

MINUTES

**Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room - Second Floor**

March 24, 2011 @ 4:00PM

Members Present: Jessica Rapp Grasseti, Nancy Clark, George Jessop, Len Gobeil, Marilyn Fifield

Members Absent: Barbara Flinn, Nancy Shoemaker

Staff: Jackie Etsten, Principal Planner, Marylou Fair, Administrative Assistant

Acting under the provisions of the Code of the Town of Barnstable, Protection of Historic Properties, ss 112-1 through 112-7, you are hereby notified that the Historical Commission held a Meeting on the following Intent to Demolish Applications and Jessica Rapp Grasseti called the Meeting to order at 4pm.

Goodwin, Robert, 67 Shady Lane, Hyannis, Map 269, Parcel 197

Full Demolition of Structure

Represented by Dennis Gonzales

Mr. Gonzales notified the members that they are proposing to tear down the home and referred to the photographs that were submitted at the time of filing. Nancy Clark asked if the age of the house was known and Mr. Gonzales explained that the Assessor's records indicate 1913, but in researching this, aerial views found on the Town's website show no house on the lot in 1968 and it could be that the house was moved to this location. The Assessor's records have no assessment for a structure on this property until 1987.

Nancy Clark commented that it was not unusual for buildings to be moved from one location to another and in reviewing the photographs, believes this structure does not have any significance.

Motion duly made by Nancy Clark, seconded by Len Gobeil to allow Demolition of the building located at 67 Shady Lane, Hyannis as this Commission does not find it to have any historical or architectural significance.

So voted unanimously

Rhodes, Susan, 68 Nickerson Road, Cotuit, Map 018, Parcel 100

Full Demolition of Structure

Represented by Peter Pometti

Mr. Pometti presented photographs of the building, indicating that the homeowner, at first, did wish to keep the building and Bob Hayden reviewed the structure and determined that the foundation would not hold up. Mr. Pometti noted that, inside and out, the building is not in good shape. There is only one working bathroom and the corner of the house and one of the additions is only three feet from the lot line. The side porch was an addition and the second floor is cantilevered with two by sixes that do not go all the way across. He honestly does not know how the house is standing up.

Jessica Rapp Grasseti noted that one of the historical facts of the structure is that it had been in the Nickerson family for over 100 years.

Nancy Clark inquired about the chimneys as the architectural description on the Form B Inventory shows two chimneys. Peter Pometti stated that the one off the back of the house had

been removed. He also added that the floor joists on the main floor is not even, there is termite infestation and the additions were done incorrectly.

George Jessop asked if there are any lots in the area where this house could be moved, and Mr. Pometti – replied that the foundation may not hold. The windows are not good, the roof is in need of repair and the trim and fascia are rotting. The floor framing system is not secure, and the plumbing and electrical are substandard. Originally, they were trying to salvage it, and they did investigate this option and perhaps only one window would be worth saving.

Nancy Clark believes the central part of the house still looks like it is salvageable. She does not have a concern with tearing off the porch and the attached outhouse, if that is what it is, but does have concerns with tearing down the central part of the house.

Motion duly made by Len Gobeil, seconded by George Jessop (for the purpose of discussion), to find that the house located at 68 Nickerson Road, Cotuit, is not significant and that demolition be allowed.

Discussion:

George Jessop would like a chance to visit the site and notes that he believes some of the windows can be salvaged if demolition is given the go ahead.

Jessica Rapp Grassetti stated that this is one of the oldest houses in the neighborhood and, although the house may not have architectural significance, it may have historical significance and significance for the neighborhood.

Nancy Clark stated that in the context of the significance of the neighborhood, she would like to see it go to a Public Hearing.

VOTE:

AYE: Len Gobeil

NAY: Marilyn Fifield, George Jessop, Nancy Clark, Jessica Rapp Grassetti

Motion duly made by Nancy Clark, seconded by George Jessop, to find the central portion of this House historically significant and to proceed to a Public Hearing.

VOTE:

AYE: Marilyn Fifield, George Jessop, Nancy Clark, Jessica Rapp Grassetti

NAY: Len Gobeil

Motion passes 4-1 to Proceed to Public Hearing

CPA / Updates

Cotuit Historical Society Ice House – Eligibility for National Register and CPA Funds
Jessica Rapp Grassetti informed the Commission that the ice house is now before the CPC for \$10,000 in funds and is on the Agenda for the next scheduled meeting. There will be a presentation and suggests that this Commission vote to submit a letter regarding the structure's importance to the community.

George Jessop suggested identifying it as a cultural icon of a building type that is very unusual because of its use. He also believed that they should add sawdust and a plastic replica of an ice block. Jessica Rapp Grassetti noted that it is interesting as an exhibit for those not familiar with the very important historic role of an ice house. She also suggested that the Cotuit Historical Society may want to do a cut-away of the wall to show how it was constructed.

**Motion duly made by Nancy Clark, seconded by Jessica Rapp Grassetti, to send a letter to the CPC in support of ice house funding.
So voted unanimously**

Correspondence and other materials received:

Old Selectmen's Building – Jessica Rapp Grassetti read the letter received from Finance Dept dated 2/28/2011 regarding available gift funds for the building, indicating a balance of \$59,815.25 in the Gift Fund as of 2/28/2011.

Marilyn Fifield reported that the CPC so far has turned down the Town's Letter of Intent due to the \$300,000 cost estimate. The request was extensive, and the CPC is willing to reconsider another approach. CPC also suggested considering a "Friends of the Old Selectmen's Building" group for fundraising, but she felt the existing gift fund fulfills that purpose.

Len Gobeil recalled prioritizing the needs of the building at a prior meeting, and Jackie Etsten provided the letter that was sent to CPC suggesting those items most needed, with a revised cost of \$67,000.

George Jessop stated that foundation stabilization, grading and drainage constitute the most immediate need.

Motion duly made by Len Gobeil, seconded by Jessica Rapp Grassetti that a letter be sent to the Town Manager to approve grading work (#9 on DPW Budget Estimate) in the amount of \$2,946 to be taken from the Gift Fund. Letter should state that this would redirect drainage and explain the rationale.

Discussion:

Marilyn Fifield asked if a drywell was needed to go along with this, but George Jessop indicated not.

Jessica Rapp Grassetti noted that the other problem is that the foundation needs to be shored up and the floor rebuilt and that was an estimated cost of \$47,000. George Jessop discussed the pier foundation and the repairs versus a complete concrete foundation and noted that the water problem needs to be addressed first.

Marilyn Fifield suggested sending a copy of the letter to the Town Manager to CPC, as well.

Jessica Rapp Grassetti repeated that the Historical Commission is proposing that the \$2,946. for grading work come out of the gift fund.

VOTE: So voted unanimously

NSTAR SEMA 345kV Reliability Project – Historical Resources Visual Analysis Study Received Jackie Etsten stated that this is for electrical improvements to the lines using existing equipment, but in Barnstable they will need a new substation, and a letter has been sent that the Old King's Highway Historic District Committee must review with regard to vegetation. Nancy Clark asked about putting this underground, but Jackie Etsten replied that high-capacity electricity transmission is always above ground.

Other Business

Paine-Black House RFP, West Barnstable

Marilyn Fifield commented that she hopes that the West Barnstable Historical Society is paying attention to this RFP on the Town website, as commercial use of this site seems to be encouraged. CPC Historic Preservation Consultant Jim Hadley, a professional architect who chairs the Orleans Historical Commission, looked at the house and called it "museum quality" in his report. She thought that there was some interest from the West Barnstable Historical Society at one time.

Nancy Clark asked if the building needs a lot of work and the answer was yes. Len Gobeil noted that Dave Anthony reviews the RFPs, and Jessica Rapp Grasseti asked that this Commission write a letter to him stating that the BHC concerned about the RFP and hopes that any potential tenant be made aware of the significance of the house.

Nancy Clark questioned whether this can be done after the RFP is issued. Perhaps if there is no response to the current RFP, then that can be sought in a future request, she added.

A date of April 5, 2011, was set to conduct a site visit for both the Paine-Black House and the Old Selectmen's Building. A request was made for staff to provide the DPW letter and the CBI Report for the Old Selectmen's Building prior to the site visit.

**Having no further business before this Commission, a motion was duly made by Len Gobeil, seconded by Nancy Clark, to adjourn the meeting at 5:20pm.
VOTE: So voted unanimously**

Respectfully submitted,
Marylou Fair, Recording Secretary
Edited by Marilyn Fifield, Commission Clerk

DRAFT