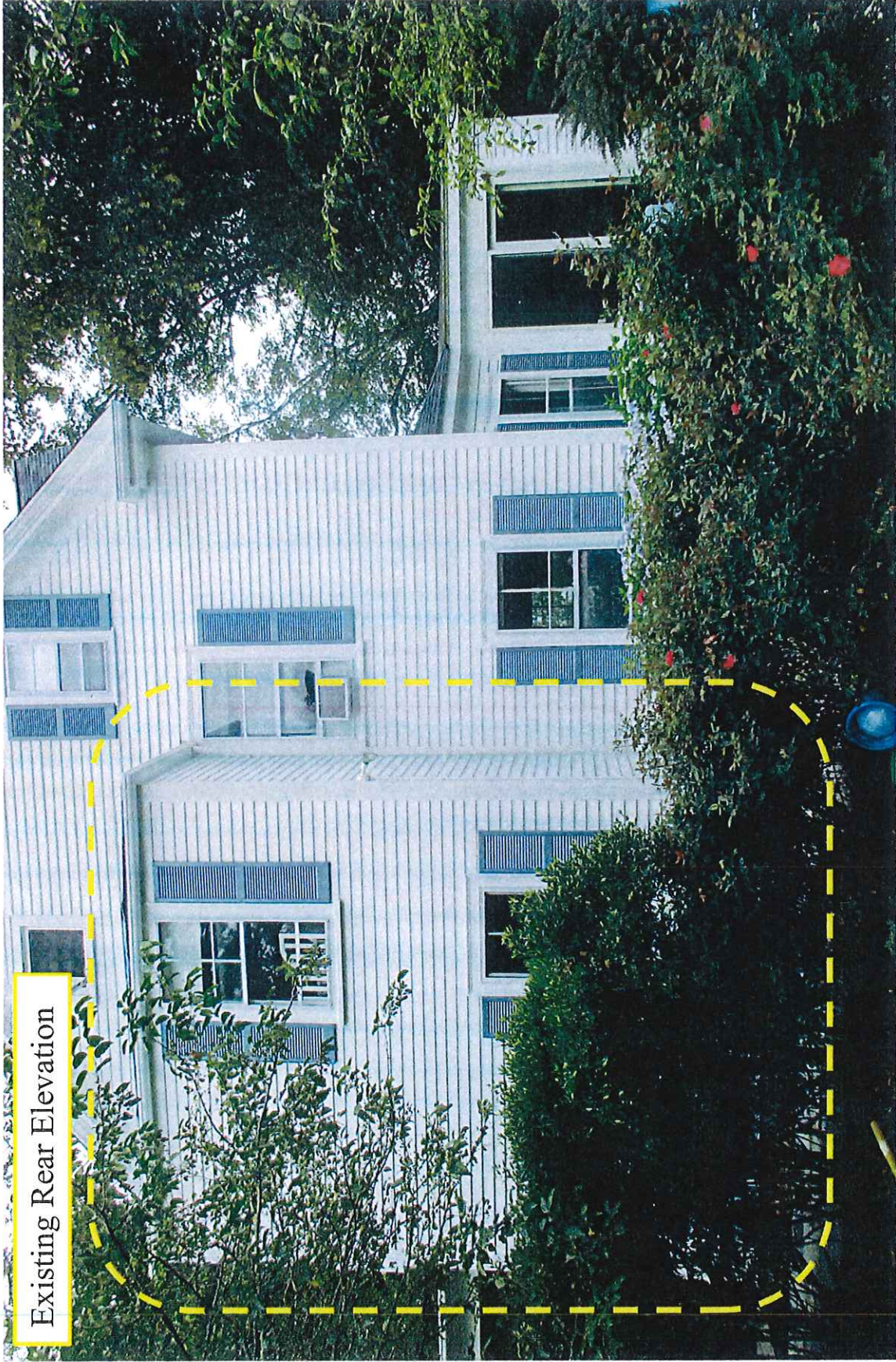


Approx. Scale: 1 inch = 42 feet



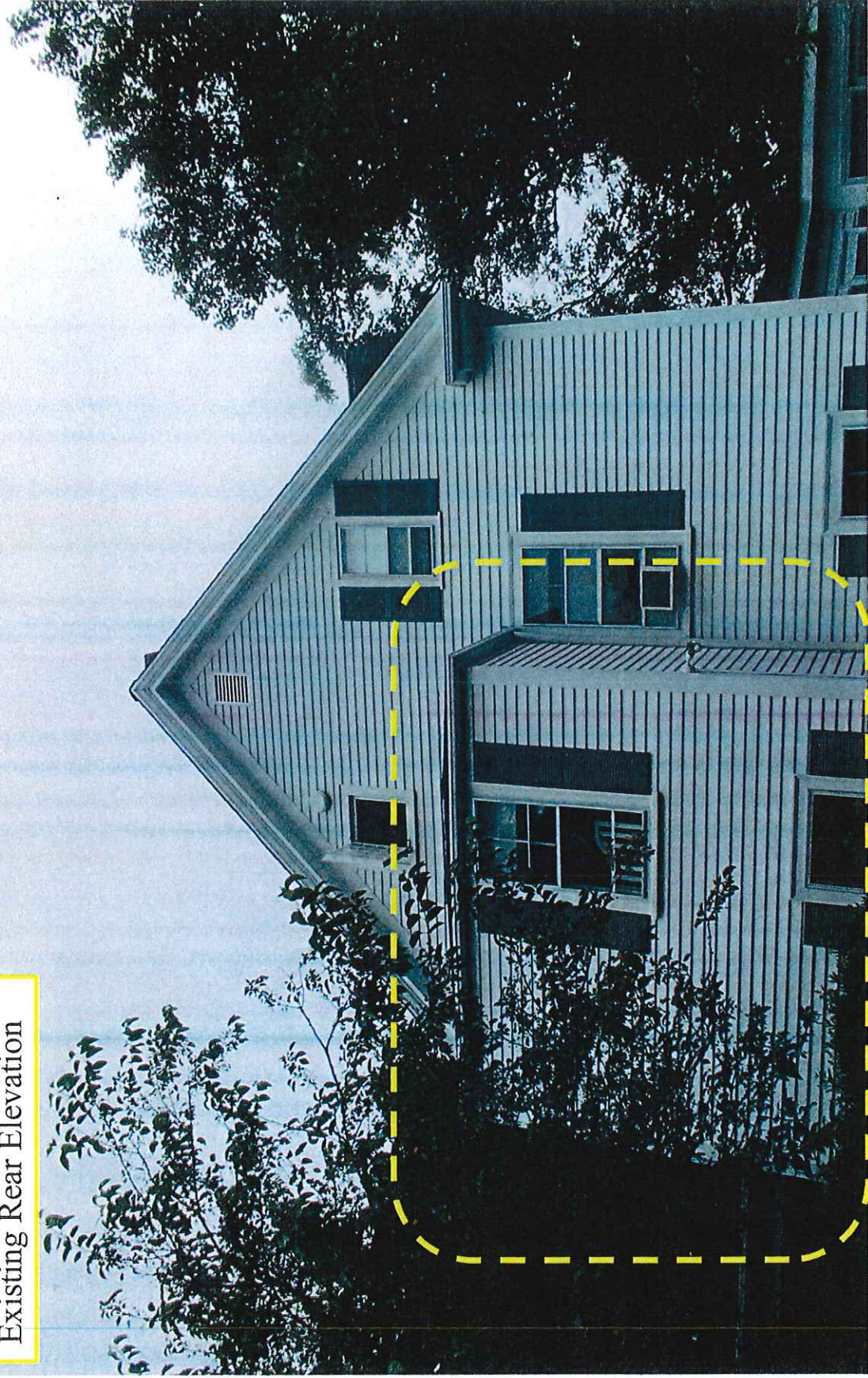
Existing Right / Rear Elevation



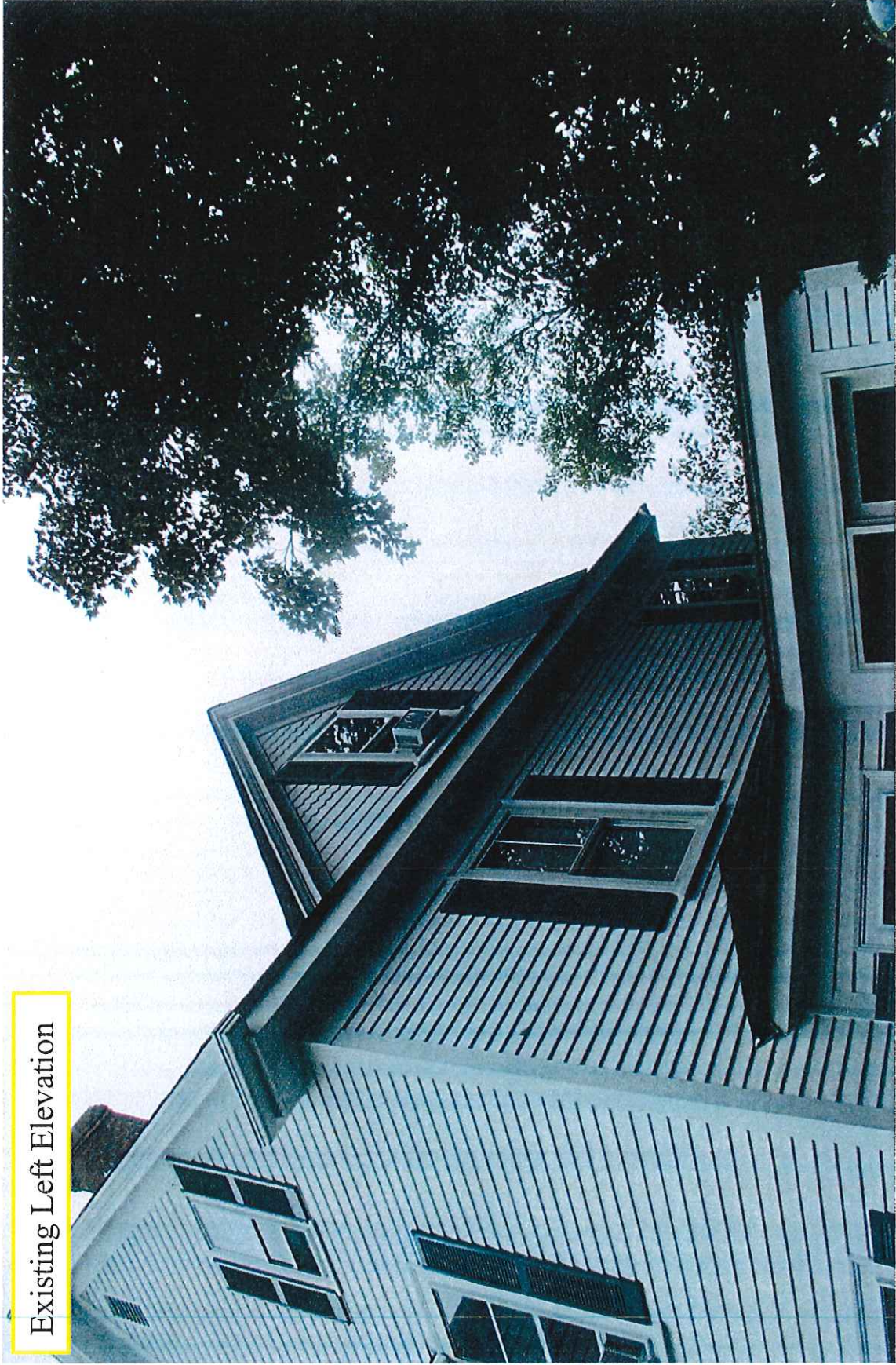


Existing Rear Elevation

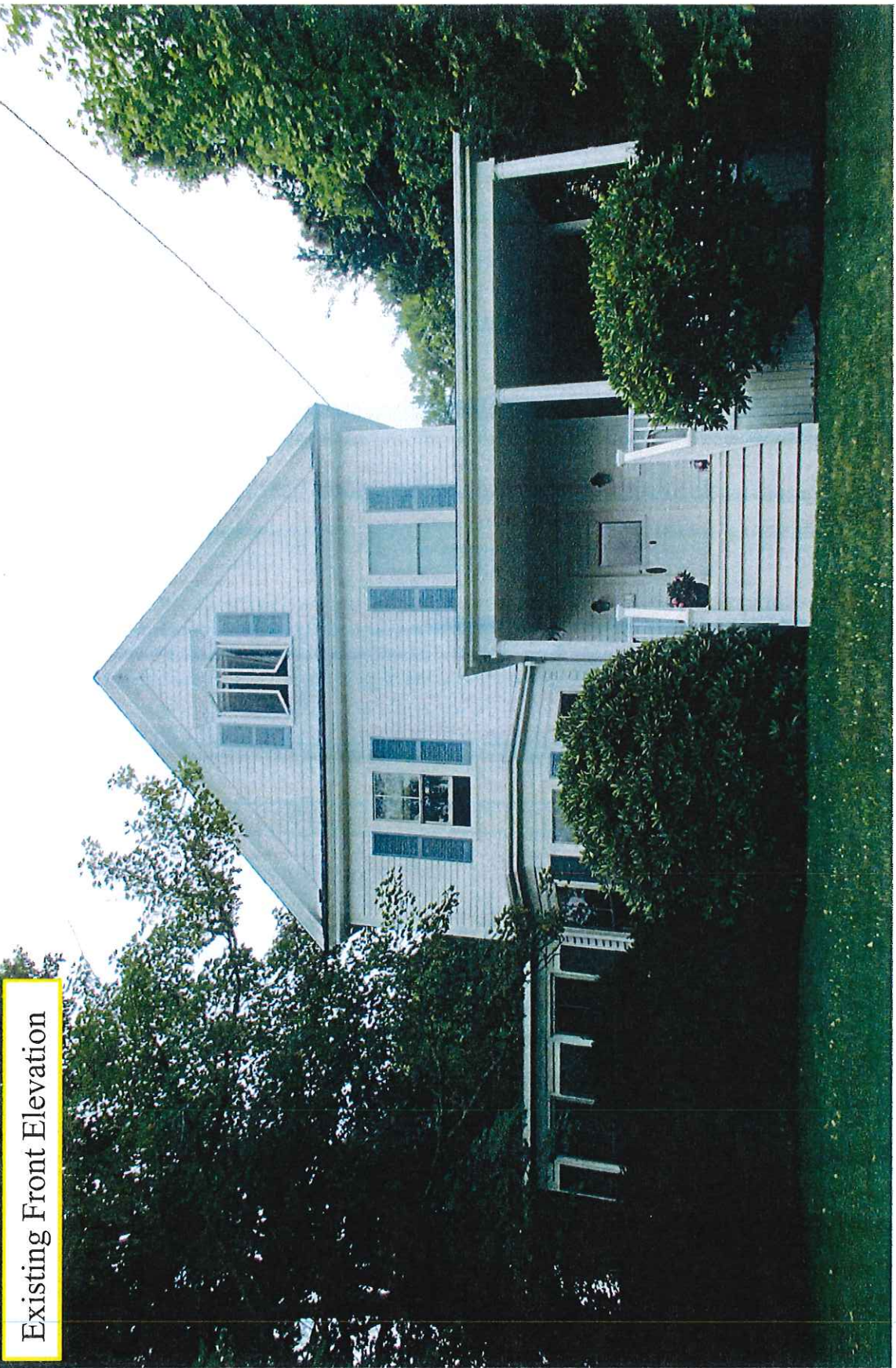
Existing Rear Elevation



Existing Left Elevation



Existing Front Elevation



A-1

REV. 1

DRAWN: J. BOW

SCALE: 1/4" = 1'-0"

SHEET: 1 OF 203

JOB NO.: 1423

Spring Residence
1035 Main Street
Cotuit, Massachusetts

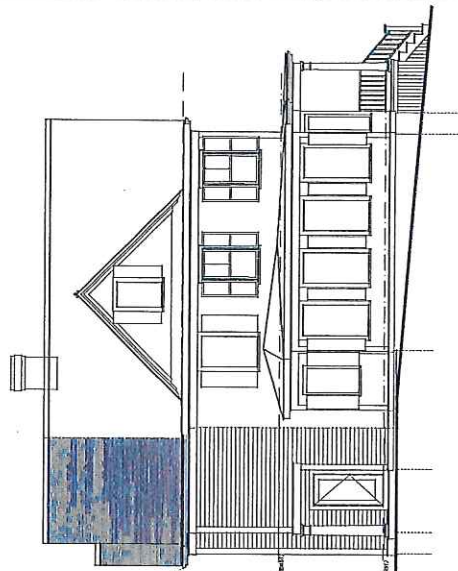
Existing and Proposed

Architectural Associates, Inc. has prepared this set of drawings for the proposed alterations to the existing structure at 1035 Main Street, Cotuit, Massachusetts. The drawings show the existing structure and the proposed alterations. The drawings are to be used for the purpose of obtaining a building permit from the Town of Cotuit. The drawings are not to be used for any other purpose. The drawings are the property of Architectural Associates, Inc. and are to be kept confidential. The drawings are to be used for the purpose of obtaining a building permit from the Town of Cotuit. The drawings are not to be used for any other purpose. The drawings are the property of Architectural Associates, Inc. and are to be kept confidential.

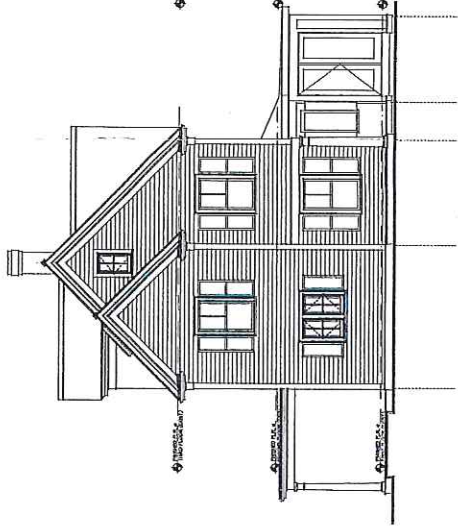
ARCHI-TECH ASSOCIATES, INC.
architectural design

6 school street # 508 420 5335 # 508 420 5304
cotuit, ma 02555
architechassociates.com

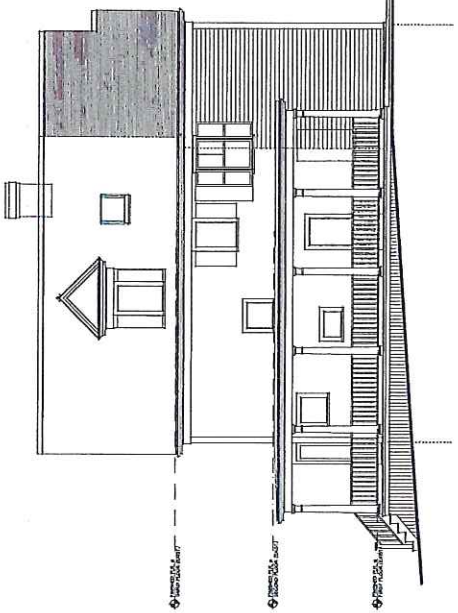
PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



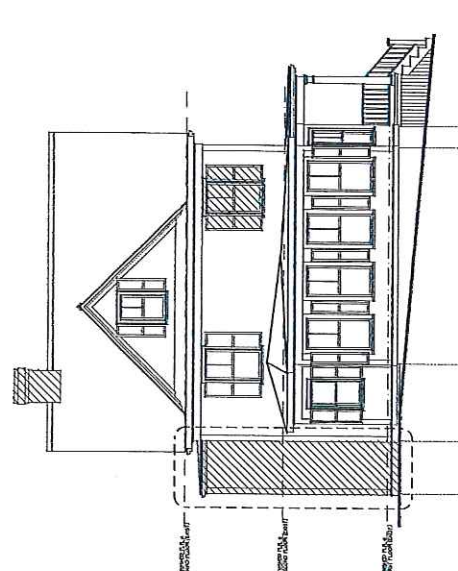
PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



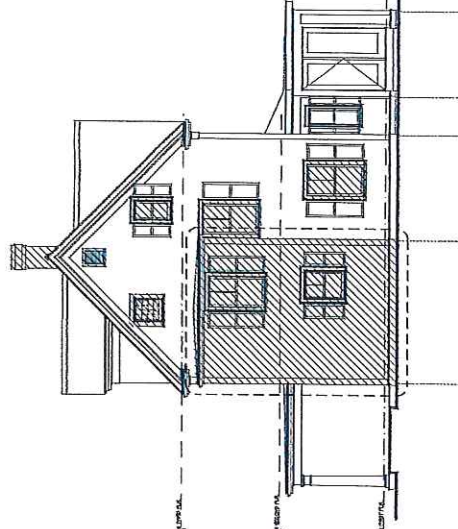
PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



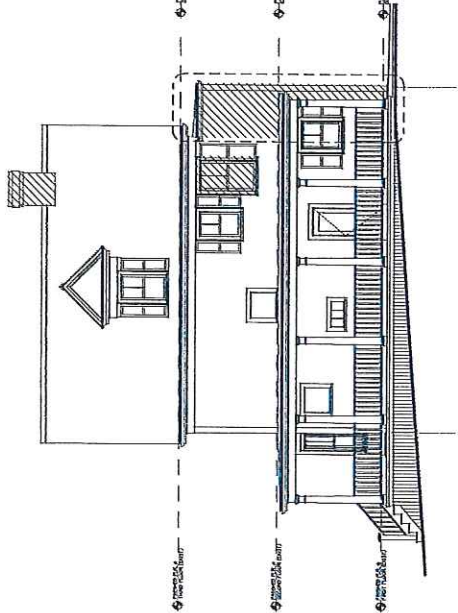
EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



DEMO LEGEND

EXISTING STRUCTURE
TO BE DEMOLISHED

AREA OF PROPOSED
DEMOLITION

ASSESSORS REF.:
Map 034, Parcel 018

FEMA FLOOD ZONE
Zone X
FEMA Map #25001C0756J
July 16, 2014

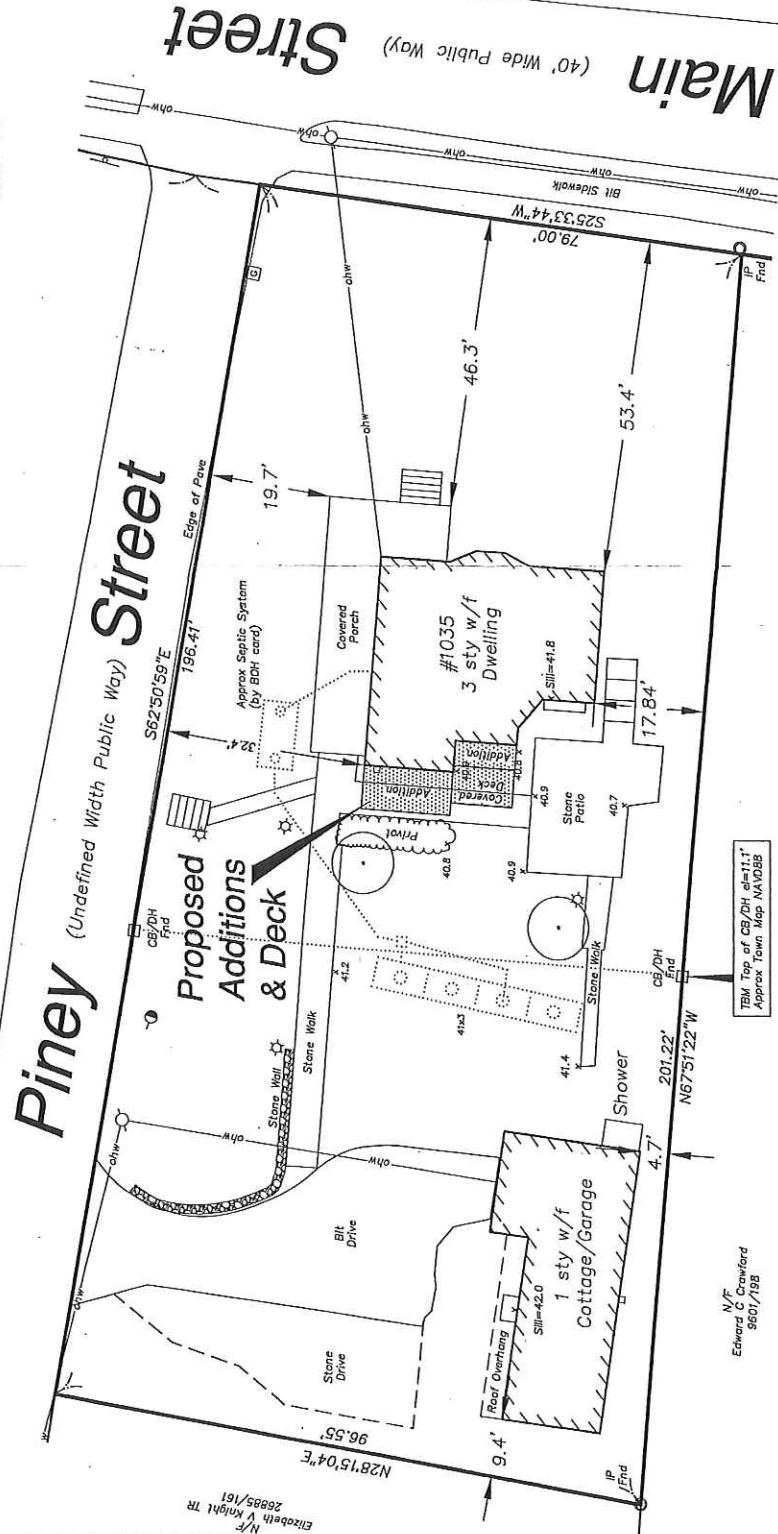
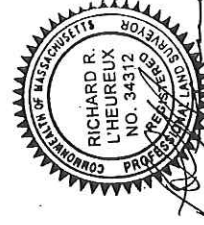
ZONE:
RF (RP0D)
Area (min.) 87,120 SF
Frontage (min) 150'
Width (min) na
Setbacks:
Front 30'
Side 15'
Rear 15'



Location Map
1"=2000'

LEGEND

- Deciduous Tree
- Sign
- Light Post
- Gas Gate
- Iron Pipe
- CB/DH
- Guy
- Utility Pole
- Overhead Wires
- Spot Shot Elev



0 5 10 15 20 30 40 FEET

Sheet #
1 of 1

Title:
Plan Of Proposed Additions
At 1035 Main Street
Barnstable (Cotuit) Mass.

CapeSury
23 West Bay Rd, Suite G
Osterville MA 02655
(508)420-3994 (508)420-3995 fax
capesury@cape-sury.net

Prepared For:
William J Spring
1035 Main Str.
Cotuit, MA. 02635

Scale: 1"=20'
Date: 25/OCT/17
Dwg: C313_1G1

Notes/Revisions:
1.) The property line information shown was compiled from available record information.
2.) The topographic information was obtained from an on the ground survey performed on 23/OCT/17.
3.) The datum used is Approx MSL From Town Map (NAVD83)



Town of Barnstable
Planning & Development Department
Barnstable Historical Commission
www.town.barnstable.ma.us/historicalcommission

NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application November 8, 2017

☒ Full Demotion

☐ Partial Demolition

Building Address: 979 Searview Ave
Number Street

Osterville 02655 Assessor's Map # 90 Assessor's Parcel # 008
Village ZIP

Property Owner: Plimpton, David, Anne, Thomas, Edward 617-721-8757
Name Phone#
Estate of Ruth Plimpton

Property Owner Mailing Address (if different than building address) 44 Carleton St. Portland, ME 04102

Property Owner e-mail address: pollyplimpton@gmail.com

Contractor/Agent: n.a.

Contractor/Agent Mailing Address: n.a.

Contractor/Agent Contact Name and Phone #: n.a.
Name Phone #

Contractor/Agent Contact e-mail address: n.a.

Detail of Demolition Proposed: The property is on the market and prospective buyers are asking whether they would be able to tear the house down if they wanted to. We cannot afford to keep the house.

Type of New Construction Proposed: No proposals yet

Provide information below to assist the Commission in making the required determination regarding the status of the Building in accordance with Article 1, § 112

Year built: 1928 Additions Year Built: 1930, 1945, 1974, 1980, 1990

Is the Building listed on the National Register of Historic Places or is the building located in a National Register District?
No ☒ Yes ☐

Ann Plimpton
Property Owner/Agent Signature

TOWN OF BARNSTABLE PROPERTY MAPS



Legend

- Parcels
- Town Boundary
- Railroad Tracks
- Buildings
- Painted Lines
- Parking Lots
- Paved
- Unpaved
- Driveways
- Paved
- Unpaved
- Roads
- Paved Road
- Unpaved Road
- Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies



Town of Barnstable GIS Unit

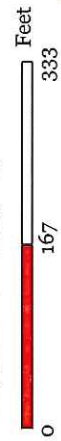
367 Main Street, Hyannis, MA 02601
508-862-4624

gis@town.barnstable.ma.us

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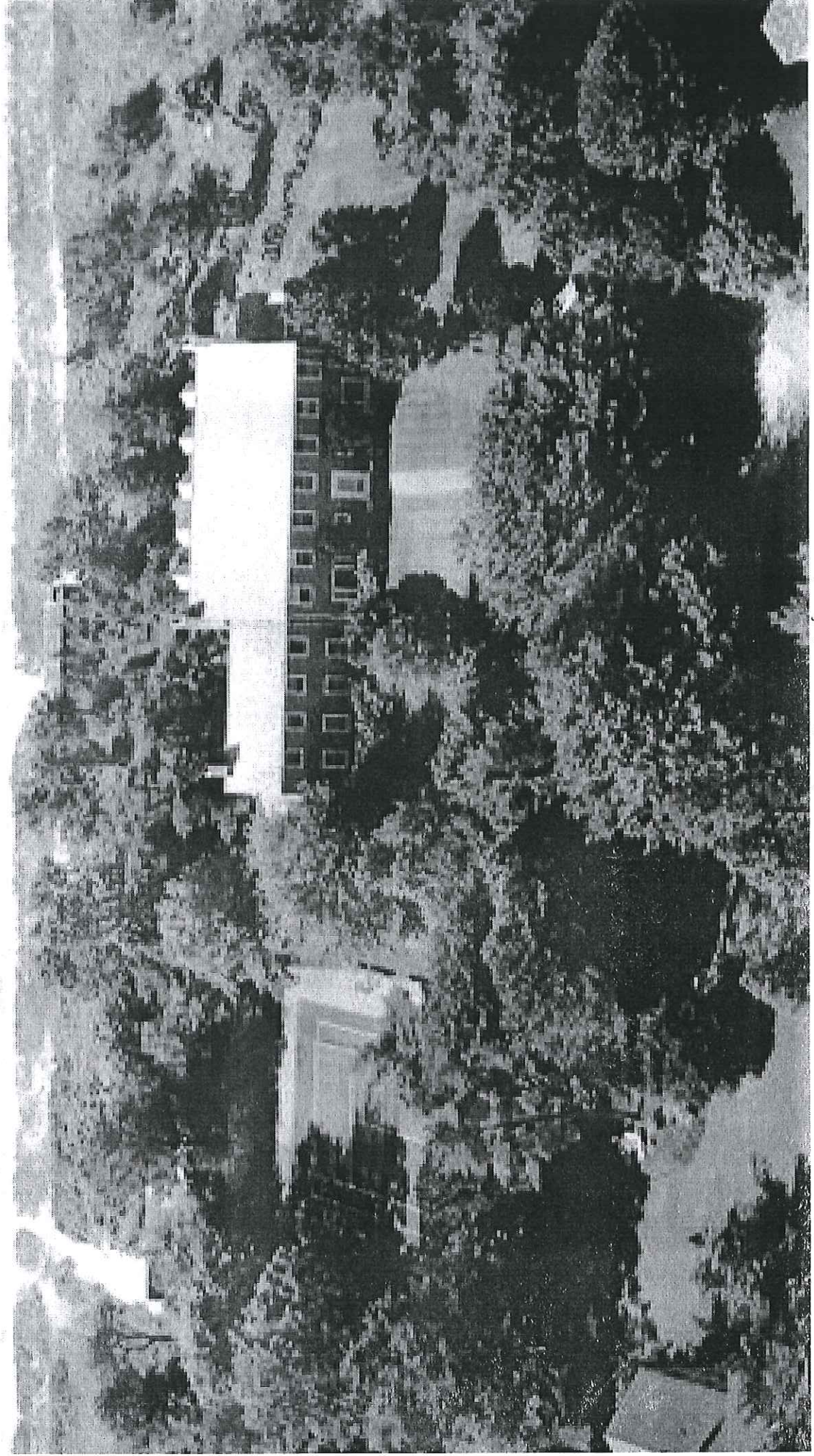
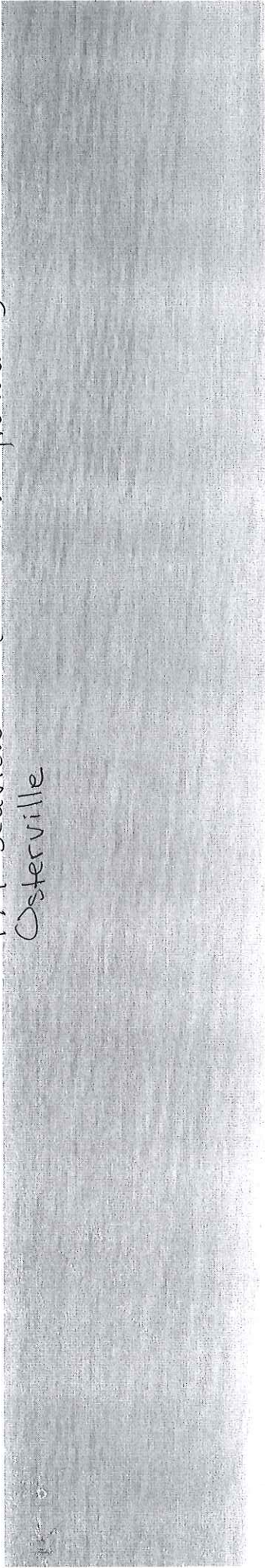
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Map printed on: 11/13/2017



Approx. Scale: 1 inch = 167 feet

979 Seaview (not visible from street)
Osterville



Aerial view of front

Town of Barnstable
Growth Management Department
Barnstable Historical Commission
www.town.barnstable.ma.us/historicalcommission

BARNSTABLE TOWN CLERK
2017 NOV 17 AM 11:02

NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application 11/10/2017 ☐ Full Demolition ☒ Partial Demolition ☒ MODIFICATION

Building Address: 62 WACHUSETT AVE
Number Street

HYANNISPORT 02647 Assessor's Map # 287 Assessor's Parcel # 081
Village ZIP

Property Owner: JOHN C. ALE + MARGARET R. ALE 832-545-5010
Name Phone#

Property Owner Mailing Address (if different than building address) 2227 BRENTWOOD DR, HUSTON TX 70019

Property Owner e-mail address: JOHN.ALE@COMCAST.NET

Contractor/Agent: ERNEST B. NORRIS + SON - CRAIG ASHWORTH

Contractor/Agent Mailing Address: 138 OSTERVILLE W. BARNSTABLE

Contractor/Agent Contact Name and Phone #: 508-428-1165 CRAIG ASHWORTH
Name Phone #

Contractor/Agent Contact e-mail address: CASHWORTH@EBNORRIS.COM

Detail of Demolition Proposed: MODIFICATION TO EXISTING HISTORIC STRUCTURE.

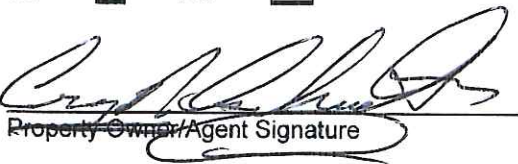
REQUEST: REMOVE WEST ELEVATION DOOR, RELOCATE, REMOVE
1. WINDOW, CHANGE SIZE OF 2 WINDOWS, REMOVE SKYLIGHT AND
RELOCATE - ENCLOSE NORTH ENTRY PORCH - DELETE CLAPBOARD - INSTALL
SEE DRAWINGS A.1, A.2, A.3, A.4 W.C. SHINGLES NATURAL
TO WEATHER.

Type of New Construction Proposed: WOOD

Provide information below to assist the Commission in making the required determination regarding the status of the Building in accordance with Article 1, § 112

Year built: 1888 +/- Additions Year Built: NA

Is the Building listed on the National Register of Historic Places or is the building located in a National Register District?
No ☐ Yes ☐

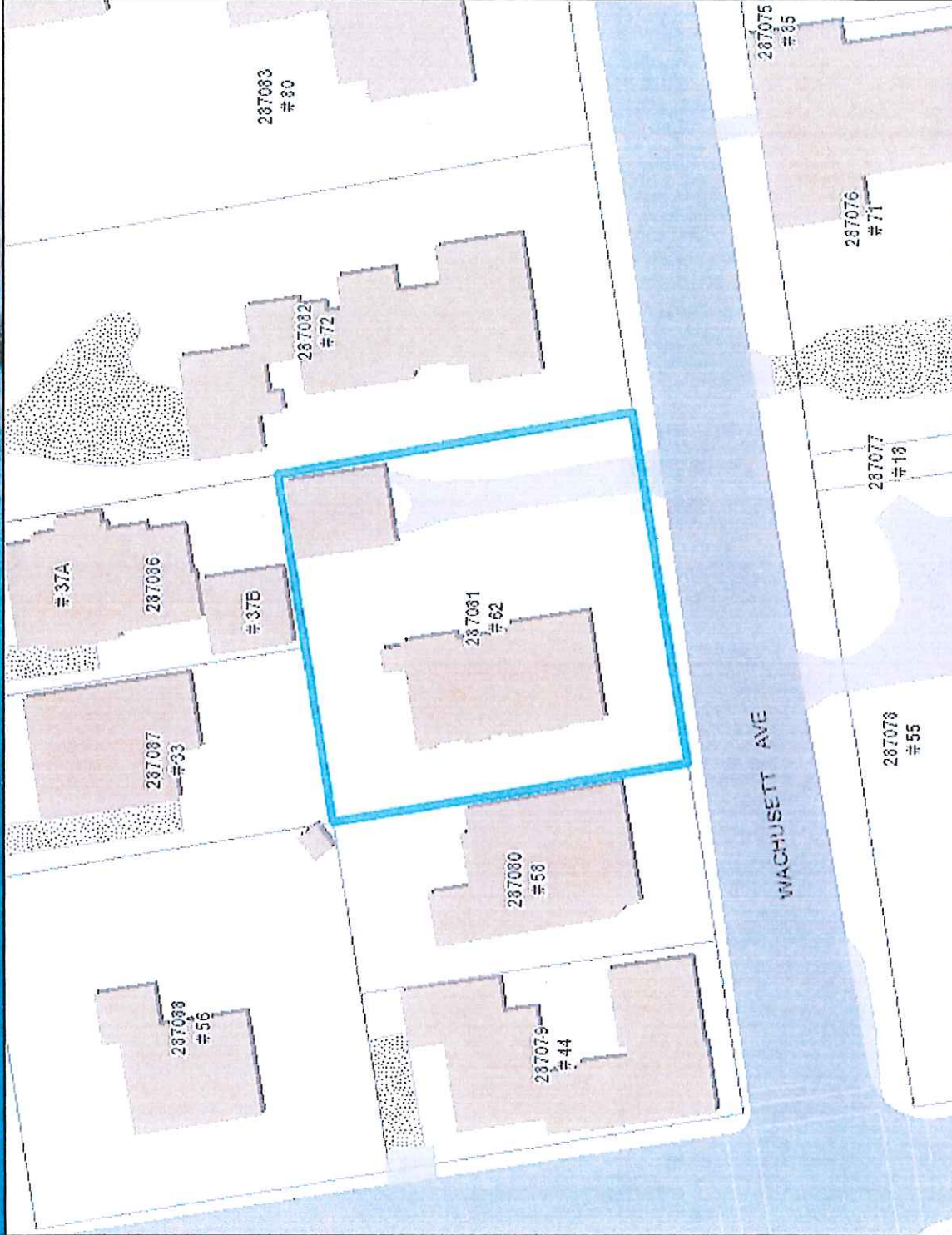

Property Owner/Agent Signature

TOWN OF BARNSTABLE

PROPERTY MAPS

Legend

- Parcels
- Town Boundary
- Railroad Tracks
- Buildings
- Painted Lines
- Parking Lots
- Paved
- Unpaved
- Driveways
- Paved
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- Bridge
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- Streams
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- Water Bodies



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Map printed on: 10/11/2017

Feet
0 42 83

Approx. Scale: 1 inch = 42 feet



Town of Barnstable GIS Unit
367 Main Street, Hyannis, MA 02601
508-862-4624
gis@town.barnstable.ma.us



MAP 287 PARCEL 87
JOSEPH P SCHIATTAREGGIA ET AL
DB 27805 PG 212
PB 26 PG 95 - LOT 40

MAP 287 PARCEL 86:
CAROL A LYONS
DB 7017 PG 42
PB 25 PG 95 -- LOT 39

CB FND DISP.
NS 2°30'25"E
2°29'45"E

LOT 25
B 26 PG 95
5,000 S.F.
0.1% AC

MAP 237 PARCEL 80
ELEANOR F MAYFIELD
DB 10581 PG 255
858

MAP 287 PARCEL B1
MARK GRENIER
DB 292B9 PG 93
PB 26 PG 95 - LOT 25

REFERENCES

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS, ARE SHOWN.

LETTER SIGNED BY THOMAS PERRY TOWN OF
BARNSTABLE BUILDING COMMISSIONER DATED
2/2/2016 STATING THIS IS A DEVELOPED LOT.

DANIEL A. OJALA, P.L.S.

STATE

I CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH REGISTRY OF DEEDS REGULATIONS EFFECTIVE JANUARY 1, 1976, AND AS AMENDED JANUARY 1, 1988.

DANIEL A. OJALA, P.I.S.

LATE

DCF # 15-336

Scale: 1" = 10'

Age Group	Percentage
18-24	22%
25-34	20%
35-44	18%
45-54	15%
55-64	12%
65-74	10%
75-84	8%
85-94	5%

Scale: 1" = 10'

—

1

7

2000

102

land survey

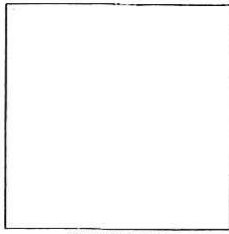
www.elsevier.com

mg, mc.

veyors

1

15-336



FOR REGISTRY USE

RECEIVED AND RECORDED

24 FEB 24 P 11

REGISTRY OF DEEDS
JOHN P. HENNE

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DEDUCED FROM EXISTING OWNERSHIP, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS, ARE SHOWN.

REF. C-41 S-81-K, M.G.



2-24-2016

DATE DANIEL A. OJALA, P.L.S.

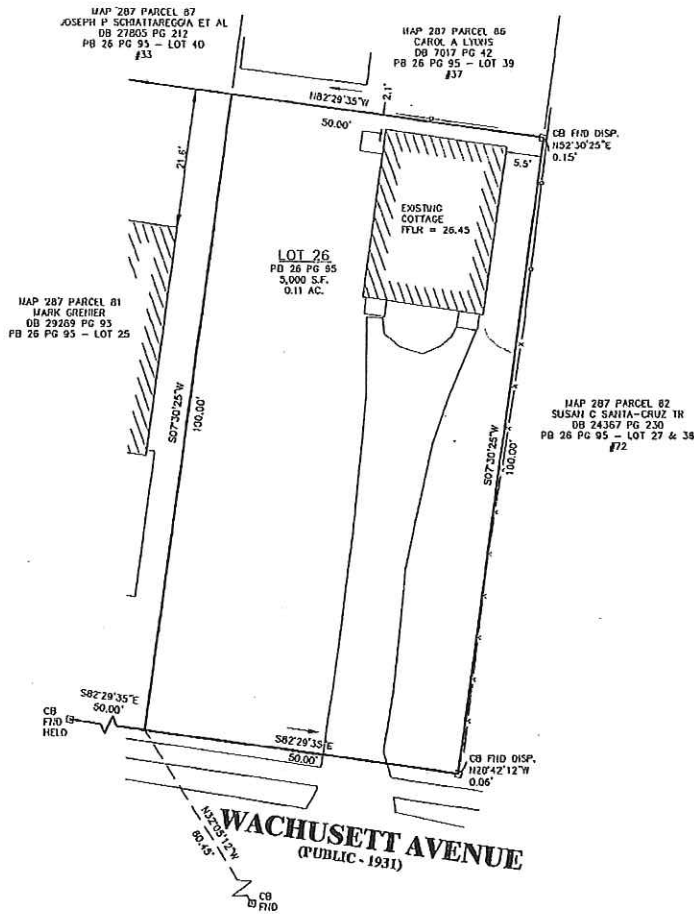
I CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH REGISTRY OF DEEDS REGULATIONS EFFECTIVE JANUARY 1, 1976, AND AS AMENDED JANUARY 7, 1988.



2-24-2016

DATE DANIEL A. OJALA, P.L.S.

DCE #15-336



LOCUS MAP

SCALE 1"=2000'

ASSESSORS MAP 287 PARCEL 81 (PORTION OF)

LOCUS IS WITHIN FEMA FLOOD ZONE X
(AREA OF MODERATE FLOOD HAZARD) AS
SHOWN ON COMMUNITY PANEL #25001C056DJ
DATED 7/16/2014

OWNER OF RECORD

MARK GRENIER
61 HOMESTEAD LAKE
YARBOURTHPORT, MA 02675

REFERENCES

DEED BOOK 29289 PAGE 93
PLAT BOOK 26 PAGE 95 - LOT 25

LETTER SHOWED BY THOMAS PERRY TOWN OF
BARISTADLE BUILDING COMMISSIONER DATED
2/2/2016 STATING THIS IS A DEVELOPED LOT.

PLAN OF LAND

AT
WACHUSETT AVENUE
HYANNISPORT, MA

PREPARED FOR

MARK GRENIER

DATE: FEB. 24, 2016

down cape engineering, inc.
civil engineers
and surveyors
939 Main Street (Rte 6A)
YARBOURTHPORT MA 02675

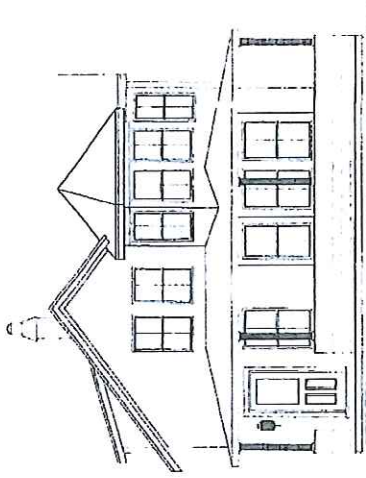
15-336

H.D.C. APPROVAL

MODIFICATIONS
October 5, 2017

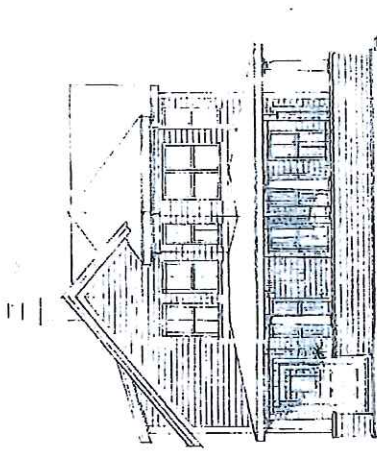
ADDITIONS AND ALTERATIONS

62 WACHUSETT AVE,
HYANNIS PORT, MA



PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0" OCT. 5, 2017

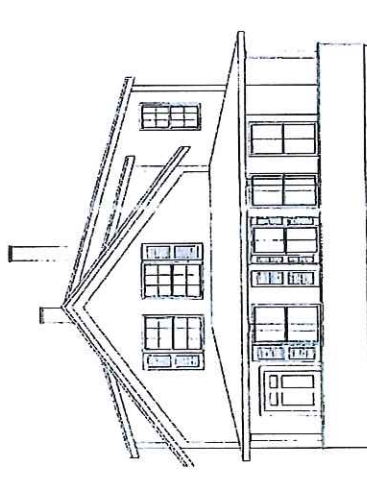
DELETE CLAPBOARD
CHANGE TO SHINGLES. W.C.
NATURAL



SOUTH ELEVATION
SCALE 1/4" = 1'-0" OCT. 5, 2017

MODIFICATIONS:

SHINGLES - W.C. - South
Elevation



EXISTING SOUTH ELEVATION
SCALE 1/4" = 1'-0" JAN. 25, 2016

11/16

EXIST AND PROPOSED
SOUTH ELEVATIONS

Date
REVISED OCT. 5, 2017

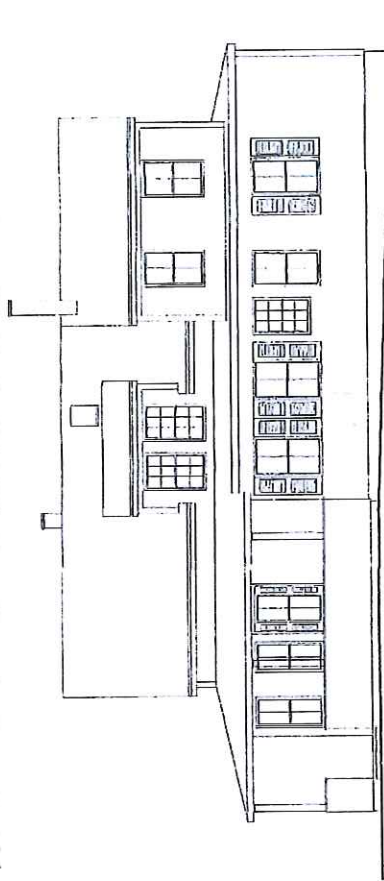
Scale 1/4" = 1'-0"

A-1

H.D.C. APPROVAL

MODIFICATIONS
October 5, 2017

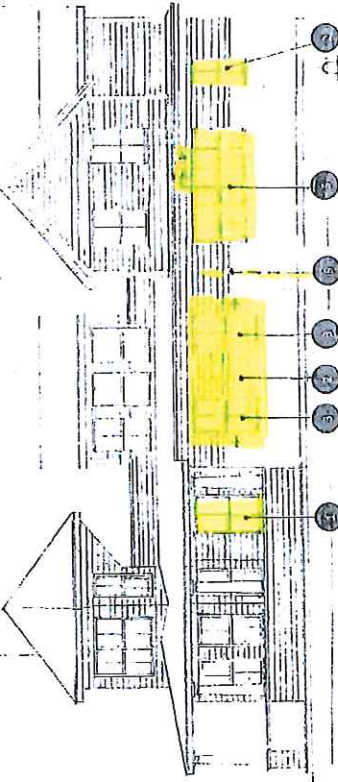
62 WACHUSETT AVE.
HYANNIS PORT, MA
ADDITIONS AND ALTERATIONS



EXISTING EAST ELEVATION

SCALE 1/4" = 1'-0"

JAN. 25, 2016



PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

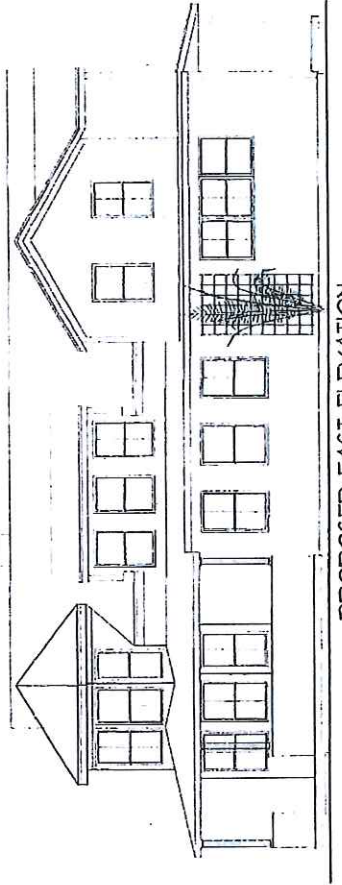
OCT. 5, 2017

MODIFICATIONS: October 5, 2017

1. Remove porch window
2. Relocate rear window to match spacing and alignment
3. Spread window to allow insert window (see #2)
4. Remove skylight (not shown)
5. Center middle double hung window (from triple unit) on upper window above
6. Add decorative arbor

RIGHT (WATER VIEW) SIDE ELEVATION

08/15/2016 Reg. 11, 2017



ARCHITECTURAL DESIGN

W.C. SHINGLES
@ SIDEWALK
DELETE CLAPBOARD
- NATURAL
EXIST AND PROPOSED
EAST ELEVATIONS

DATE
REVISED
OCT. 5, 2017

SCALE
1/2" = 1'-0"

A-2

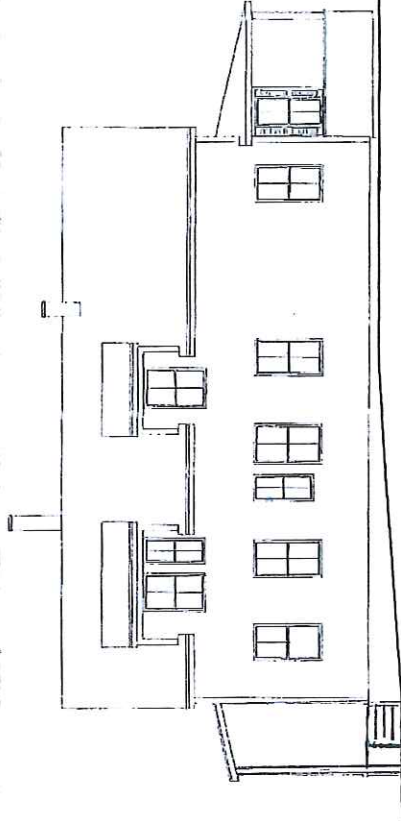
11/16
CURRENT
PROPOSED →

H.D.C. APPROVAL

MODIFICATIONS
October 5, 2017

62 WACHUSETT AVE.
HYANNIS PORT, MA
ADDITIONS AND ALTERATIONS

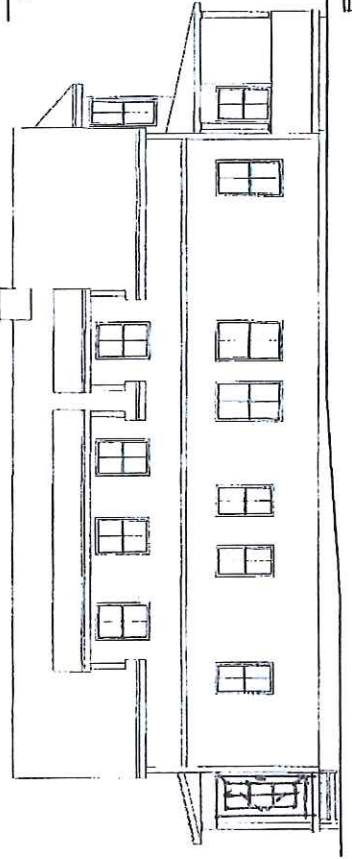
EXISTING WEST ELEVATION
SCALE 1/4" = 1'-0" JAN. 25, 2016



MODIFICATIONS: October 5, 2017

1. Remove skylight
2. Remove door
3. Relocate window
4. Remove window
5. Add window to match #3
6. Relocate and resize 3 windows

PROPOSED WEST ELEVATION
SCALE 1/4" = 1'-0" JAN. 25, 2016



ARCHITECTURAL DESIGN

DELETE CLARBOARD,
CHANGE TO SHINGLES, W.C.
NATURAL

EXIST AND PROPOSED
SOUTH ELEVATIONS

Date: OCT. 5, 2017
REVIEWED

Scale 1/4" = 1'-0"

PROPOSED WEST ELEVATION
SCALE 1/4" = 1'-0" OCT. 5, 2017

A-3

11/16

CURRENT
PROPOSED

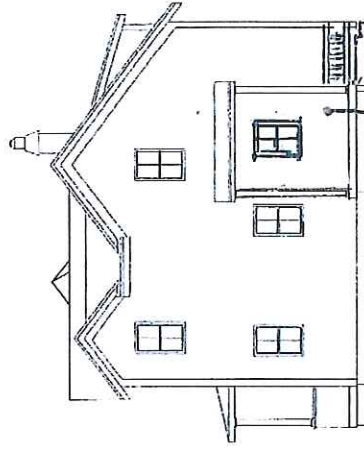


H.D.C. APPROVAL

MODIFICATIONS
October 5, 2017

ADDITIONS AND ALTERATIONS

62 WACHUSETT AVE,
HYANNIS PORT, MA



PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"
OCT. 5, 2017

ARCHITECTURAL DESIGN

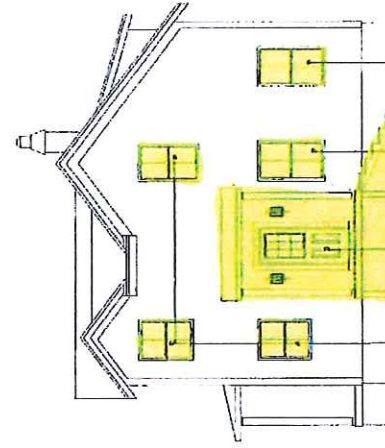
11/16
CURRENT PROPOSED
DELETE CLAPBOARD
CHANGE TO W.C.
SHUTTERS -
NATURAL

EXIST AND PROPOSED
SOUTH ELEVATIONS

DATE
REVISED
OCT. 5, 2017

A-4

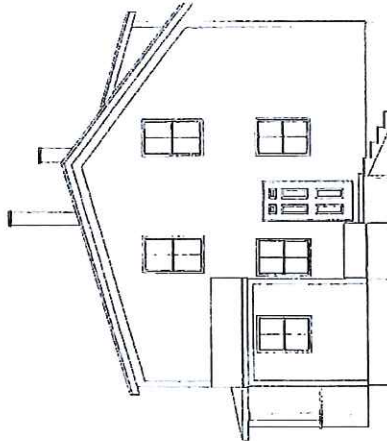
SCALE 1/4" = 1'-0"



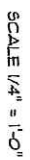
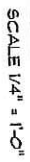
PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"
JAN. 25, 2016

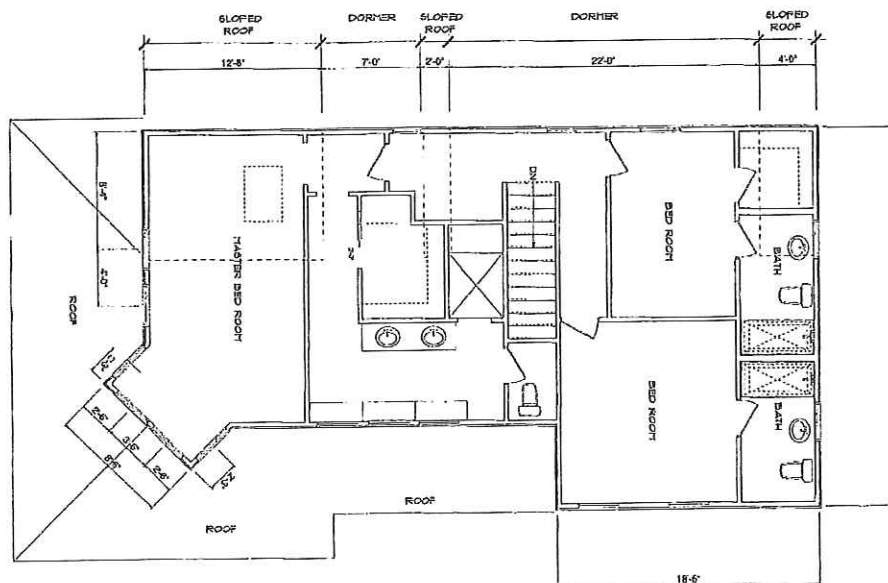
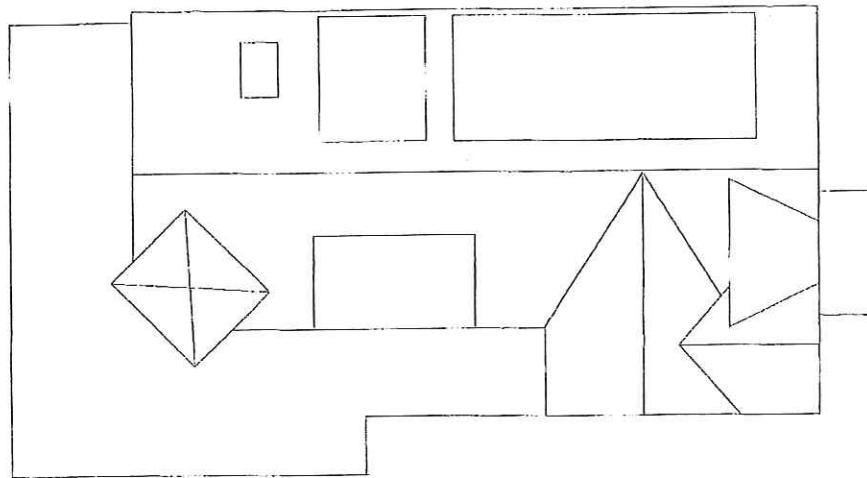
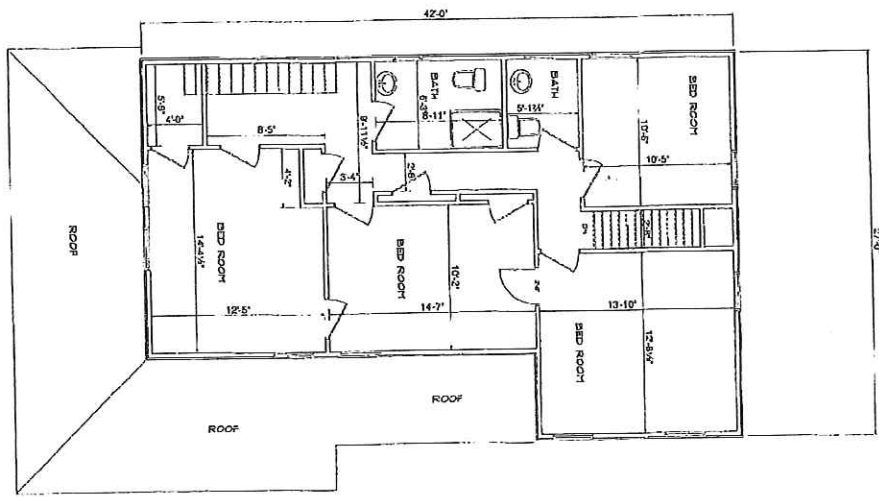
MODIFICATIONS: October 5, 2017

1. Switch door 1 with window 2
2. Switch window 2 with door 1
3. Remove window
4. Resize bath and kitchen windows (shrink)



EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"
JAN. 25, 2016


$$1/2 = 1/2$$



62 WACHUSETT AVE.
HYANNIS PORT, MA

ADDITIONS AND ALTERATIONS

ARCHITECTURAL DESIGN

PROPOSED AND EXISTING
SECOND FLOOR PLANS
PROPOSED ROOF PLAN

OCT. 8, 2011

A-6