

MINUTES

Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room
November 19, 2013

Jessica Rapp Grassetti, Chair	Present
Laurie Young, Vice Chair	Present
Marilyn Fifield, Clerk	Present
Nancy Clark	Absent
Nancy Shoemaker	Absent
George Jessop	Present
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 4:02pm

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 application:

**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), Not in a National Register Historic District
Demolition of Gas Station, Service Station & Cottages

Represented by Attorney Michael Schulz

Chair Grassetti acknowledged two letters received from John Crow, President, Osterville Village Association dated October 14, 2013 and October 24, 2013, letter received from Barnes Riznik dated October 14, 2013 and an e-mail received October 15, 2013 from Anna Harding.

Attorney Schulz submitted a large scale site plan (Exhibit A) identified as draft Site Plan of Existing Conditions dated 9/24/2013 prepared by Sullivan Engineering, Inc and CapeSurv, and numerous photographs (Exhibit B2-19) for Commission review. He noted that when he appeared before this Commission in September, the dates of the structures were based upon the assessor's records and the Inventory Form B. At that meeting, David Lawler submitted undated photographs that contradicted the dates, so they undertook some research to try to determine the dates of the structures. This research included meeting with Osterville Historical Museum experts, reviewing Paul Chesbro's three books and speaking with three prior residents of the property. On the site plan, the buildings are identified as A-G. Based upon the research, he determined that some of the buildings are outside the jurisdiction of this Commission. Buildings identified as B, C, and E are older than 75 years, but are not significant and do not meet the criteria for a significant building, nor are they historically important individually or in a group context.

Building A – Gas Station/Filling Station

His research concluded that this building dates to 1938-1939 and is less than 75 years old and outside the Commission's jurisdiction. He cited an Affidavit of Sally Starck Haven (Exhibit B1), whose father purchased the property in 1929. She was born in 1930 and remembers climbing the fence shown in the photograph attached to the Affidavit. This fence is no longer standing. In approximately 1938-1939, she remembers her father building the filling station as noted in the second photograph attached to the Affidavit. Sally and her family resided in the house behind the filling station (identified as Building C on the Site Plan) and there were two cabins/cottages which were rented out. They sold the property in 1944 to Clyde Harding.

Building B – Service/Inspection Station

At the meeting in September, it was noted that the assessor's records had this dated at 1950, but photographs provided by David Lawler dated it to 1918, while Paul Chesbro considered it 1917. Exhibit B8, a photograph, shows the building with a small protrusion to the right which was a tack house for horses. According to conversations with past owner Donald Harding and Paul Chesbro, the building was used for horses that served local inns and transported visitors to and from the railroad station in West Barnstable. Many changes have been made to the façade; the tack room has been removed, windows have replaced the sliding barn door, and an addition has been built. The overall condition of the building appears to be dilapidated. For these reasons, even though Attorney Schulz acknowledged that the building is over 75 years of age, he did not consider it historically significant in accordance with the statute.

Building C – Residence/Office

According to Donald Harding and reference to a ZBA decision, this building was used as a wood-working shop. At some point over the years, the building was added onto and became a residence. Attorney Schulz did not consider it significant per the statute.

Building D – Garage

Attorney Schulz referred to Exhibit B18 and the photograph of the garage. According to Donald Harding, this garage was built during his ownership (1944-2001) and, thus, outside the purview of the Commission. Attorney Schulz did not consider it architecturally significant, nor could he find any association with an important person.

Building E – Cottage

This is the small one-bedroom cottage that dates to approximately the same time as Building B, 1917-18. It has been added to, especially at the rear, and it has been placed onto a new concrete foundation. Building E was moved to its present location to make room for Building A. Although this is within the Commission's purview, Attorney Schulz felt the concrete foundation and the addition have eliminated any architectural significance.

Building F – Cottage

This cottage dates to 1942 as the former residence of Donald Harding. Mr. Harding confirmed that it was initially two cottages that he combined, along with an addition.. Due to its age, it is outside the Commission's jurisdiction.

Building G – Garage

This building was permitted by a 1964 Special Permit of the ZBA and also outside the purview of this Commission.

As additional support, Attorney Schulz referred to the follow-up letter dated 10/24/2013 from the Osterville Village Association, explaining that they were not aware of any definitive evidence to determine the historical status of the buildings.

George Jessop asked if any attempt has been made to move any of the buildings to an alternate location, and Attorney Schulz replied that there has not.

Chair Grassetti then asked for public comment:

David Lawler spoke as a resident and abutter who lives directly across the street from the station. He disputed the date of the gas station, noting even the 1938 date suggested would make it 75 years old and under the purview of the Commission. The service station is where people used to wait to go meet the train, and it is also where he believes Osterville's first telephone was installed. It is the only place in Osterville that has a full service station. It is the longest existing Mobil station in all of New England. The automobile appeared in the early 1900's, and Donald Harding housed his Model T at this location. Mr. Lawler felt the property has substantial historical significance, and he suggested that the Commission consider a discretionary referral to the Cape Cod Commission.

Paul Chesbro spoke next and noted that he has written four books on the village of Osterville. He said the service/inspection station was constructed in the 1880s or 1890s as a livery stable. In the 1890s it became a Fire House but was destroyed by fire in 1920 when the water froze. He opposed the demolition of these buildings.

Barnes Resnick then read into the record his letter submitted 10/14/2013 and encouraged the Commission to help with the preservation of this gas station or consider the possibility of a re-use of the property.

Susan Truit next commented that the village of Osterville is in danger of losing its charm, and this property is an iconic place. She felt the property should be designated historic.

Eileen Guard also spoke in opposition to demolition, stating that it is the only gas station that will still pump our gas, and that it has such charm that she questioned why anyone would want to demolish it.

Kathleen Capo then identified herself as the President of the Osterville Museum Board of Trustees, adding that she lives in Osterville fulltime. She said the Museum is active in trying to preserve what is left of the once-old Osterville, noting that the more we tear down, the more history we lose. She stressed that the Museum is not taking any stance, but were there to simply inform their members and strive to keep their historic resources.

Bruce Cole spoke last and submitted his written comments (Exhibit C) as well as numerous photographs (Exhibit D1-24). As a neighbor, he had spent a lot of time in this house, and he was concerned with the demolition of these historic buildings. He thought it was hard to imagine any other building being located on this lot other than what is there now, and he noted that this property has been featured in prominent magazines and a movie, *One Crazy Summer*, released in 1986.

Chair Grassetti then closed Public Comment.

Laurie Young stated that on the application submitted, Building A dates to 1924, and she felt the Commission needs something more than memory to date the structure. She would need solid documentation that takes it out of Commission purview.

Jessica Rapp Grassetti suggested proceeding with a motion for those buildings that are not significant and not under Commission purview.

Motion duly made by Laurie Young, seconded by George Jessop, that the Historical Commission finds, after review and consideration of public testimony, application and record file for demolition proposed at 981 Main Street, Osterville, that the following structures are not preferably preserved significant buildings as shown on draft Site Plan prepared by Sullivan Engineering, Inc and CapeSurv dated September 24, 2013:

Building D identified as Storage/garage

Building F identified as Cottage/residence and MHC #BRN.2268

Building G identified as Storage/garage

So Voted Unanimously

Motion duly made by Laurie Young, seconded by George Jessop, that, in accordance with Chapter 112F, the Historical Commission determines that the demolition of these structures listed above would not be detrimental to the historical, cultural or architectural heritage or resource of the Town.

So Voted Unanimously

Jessica Rapp Grassetti then asked for a motion for those buildings that are significant and are under Commission jurisdiction.

Motion duly made by Laurie Young, seconded by George Jessop, that the Historical Commission finds, after review and consideration of public testimony, application and record file for demolition proposed at 981 Main Street, Osterville, that the following structures are preferably preserved significant buildings as shown on draft Site Plan prepared by Sullivan Engineering, Inc and CapeSurv dated September 24, 2013:

Building A identified as Gas Station and MHC #BRN.2264

Building B identified as Service/Inspection Station and MHC #BRN.2265

Building C identified as Cottage/residence/office and MHC #BRN.2266

Building E identified as Cottage/Residence and MHC #BRN.2267

So Voted Unanimously

Motion duly made by Laurie Young, seconded by George Jessop, that, in accordance with Chapter 112G, the Historical Commission determines that the demolition of these structures listed above would be detrimental to the historical, cultural or architectural heritage or resource of the Town.

So Voted Unanimously

Application Submission Materials – Jo Anne Miller Buntich

Review revised Notice of Intent to Demolish form and supporting material requirements

Tabled to December 17, 2013

**Update Paine Black House – Jo Anne Miller Buntich
Tabled to December 17, 2013**

Update 375th Anniversary – Jessica Rapp Grassetti

Chair Grassetti briefly updated the Commission and asked them to consider projects that they would like to see undertaken with funds that are raised during the celebration, such as funding a type of legacy project to preserve gravestones.

Correspondence Received

Letter received 10/15/2013 from Edward Andrews re: Salvage Materials requested

Tabled to December 17, 2013

Approval of Minutes:

October 16, 2013

Motion duly made by Marilyn Fifield, seconded by Len Gobeil, to approve the minutes of October 16, 2013, as submitted.

So Voted Unanimously

Having no further business before this Commission, a motion was duly made by Len Gobeil, seconded by Laurie Young, to adjourn the meeting at 6:03pm.

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> **