

## MINUTES

Barnstable Historical Commission  
Town Hall  
367 Main Street, Hyannis  
Selectmen's Conference Room  
September 17, 2013

Jessica Rapp Grassetti, Chair	Present
Laurie Young, Vice Chair	Absent
Marilyn Fifield, Clerk	Present
Nancy Clark	Present
Nancy Shoemaker	Present
George Jessop	Absent
Len Gobeil	Present
Ted Wurzburg, Alternate	Absent
Marylou Fair	Admin Assistant, GMD
Jo Anne Miller Buntich	Director, GMD

Chair Grassetti called the meeting to order at 4:00pm

*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:*

### **NEW APPLICATIONS**

**Kurker, Wayne, POA for David, Stephen Trustee Magnolia Ave Realty Trust, 38 Magnolia Avenue, Centerville, Map 225, Parcel 013**

Built 1890, Not Inventoried, Not in a National Register Historic District  
Lift Dwelling for New Foundation & Relocate on Lot, Construct Addition  
Represented by Wayne Kurker

Mr. Kurker stated that the house needs to be relocated on the lot so that it will not be as vulnerable to storms. The building has settled at different rates, and it seems like three different sections. The house would be elevated five feet and the land filled, as well, so that landscaping remains very close to what you see today. Nancy Clark asked about the chimneys, as the existing photographs show three chimneys, but there are no chimneys in the proposed drawings. Mr. Kurker confirmed that only one chimney would remain - the one visible from the beach elevation. Commissioners reviewed the submitted plans, and, due to errors and revisions on the owner's behalf, Mr. Kurker requested to amend the application to reflect the lifting of the dwelling and relocation on the lot only, explaining that he would return to the Commission when plans were finalized on the addition. NOTE: The application was amended to request the lifting of the dwelling, relocation on lot and the removal of two chimneys.

Chair Grassetti asked where the house would be relocated on the lot, and Mr. Kurker replied that they would rotate the house to fit on the lot and swing approximately 5 feet on each end elevation.

**Motion duly made by Nancy Shoemaker, seconded by Len Gobeil, to find that, in accordance with Chapter 112 § 3D, the Barnstable Historical Commission Does Not Find that the portion of the building (i.e. foundation, two chimneys) to be demolished at 38 Magnolia Avenue, Centerville, is a Significant Building in accordance with the Definition in Chapter 112 § 2B. Note that the third chimney which can be viewed from the beach side elevation will remain.**

**So Voted Unanimously**

**Cape Cod Hospital, 2 Park Street, Hyannis, Map 342, Parcel 009**

Built 1900, Not Inventoried, Not in a National Register Historic District  
Demolish Dwelling

Represented by Attorney Eliza Cox and Ed Brown, Executive Director Facilities & Support Services, CC Health Care  
Attorney Cox reported that the house is located on the corner of Park and Bayview Streets, and was just recently purchased by Cape Cod Hospital after the homeowners inquired if the Hospital would be interested in purchasing the property. The dwelling was built in 1900, according to the assessor's records, and has become badly deteriorated. It has vinyl siding, vinyl windows, and the porch was constructed in the 1980's. The property has not

been inventoried and is not in a National Register Historic District. Attorney Cox also reported that she checked the latest Barnstable Historic Preservation Plan for properties recommended for National Register consideration, and this property was not mentioned, nor is it listed on the (consultant) ttl Architects priority list to be inventoried.

**Motion duly made by Len Gobeil, seconded by Nancy Clark, to find that, in accordance with Chapter 112 § 3D, the Barnstable Historical Commission Does Not Find that the building to be demolished at 2 Park Street, Hyannis, is a Significant Building in accordance with the Definition in Chapter 112 § 2B.  
So Voted Unanimously**

**Callahan, Richard, Trustee, Centerville Village Apartments Realty Trust, 981 Main Street, Osterville  
Map 117, Parcel 026**

Multiple Buildings Built 1924-1950, Inventoried (Area Form A)

Demolition of Gas Station, Service Station & Cottages

Represented by Attorney Michael Schulz and Adam Hostetter, Contractor

Attorney Schulz presented photographs that he had taken that day (Exhibit A) for the Commissioners' review.. The property is located within a residential area and contains approximately 2.6 acres of land. It is not located in a National Register Historic District. The proposed development would be townhouse condominiums. Attorney Schulz reviewed the history of the property and stated that two of the three cottages were in existence at the time Bernard Ames took ownership in the early 1920's. The three cottages were at the property in 1942, and the service station was constructed in 1950, according to the assessor's records. In 1950, zoning was adopted, and a Special Permit was given for a storage shed and a small addition to the office. Attorney Schulz asked that the Commission determine that none of these properties is significant. The properties are not listed or pending listing to the National Register and are not associated with any historical person or event.

David Lawler, an abutter, was present and offered photographs (Exhibit B) that dispute some of the information presented as to age of the buildings. Chair Grasseti advised Mr. Lawler that this meeting was to determine significance and that if the Commission found the structures to be so, they would then refer the application to a Public Hearing, at which time the public would be asked for comment.

Growth Management Director Jo Anne Miller Buntich relayed some background information to the Commission, indicating that there has been discussion with her Department, as well as with Site Plan Review, but there has been no clear determination that what the applicant proposes would be approved.

Jessica Rapp Grasseti stated that she considered the existing windows beautiful, and she felt the setting of the buildings in the neighborhood may be considered significant. Nancy Clark agreed and was concerned that we are forgetting some of our past by losing these buildings, as the whole neighborhood feel is important to retain.

**Motion duly made by Nancy Clark, seconded by Nancy Shoemaker, to find that, in accordance with Chapter 112 § 3D, the Barnstable Historical Commission Finds that the buildings to be demolished at 981 Main Street, Osterville, are Significant Buildings in accordance with the Definition in Chapter 112 § 2B.  
So Voted Unanimously**

**Motion duly made by Nancy Clark, seconded by Nancy Shoemaker, to refer the building to be demolished at 981 Main Street, Osterville, to a Public Hearing to determine how Chapter 112 applies to this structure. The Public Hearing will be duly advertised and noticed for October 15, 2013 at 4:00pm.  
So Voted Unanimously**

**In accordance with Chapter 112 § 3E, the applicant is required to maintain a notice of the hearing on the building visible from the nearest public way.**

**Edward M Kennedy Institute US Senate, Inc., 50 Marchant Avenue, Hyannis Port, Map 286, Parcel 023**

Built 1915, Inventoried, National Historic Landmark

Renovation/Alteration of Four-car Garage

Represented by Mark Grenier, MG Design Build, Inc.

Mr. Grenier reported that the building is quite significant, and the goal was to try to maintain the character of the buildings with no damage to the original architecture. It is not clear if the garage was built at the same time as the main house, but the brick has been painted white over the years, perhaps to match the house. The garage is starting to deteriorate, the roof, siding, windows and shutters all need replacing, but would be replaced in kind. These plans were reviewed by the Institute, and their suggestions incorporated into the plans presented for consideration. The exterior garage doors would be bi-fold to allow them to open when the first-floor area is in use and then close when not. When open, the glass French door panels on the interior would be visible. The carriage house hinges and the signs on the doors would all be replaced, once construction is completed.

Marilyn Fifield noted that she is especially sensitive to original window replacement, and she thought the National Park Service has a role to play in the review of changes to a National Landmark. Mark Grenier replied that they have already been in touch with the NPS and conferred on the plans submitted.

**Motion duly made by Nancy Clark, seconded by Len Gobeil, to find that, in accordance with Chapter 112 § 3D, the Barnstable Historical Commission Does Not Find that the portion of the building to be demolished (i.e. garage doors) at 50 Marchant Avenue, Hyannis Port, is a Significant Building in accordance with the Definition in Chapter 112 § 2B.**

**So Voted Unanimously**

## **DISCUSSION**

### **Historical Commission Website Update**

Jo Anne Miller Buntich reported that they have pared down the scope of the site and upped the budget, and she is hopeful that they will receive a positive response. She will keep the Commission updated.

### **Communications from Commissioners**

#### **CPC Update – Marilyn Fifield**

Marilyn Fifield reported that CPC Historic Preservation Consultant Jim Hadley continues to look at the Olde Colonial Courthouse, and is also to update his report on the condition of the Town-owned Paine-Black House in West Barnstable. The CPC also voted to approve its first proposed alteration reviewed in connection with a Historic Preservation Restriction: a replacement door at the Marstons Mill Library.. But CPC agreed that a policy should be adopted for such reviews, and Marilyn will participate in drafting it for CPC consideration in reviewing future alteration of properties with historic preservation restrictions.

**Having no further business before this Commission, a motion was duly made by Nancy Clark and seconded by Nancy Shoemaker to adjourn the meeting at 5:15pm.**

**So Voted Unanimously**

Respectfully submitted,  
Marylou Fair, Recording Secretary  
and 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> \*\*