

APPROVED MINUTES

Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room
July 18, 2017

BARNSTABLE TOWN CLERK
2017 AUG 18 AM 11:17

Laurie Young, Chair	Present
Nancy Clark, Vice Chair	Absent
Marilyn Fifield, Clerk	Present
Nancy Shoemaker	Present
George Jessop	Present
Elizabeth Mumford	Present
Jessica Rapp Grasseti, Town Council Liaison	Absent

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

Applications:

Thomas, Lisa, 31 Parker Road, Osterville, Map 117 Parcel 161, Delton C. Hall House, Built c.1939, Inventoried Addition in the rear/West
Represented by Timothy Luff

Timothy Luff described the project as seeking to complement neighborhood aesthetics and look more historic.

Nancy Shoemaker asked what would be removed and if the addition would be one story, adding that the proposed changes seem to be an improvement on what currently exists.

MOTION I:

Nancy Shoemaker moved, seconded by Elizabeth Mumford, that, after review and consideration of public testimony, the application, and associated materials, the Significant Building at **31 Parker Road, Osterville, Map 117, Parcel 161**, is a Preferably-preserved Significant Building.

Vote: **Nay, Unanimous**

MOTION II:

Nancy Shoemaker moved, seconded by Chair Laurie Young, that, in accordance with Section 112-3(G), the Barnstable Historical Commission determines that the partial demolition of the Preferably-preserved Significant Building located at **31 Parker Road, Osterville, Map 117, Parcel 161**, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Vote: **Aye, Unanimous**

Segal, Robert & Sherman, Janice, 1376 Main Street, Cotuit, Map 033 Parcel 024, Morse Barn, Built c.1845, Contributing Structure, National Register Historic District; Inventoried

Raise and replace foundation, repair rot and sags in building, remove rear addition, re-shingle.
Represented by Ralph Cataldo of Cataldo Builders, & Robert Segal

Chair Laurie Young noted that the home on this property was previously reviewed and restored.

Ralph Cataldo reminded of his previous informal meeting to discuss possibilities with the Commission in March 2017, saying he took the advice offered then and applied it to his plan to lift the barn, build a new foundation, and re-shingle.

Nancy Shoemaker sought confirmation that the plan is to replace the foundation and demolish a small section on the rear of the barn.

George Jessop asked if the arch windows will be removed, and Mr. Cataldo replied that they will be removed to provide needed egress.

MOTION I: Referral to the Cape Cod Commission¹

Elizabeth Mumford moved, seconded by Nancy Shoemaker, that the Barnstable Historical Commission finds and determines, after review and consideration of the application, file and hearing testimony for **1376 Main Street, Cotuit, Map 033 Parcel 024**, that:

- The property is outside a Local Historic District
- The property is a Contributing Structure in a National Register Historic District
- The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a Contributing Structure in a National Register Historic District as defined in § 3 of the Cape Cod Commission Development of Regional Impact Review Threshold;

The Barnstable Historical Commission further finds and determines that in exceeding these threshold criteria the project is subject to a mandatory referral to the Cape Cod Commission as a Development of Regional Impact.

Vote: **Nay, Unanimous**

MOTION II: Partial Demolition of Building

Elizabeth Mumford moved, seconded by Nancy Shoemaker, that the Barnstable Historical Commission finds, after review and consideration of public testimony, the application, and record file for the partial demolition proposed at **1376 Main Street, Cotuit, Map 033 Parcel 024**, that this Significant Building is a Preferably-preserved Significant Building.

Vote: **Nay, Unanimous**

MOTION III:

Elizabeth Mumford moved, seconded by George Jessop, that in accordance with Section 112-3(G), the Barnstable Historical Commission determines that the partial demolition of the Preferably-preserved Significant Building located at **1376 Main Street, Cotuit, Map 033 Parcel 024**, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Vote: **Aye, Unanimous**

8 East Bay Realty Trust, 8 East Bay Road, Osterville, Map 141 Parcel 105, Captain George Lovell House, Built 1826, National Register of Historic Places, State Register of Historic Places, Inventoried
Demolish and replace additions, add garage, add rear porch, remove rear door.
Represented by Attorney Sarah Torano-Flores & Architect Michael McClung

Atty. Torano-Flores explained that she had met with Sarah Korjeff of the Cape Cod Commission, as well as Elizabeth Jenkins of the Town of Barnstable Planning & Development Department, to get feedback on moving forward with the renovations in preparation for today's hearing.

Chair Laurie Young noted that she is familiar with this property, calling it a significant property in Osterville that has needed renovation for quite some time. Marilyn Fifield noted that a previous Historical Commission Chair had once owned the property.

Architect McClung detailed the proposed project, including plans to replace all wiring, insulation and plumbing, but said that lifting the structure for a new foundation is not planned, unless it is found to be necessary in the course of renovations. Nancy Shoemaker asked if the possible foundation replacement plan is included in the application, and Mr. McClung confirmed that it is. She also asked the dates of the two wing additions, and he replied that he is not

sure when they were built, but he is certain that they were not part of the original structure. Also, he said none of the windows in the additions date to the original structure.

In discussing the roof pitch, Mr. McClung said that the Cape Cod Commission staff had recommended keeping the current roof lines as they are to preserve the historic essence of the structure, and he noted that he had found Commission staff comments valuable.

Nancy Shoemaker asked if the windows in the front would be retained and if the front columns would be repaired or replaced, and Mr. McClung replied that the top window will be six over six and others nine over nine, and that he intends to keep all materials that can be repaired, providing their condition is adequate. He noted that some material may be removed from the property to an off-site location for repairs in a climate-controlled environment, then returned and installed, and he mentioned that existing interior stairs would be replaced, as they are too steep for use.

Nancy Shoemaker confirmed with Mr. McClung that these repairs will be done with wood and that the arch window illustrations included with the application are merely examples of windows used elsewhere.

MOTION I: Referral to the Cape Cod Commission²

Nancy Shoemaker moved, seconded by Chair Laurie Young, that the Barnstable Historical Commission finds and determines that, after review and consideration of the application, file and hearing testimony for **8 East Bay Road, Osterville, Map 141 Parcel 105**, that:

- The property is outside a Local Historic District
- The property is a Contributing Structure in a National Register Historic District
- The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a Contributing Structure in a National Register Historic District as defined in § 3 of the Cape Cod Commission Development of Regional Impact Review Threshold;

The Barnstable Historical Commission further finds and determines that in exceeding these threshold criteria the project is subject to a mandatory referral to the Cape Cod Commission as a Development of Regional Impact.

Aye: 1 (Marilyn Fifield)

Nay: 4

Vote rejected with 1 Aye and 4 Nay

MOTION II: Partial Demolition of Building

Nancy Shoemaker moved, seconded by Chair Laurie Young, that the Barnstable Historical Commission finds, after review and consideration of public testimony, the application, and record file for the partial demolition proposed at **8 East Bay Road, Osterville, Map 141 Parcel 105**, that this Significant Building is a Preferably-preserved Significant Building.

Vote: Nay, Unanimous

MOTION III:

Nancy Shoemaker moved, seconded by Chair Laurie Young, that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at **8 East Bay Road, Osterville, Map 141 Parcel 105**, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town. Additionally, it is noted that any deviation from the proposed plan, outlined on the application [clocked with the Town Clerk on June 22, 2017, at 2:59pm], will need to be reviewed by the Commission Chair.

Vote: Aye, Unanimous

Other

Town of Barnstable, Burgess House, 559 Route 149, Marstons Mills, Map 079 Parcel 015

Historical Significance Confirmation

Represented by Mark Marinaccio, Town of Barnstable Architect

Town Architect Mark Marinaccio said he is seeking CPA funding for the Burgess House, and he provided a brief history of the structure.

Marilyn Fifield explained that the Community Preservation Act provides funding for historic buildings that are listed on the National or State Registers, but the Burgess House is not on any register, so a vote of the Barnstable Historical Commission confirming its importance to the community is needed to qualify it for CPA funding.

MOTION:

Chair Laurie Young moved, seconded by George Jessop, that the Burgess House at 559 Route 149, Marstons Mills, Map 079 Parcel 015, is a Preferably-preserved Significant Building.

Vote: **Aye, Unanimous**

Approval of Minutes

June 20, 2017

Marilyn Fifield moved, seconded by Chair Laurie Young, to approve the Minutes of June 20, 2017, as edited.

Vote: **Aye, Unanimous**

Other Business

Upcoming community events were announced, and Chair Laurie Young reported on the recent Preservation Massachusetts meeting that the Cape Cod Commission hosted.

Next meetings: August 15, 2017, September 19, 2017

With no further business before this Commission, a motion was duly made by Nancy Shoemaker, seconded by Chair Laurie Young, to adjourn the meeting at 5:19, with a Unanimous Aye vote.

Respectfully Submitted,

Erin K. Logan, Recording Secretary
and edited by Commission Clerk Marilyn Fifield

Exhibit A	Notice of Intent to Demolish – File 117/161
Exhibit B	Notice of Intent to Demolish – File 033/024
Exhibit C	Notice of Intent to Demolish – File 141/105
Exhibit D	Historic Designation Discussion – File 079/015
Exhibit E	Draft Meeting Minutes – June 20, 2017