

## MINUTES

**Barnstable Historical Commission  
Town Hall  
367 Main Street, Hyannis  
Selectmen's Conference Room - Second Floor  
April 21, 2011**

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

**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 Application and Chairman Flinn called the Meeting to order at 4:03pm.

**Rhodes, Susan, 68 Nickerson Road, Cotuit, Map 018, Parcel 100**

Full Demolition of Structure – Referred to Public Hearing

Represented by Peter Pometti, Builder

Mr. Pometti noted that a site visit was set up and a few of the members attended. Jessica Rapp Grassetto confirmed that she visited the site and viewed the building both inside and out, and has to agree that this is something that should not be saved. There are no outstanding architectural features, perhaps one nice window and it would be nice to see as much as possible salvaged. Barbara Flinn also concurred that she visited the site and saw no architectural significance.

**Motion duly made by Jessica Rapp Grassetto, seconded by Len Gobeil to find that the structure at 68 Nickerson Road, Cotuit has no significance and to not impose a demolition delay.**

**So Voted Unanimously**

**Demolition Applications Filed:**

**Schlesinger, Alan, Trustee Evergreen 69 Realty Tr, 69 Ocean View Ave, Cotuit, Map 034, Parcel 045-001**

Demolition of Existing Structure – Inventoried, 1924

Represented by Attorney Michael Ford

Attorney Ford stated that there were questions as to if this was a contributing building within the Cotuit National Register Historic District as the Town's records indicate a question mark. He reached out to the National Register in Washington, DC, and received the list indicating that it is not contributing.

Jackie Etsten confirmed that she researched the original files of almost 30 years ago and found that the Town's files agree with Mike Ford. She also noted that this parcel is a 12 acre lot and tracking the history could be difficult, but it appears that the National Register Eligibility Form was not sent to Mass. Historical Commission along with the Form B.

Barbara Flinn asked if a new house will be constructed, and Attorney Ford indicated not at this time. An open sided pavilion that is currently located on the lot is proposed to stay, and this lot will be used as a site for a garden and pool with an accessory pool structure. There are buildings on the adjoining property that have already come before this Commission and this lot will be used in conjunction with this other property.

The Inventory Form B was reviewed, and it was noted that the house was built in 1924 and used as a summer home, then for guests as overflow to the hotel located next door. In 1954, Mr. Crawford - a Harvard graduate and founder of TRW Company - received title to the property.

Jessica Rapp Grasseti stated that she is familiar with the property, and Mr. Crawford was instrumental in forming the Cotuit Historical Society and at one time gifted property for use by the Society. For her, this would have historical significance. She has also viewed the property and believes it would be beneficial for the Commission to make a site visit.

A site visit was scheduled for May 17, 2011 at 10am.

**Motion duly made by Nancy Clark and seconded by Jessica Rapp Grasseti to find that the building located at 69 Ocean View Ave, Cotuit should be referred to a Public Hearing as it is historically significant due to Mr. Crawford and his support in forming the Cotuit Historical Society, the fact that it was used as a hotel and is one of the largest dwellings in the village.**

**So Voted Unanimously**

**Falkson, Peter & Shannon, 27 Parker Road, Osterville, Map 117, Parcel 162**

Demolition of Addition to Residence & Full Demolition of Barn – Inventoried, c. 1850  
Represented by Doreve Nicholaeff & Oliver Orwig of Nicholaeff Architecture & Design  
Ms. Nicholaeff explained that they wish to remove the front addition on the home that was added at a later date. Barbara Flinn asked if they would be replacing the two front windows and restoring to its original condition, and Ms. Nicholaeff indicated that they would. The Commission agreed this was appropriate.

The demolition of the Barn was discussed and the possibility of saving the center portion of the Barn and removing the two end additions. Ms. Nicholaeff stated that they did look into this, and the issue was that they would need to move the structure to another location on the lot, and they were not sure how the structure would withstand the move. George Jessop questioned whether there was a floor slab and, upon confirmation that there was not, suggested securing the walls with 2x8's to pick it up by those and move it.

Oliver Orwig asked the Commission's opinion on trying to save just the front façade. It was mutually agreed that the Commission would like to try and save the center structure, not just the front façade.

Nancy Shoemaker suggested that the applicant consider amending the application to indicate removal of the side additions on the garage while maintaining the middle structure.

**A motion was duly made by Nancy Clark and seconded by Len Gobeil to suspend discussion of this application to allow the Applicants time to discuss options and modify Intent to demolish form.**

**So Voted Unanimously**

**See additional discussion following the next application**

**Higgins, Mary, 38 Little River Road, Cotuit, Map 053, Parcel 007**

Restore Historic Cape, De-Construct Rear Ell

Represented by Tim Luft, Archi-Tech Associates

Mr. Luft noted that they will not touch the Cape portion that faces the street. They are looking to remove only the ell that is at the rear of the house. They are not looking to make a dramatic change in square footage, and once the sun room porch is removed and the roof of the ell portion to the first floor, it will level the building and a square addition will be added.

George Jessop asked if they could put in a false ridge and frame the two dormers. Tim Luft agreed in order to get a bit of the crease.

Jessica Rapp Grassetti commented that she is pleased to see that the façade of this house is getting a face lift as this is one of the last remaining half Capes in Cotuit and one of the oldest buildings in the area.

Nancy Clark noted that they are changing the fenestration on the right, but on the left they have taken away all the little windows and the bay windows. Tim Luft confirmed that they are, as a previous discussion with Jackie Etsten concluded that the muntions on the bay seemed to be of a later date.

George Jessop felt great care had been taken to keep the existing architecture, so that the original stands alone with the exception of the left rear elevation with the ridge of the dormer peeking out. He would also like to see a false corner board at the left rear section. That would define the original structure of the half Cape.

**Motion duly made by Nancy Shoemaker and seconded by Jessica Rapp Grassetti to find that these are not significant alternations of a National Register house and to ask that the applicant incorporate the request that the left rear section have a false corner board.  
So Voted Unanimously**

**NOTE: The Commission returned to the discussion of the following application:**

**Falkson, Peter & Shannon, 27 Parker Road, Osterville, Map 117, Parcel 162**

Demolition of Addition on Residence & Full Demolition of Barn – Inventoried, c. 1850  
Represented by Doreve Nicholaeff & Oliver Orwig of Nicholaeff Architecture & Design

Len Gobeil re-opened the discussion on 27 Park Road, Osterville, and asked the applicants if they had come to a decision on whether to withdraw or modify the application. Oliver Orwig indicated that they would like to modify the application to reflect the removal of the front wing of the main house and the removal of the two side wings on the Barn while retaining the central section.

**Motion duly made by Nancy Shoemaker and seconded by Nancy Clark to accept the application as amended and to find that the proposed alterations are not significant.  
So Voted Unanimously**

### **Informal Review**

**Stepanek, Peter & Lissa, 49 Ocean Avenue, Hyannis, Map 287, Parcel 121**

Review of Proposed Renovations of & Additions to Main House and Renovation & Restoration of Carriage House/Barn – Inventoried, c. 1889 – Contributing, National Register Historic District  
Represented by Attorney Michael Ford and Tim Luft, Archi-Tech Associates  
Attorney Ford noted that this main house is a contributing building in a National Register District. There is no information on the barn, but it does appear to be of the same age. They have been working with the owner to utilize the existing structure.

Mr. Luft presented photographs that were found in the house of the original building of the structure. Their first thought was to try to remove some of the poor additions added over the years and to bring back the porch, as the cologne bottle turret loses its feature without the porch.

Barbara Flinn commented that a letter from Sarah Korjeff of the Cape Cod Commission was complimentary; however, she noted that the addition was quite large.

Tim Luft stated that he has met with Sarah Korjeff three times and referred to her letter dated 3/3/2011 in which she was pleased with the changes they made, as the connector was one story and the gable façade and fenestration did not change. She was concerned with the size

of the family room off the back and removing the structure that is the current living room and replacement with a curved wall.

Nancy Shoemaker asked if it is correct that alterations of 25% or more (square footage) for contributing buildings in a National Register District triggers a referral to the Cape Cod Commission. Jackie Etsten noted that this Commission would have to find that there is a significant change that alters the National Register significance.

Jessica Rapp Grassetti asked, and it was confirmed that the alterations are on the newer portions of the structure.

Nancy Clark stated that she likes the return of the porch but is offended by the curved wall, as she felt it would bring the house into a new era.

George Jessop inquired if they could tighten the curve, and Tim Luft indicated that they could and he has already spoken to the homeowners, and if the curved wall is something that this Commission is not comfortable with, they could modify it. After discussion, the Commission preferred the wall squared off.

The rear and left elevations were reviewed. The left elevation introduces a roof deck, and they will be change a window to a door. On the rear elevation, they took elements of the existing structure such as shingle rakes, shingled soffet, facia, freize and window styles and incorporated them into the new addition.

Jessica Rapp Grassetti noted that Sarah Korjeff was concerned over the size of the new family room addition and asked if the scale could be reduced. Tim Luft noted that the homeowners were hoping they would not have to reduce the size. George Jessop and Nancy Shoemaker commented that they did not have a problem with the scale of the addition.

The 2<sup>nd</sup> floor deck was discussed and the dimensions are proposed as 10' x 10'

The Custom House/Barn was reviewed next. Tim Luft indicated that all they are looking to do on this building, other than interior renovations, is to restore it. They wish to elevate the building and put a foundation under; bring it up to code and add new siding and new trim. They wish to renovate the fenestration where the barn doors are and to replace some of the other fenestration.

Nancy Shoemaker asked if they were concerned about the structure when lifted for the foundation and Tim Luft noted that they have met with Hayden Builders and believe that this can be done successfully.

The Commission was pleased with the care and detail taken and requested a final submission of plans when complete.

**Cahoon Museum of American Art, 4676 Falmouth Road, Cotuit, Map 010, Parcel 008-001**  
Design Review – Inventoried, c. 1775  
Represented by Steve Cook, Cotuit Bay Design

NOTE: Jessica Rapp Grassetti recuses herself from the discussion

Steve Cook stated that he is here for an initial design review. The Museum has hired him to develop a new addition for the property as they were looking for gallery space, storage, handicap access, improved bathrooms as well as improved parking area and entry access. The Cahoon Museum Committee was very descriptive on what they wanted and they wished the addition on the northwest corner of the building to keep the original structure clear.

There is an existing garage on the east side which will have to be removed. Nancy Shoemaker inquired if he knew the age of the garage, and Mr. Cook stated that they are not sure, but it does have a concrete foundation and could possibly go back 100 years.

They also wish to demolish the ell on the northwest corner which dates back to the 20<sup>th</sup> century. This would be replaced with a 24' x 36' addition with a hip roof and covered main entrance and a two story connector that has an elevator and a covered porch connecting an existing ell. The hip roof addition will resemble a barn and will have false barn doors to match barn doors that are proposed for the north elevation that will be operable to access the parking lot on the lower level.

The site plan was reviewed with the features noted above. Steve Cook noted that the Cahoon Museum Committee members went through Site Plan Review and the Town will require a new entrance and a sprinkler system.

A lengthy discussion on the color scheme of the additions, the roof ridge heights, parking and access to the building took place. Barbara Flinn pointed out that this is an Informal Discussion and plans are preliminary at this stage. Jackie Etsten suggested Steve Cook reach out to Sarah Korjeff for a design review and then file formally with this Commission.

NOTE: At 6:05pm, Nancy Shoemaker removes herself from the remainder of the Meeting

#### **Correspondence and other materials received:**

Letter from Barbara Flinn – Resignation

Len Gobeil, on behalf of the Barnstable Historical Commission, thanked Barbara for her years of service and noted that she will be sorely and sadly missed.

Barbara Flinn stated that Jackie Etsten will be retiring, that she will also be sorely missed and that this Board appreciates all of her efforts over the years.

**Nancy Clark moved to recognize two prior Town employees for their contributions to preserving the Town's heritage - Pat Jones Anderson and Jackie Etsten - as nominees for individual historic preservation certificates. The motion was seconded by Jessica Rapp Grassetti.**

**So Voted Unanimously**

#### **Other Business**

**Inventories:** Authorize the staff to send to MHC inventories by ttl Architects and Dr James Gould with the Chairman's signature.

**Motion duly made by Nancy Clark and seconded by Jessica Rapp Grassetti to authorize the Chair to submit Inventories done by ttl Architects and Dr. James Gould to the Massachusetts Historical Commission.**

**So Voted Unanimously**

**Having no further business before this Commission, a motion was duly made by Len Gobeil and seconded by Jessica Rapp Grassetti to adjourn the meeting at 6:32pm.**

**So Voted unanimously**

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