

APPROVED MINUTES

BARNSTABLE TOWN CLERK

**Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room
June 20, 2017**

2017 JUL 20 AM 11:04

Laurie Young, Chair	Present
Nancy Clark, Vice Chair	Absent
Marilyn Fifield, Clerk	Present
Nancy Shoemaker	Present
George Jessop	Present
Ted Wurzburg	Absent
Elizabeth Mumford	Present
Jessica Rapp Grasseti, Town Council Liaison	Present

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:

Applications:

1. Simpson, Thomas & Ann, 128 Ocean View Avenue, Cotuit, Map 034, Parcel 048, Built c.1840, Inventoried, Contributing Building, National Register Historic District – Partial Demolition (Exhibit A)

Demolition of storage area and screened-in porch, rebuilding porch, lifting the home for new foundation

Representative Timothy Luff provided a synopsis of the project, including adding a new screened-in porch, replacing windows, cleaning up the roof line, new roof, siding, trim, and paint, lifting the home and pouring new foundation.

Timothy Luff confirmed to Chair Young that the entire building will be lifted after the proposed demolition.

Jessica Rapp Grasseti noted for the record that this was part of the Nickerson cottages.

MOTION 1: Referral to the Cape Cod Commission'

Nancy Shoemaker moved, seconded by George Jessop, that the Barnstable Historical Commission finds and determines, after review and consideration of the file and hearing testimony for **128 Ocean View Avenue, Cotuit**, that:

- The property is outside a Local Historic District
- The property is a Contributing Structure in a National Register 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;

and 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.

NAY: Unanimous

MOTION 2: Partial Demolition of Building

Nancy Shoemaker moved, seconded by George Jessop, that the Barnstable Historical Commission find, after review and consideration of public testimony, the application, and record file for the partial demolition proposed at **128 Ocean View Avenue, Cotuit**, that this Significant Building is a Preferably-preserved Significant Building.

NAY: Unanimous

MOTION 3: FOLLOWING NAY VOTE

Nancy Shoemaker moved, seconded by George Jessop, that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the proposed partial demolition of the building located at **128 Ocean View Avenue, Cotuit, is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

An AYE vote imposes no demolition delay.

AYE: Unanimous

2. Thomas, Lisa, 31 Parker Road, Osterville, Map 117, Parcel 161, Built c.1939, Inventoried - Addition at rear and west of home - Postponed to the July 18, 2017, hearing

3. SSC Realty Trust, Tina Chisari Trustee, 25 Irving Street, Centerville, Map 226, Parcel 123 (Exhibit B)

Demolish existing home and build single-family home

Representatives: Paul J. Romanovicz, Tina Chisari, Mario Chisari,

Chair Young confirmed that this is a full demolition of a bungalow on a dirt street and said she did not see anything unique to concern this Commission.

Paul Romanovicz explained that it is a single-family home.

Motion 1

Elizabeth Mumford moved, seconded by Nancy Shoemaker, that after review and consideration of public testimony, the application and associated materials, the Significant Building at 25 Irving Street, Centerville, is a Preferably-preserved Significant Building:

Nay: Unanimous

Motion 2

Elizabeth Mumford moved, seconded by Nancy Shoemaker, that the proposed demolition of the building located at 25 Irving Street, Centerville, is **not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

AYE: Unanimous

4. Whelan, James & Susan, 65 Ocean Avenue, Hyannis Port, Map 287, Parcel 120 (Exhibit C)

Demolish existing home and build single-family home

Representative: Attorney Jeffrey Ford & Timothy Luff, Architect

Attorney Jeffrey Ford began by objecting that he was not notified as to the significance of the building, per Commission regulations, but Chair Laurie Young determined that the Commission would proceed to hear the applicant.

Timothy Luff explained that, after meeting with several builders, the new owner concluded that the original structure and subsequent additions would make a remodel difficult, so demolition and rebuilding would be preferable.

Chair Laurie Young asked if everything would be removed, including septic and foundation, and Timothy Luff confirmed that, also noting that the neighbors on both sides are aware of the proposed changes and have no complaints.

George Jessop asked about proximity of the proposed new structure to the street, and Mr. Luff said the new structure would not be any closer, and will abide by setback requirements. Mr. Jessop felt that the proposed design is appropriate to the neighborhood.

Motion 1

Elizabeth Mumford moved, seconded by Nancy Shoemaker, that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 65 Ocean Avenue, Hyannis Port, is a Preferably-preserved Significant Building.

Nay: Unanimous

Motion 2

Elizabeth Mumford moved, seconded by Nancy Shoemaker, that the demolition of the building located at 65 Ocean Avenue, Hyannis Port, is **not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Aye: 4

Nay: 0

Abstain: 1

Vote carried with 4 in favor and 1 abstaining

Other

565 Main Street, Centerville, Map 207 Parcel 053, Built c.1848, Inventoried, Contributing Building, National Register District (Exhibit D)

Invitation for comment on proposed project, #6117001920,

George Jessop noted in another case that the town's Old King's Highway Regional Historic District Committee requested that the removed wood be stored until the antennae are taken down, so that the steeple can be restored.

Barnstable Historical Commissioners agreed that any removed original wooden features should be stored onsite, so the steeple can be restored when the antennae are taken down.

Paine-Black House, 2135 Meeting House Way, West Barnstable, Map 130 Parcel 012, Built c.1800, Inventoried, Contributing Building, National Register Historic District (Exhibit E)

ADA variance for restroom

Rebecca Nickerson explained that the Town is working on the Paine-Black House and Commission support is needed for this project.

Chair Laurie Young read the draft letter prepared on behalf of the Barnstable Historical Commission into the record.

Motion duly made by Nancy Shoemaker, seconded by George Jessop, to support the letter written by Chair Laurie Young, dated May 31, 2017, supporting the installation of the proposed ADA-compliant grab bar at the Paine-Black House, 2135 Meetinghouse Way, West Barnstable.

So voted unanimously.

414 Main Street, Main Street, Cotuit, Map 038 Parcel 004, (Exhibit F)

Invitation for comment on proposed project, #611700280

Chair Laurie Young read a section of a letter from the Historical Society of Santuit and Cotuit that she said would remain as part of the record, as she said the Commission was only collecting comments at this point for an eventual hearing when comments would be submitted.

Nancy Shoemaker asked if the balloon test has been done, and Jessica Rapp Grasetti replied that there would be a three-hour balloon test on Friday, June 23, 2017, at noon. She noted that they waited for full foliage before doing the balloon testing.

George Jessop felt the antenna may be significant, as it will be visible.

Jessica Rapp Grasetti explained that a 170-foot antenna is proposed because the antennae were previously on the c.1930 water tower of that height that was demolished on the site. She said she wondered if a shorter antenna could be adequate, and, further, she was concerned with possible clear-cutting of the area.

George Jessop wondered if the range of transmission will go out to sea and would potentially benefit fishermen, and he wondered if the water tower served as a landmark for those at sea, noting that cell phone towers are less visible than water tanks.

Carole Kanavos of 440 Main Street, Cotuit, read her letter into the record (see Exhibit F).

Chair Laurie Young said that the Barnstable Historical Commission shares the concerns expressed in the letter dated June 20, 2017, by the Officers and Board of Directors of the Historical Society of Santuit and Cotuit.

Approval of Minutes

May 16, 2017 (Exhibit G)

Motion duly made by Marilyn Fifield, seconded by Chair Laurie Young, to accept the Minutes of **May 16, 2017**, as revised, with the addition of a "d" in the first motion to read, "Nancy Shoemaker movedd"

So voted unanimously.

April 18, 2017 (Exhibit H)

Motion duly made by Marilyn Fifield, seconded by Chair Laurie Young, to accept the Minutes of **April 18, 2017**, as revised. So voted unanimously.

Upcoming Events

- July 13th, 2017, at 4:00pm, Anniversary Party at Osterville Library
- July 4th parades in Barnstable villages
- **Next meetings:** July 18, 2017 and August 15, 2017

With no further business before this Commission, a motion was duly made by Laurie Young, seconded by Elizabeth Mumford, to adjourn the meeting at 5:19pm. So voted unanimously.

Respectfully Submitted,
Erin K. Logan, Recording Secretary
and edited by Commission Clerk Marilyn Fifield

Exhibit A	Notice of Intent to Demolish – File 034/048
Exhibit B	Notice of Intent to Demolish – File 226/123
Exhibit C	Notice of Intent to Demolish – File 287/120
Exhibit D	Invitation to Comment – File 207/053
Exhibit E	Letter of Support, ADA Variance – File 130/012
Exhibit F	Invitation to Comment – 038/004
Exhibit G	Draft Meeting Minutes, May 16, 2017
Exhibit H	Draft Meeting Minutes, April 18, 2017