



Town of Barnstable

Community Preservation Committee

www.town.barnstable.ma.us/growthmanagement/PropertyManagement/CommunityPreservation

Lindsey Counsell, Chair

Marilyn Fifield, Clerk

Laura Shufelt, Vice Chair

Monday, February 24, 2014

Growth Management Conference Room at 367 Main Street, Hyannis at 5:30 pm

Members Present: Lindsey B. Counsell, Terry Duenas, Tom Lee, Marilyn Fifield, Sue Rohrbach, Richard Sawyer and Laura Shufelt

Absent: Paul Curley and Tom Lee

With a quorum duly present, Chair Counsell called the meeting to order at 5:33pm

Announcements:

- Chair Counsell announced that the meeting is being recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s. 20; he inquired whether anyone is taping this meeting and to please make their presence known.
- Chair Counsell stated that this past Friday, February 21, 2014, CPC received an email from Mark Marinaccio indicating that a request from the Town Manager was forthcoming, and the vote of the CPC was time-sensitive for a grant application; since this matter was not reasonably anticipated by Chair Counsell prior to the 48-hour posting requirement, a second revised agenda has been posted, and members have a copy.

Minutes of December 16, 2013

Richard Sawyer objected to the minutes as they were drafted /submitted:

1. Regarding the Burgess House and Burgess House Barn, the draft indicates that CPC approved both the Burgess House and Burgess House Barn to the full application stage, but CPC separated the two at that meeting and voted to approve the red cedar roof for the Burgess House, but did not approve anything for the barn.
2. Under the funding request for the recreation fields – this was not heard, discussed nor voted on. *The Chair accepted Richard Sawyer's motion to reject the minutes until the secretary has a chance to review the video and re-write the minutes, saying they would be considered at the March meeting.*

Correspondence - *none*

Presentations – *none*

Letters of Intent - *none*

Applications:

Fund request from the Centerville Historical Museum for replacement of air conditioning unit

Represented by: Diane Brooke, President of the Centerville Historical Museum Board of Directors

Ms. Brooke introduced Mr. Ralph Tolbert, author of the CPC application, and Mr. Tolbert explained the discrepancy in the application relating to three quotes from HVAC contractors for the a/c unit and two electrical

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proposals for wiring of a new HVAC system, with one of the contractors doing his own electrical work. This is why there are not three electrical proposals.

Another discrepancy discovered between the two HVAC contractors whose bids had no electrical components involved one's proposed steam humidification system for the interior air-handling unit which would maintain proper levels for stored museum artifacts; while the other contractor did not submit a humidification system at all.

Further, he said the steam humidification system requires a new electrical circuit and new wiring that neither of the electrical contractors anticipated, adding approximately \$500 to the proposal. If CPC approves the \$10,000 requested, he anticipated that the additional costs could be covered under the budgeted contingency amount.

Discussion

Mr. Sawyer: requested and received clarification regarding the 2009 CPC-funded project for a climate-control system that excluded the Nelson Room as unneeded at the time, and the proposed system was confirmed as both humidification and dehumidification to be operated year-round

Mr. Tolbert: explained the age and history of the building

Motion duly made by Sue Rohrbach, seconded by Richard Sawyer, to approve the \$10,000 request from the Centerville Historical Museum to repair the heating and cooling system and move it forward to the Town Council with the revised budget that reflects the discrepancy detailed, with funding to come from the historic funds.

Vote: So voted unanimously

Fund request from the Town Manager for survey and planning of the Cape Cod Rail Trail Extension

Chair Counsell presented PowerPoint Exhibit C on behalf of the Town Manager, with Sue Rohrbach recusing herself and Laura Shufelt acting as Chair during the presentation. He reviewed the project, path, maps and goals; plus remaining needs for environmental reviews and planning for wildlife and water resources. He outlined completed tasks, including acquisition of all necessary liens and conservation restrictions by both towns, and he noted that preliminary planning and recommended routes have been suggested to MA DOT. He also reviewed costs, grants, construction timelines, phases and bridge design, noting that the topography survey of the project area, boundaries of parcels to be included, environmental assessments, layout of the route and official establishment of the right-of-way all remain to be done and that several design public hearings will take place.

Discussion

Mr. Sawyer: received clarification on the total budget costs, including CP-funded and Town of Yarmouth portions. Chair Counsell noted that towns are responsible for design costs, and seeking grants to assist is not out of the question, but funds to initiate the project forward are needed now. Terry Duenas: received confirmation that funding will come from CP Open Space funds, and Ms. Shufelt: received clarification that an RFP will be forthcoming to recruit contractors to do the work.

Motion duly made by Richard Sawyer, seconded by Terry Duenas, to approve the application for the Cape Cod Rail Trail Multi Use Pathway in the amount of \$100,000 from CP Open Space / Recreation Funds

Vote – no quorum present to complete the vote

Motion duly withdrawn by Richard Sawyer

Fund request from the Town Manager for historic restoration of the Paine Black House

Mark Marinaccio, DPW, presented Power Point Exhibit D, reviewing the building and property history and noting that the building is located in the Old King's Highway Regional Historic District and is also listed as a Contributing Structure in the Meetinghouse Way National Register Historic District.

He detailed the exterior preservation work, including grading, building access, tree removal and trimming, plus replacement of shingles and trim, as well as chimney repointing and interior mold and moisture remediation, and needed upgrades to electrical, septic, plumbing and heating systems. Interior preservation and restoration

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involving the kitchen ceiling, horsehair plaster and mold remediation was reviewed, along with project costs and CIP request.

Discussion and comments

- The Town owns the property, and its vacancy resulted in normal wear and tear as well as deterioration.
- The property is historic, as one of only one ten original farmsteads remaining in West Barnstable, and it is a contributing historic structure to the West Barnstable village and both its Old King's Highway and National Register Historic Districts. Documentation establishing it as historic has been accepted by the Mass. Historical Commission and National Park Service.
- There are several scenarios in the mix as to the future use of the building and property, nothing definitive yet, but there will need to be occupancy to prevent future issues associated with vacancy.
- Mr. Sawyer provided a document titled *Definition of Historic dated February 24, 2014* (Exhibit E), and read it into the record. He requested that all future historical proposals before the CPC be accompanied by a historical documentation prepared and provided in advance.
- Chair Counsell reminded that the CPA provides for determinations of historic resources to be made by the Town's Historical Commission.

Public Comment

Phil Wallace, Town Councilor – Precinct 11, noted that the history of this property is available at the Whelden Memorial Library, and that the property was purchased by the Town to prevent it from being subdivided. Its Life Tenant was bought out because of the condition of the house, and the West Barnstable Civic Association (WBCA) is looking for common-sense solutions for usage, and has scheduled a meeting for 8am on March 8th, with all welcome to attend and bring ideas or suggestions. After visiting the site with Chair Counsell, he said action is needed quickly, as the rate of decline is increasing, and a sustainable solution must be developed to help fund the future of the building.

Discussion

- Chair Counsell reminded that the Paine-Black House was one of the buildings at the bottom of the list while the Town Hall, School Administration Building and other Town-owned historic buildings received attention, and it needs help, as a museum-quality building.
- Mr. Sawyer felt future maintenance of the property needs to be clarified. Mr. Marinaccio explained that the Structures & Grounds crew maintains the grounds, and any future tenant(s) would take on some of those responsibilities. Chair Counsell added that improving the deteriorated structure would help attract interest in it.
- Ms. Shufelt suggested a Request for Interest (RFI) be done prior to any Request for Proposal (RFP).
- Mr. Duenas said it will be interesting to see what ideas are generated by the WBCA, as the future use needs to be sustainable.

Motion duly made by Terry Duenas, seconded by Marilyn Fifield, to accept the proposal for \$104,700 for the historic restoration of the Paine Black House to be taken from historic funds.

Vote: So voted unanimously

Chair Counsell stated for the record regarding the next item - the U.S. Custom House - that it was introduced late, just on Friday, February 21, 2014, CPC received email from Mark Marinaccio indicating that a letter from the Town Manager was forthcoming, and a vote by the CPC was time-sensitive due for a grant application. This matter was not reasonably anticipated by the Chair prior to the 48-hour posting requirement, and a second revised agenda has been posted.

Application

Historic Preservation Work – US Custom House – Phase II

Represented by Mark Marinaccio, DPW

- PowerPoint presentation (Exhibit F)
- Phase I completed (restoration of the existing 1856 windows, flashing and balcony)

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- Building is protected by a Historic Preservation Restriction; is listed on the NRHP as well as the Massachusetts Building Code as one of the few fully preserved house museums; further history of the building provided.
- Phase II: entails stripping of the improper masonry paint; repair of masonry and cast iron damage and remediation of water filtration into the building.
- Project budget and costs and soft costs reviewed; a State grant of \$50,000 is sought, and, if awarded, funds would be returned to CPC.
- Mr. Duenas commended the Town for identifying CIP funds and potential grants, as that moves projects to a higher priority for the CPC, and Chair Counsell agreed on the importance of committing CIP funds, as well.
- Ms. Shufelt noted that approval of this project would deplete historic funds and require supplementary undesignated funds, and she and Mr. Sawyer both objected to the amount of soft costs, and Ms. Rohrbach suggested detailing soft costs for Town Council consideration.
- Project timeline reviewed, with spring 2015 completion planned.

Motion duly made by Marilyn Ffield, seconded by Terry Duenas, to approve the application for the US Custom House for a total of \$224,659, with \$205, 206 coming from historic funds and \$19,453 from undesignated funds

Discussion

Mr. Sawyer requested current CPC financial statements at future meetings, and Ms. Rohrbach asked that the DPW provide a breakdown of soft costs when the project moves forward for the benefit of both the CPC and the Town Council

Vote: So voted unanimously

General Discussion

- Chair Counsell stated that more research on the fields study will be needed and that internal capabilities are not sufficient to draft the RFP, so professional help will be required, and he will get back to the committee.
- Ms. Shufelt said the Town's portion of the \$25-million State CPA allocation should be coming from the State's Trust Fund soon, with 10% of it restoring funding in the Town CP historic funds category.

Closing Public Comment - *none*

Motion duly made by Richard Sawyer, seconded by Laura Shufelt , to adjourn the meeting

Meeting adjourned at 6:43pm

Next Regularly Scheduled CPC Public Hearing – Monday March 24, 2014

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

- Exhibit A: Community Preservation Committee Agenda February 24, 2014
- Exhibit B: Draft CPC minutes December 16, 2013
- Exhibit C: Document: Power Point Presentation – Cape Cod Rail Trail
- Exhibit D: Document: Definition of Historic dated February 24, 2014
- Exhibit E: Application: Historic Preservation Work – US Custom House – Phase II
- Exhibit F: Document: Power Point Presentation – Barnstable Custom House

Respectfully submitted,
Theresa M. Santos
Growth Management Department

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