

APPROVED MINUTES
Barnstable Historical Commission
Held via Zoom Meetings
June 16, 2020

BARNSTABLE TOWN CLERK
2021 JAN 27 PM 3:07

Nancy Clark, Chair	Present
Nancy Shoemaker, Vice Chair	Absent
Marilyn Fifield, Clerk	Present
George Jessop	Present
Cheryl Powell	Present
Frances Park	Present
Jack Kay, Alternate	Present
Jessica Rapp Grasseti, Town Council Liaison	Absent
Paul Wackrow, Planning & Development Staff	Present

Erin Logan, Planning & Development Staff	Present
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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:

Continued 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 newly-reconstructed lower portion; remove and replace all stucco

Represented by: Attorney Mike Ford

Commissioner Powell recused herself from consideration of this application.

Attorney Ford advised that he was looking to continue review of this application, explaining that they were getting close, but have been waiting for the final documents from the State in order to proceed.

Parks moved, seconded by Mumford, to continue review of this application to the July 21, 2020, meeting. So voted: Aye (Clark, Fifield, Mumford, Parks, Jessop, Kay)

Commissioner Powell returned to the meeting.

Kaschuluk, Jeffrey, 58 Wianno Avenue, Osterville, Map 141, Parcel 003/000, Watson Adams House, built 1869, Inventoried Partial demolition – demolish portions of the structure and relocate remaining structure

Chair Clark advised that a request was received to continue review of this application to the July meeting.

Parks moved, seconded by Mumford, to continue review of this application to the July 21, 2020, meeting. So voted: Aye (Clark, Fifield, Mumford, Parks, Jessop, Kay, Powell)

Litchfield, William, Trustee; Fortuna Nominee Trust; c/o Sullivan, Regina, 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 – demolish and reconstruct east elevation steps, construct new deck and pergola leading from the east elevation entrance to connect with existing decking on the north elevation; expand existing north and west elevation decking, including several sets of stairs leading to yard/pool area

Represented by: Regina Sullivan, owner

Sullivan described the project as providing for people to enter the house without climbing stairs.

Chair Clark asked for comments from the public, but Channel 18 Station Manager Sarah Beal confirmed that no members of the public were present.

Chair Clark was concerned with the decking on the front, and Jessop added that the garage is about a story below the east bay level.

Sullivan advised that there was a deck opposite the garage, but she wanted to replace that and also provide a level surface.

Chair Clark was concerned with a wrap-around deck, and preferred replacing the existing decking.

Parks confirmed that the only portion being added is in front of the kitchen and the great room, and she considered the change rather minimal compared with other houses in the area.

Jessop felt that, from an accessibility standpoint, this is a restrained design that is acceptable and appropriate.

Motion I:

Powell moved, seconded by Parks, that the Barnstable Historical Commission finds and determines after review and consideration of the file and hearing testimony 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.

So voted:

Nay - Mumford, Jessop, Fifield, Powell, Parks

Aye - Kay

Abstain - Clark

Motion II:

Powell moved, seconded by Parks, that the Barnstable Historical Commission finds, after review and consideration of public testimony, the application, and record file for the partial demolition proposed, that this Significant Building is a Preferably-preserved Significant Building

So voted:

Nay - Fifield, Jessop, Mumford, Powell, Parks, Kay

Aye - none

Abstain - Clark

Motion III:

Powell moved, seconded by Parks, that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

So voted:

Aye - Fifield, Jessop, Mumford, Powell, Parks, Kay

Nay - none

Cappellucci, David & Colleen, 31 Eel River Road, Osterville, Map 116, Parcel 106, built 1925

Full demolition – full demolition of the main structure

Represented by: David & Colleen Cappellucci & Gordon Clark of Northside Design Associates

Gordon Clark represented the applicant seeking approval for a full demolition of the structure built in 1925. He found nothing significant about the design of the house and did not feel that it contributes to its neighborhood. He described it as currently in disrepair, with rotted gutters along with the wood rafters. He said the house was on the market for 3 years without a buyer and sat vacant. He added that the bathroom plumbing is not up to code, and it's not certain if this structure would survive a move. He reported that some attempt was made to mitigate the crawlspace mold and mildew, but he said it was not successful, so the current owners would prefer to demolish the structure and replace it with something that is compatible with the neighborhood.

Clark confirmed the new owners purchased the property on June 4, 2020, and she felt the house is in reasonable condition.

Gordon Clark cautioned that the house would have to be considerably reconstructed in order to avoid demolition.

Wackrow noted that the house has not been inventoried.

Jessop suspected that the house would at least need to be raised for a new foundation.

Powell added that the house does not appear to be in bad shape.

Gordon Clark asked the Commissioners if there is something special about this house that would make it worth saving: any features the Commission is looking to save.

Clark advised they can come back with something other than a total demolition, and Cappalucci said they would like to construct a garage with a breezeway.

Paul Wackrow suggested continuing review of this application so that the applicant may consider a partial demolition.

Motion I:

Powell moved, seconded by Parks, to continue review of this application at the July 21, 2020, meeting.

So voted: Aye, unanimous

Request for withdrawal

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

Request to withdraw Notice of Intent to Demolish received on November 21, 2019, and subsequently heard at the January 21, 2020, meeting when the application was referred to the Cape Cod Commission

Chair Clark noted that the request seeks to withdraw this application without prejudice.

Mumford moved, seconded by Parks, to withdraw this application without prejudice.

So voted: Aye, unanimous

OTHER

- Correspondence received from **EBI Consulting – Invitation to Comment** – EBI Project #6120004909 regarding a proposed telecommunications facility installation

The Commissioners reviewed the project at 2049 Meetinghouse Way in West Barnstable proposing installation of a telecommunication facility.

Parks felt the project was inappropriate.

Jessop commented that the pole may be taller than the church steeple.

Chair Clark said she would like more information and would like to see a balloon test.

Mumford said she would like to see an illustration of the church steeple with the pole in the back.

It was decided that the items needed from EBI Consulting were:

Balloon test

Illustration

Height comparison to buildings and steeple

Photo of the actual antennae

Chair added that the impact on the historic church itself makes this a sensitive project.

Fifield suggested sending the comments to the State Historical Commission.

- Community Preservation Committee Update – Fifield reported that there was nothing new affecting historic properties at this time.
- Discussion of upcoming historical events open to the public

APPROVAL OF MINUTES

With no further business before this Commission, a motion was duly made by Parks and seconded by Jessop to adjourn the meeting at 5:37pm. So voted: Aye, unanimous

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