

MINUTES

**Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room
October 18, 2016**

Laurie Young, Chair	Present
Nancy Clark, Vice Chair	Present
Marilyn Fifield, Clerk	Present
Nancy Shoemaker	Present
George Jessop	Absent
Ted Wurzburg	Present
Elizabeth Mumford	Present
Jo Anne Miller Buntich	Director, GMD
Marylou Fair	Admin Assistant, 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 applications previously determined significant and referred to Public Hearing:

**Johnson, Nancy, 137 Harbor Bluffs Road, Hyannis, Map 325, Parcel 119
Built 1928, Not Inventoried, Not in a National Register Historic District**

Partial demolition of single-family home

Represented by Willy Planinshek, Contractor

Mr. Planinshek explained that he had originally submitted a building plan that included three sliders to be installed, but that he added three more, not understanding the historical significance, and he apologized for that error. Laurie Young confirmed that the work has already been done, along with many more alterations than just the sliding doors. Nancy Clark noted that the original windows were windows, and not sliding doors, and that they had divided lights, while the replacement glass doors are larger and lack divided lights. She voiced her disapproval of the changes made, especially the addition of two doghouse dormers. Mr. Planinshek replied that the proposed addition of a full porch on the front elevation that faces the water will reduce the emphasis of the large slider windows. Laurie Young also voiced her disapproval of the work already completed, saying it should have come before the Commission prior to the start of any work on the exterior. Staff confirmed that the building permit was issued for interior work only, although Mr. Planinshek said that the three sliders were indicated on the plans that were submitted to the building department.

Chair Young outlined the options for the Commission: determining the building is a Preferably-preserved Building and imposing the 18-month delay or trying to work out a compromise. Mr. Planinshek accepted responsibility and asked the Commission for any possible leeway. Nancy Shoemaker explained that even changing one doorway requires the review of this Commission, and the connection of the breezeway that is proposed involves demolition. Chair Young asked if Mr. Planinshek would like her to poll the members prior to a vote regarding the possibility of designating this a Preferably-preserved Building, and the Commission all agreed it is a Preferably-preserved Building.

Ted Wurzburg questioned if the porches would somewhat mitigate the massive glass of the sliders and roof lines, and Nancy Clark and Nancy Shoemaker replied that the new porch might mitigate the elevation facing the water and the massive glass, but not the roof lines with the doghouse dormers. Mr. Planinshek asked if a Nantucket dormer rather than a doghouse dormer would help, saying a Nantucket dormer does not have a peak but a transom and flat roof. Commissioners discussed this possibility and agreed that new plans should be submitted, advising that the applicant should request a continuance to the November 15, 2016, hearing and submit revised plans. Mr. Planinshek agreed and signed a request to continue the application.

Motion duly made by Nancy Clark, seconded by Nancy Shoemaker, to Continue the Notice of Intent Application for Nancy Johnson at 137 Harbor Bluffs Road, Hyannis, to the November 15, 2016, Hearing at 4pm. So Voted Unanimously

**Town of Barnstable (Osterville Elementary School), 93 West Bay Road, Osterville, Map 116, Parcel 053
Built 1916 (Bay School), Inventoried, Not in a National Register Historic District**

Full Demolition of Elementary School

Represented by Mark Marinaccio & David Anthony, Town of Barnstable

Mr. Marinaccio explained that David Anthony has been involved in trying to find new uses for the building. He said it was built in 1916 and renovated in 1929, with an addition constructed in 1961, but it has been vacant since June, 2008. He explained that many attempts were made to find a user for the building, with a \$50,000 bid in 2008 that was deemed insufficient. He said a \$500,000 bid received in 2010 fell through and, again, the building was put up for bid. He called the current state of the building uninhabitable, saying entry is impossible due to the mold. In 2015, he said, a feasibility study determined repair or rehabilitation of the building to be cost-prohibitive. He said the Town has held many meetings with Village residents, and the Osterville Village Association sent a letter to the Town Manager and Village members, recognizing that the building was no longer financially viable and an opportunity to repurpose the land could be a possibility.

Chair opened Public Comment.

John Crow, Osterville Village Association President, stated that their board is unanimously behind the move to demolish the buildings, although it was not a decision taken lightly. He said numerous meetings were held to try and find a use for the building, and many multi-generational families and Association members had attended this school, but see an opportunity to move forward and find a use that is a benefit to the community.

Jim Crocker, Precinct 5 Town Councilor, remembered wonderful events at the School, recalling that his father rang the bell on the 90th Anniversary. He said it was a part of the community, but unfortunately the building has fallen into disrepair. He added that new uses have been discussed for years, but for now the main goal is to repair the fields so that they can be used, and he asked for consideration by the Commission so that they can move forward.

Hearing no further comment, Chair Young closed Public Comment

The Chair then reported that, as an Osterville resident, she, too, has tried to find other uses, but found it very difficult, as the building is too big for some and too small for others. She said the building has not been maintained and, at this point, it represents a demolition by neglect. Nancy Clark noted that this is exactly why the demolition bothers her, as the Town opposes demolition by neglect, but it appears the Town has allowed this to happen to one of its own buildings, since there has been no maintenance conducted on the building for years. Mark Marinaccio disagreed and pointed out that there have been multiple attempts to find a user. He said he is a big advocate of historic buildings in the Town and has restored many.

Motion duly made by Nancy Shoemaker, seconded by Laurie Young, that the Barnstable Historical Commission finds after review and consideration of public testimony, application, and record file for full demolition proposed at 93 West Bay Road, Osterville, the Significant Building is a Preferably-preserved, Significant Building.

AYE: Fifield

NAY: Young, Clark, Shoemaker, Wurzburg, Mumford

Motion duly made by Nancy Shoemaker, seconded by Laurie Young, that, in accordance with Section 112-3 F, the Barnstable Historical Commission determines that the full demolition of the Building located at 93 West Bay Road, Osterville, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

AYE: Young, Clark, Shoemaker, Wurzburg, Mumford

NAY: Fifield

Baldini, Edward & Elizabeth, 18 Garrison Lane, Osterville, Map 114, Parcel 011

Built 1933, Not Inventoried, Not in a National Register Historic District

Full demolition of single-family home and attached garage

Represented by Jim Cappuccino, Hutker Architects

Mr. Cappuccino explained that they are requesting a full demolition to construct a new single-family dwelling. Laurie Young noted that this dwelling has been renovated many times and sits in a beautiful setting. Nancy Clark asked if there were any issues with the condition of the structure, as it appears to be in good order, and Mr. Cappuccino replied that the homeowners are looking to bring everything up to code and with new ventilation. Nancy Clark received confirmation that the owners purchased the property two years ago with the intent to tear it down. Nancy Shoemaker explained to the representative that the 18-month demolition delay is not intended to be punitive, but to be sure the community is aware and the applicant has considered all possibilities for incorporating the historic building in new plans. Chair Young stated that the abutters within 300 feet had been notified but there was no one present. Marilyn Fifield asked if there were any architectural features that could be saved, and Mr. Cappuccino replied that they do reuse many materials and also offer others to Habitat for Humanity whenever they raze a building.

Motion duly made by Nancy Clark, seconded by Laurie Young, that the Barnstable Historical Commission finds after review and consideration of public testimony, application, and record file for full demolition proposed at 18 Garrison Lane, Osterville, that the Significant Building is a Preferably-preserved, Significant Building.

NAY: So Voted Unanimously

Motion duly made by Nancy Clark, seconded by Ted Wurzburg, that, in accordance with Section 112-3 F. the Barnstable Historical Commission determines that the full demolition of the Building located at 18 Garrison Lane, Osterville, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

AYE: So Voted Unanimously

**4 Washington Hyannisport LLC, 4 Washington Avenue, Hyannis, Map 287, Parcel 041
Built 1898, Inventoried, Contributing Building in National Register Historic District**

Partial demolition of single-family home

Represented by Doug Kelleher, Epsilon LLC & Jason Arndt, Architect

Laurie Young reminded members that this property came before the Historical Commission previously due to unapproved work that included the removal of the porch. She said this Commission had found the structure to be Preferably-preserved and had referred the applicant to the Cape Cod Commission. Subsequently, she said, representatives and the owner met with Sarah Korjeff at the Cape Cod Commission and have revised the plans to retain the character-defining features that have been altered. Doug Kelleher explained that he and Jason Arndt are new to the project, and, as the revised plans indicate, the project has taken a new direction that should meet with this Commission's approval. Jason Arndt addressed the removal of the turret that was at the corner inside the porch, noting it is extended back down and clad in cedar shingles and weather-treated for a silvering effect. He said they have returned the windows along the outside of the porch that were removed and the the 6/1 windows match the rest of the house. Nancy Clark called these plans much-improved, and Laurie Young referred to Sarah Korjeff's memo citing these changes as keeping the character-defining features. Nancy Shoemaker inquired about the very small window that appears in the existing photographs but not on the revised drawings, and Jason Arndt assured that its omission was an error on the drawings and it was simply left out. Doug Kelleher noted one revision in the foundation in that originally it was a brick foundation and now it is a lattice design. Nancy Shoemaker also noted that the siding calls for aluminum clad vinyl but she would rather see a composite such as azek, although it is left to the discretion of the homeowner. All in all, Commissioners were pleased with the revised plans.

Motion duly made by Laurie Young, seconded by Nancy Clark, that the Barnstable Historical Commission finds and determines, after review and consideration of the file and hearing testimony for 4 Washington Avenue, Hyannis, that:

- **The property is outside a local historic district;**
- **The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a Contributing Structure in a National Register Historic District as defined in § 3 of the Cape Cod Commission Development of Regional Impact Review Threshold.**

The Barnstable Historical Commission further finds and determines that in exceeding these threshold criteria the project is subject to a mandatory referral to the Cape Cod Commission as a Development of Regional Impact.

AYE: None

NAY: So Voted Unanimously

Motion duly made by Laurie Young, seconded by Nancy Clark, that the Barnstable Historical Commission finds after review and consideration of public testimony, application, and record file for partial demolition proposed at 4 Washington Avenue, Hyannis, that the Significant Building is a Preferably-preserved, Significant Building.

AYE: None

NAY: So Voted Unanimously

Motion duly made by Laurie Young, seconded by Nancy Clark, that, in accordance with Section 112-3 F, the Barnstable Historical Commission determines that the partial demolition of the Building located at 4 Washington Avenue, Hyannis, per plans submitted by studio|ARNDT|architects dated 9/12/2016, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town. The Barnstable Historical Commission further finds that the parts of the Significant Building to be retained are Preferably-preserved and shall not be demolished.

AYE: So Voted Unanimously

Callahan, Richard, Trustee, Centerville Village Apartments Realty Trust, 981 Main Street, Osterville, Map 117, Parcel 026

Multiple Buildings Built 1924-1950, Inventoried, Not in a National Register Historic District

Demolition of Service Station & Cottages, Relocation of Gas Station

Applicant has submitted a written request to continue the hearing until November 15, 2016.

Motion duly made by Laurie Young, seconded by Ted Wurzburg, to Continue the Notice of Intent for Callahan, Richard, Trustee, Centerville Village Apartments Realty Trust at 981 Main Street, Osterville, to November 15, 2016, at 4pm, per request of the applicant.

So voted Unanimously

Approval of Minutes - August 16, 2016

Motion duly made by Marilyn Fifield, seconded by Laurie Young, to approve the Minutes of August 16, 2016, as submitted.

So Voted Unanimously

September 20, 2016

Motion duly made by Laurie Young, seconded by Ted Wurzburg, to approve the Minutes of September 20, 2016, as submitted.

So Voted Unanimously

With no further business before this Commission, a motion was duly made by Nancy Shoemaker, seconded by Nancy Clark, to adjourn the meeting at 5:30pm.

So Voted Unanimously

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