

Barnstable Historical Commission

MINUTES March 15, 2010

Meeting called to order at 4:05pm

Members Present: Barbara Flinn, Nancy Clark, George Jessop, Jessica Rapp Grassetto, Marilyn Fifield, Nancy Shoemaker (late arrival)

Members Absent: Len Gobeil

Staff Present: Jackie Etsten, Growth Management Department

Demolition Applications Filed:

251 School Street, Cotuit, Map 020, Parcel 100 (Built 1916, Non Contributing)

Full Demolition

Represented by Roger Walker

- Applicant seeking to demolish the entire building and rebuild a small Cape
- Condition of existing building: Mr. Walker states there is little redeeming value; some colored glass in one window which may be kept; radiators broken; roof leaks; unable to obtain insurance coverage
- Site visit revealed the back ell is on a serious lean
- There are no current occupants
- Neighboring house was granted a demolition due to neglect
- Concerns: scale of proposed building needs to be appropriate for the neighborhood
- Rehabilitation of the structure was considered; current condition of roof, plumbing and electrical make this cost prohibitive
- Photos of proposed replacement reviewed; George Jessop states that it needs to stay in scale with the neighborhood
- Public comment – none

Motion duly made by George Jessop, seconded by Barbara Flinn to allow the demolition of existing structure and allow new construction

Discussion

- Discouraged that the applicant made to effort to incorporate some of the old style and maintain the gambrel
- Despite the fact that the house has no architectural significance, would still like to see some of the past maintained
- Reference to another Cape town and similar houses in a neighborhood, hesitant to permit demolition; acknowledges that some of the house could be maintained

VOTE: Aye – Jessop, Grassetto, Flinn

Nay- Fifield, Clark

- Chair Flinn reiterates the desire for the applicant to consider rehabilitation in some form and save some of the structure
- Jessop suggests / refers to other gambrel style homes for reference

Informal Review

358 Sea Street, Hyannis, Map 306, Parcel 109-002

(Built ca 1865 – Individually Listed on National Register)

2nd Floor Addition to Rear of Home

Represented by John Viera, Contractor for the home owner

- Proposing to add a 2nd floor addition on an 1st floor room,
- Structure was a B&B at one time, now a single family home

- Existing windows are modern vinyl; Jessop suggests adding four windows in place of the existing ones on the left elevation; due to new wind codes true divided light wooden windows are not an option

(Nancy Shoemaker arrives – 4:21pm)

- Homeowners are looking to box in the chimney flue due to change in furnace
- House is only visible from Gosnold
- Addition is appropriate

Motion duly made by Nancy Clark, seconded by Jessica Rapp-Grasseti to approve the proposed addition

VOTE: So voted unanimously

OTHER BUSINESS

Cape Wind Energy Project

Assistant Town Attorney, Charles McLaughlin present for the TOB Legal Department

- Draft letter reviewed by board members
- Comments from Attorney McLaughlin: extensive list of properties that might be affected by off-shore development; referencing and physically delivering the data may be helpful
- Comments from Jackie Etsten: effects on all historic properties; heaviest concentration of historic properties lie along the shore as identified on the map developed by the GIS department; a ¼ or ½ mile buffer zone may be more appropriate
- Summary of letter of October 20, 2009 read into record by Jackie Etsten
- Suggest totaling the number of properties and identify that as well
- Include a paragraph more clearly defining why this project is inappropriate: the purpose of historic preservation; how industrial development may adversely affect the status and criteria of historic preservation and it's incompatibility
- Ecological concerns voiced; reference to oil spill in Buzzards Bay
- Suggest adding language regarding impact on airport / air traffic as well as the aesthetic issues; interference with radar and planes at Otis; FAA concerns
- Attorney McLaughlin and Jackie Etsten to work further on the letter; utilizing a hard-nosed as opposed to emotional appeal; include quotes from neighboring residents
- Effects on pollution (historic vistas / light / night visuals)
- Statistical concerns: @ 25 square miles the area involved is approximately the size of Manhattan – with 130 turbines it could be 120 miles; height – at the height of the blades it is about the height of the John Hancock Building
- Upkeep and maintenance issues are a concern as well
- Local Comprehensive Plan and Regional Plan address the need to protect the visual landscape
- Attorney McLaughlin invites anyone to join him in making a presentation to the Cape Cod Commission on Monday at 5:00pm
- Elimination of surface or drag fishing
- Lights on the turbines; some flashing some single

* Marilyn Fifield leaves the meeting to attend a scheduled CPC Meeting

- Lights on the turbines; some flashing some single
- Blade cleaning and maintenance: Gay Black requests clarification on what is used to clean the blades and what kind of chemicals; increased pollution
- Marilyn Fifield to re-write the letter and get input from Jackie Etsten regarding the size and scale, the distance visibility
- Additional areas reviewed: alternate sites; lower rates to all municipalities; qualifying for federal stimulus funds – still no other locations considered
- Deadline for letter – March 16, 2010

Review of Comments on Historic Preservation Plan

Document will be finalized via telephone call with the consultant

- Some industries omitted
- North side shipping omitted
- Division of the common lands – cause of people moving from north to south
- Laying out of the county road to include up to Route 6A
- Missing streets in West Barnstable
- Incomplete listing of houses in West Barnstable
- Scenic corridors and further recommendation to protect trees and stone walls; protection does not fully exist outside of Old Kings Highway
- Incorporate summaries of TTL's work into the document
- Clarify action plan
- Incorporate revisions from Jim Gould
- Add an acronym section
- Seek additional information: Olmstead Landscape; town owned historic resources
- Cemeteries vs. graveyard; some cemeteries omitted
- Include sample ordinances (architectural preservation district, demo by neglect, etc.); include samples of what other communities have done
- Add historic vistas to the plan

Motion duly made by Nancy Shoemaker, seconded by Jessica Rapp-Grassetti to adjourn

VOTE: So voted unanimously

Meeting adjourned at 6:04pm

** Further detail may be obtained by viewing the video via Channel 18 on demand at <http://www.town.barnstable.ma.us> **

Respectfully submitted by Theresa M. Santos
Growth Management Department