

APPROVED MINUTES
Barnstable Historical Commission
Barnstable Town Hall, 367 Main Street, Hyannis
Selectmen's Conference Room
September 17, 2019

BARNSTABLE
TOWN CLERK

19 DEC 12 AIO :54

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|---|-------------------|
| Nancy Clark, Chair | Present |
| Nancy Shoemaker, Vice Chair | Absent |
| Marilyn Fifield, Clerk | Present at 4:05pm |
| George Jessop | Present |
| Elizabeth Mumford | Present |
| Cheryl Powell | Present |
| Frances Park | Present |
| Jack Kay, Alternate | Present |
| Jessica Rapp Grasseti, Town Council Liaison | Absent |
| Paul Wackrow, Planning & Development Staff | Present |

Chair Nancy Clark called the meeting to order at 4:00 pm and introduced new Alternate Member Jack Kay.

ELECTION OF OFFICERS

Chair Clark asked for nominations for Chair. Powell moved, seconded by Mumford, to nominate Nancy Clark as Chair. So Voted: Aye, unanimous. (*Fifield was not present for this vote.*)

Chair Clark asked for nominations for Vice Chair. Mumford moved, seconded by Powell, to nominate Nancy Shoemaker as Vice Chair. So voted: Aye, unanimous.

Chair Clark asked for nominations for Clerk. Powell moved, seconded by Parks, to nominate Marilyn Fifield as Clerk. So voted: Aye, unanimous.

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:

CONTINUED APPLICATION

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 water tower: Remove portions of lower water tower structure and re-construct, with top section of water tower to be removed and placed on newly-reconstructed lower portion; all stucco to be removed and replaced.

Chair Clark explained that the applicant's attorney had requested that review of this application be continued to the October 15, 2019, hearing.

Motion to accept:

Parks moved, seconded by Jessop, to accept the request to continue to the October 15, 2019, hearing. So voted: Aye, unanimous.

APPLICATIONS

Wachusett PCK LLC, 90 Wachusett Avenue, Hyannis Port, Map 287, Parcel 084, built c.1880, located in the Hyannis Port National Register Historic District

Approved on October 15, 2019

Full demolition of the detached garage structure; Partial demolition – demolish and rebuild two-story portion of the structure at the western end, including the attached garage; relocate house to the northwest corner of the lot; remove chimney, windows, doors, siding and front steps; construct addition to the west end including a basement-level 2-car garage

Chair Clark explained that the applicant's attorney had requested that review of this application be continued to the October 15, 2019, hearing.

Motion to accept:

Parks moved, seconded by Powell, to accept the request to continue to the October 15, 2019, hearing. So voted: Aye, unanimous.

Rapp, Stuart, 55 Little River Road, Cotuit, Map 053, Parcel 004/001, Abner Linnell, Jr., House, built 1843, Inventoried Partial Demolition of the west and northwest corner of the structure for new addition including attached garage

Represented by: Stuart Rapp & Lynn Barry

Public Comment: none present

Rapp detailed partial demolition of the original rear entrance to create an addition and confirmed there are no plans to alter the front of the existing structure. He explained that 1,500-1,600 sq. ft. would be added to the original 600 sq. ft. structure.

Jessop felt that the additions are not out of scale with the original structure and are appropriate.

Rapp confirmed the cottage on the north property line that is not part of this application will be retained.

Motion I: Jessop moved, seconded by Powell. Nay: unanimous. *An 18-month delay is not imposed.*

Motion II: Jessop moved, seconded by Powell. Aye, unanimous. *The proposed partial demolition is not detrimental.*

O'Neill, J. Brian & Miriam, 689 Scudder Avenue, Hyannis Port, Map 287, Parcel 061, Captain Luke Chase House, built c.1830, Contributing Structure in the Hyannis Port National Register Historic District

Partial demolition of the eastern roof to allow addition of new garage bay and open porch with roof

Represented by: Brian O'Neill

O'Neill began by advising that he had purchased a neighboring property, resulting in some changes in the proposed plan. He proposed new windows on the southern elevation (porch) along with a railing on the roof.

Kay confirmed with O'Neill that the flat roof will become a deck.

Clark confirmed with O'Neill that he proposes to add a garage bay onto a two-car garage.

Clark asked about the cupola, and O'Neill replied that the cupola was a recent addition to the plan, and that he would be willing to keep it or remove it.

Clark objected to the garage's changed roof line with the addition of the garage bay.

Powell asked for clarification of the proposed changes, and O'Neill replied that the only thing that is new is the railing on the south side and the cupola.

Parks moved, seconded by Powell, to accept the changes on the south. So voted: Aye, unanimous.

Regarding the addition of the extra garage bay. Jessop preferred a hip roof with a dormer in the buildable area. O'Neill agreed, and Jessop amended the plans.

Powell moved, seconded by Mumford, to amend the application to accept the modified garage elevations as drafted by Jessop. So voted: Aye, unanimous.

Approved on October 15, 2019

Powell moved, seconded by Parks, to amend the application to add the southern elevation railings and eastern elevation railings. So voted: Aye, unanimous.

It was confirmed that the cupola was not part of this approval.

Motion I: Powell moved, seconded Mumford. So voted: Nay, unanimous – there is no referral to the Cape Cod Commission.

Parks amended Motion I by adding “after review and consideration of the amended file”.

Motion II: Powell moved, seconded by Parks. *Again, Parks clarified that this motion applied to the amended record file.* So voted: Nay, unanimous. *An 18 month delay is not imposed.*

Motion III: Powell moved, seconded by Mumford. So voted: Aye, unanimous. *The proposed changes are not detrimental. Powell clarified that this motion applies to the amended file.*

OTHER

- Wackrow announced that the Cape Cod Commission hearing on Thursday would determine if they will accept the DRI referral for 2 Irving Avenue, Hyannis Port.
- Cemetery Discussion
 - Clark read an email message from Nancy Shoemaker dated September 17, 2019 (see record file).
 - Clark also read an email message from Bob Frazee dated September 17, 2019 (see record file).
 - David Schafer discussed the New Bedford RFP that he provided for the city's rural cemetery, noting essential points -
 - Staff to prioritize cemeteries
 - Assessments by professionals to identify long-range goals and costs
 - Access to water and parking essential
 - Consideration of Town of Yarmouth model, with DPW coordinating.
 - Chair Clark felt that the oldest cemeteries in town should be surveyed and addressed first.
 - Fifield suggested the Massachusetts Historical Commission as a source for grants, assuming an initial survey of the cemeteries would assess greatest needs.
 - Powell felt the needs of each cemetery must be identified.
 - Schafer added that applying for funding requires the assessment of a qualified professional.
 - Clark hoped that Mr. St. Pierre of the DPW could help identify the areas of need.
 - Schafer felt that Mr. St. Pierre should be the first person consulted for initial need assessment for cleaning only, with no structural repair.
 - Letter to be drafted to Mr. St. Pierre requesting guidance regarding which sections are in greatest need.
- Clark sought update on the proposed rehabilitation award.
 - Clark suggested a link to the Secretary of the Interior Standards on the Historical Commission web page to encourage compliance.
 - Fifield also suggested asking how each nominated property meets the Secretary's Standards.
 - Wackrow asked if the award would be project specific, and he recommended a catch-all category.
 - Clark felt that an individual should be recognized every Spring with a separate award, e.g., in June so that nonresident homeowners may be here.
- Community Preservation Committee Update
 - Fifield – CPC voted to approve the application of the Town's Affordable Housing Trust to allocate \$2.5 million in CP funds, representing the Town's full CPA Housing allocation as well as a portion of Unrestricted CP funds. She explained that the Affordable Housing Trust is a 5 member committee including the Town Manager, Assistant Town Manager and Finance Director. Powell asked what proportion of the total the \$2.5 million is; Fifield recalled that CP funds may total \$8 million.
 - Wackrow noted that the Town's Housing Coordinator could provide more detail on the Affordable Housing Trust application.
 - Fifield also reported that the Town Council approved the latest funding for Paine-Black House, but the updated report just received from Structures North Consulting Engineers includes a number of recommendations that are not addressed in the current DPW plans just funded, leaving uncertainty about whether they will be pursued.

Approved on October 15, 2019

- Upcoming historical events open to the public were itemized, including a tour of the Marstons Mills Cemetery on October 8 at 2pm, led by Jim Gould.
- Mumford thanked Commissioners for attending her presentation at the Hyannisport Club, adding that a similar event is scheduled for November at the Centerville Library.
- Chair Clark read an email message from Nancy Shoemaker expressing concern over the proposed full demolition of the Railroad Roundhouse within the Hyannis Historic District.
- Fifield proposed drafting comments on behalf of the Commission for the Chair's signature.
 - Parks moved, seconded by Mumford, to allow the Clerk and Chair Clark to write a letter to the HHDC seeking preservation of the historic Railroad Roundhouse.

APPROVAL OF MINUTES Fifield moved, seconded by Parks. So Voted: Aye, unanimous

Chair Clark said she would like to add a box to BHC applications for applicants to grant Commissioners access to view the exteriors of sites under review.

Next meetings: October 15, 2019, & November 17, 2019

With no further business before this Commission, a motion was duly made by Powell and seconded by Parks to adjourn the meeting at 5:56pm. Vote: Aye, unanimous

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

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| Exhibit A | Notice of Intent to Demolish | File | 287/131/000 |
| Exhibit B | Notice of Intent to Demolish | File | 287/084/000 |
| Exhibit C | Notice of Intent to Demolish | File | 053/004/001 |
| Exhibit D | Notice of Intent to Demolish | File | 287/061/000 |