

APPROVED MINUTES

Barnstable Historical Commission

This meeting was held by remote participation via Zoom Meetings

August 17, 2021 @ 3:00 pm

28 SEP 21 10:10
BARNSTABLE HISTORICAL COMMISSION

Nancy Clark, Chair	Absent
Nancy Shoemaker, Vice Chair	Present
Marilyn Fifield, Clerk	Present
George Jessop	Present at 3:21 PM
Cheryl Powell	Present
Frances Parks	Present
Jack Kay, Alternate	Present
Jessica Rapp Grassetti, Town Council Liaison	Absent
Planning & Development, Kate Maldonado	Present
Planning & Development, Jennifer Engelsen	Present
Planning & Development, Gloria McPherson	Present

Vice Chair, Nancy Shoemaker called the meeting to order at 3:03 pm.

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 applications previously determined significant and referred to Public Hearing:

CONTINUED APPLICATIONS

Cotuit Federated Church Trust, 40 School Street, Cotuit, Map 035, Parcel 050, built 1900

Partial demolition to construct two additions proposed; one at the north end of the church and one at the southeast end of the church

Represented by: Mike Hilsinger, architect/builder

Public Comment: None

Frances Parks recused herself from consideration of this application as a member of the church.

Request from Commission to save the existing door where it is currently at the rear of the church. Relocating it to the new addition now facing School St. Second request from Commission was replacing the proposed archtop windows with standard double-hung windows.

Shoemaker was absent at the last meeting where this project was discussed but had concerns with other windows. Mr. Hilsinger explained that the existing stained-glass windows will be retained, and other stained-glass windows found in storage will be added. He showed an inventory of the windows and their placement to Commission.

Jack Kay noted that Mr. Hilsinger had provided more than the Commission asked for and thanked him for doing so.

Cheryl Powell agreed.

Motion I – I move that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 40 School Street, Cotuit, is a Preferably-preserved Significant Building.

Powell moved, seconded by Jessop

So voted:

Jessop – aye

Powell – aye

Kay – aye

Fifield – aye

Motion II – I move that in accordance with Section 112-3(G), the Barnstable Historical Commission determines that the partial demolition of the Preferably-preserved Significant Building located at 40 School Street, Cotuit, is detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Powell moved, seconded by Fifield

So voted:

Jessop –nay

Powell –nay

Kay – nay

Fifield – aye

I move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 40 School Street, Cotuit, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Powell moved, seconded by Kay

So voted:

Jessop – aye

Powell – aye

Kay – aye

Fifield – nay, noting that it is not a single-family building

Brunner, Christian & Katherine, 17 Pearl Avenue, Hyannis, Map 287, Parcel 003, built c.1900, Contributing Structure in the Hyannis Port National Register Historic District

Partial demolition to replace the existing foundation by lifting the house to construct a new foundation, expand the rear elevation to provide a 2-car garage, and add an octagonal room at the southeast corner

Represented by: Gordon Clark

Public Comment: none

Clark shared his screen and informed the Commission that he had conferred with Sarah Korjeff of the Cape Cod Commission earlier that day, with her comments forwarded to Commissioners. He said she had objected to projecting the sunroom out near the front entry way, and he sent in sketches with changes.

Powell liked the proposed changes, while McPherson asks for clarification on porch changes, and Clark clarified.

Motion I - Referral to the Cape Cod Commission¹

I move that the Barnstable Historical Commission finds and determines that, after review and consideration of the file and hearing testimony for 17 Pearl Avenue, Hyannis, that:

- The property is outside a local historic district;
- The property is a Contributing Structure in a National Register District
- The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a Contributing Structure in a National Register District as defined in § 3 of the Cape Cod Commission Development of Regional Impact Review Threshold;

The Barnstable Historical Commission further finds and determines that in exceeding these threshold criteria the project is subject to a mandatory referral to the Cape Cod Commission as a Development of Regional Impact.

Powell moved, seconded by Park

So voted:

Parks – nay

Powell – nay

Fifield – nay

Kay – nay

Motion II - Partial Demolition of Building

I move that the Barnstable Historical Commission find, after review and consideration of public testimony, the application, and record file for the partial demolition proposed at 17 Pearl Avenue, Hyannis, that this Significant Building is a Preferably-preserved Significant Building

Powell moved, seconded by Park

So voted:

Parks – nay

Powell – nay

Fifield – nay

Kay – nay

Motion III - I move that in accordance with Section 112-3(G), the Barnstable Historical Commission determines that the partial demolition of the Preferably-preserved Significant Building located 17 Pearl Avenue, Hyannis, is detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Powell moved, seconded by Park

So voted:

Parks – aye

Powell – aye

Fifield – aye

Kay – aye

Applicant will submit drawings with changes to Town.

Dacey, Brian, 20 Grand Island Drive, Osterville, Map 072, Parcel 014/000, built 1920

Full demolition of the single-family structure

Represented by: James Bowes, Bayside Builders

Public Comment: None

Applicant was previously before this Commission and said he believes the house was built in 1939. Bowes says the home was built too low to the ground. House has a lot of rot; house has been touched up but not repaired properly. The house is full of mold.

Jessop reported that he had toured the property, confirming that the house sits very low to the ground and has rot, with water runoff also an issue.

Parks said she knows the property well and does not feel that the house must be demolished due to mold, questioning other options for remediation and adding that it would be shameful to tear down the house.

Powell said she would like to see a mold report.

Kay asked Jessop if he had an opportunity to check the chimney and if the house could be lifted. Jessop replied that the chimney is not lined, but a liner would be possible.

McPherson agreed that she would like to see a mold report and structural reports, and she asked about the possibility for regrading the property.

Bowes said he would obtain mold and structural reports and return to the Commission with them.

Powell moved to continue consideration to the next meeting, and Kay seconded.

So voted:

Jessop -aye

Kay - aye

Powell - aye

Parks - aye

Fifield - aye
Shoemaker – aye

Powell left the meeting at 4:50 PM.

Croteau, Daniel & Kathryn, 76 Long Beach Road, Centerville, Map 206, Parcel 009/000, built 1920
Full demolition of single-family structure

Represented by: James Bowes, Bayside Builders
Public Comment: None

Bowes noted that the property had been before this Commission in the past, when there was a 3-2 vote for delay, but Bowes never felt he received a reason for historical significance and delay. He explained that the garage and breezeway flood, and the hot water heater has blown more than once. He said he has been trying to permit this property for over twenty months and never thought that it was historic. He said the contractor had advertised to offer the house for moving off-site for \$1.00 and received reports from two companies that the house could not be moved.

Motion I – I move that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 75 Long Beach Road, Centerville, is a Preferably-preserved Significant Building.

Moved by Parks, seconded by Kay

So voted:
Jessop -nay
Kay - nay
Parks - nay
Fifield - nay
Shoemaker – nay

Motion II – I move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the full demolition of the building located at 75 Long Beach Road, Centerville, is not detrimental to the historical, cultural, and architectural heritage of resources of the Town

Moved by Parks, seconded by Kay

Jessop -aye
Kay - aye
Parks - aye
Fifield - aye
Shoemaker – aye

Griffin, Liam & Amy, 191 Sea View Avenue, Osterville, Map 138, Parcel 015/000, Julia S. Day House, built 1898-1899, Contributing Structure in the Wianno National Register Historic District
Partial demolition to lift and relocate existing structure onto a new foundation to include a new basement, change windows and doors, convert flat roofs to pitched roofs and add a 3-car garage with living space above

Represented by: James Bowes, Bayside Builders

Public Comment: Barbara Lewis

Bowes described the house as structurally in good shape and completely gutted, down to the studs.

Shoemaker asked if the house is structurally capable of being lifted, and Bowe assured that it was according to mover.

He said the back porch would be demolished and be replaced with another porch.

Bowes reported that he had reached out to Sarah Korjeff for direction, and she preferred that the house and garage be separated by a small breezeway, with the columns going from first to second floor, but not to the roof.

Parks noted that, driving by, you would not be able to distinguish what was original and what was added, saying that she did not particularly care for the design.

Barbara Lewis, who walks by this house, said she is sad to see it get "modernized," and is not a fan of the columns.

Fifield asked if the Commission had received Korjeff's comments in writing, and Maldonado confirmed that they were sent to Commissioners. Fifield added that she was surprised that Korjeff did not suggest preserving the original windows.

Jessop asked what windows will be used, and Bowes replied that he proposes replicating existing windows with Andersens.

Jessop added that he has been in this property and found that it is a solid structure and easy to move.

Motion 1: I move that the Barnstable Historical Commission finds and determines that, after review and consideration of the file and hearing testimony for 191 Sea View Avenue, Osterville, that:

- The property is outside a local historic district;
- The property is a Contributing Structure in a National Register District
- The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a contributing structure in a National Register District as defined in § 3 of the Cape Cod Commission Development of Regional Impact Review Threshold;

The Barnstable Historical Commission further finds and determines that in exceeding these threshold criteria the project is subject to a mandatory referral to the Cape Cod Commission as a Development of Regional Impact.

Moved by Parks, seconded by Kay

So voted:

Jessop -nay

Kay - nay
Park - nay
Fifield - nay
Shoemaker – nay

Motion II I move that the Barnstable Historical Commission find, after review and consideration of public testimony, the application, and record file for the partial demolition proposed at 191 Sea View Avenue, Osterville, this Significant Building is a Preferably-preserved Significant Building.

Moved by Park, seconded by Kay

So voted:
Jessop -nay
Kay - nay
Parks - nay
Fifield - nay
Shoemaker - nay

Motion III I move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 191 Sea View Avenue, Osterville, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Moved by Park, seconded by Kay

So voted:
Jessop -aye
Kay - aye
Parks - nay
Fifield - aye
Shoemaker – aye

Stiles, Jane E. Trust; Jane E. Stiles Trust, 24 Maple Avenue, Centerville, Map 207, Parcel 037, built 1936
Full demolition of the single-family structure and garage structure

Represented by: Tim Meagher, Meagher Construction
Public Comment: Kevin McElligott

Tim Meagher described the full demolition of property and submitted new plans that he said complement the topography. He said the property has been neglected and has had many additions that aren't historic, with the garage dilapidated and imploding.

Plans that Meagher says were submitted were not located by staff, so Meagher shared his plans on the screen.

McElligott, a direct abutter and part-time resident, said he did not consider the neighborhood historic, and said he knows of only one other home that has been demolished. He saw no significance on the two additions to

the garage proposed to be demolished, and he supported centering the home on the proposed plot plan. He added that he would like to see more on the replacement structure.

Shoemaker asked the builder to continue to next month or go ahead with a demo. vote for the garage only. Meagher replied that just voting on the garage would not serve his client.

Jessop preferred to continue the application to allow an opportunity to see the plans and visit the site.

A motion to continue to the next meeting is made by Parks and seconded by Jessop.

Aye: Jessop, Kay, Fifield, Shoemaker, Park

Babcock Holdings, LLC, 11 Marchant Avenue, Hyannis, Map 286, Parcel 026/000, David Scudder Homestead, built c.1797, Contributing Structure in the Hyannis Port National Register Historic District
Full demolition of the detached garage structure

A motion to postpone this application to the next meeting was moved by Jessop, seconded by Parks.

Aye: Jessop, Parks, Fifield, Kay, Shoemaker

OTHER

Request for action relative to 112-5 –Demolition by Neglect in response to neighbor's concern. Shoemaker read a letter from the law offices of Albert Schultz. Michael Schultz, representing the Kellys was present for any questions. Shoemaker noted that a formal request for demolition has not been submitted. Jeff Carter, Deputy Director of Inspectional Services, reported that he was not in the house but found the property to be weather tight, unoccupied and possibly habitable. He added that the roof is aging and may be leaking, and Atty Schultz replied that the owners are aware of these issues.

Update - Historical Commission Regulations Sub-Committee: Parks reported that she is not clear what the status is at this time and will discuss at the next meeting.

Update - Community Preservation Committee: Fifield reported that the meeting scheduled for the day before was canceled.

Shoemaker reported that two Historic Preservation Awards were given out: One to an owner on Mill Way and the other to the blacksmith, Jim Ellis, who lives in Barnstable Village. She said both would like presentation of the awards at the blacksmith's shop in September.

Historic events open to public:

August 18, 2021 - David Crocker's son Jeff will talk about the history of the cannons on the lawn of the Courthouse @ 7 PM at the 1717 Meetinghouse.

August 31, 2021 - *History of Meetinghouses in the town of Barnstable* at 6 PM at the 1717 Meetinghouse.

September 15, 2021 - *Women of Barnstable* at 5 PM, Hyannis Village Green

September 21, 2021: David Martin reports Holocaust survivor speaking event at the Marstons Mills Public Library at 2:00 PM.

APPROVAL OF MINUTES none at this time

Next meetings:

September 21, 2021 and October 19, 2021

With no further business before this Commission, a motion was duly made by Parks and seconded by Jessop to adjourn the meeting at 6:10 pm.

Respectfully Submitted,
Jennifer Engelsen, Office Manager
and edited by Commission Clerk Marilyn Fifield