

DRAFT MINUTES

Barnstable Historical Commission

This meeting was held by remote participation via Zoom Meetings

October 18, 2022 at 3:00 PM

Fran Parks, Chair	Present
Nancy Shoemaker, Vice Chair	Present
Marilyn Fifield, Clerk	Present
George Jessop	Present
Cheryl Powell	Present
Nancy Clark	Present
Jack Kay	Present
Barbara DeBiase, alternate	Absent
Jessica Rapp Grasseti, Town Council Liaison	Absent
Kate Maldonado, Planning & Development Staff, Assistant Director	Present

Chair Parks called the meeting to order at 3:00 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

Kelley, Laurie & Matthew Kelley, 554 Wianno Avenue, Osterville, Map 162 Parcel 013/000, Built c. 1882

Partial Demolition: To renovate the existing structure.

The application was presented by Attorney Michael Schulz, Erin Levin and Jim Cappuccino, Hutker Architect and owners Matthew and Laurie Kelley. Attorney Schulz adds two letters of support were sent in.

Public Comment: Chair Parks notes two letters of support were sent in supporting the project.

Discussion: Commissioner Powel applauded the presentation. Commissioner Clark also pleased with the presentation and has concerns with masking on three of the four sides, many extensions. Chair Parks discusses the letter from Sarah Korjeff with the Cape Cod Commission and reads letter dated December 20, 2016 from her. Elizabeth Jenkins, Director Planning & Development reads most recent letter dated October 13, 2022 from Ms. Korjeff into the record.

MOTION I: Referral to the Cape Cod Commission¹

There was a motion made by Commissioner Powell to move that the Barnstable Historical Commission finds and determines that, after review and consideration of the file and hearing testimony for 554 Wianno Avenue, Osterville, that:

- The property is outside a local historic district;

¹ Initial vote required to determine the applicability of Cape Cod Commission Development of Regional Impact Threshold pursuant to Cape Cod Commission Act Section 12 (c) (1) and CCC Enabling Regulations Governing the Review of Developments of Regional Impacts Chapter A, Section 2(a) (i)(a)

- 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.

The motion was seconded by Commissioner Clark.

So voted:

Aye: 0

Nay: Clark, Shoemaker, Fifield, Jessop, Powell, Kay, Parks

Abstain:0

MOTION II: Partial Demolition of Building.

There was a motion made by Commissioner Powel to 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 554 Wianno Avenue, Osterville, this Significant Building is a Preferably Preserved Significant Building.

The motion was seconded by Commissioner Clark.

So voted:

Aye: 0

Nay: Kay, Powell, Jessop, Fifield, Shoemaker, Clark, Parks

Abstain:0

MOTION III:

There was a motion made by Commissioner Powell to move that in accordance with Section 112, the Barnstable Historical Commission determines that the partial demolition of the building located at 554 Wianno Avenue, Osterville, **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

The motion was seconded by Commissioner Kay.

So voted:

Aye: Kay, Powell, Jessop, Fifield, Shoemaker, Clark, Parks

Nay: 0

Abstain:0

APPLICATIONS

771 SVA LLC, 771 Sea View Avenue, Osterville, Map 113 Parcel 005-004, Built c. 1911

Full Demolition: To demolish the garage and carriage house.

The application was presented by Attorney Michael Schulz along with Sean Riley, Coastal Engineering.

Public Comment:

Discussion:

MOTION I:

There was a motion made by Commissioner to move that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 771 Sea View Avenue, Osterville is a Preferably Preserved Significant Building.

The motion was seconded by Commissioner

So voted:

Aye: 0

Nay: Clark, Shoemaker, Fifield, Powell, Kay, Parks

Abstain: 0

MOTION II:

There was a motion made by Commissioner Clark to move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the (Relocation) of the building located at 771 Sea View Avenue, Osterville **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

The motion was seconded by Commissioner

So voted:

Aye: Clark, Shoemaker, Fifield, Powell, Kay, Parks

Nay: 0

Abstain: 0

Delmic, Miodrag & Dajana, 65 Hawes Avenue, Hyannis, Map 323 Parcel 013/001, Built c. 1920

Full Demolition: To demolish the main structure.

The application was presented by Attorney David Lawler. The owners have advertised for the building to be moved by a professional. They have exhausted all avenues in trying to save this building from demolition with the demo delay that was imposed six months prior. Listed aggressively for months on social media and off line through real estate agents. Homeowner seeking immediate delay.

Public Comment: None

Discussion: Chair Parks asks Elizabeth Jenkins if there is proof that this property has been advertised. Attorney Lawler shows proof to board members. Commissioner Jessop asks when the application was first made. Commissioner Kay appreciates the efforts put forth by the homeowners to meet the request of the board and feels there is no need to wait any longer to demolish. Commissioner Fifield asks if a sign was ever placed on the property advertising the move. Attorney Lawler believes so but cannot confirm.

MOTION I:

There was a motion made by Commissioner Clark to move that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 65 Hawes Avenue, Hyannis is a Preferably Preserved Significant Building.

The motion was seconded by Commissioner Powell.

So voted:

Aye: Fifield

Nay: Clark, Shoemaker, Jessop, Powell, Kay, Parks

Abstain: 0

MOTION II:

There was a motion made by Commissioner Clark to move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the (full demolition) of the building located at 65 Hawes Avenue, Hyannis, **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

The motion was seconded by Commissioner Powell.

So voted:

Aye: Kay, Powell, Jessop, Shoemaker, Clark, Parks
Nay: Fifield
Abstain: 0

Whileaway Realty Trust, 175 Seapuit Road, Osterville, Map 095 Parcel 013/001, Built c. 1936

Full Demolition: To demolish the main structure and garage.

The application was presented by Tom Catalono, Catalono Architects.

Public Comment: None.

Discussion: Chair Parks comments that this building is on the property on the former Seapuit Golf Course that Mr. David subdivided. She will have a hard time demolishing it. Mr. Catalono reports this structure has no relationship to the golf course in its current state. Commissioner Shoemaker agrees with what was presented by Mr. Catalono, no historical significance. Commissioner Powell agrees with Commissioner Shoemaker. Commissioner Kay says the property has no architectural significance and agrees with Shoemaker and Powell.

MOTION I:

There was a motion made by Commissioner Clark to move that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 175 Seapuit Road, Osterville is a Preferably Preserved Significant Building.

The motion was seconded by Commissioner Powell.

So voted:

Aye: 0
Nay: Kay, Powell, Jessop, Fifield, Shoemaker, Clark
Abstain: Parks

MOTION II:

There was a motion made by Commissioner Clark to move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the (full demolition) of the building located at 175 Seapuit Road, Osterville, **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

The motion was seconded by Commissioner Powell.

So voted:

Aye: Kay, Powell, Jessop, Fifield, Shoemaker, Clark
Nay: 0
Abstain: Parks

Osterville Property Holdings – One, LLC, 186 Windswept Way, Osterville, Map 052 Parcel 002/002, Built c. 1933

Full Demolition: To demolish the main structure.

The application was presented by Attorney, Michael Gill and Arlene Wilson.

Public Comment: Carol Zais, granddaughter to TK Boyd who built this home in 1933. Great place to grow up. She supports the new owner in his intent. David Moir comments his family has lived directly south of this property since 1928 and sold a portion of their land in 1933. Mr. Moir stresses the historical significance of this property.

Discussion: Commissioner Powell recused herself from this hearing. Commissioner Jessop asks members if anyone would like to do a more extensive review of this property before making any motions. Commissioner Shoemaker comments she read the historical background that Mr. Gould has done and along with Mr. Moir's testimony she appreciates his knowledge on how the property can be

utilized to meet the owner's needs without a full demolition. This is a very significant property. Commissioner Kay wants to know if this home is structurally sound, has a report been submitted. Arlene Wilson reports it would be difficult to move this home. Commissioner Kay is not opposed to taking a historical property and making it new and updated but because it cannot be picked up is not accessible. Commissioner Clark agrees with Commissioner Kay, make changes inside but do not demolish just because it cannot be moved. Commissioner would like to continue this application until further information is obtained. Commissioner Shoemaker stresses the importance of demolition delay to help preserve and exhaust all avenues. Elizabeth Jenkins provided information to members that one option would be a continuance to the next meeting and the other would be to withdraw the application. Attorney Gill is in agreement to continue this application and address some of the details and concerns shared.

There was a motion made by Commissioner Jessop to continue the application to the next scheduled meeting which is November 15, 2022.

The motion was seconded by Commissioner Kay.

So voted:

Aye: Kay, Jessop, Fifield, Shoemaker, Clark, Parks

Nay:

Abstain: 0

Commissioner Powell returns to the meeting.

OTHER:

Community Preservation Committee Update:

Commissioner Fifield reports CPC met yesterday and Tales of Cape Cod presented an application to help fund their handicap access provision. They will return to their next meeting with more info. Cotuit Federated Church came to the meeting to present information on the denial they received.

Trayser Artifacts Update:

Elizabeth Jenkins, Director Planning & Development reports they have a professional consultant who is potentially interested in this work and hopes to have more information for the next meeting.

Discussion of upcoming historical events open to the public:

Due to a technical issue at town hall, a portion of Commissioner Shoemaker's report was not recorded. Chair Parks shares an event that the Historical Society of Cotuit/Santuit is holding a boxwood tree centerpiece workshop on December 8th at Freedom Hall. Commissioner Shoemaker shares an open house in Marstons Mills on November 22nd from 10:00 AM to 2:00 PM, six houses will be visited and one being the Hearse house. Councilor Rapp Grassetti updates the members on the "problem drawer" where 329 Form B's are located and a call to volunteers from each village will be asked to assist. Commissioner Fifield would like to consider the possibility of applying for a grant at next month's meeting to assist with cataloging.

Commissioner Powell made a motion to continue the updates on guidelines and applications to the next meeting which is November 15, 2022. The motion was seconded by Commissioner Jessop. All in favor, aye.

Commissioner Shoemaker applauds the current cemetery crew at Mosswood and their interest, very inspirational!

APPROVAL OF MINUTES No minutes to approve

Next meetings: November 15, 2022 & December 20, 2022

With no further business before this Commissioner, a motion was duly made by Commissioner Clark and seconded by Commissioner Shoemaker to adjourn the meeting.

So voted:

Aye: Kay, Powell, Jessop, Fifield, Shoemaker, Clark, Parks

Nay:

Abstain:

Respectfully Submitted,

Jennifer Engelsen
Office Manager

DRAFT