

MINUTES

**Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room
October 21, 2014**

Laurie Young, Chair	Present
Marilyn Fifield, Clerk	Present
Nancy Clark	Absent
Nancy Shoemaker	Absent
George Jessop	Present
Len Gobeil	Present
Ted Wurzburg	Present
Paul Arnold, Alternate	Present
Marylou Fair	Admin Assistant, GMD
Jo Anne Miller Buntich	Director, GMD

Chair Laurie Young called the meeting 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 a Public Hearing on the following application:

The following Applications were determined significant and referred to Public Hearing:

McPherson, Susan, 38 Hawthorne Avenue, Hyannis, Map 286, Parcel 008

Built 1908, Not Inventoried, Contributing Building in the Hyannisport National Register Historic District
Remove Existing Foundation, Walkout Walls, Window

(Continued from September 16, 2014)

Represented by Steve Cook, Cotuit Bay Design, LLC

The application was continued for receipt of revised plans indicating that the original buttresses on the dwelling would remain in tact. Steve Cook reminded members that the proposed plan is to lift the house and put a new foundation underneath, with a new walkout. First and second floors will remain the same. George Jessop inquired if the property currently floods and Steve Cook reported that it does and they intend to raise the grade on the south elevation. George Jessop surmised that the only major change to the building is on the west elevation and the basement area. The existing structure is being maintained and merely extended vertically. In his opinion, this is not a substantial change to refer the application to the Cape Cod Commission.

Motion duly made by Len Gobeil, seconded by Ted Wurzburg, in accordance with Chapter A, Enabling Regulations of the Code of the Cape Cod Commission Regulations, Section 1(c) Definition of Substantial Alteration, the Historical Commission does not find that the proposed demolition of the portions of the building located 38 Hawthorne Avenue, Hyannis would constitute an alteration that jeopardizes its status as a contributing structure in a National Register Historic District.

So Voted Unanimously

Motion duly made by Len Gobeil, seconded by Ted Wurzburg that the Historical Commission finds, after review and consideration of public testimony, application and record file for demolition proposed at 38 Hawthorne Avenue, Hyannis, that the portions of the structure to be demolished are not preferably preserved

significant portions of the building as identified on plans prepared by Cotuit Bay Design LLC dated 10/20/2014.

So Voted Unanimously

Motion duly made by Len Gobeil, seconded by Ted Wurzburg that in accordance with Chapter 112F the Historical Commission determines that the demolition of the portions of the structure located at 38 Hawthorne Avenue, Hyannis would not be detrimental to the historical, cultural or architectural heritage or resource of the Town.

So Voted Unanimously

Bruno, Gary, 110 Ocean View Avenue, Cotuit, Map 034, Parcel 050

Built 1842, Inventoried, Contributing Building in the Cotuit National Register Historic District

Partial Demolition (Roof), Construct New Shed Dormer

Represented by Steve Cook, Cotuit Bay Design, LLC

Steve Cook reviewed the plan to add a dormer on the front right wing of the house above the covered porch which will tie in with the main roof line. George Jessop noted that currently, it is almost a flat roof and asked about the pitch. Steve Cook stated it is a 2 pitch and George Jessop commented that he does not find that the 2 pitch is inappropriate.

Motion duly made by Len Gobeil, seconded by Ted Wurzburg, in accordance with Chapter A, Enabling Regulations of the Code of the Cape Cod Commission Regulations, Section 1(c) Definition of Substantial Alteration, the Historical Commission does not find that the proposed demolition of the portions of the building located 110 Ocean View Avenue, Cotuit would constitute an alteration that jeopardizes its status as a contributing structure in a National Register Historic District.

So Voted Unanimously

Discussion: George Jessop pointed out that on the drawings for the siding of the dormer it indicates clapboard; however, the existing structure is shingles. Steve Cook noted that this is an error in the drawings as the dormer will be shingles to match the house.

Motion duly made by Len Gobeil, seconded by Ted Wurzburg that the Historical Commission finds, after review and consideration of public testimony, application and record file for demolition proposed at 110 Ocean View Avenue, Cotuit, that the portions of the structure to be demolished are not preferably preserved significant portions of the building as identified on plans prepared by Cotuit Bay Design LLC dated 09/15/2014.

So Voted Unanimously

Motion duly made by Len Gobeil, seconded by Ted Wurzburg that in accordance with Chapter 112F the Historical Commission determines that the demolition of the portions of the structure located at 110 Ocean View Avenue, Cotuit would not be detrimental to the historical, cultural or architectural heritage or resource of the Town.

So Voted Unanimously

Kaschuluk, Jeffrey, 271 Wianno Avenue, Osterville, Map 140, Parcel 128

Built 1886, Inventoried, Not in a National Register Historic District

Full Demolition of Single Family Home

Represented by Gordon Clark, Northside Design Associates & Samantha Steward

Laurie Young noted the history of this property which has been before the Commission many times. She has tried to maintain a consistent position as she has been opposed to a complete demolition throughout. She has made compromises on a few previous applications to partially demolish the house in order to try and save it. This structure is a twin of the one across the street and thinks it is important to try and save it. She is hopeful that someone will want to purchase it and renovate it.

George Jessop commented on the history of this street which has seen a lot of historic buildings be demolished and/or altered and asked the members if this is a trend they want to see continue. Len Gobeil stated that when he went out to the site he was surprised to see the For Sale sign advertising the property as "Land" in an appearance that the Historical Commission had already voted that the house could be taken down.

Gordon Clark stated that one of the previous submissions was for a full demolition and this Commission voted for the demolition delay, which at the time was six months. The owner then made attempts to try and save the property and resubmitted applications for partial demolitions. He has offered the house to the Osterville Historical Commission, along with a check, and the Society did not want it. It has been six years and the homeowner has tried numerous ways to market the house to save it. He believes they have exhausted all marketing efforts to save the house. Unfortunately, the land is more valuable than the house with the land. From the outside the house looks ready to move in, the inside is nothing but studs. The lot has also been landscaped so that the property looks well maintained.

George Jessop stated that he would like to know more about the attempts to sell the property as is and added that the purpose of the demolition delay is to allow the Historical Commission a chance to physically examine the property as it is deceiving as to what exactly the property looks like inside.

Gordon Clark suggested continuing the application to the next scheduled meeting and to ask George Jessop to visit the site and report back to the Commission.

Marilyn Fifield added that the National Trust for Historic Preservation out of Washington, DC will advertise properties for sale.

Motion duly made by George Jessop, seconded by Len Gobeil to Continue the Notice of Intent Application to November 18, 2014 at 4:00pm.

So Voted Unanimously

Bay Street Nominee Trust, named buyer in a Purchase & Sales Agreement with Owner, Wild, Robert, 61 Parker Road, Osterville, Map 117, Parcel 136

Built 1847, Inventoried, Not in a National Register Historic District

Full Demolition of Single Family Home & Garage

Represented by Charles Tardanico & Gordon Clark, Northside Design Associates

Gordon Clark stated that the intent is to replace the house as the current dwelling has deteriorated beyond repair. The windows are all rotted, the floor is buckled and there is not much that could be saved without completely rebuilding.

The garage is in serious disrepair with a tree growing through the interior. The exterior of the house has no significant architectural details and there is a bay window that was probably added in the 1960's. The proposed house will be in keeping with the neighborhood.

Chair Young opened the discussion to Public Comment

Laurel Welch stated that it is a lovely house and had great detail but has slowly deteriorated. She can view the garage from her house and it is about to fall over. She agrees that there is no detail on the house that could be salvaged and believes that a new house will compliment the neighborhood.

Mark Anderson is a neighbor and came because he is seeking information on what the new house would look like. He does not have an opinion on the house, but agrees that the garage is about to fall down. Chair Young explained that the new building is not within this Commission's purview.

Motion duly made by Len Gobeil, seconded by George Jessop that the Historical Commission finds, after review and consideration of public testimony, application and record file for demolition proposed at 61 Parker Road, Osterville, that the structure to be demolished is not a preferably preserved significant building.

So Voted Unanimously

Motion duly made by Len Gobeil, seconded by George Jessop that in accordance with Chapter 112F the Historical Commission determines that the demolition of the structure located at 61 Parker Road, Osterville, would not be detrimental to the historical, cultural or architectural heritage or resource of the Town.

So Voted Unanimously

Cappellucci, David & Colleen, 269 West Bay Road, Osterville, Map 116, Parcel 109

Built 1925, Not Inventoried, Not in a National Register Historic District

Partial Demolition to Construct 3 Dormers & Garage

Represented by Gordon Clark, Northside Design Architects & Ron Welsh

Gordon Clark explained the project to construct three dormers on the front elevation, convert existing garage into a master bath and construct a new garage. The will maintain the bow roof, the windows on front elevation and the arched window. Len Gobeil asked if the deck will remain and Gordon Clark indicated that the deck will be removed and a stone patio will be built. Mr. Clark added that the bubble skylight will be removed as well.

Motion duly made by Len Gobeil, seconded by Ted Wurzburg that the Historical Commission finds, after review and consideration of public testimony, application and record file for demolition proposed at 269 West Bay Road, Osterville, that the portions of the structure to be demolished are not preferably preserved significant portions of the building as identified on plans prepared by Northside Design Architects dated 07/07/2014.

So Voted Unanimously

Motion duly made by Len Gobeil, seconded by Ted Wurzburg that in accordance with Chapter 112F the Historical Commission determines that the demolition of the portions of the structure located at 269 West Bay Road, Osterville would not be detrimental to the historical, cultural or architectural heritage or resource of the Town.

So Voted Unanimously

Kelly, Bruce & Mycock, Lisa, 99 High Street, Cotuit, Map 035, Parcel 035

Built 1915, Not Inventoried, Not in a National Register Historic District
Demolition of 10' Section of 2-Story Wall & Chimney on West Elevation
Represented by Timothy Luff, Archi-Tech Associates & Lisa Mycock

Mr. Luff detailed the project and explained that the addition will be going on the left elevation where the chimney is now. The chimney will be demolished along with two windows where they will have a small opening to allow entryway into the new addition. They have tried to leave as much of the house intact as possible. George Jessop commented that where they are making the transition from house to addition the gable will come forward approximately two feet which will define what is old and what is new.

Chair Young opened the discussion to Public Comment

Mr. & Mrs. James Leclair wished to support the project

Motion duly made by Len Gobeil, seconded by Ted Wurzburg that the Historical Commission finds, after review and consideration of public testimony, application and record file for demolition proposed at 99 High Street, Cotuit, that the portions of the structure to be demolished are not preferably preserved significant portions of the building as identified on plans prepared by Archi-Tech Associates dated 8/7/2014.

So Voted Unanimously

Motion duly made by Len Gobeil, seconded by Ted Wurzburg that in accordance with Chapter 112F the Historical Commission determines that the demolition of the portions of the structure located at 99 High Street, Cotuit would not be detrimental to the historical, cultural or architectural heritage or resource of the Town.

So Voted Unanimously

Horwood, Richard, 133 Irving Avenue, Hyannis, Map 287, Parcel 066

Built c.1860-1875, Inventoried, Contributing Building in the Hyannisport National Register Historic District

Partial Demolition of Single Family Home

Represented by Mark Grenier, MG Build Design, Inc.

Chair Young read two letters received into the record. Elizabeth Mumford wrote in opposition of the project and Edward & Katherine Kennedy, Jr in favor of the project.

Motion duly made by Len Gobeil, seconded by Ted Wurzburg, in accordance with Chapter A, Enabling Regulations of the Code of the Cape Cod Commission Regulations, Section 1(c) Definition of Substantial Alteration, the Historical Commission does not find that the proposed demolition of the portions of the building located 133 Irving Avenue, Hyannis would constitute an alteration that jeopardizes its status as a contributing structure in a National Register Historic District.

Discussion: George Jessop detailed the changes proposed. The north elevation originally had a trellis over the door and that is being restored. Most of the construction is between each of the two sections of the significant portions of the building. The center section has already been converted and it does not exceed the height of the existing structure. Because the center section doesn't cover the two end sections and the new portion of the structure is not imposing on either end except to fill in, he feels the changes are limited to the change in windows. Laurie Young added that the front elevation door is being centered, two new windows and a shed dormer above with three windows. Mark Greneir stated that the original structure as shown in the Inventory Form B does not include a substantial addition in 1992 that was maybe not the best choice and he is trying to correct that. A second story was added in 1992 as well and he suggests that his proposal on the west elevation will fix the missing piece.

Marilyn Fifield stated that she would be more comfortable if the Cape Cod Commission could be consulted. Laurie Young agreed that she would like the Cape Cod Commission to take a look. Ted Wurzburg stated that the building has already been compromised and this design is trying to bring it back into conformity.

VOTE:

AYE: Jessop, Gobeil, Wurzburg

NAY: Young, Fifield

Chair Young opened the discussion to Public Comment

Elizabeth Mumford sated that she did submit a letter and photographs objecting to the changes to the structure due to the changes in the windows and dormer. The house will go to a full two story. It is a small house on a small lot.

Motion duly made by Len Gobeil, seconded by Ted Wurzburg that the Historical Commission finds, after review and consideration of public testimony, application and record file for demolition proposed at 133 Irving Avenue, Hyannis, that the portions of the structure to be demolished are not preferably preserved significant portions of the building as identified on plans prepared by MG Design Build, Inc. dated 8/25/2014.

AYE: Jessop, Gobeil, Wurzburg

NAY: Young, Fifield

Motion duly made by Len Gobeil, seconded by Ted Wurzburg that in accordance with Chapter 112F the Historical Commission determines that the demolition of the portions of the structure located at 133 Irving Avenue, Hyannis would not be detrimental to the historical, cultural or architectural heritage or resource of the Town.

AYE: Jessop, Gobeil, Wurzburg

NAY: Young, Fifield

Lewis, Farley & Elizabeth, 21 Wachusett Avenue, Hyannis, Map 287, Parcel 139

Built c.1900, Not Inventoried, Contributing Building in Hyannisport National Register Historic District

Partial Demolition of 2 Story Addition

Represented by Rick Fenuccio, Brown, Lindquist, Fenuccio & Raber Architects, Inc.

Mr. Fenuccio stated that the two additions to be demolished are dated 1960 and 1990 and that the character defining element, the windmill will remain and they plan on fixing the foundation and shoring it up before proceed with the new construction. George Jessop added that he likes to see a building being reduced rather than enlarged.

Motion duly made by Len Gobeil, seconded by Ted Wurzburg, in accordance with Chapter A, Enabling Regulations of the Code of the Cape Cod Commission Regulations, Section 1(c) Definition of Substantial Alteration, the Historical Commission does not find that the proposed demolition of the portions of the building located 21 Wachusett Avenue, Hyannis would constitute an alteration that jeopardizes its status as a contributing structure in a National Register Historic District.

So Voted Unanimously

Motion duly made by Len Gobeil, seconded by Ted Wurzburg that the Historical Commission finds, after review and consideration of public testimony, application and record file for demolition proposed at 21 Wachusett Avenue, Hyannis, that the portions of the structure to be demolished are not preferably preserved significant portions of the building as identified on plans prepared by BLF&R Architects, Inc. dated 8/28/2014.

So Voted Unanimously

Motion duly made by Len Gobeil, seconded by Ted Wurzburg that in accordance with Chapter 112F the Historical Commission determines that the demolition of the portions of the structure located at 21 Wachusett Avenue, Hyannis would not be detrimental to the historical, cultural or architectural heritage or resource of the Town.

So Voted Unanimously

Other Business

Website – Content Update

Len Gobeil recommended a link to the Veterans videos and the Barnstable Voices that are currently on the town's website.

With no further business before this Commission, a motion was duly made by George Jessop, seconded by Ted Wurzburg, to adjourn the Meeting at 6:06pm.

So Voted Unanimously

Respectfully submitted,

Marylou Fair, Recording Secretary