

MINUTES
Barnstable Historical Commission
Old Selectman's Conference Room, Second Floor, Town Hall
367 Main St., Hyannis
THURSDAY, MAY 17, 2011
4:00PM

Members present: Barbara Flinn, Chairman, Nancy Clark, Marilyn Fifield, Jessica Rapp Grasseti, George Jessop

Members Absent: Nancy Shoemaker, Len Gobeil

Chairman Flinn called the meeting to order at 4:05pm, having a quorum present

Awards Presentation – Councilor Ann Canedy

Honorees: Patricia Jones Anderson & Jacqueline Etsten

Ann Canedy presented each honoree with a Distinguished Award with great pleasure, noting she has worked with both Patricia Anderson and Jackie Etsten for many years, and the Town will greatly miss them both for the long service they have provided.

Pat Anderson thanked the Commission and accepted the Award on behalf of the 60 plus volunteers who helped the Historical Commission and Preservation Division in detailing the thousands of Inventory Forms that were completed over the years.

Jackie Etsten also thanked the Commission, stating that it has been a pleasure working with them and that she would like to recognize Holly Hobart who helped catalog the Inventories and Jim Gould who researched many of the historic homes throughout the town. She also wished to thank Joann Wallace who oversaw the Old Selectmen's Building Gallery and Carrie Bearse who oversees it now.

Barbara Flinn thanked Ms. Anderson and Ms. Etsten for their fine service to the Town.

*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 application(s)*

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 noted that at the initial meeting of the application, this Board found that the building does have significance and referred it to a public hearing which is being held today. His clients, who own the property next door, have been redeveloping these two lots. The adjoining lot will be where they plan on building their home. This Commission did allow the demolition of the structure on the adjoining lot and the building that the Commission requested saved was moved to another location. This lot being discussed today will be redeveloped with an extensive garden, a pool and a pool house and will be used in conjunction with the adjoining lot.

Craig Ashworth of E.B. Norris was present and noted that many members conducted a site visit this same morning and saw that it is a very large building. They did look into relocation, but there are many problems, the main one being the brick walls that were placed inside the sheetrock on all elevations for fire protection. The exterior walls and two main central walls are packed out with brick for 2-½ stories. The building is estimated at 850 tons, but moving it would require gutting the house to get the weight down. There is also a lead paint issue, both inside and outside.

Mr. Ashworth noted that there are a number of features of the building which may have importance and may be able to be saved. Once the asbestos is removed, they would be happy to have the

Commission return to document the house via video or photos and look at those features that may be able to be saved and preserved. They would be willing to work on some type of deconstruction if that is agreeable to the Commission.

Jessica Rapp Grasseti noted that Mr. Roloson, who built the house, suffered the loss of his house in Illinois and lost his son in the fire. She believes this brick wall construction is a result of that tragedy. Craig Ashworth agreed that every aspect of this building reflects fire safety. Jessica Rapp Grasseti commented that she

appreciates what has been achieved at the adjoining lot in saving the historic structure as requested and moving it elsewhere on the lot. She noted that at one time there were two houses on this lot: the Pine Hotel and the Evergreen which was an overflow for the Pines Hotel. She also appreciated their willingness to document everything, and she hoped that this Commission might be allowed to take photographs of the exterior for documentation purposes. She stated she would support the request for demolition, although she would regret seeing it go.

Nancy Clark disagreed for a couple of reasons: one, this was one of the largest summer houses, and the other was its construction. This structure is one of maybe two buildings constructed with the bricks going all the way up to the attic for 2-½ stories. She agreed that there is no safe way to move an 800 ton building and thanked the applicant for offering the courtesy of seeing the property and for the documentation taken so far. Also appreciates the care taken in the removal of the hand painted wall paper.

Motion duly made by Nancy Clark and seconded by George Jessop to find that the house is historically and architecturally significant and to propose removal of the two side portions of the house while maintaining the center section.

Discussion:

Attorney Ford stated that he does not believe that there is a disagreement that the building is significant, as that was determined at the last meeting. He noted this Public Hearing was to vote on imposing a six-month demolition delay, but that would merely require his client to wait six months before proceeding with the demolition.

Nancy Clark asked the applicant to consider taking the two side ends off to give room for the pool house and to perhaps have the center section available for family members or to rent.

Attorney Ford assured Ms. Clark that they have looked at this very carefully and very hard. The lead paint is a real issue as there are grandchildren. He also noted that the owners are stewards of other historic properties in town.

Barbara Flinn commented that it is hard to see such a wonderful structure taken down, as these older buildings have survived so long. Imposing the six-month delay would allow for consideration of options such as moving or deconstructing.

George Jessop added that this building does have history and is a rather special building for the village, but the re-use does become a problem. Because of the structure's age, it will require new plumbing, electrical, HVAC, energy-efficient windows. He felt the building could not be saved. A delay of six months would extend into the winter and then preclude any deconstruction. A delay would not gain the Commission anything beyond approving demolition now with request for deconstruction.

A Vote was taken on the above Motion:

AYE: Clark, Fifield

NAY: Jessop, Grassetto, Flinn

Motion fails to carry

A motion was duly made by Jessica Rapp Grassetto and seconded by George Jessop that demolition of the structure located at 69 Ocean View Avenue, Cotuit be allowed, with respectful request for deconstruction of elements to be preserved and for documentation of the entire project.

VOTE:

AYE: Jessop, Grassetto, Flinn

NAY: Clark, Fifield

Motion passes 3-2

For the record, Attorney Ford stated that his clients agree to the deconstruction and documentation and, when the asbestos remediation is complete, they would contact the office and a member could come out to coordinate the documentation.

Demolition Applications Filed:

NOTE: Jessica Rapp Grassetti recused herself from the following discussion and vote:

Cahoon Museum, 4676 Falmouth Road, Cotuit, Map 010, Parcel 008-001

Partial Demolition, Inventoried, Circa 1782 – Contributing Building in a National Register District

Represented by Steve Cook, Cotuit Bay Design

Mr. Cook noted that he came before this Commission informally on April 21, 2011, to discuss the project, and he was asked to confer with Sarah Korjeff at the Cape Cod Commission. He met with her and reviewed the project. Ms. Korjeff supported the project overall, but did recommend modification on the south elevation and to change the roof line where it was higher. She also suggested moving the addition on the northwest corner back a few more feet to preserve the original portion of the building.

George Jessop pointed out that the original building is historic, and any renovations should follow the guidelines of the Secretary of the Interior, as Mr. Cook had done, for the most part.

Motion duly made by Nancy Clark and seconded by George Jessop to determine that this is a significant building, both historically and architecturally and to proceed to a Public Hearing.

So Voted Unanimously

Informal Review

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

Review of Revised Plans – Contributing Building in a National Register District

Represented by Tim Luft, Archi-Tech Associates

Mr. Luft presented revised drawings which were reviewed, following last meeting's discussion of the addition and the curved wall feature. Sarah Korjeff of the Cape Cod Commission and most Historical Commissioners agreed that the curved feature was not appropriate. The request to have it squared off was being incorporated, and an error Mr. Jessop noted in the previous drawing had been corrected.

Nancy Clark stated that she likes the revised design very much. George Jessop also commented in favor of the new design, getting the house back to the seaside structure that it is. Siding would be shingles with woven corners, woven and laced outside and inside on the arches.

The Custom House/Garage was discussed next and Mr. Luft stated that they were not proposing to add to the footprint, just recladding, with new fenestration. The current door does not meet code for egress, so it will need to be enlarged as well as the windows. The window on the left elevation does not meet code, so they raised it up in hopes of making it acceptable. They also proposed to raise the building and put down a new foundation.

Jessica Rapp Grassetti asked if the chimney would be removed, and Mr. Luft indicated that it was. Nancy Clark preferred to have the chimney put back, even if it is a "mock" chimney. Mr. Luft noted that they could consider a chimney element but wished to be able to place it in another location. He also commented that he did not believe the chimney has any historical significance. Ms. Clark noted that a chimney would keep the building looking old.

Nancy Clark stated she would prefer that the street elevation windows remain horizontal in keeping with the historical features on the other side of the building. George Jessop asked if they would consider large double hung windows next to the new front door. Mr. Luft felt it was important to keep the original structure of the house as close to the original as possible. George Jessop preferred to see the mullioned windows continued throughout, while Jessica Rapp Grassetti preferred that the placement and spacing of the original windows be continued, same pane width, but not mullioned.

Barbara Flinn felt that the Custom House does have historical significance and should be reviewed by the Cape Cod Commission in conjunction with the dwelling.

CPA / Updates

Old Selectmen's Building Update – Discussion with John Juros, DPW

Marilyn Fifield reported that the Community Preservation Committee has essentially tabled the project and will take it up again when it is scaled down.

John Juros was present along with Mark Marinaccio from DPW as well as Steve Watchhorn of CBI Consultants

Mr. Juros stated that CBI was brought in for design and construction observation, and they developed the project. He explained that the total project came in at approximately \$300,000, and he believed the CPC was looking for matching funding, so perhaps the existing Gift Fund could be applied.

Mr. Juros noted that this is a historic building, that the foundation does need to be raised and a new one put in faced with brick, along with the appropriate work of underpinning the building. He considered the Art Gallery a worthwhile function, but one requiring an entry that is accessible, with appropriate parking available, as well. He noted that the exterior skin of the shingles should be preserved; but they are covered in paint. He added that the roof needs work, along with all the rakes and the gutters, while, inside, the walls and ceiling need insulation, and the bathroom must meet ADA requirements.

He felt this Commission was “cherry picking” when they sent a letter to the CPC requesting just certain work be done. This does not address the septic issue and they are still trying to perhaps work out access to the Senior Housing next door. There is a project contract out there, and if just certain aspects were to be pursued, he would need to address how this would work.

Barbara Flinn stated that you have to start somewhere and suggested starting with the water problem and the foundation concerns.

Ann Canedy asked if they have broken out the project in stages based upon priority issues. Mr. Juros noted that they would have to define the goals and expectations, and if it were up to him, the primary issue is the foundation, and grading. Ms. Canedy asked if he could prioritize the project.

Jessica Rapp Grassetti felt that prioritizing in stages should be done, as this has been discussed for so long and another year goes by. A recent visit to the building showed the foundation is in serious need. She asked that CBI break down the project in phases and include the foundation in Phase One. For each phase, this Commission would like to know the work that would be addressed and the costs.

Steve Watchhorn of CBI Consultants asked how much money would be available before they determine the phases as it is hard to decide where to stop. For example, he asked if Phase One would include foundation, grading, run off of downspouts and gutters. It was the consensus of the Commission that this is correct.

Mark Marinaccio added that he wants to be clear that they are not talking just about foundation, ADA comes into play when you spend over \$100,000 on a building and you then need to make it accessible. Jessica Rapp Grassetti questioned whether that applies when site and grading work are involved.

Barbara Flinn noted that it would definitely be helpful if they could break it down, and Mr. Juros agreed and said he would get back to the Commission.

Pat Anderson asked if the Town foresees any other use than its present use, and John Juros replied that in the study there is a part called “Programming and GMD,” noting its current use as an Art Gallery, although only a maximum of 49 people are allowed inside the building. Ms. Anderson then inquired if they were close to filing with the Old King’s Highway committee because they would be interested in seeing it in phases as well. She felt phasing would also gain more community support, too.

Barbara Flinn added that she agrees and believes that if you do it in stages, then people will see something being done and are more likely to contribute.

Pat Anderson recommended that the Town consider becoming a Certified Local Government in order to qualify for available State funds, since there are only 14 communities thus designated in the State and they compete for the available money.

Recommendations of the Nominating Committee

The Nominating Committee comprised of Len Gobeil and George Jessop met on May 05, 2011, to discuss options for Chair, Vice Chair and Clerk. The recommendations are as follows: Jessica Rapp Grassetto as Chair, George Jessop as Vice Chair and Marilyn Fifield as Clerk, with voting at the Commission's meeting in June, 2011.

Correspondence and other materials

None Received

Approval of Minutes

March 24, 2011

Motion duly made by Nancy Clark, seconded by Jessica Rapp Grassetto to accept the Minutes of March 24, 2011 as Written.

So Voted Unanimously

Having no further business before this Commission, a Motion was duly made by Nancy Clark and seconded by Jessica Rapp Grassetto to Adjourn the Hearing at 5:50pm.

So Voted Unanimously.

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