

**Barnstable Historical Commission
Minutes**

This meeting was held remotely via Zoom on July 18, 2023 at 3:00 PM

Nancy Shoemaker, Vice Chair	Present
Marilyn Fifield, Clerk	Present
George Jessop	Absent
Cheryl Powell	Present
Nancy Clark	Present
Jack Kay	Present
Barbara DeBiase, Alternate	Present
Jessica Rapp Grassetti, Town Council Liaison	Present
Elizabeth Jenkins, Planning & Development Director	Present
Erica Brown, Administrative Assistant	Present

Vice Chair Nancy Shoemaker called the meeting to order at 3:00 pm.

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

Torbay, George– 70 Ocean Avenue, Hyannis, Map 288, Parcel 182/005, Built 1916, Not Inventoried

Partial Demolition: Replace sunroom windows and doors (no elevation or size changes) with Marvin windows and doors to match. Portico modification will have new trim and copper roof. Front steps to be resurfaced with bluestone and traditional brick. Permits for window replacements siding, trim, and roofing were previously approved.

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George Torbay explained that he would like to keep the home historically accurate, with the replaced roof, windows and doors, and trim all respectful of the historical accuracy of the home. He said the original front door and the sidelights will be kept, and the size of the sunroom windows will not be changing, as the structural engineer and architect designed the windows to meet code but still appear to be traditional.

Discussion: Nancy S. asked about the copper roof. George answered that the roof itself is not copper, but the future portico will be, with the roof itself asphalt in charcoal black, the home still painted white, and the shutters will be functioning shutters with traditional window sills. Nancy C. asked about the sunroom changes, and George replied that the existing sunroom’s single-door entrance will not be changing in size. On the right side of the home, he said, a previous owner

had replaced the windows with sliders that are leaking, weren't installed correctly and are not up to the wind code, and on the left side of the home, he said, the single-pane windows are in bad condition. George said that they are proposing similar replacements with hurricane clips with correct spacer bars and grids to match the other windows, and a double-door entrance for his brother. Each of the sunrooms will match the other for symmetry and balance. Nancy C. followed up by asking if the sunroom windows could have screens, and George answered that they could.

Public Comment:

Councilor Rapp Grassetti asked if there were more recent photos of the home that could be shared with the Commission.

George was able to email a current photo that was shared with the Commission. Nancy S. asked about the windows that have already been installed. George explained that the windows, siding, and roofing had a previously-approved building permit. Nancy C. said she appreciated that the door and the sidelights are being rehabbed rather than replaced. Marilyn asked if original windows were being replaced, and also expressed appreciation for the shutters, adding that we tend to lose more shutters than are ever replaced. George replied that the windows were not original but were vinyl windows that were warped, although he said that he would have loved to have the original wood windows.

MOTION 1:

Cheryl moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 70 Ocean Avenue, Hyannis, is a Preferably-preserved Significant Building.

Nancy C. seconded the motion.

So Voted:

Aye-

Nay- Marilyn, Nancy C., Cheryl, Jack, Barbara, Nancy S.

Abstain-

Motion 2:

Cheryl moved that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 70 Ocean Avenue, Hyannis, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Jack seconded the motion.

So Voted:

Aye- Marilyn, Nancy C., Cheryl, Jack, Barbara, Nancy S

Nay-

Abstain-

Voronina, Olga- 11 Red Lily Pond Road, Centerville, Map 227, Parcel 043, Built 1948, Not Inventoried

Partial Demolition: Demolish enclosed 3-season porch, including two walls and flat roof. Lift house and place on new foundation, preserving the pre-existing roof height. Construct addition to the rear of the cottage with steep roofs, double-hung windows with divided lights, shingles, and clapboard.

Olga Voronina narrated a slide presentation, explaining that the house was built in 1948 and abuts Red Lily Pond and stating that the proposed demolition complies with all the zoning regulations. She said they are proposing to demolish two walls and the flat roof of the three-season porch to use as transition into the proposed addition, with all new materials to match the existing house.

Discussion: Nancy C. asked if the chimney needs to be removed and if they would be putting a new chimney in. Olga replied that the old chimney would be demolished, with no replacement planned, as it is not needed. Nancy C. countered that the chimney is a part of the story of the house, and asked how large the house will be with the addition. Olga answered that it will be roughly be 2109 sq. ft. A faux chimney was suggested, and Jack confirmed that the it could be feasible, noting that chimneys are not counted in the height of the home. Olga pointed out that siting the chimney where it is now would put it in the valley between the original house and the new addition. Nancy C. suggested placing a reasonable chimney on the taller part of the left-hand side of the home, saying that she didn't mind where the chimney is placed as long as there is a chimney. Cheryl agreed with Nancy C. and suggested that the obvious place for the chimney would be on the elevated left-hand side of the new part of the home, cautioning against use of the word "anywhere."

Public Comment: An abutter, David, called the overall structure lovely and supported the plans, saying that a lot of the structures in the area are much larger than the cottage and this will add a tremendous benefit to the neighborhood. He said that he understood the view of the chimney but most of the chimneys today aren't even usable, and he felt that it is not needed because of the new ways of heating current homes.

The Commission's motions followed with the strong recommendation of adding a faux chimney to the left side roof plane on the second story.

MOTION 1:

Cheryl moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 11 Red Lily Pond Road, Centerville, is a Preferably-preserved Significant Building.

Barbara seconded the motion.

So Voted:

Aye-

Nay- Marilyn, Nancy C., Cheryl, Jack, Barbara, Nancy S.
Abstain-

Motion 2:

Cheryl moved that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 11 Red Lily Pond Road, Centerville, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Jack seconded the motion.

So Voted:

Aye- Marilyn, Nancy C., Cheryl, Jack, Barbara, Nancy S.
Nay-
Abstain-

Other:

- **Community Preservation Committee Update:** Marilyn reported that she missed the Annual Meeting at Town Hall on July 17th, but she watched it on TV, including a presentation by Tales of Cape Cod on their use of CPA funds and State grants for rehab. of the Olde Colonial Courthouse. She said the Regular Meeting followed the Annual Meeting, but there was no historic preservation aspect to it.
- **Discussion of upcoming historical events open to the public:** Nancy S. announced a special organ concert on August 4th at 7pm at the 1717 Meetinghouse, then on Saturday, August 12th at 9 am. Sturgis Library will sponsor a tour of Barnstable Village led by retired Judge Greg Williams focusing on Village mysteries and murders over the centuries. Barbara pointed out the week of August 12th is Centerville's Old Home Week.
- **Historical Society of Santuit and Cotuit- Letter of Support for Historical Artifact:**

Nancy C. moved to support this project to preserve the messages in a bottle from World War II German prisoners of war as a historically-significant artifact.
Cheryl seconded the motion.

So Voted:

Aye- Nancy C., Barbara, Marilyn, Cheryl, Jack, Nancy S.

Annual Election of Officers

Nancy S. nominated Nancy C. as Chair. Jack seconded the nomination.

So voted:

Aye- Barbara, Marilyn, Jack, Nancy C., Nancy S.
Abstain- Cheryl

Nancy C. nominated Nancy S. as Vice Chair. Cheryl seconded the nomination.

So voted:

Aye- Barbara, Marilyn, Jack, Cheryl, Nancy C., Nancy S.

Cheryl nominated Marilyn as Clerk. Nancy C. seconded the nomination.

So voted:

Aye- Barbara, Marilyn, Jack, Cheryl, Nancy C., Nancy S.

Approval of Minutes

- August 16, 2022

Nancy S. moved to approve the minutes of August 16, 2022, as submitted.

Seconded by Jack.

So Voted:

Aye- Marilyn, Nancy C., Jack, Barbara, Nancy S.

Abstain-Cheryl

- September 20, 2022

Nancy S. moved to approve the minutes of September 20, 2022, as submitted.

Seconded by Jack.

So Voted:

Aye- Marilyn, Nancy C., Jack, Barbara, Nancy S.

Abstain-Cheryl

- May 16, 2023

Nancy S. moved to approve the minutes of September 20, 2022, as submitted.

Seconded by Cheryl.

So Voted:

Aye- Marilyn, Nancy C., Jack, Cheryl, Nancy S.

Abstain- Barbara

- Amend Approved February 21, 2023

Nancy S. moved to continue the amended minutes of February 21, 2023, to the next meeting on August 15, 2023.

Seconded by Jack.

So Voted:

Aye- Marilyn, Nancy C., Jack, Barbara, Cheryl, Nancy S.

Matters Not Reasonably Anticipated by the Chair

- Cheryl proposed that Barbara DeBiase move from an Alternate Member to a full Member of the Commission. Barbara said that she would be happy to accept the appointment, and Cheryl reviewed the procedure via the Appointments Committee and Town Council.

Approved 8/15/2023

Cheryl moved to recommend Town appointment of Alternate Barbara DeBiase as a full member following the Town's procedures.

Nancy S. seconded the motion.

So voted:

Aye- Nancy S., Cheryl, Marilyn, Jack, Barbara, Nancy C.

- Councilor Jessica Rapp Grassetti commented on the Cotuit Form B project, hoping that the project can come to a conclusion with the help of the Historical Commission and staff. Elizabeth Jenkins explained that the staff have been sorting through the Form Bs, conferring with Sarah Korjeff from the Cape Cod Commission as a helpful liaison with the MHC in addressing this project.

Next meeting will be August 15, 2023

With no further business before this Commission, a motion was duly made by Commissioner Powell and seconded by Commissioner Shoemaker to adjourn the meeting.

Aye: Cheryl, Marilyn, Jack, Barbara, Nancy S., Nancy C.

Meeting adjourned at 4:35pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
and edited by Commission Clerk Marilyn Fifield

Approved 8/15/2023