

MINUTES

Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room - Second Floor
August 11, 2009 @ 4:00pm

Members:

Barbara Flinn, Chairman (Present)
Jessica Rapp Grassetti (Present)
Marilyn Fifield (Arrived 4:25pm)
Nancy Clark

Nancy Shoemaker George Jessop (Present)
Len Gobeil (Present)

Staff: Jackie Etsten, Principal Planner (Present)

PUBLIC HEARING

150 Parker Road, Osterville, MA Map 116, Parcel 036

Acting under the provisions of the Code of the Town of Barnstable, ss 112-1 through 112-7, the Historical Commission will hold a Public Hearing on the following application for David Brunicardi for demolition of an historic building located on Assessors' Map 116, Parcel 036, **150 Parker Road, Osterville, MA**. The hearing was held on August 11, 2009 at 4:00 p.m. in the Selectmen's Conference Room, 367 Main Street, Hyannis

Represented by Ted Shilling, Attorney

New owner would like to demolish home and garage and build new home on site.

Attorney Shilling commented he has 40 years of knowledge of this property and he does not feel it is significant. The Chair asked if there was anyone from the public who wished to speak and there was no comment. George Jessop stated that he visited the site and notes the scale of the house which is situated on a corner is designed to match the neighborhood and is typical of the summer cottages of the area. Style has been duplicated in other additions within the neighborhood. He feels it contributes to the neighborhood. Barbara Flinn asked if they would consider renovating the existing house and Attorney Shilling stated that this was not an option and presented pictures of homes across the street 179 Parker and on the corner where Dacey Homes put in 3 condo units. George Jessop was concerned that this Commission has no knowledge of how this lot will be re-developed and Attorney Shilling stated that it will have to go before Site Plan's review; however, it will be compatible with the houses in the neighborhood.

Jessica Rapp Grassetti stated that one of the reasons they wanted to refer this to a Public Hearing was for public comment and would have to agree with Attorney Shilling, but would like to see the design and scale of the home in keeping with the neighborhood and would prefer saving any details or parts of the old structure if possible..

A Motion was duly made by Len Gobeil, seconded by Jessica Rapp Grassetti to permit demolition of 150 Parker Road, Osterville, MA

AYE: Flinn, Grassetti, Gobeil

NAY: Jessop

Jackie Etsten pointed out to the Chair that the vote is a quorum vote of the total membership, not a majority of the board present.

Barbara Flinn called for re-vote which resulted in the following Unanimous vote:

RE-VOTE:

AYE: ALL

So Voted Unanimously

PUBLIC HEARING

9 East Bay Road, Osterville, MA Map 141, Parcel 009-001

Acting under the provisions of the Code of the Town of Barnstable, ss 112-1 through 112-7, the Historical Commission will hold a Public Hearing on the following application for Elaine B. White for partial demolition of an historic building located on Assessors' Map 141, Parcel 009-001, **9 East Bay Road, Osterville, MA.** The hearing was held on August 11, 2009 at 4:00 p.m. in the Selectmen's Conference Room, 367 Main Street, Hyannis, MA. Information and Plans are on file with the Historical Commission, 200 Main Street, Hyannis, MA.

Represented by Elaine White

She has researched the property extensively and presented a visual and historical presentation. She purchased the home in December, 2008 after consulting with the Osterville Historical Society, Barnstable Historical Commission and the Building Dept who all carefully advised them of what would be involved. She appeared before this Commission six months ago and has taken the members' comments from that meeting and tried to incorporate many of these ideas and suggestions into the re-construction of the kitchen and demolition of the Annex. A garage in the design of the existing Carriage House would be erected with the hip gable roof and the carriage house. All windows will replicate the original 1700 design. She also has the support of all three abutters. A letter of support from Joseph Spiotta of 19 East Bay Road was entered into the record. Ms White stated that the aim of project was to maintain dignity and remain true to the home's roots. George Jessop stated that the revisions of the roof line are in keeping with their remarks of the last meeting. Jessica Rapp Grassetti appreciated the re-design of the roof in keeping with the architecture of the home.

A motion was duly made by Len Gobeil, seconded by Jessica Rapp Grassetti, for the granting of a permit to partially demolish the historical building located at map 141, Parcel 009-001, 9 East Bay as outlined in plans dated August 11, 2009

AYE: ALL

NAY:

So Voted Unanimously

DEMOLITION APPLICATIONS RECEIVED

Ice House, 131 Ocean View Avenue, Cotuit Map 034, Parcel 060

Demolition/Relocation of Ice House

Represented by Jimmy Bowes

Mr. Bowes explained that they are getting ready to demolish the home @ 131 Ocean View which was approved previously. The Ice House, which had been agreed to be saved but would need to be moved is in the direct line of the equipment needed to demolish the house. Mr. Bowes spoke with Cotuit Historical Society and they are interested in receiving this Ice House; however, he was asked to pay for a foundation. Mr. Bowes would be willing to move the structure at their costs (approx \$3500), but could not provide the foundation. He did recommend that the foundation should have granite slabs. Mr. Bowes added that he had a conversation with Bob Hayden who stated that he should tell Cotuit Historical Society that Mr. Hayden would take the building if it comes down to demolition as the only choice. He would do the appropriate thing, but can not tell us where it would end up being located. The Cotuit Historical Society will be meeting this evening as well and they will be sure to discuss this. Jackie Etsten inquired if the Ice House could it be moved to the Historical Society site temporarily until funds could be arranged for a foundation. Mr. Bowes reiterated the needs to move the structure and pointed out that it could cost another \$3,000-\$4,000 to get the site ready with a foundation. George Jessop reminded members that this was an ice house and would need a deep foundation and replicating a stone foundation would be costly. Mr. Bowes stated that although he is not sure, he feels it has been moved before and may not be on its original foundation. Barbara Flinn recommended that they

wait to hear from the Cotuit Historical Society. Mr. Bowes would like to receive permission this evening to move the structure either to Cotuit Historical Society or to have Bob Hayden arrange a location. The Committee's consensus was that they could approve moving it if it is preserved.

A motion was duly made by Len Gobeil, seconded by Jessica Rapp Grassetti, to approve the Application for Demolition.

AYE: None

NAY: ALL

Motion to demolish denied and no demolition may take place during the six month demolition delay.

A motion was duly made by Len Gobeil, seconded by Jessica Rapp Grassetti, to approve the relocation of The Ice House located at 131 Ocean View Avenue on the condition that it be preserved, preferably with public access and preferably with the Cotuit Historical Society or be relocated with private resources if all else fails.

AYE: ALL

NAY:

VOTE: So Voted Unanimously

CPC Updates

Town Hall –CBI Report

A letter from Preservation Massachusetts was received in support of this project and it will come before the Town Council in September. Marilyn Fifield recommends that the Commission express their concern for the preservation of the slate roof. She is also concerned that the Historical Commission is no longer involved in the Consultant's report and feels a reminder is necessary to get us back involved. CPC moved on this application fast. It was received in an e-mail on Friday and voted on Monday and was approved. All Historic money was taken in this project – approx. \$450,000 and the remaining 1 million will be taken in bonds. Barbara Flinn suggests adding this concern in the comments. George Jessop added that there are four other town-owned buildings that are being reviewed for CPC funds and that no funds will remain. Bob Frazee, who was present for another matter, hopes that there will be an opportunity to discuss options for all of the properties currently being reviewed. Jackie Etsten commented on CBI's report and the benefit in having the architect and the engineer involved in the specifications and having these same people oversee the completion of the project. George Jessop agrees that specialized supervision is needed in choosing the contractor to assure the firm is experienced and capable.

Liberty Hall Restoration Project

Bob Frazee Presenting

He has reviewed Community Preservation Committee file and found two missing items

1) BHC was never asked to approve or comment on proposal and to convey this to CPC

2) Letter from the Marstons Mills Civic Association is needed for the file as well Perhaps a Historical Commission's letter is not absolutely necessary according to CPC Administrative Staff, but he would very much like to have one in the file. Jackie Etsten asked if Liberty Hall is eligible for National Register and Bob feels it is.

A motion was duly made by Len Gobeil, seconded by George Jessop, that the BHC send a letter of support for the restoration of Liberty Hall Club to the Community Preservation Committee.

Aye: ALL

NAY:

So Voted Unanimously

Revised Inventories from Holly Hobart and Dr James Gould

2 Irving Avenue, the Marchant House

Barbara Flinn feels that it would be appropriate to have this property referred to the Cape Cod Commission for assessment. Jackie Etsten explained that to refer them, a finding from Mass Historical Commission that it is eligible for the National Register and a revised Inventory is needed. Letter from Nutter, McLennen & Fish opposing referral to Massachusetts Historical Commission was entered into the record. George Jessop asked that we review previous decisions by this Board and opposition from the Public that was received.

Bob Frazee commented that he reviewed the decision of the demolition delay and realized that there was a lot of information they didn't know. Bob Frazee said he offered to take a look inside if given permission to get a better idea of dates of construction. Last week he received an e-mail from Chris Babcock that he has received permission from the President of the Golf Club to go ahead and look inside. Jim Gould and he spent 3 ½ hours there yesterday. Found evidence that there is quite a bit of original material. Does feel it is needy and not in great shape.

A motion was duly made by George Jessop, seconded by Len Gobeil, to forward all information for consideration to the Mass Historical Commission and then to the Cape Cod Commission, if applicable.

AYE: ALL

NAY:

So Voted Unanimously

35 Little River Road, Cotuit

This property was also denied demolition. This Commission should decide whether or not to refer to MHC for a finding of eligibility for the National Register and potential Cape Cod Commission referral.

A motion was duly made by Len Gobeil, seconded by George Jessop, to forward all information for consideration to the Mass Historical Commission and then to the Cape Cod Commission, if applicable.

AYE: ALL

NAY:

So Voted Unanimously

9 Five Corners Road, Centerville, letter from Horan and McDonough

A letter was received from Sheila Horan and Walter McDonough requesting historical review of their home. Barbara Flinn signed response letter acknowledging receipt of Mr. McDonough's inquiry and will have historical researchers contact them directly

Mass Highways Comment letter, Rt. 6/Rt. 149

George Jessop presented letter in response to their correspondence received. Letter and was entered into the record.

Plans received

68 Dale Avenue, revised plans were received as required by the Cape Cod Commission Decision. Jackie Etsten stated that they received new plans as required by the CCC and would like one member to visit property and take dimensions and compare to new plans submitted. George Jessop was selected and he will make a visit over the next week.

Updates

71 Seaview Avenue, Osterville. Improvements in progress.
George Jessop presented pictures of recent changes to the property noting that the owners will remove vinyl siding and will find serviceable materials.

DISCUSSION AND UPDATES

Correspondence and other materials received

Barnstable Hyannis Steamship Authority Terminal Slip Improvements (605724)
SECTION 106 REVIEW

A letter was received from Mass Highway Department indicating intent to demolish and construct a new fast ferry slip. Barbara Flinn made some inquiries and was informed that a bid was accepted and work is to begin in the fall, although she has not been able to confirm this. Marilyn Fifield asked if the State Historical Commission has commented on this and that was unknown. Jackie Etsten stated that this construction will not impact anything historic, but should require Hyannis Main Street Waterfront Historic District review and suggests a letter be sent to all parties stating that need.

A Motion was duly made by Marilyn Fifield, seconded by Jessica Rapp Grassetto, to send a letter to the Mass Highway Dept with a copy to the Mass Historical Commission, noting the need for the Hyannis Main Street Waterfront Historic Commission's approval.

AYE: ALL

NAY:

So Voted Unanimously

Plaques

Jessica Rapp Grassetto stated that the Cotuit Historical Society has some monies available for signage on historic homes indicating the historic name of the home and the year of the home which they would like to present to homeowners. Barbara Flinn wholeheartedly supports this idea and also suggested plaques that indicate you are entering a National Register Historic District. Len Gobeil requested consistency throughout the villages. There are general parameters/guidelines which Jackie Etsten said she would be happy to pass along. George Jessop suggests at least two different options, brass plaque and carved wooden sign.

A motion was duly made by Len Gobeil, seconded by George Jessop, that the Cotuit Historical Society pursue a plaque program as discussed above.

AYE: ALL

NAY:

So Voted Unanimously

A motion was duly made by Len Gobeil, seconded by Jessica Rapp Grassetto to adjourn the meeting at 6:00pm

AYE: ALL

NAY:

So Voted Unanimously

Respectfully submitted,

Marylou Fair, Recording Secretary