



Town of Barnstable
COMMUNITY PRESERVATION COMMITTEE



www.town.barnstable.ma.us/CommunityPreservation

Email: CommunityPreservationCommittee@town.barnstable.ma.us

Committee Members

Lindsey B. Counsell – Chair • Tom Lee – Vice Chair • Vacant – Clerk/Historical Commission • Terry Duenas – At Large • Katherine Garofoli – At Large
 Stephen Robichaud – Planning Board • Tom Lee – Conservation Commission • Vacant – Recreation Commission
 Deborah Converse – Housing Authority • Farley Lewis – At Large • Kristin Terkelsen – Town Council Liaison

Monday, February 24, 2025
Regular Public Hearing APPROVED Minutes
Meeting Held Via Zoom
5:30 PM

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|---------------------------------|----------------|
| Lindsey Counsell – Chair | Present |
| Tom Lee-Vice Chair | Present |
| Katherine Garofoli | Absent |
| Deborah Converse | Present |
| Stephen Robichaud | Present |
| Farley Lewis | Present |
| Terry Duenas | Present |

Call to Order:

Notice of Recording: With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm and read: “Please note that tonight’s meeting is recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s.20, I must inquire whether anyone else is taping this meeting and to please make their presence known.” No one present was recording the meeting.

ROLL CALL: Terry Duenas (present), Tom Lee (present), Deb Converse (present), Farley Lewis (present), Steve Robichaud (present), and Lindsey Counsell (present).

Minutes:

Approval of the Draft Community Preservation Committee Regular Meeting Minutes from December 16, 2024.

The motion of Terry Duenas was seconded by Tom Lee to approve the meeting minutes as submitted. Roll Call Vote: Terry Duenas (yes), Tom Lee (yes), Deb Converse (yes), Farley Lewis (yes), Steve Robichaud (yes) and Lindsey Counsell (yes). 6 yes 0 no. Motion carried.

Letters of Intent:

- A Letter of Intent has been received from the Department of Public Works requesting \$2,800,000 in Community Preservation Historic Preservation Funds to begin revitalization work on the Hyannis Armory located at 225 South Street, Hyannis, map 326, parcel 004. Proposed improvements in this phase will preserve the building envelope including masonry restoration, masonry steel lintel work, window and door replacement, and roof restoration or replacement. This funding request represents a portion of the total full estimated project cost of \$10,000,000 with Capital Improvement Plan funding previously appropriated in

the amount of \$309,179. The Hyannis Armory is listed on the State Register of Historic Places as a contributing building in the Hyannis Main Street Waterfront Historic District and holds a significant place in American history as it was at the Armory that President-elect John F. Kennedy delivered his acceptance speech following the 1960 election.

Mark Marinaccio, DPW narrated a PowerPoint presentation for the Hyannis Armory Exterior Restoration. He explained that the building was designed by Walter Gaffney and constructed in 1958 and originally housed the training facilities, storage and offices for the National Guard. He noted that the building rose to national prominence during the campaign of President Kennedy because on November 9, 1960, the day following the election, President Kennedy made his acceptance speech on a stage that was set up in the Armory. He noted also that the building is a stop on the Kennedy Legacy Trail. The proposal is to do exterior masonry restoration, window replacement, flat roof replacement to preserve the building displaying slides that depicted needed repairs. Mr. Marinaccio explained that cracks in masonry are allowing water into the system where it freezes causing further damage as it expands. He noted that window lintels have corroded and expanded causing cracks in the masonry and that the flat roof is leaking water into the building. There is asbestos needing abatement as part of the restoration project. He displayed construction drawings depicting the locations for the proposed improvements to the building. He shared that the building is listed on the State Register of Historic Places as a Cultural Resource and that the building is eligible to be listed on the National Register however this was not followed through.

Mr. Marinaccio went through the components of the CPC Application saying that the building is presently being used for cold storage and the funding provided by a Town Council allocation for \$309,101 began a multi-phased process of converting the Armory to a totally renovated space for many possible uses. The work accomplished is design and hazardous materials abatement of contaminated soil, heating systems and pipe insulation and removal of items left behind by the National Guard. He explained that this CPA funding request is for exterior renovation saving a Town resource that would otherwise be threatened, saying that the reuse of an existing building is far below the budget to construct a new building. He noted that the Town of Barnstable has consistently supported the effort to adaptively reuse the Armory. Mr. Marinaccio said the project timeline is for design to be completed in summer 2025 and construction completed by spring of 2027. A breakdown of the project budget was also explained.

In answer to CPC member's questions Mr. Marinaccio described the various considerations for the use of the building over the last 12 years. Because of the presence of asbestos and bathrooms that do not comply with ADA, there was too much work for anyone to be interested in using the space. The DPW has developed a plan to renovate and improve the outside and to do an adaptive reuse as town office space. He noted that up to this point, multiple use paths for the building are possible. He said that CPA funding would provide preservation of the building.

There was discussion regarding the current number of Town projects and the associated dollar amounts in front of the CPC for consideration and concerns about the uncertainty of state funding and the desire for a larger CIP match. Mr. Marinaccio acknowledged the amount of funds requested and noted that CPA funding is intended primarily to protect the public interest and maintain the character of the town saying the

preservation of the Armory fits into this category. He noted that masonry restoration is an expensive specialty and unlike wood, the material lasts much longer. There was further discussion regarding the potential use of the building and Mr. Marinaccio said that there is space for seating 250 in the building indicating unlimited uses that could benefit the public. Parking was briefly discussed, and it was indicated that traffic studies may be needed for the various uses of the building. He noted that DPW has 6 architectural and engineering firms on call for this project and that DPW oversees to ensure that the interests of the town are being represented. Chair Counsell noted that the Town has not been placing preservation restrictions on buildings or recreation projects. A more detailed budget was requested to be included in the Application.

Public Comment – none

The motion of Tom Lee was seconded by Terry Duenas to move the Department of Public Works Letter of Intent for \$2.8M in Community Preservation Historic Preservation funds for the restoration of the exterior of the Armory to the Application stage.

Roll Call Vote: Terry Duenas (yes), Tom Lee (yes), Deb Converse (yes), Farley Lewis (yes), Steve Robichaud (yes) and Lindsey Counsell (yes). 6 yes 0 no. Motion carried.

Applications:

- An Application has been received from the Department of Public Works requesting \$792,000 in Community Preservation Historic Preservation Funds for restoration of the West Barnstable Railroad Depot located at 2469 Meetinghouse Way, map 155, parcel 043. Proposed restoration work includes the removal and salvage of the existing clay tile roof, deteriorated roof sheathing, waterproofing and reinstallation of the historic roof tiles, associated wood trim repair, roof structural repair, window restoration, and interior water damage repair. Capital funds will be used for the design and installation of a mechanical system that will control indoor temperatures and humidity. This funding request represents a portion of the total estimated project cost of \$978,000 with Capital Improvement Plan funding in the amount of \$186,000. The building is in the Old Kings Highway Historic District as well as the West Barnstable Historic District and is listed as a contributing building in the National Historic District and the State Register as a Cultural Resource.

Mark Marinaccio of Town of Barnstable DPW narrated a PowerPoint presentation depicting an old photograph of the West Barnstable Railroad Depot from 1921. He noted that there are no corner posts in the photo. He said the total estimated project cost is \$978,000 and DPW is seeking \$792,000 from CPC with \$186,000 coming from CIP for restoration. He noted that the building contributes to two historic districts and expects the project to be completed in Fall of 2026. Mr. Marinaccio provided a brief history of railroads on Cape Cod saying that railroads had a major role in the development of Cape Cod. He said that the building was constructed in 1911 by the New Haven Railroad and provides an excellent example of arts and crafts mission style train depots from the early 1900s. He shared some interesting past uses of the building saying that the interior of the building is in its original condition.

He credited the Cape Cod Chapter of the NRHS who leased the building in 2001 with performing minor repairs that kept the building in better condition than it would otherwise have been. He said the group has done well to patch the roof and other repairs however the long-term solution is far beyond their technical and financial reach. Mr. Marinaccio noted that the building will be made ADA accessible with a wooden walkway.

Mr. Marinaccio said that the following preservation work is proposed to endure that the building is weather tight:

- Clay tile roof will be removed and salvaged. The clay roof manufacturer is still active so damaged tiles can be replaced with in-kind product.
- Damaged substructures due to rot and water damage will be repaired.
- Exterior soffits will be repaired
- Roof tiles will be reinstalled
- Restoration of windows and doors as necessary.
- Installation of HVAC to stabilize the interior environment.

Mark Marinaccio went through the details of the budget showing the hard and soft costs and the CIP and CPC split. He said that the Town now has a 99-year lease with the Lombard Trust that allows Town control of the building for that length of time.

There was discussion regarding the high cost of restoration of an historic building versus new construction and the desire to retrofit a new heating system that does not impact the original condition of the interior.

Councilor Kris Clark said that she has been following the developments of this project and in only a few years, we have seen the construction costs increase and the deterioration of the building worsen. She noted that the settling of the legal framework with the Lombard Trust allows clearance to finally address the building. She noted that a former resident of West Barnstable has returned to the community and purchased the Old Village Store making extensive renovations. Councilor Clark also credited the volunteers of the CC Chapter of the NRHS saying that they are good custodians of the building and added that the space is also used for public meetings of the local Civic Association.

The motion of Terry Duenas was seconded by Stephen Robichaud to recommend the Department of Public Works Application for \$792,000 in Community Preservation funds for the preservation and restoration of the West Barnstable Railroad Depot to the Town Council through the Town Manager. Funds are to first be taken from the Community Preservation Historic Preservation Fund and any remaining balance taken secondly from the Community Preservation Undesignated Fund.

Roll Call Vote: Terry Duenas (yes), Tom Lee (yes), Deb Converse (yes), Farley Lewis (yes), Steve Robichaud (yes) and Lindsey Counsell (yes). 6 yes 0 no 1 abstain. Motion carried.

Deb Converse suggested that there should be a marketing plan to promote activity and use of the public historic buildings that are being renovated.

Correspondence Received

- A Letter of Intent has been received from the South Congregational Church for Historic Preservation Funds for the cemetery restoration and has been referred to the Legal Department for review and consultation with Massachusetts Historical Commission.
 - Further evaluation of the site will be required.
- A Letter of Intent has been received from the Centerville Historical Museum for Historic Preservation Funds for the restoration of the Tin Shop building and has been referred to the Legal Department for review and consultation with Massachusetts Historical Commission.
 - A thorough evaluation of the condition of the building will be needed.

Project Updates:

Chair Counsell provided the following project updates:

- The Open Space and Recreation Plan Consultant Application was approved at the January 31, 2025, Town Council public hearing.
 - Looking forward to getting this plan done to retain eligibility for available state grants.
- The Federated Church Universalist Cemetery Project was approved at the January 31, 2025, Town Council public hearing.
 - Project will begin in the spring 2025.
- Grant Agreements are being executed for the Historical Society of Santuit and Cotuit's Phase II and the Federated Church Universalist Cemetery Final Phase projects.
 - The grant agreements usually have a 2 -3-year project timeline and are a useful tool for CPC to ensure projects move forward.
- Anthony's Cummaquid Inn property - Request for CPC Administration funds for an appraisal and other work that may be required to consider this project.
 - The Town of Yarmouth is interested in partnering with the Town of Barnstable for an appraisal on this property. The request from CPC is for \$5,000 in CPC Administrative funds to assess the property. The property is 10 acres with the possibility of the development of 8 residential lots. There are several existing buildings on the property that would need to be demolished for the property to be used as open space or a park.

The motion of Terry Duenas was seconded by Deb Converse to approve \$5,000 in CPC Administrative Funds for an appraisal and other evaluation work required to consider Anthony's Cummaquid Inn property for acquisition by the Towns of Barnstable and Yarmouth.

Roll Call Vote: Terry Duenas (yes), Tom Lee (yes), Deb Converse (yes), Farley Lewis (yes), Steve Robichaud (yes) and Lindsey Counsell (yes). 6 yes 0 no. Motion carried.

Councilor Kris Clark mentioned that both the Towns of Yarmouth and Barnstable can each apply separately to the state for grant funding for the same project.

- The Cotuit Highground Conservation Restriction has been sent to the Conservation Commission and the Open Space Committee for review and approval.

- One of the changes in this CR is that instead of 2 acres being proposed to be set aside for the clubhouse as separate which would have engaged the Town in the clubhouse operation, the entire parcel is now included in the CR with only 1/3 acre set apart for the clubhouse. Barnstable Land Trust will maintain and operate the clubhouse and will be responsible for any permitting required. Also included in the CR are operational improvements including the use of organic fertilizers and an onsite well for watering, preventing the waste of drinking water.
- Nominees to serve as the Historic or Recreation representatives on the Community Preservation Commission have not come forward.
 - A new Barnstable Historic Commission member may be interested in the CPC Historic member position.
- Conservation Restrictions for the Harju and Prince Avenue properties have been requested to be placed on an upcoming Town Council agenda through Town Councilors Kris Clark and Kristin Terkelsen, CPC Liaison. The Old Colony CR requires a plan to be completed. This would complete all the outstanding CPC CRs.

Member Discussion:

- Housing Update – Stephen Robichaud
 - Steve Robichaud said he needs to leave the meeting to get to Planning Board meeting and the housing update discussion was postponed to the next meeting. There was discussion regarding earmarking a few projects to possibly be funded with bonds which would give the CPC a cushion to be able to consider some other projects.

Steve Robichaud left the meeting at 6:52 p.m.

- Meeting format for the March 17, 2025, Community Preservation Committee meeting was decided to be remote.

Public Comment:

None.

Next CPC Regular Meeting Scheduled March 17, 2025, 5:30 p.m.

Adjournment:

The motion of Tom Lee was seconded by Terri Duenas to adjourn the meeting. Roll Call Vote: Terri Duenas (yes); Tom Lee (yes); Deb Converse (yes); Farley Lewis (yes); and Lindsey Counsell (yes). 5 – yes, 0 no. Motion carried. Meeting adjourned at 6:57 p.m.

List of documents/exhibits used by the Committee at the meeting:

- Exhibit 1 –CPC Regular Meeting Agenda, February 24, 2025.
- Exhibit 2 – Draft Minutes - December 16, 2024, CPC Regular Meeting.
- Exhibit 3 – Letter of Intent – DPW – Hyannis Armory Building Exterior Restoration.
- Exhibit 4 - PowerPoint – DPW – Hyannis Armory Building Exterior Restoration.
- Exhibit 5 – Application - DPW – West Barnstable Railroad Depot Restoration
- Exhibit 6 - PowerPoint – DPW – West Barnstable Railroad Depot Restoration

Respectfully submitted,
Ellen M. Swiniarski
Community Preservation Coordinator
Planning & Development Department

Please Note: The list of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may be discussed, and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that, if it votes so, the Committee may go into Executive Session for specified allowable reasons. The Committee may also act on items in an order other than they appear on this agenda.

*** Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA**