

MINUTES

**Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room - Second Floor**

November 03, 2010 @ 4:00PM

Members Present: Barbara Flinn, Chairman, Jessica Rapp Grassetti, Nancy Clark
Nancy Shoemaker, George Jessop, Len Gobeil, Marilyn Fifield

Members Absent: None

Staff: Jackie Etsten, Principal Planner, Marylou Fair, Administrative Assistant

Acting under the provisions of the Code of the Town of Barnstable, Protection of Historic Properties, ss 112-1 through 112-7, you are hereby notified that the Historical Commission held a **PUBLIC HEARING** on the following Intent to Demolish Applications:

SCUDDER, Roger, 224 School Street, Cotuit, Map 020, Lot 066

Partial Demolition (Built 1890 – Inventoried)

Represented by Steve Cook, Cotuit Bay LLC

Mr. Cook thanked the members for their comments at the previous meeting and apologized for not being able to be present due to a conflict in schedule. He has made some changes and resubmitted revised plans. The main issues were the roof line and he has kept the roof line at the same height and the front façade will remain the same. He also stepped back the garage. From the front elevation, the only thing that has changed is the ridge height as suggested. From the rear elevation you will see the gable which matches the gable on the front of the house. This helped pull the scale of the building down. Siding will match existing which is white cedar, and all trim and roof materials will match as well. Replacing all windows on front with tru divided light and they will add shutters. Jessica Rapp Grassetti commented that she likes the new design better with the roof line as it is in keeping with the remainder of the house. She appreciates the effort Mr. Cook has taken. The Members concur and thank the applicant.

Motion duly made by Len Gobeil, seconded by Nancy Shoemaker to Approve the Partial Demolition of 224 School Street, Cotuit for Roger Scudder.

So Voted Unanimously

HARRIS, Shawn & Robert, 141 Old Stage Road, Barnstable, Map 189, Parcel 086-002

Full Demolition (Built 1920 – Not Inventoried)

Represented by Robert Dunphy

Mr. Dunphy explained that this is a cottage style structure that is in very bad condition. The intent is to replace it with a single story ranch. George Jessop noted that in the photos the exterior of the building looks to be in decent shape and has a lot of traditional details. Mr. Dunphy commented that the interior of the structure is completely rotted and molded. The Members reviewed whether the structure is considered to have historical or architectural significance and determined that there was not.

Motion duly made by Len Gobeil, seconded by Jessica Rapp Grassetti, to find that this building at 141 Old Stage Road, Barnstable is not historically or architecturally significant.

Discussion: Marilyn Fifield wished to add that in the past, they have suggested that any of the traditional details that George Jessop mentioned be salvaged. Mr. Dunphy noted that he would be happy to suggest this to the owners and the Board gave him suggestions on de-construction such as placing an ad or contacting contractors interested in historic materials.

So Voted Unanimously

INFORMAL DISCUSSION

Sturgis Library – Request for Final Review of Project by Mass Historical Commission

Represented by Lucy Loomis, Sturgis Library and Chris Raber, BLFR Architects

Ms. Loomis reviewed for the Commission that the last time they were before this Board, there was a proposed project and the members made suggestions and voiced concerns. They are now ready to finalize the funding and the Mass Historical Commission has asked this Commission for their comments. The project is the same as previously presented, except the attic renovations. They decided not to go forward due to many difficulties that could occur in addition to the extra material & cost that would be involved. This portion of the project will continue to be monitored and a program will be established to keep an eye on this portion of the building. Chris Raber noted that the roof is in pretty good shape and believes the water damage will be minimal. At a later date, there may be an opportunity to add structural boards.

Chris Raber commented that one of the major issues was the foundation and they wish to address this concern before starting that the top of the structure in the attic.

Nancy Shoemaker asked if they were just repointing the foundation and Chris Raber noted that there will be minor repairs only.

Lucy Loomis commented that one of the things this Board talked about was a Historical Structure Report and once they complete this round of projects, they would like to get this report and it may tell them more about the structural issues as well as the front portion of the building.

The project before you today had an assessment report on what was immediately needed.

Windows and siding are a high priority as their condition was the worse. Another priority is the water problem with the elevator and this project was added to this round of renovations.

Jessica Rapp Grasseti had questions regarding the fire protection of the vault and what system would be used. Mr. Raber indicated that a gaseous system is intended. Jessica Rapp Grasseti also voiced concern with the historic section and asked if they stated that they are doing an assessment of the drainage of that section. Chris Raber noted that because they are bringing a fire service into the building they will also bring a drainage pipe up along the building, an assessment report will be done. They will bring all pipes around to the new drainage system. Jessica Rapp Grasseti cautioned getting too close to the foundation and Chris Raber assured the Board that they are very aware of the concerns.

Jackie Etsten wished to address the original proposal included quite a few changes to the older section of the building. You have advised that the attic is on hold and asked about the crawl space. Chris Raber explained that they will only be going through the crawl space to the Cape Cod cellar with one drain and it is not on a critical path. They do not intend to excavate under the building at this time.

Jackie Etsten then confirmed that there would be no insulation or replacement of stairs or the flooring in the historical section. Lucy Loomis explained that the first report submitted was from BLRF Architects and was in three sections; High, Medium and Low Priority and they addressed most of the high priority issues, some of the medium & low priority issues, however were not able to address all of the items in this report.

Jackie Etsten then commented that this Board could respond to Mass Historical Commission that most of the historical structure is put on hold and that a structures report would be requested. Lucy Loomis added that the fire suppression system will be installed in the entire building. A discussion on exactly what will be included in the phase of renovations was held.

Nancy Clark reiterated that the project includes the following:

- Shore up the Lothrop Room
- Fire Suppression System
- Regrading of land
- Pointing of chimney (very small)
- Replacement of outside stairs on the 1920's section
- New boiler under original structure of Lothrop Room

Motion duly made by Nancy Shoemaker, seconded by Nancy Clark that they are pleased with the protection of a most historical building and approve of the renovations to shore up the Lothrop Room, install a Fire Suppression System, regarding of land, repointing of a small portion of the chimney, replacement of outside stairs on the 1920's section and a new boiler and strongly recommend and encourage a Historic Structures Report for the next phase of renovations.

So Voted Unanimously

Approval of Minutes

March 15, 2010

Motion duly made by Nancy Clark, seconded by Jessica Rapp Grassetto to Approve the Minutes of March 15, 2010 as amended.

So Voted Unanimously

April 20, 2010

Motion duly made by Nancy Clark, seconded by Nancy Shoemaker to Approve the Minutes of April 20, 2010 as Corrected.

So Voted Unanimously

May 18, 2010

Motion duly made by Nancy Clark, seconded by Jessica Rapp Grassetto to Approve the Minutes of May 18, 2010 as Corrected.

So Voted Unanimously

May 28, 2010

Motion duly made by Nancy Clark, seconded by Jessica Rapp Grassetto to Approve the Minutes of May 28, 2010 as Submitted.

So Voted Unanimously

Having no further business before this Commission, a motion was duly made by Jessica Rapp Grassetto, seconded by Len Gobeil to Adjourn the Meeting at 5:10pm.

So Voted Unanimously

Respectfully submitted,
Marylou Fair, Recording Secretary