

MINUTES

Barnstable Historical Commission

This meeting was held on January 20, 2026, at 4:00 PM

Held Remotely via Zoom

Robert Frazee, Chair	Present
Nancy Shoemaker, Vice Chair	Present; Late Arrival 4:30pm
Cheryl Powell	Present; Late Arrival 4:07pm
Jack Kay	Present
Barbara DeBiase	Present
John Richmond	Present
Andrew Fisher	Present; Late Arrival 4:10pm
Erica Brown, Administrative Assistant	Present
Corey Pacheco, Senior Planner	Present

Chair Robert Frazee called the meeting to order at 4:00 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

27 Marchant Avenue LLC, 27 Marchant Avenue, Hyannis Port, Map 286, Parcel 025, Built 1778, Non-contributing Structure within the Hyannis Port National Register District

Remove existing roof structure and rebuild with same slope 30" taller with new shed dormers on the front and back. Replace door and window with sliding patio door. Replace large gable window with two smaller windows. Materials and details to match existing.

Gregory Legault was in attendance for this item.

Greg presented the existing three car garage with a small amount of living space. The intent is to raise the roof and add dormers to expand the living space. All materials will match including the trim details, cedar roofing, and window details. The skylights will be eliminated and replaced with shed dormers. The South elevation will change slightly. The door will be replaced with a triple door, and one window will be replaced with a double hung to get more light. The rear will have the skylights removed and a larger shed dormer added.

Commission Discussion:

Bob clarified that the new elevation of the roof peak would not exceed that of the dwelling. Greg answered that the garage would still be subordinate to the dwelling. Bob also noted that this is a non-contributing building within the National Register District. Jack noted that since this is not a contributing structure there is no need for concern regarding the roof elevation as it is subordinate to the dwelling.

Public Comment: None

Motion 1:

Barbara DeBiase moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building – 27 Marchant Avenue, Hyannis Port is a Preferably Preserved Significant Building. Jack Kay seconded.

Nay: John Richmond, Jack Kay, Barbra DeBiase, Robert Frazee

Abstain: Cheryl Powell

Motion 2:

Barbara DeBiase moved that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located – 27 Marchant Avenue, Hyannis Port is not detrimental to the historical, cultural, and architectural heritage or resources of the Town. Jack Kay seconded.

Aye: John Richmond, Jack Kay, Barbara DeBiase, Robert Frazee

Abstain: Cheryl Powell

94 Steven's St LLC, 94 Steven's Street, Hyannis, Map 309, Parcel 231, Built 1902 in Cotuit and moved to Hyannis in 1949

Full demolition of the existing buildings.

John Richmond recused himself from this matter at 4:14pm.

Attorney Kenney, Roberto Maia, Michelle DaSilva, and Roberto Deloso were in attendance for this item.

Attorney Kenney gave some background to the project including a synopsis of the four previous meetings that this item has appeared before the Commission. After lengthy attempts to find a place to move the vestibule they found one, but over the past year that deal fell through. They then came back before the Commission as an informal discussion to give that update and to seek guidance on how to proceed in which the Commission requested the applicant to come back before the Commission with an application on how they would like to proceed. The Commission also provided some suggestions to reach out to different organizations regarding the historic portion which the applicant did. The Cotuit Historical Society was the only organization to respond in which there was an interest from Frank Raspante had interest in the historic portion.

Frank has been interested in the past but did not feel it was economically feasible at the time. Frank and Roberto have been conversing regarding the possibility of moving the historic portion of the church to Frank's property in Cotuit.

Frank Raspante noted his family had acquired some property next to a cranberry bog in Cotuit where he feels like the historic portion of the Church could be moved to. The cranberry bog dates to the 1870s and he has been trying to proceed with a renovation project for the property for some time now. If the vestibule could be dismantled, moved, and rebuilt it would be the best way to move the structure. The question lies within how to take it apart and rebuild it. He would not like to see this structure be demolished.

Commission Discussion:

Bob thanked the applicant for their due diligence as well as Frank Raspante's interest in the historical portion. Cheryl questioned how the materials would be dismantled and stored. Roberto noted that they would have to cut the church into approximately 12' or less pieces and wrap the material in the same materials as you wrap a boat. The main concern is protecting the architectural elements from water. Nancy Shoemaker noted that she came into the meeting late and would not be able to vote, but she did visit the Church and took interior photographs. Ahe noted that the vestibule was intact but that the fire department had been using the other portions of the church for training. Some pictures were shown from the interior of the Church with the sheet rock removed. Jack noted that the materials do not appear to be from 1902.

Public Comment:

Cindy Nickerson shared a photograph of the original 1902 structure in Cotuit and noted that according to the Historical Society, the South end vestibule is not the historic structure, and, in fact, the historic structure is the Northwest portion of the Church.

The Commission questioned how they determined that the South end was the historic portion. Jack noted he would be in Town and offered to visit the Church to help definitively determine which portion of the Church is from 1902. The Committee agreed that they should definitively know which portion is from 1902 before proceeding. Attorney Kenney and Roberto noted that they are on a time restriction due to the building permit.

The Commission and applicants agreed to a continuance to Tuesday January 27th with the stipulation that Jack may be able to visit the property with the intent of determining which portion is the historical portion.

Motion:

Cheryl Powell moved to continue the Notice of Intent Application for 94 Steven's Street to Tuesday January 27, 2026, at 2:00pm to be held remotely via Zoom. Barbara DeBiase seconded.

Aye: Barbara DeBiase, Cheryl Powell, Jack Kay, Andrew Fisher, Robert Frazee
Abstain: Nancy Shoemaker.

John Richmond reentered the meeting in his official capacity at 5:30pm.

Hadley, Thomas & Laurie, 55 High Street, Cotuit, Map 035, Parcel 028, Built 1874, Inventoried

Removal of existing bulkhead enclosure, non-compliant stairs, and second floor deck. Replaced with modest 250 sq ft addition with small roof deck. Rebuild front porch and expand it and replace rear deck with a smaller deck. Vinyl siding and trim to be replaced with clapboard and architectural shingles. Windows to be replaced with architecturally accurate energy efficient windows.

Brendan Shields was in attendance for this item.

Brendan noted the Form B gave a very detailed history of the property including how long his family has owned the property. In 1945 an apartment with an exterior staircase was constructed on the second floor. The dwelling needs some improvement. The renovations proposed are to help his family for medical reasons. There are three main renovations proposed. One is to update the exterior components such as siding, windows, and trim. The second is to extend the front porch to wrap around the dwelling and to help with access to the dwelling. He noted other houses in the area with the same type of porch proposed. The third is to remove the staircase from the apartment and replace it with a small first story addition. The back deck would be removed and replaced with a smaller entry.

Commission Discussion:

Bob noted the changing of the configuration of the porch and roof are considerations for the Commission. The changes to the side of the dwelling does not contribute tremendously to the architectural value of the dwelling. Bob noted his concern for the sidewall shingles and roofing due to the Mansard. Brendan confirmed that the sidewalls would be cedar shingles and only the roofing would be asphalt shingles just like one of the other Mansard dwellings in the area. No issues or concerns from the other Commissioners.

Cheryl Powell left the meeting at 5:39pm.

Public Comment: None

Motion 1:

Barbara DeBiase moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building – 55 High Street, Cotuit is a Preferably Preserved Significant Building. Nancy Shoemaker seconded.

Nay: Nancy Shoemaker, Barbara DeBiase, John Richmond, Jack Kay, Andrew Fisher, Robert Frazee

Motion 2:

Barbara DeBiase moved that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building - 55 High Street, Cotuit is not detrimental to the historical, cultural, and architectural heritage or resources of the Town. John Richmond seconded.

Aye: Nancy Shoemaker, Barbara DeBiase, John Richmond, Jack Kay, Andrew Fisher, Robert Frazee

Other:

- Discussion of upcoming historical events open to the public.
- Correspondence
 - Cape Cod Commission DRI Notice: Riverview School- 35 Scudder Ave, Hyannis

Minutes

December 16, 2025

John Richmond moved to approve the minutes of December 16, 2025, as submitted. Nancy Shoemaker seconded.

Aye: Nancy Shoemaker, John Richmond, Jack Kay, Barbara DeBiase, Andrew Fisher, Robert Frazee

Matters Not Reasonably Anticipated by the Chair

Next meeting will be the special January 27, 2026 meeting followed by February 17, 2026 meeting.

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

Aye: Robert Frazee, Nancy Shoemaker, Barbara DeBiase, John Richmond, Jack Kay, and Andrew Fisher

Meeting adjourned at 5:50pm.

Respectfully Submitted.
Erica Brown, Administrative Assistant
Planning & Development