

MINUTES

**Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Town Hall Hearing Room
January 19, 2016**

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

Laurie Young 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 previously determined significant and referred to Public Hearing:

Oyster Harbors Yacht Basin Realty Corp, named Buyer in a Purchase & Sale Agreement with Owner, North Bay Realty Trust, 120 Bridge Street, Osterville, Map 116, Parcel 005

Built c. 1902, Inventoried, Not in a National Register Historic District

Full demolition of single-family house and detached garage

Represented by Ron Silvia & John Donnelly

Nancy Clark inquired as to the reason for the demolition, and Mr. Silvia explained that they purchased the lot and would like to expand the boat business that abuts this property and the structure will not be utilized by them. Nancy Shoemaker asked Laurie Young her opinion as a resident of Osterville, and Ms. Young replied that it has been renovated many times and has no unique features, plus it is not visible, and the area is already zoned commercial.

Motion duly made by George Jessop, seconded by Nancy Clark, that the Barnstable Historical Commission finds after review and consideration of public testimony, application, and record file for the full demolition proposed at 120 Bridge Street, Osterville, that the Significant Building to be demolished is a Preferably Preserved, Significant building.

AYE: None

NAY: So Voted Unanimously

Motion duly made by George Jessop, seconded by Nancy Clark, that, in accordance with Section 112-3 F, the Barnstable Historical Commission determines that the proposed full demolition of the buildings located at 120 Bridge Street, Osterville, is not detrimental to the historical, cultural or architectural heritage or resources of the Town.

AYE: So Voted Unanimously

Kouri, Joshua, 5 Main Street, Cotuit, Map 009, Parcel 018

Built c. 1796, Inventoried, Contributing Building - Santuit National Register Historic District

Partial Demolition and Alteration

Represented by Joshua Kouri

Mr. Kouri detailed the partial demolition which would remove an existing bay window, not original to the building, and replace it with a door. He would also add a third window to the front elevation.

Commissioners voiced concern with the location of the second door and discussed alternate locations. It was suggested that reversing the door and added window would be more appropriate, and Mr. Kouri agreed.

A motion was duly made by George Jessop, seconded by Ted Wurzburg, that the Historical Commission finds and determines that, after review and consideration of the file and hearing testimony for 5 Main Street, Cotuit, that:

- **The property is outside a local historic district;**
- **The property is a Contributing Structure in a National Register Historic District and is individually eligible for listing on the National Register of Historic Places;**
- **The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a Contributing Structure in a National Register Historic District as defined in § 3 of the Cape Cod Commission Development of Regional Impact Review Threshold;**

The BHC further finds and determines that in exceeding these threshold criteria the project is subject to a mandatory referral to the Cape Cod Commission as a Development of Regional Impact.

VOTE:

AYE: None

NAY: Young, Clark, Fifield, Shoemaker, Jessop, Wurzburg

Motion duly made by George Jessop, seconded by Nancy Clark, that the Barnstable Historical Commission finds after review and consideration of public testimony, application, and record file for partial demolition proposed at 5 Main Street, Cotuit, that the proposed partial demolition of the Significant Building would be 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.

AYE: None

NAY: So Voted Unanimously

Motion duly made by George Jessop, seconded by Nancy Clark, that, in accordance with Section 112-3 F, the Barnstable Historical Commission determines that the proposed partial demolition of the building located at 5 Main Street, Cotuit, is not detrimental to the historical, cultural or architectural heritage or resources of the Town.

AYE: So Voted Unanimously

Grenier, Mark, 62 Wachusett Avenue, Hyannis, Map 287, Parcel 081

Built c.1880, Inventoried, Contributing Building Hyannisport National Register Historic District
Partial Demolition and Alteration

Chair Young asked the applicant if he had received a copy of the Cape Cod Commission comments dated January 14, 2016. Mr. Grenier replied that he did, and she asked if he would like to continue his application so that he could make any revisions to the submitted plans per Cape Cod Commission comments, but Mr. Grenier said he would like to go forward. Chair Young explained that the Historical Commission must first determine whether this is a significant alteration that requires referral to the Cape Cod Commission.

A motion was duly made by George Jessop, seconded by Nancy Clark, that the Historical Commission finds and determines that, after review and consideration of the file and hearing testimony for 62 Wachusett Avenue, Hyannis, that:

- **The property is outside a local historic district;**
- **The property is a Contributing Structure in a National Register Historic District and is individually eligible for listing on the National Register of Historic Places;**
- **The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a Contributing Structure in a National Register Historic District as defined in § 3 of the Cape Cod Commission Development of Regional Impact Review Threshold;**

The BHC further finds and determines that in exceeding these threshold criteria the project is subject to a mandatory referral to the Cape Cod Commission as a Development of Regional Impact.

Discussion:

Historical Commissioners preferred that Public Comment precede their discussion.

Motion duly made by Nancy Clark, seconded to Nancy Shoemaker, to open Public Comment

Two letters were read into the record by Chair Young:

- 1) Stephen O'Neil, on behalf of Marie E. O'Neil Revocable Trust, in opposition of the project
- 2) John Lyons in support of the project

Elizabeth Mumford addressed the Commission regarding concerns that the entire neighborhood is changing and growing, and many houses that have been renovated over the years seem to turn out larger than what appeared on the plans.

Linda Plunkett said she lives on Wachusett Ave and her son-in-law owns the property next door to this one. She had specific questions regarding square footage, current and future, foundation plans and set backs, and also sought clarification on construction plans and the plan for the future of the cottage, which was built in 1950 and is of particular concern to the community. Chair Young appreciated Ms. Plunkett's comments but found the questions to be outside the Historical Commission's purview.

Peter Delorey voiced concerns about the views, saying they couldn't be determined the plans. In addition to the existing site plan, he said he would like to see a proposed site plan. It is a very tight village, he said, and he requested referral to the Cape Cod Commission.

Susan McPherson also stated that she would like to see this referred to the Cape Cod Commission.

Brent Bishop agreed on referral to the Cape Cod Commission.

Liz Lewis had concerns about construction and the times in which work would begin and end. Chair Young thought the hours of construction would have to conform to a Town Ordinance.

Hearing no further comment, a Motion was duly made by George Jessop, seconded by Nancy Shoemaker, to close Public Comment

Commission Discussion

George Jessop noted that the memo from Sarah Korjeff of the Cape Cod Commission does describe the principal elements that are new for this proposed plan. First is the enclosure of the porch which is described as an open wrap-around porch, and the raising of the existing roof area over part of the original porch. He felt the corner tower is quite unique but common to at least a half dozen houses in this area, and these new elements should be given consideration.

Nancy Clark pointed out the elements in the memo that, in her opinion, require referral to the Cape Cod Commission, noting that the simple gable front roof line and the wrap-around porch are lost in the proposed design. She felt that the recommendation for the building changes to be kept to the rear would demand referral.

Marilyn Fifield agreed with Nancy Clark, adding that the Commission should be responsive to the abutters and take advantage of the available resources of the Cape Cod Commission that could benefit everyone.

VOTE:

AYE: Young, Clark, Fifield, Shoemaker, Jessop, Wurzburg

NAY: None

Unanimous Vote to refer the Application to the Cape Cod Commission

Discussion

Letter of Support – Sturgis Library HVAC Replacement & Archival Storage Project

Chair Young apologized to Lucy Loomis of Sturgis Library for delay in the Commission letter of support, noting that it would be forthcoming shortly. Ms. Loomis reported that the project is going forward, and the letter to the Mass. Historical Commission is simply to release the money for the grant. She also noted that no portion of the historic building will be touched.

Nancy Clark moved, seconded by Nancy Shoemaker, to send a letter of support.

So Voted Unanimously

Approval of Minutes

November 17, 2015

Motion duly made by Marilyn Fifield, seconded by Nancy Shoemaker, to approve the minutes of November 17, 2015, as submitted.

So Voted Unanimously

December 15, 2015

Motion duly made by Marilyn Fifield, seconded by Nancy Shoemaker, to approve the minutes of December 15, 2015, as submitted.

So Voted Unanimously

Updates

Nancy Shoemaker informed the Commission that the 1717 Meetinghouse will be hosting the author Michael Tudish, author of *The Finest Hour*, on 2/18/2016, which is also the anniversary of the Coast Guard rescue.

With no further business before this Commission, a motion was duly made by Nancy Clark, seconded by Nancy Shoemaker, to adjourn the meeting at 5:20pm.

So Voted Unanimously

Respectfully submitted,

Marylou Fair, Recording Secretary

Edited by Commission Clerk Marilyn Fifield