

## APPROVED MINUTES

**Barnstable Historical Commission  
Barnstable Town Hall, 367 Main Street, Hyannis  
Selectmen's Conference Room  
January 16, 2018**

2018 FEB 23 am 11:28

BARNSTABLE TOWN CLERK

Laurie Young, Chair	Absent
Nancy Clark, Vice Chair	Present
Marilyn Fifield, Clerk	Present
Nancy Shoemaker	Present
George Jessop	Absent
Elizabeth Mumford	Present
Cheryl Powell	Present
Jessica Rapp Grassetti, Town Council Liaison	Present

Vice Chair Nancy Clark called the meeting to order at **4:02 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**

**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 (Exhibit A)**

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

Represented by: Craig Ashworth, EB Norris & Sons

Abutters: None present

Craig Ashworth noted the primary changes would be restoring the siding back to white cedar shingles vs. clapboard and installing windows in accordance with the plan, along with removal of the skylight.

Nancy Clark read two letters of support from the Hutchins and the Cherry family, and Nancy Shoemaker noted that the plans were originally approved in February of 2017.

Cheryl Powell asked why the door was changed from the left-hand side, and Mr. Ashworth said it was due to the interior layout.

### **MOTION 1: Referral to the Cape Cod Commission<sup>1</sup>**

Nancy Shoemaker moved, seconded by Cheryl Powell, that the Barnstable Historical Commission finds and determines, after review and consideration of the file and hearing testimony for **62 Wachusett Avenue, Hyannis Port**, that:

- The property is outside a local historic district;
- The property is a Contributing Structure in a National Register Historic District

<sup>1</sup> 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 actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a Contributing Structure in a National Register Historic 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.

- An AYE Vote will refer the application to the Cape Cod Commission
  - A NAY Vote will keep the application before this Commission and requires the following two motions
- If Motion 1 passes:                      No further motion  
If Motion 1 fails:                        Move to Motion 2

VOTE: Nay, unanimous

## **MOTION 2: Partial Demolition of Building**

Nancy Shoemaker moved, seconded by Cheryl Powell, that the Barnstable Historical Commission finds, after review and consideration of public testimony, the application, and record file for the partial demolition proposed at 62 Wachusett Avenue, Hyannis Port, that this Significant Building is a Preferably-preserved Significant Building.

### **Vote AYE or NAY:**

- AYE will impose 18-month delay
- NAY will not impose 18-month delay
- VOTE: Nay, Unanimous

### **IF MOTION 1 FAILS (NAY VOTE):**

Nancy Shoemaker moved, seconded by Elizabeth Mumford, that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 62 Wachusett Avenue, Hyannis Port, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

An AYE vote determines that the partial demolition IS NOT detrimental – no Demolition Delay imposed  
VOTE: Aye, unanimous

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**31 Dale Ave Property Group, c/o Mark S. Scott, 31 Dale Avenue, Hyannis Port, Map 286, Parcel 030 (Exhibit B)**  
Partial Demolition – replace in-kind windows, doors, siding, trim and roof; demolish two chimneys, install new doors & windows, replace column enclosures, add new dormer, expand footprint of existing garage, construct covered terrace.

Represented by: Andy Hinterman, LDA Architecture and Interiors  
Abutters: None present

Andy Hinterman described the project, pointing out changes on a large-scale copy of the plans, including a small footprint change and dormer expansion, also noting that the garage is not changing, and the peak and cupola will remain in the same location.

Nancy Clark read two letters into the record from: (1) Mr. Robert Trevisani, with unclear opinion of the project, and (2) Direct abutters James P. & Monica A. Shay, in support of the project.

In response to Cheryl Powell's query, Mr. Hinterman pointed out the terrace behind the home, noting the rooflines of both and saying that they tried very hard to incorporate it into the current structure.

Nancy Shoemaker wondered if a Demolition Delay would allow more time for abutters to comment on this project, suggesting that the applicant might return in a month or two.

Elizabeth Mumford objected to the second-story balconies, feeling that they will change some abutters' views.



Farley Lewis, Hyannis Port resident, shared her overall impression that the character of the house will be altered by what is proposed, adding that the property is iconic, as it is visible from the road, beach, and water. She noted that the garage used to be small but would be enlarged, and she felt that damages the sense of the house. Although she said that she is not a direct abutter, she felt that the plans should be reworked.

In response to Cheryl Powell's question, Mr. Hinterman explained that the railing would be wood with cable rail balustrades, meant to be unobtrusive. Ms. Powell also felt that a site visit could be helpful.

Elizabeth Mumford and Nancy Clark were concerned about removal of two chimneys, with one to remain, and Cheryl Powell felt that nonfunctional replica chimneys should be substituted. Mr. Hinterman felt that could be feasible.

#### **MOTION 1: Referral to the Cape Cod Commission<sup>2</sup>**

Elizabeth Mumford moved, seconded by Cheryl Powell, that the Barnstable Historical Commission finds and determines, after review and consideration of the file and hearing testimony for 31 Dale Avenue, Hyannis Port, that:

- The property is outside a local historic district;
- The property is a Contributing Structure in a National Register Historic District
- The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a Contributing Structure in a National Register Historic 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.

#### **Vote AYE or NAY:**

- An AYE Vote will refer the application to the Cape Cod Commission
  - A NAY Vote will keep the application before and requires the following two motions
- If Motion 1 passes:                No further motion  
If Motion 1 fails:                Move to Motion 2

#### **VOTE: Nay, Unanimous**

Nancy Shoemaker noted that review could remain within the Barnstable Historical Commission if postponed.

Marilyn Fifield suggested that a Demolition Delay could be imposed along with referral to the Cape Cod Commission, since that Commission may not necessarily accept the referral for review, thus allowing the plans to proceed by default. It was agreed that a legal opinion should be sought.

#### **MOTION 2: Partial Demolition of Building**

Elizabeth Mumford moved, seconded by Cheryl Powell, that the Barnstable Historical Commission finds, after review and consideration of public testimony, the application, and record file for the partial demolition proposed at 31 Dale Avenue, Hyannis Port, that this Significant Building is a Preferably-preserved Significant Building.

#### **Vote AYE or NAY:**

- AYE will impose 18-month Demolition Delay
- NAY will not impose 18-month Demolition Delay

**VOTE: Aye, Unanimous**

#### **IF MOTION 2 PASSES (AYE VOTE):**

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<sup>2</sup> 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)



Elizabeth Mumford moved, seconded by Cheryl Powell, that, in accordance with Section 112-3(G), the Barnstable Historical Commission determines that the partial demolition of the Preferably-preserved Significant Building located at 31 Dale Avenue, Hyannis Port, is detrimental to the historical, cultural, and architectural heritage or resources of the Town.

An AYE vote determines that the partial demolition IS detrimental and Demolition Delay is imposed

**VOTE: Aye, Unanimous**

Nancy Clark explained to Mr. Hinterman that the Demolition Delay would provide time to rework changes and resume review.

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**Zais, Carol, 86 Putnam Avenue, Cotuit, Map 036, Parcel 037, Andrew Lovell House, "The Red House", built 1843, inventoried, nominated for the National Register (Exhibit C)**

Partial Demolition – removal, replacement, and relocation of several windows and doors, plus chimney and shed removal

Represented by: Howard Woollard

Abutters: Thomas Burges

Howard Woollard described the project and confirmed that two chimneys would be removed.

In Public Comment, Thomas Burges of 658 Main Street, represented himself and the Riddle family in support of this project, noting that the central portion, which is the oldest part, would not be touched.

Jessica Rapp-Grassetti, Main Street, Cotuit, concurred that this house is in need of restoration, and she considered these plans an improvement. She was glad the cedar porch posts would not be touched, calling them important to the home's structure and character. She said she supports this project and looks forward to its completion.

Nancy Clark asked Mr. Woollard to clarify the windows, and he replied that the six-over-one windows would allow a clear view of a sculpture garden beyond them. Ms. Clark suggested substituting an eight-over-one style, but Mr. Woollard said the homeowner wanted six-over-one to match the doors.

Nancy Shoemaker noted that the large projects are removing doors, removing two chimneys, and windows, and Mr. Woollard replied that the rear chimney is not visible and needs to come down, and the second one, visible from the street, is not original to the house. He confirmed that the original chimneys would remain.

#### **MOTION 1:**

Nancy Shoemaker moved, seconded by Cheryl Powell, that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 86 Putnam Avenue, Cotuit, is a Preferably-preserved Significant Building.

**VOTE: Nay, Unanimous**

#### **IF MOTION 1 FAILS (NAY VOTE):**

Nancy shoemaker moved, seconded by Cheryl Powell, that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 86 Putnam Avenue, Cotuit, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town, with the change of windows on the left elevation to be 8x1.

An AYE vote determines that the partial demolition IS NOT detrimental – no Demolition Delay imposed

**VOTE: Aye, Unanimous**

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**Assembly Required LLC, c/o Jaqueline McCoy, 633 Main Street, Osterville, Map 141, Parcel 105/001 (Exhibit D)**  
Full Demolition

Represented by: Sarah Turano-Flores, Attorney; Matt Coughlin, General Contractor

Abutters: Mike Curley

Atty. Sarah Turano-Flores explained that the applicant acquired this property for this proposed project. She said she has done significant research and found that it appears on the 1907 atlas as part of the Parker estate, and at some time in the 1980s it was part of the George Lovell lot. In the 1990s, she said a nine-lot subdivision was created and this building became a single-family home. She read a letter from the architect concluding from the obvious structural differences that this barn was constructed later. She noted that there are no significant architectural features and it is not visible from any public place, and she added that there have been significant changes to this structure, including all windows and doors.

Nancy Shoemaker asked about the structure that is closest to the barn, and Atty. Turano-Flores said they are going to be demolishing six properties that were built in the 1990s, adding that the barn was not part of the George Lovell property until the 1980s.

In Public Comment, Mike Curley, owner of the property at 622 Main Street, asked about future plans for the lot, if demolition is approved.

In reply, Atty. Turano-Flores presented the formal landscape plan, noting gardens on the lot, and adding that a tea house will be restored.

After further discussion of the site plan with Matt Coughlin, the general contractor, Mr. Curley expressed his approval of the project.

#### **MOTION 1:**

Cheryl Powell moved, seconded by Nancy Shoemaker, that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 633 Main Street, Osterville, is a Preferably-preserved Significant Building.

**VOTE: Nay, unanimous**

#### **IF MOTION 1 FAILS (NAY VOTE):**

Cheryl Powell moved, with second by Nancy Shoemaker, that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the full demolition of the building located at 633 Main Street, Osterville, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

**An AYE vote determines that the full demolition IS NOT detrimental - no Demolition Delay imposed**

**VOTE: Aye, Unanimous**

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Richard M. Horwood Trust, 131 Irving Avenue, Hyannis Port, Map 287, Parcel 066/001, Captain Wendell Hinckley House, built prior to 1882, Contributing Building in a National Register Historic District (Exhibit E)  
Partial Demolition - Addition over 2<sup>nd</sup> floor deck, extend 2<sup>nd</sup> floor of house to end wall, add front porch, replace windows

Represented by: Mark Grenier

Abutters: None present

Mark Grenier described the proposed project as adding a balcony, changing dormers and extending the roofline.

Nancy Clark asked about the front door, and Mr. Grenier replied that the front door will stay.

Nancy Shoemaker noted the proposed replacement of the windows and doors plus the addition of a front and side porch.

Mark Grenier called the proposed windows in keeping with the Hyannis Port area, adding that the windows in the sunroom were certainly not historic.



Nancy Clark asked about the window changes on the south elevation, and Elizabeth Mumford asked why a front porch would be added. Mark Grenier replied that it would provide a greeting area and clean up the space and reduce the openness.

Nancy Shoemaker questioned if enough detail was provided for a vote on the windows/demolition.

Commissioners requested that Mr. Grenier amend the application to include an itemized list of what is being changed.

Mark Grenier read the revised application: replacing the slider with French doors and two flanking windows, sunroom door, and moving windows closer together; on rear elevation, replacing with triple as shown on the plan.

#### **MOTION 1: Referral to the Cape Cod Commission<sup>3</sup>**

Nancy Shoemaker moved, seconded by Elizabeth Mumford, that the Barnstable Historical Commission finds and determines, after review and consideration of the file and hearing testimony for **131 Irving Avenue, Hyannis Port**, that:

- The property is outside a local historic district;
- The property is a Contributing Structure in a National Register Historic District
- The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a Contributing Structure in a National Register Historic 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.

**Vote AYE or NAY:**

**NAY - Unanimous**

#### **IF MOTION 1 FAILS (NAY VOTE):**

Nancy Shoemaker moved, seconded by Cheryl Powell, that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at **131 Irving Avenue, Hyannis Port**, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

**An AYE vote determines that the partial demolition IS NOT detrimental - no Demolition Delay imposed**

**Vote: Aye, Unanimous**

#### **OTHER**

Nancy Clark moved, seconded by Elizabeth Mumford, that the Barnstable Historical Commission nominate Historical Commissioner Cheryl Powell to serve on the Hyannis Main Street Waterfront Historic District Commission in accordance with the Town Code.

**Vote: Aye, Unanimous**

Jessica Rapp-Grasetti noted that BHC may submit a letter of support to the Town Council.

#### **APPROVAL OF MINUTES**

Marilyn Fifield moved, seconded by Elizabeth Mumford, to approve the minutes dated December 12, 2017, (Exhibit F), as edited.

**Vote: Aye, unanimous**

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<sup>3</sup> 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)

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**OTHER**

Elizabeth Mumford distributed copies of her new Osterville coloring book featuring historic sites from that village.

Nancy Shoemaker announced upcoming events scheduled in Barnstable and West Barnstable.

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**Next meetings:** February 20, 2018  
March 20, 2018

**With no further business before this Commission, a motion was duly made by Nancy Shoemaker and seconded by Cheryl Powell to adjourn the meeting at 5:46pm**

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

Exhibit A	Notice of Intent to Demolish	File	287/081/000
Exhibit B	Notice of Intent to Demolish	File	286/030/000
Exhibit C	Notice of Intent to Demolish	File	036/037/000
Exhibit D	Notice of Intent to Demolish	File	141/105/001
Exhibit E	Notice of Intent to Demolish	File	287/066/001
Exhibit F	Draft Meeting Minutes	Dated	December 12, 2017