

MINUTES

Barnstable Historical Commission

This meeting was held on January 27, 2026, at 2:00 PM

Held Remotely via Zoom

Robert Frazee, Chair	Present
Nancy Shoemaker, Vice Chair	Present
Cheryl Powell	Present; Late Arrival 2:10pm
Jack Kay	Present
Barbara DeBiase	Absent
John Richmond	Absent
Andrew Fisher	Absent
Erica Brown, Administrative Assistant	Present
Corey Pacheco, Senior Planner	Present

Chair Robert Frazee called the meeting to order at 2:10 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:

CONTINUED APPLICATIONS

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.

Attorney John Kenney, Roberto Maia, and Michelle Da Silva were in attendance for this item.

Committee Discussion:

Chair Frazee gave a brief overview of the previous meeting on January 20th regarding 94 Steven’s Street. The result of the previous meeting was that the southeasterly portion of the building was perhaps not the historical portion and that the historic portion is the northwest part of the building.

Jack visited the property to evaluate the exposed framing in the southern portion and to evaluate the roofing system in the attic to ascertain which portion is historic. Given the evidence found, Jack noted that the northwestern portion of the building is most likely the historic portion and not the southern portion. He noted that there was no evidence that the original Church was dismantled and moved and theorized that the 1902 portion may have been moved in one piece. Jack noted that to dismantle and rebuild the historic

portion would not be feasible at this stage. Bob also visited the site and showed photographs of the attic space and roofing where you could still see the original windows that seem to match the 1902 structure. These windows are still framed on the interior but have since been boarded/constructed over. Jack noted this portion of the Church is in a modern concrete block foundation and it is remarkable that this building showed no signs of wounds from being dismantled and rebuilt.

Bob suggested that instead of attempting to move this building which does not seem feasible, that the applicant save, preserve, and store some of the architectural elements such as the windows, arched doorways, and several internal doors. These elements should be stored for a reasonable amount of time to try and find a home for these elements. Cheryl asked how the elements would be stored. Roberto answered that they would be stored within a covered trailer. Attorney Kenney asked to specify the architectural elements, what a reasonable time means, and if the onus is solely on the applicant to find a home for these elements. Bob stated that the onus would be a collaborative effort between the applicant and the Commission. Bob requested that Nancy and he be able to visit the Church again to photo-document the northwest portion at which time they could photograph the elements to be preserved and send a detailed list to the applicant. The Commission and applicant agreed that six months would be a reasonable time frame to store said elements. After six months if no interest has been shown for these items, then the applicant may deposit them at a commercial yard specializing in architectural salvage for possible reuse.

Nancy commented that it is integral for them to photo-document the historic portion and she expressed her disappointment that it appears that the historical portion cannot be moved at this stage.

Public Comment:

Frank Raspante commented on his opposition to the full demolition and wishes to pursue the chance to move the historic portion to his property in Cotuit.

Motion 1:

Cheryl Powell moved that after review and consideration of public testimony, the application, and associated materials, the Significant Buildings – 94 Steven’s Street, Hyannis are Preferably Preserved Significant Buildings. Nancy Shoemaker seconded.

Nay: Nancy Shoemaker, Jack Kay, Cheryl Powell, Robert Frazee

Motion 2:

Cheryl Powell moved that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the full demolition of the buildings located – 94 Steven’s Street, Hyannis is not detrimental to the historical, cultural, and architectural heritage or resources of the Town with two conditions:

1. BHC Commissioner Nancy Shoemaker and BHC Chair Bob Frazee be permitted to visit one last time to photo-document the interior of the North / West most structure at this address, especially the interior of the attic level where framing is completely exposed.
2. The applicant removes and stores architectural elements presumed to have been part of the original 1902 structure, such as several interior doors, the arched double entry door facing Bearse's Way, and several windows within the South / East end structure that exhibit the classic arched window tops, a stylistic theme of the 1902 church. These features are to be securely set aside safe from the elements, and made available to parties interested in preserving them, perhaps in Hyannis or in Cotuit. Should no interest materialize within six months, these elements should be deposited at a commercial yard specializing in architectural salvage for possible reuse.

Nancy Shoemaker seconded.

Aye: Nancy Shoemaker, Jack Kay, Cheryl Powell, Robert Frazee

Other:

None

Minutes

None

Matters Not Reasonably Anticipated by the Chair

Next meeting will be February 17, 2026.

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

Aye: Robert Frazee, Nancy Shoemaker, Jack Kay, and Cheryl Powell

Meeting adjourned at 3:00pm.

Respectfully Submitted.
Erica Brown, Administrative Assistant
Planning & Development