

MINUTES

**Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Town Hall Hearing Room
August 25, 2015**

Laurie Young, Chair	Present
Marilyn Fifield, Clerk	Present
Nancy Clark, Vice Chair	Absent
Nancy Shoemaker	Present
George Jessop	Absent
Ted Wurzburg	Absent
Paul Arnold	Present
Jo Anne Miller Buntich	Director, GMD
Marylou Fair	Admin Assistant, GMD

Laurie Young called the meeting to order at 1:10pm

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 previously determined significant and referred to Public Hearing:

**Harik, Vaira, 131 Main Street, Cotuit, Map 009, Parcel 009
Built 1858, Inventoried, National Register Individually-listed Property
Partial Demolition (Foundation of attached Barn)**

Represented by Vaira Harik

Chair Young advised the members that an initial vote is required to determine if this project meets the threshold of a mandatory referral to the Cape Cod Commission.

Motion duly made by Nancy Shoemaker, seconded by Paul Arnold, that the Barnstable Historical Commission finds after review and consideration of the file and hearing testimony for 131 Main Street, Cotuit, that:

- **The property is outside a local historic district and is individually listed in the National Register Historic Places, and the actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as defined in § 3 of the Cape Cod Commission Development of Regional Impact Review Thresholds.**

AYE: None

NAY: So Voted Unanimously

Motion duly made by Paul Arnold, seconded by Nancy Shoemaker, that the Barnstable Historical Commission finds after review and consideration of public testimony, application, and record file for demolition proposed at 131 Main Street, Cotuit, that the parts of the Significant Building to be demolished are detrimental to the historical, cultural, or architectural heritage or resources of the Town. The Barnstable Historical Commission further finds that the parts of the Significant Building to be retained are Preferably Preserved and shall not be demolished.

Discussion: Ms. Harik explained that the current barn foundation is partially brick that is subsiding and also on sleepers in the dirt, so a proper foundation is needed. The engineering will require it to be detached from the breezeway to lift the barn and stabilize it, then pour a concrete foundation. Nancy Shoemaker noted that she could see from the pictures provided with the application that the foundation is sinking, and she commended this effort to preserve this old barn for a long, long time to come.

Public Comment: Abutter Leslie Spencer commented that Ms. Harik has done a wonderful job in saving this structure, and she is in favor of the project.

AYE: None

NAY: So Voted Unanimously

Motion duly made by George Jessop, seconded by Nancy Shoemaker, that, in accordance with Section 112-3 F, the Barnstable Historical Commission determines that the proposed partial demolition of the building located at 131 Main Street, Cotuit, is not detrimental to the historical, cultural or architectural heritage or resources of the Town.

AYE: So Voted Unanimously

**Crosby, Barbara & David Trust, Peter Crosby Trustee, 52 Bridge Street, Osterville, Map 116, Parcel 004
Built 1897, Inventoried, Not in a National Register Historic District**

Full demolition of single-family dwelling and garage

Represented by Attorney Stuart Rapp

Chair Young read two letters of support into the record, and Attorney Rapp provided 5 additional letters of support.

Motion duly made by Nancy Shoemaker, seconded by Paul Arnold, that the Historical Commission finds, after review and consideration of public testimony, application and record file for the demolition proposed at 52 Bridge Street, Osterville, that the Significant Building is a preferably preserved building.

Discussion:

Attorney Rapp stated that he represents the intended purchaser, Robert Moran, and the seller is aware of this application. He said he seeks to fully demolish the home at 52 Bridge Street, and there is also a garage that straddles the property and services both the 52 Bridge Street address and an adjacent property. An old deed from the 1930s states the lot line goes right through the garage. Attorney Rapp distributed recent photographs of the property and also elevations of the existing structure. He said his understanding is that the property is not to be lived in at this time. Paul Arnold said that he drove by, and the house itself does not appear to be in great shape, and, considering seven of the neighbors support the proposed demolition, this would affect his vote. Nancy Shoemaker called it an iconic structure that lends itself to the setting and has been there for a very long time. She felt it would be a shame to lose it. Laurie Young asked if any alternative to demolition had been considered, and Attorney Rapp responded that an engineer was consulted and cost was a significant factor. Since it is in a flood zone, he said the house would have to be lifted if any major renovations were to be proposed. Marilyn Fifield felt that this property could be eligible for National Register listing for its historical significance, noting that Barbara Crosby researched the Form B Inventories for Osterville that led to so many National Register listings when she was a member of this Historical Commission.

Public Comment:

Attorney Danielle Justo was present on behalf of abutter Patricia Cross who owns the other half of the garage. She said Attorney Rapp had covered what she was concerned about, but she wished to add for the record that the garage does straddle the property line, and Mrs. Cross uses her half for storage. She said she understood that Attorney Rapp has spoken with the Building Commissioner and would be required to shore up and construct a wall if the other half is removed.

Mrs. Cross added that they have enjoyed their house and have used their half of the garage as a tool shed. She said they use it extensively in the summer for family gatherings, but she had no objection to the demolition of the house.

VOTE:

AYE: Shoemaker, Fifield, Young

NAY: Arnold

Motion duly made by Nancy Shoemaker, seconded by Marilyn Fifield, that, in accordance with Section 112-3 G, the Barnstable Historical Commission determines that the proposed demolition of the building located at 52 Bridge Street, Osterville, is detrimental to the historical, cultural or architectural heritage or resources of the Town.

AYE: Shoemaker, Fifield, Young

NAY: Arnold

NOTE: An 18-month demolition delay was imposed.

Communications from Commissioners

CPC Update – Marilyn Fifield

Marilyn Fifield reported that CPC moved to the application stage the Town Clerk's proposal for preservation of Town documents from the 1700s that would also allow more convenient access to researchers. She said archival Town documents reportedly include a hand-written copy of the Declaration of Independence. She also noted that the application for the restoration work on the cemetery stones at the South Congregational Church was not ready to go forward at the last meeting. Further, she reported that the JFK Museum is seeking CPA funds for a permanent exhibit at the Armory, but consideration was deferred for further Town legal research on eligibility.

Upcoming Village Events

Nancy Shoemaker announced that the 1717 Meetinghouse Foundation would be having a series of events and lectures to bring the public back into the Meetinghouse. On September 4th, retired Judge Williams was scheduled to talk about the Sacco/Vanzetti case.

With no further business before this Commission, a motion was duly made by Nancy Shoemaker, seconded by Paul Arnold, to adjourn the meeting at 1:52pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair, Recording Secretary
and Commission Clerk Marilyn Fifield