

MINUTES

Barnstable Historical Commission

**This meeting was held by remote participation via Zoom Meetings
January 17, 2023 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	Present
Jessica Rapp Grasseti, Town Council Liaison	Present
Elizabeth Jenkins, Planning and Development, Director	Present
Kate Maldonado, Planning & Development Staff, Assistant Director	Present
Erica Brown, Administrative Assistant	Present

Chair Fran 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

Osterville Property Holdings – One, LLC, 186 Windswept Way, Osterville, Map 052 Parcel 002/000, Built c. 1933 - Full Demolition

Representative Gill Devine referred to materials posted to the Town Laserfiche and summarized the letters received, including comments that the structure is barely visible, with no overwhelming public interest in restoring it, also saying relocating and renovating would not be feasible.

Discussion: Commissioner Nancy S. said she understood that it cannot be moved, but said she wouldn't like to see it demolished. Marilyn said she could not support demolition of a property considered eligible for National Register nomination. Fran felt that if the structure is demolished, its importance in the history of Oyster Harbors will not be remembered.

Public Comment: None

Motion 1:

Nancy S. moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 186 Windswept Way, Osterville, is a Preferably-preserved Significant Building.

Nancy C. seconded the motion.

Roll Call Vote:

Aye: Nancy C., Marilyn, Jack, Fran

Nay: Nancy S., George

Motion 2:

Nancy C. moved that, in accordance with Section 112-3(G), the Barnstable Historical Commission determines that the full demolition of the Preferably-preserved Significant Building located at 186 Windswept Way, Osterville, is detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Nancy S. seconded the motion.

Roll Call Vote:

Aye: Nancy C., Nancy S., Marilyn, George, Jack

Nay:

Abstain: Fran

Morin, Nile, 50 Main Street, Hyannis, Map 342, Parcel 026, Built 1866-1880
Full Demolition: To demolish the structure

Deborah and Dennis Mason (applicants) and Nile Morin (owner) were present to discuss the demolition application..

Fran asked for a structural engineer's report, but none was available, as Nile declined to pay for such a report, considering it the responsibility of the Masons.

Discussion: The site visit that Nancy S. and Cheryl had scheduled was canceled, so they drove by but were unable to go on the property without permission. Commissioners wished they'd been able to see the property inside or a structural report to provide more information, but Nile didn't want to allow commissioners into the home for safety reasons. Dennis stated that he is a licensed construction supervisor and referred to other structures in the neighborhood that they have rehabilitated. Nile preferred to continue or withdraw the application if it seemed destined to fail to win approval, but Elizabeth Jenkins said that it appears that the applicants (Deborah and

Dennis Mason) would like to proceed with the application. Fran said that she couldn't predict what the Commission would vote.

Public Comment: None

MOTION 1:

Nancy S. moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 50 Main Street, Hyannis, is a Preferably-preserved Significant Building.

Nancy Clark seconded the motion.

Roll Call Vote:

Aye: Nancy C., Nancy S., Jack, Fran, Marilyn

Nay: George

Abstain: Cheryl

Kate Maldonado called a point of order to confirm with the applicant that he would like to withdraw, since the owner requested that before the vote. She then suggested a motion to rescind the previous motion, so that the owner could withdraw his authorization.

Motion 2:

Nancy Shoemaker moved to rescind her previous motion that 50 Main Street, Hyannis, is a Preferably-preserved Significant Building.

Cheryl seconded the motion.

Roll Call Vote:

Aye: Nancy S., Marilyn, George, Cheryl, Jack

Nay:

Abstain: Nancy C., Fran

Motion 3:

Cheryl moved that the Commission allow the owner to withdraw his authorization.

George seconded the motion

Nile formally requested withdrawal of his owner's authorization.

Roll Call Vote:

Aye: Nancy S., Marilyn, George, Cheryl, Jack

Nay: Nancy C.

Abstain: Fran

Richards, Daniel & Pepall, Lynne – 192 School Street, Cotuit, Map 020 Parcel 068. Built c. 1914, not Inventoried.

Partial Demolition: remove existing bay windows and front porch; remove wall for new additions; remove rear bay window and rear deck/porch; replace windows

Peter Kimball, Sandra Jahnes, and Will were present to describe plans.

Sandra reviewed changes from the previous meeting, noting that the entrance will not be moved in the updated plans, and muntins will be added to the street-façade windows. She said the homeowners are concerned with ventilation on the rear elevation, wanting as much airflow as possible, and she noted that the rear façade is not really visible to the neighboring properties. Will pointed out that the windows to be replaced on the side elevations are from 1980s additions.

Discussion: Nancy C. noted that the fenestration has not changed on the north side elevation, and Sandra explained that the owners do not want to obstruct the view of the pond, adding that there is a mix of windows with and without muntins. Nancy C. said she is happy with the front side of the house but is concerned with the rear-elevation windows. Fran recapped that the Commission appears to approve the front of the house changes but prefer muntins on the three windows on the rear elevation and on the lower bedroom window.

MOTION 1:

Nancy S. moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 192 School Street, Cotuit, as submitted along with the alterations discussed today, is a Preferably-preserved Significant Building.

Nancy C. seconded the motion.

Roll Call Vote:

Aye-

Nay- Nancy S., Marilyn, George, Cheryl, Nancy C., Jack, Fran

Abstain-

Motion 2:

Nancy S. moved that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 192 School Street, Cotuit, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Nancy Clark seconded the motion.

Roll Call Vote:

Aye- Nancy S., Marilyn, Nancy C., George, Cheryl, Jack, Fran

Nay-

Abstain-

Applications

de Hechavarria, Courtney & Paul – 15 Hyannis Avenue, Hyannis, Map 287 Parcel 118.

Built c. 1946, Inventoried

Full Demolition: To demolish the structure

Gordon Clark was in attendance to describe plans.

Gordon said this structure has had many additions and that the original structure is unrecognizable now and not the quaint cottage it once was. He said the owners would like to tear down the home and rebuild a shingle-style house in keeping with other Hyannis Port houses.

Discussion: Commissioner Nancy C. pointed out that there is no reason for demolition other than the homeowners' preference. Gordon explained that the homeowners would site the replacement structure further from existing wetlands, also reducing its footprint.

MOTION 1:

Nancy C. moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 15 Hyannis Avenue, Hyannis, is a Preferably-preserved Significant Building.

George seconded the motion.

Roll Call Vote:

Aye-

Nay- Nancy S., Marilyn, Nancy C., Jack, Cheryl, George, Fran

Abstain-

Motion 2:

Nancy C. moved that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the full demolition of the building located at 15 Hyannis Avenue, Hyannis, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Nancy S. seconded the motion

Roll Call Vote:

Aye- Nancy S., Marilyn, George, Cheryl, Nancy C., Jack, Fran

Nay-

Abstain-

Cape Beach House, LLC- 27 Marchant Avenue, Hyannisport, Map 286, Parcel 025, Built 1928, Inventoried

Partial Demolition: Renovate main structure, including removing and rebuilding front porch, extending deck in kind, enlarging front door opening, replacing kitchen window with door, infilling north window wall of sunroom with sliding door to match existing, and replacing pergola with sun shade

Thomas Race provided a background to the plans, saying that owners have learned more about the weather patterns and found the northeast side is a bit more comfortable, so the improvements seek to make the property as a whole more comfortable by extending the front porch, replacing the windows in the sun porch which had previous approval in 2015, and rebuilding the pergola in the back with similar style.

Discussion: George asked to clarify where the extension of front porch will be going and if pitch of porch roof will be changing. Thomas replied that it will be a flat single-pitched roof, as they want to work with the existing symmetry of the house. Nancy C. asked if the sun porch windows will be plain glass, and Thomas replied that they are single-light doors which match the existing doors on the other side.

MOTION 1:

Nancy S. moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 27 Marchant Avenue, Hyannisport, is a Preferably-preserved Significant Building.

Nancy Clark seconded the motion.

Roll Call Vote:

Aye-

Nay- Nancy S., Marilyn, George, Nancy C., Jack, Fran

Abstain- Cheryl

Motion 2:

Nancy S. moved that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 27 Marchant Avenue, Hyannisport, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Nancy C. seconded the motion.

Roll Call Vote:

Aye- Nancy S., Marilyn, George, Nancy C., Jack, Fran

Nay-

Abstain- Cheryl

Other:

Community Preservation Committee Update: No update, as December meeting was canceled.

Discussion of upcoming historical events open to the public: None

Cotuit House Plan Files: Slowly but surely proceeding, but not sure of the status.

Preservation Award Updated Guidelines: Nancy C. said she had read them but would like more time to think about implications, suggesting continuing to the next meeting's agenda.

Marilyn asked for an update on pursuit of Certified Local Government designation, and Elizabeth Jenkins agreed to look into it and report back at the next meeting.

Fran asked for an update on demolition by neglect protocols, and Elizabeth Jenkins agreed to look into it and report back at the next meeting. Cheryl suggested Sarah Korjeff as a resource to provide information on demolition by neglect.

Approval of Minutes:

Cheryl moved to continue minutes until Marilyn has reviewed and edited.

Nancy S. seconded.

Roll Call Vote:

Aye- Nancy S., Nancy C., Marilyn, Cheryl, Jack, George, Fran

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

Roll Call Vote:

Aye: Nancy S., Marilyn, George, Cheryl, Nancy C., Jack, Fran

Meeting adjourned at 5:00pm.

Respectfully Submitted,

Erica Brown, Administrative Assistant

and edited by Commission Clerk Marilyn Fifield