

## MINUTES

**Barnstable Historical Commission  
Town Hall  
367 Main Street, Hyannis  
Selectmen's Conference Room - Second Floor  
September 15, 2011**

**Members Present:** Jessica Rapp Grasseti, George Jessop, Marilyn Fifield, Nancy Shoemaker, Len Gobeil

**Members Absent:** Nancy Clark

**Staff:** Jo Anne Miller Buntich, GMD Director, Marylou Fair, Administrative Assistant

Acting under the provisions of the Code of the Town of Barnstable, Protection of Historic Properties, ss 112-1 through 112-7, you are hereby notified that the Historical Commission held a Public Hearing on the following Intent to Demolish Application and Chairman Grasseti called the Meeting to order at 10:38am.

**Khoury, Amin, 835 Sea View Avenue, Osterville, Map 113, Parcel 002-002**

Demolition of Single Family Residence – Built 1914 – Not Inventoried

Represented by Dr. Barry Lehman

Dr. Lehman noted for the record that the initial application was referred to a Public Hearing and a site visit was conducted for the members to view the property. He requests a waiver of the six month demolition delay. He also informed the Commission that attempts were made to see if the house could be moved and identified an area on Wianno Avenue that could possibly be available for relocation; however, moving the house and getting it down Wianno Avenue proved to be impossible.

George Jessop stated that, should demolition be granted, he requests another visit the site so that the Commission can take photographs of the interior and exterior of the building for the purpose of retaining a historical record.

Nancy Shoemaker stated that this structure certainly contributes to the surrounding area and she does not like to see the area being changed. She does, however, see that the house could not be moved after viewing the cellar. There are also many problems with the house and agrees that the kitchen is inferior. She would encourage them to save any details including the hardware if possible. The children's cottage is not scheduled to be demolished and she hopes that the new building is in keeping with the surroundings.

Len Gobeil asked if the Dr. Lehman could give them an idea of the proposed new dwelling. Dr. Lehman stated that Doreve Nicholaeff is the architect and understands her work is well known on Cape Cod. A two story home is proposed with approximately 8,000-9,000 square feet, shingle style. They also will try to save the fence as it is unique and wish to utilize it in a different location on the lot.

Jessica Rapp Grasseti thanked the applicant for allowing the Commission to visit the site and to return to document the structure for the historical record.

**Motion duly made by Len Gobeil, seconded by Nancy Shoemaker, that the Barnstable Historical Commission finds and determines, after review of the file, hearing testimony and conducting a site visit, that the building is not a contributing building, not listed on the Massachusetts Register of Historic Places and not subject to a referral to the Cape Cod Commission.**

**So Voted Unanimously**

**Motion duly made by Len Gobeil, seconded by Nancy Shoemaker, that the Barnstable Historical Commission give permission to owner for demolition of property located at 835 Sea View Avenue, Osterville.**

The following Demolition Applications were filed and a Hearing was held to decide on an initial basis, whether or not the building is historically or architecturally significant.

**Haley, Steven & Kathleen, 233 Seapuit River Road, Osterville, Map 051, Parcel 001**

Demolition of Single Family Residence – Built 1926 – Inventoried

Represented by Architect Jan Gleysteen and Bruce Besse, Landscape Designer

A letter from Abutter Frederick Wrightson, III was received in support of the Application.

Mr. Gleysteen reviewed the photographs that were included in the application and requested that the Commission find this property not historically significant and allow its demolition. He then reviewed the current site plan and the proposed site plan and noted that the existing house is built in reverse in that the front of the house faces the water and the rear of the house is what you see when you drive up the driveway. He further stated that the house is in poor condition and deteriorating.

Mr. Gleysteen also stated that this home was once the summer home of Sumner Pearmain who was in the League of Nations and promoted world peace and was also an avid organic gardener.

Mr. Besse explained that he has been working with the Haleys for two years on the property across the street and recently completed the landscaping. He has reviewed this property and found no signs of organic gardening on the site. The only significant items are some very large rhododendrons.

Since Mr. Pearmain was so important in US history, Nancy Shoemaker requested the homeowners' permission for a photographic record, if demolition is approved, to document the house. She also asked if there are any older photographs of the house, and Mr. Besse agreed to check with the owners and provide copies if available.

**Motion duly made by George Jessop, seconded by Len Gobeil, to find that the building located at 233 Seapuit River Road, Osterville is not a significant structure in accordance with the definition of Significant Buildings in §112-2B due to being altered to the point where there is no architectural significance remaining.**

**So Voted Unanimously**

**Motion duly made by George Jessop, seconded by Len Gobeil, based upon Article 1 Protection of Historic Properties, that the property located at 233 Seapuit River Road, Osterville, not be referred to a Public Hearing.**

**So Voted Unanimously**

**Stavros, Christopher, Trustee 21 Wianno Head Road Realty Trust**

**21 Wianno Head Road, Osterville, Map 091, Parcel 005-001**

Demolition of Single Family Residence – Built 1935 – Not Inventoried

Represented by Mark Cutone, Architect

Jessica Rapp Grasseti noted for the record that the application indicates 22 Wianno Head Road and that the application form is incomplete. Mr. Cutone stated that the address is 21 Wianno Head Road in Osterville and that an error was made on the application.

Mr. Cutone explained that his client is interested in removing the existing structure. Only a portion of the house dates back over 75 years and additions have been made over the years. Presently, it is used as a guesthouse by the owner who lives locally and his wish is to build a single family home for permanent residency.

Nancy Shoemaker stated that this would most likely not be a problem, but with no additional photographs available of the property other than the very grainy one provided with the application, she would suggest a site visit be made and a referral to public hearing.

Mr. Cutone asked if it would be better that he withdraw his application and resubmit with additional photographs. The members discussed this option and agreed to accept the application's written withdrawal.

**Motion duly made by Len Gobeil, seconded by George Jessop, to accept the written withdrawal requested by the applicant for the Intent to Demolish 21 Wianno Head Road.  
So Voted Unanimously**

**Lloyd, George & Holly, 1109 Main Street, Cotuit, Map 034, Parcel 009**

Demolition of Accessory Guest House – No Information Available on Guest House  
(Main dwelling built 1889 – Contributing in a National Register District)  
Represented by Peter Pometti

Mr. Pometti stated that only a portion of the two story guest house is old. The interior is vinyl flooring, a circular stairway and two of the walls have been removed. The Lloyds would like to construct a post and beam garage in its place.

In addition to the Guesthouse, Mr. Pometti requested that the shed located on the property be demolished as well. Jessica Rapp Grassetti commented that this structure has gone through many alterations, adding that outbuildings are a major factor to the streetscape.

Upon review of the shed, George Jessop estimated this structure to have been built sometime in the 1940's or 1950's and most likely not significant.

**Motion duly made by Len Gobeil, seconded by George Jessop, that the Commission finds that in accordance with Section 112.3D that the structure proposed for demolition at 1109 Main Street, Cotuit, is not significant per the definition of Significant Building in § 112-2B.  
So Voted Unanimously**

**Motion duly made by Len Gobeil, seconded by George Jessop, that the structure located at 1109 Main Street, Cotuit, not be referred to a public hearing to determine how Article 1 Protection of Historic Properties applies to the structure.  
So Voted Unanimously**

**Freitas, Mark, 639 Scudder Avenue, Hyannisport, Map 287, Parcel 049**

Partial Demolition for Addition – Built c.1762-63 – Contributing National Register District  
Represented by Gordon Clark, Northside Design Associates

Mr. Clark reviewed the site plan and noted the setback may have a zoning issue that will need to be addressed. Jessica Rapp Grassetti asked if the addition will be seen from the street, and Mr. Clark stated that he does not believe it can be, due to the hedges, although the addition will be seen as you drive into the property on the driveway off Lafayette Avenue.

George Jessop clarified that the demolition portion is the removal of a wall for access to the new addition. For this reason, he would suggest the Commission find that the demolition is appropriate and that the addition is in keeping with the style of the existing structure.

**Motion duly made by George Jessop, seconded by Len Gobeil, that the Commission does not find in accordance with Section 112.3D the structure proposed for partial demolition located at 639 Scudder Avenue, Hyannisport, significant under the definition of Significant Building in § 112.2B.  
So Voted Unanimously**

**Motion duly made by George Jessop, seconded by Len Gobeil, that the structure located at 639 Scudder Avenue, Hyannisport, not be referred to a public hearing to determine how Article 1 Protection of Historic Properties applies.  
So Voted Unanimously**

### **Informal Discussion**

#### **20 Quail Lane, Hyannisport, Map 287, Parcel 109**

Requested by Attorney J. Douglas Murphy – Built 1896, Contributing National Register District

**NOTE: Representative has requested a Withdrawal of the request for an Informal Discussion**

### **CPC / Village Updates**

Marilyn Fifield reported no updates for CPC except that they are beginning to review new applications.

There were no updates from any Commissioners

### **Approval of Minutes**

**April 21, 2011**

**Motion duly made by Len Gobeil, seconded by Marilyn Fifield, to accept the minutes of April 21, 2011, as revised by Marilyn Fifield.**

**So Voted Unanimously**

**May 17, 2011**

**The May 17, 2011, minutes were tabled to the next meeting due to lack of quorum to approve.**

**June 21, 2011**

**Motion duly made by Len Gobeil, seconded by Marilyn Fifield, to accept the minutes of June 21, 2011, as revised by Marilyn Fifield.**

**So Voted Unanimously**

**July 20, 2011**

**The July 20, 2011, minutes were tabled to the next meeting due to lack of quorum to approve.**

**August 23, 2011**

**Motion duly made by Len Gobeil, seconded by Marilyn Fifield, to accept the minutes of August 23, 2011, as revised by Marilyn Fifield.**

**So Voted Unanimously**

**Having no further business before this Commission, a motion was duly made by Len Gobeil, seconded by George Jessop, to adjourn the meeting at 11:40am.**

**So Voted Unanimously**

Respectfully submitted,  
Marylou Fair, Recording Secretary