



## Town of Barnstable COMMUNITY PRESERVATION COMMITTEE

[www.town.barnstable.ma.us/CommunityPreservation](http://www.town.barnstable.ma.us/CommunityPreservation)  
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### Committee Members

Lindsey B. Counsell – Chair • Laura F. Shufelt – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large • Katherine Garofoli – At Large  
Vacant – Planning Board • Tom Lee – Conservation Commission • James Tenaglia – Recreation Commission • Deborah Converse – Housing Authority  
Britt Beedenbender – Town Council Liaison

**Monday, April 22, 2019**  
**Regular Public Hearing APPROVED Minutes**  
367 Main Street, Hyannis, MA - 2<sup>nd</sup> Floor – Hearing Room  
**5:30 PM**

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BARNSTABLE  
TOWN CLERK

<b>Lindsey Counsell – Chair</b>	<b>Present</b>
<b>Laura Shufelt – Vice Chair</b>	<b>Present</b>
<b>Marilyn Fifield – Clerk</b>	<b>Present</b>
<b>Terry Duenas</b>	<b>Present</b>
<b>Tom Lee</b>	<b>Present</b>
<b>Katherine Garofoli</b>	<b>Present</b>
<b>James Tenaglia</b>	<b>Present</b>
<b>Deborah Converse</b>	<b>Absent</b>
<b>Britt Beedenbender</b>	<b>Present</b>

### Call to Order

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm and read: "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

The motion of Marilyn Fifield, seconded by Katherine Garofoli, to approve the meeting minutes of March 18, 2019, as submitted, passed unanimously, with Katherine Garofoli abstaining.

### Letters of Intent

- Zion Union Heritage Museum, Inc., is seeking \$50,000 in CPA Historic Preservation funds to complete a building repair project including: replacement of leaking gutters, vinyl siding in selected areas; exterior stairs; windows; main front entry door; exterior handicap persons' ramp; installation of attic insulation, and sheetrock and paint office and storeroom due to water damage.

Mr. John Reed, President of the Zion Union Heritage Museum, and DPW Town Architect Mark Marinaccio were present to discuss the project. Chair Counsell said that he had visited the site recently, and he noted that items eligible for CP Historic Preservation funding would have to be identified and discussed at a future meeting.

- Cape Cod Center for the Arts, comprised of the Cape Playhouse and Cape Cinema in Dennis, is seeking \$100,000 in CPA Historic Preservation funding, and also from other adjacent towns, to fund the first phase of a project to preserve, renovate, secure and repair the Cape Playhouse by renovating and securing the building's envelope, updating its current septic and HVAC systems, and installing a new roof on the Cape Cinema building. A Massachusetts Cultural Facilities Fund grant application for \$700,000 has been submitted, with total cost of the initial phase at \$1,400,000.

Ms. Leslie Gardner, President of Board of Trustees, Cape Cod Center for the Arts, Inc., provided a brief history of the Playhouse and Cape Cinema from the conversion of the c.1836 building by Raymond Moore and opening of the Playhouse July 2, 1927. She named celebrated actors who had appeared at the Broadway theaters' summertime playhouse over the decades, including Humphrey Bogart, Gregory Peck, Julie Andrews, Ginger Rogers and Bette Davis. She noted that the Cape Cinema premiered the 1939 *"Wizard of Oz,"* and its ceiling features an acclaimed mural by Rockwell Kent. Ms. Gardner indicated that the buildings serve 30,000 residents and visitors during summer season as regional amenities that residents throughout the Cape visit.

Mr. Rick Fenuccio of Brown Lindquist Fenuccio & Raber, Architects, explained that an architectural analysis was performed and a long term plan was prepared for the entire site, with the top priority and focus the preservation of the Playhouse and Cinema buildings. Mr. Fenuccio narrated a PowerPoint presentation noting inadequate site drainage and the need for new downspouts and trenches for positive runoff. He said approximately 26 windows will need replacement, and another priority is bringing front porch and handrails and column trim into code compliance. Also, he said there is no ADA compliant accessible route or entry, and lighting fixtures also need replacement, along with a more gradual access ramp. Further, he said the Cinema building with the Kent ceiling mural needs a new roof.

CPC members noted that the HVAC, septic system and bathrooms were ineligible for CP funding, and Ms. Gardner said that other fundraising would be done to supplement the grant requested from the Mass. Cultural Facilities Fund. She also agreed that the funds from other towns should be prorated proportionally, with the largest amount from Dennis. Ms. Gardner said that there is no existing Historic Preservation Restriction on the property, and Marilyn Fifield noted that the Barnstable Historical Commission would need to vote to determine if this property is historically significant to Barnstable, in the absence of listing on the State Register of Historic Places. Ms. Beedenbender, Town Council Liaison, reminded that nonprofits need to plan for long-term maintenance, as the steward of the building, with a fundraising plan for building maintenance. Ms. Gardner stated that these deteriorating assets need help now. It was decided to table the Letter of Intent until the next meeting, when it will be known if the Mass. Cultural Facilities grant was awarded.

### **Applications**

- The Barnstable Historical Society located at 3087 Main Street (Route 6A), Barnstable, is seeking \$113,809 in CPA Historic Preservation funds to complete their building repair and improvement project which includes a handicap lift.

Estimated total project cost is \$162,585, with \$48,750 of funds provided by Barnstable Historical Society.

Barnstable Historical Society President Richard French and Ms. Nancy Shoemaker, curator of the Society's museum, were present at the meeting. Chairman Counsell said that he and Tom Lee had made a site visit and found that structural stabilization was imperative. It was agreed that consideration of this application would require expert advice from a structural engineer, and that could be funded in whole or in part with CP Administrative funds. Mr. French said that the long term goal for use of the building was to make it more user-friendly and handicapped-accessible for future generations, while providing a permanent place for historic archives and records representing the entire town of Barnstable.

**Motion was made by Laura Shufelt and seconded by Terry Duenas to use CP Administrative funds for a historic structural engineer to review the construction company's plan to restore the Phinney-Jones House, with bids needed to hire this consultant. Motion passed unanimously.**

- The Department of Public Works, through the Town Manager, is seeking \$258,529 in CPA Historic Preservation funds for final phase work required at the Town's Paine-Black House. Funding for this phase of the project includes design and construction funding for stabilization and restoration work. Work will include: structural repairs, interior door restoration, rough and finish plumbing, minor HVAC and electrical work, chimney flue lining, flooring, interior finishes, exterior site work and access walk.

DPW Town Architect Mark Marinaccio narrated a PowerPoint presentation that included improvements made to the building since 2014 and the remaining renovations that are required to complete the project. An itemized budget was included in the presentation, and Mr. Marinaccio said that the Legal Department had approved the listed items. Laura Shufelt inquired what the proposed use of the building will be once complete, and Mr. David Anthony, Director of Town Assets and Liability; replied that one idea was for a resident farm manager to live on the property and direct work at the farm. However, he said that the challenge of spending public resources is to not limit the use of the building, and the goal is to try to preserve all uses. He said a community use was considered, and DPW installed a 3-bedroom Title V septic system and handicapped accessibility to accommodate a use similar to the Centerville Recreation building. At the same time, he said, the vision is to preserve the building as an artifact itself, as it was in the 1700s. He felt the best and highest use would be for the community to have access.

CPC members expressed frustration with the building's progress and pointed out that hundreds of thousands of dollars have already been spent for a building that has no obvious use and is probably too small to use for meetings. They also were concerned that some things on the list cannot be funded with CP funds. Ms. Shufelt stated that without an income-producing or community-based use, she would not support the Application, and she suggested that the funds be raised elsewhere to complete the project. Mr. Marinaccio pointed out that finishing the building protects the investment already made and that the building cannot be used in its present state as it is torn up.

Mr. Anthony stated that in order for the property to become a residence, it would require other amenities, including a functional heating system.

Tom Lee said he would like a written determination from David Houghton that the funding list qualifies. He said that if the electrical work does not qualify, that amount will come off the total. Ms. Shoemaker, Barnstable Historical Society curator, said that it is possible that the West Barnstable Historical Society would like to use the building for smaller group meetings.

#### **Correspondence Received:**

Chairman Counsell acknowledged receipt of the following:

- Letter of appreciation from Mr. & Mrs. Mason, Seashore Homes, Inc. - 185 Ridgewood Avenue, Hyannis.
- Community Preservation Fund Estimated FY20 Revenue, Debt Service and Program Allocations Report from Finance Director Mark Milne.

#### **Member Discussion:**

- FY20 Reserves that are available for each CP Program Area were discussed, and it was noted that the Administrative budget should be increased to \$200,000 for FY2020.

**Motion was made by Laura Shufelt and seconded by James Tenaglia to authorize three set asides for CP program areas estimated by the Finance Director to be \$404,676 for Open Space/Recreation, \$404,676 for Historic Preservation, and, \$404,676 for Community Housing, and to approve \$200,000 in Administrative funds. Motion passed unanimously.**

- Reminder to members up for reappointment in June to return the reappointment form to the Town Council Office.
- Conflict of Interest Training is required every 2 years.
- Request to move part-time staff position to full-time to cover the increased workload and backlog. After a brief discussion, CPC members agreed to support a full-time position.

**Motion was made by Tom Lee and seconded by Terry Duenas to move the part-time staff position to a full-time position. Motion passed unanimously.**

- It was noted that CPC needs to devise a set process, criteria, and precedent for historic project review.
- The annual meeting will be scheduled to take place at the beginning of the May, June or July CPC regular meeting.

#### **Project Updates**

Chairman Counsell shared the following updates:

- 0 Bumps River Road closing took place April 9, 2019
- Centerville Historical Museum is ready to be included on a Town Council agenda.

- Barnstable Historical Commission "Barnstable Prioritized Survey Project" is ready to be included on a Town Council agenda.
- Orenda - 0 Great Marsh Rd. Acquisition – Draft Conservation Restriction in process.
- Unitarian Church of Barnstable – Historic Preservation Restriction is under review.

**Public Comment:**

None.

**Adjournment**

A motion was made by Laura Shufelt and seconded by James Tenaglia to adjourn. Motion passed unanimously, and meeting adjourned at 6.55 p.m.

**Next Regularly Scheduled CPC Meeting –May 20, 2019**

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

- Exhibit #1 – Draft CPC Meeting Minutes – March 18, 2019
- Exhibit #2 – Letter of Intent - Zion Union Heritage Museum, Inc. & Mass Historic Form B
- Exhibit #3 – DPW Project Budget Draft – Zion Union Heritage Museum
- Exhibit #4 – Letter of Intent – Cape Cod Center for the Arts, Inc. Dennis, MA
- Exhibit #5 – CPC Application – Paine Black House, M. Marinaccio, Town Architect, DPW
- Exhibit #6 – Power Point Presentation – Paine Black House, DPW
- Exhibit #7 – Power Point Presentation – CC Center for the Arts (Playhouse & Cinema)
- Exhibit #8 – Letter of Appreciation – Mr. & Mrs. Mason – Seashore Homes
- Exhibit #9 – CPF – Estimated FY20 Revenue, Debt Service and Program Allocations

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**