

APPROVED MINUTES

**Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room
April 18, 2017**

Laurie Young, Chair	Present
Nancy Clark, Vice Chair	Present
Marilyn Fifield, Clerk	Present
Nancy Shoemaker	Present
George Jessop	Present
Ted Wurzburg	Present
Elizabeth Mumford	Present
Jessica Rapp Grasseti, Town Council Liaison	Absent

BARNSTABLE TOWN CLERK

2017 JUL 12 PM 1:01

Chair Laurie Young called the meeting to order at 4 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:

Modification to previously approved plan:

Schneeberger, John & Heather, 56 Longwood Ave, Hyannis Port, Map 287 Parcel 088

Remove cupola, add door to approved dormer, install observation deck inside exiting roof.

Representative – Paul Mazzola, GCI Builders

Chair Young reminded Commissioners that this application first appeared on the July, 2015, agenda, seeking to remove the second story, lift the first floor and replace the foundation to restore the profile of the house. Although the building is a Contributing Structure in a National Register Historic District, she said the application was not referred to the Cape Cod Commission because of its intent to preserve the house, and the plans approved in 2015 did not include the adjustments now sought, i.e., removal of the cupola and addition of a door to the approved dormer. She noted that the Commission cannot revise what was approved in the past, but can review only the adjustments now sought.

In reviewing the plans, George Jessop noted that the two elevations were missing, including the plans for the third floor, and he asked what roofing was approved.

Mr. Mazzola replied that asphalt was approved, but he would prefer red cedar for a more traditional look. Elaborating on the application, he explained that the cupola would have blocked the neighbors' views on Washington and on the other side, adding that the observation deck would be within the existing roof and not visible, except from the back of the house, where the rails could be seen. Further, he proposed to install a three-window captain's dormer instead of a five-window captain's dormer, noting that the railing will end 2-3 feet before the end of the roofline.

Mr. Jessop felt that the gable was inappropriate and suggested recessing the door and eliminating the gable, whose only purpose is to provide headroom for the door. By setting the door back enough for headroom and installing an in-swinging door, he said a sheltered area just outside is created to extend the deck by a couple of feet and add a space where you can sit and not be observed.

Mr. Mazzola agreed with Mr. Jessop's recommendation to remove the gable, and Mr. Jessop added that removal of the protruding gable would allow the dormer to blend into the roof as an addition, and Mr. Mazzola again agreed.

Chair Young noted that a letter was received from Willis and Angela Bye in support of the changes, and Mr. Mazzola submitted an envelope of letters received from the abutters.

Chair Young summarized letters in support from James Hutchins of 69 Longwood, diagonally across the street, Julie Barker of 167 Marston, Linda Woodwell of 9 Lafayette, the one from the Byes, another from 8 Newton Ave., and one from Andrea Gauvreau of 22 Dale Avenue, Hyannis Port.

Mrs. Schneeberger said her husband spoke with neighbors who seemed satisfied with the plans once they were assured that nothing would protrude beyond the deck.

Nancy Clark noted that the application indicates no demolition when, in fact, there is demolition, adding that she's not sure the application and the plan reflect what was proposed before the Commission.

Young said that the Commission's motion should reflect the removal of the gable, and Mr. Mazzola agreed.

Mr. Jessop felt the architect should update the plans to reflect that change, and he agreed to review the updated plan to avoid another hearing. He confirmed that elimination of the gable would facilitate including the door in the elevation, and he suggested a 66x54" double door.

MOTION 1: Referral to the Cape Cod Commission'

George Jessop moves, seconded by Chair Laurie Young, that the Barnstable Historical Commission finds and determines that, after review and consideration of the file and hearing testimony for 56 Longwood Avenue, Hyannis Port, that:

- The property is outside a local historic district;
- The property is a contributing structure in a National Register District
- The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a contributing structure in a National Register District as defined in § 3 of the Cape Cod Commission Development of Regional Impact Review Threshold;

The BHC 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.

Vote:

Aye: 0

Nay: Unanimous

Abstain: 0

MOTION 2: Partial Demolition of Building

George Jessop moves, seconded by Chair Laurie Young, that the Barnstable Historical Commission find, after review and consideration of public testimony, the application, and record file for the partial demolition proposed at 56 Longwood Avenue, Hyannis Port, this Significant Building is a Preferably Preserved Significant Building.

Vote:

Aye: 0

Nay: Unanimous

Abstain: 0

FINDINGS:

George Jessop moves, seconded by Chair Laurie Young, that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 56 Longwood Avenue, Hyannis Port, **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town. It is determined that the proposed third floor roof dormer eave, not be altered from the original drawings submitted on March 27, 2017, further that a recessed roof deck as described, and as submitted, in most recent sketches are subject to redraw and approval at that time of the redraw submission, by the approved committee representative, George A. Jessop Jr., AIA.

Vote:

Aye: unanimous

Nay: 0

Abstain: 0

Next Application:

Starr, Kevin, 968 Main Street, Cotuit, Map 035 Parcel 096

Intent to demolish, remove and replace, railings, windows, doors, chimney, and stone steps.

Representatives: Craig Ashworth (Builder), Eric Dray (Consultant), Ivan Bereznicki (Architect)

Mr. Ashworth outlined plans to renovate the property, taking down one wing and rebuilding it in the same bulk, along with relatively minor window changes.

George Jessop asked for a quick review of changes, and Chair Young said plans should highlight exactly what's to be demolished.

Mr. Ashworth detailed plans to stabilize the building on exactly the same footprint with steel framing and a concrete foundation, also changing windows on two sides, and confirming, in response to Commission questions, that it will remain a single story.

Chair Young felt that the plans indicate a return to the home's original look.

Consultant Eric Dray said he drafted a new form B for the property and offered to send it for Commission files.

The applicants clarified window and door replacements in response to Commission queries, and Nancy Clark expressed concern about the cable rail on the roof, while Mr. Bereznicki explained it should be less noticeable than the existing heavy wood ballusters. Mr. Dray noted that cable is preferred in Provincetown, and Mr. Bereznicki explained that the posts are one-half inch by one inch and sand blasted. Chair Young said that no one will be close enough to the house to see the cables, so they are invisible, except for the posts.

Marilyn Fifield asked if there has been any conferring with Sarah at the Cape Cod Commission, but Chair Young replied there had not.

Mr. Jessop concluded that the plans essentially restore what now looks like a commercial style to its original residential style.

MOTION 1: Referral to the Cape Cod Commission²

George Jessop moves, seconded by Vice Chair Nancy Clark, that the Barnstable Historical Commission finds and determines that, after review and consideration of the file and hearing testimony for 968 Main Street, Cotuit, that:

- The property is outside a local historic district;
- The property is a contributing structure in a National Register District
- The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a contributing structure in a National Register 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.

Vote

Aye: 1

Nay: 6

Abstain: 0

MOTION 2: Partial Demolition of Building

George Jessop moves, seconded by Vice Chair Nancy Clark that the Barnstable Historical Commission find, after review and consideration of public testimony, the application, and record file for the partial demolition proposed at 968 Main Street, Cotuit, this Significant Building is a Preferably Preserved Significant Building.

Vote

Aye: 2

Nay: 5

Abstain: 0

FINDINGS:

George Jessop moves, seconded by Vice Chair Nancy Clark that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 968 Main Street, Cotuit, **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Vote

Aye: 2

Nay: 5

Abstain: 0

Informal Discussion Item:

Other:

Chair Young updated the Commission on recent changes in Growth Management staff, adding that she will confer with the new interim director to try to streamline Commission motions. She also reported that applicants with properties in National Register Historic Districts will be encouraged to consult with Sarah Korjeff at the Cape Cod Commission before submitting their applications to the Historical Commission.

Elizabeth Mumford noted a continuing issue of houses that are too big for their lot size, and Chair Young replied with two ways to control the issue: 1) Cape Cod Commission involvement, and/or 2) Through establishment of a Local Historic District.

Ms. Mumford shared her experience with Local Historic District consideration, citing the consensus that such districts would hurt homeowners' ability to sell their houses, while Mr. Jessop countered that it would actually improve homeowners' ability to sell their homes, and Chair Young referred to the success of Brookline with its Local Historic Districts.

Nancy Clark asked if there is a height limit on houses, and Mr. Jessop replied that it is 40 ft. to the top plate.

Mr. Jessop noted that a floor-area ratio limit through zoning would be helpful.

Nancy Shoemaker provided a copy of the schedule of events for the 1717 Meetinghouse in celebrating its 300th Anniversary, adding that it's also the 300th Anniversary of the sinking of the Whydah, with Barry Clifford speaking on May 26th.

Ms. Shoemaker sought Commission support for the funding application for digitization of *The Register* newspaper, and Chair Young said it would be on the next agenda (May 16, 2017) for Commission vote.

Motion duly made by George Jessop, seconded by Nancy Clark, that the Barnstable Historical Commission draft a letter in support of digitizing *The Register* newspaper as well as the previously undigitized issues of *The Barnstable Patriot*.

Aye: Unanimous

Elizabeth Mumford announced the opening reception on May 5th (5:30pm to 7:00pm) at Cahoon Museum in Cotuit, where her work will be displayed for two months and she will be doing two workshops.

Nancy Shoemaker added to the list of events her May 6th tour of the Lothrop Hill Cemetery in Barnstable Village to benefit the 150th Anniversary of Sturgis Library.

Marilyn Fifield noted that the Hyannis Civic Association meeting that night (April 18, 2017) would review the proposal for the East End involving the Pleasant Street and School Street National Register Historic District.

Correspondence Distributed:

None

Approval of Minutes:

Approval of minutes was tabled until the May 16, 2017, meeting, as all Commissioners had not received them in time for review.

February 21, 2017 – Exhibit D
March 21, 2017 – Exhibit E

Motion duly made by Marilyn Fifield, seconded by Laurie Young, to review the Minutes of February 21, 2017, and March 21, 2017, at the May 16, 2017, meeting.

AYE: unanimous

NAY:

Next meeting: May 16, 2017 4:00 pm

With no further business before this Commission, a motion was duly made by Nancy Shoemaker, seconded by Elizabeth Mumford, to adjourn the meeting at 5:22pm. So Voted Unanimously.

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

Exhibit A	Agenda dated April 18, 2017
Exhibit B	Notice of Intent to Demolish – 56 Longwood Ave, Hyannis Port
Exhibit C	Notice of Intent to Demolish – 968 Main Street, Cotuit,
Exhibit D	Draft meeting minutes, dated February 21, 2017
Exhibit E	Draft meeting minutes, dated March 21, 2017