



## Barnstable Historical Commission

### Meeting Packet October 17, 2017

A Public Hearing on the attached Intent to Demolish Applications will be held on October 17, 2017 at 4:00pm in the Selectmen's Conference Room at Town Hall, 367 Main Street, Hyannis, MA in the Hearing Room, second floor.

The materials included in this electronic posting are not representative of all items included in the public record. Complete public records are available for viewing at 200 Main Street, Hyannis, MA from 8:30am - 4:30pm, Monday-Friday



## Town of Barnstable

# Barnstable Historical Commission

[www.town.barnstable.ma.us/historicalcommission](http://www.town.barnstable.ma.us/historicalcommission)

### Commission Members

Laurie Young - Chair • Nancy Clark - Vice Chair • Marilyn Fifield - Clerk • Elizabeth Mumford • Nancy Shoemaker • George Jessop, AIA

### Administrative Assistant

Erin K. Logan, [erin.logan@town.barnstable.ma.us](mailto:erin.logan@town.barnstable.ma.us)

## AGENDA

**Tuesday, October 17, 2017, 4:00PM**

Selectmen's Conference Room, Town Hall, 2nd Floor, 367 Main St., Hyannis

### Call to Order

### Notice of Recording

Please note that this meeting is recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

Acting under the provisions of the Code of the Town of Barnstable, ss 112-1 through 112-7, the Historical Commission will hold a Public Hearing on the following applications. The following Applications have been determined significant and were referred to a Public Hearing:

### Applications

Members sitting on these applications: Laurie Young, Nancy Clark, Marilyn Fifield, Nancy Shoemaker, George Jessop, Elizabeth Mumford

Kay, John, 74 Summerbell Avenue, Centerville, Map 226, Parcel 064, built c.1875, Inventoried  
Partial demolition of front porch

### Other

Cotuit Fire District, 56 High Street, Cotuit, Map 035, Parcel 045  
Formal review of 18 month demolition delay

### Approval of Minutes

September 19, 2017

### Matters not reasonably anticipated by Chair

### Adjournment

Next Meeting Dates: November 14, 2017  
December 12, 2017

### Please Note:

The list of matters, are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda. Public files are available for viewing during normal business hours in the Growth Management office located at 200 Main Street,



**Town of Barnstable**  
**Planning & Development Department**  
**Barnstable Historical Commission**  
[www.town.barnstable.ma.us/historicalcommission](http://www.town.barnstable.ma.us/historicalcommission)



2017 SEP 5 PM 3:11  
BARNSTABLE TOWN CLERK

**NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING**

Date of Application 9-5-17 ☐ Full Demotion ☒ Partial Demolition  
Building Address: 74 SUMMERBELL AVE  
Number Street  
Village CENTERVILLE ZIP 02632 Assessor's Map # 226 Assessor's Parcel # 064  
Property Owner: JOHN F. KAY Phone # 951-595-9220  
Name  
Property Owner Mailing Address (if different than building address) 40200 PASKO SHRENO  
TEMACULA, CA 92591  
Property Owner e-mail address: JACK.KAY@HMCARCHITECTS.COM

Contractor/Agent: N/A  
Contractor/Agent Mailing Address: NA  
Contractor/Agent Contact Name and Phone #: NA Name Phone #  
Contractor/Agent Contact e-mail address: NA  
Detail of Demolition Proposed: REMOVE JALOSIE WINDOWS @ PORCH  
REMOVE WALL INFILL UNDER JALOSIE WINDOWS

Type of New Construction Proposed: RESTORE ORIGINAL PORCH RAILINGS  
REPLACE FRONT DOOR - ADD INTERIOR PARTITION  
ADD STAINED GLASS WINDOW - ADD MATCHING WINDOWS  
INFILL OLD OPENINGS IN WALL

Provide information below to assist the Commission in making the required determination regarding the status of the Building in accordance with Article 1, § 112

Year built: 1875 Additions Year Built: \_\_\_\_\_

Is the Building listed on the National Register of Historic Places or is the building located in a National Register District?  
No ☐ Yes ☐

John F. Kay  
Property Owner/Agent Signature









3225 MAIN STREET • P.O. BOX 226  
BARNSTABLE, MASSACHUSETTS 02630



(508) 362-3828 • Fax (508) 362-3136 • [www.capecodcommission.org](http://www.capecodcommission.org)

CAPE COD  
COMMISSION

To: Barnstable Historical Commission  
From: Sarah Korjeff, Preservation Specialist  
Date: September 11, 2017  
RE: Proposed alterations to 74 Summerbell Ave, Centerville

As requested, I have reviewed plans for 74 Summerbell Avenue in Centerville, which is before the Barnstable Historical Commission as a partial demolition under the Demolition Delay bylaw. I offer these comments for your consideration.

The proposed property is outside the current boundaries of the Craigville National Register Historic District, but it is within the area recommended for expansion of the National Register District by a 2010 consultant working for the town. 74 Summerbell Avenue was constructed circa 1875 as a steeply gable-roofed cottage with a wrap-around porch. The front façade of faces east, away from Summerbell Avenue and toward the Midway walking path. The building has been previously altered with the addition of full height dormers on the north and south sides, removal of the central front door, and enclosure of most of the original wrap-around porch.

The applicant proposes to re-establish the open porch along the front of the house, and to more fully enclose the remaining porch area on the north side of the house. Plan A1 and photo-elevation A2, dated 8-2-17 by Autodesk, specify that the applicant will remove existing knee walls, louvered windows and an aluminum door that are not historically significant, then re-install the central front door and re-create the original low wooden porch railing. The plans also show a new wall segment immediately behind the restored porch area, and shingle walls taking the place of existing knee walls and louvered windows further back from the front facade. The applicant proposes to install a pair of windows likely from the original cottage on the north wall, and a stained glass window on the new wall segment immediately behind the restored porch.

The proposed work will restore an important character-defining feature of this building – the front porch – by removing late 20<sup>th</sup> century additions to the front façade. While the proposal will also extend the front façade wall further to the north, that change will be less visible behind the open porch and it will not alter the overall porch form, which is defined by the porch roof structure. The Historical Commission could request the open porch also be restored along a portion of the north wall so that it wraps partway around the building. This would require moving the new wall sections further back from the front corner and would do more to preserve the original building form.



way, the Historical Commission should request several plan clarifications: the applicant should clarify the location of the windows proposed on the north wall since they are shown in different locations on the plan and the photo-elevation; the applicant should correct the location of the front door on the plan so that it is centrally located between the two windows as it was originally; and the applicant should show the location of the proposed new stained glass window on the new wall section.

Please feel free to contact me if you have any questions.

Cc Jack Kay, owner (via email)

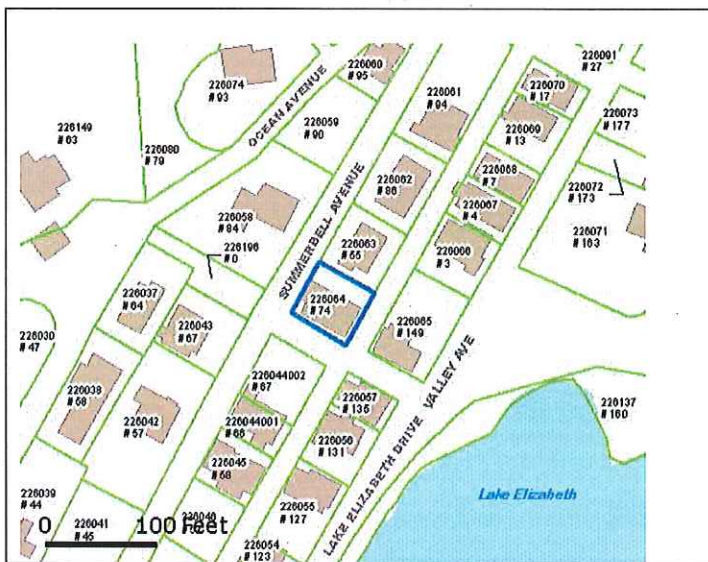
## FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

### Photograph



### Topographic or Assessor's Map



**Recorded by:** Geoffrey E Melhuish, ttl-architects  
**Organization:** Town of Barnstable  
**Date (month / year):** August 2009

Assessor's Number USGS Quad Area(s) Form Number

226064

2343

**Town:** Barnstable

**Place:** (neighborhood or village)  
Centerville

**Address:** 74 Summerbell Avenue

**Historic Name:** Norton and Fatima Fenno House

**Uses: Present:** Single-Family Residential

**Original:** Single-Family Residential

**Date of Construction:** c 1875

**Source:** Historic Maps and Deeds

**Style/Form:** No Style

**Architect/Builder:** Unknown

#### Exterior Material:

**Foundation:** Concrete Pier

**Wall/Trim:** Wood Shingles

**Roof:** Asphalt Shingles

#### Outbuildings/Secondary Structures:

#### Major Alterations (with dates):

Replacement windows – twentieth century

**Condition:** Fair

**Moved:** no | x | yes | | **Date** \_\_\_\_\_

**Acreage:** .07 acre

**Setting:** The building faces east and is setback approximately ten feet from the east side of Summerbell Avenue.



# INVENTORY FORM B CONTINUATION SHEET

BARNSTABLE

74 Summerbell Avenue

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.2343

☐

☒ Recommended for listing in the National Register of Historic Places.  
*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

74 Summerbell Avenue (BRN-2343) is a one-and-one-half story wood-frame cottage. The building adopts an irregular plan on a concrete pier foundation. The three-by-three bay building faces east and is setback approximately ten feet from the east side of Summerbell Avenue. The building terminates in a front gable roof sheathed with asphalt shingles. Nearly full width shed roof dormers are along the north and south roof planes. A multi-light over single light double-hung wood sash window is featured in the gable. A simple wood surround highlights the window. The residence is clad with wood shingles. A partially enclosed wrap-around porch is located along the façade and continues down the north elevation. Metal frame jalousie windows resting on a shingled knee wall are featured on the northeast and north elevations of the porch. 74 Summerbell Avenue is a modest late-nineteenth century wood frame residence.

## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

In 1871 The New England Convention of the Christian Church purchased and established a camp meeting known as Camp Christian on the 160 acre Perry Farm in Centerville. In 1872 the Christian Camp Meeting Association (CMMMA) was established with the purpose: "to hold and encourage others to hold religious services." Camp Christian was renamed Craigville in 1881 in honor of the life and ministry of Dr. J. Austin Craig, a prominent leader of the Christian Church (Christian Camp Meeting Association Brochure).

Situated on a bluff overlooking Nantucket Sound, with the Centerville River to the west and Lake Elizabeth and Red Lilly Pond on the east, it served as a spectacular spot for a retreat from everyday life. Families were able to buy or lease the 288 small lots, with clergy getting theirs free. They initially erected tents or built small shelters, and as time and means allowed, small cottages were constructed.

Today, the area is densely developed, with many cottages occupied year round. Craigville attracts a variety of visitors, both religious and secular, to its Conference Center throughout the year, one being the Cape Cod Writers' Center Annual Workshop. The conference Center is owned by the Christina Camp Meeting Association and managed by the Massachusetts Conference of the United Church of Christ.

74 Summerbell Avenue (BRN-2343) appears to have been constructed c 1875 by Norton N. Fenno (B. 1837) and his wife, Fatima (B. 1837). The Fenno's, who were living in Fall River at the time, had purchased a lot of land from Melintha Nooning in 1873. Norton Fenno is listed in the census records as a railroad engineer. The Fenno's sold the property to John B. Weston (B. 1821) in 1882. Mr. Weston, a teacher from Stanford Township, New York, owned the property until 1903 at which time it was sold to Martha Potter Turtle. The property changed hands again in 1917 when it was purchased by B. Duncan Hill. The Hill family owned the property until 1952 when it was purchased by the Booker family. The property is currently owned by Lt. General Fletcher C. Booker.

# INVENTORY FORM B CONTINUATION SHEET

BARNSTABLE

74 Summerbell Avenue

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.2343



## BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds.

FamilySearch

Grounds of the CCMA at Craigville, Barnstable Co., MA, 1895

Grounds of the CCMA at Craigville, Barnstable Co., MA, copy made 1928

Map of Barnstable - Craigville. Published by Walker Lithograph and Publishing Company, 1910.

Perry's Plan of Cottage Lots, Christian Camp Ground, 1872

Perry's Plan of Cottage Lots, Christian Camp Ground, copy made 1937

Plan of Land in Barnstable, MA, 1924

Town of Barnstable. Assessors Records.

U.S. Commerce Dept. Census Bureau, 1840-1930.

Vuilleumier, Marion. Cape Cod's Craigville. A History of Craigville Massachusetts. 1972.





MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Barnstable

74 Summerbell Avenue

Area(s) Form No.

	2343
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## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district  
☒ Contributing to a potential historic district      ☐ Potential historic district

Criteria: ☒ A    ☐ B    ☒ C    ☐ D

Criteria Considerations:    ☐ A    ☐ B    ☐ C    ☐ D    ☐ E    ☐ F    ☐ G

Statement of Significance by Julie Ann Larry & Geoff Melhuish, Turk Tracey & Larry Architects, LLC  
*The criteria that are checked in the above sections must be justified here.*

74 Summerbell Avenue would be a contributing building in an expanded Craigville Historic District. The property retains a moderate to high degree of architectural integrity and is locally significant for its association with the Christian Camp Meeting Association and its development at the turn of the 20<sup>th</sup> century. The inclusion of approximately 31 additional properties in the National Register District would expand the boundaries to include properties on Butler Avenue, Clark Avenue, Craigville Beach Road, Lake Elizabeth Drive, Ocean Avenue, Summerbell Avenue, Valley Avenue, and Vine Avenue.



# Town Of Barnstable



Logged In As:

## Parcel Detail

Wednesday, June 21 2017

Parcel Lookup

### ▼ Parcel Info

Parcel ID 226-064 Developer Lot LOT 142 & STHRN 1/2 OF LOT 145

Location 74 SUMMERBELL AVENUE Pri Frontage 50

Sec Road SPRING AVENUE Sec Frontage 60

Village Centerville Fire District C-O-MM

Town sewer exists at this address No Road Index 1558

Asbuilt Septic Scan:  
226064\_1

Interactive  
Map



### ▼ Owner Info

Owner KAY, JOHN F JR & SHEREE P Co-Owner

Street1 40200 PASEO SERENO Street2

City TEMECULA State CA Zip 92591 Country

### ▼ Land Info

Acres 0.07 Use Single Fam MDL-01 Zoning CBDCV Nghbd 0113

Topography Level Road Paved

Utilities Public Water,Gas,Septic Location

### ▼ Construction Info

#### Building 1 of 1

Year Built 1875 Roof Struct Gable/Hip Ext Wall Wood Shingle

Living Area 1424 Roof Cover Asph/F Gls/Cmp AC Type None

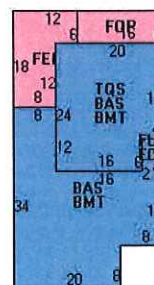
Style Conventional Int Wall Drywall Bed Rooms 4 Bedrooms

Model Residential Int Floor Hardwood Bath Rooms 3 Full-0 Half

Grade Average Plus Heat Type Hot Water Total Rooms 8 Rooms

Stories 1 1/2 Stories Heat Fuel Gas Foundation Conc. Block

Gross Area 2976



### ▼ Permit History



Issue Date	Purpose	Permit #	Amount	Insp Date	Comments
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<b>▼ Visit History</b>					
Date	Who	Purpose			
12/2/2009 12:00:00 AM	Paul Talbot	Cyclical Inspection			
11/7/2001 12:00:00 AM	Paul Talbot	Meas/Listed-Interior Access			
6/2/1998 12:00:00 AM	Lloyd Kurtz				

<b>▼ Sales History</b>				
Line	Sale Date	Owner	Book/Page	Sale Price
1	12/17/2015	KAY, JOHN F JR & SHEREE P	29342/108	\$550,000
2	9/22/2004	BOOKER, FLETCHER C III & GARDNER, SALLY	19055/131	\$1
3	7/15/1995	BOOKER, FLETCHER C JR	9764/331	\$1
4	7/15/1995	BOOKER, FLETCHER C JR & LOVE, WNIFRED B	9764/330	\$1
5	11/8/1978	BOOKER, FLETCHER C JR & LOVE, WNIFRED B	2816/15	\$0

<b>▼ Assessment History</b>						
Save #	Year	Building Value	XF Value	OB Value	Land Value	Total Parcel Value
1	2017	\$131,200	\$54,000	\$0	\$337,500	\$522,700
2	2016	\$98,400	\$36,400	\$0	\$447,700	\$582,500
3	2015	\$114,800	\$40,700	\$0	\$307,100	\$462,600
4	2014	\$114,800	\$40,700	\$0	\$307,100	\$462,600
5	2013	\$114,800	\$40,700	\$0	\$307,100	\$462,600
6	2012	\$116,500	\$38,500	\$0	\$307,100	\$462,100
7	2011	\$168,000	\$8,700	\$0	\$307,100	\$483,800
8	2010	\$168,000	\$8,700	\$0	\$307,100	\$483,800
9	2009	\$220,400	\$11,400	\$0	\$382,200	\$614,000
10	2008	\$198,000	\$11,400	\$0	\$397,500	\$606,900
12	2007	\$203,900	\$11,400	\$0	\$397,500	\$612,800
13	2006	\$178,900	\$11,400	\$0	\$376,500	\$566,800
14	2005	\$157,300	\$10,700	\$0	\$264,000	\$432,000
15	2004	\$127,800	\$10,700	\$0	\$69,000	\$207,500
16	2003	\$133,700	\$10,700	\$0	\$53,600	\$198,000
17	2002	\$137,000	\$11,400	\$0	\$53,600	\$202,000
18	2001	\$137,000	\$11,600	\$0	\$53,600	\$202,200
19	2000	\$119,300	\$12,700	\$0	\$41,400	\$173,400
20	1999	\$119,300	\$11,300	\$0	\$41,400	\$172,000
21	1998	\$119,300	\$11,300	\$0	\$41,400	\$172,000
22	1997	\$143,600	\$0	\$0	\$41,300	\$184,900
23	1996	\$143,600	\$0	\$0	\$41,300	\$184,900
24	1995	\$143,600	\$0	\$0	\$41,300	\$184,900
25	1994	\$137,700	\$0	\$0	\$37,100	\$174,800
26	1993	\$137,700	\$0	\$0	\$37,100	\$174,800
27	1992	\$157,000	\$0	\$0	\$41,300	\$198,300
28	1991	\$163,400	\$0	\$0	\$41,300	\$204,700
29	1990	\$163,400	\$0	\$0	\$41,300	\$204,700
30	1989	\$163,400	\$0	\$0	\$41,300	\$204,700
31	1988	\$89,900	\$0	\$0	\$24,000	\$113,900



32	1987	\$89,900	\$0	\$0	\$24,000	\$113,900
33	1986	\$89,900	\$0	\$0	\$24,000	\$113,900

## ▼ Photos



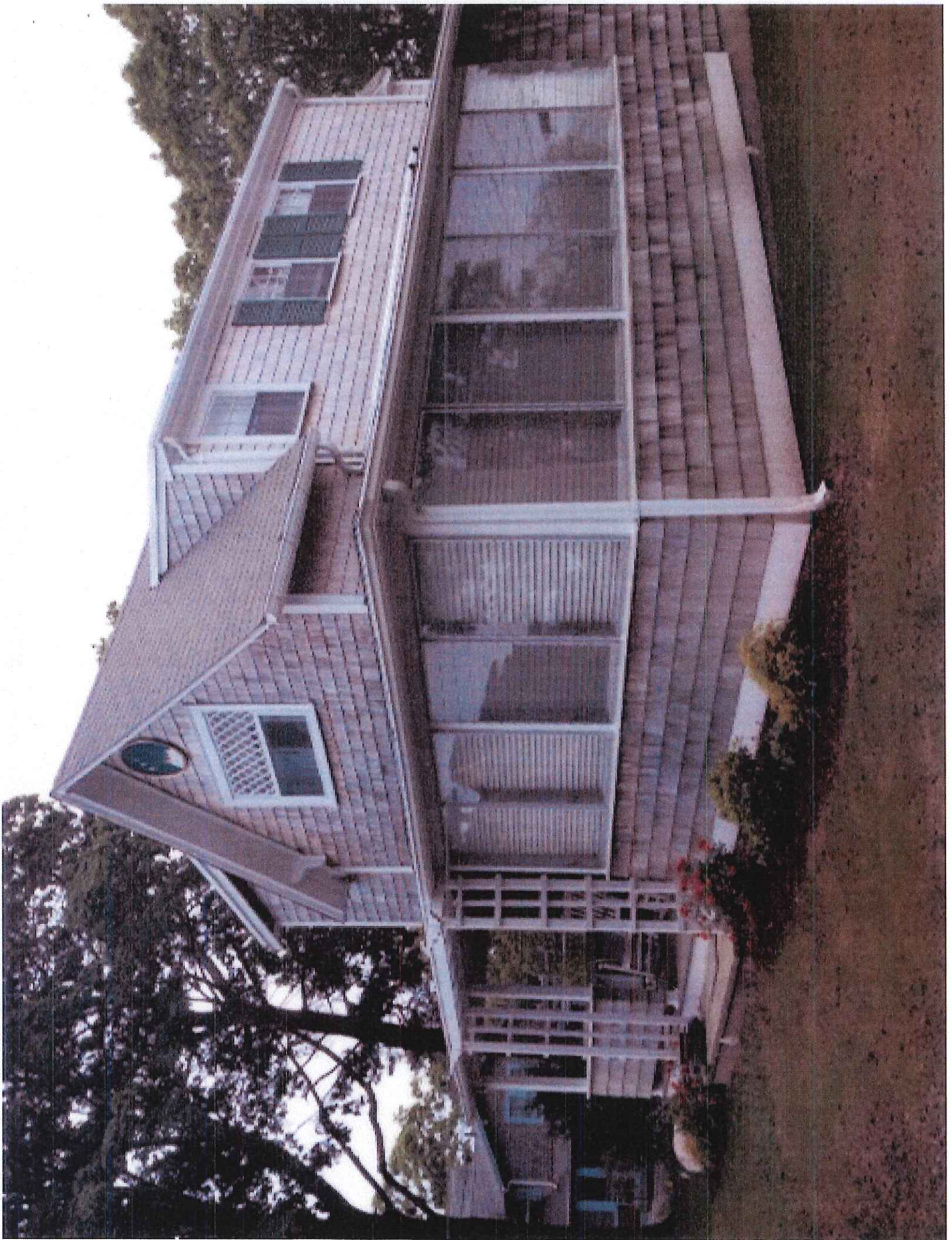




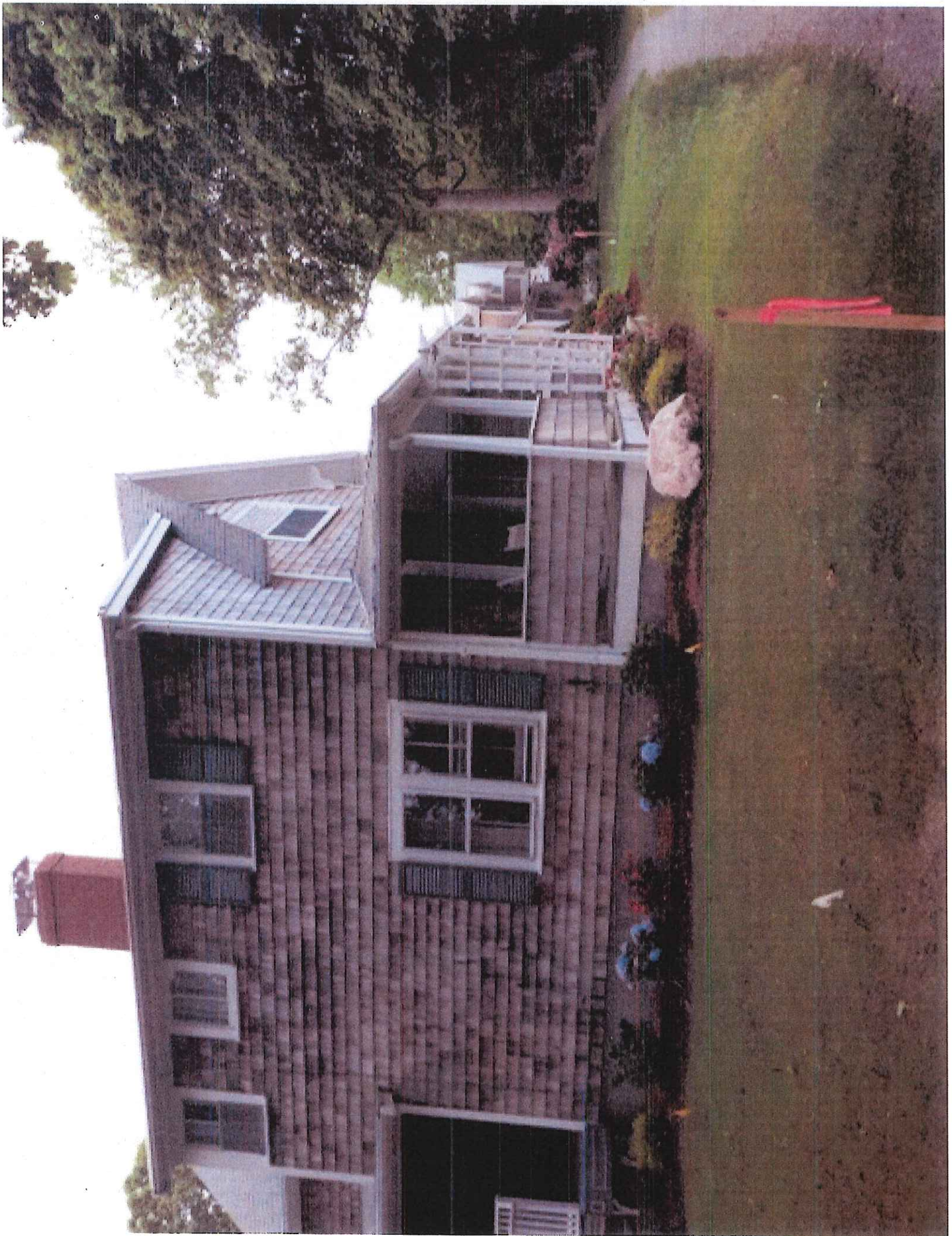








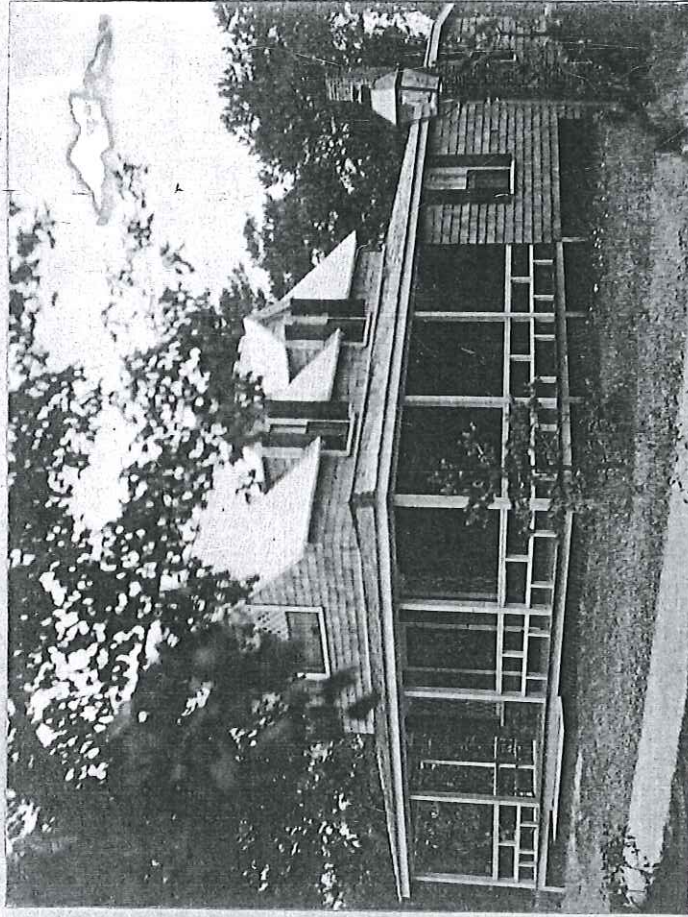






74 Summerbell, Centerville  
Proposed / original structure

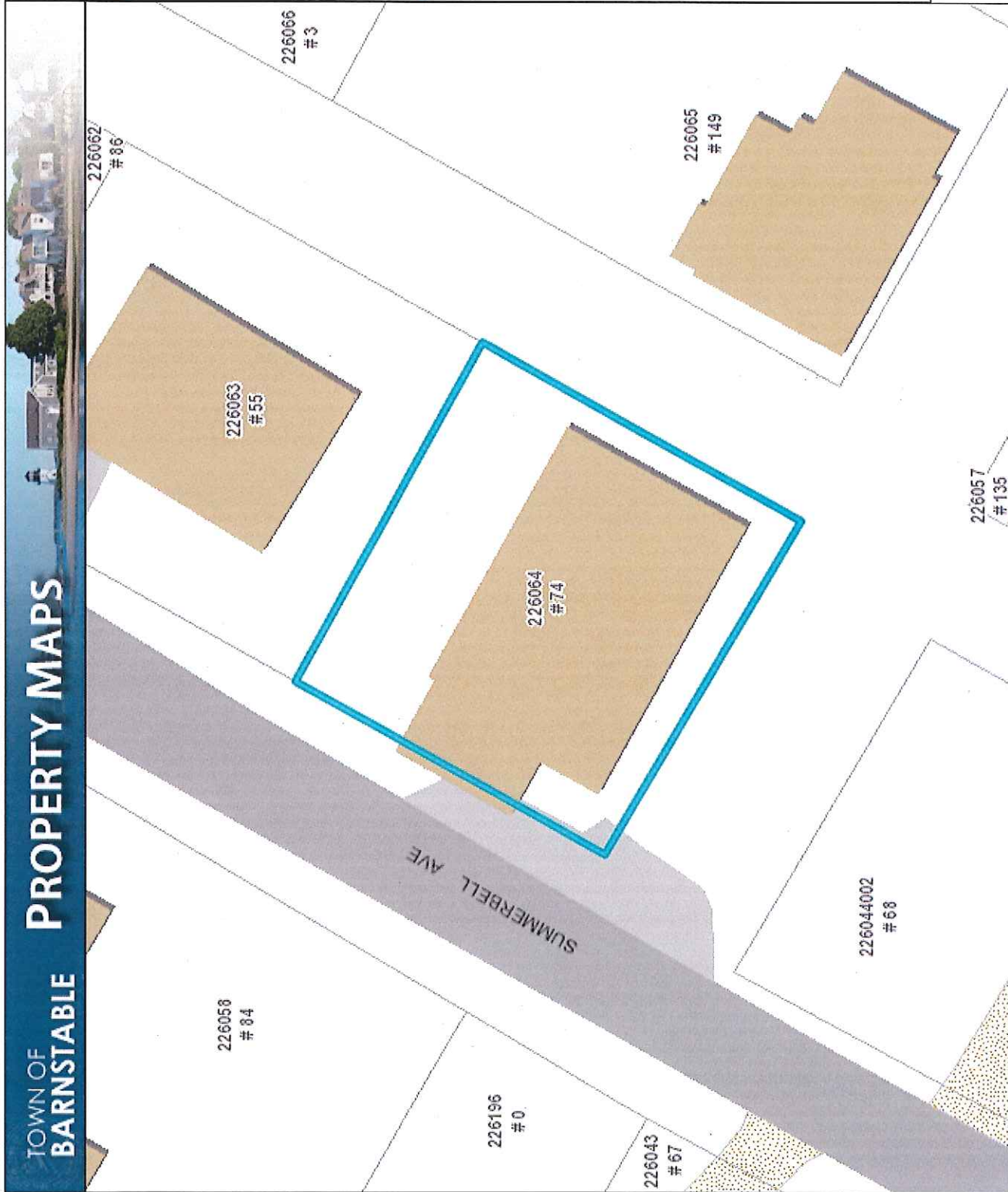
Madu/Pod4



*C. A. Fillingim*



# TOWN OF BARNSTABLE PROPERTY MAPS



## Legend

- Parcels
- Town Boundary
- Railroad Tracks
- Buildings
- Painted Lines
- Parking Lots
- Paved
- Unpaved
- Driveways
- Paved
- Unpaved
- Roads
- Paved Road
- Unpaved Road
- Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies



**Town of Barnstable GIS Unit**

367 Main Street, Hyannis, MA 02601

508-862-4624

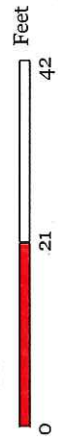
gis@town.barnstable.ma.us



Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.

This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

Map printed on: 9/5/2017



Approx. Scale: 1 inch = 21 feet

