

APPROVED MINUTES

**Barnstable Historical Commission
Barnstable Town Hall, 367 Main Street, Hyannis
Selectmen's Conference Room
March 19, 2019**

Nancy Clark, Chair	Present
Nancy Shoemaker, Vice Chair	Absent
Marilyn Fifield, Clerk	Present
George Jessop	Present at 4:15
Elizabeth Mumford	Absent
Cheryl Powell	Absent
Frances Parks	Present
Jessica Rapp Grasseti, Town Council Liaison	Absent
Paul Wackrow, Planning & Development Staff	Present

19 MAY 14 P2:19

BARNSTABLE
TOWN CLERK

Chair, Nancy Clark called the meeting to order at 4:06 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:

OTHER

Without a full quorum present, Chair Clark took the agenda items out of order, beginning with "Other" and seeking nominations for recognition. Frances Parks recommended Jessica Rapp Grasseti. Chair Clark continued this consideration to the April meeting.

- **Chair Clark updated consideration of the Section 106 Filing #609085 for installation of CCTV cameras and power service equipment on Route 6, at the underpass for Meetinghouse Way, clarifying placement of variable message signs (VMS).**
 - Frances Parks' motion to accept and approve the plan was seconded by Marilyn Fifield, and the vote of Aye was unanimous.
- Chair Clark reminded of the Cape Cod Commission roundtable discussion regarding Demolition Delay bylaws on Thursday, March 28, at 9am.
- Marilyn Fifield provided a Community Preservation Committee update, noting that the Barnstable Historical Society is seeking funding for structural work on their historic Phinney-Jones House on Main Street in Barnstable.
- Paul Wackrow reported that MHC approved the grant for the Town's inventory project, and he described the next steps in the process, noting that they hope to produce approximately 90 surveys, beginning in late summer or early fall, with Town Council approval of the CPA funding still ahead.
- No upcoming historical events open to the public were announced.

APPLICATIONS

Barnstable Land Trust, 995 Route 149, Marstons Mills, Map 103, Parcel 001, Ansel Fuller Homestead, built 1870, inventoried: Full demolition of the single-family homestead, barn, and outhouse

Represented by: Janet Milkman, Executive Director of the BLT

Ms. Milkman requested continuance of this application to the April 16, 2019, agenda.

Frances Parks moved, seconded by George Jessop, to continue the application for Barnstable Land Trust, 995 Route 149, Marstons Mills, Map 103, Parcel 001, Ansel Fuller Homestead, to the April 16, 2019, hearing. **So voted: Aye, unanimous**

Woolf, Max & Shelly, 50 Gosnold Street, Hyannis, Map 324, Parcel 026: Full demolition of the detached garage; partial demolition – remove bulkhead door and stairs to construct screened-in porch

Represented by: Charles (Chuck) Paltsios

Public comment: none present

Representing the applicant, Mr. Paltsios explained that the homeowners no longer wish to demolish the garage.

Chair Clark confirmed that the project is limited to removing the bulkhead door and constructing a screened-in porch.

George Jessop felt the project is appropriate.

Motion I: Frances Parks moved, seconded by George Jessop - the 18-month delay is not imposed.

Vote: Nay, unanimous

Motion II: Frances Parks moved, seconded by George Jessop - the partial demolition is not detrimental.

Vote: Aye, unanimous

O'Neil, J. Brian & Miriam, 689 Scudder Avenue, Hyannis Port, Map 287, Parcel 061, Captain Luke Chase Home, built c.1830, Contributing Building in the Hyannis Port National Register Historic District: Partial demolition of the single-family home to relocate front door to the west elevation

Represented by: Brian O'Neil, Steve O'Neil, Fred Bissinger, Architect

Public comment: None

Brian O'Neil explained that they seek to be sensitive to the house and area in relocating the main entrance to the house to the west elevation, as the flow of the house lends itself to a center hall. He said the porch, dating from the '90s on the southwest side of the house, would be reframed with a new foundation and the windows moved, with the garage converted into recreation space, adding a window to the connector along with a new widow's walk. He said the deck of the walk would fit flush on the peak of the roof, hidden by clapboard as well as a pair of chimneys with ship's ladder. He concluded that the project would also involve filling in with shingle and clapboard where appropriate and adding one outdoor porch on the north elevation facing the yard, with the main body of the house preserved intact.

George Jessop discussed the new chimneys and the ship's ladder access, and he, Frances Parks, and Chair Clark all preferred brick rather than white chimneys with a black band. Mr. Jessop added that the brick should be thin, noting that the existing brick chimney on the east elevation had a good finish to emulate. Further, he said the west elevation is in a suitable location for the new entrance, but he felt a style later than the existing would distinguish the addition from the original.

Mr. Bissinger considered some leaded glass on the door, and Mr. Jessop felt that would be appropriate, while retaining the original door.

Chair Clark asked about the oval window proposed for the south elevation, and Brian O'Neil said he would prefer to omit the oval window and install a rectangular window in equal proportion to what is existing.

Brian O'Neil also agreed to paint the chimneys white and reduce the doors in the old garage space from three to two, with windows on either side

Motion I: Frances Parks moved, seconded by George Jessop - no referral to the Cape Cod Commission.

Minutes Approved on 4/16/19

Vote: Nay, unanimous

Motion II: Frances Parks moved, seconded by George Jessop - the 18 month delay is not imposed.

Vote: Nay, unanimous

Motion III: Parks moved, seconded by George Jessop - the partial demolition is not detrimental.

Vote: Aye, unanimous

Decision is subject to receipt of additional information regarding the two faux chimneys planned.

Trust of Lisa N. Mingolla, 1462 Main Street, Cotuit, Map 017, Parcel 013, Built 1944, Inventoried: Full demolition of the single-family home

Represented by: Jeff Vogel from Maryann Thompson Architect

Public comment: none present

Vogel sought full demolition of the home, including the basement, due to conflicts with the Conservation Commission, and he proposed moving the house further from the coast to restore the true edge of the coastal bank.

Frances Parks explained that this property is part of the Wesson estate, and she felt the original structure complements the estate.

Commissioners discussed the reason for removal of the home from the coastline, and George Jessop asked if the current construction is suitable for an addition. Vogel replied that the structure would have to be moved to accommodate expansion.

Mr. Jessop said he is in favor of maintaining the existing structure.

Motion I: Frances Parks moved, seconded by George Jessop - an 18-month delay is imposed.

Vote: Aye, unanimous

Feeney, James, 1363 Bumps River Road, Centerville, Map 188, Parcel 068, Built 1922, Inventoried: Full demolition of the detached garage

Represented by: Michael Avant

Public comment: none present

Mr. Avant said he wants to demolish the existing garage, keeping the existing foundation and rebuilding in the same footprint.

Mr. Jessop found nothing architecturally significant about the detached garage, and Frances Parks concurred.

Motion I: Frances Parks moved, seconded by George Jessop - the 18 month delay is not imposed.

Vote: Nay, unanimous

Motion II: Frances Parks moved, seconded by George Jessop - the full demolition is not detrimental.

Vote: Aye, unanimous

Saidnawey, John & Pamela, 9 Edgehill Road, Hyannis Port, Map 287, Parcel 111, built 1930, Non-Contributing Structure in the Hyannis Port National Register Historic District: Partial demolition of the single-family home, moving the existing structure forward on the site to a new, full-height, foundation; demolishing rear 1970 addition and constructing a new two-story space with a two-car garage

Represented by: John Day and Mike Bard, both of LDA Architects

Public comment: Craig Ashworth, local builder

Day described the project's demolition and construction, including a new front door on the north elevation and cedar-shingled roof.

George Jessop asked about the extension to the intersection corner of the elevation, with discussion regarding which portions of the structure will remain and which will be demolished, concluding that the current porch will remain, while the garage would change from a gambrel to an A-gable.

Craig Ashworth commented that he knows the location and the house, and he considered it a classic reuse of the house.

Motion I: Parks moved, seconded by George Jessop - the 18 month delay is not imposed.

Vote: Nay, unanimous

Motion II: Parks moved, seconded by George Jessop - the partial demolition is not detrimental.

Vote: Aye, unanimous

BW Residential LLC, 23 Atlantic Avenue, Hyannis Port, Map 286, Parcel 001, built c.1880, Contributing Structure in the Hyannis Port National Register Historic District: Partial demolition - West elevation removal of part of first-floor structure to below grade, removal of covered porch; South elevation removal of part of first-floor structure to below grade, removal of covered porch, new second-story window installation; North elevation removal of part of first-floor structure to below grade, removal of covered porch; East elevation removal of part of first-floor structure to below grade, removal of covered porch.

Represented by: Jill Neubauer, Architect & Craig Ashworth, Builder

Public comment: none present

Ms. Neubauer provided a thorough description of the proposed demolition, noting that most windows will be removed and replaced, with current six-over-six windows to be replaced with six-over-one, and all windows to be wood, not vinyl. She said the house, windows, doors and trim would be painted white, and the massing of the overall envelope would be the same, but with all new materials and finishes. She said the front door and chimneys would remain, with a port cochere proposed on the west elevation to allow a car to park near the house. She proposed removing the furnace chimney and the jalousie windows, while restoring the porch and extending it four and a half feet off the house, adding a French door off the living room and new doors onto the screened porch, restoring the screened porch and removing the deck and slider.

Mr. Ashworth added that the project will return the old porches, and Mr. Jessop considered the project appropriate.

Chair Clark asked about the removal of the chimney, and Mr. Ashworth replied that it is small and unused.

Chair Clark questioned the reasoning for switching to a 6-over-1 window grill pattern, and Ms. Neubauer replied that the change would lighten the view.

Motion I: Frances Parks moved, seconded by George Jessop - there is no referral to the Cape Cod Commission.

Vote: Nay, unanimous

Motion II: Frances Parks moved, seconded by George Jessop - the 18-month delay is not imposed.

Vote: Nay, unanimous

Motion III: Frances Parks moved, seconded by George Jessop - the partial demolition is not detrimental.

Vote: Aye, unanimous

APPROVAL OF MINUTES

Marilyn Fifield moved, seconded by Frances Parks, to accept the February 22, 2019, minutes as edited. So voted: Aye, unanimous

Next meetings: April 16, 2019 & May 21, 2019

With no further business before this Commission, a motion was duly made by Frances Parks and seconded by George Jessop to adjourn the meeting at 6pm.

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

Exhibit A	Notice of Intent to Demolish	File	324/026/000
Exhibit B	Notice of Intent to Demolish	File	287/061/000
Exhibit C	Notice of Intent to Demolish	File	017/013/000
Exhibit D	Notice of Intent to Demolish	File	188/068/000
Exhibit E	Notice of Intent to Demolish	File	103/001/000
Exhibit F	Notice of Intent to Demolish	File	287/111/000
Exhibit G	Notice of Intent to Demolish	File	286/001/000
Exhibit H	Section 106 Filing	MDOT	#609085
Exhibit I	Meeting Minutes	Dated	February 22, 2019