

APPROVED MINUTES
Barnstable Historical Commission
Barnstable Town Hall, 367 Main Street, Hyannis
Selectmen's Conference Room
July 16, 2019

BARNSTABLE
TOWN CLERK

19 OCT -3 A11 :43

Nancy Clark, Chair	Present
Nancy Shoemaker, Vice Chair	Present until 5:46pm
Marilyn Fifield, Clerk	Present at 4:10pm
George Jessop	Absent
Elizabeth Mumford	Present
Cheryl Powell	Present
Frances Park	Present
Jessica Rapp Grasseti, Town Council Liaison	Absent
Paul Wackrow, Planning & Development Staff	Present
Gloria McPherson, Planning & Development Staff	Present

Chair, Nancy Clark called the meeting to order at 4:00 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

BW Residential LLC, 23 Atlantic Avenue, Hyannis Port, Map 286, Parcel 001, contributing structure in the Hyannis Port Historic District Partial demolition - Raise first floor walls 7", change window layouts and configurations on southwest, south, and east elevations

Represented by: Craig Ashworth of EB Norris & Sons, & Norman Courchesna

Public Comment: none present

Norman Courchesna explained that they sought to add 7.5" of height besides changing some windows on the south elevation from what was approved. Further, he noted that awnings were added on the basement level in addition to fenestration changes there and changes in 2nd story window size.

Mr. Ashworth noted that the intent was to increase interior height.

Motion I

Parks moved, seconded by Powell. So voted: Nay, unanimous (No referral to the CCC)

Motion II

Parks moved, seconded by Powell. So Voted: Nay, unanimous (No delay imposed)

Motion III

Parks moved, seconded by Powell. So Voted: Aye, unanimous (Partial demolition is not detrimental)

Elizabeth Mumford recused herself from the following discussion and vote involving The Hyannisport Club.

The Hyannisport Club, Inc., 2 Irving Avenue, Hyannis Port, Map 266, Parcel 031, Hezekiah Marchant House, "Julia's House," built after 1754, Inventoried - Full demolition of the single-family structure

Minutes Approved on 9/17/19

Represented by: Mark Boudreau, Attorney on behalf of the applicant

Public Comment: Christopher Babcock; Susan Bickel-Scioli; Bob Frazee; Farley Lewis; Felice Scioli

Atty. Boudreau described the project, noting the home was built after 1754, with an addition dating from the turn of the century. He described the history of the use of the house and indicated that there were several attempts to save the structure, but he called it cost-prohibitive to maintain.

Chair Clark opened the hearing to public comment.

Christopher Babcock commented that this application was referred to the Cape Cod Commission (CCC) in the past, and he asked if that referral had a time limit.

Paul Wackrow reviewed the permitting sequence: Demolition delay was enacted; 6-month delay was imposed; during the 6 month delay, BHC made a request to CCC to review.

Mr. Babcock wanted to know if the CCC determination still stood. Chair Clark and Vice Chair Shoemaker advised it is no longer in effect.

Mr. Babcock provided a letter written by Jim Gould to the *Cape Cod Times*, dated October 20, 2009; Chair Clark read the letter into the record.

Susan Bickel-Scioli spoke of her personal history with the Town and golf club, noting that at one time she was on the board of The Hyannisport Club. She said the board had looked at using the house for employees, and she said she is in favor of keeping the structure.

Bob Frazee said he went through "Julia's House" 10 years ago. He said the house had been altered a number of times but did retain some original features. He commented that it was tired 10 years ago, but he felt it can be saved and used in the future. He added his impression that many club members are not aware that demolition is being proposed, and he felt that if the club polled its members, they may find the financing to save it.

Ms. Bickel-Scioli suggested that the owners look into having the structure moved.

Farley Lewis said she is a resident of Hyannis Port and would like to see this house saved.

Felice Scioli also said that she would like to see the house preserved.

Chair Clark closed public comment.

Atty. Boudreau commented that there are no plans for this house to be open to the public. Over the course of time, he said, two maintenance shacks have been built next to it, and he said he does not believe the Club has any intention of putting money into this house.

Chair Clark opened discussion to the Commissioners.

Frances Parks felt this structure should be preserved and referred to the Community Preservation Committee (CPC) for funding. Marilyn Fifield agreed that it should be preserved, but noted that only historic properties in nonprofit ownership were eligible for CPA funding, per Town policies. In reply to Cheryl Powell's query, Atty. Boudreau clarified that the Hyannisport Club is a nonprofit.

Cheryl Powell also asked Atty. Boudreau if they have had estimates for repair, and he replied that repairs are estimated at over one million dollars.

Vice Chair Nancy Shoemaker commented that imposing a demolition delay could give the public an opportunity to consider moving the structure, if Club members are in favor of that.

Elizabeth Mumford had recused and was not present to vote.

Motion I

Vice Chair Shoemaker moved, seconded by Parks. So voted: Aye, unanimous (an 18-month delay is imposed)

Motion II:

Vice Chair Shoemaker moved, seconded by Powell. So voted: Aye, unanimous (Full demolition is detrimental)

Motion for Discretionary Referral to Cape Cod Commission:

Powell moved, seconded by Parks. So voted: Aye, unanimous (this Application will be referred to the CCC)

Chair Clark asked about the Discretionary Referral procedure, and Paul Wackrow and Marilyn Fifield agreed that the referral could proceed concurrently with the demolition delay.

Mazur, Andy, 21 Robbins Street, Osterville, Map 141, Parcel 129

Partial demolition – remove columns and porch on left elevation of house, remove 3 windows on left elevation of porch, remove front door to install new windows on front porch, add 16'X23' 2-story garage on left elevation

Represented by: Richard Avery

Public Comment: none present

Mr. Avery described the project.

Vice Chair Shoemaker asked for clarification regarding the changes.

Erin Logan pointed out the previous changes vs. current proposed changes on the site plan.

Motion I:

Powell moved, seconded by Parks. So voted: Nay, unanimous (no delay is imposed)

Motion II:

Powell moved, seconded by Parks. So voted: Aye, unanimous (partial demolition is not detrimental)

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 Building in the Hyannis Port National Register Historic District

Partial demolition of the main house, water tower, and carriage house: Main house – remove and replace all stucco, replace slate roof in kind, replace windows or window sashes as needed, replace some doors; Water tower – Remove portions of lower water tower structure and reconstruct, remove top section of water tower and place on newly-reconstructed lower portion, remove and replace all stucco; Carriage house – Remove and replace all stucco, replace windows or window sashes as needed; other miscellaneous work.

Represented by: Atty. Mike Ford, Mary Natashi, historic consultant; Tim O'Neil & Craig Ashworth, EB Norris & Sons

Public Comment: none present

Atty. Ford reminded that this is a Contributing Structure in a National Register Historic District, and he explained that Ms. Natashi is helping with the MHC tax credit process as well as communication with the National Park Service. He reminded that he was here before for phase I, and he said the authorized work on the main structure is complete, although the Water Tower work is not complete, due to great deterioration there, at least the first third involving material that is not original.

Now, he said, he is back regarding phase II work. On the main house, he said they propose a complete removal and replacement of the stucco, along with replacement of some windows as well as the chimney. He said that removal of the stucco on the carriage house was also needed. In support of the stucco change, they provided a report to the Commission. Atty. Ford noted that Sarah Korjeff of the CCC has also been copied on all correspondence. Elizabeth Mumford reminded that she had found and provided the property's original plans.

Minutes Approved on 9/17/19

Atty. Ford asked to hold off on the water tower improvements for now, in order for them to consider Sarah Korjeff's comments and suggestions.

Ms. Natashi reported that she is working on the tax credit application.

Chair Clark asked Commissioners if they agree to continue the water tower review until the August hearing, and there was no objection.

Tim O'Neil reviewed the scope of work, clarifying the miscellaneous work as including window restoration, stucco, repairs and replacement to trim, new utilities and services, as well as doors. Craig Ashworth added that the back porch section has failed and needs reconstruction.

Vice Chair Shoemaker confirmed they will be replacing in kind except for reconstruction of the back porch and removal of garage doors and chimney.

Chair Clark advised that removal of the cupola or the chimney would require returning for approval.

Atty. Ford pointed out that the chimney does not need further approval, as it is in the plans, and Chair Clark confirmed that the chimney will not need approval, but the cupola will.

Motion to Continue:

Vice Chair Shoemaker moved, seconded by Parks, that review of the water tower be continued to the August 20, 2019, hearing. So voted: Aye, unanimous.

Motion I:

Parks moved, seconded by Mumford. So voted: Nay - 5; Powell Abstained (the application is not referred to the CCC)

Motion II:

Parks moved, seconded by Mumford. So voted: Nay, unanimous (the partial demolition is not delayed)

Motion III:

Parks moved, seconded by Mumford. So voted: Aye, unanimous (the partial demolition is not detrimental)

OTHER

- Chair Clark reported that there was some work done outside of what was approved [at 4418 Falmouth Rd, Cotuit]. Rather than be punitive, Chair Clark suggested writing a letter to Cotuit Center for the Arts. She added that the Building Inspector had been out to the site and advised that the wall was made of poor material. Chair Clark advised that about a 12' section of wall was removed. It was agreed that a letter will be sent.
- **Cemetery Stone Workshop** - Vice Chair Shoemaker advised she had participated in the Town of Yarmouth's cleaning of stones, and she hoped that Barnstable would follow a similar process and help with the cost of cleaning its stones.
 - David Schaffer described volunteering in Yarmouth Port and the cleaning process, including the Town of Yarmouth's boot-camp for gravestone maintenance, adding that Dennis has a similar workshop.
 - Vice Chair Shoemaker hoped that eventually the Town will map the cemeteries.
 - David Schaffer clarified that cleaning is not restoration.
 - Bob Frazee reported speaking with the Barnstable Department of Public Works.
 - Gloria McPherson felt this is a prime example of what CPA funding is for.
 - Potential cost of these projects was discussed.
- **Historic Rehabilitation Award** - Discussion and possible vote to choose structure(s) or individual(s) to recognize. Elizabeth Mumford advised that she and George Jessop have been unable to meet to confer.

- **Community Preservation Committee Update** - Marilyn Fifield reported that CPC has approved the digitization of Town Reports as presented by Theresa Santos.
- Chair Clark would like the Town to provide IDs for Commissioners to be able to access properties, but Paul Wackrow felt that there are likely some legal obstacles.
 - Cheryl Powell and Gloria McPherson suggested adding a box to the BHC application to grant permission to visit the property.
 - Frances Parks did not feel it would be reasonable to schedule an appointment for all to visit at once.
- **Discussion of upcoming historical events open to the public -**
 - Elizabeth Mumford invited Commissioners to The Hyannisport Club on August 20th at 6pm for her presentation on Hyannis Port history.
 - Vice Chair Shoemaker provided a schedule of upcoming historical events.

APPROVAL OF MINUTES

Clerk Fifield moved, seconded by Cheryl Powell, to approve the May minutes, as edited. So voted, Aye, unanimous

Next meetings: August 20, 2019, and September 17, 2019

With no further business before this Commission, a motion was duly made by Vice Chair Shoemaker and seconded by Chair Clark to adjourn the meeting at 5:43pm.

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

Exhibit A	Notice of Intent to Demolish	File	286/001/000
Exhibit B	Notice of Intent to Demolish	File	266/031/000
Exhibit C	Notice of Intent to Demolish	File	141/129/000
Exhibit D	Notice of Intent to Demolish	File	287/131/000
Exhibit E	Meeting Minutes	Date	May 21, 2019
Exhibit F	Meeting Minutes	Date	June 15, 2019