

## MINUTES

**Barnstable Historical Commission  
Town Hall  
367 Main Street, Hyannis  
Selectmen's Conference Room  
August 16, 2016**

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

Chair Laurie Young 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 applications previously determined significant and referred to Public Hearing:*

**Barzun, Isabel, et al, 135 Putnam Avenue, Cotuit, (aka 181 Putnam Avenue, Cotuit, as shown on Pending Land Court Plan filed 5/3/2016 as Lot #4) Map 036, Parcel 040**

**Built 1913, Inventoried, Not in a National Register Historic District**

Partial Demolition and Relocation of Structure on Same Lot

Represented by Attorney Albert Schulz & Architect Tim Luff

Attorney Albert Schulz explained that this application and the following two applications were known as the Bluff Property and once were located on one lot, with the three buildings also known as the May Mott House, the Frederick Lowell House and the Lowell/Barzun Children's House. The Planning Board approved an ANR plan to divide the lot and then again approved the additional division of Lot 2 into three separate plans. He said all three structures would be raised, moved and placed on new foundations, with a structural engineer engaged to check condition of the framing once the structures are raised. Laurie Young asked about concern for the possibility of the structures' collapsing in the raising process, and Tim Luff responded that they have met with a builder who wants to use a rolling and skating system rather than actually lifting them, and finds the structures good candidates for moving. Chair Young then asked if there was anyone present from the public who wished to speak, and, hearing no one, closed Public Comment.

NOTE: Chair Young then read the next two Agenda applications into the record and each was reviewed.

The May Mott House involves the removal of an addition that was added in the 1960s in order to fit it on the new lot, and a new porch and bedroom addition are proposed, with a new dormer added to match the existing one on the other side. Tim Luff explained that they tried to work with the roof lines to break up the massing and preserve as much of the house as possible. He said the house will be moved to the new location and upgraded with a new poured foundation, new roofing, siding and trim, and all of the second floor windows preserved.

**Motion duly made by Nancy Clark, seconded by Nancy Shoemaker that the Barnstable Historical Commission finds after review and consideration of public testimony, application, and record file for the partial demolition and relocation proposed at 135 Putnam Avenue, Cotuit, also known as 181 Putnam Avenue, Cotuit, as shown on Pending Land Court Plan filed 5/3/2016 as Lot #4, Map 036, Parcel 040, and per plans prepared by Archi-Tech Associates dated July 20, 2014, and per Site Plan prepared by Sullivan Engineering & Consulting, Inc. & CapeSurv dated June 20, 2016, that the Significant Building is a Preferably Preserved Significant Building.**

**AYE: None**

**NAY: So Voted Unanimously**

**Motion duly made by Nancy Clark, seconded by Nancy Shoemaker, that in accordance with Section 112-3 F the BHC determines that the partial demolition and relocation of the Building located at 135 Putnam Avenue, Cotuit, also known as 181 Putnam Avenue, Cotuit, as shown on Pending Land Court Plan filed 5/3/2016 as Lot #4, Map 036, Parcel 040, and per plans prepared by Archi-Tech Associates dated July 20, 2014, and per Site Plan prepared by Sullivan Engineering & Consulting, Inc. & CapeSurv dated June 20, 2016, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.**

**AYE: So Voted Unanimously**

**Lowell, Charles, 135 Putnam Avenue, Cotuit, (aka 183 Putnam Avenue, Cotuit as shown on Pending Land Court Plan filed 5/3/2016 as Lot #5) Map 036, Parcel 040**

**Built 1913, Inventoried, Not in a National Register Historic District**

Partial Demolition and Relocation of Structure on Same Lot

Represented by Attorney Albert Schulz & Architect Tim Luff

This dwelling, known as the Frederick Lowell House, is a mirror image of the May Mott House. A small entry addition on the north elevation is proposed, with no other changes to the cottage. The chimney would be rebuilt, with no other changes to the existing materials, and the roofing, windows, trim and siding would remain.

**Motion duly made by Nancy Clark, seconded by Nancy Shoemaker, that the Barnstable Historical Commission finds after review and consideration of public testimony, application, and record file for the partial demolition and relocation proposed at 135 Putnam Avenue, Cotuit, also known as 183 Putnam Avenue, Cotuit, as shown on Pending Land Court Plan filed 5/3/2016 as Lot #4, Map 036, Parcel 040, and per plans prepared by Archi-Tech Associates dated July 20, 2014, and per Site Plan prepared by Sullivan Engineering & Consulting, Inc. & CapeSurv dated June 20, 2016, that the Significant Building is a Preferably Preserved Significant Building.**

**AYE: None**

**NAY: So Voted Unanimously**

**Motion duly made by Nancy Clark, seconded by Nancy Shoemaker, that in accordance with Section 112-3 F the BHC determines that the partial demolition and relocation of the Building located at 135 Putnam Avenue, Cotuit, also known as 183 Putnam Avenue, Cotuit, as shown on Pending Land Court Plan filed 5/3/2016 as Lot #4, Map 036, Parcel 040, and per plans prepared by Archi-Tech Associates dated July 20, 2014, and per Site Plan prepared by Sullivan Engineering & Consulting, Inc. & CapeSurv dated June 20, 2016, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.**

**AYE: So Voted Unanimously**

**The Bluff, LLC, 135 Putnam Avenue, Cotuit, (aka 185 Putnam Avenue, Cotuit as shown on Pending Land Court Plan filed 5/3/2016 as Lot #6) Map 036, Parcel 040**

**Built 1913, Inventoried, Not in a National Register Historic District**

Partial Demolition and Relocation of Two Structures to be Joined into One Structure on Same Lot

Represented by Attorney Albert Schulz & Architect Tim Luff

These structures were originally one large house, known as the Lowell/Barzun Children's House, which was cut in half and relocated on the property, with garages added to both halves. The proposal would remove the existing garages and put the structure back together again and relocate it to the eastern lot. If feasible, the two garages would form a new garage. Once the building is put back together, the roofing would be woven, with trim & siding to match what exists, and the original windows preserved. Nancy Clark commented that she approves of how it would be put back together, but has concerns that the chimneys will not be rebuilt, feeling that takes away from the character of the building. Tim Luff pointed out that the original houses never had any chimneys, as they were added in the 1930s, and the intent now is to put the house back to its original form.

**Motion duly made by Nancy Clark, seconded by Nancy Shoemaker, that the Barnstable Historical Commission finds after review and consideration of public testimony, application, and record file for the partial demolition and relocation proposed at 135 Putnam Avenue, Cotuit, also known as 185 Putnam Avenue, Cotuit, as shown on Pending Land Court Plan filed 5/3/2016 as Lot #4, Map 036, Parcel 040, and per plans prepared by Archi-Tech Associates dated July 20, 2014, and per Site Plan prepared by Sullivan Engineering & Consulting, Inc. & CapeSurv dated June 20, 2016, that the Significant Building is a Preferably Preserved Significant Building.**

**AYE: None**

**NAY: So Voted Unanimously**

**Motion duly made by Nancy Clark, seconded by Nancy Shoemaker, that in accordance with Section 112-3 F. the BHC determines that the partial demolition and relocation of the Building located at 135 Putnam Avenue, Cotuit, also known as 185 Putnam Avenue, Cotuit, as shown on Pending Land Court Plan filed 5/3/2016 as Lot #4, Map 036, Parcel 040, and per plans prepared by Archi-Tech Associates dated July 20, 2014, and per Site Plan prepared by Sullivan Engineering & Consulting, Inc. & CapeSurv dated June 20, 2016, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.**

**AYE: So Voted Unanimously**

**4 Washington Hyannisport LLC, 4 Washington Avenue, Hyannis, Map 287, Parcel 041  
Built 1898, Inventoried, Contributing Building, National Register Historic District  
Partial Demolition**

Represented by Andrew Philbrook & Kelley Philbrook, PECSG & Homeowner Michael Olson

Chair Young reviewed the project that was proposed, involving porch window replacement in kind and repair of rotted trim, which she had determined did not trigger a Public Hearing. After a building permit was issued for an interior remodel of the kitchen, the porch windows were all removed, and the porch was enclosed with different window headers, a door was removed from the side elevation, and work was done to the tower element. Chair Young also referred Commissioners to the memo from Sarah Korjeff of the Cape Cod Commission, indicating that this work had altered character-defining features of the property.

Andrew Philbrook stated that they have been contracted to address the issues and the stop-work order that has been placed on the property. He stressed that they were not the contractors responsible for the previous work done and want to correct the concerns. He said they have walked the property with Sarah Korjeff and have received a copy of her memo. George Jessop confirmed that the original contractor has been removed from the project. Laurie Young noted that the responsibility ultimately lies with the homeowner and indicated that Sarah Korjeff's memo basically stated that the porch would need to be returned to its original state, along with the tower. Chair Young said this Commission's charge is to determine whether to refer this application to the Cape Cod Commission.

**Motion duly made by Laurie Young, seconded by Nancy Shoemaker, that the BHC finds and determines that, after review and consideration of the file and hearing testimony for 4 Washington Avenue, Hyannis, for partial demolition per plans submitted by Vanko Studio Architects, dated 5/20/2016 and received 7/29/2016:**

- **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.**

**AYE: So Voted Unanimously**

**With no further business before this Commission, a motion was duly made by Nancy Shoemaker, seconded by Nancy Clark, to adjourn the meeting at 5:09pm.**

**So Voted Unanimously**

Respectfully submitted,  
Marylou Fair, Recording Secretary  
as edited by Commission Clerk Marilyn Fifield