

MINUTES

Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room
January 15, 2013

Members Present: Jessica Rapp Grasseti, Chair, Nancy Clark, Nancy Shoemaker and Alternate Ted Wurzburg, Marilyn Fifield
Members Absent: Len Gobel, George Jessop, and Laurie Young
Also present: Jo Anne Miller-Buntich, Director of Growth Management
Staff: Theresa Santos, Principal Assistant

Meeting called to order at 4:32pm

Notice of Intent to File a Permit to Demolish:

Pursuant to Chapter 112, § 3D of the Town of Barnstable Code, the BHC is to determine whether the structure proposed for demolition is a Significant Building in accordance with the Definition set forth in Chapter 112, § 2.

Steven Cook, Cotuit Bay Design, LLC for property owner Andrew & Debra Maxwell
50 Marston Avenue, Hyannis, Map 288 Parcel 097

Built 1790, Inventoried, Not in a National Register Historic District

New covered porch on front & right side; new addition to rear

Represented by Steven Cook – Cotuit Bay Design, LLC and Andrew Maxwell - Owner

- Application and property history reviewed
 - * Extend existing covered front vestibule out @3 ½ 'to become a covered porch; roof line, shingles and trim to match existing; this will be the only change to the front of the house
 - * Wrap porch around the back and up the shed roof wall, changing the roof line to become a covered porch along that rear 60'
- Expand New gable roof out over the porch
- Maintain structure intact with minimal intrusion on the back dormer wall
- Replace existing crumbling cinderblock foundation with new foundation on the left side of the structure
- Recapture all the water in some type of containment tank and reuse it, per drainage plan related by Mr. Maxwell
- ; Replace the roof at some point in the near future

Motion duly made by Nancy Shoemaker, seconded by Nancy Clark, that in accordance with Chapter 112 § 3D, the Barnstable Historical Commission does not find that the portion of the building to be demolished at 50 Marston Avenue, Hyannis, is a significant building in accordance with the Definition in Chapter 112 § 2B.

Vote: So voted unanimously (Fifield absent)

Updates

Cahoon Museum

Update provided by Steven Cook

- Engineer hired with experience in historic renovations, as issues arose in connecting the existing historic structure and new addition
- 3500 sq. ft. two-story addition planned for back of the Cahoon Museum (CM)
- BHC referred the museum to the Cape Cod Commission, for a limited DRI review - now done and approved
- Cahoon Museum received Town funding from the Community Preservation Act (CPA)
- A minor modification to the existing DRI review was needed; involving new landscaping, parking, entrances, septic and drainage to funnel water away from the building
- Upgrades to siding, trim, roof, chimneys are planned; rear overhangs will be installed on the rear; both front and back will match; windows will be restored and reinstalled

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- Crumbling foundation issues will be addressed with the Engineer
- Utility lines need to be back fed
- Sprinkler system required

Barry and Nicole Sturgis

138 Lakeview Drive, Centerville, Map 214, Parcel 043, Lots T00 & W00

Built 1920, Not Inventoried, Not in a National Register Historic District

Demolish single-family dwelling

Represented by Barry and Nicole Sturgis

- Structure was uninsulated, seasonal residence
- Previous owners had designs for a new home produced and also sought Conservation Commission approval of a site plan involving removal of the cottage and replacement it with a three-bedroom home
- Existing condition has further deteriorated

Motion duly made by Ted Wurzburg, seconded by Nancy Shoemaker, that in accordance with Chapter 112 § 3D the Barnstable Historical Commission does not find that the building to be demolished at 138 Lakeview Drive, Centerville, is a significant building in accordance with the Definition in Chapter 112 § 2B.

Vote: So voted unanimously

SARAH KORJEFF – CAPE COD COMMISSION

- New National Register (NR) nomination process reviewed: identify what properties are significant to nominate and identify patterns; submissions for nomination may be in small or large grouping
- Historic Preservation Plan update includes specific property recommendations
- Once the decision is made by BHC to make recommendation(s), a letter to the MA Historical Commission (MHC) would be written identifying the intentions going forward, including background information, reports, photos, and any other newly acquired information on its history; the MHC will take the request and make a determination and possibly request additional information; a request for a NR Historic District boundary expansion may require the assistance of a professional consultant
- Nomination of NR Historic Districts includes three parts: long narrative about architecture, long narrative about history of development and a district data sheet
- Only after the MHC enters the formal review process would the property owners be notified to inquire if they are interested in being included in the NR Historic District; should a large group of properties be involved, MHC may hold a public meeting in which the CCC would be involved; once MHC has reviewed and approved the proposal, it would then be forwarded to the National Park Service (NPS);.
- NR standards have changed to require more in-depth discussion of landscapes, architecture, etc.
- Not all owners of property eligible for listing want their property listed
- Disadvantages of having property listed on the NR: include potential review of proposed alteration by the CCC or MHC;
- CCC guidelines regarding changes to historic properties reviewed
- Thematic district nominations reviewed; e.g., Lighthouses, Cranberry Bog structures, etc.
- Discussion of Certified Local Government (CLG); benefits: CLG towns receive preferred access to 10% set-aside of State survey and planning grants; currently only 20 CLG's in MA; Sara Korjeff to inquire with the Town of Falmouth as to what negative issues, if any, exist; sample NPS Annual Products Report for CLG's attached
- CCC will be hosting its annual Historic Preservation workshop in April, with more information to follow.

Revisions to §112-3 Procedures distributed

Jo Anne Miller-Buntich report

- Growth Management Department (GMD) has been invited to apply for a State survey and planning grant
- GMD will apply to hire a consultant to produce a professionally done set of historic district guidelines for the Hyannis Main Street Waterfront 40C district
- Application ready for submission
- Seeking letter of support from BHC

*** Ted Wurzburg leaves at 5:38pm*

- Total budget is \$25K; with in-kind and cash match, grant amount will be for \$10k

Motion duly made by Nancy Clark, seconded by Marilyn Fifield, to approve the letter to support the grant application
Vote: So voted unanimously

Updates:

Marilyn Fifield – CPA Update

- Letters of Intent for housing submitted
- DPW – John Juros and Mark Marinaccio
 - * Seeking historic preservation funds for the interior of Town Hall; CPC decision pending determination of funds left over from the Town Hall exterior project
 - * Old Selectmen's Building: new roof and siding ready to go on; electrical service will be installed underground to the building; foundation work to be awarded in the near future
 - * Trayser Museum work: going out to bid; state grant in the amount of \$50k received – CP funds of \$50k awarded, and excess will be returned to CP fund
- * SAB project going out to re-bid; previous bids received were too high

Village Updates – Commission Members

- Nancy Shoemaker: Barnstable Historical Society will be holding a meeting on history of the Airport; to be held in the board room at the Airport within the next few months
- West Barnstable Historical Society will have a speaker talk on restoration of gravestones, also within the next few months

Motion duly made by Nancy Shoemaker, seconded by Marilyn Fifield, to approve the minutes of December 18, 2012, as submitted

Vote: So voted unanimously

Public Comment: - none

Next Meeting: February 19, 2013 @ 4:30pm – potential time change to 4:00pm

February BHC Meeting

Topics to include:

- Website: suggestions welcome;
- Ordinance revision / website update
- Special thanks given to BHC members and Town Council

Motion duly made by Nancy Clark, seconded by Nancy Shoemaker, to adjourn

Meeting adjourned at 5:44pm

Respectfully submitted,
Theresa Santos, Recording Secretary
Growth Management Department
and Historical Commission Clerk Marilyn Fifield

Public files are available for viewing during normal business hours 200 Main Street, Hyannis.

** Further detail may be obtained by viewing the video via Channel 18 on demand at <http://www.town.barnstable.ma.us> **