

## MINUTES

**Barnstable Historical Commission  
Town Hall  
367 Main Street, Hyannis  
Selectmen's Conference Room  
November 14, 2012**

**Members Present:** Jessica Rapp Grassetti, Chair, Nancy Shoemaker, George Jessop, Len Gobeil, Marilyn Fifield, Laurie Young, Alternate Ted Wurtzburg

**Members Absent:** Nancy Clark

**Staff:** Marylou Fair, Administrative Assistant

*Chairman Jessica Rapp Grassetti called the Public Hearing to order at 4:00pm.*

*Acting under the provisions of the Code of the Town of Barnstable, ss 112-1 through 112-7, the Historical Commission held the **Public Hearing** on the following application in accordance with Chapter 112 §3D. The Commission found that the building proposed for demolition is a Significant Building, and it was referred to Public Hearing to determine how Chapter 112 applies to this structure.*

**Inker, Lesley & Benjamin named Buyers in a Purchase & Sales Agreement with the property owners, Walker, Robert & Sider, Donald, Trustees, Blue Heron Trust, 143 Inwood Lane, Centerville, Map 225, Parcel 027-001**

**Built 1910, Not Inventoried, Not in a National Register Historic District**

Demolish single-family home

Represented by Arlene Wilson, AM Wilson Associates & Peter Breese, Architect

Ms. Wilson submitted a copy of the deed which has been recorded listing the applicants as owners. She also submitted a copy of an e-mail that the owners sent to the Association to forward to the neighbors re. the intent to demolish the structure.

Peter Breese distributed photographs of the structure and noted that less than half of the footprint is the old gambrel house. There have also been at least two additions, with one a flat roof 2-car garage, and the porch on the east side has been enclosed. He provided a rendering of the structure and explained that the new dwelling will be approximately 5500 square feet with a swimming pool. The center portion of the house will have a wing on either side stepped down into the landscaping. It will also have lower roof lines.

Jessica Rapp Grassetti asked if there was any consideration to incorporating the gambrel, as this is a historic feature and distinctive style. Nancy Shoemaker concurred and added that the gambrel is in keeping with the neighborhood.

Chair Grassetti opened the discussion to Public Comment, but no one was present to comment.

George Jessop stated that he is pleased that it is an articulated design rather than a mass design and stepped into the landscape. It is a prominent style on this waterfront and well used on the Cape from the 1990s to the 1950s. He felt the scale of this house would not be hurt by an adaptation of a gambrel.

**Motion duly made by Len Gobeil, seconded by George Jessop, that the Barnstable Historical Commission finds after review and consideration of public testimony, application and record file for demolition proposed at 143 Inwood Lane, Centerville, that the structure to be demolished is not a preferably preserved significant building.**

**AYE:** Grassetti, Jessop, Fifield, Gobeil, Young, Wurtzburg

**NAY:** Shoemaker

**Motion duly made by Len Gobeil, seconded by George Jessop, to find, in accordance with Chapter 112 §F, that demolition of the building proposed at 143 Inwood Lane, Centerville, would not be detrimental to the historical, cultural or architectural heritage or resource of the town.**

**AYE:** Grassetti, Jessop, Fifield, Gobeil, Young, Wurtzburg

**NAY:** Shoemaker

*Acting under the provisions of the Code of the Town of Barnstable, ss 112-1 through 112-7, the Historical Commission held an initial hearing on the following application(s):*

**Notices of Intent to File a Permit to Demolish:**

Pursuant to Chapter 112, § 3D of the Town of Barnstable Code, the BHC is to determine whether the structure proposed for demolition is a Significant Building in accordance with the Definition set forth in Chapter 112, § 2.

**Cape Cod Hospital, 8 Park Street, Hyannis, Map 342, Parcel 008**

**Built c.1900, Not Inventoried, Not in a National Register District**

Demolish building

Represented by Attorney Eliza Cox

Attorney Cox stated that the applicant is seeking an initial determination of whether the structure is significant. The demolition is necessary for the expansion of the Cape Cod Hospital Emergency Center which was last expanded in 1992. The structure is not within any historic district, is not listed as a contributing building, nor is there an inventory on file with the Mass. Historical Commission (MHC). This project went before the Cape Cod Commission due to the size of the expansion, and in reviewing this structure staff noted that most of the architectural details have been removed. MHC was also notified, and their determination was that the demolition is unlikely to affect significant historic or archaeological resources.

George Jessop commented that the building itself is a typical cottage and has been significantly altered. The shed dormer is not appropriate for its architecture, and the building is not of any significant style.

**Motion duly made by George Jessop, seconded by Len Gobeil, that, in accordance with Chapter 112 § 3D, the Barnstable Historical Commission Does Not Find the building to be demolished at 8 Park Street, Hyannis, is a Significant Building in accordance with the definition in Chapter 112 § 2B. So Voted Unanimously**

**Hibbard Land Trust, LLC, 239 Iyannough Road/Rte 28, Hyannis, Map 328, Parcel 206**

**Built c.1920, Not Inventoried, Not in a National Register District**

Demolish single unit within multi-unit complex

Represented by Attorney Jeffrey Ford

Attorney Ford stated that this building is not listed on the National or State Register, nor is there an Inventory Form B on file with the Mass. Historical Commission. The owner is unaware of any historical event that may have taken place here and believes there are no architectural features. The proposal is to remove the building per this application along with one other that was built in the 1960s.

George Jessop commented that this particular building has shown use through the ages and removal is appropriate.

Nancy Shoemaker stated that the hip roof is great and the shingles below one window, but other than these features there is nothing significant.

**Motion duly made by Laurie Young, seconded by Len Gobeil, that, in accordance with Chapter 112 § 3D, the Barnstable Historical Commission Does Not Find the building to be demolished at 239 Iyannough Road/Rte 28, Hyannis, a Significant Building in accordance with the definition in Chapter 112 § 2B. So Voted Unanimously**

**Kaschuluk, Jeffrey, named buyer in a Purchase & Sales Agreement with Owners, JNJ Realty Trust, 58 Wianno Avenue, Osterville, Map 141, Parcel 003**

**Built 1869, Inventoried, Not in a National Register District**

Relocate single-family home & guest cottage on same parcel

Represented by Gordon Clark, Northside Design & Jeffrey Kaschuluk

Mr. Clark stated that they wish to relocate the existing structures on the existing property. They intend to demolish the attached garage and connector but keep the porch. Chair Grassetti confirmed that the building will be rotated and put on a new foundation.

George Jessop commented that he believes the portions of the building proposed to be demolished are not significant, but the home itself is.

Laurie Young stated that she would like to see this go to Public Hearing, as this is a centrally located building, and she would like the village of Osterville to be informed, especially since this involves bringing two other properties onto this same lot.

**After discussion, Motion was duly made by Nancy Shoemaker, seconded by Len Gobeil, that, in accordance with Chapter 112 § 3D, the Barnstable Historical Commission Does Not Find the portions of the building to be demolished (garage, connector and foundation under the house) at 58 Wianno Avenue, Osterville, represent a Significant Building in accordance with the definition in Chapter 112 § 2B.**

**AYE: Grassetti, Shoemaker, Fifield, Jessop, Gobeil, Wurzburg**

**NAY: Young**

**Kaschuluk, Jeffrey, 271 Wianno Avenue, Osterville, Map 140, Parcel 128  
Built 1886, Inventoried, Not in a National Register District**

Relocate single-family home & guest cottage to 58 Wianno Avenue

Represented by Gordon Clark, Northside Design & Jeffrey Kaschuluk

Mr. Clark stated that they wish to demolish the rearmost portion of the house, remove the front porch and relocate the dwelling on 58 Wianno Avenue with the gable end of the house facing Wianno Ave. to duplicate the existing structure on this lot. Nancy Shoemaker asked when the rear addition was built and Mr. Kaschuluk indicated that he believes it was added in the 1960s. He stated that this Commission has already reviewed the demolition of the rear addition and found it not significant.

Jessica Rapp Grassetti asked why there was no interest in moving the porch which features Tallman stonework, and Marilyn Fifield noted its importance on the Commission's Inventory form for the property. Gordon Clark replied that it would be difficult to retain the porch in the move, and it would interfere with the required setback on the lot. Chair Grassetti noted that this Commission has found this structure significant historically as well as architecturally, and a public hearing was held previously.

Mr. Kaschuluk commented that he is looking to save and rejuvenate an old house. He appreciates the stone porch comment, but believes it is nearly impossible to move the house with the stonework or to try and replace it once on the new lot. In addition, the dwelling that will be relocated at 58 Wianno Avenue does not have a porch.

George Jessop stated that the idea of moving this building onto 58 Wianno Avenue provides a nice complement to the current building, and he believes the relocation should be permitted.

**Motion duly made by Nancy Shoemaker, seconded by Len Gobeil, that, in accordance with Chapter 112 § 3D, the Barnstable Historical Commission Does Not Find the portions of the building to be demolished (porch, foundation under the house) at 271 Wianno Avenue, Osterville, represent a Significant Building in accordance with the definition in Chapter 112 § 2B**

**AYE: Shoemaker, Jessop, Gobeil, Wurzburg**

**NAY: Grassetti, Fifield, Young**

## **DISCUSSION**

### **Massachusetts Civil War Sesquicentennial Commission Memorial Project**

Massachusetts Historical Commission announced a statewide effort to commemorate the 150<sup>th</sup> anniversary of the Civil War. Len Gobeil reported that he is currently researching the many boulders and monuments throughout the town for the Town Manager, and he hopes to have a report for the Commission soon. He believes this is a great opportunity to work with the schools and teachers to look into our Civil War historic sites. He will reach out to the Barnstable High School history department and report back at the January 15, 2013, meeting.

### **CPA Update**

Marilyn Fifield reported that the CPC approved \$275,000 in CPA funds for the West Parish restoration project and will consider CPA funding for the Cahoon Museum, and expressed concern with committing such large grants of the Town's CPA funds to historic properties that are not Town-owned while so many Town-owned historic properties need attention and funding. A motion was made by Laurie Young,

seconded by Nancy Shoemaker, to send a letter of support to the CPC for the Cahoon Museum project. Nancy Shoemaker volunteered to draft the letter. Chair Grassetti abstained from the vote as a member of the Cahoon Museum board.

**Having no further business before this Commission, a motion was duly made by Len Gobeil, seconded by George Jessop, to adjourn the meeting at 5:45pm.  
So Voted Unanimously**

Respectfully submitted,  
Marylou Fair, Recording Secretary  
and Historical Commission Clerk Marilyn Fifield