

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

BARNSTABLE
TOWN CLERK

20 JAN 23 A11:53

Nancy Clark, Chair	Present
Nancy Shoemaker, Vice Chair	Present
Marilyn Fifield, Clerk	Present at 4:10
George Jessop	Absent
Elizabeth Mumford	Present
Cheryl Powell	Absent
Frances Park	Present
Jack Kay, Alternate	Present
Jessica Rapp Grassetti, Town Council Liaison	Absent
Paul Wackrow, Planning & Development Staff	Present

Chair, Nancy Clark called the meeting to order at 4:01 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

Hyannis Rotary, LLC, c/o Ford and Ford Attorneys at Law, 10 Hyannis Avenue, Hyannis Port, Map 287, Parcel 131, G.B. Holbrook House, built c.1905, Contributing Structure in the Hyannis Port National Register Historic District
Partial demolition of the Water Tower – remove portions of lower water tower structure and reconstruct; remove top section of water tower and place on a newly-reconstructed lower portion; remove and replace all stucco

Represented by: No representation present

Public Comment: None

Chair Clark announced that the applicant has requested a continuance to the January 21, 2020, meeting.

Vice Chair Shoemaker moved, seconded by Parks, to continue review of the application for 10 Hyannis Avenue, Hyannis Port, to the January 21, 2020, meeting. So voted: Aye, unanimous

Sorenson, Christopher & Christine, 639 Scudder Avenue, Hyannis Port, Map 287, Parcel 049, Eleazer Scudder House, built c.1762, Contributing Structure in the Hyannis Port National Register Historic District
Partial demolition: construct widow's walk at the east elevation to include spiral staircase, standard exterior staircase and deck

Represented by: Steve Cook, Cotuit Bay Design

Public Comment: Mike Dowd, direct abutter

Cook described the project as adding a widow's walk to the rear section of the home built in 2005-06.

Mike Dowd said he lives behind this property, and he questioned where the demolition will take place and where the spiral staircase will be. Vice Chair Shoemaker replied that a portion of the roof will be demolished to make room for the widow's walk. Cook added that the outdoor shower will also be demolished. Dowd commented that he was o.k. with the proposed project.

Motion I: Shoemaker moved, seconded by Parks. So voted: Aye, 1 (Kay); Nay, 5 (Clark, Shoemaker, Fifield, Mumford, Parks). [The application is not referred to the Cape Cod Commission]

Motion II: Shoemaker moved, seconded by Parks. So voted: Nay, unanimous [an 18-month delay is not imposed]

Motion III: Shoemaker moved, seconded by Parks. So voted: Aye, unanimous [the partial demolition is not detrimental]

**Wachusett PCK, LLC, 90 Wachusett Avenue, Hyannis Port, Map 287, Parcel 084, Arts and Craft, built c.1880,
Contributing Structure in the Hyannis Port National Register Historic District**

Full Demolition

Represented by: David Lawler, Attorney

Public comment: Farley Lewis, Harry Alverson, Barbara Leek,

Lawler described the project and passed around photographs of the structure throughout its history, saying that the photos show that the original structure does not exist today and it no longer reflects a structure from 1880. He also noted that the district data sheet does not specify this as a Contributing Structure.

Chair Clark opened the hearing to public comment by reading two letters into the record: one from Melissa Ludtke and one from Betty Ludtke, both dated December 17, 2019.

Farley Lewis felt the proposed replacement structure is too large in massing. Chair Clark responded that the Commission cannot consider the rebuild, just the demolition. Lewis opposed the full demolition, preferring modifications instead of full demolition, calling it a gateway property to Hyannis Port.

Harry Alverson opposed the full demolition, saying this property is prominent and important for the Hyannis Port area, adding that the structure is visible from the harbor and also on a small lot, with the current house occupying much of the lot.

Barbara Leek also opposed the full demolition.

Chair Clark closed the public hearing.

Paul Wackrow clarified the Contributing status of this structure, noting that it is the only property in the district that is not indicated on the district data sheet, although there is a photograph of the structure on the Form A itself.

Mumford said she is opposed to the full demolition.

Lawler argued that this structure has been altered substantially and the key architectural features do not exist today. He commented that he would like to continue review of this application to the January 21, 2020, meeting but would like to hear Commissioners' comments first.

Vice Chair Shoemaker said she would prefer to hold comment until the January 21st hearing.

Vice Chair Shoemaker moved, seconded by Parks, to continue review of this application to the January 21, 2020, meeting. So voted: Aye, unanimous

Malvern Realty, LP, 468 Wianno Avenue, Osterville, Map 163, Parcel 003, Granny's Annex, Mrs. Henry W. Wellington House, built 1874, Contributing Structure in the Wianno National Register Historic District

Partial demolition: east elevation - remove and reconstruct portion of structure, remove deck stairs & railing, close opening, replace & remove some windows & doors; west elevation - remove columns; replace & remove some windows & doors; south elevation - remove and replace windows; north elevation - remove portions of deck, remove stairs, remove gable vent, remove and replace some window & doors

Represented by: Regina Sullivan

Sullivan described the project, explaining that the structure was originally built on Sea View Avenue and subsequently moved to Wianno Avenue.

Chair Clark asked about the windows on the east/west elevation, as she considered the windows inconsistent with the rest of the house. Chair Clark and Sullivan discussed changing the windows on the west elevation to the left of the casements.

Sullivan clarified for Kay that the door on the second-floor east elevation would be removed, with three windows added in its place. Kay asked about a chimney to be removed, and Sullivan confirmed the removal. Chair Clark responded that she would prefer a mock chimney faced in veneer.

Sullivan altered the plans to include a false chimney.

Kay asked about the door on the roof, and Sullivan explained that the door is an elevator shaft and that at this point they are not addressing the door.

Parks said she is happy to see this structure being restored.

Motion I: Parks moved, seconded by Mumford. *Vice Chair Shoemaker asked that the motion be amended to include the false chimney. Parks amended the motion to include the chimney façade.* So voted: Nay, unanimous [the application is not referred to the Cape Cod Commission]

Motion II: Parks moved, seconded by Vice Chair Shoemaker. So voted: Nay, unanimous [an 18-month delay is not imposed]

Motion III: Parks moved, seconded by Mumford. So voted: Aye, unanimous [the partial demolition is not detrimental]

OTHER

- Correspondence – Cape Cod Commission – New Guidance for “Referring Historic Properties to the Cape Cod Commission for Review”.
- Preservation Award discussion and possible vote of subcommittee
 - Chair Clark reviewed the draft application.
 - She asked when to give the awards, and it was decided that the dates would be March, May, and June
 - Chair Clark asked to add the deadlines in the footer of the applications.
 - Kay asked if a separate party needed to nominate the recipients.
 - Chair Clark opposed self-nominating and proposed specifying “no self-nominations” on the forms.
 - Logan suggested putting “no self-nominating” on the information page, and Chair Clark agreed.
 - Wackrow commented on adjusted language regarding the Secretary of the Interior's Standards.
 - Chair Clark said she would like to get the application out on the website and also have a group to work on this – perhaps three people, possibly including staff. It was decided that Parks, Mumford, and Wackrow would work on this together.
 - To spread the word, Parks suggested the weekly newsletter, and Shoemaker volunteered to create a flyer for local historical societies, etc., that she would submit to Chair Clark for approval.
- Community Preservation Committee Update
 - Fifield reported that CPC voted to advance to application the appeal of Tales of Cape Cod for funds for structural repairs to the Old Colonial Courthouse.
 - The annual meeting is scheduled for January, and CPC remains without a consultant for historic preservation review.
- Discussion of upcoming historical events open to the public
 - Shoemaker listed historic events open to the public and reported that she is working on a book with Jim Gould of posthumous recognition of noteworthy women of Barnstable history.

Paul Wackrow provided an update on the Inventory project, reporting that the consultant is now pursuing fieldwork and research to produce the forms.

Matters not reasonably anticipated by Chair

David Martin of the Marstons Mills Historical Society reported that he is looking into identifying gravestones of Revolutionary War veterans buried in the Marstons Mills Cemetery.

Martin also commented that he is organizing a symposium on the first part of the 17th century for the Cape and Islands Historical Association, scheduled for Saturday, May 16, 2020.

APPROVAL OF MINUTES None at this time

Next meetings: January 21, 2020 & February 18, 2020

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 5:56pm.

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

Exhibit A	Notice of Intent to Demolish	File	287/131/000
Exhibit B	Notice of Intent to Demolish	File	287/049/000
Exhibit C	Notice of Intent to Demolish	File	287/084/000
Exhibit D	Notice of Intent to Demolish	File	163/003/000
Exhibit E	Correspondence	File	Cape Cod Commission DRI referral update