

MINUTES

**Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room
January 20, 2015**

Laurie Young, Chair	Present
Marilyn Fifield, Clerk	Present
Nancy Clark	Present
Nancy Shoemaker	Absent
George Jessop	Present
Len Gobeil	Present
Ted Wurzburg	Present
Paul Arnold, Alternate	Absent
Marylou Fair	Admin Assistant, GMD
Jo Anne Miller Buntich	Director, GMD

Chair Laurie Young called the meeting to order at 4:00pm

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:

Celentano, Rosario & Rosetta, 69 Washington Avenue, Hyannis, Map 287, Parcel 085

(Built c.1893, Inventoried, Contributing Building in Hyannis Port National Register District)

Shoring and minor demolition of foundation

Represented by Steven Jenney, Oceanside, Inc. and John Celentano

Steve Jenney explained that an oil leak under the house last February now requires excavating 6 feet to remove the oil, involving lifting the house and removing the old brick foundation and replacing with a new foundation to meet today's code, with the open porch returned on piers.

Laurie Young asked if the height of the building would change, and Mr. Jenney stated that it would increase approximately 10" to a foot. The brick foundation is not visible now, but a small portion of the new concrete foundation will be visible. George Jessop estimated that only a foot or so would be exposed, and said it would be easy to add a stucco finish, faux bricks or even tint the cement to the color of the grade sand. Laurie Young verified the only work the Historical Commission is being asked to review is the lifting of the house and the new foundation. Steve Jenney agreed, and George Jessop added that they are also proposing to increase the height of the house by one foot.

Motion duly made by Nancy Clark, seconded by Ted Wurzburg, that, in accordance with Chapter A, Enabling Regulations of the Code of the Cape Cod Commission Regulations, Section 1(c) Definition of Substantial Alteration, the Historical Commission does not find that the proposed demolition of the portions of the building (i.e., foundation) located at 69 Washington Avenue, Hyannis, would constitute an alteration that jeopardizes its status as a Contributing Structure in a National Register Historic District.

So voted unanimously

**Motion duly made by Nancy Clark, seconded by Ted Wurzburg, that the Historical Commission finds, after review and consideration of public testimony, application and record file for partial demolition proposed at 69 Washington Avenue, Hyannis, that the portions of the structure (i.e., foundation) to be demolished are not preferably preserved, per the plans submitted by Tripi Engineering Services, LLC, dated 4/16/2014.
So Voted Unanimously**

**Motion duly made by George Jessop, seconded by Nancy Clark, that, in accordance with Chapter 112F, the Historical Commission determines that the proposed partial demolition of portions of the structure (i.e. foundation) located at 69 Washington Avenue, Hyannis, would not be detrimental to the historical, cultural or architectural heritage or resource of the Town.
So voted unanimously**

NOTE: Marilyn Fifield arrived for the remainder of the meeting

**Samra, Nicholas David & Pearson, Erica, 265 Seapuit Road, Osterville, Map 095, Parcel 004
(Built 1920, Not Inventoried, Not In a National Register District)**

Full demolition of two historic buildings

Represented by Attorney Sarah Turano-Flores

Attorney Turano-Flores stated that there are new owners and they did a development assessment and determined that the buildings were built in the 1920s. The garage was constructed in 1978 and the pool and cabana added in 2012. There have been two additions to the main house in 1990 and 1999. The secondary structure, a cottage, is in the flood plain and typically floods in severe high tides. The buildings appear to be wood-frame, covered in stucco, and she thought reminiscent of California or Florida. The lot is not within any local or National Register Historic District, and the property has not been Inventoried. It is also not visible from any roadway. Nancy Clark noted that although it may not be visible from the road, it is from the water. George Jessop noted the pitch suggests that the 2nd floor may have been added perhaps 50 years ago, and he thought the windows could be steel-framed. Although it does have good architectural design, he felt it is not terribly significant.

Chair Young asked for public comment, and Charles Wellington, an abutter, came forward to say he does not have any issues with the demolition of the house, as stucco structures are not an oddity. He said there were several in this area and common in the 1920s. He said it is visible from the water and has seen the total transformation of almost all of the lots in Oyster Harbors, and he would like to see the replacement structures contain some of these existing architectural details. Ted Wurzburg asked if there is a timeline as to when plans would be finalized for the new structures, and Attorney Turano-Flores indicated that they are moving forward and awaiting determination as to where the buildable areas are on this lot, as this will drive the design of the structures. They are hoping to be able to rebuild a main house and the cottage.

**Motion duly made by Len Gobeil, seconded by Nancy Clark, that the Historical Commission finds, after review and consideration of public testimony, application and record file for demolition proposed at 265 Seapuit Road, Osterville, that the structures (i.e., main house and cottage) to be demolished are not preferably preserved, per the plans submitted by Coastal Engineering Company, Inc., dated 12/22/2014.
So voted unanimously**

**Motion duly made by Len Gobeil, seconded by Nancy Clark, that, in accordance with Chapter 112F, the Historical Commission determines that the proposed demolition of the structures (i.e. main house and cottage) located at 265 Seapuit Road, Osterville, would not be detrimental to the historical, cultural or architectural heritage or resource of the Town.
So voted unanimously**

**Crocker, James, Jr., Trustee of the Crockers Corner Realty Trust, 3635 Falmouth Road,
Marstons Mills
Map 077, Parcel 004**

(Built 1923, Inventoried, Not in a National Register Historic District)

Partial demolition

Represented by Steve Cook, Cotuit Bay Design, LLC

Steve Cook stated that the house was built in the early 1920s and has a covered screen porch on the north side. They are proposing to remove this and construct a single-story hip-roof addition. New siding, new windows and a new roof are also proposed, along with construction of a new porch on the side elevation and a small entry porch on the front elevation.

Nancy Clark asked if the addition is larger than the existing screen porch, and Mr. Cook stated that the porch is currently 8' 6" and the addition will be 13', but the width will remain the same as the existing porch.

Chair Young asked for public comment, and Richard Plaskus, an abutter, came forward and wished to know if the entrance to the driveway would still be on Falmouth Road. Steve Cook replied that it will change to Prince Avenue.

Motion duly made by Nancy Clark, seconded by Len Gobeil, that the Historical Commission finds, after review and consideration of public testimony, application and record file for partial demolition proposed at 3635 Falmouth Road, Marstons Mills, that the portions of the structure (i.e., screen porch) to be demolished are not preferably preserved, per the plans submitted by Cotuit Bay Design, LLC, dated 12/23/2014.

So voted unanimously

Motion duly made by Nancy Clark, seconded by Ted Wurzburg, that, in accordance with Chapter 112F, the Historical Commission determines that the proposed partial demolition of portions of the structure (i.e., screen porch) located at 3635 Falmouth Road, Marstons Mills, would not be detrimental to the historical, cultural or architectural heritage or resource of the Town.

So voted unanimously

Communications from Commissioners

CPC Update – Marilyn Fifield

Marilyn Fifield reported that the CPC has received Letters of Intent for the Old Town Hall, Custom House and the JFK Memorial.

With no further business before this Commission, a motion was duly made by Nancy Clark, seconded by Len Gobeil, to adjourn the meeting at 4:50pm.

So voted unanimously

Respectfully submitted,
Marylou Fair, Recording Secretary
and Commission Clerk Marilyn Fifield