

MINUTES

**Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room
July 11, 2012**

Members Present: Jessica Rapp Grasseti, Chair, Nancy Shoemaker, Marilyn Fifield,
Laurie Young, Len Gobeil, George Jessop

Members Absent: Nancy Clark

Staff: Marylou Fair, Administrative Assistant

Chairman Jessica Rapp Grasseti called the meeting to order at 3:35pm.

Notice of Intent to File a Permit to Demolish:

Pursuant to Chapter 112, § 3D of the Town of Barnstable Code, the BHC will determine whether the structure proposed for demolition is a Significant Building in accordance with the Definition set forth in Chapter 112, § 2.

Segel, Robert, G. named Buyer in a Purchase & Sales Agreement for the property located at 1372 & 1376 Main Street, Cotuit, Map 033, Parcel 024 & 046

Built 1837-1845, Inventoried and considered Individually Eligible for National Register listing

Demolish single-family dwelling

Represented by Attorney Michael Ford

Attorney Ford stated that his client has the property under agreement and intends to redevelop the lot. They are requesting to demolish the house; however, they propose to save the barn, which is also a very old structure.

Chair Grasseti noted a letter received from the Historical Society of Santuit & Cotuit outlining the historical significance of the house and the wish of the Society that the house be considered for renovation rather than demolition.

Commissioners reviewed the Form B inventory outlining the architectural and historical significance of the structure and the National Register Criteria Statement Form which indicates that the house is individually eligible for listing.

**Motion duly made by Nancy Shoemaker, seconded by Len Gobeil, to find in accordance with Chapter 112 § 3D that the single-family dwelling proposed for demolition at 1372 & 1376 Main Street, Cotuit, is a Significant Building in accordance with the definition in Chapter 112 § 2B.
So Voted Unanimously**

**Motion duly made by Nancy Shoemaker, seconded by Len Gobeil, to find that the single-family dwelling to be demolished at 1372 & 1376 Main Street, Cotuit, is a significant building and is referred to a Public Hearing to determine how Chapter 112 applies to this structure. The Public Hearing will be duly advertised and noticed for July 30, 2012, at 4:00pm in the Selectmen's Conference Room, Town Hall, 367 Main Street, Hyannis.
So Voted Unanimously**

Discussion:

Attorney Ford stated that he would be willing to set up an on-site visit with the potential new owners, their architect and members of the Commission. The Commission was interested in viewing the property. Attorney Ford will arrange a date with staff.

**Camp Street Professional Bldg, LLC, 100 Yarmouth Road, Hyannis, Map 328, Parcel 197
Built 1910, Inventoried**

Demolish single-family dwelling

Represented by Roy Catignani, ConServ Group, Inc.

Mr. Catignani reviewed a preliminary site plan that was included with the application to indicate the building to be demolished. He also provided photographs for the members to review. Len Gobeil asked if building another apartment house was intended, and Mr. Catignani stated that there are a few proposals at this stage, either a medical office or professional offices.

Nancy Shoemaker asked about the outbuilding noted on the site plan. Mr. Catignani stated that it is a shed and, at this time, it will either be relocated or removed as well. Nancy Shoemaker commented that she would like more information on the outbuilding to determine if it has any significance. Len Gobeil reported that he viewed the site, and it is a small garden-type shed at the rear of the property.

Motion duly made by Len Gobeil, seconded by Laurie Young, to find in accordance with Chapter 112 § 3D that the Barnstable Historical Commission Does Not Find the building to be demolished at 100 Yarmouth Road, Hyannis, is a Significant Building in accordance with the definition in Chapter 112 § 2B.

So Voted Unanimously

David, Stephen T. named Buyer in a Purchase & Sales Agreement for the property located at 53 Sixth Avenue, W. Hyannis Port, Map 246, parcel 169

Built 1920, Not Inventoried

Demolish single-family dwelling

Represented by Stephen David

Mr. David explained that they own a house down the street and recently entered into a Purchase & Sales Agreement for this lot. Mr. David noted he has had a structural report conducted outlining the plumbing, electrical and structural integrity. There is a great deal of mold as well, but no distinctive character on the inside and vinyl siding on the exterior. Their intention is to construct a dwelling that is sensitive to the area, a shingle-style Cape with a porch, one and a half story to conform to the neighborhood.

George Jessop asked the character of the neighborhood and Mr. David stated that there have been many alterations and demolitions throughout the neighborhood. Nearer the water, the houses have become much larger.

Motion duly made by Len Gobeil, seconded by George Jessop, to find in accordance with Chapter 112 § 3D that the Barnstable Historical Commission Does Not Find that the building to be demolished at 53 Sixth Avenue, W. Hyannis Port, is a Significant Building in accordance with the definition in Chapter 112 § 2B.

So Voted Unanimously

Bruno, Gary A. 110 Ocean View Avenue, Cotuit, Map 034, Parcel 050

Built 1860, Inventoried, Contributing Structure in a National Register Historic District

Lift house & install foundation, add front dormer

Represented by Viktor Tuleika, Builder

Mr. Tuleika stated that the owner is looking to preserve the house, and the foundation is failing. They wish to raise the house, remove the existing foundation and install an 8-foot foundation. In the future, they also propose to construct a front dormer over the existing porch.

George Jessop inquired as to the condition of the porch. Jessica Rapp Grassetti noted that Mr. Bruno has done previous renovations when it was purchased, and the original porch was demolished and this one was added, so it is a recent addition.

A discussion of the dormer addition took place, with Commissioners concerned about the ridge line.

Jessica Rapp Grassetti stated that she believes the structure is a significant building with quite a lot of history. Mr. Tuleika offered to remove the addition of the dormer from the application at this time and proceed with the foundation only, and he then amended the application to reflect the withdrawal of the dormer from consideration.

Nancy Shoemaker asked if the exposed foundation would be brick, and Mr. Tuleika stated that it will be a concrete foundation. Commissioner Shoemaker stated that she would appreciate a brick foundation, or even a brick veneer, where visible.

Motion duly made by George Jessop, seconded by Len Gobeil, to Find in accordance with Chapter 112 § 3D that the portion of the single family dwelling to be demolished at 110 Ocean View Ave, Cotuit, is a Significant Building in accordance with the definition in Chapter 112 § 2B.

So Voted Unanimously

**Motion duly made by Nancy Shoemaker, seconded by Len Gobeil, to find that the single family dwelling to be demolished at 110 Ocean View Ave, Cotuit, is a significant building and is referred to a Public Hearing to determine how Chapter 112 applies to this structure. The Public Hearing will be duly advertised and noticed for July 30, 2012 at 4:00pm in the Selectmen's Conference Room, Town Hall, 367 Main Street, Hyannis.
So Voted Unanimously**

Other Business, Correspondence Received

**O'Connell, James, 3401 Main Street, Barnstable, Map 299, Parcel 044-001
Sylvanas B. Phinney House**

Request consideration for Individual Listing on the National Register

Mr. O'Connell sought to investigate the possibility of listing his historic house on the National Register and asked about the associated benefits and restrictions.

Marilyn Fifield noted that the house should already be listed on the National Register as a contributing building in the Old King's Highway National Register Historic District and, thus, not eligible for individual listing. Discussion of National Register listing possibilities followed, and Marilyn Fifield offered to seek clarification from the Mass. Historical Commission.

Election of Officers

Motion duly made by Len Gobeil, seconded by Nancy Shoemaker, to re-elect the current slate of officers:

Jessica Rapp Grassetti, Chair

George Jessop, Vice Chair

Marilyn Fifield, Clerk

So Voted Unanimously

Approval of Minutes:

June 19, 2012

**Motion duly made by Len Gobeil, seconded by Nancy Shoemaker, to accept the minutes of June 19, 2012, as edited by Marilyn Fifield.
So Voted Unanimously**

Updates:

Marilyn Fifield - CPA Update

The CPC will discuss the recent amendment of the Community Preservation Act at the next scheduled meeting, with the biggest apparent change that public recreational properties are now eligible for CP funds.

Village Updates – Commission Members

Nancy Shoemaker reported that the Barnstable Historical Society is now open Monday-Friday 9:30am-4:00pm in a historic house once owned by Sylvanas Phinney at 1387 Main Street, Barnstable.

In response to Marilyn Fifield's inquiry at the last meeting, Len Gobeil updated the Commission on the water trough which was located at Main & Center Streets until construction of the transportation center. He has located it at the DPW Barn, thought it seems to be intact, and shared his photos of it.

**With no further business before this Commission, a motion was duly made by Nancy Shoemaker, seconded by Laurie Young, to adjourn the meeting at 4:55pm.
So Voted Unanimously**

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