

APPROVED MINUTES

BARNSTABLE
TOWN CLERK

Barnstable Historical Commission
Barnstable Town Hall, 367 Main Street, Hyannis
Selectmen’s Conference Room
June 18, 2019

19 JUL 17 AM 51

Nancy Clark, Chair	Present
Nancy Shoemaker, Vice Chair	Present at 4:05
Marilyn Fifield, Clerk	Present at 4:14
George Jessop	Present
Elizabeth Mumford	Present
Cheryl Powell	Present
Frances Park	Present
Jessica Rapp Grasseti, Town Council Liaison	Present at 4:53
Paul Wackrow, Planning & Development Staff	Present

Chair, Nancy Clark called the meeting to order at 4:02 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

Knighly, Todd, 216 Sea View Avenue, Osterville, Map 138, Parcel 013, Sam Elder House, built 1898, Inventoried, Partial demolition – remove existing 1-story, rear addition; relocate house on new full basement foundation; install new wood windows; replace siding and trim; install new roof; rebuild chimney; construct new porch and deck; install new 3rd-floor bay windows; replace and add skylights, all matching existing gambrel style

Represented by: Patrick Ahearn

Public comment: none

Mr. Ahearn described the project, and Chair Clark noted that it is doubling the size of the house.

George Jessop felt that Ahearn’s design is sensitive to the area, and Vice Chair Nancy Shoemaker also spoke in favor of the plan. The applicant also inquired about putting a historic plaque on this structure.

Motion I: Nancy Shoemaker moved, seconded by Cheryl Powell; so voted: Nay, unanimous - an 18-month delay is not imposed.

Motion II: Nancy Shoemaker, moved seconded by Frances Parks; so voted: Aye, unanimous - the partial demolition is not detrimental.

O’Neill, Brian & Miriam, 689 Scudder Avenue, Hyannis Port, Map 287, Parcel 061, Captain Luke Chase Home, built c.1830, Contributing Building in the Hyannis Port National Register Historic District

Partial demolition of the second-story west elevation – raise and remove connector between the main house and garage; reconstruct to bring the roof line up to the height of the garage roof line

Represented by: Steve O’Neil

Public comment: Farley Lewis - abutter

Mr. O'Neil described the project, and Ms. Farley Lewis sought clarification regarding the roof lines.

Motion I: Frances Parks moved, seconded by Cheryl Powell; so voted: Nay, unanimous - the application is not referred to the Cape Cod Commission.

Motion II: Frances Parks moved seconded by Elizabeth Mumford; so voted: Nay, 5 (Nancy Clark, Nancy Shoemaker, Elizabeth Mumford, Marilyn Fifield, Frances Parks); 2 Abstained (George Jessop & Cheryl Powell) - 18-month delay is not imposed.

Motion III: Frances Parks moved, seconded by George Jessop; so voted: Aye, 4 (Shoemaker, Mumford, Fifield, Parks); 3 Abstained (Jessop, Powell, Clark) - the partial demolition is not detrimental.

Trust of Lisa N. Mingolla/Jim Manzi, 1462 Main Street, Cotuit, Map 017, Parcel 013, Cynthia Wesson Cottage, built 1944, Inventoried - Full demolition of the single-family structure

Represented by: Jeff Vogel, Architect; Maryann Thompson, Architect; Sarah Eldron, Applicant's Attorney; Jim Manzi, homeowner

Public comment: none

Mr. Vogel described the project, noting that all the windows, siding, and sidewalls have been replaced due to mold. He explained that, during the process of planning to move the structure, they discovered that the path to move the house was obstructed by existing Olmsted Brothers landscaping, and they considered removing the mature trees detrimental.

Commissioners asked about incorporating the current structure into a new plan, but that was not an acceptable option.

Frances Parks reported that she had learned that the structure could be moved in two halves, also reminding that the heavy equipment used in demolishing the structure could be just as detrimental to the landscape as moving the cottage. Cheryl Powell also felt that the rebuild would damage the landscape just as much as moving the structure.

Ms. Thompson replied that they would temporarily fence the trees to protect them during the demolition and construction.

Elizabeth Mumford clarified that the applicant sought approval for a full demolition.

Attorney Eldron asked what the goal of saving the structure would be if this entire house had been replaced.

Mr. Manzi reminded that everything inside had been replaced because of mold.

Attorney Eldron stated that it is easier to bring in equipment in a sensitive way than to move a house, as the swath affected in removing this house would change the property dramatically.

Ms. Thompson also felt that moving the house would jeopardize the Olmsted trees, while Nancy Shoemaker noted that landscape is beyond the Historical Commission's purview.

Cheryl Powell reminded that this structure was built in 1944.

George Jessop felt that moving a house could be more impactful than demolition and rebuilding because the project could be done in smaller increments. He also felt that nothing of historic value remained in the interior due to the past renovations there, and Ms. Thompson agreed.

Nancy Shoemaker repeated Frances Parks' concerns that the building is part of the community and somewhat of an icon.

Chair Clark told Commissioners of two demolition-delay options: a 15-month delay (continued from the prior delay imposed), or a new 18-month delay.

Nancy Shoemaker did not want to be punitive and suggested moving forward with a 15-month delay, and Paul Wackrow clarified that a demolition delay would be from that same day - a 15-month delay.

Jessica Rapp Grassetti noted that she had watched the first meeting, and that this property has been significantly altered from its original state; e.g., the original did not have the current fenestration. She called the structure to the east original and historic, but she said this structure is quite different.

Mr. Manzi stated that he would not be willing to pay the cost to move the structure.

Motion I: Elizabeth Mumford moved, seconded by Frances Parks; so voted: Nay, 4 (Jessop, Fifield, Mumford, Powell); Abstain, 3 (Clark Shoemaker, Parks) - 15-month delay is not imposed.

Motion II: Elizabeth Mumford moved, seconded by Frances Parks; so voted: Aye, 4 (Jessop, Fifield, Mumford, Powell); Abstain, 3 (Clark, Shoemaker, Parks) - the full demolition is not detrimental.

Other

- Town of Barnstable, Insurance & Asset Coordinator requesting **support for the digitization of the Town of Barnstable's Annual Reports** dating back to 1868.
 - Theresa Santos, Insurance & Asset Coordinator, explained that the Town is seeking Community Preservation funds to digitize the Town's Annual Reports (with missing reports sought for 1870, '74 & '75), as well as preserving the original bound volumes, all to facilitate public access and searchability. Ms. Santos estimated the cost at \$150,000 but thought it could be less.
 - Nancy Shoemaker moved that a letter of support be sent to the Community Preservation Committee, seconded by Frances Parks. So voted: Aye, unanimous
 - Chair Clark asked if there are any matching funds, and Ms. Santos said she hoped something could be located.

- Paul Wackrow's update regarding the Town of Barnstable's **Prioritized Survey Project**
 - The Town Council accepted the MHC Grant, and the CPC formally granted the match in May.
 - He attended administrator's training provided by the State Commission.
 - The final list of properties to be surveyed may be tweaked, as a number of the recommended buildings have been demolished.
 - For every demolished house, he will substitute another house from the list.
 - Recommendations will still be from the Town's 2010 Historic Preservation Plan.

- Community Preservation Committee Update – Marilyn Fifield
 - CPC approved funding for the Town's Paine-Black house.
 - Cape Playhouse is waiting to find out if the Dennis CPC will approve their funding request before returning to Barnstable's CPC.
 - The project at St Mary's is mostly finished.
 - Next month is the CPC's Annual Meeting, when public comment is sought and the CPC Plan and Handbook are updated.
 - Despite an elaborate review process for Conservation Restrictions, Historic Preservation Restrictions are drafted by staff with no review.

- Discussion of upcoming historical events open to the public
 - Nancy Shoemaker announced upcoming local events.
 - Frances Parks noted a lecture at the Cotuit library.

Matters not anticipated –

Elizabeth Mumford reported on handwritten letters from Jackie Kennedy that she received from a local estate and then donated to the Hyannis JFK Museum just after Memorial Day.

George Jessop & Elizabeth Mumford reported on progress in planning for a Commission preservation award. Chair Clark suggested a certificate or award, while George Jessop thought the applicants should provide a narrative including maybe surprises they encountered during construction.

Cheryl Powell requested an update on cemeteries on the agenda for the next meeting.

APPROVAL OF MINUTES - None available

Next meetings: July 16, 2019 & August 20, 2019

With no further business before this Commission, a motion was duly made by Nancy Shoemaker and seconded by Frances Parks to adjourn the meeting at 5:45pm. So voted: Aye, unanimous.

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

Exhibit A	Notice of Intent to Demolish	File	138/013/000
Exhibit B	Notice of Intent to Demolish	File	287/061/000
Exhibit C	Notice of Intent to Demolish	File	017/013/000