



# Town of Barnstable

## COMMUNITY PRESERVATION COMMITTEE

www.town.barnstable.ma.us/CommunityPreservation  
Email: CommunityPreservationCommittee@town.barnstable.ma.us



### Committee Members

Lindsey B. Counsell – Chair • Laura F. Shufelt – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large • Sue Rohrbach – At Large  
Vacant – Planning Board • Tom Lee – Conservation Commission • Richard Sawyer – Recreation Commission • Deborah Converse – Housing Authority  
Will Crocker – Town Council Liaison

**Monday, July 25, 2016**  
**Regular Public Hearing – APPROVED Minutes**  
367 Main Street, Hyannis, MA - 2<sup>nd</sup> Floor – Hearing Room  
**5:30 PM**

2016 AUG 29 PM 2:12

Lindsey Counsell – Chair	Present
Laura Shufelt – Vice Chair	Absent
Marilyn Fifield – Clerk	Present
Terry Duenas	Present (5:45 arrival)
Tom Lee	Absent
Sue Rohrbach	Present
Richard Sawyer	Present
Deborah Converse	Present
William Crocker, Town Council Liaison	Absent

BARNSTABLE TOWN CLERK

### Call to Order

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm. Chair Counsell then read into record: "Please note that tonight's meeting is recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s.20, I must inquire whether anyone is taping this meeting and to please make their presence known." No one present was recording the meeting.

### Minutes

A motion was made by Marilyn Fifield and seconded by Richard Sawyer to approve the draft Community Preservation Committee meeting minutes of May 23, 2016. Motion passed.

### Letters of Intent

Letter of Intent was received from the Town Manager requesting \$404,000 Open Space/Recreation CP Funds for the acquisition of 755 Independence Drive, Hyannis; Map 332, Parcel 010-002.

This item was postponed to the August 22, 2016 CPC meeting.

Letter of Intent from Growth Management Department requesting a second allocation of \$200,000 Community Preservation Housing Funds for the Accessory Affordable Housing Loan Program.

This item was postponed to a future CPC meeting.

Letter of Intent from the Historical Society of Santuit and Cotuit requesting \$16,810 in CPA Historic Preservation funds representing a portion of the amount required for restoration of the 1790 Samuel Dottridge Homestead.

Beth Johnson, Vice President of the Cotuit Historical Society, was present along with Samantha Silva, Administrator, and Ms. Johnson explained that the Society's original Letter of Intent was for a lesser amount, but this new Letter of Intent includes all qualifying repair and preservation projects in Phase 2 of the Dottridge Homestead preservation plan. She noted that the Homestead is one of three museums on the property and is the centerpiece of the Historical Society as a classic example of 19<sup>th</sup> century architecture that reflects coastal Massachusetts life during that time period. She added that preservation of the Homestead is an investment that protects the legacy of early Cotuit residents and assists the Society in publicizing Cotuit's rich historical heritage.

Ms. Johnson explained that Phase 1 was completed last year and included a new roof and new entry door which were in need of immediate repair, all funded by the Society through its fundraising efforts. She said that Phase 2 is a continuation of the restoration that includes the following exterior upgrades: replacement of the Homestead's sidewall cedar shingles that have not been replaced since 1962; replacement of the corner boards which have rotted at the base; replacement of a replica back entry door which is rotted and split at the bottom; replacement of the original lock with a deadbolt lock for security; replacement of the rotted bulkhead door leading to the basement. Inside the Homestead, she said the main fireplace in the Keeping Room needs replacement and sealing of the back and sidewalls, as the bricks and mortar are crumbling, and the fireplace is no longer safe to use. She outlined additional preservation measures, including restoration of all of the windows to secure the panes, and replacement of a rotted split-rail fence surrounding the property. She noted that a similar fence is visible in front of the Homestead in an 1810 photo. With the total estimate of Phase 2 work at \$26,450, she said the Society has \$9,640 from its annual fundraising appeal, so this funding request is for the remainder of \$16,810. She explained that the total is based upon estimates from contractors and is considered realistic for Phase 2 work.

Sue Rohrbach inquired about the 5-year plan that was mentioned in the Letter of Intent, and Ms. Johnson explained that there will be a Phase 3 to the project which will be more involved. She said the Homestead currently has a bathroom in it which is not historically accurate, and the plan is to move the bathroom out of the Homestead and into another onsite museum in order to then restore this area to a buttery. Richard Sawyer inquired about the cost of Phase 1, and Ms. Johnson stated that the roof replacement was \$11,500 and the front entry was \$3,050, both funded entirely by the Society and public donations. Richard Sawyer asked that the contractor estimates for Phase 2 be provided with the application, and Deb Converse noted that a full breakdown of the work will be required at the application stage in order to determine eligibility. Ms. Johnson recalled that the Committee had previously mentioned that general painting was not eligible for CPA funding, but the Chairman advised Ms. Johnson that painting could be included in the application as part of the Society's required funding match. Ms. Johnson reminded that the split-rail fence design is historically accurate, and Chair Counsell said that the application should provide more detail and any available documentation and photos to assist in determining CPA funding eligibility for the fence replacement. Richard

Sawyer inquired how much Phase 3 would cost, and Ms. Johnson replied that the Facilities Chairman is a contractor and has estimated the Phase 3 cost at \$40,000.

**A motion was made by Sue Rohrbach and seconded by Richard Sawyer to advance the Letter of Intent from the Historical Society of Santuit and Cotuit to the full Application stage. Request is for \$16,810 from CPA Historic Preservation funds, representing a portion of the funds required for restoration/preservation of the 1790 Samuel Dottridge Homestead. Motion carried with a unanimous vote.**

#### **Applications/Presentations:**

None.

#### **Correspondence**

- Receipt of the booklet "*Keepers of Sea Captains Row*" was noted.

#### **General Discussion**

Project Updates – Chairman Counsell

The following CPA projects were approved for funding allocation by the Town Council at its July 21, 2016, meeting:

- Habitat for Humanity of Cape Cod – 536 River Road, Marstons Mills
- South Congregational Church Centerville – Burying Ground Restoration
- Cotuit Library - "Gateway II Accessibility Project"
- Barnstable Little League – "Fenway Cape Cod"
- Town of Barnstable DPW – Comprehensive Field Evaluation

Federated Church of Hyannis Graveyard Restoration Project Application – postponement requested to September 2016.

Richard Sawyer asked that an updated Financial Report reflecting the allocation of funds for the 5 projects recently approved by Town Council be provided for the August 22, 2016, CPC meeting.

#### **Closing Public Comment**

Mr. Dominic Alessandra, Pleasant Street, Hyannis, resident and author of the booklet "*Keepers of Sea Captains Row*," addressed the Committee regarding concerns about the preservation of historic homes on Pleasant Street. He explained that his 5 years of historic research resulted in the booklet, and that the Town Council referred him to the Community Preservation Committee for preservation advice. He said the homes on Pleasant Street are those of sea captains, and the whole street represents the seafaring roots of Hyannis. He invited and encouraged the Committee to come to Pleasant Street to see the historic homes he hopes will be preserved. He explained that one side of the street is within a National Register Historic District, while the other side is in the Hyannis local historic district, and he noted that the historic buildings have been left to abandonment because the lots have recently been used for parking, resulting in a lack of interest to preserve the homes themselves. He related one perspective is to let the market determine their survival, but he felt that historic homes are too readily destroyed to allow for re-development. He considered the history of Hyannis to stem from

Pleasant Street, with the first settlement at one end of the street and the father of Hyannis at the other end. He explained that this is where sea captains lived who brought food to troops during the American Revolution, and he also spoke of their good deeds, including bringing food to Ireland during the potato famine and setting a world record for sailing ships. He noted that 11 sea captains lived on Pleasant Street at a time when the street was called "Sea Captain's Row," and he felt the homes could be salvaged, as their foundations are solid. Mr. Alessandra said that his own home is a living museum which he has opened to the public for the last 8 years, with visitors from around the world calling it the most interesting place they have seen in Hyannis because it is authentic. He said with recent removal of fences, people are now taking notice of the historic buildings on their way to the ferry, and he felt that Pleasant Street could potentially be similar to Sturbridge Village in recreating the Hyannis of an earlier era. He noted that five properties are available for sale right now, and he is seeking feedback and advice on preserving them.

Deb Converse inquired if the properties are on the National Register, and Mr. Alessandra replied that the left hand side of the street is within a National Register Historic District, but the right hand side is within the Hyannis local historic district, including the oldest and second oldest houses. He added that the homes' Greek Revival architecture was inspired by the world travels of the area's sea captains of the 1830s.

Chair Counsell thanked Mr. Alessandra for getting the word out, adding that CPC would be inclined to help, if possible.

Richard Sawyer pointed out that historic properties qualify for CPA funding by State or National Register listing or by a vote of the Town's Historical Commission. CPC Historical Commission representative Marilyn Fifield noted that the historic properties in question would qualify from their listing on the State Register as Contributing Buildings in the two historic districts. She wondered if a presentation before the Barnstable Historical Commission could be useful, as the issue has not come before that Commission, and she reminded that properties within the Hyannis local historic district cannot be demolished without the approval of the Historic District Commission.

Sue Rohrbach said she felt that all the historic homes from the same era represent an important part of the appeal of Pleasant Street, and she cited Centerville's Main Street as a similar historic neighborhood. She wondered if the CPA could possibly fund a preservation plan for the street as a whole, and Ms. Fifield agreed that there may be an opportunity for a consultant, hypothetically funded by CPA, to help in developing preservation approaches, adding that Preservation Massachusetts is currently accepting nominations for its annual most-endangered historic properties list.

### **Adjournment**

A motion was made by Richard Sawyer and seconded by Tom Lee to adjourn. Meeting adjourned at 6:14 p.m.

**Next Regularly Scheduled CPC Meeting – August 22, 2016**

***List of documents/exhibits used by the Committee at the meeting***

Exhibit #1 - Draft CPC Meeting Minutes – May 23, 2016

Exhibit #2 – Letter of Intent – Town Manager – Acquisition of 755 Independence Drive

Exhibit #3 - Letter of Intent – Growth Management Dept.- Accessory Affordable Apartment CPA Loan Program.

Exhibit #4 – Application – Letter of Intent – Historical Society of Santuit and Cotuit

Exhibit #5 – Booklet -- “Keepers of Sea Captains Row”

Respectfully submitted,

Ellen M. Swiniarski  
Administrative Assistant  
Community Preservation Committee  
Edited by CPC Clerk Marilyn Fifield

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.

\* Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA