

MINUTES

**Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room - Second Floor**

January 19, 2010 @ 4:00pm

Members Present:

Barbara Flinn, Chairman
Jessica Rapp Grassetti
Marilyn Fifield (Arrived 4:15pm)
Nancy Clark (Absent)
Nancy Shoemaker
George Jessop
Len Gobeil

Staff: Jackie Etsten, Principal Planner
Marylou Fair, Administrative Assistant

DEMOLITION APPLICATIONS FILED – DECIDE WHETHER THE STRUCTURE IS HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT WITHIN 7 WORKING DAYS FROM FILING

271 Wianno Avenue, Osterville, Map 140, Parcel 128 (Inventoried- 1886)

Represented by Gordon Clark, III – Northside Design

Retain main historic house, demolish roof of modern addition.

New Addition (Informal Review)

Relocate Carriage Shed and restore to original configuration; formal demolition application applies – Approve or refer to public hearing

Mr. Clark detailed plans to demolish the roof of the newer rear addition completed around 1978 and to build a new second floor. Jessica Rapp Grassetti asked if they intend to take down the stonework. and Mr. Clark said they intend to keep it and to carry it forward in the details of the new addition, duplicating the clapboard siding below and the scalloped shingles above. Mr. Clark further explained that they intend to remove the door that is on the second floor that leads nowhere and to re-utilize one of the stained glass windows, also changing the deck railings, which currently are almost like interior rails, to square cap posts and traditional rails and boxed-in vertical square lattice.

At the rear elevation, the deck would be enlarged slightly, with a multi-panel transom window proposed above the deck where there is a triple window in the master bedroom. George Jessop asked if any members feel the window should be larger to match those on the first level, and Barbara Flinn concurred that it would look better slightly larger. Mr. Clark thought there would be no problem in matching the windows. Jackie Etsten inquired if the glass around the window is one color and if it would be repeated in the new windows, and Mr. Clark replied that it would be.

Mr. Clark then described plans to relocate the carriage shed to the other corner of the lot as a storage shed, with the only change infilling a section of the roof to make that space more useful. The shed is being relocated to provide space for a possible detached garage in the future.

The bulkhead will be under the window in the kitchen. and George Jessop suggested an alternate design from the turn of the century involving a landing and steps and then the door. Mr. Clark was not sure of the extent of the basement, but agreed to present the idea to the owners.

Nancy Shoemaker commented that she is glad the house is being saved, and others agreed.

Motion duly made by Nancy Shoemaker, seconded by Jessica Rapp Grassetti, that the sections referred to in the plans dated 01/07/2010 are not historically or architecturally significant and that these sections of the home at 271 Wianno Avenue, Osterville can be demolished.

VOTE:

AYE: ALL

NAY: None

So Voted Unanimously

Motion duly made by Nancy Shoemaker, seconded by Jessica Rapp Grassetti, that the Carriage Shed be allowed to be moved to the back of the property and be reconfigured as discussed.

VOTE:

AYE: ALL

NAY: None

So Voted Unanimously

INFORMAL REVIEW

1180 Main Street, Cotuit Map 033, Parcel 033 (Contributing Bldg in NR District – c1865)

Represented by Steve Cook, Cotuit Bay Design

Addition to the rear of building, bay window enlargement

Mr. Cook noted that the owners would like to backfill the corner of the house and change a bay window in the kitchen, with a new entry door, and a two-story addition with gable to match the hip roof. Jessica Rapp Grassetti asked if any of this is visible from the road, and Mr. Cook replied that it cannot be seen at all, as it is at the rear of the house. Jackie Etsten asked if the bay window repeats the trim, and Mr. Cook confirmed that it did. George Jessop asked if it would be divided light, and Steve Cook indicated that they could do this. George Jessop also commented that he would like to see simple brackets and Mr. Cook noted that is what is shown on the plans.

Motion duly made by Nancy Shoemaker, seconded by Jessica Rapp Grassetti, that this specific wall to be demolished at 1180 Main Street, Cotuit, is not historically or architecturally significant and that Mr. Cook be allowed to proceed as presented.

VOTE

AYE: ALL

NAY: None

So Voted Unanimously

61 Old Stage Road, Centerville, Map 208, Parcel 137 (Uninventoried – 1870)

Represented by Billy Cauthen, contractor

Remove posts and decking on existing porch and build three-season room

Barbara Flinn stated that this house is very far off the road. and whatever is done will be an improvement. Mr. Cauthen explained that they intend to remove the porch and replace it with the same cement siding, additional posts, rolling windows and a three-foot entry door, all in the same footprint. George Jessop asked if they had considered any other siding, and Mr. Cauthen responded that he would prefer a clapboard but the owner wanted the cement siding. Jackie Etsten confirmed that the windows on the house are 2/2 with grids between the glass and that this will carry over to the porch windows. The Commission appreciated the review opportunity and thanked the contractor. No formal vote was taken.

DISCUSSION

Preservation (Draft) Report

Jackie Etsten detailed the consultants' new mapping codes for the Inventory listings to indicate relative significance of historic properties, and asked if the Commission wanted to review them further or go directly to a public hearing and make one list. Nancy Shoemaker commented that she would like to gather more information and make changes before a public hearing. Jo Anne Miller Buntich, Director of Growth Management, noted the benefit of posting the drafts for Volumes I & II online and suggested having all

three historical boards get together with the consultants to work out the technical questions before a public hearing. Jackie Etsten recommended the Commission invite the Hyannis Main Street Waterfront Historic District Commission and the Town's Old King's Highway Regional Historic District Committee to their next regularly scheduled meeting February 16, 2010. A date of March 1, 2010 was discussed for the public hearing.

Fees

Jackie Etsten informed the Commission that all boards affiliated with the Growth Management Department are reviewing current fees. Currently, BHC does not charge any fee whatsoever. She estimated the amount of time spent on each application and feels that there should be no charge for informal reviews. However, when someone files a demolition application, an average cost of services is approximately \$200 for a full process which includes the initial meeting and a public hearing. If a decision is made at the first meeting, the approximate cost is \$50. In order to have that second layer of review, it is suggested that applicant file with two checks, one for \$50 and one for \$200. If the review is completed in the first meeting, the second check for \$200 would be voided and returned to the applicant. George Jessop commented that he believes a board could waive the fee if they were provided with a documented hardship and Jo Ann Miller Buntich stated they would have to determine what the guidelines or criteria would be for a hardship.

CBI Report

Marilyn Fifield reported that the CBI consultants' draft reports on Town-owned historic buildings are online only for Community Preservation Committee review at present, but should eventually be accessible for Historical Commission review, as well

Nominations for Historic Preservation Award

Massachusetts Historical Commission sought nominations of individuals or buildings for historic preservation awards, and Holly Hobart and Jim Gould were suggested as individual nominees.. Marilyn Fifield suggested considering May for any local recognition, as it is Historic Preservation Month, and she also asked if it would be feasible to summarize the projects that have been reviewed by this Commission in order to report to the Town Council during Historic Preservation Month those saved and those lost through demolition.

Armory 50th Anniversary Event

Marilyn Fifield noted that this year marks the 50th anniversary of the historic JFK victory speech at the Armory that qualified the site for National Register listing, and she wondered if the Armory would be open, as it was last summer for beach sticker sales; and if the Historical Commission could post a commemorative photo exhibit there. Jackie Etsten wondered what condition the Armory was in, and Len Gobeil noted that it would need cleaning, and that he would check on its status. Barbara Flinn thought that if anything was going to be done, it should perhaps be during May, Historic Preservation Month.

**Having no further business before this Commission, a motion was duly made by Len Gobeil, seconded by Jessica Rapp Grasseti, to adjourn the meeting at 5:47pm.
So Voted Unanimously**

Respectfully submitted,
Marylou Fair, Recording Secretary